



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

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## I am against Winthrop Sq. Proposal

1 message

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

Fri, Jan 13, 2017 at 9:53 AM

Casey:  
Please follow the shadow laws.  
Boston does not need to lose any sunlight or have increased shadows.  
M. J. Kennedy



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

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## winthrop square

1 message

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**Madolyn Sullivan** [REDACTED]

Sat, Jan 14, 2017 at 11:08 PM

Reply-To: [REDACTED]

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

Hello,

I am a Boston resident, living in the beacon hill neighborhood. I have been following the Winthrop square project and the impact it will have on both the public garden and the boston common, specifically the afternoon shadow it will cast. Most of us on beacon hill live in small units with no yard or roof deck. These park areas serve as our back yard. Weather permitting, I spend most of my afternoons in these parks. I enjoy a takeout dinner after work, the abundant wild life, and the beautiful flowers in the public garden. On a cool day I am able to remain outside and enjoy these parks because of the warm sun.

I ask that you consider the negative impact this project will have on our back yard.

Sincerely,

Madolyn Sullivan

73 Myrtle St #3

Boston, MA  
[REDACTED]

Sent from Yahoo Mail on Android



**boston planning &  
development agency**

## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

Very excited about this project  
it will bring additional economic  
opportunities to downtown Crossing.  
The size and design are exciting  
as well. Project is very much  
welcomed.

### CONTACT INFORMATION

NAME: MARC HARRIS  
ADDRESS: 350 Commonwealth Ave  
EMAIL ADDRESS: jharr@





Casey Hines &lt;casey.a.hines@boston.gov&gt;

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## My Support of the Winthrop Square Tower Development

1 message

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

Wed, Jan 11, 2017 at 8:16 PM

Hello Ms. Hines,

I am writing you today to tell you my support of this project. I know there are many who fear a few minutes of shadows at obscure hours on the Common but, I think this is a precedent for our city which needs to rise. If we do not let but grow vertically we WILL (WE ARE) fall behind our peer cities. Seattle and San Francisco are building towers nearly 1,000 ft. tall in their urban cores and we are struggling to build a 750 footer in Boston's URBAN CORE. This is the Financial District and not Hyde Park or Jamaica Plain, we must build up now.

I have no affiliation with Millennium, which is what everyone attacks you on when you want to see urban and job growth in this town apparently. I just want to see Boston succeed and building on this lot will improve downtown Boston, create jobs, and increase the housing/hotel stock which is desperately needed.

If we can't build in downtown Boston I ask you what has NIMBYism come to?

Please support the redevelopment of this dilapidated garage so that Boston can grow.

Regards,  
Marcus Baker

791 Tremont Street  
Boston, MA  
02118



Christopher Tracy &lt;christopher.tracy@boston.gov&gt;

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## Shadow Laws Protecting the Boston Common and Public Garden

1 message

Mon, Dec 26, 2016 at 11:33 PM

**Margaret Anteblian** [REDACTED]

To: christopher.tracy@boston.gov

Cc: BostonPeggie [REDACTED]

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

Dear Mr. Tracy:

It is my understanding that the current state shadow laws have protected the Boston Common and Public Garden for decades and that the 775 foot tower proposed for the Winthrop Square Garage site in downtown Boston threatens to overturn these laws due to its height. The shadows created by the proposed building will darken the Boston Common as well as parts of the Public Garden and even Commonwealth Avenue for a period of time in the morning for a good part of the year, according to the data provided by the developer. This would be in direct violation of the present state shadow laws.

The parks and mall are spaces that the public (residents and tourists) enjoys for their beauty and for walking in the fresh air and sun. It is good for the psyche to be able to stroll in the sunny, open spaces of a city. The shadows could also threaten the vegetation. It is my opinion that the existing shadow laws should not be overturned. We need to protect our beautiful parks and open spaces to be enjoyed by future generations. I am in complete agreement with NABB's position to support the existing shadow laws.

