

115 Winthrop

A New Vision for
Downtown Boston

TRINITY
FINANCIAL



Six
Distinct Features



1. Unprecedented affordability in Downtown Boston
2. Inviting public spaces around and throughout the building
3. Landmark Stature
4. New Sustainability Heights
5. Job Opportunities for Our Youth
6. The Right Team for This Job

In a Nutshell...

60 Stories
725' Tall
941,000 GSF

52nd level public
observation
deck, restaurant
& lounge

18th level
indoor/outdoor
public park

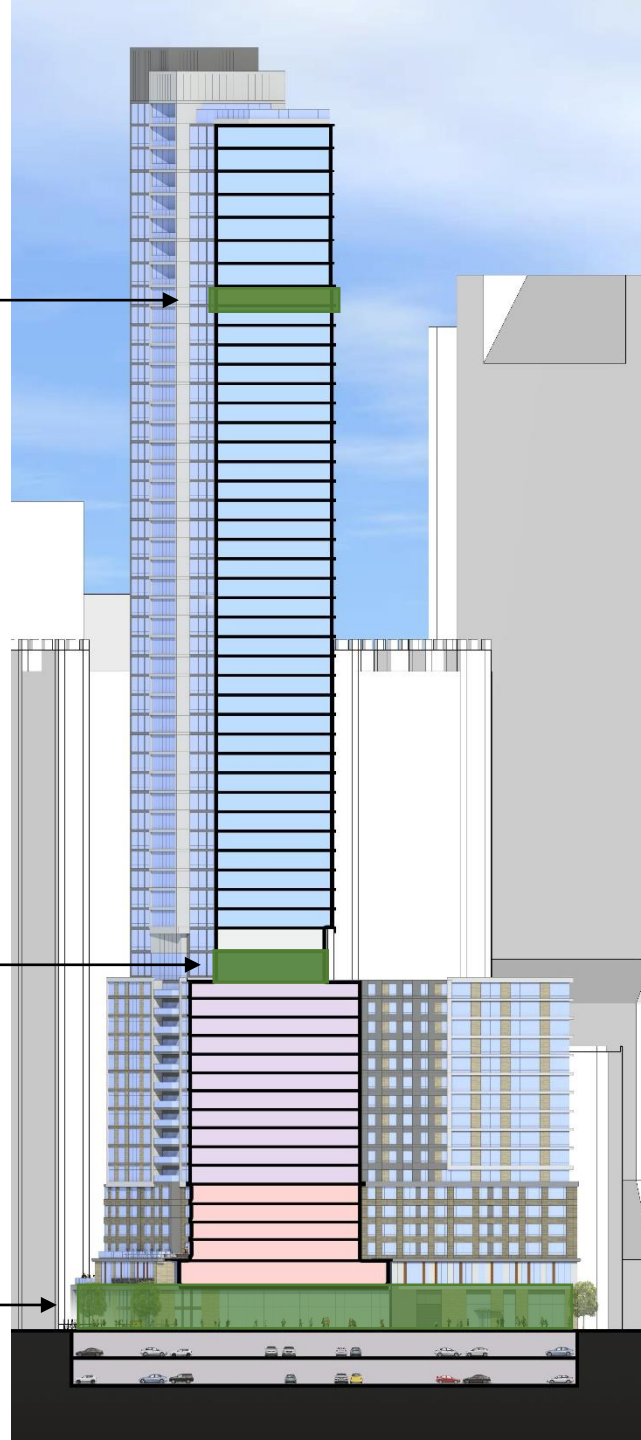
Ground floor
restaurants & retail

Condos: 296

Rentals: 349

Hotel: 231

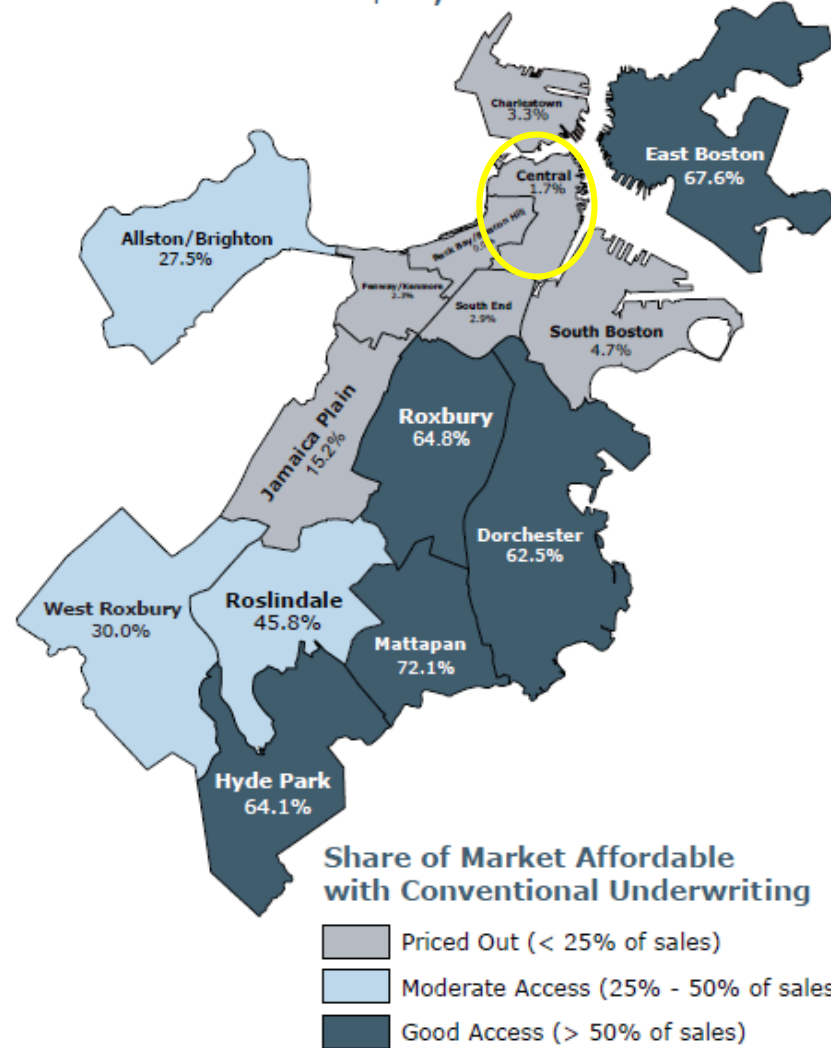
Parking: 420



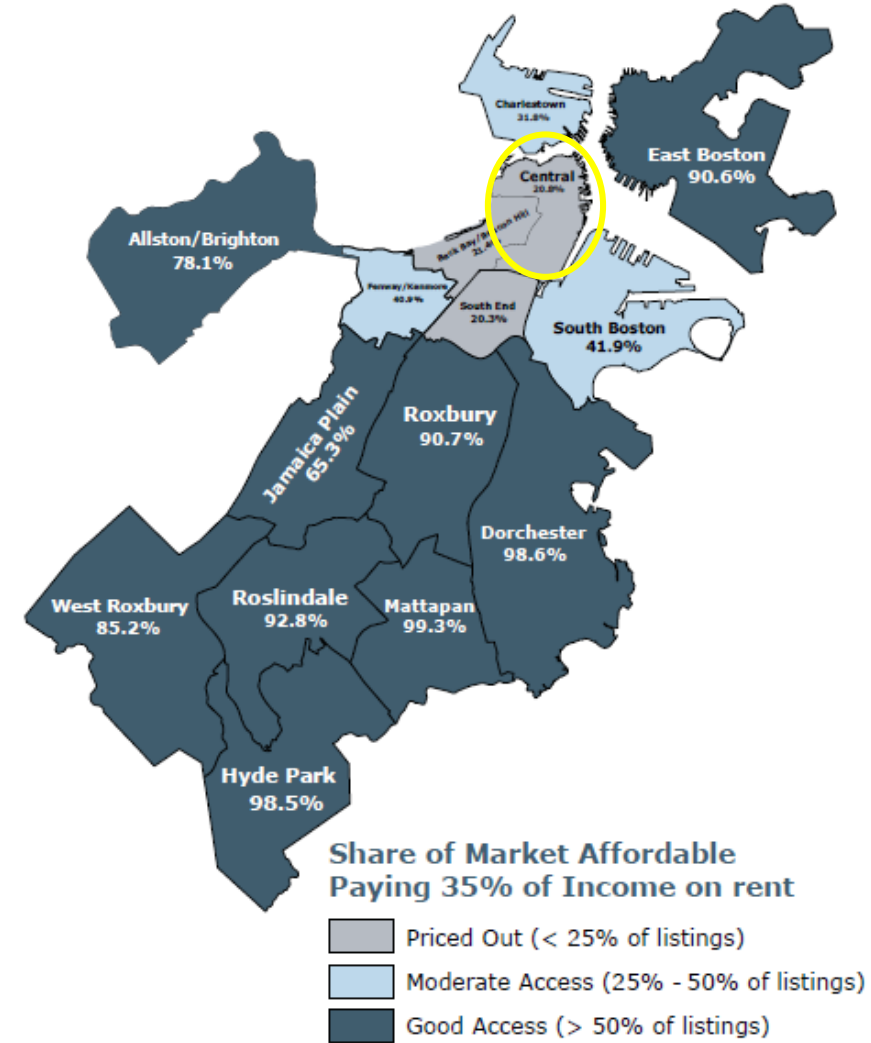
1. Unprecedented Affordability in Downtown Boston

