

OWNERSHIP TEAM



- International reach
- Integrated development and construction platform
- #1 in muti-family residential construction
- Innovative and sustainable



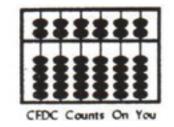
- Grassroots community engagement
- Neighborhood experience: Radian (240 apartments) and mixed-use adaptive reuse in the Leather District
- Innovative affordable housing creation in Chinatown



- MBE
- Extensive local multi-family expertise



COMMUNITY PARTNERS











Affordable Housing

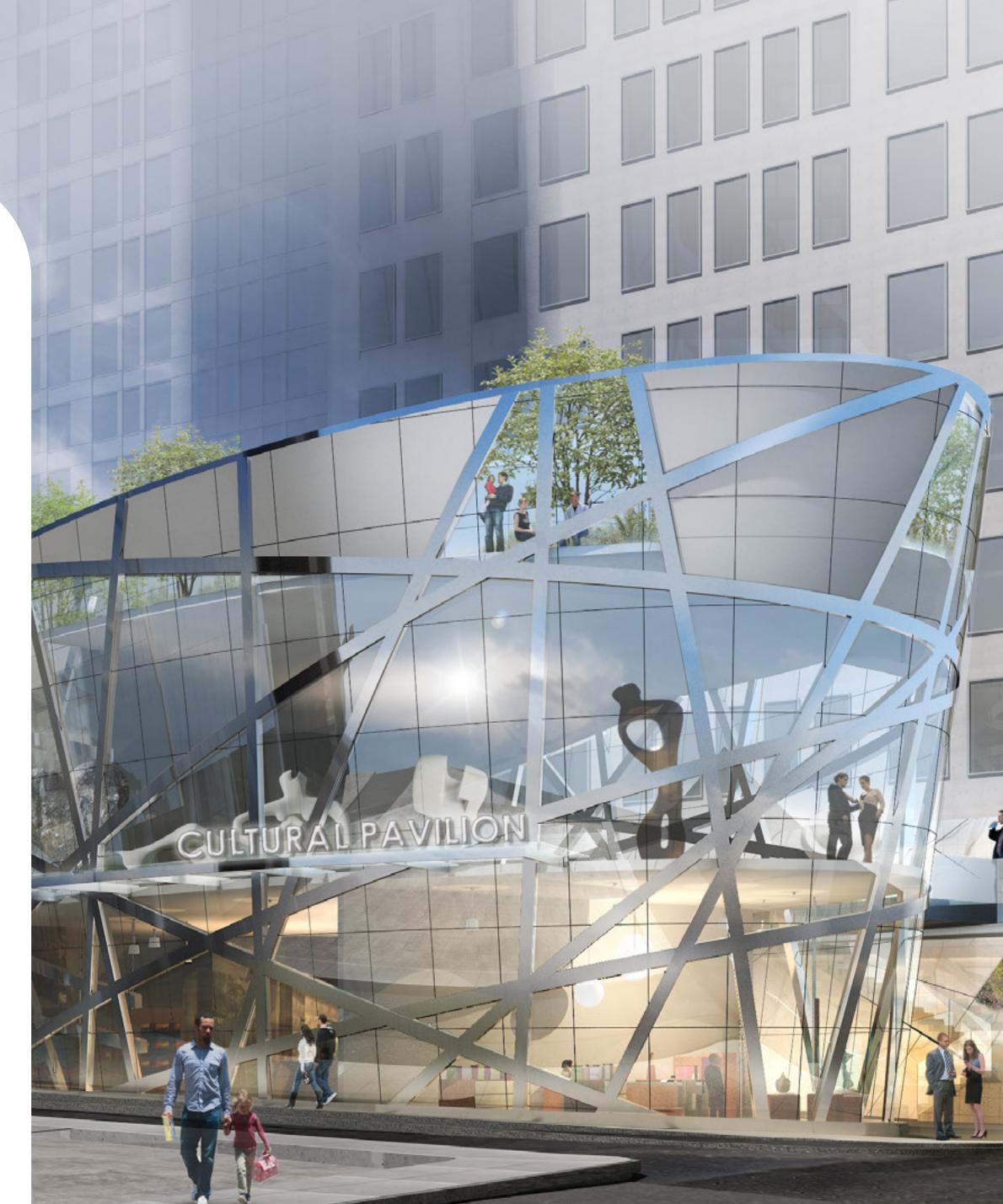
Youth Development

Arts Engagement

Community Health

"Citizens for Safety"





DESIGN TEAM



RODE
ARCHITECTS

Perkins Eastman

- International perspective from Toronto, Canada
- Trademark, bold super high-rise expertise
- Designed
 Canada's tallest residential condominium
 (Aura)

- Boston based firm with deep community roots
- Neighborhood focus
- Extensive community charette experience

- International firm with strong Boston presence
- Radian
 (LEED Gold Residential)
- MLK School (LEED Platinum)
- 99 Hudson super high-rise





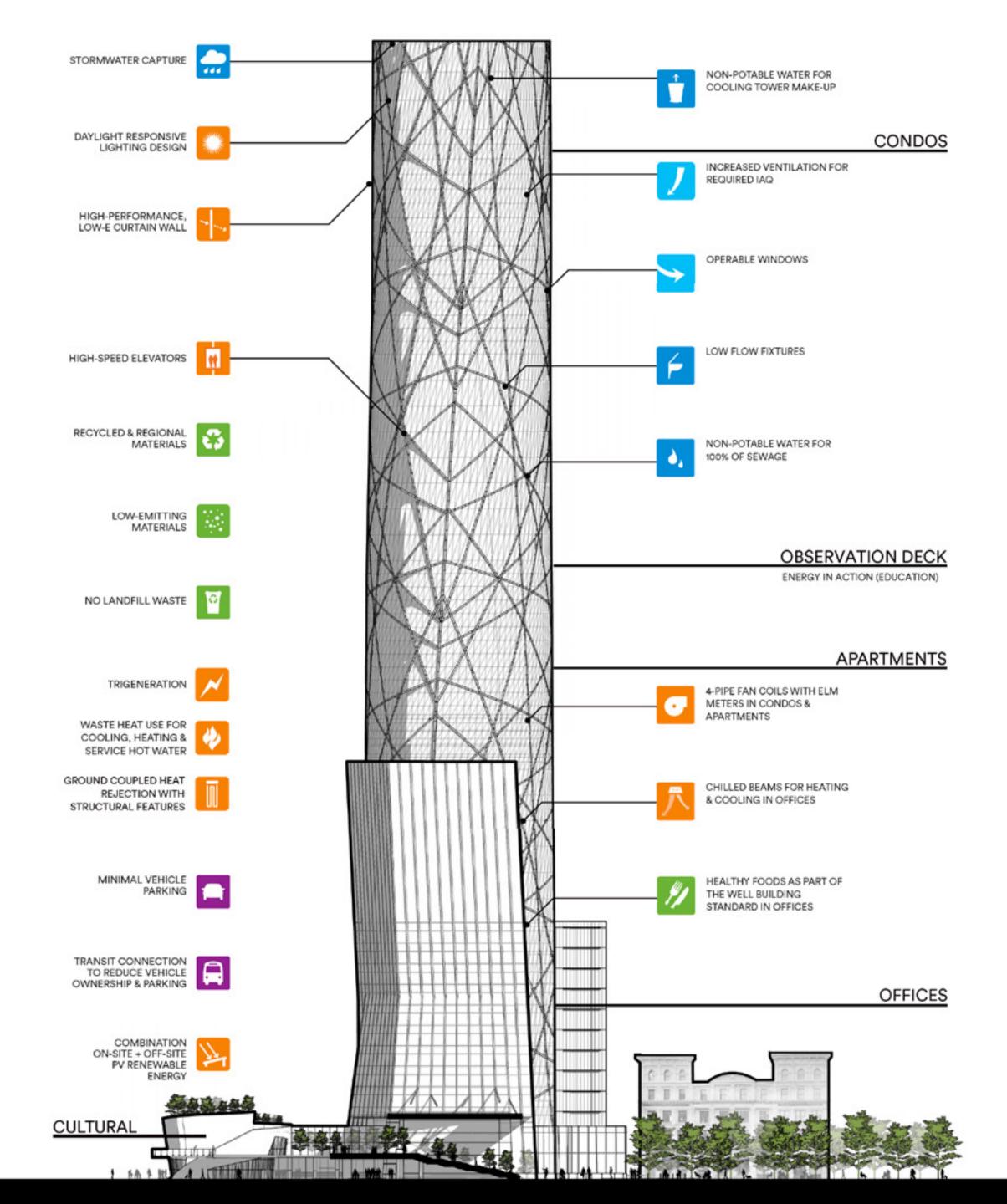


PARTNERSHIPS

City of Boston Parcel = City of Boston Project

The process will feature unique, inclusive partnerships with:

- Elected officials
- BRA
- Community and Neighborhood Groups
- Residents of Boston



SUSTAINABILITY

Sustainability aspirations far beyond LEED:

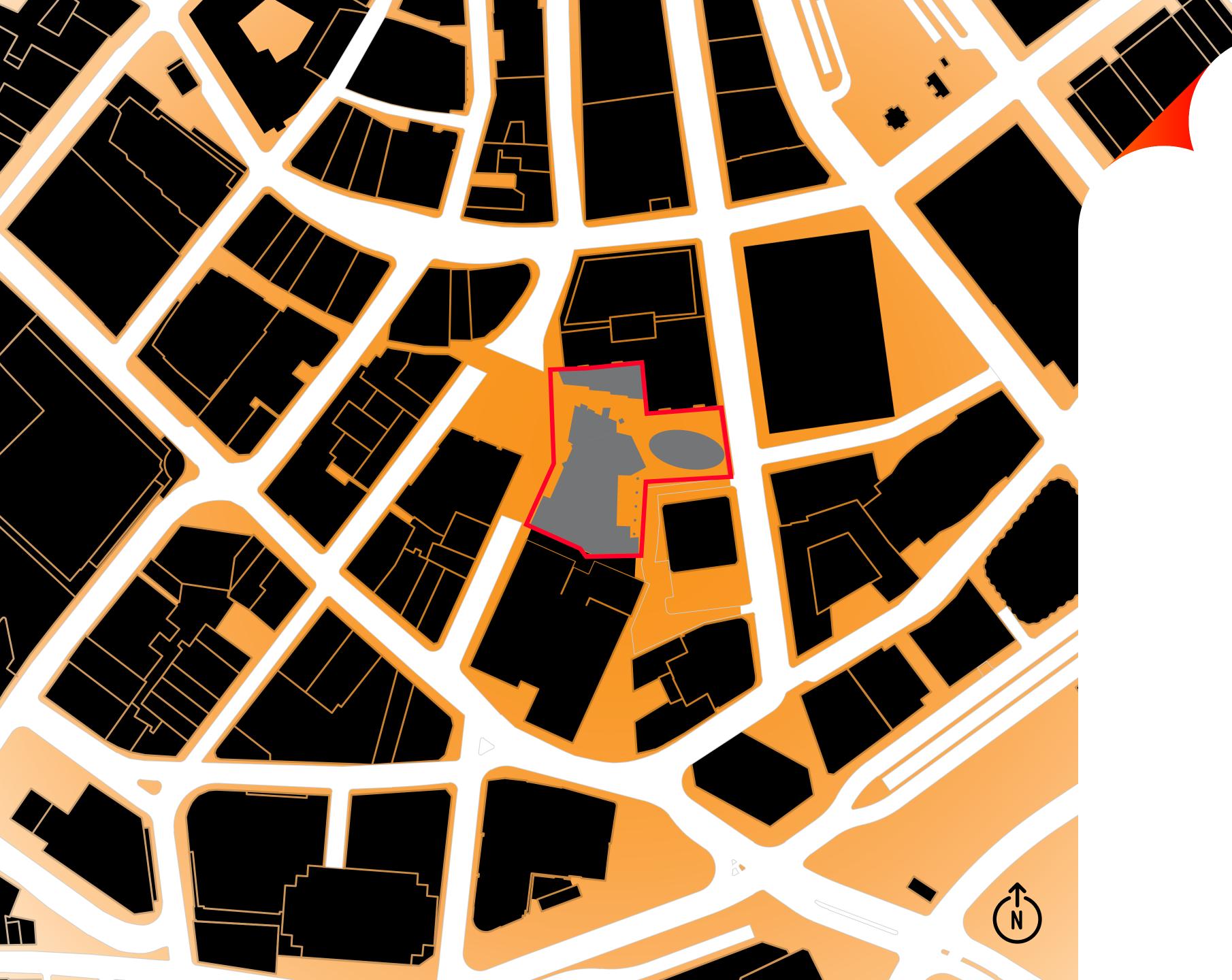
- Economic
- Social
- Environmental

Winthrop Square Chinese Downtown Economic Development Council Four Point Arts Community Chinatown South Boston Community South End Health Center South Boston Fenway/ Kenmore **Leather District Park** Adoption & Enhancement Roxbury Dorchester **Operation Lipstick** Based in JP, serving Boys & Girls Club of Dorchester all city neighborhoods

BEYOND THE BOUNDARIES

- More than a tower in the Financial District
- Community

 partnerships and
 strategic affiliations
- Expand physical and intellectual boundaries of the site
- Adopt and improve adjacent and nearby sites

