



January 18, 2017

Comment from Impact Advisory Group (IAG) Member for 115 Winthrop Square

For the past eleven years, my company, Aureus Asset Management, has been headquartered in Winthrop Square. As I spend my working hours there, I take a strong interest in this location. I have worked in the Financial District since 1977 and was born in Boston, so I am very familiar with the neighborhood. City Council President Michelle Wu asked if I would like to join the IAG for 115 Winthrop Square, and I was very pleased to do so. I have long believed that the Winthrop Street Garage could be put to a better use for the neighborhood and the entire city. I am grateful for the opportunity to contribute to the public discussion of this important city project and appreciate the Boston Planning & Development Agency's (BPDA) consideration of my comments.

While I am a great believer in the potential of this site as a major new development for Boston, I wish to share the following concerns about the project as proposed.

1. The BPDA will receive many comments about the shadows on the Boston Common and Boston Public Garden. I strongly support those who want to maintain the shadow law and am opposed to either overturning that long-established law or providing this developer with an exemption. Further, as those familiar with the area can attest, very little sunlight reaches Winthrop Square and that which remains will be substantially lost after the tower is built. The developer has shown sunny illustrations of proposed outdoor space at Winthrop Square, which are unrealistic, given both the limited sun exposure of the square and the proposed construction.
2. The developer has not fully addressed the issues surrounding the increased level of car and foot traffic around Winthrop Square, particularly if Devonshire Street, which is well used at both ends of the day, is closed off to cars.
3. We all remember the problem with wind at the Hancock Tower and the glass panes falling out. The Devonshire side of the tower is one of the windiest places in the city and the Impact Advisory Group received no indication that the developer has done simulations of wind effect on the proposed tower.
4. Turning to the appropriateness of the size of the building, we should consider whether new construction of a one million square-foot tower in downtown is strategically additive for Boston at this time. As highlighted by several recent articles¹, the enormous growth in luxury apartment construction in many cities is reaching a level of saturation and, potentially, overcapacity. With thousands of high-end residential units having been added in Boston, particularly the Seaport but also in the South End, South Boston, Ladder District, and Financial District, BPDA may be adding high-end residential units at exactly the wrong time. Given that 30-40% of units in several new residential buildings have been purchased by foreign owners, and that Millennium forecasts similar purchase patterns, we much weigh the costs and benefits to the community against the benefits to absentee owners.

¹ See, e.g., <http://www.wsj.com/articles/luxury-apartment-boom-looks-set-to-fizzle-in-2017-1483358401>

5. The IAG has also heard significant concerns about excess supply of commercial space. The *Boston Globe* article from Dec 25, 2016, describes how the vacancy rate has risen for high end space in both the Back Bay and Financial District as Seaport space has grown.² Seaport space has increased 55% over the past 5 years and there are over 825,000 additional square feet soon to open. Without commitments for commercial occupancy, the scale of the building's commercial footage presents an additional challenge for Downtown Crossing.

Millennium Partners has claimed that it must build at Winthrop Square what will become the city's tallest building in order to justify the costs associated with its bid, including a commitment of \$153 million in payments to Boston. The IAG heard testimony that Millennium Partners offered a bid that was 50% higher than the next closest builder. Many IAG and community members believe that if Millennium trapped itself into an unaffordable commitment, that remains Millennium's challenge, and not the city's to bear. In fact, the developer demanding a variance on height and shadow restrictions to build a tower higher than any other in Boston, strikes many as inconsistent with the charge to design a building that would contribute to the resurgent neighborhood of Downtown Crossing. If Millennium offered a financially irresponsible bid, future generations of Bostonians should not shoulder the cost of that mistake.

Finally, I would like to draw the BPDA's attention to a couple of points within the marketing book and documents that Millennium sent to the members of the IAG. The developer has written on pages 1-7 of the proposal that "the Project will create approximately 2,670 permanent jobs." I asked for clarification of those numbers because I could only come up with about 200 new jobs when adding up the security, maintenance, cleaning, and retail professionals directly associated with the project.

Many members of the IAG were shocked to discover that the in reaching it's "job creation" estimates, the developer is counting each of the estimated 2,500 people who might eventually work in the building's commercial office space.. Because we all know that most buildings are filled with firms that move from other locations, the developer's claim that all jobs inside 115 Winthrop Sq are thanks to this new structure is, at the very least, seriously misleading.³

In summary, I am fully confident in Millennium Partners' capacity to work with the city on a building that is beautiful, architecturally-significant, beneficial to the financial and social health of the city, and economically-viable. With such a rare parcel, the city and its residents should not be required to make the compromises demanded by the current proposal. It is simply too risky. Optimistic about a reasonable accommodation of these broadly-shared concerns, I urge the mayor, the BPDA, and the City Council to reduce the project's scale.

Sincerely,



Karen Firestone
Chairman & CEO

² <https://www.bostonglobe.com/business/2016/12/25/top-floor-space-financial-district-not-attractive-some-companies-seaport/4YnG7LO2XXLGdsQDyHU7MN/story.html>.



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

Winthrop Square

1 message

Thu, Jan 19, 2017 at 3:20 PM

Karen Garvin [REDACTED]

To: casey.a.hines@boston.gov

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

I am hoping that the BPDA can see its way clear to admitting that the height of the Winthrop Square Project is simply not good for Boston and recognize that there should be a comprehensive plan for development. This project:

- violates the State's shadow laws
- allows shadow creep in our historic parks
- potentially sets precedent for future developers to seek exemptions resulting in more shadows on the two parks.
- apparently has created issues for air traffic patterns

From a very personal point of view, I have lived across the street from the Boston Common and up the street from the Public Garden for nearly 50 years . Not only are these parks historic national treasures but also they are wonderful views of nature and are green space, offering beauty, walking paths, meeting places, play spaces in the middle of the city

Thank you.



Christopher Tracy <christopher.tracy@boston.gov>

Project Comment Submission: 115 Winthrop Square

1 message

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

Fri, Dec 16, 2016 at 12:07 PM

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

CommentsSubmissionFormID: 1413

Form inserted: 12/16/2016 12:07:15 PM

Form updated: 12/16/2016 12:07:15 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: Karen

Last Name: Gregg

Organization:

Email: [REDACTED]

Street Address: 92 Beacon St

Address Line 2: #41

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02108

Comments: I am very concerned about the proposed redevelopment. The legislation is billed as a one-time exception but the building's shadows will be permanent. Of even greater concern is that other developers will likely attempt to do the same. These protections for our parks have been in place for decades and they should not be compromised for yet another tall building.

PMContact: christopher.tracy@boston.gov

January 5, 2017

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

*Please return comments to BPDA table

From: Karen LaTrava, President & CEO
Affiliation/Address: St. Francis House
39 Bowdoin Street, Boston 02116
Email/Phone: [REDACTED]

Comments: St. Francis House strongly supports the
proposed development. While no project is
without a downside and the impact of additional
shadow on the Common & the Garden is a
negative, the benefits far outweigh this
consequence. The city is in desperate need of
affordable housing, people in the city are in
need of good jobs, the city has ambitious plans
and increased tax revenues that can be invested
in the schools, parks & infrastructure will
add to the vitality of our city. The project itself
takes a "shadowy" part of the city and
brings it into the light. Millennium has a long
history in Boston of revitalizing desolate areas.
Their investments in the city have improved the
quality of life for everyone, including people
who are homeless. They have not practiced a strategy of
displacement but one of investment and filling in
the negative spaces of the city and bringing those
who live in the shadows into the light.
Please support this project.

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



Emerald Necklace

CONSERVANCY

Connecting People and Parks and Conserving the Emerald Necklace

BACK BAY FENS * RIVERWAY * OLMSTED PARK * JAMAICA POND * ARNOLD ARBORETUM * FRANKLIN PARK

January 20, 2017

Karen Mauney-Brodek, *President*

Page Czepiga, Environmental Analyst
MEPA Office
100 Cambridge St, Suite 900
Boston, MA. 02114

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- Friends of Leverett Pond
- Friends of the Muddy River
- Garden Club Federation of Massachusetts
- Isabella Stewart Gardner Museum
- Jamaica Hills Association
- Jamaica Pond Association
- MASCO
- Museum of Fine Arts, Boston

Re: 115 Winthrop Square Plan Notification Form, Legislative protection of Boston Common from Shadows & State Parkway Protections, Project #15610

Dear Ms. Czepiga:

This proposal for a building at the proposed height would cast a permanent shadow on two centuries old iconic public parks that attract hundreds of thousands of visitors each year for their scenic beauty, rich history and lively programming. These parks, used by residents and visitors alike, must be protected. In fact, this sentiment is not new, it is enshrined in existing state law limiting shadow in the park and followed upheld for over two decades.

Today Boston is in the middle of significant growth and in need of both park improvement and affordable housing funding. This project seems to promise both. As the Emerald Necklace Conservancy, we see any major infusion of funds into Boston's parks is exciting and desperately needed. We wholeheartedly support investment in our city's parks - and Franklin Park in particular - at the same time, we must ensure that this investment is not at the long-term expense of another park.

For these reasons, the project should be reduced in scale so that it is in compliance with existing state laws. We believe that the tremendous value this project would produce at a reduced size could still provide significant park and other public funding and not require a price to be paid by another park. Moreover, we are concerned about the precedent this would set, allowing these two state laws to be revisited.

It is not a surprise that Boston is growing, and it is because of the wise actions, protections and investments of those that came before us. We all need to preserve and extend that legacy.

Sincerely Yours,

Karen Mauney-Brodek
President



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

115 Winthrop Square Project Notification Form (PNF)

1 message

Mon, Jan 9, 2017 at 10:41 AM

Karen Shine [REDACTED]

Reply-To: Karen Shine [REDACTED]

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

Dear Ms. Hines and Mayor Walsh,

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

The project as currently proposed is **illegal** until and unless existing 26 year old state laws protecting the Boston Common and Public Garden from additional shadows are amended. These laws were put in place precisely to afford the public protection from shadows. I also strongly object to any amendment to these state laws for one specific project.

