



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

Shadows on the Public Garden and Common

1 message

Ivey St John [REDACTED]

Tue, Jan 10, 2017 at 9:55 AM

To: casey.a.hines@boston.gov

Casey,

Although I live in the Navy Yard in Charlestown, I am a former resident of the Hill, and when still living there, I used the Public Garden every day to walk my hound and enjoy its beauty. I loved it, and worked with Henry Lee, the founder and spirit of the Friends, to enhance and preserve those green spaces.

Please, do not seek a variance from the Shadow Legislation for the developer of the Winthrop Garage site. The Common and the Garden are enshrined public spaces for the use of all peoples and **MUST** be protected. You have a responsibility to future generations to care for these historic spaces and the public's use and enjoyment.

Thank you, Ivey St John
45 First Avenue, Charlestown
[REDACTED]



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

115 Winthrop Square -- Comment

1 message

J. Dayne Lamb

Thu, Jan 12, 2017 at 12:23 PM

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

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

I believe that the proposed 115 Winthrop Square 750-foot tower must be modified significantly before the Boston Planning & Development Agency (BPDA) and City of Boston permit Millennium Partners' (MP) development of this site.

Specific to the tower:

- Violation of the 1990 shadow law, which was long sought and fairly negotiated, cannot be allowed and no special exemption should be granted any developer.
- The excessive height of the proposed tower will cast significant shadows to the East, South and West of its site threatening to dim much of Boston that is newly either parkland or residential.
- The City of Boston has offered no coherent vision for development of the Kenmore Sq. to South Station "spine". I support tall buildings along this spine but do not approve the current ad hoc permissions/denials modus operandi.
- The overall design of the proposed tower is massive. No outside open space as either street level set-backs nor as upper-level step-backs are used to reduce the heavy mass or enhance the skyline. The scale of the lower "pedestal" is, itself, sufficient for it to be a stand-alone high rise.
- The "Grand Hall" is ludicrous. I cannot think of any other characterization. Downtown Boston has more than sufficient space for public activities, retail and restaurants (much of which is at present for lease) and far too little interstitial green or open space.
- The architects can do better, and the City should demand better.

Specific to the process:

- I've lived on Beacon Hill, in South Boston and now Downtown. Beacon Hill, alone, has sufficient influence to stop the worst of the City's rush for developer gold. South Boston, particularly traditional Southie, is a shameful example of "the fix" being in for certain developers. I had expected better under the Walsh initiative to revamp the BRA into the BPDA. How wrong I was.
- Millennium Partners has been a friend of Boston and I applaud them for their success in transforming problematic parcels into winning properties. I do not believe, however, that they should have a lock on developing every tall building in Downtown.
- Nor do I believe that they should have undue influence over who gets to build and who does not, to wit One Bromfield. MP employees after a BPDA public meeting assured Millennium Tower residents that they (MP) would never let the proposed One Bromfield tower be approved.

- I am embarrassed by the lap-dog behavior of the BPDA with respect to this development and equally embarrassed by the ferocious Astro-turf campaign by MP. It is unseemly and stupid and alienating. The opponents to the scale of this development are RESIDENTS of the area. We have staked a claim in the City, some of us well before it was fashionable to live here. We love the City. We inform ourselves on City issues and we vote.

Please resist "the fix" and the overt monetary incentives offered by Millennium Partner's bid. Boston can do better than succumb to bribes or bullying and must ask for more from those who want to develop and do business here. One sure ask is that the laws as they exist be respected.

I am asking you, the Boston Planning & Development Agency, to respect the 1990 shadow law and deny the 115 Winthrop Square tower as currently proposed.


Sincerely,

Dayne

J Dayne Lamb

1 Franklin St # 2908

Boston MA 02110

mobile

ExchangeDefender Message Security: Check Authenticity



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

Winthrop Square

1 message

Jack Brennan

Wed, Jan 11, 2017 at 12:45 PM

To: casey.a.hines@boston.gov

I am writing to plead that you do not grant a waiver for the proposed Winthrop Square development to create shadows on our unique and beloved Open Space.

Our Public Gardens and Commons are part of what makes Boston a globally admired city and our elected officials recognized this fact when they established the Ordinance to avoid shadowing on them. There is simply no justification to allow a developer to profit from an exemption and we all must be realistic that this would merely be the Latest, but not the last, time such waivers are requested and likely approved.

I am confident that many of the societal benefits of a Winthrop Square development can be realized without this visual pollution. I suspect, too, that the developer knows this, too, and they, or someone like them, can profitably develop the location--with many benefits to the city--at a much lower height.

Thank you for the chance to comment.

Jack Brennan
137 Marlborough St.
Boston, MA 02116

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: Back Bay Boston
Affiliation/Address: _____

Email/Phone: _____

Comments: I am a realtor in Boston. I have client looking for 1 and 2 bedroom market priced ADA compliant condos in Boston. Is this a build out option for your preconstruction sales offering?

Jack Gregg

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: JACKIE MIGINANE
Affiliation/Address: _____
Email/Phone: _____

Comments: _____

I ESPECIALLY ENJOYED THE ~~FORMAL~~ LEVEL OF
INTERACTIVITY. THE LAYOUT & STYLE OF
PRESENTATION ~~WAS~~ FEEL PERSONAL & ALSO
~~INTERACTIVE~~

IT WAS HELPFUL TO SEE THE CONTEXT OF
THE PROJECT THROUGH THE 3D MODEL.

I THINK IT WOULD HAVE BEEN HELPFUL TO
HAVE A STATION FOCUSING ON WHAT THE
PUBLIC WOULD WANT FOR PROGRAM IN
THE "GREAT HALL."

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

1 message

Jackie [REDACTED]

Wed, Jan 11, 2017 at 4:17 PM

To: 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
Cc: dtcnabb@nabbonline.com, Sue Prindle <sprindle@aol.com>, Jolinda Taylor <jolinda.taylor@gmail.com>, Sherley Smith <slgsmith58@gmail.com>, Christopher.Tracy@boston.gov, casey.a.hines@boston.gov, info@friendsofthepublicgarden.org

Dear City Councilors, State Senators and Representatives,

I am writing to oppose the 115 Winthrop Square project, as currently proposed and any amendment to the State Shadow Laws to facilitate such a project. I have lived in the Back Bay for over 26 years and I am very active in the Garden Club of the Back Bay (served as c-President for 10 years), serve on the board of the Gibson House Museum and use our public parks every day.

This proposal by Millennium Partners violates state shadow laws that have protected the Public Garden and the Common for decades. The precedent that this violation of the shadow law would set is dangerous and unacceptable. The shadow will fall primarily in the spring and fall, which is prime growing season for plants and trees and is a time when citizens and visitors to Boston appreciate the warmth of the sun as they walk through our beautiful and historic parks, which are on the State and National Registers of Historic Places and are City and National Landmarks.

I am not opposed to the redevelopment of this underused parcel in downtown Boston. Of course it is in the best interest of the city to have new construction jobs, new permanent jobs, more residents in downtown, possible affordable housing and more tax income. However, this proposal violates laws and therefore, the project should be scaled back. The city must develop a comprehensive long-term development policy - and stick to it - so that exceptions and one-off decisions do not occur

Boston is one of the country's most walkable cities. I walk all over Boston and I know from experience how wind tunnels caused by new, very tall buildings can ruin a lovely walk. Has a wind study been conducted?

Lastly, I would like to state that this proposal is a humongous behemoth that fills up the entire space and does not allow for usable outdoor areas with plants and trees which are vital for enriching the human experience and creating a lively downtown experience. Your materials tout the Great Hall but I only see a "great mall". Urban people need more natural light and fresh air. This project denies us that experience in more ways than one.

Please do the right thing and uphold the Shadow Law.

Respectfully submitted,

Jacqueline Blombach
316 Beacon Street, #2
Boston, MA 02116



Christopher Tracy <christopher.tracy@boston.gov>

#15610 Winthrop Square

1 message

jacqueline royce [REDACTED]

Mon, Dec 19, 2016 at 2:53 PM

To: mayor@boston.gov, christopher.tracy@boston.gov, page.czepiga@state.ma.us
 Cc: dtcnabb@nabbonline.com, 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, "Rep. Jay Livingstone"
 <jay.livingstone@mahouse.gov>, Aaron.M.Michlewitz@mahouse.gov, William Brownsberger
 <william.brownsberger@masenate.gov>, Joseph.Boncore@masenate.gov

TO: Mayor Marty Walsh

Christopher Tracy, Senior Project Manager, Boston Planning &
 Development Agency (BPDA)

Page Czepiga, Environmental Analyst, Executive Office of Energy
 and Environmental Affairs (MEPA)

DATE: December 19, 2016

RE: 115 Winthrop Square

I am writing to you as a Board Member of the Neighborhood Association of the Back Bay (NABB) and a member of NABB's Green Committee as well as Co-Chair of the Environmental Affairs Committee of the Prudential Center Residents Association (Avalon Apartments) to express my deep concerns about the proposed Winthrop Square Garage site in downtown Boston.

My understanding is that Millennium Partners is proposing to develop the site with a 775 ft. tower. This proposal violates existing state shadow laws that have protected the Public Garden and the Common for decades. I understand the project is starting a fast paced Article 80 process and that the Project Notification Form has already been posted WITHOUT ANY SHADOW OR WIND STUDIES.

I joined NABB in voting unanimously to support the existing shadow laws.

We need everyone's help to assure that our beautiful, fragile, precious parks are protected for the health and welfare of future generations. It is the responsibility of all of us to be careful stewards of our open spaces today to protect this legacy for those who come after us.

With sincere appreciation for your thoughtful consideration of this critical opportunity to plan wisely.

Jacqueline Royce, PhD
780 Boylston St.
Boston, MA 02199

[REDACTED]
Board of Directors, Neighborhood Association of Back Bay (NABB)
and Member, NABB Green Committee
Co-Chair, Environmental Affairs Committee, Prudential Center
Residents Association

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: Jane Kelley
Affiliation/Address: 15 Temple Street
Boston 02114
Email/Phone: [REDACTED]

Comments:

As much as I support new development in our glorious city and am excited about a vibrant, handsome new building, I am deeply distressed at the prospect of such a building built so high as to cast prohibited shadows on the Boston Common and Boston Garden. Once a ^{new} shadow is cast it ~~can~~ can never be reversed. And it's a slippery slope with regard to future projects. I think we can all agree that new development is much desired, indeed most important for Boston. I see no reason, ~~why~~, however, why 115 Winthrop Sq. can't be designed so as to both bring a good financial return to its developer and respect the green open space that is so very necessary to a first-class city.

Jane Kelley

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

1 message

Jacquelin Yessian [REDACTED]

Mon, Jan 16, 2017 at 4:30 PM

To: Mayor@boston.gov, Casey Hines <casey.a.hines@boston.gov>
Cc: "michelle.wu" <Michelle.Wu@boston.gov>, "Bill.Linehan" <Bill.Linehan@boston.gov>, Josh Zakim <Josh.Zakim@boston.gov>, "ayanna.pressley" <Ayanna.Pressley@boston.gov>, A.E.George@boston.gov, "Tito.Jackson" <Tito.Jackson@boston.gov>, "Salvatore.LaMattina" <Salvatore.Lamattina@boston.gov>, "Michael.F.Flaherty" <Michael.F.Flaherty@boston.gov>, Andrea.Campbell@boston.gov, "Frank.Baker" <Frank.Baker@boston.gov>, "Timothy.McCarthy" <Timothy.McCarthy@boston.gov>, "matthew.omalley" <Matthew.OMalley@boston.gov>, "Mark.Ciommo" <Mark.Ciommo@boston.gov>, "Rushing, Byron - Rep. (HOU)" <byron.rushing@mahouse.gov>, "Livingstone, Jay - Rep. (HOU)" <jay.livingstone@mahouse.gov>, aaron.m.michlewitz@mahouse.gov, Will Brownsberger <william.brownsberger@masenate.gov>, Joseph.Boncore@masenate.gov, NABB Development and Transportation Committee <dtnabb@nabbonline.com>

Dear Ms. Hines,

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

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.

These parks belong to everyone, residents and visitors, and are far too valuable as they are to diminish them with additional shadow, despite the glitter of cash in hand.

Please take the long term view and do not permit the developers to get around the current 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,

Jacquelin S. Yessian

160 Commonwealth Avenue Unit 603

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: Jacquelin Yessiah
Affiliation/Address: 160 Comm Ave
Boston, MA 02116
Email/Phone: [REDACTED]

Comments: As many others have pointed out -
It is unreasonable to expect to change a law for
this project.
Do not pursue such a course -
It is not good public policy.

A well defined planning phase, with all stakeholders
and an open / factual process, could lead to
something comprehensive - like a plan -
But this activity does not yield ~~just~~ a positive
step for change.

Build to meet the laws!

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

James Healy [REDACTED]
To: casey.a.hines@boston.gov

Sun, Jan 15, 2017 at 11:00 AM

Ms. Hines,
I am very much opposed to this proposed project. We have already given the waterfront to developers. Now they want to take the sunlight. No exemptions to the current law.
Sincerely,
James Healy
Boston, MA
Sent from my iPhone



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

Our Parks are Not for sale

1 message

James Labeck [REDACTED]

Tue, Jan 10, 2017 at 10:37 AM

To: casey.a.hines@boston.gov

Dear BRA:

I am writing to you as a resident of Charlestown who is very concerned that the Mayor and the BRA are promoting a development project at Winthrop Square that violates state laws enacted to protect our parks.

One of government's most basic responsibilities is to enforce the rules by which we all must live. The Mayor of Boston and the BRA have chosen, consistently, to promote the interests of developers over the residents of Boston. This is true all over the city. As a resident of Boston, I assume that city officials are protecting our quality of life and livability of our city. This includes protecting our parks and civic spaces. There are laws and regulations in place to protect our parks, to protect our quality of life, to protect these spaces from over development and to insure that our children can enjoy the city as we have.

Boston Common and the Public Garden are two of the most precious civic spaces in the world, and two of our most significant historic resources that define our city. The city **MUST** enforce existing regulations to protect these civic treasures.

The City must **NOT** allow exceptions or exemptions to the state shadow law protecting the Common and Public Garden. Every developer will line up behind this one, offering more money for more favors. The shadow laws work and must be enforced.