- 40% of the units affordable up to 120% of the AMI
- 258 total workforce units
 - 140 rental
 - 118 homeownership
- 3X the City's requirement
- Affordable in perpetuity

Access to the Homeownership Market for a Household with \$80,000 Income



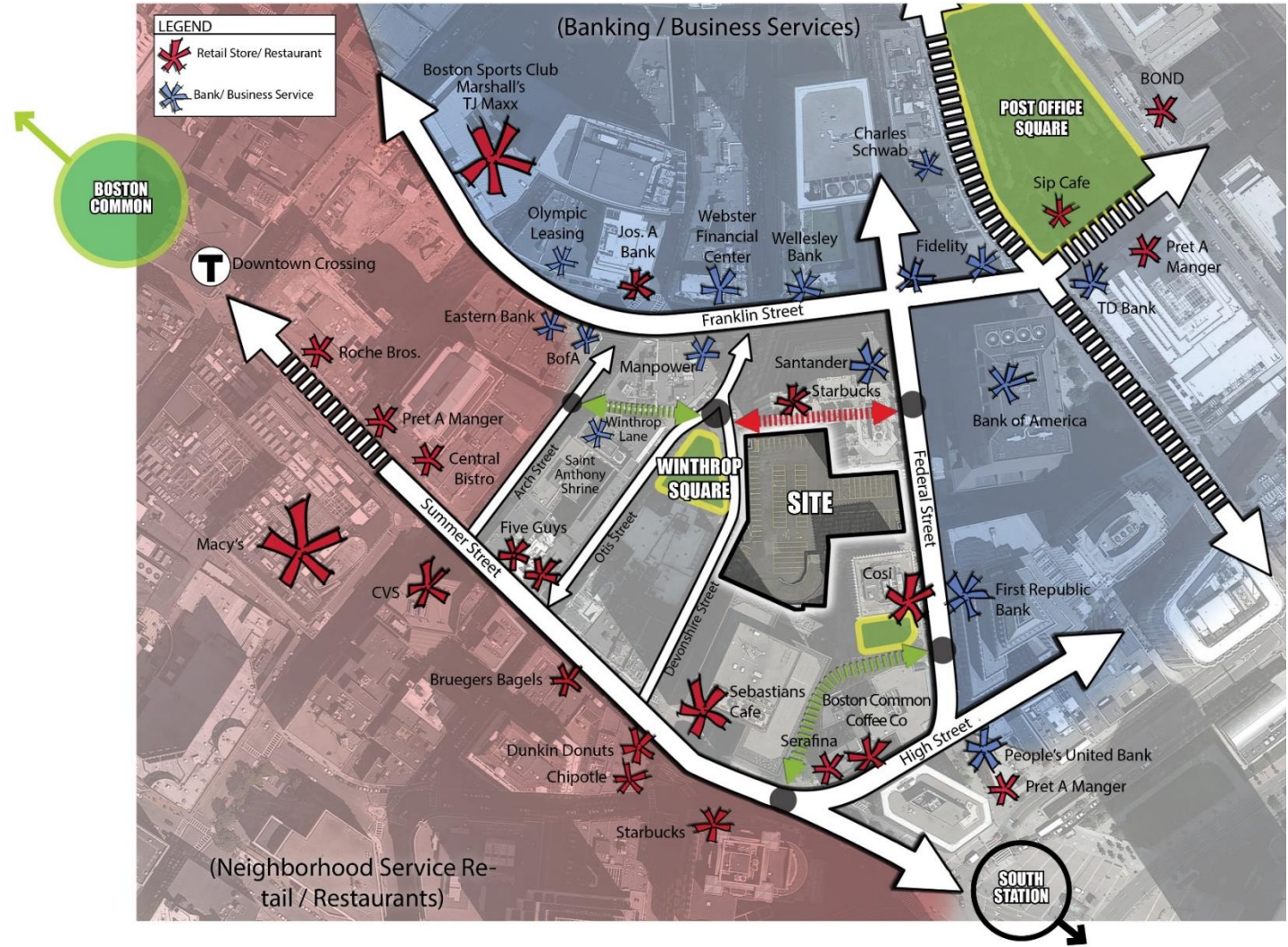
Access to the Rental Market for a Household with \$80,000 Income



