



Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

**Winthrop Sq Project**

1 message

**Baily Dent** <[REDACTED]>

Thu, Jan 12, 2017 at 1:49 PM

To: "bill.linehan@boston.gov" &lt;bill.linehan@boston.gov&gt;

Cc: "christopher.tracy@boston.gov" &lt;christopher.tracy@boston.gov&gt;, "Casey A. Hines (BPDA)" &lt;casey.a.hines@boston.gov&gt;, "jonathan.greeley@boston.gov" &lt;jonathan.greeley@boston.gov&gt;

Dear Councilor Linehan:

My name is Baily Dent, I live at 12 Bond Street in the South End. As a young professional who calls Boston home (raising children here / actively involved in philanthropic organizations) I am fully invested in the City of Boston's progress. The path to progress is commerce and infrastructure needed to support it.

The project at Winthrop Square's capital infusion an unencumbered \$152 Million is an opportunity for the City to fund several important city initiatives; including parks, schools and affordable housing which would be extremely beneficial to our city. As a voter in your district I am asking you to support this project as I think it will have a positive impact on the city that we call home.

Thank you for your consideration and support of this project.

Regards, Baily Dent

---

Baily Dent

New Generation Advisors, LLC

13 Elm St

Manchester, MA 01944

[REDACTED]

[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,

Barbara L. Klee  
120 L St.  
So. Boston, Ma.  
02127

cc: Casey Hines  
BPDA



Christopher Tracy &lt;christopher.tracy@boston.gov&gt;

---

**115 Winthrop Square**

1 message

---

**Barry Solar** <[REDACTED]>  
To: christopher.tracy@boston.gov

Sat, Nov 19, 2016 at 11:02 AM

As a resident of Back Bay and a board member of NABB I strongly oppose the above project unless it is reduced in size to comply with the existing shadow laws.

We should not trade the light in our parks for the short term financial benefits of this oversized tower. It is time for the BRA to exercise its generally ignored planning function.

Barry Solar

180 Beacon St.

Boston, Ma. 02116

The information in this electronic mail message is the sender's confidential business and may be legally privileged. It is intended solely for the addressee(s). Access to this internet electronic mail message by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful.

The sender believes that this E-mail and any attachments were free of any virus, worm, Trojan horse, and/or malicious code when sent. This message and its attachments could have been infected during transmission. By reading the message and opening any attachments, the recipient accepts full responsibility for taking protective and remedial action about viruses and other defects. The sender's company is not liable for any loss or damage arising in any way from this message or its attachments.

Nothing in this email shall be deemed to create a binding contract to purchase/sell real estate. The sender of this email does not have the authority to bind a buyer or seller to a contract via written or verbal communications including, but not limited to, email communications.

The information in this electronic mail message is the sender's confidential business and may be legally privileged. It is intended solely for the addressee(s). Access to this internet electronic mail message by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful.

The sender believes that this E-mail and any attachments were free of any virus, worm, Trojan horse, and/or malicious code when sent. This message and its attachments could have been infected during transmission. By reading the message and opening any attachments, the recipient accepts full responsibility for taking protective and remedial action about viruses and other defects. The sender's company is not liable for any loss or damage arising in any way from this message or its attachments.

Nothing in this email shall be deemed to create a binding contract to purchase/sell real estate. The sender of this email does not have the authority to bind a buyer or seller to a contract via written or verbal communications including, but not limited to, email communications.



Christopher Tracy &lt;christopher.tracy@boston.gov&gt;

---

**115 Winthrop Square**

1 message

Barry Solar &lt;[REDACTED]&gt;

Fri, Nov 25, 2016 at 2:04 PM

To: Christopher.Tracy@boston.gov

Cc: Vicki Smith &lt;[REDACTED]&gt;, [REDACTED]

As a resident of Back Bay and board member of NABB I have already written to you in opposition to the shadows caused by this project.

I just received notice of the November 28 meeting of the Impact Advisory Group on this project. I was shocked and angered that your notice does not make one mention of the fact that the project would violate statutes of the Commonwealth protecting our parks from shadow.

The BRA may change its name, but it seems unable or unwilling to change the devious, secretive and uncaring ways it conducts its business.

I would hope that the BRA would issue an amended notice correcting this glaring omission, but, given the manner in which this project has been handled to date, I expect my hope will be in vain.

Very truly yours,

Barry Solar

The information in this electronic mail message is the sender's confidential business and may be legally privileged. It is intended solely for the addressee(s). Access to this internet electronic mail message by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful.

The sender believes that this E-mail and any attachments were free of any virus, worm, Trojan horse, and/or malicious code when sent. This message and its attachments could have been infected during transmission. By reading the message and opening any attachments, the recipient accepts full responsibility for taking protective and remedial action about viruses and other defects. The sender's company is not liable for any loss or damage arising in any way from this message or its attachments.

Nothing in this email shall be deemed to create a binding contract to purchase/sell real estate. The sender of this email does not have the authority to bind a buyer or seller to a contract via written or verbal communications including, but not limited to, email communications.

The information in this electronic mail message is the sender's confidential business and may be legally privileged. It is intended solely for the addressee(s). Access to this internet electronic mail message by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful.

The sender believes that this E-mail and any attachments were free of any virus, worm, Trojan horse, and/or malicious code when sent. This message and its attachments could have been infected during transmission. By reading the message and opening any attachments, the recipient accepts full responsibility for taking protective and remedial action about viruses and other defects. The sender's company is not liable for any loss or damage arising in any way from this message or its attachments.

Nothing in this email shall be deemed to create a binding contract to purchase/sell real estate. The sender of this email does not have the authority to bind a buyer or seller to a contract via written or verbal communications including, but not limited to, email communications.




## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

This is a very exciting development for the city of Boston and a wonderful boost to the Winthrop Square area. The retail-office-residential concept makes the property a center for commerce while nicely linking separate parts of downtown. Millennium partners is a great developer and property owner and partner for the city – we are fortunate to have Millennium in Boston!!

### CONTACT INFORMATION

NAME: Barb Alenore  
 ADDRESS: Boylston  
 EMAIL ADDRESS: 

**Beatrice Nessen  
19 Charles River Sq.  
Boston, MA 02114**

January 14, 2017

Ms. Casey Hines  
Boston Planning and Development Agency  
One City Hall Square  
Boston, MA 02201

Dear Ms. Hines

As a longtime resident of Boston who has seen the city evolve from the static growth era of the 1960s to today's booming economy and development, I believe it is important that the scope for 115 Winthrop Square project ensure that the Project Impact Report provides thorough analysis as well as information and data concerning environmental impacts.

The 115 Winthrop Square proposal violates the State's two shadow laws, Chapter 362 of the Acts of 1990 regarding the Boston Common and Chapter 384 of the Acts of 1992 regarding the Public Garden. In order for the project to be legal, the City must obtain an amendment to these laws that have protected the Common and Public Garden for the past two decades without stifling or hindering Boston's downtown growth. The City and Millennium state that such an amendment would be very narrowly worded so that it could apply only to the Winthrop Square garage site, but there is no guarantee that sometime in the future, another developer will present a proposal with a substantial offer of money or some other enticing benefit to the City and seek additional amendments to the shadow laws. This proposed amendment will weaken the existing shadow laws and establish a precedent for additional undermining of the protection of the Common and the Public Garden, two locally and nationally landmarked parks. I question how the PIR can be complete without knowing whether or not the project complies with state laws. The BPDA should have addressed the shadow issue comprehensively prior to issuing the RFP for the garage site and not seek a one-off exemption.

### **Scoping Recommendations**

1. Shadow analysis: At a minimum, the project proponent should be required to evaluate the shadow and all other environmental impacts of two alternatives to their proposal: as-of-right zoning and a proposed building height that does not violate the state laws. The shadow analysis should evaluate impacts not only to the Common and Public Garden, but also the Commonwealth Mall, the Winthrop Square Park, Post Office Square, and the Greenway. It should strive to be as accurate as possible. The analysis for the Common, Public Garden and Commonwealth Ave. Mall should show the new additional shadows across all three parks together by hour and month and durations of new shadows on each park. The square footage per park and in total for all three parks should also be specified. The methodology should be described including such things as which time zone is used (daylight savings or standard) and topographic considerations.

Like most development proposals, Millennium is presenting a proposed design for this building – rectangular tower on top of a pedestal base, as a given. The shape is similar to Millennium's One Franklin Tower and the Ritz Towers. Would the shadow impacts of this proposed building be different if it were a slim or a sculpted tower that would block out less sunlight and thus cast a smaller shadow on the

Common, Public Garden, and Commonwealth Ave. Mall? The public, the City and the State Legislature should be offered the opportunity to see what the shadow impacts of a different design might result in before amending the state laws. The scope should include shadow impacts on the Common and Public Garden of a thinner or sculpted tower so that if the Shadow Laws are amended, the Legislature and the public can be assured that change is for the most restrictive amount of new shadow possible.

