



**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

101 Federal St, 29th Floor | January 5, 2017 | 6:30pm

PUBLIC COMMENT

I OPPOSE THE PROJECT AS PROPOSED

BUT FULLY SUPPORT ANY

PROJECT THAT CONFORMS TO

EXISTING STATUTES INCLUDING

SHADOW LAWS

CONTACT INFORMATION

NAME:

A. B. MORRIS

ADDRESS:

301 BARKLEY, BOSTON

EMAIL ADDRESS:



January 5, 2017

To: Christopher Tracy & Jonathan Greeley, Boston Planning & Development Agency
Regarding: 115 Winthrop Square Public Meeting #2

*Please return comments to BPDA table

From: A. P. Morris

Affiliation/Address: TAXPAYER

Email/Phone: [REDACTED]

Comments: THIS EVENT IS IN NO
WAY A HEARING AND IS AN
AFFRONT TO TAXPAYERS
LIKE ME WHO SEE CLEARLY
THAT BT/2 ASSOCIATES
CONFLICT OF INTEREST IN THE
BPDA PROVIDING A VENUE IN
WHICH A COMMERCIAL PARTY
PROMOTES ITS OWN INTERESTS
EXCLUSIVELY WITH NO ALTERNA-
TIVE VIEWS PRESENTED. I
HOPE THAT THE CITY OF BOSTON
PAID NO FEES AND OBTAINED
NO ECONOMIC SUPPORT TO THIS
EVENT (1/5/17).

Comments can also be emailed to: christopher.tracy@boston.gov or
jonathan.greeley@boston.gov



Casey Hines <casey.a.hines@boston.gov>

no shadows, please

1 message

Abbey Flores [REDACTED]

Tue, Jan 10, 2017 at 1:02 PM

To: casey.a.hines@boston.gov

Dear Ms Hines,

I'm writing a note in support of doing all we can to preserve the light and integrity of the Boston Common and public gardens. PLEASE stop large downtown developments from building in ways that impact the light the parks receive.

Thank you very much,

Abbey Flores
Boston resident



Casey Hines <casey.a.hines@boston.gov>

Winthrop Square development objection

1 message

Abby Bristol Hafler [REDACTED]
To: casey.a.hines@boston.gov

Wed, Jan 11, 2017 at 9:51 AM

Hello,

I am a devoted Boston resident who loves the Public Garden and Boston Commons—I play with my daughter in both parks daily, and I STRONGLY object to the Winthrop Square proposal. It violates the State's shadow laws that are design to preserve precious, historic open spaces for the entire city to use and enjoy, and it creates a dangerous precedent for further development plans that could similarly destroy these precious spaces.

These two parks are public goods, historic spaces and huge attractions for both Boston residents and tourists. They are a legacy we as a city should be leaving to our children, not a space that can be made less warm, beautiful and inviting of the convenience of developers.

Please vote NO on the Winthrop Square development proposal and protect the Public Garden and the Boston Common and their sunlight for everyone.

Sincerely,
Abby Bristol Hafler

Ujeedo: Tageero Mashruuca Dhismaha (Support Winthrop Square Project)

Taariikhda:- 01/05/2017

Anigoo Abd. R34x, waxaan si buuxda u taageerayaa Mashruuca Dhismaha
(Support Winthrop Square Project)

Waxaana raalli ka ahay in si degdeg ah loo ogolaado hirgelinta mashruucaas kor ku xusan.

Wixii sual ah ee ku saabsan arrintaas diyaar baan u ahay in wax layga weeediiyo

Mahadsanid

Name: Abd. R34x Ali

Saxiix: Ali



**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

101 Federal St, 29th Floor | January 5, 2017 | 6:30pm

PUBLIC COMMENT

I agree to send that
building - Because He
Created Job

CONTACT INFORMATION

NAME: *Abdulahi*

ADDRESS:

EMAIL ADDRESS:

Date-1/2/2017

Mr. Jonathan Greeley
Ms. Casey A. Hines
Mr. Christopher Tracy
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

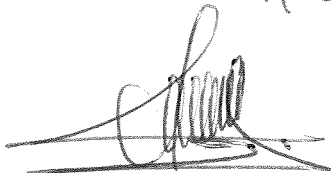
Re: Winthrop Square

Dear Mr. Greeley, Ms. Hines, and Mr. Tracy:

I am struck by the opportunity for employment that this project promises for all Bostonians, from the construction and design workers to the operating entities and their future office staffs. What better place than Downtown Boston? Please bring the project forward!

In addition, I understand the Winthrop Square proposal includes a hefty infusion of funds to create new affordable housing for this city. Nothing is more important to keep Boston strong than to have people of varying incomes sharing in the benefits of our growing economy.

Sincerely yours, 





**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

101 Federal St, 29th Floor | January 5, 2017 | 6:30pm

PUBLIC COMMENT

WE ENCOURAGING THIS PROJECT TO BE
BUILT IN BOSTON. IT IS AMAZING TO HAVE
THIS PROJECT - TO FIND JOB AND
HOUSING

CONTACT INFORMATION

NAME: ABDULLAH GURHAN
ADDRESS: 74 SUMNER ST BOSTON, MA 02128
EMAIL ADDRESS: [REDACTED]

Date-12/30/2016

Mr. Jonathan Greeley
Ms. Casey A. Hines
Mr. Christopher Tracy
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

Re: Winthrop Square

Dear Mr. Greeley, Ms. Hines, and Mr. Tracy:

When the BRA staged an Open House at Faneuil Hall last June, I visited the various proposals, and I must say the one selected by what's now the BPDA had to be the winner. It's got exactly what this city's downtown needs: a package that envisions innovative workplaces, upscale residences with winning views across the landscape, and, best of all, a winning design for public space that all of us Bostonians can enjoy.

I really appreciate the mix of commercial and residential uses in this project and how the Great Hall holds the promise of becoming a gathering place for all of Boston to enjoy. Please make sure the Great Hall stays open throughout the day and evening and on the weekend, and I encourage the city and the development team to schedule all kinds of events to take place in the Great Hall that will bring lots of people to energize Downtown.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Rahda Juma". The signature is fluid and cursive, written over the "Very truly yours," text.

1-5-17



Casey Hines <casey.a.hines@boston.gov>

Winthrop Square Development Proposal

1 message

Mason, Abigail [REDACTED]

Thu, Jan 19, 2017 at 1:52 PM

To: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>

I am writing as a long-time Boston resident to express my concern over the 775 foot tall building proposed by Millennium Partners for Winthrop Square. I believe strongly that the building should be required to be in full compliance with both Massport's height restrictions and the state shadow laws. The current proposal violates these laws. The financial interests of a few—the future condominium owners and the developer—should not be allowed to triumph over the rights and the safety of the many, in this case, the citizens of Boston.

The two shadow laws have served the City well over the last 25 years. They have allowed for robust development while protecting the Boston Common and the Public Garden from shadow creep. A lower, denser building (perhaps without the Great Hall and the Solaria) would eliminate the shadows and still provide the City with significant resources, construction jobs, long-term employment opportunities, and tax revenue.

Winthrop Square is not the first, nor will it be the last proposed development that would cast damaging shadows on our parks. Without a comprehensive, long-term plan, excessive shadowing of the parks is inevitable and irreversible. Shadows permanently harm the parks and ruin the public's enjoyment. The shadow laws were enacted for sound reasons—these reasons that still hold true today. We should not set a bad precedent by allowing the Winthrop Square project to violate the laws.

The Boston Common and the Public Garden are irreplaceable public resources. They have been an integral part of the City for over 350 years. The Common was purchased in 1634 by the citizens of Boston for public use. When Boston became a city in 1822, it was written into law that the Common must be held intact unless decided otherwise by a majority of the citizens. Our elected officials hold these properties in sacred trust and they must respect history—they have a responsibility to all the citizens of Boston, past, present, and future.

The Boston Common and Public Garden are also critical to the City's economic future—undeniably more important than one high-rise building. They raise commercial and residential real estate values, are the sites of countless events throughout the year that are enjoyed by many, and contribute significantly to Boston's enviable reputation as a city that offers an exceptional quality of life.

With every decision like this, we leave a legacy. What does the Mayor of Boston want his legacy to be? History can help him with this question—today we applaud those determined citizens of yesteryear who worked tirelessly to protect the Boston Common and the Public Garden and we hold in very low esteem those who allowed unsightly and irresponsible development in the City.

Thank you.

Abigail B. Mason

This e-mail may contain confidential or privileged information.
If you are not the intended recipient, please notify the sender immediately and then delete it.

TIAA



**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

101 Federal St, 29th Floor | January 5, 2017 | 6:30pm

PUBLIC COMMENT

One of the reasons that Boston is so popular is the quality of life it offers its residents. One of the key ingredients is the availability of our parks, particularly the Common and the Public Garden. They need to be protected from damaging shadows. The Winthrop Square buildy should be redesigned so that it does not violate the state's two shadow laws.

CONTACT INFORMATION

NAME:

Abigail B. Mason

ADDRESS:

72 Chestnut St.

EMAIL ADDRESS:





Casey Hines <casey.a.hines@boston.gov>

115 Winthrop Square - Public Comment

1 message

Adam Brinch [REDACTED]

Mon, Jan 16, 2017 at 9:30 AM

To: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>, "josh.zakim@boston.gov" <josh.zakim@boston.gov>

Casey/Josh-

I am writing in support of Millennium Partners' proposed development at the current site of the Winthrop Square garage. While preserving the public's enjoyment of our city's parks and green spaces is paramount, the benefits of Millennium's proposal FAR outweigh the costs.

In addition to the obvious \$152M economic windfall that comes along with the project, the residual impact of this new tower will benefit Boston for generations to come. In addition to the temporary construction jobs, in addition to the permanent jobs, in addition to the \$12M+ increase to the city's tax base, and in addition to the future housing stock, there are two primary opportunities that I am most excited about:

1. Activation of the ground floor by the Great Hall. As someone who has worked in the financial district for the past decade, this area of the city is greatly in need of a more dynamic street level experience. It creates energy. It makes the core of the district safer. And most importantly, it provides a venue for public enjoyment and the opportunity to bring amazing cultural programming to the citizens of Boston.

2. Commercial office tower's ability to attract the next great employer to the City of Boston. We are in the midst of full blown competition with the other great gateway cities (Manhattan, San Francisco, Seattle) to attract the best and brightest corporate employers. As witnessed by GE's recent announcement, Boston offers the talent pool and quality of life to compete at the highest level. What Boston does not yet offer, is world class, cutting edge and sustainable real estate offerings to capture these free agent companies. This building offers the first, of what will hopefully be many opportunities, to build generational physical structures that are attractive to corporate occupiers seeking the absolute best places to build their organizations.

Please accept this comment in unequivocal support of Millennium Partners proposed project. I can be reached by phone or email per the below information for further comment.

Sincerely,

Adam Brinch

Adam S. Brinch | Senior Vice President | Partner

CBRE/New England | Urban Brokerage
33 Arch Street, 28th Floor | Boston, MA 02110
[REDACTED]



Casey Hines <casey.a.hines@boston.gov>

Fwd: 115 Winthrop Square - Public Comment

1 message

Jonathan Greeley <jonathan.greeley@boston.gov>
To: Casey Hines <casey.a.hines@boston.gov>

Sun, Jan 8, 2017 at 11:38 AM

----- Forwarded message -----

From: **Adam Brinch** [REDACTED]
Date: Sun, Jan 8, 2017 at 11:13 AM
Subject: 115 Winthrop Square - Public Comment
To: "christopher.tracy@boston.gov" <christopher.tracy@boston.gov>, "jonathan.greeley@boston.gov" <jonathan.greeley@boston.gov>

To whom it may Concern-

I am writing in support of Millennium Partners' proposed development at the current site of the Winthrop Square garage. While preserving the public's enjoyment of our city's parks and green spaces is paramount, the benefits of Millennium's proposal FAR outweigh the costs.