Sources: *Housing a Changing City: Boston 2030* and Warren Group Sales Data

2.
Inviting
Public Spaces
Around and Throughout the Building

1. A repurposed Winthrop Square Park
2. A vibrant ground floor open to the public
3. A marquee hotel designed to be a destination for locals and visitors
4. 18th floor indoor/outdoor public park
5. 52nd story observation deck, restaurant, and lounge



2. Inviting Public Spaces: Winthrop Square Park Repurposed

Food Kiosk

Cafe Seating

Living Room

Perimeter Building Lighting

Tree Lighting

Otis Street

Devonshire Street

ALCHEMY

115

Winthrop

2. Inviting Public Spaces: A Vibrant Ground Floor Open to the Public



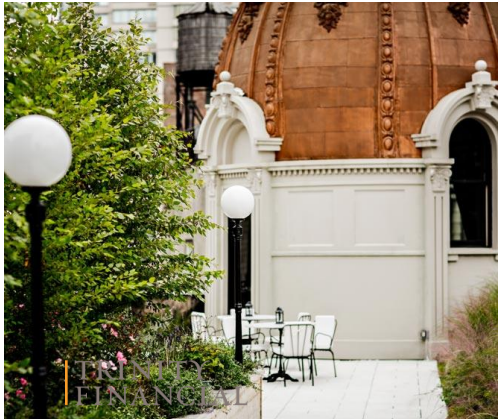
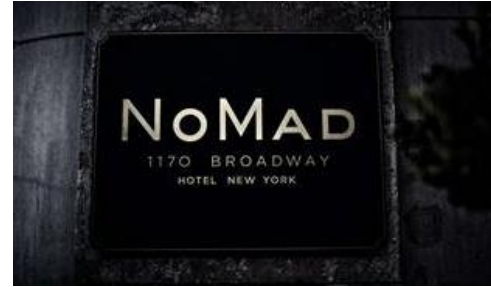
2. Inviting Public Spaces: A Vibrant Ground Floor Open to the Public

- Public passageway connecting Financial District with Downtown Crossing
- Indoor/Outdoor dining experiences
- Curated performance venue
- Lifestyle retail