Make no mistake about this trend: every public park in the City of Boston is under attack. If this Mayor does not respect the Common and Public Garden, he has no respect for Franklin Park, the Jamaica Way, Christopher Columbus Park, City Square Park, Pope John Paul II Park, or any other public green space in the city.

Greenspace advocates, park supporters, parents, families, children, and Boston residents committed to ensuring our city grows in a healthy and appropriate way are all watching what you do. Why did Boston residents pass the Community Preservation Act tax increase to fund our parks and affordable housing, if the Mayor still plans to sell our public parks to developers?

Do not support any project that violates the shadow laws protecting our parks. Do not support weakening the shadow laws to allow development to cast shadows on our parks.

thank you for your time,

James Labeck
24 Russell Street
Charlestown



**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 project can be very beneficial to Boston in my eyes, a
member of ACDC. This no new shadow law is extremely new,
not only that but it would be extremely inefficient to not
utilize ^{one of} the last of the urban space. Allowing to build the building
up would allow for things like apartments, job offices, and also
a plaza to the public, why waste an opportunity to ~~now~~ do
something great so easily?

CONTACT INFORMATION

NAME: James Pishkin

ADDRESS: 16 Pleasant Valley Circle

EMAIL ADDRESS: [REDACTED]



Christopher Tracy <christopher.tracy@boston.gov>

Re: Contact Us Submission: # 2634 // Other

1 message

Emily Wieja <emily.wieja@boston.gov>

Tue, Dec 13, 2016 at 9:04 AM

To: [REDACTED] Christopher Tracy <christopher.tracy@boston.gov>

Cc: BRAWebcontent <BRAWebContent@boston.gov>

Hello James,

Thank you for contacting the Boston Planning & Development Agency (formerly the Boston Redevelopment Authority). I am copying Christopher Tracy, project manager, so that he may be aware of your comments.

Don't hesitate to let me know if I can be of further assistance.

**boston planning &
development agency****Emily Wieja***Web Content Manager*

617.918.4443

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

On Mon, Dec 12, 2016 at 5:36 PM, <jamie2@fastmailf.fm> wrote:

CommentsSubmissionFormID: 2634

Form inserted: 12/12/2016 5:35:37 PM

Form updated: 12/12/2016 5:35:37 PM

Document Name: Contact Us

Document Name Path: /About Us/Contact Us

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

First Name: James

Last Name: Simpson

Organization:

Email: [REDACTED]

Street Address: 1 Fairfield St

Address Line 2:

City: Boston

Subject: BRAwebcontent@boston.gov:Other

State: MA

Phone: [REDACTED]

Zip: 02116

Comments: Re: 115 Winthrop Square proposal by Millennium Partners Please do not grant Millennium Partners a variance to construct a 775-foot high structure, as part of the aforementioned project, that would cast shadows on three of the most important parks in Boston, in violation of the existing Shadow Law. There is no compelling reason to approve such a variance, and doing so would not only further degrade the public's enjoyment of said parks, but be an invitation to other developers to seek to get around existing laws designed to protect the benefits that these parks bring. Sincerely, Jamie Simpson

1/17/2017

City of Boston Mail - Winthrop Square must Not violate the Shadow Act



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

Winthrop Square must Not violate the Shadow Act

1 message

janbeaven [REDACTED]

Fri, Jan 13, 2017 at 3:01 PM

To: casey.a.hines@boston.gov

I believe it would be a major mistake to violate the Public Commons Shadow Act passed in 1990. This act has allowed Boston to maintain its beautiful parks and neighborhoods which make the city more livable. It is this livability that is attracting so many new residents.

Please do not allow the building to exceed the provisions of the Act.

Sincerely,

Jan Beaven
[REDACTED]

January 15, 2017

RE: 115 Winthrop Square/Vote No

Christopher Tracy
Senior Project Manager
Boston Planning and Development Agency

Dear Mr. Tracy,

One of the pleasures of living in Boston is that it is not (yet) so dense with buildings that one loses the sunshine. We are fast approaching that phenomenon. We don't want to become a small New York City, where you hardly see the sun. The appeal to so many of us who have retired here is the desirability of its neighborhood feeling: its townhouses, open spaces, parks and lovely garden streets and parks to walk.

One of the most prevailing appeals of this decade is climate control and the "Greening of our Surroundings and Structures." We need sunshine to promote this. Without the welcoming rays of warmth, especially on the cold winter days, the desirability of our area dissipates. The joy of picnics, kids at play, gardening and all the other diverse activities; even the myriad of weddings in the park are all less pleasurable. Our great appeal to tourists as they walk through the Public Garden is in part diminished if they don't feel the warmth and joy of sunshine; its reflection on the pond, the lovely flowers and plants thriving. They all need sunshine. We human beings need sunshine to flourish: Sunshine Affective Disorder is real.

Copley Square should sound an alarm for anyone involved in determining height of buildings in "OUR" (taxpayers) city. Not only have we lost too much sun, but as we all know, the wind from the confluence of the over-sized buildings is a curse.

Listen to us.....we pay your salary. No to 115 Winthrop Square as proposed, no to diminishing our sunshine, no to mad-made wind tunnels.

This comes from the heart - please pay attention.

Sincerely Yours,

Jane Coleman
50 Commonwealth Avenue
Boston, Ma. 02116

1/10/2017

City of Boston Mail - Winthrop Square Proposals



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

Winthrop Square Proposals

1 message

Jane Dimitry [REDACTED]

Tue, Jan 10, 2017 at 10:28 AM

To: casey.a.hines@boston.gov

Dear Ms. Hines,

I am writing to you in opposition of the Winthrop Square Proposal. As a resident of the Back Bay, I have a great appreciation of the Boston Commons and Garden. I would not want anything that would threaten any aspect of the laws that are in place to protect the gardens, including the weakening of the shadow laws.

Sincerely, Jane Dimitry (171 Beacon Street)



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

115 Winthrop Square

1 message

Jane Kelley

Fri, Jan 20, 2017 at 5:51 PM

Reply-To: Jane Kelley

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

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

Dear Ms. Hines:

As much as I'm pleased that 115 Winthrop Square will finally be developed and am delighted about the developer's creative approach, I write to you with great dismay that the proposed building at more than 700' high will violate the state's shadow laws by casting new shadows on the Boston Common and the Public Garden.

These two historic public spaces—national treasures that welcome people year-round from throughout the city, across the nation, and around the world—would be forever damaged by shadows that would be cast on them by this proposed building. Sunlight in a city is so very important and we forget at our peril that shadows cast by buildings are permanent. (Just go to the Public Garden on a winter afternoon and see the oh-so-long shadow cast by the I.M. Pei building in Copley Square!)

Additionally, I fear that, if this proposal were to be approved as it is now designed, a dreadful precedent would be set that would encourage future developers to seek further exemptions from the shadow laws, thus draining ever more precious sunlight from our glorious city. With regard to precedent, I believe it is imperative that the BPDA and city leaders work together as soon as possible to craft a long-term development policy that would set guidelines and regulations for future development.

I much appreciate the opportunity to comment on this proposal and hope that you and your colleagues will take my concerns into consideration as you deliberate what's best for our city. Surely, Millennium Partners can come up with a design that works for them and adheres to the state's shadow law at the same time.

Yours sincerely,

Jane Kelley
15 Temple Street
02114



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

115 Winthrop square Project Notification Form

1 message

Janet Hurwitz [REDACTED]

Mon, Jan 16, 2017 at 10:20 PM

Reply-To: Janet Hurwitz [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>,
"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>,
"dtnabb@nabbonline.com" <dtnabb@nabbonline.com>

Dear Ms Hines,

I am writing to voice my opposition to amending the current shadow law in order to allow the 115 Winthrop Square project to proceed.

The current shadow legislation is an important planning tool for the city of Boston that helps ensure that development respects the Boston Public Garden and the Common, historic green spaces important to both residents and visitors.

I do not believe that the legislation should be tampered with in any way.

Respectfully,

Janet Hurwitz AIA

J H A
Janet Hurwitz Architects
174 Commonwealth Avenue Boston MA 02116

[REDACTED] phone
[REDACTED]



boston planning &
development agency

115 WINTHROP SQUARE

Open House – Second Public Meeting

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

PUBLIC COMMENT

I HAVE LIVED IN DOWNTOWN BOSTON FOR 16 YEARS AND FINALLY
BELIEVE THAT THE WINTHROP SQUARE DEVELOPMENT IS 100%
POSITIVE FOR THE AREA. I HAVE WATCHED DOWNTOWN BOSTON GROW OVER
THE PAST 16 yrs (HAVING LIVED IN BEACON HILL, BACK BAY, AVENUE ST
AND WASHINGTON ST.) AND AM LOOKING FORWARD TO EXPERIENCING
THE POSITIVE CHANGES BROUGHT ABOUT BY THE WINTHROP SQUARE
DEVELOPMENT. IT WOULD BE A DISSERVICE TO THE CITY AND
ITS RESIDENTS TO DISALLOW THE PROPOSED PROJECT.

CONTACT INFORMATION

NAME: JARED FREED

ADDRESS: ONE FRANKLIN ST. # 2208, BOSTON, MA 02110

EMAIL ADDRESS: [REDACTED]

Dear City Councilor,

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

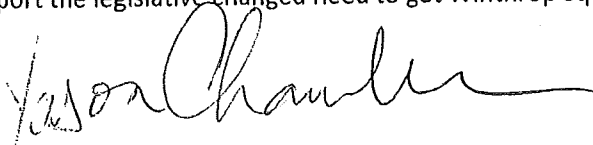
In order for Downtown Boston to evolve into a vibrant residential neighborhood, we need more residences. Over the past twenty years, the city of Boston has invested tens of millions of dollars in improvements to upgrade and transform this once blighted area into a growing and stunning neighborhood. Winthrop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

The Winthrop Square Project takes advantage of the amazing "walkability" factor of Downtown Boston. Without homes, offices and "feet on the street" after 5pm, Downtown Boston will remain asleep and dormant... which is not the vision for the area. In addition, the Winthrop Square Project will also support and activate the Pedestrian Zone on Washington, Summer and Franklin Streets which is already teeming 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,



JASON CHAMBERS
9 EDEN ST.
CHARLESTOWN MA 02129

cc: Casey Hines - BPDA



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 2:35 PM

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

CommentsSubmissionFormID: 1446

Form inserted: 1/6/2017 2:35:44 PM

Form updated: 1/6/2017 2:35:44 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: Jason

Last Name: Kulik

Organization: N/A

Email [REDACTED]

Street Address: 101 Beacon

Address Line 2:

City: Boston

State: MA

Phone: (000) 000-0000

Zip: 02118

Comments: BUILD BUILD BUILD. Make downtown great again

PMContact: christopher.tracy@boston.gov

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;

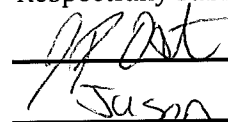
I am writing to you to express my opposition to amending the existing state shadow legislation to allow the 115 Winthrop Square project to proceed as it currently is designed, and to proceeding with the project in the meantime.

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,



Jason Post

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;

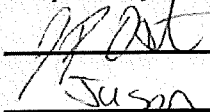
I am writing to you to express my opposition to amending the existing state shadow legislation to allow the 115 Winthrop Square project to proceed as it currently is designed, and to proceeding with the project in the meantime.

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,



Jason Post

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



Christopher Tracy <christopher.tracy@boston.gov>

Project Comment Submission: 115 Winthrop Square1 message

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

Thu, Jan 5, 2017 at 4:34 PM

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

CommentsSubmissionFormID: 1443

Form inserted: 1/5/2017 4:34:36 PM

Form updated: 1/5/2017 4:34:36 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: Jason

Last Name: Weldon

Organization: Shepley Bulfinch

Email: [REDACTED]

Street Address: 2 Seaport Lane

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02210

Comments: I couldn't be happier that the city chose Millennium Partners for this project. They have an unprecedented and proven track record for bring positive impact to communities in need. In Boston alone, they have shown that they can deliver high profile and fiscally sound projects in critical urban zones. I am in full support for not only the firm, but the project itself. The iconic aesthetic provides the Boston skyline with a much needed addition. This project will go a long way for the public and businesses around it. Let's build it!

PMContact: christopher.tracy@boston.gov

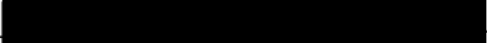
January 5, 2017

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

*Please return comments to BPDA table

From: Jaymeson McWhish

Affiliation/Address: _____

Email/Phone:  _____

Comments: As a Boston resident and young professional who
works in the city I see ~~nothing~~ but upside
to the new tower.

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

1 message

Thu, Jan 19, 2017 at 10:49 AM

Jean Bachovchin [REDACTED]

To: casey.a.hines@boston.gov

Cc: mayor@boston.gov

As a resident in the ladder district, I am writing to express my opposition to this project as proposed. Residents, businesses and the city have worked long to protect the Boston Gardens and Common, both of which are on the state and National Registers of Historic Places and are City and National Landmarks. It is essential that these parks be protected from shadow damage.

The Winthrop Square project violates the state shadow law. This building requires an amendment to the state shadow law. Amending the shadow law would set a precedent encouraging developers to expect further exemptions resulting in more shadows on these parks.

There should be a comprehensive, long-term development policy for the midtown area. The continual one off projects, all in excess of zoning laws, are not the way to improve this area. The comments to the proposed building on LaGrange St, which exceeds the zoning limits for height and FAR, are that the city allows these proposals so must be fine. That is not the way to approach new construction. If the current development plan is antiquated, then develop a new plan. It is a waste of time and money to oppose every project e.g. 171-72 Tremont St. It started in excess of 350 feet and is now permitted at the zoning height of 155 feet. The building could be built already if the original proposal had been zoning compliant.

One of the stated advantages of this project per Millennium Partners is the affordable housing they propose for Chinatown. We just voted to increase our property taxes in the city for three specified purposes, one of which was affordable housing. Can't we use this funding to seed such projects?

There are ongoing discussions in the city about middle income housing. All these new downtown constructions are high end, luxury units. The density, shadows, traffic must be addressed in a comprehensive manner.

Please do not allow an exemption in the state shadow law for this project.

