

115 Winthrop Square

Boston, Massachusetts





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Boston, Massachusetts

PRESENTATION AGENDA

- **Project Description**
- **Urban Design**
- **Transportation**
- **Environment**
- **Affordable Housing & Public Benefits**



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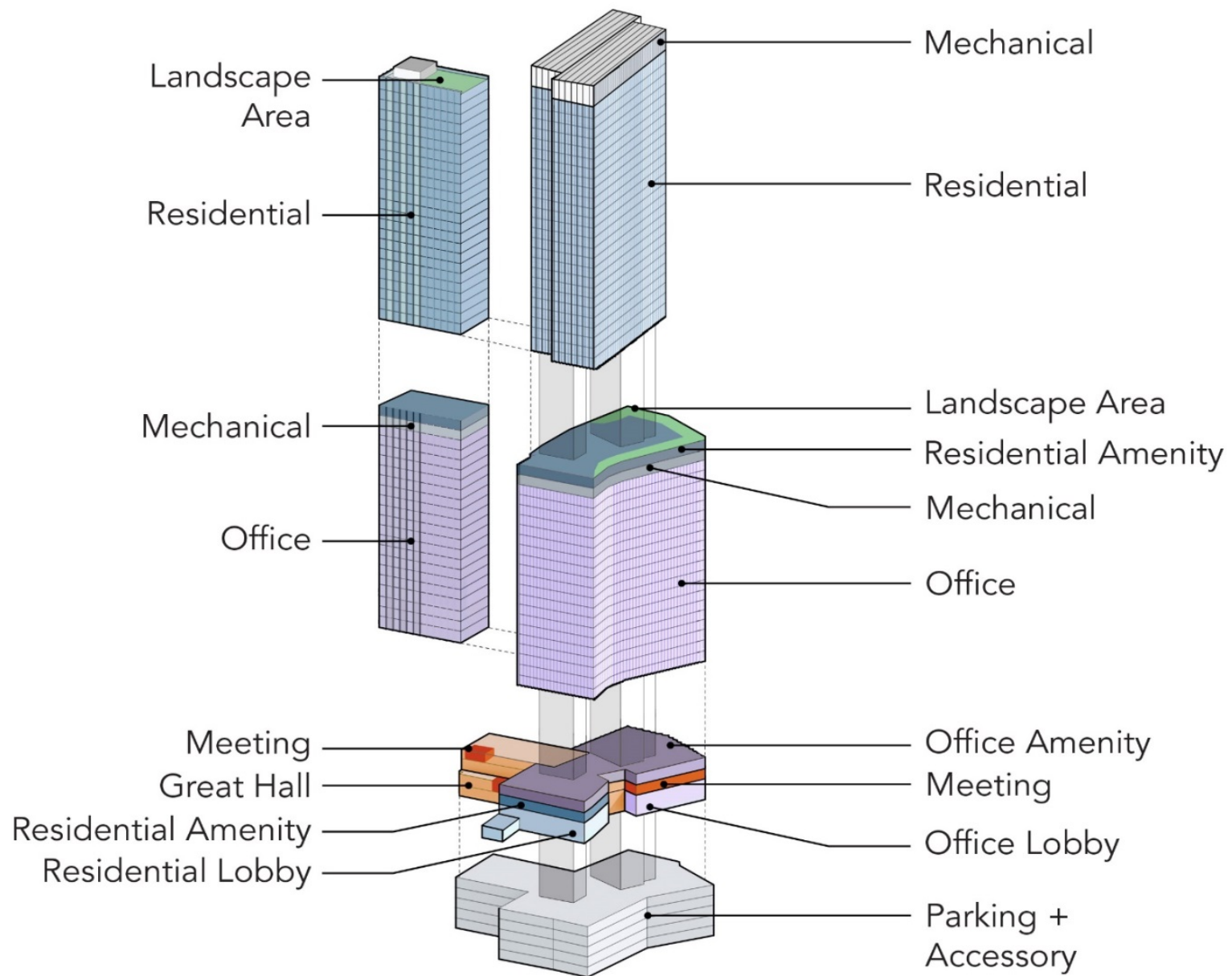
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PROJECT DESCRIPTION

- **Single Tower approx. 664' per Boston Zoning Code**
- **Complementary Mix of Uses:**
 - Residential (500 Units)
 - Office (750,00 SF)
 - Retail & Restaurant
 - Great Hall
 - Below grade parking (550 Spaces)
- **Striving to be LEED Platinum Certifiable**

Passive House Principles in the Office Component

Market Leader in Sustainability & Resiliency
- **Improvements to Winthrop Square. & the pedestrian environment**
- **Bring innovative office space to Downtown Boston**