In addition to the obvious \$152M economic windfall that comes along with the project, the residual impact of this new tower will benefit Boston for generations to come. In addition to the temporary construction jobs, in addition to the permanent jobs, in addition to the \$12M+ increase to the city's tax base, and in addition to the future housing stock, there are two primary opportunities that I am most excited about:

1. Activation of the ground floor by the Great Hall. As someone who has worked in the financial district for the past decade, this area of the city is greatly in need of a more dynamic street level experience. It creates energy. It makes the core of the district safer. And most importantly, it provides a venue for public enjoyment and the opportunity to bring amazing cultural programming to the citizens of Boston.

2. Commercial office tower's ability to attract the next great employer to the City of Boston. We are in the midst of full blown competition with the other great gateway cities (Manhattan, San Francisco, Seattle) to attract the best and brightest corporate employers. As witnessed by GE's recent announcement, Boston offers the talent pool and quality of life to compete at the highest level. What Boston does not yet offer, is world class, cutting edge and sustainable real estate offerings to capture these free agent companies. This building offers the first, of what will hopefully be many opportunities, to build generational physical structures that are attractive to corporate occupiers seeking the absolute best places to build their organizations.

Please accept this comment in unequivocal support of Millennium Partners proposed project. I can be reached by phone or email per the below information for further comment.

Sincerely,

Adam Brinch

1/10/2017

City of Boston Mail - Fwd: 115 Winthrop Square - Public Comment

Adam S. Brinch | Senior Vice President | Partner

CBRE/New England | Urban Brokerage
33 Arch Street, 28th Floor | Boston, MA 02110
[REDACTED]
[REDACTED]

Please consider the environment before printing this email.



**boston planning &
development agency**

Jonathan Greeley, AICP

Director of Development Review

617.918.4486

jonathan.greeley@boston.gov

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

Ms. Casey A. Hines
Mr. Jonathan Greeley
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

Re: Winthrop Square

Dear Mr. Greeley and Ms. Hines

I understand there have been some concerns over the tower Millennium Partners is proposing for Winthrop Square. I urge you to allow their plans to proceed. All of the proposals for the area would have caused the same concerns, simply because in order to make a building in that lot financially feasible, it will need to be taller than the adjacent buildings. Attempts to ask for new proposals that adhere to the "shadow law" will be not nearly as successful or advantageous to the City. With the incentives and improvements that Millennium Partners is offering, I believe staying with their proposal is the best course of action.

Sincerely,

Adam Geragosian
8 Wall St
Charlestown, MA 02129

Ms. Casey A. Hines
Mr. Jonathan Greeley
Mr. Christopher Tracy
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

1/13/17

Re: Winthrop Square

Dear Mr. Greeley, Ms. Hines, and Mr. Tracy:

It is time for Boston to become the city that we all aspire it to be. It really hit me this holiday season when I went to the city hall ice skating plaza then was doing some shopping in downtown crossing, that there was very limited options for eating around the Macy's area. Areas past Chauncy Street seemed like a ghost town. The introduction of residential and retail buildings in the Downtown Crossing area has really changed the feeling and has started to add more places to welcome people past work hours. The Winthrop Square site is a great opportunity to build upon this urban revitalization that this area so desperately needs. This project will make Downtown Crossing an area that people want to come to even after work hours. This will undoubtedly bring long-term financial benefits to the city. Don't let shadows that don't cast on the public Garden past 8:00am deter such a great financial opportunity for the people of Boston.

Yours truly,

Adam Ladd
450 East 3rd St Unit 1
Boston, MA 02127



**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

101 Federal St, 29th Floor | January 5, 2017 | 6:30pm

PUBLIC COMMENT

I am here this evening in support of this project. As someone who works in the downtown area, I believe the benefits to the public from this development will be significant. Like the recent Millennium Tower project completed by the developer, this project will further revitalize the downtown area, provide additional employment opportunities in the city both pre and post construction, provide additional tax revenue to the city, and the nature of the mixed use development will both encourage those that purchase condominiums in the development to remain in the city and encourage those outside the city to visit in an area of downtown that is under-populated on the weekends.

CONTACT INFORMATION

NAME: Adam T. Kurth

ADDRESS: 289 Mount Auburn Street, Watertown, MA

EMAIL ADDRESS: [REDACTED]

Ujeedo: Tageero Mashruuca Dhismaha (Support Winthrop Square Project)

Taariikhda:- 01/05/2017

Anigoo Amey, waxaan si buuxda u taageerayaa Mashruuca Dhismaha
(Support Winthrop Square Project)

Waxaana raalli ka ahay in si degdeg ah loo ogolaado hirgelinta mashruucaas kor ku xusan.

Wixii sual ah ee ku saabsan arrintaas diyaar baan u ahay in wax layga weeediiyo

Mahadsanid

Name: Amey Isse

Saxiix: Amey



boston planning &
development agency

115 WINTHROP SQUARE

Open House – Second Public Meeting
101 Federal St, 29th Floor | January 5, 2017 | 6:30pm

PUBLIC COMMENT

I AM SIMPLY NOT IN FAVOR OF THIS
PROJECT THAT INFRINGES ON
PUBLIC SPACE - ADDS MORE
SHADOW TO OUR PUBLIC PARKS. THE
LAW WAS WRITTEN, LIKELY A
COMPROMISE ~~TO BEAS~~ IT WAS APPROVED.
NOW IT SHOULD BE FOLLOWED. (PERIOD)

CONTACT INFORMATION

NAME: AL VAN HANSEN
ADDRESS: 80 BEACON ST. BOSTON
EMAIL ADDRESS:



Casey Hines <casey.a.hines@boston.gov>

Winthrop Square Development

1 message

alecia manning [REDACTED]

Fri, Jan 13, 2017 at 9:20 PM

To: casey.a.hines@boston.gov

Cc: byron.rushing@mahouse.gov, joseph.boncore@masenate.gov, aaron.michlewitz@mahouse.gov, william.brownsberger@masenate.gov, jay.livingstone@mahouse.gov, michelle.wu@boston.gov, frank.baker@boston.gov, andrea.campbell@boston.gov, mark.ciommo@boston.gov, a.e.george@boston.gov, michael.f.flaherty@boston.gov, tito.jackson@boston.gov, salvatore.lamattina@cityofboston.gov, bill.linehan@cityofboston.gov, timothy.mccarthy@boston.gov, matthew.omalley@boston.gov, ayanna.pressley@boston.gov, josh.zakim@boston.gov, mayor@boston.gov

I oppose the Winthrop Square Development. I am especially concerned that the development violates the State's shadow laws. One-off exemptions like this are inappropriate when it impacts major public downtown open space such as the Public Garden and the Boston Common.

This project is rushed and should not proceed as currently proposed.

Alecia Manning

36 Pinckney Street

Boston, MA 02114

[REDACTED]



**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

101 Federal St, 29th Floor | January 5, 2017 | 6:30pm

PUBLIC COMMENT

I have lived near and worked in the DTX area for 10 years now. It is not until recently that I have been proud of the area and felt safe bringing my nieces and nephews around. I attribute this largely to the Millennium Tower project and I look forward to continued advancement in DTX with this project. I hope this project is approved and hope to support in any way I can.

CONTACT INFORMATION

NAME: Alex Bain

ADDRESS: 67 Berkeley St, Boston

EMAIL ADDRESS: [REDACTED]

Dear City Councilor,

I am writing to express support of the new Winthrop Square Project. This project is important and necessary to the continued growth of Boston. As a city, we cannot afford to lose this opportunity to reshape Downtown Boston on an under-utilized site that missed the real estate market cycle and has sat idle for the last ten years.

In order for Downtown Boston to evolve into a vibrant residential neighborhood, we need more residences. Over the past twenty years, the city of Boston has invested tens of millions of dollars in improvements to upgrade and transform this once blighted area into a growing and stunning neighborhood. Winthrop Square will serve as a continuum of the success of Downtown Crossing. The Winthrop Square project will offer desirable and relevant new residential condominiums as well as stunning public spaces that will enhance the "user experience" for all Boston residents. In addition, the state of the art office space will attract businesses to the area that provide good paying jobs so that all Bostonians benefit from the existing infrastructure improvements that have proven successful thus far.

The Winthrop Square Project takes advantage of the amazing "walkability" factor of Downtown Boston. Without homes, offices and "feet on the street" after 5pm, Downtown Boston will remain asleep and dormant... which is not the vision for the area. In addition, the Winthrop Square Project will also support and activate the Pedestrian Zone on Washington, Summer and Franklin Streets which is already teaming with people now that the Filene's site has been redeveloped.

The shadow issue in the early morning on the Boston Common and Boston Garden should not stifle Boston's growth in an area that is in the heart of the Boston's "spine" where height is appropriate and essential. I welcome a site-specific legislative change in the law to allow this project to move forward.

Please support the legislative changed need to get Winthrop Square moving forward.

Sincerely,

Alex Blythe

210 L St. #2
S. Boston, MA
0027

cc: Casey Hines
BPDA



boston planning &
development agency

115 WINTHROP SQUARE

Open House – Second Public Meeting

101 Federal St, 29th Floor | January 5, 2017 | 6:30pm

PUBLIC COMMENT

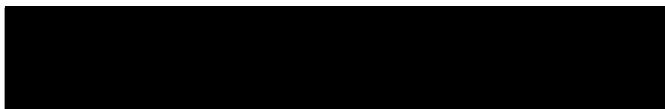
Millennium Partners is an absolute asset to the City of Boston. Looking at DTX from when the Ritz Towers were constructed, to where it is now with Millennium Place & Millennium Tower; ~~the~~ what they have done is jaw dropping. Needless to say I think ~~they~~ and strongly believe they will continue to clean DTX with the Winthrop Sq project.

CONTACT INFORMATION

NAME: Alex Davais

ADDRESS: 35 Channel Center St. Boston, MA 02210

EMAIL ADDRESS:





**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

101 Federal St, 29th Floor | January 5, 2017 | 6:30pm

PUBLIC COMMENT

I would like to see this project built.
After reading about the project I
think the money that will go to city
parks and affordable housing outweighs
the shadow.

CONTACT INFORMATION

NAME: Alex Merrifield

ADDRESS: 1 Franklin Street, Unit 1202

EMAIL ADDRESS: [REDACTED]

January 5, 2017

To: Christopher Tracy & Jonathan Greeley, Boston Planning & Development Agency
Regarding: 115 Winthrop Square Public Meeting #2

*Please return comments to BPDA table

From: Alex Monteiro
Affiliation/Address: Boston Resident

Email/Phone: [REDACTED]

Comments: This project will bring substantial income
to the city of Boston. Affordable housing units
will provide a home for many low income families.
This building adds to the beautiful skyline
of Boston, as well as create permanent jobs

Comments can also be emailed to: christopher.tracy@boston.gov or
jonathan.greeley@boston.gov



**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

101 Federal St, 29th Floor | January 5, 2017 | 6:30pm

PUBLIC COMMENT

I'm beyond excited to see Boston to
continue to emerge as a World Class City.
This project is proof in the pudding
that this an amazing city. MP is a
company that changes places are for
the better. They turn tragedy into triumph
they will make this project the envy of
the country

CONTACT INFORMATION

NAME: Alex Perch
ADDRESS: 69 Dutton St Malden MA 02148
EMAIL ADDRESS: [REDACTED]

January 5, 2017

To: Christopher Tracy & Jonathan Greeley, Boston Planning & Development Agency
Regarding: 115 Winthrop Square Public Meeting #2

*Please return comments to BPDA table

From: Alexandra Malonis
Affiliation/Address: Resident / 1410 Columbia Rd, Apt 11B, Boston, MA
02127
Email/Phone: [REDACTED]

Comments: As a young member of the Boston community, I greatly
enjoyed the format of this evening's meeting. It was incredibly
interactive and educational. I never felt like I was too young or
didn't know enough to share an impactful opinion on the Winthrop
Square development. After viewing the exhibits tonight, I do not
see why a ~~minimal~~ minimal shadow should impact the advancement
of Boston's downtown area. Unlike other buildings going up in our
town that are solely focused on luxury lifestyle. This building
has something for everyone in the public and has the opportunity
to catapult our downtown district.

