



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

No Shadow Please

1 message

Faith Justice [REDACTED]

Fri, Jan 20, 2017 at 12:06 PM

Reply-To: [REDACTED]

To: casey.a.hines@boston.gov

I respectfully request that the Millenium Tower project NOT be given an override that would cast a shadow on the Boston Commons and Public Gardens.
That is unacceptable and should not be allowed.
Please work for the PEOPLE and not the Developers.

Faith Justice
Newton, Massachusetts



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

115 Winthrop Square Project

1 message

Faith Perkins [REDACTED]

Thu, Jan 12, 2017 at 10:45 AM

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

Cc: "Michelle.Wu@boston.gov" <>, Bill.Linehan@boston.gov, Josh.Zakim@boston.gov, Ayanna.Pressley@boston.gov, A.E.George@boston.gov, Tito.Jackson@boston.gov, Salvatore.Lamattina@boston.gov, Michael.F.Flaherty@boston.gov, byron.rushing@mahouse.gov, jay.livingstone@mahouse.gov, aaron.m.michlewitz@mahouse.gov, william.brownsberger@masenate.gov, [REDACTED]

Dear Ms. Hines:

I am writing to you to express my opposition to amending the existing state shadow legislation to allow the 115 Winthrop Square project to proceed as it currently is designed. The project as 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.

As residents of Dartmouth Street for many years with the skyline of Stuart Street in our 'view', I have seen how tall buildings added to that skyline increasingly blocked the sunlight we come to welcome, especially in the winter months! Even 5 or 10 minutes of shadow was enough to affect our quality of life.

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 as a destination for millions of visitors.

Respectfully submitted,

Faith Perkins

formerly of 330 Dartmouth Street
Boston

Ujeedo: Tageero Mashruuca Dhismaha (Support Winthrop Square Project)

Taariikhda:- 01/05/2017

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

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

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

Mahadsanid

Name: FORDOS

Saxiix: FM



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

Project Comment Submission: 115 Winthrop Square

1 message

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

Thu, Jan 19, 2017 at 7:35 PM

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

CommentsSubmissionFormID: 1510

Form inserted: 1/19/2017 7:35:20 PM

Form updated: 1/19/2017 7:35:20 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: Frank and Susan

Last Name: Bomba

Organization: Self

Email: [REDACTED]

Street Address: 26 Lime St.

Address Line 2: No. 1

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02108

Comments: We are both members of The Friends of the Public Garden. We believe that our precious few city green spaces should be protected for future generations. Please ensure that the Winthrop Square project conforms to Boston's shadow laws without waiver. Thanks, The Bombas

PMContact: casey.a.hines@boston.gov



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

115 Winthrop Sp. Project.

1 message

Frank Duncan [REDACTED]

Mon, Jan 9, 2017 at 11:42 AM

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

Dear Ms. Hines and Mayor Walsh,

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,
Frank Duncan
376 Marlborough Street
Boston

--

Frank Duncan
[REDACTED]



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 5:10 PM

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

CommentsSubmissionFormID: 1450

Form inserted: 1/6/2017 5:09:38 PM

Form updated: 1/6/2017 5:09:38 PM

Document Name: 115 Winthrop Square

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

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

First Name: Frank

Last Name: Monteforte

Organization:

Email: [REDACTED]

Street Address: 1 Devonshire place

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02116

Comments: I am all for this project. Let's grow the city, attract more residents, jobs and keep progressing. Fighting a project with this many benefits because of an occasional brief shadow on the common it completely ridiculous. Build it!

PMContact: christopher.tracy@boston.gov



**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

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

PUBLIC COMMENT

I belived winthrop Square is
A great IDEA will bring more jobs
opportunities to the city also will show
better Environment in the AREA. I
Support it. Agree with THE Decision
to build it.

CONTACT INFORMATION

NAME: FRANKLIN R. MEDINA S.

