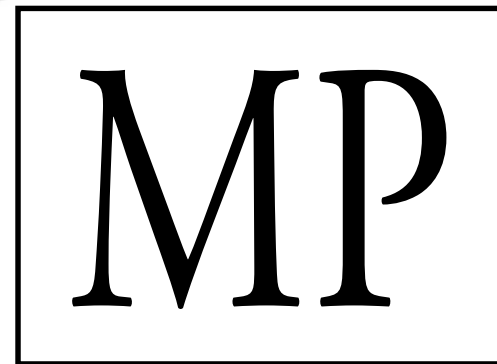


115 WINTHROP SQUARE



MILLENNIUM PARTNERS

Millennium Partners: 25 Years Enhancing Communities



Millennium Partners: 20 Years Enhancing Boston

8 projects

\$4.0 billion in value

3.6 million total sq.ft.

1,298 homes

1.2 million sq.ft. office

\$45 million in annual
real estate taxes



1

Our team is deep, tested & finely tuned

2

Success through it all
(even when others have failed)



3

Our proposal is an
inclusive economic development engine

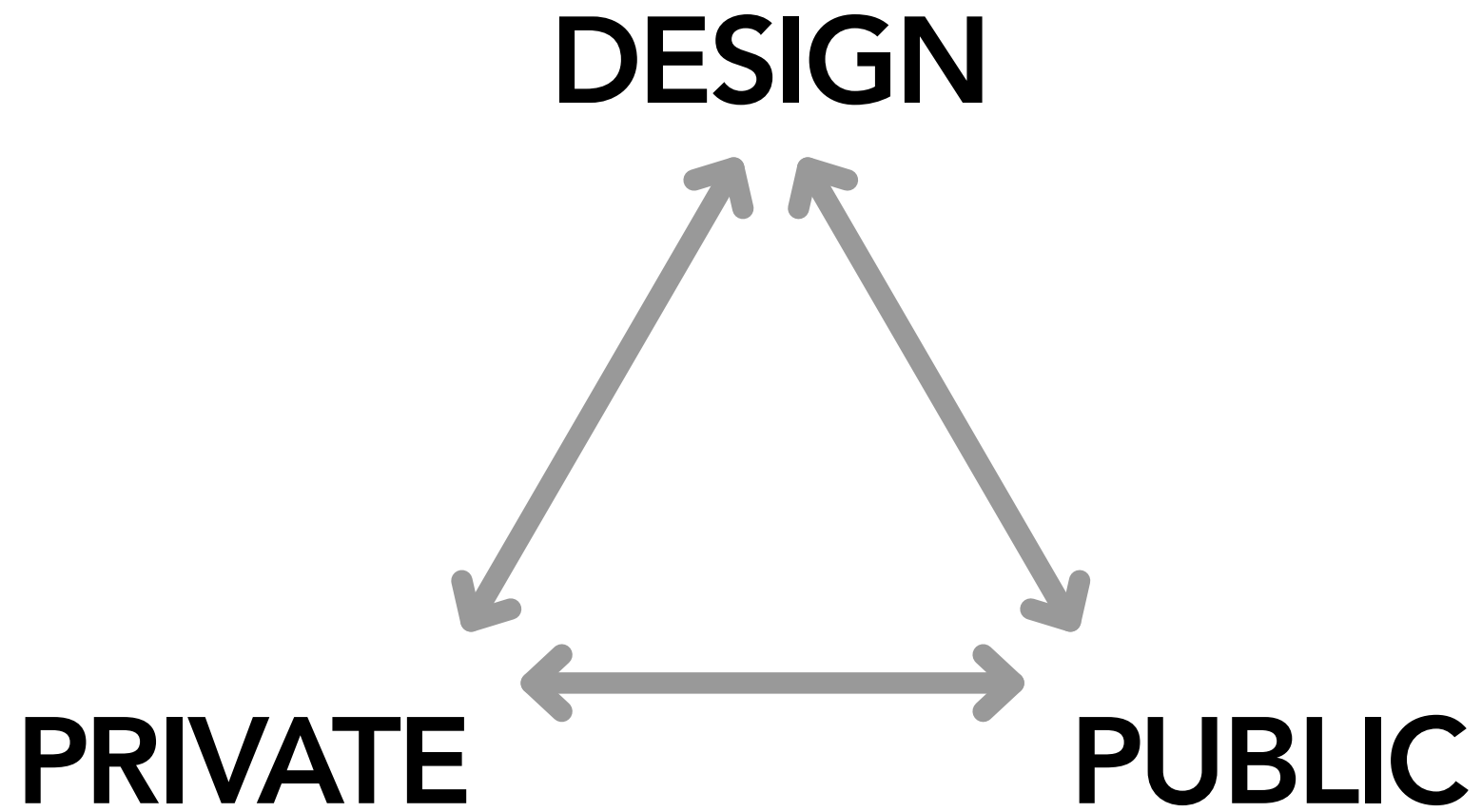


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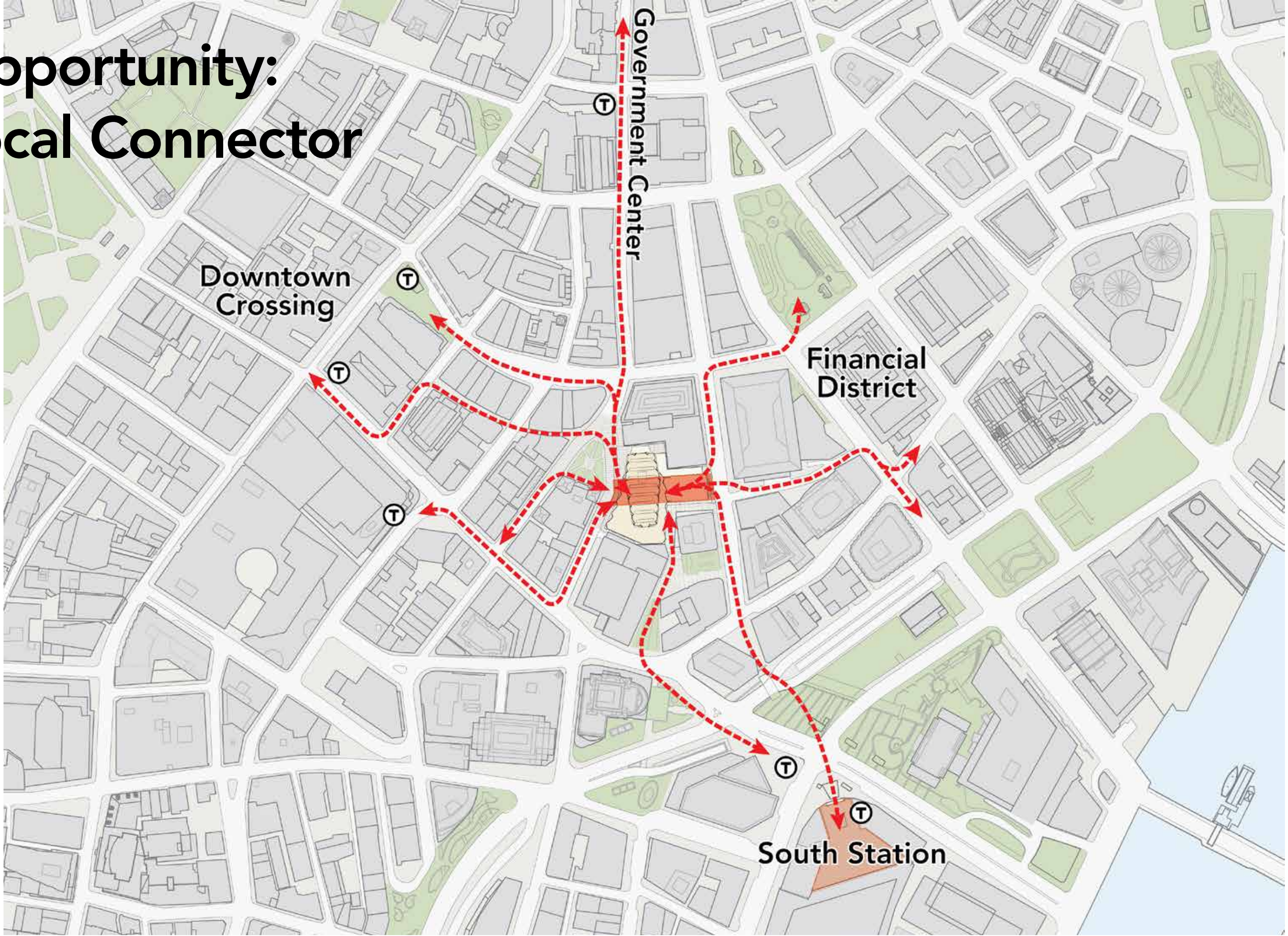
Creating affordable housing with ACDC & other stakeholders



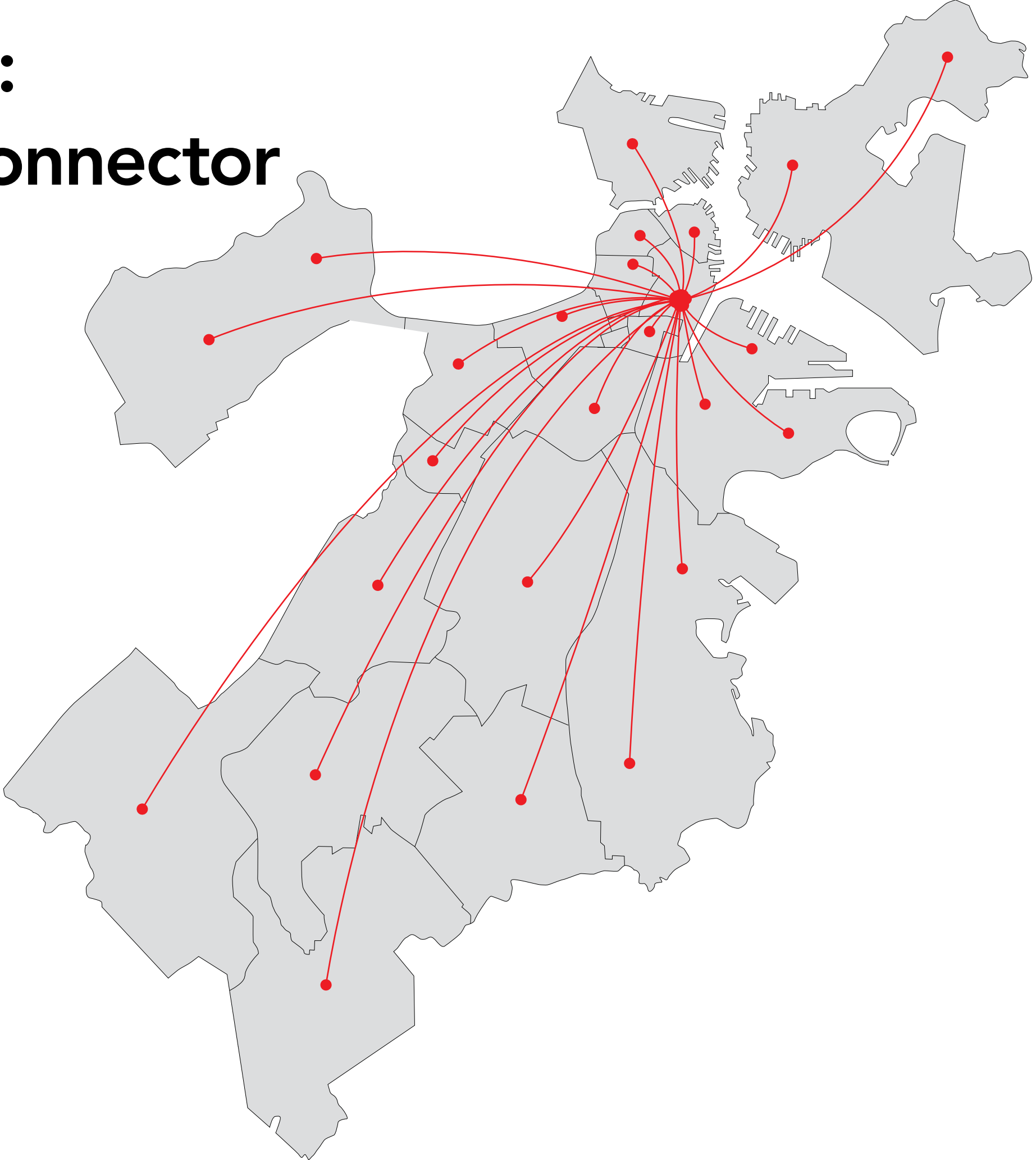
Handel Architects: Enhancing the Public Realm



