

# 115 Winthrop Square

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Boston, Massachusetts  
Public Meeting 02/12/2018





115 Winthrop Square

Boston, Massachusetts

## PRESENTATION AGENDA

- **Project Description**
- **Urban Design**
- **Transportation**
- **Environment**
  - Wind
  - Solar Glare
  - Daylight
  - Shadows
- **Sustainability & Resiliency**
- **Historic**
- **Affordable Housing & Public Benefits**



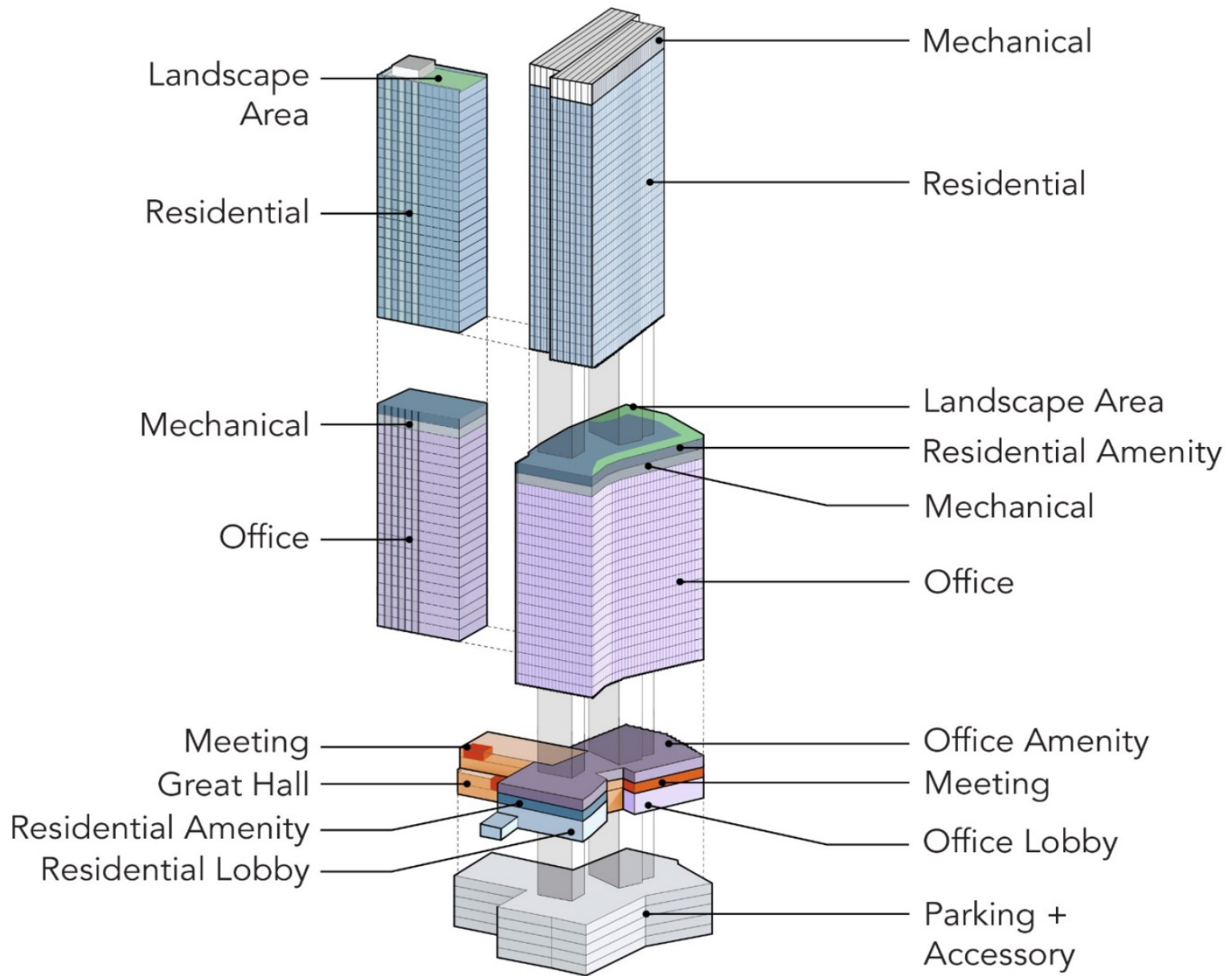


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## PROJECT DESCRIPTION

- **Single Tower approx. 664' per Boston Zoning Code**
- **Complementary Mix of Uses:**
  - Residential (500 Units)
  - Office (750,00 SF)
  - Retail & Restaurant
  - Great Hall
  - Below grade parking (550 Spaces)
- **Striving to be LEED Platinum Certifiable**
- **Passive House Principles in the Office Component**
- **Market Leader in Sustainability & Resiliency**
- **Improvements to Winthrop Square. & the pedestrian environment**





# URBAN DESIGN

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115 Winthrop Square **DEVONSHIRE STREET WALL**



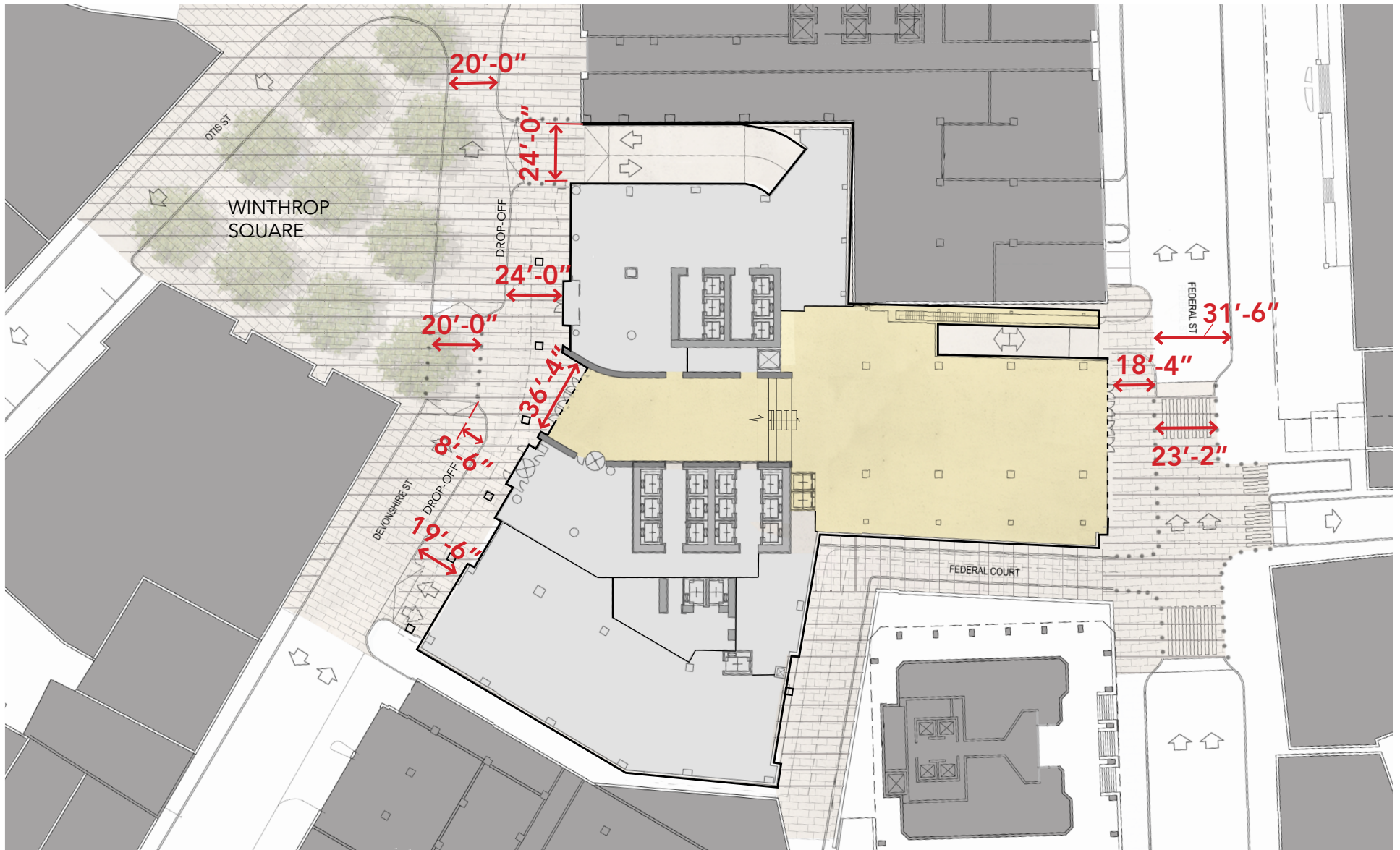
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**115 Winthrop Square**      **FEDERAL STREET WALL**

