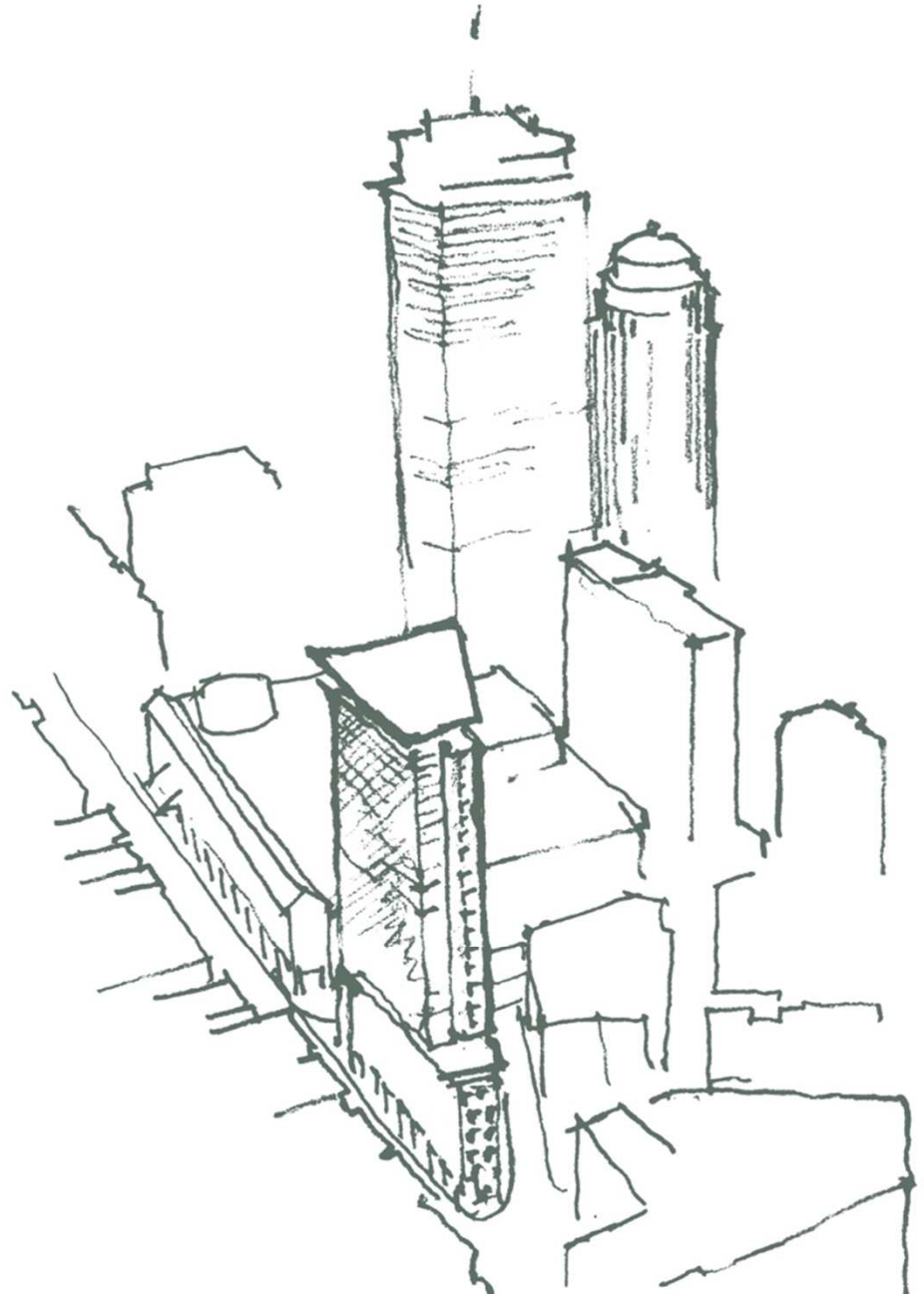


# Air Rights Parcel 15

## Proposal Presentation



tat | the architectural team





Boylston St

PARCEL 15

Cambria St

Dalton St

HYNES  
CONVENTION  
CENTER

Massachusetts Ave



tat | the architectural team



# The Site: Parcel 15 and Prudential's Parcel



# Existing Conditions



# Existing Conditions



# The Development Team

- Proponents - The Chiofaro Company and Prudential
- Architectural – The Architectural Team
- Structural Engineer – McNamara/Salvia
- Construction Management Consultant – John Moriarty & Associates
- Permitting Consultant – Epsilon Associates
- Legal – DLA Piper LLP

# The Proponents

- The Chiofaro Company
  - A privately held company, established in 1981 by Don Chiofaro & Ted Oatis
  - Developed over 5M SF throughout the region with a value of approximately \$2.5B.
  - Long-term owners & managers of properties of the highest quality