2. Zoning: The project proponent should provide a clear and full explanation of what the existing zoning allows. The proponent states in its Project Notification Form submitted to the Boston Planning and Development Agency that it will apply for designation as a Planned Development Area (PDA) and approval of a Development Plan. Without knowing the timing and outcome of such application as well as the Development Plan how can the environmental impacts be fully presented in the PIR? The scope should require the inclusion of the proposed PDA development plan.
3. Skyplane: The PIR should include renderings of view from the pedestrian level from the Common, Public Garden, and Commonwealth Avenue, and Newbury Street.
4. Urban Amenities: The PNF discusses the benefits of the Great Hall as a place open to activity 18 hours a day, 52 weeks of the year. The PIR should include a plan for activation, such as who will be responsible for programming this space, including the paying for such programming and how will it be managed. Such information is necessary to be assured that this public space will fulfill the promises of the PNF, serving as a community resource and neighborhood asset.

In addition, I submit the following comments regarding some of the information that Millennium Partners has presented to the public:

- I concur that the development of this site, replacing the closed and dilapidated City parking garage, will benefit Boston. I do not agree that the current proposal is in the best interest of Boston, its residents, its working force, and visitors because it will result in the degradation of the city's historic parks, the Common and Public Garden, both of which have City and Federal landmark designations. Both provide not only much needed open space but play important civic roles. The Common from its inception through today has served as the community gathering place both for moments of celebration and commemoration. The intense usage demonstrates how important the Common is to the city's life, but it requires an ever increasing level of investment to maintain and upgrade the park. The Public Garden is Boston's botanical jewel providing its users with a respite of beauty and calm, an oasis in the middle of an active urban environment. The Winthrop Square site can be developed without adding new shadows to the Common and Public Garden. What is at stake is a balance between protection of the city's iconic parks and economic gain for a private entity and the City. The \$153 million offered to the city is a onetime infusion of funds, but it must be balanced against the irreversible impacts of new shadow, now and in the future.
- The project proponent has discussed its plans to provide affordable housing off-site in Chinatown. While this is commendable given the great need for affordable housing in that neighborhood, why is no affordable housing being provided on site at 115 Winthrop Square? The project will provide luxury housing for an elite class of people, many of whom may never participate or contribute to the city's life. How will this actually serve as a benefit to the city's urban character and vitality? How will additional isolated sectors of luxury housing help bring the city residents of various economic levels together to create a civic community?
- Jobs are another benefit touted in the PNF and public meetings. Construction jobs will result from any development of the garage site. The city prospers from full employment. However, it appears that the existing demand for construction skills currently is quite high throughout Boston given the number of on-

going development projects and new ones in the development pipeline. Construction employment is important, but it is short term and should be balanced against the long term, permanent diminution of the quality of our three historic parks.

Thank you for your consideration of my comments and scoping recommendations.

Yours truly,



Beatrice Nessen

cc: Mayor Martin Walsh  
City Councilors Wu, Baker , Campbell, Ciommo, George, Flaherty, Jackson, Lamattina, Linehan, McCarthy, O'Malley, Pressley, Zakim,  
Governor Charles Baker  
Senators Stanley Rosenberg, Byron Rushing and Senator Joe Boncore, Senator William Brownsberger  
Representatives Robert DeLeo, Jay Livingstone, Aaron Michlewitz





Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

**Winthrop Square development/Shadow Law amendment**

1 message

**Rebecca Dwyer** [REDACTED]

Wed, Jan 11, 2017 at 11:29 AM

To: casey.a.hines@boston.gov

Dear Casey Hines -

I am writing to express my opposition to amending the "Shadow Law" that will have a negative impact on the Public Garden.

This precedent setting move will impact every neighborhood - from the Seaport District to the rest of South Boston and beyond. When will the "setting of precedents" stop?

I'm not sure that a letter will make a difference in the face of rampant, out of control development, but I do have hope that it might.

Becky Dwyer  
(Rebecca Leviss Dwyer)

249 A Street,  
Boston MA 02210



Christopher Tracy <christopher.tracy@boston.gov>

---

## Protecting Shadow Laws

1 message

---

Becky Kidder Smith <[REDACTED]>  
To: christopher.tracy@boston.gov

Tue, Nov 29, 2016 at 6:59 AM

Dear Christopher,

Please note my concern and appeal to continue to support the state's current shadow laws that have protected the Boston Common and the Public Garden for decades.

Sincerely,

Becky Kidder Smith  
255 Marlborough Street #1  
Boston, MA 02116



Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

**Winthrop Square Project**

1 message

**Benjamin Anderson** [REDACTED]

Thu, Jan 12, 2017 at 4:58 PM

Reply-To: [REDACTED]

To: salvatore.lamattina@boston.gov

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

Dear Councilor Lamattina,

My name is Ben Anderson, I live at 34 Charter Street in your district. Having been in Boston for over six years, I consider Boston my home now and for the future. It is my hope to see Boston continue to thrive and progress through investments in commerce and infrastructure to support it.

The project at Winthrop Square's capital infusion an unencumbered \$152 Million is an opportunity for the City to fund several important city initiatives; including parks, schools and affordable housing which would be extremely beneficial to our city. As a voter in your district I am asking you to support this project as I think it will have a positive impact on the city that we call home.

Thank you for your consideration and support of this project.

Kind regards,

Ben

--

Ben Anderson  
Director of Alumni & Parent Major Giving  
Office of University Advancement  
Cadigan Alumni Center  
Boston College  
[REDACTED]

**Stay in touch with your BC family at [bc.edu/forbc](http://bc.edu/forbc).**

January 17, 2017

Brian P. Golden  
Director  
Boston Planning & Development Agency  
City Hall, 9th Floor  
One City Hall Square  
Boston MA 02201

**Re: 115 Winthrop Square, Boston  
Project Notification Form**

Dear Director Golden:

I write as a member of the Institutional Advisory Group appointed for the above referenced proposed development but also as someone who has lived opposite the Boston Common at 49 Beacon Street for the past eighteen years. As such, I appreciate the opportunity to comment on the Project Notification Form (PNF) submitted by MCAF Winthrop LLC (Millennium) initiating BPDA Large Project Review under Article 80 of the Boston Zoning Code.

The proposed project is one of the largest and most significant development projects proposed in Boston. It is a development that has the potential to bring tremendous benefits not only to the neighborhood where it will reside but also has the potential to produce jobs and mitigation dollars to communities in Boston far from Winthrop Square. Moreover, the developer has a track record second to none in the downtown neighborhoods.

However, both the BPDA and the developer have been clear that the project, at its current proposed height, violates the Public Commons Shadow Law (1990) and the Public Garden Shadow Law (1993) which protect the Boston Common and Public Garden from the negative effect of new shadows cast onto these resources. In that there has not been any stated solution to this violation of the laws protecting these two unique assets which, in tandem, act as the social and physical center of gravity for all of Greater Boston, I am regretfully left with no

option but to oppose further review of the project until one is proposed.

Thank you for considering my comments on the Project Notification Form. I truly believe that this project can be great for all residents of our city but not without solving for the violation of the "shadow laws" prior to pushing forward with the Article 80 Large Project Review process.

Sincerely,

Ben Starr

[REDACTED]

Cc: Mayor Marty Walsh  
Senator Joseph Boncore  
Senator Will Brownsberger  
Representative Aaron Michlewitz  
Representative Jay Livingstone  
City Councilor Joshua Zakim  
City Councilor Bill Linehan  
City Councilor Tim McCarthy  
City Councilor Tito Jackson  
City Councilor Matt O'Malley  
City Councilor Michael Flaherty  
City Councilor Frank Baker  
City Councilor Mark Ciommo  
City Councilor Sal LaMattina  
City Councilor Andrea Campbell  
City Councilor Annissa Essaibi-George  
City Councilor Michelle Wu  
City Councilor Ayanna Pressley  
Jonathan Greeley, BPDA Director of Development Review  
Casey Hines, BPDA Project Manager  
Joe Larkin, Millenium Partners



**boston planning &  
development agency**

## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

SOMETIMES IT IS HARD TO ENVISION THE ECONOMIC BENEFIT  
OF A LARGE PROJECT SUCH AS THIS. FOR CHEFS AND RESTAURANTEURS,  
THIS SORT OF STIMULUS CAN MAKE OR BREAK A RESTAURANT.  
BOSTON IS BEING HERALDED NATIONWIDE AS THE NEXT FOOD  
DESTINATION CITY. IN ORDER TO CONTINUE RESTAURANT GROWTH  
AND DEVELOPMENT IN THE CITY, WE NEED THE ECONOMIC BOOST  
THAT THE 115 WINTHROP PROJECT WILL BRING.

