

115 Winthrop Square - Request for Proposals Public Comments 2016-07-22

Date Submitted	Comments
4/25/2016	<p>I am a design professional working in Cambridge and Boston. I have reviewed the 6 proposals and feel that the Accordia proposal is the strongest, both from it's massing and also it's attention to the public realm. I was particularly impressed with the elevational studies and the care that the team has taken to really try to integrate the project into the skyline. Many of the other schemes seem much more one-dimensional. As a landscape architect, I was particularly dismayed to see that at least two of the teams did not list landscape as a consultant. Whichever scheme is chosen, to be successful, this project needs to integrate itself within its context at the street level, at a program level, and in its massing.</p> <p>Thank you.</p>
4/27/2016	<p>Hi there - I have no affiliation with any of the companies or any interests. Just a resident who loves Boston. I looked at each of the proposals in detail and I really think the one that's the most unique and helps Boston forward is the LendLease proposal.</p> <p>It's beautiful, bold, different - yet still fits in with the existing skyline. This project with its neat lines would take Boston into the future.</p> <p>My only thought - is there a way to add a spire or crown or topper of some kind so it's not a flat roof? It will deliver a unique beacon and outstanding centerpiece for the downtown area.</p> <p>The others quite simply are boring and could live in any other city. LendLease went above and beyond to create something that would clearly be unique to Boston. I'd love to see it lit up with a really unique pattern/color scheme at night.</p>
4/27/2016	<p>Hello,</p> <p>Thank you for taking comments on the recent Winthrop Square Garage RFP submissions. I am writing in strong support of the Lendlease proposal. The tower is sculptural, inspired, and distinctive. That being said, ground level is what I care most about, and here Lendlease vastly outshines the competition as well by making Winthrop Square into a vibrant urban and pedestrian-oriented destination. What Lendlease has proposed is visionary and transformative.</p> <p>Please note: I have no personal stake in this project other than as a long-time resident of Boston.</p> <p>Thank you,</p>
4/27/2016	<p>Dear Dir Golden, Ms, Polhemus, Ms Myerson, and Distinguished Boardmembers,</p> <p>RE 111 Federal; 1. Lendlease Proposal.... Bring the cranes! 2. Accordia, a close second. 3. Transnational Twin Towers if 1 goes to 735' roof tip and the other +700'.</p> <p>Thanks for all the great work you're doing for Boston!!</p> <p>Regards,</p>
4/27/2016	<p>All six are excellent. Accordia is my favorite. Striking, gutsy, sophisticated, bold, distinctive, love the green. I live 5 minute walk from Winthrop Sq. I give my FULL support to build it...and build it soon!! BRA doing a great job. Thanks.</p>

4/27/2016	<p>I found both Accordia and Lendlease to have compelling designs. It is nice to see architecture that pushes boundaries and doesn't settle for the same old staid glass box or brick slab. HYM is also interesting, but I am worried about the timeline and getting the proposal underway before we face another real estate cool down. I'd hate to revisit another Vornado situation.</p> <p>Millenium's great hall is impressive, but the overall design of the tower feels oppressive. As for Trinity and Trans National, I think both proposals are underwhelming. There are some nice amenities, and the mix of use feels right, but for a statement building, they pale in comparison to the other proposals.</p>
4/27/2016	<p>Accordia is the superior proposal.</p> <ul style="list-style-type: none"> -Observation Deck -Emphasis on green space -Architectural rendering (green cladding) that is monumental in modern architecture (rare) -SHOP has created the most iconic tower of the 6 proposals (reminds me of Sears Tower) -Color variation will contrast with Millenium and Bromfield towers -Ground level is fantastic and can be improved with the BCDC -Getting the FAA to let this go to 800' would make it THE icon of Boston's towers
4/27/2016	<p>I'm wholeheartedly in favor of the generally excellent proposal from Lendlease. Without being hokey or tacky it manages to break up the relative rectilinear nature of most of the skysrises in Downtown Crossing (and Boston, overall). Additionally, the tower manages to be "iconic" (overall shape, LED exterior lighting) without having the luxury of extreme height - a challenge to much of the downtown area due to FAA restrictions that we're all aware of.</p> <p>I'd say that so long as great care is made to ensure that street-level interaction is of the highest quality, then this will be a very nice addition to Boston's overall character -- respectful of the past, but looking towards the future.</p>
4/27/2016	<p>I really like Lendlease. It's something architecturally significant yet different in a city that doesn't have but needs it. I think the financial district is the most appropriate place to put it since it is really the only place in the city where it fits well in and won't offend anyone in the long run.</p>
5/13/2016	<p>I am in full support of this. As a Bostonian all my life, this is exactly what is needed to make the city even more beautiful and functional. BRAVO!! We need this to bring Boston into the future.</p>
5/13/2016	<p>I am in such support of this. Wonderful news. Please keep making Boston a more beautiful place!! Thank You</p>
5/13/2016	<p>LOVE this idea!! It's great for the city and the economy! Finally, something I can put my support behind</p>
5/13/2016	<p>Full support on this!! I am 1000% behind this</p>
5/13/2016	<p>Lendlease really delivered an amazing design that screams landmark building! When you look at the future of the Boston skyline there are quite a few designs that this will help blend harmoniously together. This will finally give Boston it's new age ICONIC tower! With it's designs to give it illumination at night this will certainly Stand Out in a remarkable way for the next decades without falling out of style. The other options, while some are better than others really don't even come close in comparison with this tower. Boston Strong!!!</p>
5/18/2016	<p>The Lendlease / Hudson Group / Eagle Development partners' proposal is an innovation and brilliant idea. The design removed the traditional square box design is a fresh and breath-taking image adding to Boston Skyline.</p> <p>Changing the traditional downtown a long-time business only district into a neighborhood, mixed uses with multi-families residential, commercial offices, retails and theater. At the same time, embracing the idea of fully collaborate with cultural pavilion and create in connections with mini park open space and public Arts displays within the site.</p>

