

ALL ARE WELCOME



AGENDA

ALL ARE WELCOME

ST ANTHONY SHRINE

WINTHROP SQUARE IN THE CITY

LIGHT AND AIR

DEVELOPMENT PLAN

ST ANTHONY SHRINE & FRIARY

DOWNTOWN BOSTON SCHOOL

RESIDENTIAL TOWER &
COMMUNITY PERFORMANCE SPACE

PHASING

SELECT MINISTRIES

BREAD ON THE COMMON

BOSTON HEALTH CARE FOR THE HOMELESS
AT ST ANTHONY SHRINE

THE FRANCISCAN FOOD CENTER

LAZARUS MINISTRY

COUNSELING SERVICE

KIDS PROGRAM

MYCHAL JUDGE CENTER FOR RECOVERY

SENIORS PROGRAMS

LGBTQ MINISTRY



MINISTRY IN THE CITY



MINISTRY IN THE CITY



MINISTRY IN THE CITY





MINISTRY IN THE CITY



A 58-story mixed-use tower in Midtown Manhattan with an extension at the tower's base that provides offices, a chapel, a library, and housing for the friars.

Area:

583,000 GSF

Sustainability:

LEED Gold

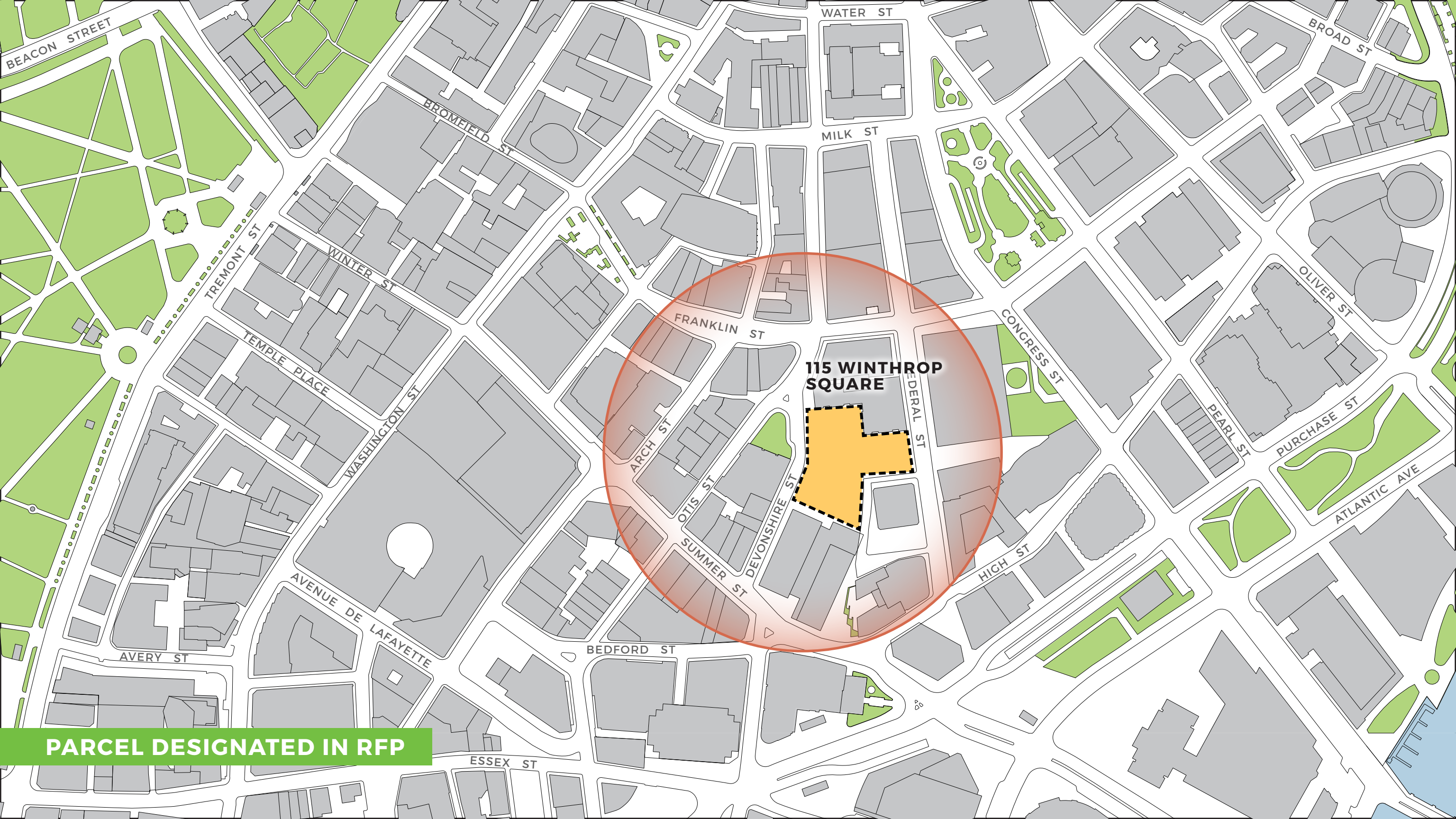
HNP'S DEVELOPMENT EXPERIENCE: THE EPIC





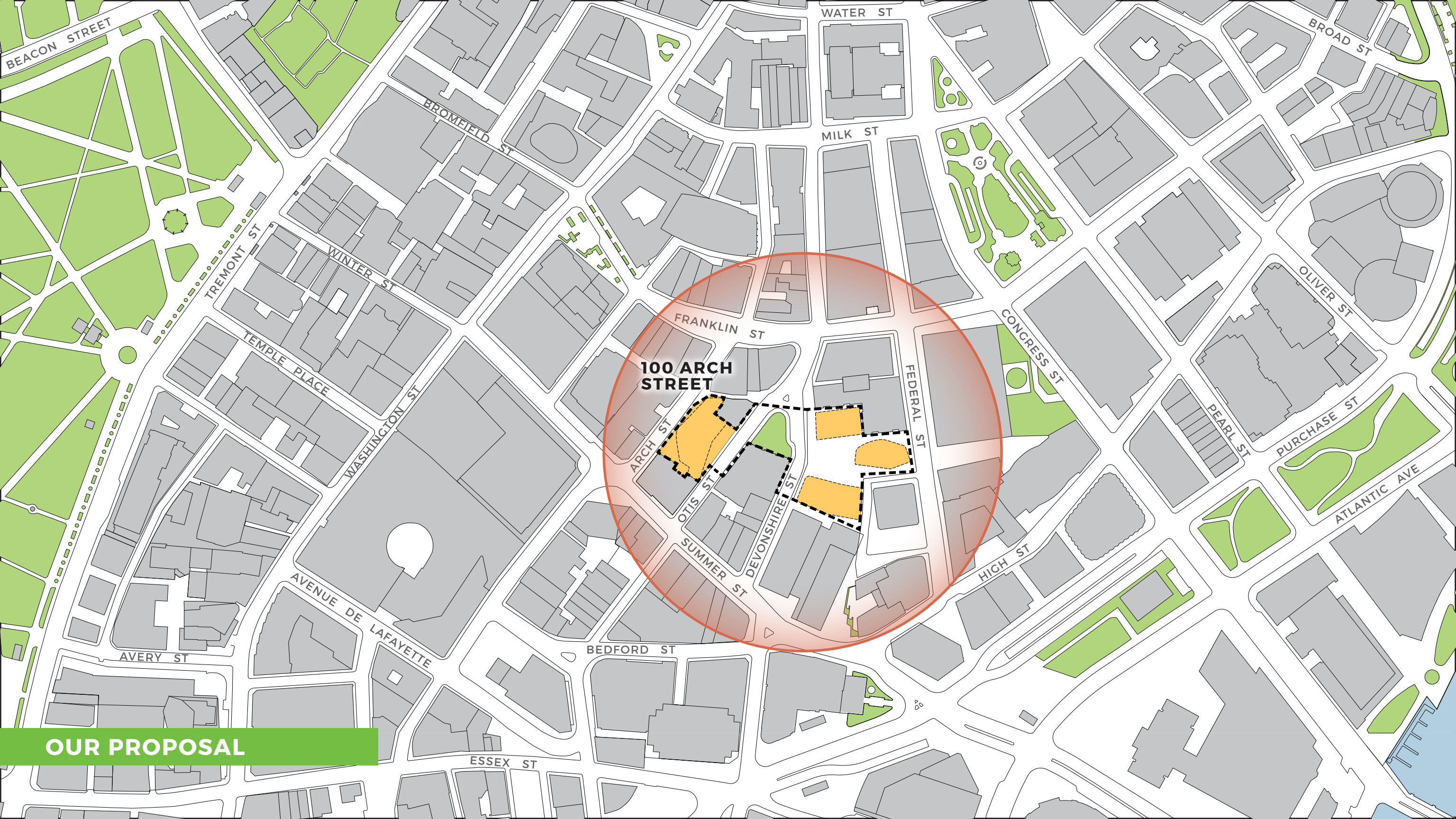
HNP'S DEVELOPMENT EXPERIENCE: THE EPIC

PROJECT COMPONENT	FLOOR AREA
ST ANTHONY SHRINE & MINISTRY CENTER	140,000 SF
CHURCH	20,000 SF
FRIARY & MINISTRY CENTER	117,000 SF
GROUND FLOOR RETAIL	3,000 SF
DOWNTOWN BOSTON SCHOOL	40,000 SF
PUBLIC SPACE AND PARKING	
NEW PLAZA & TREE-LINED WALKWAYS	16,000 SF
PLAZA PARKING GARAGE	228,000 SF
RESIDENTIAL TOWER	785,000 SF
CONDOMINIUMS	411,000 SF
RENTAL APARTMENTS	321,700 SF
CO-LIVING APARTMENTS	38,500 SF
COMMUNITY PERFORMANCE SPACE	10,000 SF
GROUND-FLOOR RETAIL	3,800 SF
TOWER PARKING GARAGE	120,000 SF