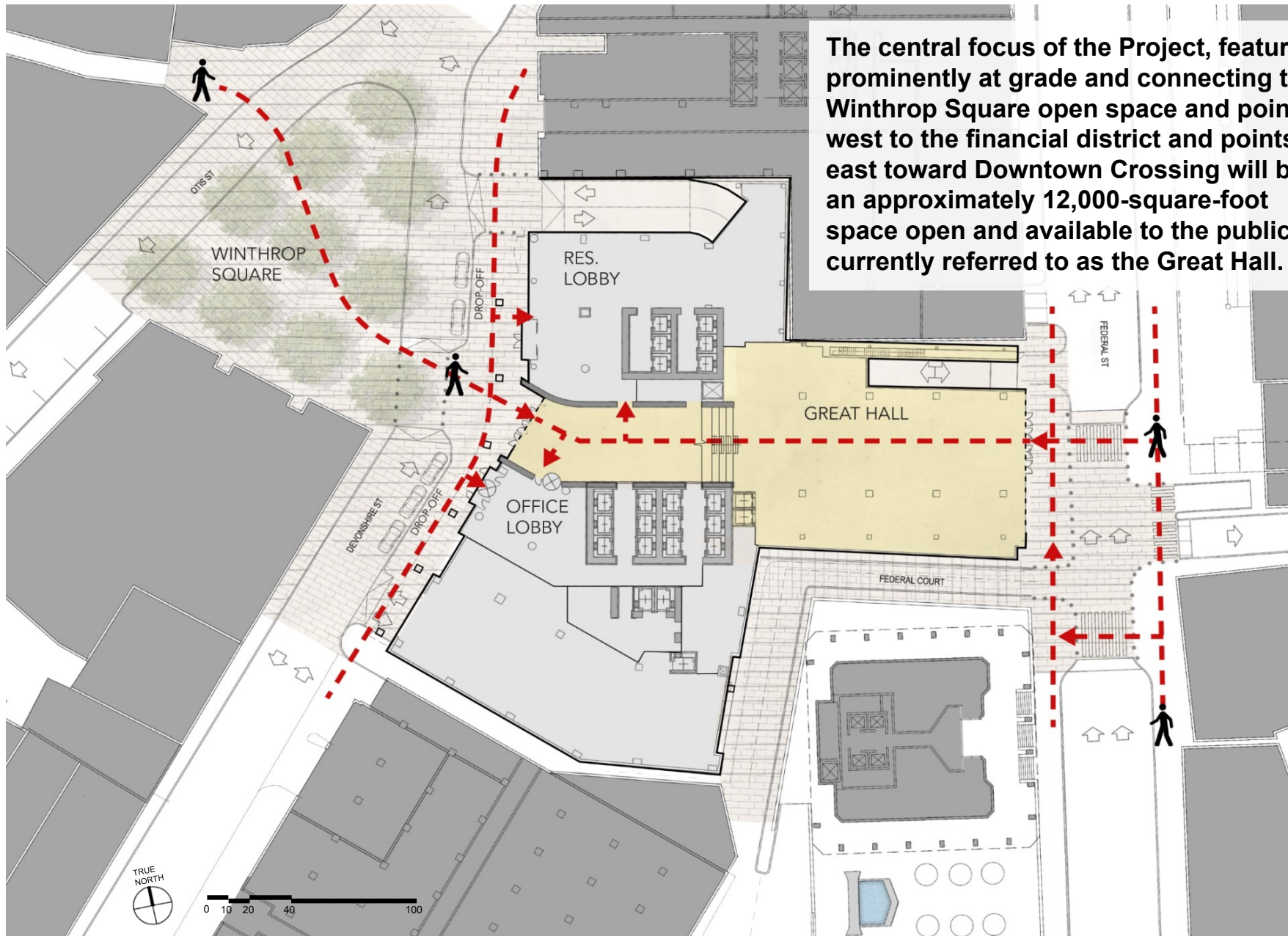
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115 Winthrop Square SITE PLAN

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**115 Winthrop Square PEDESTRIAN ACCESS**

**Boston, Massachusetts**





The mission of the Great Hall is to provide the operational structure and architectural scaffolding to accommodate and implement a variety of programmed educational, civic, performance and cultural experiences available for the public as they may change throughout the day, with the seasons, and as they are reimagined over time.

- Special events for educational based community groups
- Galas for 300 people for civic-minded charities
- New precinct voting location
- A taste of, or the music, or the story of, the rich and varied ethnic and cultural groups of the City
- State of the City address
- Fashion show for charity group
- Ted Talk
- Technology innovative showplace

115 Winthrop Square    **GREAT HALL**

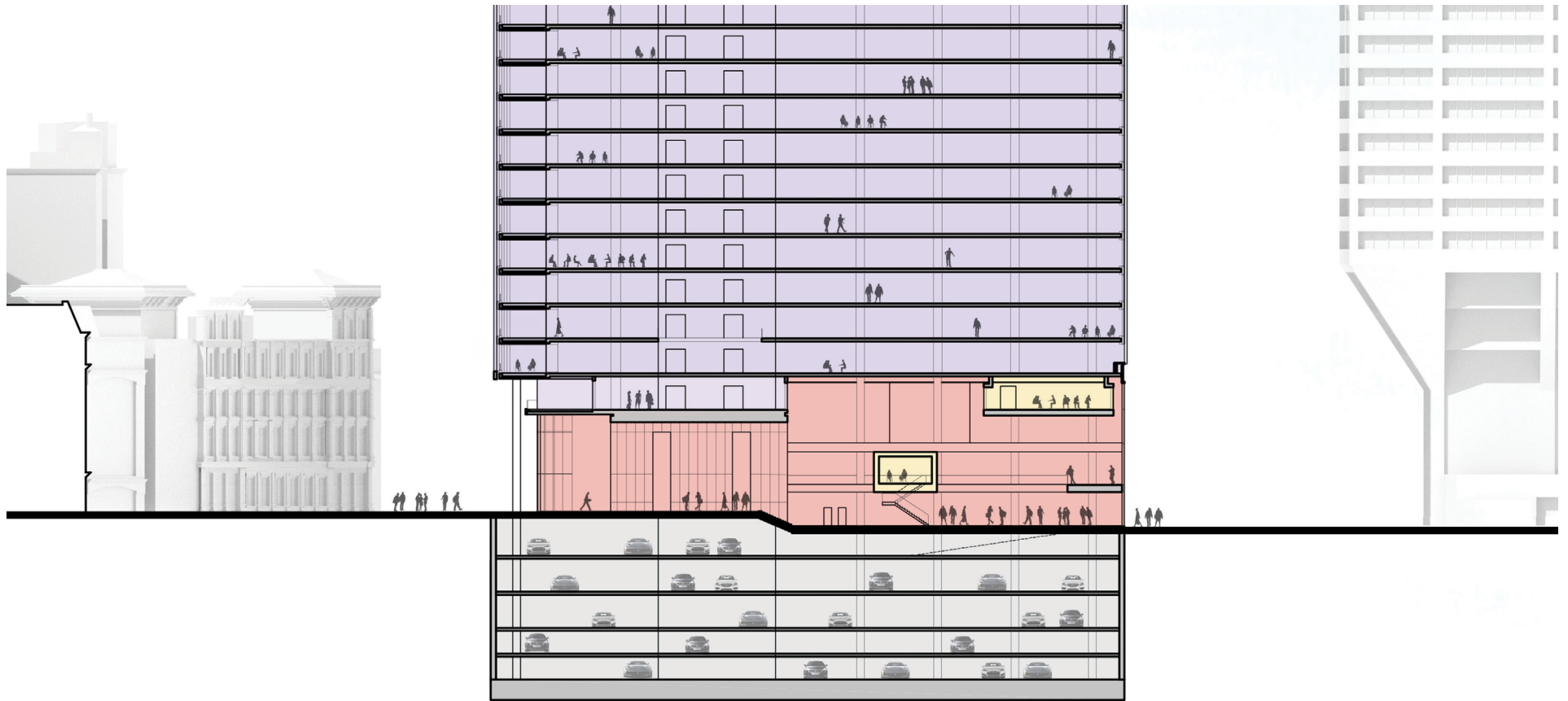
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MILLENNIUM PARTNERS

