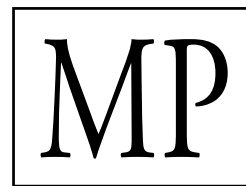


115 WINTHROP SQUARE

IAG MEETING #2

December 13, 2016



MILLENNIUM PARTNERS

IAG MEETING #2

1. Introduction
2. Winthrop Square
3. Environmental Impact Study Scope
Continued
4. Follow-Up from IAG Meeting #1

INTRODUCTION

WINTHROP SQUARE





Boston Public Garden



Christian Science Center



Boston City Hall Plaza



Shopper's Park

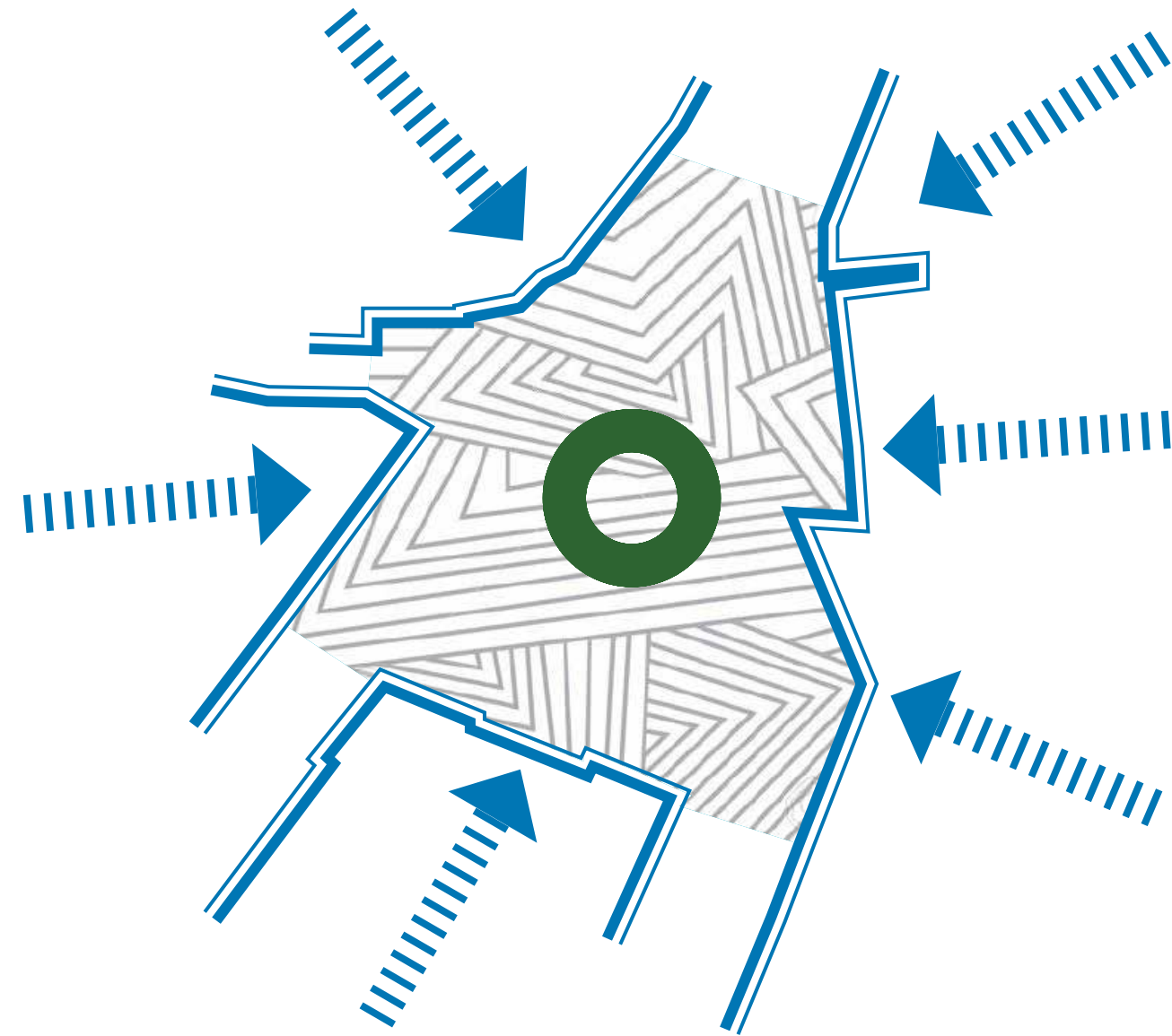


BOSTON SQUARES AND PARKS

ALL FIGURES & ILLUSTRATIONS APPROXIMATE AND SUBJECT TO CHANGE

HANDEL ARCHITECTS, D/R/E/A/M COLLABORATIVE & GROUND FOR MILLENNIUM PARTNERS | 13 DECEMBER 2016

115 WINTHROP SQUARE IAG MTG #2



WINTHROP SQUARE AS AN URBAN ROOM



Eating



Sitting