Opportunity: Local Connector



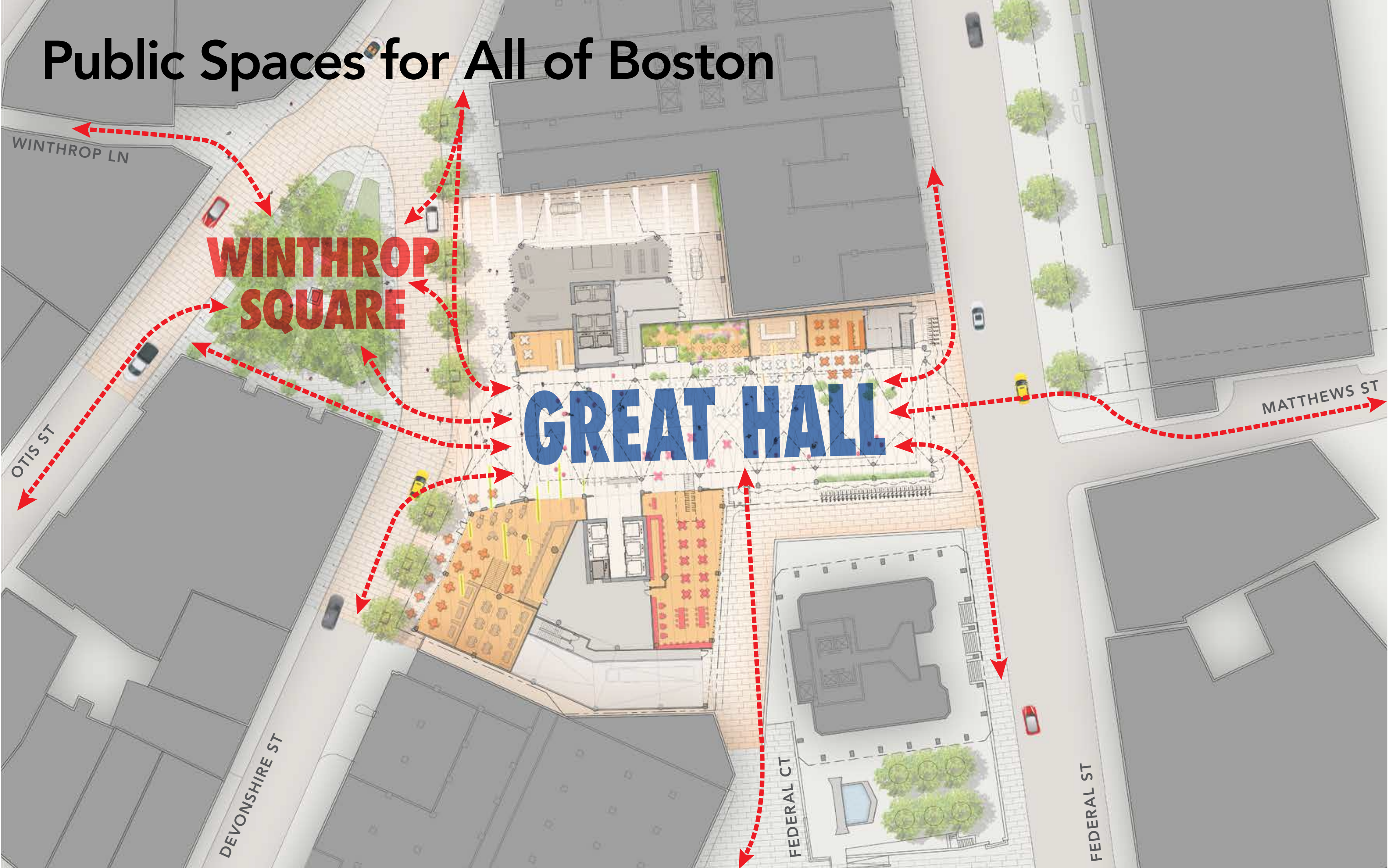
Opportunity: City-Wide Connector



Boston's Next Great Urban Place



Public Spaces for All of Boston



**WINTHROP
SQUARE**

GREAT HALL

WINTHROP LN

OTIS ST

DEVONSHIRE ST

FEDERAL CT

FEDERAL ST

MATTHEWS ST

Public Realm Improvements

ART@WINTHROP LN

IMPROVED STREETS & SIDEWALKS

PUBLIC ART

OUTDOOR
ENHANCED
GROVE

SHARED PED/BIKE/CAR SURFACE

RESI DROP-OFF

RESI LOBBY

SIDEWALK CAFE

CAFE

FOOD STALLS
DINING AREA

INDOOR/OUTDOOR

ART/MEDIA WALL

OFFICE LOBBY

SIDEWALK CAFE
FOOD STALLS

FOODSTALLS

SHARED STREET

SERVICE

WOONERF TO SUMMER ST

FEDERAL CT

FEDERAL ST "COMPLETE STREETS"