### CONTACT INFORMATION

NAME: BEN STIGGERS  
ADDRESS: 1 DEVONSHIRE PL, BOSTON MA 02109  
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: Benjamin Thomas  
Affiliation/Address: 136 Coleridge #2  
Boston, MA 02128  
Email/Phone: [REDACTED]

Comments: \_\_\_\_\_

I appreciate the effort being put into providing a space at the ground level that can serve as an extension of the public realm. I work nearby and often pass through the area, which feels neglected and offers nothing to the diverse populations that move through it. The proposed project gives good reason for people to occupy an underutilized area of the city. Moreover, the affordable housing component and other public benefits certainly outweigh the, what some consider, negative impact of the proposed project.

While I understand the issue around the shadow created by the project, it seems that a significant reduction in the project height would not allow, in my opinion, the luxuries at the ground level. In addition, after seeing the study, I do not feel the impact of the shadow is much of a discussion. The duration ~~and~~ length does not impact the character and experience of the public space.

If I am looking forward to this project's contribution to the enhancement of the City and to maintaining Boston as a leader and model of how a modern American city should grow.

Comments can also be emailed to: [christopher.tracy@boston.gov](mailto:christopher.tracy@boston.gov) or  
[jonathan.greeley@boston.gov](mailto:jonathan.greeley@boston.gov)



Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

**Support for Millennium Partners' 115 Winthrop Sq. Project**

1 message

---

**Wigren, Benjamin** [REDACTED]

Mon, Jan 9, 2017 at 1:51 PM

To: "casey.a.hines@boston.gov" &lt;casey.a.hines@boston.gov&gt;

Cc: "Jonathan.Greeley@boston.gov" &lt;Jonathan.Greeley@boston.gov&gt;, "mayor@boston.gov" &lt;mayor@boston.gov&gt;

To whom it may concern,

I am writing in support of Millennium Partners' proposed tower project at 115 Winthrop Square. I work across the street at 100 Federal St., and the defunct parking lot that currently sits on the site is an eyesore—which occasionally attracts criminal activity. It is time that this site be redeveloped in a thoughtful way, and I believe this proposal would add an iconic shape to the skyline. Millennium Partners' proposed tower would breath life back into this area, better connecting the Financial District with the rest of the city. The minimal effect the tower would have on Boston Common and the Public Garden will be far outweighed by the \$153mm purchase price, allowing the city to endow the affected parks (as well as others) and develop greatly needed affordable housing. I am in support of modifying the laws governing the shadow in the Common and Public Garden, so that this emblematic project can move forward.

Sincerely,

Ben Wigren

---

This message, and any attachments, is for the intended recipient(s) only, may contain information that is privileged, confidential and/or proprietary and subject to important terms and conditions available at <http://www.bankofamerica.com/emailexecutive>. If you are not the intended recipient, please delete this message.







Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

## Shadows on Boston Common

1 message

**BERNARD BORMAN** [REDACTED]

Mon, Jan 16, 2017 at 2:33 PM

To: casey.a.hines@boston.gov

I am 84 years of age and have been involved in civic matters in downtown Boston for over 40 years. I was a leader in the six-year fight to stop Mort Zuckerman's Park Plaza scam from virtually engulfing the Public Garden and Common in permanent shadows.

The shadow law was one result of that fight, but couldn't have been weaker in its limitation upon future shadows—measuring the shadow impact of projects just one hour twice a year plus a one-acre exception for even more shadows. Tony Pangaro and Joe Larkin are very familiar with the shadow law, e.g., they had extensive shadow studies for their much shorter Charles Street One Charles Street South project in Park Square about 15 years ago. So Larkin's suggestion that they just inadvertently overlooked the shadow impact of their Winthrop Square project is disingenuous, at best, and a lie, at worst. It's clear they had a deal for this height at City Hall before they went public with it.

This proposed project height is a product of pure financial greed. They can make lots of money with a shorter project, e.g. Hayward Place. Saying that their \$153M purchase price will largely be spent on park improvements is simply a red herring—that is money that ought to be spent by the City, anyhow, without additional shadow on these two historic, unique parks. History proves that no one will track the use of this money, anyhow.

The additional height proposal is also a product of Mayor Walsh's construction union background. For decades, those unions have energetically supported a policy of "build anything anywhere as long as it's built with union labor."

I invite you to walk through the center of the Public Garden on a sunny day right now, mid-January, and observe half or more of it in the shadow cast by Pei's Hancock building. Depressing, isn't it? More of that has to be stopped.

In the mid-19th century, developers wanted to build on Boston Common and were stopped by the preservationists of that era. These parks will survive to the 22nd century only with the utmost attention of the preservationists of the current era in the never ending fight against greedy developers and unions.



Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

**115 Winthrop Square Project Notification Form (PNF)**

1 message

Beth Terrana [REDACTED]

Fri, Jan 6, 2017 at 3:33 PM

To: Mayor@boston.gov, Casey Hines &lt;casey.a.hines@boston.gov&gt;

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, dtcnabb@nabbonline.com

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.

Respectfully submitted,

Beth Terrana  
6 Arlington Street, Unit 3  
Boston, MA 02116

Beth Terrana  
[REDACTED]



Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

**115 Winthrop Square - Comment**

1 message

Betsy Hall [REDACTED]

Sun, Jan 15, 2017 at 5:42 PM

To: Casey.A.Hines@boston.gov

Cc: mayor@boston.gov, Michelle Wu <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 - Rep. (HOU)" <byron.rushing@mahouse.gov>, jay.livingstone@mahouse.gov, aaron.m.michlewitz@mahouse.gov, william.brownsberger@masenate.gov, Joseph.Boncore@masenate.gov



January 13, 2017

Dear Mr. Tracy, Esteemed Elected Officials, and other interested parties,

It is the position of the Ellis South End Neighborhood Association to agree with and support the cogent position of the Neighborhood Association of the Back Bay (NABB) regarding the "shadow law" change proposed by Millennium. The existing law respects the open spaces of our City and should be maintained without change, change which would create a dangerous and undesirable precedent going forward.

Sincerely yours,

A handwritten signature in black ink that appears to read "Betsy Hall".

Betsy Hall  
President

---

Betsy Hall  
President  
Ellis South End Neighborhood Association  
2 Clarendon Street  
[REDACTED]

[www.ellisneighborhood.org](http://www.ellisneighborhood.org)



## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

Stick to zoning until a comprehensive plan is done

No change to shadow law

This bldg is here for 100 yrs - impacts will be felt well beyond 153 miles of

community benefits. Jobs will go after 3 yrs. Shadows remain forever. We don't need "safe deposit boxes in

the sky" for investors who won't live here. Consider mitigation payments for parks care for life of the building.

### CONTACT INFORMATION

NAME:

Bill Clendaniel

ADDRESS:

EMAIL ADDRESS:

24 Barthmouth St Boston



**BILL LINEHAN**  
**BOSTON CITY COUNCILOR**  
**DISTRICT 2**

December 13, 2016

Brian P. Golden  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

RE: Art Resource Collaborative for Kids (ARCK), Boston, Massachusetts

Dear Mr. Golden,

I am writing in support for the Art Resource Collaborative for Kids (ARCK) to have the opportunity to receive a 115 Winthrop Square Development space totaling in 2000+ square feet. ARCK is a non-profit corporation currently located in a small office on Bromfield Street. The additional space will provide an opportunity for artists, local professionals, and underserved students to collaborate on creative projects to realize and utilize their potential.

ARCK is interested in expanding the program into a makerspace and innovative center in Downtown, Boston to grow with more Boston Public Schools; currently serves more than 1,000 Boston Public School students. The organization utilizes art as a vehicle to reach students' greatest potential, integrating creative learning with each partnering school's academic goals. ARCK hopes to move into Downtown so they can have a larger space to offer underserved and underperforming high school students the guidance they need before graduating. This space given to ARCK would be an investment to our city to help break down economic barriers and empower youth.

I support ARCK on getting a 115 Winthrop Square Development space donated and ask that you give this request your fullest consideration.

Sincerely,

Bill Linehan  
District 2 City Councilor

BOSTON CITY HALL, ONE CITY HALL SQUARE, BOSTON, MASSACHUSETTS, 02201  
617-635-3203 FAX: 617-635-4203 William.Linehan@cityofboston.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 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,

*Bob Joyce 736 East Broadway South Boston, MA. 02127*

*cc: Casey Hines. BPDA*



Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

**The shadows**

1 message

**Bob Oppenheim** [REDACTED]

Sat, Jan 14, 2017 at 11:15 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" <michelle.wu@boston.gov>, "Frank.Baker" <frank.baker@boston.gov>, andrea.campbell@boston.gov, "Mark.Ciommo" <mark.ciommo@boston.gov>, a.e.george@boston.gov, "Michael.F.Flaherty" <michael.f.flaherty@boston.gov>, "Tito.Jackson" <tito.jackson@boston.gov>, salvatore.lamattina@cityofboston.gov, bill.linehan@cityofboston.gov, "Timothy.McCarthy" <timothy.mccarthy@boston.gov>, "matthew.omalley" <matthew.omalley@boston.gov>, "To: ayanna.pressley" <ayanna.pressley@boston.gov>, Josh Zakim <josh.zakim@boston.gov>, mayor@boston.gov

I am writing in opposition of the Winthrop Square Development Proposal.