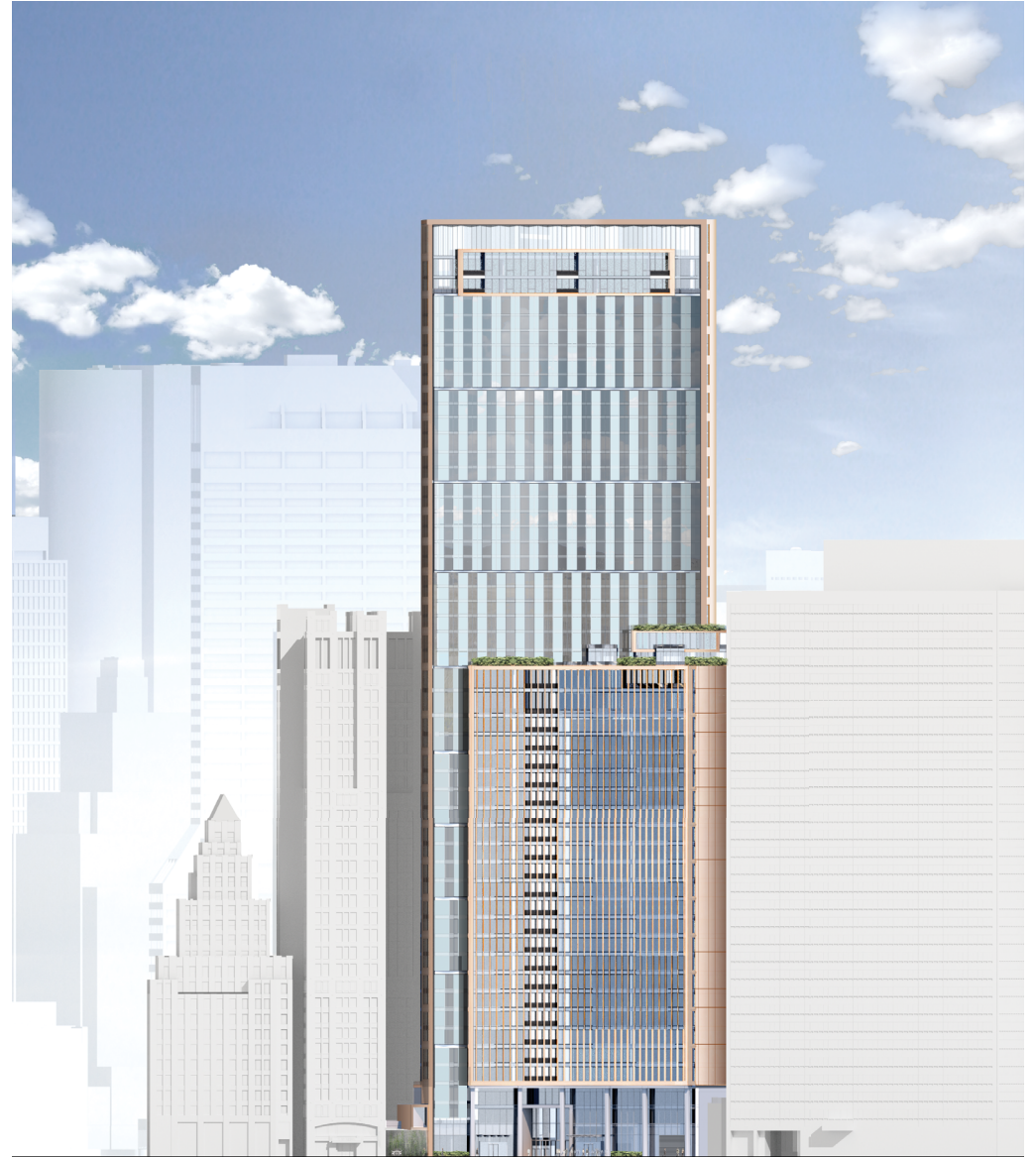
URBAN DESIGN

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115 Winthrop Square DEVONSHIRE STREET WALL



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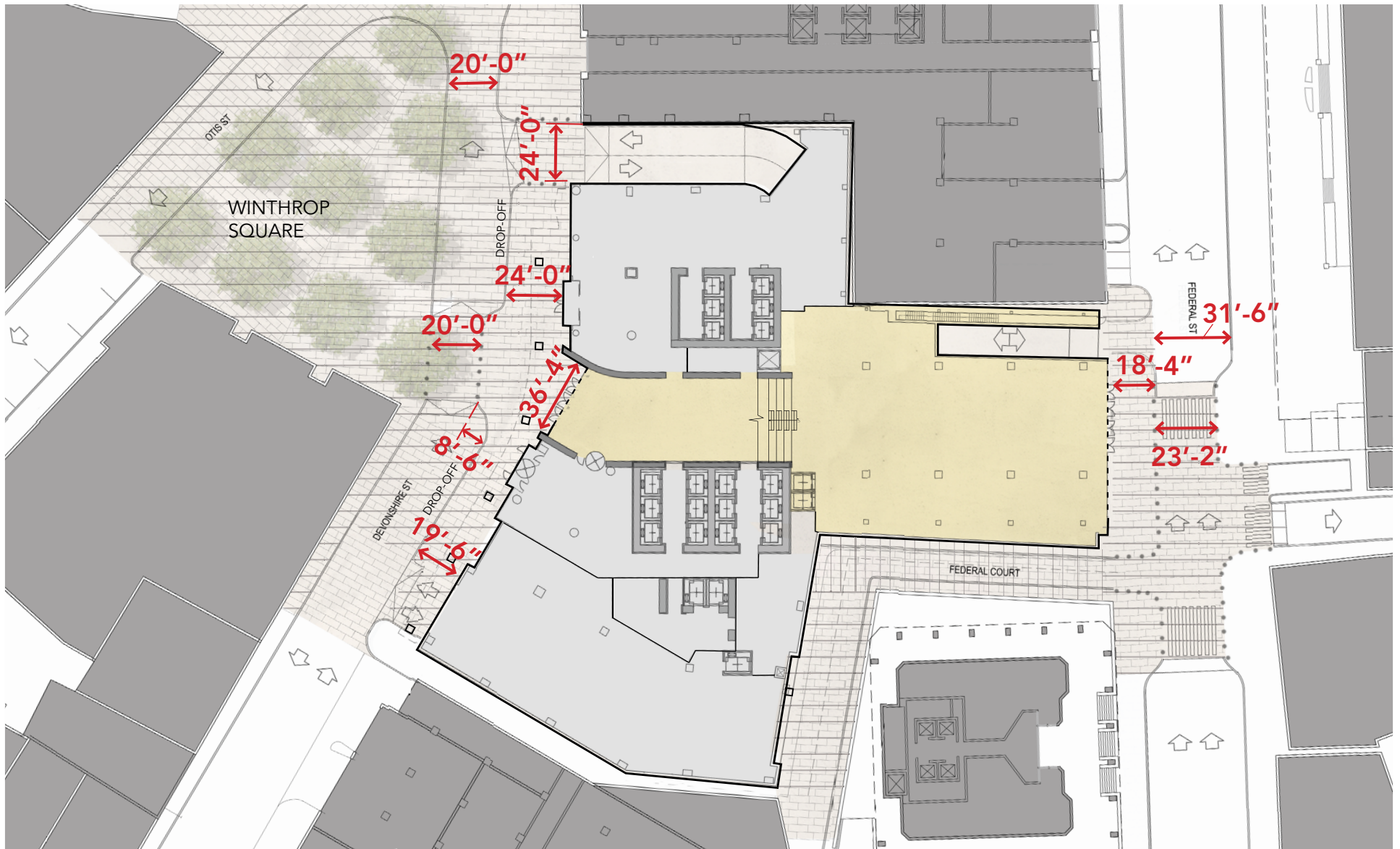
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115 Winthrop Square FEDERAL STREET WALL

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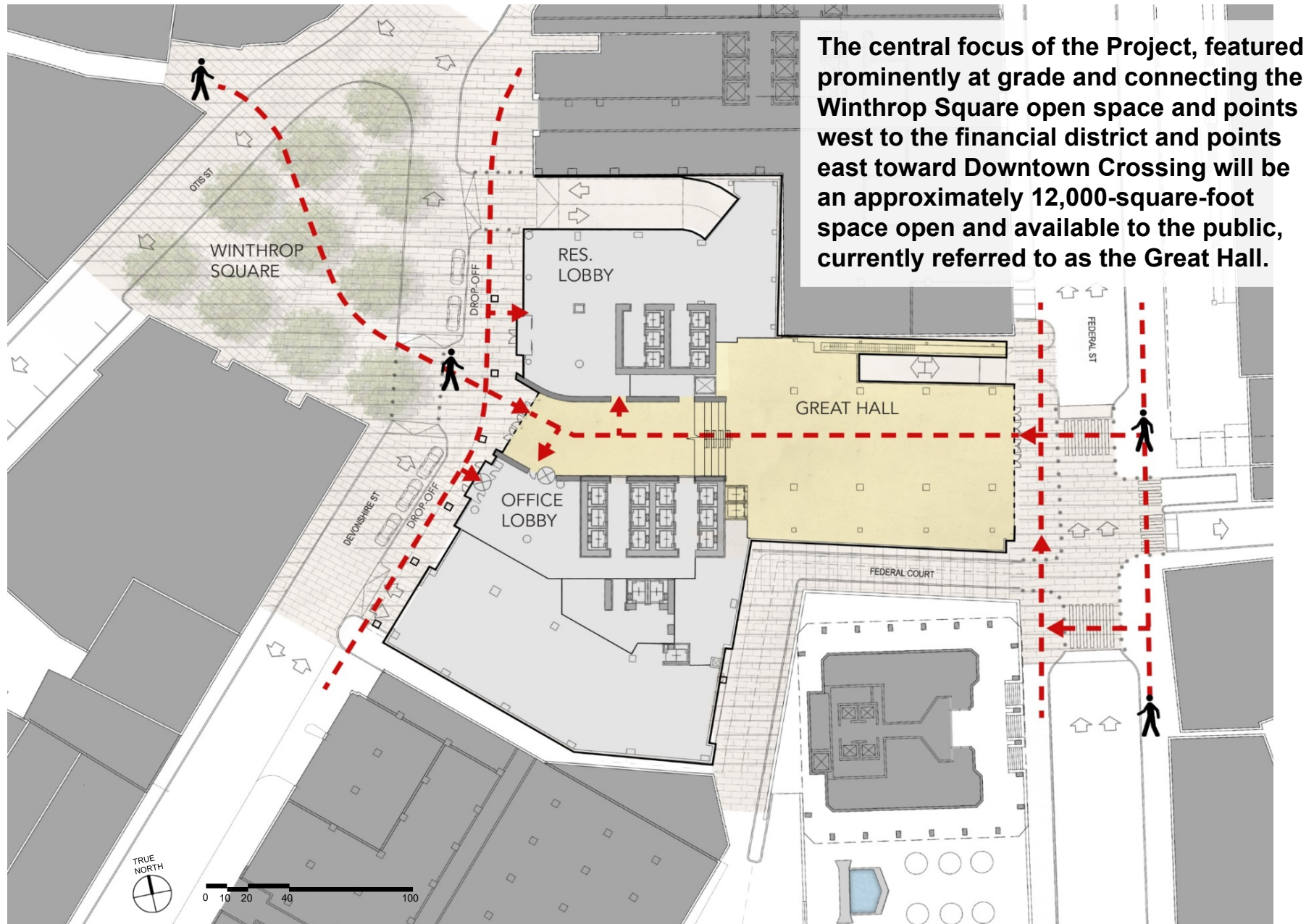
115 Winthrop Square **SITE PLAN**