Activities



Art

- LEISURE SPACE
- SPECIAL EVENT PLACE
- CONTINUATION OF THE GREAT HALL



Eating

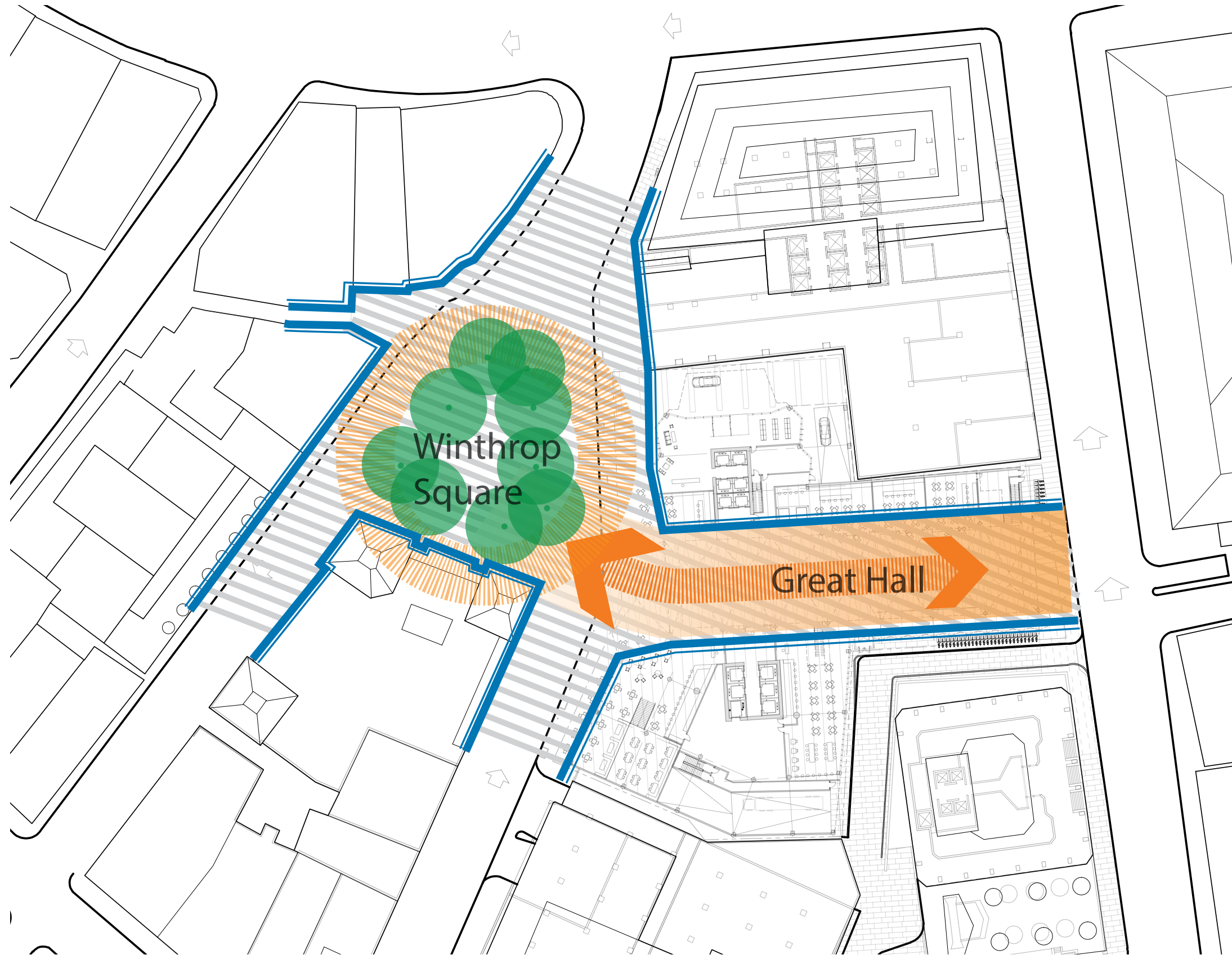


Skating



Performance







ALL FIGURES & ILLUSTRATIONS APPROXIMATE AND SUBJECT TO CHANGE

HANDEL ARCHITECTS, D/R/E/A/M COLLABORATIVE & GROUND FOR MILLENNIUM PARTNERS | 13 DECEMBER 2016

VIEW FROM GREAT HALL

115 WINTHROP SQUARE IAG MTG #2

ENVIRONMENTAL IMPACT STUDY SCOPE CONTINUED

The Draft Project Impact Report will include detailed studies on:

Transportation

The Draft Project Impact Report will include detailed studies on:

Air Quality

Stormwater & Water Quality

Groundwater

Noise

The Draft Project Impact Report will include detailed studies on:

