



boston planning &
development agency

115 WINTHROP SQUARE

Open House – Second Public Meeting

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

PUBLIC COMMENT

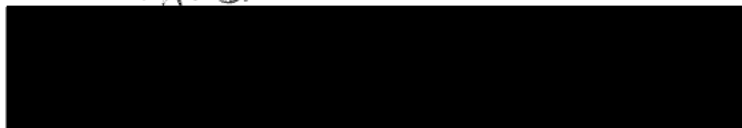
LAWS ARE MADE FOR A REASON - In this case to protect Boston's
Public Space + Gardens - Casting shadows in the winter when we
have little sun - makes for a dreary city - Public Space + Sun light
is important - High High rises block sun - Money for the city should
not be the issue - a lower building is much more desirable -
we can not afford to change a law that will create inevitably
less + less sun light

CONTACT INFORMATION

NAME: D Gipsen

ADDRESS: 181 Marlborough St

EMAIL ADDRESS:





boston planning &
development agency

115 WINTHROP SQUARE

Open House – Second Public Meeting

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

PUBLIC COMMENT

SHADOW LAWS WERE PUT IN PLACE ~~IN~~ IN 1990 AND 1993 TO
PROTECT THE COMMON AND GARDEN – WISE LAWS PASSED BY
RESPONSIBLE LEGISLATORS. MP IS PIGGISH TO ~~AN~~ ATTEMPT TO
AVOID THIS PAIR OF LAWS. THE CITY ADMINISTRATION SWEELS
YOUR MONEY AND IS EQUALLY PIGGISH. MONEY VS. THE
PEOPLE. THE OLD STORY. THE PEOPLE WILL FIGHT THIS
AS BEST WE CAN.

CONTACT INFORMATION

NAME: D. CARLSON

ADDRESS:

EMAIL ADDRESS:



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

1/13/17

Re: Winthrop Square

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

I am so appreciative at how far the city of Boston has come in the last decade. With the current market conditions now is the time to continue to capitalize on our collective investment in this city. Please do not let this opportunity slip away because of shadows on the Public Garden are gone by 8:00am. It is time to build on this vacant site while the market is there.

Sincerely,

Daniel Murphy
Beacon Hill Resident



Emily Wieja <emily.wieja@boston.gov>

Project Comment Submission: 115 Winthrop Square

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

Tue, Jan 17, 2017 at 7:57 AM

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

CommentsSubmissionFormID: 1490

Form inserted: 1/17/2017 7:56:58 AM

Form updated: 1/17/2017 7:56:58 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: David

Last Name: Howard

Organization:

Email: [REDACTED]

Street Address: 21 Frothingham Road

Address Line 2:

City: Burlington

State: MA

Phone: [REDACTED]

Zip: 01803

Comments: (Part 1 of 2. Please note I have already emailed this in its entirety to Casey Hines and Jonathan Greel.) To Whom it May Concern, I am writing you mainly to voice my support for the new proposal at Winthrop Square, although I am not fully without criticism for Millennium. I also would like to share some of my other opinions about Boston's development process, loosely related to this proposal. As to my background, I am a local resident who has grown up in the area and lived here most of my 30-something years. I am a mostly fervent supporter of smart, dense development, and am a longtime poster on archboston.com. (DZH22) Before I zero in on Winthrop Square itself, I would like to discuss part of the spirit of the RFP, and how I believe the city is being done a disservice on this front. As we all know, ex Mayor Menino originally tabbed this location as the site for a new city tallest, a Supertall Tower over 1000' which would become the new beacon of Boston. This was ultimately shot down by the FAA, but it begged the question: Can Boston build a new tallest building, and is this the site to make it happen? Regarding a New Tallest The short answer is maybe Boston can build a new tallest, somewhere, but it isn't here. The FAA is seeing to that. So even with this RFP requesting a bold new tower and new focal point in Boston, we are still going to be looking at likely the 4th tallest building in the city. (behind the tower formerly known as the Hancock, the Pru, and the upcoming 1 Dalton) If Boston is ever going to get a new tallest, and rise above what it attained 40 years ago, there are precious few places to do it. 2 prime locations are North Station and the Back Bay Garage, both of which are being squandered with underwhelming towers planned, courtesy of Boston Properties. I would like to see more consideration regarding these general locations for height, and a chance for a genuine new icon. I know many people don't want Boston to become like NYC, but there is no chance of that truly happening. In terms of scale, NYC has 16 buildings simultaneously under construction right now that all eclipse our tallest. In fact, many peer and smaller cities can boast at least one taller building than Boston, including San Francisco, Seattle, Philadelphia, Atlanta, Dallas, Houston, Chicago, LA, Miami, Pittsburgh, Minneapolis, Cleveland, Charlotte, Oklahoma City, Indianapolis.... That list continues to grow, and it sells our city short because a skyline is basically an outsider's first impression. We are stuck with large, 70's boxes as the focal points on our mostly beautiful

landscape. Iconic Architecture and Preservation The demands for this proposal called for something iconic to be built here. I would like to bring up another tower, 1 Bromfield, which I thought was maybe the boldest, coolest looking proposal I have ever seen for Boston. Now, to be fair, I was very unhappy with the base and believe the Payless Building should be saved on that corner, perhaps via facadectomy. But the tower itself is spectacular and I hope it can retain most of its original design and all of its height. The shape is sleek and daring, and the color scheme adds more variety to Boston's palette. As the financial district already has a dense canopy of 500-600' buildings, this would be an incredible piece of the puzzle at over 700', right across from the 685' Millennium Tower. This next paragraph may seem a little bit scathing, but I am extremely disappointed with the way large projects such as this continue to fail (Harbor Garage and many air rights projects are current examples) while our city agencies so callously approve the destruction of gems such as the Dainty Dot and Times Buildings. The Dainty Dot in particular was a travesty, as the original proposal, which would have preserved the building, was deemed "too iconic" to be on the greenway. So we lost the Dainty Dot, and 50' off the proposal, and better architecture. Who wins? There needs to be more done to preserve the soul of Boston, emulating projects such as Atlantic Wharf. I know 2 more gems on Stuart Street will eventually be replaced by the new "bubble" Hancock, and the Trinity Hotel, while there are still empty lots in the area. More effort needs to be made to save our historic urban fabric. (please continue to part 2)

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>

Tue, Jan 17, 2017 at 7:59 AM

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

CommentsSubmissionFormID: 1491

Form inserted: 1/17/2017 7:58:45 AM

Form updated: 1/17/2017 7:58:45 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: David

Last Name: Howard

Organization:

Email: [REDACTED]

Street Address: 21 Frothingham Road

Address Line 2:

City: Burlington

State: MA

Phone: [REDACTED]

Zip: 01803

Comments: (Note: Part 2 of 2. Please read part 1 first.) Praise and Criticisms Before I truly support the current project, I want Millennium to add some sort of roof to the new Millennium Tower. From points all over the South and Southwest you can see the opening in the roof. (see attached picture) From most angles this is bar-none the most beautiful tower built here in my lifetime, and was a great win for the city of Boston. However, from certain angles the top is literally an eyesore. Seeing the white grid inside is jarring and looks unfinished. The renders showed a roof here, with a slit for the window washing equipment to extend through. Please ask them to finish this roof the same way they finished the roofs on Millennium Place. There is no reason to have this tower be 1% eyesore, right at the very top no less, when the rest of it is so gorgeous. Now, if they will finish the roof, I have every ounce of faith that Millennium will deliver a top-notch product at Winthrop Square. The current iteration reminds me of IDS Tower in Minneapolis, only for the 21st century. Despite its heft, it is sleek, modern, and powerful. I am excited about the prospect of the Great Hall to enliven the area, and hope they light the crown at night. The developer has done so much already to revitalize DTX and the Theater District, and I am confident they will be able to complete this project and inject yet more life into downtown. Obviously, Boston is also due a windfall if this succeeds, and after will annually receive an impactful amount of taxes for the city budget. Shadow Concerns and the FAA I am going to admit that the FAA will be difficult, if not impossible, to circumvent. I do wonder if it is feasible to add additional radar coverage to Logan, allowing an increase in development potential across large swaths of downtown. I hope something can be done to get this tower to at least the 725' original target or a lot of people might end up looking rather foolish on this front. Regarding shadows, it's important to note that this tower won't be blocking any of the pleasant, overhead sun during the day. It certainly wouldn't have an effect on the horticulture of the Common and Gardens. Instead, it will be blocking out an essentially horizontal, blinding sun for a few minutes in the morning. I, for one, would welcome this sweeping sliver of shade to block out the extreme glare. We are supposedly a powerhouse city, with both a top 10 metro and GDP for the country, and shouldn't let a little bit of shade scuttle such a promising, positive project. Contrary to what a vocal minority may scream at the top of their lungs, the

sky is not falling and this will have essentially zero impact on people's enjoyment of our parks over half a mile away. Final Thoughts, Thank You for Reading In closing, I would like to reiterate that I am for this proposal and believe "Let Boston Rise" is an appropriate slogan for 2017 and beyond. I have a lot of pride for our city's history, but also want to have pride in the way we continue to blend our past into the future. I believe the city has a ton of potential, but we need to make sure we don't squander it, particularly in the specific locations where we can conceivably "reach for the stars." Thank you very much for taking the time to read this. I wish you luck in your role of shaping Boston's success, and hope you will pass along my letter of support. Respectfully, David

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: DAN MURRAY
Affiliation/Address: WORKER IN CITY

Email/Phone: 

Comments: I HAVE WORKED IN AREA FOR 5+ YEARS
AND HAVE WITNESSED THE EFFECT OF
MILLENNIUM PLACE AND MILLENNIUM TOWER ON
THE SURROUNDING AREA'S AND CAN SAY
THAT THE PROJECTS HAVE HAD AN ENORMOUS
IMPACT ON THE SUCCESS AND VIBRANCY
OF SURROUNDING AREA'S. I HAVE NO
DOUBT THAT THE BENEFITS OF WINTHROP
TOWER SIGNIFICANTLY OUTWEIGH THE NEGATIVES.
THIS IS A PROJECT THAT SHOULD BE BUILT AS
IT IS BEVEFICIAL TO ALL IN THE CITY.