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115 Winthrop Square PEDESTRIAN ACCESS

Boston, Massachusetts



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The mission of the Great Hall is to provide the operational structure and architectural scaffolding to accommodate and implement a variety of programmed educational, civic, performance and cultural experiences available for the public as they may change throughout the day, with the seasons, and as they are reimagined over time.

- Special events for educational based community groups
- Galas for 300 people for civic-minded charities
- New precinct voting location
- A taste of, or the music, or the story of, the rich and varied ethnic and cultural groups of the City
- State of the City address
- Fashion show for charity group
- Ted Talk
- Technology innovative showplace

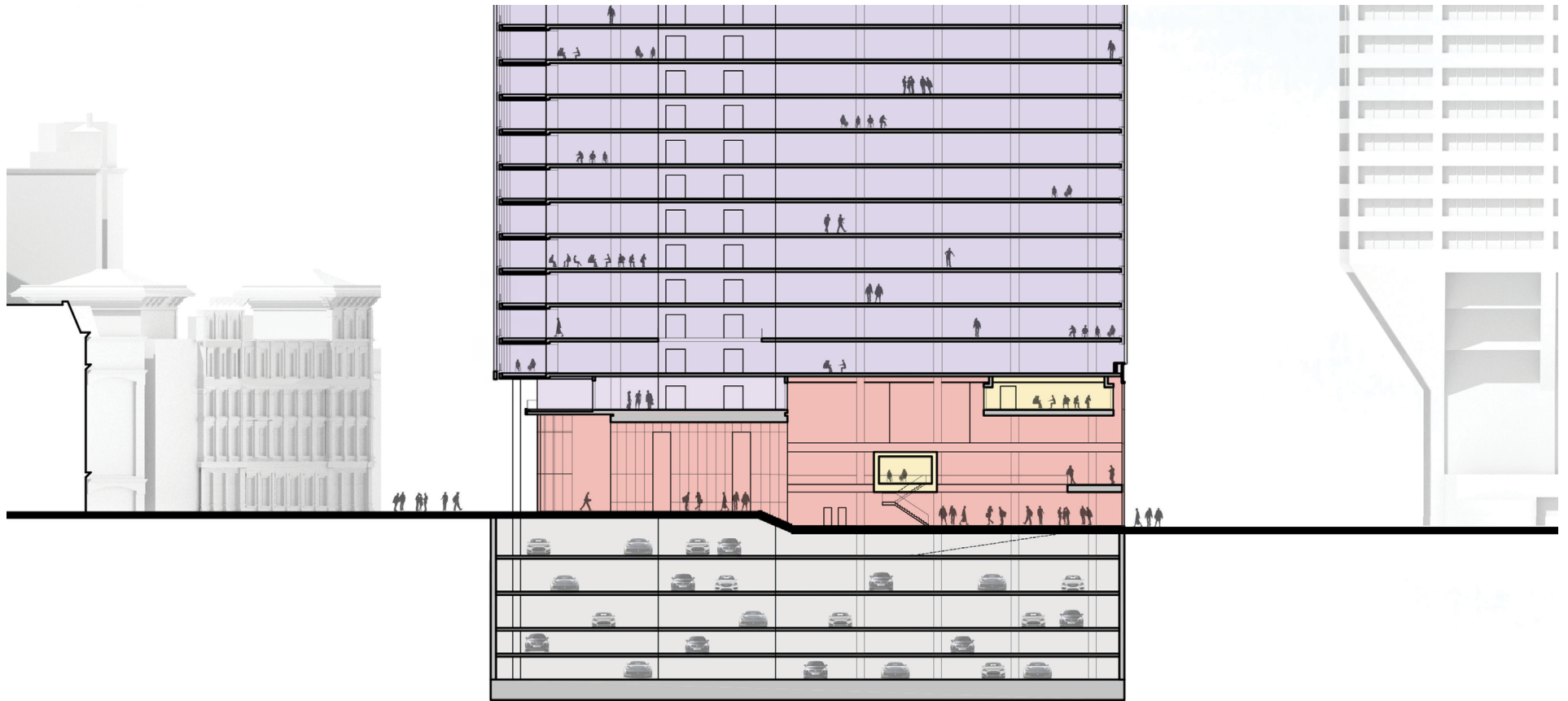
115 Winthrop Square **GREAT HALL**

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115 Winthrop Square GREAT HALL SECTION Boston, Massachusetts



OFFICE

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SUSTAINABILITY + WELLNESS + TECHNOLOGY

In partnership with MIT professors, we are developing a proprietary, next-generation smart technology platform that will be the foundation of the building.