Sustainability

Climate Change & Resiliency

Extreme Heat Events

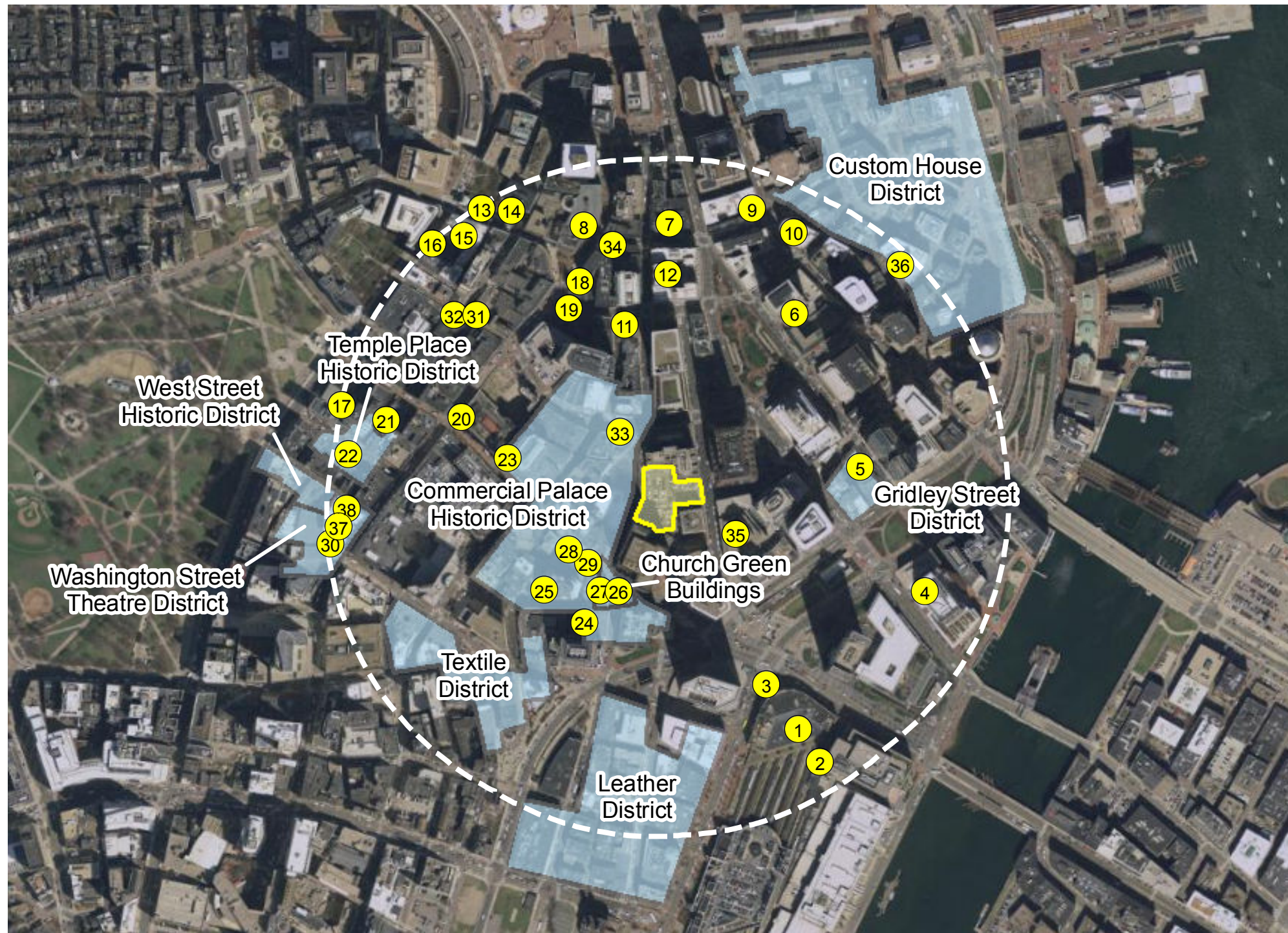
Extreme Storms

Drought

Infrastructure

The Draft Project Impact Report will include detailed studies on:

Historic & Archaeological Resources



LEGEND

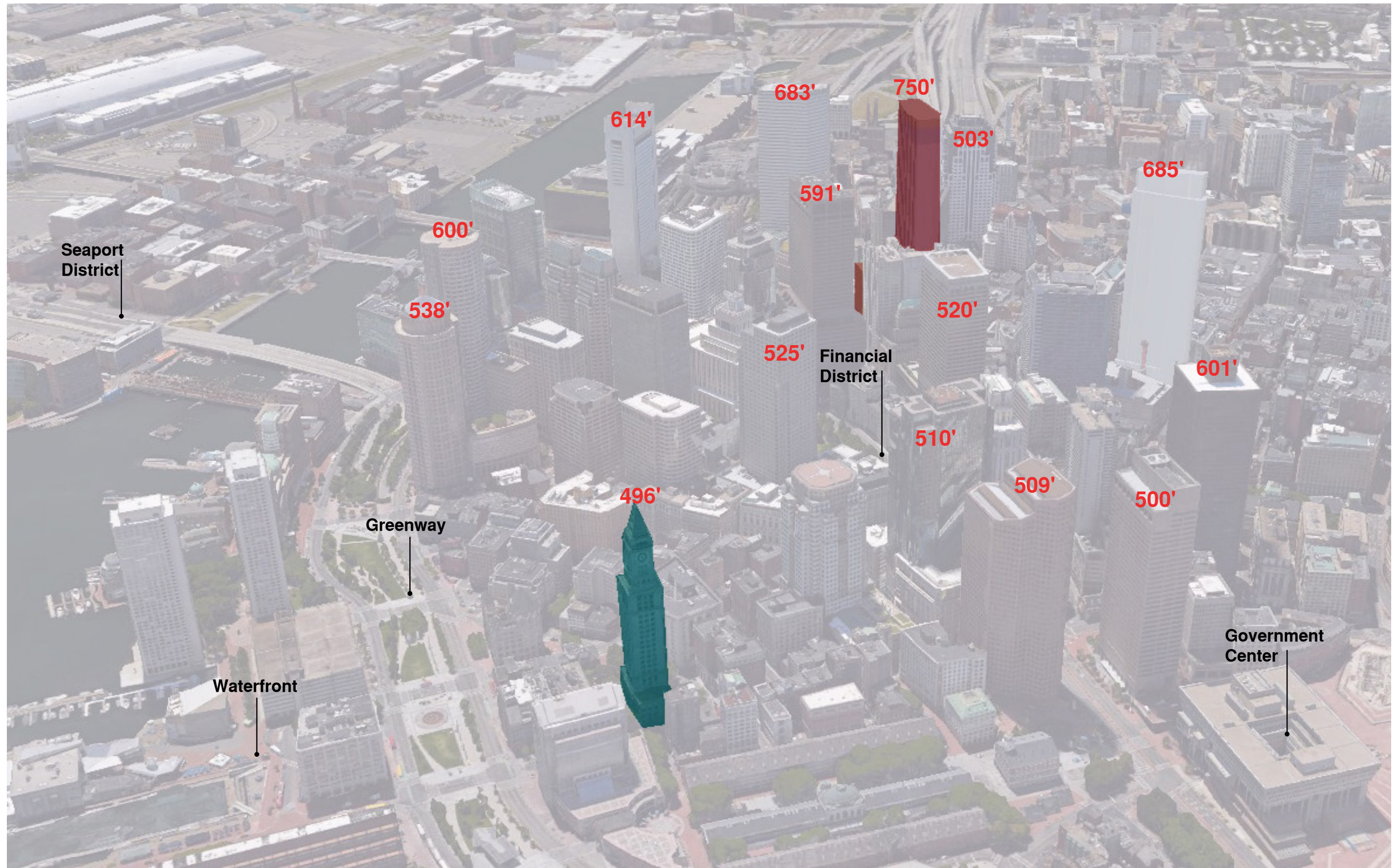
- State/National Register Property
- 1/4 Mile Radius
- State/National Register District
- Project Parcel (Boston Assessor, 2016)