MATTHEWS ST

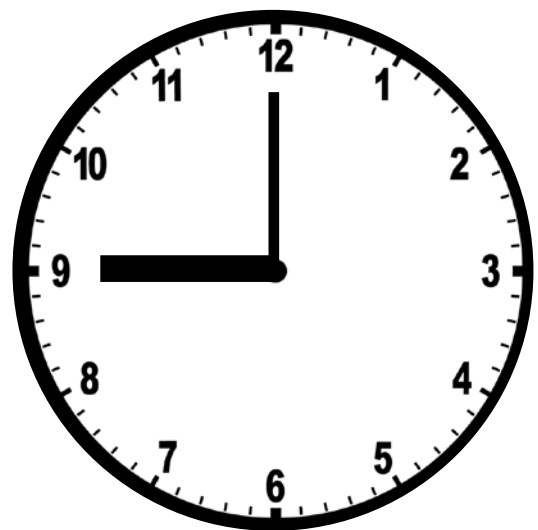
DEVONSHIRE ST

FEDERAL ST

Boston's Living Room



Morning



9AM



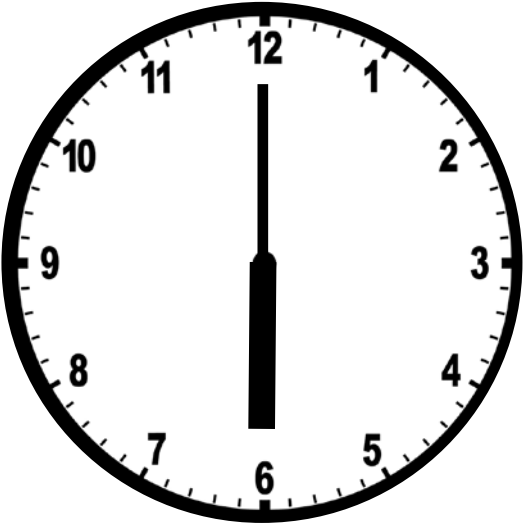
Lunchtime



1PM



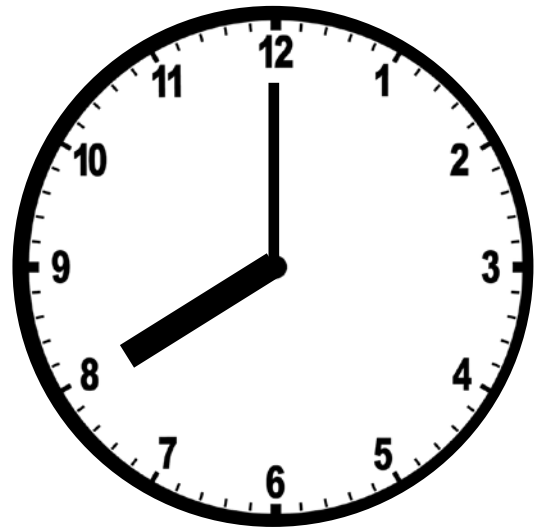
After Work



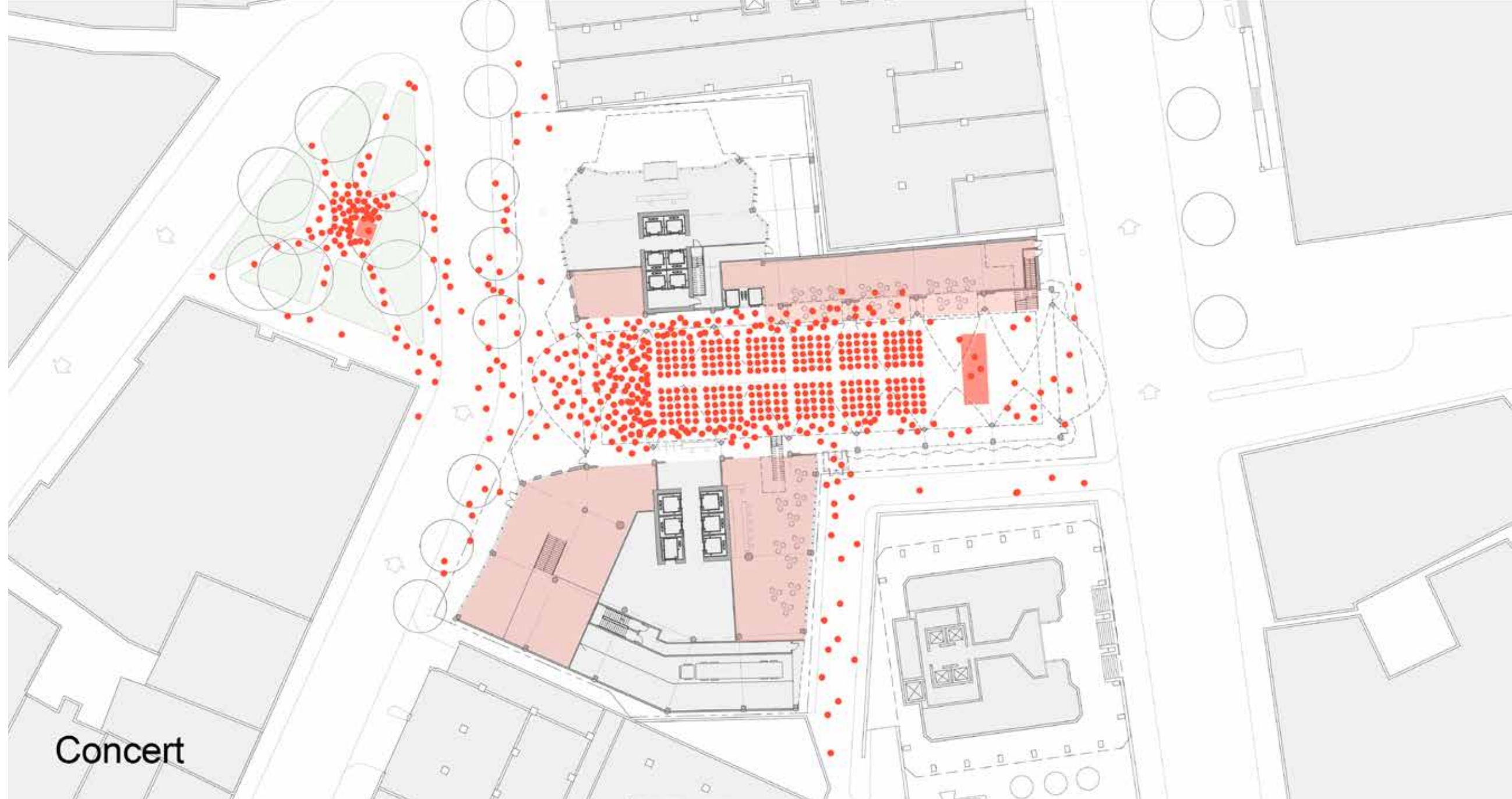
6PM



Evening



8PM



State of the City

JANUARY

FEBRUARY

MARCH

APRIL

MAY

JUNE

JULY

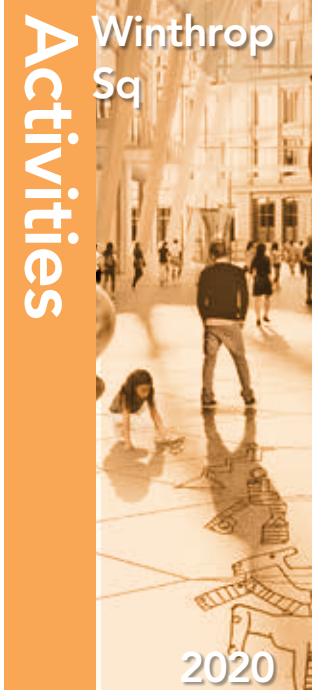
AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER



Boston Fashion Week

JANUARY

FEBRUARY

MARCH

APRIL

MAY

JUNE

JULY

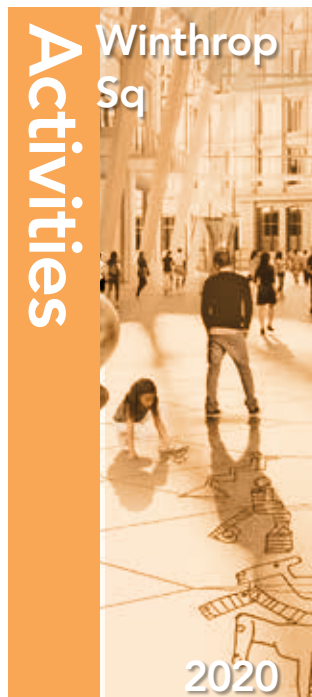
AUGUST

SEPTEMBER

OCTOBER

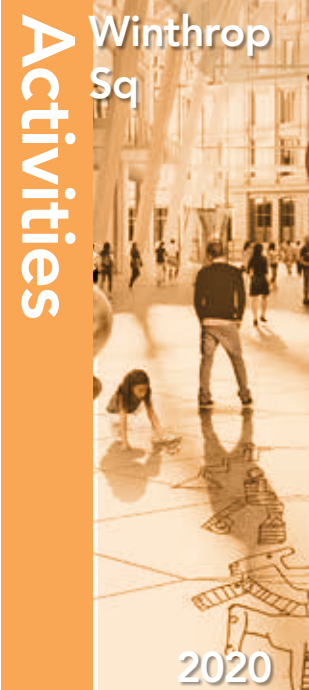
NOVEMBER

DECEMBER



City Market

- JANUARY
- FEBRUARY
- MARCH
- APRIL**
- MAY**
- JUNE**
- JULY**
- AUGUST**
- SEPTEMBER**
- OCTOBER**
- NOVEMBER
- DECEMBER