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MILLENNIUM BOSTON

NEXT-GENERATION SMART TECHNOLOGY PLATFORM





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TERRACE VIEWS



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THE FUTURE OF OFFICE SPACE









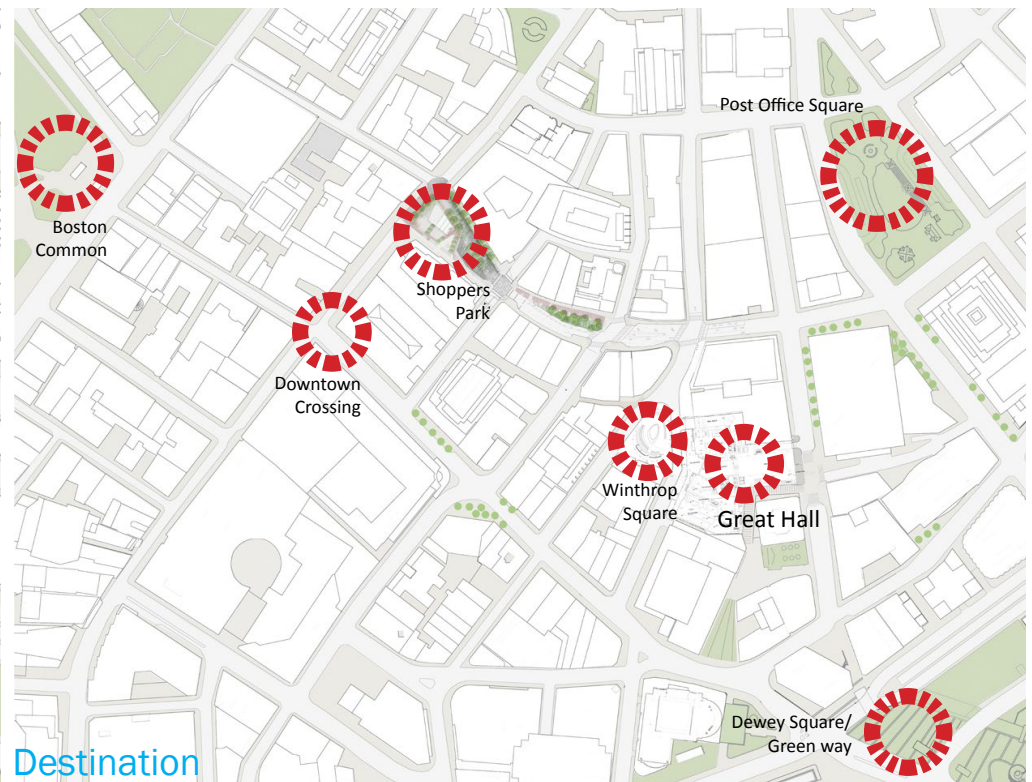
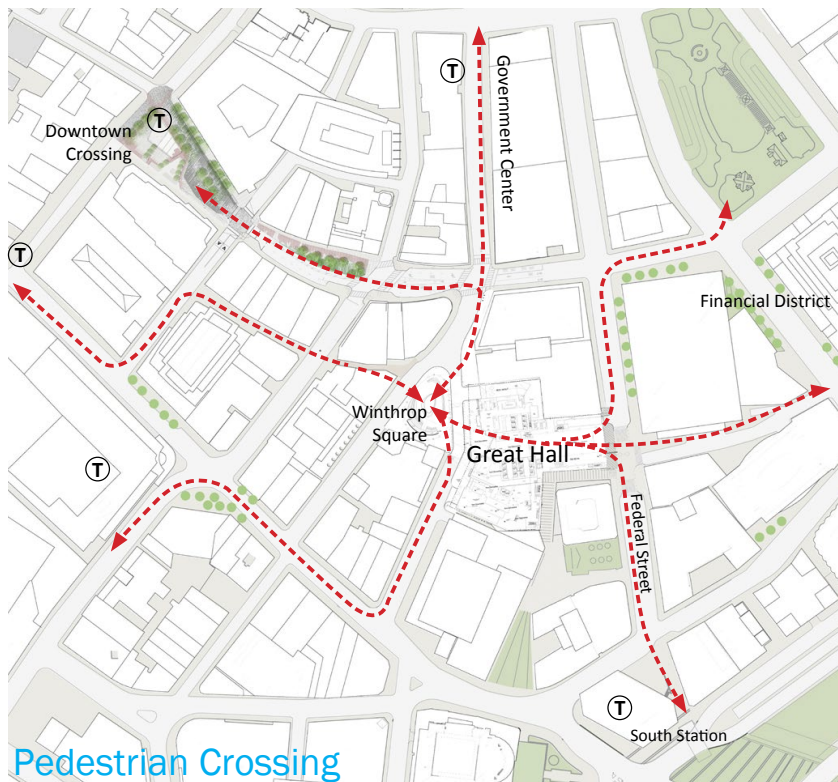
PUBLIC REALM

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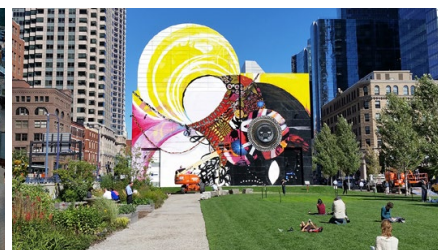
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Post Office Square



Shopper's Parks



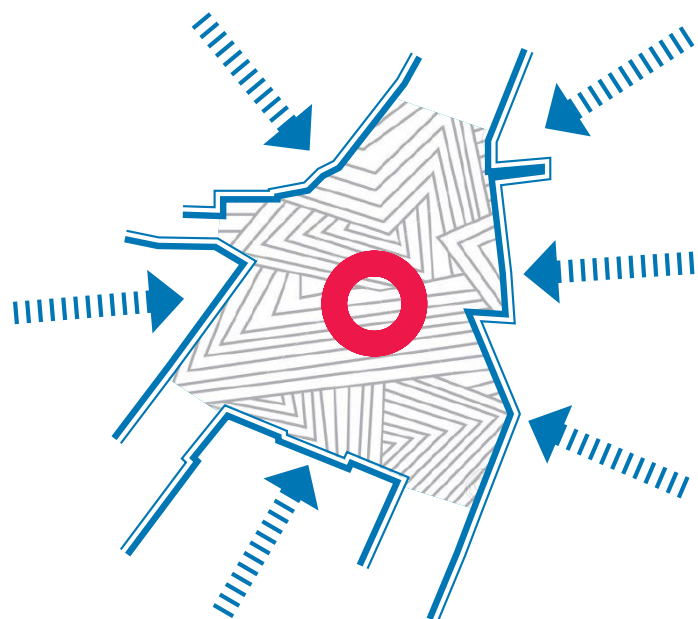
Dewey Square



Boston Garden

115 Winthrop Square

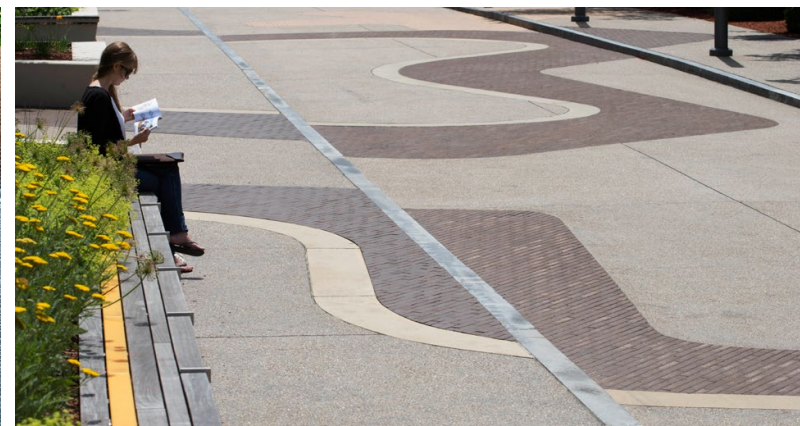
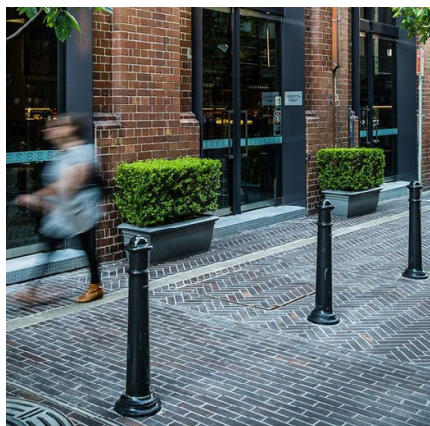
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Urban Room