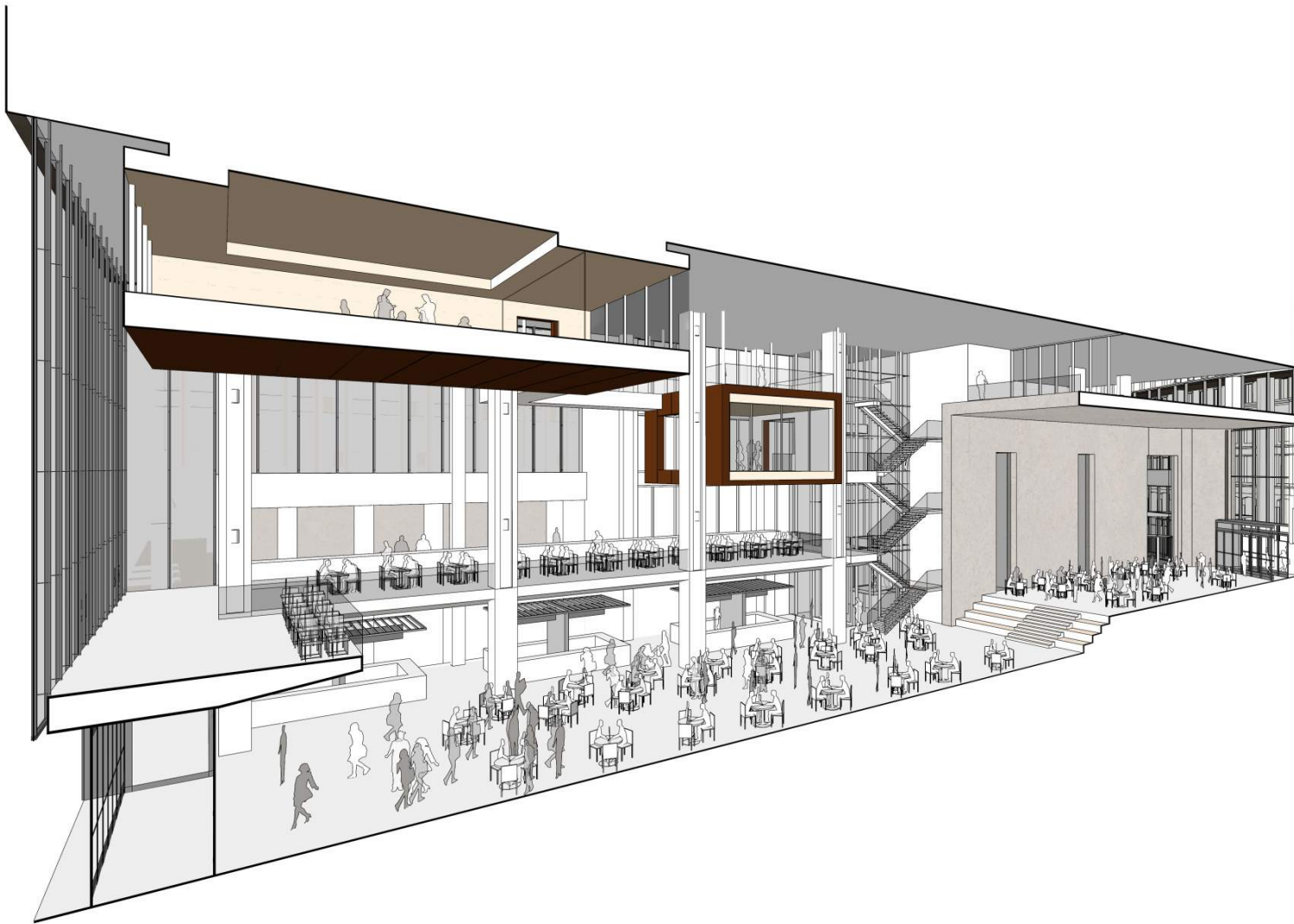
HANDEL ARCHITECTS LLP





115 Winthrop Square GREAT HALL SECTION

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115 Winthrop Square FOOD HALL

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115 Winthrop Square FITNESS EVENT

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115 Winthrop Square OFFICE RENDERING - TRANSITIONAL

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MILLENNIUM PARTNERS

HANDEL ARCHITECTS LLP

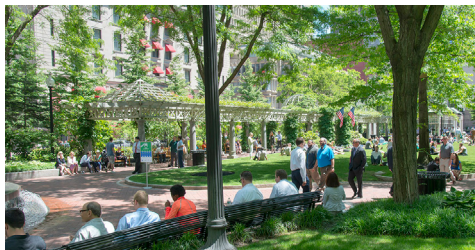
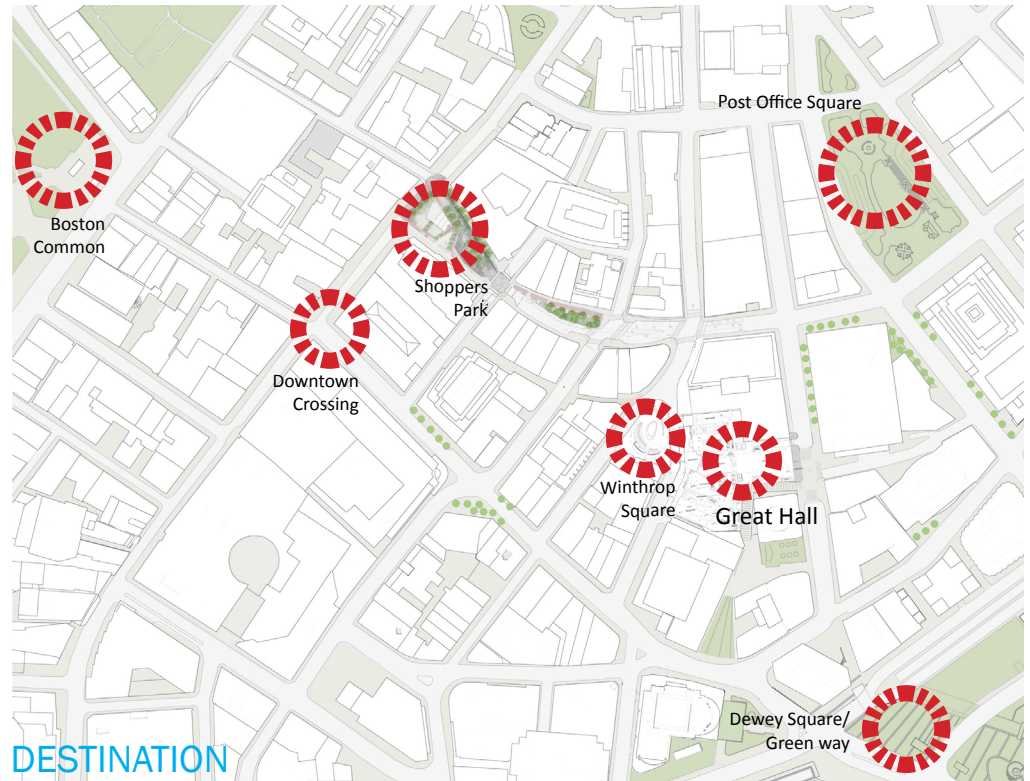
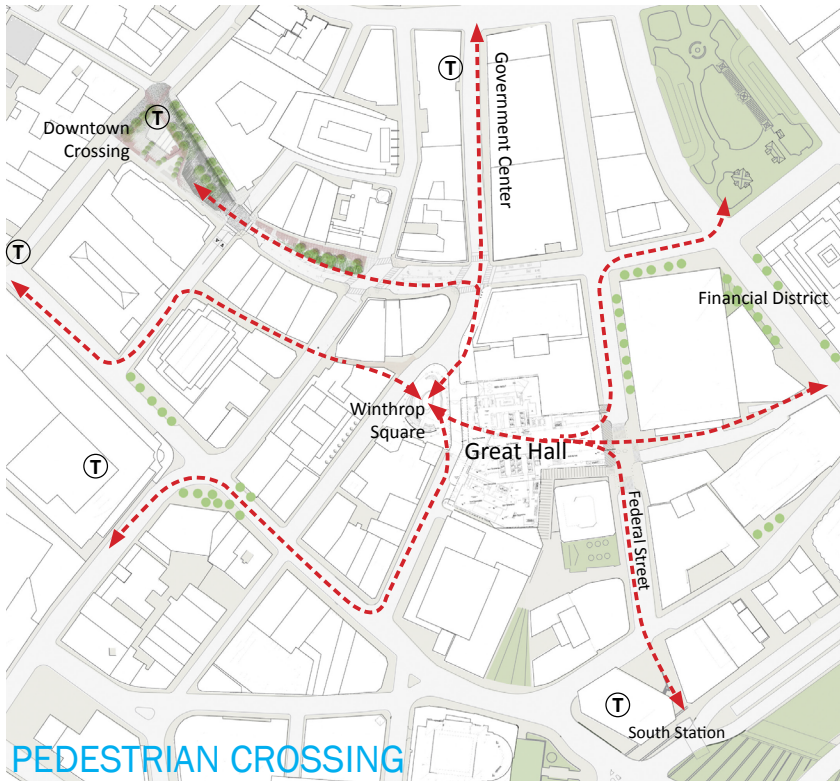




115 Winthrop Square OFFICE - FLOOR PLAN

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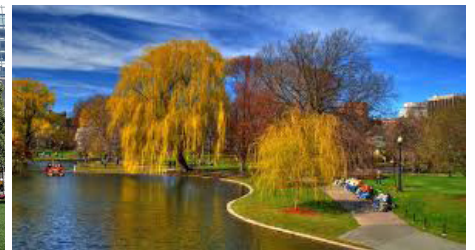
Post Office Square



Shopper's Parks



Dewey Square



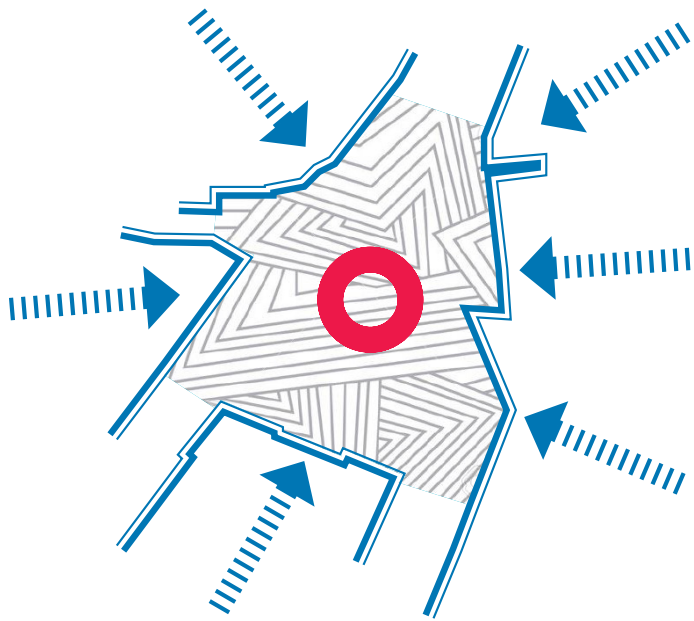
Boston Garden

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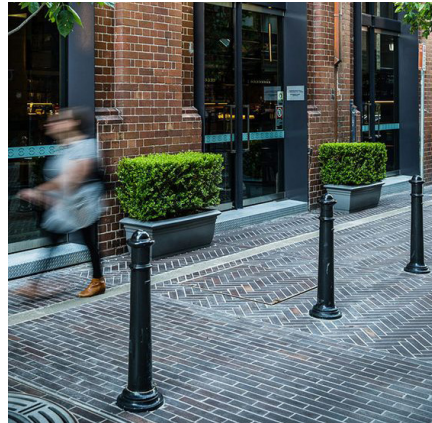
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# Urban Room