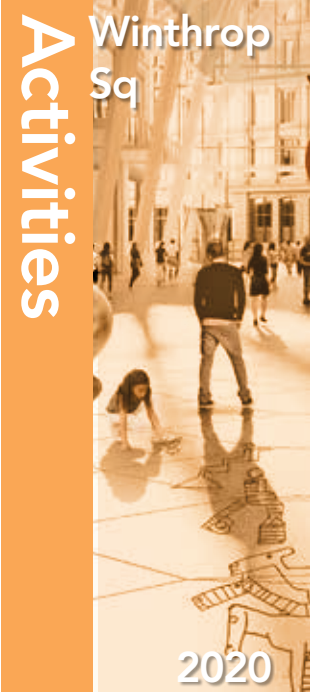
Boston Art Fair

JANUARY
FEBRUARY
MARCH
APRIL
MAY
JUNE
JULY
AUGUST
SEPTEMBER
OCTOBER
NOVEMBER
DECEMBER

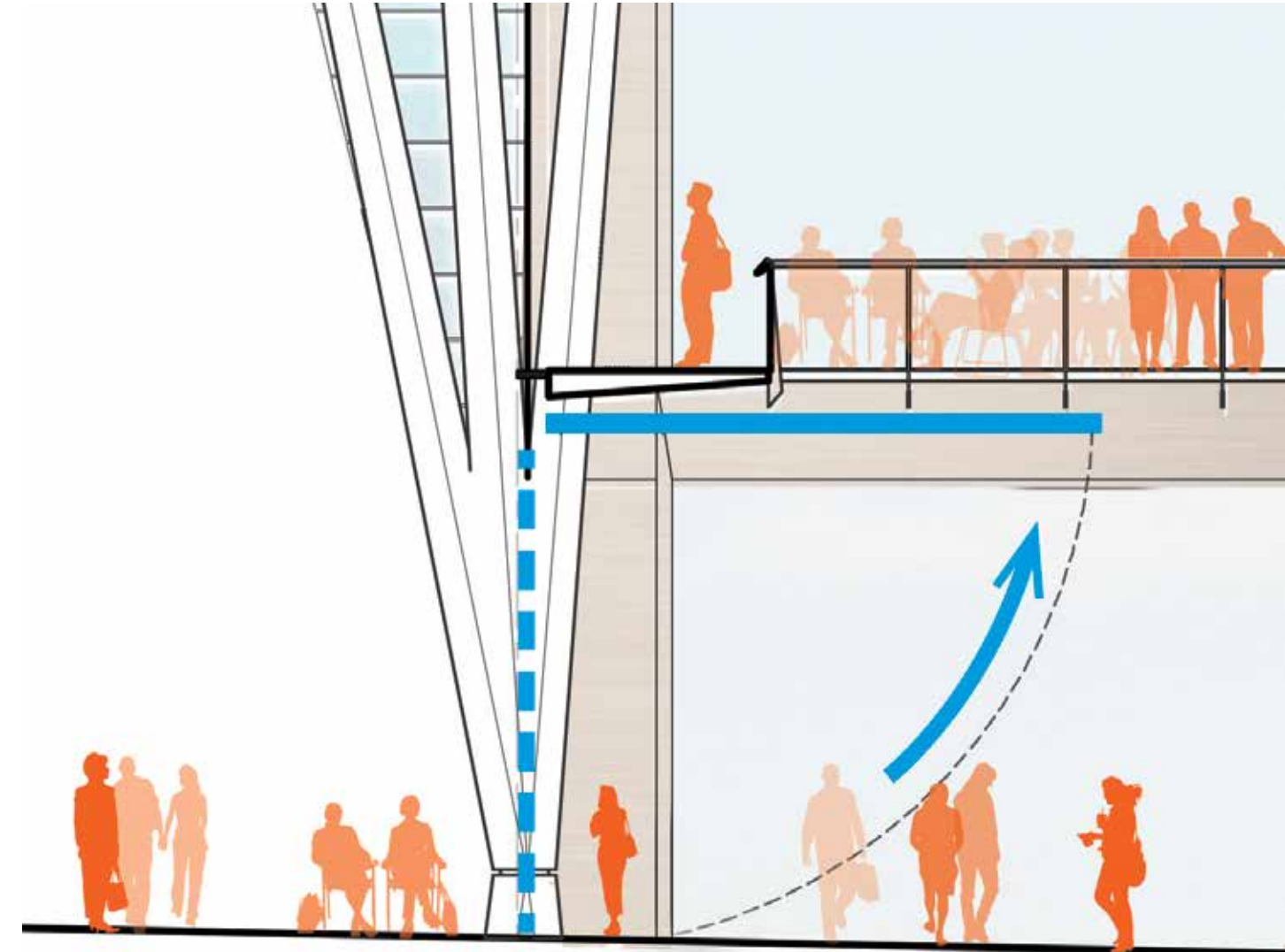


City Music

- JANUARY
- FEBRUARY
- MARCH
- APRIL
- MAY
- JUNE
- JULY
- AUGUST
- SEPTEMBER
- OCTOBER
- NOVEMBER**
- DECEMBER



Public Space: All Seasons, 18 Hours/Day



**OPEN FOR THE PUBLIC
EVERYDAY**



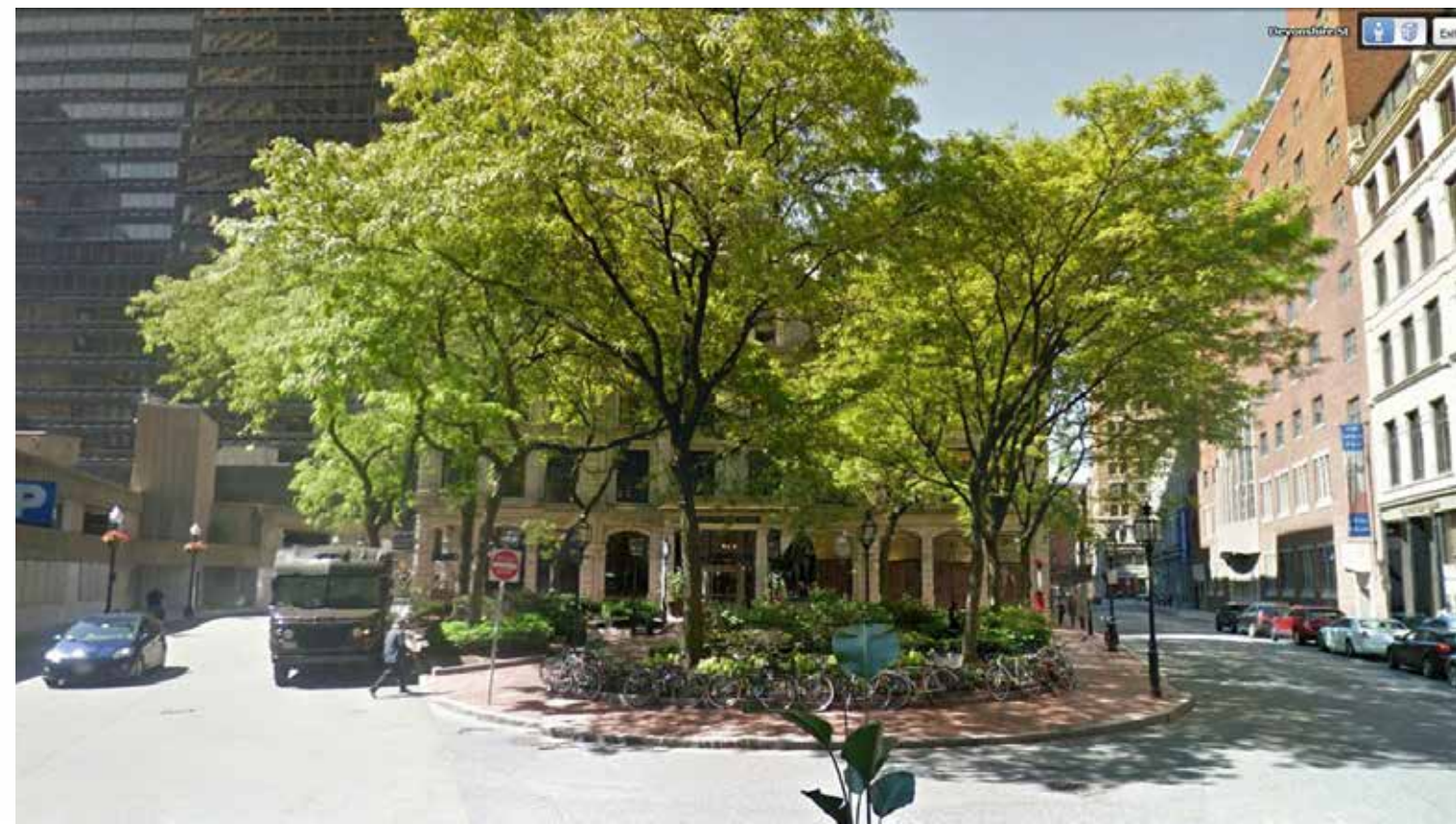
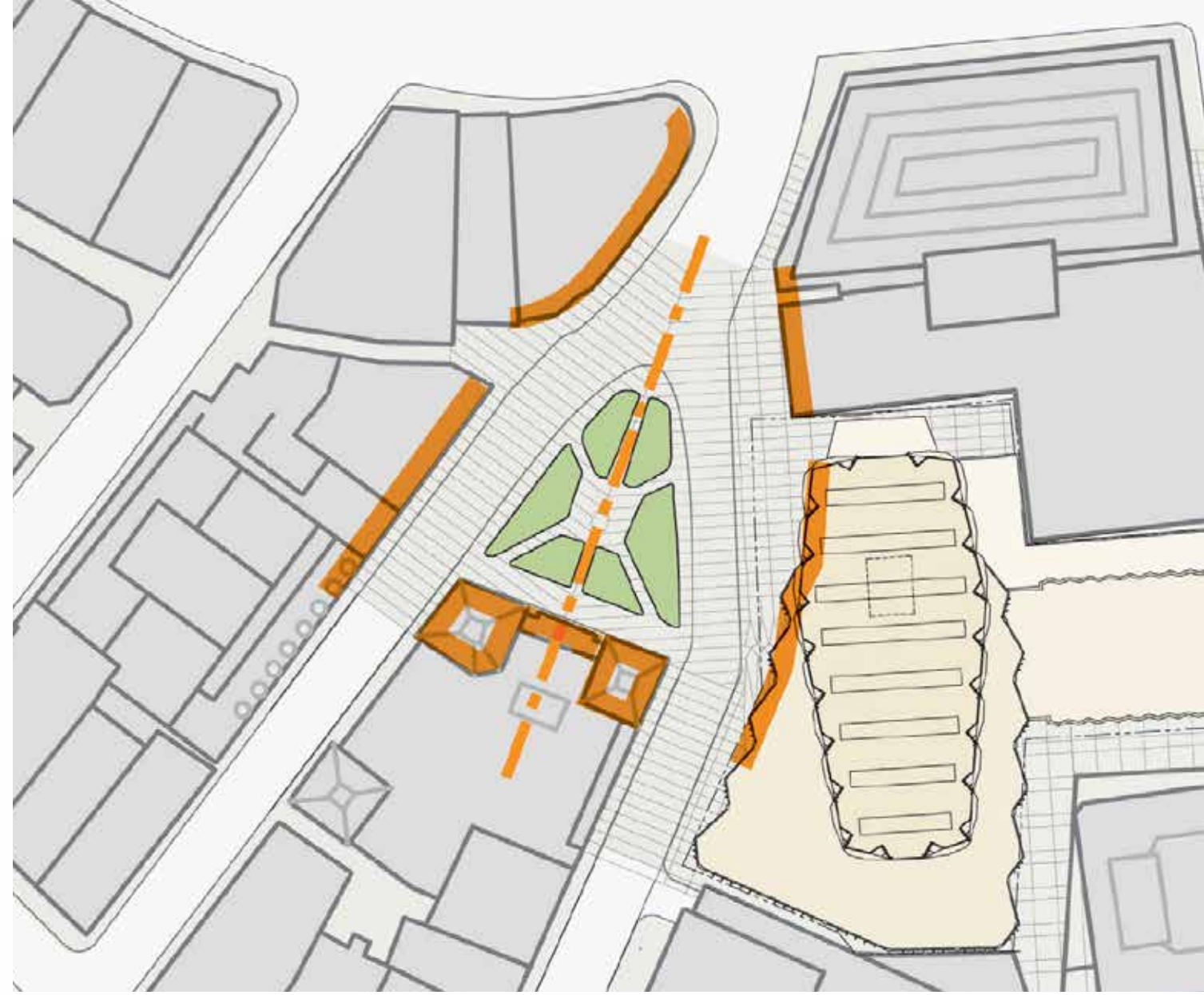
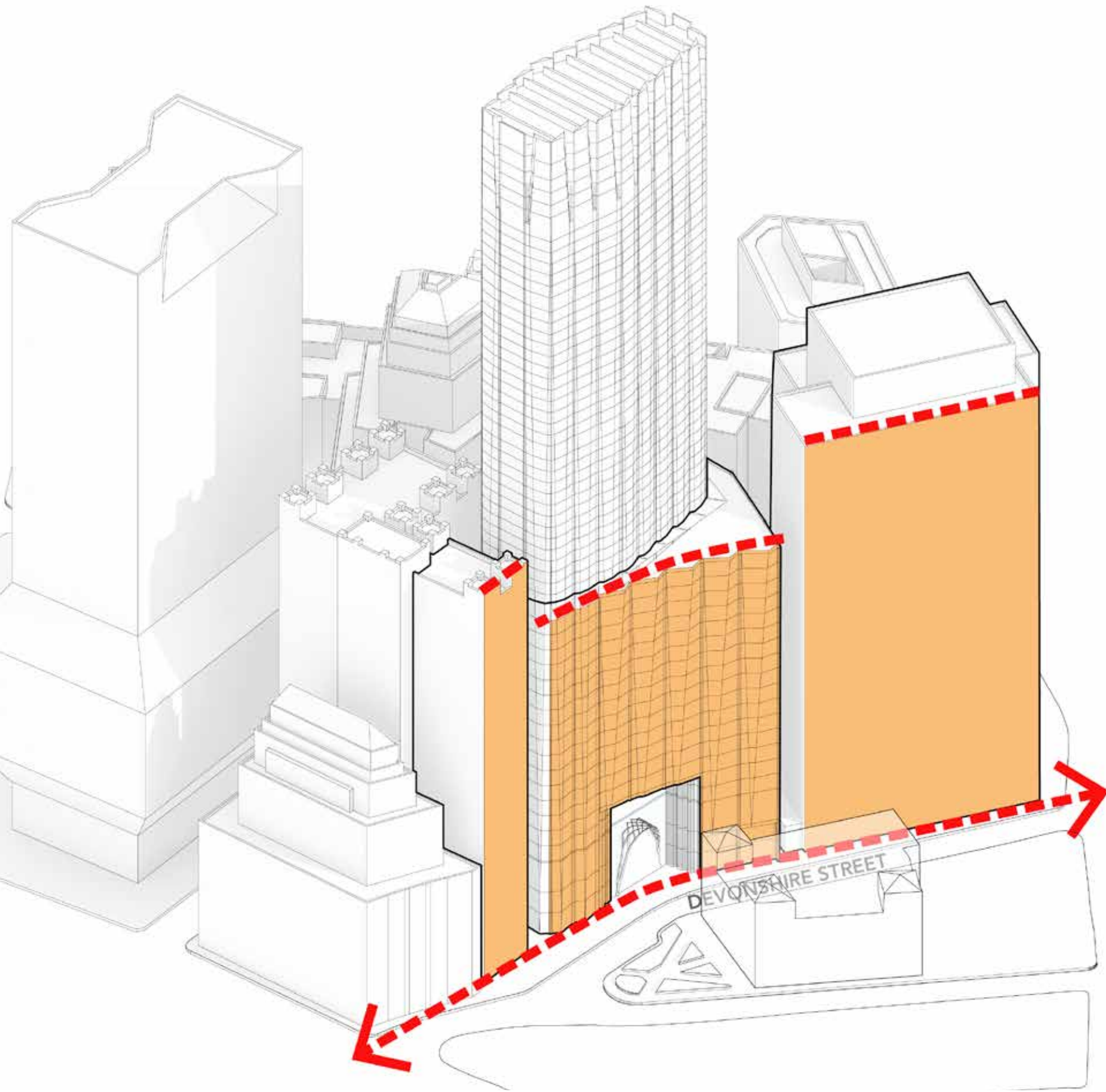
balocco