More Pedestrian Than Vehicular



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Potential Water Feature



Varied Seating



Robust Planting



Artistic Lighting



Honey Locust Trees



Robert Burns Sculpture

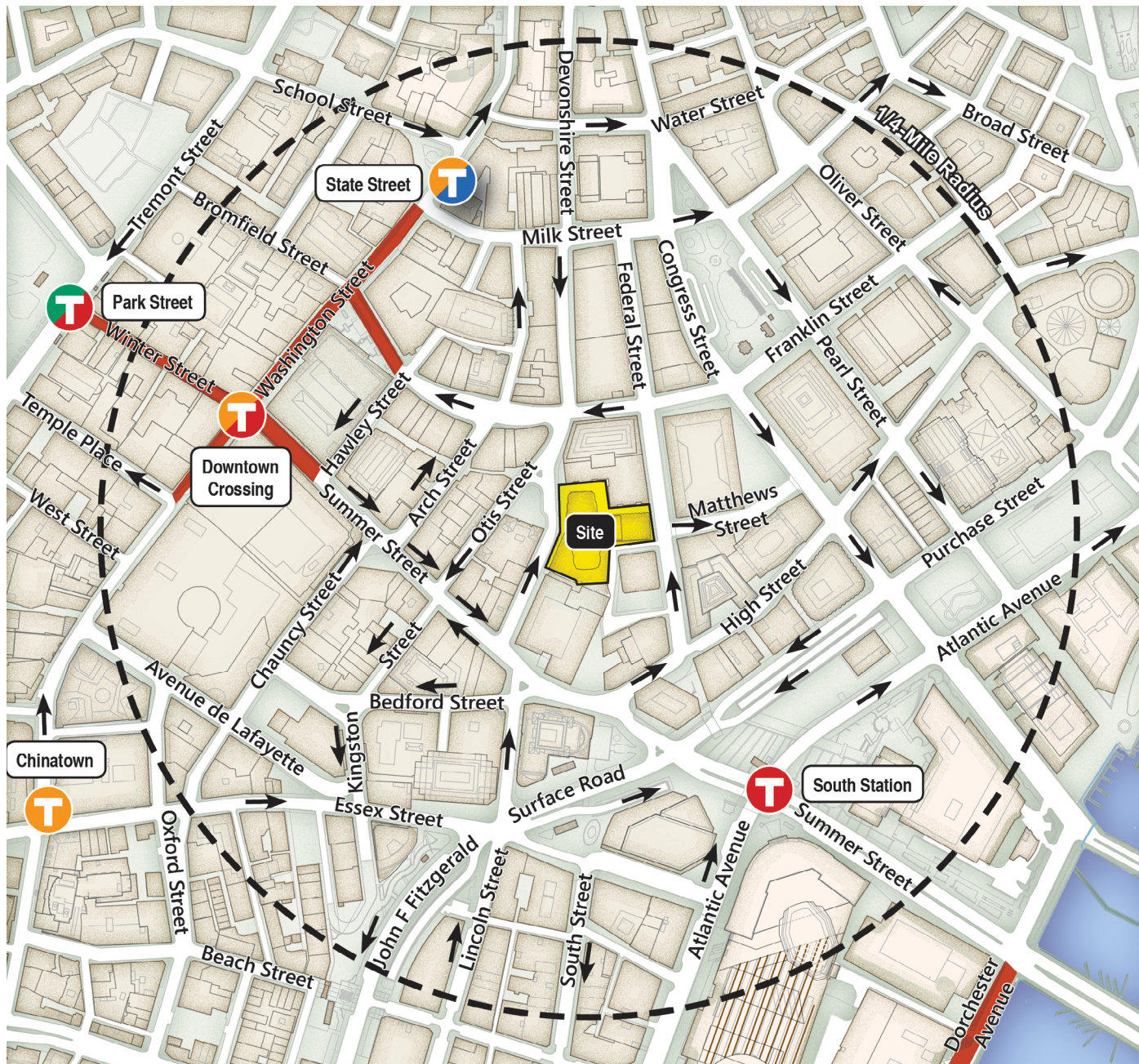
115 Winthrop Square EXISTING CONDITIONS

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TRANSPORTATION

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115 Winthrop Square

 Restricted Vehicle Access

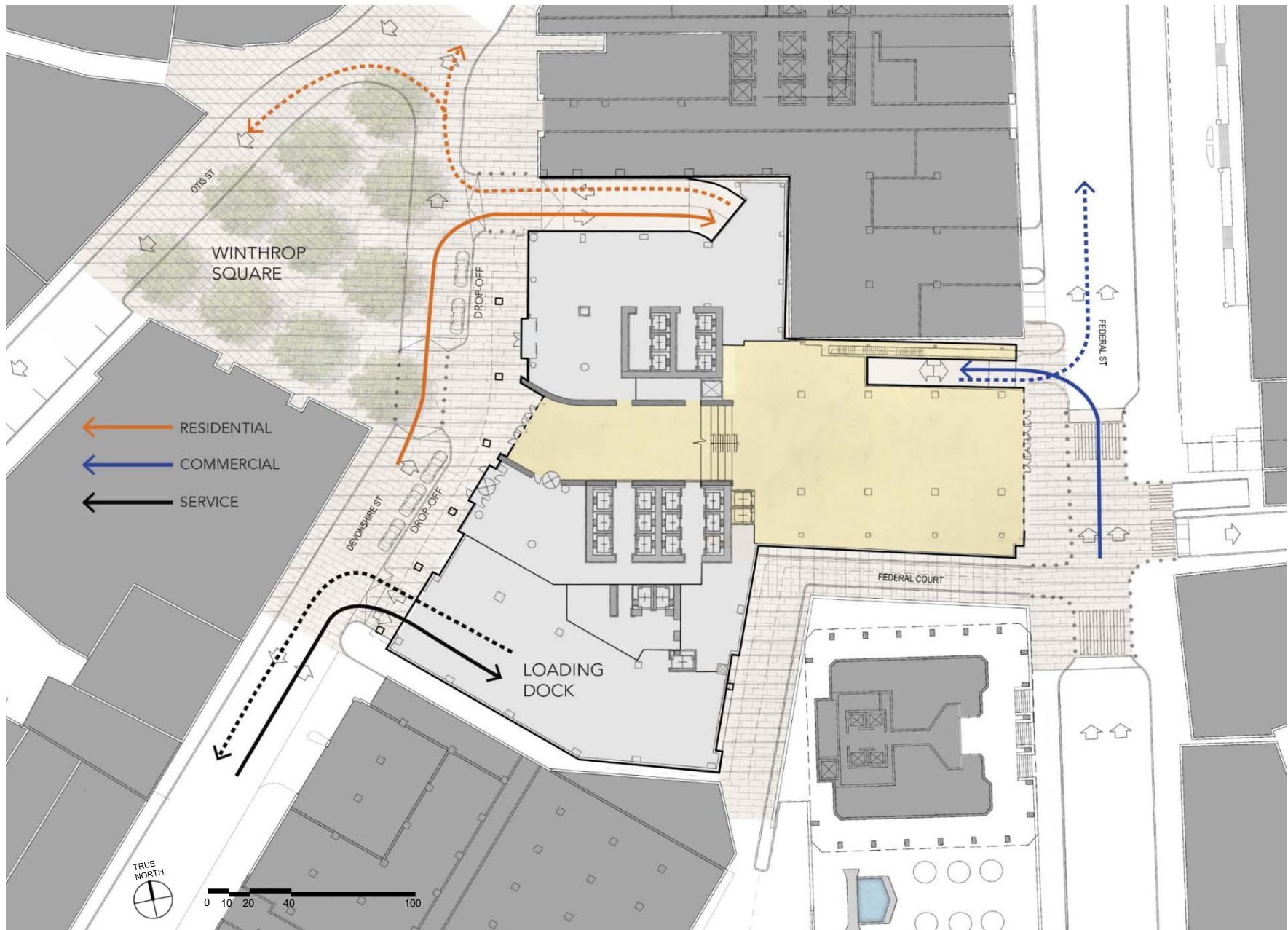
 MBTA Stations

- Replaces previous parking garage on site which provided more than twice as many parking spaces
- Limited reductions in traffic level-of-service grades