# The Chiofaro Company – Past Projects

## International Place





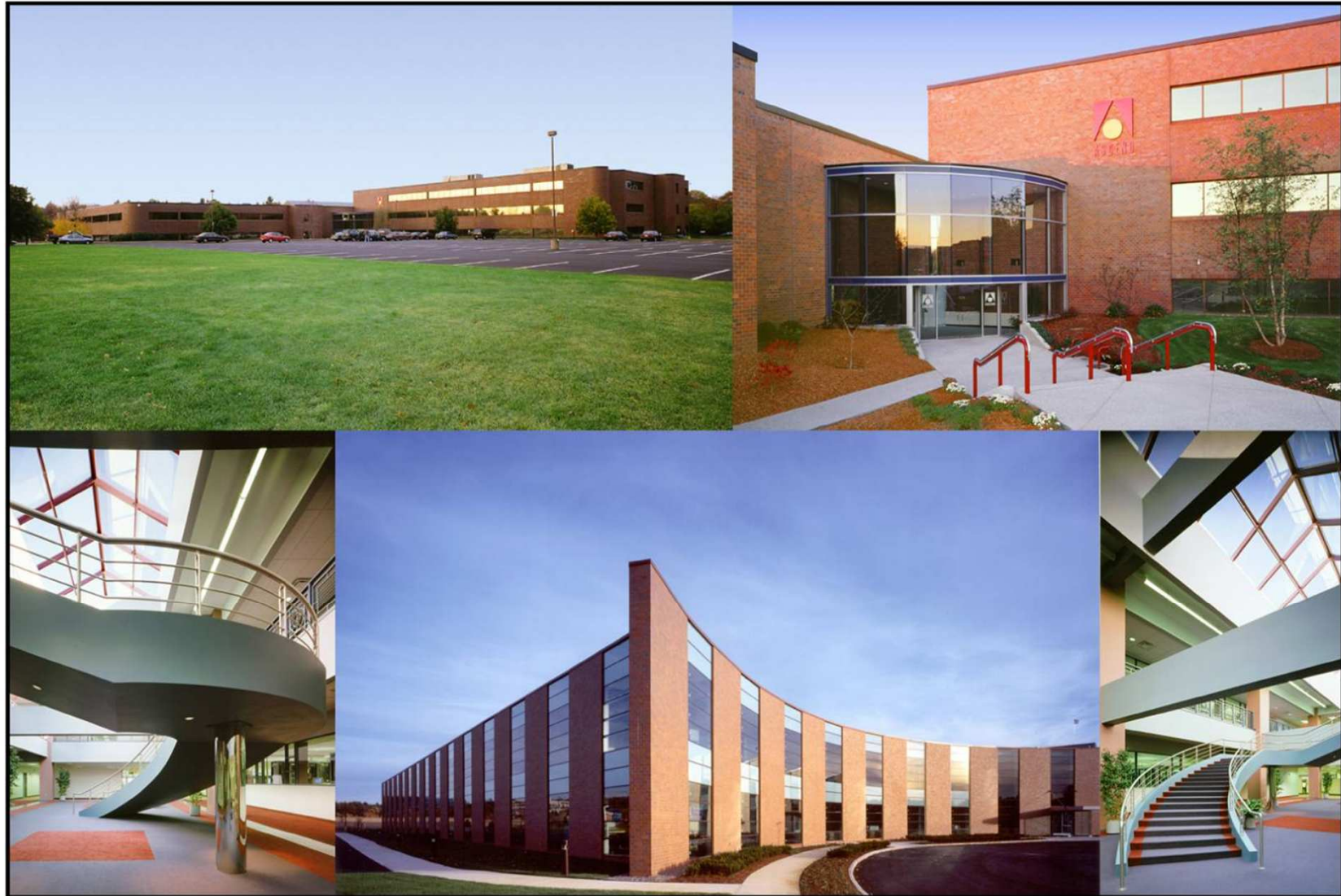
# The Chiofaro Company – Past Projects

## Westborough Technology Park



# The Chiofaro Company – Past Projects

## Nashoba Corporate Center



# The Chiofaro Company – Past Projects

## New England Biolabs Corporate Center

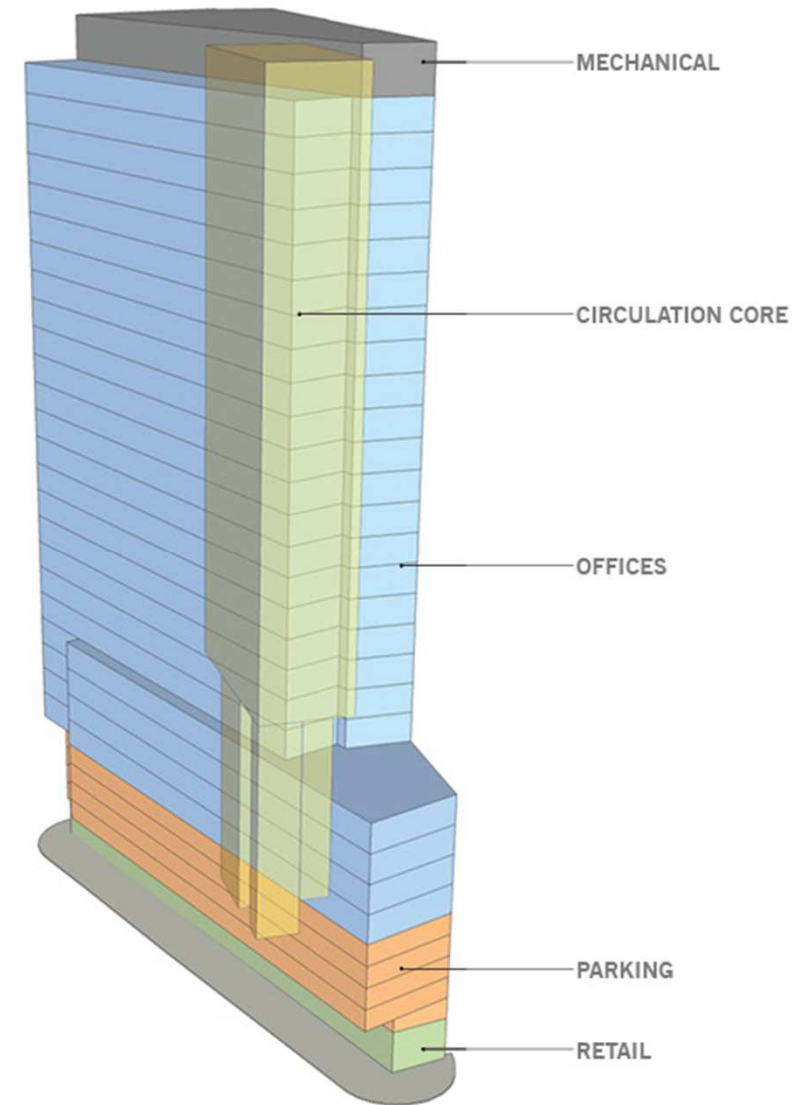


# The Proponents

- Prudential Real Estate Investors (PREI)
  - Real estate investment and management business of Prudential Financial.
  - PREI has approximately \$50B in assets under management
  - JV Partner with The Chiofaro Company in over \$2B worth of assets

# The Proposal – Program Breakdown

- Office and Retail Complex
- 636,000 SF in 30 stories
  - 502,000 SF of office
  - 11,000 Sf of retail along Boylston Street
  - Service and loading entrance off Dalton Street with 375 parking spaces above grade, behind a consistent office facade



# The Proposal – Program Rationale

- Office rents in Back Bay for premier Class A space is approximately \$70 per SF and increasing. Vacancy Rate of below 5%.



# The Proposal – Program Rationale

- Retail rents are among the highest in Boston along Boylston Street.