balocco

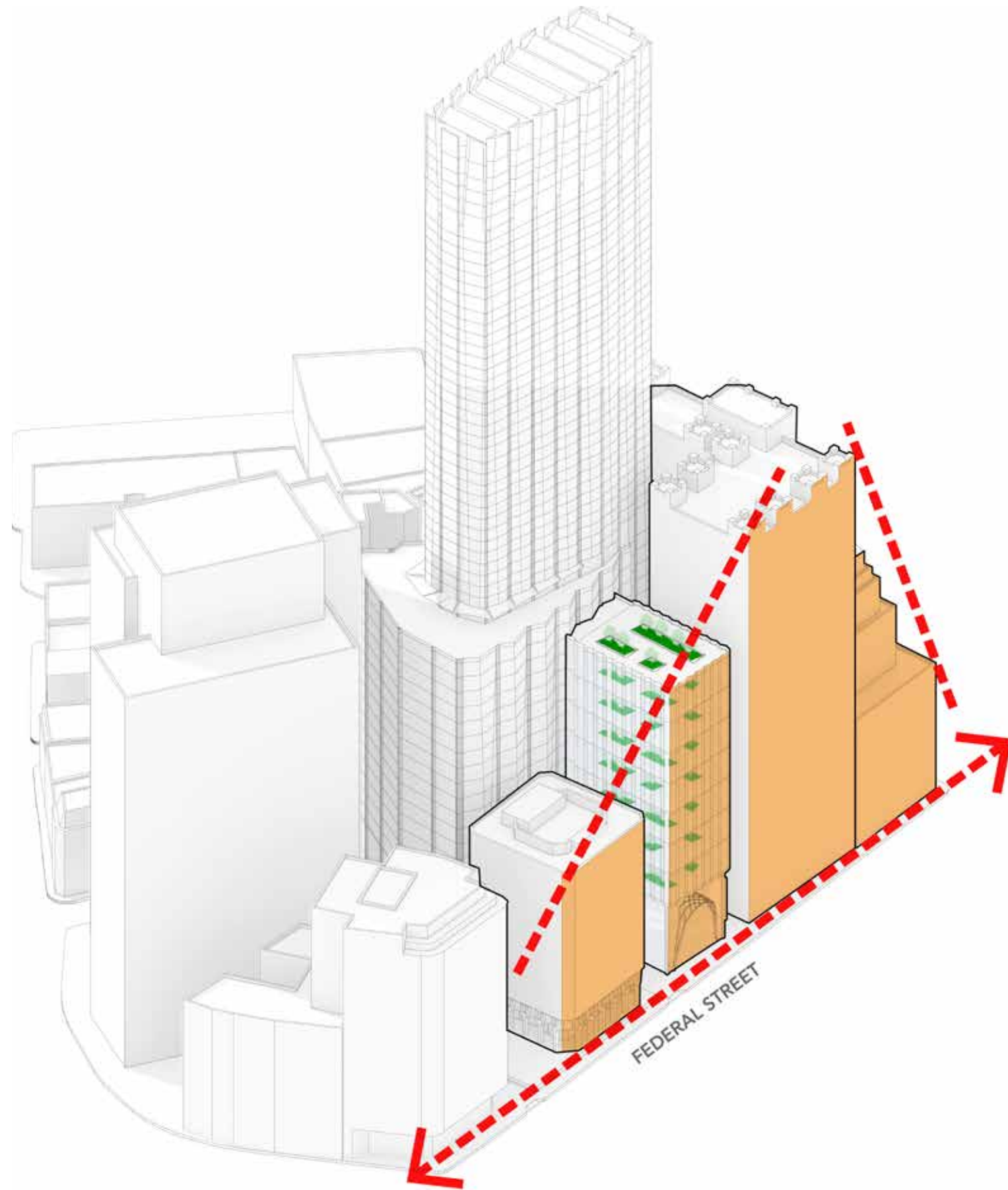
MATTHEWS



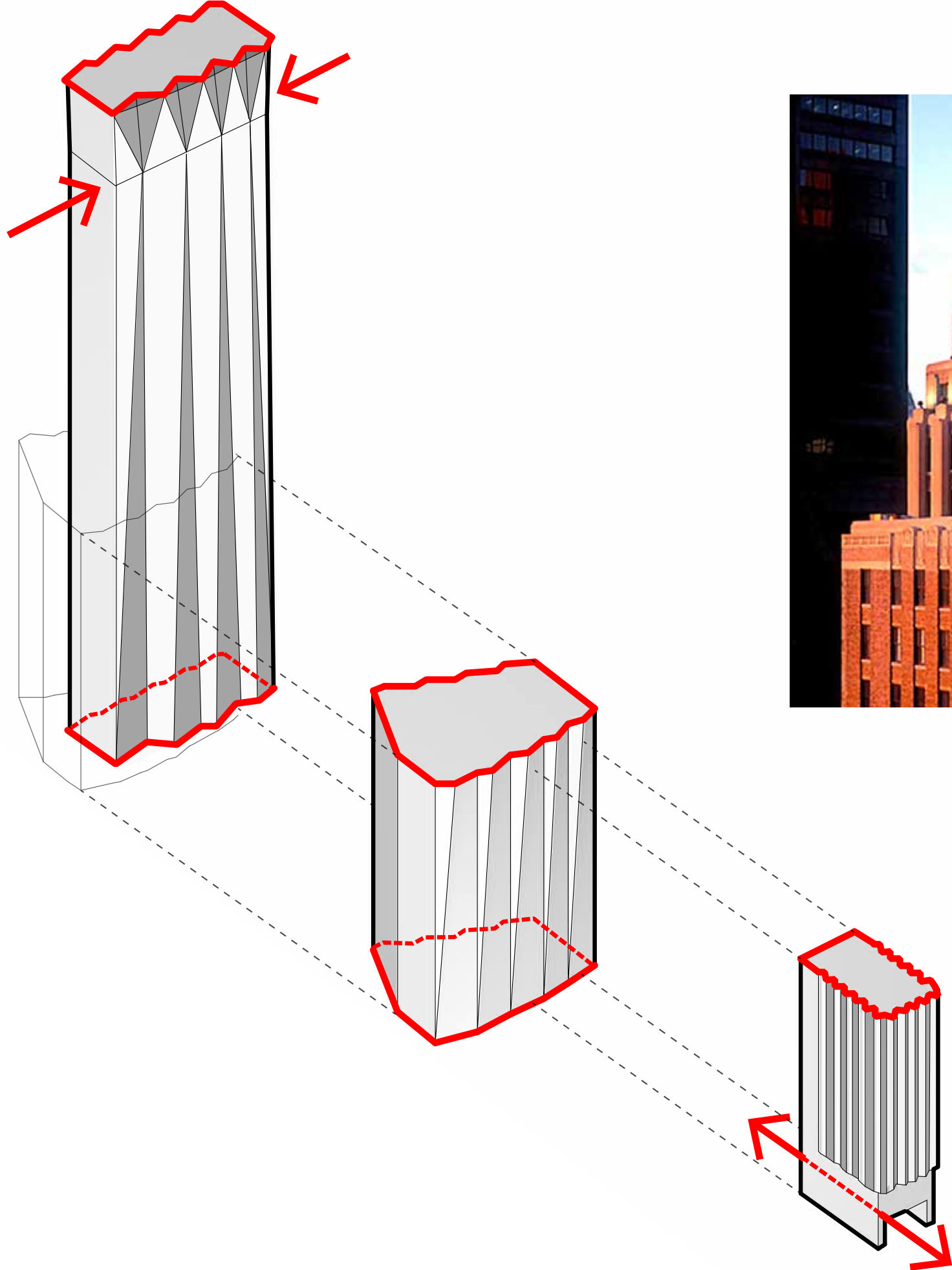
Rebuild the Outdoor Room



Reconstituting the Street Wall



The Pleated Tower



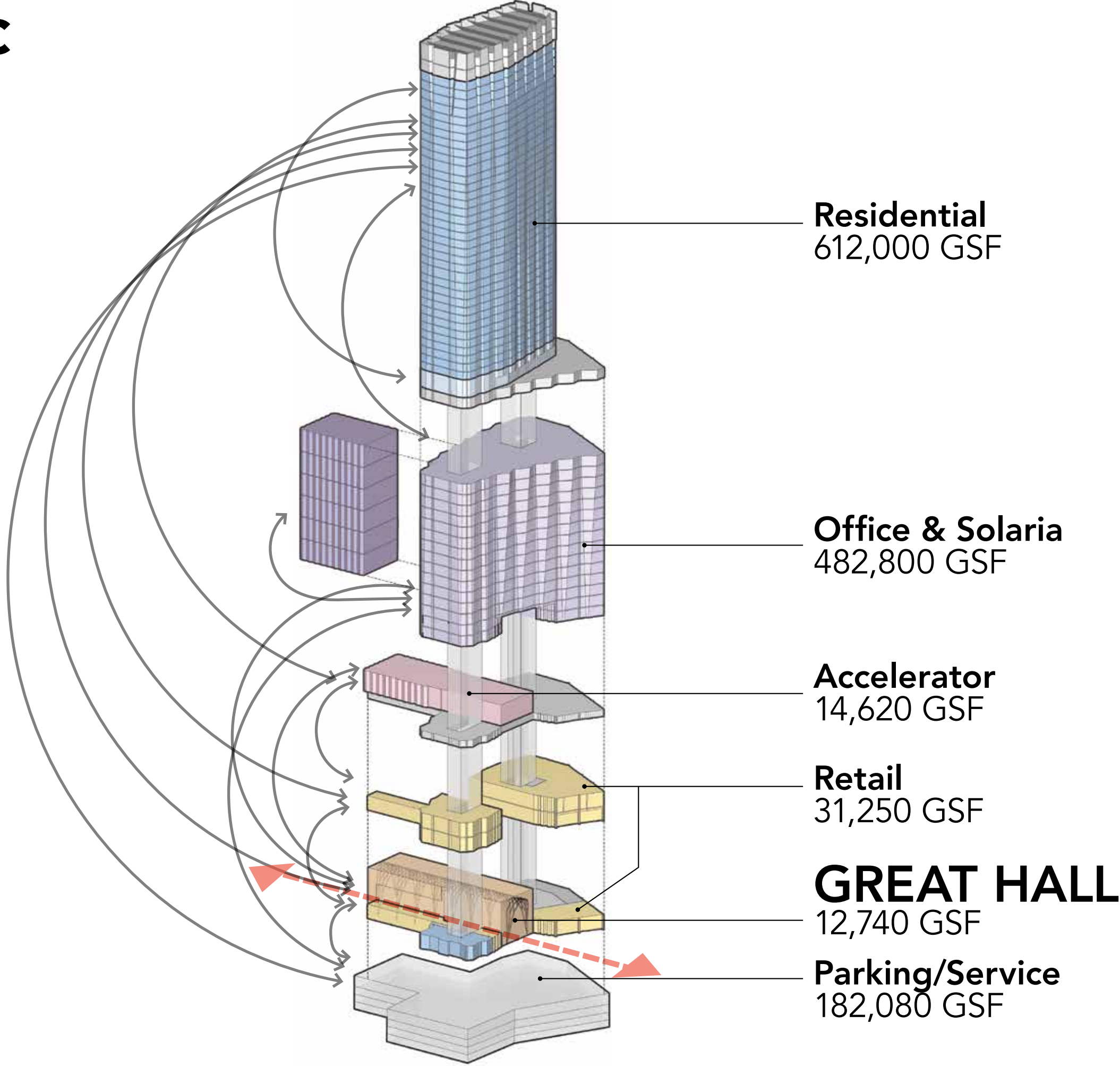
The Iconic Tower





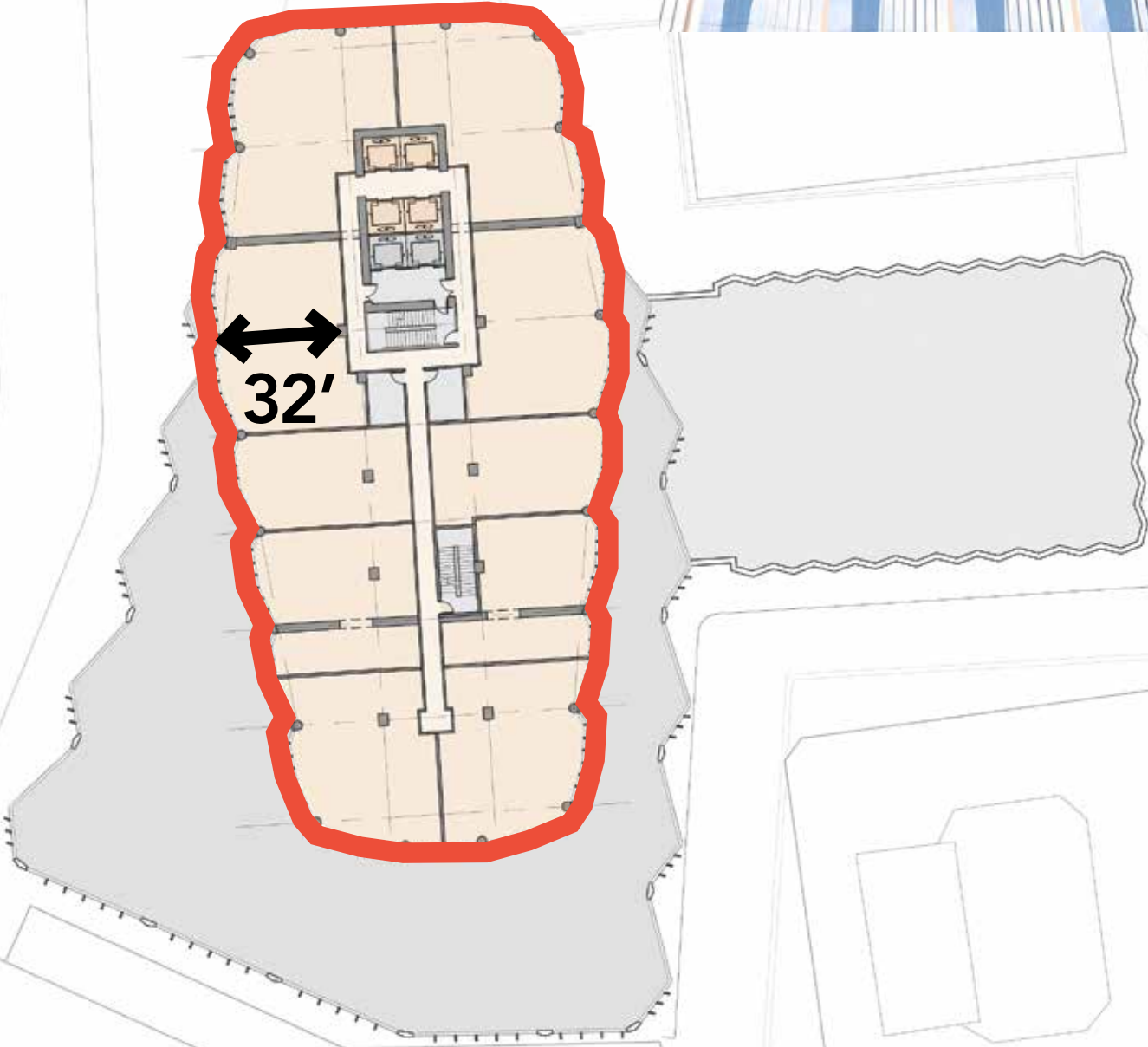


Programmatic Synergy

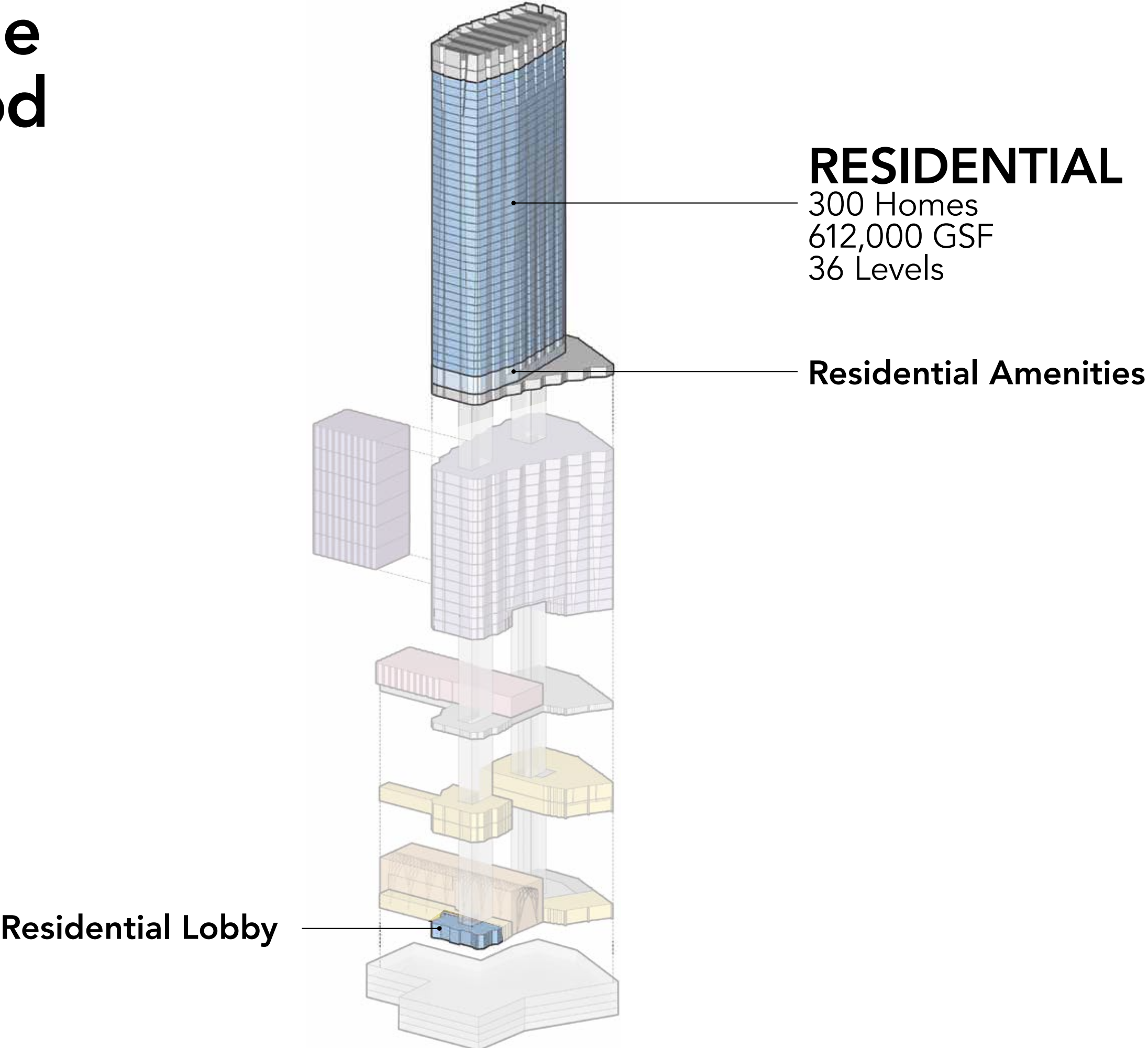


TOTAL
1.4 MILLION GSF

Outside-In and Inside-Out Design



Energizing the Neighborhood