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

Daniel A. Taylor

1 Lindall Ct., Boston, MA 02114

Phone: [REDACTED] E-Mail: [REDACTED]

January 19, 2017

casey.a.hines@boston.gov

Ms. Casey Hines, Project Manager

Boston Planning and Development Authority

Dear Ms. Hines:

I am writing to express my support for the project proposed by Millennium Partners at Winthrop Square.

I believe the extraordinary benefits for the city far outweigh the problems of a small increase in shadows on the Boston Common and Public Garden. This is the only site where such benefits can be realized. The shadows occur at the beginning and end of the day, but are minimal. They will not interfere with the health of the plants or the happiness of most park users.

Moreover, the benefits to maintenance of the Common will be more than can be realized in any other way in the foreseeable future.

There is talk of a trade with the "shadow bank," that was created in the legislation. That seems to be a good way to resolve the conflicts.

In any case, I support this project. This is the only time such a windfall can be achieved for our major needs in affordable housing and park maintenance. Shadows of a short time are less important than the needs of real people for affordable housing and well maintained parks.

I have lived on Beacon Hill for over forty years, and for all of my working life I walked daily across the Boston Common. I am also a trustee of the Kuehn Charitable Foundation whose purpose is to support affordable housing, historic preservation and open space preservation in Massachusetts, which we are doing in Boston and throughout Massachusetts.

Sincerely,



cc: Mayor Marty Walsh mayor@boston.gov
Sheila Dillon Sheila.Dillon@cityofboston.gov
Rep. Jay Livingstone jay.livingstone@mahouse.gov
Sen. Joe Boncore joseph.boncore@masenate.gov
Councillor Josh Zakim josh.zakim@boston.gov



boston planning &
development agency

115 WINTHROP SQUARE

Open House – Second Public Meeting

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

PUBLIC COMMENT

This new highrise would certainly be beneficial to the surrounding Downtown community & the Financial District. Along with providing a public plaza, it would also contribute \$25 million to the development of affordable housing in Chinatown. I understand that the proposed building casting a shadow on the Commons is an inconvenience, but it's between ~~having~~ ^{having} no shadow ~~or~~ ^{or} building 1000 or so affordable units in Chinatown, for people who desperately need it, else they could be evicted.

CONTACT INFORMATION

NAME: Daniel Wong

ADDRESS: 38 Oak Street, 02111

EMAIL ADDRESS: [REDACTED]

Dear City Councilors:

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,

Darryl Settles

Managing Partner

Catalyst Ventures Development

Boston, Ma. 02119

Cc: Christopher Tracey- BPDA (christopher.tracey@boston.gov)

Casey A. Hines (casey.a.hines@boston.gov)

Jonathan Greeley (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: Daryl Popper
Affiliation/Address: 74 Newton Street
Dorchester, MA 02143
Email/Phone: [REDACTED]

1/5/2016

Comments: Dear Mr. Tracy + Mr. Greeley,

Wishing you and your team all the best as
we launch into an exciting 2017 ahead. I am
writing in support of Millennium Partners
and their developing Winthrop Square into an
active and engaged neighborhood.

Over the course of the last six months I have
been fortunate to be a hands on team member
as the doors to Millennium Tower Boston opened
for our first residents on July 15, 2016. In six
months our residents and team have been witness
to the positive development, refreshment, restoration
and overall excitement that Downtown Crossing provides
each day - there's even some of the city's best live music!

Our residents continue to seek out what's next, what's
new in their neighborhood and we can't wait to share it
with them.

Please support the continued development of our
neighborhood in Downtown Crossing for future residents
and the teams (like me) that support this cultural
exchange 365 days a year, 7 days per week.

Cheers,

Daryl Popper

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

David E. Fitzgerald
Vice Chairman

CBRE | New England

January 5, 2017

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

Re: Winthrop Square

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

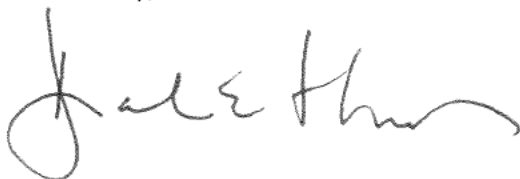
I have had the opportunity to work with Millennium Partners for many years and know them to be among the highest-quality developers in Boston.

Millennium Partners has done truly exceptional work in our neighborhood on Washington Street, transforming what has traditionally been the "bad end" of Washington Street into the Ritz Carlton Hotel and Residences. They then turned around and worked their way back up Washington street, first filling an open parking block with Millennium Place. They then resurrected the new "bad end" of Washington Street with the renovation of the Burnham Building and the new Millennium Towers. This has significantly improved the quality of life for many and made Downtown Crossing a highly desirable neighborhood.

I strongly encourage the city to move the Winthrop Square project forward with all due haste. This project has been "on the shelf" for ten years, so the City of Boston must not miss the window this time. The starting of this project is so beneficial to the City, not the least of which filling a key site between Federal Street and Winthrop Square.

It is long overdue for something great to happen on this site, and Millennium Partners has always proven to be the player to do the right thing for the City of Boston.

Sincerely,





Christopher Tracy <christopher.tracy@boston.gov>

Winthrop Square # 15610 115

1 message

David Friend [REDACTED]

Mon, Dec 19, 2016 at 2:15 PM

To: "christopher.tracy@boston.gov" <christopher.tracy@boston.gov>

Dear Mr. Tracy,

I want to go on record as opposing any exceptions to the laws governing shadows on the Public Garden and Commons. I think the Winthrop Square tower can be shortened to comply with the current laws protecting our open spaces and still be a viable building. To do otherwise would diminish the quality of life in the city for generations to come.

David Friend

David Friend, CEO

BlueArchive, Inc.

m: 617-230-5446

Note: Phasing out my Carbonite email.

Please use: [REDACTED]



Christopher Tracy <christopher.tracy@boston.gov>

Winthrop Square tower

1 message

David Friend [REDACTED]

Sun, Dec 4, 2016 at 9:42 AM

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

Cc: "christopher.tracy@boston.gov" <christopher.tracy@boston.gov>

Dear Mayor Walsh and Mr. Tracy,

I have been reading about the proposed Winthrop Square skyscraper and the developer's request for an exception to the laws concerning shadows on the Public Garden and the Commons. My wife and I go for a stroll in the Public Garden every day, rain or shine. On days like these when the sun is low to the horizon, there is little sunlight on the street and the park offers a chance to shake off those dark-days-of-winter blues. I always return from our walks refreshed and invigorated. This has been our routine since 1977.

Please, please do not give an inch on the issue of shadows on the Public Garden or the Commons. There will be many generations after us who will need the light and sense of space. This is an issue of utmost importance to me. My neighbors and I will attend the public hearings to express our utmost objections to this project that threatens to diminish the quality of life in Boston.

David Friend

40 Commonwealth Ave.

David Friend, CEO

BlueArchive, Inc.

m: [REDACTED]

Note: Phasing out my Carbonite email.

Please use: [REDACTED]



Christopher Tracy <christopher.tracy@boston.gov>

115 Winthrop Square

1 message

David Friend

Mon, Dec 26, 2016 at 6:29 PM

To: "page.czepiga@state.ma.us" <page.czepiga@state.ma.us>, "christopher.tracy@boston.gov" <christopher.tracy@boston.gov>
 Cc: "dtcnabb@nabbonline.com" <dtcnabb@nabbonline.com>, "Michelle.Wu@boston.gov" <Michelle.Wu@boston.gov>, "Bill.Linehan@boston.gov" <Bill.Linehan@boston.gov>, "Josh.Zakim@boston.gov" <Josh.Zakim@boston.gov>, "Ayanna.Pressley@boston.gov" <Ayanna.Pressley@boston.gov>, "A.E.George@boston.gov" <A.E.George@boston.gov>, "Tito.Jackson@boston.gov" <Tito.Jackson@boston.gov>, "Salvatore.Lamattina@boston.gov" <Salvatore.Lamattina@boston.gov>, "Michael.F.Flaherty@boston.gov" <Michael.F.Flaherty@boston.gov>, "Andrea.Campbell@boston.gov" <Andrea.Campbell@boston.gov>, "Frank.Baker@boston.gov" <Frank.Baker@boston.gov>, "Timothy.McCarthy@boston.gov" <Timothy.McCarthy@boston.gov>, "Matthew.OMalley@boston.gov" <Matthew.OMalley@boston.gov>, "Mark.Ciommo@boston.gov" <Mark.Ciommo@boston.gov>, "byron.rushing@mahouse.gov" <byron.rushing@mahouse.gov>, "jay.livingstone@mahouse.gov" <jay.livingstone@mahouse.gov>, "Aaron.M.Michlewitz@mahouse.gov" <Aaron.M.Michlewitz@mahouse.gov>, "william.brownsberger@masenate.gov" <william.brownsberger@masenate.gov>, "Joseph.Boncore@masenate.gov" <Joseph.Boncore@masenate.gov>

I am writing to express my opposition to any development that casts a shadow on the Public Garden or the Commons that is not in compliance with the current laws.