ADDRESS: 86 TIBBETS TOWN, MA 02129

EMAIL ADDRESS: [REDACTED]



boston planning &
development agency

115 WINTHROP SQUARE

Open House – Second Public Meeting

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

PUBLIC COMMENT

I'm sure that somewhere, the
architects have a study of
~~a~~ a design that complies
with the shadow law. USE IT!
Or, if there is no design that
complies with the law, ~~use~~
create one!

CONTACT INFORMATION

NAME: Frederick Putnam
ADDRESS: ~~76~~ 76 Chestnut St., Boston, MA 02108
EMAIL ADDRESS:



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

Winthrop Square Development Proposal

1 message

Gabriel Gunsberg [REDACTED]
To: casey.a.hines@boston.gov

Mon, Jan 16, 2017 at 11:44 AM

Dear Ms. Hines,

I am writing to say that I oppose any development project that will cause shadows to be thrown over Boston's public parks. Too many tall buildings, and tall buildings in inappropriate locations, can have a seriously detrimental impact on the quality of life in Boston. The days here are already too short, and casting shadows over our parks would only make it worse.

Thank you,

Gabriel Gunsberg

Boston, MA

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: Gail Laffer
Affiliation/Address: NABB
Email/Phone: _____

Comments: I was very disappointed in this meeting.
There was no presentation or central gathering.
There was also no opportunity to ask questions
in an organized way. I hope there
are other opportunities to talk about this
project with the developers.

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



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

115 Winthrop Square Project Notification Form

1 message

Gail Laffer [REDACTED]

Wed, Jan 18, 2017 at 8:36 PM

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

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

Dear Ms. Hines,

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

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

This past Spring I became a docent for the Friends of the Public Garden. I had always loved the Public Garden and considered it my front yard as I live in the Back Bay. When I became a docent I learned so much about the Garden's history and the vital work of the Friends to protect and preserve

the park. Casting any new shadows on the Garden and Common will be disastrous to two of Boston's treasured spaces.

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 a destination for millions of visitors while not preventing substantial developments during the period they have been in force.

Respectfully submitted,

Gail Laffer

90 Commonwealth Ave.

Boston, MA



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

115 Winthrop Square Project Notification Form

1 message

galeymorgan@aol.com [REDACTED] Fri, Jan 6, 2017 at 2:46 PM
To: "Mayor@boston.gov" <To:>, casey.a.hines@boston.gov, "Michelle.Wu@boston.gov" <CC:>, Bill.Linehan@boston.gov, Josh.Zakim@boston.gov, Ayanna.Pressley@boston.gov, A.E.George@boston.gov, Tito.Jackson@boston.gov, Salvatore.Lamattina@boston.gov, Michael.F.Flaherty@boston.gov, Andrea.Campbell@boston.gov, Frank.Baker@boston.gov, Timothy.McCarthy@boston.gov, Matthew.OMalley@boston.gov, Mark.Ciommo@boston.gov, byron.rushing@mahouse.gov, jay.livingstone@mahouse.gov, aaron.m.michlewitz@mahouse.gov, william.brownsberger@masenate.gov, Joseph.Boncore@masenate.gov, [REDACTED]

Dear Ms. Hines,

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

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

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

I truly believe that Boston real estate prices are soaring because Boston is such a desired place to live and the Common and Public Garden are part of what makes Boston so special. It also seems to me that Boston is making every effort to ensure that the waterfront is being improved and enticing people to live and play there so why would you want to devalue the inland parks and damage them? It makes no sense at all to me. They are just too precious.

Sincerely,

Gale Y. Morgan
6 Arlington St.
Boston, Ma. 02116



**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 support

CONTACT INFORMATION

NAME: *Gang Huang*
ADDRESS: *1 Franklin st. Unit 4208 Boston, MA 02110*
EMAIL ADDRESS: [REDACTED]



Christopher Tracy <christopher.tracy@boston.gov>

115 Winthrop Square Project

1 message

GENE BAUER [REDACTED]

Fri, Dec 23, 2016 at 11:35 AM

To: christopher.tracy@boston.gov

Dear Mr. Tracy,

I am writing to you to express my opposition to amending the existing shadow legislation to allow the 115 Winthrop Square project to proceed as it currently is designed. My opposition is based on the fact that approval would be inconsistent with -- and, in fact, undermine-- the Commission's role to encourage economic development.