5/19/2016	I am very excited about the vision of the Eagle Development Lendlease proposal for this important property. The beautiful structure and integration of the cultural Pavilion will be a centerpiece for the neighborhood. I think this design really captures the essence of the "New Boston" that we see appearing before our eyes. Congratulations to the BRA for their vision for the future of our city.
5/20/2016	<p>Dear Mr. Golden and O'Donnell:</p> <p>I am pleased to see the BRA moving forward with development of the 115 Winthrop Square parcel. Following the mayor's call to reflect Boston's "culture of imagination" through new buildings, this very high-profile site provides an opportunity for new design ambitions as well as diverse design teams. This means a new way of working appropriate to these new ambitions, not just the same few large firms designing without collaborators, a delivery model that is responsible for the critically rebuked Seaport district. I will begin with one major area of concern, followed by comments on two preferred proposals and concerns with the remaining proposals.</p> <p>1. PRESERVATION CONCERNS WITH 133 FRANKLIN STREET As an author of <i>Heroic: Concrete Architecture and the New Boston</i>, a book on our city's world-renowned era of modernism, I wish to express my deep concern regarding the future of 133 Franklin Street, adjacent to the Winthrop Square garage site. Five of the six proposals retain this building, which is a seminal work of modernism by one of the nation's most premier architects, Paul Rudolph. Timothy Rohan's recent survey of Rudolph's career dedicates an excellent chapter to this building's innovations and relevance. 133 Federal represents a key moment of renewal in the history of Boston's transformation during the 1950s and 1960s. Its preservation should be mandatory for any future development that happens at this site.</p> <p>The only proposal that demolishes the building is Trans National's with CBT Architects, a fact that is somewhat masked because it occurs in a second phase development. I would urge the BRA to require Trans National to retain 133 Federal Street or otherwise eliminate this proposal as unacceptable. Preservationists, architects, designers, and historians would strongly oppose this cultural insensitivity.</p> <p>2. RECOMMENDED PROPOSALS In terms of architectural quality, I believe two proposals stand out for their design excellence, diversity of team, and sensitivity to 133 Federal Street.</p> <p>RECOMMENDED: Accordia Partners with SHoP Architect, Hacin + Associates, and Mikyong Kim Design</p> <p>STRENGTHS: This scheme has the most imaginative and powerful architecture of the six proposals, and reflects a design team with international design reputation as well as local innovators in architecture and landscape. The relationship to various neighborhoods as an iconic image is particularly powerful. In addition it is characterized by a skillful use of interior public environments.</p> <p>IMPROVEMENTS: I would suggest further development of the scale of the facades facing Winthrop Square, at only two stories they seem too small for this urban context. It is unclear what public access there will be to the landscaped roofscapes.</p> <p>RECOMMENDED: Millennium Partners with Handel Architects, D/R/E/A/M Collaborative, and Ground</p> <p>STRENGTHS: This tower has an elegance that mirrors the team's previous work at the Filenes site, making a thoughtful addition to Boston's skyline. Its public environment is imaginative and would make meaningful connections that would enrich the pedestrian experience.</p> <p>IMPROVEMENTS: The height of the building where it meets Winthrop Square and the entrance both appear over-scaled for the more refined space of Winthrop Square. The design team is a talented one with Handel and Ground, but is missing a local innovative architecture collaborator.</p> <p><i>(continued on next page)</i></p>

