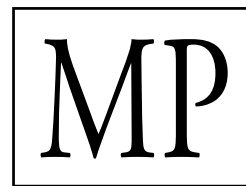


# 115 WINTHROP SQUARE

IAG MEETING #1

November 28, 2016



MILLENNIUM PARTNERS

1. Team/Introduction
2. Project Benefits
3. Project Design
4. Implementation
5. Environmental Impact Study Scope
6. Questions

# TEAM/ INTRODUCTION

Today's Presenters:

Millennium Partners

Handel Architects

D/R/E/A/M Collaborative

Epsilon

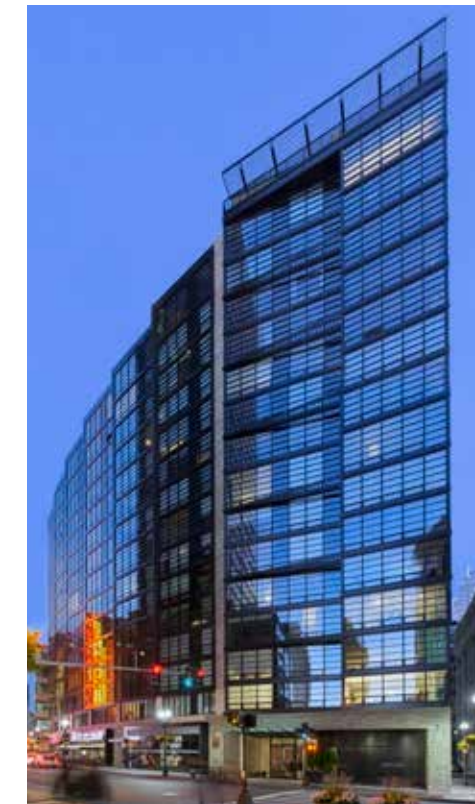
VHB

DLA Piper

Asian Community Development Corporation (ACDC)

# MILLENNIUM PARTNERS

20 YEARS ENHANCING BOSTON



# PROJECT BENEFITS

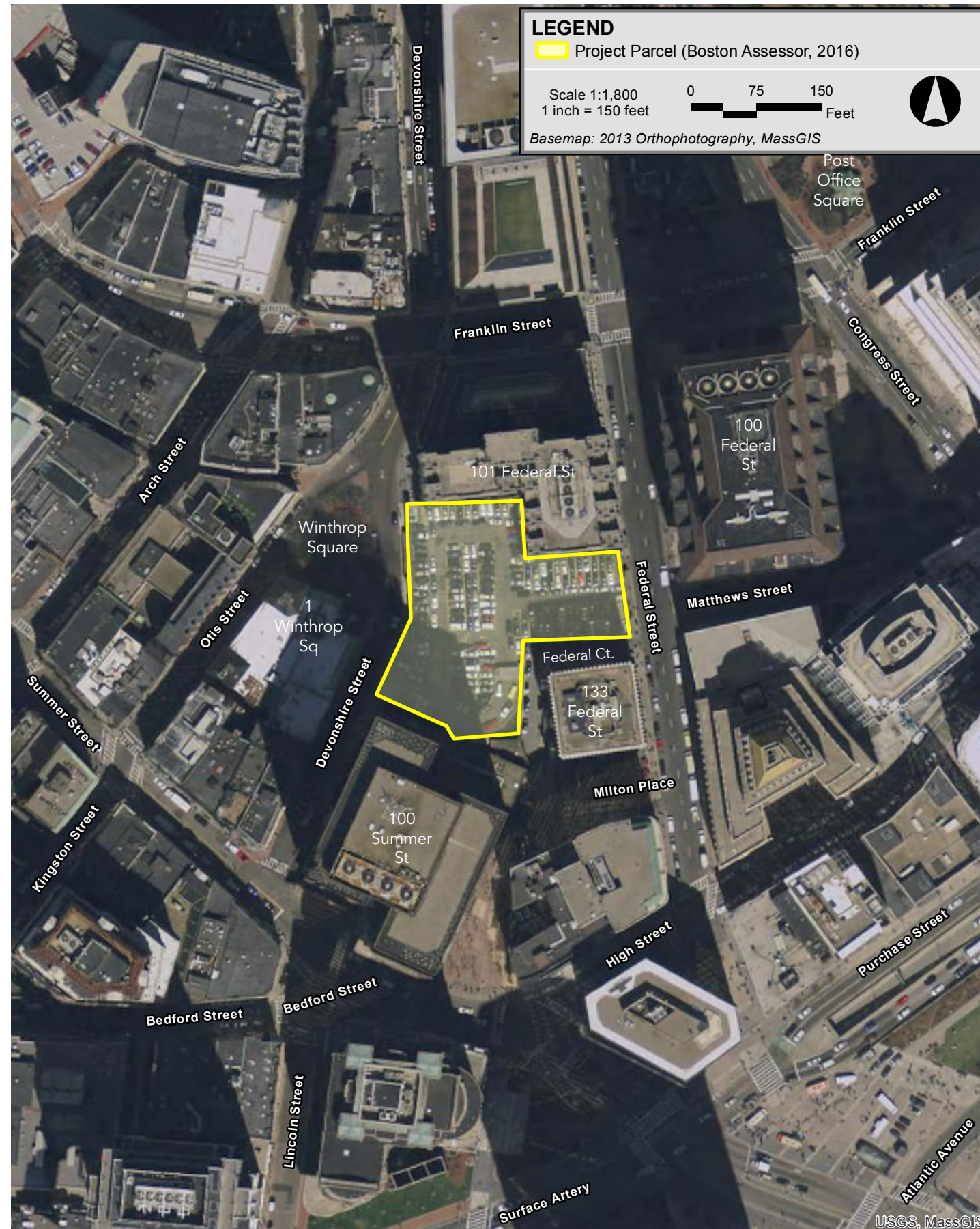
- Eliminate the abandoned garage
    - The Great Hall
- Improving the pedestrian environment  
It's what's on the ground that matters
- Economic impact of a direct \$1 billion investment in the city and the economic multiplier effect of this investment with a commitment to economic inclusion

- Thousands of construction jobs
- Hundreds of new permanent jobs
- Cutting-edge commercial space that will be environmentally responsible and a model in minimizing energy use
- More residents in the city's core
- Affordable housing in Chinatown



- A continuing financial contributor to the city's financial health, paying \$12 million per year in stabilized taxes and growing
  - \$153 million purchase price – equal to 5.13% of the city's FY 2017 Budget

