

TRINITY STUART, LLC
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Boston, MA 02116

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December 28, 2015

Mr. Brian Golden, Director
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Attn: Phil Cohen

Subject: 40 Trinity Place – Notice of Project Change

Dear Mr. Golden:

Trinity Stuart LLC (the “Proponent”) is pleased to submit the enclosed Notice of Project Change for the 40 Trinity Place project (the “Project”) in accordance with the requirements of Section 80A-6 of the Boston Zoning Code (the “Code”) to update the Boston Redevelopment Authority (BRA) and interested stakeholders as to the Project’s status.

History of BRA Review

Trinity Stuart LLC, which owns the subject property, submitted a Letter of Intent to the BRA on August 21, 2012, followed by the submission of the Project Notification Form (PNF) on October 29, 2012. The BRA issued a Scoping Determination in response to the PNF on March 1, 2013. During this time period, Trinity Stuart LLC and our Project team met with the community, elected officials, and abutters, as well as the Boston Civic Design Commission (BCDC). On July 17, 2013, we submitted a Draft Project Impact Report (DPIR) in response to the Scoping Determination, comments on the PNF from local agencies and the community, and from the BCDC. After receiving additional comments from the City and community, our Project team studied additional measures to improve pedestrian level wind conditions in the area surrounding the Project site, a significant issue in the area. On October 30, 2013, we provided additional details to the BRA regarding mitigation to address wind in the surrounding area beyond the immediate Project site, which showed an improvement over the pedestrian level wind conditions in the No Build

condition as described in the DPIR. The Project was approved by the BRA Board on December 19, 2013 and the Project received a Preliminary Adequacy Determination Waiving Further Review dated April 1, 2014 (the "PAD").

As described further in the PNF and DPIR, the Project was designed in accordance with the Stuart Street Planning Study Proposed Development Review Guidelines issued by the BRA dated November 2010 (the "Stuart Street Guidelines"). The Stuart Street Guidelines were adopted by the BRA at its Board Hearing on October 15, 2015.

Since that time, the design of the Project has progressed and additional measures have been evaluated to improve the Project, minimize impacts to the surrounding area and increase the number of affordable housing units provided by the Project.

Approved Project

The Project site, at the southeast corner of the intersection of Stuart Street and Trinity Place in the Back Bay neighborhood of Boston, consists of approximately 13,361 square feet of land at 40 Trinity Place and air rights over a portion of the approximately 11,237 square foot adjacent parcel at 426 Stuart Street. The site currently includes the Boston Common Hotel and Conference Center, an approximately eight-story, 84,200 square foot building operated as a 64-room hotel and an approximately 13,650 square foot conference facility with one floor of office space and ground floor retail use.

The Project approved by the PAD (the "Approved Project") included the demolition of the existing building on the site and the construction of an approximately 400' high building with an FAR of approximately 17.5 (calculated as described in the DPIR) containing hotel uses with approximately 227 guest rooms, conference and ballroom areas, and a pool and fitness center, approximately 115 modern condominium units, three restaurants and lounges totaling approximately 11,300 square feet and expansion space for the adjacent University Club. A two level garage accessed by automobile elevators was proposed to be located on floors 4 and 5 of the new building providing approximately 100 on-site parking spaces for the residential units.

After issuance of the DPIR, and after securing off-site parking rights as described below, the Proponent applied for zoning relief for the Project from the Board of Appeal. The Board of Appeal voted to grant such relief at its hearing on December 16, 2014. Because the Proponent had elected to eliminate the two floors of on-site structured parking prior to filing for such zoning relief, the Project approved by the Board of Appeal had a lower building height than the Approved Project.