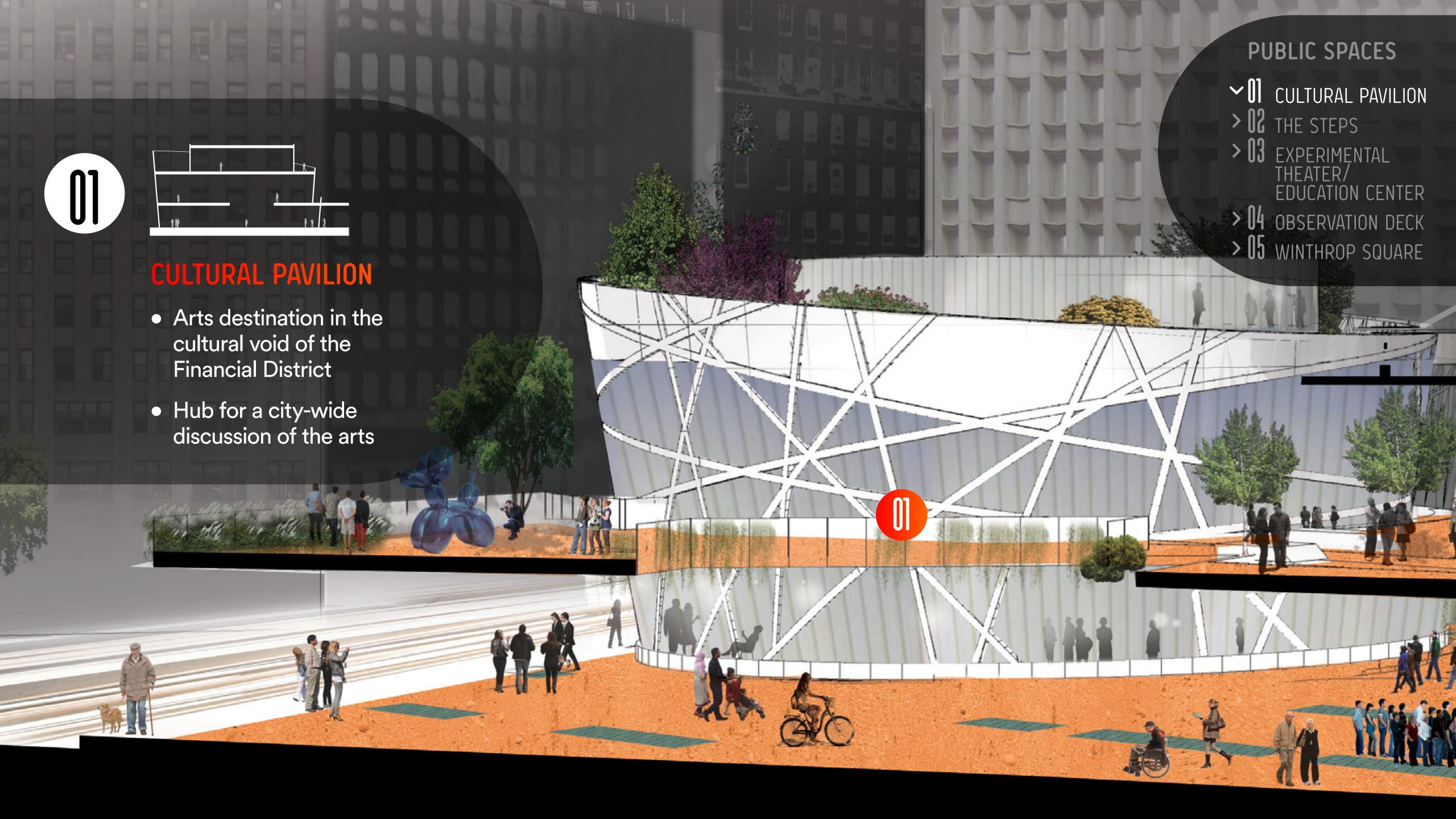


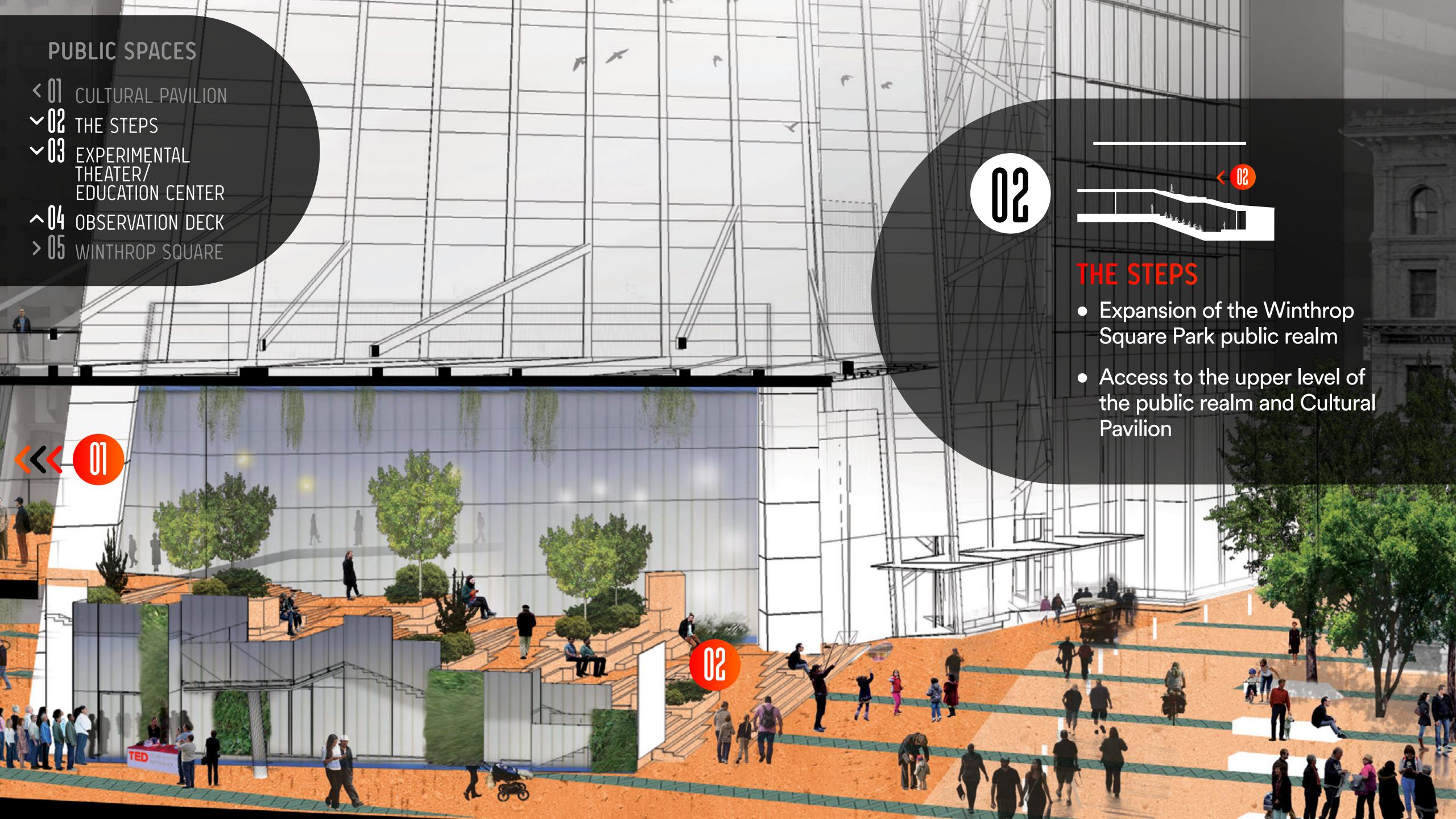
CONNECTIVITY

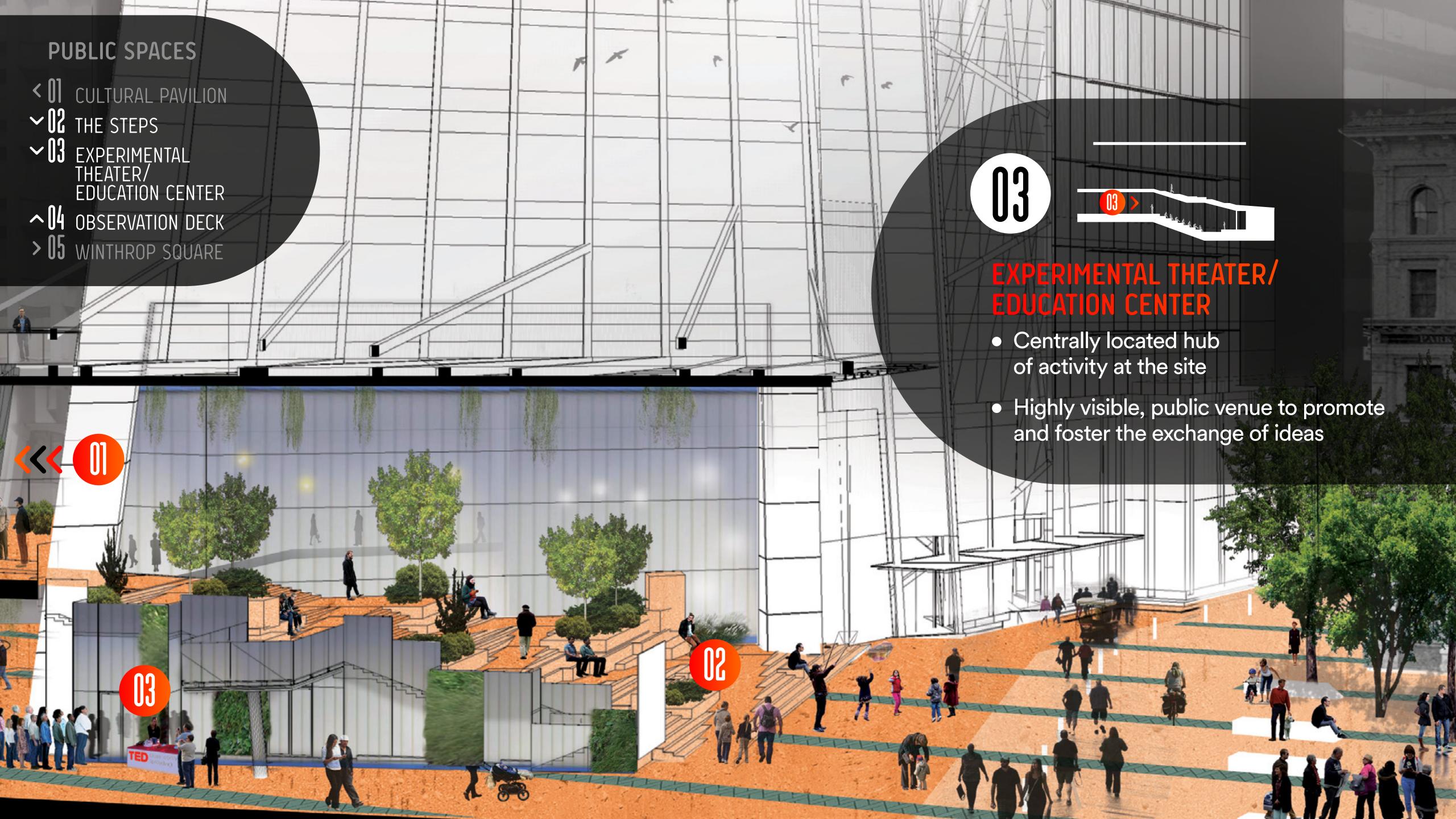
- Vibrant retail and cultural destinations
- New vision for Winthrop
 Square Park
- Transforming a neighborhood

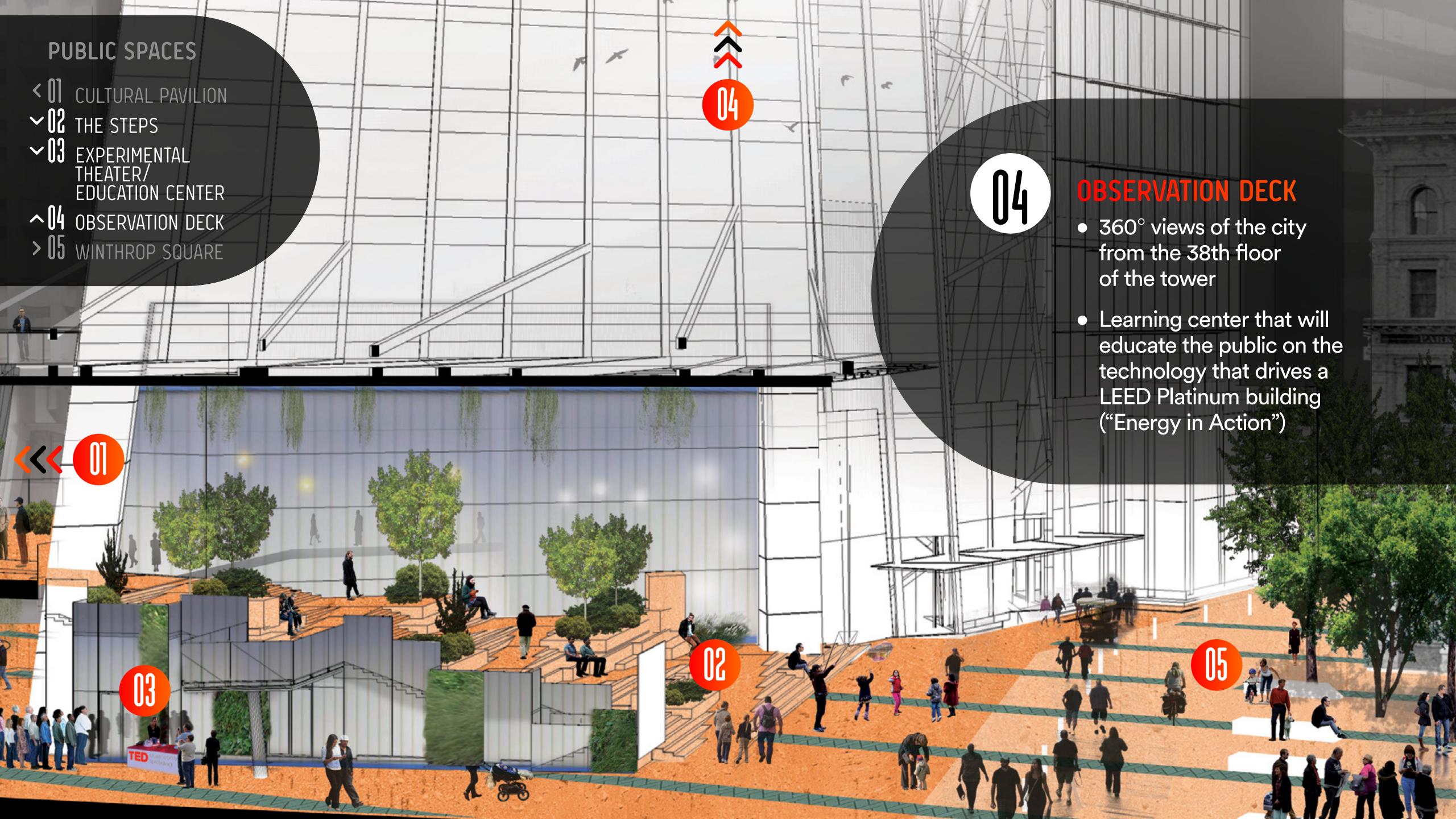
OPENNESS

- Create an entirely open path through site
- Make the site open to all of Boston - 24/7
- Largest percentage of open space

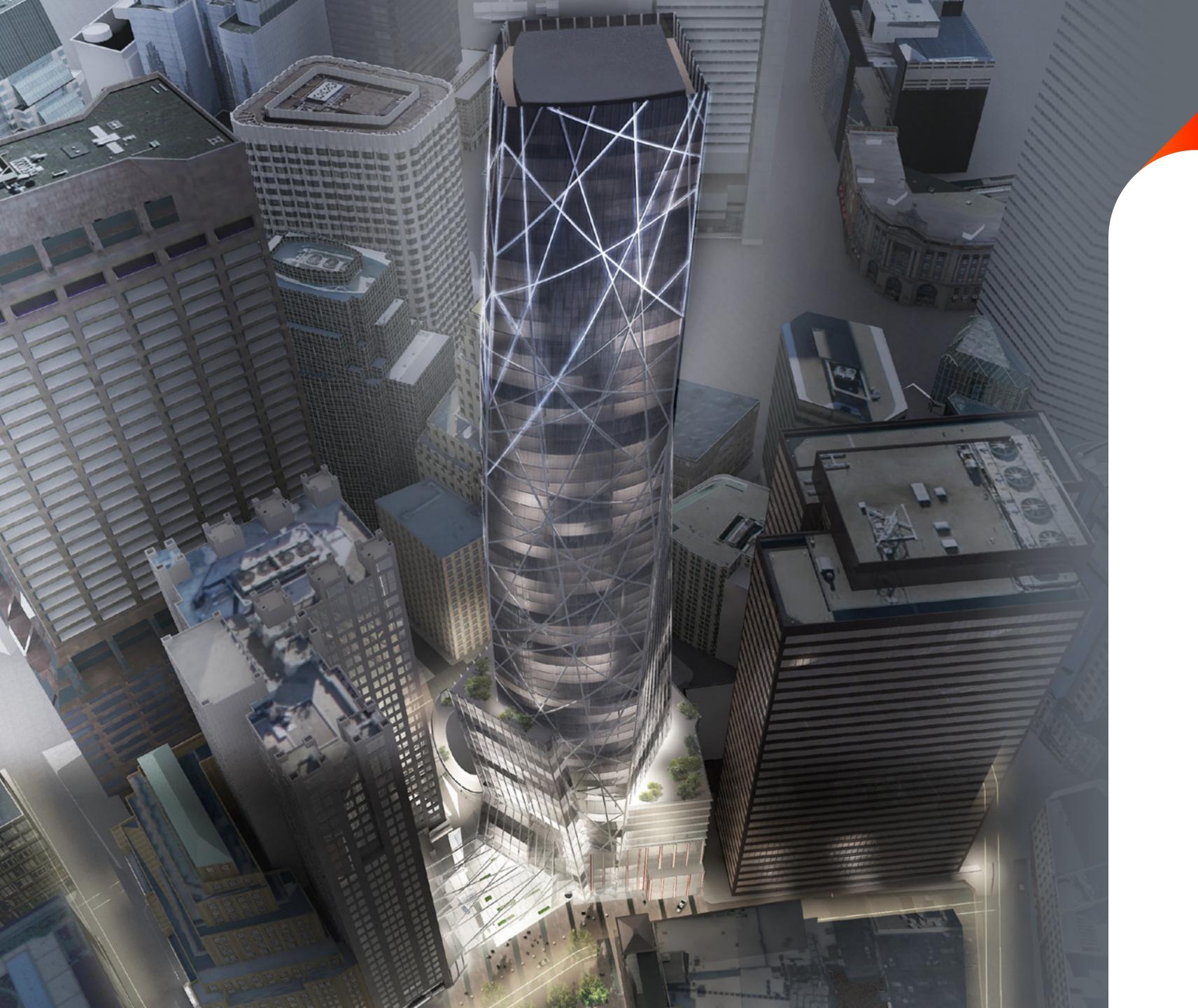












ICONIC DESIGN

- Unique, twisting tower form
- Changes and transforms throughout the day and from different orientations
- A beacon anchoring one end of Boston's high spine



LEGACY

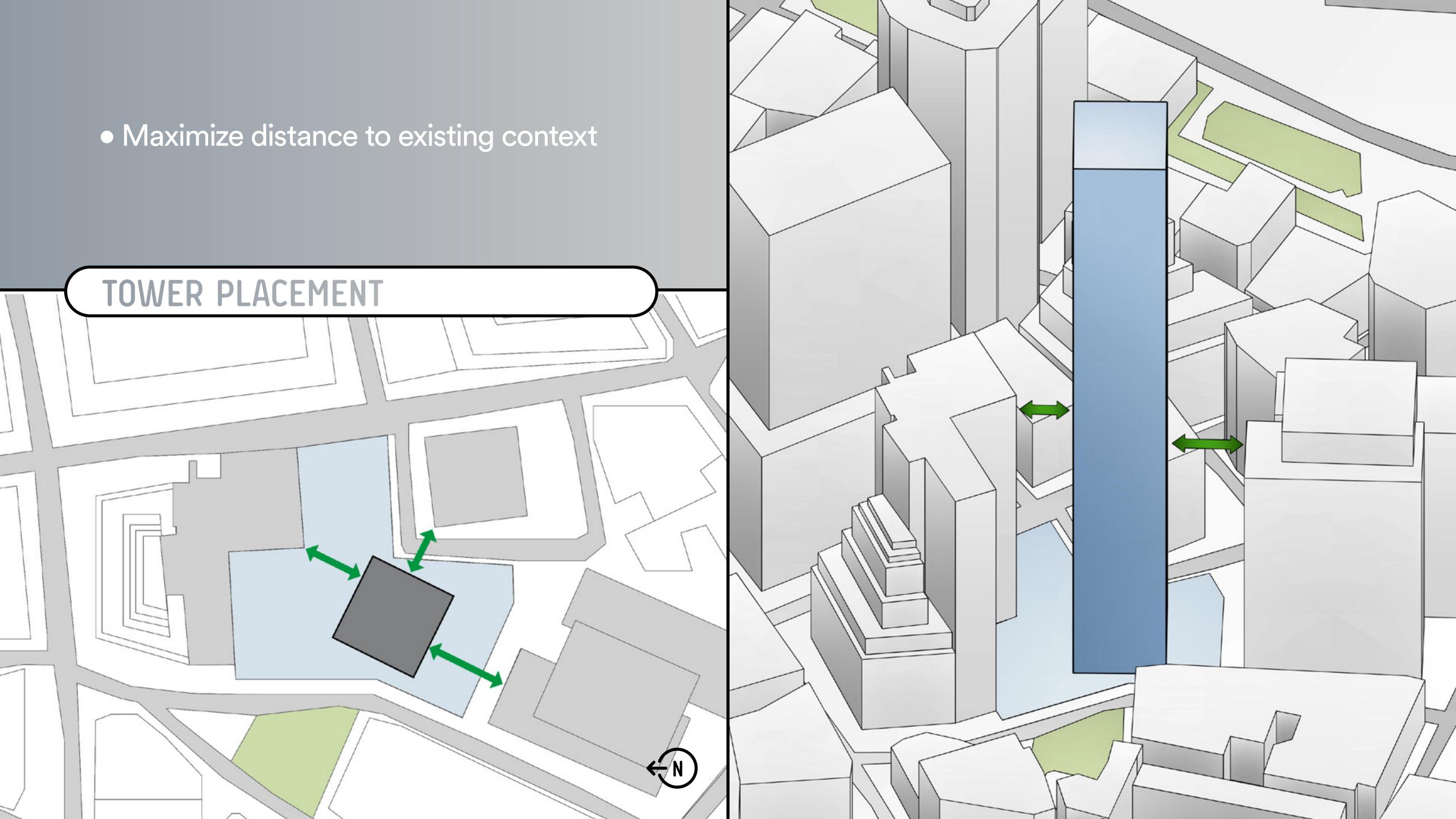
- One of Boston's tallest and most unique towers
- Emblematic of Boston's current boom and residential renaissance
- Beyond the tower, it will transform the Financial District and set a precedent for an 18 hour neighborhood
- Create a lasting presence in Boston's non-profit and arts community
- Sponsor an ambitious affordable housing creation strategy