- Sharing of residential and commercial parking provides adequate, but constrained, parking to satisfy demand without encouraging auto travel
- Excellent transit-oriented location with access to MBTA Commuter Rail, Express/Local bus routes and all subway lines
- Red line and Orange line improvements will ensure that there is adequate capacity for transit users
- Important new pedestrian connections through the site and beyond
- Robust Transportation Demand Management (TDM) plan to minimize auto trips and enhance mobility by alternative modes



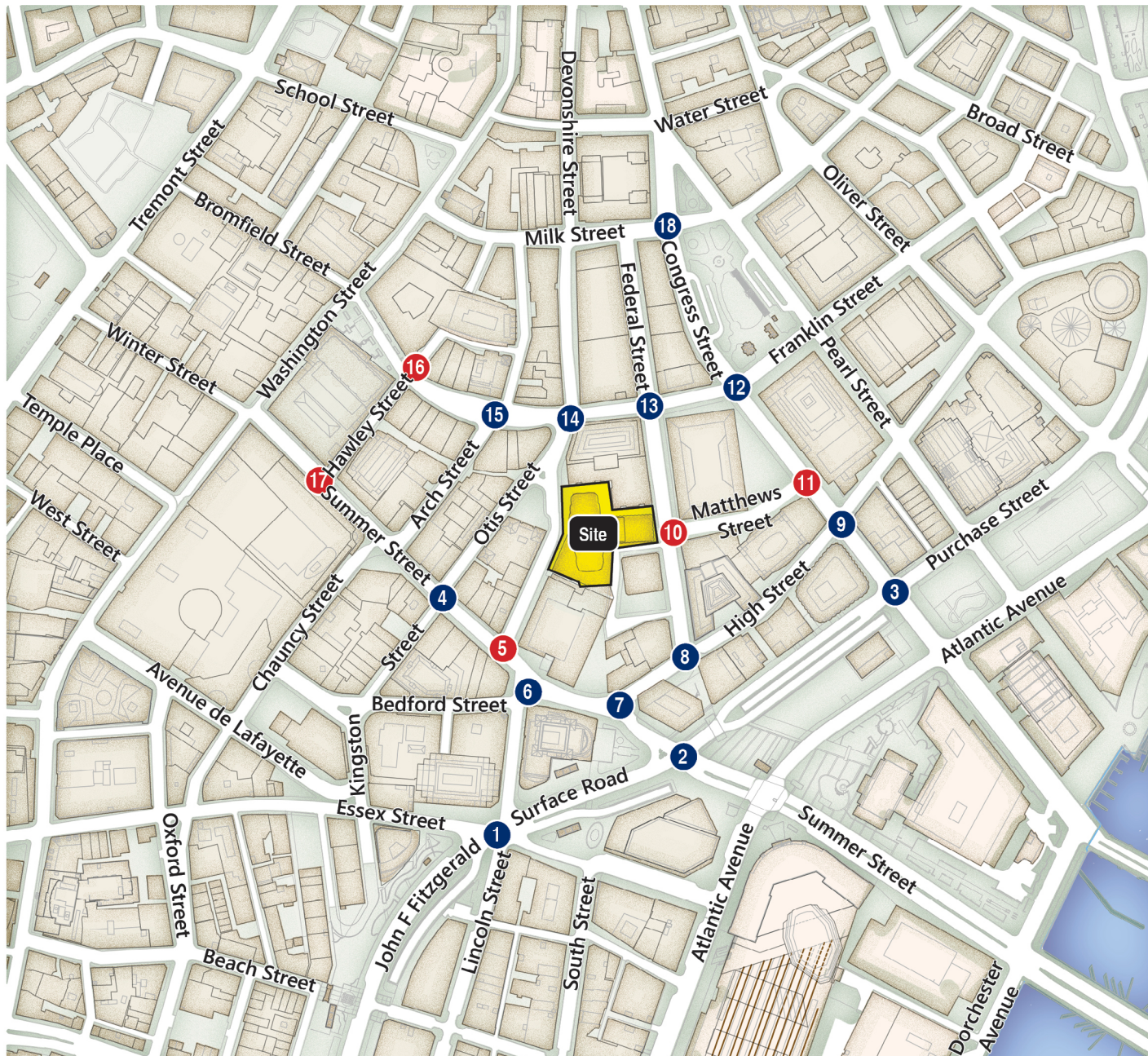
0 200 400 Feet

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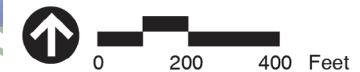