# PROJECT DESIGN

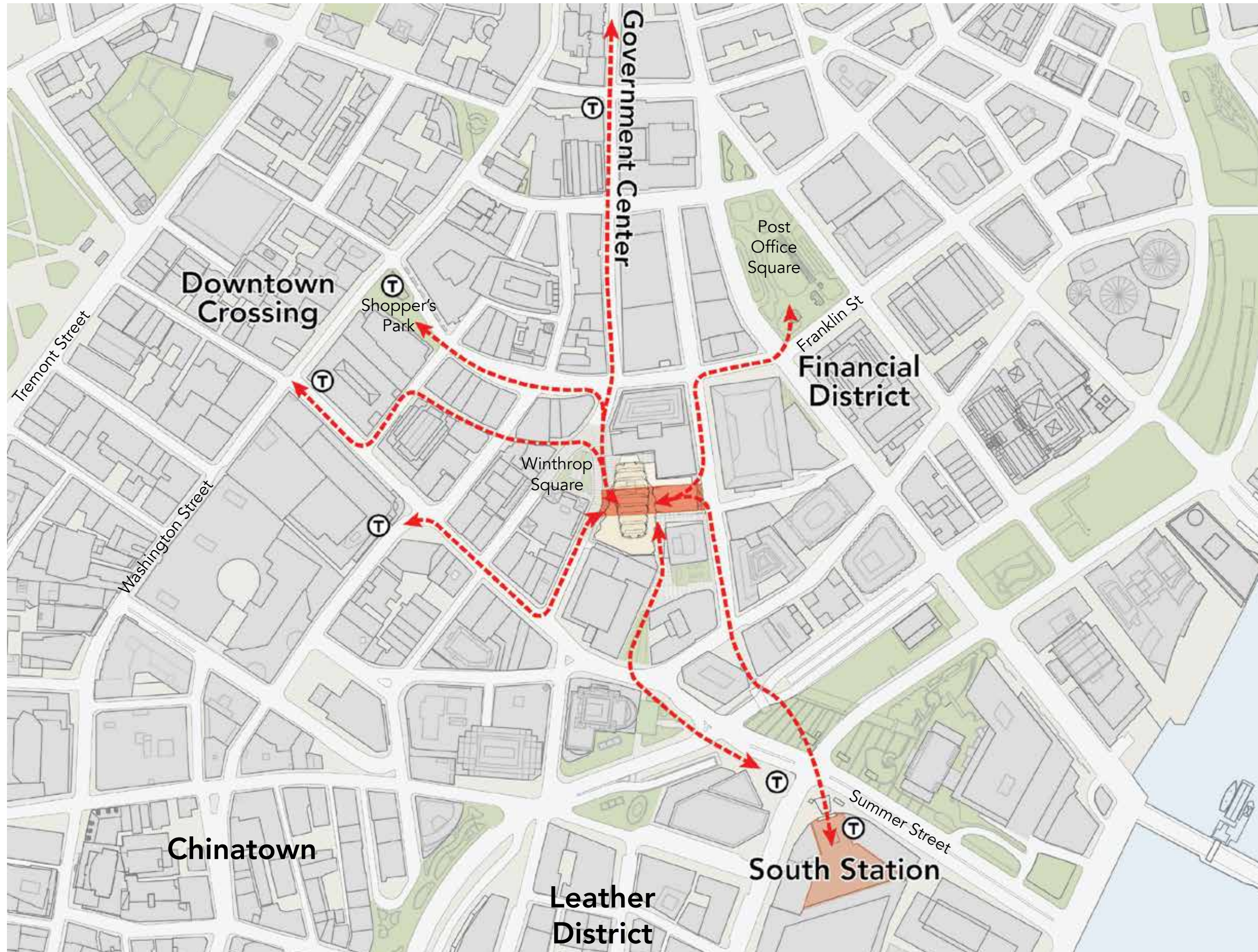


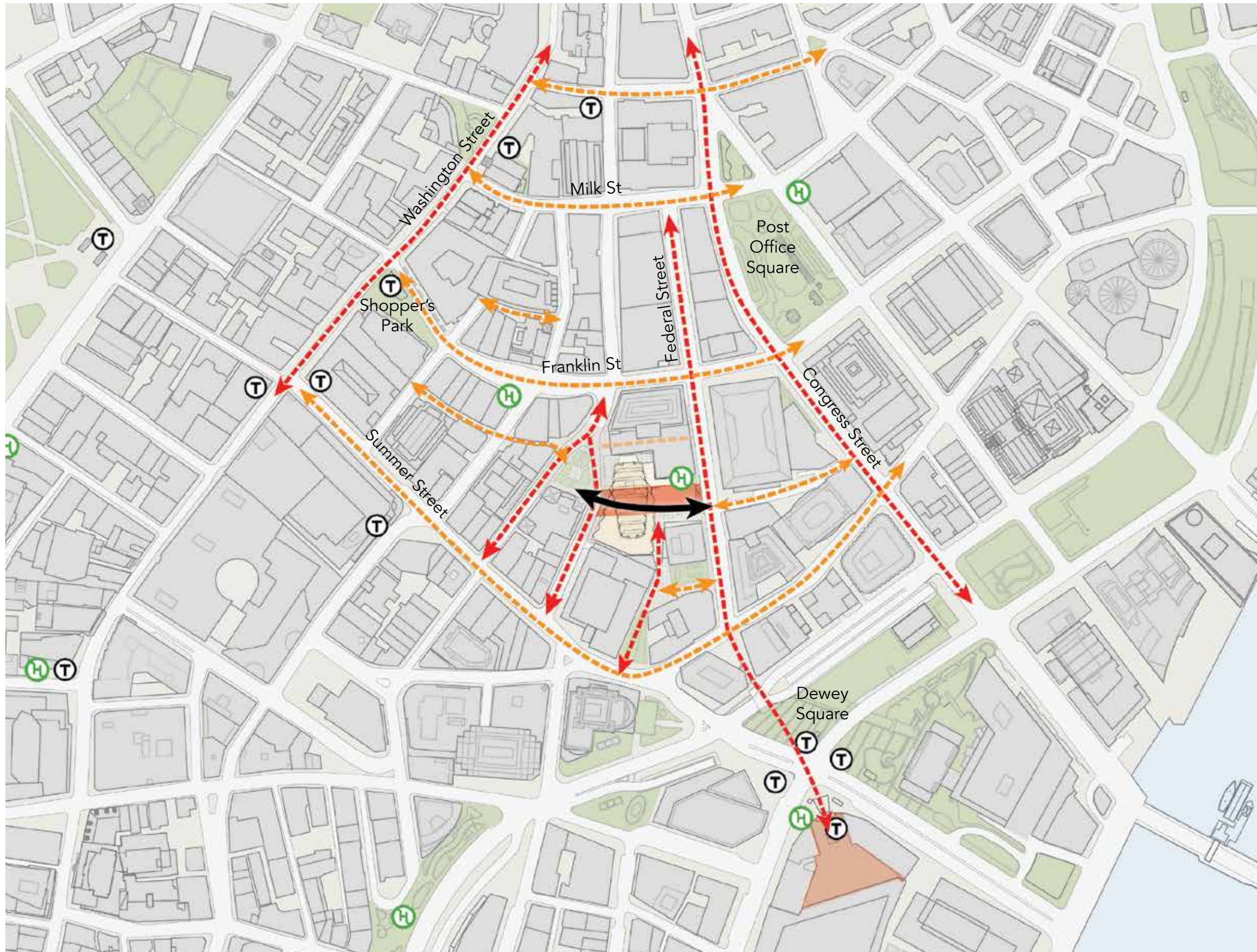




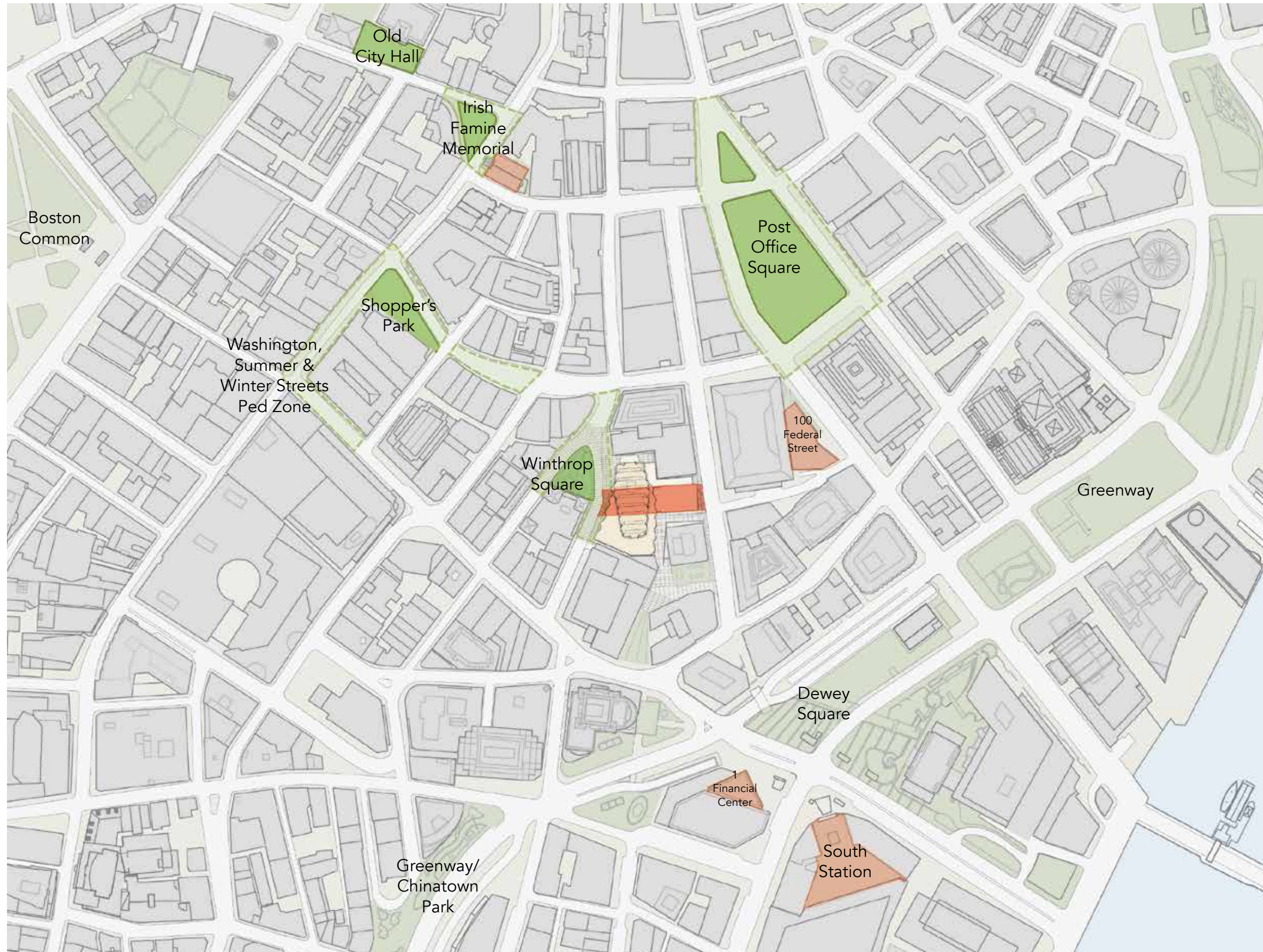
## EXISTING CONDITIONS

115 WINTHROP SQUARE IAG MTG #1

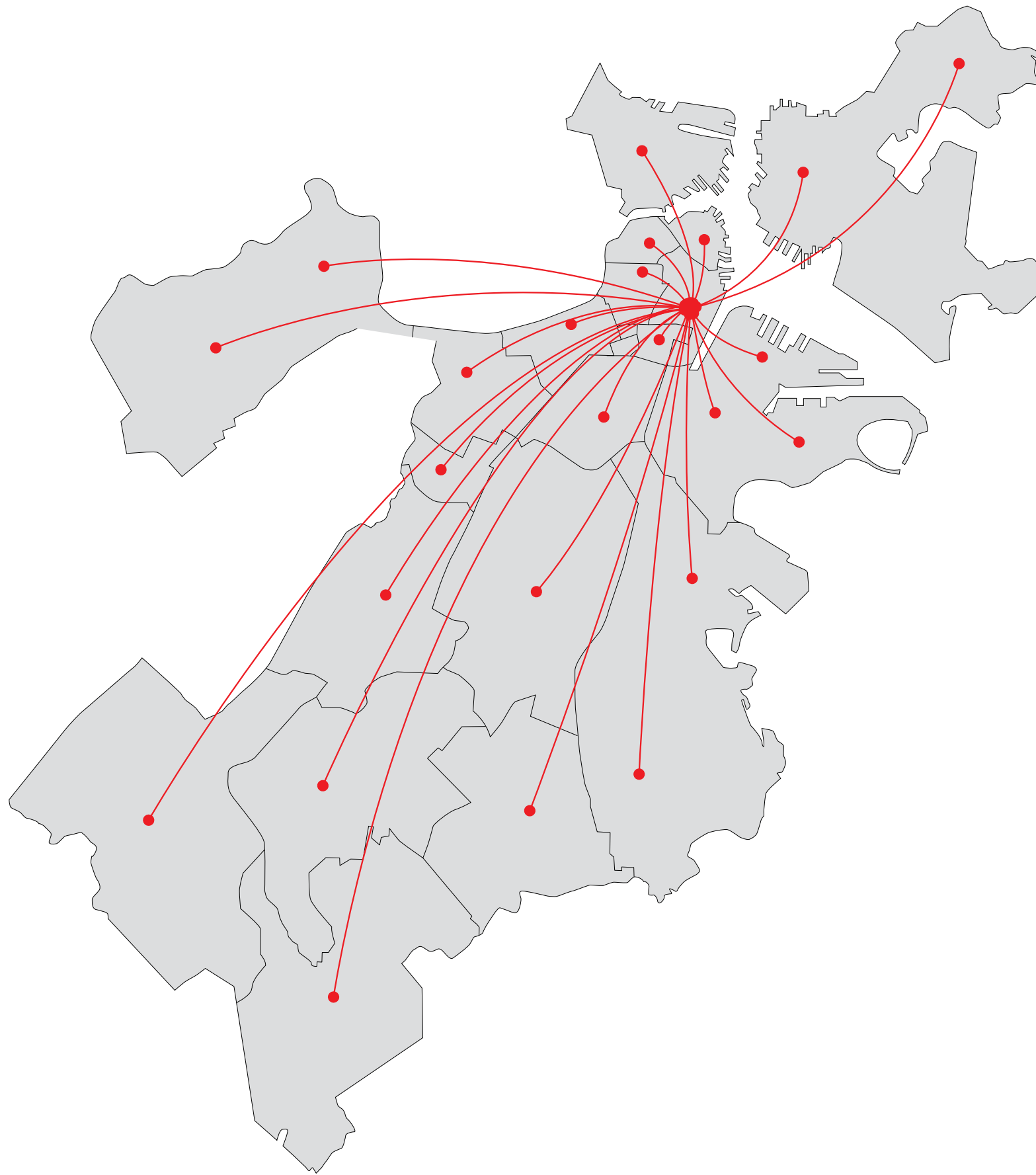


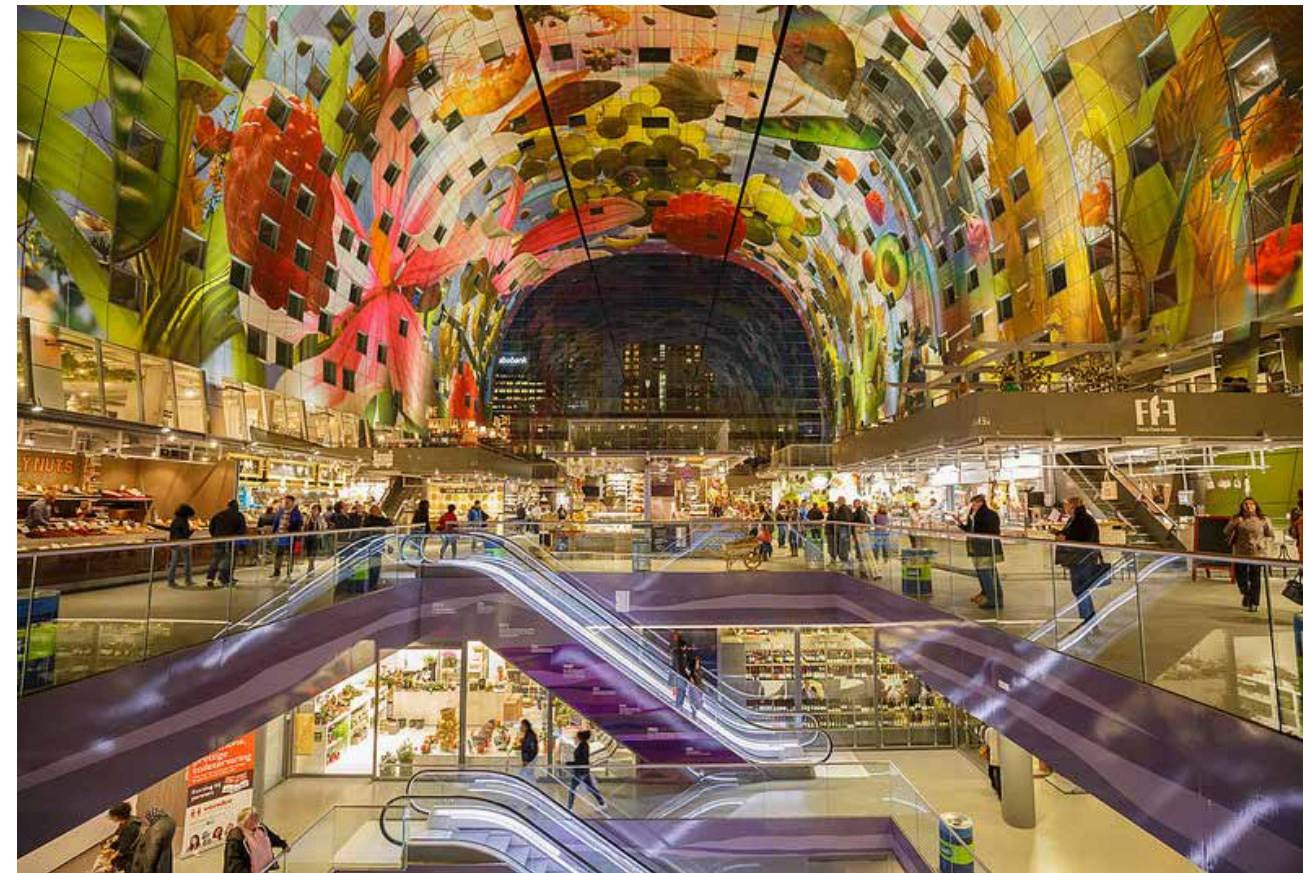


## STREET PATTERNS & NEW CONNECTIONS













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HANDEL ARCHITECTS FOR MILLENNIUM PARTNERS | 28 NOVEMBER 2016

## BOSTON'S LIVING ROOM

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**Morning**



**9AM**



**Lunchtime**



**1PM**



# After Work



6PM



# Evening



8PM

# State of the City

**JANUARY**

FEBRUARY

MARCH

APRIL

MAY

JUNE

JULY

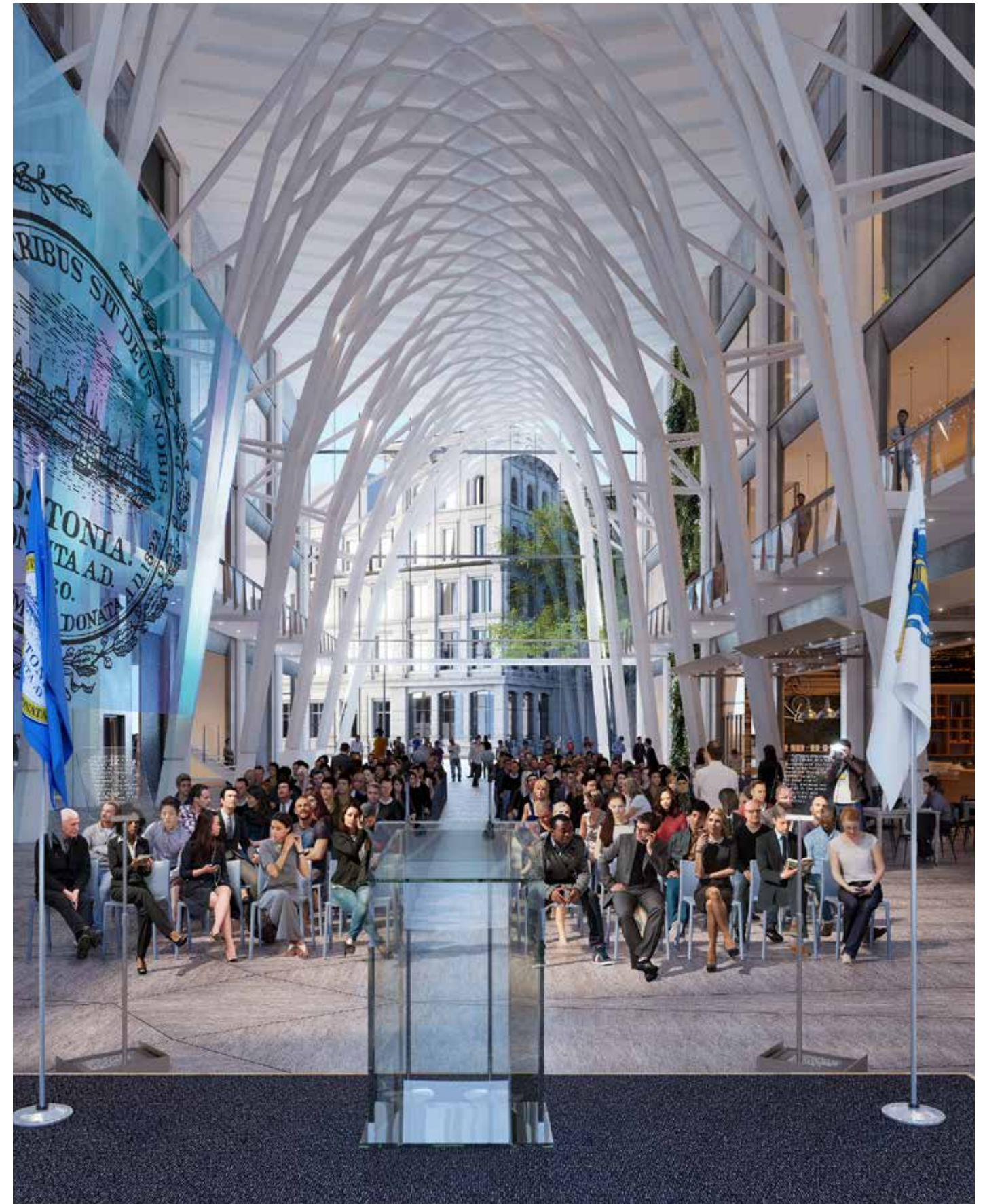
AUGUST

SEPTEMBER

OCTOBER

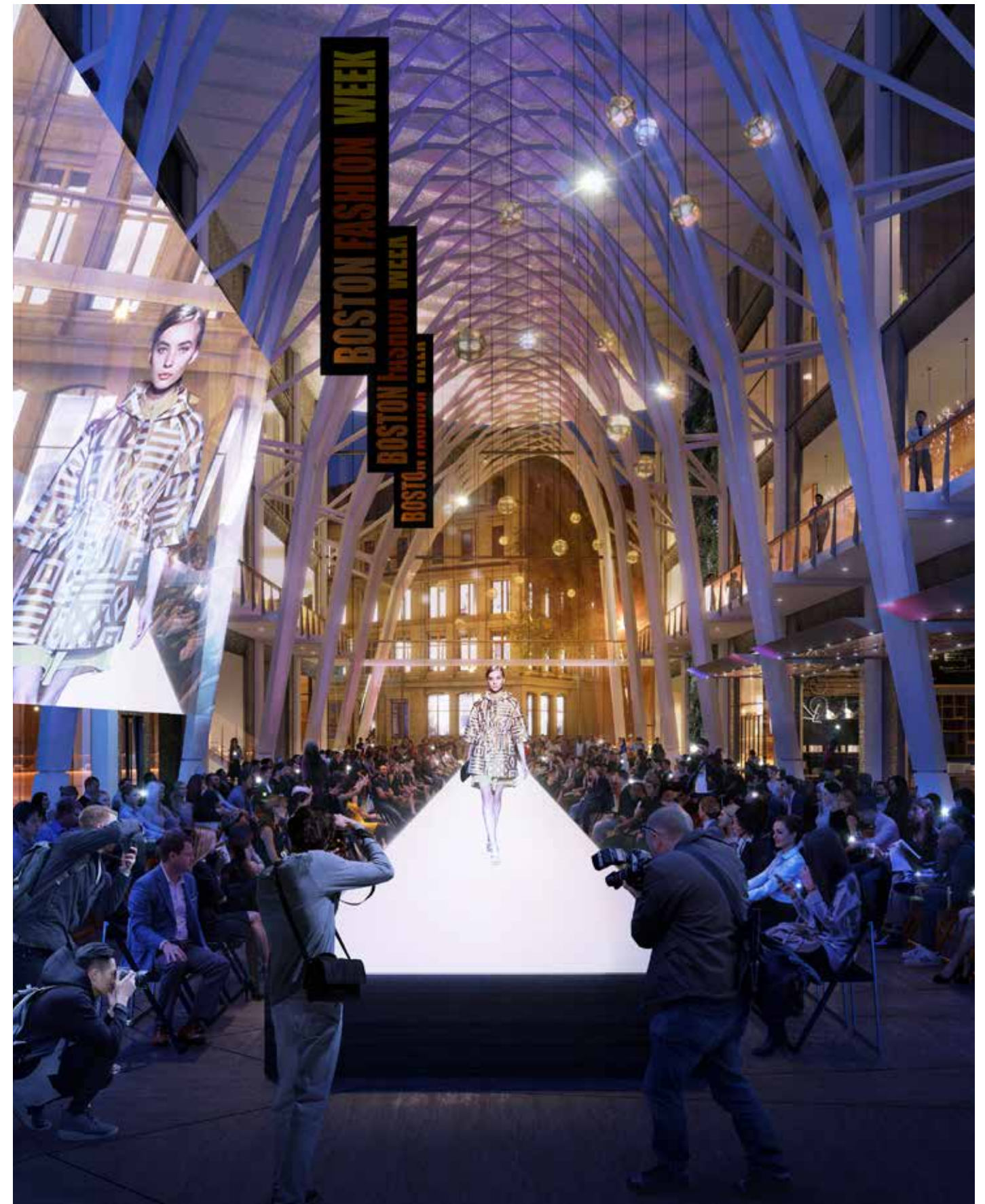
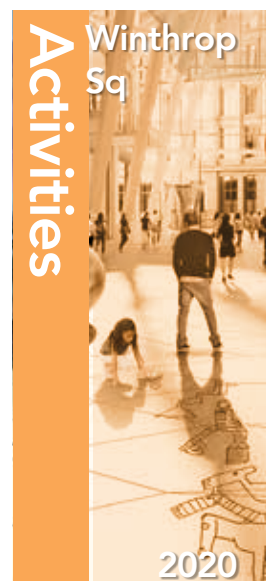
NOVEMBER

DECEMBER