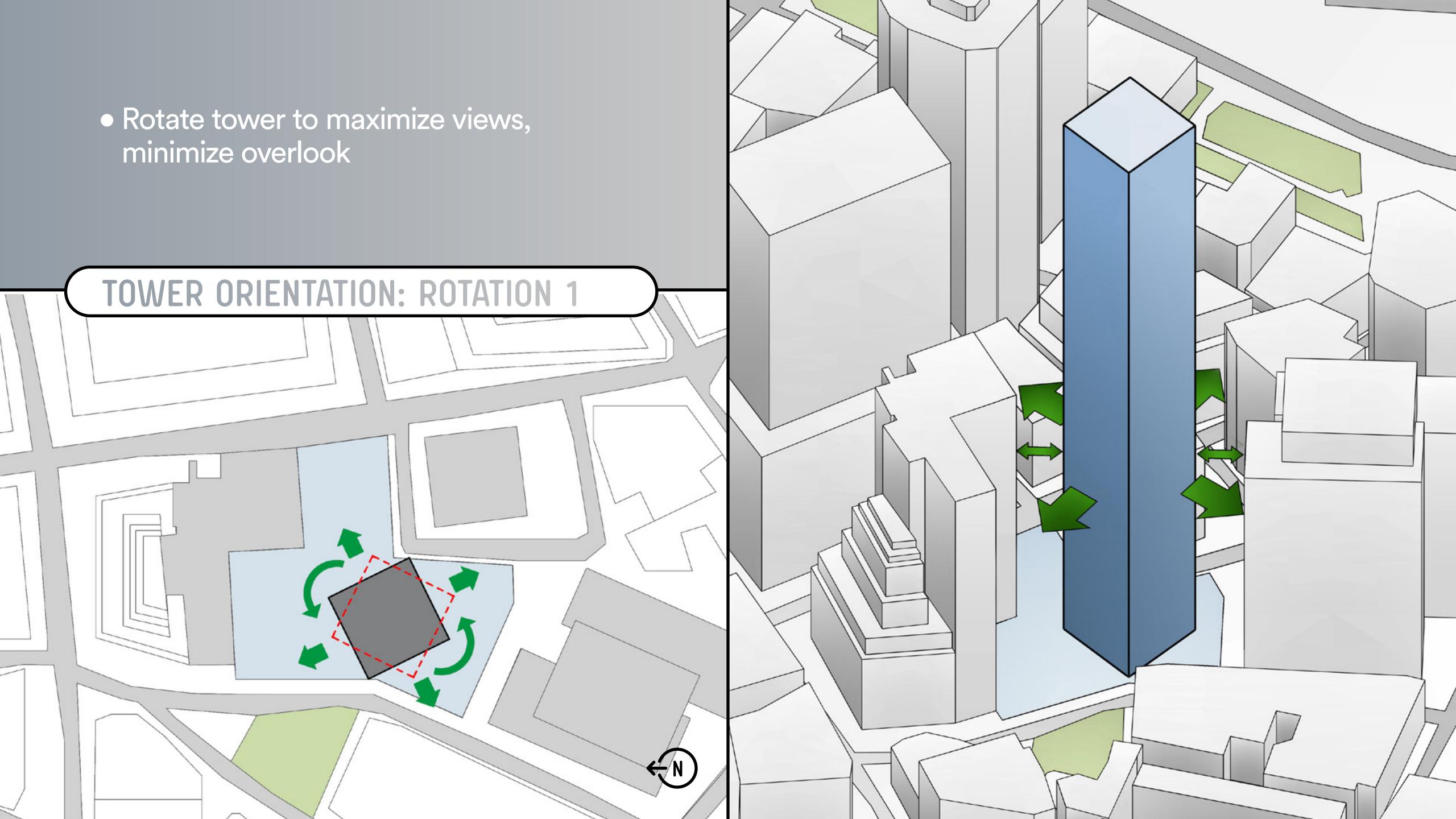


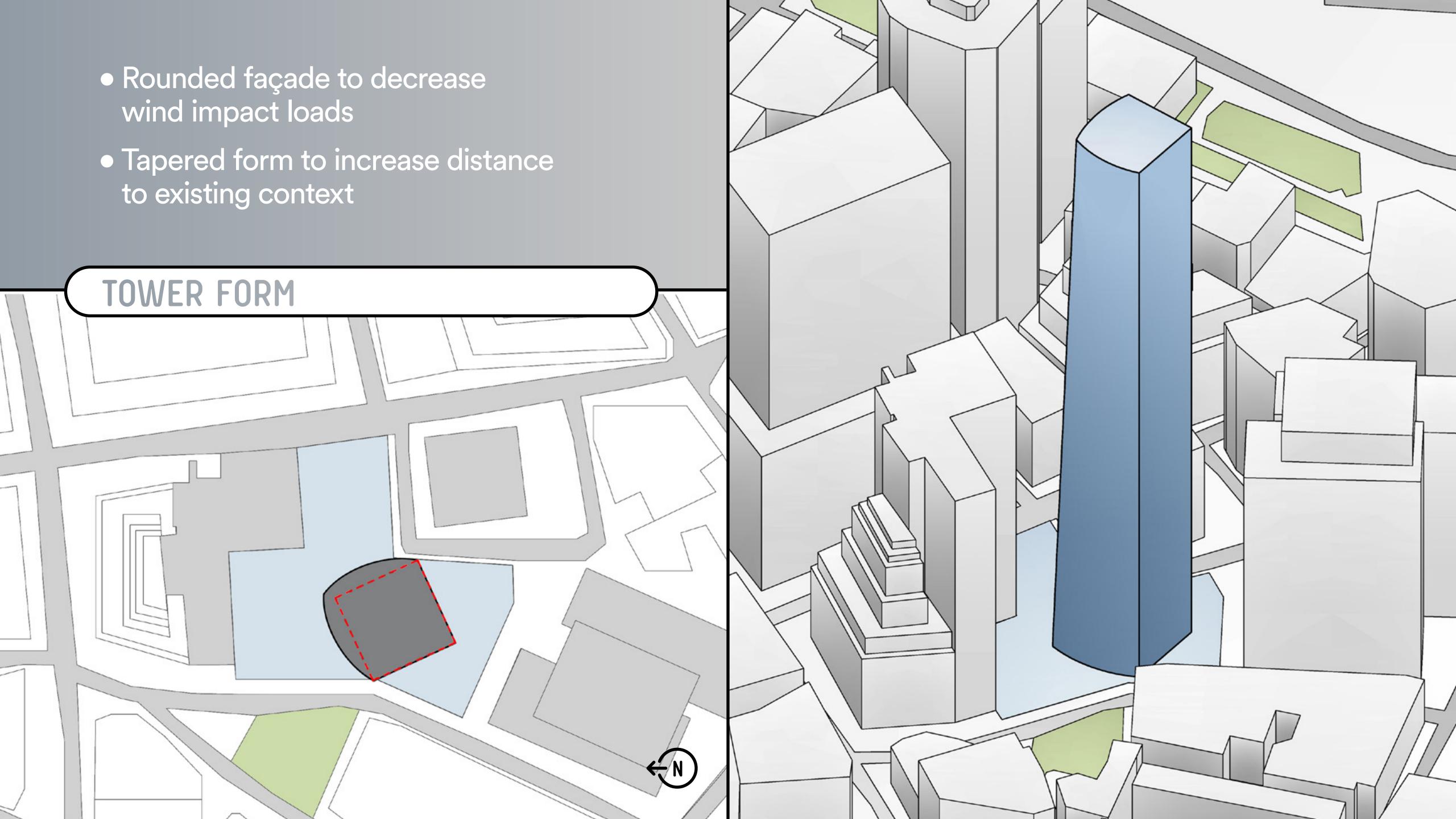


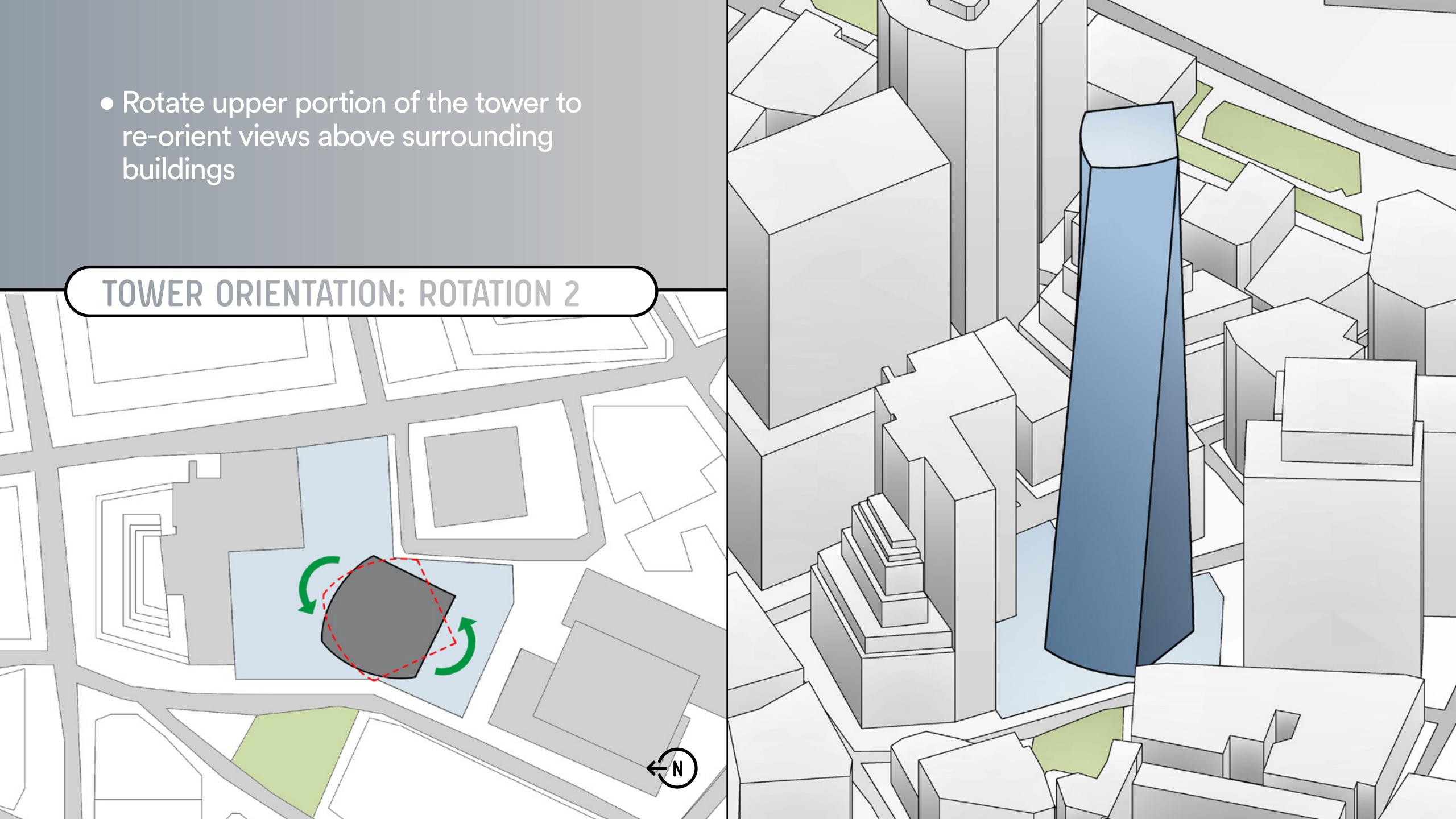


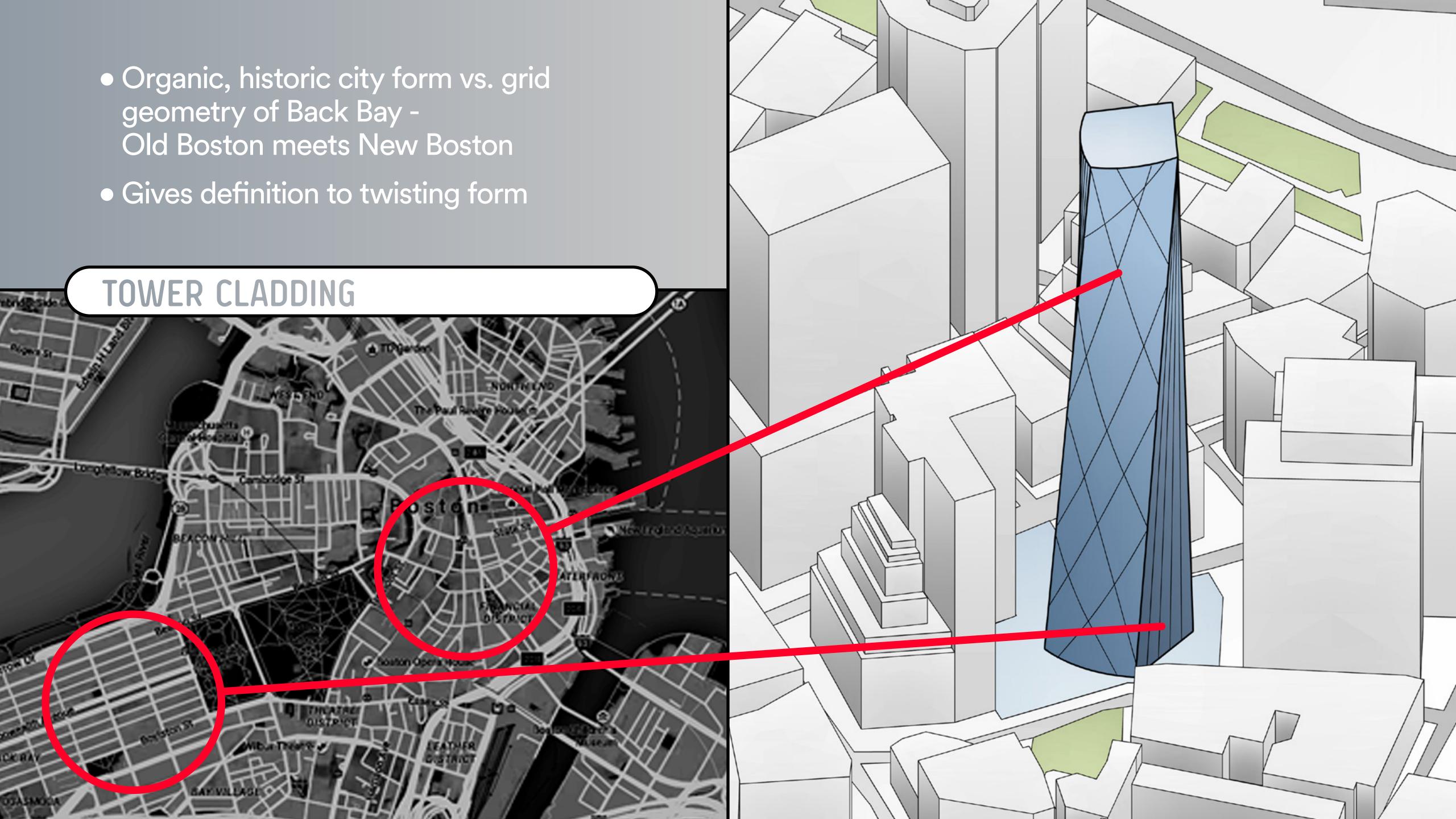


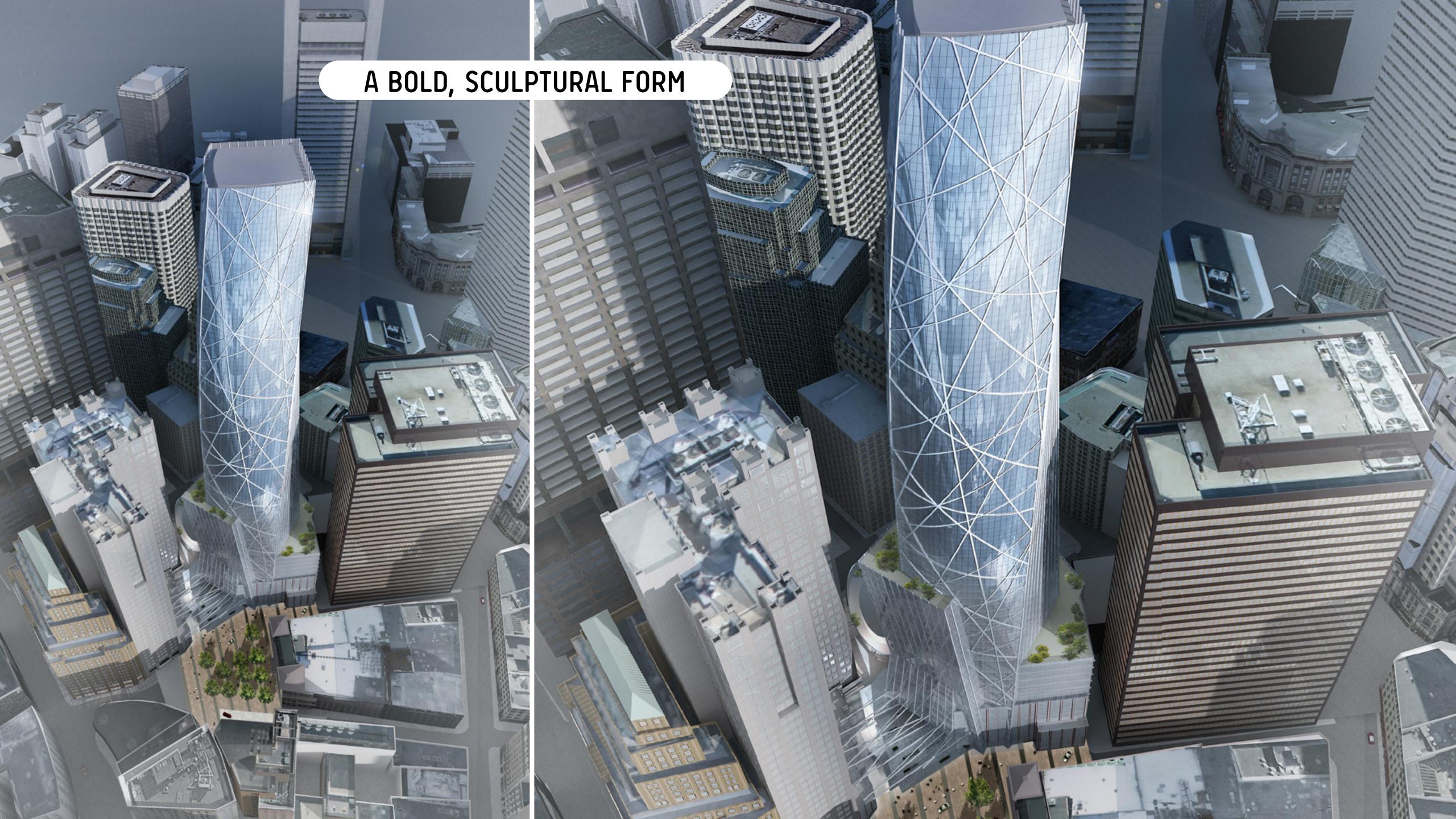


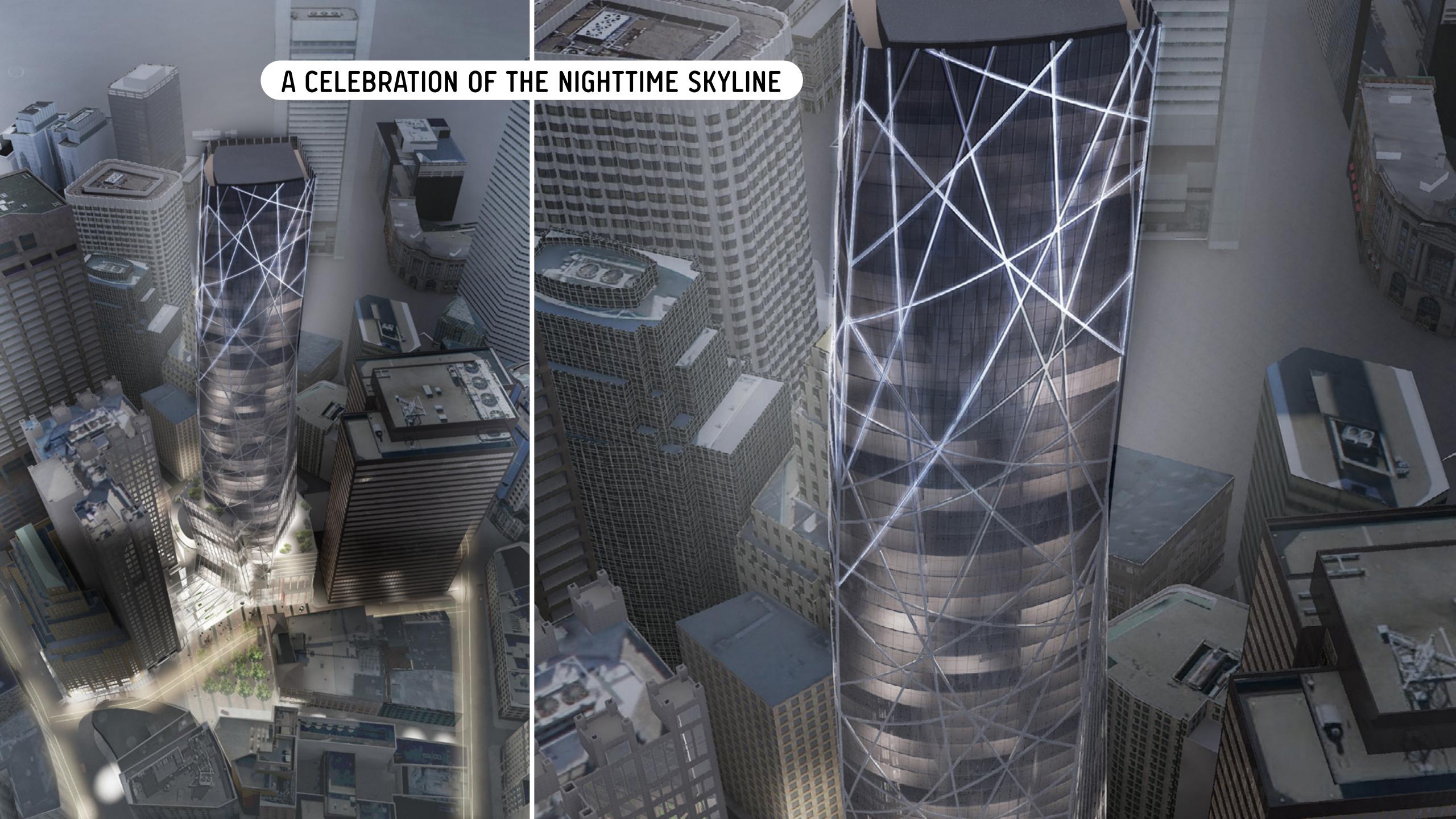








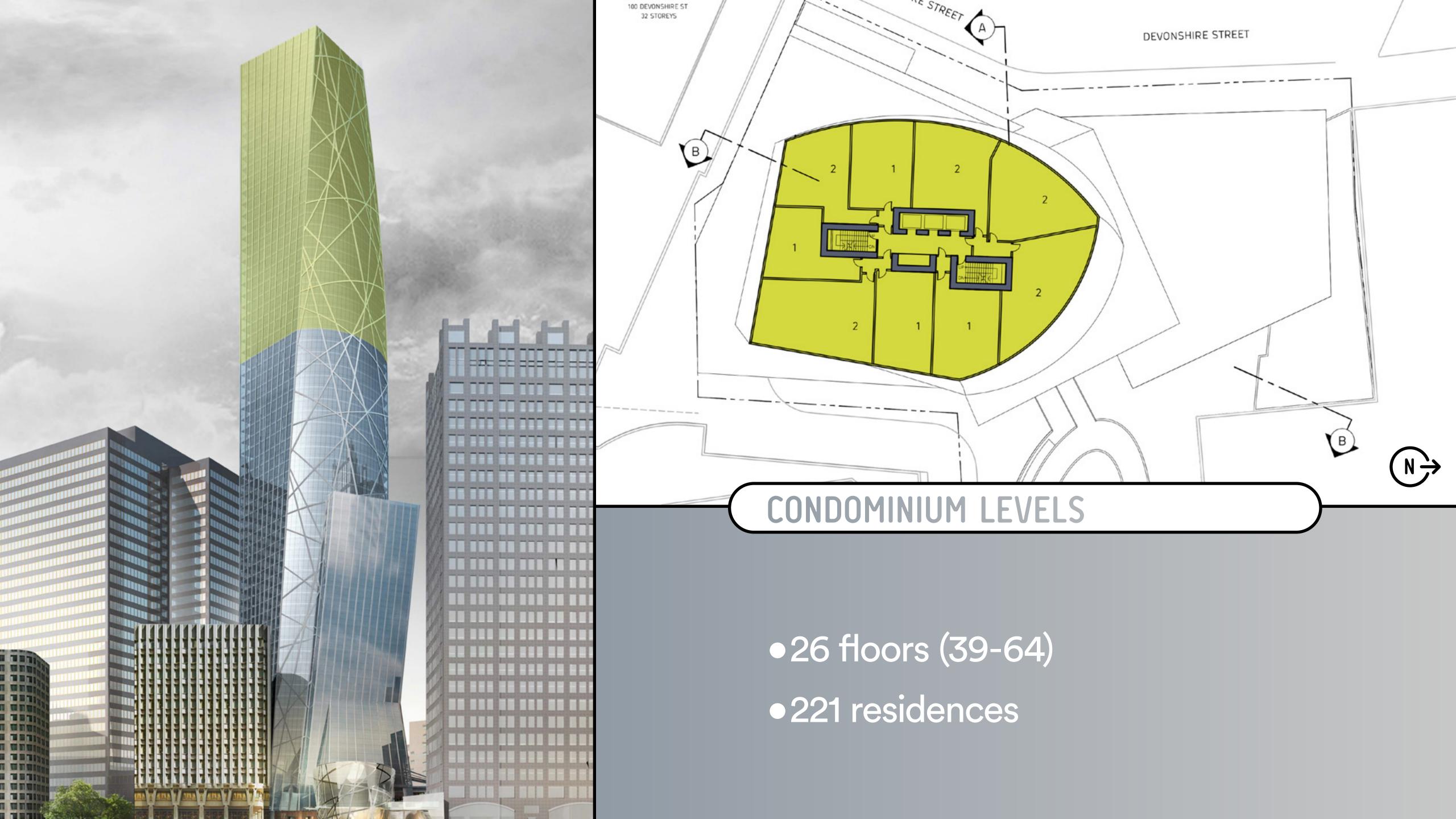


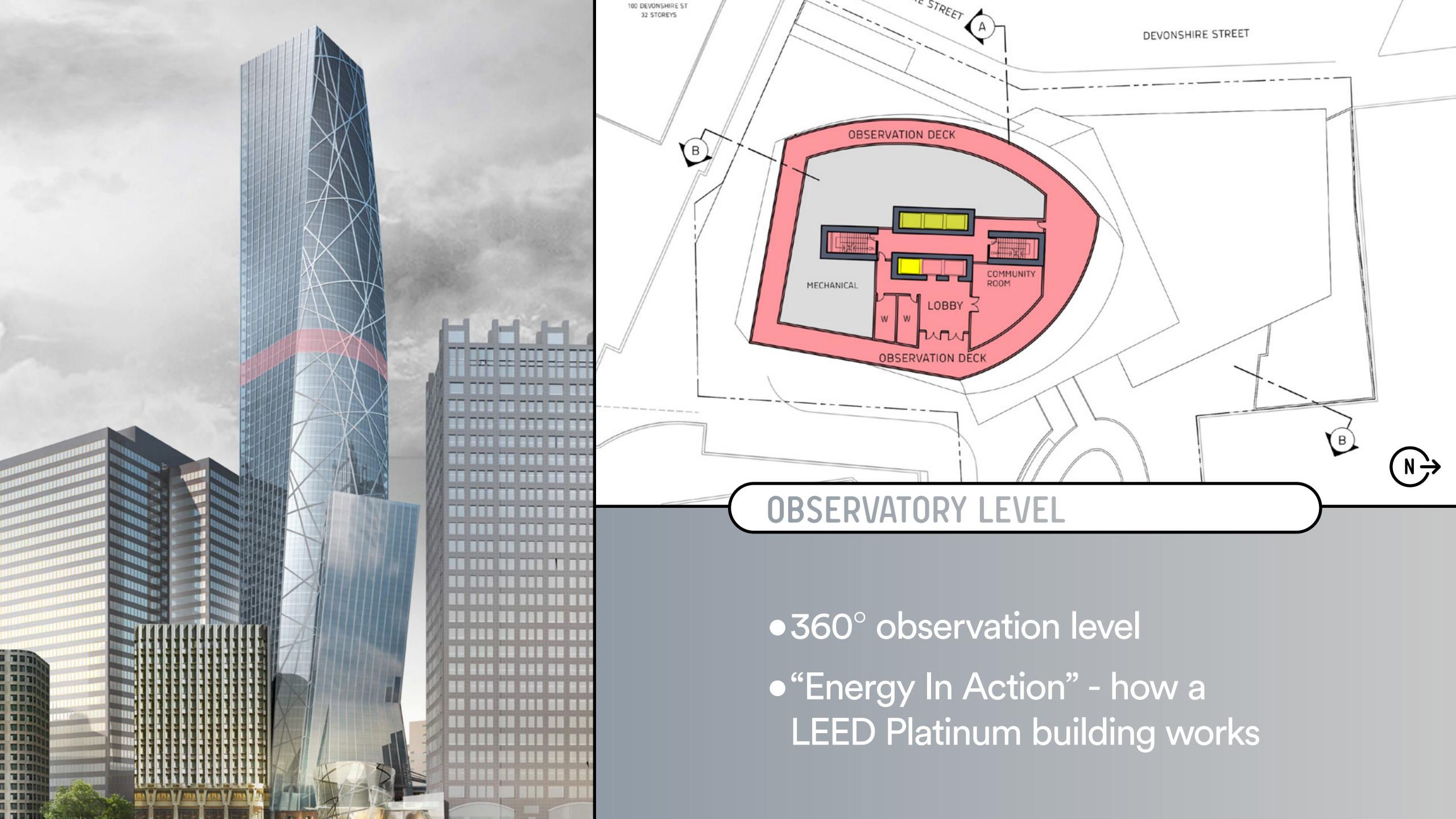


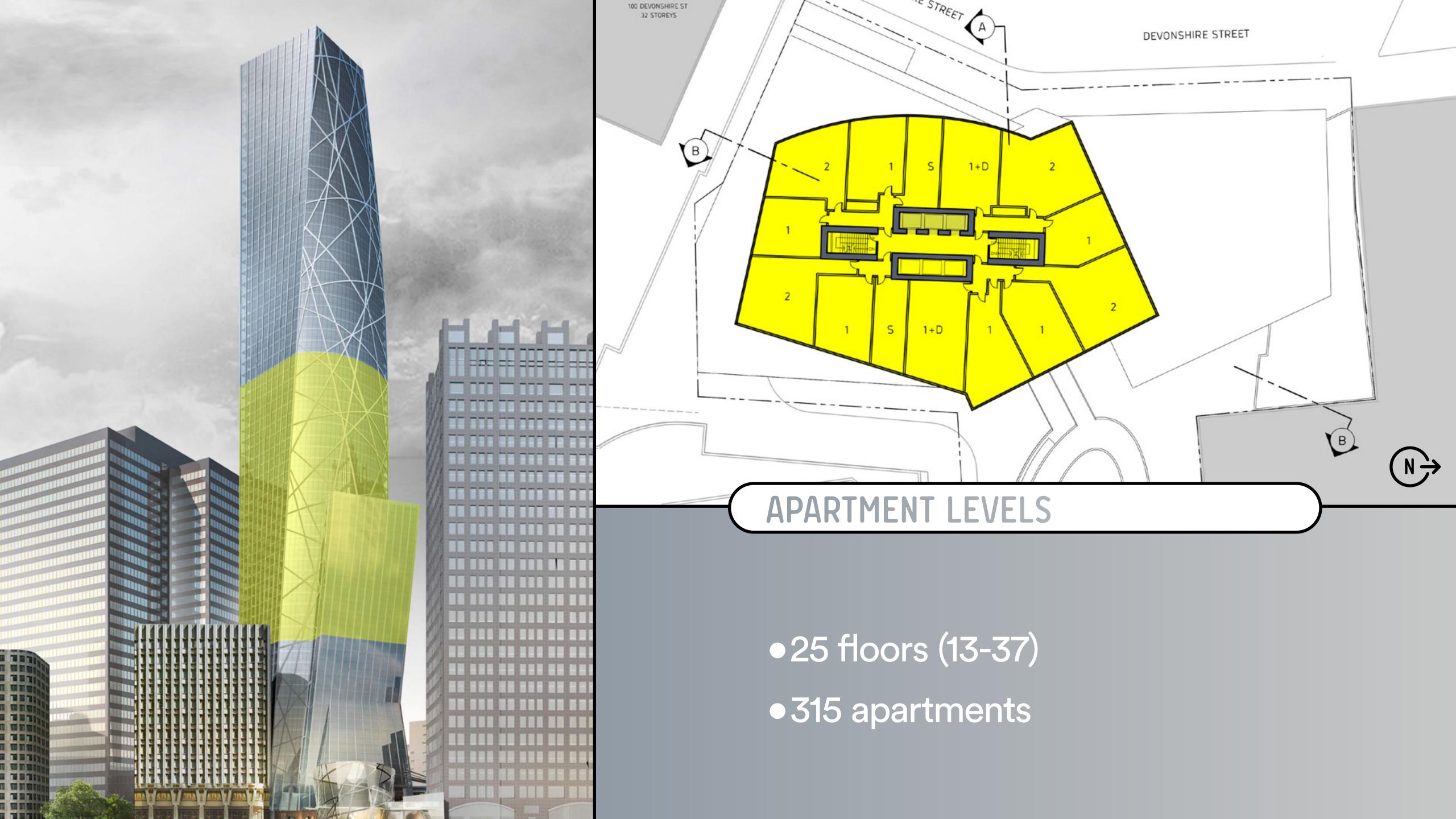


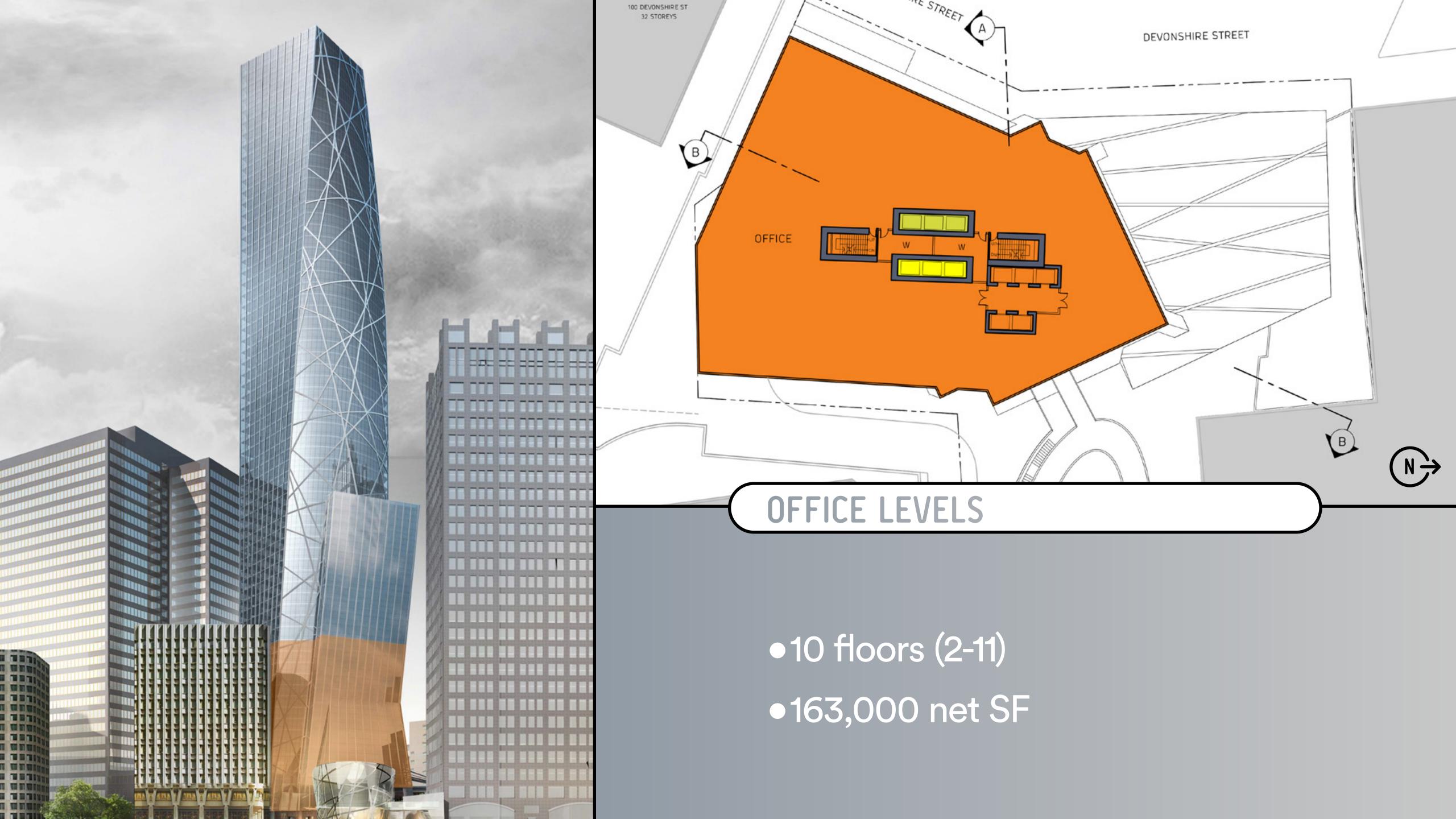