\$120.00 NNN



\$135.00 NNN



\$150.00 NNN

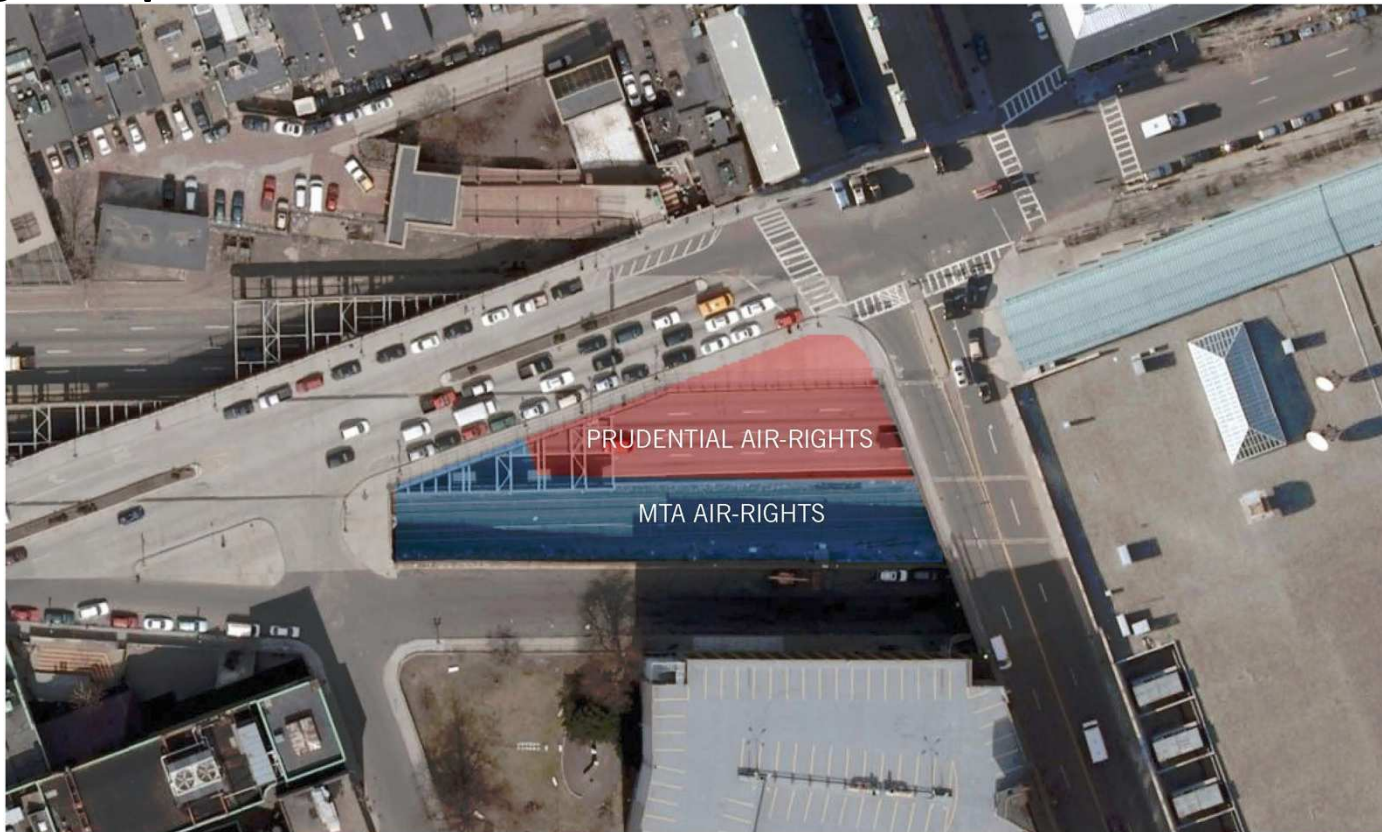


\$85.00 NNN

CHOCOLATE BY THE BALD MAN  
MAX BRENNER

# The Proposal – Feasibility

- Proposing only on land we own and a single air rights parcel





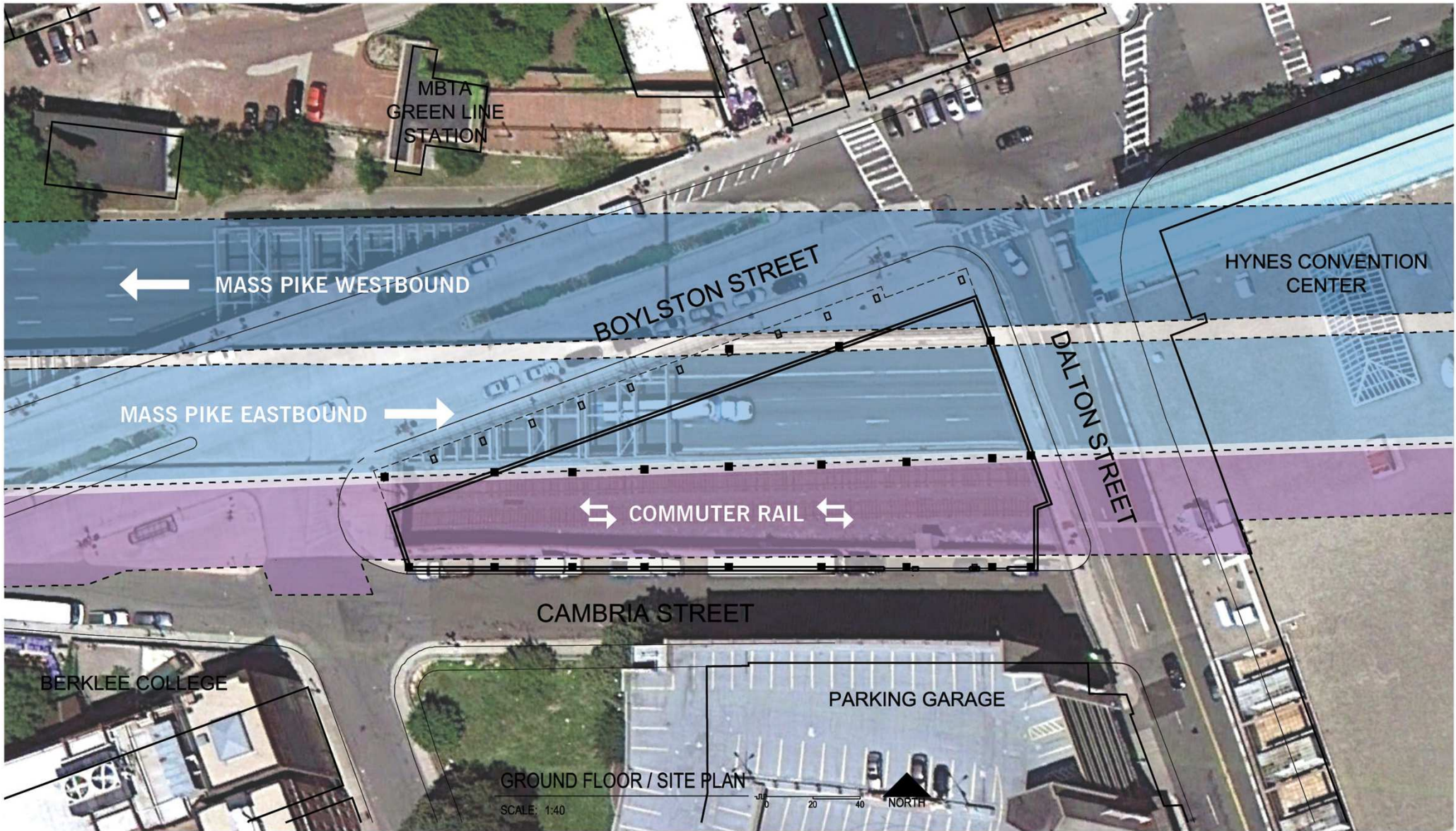
# The Proposal – Feasibility

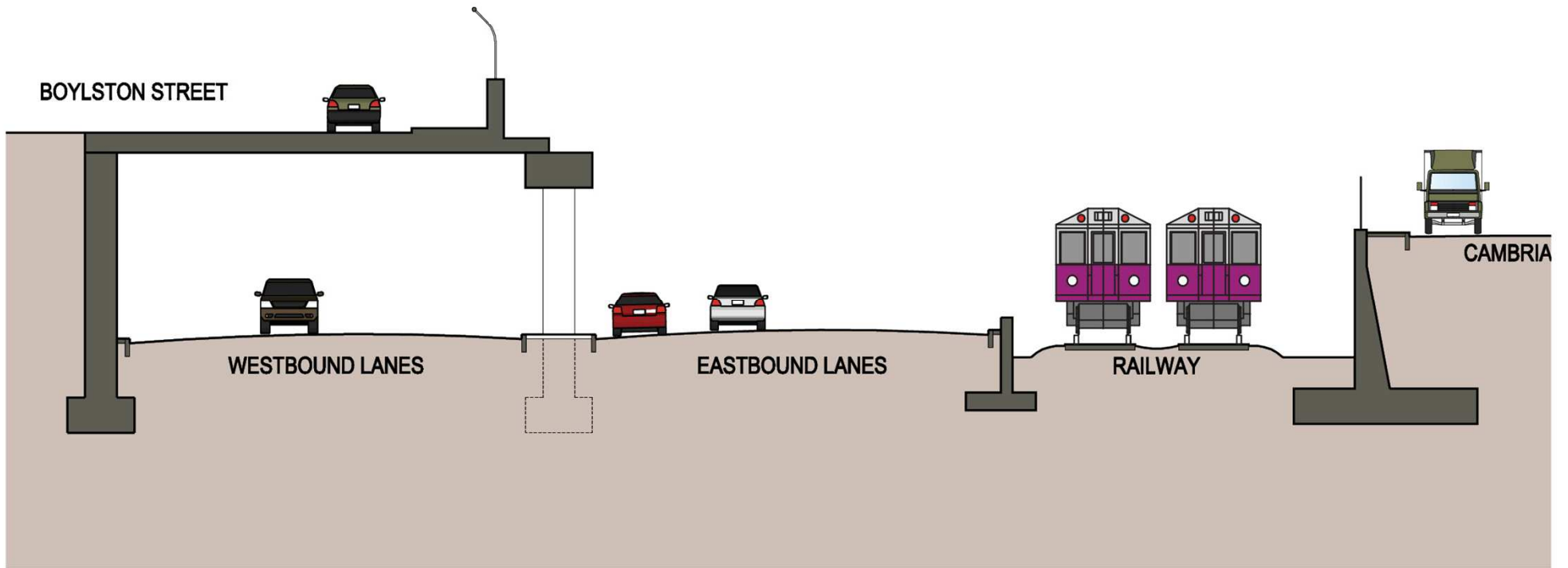