# Boston Fashion Week

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



## PROGRAMMING & ACTIVITY

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# City Market

JANUARY

FEBRUARY

MARCH

**APRIL**

**MAY**

**JUNE**

**JULY**

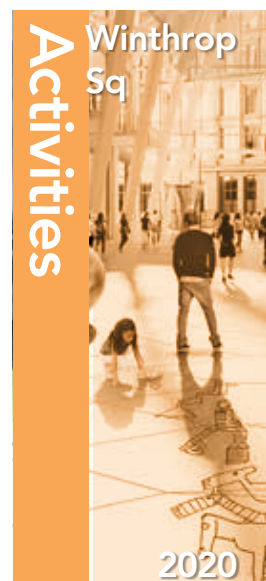
**AUGUST**

**SEPTEMBER**

**OCTOBER**

NOVEMBER

DECEMBER



## PROGRAMMING & ACTIVITY

115 WINTHROP SQUARE IAG MTG #1

# Boston Art Fair

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

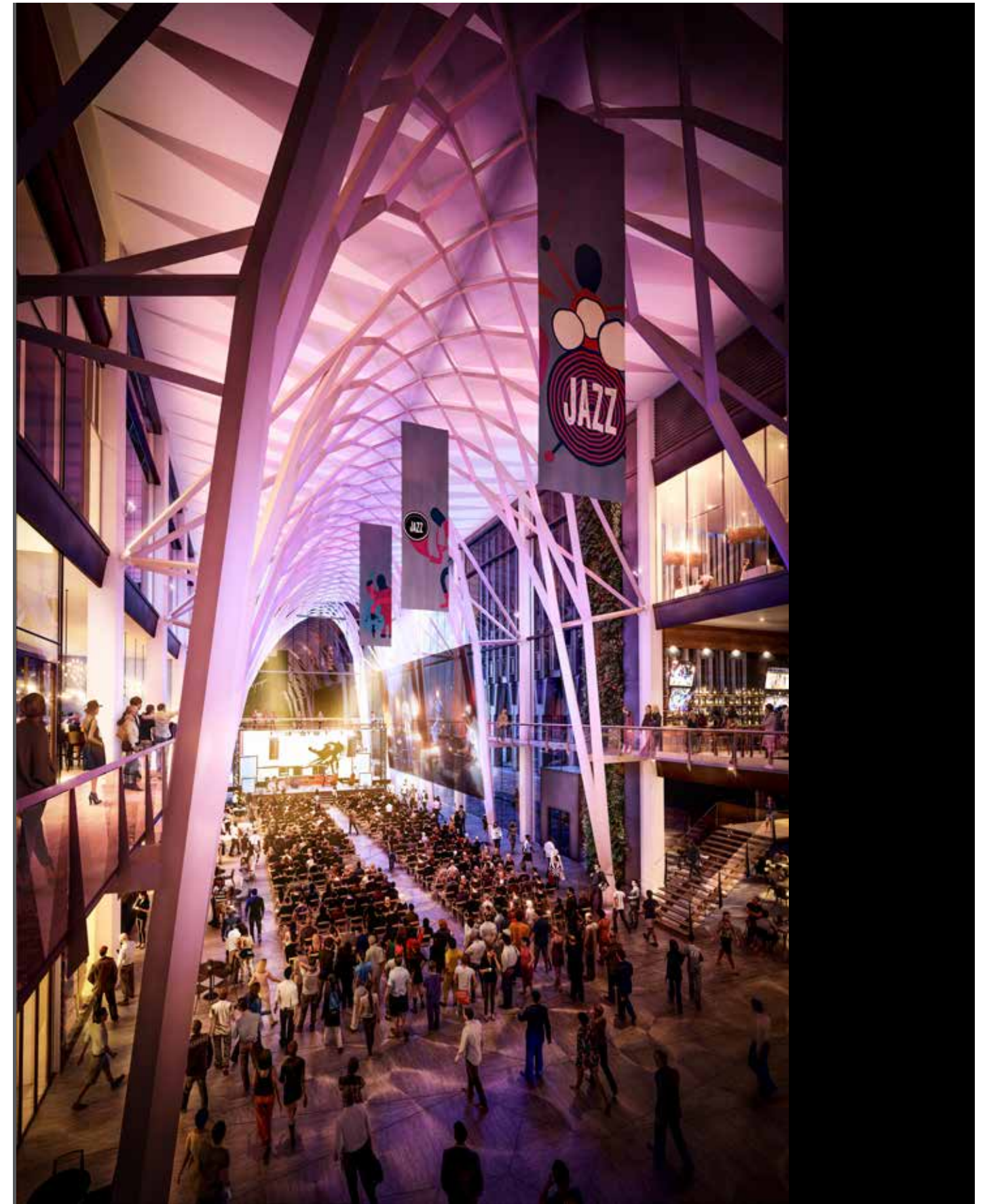


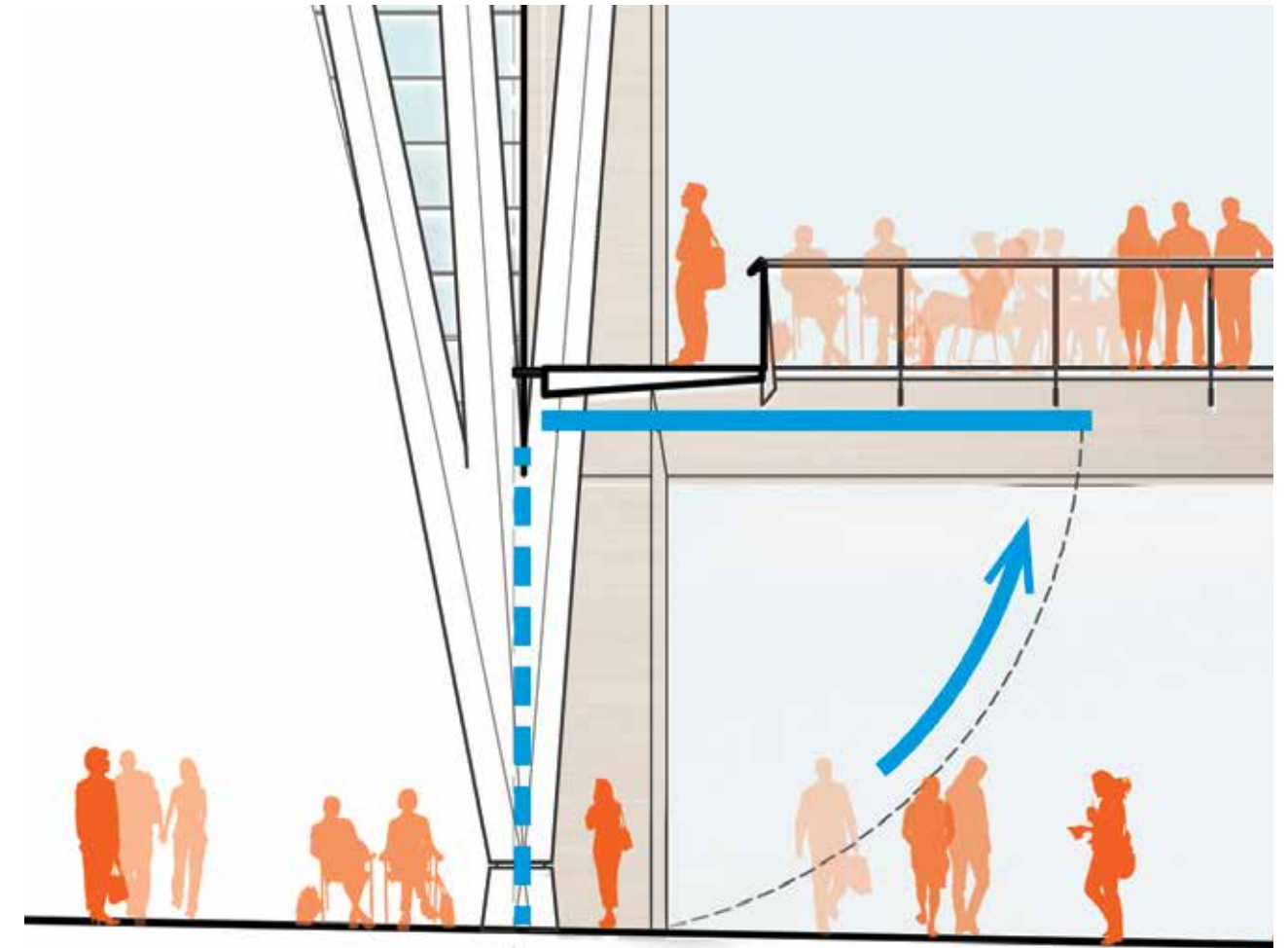
## PROGRAMMING & ACTIVITY

115 WINTHROP SQUARE IAG MTG #1

# City Music

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





**OPEN FOR THE PUBLIC  
EVERYDAY**



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## VIEW FROM FEDERAL STREET

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## VIEW FROM WINTHROP SQUARE