Allowing a "one time exception" to the current laws will probably open the flood gates for other developers to seek similar exemptions. As I understand it, other developers had proposed shorter buildings for this site that were in compliance with the current laws, but the Mayor seems to favor the one that brings in more money.

In 20 or 50 years, the extra money will long be forgotten, but the shadows and their ill effects on plant life and human enjoyment will be there forever. Please preserve what sunlight is left for the thousands of tourists and citizens from every neighborhood in the city. The proposed tower in Winthrop Square tower does not need to be 75 stories tall.

40 stories is enough. Stop it there, and preserve the laws that everyone fought so hard for.

David Friend

40 Commonwealth Ave.

David Friend, CEO

BlueArchive, Inc.

m:

Note: Phasing out my Carbonite email.

Please use:



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

Winthrop Square Tower

1 message

David Friend

Tue, Jan 10, 2017 at 11:35 PM

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

Dear Ms. Casey,

We've lived near the Public Garden for over 40 years. We go for walks there nearly every day of the year and love the open space and light. It makes living in the city a joy. We are so lucky to have this jewel of a park in the center of the city for all to enjoy. Let us cherish and protect it for our children and theirs.

I am concerned about the precedent that would be set by changing the existing shadow laws for Millenium Partners. If an exception is granted for the Winthrop Square building, it seems highly logical that exceptions will be granted for other projects that will degrade the sunlight in the parks, provided that there is enough money in it for the city. This is exactly the kind of short-term thinking that the existing law was designed guard against. 50 or 100 years from now, the money will long be forgotten, but the dark shadows cast on our beautiful parks will be there forever.

I strongly urge you to join me and so many of my neighbors in opposition to any exceptions to the existing laws.

Dave Friend

David Friend, CEO

BlueArchive, Inc.

m: [REDACTED]

Note: Phasing out my Carbonite email.

Please use: [REDACTED]



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

Winthrop Square project

1 message

David Silverstein

Thu, Jan 19, 2017 at 9:05 PM

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

I am a long time resident of the downtown crossing area, and also work in the financial district close to the proposed project. While I agree that the proposal has many positives, I do **not** think they outweigh the negatives of permanently harming the Common and Public Garden. In downtown Boston we have precious little parkland and should not allow anything to negatively affect what we do have.

In addition the City's habit of rewriting the rules for every project is a terrible system that must be stopped. Zoning and other regulations are in place for a reason and should be followed by all, not just those that are less well connected.

David Silverstein
1 Avery Street
Boston, MA 02111



**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

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

PUBLIC COMMENT

Please move the Project forward. I work downtown.
The changes to downtown Boston over the last 15-18
years have been truly amazing, due in large
part to Millennium's projects. That development
should continue so that downtown truly becomes
a 24/7 residential & business neighborhood.

CONTACT INFORMATION

NAME:

David Wiener

ADDRESS:

20 Bow St. Concord, MA 01742

EMAIL ADDRESS:





Christopher Tracy <christopher.tracy@boston.gov>

Project Comment Submission: 115 Winthrop Square

1 message

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

Wed, Jan 4, 2017 at 11:33 AM

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

CommentsSubmissionFormID: 1431

Form inserted: 1/4/2017 11:33:33 AM

Form updated: 1/4/2017 11:33:33 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: Dean

Last Name: Seavers

Organization: G8

Email: [REDACTED]

Street Address: 2400 Beacon Street

Address Line 2:

City: Chestnut Hill

State: MA

Phone: [REDACTED]

Zip: 02467

Comments: I fully support the Winthrop Square project. It seems to be a quality project and I am excited about the meeting space and the increased residential space. Seems like a great place to live.

PMContact: christopher.tracy@boston.gov



Christopher Tracy <christopher.tracy@boston.gov>

Winthrop Square Public Comment Letter

1 message

Debra [REDACTED]

Tue, Jan 3, 2017 at 2:37 PM

To: christopher.tracy@boston.gov

Cc: Jonathan.Greeley.bra@cityofboston.gov

To Whom it May Concern,

I am in favor of the new Winthrop Square Project. I am a resident of 45 Province Street in Downtown Boston and own a business, LINK, a real estate data service located at 24 School Street. I live and work in this neighborhood and know it well. This project is important and necessary. It is critical that this project come to fruition. As a city, we cannot afford to lose this opportunity to reshape Downtown Boston.

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 top tier businesses to the area 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.

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.

This is a "once in a lifetime" opportunity where we have a "Best in Class" development site and a "Best in Class" Development Team Partners with a successful track record in Boston. This opportunity should not be taken for granted. If Millennium Partners is not able to secure the permits and legislation to allow for this project to move forward, other developers will be deterred, which would be a major setback for Boston.

Winthrop Square is what our "New Boston" needs to be and it mirrors the "Imagine Boston 2030" initiatives as well.

Sincerely,

Deb Blair

1/6/2017

City of Boston Mail - Winthrop Square Public Comment Letter

President

LINK Listing Information Network

45 Province Street

24 School Street

Boston, MA 02108

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: Deb TRACY

Affiliation/Address: LINK

Email/Phone: [REDACTED]

Comments:

This project will invigorate
the city!!

Please Allow!!

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



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

winthrop square

1 message

Deborah Douglas [REDACTED]

Fri, Jan 20, 2017 at 1:30 PM

To: casey.a.hines@boston.gov

Dear Ms. Hines,

I am writing to urge you to refuse amendments to the existing "shadow" legislation that would permit the developers of the Winthrop Square building to increase the shadow on the Boston Public Garden and historic Common.

One of the reasons my husband and I purchased a condominium in the Back Bay several years ago was our admiration for the wisdom of Boston in preserving and protecting its wonderful public spaces.

The state's "shadow law" is an important part of that preservation and protection, and this threat from Winthrop Square is exactly the kind of situation the law was designed to prevent.

Making an exception in this case would not only cause precisely the harm the existing law was intended to prevent, but (regardless of protests to the contrary) cause a weakening of the law and open the door for case-by-case exemptions in the future.

With increased building in the Back Bay and Beacon Hill, the pressure on the open spaces of the Garden and Common will increase as well, making their preservation and protection ever more (not less) important.

Please note our strong opposition to this proposal.

Many thanks,
Deborah and David Douglas
236 Beacon Street, Boston



115 WINTHROP SQUARE

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

PUBLIC COMMENT

I WOULD LIKE TO SEE FULFILLMENT OF
EXISTING COMMITMENTS TO THE CITY &
PEOPLE OF ~~WINTHROP~~ BOSTON BEFORE ANY
(EXCEPTIONS/VARIANCES GRANTED)
FURTHER ALLOWANCES ARE GIVEN IN
THE "SHADOW LAW(S)" ARE THERE TO
PROTECT BOSTON'S PUBLIC SPACES - TO
ALLOW THEM TO BE SUPERCEDED IN ANY
WAY WOULD SET A DANGEROUS PRECEDENT,
THE LOSS OF AN OUTDOOR/OPEN AIR/GREEN
CONTACT INFORMATION SPACE WOULD BE A GRAVE
LOSS TO DOWNTOWN, AN ATRIUM IS
NOT A "PARK"
SINCE THE PADS OR ROW
THE ROW PATHS = WALKWAYS

NAME: DEBORAH BABSON
ADDRESS: BACK BAY, BOSTON (NE)
EMAIL ADDRESS: (NA)

YOU CAN'T LOOK STRAIGHT
UP AND SEE SKY & CLOUDS!



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

No Shadows on our Parks!

1 message

Debby Hale [REDACTED]

Fri, Jan 20, 2017 at 12:12 PM

To: casey.a.hines@boston.gov

Dear Sir:

We believe that the Winthrop Square project is definitely too tall. Where will those people in that development go for light, air and space? Our Commons and our Public Garden! I hear that there are no plans for a small park and trees at Winthrop Square. That is inconsiderate for those who live in that neighbor hood. Making massive buildings with no requisite space seems anything but well-planned. And what a joy it would be to not have the constant pressure from our elected officials and have them behave honorably by obeying our laws!

Please change the plans.

Sincerely,

Deborah C Hale
220 Boylston Street
Boston, Ma



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

Winthrop Square Development

1 message

Deborah Reef [REDACTED]
To: casey.a.hines@boston.gov

Wed, Jan 11, 2017 at 4:55 PM

I am writing in strong opposition to any special amendment to the shadow laws in Boston to allow for the building of Winthrop Square as proposed. The Boston Common, Public Garden and Commonwealth Avenue Mall are sanctuaries for those of us who live in the city. We NEED their green spaces and therefore need as much sun as possible to keep them green and healthy. If you walk around the city, you realize how different it feels walking in the shadow of a building — it's like a dark cloud following you. Those of us who do not have any outdoor space of our own need to protect the few beautiful public spaces we have. PLEASE do not allow this or any other development to cast more shadows and darkness over our parks.

Deborah Reef
Boston resident

January 19, 2017

Casey Ann Hines
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
617-918-4244
Casey.A.Hines@Boston.gov

RE: 115 Winthrop Square Project Notification Form (PNF)

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

I also strongly object to any amendment to these state laws for one specific project.

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,


Dwight Rosenberg
192 Commonwealth Ave.
Boston, MA 02116

CC: Mayor@Boston.Gov, 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

January 19, 2017

Casey Ann Hines
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
617-918-4244
Casey.A.Hines@Boston.gov

RE: 115 Winthrop Square Project Notification Form (PNF)

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

I also strongly object to any amendment to these state laws for one specific project.

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,


Dwight Rosenberg
192 Commonwealth Ave
Boston, MA 02116

CC: Mayor@Boston.Gov, 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

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: Deirdre Rosenberg

Affiliation/Address: _____

192 Comm Ave Boston

Email/Phone: _____

Comments: Don't change the law!

Comments can also be emailed to: christopher.tracy@boston.gov or
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 10:50 AM

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

CommentsSubmissionFormID: 1439

Form inserted: 1/5/2017 10:49:59 AM

Form updated: 1/5/2017 10:49:59 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: Derek

Last Name: Papagianopoulos

Organization: Stuart Dean Company

Email: [REDACTED]

Street Address: 371 Dorchester Ave

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: I fully support the Winthrop Square project as it will bring many benefits to the city of Boston and more specifically, the Financial District. Like any new construction and or development in Boston, it'll bring a new 'buzz' to the area, especially with the addition of restaurants and retail stores. This has the potential to become a popular attraction to Bostonians and future Boston residents. I hope this project is approved and I am sure that the city will reap rewards from this redevelopment.

PMContact: christopher.tracy@boston.gov



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

Park Shadows

1 message

DerekT

Thu, Jan 19, 2017 at 2:14 PM

To: casey.a.hines@boston.gov

Ms. Hines,

I hope this finds you well. I understand the comment period is still open for Boston residents to share their opinions about the proposed development at Winthrop Sq. and the impact it has on on the Common and Public Garden. On a daily basis we benefit form the park and the open space it affords in otherwise dense city living. We would have serious concerns about any project that would reduce the light or adversely impact the Common or Public Garden.

We hope this feedback will be taken under consideration.

Many thanks,
Derek Taff
51 Beacon Street, Apt 5
Boston, MA 02108

Sent from my iPhone

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,

Drew G. M.

5 Maryknoll ter 02126

cc: Casey Hines
BPDA



Christopher Tracy <christopher.tracy@boston.gov>

Project Comment Submission: 115 Winthrop Square1 message

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

Tue, Jan 3, 2017 at 8:36 PM

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

CommentsSubmissionFormID: 1430

Form inserted: 1/3/2017 8:36:00 PM

Form updated: 1/3/2017 8:36:00 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: Diana

Last Name: Coldren

Organization: Diana Coldren

Email: [REDACTED]

Street Address: 25 Lime Street

Address Line 2: 1

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02108

Comments: I strongly oppose the current proposal for 115 Winthrop due to the violation of the 1990 and 1992 laws prohibiting new shadows 1 hour after Sunrise or 7 AM whichever is later (Ch. 362 and Ch. 384 respectfully). The developers state in their 11/28/16 proposal that on certain days, a new shadow will be cast on the Boston Common until 9:25 AM. This new shadow will impact hundreds of commuters, children and visitors to the Common each day! A park that is grey is not as welcoming to visitors and residents- it is difficult to calculate this negative impact. A Shadow that will stretch all the way to the Commonwealth Ave Mail will steal much valued Sunlight from residents and visitors- as well as from the Plants/trees in the Public Garden and the Boston Common. If this shadow law is changed to accommodate this particular developer, there will certainly be other developers who will want the same treatment in the future. It is my understanding that a building with a height of 350-400 feet would not cast new shadows on our parks and could still offer all of the ground level attractions as laid out in the 11/28/16 proposal including a venue for a farmers market, art fair, fashion shows as well as the office Solaria, retail, residential and office space. The prime residential units high in the sky would be forfeited. Ironically, the would be owners of these "Safe Deposit Boxes in the sky" (as described by Robert Frank, CNBC) will not be home very much to catch and enjoy their stolen light. As the future of Winthrop is debated, I urge city officials to review the past as they look to the future of Boston development and the impact on our parks. I think Jackie Onassis said it best in 1987 when she successfully fought development that would impact sunlight in Central Park "One would hope that the city would act as protector of sun and light and clean air and space and parkland,"..... Those elements are essential to combat the stress of urban life." Thank you for considering my thoughts in your decision regarding this proposal.

PMContact: christopher.tracy@boston.gov



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

Winthrop Square Shadows

1 message

Diane Britton

Thu, Jan 12, 2017 at 10:29 AM

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

Dear Ms. Hines,

For 30 years, I have lived two blocks from the Public Garden & Common & I never cease to be amazed at the beauty of these historic, Boston parks, some of the oldest in our country. Last week, I was walking through the Garden, as I have done, probably thousands of times & I saw a beautiful, very large hawk, in one of the willow trees, at the edge of the pond (see attached). Not only do I enjoy the splendor of nature, in the middle of this thriving city, but so do passing wildlife. We all must share & guard this gift of "real nature", amongst us, not just manufactured atria, in skyscrapers, or tiny efforts at street-side greenery.

Please do all you can to protect our treasured parks from encroaching shadows, due to mega-storied buildings being proposed. Don't allow a one-time exception for Winthrop Square, but stick to the law which has so-far protected our parks.

Thank you,

Diane Britton

thumbnail_IMG_1208.jpg
36K



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

115 Winthrop Square Project

1 message

Diane Gipson

Wed, Jan 11, 2017 at 10:09 AM

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

The proposed high rise at 115 Winthrop Square is very offensive. It appears that the city approved the project because it maximizes the sale price and the tax base. Perhaps there are a few other reasons like affordable housing in Chinatown. Any building being built both increases the tax base and should increase affordable living units. It is the size of the building that is undesirable, but does maximize the sale price and maximizes the tax base for that location. Both are very bad reasons. If we need more office space, buildings will be built elsewhere raising the tax base or if buildings are not built the rents for office spaces will increase raising the value of the buildings and the tax base. The only financial gain is the sale price of the land....a very poor reason and one that not only impacts the area but also casts shadows on our very valuable parks, The Boston Common and The Boston Garden.

I had high hopes when you came into office. **City Planning is critical** to Boston remaining a world class city. I hoped that you would value the impact that buildings have on our environment, including the sun. The Shadow Law was passed 26 years ago to protect our parks, you have decided to fight for the Repeal of a state law only for financial gain to the city. Shame on you.

Diane Gipson

Sent from my iPad

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: Disa Goren
Affiliation/Address: Two Love Street Place
Boston 02108
Email/Phone: [REDACTED]

Comments: I come tonight expecting a presentation with
a Q & A forum. This arrangement left it up to the
individual to read all the boards & try to pull
information together on each report. This seems
like a commercial real estate trade show. I am
definitely not ⁱⁿ more comfortable with the
request for an exemption after this evening's
"meeting"

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



**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

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

PUBLIC COMMENT

Extremely Supportive of this
Project. Millennium has done such
a wonderful job at Franklin –
look forward to seeing their
next success in Boston.

CONTACT INFORMATION

NAME: *DONNA HARLIS*
ADDRESS: *8 MARVEL RD SO BOS*
EMAIL ADDRESS: [REDACTED]

Date

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

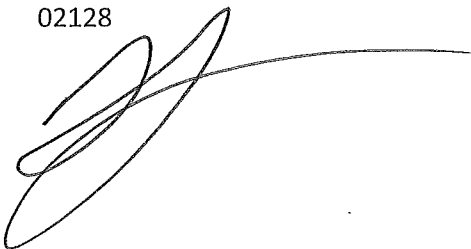
Re: Winthrop Square

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

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

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

Very truly yours,
Doug Standbridge
63 Leyden St. Apt 3
East Boston, MA
02128

A handwritten signature in black ink, appearing to be 'Doug Standbridge', with a long horizontal line extending to the right.

Date

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

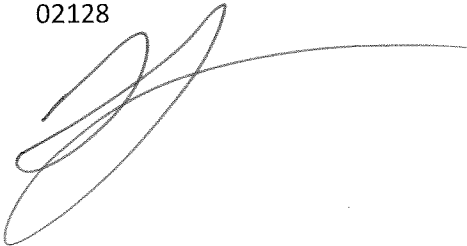
Re: Winthrop Square

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

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

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

Very truly yours,
Doug Standbridge
63 Leyden St. Apt 3
East Boston, MA
02128

A handwritten signature in dark ink, appearing to be 'Doug Standbridge', with a long horizontal flourish extending to the right.



**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

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

PUBLIC COMMENT

I think this is a fantastic project.

It will bring such an uplifting feature
to this area. Very exciting!!

CONTACT INFORMATION

NAME: Drew Freedman
ADDRESS: 375 ~~Essex~~ Boylston St
EMAIL ADDRESS: [REDACTED]



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

Winthrop Sq - Please protect Boston Common

1 message

Drew Volpe [REDACTED]

Tue, Jan 10, 2017 at 4:28 PM

To: casey.a.hines@boston.gov, mayor@boston.gov, jay.livingstone@mahouse.gov, a.e.george@boston.gov, MICHAEL.F.FLAHERTY@boston.gov, bill.lnehan@cityofboston.gov, josh.zakim@boston.gov, repnickcollins@gmail.com

Hi,

I'm writing to urge you to not allow the exemption for the proposed Winthrop Sq project.

I live in South Boston with my wife and daughter and have been here for more than a decade. We've chosen Boston as our home because it's a vibrant, beautiful, historic city. For example, last Sunday, I took my daughter to the Frog Pond to teach her to skate and had a wonderful time. In spite of the cold, there were hundreds of people from all over enjoying the Common. Countless experiences like this are exactly why so many choose to live in or visit Boston.

Boston Common and the Public Garden are treasures which are worth protecting so they can be enjoyed by everyone. The existing laws were created for a good reason and should be upheld.

I was also very disappointed at the "community meeting" which was held for this project. BPDA staff actively recruited supporters to come and allowed the developer to run the meeting which ended up as basically a promotional event for them. There was no dialog or chance for anyone with a different opinion to be heard. And Millennium Partners was caught tilting the scales further by "astroturfing" fake support. ***If a project needs fake supporters created for it, shouldn't we ask why ?***

I urge you to protect Boston Common by upholding the existing laws and not allow the proposed Winthrop Square project to go through.

Sincerely,

Drew

35 Channel Center St
Boston, MA 02210

--
--Drew Volpe
[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: DR. EDGAR BALLEGAARD
Affiliation/Address: 1322 AVOLON WAY
Email/Phone: [REDACTED]

Comments: I AM SO FAVORABLE IN
HAVING A NEW FAVORABLE
EFFECT IN THE ECONOMY
AND SOCIOLOGICAL IMPACT OF
THIS BUILDING IN THE
BOSTON AREA / COMMUNITY
AND ALSO PLUS IN THE
GROWTH OF OUR TOWN.

EDGAR BALLEGAARD

Comments can also be emailed to: christopher.tracy@boston.gov or
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: Edward Hou
Affiliation/Address: 110 Stuart St Unit 18D Boston MA 02116

Email/Phone: [REDACTED]

Comments: I support Winthrop Square. (Resident)
of Boston

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

January 16, 2017

Boston Planning & Development Agency
ATTN: Director Gordon, Casey Hines
One City Hall Square, 9th floor
Boston, MA 02201

Re: Proposed development of 115 Winthrop Square by MCAF Winthrop LLC / Millennium Partners

Dear Director Gordon and Ms. Hines,

I thank you for the opportunity to offer my comments on MCAF Winthrop LLC / Millennium Partners proposal for the development at 115 Winthrop Square. It has been a privilege to serve as a member of the 115 Winthrop Square Impact Advisory Group. I appreciate the BPDA's commitment to the Article 80 process and seriously considering feedback from the public and the IAG. I look forward to participating in additional constructive discussions moving forward.

Over the past two months, I have read the PNF and the article 80 process to educate myself on the project and the process the BPDA uses on large project review. I have also taken the time to engage numerous members of the neighborhood, both residents and business owners to solicit feedback on the proposed project. I have attended the IAG and public meetings to hear the feedback and concerns of the public. It is with this knowledge that I offer my feedback on the 115 Winthrop Square project proposal.

I want to begin with some background information about me and my understanding of the neighborhood that surrounds the proposed location. In 2010 I moved my organization to downtown Boston. We began an office search in 2009, there was an abundance of vacant commercial space in the downtown financial district. At the end of our search we decided to purchase a commercial condominium located at 185 Devonshire Street. We moved one of our offices to Devonshire st in the early months of 2010. In 2012 my wife and I decided to move our residence into Boston. We purchased a condominium in the 45 Province Street development. My wife and I purchased our home there because we were attracted to how centrally located 45 Province is, both to my place of employment and to the restaurants, concerts, and city events we enjoy attending. There were many vacant store fronts and the entire area was closed for business after 6pm and weekends. We were optimistic about the location. In late 2016 we moved from 45 Province Street to Millennium Tower and currently reside there today. I'm thrilled with how quickly the neighborhood has matured and developed. A welcome mix of retail, commercial, and residential investments has created a vibrancy to the neighborhood and we have all seen our quality of life improve greatly because of it. I offer this information to compliment my understanding of the downtown Boston neighborhood including the Financial District where the proposed project is to be built if permitted.

From that perspective, I have carefully weighed the positive and negative impact the 115 Winthrop Square project will have on the neighborhood, members of the community and local businesses. I would like to highlight the following comments on the project in no specific order of importance.

- 1) **The building design and area of development.** The proposed 750 foot tower is large to say the least. If this building was proposed to be built in any other part of Boston other than the financial district I would adamantly oppose the height and size of this proposal. The fact that the proposed building is in the financial district with the vast concentration of tall buildings I don't believe the overall scope of the project will look out of place among the many tall buildings it will abut. Winthrop square is a quaint little area that could offer serenity in the middle of a very fast paced financial district. I often walk my dogs around the area at 6am, 1pm, 6pm and late evening 10/11pm. Currently it serves as a hangout for bike messengers and homeless people. Since the closing of the public garage the proposed development site and surrounding area is a black hole in the middle of the financial district. Unlike surrounding public areas such as Post Office Square and Boston Common there are few if any residents or local business employees utilizing this area as a relaxing place to eat lunch, read a book or generally enjoy an outdoor park in the city. This area would greatly benefit from the development of this site and some investment in the cleanup and reconfiguration of Winthrop Square. During the public meetings, I observed many people from Back Bay and Charlestown who commented on the Great Hall proposed in

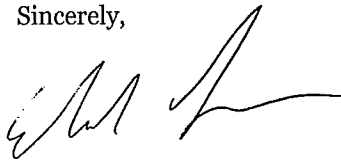
this project. The consensus from these comments was they did not care for nor think it was necessary for the building to house a public space such as the great hall. Many of the residence and business owners who live and work in this area did not agree with such comments. People at the public meetings who live in different areas of the city and spend little if any time in the financial district don't understand the needs or wants of the area residents and employees of local businesses. There is very little activity in the Winthrop Square area after 6pm on weekdays and on the weekends. I heard from people in the area I spoke with about the proposed project and the addition of the Great Hall. The conclusion I gathered from these comments was positive and many believe some type of public space would bring new life to the area and offer residence, people who work in the area and visitors a space they can enjoy.

- 2) **New traffic on already congested streets.** There were a few comments on creating more traffic in the area of Devonshire street heading toward Franklin. There is no doubt there will be more traffic in this area. After reading through the traffic study and understanding the flow of commercial traffic will come from the Federal street side of the building I feel civilian and residential traffic impact could be mitigated with use of the surrounding streets. The existing public garage housed close to one thousand parking spaces. The garage while in operation was often close to capacity, I parked there for years prior to moving to Boston. The proposed development has about one third of the spaces the public garage had while in operation. One way to minimize some of the traffic coming down Devonshire may be to make the last block of Summer Street two ways so you could take a right-on Hawley St. This would alleviate traffic going to Millennium Tower and Arch Street garage from having to travel down Devonshire Street to Franklin St. The developer could also look at using Federal St as the entrance to parking and loading docks. Federal St is one of the most underutilized streets in downtown Boston. This would eliminate the traffic from Devonshire Street.
- 3) **Economic impact of the proposed project.** The proposed project has a very positive economic impact for the city and residents of Boston. The sale of the property will bring a much-needed injection of revenue stated to be \$152,790,000. This money can be used in many ways to benefit the residents of the City of Boston. The building will continue to provide revenue to the City in the form of residential and commercial taxes. This will not only help fund city services but through commercial assessments there will be more funding for the Boston Improvement District programs. BID has been critical to the cleanliness, safety and security of the downtown area. One of the most critical impacts the project will make is the creation of affordable housing in the Chinatown district. Listening to feedback in the public meetings and from residents creating affordable housing in Chinatown is a necessity for the people and the culture. With the rising rents and limited affordable housing I feel the benefits of the affordable housing will make a major impact in Chinatown for years to come. Another positive impact would be jobs. Although I think the statistics in the PNF were overstated the fact is the project will create thousands of temporary construction jobs and hundreds if not thousands of permanent jobs for years to come. The construction workers, residential and commercial tenants/owners will contribute to the local economy through spending at local restaurants and shops, many that have recently opened and need support from the local community.
- 4) **Shadow on the Common and Changing the law.** As we are well aware the height of the building will create a new shadow on the Boston Common. This was by far the most contested issue at the public and IAG meetings. I believe laws are enacted for the greater good of society and we need to carefully consider the pros and cons of changing the law to allow for a proposed development. The precedent this could set for future projects is a major concern. The proponent of the project detailed out the impacts created by the proposed project and provided the shadow study video for public review. I spend a lot of time in Boston Common and have never thought about the impact of a shadow. It came to my attention for the first time last year while attending the public meeting for the proposed One Broomfield project. Since then I have spent a lot of time observing the shadows and thinking about the impact of this issue. I have also spent time reviewing the shadow study video submitted by the proponent of the 115 Winthrop Square project. The videos show in detail the additional shadow created by the proposed development. The proposed building violates the law for a portion of the year but had little to no impact for the rest of the year. Considering the comments at public meetings and speaking to residents there is an obvious split leaning toward amending the law for the proposed project.

As a member of the Impact Advisory Group I will offer my conclusion on the pros and cons of this project. Without a doubt the shadow issues appears to be the most contested issue with the proposed development. If we take the shadow issue off the table for just a minute, we can look at the other impacts the project will have on the area and the city to see if the pros outweigh the cons. There is no doubt this project is large in scale but it also in the right area of Boston to support its size and scope. If this were in Back Bay or Beacon Hill the size would be more of a concern. The proposed site is owned by the city so there must be careful consideration by the city when amending the shadow law. I would suggest a give and take possibly strengthening the law in other aspects making this a onetime exception. The proposed project will generate much needed immediate revenue of \$150+ million dollars and ongoing tax revenue of approximately \$12 million a year. The project will create much needed affordable housing Chinatown is in desperate need of. The project will create jobs and generate business for local merchants. There will be thousands of construction workers and hundreds if not thousands of people who will work in the commercial area of the building once completed. The project will create public space and new business opportunities for local area merchants. The project will revive a neglected area of the financial district and downtown and bring life to this area post 6pm and on the weekends. We can now look at the shadow and traffic issues. The developer and the city could creatively address the traffic issue. The building will create a shadow at 775, 750 or 650 feet. The shadow issue doesn't go away unless the building is around 400 feet, per the developer. At this height, the land is not worth \$150 plus million dollars and the tax base would drastically decrease. The affordable housing requirements would decrease considerably and the whole project begins to lose economic value to the City. The shadow law is violated for only part of the year and the extent of the new shadow is minimal in comparison to the net benefits of this project to the City.

There are additional issues I have no doubt will be voiced by others. The issues I mentioned above were the most serious in my view and the feedback I received. As an IAG member we are tasked with helping the City understand the impact this project will have on the community. I hope my comments were both constructive and helpful to the BPDA on their review of the 115 Winthrop Square project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Edward Lennon', with a stylized, flowing script.

Edward Lennon
IAG member, 115 Winthrop Square



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

Winthrop Square Proposal Violation of State's Shadow Laws

1 message

Edwina [REDACTED]

Tue, Jan 10, 2017 at 11:45 AM

To: casey.a.hines@boston.gov

Dear Ms. Hines:

I am writing to implore that you adhere to our current shadow laws to protect our green spaces which add quality of life and health to the residents of Boston and attract a vast number of visitors. Please do not be swayed by developers who are penny wise and dollar foolish in seeking short term gain and pride while destroying the essence, beauty and true value of Boston. Please look to your heart and do what is good for our city and its residents. The current Winthrop Square proposal violates our State's shadow laws. If the shadow laws are amended it will set a precedent for future exemptions. The Boston Common and Public Garden are historic national treasures and must be protected!

Please help us to preserve our precious, beautiful Boston by adhering to and keeping the current shadow laws.

Sincerely,

Edwina Yeziarski

145 Pinckney Street

Boston, MA 02114

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

From: Edwina [REDACTED]

Date: 1/10/2017 11:38:52 AM

To: mayor@boston.gov

Subject: Winthrop Square Proposal Violation of State's Shadow Laws

Dear Mayor Walsh:

I am writing to implore that you please adhere to our current shadow laws to protect our green spaces which add quality of life and health to the residents of Boston and attract a vast number of visitors. Please do not be swayed by developers who are penny wise and dollar foolish in seeking short term gain and pride while destroying the essence, beauty and true value of Boston. Please look to your heart and do what is good for our city and its residents. The current Winthrop Square proposal violates our State's shadow laws. If the shadow laws are amended it will set a precedent for future exemptions. The Boston Common and Public Garden are historic national treasures and must be protected!

Please help us to preserve our precious, beautiful Boston by adhering to and keeping the current shadow laws.

Sincerely,

Edwina Yeziarski
145 Pinckney Street
Boston, MA 02114

January 19, 2017

Casey Ann Hines
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
617-918-4244
Casey.A.Hines@Boston.gov

RE: 115 Winthrop Square Project Notification Form (PNF)

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

I also strongly object to any amendment to these state laws for one specific project.

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,

Elaine M. Sullivan
180 Commonwealth Ave. #21
Boston MA 02116

CC: Mayor@Boston.Gov, 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

January 19, 2017

Casey Ann Hines
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
617-918-4244
Casey.A.Hines@Boston.gov

RE: 115 Winthrop Square Project Notification Form (PNF)

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

I also strongly object to any amendment to these state laws for one specific project.

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,

Elaine M. Sullivan
180 Commonwealth Ave. #21
Boston MA 02116 

CC: Mayor@Boston.Gov, 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



**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

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

PUBLIC COMMENT

Extremely excited to see positive changes
in DTX in past 5 years. Quality of life changed
for the best and brought many new businesses &
tourists into neighborhood. More residents means
more safer neighborhood to live in.

CONTACT INFORMATION

NAME: Elena Krupennikova

ADDRESS: 45 Province St, Boston, MA 02108

EMAIL ADDRESS: [REDACTED]



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

In Support of the Winthrop Square Project

1 message

Liz Nyman [REDACTED]

Wed, Jan 25, 2017 at 4:12 PM

To: "bill.linehan@boston.gov" <bill.linehan@boston.gov>

Cc: "casey.a.hines@boston.gov" <casey.a.hines@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,

Elisabeth Nyman

37 Rutland Square, Apt 2

Boston, MA 02118

Elisabeth A. Nyman | Vice President, Client Services

CBRE/New England | Suburban Brokerage

33 Arch Street, 28th Floor | Boston, MA 02110

[REDACTED]

[REDACTED]

Connect with me on [LinkedIn](#)

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

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: ELIZABETH ANDERSON
Affiliation/Address: CONCERNED RESIDENT OF GHINATOWN
Email/Phone: [REDACTED]

Comments: THIS OPEN HOUSE WAS VERY INFORMATIVE.
I SAW SOMETHINGS I REALLY LIKED ABOUT THE
PROPOSED BUILDING. IN PARTICULAR, THE GREEN /
PASSIVE HOUSING ASPECTS.
HOWEVER, I REMAIN UNCONVINCED
THAT A VARIANCE ON THE BUILDING'S HEIGHT
SHOULD BE GRANTED. THE COMMON AND ~~PUBLIC~~
PUBLIC GARDEN WILL BE NEGATIVELY AFFECTED
BY ADDITIONAL SHADOWS THROWN, IN A NOT INSIGNIFI-
CANT WAY.
I AM ALSO APPALLED TO SEE
THAT AFFORDABLE HOUSING WILL BE IN A
SEPERATE BUILDING!!! WOW!!! TALK ABOUT
SEGREGATION!! ~~THEY WILL BE HOUSED IN~~
~~A~~ THEY WON'T EVEN HAVE THE BENEFIT
OF ~~THEY~~ LIVING IN A GREEN BUILDING. THAT
IS JUST UNACCEPTABLE!!! THIS IS EVEN
WORSE THAN THE BUILDING THAT HAD A
SEPERATE, BACK ENTRANCE FOR THE AFFORDABLE
HOUSING FOLKS, MILLENIUM ~~WAS~~ PROPOSES
TO SEND THEM TO OFF TO A DIFFERENT
POORER NEIGHBOR HOOD! SHAME, SHAME, SHAME!!!
THIS MUST NOT BE ALLOWED TO HAPPEN!!!

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

Fri, Dec 23, 2016 at 10:23 AM

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

CommentsSubmissionFormID: 1421

Form inserted: 12/23/2016 10:23:14 AM

Form updated: 12/23/2016 10:23:14 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: Elizabeth

Last Name: Johnson

Organization:

Email: [REDACTED]

Street Address: One Charles River Square

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02114

Comments: Rules are made to be followed, the shadow rule was decided through vast efforts of those who support the parks and open spaces in Boston. If this rule is abused just for this building then why have any rules and regulations at all. There was intent and purpose to the ruling against shadows for the benefit of everyone who passes by, this should not be disregarded. A very fine building can be built in that location without casting shadows, the economic outcome should be adjusted to the rules.

PMContact: christopher.tracy@boston.gov

Dear Whomever it May Concern:

I am writing to you today out of concern for the 115 Winthrop Square development proposal and its violation of the Massachusetts shadow laws. It is critical that the City of Boston and state legislators stand firm in their support of the existing shadow laws in order to preserve sunlight and outdoor public open spaces such as the Boston Common and Public Garden. The Boston Common and the Boston Public Garden are not only an important part of downtown Boston's aesthetic character, but its cultural and historical character as well. Both the Common and Public Garden are listed on the State and National Registers of Historic Places and are City and National Landmarks. Massachusetts' visitors and residents alike frequent and enjoy them. Allowing encroaching development to infringe upon the enjoyment of so many would be a huge detriment to the City of Boston.

The shadow laws are in place in order to preserve sunlight and prevent shadow creep in our historic parks. While Boston is still a growing city, we must remember that there is nothing that compensates for sunlight and outdoor enjoyment. Boston will continue to build and develop but we must ensure that the cost at which we do so does not become too high. Even former Boston Redevelopment Authority chief Robert T. Kenney in a tribute to Henry Lee, President Emeritus of the Friends of the Public Garden, in reference to the fight against the original Park Plaza development has said "I thank Henry a thousand times for not letting me screw it up."

I urge you to preserve our open public spaces and prevent Millennium Partners from circumventing the law and hold them to only what they are allowed under the current law. Even under the current law, Millenium claims to be able to build a 30 story building. If that is the case, maybe there is no way to deny that. But do we even need another 30 story building so close to these parks and open spaces? Robust development does not have, and should not be permitted, to come at the expense of sunshine falling daily on our historic and open public places.

I urge you to deny Millenium's proposed development at 115 Winthrop Square.

Sincerely,
Elizabeth M. Fahey
4 Charlesgate E apt 601
Boston, MA 02215



Colin Zick
First Vice Chair

Valerie Burns
Vice Chair

Abigail Mason
Vice Chair

Catherine Bordon
Secretary

William C. Clendaniel
Treasurer

Elizabeth Vizza
Executive Director

DIRECTORS
Allison Achtmeyer
Bear Albright
Christine Anderson
Claire Corcoran
Linda Cox
Kate Enroth
Barbara Moore
Sherif Nada
Beatrice Nessen
Katherine O'Keeffe
Margaret Pokorny
Patricia Quinn
Anne Swanson
Allan Taylor

Henry Lee
President Emeritus

HONORARY
Ann K. Collier
Nina Doggett
Barbara Hostetter

EX OFFICIO
Leslie Adam
Christine W. Letts
Sherley Smith

January 20, 2017

Ms. Casey Hines
Senior Project Manager, Development Review
Boston Planning & Development Agency
One City Hall, 9th Floor
Boston, MA 02201

Dear Ms. Hines:

The Friends of the Public Garden has worked in partnership with the Boston Parks and Recreation Department for over four decades. As one of the oldest parks advocacy groups in the nation, we are committed partners in our mission to maintain and enhance Boston's landmark historic parks, and to protect them from damage and encroachment. The Boston Common, Public Garden, and Commonwealth Avenue Mall have been the sites of countless events, public gatherings and private moments. These parks have been an integral part of Boston's identity for generations, and contribute to Boston's reputation as a City with exceptional quality of life. They are essential to the City's tourism industry and the dollars it generates. They are also proven assets that raise commercial, retail, hospitality, and residential real estate taxes.

One of the achievements of the legal protections enacted in the 1990s to safeguard the Boston Common and Public Garden is that the Common and Public Garden shadow laws have worked successfully in tandem with robust development throughout the city over the decades since they became law. The proposed Winthrop Square development violates both of these laws.

The Project Impact Report for 115 Winthrop Square should reflect a meticulous analysis of the environmental impacts of the current proposed design on America's oldest park and first public botanical garden. There is a one-time financial gain from the sale of the Winthrop Square property, but the shadow damage is permanent.

The shadow laws were enacted to protect the public interest. While we recognize that redevelopment of the Winthrop Square garage site can be of benefit to the City, we do not support the current proposal because:

1. An amendment to the shadow laws must be filed in order to make the project legal, creating a blueprint for other developers and future mayors. While Millennium and the City are making assurances that an amendment would be specifically written to allow only the Winthrop Square project, it will nonetheless set a precedent for future developers offering large financial enticements to approve further weakening of the laws.

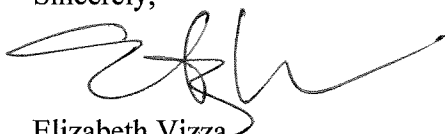
2. There are timing issues concerning the Home Rule Petition that will likely be filed before the Project Impact Report, with its more detailed shadow analysis, is submitted and finalized. Without full information, the City is asking to make an exception for a development's shadow that is yet to be precisely defined (area, extent, and duration).
3. Millennium states it will be applying for a Planned Development Area (PDA) designation, but has yet to submit the Development Plan. PDA designation enables tailoring on a site by site basis for projects being built on one acre or more, including greater height. Zoning offers little protection for the parks. State law is the only strong protector.
4. There will be short-term advantages in construction and promised affordable housing, but lasting effects of shadows from condos for the very few super-rich on the quality of life of the thousands of residents and visitors who utilize and enjoy the parks every day of the year.

We have requests and questions for the developer to answer in the DPIR:

1. Provide a shadow analysis that delineates the total area (sq. ft.) of shadow at its peak for all three parks.
2. Provide a shadow analysis for Boston Common, Public Garden, and Commonwealth Avenue Mall individually showing how much new shadow will be cast on each park.
3. Show a building at a height that does not cast shadows, including mechanicals.
4. Why is there no affordable housing component on-site?

We urge the City to slow down this fast-track project in order to create a comprehensive development policy for downtown that allows Boston to continue to grow while safeguarding our irreplaceable greenspaces. As a strong advocate for the parks, the Friends appreciates the opportunity to comment on the project and the scope of the DPIR.

Sincerely,



Elizabeth Vizza
Executive Director

cc:

Mayor Martin Walsh
 Brian Golden, Director, Boston Planning and Development Agency
 City Councilor Frank Baker
 City Councilor Andrea Campbell
 City Councilor Mark Ciommo
 City Councilor Anissa Essaibi George
 City Councilor Michael Flaherty
 City Councilor Tito Jackson
 City Councilor Salvatore LaMattina
 City Councilor Bill Linehan
 City Councilor Timothy McCarthy
 City Councilor Matt O'Malley
 City Councilor Ayanna Pressley
 City Councilor Michelle Wu
 City Councilor Josh Zakim
 Senator William Brownsberger
 Senator Joseph Boncore
 Representative Jay Livingstone
 Representative Aaron Michlewitz
 Representative Byron Rushing

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: Elliott Laffer
Affiliation/Address: NAIBB
Email/Phone: [REDACTED]

Comments: I believe that no planning or Article 80 process
should take place as long as the project is in
violation of the Shadow Lines protecting the Common
and Garden.

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

90 Commonwealth Ave

Boston, MA 02116

January 9, 2017

Ms. Casey Hines

Boston Planning and Development Agency

One City Hall Square

Boston, MA 02201

Subject: 115 Winthrop Square

Dear Ms. Hynes:

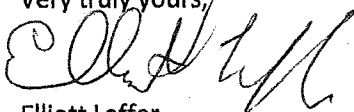
These comments are in response to the Project Notification Form for 115 Winthrop Square.

Normally, in response to a PNF, my comments would serve to suggest areas for further study. However, in this case, I believe strongly that the process is inappropriate. Because the proposed tower would, as has been agreed by the proponent and the staff of the BPDA, cast shadows that violate the two important state laws that protect Boston's two most historic parks, the Boston Common and Public Garden, from additional shadow, the Article 80 process should not, in my opinion, be taking place. What is the point of discussing a project that cannot proceed without a change in both laws?

An effective planning process would look first, outside the context of a particular process, at whether recommendations should be made to change the laws whether to add or remove protections from these parks or any other locations. To do this while reviewing a particular project, no matter the potential economic benefits it might bring, short-cuts a rational and thoughtful study. The shadow laws have been in place for over a quarter century during which Boston has undergone an unprecedented surge of construction; clearly they have not been an unreasonable obstacle.

As you know, I have been involved in the civic review process for major projects for almost four decades, including taking a leadership role on some of the largest projects built in Boston. In that time, I have never felt compelled to write a comment letter like this. I believe that the BPDA should halt this process until a project that can be built without a change in state law is proposed.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Elliott Laffer', written over the typed name.

Elliott Laffer

Cc: Mayor Martin Walsh
Councilor Michelle Wu
Councilor Ayanna Pressley
Councilor Annysa Essaibi-George
Councilor Michael Flaherty
Councilor Josh Zakim
Councilor Salvatore Lamattina
Councilor Bill Linehan
Councilor Frank Baker
Councilor Andrea Campbell
Councilor Timothy McCarthy
Councilor Tito Jackson
Councilor Matthew O'Malley
Councilor Mark Ciommo
Representative Jay Livingstone
Representative Byron Rushing
Representative Aaron Michlewitz
Senator William Brownsberger
Senator Joseph Boncore



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

Project Comment Submission: 115 Winthrop Square1 message

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

Thu, Jan 19, 2017 at 3:32 PM

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

CommentsSubmissionFormID: 1507

Form inserted: 1/19/2017 3:32:27 PM

Form updated: 1/19/2017 3:32:27 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: Emily

Last Name: Gallup

Organization: NABB

Email: [REDACTED]

Street Address: 334 Beacon St.

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02166

Comments: i see that MassPort is also objecting to the planned height of this structure because of the potential effect on air traffic in and out of Logan Airport. Therefore, I urge the height of this proposed building to be drastically reduced, or even better, that it not be built at all!

PMContact: casey.a.hines@boston.gov



Christopher Tracy <christopher.tracy@boston.gov>

115 Winthrop Square== Heaven's NO!

1 message

Emily Gallup

Thu, Dec 29, 2016 at 12:47 PM

To: christopher.tracy@boston.gov, eb Gallup@verizon.net

Dear Mr. Tracy – Before any more time rushes by, I wanted to let you know of my strong opposition to this planned new building. Not only are the potential shadows a problem on the Common and in the Public Garden, but I like the eastern sky to be free of tall buildings so I can see the planets in the early morning. Some of the existing structures already block the view—we surely do not need any more!

If 115 Winthrop Square could be built so that it is no higher than its neighboring buildings and does NOT cast any more shadow, then I am less strongly opposed. IMHO, we do not need to increase the density of downtown Boston—the City works just fine as it is.

With all best wishes for 2017!

Emily Bradford Gallup

334 Beacon Street (corner of Beacon and Fairfield Sts.)

Boston, MA 02116

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: Emily Harding
Affiliation/Address: Local Restaurant Manager 581 Washington
Street Boston, MA 02111
Email/Phone: [REDACTED]

Comments:

Since the build of Millennium Place, downtown has seen a bit of a turn around. We've seen a positive effect on the neighborhood. It's been great for a locally owned small restaurant. New faces, new job opportunities

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



**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

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

PUBLIC COMMENT

This seems to be a great project. I'm impressed
with the plan, principles and mostly the diversity in the
culture of the agency.

I agree with the purpose and benefits it hopes to
deliver and the city as a whole.

CONTACT INFORMATION

NAME: Emmanuel Apanisile
ADDRESS: 174, Pine Street, Apt 8, Houlbrook, MA 02343
EMAIL ADDRESS: [REDACTED]



Emily Wieja <emily.wieja@boston.gov>

Project Comment Submission: 115 Winthrop Square

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

Wed, Dec 14, 2016 at 9:51 AM

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

CommentsSubmissionFormID: 1408

Form inserted: 12/14/2016 9:51:27 AM

Form updated: 12/14/2016 9:51:27 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=72834ac94c-115_Winthrop_Public_Meeting12_14_2016&utm_medium=email&utm_term=0_bccda74844-72834ac94c-174947437

First Name: Eric

Last Name: Gordon

Organization:

Email: [REDACTED]

Street Address: 80 broad st.

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02110

Comments: Fantastic project. Shadow issues are absurd and just ridiculous fodder for anti-development types and selfish nimby's. Build this wonderful building, which is in my neighborhood. My wife and I fully support '775 and the 153 million payment plus yearly real estate tax revenue. Such a win for the city on all fronts. Can't wait to see the eyesore garage come down...hopefully this summer.

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>

Fri, Jan 6, 2017 at 2:42 PM

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

CommentsSubmissionFormID: 1448

Form inserted: 1/6/2017 2:42:27 PM

Form updated: 1/6/2017 2:42:27 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: Eric

Last Name: McGrath

Organization:

Email: [REDACTED]

Street Address: 68 G Street

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: I am writing in support of the project. Millennium Partners has delivered on their last 2 projects in the city. Both have spurred more development and an economic boost to the city. There is no reason to believe Winthrop Square will be any different. Our city should welcome partnerships with first class organizations such as Millennium Partners and continue to support their endeavors as long as it will be beneficial to the city of Boston. Thank you, Eric McGrath

PMContact: christopher.tracy@boston.gov



ELEMENTS FOR A GREAT OUTDOORS

93 West Street – PO Box 650, Medfield MA 02052

PHONE [REDACTED]

SDO CERTIFIED WBE (MA ONLY)

January 16, 2017

Mayor Martin J. Walsh
Boston City Hall
1 City Hall Square, Suite 500
Boston, MA 02201-2013

Dear Mayor Walsh:

First and foremost, I want to thank you for what you are doing to improve the quality of life in the City of Boston.

I was the editor of the New England Park Association's quarterly newsletter entitled "Exchange". I would like to bring to your attention on page 10 an article entitled, "A Dark Cloud Over City Parks" by Christopher Tramutola.

Basically, the article talks about the height of buildings that are casting shadows onto park land. I know that you have a new building proposed and, I guess, some concern about the shadow that the building would cast. My final desire is to have you and the City control the heights of businesses.

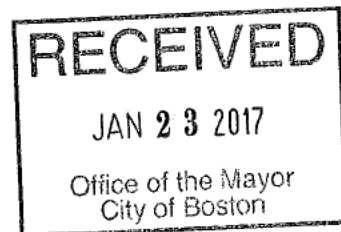
I wish you well and much success in your mayoral endeavors.

Cordially and sincerely,

Eric O'Brien
Chairman

EO/gc

Enclosures



P.S. You might enjoy on the article "The Attacks on Central Park".

"New England's Recreation Specialists"



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

Winthrop Square

1 message

Erin O'Fallon MD [REDACTED]

Fri, Jan 20, 2017 at 1:25 PM

To: matthew.omalley@cityofboston.gov, matthew.omalley@boston.gov

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

Dear City Councilor Matthew O'Malley,

I am writing to express support for the new Winthrop Square Project. After learning more about the impact of this project I feel convinced that this project is important and necessary to the continued growth of Boston. As a city, we should not lose this opportunity to reshape Downtown Boston on an under-utilized site which has sat idle for the last ten years.

As has been reported, the public benefits from the \$153 million purchase price of this city-owned parcel will benefit the entire city. The Mayor has stated that \$28 million will go directly to improvements for Franklin Park, a Jamaica Plain resource that my family has deeply treasured. In addition, funds will be allocated to key affordable housing projects in East Boston and South Boston.

I am sympathetic to the concerns about navigating existing laws that prohibit shadows onto Boston common. I am not a Boston native but have become very proud of my adopted city and the key features that represent its history. But the actual impact of the intermittent shadows will be far outweighed by the benefits this project, investment, employment and city housing options that it will provide.

Please support the legislative changes needed to move the Winthrop Square project forward.

Thank you for your thoughtful consideration.

Sincerely,

Erin O'Fallon

79 Rossmore Road

Jamaica Plain, MA 02130

Cc: Casey A. Hines (BPDA) casey.a.hines@boston.gov

Jonathan Greeley (BPDA) jonathan.greeley@boston.gov



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

Winthrop Square

1 message

Erin O'Fallon MD [REDACTED]

Fri, Jan 20, 2017 at 1:27 PM

To: Ayanna.Pressley@cityofboston.gov

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

Dear City Councilor Ayanna Pressley,

I am writing to express support for the new Winthrop Square Project. After learning more about the impact of this project I feel convinced that this project is important and necessary to the continued growth of Boston. As a city, we should not lose this opportunity to reshape Downtown Boston on an under-utilized site which has sat idle for the last ten years.

As has been reported, the public benefits from the \$153 million purchase price of this city-owned parcel will benefit the entire city. The Mayor has stated that \$28 million will go directly to improvements for Franklin Park, a Jamaica Plain resource that my family has deeply treasured. In addition, funds will be allocated to key affordable housing projects in East Boston and South Boston.

I am sympathetic to the concerns about navigating existing laws that prohibit shadows onto Boston common. I am not a Boston native but have become very proud of my adopted city and the key features that represent its history. But the actual impact of the intermittent shadows will be far outweighed by the benefits this project, investment, employment and city housing options that it will provide.

Please support the legislative changes needed to move the Winthrop Square project forward.

Thank you for your thoughtful consideration.

Sincerely,

*Erin O'Fallon**79 Rossmore Road**Jamaica Plain, MA 02130*

Cc: Casey A. Hines (BPDA) casey.a.hines@boston.gov

Jonathan Greeley (BPDA) jonathan.greeley@boston.gov



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

Winthrop Square Project

1 message

Erin O'Fallon MD [REDACTED]

Fri, Jan 20, 2017 at 1:29 PM

To: andrea.campbell@boston.gov

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

Dear City Councilor Andrea Campbell,

I am writing to express support for the new Winthrop Square Project. After learning more about the impact of this project I feel convinced that this project is important and necessary to the continued growth of Boston. As a city, we should not lose this opportunity to reshape Downtown Boston on an under-utilized site which has sat idle for the last ten years.

As has been reported, the public benefits from the \$153 million purchase price of this city-owned parcel will benefit the entire city. The Mayor has stated that \$28 million will go directly to improvements for Franklin Park, a Jamaica Plain resource that my family has deeply treasured. In addition, funds will be allocated to key affordable housing projects in East Boston and South Boston.

I am sympathetic to the concerns about navigating existing laws that prohibit shadows onto Boston common. I am not a Boston native but have become very proud of my adopted city and the key features that represent its history. But the actual impact of the intermittent shadows will be far outweighed by the benefits this project, investment, employment and city housing options that it will provide.

Please support the legislative changes needed to move the Winthrop Square project forward.

Thank you for your thoughtful consideration.

Sincerely,

Erin O'Fallon

79 Rossmore Road

Jamaica Plain, MA 02130

Cc: Casey A. Hines (BPDA) casey.a.hines@boston.gov

Jonathan Greeley (BPDA) jonathan.greeley@boston.gov



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

Winthrop Square Project

1 message

Erin O'Fallon MD [REDACTED]

Fri, Jan 20, 2017 at 1:30 PM

To: Michelle.Wu@boston.gov

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

Dear City Councilor Michelle Wu,

I am writing to express support for the new Winthrop Square Project. After learning more about the impact of this project I feel convinced that this project is important and necessary to the continued growth of Boston. As a city, we should not lose this opportunity to reshape Downtown Boston on an under-utilized site which has sat idle for the last ten years.

As has been reported, the public benefits from the \$153 million purchase price of this city-owned parcel will benefit the entire city. The Mayor has stated that \$28 million will go directly to improvements for Franklin Park, a Jamaica Plain resource that my family has deeply treasured. In addition, funds will be allocated to key affordable housing projects in East Boston and South Boston.

I am sympathetic to the concerns about navigating existing laws that prohibit shadows onto Boston common. I am not a Boston native but have become very proud of my adopted city and the key features that represent its history. But the actual impact of the intermittent shadows will be far outweighed by the benefits this project, investment, employment and city housing options that it will provide.

Please support the legislative changes needed to move the Winthrop Square project forward.

Thank you for your thoughtful consideration.

Sincerely,

Erin O'Fallon

79 Rossmore Road

Jamaica Plain, MA 02130

Cc: Casey A. Hines (BPDA) casey.a.hines@boston.gov

Jonathan Greeley (BPDA) 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: Etson Alves

Affiliation/Address: Boston Resident

Email/Phone: _____

Comments: Great project that will help Boston.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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



**boston planning &
development agency**

115 WINTHROP SQUARE

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

PUBLIC COMMENT

Love the idea of growing the
downtown neighborhood. More restaurants,
retail, office, residential homes.

Turning a vacant parking garage into
something special is amazing.

Boston is ready! I support this
project.

CONTACT INFORMATION

NAME: EUSE BRANDT
ADDRESS: 1 Franklin, Boston, MA
EMAIL ADDRESS: [REDACTED]



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

Winthrop Square development project

1 message

Evelyn Kimber [REDACTED]
To: casey.a.hines@boston.gov

Fri, Jan 20, 2017 at 4:52 AM

Ms. Casey Hines,

In 1965 I came to Boston to attend college, fell in love with the city, and here I am 52 years later.

The Boston Common, Boston Garden, and Commonwealth Mall have always been beloved places to me, where I have spent a good deal of time in many different capacities over the years. Having the SUN shine on these spaces is absolutely crucial. They already suffer from shading and we cannot allow more shading to darken these national and local treasures.

PLEASE, reject the Winthrop Square development project, and any future project that blocks the sun from our city's shared green treasures.

Short term monetary gain is no justification for the permanent spoiling of these precious public green spaces.

Evelyn Kimber
24 Dartmouth St.
Boston MA 02116