# More Pedestrian Than Vehicular



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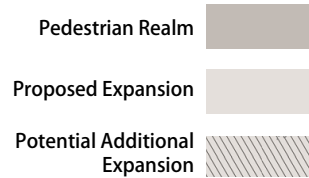
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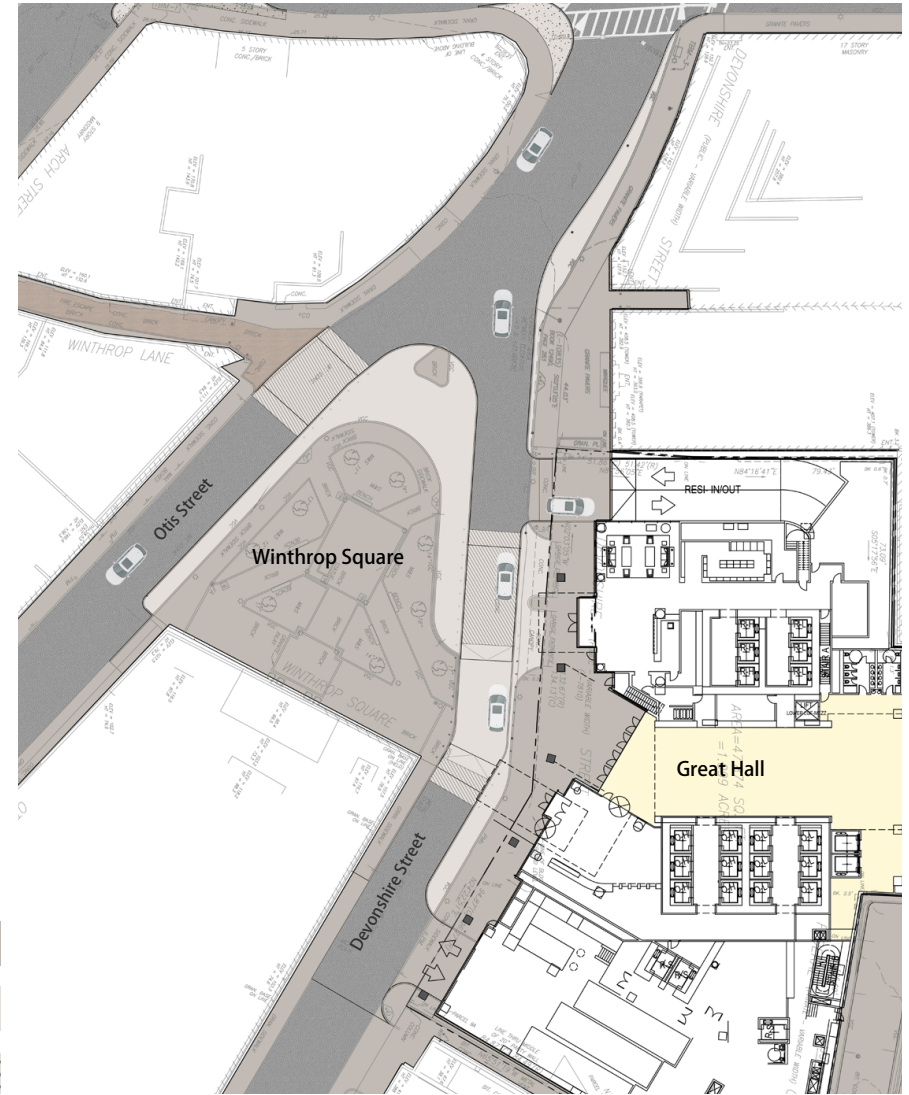
## Winthrop Square Existing Conditions



- Brick uneven surfaces
- Cross slopes not code compliant



## Expanded Pedestrian Realm



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Potential Water Feature



Varied Seating



Robust Planting



Artistic Lighting

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ENGAGING AND RELAXING PASSIVE OPEN SPACE

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Honey Locust Trees



Robert Burns Sculpture

115 Winthrop Square      EXISTING CONDITIONS

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# RIPPLE

A ripple, the pattern created by a raindrop hitting a body of water, is the concept for this scheme. An active and dynamic pool of water is the pulse of this plaza. It will be designed to create visual and acoustical interest throughout the day and throughout the year. The sound of moving water will echo across the square. In the winter months, the space could be transformed into an ice rink. Change in elevation is achieved through subtly tilting the plane of the plaza. The shape of the pool undulates outward, repeating the rippled form in the paving. The ground plane emerges at varying levels to frame planting beds and create seating. Lighting will be used to highlight the walls and paths. These nested linear elements create an elegant and contemplative atmosphere that can be enjoyed by individuals or groups of people.

Flowering understory trees frame the central plaza while large canopy trees provide an edge. Ripples will be repeated within the planting beds through the color and height of the groundcover.



Ripples



Art Opportunities

Bold sculptural pieces, like the work of Anish Kapoor, could emerge from the water.



Winter Ice Rink



- 1 Benches
- 2 Shared road
- 3 Water feature
- 4 Canopy trees
- 5 Understory trees
- 6 Raised-table crosswalk



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EXISTING CONDITIONS

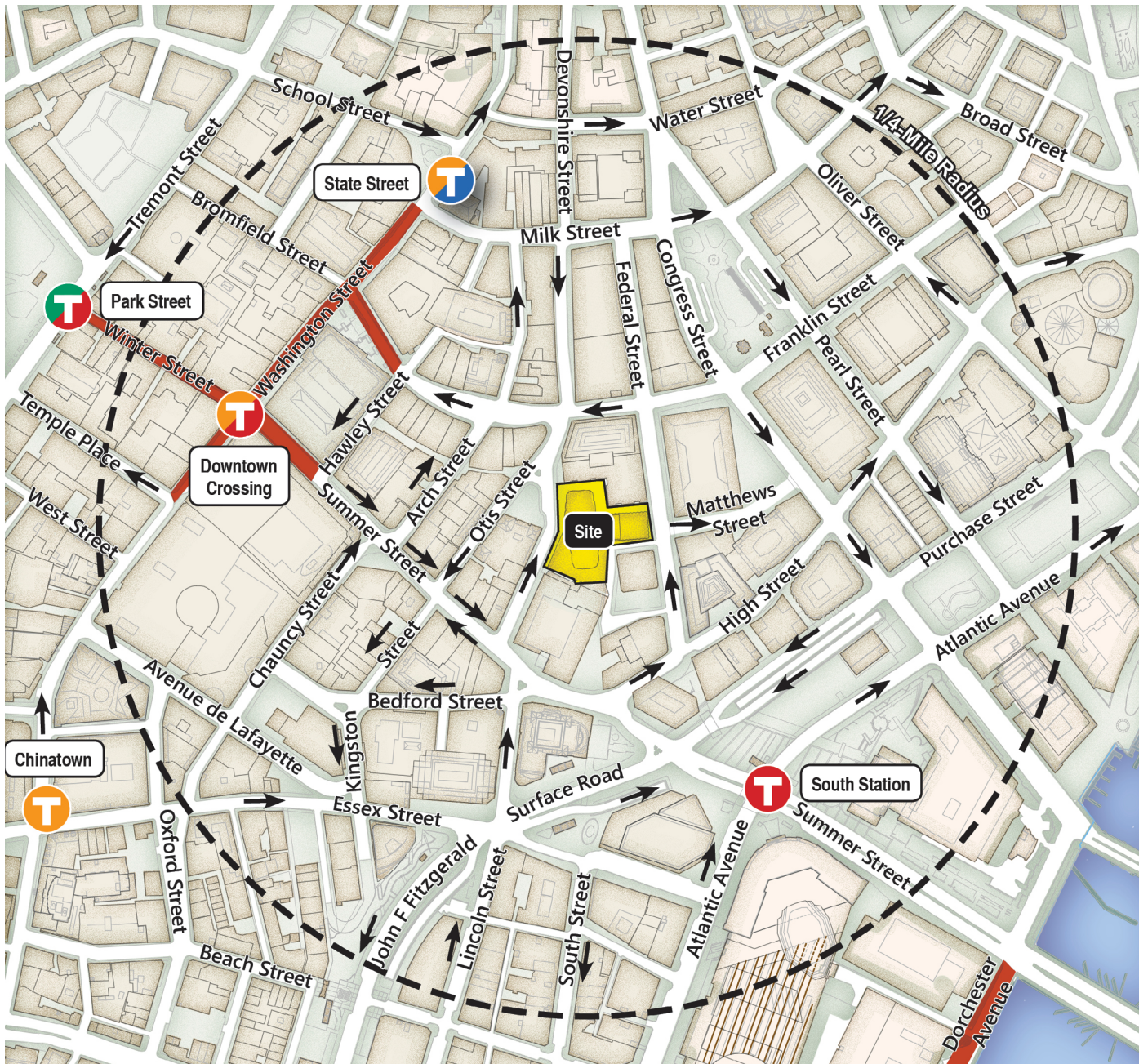
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# TRANSPORTATION