Comments can also be emailed to: christopher.tracy@boston.gov or
jonathan.greeley@boston.gov



**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

101 Federal St, 29th Floor | January 5, 2017 | 6:30pm

PUBLIC COMMENT

I am a proponent of the project because of
the jobs and improvements it has the potential to
bring to the city. Given the success of Millennium Tower
at downtown crossing, I believe ^{this new project} ~~it~~ will have incredible
impacts on low-income and in-need neighborhoods
around Boston who can benefit from the impacts
of this project

CONTACT INFORMATION

NAME: Alexandra Mitropoulos

ADDRESS: Milk Street, Boston, MA

EMAIL ADDRESS: [REDACTED]



Casey Hines <casey.a.hines@boston.gov>

shadow on the Public Garden

1 message

Alexandra Watkins [REDACTED]
To: casey.a.hines@boston.gov

Thu, Jan 12, 2017 at 8:41 AM

I am appalled that Mayor Walsh has a complete disregard of the ordinance concerning the shadows cast on the Public Garden

As far as I know the Sun has not change it 's course .

Does he care about BOSTON ,or only about the BOTTOM LINE ?

Alexandra Watkins



Casey Hines <casey.a.hines@boston.gov>

Re: Contact Us Submission: # 2699 // Development

1 message

Emily Wieja <emily.wieja@boston.gov>

Fri, Jan 20, 2017 at 9:05 AM

To: [REDACTED] Casey Hines <Casey.A.Hines@boston.gov>

Cc: BRAWebContent <BRAWebContent@boston.gov>, Michael Christopher <michael.christopher@boston.gov>

Hello Alice,

Thank you for contacting the Boston Planning & Development Agency (formerly the Boston Redevelopment Authority). I am copying Casey Hines, project manager, to direct your comments.

Best,

**boston planning &
development agency****Emily Wieja**

Web Content Manager

617.918.4443

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

On Thu, Jan 19, 2017 at 5:23 PM, <[REDACTED]> wrote:

CommentsSubmissionFormID: 2699

Form inserted: 1/19/2017 5:22:58 PM

Form updated: 1/19/2017 5:22:58 PM

Document Name: Contact Us

Document Name Path: /About Us/Contact Us

Origin Page Url: /about-us/contact-us

First Name: alice

Last Name: boelter

Organization: boelter & associates

Email: [REDACTED]

Street Address: 106 lake shore drive

Address Line 2:

City: wayland

Subject: michael.christopher@boston.gov:Development

State: MA

11/11/2016

Zip: 01778

Comments: The Winthrop Square development proposal is ill-advised given the shadows it will cast on the Boston Common. I find it disheartening to have the BPDA authorizing such a building design. The parking garage was owned by the City of Boston, transferred to the BRA/BPDA and now is conveyed to a private developer who will be authorized by a public agency to violate laws regulating shadows on such a significant national treasure. What does this say about the law? What happens to the public's respect for the law when public agencies treat it so cavalierly? Please demand the redesign of this building for the sake of respect for laws on the books as well as landmarks so vital to the nation as a whole. Thank you.



Casey Hines <casey.a.hines@boston.gov>

Winthrop Square- SUPPORT

1 message

Alison Powers <[REDACTED]>

Thu, Jan 19, 2017 at 3:33 PM

To: bill.linehan@boston.gov, casey.a.hines@boston.gov

Dear City Councilor,

My name is Alison Powers, and I live in South Boston at 578 East Broadway. I am writing to you about the Winthrop Square Tower.

I am writing to express support of the new Winthrop Square Project. This project is important and necessary to the continued growth of Boston. As a city, we cannot afford to lose this opportunity to reshape Downtown Boston on an under-utilized site that missed the last real estate market cycle and has sat idle for the last ten years. The Winthrop Square Project takes advantage of the amazing "walkability" factor of Downtown Boston. Without homes, offices and "feet on the street" after 5:00 PM, Downtown Boston will remain asleep and dormant....which is not the vision for the area. In addition, the Winthrop Square Project will also support and activate the Pedestrian Zone on Washington, Summer and Franklin Streets which is already teeming with people now that the Filene's site has been re-developed.

The shadow issue in the early morning on the Boston Common and Boston Garden should not stifle Boston's growth in an area that is in the heart of the Boston's "spine" where height is appropriate and essential. I welcome a site-specific legislative change in the law to allow this project to move forward.

Boston is becoming a world class city and I feel strongly that this project will continue to fuel our economy and rebuild the heart of our beloved city. I would ask if you can please keep this in mind when voting on this project and support the legislative need to get Winthrop Square moving forward.

Sincerely,

Boston Resident

Alison Powers

578 East Broadway, unit 1

Boston, MA 02127



Casey Hines <casey.a.hines@boston.gov>

Boston Common and Public Garden

1 message

Alison Rosenblum [REDACTED]

Tue, Jan 10, 2017 at 4:47 PM

To: casey.a.hines@boston.gov

Hi Ms. Hines,

I understand there is a consideration for a Winthrop Square development that will cause shadows on the Boston Common and/or Public Garden and that this violates the State's shadow laws.

I am very dismayed about this news. These 2 parks are an iconic part of Boston and in my opinion one of the very best parts of Boston. I am blown away by how beautifully they are kept up and they are very important to me and my life in Boston.

I'm not sure how this can happen if it violates the laws. Please consider not allowing this. Sunlight is so incredibly important to the quality of life, and not only would this impact the small amount of park space we have now, but would also set a precedent for building in the future. I assume those laws were put in place to deter exactly that!

Thank you so much for your consideration.

Sincerely,

~Alison Rosenblum
[REDACTED]

ALLAN E. TAYLOR
115 Myrtle Street
Boston, MA 02114

January 20, 2017

BY ELECTRONIC MAIL

Casey Ann Hines, Senior Project Manager
Boston Planning & Redevelopment Agency
One City Hall Square
Boston, MA 02201

Re: Comment Letter
115 Winthrop Square Project

Dear Ms. Hines:

As you know, I am a member of the Impact Advisory Group appointed for this Project; and I have been a Boston resident for over forty years. What follows are my comments regarding the Project, to which I am vigorously opposed in its current design.

The Project is in gross violation of the shadow laws enacted by the Massachusetts legislature to protect the Boston Common and the Boston Public Garden, two iconic treasures of priceless historical and cultural value to the City. Moreover, the manner in which the Project contravenes those laws is not a minor, technical violation; rather, the Project would cast an enormous shadow across both parks all the way to the Commonwealth Avenue Mall adversely affecting the parks' valued horticulture and the quality of life of the thousands of residents and visitors who enjoy these parks every day of the year. These parks are among the City's most important assets and the overwhelming public interest demands they be protected, which was the thoughtful rationale behind the enactment of the shadow laws over twenty-five years ago. That public interest is, if anything, even stronger today in this period of rapid development than it was then.

Section 1.3 of the Project Notification Form for the Project lists a number of "Public Benefits" the Project supposedly offers, yet the characterization of many of these items as real "Public Benefits" is dubious at best, particularly when weighed against the enormous importance to the City of the protection of the Common and the Public Garden. Indeed, supposed "Benefits" from the Project listed in the Project Notification Form like "The Accelerator: Keeping Innovation in Boston," "Creative and Productive Spaces that Work," "Enhancement of the Downtown Public Realm," and "Sustainable Development for the Future" are little more than public relations fluff; and the miniscule benefit a few additional high-end restaurants and shops that the Project's highly touted "Great Hall" will supposedly add to the vicinity pales in comparison to the detrimental effect the Project will have on two of Boston's cultural treasures.

Moreover, *not a single one of the supposed "Public Benefits" listed in the Project Notification Form would be lost or eliminated if the Project were designed in compliance with the current laws.* True, less money may flow to the City from a design that is in compliance with the law, but when the incremental difference is calculated, any argument that the public interest of the residents of the City of Boston is better served by the construction of this Project in its current design as opposed to an alternative design protecting the Common and the Public Garden defies all logic and is remarkably short-sighted. Even more short-sighted is the notion that the value of the additional number of short-term construction jobs required to build the Project in its current design as opposed to a structure that complies with the law somehow outweighs the permanent detrimental effect the Project will have on these two treasured parks, particularly in a period when unemployment is low and construction in the City is flourishing with many more projects in the pipeline. Development in the City has prospered over the past several decades while staying within both the letter and the spirit of the shadow laws, and there is no reason to make an exception for this Project.

Construction of this Project in its current form will require not simply a zoning variance but an actual change in the Massachusetts General Laws by the legislature, an extraordinary remedy that will set an alarming precedent. At the same time, there are a myriad of alternative uses that could be made of the garage property on which this Project is proposed to be built, including construction of an office and residence complex of lesser height, that would be within the law and still provide great benefit to the City.

I am also concerned that the affordable housing component of the Project will not be developed on the site of the Project itself. This circumstance clearly undercuts the notion that the Project will provide a significant public benefit to City residents as a whole.

Apparently, the developer also expects that it should be allowed to cast an enormous shadow over these two iconic parks *for free*. What the developer in fact seeks is what amounts to a permanent easement over these two unique, treasured properties, yet there is no provision in the Project Notification Form for the developer to pay a single dime for this extraordinary easement. Nor does it seem plausible to argue that the value of this easement is included in the purchase price for the property where the developer has admitted publicly it was not even aware of the shadow issue when it submitted its bid, the Project Notification Form makes no mention of it as a "Public Benefit," and nowhere in the Project Notification Form is there an explanation as to what portion of the purchase price is supposedly allocated to this easement. Certainly, one would think given the easement would be permanent that its value by today's standards would be astronomical.

Nor is there any provision in the Project Notification Form for the developer to undertake to pay for any damage to the horticulture of the parks the Project may cause over the next hundred years or more whether currently known or unknown. The overwhelming public interest dictates that no developer should be allowed to build a project that is detrimental to the City's priceless public assets, but if the public interest is to be ignored in this instance and the Project is to be allowed to go forward in its current design, at the very least the developer should be required to pay a fair price not simply for the land but also for the permanent detrimental effects the Project will have on those priceless assets.

Accordingly, I ask that the developer be directed to provide the following in its Project Impact Report:

- A comprehensive environmental study of the impact of the Project from a 360 degree perspective to determine the Project's impact not only on the Common and the Public Garden but also on other historical sites and parks in the City, such as but not limited to the Commonwealth Avenue Mall, the Old State House, the current State House, City Hall and City Hall Plaza, the park in Post Office Square, the Custom House and the Greenway.
- A calculation of the financial impact on the Project by the inclusion of affordable housing units on the site itself, and an explanation as to why no units of this type will be included in the Project.
- A calculation of the financial impact on the Project of a reduction in its height in 100 foot increments down to 400 feet together with the impact each such incremental reduction will have on the shadow the Project will cast.
- A detailed explanation of how it calculates the monetary value of the permanent right it seeks to cast the shadows that the Project is projected to cast on the Common and the Public Garden, and any of the City's other priceless public landmarks, and whether and how it intends to compensate the City for receiving the benefit of this extraordinary right.
- What it estimates to be the additional cost of repairing any and all damage these shadows may cause to the horticulture in the two parks over the next hundred years whether known or unknown, and whether and how it is prepared to fund those costs.