Some years ago I was invited to attend a meeting with executives of Normandy Properties, at that time the owners of the John Hancock Tower. The purpose of the meeting was to solicit community support for protecting the Copley Square Park. Normandy Properties was concerned about three things: Physical decline, shadows, and safety. The reason for Normandy Properties' concern was that it realized that the success of its investment in the Hancock Tower was based on the fact that the executives who made the decisions where to rent chose the Hancock building because it was situated in a neighborhood that these decision makers wanted to live in. If the neighborhood went into decline, Normandy properties knew that the executives would look elsewhere for their offices.

I submit to you that, if you permit shadows to impinge on these executives' morning jog and their spouses' walk to work across the Commons, you are making the Back Bay and Beacon Hill a much less desirable place for these people to live. It is no exaggeration that degrading the quality of life in these neighborhoods with shadows and cold will have a similar effect as crime in the 1970s -- the lovely suburbs will become the home destinations and the nearby office parks will become the business destinations of these decision makers. You may think that you are encouraging development by approving 115 Winthrop Square as presently constituted but you really are beginning the process of destroying the economic renaissance of the City of Boston.

Please take the long term view and do not the developers get around the shadow laws that have allowed Boston to thrive as a destination for home and work.

Respectfully submitted,
Gene M. Bauer
20 Hereford Street #1
Boston

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: George Coorsen
Affiliation/Address: TOC/DBRA IAG
151 Tremont St
Email/Phone: [REDACTED]

Comments: None to follow but:
great meeting format and
Great project for the city

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

Boston Planning & Development Agency [DPDA]

One City Hall Square

Boston, MA 02201 1/20/17 115 Winthrop Square Project

Dear DPDA,

As an IAG member I have attended all relevant meetings and talked to many individuals and groups, all through the lens of my 50 year work experience in the Financial District and 40 year residency along the Boston Common. It is my opinion that this project would be an important part of the culture, economy, skyline and future of the City of Boston. In particular it would transform and enhance Winthrop Square, provide a modern and powerful residential and economic contribution to the Financial District and thereby connect the Boston Common, the State House, the Greenway and the Seaport. The entire City would be rewarded.

There are many issues, details, negatives and positives in this project which I won't list here, as they have been noted by many already. Those details can be worked out. It is more important for me to use the context of the past, the present and a projection of the future in my recommendation.

In the past, I remember my first job in the Financial District at the State Street Bank Building in 1966, just after it rose above much shorter buildings and rivaled the Custom House Tower. It was exciting. In 1972 I moved into Tremont on the Common when it was then one of the largest apartment buildings and on the very edge of the Combat Zone. It is now a condominium and I still live there. It was and is very exciting. Boston has grown and now we have GE, just headquartered in the exploding growth in the Seaport District. That is the future and it is all extremely exciting.

The above is chronology, but during that time I have been a Trustee of 151 Tremont St., an active member of probably every neighborhood committee from Chinatown to Beacon Hill, as well as parks committees, and work with the Boston Police Department. I am also a founding member of the Downtown Boston Residents Assoc.

I think there is a way to make this project happen, if everyone makes an effort. I hope so!

Respectively,

George E. Coorssen, Jr.

Resident: 151 Tremont St.

IAG Member

1/13/17

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

Re: Winthrop Square Project

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

With the hub of the MBTA subway in the Downtown Crossing area, this project is a symbol for a sustainable urban community. Incorporating office, retail, restaurant and residential this project will help bring a variety of citizens to this area. Simply a smaller building would not provide the urban density to really make this project make sense. As you all know, well-designed density is vital to a strong economic foundation in any neighborhood as it brings a critical mass of local employees, customers and residents to support a variety of community needs. Please look at this with a mindset that has the long-term sustainability of the city in mind.