Sincerely,

Jean Bachovchin
1 Avery St Unit 22D
Boston, MA 02111



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

115 Winthrop Square Project Notification Form (PNF)1 message

Jean O'Neil [REDACTED]

Sun, Jan 15, 2017 at 5:12 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, Andrea.Campbell@boston.gov, Frank.Baker@boston.gov, Timothy.McCarthy@boston.gov, Matthew.OMalley@boston.gov, Mark.Ciommo@boston.gov, byron.rushing@mahouse.gov, jay.livingstone@mahouse.gov, aaron.m.michlewitz@mahouse.gov, william.brownsberger@masenate.gov, Joseph.Boncore@masenate.gov, dtcnabb@nabbonline.com

Dear Ms. Hines,

I am opposed to amending the existing state shadow law to allow the 115 Winthrop Square project to proceed as currently designed. This project is illegal unless there's an amendment to the 26-year old state laws protecting the Boston Common and Public Garden from additional shadows. While the project must be profitable, the city we leave behind for future generations matters, as well. The Boston Common and Public Garden are gems because they provide havens from the stresses of daily life. And they are meant for all to enjoy. Don't spoil them or the things that make them special. Think long-term.

Respectfully submitted,

Jean O'Neil
160 Commonwealth Ave, #521
Boston, MA 02116

January 15, 2017



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

Winthrop Square Development Proposal

1 message

Jeanne Burlingame [REDACTED]

Fri, Jan 13, 2017 at 5:26 PM

To: Joseph.boncore@masenate.gov, aaron.michlewitz@mahouse.gov, jay.livingstone@mahouse.gov, josh.zakim@boston.gov, mayor@boston.gov, salvatore.lamattina@cityofboston.gov, tito.jackson@boston.gov, william.brownsberger@masenate.gov, michelle.wu@boston.gov, casey.a.hines@boston.gov

Dear Ms. Hynes, Mayor Walsh, Massachusetts Senators and Congressmen and women:

I am writing on behalf of the Beacon Hill Garden Club to express our concern over Millennium Partners proposal for the development of Winthrop Square. Our mission includes the cultivation, preservation and improvement of the urban landscape through education and direct financial support. In fact, our club donated \$55,000 in the fall of 2011 for the planting of 11 Homestead Elms in partnership with the Friends of the Public Garden for the redesign of the Brewer Fountain on the Boston Common. Though the sunlight is more limited than optimum for these trees, they are thriving and we are very concerned about the effect of more shadow on them and, indeed, the rest of the Common, the Public Garden and the Commonwealth Mall.

I encourage you to uphold the law and/or do everything possible to reach a solution that will limit to the fullest extent possible, the extremed proposed height of the Winthrop Square Development that causes shadows on our vital and historic green spaces.

Thank you for your consideration.

Sincerely,

Jeanne Fiol Burlingame, President
Beacon Hill Garden Club

1/10/2017

City of Boston Mail - Winthrop



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

Winthrop

1 message

Jeanne Stanton [REDACTED]

Tue, Jan 10, 2017 at 10:33 AM

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

Dear Ms. Hynes,

I am a 50-year resident of Back Bay and an experienced gardner, and I know how shadows affect both plants and people. We cannot afford more shadows in the center of this remarkable historic city. Shadows not only affect the health and appearance of plantings such as those found in The Public Garden, they chill the air and decrease the pleasure of those who enjoy this beautiful park. Please make every effort to insure that developers respect current regulations regarding height and mass.

Regards,
Jeanne Stanton
63 Marlborough Street

Sent from my iPad



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

Please keep shadows out of our parks

1 message

Jeannine Randolph

Fri, Jan 20, 2017 at 3:53 AM

Reply-To: Jeannine Randolph <jeannine123@comcast.net>

To: casey.a.hines@boston.gov

Dear Casey,

Hello, as a mother of three children under three, we visit either the Boston Common or the Public Garden just about every day. During this time of year, we go the parks to get some sunshine and exercise. We try to "warm up" per se and get away from the wind and the shadows that seem to be more frequent lately with all the development in the area. We realize the city of Boston is looking for ways to increase revenue and create jobs and that the Winthrop Square proposal is one idea to help with those goals. Let me state the obvious.. Since the founding of the Public Garden in 1837, and the founding of the Boston Common in 1634, there have been several situations where the city of Boston needed additional revenue. However, our leaders found solutions to the revenue issues while keeping the parks free from shadows and other damage. I am asking you to continue with the preservation. As a mother, I would like to protect our parks from shadows so my children can take their own children to enjoy the sunshine someday.

I agree with the below points made by various people who support the parks:

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

Sincerely,

Jeannine Randolph

Boston MA



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

Winthrop Square Proposal

1 message

Jeff McCarthy

Tue, Jan 10, 2017 at 10:35 AM

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

Dear Ms. Hines,

I live at 100 Beacon Street, right at the northwest corner of the Public Garden. The Public Garden and the Common are treasures of the city for those of us who live here, and also for the millions of visitors that come to visit our great city every year. The proposed new Winthrop Square development project will have a significant negative impact on both our parks and I ask you to please reject this proposal.

My specific objections are summarized below and I ask that you consider these points fully before you make any judgement or recommendation.

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

Thank you for your consideration. We have the best city in the world, please do not allow that to change.

Sincerely,

Jeffrey and Cynthia McCarthy

100 Beacon Street

Boston MA



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

Winthrop Support, South Station Tower Concern

1 message

Jeffrey Thompson [REDACTED]

Fri, Jan 13, 2017 at 2:45 PM

To: bill.linehan@boston.gov

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

Dear Councilor Linehan,

I support the Winthrop Square building project. The building will benefit the financial district and Boston's coffers. As rents approach \$60sqft on average in the financial district, adding new inventory should a) support infrastructure jobs and b) ameliorate rising rents in the financial district. The \$152mm infusion to the city could benefit parks, schools, and affordable housing. The downside is the loss of an eyesore garage and the addition of 30min of extra shadows on the Common at 7am during certain points of the year. The tradeoff appears reasonable.

While I support Winthrop Square, I oppose the South Station Tower. Is it customary to build atop National Historic buildings? Does it make sense to start construction aided by public funds when the key public benefit (expanding South Station into the U.S. Postal Annex) of the project has yet to be secured? The tower is akin to building atop Grand Central in NYC and not even NYC politicians have stooped to that level. In today's low-interest rate world and Boston's record breaking commercial real estate market, the BPDA's future legacy will not be determined by what the agency approves today, but rather what you reject in order to guide Boston's growth thoughtfully. I urge you to reexamine the South Station Tower.

As a Fort Point resident and young professional raising his family there, I support and encourage thoughtful change and progress in Boston. Neither will all change be good (e.g. GE-one of the biggest wind turbine producers in the world in one of the best wind energy markets in the world-will oddly place an ugly solar panel installation on its new building), nor will all constituents ever be satisfied. I have zero financial interests in any of the above mentioned projects and am merely reaching out in the off chance you read your email. Thank you for all that you do for our city.

Regards,

Jeff

Jeffrey L. Thompson
25 Channel Center Street, Unit 804
Boston, MA 02210
(e) [REDACTED]

Chair
Campe Goodman

Vice Chair
Jane R. Matlaw

Treasurer
Robert Hughes

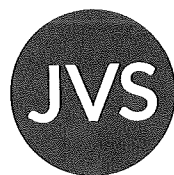
Secretary
Richard Yanofsky

Chair Emeritus
Mark Stein

Directors
Ilana Braun
Howard Brick
Catherine Bromberg
Dr. Marna Dolinger
Roman Fayerberg
Abby Flam
Penny Garver*
Claudia Gilman Eisenbaum
Marjorie Glazer
Joseph Goodman
Stacy Goodman
Kenneth J. Greenberg
Michael S. Grill*
Richard Heller
Susan Houston
Ben Inker
Wendy Landman
Rebecca Leventhal
Douglas F. Newman
Judith Obermayer*
Jay Rosenbaum
Jennifer Rosenbaum
Ellen Segal*
Gabe Sunshine
Cantor Steve Weiss
Joe Zeff

** Past Board Chair*

President & CEO
Jerry Rubin



SKILLS . JOBS . CAREERS

January 12, 2017

Boston Planning and Development Agency
Boston City Hall
1 City Hall Square
Boston, MA 02201

To the Boston Planning and Development Agency:

I am writing as a member of the IAG for the Winthrop Square development project. I was selected to serve on the IAG because the organization that I run, Jewish Vocational Service (JVS), a non-profit provider of adult education, training and employment services, occupies the entire third floor and part of the second floor of 75-101 Federal Street and is therefore an immediate abutter to the development site and will be significantly impacted by the project. As the President and CEO of JVS, the largest workforce development organization in the region, I believe I also represent on the IAG the voice of access to employment and the economic opportunity represented by this proposed development project. I am also a resident of the Jamaica Plain neighborhood of Boston, have been a resident of the City of Boston for nearly 40 years, and care deeply about the future and success of our city.

I will address five issues in my comments: 1. The overall development; 2. The impact on immediate abutters; 3. Permanent employment for Boston residents; 4. Winthrop Square design, including pedestrian access; and 5. The proposed "Great Hall" and its management and use.

1. The Overall Development

After hearing presentations by the developers, residents, and commercial abutters of the site, I have reached the conclusion that the benefits of Millennium's proposed development of the publicly owned Winthrop Square site to the entirety of Boston residents outweigh the negative impacts of the proposed project.

The negative impacts of the development project appear to be limited to modest increased shadows on the public assets of the Boston Common and Boston Public Garden, as well as construction period and permanent impacts on immediate abutters (see below).

The benefits of the development project appear to be removal of a blighted public parking garage, significant infusion of economic activity in the Financial District, significant improvement to the public streetscape and public activity in

the Financial District and Winthrop Square areas, significant permanent jobs (see below), significant revenues for the city of Boston and its residents through the sale of this public asset and construction-related linkage, and substantial affordable housing.

In a sense, the IAG has been asked to consider the potential impacts on or from two public assets, the Boston Common/Public Garden and the Winthrop Square Garage site. Comparing the potential negative impacts to the potential positive impacts, I feel confident that the positives far outweigh the negatives.

2. Employment for Boston Residents

One of the key benefits of the proposed project is the creation of hundreds of permanent positions both for building operations as well as for tenants of the building. These jobs include a wide range of skill level, from janitorial and security, to food service, to legal and financial positions. I strongly recommend that the developer be encouraged to pursue a realistic and meaningful plan to make these positions available to Boston residents, and combine recruitment, job training, and placement services to ensure that as many Boston residents as possible can attain the positions.

Given that JVS, the largest regional workforce development provider in the Boston area and the operator of the Downtown Boston One-Stop Career Center, is located immediately adjacent to the Winthrop Square project, the developer and the City of Boston have a unique opportunity to more comprehensively and effectively leverage effective recruitment, training, and placement of Boston residents for this development than is typically done in downtown development projects. JVS stands ready to work closely with the BPDA, the Mayor's Office of Workforce Development, and Millennium Partners to provide recruitment, training, and placement services for Boston residents and other Boston-area job seekers to ensure that the permanent jobs benefits of the project accrue to Boston residents so that they can share in the exciting growth of the downtown economy.

I urge that the BPDA and Millennium Partners work closely with JVS to ensure that revenues from the sale of the garage and/or related linkage payments are made available to adequately fund these recruitment, training, and placement services so that we can ensure that Boston residents fully benefit from the employment opportunities of this development project.

3. Impact Upon Immediate Abutters

A development project of this scale will undoubtedly have significant impact on abutters in the Winthrop Square area. These impacts can be divided into two categories: construction period impacts and permanent impacts. The developers have begun to address many of the construction period impacts such as traffic, noise, dust/debris, and utility interruptions. It is important that the BPDA work closely with Millennium and immediate abutters to review construction period mitigation plans more closely and create an ongoing committee to monitor the effectiveness of mitigation efforts.

One particular concern is noise. JVS operates numerous classrooms on the third floor of 75-101 Federal Street which provide education, training, and employment services for Boston and Boston-area residents. These classrooms are located inches from the proposed building and appropriate noise mitigation efforts will need to be in place to ensure that the important services

in these classrooms are not interrupted. This will be an issue for any of the tenants of 75-101 Federal Street that have offices on that side of the building. Permanent impacts from the proposed

development project include increased traffic, significant loss of natural light for immediate abutters, and loss of natural light for all Winthrop Square abutters. Traffic in Winthrop Square is likely to increase significantly as a result of this project, and the current configuration of the square and its incoming and outgoing streets is not adequate to handle this new traffic. I would urge that the developers and the City of Boston carefully consider a re-configuration of the traffic flow of the Square to minimize negative impacts.

The current design plans for the proposed building appear to have the section of the building immediately adjacent to 75-101 Federal Street built within inches of the existing building, thereby blocking natural light from all offices on that side of the building. I would urge the BPDA and the developer to consider setting the building back from the 75-101 façade at enough of a distance to allow some natural light into those offices. In the case of Jewish Vocational Service, we built new classrooms as part of our new Center for Economic Opportunity on that side of the building which serve low-income and immigrant residents of Boston. \$6 million of philanthropic dollars was raised to build this beautiful and impactful space. The new classrooms were designed and built to be “inspirational and aspirational” spaces and include large windows with substantial natural light. These well-lighted classrooms are continuously highlighted by students and instructors as one of the most attractive and motivational features of JVS’s new Center for Economic Opportunity. Under the current design of the new Winthrop Square development project, this important feature would be lost. I strongly recommend that either the building be set back further, or that this very negative impact be mitigated in some other fashion to the benefit of the Boston residents who use this important space.

The proposed Winthrop Square development project, and its very large mass, will also have a substantial impact on Winthrop Square itself, which already is a relatively dark square, with little access to natural light. I will address this issue in the next section.

4. Winthrop Square Design

The proposed Winthrop Square development project, and its very large mass, will have a substantial impact on Winthrop Square itself, which already is a relatively dark square, with little access to natural light. I recommend that Millennium consider two possible approaches to mitigating this impact. First, the developers and the BPDA should explore the expansion of the Winthrop Square park to the maximum degree possible, both maintaining existing trees if possible, and adding additional trees, seating, and other park amenities. The design of the park should be integrated into the Winthrop Square side of the new development entrance ways, with similar design features, and if possible, matching open space at the entrance of the proposed Great Hall that would greatly expand the public park-like feeling of Winthrop Square. Winthrop Square is an urban gem, and I would urge the BPDA and Millennium to put substantial attention and resources to improving this important space.