Not long ago, in the public debate over whether the City should bid to host the Summer Olympics, much of the discussion centered on Boston's status as a world class city. Boston is, and will continue to be, a world class city because of its many historic and cultural assets like the Common and the Public Garden, but not because of projects like this one.

Thank you for your consideration.

Very truly yours,


Allan E. Taylor

cc: byron.rushing@mahouse.gov
joseph.boncore@masenate.gov
aaron.michlewitz@mahouse.gov
william.brownsberger@masenate.gov
jay.livingstone@mahouse.gov
michelle.wu@boston.gov

frank.baker@boston.gov
andrea.campbell@boston.gov
mark.ciommo@boston.gov
a.e.george@boston.gov
michael.f.flaherty@boston.gov
tito.jackson@boston.gov
salvatore.lamattina@cityofboston.gov
bill.linehan@cityofboston.gov
timothy.mccarthy@boston.gov
matthew.omalley@boston.gov
ayanna.pressley@boston.gov
josh.zakim@boston.gov
mayor@boston.gov



Christopher Tracy <christopher.tracy@boston.gov>

Project Comment Submission: 115 Winthrop Square

1 message

no-reply@boston.gov <no-reply@boston.gov>
To: BRAWebContent@cityofboston.gov, christopher.tracy@boston.gov

Wed, Dec 14, 2016 at 2:25 PM

CommentsSubmissionFormID: 1409

Form inserted: 12/14/2016 2:25:51 PM

Form updated: 12/14/2016 2:25:51 PM

Document Name: 115 Winthrop Square

Document Name Path: /Development/Development Projects/115 Winthrop Square

Origin Page Url: /projects/development-projects/115-winthrop-square/?utm_source=Neighborhoods&utm_campaign=8efca24466-New_Date_115_Winthrop_Public_Meeting12_14_2016&utm_medium=email&utm_term=0_bccda74844-8efca24466-124248629

First Name: Allan

Last Name: Hodges

Organization:

Email: [REDACTED]

Street Address: 2 Avery Street

Address Line 2: 24 B

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02111

Comments: The 1990s shadow law, which was hard fought State legislation, is designed to protect the Boston Garden and the Public Garden from increases in the existing shadows. The City of Boston and its selected developers are obliged to follow this law, especially with regards to building heights. No such variance should be awarded to the Boston Planning and Development Agency nor to Millennium Partners (developers of the proposed Winthrop Square, nor to any other developer for other sites that may affect these public parks. The fact that the Winthrop Square site is owned by the City does not change the conditions to be applied by this law. One suggestion is to modify the design of top of the structure to lessen or eliminate net new shadows on this site. As the design of the building stands now, it has a flat thick top, the same size as the rest of the building. A better slimmer design at least at the top may result. Otherwise I support the use contemplated for the Winthrop Square site with a design change at the top. Thank you. Allan Hodges FAICP

PMContact: christopher.tracy@boston.gov



**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

101 Federal St, 29th Floor | January 5, 2017 | 6:30pm

PUBLIC COMMENT

This building shows many benefits to the residents of Boston.
If a shadow is all we have to worry about then there are no
real issues in my mind. Not only will it be a beautiful addition
to the Boston skyline, but it will revitalize a "dead" area
and bring with it a much needed addition of "life".
The Solaria section is especially impressive and I look
forward to be able to visit.

CONTACT INFORMATION

NAME: Alvin Nunez

ADDRESS: 157 Seaper Blvd

EMAIL ADDRESS: [REDACTED]



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: 115 Winthrop Square1 message

no-reply@boston.gov <no-reply@boston.gov>

Thu, Jan 19, 2017 at 4:49 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov

CommentsSubmissionFormID: 1508

Form inserted: 1/19/2017 4:49:39 PM

Form updated: 1/19/2017 4:49:39 PM

Document Name: 115 Winthrop Square

Document Name Path: /Development/Development Projects/115 Winthrop Square

Origin Page Url: /projects/development-projects/115-winthrop-square

First Name: Alysha

Last Name: Griffiths

Organization:

Email: [REDACTED]

Street Address: 72 Hillside Street

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02120

Comments: I am against this proposal. The current plan will cast a major shadow on this city's national treasures, Boston Common and the Public Garden. These places are public spaces, used by all citizens and visitors, and should be put on higher importance than the few people impacted by having new luxury housing. These parks are important for their historical significance, but also what they provide to Boston residents and workers. They give a natural landscape that studies have shown increase mental health. If a shadow is cast due to new development the threat to these natural parks is at great risk due to the loss of sunlight. Please consider caring about the majority of people and the importance of these parks to citizens, travelers, and all that use them.

PMContact: casey.a.hines@boston.gov



Casey Hines <casey.a.hines@boston.gov>

No to Winthrop Square Development

1 message

Alysha Griffiths [REDACTED]

Thu, Jan 19, 2017 at 4:51 PM

To: casey.a.hines@boston.gov

Hello Ms. Casey Hines,

I am in strong protest **against** the Winthrop Square Developments current proposal. The current plans of the development would cast a major **shadow** on Boston's downtown parks, concentrated on the United States oldest park- Boston Common.

This would set a **precedent** for future developers that the laws that are already in place do not have to be considered. The shadow law and bank for Boston Common the city created because they realized the importance sunlight has to the park. It is important for the **vegetation** of the park, but also the public's **enjoyment** of the park.

There have been many studies done and a growing research area of the impact nature has on the human psyche, and how it is good in creating a **positive mental state**. Many people use Boston Common and the cities parks to enjoy the natural escape they provide. Sunlight is a part of that experience and if shadows increase in the parks then the key component of the parks will be lost due to development.

This building will impact **public** spaces, used by all citizens and visitors, for the sake of a mostly residential building of luxury units. **I feel that Boston should serve a majority of its people by saving its parks, city and national treasures.**

Best,
Alysha Griffiths
resident of Mission Hill

January 5, 2017

To: Christopher Tracy & Jonathan Greeley, Boston Planning & Development Agency
Regarding: 115 Winthrop Square Public Meeting #2

*Please return comments to BPDA table

From: Anne Alice Bonstahli
Affiliation/Address: 2400 Beacon St Chestnut Hill MA 02467
Email/Phone: [REDACTED]

Comments: As a single woman working in the Downtown
area for the first time in years I feel safe walking
around the Franklin / Washington / Federal Street area.
It has been amazing to see the transformation in the
last few years and the resurgence of life, energy,
and increased sense of working community and safety.
Millennium Partners has been instrumental in this
revitalization and transformation due to their passion
to build properties where residents continue to add to
the energy and flourishing city of Boston.

Comments can also be emailed to: christopher.tracy@boston.gov or
jonathan.greeley@boston.gov



Christopher Tracy <christopher.tracy@boston.gov>

Developer's buildings creating shadows on parks1 message

Amy Lunde-Whitler [REDACTED]
To: christopher.tracy@boston.gov

Fri, Dec 2, 2016 at 5:19 PM

Dear Cristopher,

I would like to take a moment to express my concern about the proposed developments that would create shadows on the Boston Common and the Boston public Garden. These parks are part of what makes it great to be a resident of Boston. These are places we play with our children. These sites are important to tourists. I want to express my strong opposition to these projects.

Is an unable to attend these meetings because I have a very young child, two years old and I work. We use these spaces and are strongly opposed to these proposals. Please hear our strongly opposed voice.

Yours sincerely,

Amy Lunde

Sent from my iPhone

1/17/2017

City of Boston Mail - NO SHADOWS OVER THE PARK



Casey Hines <casey.a.hines@boston.gov>

NO SHADOWS OVER THE PARK

1 message

amy murphy [REDACTED]

Fri, Jan 13, 2017 at 2:28 PM

To: casey.a.hines@boston.gov

Please work to insure NO SHADOWS will fall over Boston parks
Allowing this building is shortsighted
Amy Murphy

Sent from my iPhone



Emily Wieja <emily.wieja@boston.gov>

Project Comment Submission: 115 Winthrop Square

no-reply@boston.gov <no-reply@boston.gov>

Sat, Jan 7, 2017 at 8:45 PM

To: BRAWebContent@cityofboston.gov, christopher.tracy@boston.gov

CommentsSubmissionFormID: 1455

Form inserted: 1/7/2017 8:44:38 PM

Form updated: 1/7/2017 8:44:38 PM

Document Name: 115 Winthrop Square

Document Name Path: /Development/Development Projects/115 Winthrop Square

Origin Page Url: /projects/development-projects/115-winthrop-square

First Name: amy

Last Name: usen

Organization: ADV IMAGING

Email: [REDACTED]

Street Address: 234 BALLARDVALE

Address Line 2:

City: Wilmington

State: MA

Phone: [REDACTED]

Zip: 01887

Comments: I love Tall Buildings as Long as they don't hurt anyone

PMContact: christopher.tracy@boston.gov



Christopher Tracy <christopher.tracy@boston.gov>

Opposition to Change in Shadow Laws

1 message

Andrea Vayda [REDACTED]
To: christopher.tracy@boston.gov

Thu, Dec 1, 2016 at 9:04 AM

Christopher Tracy,

I would like to express my objection to the height of the proposed 775 foot tower for the Winthrop Square garage site. The shadow over Boston Common resulting from the height of this tower is not in the public interest.

One of the most beautiful things about Boston is its central parks -- most prominently the Boston Common. It would be highly shortsighted and wrong to create damage to such a treasure by increasing shadow. The law is in place for good reason and exactly to protect against situations like the proposed construction.

I Strongly Oppose a change to the current state shadow laws.

Regards,
Andrea Vayda

186 Beacon Street
Boston, MA 02116



Emily Wieja <emily.wieja@boston.gov>

Project Comment Submission: 115 Winthrop Square

no-reply@boston.gov <no-reply@boston.gov>

Fri, Jan 6, 2017 at 2:54 PM

To: BRAWebContent@cityofboston.gov, christopher.tracy@boston.gov

CommentsSubmissionFormID: 1449

Form inserted: 1/6/2017 2:53:04 PM

Form updated: 1/6/2017 2:53:04 PM

Document Name: 115 Winthrop Square

Document Name Path: /Development/Development Projects/115 Winthrop Square

Origin Page Url: /projects/development-projects/115-winthrop-square

First Name: Andrew

Last Name: Baird

Organization:

Email: [REDACTED]

Street Address: 67 Berkeley St.

Address Line 2: Apt 2

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02116

Comments: Let them build the condos. Boston needs more inventory of livable new constriction.

PMContact: christopher.tracy@boston.gov



Casey Hines <casey.a.hines@boston.gov>

115 Winthrop Square Project Notification Form (PNF)

1 message

Andrew Davis [REDACTED]

Fri, Jan 6, 2017 at 9:10 AM

To: Mayor@boston.gov, Casey Hines <casey.a.hines@boston.gov>

Cc: Michelle.Wu@boston.gov, Bill.Linehan@boston.gov, Josh.Zakim@boston.gov, Ayanna.Pressley@boston.gov, A.E.George@boston.gov, Tito.Jackson@boston.gov, Salvatore.Lamattina@boston.gov, Michael.F.Flaherty@boston.gov, Andrea.Campbell@boston.gov, Frank.Baker@boston.gov, Timothy.McCarthy@boston.gov, Matthew.OMalley@boston.gov, Mark.Ciommo@boston.gov, byron.rushing@mahouse.gov, jay.livingstone@mahouse.gov, aaron.m.michlewitz@mahouse.gov, william.brownsberger@masenate.gov, Joseph.Boncore@masenate.gov, [REDACTED]

Dear Ms. Hines,

I am writing to you to express my opposition to amending the existing state shadow legislation to allow the 115 Winthrop Square project to proceed as it currently is designed, and to proceeding with the project in the meantime.