Sincerely,

George Straehle
70 Chelsea St Unit 3
East Boston, MA 02128

1/13/17

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

Re: Winthrop Square

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

Millennium Partners has done a wonderful job transforming the Downtown Crossing neighborhood. The rundown parking lot at Hayward Place and the half demolished Filene's Basement were eyesores that made the area unappealing for residents, tourists, and businesses. With Millennium Place, Millennium Tower, and the refurbished Burnham Building, Washington Street looks more inviting than it has for years. I look forward to what Millennium Partners plans for the dilapidated garage on Winthrop Square; I know it will welcome both residents and businesses alike.

Sincerely,

Greg Costa
1 Wistar Place
Charlestown, MA 02129

BOSTON PRESERVATION ALLIANCE

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Susan Park
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Carl Jay

Michael LeBlanc AIA

David Nagahiro AIA

Peter Roth

Regan Shields Ives AIA

Catharine Sullivan

Peter Vanderwarker

Rita Walsh

Executive Director
Gregory J. Galer, Ph.D.

The Otis House
141 Cambridge Street
Boston, MA 02114
617.367.2458
bostonpreservation.org

January 11, 2017

Ms. Casey Hines
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201
Via email: casey.a.hines@boston.gov

Re: 115 Winthrop Square

Dear Ms. Hines,

The Boston Preservation Alliance is Boston's primary, non-profit advocacy organization that protects and promotes the use of historic buildings and landscapes in all of the city's neighborhoods. With 40 Organizational Members, 98 Corporate Members, and a reach of 35,000 friends and supporters we represent a diverse constituency advocating for the thoughtful evolution of the city and celebration of its unique character. We appreciate the opportunity to offer comments on projects that impact the historic character of the city.

The Alliance commends the City of Boston for actively pursuing redevelopment of the abandoned parking structure at 115 Winthrop Square and for encouraging proposals with vibrant street engagement, public amenities, and mixed use. We were pleased that the City did not select a proposal that required the demolition of the adjacent, architecturally-significant mid-century Paul Rudolph Blue Cross Blue Shield Building.

While we feel there are notable benefits associated with Millennium Partners' proposal, we join many of our partners and members in expressing concern that the planned 750' tower violates state laws that protect the historic Boston Common and Public Garden from shadow (c. 362 of the Acts of 1990 and c. 385 of the Acts of 1993) without sufficient justification for the bold request to change state law. We worry about unprecedented action to weaken state laws to accommodate one project and the many potential long-term consequences of modification of laws intended to protect our treasured places. All other development has adhered to the laws since their creation, and we feel the proponent must demonstrate why this proposal is so particularly unique as to require a change offered to no other, with the potential precedents created by opening the door for future changes to this and possibly other protective laws.

Furthermore, we are disappointed that the City chose to pursue a process that encouraged submissions that blatantly violate standing state law without an open, public process to discuss the merits and challenges to such a pursuit. While we

understand the theory that having a specific proposal may appear to facilitate this dialogue, the violation should have been clearly identified to the citizens of Boston with opportunity to publicly debate it before the City condoned a project that violates existing state laws. Doing so would have resulted in a more inclusive dialogue with the public and would have demonstrated that the “new” BPDA has in fact found that full transparency is in everyone’s best interest. The methods pursued here only reinforce decades-old stereotypes of the agency.

If the City believes the current shadow law is somehow inappropriate or requires updating and modification to best benefit the residents of Boston in the long term, there should have been a focused analysis, dialogue, and public process before any specific project was proposed. This would have alleviated the impression that protection provided by state laws or other regulations can effectively be purchased away by developers. The process pursued here is unfair to the citizens of Boston, those pursuing this project, and to other property owners and developers who adhere to existing regulations.

The Alliance feels strongly that this proposal, as well as alternatives that allow redevelopment of the site without requiring these alterations to state law, need to be fully understood before action to pursue changes to the state shadow laws continue.

In addition to our concern about an amendment of the state law, we anticipate a complete and thorough Project Impact Report with a scope that fully evaluates the impacts of such a large structure at this site. In particular, we request that the DPIR scope include:

- Complete shadow studies: Shadow studies that demonstrate the complete shadow created by the proposed structure as well as comparative analysis of a structure that would not violate the state shadow law. These studies should not be limited to ¼ mile and should highlight all historic resources impacted. The analysis should not be limited to shadows that violate the existing state regulations, although highlighting those impacts is important as well.