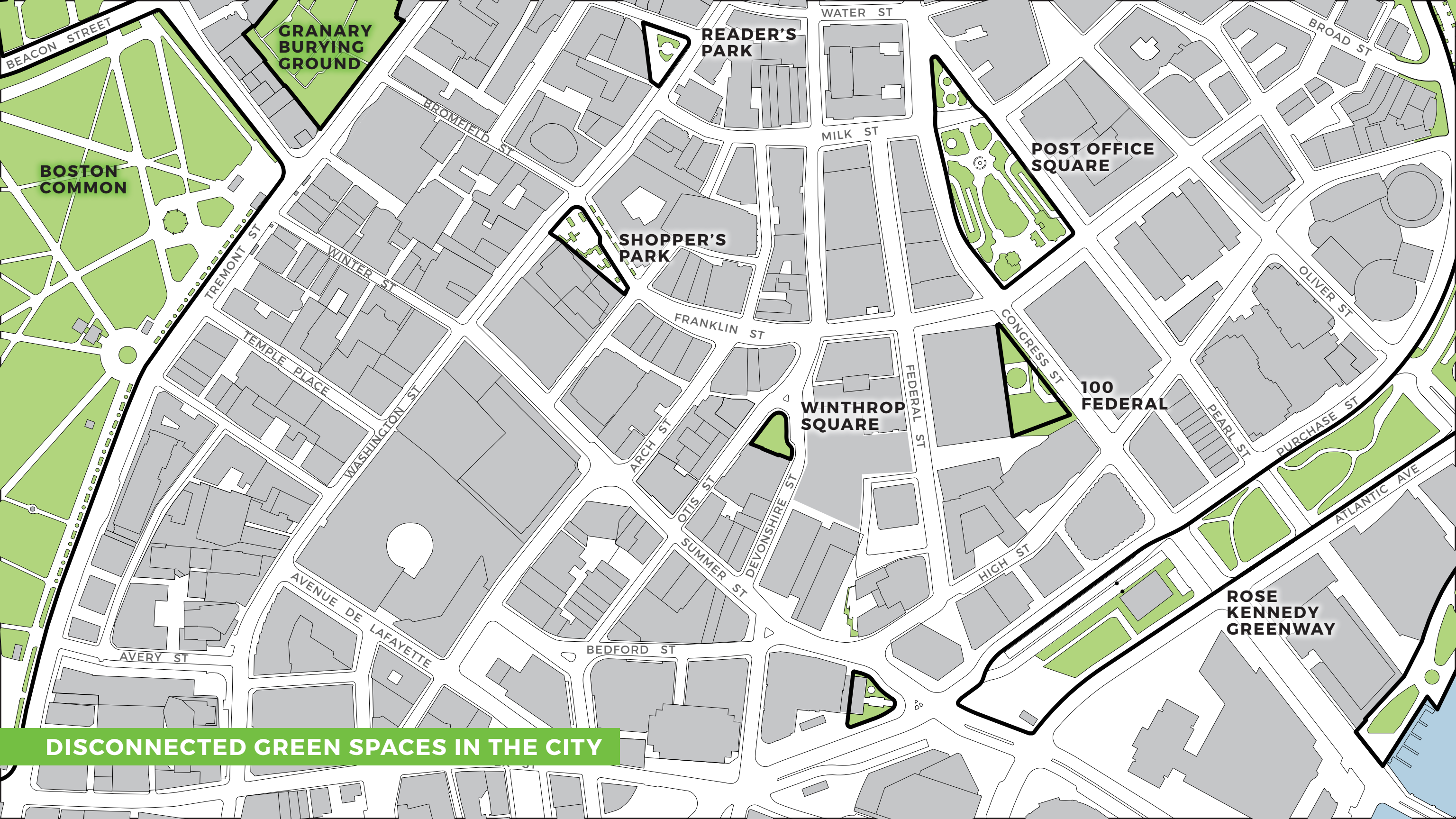
**115 WINTHROP
SQUARE**

PARCEL DESIGNATED IN RFP



100 ARCH
STREET

OUR PROPOSAL



**GRANARY
BURYING
GROUND**

**BOSTON
COMMON**

**READER'S
PARK**

**POST OFFICE
SQUARE**

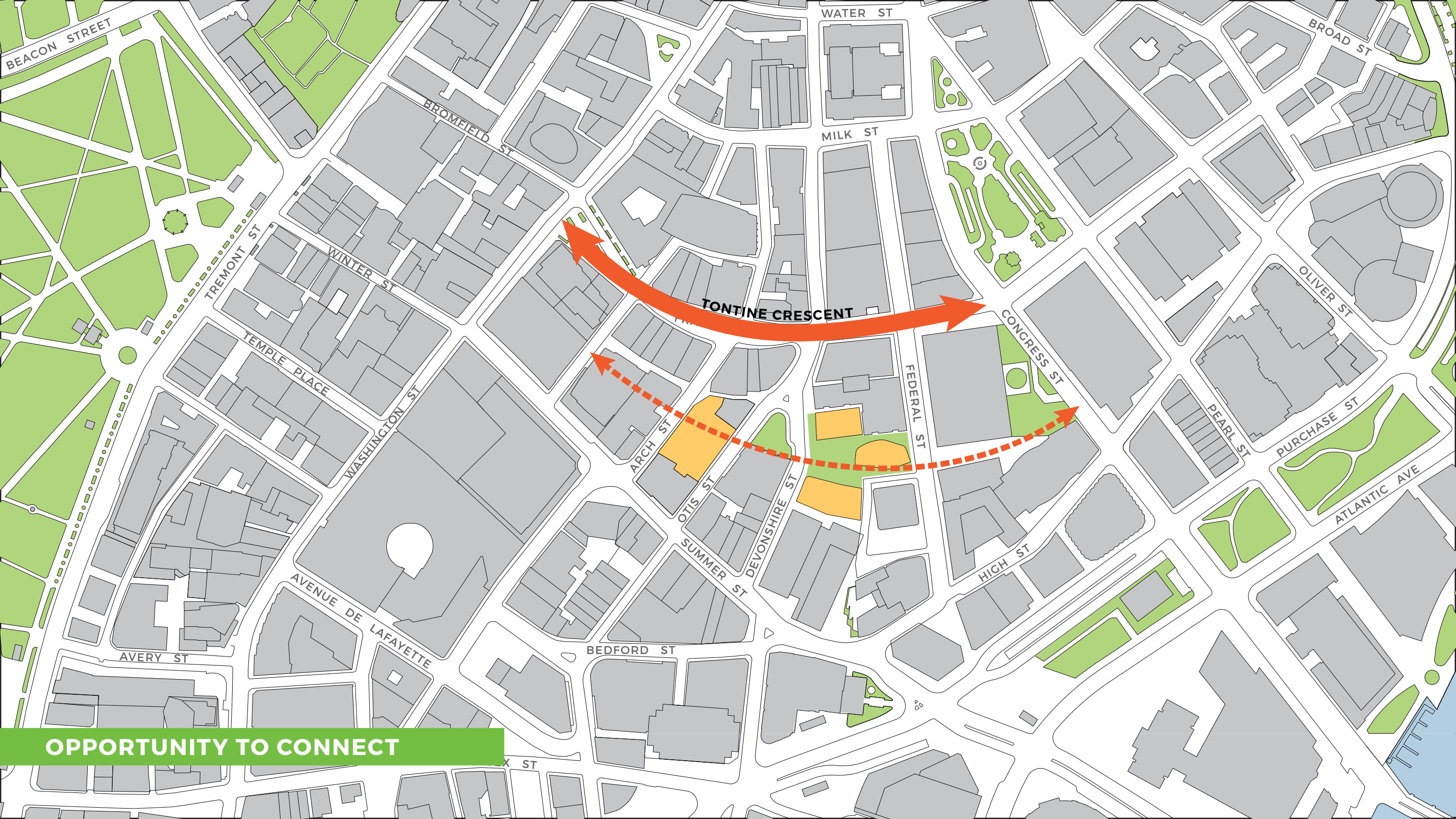
**SHOPPER'S
PARK**

**WINTHROP
SQUARE**

**100
FEDERAL**

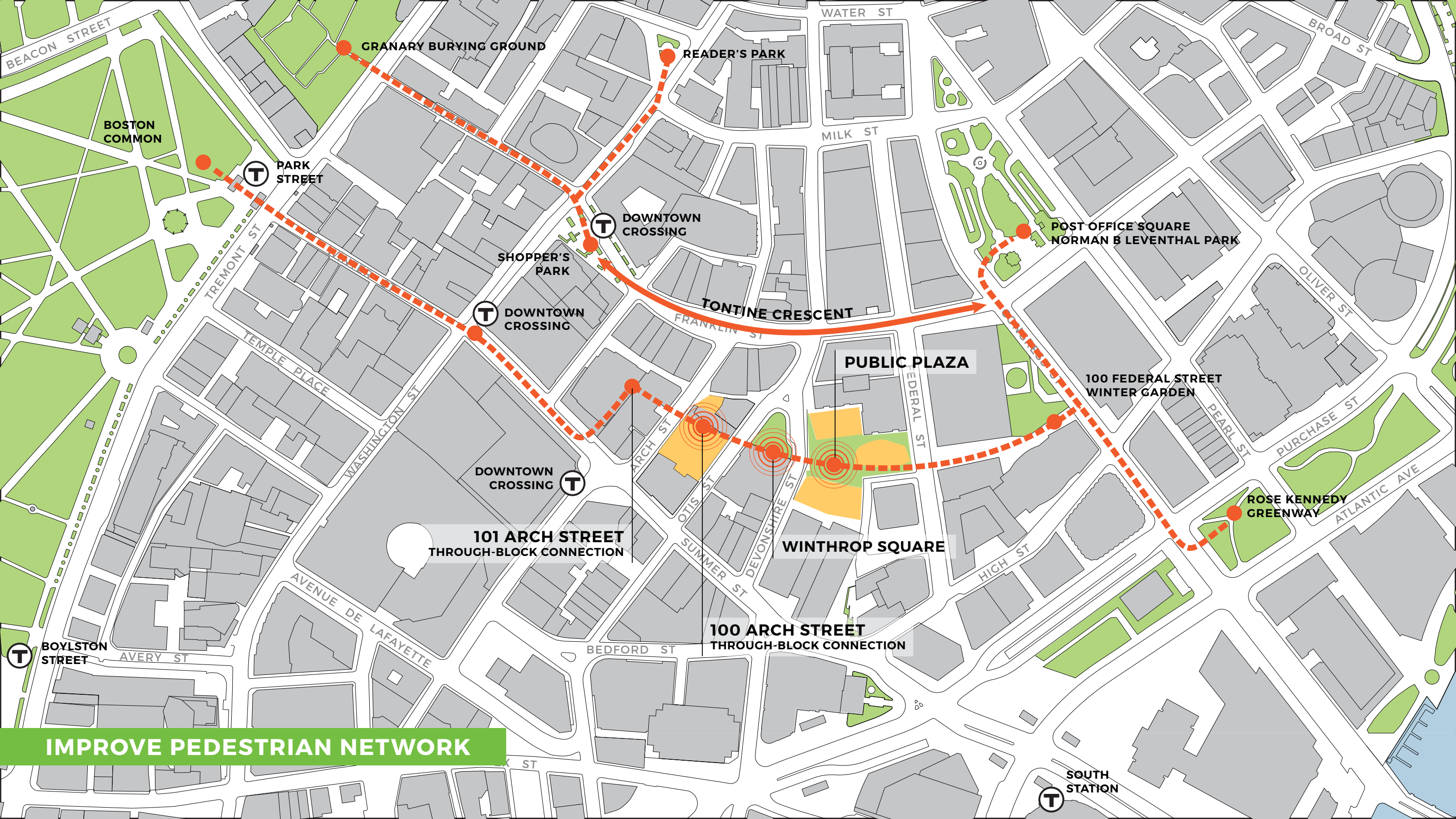
**ROSE
KENNEDY
GREENWAY**

DISCONNECTED GREEN SPACES IN THE CITY



TONTINE CRESCENT

OPPORTUNITY TO CONNECT



GRANARY BURYING GROUND

READER'S PARK

BOSTON
COMMON

T
PARK STREET

T
DOWNTOWN
CROSSING

SHOPPER'S
PARK

T
DOWNTOWN
CROSSING

TONTINE CRESCENT

POST OFFICE SQUARE
NORMAN B LEVENTHAL PARK

PUBLIC PLAZA

100 FEDERAL STREET
WINTER GARDEN

DOWNTOWN
CROSSING

T

101 ARCH STREET
THROUGH-BLOCK CONNECTION

WINTHROP SQUARE

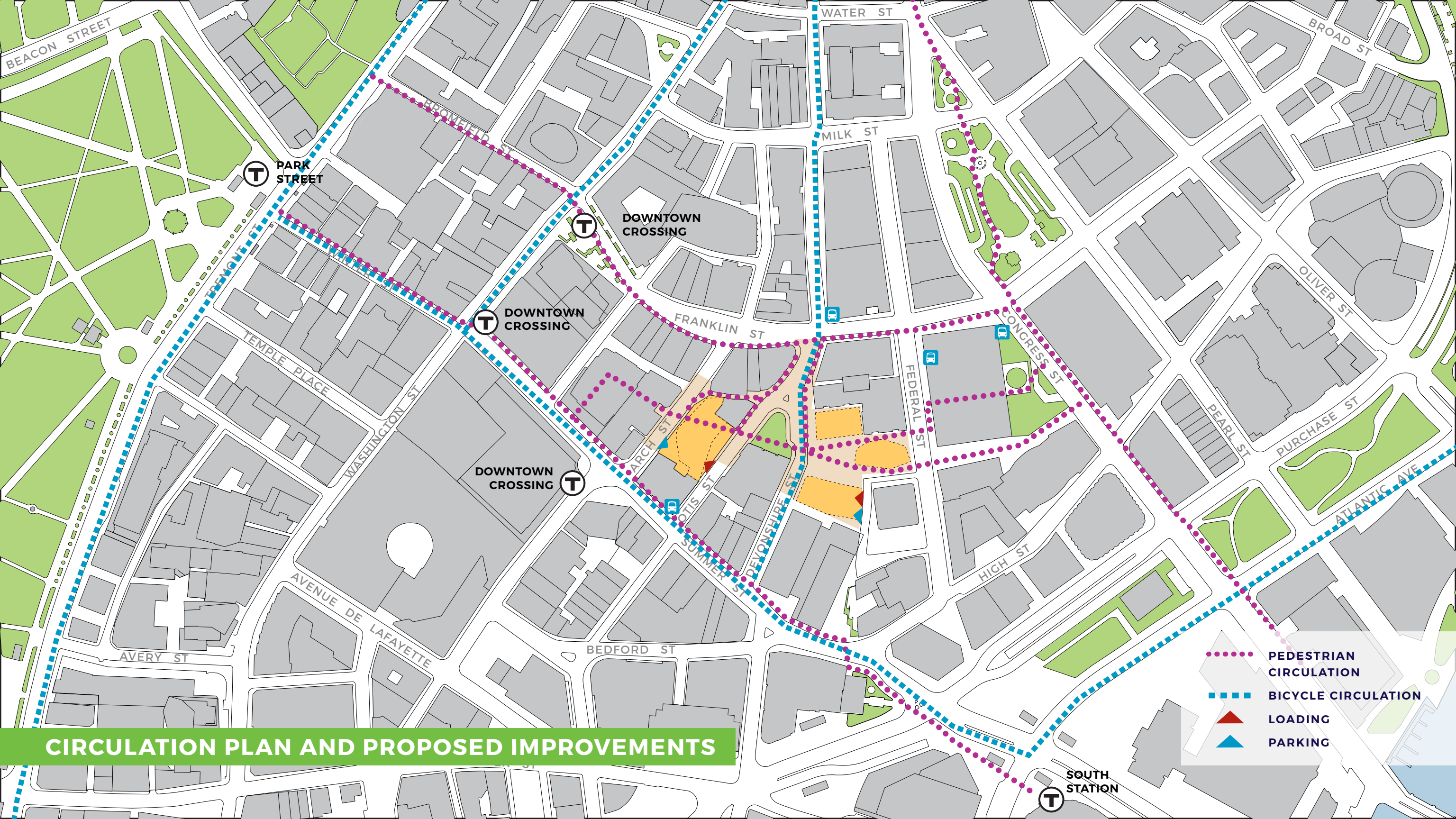
ROSE KENNEDY
GREENWAY

100 ARCH STREET
THROUGH-BLOCK CONNECTION