The project as currently proposed is **illegal** until and unless existing 26 year old state laws protecting the Boston Common and Public Garden from additional shadows are amended. These laws were put in place precisely to afford the public protection from shadows

Please take the long term view and do not permit the developers to get around the shadow laws that have allowed Boston to thrive as a location for home and work and destination for millions of visitors while not preventing substantial developments during the period they have been in force.

Sincerely,

Andrew Davis and Florence Bourgeois

19 Marlborough Street

Boston



**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

101 Federal St, 29th Floor | January 5, 2017 | 6:30pm

PUBLIC COMMENT

~~The~~ The project itself highlights a core issue in today's society of whether old values should be compromised in the introduction of something new. In the past, laws have been revised, and for a law regarding the amount of shadow in a public space, a small revision wouldn't hurt. I back this project as the priority of housing many surpasses the need for sunlight in a public space.

a little bit more

CONTACT INFORMATION

NAME: Andrew Hupnik

ADDRESS: 22 Carver Street 02124

EMAIL ADDRESS: [REDACTED]



Casey Hines <casey.a.hines@boston.gov>

FW: Winthrop Square

1 message

Andy Hoar [REDACTED]

Fri, Jan 13, 2017 at 11:16 AM

To: Jonathan Greeley <jonathan.greeley@boston.gov>, "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>

Thought you would be interested in the below. - Andy

Andrew W. Hoar | President/Co-Managing Partner
CBRE/New England | Advisory & Transaction Services
33 Arch Street | Boston, MA 02110

Connect with me on [LinkedIn](#) | [Twitter](#)

Follow CBRE/New England: [@cbreNewEngland](#) | [CBRE/New England Blog](#)

Please consider the environment before printing this email.

Part of the CBRE affiliate network. This message and any attachments may be privileged, confidential or proprietary. If you are not the intended recipient of this email or believe that you have received this correspondence in error, please contact the sender through the information provided above and permanently delete this message.

From: Andy Hoar
Sent: Friday, January 13, 2017 10:30 AM
To: 'michelle.wu@boston.gov' <michelle.wu@boston.gov>
Subject: Winthrop Square

Michelle- I hope this e-mail finds you well. In the past I have been a supporter of yours and I am reaching out to you today in hopes of getting your support.

In the past year over 600,000 square feet of companies have either moved or committed to move out of Downtown Boston for the Seaport. These companies include Goodwin, PwC and Boston Consulting Group. These companies have moved "to where the action is", and are being joined by companies like GE and Reebok.

As an employer of 200 people in Downtown Crossing, I can say first hand it is essential we maintain the vibrancy of the neighborhood or we will continue to see a migration from the city's core. Winthrop Square is just the opportunity

1/17/2017

City of Boston Mail - FW: Winthrop Square

to do that. Millennium Partners has contributed significantly to the rebound in Boston's Midtown and it is essential the momentum continues.

The shadow studies indicate a minimal impact on the Garden and the Common. Equally important future funds have been committed to sustain two of Boston's important treasures.

Vibrancy of the urban core is inextricably linked to sustaining great public spaces. They go hand in hand. The time is now to move ahead. We strongly endorse this project and ask for your support.

Andrew W. Hoar | President/Co-Managing Partner
CBRE/New England | Advisory & Transaction Services
33 Arch Street | Boston, MA 02110

Connect with me on LinkedIn | Twitter

Follow CBRE/New England: [@cbreNewEngland](#) | [CBRE/New England Blog](#)

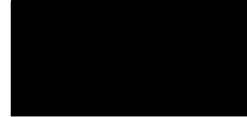
Please consider the environment before printing this email.

Part of the CBRE affiliate network. This message and any attachments may be privileged, confidential or proprietary. If you are not the intended recipient of this email or believe that you have received this correspondence in error, please contact the sender through the information provided above and permanently delete this message.

Andrew W. Hoar
President/Co-Managing Partner

CBRE | New England

33 Arch Street, 28th Floor
Boston, MA 02110



www.cbrenh.com

January 5, 2017

Mr. Jonathan Greeley
Ms. Casey A. Hines
Mr. Christopher Tracy
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

Re: Winthrop Square

Dear Mr. Greeley, Ms. Hines, and Mr. Tracy:

In the past year over 600,000 square feet of companies have either moved or committed to move out of Downtown Boston for the Seaport. These companies include Goodwin, PwC and Boston Consulting Group. These companies have moved "to where the action is", and are being joined by companies like GE and Reebok.

As an employer in Downtown Crossing, I can say first hand it is essential we maintain the vibrancy of the neighborhood or we will continue to see a migration from the city's core. Winthrop Square is just the opportunity to do that. Millennium Partners has contributed significantly to the rebound in Boston's Midtown and it is essential the momentum continues.

The shadow studies indicate a minimal impact on the Garden and the Common. Equally important future funds have been committed to sustain two of Boston's important treasures.

Vibrancy of the urban core is inextricably linked to sustaining great public spaces. They go hand in hand. The time is now to move ahead. We strongly endorse this project.

Yours truly,

A handwritten signature in black ink, appearing to read "Andy W. Hoar".

Andy W. Hoar
President/Co-Managing Partner



Casey Hines <casey.a.hines@boston.gov>

Winthrop Square Project

1 message

Angela Ferrari [REDACTED]

Thu, Jan 19, 2017 at 10:06 AM

To: bill.linehan@boston.gov

Cc: christopher.tracy@boston.gov, casey.a.hines@boston.gov, jonathan.greeley@boston.gov

Dear City Councilor,

I am writing to express support of the new Winthrop Square Project. This project is important and necessary to the continued growth of Boston. As a city, we cannot afford to lose this opportunity to reshape Downtown Boston on an under-utilized site that missed the last real estate market cycle and has sat idle for the last ten years.

In order for Downtown Boston to evolve into a vibrant residential neighborhood, we need more residences. Over the past twenty years, the city of Boston has invested tens of millions of dollars in improvements to upgrade and transform this once blighted area into a growing and stunning neighborhood. Winthrop Square will serve as a continuum of the success of Downtown Crossing. The Winthrop Square project will offer desirable and relevant new residential condominiums as well as stunning public spaces that will enhance the "user experience" for all Boston residents. In addition, the "state of the art" office space will attract businesses to the area that provide good paying jobs so that all Bostonians benefit from the existing infrastructure improvements that have proven successful thus far.

The Winthrop Square Project takes advantage of the amazing "walkability" factor of Downtown Boston. Without homes, offices and "feet on the street" after 5:00 PM, Downtown Boston will remain asleep and dormant....which is not the vision for the area. In addition, the Winthrop Square Project will also support and activate the Pedestrian Zone on Washington, Summer and Franklin Streets which is already teaming with people now that the Filene's site has been re-developed.

The shadow issue in the early morning on the Boston Common and Boston Garden should not stifle Boston's growth in an area that is in the heart of the Boston's "spine" where height is appropriate and essential. I welcome a site-specific legislative change in the law to allow this project to move forward.

Please support the legislative change needed to get Winthrop Square moving forward.

Sincerely,

Angela Ferrari
1 Devonshire Place
Unit 3214
Boston, MA 02109

January 5, 2017

To: Christopher Tracy & Jonathan Greeley, Boston Planning & Development Agency
Regarding: 115 Winthrop Square Public Meeting #2

*Please return comments to BPDA table

From: Ann Beha
Affiliation/Address: Boston Society of Architects
Email/Phone: [REDACTED]

Comments: The project violates a critical
state law.

The RFP to the developer obliged them
to conform to State Law.

The RFP noted the shadow law as
a binding law to be adhered to
if the City is now supporting this
height. They are violating the
terms of the RFP.

The "cash payment" is impressive but
the public has no control over how
it will be used.

Every proposal for this site had impressive
benefits. None met the RFP criteria.
The construction industry lobbying has
been ineffective in that it has shown
no benefit to a project either 750' tall
or 600' tall. There is no credibility
to the actual effect on the construction
industry whether this is 600 or 750 feet
in height.

The "promotion" of the developer has been
relentless and many of the statements are

Comments can also be emailed to: christopher.tracy@boston.gov or jonathan.greeley@boston.gov

I cannot support the project as a precedent
or a violation of the state statutes. Many of
us worked hard to get that law passed!

16 DEC 6 PM 2:55:47

BRA

ANN HERSHFANG
64 West Rutland Square
Boston MA 02118

December 1, 2016

Mayor Martin Walsh
Boston City Hall
Boston MA 02201

Dear Mayor Walsh,

Please do not make an exception for the proposed Winthrop Square development from the legislation enacted in 1990 to protect the Boston Common and Public Garden from new shadows. Those spaces, and the Commonwealth Avenue Mall also to be shadowed, are our precious common ground. Please do not authorize the BPDA to make an exception. One exception will lead to another and another as developers ask for fairness. The cumulative effect will be terrible. This is not theoretical, witness the proposal for a 29-story Trans National Tower that would violate existing 70-foot height protections for the Fens, established by the Parkway Ordinance. This exception should also not be allowed.

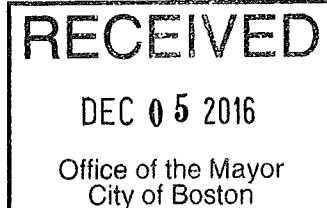
The developer of Winthrop Square has over the years enormously enriched our public sphere by his projects. Surely, it is possible to adjust the Winthrop Square design to achieve an outstanding building and a sunny Common and Garden.

Sincerely,



Ann Hershfang

*P.S. And with many thanks for the
25 mph speed limit!*





Casey Hines <casey.a.hines@boston.gov>

Winthrop Square Project

1 message

Ann Teixeira [REDACTED]

Tue, Jan 17, 2017 at 3:55 PM

To: casey.a.hines@boston.gov

Dear Mr. or Ms. Hines,

"Shadows and our Parks" — a phrase that should be stricken from our vocabulary. Those words are incompatible.

Boston's parks -- historical, free and for the people, home to specimen trees and plants, components of our unique Emerald Necklace — should not be defaced with shadows, nor with even temporary buildings, cars or structures, that steal light, and in some cases water, from people, grass, trees and flowers.

We all know Millennium Tower's shadow is 'legitimate' because the initial approval preceded the shadow laws being passed. Hence, we have to live with those shadows. All the more reason not to further steal from the slim shadow bank that remains by making a legislative exception for this proposal.

That the developer did not address the probability of creating shadow in violation of the shadow laws, and apparently also did not address the tower's effect on Logan flight paths, is irresponsible at best and arrogant and despicable at worst. One expects better of Millennium.

Mayor Walsh's apparent support for a one-time exemption, rather than willingness to stand-up to the developer and require a redesign without negative shadow and other impacts, is disappointing and suggests he is not as committed as he should be to the 'health' of the City and its residents. If he lived in the neighborhood, or walked through the Comm Ave. Mall, the Garden and the Common everyday, and found himself passing from warm rays of the sun into shadow during the darkest and coldest months and days of the year, he also would be arguing against a one-time exemption.