While the developers are providing generous incentives for this project, changing the the shadow law for this project sets a terrible precedent. Laws are created to protect and these historic properties need the protection that the law gave them. We are living in a country, that more then ever we need the support of our Representatives to protect our environment. I hope you will.

There are modifications which could make this project work and preserve all the light that falls on two of Boston's most iconic open spaces. They need to be made.

Thank you for the opportunity to give input on this project.

Robert Oppenheim  
440 Marlborough St.  
Boston, 02115





**boston planning &  
development agency**

## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

I support building with another  
residential place for the good of  
the city of Boston  
more people are coming to the  
city and the people need  
place to live.

Bob Riiny I work for  
millennium place.  
*[Signature]*

### CONTACT INFORMATION

NAME:

ADDRESS:

EMAIL ADDRESS:



Christopher Tracy <christopher.tracy@boston.gov>

## Project Comment Submission: 115 Winthrop Square

1 message

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

Tue, Dec 20, 2016 at 11:56 AM

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

CommentsSubmissionFormID: 1417

Form inserted: 12/20/2016 11:56:11 AM

Form updated: 12/20/2016 11:56:11 AM

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=979e27736a-Update\_115\_Winthrop\_Public\_Meeting12\_20\_2016&utm\_medium=email&utm\_term=0\_bccda74844-979e27736a-197540569

First Name: Boris

Last Name: Perlovsky

Organization: CIC Boston

Email: [REDACTED]

Street Address: 50 Milk St

Address Line 2: 16th floor

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02109

Comments: I know there's talk about building a "Great Hall" in this building. I'd encourage the builders / developers to make part of that an Interior Botanical Garden. There's nothing like that in Boston. A green place that's open year around, even in the bitter cold and low sunlight that exists during the winter months. This would be a very unique feature and attraction that will invite people from all over New England to visit the space.

PMContact: christopher.tracy@boston.gov





Christopher Tracy <christopher.tracy@boston.gov>

## Project Comment Submission: 115 Winthrop Square

1 message

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

Tue, Dec 20, 2016 at 5:36 PM

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

CommentsSubmissionFormID: 1418

Form inserted: 12/20/2016 5:36:32 PM

Form updated: 12/20/2016 5:36:32 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: Brendan

Last Name: Price

Organization:

Email: [REDACTED]

Street Address: 195 lagrange st

Address Line 2:

City: boston

State: MA

Phone: [REDACTED]

Zip: 02132

Comments: I object to any height variance which will (a) cast a shadow on the common/public garden/mall or other open space and (b) which will set a precedent for other developers to request the same variance. The current regulations were enacted to prevent exactly this. Leave the zoning regulations as they are. I trust the city council will reject this proposal by the mayor. Brendan Price

PMContact: christopher.tracy@boston.gov

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: Brett Mensinger  
Affiliation/Address: \_\_\_\_\_

Email/Phone: [REDACTED]

Comments: Millennium Partners, and specifically Millennium Tower has brought a much needed revitalization to Downtown Crossing in Boston. An area not well known for residential prowess, it has quickly shifted an antiquated mindset. As a natural next step in the area, Winthrop Square will bring additional residences along with commercial and public space for all to enjoy, not only will this help with economic gains, but will bring unprecedented positive change to the area. The city government benefits, the people of Boston benefit, as well as the private sector. Slight are the concerns of the opponents to the project when fully understanding the benefits.

Comments can also be emailed to: [christopher.tracy@boston.gov](mailto:christopher.tracy@boston.gov) or  
[jonathan.greeley@boston.gov](mailto:jonathan.greeley@boston.gov)



**boston planning &  
development agency**

## 115 WINTHROP SQUARE

*Open House – Second Public Meeting*

101 Federal St, 29<sup>th</sup> Floor | January 5, 2017 | 6:30pm

### PUBLIC COMMENT

I support this cause for increased tax revenue and  
 economic growth for the city. Many jobs will be created and  
 stimulate the local economy!

---



---



---



---



---



---

### CONTACT INFORMATION

NAME: *Brian Canevara*  
 ADDRESS:  
 EMAIL ADDRESS: [REDACTED]



## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

I have to say this will  
be the best project Boston  
has ever seen. This is a  
MUST for the neighborhood.  
THIS area needs more risers  
and more enhancements

### CONTACT INFORMATION

NAME: Brian Clark  
ADDRESS: 1 Franklin St. Boston  
EMAIL ADDRESS: [REDACTED]



**boston planning &  
development agency**

## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

I have worked in or near this area of Boston for almost 10 years. The mixed use development of the Millennium Tower has revitalized the Downtown Crossing area and significantly improved the neighborhood. The new proposed Millennium project will help continue the redevelopment of this area and further reinvigorate the area. This is a tremendous opportunity for the City with extremely limited impact. The City should work to remove any impediments to this development and allow it to move forward as soon as possible.

### CONTACT INFORMATION

NAME: Brian Grossman

ADDRESS: 18 Roland Way, Milford MA 01757

EMAIL ADDRESS:





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,



BRIAN HARRIS

7 BARRY PARK

BOSTON MA 02125.

cc: Carey Hines

BPDA



Christopher Tracy &lt;christopher.tracy@boston.gov&gt;

---

**115 Winthrop Square proposal**

1 message

---

Brian Luke [REDACTED]  
Reply-To: Brian Luke [REDACTED]  
To: "Christopher.Tracy@Boston.gov" <Christopher.Tracy@boston.gov>

Sat, Dec 10, 2016 at 11:01 AM

Dear Mr. Tracy,

I am writing to voice my full support for Millennium Partners project at 115 Winthrop Square as it is currently proposed.

I attended the Public Hearing at Suffolk University on Monday evening, Dec 5th and listened to what seemed to be, in that room at least, an overwhelming lack of support with the main concerns being new shadows that will fall on the Common and Public Garden and that will be out of compliance with the so-called Shadow Law.

First, I want to commend you on how you dealt with and responded to certain anti-development attendees who were loud and rude. This was my first Public Hearing and I was surprised by the level of rudeness by some of them.

Second, while the Shadow Law is probably a well-intentioned law, it is being used by the anti-development groups to squash projects that have major, long-term benefits for Chinatown, as well as the city and region. They use the Shadow Law to maintain the status quo - quite often views from their own high-rise dwellings - and essentially contribute to Boston's house crisis.

I take exception to the notion that these open spaces will be harmed by the project, especially after seeing that no new shadow will fall after 9:25 a.m. on any given day.

One man in the audience said he was concerned about not only shadows on the park but shadows on the streets, which caused me to wonder: Is he concerned about shadows that trees cast on streets and parks or just those from proposed new development? That led me to this thought:

From approximately May 15 - October 15 the trees on the Common and Public Garden are in full leaf, already throwing shadows on open space. I would like to see an animation showing where new shadows actually hit the ground NOT already in shadows from trees during the time the proposed development is out of compliance with the Shadow Law. The existing video shows a solid block depicting new shadow and it doesn't take this into consideration. I believe this would show that the proposed tower at 115 Winthrop Square will have even less of an actual impact in regards to shadows.

I believe this project should move forward and be built as proposed, to a height of 750', without the all-too-common chop-down in height that happens in Boston. While I believe it is good and necessary to hear all concerns from residents, in the case I believe you should listen and then move forward with a project that does much good than harm to the City of Boston and the region.

1/6/2017

City of Boston Mail - 115 Winthrop Square proposal

Sincerely,  
Brian Luke  
Charlestown, MA

Brian Maloney  
10 New Street  
Boston, MA 02128

Dear City Councilor Lamattina,

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 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.

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

Sincerely,

Brian Maloney

Via Email.

January 13, 2017

Dear Council Member Wu:

I am writing today in support of the 115 Winthrop project as proposed by Millennium Partners.

This project is one of the only private developments stepping up to support the Mayor's agenda on Economic Inclusion Equity sharing, job training and a commitment to local, long term employment opportunities. Millennium Partners' track record in the City of Boston implementing challenging and difficult projects speaks for itself in the many successful projects that have enlivened our City especially in the downtown. The fact that Millennium is executing a Memorandum regarding Economic Opportunity and Inclusion and accepting the challenge to make its development more equal and accepting of the needed cultural shift that our City needs to make to be sustainable for all Bostonians is an important part of this project that has been under-emphasized by the press and public.