T
BOYLSTON
STREET

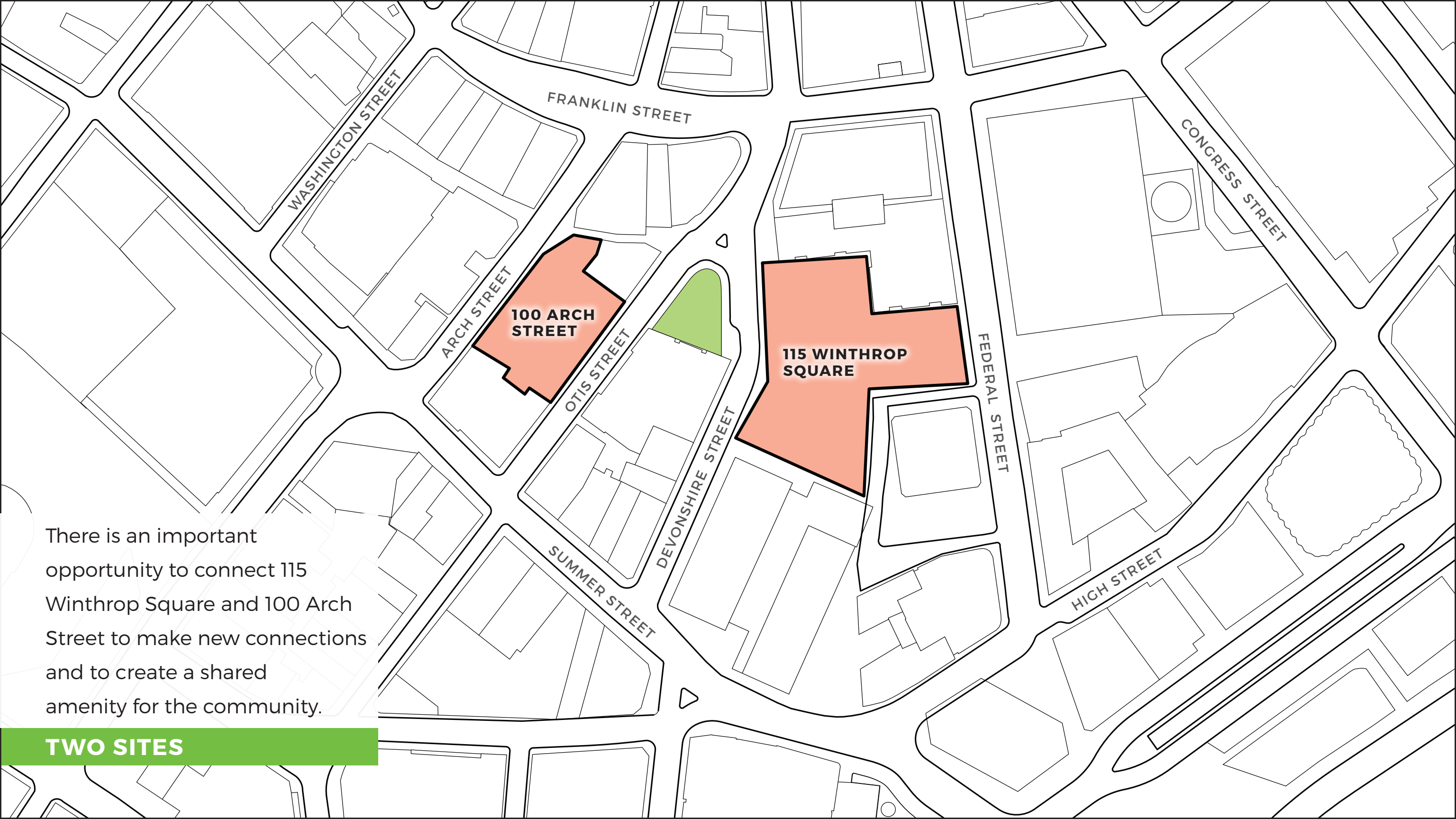
T
SOUTH
STATION

IMPROVE PEDESTRIAN NETWORK



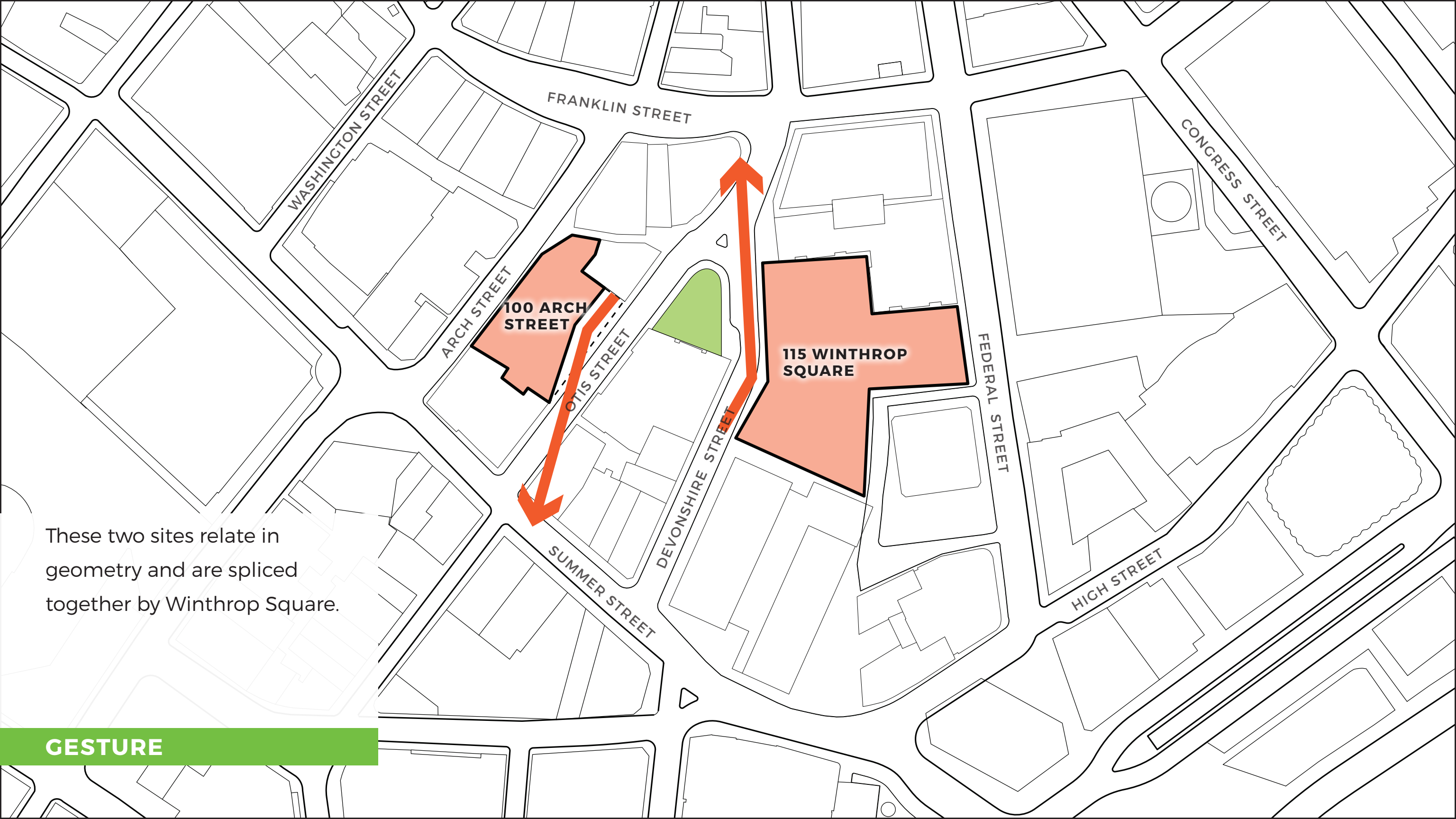
CIRCULATION PLAN AND PROPOSED IMPROVEMENTS

- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION
- LOADING
- PARKING



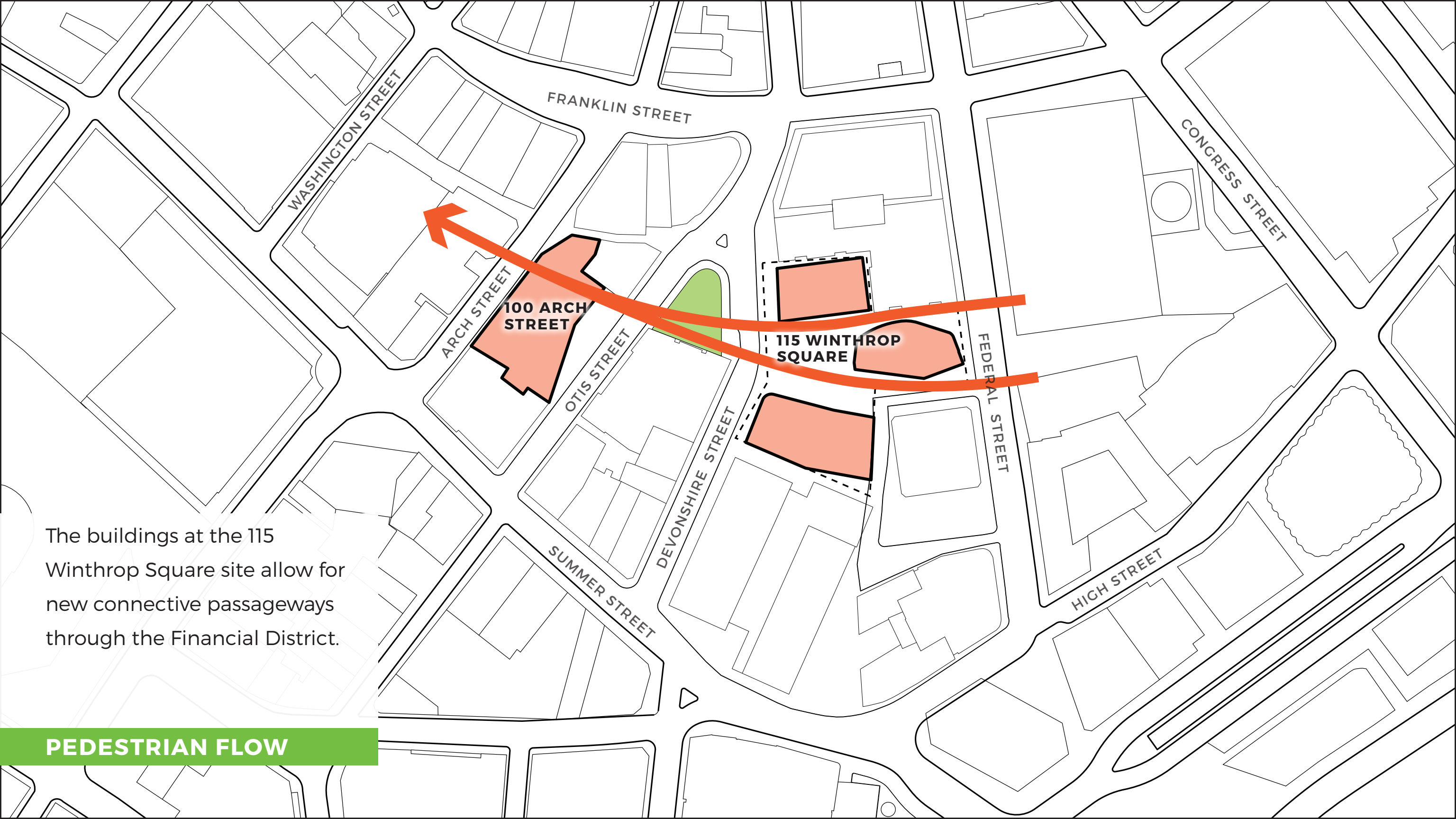
There is an important opportunity to connect 115 Winthrop Square and 100 Arch Street to make new connections and to create a shared amenity for the community.

TWO SITES



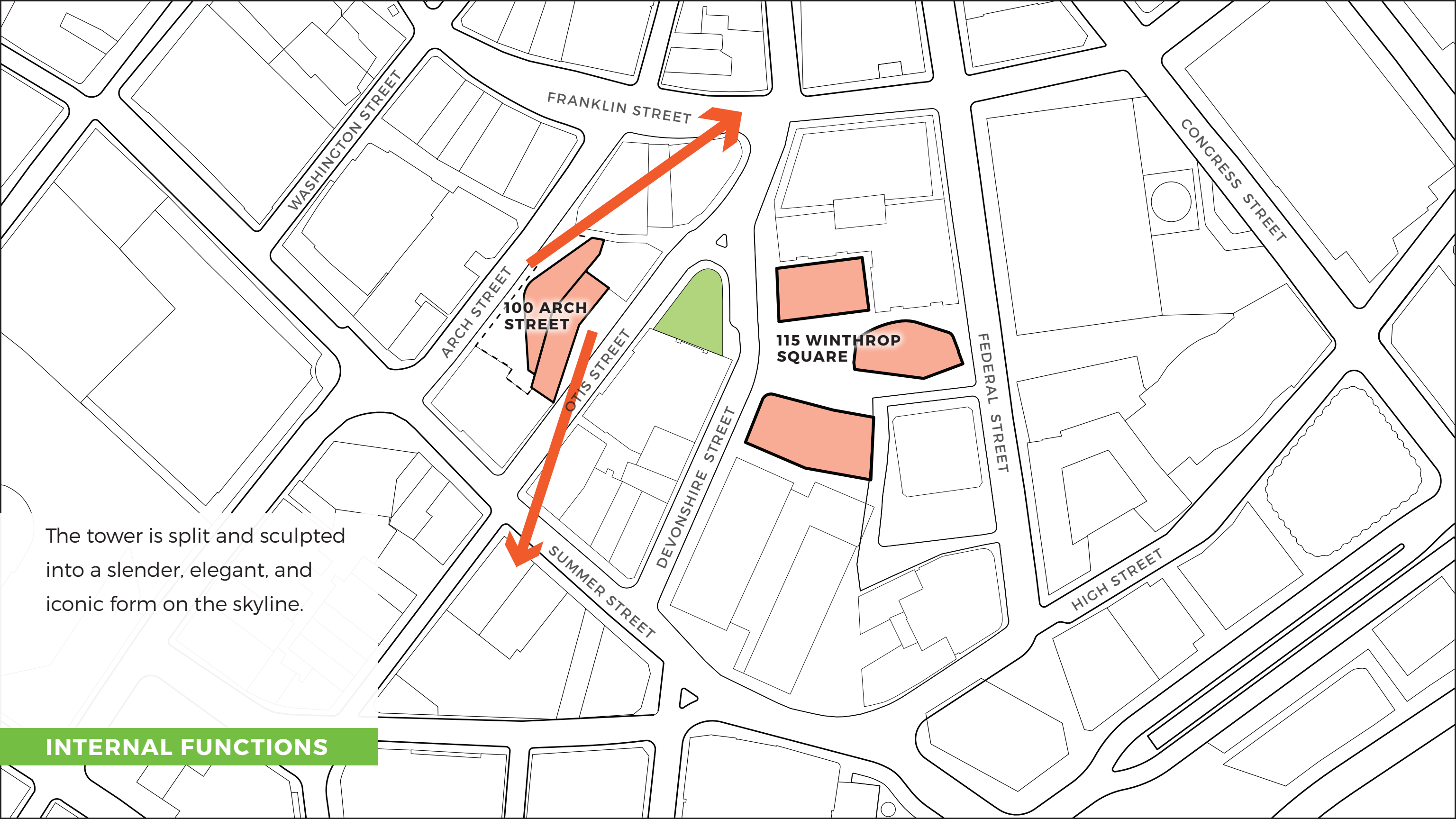
These two sites relate in geometry and are spliced together by Winthrop Square.

GESTURE



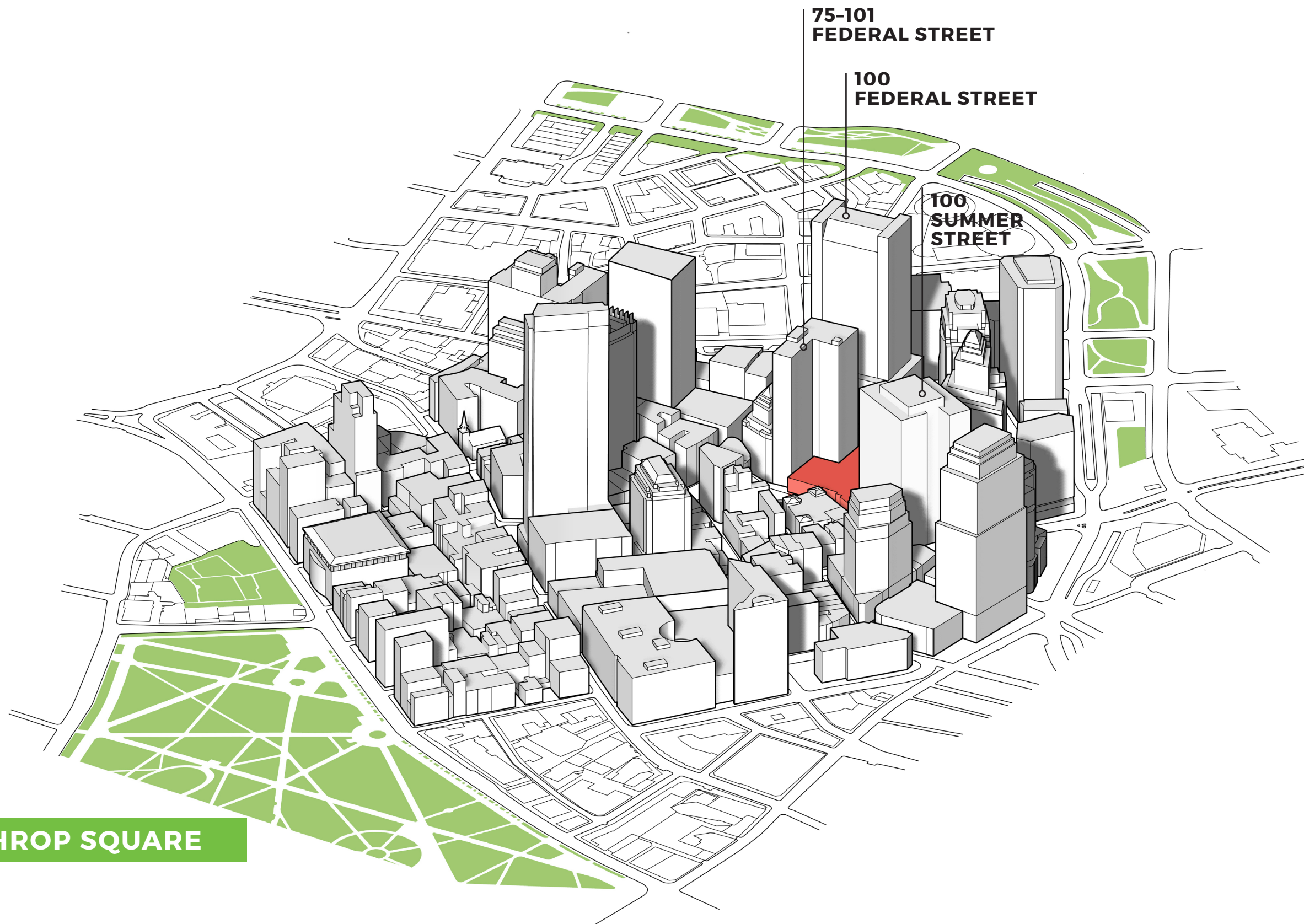
The buildings at the 115 Winthrop Square site allow for new connective passageways through the Financial District.

PEDESTRIAN FLOW



The tower is split and sculpted into a slender, elegant, and iconic form on the skyline.