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

Respectfully submitted,
 Karen Shine
 376 Marlborough Street
 Boston



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

115 Winthrop Square PNF

1 message

Karen Smith [REDACTED]

Mon, Jan 16, 2017 at 4:09 PM

To: Casey Hines <casey.a.hines@boston.gov>, mayor@boston.gov
Cc: Mark Ciommo <mark.ciommo@boston.gov>, kevin.honan@mahouse.gov, Michael Moran <michael.moran@mahouse.gov>, william.brownsberger@masenate.gov, tito.jackson@boston.gov, a.e.george@boston.gov, ayanna.pressley@boston.gov, michelle.wu@boston.gov, andrea.campbell@boston.gov, matthew.OMalley@boston.gov, Timothy.McCarthy@boston.gov, Frank.baker@boston.gov, salvatore.Lamattina@boston.gov, Michael.flaherty@boston.gov, josh.zakim@boston.gov, bill.linehan@boston.gov

Dear Ms. Hines,

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

The project as currently proposed is **illegal** until and unless existing 26 year old state laws protecting the Boston Common and Public Garden from additional shadows are amended. These laws were put in place precisely to afford the public protection from shadows Please take the long term view and do not permit the developers to get around the shadow laws that have allowed Boston to thrive as a location for home and work and destination for millions of visitors while not preventing substantial developments during the period they have been in force. I also strongly object to any amendment to these state laws for one specific project, and expect our state legislators to protect the City's important open space for the greater public.

In general I find the frequency of "exception" requests that are before the BPDA a concern, specifically in my neighborhood of Allston Brighton as well as this request in Winthrop Square. In Allston Brighton and across the city, many residents have invested countless hours over many years to update the zoning code for current uses and ensuring livability for a diverse mix of residents. I would urge the BPDA to respect the tremendous efforts that many residents have made on behalf their communities. Respectfully,

Karen Smith
70 Athol St
Allston MA 02134



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

RE: 115 Winthrop Square Project

1 message

Karen Vachon [REDACTED]

Sat, Jan 14, 2017 at 10:23 AM

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

Dear Ms. Hines,

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

The project as currently proposed is **illegal** until and unless existing 26 year old state laws protecting the Boston Common and Public Garden from additional shadows are amended. These laws were put in place precisely to afford the public protection from shadows. We are blessed to have the Garden and Common one block away and we use these treasures on a daily basis. These are critical for Bostonians and tourists. Casting them in shadows will be a serious detriment to these special places.

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

Respectfully submitted,
Karen Vachon
37 Commonwealth Ave. #2
Boston, MA 02116

--

Karen Vachon
[REDACTED]



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

Objection to the current proposal for the new Winthrop Sq. building

1 message

Karla De Greef [REDACTED]

Fri, Jan 20, 2017 at 11:31 PM

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

Dear all,

I'm contacting you today; as today is a day of change. We'll see those changes within the next months and for the next 4 years. Unfortunately as we all know, many of the changes are not going to be in the best interest of us.

I want to thank you, for your commitment on representing the people of Boston until now, but also, I want to ask you to make respect the State Shadow Law (as it is now) for the Winthrop Square proposal. If we amend the shadow law now, it would be so much easier for future developers to do whatever they want to do and sadly for what we have seen until now, these behaviors are going to be more common and maybe even supported by this new Administration. So, it is now that we have to be strong and to show that we, Bostonians, do care about the growth of the city, but in a responsible way and protecting Boston historical parks, landmarks and its people.

As per the current proposal, the negative impacts of the future Winthrop building are:

- 1- The enormous shadow cast by the building on the Boston Common will permanently damage the flora and fauna of the park.
- 2- The Bostonians habits will change and this will unevenly wear away the park.
- 3- To this we need to think that this building will bring more people for which we do not have sufficient/better infrastructures yet (transportation, parkings, schools, larger streets for the cars coming in to the city....)
- 4- For tourists this park would not be an enjoyable one.
- 5- The environment of the city will decline as the trees under the shadow won't be able to clean the pollution on the air as they do now, and the \$28 million of dollars are not going to be enough.
- 6- It will also affect the flight patterns of our International Airport, which is unfavorable to Bostonians, tourists and Boston's economy....

The disadvantages that this project bring to Boston are far more greater than the benefit of it. This will negatively touch/impact in an irreversible way thousands of people, including yourself. So, please, don't change the State Shadow Law.

I live in Back Bay and I enjoy all the city everyday. I am proud when people tell me that Boston is beautiful. My way to give back to the city, is by volunteering (docent) for the Friends of the Public Garden and for the Boston Athenaeum. Showing to people what we have and making them aware of the historical wealth of Boston, wouldn't be possible if we do not preserve what we have.

Again, thank you so much in advance for taking into consideration my message.

Best regards,

Karla Rojas
171 Marlborough St. unit 5
Boston, MA, 02116



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

Opposition to 115 Winthrop Square and proposed height

1 message

Kate Enroth [REDACTED]

Tue, Jan 17, 2017 at 6:48 PM

To: casey.a.hines@boston.gov

Hello, as a resident of Boston, I am writing to express my distress concerning the extremely tall building proposed for 115 Winthrop Square. The fact that this height is in violation of state law and would clearly impact the light space for two very special parks in the center of the city, The Boston Common and the Public Garden, is clear. Why the planning agency for which you work should consider approving such a development is not clear to me. The stated laws prohibit a building of such height and any development should be within the law. To presume that a law can be changed or that a project alone deserves an exception to skirt the law seems opposite to the public good. The shadow laws were enacted in order to protect these two parks. The need to protect the parks is only heightened and more pressing with the economic success of the downtown neighborhoods and the increasing residential population and college students that use the parks. Moreover the City continues to heavily use the Boston Common for special events which causes great stress on the park. Sunlight which is blocked by buildings cannot be ameliorated by money paid for affordable housing nor can it be recreated by gardening techniques.

Please protect the parks and please respect the laws in place to protect these parks.

Thank you,

Kate Enroth
44 Brimmer Street
Boston, MA 02108



Christopher Tracy <christopher.tracy@boston.gov>

Required Pet Area for the Winthrop Square Development

1 message

Kathie O'Dowd [REDACTED]

Sun, Jan 1, 2017 at 2:21 PM

To: christopher.tracy@boston.gov

Dear Christopher -

Thank you for providing the AIG document from Nov 2016 online. It is very interesting and informative.

I can not attend the upcoming public hearing, but I am uniquely interested in achieving a balance of this building (as a current tenant in Millenium Towner, and possible future buyer at Winthrop Square) and the environmental impact (as a member of the Friends of the Public Garden). The shade law is important and should be carefully considered.

In addition, **I wonder about the additional pets coming to Boston**, and hope the city can take a leadership role in planning in advance for the impact of additional pets moving into the city with their owners. There are already severely limited fenced pet play areas Downtown. The pet relief area outside Millenium Tower is wholly inadequate. There is already a need to balance the number of pets/people safety and costs in the Common off-leash areas.

This project would significantly benefit from a requirement by the city that the development include on-grounds indoor or outdoor enclosed or fenced dog play/relief area. In contrast to downtown Boston, other large cities, such as London, NY, Chicago, have numerous newly developed buildings that offer roof-top, indoor/outdoor, or garage pet locations that are either enclosed or fenced. Even surrounding communities like Cambridge and Brookline have found a way to achieve a better balance for pets living in the area.

Thank you for your consideration.

Kathie O'Dowd



Christopher Tracy <christopher.tracy@boston.gov>

Winthrop Square and Shadow Legislation

1 message

Young, Kathleen

Thu, Dec 1, 2016 at 10:53 AM

To: "christopher.tracy@boston.gov" <christopher.tracy@boston.gov>
Cc: "dtnabb@nabbonline.com" <dtnabb@nabbonline.com>

December 1, 2016

Christopher Tracy, Senior Project Manager

Boston Planning & Development Agency (BPDA) ,One City Hall Square, Boston, MA
02201

Dear Mr. Tracy:As Beacon Hill and Back Bay homeowners for over 40 years, we are writing to express our deep concern about the shadows that would be cast from the Winthrop Tower development as planned.

Downtown Boston is a uniquely historic city whose appeal to both residents and tourists is its quaint charm, lovely parks and pedestrian friendly ambience. We respect the role of the BPDA in their thoughtful planning for Boston's further housing development. As resident taxpayers, we rely on your agency to carefully evaluate and protect the quality of life in downtown neighborhoods.

Having worked and lived in the affected area and supported the city with real estate taxes for many years, we expect your agency to uphold the existing Shadow Legislation in order to protect our scarce and precious open spaces from shadows. Boston's current Shadow Legislation was a compromise containing only minimal requirements to maintain a pedestrian friendly urban atmosphere and the integrity of our parks. This law helps uphold the rights of residents and tourists to enjoy walks in the sunshine; the need for children to play in sunny parks and the desire of retired residents and downtown residents who walk to work to experience lovely park and streetscapes -unobstructed by shadows. The sunshine is particularly important to all these constituencies in a city with so many winter months.

Every beautiful city projects a general ambience from the color tone projected from the totality of its buildings and architectural landscape. Paris is limestone; Washington DC is marble and sandstone ; and historic Boston is a lovely red brick tone. Boston's historic neighborhoods and landscaped parks look gorgeous in the sunshine but quite dismal in the shade, especially given our short days in long winter months. All of us need to work together to preserve our lovely brick red gem of a city. Accordingly, we respectfully request that the height of the project be modified the project be modified so that the taxpaying neighbors will be spared the immediate negative impacts of this project and the long term domino effect sidestepping the legislation.

1/6/2017

City of Boston Mail - Winthrop Square and Shadow Legislation

Sincerely, Kathleen and Stephen Young

120 Beacon St. Boston, 02116



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

Agains the proposed 60 story building in the financial District

1 message

Kathleen Fox [REDACTED]

Thu, Jan 19, 2017 at 5:43 PM

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

I understand that there is a proposal to build a 60-story building in Boston's financial district that will cast shadows on three historic parks - - The Common, the Garden, and the Mall, and that the *Friends of the Public Garden* are working with a coalition of organizations to oppose legislation allowing this building, fearing that it is just the first of many proposals that will come forward.

I am not a resident of downtown Boston, but a VERY frequent visitor there, as well as a local historian, and I am writing to express my support for the point of view of the *Friends of the Public Garden* against this particular building.

Kathleen Fox
102 Franklin Street
Arlington MA 02474
[REDACTED]

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

From: Kathleen Fox [REDACTED]

Date: 1/19/2017 5:43:52 PM

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

Cc: casey.a.hines@boston.gov

Subject: Agains the proposed 60 story building in the financial District

I understand that there is a proposal to build a 60-story building in Boston's financial district that will cast shadows on three historic parks - - The Common, the Garden, and the Mall, and that the Friends of the Public Garden are working with a coalition of organizations to oppose legislation allowing this building, fearing that it is just the first of many proposals that will come forward.