Energizing the Neighborhood



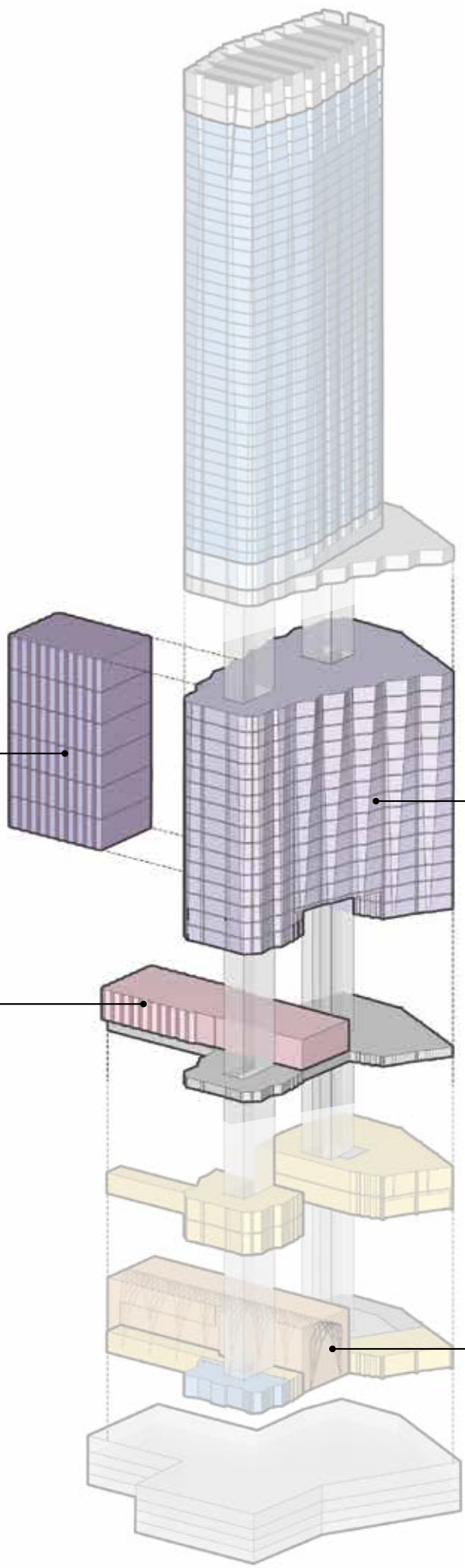
The Economic Driver

SOLARIA
7 Double-height levels

ACCELERATOR
14,620 GSF

OFFICE
482,800 GSF
15 Levels

Lobby



The Accelerator

Physical Space

+ Community

+ Access to Capital

+ Mentorship

+ Demo Days

+ Business Services

+ Skill Set Training



The Changing Workplace

Non Hierarchical

Collaborative

Flexible

Open

The "Third Space"