INTERNAL FUNCTIONS

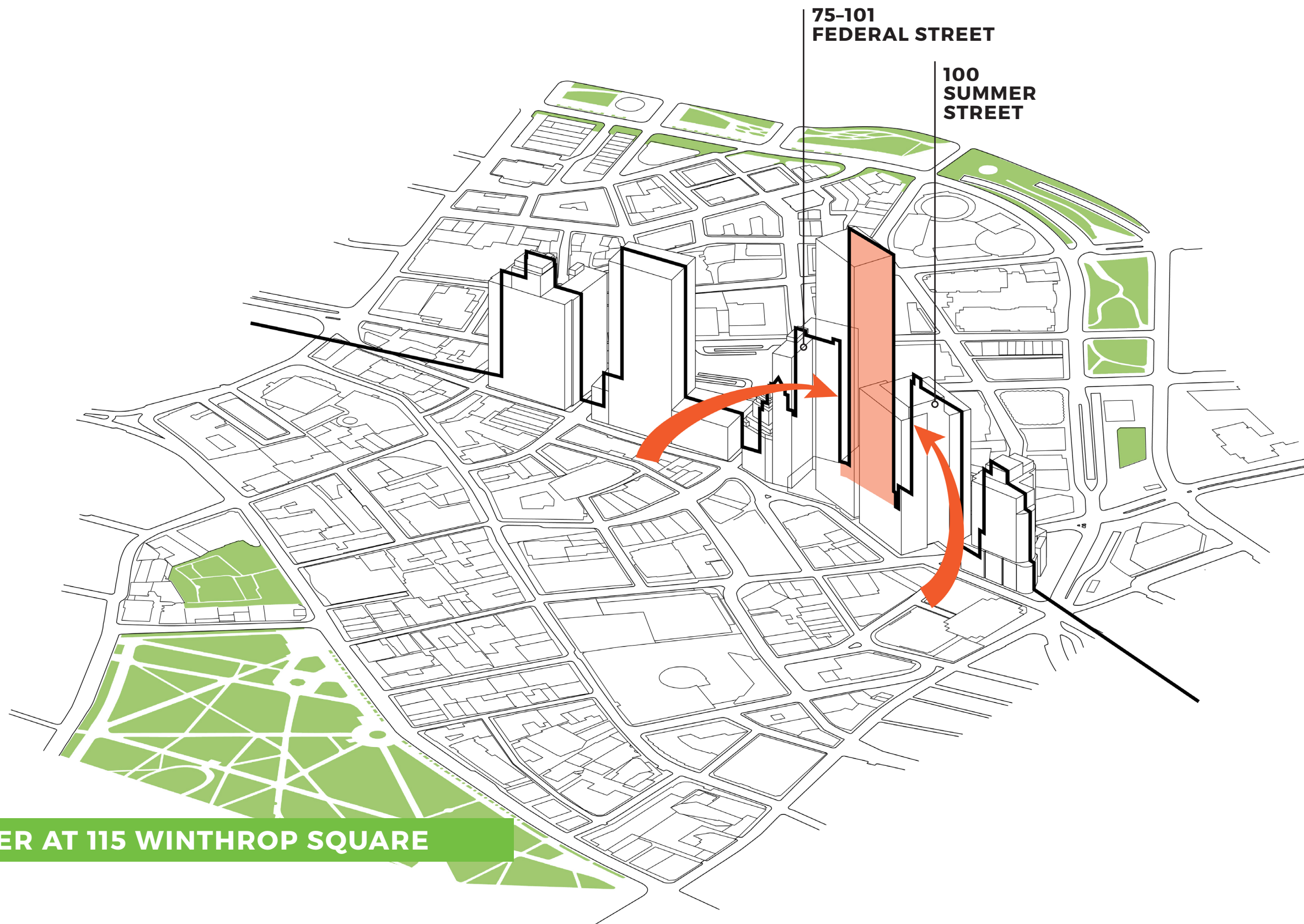


75-101
FEDERAL STREET

100
FEDERAL STREET

100
SUMMER
STREET

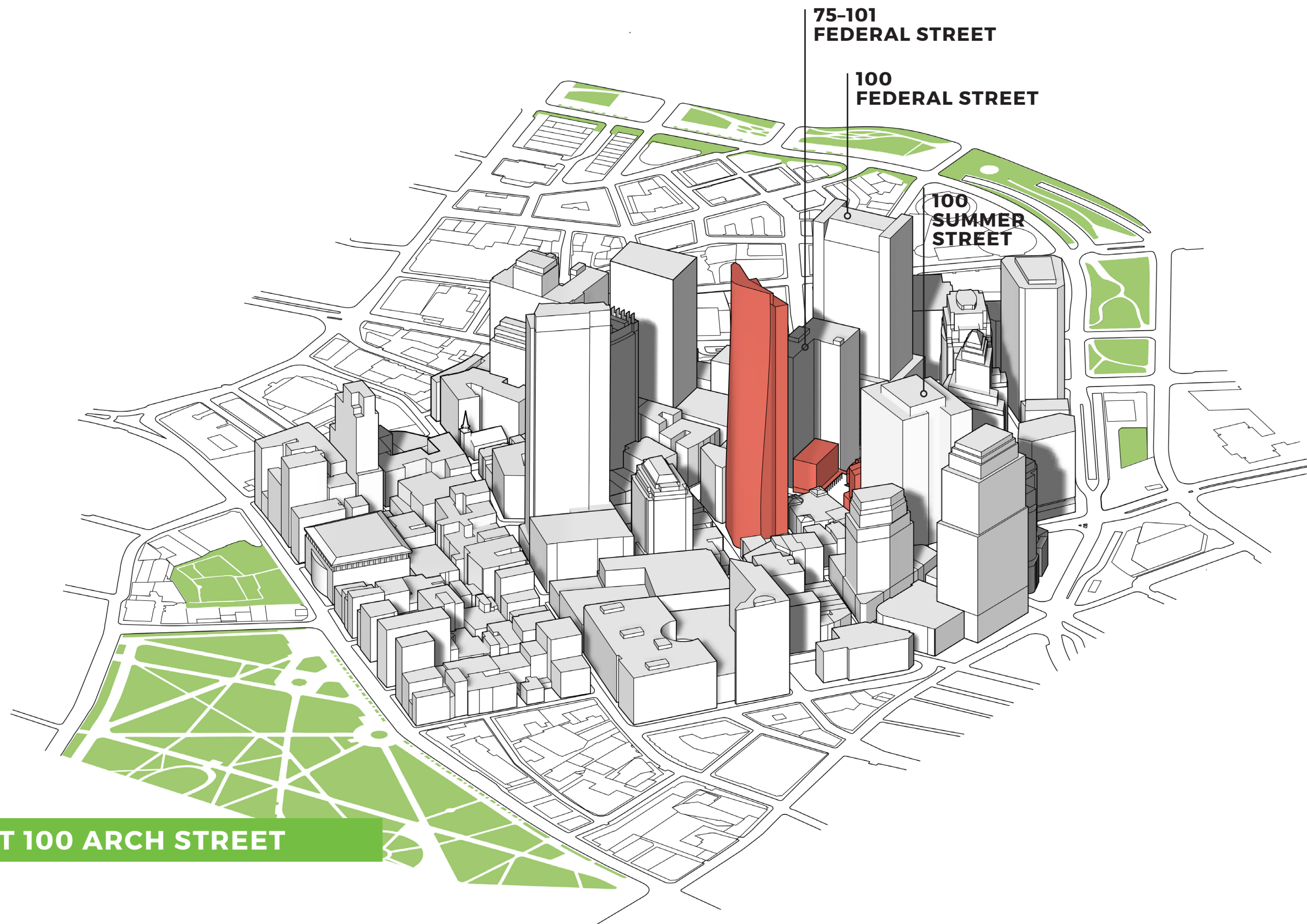
115 WINTHROP SQUARE



75-101
FEDERAL STREET

100
SUMMER
STREET

RFP TOWER AT 115 WINTHROP SQUARE



75-101
FEDERAL STREET

100
FEDERAL STREET

100
SUMMER
STREET

TOWER AT 100 ARCH STREET





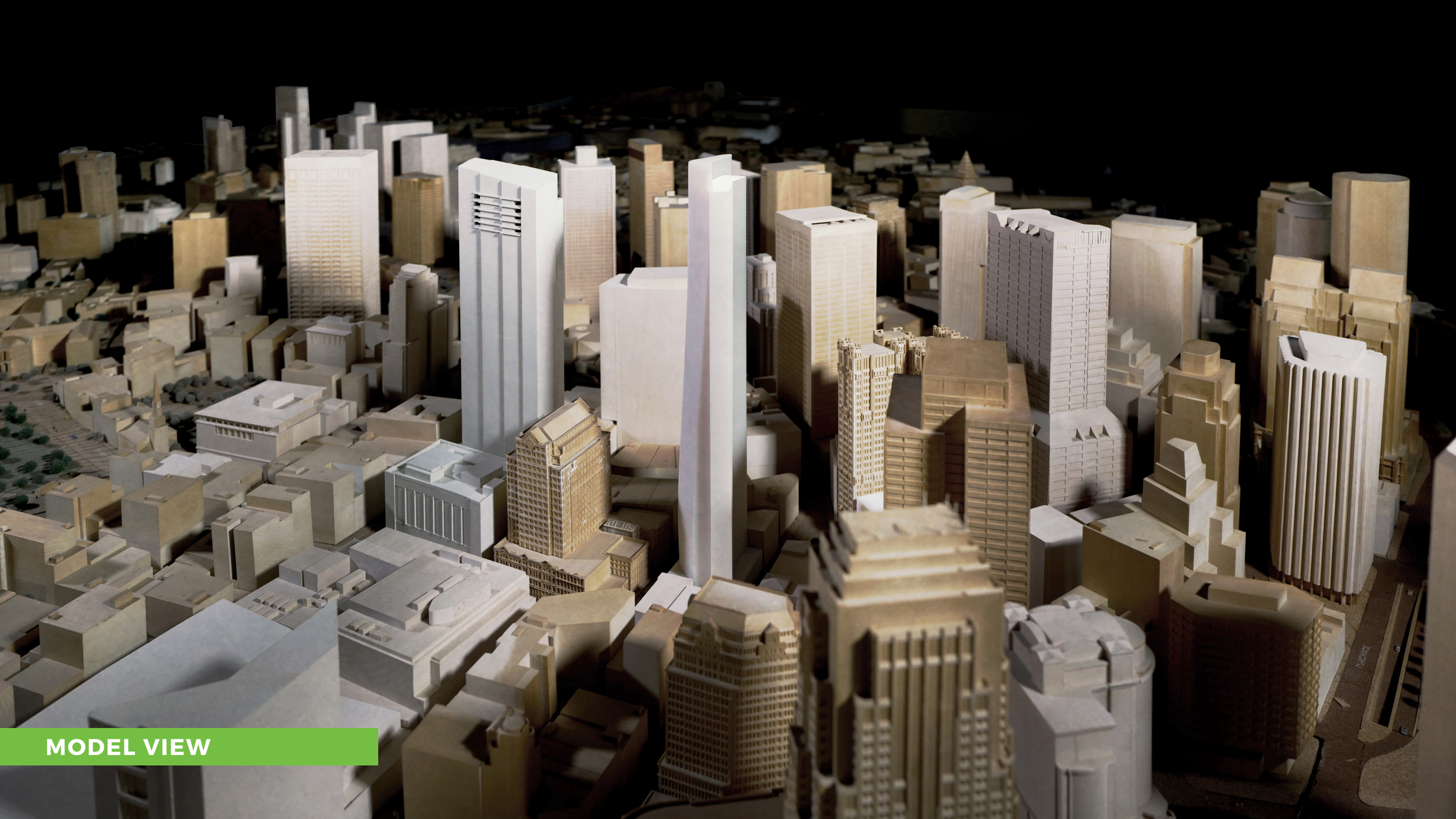
MODEL VIEW



MODEL VIEW

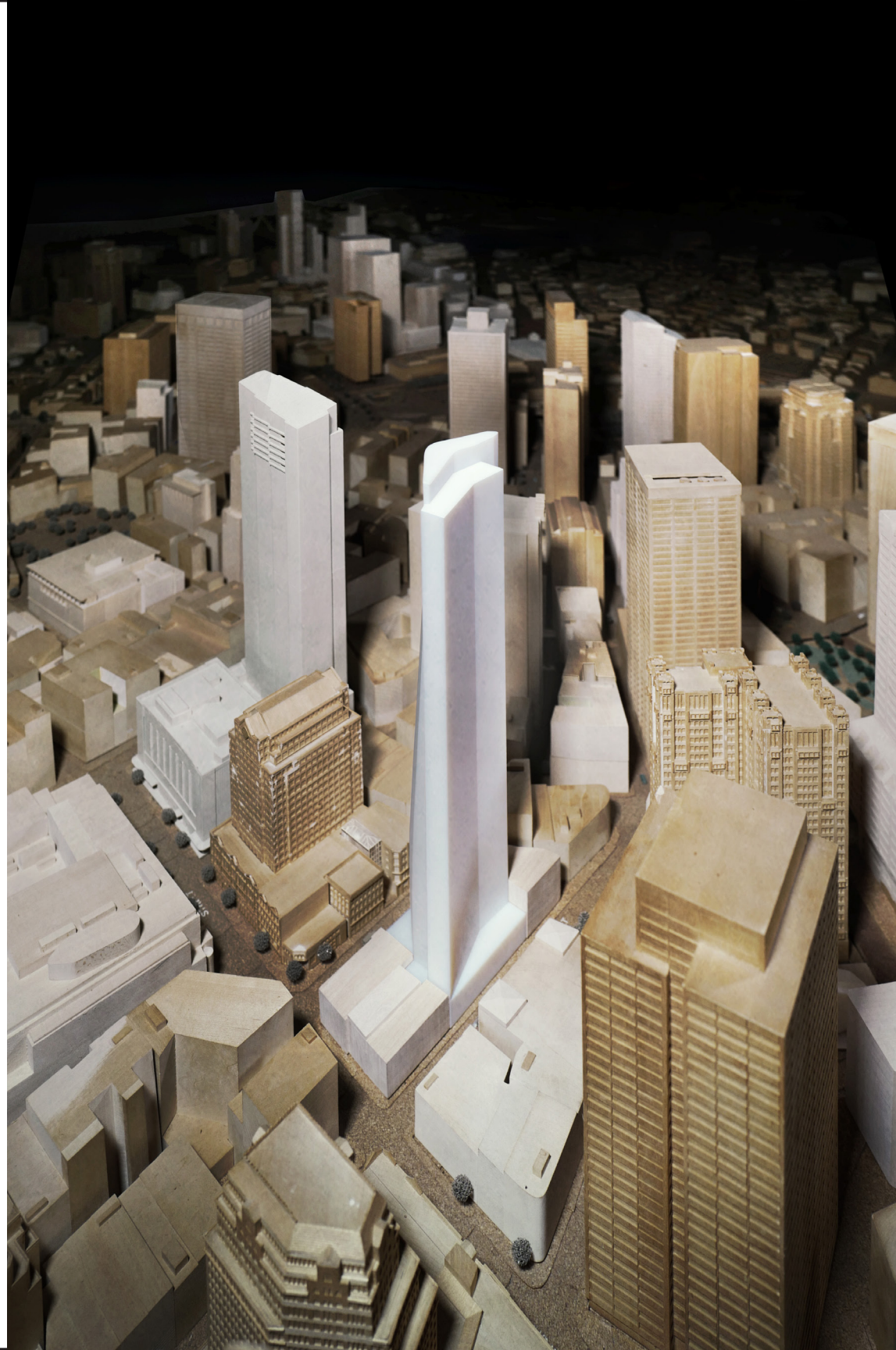


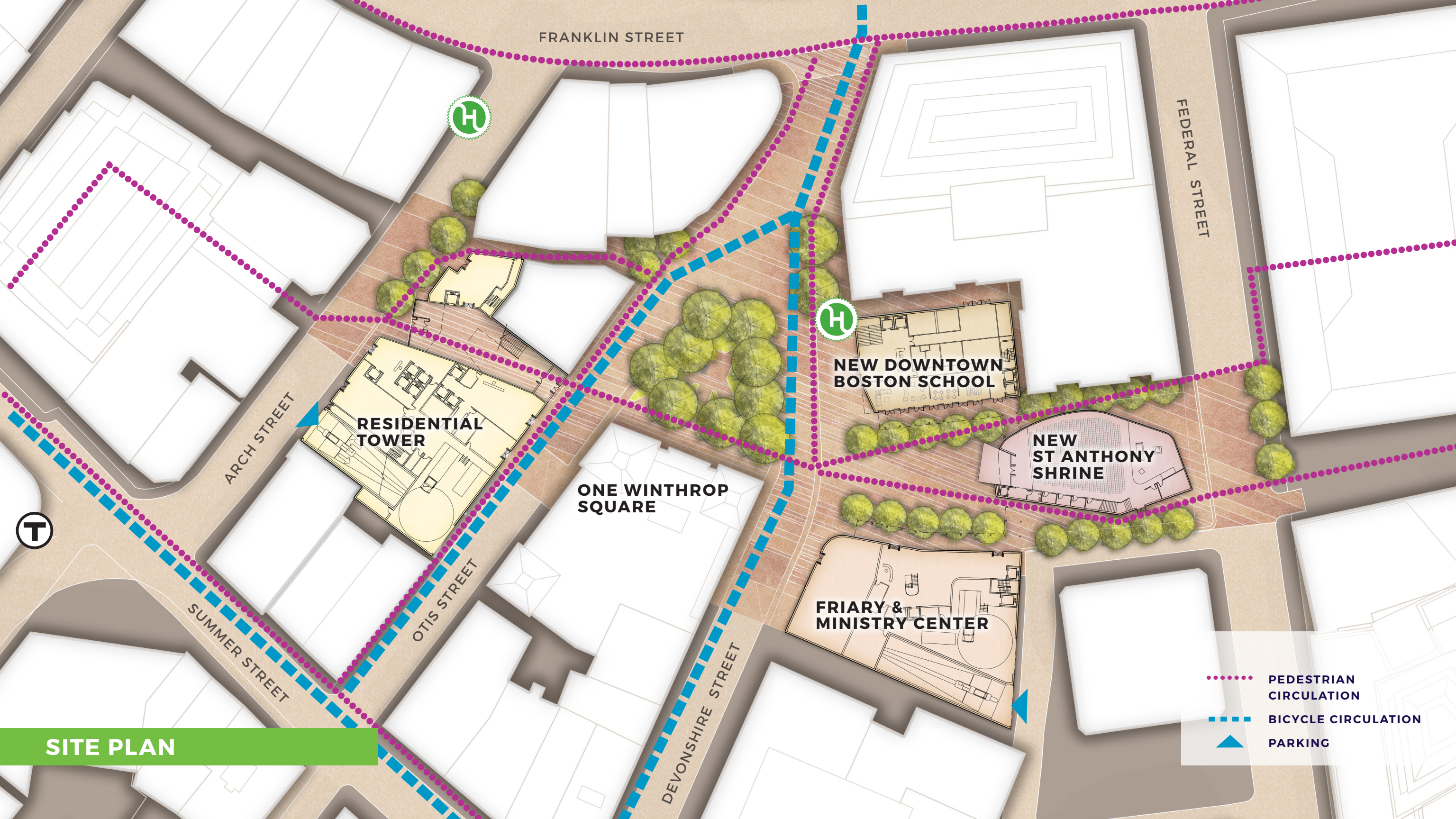
MODEL VIEW



MODEL VIEW

MODEL VIEW





FRANKLIN STREET

FEDERAL STREET

ARCH STREET

SUMMER STREET

OTIS STREET

DEVONSHIRE STREET

RESIDENTIAL
TOWER