Not only do shadows impact the pedestrian experience and the health of plants and parks, shadows can also have significant effects on the physical health of historic buildings, creating new microclimates that cause ice dams, biological growth, and deterioration of structures designed to benefit from the drying effects of sunlight. The integrity and longevity of our precious historic resources can be impacted by shadow, and landmarks in Boston suffer today due to lack of consideration of these effects in past developments.

- Visual impact analysis: Analysis of the broader visual impacts of the proposal and its relationship to historic resources both in the immediate vicinity and beyond. There are many buildings in the Winthrop Square area with historic and architectural significance, and we need more information about how the

proposal would interact with these buildings. We need to know the impact of the proposal on the visibility of the sky, particularly in downtown. Canyonization and the decreased sky background and context for our unique historic city need to be considered and better understood.

We therefore request the visual impact of this proposal be studied carefully with a wide variety of renderings from real perspectives of pedestrians rather than birds-eye views that are never actually experienced. Such renderings should be from many perspectives and not limited to those in the Winthrop Square neighborhood. We also request that the same views be rendered for both an as-of-right option and one of maximum height that does not violate existing shadow laws for comparison. The proponent should be sure to demonstrate views which include their proposed structure with significant historic resources in the foreground.

We look forward to continuing the dialogue as the project evolves.

Sincerely,

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

Greg Galer
Executive Director

Cc: Governor Charlie Baker
Senator William Brownsberger
Senator Joseph Boncore
Representative Jay Livingstone
Representative Aaron Michlewitz
Representative Byron Rushing
Brona Simon, Massachusetts Historical Commission
Mayor Martin J. 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

BOSTON PRESERVATION ALLIANCE



boston planning &
development agency

Greg Sellace
400 State St, 19D
Boston, MA 02116

115 WINTHROP SQUARE

Open House - Second Public Meeting

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

PUBLIC COMMENT

I am a native and life long resident of the city of Boston. I was one of the founding members of the Everold Wecklaci Conservancy and I personally raised \$900,000 for the funds of Public Garden restoration of the Brewer Fountain. I say this because I am a strong advocate ~~and lived~~ for parks and open space. But I strongly support this project. It is

CONTACT INFORMATION

NAME:

ADDRESS:

EMAIL ADDRESS:

a unique opportunity to build a generationally important building for Boston, provides badly needed funding to the city. We are not a museum. Some small amount of students an impact on

Boston Redevelopment Authority and Economic Development Industrial Corporation (D/B/A Boston Planning & Development Agency)

1 City Hall Square | Boston, MA 02201 | BostonPlans.org | T 617.722.4300 | F 617.248.1937

Martin J. Walsh, Mayor | Brian P. Golden, Director | Timothy J. Burke, Chairman

Parks must be tolerated for the greater good!

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

From: Gretchen Novak [REDACTED]

Date: 1/19/2017 2:43:19 PM

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

Subject: Winthrop Square Development Project - concerns over the shadows!

Dear Mayor Walsh,

I would like to voice my concern over the Winthrop Square development proposal and the potential for negative impact on the Common and the Garden with new shadows created from the proposed height. Allowing an amendment for the state shadow laws for this project sets a dangerous precedent for future developments negatively impacting our beautiful outdoor space.

As a resident of Beacon Hill, my family enjoys our outdoor space and view it as essential for quality of life living in the city. It is truly our "backyard" and enjoyed all year round on a daily basis. I urge you to please not vote to allow this amendment to the State shadow laws for this project. While I am supportive of improving the Downtown Crossing area, I don't feel the extra height of this building in violation of the shadow laws is required to achieve this goal.

Thank you for your attention to this matter.