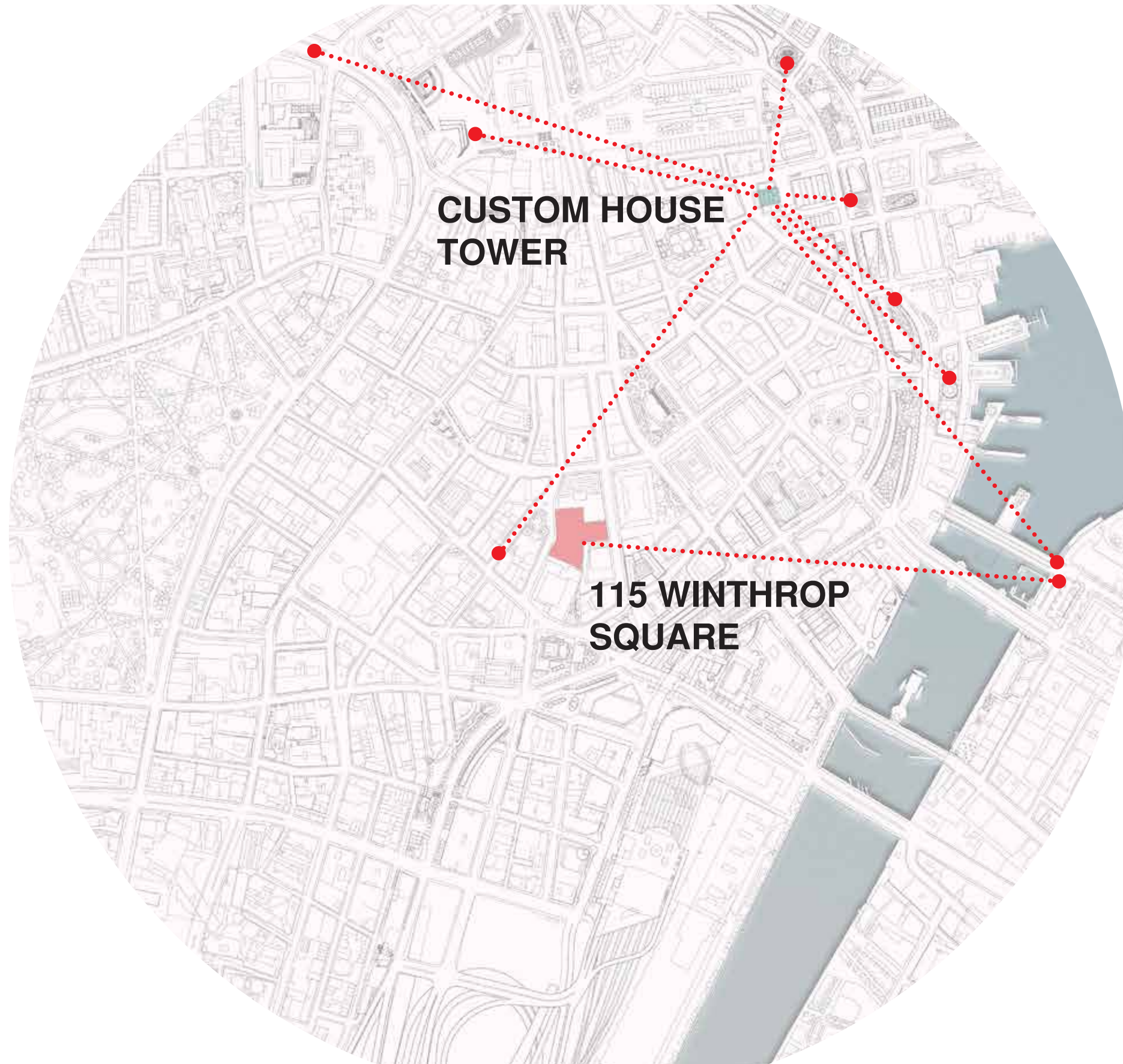
Scale 1:9,600
1 inch = 800 feet

0 400 800 Feet

Basemap: 2013 Orthophotography, MassGIS

FOLLOW UP FROM IAG MEETING #1





**CUSTOM HOUSE
TOWER**

**115 WINTHROP
SQUARE**

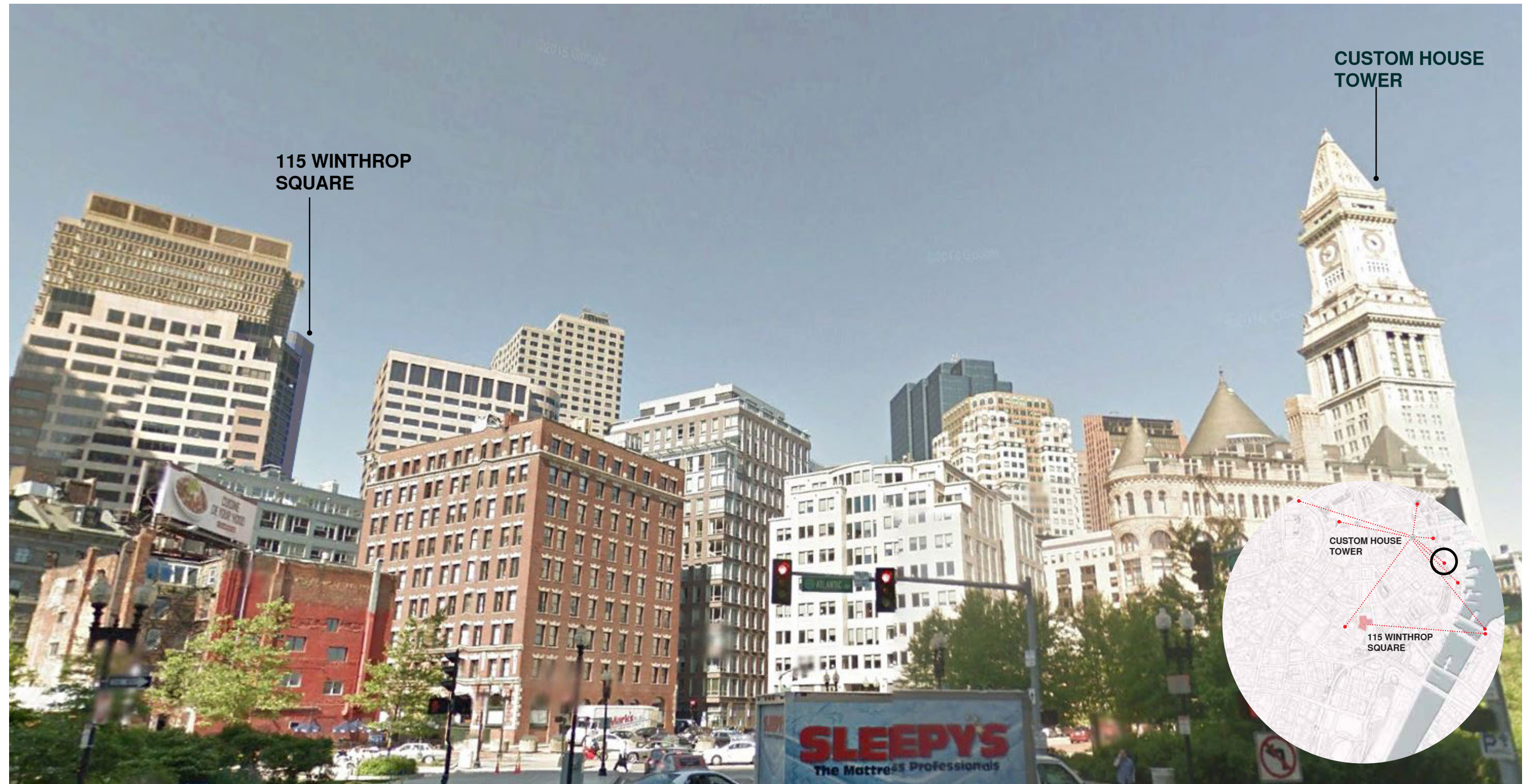
1/2 Mile Radius



Street View:Seaport Boulevard



Street View:Greenway