Project Changes

The changes to the Approved Project involve the following:

1. Elimination of On-Site Parking. In lieu of the approximately 100 on-site parking spaces in the Approved Project, there are now 100 off-site parking spaces under a long-term agreement with the parking garage at 131 Dartmouth Street (100 spaces) to accommodate parking for Project residents. In addition, the 26 spaces at the Garage at 100 Clarendon, which were allocated to hotel uses in the DPIR, are now anticipated to service the Project's residents. These garages are located a short walk from the Project site.
2. Modification of Unit Mix. The Project now includes 73 fewer hotel keys (now approximately 154 keys) and 31 more residential units, including studio units, (now approximately 146 residential units) than in the Approved Project.
3. Modified Affordable Housing Program. The Approved Project included 17 on-site affordable residential units (calculated at 17.5% of the total amount of market rate units, as required by the Stuart Street Guidelines); the Project now proposes, in lieu of on-site affordable units, providing approximately 39 off-site residential units that will be located in townhouse buildings in the vicinity of the Project site. The increased number of affordable units will further the City's goal of increased housing and affordable housing production in the same neighborhood as the Project, also furthering the City's goal of creating affordable units

in neighborhoods that typically do not have significant quantities of affordable housing.

These revisions result in minor changes to the ground floor layout, an improvement in vehicular dropoff and circulation configuration, the reduction in height of the Project by approximately seven feet and two stories, and a slight reduction in the Project's gross floor area. Therefore, the updated Project (the "Updated Project") results in an approximately 393' high building with an FAR of approximately 17.5 (calculated as described in the DPIR) containing hotel uses with approximately 154 guest rooms, conference and ballroom areas, and a pool and fitness center, approximately 146 modern condominium units, three restaurants and lounges totaling approximately 11,300 square feet and expansion space for the adjacent University Club.

The attached exhibits depict the building section, ground floor and renderings of the Approved Project and the Updated Project. These exhibits are illustrative and subject to refinement as part of the typical design process.

Changes to Environmental Impacts

As described below, the Updated Project will result in similar or decreased environmental impacts.

- ◆ **Transportation** – The elimination of 73 hotel keys, addition of 31 residential units, including studio units, and relocation of parking into adjacent garages result in negligible changes to peak hour vehicular trip generation and no changes are expected to overall level of service at any studied intersection. The Update Project will also provide a wider sidewalk along Stuart Street and incorporate a comprehensive transportation demand management (TDM) program.
- ◆ **Wind** – RWDI previously analyzed a number of alternatives for the site, including nominally reduced height from the Approved Project, and determined that impacts to pedestrian level winds would be materially similar to those presented in the analysis for the Approved Project. Therefore no material increase in wind impacts is expected from the Updated Project.

- ◆ **Shadow** – The slight reduction in height will modestly reduce shadow impacts to the surrounding area.
- ◆ **Daylight** – The slight reduction in height will modestly reduce the daylight impacts to the surrounding streets.
- ◆ **Air Quality** – The reduced program is anticipated to have similar air quality impacts given the similar number of vehicle trips and similar mechanical equipment proposed.
- ◆ **Noise** – The mechanical equipment is anticipated to be similar to the Approved Project, except for the elimination of exhaust vents that were proposed for the parking garage, and impacts are anticipated to be similar. The Updated Project will continue to ensure compliance with the City of Boston Noise Standards and Massachusetts Department of Environmental Protection Noise Policy
- ◆ **Construction** – Construction impacts are anticipated to be similar to the Approved Project. A Construction Management Plan will be submitted to the Boston Transportation Department once final plans are developed and the construction schedule is fixed.
- ◆ **Historic Resources** – Impacts to nearby historic resources are anticipated to be similar or less than the Approved Project due to the slightly reduced height of the Updated Project.
- ◆ **Infrastructure** – The reduction in the combined number of residential units and hotel keys (42 fewer combined units/keys) is expected to result in a reduction of wastewater generation and water use by the Updated Project.
- ◆ **Sustainable Design** – The Updated Project will continue to seek Leadership in Energy and Environmental Design (LEED) certification, and has a goal to achieve the Gold Level of certification.

In addition, the Updated Project will continue to provide a number of public benefits, including, but not limited to, affordable housing, improved street and

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pedestrian environment, approximately 700 construction jobs and approximately 338 permanent jobs, new tax revenue, and wind mitigation measures.