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 Restricted Vehicle Access

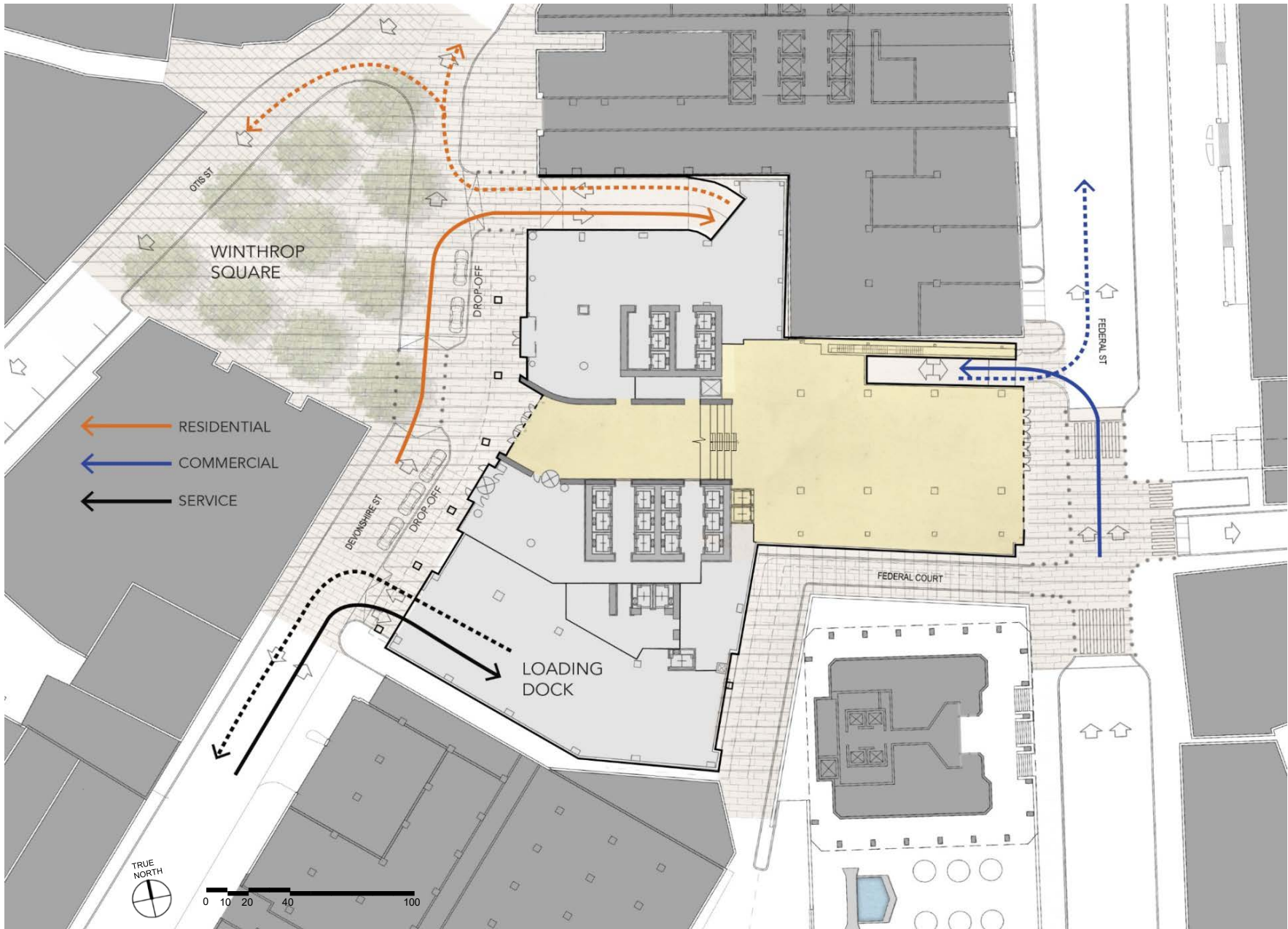
 MBTA Stations

- Replaces previous parking garage on site which provided more than twice as many parking spaces
- Limited reductions in traffic level-of-service grades
- Sharing of residential and commercial parking provides adequate, but constrained, parking to satisfy demand without encouraging auto travel
- Excellent transit-oriented location with access to MBTA Commuter Rail, Express/Local bus routes and all subway lines
- Red line and Orange line improvements will ensure that there is adequate capacity for transit users
- Important new pedestrian connections through the site and beyond
- Robust Transportation Demand Management (TDM) plan to minimize auto trips and enhance mobility by alternative modes



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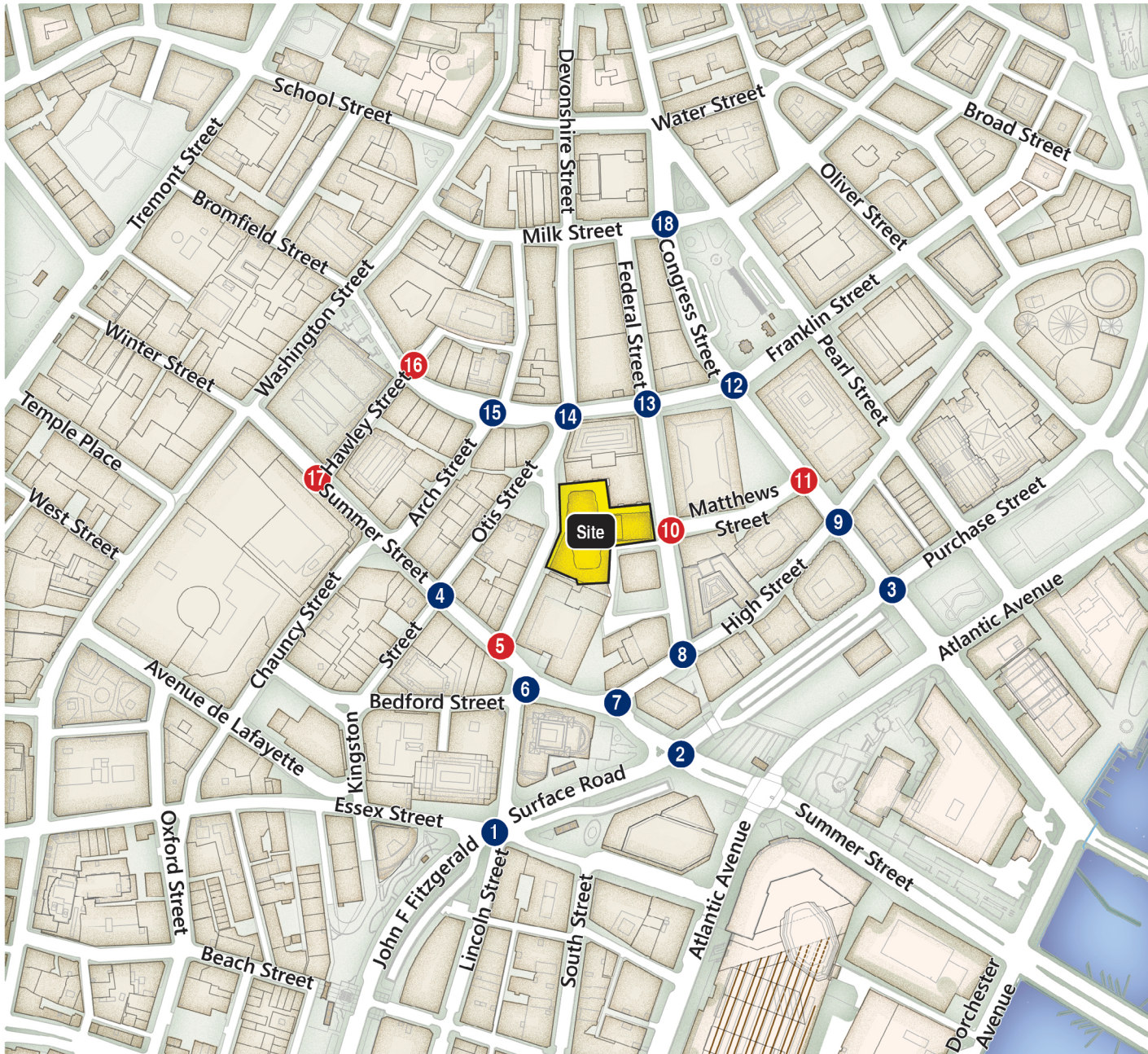




