

Existing Plan



PROGRAM SUMMARY

Existing Development:
 Mixed-Use & Residential +/-40,000sf

Existing Parking At Grade 66 spaces

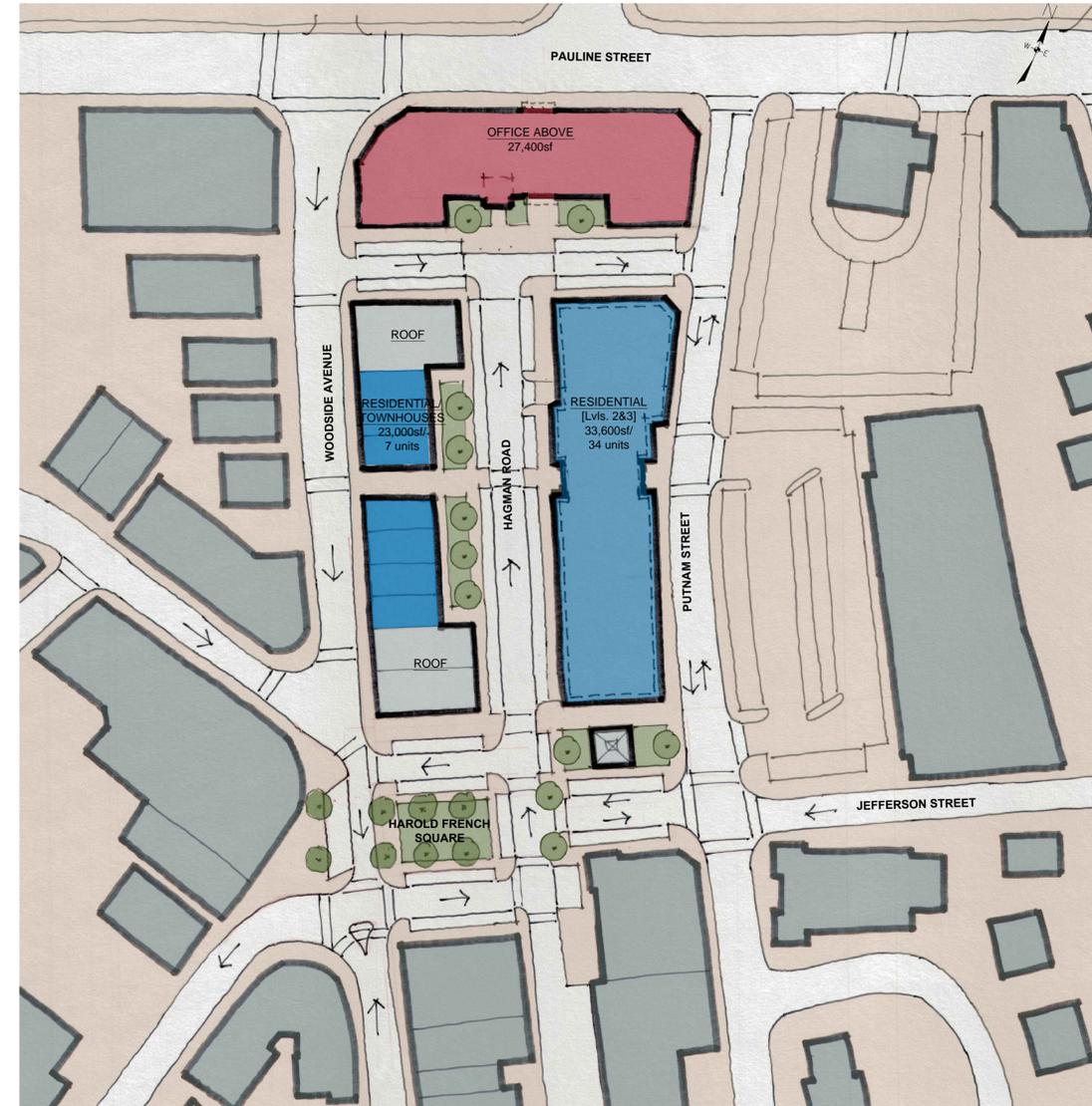
Site Photos



Scheme 5 Ground Floor



Scheme 5 Upper Levels



PROGRAM SUMMARY

New Development:

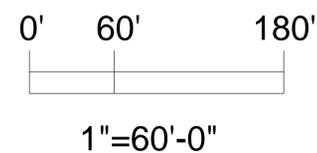
| | |
|-----------------|----------|
| Retail | 37,400sf |
| Office | 27,400sf |
| Resid. [41 DUs] | 56,600sf |

TOTAL 121,400sf

| | | |
|---------|-------------|-----------|
| Parking | At Grade | 60 spaces |
| | Below Grade | 48 spaces |



797 Washington Street, Suite 3
Newtonville, MA 02460



Winthrop Master-plan

Winthrop, MA

Design Concepts - 8 June, 2015

Town of Winthrop



Scheme 1



PROGRAM SUMMARY

| | | |
|------------------|------------|------------|
| New Development: | | |
| Retail | | 56,000sf |
| Office | | 15,500sf |
| Resid. [35 DUs] | | 46,500sf |
| TOTAL 118,927sf | | |
| Parkings | Structured | 190 spaces |

Scheme 2



PROGRAM SUMMARY

| | | |
|------------------|------------|------------|
| New Development: | | |
| Retail | | 31,350sf |
| Office | | 15,300sf |
| Resid. [36 DUs] | | 47,450sf |
| TOTAL 94,100sf | | |
| Parkings | Structured | 178 spaces |

Scheme 3



PROGRAM SUMMARY

| | | |
|------------------|------------|-----------------|
| New Development: | | |
| Retail | | 31,800sf |
| Office | | 14,800sf |
| Resid. [44 DUs] | | 44,000sf |
| TOTAL | | 90,600sf |
| Parkings | Structured | 190 spaces |

Scheme 4



PROGRAM SUMMARY

| | | |
|------------------|------------|------------------|
| New Development: | | |
| Retail | | 46,325sf |
| Office | | 16,200sf |
| Resid. [53 DUs] | | 69,750sf |
| TOTAL | | 132,275sf |
| Parkings | Structured | 190 spaces |