The goals of the project include:

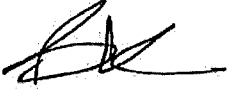
- Minority participation in the investment capital of the project and a participation in its returns.
- 15% of the Value of Construction Contracts awarded to MBE/WBE Contractors
- 15% of Architecture & Engineering Consultant Contracts awarded to MBE/WBE firms
- 51% of Permanent Employees on the Project to be City of Boston Residents
- 50% of Permanent Building Contractor jobs to WBE/MBE
- Participation in the anticipated new goals for Construction work force – 51% City of Boston Residents, 40% Minority and 12% Female.

The limited morning shadow impacts on the Public Garden and Public Common should not deter the City from moving forward with this development.

This project also provides much needed cash infusion to other City owned assets including Franklin Park, Boston Common, Orient Heights and Old Colony housing; and the creation of affordable housing in Chinatown; demonstrating its impact to the City as a whole not just the site location.

I urge you to support the redevelopment of this under-utilized City parcel and support taking positive steps to make Boston a model City for Economic Equity + Inclusion.

Sincerely,

A handwritten signature in black ink, appearing to be 'B. McPherson', written in a cursive style.

Brian McPherson

6 Paula Rd, Mattapan, MA 02126

Cc: Christopher Tracey- BPDA ([christopher.tracey@boston.gov](mailto:christopher.tracey@boston.gov))  
Casey A. Hines ([casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov))  
Jonathan Greeley ([jonathan.greeley@boston.gov](mailto:jonathan.greeley@boston.gov))



Christopher Tracy <christopher.tracy@boston.gov>

## Project Comment Submission: 115 Winthrop Square

1 message

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

Thu, Jan 5, 2017 at 9:24 AM

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

CommentsSubmissionFormID: 1437

Form inserted: 1/5/2017 9:23:37 AM

Form updated: 1/5/2017 9:23:37 AM

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=6f83c38c9e-115\_Winthrop\_Public\_Meeting12\_29\_2016&utm\_medium=email&utm\_term=0\_bccda74844-6f83c38c9e-216354489

First Name: Briana

Last Name: Gilvarg

Organization:

Email: [REDACTED]

Street Address: 10 Millbrook Rd

Address Line 2:

City: Natick

State: MA

Phone: [REDACTED]

Zip: 01760

Comments: This building is going to help the greater good of Boston. It is going to open up jobs for hundreds and hundreds of people all throughout Boston that are currently unemployed. It will make the area more lively, seeing as it is currently a ghost town after 5 PM and on the weekends. The shadow will not have a negative effect on the environment or well being of the Boston Common and will not cause any harm to those living in that area. I personally am in full support and would love to see this building in downtown, an area that is long overdue for some healthy renovation. The well-being of Bostonian's HAS to come above and before a slight shadow that will not have a negative impact on anyone's life.

PMContact: christopher.tracy@boston.gov



Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

**Project Comment Submission: 115 Winthrop Square**

1 message

---

**no-reply@boston.gov** <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov

Fri, Jan 20, 2017 at 11:30 AM

CommentsSubmissionFormID: 1515

Form inserted: 1/20/2017 11:29:49 AM

Form updated: 1/20/2017 11:29:49 AM

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: Candace

Last Name: Young

Organization:

Email: [REDACTED]

Street Address: 15 1/2 Shepard Street

Address Line 2:

City: Cambridge

State: MA

Phone: [REDACTED]

Zip: 02138

Comments: I would like to comment on the height of this building and it's effects on the feel of the neighborhood, the lack of green space incorporated in its surroundings and its effect on the trees in the neighborhood with the shade it will cast. It seems to me we should all be looking at how to preserve nature in the urban environment. The height of this building seems a bit in conflict with what it will do to its surroundings. It is meant to provide "a view never before seen from a private residence". A view of what? Other buildings? I suspect not. The view is of nature, the river the ocean the parks...whatever can be seen from 700 feet. Is that not ironic? All the rest of us will have to look at a "shimmering glass sculpture" as the trees and iconic parks start to fail while those who live up there on the top get to enjoy "the view". Please reconsider.

PMContact: casey.a.hines@boston.gov





Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

**Boston Public Parks and Winthrop Square**

1 message

**Candace Young** [REDACTED]

Fri, Jan 20, 2017 at 11:14 AM

To: casey.a.hines@boston.gov, mayor@boston.gov

Cc: [REDACTED]

To Mayor Walsh and project manager Casey Hines, Winthrop Square, I want to express my concern for the development of Winthrop Square, particularly its effect on the health of our public parks and the people who use them.

The first thing you read on millenniumtowerboston.com

"Millenium Tower Boston, at 685 feet, is the tallest residential building in downtown Boston. A shimmering glass sculpture in the sky, it boasts unrivaled views never before seen from a private residence. The city's first neighborhood in the clouds."

That description alone is shocking and to then further read that money made by the city on this project may help to fund parks and affordable housing? I must be missing something.

685 feet, casting shadows over the cherished parks, not to mention the people living in this community.

I want to voice my concern particularly for the health of Boston Public Garden and the beautiful displays that both citizens and tourists go out of their way to see. The park is historic, iconic, a place of refuge, a small green space in an otherwise bustling neighborhood and the trees and shrubs planted there already have stress on them every day.

Watching the fireworks over the common on December 31, I was aware that I was seeking shelter under a tree because the ground was a bit drier underneath. The roots systems constantly barraged by walkers. Boston Common is used daily by hundreds for those seeking some green space, some sun.

Trees are planted to provide shade. Buildings are not built for the benefit of providing shade to any living creature and the benefit of this building or any other building to be built in that space should be reconsidered. Why does this building need to be so tall? For the benefit of a few rich people who can afford to live in a place with a view? A view of what, if not trees, ocean, river...nature. So for those who cannot afford this view, which is most people, we like to look at things from ground level, enjoy the smell of the blossoming trees and actually sit in the shade that those trees provide. Do not build a building that will shade these iconic parks.

Thank you for your time and consideration of my comments.

Sincerely,

Candace Young  
Cambridge, MA



**boston planning &  
development agency**

## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

Moving forward with this project will great  
more retail, restaurants, residences to  
downtown Boston. It will improve the  
quality of life. I'm all for this project

### CONTACT INFORMATION

NAME: Candido Nunez  
ADDRESS: 157 Seaport Blvd Boston MA  
EMAIL ADDRESS: [REDACTED]



Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

**Winthrop Square Development**

1 message

---

**Carlton Conley** <[REDACTED]>  
To: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>

Wed, Jan 11, 2017 at 9:46 AM

I am very concerned about the height of the proposed Winthrop Square development and the treat of shadows on our parks. This time of year is the perfect example of how we struggle for some day light and this development would effect the shadow creep into our historic park. These are national treasures that you and other elected officials have been entrusted to maintain for generations to come. Amending the shadow laws would set precedent for future developers and so this would just be the first of many encroachments causing more and more lost of precious daylight in Boston.

Please consider these issues when making a final determination.