2. Inviting Public Spaces:

A Marquee Hotel - A Destination for Locals & Visitors



2. Inviting Public Spaces:

18th floor

indoor/outdoor

public park



2. Inviting Public Spaces: 52nd story observation deck, restaurant, and lounge

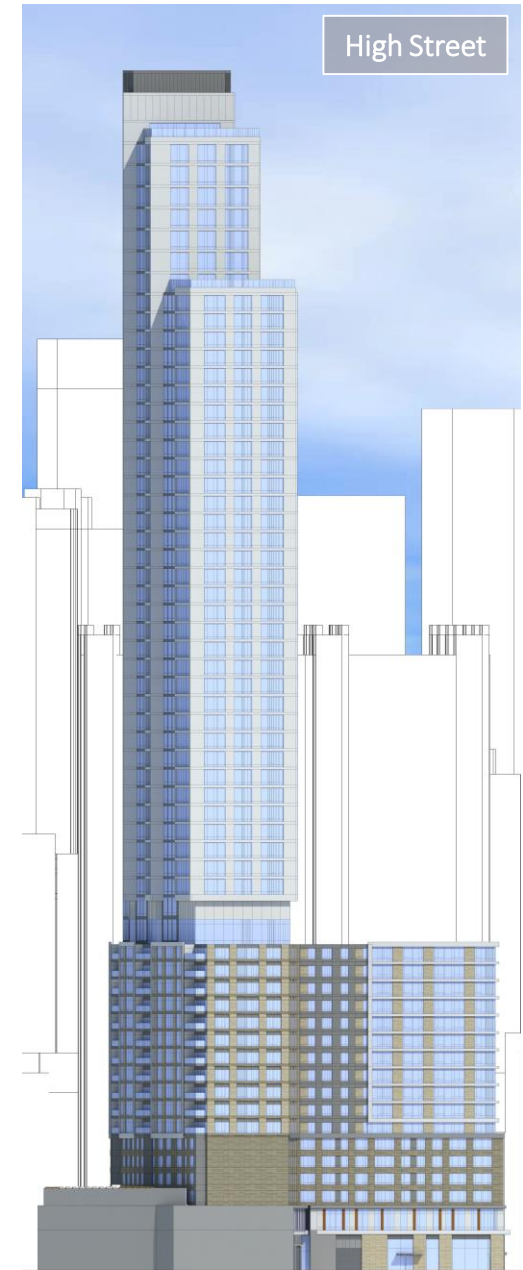
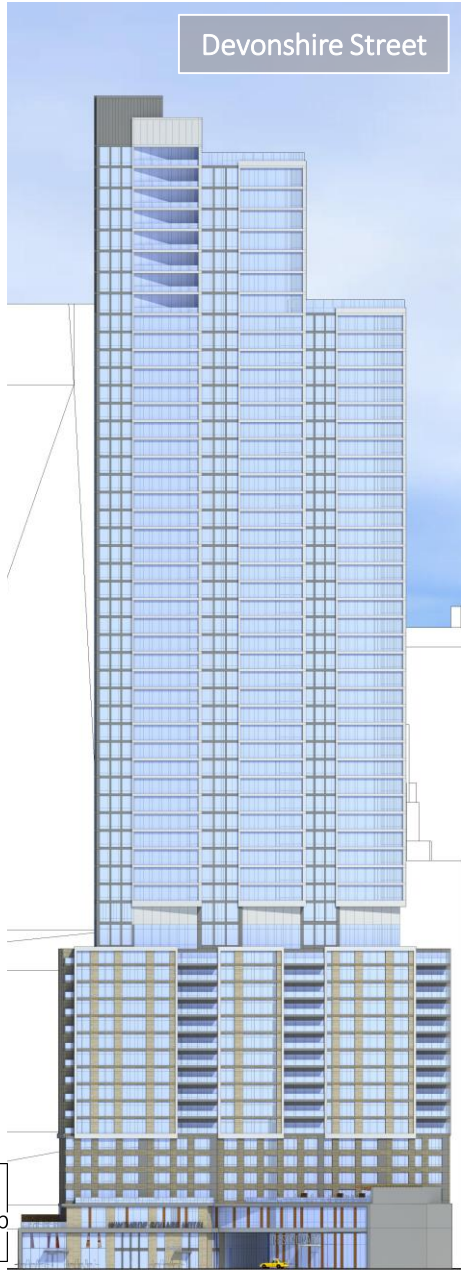


3.

A LANDMARK

Addition to the City's Skyline

3. A LANDMARK Addition to the City's Skyline



3. A LANDMARK Addition to the City's Skyline



4.
A Skyscraper
Reaching New
SUSTAINABILITY Heights in Boston

4. A Skyscraper Reaching New SUSTAINABILITY Heights in Boston

- Energy Efficiency
- Resiliency
- Healthy Building
- Water Resources
- Envelope
- Diversity



5.
Real Opportunities
for our Youth
to Build the New Boston

5. Real Opportunities for our Youth to Build the New Boston

- Job creation
 - 2,000+ construction jobs
 - 173+ full-time jobs
- L/M/WBE Participation
 - Trinity - a proven track record
 - Trinity Management – M/W/LBE mentoring program
 - Gilbane / Janey partnership
- Workforce Training
 - Youth Build Boston
 - Mel King Empowerment Program



The Mel King Empowerment Program

TRINITY
MANAGEMENT

Gilbane

JANEY

CONSTRUCTION MANAGEMENT & CONSULTING, INC

6.

The Team that will
Make this Vision a Reality

Relevant experience counts...



Avenir & One Canal
Boston
551 Units / 50,000sf Retail



Park Square West
Downtown Stamford, CT
418 Units / 10,400sf Retail



Relevant experience counts...



The Ace Hotel
New York City



The NoMad
New York City



The Beekman
New York City



Relevant experience counts...

tat | the architectural team



The Metropolitan
Boston



Kensington
Downtown Boston



Assembly Row
Somerville



Relevant experience counts...



John Hancock Tower
Back Bay



55 Hudson Yards
New York City



Other Team Members



LeMessurier.



goulstonstorrs.com



TRINITY
MANAGEMENT

115 Winthrop

A New Vision for
Downtown Boston



1. Unprecedented affordability in Downtown Boston
2. Inviting public spaces around and throughout the building
3. Landmark Stature
4. New Sustainability Heights
5. Job Opportunities for Our Youth
6. The Right Team for This Job