115 WINTHROP SQUARE IAG MTG #1

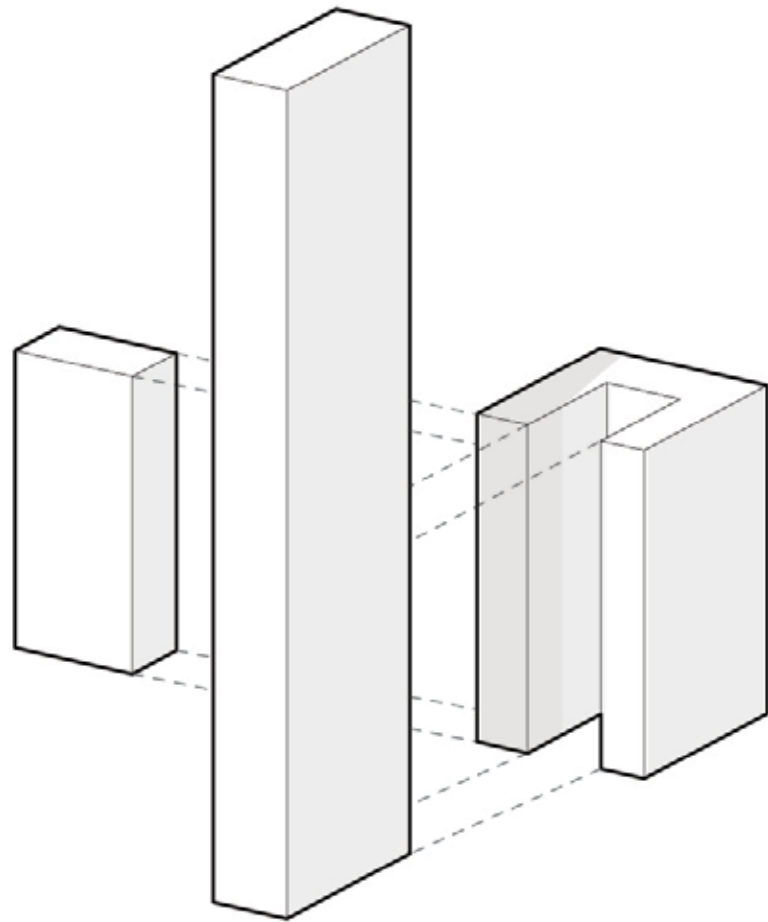
## Rebuilding the Outdoor Room



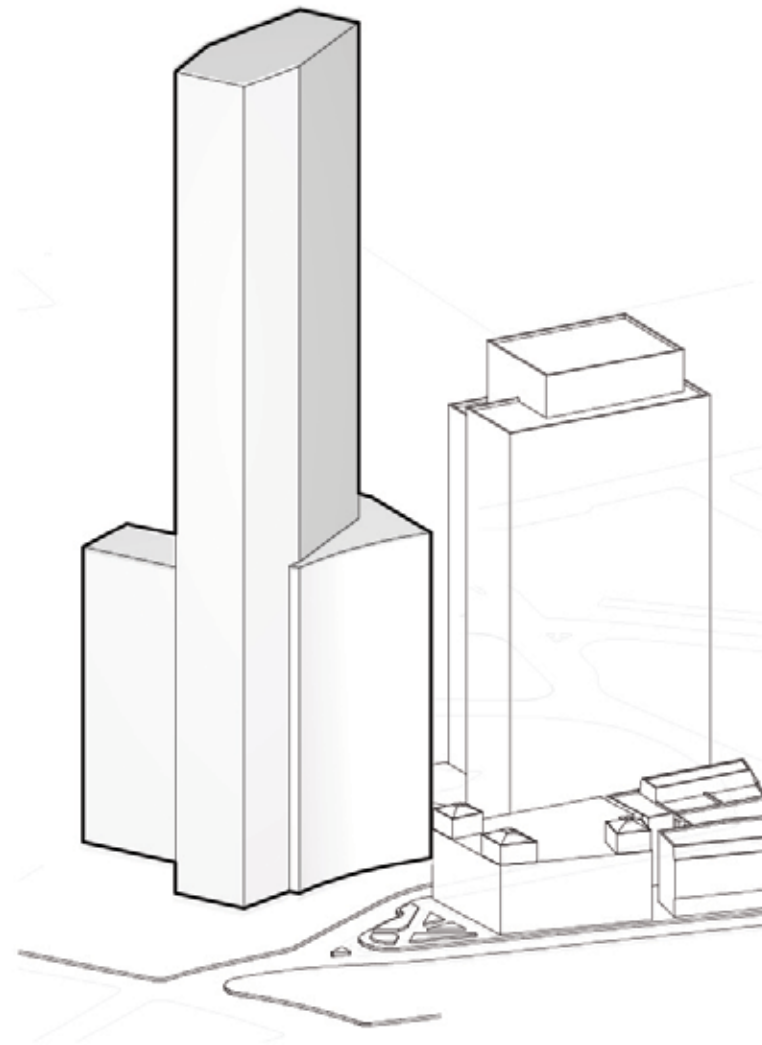
## Reconstituting Federal Street



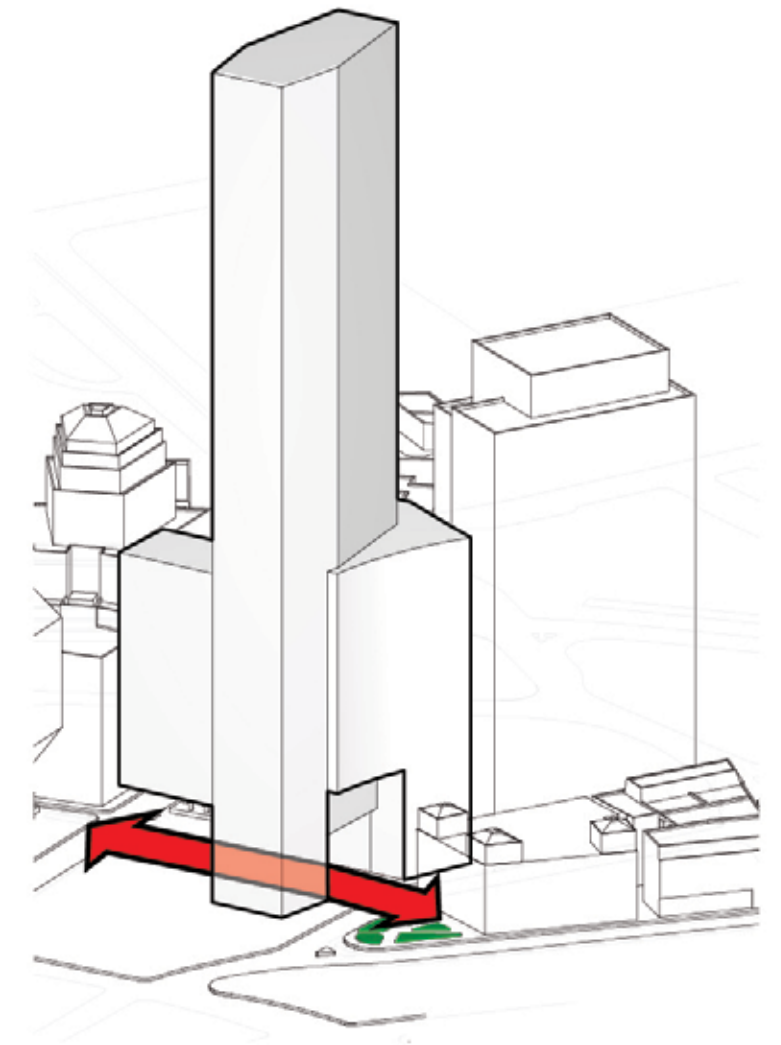
**1. Elemental**  
Tower + Podium + Bustle