- Access to the Hynes loading area via Cambria street will not be affected
- Massing located where the “Civic Vision” outline contemplated it – consistent with “high-spine”
- No phasing
- No government subsidies required
- Relative simplicity of constructing the building platform

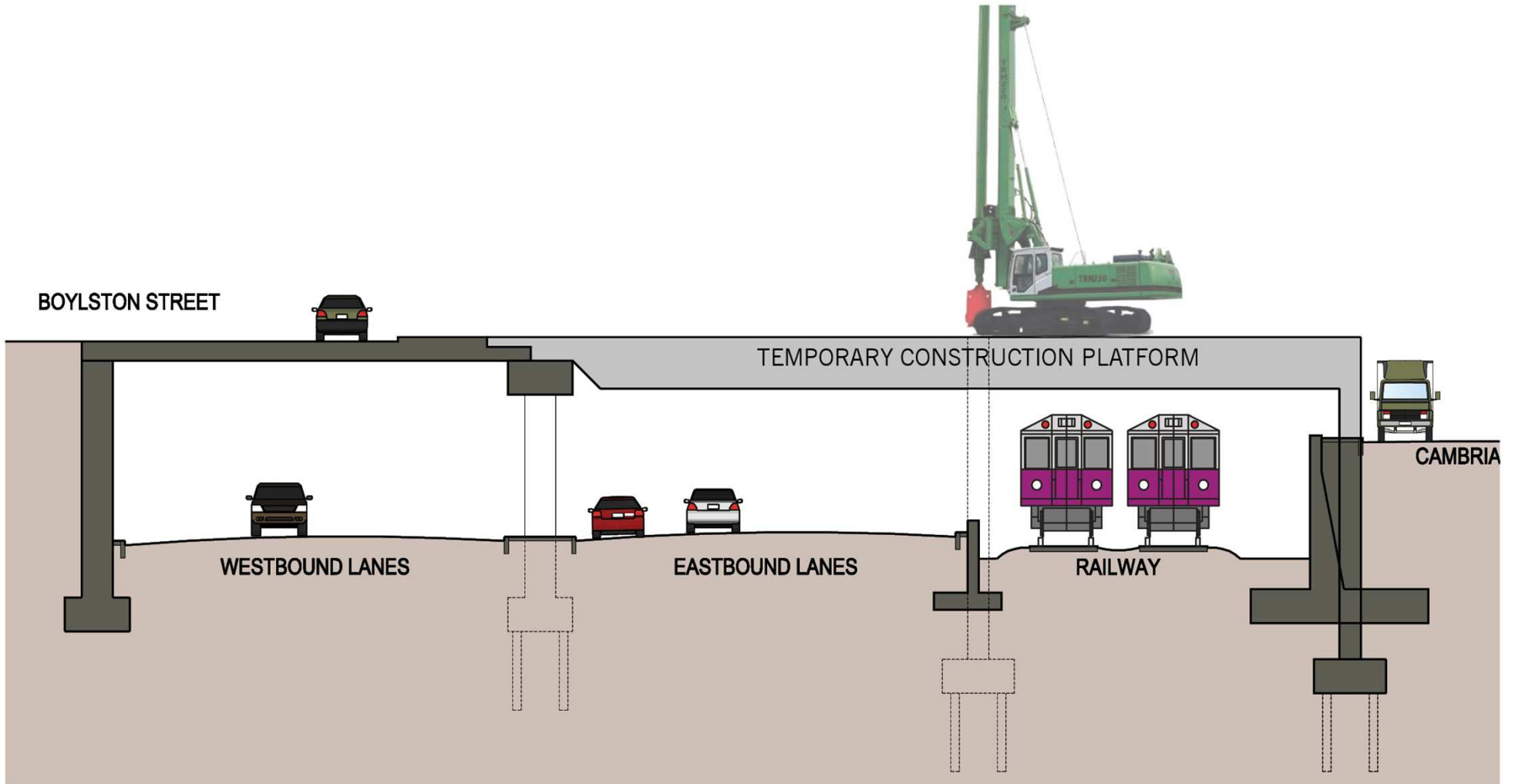
# Relevant Infrastructure Project Experience