Winthrop Square is also an important pedestrian pathway from the nearby MBTA stations across the adjacent alley. At present, pedestrians are faced with a dangerous “free-for-all” crossing to

75-101 Federal Street and other nearby buildings, which will only get worse as many new commuters use this pathway to the new development. It is critically important that Winthrop

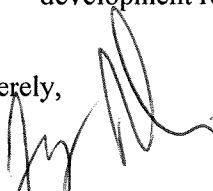
Square improvements that result from the new development include well-marked, well-lit, and safe pedestrian crossings from the alley to the square.

Finally, I would urge Millennium to consider putting aside resources for programming in the Winthrop Square park which could be coordinated with programming in the "Great Hall" (see below). This would allow the park to become, in a sense, the outdoor portion of the "Great Hall" and truly create an active, vibrant, and exciting public space in Winthrop Square and the Financial District overall.

5. The Proposed "Great Hall"

Millennium has proposed the creation of a public "Great Hall" in the new development. While I am intrigued by this idea, I have several concerns about it. First, as it is currently proposed, the "Great Hall" runs the risk of becoming a very large food court, such as the large atrium space at International Place. To avoid this will require both careful design, which I have not yet seen, as well as dedicated and consistent programming and a permanent fund to support such programming. These types of public spaces that are tied to food and other retail uses can work, but the examples are few and far between. I strongly recommend that this aspect of the proposed development receives a great deal more attention.

Sincerely,



Jerry Rubin
President, CEO
Jewish Vocational Service

Chair
Campe Goodman

Vice Chair
Jane R. Matlaw

Treasurer
Robert Hughes

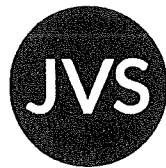
Secretary
Richard Yanofsky

Chair Emeritus
Mark Stein

Directors
Ilana Braun
Howard Brick
Catherine Bromberg
Dr. Marna Dolinger
Roman Fayerberg
Abby Flam
Penny Garver*
Claudia Gilman Eisenbaum
Marjorie Glazer
Joseph Goodman
Stacy Goodman
Kenneth J. Greenberg
Michael S. Grill*
Richard Heller
Susan Houston
Ben Inker
Wendy Landman
Rebecca Leventhal
Douglas F. Newman
Judith Obermayer*
Jay Rosenbaum
Jennifer Rosenbaum
Ellen Segal*
Gabe Sunshine
Cantor Steve Weiss
Joe Zeff

* Past Board Chair

President & CEO
Jerry Rubin



SKILLS . JOBS . CAREERS

January 12, 2017

Boston Planning and Development Agency
Boston City Hall
1 City Hall Square
Boston, MA 02201

To the Boston Planning and Development Agency:

I am writing as a member of the IAG for the Winthrop Square development project. I was selected to serve on the IAG because the organization that I run, Jewish Vocational Service (JVS), a non-profit provider of adult education, training and employment services, occupies the entire third floor and part of the second floor of 75-101 Federal Street and is therefore an immediate abutter to the development site and will be significantly impacted by the project. As the President and CEO of JVS, the largest workforce development organization in the region, I believe I also represent on the IAG the voice of access to employment and the economic opportunity represented by this proposed development project. I am also a resident of the Jamaica Plain neighborhood of Boston, have been a resident of the City of Boston for nearly 40 years, and care deeply about the future and success of our city.

I will address five issues in my comments: 1. The overall development; 2. The impact on immediate abutters; 3. Permanent employment for Boston residents; 4. Winthrop Square design, including pedestrian access; and 5. The proposed "Great Hall" and its management and use.

1. The Overall Development

After hearing presentations by the developers, residents, and commercial abutters of the site, I have reached the conclusion that the benefits of Millennium's proposed development of the publicly owned Winthrop Square site to the entirety of Boston residents outweigh the negative impacts of the proposed project.

The negative impacts of the development project appear to be limited to modest increased shadows on the public assets of the Boston Common and Boston Public Garden, as well as construction period and permanent impacts on immediate abutters (see below).

The benefits of the development project appear to be removal of a blighted public parking garage, significant infusion of economic activity in the Financial District, significant improvement to the public streetscape and public activity in

the Financial District and Winthrop Square areas, significant permanent jobs (see below), significant revenues for the city of Boston and its residents through the sale of this public asset and construction-related linkage, and substantial affordable housing.

In a sense, the IAG has been asked to consider the potential impacts on or from two public assets, the Boston Common/Public Garden and the Winthrop Square Garage site. Comparing the potential negative impacts to the potential positive impacts, I feel confident that the positives far outweigh the negatives.

2. Employment for Boston Residents

One of the key benefits of the proposed project is the creation of hundreds of permanent positions both for building operations as well as for tenants of the building. These jobs include a wide range of skill level, from janitorial and security, to food service, to legal and financial positions. I strongly recommend that the developer be encouraged to pursue a realistic and meaningful plan to make these positions available to Boston residents, and combine recruitment, job training, and placement services to ensure that as many Boston residents as possible can attain the positions.

Given that JVS, the largest regional workforce development provider in the Boston area and the operator of the Downtown Boston One-Stop Career Center, is located immediately adjacent to the Winthrop Square project, the developer and the City of Boston have a unique opportunity to more comprehensively and effectively leverage effective recruitment, training, and placement of Boston residents for this development than is typically done in downtown development projects. JVS stands ready to work closely with the BPDA, the Mayor's Office of Workforce Development, and Millennium Partners to provide recruitment, training, and placement services for Boston residents and other Boston-area job seekers to ensure that the permanent jobs benefits of the project accrue to Boston residents so that they can share in the exciting growth of the downtown economy.

I urge that the BPDA and Millennium Partners work closely with JVS to ensure that revenues from the sale of the garage and/or related linkage payments are made available to adequately fund these recruitment, training, and placement services so that we can ensure that Boston residents fully benefit from the employment opportunities of this development project.

3. Impact Upon Immediate Abutters

A development project of this scale will undoubtedly have significant impact on abutters in the Winthrop Square area. These impacts can be divided into two categories: construction period impacts and permanent impacts. The developers have begun to address many of the construction period impacts such as traffic, noise, dust/debris, and utility interruptions. It is important that the BPDA work closely with Millennium and immediate abutters to review construction period mitigation plans more closely and create an ongoing committee to monitor the effectiveness of mitigation efforts.

One particular concern is noise. JVS operates numerous classrooms on the third floor of 75-101 Federal Street which provide education, training, and employment services for Boston and Boston-area residents. These classrooms are located inches from the proposed building and appropriate noise mitigation efforts will need to be in place to ensure that the important services

in these classrooms are not interrupted. This will be an issue for any of the tenants of 75-101 Federal Street that have offices on that side of the building. Permanent impacts from the proposed

development project include increased traffic, significant loss of natural light for immediate abutters, and loss of natural light for all Winthrop Square abutters. Traffic in Winthrop Square is likely to increase significantly as a result of this project, and the current configuration of the square and its incoming and outgoing streets is not adequate to handle this new traffic. I would urge that the developers and the City of Boston carefully consider a re-configuration of the traffic flow of the Square to minimize negative impacts.

The current design plans for the proposed building appear to have the section of the building immediately adjacent to 75-101 Federal Street built within inches of the existing building, thereby blocking natural light from all offices on that side of the building. I would urge the BPDA and the developer to consider setting the building back from the 75-101 façade at enough of a distance to allow some natural light into those offices. In the case of Jewish Vocational Service, we built new classrooms as part of our new Center for Economic Opportunity on that side of the building which serve low-income and immigrant residents of Boston. \$6 million of philanthropic dollars was raised to build this beautiful and impactful space. The new classrooms were designed and built to be “inspirational and aspirational” spaces and include large windows with substantial natural light. These well-lighted classrooms are continuously highlighted by students and instructors as one of the most attractive and motivational features of JVS’s new Center for Economic Opportunity. Under the current design of the new Winthrop Square development project, this important feature would be lost. I strongly recommend that either the building be set back further, or that this very negative impact be mitigated in some other fashion to the benefit of the Boston residents who use this important space.

The proposed Winthrop Square development project, and its very large mass, will also have a substantial impact on Winthrop Square itself, which already is a relatively dark square, with little access to natural light. I will address this issue in the next section.

4. Winthrop Square Design

The proposed Winthrop Square development project, and its very large mass, will have a substantial impact on Winthrop Square itself, which already is a relatively dark square, with little access to natural light. I recommend that Millennium consider two possible approaches to mitigating this impact. First, the developers and the BPDA should explore the expansion of the Winthrop Square park to the maximum degree possible, both maintaining existing trees if possible, and adding additional trees, seating, and other park amenities. The design of the park should be integrated into the Winthrop Square side of the new development entrance ways, with similar design features, and if possible, matching open space at the entrance of the proposed Great Hall that would greatly expand the public park-like feeling of Winthrop Square. Winthrop Square is an urban gem, and I would urge the BPDA and Millennium to put substantial attention and resources to improving this important space.

Winthrop Square is also an important pedestrian pathway from the nearby MBTA stations across the adjacent alley. At present, pedestrians are faced with a dangerous “free-for-all” crossing to

75-101 Federal Street and other nearby buildings, which will only get worse as many new commuters use this pathway to the new development. It is critically important that Winthrop

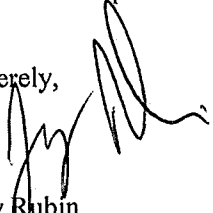
Square improvements that result from the new development include well-marked, well-lit, and safe pedestrian crossings from the alley to the square.

Finally, I would urge Millennium to consider putting aside resources for programming in the Winthrop Square park which could be coordinated with programming in the "Great Hall" (see below). This would allow the park to become, in a sense, the outdoor portion of the "Great Hall" and truly create an active, vibrant, and exciting public space in Winthrop Square and the Financial District overall.

5. The Proposed "Great Hall"

Millennium has proposed the creation of a public "Great Hall" in the new development. While I am intrigued by this idea, I have several concerns about it. First, as it is currently proposed, the "Great Hall" runs the risk of becoming a very large food court, such as the large atrium space at International Place. To avoid this will require both careful design, which I have not yet seen, as well as dedicated and consistent programming and a permanent fund to support such programming. These types of public spaces that are tied to food and other retail uses can work, but the examples are few and far between. I strongly recommend that this aspect of the proposed development receives a great deal more attention.

Sincerely,



Jerry Rubin
President, CEO
Jewish Vocational Service

Cc:

The Hon. Martin J. Walsh, Mayor, City of Boston

The Hon. Michelle Wu, President, Boston City Council
The Hon. Bill Linehan, District 2 Councilor, Boston City Council
The Hon. Frank Baker, District 3 Councilor, Boston City Council
The Hon. Andrea Campbell, District 4 Councilor, Boston City Council
The Hon. Mark Ciommo, District 9, Boston City Council
The Hon. Annissa Essaibi-George, At-Large, Boston City Council
The Hon. Michael Flaherty, At-Large, Boston City Council
The Hon. Tito Jackson, District 7, Boston City Council
The Hon. Salvatore LaMattina, District 1, Boston City Council
The Hon. Timothy McCarthy, District 5, Boston City Council
The Hon. Matthew O'Malley, District 6, Boston City Council
The Hon. Ayanna Pressley, At-Large, Boston City Council
The Hon. Josh Zakim, District 8, Boston City Council

The Hon. Joseph Boncore, Senator, 1st Suffolk & Middlesex District
The Hon. Aaron Michlewitz, Representative, 3rd Suffolk District

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: Jeffrey Shuman

Affiliation/Address: 45 Stuart Street #2002, Boston, MA 02116

Email/Phone: [REDACTED]

Comments: I very much approve of the project. Millennium Partners has done an amazing job revitalizing the downtown area and this will only improve it greater.

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: _____

Affiliation/Address: _____

Email/Phone: _____

Comments: 1 support

Jennie Zheng
1 work @ Regatta Realty Boston
10 Museum Way
Cambridge

JSB

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

Yes, I support this project!

CONTACT INFORMATION

NAME: *Jennifer 'les*
ADDRESS: *1 Franklin St. 410?*
EMAIL ADDRESS:





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

Project Comment Submission: 115 Winthrop Square

1 message

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

Fri, Jan 20, 2017 at 9:38 AM

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

CommentsSubmissionFormID: 1512

Form inserted: 1/20/2017 9:38:20 AM

Form updated: 1/20/2017 9:38:20 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: Jessica

Last Name: Ferri Schmitz

Organization:

Email: [REDACTED]

Street Address: 69 Hancock Street

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02114

Comments: I am deeply concerned about the shadows that this development will cast if built as proposed. Our family thieves and benefits from the sunlight, green space and natural setting of the Boston Common and Public Garden on a daily basis. Being able to use these open spaces was a critical part of our decisions to raise our family in the city, and this development will change our quality of life for the worse. The city would also be setting a precedent if this exemption is granted that tells developers that for the right price, they administration will diminish the value of existing city life for the opportunity to sell high rise luxury apartments. PLEASE DO NOT GRANT THIS EXEMPTION!!

PMContact: casey.a.hines@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 support this project. the reason now more people like
to live in downtown so easy to the people of life
and can revitalization of Boston economic benefits

chintown people income bottom. House to rent your bottom house
hope that have more affordable House can older to people benefit

CONTACT INFORMATION

NAME: JIE ZHAN LIANG

ADDRESS: 86 HUDSON ST BOSTON APT 905 MA 02111-1960

EMAIL ADDRESS: [REDACTED]



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 7:04 AM

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

CommentsSubmissionFormID: 1436

Form inserted: 1/5/2017 7:04:07 AM

Form updated: 1/5/2017 7:04:07 AM

Document Name: 115 Winthrop Square

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

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

First Name: Jill

Last Name: Barry

Organization:

Email: [REDACTED]

Street Address: 129 Parsons Street

Address Line 2:

City: Brighton

State: MA

Phone: [REDACTED]

Zip: 02135

Comments: Having been a resident of Boston for the past 10 years, I am very excited that Downtown Boston is finally getting the attention it deserves. It is the face of our city to many tourists, and this development will help to improve the city's image as an innovative and beautiful place. This is a necessary development for our community!!

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

Millennium Partners has repeatedly done exceptional work in our city, and I'm sure this project will be no exception. As Boston has continued to strive to be a world class city, while prioritizing its residents & history, Millennium Partners has creatively begun to achieve just that. Not only will this project create jobs and revitalize an undescribed corner of our city, it will engage and provide for the general public on a daily basis.