Sincerely yours,
Ann B. Teixeira
151 Tremont Street
[REDACTED]



Christopher Tracy <christopher.tracy@boston.gov>

State Shadow Laws Should Be Preserved and Enforced

1 message

Anne Swanson [REDACTED]

Tue, Nov 29, 2016 at 3:49 PM

To: christopher.tracy@boston.gov

Cc: Neighborhood Assoc of the Back Bay <info@nabbonline.com>, Michelle.Wu@boston.gov, Bill.Linehan@boston.gov, Michael.Flaherty@boston.gov, Josh.Zakim@boston.gov, Ayanna.Pressley@boston.gov, Annissa.Essaibi-George@boston.gov, Salvatore.LaMattina@boston.gov, Will Brownsberger <William.Brownsberger@masenate.gov>, Joseph.Boncore@masenate.gov, "Rushing, Byron - Rep. (HOU)" <Byron.Rushing@mahouse.gov>, "Livingstone, Jay - Rep. (HOU)" <Jay.Livingstone@mahouse.gov>, Aaron.M.Michlewitz@mahouse.gov, Friends of the Public Garden <info@friendsofthepublicgarden.org>

Dear Mr. Tracy,

I urge you to respect and uphold the Massachusetts State Shadow Laws that have protected our two historic parks (Boston Common and the Public Garden) from incursion by shadow effects for 25 years because these laws have worked remarkably well! Downtown Boston and its premiere historic neighborhoods have been phenomenally successful and great assets to the city precisely because the Friends of the Public Garden (since 1970) and the Neighborhood Association of the Back Bay (since 1955) have devoted countless hours to their care and preservation.

Millennium Partners' proposal to erect a 775-foot tower on the Winthrop Square Garage site violates these laws. The prospect of overturning the state shadow laws in order to collect \$153 million from the developer sets a terrible precedent. Abandoning these laws now would encourage further development that would have a negative impact on these parks and surrounding neighborhoods.

As a representative of our planning authority, I urge you to plan developments that enhance our vibrant downtown parks and adjoining neighborhoods rather than selling out to the highest bidder. The human scale of these areas is what makes them so very desirable as places to live, work, and do business. The Millennium project should be scaled down to an appropriate height that will enhance—not degrade—our quality of life.

Sincerely yours,

Anne Swanson
Resident, Back Bay
157 Beacon Street, Boston, MA 02116-1440

[REDACTED]



Casey Hines <casey.a.hines@boston.gov>

New building in Winthrop Square

1 message

Anne Van Nostrand [REDACTED]

Wed, Jan 18, 2017 at 9:27 AM

To: casey.a.hines@boston.gov

I have lived in Boston for 45 years, 2 blocks from the Public Garden.

I believe that our parks are sacred spaces, for many reasons.

We cannot and should not disrupt and disregard the sanctity of these precious places.

A developer should not be able to buy his way around citizens' protections, especially for another luxury high rise.

The charm of Boston and its history is reflected in our open spaces and the scale of our buildings.

To challenge protections will set a precedent for more developers to harm the charm of Boston

Anne Van Nostrand

Sent from my iPad



Casey Hines <casey.a.hines@boston.gov>

Winthrop Square Development

1 message

Annsley McAleer [REDACTED]

Thu, Jan 19, 2017 at 2:15 PM

To: casey.a.hines@boston.gov

Cc: Bobby McAleer [REDACTED]

Dear Casey,

My name is Annsley McAleer and I live in Beacon Hill. The Boston Common and Public Garden are my backyard. My husband, two children and I enjoy the privilege of having sunny outdoor space to use year round.

I am vehemently opposed to the proposed height of the Winthrop Square development. Shadow laws are in place for a reason and should not be made exception of. This is a slippery slope for future developments.

My family and I treasure our sunlight in the parks!

Best,

Annsley McAleer

Anonymous

Chris Tracy, BPDA

January 10, 2017

One City Hall Square, Boston MA 02201

Winthrop Square Garage Development: Shadow is cast on Affordable Housing contribution by the BPDA.

The purpose of this letter is to alert officials and the media about negotiations between BPDA and Millennium to allow reduced payment of Inclusionary Development Policy (IDP), allegedly circumventing the Executive Order Relative to Inclusionary Development as signed by Mayor Walsh on Dec. 2015.

The real shadow is the shadow cast by the BPDA on the IDP payments due from Millennium. There is an ongoing attempt to allow Millennium to pay a lower amount to "Rehab or rebuild" units at the BHA Charlestown project. The number discussed with the BPDA is a small fraction of the IDP amount owed when calculated per the "Home Ownership" clause of the Executive Order.

This is outrageous. Millennium's payment for "Constructing new units" should also COVER THE COST OF LAND, SOFT COSTS AND SITE IMPROVEMENTS. The land in Charlestown is owned by the BHA not Millennium. BPDA should require MILLENNIUM TO PAY THE FULL AMOUNT PER THE EXECUTIVE ORDER FOR HOME OWNERSHIP.

Background: Special deals were given to Millennium by the Menino administration. Sheila Dillon, now Housing Director, led the effort. For both Hayward Place and Millennium Tower, the BRA discounted Millennium's IDP contribution by tens of millions of dollars. Millennium DID NOT PAY the full amount per the formula of "half the differential between the BRA price and the full market value". Per Millennium's PNF, as filed November 2016, there will be no affordable housing units on site. Millennium has two options to comply with the Executive Order:

a. Pay its obligation which for home ownership is "half the differential between the affordable price determined by the BRA...and the full market value..."

Under this scenario payments will range between \$42M to \$67M: 290 to 460 condominiums at 18% affordable units will result in 52 to 83 affordable units. Half the differential of \$2M average market price minus the BRA affordable price of \$380,000 = \$810,000 multiplied by the number of affordable units.

b. Millennium can achieve their affordable housing requirements through the "direct construction of new units at a different location or through the purchase,

rehabilitation, and restriction of existing units...". Per the PNF the Proponent is collaborating with the Asian CDC to explore opportunities to create affordable housing in Boston's Chinatown neighborhood.

The PNF language is deliberately ambiguous. The PNF should clearly state Millennium's requirement to create between 52 and 83 units of affordable housing, not simply "exploring opportunities".

Millennium offered a very high price, \$153 million, for the development site at Winthrop Square Garage. Now Millennium is looking for a way to reduce its IDP payments.

If Asian CDC and Millennium find a parcel in Chinatown, Millennium needs to pay ALL the costs including land, site improvements, soft cots and construction costs associated with the creation of the required IDP housing units at the off- site location, not simply funding Asian CDC with \$25M as per the RFP filed with the BPDA.

cc:

1. Members of the Boston City Council, One city Hall Sq. Boston MA 02201
2. Maura Healy, Attorney General. One Ashburton Pl. Boston MA 02108-1518
3. Marty Walsh, Mayor, City of Boston, One city Hall Sq. Boston MA 02201
4. Michel Wu, Boston City Council President, One city Hall Sq. Boston MA 02201
5. Eugene O'Flaherty, Corporation Counsel, One city Hall Sq. Boston MA 02201
6. Timothy J. Burke, Chairman BPDA, One city Hall Sq. Boston MA 02201
7. Brian Golden, Director BPDA, One city Hall Sq. Boston MA 02201
8. Theresa Polhemus, BPDA, One city Hall Sq. Boston MA 02201
9. Shirley Leung & Globe Spotlight Team, 135 Morrissey Bd. Boston MA 02125
10. Boston Herald, 70 Fargo Street, Boston MA 02110.
11. WBZ Boston, 1170 Soldiers Field Rd, Boston MA 02134

888/ct/affordablecouncil

Anonymous / Can't read

Date-1/4/2017

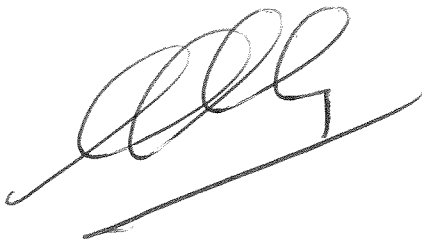
Mr. Jonathan Greeley
Ms. Casey A. Hines
Mr. Christopher Tracy
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

Re: Winthrop Square

Dear Mr. Greeley, Ms. Hines, and Mr. Tracy:

With subway and bus lines converging nearby, Winthrop Square is a site that deserves no diminutive development. When the developers undertook to banish the scourge of the Combat Zone, they envisioned a project large enough to overcome years of negative attitudes. The comments I've seen in the Globe about reducing the size of the Winthrop Square project in order to diminish shadow impacts a good distance away misunderstand the need for Boston to do something special downtown before the end of this decade. The project's expansive design and infusion of residents and workers is necessary to enliven our cherished city.

Yours truly,

A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke at the bottom.

Anonymous/ Can't read

Date-1/1/2017

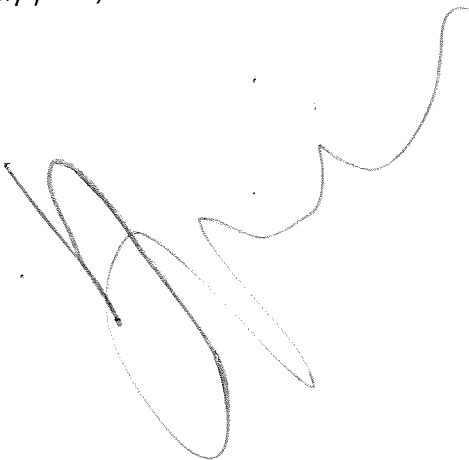
Mr. Jonathan Greeley
Ms. Casey A. Hines
Mr. Christopher Tracy
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

Re: Winthrop Square

Dear Mr. Greeley, Ms. Hines, and Mr. Tracy:

This new development will significantly enhance the substance and appeal of Boston's downtown neighborhood, serving to transform Boston into the "world-class city" we aspire for it to be. We need more residents in this part of the city, and we welcome the 300 new residential units this project includes. I also find the proposed commercial office space to be truly innovative, and it may very well act as a catalyst for companies to move back downtown, rather than locate to other parts of the area that cannot accommodate this level of growth so readily.

Sincerely yours,

A handwritten signature in dark ink, consisting of a large, stylized 'B' followed by a series of loops and a long, sweeping horizontal stroke.

Anonymous

January 5, 2017

To: Christopher Tracy & Jonathan Greeley, Boston Planning & Development Agency
Regarding: 115 Winthrop Square Public Meeting #2

*Please return comments to BPDA table

From: Future Downtown Crossing Resident

Affiliation/Address: _____

Email/Phone: _____

Comments: Great Building / Asset to neighborhood

Sharon Law is very strange and not an issue to
over come.

Make Boston a 21st Century City not
200 years old!!

Comments can also be emailed to: christopher.tracy@boston.gov or
jonathan.greeley@boston.gov

Anonymous



**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

101 Federal St, 29th Floor | January 5, 2017 | 6:30pm

PUBLIC COMMENT

I wanted to take the time to write
to you my support of this project. I am a
young professional living in Beacon Hill and
see only the benefits this project will lead to
including increase in jobs – most importantly
Thank you –

CONTACT INFORMATION

NAME:

ADDRESS:

EMAIL ADDRESS:

Anonymous I can't read

Date-12/29/2016

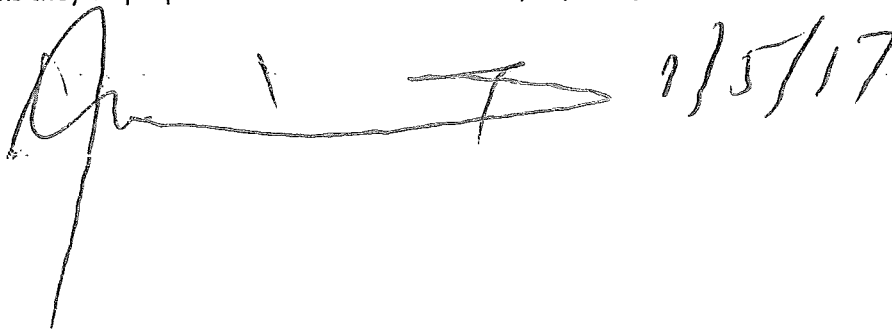
Mr. Jonathan Greeley
Ms. Casey A. Hines
Mr. Christopher Tracy
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

Re: Winthrop Square

Dear Mr. Greeley, Ms. Hines, and Mr. Tracy:

I well remember what Boston was like in the 1970s when Park Square was an open parking lot, when shops were shut and litter was strewn along Washington Street, a time when frankly I was uncomfortable walking downtown. Millennium's previous development projects turned Boston's wasted lots into living places – from turning the former Greyhound Bus Terminal into the Galleria at 10 St. James and replacing the expanse of parked vehicles at Hayward Place into an active streetscape of distinguished architecture. Most recently, Millennium transformed the shabby corner of Franklin and Washington Streets into a spruced-up plaza with public space dotted with shining historical artifacts. Looking at the plans they've proposed for the former Winthrop Square garage, I foresee a new cathedral of commerce!