**2. Combination & Inflection**  
Response To Site



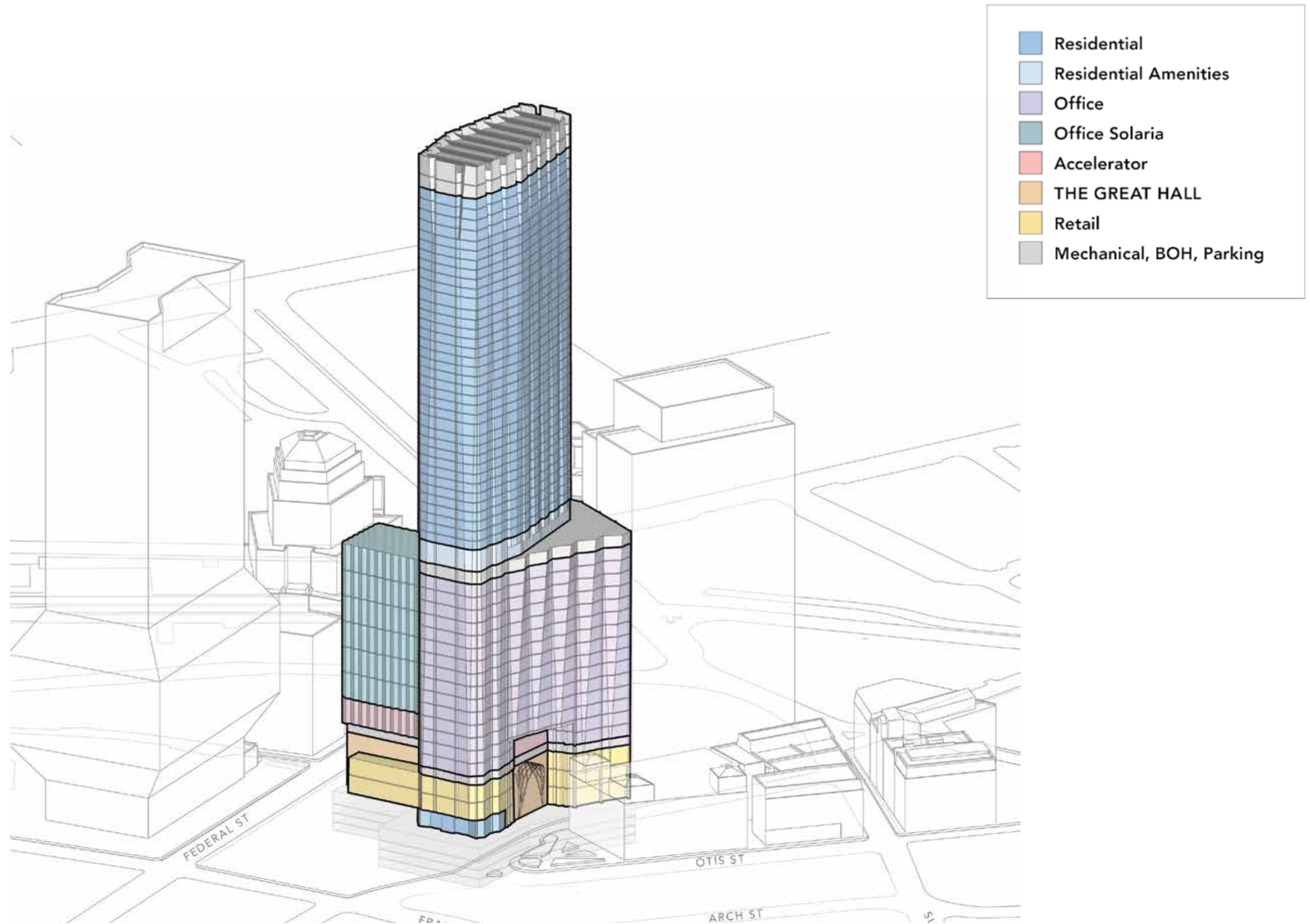
**3. Urban Connection**  
Part & Lift

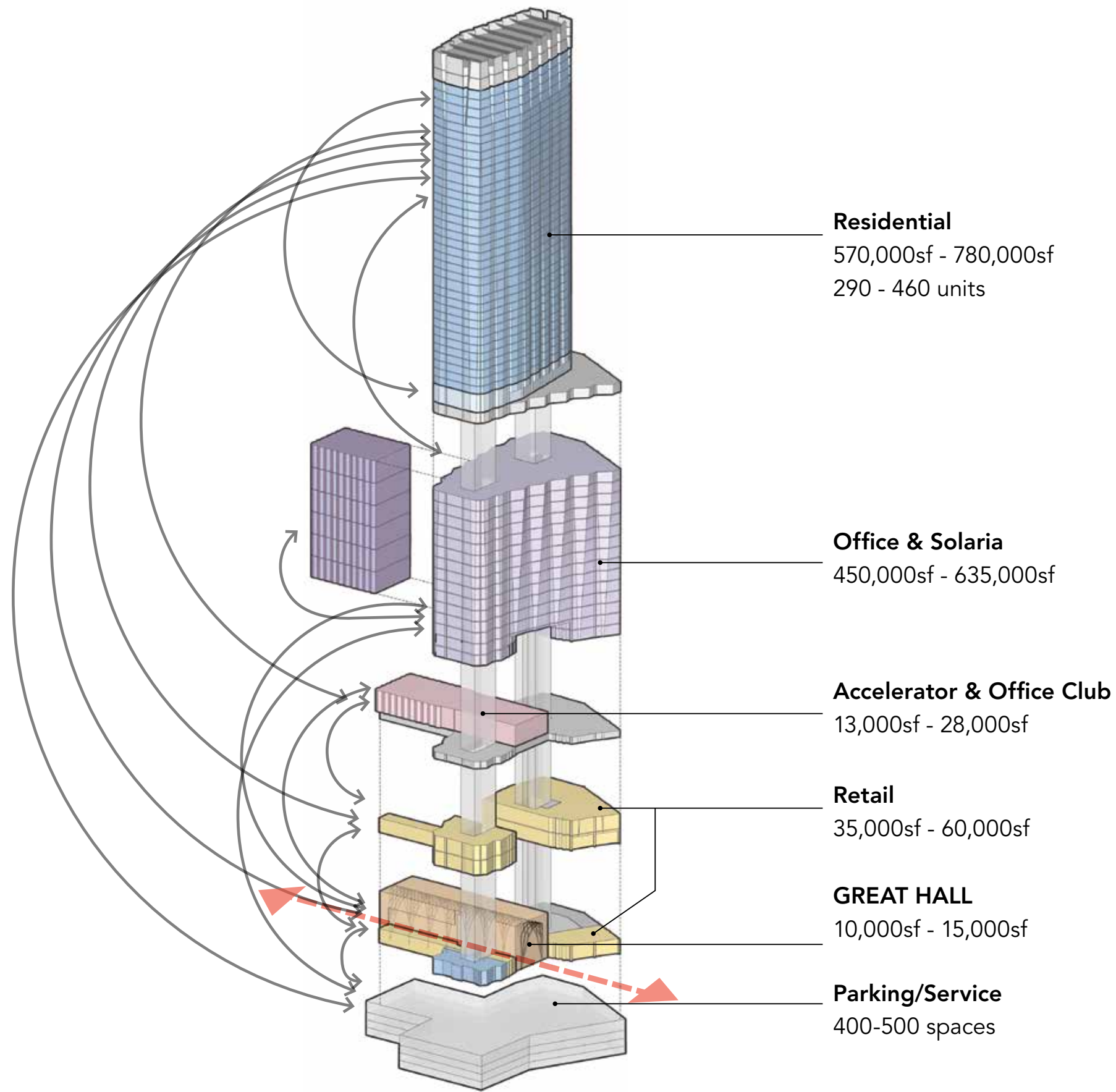




# The Great Hall and Mixed-Use Tower





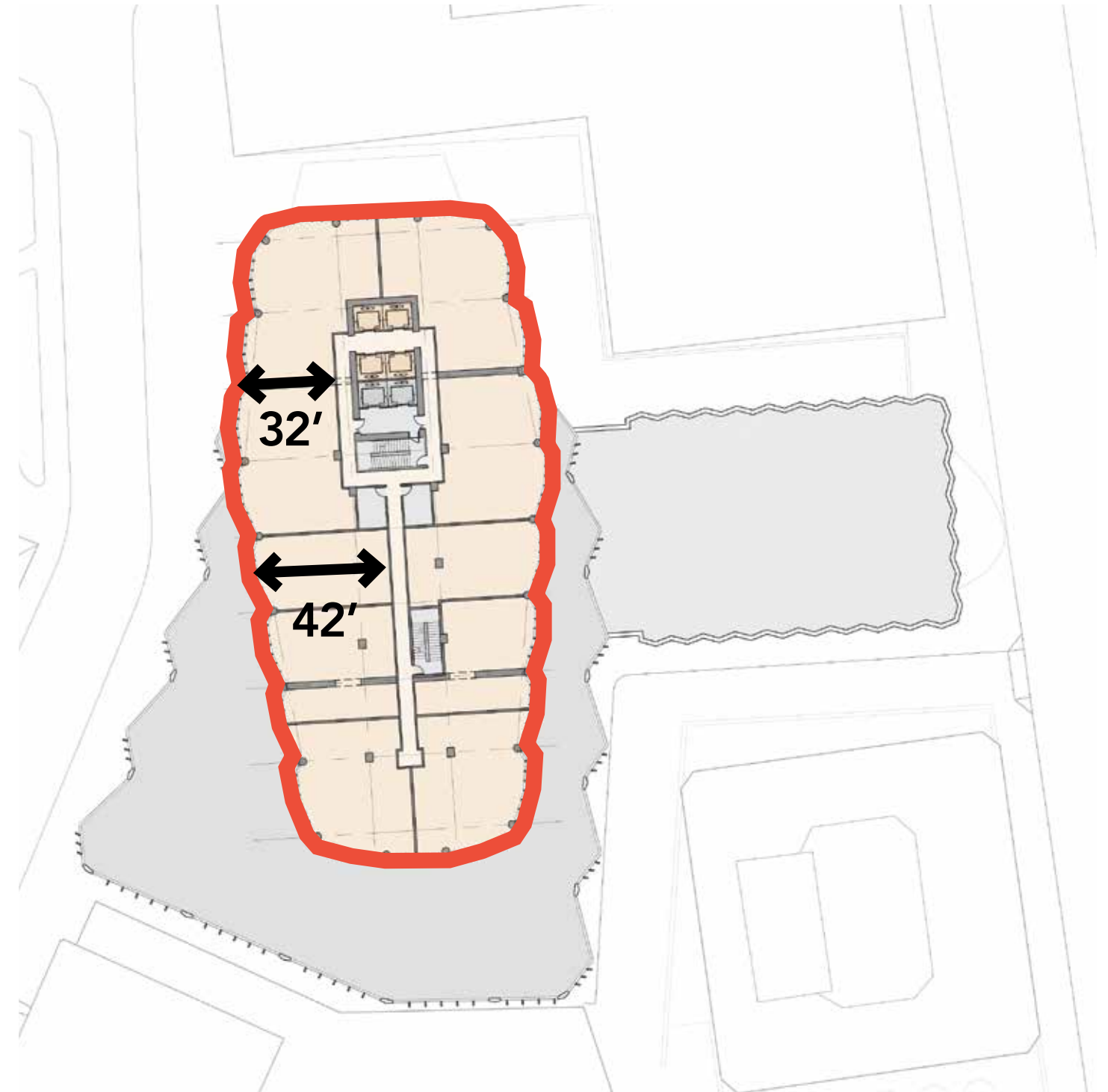


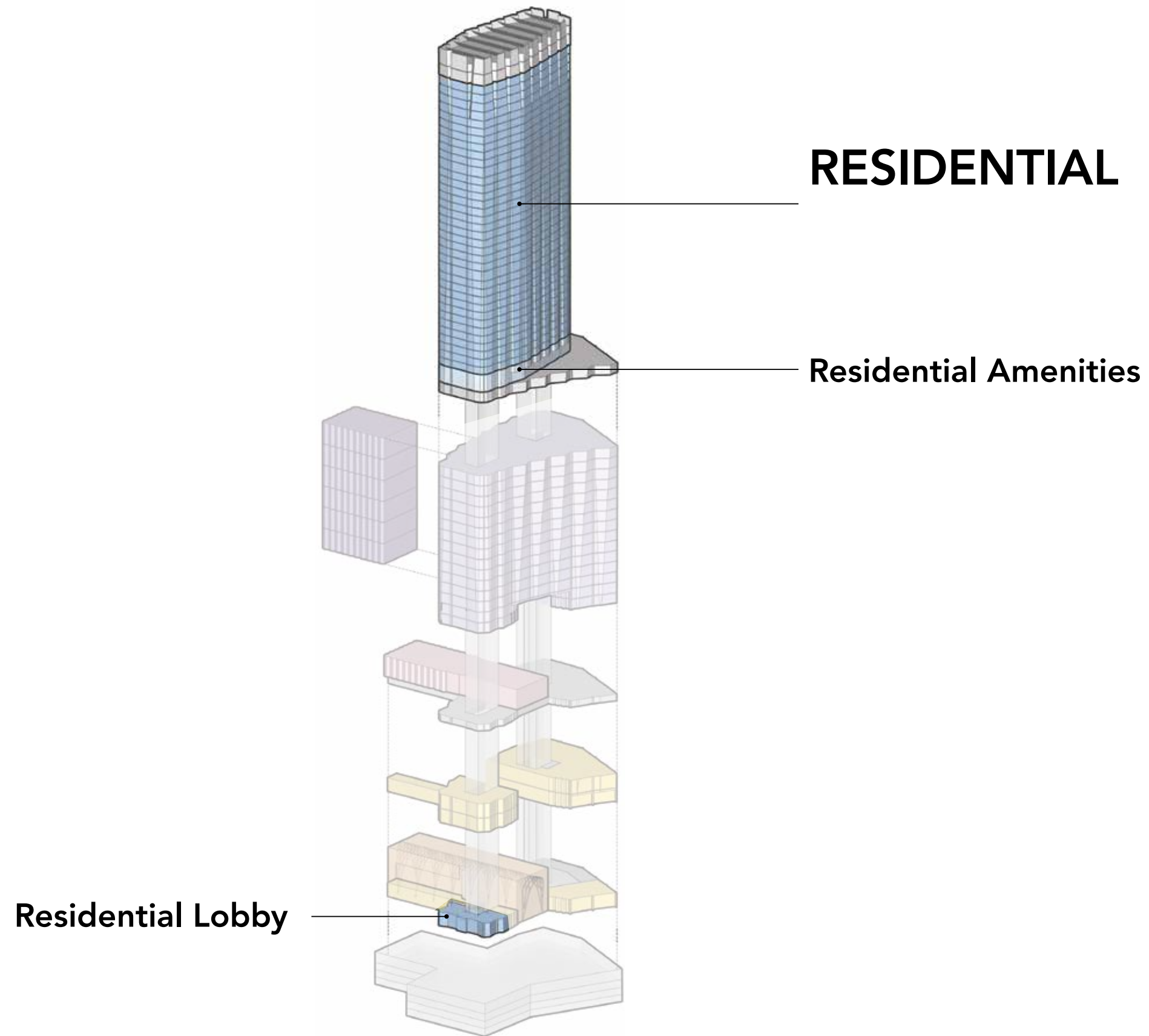
**Total:**  
Approximately  
1,100,000sf-1,500,000sf

Typical Office Floor Plate

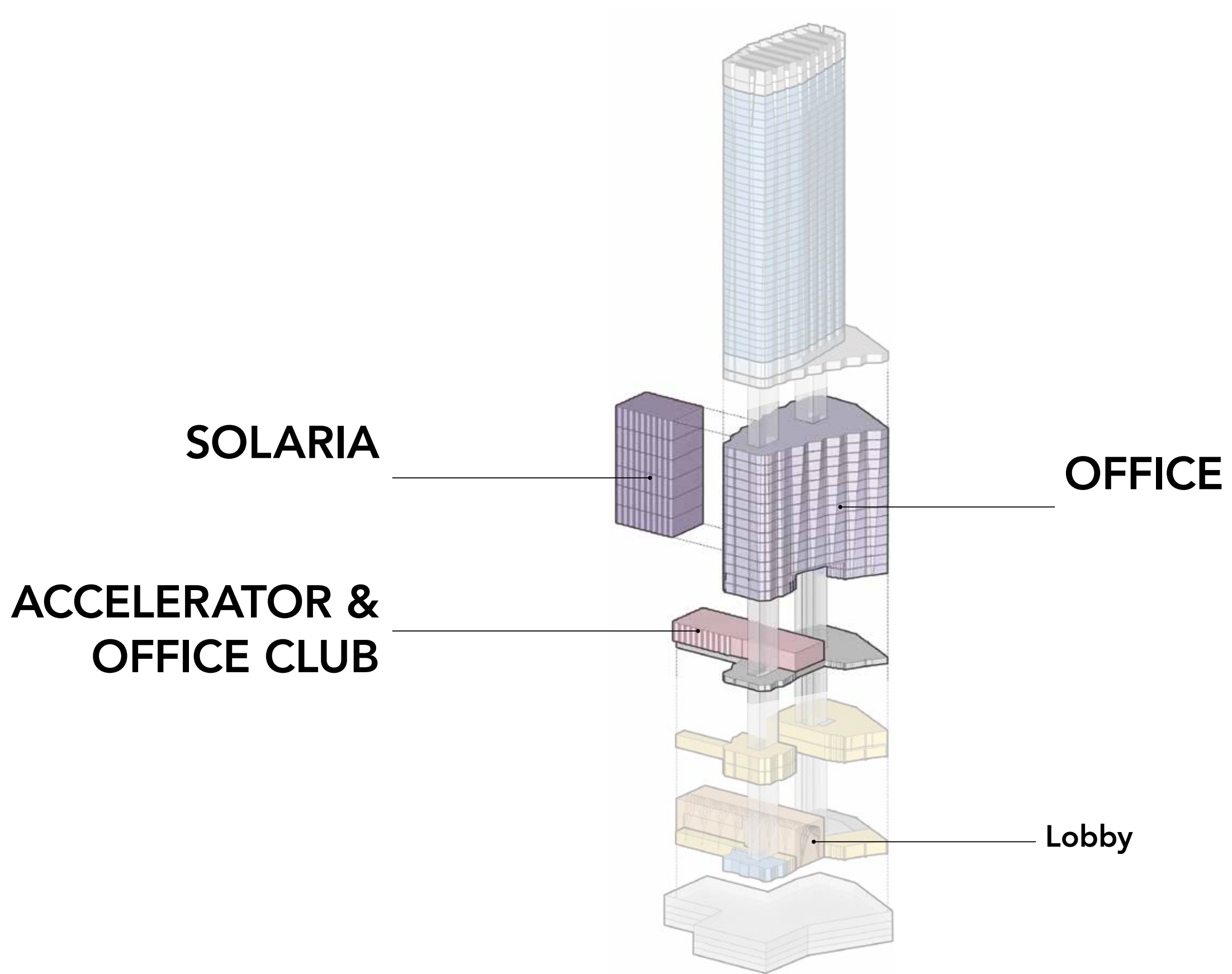


Typical Residential Floor Plate











ACCELERATOR =  
Physical Space  
+ Community  
+ Access to Capital  
+ Mentorship  
+ Demo Days  
+ Business Services  
+ Skill Set Training





Non Hierarchical

Collaborative

Flexible

Open

The "Third Space"

Building Wide Amenities





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## THE CHANGING WORKPLACE

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- Double Height
- Indoor / Outdoor
- Functions as a gathering space, communal space, collaboration space
- Provides a connection to nature





# LEED PLATINUM



Energy Efficient Residences



High Performance Exterior Wall



Healthy Interior Environment



Resiliency



PV Array



Energy Efficient Building Systems



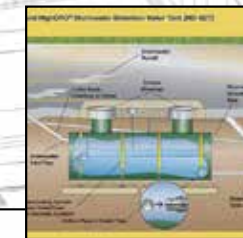
Green Roof



## OFFICE: PASSIVE HOUSE



Healthy Interior Environment



Water Management

Source Energy

**Standard**  
148k BTU/ft<sup>2</sup>



**LEED Gold**

90k BTU/ft<sup>2</sup>  
40%  
Energy Reduction



**LEED Platinum**

74k BTU/ft<sup>2</sup>  
50%  
Energy Reduction



**Passive House**

38k BTU/ft<sup>2</sup>  
75%  
Energy Reduction



- Exceeds City of Boston's 2020 carbon reduction goals

## WHY PASSIVE HOUSE?



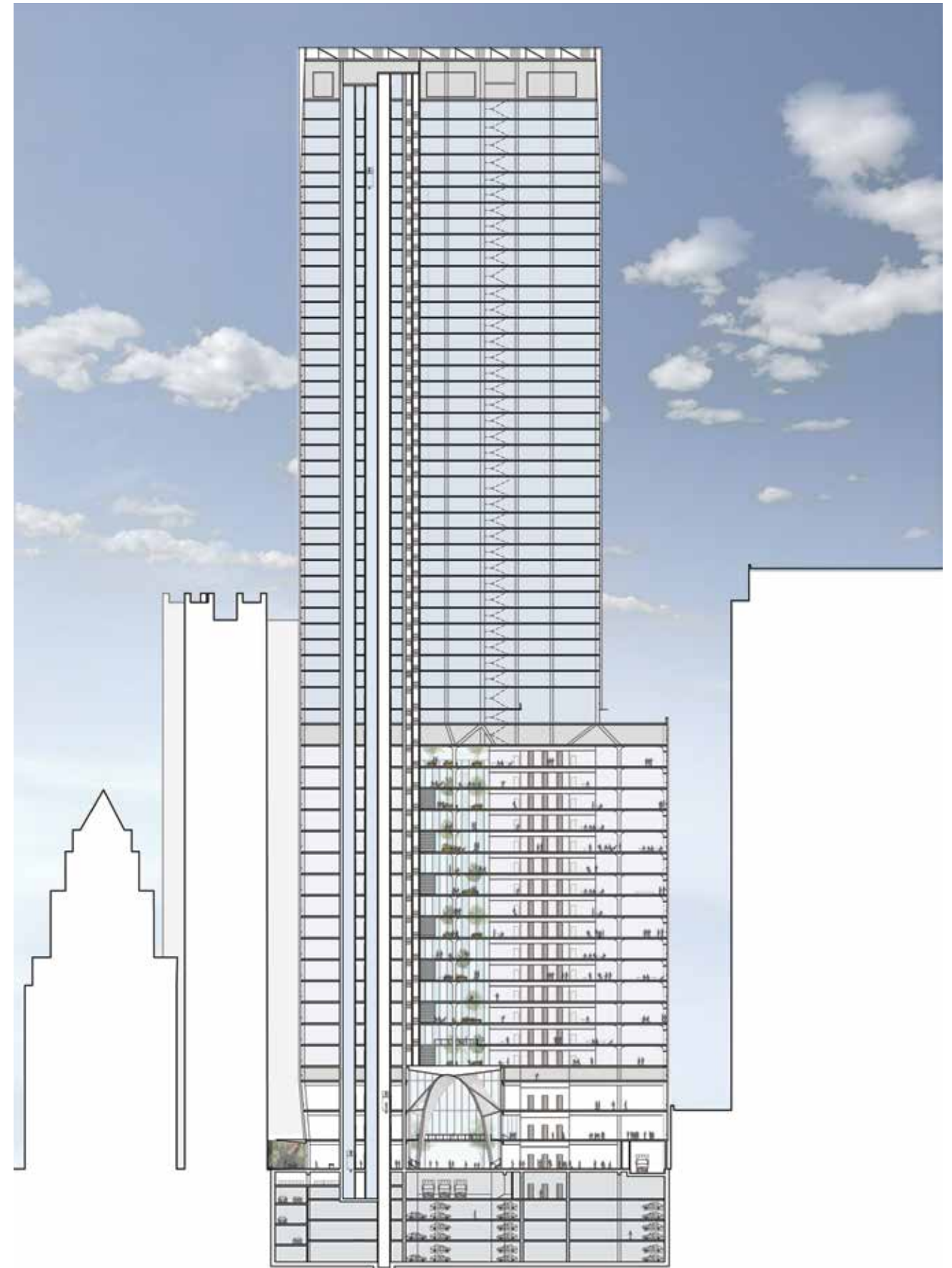
### Superior Working Environment

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



### Most Rigorous Energy Efficiency Standard in the World

- Most effective way to reduce energy consumption
- Combats climate change by drastically reducing greenhouse gas emissions
- Reduce dependence on fossil fuels
- Passive House is a direct response to stopping global warming
- Reduce strain on city infrastructure
- Improve resiliency