CONTACT INFORMATION

NAME: *Jillian Bargar*

ADDRESS: *271 Dartmouth St. #5B, Boston, 02116*

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: Jun Xiang

Affiliation/Address: 1 Franklin St #402 Boston, MA

Email/Phone: [REDACTED]

Comments: I support the project. Boston needs more
projects, like 115 Winthrop Sq. It fits modern life
style, and make the city booming. good for local
business. Boston now still way behind other
modern city. The skyline of the city needs to
be filled up.

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: Jiny Tooh

Affiliation/Address: 11 Franklin Street, Boston, MA 02110

Email/Phone: [REDACTED]

Comments: I believe the Winthrop project will
be a wonderful addition to the neighborhood.
A much needed improvement to an eyesore of
a location.

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



Christopher Tracy <christopher.tracy@boston.gov>

Re: Contact Us Submission: # 2632 // Zoning

1 message

Lillian Mensah <lillian.mensah@boston.gov>

Tue, Dec 13, 2016 at 2:30 PM

To: Jdmarvel4@mac.com, Christopher Tracy <christopher.tracy@boston.gov>

Cc: BRAWebcontent <BRAWebContent@boston.gov>

Hello Joan & Joseph,

Thank you for contacting Boston Planning and Development Agency with your comments. I'm forwarding this to Christopher Tracy who is the Project Manager on 115 Winthrop Square.

Best,
Lillian

On Fri, Dec 9, 2016 at 5:50 PM, [REDACTED] wrote:

CommentsSubmissionFormID: 2632

Form inserted: 12/9/2016 5:49:05 PM

Form updated: 12/9/2016 5:49:05 PM

Document Name: Contact Us

Document Name Path: /About Us/Contact Us

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

First Name: Joan & Joseph

Last Name: Patton

Organization:

Email: [REDACTED]

Street Address: 120 Marlborough Street

Address Line 2:

City: Boston

Subject: lillian.mensah@boston.gov:Zoning

State: MA

Phone: [REDACTED]

Zip: 02116

Comments: This comment is about the proposed Millennium building in Winthrop Square. As residents of Back Bay for 40 years. Over that time we have seen the positive quality of life changes made to Back Bay; it's parks, walkways, street lighting, Museums, Library, business venues and residences. This fact holds true to the many neighboring areas who share all these city life amenities as we walk to work, children to school and shops. Boston is a 'walking' city as all residents know and enjoy. And because of that the idea of a building so tall that it could very well cast shadows across the Commons even at times such as 7:30AM in September makes not sense and is against everything that we living here have struggled to build up in the last 40 years so that others could enjoy living here. We welcome new community members but not at the expense of others quality of daily life. Appreciate

1/6/2017

City of Boston Mail - Re: Contact Us Submission: # 2632 // Zoning

your continued search for a equitable solution.



**boston planning &
development agency**

Lillian Mensah

Planning Assistant

617.918.4338

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

The City of Boston is subject to MGL: Chpt.66, Sec.10 Public Records Law. Email sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City email should presume that the email are subject to release upon request, and to state record retention requirements



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

115 Winthrop Square Project

1 message

Joan Bragen

Mon, Jan 16, 2017 at 1:50 PM

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

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

Date: January 15, 2017**Subject: 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

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,

Joan Bragen

8 Gloucester Street

Boston 02115



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

115 Winthrop Square Project

1 message

Joan Bragen [REDACTED]

Mon, Jan 16, 2017 at 1:22 PM

To: Susan Tobin <Suemcwhan@gmail.com>, Casey Hines <casey.a.hines@boston.gov>
Cc: Michelle.Wu@boston.gov, Bill.Linehan@boston.gov, Josh.Zakim@boston.gov, Ayanna.Pressley@boston.gov, A.E.George@boston.gov, Tito.Jackson@boston.gov, Salvatore.Lamattina@boston.gov, Michael.F.Flaherty@boston.gov, Andrea.Campbell@boston.gov, Frank.Baker@boston.gov, Timothy.McCarthy@boston.gov, Matthew.OMalley@boston.gov, Mark.Ciommo@boston.gov, byron.rushing@mahouse.gov, jay.livingstone@mahouse.gov, aaron.m.michlewitz@mahouse.gov, william.brownsberger@masenate.gov, Joseph.Boncore@masenate.gov, dtcnabb@nabbonline.com

Date: January 15, 2017**Subject: 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

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,

Joan Bragen

8 Gloucester Street

Boston 02115

10 Brimmer Street
Boston, MA 02108
January 12, 2017

The Honorable Martin Walsh
Mayor
City of Boston
1 City Hall Square
Boston, MA 02201-1001

RE: Winthrop Square Development Project

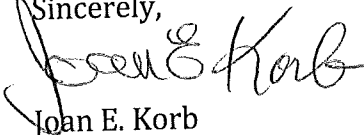
Dear Mayor Walsh,

As a resident for more than 50 years, I have walked through the parks daily, going to work, on errands and shopping and have also used the parks for recreational purposes with children and now grandchildren.

Upholding the 25- year -old law governing the shadows cast on the Common and Public Garden and thereby preserving the integrity and status of these remarkable parks, should be the responsibility of the Mayor of the city. Would this not be a better legacy with which to leave the city of Boston rather than leaving with the legacy of having allowed Millenium Partners and other developers the right to permanently increase shadows and change a beautiful sunny environment into an increasingly darkened one with detrimental effects on the horticulture as well as the people who enjoy the parks.

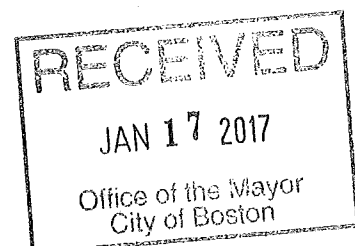
There is a law on the books, which deserves to be upheld. Please respect that law rather than the pressures of developers and protect these treasured parks and allow future generations to experience the same privileges we have so much enjoyed.

Sincerely,



Joan E. Korb

Resident of Boston for 52 years





Christopher Tracy <christopher.tracy@boston.gov>

Winthrop Square

1 message

Joan Hass
To: christopher.tracy@boston.gov

Fri, Nov 25, 2016 at 8:49 PM

I urge you not to effect a change to the current law regulating shadows on Boston Common, the Boston Garden, and the Commonwealth Avenue Mall. Joan Hass, 274 Beacon Street

Sent from my iPad



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

Winthrop Square Development Proposal

1 message

JoAnn Robinson [REDACTED]

Fri, Jan 20, 2017 at 1:56 PM

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

To the Members of the Boston Planning and Development Board and Mayor Walsh,

I have worked in Boston for the last ten years and since I moved to Massachusetts over 30 years ago, have visited and appreciated the magnificent parks at the heart of Boston.

While I have heard the expressed commitment of City planners and Mayor Walsh to preserve and support the historic parks of Boston, I find that recent events leave me doubting the sincerity of these commitments.

Both the Public Garden and the Boston Common are among the most important open spaces in the city and the nation. As such, they are protected by law from developments the current proposal for Winthrop Square that would cast detrimental shadows on the parks.

The maintenance of beautiful urban parks depends not only on commitment from the caretakers of these parks, but also on **SUNLIGHT**. Both of these parks benefit from the care provided by the city and an active and intelligent Friends Group, but faced with conditions that are not favorable to the plants and trees that live in the parks, even good maintenance will not be enough to preserve the parks. Historic trees that grace both the Common and the Public Garden will suffer and the very character of the parks will be lost.

I am not anti-development, but I fail to see why any development that might endanger these parks would even be considered. Development need not threaten open spaces.

In addition, this particular development would set a precedent for other less-than-thoughtful developers to ask for the same exemptions from the State's shadow laws. No exceptions to this law should be considered.

The City of Boston and the State can be sympathetic to development in the city without endangering precious natural resources that contribute so much to the life of the city and those who visit it.

I hope that the City will reconsider this development and will preserve its historic parks by initiating thoughtful development policies that allow parks and planned growth to coexist.

Sincerely,
JoAnn Robinson

JOANN ROBINSON
LANDSCAPE RESEARCHER
TEL [REDACTED]

ISABELLA STEWART GARDNER MUSEUM
25 EVANS WAY, BOSTON MA 02115
GARDNERMUSEUM.ORG



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

Fwd: Contact Us Submission: # 2702 // Development

1 message

Michael Christopher <michael.christopher@boston.gov>
To: Casey Hines <casey.a.hines@boston.gov>

Fri, Jan 20, 2017 at 8:44 PM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: January 20, 2017 at 7:37:42 PM EST
To: BRAWebContent@boston.gov, michael.christopher@boston.gov
Subject: Contact Us Submission: # 2702 // Development

CommentsSubmissionFormID: 2702

Form inserted: 1/20/2017 7:37:22 PM

Form updated: 1/20/2017 7:37:22 PM

Document Name: Contact Us

Document Name Path: /About Us/Contact Us

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

First Name: Joe

Last Name: Govern

Organization:

Email: [REDACTED]

Street Address: 2River Street Place

Address Line 2:

City: Boston

Subject: michael.christopher@boston.gov:Development

State: MA

Phone: [REDACTED]

Zip: 02108

Comments: Please see below the comments I sent to the Mayor of Boston, and other city officials regarding the Winthrop Square Project as it affects the Common, Public Garden, and Commonwealth Mall: To the Honorable Mayor and City Council Members, I write to voice my concern about the shadow issue with respect to the proposed Winthrop Square building. I sell residential real estate in downtown Boston and this project should be a benefit to me. Yet I am fearful that this project adds incrementally to the shadow lines thrown across the limited, precious and historic Landmarked open spaces in downtown

1/24/2017

City of Boston Mail - Fwd: Contact Us Submission: # 2702 // Development

Boston. These spaces are the reason for the exceptional quality of life in the downtown area. The shadow law was intended to prevent just this sort of thing. So there either is a law or there isn't. It exists for a reason. This incremental encroachment is irreversible. The next exemption to the law may be more incremental or less incremental. Nonetheless it brings more and more permanent darkness to what remaining daylight we do have. It's chipping away at the quality of life for the residents and the thousands of visitors to downtown who are drawn to the area for just this reason. Let's not mess with success. It's the overall effect of the accumulative and collective encroachment that needs to be considered: Mile long shadows for more than 8 months of the year. That's 264 days for an hour and a half each day at its most drastic point (spun as 90 minutes in presentations). I am not aware of any alternative plan(s) proposed by the developer that do keep within the boundaries set by the law. If the shadows are portrayed as the slightest of encroachments, as claimed by the project, then a plan that does follow the law just might be feasible. A building will eventually be built on the site and jobs and revenue will be created as a result. Sunlight is at the top of everyone's list when it comes to choosing a place to live. In a city that people actually enjoy living in, often times cheek by jowl, and where sunlight is often hard to find, let's do everything we can, while we can, to preserve what light we have left. Please remember that shadow creep is permanent and irreversible. This decision is of utmost importance. Let's have the foresight to make wise decisions now so that future generations can look back and be thankful that the current generation was as concerned about preserving the quality of open spaces as those that preceded us. Respectfully submitted,
Joe Govern Ward 5 2 River Street Place Boston, MA 02108Hi



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

Re: Contact Us Submission: # 2702 // Development

1 message

Emily Wieja <emily.wieja@boston.gov>

Mon, Jan 23, 2017 at 8:57 AM

To: Joe@streetandcompany.com, Casey Hines <Casey.A.Hines@boston.gov>

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

Hello Joe,

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

Best,

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

Web Content Manager

617.918.4443

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

On Fri, Jan 20, 2017 at 7:37 PM, [REDACTED] wrote:

CommentsSubmissionFormID: 2702

Form inserted: 1/20/2017 7:37:22 PM

Form updated: 1/20/2017 7:37:22 PM

Document Name: Contact Us

Document Name Path: /About Us/Contact Us

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

First Name: Joe

Last Name: Govem

Organization:

Email: [REDACTED]

Street Address: 2River Street Place

Address Line 2:

City: Boston

Subject: michael.christopher@boston.gov:Development

State: MA

Phone: 

Zip: 02108

Comments: Please see below the comments I sent to the Mayor of Boston and other city officials regarding the Winthrop Square Project as it affects the Common, Public Garden, and Commonwealth Mall: To the Honorable Mayor and City Council Members, I write to voice my concern about the shadow issue with respect to the proposed Winthrop Square building. I sell residential real estate in downtown Boston and this project should be a benefit to me. Yet I am fearful that this project adds incrementally to the shadow lines thrown across the limited, precious and historic Landmarked open spaces in downtown Boston. These spaces are the reason for the exceptional quality of life in the downtown area. The shadow law was intended to prevent just this sort of thing. So there either is a law or there isn't. It exists for a reason. This incremental encroachment is irreversible. The next exemption to the law may be more incremental or less incremental. Nonetheless it brings more and more permanent darkness to what remaining daylight we do have. It's chipping away at the quality of life for the residents and the thousands of visitors to downtown who are drawn to the area for just this reason. Let's not mess with success. It's the overall effect of the accumulative and collective encroachment that needs to be considered: Mile long shadows for more than 8 months of the year. That's 264 days for an hour and a half each day at its most drastic point (spun as 90 minutes in presentations). I am not aware of any alternative plan(s) proposed by the developer that do keep within the boundaries set by the law. If the shadows are portrayed as the slightest of encroachments, as claimed by the project, then a plan that does follow the law just might be feasible. A building will eventually be built on the site and jobs and revenue will be created as a result. Sunlight is at the top of everyone's list when it comes to choosing a place to live. In a city that people actually enjoy living in, often times cheek by jowl, and where sunlight is often hard to find, let's do everything we can, while we can, to preserve what light we have left. Please remember that shadow creep is permanent and irreversible. This decision is of utmost importance. Let's have the foresight to make wise decisions now so that future generations can look back and be thankful that the current generation was as concerned about preserving the quality of open spaces as those that preceded us. Respectfully submitted, Joe Govern Ward 5 2 River Street Place Boston, MA 02108Hi

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: Joe Gaven

Affiliation/Address: 2 Oliver St Place, Boston, MA 02108

Email/Phone: [REDACTED]

Comments: Thought there would ^{have} been more of a public forum
meeting with pros - cons presented.