	<p>3. CONCERNS WITH OTHER PROPOSALS My concerns with the other proposals are outlined in the following observations. In each case, their architectural proposal is not as sophisticated as Accordia or Millennium's.</p> <p>HYM with Elkus Manfredi and Landworks While the team includes a strong landscape firm, the building design—with its relatively generic curtainwall similar—would have benefitted from the design leadership of a more innovative emerging practice alongside the bigger corporate office. In addition, the proposal does not reflect the diversity we should expect as a city: excluding the four women listed on the marketing team, the project delivery team lists thirty-four men and only one woman.</p>
	<p>Trinity with The Architectural Team and Street-Works Studio This project is the weakest architecturally and lacks the design ambitions that could have been brought by a team that could have included a innovative local collaborating architect. The clumsy massing and generic facade treatments would not effectively distinguish themselves on the skyline.</p> <p>LendLease with Graziani Corraza, Perkins Eastman, RODE, and Copley Wolff At first glance this proposal appears to be innovative, but the drawings, particularly of the cultural pavilion, reveal a somewhat unsophisticated and awkward result. The addition of RODE, however, promises to deliver more thoughtfulness in the public environments.</p> <p>My hope is that in addition to the economic metrics in your selection process, the BRA will also weigh the importance of achieving design excellence at all levels—aesthetic, environmental, programmatic—coupled with diverse teams that result in an enriched buildings and public environment.</p> <p>I look forward to participating in further discussions about how this site can become an important symbol for the city we want to be in the future.</p>
6/1/2016	<p>Landlease looks like a good company to do this job. Doesn't Millenium Partners get a lot of BRA business? Not sure about the rest, but I liked Landlease's proposal.</p>
6/1/2016	<p>Hi, I am a Chestnut Hill resident and spent many years working downtown. The proposals are mostly very boring. We don't need another glass tower on the skyline. Accordia's proposal is by far the most interesting and contextual. An observation deck with outdoor space would be a great addition, and especially if the observation deck would be used for education purposes (in my opinion prudential observatory isn't very interactive or exciting). Lendlease's proposal looks like something that would be built in Asia (Birds Nest anyone!?!). Millennium (ugly) and Trans National's (two towers!?) proposals look out of scale for Winthrop Square.</p>
6/1/2016	<p>The redevelopment of the parking garage on Winthrop street is well overdue, and I am excited by many of the ideas brought forward by the RFP responses. I am fearful, however, that a few of these schemes may propose an over-use of the site that will not be sustainable financially, environmentally, or civicy. This new tower needs to make sense for Boston for the next 100 years, not just 2016. It appears short-sided, for example, to knock-down the venerable mid-rise next-door, designed by Paul Rudolph, in order to add to the already limitless square footage available. Many other schemes similarly ignore civic responsibility and instead try to max-out buildable area; This site, however centrally located, will not be able to support 1,000,000+ sqft. The most successful scheme, and in a lot of ways the most restrained, comes from Accordia. One of the few teams to include a Landscape architect in its response, the project appears to grow out of the emerald necklace, greenway, and other pocket parks scattered about in downtown crossing. The massing allows for the tower to be iconic without being one dimensional. Its silhouette will remain fresh for years as new parts of the city develop and the surrounding fabric evolves.</p>
6/2/2016	<p>Lendlease by far had the finist presentation. community involvement, both private and public references and company back ground with financial presentations.</p>
6/3/2016	<p>I think Accordia's proposal would be the most fitting in terms of architecture style for Boston - it seems like Accordia's building would mesh nicely with the city's current skyscrapers, but would also add unique shape and texture to the existing skyline. I also appreciate the terrace spaces and the proposal for an observation deck. I think this proposal has the potential to stand out given the unique structure, yet also believe that it would mesh nicely with the other buildings in the neighborhood.</p>