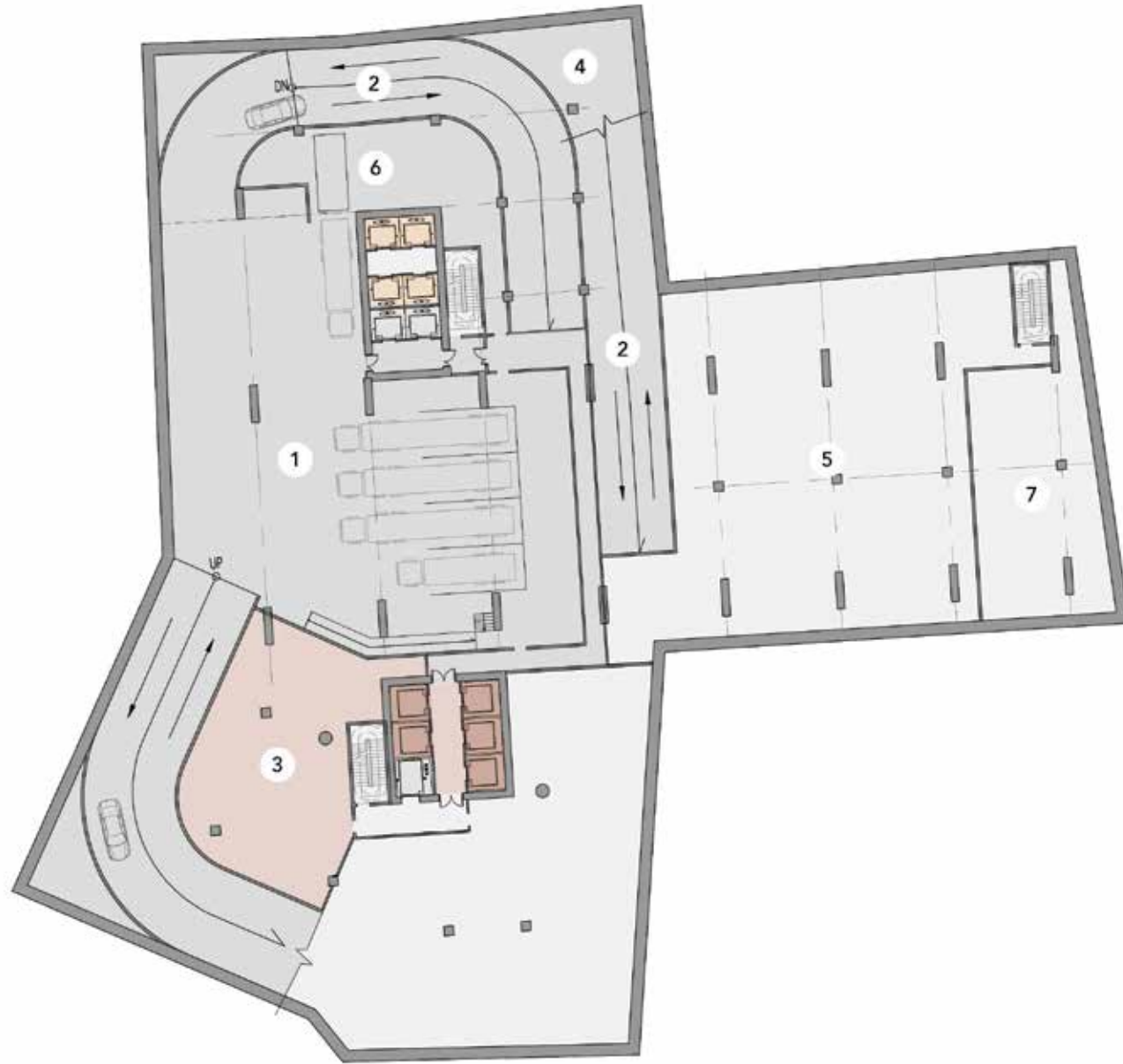




- 1 The Great Hall
- 2 Retail / food & beverage
- 3 Residential lobby
- 4 Office lobby
- 5 BOH
- 6 Service & non-resident parking access
- 7 Residential porte-cochère

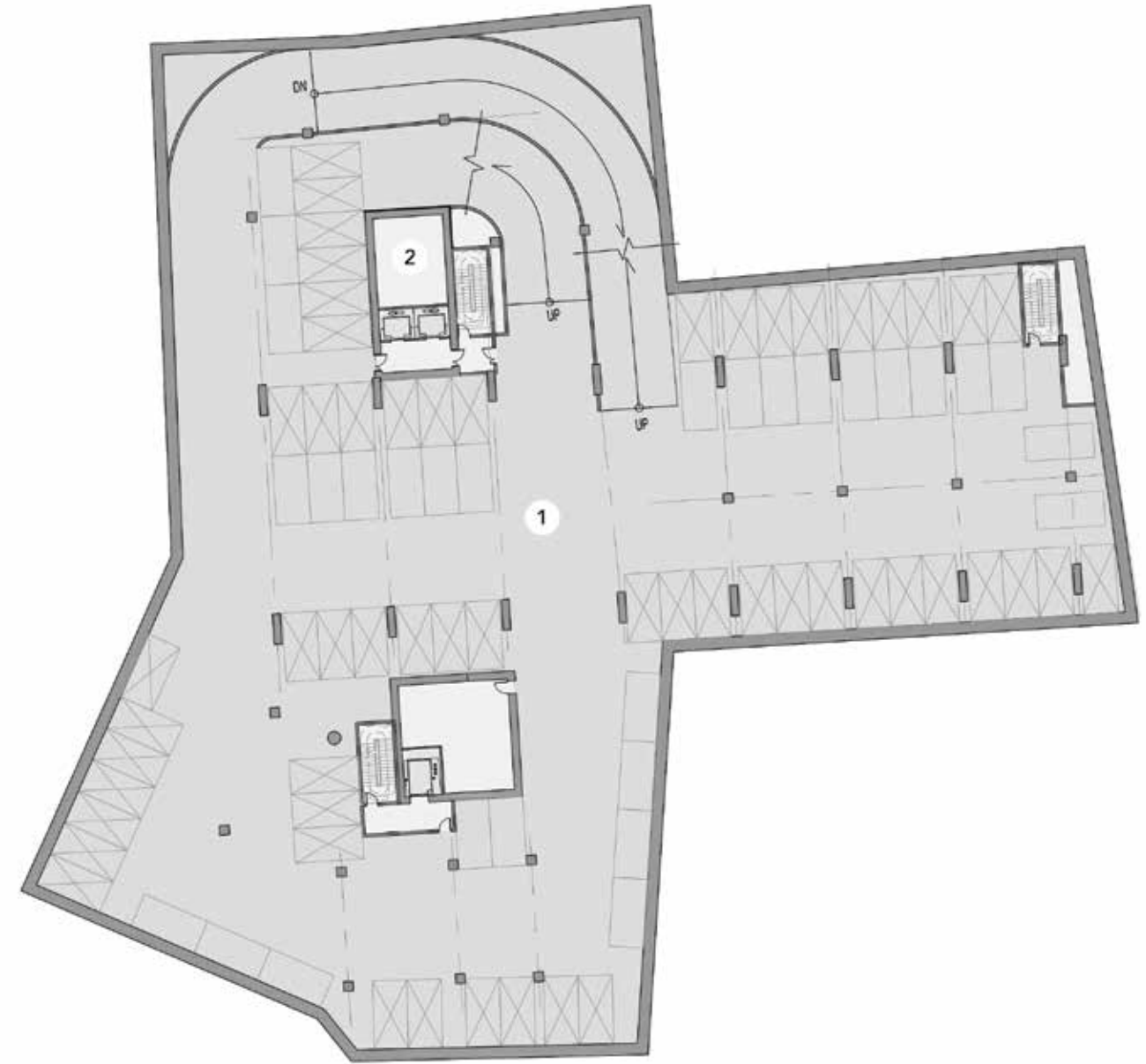
## B1 LEVEL

- 1 Loading
- 2 Access to parking below
- 3 Office bicycle facilities
- 4 Residential bicycle facilities (on mezzanine)
- 5 BOH/MECH
- 6 Recycling
- 7 Utilities



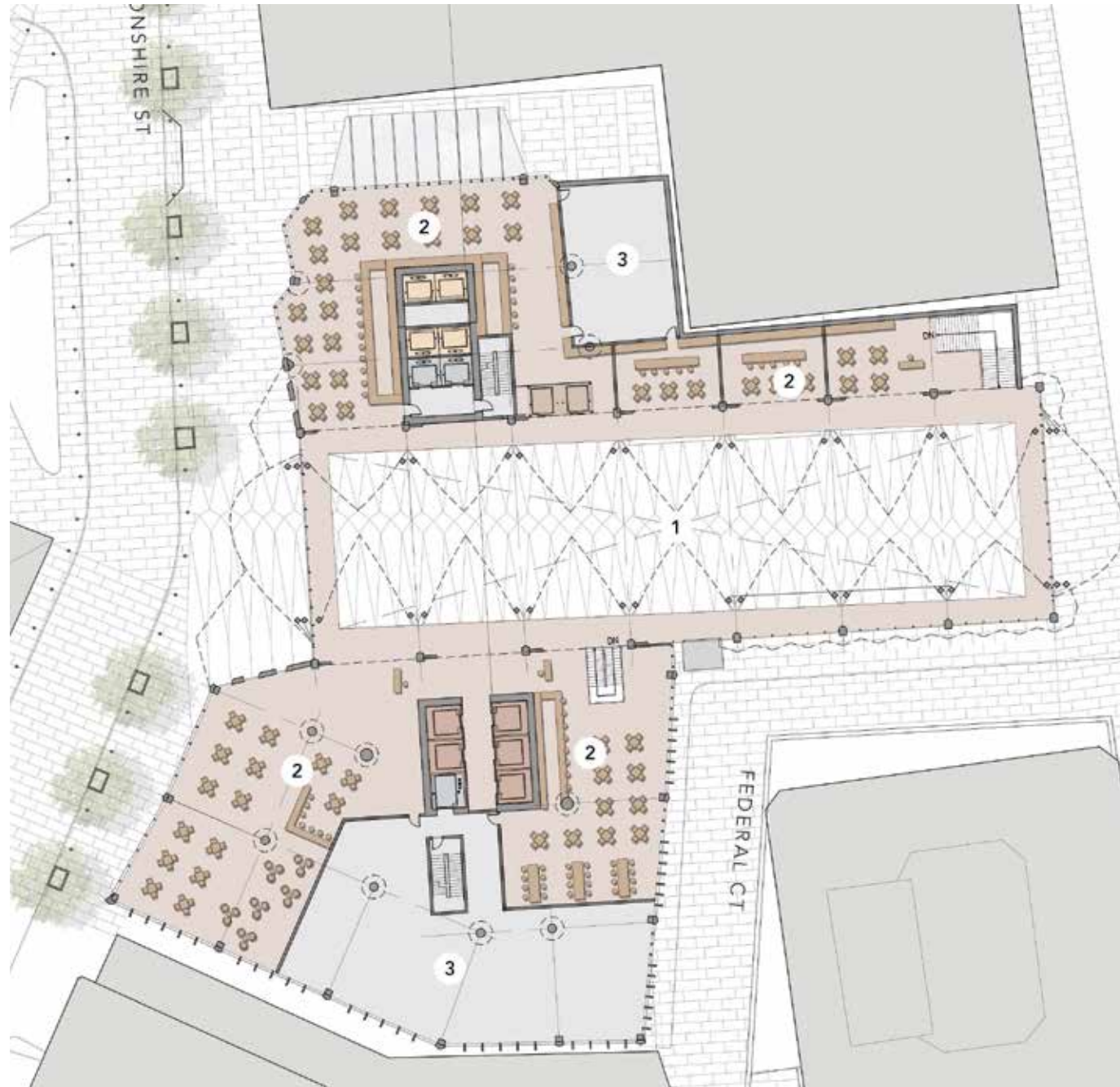
## B2/B3/B4 LEVELS

- 1 Parking  
(Residents, non-residents, cars electric)
- 2 BOH



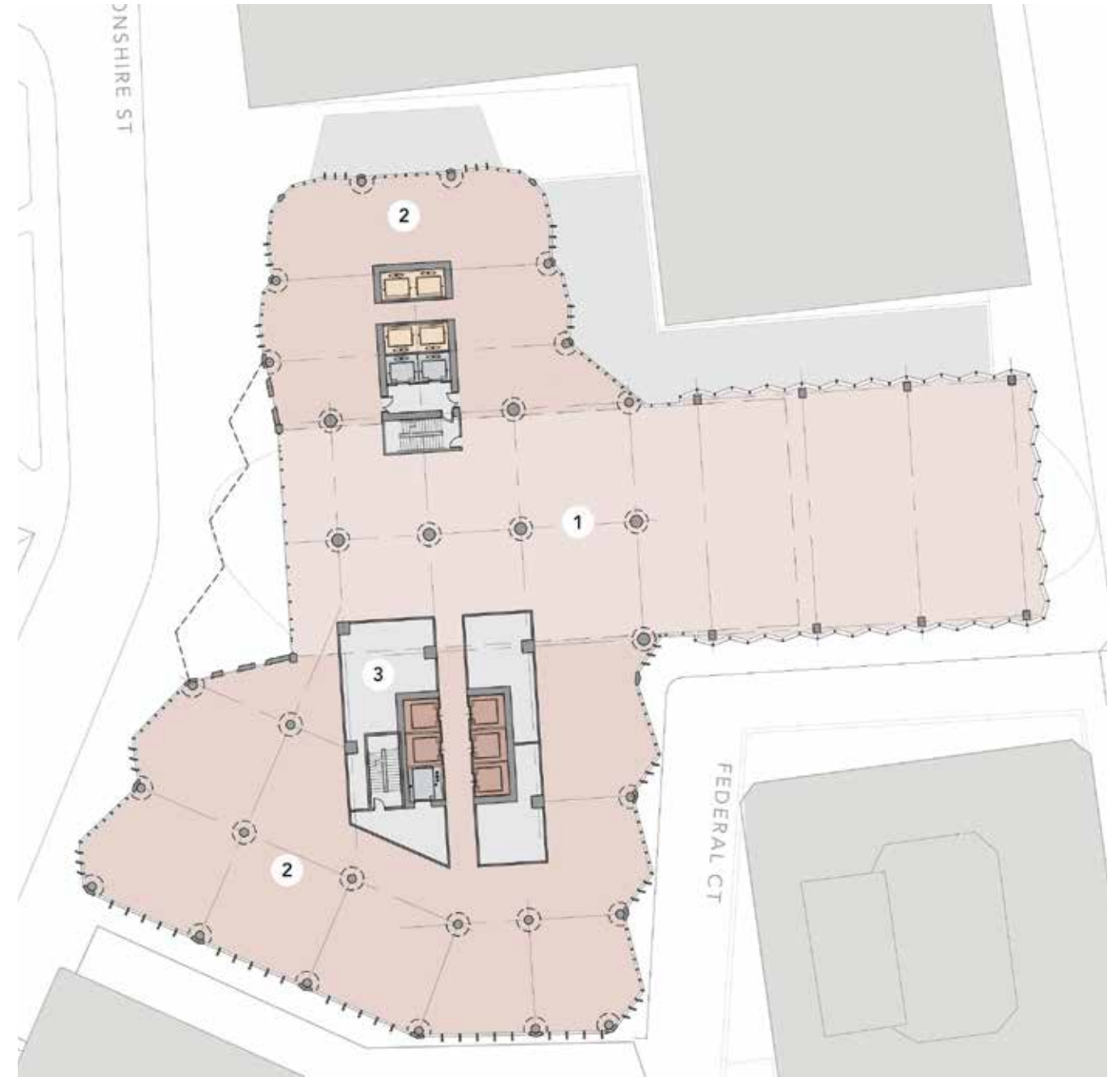
## 2ND LEVEL

- 1 The Great Hall (Open to below)
- 2 Retail / food & beverage
- 3 Common food & beverage facilities



## 3RD LEVEL

- 1 Accelerator
- 2 Office Club
- 3 BOH



# TYPICAL OFFICE LEVEL

- 1 Office
- 2 Office Solaria
- 3 BOH



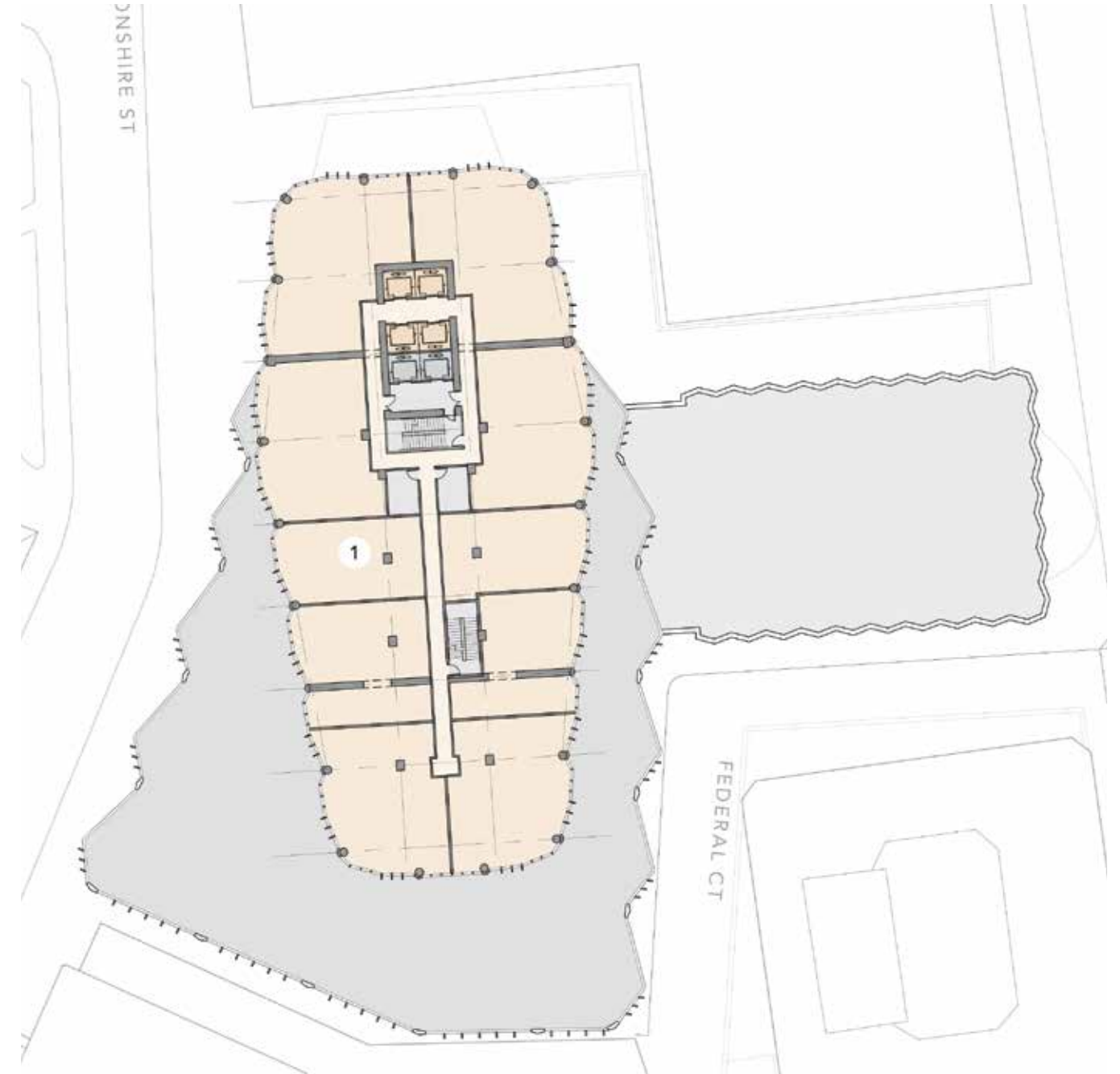
## RESIDENTIAL AMENITY LEVEL

- 1 Residential Club
- 2 Roof terrace for residences



## TYPICAL RESIDENTIAL LEVEL

- 1 Residences





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## VIEW FROM WINTHROP SQUARE

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AN ICON FOR DOWNTOWN  
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**VIEW TO THE WEST**  
115 WINTHROP SQUARE IAG MTG #1



# IMPLEMENTATION

Construction Management

Labor Force

Neighbor Outreach

Noise

Air Quality

Traffic Management

Rodent Control

Utility Protection

Sustainability Standards

Innovation in Design

Minimizing Energy Consumption and Atmospheric Impacts

Water Efficiency

Climate Change Adaptability

Indoor Air Quality

Ritz-Carlton



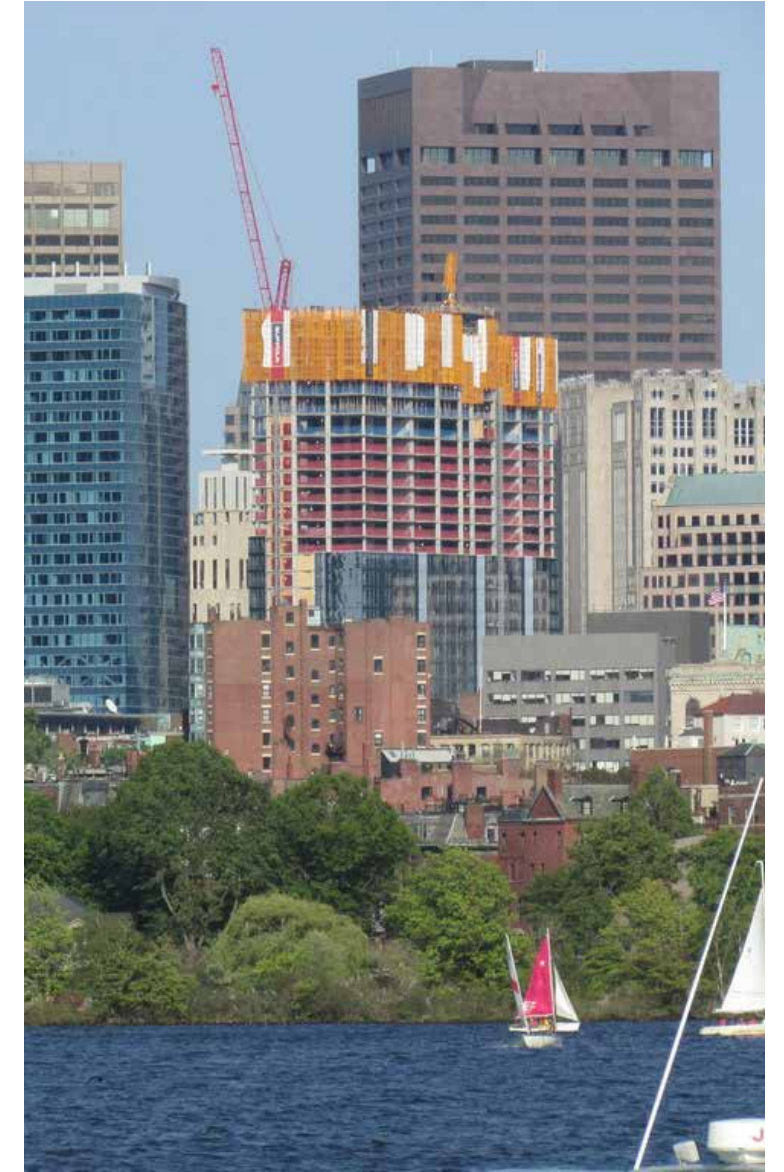
One Charles

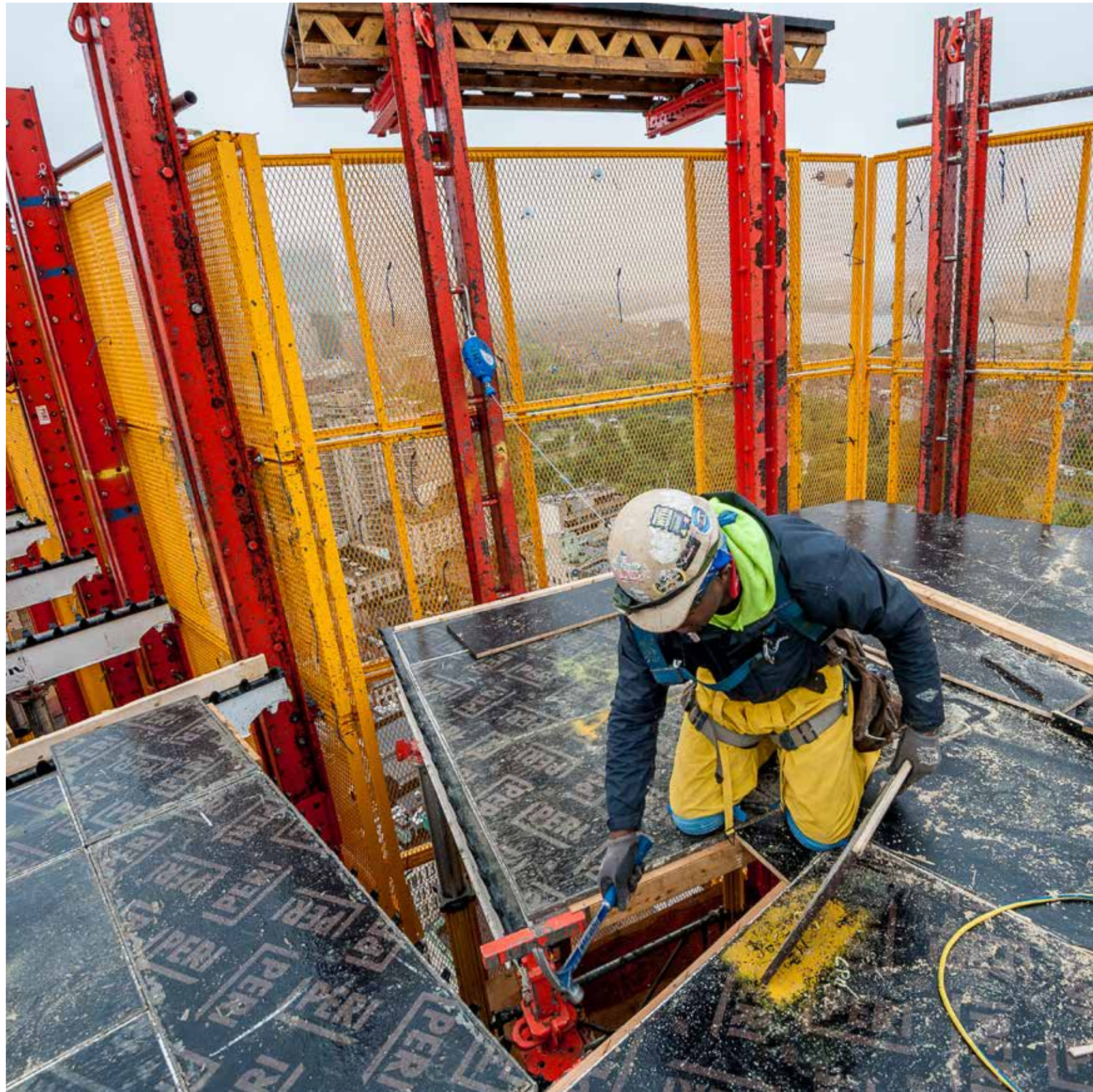


Millennium Place

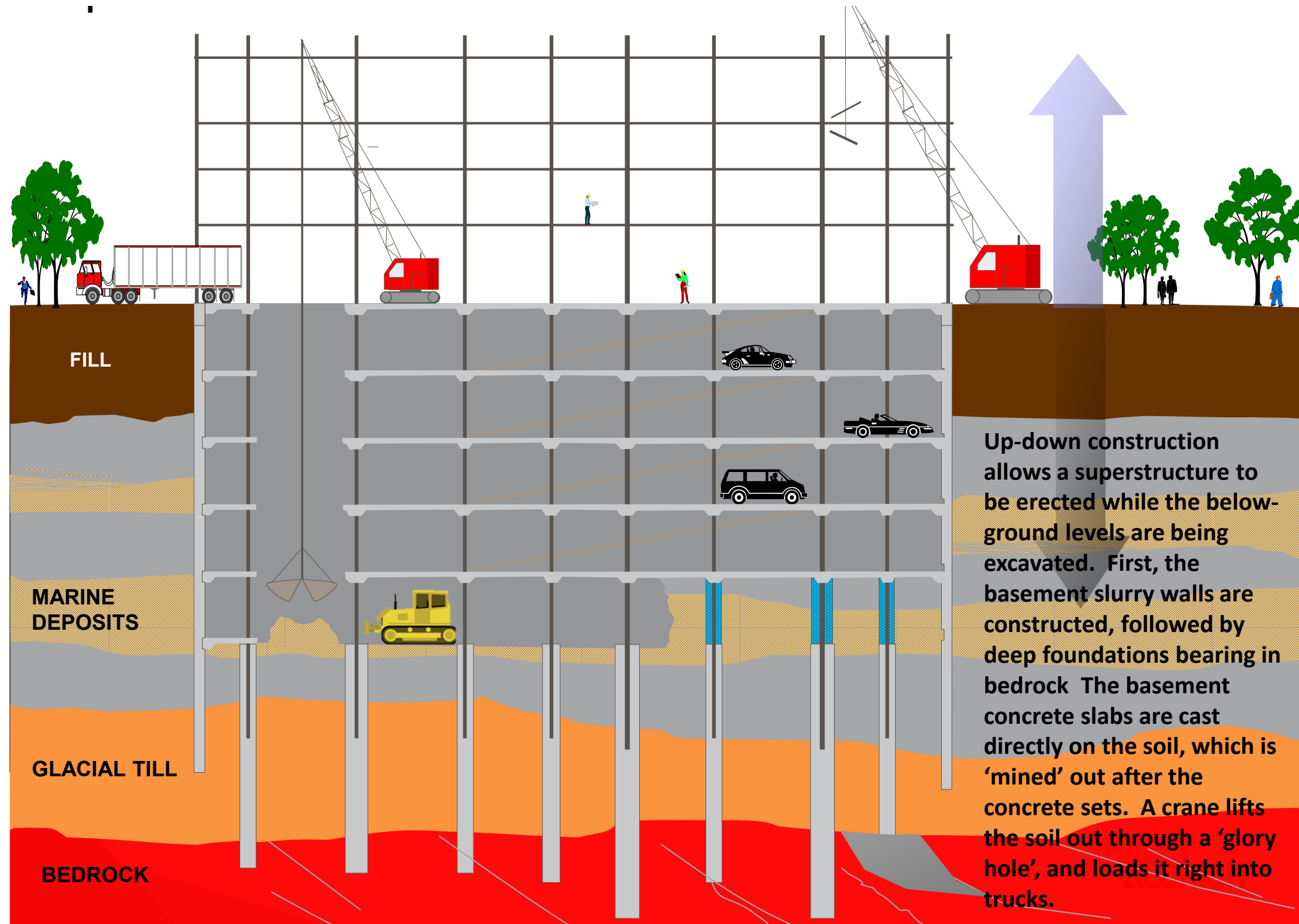


Millennium Tower









Up-down construction allows a superstructure to be erected while the below-ground levels are being excavated. First, the basement slurry walls are constructed, followed by deep foundations bearing in bedrock. The basement concrete slabs are cast directly on the soil, which is 'mined' out after the concrete sets. A crane lifts the soil out through a 'glory hole', and loads it right into trucks.

# ENVIRONMENTAL IMPACT STUDY SCOPE



The BPDA process will include a full and complete  
**Article 80 Large Project Review**  
process including:

**Project Notification Form (PNF)**  
(already submitted)

**Draft Project Impact Report (DPIR)**

<i>Project Element</i>	<i>Approximate Minimum</i>	<i>Approximate Maximum*</i>
<b>Residential</b>	570,000 sf	780,000 sf
Units	290	460
Total bedrooms	580	920
<b>Office</b>	450,000 sf	635,000 sf
<b>Office Club</b>	10,000 sf	20,000 sf
<b>Accelerator Office</b>	3,000 sf	8,000 sf
<b>Retail and Restaurant</b>	35,000 sf	60,000 sf
<b>Great Hall</b>	10,000 sf	15,000 sf
<b>Parking</b>		
Commercial Private	100 spaces	250 spaces
Total Parking	400 spaces	550 spaces

\* This table provides a range in the square footage of each use. The Approximate Minimum column represents the lowest likely square footage for each use, and the Approximate Maximum column represents the potential maximum square footage for each use. In reality, as the square footage of one use goes up, the square footage of another use will generally go down. To be conservative for purposes of the analysis of potential Project impacts, the maximum square footages (or, the maximum unit or bedroom count) for each use will be used in analyses described in Section 3, except where noted.

The Draft Project Impact Report will include detailed studies on:

**Wind**

**Daylight**

**Solar Glare**

**Shadow**

# **Boston Common Shadow Law**

## Out-of-Compliance Summary

*Current Law requires "No new shadow"  
one hour after either sunrise or 7:00 AM or one hour before sunset*

### Proposed Project Preliminary Impact Study:

- No shadow ever past 9:25 AM
- 101 days in compliance with law
- 113 days with 20 minutes or fewer of shadow out of compliance with law
- Maximum shadow duration is approximately 1 hour 30 minutes

# Boston Public Garden Shadow Law

## Out-of-Compliance Summary

*Current Law requires "No new shadow"  
one hour after either sunrise or 7:00 AM or one hour before sunset*

### Proposed Project Preliminary Impact Study:

- No shadow ever past 8:00 AM
- 245 days in compliance with law
- Maximum shadow duration is approximately 29 minutes

The Draft Project Impact Report will include detailed studies on:

**Air Quality**

**Stormwater & Water Quality**

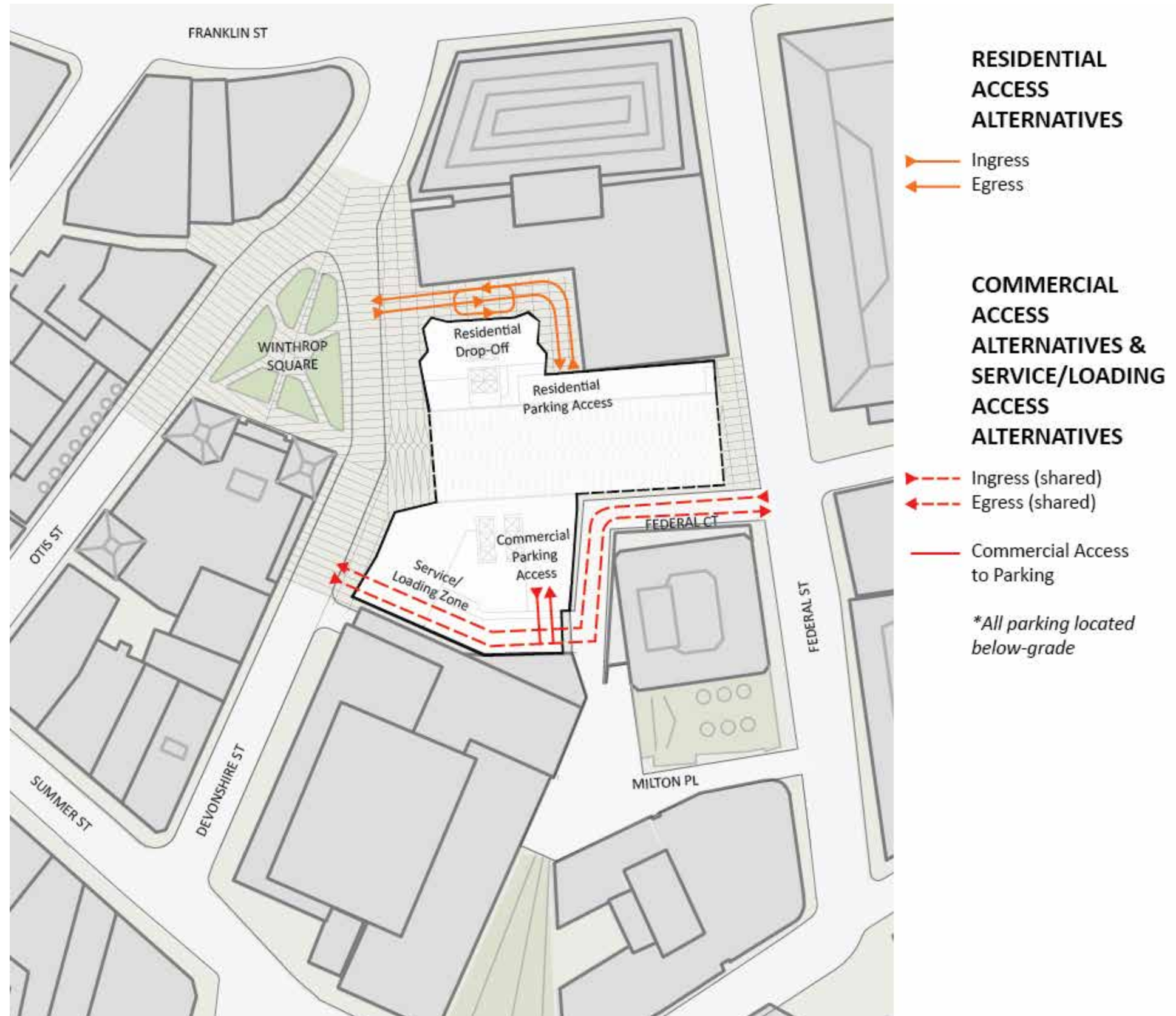
**Groundwater**

**Transportation**



# TRANSPORTATION: ACCESS & MODE SPLIT

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The Draft Project Impact Report will include detailed studies on:

**Solid & Hazardous Waste**

**Noise**

**Construction**

The Draft Project Impact Report will include detailed studies on:

**Sustainability**

**Climate Change & Resiliency**

**Extreme Heat Events**

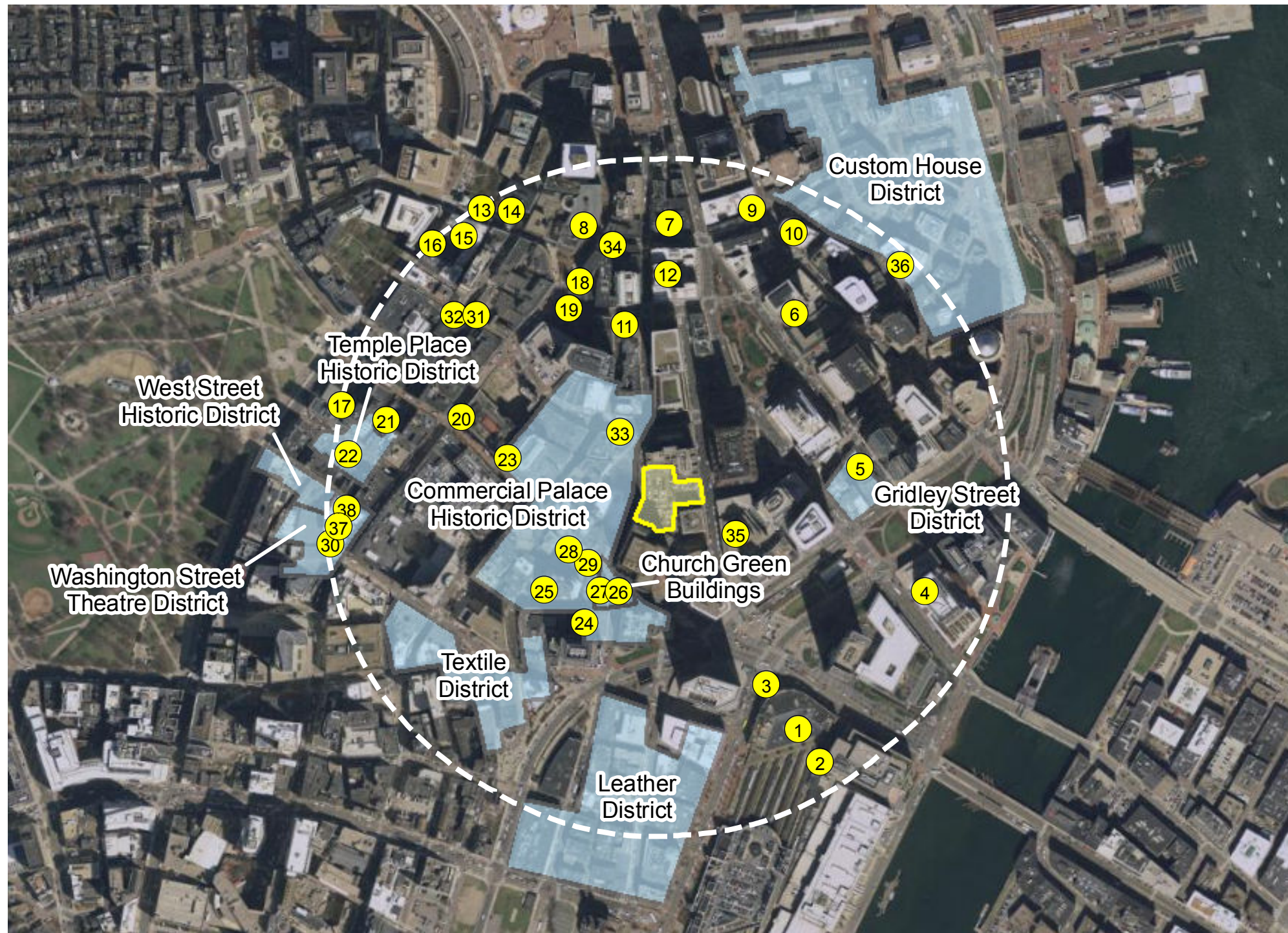
**Extreme Storms**

**Drought**

**Infrastructure**

The Draft Project Impact Report will include detailed studies on:

## Historic & Archaeological Resources



**LEGEND**

- State/National Register Property
- 1/4 Mile Radius
- State/National Register District
- Project Parcel (Boston Assessor, 2016)

Scale 1:9,600  
1 inch = 800 feet

0 400 800 Feet

Basemap: 2013 Orthophotography, MassGIS

# QUESTIONS