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



Emily Wieja <emily.wieja@boston.gov>

Project Comment Submission: 115 Winthrop Square

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

Fri, Jan 6, 2017 at 6:53 PM

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

CommentsSubmissionFormID: 1453

Form inserted: 1/6/2017 6:52:10 PM

Form updated: 1/6/2017 6:52:10 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: joe

Last Name: pearce

Organization: ngkf

Email: [REDACTED]

Street Address: 630 Washington Street Apt. 307

Address Line 2: UNIT 307

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02111

Comments: although a renter, i call the downtown crossing/chinatown neighborhood home and strongly believe the benefits of redeveloping winthrop square as proposed, outweigh any negatives associated with shadowing on the park. In my opinion, if Boston were to restrict the necessary height of the project, resulting in Millenium pulling out on the deal, this would reflect poorly and likely stall the revitalization of Winthrop Square until the next real estate cycle and cost the city tens of millions of dollars in unrealized revenue from the private sector. Boston is hot right now, and should ride the momentum and the city desperately needs more housing (perhaps shadow concerns can be off-set by adding more affordable units to the underwriting?). Finally, my nightly walk home from work includes me passing through Winthrop Square and it's a shame this area has been forgotten for so long - it's time to do something here.

PMContact: christopher.tracy@boston.gov

January 4, 2017

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

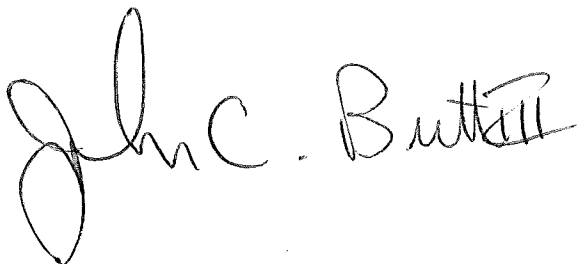
Re: Winthrop Square

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

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

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

Very truly yours,

A handwritten signature in black ink, reading "John C. Butcher". The signature is written in a cursive, flowing style. The first name "John" is written with a large, looped "J". The middle initial "C" is smaller and positioned between the first and last names. The last name "Butcher" is written in a similar cursive style, with a large "B" and a trailing flourish.



January 20, 2017

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

Re: 115 Winthrop Square

Dear Ms. Hines:

Please accept this letter on behalf of A. W. Perry, Inc. in support of the project proposed by Millennium Partners at 115 Winthrop Square. A. W. Perry is the owner of several buildings in the Downtown Crossing area, including 77 and 85 Franklin Street and Twenty Winthrop Square. These properties abut Winthrop Square and Winthrop Lane and are directly across the Square from the project. I attended the IAG public meeting at 101 Federal Street on January 5th, and we at A. W. Perry have also had the benefit of a meeting with the Millennium team. Both meetings have been helpful in gaining an understanding of the importance of this project and issues related to it.

We fully support the project because we believe that the benefits to the neighborhood and the City's economy far outweigh any negative impacts. The neighborhood has long been blighted by the decaying garage situated on the site, and it is important that this project get its start in the very near future in order to eliminate this eyesore, and take advantage of and continue the economic rebirth that our Downtown is experiencing. The City has been promoting this site for a large tower for nearly a decade, and we believe this is an excellent opportunity to achieve that goal. It will bring a large number of construction jobs and bring vitality to the area, including new residents and workers housed in the building. In addition, the great hall proposed for the project will provide programing, which will attract many people to the area. All of this is important to creating an attractive atmosphere for retail and other business activity.

Although we enthusiastically support the project, we point out the following impacts, which should be addressed:

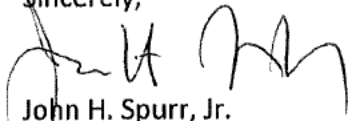
- The existing garage is a blight on the area, and we and many of our neighbors have requested of the BPDA that it be razed at the earliest possible time in the project schedule.
- We are concerned that there is the potential of excessive wind created, not only due to the height of the building, but also due to the great hall, which appears to be open to the weather on both ends, creating a potential wind tunnel.
- Parking: Given the potential of attendees coming to public events in the great hall and that the building displaces a parking garage, which although it has been closed, once provided public spaces, care should be taken to provide adequate on-site public parking.
- Careful planning of the property's loading is important given tight streets in the Winthrop Square area and the potential need for large trucks to access and leave the site, both during construction and building operation.
- Given the size of the project there could be structural impact on surrounding properties. Monitoring and measuring structural changes in surrounding buildings, including our historic properties, is important.
- The developer should have a noise management program that minimizes disturbance during construction. In addition, assistance with rodent control at nearby properties is critical.
- Utility Infrastructure: The developer needs to address issues of inadequate public utilities in the streets around the project. There have been numerous water, gas and steam leaks in the area and telecom lines have also been affected by rainy weather. A thorough review of steam, telecom, electric, gas and water utilities should be made, and major repairs or replacements should be completed to upgrade conditions to handle the additional capacity of the new project while correcting issues that have caused significant problems in the past. This will also reduce the chances that the new surfaces installed by Millennium Partners will be damaged by constant excavation.
- Millennium Partners is proposing what appear to be pavers on sidewalks and streets around Winthrop Square. Sidewalks adjacent to Twenty Winthrop Square, and possibly other properties, have areaways beneath them. Design and construction should be coordinated with the owners of affected properties. Given heavy bus, snow removal equipment and automobile traffic, careful consideration should be given to having street and sidewalk surfaces durable and easy to maintain. The design is inviting to pedestrians and is sure to attract many more people to the Square. Serious consideration should be given to eliminating the MBTA bus routes that utilize Devonshire and Otis Streets, as the bus traffic is inconsistent with the revitalized Square area and a potential danger to pedestrians.
- Winthrop Lane was developed and is managed and maintained by our company with contributions from our neighbors. The Millennium Partners

plan has eliminated a retail kiosk adjacent to the rear of 85 Franklin Street, which needs to remain, as does access to our loading dock adjacent to the kiosk. In addition, we would appreciate the cooperation and support of the developer in resurfacing Winthrop Lane so its quality is consistent with the quality of the improvements to Winthrop Square and surrounding streets, while maintaining it as an important passageway and retaining the bronze "Boston Bricks" that are subject to oversight by the Brown Fund.

- We are active members of the Downtown Boston Business Improvement District (BID), and as such, we and other owners have contributed significant dollars to fund programs, activities and improvements that have had a major impact on the rebirth of Downtown. We request that the developer and planner be required to coordinate with the BID during the planning process regarding street materials, wayfinding and daily operational issues which may affect BID staffing. The BID has identified a need for public restrooms, and given this need and plans to host events at 115 Winthrop Square, public restrooms, accessible to all, should be included in the project and be maintained by the owner.
- We understand that the City is receiving a total of \$153 million in exchange for the site, and much of this funding has been designated to fund improvements in other locations around the City. There are many capital needs within the BID, and we believe it is important that a significant amount of the funds be expended in the BID to improve streets and sidewalks and fund other capital improvements which have been identified as priorities by the BID.

Subject to the above comments, we are strongly in favor of the project. We look forward to a cooperative relationship with Millennium Partners and to the project becoming a reality, continuing the renaissance which is making our Downtown a vibrant and exciting place.

Sincerely,



John H. Spurr, Jr.
President

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.

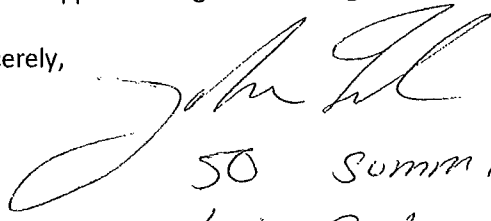
In order for Downtown Boston to evolve into a vibrant residential neighborhood, we need more residences. Over the past twenty years, the city of Boston has invested tens of millions of dollars in improvements to upgrade and transform this once blighted area into a growing and stunning neighborhood. Winthrop 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,


50 Summit St
Hyde Park 02132

cc: Casey Hines



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 5:30 PM

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

CommentsSubmissionFormID: 1444

Form inserted: 1/5/2017 5:30:02 PM

Form updated: 1/5/2017 5:30:02 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: John

Last Name: Hennessey

Organization:

Email: [REDACTED]

Street Address: 350 W 4th St #410

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: This will be a great addition to the city of Boston, it'll add not only construction jobs but a vast number of permanent jobs as well. This will be a beautiful project that will take this area of the city to great new heights.

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 support the new project at 115 Winthrop Square because it will continue the needed revitalization of Downtown Boston!

The changes we will see outweigh the shadow of early morning which has negligible impact.

CONTACT INFORMATION

NAME: *Dhy Luciano*
ADDRESS: *1 Franklin St.*
EMAIL ADDRESS:



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

Letter of Support for Winthrop Square

1 message

John Carmona [REDACTED]

Mon, Jan 16, 2017 at 2:37 PM

To: josh.zakim@boston.gov

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

Dear Josh Zakim,

I am writing to express my support for the new Winthrop Square Project. This project is essential for the continued growth of Boston and will be immensely beneficial to its residents. It would be a travesty if the issue with the early morning shadow erased the jobs, businesses, and residences that this project would provide.

In its current state, the site is a relic of a downtown that was once stagnant and this project will show that the city of Boston is committed to its own continued growth and prosperity. Currently, this area becomes more dormant after workers have gone home for the day which is a symptom of wasted potential. Besides the short-term benefit of jobs for the construction and planning of the structure, this ultramodern office space will attract new businesses and provide long term jobs and housing for Boston residents. The successful completion of this project will help ensure that the beautiful downtown area will continue to attract visitors even after work hours.

Having spent much time researching this issue, examining the data, and watching the simulations, it is my opinion that the impact of this shadow on the Common and Public Garden is more than acceptable. The potential benefits of this project greatly outweigh this one additional shadow.

Please support site-specific legislation that will allow Winthrop Square to move forward.

Sincerely,

Johnny Carmona
829 Boylston St, Apt 9
Boston, MA 02116



Emily Wieja <emily.wieja@boston.gov>

Project Comment Submission: 115 Winthrop Square

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

Mon, Jan 9, 2017 at 7:49 PM

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

CommentsSubmissionFormID: 1456

Form inserted: 1/9/2017 7:48:32 PM

Form updated: 1/9/2017 7:48:32 PM

Document Name: 115 Winthrop Square

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

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

First Name: John

Last Name: McLachlan

Organization:

Email: [REDACTED]

Street Address: 15 Milford St, #2

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I wish to express support for this proposal. While it does cast a shadow on the Common/Public Garden, I believe these impacts to be minimal, and not dramatically more than the shadows that already exist. While I respect the treasure that our parks are, that should not be a reason to suppress development almost a half mile away...

PMContact: christopher.tracy@boston.gov

**Boston Water and
Sewer Commission**



980 Harrison Avenue
Boston, MA 02119-2540
[REDACTED]

December 12, 2015

Secretary Matthew Beaton
Executive Office of Energy and Environmental Affairs (EEA)
Attn: MEPA Office
Page Czepiga, EEA 15610
100 Cambridge Street, Suite 900
Boston, MA 02114

and

Christopher Tracy
Senior Project Manager
Boston Planning and Development Agency
Boston City Hall
One City Hall Square
Boston, MA 02201

Re: 115 Winthrop Square / 115 Federal Street, Boston
Environmental Notification Form
Project Notification Form

Dear Secretary Beaton and Mr. Tracy:

The Boston Water and Sewer Commission (Commission) has reviewed the Environmental Notification Form (ENF) and the Project Notification Form (PNF) for the 115 Winthrop Square / 115 Federal Street project. This letter provides the Commission's comments on the ENF / PNF.

The proposed project is located at 115 Winthrop Square / 115 Federal Street in downtown Boston. The site is approximately 47,962 square feet and bounded by 75-101 Federal Street to the north, 100 Summer Street to the south, Devonshire Street to the west, and Federal Street to the east.

The project consists of demolition of an existing four-story vacant parking garage and construction of a new approximately 1.1 to 1.5 million square foot, mixed-use tower containing residential, office, retail, restaurant, parking and commercial space. The building will be approximately 775 feet tall and there will be approximately 400 to 550 parking spaces in a below-grade parking garage.



For water service, the site is served by a 12-inch low service and a 10-inch high service main on Federal Street, a six-inch low service main on Federal Court and a 12-inch low service and a 10-inch high service main on Devonshire Street. The Commission also maintains a 12-inch high pressure fire service pipe in Federal Street and Devonshire Street.

For sewer and storm drainage service, the site is served by a 24x36-inch combined sewer on Federal Street and a 16x24-inch combined sewer on Devonshire Street.

The ENF / PNF states that the proposed project will use approximately 213,428 gallons per day (gpd) of water and generate approximately 194,025 gpd of wastewater.

The Commission has the following comments regarding the ENF / PNF.

General

1. Prior to demolition of the buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. The Developers, MCAF Winthrop, LLC must then complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission and submit the completed form to the City of Boston's Inspectional Services Department before a demolition permit will be issued.
2. All new or relocated water mains, sewers and storm drains must be designed and constructed at MCAF Winthrop, LLC's. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections, as well as back flow prevention devices in the facilities that will require inspection.
3. As mentioned in the ENF / PNF, the Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, are implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/ inflow (I/I)) in the system. In April of 2014, the Massachusetts DEP promulgated new regulations regarding wastewater. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater



shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added. The Commission supports the policy, and will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.

4. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>
5. MCAF Winthrop, LLC should be aware that the US Environmental Protection Agency issued a draft Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, MCAF Winthrop, LLC will be required to apply for a RGP to cover these discharges.
6. It is MCAF Winthrop, LLC's responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, MCAF Winthrop, LLC must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.

Water

1. MCAF Winthrop, LLC must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. MCAF Winthrop, LLC should also provide the methodology used to estimate water demand for the proposed project.
2. As stated in the ENF/PNF, MCAF Winthrop, LLC will explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, MCAF Winthrop, LLC should consider outdoor landscaping which requires minimal use of water to maintain. If MCAF Winthrop, LLC plans to install in-ground sprinkler systems, the Commission recommends that timers,



soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.

3. MCAF Winthrop, LLC is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. MCAF Winthrop, LLC should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, MCAF Winthrop, LLCs should contact the Commission's Meter Department.

Sewage / Drainage

1. In conjunction with the Site Plan, MCAF Winthrop, LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
 - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
 - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control structures or treatment structures to be utilized during the construction.
 - Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
2. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. MCAF Winthrop, LLC is advised that the discharge of any dewatering drainage requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, the proponent will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.