I am not a resident of downtown Boston, but a VERY frequent visitor there, as well as a local historian, and I am writing to express my support for the point of view of the Friends of the Public Garden against this particular building.

Kathleen Fox

102 Franklin Street

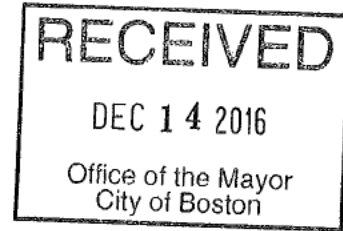
Arlington MA 02474

[REDACTED]

Mayor Martin Walsh
1 City Hall Square Suite 500
Boston, MA 02201-2013
December 12, 2016

BPA

'16 DEC 15 PM 1:58:00



Dear Mayor Walsh,

I have lived in Boston for more than twenty years and I have come to love this city as my home. I love its big city feel, its energy, its history, its beauty, its charm. I love its open spaces, its green places and the wide swaths of blue sky visible nearly everywhere. I feel deeply concerned when I see multi-storied towers beginning to loom all around us, casting deep shadows across our parks and our neighborhoods, closing us in.

The tower proposed for Winthrop Square is of concern to many because it will shadow both the Common and the Public Garden for many days of the year. The developers are seeking an amendment to a law that protects public spaces from deep shadow. If an existing law can be set aside to allow this structure to be built, what is to protect us from the next proposal and the next?

In an article in The Boston Globe on December 12, Renee Loth explored several important aspects of this controversial issue. She noted that under the Walsh administration informal subsidies of public benefits by private developers continues. Exemptions to zoning restrictions for favored developers is just the kind of thing that candidate Walsh said he wanted to end. Now is the time to shine a light on the political culture that, in Loth's words, encourages "this sort of ad hoc horse-trading."

What is our vision for our city? Are we seeking to be a densely populated urban area surrounded by canyons of steel? Do we want to lose our ability to see the sky, catch a sunset, feel a breeze? Boston is not New York nor do we wish it to be. Please.

I ask that you work to deny the request of Millennium Partners, requiring that the building be reconfigured to fit more suitably into the existing space.

Sincerely

A handwritten signature in cursive script that reads "Kathleen Koplik".

Kathleen Koplik
27 Chestnut St. 1-B
Boston 02108



1/10/2017

City of Boston Mail - Please no shadows on our parks



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

Please no shadows on our parks

1 message

Kathleen McIntyre [REDACTED]
To: casey.a.hines@boston.gov

Tue, Jan 10, 2017 at 9:33 AM

Dear Mr. Hines,
I'm writing to implore you not to allow new construction to create shadows across our precious public parks in Boston. Not only would that violate the law, it would affect the existing plants and trees, as well as the Public's use and enjoyment of the space.

I'm happy to discuss further anytime.

Best regards,
Kathleen McIntyre

January 5, 2017

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

*Please return comments to BPDA table

From: Kathleen Young

Affiliation/Address: BHCA / BANA

Email/Phone: [REDACTED]

Comments: We citizens need the following info:
Please do a model
showing shadow impact at lower
heights (increments of 50 or 100 ft)
Also please use updated
financial to show viability at lower
heights (in increments of 100 ft)

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

1/24/2017

City of Boston Mail - Project Comment Submission: 115 Winthrop Square



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

Project Comment Submission: 115 Winthrop Square

1 message

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

Fri, Jan 20, 2017 at 10:48 AM

CommentsSubmissionFormID: 1514

Form inserted: 1/20/2017 10:47:50 AM

Form updated: 1/20/2017 10:47:50 AM

Document Name: 115 Winthrop Square

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

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

First Name: Kathy

Last Name: Pattison

Organization:

Email: [REDACTED]

Street Address: 22 Greenwich Park

Address Line 2: Unit 1

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: Please let our green space be free of more shadows from these tall towers. There's enough of a dark shadow across our nation with this new administration.

PMContact: casey.a.hines@boston.gov



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

115 Winthrop Square

1 message

Kathy Plazak [REDACTED]
To: casey.a.hines@boston.gov

Tue, Jan 10, 2017 at 9:22 PM

Dear Ms. Hines,

I am writing to express my strong opposition to amending the current state law that places height limits on new buildings to prevent casting additional shadows on the Boston Common and other downtown parks.

I understand the Mayor's desire to maximize revenue for the city. However, this building will be adversely affecting Boston and its citizens for a hundred+ years – long after that money is spent. This amounts to a perpetual easement on a precious public space by a private company. Any developer should be required to comply with existing law – not benefit from a sweetheart deal, clearly already promised by the Mayor, to change the law for their singular benefit and to the detriment of the community.

This is in no way an anti-development stance. Complying with the law would still get a building built, still generate revenue, and still create jobs.

I urge the BPDA to consider the long-term needs of the community, balance development and quality of life, and require the developer to build within current legal limits. To do otherwise sets a dangerous precedent, and is bad for our parks and our community.

Sincerely,

Kathy Plazak
115 Myrtle Street
Boston, MA 02114



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

115 Winthrop Square project

1 message

Katie Fagan [REDACTED]

Fri, Jan 20, 2017 at 2:07 PM

To: mayor@boston.gov, Michelle.Wu@boston.gov, Jay.livingstone@mahouse.gov, Christopher.tracey@boston.gov, byron.rushing@mahouse.gov, casey.a.hines@boston.gov

Dear Mayor Walsh and Elected officials,

I am writing to object to this project on the grounds that , if allowed, it will set a precedent for future building in Boston, which will damage, irreversibly, our green spaces. The argument that this project will bring in jobs does not mitigate the long term effect that a building of this size will have on Boston for decades after those jobs are gone. The argument that this project will help create affordable housing is counter intuitive, seeing how the majority of occupants on this proposed building will be the very wealthy, further pushing those lower on the income ladder out of the city. Boston just unanimously voted for the CPA taxation and those funds now should greatly help the city in it's quest to find and build affordable housing. We as a city should not need to rely on a huge developer to provide these housing options for our citizens.

I trust that you will listen closely to my and many other's objections to this project. Boston is the success that it is today because citizens 30 years ago understood the great value in protecting our historic parks. This forethought is what makes Boston a wonderful place to live and work. Please continue to protect these areas so Boston can remain the great city that it is today.

Respectfully yours,

Katie Fagan
49 Chestnut Street,
Boston, MA

Boston Planning and Development Agency Memorandum

TO: Casey Hines
FROM: Katie Pedersen
DATE: January 5, 2017
RE: 115 Winthrop Square
Boston, Massachusetts
Project Notification Form

I have reviewed the Project Notification Form (the "PNF") dated November 8, 2016 and submit the following comments for the Environmental Protection component. MCAF Winthrop LLC c/o Millennium Partners (the "Proponent") proposes the redevelopment of 240 Devonshire Street, which includes the demolition of the existing vacant parking garage and the construction of an approximately 1.1 to 1.5 million square foot mixed-use tower containing residential, office, retail, commercial, restaurant and 550 parking spaces (the "Proposed Project").

Wind

A quantitative (wind tunnel) analysis of the potential pedestrian level wind impact shall be required, as the proposed building is designed to be 775 feet in height. The analysis shall determine potential pedestrian level winds adjacent to and in the vicinity of the Proposed Project and shall identify wind velocities that are expected to exceed acceptable levels, including the Boston Planning and Development Agency's (the "BPDA") guideline of an effective gust velocity of 31 miles per hour (mph) not to be exceeded more than 1% of the time.

Particular attention shall be given to public and other areas of pedestrian use, including, but not limited to, entrances to the Proposed Project and existing and proposed buildings in the vicinity of the Proposed Project, the existing and proposed sidewalks and walkways within and adjacent to the Proposed Project and existing and proposed plazas, park areas and other open space areas within and in the vicinity of the Proposed Project, including but not limited to, the Boston Common, the Boston Public Garden, the Post Office Square Park and the Rose Kennedy Greenway.

The wind impact analysis shall evaluate the following conditions:

1. No-Build - the existing condition of the Proposed Project site and environs to establish the baseline condition.
2. Build Condition – the Proposed Project as described in the PNF
3. As-of-Right – the Zoning Compliant Configuration

4. Alternative Build Condition – any alternative development concepts to the Preferred Build Condition required to be studied

Wind speeds shall be measured in miles per hour (mph) and for areas where wind speeds are projected to be dangerous or to exceed acceptable levels, measures to reduce wind speeds and to mitigate potential adverse impact(s) shall be identified and, if appropriate, tested.

Shadow

The Proponent shall be required to conduct a shadow analysis for the existing (no-build) and build conditions for the hours of 9:00 a.m., 12:00 noon, and 3:00 p.m. for the vernal equinox, summer solstice, autumnal equinox, and winter solstice and for 6:00 p.m. in the summer and fall.

The shadow impact analysis shall examine the existing shadows and the incremental effects of the Proposed Project on existing and proposed public open spaces, including but not limited to Boston Common, the Boston Public Garden, the Post Office Square Park and Rose Kennedy Greenway, as well as sidewalks and pedestrian walkways adjacent to and in the vicinity of the Proposed Project site.

The shadow impact analysis shall evaluate the following conditions:

1. No-Build - the existing condition of the Proposed Project site and environs to establish the baseline condition.
2. Build Condition – the Proposed Project as described in the PNF.
3. As-of-Right – the Zoning Compliant Configuration.
4. Alternative Build Condition – any alternative development concepts to the Preferred Build Condition required to be studied.

The shadow analysis results shall be provided in both animation and graphic representations, so as to best understand the extent to which shadows from the Proposed Project are anticipated to affect the overall shadow conditions within the surrounding area.

Solar Glare

The Proponent shall be required to conduct a solar glare analysis. The analysis shall measure potential reflective glare from the Proposed Project onto potentially affected streets and public open spaces including but not limited to Boston Common, the Boston Public Garden, Post Office Square and the Rose Kennedy Greenway as well as the sidewalk areas in order to determine the likelihood of visual impairment or discomfort

due to reflective spot glare. Mitigation measures to eliminate any adverse reflective glare shall be identified.

The shadow impact analysis shall evaluate the following conditions:

1. No-Build - the existing condition of the Proposed Project site and environs to establish the baseline condition
2. Build Condition – the Proposed Project as described in the PNF
3. As-of-Right – the Zoning Compliant Configuration
4. Alternative Build Condition – any alternative development concepts to the Preferred Build Condition required to be studied

Daylight

(Please refer to Urban Design's comments)

Air Quality

The Proponent shall be required to perform a microscale analysis, which shall predict localized carbon monoxide concentrations, including identification of any locations projected to exceed the National and/or Massachusetts Ambient Air Quality Standards. The analysis is required for projects for which:

- 1) Project traffic would impact intersections or roadway links currently operating at Level of Service ("LOS") D, E, or F or would cause LOS to decline to D, E, or F;
- 2) Project traffic would increase traffic volumes on nearby roadways by 10% or more (unless the increase in traffic volume is less than 100 vehicles per hour); or,
- 3) The project will generate 3,000 or more new average daily trips on roadways providing access to a single location.

Emissions from the Proposed Project parking garage and from the Proposed Project's heating and mechanical systems shall be estimated. In addition, carbon monoxide monitors shall be installed in the parking garage and a description of the proposed ventilation system shall be provided. Building/garage air intake and exhaust systems and specifications and an analysis of the impact of exhausts on pedestrians and any sensitive receptors shall be identified and. Finally, if deemed necessary, mitigation measures to minimize or avoid any violation of state or federal ambient air quality standards shall be included and a description provided.

Noise

Noise impacts from the Proposed Project shall be analyzed, including rooftop mechanical equipment and other noise sources (e.g., emergency generators), demonstrating compliance with the City of Boston noise regulations and applicable state and federal regulations and guidelines. Due to the close proximity to residential buildings, the Proponent shall be required to evaluate and demonstrate compliance with the Interior Design Noise Level (not to exceed day night average sound level of 45 decibels) established by the U.S. Department of Housing and Urban Development (Subpart B Noise Abatement and Control of 24 CFR Part 51). If deemed necessary, mitigation measures designed to reduce excessive noise levels to acceptable limits shall be included and a description provided.

Sustainable Design/Green Buildings

Article 37 to the Boston Zoning Code requires any proposed project which is subject to or shall elect to comply with Section 80B of Zoning Code of the City of Boston, Large Project Review, shall be subject to the requirements of Article 37. Proposed Projects shall be “certifiable” under the most appropriate United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) Rating System. The purpose of Article 37 is to ensure that major building projects are planned, designed, constructed, and managed to minimize adverse environmental impacts; to conserve natural resources; to promote sustainable development; and to enhance the quality of life in the City of Boston.

The PNF indicates that the Proposed Project will use the LEED 2009 Core and Shell Rating System for the office portion and shows the intent to achieve LEED Platinum with 84 points and will use LEED 2009 for New Construction and Major Renovations for the residential portion of the Proposed Project and shows the intent to achieve LEED Platinum with 81 points.

Prior to the Inspectional Services Department’s (ISD) issuance of a building permit, all proposed projects must demonstrate compliance with Article 37 and have obtained approval of the requisite submissions from the Interagency Green Building Committee (IGBC). In order to demonstrate compliance, the IGBC requires the submission of a Draft Green Building Report (Draft Report), Energy Model and Design Affidavit. The Draft Report shall provide a comprehensive narrative describing the proposed strategies and paths that will be used to meet all LEED prerequisites and achieve the selected credits.

January 5, 2017

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

*Please return comments to BPDA table

From: Kate Wagoner

Affiliation/Address: 501 Washington

Email/Phone: 

Comments: Since the opening of the first building, there has been noticeable improvement in the quantity & quality of foot traffic in DIX. Additional similar spaces can only further that development.

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

January 5, 2017

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

*Please return comments to BPDA table

From: Karleen Herbst

Affiliation/Address: Resident / 1410 Columbia Road Apt 11B
Boston, MA 02127

Email/Phone: [REDACTED]

Comments: The Downtown Crossing area is in dire need of new innovative space. For a city filled with a thriving working industry, the new proposed space is filled with a ton of potential for new, innovative ideas. The Great Hall will bring new business events and more importantly new individuals to the Downtown Crossing area, bringing this area of the city to life! I am in full support of the 115 Winthrop Square project.

The forum tonight was great! It allowed for an interactive setting without feeling overwhelmed by one side or the other. I ~~truly~~ really enjoyed hearing other opinions of those with differing views.

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

1/24/2017

City of Boston Mail - Winthrop square project - support



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

Winthrop square project - support

1 message

Fri, Jan 20, 2017 at 7:22 PM

Keith Lagreze [REDACTED]

To: bill.linehan@boston.gov

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

Dear City Councilor,

As a Boston resident I believe projects like Winthrop Square move our city toward a brighter future beneficial for all Bostonians. Positive growth and high quality public space such as those proposed in the great hall move Boston forward and continue to establish us as a world class city.

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

Sincerely,

Keith Lagreze

10 Thacher Street, Apt #114 Boston MA 02113

January 5, 2017

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

*Please return comments to BPDA table

From: Kenneth G. Smith
Affiliation/Address: 27 Centre Street
Boston MA 02114
Email/Phone: [REDACTED]

Comments: YouthBuild Boston supports this project because it
provides work force opportunities to our constituents. The
young people who participate in our program have access
to meaningful employment, and are better able to navigate
a pathway to a career. We have work with Millennium
Partners in the past and they have created opportunities
for organizations to serve as a sub-contractor on
the tower project. This was a very innovative
act that required collaboration with unions
sub-contractors and general contractors. These
practices serve as a model to other developers

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

Via email. *from Michael Chavez*

Dear City Councilor Michelle Wu:

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

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

The goals of the project include:

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

Millennium has offered to include YouthBuild Boston, Inc. on its project site and provide opportunities for trainees to work alongside their subcontractors as part of their training experience and provide job placement opportunities once those trainees have graduated from our program.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Smith', with a large, sweeping flourish at the end.

Ken Smith, Executive Director

YouthBuild Boston, Inc.

27 Centre St

Roxbury, MA 02119

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

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

Jonathan Greeley (jonathan.greeley@boston.gov)



**boston planning &
development agency**

115 WINTHROP SQUARE

Open House – Second Public Meeting

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

PUBLIC COMMENT

I was very impressed with the quality of projects Millennium has completed in Boston, most notably the old Filene's location.

I would like to see an underutilized almost anonymous Winthrop Sq be revitalized.

CONTACT INFORMATION

NAME: Kevin Greene

ADDRESS:

EMAIL ADDRESS:



**boston planning &
development agency**

115 WINTHROP SQUARE

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

PUBLIC COMMENT

I support the project - the design is beautiful + the jobs it will bring will be a big lift.

★ I especially like the arcade + event space - I'd love to have our company functions here.

CONTACT INFORMATION

NAME: KEVIN LEARY
ADDRESS: 343 Congress Street
EMAIL ADDRESS: [REDACTED]

January 5, 2017

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

*Please return comments to BPDA table

From: KEVIN McCASKILL
Affiliation/Address: MADISON PARK TECHNICAL VOCATIONAL HS
75 MALCOLM X BLVD ROXBURY, MA 02119
Email/Phone: [REDACTED]

Comments: OPEN CONCEPT PRESENTATION WAS VERY
UNIQUE + INNOVATIVE. GREAT OPPORTUNITIES
TO HEAR + SEE INFORMATION RE: THE PROJECT,
AS WELL CONNECT W/ INDUSTRY PARTNERS ON
THE PROJECT.

PROJECTS SUCH AS THESE TRULY PROMOTE
INDUSTRY WHICH SPURS BOSTON'S ECONOMIC
BASE. FROM A SCHOOL PERSPECTIVE, PROJECTS
LIKE THESE PROVIDE INSIGHTS FOR OUR STUDENTS
IN DEVELOPING CAREER ASPIRATIONS IN VARIOUS
FIELDS OF INDUSTRY. WE LOOK FORWARD
TO FORGING GREAT RELATIONSHIPS WITH PROJECT
+ INDUSTRY LEADERS.

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

January 5, 2017

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

*Please return comments to BPDA table

From: Kevin O'Connor
Affiliation/Address: 1 Franklin St #3505
Boston 02110
Email/Phone: [REDACTED]

Comments: I strongly support this project
for a number of reasons:

- ① Economic impact to the Chinatown community
- ② Bring more "viability" to a currently
dead are of city
- ③ This project further promotes Boston's
world reputation as a world-class city
- ④ Tax revenue
- ⑤ A sensible plan for a difficult work site

The shadow impact - which is minimal - is
far outweighed by the economic and cultural
components of this plan.

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



**boston planning &
development agency**

115 WINTHROP SQUARE

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

PUBLIC COMMENT

Having grown up in Boston and seeing
the city go through a lot of changes over
the years, I support changes that will
serve the community with housing, retail
and jobs! I also look forward to more
buildings in Boston that are green.

CONTACT INFORMATION

NAME: Kim Devine
ADDRESS: 68 HOBART ST
EMAIL ADDRESS: [REDACTED]



Mayor's Commission for Persons with Disabilities

Martin J. Walsh, Mayor

January 17th 2016

**RE: 115 Winthrop Square, Boston, MA 02110
Project Notification Form
Boston Planning and Development Agency**

The Disability Commission has reviewed the Project Notification Form that was submitted for 115 Winthrop Square in Downtown Boston. Since the proposed project is planned to be a vibrant destination area for housing, office, retail and assembly for the Downtown area, I would like to encourage a scheme that allows full and equal participation of persons with disabilities through *ideal design which meets as well as exceeds compliance* with accessibility building code requirements. It is crucial that the site layout, buildings, open spaces, parking, and circulation routes be developed with access in mind.

Therefore, in order for my Commission to give its full support to this project, I would like to ask that the following accessibility issues be considered and/or explained:

- **Accessible Group 2 Units:**
 - We support the inclusion of accessible Group 2 units in the proposed unit breakdown to provide a scheme that is universally inclusive.
- **Accessible Parking:**
 - We support the inclusion of separate self-parking accessible parking spaces in the garage, as some vehicles have accessibility-modifications.
- **Accessible Route and Entry:**
 - The renderings showing the reconstruction of the abutting sidewalks and roads, depict the use of unit pavers as the main paving material for the public-right-of-way. We support the use of cast-in-place concrete for sidewalks and crosswalks, to ensure that the surface texture is smooth and continuous (minimize joints) and for the ease of maintenance.
 - We support the reconstructed sidewalks to conform to requirements set forth by the Boston Complete Street Guidelines for Downtown Commercial/Downtown Mixed-Use street type.
 - Please provide detail on all walkways and plazas within the Site, including unit paving and decking materials, dimensions and slopes.
 - Please describe the accessible route from the office floors to the office solarium areas.
 - We encourage the Proponent to meet with architectural staff, prior to Public Improvement Commission hearings.

- **Sidewalk Café Requirements:**
 - Should the installation of a Sidewalk Café be proposed, please confirm that the proposed location will meet or exceed the dimensional requirements set by the City of Boston Sidewalk Café Design Regulations and Guidelines, Boston Complete Streets (if in the public right-of-way) and MAAB 521 CMR Section 35.00.

- **Community Benefits:**
 - The civic nature of the ground floor program requires measures that reflect an inclusive culture. Please describe any funding or improvements to the surrounding neighborhood.
 - What inclusion elements does this development provide for persons with disabilities in common social and open spaces?
 - Are the restrooms planned in common public spaces, to be single-stall, gender neutral, and/or designated as “Family”/“Companion”?
 - Have you considered making other connections to landmarks around the site (to Downtown Crossing, South Station, St. Anthony’s Church, etc.)

- **Wayfinding:**
 - Do you have a Wayfinding Package to better understand wayfinding strategies within the scope of the proposed project?

- **Variances:**
 - Do you anticipate filing for any variances with the Massachusetts Architectural Access Board? If so, please identify and explain.

Commission’s General Statement on Access:

The Mayor’s Commission for Persons with Disabilities supports barrier-free design and construction in all buildings throughout Boston, including renovation projects as well as new structures. We work with City departments and developers to ensure compliance with local, state, and federal building codes including Boston Complete Streets, Massachusetts Architectural Access Board (MGL, 521 CMR) and the Americans with Disabilities Act (ADAAG, 28 CFR). Designing or constructing structures that are non-compliant with these requirements is a violation of the law unless it can be demonstrated that it would be structurally infeasible to do so.

Priorities for accessibility other than building design and construction include: ensuring maintenance and upkeep of accessibility features; posting signage for way-finding; utilizing compliant barricades throughout construction; designating appropriate location and amount of accessible parking spaces; and removing barriers in existing buildings wherever “readily achievable” (*“easily accomplishable and able to be carried out without much difficulty or expense”*).

Proponents are encouraged to meet with Commission staff who are available for technical assistance and design review to help achieve accessibility compliance and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to all of Boston’s diverse residents, including those with physical, sensory, intellectual, and communication disabilities.

Thank You.



Kristen McCosh, Commissioner
Mayor's Commission for Persons with Disabilities
kristen.mccosh@boston.gov
617-635-3682

Reviewed by:

Patricia Mendez AIA, Architectural Access Specialist
Mayor's Commission for Persons with Disabilities
patricia.mendez@boston.gov
617-635-2529

Sarah Leung, Architectural Access Project Coordinator
Mayor's Commission for Persons with Disabilities
sarah.leung@boston.gov
617-635-3746



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

115 Winthrop Square Project Notification Form (PNF)

1 message

Kristin C Field [REDACTED] Tue, Jan 10, 2017 at 3:50 PM
To: Mayor@boston.gov, Casey Hines <casey.a.hines@boston.gov>, Michelle.Wu@boston.gov, Bill.Linehan@boston.gov, Josh.Zakim@boston.gov, Ayanna.Pressley@boston.gov, A.E.George@boston.gov, Tito.Jackson@boston.gov, Salvatore.Lamattina@boston.gov, Michael.F.Flaherty@boston.gov, Andrea.Campbell@boston.gov, Frank.Baker@boston.gov, Timothy.McCarthy@boston.gov, Matthew.OMalley@boston.gov, Mark.Ciommo@boston.gov, byron.rushing@mahouse.gov, jay.livingstone@mahouse.gov, aaron.m.michlewitz@mahouse.gov, william.brownsberger@masenate.gov, Joseph.Boncore@masenate.gov, dtcnabb@nabbonline.com

Dear Ms. Hines,

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

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

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

Respectfully submitted, Kristin C Field
333 Commonwealth Ave. Boston, MA

January 5, 2017

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

*Please return comments to BPDA table

From: Kristin Garcia

Affiliation/Address: employed nearby

Email/Phone: [REDACTED]

Comments: I am very excited about this tower. I want Boston to be seen as a powerful important and growing place to work & live. Being the first of my family to graduate college & work in "the big city" I can't be more proud of how it has/is/will grow/n.

The bigger the better. These are exciting historic times. We should all feel the energy this will bring!

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

1/24/2017

City of Boston Mail - Absolutely no shadows on Boston and the public garden



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

Absolutely no shadows on Boston and the public garden

1 message

Thu, Jan 19, 2017 at 2:33 PM

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

Kyra LeRoy Haydock

Cell [REDACTED]

Please excuse typos and soundalikes, as I probably dictated this email.



Christopher Tracy <christopher.tracy@boston.gov>

Project Comment Submission: 115 Winthrop Square

1 message

Thu, Jan 5, 2017 at 10:50 AM

no-reply@boston.gov <no-reply@boston.gov>
To: BRAWebContent@cityofboston.gov, christopher.tracy@boston.gov

CommentsSubmissionFormID: 1438

Form inserted: 1/5/2017 10:49:52 AM

Form updated: 1/5/2017 10:49:52 AM

Document Name: 115 Winthrop Square

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

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

First Name: Larry

Last Name: Baxter

Organization: Roche Bros. Supermarket

Email: [REDACTED]

Street Address: 8 Summer Street

Address Line 2:

City: Boston

State: MA

Phone: ([REDACTED])

Zip: 02111

Comments: My name is Larry Baxter and I am the Store Manager for Roche Bros. Supermarket at Downtown Crossing. I have had the pleasure of working with Millinium Partners for over two years. They did an excellent job revitalizing the Downtown Crossing area with the Burnham Building and now the new Millinium Tower. They made this area a destination point for the City of Boston and a popular area to live. The City of Boston awarded Millinium Partners the Winthrop Square project because they believe in Millinium Partners vision to make Boston a better place to live. The plans for the new tower with more retail and public areas will make this area a destination point for more families. In closing I would just like to say please work with Millinium Partners and allow them to make a better Boston. Thank you!

PMContact: christopher.tracy@boston.gov

1/24/2017

City of Boston Mail - Winthrop square



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

Winthrop square

1 message

Thu, Jan 19, 2017 at 2:31 PM

Larry Post [REDACTED]

To: casey.a.hines@boston.gov, josh.zakim@boston.gov

Cc: mayor@boston.gov

Hello. I am a back bay resident. I am also an avid user of the dog park in the commons. I am in support of this project. Winthrop Square is an eyesore and a desolate area. This projects will create jobs and transform the area. For the short time in the morning there will be a shadow this project will revitalize Winthrop square. I am strongly in favor of this project

Larry Post

142 Marlborough ST





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

Winthrop square

1 message

Larry Post [REDACTED]

Thu, Jan 19, 2017 at 2:38 PM

To: michelle.wu@boston.gov, frank.baker@boston.gov, andrea.campbell@boston.gov, mark.ciommo@boston.gov, a.e.george@boston.gov, michael.f.flaherty@boston.gov, tito.jackson@boston.gov, salvatore.lamattina@cityofboston.gov, bill.linehan@cityofboston.gov, timothy.mccarthy@boston.gov, matthew.omalley@boston.gov, ayanna.pressley@boston.gov
Cc: mayor@boston.gov, casey.a.hines@boston.gov

Hello. I am a back bay resident. I am also an avid user of the dog park in the commons. I am in support of this project. Winthrop Square is an eyesore and a desolate area. This projects will create jobs and transform the area. For the short time in the morning there will be a shadow this project will revitalize Winthrop square. I am strongly in favor of this project

Larry Post

142 Marlborough ST
[REDACTED]



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

Letter in support of 115 Winthrop project

1 message

Fri, Jan 13, 2017 at 9:43 AM

Jones, Larissa [REDACTED]

To: "michelle.wu@boston.gov" <michelle.wu@boston.gov>
Cc: "christopher.tracy@boston.gov" <christopher.tracy@boston.gov>, "jonathan.greeley@boston.gov" <jonathan.greeley@boston.gov>, "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>

Council Member Wu,

Please see the attached letter in support of 115 Winthrop project as proposed by Millennium Partners.

Thank you and have a wonderful weekend!



Larissa Jones
Compliance Officer

D | [REDACTED]
C | [REDACTED]
F | [REDACTED]

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www.suffolk.com



Please consider the environment before printing this email

City Council Letters_Wu.pdf
66K



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

concerns about shadows from the Winthrop Square Development

1 message

Laura Chassaigne [REDACTED]
To: casey.a.hines@boston.gov

Tue, Jan 10, 2017 at 11:04 AM

Hello,

I am writing to add my voice to those concerned about the proposed Winthrop Square Development. The Common and the Public Garden are incredibly important areas of the city — I have often viewed them as the heart of downtown. Tourists visit these areas without fail, and residents walk through them on their way to work, play with their dogs, bring their children to run around, sled, use the playground, and picnic. For many of us living nearby, the Public Garden and the Common feel like a cross between our own backyard and a town square — the place to go if we need a dose of sunshine, the perfect spot to find a bench and catch up with a friend. I live in Beacon Hill in a small apartment with my husband and toddler daughter. For me personally, the Common and the Public Garden are integral to my experience as a Bostonian and a huge reason that we are trying to stay in the city as our family expands. I have strolled a nap-resisting baby around those paved walkways for hours, and it is on the grass there that she practiced her first steps. For me, this is a very personal concern, but it is also because I want my daughter and all future Bostonians to be able to enjoy these parks the same way that I have been able to.

The laws protecting these areas from encroaching shadows were made for a reason. For decades, people have worked hard to protect these parks, nurture them and treasure them, donating their money for their improvement, and their time for those who garden or volunteer. The sunlight and greenery found in these spaces is *priceless* in a city such as ours — something that cannot be replicated and could not be replaced if destroyed.

That is why I am dismayed that there is consideration of allowing an exception to the shadow law for the purposes of developing Winthrop Square. While adding residences and developing areas in the city that could be better used are important, the law protecting the parks was created with exactly this situation in mind! We need to find a way to develop the city without violating these spaces, and rather than making exceptions when developers ask, they *should be planning* development in accordance with the law. (Why does the proposal take for granted that they will not need to follow it?) We need to think long-term about development: not just about how many residences one building would add, but about the character, charm, and livability of our city.

Please protect the Public Garden and the Boston Common — these are local and national treasures and are much more important than the short-term benefits some see in granting an exception. Please uphold the law, as this was the reason it was written.