6/5/2016	I am a Boston resident very interested in sensible growth and redevelopment of the downtown area. I have reviewed all of the proposals for 115 Winthrop Sq. Please give very serious consideration to the proposal by Accordia. I believe It would be the most attractive addition to the Boston skyline with its interesting swivel design, exterior green terraces, and historically significant glazed terracotta exterior. The rooftop restaurant and observation deck should prove very popular. It is a desirable feature because the views are stunning from this vantage point (e.g. 60 State Street). This is a welcome change from the typical glassy box shaped buildings being proposed by other developer/architects. Millenium, HYM and Transnational proposed buildings seem way out of scale for the neighborhood. The idea of two buildings, proposed by Transnational, would certainly cramp the neighborhood. The buildings are just typical box skyscrapers. The Millenium building is an enormous overwhelming vertical glass structure that would upset the neighborhood and skyline. HYM's proposed building is also a vertical glass structure with some silly looking horizontal balconies. None of these buildings would enhance the Boston skyline. They would actually detract from it. The Lendlease proposed building is simply bizarre. It would be a shame if something like it were built in Boston. It would be my last choice. Trinity's proposed building is just boring.
6/5/2016	It is great that this section of Boston is a candidate for vitalization—and we see that your RFP has gotten some dynamic proposals. But... But one of the proposals includes something that must be stopped & dropped. Trans National proposes to demolish 133 Federal Street. This building—better known as the Blue Cross/Blue Shield building—is a distinguished work of by one of the 20th century's most renowned architects: Paul Rudolph. The building is important to retain. Here's why: The very things that make Boston so attractive—what makes people want to work & live in Boston (which also raises property values and the tax base!)—is the vivid, manifest strength of its culture and heritage. Boston looks and feels great to be in-- one experiences this walking Boston streets—but it dies a bit every time a building with character is torn down. 144 Franklin is such a building—strong & gutsy & expressive, as well as being sophisticated, innovative and practical. It is Boston to the bone! Also: 133 Federal is no “hot-house plant.” Rudolph foresaw the kind of office space that's in demand: wide-open floor areas with few barriers, extra corner office options (by adding extra corners!), an out-of-the-way & efficient building core, and an efficient distribution of mechanical systems—and he provided all that in a highly practical layout. The only proposal that demolishes this fine Boston structure is Trans National's—it's not strongly evident, but it's definitely there in their second phase. We urge that the BRA to require Trans National to retain 133 Federal Street (or remove this proposal. Indeed, this should be a requirement for any proposal. [By-the-way: Rudolph has very strong ties with Boston: practicing from that area during one of his most creative and productive periods.]
6/7/2016	I think Lendlease is what Boston needs - something DIFFERENT! I hope that one gets chosen for its innovative design.
6/8/2016	I support the Accordia proposal. A very innovative and inclusive design. It does a great job of distinguishing itself aesthetically while still considering the fabric of the boston. I fully support this proposal from Hacin + Associates/ Accordia Partners!
6/9/2016	Inserting a massive (regardless of the entry) tower into boston is undeniably a huge intervention. Pushing the envelope is good, and frankly, recommended. However, the design should respect the context, particularly in such close quarters. I think the Accordia Partners submission, in its scale, both vertical and horizontal, is probably the most respectful of adjacencies while maintaining bold design. The volumetric breakdown on the street level assures that pedestrians arent greeted by an imposing monolith, and the sprawling, open ground floor, is a necessity. Its hard enough to activate public spaces, so putting, at least part of it, indoors, makes it more approachable (and, in the event of rain.....more usable).
6/10/2016	The Accordia project looks sensational! It seems to best incorporate public interest between the public art showcased, the observation floor, and even the theater and community spaces. The design is aesthetically pleasing and offers great public outdoor space that is so rarely seen in Boston high rises. Accordia's proposed tower will not only be a true asset to the Boston skyline but also to the general public.
6/10/2016	All look quite impressive....however the Accordia Proposal and Design seem to stand out from the field. The integrated success team is highly qualified and their track record is superior. Boston will achieve new heights with Accordia's submittal and development. Thank you
6/12/2016	I am in agreement with the proposal submitted by Accordia Partners. Not only have they taken the most logical approach to connect the key players (architects, hotel, financial backers, retailers), But, most importantly they have taken the time and diligence to connect the "neighborhoods" of Boston thru their design. This would be an absolute welcoming and stunning addition to the Boston community and ever-changing skyline.
6/12/2016	After reviewing the submissions I have to say that I am thrilled to see a group (Accordia) focused not only on the development, and the profits associated with that, BUT the diversity and plans to provide affordable housing and jobs. Clarks M/WBE mentor-protege program is fantastic. Their commitment to affordable housing via the excelerated one time payment at acquisition of building permit is " putting their money right upfront " guaranteeing their promise. Finally the " offsite " affordable housing solution again shows their commitment and sensitivity to the city's desire to produce not only a world class development, but diversity (hires of women and minorities), jobs, education to advance and real affordable housing components. Accordia clearly gets our great cities view of the new Winthrop Square.. I was impressed and moved by their sensitivity to be inclusive all around.
6/13/2016	In favor of this proposal

