



Turnpike Air Rights And Prudential Tunnel



Mass Turnpike Aerial



Parcel 12

Project Name:

Parcel 12

Project Developer:

Samuel & Associates

Project Description:

325,000 sf Office

70,000 sf Retail

150,000 sf Residential/Hotel

150 Parking Spaces

Project Permitting:

EPNF Filed with BPDA 11/18

Project Status w/MassDOT:

Development Agreement,
Executed

30% Plans under Review

Project Financials:

\$15 Million NPV



Parcel 13

Project Name:	The Viola	Project Permitting:	Preparing to file PNF with BPDA
Project Developer:	The Peebles Corporation	Project Status w/MassDOT:	Development Agreement, Executed
Project Description:	150,000 sf (175-200 rooms) 125-150 Residential Condominiums 30,000sf Retail 150 Parking Spaces	Project Financials:	\$30.5 million-Programmed to renovate Hynes Green Line Station



Parcel15

Project Name: 1000 Boylston Street
Project Developer : ADG Scotia (Weiner/Fish)

Project Status w/MassDOT : Development Agreement, Executed
MassDOT Board vote 2/11/19
Closing by March 31, 2019
Start Construction 2019

Project Description : 108 Residential Condominiums
45,000sf Retail
175 Parking Spaces

Project Financials : \$17.5 Million NPV

Project Permitting : Approved by BPDA
Approved by MEPA

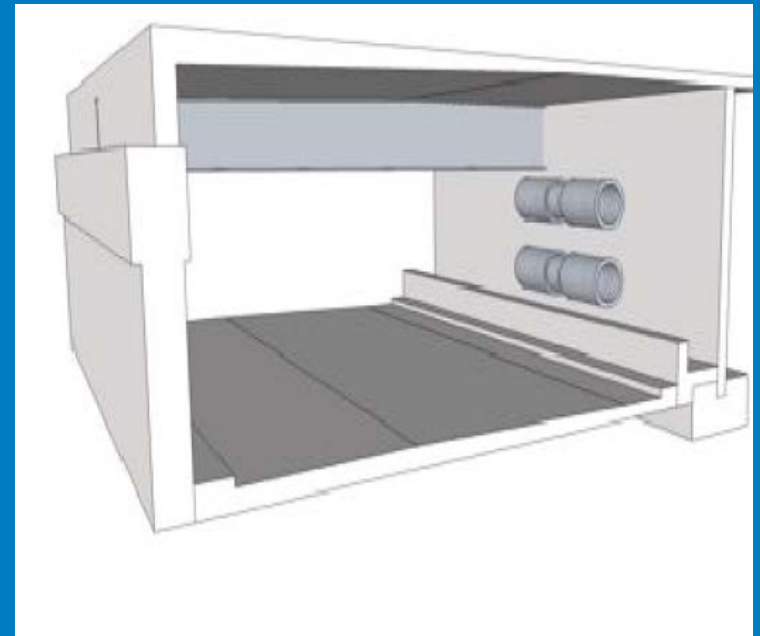


Project Matrix

	<u>Parcel 12</u>	<u>Parcel 13</u>	<u>Parcel 15</u>
Project Name	Parcel 12	"The Viola"	"1000 Boylston Street"
Project Developer	Samuels and Associates	The Peebles Coporation	ADG (Weiner/Fish)
Project Description	325,000sf Office 70,000sf Retail 150,000sf Residential/Hotel 150 Parking Spaces 325,000sf Office 70,000sf Retail 150,000sf Residential/Hotel 150 Parking Spaces	150,000sf Hotel (175-200 Rooms) 125-150 Residential Condominiums 30,000sf Retail 150 Parking Spaces	108 Residential Condominiums 45,000sf Retail 175Parking Spaces
Project Permitting	EPNF Filed with BPDA 11/18	Preparing to File with BPDA	Approved by BPDA Approved by MEPA
Project Status w/MassDOT	Development Agreement Executed 30% Plans in Review	Development Agreement Executed	Development Agreement Executed MassDOT Board Vote 2/11/19 Closing by March 31, 2019 Start Construction, Spring 2019
Project Financials	\$15 Million NPV	\$30.5 Million-Programmed to Renovate Hynes Greenline Station	\$12.5 Million NPV