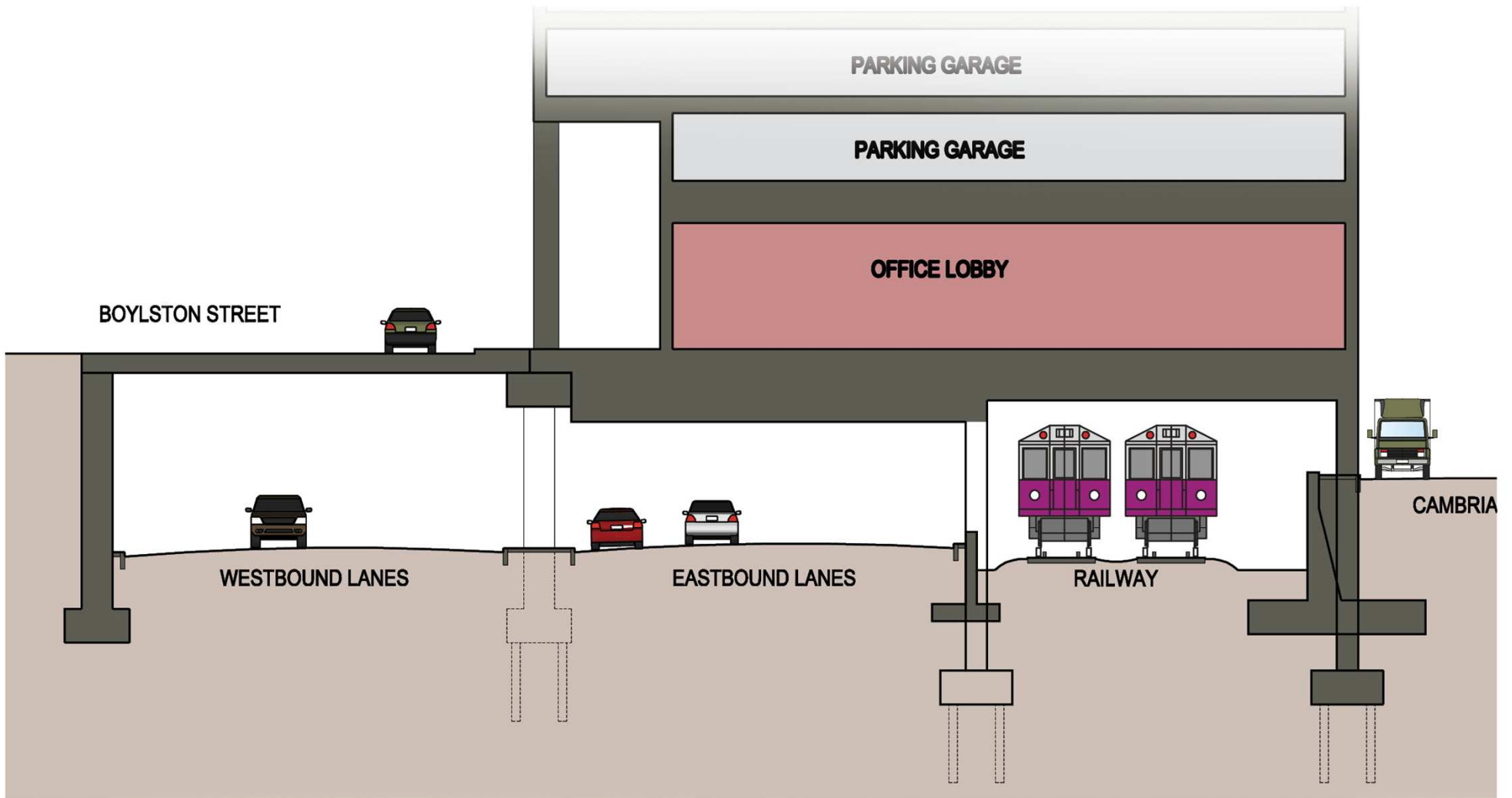
- High Street Ramp Relocation











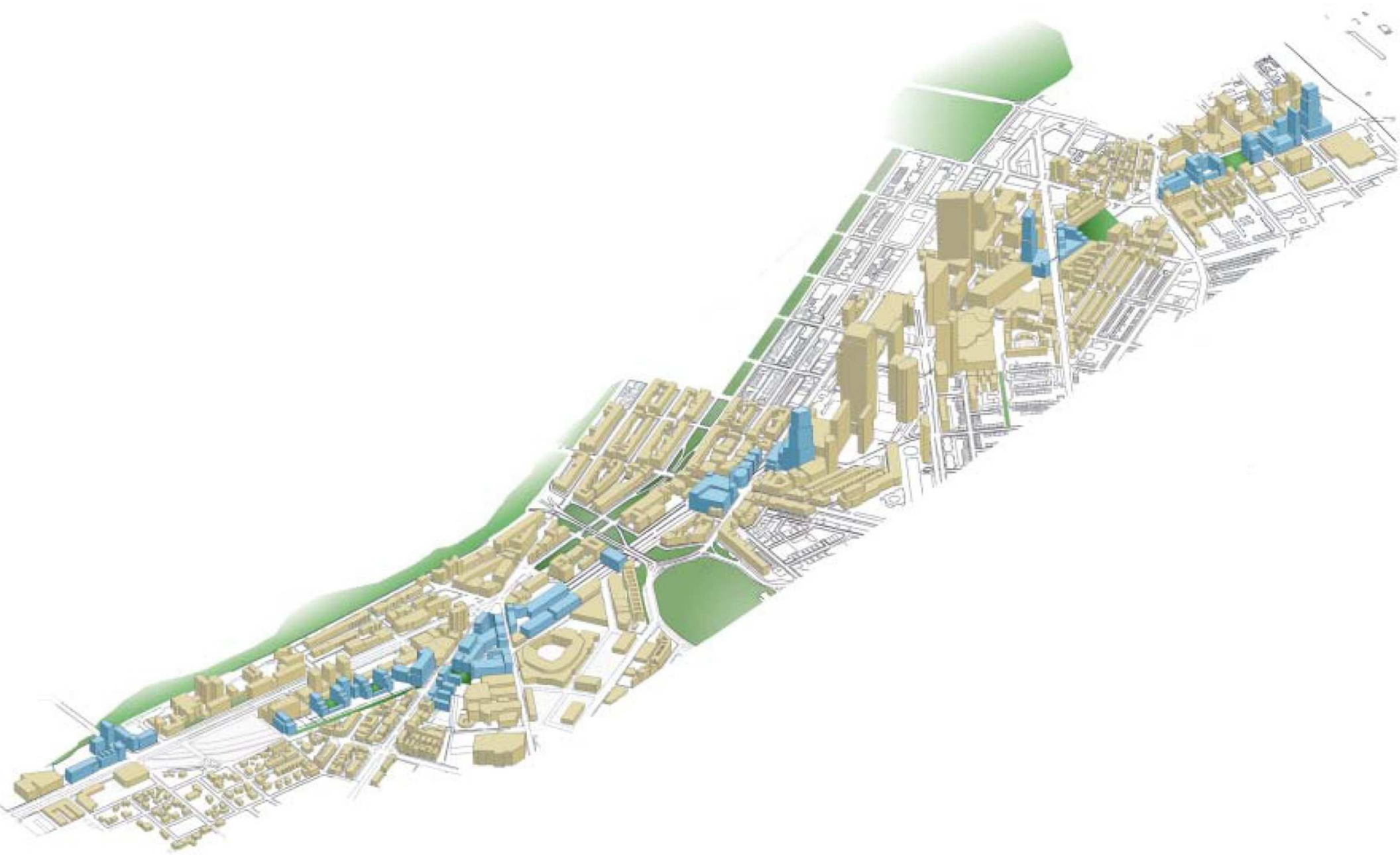
# TAT

Selected Work



tat | the architectural team



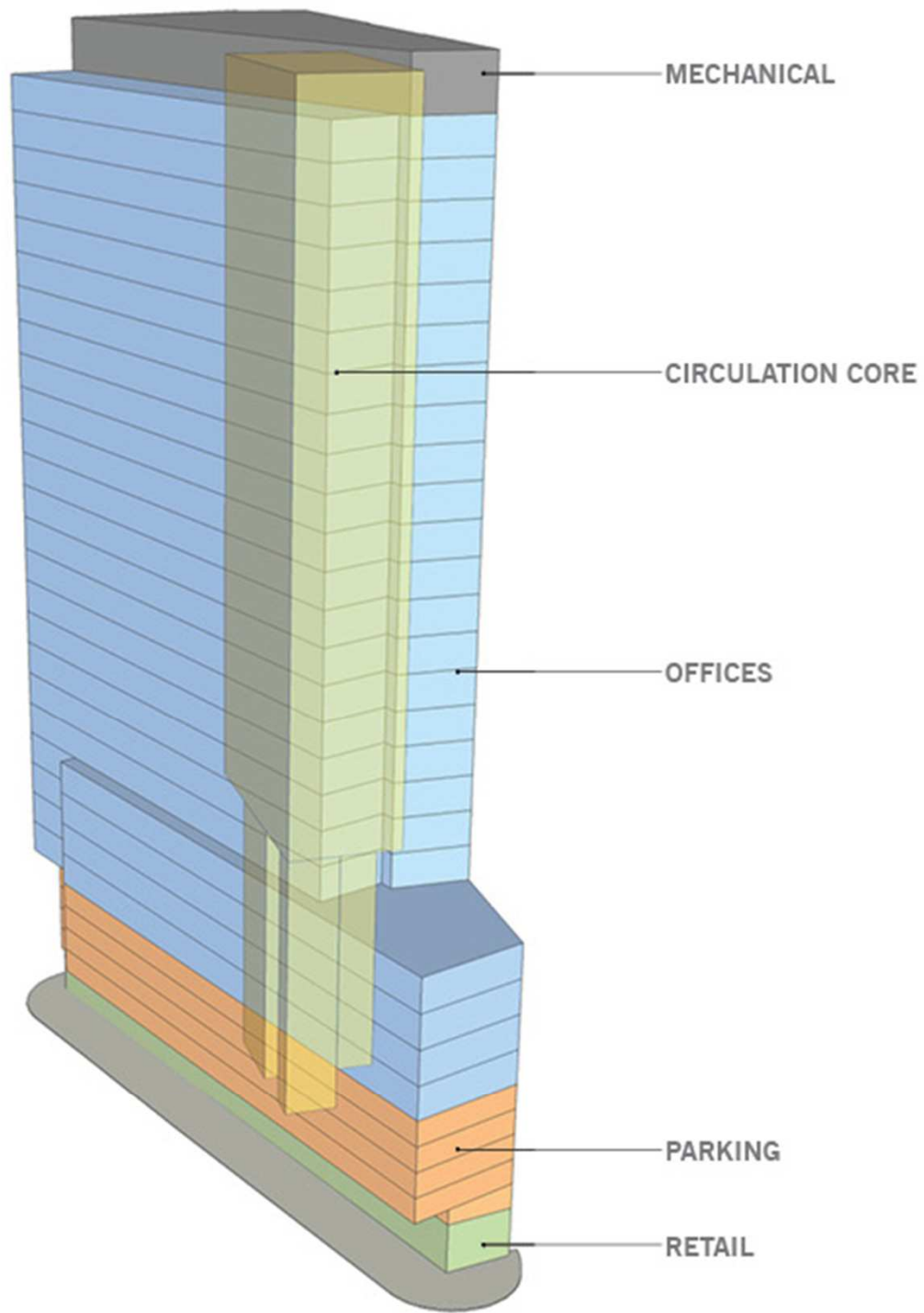


tat | the architectural team









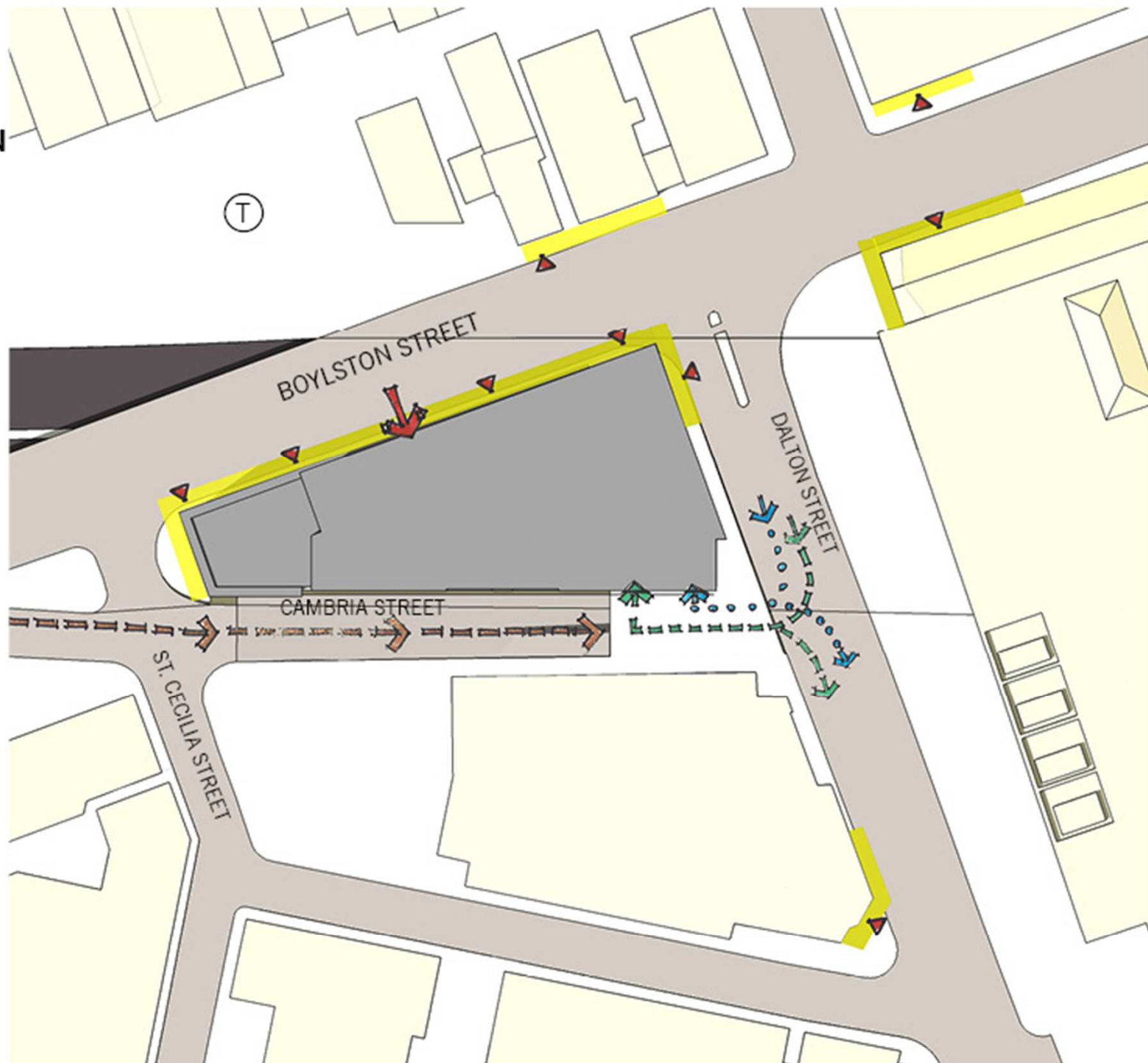