6/13/2016	Accordia Partners- beautiful design!
6/13/2016	While they are all compelling proposals Accordia's design, and overall blend of uses and general concept seems the most straightforward and accessible. I have noticed that some of the other proposals cite speed of execution, tax revenue paid to the city based on past development, and other factors that are not relevant....The most important things are a vibrant, cohesive and achievable project that will have a positive lasting impact with services, diversity of use....yet will integrate will into the existing sky-scape and not be so dramatic as to overwhelm it....to me it looks like Accordia has achieved this.
6/13/2016	After reviewing all six proposals, Accordia's proposal is the one that stands out the most. It's the perfect combination of innovative design yet blends in seamlessly with the current skyline and surrounding architectural styles. The incorporation of exterior green terraces, rooftop restaurant and observation deck make this a destination for local Bostonian's to continue in assisting the transformation of the financial district from a 9-5 neighborhood into a 24/7 live/work/play neighborhood.
6/13/2016	I submit my comments in support of Accordia Partners. LLC's, proposal for the 115 Winthrop Square Project. I have known the Accordia principals, Kirk Sykes and Dick Galvin for several years, and have been impressed with their design, the environmental features of their proposal, and very importantly their commitment to ensuring diversity and inclusion at every level of the project. As the former President/CEO of the Urban League of Eastern Massachusetts, an affiliate of the nation's second oldest Civil Rights organization, I was actively involved in ensuring that Boston residents and people of color were able to participate in the Artery Tunnel project of the past, and that the community impact was addressed in a serious way by the developers and construction companies participating. In my current role as the President/CEO at The Home for Little Wanderers, America's oldest and New England's largest child welfare organization, we work on behalf of the vulnerable children and families in the Commonwealth and in so doing, are concerned about the access to jobs and opportunity for both neighborhood residents, and the minority and women owned small businesses that "fuel" those communities. I recommend the Accordia team most highly. Joan Wallace-Benjamin, Ph.D
6/13/2016	I think that the Accordia plan is the best of the options presented.
6/13/2016	I write to support the Accordia Partners proposal to develop the Winthrop Square, Boston property. I have known Kirk Sykes and Richard Galvin of Accordia Partners, professionally and personally for many years. Their portfolio of achievements in commercial and residential development is quite impressive and I'm certain the team they assembled to improve the Winthrop Square property will deliver every aspect their proposal pledges. I am additionally impressed by the record of the partners of Accordia commitment to provide investment, business and workforce and civic opportunities to a broad swath of the city's populous. Indeed, their combined commitment to diversity and inclusion is far from speculative. Instead, their commitment is evidenced by their past work. For example, I know first hand, as a consultant to Richard on the development of the D Street, Aloft and Element hotel projects that the City and a number of MBE/WBE firms highly benefitted from the contracts awarded on that project. The workforce diversity in construction was outstanding and both hotels have accomplished unmatched diversity in hotel staffing because of the Accordia relationship with Best Corp hotel worker training program. I was also impressed with how Accordia organized its bid for the for the first Convention Center Hotel project. Although now revised by Massport, the strong diversity and inclusion elements presented by Accordia remain the same. They offer unparalleled opportunity for diversity in equity ownership, project management, workforce and construction sub-contracting. In addition, Accordia has set a high premium on giving local diverse college students exposure to commercial real estate careers through internships. In its third year this partnership with UMass Boston this intern program has provides nearly 60 students with fantastic experiences with local architects, engineers, construction management and developers. These students also received personalized, professional training. For these reasons, and more, I fully support the Accordia proposal for the development of 115 Winthrop Square, Boston
6/14/2016	I work in real estate development, planning and zoning, and have spent a great deal of time watching this project, and reviewing the proposals. For what its worth, I fully support Lendlease's proposal, because it has the highest number of affordable units and the most creative design. All the proposals are thoughtful, but only Lendlease incorporated the neighborhood feedback, and community needs. Accordingly, Lendlease is the superior proposal.

6/15/2016	<p>Accordia Partners presents the most appropriate and contextual proposal, by far, for the city of Boston. It is the only proposal to provide the requested observation deck at the top of the building; and takes it a step further by making the space an environment for learning about the city. It provides the most and most flexible public space on the ground floor as well as several stories up. The tower's narrow floor plans retain as much light and views for its adjacent neighbors as possible. The design of the facades treads a fine line between innovative design as well as material-based contextualism, which is perfect for the city as Boston needs a certain degree of innovation coupled with its vast and vibrant history. The Accordia team has done an amazing job of both providing for public needs as well as making the tower as characteristically Boston as possible while still pushing the architectural envelope in terms of design. Transnational have had this project in their sights for almost a decade. In 2007 after the designer, Renzo Piano, left the team they brought on CBT. The project received push back from many different angles, one of which was because they were proposing to knock down one of Paul Rudolph's most innovative buildings. The fact that they are now in 2016 still proposing to knock the building down in phase 2 of their proposal is absurd. They seem not to care for the history of this city, but only the return they'll see after the construction of the building. Currently the Lendlease proposal appears a close second to the Accordia proposal in the eyes of the public. This is flabbergasting because its supporters claim that its innovative design is what our city needs. Yet, put an image of this proposal next to contemporary towers designed for Dubai, Hong Kong, Seoul, London, Tokyo, Beijing or Abu Dhabi and one realizes that innovative might not be the correct adjective. The proposal is about as far from Boston's character as it could be.</p>
6/15/2016	<p>Dear Mr. Golden, I write you in support of the Lendlease Hudson Group proposal for the 115 Winthrop Square development as someone who lives, works and plays in many of Boston's neighborhoods. As someone who lives in Boston's South End and works on Milk Street very close to the Winthrop Square Garage, I see the incredible importance and the immense impact that this project will have not only on Downtown Boston, but the City and region as a whole. Lendlease & Hudson Group have taken into account the strong importance of including every neighborhood of Boston in the planning process for this project. They have structured the development to ensure that this building not only belongs to the people of the Downtown Neighborhoods but that residents of each of Boston's vibrant neighborhoods and communities will finally feel a connection to Downtown Boston and fully welcomed in the Downtown Boston economy.</p> <ul style="list-style-type: none"> · The team's economic development strategy is innovative and impactful in partnership with non-profits and mission driven institutions. The involvement of the South Boston Community Health Center and the Fort Point Arts Community is very welcome. Operation LIPSTICK and the Boys and Girls Club of Dorchester will also benefit other surrounding neighborhoods. · The team has a strong track record of large-scale urban projects and significant financials to execute this development. · Hudson Group's recent experience includes working with a neighborhood based CDC on the actual creation of 67 affordable units. The development team's goal is to continue to create additional affordable housing. This is an opportunity the city should not miss. · Finally, the creation of the cultural pavilion and the partnership with FPAC and Boston artists will unlock opportunities for the artist community. I support the designation of the Winthrop Square Garage development to the team led by Lendlease and Hudson Group.
6/15/2016	<p>I write you in support of the Lendlease/Hudson Group proposal for the 115 Winthrop Square development as someone who lives/works in Boston.</p> <ul style="list-style-type: none"> · The team has a strong track record of large-scale urban projects and significant financials to execute this development. · The team's economic development strategy is innovative and impactful in partnership with non-profits and mission driven institutions. The involvement of the South Boston Community Health Center, the Fort Point Arts Community, Operation LIPSTICK and the Boys and Girls Club of Dorchester will hugely benefit Boston's neighborhoods. · The creation of a cultural pavilion and the partnership with FPAC and Boston artists will create a one-of-a-kind destination that will provide opportunities for local artists. · Hudson Group's recent experience includes working with a neighborhood based CDC on the actual creation of 67 affordable units. The development team's goal is to continue to create additional affordable housing. This is a rare opportunity for the city of Boston. I support the designation of the Winthrop Square development to the team led by Lendlease and Hudson Group.