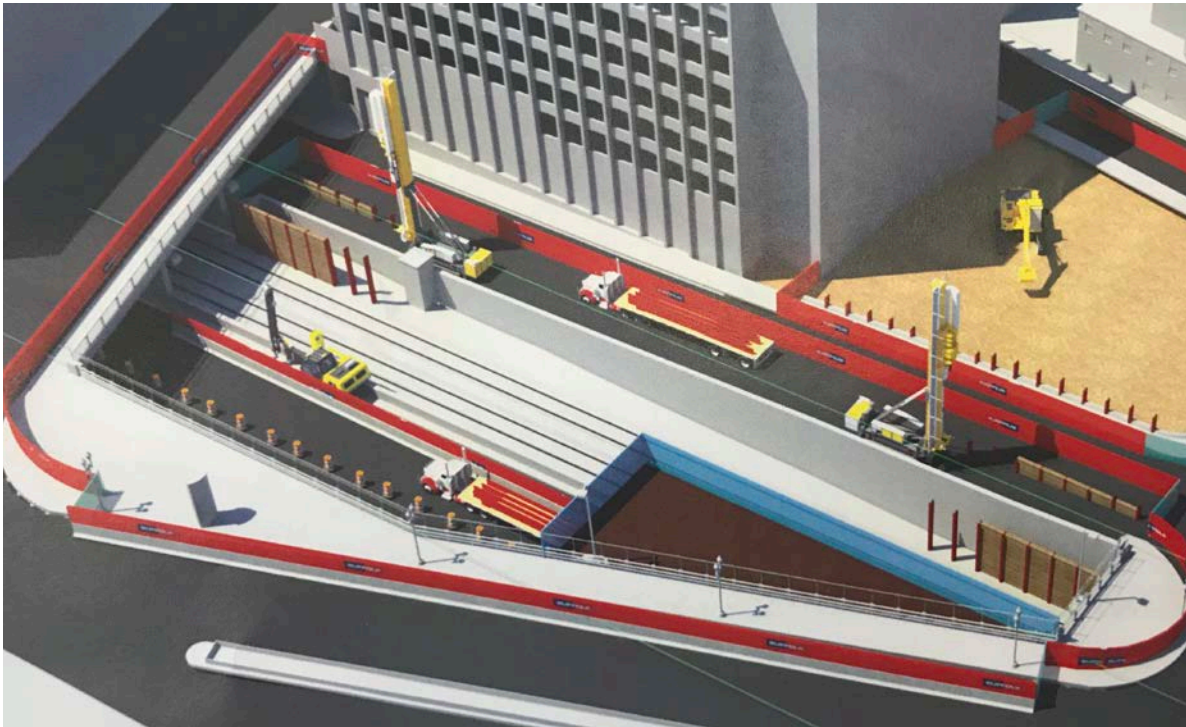
Air Rights Development over I-90 Tunnel and MBTA

System Improvements



Potential Schedule and Impacts

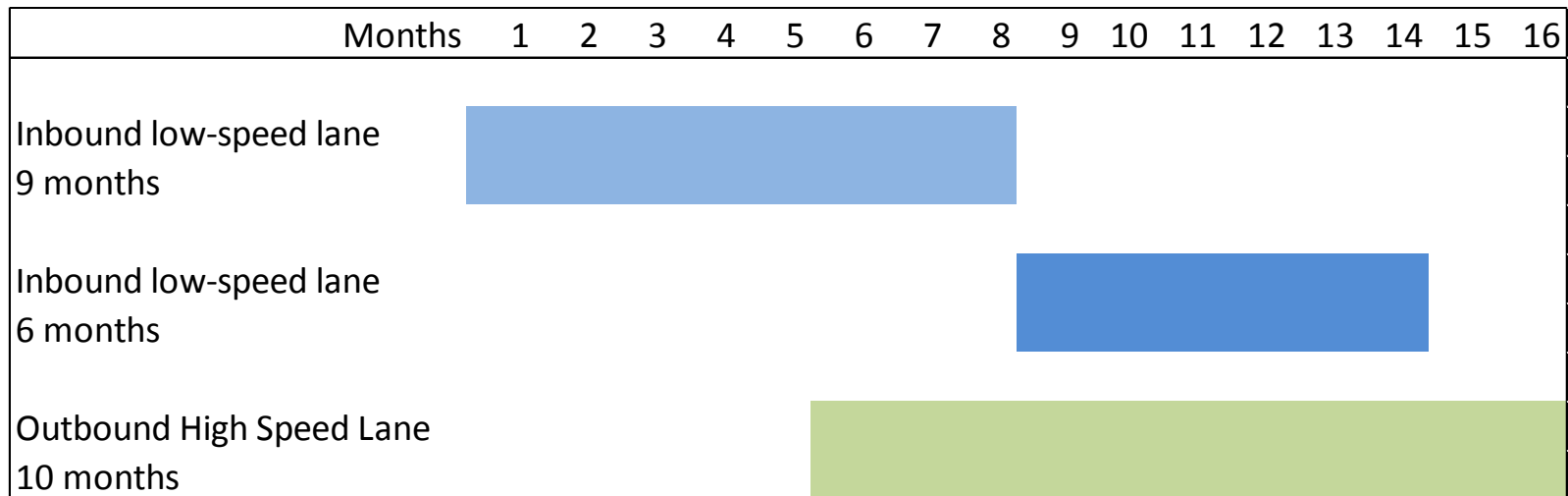
- Parcel 15 Developer has submitted initial schedule that reflects a Spring-Summer 2019 start
- Construction of the foundation will require a combination of long-term and temporary lane takings to install piles and set beams