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

---

## Fwd: Keep Shadows out of our Parks

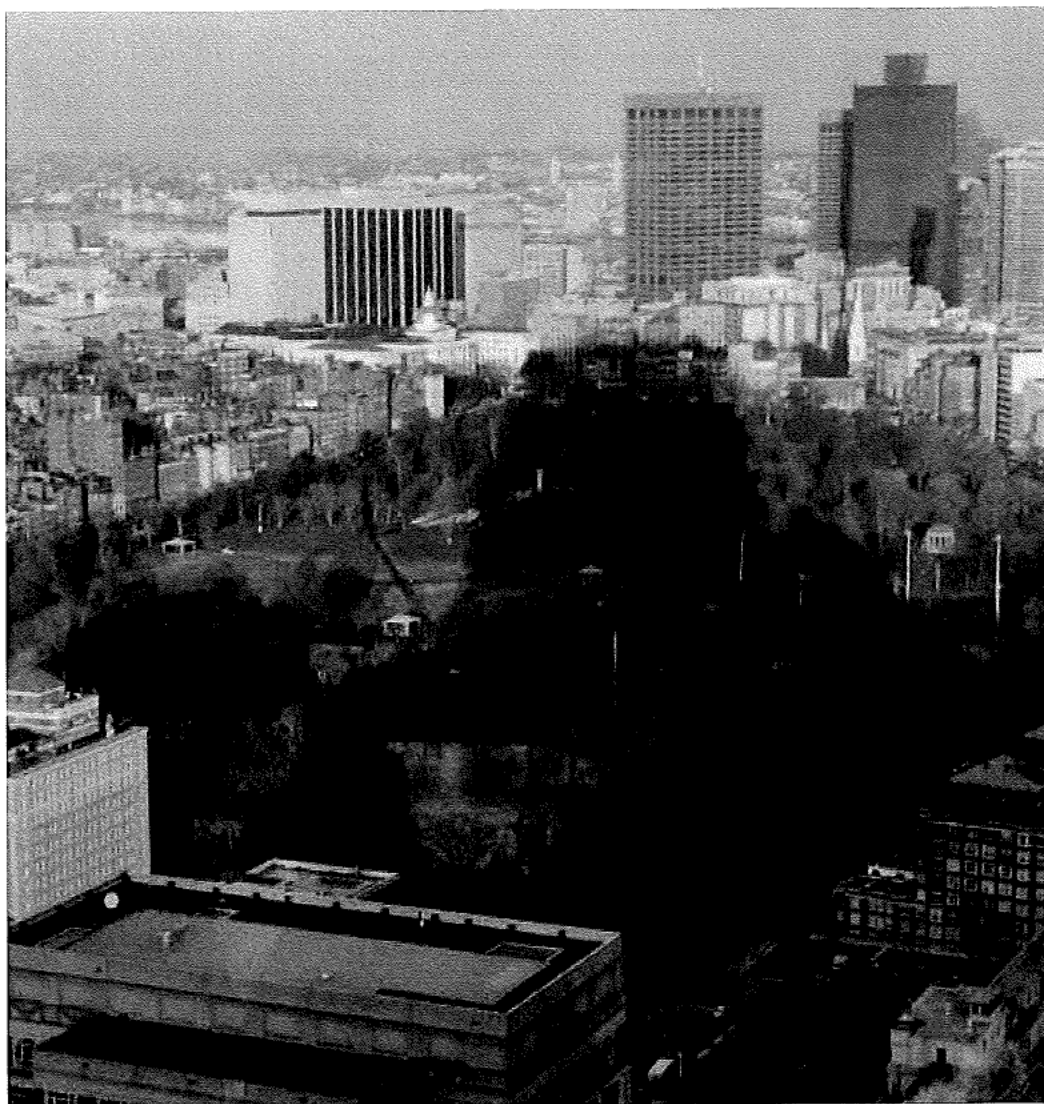
1 message

---

Carol Alper [REDACTED]  
To: casey.a.hines@boston.gov

Wed, Jan 11, 2017 at 9:50 AM

Dear Ms. Hines,  
This ominous photo says it all to me. Once our beautiful parks are enshrouded we never will be able to get the light back. Please Reconsider your advocacy for this project for the reasons listed below the photo--please scroll down.



Shadow from 200 Clarendon, mid-afternoon December 2016

- 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.

Thank you for your time.

Carol Alper



Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

**Winthrop Square Project**

1 message

**Caroline Charles Barone** [REDACTED]

Thu, Jan 19, 2017 at 9:56 AM

To: salvatore.lamattina@boston.gov

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

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

Sincerely,

*Caroline C. Barone**33 Third Avenue**Apt 6A**Boston, MA 02129*

---

Caroline C. Barone  
[REDACTED]



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

**Protect our Public Garden from Shadows**

1 message

Osteen, Carolyn M. [REDACTED]  
To: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>

Thu, Jan 12, 2017 at 1:32 PM

Dear Casey Hines

Our Public Garden, and indeed all the gardens in the City of Boston, are critically important to those of us who live here. Please don't make an exception for Winthrop Square. We need to keep these spaces in the sun – winter and summer; the sunlight is important. It would be an ugly precedent if an exception is created.

Many thanks for your service to the City of Boston.

Best

Carolyn Osteen  
69 Chestnut Street  
Boston, MA 02108

**Carolyn M. Osteen**  
Retired Partner  
**ROPES & GRAY LLP**  
[REDACTED]  
Prudential Tower, 800 Boylston Street  
Boston, MA 02199-3600  
[REDACTED]  
www.ropesgray.com

This message (including attachments) is privileged and confidential. If you are not the intended recipient, please delete it without further distribution and reply to the sender that you have received the message in error.







Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

**115 winthrop square project / BPDA comment letter**

1 message

Catherine Bordon [REDACTED]

Fri, Jan 6, 2017 at 1:54 PM

Reply-To: Catherine Bordon [REDACTED]

To: Mayor@boston.gov, 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, dtcnabb@nabbonline.com, info@friendsofthepublicgarden.org, info@gardenclubbackbay.org

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 under state law. The existing 26-year-old state laws have protected the Boston Common and Public Garden while still allowing for substantial development.

Please take the long-term view and do not permit the developers to circumvent the shadow laws that have allowed Boston to thrive and grow as a place for home and work, and as a destination for millions of visitors.

Sincerely,

Catherine Bordon

303 Marlborough Street

Boston



Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

**Project Comment Submission: 115 Winthrop Square**

1 message

---

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

Fri, Jan 20, 2017 at 1:53 PM

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

CommentsSubmissionFormID: 1517

Form inserted: 1/20/2017 1:53:17 PM

Form updated: 1/20/2017 1:53:17 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: Catherine

Last Name: Iacobo

Organization: Local resident &amp; member of The Downtown Boston Residents' Association

Email: [REDACTED]

Street Address: 580 Washington Street

Address Line 2: 14A

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02111

Comments: Dear BPDA & Project Manager, Ms. Casey Hynes, I am sending you this letter to communicate that as a resident of the neighborhood, as a taxpayer, and as a concerned citizen of Boston, I am NOT in support of this project as it is currently proposed. Specifically, I am not in support of the height of this project because of the new shadows it will cast on the Boston Common. I am also NOT in support of providing this project an exemption to the 1990 state law governing shadows on the Common. Nor am I in support of changing the state law to accommodate this project (or future similar projects). I have multiple reasons for my position including: 1) Any aforementioned accommodation and/or change to the state law sets a bad precedent for future development projects. 2) This issue raises concerns about the integrity and/or competency of the BPDA and other city officials who claim they were caught unaware of the problem until after the project was selected/awarded. 3) I place a high value on maximizing sunlight on the precious and limited green space in our neighborhood. 4) The project has not been officially started. There is still plenty of time for modifications to be made to prevent the need for exemptions or changes to the shadow law. 5) Any potential monetary/revenue impact to the city and our residents, as well as any potential employment impact with regards to construction and other related jobs, as a result of the requested design changes will be minimal when considering the total scope of the resulting project. I urge you to have the project developers redesign the height/shape of the building proposed for this project. Thank you for providing this opportunity to share my comments with you on this project. Best regards, Catherine Iacobo

PMContact: casey.a.hines@boston.gov



Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

## 115 Winthrop Square Development Project

1 message

Catherine Iacobo [REDACTED]

Fri, Jan 20, 2017 at 2:11 PM

To: 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, matthew.omalley@boston.gov, timothy.mccarthy@boston.gov, bill.linehan@cityofboston.gov, salvatore.lamattina@cityofboston.gov, Ayanna Pressley <ayanna.pressley@boston.gov>, Josh Zakim <josh.zakim@boston.gov>, casey.a.hines@boston.gov

Dear City & State Officials, the BPDA and Project Manager, Ms. Casey Hynes,

I am sending you this letter to communicate that as a resident of the neighborhood, as a member of the Downtown Boston Residents' Association, as a member of the Friends of the Public Garden, as a taxpayer, and as a concerned citizen of Boston, I am NOT in support of the Winthrop Square Development Project as it is currently proposed.

Specifically, I am not in support of the height of this project because of the new shadows it will cast on the Boston Common. I am also not in support of providing this project an exemption to the 1990 state law governing shadows on the Common. Nor am I in support of changing the state law to accommodate this project (or future similar projects). I have multiple reasons for my position including:

- 1) Any aforementioned accommodation and/or change to the state law sets a bad precedent for future development projects.
- 2) This issue raises concerns about the integrity and/or competency of the BPDA and other city officials who claim they were caught unaware of the problem until after this prominent project was selected/awarded.
- 3) I place a high value on maximizing sunlight on the precious and limited green space in our city.
- 4) The project has not been officially started. There is still plenty of time for modifications to be made to prevent the need for exemptions or changes to the shadow law.
- 5) Any potential monetary/revenue impact to the city and our residents, as well as any potential employment impact to construction and other related jobs, as a result of the resulting design changes to eliminate new shadow creation will be minimal when considering the total scope of the resulting project.

I urge you to have the project developers redesign the height/shape of the building proposed for this project. Thank you for providing this opportunity to share my comments with you on this project.