6/15/2016	<p>Dear Mr. Golden, I write you in support of the Lendlease/Hudson Group proposal for the 115 Winthrop Square development as someone who is a homeowner in Boston and works only blocks away from the proposed development site.</p> <ul style="list-style-type: none"> • The team has a strong track record of large-scale urban projects and significant financials to execute this development. • The team's economic development strategy is innovative and impactful in partnership with non-profits and mission driven institutions. The involvement of the South Boston Community Health Center, the Fort Point Arts Community, Operation LIPSTICK and the Boys and Girls Club of Dorchester will hugely benefit Boston's neighborhoods. • The creation of a cultural pavilion and the partnership with FPAC and Boston artists will create a one-of-a-kind destination that will provide opportunities for local artists. • Hudson Group's recent experience includes working with a neighborhood based CDC on the actual creation of 67 affordable units. The development team's goal is to continue to create additional affordable housing. This is a rare opportunity for the city of Boston. I support the designation of the Winthrop Square development to the team led by Lendlease and Hudson Group. Thank you.
6/15/2016	<p>I write in support of the Lendlease/Hudson Group proposal for the 115 Winthrop Square development as someone who has worked in Boston for the past 20+ years.</p> <ul style="list-style-type: none"> · The team has a strong track record of large-scale urban projects and significant financials to execute this development. · The team's economic development strategy is innovative and impactful in partnership with non-profits and mission driven institutions. The involvement of the South Boston Community Health Center, the Fort Point Arts Community, Operation LIPSTICK and the Boys and Girls Club of Dorchester will hugely benefit Boston's neighborhoods. · The creation of a cultural pavilion and the partnership with FPAC and Boston artists will create a one-of-a-kind destination that will provide opportunities for local artists. · Hudson Group's recent experience includes working with a neighborhood based CDC on the actual creation of 67 affordable units. The development team's goal is to continue to create additional affordable housing. This is a rare opportunity for the city of Boston. I support the designation of the Winthrop Square development to the team led by Lendlease and Hudson Group. Thank you.
6/15/2016	<p>I am an architecture student getting my BArch this year and am in full support of the Accordia Partners submission - it is by far the strongest proposal both in terms of massing and consideration of public space. Furthermore, unlike the other proposals, it succeeds in integrating the (quite beautiful) tower into the fabric of the city in a more sophisticated yet still bold way.</p>
6/19/2016	<p>Brian P. Golden, Director Boston Redevelopment Authority One City Hall Square, 9th Floor Boston, MA 02201-1007 RE: 115 Winthrop Square, Lendlease/Hudson Support Letter</p> <p>Dear Mr. Golden, I write to you in support of the Lendlease/Hudson Group team's proposal for the 115 Winthrop Square development as someone who works in Boston. In fact, I work directly across the street from the proposed project, in the Landmark Building at the corner of High and Federal Streets. I look forward to someday seeing the reality of the team's beautiful and thoughtful plan for this location.</p> <ul style="list-style-type: none"> • The team has a strong track record of large-scale urban projects and significant financials to execute this development. • The team's economic development strategy is innovative and impactful in partnership with non-profits and mission driven institutions. The involvement of the South Boston Community Health Center, the Fort Point Arts Community, Operation LIPSTICK and the Boys and Girls Club of Dorchester will hugely benefit Boston's neighborhoods. • The creation of a cultural pavilion and the partnership with FPAC and Boston artists will create a one-of-a-kind destination that will provide opportunities for local artists. • Hudson Group's recent experience includes working with a neighborhood based CDC on the actual creation of 67 affordable units. The development team's goal is to continue to create additional affordable housing. This is a rare opportunity for the city of Boston. I support the designation of the Winthrop Square development to the team led by Lendlease and Hudson Group.
6/20/2016	<p>The Lendlease Eagle Eye proposal is the kind of forward thinking design this area needs. The building is beautiful and the innovative site use proposal will invigorate the area. As Boston residents we want to see the BRA take advantage of the opportunities that this proposal will bring to a long neglected section of downtown while encouraging the type of creativity in design befitting a world class city. This is the best of several interesting proposals and we hope the BRA will move forward with Lendlease on this vital project.</p>