Prudential Tunnel: Required

- The Prudential tunnel is currently code compliant, with some aging asset.
- The three new developments will extend the I-90 tunnel and MBTA RR tunnel by 900 feet to 4085 feet.
- The added tunnel length increases ventilation and fire code requirements
- Existing ventilation will be upgraded and expanded as part of project operations
- Work will include upgrade of existing systems to jet fans, modernized control systems, and increased number of ventilation fans
- Goal is for work to be done off-peak or during otherwise planned lane takings

Potential Schedule and Impacts





MassDOT Turnpike Air Rights Parcels 12, 13, 15



Location of Parcels For “1000 Boylston Street”



Parcel 15 – “1000 Boylston Street”

Fact Sheet

- Location: Corner of Boylston, Dalton and Scotia Streets, Back Bay
- Developer: ADA Scotia II LLC (Weiner Ventures)
- Project Site: Four (4) Parcels, Owned By
 1. P-15, MASSDOT (29.2%)
 2. Prudential Parcel, Prudential Corp. (28.2%)
 3. Cambria Street Air Rights, City of Boston (15.5%)
 4. Scotia Parcel, ADA Scotia II LLC (27.1%)
- Development Program: Total size of 439,500 SF, 38 Stories
 - 108 Residential Condo Units
 - 45,500 SF of Retail Space
- Permitting Status: Approved by City of Boston/ BPDA, and MEPA
- Project Financing: Total Budget \$820Million, Secured via \$610 Million Debt (Children’s Fund) and \$210 Million in Equity



Parcel 15 – “1000 Boylston Street”

Current and Proposed Deal Financials

Current: (99-year Lease)

- Preconstruction and Construction Period rent of \$100,000 Quarterly
- \$5,000,000 upon issuance of Certificate of Occupancy
- \$500,000 Annual Base Rent, increases every 10 years by 20%
- \$5,000,000 Due at Sale or 2nd Refinancing of Project
- Net Present Value (NPV) of \$17,000,000

Proposed: (198-year Lease + Option to Convey)

- \$17, 500,000 Up-front payment at Lease Closing
 - \$17,000,000 (NPV of current 99-year Lease)
 - +500,000 (NPV of Additional 99 years, or Conveyance)
 - \$17,500,000

Market Value: • \$23,824,852 Total of All Four(4) Parcels (40,955SF)
x29.2% Parcel 15 Share (11,969SF)
\$6,962,756 Parcel 15 Value

APPENDIX

Parcel 15 – “1000 Boylston Street”

Project History/Chronology

- 2012 • MASSDOT Issue Request for Proposals for 99-year lease of Parcels 12 and 15. Three (3) proposals submitted.
- 2013 • ADA Scotia II LLC designated as developer for Parcel 12 and 15
- Term Sheet Executed
- MASSDOT Board Authorizes Secretary/CEO to:
 - A. Negotiate and Execute One or More Development Agreements for Parcels 12 and 15
 - B. Negotiate and Execute One or More Leases for Parcels 12 and 15
- 2014 • Development Agreement executed for Parcel 15
- 2015 • Development Agreement Amended re: Composition of Developer: P-15 Weiner Ventures; P-12 Samuels and Associate
- 2016-18 • Permitting Approvals for P-15 “1000 Boylston Street”
- 2018 • Special legislation Adopted for P-15 which Authorizes MASSDOT to:
 - A. Lease for a term not to exceed 198 years, or
 - B. Convey P-15 Air Rights
 - C. Fund 12% to 20% of Proceeds for additional Affordable Housing
- 2018 • Developer Requests MASSDOT Lease P-15 Air Rights For a term of 198 years, with an option to convey Air Rights at any time during the lease term

Parcel 15 – “1000 Boylston Street”

Affordable Housing

- Project Requirements:
- Based upon City IDP (Inclusionary Development Program)
 - 18% of Sellable/Rentable Residential SF of development (288,000sf x 18% = 51,840sf)
 - 51,840 SF of affordable units, no less than 19 units within ½ mile of project site
- Legislative Requirements:
- Only required if MASSDOT completes Extended Lease(198 years) or Sale
 - If Developer’s contribution is insufficient to build 51,840sf of affordable units, MASSDOT shall transfer up to 20% (\$3.5 million) of proceeds to City/BPDA as gap financing.
 - If 51,840 SF is identified, MASSDOT shall instead transfer 12% (\$2.1 million) of proceeds to increase number of affordable units in that project.
- Status:
- Developer has Identified housing project containing at least 51,840 sf. Therefore 12%, rather than 20%, shall be transferred to increase the number of affordable units.
 - Project includes construction of 43 units of income restricted for-sale housing AND preservation/rehabilitation of 99 existing affordable housing units