Best Regards,

Gretchen Novak

10 West Hill Place

Boston, MA 02114

City Councilor Matt O'Malley
City Councilor Ayanna Pressley
City Councilor Michelle Wu
City Councilor Josh Zakim
Kathleen MacNeil, Millennium Partners
Cindy Schlessinger, Epsilon Associates
David Carlson, Boston Planning and Development Agency
Rosanne Foley, Boston Landmarks Commission
Elizabeth Vizza, Friends of the Public Garden
Wendy Landman, Walk Boston
Howard Kassler, Neighborhood Association of the Back Bay
Patricia Tully, Beacon Hill Civic Association



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

115 Winthrop Square Project

1 message

Gudrun Seward [REDACTED]

Sat, Jan 14, 2017 at 1:44 PM

Reply-To: Gudrun Seward [REDACTED]

To: "Mayor@Boston.Gov" <Mayor@boston.gov>, "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>
Cc: "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>,
"Annisssa.Essaibi-george@boston.gov" <Annisssa.Essaibi-george@boston.gov>, "Tito.Jackson@boston.gov" <Tito.Jackson@boston.gov>,
"Salvatore.Lamattina@boston.gov" <Salvatore.Lamattina@boston.gov>

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.

A recent transplant from the District of Columbia, I now live on Beacon Hill, just below the State House. The beautiful spaces of the Common and Public Garden have become my new and much cherished back yard. As an active hands-on member of the Back Bay Garden Club I have helped maintain and conserve these spaces during the past 3-1/2 years. An illegal change to the existing panorama around these historic spaces will mar and harm everything growing, living, playing and touring in new long shadows in this green oasis in the city of Boston.

Respectfully submitted,

Gudrun R. Seward
19 Hancock Street, #2
Boston, MA 02114

January 5, 2017

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

*Please return comments to BPDA table

From: _____

Affiliation/Address: _____

Email/Phone: _____

Comments: _____

I support!

Dr Hou Grad

1419 Beacon St

Brookline MA 02446

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

200 Lincoln St
Boston MA

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,

HAKHEEM COLEMAN
157 DEFOREST ST. ROSLINDALE 02131

cc: Casey Hines BPDA

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: HALEY CUTTER
Affiliation/Address: 1 FRANKLIN ST # 4104
BOSTON
Email/Phone: [REDACTED]

Comments: VERY EXCITED TO WELCOME WINTHROP SQ PROJECT
TO BOSTON. AS A MOTHER ^{RAISING} 2 YOUNG
CHILDREN (6 & 4) IN ~~BOSTON~~ THE
CITY, I DESIRE TO SEE MORE RESIDENTIAL
BUILDINGS IN DOWNTOWN AREA.
THE MORE RESIDENCES, WE HAVE, MORE
RESTAURANTS, PARKS, AMENITIES COME IN
& MAKE WHERE WE LIVE MORE OF A
NEIGHBORHOOD THAT IS VIBRANT NOT ONLY
M-F 9-5 BUT 7 DAYS A WEEK.

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

*As a proponent for more affordable housing in Boston and
in Chinatown, I support this project as it will provide
much needed funding. Many working families will greatly
benefit from this project as will the city of Boston as
a whole.*

CONTACT INFORMATION

NAME: *Hamilton Ho*
ADDRESS: *38 Oak St Boston 02111*
EMAIL ADDRESS: [REDACTED]

January 5, 2017

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

*Please return comments to BPDA table

From: Hannah Kanstrom

Affiliation/Address: _____

Email/Phone: _____

Comments: This building would provide job opportunities for
so many and energize a community. This area needs
residential space to promote a positive feeling surrounding
this emerging neighborhood.
Downtown Crossing was dilapidated previously, Millennium Tower
revitalized the area and sparked the hunger for more buildings
similar in size and scale.
It would be a huge mistake to let this go, since its
contribution to Boston would be enormous.

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



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

Winthrop Square Project

1 message

Hannah Vigneron [REDACTED]

Thu, Jan 19, 2017 at 2:23 PM

To: salvatore.lamattina@boston.gov

Cc: christopher.tracy@boston.gov, jonathan.greeley.bra@cityofboston.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,

Hannah Vigneron

Salem Street Resident

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: Hannah Vigneron

Affiliation/Address: 900 North End, Boston, MA

Email/Phone: [REDACTED]

Comments: I fully support the Winthrop Sq project
and believe it will be an incredibly valuable
addition to the city. Millennium Partners has a
proven track record of excellence in the city.