6/21/2016	<p>As the Director of the Economic Justice Project at the Lawyers' Committee for Civil Rights and Economic Justice, located in downtown Boston, I am responsible for supporting economic growth in low-income and minority communities. We provide free business legal assistance to entrepreneurs starting or operating small community-based businesses. Since January, we have served over 100 small businesses (focusing on minority-owned, women-owned, and immigrant-owned businesses). We are excited by the opportunities afforded by the sale and development of the Winthrop Square garage in downtown Boston. We commend the City of Boston and the Boston Redevelopment Authority (BRA) for including diversity criteria in the selection of the development team. We encourage the City and the BRA to continue to adopt diversity criteria in all future proposals and projects. It is critically important to ensure that the Winthrop project serves as an inclusive economic engine for entrepreneurs from low-income and minority communities all over Boston. The Winthrop project provides an opportunity to create a space to foster economic growth downtown. Small businesses should have an opportunity to establish themselves at the street level so that they have an opportunity to compete and succeed in the downtown market. Greater consideration should be given to proposals – such as that of Millennium Partners – that commit to create space at the street level and to provide support infrastructure for small businesses. The Economic Justice Project stands ready to provide the free business legal support necessary to ensure that small businesses thrive in Winthrop Square.</p>
6/21/2016	<p>As a resident of downtown Boston living only a few blocks from Winthrop Square, I am excited at the prospect of the development of this site, and I would like to voice my support for the Millennium proposal. The "Great Hall" seems to provide the most dynamic, flexible and beautiful public realm of all the proposals. The combination of uses (offices; residences; public accessible retail/food; activities and events) will activate the street and transform this downtown area from a sleepy financial district into a real neighborhood with places for me to go throughout the day, throughout the week, and throughout the year. I have enjoyed seeing how the Millennium Tower, now under construction, has dramatically enhanced the skyline. The tower even changes color throughout the day with amazing reflections of the sky. Millennium's Winthrop proposal seems to build on this previous success. The proposed tower adds really interesting metal fins that seem to cascade down the building like a waterfall. I can't wait to see what this will look like throughout the day and from all directions!</p>
7/4/2016	<p>I've been very interested in the Winthrop Square proposals, as a neighbor, a professional and as a critic. I live and work in the Leather District, which has few amenities and relies on the Downtown Crossing area for the basics like grocery stores and pharmacies. As an architect and urbanist, I am also very interested in how the city is evolving and the quality of buildings, streets and public spaces in Boston. As a critic - I teach design at the Harvard Graduate School of Design and I write on architecture. I wrote "Skyscraper Vertical Now," published by Rizzoli in 2003. In reviewing the proposals for the new towers at Winthrop Square I as struck by the range in quality of the design proposals and the different degrees to which they addressed the city at the urban scale, on the skyline, and on the pedestrian scale, as the towers met the ground. Two my eye, two schemes rise above the others in terms of design, offering an appropriate response to the urban context, both at the skyline and at the sidewalk. The SHOP/Hacin proposal and the Handel Architects are much stronger than the rest. Both propose towers that have a strong massing and urban form, with appropriate facade treatments, the SHOP/Hacin scheme through a strategy of rotation, the Handel scheme through the pleating articulation of the facade. Both towers also develop strategies for meeting the ground: the SHOP/Hacin scheme through its public concourse and stepped outdoor terraces, the Handel scheme with its grand arcade. The other towers erred on the side of gratuitous form making (Lendlease), or utterly banal (Trinity). With regard to urban impact, I have to say that Millennium Partners has dramatically impacted Downtown Boston by building consistently good buildings in neighborhoods that have greatly benefited from the investment and activation. Starting at One Charles and the Lowes Cinema, the Ritz Carlton, and now Filene's. These projects have transformed the neighborhood and the skyline, bringing activity to the downtown. Business are attracted. The streets seem safer. The Burnham Building is restored and Downtown Crossing is buzzing again. The Roche Bros supermarket in the former Burnham Building has transformed urban living in Downtown Boston. For many reasons, some of which I have briefly outlined above, I am a strong supporter of the Millennium/Handel scheme.</p>

7/6/2016

The Boston Preservation Alliance is Boston's primary, non-profit advocacy organization that protects and promotes the use of historic buildings and landscapes in all of the city's neighborhoods. With 40 Organizational Members, 85 Corporate Members, and a reach of 35,000 friends and supporters we represent a diverse constituency advocating for the thoughtful evolution of the city and celebration of its unique character. We appreciate the opportunity to offer comments on projects that impact the historic character of the city.