Prudential

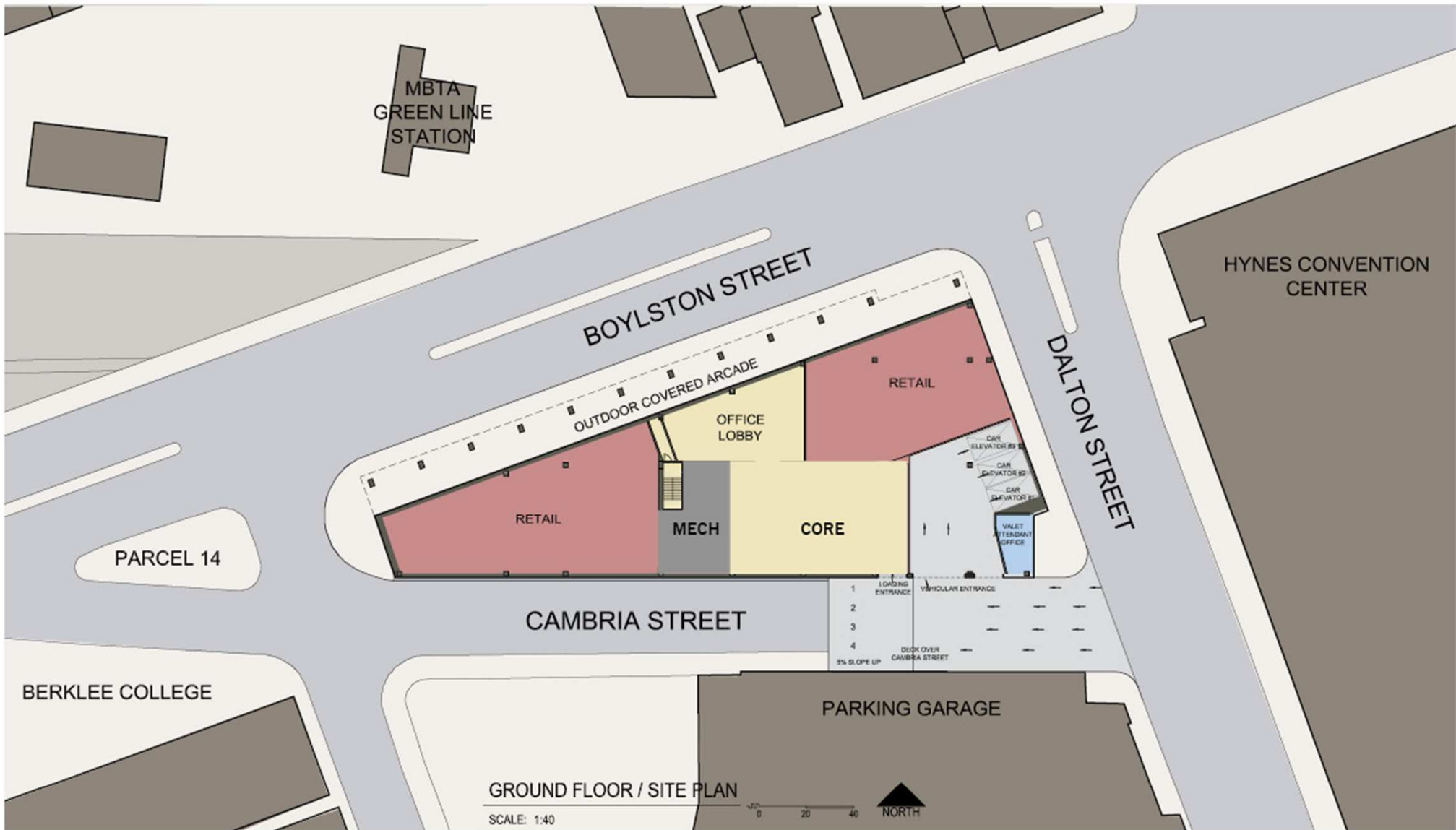




# RELATIONSHIP WITH ADJACENT AREAS & PEDESTRIAN & VEHICULAR CIRCULATION

-  OFFICE ENTRANCE
-  RETAIL ENTRANCE
-  TRUCK DELIVERIES
-  VEHICULAR ACCES TO PARKING GARAGE
-  TRUCK ACCESS TO HYNES CONVENTION
-  GROUND FLOOR RETAIL