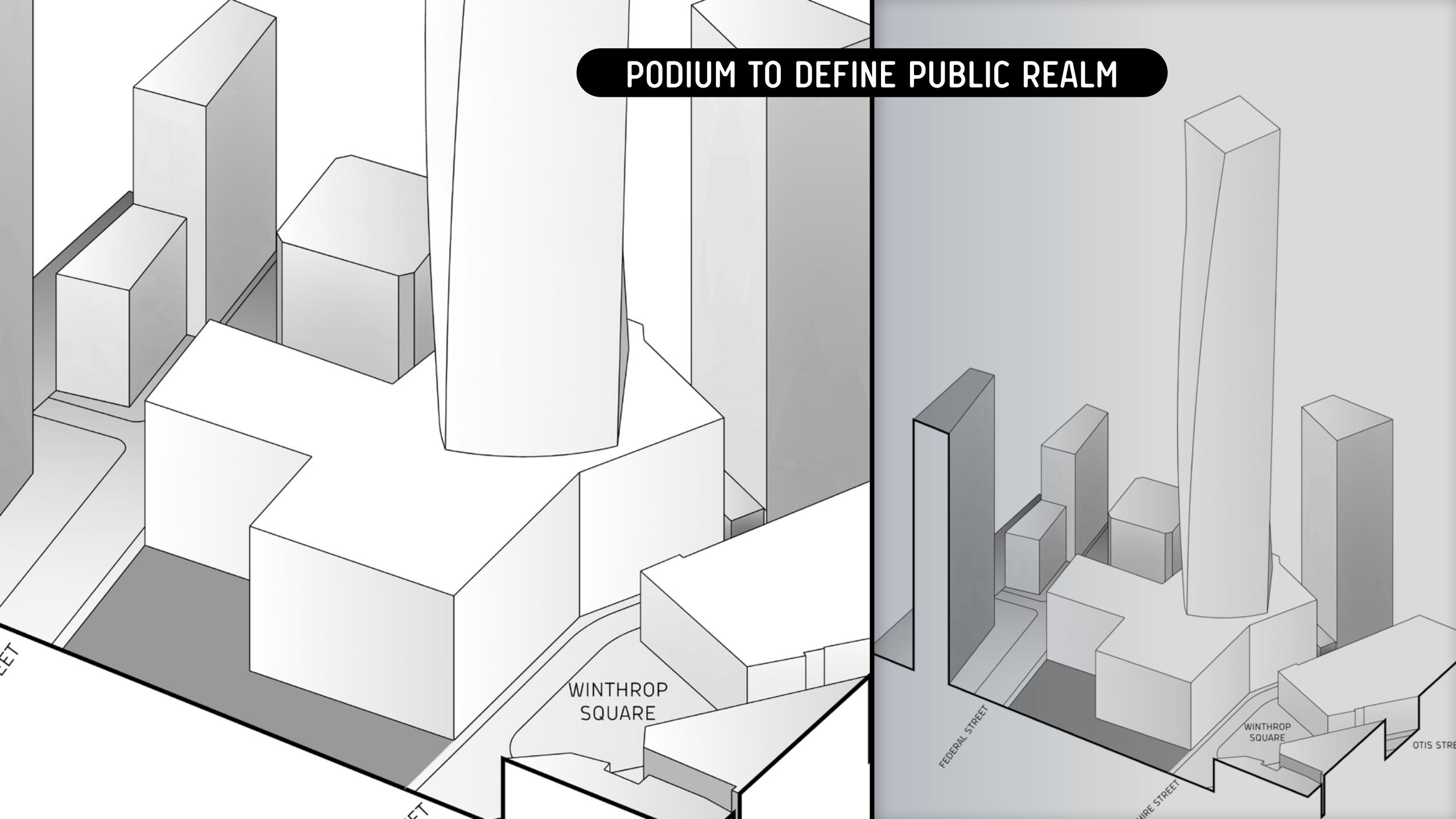
THE DEVELOPMENT PROGRAM

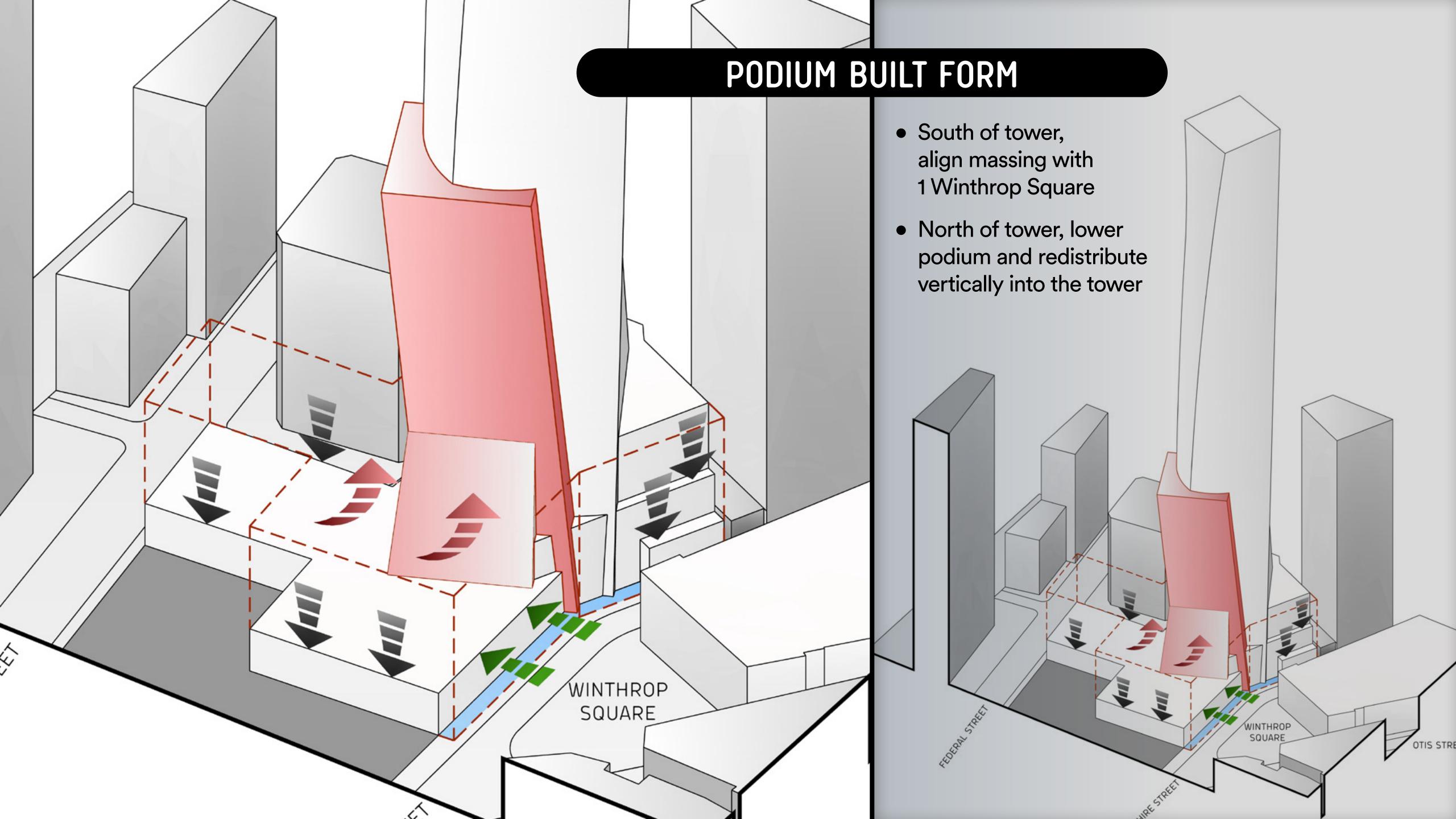


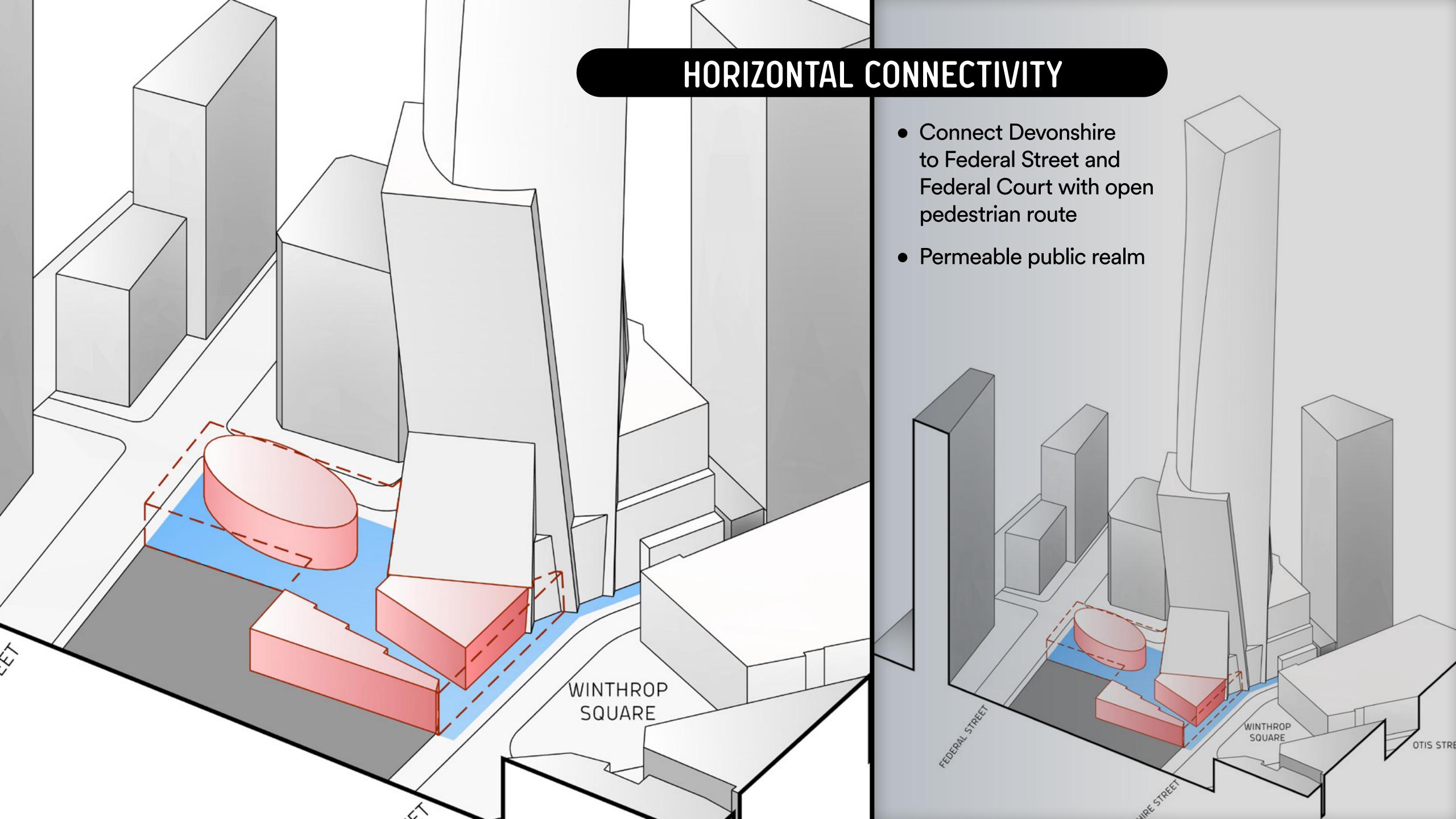


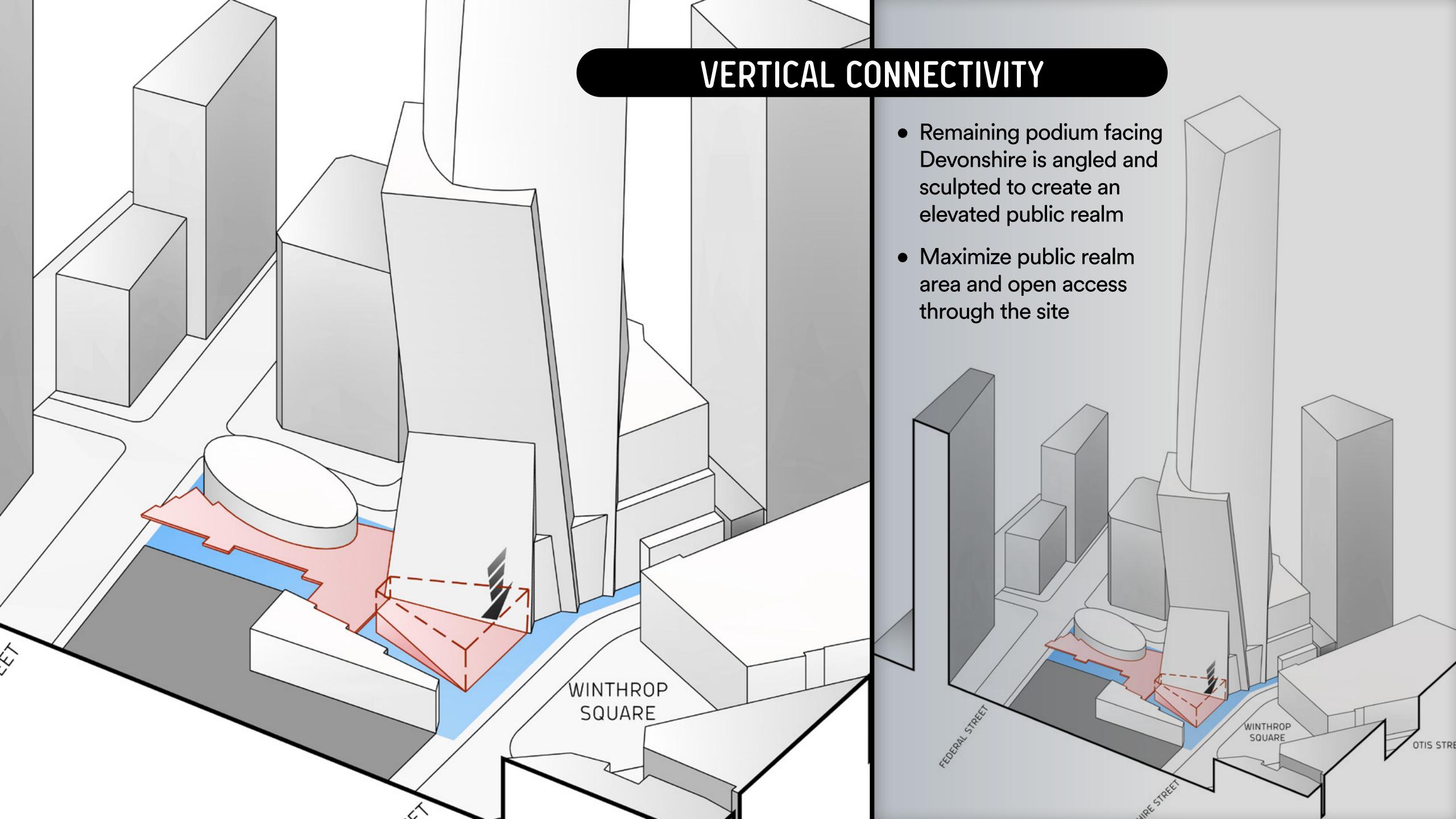


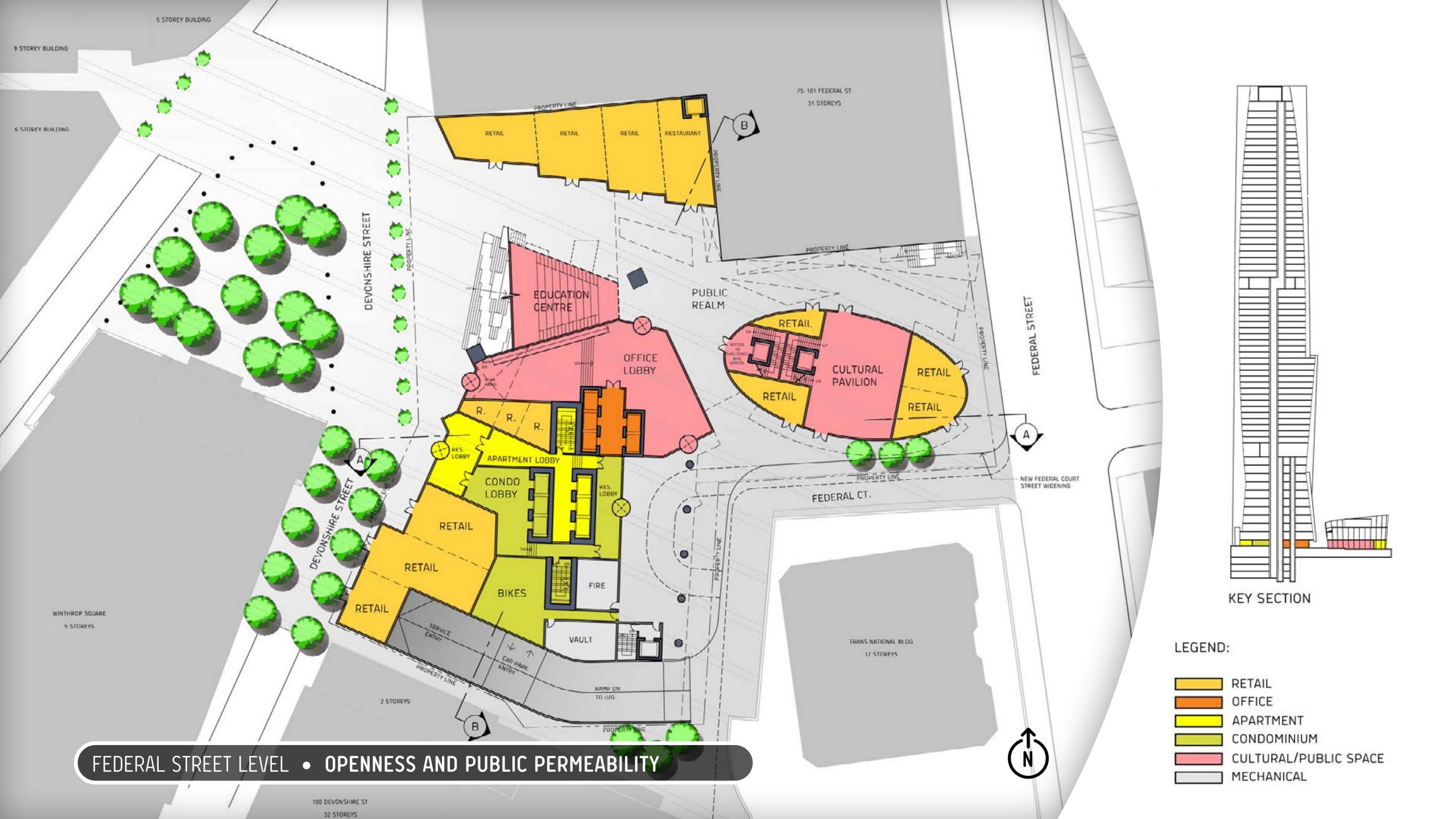










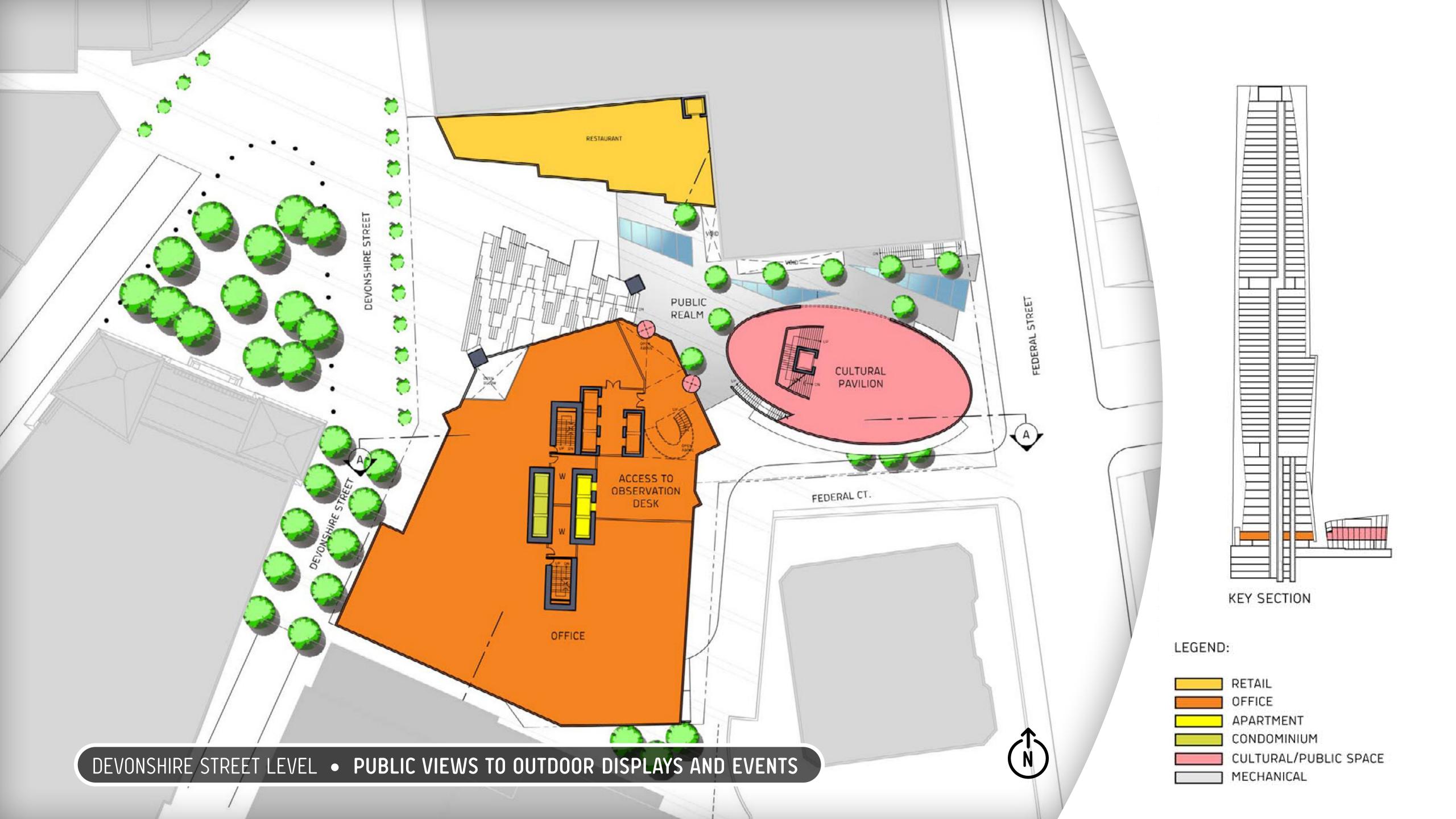


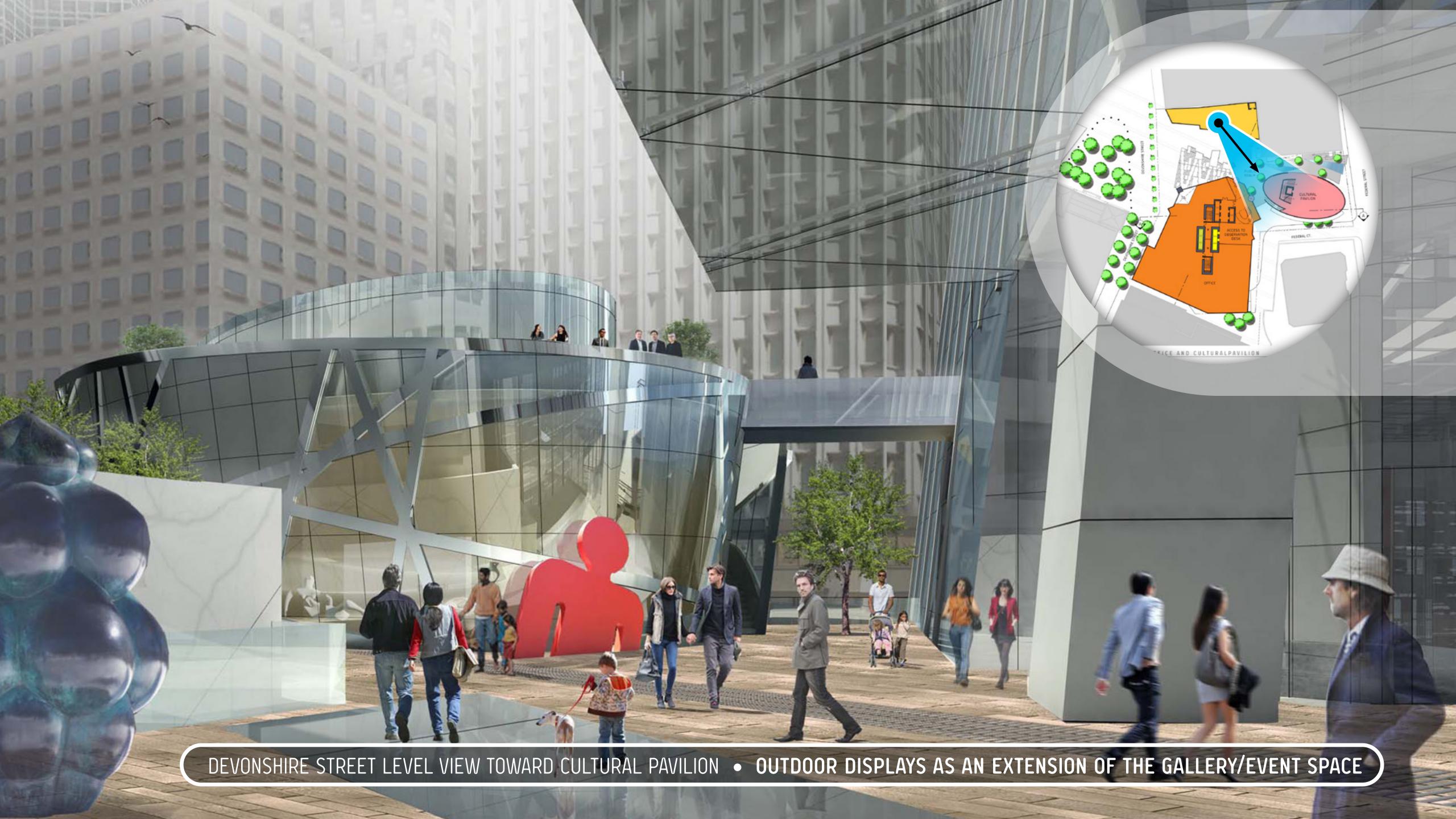










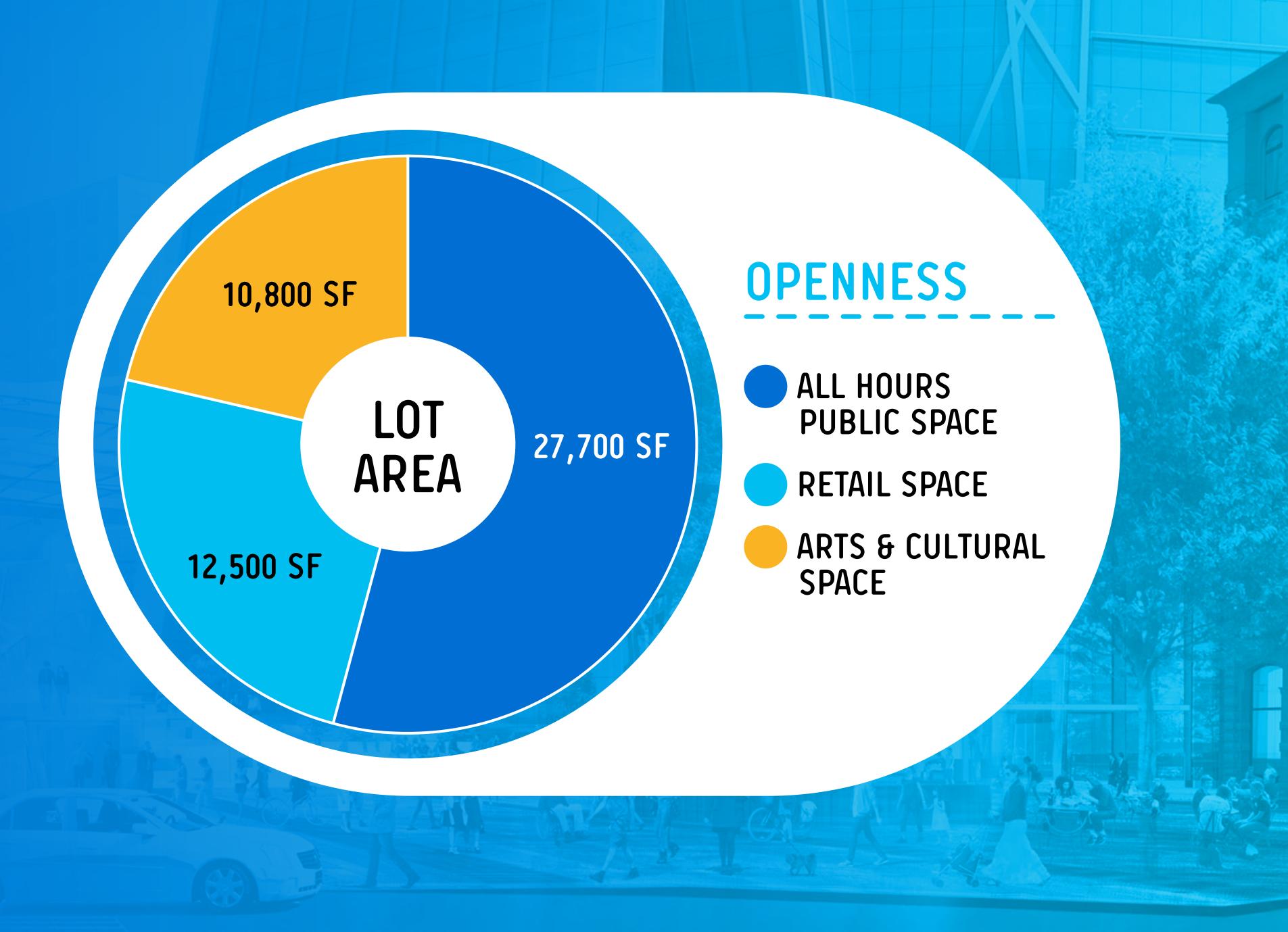






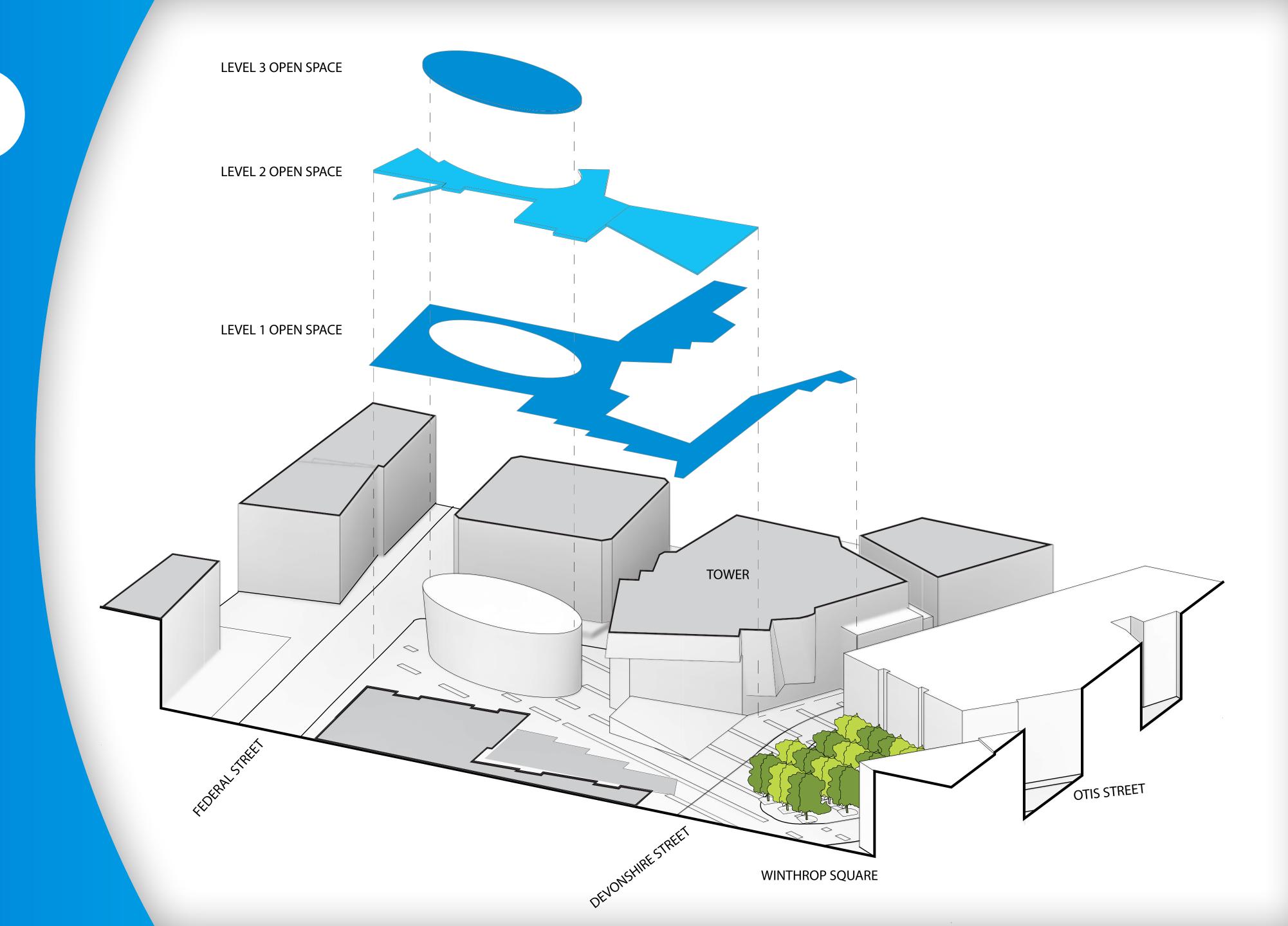
OVER UU/O OF THE SITE BY AREA 34/7 IS OPEN 64/7

- Public space
 open 24 hours 7 days a week 365 days a year
- Interface between natural and built environment
- Break down barriers
- Discover new paths



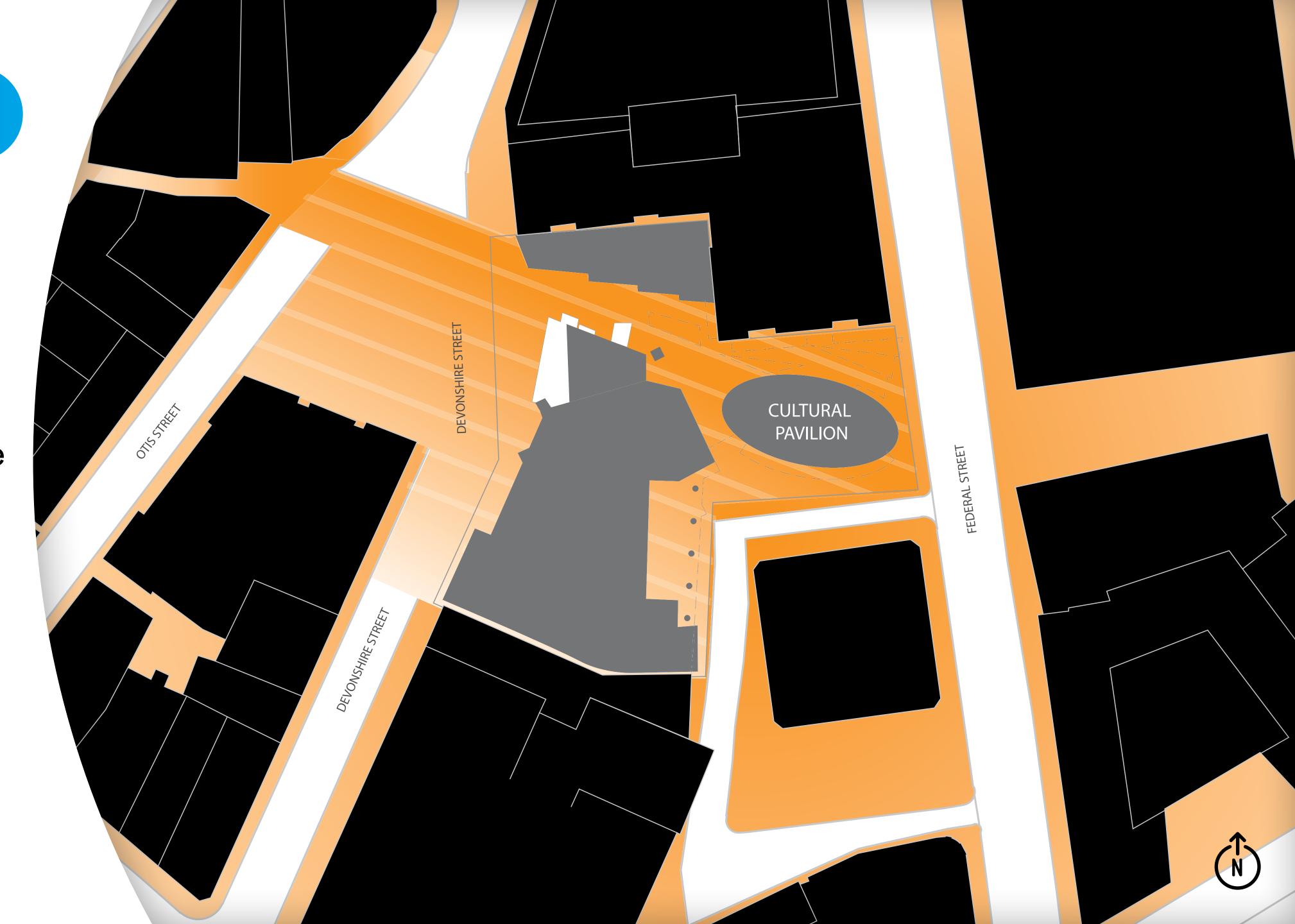
OPEN SPACES COMBINED

- Open connections through the site
- Steps and upper levels extend the plane of activity



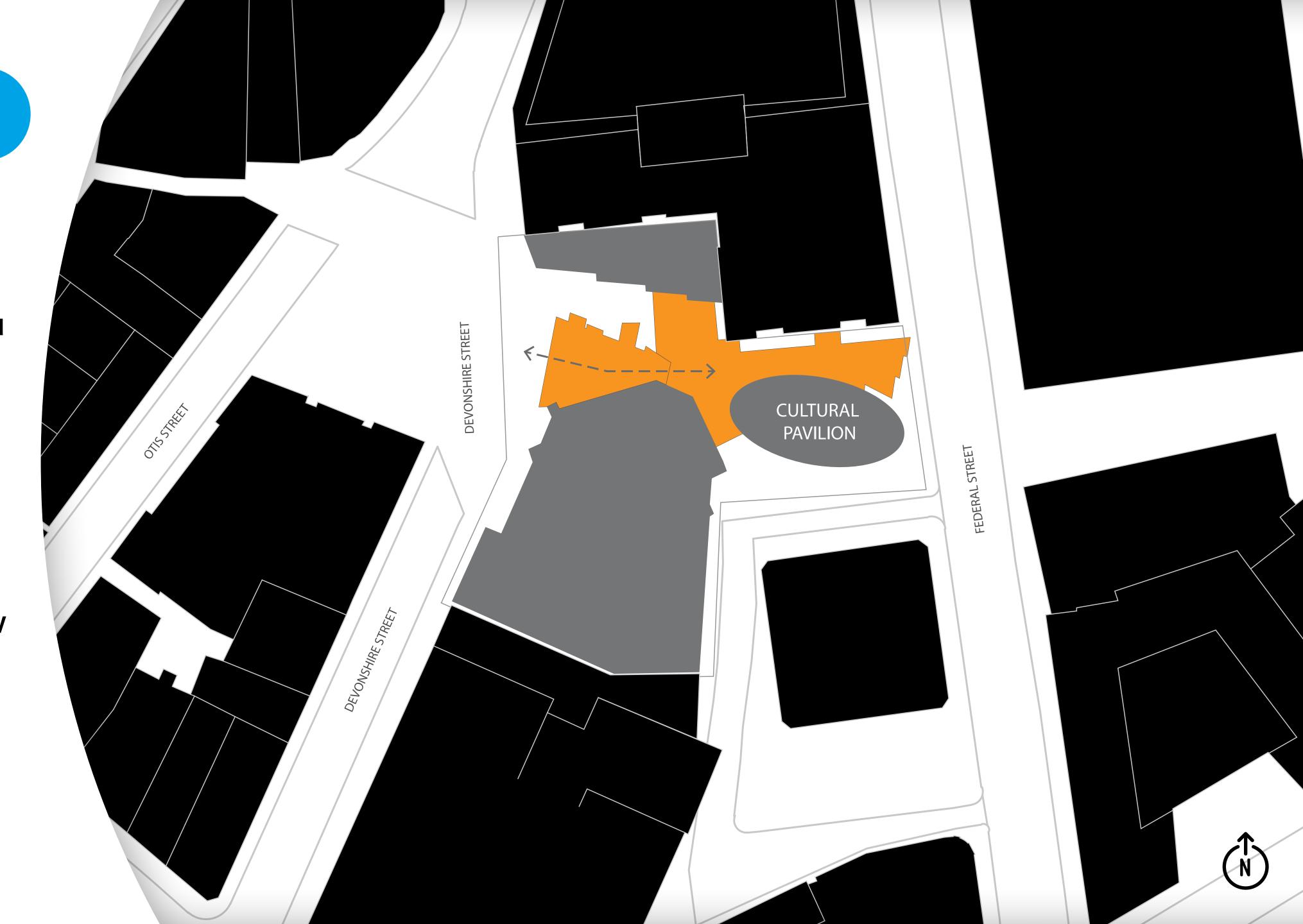
FEDERAL LEVEL

- Connects
 Devonshire
 to Federal
 Streets