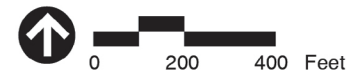
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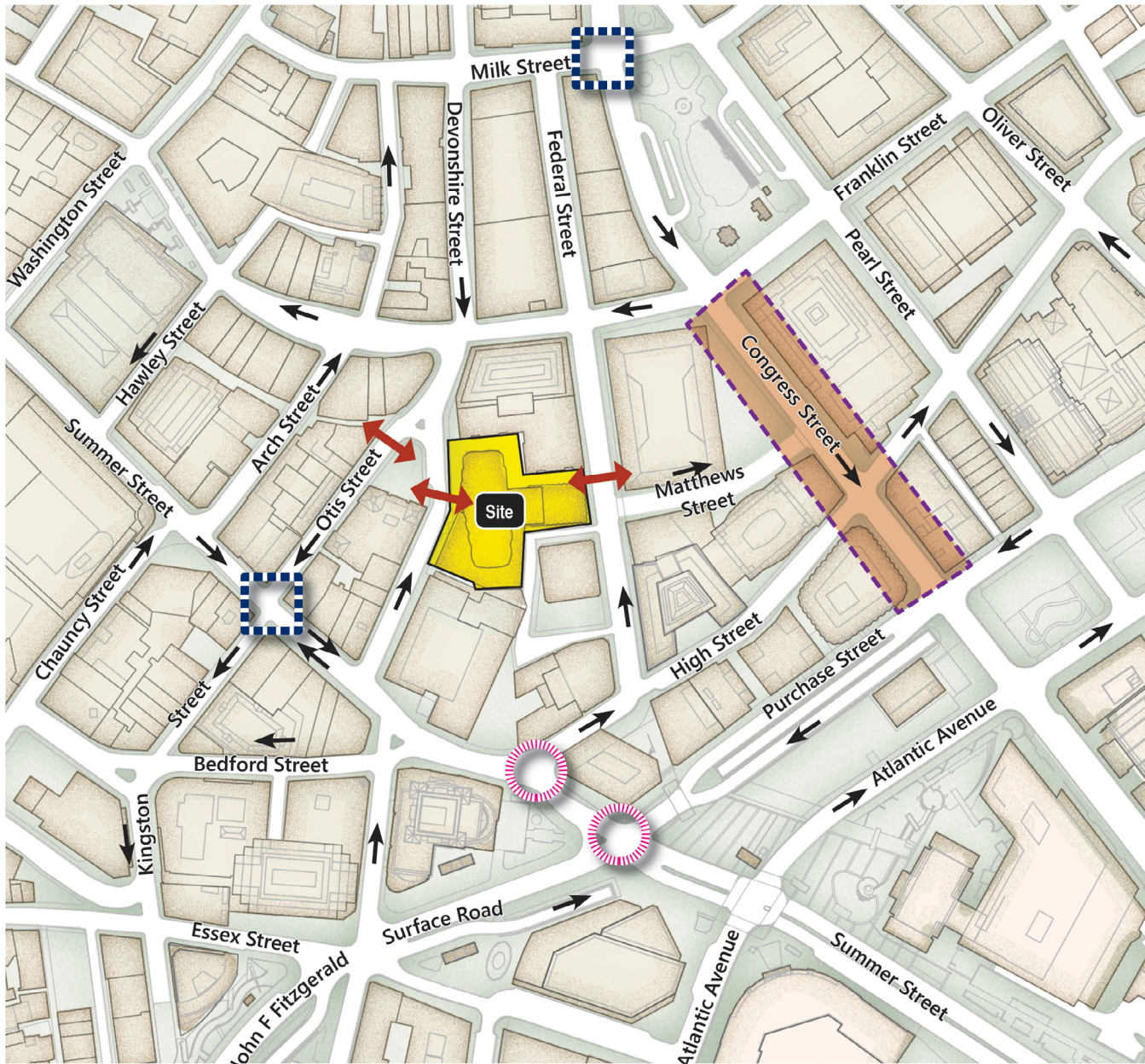
- #** Signaled Intersection
- #** Unsignaled Intersection
- 1** Surface Road/Lincoln Street/1-93 On-Ramp/Essex Street
- 2** Summer Street/Surface Road/Purchase Street/I-93 Off-Ramp
- 3** Purchase Street/I-93 Off-Ramp/Congress Street
- 4** Summer Street/Otis Street
- 5** Summer Street/Devonshire Street
- 6** Summer Street/Bedford Street/Lincoln Street
- 7** Summer Street/High Street
- 8** High Street/Federal Street
- 9** Congress Street/High Street
- 10** Federal Street/Matthews Street
- 11** Congress Street/Matthews Street
- 12** Congress Street/Franklin Street
- 13** Federal Street/Franklin Street
- 14** Devonshire Street/Franklin Street
- 15** Franklin Street/Arch Street
- 16** Franklin Street/Hawley Street
- 17** Summer Street/Hawley Street
- 18** Congress Street/Milk Street



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-  Striping/Signage Improvement
-  Signal Timing Improvements
-  New Lane Configuration/Striping
-  New Pedestrian Connections/  
Crosswalks

Traffic mitigation focused on areas of potential impact include:

- Striping and signage in Congress Street corridor to improve lane allocations/weaving and ease queuing
- Signal re-timing on Summer Street at Purchase Street and High Street
- New lane configurations at Milk Street and Congress Street
- Re-striping at Otis Street and Summer Street
- Pedestrian crossings Federal, Devonshire and Otis Streets, and public realm improvements in Winthrop Square and Franklin Street (Tontine Crescent)
- Robust TDM Plan

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# ENVIRONMENT

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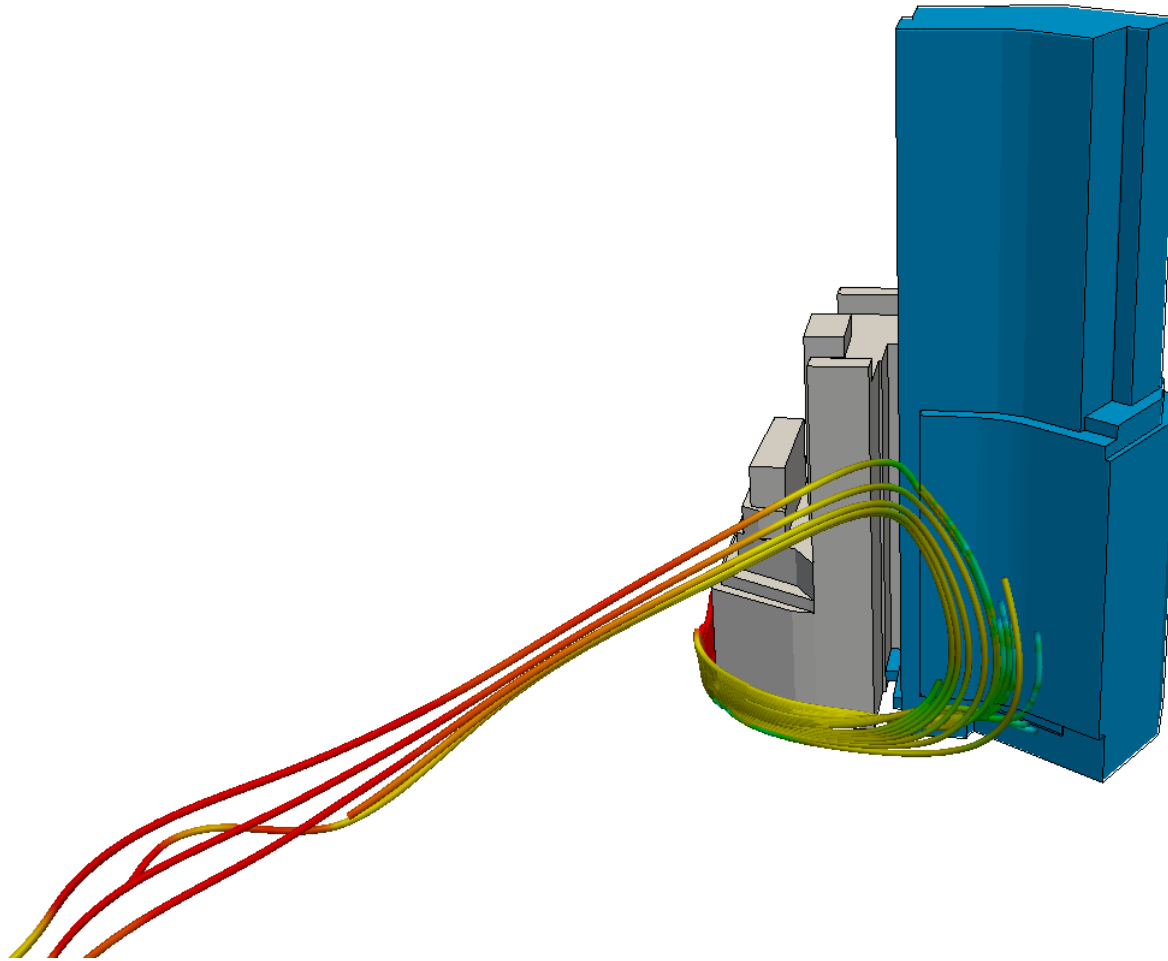
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## Overview Of Pedestrian Wind Comfort Study

- The effective gust criterion evaluated for the Build Configuration is expected to be met at all but one location, at the intersection of Franklin and Devonshire streets.
- Localized wind control measures at the southeast corner of Franklin and Devonshire are shown to bring about acceptable wind conditions.
- When evaluating the wind comfort category change on an annual basis, from the No Build Configuration to the Build Configuration, it is observed that 31 out of 164 locations are predicted to experience wind comfort improvement, 35 locations are predicted to experience wind comfort reduction and 98 locations are predicted to remain unaffected by the proposed development.