3. MCAF Winthrop, LLC must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.
4. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires separate stormwater and sanitary sewer service connections.
5. The Commission requests that MCAF Winthrop, LLC install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. MCAF Winthrop, LLC should contact the Commission's Operations Division for information regarding the purchase of the castings.
6. If a cafeteria or food service facility is built as part of this project, grease traps will be required in accordance with the Commission's Sewer Use Regulations. MCAF Winthrop, LLC is advised to consult with the Commission's Operations Department with regards to grease traps.
7. The enclosed floors of a parking garage must drain through oil separators into the sewer system in accordance with the Commission's Sewer Use Regulations. The Commission's Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/cj

- c: J. Larkin, MCAF Winthrop, LLC
K. MacNeill, MCAF Winthrop, LLC
C. Schlessinger, Epsilon Associates, Inc.
K. Pedersen, BRA
M. Zlody, BED
P. Larocque, BWSC

Joseph O'Brien
407 D Street S604
Boston, MA 02210

Dear City Councilor Linehan,

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

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

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

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

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

Sincerely,

Joe O'Brien

Cc: Christopher Tracy (BPDA) christopher.tracy@boston.gov
Casey A. Hines (BPDA) casey.a.hines@boston.gov
Jonathan Greeley (BPDA) jonathan.greeley@boston.gov



**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

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

PUBLIC COMMENT

I Live in millennium and have
seen what they do for the
neighborhood. I support a new
tower built by millennium

CONTACT INFORMATION

NAME: JOERG LADDY

ADDRESS: 1 FRANKLIN ST APT 2001 Boston, MA

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

Winthrop Square is a project that
will most significantly benefit the
Downtown Crossing Neighborhood and surrounding
Neighborhood both from an economic
and growth perspective. Please Approve
the project.

CONTACT INFORMATION

NAME: *John Cropper*
ADDRESS: *10 Summer Street, Boston*
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: John Lagasse
Affiliation/Address: 18 Clay St. Cambridge
Email/Phone: [REDACTED]

Comments: The Winthrop Sq. tower offers downtown Boston fantastic development, retail, housing and general growth opportunities. The open retail in the base of the building will draw new customers who live locally & who have come to Boston to explore what it has to offer (and its growing skyline!) Furthermore, the chance to bring in and house high profile residents is second to none. The Winthrop sq. tower will bring local & global investment to support the economy & growth of Boston.

In addition to above, the Winthrop sq. tower will be one of the tallest & most iconic buildings in Boston. With the inevitable growth of the City's skyline, it is best to invest in the right developer and design to make Boston the growing icon that it is set to become.

Please Support the Winthrop Square tower for the growth of Boston!
Thank you

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



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

Please oppose the proposed building at Winthrop Square!

1 message

J M [REDACTED]

Tue, Jan 10, 2017 at 7:52 PM

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

Hi,

I moved to Boston instead of NYC because Boston residents enjoy much more sunlight in our parks and on our streets than the residents of New York do. Unfortunately, Boston is becoming increasingly like NYC as taller and taller buildings block our sunlight. Please oppose the proposed Winthrop Sq. building which will block the sunlight in the Boston Common and Public Garden for far too long each day! Thank you.

John McL

Boston, MA



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

Shadows on the Common, Public Garden and Mall

1 message

John Murad

Mon, Jan 16, 2017 at 3:24 PM

Reply-To: John Murad <jmurad2@yahoo.com>

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

Cc: "Michelle.Wu@boston.gov" <dtcnabb@nabbonline.com>

Dear Ms. Hines:

I vote NO to amending the existing state shadow legislation in regard to the 115 Winthrop Square project. Moreover, please do not allow any further progress on this illegal project. We are selling our future short by letting it to continue.

I am a resident of 236 Commonwealth Avenue and I love this town. Letting any one building to cast shadows leads to a precedent that we cannot allow for other buildings to use in the future. We live in a wonderful city; there is rich history here. Let's not make this change to The Boston that we all love.

Thank you for your consideration,

John Murad

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: Sohn Newhall
Affiliation/Address: 212 L ST
Boston MA 02127
Email/Phone: [REDACTED]

Comments: This building is a very great
opportunity for this downtown crossing
area to continue its revitalization.
Millennium has single handedly turned
around this area and turning
this current eyesore into another
beautiful tower with welcoming public
space is a no brainer. This project
has been in the works for a
while and the slow laws should
be changed to allow this to move forward.

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

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:

Winthrop Square is a site that deserves a building of grand proportions. When all developers made their proposals on this site, all of them were at similar heights. With a 31 story building on its North wall and a 32 story building on its south wall a mid-30 story building makes no sense for this site. The city will be hard-pressed to find any developer that would be willing to make such an investment on a building with 50% blocked views. Without a doubt, if the city pulls this project for a minimized design, then this site will just be another plain office space that is open Monday-Friday and a ghost building on the weekend. This will perpetuate the same problem that this area faces. The comments I've read about reducing the size of the Winthrop Square project in order to diminish shadows misunderstands the need for Boston to do something special downtown while the market is there. Please don't let this be another Filene's hole.

Yours truly,

John Newhall
212 L St Unit #2
Boston, MA



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

Winthrop Square proposal

1 message

Carroll, John R [REDACTED]
To: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>

Mon, Jan 16, 2017 at 3:11 PM

Dear Ms. Hines,

As a contributor to Friends of the Public Garden and a sponsor (along with my wife) of one of the benches there, I write to register my most vehement objections to the Winthrop Square proposal, which not only violates the Massachusetts shadow laws but also threatens to establish a precedent that will be immeasurably harmful to the Public Garden and the Boston Common.

The ad hoc nature of decision-making in this situation – which calls for a comprehensive, deliberative plan for future development in downtown Boston - is equally troubling.

Furthermore, given Boston's nominal financial contribution to the Public Garden, the least the city can do is minimize the harm to it.

My wife and I spend untold hours year-round in the Public Garden and consider it one of Boston's brightest jewels. Please do not allow it to be plunged into darkness.

Respectfully,
John R. Carroll



**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 new resident to Boston and the Downtown Crossing area, 115 Winthrop Square will have a ^{the likelihood of} very positive impact ~~off~~ ^{the} remaining in the area for the long term. So I am here to lend my full support for this project moving forward. Downtown Crossing needs continuous the improvement this development will offer

Sincerely

John R Schiffmann

CONTACT INFORMATION

NAME: John Schiffmann Millennium Tower
ADDRESS: 1 Franklin St. unit 2912 02110
EMAIL ADDRESS: [REDACTED]



Christopher Tracy <christopher.tracy@boston.gov>

Please support the existing shadow laws

1 message

johnwadlington@aol.com [REDACTED]
To: christopher.tracy@boston.gov

Mon, Nov 28, 2016 at 9:11 PM

Hello,

I am a resident of Back Bay writing to ask you to uphold the existing shadow laws, specifically regarding the 775-ft tower proposed for the Winthrop Square Garage site in downtown Boston.

Please help keep our precious parks protected for future generations!

Thank you,
John Wadlington



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

Winthrop Square Project - Uphold the shadow laws

1 message

Jolinda Taylor [REDACTED]
To: casey.a.hines@boston.gov
Cc: Sherley Smith [REDACTED]

Thu, Jan 12, 2017 at 8:16 PM

January 12, 2017

Ms. Casey A. Hines, Project Manager
Boston Planning and Development Agency (BPDA)
One City Hall Square
Boston, MA 02201

Re: Winthrop Square Project

Dear Ms. Hines,

Thank you for collecting and considering feedback about the shadow laws. We urge that the existing State shadow laws be upheld. If an exception is made for Winthrop Square, we believe other projects would also seek exceptions. Why wouldn't they be granted as well?

Once sunshine is blocked from the Boston Common and the Public Garden, it will be blocked forever. Not many decisions can have such a lasting and deleterious effect. The Boston Common is a mere 49 acres of green space in the heart of Boston. It is heavily used by citizens, workers and visitors for free. One of the reasons for its popularity is its beauty – grass, trees, and views across the City unencumbered by buildings, electric lines, roads, and shadows. We must protect this space against well-meaning projects that serve a slice of the community at the expense of the whole community.

The Mission of the Garden Club of the Back Bay is to protect and care for City trees. Trees in the Common, the Public Garden and the Commonwealth Avenue are irreplaceable and need constant protection from incursions on the space and sunshine they need to survive. Our 140 members are counting on you and our government representatives to uphold the shadow laws.

Respectively submitted,

Jolinda Taylor Sherley Smith

1/17/2017

City of Boston Mail - Winthrop Square Project - Uphold the shadow laws

Jolinda Taylor, Co-President of the Garden Club of the Back Bay

Sherley Gardner-Smith, Co-President of the Garden Club of the Back Bay



Shadow011217.docx

15K

January 12, 2017

Ms. Casey A. Hines, Project Manager
Boston Planning and Development Agency (BPDA)
One City Hall Square
Boston, MA 02201

Re: Winthrop Square Project

Dear Ms. Hines,

Thank you for collecting and considering feedback about the shadow laws. We urge that the existing State shadow laws be upheld. If an exception is made for Winthrop Square, we believe other projects would also seek exceptions. Why wouldn't they be granted as well?

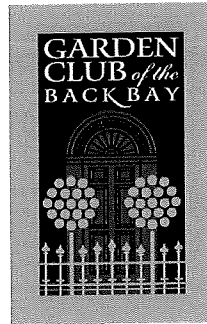
Once sunshine is blocked from the Boston Common and the Public Garden, it will be blocked forever. Not many decisions can have such a lasting and deleterious effect. The Boston Common is a mere 49 acres of green space in the heart of Boston. It is heavily used by citizens, workers and visitors for free. One of the reasons for its popularity is its beauty – grass, trees, and views across the City unencumbered by buildings, electric lines, roads, and shadows. We must protect this space against well-meaning projects that serve a slice of the community at the expense of the whole community.

The Mission of the Garden Club of the Back Bay is to protect and care for City trees. Trees in the Common, the Public Garden and the Commonwealth Avenue are irreplaceable and need constant protection from incursions on the space and sunshine they need to survive. Our 140 members are counting on you and our government representatives to uphold the shadow laws.

Respectively submitted,

Jolinda Taylor Sherley Smith

Jolinda Taylor, Co-President of the Garden Club of the Back Bay
Sherley Gardner-Smith, Co-President of the Garden Club of the Back Bay



December 15, 2016

Mr. Christopher Tracy, Senior Project Manager
Boston Planning and Development Agency (BPDA)
One City Hall Square
Boston, MA 02201

Re: Winthrop Square Project

Dear Mr. Tracy,

We are writing to urge that the existing State shadow laws be upheld. If an exception is made for Winthrop Square, we believe other projects would also seek exceptions. Why wouldn't they be granted as well?

Once sunshine is blocked from the Boston Common and the Public Garden, it will be blocked forever. Not many decisions can have such a lasting and deleterious effect. The Boston Common is a mere 49 acres of green space in the heart of Boston. It is heavily used by citizens, workers and visitors for free. One of the reasons for its popularity is its beauty – grass, trees, and views across the City unencumbered by buildings, electric lines, roads, and shadows. We must protect this space against well-meaning projects that serve a slice of the community at the expense of the whole community.

The Mission of the Garden Club of the Back Bay is to protect and care for City trees. Trees in the Common, the Public Garden and the Commonwealth Avenue are irreplaceable and need constant protection from incursions on the space and sunshine they need to survive. Our 140 members are counting on you and our government representatives to uphold the shadow laws.

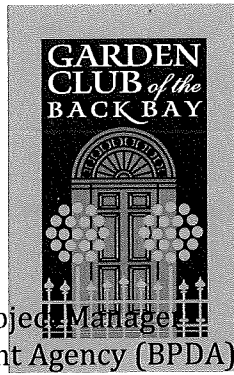
Respectively submitted,

Jolinda Taylor Sherley Smith

Jolinda Taylor, Co-President of the Garden Club of the Back Bay
Sherley Gardner-Smith, Co-President of the Garden Club of the Back Bay

Cc: Mayor Walsh, Page Czepiga, Michelle Wu, Bill Linehan, Josh Zakim, Ayanna Pressley, A.F. George, Tito Jackson, Salvatore Lamattina, Michael F. Flaherty, Andrea Campbell, Frank Baker, Timothy McCarthy, Matthew O'Malley, Mark Ciommo, Byron Rushing, Jay Livingstone, Aaron Michlewitz, William Brownsberger, Joseph Boncore

December 15, 2016



Mr. Christopher Tracy, Senior Project Manager
Boston Planning and Development Agency (BPDA)
One City Hall Square
Boston, MA 02201

Re: Winthrop Square Project


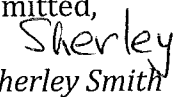
Dear Mr. Tracy,

We are writing to urge that the existing State shadow laws be upheld. If an exception is made for Winthrop Square, we believe other projects would also seek exceptions. Why wouldn't they be granted as well?

Once sunshine is blocked from the Boston Common and the Public Garden, it will be blocked forever. Not many decisions can have such a lasting and deleterious effect. The Boston Common is a mere 49 acres of green space in the heart of Boston. It is heavily used by citizens, workers and visitors for free. One of the reasons for its popularity is its beauty – grass, trees, and views across the City unencumbered by buildings, electric lines, roads, and shadows. We must protect this space against well-meaning projects that serve a slice of the community at the expense of the whole community.

The Mission of the Garden Club of the Back Bay is to protect and care for City trees. Trees in the Common, the Public Garden and the Commonwealth Avenue are irreplaceable and need constant protection from incursions on the space and sunshine they need to survive. Our 140 members are counting on you and our government representatives to uphold the shadow laws.

Respectively submitted,

 
Jolinda Taylor Sherley Smith

Jolinda Taylor, Co-President of the Garden Club of the Back Bay
Sherley Gardner-Smith, Co-President of the Garden Club of the Back Bay

Cc: Mayor Walsh, Page Czepiga, Michelle Wu, Bill Linehan, Josh Zakim, Ayanna Pressley, A.F. George, Tito Jackson, Salvatore Lamattina, Michael F. Flaherty, Andrea Campbell, Frank Baker, Timothy McCarthy, Matthew O'Malley, Mark Ciommo, Byron Rushing, Jay Livingstone, Aaron Michlewitz, William Brownsberger, Joseph Boncore

1/10/2017

City of Boston Mail - Winthrop Square Development Plans



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

Winthrop Square Development Plans

1 message

Jon Hamilton [REDACTED]

Tue, Jan 10, 2017 at 9:45 AM

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

As a regular visitor to the Boston Public Garden I'm very much concerned about shadows from this new project. Hoping that existing shadow laws are adhered to.