Building Wide Amenities



The Changing Workplace



The Changing Workplace



The Solaria: The “Lungs” of the Building

Double Height

Indoor / Outdoor

Functions as a gathering space,
communal space, collaboration space

Provides a connection to nature



The Solaria



New Sustainability Paradigm

**LEED
PLATINUM**



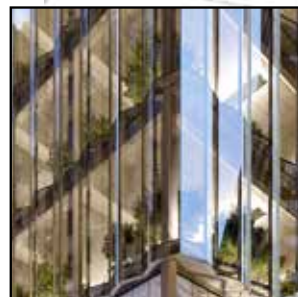
Energy Efficient
Residences



High Performance
Exterior Wall



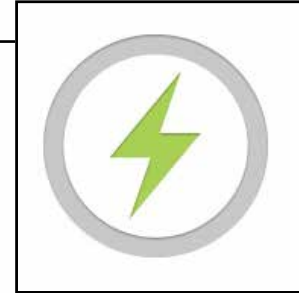
Healthy Interior
Environment



Resiliency



PV Array



Energy Efficient Building
Systems



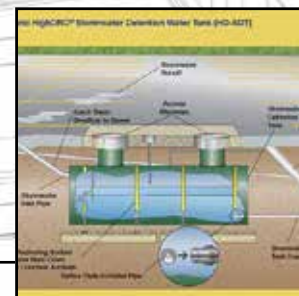
Green Roof



**OFFICE:
PASSIVE HOUSE**



Healthy Interior Environment



Water Management

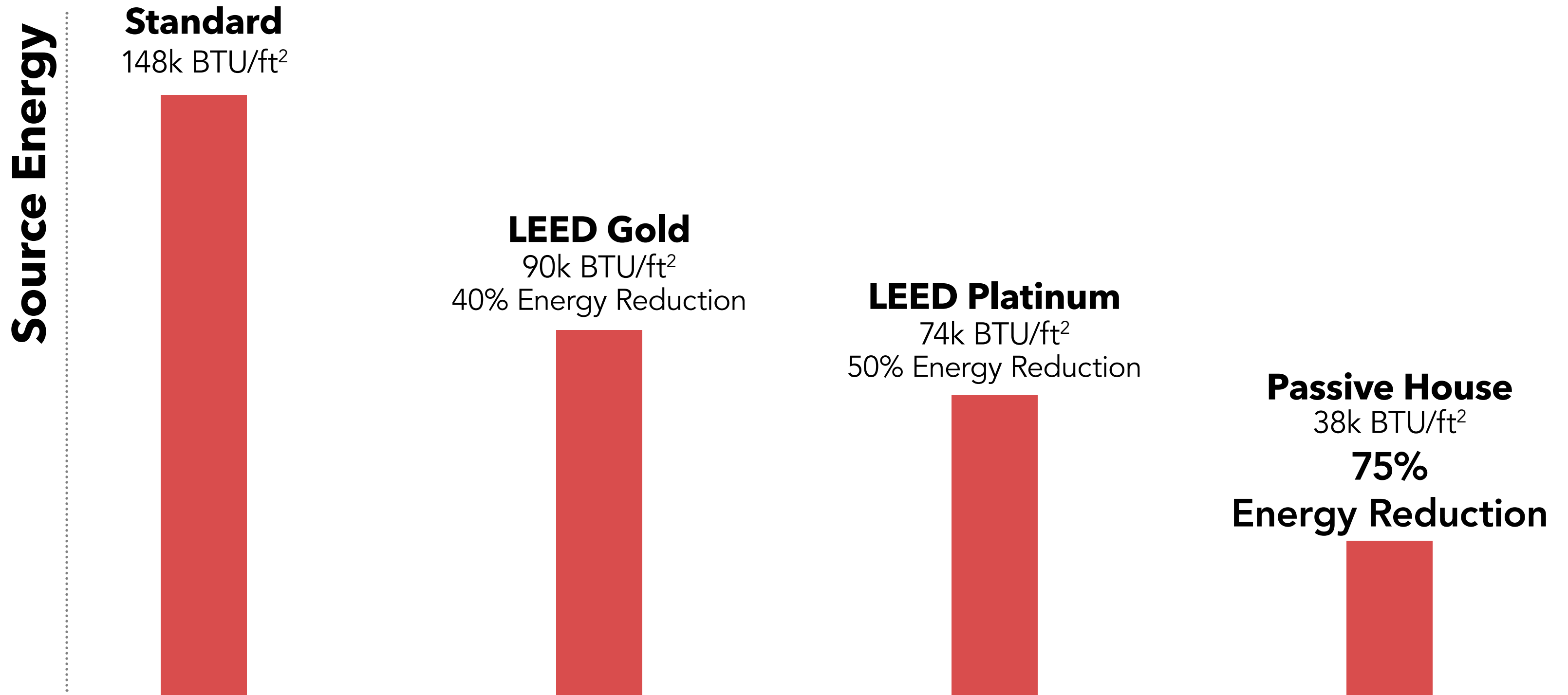
Passive House

- The most rigorous energy efficiency standard in the world.
- Combats climate change by drastically reducing greenhouse gas emissions.
- Requires superior user comfort.



Passive House: Dramatic Energy Reduction

- The most effective way to reduce energy use
- Exceeds City of Boston's 2020 carbon reduction goals



World's Largest Passive House Project

Office: 482,800 SF

WHY PASSIVE HOUSE



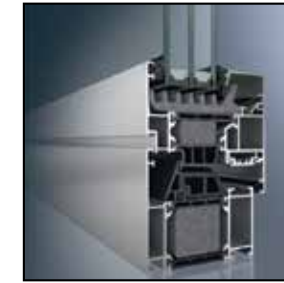
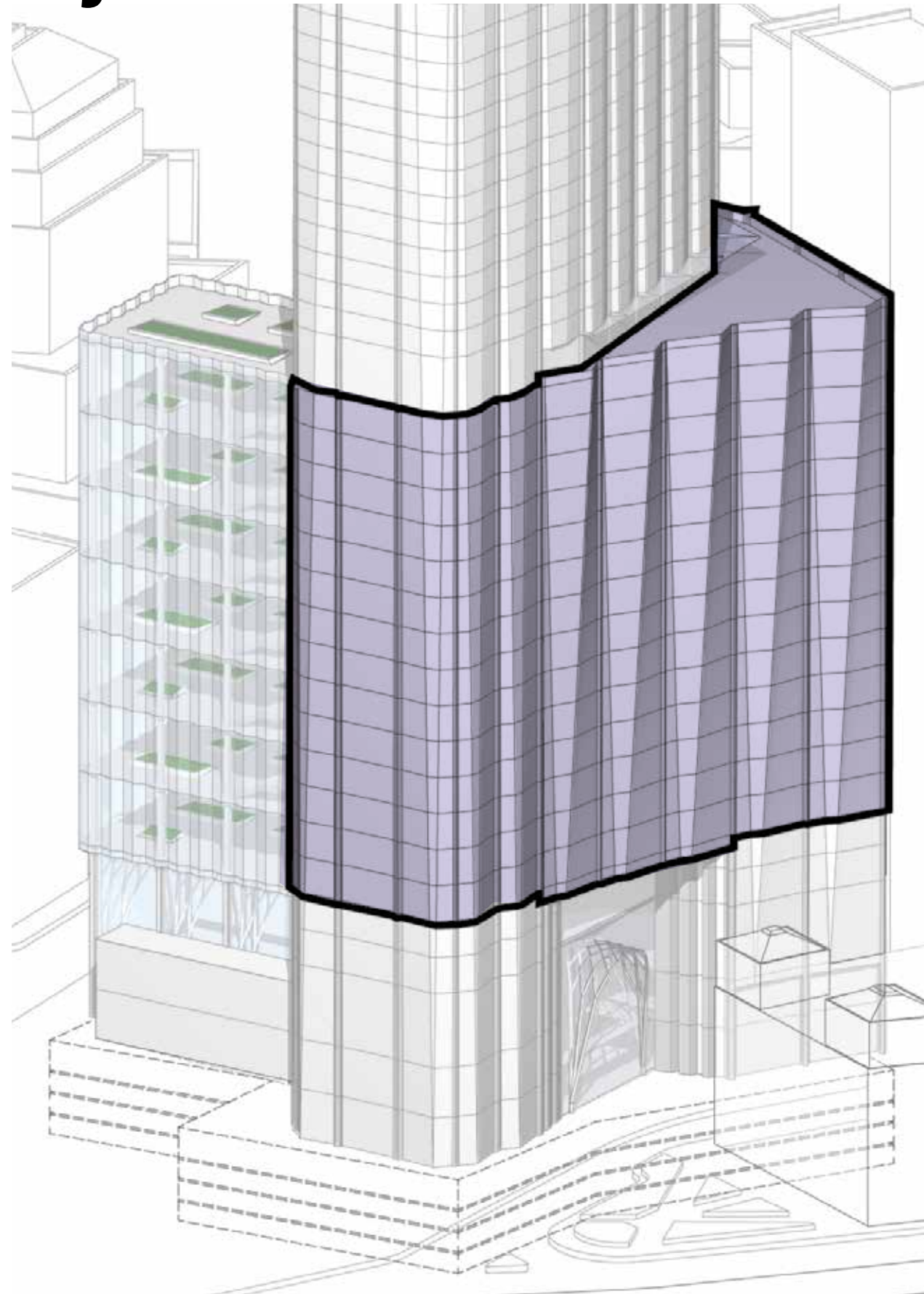
Better Working Environment

- Improve indoor air quality and comfort
- Provide acoustic separation from the surrounding environment
- Increase resiliency of building components

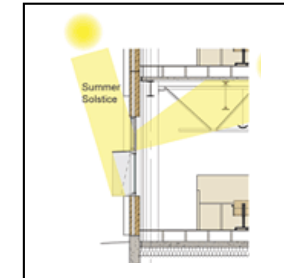


Save the Planet

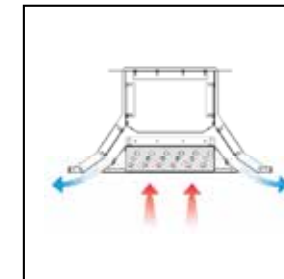
- Reduce energy consumption
- Reduce Greenhouse Gas (GHG) emissions
- Reduce dependence on fossil fuels
- Passive House is a direct response to stopping global warming
- Reduce strain on city infrastructure



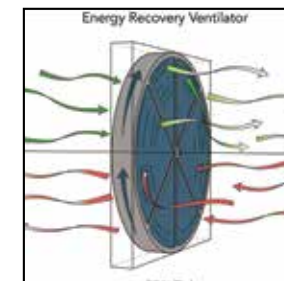
Superior Window & Frame Performance



Daylighting & Automated Blind System



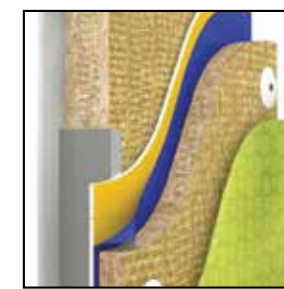
Chilled Beams



Energy Recovery Ventilator Units



Air Tight Facade



Super Insulated Facade

World's Largest Passive House Building

Under Construction

Designed by Handel Architects with SWA

When the building opens in 2017, it is expected to use 75 percent less energy than a typical apartment building of the same size.



the *Atlantic*

"Building one of the greenest high-rises ever."

DISPATCHES

WORKS IN PROGRESS

The Height of Efficiency

Building one of the greenest high-rises ever
BY AMANDA KOLSON HURLEY

1 IN THE SHADOW of the Queensboro Bridge, on New York City's Roosevelt Island, three buildings now under construction will together form the core of a new technology campus for Cornell University. The tallest of them, a student and faculty residence, will look much like any number of apartment towers going up around the city. In fact, it was designed to be one of the most energy-efficient high-rises on the planet.

The 26-story building is the work of Handel Architects, a New York-based firm that in 2011 partnered with developers and engineers to compete a residence on the new campus. Together they put forward an ambitious proposal: a building that would meet the most rigorous energy-efficiency standard in the world, called "passive house." Not only that, it would be both the tallest and the largest passive-house building in North America, if not the world.