Street View:Greenway

ALL FIGURES & ILLUSTRATIONS APPROXIMATE AND SUBJECT TO CHANGE

HANDEL ARCHITECTS, D/R/E/A/M COLLABORATIVE & GROUND FOR MILLENNIUM PARTNERS | 13 DECEMBER 2016

CUSTOM HOUSE VIEW STUDY

115 WINTHROP SQUARE IAG MTG #2



Street View:Greenway/ Waterfront

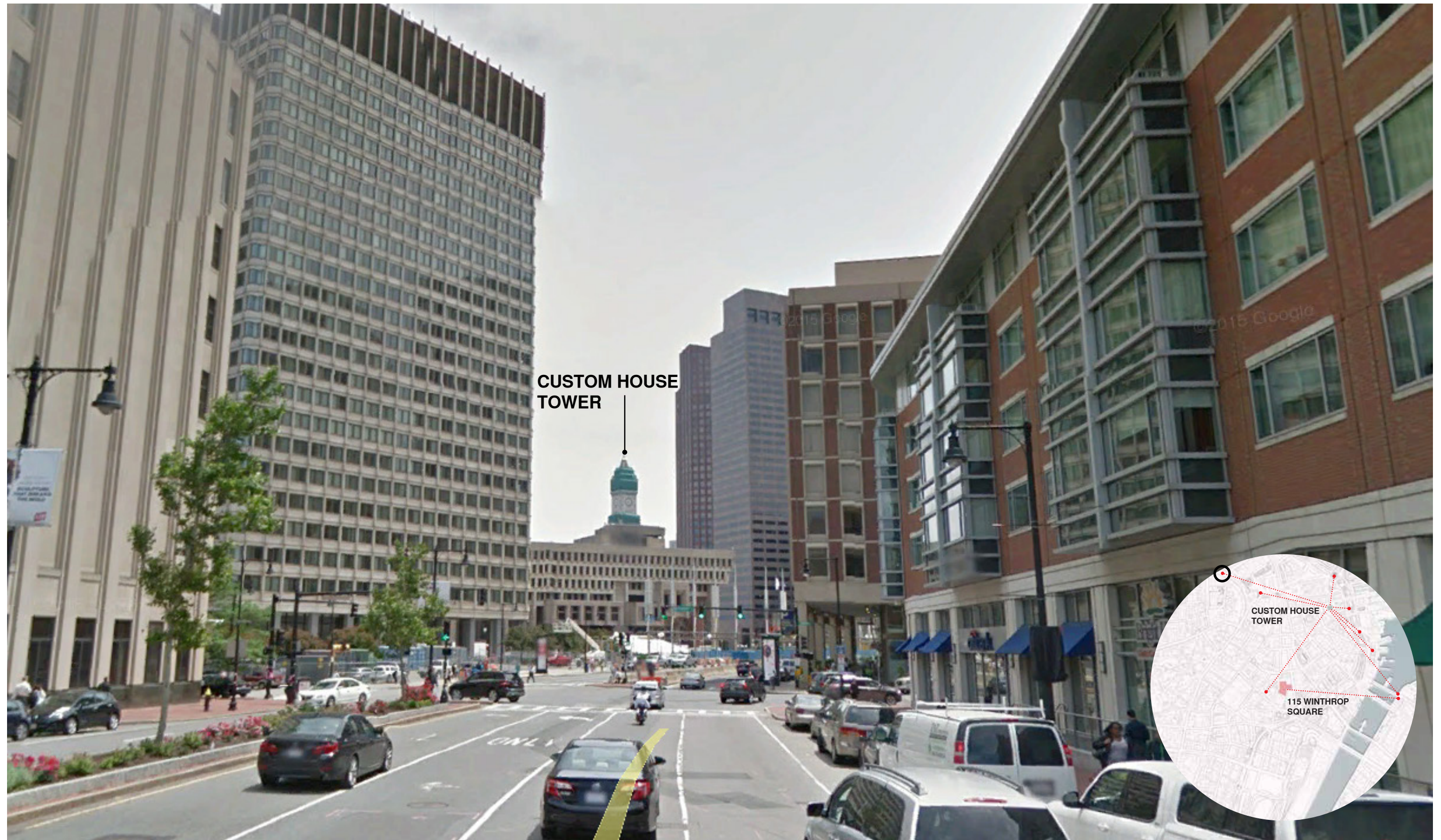


CUSTOM HOUSE
TOWER

115 WINTHROP
