

WINTHROP CENTER

December 19, 2018

Developer: MCAF Winthrop LLC
Developmental Impact Project Plan (DIPP)

General Contractor: Suffolk Construction

Construction Cost: \$830,000,000

Construction Period: 11/2018 - 05/2023

Construction Monitor: Pamela Ruffo

New BRJP Ordinance Goals: 51% Resident 40% People of Color 12% Female

Project Description:

The project involves construction of a Tower at the former city owned garage site located at 240 Devonshire Street or 115 Federal Street. The project official address is 115 Federal Street. The proposed multi/story development is a 53 story/1,866, 436 square foot mixed-use development. The project consists of commercial office including an amenity club, lobby, conference and meeting rooms. It has approximately 400 residential units consisting of an amenity club, lobby, fitness center, pool and spa. The project also has a public/retail space connecting Devonshire Street to Federal Street including the Great Hall. The foundations for the new building will be a slurry diaphragm wall and Load Bearing Elements (LBE's). The building will be constructed of cast in place concrete. The façade will be finished with a storefront and stone at the podium levels (1-4) and will have a glass curtainwall on the levels of the tower. The project also includes construction of sidewalks, curbs, street paving and various plantings on Devonshire Street, Federal Street and at the Winthrop Square Park.

The property is bounded to the North by 75-101 Federal Street controlled by Rockpoint Management, bounded to the Southwest by 100 Summer Street owned by EQ Realty, bounded to the Southeast by Federal Court, a private alley owned by the abutting properties and bounded by Federal Street to the East and Devonshire Street to the West.