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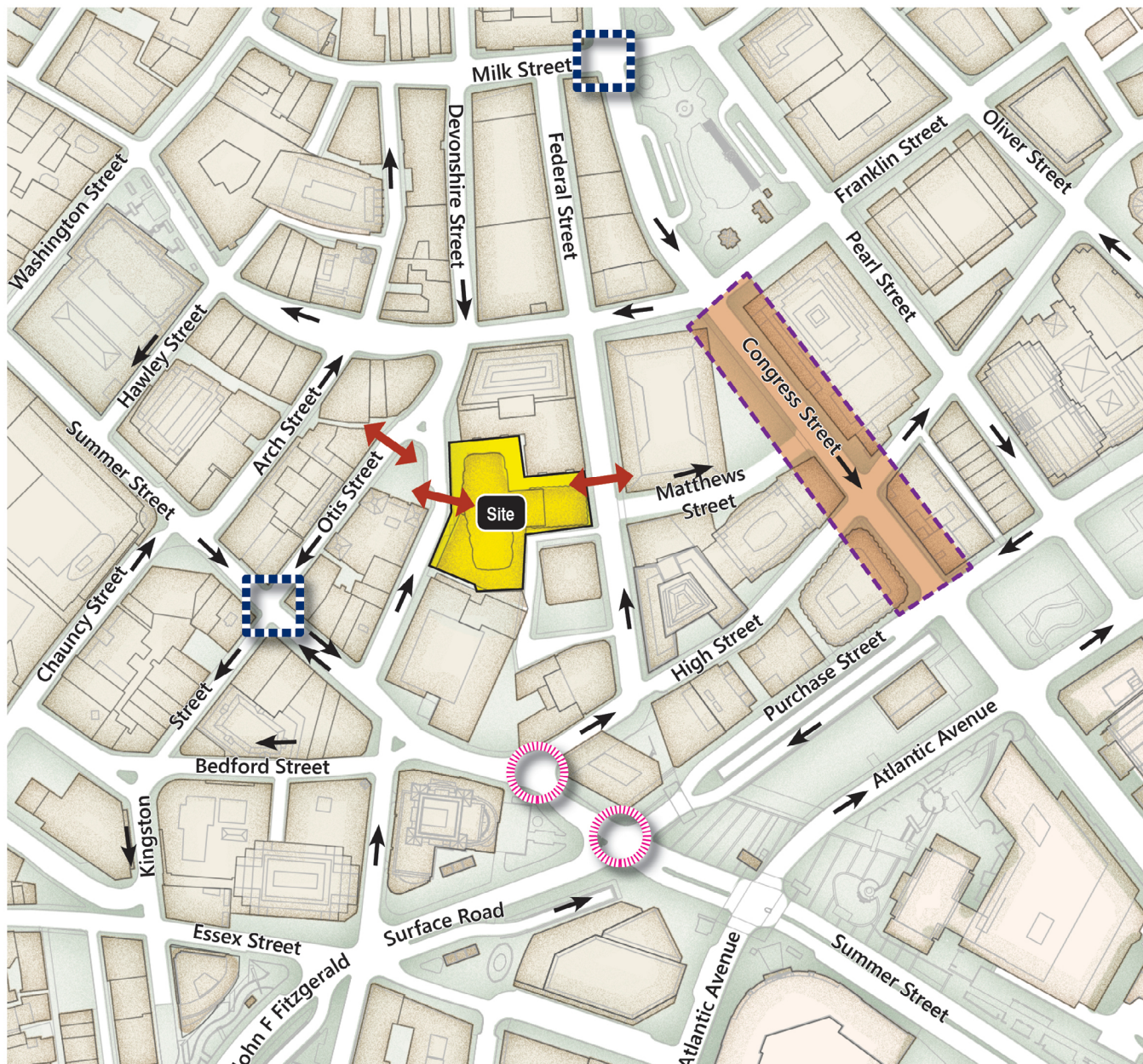


- # Signalized Intersection**
- # Unsignalized Intersection**
- 1 Surface Road/Lincoln Street/
1-93 On-Ramp/Essex Street**
- 2 Summer Street/Surface Road/
Purchase Street/I-93 Off-Ramp**
- 3 Purchase Street/I-93 Off-Ramp/
Congress Street**
- 4 Summer Street/Otis Street**
- 5 Summer Street/Devonshire Street**
- 6 Summer Street/Bedford Street/
Lincoln Street**
- 7 Summer Street/High Street**
- 8 High Street/Federal Street**
- 9 Congress Street/High Street**
- 10 Federal Street/Matthews Street**
- 11 Congress Street/Matthews Street**
- 12 Congress Street/Franklin Street**
- 13 Federal Street/Franklin Street**
- 14 Devonshire Street/Franklin Street**
- 15 Franklin Street/Arch Street**
- 16 Franklin Street/Hawley Street**
- 17 Summer Street/Hawley Street**
- 18 Congress Street/Milk Street**



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-  Striping/Signage Improvement
-  Signal Timing Improvements
-  New Lane Configuration/Striping
-  New Pedestrian Connections/
Crosswalks

Traffic mitigation focused on areas of potential impact include:

- Striping and signage in Congress Street corridor to improve lane allocations/weaving and ease queuing
- Signal re-timing on Summer Street at Purchase Street and High Street
- New lane configurations at Milk Street and Congress Street
- Re-striping at Otis Street and Summer Street
- Pedestrian crossings Federal, Devonshire and Otis Streets, and public realm improvements in Winthrop Square and Franklin Street (Tontine Crescent)
- Robust TDM Plan

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ENVIRONMENT

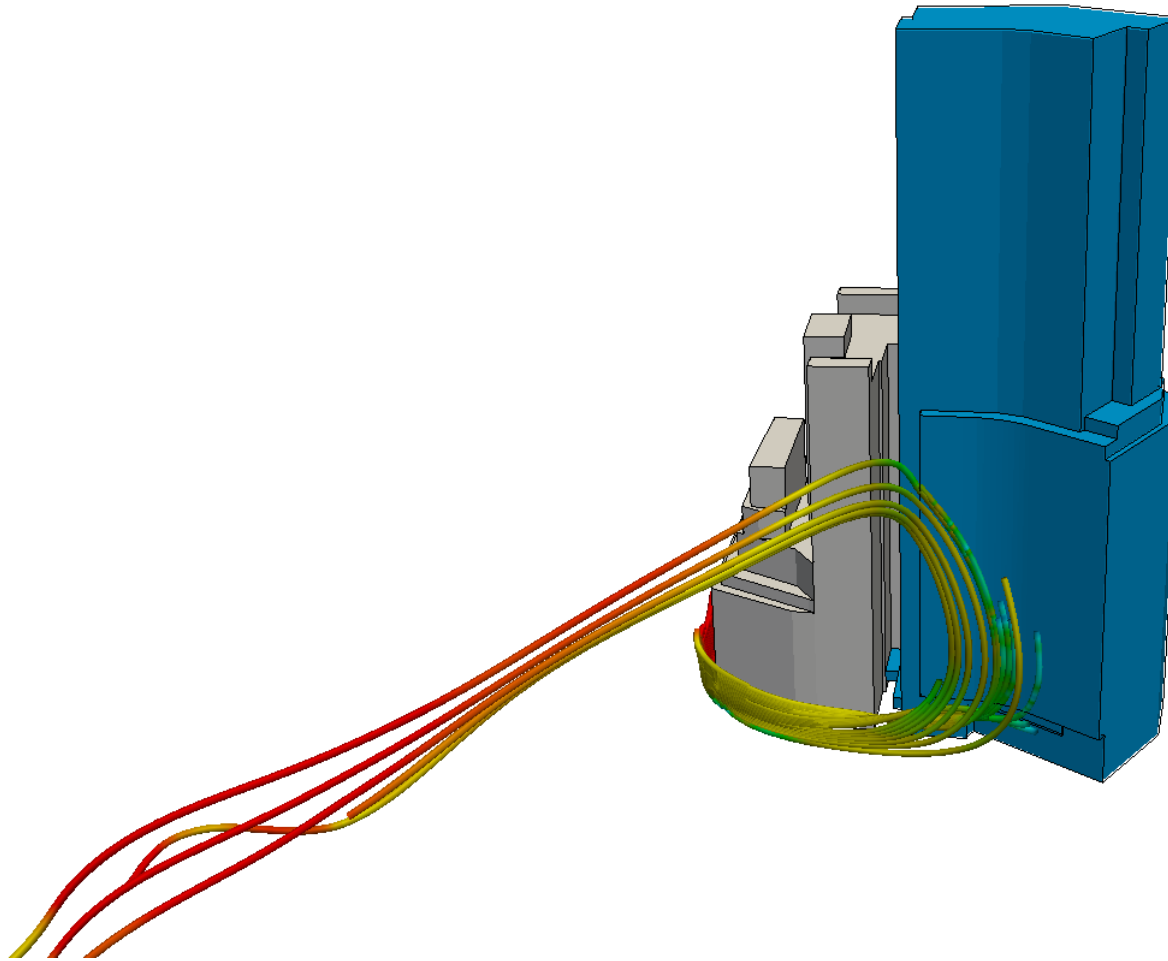
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Overview Of Pedestrian Wind Comfort Study

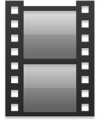
- The effective gust criterion evaluated for the Build Configuration is expected to be met at all but one location, at the intersection of Franklin and Devonshire streets.
- Localized wind control measures at the southeast corner of Franklin and Devonshire are shown to bring about acceptable wind conditions.
- When evaluating the wind comfort category change on an annual basis, from the No Build Configuration to the Build Configuration, it is observed that 31 out of 164 locations are predicted to experience wind comfort improvement, 35 locations are predicted to experience wind comfort reduction and 98 locations are predicted to remain unaffected by the proposed development.