ONE WINTHROP
SQUARE

NEW DOWNTOWN
BOSTON SCHOOL

NEW
ST ANTHONY
SHRINE

FRIARY &
MINISTRY CENTER

- PEDESTRIAN
CIRCULATION
- - - - - BICYCLE CIRCULATION
- ▲ PARKING

SITE PLAN

ST ANTHONY SHRINE & FRIARY



FRANKLIN STREET

FEDERAL STREET

ARCH STREET

SUMMER STREET

OTIS STREET

DEVONSHIRE STREET

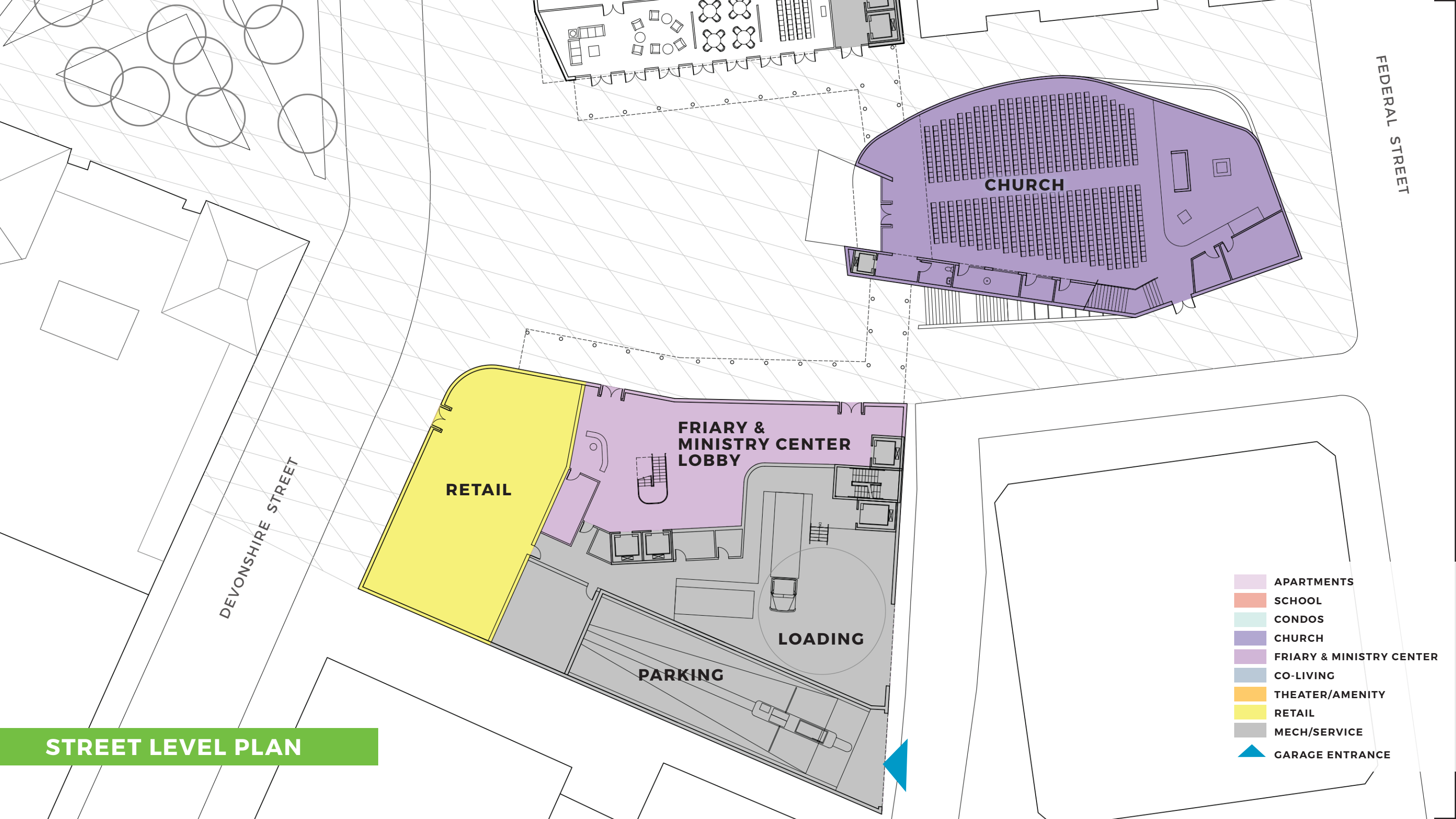
ONE WINTHROP
SQUARE

FRIARY &
MINISTRY CENTER

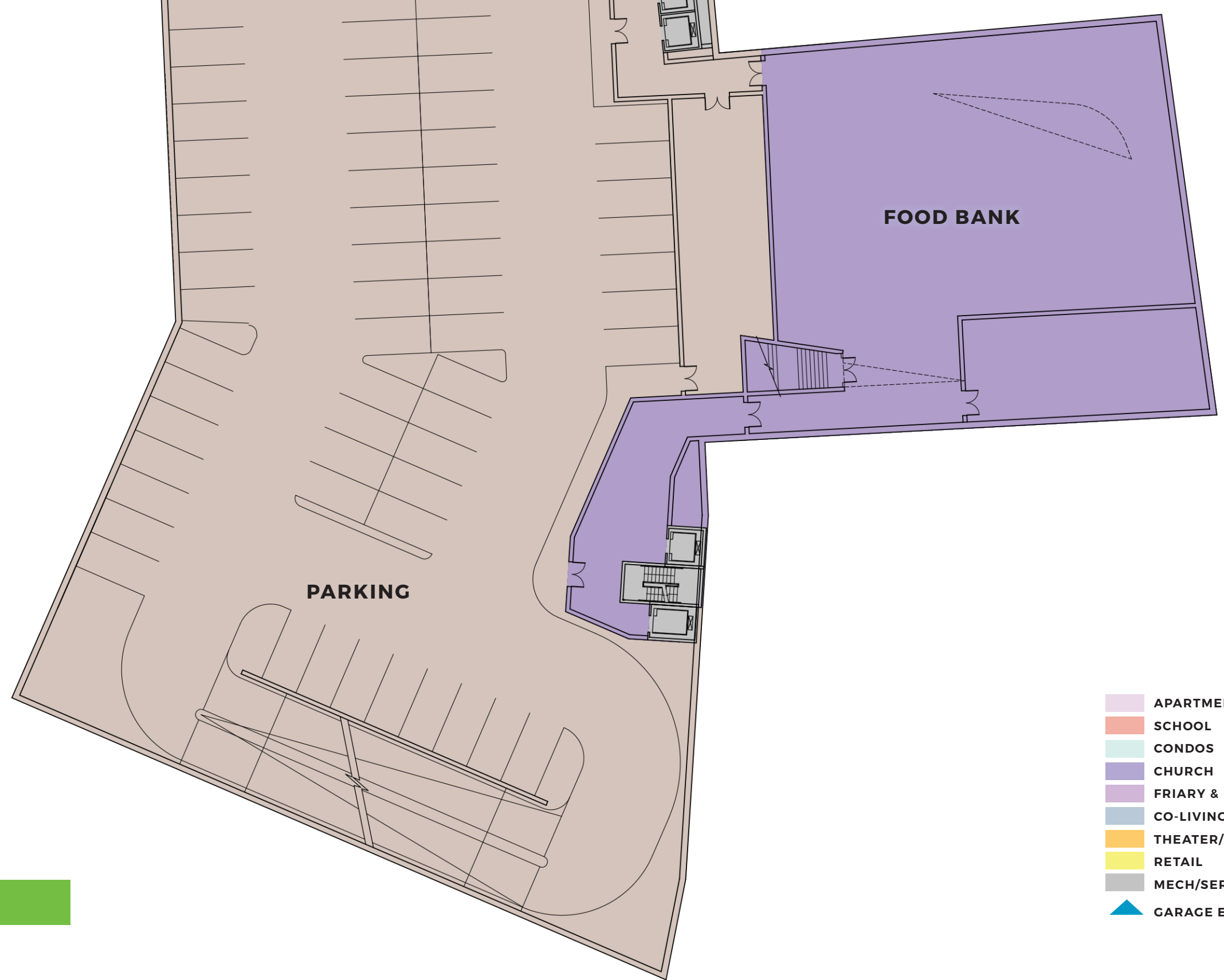
NEW
ST ANTHONY
SHRINE

SITE PLAN

PARKING

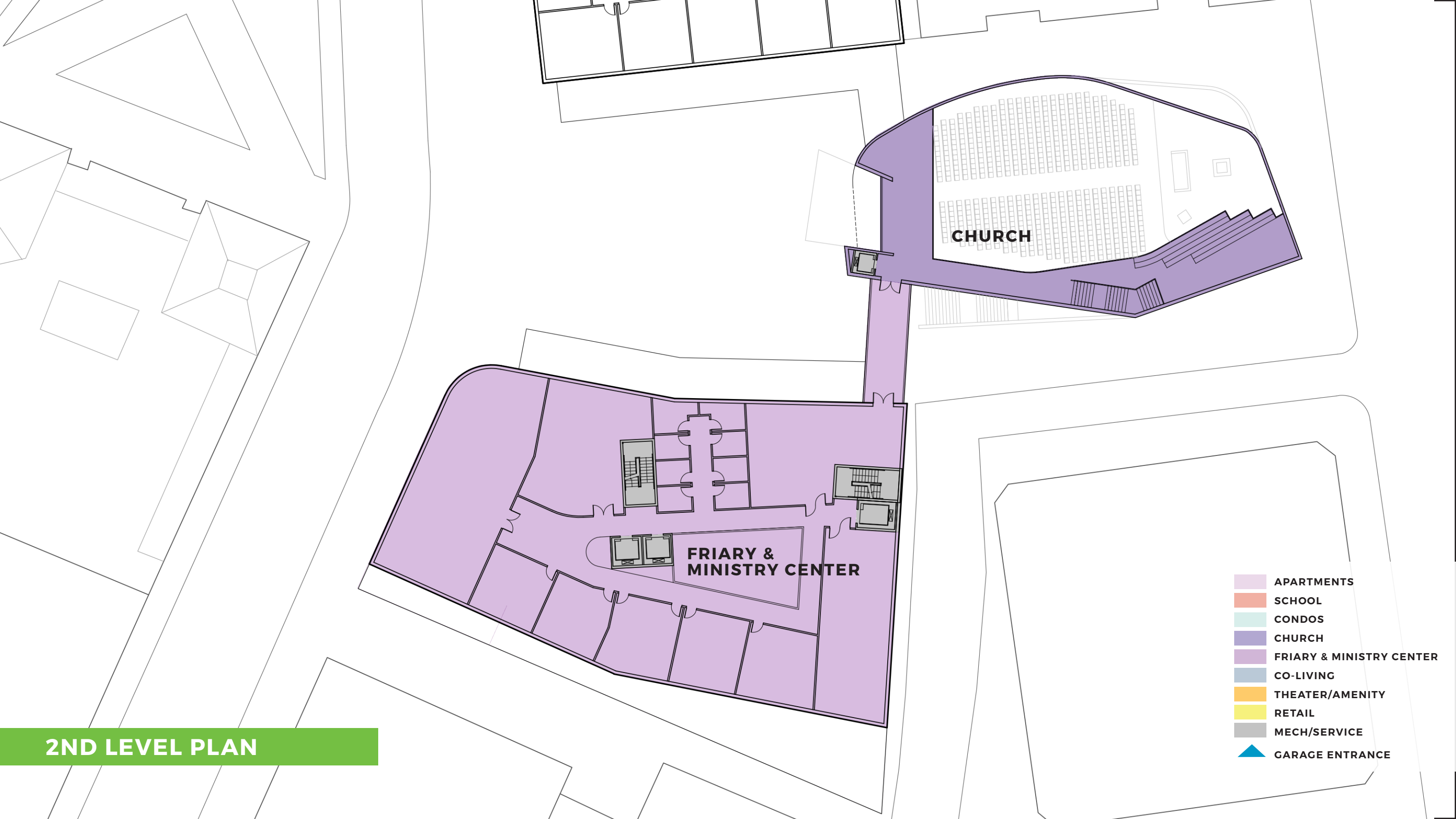


STREET LEVEL PLAN



- APARTMENTS
- SCHOOL
- CONDOS
- CHURCH
- FRIARY & MINISTRY CENTER
- CO-LIVING
- THEATER/AMENITY
- RETAIL
- MECH/SERVICE
- GARAGE ENTRANCE

GARAGE LEVEL PLAN



2ND LEVEL PLAN



LOOKING EAST TO ST ANTHONY SHRINE



LOOKING SOUTH ON DEVONSHIRE STREET



FRANKLIN STREET

FEDERAL STREET

DEVONSHIRE STREET

ARCH STREET

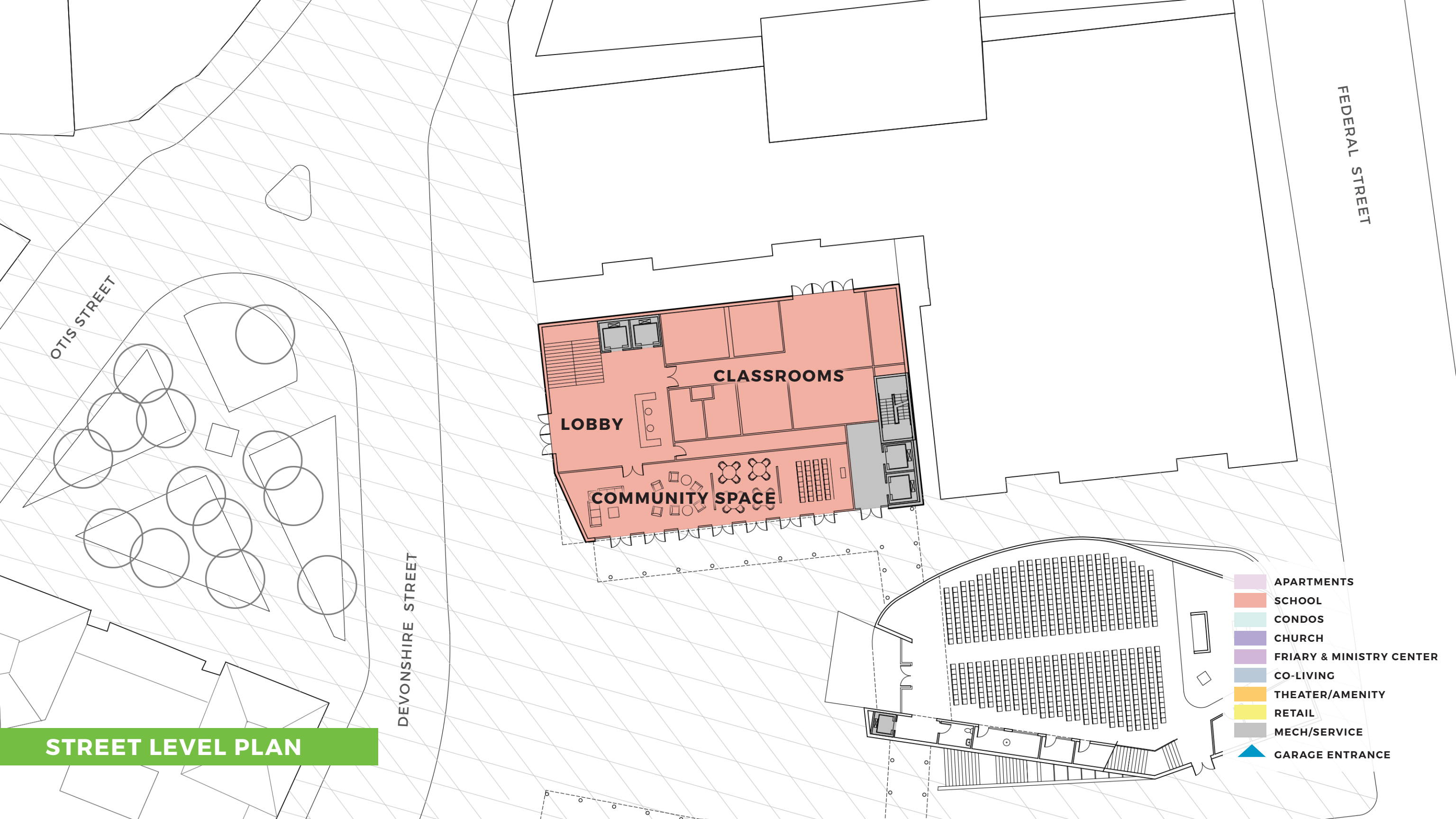
SUMMER STREET

OTIS STREET

ONE WINTHROP
SQUARE

NEW DOWNTOWN
BOSTON SCHOOL

SITE PLAN



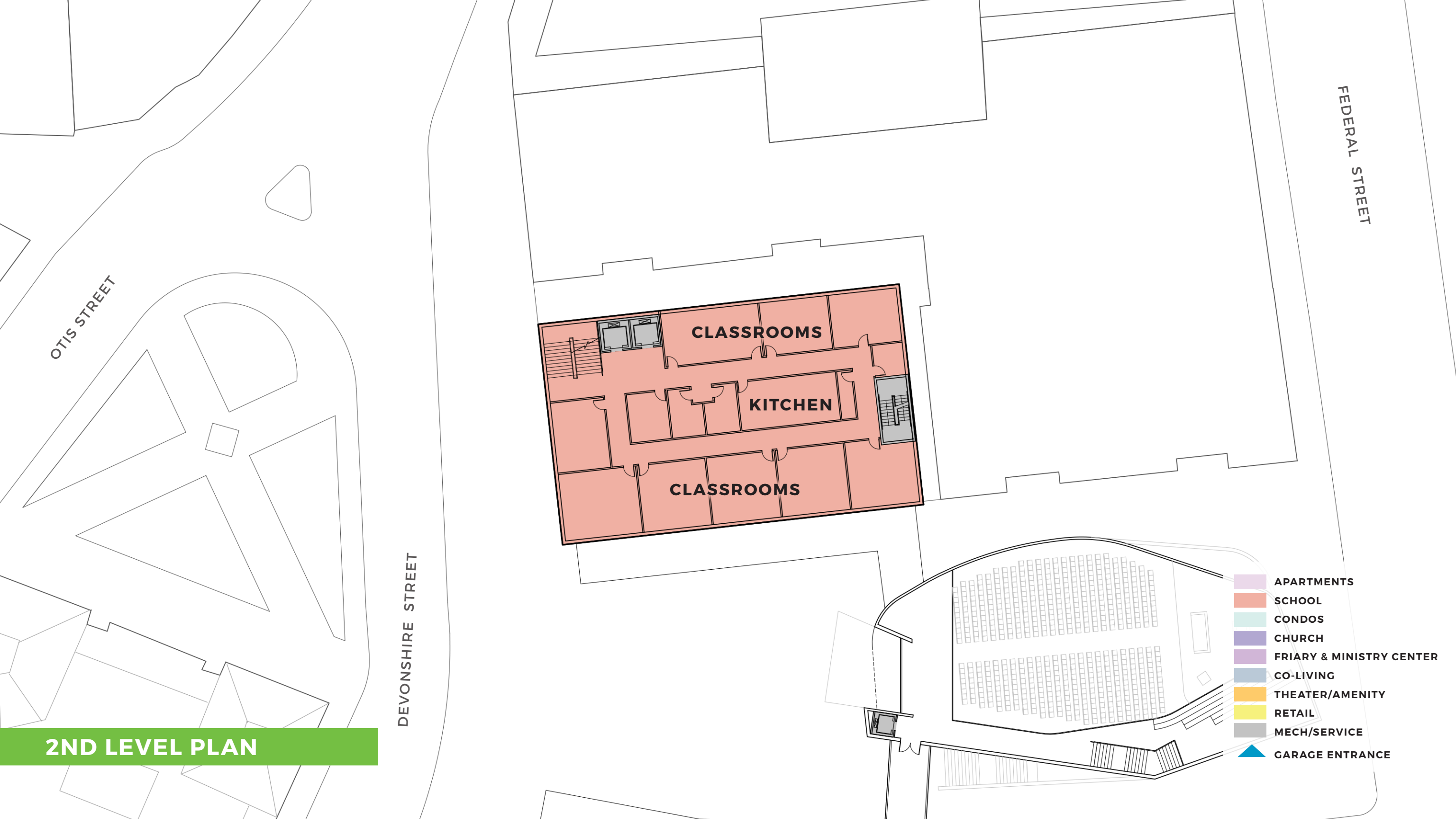
STREET LEVEL PLAN

LOBBY

CLASSROOMS

COMMUNITY SPACE

- APARTMENTS
- SCHOOL
- CONDOS
- CHURCH
- FRIARY & MINISTRY CENTER
- CO-LIVING
- THEATER/AMENITY
- RETAIL
- MECH/SERVICE
- GARAGE ENTRANCE



2ND LEVEL PLAN

OTIS STREET

DEVONSHIRE STREET

FEDERAL STREET

CLASSROOMS

KITCHEN

CLASSROOMS

- APARTMENTS
- SCHOOL
- CONDOS
- CHURCH
- FRIARY & MINISTRY CENTER
- CO-LIVING
- THEATER/AMENITY
- RETAIL
- MECH/SERVICE
- GARAGE ENTRANCE

AERIAL VIEW OF PUBLIC PLAZA





LOOKING WEST ACROSS WINTHROP SQUARE

The background is a vibrant green with a complex pattern of overlapping circles and diagonal lines, creating a sense of depth and movement. The text is centered in a clean, white, sans-serif font.

RESIDENTIAL TOWER & COMMUNITY PERFORMANCE SPACE

FRANKLIN STREET

FEDERAL STREET

ARCH STREET

RESIDENTIAL
TOWER

ONE WINTHROP
SQUARE

OTIS STREET

SUMMER STREET

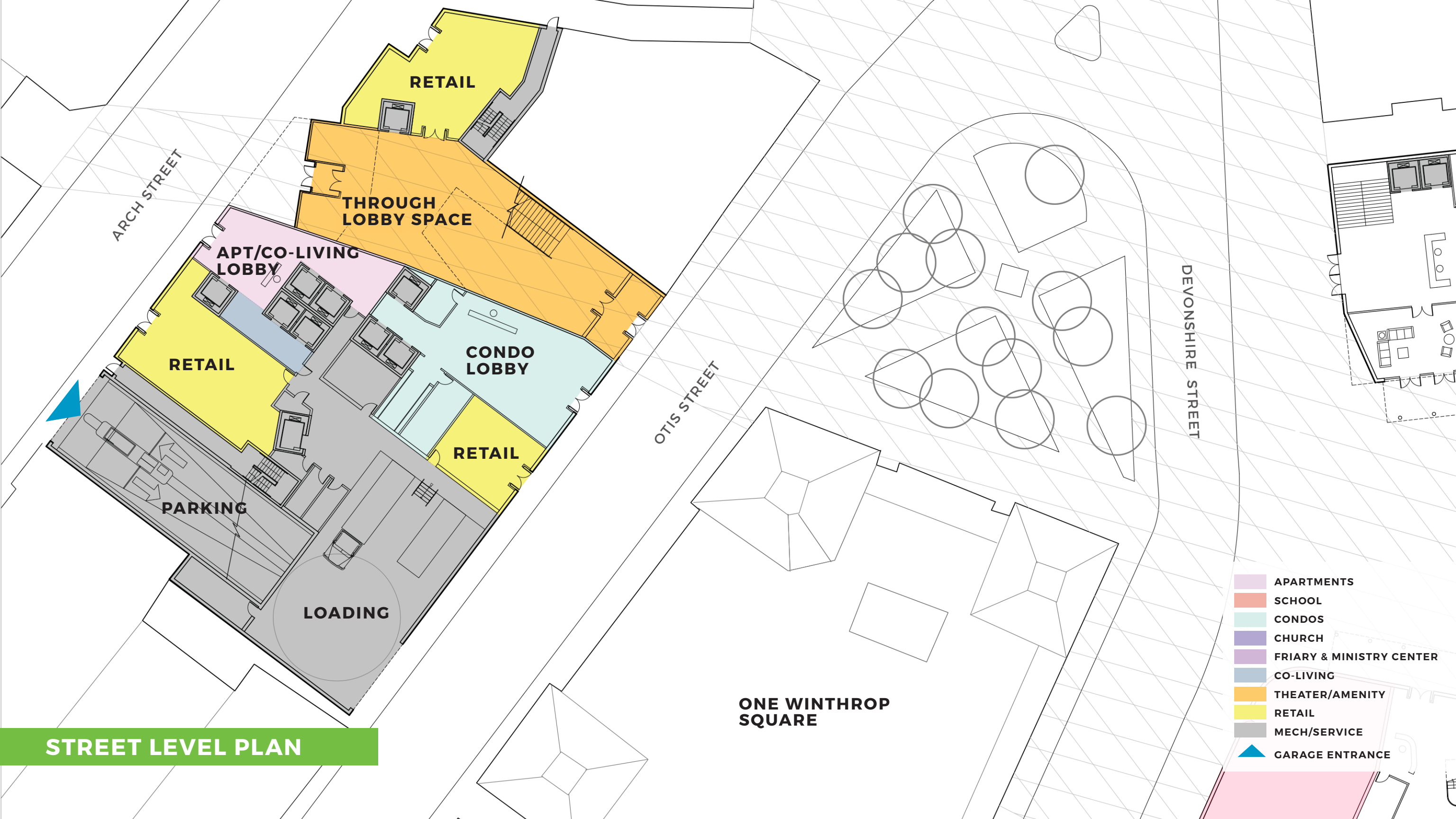
DEVONSHIRE STREET



SITE PLAN



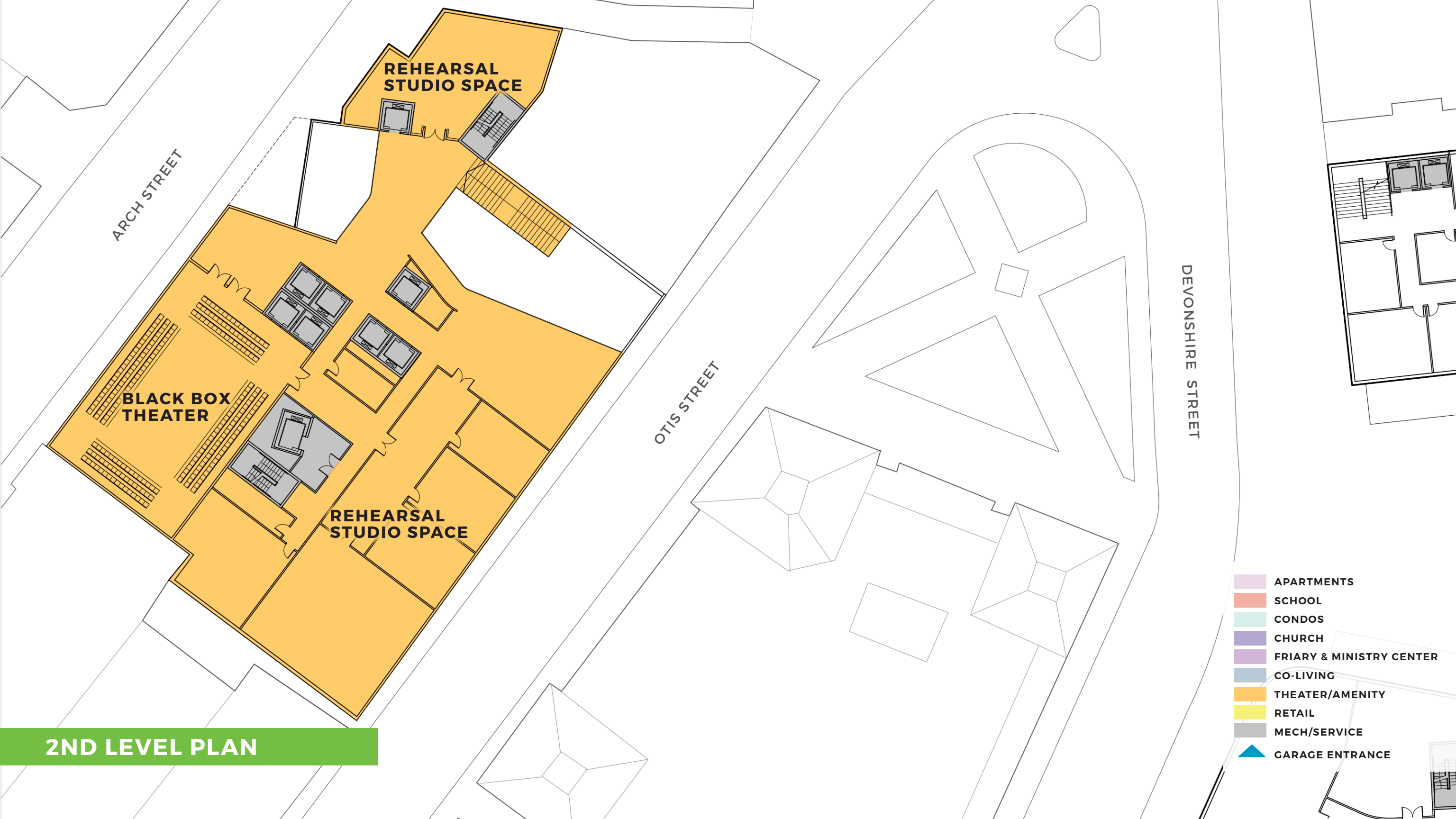
PARKING



STREET LEVEL PLAN



LOBBY AT THROUGH-BLOCK CONNECTION



REHEARSAL
STUDIO SPACE

ARCH STREET

BLACK BOX
THEATER

REHEARSAL
STUDIO SPACE

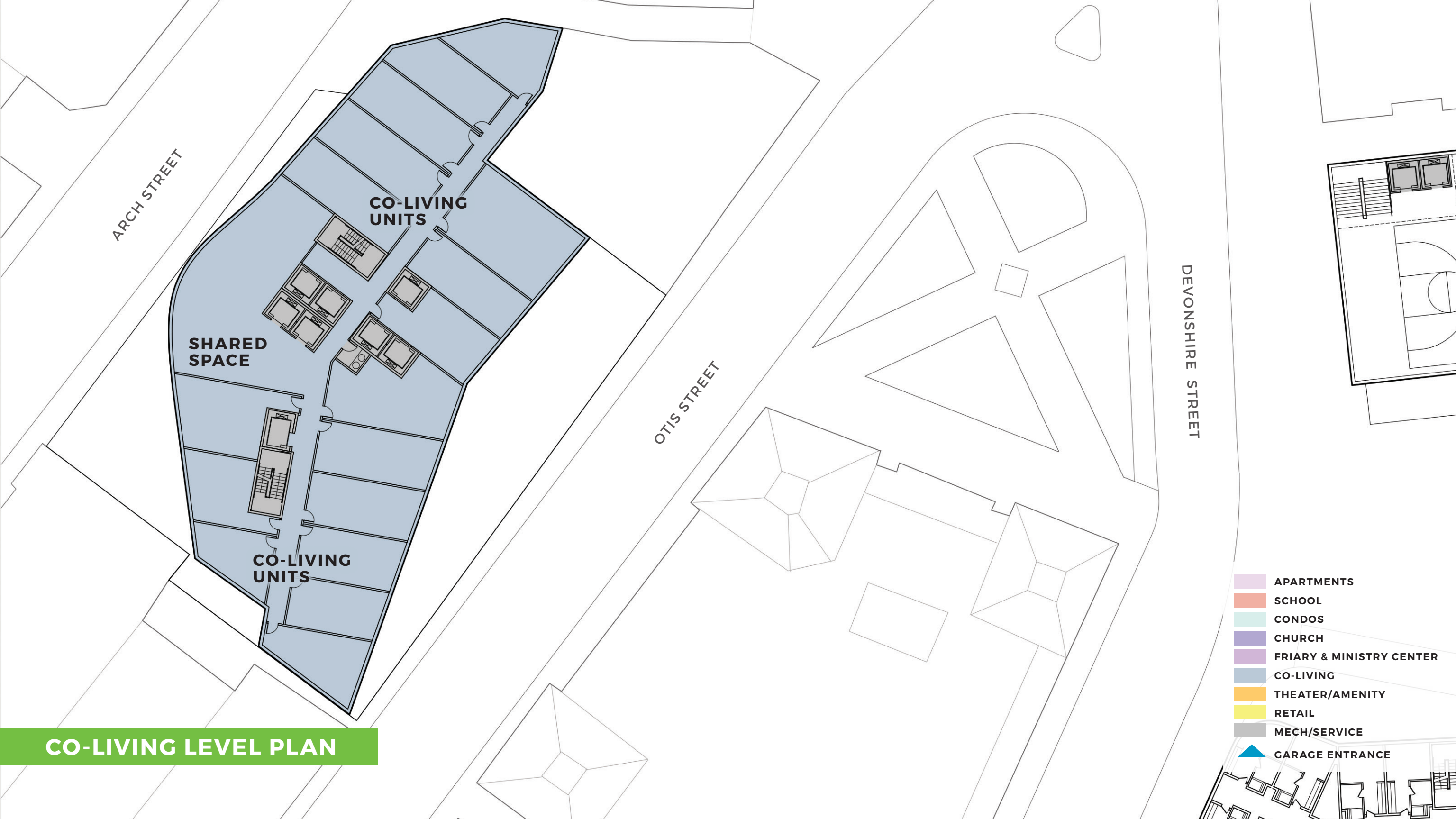
OTIS STREET

DEVONSHIRE STREET

2ND LEVEL PLAN

- APARTMENTS
- SCHOOL
- CONDOS
- CHURCH
- FRIARY & MINISTRY CENTER
- CO-LIVING
- THEATER/AMENITY
- RETAIL
- MECH/SERVICE
- GARAGE ENTRANCE





ARCH STREET

CO-LIVING UNITS

SHARED SPACE

CO-LIVING UNITS

OTIS STREET

DEVONSHIRE STREET

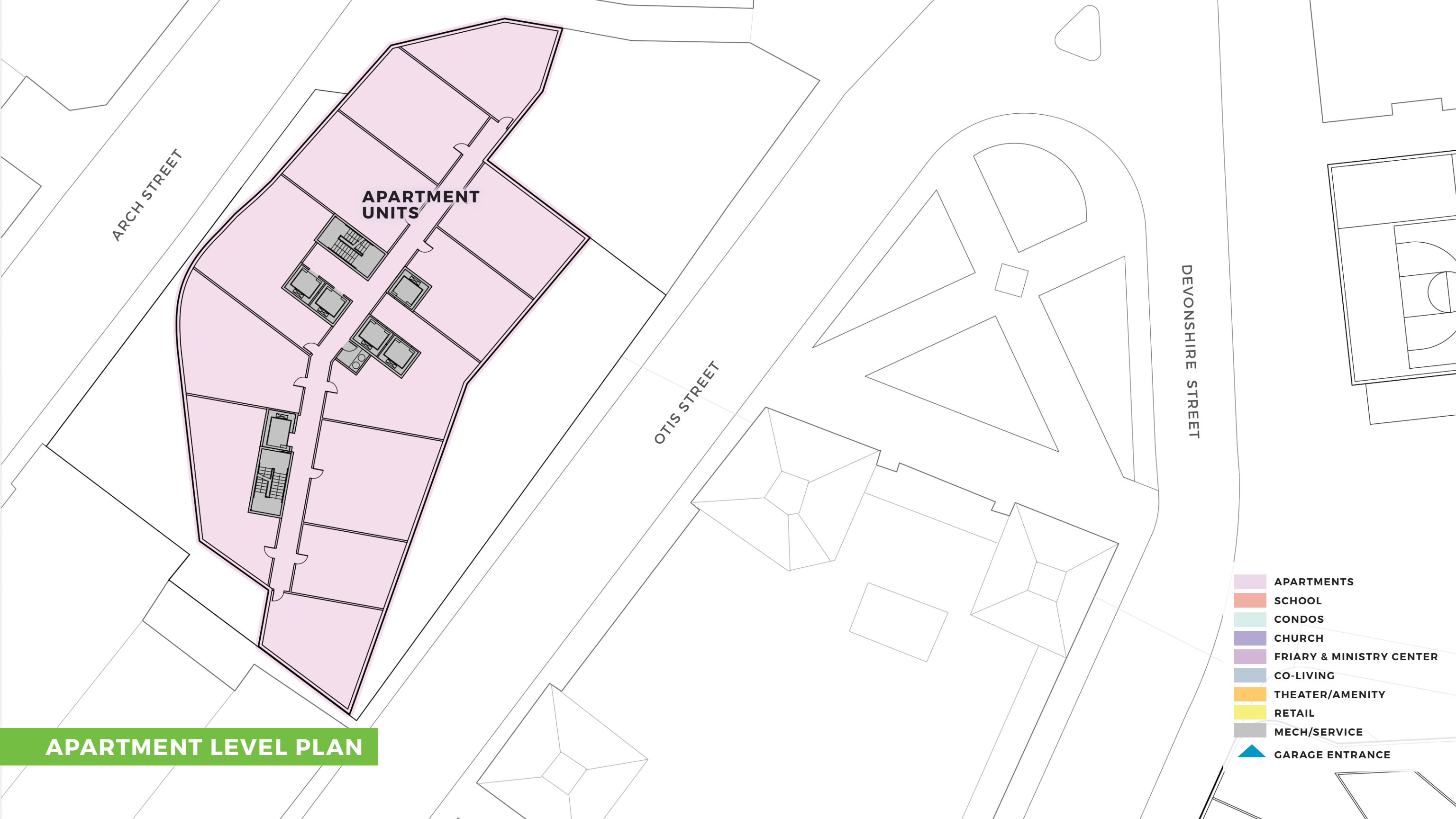
CO-LIVING LEVEL PLAN

- APARTMENTS
- SCHOOL
- CONDOS
- CHURCH
- FRIARY & MINISTRY CENTER
- CO-LIVING
- THEATER/AMENITY
- RETAIL
- MECH/SERVICE
- GARAGE ENTRANCE



CO-LIVING





ARCH STREET

APARTMENT
UNITS

OTIS STREET

DEVONSHIRE STREET

- APARTMENTS
- SCHOOL
- CONDOS
- CHURCH
- FRIARY & MINISTRY CENTER
- CO-LIVING
- THEATER/AMENITY
- RETAIL
- MECH/SERVICE
- GARAGE ENTRANCE

APARTMENT LEVEL PLAN



APARTMENTS

ARCH STREET

CONDO
UNITS

OTIS STREET

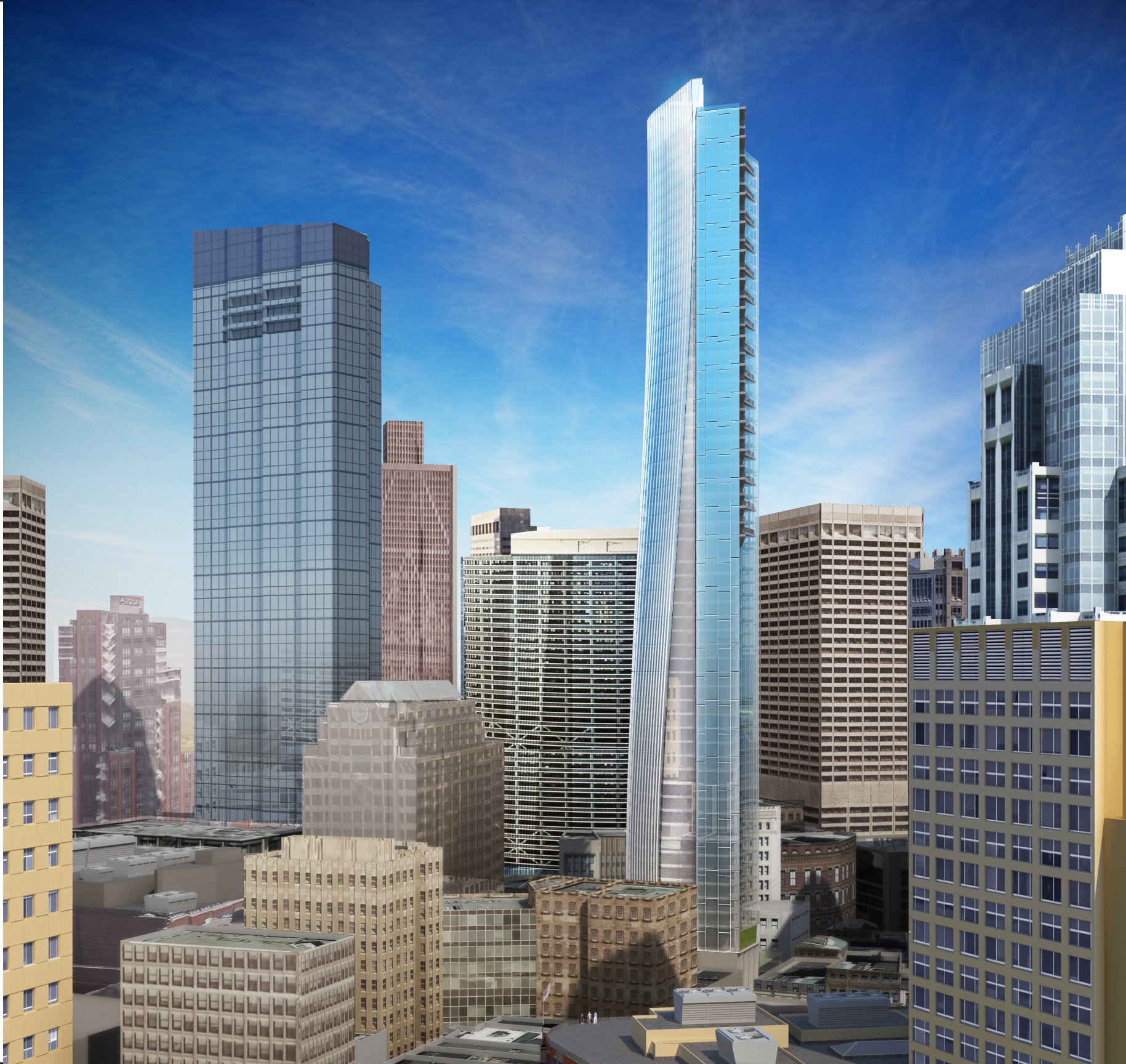
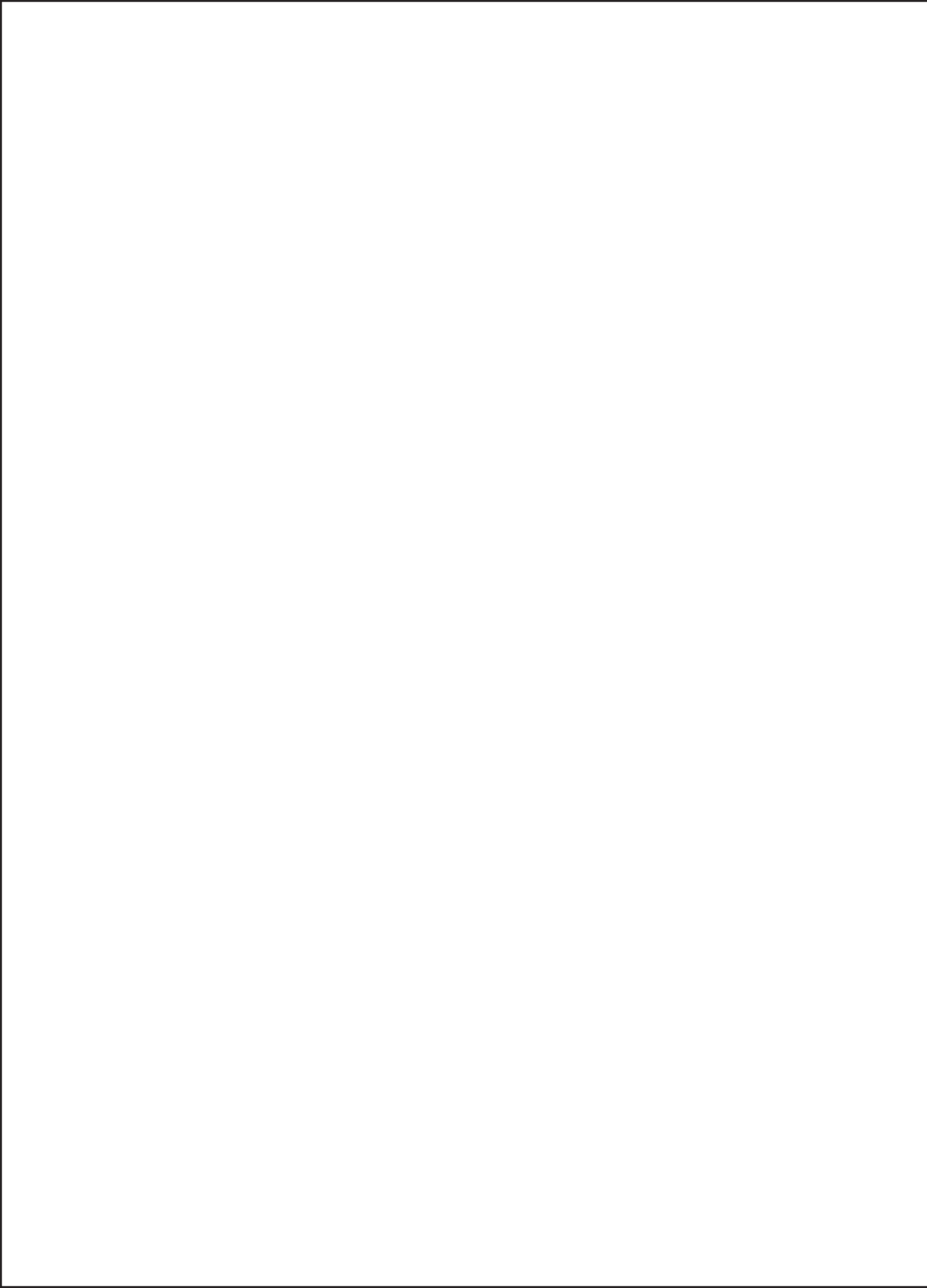
DEVONSHIRE STREET

CONDO LEVEL PLAN

- APARTMENTS
- SCHOOL
- CONDOS
- CHURCH
- FRIARY & MINISTRY CENTER
- CO-LIVING
- THEATER/AMENITY
- RETAIL
- MECH/SERVICE
- GARAGE ENTRANCE

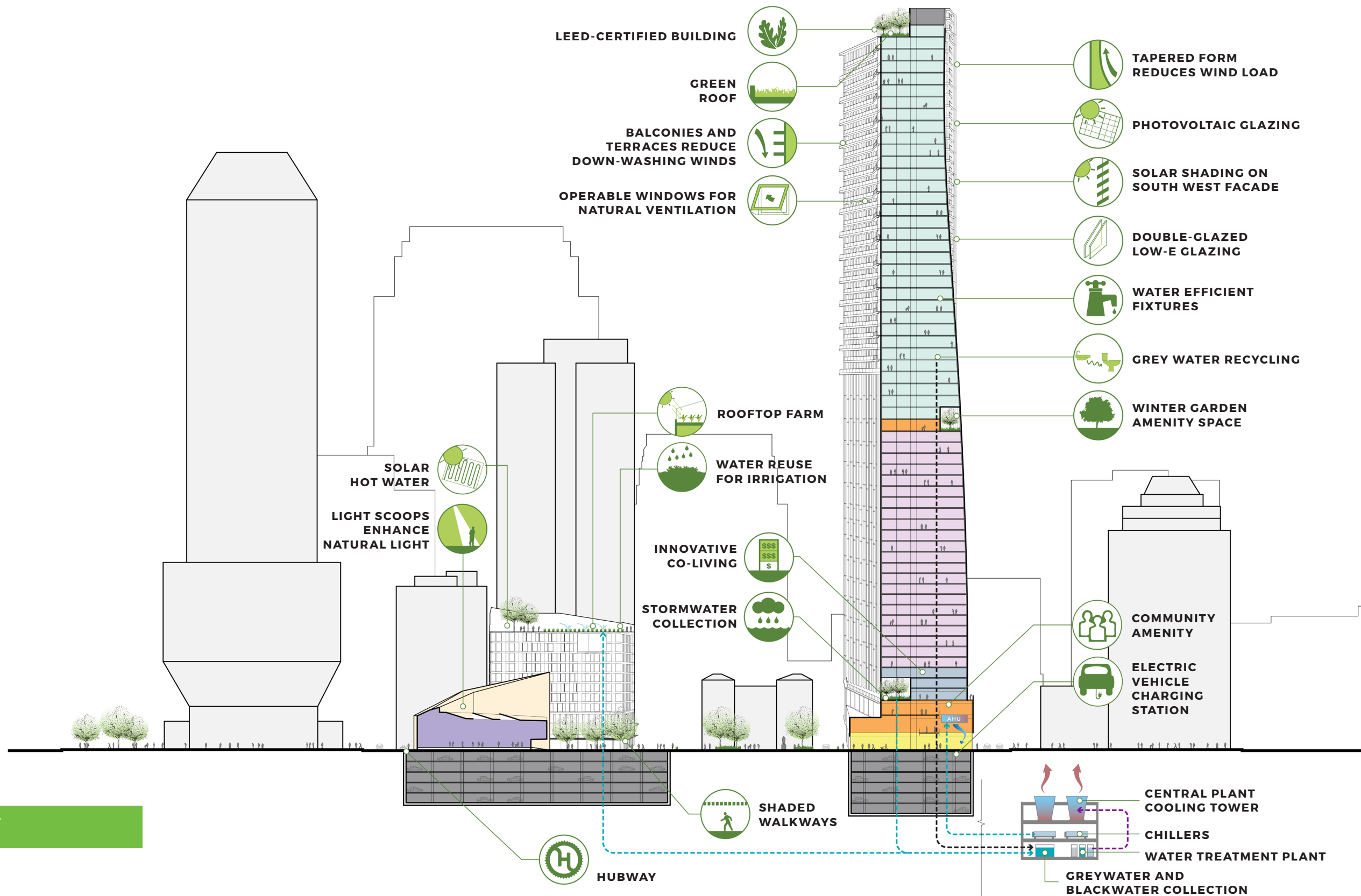
RESIDENTIAL TOWER





- APARTMENTS
- CONDOS
- CHURCH
- CO-LIVING
- THEATER/AMENITY
- RETAIL
- MECH/SERVICE

SUSTAINABILITY





FRANKLIN STREET

ARCH STREET

ST ANTHONY
SHRINE

OTIS STREET

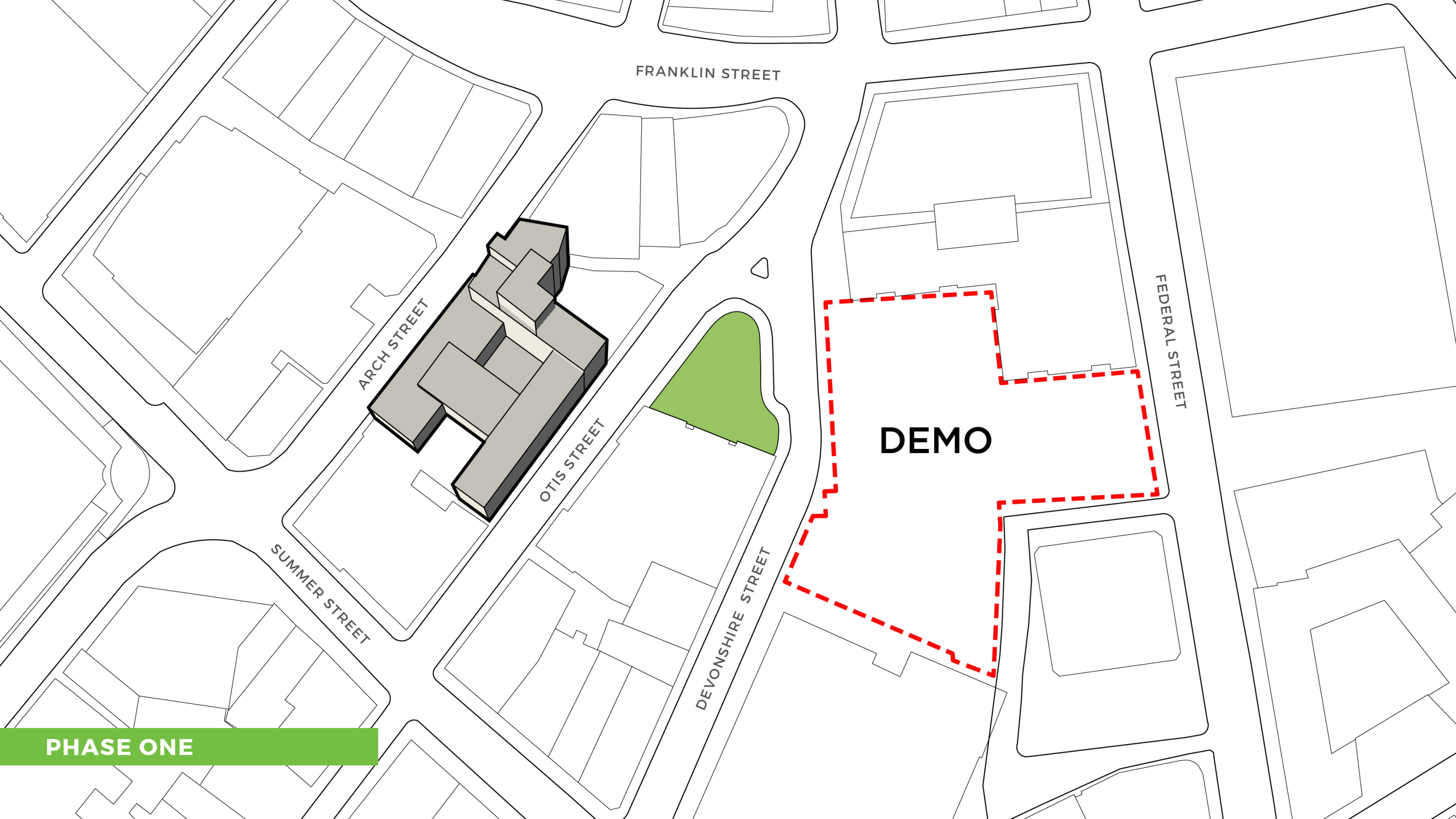
SUMMER STREET

DEVONSHIRE STREET

115 WINTHROP
SQUARE

FEDERAL STREET

EXISTING CONDITIONS



FRANKLIN STREET

ARCH STREET

OTIS STREET

SUMMER STREET

DEVONSHIRE STREET

FEDERAL STREET

DEMO

PHASE ONE



FRANKLIN STREET

ARCH STREET

OTIS STREET

SUMMER STREET

DEVONSHIRE STREET

FEDERAL STREET

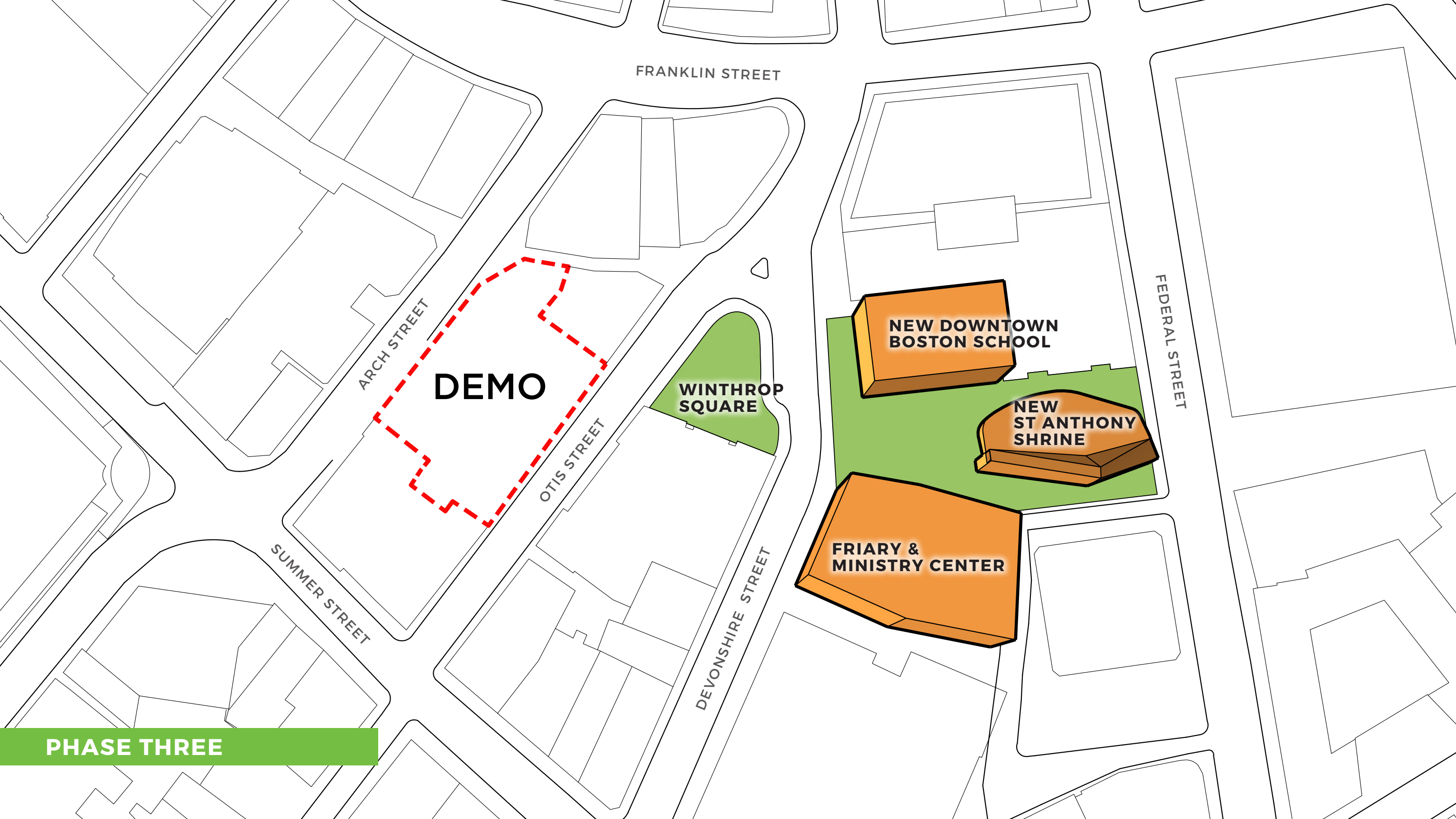
WINTHROP
SQUARE

NEW DOWNTOWN
BOSTON SCHOOL

NEW
ST ANTHONY
SHRINE

FRIARY &
MINISTRY CENTER

PHASE TWO



FRANKLIN STREET

ARCH STREET

DEMO

OTIS STREET

SUMMER STREET

WINTHROP
SQUARE

DEVONSHIRE STREET

FEDERAL STREET

**NEW DOWNTOWN
BOSTON SCHOOL**

**NEW
ST ANTHONY
SHRINE**

**FRIARY &
MINISTRY CENTER**

PHASE THREE



FRANKLIN STREET

FEDERAL STREET

WINTHROP
SQUARE

NEW DOWNTOWN
BOSTON SCHOOL

NEW
ST ANTHONY
SHRINE

FRIARY &
MINISTRY CENTER

DEVONSHIRE STREET

OTIS STREET

SUMMER STREET

ARCH STREET

PHASE FOUR



ALL ARE WELCOME