The Alliance is in the process of reviewing and analyzing the proposals to redevelop Winthrop Square. Any development on this site will have significant impacts on the neighborhood and we appreciate the BRA's effort to invite multiple proposals which allows for a more comprehensive process and, ultimately, a more successful project. It is exciting to see the wide variety of community benefits offered. We will submit comments on all of the proposals after a careful consideration of each.

In the meantime, the Alliance strongly urges the BRA to dismiss the Trans National Properties proposal that requires the demolition of the historically significant Paul Rudolph building at 133 Federal Street. This building is a pending Boston Landmark and the testimony at the Boston Landmarks Commission regarding the significance of this building was clear. In his 1956 design, Rudolph innovatively wove together the building's systems and structure creating a façade that challenged the prominent curtain wall design and better related to its surroundings. The building put Boston on the map in the history of tall building design. It is currently a functioning building and recent examples, including the BU Law School Tower, that upgrade and modify mid-century buildings prove that preservation is not just possible but can be an environmentally and economically sound solution for these types of buildings.

The other proposals prove that a successful, vibrant development can occur on this site without the demolition of this contributing, historic building. In other words, as will be discussed at an Article 85 hearing should demolition be proposed, there are clearly viable alternatives to demolition. The Alliance strongly suggests that the BRA demonstrate its commitment to the balance between new growth and development and the preservation of Boston's unique character and sense of place by dismissing a proposal that unnecessarily demolishes an important element of the city's streetscape and architectural history.

We offer our assistance, as I am certain will our colleagues at the Boston Landmarks Commission and Docomomo, to help the city review and identify significant historic resources that should be retained before proposals are solicited for development sites in order to avoid further risk to our cultural built environment.

7/6/2016	<p>I am a resident of Trinity Management Properties @ 4560 Washington Street #409 in the Roslindale neighborhood. Today, I heard a presentation about the 115 Winthrop Square proposal that Trinity Financial has presented to the BRA. I support Trinity Financial's proposal for the following reasons:</p> <ol style="list-style-type: none"> 1. Trinity Financial is an American based developer with a local address; unlike project #2 who is based in Australia with an office in Charlestown. 2. As a resident of Trinity Management properties for the past four years I can testify that Trinity Management is very responsive to the concerns of the residents and they address our concerns in a timely manner. And because of that I believe that Trinity Financial will be responsive to you, your staff, and BRA should concerns arise as the project progresses. 3. Trinity Management does a superior job @ keeping the grounds here @ 4560 Washington Street appealing and well groomed and the property is well maintained; and because of that I think Trinity Financial's proposed project has more of a curb appeal as a result of their proposed green space and use of sustainable materials. 4. Trinity Financial has a culturally diverse workforce and they have a number of property in the Boston area and as a result they have a proven record of knowing the importance of having and maintaining a diverse workforce and community economically and culturally; and because of that they know how to bring together a socially interactive community; Trinity Financial has brought the aforementioned experience to the 115 Winthrop Square project through the proposed retail, hotel, residential units, and job creation opportunities. 5. While I do not know how many affordable units project #2 and project #4 has discussed with their Asian consulting firms; I think that it is a safe bet that they are not proposing that 40% of their housing stock be affordable as Trinity Financial has. And to boot Trinity Financial has proposed that 40% of the units @ 115 Winthrop Square be affordable into perpetuity; I think its safe to say that none of the other projects has made it a part of their proposal that their affordable housing units be affordable into perpetuity. 6. Finally and most importantly, Trinity Financial has a proven track record of engaging the kids and teens through activities and employment as I can testify @ my apartment complex with the property management team and the resident specialist. I'm not sure, however, I think it is safe to say that none of the other projects are offering anything for the youth by way of job training or employment - Trinity Financial has, they have co-partnered with Youth Build Boston and Mel King Empowerment Program. <p>Mayor Walsh, you say that your heart is with the youth of Boston, well by supporting and choosing Trinity Financial's proposal for the 115 Winthrop Square project you will be demonstrating that the young people of Boston is a priority to you as well as demonstrating that you are about inclusion because of your desire to have and maintain an economically and culturally diverse workforce and community. Thank you for your kind attention to this matter.</p>
7/22/2016	<p>I live in the Leather District and work in Beacon Hill. I fully support the Hudson/Lendlease/Eagle proposal to develop the Winthrop Square garage parcel. Hudson Group has a great track record of development in the nearby Chinatown and Leather District neighborhoods. Their partnership with a global leader such as Lendlease and the minority owned Eagle Development Partners fully rounds out this diverse team. I believe that the team's approach to community partnerships, actual affordable housing creation, and the commitment to the arts should serve as a model for future development in the city of Boston. Thank you for the opportunity to comment. I urge you to designate this significant opportunity to the Hudson/Lendlease/Eagle team.</p>