Sincerely yours,

Margaret Anteblian  
Back Bay Resident and NABB member

Sent from my iPad



**boston planning &  
development agency**

## 115 WINTHROP SQUARE

Open House - Second Public Meeting  
101 Federal St, 29<sup>th</sup> Floor | January 5, 2017 | 6:30pm

### PUBLIC COMMENT

I chair the Commonwealth Ave Mall  
Committee of the Friends so I  
am not an impartial observer of  
this proposal. I strongly object to the  
exemption that this building seeks to the  
Shadow Law. It sets a terrible, terrible  
precedent. The offer of large sums of money for  
our parks does not make up for the long  
term threat. In my opinion a company like

### CONTACT INFORMATION

NAME: MARGARET POKORNY  
ADDRESS: 384 MARLBOROUGH ST.  
EMAIL ADDRESS: [REDACTED]

this should be giving large amounts of money to  
the parks for no other reason that they want to

be used in private interests. - building or no building



Casey Hines &lt;casey.a.hines@boston.gov&gt;

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**Don't shade our beautiful parks**

1 message

**Margaret Shepherd** [REDACTED]

Tue, Jan 10, 2017 at 8:15 PM

To: casey.a.hines@boston.gov

Hello Mr Hines,

I am a resident of Boston, and I use the Public Garden every day and the Common several times a week. It lifts my heart to be outdoors in the sunshine, especially in winter. These are precious bits of open land in an increasingly built-up city.

There is no justification for letting the Winthrop Square project rob our public space for private profit. Do you think it is moral to push aside carefully constructed guidelines so a poorly conceived individual project can make money? Would you give them the sunshine that brightens your own house and garden? Please don't let them elbow the law aside for their own benefit. Every developer who comes after will want to do it too. That's why we have regulations. If they want to make money legally they can build within guidelines--guidelines that everyone else is required to follow--on a suitable lot.

Thank you for doing your job as an accountable public official and enforcing the rules on everyone, not making allowances for special interests. I'm a concerned citizen; I obey the law and expect everyone else to, also.

Margaret Shepherd

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Blog at <http://margaretshepherd.blogspot.com/>Occasional thoughts at <http://www.facebook.com/pages/Margaret-Shepherd/149905305077339>Pins are at <http://pinterest.com/shepherdscribe/>Website: [margaretshepherd.com](http://margaretshepherd.com)Most recent book: *Learn World Calligraphy*, Watson-Guption 2011. Now available as an ebook.

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: Marve Del Tufo  
Affiliation/Address: 64 Tolman St. Dorchester

Email/Phone: 

Comments: Love this

Multiple horizontal lines for additional comments.

Comments can also be emailed to: [christopher.tracy@boston.gov](mailto:christopher.tracy@boston.gov) or  
[jonathan.greeley@boston.gov](mailto:jonathan.greeley@boston.gov)





**boston planning &  
development agency**

## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

Millennium Partners is amazing! They  
have and are bringing fabulous strides to  
the city! It would be crazy to shut down  
the Winthrop square project! Let Boston Rise!

### CONTACT INFORMATION

NAME:

ADDRESS:

EMAIL ADDRESS: [REDACTED]

Maria Hilliard 1 Telegraph St. #3 Boston, MA 02127



**boston planning &  
development agency**

## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

Boston is unique in its lack of high rise development,  
unlike most of the other major cities in the country. Over  
the past six years I've lived here, downtown has seen a remarkable  
transformation. I actually want to spend the here, let alone feel  
safe. Seems like Millennium has proven themselves the right kind of  
developer for this city. Lets keep highrises to a minimum, and  
make sure they're done right - few other companies I'd like to see  
get downtowns development right.

### CONTACT INFORMATION

NAME: MARIEL LACINA

ADDRESS: 9 ALLSTON ST CHARLESTOWN, MA 02129

EMAIL ADDRESS: [REDACTED]



Casey Hines &lt;casey.a.hines@boston.gov&gt;

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## Winthrop Square Development Proposal

1 message

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Marjorie Greville <[REDACTED]>  
To: casey.a.hines@boston.gov

Tue, Jan 10, 2017 at 4:42 PM

Project Manager Casey Hynes,

I would like to object strongly to the proposed 775' high development at Winthrop Square that will add new shadows to our important downtown parks in Boston. The fact there is already a Law preventing these types of shadows - that seems not to count when developers ask for an exception confounds me. How can the Mayor say that the Law doesn't matter because he will get paid off by the developer - even if he does plan to use a small portion of the funds on parks? I am outraged.

Boston Common, Public Garden and Commonwealth Mall are famous examples of important public spaces - used by planners and historians all over the US and the world to demonstrate active, vibrant inner city success stories. How could Mayor Walsh think that those very spaces are not important to protect, or that shadows do not have impacts on public parks and the public using those parks?

Please do not approve this large development by Millennium Partners. A lower development will be much better for Boston.