Very truly yours,

A handwritten signature, possibly reading "Dan", is written in black ink. To the right of the signature, the date "1/5/17" is handwritten.

Anonymous / Cant read

Date -12-29-2016

Mr. Jonathan Greeley
Ms. Casey A. Hines
Mr. Christopher Tracy
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

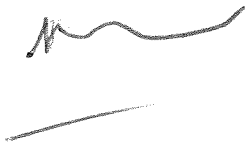
Re: Winthrop Square

Dear Mr. Greeley, Ms. Hines, and Mr. Tracy:

Millennium Partners has done exceptional work in our neighborhood, significantly improving the quality of life for many. I strongly encourage the city to move this project forward with all due haste, so as not to miss the window of opportunity for the starting of a project of this scale that offers so many benefits.

This project has been in the works for over ten years. It's time for something great to happen on this long-disused site.

Sincerely,

A handwritten signature in dark ink, consisting of a stylized, cursive 'M' followed by a horizontal line.

Anonymous / cant read

Date-12/31/2016

Mr. Jonathan Greeley
Ms. Casey A. Hines
Mr. Christopher Tracy
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

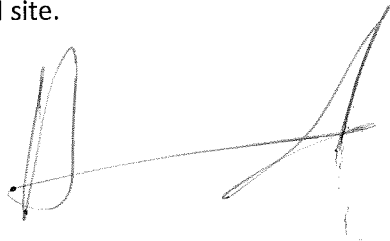
Re: Winthrop Square

Dear Mr. Greeley, Ms. Hines, and Mr. Tracy:

While we appreciate the dramatic advancement of the Downtown Crossing neighborhood these past years, much remains to be done to make this district the truly dynamic center of activity it has the potential to be. Please do not let this opportunity slip away.

This project has been in the works for over ten years. It's time for something great to happen on this long-disused site.

Sincerely,

A handwritten signature in dark ink, consisting of a large, stylized capital 'A' with a horizontal line extending to the left, ending in a small dot.

Anonymous / cant read

Date-1/2/2017

Mr. Jonathan Greeley
Ms. Casey A. Hines
Mr. Christopher Tracy
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

Re: Winthrop Square

Dear Mr. Greeley, Ms. Hines, and Mr. Tracy:

I am struck by the opportunity for employment that this project promises for all Bostonians, from the construction and design workers to the operating entities and their future office staffs. What better place then Downtown Boston? Please bring the project forward!

In addition, I understand the Winthrop Square proposal includes a hefty infusion of funds to create new affordable housing for this city. Nothing is more important to keep Boston strong than to have people of varying incomes sharing in the benefits of our growing economy.

Sincerely yours,

A handwritten signature in cursive script, appearing to be 'hvf' or similar, written in dark ink.

Anonymous / cant read

Date-1/3/2017

Mr. Jonathan Greeley
Ms. Casey A. Hines
Mr. Christopher Tracy
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

Re: Winthrop Square

Dear Mr. Greeley, Ms. Hines, and Mr. Tracy:

\$1 billion in private investments does not come around very often and the fact that almost \$200 million of this figure is coming directly to the city's coffers is staggering. Please carefully study the project to confirm that what is presented is accurate, and, if so, then authorize this project to proceed.

The limited morning shadow impacts on the Public Garden and Boston Common should not deter the city from moving forward with this development. The enormous contributions Millennium's proposal will provide to a whole host of needs in Boston's future makes this project unique.

Yours truly,

A handwritten signature in dark ink, appearing to be "Hines", written in a cursive style.

Anonymous / Cant read

Date-12/29/2016

Mr. Jonathan Greeley
Ms. Casey A. Hines
Mr. Christopher Tracy
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

Re: Winthrop Square

Dear Mr. Greeley, Ms. Hines, and Mr. Tracy:

I well remember what Boston was like in the 1970s when Park Square was an open parking lot, when shops were shut and litter was strewn along Washington Street, a time when frankly I was uncomfortable walking downtown. Millennium's previous development projects turned Boston's wasted lots into living places – from turning the former Greyhound Bus Terminal into the Galleria at 10 St. James and replacing the expanse of parked vehicles at Hayward Place into an active streetscape of distinguished architecture. Most recently, Millennium transformed the shabby corner of Franklin and Washington Streets into a spruced-up plaza with public space dotted with shining historical artifacts. Looking at the plans they've proposed for the former Winthrop Square garage, I foresee a new cathedral of commerce!

Very truly yours,

A handwritten signature in cursive script, appearing to read "Amur".

Anonymous I cant read

January 4, 2017

Mr. Jonathan Greeley
Ms. Casey A. Hines
Mr. Christopher Tracy
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

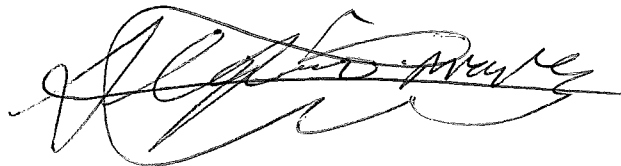
Re: Winthrop Square

Dear Mr. Greeley, Ms. Hines, and Mr. Tracy:

As a Boston resident, I really appreciated the BRA staging the Open House at Faneuil Hall last June, which gave me the opportunity to review the various proposals. I have to say the one selected by the BPDA was most definitely the winner. It encompasses exactly what this city's downtown needs are: a project/site that envisions innovative workplaces, upscale residences with winning views across the landscape, and, best of all, a winning design for public space that all of we Bostonians can enjoy and take advantage of.

As I viewed the various proposals, I really appreciated the mix of commercial and residential uses in the Millennium Partners Winthrop Square Project and how the Great Hall will become a gathering place for all of Boston, it's citizens, and it's visitors to enjoy. I envision that the Great Hall will stay open throughout the day and evening, and on the weekends, and I envision that the city and the development team will schedule all kinds of events to take place in the Great Hall that will bring lots of pleasure and entertainment to everyone who uses the space and will only serve to energize the Downtown area.

Very truly yours,

A handwritten signature in black ink, appearing to read "Christopher Tracy". The signature is fluid and cursive, with a large, sweeping initial "C" and a long, horizontal flourish extending to the right.

Anonymous

January 5, 2017

To: Christopher Tracy & Jonathan Greeley, Boston Planning & Development Agency
Regarding: 115 Winthrop Square Public Meeting #2

*Please return comments to BPDA table

From: _____

Affiliation/Address: _____

Email/Phone: _____

Comments: _____

Really enjoyed the format of this event.
very educational + Great graphics + presentations
Thank you!

Comments can also be emailed to: christopher.tracy@boston.gov or
jonathan.greeley@boston.gov

Anonymous



**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

101 Federal St, 29th Floor | January 5, 2017 | 6:30pm

PUBLIC COMMENT

Don't fuck up the view

CONTACT INFORMATION

NAME:

ADDRESS:

EMAIL ADDRESS:

Anonymovs



**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

101 Federal St, 29th Floor | January 5, 2017 | 6:30pm

PUBLIC COMMENT

Millennium project seems very important in keeping the value
and community of Boston on the path of diversity and unity
amongst every resident.

CONTACT INFORMATION

NAME:

ADDRESS:

EMAIL ADDRESS:



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: 115 Winthrop Square1 message

no-reply@boston.gov <no-reply@boston.gov>

Fri, Jan 20, 2017 at 7:38 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov

CommentsSubmissionFormID: 1520

Form inserted: 1/20/2017 7:38:29 PM

Form updated: 1/20/2017 7:38:29 PM

Document Name: 115 Winthrop Square

Document Name Path: /Development/Development Projects/115 Winthrop Square

Origin Page Url: /projects/development-projects/115-winthrop-square

First Name: Anthony

Last Name: Morris

Organization: Citizen/Taxpayer

Email: [REDACTED]

Street Address: 301 Berkeley Street #6

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02116

Comments: Boston Planning and Development Agency c/o Casey Hines One City Hall Square Boston, MA 02201 Dear Ms. Or Mr. Hines: I write to oppose the proposed Winthrop Square project in its current form. I oppose the project because: 1) The project's shadow on the Common, Public Garden, and Mall is a clear violation of the law that needlessly compromises the qualities of invaluable but already endangered public spaces. 2) The height of the proposed project violates FAA regulations and represents a threat to air travel and the land underlying air spaces compromised by the proposed Tower's height. 3) A dangerous precedent would be established by putting City and State regulations up for sale to commercial bidders by an individual Mayor. This is the definition of crony corruption. 4) The proposed design is bad social and public policy. - By placing affordable housing elsewhere, it reinforces 'residential segregation,' a fundamental killer of inner cities and neighborhoods (William J. Wilson, Harvard Kennedy School). Wilson's research clearly shows how economic segregation follows ethnic and racial segregation, leaving the neighborhoods affected, like Chinatown, almost tragically without both economic and human resources to offer their occupants. Further, it violates the well-grounded principles of modern city design advocated by Jane Jacobs and others who cite 'diversity,' not segregation, as the cornerstone for a healthy neighborhood. - Putting affordable housing in Chinatown reinforces the concentration of ethnicity, with the likelihood that the upwardly mobile will leave, thereby concentrating the disadvantaged in the neighborhood in a downward cycle of poor educational and economic outcomes and opportunities - Luxury residences: o Do NOT bring much traffic (there are not enough of them) o Do NOT bring jobs o Will NOT bring ancillary tax revenues (income, sales, etc.) if they are owned by non-residents for investment purposes o Non-resident ownership of high end properties pushes up general market prices as 'non-economic' attributes of investment funds misprice the properties - More enlightened design would mix housing, not segregate it 5) The proposed design is fundamentally flawed commercially in terms of proposed function. - The centerpiece, the Great Hall, is a mismatch to the specific location and is a complete speculation, but it drives building economics and scale. The area is a transit

corridor 7-10 minutes from the nearest T platforms. The area has no natural 'destination' attributes, affordable parking, or easy auto or public transit access. The covered mall concept is clearly failing elsewhere in America. The Great Hall concept is reminiscent of City Hall Plaza... - The Accelerator is redundant to numerous other spaces in the city. The area is well populated by accelerators and much lower cost space. The shortage for new ventures is talent, not real estate. - The Solaria is an expensive amenity serving a very few at high cost to others. - Bad economics - The project is simply not creating net new value but hoping to 'take share' from elsewhere in the city. 6) It is the wrong time in the market and a bad deal for the City of Boston if \$50MM of the total value touted for the project is all 'on the backend,' subject to the developer being able to sell out the entire project. - 20% of the top commercial floors in the Financial District are vacant right now. - There is now a glut of properties in the high end residential market in Boston and elsewhere. - The Chinese government, with initial success, has applied strict capital controls on currency and bitcoin conversions, specifically seeking to discourage the purchase of overseas properties, the kind of which this project contemplates. - The dollar is at record levels versus other currencies, increasing effective prices for foreigners and reducing their demand. - "Hot demand" for the proposed project is wishful thinking. The Prudential Center has just redeveloped its retail. Roche Brothers is nearby. Whole Foods is at Ink Block with parking. - The high end train has left the station in Boston. - Winthrop Square is looking like 'the third casino in town' with bad economics to start and damaging the economics of its competitors, who are also Boston taxpayers. - The developer has missed the market, and the City should not be speculating on the developer's commercial success. The City simply won't get paid the \$50MM on the back end of the deal, faces significant conflicts of interest, and should not be acceding to the developer's inducements, in essence, with the City's own money. 7) Millennium is a seriously 'at risk' partner with recent 'problems' in San Francisco, Boston, and maybe elsewhere. Boston should take no risks regarding the developer's ability to perform. - Major law suits in San Francisco could affect the ability of Millennium Partners to perform elsewhere. Units in SF are probably only sellable at steep discounts, if at all. - Fundamental flaws with HVAC at One Charles have led to lawsuits and unhappy owners. - Are there major problems with other properties we should know about? - By the way - how did that problem happen anyway? Aren't these supposed to be smart operators? The right objectives for redeveloping Winthrop Square include: - A building of appropriate scale and design reflecting and maybe leveraging the attributes of the area, - Meeting relevant laws and codes, and - Making an appropriate financial contribution to the City and its needs. The Winthrop project as proposed is illegal, should not have been accepted in the first place, is not aligned with the relevant development objectives and should not be permitted to proceed until it is. Thank you for your attention. Sincerely, Anthony P. Morris 301 Berkeley Street #6 Boston, MA 02116