SQUARE

Street View:Waterfront

CUSTOM HOUSE VIEW STUDY

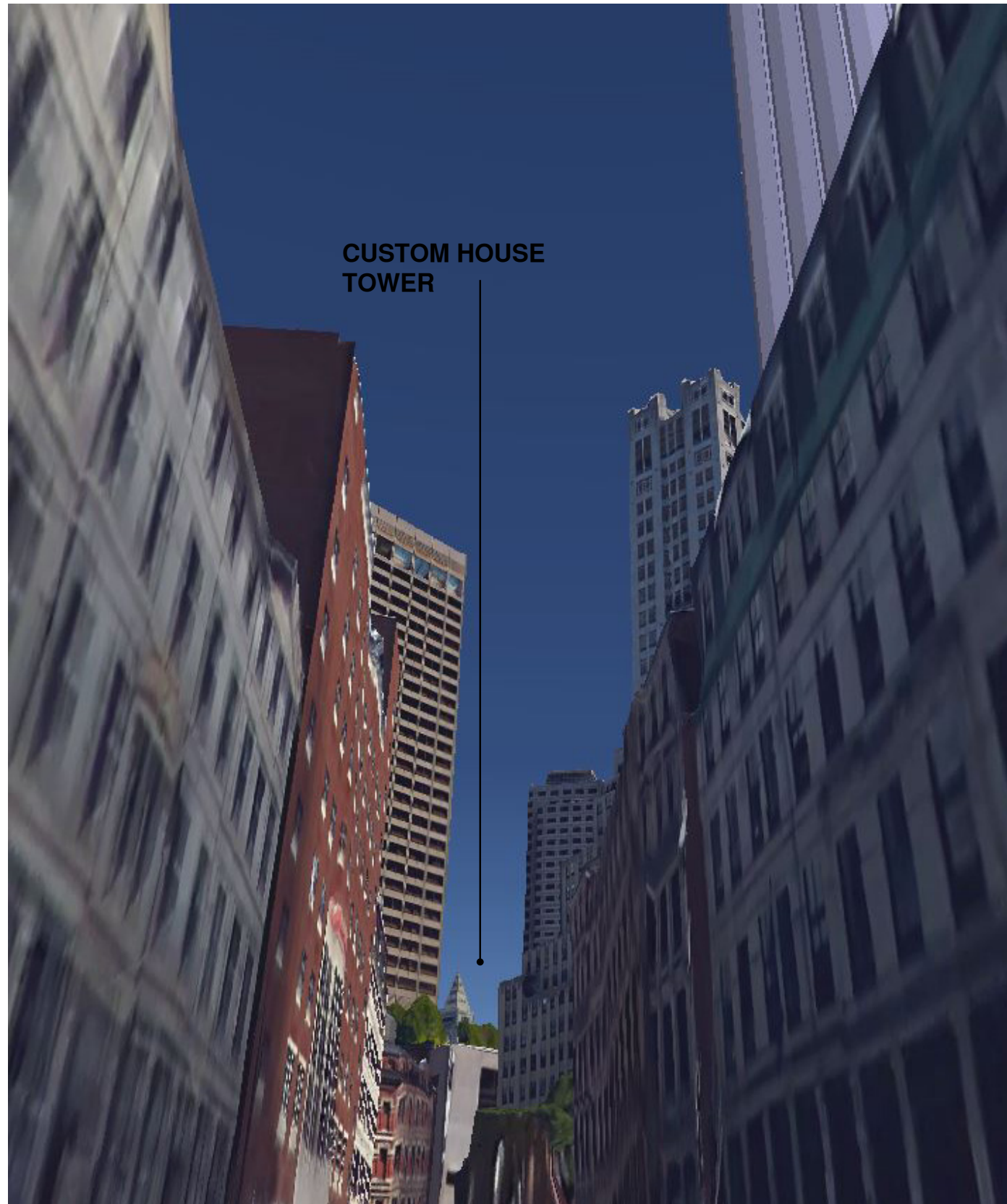


CUSTOM HOUSE
TOWER

Street View: Cambridge Street

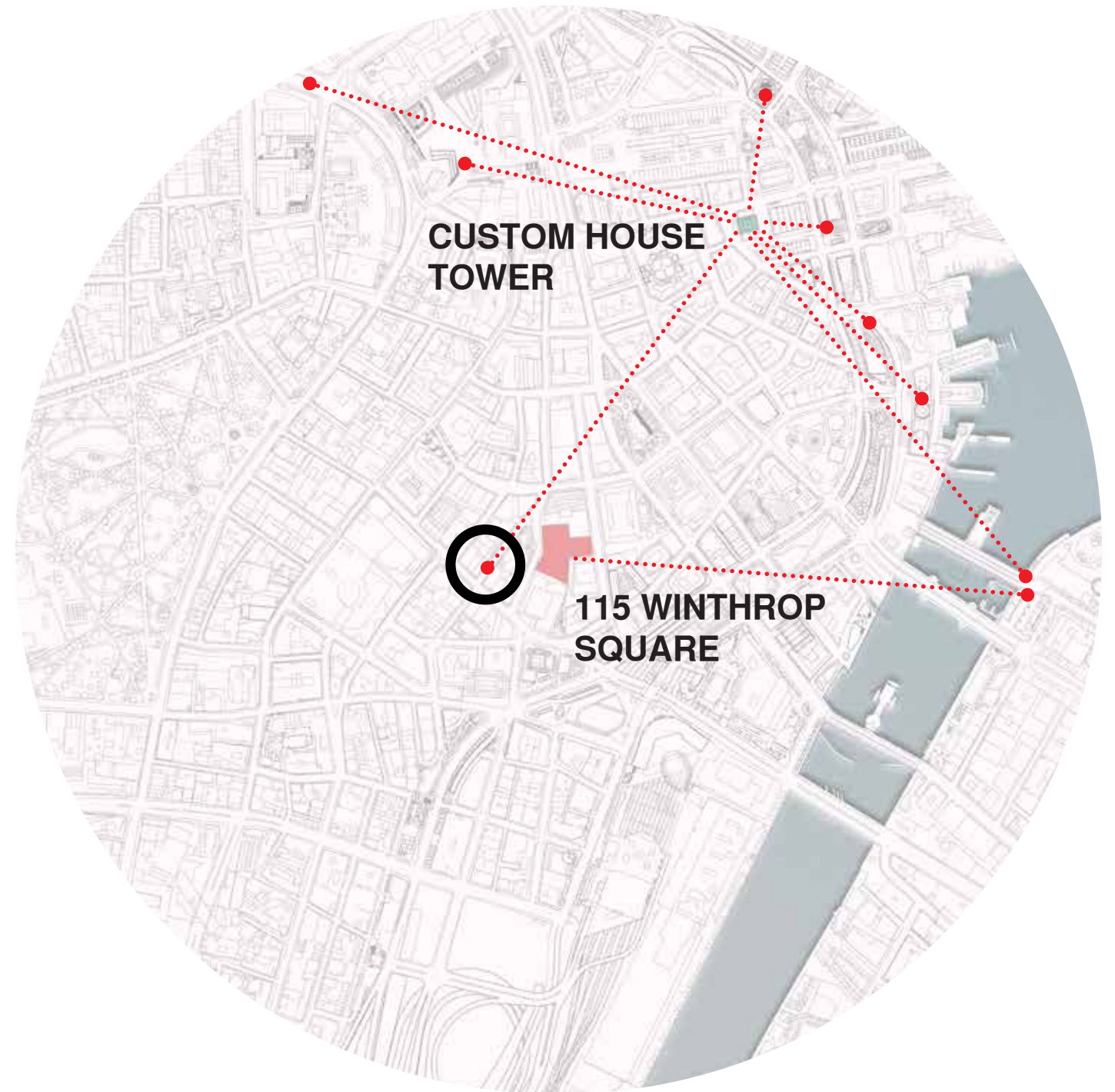


Street View: Government Center



CUSTOM HOUSE
TOWER

Street View: Otis Street



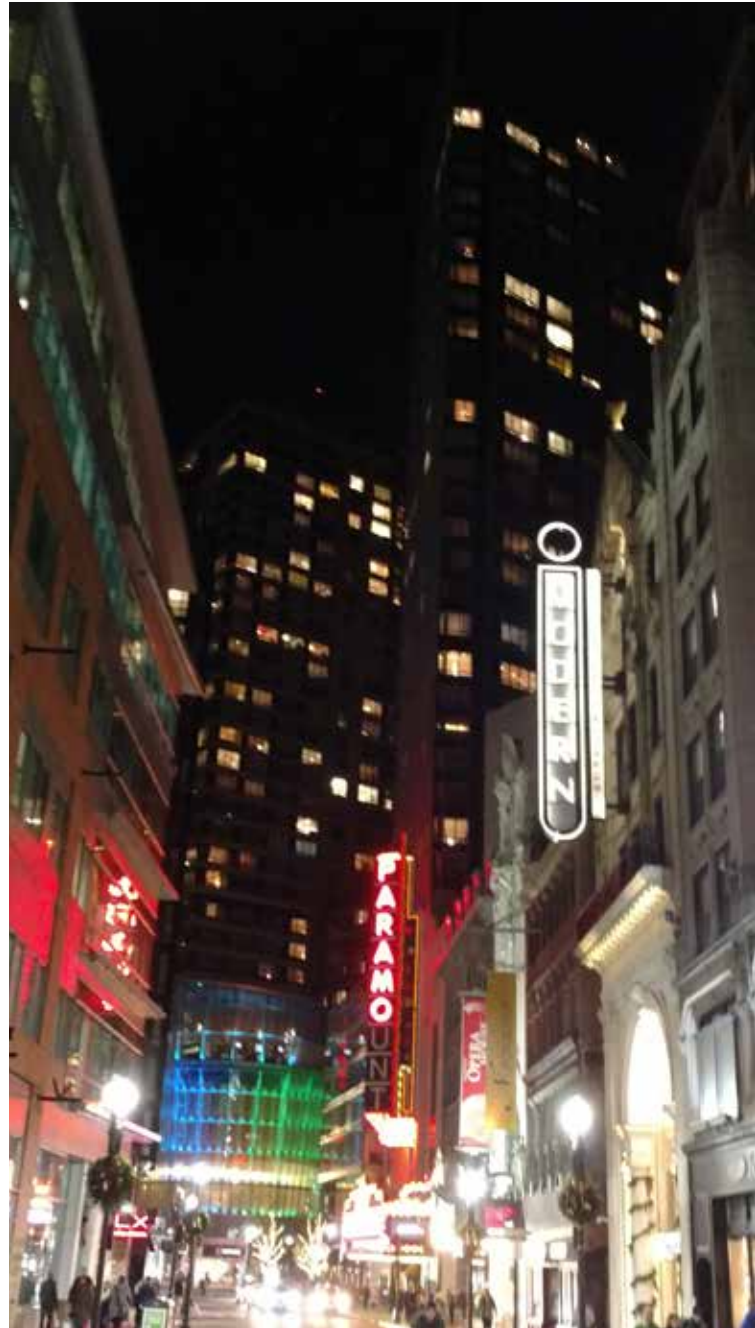
CUSTOM HOUSE
TOWER