Best regards,  
Catherine Iacobo  
580 Washington Street, #14A  
Boston, MA 02111



Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

**Winthrop Square Development**

1 message

---

**Celeste Day** [REDACTED]  
To: casey.a.hines@boston.gov

Sat, Jan 14, 2017 at 7:40 AM

Dear Ms. Hines,

Please oppose plans to build buildings that cast shadows on our parks. My daughters and I work with The Rose Brigade in The Public Garden and see first hand the effect of shadows in this space - the "Tiffany" rose bed with limited sunshine has far fewer blooms. It is truly a pleasure to serve the community in this capacity as the smiles, positive comments and greetings from the public when we are working is proof of the positive impact of green spaces in our city. The Public Garden is a very special space as it is the oldest botanical garden in North America containing very old trees, gifted to Boston from around the world - please help us care for and protect this space by opposing this and other developments that may negatively impact the beautiful trees and plantings that add so much to our city.

Respectfully submitted,

Celeste Day  
135 Charles Street, 3  
Boston, MA 02114



Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

## Support for Winthrop Square project

1 message

**Chase Chevalier** [REDACTED]

Thu, Jan 19, 2017 at 10:02 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,

*Chase Chevalier*

*655 Tremont St #5*

*Boston, MA 02118*

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: Chaton Green  
Affiliation/Address: 27 Moreland St. Roxbury MA  
Apt # 1  
Email/Phone: \_\_\_\_\_

Comments: I really love this job and I especially  
love the format of this meeting. I can't  
wait to work on this job! I know this  
is more historic change for the city

Comments can also be emailed to: [christopher.tracy@boston.gov](mailto:christopher.tracy@boston.gov) or  
[jonathan.greeley@boston.gov](mailto:jonathan.greeley@boston.gov)

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: Cheryl Caminiti

Affiliation/Address: Citizen

Email/Phone: [REDACTED]

Comments: I think the forum tonight is a perfect parallel to what this building will be bringing people together to learn, grow and experience together is everything that is exciting about the Winthrop Square project. This will be a great bit of positivity welcomed into an area that has been neglected for so long. This city deserves to be as vibrant as the people in it. This project is important to our future children, residents, and families.

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



Emily Wieja <emily.wieja@boston.gov>

---

## Project Comment Submission: 115 Winthrop Square

---

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

Tue, Jan 10, 2017 at 4:09 PM

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

CommentsSubmissionFormID: 1459

Form inserted: 1/10/2017 4:08:42 PM

Form updated: 1/10/2017 4:08:42 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: Cheryl

Last Name: Jonas

Organization:

Email: [REDACTED]

Street Address: 25 Beaver Place

Address Line 2: 25 Beaver Place

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02108

Comments: I have treasured the Boston Common and Public Garden since first moving to Boston as a college freshman in 1976. Raising our family in Andover, my husband and I shared our love of these public parks with our children. As residents of Beacon Hill for the past 15 years we have grown to value them all the more - now with our grandchildren - and participate with the Friends of the Public Garden. in their preservation. In that spirit I am asking that you help these Boston gems endure. They should not be subject to one-off decisions and exceptions to State laws designed to protect and preserve them now and for the future. Sincerely, Cheryl Jonas

PMContact: [christopher.tracy@boston.gov](mailto:christopher.tracy@boston.gov)



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: CHRIS DAMIAN  
Affiliation/Address: MILLERSON TOWER RESIDENT  
RESTAURANT OWNER - 2 LOCATIONS DOWNTOWN CROSSING  
Email/Phone: [REDACTED]

Comments: I'm fully supportive of this development. I comprehend the issues and firmly believe the concerns are outdated and representative of a town that doesn't want to mature with other major cities in the US. I agree that green spaces need to be protected but I can't comprehend the opposition to development in a controlled way, the ability to generate jobs & tax revenue for the city as well as making downtown crossing the conduit through this project from the financial district/waterfront. I'd be interested in developing more restaurant locations in this neighborhood should this project as it is proposed go through.

Comments can also be emailed to: [christopher.tracy@boston.gov](mailto:christopher.tracy@boston.gov) or  
[jonathan.greeley@boston.gov](mailto:jonathan.greeley@boston.gov)



**boston planning &  
development agency**

## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

~~Chris Hsi~~

As a resident and owner at 289 Devonshire St,  
I'm concerned about the traffic and nighttime  
construction implications. What is the plan to  
minimize nighttime construction noise and  
traffic access to parking for my building?

### CONTACT INFORMATION

NAME: Chris Hsi  
ADDRESS: 289 Devonshire St #4, Boston MA  
EMAIL ADDRESS: [REDACTED]



**boston planning & development agency**

## 115 WINTHROP SQUARE

*Open House – Second Public Meeting*

101 Federal St, 29<sup>th</sup> Floor | January 5, 2017 | 6:30pm

### PUBLIC COMMENT

- fully support the Winthrop Sq project

- more jobs for community

- community will thrive

- tax dollars = better, beautiful Boston

### CONTACT INFORMATION

NAME: *Chris Reid*

ADDRESS: *16 Lander's St. Somerville, MA 02143*

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: Chris Rangelwa

Affiliation/Address: \_\_\_\_\_

Email/Phone: \_\_\_\_\_

Comments: I am in FAVOR of the Winthrop Square Development Project & the revitalization effort taking place in downtown Boston in part by Millennium Partners, but by the Boston Development Agency on the whole. TO Grow Boston & improve our city is paramount when thinking of the next decade & this project is a pivotal step.

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



Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

## Winthrop Square Development Proposal

1 message

---

Christi Fried [REDACTED]  
Reply-To: Christi Fried <[REDACTED]>  
To: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>

Tue, Jan 10, 2017 at 12:06 PM

Ms. Hines,

I am a resident of the Leather District, business owner in the Financial District and frequent visitor of the Public Garden/Common with my dog. I respectfully request the BPDA reject the Winthrop Square Development Proposal in its current form. There are plenty of other ways this project can be profitable. Just because Millennium successfully bailed us out of Downtown Crossing doesn't mean we need to sell our soul to give them yet another gold mine for all cash buyers. Come on.

- 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.

Thank you for your consideration,

Christi Fried  
111 Beach Street, #3D, Boston

*"Fashion should be a form of escapism, and not a form of imprisonment." ~ Alexander McQueen*



Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

**Winthrop Square- SUPPORT**

1 message

**Christina Morris** [REDACTED]

Thu, Jan 19, 2017 at 4:13 PM

To: salvatore.lamattina@boston.gov

Cc: casey.a.hines@boston.gov

Dear City Councilor,

My name is Christina Morris, and I live in Charlestown at 73 School St, Unit 2. 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 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.

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

Christina Morris  
73 School St., Unit 2  
Charlestown, MA 02129

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: Christine

Affiliation/Address: 38 Oak St., Boston, MA 02111  
Asian Comm. Development Corp.

Email/Phone: 

Comments: We are in support of this project  
to generate more funds to develop  
affordable housing in Chinatown.

Comments can also be emailed to: [christopher.tracy@boston.gov](mailto:christopher.tracy@boston.gov) or  
[jonathan.greeley@boston.gov](mailto:jonathan.greeley@boston.gov)



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

---

## In Defense of the Public Garden, Common and The Mall

1 message

---

Christopher Patzke [REDACTED]  
To: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>

Thu, Jan 19, 2017 at 5:15 PM

Dear Ms. Hines,

I was disheartened to hear about the proposal to allow development in Winthrop Square that would violate current regulations protecting the Public Garden, Common and The Mall from shadows cast by buildings. The fundamental experience of these important, historic landscape spaces as places of respite from the hard, built elements of the city's streets would be seriously and irrevocably damaged by any additional shadowing. Additionally the microclimate of the spaces would be changed and existing plants could face significant decline in health and vitality. I also fear the development would allow for a precedent that could negate the regulations that currently protect the space. I urge you to consider blocking the development for the greater good of Boston and the Commonwealth.

Thank you for your consideration.

Christopher Patzke, PLA  
Associate

**GREGORY LOMBARDI DESIGN INCORPORATED**

*Landscape Architecture*

[REDACTED] (Direct)

[REDACTED] (Main) | [www.lombardidesign.com](http://www.lombardidesign.com)

2235 Massachusetts Avenue | Cambridge, MA 02140





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

## Project Comment Submission: 115 Winthrop Square

1 message

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

Thu, Jan 19, 2017 at 5:17 PM

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

CommentsSubmissionFormID: 1509

Form inserted: 1/19/2017 5:16:36 PM

Form updated: 1/19/2017 5:16:36 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: Christopher

Last Name: Patzke

Organization:

Email: [REDACTED]

Street Address: 35R Chestnut Street

Address Line 2:

City: Salem

State: MA

Phone: [REDACTED]

Zip: 01970

Comments: I was disheartened to hear about the proposal to allow development in Winthrop Square that would violate current regulations protecting the Public Garden, Common and The Mall from shadows cast by buildings. The fundamental experience of these important, historic landscape spaces as places of respite from the hard, built elements of the city's streets would be seriously and irrevocably damaged by any additional shadowing. Additionally the microclimate of the spaces would be changed and existing plants could face significant decline in health and vitality. I also fear the development would allow for a precedent that could negate the regulations that currently protect the space. I urge you to consider blocking the development for the greater good of Boston and the Commonwealth. Thank you for your consideration.