Pedestrian Wind Comfort - Example Wind Flow Pattern Corner Of Franklin & Devonshire



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Pedestrian Wind Comfort Study - Example Wind Flow Pattern Corner Of Franklin & Devonshire

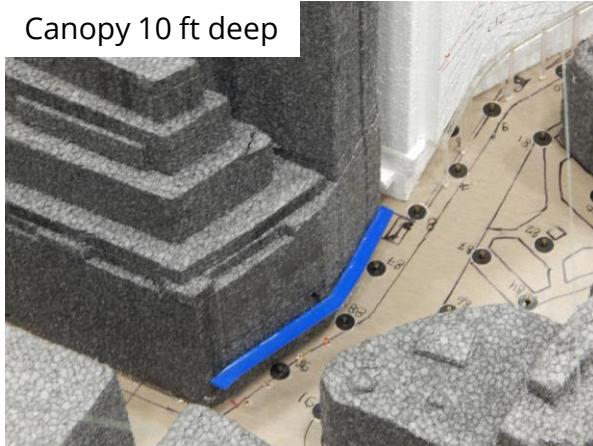
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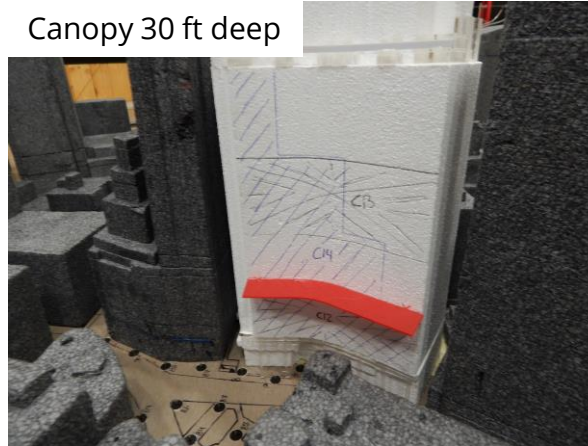
Examples Of Wind Mitigation

In total 28 mitigation configurations were tested until a solution was found

Canopy 10 ft deep



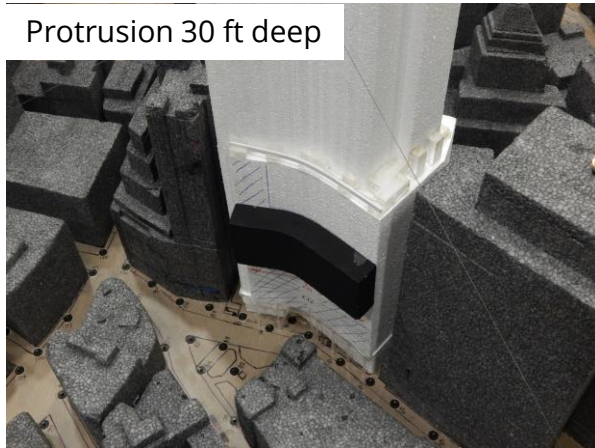
Canopy 30 ft deep



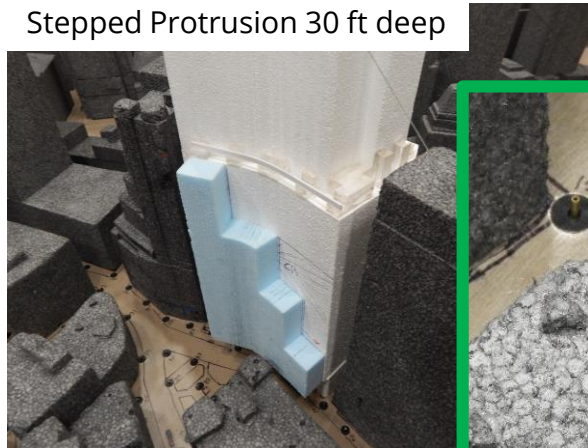
Protrusion 30 ft deep



Protrusion 30 ft deep



Stepped Protrusion 30 ft deep



LOCALIZED MITIGATION IN THE
FORM OF LANDSCAPING



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Shadow Extent Study

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D/R/E/A/M COLLABORATIVE

AFFORDABLE HOUSING

PARCEL P-12C

SOUTH COVE URBAN RENEWAL AREA



CORCORAN
JENNISON
Companies



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MILLENNIUM BOSTON



The table below identifies uses and floor areas of the proposed project.

USE	APPROXIMATE UNITS / KEYS / SPACES	APPROXIMATE GROSS SQUARE FEET
Affordable Housing (Asian CDC and Millennium Boston)	171	182,000
Hotel (Corcoran Jennison)	140	84,000
Parking (Tufts Shared Services)	264	95,000
Library / Community		8,000
Total		369,000

The table below identifies unit types, sizes and targeted affordability levels of the proposed project.

UNIT TYPE	# UNITS	BEDROOMS	UNIT SQ. FT. SIZES (NET)	AFFORDABILITY LEVEL
Low Income Housing Credit Units (LIHTC) (Asian CDC)	45	1 BR: 15 2 BR: 25 3 BR: 5	600 sqft 850 sqft 1200 sqft	9 units affordable to 30% AMI, 36 of unit affordable to 60% AMI
Affordable IDP Condominium Units (Millennium Boston)	126	1 BR: 42 2 BR: 70 3 BR: 14	600 sqft 850 sqft 1200 sqft	70% to 100% of AMI with an average of 80% AMI
Total Residential	171			Affordable Residences

Boston, Massachusetts

Public Benefits Summary

- The Project will have a positive impact and will contribute to the urban design and architectural character of the city, the historic neighborhoods and historic properties.
- The project has the scale and program necessary for the extraordinary public benefits to be realized.
- Create 24/7 hour experience by adding approximately 500 residential units.
- Create Innovative, State-of-the-Art, Technologically Advanced Office space to re-establish Downtown Boston as the Center of the Region's commercial activity.
- Landmark on Boston's Skyline.
- Re-define the under-utilized Winthrop Square and improved the Pedestrian Environment
- Create new Civic and Community Space with the Great Hall.
- Set new Inclusionary and Equity standards with MOU on Diversity during design, construction and operations.
- Create directly and indirectly, 2,670 permanent jobs and 2,800 construction jobs.
- Provided Linkage Funds for Job Training and Housing.
- Create additional housing units leveraging the requirements for the project's off-site housing.
- \$14 million in new real property taxes.
- \$152,970,000 payment to the City with additional payments tied to residential units.
- Fund \$250,000 toward planning study for Downtown area.
- Leader in Sustainability and Technology Standards.