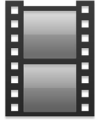
## Pedestrian Wind Comfort - Example Wind Flow Pattern Corner Of Franklin & Devonshire



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# **Pedestrian Wind Comfort Study - Example Wind Flow Pattern Corner Of Franklin & Devonshire**

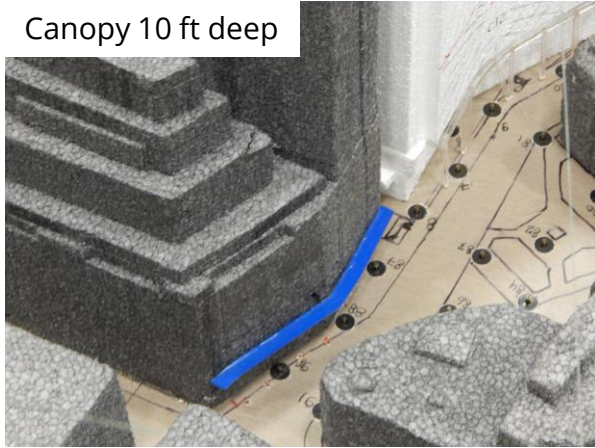
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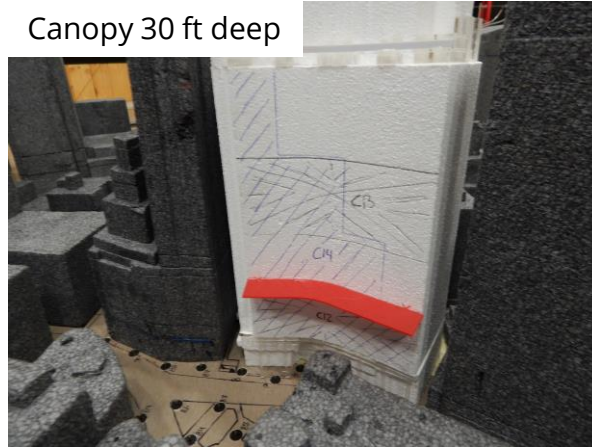
# Examples Of Wind Mitigation

In total 28 mitigation configurations were tested until a solution was found

Canopy 10 ft deep



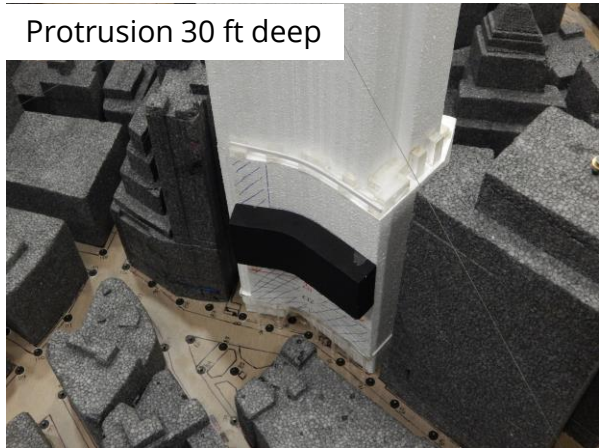
Canopy 30 ft deep



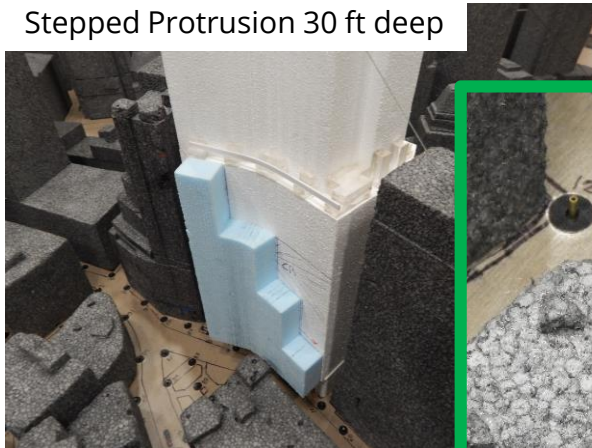
Protrusion 30 ft deep



Protrusion 30 ft deep



Stepped Protrusion 30 ft deep



LOCALIZED MITIGATION IN THE FORM OF LANDSCAPING

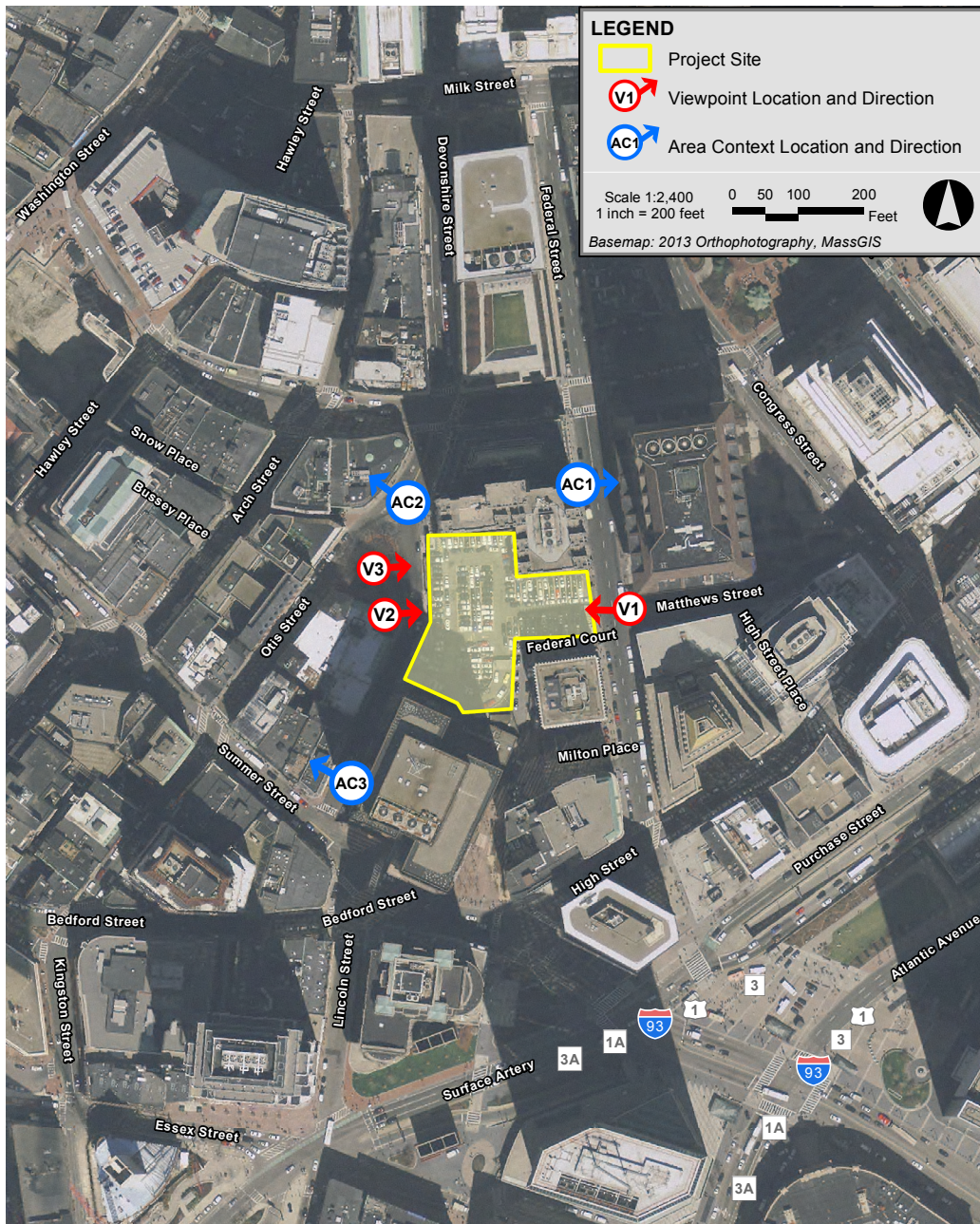
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## Overview Of Solar Reflection Study

- **RWDI carried out a solar reflection study to assess both the thermal and visual effects of reflections from the Winthrop Square Project on the adjacent urban environment.**
- **This study indicates that thermal impacts to drivers, pedestrians, and facades are anticipated to mostly be low. However, there is a small area in front of the concave shaped façade of the Tower on Devonshire Street where the potential exists for reflections to focus which results in what we call moderate levels of impact. We would not expect the focused reflections to present a risk of property damage. Moreover, the duration of the moderate impacts is expected to be less than 5 minutes and occur at most, 4 days per year.**
- **Low levels of visual impact for the majority of locations around the proposed tower were predicted. Some high visual impact reflections are observed along Federal and Devonshire Streets, however these impacts are short in duration (~5 minutes per day), and infrequent (53 and 26 days/yr).**



## Daylight

- Results of the BRADA daylight analysis indicate that while development of the Project will result in increased daylight obstruction over existing conditions, the resulting conditions will be similar to the daylight obstruction values within the surrounding area and typical of densely built urban areas.
- The Project is in an area with mixed daylight obstruction values allowing daylight in the area.
- Viewpoint 1: View from Federal Street facing west toward the Project site (93.7 %)
- Viewpoint 2: View from Devonshire Street facing east toward the Project site (91.9%)
- Viewpoint 3: View from Winthrop Square facing east toward the Project site (86.3%)
- Area Context Viewpoint (AC1): View from Federal Street facing east toward 100 Federal Street (94.1%)
- Area Context Viewpoint (AC2): View from Winthrop Square facing northwest toward 20 Winthrop Square (66.7%)
- Area Context Viewpoint (AC3): View from Devonshire Street facing west toward 295 Devonshire Street (75.1%)

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# Boston Common and Public Garden Shadow study

## PROPOSED TOWER (691' to top of parapet)

- **COMMON:**

- No shadow after 9:20 am
- No shadow after 9:00 am for 90% of year
- Average duration of 26 minutes
- Average of .049 acres

- **GARDEN:**

- No shadow after 8:00 am
- Average duration of 3 minutes
- Average duration of .0005 acres