115 WINTHROP
SQUARE

CUSTOM HOUSE VIEW STUDY

115 WINTHROP SQUARE IAG MTG #2

Ritz-Carlton Hotel
& Residences



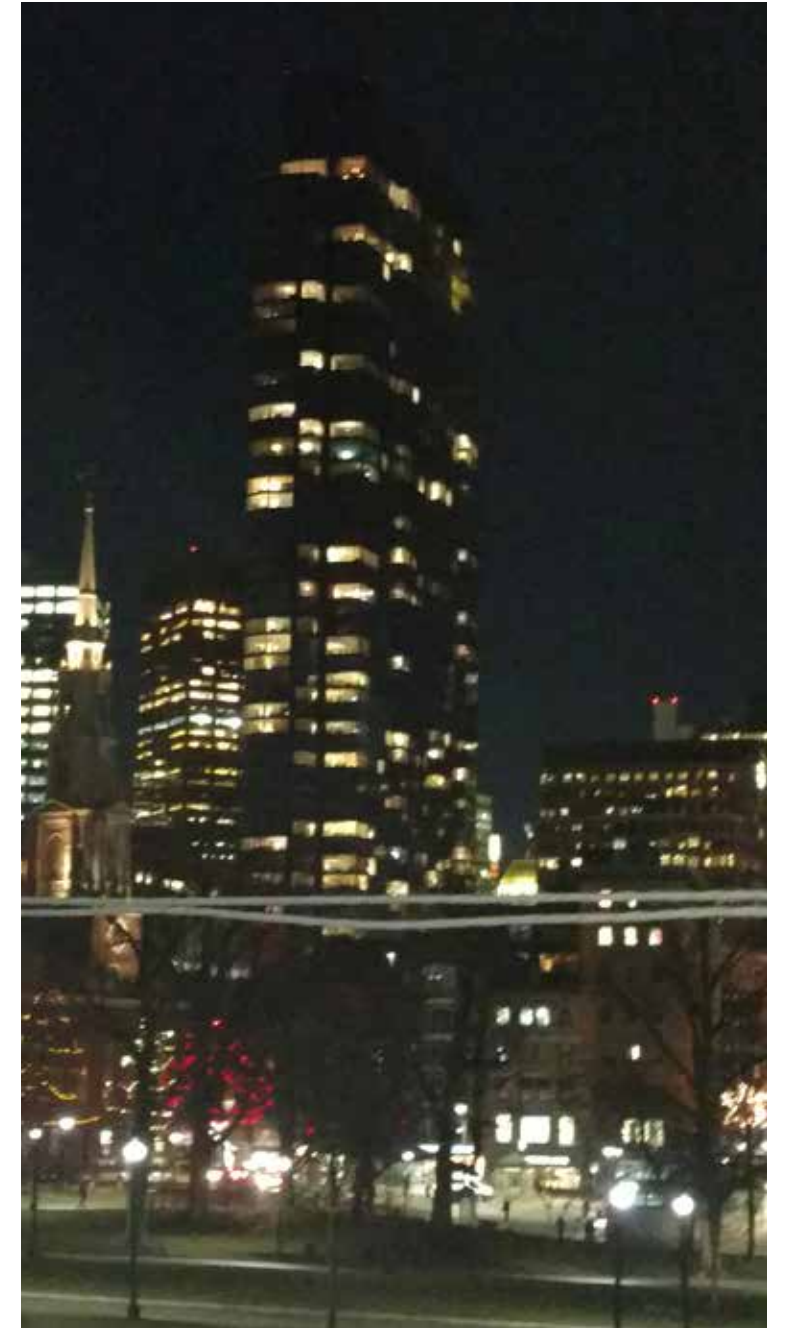
One Charles



Millennium Place



Millennium Tower



Photos from December 12, 2016

PROPERTY	YEAR COMPLETED	NUMBER OF RESIDENCES	PERCENT OCCUPIED
Ritz-Carlton Towers	2001	367	98.6
One Charles	2004	235	98.7
Millennium Place	2013	256	95.7
Millennium Tower	2017	442	

MILLENNIUM TOWER

Units that have closed as of 12/13/16	400
Units that have been moved into as of 12/13/16	302
Closed units under custom modification	22
Units with move-in dates scheduled	12
Units under agreement, to close early 2017	22
Units currently unsold	20