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



Christopher Tracy <christopher.tracy@boston.gov>

Winthrop Square Tower

1 message

H Johnston

Tue, Dec 13, 2016 at 10:30 PM

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

Hi Mr. Tracy,

I attended the meeting on the Winthrop Sq. Tower on the 5th of December. I am a property owner on Beacon Hill & the North End and I strongly support the project. I think it would be a great asset to the City of Boston and provide a much needed source of tax revenue. Downtown Boston has had one office building built in the last 25 years that is over 500 feet tall. I know I was a minority in the meeting but the NIMBY attitude that was shown at the meeting is precisely the reason we have the housing shortage in Boston we have to get more buildings up- period and when a developer is willing to pitch in with \$153,000,00 it is a total positive for the city. I hope you inform the trades unions of the next meeting I would like to hear what they have to say. Also what about getting people to attend who would benefit from the \$28,,000,000 that would be given to Franklin Park. This project has so many positives compared to the small negative of shadows. Thanks for your time.

Harry Johnston



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

Winthrop Square Tower

1 message

Heather Keane [REDACTED]

Fri, Jan 20, 2017 at 9:07 AM

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

Dear Casey,

Please pass on the following message to BPDA:

I have been following the controversy regarding the height of the Winthrop Street Tower in the Beacon Hill Times and the Boston Globe, and felt obligated to add to the conversation.

The Tower, at its proposed height, will violate current state zoning laws, creating shadow on the central core of Boston's identity, the Common and the Public Garden. It will also interfere with flight patterns out of Logan airport.

It appears that the strongest argument for allowing the Tower to be built at its current height is the money Millennium Partners would give to Boston for further development, the amount being determined on the value of the sale of the residential units. This is essentially a reverse subsidy in the long term. This one-time payment will leave in its wake a luxury tower that will contribute to increasing housing prices in Boston and shadows on parks used by everyone regardless of social class, religion, or race. If anything, Trump's election should be a wakeup call to our citizens, our elected officials, and to those entrusted with the care of our common assets that we must consider the impact of our decisions on equality and fairness for all. The tower would provide housing for the wealthy, many who will not be living in Boston and therefore not contributing to the social fabric of a city we all love.

If Boston is to subsidize development, please help companies who will create jobs that will continue to have a positive long-term impact on Boston and its citizens.

Best,

Heather Keane



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

Winthrop Square & Boston Garden

1 message

Heidi M - [REDACTED]

Sun, Jan 15, 2017 at 3:42 PM

To: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>
Cc: "mayor@boston.gov" <mayor@boston.gov>, "Daniel.Hunt@mahouse.gov" <Daniel.Hunt@mahouse.gov>, "michelle.wu@boston.gov" <michelle.wu@boston.gov>, "frank.baker@boston.gov" <frank.baker@boston.gov>, "a.e.george@boston.gov" <a.e.george@boston.gov>, "tito.jackson@boston.gov" <tito.jackson@boston.gov>, "ayanna.pressley@boston.gov" <ayanna.pressley@boston.gov>, "letter@globe.com" <letter@globe.com>, "letters@dotnews.com" <letters@dotnews.com>

Dear Ms. Casey Hines,

I recently heard about the Winthrop Square development proposal that would cast shadows on Boston's famous and historic park, The Boston Garden. Boston needs to protect the gems of this city and this park is the number 1 place in Boston that needs to be perfect. Putting up buildings that cast shadows on this great park would be an insult to this city that I think actually has so much more potential than we are striving for in terms of parks, beauty, and tourist attractions.

I heard that there are shadow laws in this state and that this development would break those laws. It's quite a shame when people can just change the law so it works better for them (why was the law put in place to begin with?) or even break laws and pay a silly fine and think it's all good. Well, that's not right and Boston should have higher standards than that and have even stricter shadow laws because sunlight is definitely an element that makes a city beautiful and desirable to be in.