We believe that these revisions improve the Project and further minimize impacts to the surrounding area. We look forward to moving this Project forward to revitalize and improve this area of Stuart Street. Therefore, the Proponent respectfully requests the Director determine the above-described changes do not significantly increase the impacts of the Project and, accordingly, do not warrant further review pursuant to Section 80A-6 of the Code.

Please do not hesitate to contact me if you have any questions or require anything additional with respect to the enclosed.

Sincerely,

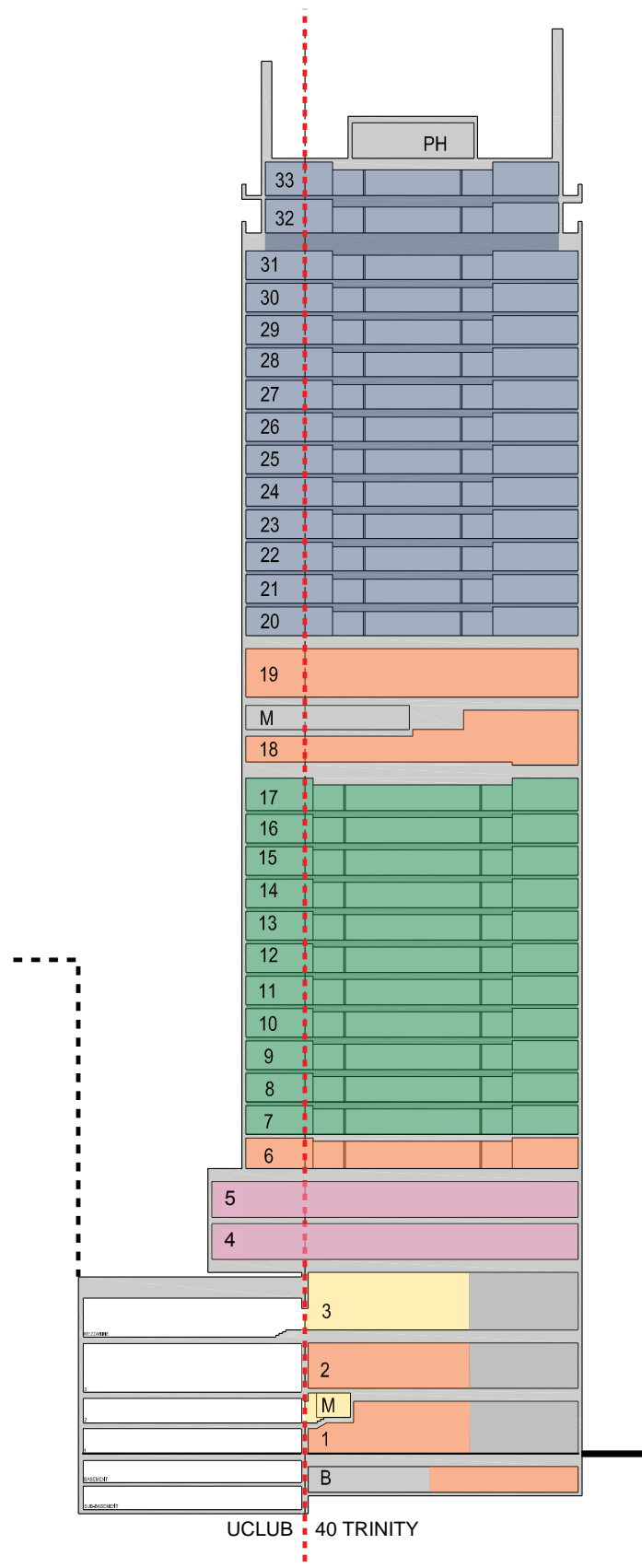
A handwritten signature in black ink, appearing to read "Brian Golden", written over a horizontal line.

Trinity Stuart LLC

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Exhibits Attached

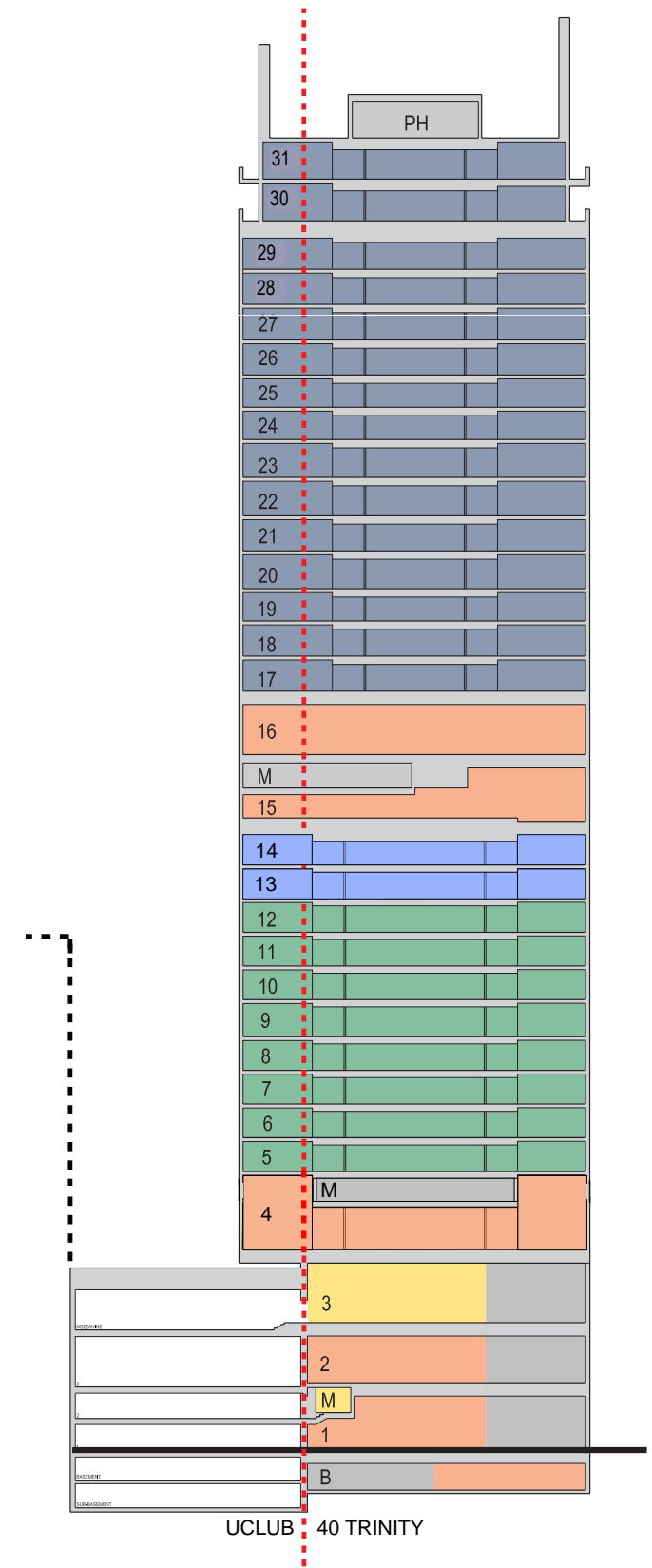


UCLUB 40 TRINITY

DPIP PROGRAM

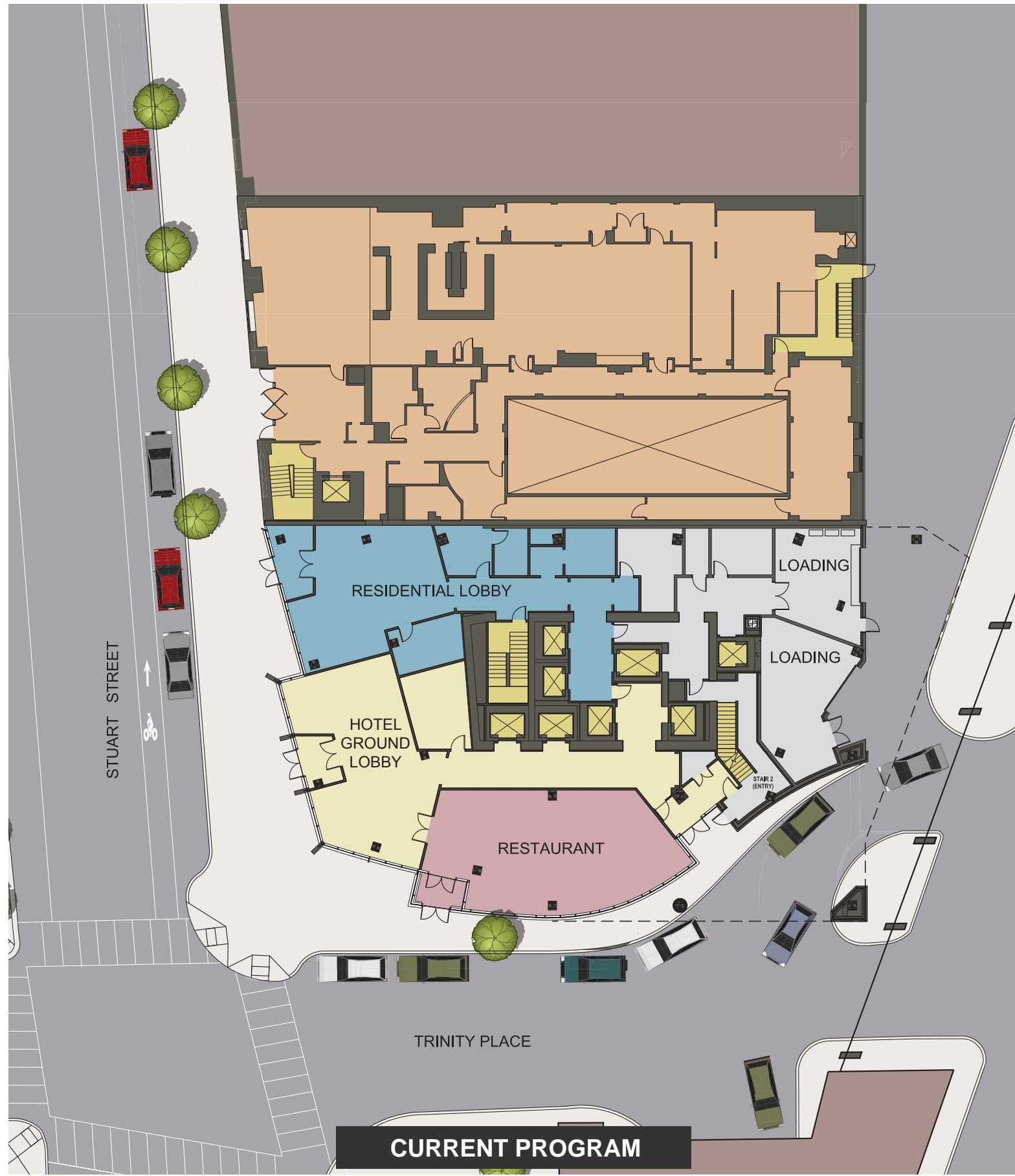
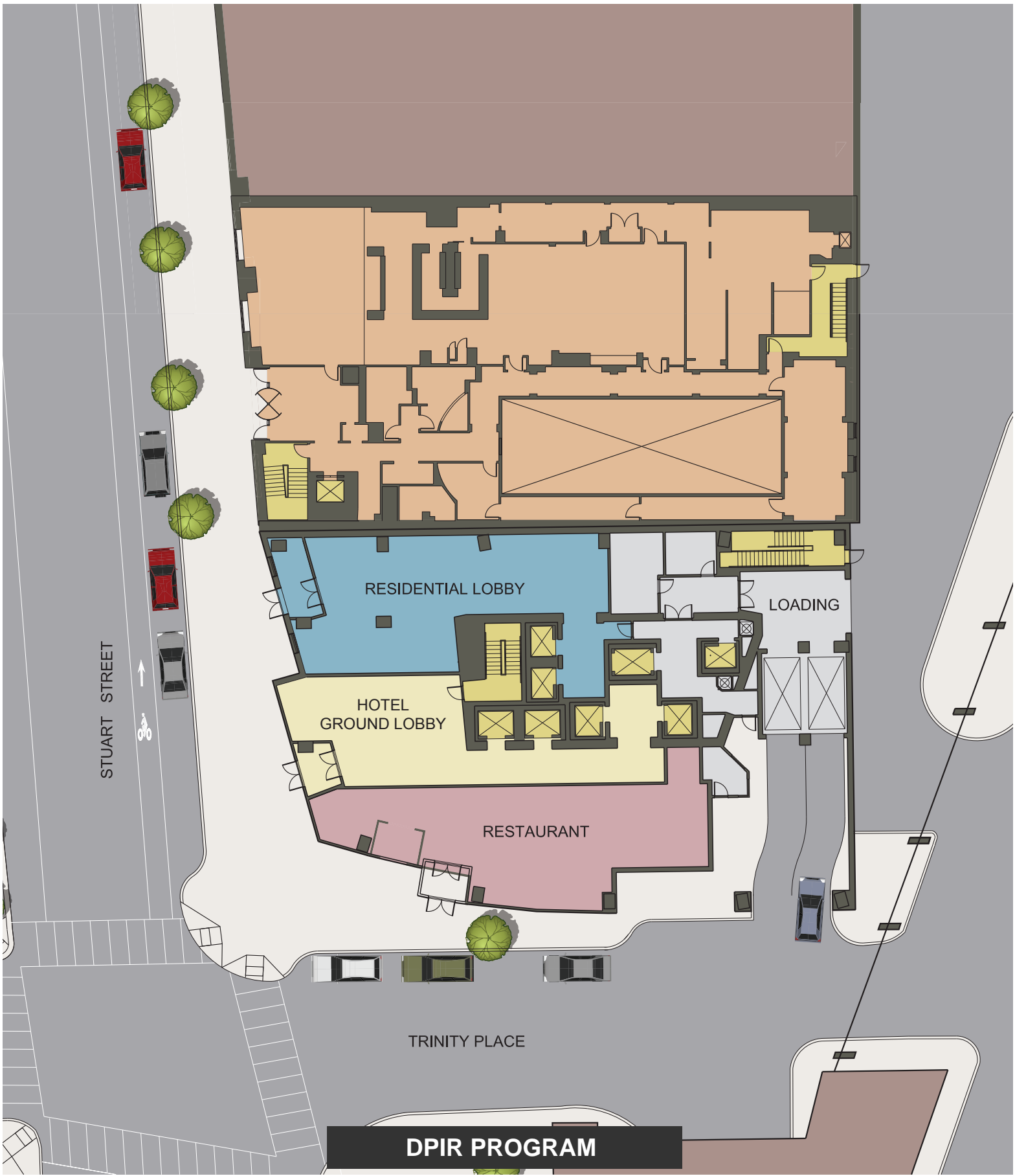
SECTION KEY

- RESIDENTIAL
- MIXED USE / AMENITY
- HOTEL
- SUPPORT SPACE
- UNIVERSITY CLUB
- PARKING
- PIED-A-TERRE



UCLUB 40 TRINITY

CURRENT PROGRAM





40 Trinity Place
Boston MA 02116

View from Copley Square
Current Program

December 28, 2015
Developer: Trinity Stuart LL:
Architect: The Architectural Team, Inc.

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40 Trinity Place
Boston MA 02116

View from Copley Square
DPIR Program

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Developer: Trinity Stuart LL:
Architect: The Architectural Team, Inc.

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40 Trinity Place
Boston MA 02116

View from Dartmouth Street
Intersection - Current Program

December 28, 2015
Developer: Trinity Stuart LLc
Architect: The Architectural Team, Inc.

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40 Trinity Place
Boston MA 02116

View from Dartmouth Street
Intersection - DPIR Program

December 28, 2015
Developer: Trinity Stuart LLc
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