All the best,
Laura Chassaigne

Laura Chassaigne
thebostondaybook.com

January 5, 2017

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

*Please return comments to BPDA table

From: LAURA GROVER

Affiliation/Address: 26 MELROSE ST. #3 BOSTON, MA 02116

(I ACTUALLY LIVE IN BOSTON. UNLIKE SO MANY "LOBBYISTS" IN THIS ROOM)

Email/Phone: [REDACTED]

Comments: WHILE THE DESIGN LOOKS NICE AND A
NUMBER OF AMENITIES WELL THOUGHT-OUT, I HAVE
SIGNIFICANT CONCERNS WITH THE PROPOSED NEW LAW
TO AMEND THE SHADOW LAW FOR PUBLIC GARDEN IN BOSTON
COMMON AS THEY ARE TODAY. THE REALITY IS THAT
THIS WILL BE JUST THE BEGINNING OF A FURTHER
EROSION OF THE SUNLIGHT ON THE PUBLIC PARKS.
ADDITIONALLY, THIS IS A ONE-SIDED PRESENTATION
THIS EVENING, PRESENTING ONLY PROJECT "BENEFITS"
AND FLOODING THIS SPACE WITH LOBBYISTS, WITHOUT
THE OPPORTUNITY TO HEAR A MORE UNBIASED VIEW.

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

January 5, 2017

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

*Please return comments to BPDA table

From: Laura Hayne
Affiliation/Address: resident of 259 Beacon St. Boston, MA

Email/Phone: [REDACTED]

Comments: As a resident of Back Bay who crosses through the Boston commons on my way to work on the area where Winthrop Sq. would be I believe that this development would significantly improve my commute, my appreciation for my city, and Boston's reputation. The price of this project outweighs the cost by 1 billion to low. Boston would have a new building to set the standard in regards to "green" development, in addition to a structure that will bring business, aesthetic appeal, and a sense of community to the city. There is no better alternative to this brilliant initiative.

Please allow this project to happen.

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



Rose Kennedy Greenway Conservancy
185 Kneeland Street
Boston, MA 02111

January 20, 2017

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

Re: Rose Kennedy Greenway Conservancy Comments 115 Winthrop Square Proposal

Dear Ms. Hines,

The Rose Kennedy Greenway Conservancy has been pleased to participate as a member of the Impact Advisory Group for the 115 Winthrop Square Development proposed by Millennium Partners. We appreciate being involved by the Boston Planning and Development Agency.

Since the Greenway Conservancy assumed responsibility for The Greenway in 2009, the Greenway District has seen several new developments – including the Radian and Atlantic Wharf – as well as numerous other projects currently underway or under review, such as Boulevard on The Greenway (110 Broad Street), 55 India Street, Hook Lobster, The Harbor Garage, Haymarket Hotel (Parcel 9), the Government Center Garage, and more. This flurry of development in due in no small measure to Central Artery/Tunnel project and the success of the Greenway, which has brought workers, residents and visitors into the heart of downtown and reconnected the City's downtown to its waterfront. The 115 Winthrop Square project provides further confirmation of this evolution and, given its scale and complexity, is a particularly important site for the neighborhood and the city as a whole.

Each of these projects merits a robust public process to review future impacts and to make necessary adjustments to the plans. As it relates to The Greenway, our experience has shown that large nearby developments in a dense urban core have meaningful impacts on public parks and we expect 115 Winthrop Square to be no different. The most significant impact is also likely to be the most welcome: people. The Greenway's Dewey Square Park and Fort Point Channel Parks each sit just 0.3 miles from the proposed development and The Greenway's Chinatown Park is just 0.2 miles away. With The Greenway just steps from Winthrop Square, the park will welcome all of its workers, residents and visitors to enjoy the organic horticulture, public art, fitness classes, fountains, food trucks and over 400 free public programs. However, heavier traffic in the park very clearly equates to more wear on The Greenway. This is particularly important as the park's infrastructure approaches ten years of use and capital replacement needs increase. We encourage Millennium Partners and the BPDA to recognize this inevitability and contribute financially to enable The Greenway to create and sustain vibrant public experiences.

In addition to added use of the park, the potential for new shadow impacts that influence the park experience on The Greenway are not fully understood at this time. Attention thus far has been paid to the height of the proposed building as it relates to aviation and shadow impacts on public spaces to the

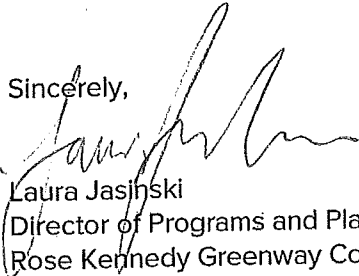
west, and The Greenway is interested in obtaining more information on the potential impact on public spaces to the east. As the stewards of public land that saw over 1.3 million trackable visitors in 2016, we understand the real impacts that increased shadows have on horticulture and, more importantly, the public experience. A stroll through a sunny path in April is a much different experience than the same walk on a shaded route. We encourage the City not to take this lightly. At the very least, it should be made clear to the IAG what building height would avoid or mitigate new hours of shade on any public space and all efforts should be made to make development feasible at that scale.

From recent presentations, it is clear that Millennium Partners values well-programmed civic spaces and we applaud them for using the Great Hall as the foundation of the 115 Winthrop Square building program. With years of experience programming The Greenway, the Conservancy is uniquely positioned to offer comments on the necessary ingredients for successful activation and offers the following feedback on the current design on the building's public realm:

- **Scale:** The human-scaled details are typically un-finalized in the conceptual design phase of large projects. However, entrance dimensions, textures and tone of facades and incorporation of plantings are all critical components of humanizing a space. Currently, the design of the building's exterior and the interior Great Hall reads as monumental and austere, rather than welcoming. Thinking early about how to address these details will play a large role in the space's success.
- **Connection:** Similarly, physical connection cues are important to signal the public intent of the Great Hall. Scale contributes to this, as does the articulation of thresholds and signage. These can and should be used to invite people into the space rather than mask it. Programmatic connection is equally important. 115 Winthrop Square is situated between well-used public spaces like Norman Leventhal Park, Boston Common, and The Greenway. It should both *pull* from the successes of these spaces through co-produced events and *push* people to nearby offerings with thoughtful wayfinding elements.
- **Flexibility:** Perhaps the biggest lesson from The Greenway is the importance of flexibility. Public spaces evolve over time and the infrastructure needs to adapt to new needs and preferences. This applies to indoor spaces as much as outdoor. The office component of 115 Winthrop Square recognizes this market phenomenon and is being designed accordingly. The public realm of the building should as well.

We look forward to continued collaboration with the Millennium Partners and the City to ensure that this important site receives a development worth of its prominent location.

Sincerely,


Laura Jasinski
Director of Programs and Planning
Rose Kennedy Greenway Conservancy

Cc:

Jesse Brackenbury
Jim Kalustian

Dear City Councilor,

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

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

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

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

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

Sincerely,

LAMAR AXELL

J. Axell

21 OLD MONTGOMERY ST
MATTAPAN MA, 02126

cc: Casey Hines (BPDA)



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

Winthrop Square proposal

1 message

Lauren Pfizenmaier [REDACTED]
To: casey.a.hines@boston.gov

Sat, Jan 14, 2017 at 11:03 PM

Please do not allow the Winthrop Square proposal to go forward. Our parks must be preserved for future generations.

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

Kind Regards
Lauren [REDACTED]
Sent from my iPad



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

Support of Winthrop Square Project

1 message

Lauren Phelan Lipscomb <[REDACTED]>

Thu, Jan 19, 2017 at 10:29 AM

To: "ayanna.pressley@boston.gov" <ayanna.pressley@boston.gov>, "a.e.george@boston.gov" <a.e.george@boston.gov>
 Cc: "christopher.tracy@boston.gov" <christopher.tracy@boston.gov>, "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>, "jonathan.greeley@boston.gov" <jonathan.greeley@boston.gov>

Via email

Dear Ms. Pressley and Ms. George,

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

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

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

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

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

Sincerely,

Lauren Phelan Lipscomb

Cc: Christopher Tracy (BPDA)

Casey A. Hines (BPDA)

Jonathan Greeley (BPDA)

Lauren Phelan Lipscomb | First Vice President

CBRE/New England | Urban Brokerage

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

T + [REDACTED]

www.cbre.com/lauren.lipscomb



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

115 Winthrop Square Project — Comment

1 message

Mon, Jan 16, 2017 at 12:44 PM

Lauren Thomas [REDACTED]

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

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

Dear Mayor Walsh and Ms. Hines,

First — thank you for giving Bostonians this opportunity to be heard. I hope you will take our opinions seriously.

As a Back Bay resident for 36 years, I'm writing to express my opposition to changing the State's shadow legislation to allow the 115 Winthrop Square project to proceed as it is currently designed. I am opposed to amending the shadow legislation for any reason, but especially for this project.

As proposed, this project is illegal under the existing 26-year-old state laws protecting the Boston Common and Public Garden from additional shadows. The laws were enacted precisely to protect these historic public spaces from encroaching shadows.

The Common and the Garden belong to the people of Boston and not to its mayor. Your mandate is to preserve those spaces for our community and for visitors from around the world to enjoy, now and in future. No mayor of Boston has the right to harm these spaces — not even by eliminating a few minutes of their sunlight — in exchange for any sum of money.

You have put our City Councilors in an untenable position by essentially bribing them with \$153 million in exchange for voting to amend the shadow legislation. While you envision that money funding improvements in their districts and the Common itself, it is still wrong for them to take it and for you to offer it. No amount of money is worth reducing the sunlight on the Common, Public Garden, or the Comm. Ave. Mall — not even for a few minutes, in certain spots, at certain times of year. It is not yours or theirs to sell. The proposal should be rejected, a shorter building approved, and the law left unchanged.

Now that Millennium Partners is notorious for San Francisco's "Sinking Tower," why should we trust them to do better here? They should be barred from building anything, anywhere, until engineers have determined how they screwed up so badly, and all the lawsuits are finished. They may face criminal charges on top of being sued for hundreds of millions in damages. Do we really want a world-class Millennium fiasco of our own? Other developers can propose better, lower, legal designs, and they haven't built towers that are sinking into the ground.

The tower's design is uninspired and unremarkable except for its incongruous height. The Great Hall is nothing more than an outsized (and probably noisy) Great Mall. I predict a Starbucks, a Dunkin Donuts, etc. It will never be the city's "living room," as the design team claimed. They promised to keep improving it "until we get it right." As a glass box, it will never be right, and it was a mistake to compare it with elegant, centuries-old architecture in Milan and other cities. We have the other buildings, like the MFA, for our glass-box experiences and South Station for crowded "living room" experiences and fast food. It's a bad idea.

Please take the high road and the long-term view, and do not allow Millennium Partners to break the shadow laws. The laws have accommodated many substantial developments over the past 26 years — and they should be left alone to protect us now from this proposal, which ranks up there with Boston 2024 Olympics and IndyCar in Boston's Bad Ideas Hall of Fame.

Thank you for your attention and consideration!

Sincerely yours,

1/17/2017

City of Boston Mail - 115 Winthrop Square Project — Comment

Lauren Thomas
348 Marlborough Street #2
Boston, MA 02115



**SUPPORT - Winthrop Square**

1 message

Thu, Jan 19, 2017 at 4:53

Legia Pisinski [REDACTED]
To: bill.linehan@boston.gov, casey.a.hines@boston.gov

Dear City Councilor,

My name is Legia Pisinski, and I live in South Boston at 578 East Broadway. I am writing to you about the Winthrop Square Tower.

I am writing to express support of the new Winthrop Square Project. This project is important and necessary to the continued growth of Boston. As a city, we cannot afford to lose this opportunity to reshape Downtown Boston on an under-utilized site that missed the last real estate market cycle and has sat idle for the last ten years. The Winthrop Square Project takes advantage of the amazing "walkability" factor of Downtown Boston. Without homes, offices and "feet on the street" after 5:00 PM, Downtown Boston will remain asleep and dormant....which is not the vision for the area. In addition, the Winthrop Square Project will also support and activate the Pedestrian Zone on Washington, Summer and Franklin Streets which is already teeming with people now that the Filene's site has been re-developed.

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

Boston is becoming a world class city and I feel strongly that this project will continue to fuel our economy and rebuild the heart of our beloved city. I would ask if you can please keep this in mind when voting on this project and support the legislative need to get Winthrop Square moving forward.

Sincerely,

Boston Resident

Legia Pisinski

578 East Broadway, unit 1

Boston, MA 02127



Christopher Tracy <christopher.tracy@boston.gov>

Project Comment Submission: 115 Winthrop Square

1 message

Thu, Dec 29, 2016 at 12:35 PM

no-reply@boston.gov <no-reply@boston.gov>
To: BRAWebContent@cityofboston.gov, christopher.tracy@boston.gov

CommentsSubmissionFormID: 1425

Form inserted: 12/29/2016 12:35:00 PM

Form updated: 12/29/2016 12:35:00 PM

Document Name: 115 Winthrop Square

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

Origin Page Url: /projects/development-projects/115-winthrop-square/?utm_source=Neighborhoods&utm_campaign=6f83c38c9e-115_Winthrop_Public_Meeting12_29_2016&utm_medium=email&utm_term=0_bccda74844-6f83c38c9e-206379753

First Name: Len

Last Name: Thomas

Organization: Retired

Email: [REDACTED]

Street Address: 25 Allston Street

Address Line 2: #3

City: Charlestown

State: MA

Phone: [REDACTED]

Zip: 02129

Comments: The design is uninspired at best. Try turning it at a 45 degree angle to present a slimmer shadow on the Common and Public Garden.

PMContact: christopher.tracy@boston.gov

1/24/2017

City of Boston Mail - Winthrop Sq Project



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

Winthrop Sq Project

1 message

Thu, Jan 19, 2017 at 2:16 PM

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

It is too tall!!!!!!!

Leonard Rosen

1/24/2017

City of Boston Mail - Project Comment Submission: 115 Winthrop Square



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

Project Comment Submission: 115 Winthrop Square

1 message

Fri, Jan 20, 2017 at 11:24 PM

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

CommentsSubmissionFormID: 1521

Form inserted: 1/20/2017 11:24:36 PM

Form updated: 1/20/2017 11:24:36 PM

Document Name: 115 Winthrop Square

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

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

First Name: Leslie

Last Name: Adam

Organization: FOTP/Beacon Hill Garden Club/Beacon Hill Civic Association

Email: [REDACTED]

Street Address: 9 Chestnt Street

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02108

Comments: I am writing today to voice my concern about the Winthrop Square Development project and the fact that, as proposed, it does not conform with the state's shadow law. I was born in the city of Boston and have been fortunate enough to live in the adjacent Beacon Hill community for the past 19 years where I have raised my family. We think of the Common and Public garden as out back yard and use it every day. We see the large number of people who use the park and visit from all over the world. These spaces are special assets to our city with a long history and hopefully a healthy future. I applaud Mayor Walsh for his commitment to the city's parks and open spaces, but am concerned about pursuing a temporary revenue boost in exchange for the permanent damage this development proposal would have on our landmark parks. Approving a special exemption to the state shadow laws for this project will create a blueprint for future developers to seek further exemptions for their projects - resulting in an inevitable chipping away of legal safeguards that have preserved the Common and Public Garden for decades while also allowing robust development. I urge the Mayor to take this proposal off the fast track and undertake a comprehensive process to develop a vision for the City's future development - one that considers not just where and what to build, but also the places that must be preserved to protect Boston's unique character and quality of life. Thank you, Leslie Singleton Adam

PMContact: casey.a.hines@boston.gov



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

Winthrop Square Development

1 message

Leslie Adam

To: casey.a.hines@boston.gov

Fri, Jan 20, 2017 at 11:41 PM

Dear Ms. Hines

I am writing today to voice my concern about the Winthrop Square Development project and the fact that, as proposed, it does not conform with the state's shadow law. While I am sure there will be many more articulate letters on this topic, I feel it is crucial that I write to you not only as an adjacent neighbor but as a resident of the State of Massachusetts. I worry there will be those who will portray our concerns about the shadows and their damaging effects on the Commons and Public Garden as whining locals not seeing the greater impact of good for the city. I disagree with this and see on a daily basis what an important role those public spaces play in our city. They make it in the attractive, vibrant, sustainable and livable place that people want to live, work and visit.

I was born in the city of Boston and have been fortunate enough to live in the adjacent Beacon Hill community for the past 19 years where I have raised my family. We think of the Common and Public garden as out back yard and use it every day. We see the large number of people who use the park and visit from all over the world. These spaces are special assets to our city with a long history and hopefully a healthy future. I applaud Mayor Walsh for his commitment to the city's parks and open spaces, but am concerned about pursuing a temporary revenue boost in exchange for the permanent damage this development proposal would have on our landmark parks.

Approving a special exemption to the state shadow laws for this project will create a blueprint for future developers to seek further exemptions for their projects - resulting in an inevitable chipping away of legal safeguards that have preserved the Common and Public Garden for decades while also allowing robust development.

I urge the Mayor to take this proposal off the fast track and undertake a comprehensive process to develop a vision for the City's future development - one that considers not just where and what to build, but also the places that must be preserved to protect Boston's unique character and quality of life.

Thank you,

Leslie Singleton Adam

1/24/2017

City of Boston Mail - Project Comment Submission: 115 Winthrop Square



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

Project Comment Submission: 115 Winthrop Square

1 message

Fri, Jan 20, 2017 at 1:26 PM

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

CommentsSubmissionFormID: 1516

Form inserted: 1/20/2017 1:26:36 PM

Form updated: 1/20/2017 1:26:36 PM

Document Name: 115 Winthrop Square

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

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

First Name: Lia

Last Name: Poorvu

Organization:

Email: [REDACTED]

Street Address: 975 Memorial Drive

Address Line 2: #710

City: Cambridge

State: MA

Phone: [REDACTED]

Zip: 02138

Comments: I am writing to implore you to reject the proposal's violation of the shadow law. Our parks and other public green spaces are vital to preserving not just the look but also the feel of a small, traditional city such as ours. It is the human scale of the buildings which allows sunlight and fresh air to flow through the downtown neighborhoods and refresh us. It is precisely that which supports the lawns and gardens and trees which clean and humidify our air while offering the refreshment of nature to all our citizens and visitors. It is one of our greatest treasures that we can stroll through verdant corridors on our way to work and play. Once we allow development to destroy the balance of natural vs manmade spaces in the city, we will never be able to go back. There is enough room elsewhere to build such behemoths, places which don't imperil our green legacy. Thank you for considering my thoughts.

PMContact: casey.a.hines@boston.gov

1/24/2017

City of Boston Mail - Winthrop Square development proposal



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

Winthrop Square development proposal

1 message

Fri, Jan 20, 2017 at 1:26 PM

Lia G. Poorvu [REDACTED]
To: "mayor@boston.gov" <mayor@boston.gov>
Cc: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>

Dear Mayor Walsh,

I am writing to implore you to **reject** the proposal's violation of the shadow law. Our parks and other public green spaces are vital to preserving not just the look but also the feel of a small, traditional city such as ours. It is the human scale of the buildings which allows sunlight and fresh air to flow through the downtown neighborhoods and refresh us. It is precisely that which supports the lawns and gardens and trees which clean and humidify our air while offering the refreshment of nature to all our citizens and visitors. It is one of our greatest treasures that we can stroll through verdant corridors on our way to work and play. Once we allow development to destroy the balance of natural vs manmade spaces in the city, we will never be able to go back. There is enough room elsewhere to build such behemoths, places which don't imperil our green legacy.

Thank you for considering my thoughts.

Best regards,

Lia Poorvu

Lia G. Poorvu [REDACTED]

975 Memorial Drive, #710 – Cambridge, MA 02138, USA
[REDACTED]



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

winthrop Sq Project comment

1 message

Lin Sasman [REDACTED]
To: casey.a.hines@boston.gov

Sat, Jan 14, 2017 at 12:53 PM

As a long time Boston resident, community activist for parks and open space I oppose the height causing shadows over the Boston Common-Garden for the currently proposed Winthrop Sq Project.

Please push back the developer -- the land is still valuable without such height, and development profits should not come at historical and public cost such as our treasure of the commons.

To continue with this project unchanged would be a blot on Mayor Walsh's record.

Regards, Lin Cheney Sasman, Jamaica Plain

January 5, 2017

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

*Please return comments to BPDA table

From: Linehaul Skills

Affiliation/Address: Live + Work in Downtown Crossing

Home 1 Devonshire Pl Apt 2227 02109 / Work: 3 Franklin St. 02110

Email/Phone: [REDACTED]

Comments: Working and living in the downtown area
I feel that this would be greatly beneficial
to the city & Boston as a whole, but to
me, as an individual. I want here from
San Francisco to seek out a job opportunity
in a city that wants on the edge of
really up and coming. To have being such
a tremendous amount of opportunity for the
downtown working area.

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



Emily Wieja <emily.wieja@boston.gov>

Project Comment Submission: 115 Winthrop Square

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

Tue, Jan 10, 2017 at 12:35 PM

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

CommentsSubmissionFormID: 1458

Form inserted: 1/10/2017 12:34:49 PM

Form updated: 1/10/2017 12:34:49 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: Linda

Last Name: McLaughlin

Organization: Boston resident

Email: [REDACTED]

Street Address: 88 Kingston St, #3C

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02111

Comments: While I am in favor of spiffing up the old garage area with a beautiful new multi-purpose building, I'm truly concerned about the shadow impact on our green spaces. I kindly request that the developers abide by the building height restrictions which have been put in place for good reason. As a long-time resident of Boston, I remember the feeling of shadow cast by the elevated tracks along North Station; the shadows always made it feel less safe and vaguely threatening. I'd hate to see Boston Common and the Public Garden in shadow much of the time; it wouldn't be the same sunny, open feeling space that draws families and friends to gather. Please make sure shadows don't mar our beautiful green spaces. Thank you.

PMContact: christopher.tracy@boston.gov



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

Project Comment Submission: 115 Winthrop Square

1 message

Thu, Jan 19, 2017 at 2:46 PM

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

CommentsSubmissionFormID: 1505

Form inserted: 1/19/2017 2:46:09 PM

Form updated: 1/19/2017 2:46:09 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: Linda

Last Name: Whitehead

Organization: Concerned Citizen and member of FPG and NABB

Email: [REDACTED]

Street Address: 456 Beacon St

Address Line 2: Apartment 10

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02115

Comments: I strongly oppose overturning the Shadow Law that has protected public green spaces in Boston. While development of properties in Boston is necessary for economic growth, greed should not overtake reason and consideration for the good parts of our community that make it such a wonderful place to live, work and play. Boston has never been a concrete jungle like so many large cities and it would be shameful to see that happen, even on a case by case basis. I would hope those who will be making the decision will see that this will just be the start of making exceptions to the rule. Our citizens need green spaces which bring recreation, beauty, pleasure and peace to its citizens. Thank you very much for considering the wishes of the people.

PMContact: casey.a.hines@boston.gov



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

Importance of light in Boston

1 message

Lisa Ireland [REDACTED]

Sat, Jan 14, 2017 at 3:20 PM

To: casey.a.hines@boston.gov

Casey,

I am sure you are feeling very popular with all the interest in the proposed setback changes that affect the Public Gardens and major sight lines for us all. I do hope that the relevant officials take the time to consider that Boston is special, it does have a place in our country's history and serves as a reminder of our country's origins. The tall buildings in New York or other lower latitude cities isn't the issue we should consider; it is that Boston winters are dark. Like Stockholm or Brussels, we need to protect whatever natural sunlight we get as it is scarce. Living on Beacon Hill has been an awakening for me. I never had to turn on a light in the morning in Manhattan when I lived there or in Denver. In Boston, one turns on the lights in the morning as it is and remains dark many days.

I trust that you will all take the time to consider Boston's unique situation.

Many thanks for your service.

Lisa Ireland
100 Mount Vernon Street
Boston MA 02108



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

Comments on 115 Winthrop Square Project

1 message

Thu, Jan 19, 2017 at 2:56 PM

Lisa [REDACTED]

To: casey.a.hines@boston.gov, casey.hines@boston.gov
 Cc: jonathan.greeley@boston.gov, Josh.Zakim@boston.gov, Jay.Livingstone@mahouse.gov,
 William.Brownsberger@masenate.gov, page.czepiga@state.ma.us

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

Casey:

I attended the public meetings on Monday, December 5, 2016 at Suffolk University Law School and January 5, 2017 at 101 Federal Street. I appreciate the opportunity to hear all viewpoints and ask my questions about the project.

I do not support an exception to the existing shadow laws. I have concerns around public health, preserving the unique character of our city, diversified housing stock, and wind. I have outlined details below along with my feedback on the open space and building architecture.

Further, I would like the state to move forward with strengthening the existing shadow laws ([Bill H.715](#)) - with public comment - so that they apply to structures bordering the Common and Public Garden. I would also like the state and city to open a dialogue on a new building height limit for the City of Boston.

Public Health: Sunlight is critical to physical and mental health. The height of the proposed building at 115 Winthrop Square creates new shadows on the Common and Public Garden as well as on our city sidewalks. Based on the *Preliminary Study of Shadow Duration - Boston Common*, the greatest impact of net new shadows is during late winter, early spring and fall. There is more than an hour of additional shade for several months during the coldest times of the year causing significant public health issues for residents, commuters, and tourists.

In a recent study published in the *Journal Dermato-Endocrinology*, world-renowned researchers have concluded that insufficient sun exposure is an emerging public health problem. Americans suffer from vitamin D deficiencies and other serious health conditions caused by lack of sun.¹

Researchers out of Brigham Young University found increased mental health distress during periods of reduced sun time hours. The study was published in the October 2016 *Journal of Affective Disorders*. A surprising finding was mental distress applies to the general population not just those individuals diagnosed with Seasonal Affective Disorder.² It is critical during times with shorter daylight for residents and commuters to be exposed to as much sun as possible.

Another public health issue is slip and falls on ice. I have observed over 15 years living in Back Bay that wet sidewalks and walkways within the Common and Public Garden that are in shadow remain icy while those in the sun dry out.

Preserve our Unique City: Boston is one of the oldest cities in the United States. Our city's greatness is reflective in our small scale -- historic neighborhoods along with our extensive park system, provide a clear view of the horizon and allow people to relate to their environment. This is unique and sets our world-class city apart drawing millions of visitors each year and bolstering our economy. In 2014, Suffolk County received \$8.3 billion in domestic travel expenditures accounting for nearly 50% of the state total, and local government tax revenue was 154.9 million.³

Diversified Housing Stock: The inclusion of 25 million for affordable housing is commendable. The project does not address the desperate issue of affordable housing for middle income singles and families.

I am also concerned that the proposed project will exacerbate the oversupply of luxury homes in Boston⁴ and the impact of having vacant rental properties. For example, investors bought into Millennium Tower and immediately placed the units on the rental market with prices ranging from \$17,500 to \$2000 (median is \$5625) per month. According to listing on one upscale real estate agency web site, there are 43 units, approximately 10% of the total number of condos in the building, currently on the rental market.⁵

Wind: I walk by the John Hancock tower everyday. It 60 stories creates wind tunnels on the ground level of the streets surrounding it. During high winds, pedestrians are pushed back so it is difficult to cross the street. At times I have seen pedestrians thrown toward traffic. The proposed height of Winthrop Square building will create unpleasant walking conditions for commuters, residents, and tourists.

Winthrop Square Open Space and Building Architecture Comments:

It is unique to have a space like the 240 Devonshire Street parking garage become available for development. It provides many opportunities for improvement as summarized below:

Create a New Square: Create a true square, similar to a European square, allowing pedestrians to walk freely along the building front without having to watch for traffic. This will create a vibrant, engaging and safe street level experience for pedestrians.

Reconfigure Streets: As currently configured, traffic is still able to pass on Devonshire street. This is an opportunity to reconfigure Devonshire Street and create a new road to Federal Street via Federal Court and the space available from tearing down the garage. This will eliminate confusion of approaching traffic having Devonshire be one way when they reach Franklin Street. This new road will still provide traffic the option to turn left on Franklin while creating a new direct route to Milk Street.

Eliminate Great Hall: I do not believe that an additional public/private space is needed. There are many nearby theaters and parks e.g. Rose Fitzgerald Kennedy Greenway, that could host events.

Architecture: The handout (115 Winthrop Square) available during the January 5, 2017 public meeting includes an image of the building. It looks like the architects have created a building entrance level to the height of the One Winthrop Square historic building. I think it is important feature to make the area feel contiguous. The image also shows white arcs that are reminiscent of Millennium Partners 10 St. James Avenue building (272 ft high section). I think many of Millennium Partners buildings are striking, elegant and beautiful but this particular feature looks sterile and inexpensive.

Thank you for time and consideration. If you have any questions, feel free to email me at [REDACTED] or call [REDACTED]

Regards,

Lisa Leary
275 Beacon Street 3A
Boston, MA 02116

Citations

1. David G. Hoel, Marianne Berwick, Frank R. de Gruijl & Michael F. Holic (2016) *The risks and benefits of sun exposure 2016*, *Dermato-Endocrinology*, 8:1, e1248325,


DOI: [10.1080/19381980.2016.1248325](https://doi.org/10.1080/19381980.2016.1248325)

2. Mark E. Beecher et al, Sunshine on my shoulders: Weather, pollution, and emotional distress, *Journal of Affective Disorders* (2016). DOI: [10.1016/j.jad.2016.07.02](https://doi.org/10.1016/j.jad.2016.07.02)
3. The Economic Impact Of Travel on Massachusetts Counties 2014; A Study Prepared for the Massachusetts Office of Travel and Tourism By the Research Department of the U.S. Travel Association; Washington, D.C.; October 2015
4. Boston Herald Luxury glut stalls Simon Company, October 29, 2016 http://www.bostonherald.com/business/real_estate/2016/10/luxury_glut_stalls_simon_copley_tower
5. Campion and Company <http://www.campionre.com/>

January 5, 2017

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

*Please return comments to BPDA table

From: Lily Tang
Affiliation/Address: 8 Tyler St Boston MA
Email/Phone: 

Comments: We need more affordable housing in Boston and especially in Chinatown. It is vital that we place priority in developing additional housing and this building would ensure \$25 million be dedicated to that. As such, I support this project but I also think that conversation between the parks advocates and the developer need to happen to ensure that both sides understand each others concerns so compromises can happen. I hope to see more developers contribute back to the community b/c ultimately both sides want to see Boston be better and more vibrant!

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

January 5, 2017

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

Re: Winthrop Square

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

I am struck by the opportunity for employment that this project promises for all Bostonians, from the construction and design workers to the operating entities and their future office staffs. What better place than Downtown Boston? Please bring the project forward!

In addition, I understand the Winthrop Square proposal includes a hefty infusion of funds to create new affordable housing for this city. Nothing is more important to keep Boston strong than to have people of varying incomes sharing in the benefits of our growing economy.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Logan Bergeron', written in a cursive style.

Logan Bergeron
194 M Street
Apt. 2
South Boston, MA 02127