# Shadow Extent Study

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Seeking LEED Platinum



High Performance Envelope



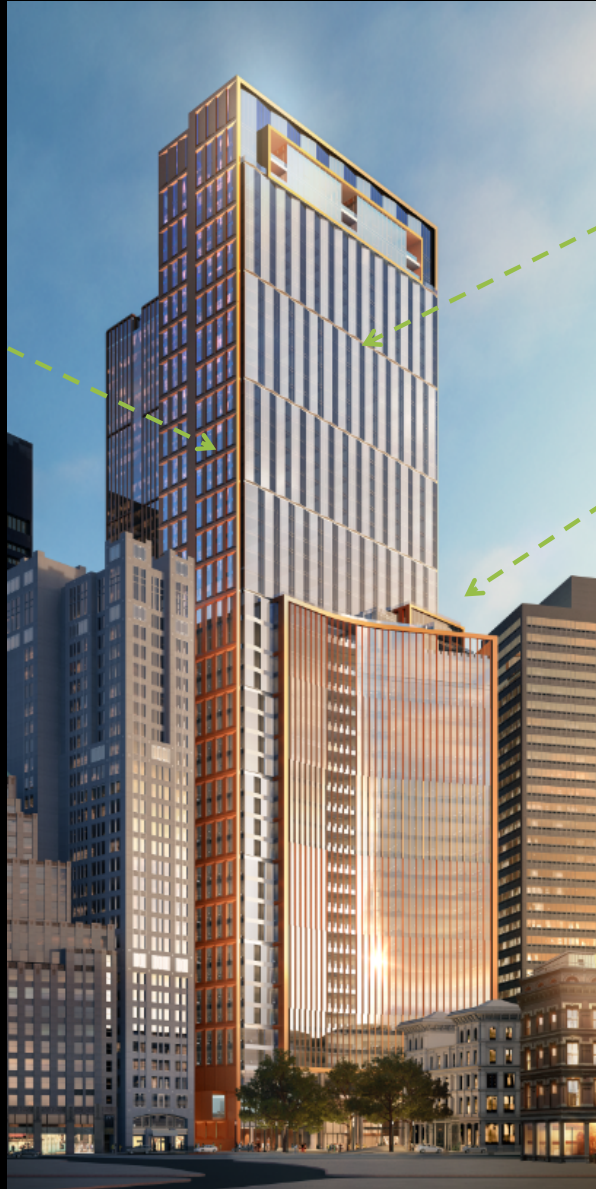
Resiliency Plan and Design



Seeking WELL Gold Standard



Advanced Energy and Water Management



Healthy Indoor Environmental Quality



Green roof and greenspace amenity



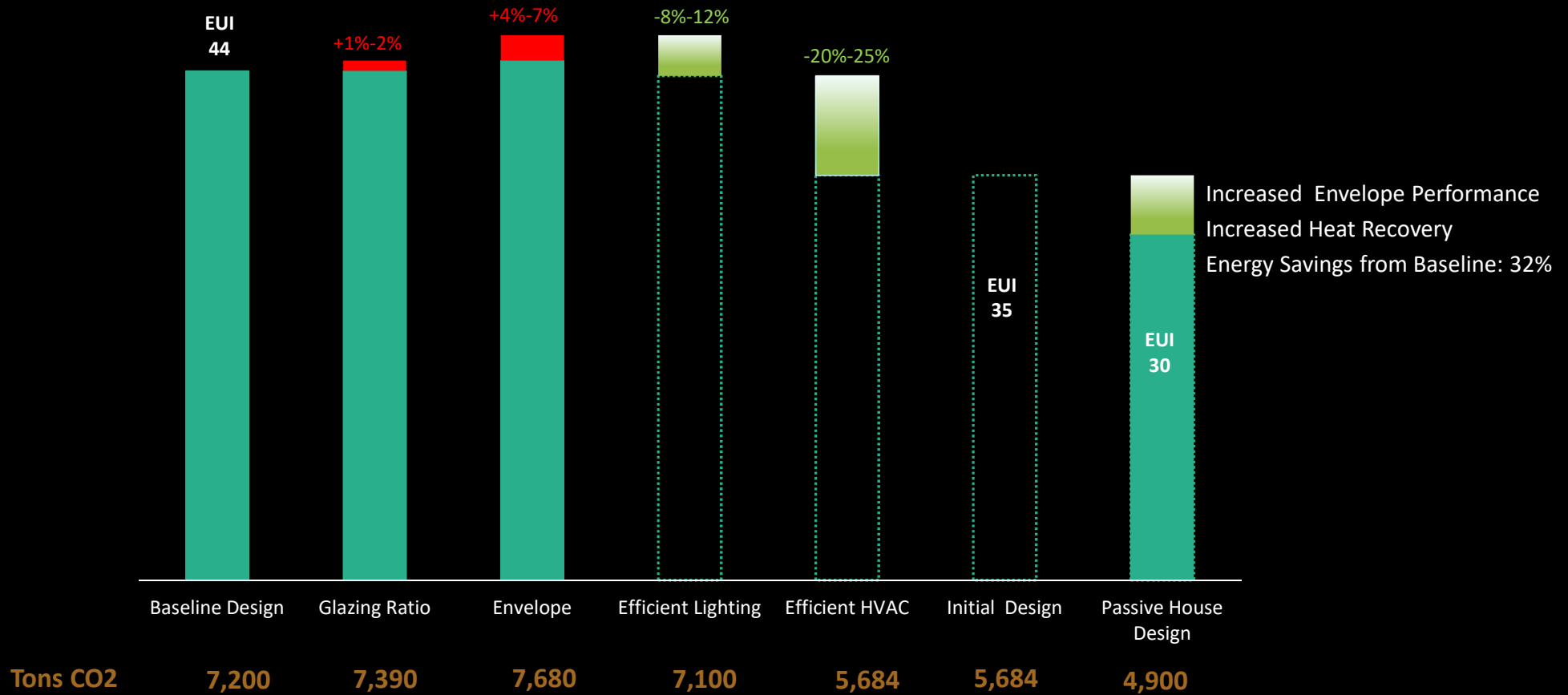
Highly interactive: system control and energy transparency



Passive House values used to develop design



# Overall Energy and Carbon Impact





## Historic and Archaeological Resources

- **The Project will have a positive impact and will contribute to the urban design and architectural character of the city, the historic neighborhoods and historic properties.**
- **Visual impact studies were done depicting the Project as well as existing conditions, an as-of-right alternative and an alternative based on the previous shadow law.**
- **Detailed shadow analysis of all new shadow on all of the historic resources in the shadow impact area, hour by hour, were conducted to better understand the Project's potential to impacts to State and National Register listed historic districts and individually listed properties within the Project's area of potential impact.**
- **Given that the Project is located in one of the most densely developed areas of Boston, many of the shadow impacts were limited to the roofs of nearby buildings, and not the primary facades. In cases where the shadows extended beyond roofs to the building elevations, many of the shadows were cast on secondary elevations and not the primary building façades.**
- **The wind impacts at the intersection of Franklin and Devonshire streets, near the Wigglesworth Building, can be reduced to acceptable wind conditions not adversely impacting the character or setting of the Wigglesworth Building.**
- **The Proponent is committed to engage BLC staff, and other interested parties such as the Boston Preservation Alliance (BPA), as part the on-going MHC consultation process.**

# AFFORDABLE HOUSING

## PARCEL P-12C

### SOUTH COVE URBAN RENEWAL AREA



## MILLENNIUM BOSTON



The table below identifies uses and floor areas of the proposed project.

USE	APPROXIMATE UNITS / KEYS / SPACES	APPROXIMATE GROSS SQUARE FEET
Affordable Housing (Asian CDC and Millennium Boston)	171	182,000
Hotel (Corcoran Jennison)	140	84,000
Parking (Tufts Shared Services)	264	95,000
Library / Community		8,000
<b>Total</b>		<b>369,000</b>

The table below identifies unit types, sizes and targeted affordability levels of the proposed project.

UNIT TYPE	# UNITS	BEDROOMS	UNIT SQ. FT. SIZES (NET)	AFFORDABILITY LEVEL
Low Income Housing Credit Units (LIHTC) (Asian CDC)	45	1 BR: 15 2 BR: 25 3 BR: 5	600 sqft 850 sqft 1200 sqft	9 units affordable to 30% AMI, 36 of unit affordable to 60% AMI
Affordable IDP Condominium Units (Millennium Boston)	126	1 BR: 42 2 BR: 70 3 BR: 14	600 sqft 850 sqft 1200 sqft	70% to 100% of AMI with an average of 80% AMI
<b>Total Residential</b>	<b>171</b>			<b>Affordable Residences</b>

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## Public Benefits Summary

- **The Project will have a positive impact and will contribute to the urban design and architectural character of the city, the historic neighborhoods and historic properties.**
- **The project has the scale and program necessary for the extraordinary public benefits to be realized.**
- **Create 24/7 hour experience by adding approximately 500 residential units.**
- **Create Innovative, State-of-the-Art, Technologically Advanced Office space to re-establish Downtown Boston as the Center of the Region's commercial activity.**
- **Landmark on Boston's Skyline.**
- **Re-define the under-utilized Winthrop Square and improved the Pedestrian Environment**
- **Create new Civic and Community Space with the Great Hall.**
- **Set new Inclusionary and Equity standards with MOU on Diversity during design, construction and operations.**
- **Create directly and indirectly, 2,670 permanent jobs and 2,800 construction jobs.**
- **Provided Linkage Funds for Job Training and Housing.**
- **Create additional housing units leveraging the requirements for the project's off-site housing.**
- **\$14 million in new real property taxes.**
- **\$152,970,000 payment to the City with additional payments tied to residential units.**
- **Fund \$250,000 toward planning study for Downtown area.**
- **Leader in Sustainability and Technology Standards.**