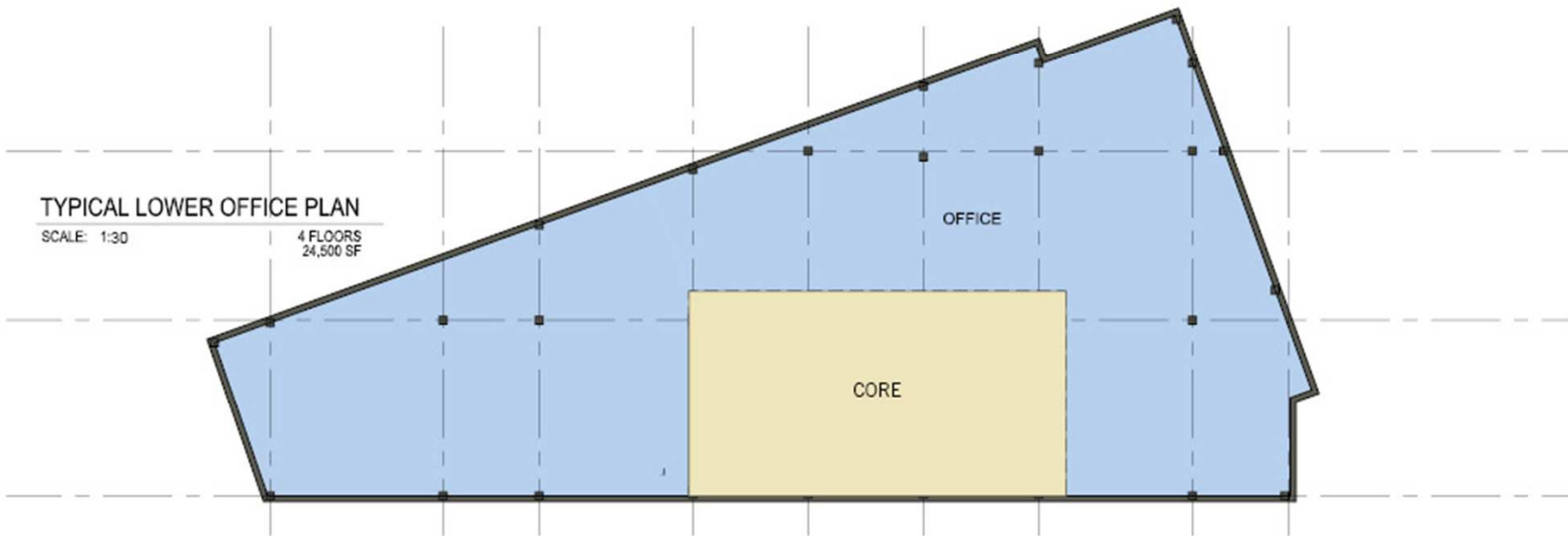




TYPICAL LOWER OFFICE PLAN

SCALE: 1:30

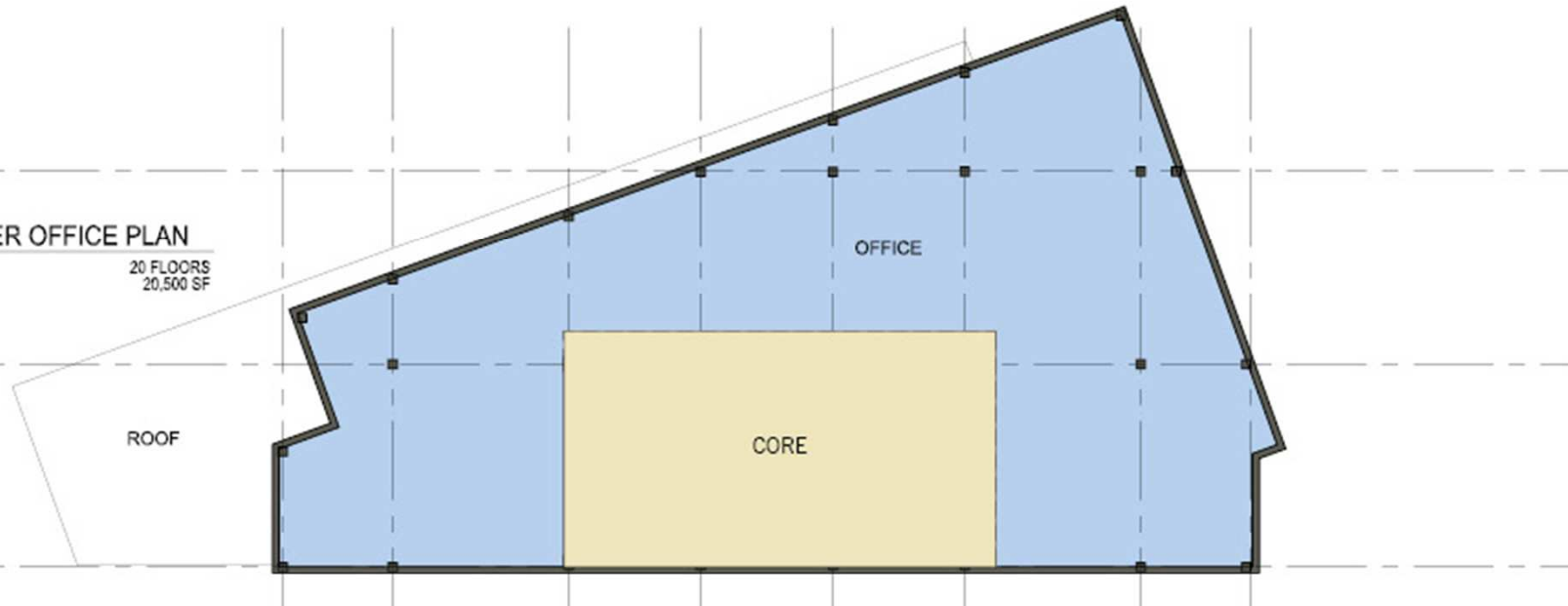
4 FLOORS  
24,500 SF



TYPICAL TOWER OFFICE PLAN

SCALE: 1:30

20 FLOORS  
20,500 SF



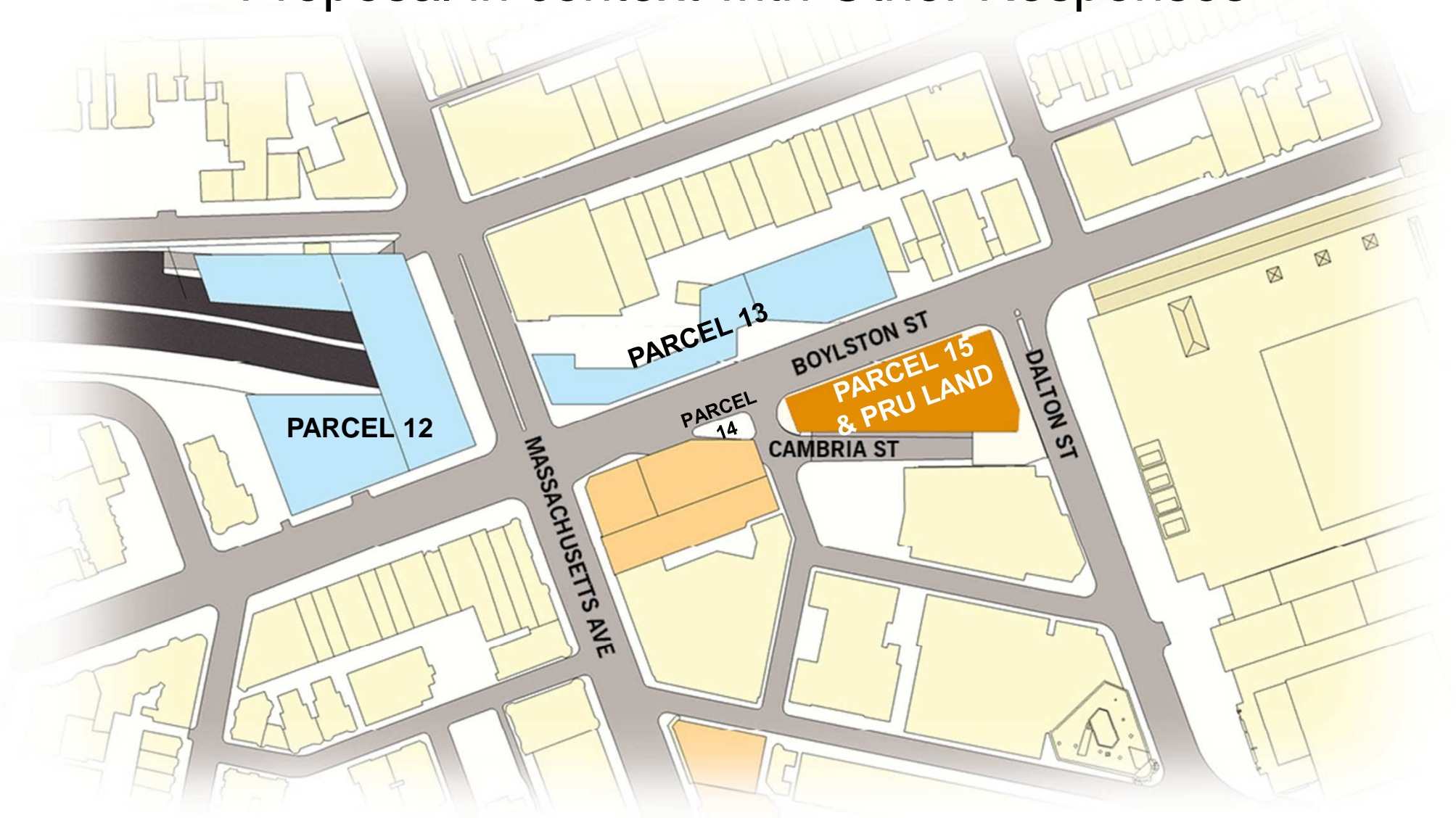
0 15 30



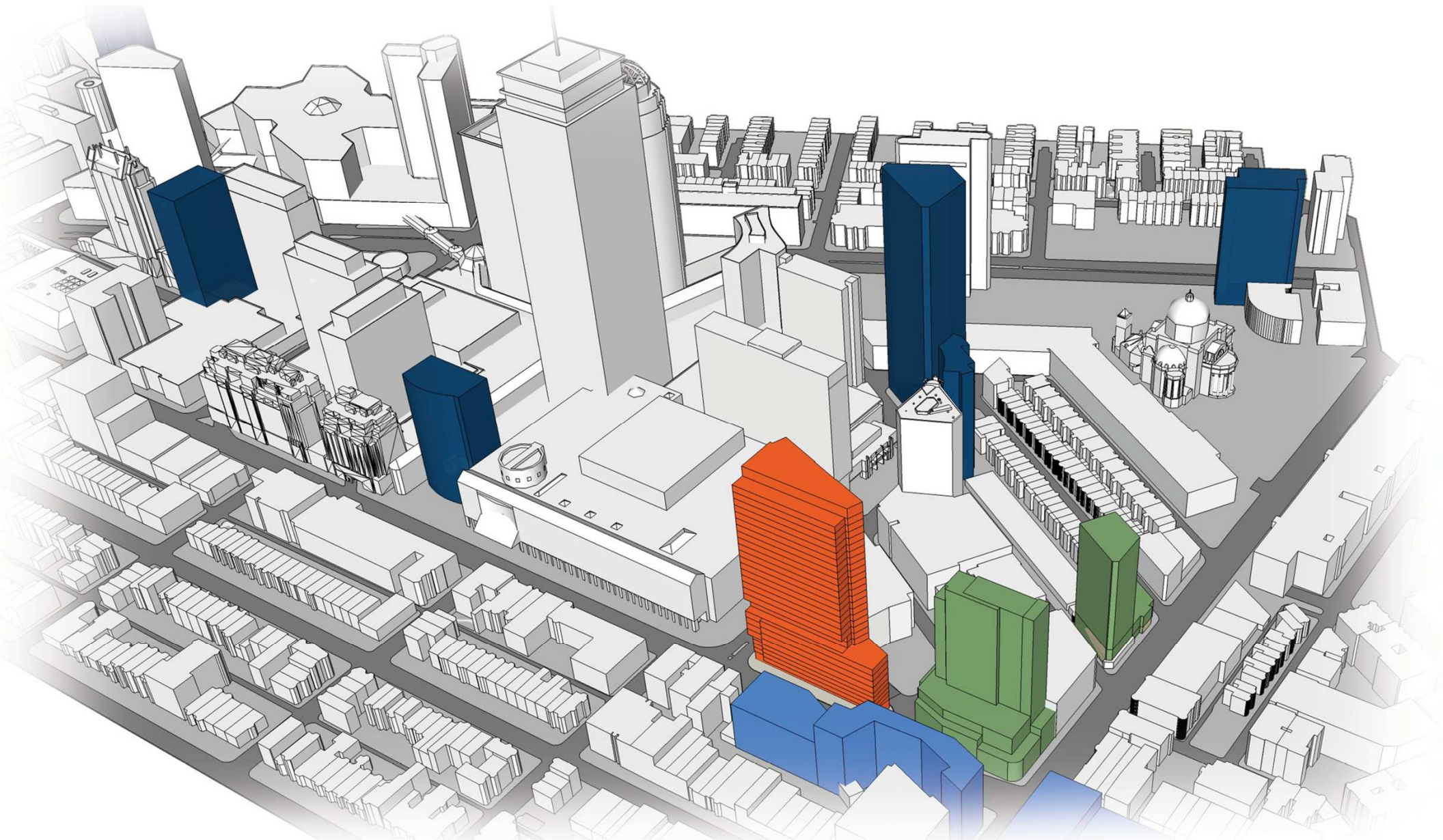
# Proposal in context with Civic Vision



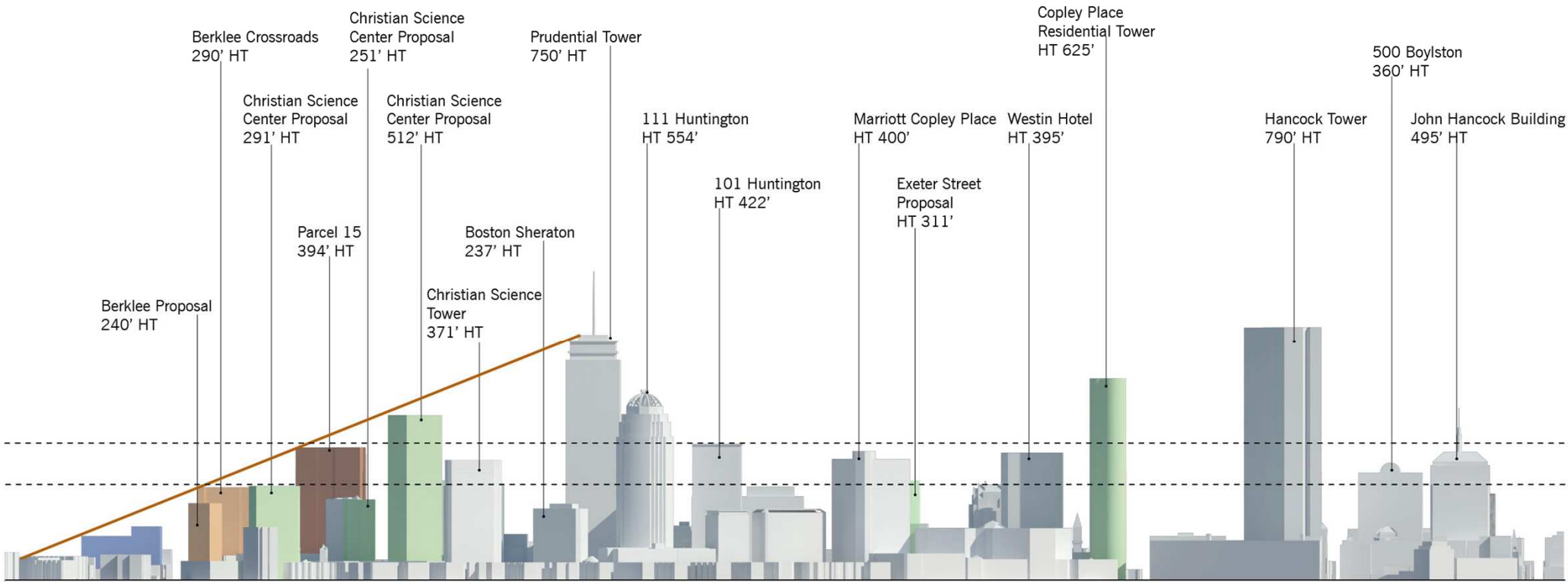
# Proposal in context with Other Responses



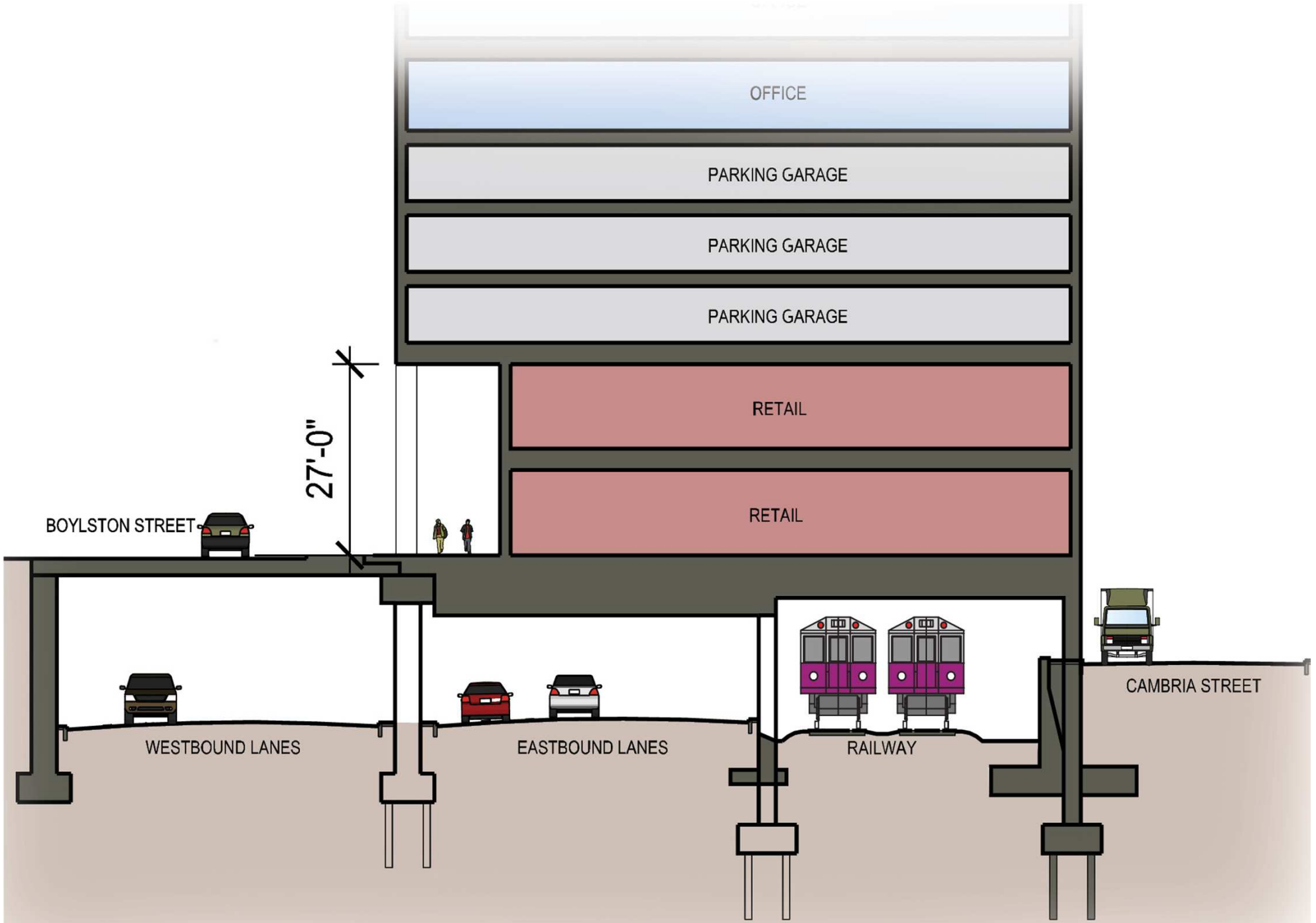
# Proposal in context







\*All Heights are Approximate





tat | the architectural team





tat | the architectural team



# Why is The Chiofaro Company the right developer for Parcel 15?

- TCC's proposal is the only proposal that can combine Parcel 15 with Prudential land and fill the existing hole along Boylston Street
- TCC's team is highly experienced and qualified for a complex development of this type
- TCC are Long-term owners that will be a good corporate neighbor