PMContact: casey.a.hines@boston.gov



Casey Hines <casey.a.hines@boston.gov>

RE: Keep Shadows out of our Parks

1 message

Arthur D. Clarke

Fri, Jan 20, 2017 at 8:56 AM

To: Charlotte Bowden

Cc: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>, "byron.rushing@mahouse.gov" <byron.rushing@mahouse.gov>, "joseph.boncore@masenate.gov" <joseph.boncore@masenate.gov>, "aaron.michlewitz@mahouse.gov" <aaron.michlewitz@mahouse.gov>, "william.brownsberger@masenate.gov" <william.brownsberger@masenate.gov>, "jay.livingstone@mahouse.gov" <jay.livingstone@mahouse.gov>, "michelle.wu@boston.gov" <michelle.wu@boston.gov>, "frank.baker@boston.gov" <frank.baker@boston.gov>, "andrea.campbell@boston.gov" <andrea.campbell@boston.gov>, "mark.ciommo@boston.gov" <mark.ciommo@boston.gov>, "a.e.george@boston.gov" <a.e.george@boston.gov>, "michael.f.flaherty@boston.gov" <michael.f.flaherty@boston.gov>, "tito.jackson@boston.gov" <tito.jackson@boston.gov>, "salvatore.lamattina@cityofboston.gov" <salvatore.lamattina@cityofboston.gov>, "bill.linehan@cityofboston.gov" <bill.linehan@cityofboston.gov>, "timothy.mccarthy@boston.gov" <timothy.mccarthy@boston.gov>, "matthew.omalley@boston.gov" <matthew.omalley@boston.gov>, "ayanna.pressley@boston.gov" <ayanna.pressley@boston.gov>, "josh.zakim@boston.gov" <josh.zakim@boston.gov>, "mayor@boston.gov" <mayor@boston.gov>

As a long-time supporter of the Friends and a member of its advisory council, and as an admirer of both Henry Lee and Stella Trafford, I support the Friends' effort to protect Boston's public spaces. And I agree that the existing laws need to be clarified. My purpose in writing is to suggest how this might be done.

The existing statute, as reflected in the images presented, lacks botanical clarity. The image printed last fall in the Globe presents shadows at around 7:30AM in midsummer. The season was correct but at 7:30 in the morning little photosynthesis occurs. The two images sent to us were from around the winter solstice, one in early morning from the southeast and one late afternoon from the southwest. Around the winter solstice plants are dormant, and many humans would like to be.

If one Googles "full sun" one will find that botanically "full sun" is defined as direct sunlight for greater than six hours a day during growing season. A closer definition would specify a minimum of six hours measured halfway between the equinox and the summer solstice, that is, late April or mid-August.

A standard of a minimum of six hours of direct sun would be easy to apply with a further requirement that no project shall have the effect of reducing full sun below six hours. Thus if a second or third project were to cause a cumulative reduction to less than six hours, then that incremental project could not proceed. This would address concerns about a wall of buildings.

The Winthrop Square project will surely allow greater than six hours of direct sun. I am sure of this, but the test should be: Will the project result in direct sunlight of less than six hours at any point on the Common or Public Garden?

This project is not the same as the one that decades ago that would have built a high rise on Boylston, south of the Public Garden where the Four Seasons now stands. That building would have seriously reduced the amount of direct sunlight and would have harmed plant life. The development was correctly fought.

An aesthetic argument might be made. But are we really being wise to prohibit economic development that will provide economic benefit to the entire city? I think we need to be very circumspect with the aesthetic argument, because it opens a Pandora's Box for almost anyone to block development that might be good for the citizens of Boston. I might note, in passing, that the tall buildings around Central Park in NYC have never bothered me. Or, closer to home: do the tall buildings around Post Office Square harm the aesthetic pleasure of walking through or having lunch in the park?

To guard against an organization holding a project hostage for aesthetic reasons I would suggest a separate standard that would require the parties involved to assess the potential lost economic value of prohibiting the project. Forgoing millions of dollars on the sale of the Winthrop garage and the present value of future revenues from economic activity that its replacement would produce, all to avoid some early morning, non-botanically sensitive shadows, in my view, does not serve the greater interests of nurturing Boston as a vigorous economic center. That is an economic shadow we do not need.

Full disclosure: I have known Tony Pangaro of Millennium for many years and admire his civic-mindedness. He cares about Boston. I urge the Friends to work with him. He would be a valuable partner. He and Millennium developed the Four Seasons, which replaced the failed attempt to shadow the Public Garden. Its presence surely provides the city and state millions of dollars of revenue annually. I recall that he was also instrumental in the covering over of the West Side rail line that now provides that part of the city with a community-enhancing park. I urge the Friends to seek a way to a fruitful partnership.

The Friends has played a valued role in husbanding a more livable city. I hope its efforts will lead to a rethinking of current statutes, and I hope that the foregoing will contribute to that rethinking. We want a livable city, nurtured by an economically vibrant city.

Sincerely,

Arthur

Arthur D. Clarke

388 Beacon Street

Boston, MA 02116

[REDACTED]

Fax: [REDACTED]

From: Friends of the Public Garden [mailto:info@friendsofthepublicgarden.org]

Sent: Tuesday, January 10, 2017 9:31 AM

To: Arthur D. Clarke

Subject: Keep Shadows out of our Parks



Casey Hines <casey.a.hines@boston.gov>

Shadows over the Boston Common

1 message

Ashley Mahanama [REDACTED]
To: casey.a.hines@boston.gov

Thu, Jan 19, 2017 at 3:51 PM

Dear Ms Hines,

I am writing as a long time Boston area and 13 year Boston proper resident to express my concern over the Winthrop Square project and resulting shadows on the Common.

Boston Common is one of the most iconic and longest enjoyed outdoor spaces in our city. I took my children ice skating on Frog Pond the other day and marveled over the fact that children have been ice skating there since the 1800s!!

Recent studies have focused on the need for outdoor space for urban children to combat obesity and to maintain mental health, and classroom focus. Outdoor space isn't just any space though - it is green space. As it is now Boston Common is a lovely open area with sunshine and shade provided naturally by trees. I am concerned the quality of this space and the experience for Boston area children, tourists, college and graduate students and employees who take solace there during the workday will be impacted by this project.

I realize in the grand scheme of things no one is talking about destroying the park but his project will affect it and the millions of people who enjoy it each year.

Particularly this time of year when it is chilly that extra shade can turn what would otherwise be a nice morning stroll enough cooler to make it unpleasant and avoided.

I, and many other Bostonians will be greatly saddened if this project goes through as it stands today. Surely there are plenty of other places and ways to seek good returns on investment without changing our centuries long beloved public space.

Thank you for your consideration!

Ashley Mahanama
02210



Casey Hines <casey.a.hines@boston.gov>

shadows and our parks against Winthrop Square development proposal

1 message

Fattahi, Atusa

Thu, Jan 19, 2017 at 2:32 PM

To: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>, "mayor@boston.gov" <mayor@boston.gov>, "bill.linehan@boston.gov" <bill.linehan@boston.gov>, "CITY.COUNCIL@BOSTON.GOV" <CITY.COUNCIL@boston.gov>

Though we are one of the major cities in US we do not have that many parks is the city. So let's protect the ones that we have.

- Winthrop Square proposal violates the State's shadow laws
- Preserve sunlight, prevent shadow creep in our historic parks
- Amending the shadow laws would set precedent for future developers to seek exemptions resulting in more shadows on the two parks.
- There should be a comprehensive, long-term development policy, not one-off decisions or exceptions
- Boston Common and the Public Garden are national treasures and would be damaged by the shadows. Both are on the State and National Registers of Historic Places, and are City and National Landmarks.

Atusa Fattahi

151 Tremont street

Boston, MA

The information in this e-mail is intended only for the person to whom it is addressed. If you believe this e-mail was sent to you in error and the e-mail contains patient information, please contact the Partners Compliance HelpLine at <http://www.partners.org/complianceline> . If the e-mail was sent to you in error but does not contain patient information, please contact the sender and properly dispose of the e-mail.



Casey Hines <casey.a.hines@boston.gov>

concerns re:shadow laws

1 message

Audrey Foster [REDACTED]

Thu, Jan 19, 2017 at 10:02 PM

To: casey.a.hines@boston.gov, mayor@boston.gov, byron.rushing@mahouse.gov, joseph.boncore@masenate.gov, aaron.michlewitz@mahouse.gov, william.brownsberger@masenate.gov, jay.livingstone@mahouse.gov, michelle.wu@boston.gov, frank.baker@boston.gov, andrea.campbell@boston.gov, mark.ciommo@boston.gov, a.e.george@boston.gov, michael.f.flaherty@boston.gov, titi.jackson@boston.gov, salvatore.lamattina@cityofboston.gov, bill.linehan@cityofboston.gov, timothy.mccarthy@boston.gov, matthew.omalley@boston.gov, ayanna.pressley@boston.gov, josh.zakim@boston.gov

Cc: james c foster [REDACTED], audrey foster [REDACTED]

We are Back Bay residents concerned like many of our fellow city dwellers about pursuing a temporary revenue boost in exchange for the permanent damage this development proposal would have on our landmark parks.

Approving a special exemption to the state shadow laws for this project will create a blueprint for future developers to seek further exemptions for their projects - resulting in an inevitable chipping away of legal safeguards that have preserved the Common and Public Garden for decades while also allowing robust development.

We continue to urge the Mayor to take this proposal off the fast track and undertake a comprehensive process to develop a vision for the City's future development - one that considers not just where and what to build, but also the places that must be preserved to protect Boston's unique character and quality of life.

Audrey Foster [REDACTED]

James C. Foster [REDACTED]



Casey Hines <casey.a.hines@boston.gov>

Winthrop Square proposal – Please oppose shadows on our parks!

1 message

Austin McClintock [REDACTED]
To: casey.a.hines@boston.gov

Thu, Jan 19, 2017 at 4:44 PM

Casey,

I am a supporter of our parks and am writing to encourage you to oppose any law that would increase shadows on our parks. Specifically, I hope you will oppose the Winthrop Square proposal as it violates the State's shadow laws. I am not against development, which is important, but hope that it can be done in a way to preserve sunlight and prevent shadow creep in our historic parks. Amending the shadow laws would set a terrible precedent for future developers to seek exemptions. Boston Common and the Public Garden are national treasures and would be damaged by the shadows. Both are on the State and National Registers of Historic Places, and are City and National Landmarks.

Please help to preserve them.

Thanks for your time.

Austin McClintock