PMContact: casey.a.hines@boston.gov

----- Original Message -----

From: Christopher Patzke [REDACTED]

Date: 1/19/2017 5:02:43 PM

To: "mayor@boston.gov" <mayor@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>

Subject: In Defense of the Public Garden, Common and The Mall

Dear Esteemed Representatives of Boston and the Commonwealth, .

I was disheartened to hear about the proposal to allow development in Winthrop Square that would violate current regulations protecting the Public Garden, Common and The Mall from shadows cast by buildings. The fundamental experience of these important, historic landscape spaces as places of respite from the hard, built elements of the city's streets would be seriously and irrevocably damaged by any additional shadowing. Additionally the microclimate of the spaces would be changed and existing plants could face significant decline in health and vitality. I also fear the development would allow for a precedent that could negate the regulations that currently protect the space. I urge you to consider blocking the development for the greater good of Boston and the Commonwealth.

Thank you for your consideration.

Christopher Patzke, PLA  
Associate

GREGORY LOMBARDI DESIGN INCORPORATED  
*Landscape Architecture*  
[REDACTED] Direct)  
[REDACTED] Main) | [www.lombardidesign.com](http://www.lombardidesign.com)  
2235 Massachusetts Avenue | Cambridge, MA 02140



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 3:03 PM

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

CommentsSubmissionFormID: 1454

Form inserted: 1/7/2017 3:02:50 PM

Form updated: 1/7/2017 3:02:50 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: Christopher

Last Name: Pirro

Organization: Bushari Real Estate

Email: [REDACTED]

Street Address: 575 Boylston St. 8th Floor

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02116

Comments: I want to pledge my support for the proposed redevelopment of 115 Winthrop Square by Millennium Partners. Boston is and will continue to be in major need of quality mixed use space. This project is a great step towards a mixed use downtown fitting with the vision laid out in Imagine Boston 2030. The shadow cast on the common and garden is minimal in comparison with surrounding buildings. If anything a taller building would be wiser choice for Boston looking beyond 2030 as there is little land left to develop and building up is one of few options left.

PMContact: [christopher.tracy@boston.gov](mailto:christopher.tracy@boston.gov)



**boston planning &  
development agency**

## 115 WINTHROP SQUARE

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

### **PUBLIC COMMENT**

Its so exciting to see how Millennium tower has  
changed the Downtown Crossing area for the  
better, what an amazing building. I am looking  
forward to seeing another beautiful building in  
our skyline.

### **CONTACT INFORMATION**

NAME: Christy Puls  
ADDRESS: 20 Tilston St 16, Boston, MA, 02113  
EMAIL ADDRESS:





Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

## Winthrop Square development proposal

1 message

Claire Corcoran &lt;[REDACTED]&gt;

Tue, Jan 10, 2017 at 12:09 PM

To: 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 <josh.zakim@boston.gov>, mayor@boston.gov

Cc: casey.a.hines@boston.gov

Dear elected officials,

I have lived in the South End neighborhood of Boston for over 20 years and have chosen to raise my family in the City of Boston. I am writing to you to oppose the current proposal for Winthrop Square. As proposed, this project violates STATE laws which were enacted to protect our parks from shadow creep, and preserve sunlight in our city's historic and significant Public Garden and Common. These parks are national treasures and are listed on the State and National Registers of Historic Places, and are City and National Landmarks, as well as major tourist attractions for visitors to Boston. Without adequate sunlight, simply put, the grass and trees that make them parks will not grow!! This proposal, if enacted, would set a dangerous precedent for future development around the two parks. Development in our city should reflect consistent, thoughtful, long-term policy, not exemptions. I believe that the developers SHOULD provide the affordable housing that they have promised, AND should abide by our state law and reduce the height of the proposed tower to within compliance of our shadow laws, and I'm confident they can do both of those things while turning a profit.

I also ask that this building, and all new construction in the City of Boston, should not spur more investment in fossil fuel infrastructure, but should use existing energy sources such as cogenerated steam, renewable energy, and energy efficiency to achieve "net zero" energy status. This is the only way that our coastal city will reach its "net zero 2050" climate goals as stated by the Boston Metro Mayors Coalition and Mayor Walsh this past November.

Sincerely yours,

Claire Corcoran  
81 Montgomery Street  
Boston MA 02116



Christopher Tracy &lt;christopher.tracy@boston.gov&gt;

---

**Project Comment Submission: 115 Winthrop Square**

1 message

---

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

Thu, Dec 15, 2016 at 7:00 PM

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

CommentsSubmissionFormID: 1412

Form inserted: 12/15/2016 6:59:59 PM

Form updated: 12/15/2016 6:59:59 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: claire

Last Name: Willis

Organization:

Email: [REDACTED]

Street Address: 18 Alton Court

Address Line 2:

City: Brookline

State: MA

Phone: [REDACTED]

Zip: 02446

Comments: While i understand the perks of allowing the construction of the planned building at 115 Winthrop Square, i am equally concerned about the blatant violation of the shadow law. How did approval get this far knowing about this law? It would be a shame to leverage this deal with money which is so seductive. Permission for this building will be the start of one violation of the shadow bank after another - and inevitably it will compromise the health of the Garden and the Common, a space that for many people in the city is their primary exposure to the natural world. Please consider the long term ramifications of this plan. We need to begin to respect the natural world a bit more and work within the constraints of the needs of Mother Nature. While this building in and of itself probably won't have a major impact, we all know that this is just the first of many negotiations that will follow, many of whom have already been denied permission to build. How and why does Millenium get to override this? Is money all that talks? I find that this is up for discussion distressful to say the least. Claire

PMContact: christopher.tracy@boston.gov



Emily Wieja <emily.wieja@boston.gov>

---

## Project Comment Submission: 115 Winthrop Square

---

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

Wed, Jan 11, 2017 at 4:07 PM

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

CommentsSubmissionFormID: 1461

Form inserted: 1/11/2017 4:07:00 PM

Form updated: 1/11/2017 4:07:00 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: Claudia

Last Name: Ravaschiere

Organization:

Email: [REDACTED]

Street Address: 355 Congress Street

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02210

Comments: Please do not amend the Shadow Laws. This would seriously impact the the light and the amount sun exposure in the Commons and the Public Gardens. If the height is not restricted on the 775 foot Winthrop Square development, a serious and negative precedent would be set that would impact the light that the City of Boston enjoys and would not only negatively affect the Boston Public Gardens and the Commons, but would allow for a future City lacking natural light. The remarkable and historic features of the Public Gardens and the Commons were not intended to be cast in darkest. They are focal points for the many visitors to Boston, serve as an economic engine of Historic Boston, and provide a place of recreation and respite from urban dwelling. Allowing the Shadow Laws to be amended would change this significantly. Please consider this and do not change them. To quote Abraham Lincoln: "The greatest fine art of the future will be the making of a comfortable living from a small piece of land." We need sunlight to do this. Thank you for your consideration and the opportunity to comment. Sincerely, Claudia Ravaschiere

PMContact: [christopher.tracy@boston.gov](mailto:christopher.tracy@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 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,

*Clemon Mawst* 20 Castlegate Rd.  
Dorchester, MA 02121

cc: Casey Hines  
BPAA







Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

## Winthrop Square Project

1 message

**Curtis Cole** [REDACTED]

Thu, Jan 19, 2017 at 11:39 AM

To: "michelle.wu@boston.gov" <michelle.wu@boston.gov>, "michael.f.flaherty@boston.gov" <michael.f.flaherty@boston.gov>, "a.e.george@boston.gov" <a.e.george@boston.gov>, "ayanna.pressley@boston.gov" <ayanna.pressley@boston.gov>  
Cc: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>

Dear City Councilors,

I am writing to express support of the new Winthrop Square Project. This project is important and necessary to the continued growth of Boston.

Winthrop Square is a spectacular, well-conceived, mix-use project in the heart of Boston's financial district. Growth in all Boston neighborhoods is very important to the vibrancy of all aspects of City living.

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. Look at the success Millennium Towers in Downtown Crossing and how the transformation of this critical neighborhood has improved. 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.

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.

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

Sincerely,

Curtis Cole

Curtis M. Cole | Senior Vice President/Partner

CBRE/New England | Advisory & Transaction Services

33 Arch Street, 28<sup>th</sup> Floor | Boston, MA 02110

[REDACTED] | [www.cbre.com/curtis.cole](http://www.cbre.com/curtis.cole)

Follow CBRE/New England: @cbreNewEngland

---

Please consider the environment before printing this email.