Thank you
Jon Hamilton
[REDACTED]

Sent from my iPhone



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

115 Winthrop Square Support

1 message

Wed, Jan 18, 2017 at 8:46 AM

Jonathan Freni [REDACTED]

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

Dear City Councilors,

I am writing to express my strong support of the new Winthrop Square Project. The recent strides we have made in Boston have really put us in the conversation as one of the elite places to live and work. We are getting closer and closer to the day that we see activity in downtown Boston throughout the day and not only during business hours. The outlying goal at this time is to make Downtown Boston a 24/7 setting and in order to do so we need great projects like Winthrop Square.

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,

Jonathan Freni

Jonathan Freni | First Vice President

CBRE/New England | Urban Brokerage

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

[REDACTED]

[REDACTED]

Connect with me on LinkedIn

Follow CBRE/New England: @cbreNewEngland

Please consider the environment before printing this email.

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.

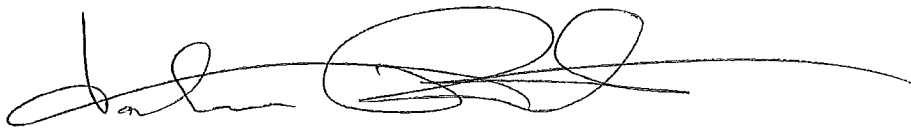
In order for Downtown Boston to evolve into a vibrant residential neighborhood, we need more residences. Over the past twenty years, the city of Boston has invested tens of millions of dollars in improvements to upgrade and transform this once blighted area into a growing and stunning neighborhood. Winthrop 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,



68 B Woodlawn Street
Jamaica Plain, MA 02130

cc: Casey Hines



**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

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

PUBLIC COMMENT

The building is hideous. If redesigned,
it should be passed. It should be
prettier. They did a good job with the
neighborhood, and they will redesign it,
but the top of the building looks like
Corne Jones in the 80s. Add new ramps
for traffic congestion & MORE PARKING!!!
REDESIGN THE BUILDING!

CONTACT INFORMATION

NAME: Jorg Leding
ADDRESS: 580 Washington Apt 1214 (HPlace)
EMAIL ADDRESS:

Dear City Councilor,

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

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

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

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

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

Sincerely,

Jose Segueria

62 Dickens St Dorchester Ma

cc: Carry Hines BPDA



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: 1440

Form inserted: 1/5/2017 10:50:05 AM

Form updated: 1/5/2017 10:50:05 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: Joseph

Last Name: McCue

Organization: JB McCue Co.

Email: [REDACTED]

Street Address: 45 Accord Park Drive

Address Line 2:

City: Norwell

State: MA

Phone: [REDACTED]

Zip: 02061

Comments: This project brings multiple benefits to the city from a financial perspective and numerous benefits to its residents and visitors. I support the project and the approach put forth by MP.

PMContact: christopher.tracy@boston.gov

**Boston Water and
Sewer Commission**



980 Harrison Avenue
Boston, MA 02119-2540
[REDACTED]

December 12, 2015

Secretary Matthew Beaton
Executive Office of Energy and Environmental Affairs (EEA)
Attn: MEPA Office
Page Czepiga, EEA 15610
100 Cambridge Street, Suite 900
Boston, MA 02114

and

Christopher Tracy
Senior Project Manager
Boston Planning and Development Agency
Boston City Hall
One City Hall Square
Boston, MA 02201

Re: 115 Winthrop Square / 115 Federal Street, Boston
Environmental Notification Form
Project Notification Form

Dear Secretary Beaton and Mr. Tracy:

The Boston Water and Sewer Commission (Commission) has reviewed the Environmental Notification Form (ENF) and the Project Notification Form (PNF) for the 115 Winthrop Square / 115 Federal Street project. This letter provides the Commission's comments on the ENF / PNF.

The proposed project is located at 115 Winthrop Square / 115 Federal Street in downtown Boston. The site is approximately 47,962 square feet and bounded by 75-101 Federal Street to the north, 100 Summer Street to the south, Devonshire Street to the west, and Federal Street to the east.

The project consists of demolition of an existing four-story vacant parking garage and construction of a new approximately 1.1 to 1.5 million square foot, mixed-use tower containing residential, office, retail, restaurant, parking and commercial space. The building will be approximately 775 feet tall and there will be approximately 400 to 550 parking spaces in a below-grade parking garage.



For water service, the site is served by a 12-inch low service and a 10-inch high service main on Federal Street, a six-inch low service main on Federal Court and a 12-inch low service and a 10-inch high service main on Devonshire Street. The Commission also maintains a 12-inch high pressure fire service pipe in Federal Street and Devonshire Street.

For sewer and storm drainage service, the site is served by a 24x36-inch combined sewer on Federal Street and a 16x24-inch combined sewer on Devonshire Street.

The ENF / PNF states that the proposed project will use approximately 213,428 gallons per day (gpd) of water and generate approximately 194,025 gpd of wastewater.

The Commission has the following comments regarding the ENF / PNF.

General

1. Prior to demolition of the buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. The Developers, MCAF Winthrop, LLC must then complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission and submit the completed form to the City of Boston's Inspectional Services Department before a demolition permit will be issued.
2. All new or relocated water mains, sewers and storm drains must be designed and constructed at MCAF Winthrop, LLC's. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections, as well as back flow prevention devices in the facilities that will require inspection.
3. As mentioned in the ENF / PNF, the Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, are implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/ inflow (I/I)) in the system. In April of 2014, the Massachusetts DEP promulgated new regulations regarding wastewater. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater



shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added. The Commission supports the policy, and will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.

4. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>
5. MCAF Winthrop, LLC should be aware that the US Environmental Protection Agency issued a draft Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, MCAF Winthrop, LLC will be required to apply for a RGP to cover these discharges.
6. It is MCAF Winthrop, LLC's responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, MCAF Winthrop, LLC must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.

Water

1. MCAF Winthrop, LLC must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. MCAF Winthrop, LLC should also provide the methodology used to estimate water demand for the proposed project.
2. As stated in the ENF/PNF, MCAF Winthrop, LLC will explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, MCAF Winthrop, LLC should consider outdoor landscaping which requires minimal use of water to maintain. If MCAF Winthrop, LLC plans to install in-ground sprinkler systems, the Commission recommends that timers,



soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.

3. MCAF Winthrop, LLC is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. MCAF Winthrop, LLC should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, MCAF Winthrop, LLCs should contact the Commission's Meter Department.

Sewage / Drainage

1. In conjunction with the Site Plan, MCAF Winthrop, LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
 - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
 - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control structures or treatment structures to be utilized during the construction.
 - Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
2. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. MCAF Winthrop, LLC is advised that the discharge of any dewatering drainage requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, the proponent will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.



3. MCAF Winthrop, LLC must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.
4. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires separate stormwater and sanitary sewer service connections.
5. The Commission requests that MCAF Winthrop, LLC install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. MCAF Winthrop, LLC should contact the Commission's Operations Division for information regarding the purchase of the castings.
6. If a cafeteria or food service facility is built as part of this project, grease traps will be required in accordance with the Commission's Sewer Use Regulations. MCAF Winthrop, LLC is advised to consult with the Commission's Operations Department with regards to grease traps.
7. The enclosed floors of a parking garage must drain through oil separators into the sewer system in accordance with the Commission's Sewer Use Regulations. The Commission's Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/cj

- c: J. Larkin, MCAF Winthrop, LLC
K. MacNeill, MCAF Winthrop, LLC
C. Schlessinger, Epsilon Associates, Inc.
K. Pedersen, BRA
M. Zlody, BED
P. Larocque, BWSC



JOSH ZAKIM
BOSTON CITY COUNCILOR
DISTRICT 8

January 19, 2017

Casey Hines, Senior Project Manager
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

Dear Ms. Hines:

I am writing today to express some of my concerns with Millennium Partners' current proposal for the 115 Winthrop Square site. As the proposal currently stands, Millennium's tower could reach up to 750 feet high - at this height the tower would cast significant new shadows on the Boston Common and Public Garden in violation of state law. Studies by Millennium Partners indicate that a building of this size would extend new shadows across the Common and Public Garden, and could even reach the Commonwealth Avenue Mall. These new shadows would negatively impact our precious parks and greenspace for generations. While there are many creative solutions available to combat issues such as droughts or insect infestations, there is no viable substitute for the natural sunlight that this building would block in these public parks. Therefore I must again request that Millennium provide, in addition to its current all-or-nothing proposal, a plan for a building with a more appropriate height that would not require changes to the state shadow laws. Such a plan would allow for critical development to take place without sacrificing the welfare of some of our city's most beloved parks.

I hope that you and your colleagues take the issues I have outlined into consideration, and I urge you to work with Millennium Partners to explore alternative, smaller-scale options for the 115 Winthrop Square development project. Please do not hesitate to contact me at 617-635-4225 or josh.zakim@boston.gov with any questions.

Sincerely,

Josh Zakim



boston planning &
development agency

115 WINTHROP SQUARE

Open House - Second Public Meeting

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

PUBLIC COMMENT

In IN SUPPORT OF DEVELOPING REDEVELOPMENT
COMMERCIAL INFRASTRUCTURE IN DTX. I
SUPPORT THE PROPOSAL MILLENNIUM SUBMITTED.
LOOKING FORWARD TO A NEW TOWER.

CONTACT INFORMATION

NAME: JOSHUA BURKE

ADDRESS: 360 MERIDIAN ST. BOSTON MA

EMAIL ADDRESS:



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

115 Winthrop Square Project Notification Form (PNF)

1 message

Joyce Roetter [REDACTED]

Sun, Jan 15, 2017 at 10:34 AM

To: Mayor@boston.gov, Casey Hines <casey.a.hines@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 15 2017

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 is currently designed. This project should be suspended until and unless it can be reconfigured to conform to existing laws.

The project as currently proposed is **illegal** until and unless the 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 protect the public from additional shadows on these popular and iconic public spaces.

Please take the long-term view and do not permit developers to get around the shadow laws that have allowed Boston to thrive. They have been in force and respected by all developers until now during a period of very positive development activity in the city. If the precedent is established that a law can be amended for the purpose of one developer and one project, then other developers will expect and request similar "one time" exceptions to laws that stand in the way of buildings they wish to construct.

This project does not just affect one, or only a subset of Boston's many neighborhoods. The Common and Public Garden are spaces enjoyed and appreciated by millions every year, including residents from throughout the City as well as visitors from throughout the state, the nation and indeed the world. In addition, it is unproductive and very divisive to attempt to pit one neighborhood against another in order to win support for changing the existing laws.

There is absolutely no justification for allowing this project to move forward, unless it is reconfigured to conform to existing laws.

Respectfully submitted,

Joyce Stevens Roetter

144 Beacon Street



Christopher Tracy <christopher.tracy@boston.gov>

Project Comment Submission: 115 Winthrop Square

1 message

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

Thu, Dec 22, 2016 at 2:24 PM

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

CommentsSubmissionFormID: 1420

Form inserted: 12/22/2016 2:23:47 PM

Form updated: 12/22/2016 2:23:47 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: Joyce

Last Name: Tallent

Organization:

Email: [REDACTED]

Street Address: 100 Beacon Street

Address Line 2: #3B

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02116

Comments: Please do not make an exemption to the existing shadows law for this project. The Common and the Public Garden are almost 400 years old and deserve to be preserved for all to enjoy. Sincerely, Joyce Tallent and Brian Klock

PMContact: christopher.tracy@boston.gov



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

Concern over Winthrop Square's shadow over Boston Common and Garden1 message

Judy and Phil Tedeschi [REDACTED]

Tue, Jan 10, 2017 at 8:50 PM

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

Dear Casey Hines & All,

As Beacon Street residents, my husband and I are very concerned about the scale and pace of the new high rise developments in Boston and the shadow impact of the new Winthrop Square proposal. We're especially concerned that amending the shadow laws would set precedent for future developers to seek exemptions resulting in more shadows on the two parks.

We hope you'll take our concerns - as resident home owners and tax payers in Boston - as you review the Winthrop Square proposal.

Thank you,
Judy Tedeschi



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

Winthrop Square Project

1 message

Julie Lannon [REDACTED]

Thu, Jan 19, 2017 at 9:32 AM

To: christopher.tracy@boston.gov, johnathan.greeley@boston.gov, casey.a.hines@boston.gov

Cc: michelle.wu@boston.gov, michael.f.flaherty@boston.gov, a.e.george@boston.gov, ayanna.pressley@boston.gov, bill.linehan@boston.gov

1/19/17

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:

Downtown Crossing, with a number of subway lines and its location between the Commons and Faneuil Hall, should be a perfect place to meet friends, eat, and shop. Unfortunately, there is not much in the area to attract residents or visitors. I would love to see the "Great Hall" built as proposed by Millennium Partners at Winthrop Square. The architectural design of the entrance and the plan for open floors of restaurants and shops are fascinating. The new tower, in addition to bringing in revenue, new businesses and hopefully local businesses, will provide a space for the city to gather, relax, and hold events, fostering a needed sense of community.

Sincerely,

Julie Lannon



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

Winthrop Square Project

1 message

Justin Nadolney [REDACTED]

Tue, Jan 10, 2017 at 12:12 PM

To: bill.linehan@boston.gov

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

Dear City Councilor,

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

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

The Winthrop Square Project takes advantage of the amazing "walkability" factor of Downtown Boston. Without homes, offices and "feet on the street" after 5:00 PM, Downtown Boston will remain asleep and dormant....which is not the vision for the area. In addition, the Winthrop Square Project will also support and activate the Pedestrian Zone on Washington, Summer and Franklin Streets which is already 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,

Justin Nadolney

366 W 2nd Street, Unit 4

Boston, MA 02127

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: Justice Harrison

Affiliation/Address: 64 Wheel ST, EAST BOSTON, MA 02128

Email/Phone:

Comments: The allure of Boston for someone like myself rests in the perpetual innovation that takes place across the city. This is the reason why, as a ~~college~~ 2016 college grad, I came to Boston! Projects such as this one are exciting, they bring new life to the city. When I first came to the city I spent weeks traversing neighborhood streets becoming familiar w/ the feel of the city. On my travels I came across the Winthrop Garage site. This project proposes to redevelop that site into something that not only contributes to the immediate surrounding but other communities as well. As an East Boston Resident, the dedicated funds proposed to stimulate affordable housing development is much needed.

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