What's another building? The park is what is important here. And if this is about money, then Boston really needs get its priorities straight. And by the way, didn't real estate taxes just go up to help with the preservation of historic places? Maybe we should get that repealed if Boston actually doesn't take historic preservation seriously. Parks and natural spaces are more important, historic or not. I've lived in Boston my entire life. Boston is my home, don't mess it up.

Sincerely,

Heidi Moesinger



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 2:20 PM

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

CommentsSubmissionFormID: 1441

Form inserted: 1/5/2017 2:19:36 PM

Form updated: 1/5/2017 2:19:36 PM

Document Name: 115 Winthrop Square

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

Origin Page Url: /projects/development-projects/115-winthrop-square/?utm_source=Neighborhoods&utm_campaign=6f83c38c9e-115_Winthrop_Public_Meeting12_29_2016&utm_medium=email&utm_term=0_bccda74844-6f83c38c9e-216354489

First Name: Hong

Last Name: Xie

Organization:

Email: [REDACTED]

Street Address: 217 Adams Street

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02122

Comments: Support project! This will bring more revenue and more jobs in downtown Boston.

PMContact: christopher.tracy@boston.gov

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

From: Hope McDermott [REDACTED]
Date: 1/10/2017 10:03:52 AM
To: mayor@boston.gov
Subject: Winthrop

Dear Mayor Walsh,

I am writing to express my opposition to the Winthrop Square proposal which would violate the State's shadow laws. Thanks to Henry Lee and many private citizens along with private philanthropy the Public Garden and the Common were spared a similar fate in the 1970s. The parks were threatened by the proposal to erect overbearing many storied buildings along Boylston Street that would have cast shadows across these parks. These parks had fallen into a state of neglect. It was thanks to our engaged citizenry that the excessive heights were limited, the parks were refurbished and now serve as jewels in Olmstead's Emerald Necklace. To allow an exception to these height restrictions would open the parks to an unlimited assault. Compare the city of New York to the magnificence of the cities of Washington DC and Paris where they have enforced height restrictions. In DC and Paris one has perspective and can appreciate views and outdoor parks and malls. The skyscrapers of New York dwarf the pedestrian blocking views, sunlight and perspective. The skyline in Boston is unrecognizable to that of the 1970s when I was a college student in this fair town. I implore you not to cave into the pressures of excessive development that would benefit the few to the detriment of many.

Sincerely yours,
Hope C. McDermott

580 Bridge Street
Dedham, MA
[REDACTED]



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

Winthrop Square Proposal

1 message

Hope McDermott [REDACTED]

Tue, Jan 10, 2017 at 10:00 AM

To: casey.a.hines@boston.gov

Dear Ms. Hines,

I am writing to express my opposition to the Winthrop Square proposal which would violate the State's shadow laws. Thanks to Henry Lee and many private citizens along with private philanthropy the Public Garden and the Common were spared a similar fate in the 1970s. The parks were threatened by the proposal to erect overbearing many storied buildings along Boylston Street that would have cast shadows across these parks. These parks had fallen into a state of neglect. It was thanks to our engaged citizenry that the excessive heights were limited, the parks were refurbished and now serve as jewels in Olmstead's Emerald Necklace. To allow an exception to these height restrictions would open the parks to an unlimited assault. Compare the city of New York to the magnificence of the cities of Washington DC and Paris where they have enforced height restrictions. In DC and Paris one has perspective and can appreciate views and outdoor parks and malls. The skyscrapers of New York dwarf the pedestrian blocking views, sunlight and perspective. The skyline in Boston is unrecognizable to that of the 1970s when I was a college student in this fair town. I implore you not to cave into the pressures of excessive development that would benefit the few to the detriment of many.

Sincerely yours,

Hope C. McDermott

580 Bridge Street
Dedham, MA
[REDACTED]

Sent from my iPhone



**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 support.

CONTACT INFORMATION

NAME:

Thimie Gao

ADDRESS:

1 Franklin St. #4901 Boston, MA 02110

EMAIL ADDRESS: