



BOSTON
TRANSPORTATION
DEPARTMENT

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March 28, 2018

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

RE: Draft Project Impact Report: 115 Winthrop Square

Dear Mr. Golden,

Thank you for the opportunity to comment on the 115 Winthrop Square Draft Project Impact Report (DPIR), which follows on the Boston Transportation Department (BTD) comment letter dated March 6, 2017 on the Project Notification Form (PNF).

In the DPIR, the project includes the development of approximately 1.592 million square gross square feet of residential, office, amenity, shared meeting space, retail, restaurant and Great Hall development. The development project includes approximately 500 residential units, 750,000 square feet of office and 31,000 square feet of retail/restaurant/Great Hall. The project proposes approximately 500 parking spaces.

BTD thanks the Proponent for addressing many of the concerns raised in the PNF letter. Based on the DPIR and the more fully developed project, we would like to make the following comments as well:

Circulation Around the Site and Site Access

The project's entrance at Federal Street, as well as the pedestrian connection to Winthrop Square through the Great Hall, has the potential to attract many pedestrians to cross Federal Street at the project entrance. The Proponent has proposed a pedestrian crossing across Federal Street at this location, with several designs. BTD would propose that the major considerations in designing this connection are: creating a safe crossing; maintaining two lanes of travel; and accommodating the many buses that stop and lay over just after the crossing. To those ends, BTD suggests the Proponent create a design that minimizes pedestrian crossing distance. Further, please project anticipated pedestrian volumes and desire lines, which you could then use to explore the feasibility/desirability of interventions such as tabling the crossing and/or a second crosswalk across Federal Street.

Because of the complexity of the intersection of Devonshire, Summer and Lincoln, BTD does not support the proposal to make any part of this block of Devonshire two-way. The Proponent has brought to our attention a proposal to make the block of Summer from Otis to Arch two-way. BTD sees that this could have positive impacts

MARTIN J. WALSH, Mayor



on circulation in the area, and therefore supports the Proponent's analyzing the benefits and costs of the proposal further, considering the impacts on on-street parking, as well as traffic impacts.

As stated in BTB's PNF letter, we prefer all residential and office vehicular access to be from Federal Street so as to create a pleasant pedestrian environment, with as few vehicular conflicts as possible. The Proponent should continue to explore this possibility.

Transportation Mitigation

Though the DPIR claims that their impact to individual bus routes is limited, there remains a large commuter demand for bus connections from North Station to downtown, South Station, the Seaport and City Point, as well as coming north on the Silver Line from the South End and Roxbury. Doubtless, the office uses at this development would contribute to that demand. Appropriate mitigation would include the funding of a plan and design for bus priority lanes from North Station to South Station. This will be coordinated with bus priority measures that are being developed independently in South Boston, as well as the Silver Line. This will be scoped out as project progresses.

In the DPIR, the Proponent proposes retiming for Summer and Surface/Purchase; Summer and High; and Congress and Milk. In 2008/2009 and again in 2014/2015, downtown signals were retimed to promote efficient flow of pedestrians, transit, bicyclists, and motor vehicles throughout the district. In line with this five-year cycle, and because these signals are all interdependent, appropriate mitigation would include traffic signal retiming and coordination in the surrounding downtown area, to be scoped out as the project progresses.

As mentioned in BTB's PNF letter, we would like to see robust pedestrian connections created to downtown crossing. We are pleased that the Proponent has proposed planning, designing, and constructing a permanent plaza at Tontine Crescent (Franklin Street from Devonshire to Hawley). As part of the process, attention should be paid to Franklin and Devonshire, where new signal equipment may be needed. As mentioned in BTB's PNF letter, we encourage the Proponent to propose improvements to the other connections to Downtown Crossing: Winthrop Lane and Summer Street.

Finally, as mentioned in BTB's PNF letter, per the City of Boston Bicycle Parking Guidelines, BTB will be looking for the provision of a bike share station, to be sited by BTB.

Transportation Demand Management (TDM)

BTB thanks the Proponent for beginning to detail its TDM plan, including commitments to provide real-time transportation information; car sharing spaces; joining a Transportation Management Association; bicycle parking; on-site bike fixing station; transit subsidies; unbundled residential parking; passing costs of parking on to tenants; bike share and car share memberships and consolidating package delivery.

BTB is pleased to see the Proponent's commit to subsidizing transit, bike share and car share memberships; BTB would like to see more detailed proposals on these, and would encourage a high level of subsidy.

BTB is pleased to see the Proponent propose an employee and resident survey, as well as collecting garage volume data. BTB would like the Proponent to include the output from this survey in its Annual Report.

As mentioned in BTB's PNF letter, we would like to see the Proponent propose shower/changing facilities per the City of Boston Bicycle Parking Guidelines. Many people's hesitancy to bike to work is partially due to not feeling clean when they arrive; shower/changing facilities help make this a more attractive choice.

Parking

The Proponent proposes 550 parking spaces, with 250 dedicated to the 790,000 SF of office and retail uses (0.32 spaces per KSF) and 300 dedicated to the 500 residential units (0.60 spaces per unit), which are within BTB policy maximum parking ratios for downtown. The DPIR proposes that some portion of the parking would be shared between residential and other uses. BTB supports shared spaces if it reduces the number of parking spaces built, but not necessarily if it retains the same number of spaces, as that functionally increases parking ratios. Please spell out how many of the spaces are proposed to be shared, and for what uses.

BTB thanks the Proponent for proposing that residential parking would be unbundled. Regarding employee and retail parking, BTB would prefer if people have to pay every time they decide to park at the location; in other words, no weekly, monthly or annual parking passes would be issued.

If parking is sold to a building tenant, BTB would like the lease to include a provision whereby the tenant cannot offer parking passes of duration greater than one day. Employees would either only pay for parking when they use a space, or would be offered a cash allowance in lieu of a parking space (parking cash-out). All parking should be charged at market rates.

Regarding retail parking, BTB notes that the Air Pollution Control Commission (APCC) views retail and general use parking differently. BTB would like the Proponent to address the following questions: If the Proponent is proposing retail and not general use parking, how will it make clear that this is only for retail in the building? How will you know whether a person entering the garage is destined for on-site retail, rather than off-site uses? Will there be signage on the street notifying people that there is parking?

Thank you for providing information on publically accessible parking in the vicinity. BTB encourages the Proponent to inquire as to whether any might be made available through agreement, thereby lessening the need to build parking spaces at this location.

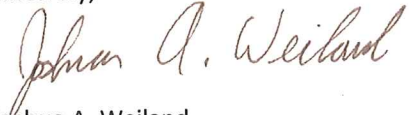
BTB is expecting the Proponent to supply the required amount of bicycle parking as per the City's Bicycle Parking Guidelines. If abutting sidewalks do not offer enough room for the required number of outdoor spaces, the City is willing to discuss the installation of outdoor bicycle parking elsewhere in downtown. The Proponent should describe the proposed location for internal bicycle parking, with the understanding that it should be located in an area that is convenient for bicyclists so as to make this as attractive an option as possible.

As mentioned in BTB's PNF letter, there are State Police parking spaces around Winthrop Square. The Proponent should work with BTB and the State Police to find an alternate location for that parking should their proposal remove parking from Winthrop Square, both during construction and after. The Proponent could look into providing parking in their garage.

Loading

In BTD's PNF letter, we suggest the provision of three loading bays that will accommodate WB-50 trucks. The Proponent states that the largest truck needed to support the project is a WB-40. BTD suggests one bay be large enough to have a WB-50.

Sincerely,



Joshua A. Weiland
Transportation Planner
Boston Transportation Department

Cc: Vineet Gupta, Director of Policy and Planning
John DeBenedictis, Director of Engineering

March 28, 2018

BY E-Mail and By Hand Delivery

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

BRA

18 MAR 28 AM 11:58:59

Re: Proposed Project at 115 Winthrop Square

Dear Director Golden:

We are the owners of property located at 155 Federal Street and 10 High Street, located approximately 130 feet from the proposed project at 115 Winthrop Square. While we were pleased to see a project of the scale originally proposed built on the site in the Project Notification Form ("PNF"), we have two primary concerns about the current design set forth in the Draft Environmental Impact Report/Project Impact Report (the "DPIR") and application for Planned Development Area No. 117 ("PDA") filed by Millennium Partners. These are reflections and massing.

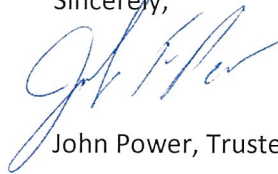
The current design in the DPIR and PDA calls for a face of the building roughly paralleling the Federal Court property line. This is a large planar surface which is planned to consist primarily of reflective glass and creates our greatest concern. Essentially, for us, this is one big flat mirror. As this lies to the north of our building, it will reflect sunlight into our building. This will affect our cooling needs and will negatively impact our tenants' ability to be comfortable and to use computer screens when the sun's reflection is directed toward their windows. This wall was considerably smaller in the earlier design and was rendered in the PNF as if it were dramatically less reflective. A large portion of this mass was proposed as a "Solaria" which consisted of seven double floors on top of the Great Hall. It is now conventional office and residential space and rises to 680 feet.

We engaged Simpson Gumpertz & Heger ("SGH") to help us analyze reflection impacts on our property. SGH examined the report by Rowan Williams Davies & Irwin Inc. that was included with the DPIR at Attachment G as well as the Detailed Solar Reflection Analysis on 155 Federal Street Building dated February 9, 2018, and prepared their own analysis as well. As set forth in the SGH report, a copy of which is enclosed, the proposed tower will create intolerable glare conditions at 155 Federal Street and 10 High Street. We urge the developer to make adjustments to its design as suggested by SGH. In particular, we ask that the following changes be implemented:

- Reduce the size of the south facing façade.
- Include substantial quantities of non-reflective materials on this façade and/or introduce articulation that reduce the duration and intensity of glare.
- Change the selected glass to a less reflective product.

We are also concerned about the project's massing. While the new design is shorter in height than what was proposed in the PNF, the project size is considerably larger, with the increased floor area achieved by filling most of the lot area for a dramatically greater height. The resulting design is, in our estimation, a graceless form which negatively impacts the neighborhood and lacks functional and esthetic merit. The new design blocks nearly all view of the sky from our northern side. We believe that Millennium should be urged to reduce floor area of the higher floors and return to a form that gives greater emphasis to its exterior esthetic.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Power", is written over the typed name.

John Power, Trustee of KNH Realty Trust

Enclosure

cc: Mayor Marty Walsh
City Councilor Edward Flynn
Casey Hines, Project Manager, Boston Planning & Development Agency
Jonathan Greeley, Director of Development Review, Boston Planning & Development Agency
David Carlson, Deputy Director for Urban Design, Boston Planning & Development Agency

3816421.3



26 March 2018

Mr. Roger W. Altreuter
Farley White Interests
155 Federal Street, Suite 1800
Boston, MA 02110

Project 180373 – Daylighting Consulting Services, 155 Federal Street and 10 High Street,
Boston, MA

Dear Mr. Altreuter:

At your request, we reviewed the two solar reflection analysis reports prepared by RWDI for the Winthrop Square Tower project. This letter summarizes our comments and recommendations based on the results, and where warranted, we provide modifications to RWDI's recommendations. We also performed a comparative point-in-time glare analysis to illustrate the effect of reflections from the perspective of occupants in the above-named building. We have not conducted a detailed review of RWDI's modeling approach, nor have we performed parallel studies to replicate their findings.

1. INTRODUCTION

Millennium Partners (MP) is proposing to build an approximately fifty-five-story tower, Winthrop Square Tower, to the north of two Farley White (FW)-owned buildings in downtown Boston: 155 Federal Street and 10 High Street, which are connected buildings. The Winthrop Square Tower plans to include an all glass south elevation that will reflect visible and infrared light onto the FW-owned buildings. MP retained RWDI to study the solar reflections on neighboring buildings.

FW requested Simpson Gumpertz & Heger Inc. (SGH) review the RWDI reports to identify and articulate the potential impact of reflections on the two FW-owned buildings. Carpenter Norris Consulting, Inc. assisted SGH with the review and point-in-time glare analysis described further below.

1.1 Reflectance in Codes

Building and energy codes have evolved to include stringent glazing performance requirements to reduce internal energy loads by reflecting the sun's light rather than allowing it to penetrate to the interior. As a consequence, the reflected heat and light impacts the exterior public domain (reflected glare and urban heat island) and adjacent buildings (reflected glare and added cooling loads). Governing bodies around the world are starting to recognize and address this concern by modifying local zoning codes or urban development ordinances to require the use of low reflectance materials. For example, Australia, Hong Kong, Shanghai, and Singapore all have prescriptive limits on facade reflectance. In North America, requirements for low reflectance glass

and adding opaque features to facades exist in some cities to limit bird strikes. We are not aware of any maximum allowable reflectance regulations in Boston. In the absence of such regulations, our letter focuses on the benefits of reducing reflectance as they apply to 155 Federal Street and 10 High Street, but also “by reflection” to the surrounding public and private domains.

2. SUMMARY OF RWDI REPORTS

We reviewed the following reports prepared by RWDI:

- Winthrop Square Tower, Detailed Solar Reflection Analysis, dated 7 December 2017.
- Winthrop Square Tower, Detailed Solar Reflection Analysis on 155 Federal Street Building, dated 9 February 2018.

RWDI performed a detailed, three-dimensional analysis of computer simulated daylight and thermal reflections. RWDI also specifically analyzed the effect of reflections at three locations (Receptor Points F29, F30, and F31) on the 155 Federal Street facade. In general, RWDI’s analysis compares the “as-of-right” development (the maximum building volume that zoning allows) to the proposed Winthrop Square Tower.

The south elevation of Winthrop Square Tower is assumed to be completely covered by glass – a conservative scenario because glass is more reflective than the metal frames. RWDI modeled Viracon’s VRE1-54 glazing at the Winthrop Square Tower. The south elevation does not include architectural features to break up the reflective surfaces, such as the vertical fin projections or saw-tooth panels on the west elevation. This is an important assumption because the results are highly dependent on both the form and materiality of the facade.

RWDI notes that visible light reflections at intensities as low as 150 W/m² are visible to people. For solar heat gain, RWDI grouped visible light and thermal energy together, noting that combined intensities greater than 1,500 W/m² would lead to short term thermal discomfort, and greater than 2500 W/m² are a human safety concern. For reference, direct sunlight is 800 W/m². The metrics and criteria apply to exterior conditions, such as for pedestrians and drivers. RWDI modified the criteria to apply to facades, and studied three specific locations on the north elevation of 155 Federal Street.

RWDI concludes the following with respect to 155 Federal Street:

- Reflections will cause a visual nuisance to occupants of adjacent buildings, including 155 Federal Street, but visual impact is characterized as moderate.
- Many reflections are frequent and long in duration (the plots for Receptor Point F29 show the condition occurs every day of the year for an average duration 29 min., and maximum duration 107 min.).
- Occupants can look away or close blinds to address the concern.
- Safety thresholds are not exceeded for damaging glare or thermal impacts, as defined by the above criteria.
- Thermal impact is low because reflected irradiance is generally less than 150 W/m².

RWDI proposes the following mitigation options to address the potential for damaging or irritating reflections on the west elevation of Winthrop Square Tower:

- **Building Mounted Shading Devices:** Saw-tooth and vertical fin architectural features on the west elevation help to prevent convergence, and reduce the frequency and intensity of some reflections, particularly because the west elevation is concave.
- **Glazing Surface Modification:** Frost or roughen exterior glass surface to diffuse light.
- **Glazing Change-out:** Select glass that lowers the full spectrum reflectance.

RWDI does not specifically outline mitigation strategies for 155 Federal Street because its analysis shows the thermal impact is low and visual impact is moderate.

3. DISCUSSION

Based on our review of RWDI's report, we summarize the potential visual and thermal impacts to 155 Federal Street due to reflections from Winthrop Square Tower. We also include comments and recommendations on potential mitigation strategies.

3.1 Visual Impacts

RWDI uses metrics and criteria appropriate for evaluating solar reflections within exterior contexts, such as for pedestrians and drivers. However, the modified criteria RWDI uses for the adjacent buildings is not the industry standard method to evaluate glare within an interior office context. From the perspective of building occupants in an office, Daylight Glare Probability (DGP) is more appropriate to quantify the probability of glare.

DGP is the percent probability a person would be disturbed by visual light sources and has been validated by several studies. The DGP values are binned into four "visual comfort classes" with 95% confidence intervals (Wienold 2009, based on Wienold and Christoffersen 2006¹). The four classes are: Imperceptible, Perceptible, Disturbing, and Intolerable.

To evaluate discomfort glare attributable to Winthrop Square Tower, we modeled the DGP for an occupant looking out and at the tower's south elevation from inside a typical office at (roughly) the Receptor Point F29 location. We used the computer software DIVA for Rhinoceros to perform the calculations. DIVA uses Radiance (developed by Lawrence Berkley National Laboratory), and Daysim to perform the DGP calculations. Figs. 1 and 2 below show the overall context and location of Receptor Point F29 modeled at 155 Federal Street.

¹ Weinold, J., Dynamic Daylight Glare Evaluation. Building Simulation 2009, Eleventh International IBPSA Conference, 2009.

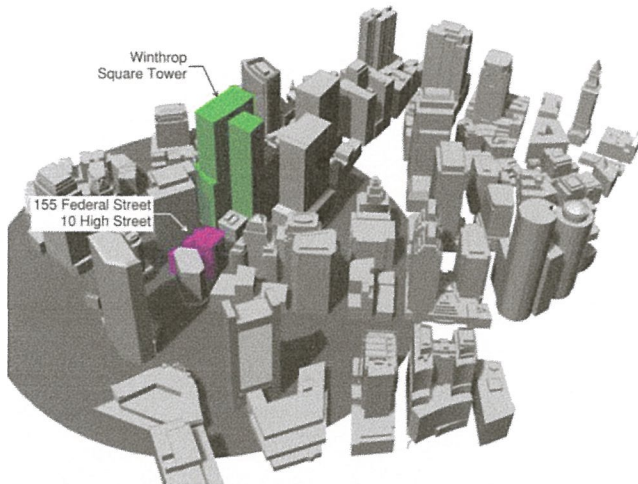


Figure 1 – Context model (looking north).

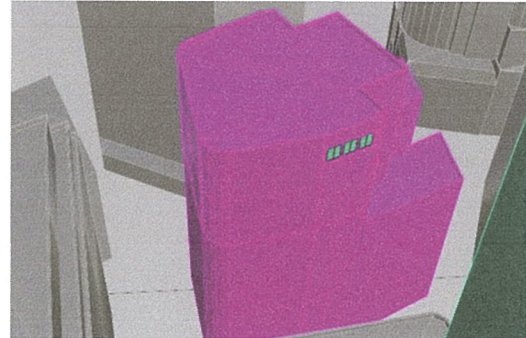


Figure 2 – Approximate location of model office at the north elevation of 155 Federal Street.

We calculated DGP with and without Winthrop Square Tower to review the impact on DGP. We assume the VRE1-54 glass for Winthrop Square Tower and VE1-2M glass (assumed since specific glazing type not available) for 155 Federal Street. No visual comfort shades are included. We modeled glare on 2 January at 12:14 p.m., a representative time of the day with the longest impact from reflections according to RWDI's report. We selected an occupant view point, from a seated position facing the exterior glazing to the north.

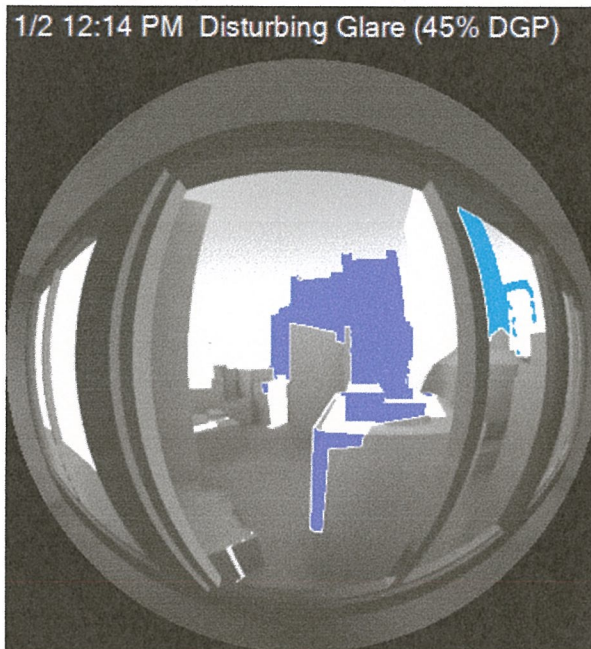


Figure 3 – DGP based on existing conditions at model office location in Fig. 2.

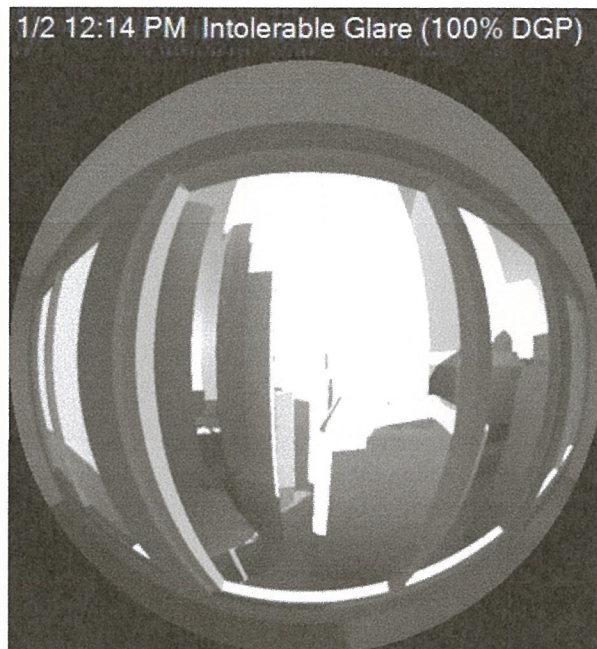


Figure 4 – DGP with new Winthrop Square Tower at model office location in Fig. 2.

Our results (Figs. 3 and 4) show that when Winthrop Square Tower is added to the view, DGP increases from disturbing to intolerable. This result is specific to one upper and less obstructed location (point of view) and at one point in time. RWDI also studied two lower and more obstructed locations, Receptor Points F30 and F31, however, it is important to note this glare condition is not isolated to these three locations and would likely cover a large portion of the north elevation. Further study is needed to show the path of reflections over the day across the north elevation and to understand the extents of intolerable glare conditions.

Since we understand that the “as-of-right” tower and the proposed tower would likely both cause an intolerable glare condition, we recommend considering the mitigation strategies listed in Section 3.3 below to reduce the duration of intolerable glare. It would be quite difficult, if not impossible, to reduce the DGP back to a disturbing glare level similar to the existing conditions without the tower.

3.2 Thermal Impacts

RWDI’s analysis shows the impact of reflected thermal energy is low. The reflected thermal energy in winter is roughly 150 W/m^2 , and in summer is much lower at 50 W/m^2 or less because the sun is higher in the sky. A better understanding of the impact of the additional reflected energy requires further study of the existing mechanical systems and conditions at 155 Federal Street. For example, if the mechanical system currently has the capacity to manage the winter heating load, an additional 150 W/m^2 from reflections off the new tower for 1 hr could trigger cooling at the north elevation that may or may not be available. On the other hand, the reflected energy in winter may help reduce the need for heating. The additional 50 W/m^2 summer load should be managed by typical mechanical system safety factors, but there could be overheating issues if existing systems are operating at their full capacity. Therefore, it is necessary to review the existing building mechanical system in detail and understand if the duration and intensity of reflected thermal energy at different times of the year would help or overwhelm the existing systems.

One item that RWDI’s report does not directly address is the potential for accelerated deterioration of materials due to added thermal and ultraviolet radiation. While the radiation may not be enough to melt or deform materials, some roofing materials and sealants degrade more quickly if exposed to significant radiation. Further study is needed to determine if 155 Federal Street includes materials that are sensitive to this kind of degradation.

3.3 Mitigation Options

We generally agree with RWDI’s suggested mitigation strategies, and add the following comments for the south elevation of Winthrop Square Tower:

- **Building Orientation:** Consider rotating the south elevation angle to redirect light away from the north elevation of 155 Federal Street.
- **Facade Articulation:** The present south elevation generates consistent glare on 155 Federal Street because it is flat like a mirror. The introduction of a faceted rather than flat articulation (similar to the saw-tooth features on the west elevation) would reduce the duration and intensity glare on 155 Federal Street.

- **South Elevation Area:** Consider changing the shape and height of the south elevation to reduce the overall surface area that reflects light onto the north elevation of 155 Federal Street.
- **Architectural Features:** Consider breaking up the continuous reflective glass facade by introducing as much façade area as possible clad in a lower reflectance material. For example, reflections can be reduced if spandrel and other opaque areas are converted from glazed panels to a dark-colored, matte finish panel, such as a lower reflectance Alucabond panel. Enlarging spandrels by raising sill heights to cover a larger surface area is another strategy to lower the overall average reflectance of the facade. The specific size and materiality requires further study.
- **Shading Devices:** Consider adding external shading such as fins or overhangs to prevent some of the direct sun from reflecting off the tower. The shading devices have an added benefit of reducing the cooling loads in the tower, but are surfaces on which snow and ice can accumulate.
- **Glazing Selection:** Consider other glazing options that meet the same or better U-factor, solar heat gain coefficient (SHGC) and visual light transmittance (VLT) as VRE1-54, but with a lower external reflectance. The proposed Viracon VRE1-54 glazing has 32% external visual reflectance, 37% external solar reflectance, and 47% VLT. As an example to consider, Viracon's VNE1-63 is only 10% external visual reflectance, with substantially better VLT at 62%, and has a slightly better U-factor and SHGC. At different angles, the reflectance could be higher, therefore further analysis is required to verify the overall impact.

While these strategies may not eliminate intolerable glare conditions, they may help to reduce the intensity and duration of each occurrence. Further study is needed to confirm which of the above-listed strategies or combination of strategies are the most effective at mitigating reflections. As noted by RWDI, an occupant that relocates or looks away can remove a glare condition, therefore viewpoint is critical. However, in most office areas, and given the intolerable glare duration, it may be onerous on some occupants to relocate.

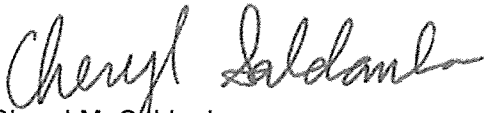
An additional strategy to help reduce intolerable glare is to deploy interior visual comfort shades. Under the existing conditions, occupants may not need to deploy interior visual comfort shades as frequently to address the disturbing glare conditions. However, once Winthrop Square Tower is built, occupants would need to deploy the shades more frequently to address the intolerable glare, which reduces daylight penetration and blocks view to the exterior. At some locations, such as Receptor Point F29, shades may need to be deployed daily, whereas in other locations, such as Receptor Point F30 or F31, it may only be needed during summer and shoulder seasons. Studies show that once shades are closed, they are not often re-opened once the glare condition has elapsed. One option to consider is installing a woven fabric shade that allows some daylight penetration and allows some view to the exterior, but would reduce glare.

4. CONCLUSIONS AND RECOMMENDATIONS

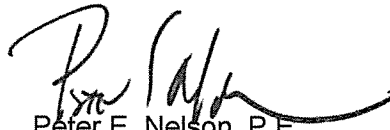
Based on our review of the RWDI reports and our DGP analysis, we conclude and recommend the following for Winthrop Square Tower:

- Winthrop Square Tower will increase the DGP from disturbing to intolerable levels for portions of the north elevation of 155 Federal Street and 10 High Street. This occurs every day over the course of the year for some locations, and different durations for other locations. We recommend additional analysis to determine the area of the facade impacted.
- RWDI notes the thermal impacts to 155 Federal Street are low, with additional reflected loads ranging from 50 to 150 W/m² depending on the time of year. We recommend further study of 155 Federal Street's mechanical systems to determine if the existing capacity can manage the additional loads.
- We recommend Winthrop Square Tower consider adjustments to the south elevation to reduce reflections onto 155 Federal Street, including but not limited to: reducing the size/height of the south elevation, modifying the angle of the south elevation, modifying the size and materiality of spandrels, adding other architectural features or shading devices, and selecting less reflective glazing. Further study is needed to evaluate which combination of mitigation strategies are most effective to reduce the intensity or duration of reflections onto 155 Federal Street.

Sincerely yours,



Cheryl M. Saldanha
Senior Staff II – Building Enclosures



Peter E. Nelson, P.E.
Senior Principal
MA License No. 32413 (Structural)



26 March 2018

Mr. Roger W. Altreuter
Farley White Interests
155 Federal Street, Suite 1800
Boston, MA 02110

Project 180373 – Daylighting Consulting Services, 155 Federal Street and 10 High Street,
Boston, MA

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- Occupants can look away or close blinds to address the concern.
- Safety thresholds are not exceeded for damaging glare or thermal impacts, as defined by the above criteria.
- Thermal impact is low because reflected irradiance is generally less than 150 W/m^2 .

RWDI proposes the following mitigation options to address the potential for damaging or irritating reflections on the west elevation of Winthrop Square Tower:

- **Building Mounted Shading Devices:** Saw-tooth and vertical fin architectural features on the west elevation help to prevent convergence, and reduce the frequency and intensity of some reflections, particularly because the west elevation is concave.
- **Glazing Surface Modification:** Frost or roughen exterior glass surface to diffuse light.
- **Glazing Change-out:** Select glass that lowers the full spectrum reflectance.

RWDI does not specifically outline mitigation strategies for 155 Federal Street because its analysis shows the thermal impact is low and visual impact is moderate.

3. DISCUSSION

Based on our review of RWDI's report, we summarize the potential visual and thermal impacts to 155 Federal Street due to reflections from Winthrop Square Tower. We also include comments and recommendations on potential mitigation strategies.

3.1 Visual Impacts

RWDI uses metrics and criteria appropriate for evaluating solar reflections within exterior contexts, such as for pedestrians and drivers. However, the modified criteria RWDI uses for the adjacent buildings is not the industry standard method to evaluate glare within an interior office context. From the perspective of building occupants in an office, Daylight Glare Probability (DGP) is more appropriate to quantify the probability of glare.

DGP is the percent probability a person would be disturbed by visual light sources and has been validated by several studies. The DGP values are binned into four "visual comfort classes" with 95% confidence intervals (Wienold 2009, based on Wienold and Christoffersen 2006¹). The four classes are: Imperceptible, Perceptible, Disturbing, and Intolerable.

To evaluate discomfort glare attributable to Winthrop Square Tower, we modeled the DGP for an occupant looking out and at the tower's south elevation from inside a typical office at (roughly) the Receptor Point F29 location. We used the computer software DIVA for Rhinoceros to perform the calculations. DIVA uses Radiance (developed by Lawrence Berkley National Laboratory), and Daysim to perform the DGP calculations. Figs. 1 and 2 below show the overall context and location of Receptor Point F29 modeled at 155 Federal Street.

¹ Wienold, J., Dynamic Daylight Glare Evaluation. Building Simulation 2009, Eleventh International IBPSA Conference, 2009.

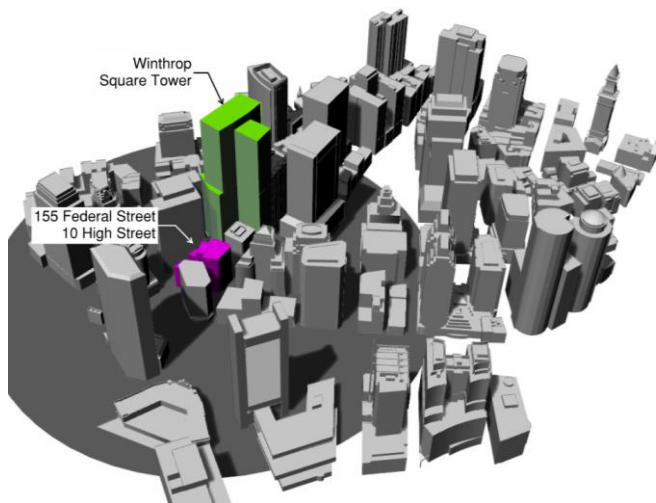


Figure 1 – Context model (looking north).

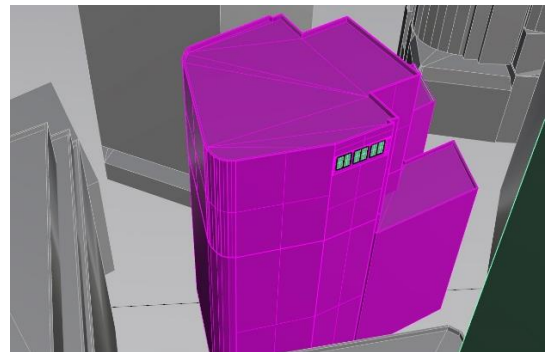


Figure 2 – Approximate location of model office at the north elevation of 155 Federal Street.

We calculated DGP with and without Winthrop Square Tower to review the impact on DGP. We assume the VRE1-54 glass for Winthrop Square Tower and VE1-2M glass (assumed since specific glazing type not available) for 155 Federal Street. No visual comfort shades are included. We modeled glare on 2 January at 12:14 p.m., a representative time of the day with the longest impact from reflections according to RWDI's report. We selected an occupant view point, from a seated position facing the exterior glazing to the north.

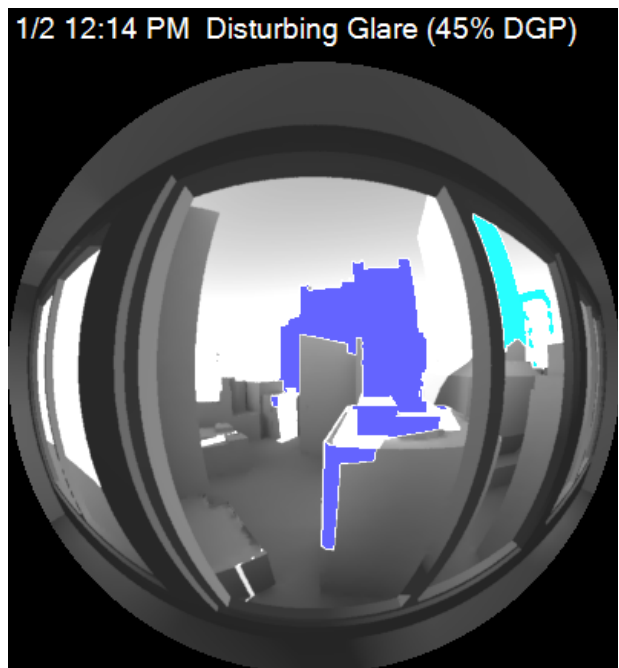


Figure 3 – DGP based on existing conditions at model office location in Fig. 2.



Figure 4 – DGP with new Winthrop Square Tower at model office location in Fig. 2.

Our results (Figs. 3 and 4) show that when Winthrop Square Tower is added to the view, DGP increases from disturbing to intolerable. This result is specific to one upper and less obstructed location (point of view) and at one point in time. RWDI also studied two lower and more obstructed locations, Receptor Points F30 and F31, however, it is important to note this glare condition is not isolated to these three locations and would likely cover a large portion of the north elevation. Further study is needed to show the path of reflections over the day across the north elevation and to understand the extents of intolerable glare conditions.

Since we understand that the “as-of-right” tower and the proposed tower would likely both cause an intolerable glare condition, we recommend considering the mitigation strategies listed in Section 3.3 below to reduce the duration of intolerable glare. It would be quite difficult, if not impossible, to reduce the DGP back to a disturbing glare level similar to the existing conditions without the tower.

3.2 Thermal Impacts

RWDI's analysis shows the impact of reflected thermal energy is low. The reflected thermal energy in winter is roughly 150 W/m^2 , and in summer is much lower at 50 W/m^2 or less because the sun is higher in the sky. A better understanding of the impact of the additional reflected energy requires further study of the existing mechanical systems and conditions at 155 Federal Street. For example, if the mechanical system currently has the capacity to manage the winter heating load, an additional 150 W/m^2 from reflections off the new tower for 1 hr could trigger cooling at the north elevation that may or may not be available. On the other hand, the reflected energy in winter may help reduce the need for heating. The additional 50 W/m^2 summer load should be managed by typical mechanical system safety factors, but there could be overheating issues if existing systems are operating at their full capacity. Therefore, it is necessary to review the existing building mechanical system in detail and understand if the duration and intensity of reflected thermal energy at different times of the year would help or overwhelm the existing systems.

One item that RWDI's report does not directly address is the potential for accelerated deterioration of materials due to added thermal and ultraviolet radiation. While the radiation may not be enough to melt or deform materials, some roofing materials and sealants degrade more quickly if exposed to significant radiation. Further study is needed to determine if 155 Federal Street includes materials that are sensitive to this kind of degradation.

3.3 Mitigation Options

We generally agree with RWDI's suggested mitigation strategies, and add the following comments for the south elevation of Winthrop Square Tower:

- **Building Orientation:** Consider rotating the south elevation angle to redirect light away from the north elevation of 155 Federal Street.
- **Facade Articulation:** The present south elevation generates consistent glare on 155 Federal Street because it is flat like a mirror. The introduction of a faceted rather than flat articulation (similar to the saw-tooth features on the west elevation) would reduce the duration and intensity glare on 155 Federal Street.

- **South Elevation Area:** Consider changing the shape and height of the south elevation to reduce the overall surface area that reflects light onto the north elevation of 155 Federal Street.
- **Architectural Features:** Consider breaking up the continuous reflective glass facade by introducing as much façade area as possible clad in a lower reflectance material. For example, reflections can be reduced if spandrel and other opaque areas are converted from glazed panels to a dark-colored, matte finish panel, such as a lower reflectance Alucabond panel. Enlarging spandrels by raising sill heights to cover a larger surface area is another strategy to lower the overall average reflectance of the facade. The specific size and materiality requires further study.
- **Shading Devices:** Consider adding external shading such as fins or overhangs to prevent some of the direct sun from reflecting off the tower. The shading devices have an added benefit of reducing the cooling loads in the tower, but are surfaces on which snow and ice can accumulate.
- **Glazing Selection:** Consider other glazing options that meet the same or better U-factor, solar heat gain coefficient (SHGC) and visual light transmittance (VLT) as VRE1-54, but with a lower external reflectance. The proposed Viracon VRE1-54 glazing has 32% external visual reflectance, 37% external solar reflectance, and 47% VLT. As an example to consider, Viracon's VNE1-63 is only 10% external visual reflectance, with substantially better VLT at 62%, and has a slightly better U-factor and SHGC. At different angles, the reflectance could be higher, therefore further analysis is required to verify the overall impact.

While these strategies may not eliminate intolerable glare conditions, they may help to reduce the intensity and duration of each occurrence. Further study is needed to confirm which of the above-listed strategies or combination of strategies are the most effective at mitigating reflections. As noted by RWDI, an occupant that relocates or looks away can remove a glare condition, therefore viewpoint is critical. However, in most office areas, and given the intolerable glare duration, it may be onerous on some occupants to relocate.

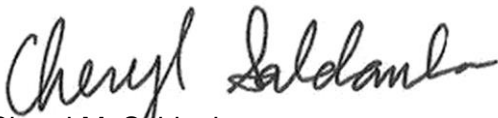
An additional strategy to help reduce intolerable glare is to deploy interior visual comfort shades. Under the existing conditions, occupants may not need to deploy interior visual comfort shades as frequently to address the disturbing glare conditions. However, once Winthrop Square Tower is built, occupants would need to deploy the shades more frequently to address the intolerable glare, which reduces daylight penetration and blocks view to the exterior. At some locations, such as Receptor Point F29, shades may need to be deployed daily, whereas in other locations, such as Receptor Point F30 or F31, it may only be needed during summer and shoulder seasons. Studies show that once shades are closed, they are not often re-opened once the glare condition has elapsed. One option to consider is installing a woven fabric shade that allows some daylight penetration and allows some view to the exterior, but would reduce glare.

4. CONCLUSIONS AND RECOMMENDATIONS

Based on our review of the RWDI reports and our DGP analysis, we conclude and recommend the following for Winthrop Square Tower:

- Winthrop Square Tower will increase the DGP from disturbing to intolerable levels for portions of the north elevation of 155 Federal Street and 10 High Street. This occurs every day over the course of the year for some locations, and different durations for other locations. We recommend additional analysis to determine the area of the facade impacted.
- RWDI notes the thermal impacts to 155 Federal Street are low, with additional reflected loads ranging from 50 to 150 W/m² depending on the time of year. We recommend further study of 155 Federal Street's mechanical systems to determine if the existing capacity can manage the additional loads.
- We recommend Winthrop Square Tower consider adjustments to the south elevation to reduce reflections onto 155 Federal Street, including but not limited to: reducing the size/height of the south elevation, modifying the angle of the south elevation, modifying the size and materiality of spandrels, adding other architectural features or shading devices, and selecting less reflective glazing. Further study is needed to evaluate which combination of mitigation strategies are most effective to reduce the intensity or duration of reflections onto 155 Federal Street.

Sincerely yours,



Cheryl M. Saldanha
Senior Staff II – Building Enclosures



Peter E. Nelson, P.E.
Senior Principal
MA License No. 32413 (Structural)

B.E. REALTY LIMITED PARTNERSHIP

Two Charlesgate West • Boston, MA 02215-3552 • 617/638-3365 • Fax 617/638-3386

March 19, 2018

BRA

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Brian Golden
Director
Boston Planning & Development Agency
One City Hall, ninth floor
Boston, Massachusetts 02201

Dear Brian:

The BPDA encouraged us to express our strong feelings about this development. In general, we are supportive of a redevelopment of the Winthrop garage site. However, we have serious concerns with the current proposal. Our comments are as follows:

1. As a direct abutter and a 25-year owner of 133 Federal Street building, we are supportive of a development which enhances the Central Business District (CBD), the surrounding buildings, and particularly the abutting buildings. We have been cooperating by allowing a water connection on our property which has caused water damage to our building. We have cooperated in temporary closures to Federal Court to assist Millennium Partners (MP) in facilitating the demolition of the existing garage. We have also allowed hazardous waste to be moved onto our property from the demolished garage to facilitate its removal.
2. The City and BPDA are both the seller of this land and the regulator of this development. This seems to have created a significant conflict of interest. The City and BPDA do not appear to be balancing these two roles and the unprecedented 34.5 FAR mid-block development is poor urban design and extremely detrimental to the surrounding buildings and the entire CBD.
3. We have met with MP and the BPDA on several occasions in an effort to provide input into the integration of this development with the neighborhood and surrounding buildings and to enhance the urban planning and design solution with little to no progress.
4. This new development is about 37% larger than the RFP development submittal by MP resulting in an unprecedented 34.5 FAR

5. This 34.5 FAR is even more detrimental to good urban planning as this is a Mid-Block site with existing 350 ft. and 400 ft. towers on each side. This is a significant deviation from MP's RFP proposal and, to our knowledge, such high walls and dense massing in such close proximity to existing buildings occurs nowhere else in Boston. It is our view that this proposed design is inconsistent with best practices in urban planning and will create significant adverse impacts on the office rents in the surrounding buildings.

6. The perimeter of the proposed development has only approximately a 30% street frontage. The average ratio of exterior wall to street frontage for large buildings in Boston is closer to 75%. Thus, this creates very close abutting buildings with limited light and surrounding space. This creates a poor working environment for the existing office space and the new proposed office space and will adversely affect the value and tax basis for these buildings.

7. Structural issues are extremely important. MP has told us and the other abutters that they will not have their structural plans completed prior to the end of the comment period. Given the size of this project, the depth of the foundations and the proximity to abutting buildings, the BPDA should keep the comment period open until MP's structural plan is presented and all abutters have had a reasonable time to evaluate and comment.

8. The proposed building dwarfs 133 Federal Street, which is a Paul Rudolf building.

9. Federal Court has been used for parking for 133 Federal Street since it was built in 1960, and this parking has become very important to the 133 Federal Street building. The deeded right of vehicle pass through on Federal Court is critical to the operation of the 133 Federal Street building.

10. We understand that MP intends to put an in/out ramp to their garage immediately adjacent to the existing 75/101 Federal ramp on Federal Street, further compromising the streetscape and creating potential traffic and pedestrian bottlenecks and safety issues.

11. The Great Hall is now not even a Good Hall as it is narrower and darker, and the entrances have been reduced to possibly make it a Lost Hall.

12. The BCDC emphasized many of these same points as described above. In fact, one member of the BCDC called this a Bait and Switch by MP. The BCDC also felt the massive T-shaped building is no longer an elegant and iconic building as required in the RFP. MP's original RFP did meet these criteria.

13. The owners of 133 Federal Street building have discussed with the BPDA a possible residential tower on our plaza and partially over our existing building. MP's development next door with an excessive FAR will be extremely detrimental to our reasonable development plan.

14. In response to the RFP, MP proposed a 775' tall building with 1,153,000 SF. The area was confirmed in their Letter of Intent. The DPIR list the project area as 1,581,000 at a reduced height of 664' from the original submission. MP has increased the square footage of the building by approximately 37%. With the 37% increase in area MP has only proposed about a 10% increase in the purchase price.

15. This overly dense T-shaped tower was panned by the BCDC and no longer is an iconic structure representing the "Best of Boston".

Sincerely,

A handwritten signature in blue ink that reads "Steven B. Belkin". The signature is fluid and cursive, with the first name "Steven" being the most prominent.

Steven B. Belkin
Chairman

SBB:dj



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Executive Director
Ken Smith

March 19, 2018

Ms. Casey A. Hines
Project Manager
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

Re: Winthrop Square

Dear Ms. Hines:

We have been following Millennium Partners' efforts to transform Boston's downtown with the redevelopment of the old Winthrop Square Garage site. Now that the old parking garage no longer is standing, we are hoping to witness a groundbreaking sooner than later.

We believe it is critical for this part of downtown to benefit from the kind of dramatic upgrade that the Millennium Partners created in years past in the former Combat Zone and in Downtown Crossing.

We strongly encourage the city to move this project forward promptly.

Sincerely,

Kenneth Smith
Executive Director

MA-100 Summer Street Owner, L.L.C.
c/o Equity Office Properties
100 Summer Street
Boston, MA 02110

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March 19, 2018

**BY EMAIL and
HAND DELIVERY**

Brian Golden
Director
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201-1007

Re: Draft Environmental Impact Report/Project Impact Report dated January 2, 2018
(the "DEIR/DPIR") for Winthrop Square Tower project (the "Project")

Dear Mr. Golden:

I am writing on behalf of MA-100 Summer Street Owner, L.L.C. ("MA-100 Summer Street"), which owns the 32-story office building commonly known as 100 Summer Street in Boston, to express our objections to the DEIR/DPIR.

Over the past several months, we have been meeting with representatives of MCAF Winthrop LLC and its geotechnical engineers at Haley & Aldrich, Inc. ("Haley & Aldrich") and other members of its project team to discuss our concerns with the Project, which will be constructed on the property immediately adjacent to 100 Summer Street and commonly known as 115 Federal Street (the "Project Site"). As part of this effort, we have engaged geotechnical engineers (GZA GeoEnvironmental, Inc.), structural engineers (McNamara/Salvia, Inc.) and traffic engineers (Vanasse & Associates, Inc.) to study the potential impacts of the project upon our property at 100 Summer Street. We recently shared with MCAF Winthrop LLC the traffic study report prepared on our behalf by Vanasse & Associates, Inc. with respect to the project and expect to continue to work with MCAF Winthrop LLC to address the traffic issues raised in that study. We are hopeful that these concerns regarding traffic issues can be resolved as part of these ongoing discussions.

Our concerns with respect to the potential impacts of the project on the structural integrity of our property at 100 Summer Street stand in a different light altogether. Given the seriousness of these concerns, we have informed MCAF Winthrop LLC that we feel obliged to submit this letter outlining our concerns regarding the incomplete and erroneous geotechnical information in the DEIR/DPIR.

The information that MCAF Winthrop LLC has provided to us indicates that the Project will involve the construction of a new tower building 700 feet in height and extending five levels below grade over substantially all of the Project Site. The foundation wall for the new building will be located on the property line between the Project Site and 100 Summer Street, within eight feet of the foundation of the 100 Summer Street office building. We further understand that the excavation plan will involve the mass excavation of the soils at the Project Site to the bedrock below, requiring excavation to approximately El. -47, or approximately 75 feet below the existing grade at the property line between the Project Site and 100 Summer Street.

In the course of our discussions with MCAF Winthrop LLC, Haley & Aldrich provided us with a copy of its Geotechnical Investigation and Interim Foundation Design Recommendation Report dated November 15, 2017 regarding the Project (the "11/15/17 Geotechnical Report"). In the 11/15/17 Geotechnical Report, Haley & Aldrich concluded, based on its investigation of the soil conditions below the Project Site and 100 Summer Street, its review of the structural plans for 100 Summer Street and its modelling of potential settlement impacts associated with the excavation work, that the building at 100 Summer Street will likely experience 1 to 1.5 inches of settlement as a result of the excavation work associated with the construction of the foundation and five-level subsurface parking garage for the Project assuming the general contractor employs "good construction techniques." Moreover, the 11/15/17 Geotechnical Report states that this amount of settlement does not include the additional settlement associated with the dewatering activity at the Project Site. Haley & Aldrich has subsequently indicated to our geotechnical engineers at GZA GeoEnvironmental, Inc. that the dewatering activity associated with the Project may increase the amount of differential settlement by another .2 inches. Based on these findings of MCAF Winthrop LLC's geotechnical engineers at Haley & Aldrich, we have been awaiting a further report from Haley & Aldrich regarding the steps that must be taken to protect the property at 100 Summer Street from experiencing the levels of settlement that Haley & Aldrich has estimated will be caused by the Project, which we are advised may cause significant structural damage to our building. MCAF Winthrop LLC has recently informed us, however, that Haley & Aldrich will not issue its follow-on report until after the public comment period on the DEIR/DPIR has expired.

The DEIR/DPIR that MCAF Winthrop LLC submitted to the Boston Planning and Development Agency and the Executive Office of Energy and Environmental Affairs states (at p. 5-135) that the nearby buildings, including 100 Summer Street, "are supported on deep foundations bearing in very competent strata (glacial till or bedrock) at estimated depths ranging from about 50 to 80 feet, and are not anticipated to experience adverse movements as a result of the planned construction." This statement is not correct in two important respects. First, the 11/15/17 Geotechnical Report prepared by Haley & Aldrich states that the building at 100 Summer Street is supported on concrete caissons bearing in glacial soil at varying depths between approximately El. 0 and El. -20, or approximately 28 to 48 feet below grade. At no point, therefore, do the concrete caissons supporting 100 Summer Street extend to a depth of 50 to 80 feet below grade. We understand that MCAF Winthrop LLC has acknowledged this error in the DEIR/DPIR and has recently corrected it in the FEIR for the project and its recent status update to the BPDA regarding the geotechnical analysis for the project. We nevertheless want to underscore the significance of this erroneous statement in the DEIR/DPIR because the excavation and dewatering work associated with the construction of the foundation and five-level

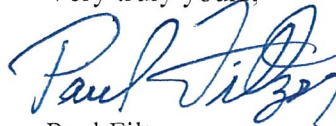
subsurface parking garage for the Project will extend to a depth of 75 feet below grade over the Project Site, or 27 to 47 feet below the concrete caissons supporting 100 Summer Street.

The statement in the DEIR/DPIR that the building at 100 Summer Street is “not anticipated to experience adverse movements as a result of the planned construction” is also not correct. As Haley & Aldrich has itself acknowledged, the proposed construction work will cause the building at 100 Summer Street to experience a significant amount of differential settlement on the order of 1.2 to 1.7 inches, which we understand may well compromise the structural integrity of the building at 100 Summer Street. The DEIR/DPIR also states in conclusory fashion (at p. 5-134) that the “foundation design and construction will be conducted to control and limit potential adverse impacts, especially to adjacent structures, using methods that have proven successful on many similar projects in Boston.” This statement fails to account for the fact that Haley & Aldrich has predicted that the building at 100 Summer Street will experience 1.2 to 1.7 inches of differential settlement even if the contractor employs “good construction techniques.” The DEIR/DPIR nowhere indicates that the “proven methods” of construction referenced therein will ensure that the building at 100 Summer Street does not experience the differential settlement that Haley & Aldrich has predicted.

In sum, the statements in the DEIR/DPIR regarding the impacts of the Project upon the building at 100 Summer Street are not supported by the existing engineering work performed by Haley & Aldrich and reviewed by our engineering team. As the proponent of the Project, MCAF Winthrop LLC has an obligation to ensure that the construction of the Project does not adversely impact the structural integrity of the nearby buildings, and to share the engineering support for its conclusions with our engineers so that we may satisfy ourselves that the Project will not adversely impact our property. To this point in time, MCAF Winthrop LLC has failed to do so.

On March 12, 2018, we sent a letter to MCAF Winthrop LLC detailing the concerns set forth in this letter regarding the potential structural impacts of the project upon our property and requesting that MCAF Winthrop LLC agree to extend the public comment period with respect to the DEIR/DPIR until the follow-on Haley & Aldrich report has been prepared and reviewed by our engineers. On March 15, 2018, MCAF Winthrop LLC informed us in writing that it would not agree to extend the comment period. Under the circumstances, therefore, we have no choice but to express our strong objection to the Project, which should not be approved until the geotechnical analysis has been completed and our engineers have been afforded an opportunity to review the same.

Very truly yours,



Paul Filtzer

March 19, 2018

By Email

Mr. Brian P. Golden, Director
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

Re: 115 Winthrop Square Project

Dear Director Golden:

I am writing in connection with the proposed 115 Winthrop Square project, which is currently under review by the Boston Planning & Development Agency under Article 80B (Large Project Review) of the Boston Zoning Code.

Rockpoint Group, L.L.C. ("Rockpoint") is a Boston-based real estate private equity fund sponsor and Registered Investment Advisor with over \$13.5 billion of assets under management. Rockpoint acts as a fiduciary for its investors, which include public pension funds, among others. Through its affiliates, Rockpoint is the owner of just over 2 million square feet of Class A office space in the immediate vicinity of the 115 Winthrop Square project ("Project"), including the abutting 75-101 Federal Street building, which contains approximately 850,000 square feet of first class office space and ground floor retail/restaurant/bank uses, as well as an approximately 140 space underground parking garage accessed solely from Federal Street. Rockpoint also owns the 100 High Street and 160 Federal Street office buildings directly across the street from the site of the Project, and those buildings together, contain an additional approximately 925,000 square feet of first class office space, together with ground floor retail and restaurant uses on Federal and High Streets. Rockpoint also owns the 99 Summer Street office tower at the intersection of Summer and Devonshire Streets, which contains approximately 300,000 square feet of first class office space together with ground floor retail uses.

In addition to these office properties, Rockpoint affiliates own 100 Arlington Street, the Taj Boston Hotel and the Renaissance Boston Waterfront Hotel; our portfolio in Boston previously included properties such as 265 Franklin Street, One Beacon Street, 99 High Street, 711 Atlantic Ave, 18 Tremont Street, 451 D Street and 27-43 Wormwood Street, as well as the Park Plaza Hotel and The Mandarin Oriental Hotel.

In short, Rockpoint thinks Boston is a dynamic city in which to do business, which is why we were initially delighted when the City chose Millennium Partners to redevelop the former Winthrop Square Garage site into a first-class office and residential tower with a dramatic "Great Hall" that would front on Federal Street. We watched with interest as that project progressed through initial City filings under the City's Article 80B process, and we focused on how a thoughtfully designed and executed new development could help fill the empty gap in the heart of Boston's financial district.

However, the Project as outlined in the Draft Environmental Impact Report/Draft Project Impact Report filed with the BPDA is dramatically different from the building shown in the design plans included in the initial Project Notification Form filing under Article 80B. I want to emphasize that we are not opposed to the height of the Project; rather, we think the combination of the Project's massing and density will have a substantial negative effect on the City streetscape along both Devonshire and Federal Streets, as well as on the use and operation of 75-101 Federal Street and that building's structural stability. Our specific concerns are as follows:

1. Massing. The project now before the BPDA and the Boston Civic Design Commission is not at all the project proposed by the proponent in response to the BPDA's initial Request for Proposals (RFP) for the garage site and later shown in the Project Notification Form filed by the proponent with the BPDA under Article 80B of the Boston Zoning Code. First and foremost, the project depicted in the PNF plans contained approximately 1,100,000 square feet of gross floor area, and the project as now proposed is about 500,000 square feet larger, or almost 50% larger than the project depicted in the PNF. This change is not attributable to the Federal Aviation Administration's determination that the project as originally opposed would interfere with aviation navigation; indeed, at the initial BCDC hearing on the Project, the proponent stated that the resultant loss of square footage from that FAA determination was only 120,000 square feet, not the additional 500,000 square feet that is being shown in the current design plans.

The revised massing of the Project gives us great pause and raises significant concerns for Rockpoint as the owner of the 75-101 Federal Street, 160 Federal Street, 100 High Street and 99 Summer Street buildings. The Federal Street elevation now extends straight up the face of the building, with a correspondingly bulkier massing, and the resulting building design places the Project directly adjacent to the 75-101 Federal Street Building at a distance of only 22 feet on average and as close as 14 feet. By contrast, typical minimum building separation distances for high rise towers in Boston are closer to 40 feet (One Lincoln Street and 100 Summer Street) to 50 feet or more (125 + 145 High Street, One Federal Street and One Beacon Street).

Mr. Brian P. Golden, Director

March 19, 2018

Page 3

The design of the proposed project thus creates a “looming” effect not only on the 75-101 Federal Street building, but also on other buildings in the area such as the suite of historic buildings framing Winthrop Square, as well as Winthrop Square itself. This design is inconsistent with the City’s own RFP for the Winthrop Square garage site, which called for the building’s massing to “enhance the composition of the surrounding buildings” and to provide “appropriate setbacks.”

We ask that the proponent be required to revise the project design to create more setbacks from adjacent buildings and reduce the massing on the Federal Street frontage. We enclose a massing analysis which illustrates the massing incongruities of the Project in relation to existing tall buildings in Boston.

2. Density. As outlined in the draft Development Plan for the Planned Development Area that is proposed to be created at the Garage parcel, the project will have a 34.5 maximum Floor Area Ratio (FAR). This FAR is substantially (*i.e.*, more than 25%) in excess of the FAR approved for other tall Boston office buildings, such as the One Financial Center tower, with an FAR of about 27, or the 53 State Street/Exchange Place tower, with an FAR of about 28. Furthermore, the Project will be a mid-block, “infill” building, whereas buildings of this scale in Boston are more typically located on a full City block (such as the 200 Clarendon Street and the Federal Reserve buildings) or on corner lots (such as the 28 State Street, 60 State Street and 100 Summer Street buildings). The project site’s mid-block location demands an especially sensitive massing solution which sadly, is not represented in the Project’s current design.

As noted above, we ask that the proponent be required to revise the Project design to create a massing that is more sensitive to its setting. We note that the comments we are raising in this letter with respect to massing and density mirror those raised by numerous Boston Civic Design Commissioners at the February 6, 2018 BCDC public hearing on the Project. We note further that as of the date of this letter, the Project has not received a recommendation of design approval from the BCDC. While we recognize that the BCDC’s role under Articles 28 and 80 of the Boston Zoning Code is advisory only, we hope that the Project design will be changed to be responsive to the BCDC’s expressed concerns; we are unaware of another instance where the BPDA has approved a project of this size and scale without a recommendation of design approval from the BCDC.

3. Parking. We retained an independent transportation engineering firm with extensive experience on Boston projects to undertake a peer review of the traffic analysis contained in the DEIR/DPIR. They have noted that the traffic analysis should have taken into account (per usual BPDA and Boston Transportation Department protocols), the Millennium Tower/Burnham Building and One Post Office Square projects in conjunction with the development of future No-Build traffic volumes within the study area. In

Mr. Brian P. Golden, Director

March 19, 2018

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addition, the traffic analysis uses vehicular modal split assumptions for the residential component of the Project that are notably lower than other projects in the downtown area which recently underwent BPDA Article 80 review, such as Congress Square, the South Station Air Rights project, the One Bromfield residential project, and the 110 Broad Street project. In each of those cases, the residential vehicular modal split was 28% or higher (see also the "Access Boston" data); for the Project, the vehicular modal split assumption for the Project is set at 18%, substantially lower than other recent Article 80 assessments (and without any accompanying explanation).

In addition, paradoxically, the DEIR/DPIR discusses the availability of residents' spaces for day-time office and commercial parkers; however, according to the data in the DEIR/DPIR, the majority of automobiles owned by residents of the Project will remain on-site for the duration of a typical weekday (see the vehicular modal split of 18%), thus making those spaces unavailable for a shared parking system.

We ask that the parking demand section of the DEIR/DPIR, particularly with respect to the proposed residential use, be re-analyzed and clarified in a Supplemental Submission, and that sufficient parking be provided to accommodate expected user demand at the Project.

4. Traffic and Area Circulation, and Pedestrian Safety. The independent peer review we commissioned of the traffic analysis in the DEIR/DPIR revealed numerous nearby intersections which exhibit movements currently operating at Level of Service (LOS) F or which will degrade to a LOS F as a result of the Project. Furthermore, we are concerned about the proposed location of the garage entry/exit for the office and commercial portion of the Project: directly adjacent to the existing garage exit/entrance for the 75-101 Federal Street building. In addition, the garage entry/exit for the Project is proposed to be only a single lane, and the DEIR/DPIR is unclear as to how this single lane system can operate without causing considerable queuing on Federal Street and, how it will operate (in or out) during non-peak hours.

The DEIR/DPIR indicates that nearly 300 vehicles will enter the garage during a single morning rush hour period, or nearly 5 vehicles per minute. This will be in addition to vehicles that enter the existing 75-101 Federal Street garage located just to the north. We think it is inevitable that the left lane of Federal Street will become a stacking lane for the garage at the Project. Our independent transportation consultant found it impossible to assess the adequacy of the internal queuing capacity at the Project based upon the early stage design plans included within the DEIR/DPIR. We think it goes without saying that there should be adequate vehicle queuing capacity internal to the Project so that the impact of the building's design is not externalized to Federal Street, thereby compromising traffic operations as well as pedestrian safety.

We believe that the single entry/exit lane system for the Project garage will create even more vehicular congestion on Federal Street and potentially High Street. As the City is well aware, Federal Street is already a very busy street with an MBTA bus hub located directly across the street from the project site, as well as very heavy pedestrian traffic due to the street's prominence as a pedestrian connector in the Downtown area and its role as a direct pedestrian access route to and from South Station.

The DEIR/DPIR estimates that in the morning rush hour, over 1,700 pedestrians traverse Federal Street, and in the evening rush hour, over 1,960 pedestrians traverse Federal Street. The proposed side-by-side garage entrances for the Project and the 75-101 Federal Street building may make pedestrian passage on the west side of Federal Street near-impossible, leading to even more pedestrian traffic on the east side of Federal Street and unsafe (unsanctioned) pedestrian mid-block crossings for those people who ultimately wish to access either 75-101 Federal Street or other office buildings, such as One Federal Street.

We ask that the proponent be required to present additional traffic analysis and design changes in a Supplemental Submission as follows:

- a. Clarify and elaborate on the operation of its parking operations at the Project, including specifics as to internal queuing space and gate/ticket operations; provide sufficient queuing space internal to the building; explain how the single entrance/exit lane will operate in off-peak hours; and explain how the single entrance/exit lane will preclude on-street vehicular queuing on Federal Street.
- b. Explain the proposed vehicular residential modal split and reconcile that number with the expected number of vehicular spaces expected to be available during the day for non-residential parkers. Our independent transportation consultant suggests that the number of vehicular spaces that will be available for non-residential Project users during the day will be substantially less than the proponent has suggested in the DEIR/DPIR.
- c. ULI parking demand data is referenced in the DEIR/DPIR, using a base parking ratio of 0.5 spaces/unit, although the ULI data more frequently used is base parking demand of over 1.0 space/unit. The approach used by the proponent is more suitable to a suburban setting, where residents are much more often using their cars to access their work places. We think this needs to be reconsidered.
- d. We think the proponent should redesign the garage entrance away from the entrance to the 75-101 Federal Street building and revise the building design to include two lanes of drive aisles to accommodate the projected traffic volumes adequately.

5. Structural Considerations. We have retained the engineering firms of MacNamara/Salvia and Sanborn Head to advise us on the structural and geotechnical implications of the Project as designed. Our consultants have concerns about the impacts the proposed building construction will have on nearby buildings, including the 75-101 Federal Street building - specifically, the settlement that our building will experience as a result of the deep below-grade construction and significant vertical loads imposed on the Project. The structural aspect of the Project is extremely complex given the close proximity of the existing adjacent office towers and their foundation systems.

The designers of the Project have informed our consultants that the proponent will likely proceed with the "top/down" construction methodology, whereby the new load-bearing elements of the Project (LBE's) will be driven into the bedrock to support up to 30 levels of the new 50+ story building, while the construction will be progressing in two directions, up and down simultaneously. Once the floors have been placed up to the 30th floor, the building's loads will be transferred to the building's "concrete core walls," whereby the LBE's will become "sacrificial." It is our understanding that this method of load transfer will be the first of its kind for a high-rise building in Boston, and as such, it will require a great deal of study and independent review during the design process prior to moving forward with construction. For this reason alone, we have deep concerns about the Project, in addition to those listed above.

At this time, a limited amount of geotechnical design information has been provided to us by the Proponent, and the data that has been provided is wholly inadequate for us to truly evaluate the true impact of the planned construction of the Project on the 75-101 Federal Street building. Our consultants have indicated that the settlement at the 75-101 Federal Street building as outlined in the DEIR/DPIR may be significantly understated, and as direct abutters to the Project, we are very concerned about the prospect of facing a building settlement situation similar to that which Millennium Partners is currently facing in San Francisco.

We think it is incumbent upon the BPDA to require that the Proponent provide in a Supplemental Submission, much more information than has been made available to protect not only the nearby buildings, but also the safety of the public.

For us, it is clearly vital that the proponent address these concerns so that we can protect our significant investment in 75-101 Federal Street.

6. Environmental Impacts. We reviewed the wind study included as part of the DEIR/DPIR and note that there is a point at the corner of Devonshire and Franklin Street where the proposed building will create a dangerous wind condition. The proponent's proposal –

to plant one or more trees at that location to mitigate the wind conditions – is not feasible, as the southeast corner of the Devonshire/Franklin Street intersection is already narrow, at only eight feet wide. It also already carries substantial foot traffic, particularly heading to and from nearby South Station.

We did a count of pedestrian volumes at that location from Tuesday, February 27, 2018 through Thursday, March 1, 2018 and found that in the morning, between 2,080 and 2,236 people passed through this corner, and in the evening rush hour, between 2,298 and 2,383 people passed through this corner. (The time periods studied were 7:00 - 9:30 a.m. and 4:00 - 6:00 p.m., respectively.)

We ask that the proponent devise an alternative solution to the dangerous wind condition the proposed Project would create, in lieu of the tree planting proposed. We think the proponent should be looking at the design of the Project to ameliorate the difficult wind conditions the Project will create in the downtown area. We ask that this additional wind study be included in a Supplemental Submission.

7. Devonshire Street. We note the design plans set forth in the DEIR/DPIR to change the Devonshire Street curb conditions, and we look forward to working with the proponent and the City to understand all of the proposed changes and make sure that they encompass logical changes, such as the extension of the “tabletop” treatment to Winthrop Square, to a portion of the curb adjacent to the 75-101 Winthrop Square. We would like to see these revised design plans in a Supplemental Submission.
8. Winthrop Square. We agree with the observation of a number of the BCDC members at their February 6th public hearing, that Winthrop Square is a gem that should continue to be so for the benefit of the public generally, and not re-landscaped so as to seem an extension of the Great Hall at the proposed project. We are delighted that the proponent has committed to maintain Winthrop Square in perpetuity, and we hope that the City will undertake the redesign process for Winthrop Square so that all abutters and other interested stakeholders may participate.

We are delighted at the many public benefits which the proponent has proposed for the City of Boston, and we are confident that in its role as the Seller of the project site, the BPDA will memorialize those commitments in a manner that will bind the proponent and any future owner of the project site so that the public can enjoy the project’s many proposed benefits forever.

We hope that that in considering its future approval of the Project, the BPDA in its capacity as a regulatory agency will take into consideration the serious urban design, traffic, structural and other issues we have raised, and require that the proponent submit a Supplemental Submission which addresses each of these concerns.

Mr. Brian P. Golden, Director
March 19, 2018
Page 8

Thank you for your consideration of our comments, and we look forward to the responses of the BPDA and the proponent, and to reviewing the Supplemental Submission we believe is necessary to address the foregoing concerns adequately.

Sincerely,

A handwritten signature in black ink, appearing to be 'RH' or similar initials, written in a cursive style.

Ron Hoyl
General Counsel

Enclosure (1)

cc: Casey Hines, BPDA (By email)
Jonathan Greeley, BPDA (By email)
David Carlson, BPDA (By Email)



LIGHT Boston

Illuminating Our City's Unique History, Culture and Future

March 19, 2018

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Casey Hines, Senior Project Manager - Development Review

Boston Planning & Development Agency, Boston City Hall

One City Hall Square, Boston, MA 02201

casey.a.hines@boston.gov

Subject: **DPIR Comment - 115 Winthrop Square**

Dear BPDA -

Civic Illumination does not appear to be anywhere in the formal Draft Project Impact Report requirements. How can such an application be comprehensive without it?

This letter is to comment not only on specific aspects of the DPIR for the 115 Winthrop Square project, but also to bring attention to the remarkable omission of nighttime aspects of a project. While the City's overall Project Review, as well as the BCDC and criteria used by BPDA staff do begin to consider lighting, the formal Report does not even require documentation of intent, much less address possible results. We are without sun half of our hours (vernal equinox: 3/20/18- sunrise 6:45am DST, sunset 6:56pm DST). Few things affect our physical well-being and appreciation of our city more than the way we light and perceive our world during the dark hours.

Improved illumination of our built environment, our city's heritage, and our citizens' public realm has been the focus of LIGHT Boston's advocacy for more than two decades. We appear to be the city's only continuous, objective voice concerned with the *quality* (rather than just the quantity) of illumination. We have completed notable built examples of "good" lighting, and appear to have become the go-to organization working with the broader lighting constituency for a superior after-dark city.

1. Address Lighting as a Basic Requirement

Illumination is at the heart of how any project will be perceived 50% of the time. Hence skillful, thoughtful, creative lighting is just as important to a successful project as are Wind, Shadow, Traffic and other matters given thousands of words, charts, illustrations, etc., in the Application. If the City does not require lighting issues to be addressed *before* the project is accepted, it loses much of its ability to improve or correct them later, there being no paper-trail of comment upon which to build.

2. Current Regulation – Illumination Ignored

Absent a set of lighting requirements for the current Report - such as illuminance levels, color temperature and color rendering properties, light trespass and light pollution considerations, along with sustainability and energy usage - the presentations to reviewing agencies and the public have left much of the story untold. Even at this early

LUMINARIES

Thomas A. Kershaw - Chair

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Henry Lee

Paul D. Mustone - LC

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President 1996-2005



design stage, this is not acceptable since intent and performance, rather than detailed solutions, are germane. Lighting is intrinsic to our understanding of the project. Illumination is not just decoration. It is central to artistic intent as well as public safety.

As to waiting for later in the design review process for illumination to be reviewed, it is true that lighting instruments can be (and frequently are) added on later. Similarly, developing ground level approaches to site lighting after the fact is quite common. But without addressing what illumination is generally desired, as well as specific lighting issues, it may be too late later on. It is not unusual for changes that would improve the result of what has already been approved and budgeted, to prove impractical or too expensive later. Developing and presenting intended results for the nighttime aspects of the project, even if only by way of example, are germane now. (The Landscape sections of this proponent's Application has done this to effect.)

3. Scoping Determination – Is There No Nighttime?

The Scoping Determination of April 10, 2017, written in response to the PNF, ignores the question of civic illumination as we pointed out in our 1/20/17 comment letter (attached to the transmitting email). Our comment identified concern that the issue of illumination had not even been discussed, nor lighting reconized as an issue. Civic Illumination was raised as an issue almost a year ago.

The current Determination list of Public Benefits (page 5) completely ignores the potential benefits that might accrue to the city from a superior nighttime environment in terms of lighting to be created by this project. Indeed might not the City want to suggest to this strong, sophisticated and successful proponent that it could aspire to setting an extraordinary example for civic illumination of future development.

4. Nighttime Image of the building

The lighting of the building exterior itself becomes the cityscape identifier. The BPDA submission does not require, or apparently even allow, the Proponent to discuss intent, such as it has done its the recent DEIR. In that document, the project was proclaimed "a beacon on the Boston skyline", although oddly no nighttime skyline image was required. Nor provided.

Presentation of this critical design aspect, especially for such a notably tall building as proposed (the tallest by far in the neighborhood), with its opportunity for a positive contribution to the quality of our nighttime skyline, merits (indeed, requires) development, presentation and review.



5. Elevations and Form – Is This All There Is?

(a) Rooftop

As currently presented in the DPIR, the rather banal flattop roofscape suggests that this proponent and its design team, known for some of the most elegant new large buildings in town, do indeed intend to develop the top into something more expressive. It seems unlikely that what is currently shown is their final intent, since any nighttime revelation of *this* design would likely be undistinguished. Samples – beginning with local efforts and continuing all the way to international successes, might be presented for discussion. Since the Lighting Design consultant is not yet a member of the design team, could not the proponent at least submit “something like” images to show intent.

Indeed, we note that the lighting consultant is integral to the successful creative work of the design team for a large and complicated project. The lighting designer’s talents and knowledge of the creative possibilities and rapidly developing technology should be included from the beginning, rather than being asked to just “light it up” later as a garnish to a design *fait accompli*.

(b) Elevations

Similarly, does not the modelling of the shaft and lower level elements themselves require substantial design development, since what is shown is as well likely only a placeholder? Without more exposition of the building form, it is a sizable leap of faith to assume that it will be possible to make the project a remarkable object, as anything of this size and scope demands. Lighting will likely play a significant part in a successful solution.

(c) Groundplane

Ground floor areas including proximate entourage, especially for the re-design of that much overlooked urban treasure, Winthrop Square with its “outdoor room walls”, merit the diligent attention and understanding of how lighting can make a place. Comprehensive lighting design not only includes lighting quantity (footcandles, etc.) on the walking or driving surfaces, but considers all of the visual elements within the field of view, such as light sources, signs, and spill light from buildings. The design should also take into account the concerns for public sidewalks and the needs of individuals with limited vision. Design for low vision persons is typically good practice for others with normal vision.

6. Potentials for the Urban Fabric

The possibilities (indeed responsibility and opportunity) abound for the proponent to take the leadership role, being the biggest kid on the block, for the improvement and long-term maintenance of the adjacent Winthrop Square “public room”. No one will have overlooked that the square *a priori* adds extraordinary value to the project, thus mandating that it be improved for nighttime, as well as daytime, place-making.



So too the northeast link across the heavily trafficked Otis Street and the the Federal Street streetscape across into Matthews Street. These all are important elements to the success not only of the project itself, but also to the new neighborhood being created by the expansion of residential building to the Federal Street area. Civic Lighting and making this a signature nighttime place is a remarkable and unique opportunity.

7. Interior lighting of public spaces

Views of public spaces *within* the project are shown in renderings, but also are not required in the Report. The proposed public room of the Great Hall is potentially such a significant public benefit to the neighborhood – indeed, to the city that its lighting should be further addressed. Since lighting “makes” the scene at different times of day, various days of the week and in the rich array of events over the course of a year, illumination intent is, again, central to success. The Great Room’s purposes and possibilities, (including the intent to facilitate theatrical lighting for performances by companies of modest means), should be considered early on in the review process of public realm impacts.

8. Historic Resources - Winthrop Square, the Tontine Crescent and Franklin Street

The proponent appears to be well aware of the opportunities in its relationship to the surrounding neighborhood, especially the historic fabric of the Otis Street wall, the former Tontine Crescent and Franklin Street, as well as the Winthrop Building itself. We urge the proponent to indeed implement its city fabric goals stated in the DEIR, by enhancing the linkage between Shoppers Park and Winthrop Square. The historic character of the buildings and urban fabric along this path, also reflected in the architecture of the existing buildings lining Franklin Street, should all be celebrated.

Could this not be achieved through public and private investment in this resource and with an agreement for the area with the City for the design, management and long-term maintenance of street lighting which has such a dominant effect on the nighttime city. It is worth noting, by way of unhappy example, that in the same nearby neighborhood, cooperation on street lighting, albeit with later revision, has *not* been successfully achieved. Glare from the street lighting, as well as too cool a source temperature, seriously compromise the subtle and sophisticated lighting of Burnham’s Summer Street elevation of the former Filene’s building.

9. Economy, Tourism and Safety

The project clearly intends to contribute to the reality of Boston as an attractive venue, both in daytime and at night. An after-dark destination with all its economic ramifications, and the creation of a desirable nighttime and weekend public realm surrounding the project itself, as well as nighttime safety (pedestrian and vehicular) requires serious consideration of exemplary civic illumination.



Judging by recent building lighting in the Seaport District, more effective control is needed to protect from over-lighting and intrusive graphic identity grandstanding. So also the potentially catastrophic environmental effects of uncontrolled all-night, all-season illumination resulting in massive bird kill. More positively, successful nocturnal wayfinding and being responsive to Dark Sky concerns are nowhere addressed in the Report. These are significant oversights that we urge the City to correct.

Conclusion

Boston is a city which aspires to maintaining and expanding its vibrant nightlife while providing a safe and accessible after-dark reality. LIGHT Boston agrees with the City's planning and development agencies that the nighttime aspects of the public realm fall well within their purview. The proponent's failure to address Civic Illumination in the Report cannot be faulted however, simply because the City's formal criteria do not require lighting to be addressed. Hence we are both "flying blind" and missing a singular opportunity for aspiration. The DPIR is quite incomplete without civic illumination.

Sincerely yours,

A handwritten signature in black ink that reads "Todd Lee".

President, LIGHT Boston, Inc

for

LIGHT Boston *Illuminating Our City's Unique Culture, Heritage and Future*

Note:

Some members of our Board have recused themselves from participating in drafting this letter, anticipating that they may be later involved in the project.

LIGHT Boston comment letter of 1/20/2017 is attached to transmitting email.

TODD LEE FAIA LEED AP - ARCHITECT
85 EAST INDIA ROW - 32H BOSTON MA 02110
[REDACTED] VOICE TXT
[REDACTED]

**MCAF WINTHROP LLC
c/o MP Boston
7 Water St., 2nd Floor
Boston, MA 02109**

March 19, 2018

BY EMAIL

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

RE: Draft Environmental Impact Report/Project Impact Report dated January 2, 2018 (DPIR) for
Winthrop Square Tower Project

Dear Director Golden:

Since the submission of the DPIR for the Project on January 2, 2018, we have continued working actively with abutting owners to identify and address potential impacts during the Project's excavation and foundation construction. As a result of those ongoing discussions and related investigations, updated geotechnical information regarding the abutting buildings has become available.

We now understand that the adjacent 101 Federal Street building is supported on deep foundations bearing in very competent strata (glacial till or bedrock) at estimated depths ranging from about 50 feet to 80 feet; the adjacent building at 100 Summer Street is supported on concrete caissons bearing in glacial soil at varying depths which extend to a depth of El. 0 to El. -20 Boston City Base (BCB), or approximately 28 feet to 48 feet below grade; and the adjacent building at 133 Federal Street is supported on belled concrete caisson founded in the glacial till at elevations ranging from approximately El. -20 to El. -36 BCB. We continue to investigate the foundations for One Winthrop Square but believe they are founded on footings bearing in the glacial or stiff marine soils.

We have provided reports and information from our geotechnical engineers at Haley & Aldrich to the abutters to the Project site, including early calculations based on initial information prepared to assist in determining what further analysis would be necessary. Haley & Aldrich expects to have further refined preliminary calculations prepared, and is scheduled to get additional boring information, in the coming weeks, and we will share that information with the relevant abutters in a follow-on geotechnical report that will serve as the basis for further discussions.

As has been the case throughout our ongoing conversations with abutters, we remain committed to identifying the geotechnical impacts of the Project on other buildings. Those impacts will be analyzed and the Project foundations designed to control and limit potential adverse effects on the abutting properties. We anticipate continuing our productive cooperation with the abutting owners in connection with these efforts.

Please contact me if I can provide any additional information.

Sincerely,

A handwritten signature in black ink that reads "Kathleen MacNeil". The signature is written in a cursive, slightly slanted style.

Kathleen C. MacNeil

Cc: Casey Hines



Project Comment Submission: 115 Winthrop Square

1 message

kentico@boston.gov <kentico@boston.gov>

Mon, Mar 19, 2018 at 5:12 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

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Form updated: 3/19/2018 5:11:56 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: Beatrice

Last Name: Nessen

Organization:

Email: [REDACTED]

Street Address: [19 Charles River Sq.](#)

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02114

Opinion: Neutral

Comments: Please explain the April 9 deadline for comments as opposed to the March 19, End of Comment Period

PMContact: casey.a.hines@boston.gov

Project ID: 2201



March 19, 2017

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

Re: 115 Winthrop Square

Dear Ms. Hines:

WalkBoston has reviewed the Draft Environmental Impact Report for this project and offers the comments below.

This new landmark for the city replaces an obsolete parking garage adjacent to Winthrop Square. As part of our review of the tower we have discussed the project and analyzed it to determine what new elements are positive for pedestrians.

1. The Great Hall proposed for the property remains a substantial feature of the lower floors of the building. It is an expansive space that will become a gathering place with the potential to attract people from around Downtown Boston and other neighborhoods to participate in its facilities and the programs that will be made possible by the construction of this building. It is open on both ends and connects between abutting streets in a mid-block location. The prominent, strategic location will make the ground level of the building into a passageway. We support the creation of the passageway and also the proposal to have programs and facilities that encourage many uses and users of the space.
2. It remains important to describe the types of programs and the agency or individuals who will be assigned the tasks for programming the space and how it will be managed. The Great Hall is not intended to be a new food court, but something more substantial, containing activities that attract people into the space and involve them in programs that are interesting and educational, as well as pleasurable reasons that people will visit the space continually over time. We believe that it will be necessary to provide ongoing support for the management of this space to make it a real neighborhood asset and encourage the developer to consider uses that attract a diversity of users.
3. Wind studies of the effects of this building in juxtaposition with other significant structures have led to a determination to enclose the Great Hall, rather than leave it open to the outside, at least during cold weather. This should protect and assist in establishing and managing the uses within the Hall itself, as well as protecting individuals from gusts or periodic and protracted winds at the edge of the building.
4. A pedestrian mid-block crossing of Federal Street has been proposed that would narrow the street width and perhaps raise the crossing itself as a traffic-calming element adjacent to

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the building. This proposal will be a welcome addition that will help create the new path encouraged by the opening of the lower floors of the building to allow pedestrians a convenient shortcut through the area.

5. The proposed pedestrianization of Winthrop Square has become a major feature of the proposal, with wider sidewalks, narrower streets, unifying paving and landscaping designed to transform the square and make it a more desirable and useable feature of the neighborhood. By making major changes to narrow Devonshire and Otis Streets on both sides of the square, the proposal may yield a diminished presence of vehicles through movement and parking. With new landscaping added, the overall effect will be to make the square seem larger and less passive in serving people working or living nearby. It would also be much more pleasant for pedestrians passing through the midblock passage created by the building and connecting to the narrow passages on the opposite side of the square.
6. We hope that active uses can be incorporated into a redesign of Winthrop Square, where now the sole occupant is often trees. Consideration should be given to a need for play space or facilities such as structures or sculptures that attract and delight children as well as adults. Space for food trucks might be built into the design as a means for attracting people into the square. Comfortable, wind protected benches would be appropriate and a welcome addition to a cut through path serving a midblock passage that thread between downtown buildings.
7. We are relieved that most of the shadows that will fall on the Common have been alleviated.

Thank you very much for your consideration of our comments.

Sincerely,

A handwritten signature in cursive script that reads "Wendy Landman". The signature is written in black ink and is positioned above the typed name and title.

Wendy Landman
Executive Director



FRANKLIN
PARK
COALITION

March 19, 2018

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

Re: Winthrop Square

Dear Ms. Hines:

As a member of the Board of Directors of the Franklin Park Coalition, I am writing in support of Millennium Partners' redevelopment of the old Winthrop Square Garage site.

A financial investment of more than \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success. This project will not only benefit the city with initial payments, but also with regular tax revenues for many years to come.

Even more important, I believe, is the commitment Millennium has made for jobs for Bostonians, and the extra effort I understand they are making for young people of color to get vocational training that would lead to employment in this project. Franklin Park sits at the crossroads of Boston's minority community, and I hope that this project may benefit many in our community through access training and job opportunities Millennium through their commitment.

I would be remiss to not mention that we at the Franklin Park Coalition are also excited about the prospective additional benefits that Millennium's redevelopment and investment will help usher in for Boston's open spaces and parks, including historic, Franklin Park, and additional affordable housing.

Yours truly,

Michael Carpentier

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Gregory J. Galer, Ph.D.

The Otis House
141 Cambridge Street
Boston, MA 02114
617.367.2458

bostonpreservation.org

March 19, 2018

Ms. Casey Hines
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201
Via email: casey.a.hines@boston.gov
Re: 115 Winthrop Square DPIR

Dear Ms. Hines,

The Boston Preservation Alliance is Boston's primary, non-profit advocacy organization that protects and promotes the use of historic buildings and landscapes in all of the city's neighborhoods. With 35 Organizational Members, 103 Corporate Members, and a reach of 35,000 friends and supporters we represent a diverse constituency advocating for the thoughtful evolution of the city and celebration of its unique character. We appreciate the opportunity to offer comments on projects that impact the historic character of the city.

The Alliance was disappointed that neither the Article 80 nor MEPA processes were further along in advance of the Home Rule Petition for "An Act Protecting Sunlight and Promoting Economic Development in the City of Boston." Additionally, we feel these reviews are slated to conclude while the design of the project continues to significantly evolve, limiting the ability for the community to provide specific feedback on the most current iteration of the proposal. However, we do appreciate the information provided in the proponent's DPIR. It includes a fairly thorough analysis of shadow and the tower's effect on the Boston skyline and views from various pedestrian perspectives, for the full distance of shadow rather than some pre-determined distance from the project site. These data provide a helpful understanding of impacts such a large project will have on the city.

There are, however, some areas where we feel additional information is needed in order to allow a full assessment of the project and help us collectively assure such a meaningful project can best contribute to the future of Boston while supporting and enhancing existing and historic features that contribute to the city's unique environment. We appreciate the fact that the building continues to evolve (as it has significantly from earlier versions) in response to feedback the design team is receiving, and the proponent has been open to continued dialog with the community to enhance the proposal. We look forward to continued discussion directly with them. In particular, we believe there needs to be further examination of the proposal's engagement with its adjacencies and therefore request additional renderings and exploration of and alternatives to:

- The Devonshire Street façade as it meets Winthrop Square. We question if the current plan best engages the pedestrian experience and Winthrop Square itself. We recognize that the proponent has been clear that the redesign of the park at Winthrop Square is still in development, and we encourage a thoughtful, community-engaged process. We specifically feel that the design needs to better connect Winthrop Lane, the Square/Park and the “Great Hall” all the way through to Federal Street. The project presents tremendous opportunity for activation of currently underutilized Winthrop Square and Devonshire Street, and we feel the current design fails to deliver on the possibilities there.
- The Federal Street and Federal Court façade, more specifically how the proposal relates to the Paul Rudolph designed building on Federal Street, considered by many to be an important example of mid-century-modern design by a prominent architect.
- The relationship of the podium/bustle to the heights of adjacent buildings and the historic buildings that ring Winthrop Square, where a stronger datum line engaging these historic cornice elevations could provide a more intimate feeling of a cohesive outdoor “room” for the park.
- How the proposal appears at night, both at great distances on the Boston skyline as well as to the immediate pedestrian experience. There has been little examination of this important design element of such a large project. We look forward to reviewing that aspect of the proposal and to see what opportunities may arise through this development to enhance adjacent areas and connect Winthrop Square to Downtown Crossing, perhaps through enhancement of the nearby Tontine Crescent.
- Additionally, while we applaud the proposal’s creative approach to the “Great Hall” as a flexible, community-engaged, multipurpose space, we are concerned that there is an inherent conflict between the programming, particularly at the ground floor level (as opposed to the smaller floating meeting rooms), and the desire for connectivity through the “Hall” between Federal Street and Winthrop Square. There needs to be further examination of how, for example, a program (perhaps paid, private, invitation-only such as a business breakfast/presentation) would preclude the open, pedestrian-friendly experience that has been identified as a major goal of the project.

While we support the many positive contributions this development provides to the city, turning a defunct parking garage into both a revenue generator for the city and a driver of vibrancy to this part of downtown, we also feel it is important to recognize that development of this scale does not come without permanent negative impacts to

national and state register and Landmark properties. In our dialog with Millennium Partners we have mutually acknowledged that the success of the City of Boston results from an aggregation of many layers of change, and it is important that the new layers our generation creates respect those of preceding generations by minimizing negative impacts to the existing, historic built environment and ameliorating acknowledged impacts through mitigation.

This building will have long-lasting impacts on historic resources, both within the vicinity of the site and to the farthest reaches of the shadows created by the tower. Unlike some other development proposals in the city, the analysis of the DPIR shows that no single, particular site is overwhelmingly impacted, rather we see a smaller scale diminution over a wider area – reduced skyplane visibility, intrusion to the background and context of existing historic buildings, and the long-term impact of shadows and wind to microclimates that negatively impact the health of historic resources (e.g. deterioration of materials, microbial growth, ice dams) that we have learned are often not revealed for some time after construction.

Impacts such as these are not unique to this project, but are increasingly impactful to our historic city and poorly compensated for, leaving historic resources that have existed for generations increasingly threatened and burdened. If the purpose of the MEPA and Article 80 processes is to truly examine the impacts of projects such as this we cannot ignore the deteriorating effects of changes to microclimates, context of historic buildings, and viewsheds and must set out a process to empower a long-term, positive offset that will protect historic resources.

After initial conversations with both Millennium Partners and BPDA staff where we found receptivity, we recommend that this project should provide mitigation funds that serve to initiate a city-wide preservation fund, supported by contributions from development projects in Boston. We offer assistance in creating and managing this fund which would serve to fill a dire need in the city and bridge a large gap in financial support for Boston's historic resources. The unique character of our neighborhoods draws residents, investors, and visitors who make possible the same development that is diminishing that very character. It is a delicate balance, and it is crucial for the success of our city that our historic fabric is maintained. We feel that a preservation fund is an effective means to do so and the time has come to set this needed tool in place. We hope to work with the proponent, state and city agencies to evolve this fund through mitigation of this project from concept to reality.

We look forward to continued engagement with this project team and the BPDA.

Sincerely,



Greg Galer
Executive Director

CC:

Mayor Martin J. Walsh, City of Boston
Senator Joseph Boncore
Senator William Brownsberger
Senator Sonia Chang-Diaz
Representative Evandro C. Carvalho
Representative Jay Livingstone
Representative Aaron Michlewitz
Representative Byron Rushing
Brona Simon, Massachusetts Historical Commission
City Councilor Andrea Campbell
City Councilor Michael Flaherty
City Councilor Annissa Essaibi-George
City Councilor Ayanna Pressley
City Councilor Michelle Wu
City Councilor Lydia Edwards
City Councilor Ed Flynn
City Councilor Frank Baker
City Councilor Timothy McCarthy
City Councilor Matt O'Malley
City Councilor Kim Janey
City Councilor Josh Zakim
City Councilor Mark Ciommo
Kathleen MacNeill, Millennium Partners
Joseph Larkin, Millennium Partners
Cindy Schlessinger, Epsilon Associates
David Carlson, Boston Planning and Development Agency/BCDC
Rosanne Foley, Boston Landmarks Commission
Jonathan Greeley, Boston Planning and Development Agency
Elizabeth Vizza, Friends of the Public Garden
Todd Lee, Light Boston
Wendy Landman, Walk Boston



Winthrop Square

1 message

Campbell, Blair [REDACTED]

Sun, Mar 18, 2018 at 9:23 PM

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

Dear Ms. Hines:

As a member of the Board of Directors of the Franklin Park Coalition, I am writing in support of Millennium Partners' redevelopment of the old Winthrop Square Garage site.

A financial investment of more than \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success. This project will not only benefit the city with initial payments, but also with regular tax revenues for many years to come.

Even more important, I believe, is the commitment Millennium has made for jobs for Bostonians, and the extra effort I understand they are making for young people of color to get vocational training that would lead to employment in this project.

Yours truly,

Blair Campbell

FPC Board Treasurer

sappi
Inspired by life

Blair Campbell
FI Business Process Engineer
Sappi North America
255 State Street | Boston, MA | 02109
Tel [REDACTED] | Mobile [REDACTED]
[REDACTED] | www.sappi.com

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Urban League of Eastern Massachusetts

88 Warren Street, Roxbury, MA 02119

617-442-4519

March 14, 2018

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

Re: Winthrop Square – Jobs and Affordable Housing

Dear Ms. Hines:

We are aware of Millennium's plans to revitalize Boston's downtown with the redevelopment of the old Winthrop Square Garage site. We are also aware of Millennium's previous successful redevelopment efforts in the Downtown Crossing section of Boston.

We can all agree that Boston is in need of more affordable housing and Millennium's Winthrop Square project will help to close that gap. Plus it will create more tax revenue from the existing site for years to come.

As President & CEO of the Urban League of Eastern Massachusetts a Boston nonprofit that concentrates on workforce development and raising individuals and their families out of poverty with gainful employment. Millennium's commitment to more jobs for Bostonians with an extra push to help minority youth receive training in the building trades and ultimately employment in this project as well as future projects is very much in sync with our mission.

We are in full support of moving this project forward as soon as possible.

Sincerely yours,

Darnell Williams

Darnell Williams
President & CEO



FRANKLIN
PARK
COALITION

March 16, 2018

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

Re: Winthrop Square

Dear Ms. Hines:

As a member of the Board of Directors of the Franklin Park Coalition, I am writing in support of Millennium Partners' redevelopment of the old Winthrop Square Garage site.

A financial investment of more than \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success. This project will not only benefit the city with initial payments, but also with regular tax revenues for many years to come.

Even more important, I believe, is the commitment Millennium has made for jobs for Bostonians, and the extra effort I understand they are making for young people of color to get vocational training that would lead to employment in this project.

Sincerely,

Sandy Bailey
Vice president of the board
Franklin Park Coalition



FRANKLIN
PARK
COALITION

March 16, 2018

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

Re: Winthrop Square

Dear Ms. Hines:

On behalf of the board and staff of the Franklin Park Coalition, I am writing in support of Millennium Partners' efforts to transform Boston's downtown with the redevelopment of the old Winthrop Square Garage site.

We have been following Millennium's efforts, and now that the old parking garage is no longer standing, we hope that there will be a groundbreaking sooner rather than later. We would very much like to see this part of downtown benefit from the kind of upgrade that Millennium Partners created in the former Combat Zone and in Downtown Crossing.

We are in full support of this project, and we strongly encourage the city to move this project forward promptly.

Sincerely,

Samantha Wechsler
Interim Executive Director

華埠 / 南灣社區議會

Chinatown / South Cove Neighborhood Council

75 Kneeland St., Suite 204
Boston, MA 02111

March 15, 2018

Casey Hines, Project Manager
Boston Planning and Development Agency
Boston City Hall Square
One City Hall Square
Boston, MA 02201-1007

Re: Winthrop Square Draft Project Impact Report

Dear Ms. Hines:

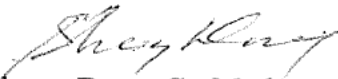
On behalf of the Chinatown/South Cove Neighborhood Council, I am pleased to write in support of the Millennium Partners Winthrop Square project.

The development of this City asset will provide significant benefits to Chinatown and all of the neighborhoods of Boston. The project brings one-time revenue, recurring property taxes, new jobs, open space and public housing renovation funds to the City. And, if selected, the proposed Parcel 12 development which is supported by the IDP from this project will create 171 units of affordable housing in Chinatown and a potential location for a permanent library for our community.

Representatives from Millennium presented the latest plans to the CNC at our February 20, 2018 meeting and it was voted to support the Winthrop Square project going forward.

Thank you for your consideration.

Sincerely,


Sherry Dong, Co-Moderator



FRIENDS
OF THE
PUBLIC GARDEN

Leslie Singleton Adam
Chair

March 14, 2018

Colin Zick
First Vice Chair

Ms. Casey Hines

Valerie Burns
Vice Chair

Senior Project Manager, Development Review

Boston Planning & Development Agency

Abigail Mason
Vice Chair

One City Hall, 9th Floor

Boston, MA 02201

RE: COMMENT LETTER
115 Winthrop Square DPIR

Catherine Bordon
Secretary

Dear Ms. Hines,

William C. Clendaniel
Treasurer

We are writing to comment on Millennium Partners' very extensive DPIR regarding the 115 Winthrop Square project. As you know, the Friends of the Public Garden has been an active participant in the review of this project since its inception. We have been actively involved in the Article 80 process as well as the City's successful Home Rule Petition to amend the state shadow laws pertaining to the Public Garden and the Boston Common.

Elizabeth Vizza
Executive Director

DIRECTORS

Allison Achtmeyer
Bear Albright
Christine Anderson
Gordon Burnes
Claire Corcoran
Linda Cox
Elizabeth Johnson
Frank Mead
Beatrice Nessen
Katherine O'Keeffe
Margaret Pokorny
Patricia Quinn
Allan Taylor

The Friends' primary concern throughout this process has been the protection of the Boston Common, the Public Garden, and the Commonwealth Avenue Mall from additional new shadows. With the amendment to the 1990 and 1993 State Shadow Laws, the current proposed building's shadow impacts have been legalized. Nonetheless, we continue to have fundamental concerns about the precedent that has been set by a one-time exemption from the Shadow Laws, and we will vigorously oppose any further encroachment of shadows on the City's landmark parks not permitted within the limits defined by the Laws.

Henry Lee
President Emeritus

In reviewing the DPIR, we were disappointed to see that Millennium has erroneously described a significant public benefit to the Common. Millennium's commitment to donate \$125,000/year for 40 years is described in the DPIR as going to the Friends, which is incorrect. The monies will in fact be paid to the Historic Park Fund at The Boston Foundation, and we believe a correction to this effect should be issued.

HONORARY
Ann K. Collier
Nina Doggett
Barbara Hostetter

EX OFFICIO
Jeanne Burlingame
Jim Hood
Sherley Smith

The Friends has worked collaboratively with Mayor Walsh, Commissioner Cook, and Millennium Partners to agree on a path that ensures the availability of additional funding that will contribute to raising the level of excellence of these three historic parks. We are pleased that the Mayor has committed in writing that \$28 million from the sale of the

Winthrop Square Garage will be directed to the Common, with \$5 million of that amount being allocated to maintenance. Since some of those funds are already in the City's coffers, we look forward to working closely with the Parks and Recreation Department as soon as possible to develop a master plan for the Boston Common that will form the framework for prioritizing much-needed capital improvements.

We also look forward to establishment of the trust fund in the City's Treasury Department into which the \$5 million of the \$28 million will be deposited to supplement annual city budgeted maintenance funds for the Common.

The Friends continues to serve as the primary not-for-profit advocate that works to protect Boston's first public parks. We are proud of our partnership with the City for over four decades to achieve our joint commitment to ensure that the Common, the Garden, and the Mall achieve the level of excellence that the community expects and deserves.

Thank you for the opportunity to comment on the DPIR.

Sincerely,



Elizabeth Vizza
Executive Director

Brian Golden, Director, Boston Planning and Development Agency
Senator Joseph Boncore
Senator William Brownsberger
Representative Jay Livingstone
Representative Aaron Michlewitz
Representative Byron Rushing
City Council President Andrea Campbell
City Councilor Annissa Essaibi George
City Councilor Michael Flaherty
City Councilor Ed Flynn
City Councilor Ayanna Pressley
City Councilor Michelle Wu
City Councilor Josh Zakim



SHEET METAL WORKERS' INTERNATIONAL ASSOCIATION LOCAL UNION No. 17
of Eastern Massachusetts, Rhode Island, New Hampshire and Maine

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Financial Secretary-Treasurer

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Labor Management Director
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Labor Management Representative
DONALD NAZAROFF

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New Bedford, MA 02740
Telephone: 1-508-999-0001
Fax: 1-508-997-5609
WATTS: 800-584-4598

NEW HAMPSHIRE LOCAL 17
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Hooksett, NH 03106
Telephone: 1-603-626-5577
Fax: 1-603-626-5559
WATTS: 1-888-757-0086

MAINE LOCAL 17
19 Enterprise Street
Lewiston, ME 04240
Telephone: 1-207-753-9377
Fax: 1-207-753-9331

March 12, 2018

Casey Hines
City of Boston
Planning and Development Agency
City Hall Plaza, 9th Floor
Boston, MA 02109

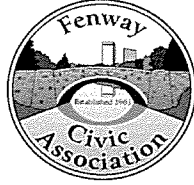
Dear Ms. Hines:

I am writing to express support of the proposed 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. This project will provide 2,950 construction jobs over the next several years, with the goal of 51% of these jobs going to Boston residents, 40% minority workers and 12% female.

Please allow this project to move forward and create 2,950 construction jobs!

Sincerely,

Robert O'Brien
Business Agent
Sheet Metal Workers Local 17



March 14, 2018

Ms. Casey Hines
Boston Planning & Development Agency
Boston City Hall
Boston, MA 02201

Re: 115 Winthrop Square Draft Project Impact Report (DPIR)

Dear Ms. Hines:

The Fenway Civic Association (FCA) is the Fenway neighborhood's oldest and all-volunteer neighborhood group that accepts no public or developer funds. Founded in 1961, our mission is to promote a safe and vital neighborhood that serves the interest of its residents. Our residents view their surrounding historic parks as a major contributor to their quality of life. Like our own Emerald Necklace, the Boston Common and Public Garden are an amazing public legacy that can never be replaced.

1.3 Updates since ENF/PNF filings:

The FCA does not typically comment on projects outside our neighborhood, reserving rare comments for project issues relevant to our community. With this in mind, we submitted comments on two issues to the 115 Winthrop Square (the "Project") Plan Notification Form (PNF) in December, 2016: First a concern regarding the deficiency of the filing in meeting state laws protecting the Boston Common & the Boston Public Garden from new shadows and how this violation might impact other city projects which may cast shadows onto parkland, and second, a request that the Robert Burns statue, which was purloined to Winthrop Square in 1975, be returned home to its original Back Bay Fens location. Regarding our first concern, we understand that with current modifications and amended legislation through Chapter 57 of the Acts of 2017, the Project has satisfied state legal requirements regarding shadows cast onto parkland. We encourage the Millennium Partners (the "Proponent") to continue working with the Friends of the Public Garden to address project impact to the Public Garden, Boston Commons, and Commonwealth Avenue Mall.

1.4 Public Benefits Summary:

We understand the Proponent's commitment of investment to the City of Boston, including payments towards the Boston Common, Public Garden and Commonwealth Mall, Franklin Park, and the Emerald Necklace. The Back Bay Fens is the oldest section of the Emerald Necklace, and is a park with heavy use & significant needs. We request that city dedicate a portion of the Emerald Necklace investment specifically to the Back Bay Fens to address the need for capital rehabilitation and restoration projects.

2.2.2 Project Description: Open Space/Winthrop Square:

The Project's open space describes the intent to enhance and enliven passive space with new design, in consultation with the Proponent, BPDA, Business Improvement District, and neighbors. It acknowledges the Robert Burns statue lies within the scope of public realm improvements, and our request that the statue be returned to its original location within the Back Bay Fens.


As stated in our previous comment letter, the Robert Burns statue was created by sculptor Henry Hudson Kitson and originally situated in proximity to sculptor Daniel Chester French's monument to John Boyle O'Reilly in the Back Bay Fens. The juxtaposition of the two works was a deliberate way to honor Scottish and Irish literary figures in a pastoral setting reminiscent of the locales within the body of their literary works. Further, the Burns statue possesses continued relevance to the Fenway neighborhood, with Peterborough, Kilmarnock, and Queensberry streets in the abutting West Fenway named after locations in Burns' works. Given its significance and ties to the neighborhood, it was unfortunate that this statue was removed from the Fenway, without notice or public process, for the benefit of a private developer.

The Fenway Civic Association is a recognized steward of parks and open spaces through its numerous contributions to the Back Bay Fens, including: service as Park Overseers with the Emerald Necklace Conservancy, service on the Muddy River Oversight Committee, service on the Emerald Necklace Conservancy Rose Garden Committee, initiators of past Massachusetts Arborist Association Day of Service projects in the Back Bay Fens, and initiators of and fundraisers for recent conservation efforts & capital improvements to the Johnson Memorial Gates & Westland Avenue Gateway.

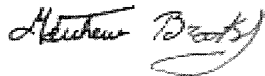
Consistent with our ongoing work and stewardship, we request the return of the Robert Burns statue to the Back Bay Fens, and will work to support coordination of those efforts by the Proponent. We have met with the Project team, and have discussed the considerations involving statue ownership, approvals, conservation, and coordination required between the City of Boston, the Boston Arts Commission, the Boston Parks & Recreation Department, and the Boston Landmarks Commission. We have obtained conservation reports and assessments performed up to 2007. FCA is willing to coordinate these efforts, and understand their cost would be borne by the Proponent as a means to both accomplish the statue's return and to proceed with the redesign of open space at Winthrop Square.

Thank you for the opportunity to offer these comments,

-Marie Fukuda



-Matthew Brooks



**Beatrice Nessen
19 Charles River Square
Boston, MA 02114**

March 13, 2018

Ms. Casey Hines
Senior Project Manager, Development Review
BPDA
One City Hall Square -9th Floor
Boston, MA 02201

RE: Winthrop Square DPIR

Dear Ms. Hayes:

Millennium Partner's Draft Project Impact Report is thorough, containing quite a great deal of information and data. However, I find that it is difficult to make comments on a design that is still in development. It seems that the project proponent is eager to keep the Article 80 process moving forward, and I cannot blame them given the magnitude of this project. Nonetheless for a reviewer many questions remain unanswered given that the design is evolving.

It is disappointing that the architecture of what is to be a very significant building seems geared to maximizing the return on investment rather than creating an iconic addition to Boston's downtown and skyline. The fact that the building will contain more square footage than previously in spite of its reduced height is a testament to my preceding statement.

In Chapter 7, Urban Design, the proponents states that the design principles include recognition of the its location at the epi-center of downtown as well as of the open space and parks surrounding it, which are identified as "Urban Treasures." I am particularly concerned about how this building and its Great Hall will relate to Winthrop Square and its historic scaled architecture. It is important that the building and the Great Hall do not overpower this "urban treasure." It is important that pedestrians still feel welcome and comfortable in the "urban room" of Winthrop Square and that when entering it from the alley between the Square and Arch Street, the pedestrian feels welcome and respected by the Square's new environment and scale. Another concern is how the proposed urban plan will overcome the increased extent of shadow that will be cast on the Square.

Section 7.4 discusses enhancing the Tontine Crescent, the Franklin Street link between Shoppers' Park and Winthrop Square. The DPIR talks in generalities about enhancement by widening the pedestrian flow and by creating "a series of green and open spaces that invite pedestrian activity." The proponent needs to provide more detailed information about their plans to accomplish these goals.

One important way that the Winthrop Square tower can enhance the connection to Shoppers' Park and the Downtown Crossing would be to enhance this link with nighttime lighting that illuminates the curve of Franklin Street, the echo of the Tontine Crescent, and the beautiful scale and historic architecture of the buildings lining Franklin Street. Currently this street appears "dead" during the dark hours. To make Boston a night time city, attractive to the younger populace as well as new residents in the Millennium Tower and downtown, the BPDA needs to focus on the importance of lighting as a place making tool as well as an public safety measure. I strongly suggest that the BPDA and Millennium Partners work together to create a lighted Tontine Crescent in order to truly create a strong link between Downtown Crossing and the newly formed residential and commercial Winthrop Square.

Thank you for the opportunity to comment on this project. I would suggest that the BPDA require the project proponent to share with the public the outcome of its current design exploration before the Final PIR is submitted.

Yours truly,

A handwritten signature in blue ink, appearing to read "Beatrice Nessen", with a long horizontal flourish extending to the right.

Beatrice Nessen

MA-100 Summer Street Owner, L.L.C.

c/o Equity Office Properties
100 Summer Street
Boston, MA 02110

BRA

'18 MAR 12 PM 12:32:37

March 12, 2018

**BY EMAIL and
FIRST CLASS MAIL**

MCAF Winthrop LLC
c/o Kathleen MacNeil
Millennium Partners
7 Water Street
Boston, MA 02109

Re: Draft Environmental Impact Report/Project Impact Report dated January 2, 2018
(the "DEIR") for Winthrop Square Tower project (the "Project")

Dear Kathy:

I am writing on behalf of MA-100 Summer Street Owner, L.L.C. ("MA-100 Summer Street"), which owns the 32-story office building commonly known as 100 Summer Street in Boston, to express our objections to the DEIR.

As you know, over the past several months, we have been meeting with you, your geotechnical engineers at Haley & Aldrich, Inc. ("Haley & Aldrich") and other members of your project team to discuss our concerns with the Project, which will be constructed on the property immediately adjacent to 100 Summer Street and commonly known as 115 Federal Street (the "Project Site"). Based on the information that you and Haley & Aldrich have provided to us, we understand that the Project will involve the construction of a new tower building 700 feet in height and extending five levels below grade over substantially all of the Project Site. The foundation wall for the new building will be located on the property line between the Project Site and 100 Summer Street, within eight feet of the foundation of the 100 Summer Street office building. We further understand that the excavation plan will involve the mass excavation of the soils at the Project Site to the bedrock below, requiring excavation to approximately El. -47, or approximately 75 feet below the existing grade at the property line between the Project Site and 100 Summer Street.

As you also know, in the course of our discussions, Haley & Aldrich provided us with a copy of its Geotechnical Investigation and Interim Foundation Design Recommendation Report dated November 15, 2017 regarding the Project (the "11/15/17 Geotechnical Report"). In the 11/15/17 Geotechnical Report, Haley & Aldrich concluded, based on its investigation of the soil conditions below the Project Site and 100 Summer Street, its review of the structural plans for 100 Summer Street and its modelling of potential settlement impacts associated with the

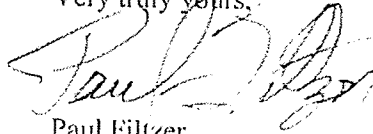
excavation work, that the building at 100 Summer Street will likely experience 1 to 1.5 inches of differential settlement as a result of the excavation work associated with the construction of the foundation and five-level subsurface parking garage for the Project assuming the general contractor employs "good construction techniques." Moreover, the 11/15/17 Geotechnical Report states that this amount of differential settlement does not include the additional settlement associated with the dewatering activity at the Project Site. Haley & Aldrich has subsequently indicated to our geotechnical engineers at GZA GeoEnvironmental, Inc. ("GZA") that the dewatering activity associated with the Project may increase the amount of settlement by another .2 inches. Based on these findings of your geotechnical engineers at Haley & Aldrich, we have been awaiting a further report from Haley & Aldrich regarding the steps that must be taken to protect the property at 100 Summer Street from experiencing the levels of differential settlement that Haley & Aldrich has estimated will be caused by the Project, which we are advised may cause significant structural damage to our building. You have recently informed us that Haley & Aldrich will not issue its follow-on report until after the public comment period on the DEIR has expired. We are very troubled by this development.

The DEIR that MCAF Winthrop LLC submitted to the Boston Planning and Development Agency and the Executive Office of Energy and Environmental Affairs states (at p. 5-135) that the nearby buildings, including 100 Summer Street, "are supported on deep foundations bearing in very competent strata (glacial till or bedrock) at estimated depths ranging from about 50 to 80 feet, and are not anticipated to experience adverse movements as a result of the planned construction." This statement is not correct in two important respects. First, the 11/15/17 Geotechnical Report prepared by Haley & Aldrich states that the building at 100 Summer Street is supported on concrete caissons bearing in glacial soil at varying depths between approximately El. 0 and El. -20, or approximately 28 to 48 feet below grade. At no point, therefore, do the concrete caissons supporting 100 Summer Street extend to a depth of 50 to 80 feet below grade. This is quite significant because the excavation and dewatering work associated with the construction of the foundation and five-level subsurface parking garage for the Project will extend to a depth of 75 feet below grade over the Project Site, or 27 to 47 feet below the concrete caissons supporting 100 Summer Street.

The statement in the DEIR that the building at 100 Summer Street is "not anticipated to experience adverse movements as a result of the planned construction" is also not correct. As Haley & Aldrich has itself acknowledged, the proposed construction work will cause the building at 100 Summer Street to experience a significant amount of differential settlement on the order of 1.2 to 1.7 inches, which we understand may well compromise the structural integrity of the building at 100 Summer Street. The DEIR also states in conclusory fashion (at p. 5-134) that the "foundation design and construction will be conducted to control and limit potential adverse impacts, especially to adjacent structures, using methods that have proven successful on many similar projects in Boston." This statement fails to account for the fact that Haley & Aldrich has predicted that the building at 100 Summer Street will experience 1.2 to 1.7 inches of differential settlement even if the contractor employs "good construction techniques." The DEIR nowhere indicates that the "proven methods" of construction referenced therein will ensure that the building at 100 Summer Street does not experience the differential settlement that Haley & Aldrich has predicted.

The statements in the DEIR regarding the impacts of the Project upon the building at 100 Summer Street are not supported by the existing engineering work performed by Haley & Aldrich and reviewed by our engineering team. As the proponent of the Project, MCAF Winthrop LLC has an obligation to ensure that the construction of the Project does not adversely impact the structural integrity of the nearby buildings, and to share the engineering support for its conclusions with our engineers so that we may satisfy ourselves that the Project will not adversely impact our property. To this point in time, MCAF Winthrop LLC has failed to do so. Under the circumstances, therefore, we strongly urge MCAF Winthrop LLC to agree extend the comment period with respect to the DEIR until such time as the follow-on Haley & Aldrich report has been completed and we have had an opportunity to review it with our engineering team. In the event that MCAF Winthrop LLC refuses to do so, we will have no choice but to submit a letter to BPDA and EOEa opposing the approval of the Project.

Very truly yours,

A handwritten signature in black ink, appearing to read "Paul Filtzer", written over a faint, larger version of the same signature.

Paul Filtzer

Director – Portfolio Management



Project Comment Submission: 115 Winthrop Square

1 message

kentico@boston.gov <kentico@boston.gov>

Sun, Mar 11, 2018 at 7:09 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2787

Form inserted: 3/11/2018 7:08:32 PM

Form updated: 3/11/2018 7:08:32 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: Adam

Last Name: Castiglioni

Organization:

Email: [REDACTED]

Street Address: [20 Henchman Street](#)

Address Line 2: #5

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02113

Opinion: Oppose

Comments: Dear BPDA, I call on you to require Millennium to improve the ground floor space in this project. Per this tweet (<https://twitter.com/FortPointer/status/972946194875015168>) I see that the Great Hall has been vastly diminished. I remember this being a big selling point that Mr. Larkin used to gain approval for the project from various community groups. I specifically remember him talking to a meeting of NEWRA (North End Waterfront Residents Association) about the Great Hall aspect of the project. This project needs to play a major role in bringing the downtown Boston/Financial District more street life and vitality after dark and on weekends. If this is just another cookie cutter office tower and condo project we will have lost a great opportunity to inject new life into this somewhat barren area of town after all of the workers go home. I work nearby on nights and weekends and this area needs more people seven days a week to become a safer and more desirable area. I am also disappointed in the general design of this building. It looks ugly. Please use better architecture and create a signature building that all Bostonians can be proud of and look up to with distinction. The other Millennium tower is a much better design than this. Please do better here. Once the building is up we will not have a chance to change anything. I'm also disappointed that there will not be any activation at the top of this building with an observation deck and or/restaurant. This is would be an excellent addition to the to the city's hospitality and tourism industry. The view would be spectacular. Thank you for considering these ideas. I would be happy to discuss them further with anyone involved with the project (developer or BPDA). Sincerely, Adam Castiglioni

PMContact: casey.a.hines@boston.gov



Project Comment Submission: 115 Winthrop Square

1 message

kentico@boston.gov <kentico@boston.gov>

Thu, Mar 8, 2018 at 10:08 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2780

Form inserted: 3/8/2018 10:07:33 PM

Form updated: 3/8/2018 10:07:33 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: Thomas

Last Name: MacDonald

Organization:

Email: [REDACTED]

Street Address: [1 Egan Way](#)

Address Line 2:

City: Brighton

State: MA

Phone: [REDACTED]

Zip: 02135

Opinion: Support

Comments: The new design is hideous and would be a blight on the skyline. Why change the lovely original waterfall-like façade even with the height change? The great hall in the former design was better too. This seems like a bait-and-switch. Not fair to the people of Boston. Since few of us will be able to afford to live here, we should at least be able to admire some nice and innovative architecture. We deserve a nice skyline. Change the design. Please.

PMContact: casey.a.hines@boston.gov

Project ID: 2201

To: Ms. Casey A. Hines, Boston Planning & Development Agency

March 5, 2018

We, residents of Boston neighborhoods, have been following Millennium's efforts to transform Boston's downtown with the redevelopment of the old Winthrop Square Garage site.

Two primary reasons for our support for this large-scale project are that it will provide:

1. Jobs for our citizens – with an extra effort made to train minority youth,
2. Critically needed new affordable housing in the city.

Given the delay with the shadow law, we urge the city to move this project forward quickly.

Sincerely,

Name	Neighborhood and Zip Code
Richard G... [Signature]	02124
AJ Koberdin	02135
Sean Battery	02135
... Mccann	02135
Amir Khan	02135
Aqiyia Atherton	02120
Kyle Mulroy	02127
Tyler Paschucci	02113
Marshall, Tim	02127
Teresa Breen	02127
Sierra Smith	02114
Sarah Wolski	02114
Gabrielle Migliaccio	02135
Courtney Stine	02135
Natalie Silva	02135
Emily Dufec	02127

To: Ms. Casey A. Hines, Boston Planning & Development Agency

March 5, 2018

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Sincerely,

Name	Neighborhood and Zip Code
JAYMESSON McINTOSH	NORTH END 02113
KYLE HEAVEN	02210

To: Ms. Casey A. Hines, Boston Planning & Development Agency

March 5, 2018

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We strongly encourage the city to move this project forward promptly.

Sincerely,

Name	Neighborhood and Zip Code
Warsame Adan	Roxbury 02121
Abdiwahaab Ali	Roxbury 02121
Abdulhadi Yusuf	Jamaica Plain 02130
Saymah Yusuf	JPLA MA 02130
Abdulkadir Hussen	Roxbury 02119
Abdinasir A. Dirige	Medford, MA 02155
Zinab Ali	B 617 4452 02121
Uweirema Belman	Boston 02115
Alfa Khasanahina	medford 02155
Ahmed Jama	Boston ma 02119
Abdinasir Jama	Boston MA 02120
OTHUMAN INTALE <small>African Heritage</small>	Boston-Ma 02120
Esam Mohammed	Boston MA 02136
Yusuf A. Ahmed	Boston ma 02119
Abdullaziz Adam	Boston 02116
ALI GULED	BOSTON 02119

To: Ms. Casey A. Hines, Boston Planning & Development Agency

March 5, 2018

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We strongly encourage the city to move this project forward promptly.

Sincerely,

Name	Neighborhood and Zip Code
DAHER OSSOBLE	ROXBURY, MA 02119
Ahmed Abdullahi	88 Roxbury, MA, 02119
Abdirizak Abdi	Boston, MA 02122
Mohamed Warsan	Boston 02120
FAISA Ali	Roxbury MA 02119
SAGAL ABDI	Roxbury ma 02120
Farah Ahmed	Roxbury MA 02124
Abdullah Robins	Boston MA 02215
SUCR AHAFZ	251 Boston, 02115
Ahmed Osman Abbou	Boston MA 02135
Syeda Anum	Boston MA 02119
Ali WEYNAD	Boston MA 02119
AHMED HERZI	Roxbury ma 02120
Abdirizak Yusuf	Roxbury MA 02119
Ahmed Yousif	Jamaica Plain MA, 02130

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Sincerely,

Name	Neighborhood and Zip Code
yasin Ahmed	J.P. Con MA 02130
ADANE seida	HIGHWAY Boston 02136
Khaoula Bengharoun	Oak Square, Brighton 02135
YACOB BOUMEDIENNE	BOSTON MA 02118
Abdulla Murr	BOSTON MA 02119
TIAN KINASHI	NEWTON MA 02458
Kheznadji Salah	Framingham MA 01702
Abdeljabbar Hamidline	REVERE MA 02151
Ibrahim Mohammed	Revere MA 02151
Elhadi Bukhit	Dorchester, 02124
Fordh Jarna	Dorchester MA 02124
Musawi AL	Hyde Park 02136
MUNE ALEN	Somerville MA 02124
ABDULLAH JAMA	J/Plain MA 02130
HERSI ALI	Boston MA 02120

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Sincerely,

Name	Neighborhood and Zip Code
Mohamed Hassan	Boston MA 02127
Morison Muse	Boston Ma 02127
Dalton Osman	Boston Ma 02127
Asha Saïd	Jamaica Plain Ma 02130
Sharif War	Dorchester Ma 02122
Abdulkadir Hagi	Boston Ma 02120
Amima Ahmed	Boston Ma 02119
Yusef Hesi	Roxbury Ma 02120
Fatuma Mohammed	Jamaica Plain Ma 02130
Suleyman Ahmed	Boston Ma 02119
Weli Mohammed	Boston Ma 02118
Saida Ducate	Roxbury Ma 02120
Forsam Ali	Boston Ma 02118
Khadija Jama	Boston Ma 02118
Sahra Ahmed	Cambridge Ma 02140

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Sincerely,

Name	Neighborhood and Zip Code
Fartun Janna	CAMBRIDGE, MA 02140
Deega Osman	Boston MA 02119
Fozaya Ali	Roxbury MA 02120
UTABA Ismail	Boston MA 02119
Ibrahim Said	Roxbury MA 02120
FARDOOS Ahmed	J/Plain MA 02130
Suhur Ali	Boston MA 02118
Sherkat' Abouev	brighton - MA 02135
NALEY Osman	Boston MA 02120
Qamar Ahmed	Boston MA 02119
Sadia Salah	Boston MA 02120
Ifrah Herz	Roxbury MA 02119
Said Osman	Boston MA 02118
ISHIAHAN WARFA	Boston MA 02118
Abdulhadi Said	Boston MA 02120

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Sincerely,

Name	Neighborhood and Zip Code
ABDULLAH GURHAN	Boston, MA 02128
Mohamed Boreh	Boston MA 02136
Aways Jama	Boston MA 02119
Yusuf A. Ali	Roslindale 02131
MOHAMED ABDULKADIR	Chelsea ma 02150
Mohamed ADEW	Boston MA 02119
Gubed mohamed	Boston MA 02120
Aweis Hussein	Boston, MA 02124
Abdelraheem Abdi	Boston MA 02119
Nurta Ali	boston ma 02118
Sahra warfa	Boston ma 02128
Amima Ahmed	Boston ma 02111
Halima Ahmed	Boston MA 02128
Abdullah Anshur	Boston, MA 02119
Tirdosa Hassan	Boston, MA 02119

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Sincerely,

Name	Neighborhood and Zip Code
OSMAN Mahemud	Boston MA 02120
IMAN MAHAMUD	Boston MA 02120
TBRAHIM OSMAN	Boston MA 02118
HALIMA HOSSAN	Boston MA 02119
ABDIRSHID JAMA	Boston MA 02127
ABDIRRAK MOHAMAD	Boston MA 02120
Bashir Elmi	Dorchester MA 02121
-I Saye Mohamed	Cambridge MA 02140
Bashir Ismael	Boston MA 02119
Abdurrahman Ali	Boston MA 02118
Joseph Dickens	Boston, MA 02119
Ali Farah Mohamed	Boston, MA 02119
SEKOU SIIAH	Boston MA 02121
DEEQA, Ali	J/Plain MA 02130
ABDI YUSUF	Roslindale MA 02131

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Sincerely,

Name	Neighborhood and Zip Code
YASIN AHMED	Roxbury MA 02119
AbdulKadi Ali	Boston MA 02118
Khadra Salati	Roxbury MA 02119
Zaid Herzli	Boston MA 02118
Saeedi Mohammed	South END 02118
Sulekh Sheekh	Boston MA 02120
Ibrahim Jama	Roxbury MA 02112
Idris Ahmed	J/Plaza MA 02130
Shorif Ali	Boston MA 02118
AbdulKadir Hagi	Roxbury MA 02119
AbulMajid Ali	Boston MA 02118
AbulMunir Abul	Roxbury MA 02119
Muhammad Ahmed	Boston MA 02118
Yosun Abul	Boston MA 02120
Ibrahim Mohamed	Roxbury MA 02118

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Sincerely,

Name	Neighborhood and Zip Code
Abdifatah Ibrahim	Boston MA 02118
Abdurazak Imam	Dorchester MA 02121
Mohammedeq Taakilo	Boston MA 02119
Azda Hersi	Boston ma 02118
Samantou Porri	BRIGTON ma 02135
Abdullah Mouhib	Dorchester M.A 02121
MOURCINE SARIR	Boston MA. 02119
ABDIKADIR NOOR	Boston MA. 02119
Abdihakid Husein	Boston 02121
Ducala Ahmed	DORCHESTER ma 02121
Mohamed Abdullahi	no Boston 02120
Salmaan Abdullah	Boston 02142
Mariam Ahmed	Boston ma 02119
Mohamed HASSAN	brighton ma 02135
Said ALI	Boston ma 02120

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Sincerely,

Name	Neighborhood and Zip Code
SUNDUS IBRAHIM	Jamaica Plain 02130
Ammar Elawad	Roslindale ^{MA} 02131
Asha Ali	Boston ma 02118
Haslim Siraji	S. BOSTON 02127
Muhammad Abdullahi	BOSTON 02118
IBRAHIM ALI	Boston ma 02127
Yusuf Jones	Boston ma 02120
Yusuf Ahmed	Boston ma 02127
Abdulkhannou Habbib	Cambridge MA 02140
Maria Forak	RIVER MA 02151
Hussein Hussein	CAM BRIDGE MA 02140
Ahmed ISSE	Cambridge ma 02142
Tama Mohamed	Boston ma 02118
Nima Saïed	Jl Plain ma 02130
Herzi Samantou	Boston ma 02118

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Sincerely,

Name	Neighborhood and Zip Code
Jabarid Hussein	Roxbury ma 02118
Luqman Ali	Boston MA 02119
Abdifatax Jama	J/Plain MA 02132
Mulkii Hassan	Garrison Plain MA 02132
Sadiq Sharif	Boston MA 02119
Hoshim FATAYI	Roxbury MA 02120
Warsane Sufi	Boston MA 02118
Jumeale HESSI	Boston MA 02119
Dohaba HASSAN	Boston MA 02119
Hawa Ahmed	Boston ma 02120
Said Yusuf	Soudene 02118
Alia Mohamed	Boston MA 02119
Shukri MUSE	Boston MA 02118
Yusef Jama	Roxbury MA 02119
Somantur HESSI	Boston MA 02120

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Sincerely,

Name	Neighborhood and Zip Code
AWEIS AWEIS	Dorchester 02121
Salayman Dawe	Roxbury 02119
Ahmed Adam	Boston 02129
Ahmed Forsh	Roxbury Ma 02119
LIBAN Janna	Boston MA 02118
MOHAMMED Ahmed	Roxbury MA 02119
liban HAZI	Boston Ma 02119
IJAB Ducale	Boston MA 02118
FAISA ALI	Boston MA 02118
Ahmed Ahmed	Boston MA 02120
Zakaria Osman	Roxbury MA 02119
LIBAN OSMAN	Boston MA 02119
Mohamad Ali	Boston MA 02127
Suzer Abshir	Boston MA 02128
Warsame Abokellahi	Dorchester Ma 02122

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Yusufi Vali	Roslindale 02131
Mahmoud A. Yusuf	J. Plain 02130
Jonas Egal	Boston MA 02119
Mohamed Bah	Dorchester, MA 02124
Mahamed Near	Boston 02118
Hussein ALI	Boston, MA 02118
Muhammad HANIMOC	BOSTON MA 02120
Hajjan Komara	Boston, MA 02119
Sabine Karmi	Jamaica Plain, 02130
Rasha Azou-Hannigan	Roslindale 02119
Muhammad Abul	Boston MA 02112
Abdirizak ASKAR	Boston 02118
Abdullahi NUUR	Boston 02129
OGMAW ISMAIL	Boston 02125
Farah M. Aden	Boston 02119

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Sincerely,

Name	Neighborhood and Zip Code
A	
Ali Mahamud	Roxbury MA 02120
Mohamed A Yussuf	Roxbury MA 02119
Hirsi Hassan	Jamaica Plain, MA 02130
MOHAMED MOHAMED	Brighton 02135
Ahmed Guleed	Roxbury MA 02119
Yahya Mohamed	Roxbury MA 02119
Khalif Mohamed	Roxbury, MA 02119
Abdirashid Hussein	Boston, MA 02118
MOHAMED HAJIALI	Boston, MA 02119
Afroah Ali	Boston MA 02119
HAMZA MYYE	Boston MA 02128
Mohamad Damaq	Roxbury MA - 02119
Hamza Jelani	Dorchester MA - 02125
Hussein Said	Roxbury MA 02119
OSMAN Ali	Boston MA 02118

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Sincerely,

Name	Neighborhood and Zip Code
Macolin Ali	Roxbury MA 02118
Herzi Jarrah	Roxbury MA 02119
Jamal Ali	Boston MA 02120
Mette Joe	Boston MA 02127
Farah Mohamed	Boston MA 02127
Ducake Ali	Roxbury MA 02127
Sayman Ibrahim Ahmed	Boston MA 02128
Fauzi Ducake	Boston MA 02128
Abdulkadir Herzi	Boston MA 02127
FATUMA	Boston MA 02120
SUMBERS HUSEIN	Boston MA 02118
Ahmed Jama	Boston MA 02118
FORDOS HASSAN	Boston MA 02119
Hawa Said	Roxbury MA 02119
Mariam Herzi	Boston MA 02119

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Sincerely,

Name	Neighborhood and Zip Code
MORY Kaba	Boston, MA 02111
Fatima Kaba	Boston, MA 02111
Mallet	Boston, MA 02111
Alama	Boston, MA 02111
Faton	Boston, MA 02111
Safi	Boston, MA 02111
Abou	Boston, MA 02111
Dahn A. Ali	Boston, MA 02120

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We strongly encourage the city to move this project forward promptly.

Sincerely,

Name	Neighborhood and Zip Code
Nas FARAH	Randolph, 02369
Abdigani AHMED	Roxbury, 02120
Abdihamid Warsame	South End 02120
Abdirahman Jeylani	Dorchester 02121
Mohamed Jama	Dorchester 02121
Said Saleman	Dorchester 02121
AHMED IBRAHIM	Dorchester 02121
Hassan YUSSEF	CAMBRIDGE, 02121
FAISAL WAFA	Boston 02135
FARAH AHMED	DORCHESTER 02121
FARDOUSA A. Suddan	Boston 02135
Omar Abdillahi	" 02135
AHMED Abdillahi	" 02135
Amira Abdillahi	" 02135
SHUKRI Abdillahi	" 02135

March 5th, 2018

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

Re: Winthrop Square

Dear Ms. Hines:

A financial investment of over \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success, especially a project that will transform this important area of Downtown. No doubt this project will benefit the city not only with initial payments but with regular tax revenues for many years to come.

Even more important for folks like us is the commitment Millennium has made for jobs for Bostonians and the extra effort I understand they are making for minority youth to get training in trade skills so they can find employment in this project.

Yours truly,

Joseph Dickens

March 5th, 2018

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

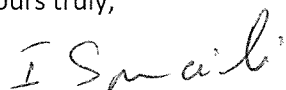
Re: Winthrop Square

Dear Ms. Hines:

A financial investment of over \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success, especially a project that will transform this important area of Downtown. No doubt this project will benefit the city not only with initial payments but with regular tax revenues for many years to come.

Even more important for folks like us is the commitment Millennium has made for jobs for Bostonians and the extra effort I understand they are making for minority youth to get training in trade skills so they can find employment in this project.

Yours truly,

A handwritten signature in cursive script that reads "I Smalls".

March 5th, 2018

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

Re: Winthrop Square

Dear Ms. Hines:

A financial investment of over \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success, especially a project that will transform this important area of Downtown. No doubt this project will benefit the city not only with initial payments but with regular tax revenues for many years to come.

Even more important for folks like us is the commitment Millennium has made for jobs for Bostonians and the extra effort I understand they are making for minority youth to get training in trade skills so they can find employment in this project.

Yours truly,

A handwritten signature in black ink, appearing to be "Charles" followed by a long, sweeping flourish.

March 5th, 2018

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

Re: Winthrop Square

Dear Ms. Hines:

A financial investment of over \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success, especially a project that will transform this important area of Downtown. No doubt this project will benefit the city not only with initial payments but with regular tax revenues for many years to come.

Even more important for folks like us is the commitment Millennium has made for jobs for Bostonians and the extra effort I understand they are making for minority youth to get training in trade skills so they can find employment in this project.

Yours truly,

A handwritten signature in black ink, appearing to read "R. M. [unclear]". The signature is stylized and cursive, with a large initial "R" and "M".

March 5th, 2018

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

Re: Winthrop Square

Dear Ms. Hines:

A financial investment of over \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success, especially a project that will transform this important area of Downtown. No doubt this project will benefit the city not only with initial payments but with regular tax revenues for many years to come.

Even more important for folks like us is the commitment Millennium has made for jobs for Bostonians and the extra effort I understand they are making for minority youth to get training in trade skills so they can find employment in this project.

Yours truly,

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

March 5th, 2018

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

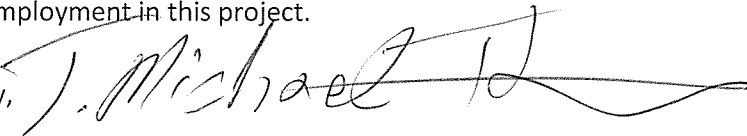
Re: Winthrop Square

Dear Ms. Hines:

A financial investment of over \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success, especially a project that will transform this important area of Downtown. No doubt this project will benefit the city not only with initial payments but with regular tax revenues for many years to come.

Even more important for folks like us is the commitment Millennium has made for jobs for Bostonians and the extra effort I understand they are making for minority youth to get training in trade skills so they can find employment in this project.

Yours truly,

A handwritten signature in black ink, appearing to read "J. Michael D.", with a long horizontal flourish extending to the right.

March 5th, 2018

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

Re: Winthrop Square

Dear Ms. Hines:

A financial investment of over \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success, especially a project that will transform this important area of Downtown. No doubt this project will benefit the city not only with initial payments but with regular tax revenues for many years to come.

Even more important for folks like us is the commitment Millennium has made for jobs for Bostonians and the extra effort I understand they are making for minority youth to get training in trade skills so they can find employment in this project.

Yours truly,

A handwritten signature in black ink that reads "Dale Harris". The signature is written in a cursive, slightly slanted style.

March 5th, 2018

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

Re: Winthrop Square

Dear Ms. Hines:

A financial investment of over \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success, especially a project that will transform this important area of Downtown. No doubt this project will benefit the city not only with initial payments but with regular tax revenues for many years to come.

Even more important for folks like us is the commitment Millennium has made for jobs for Bostonians and the extra effort I understand they are making for minority youth to get training in trade skills so they can find employment in this project.

Yours truly,

Robert A. Lewis

March 5th, 2018

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

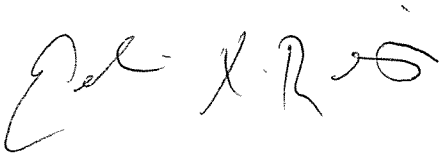
Re: Winthrop Square

Dear Ms. Hines:

A financial investment of over \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success, especially a project that will transform this important area of Downtown. No doubt this project will benefit the city not only with initial payments but with regular tax revenues for many years to come.

Even more important for folks like us is the commitment Millennium has made for jobs for Bostonians and the extra effort I understand they are making for minority youth to get training in trade skills so they can find employment in this project.

Yours truly,

A handwritten signature in black ink, appearing to read "Eric L. Ross". The signature is written in a cursive, flowing style.

March 5th, 2018

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

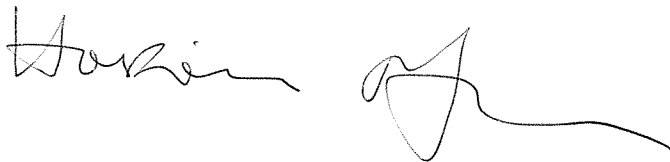
Re: Winthrop Square

Dear Ms. Hines:

A financial investment of over \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success, especially a project that will transform this important area of Downtown. No doubt this project will benefit the city not only with initial payments but with regular tax revenues for many years to come.

Even more important for folks like us is the commitment Millennium has made for jobs for Bostonians and the extra effort I understand they are making for minority youth to get training in trade skills so they can find employment in this project.

Yours truly,



March 5th, 2018

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

Re: Winthrop Square

Dear Ms. Hines:

A financial investment of over \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success, especially a project that will transform this important area of Downtown. No doubt this project will benefit the city not only with initial payments but with regular tax revenues for many years to come.

Even more important for folks like us is the commitment Millennium has made for jobs for Bostonians and the extra effort I understand they are making for minority youth to get training in trade skills so they can find employment in this project.

Yours truly,

A handwritten signature in black ink, appearing to read "John P. Kelly". The signature is fluid and cursive, with a long horizontal stroke at the end.

March 5th, 2018

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

Re: Winthrop Square

Dear Ms. Hines:

A financial investment of over \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success, especially a project that will transform this important area of Downtown. No doubt this project will benefit the city not only with initial payments but with regular tax revenues for many years to come.

Even more important for folks like us is the commitment Millennium has made for jobs for Bostonians and the extra effort I understand they are making for minority youth to get training in trade skills so they can find employment in this project.

Yours truly,

A handwritten signature in black ink, appearing to read "Stacy Moran". The signature is fluid and cursive, with a long horizontal stroke at the end.

March 5th, 2018

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

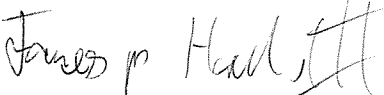
Re: Winthrop Square

Dear Ms. Hines:

A financial investment of over \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success, especially a project that will transform this important area of Downtown. No doubt this project will benefit the city not only with initial payments but with regular tax revenues for many years to come.

Even more important for folks like us is the commitment Millennium has made for jobs for Bostonians and the extra effort I understand they are making for minority youth to get training in trade skills so they can find employment in this project.

Yours truly,

James P. Hadfield

March 5th, 2018

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

Re: Winthrop Square

Dear Ms. Hines:

A financial investment of over \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success, especially a project that will transform this important area of Downtown. No doubt this project will benefit the city not only with initial payments but with regular tax revenues for many years to come.

Even more important for folks like us is the commitment Millennium has made for jobs for Bostonians and the extra effort I understand they are making for minority youth to get training in trade skills so they can find employment in this project.

Yours truly,

A handwritten signature in black ink, appearing to read "John B. ...". The signature is written in a cursive style with a horizontal line above the main body of the name.

March 5th, 2018

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

Re: Winthrop Square

Dear Ms. Hines:

A financial investment of over \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success, especially a project that will transform this important area of Downtown. No doubt this project will benefit the city not only with initial payments but with regular tax revenues for many years to come.

Even more important for folks like us is the commitment Millennium has made for jobs for Bostonians and the extra effort I understand they are making for minority youth to get training in trade skills so they can find employment in this project.

Yours truly,

A handwritten signature in black ink, appearing to be "James M. [unclear]", with a long horizontal line extending to the right.

March 5th, 2018

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

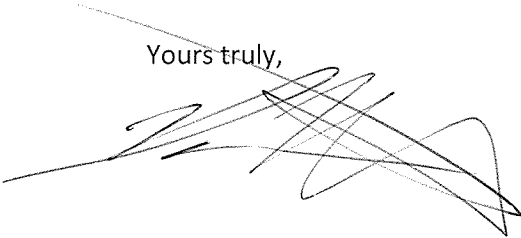
Re: Winthrop Square

Dear Ms. Hines:

A financial investment of over \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success, especially a project that will transform this important area of Downtown. No doubt this project will benefit the city not only with initial payments but with regular tax revenues for many years to come.

Even more important for folks like us is the commitment Millennium has made for jobs for Bostonians and the extra effort I understand they are making for minority youth to get training in trade skills so they can find employment in this project.

Yours truly,

A handwritten signature in black ink, appearing to be a stylized name, possibly "M. Hines", written over a horizontal line.

March 5th, 2018

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

Re: Winthrop Square

Dear Ms. Hines:

A financial investment of over \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success, especially a project that will transform this important area of Downtown. No doubt this project will benefit the city not only with initial payments but with regular tax revenues for many years to come.

Even more important for folks like us is the commitment Millennium has made for jobs for Bostonians and the extra effort I understand they are making for minority youth to get training in trade skills so they can find employment in this project.

Yours truly,

Wyllker Pinto

A large, stylized handwritten signature in black ink, appearing to read 'Wyllker Pinto', with a long horizontal flourish extending to the right.

March 5th, 2018

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

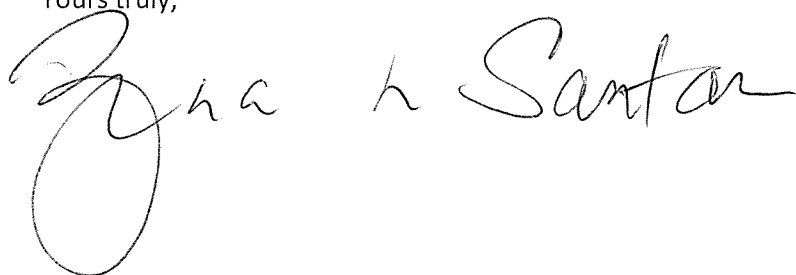
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A financial investment of over \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success, especially a project that will transform this important area of Downtown. No doubt this project will benefit the city not only with initial payments but with regular tax revenues for many years to come.

Even more important for folks like us is the commitment Millennium has made for jobs for Bostonians and the extra effort I understand they are making for minority youth to get training in trade skills so they can find employment in this project.

Yours truly,

A handwritten signature in black ink, reading "John A. Santora". The signature is written in a cursive style with a large, looped initial "J".

March 5th, 2018

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

Re: Winthrop Square

Dear Ms. Hines:

A financial investment of over \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success, especially a project that will transform this important area of Downtown. No doubt this project will benefit the city not only with initial payments but with regular tax revenues for many years to come.

Even more important for folks like us is the commitment Millennium has made for jobs for Bostonians and the extra effort I understand they are making for minority youth to get training in trade skills so they can find employment in this project.

Yours truly,

A handwritten signature in black ink, appearing to read "Henry Campbell". The signature is written in a cursive, flowing style with a large initial "H" and a long, sweeping underline.

March 5th, 2018

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

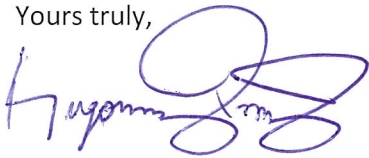
Re: Winthrop Square

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A financial investment of over \$1 billion in Boston is a commitment that deserves the full support of the city and all the agencies whose approval is critical to its success, especially a project that will transform this important area of Downtown. No doubt this project will benefit the city not only with initial payments but with regular tax revenues for many years to come.

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Yours truly,

A handwritten signature in blue ink, appearing to read "Hugan" followed by a stylized flourish.

March 5th, 2018

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

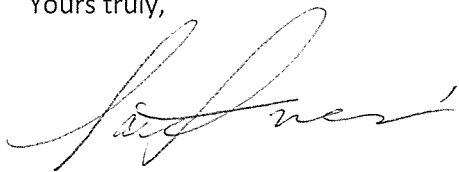
Re: Winthrop Square

Dear Ms. Hines:

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Even more important for folks like us is the commitment Millennium has made for jobs for Bostonians and the extra effort I understand they are making for minority youth to get training in trade skills so they can find employment in this project.

Yours truly,

A handwritten signature in black ink, appearing to read "John..." with a stylized flourish at the end.

March 5th, 2018

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

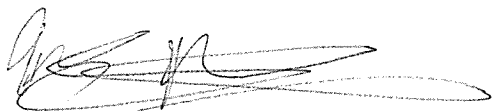
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Dear Ms. Hines:

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Even more important for folks like us is the commitment Millennium has made for jobs for Bostonians and the extra effort I understand they are making for minority youth to get training in trade skills so they can find employment in this project.

Yours truly,

A handwritten signature in black ink, appearing to be "Casey A. Hines", written over a horizontal line.



115 WINTHROP SQUARE

Open House – Second Public Meeting-DPIR
33 Arch Street, 29th Floor | March 5, 2018 | 6:00pm

PUBLIC COMMENT

I support this project.

CONTACT INFORMATION

Tim Lyne

NAME

23 Hook Street

STREET ADDRESS

Dorchester

CITY

MA

STATE

01915

ZIP

[Redacted Email Address]

EMAIL ADDRESS



115 WINTHROP SQUARE

Open House – Second Public Meeting-DPIR
33 Arch Street, 29th Floor | March 5, 2018 | 6:00pm

PUBLIC COMMENT

I SUPPORT THIS PROJECT.

CONTACT INFORMATION

JIMMY PATEL
NAME

40 PAPAK DRIVE
STREET ADDRESS

DORCHESTER MA 01826
CITY STATE ZIP

[REDACTED]
EMAIL ADDRESS



115 WINTHROP SQUARE

Open House – Second Public Meeting-DPIR
33 Arch Street, 29th Floor | March 5, 2018 | 6:00pm

PUBLIC COMMENT

I support ~~the~~ that building
because he help community
we get jobs

Boston Islamic Center

CONTACT INFORMATION

Muhammad ADEW

NAME

262 Rindge Ave

STREET ADDRESS

Cambridge

CITY

MA

STATE

02140

ZIP

EMAIL ADDRESS



115 WINTHROP SQUARE

Open House – Second Public Meeting-DPIR
33 Arch Street, 29th Floor | March 5, 2018 | 6:00pm

PUBLIC COMMENT

As a member of Islamic center
We support this project our
community needs jobs & housing.
any thing Mayor's office can do
to help this project - will appreciate

CONTACT INFORMATION

Mohamed Wansam

NAME

100 MALCOLM BLVD

STREET ADDRESS

Roxbury MA - 02119

CITY

STATE

ZIP

EMAIL ADDRESS

115 WINTHROP SQUARE

Open House – Second Public Meeting-DPIR
33 Arch Street, 29th Floor | March 5, 2018 | 6:00pm

PUBLIC COMMENT

- ① I Support this
Project, for Job and
Housing!
- ② undedicated

CONTACT INFORMATION

Jawab Aden

NAME

STREET ADDRESS

Roxbury
~~Dorchester~~ 1 Gardner # US 2.02119

CITY

STATE

ZIP

EMAIL ADDRESS



115 WINTHROP SQUARE

Open House – Second Public Meeting-DPIR
33 Arch Street, 29th Floor | March 5, 2018 | 6:00pm

PUBLIC COMMENT

I support that build because
is good for community
We get abuturty for jobs.

I came from Boston
~~ISMAEL~~ Islamic
Center

CONTACT INFORMATION

Mohamed Koreye
NAME

11 Abbotsford St #12
STREET ADDRESS

Dorchester MA 02121
CITY STATE ZIP

EMAIL ADDRESS

115 WINTHROP SQUARE

Open House – Second Public Meeting-DPIR
33 Arch Street, 29th Floor | March 5, 2018 | 6:00pm

PUBLIC COMMENT

I support that build because
is good for community
we need apartments for job

I came from Boston is Lomic
center

CONTACT INFORMATION

Osman Maher Mahamel
NAME

1710 mammon ST AP 1003 Roxbury
STREET ADDRESS

Boston MA 02126
CITY STATE ZIP

EMAIL ADDRESS



115 WINTHROP SQUARE

Open House – Second Public Meeting-DPIR
33 Arch Street, 29th Floor | March 5, 2018 | 6:00pm

PUBLIC COMMENT

For sure it will be a lot of
help for people like me who
struggling a lot to pay expenses of
rent

CONTACT INFORMATION

I Smaili Ahmed
NAME

114 London St
STREET ADDRESS

East Boston MA 02128
CITY STATE ZIP

[REDACTED]
EMAIL ADDRESS



115 WINTHROP SQUARE

Open House – Second Public Meeting-DPIR
33 Arch Street, 29th Floor | March 5, 2018 | 6:00pm

PUBLIC COMMENT

I support theat build-
Because is good community-
and we get job and housing

Boston Islamic center

CONTACT INFORMATION

MOHAMED A. Hussein
NAME

124 WARD ST
STREET ADDRESS

ROXBURY, MA 02120
CITY STATE ZIP

[REDACTED]
EMAIL ADDRESS



115 WINTHROP SQUARE

Open House – Second Public Meeting-DPIR
33 Arch Street, 29th Floor | March 5, 2018 | 6:00pm

PUBLIC COMMENT

~~WE~~ WE Support Winthrop Sq.
for Job-Oriented Housing Development

Boston
Islamic
Center

CONTACT INFORMATION

Abdulrahman Guzman

NAME

74 Summer St Boston MA 02127

STREET ADDRESS

Boston

MA

02127

CITY

STATE

ZIP

EMAIL ADDRESS



115 WINTHROP SQUARE

Open House – Second Public Meeting-DPIR
33 Arch Street, 29th Floor | March 5, 2018 | 6:00pm

PUBLIC COMMENT

I support that building
because we need.
we get job and housing -

Boston Islamic Center

CONTACT INFORMATION

Mohammed ABUL KADIR

NAME

Chelsea 114

STREET ADDRESS

BOSTON MA

CITY

STATE

ZIP

EMAIL ADDRESS



115 WINTHROP SQUARE

Open House – Second Public Meeting-DPIR
33 Arch Street, 29th Floor | March 5, 2018 | 6:00pm

PUBLIC COMMENT

I support that build because
is good for community.
We -

CONTACT INFORMATION

Boston Shared Center -

Osman Ismail
NAME

813 Columbia Rd -
STREET ADDRESS

Boston
CITY

MA
STATE

02125
ZIP

EMAIL ADDRESS



March 2, 2018

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

Re: Winthrop Square

Dear Ms. Hines:

I have been retained as one of the diversity consultants related to the above referenced project, to serve as a resource to help identify small contractors and suppliers from the community that are minorities and women and also to assist with identifying Boston resident, minority and women tradespeople to participate in the construction aspect. As such, I have been following Millennium's efforts to transform Boston's downtown with the redevelopment of the old Winthrop Square Garage site. Now that the old parking garage no longer is standing, I along with my colleagues and other community stakeholders, are hoping to witness a groundbreaking sooner than later. We believe it's critical for this part of downtown to benefit from the kind of dramatic upgrade that the Millennium people created in years past in the former Combat Zone and in Downtown Crossing. Not withstanding the far-reaching economic benefits by employing community residents who will re-invest in the communities in which they live and work.

I strongly encourage the City of Boston to move this project forward promptly.

Sincerely,

Shelley Webster

Shelley Webster, President

February 27, 2018

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

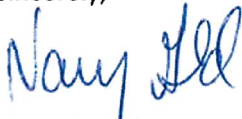
Re: Winthrop Square Tower

Dear Ms. Hines:

I am writing today to discuss Millennium's efforts to transform Boston's downtown with the redevelopment of the old Winthrop Square Garage site. Now that the garage has been demolished, we're hoping that Millennium can break ground on this exciting project very soon. I believe that the city will greatly benefit from the dramatic upgrade envisioned for this site. Millennium has an excellent track record of creating iconic and transformative buildings in areas such as the former Combat Zone and in Downtown Crossing, and I am eager to see what will be proposed for this site.

I strongly encourage the city to move this project forward promptly.

Sincerely,



Nancy Gould

February 27, 2018

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

Re: Winthrop Square Tower

Dear Ms. Hines:

I am writing today to discuss Millennium's efforts to transform Boston's downtown with the redevelopment of the old Winthrop Square Garage site. Now that the garage has been demolished, we're hoping that Millennium can break ground on this exciting project very soon. I believe that the city will greatly benefit from the dramatic upgrade envisioned for this site. Millennium has an excellent track record of creating iconic and transformative buildings in areas such as the former Combat Zone and in Downtown Crossing, and I am eager to see what will be proposed for this site.

I strongly encourage the city to move this project forward promptly.

Sincerely,



Margaret Ventresca

February 27, 2018

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

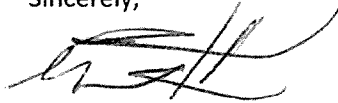
Re: Winthrop Square Tower

Dear Ms. Hines:

I am writing today to discuss Millennium's efforts to transform Boston's downtown with the redevelopment of the old Winthrop Square Garage site. Now that the garage has been demolished, we're hoping that Millennium can break ground on this exciting project very soon. I believe that the city will greatly benefit from the dramatic upgrade envisioned for this site. Millennium has an excellent track record of creating iconic and transformative buildings in areas such as the former Combat Zone and in Downtown Crossing, and I am eager to see what will be proposed for this site.

I strongly encourage the city to move this project forward promptly.

Sincerely,

A handwritten signature in black ink, appearing to read 'Frank Scala', with a stylized flourish extending to the right.

Frank Scala

February 27, 2018

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

Re: Winthrop Square Tower

Dear Ms. Hines:

I am writing today to discuss Millennium's efforts to transform Boston's downtown with the redevelopment of the old Winthrop Square Garage site. Now that the garage has been demolished, we're hoping that Millennium can break ground on this exciting project very soon. I believe that the city will greatly benefit from the dramatic upgrade envisioned for this site. Millennium has an excellent track record of creating iconic and transformative buildings in areas such as the former Combat Zone and in Downtown Crossing, and I am eager to see what will be proposed for this site.

I strongly encourage the city to move this project forward promptly.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Burroughs', written in a cursive style.

Thomas Burroughs

February 27, 2018

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

Re: Winthrop Square Tower

Dear Ms. Hines:

I am writing today to discuss Millennium's efforts to transform Boston's downtown with the redevelopment of the old Winthrop Square Garage site. Now that the garage has been demolished, we're hoping that Millennium can break ground on this exciting project very soon. I believe that the city will greatly benefit from the dramatic upgrade envisioned for this site. Millennium has an excellent track record of creating iconic and transformative buildings in areas such as the former Combat Zone and in Downtown Crossing, and I am eager to see what will be proposed for this site.

I strongly encourage the city to move this project forward promptly.

Sincerely,

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

Julia Rogers

February 27, 2018

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

Re: Winthrop Square Tower

Dear Ms. Hines:

I am writing today to discuss Millennium's efforts to transform Boston's downtown with the redevelopment of the old Winthrop Square Garage site. Now that the garage has been demolished, we're hoping that Millennium can break ground on this exciting project very soon. I believe that the city will greatly benefit from the dramatic upgrade envisioned for this site. Millennium has an excellent track record of creating iconic and transformative buildings in areas such as the former Combat Zone and in Downtown Crossing, and I am eager to see what will be proposed for this site.

I strongly encourage the city to move this project forward promptly.

Sincerely,

A handwritten signature in black ink, appearing to read 'N. Heleen', with a long horizontal flourish extending to the right.

Nikolas Heleen

February 27, 2018

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

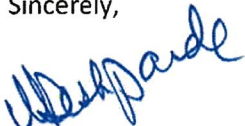
Re: Winthrop Square Tower

Dear Ms. Hines:

I am writing today to discuss Millennium's efforts to transform Boston's downtown with the redevelopment of the old Winthrop Square Garage site. Now that the garage has been demolished, we're hoping that Millennium can break ground on this exciting project very soon. I believe that the city will greatly benefit from the dramatic upgrade envisioned for this site. Millennium has an excellent track record of creating iconic and transformative buildings in areas such as the former Combat Zone and in Downtown Crossing, and I am eager to see what will be proposed for this site.

I strongly encourage the city to move this project forward promptly.

Sincerely,



Naren Deshpande

February 27, 2018

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

Re: Winthrop Square Tower

Dear Ms. Hines:

I am writing today to discuss Millennium's efforts to transform Boston's downtown with the redevelopment of the old Winthrop Square Garage site. Now that the garage has been demolished, we're hoping that Millennium can break ground on this exciting project very soon. I believe that the city will greatly benefit from the dramatic upgrade envisioned for this site. Millennium has an excellent track record of creating iconic and transformative buildings in areas such as the former Combat Zone and in Downtown Crossing, and I am eager to see what will be proposed for this site.

I strongly encourage the city to move this project forward promptly.

Sincerely,

Audrey Ng

A handwritten signature in blue ink, appearing to read "Audrey Ng". The signature is fluid and cursive, with the first name "Audrey" being more prominent and the last name "Ng" following in a similar style.



Project Comment Submission: 115 Winthrop Square

1 message

kentico@boston.gov <kentico@boston.gov>

Mon, Feb 26, 2018 at 2:52 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2719

Form inserted: 2/26/2018 2:51:51 PM

Form updated: 2/26/2018 2:51:51 PM

Document Name: 115 Winthrop Square

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

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

First Name: Edward

Last Name: McGrath

Organization:

Email: [REDACTED]

Street Address: [709 S Kansas Ave #404](#)

Address Line 2:

City: Topeka

State: KS

Phone: [REDACTED]

Zip: 66603

Opinion: Oppose

Comments: I am a layman regarding architectural design and I love the city of Boston, but, I have to say that the redesign of the Winthrop Square Tower jolts my senses in a negative way. I understand that the girth of the building would need to be increased due to the necessary reduction in height, but, does that preclude an interesting building? The latest iteration of the Winthrop Square Tower is unbelievably second-rate in my mind; no defining setbacks, angles, cuts or cantilevers, and a culminating top that is odd geometry. The Great Hall showed more imagination and flair in the initial design than the latest iteration. Overall, the building's shape appears box-like, whereas, today's most interesting, most talked-about architecture is not. I thought the BPDA was wanting an iconic building, but, this building does not have a distinguished profile. This location is the bullseye of the financial district and needs an architectural statement worthy of Boston, something with flair and elegance encompassing a 'Wow' appearance, instead we are being presented with a large, aesthetic blemish on Boston's pretty face. Thank you. (Raised in Beverly)

PMContact: casey.a.hines@boston.gov

Project ID: 2201



Supporting new Winthrop Square Project

1 message

Sara Pouladian [REDACTED]

Fri, Feb 23, 2018 at 8:09 AM

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

Good afternoon,

My name is Sara Pouladian and I work in Boston. I am emailing to express my support of the new Winthrop Square Project. This project is important and necessary to the continued growth of Boston.

Thank you,

Sara Pouladian, CPM

General Manager

Millennium Place Primary Condominium

2 Avery Street, Level B-2

Boston, MA 02111

[REDACTED]

[REDACTED] (Direct)

[REDACTED] (Fax)



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

Redevelopment of Winthrop Square park

1 message

Luke Loreti [REDACTED]
To: Casey.A.Hines@boston.gov

Thu, Feb 8, 2018 at 5:04 PM

Hello Mrs. Hines,

I'm writing in response to the recently updated plans for 115 Winthrop Sq. As planned, the development replaces a charming, green space that has the feel of historical Boston with something that looks like an Anywhere, USA corporate campus.

Looking at the Google Street View from Aug 2017, it is clearly functional and gets a lot of use as is. Improve the seating and call it a day.

Please help preserve the character of our city,
Luke

Brian Golden, Director BPDA

One City Hall Square Boston MA 02201

Feb. 1st, 2018

BRA

'18 FEB 8 AM 9:45:57

Winthrop Sq., Affordable Housing Payments by Millennium

On behalf of many Chinatown residents we asking you make sure Millennium pays full amount for Affordable Housing as in Mayors Order.

They need pay: for 500 condos, 18% is for 90 Affordable.

Millennium has 640,000 square area for condos, this is 1,280 sq for average unit. They will selling for average price of \$1,500 for square ft.

Average selling unit 1,280 sq x \$1,500 is \$1,900,000.

Mayor Order: half the number between selling and \$380,000 is:

1,900,000 less 380,000 is \$1,520,000 divided by 2 is \$760,000

And for total pay 90 Affordable x \$760,000 is to pay \$68,000,000.

After Millennium selling all condos, BPDA need true number and calculate penthouse very expensive prices to calculation to resulting in more paying by Millennium.

We asking no more GIFTS to Millennium like Menino give them for Millennium tower. They only paid \$15,000,000 but they should paying \$90,000,000 because they needed 66 Affordable for 442 market units. \$1,800 average price and unit average size 1,700 sq the average sold unit was \$3,000,000 and half number with \$200,000 buy out old number was \$1,400,000. For 66 Affordable it is 66 x \$1,400,000 to be \$90,000,000. No more free for Millennium

Cc: Maura Healy, MASS AG.

Fox news Boston

Boston Globe

We thank you for helping community !



Massachusetts Port Authority
One Harborside Drive, Suite 200S
East Boston, MA 02128-2090
Telephone (617) 568-5950
www.massport.com

February 6, 2018

Secretary Matthew A. Beaton
Executive Office of Energy & Environmental Affairs
Attn: MEPA Office
Page Czepiga, EEA #15610
100 Cambridge Street, Suite 900
Boston, MA 02114

Subject: 115 Winthrop Square DEIR (EEA #15610)

Dear Secretary Beaton:

On behalf of the Massachusetts Port Authority (Massport), thank you for the opportunity to submit comments on the *Draft Environmental Impact Report* (DEIR) filing for the 115 Winthrop Square Project. As presented in the DEIR, the Project seeks to build an approximately 664-foot-tall (710 feet above mean sea level), ±1.5 million sf mixed use building at 115 Winthrop Square in Boston. Massport supports new development projects that strengthen our economy and provide employment opportunities to its residents. As stated in our previous project comments, Massport's main aviation priority is to ensure aircraft are able to operate in a safe and efficient manner in and around Boston-Logan International Airport and that issue remains the focus of our comments on the DEIR.

Massport is pleased that the project has been redesigned to comply with the height limit guidance defined by the *Boston-Logan International Airport Composite Map of Critical Airspace Surfaces* (Logan Airspace Map, attached). The Federal Aviation Administration (FAA) recently completed their airspace review of the project through the federal 7460 process (Aeronautical Study 2017-ANE-1347-OE). In their filing to the FAA, the proponent submitted 13 points of the building ranging from 702 – 720 AMSL. The maximum heights as defined by these points are consistent with the Logan Airspace Map. We concur with the FAA finding that a building in this location with the proposed maximum building heights would have no operational impacts on Boston Logan. It is important, however, that the maximum building heights reflect all rooftop mechanical/HVAC units, signage, antenna, lighting, architectural features, etc.

Massport expects that the tall crane(s) needed to construct the tower will impact Logan operations when they are at heights of greater than 710-feet AMSL. The Proponent will be required to file construction-phase 7460 forms with the FAA no later than 45 days prior to construction. We encourage that this process begins as early as possible to avoid delays and minimize the time period the cranes are at their greatest heights. Separate forms have to be filed for the building and the

construction cranes. Massport would be pleased to work with the Proponent during the design process and during construction to minimize the impact of the cranes on Logan airspace.

Thank you for your consideration of our comments. Please feel free to contact me at (617) 568-3524 or at sdalzell@massport.com if you wish to discuss any of our concerns.

Sincerely,

Massachusetts Port Authority



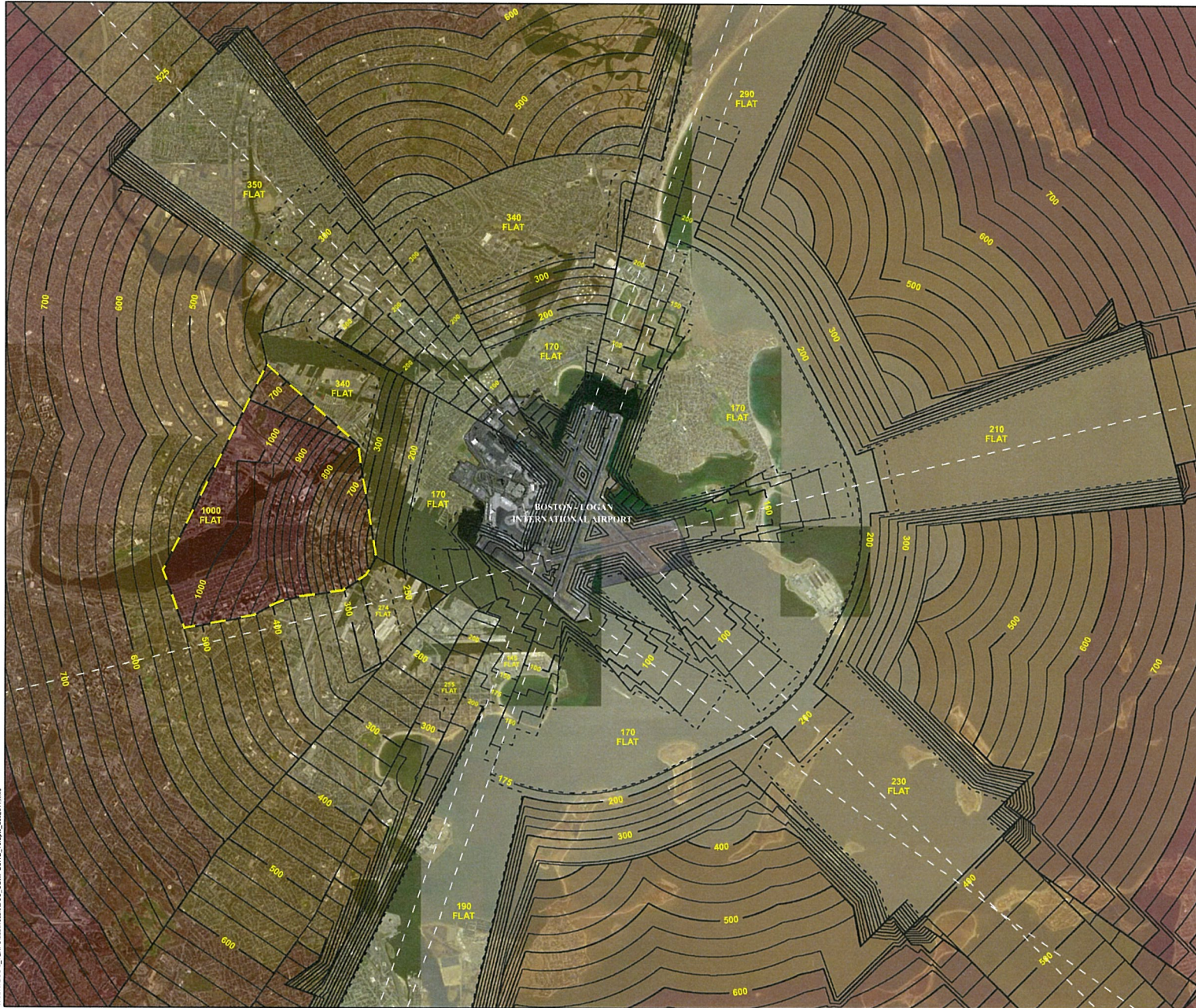
Stewart Dalzell, Deputy Director
Environmental Planning and Permitting

Cc: T. Glynn, E. Freni, J. Doolin, J. Prankevicius, H. Morrison, F. Leo, S. Gongal/Massport
G. Latrell/FAA
J. Larkin/Millennium Partners
D. Sweeney/City of Boston
C. Tracy/BPDA
C. Schlessinger/Epsilon Associates

Enclosures:

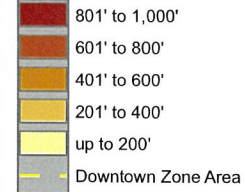
Boston-Logan International Airport Composite of Critical Airspace Surfaces Map

Boston – Logan International Airport Composite of Critical Airspace Surfaces



Legend

Surface Elevations (MSL)



Dashed lines identify transition from "Flat" to "Sloping" surface.
Contour Interval = 25 FT

Notes:

1. This Composite Map is intended for informational and conceptual planning purposes only and does not represent actual survey data nor should it be used in the development of a FAA Form 7460. Massport does not certify the accuracy, information or title to the properties contained in this plan nor make any warranties of any kind, express or implied, in fact or by law, with respect to boundaries, easements, restrictions, claims, overlaps, or other encumbrances affecting such properties.
2. This Composite Map does not replace the FAA's 7460 review process. Consistency with the surfaces shown on this map does not ensure that the proposal will be acceptable to the FAA and air carriers. Massport reserves the right to re-assess, review and seek modifications to projects that may be consistent with this Composite Map but that through the FAA 7460 process are found to have unexpected impacts to Boston Logan's safety or efficiency.
3. Surface elevations are referenced in feet Above Mean Sea Level (AMSL - NAVD88)

COMPOSITE MAP PARAMETERS

SURFACE TYPES	RUNWAYS
CIRCLE-TO-LAND	ALL RUNWAYS (EXCEPT 14)
ICAO/JAC ONE ENGINE INOP	4R, 4L, 9, 14, 15R, 22L, 22R, 27, 33L
IFR STND DEPARTURE	4R, 9, 14, 15R, 22L*, 22R*, 27*, 33L
IFR NON-STND DEPARTURE	4L
ILS APPROACH	4R, 15R, 22L, 27, 33L
ILS MISSED APPROACH	4R*, 15R, 22L, 27, 33L**
LOCALIZER APPROACH**	4R, 15R, 22L, 27, 33L
LNVA APPROACH**	4R, 15R, 22L, 27, 32, 33L
LNVA MISSED APPROACH	4R, 15R, 22L, 27, 32, 33L
PART 77 - STANDARD	EAST OF 4R/22L
PART 77 - VFR ONLY	WEST OF 4R/22L (N. OF DOWNTOWN)
VISIBILITY (CIRCLING)	ALL RUNWAYS (EXCEPT 14)
VISIBILITY (STRAIGHT-IN)	4R, 15R, 22L, 27, 32, 33L
VNAV APPROACH	4R, 15R, 27, 33L
VNAV MISSED APPROACH	4R, 15R, 27, 33L

* INCLUDES TRANSITION FROM PREVIOUS CRITERIA
** CAT 1 AND CAT 3
** CAT 2 REFILED 307RW
** ACCOUNTS FOR 1' DRIFT DOWN





115 Winthrop Square-

1 message

Ben Starr [REDACTED]
To: Casey Hines <casey.a.hines@boston.gov>

Tue, Feb 6, 2018 at 10:23 PM

Hi Casey –

I just wanted to follow up on my conversation with you prior to the meeting regarding Codman Island and potential mitigation dollars. As I mentioned, Codman Island is a unique public space that was put in place when Mayor White flipped Charles Street between Beacon St and Cambridge St from northbound to southbound in 1982. I couldn't help but notice during the shadow study presentation that the shadow actually cuts all the way through Codman Island during its longest stretch in March.

Codman Island is maintained by the Beacon Hill Civic Association along with help from the Friends of the Public Garden and the Beacon Hill Garden Club. It takes a beating from drunk drivers coming north on Charles St who end up stuck on it in the middle of the night a few times a year. I believe mitigation dollars were applied to Codman Island in the past from some of the Pru Development but I will need to clarify.

This article provides a little more of a picture.

<http://beaconhilltimes.com/2011/01/11/city-taking-steps-to-improve-safety-conditions-at-codman-island/>

Thanks Casey.

Ben



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

115 Winthrop Square

1 message

Mass Guy

Tue, Feb 6, 2018 at 3:24 PM

To: David.Carlson@boston.gov, casey.a.hines@boston.gov

Dear David and Casey:

I truly hope the drastic re-design of 115 Winthrop Square is discussed at tonight's monthly meeting. The bait-and-switch tactic that resulted in this new, ugly, disastrous and disappointing building must be discussed.

The first renders? Great. Iconic even. A building that Boston deserves.

The newest renders? Bold in terms of how savage and awful the changes are. Many in the architectural community and the public in general are in utter disbelief at how terrible this new design is.

Please hold them accountable!

Thank you.



Winthrop Sq. Project

1 message

Andrew Wiley [REDACTED]
To: casey.a.hines@boston.gov

Tue, Jan 16, 2018 at 9:52 AM

Mr. Hines,

I have supported this project from the beginning, believing it to be a win for Boston in terms of jobs, housing units, and economic benefits to the city. I believe this location is appropriate for significant height and square footage, and find the arguments to the contrary to be bordering on hysteria. I give credit to the mayor and planning department for shepherding this project to the finish line.

However, the latest iteration of the design is simply unacceptable - architecturally, it is a disgrace. Moreover, the great hall has been removed, which, if I remember correctly, was the price to be paid for the lack of an observation deck.

Perhaps the most apt criticism of the new design comes, amusingly enough, from a degenerate troll on the ArchBoston website:

"DEAR Mr>Hiness,

This 115 design is MOST beat iful. PLUS> It NO LONGER has a BIG ANUS on groundfloor, perhaps it has moved to SKYLINE 😊

OUR late great MAYOR Memino is smiling dOwn at Us from HIS Grave. And. So he SHOULD!

BEST WISHHes,

A. Varzi"

The obvious sarcasm and trolly here points to the fact that the great hall is lost, and instead we have a turd in the skyline for all time. Millennium Partners needs to come back with a design similar to what was previously approved.

If the arbitrary and capricious chopping down of this project's size due to (white, wealthy, jobless, trust-fund-baby) NIMBY activism is what caused this horrific design - as a result of needing to recoup lost revenue - then it is a shameful and damning statement about development in Boston as a whole: "our drawn-out, NIMBY-driven, bureaucratic mess of an approval process will cost you so much that you'll be left giving us the stale, uninspired leftover designs you have from cities that actually set standards for their buildings. Please give us your worst, cheapest designs!"

I suppose in that sense this project is Boston in a nutshell:

- * years and years to approve a project
- * thus costing millions to jump over various hurdles
- * in the end a project smaller than what it should have been
- * thus costing even more
- * resulting in the worst possible design and materials

This needs to change.



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

Winthrop Square Design Proposal Feedback

1 message

Eddie Hou [REDACTED]
To: casey.a.hines@boston.gov
Cc: MAYOR@boston.gov

Mon, Jan 15, 2018 at 9:24 PM

Dear Ms. Hines,

My name is Edward Hou, a resident in the city of Boston for over 20 years. I am writing in regards to the Winthrop Square Proposal. I have been watching this project for some time now, and I am aware that height and shadows have been issues throughout the entire process. I am glad that those specific issues have been resolved.

However, I have viewed the most recent rendering of the proposal released approximately January 8th of 2018, and I would like to note that Boston deserves a much better looking tower than what is proposed. The initial proposal from Millennium was decent, however the new, redesigned tower is *highly* aesthetically displeasing, and if constructed as is, it would be an eye-sore to the Boston skyline for decades to come.

The Winthrop Square parcel is an extremely valuable opportunity for the City of Boston to construct something that will be symbolic of the Boston's world class innovation and vibrant future, so I truly hope that Boston Planning and Development Agency will make it clear that Boston deserves to have a much better design on par with international architectural design standards and other world class cities such as Shanghai.

(I reviewed the proposals for Winthrop Square submitted back in Summer of 2016, and notable designs that should give some inspiration were Accordia's and Lendlease's designs).

Thank you for taking the time to read this correspondence. I greatly appreciate it.

Best regards,
Edward Hou



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

(no subject)

1 message

Anthony Tucker [REDACTED]
To: casey.a.hines@boston.gov

Sat, Jan 13, 2018 at 11:44 AM

Hello Casey,

The newest design for the Winthrop Square Tower is hideous; it looks nothing like the original design provided by Millennium. If this tower gets built, it will tarnish the skyline.

Thanks, Anthony

Sent from my iPhone



Revised design for 115 Winthrop Square

1 message

Mike Russo

Wed, Jan 10, 2018 at 1:18 PM

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

Good afternoon, Ms. Hines --

Having taken some time to review the renderings of Handel Architects' new scheme for Winthrop Square, I feel compelled communicate my puzzled disappointment to the BPDA. Though I've never been impressed with Handel's anodyne work here in Boston, their initial proposal for this site showcased a set of architectural gestures that responded to the site's awkward shape and mitigated the tower's girth by enhancing its verticality.

The recently revised plan omits these gestures entirely, replacing them with an unfocused collection of elements assembled to spellbindingly cartoonish effect, as if a child with a bucket of Legos took the lead on the design team. Further, the seemingly opulent materials convey an aura of tastelessness worthy of a 70s pimpmobile. In short, I can't imagine this building looking attractive on any site on earth.

As a lifelong Boston resident with a deep interest in our built environment, I hope that you and your colleagues at the BPDA, working in conjunction with the BCDC, send Millennium Partners and their architects back to the drawing board. To clarify, my objections to this proposal are not a matter of height, scale, or density, but the absolutely repulsive articulation of the facade.

This site deserves better; I trust that you'll communicate this sentiment to the proponents.

Many thanks for your time and attention.

Mike Russo
East Boston



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

Winthrop sq tower design

1 message

Maletz6 [REDACTED]
To: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>

Wed, Jan 10, 2018 at 11:44 AM

Hi Casey,

Heard you are the person to reach out to about the Winthrop sq tower redesign. IMO, it's a terrible look that will mar the Boston skyline for years to come. Hope this isn't the final decision and more redesigns under the new height constraints are coming.

Thanks,

Elijah



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

115 Winthrop Square Tower

1 message

Brian Blanchard [REDACTED]

Tue, Jan 9, 2018 at 3:28 PM

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

The new proposal for 115 Winthrop Square is a hot mess.

What happened?

Every one of the original designs proposed two years ago were better.

Boston is better than this.

I beg you to go back to the drawing board.

Brian Blanchard | Graphic Designer | Design and Photo

UNIVERSITY OF THE PACIFIC

Arthur A. Dugoni School of Dentistry

University of the Pacific, Arthur A. Dugoni School of Dentistry

155 Fifth Street | San Francisco, CA 94103

TEL [REDACTED]

[REDACTED] | <http://dental.pacific.edu>



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

Winthrop Development

1 message

chris richie [REDACTED]
To: casey.a.hines@boston.gov

Tue, Jan 9, 2018 at 9:07 AM

Casey,

Just my two cents, with all due respect, but Boston deserves better than this design:



Best,

Chris



New Rendering Winthrop Garage Proposal - Concern

1 message

John Siino [REDACTED]
To: casey.a.hines@boston.gov

Mon, Jan 8, 2018 at 9:57 PM

Hi Casey,

I hope this finds you well - As a religious follower of the Winthrop Garage Redevelopment Project, I'll keep it simple; the newest redesign from Millennium is not good enough. I am solely referring to the architectural rendering, not the height.

Not only is the design a complete eyesore, it's too similar to Millennium Partners second development (Millennium Tower).

As you know, this is a once in a lifetime opportunity for the city to dictate the design of a regional landmark. This design is the opposite of a landmark. It would be a disservice to the state to allow this to be built. There are beautiful buildings being built all over the world right now and Boston deserves one.

Please ask Millennium for a redesign. They are capable of MUCH better.

A concerned Massachusetts resident,

John Siino
[REDACTED]



WinthropSq_Elevation.png
912K



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

115 Winthrop Square

1 message

To: casey.a.hines@boston.gov

Sun, Jan 7, 2018 at 10:17 PM

I'm writing to express my consternation about the latest iteration for the Winthrop Square tower.

While the original version was not a favorite, it was certainly acceptable.

The latest version is close to being an abomination, with a cacophony of materials and styles. ..This will not age well.

Millennium Tower, 1 Dalton, the Pelli design for Bulfinch Crossing, the design for Whiskey Priest development are all respectable offeringsThis one is not.

From the time it was originally envisaged as a 1000' structure, this has gradually devolved, past mediocrity, to it's current sorry state.

Please send this back for redesign, so we will not have to be apologising for such a prominent structure in the decades to come.

Mayor Walsh was right in expecting design teams to give provide innovative architecture for our great city. Please don't build this as planned in this iteration. We all deserve better.

Thanks for you consideration.

Sincerely,

Peter W. Zimmermann

Sent from AOL Mobile Mail



115 Winthrop Square Proposal

1 message

Fallon, Steven E [REDACTED]

Sat, Jan 6, 2018 at 12:28 PM

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

Dear Casey Hines,

I've never written a letter in support or against any project in Boston, as I'm rather young (20) and not technically a resident of the city of Boston. I often let those with more experience and expertise in urban design, architecture, and design, or those that live near these proposed developments, show their support or express their concerns. However, with the recent release of new designs from Millennium Partners regarding their Winthrop Square Garage proposal, I'd like to urge the City of Boston and all those involved to request that this building go through extensive review and certainly be redesigned.

Looking back to when guidelines were first being set for this site, according to the Boston Globe, Ed O'Donnel, director of real estate at the BRA/BPDA was quoted as saying "We're looking for something that epitomizes the future of downtown Boston." The BRA was looking for something that would provide a "substantial" contribution to the skyline with a "decidedly civic character." Words like "iconic" and "innovative" were used repeatedly to urge developers for their designs to be of great character for the city of Boston, as this is one of the most prominent sites in the city. This building is the future of Boston's image. We can't do it wrong. I fear, however, that we will follow the wrong path with this recent redesign. Following O'Donnel's statements, if this is what downtown Boston should "epitomize," I fear greatly for what our city will turn into.

When Millennium Partners and others provided their initial proposed designs, there was a general agreement that these were worthy buildings that could take the center stage for the coming decades. I was excited to see one of these become the new centerpiece in Boston, and was extremely supportive of the project. But with this new design, the materials look extremely cheap and the massing is incoherent. This is not an innovative design. It is not adequate. No positive interest or variety is added with this. The façade design is inconsistent; based on documents provided, there are visually six to seven different facades included with this single building. The most visible portion of the building has a façade that stretches up from the ground floor of the building, then ends 4 stories from the roof. The balconies at the top, boxed off from the rest of the building, do not read well. The added massing to create the T-shape, adjusting for the reduction in height, is aesthetically awkward and visually bulky, making this building look significantly larger and squatter than any of the surrounding buildings, including 100 Federal. One must ask, why include the original design from before, if they were going to change their designs so drastically? All they offered was essentially \$150+ million, with the previous designs now defunct. That, by definition, arguably makes this bait and switch.

The Great Hall, used as one of the main selling points of Millennium's proposal, included architecturally interesting, dynamic, and elegant arches. The original design was inviting to the public, drawing people into the space. With the newest design iteration, the aesthetics and the definition of the space read more as a cold, corporate lobby than "Boston's Living Room."

While I have never directly worked in real estate development, I understand the "numbers" behind the building have to work before anything else can move forward. This may explain the cheaper facade design and wider massing that gain more square footage to compensate for the height reduction. I believe Millennium was too ambitious with this project and offered an unsustainable amount of money. Perhaps a new payment scheme can be drafted and put in place, such that the city receives the same amount of money over a longer span of time to allow for a more refined, elegant building of architectural merit to rise in Boston.

I'm proud of Boston for many reasons. We're one of the most innovative cities in the world. Our economy has been one of the fastest growing in the country and continues to grow. We have MIT, Harvard, Northeastern, BU, and dozens of other great universities and schools. Our city's architecture and urban

design has been exceptional, especially in recent years. But this building is, in no means, "Boston."
Hopefully future reiterations and revisions will make it so.

Design is in the choices we make, for the future world we want to live in.

Thanks,
Steven Fallon



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

Winthrop Square Tower

1 message

Todd Gordon [REDACTED]
To: casey.a.hines@boston.gov

Fri, Jan 5, 2018 at 4:25 PM

Ms. Hines:

I am writing with respect to the Winthrop Square Tower proposed by Millennium Partners. I have seen some new, never before seen (to me), renderings of this proposal and I must tell you I am shocked and saddened by the changes to this project, specifically the building materials and façade. I know this site very well having previously worked at 101/75 Federal for 15 years and also having lived on Tremont street across from the Common. I know very well the importance of this site and what is developed here. Please, let's strive for something better in terms of building design! The recent changes to the façade of this project are absolutely awful. As I am sure you are well aware, this is one of the most important development sites ever in Boston's Financial District. This is the site that will (hopefully) bring life to the Financial District after 5pm during the week and not one the weekends. Let's not blow this. Let's build something that Bostonians can be proud of centuries to come. Not a value engineered to death building simply because Millennium paid the city a ton for this site. Please push Millennium for a better design. Thank you for your time,

Todd Gordon

Todd B. Gordon, Esq.
The Gordon Law Firm LLP
River Place
57 River Street, Suite 206
Wellesley, MA 02481
Tel: [REDACTED]
Fax: [REDACTED]
www.GordonFirm.com



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

Winthrop Square

1 message

Clancy, Bret

Fri, Jan 5, 2018 at 1:25 PM

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

Hi Casey,

I am a big supporter of the 115 Winthrop Square project, but after seeing what design the developers submitted in their formal documentation, I'm honestly disgusted. I love the idea of a big new building and everything that goes along with it here – but the design is horrific!

It looks nothing like what was originally proposed and honestly would be a blight on our skyline. Is there any way the city can ask the team to go back and redesign the façade to be more elegant?

Thanks for your consideration.

Bret Clancy



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

Winthrop Square Tower Proposed Design

1 message

Marcus Baker [REDACTED]
To: casey.a.hines@boston.gov

Fri, Jan 5, 2018 at 8:19 AM

Good morning Casey,

I have been a strong supporter of Millennium Partners proposed tower at Winthrop Square, knowing it could be a great reuse of an underused lot as well as a great addition to the skyline. But, I am contacting you with major concerns as to the impact that this tower will have on the skyline after seeing the new brownish cube rendering that was released shortly after the new year.

I must say that this new rendering is hideous and completely goes against the secondary stated goal of good architectural design. The tower will be a blight on the skyline, instead of making Boston a 21st century innovator this looks just like the drab boxes that rose in this city in the 70's and 80's.

The "Great Hall" MP proposed is no longer great. Now it is merely a pass through. No further talk has been made of the requested public observation deck at the top of the building which further saddens me as it would be yet another landmark for the city.

We need good architecture in this city and we need to hold Millennium Partners accountable, especially on a city owned lot. I sincerely hope that you will pass these concerns along and that we will see MP invest in Boston, not merely reap out every last dime of potential profit.

Regards,
Marcus Baker



115 Winthrop Square Tower

1 message

Richard Taylor [REDACTED]

Thu, Jan 4, 2018 at 5:45 PM

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

Hello Casey,

Your email was provided on www.archboston.org forum pages. I have never written to any government official about a development project before, but I was so disappointed with the latest iteration of the 115 Winthrop Square proposal that came out on January 2nd 2018, that I just had to write an email. I'm an architect and citizen of the Greater Boston region for more than 30 years. I'm in public office myself with membership in the Scituate Planning Board and involvement with the South Shore Coalition and our local Design Review Board.

I don't necessarily mind that the height of the proposal was reduced based on FAA regulations and shadow laws. However, the massing, materials, and new renderings are anything but iconic. This was supposed to be an iconic tower for the city with many public amenities. I followed the initial proposals and was generally happy with the selection of Millennium Partners as the developer. I think the Millennium Tower at Downtown Crossing came out very nice, and they do very good work.

The initial proposal for the Great Hall reminded me of BCE Place in Toronto, designed by noted architect Santiago Calatrava. This new iteration is more of a standard office lobby with little architectural interest.

The massing of the tower should reflect on the amazingly forward-thinking city of Boston. A lighted crown, observation deck, or non-flat roof should be a new symbol of the progressive power of Boston. This latest 115 Winthrop Square proposal is completely mediocre and "infill" architecture at best. It looks more like the AVA Avalon Apartments on Stuart Street.

The general program and function is acceptable with changes to the tower massing or crown and changes to the Great Hall. I would hope the new BPDA gives a serious consideration for some major rework to make this structure a true "icon" and asset to the city of Boston. In my opinion, I believe it falls quite short of this in the current configuration.

Thanks for your consideration.

Richard Taylor, Assoc. AIA

Unleash your Revit productivity with IdeateApps – Learn more here!

Richard Taylor

Technical Evangelist | Ideate Software

[REDACTED] (d)

ideatesoftware.com | ideateinc.com | [REDACTED]





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

New Winthrop Square Proposal

1 message

Christian C Cole [REDACTED]
To: casey.a.hines@boston.gov

Thu, Jan 4, 2018 at 2:06 PM

Dear Casey,

I just discovered and reviewed the environmental impact report for the Winthrop Square Tower and although I don't normally pass along my comments, I must do so in this situation.

When the City of Boston selected a developer for this parcel, I was disappointed to see some truly remarkable designs passed over. However, I understood the financial incentive that the Millennium project carried and it made sense why the City chose their proposal in the end.

In the City's RFP for this project, the first bullet under urban design is, "The proposed building should be an iconic structure. The building must contribute substantially to the image of downtown Boston's skyline." While the first iteration missed this mark with its unremarkable, square design, this new proposal completely disregards the call for an iconic structure. The design in the environmental impact report, with its mismatched façades and asymmetrical elements, would be an embarrassing blemish on the Boston skyline.

Another element called for in the RFP was a public observation deck. Although the selected project did not have this requirement, the remarkable design of the great hall was a nice consolation. In the new design, the first floor has been completely changed and in its place is a hall that is anything but great.

If the City of Boston truly wants to have a structure that is iconic and that is "expressive of Boston's longstanding reputation as a center of innovation" (another line taken directly from the RFP) then this proposal should be rejected and sent back for a redesign. The Winthrop Square parcel is too valuable to have such a visually displeasing structure built on it.

With concern,

Christian Cole



115 Winthrop Square

1 message

Christian Wissmuller [REDACTED]

Wed, Jan 3, 2018 at 9:01 PM

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

Good evening Casey,

I just landed in Dallas and checked online to catch up with the news back home and was absolutely horrified to see the revised plans for Millennium's tower at the site of the old/currently-being-demolished Winthrop Garage.

Given that one of the prerequisites for those submitting designs was that this tower be "iconic" -- as it should be, given its location and height (albeit now much reduced height) -- I can't see how this current design is getting green-lit. Of all the designs submitted for consideration, Millennium's was already the least inspired or daring of the bunch, but their initial proposal was so much better than this one. And so extremely different.

Boston approved of one design and now this group plans to build a "tower" (if you can call it that now) that looks nothing like the proposal that won the bid.

I truly hope you and your team won't stand for this shameless bait-and-switch. Downtown Boston is a small area -- the city can't afford to put up ugly, uninspired, tame nonsense like this. I have great pride in my hometown. Boston deserves much, much better than this.

Best,

Christian Wissmuller
Executive Editor
MMR | JAZZed |
School Band & Orchestra | Choral Director
[REDACTED]



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

Revised design of 115 Winthrop Square

1 message

Andrew Espinosa [REDACTED]
To: casey.a.hines@boston.gov

Wed, Jan 3, 2018 at 8:54 PM

Hi Casey,

As with others from the ArchBoston forum, I am writing to express my deep disappointment with the new design put forth by developer of 115 Winthrop Square. When the city originally sought proposals for this site, one of the criteria was supposed to be notable architecture. While the original design fit the bill, the new renderings resemble a Northeastern University dorm tower awkwardly jammed into the Financial District.

The reduced height is understandable, but I cannot understand the motivation to completely redesign the exterior into such a bland and awkward box. Additionally, the redesigned "Great Hall," while still beautiful, now looks much more like a corporate lobby than a public space. I sincerely hope there will be further, substantial revisions to this project. If not, more evidence that Boston deserves its reputation for lackluster design. Thank you for hearing me out and stay warm in the snow.

Best,

Andrew



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

Winthrop Square Tower

1 message

Eric Ford [REDACTED]
To: casey.a.hines@boston.gov

Wed, Jan 3, 2018 at 8:37 PM

Casey,

I've had the opportunity to review the revised proposal for the Winthrop Square tower, and quite frankly, I'm appalled. The administration went through all the effort to revise the shadow laws (laws that will have a long-term, significant, and permanent effect on development in this City) in order to build something transformational - something "iconic." If this proposal is accepted without SIGNIFICANT changes to the design, it will be a true failure in that regard. I understand the need for ROI on the part of the developer, but if you can't deliver what you were asked to deliver, don't even try. It's a classic bait and switch.

We can probably all agree that Millennium Partners has done some great things for this City, particularly along Washington Street. However, I think they have dropped the ball here, and I sincerely hope that the \$150,000,000 the City is supposed to receive from this development does not blind the administration to the fact that they are not holding up their end of the bargain.

This was supposed to be another step in the right direction for the architectural and civic evolution of this City. Unfortunately, like many of its neighbors, it has now become a forgettable, bronze/brown box. I strongly urge the City of Boston to hold Millennium Partners to what they promised: Something iconic.

Sincerely,

Eric Ford



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

Regarding the atrocious new design of the Winthrop Square tower

1 message

Ryan Jacobs [REDACTED]
To: casey.a.hines@boston.gov

Wed, Jan 3, 2018 at 8:32 PM

To: Casey Hines

I enthusiastically support density and good design aesthetics. As a result, I strongly approved of Millenium Partners' original proposal for the Winthrop Square tower.

But I was mortified by the completely redesigned version. The two towers are wildly different from one another visually, with the new version being woefully uninspired and, frankly, quite ugly (from the boxy massing to the visual cacophony of a color scheme and geometrics).

Please send MP back to the drawing board and procure the tower that this great city of ours deserves.

with best regards and gratitude,

Ryan Jacobs



Ryan Jacobs, Ph.D.
History Dept.
The Cambridge School of Weston
45 Georgian Road | Weston, MA
[REDACTED] | www.csw.org
[REDACTED]



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

Winthrop Square Tower

1 message

ryan baryluk [REDACTED]
To: casey.a.hines@boston.gov

Wed, Jan 3, 2018 at 7:48 PM

Dear Casey Hines,

I am in full support of the Winthrop Square Tower, but the new design is not good. When a company wins an open bid process, they should stick to the proposal that they won with. Bait and switch tactics such as what Millennium just did should be very illegal. I must ask that you consider rejecting their new design.

Best regards,



Ryan

Sent from my iPhone



Re: Winthrop Square Comment

1 message

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

Wed, Jan 3, 2018 at 2:57 PM

Hi Casey,

As an addendum to the above email, my favorable letter is listed on page 827 out of 845. (I am David Howard)
<http://www.bostonplans.org/getattachment/59bd6382-8ebe-4142-8663-86e2fc6963>

I am a huge proponent for good architecture in Boston. This includes over 3800 posts on archboston since 2006, as well as nearly 2000 (mostly Boston-centric) posts on skyscrapercity, both under username DZH22. Let's put it this way, if I am against a project of this magnitude coming to fruition in Boston, there has to be something seriously wrong with it. In this case, there is.

Thanks again for your time!
David

On Wed, Jan 3, 2018 at 2:47 PM,   wrote:

Hi Casey,

Now that the newest iteration is out for the Winthrop Square Tower, I am writing to say that I **take back the earlier support** I showed for this tower. The new design is a complete bait and switch, with no resemblance to the original proposal. It is both tacky and ill-proportioned. As my personal concerns generally regard the aesthetics of Boston, I will be disgusted if this gets built in its newest form.

Here is a link to the discussion on archboston.com. It is unfavorable, to say the least, and up until now this was a crowd of the project's biggest supporters: <http://www.archboston.org/community/showthread.php?p=310157#post310157>

Boston deserves better than this permanent blight. One of the original criteria for this tower was iconic architecture. It is now anything but iconic. If City Hall allows this to be built it would be embarrassing, and a signal to me that it is time to find a new city that takes pride in its appearance.

I have to say that between this and the proposed reconstructive abomination at One Post Office Square, this might be the darkest day in Boston's architectural history since the 1960's urban renewal travesties. I have never been more disappointed in a developer's plan for Boston. Please send this one back to the drawing board. There are no redeeming qualities here.

Thanks,
David

On Wed, Feb 1, 2017 at 3:26 PM, Casey Hines <casey.a.hines@boston.gov> wrote:

Mr. Howard,

My colleague Emily forwarded me your email about your comment regarding Winthrop Square. Unfortunately, I never received your comment as it appears you had my email address incorrect (my email includes my middle initial). Thank you for following up so that we update the file to include your comment.

Best,
Casey

--

Casey Ann Hines

Senior Project Manager

617.918.4244

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201



Re: Winthrop Square Comment

1 message

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Casey Ann Hines

Senior Project Manager

617.918.4244

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bostonplans.org