Launched in Germany 25 years ago, passive-house construction remains uncommon in the United States, where it is mostly confined to one-off, self-consciously innovative homes, such as the R-House in Syracuse, New York. The standard takes its name from its core principle: that instead of relying on active, energy-sucking technologies to stay warm or cool, a building ought to "passively" remain comfortable, through design and construction. By effectively retaining heat in winter and keeping it out in summer, passive-house structures consume a fraction of the energy used by otherwise comparable buildings.

Passive-house architects tend to rely on several basic strategies: Position the building to capture steady southern sun; design a compact shape with a minimal exterior surface area; insulate and seal the whole thing snugly; and install super-efficient windows and ventilation. On the first and second counts, Handel got lucky. The site's orientation and oblong shape provide a long southern exposure. And because the building is to be divided into 352 apartments, it will have a high ratio of interior to exterior walls.

Insulating and sealing the 285-foot-tall tower will be trickier. "You're essentially trying to create a cooler out of your building, where the insulation wraps all the way around," says Lois Arena of Steven Winter Associates, a consultant on the project. The building will have a highly insulated, supertight wrapper ranging from six to 11 inches thick. So that it wouldn't resemble a bulky coat, the architects angled the wrapper to make it a highlight of the design. It starts on the southern facade, reaches its peak at the southwest corner, then folds all the way around the building and back across the southern facade once more. It will ultimately have an outer coating of metal, with deeply recessed rows of windows creating a series of prominent horizontal bands. At the bottom of the southern facade, the wrapper lifts to form an angular canopy over the building's main common area.

In conventional apartment buildings, fresh air leaks in through the windows and main walls, while exhaust ventilation pulls air out of the kitchens and bathrooms. But in this airtight building, fresh air will flow through ducts into each of the apartments, and exhaust air will flow out through separate ducts. Up on the roof, two energy-recovery units will extract heat from the exhaust air and transfer it to the incoming fresh air, dramatically reducing the amount of energy needed for heating. On each floor, refrigerant will flow through a condenser on a balcony into the apartments, where residents will be able to adjust temperatures. This kind of system, more common in Europe and Asia, saves energy by operating at a variable, rather than constant, speed.

As the building's frame goes up, off-site workers are beginning to assemble its walls out of 36-foot-long prefabricated panels—sandwiches of metal, insulation, and triple-glazed windows—with various brackets and clips to hold everything in place. The joints where panels meet one another and the floor present one of the biggest opportunities for heat loss. To head off this risk, the designers devised an intricate system of plastic-membrane flaps and tape to seal the joints. They are teaching their taping method to contractors, one example of how the project aims to serve as a demonstration.

When the residence opens in 2017, it is expected to use just 25 percent as much energy as a typical apartment building of the same size.

as local builders, tradespeople, designers, and developers learn more about the passive-house approach, the architects hope it will start to catch on. Gary Handel, the firm's founding partner, likens the project to a snowplow clearing the road: "It'll be a lot easier to follow behind," he says.

2 **3** **4** **5** **6** **7** **8** **9** **10**

EXHAUST AIR
FRESH AIR
REFRIGERANT

CONDENSER UNIT

32 JANUARY/FEBRUARY 2014 THE ATLANTIC 33

Delivering the Vision

Ritz-Carlton



One Charles



Millennium Place



Millennium Tower



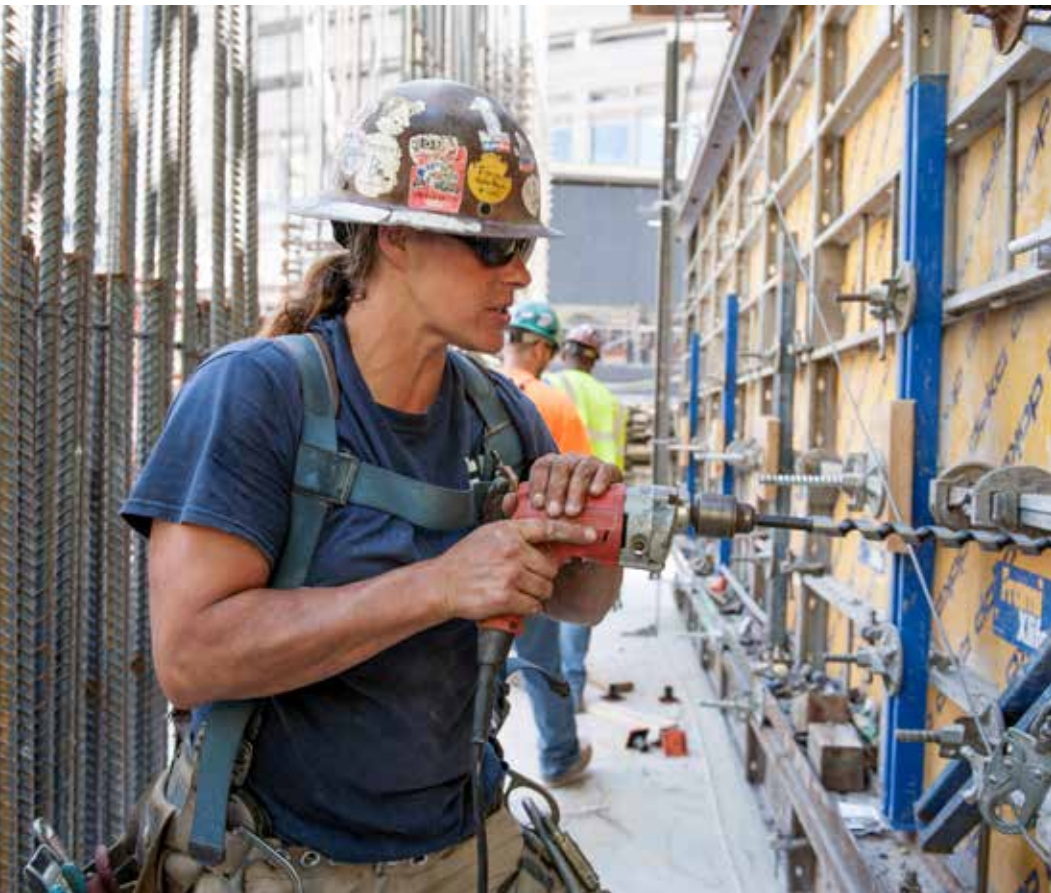
Delivering the Vision

Safety



Delivering the Vision

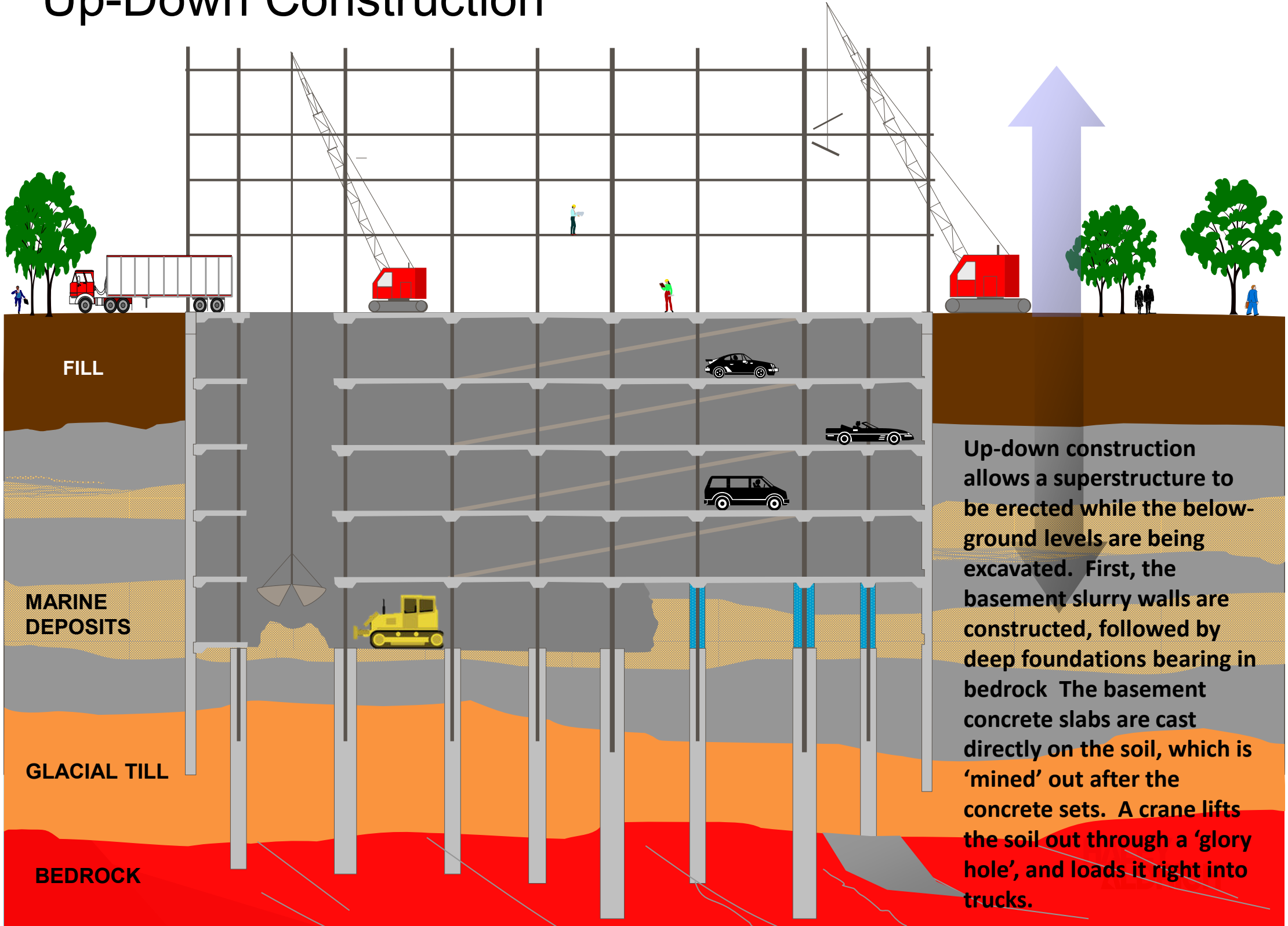
Jobs Diversity



Delivering the Vision

Speed to Market / Project Delivery

Up-Down Construction



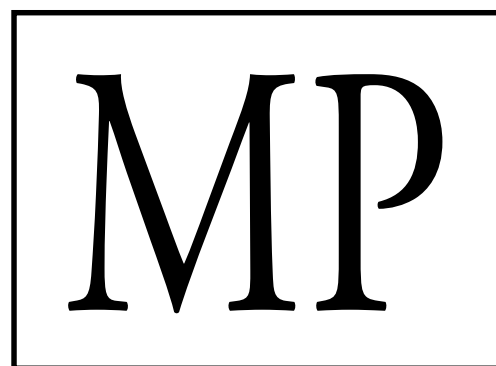
Delivering the Vision

Speed to Market / Project Delivery

Project Commencement	2016 July
Article 80/Permitting	2016 July-December
GMP/Permit Documents	2017 June
Garage Demolition	2017 June
Building Permit	2017 August
Construction Commencement	2017 August
Foundations Complete	2018 June
Top Out Structure	2019 September
First Occupancy	2020 August

Commitment





MILLENNIUM PARTNERS