- Cultural Pavilion is set apart from the main core
- Multidirectional paths: East/ West and North/South



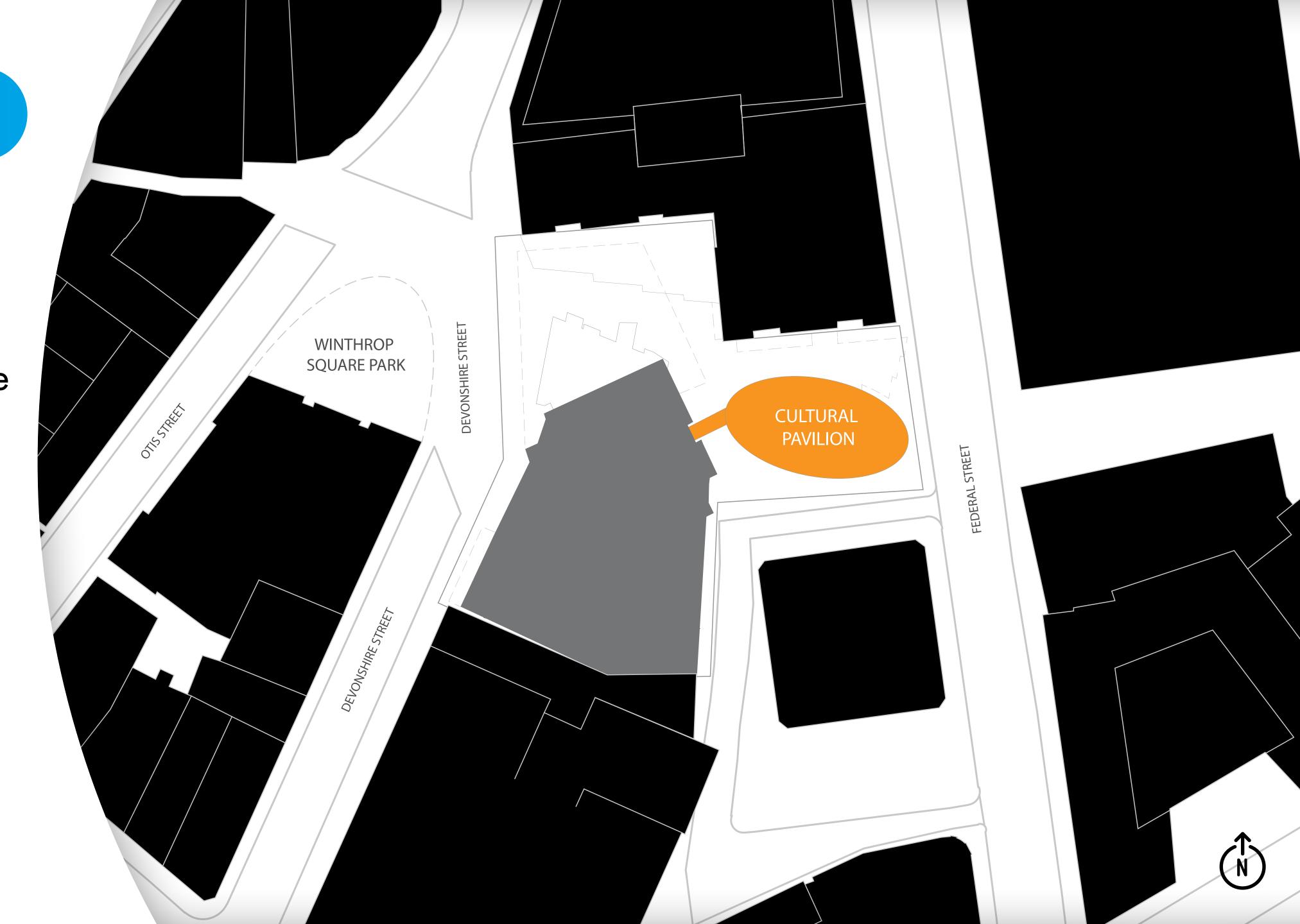
DEVONSHIRE LEVEL

- Accessible path created to reach an upper plateau
- Multiple site connections
- Upper level allows for viewing ground plane activity below



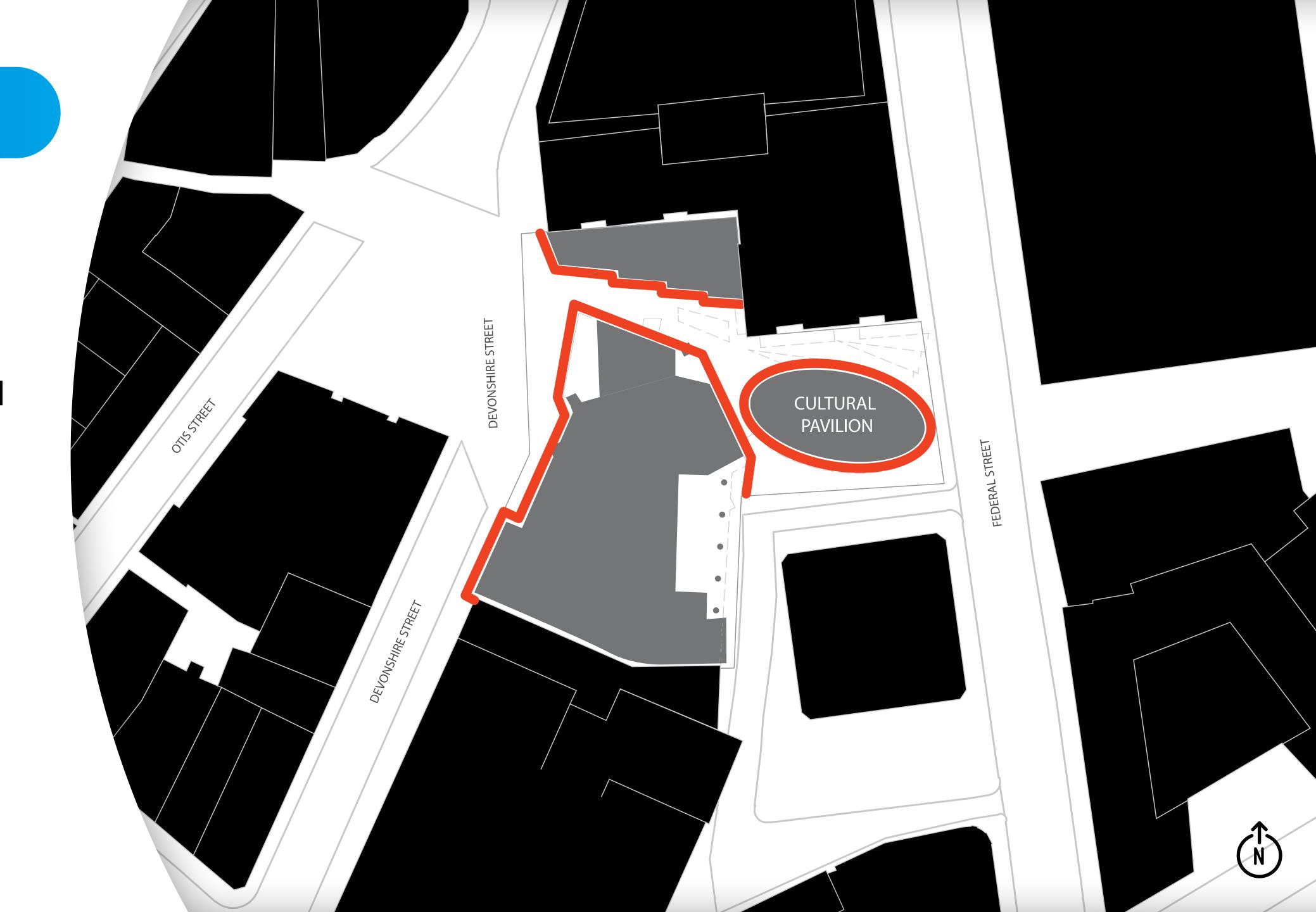
ROOFTOP LEVEL

- Activated by events and gatherings
- Space is similar in scale to Winthrop Square Park



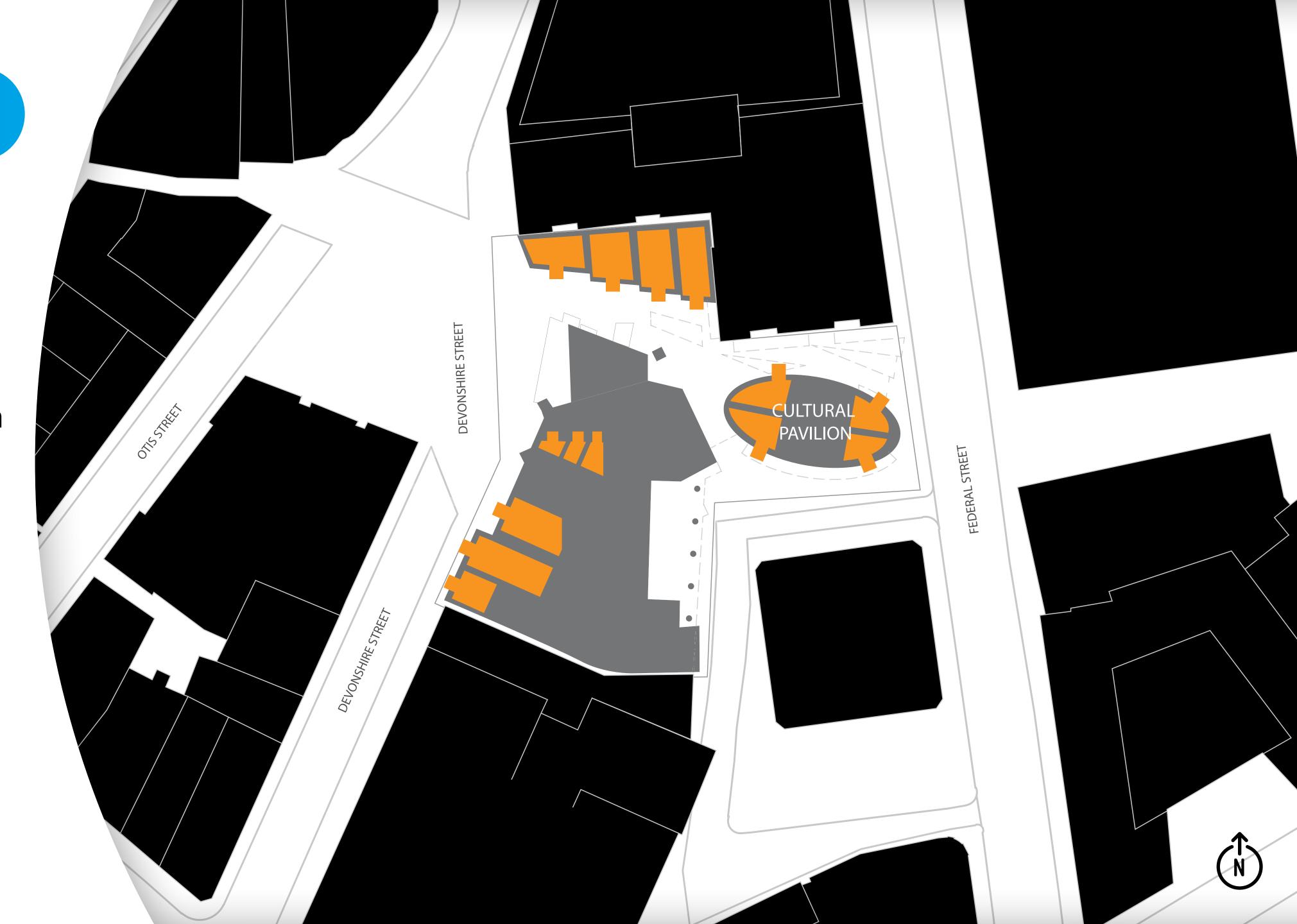
ACTIVATED EDGES

 New edges of activity become available for retail and cultural program



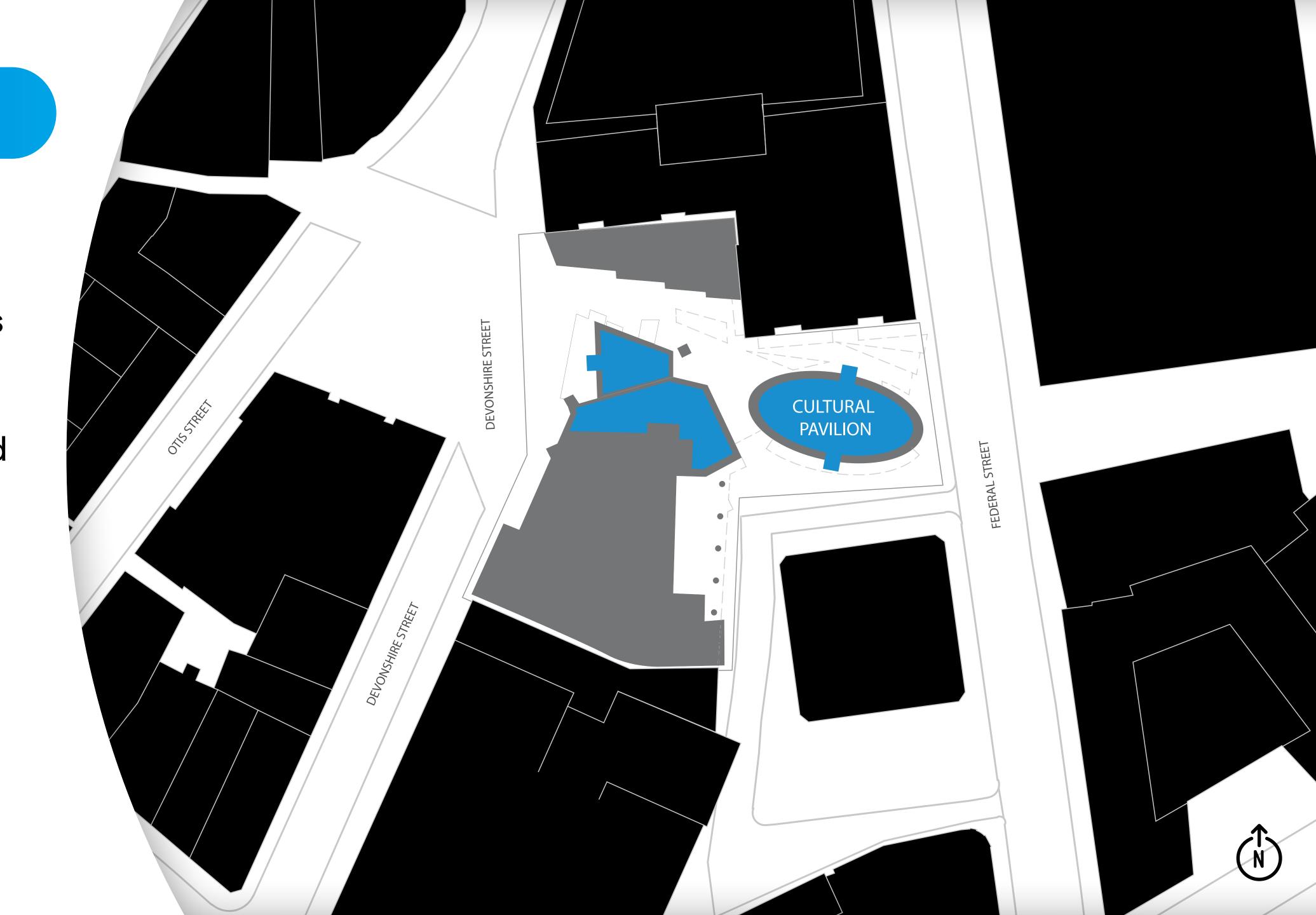
RETAIL

- Diversity of retail shapes
- Focus on independent, small, local start-ups from community retailers
- Opportunity for 17 retail storefronts (14 on ground level - 3 on second level)



CULTURE

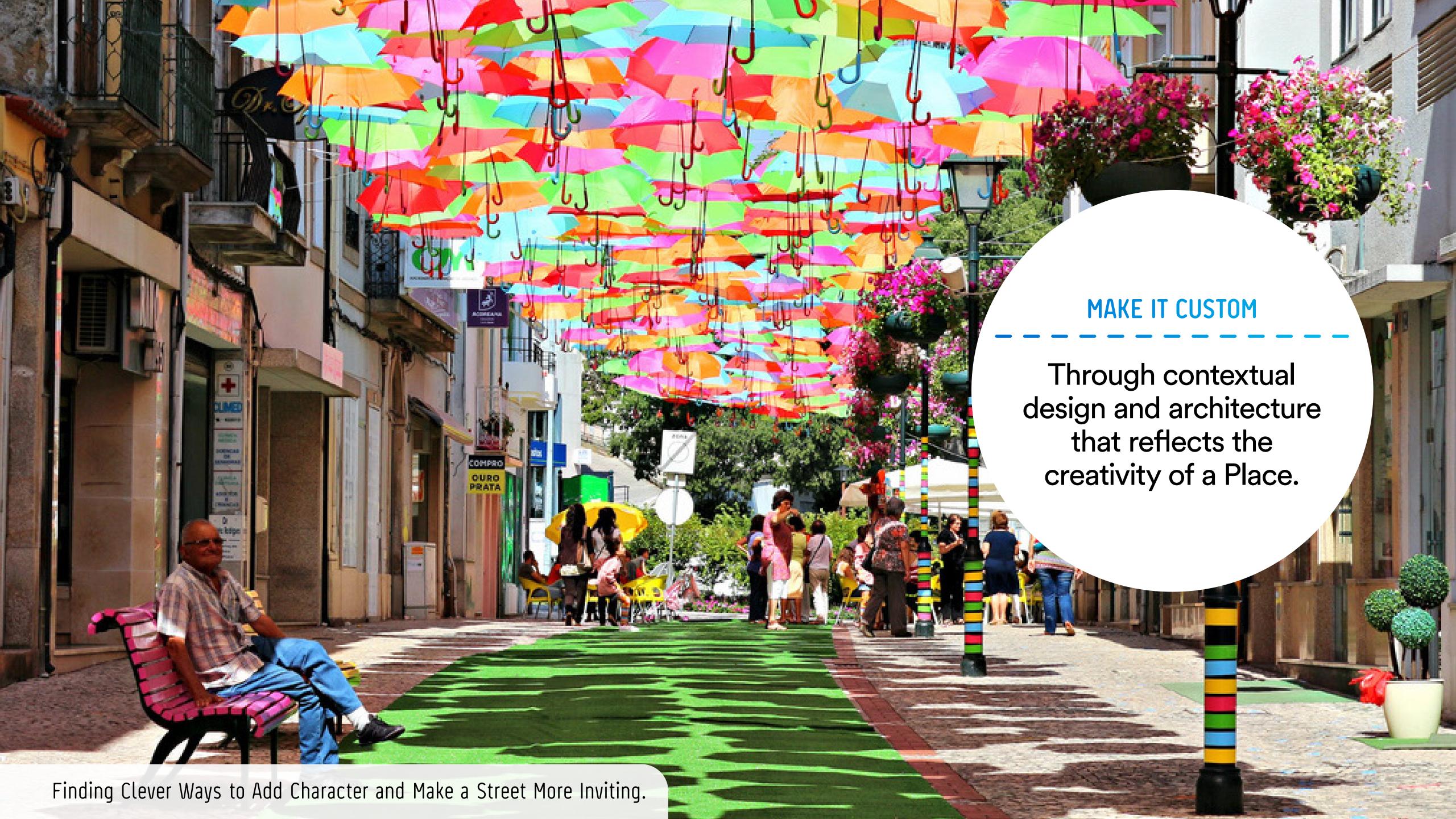
- Cultural spaces become destinations
- Ample access to Cultural and Innovation programs
- Maximum visibility for dynamic/changing activity













PROGRAMMING

ART

- Public Theater in the Square
- Multi-Sensory Art Experiences
- Concerts in the Park
- Open Air Holiday Market
- Crowd-Sourced Playlist

INNOVATION

- TEDx Events
- TechTicker
- Pechakucha in the Square
- Company product announcements & demonstration
- Free WiFi on the Park

SUSTAINABILITY

Energy in Action @ The Observation Deck:

- Sustainable Building Science Exhibit
- Self-Guided "Greening of Boston Harbor" Exhibit
- CSA Pick Up at the Stairs

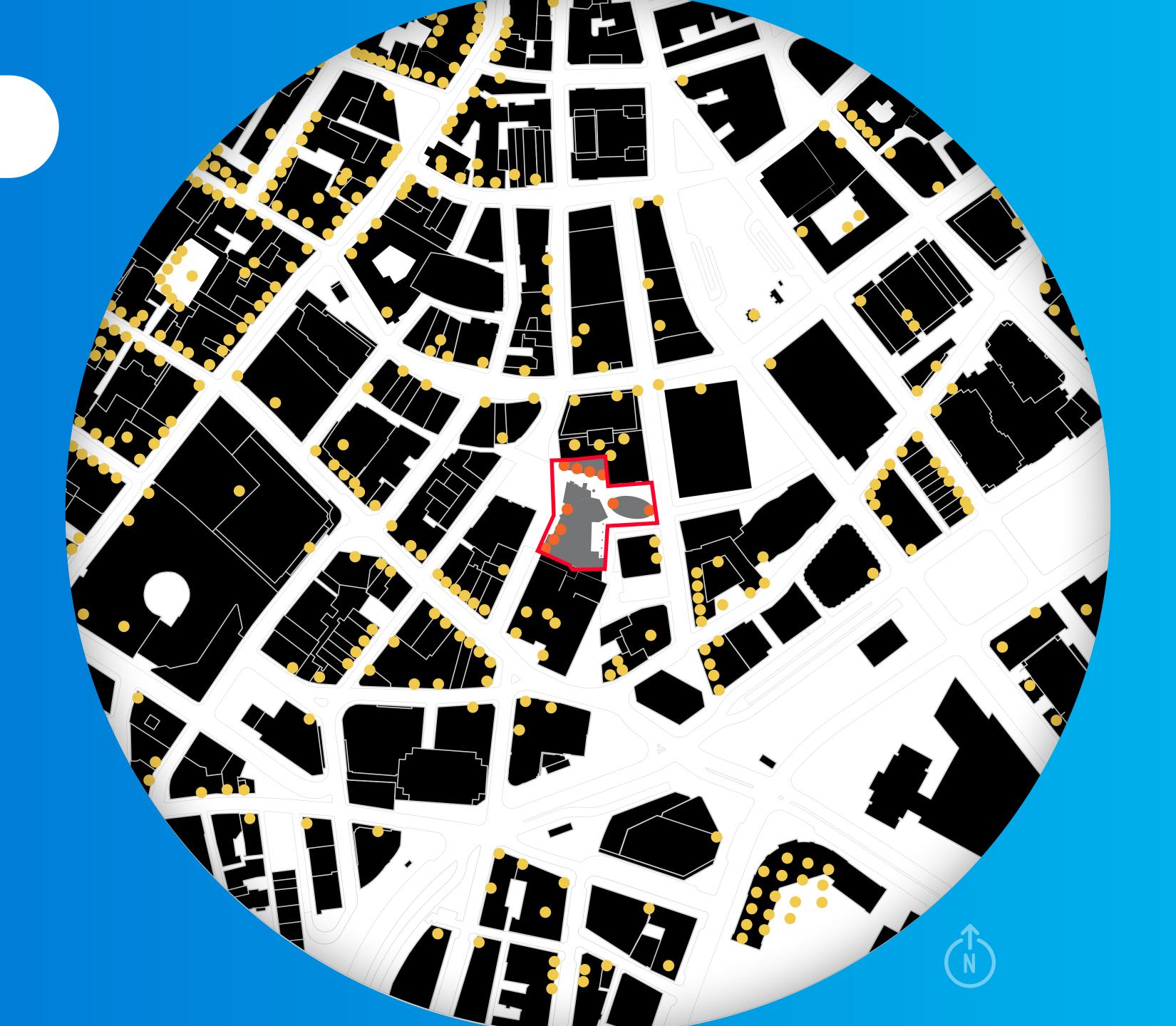
WALKING SURFACES

- Walking surfaces greatly expanded
- Pedestrian flow is encouraged through the site



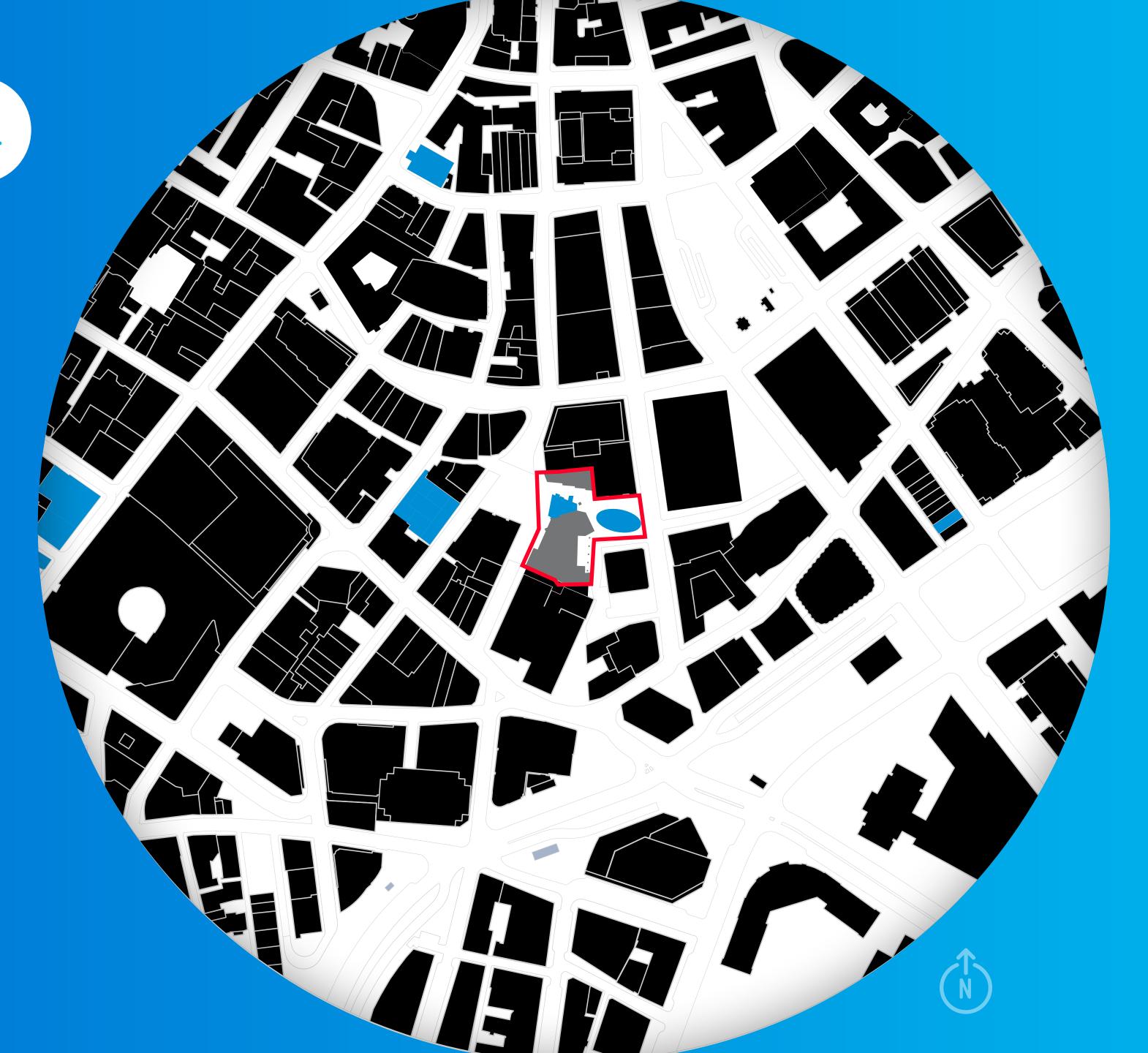
RETAIL FABRIC

- New
 storefronts
 add to the
 retail fabric
- New and diverse destinations strengthen downtown retail



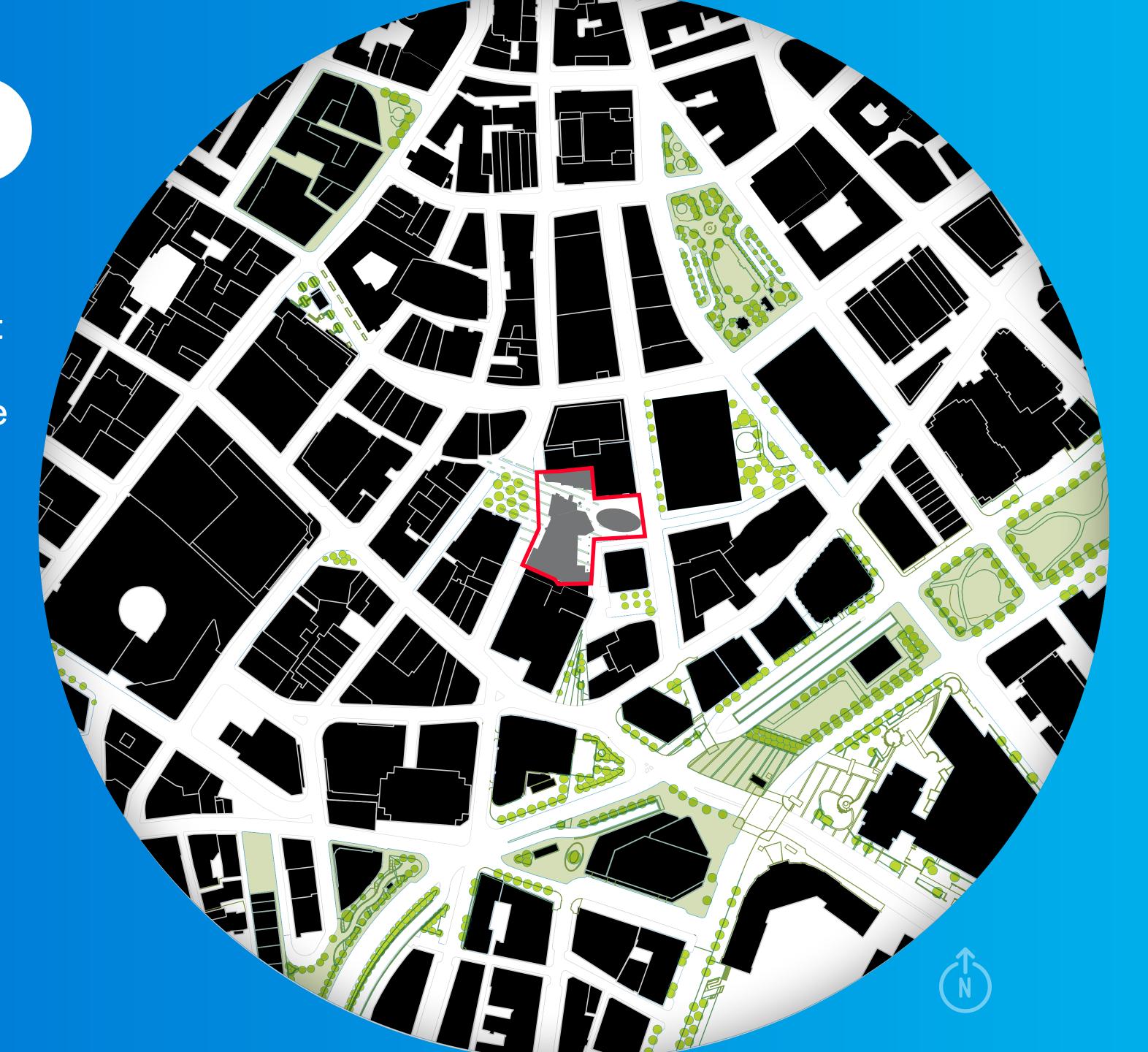
CIVIC & CULTURAL

- Adding new cultural destinations in a quiet zone of activity
- Encourages
 other
 potential
 retail and
 arts activity



PUBLIC SPACES & PARKS

- Winthrop
 Square
 becomes part
 of a network
 of open space
- Active park with potential for changing events
- Distinct
 among
 collection of
 downtown
 spaces

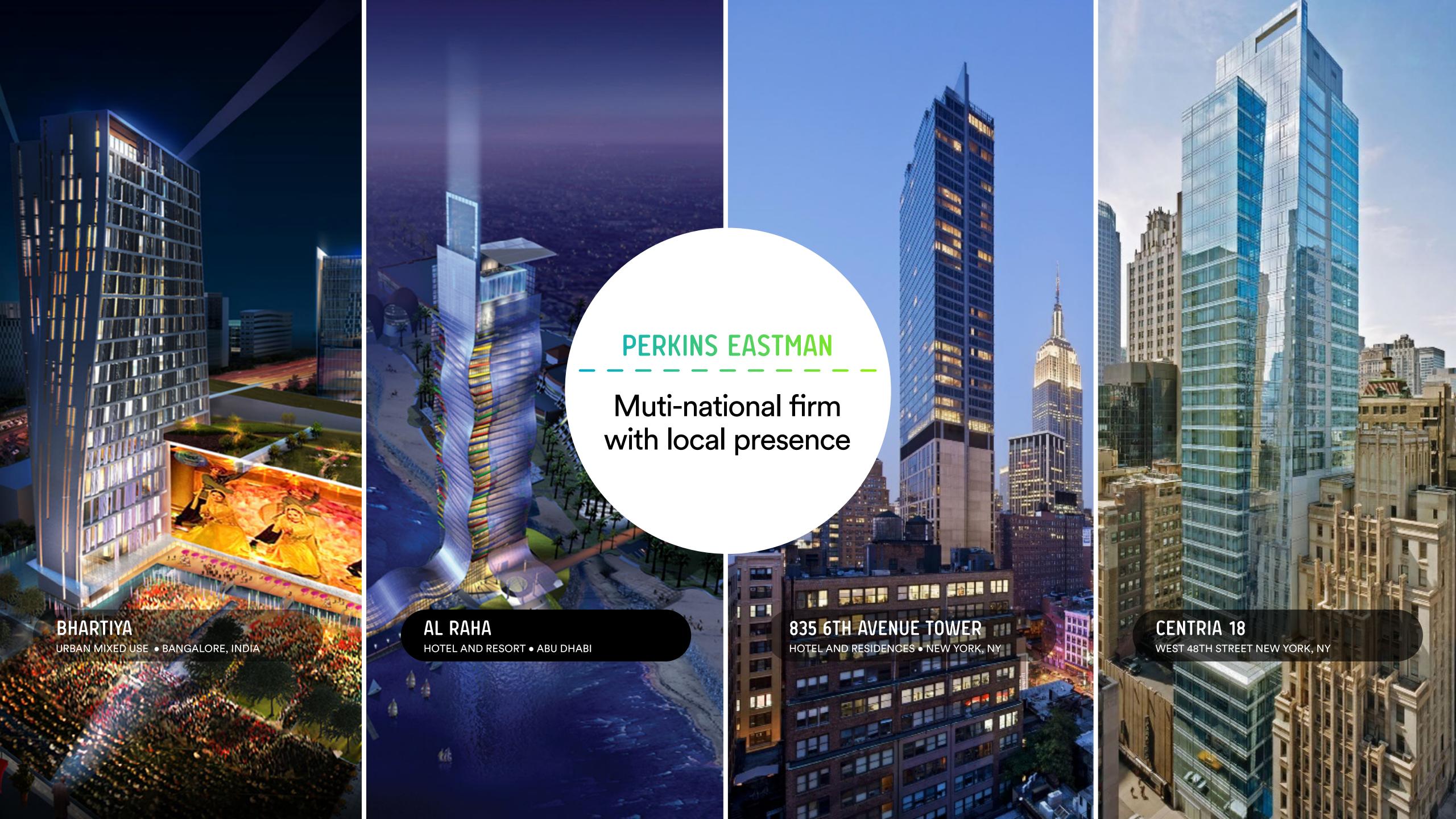




Dick Dusseldorp,

Lendlease Founder, 1973

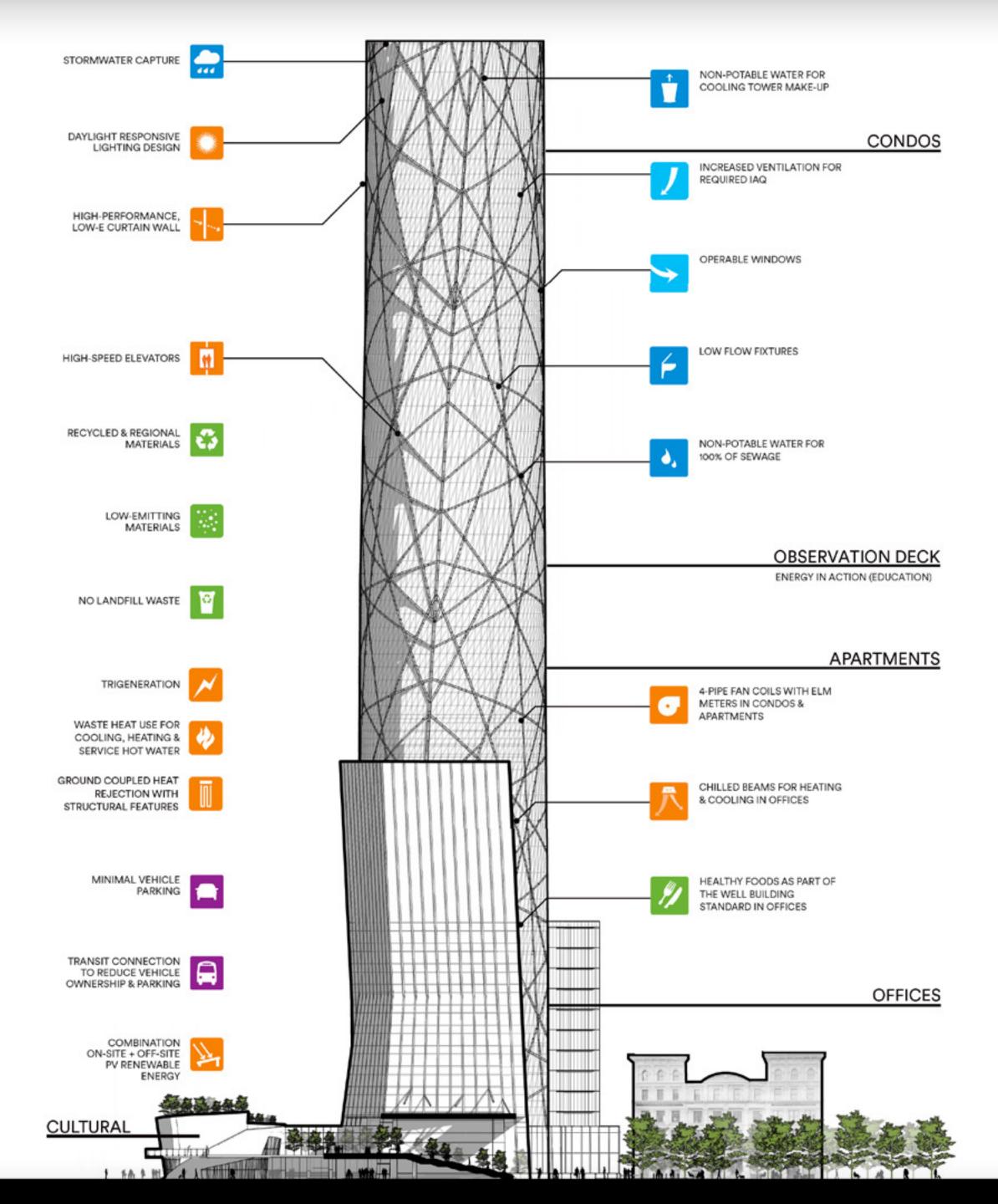












SUSTAINABLITY

- Open space
- Alternative transportation
- Healthy materials
- Water conservation
- Energy conservation
- Education





LENDLEASE GLOBAL PRESENCE

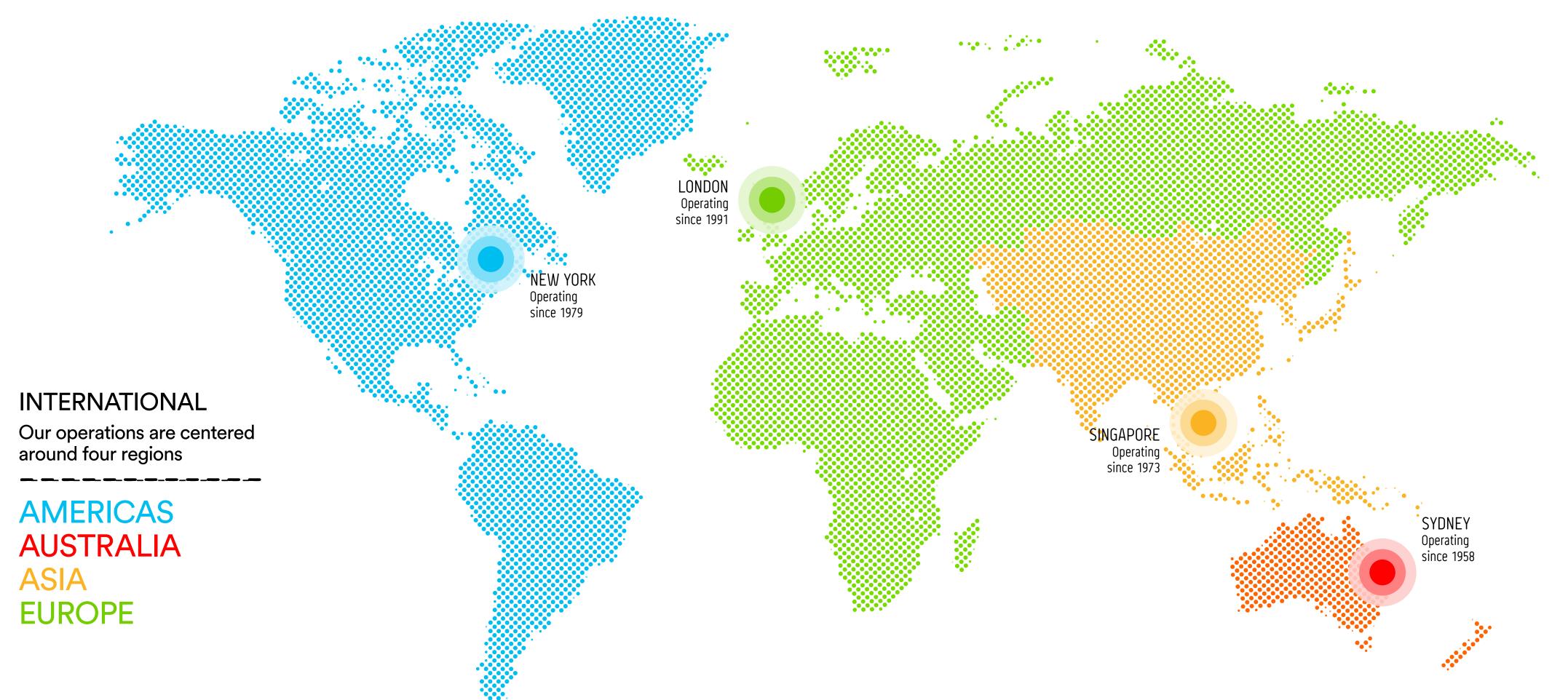
US \$33.6 BILLION DEVELOPMENT PIPELINE

US \$16 BILLION FUNDS UNDER MANAGEMENT

US \$13.4 BILLION CONSTRUCTION BACKLOG REVENUE

11,000 GLOBAL EMPLOYEES

Figures as of December 31 2015





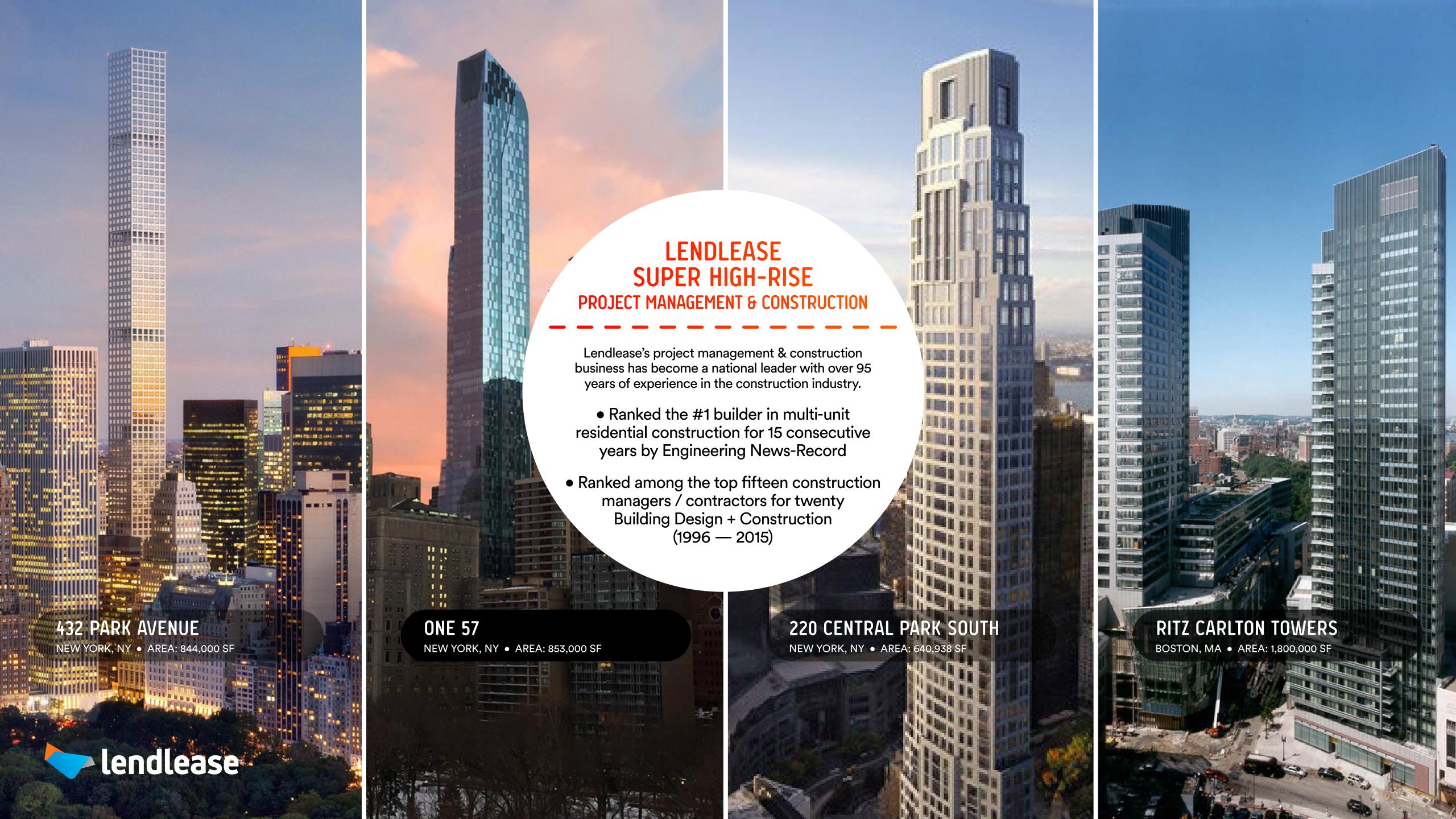
















6 KEY POINTS

- Partnership with the city and the community
- () Iconic Design
- Commitments to the Sustainability Pillars
- Going beyond the site boundaries in physical improvements and community outreach
- Connectivity & Openness to the city and the public realm
- Legacy of a Public Site that belongs to City of Boston



ECONOMIC DEVELOPMENT STRATEGY



Affordable housing creation in the adjacent Chinatown neighborhood in partnership with the Chinese Economic Development Council. Funds from the Inclusionary Development Policy dedicated to housing formation.



Contemplating a structure where three **community groups** benefit from the equivalent of an equity stake in the project.



Commitment to **independent retail** and space layouts that accommodate a range of business uses and lifecycle stages. Preferential treatment to local, independent operators.



Embracing the **local arts scene** with an infusion of investment to create connections to the larger regional economy. Creating opportunities for artists to thrive in Boston neighborhoods through partnership with FPAC.



Catering to **innovation** and the regional economy by partnering with WeWork.



EVALUATION CRITERIA





component of public/private engagement.



Demonstrated success in embracing and implementing the highest standards of sustainability and environmental sensitivity.

COMPLETE DEVELOPER TEAM



Past experience and success working in collaboration with other governmental entities.



Urban design and planning skills, along with the proven ability to create a sense of community and place, as well as embracing the existing eclectic elements that help to define an area.



Evidence of efforts to create a diverse development team, including minority- owned and women-owned businesses and individuals across the wide-range of roles and responsibilities of that team.



The extent to which the respondent can demonstrate a positive track record of working in Boston and/or comparable urban areas and in general, and a track record of completing and successfully operating projects comparable to the proposed project.



Demonstration that the proposal has or will gain public support.



All members of development teams should be able to demonstrate appropriate qualifications for their respective roles.