Marjorie Greville  
61 Mount Vernon Street  
Boston, MA 02108



*Neighbors  
Helping  
Neighbors*

January 19, 2017

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

74 Joy Street  
Boston  
MA 02114  
617.227.1922  
info@bhcivic.org  
www.bhcivic.org

**Re: 115 Winthrop Square, Boston  
Project Notification Form**

Dear Director Golden:

The Beacon Hill Civic Association has strived since 1922 to improve the quality of life on Beacon Hill and to represent the interests of Beacon Hill residents in matters of urban planning.

Thank you for the opportunity to comment on the Project Notification Form (PNF) submitted by MCAF Winthrop LLC (Millennium) initiating BPDA Large Project Review under Article 80 of the Boston Zoning Code.

The proposed project, with between 1.1 million and 1.5 million square feet of floor area, is one of the largest development projects proposed for development in Boston. Accordingly, it is appropriate to require a full Draft Project Impact Report (DPIR) and Final Project Impact Report (FPPIR) pursuant to Section 80B-5 of the Zoning Code.

BHCA respectfully requests that the scope of the DPIR include all relevant environmental impacts, with particular attention to impacts on the City's historic resources, especially the Boston Common and Public Garden and to how funds derived from the sale of the site to Millennium will mitigate the environmental impacts of the project.

We are especially concerned that the project will violate Chapter 362 of the Acts of 1990 and Chapter 384 of the Acts of 1993, as amended (Shadow Acts) which protect the Boston Common and Public Garden from the environmental effects of shadows cast by new buildings.

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		Ania Camargo	James Ewing	Paula O'Keefe	Robert Whitney	

Boston Planning & Development Agency

Winthrop Square PNF

January 19, 2017

Page 2

The scope for a DPIR should therefore address specifically the additional shadows that the proposed project will cast on the Boston Common and Public Garden.

We are likewise very concerned that the project as proposed would require legislation from the General Court to relieve it from the limitations of the Shadow Acts, and there is evidently no legislation pending to provide such relief. Whether the Shadow Acts will in fact be amended to allow the project to be constructed is unknown, and we are concerned about the prospect of any weakening of the existing shadow laws. Without any articulation of how this issue would be resolved, and the mitigation that might be contemplated as part of such legislative relief, it is impossible for a DPIR to evaluate adequately the full costs and benefits of the project as proposed. In hindsight, the RFP process was flawed to the extent that it prompted developers to submit proposals that did not comply with existing state laws or Federal Aviation Administration (FAA) height limits.

Moreover, to evaluate a DPIR without considering specific existing environmental statutes would not be consistent with a transparent review process. Accordingly, when selecting alternative development options to consider in a DPIR, Millennium should be directed to evaluate the environmental impacts of a building that would comply with existing statutes, including the Shadow Acts and FAA limits.

In the PNF and public announcements, Millennium has placed emphasis on the public benefits that will be available from funds to be received by BPDA on the sale of the site. We request that Millennium and BPDA provide particular information on how much in sale proceeds will be available for each of the alternate development options presented in the DPIR, and how those amounts are determined. Since the sale proceeds appear to be a primary component of the project's environmental mitigation, we request specific information on how the sale proceeds will be allocated at different funding levels and specifically how the funds will be used.

Thank you for considering our comments on the Project Notification Form. We look forward to reviewing and commenting on the DPIR for the project.

Sincerely,



Mark Kiefer

Chairman of the Board



Neighbors  
Helping  
Neighbors

December 27, 2016

Ms. Brona Simon  
Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

Re: **115 Winthrop Square, Boston**  
**EEA No. 15610**

74 Joy Street

Boston

MA 02114

617.227.1922

info@bhcivic.org

www.bhcivic.org

Dear Ms. Simon:

The Beacon Hill Civic Association has strived since 1922 to improve the quality of life on Beacon Hill and to represent the interests of Beacon Hill residents in matters of urban planning.

MCAF Winthrop LLC (Millennium) has submitted an Environmental Notification Form (ENF) with the MEPA Office of the Executive Office of Energy and Environmental Affairs for the subject project. We are submitting comments to the MEPA Office on the ENF, requesting that an Environmental Impact Report (EIR) be submitted for review and requesting that the scope of environmental review include evaluation of adverse impacts of new shadows that the proposed project will cast on the Boston Common and Public Garden.

We understand that you will review the proposed project in accordance with the Commission's regulations at 950 CMR 71.04(3) and the Massachusetts Antiquities Act, M.G.L. chapter 9, §§ 26 through 27C, either because Millenium has filed a Project Notification Form pursuant to 950 CMR 71.00 or because the Commission has taken notice of the MEPA ENF.

We respectfully request that you review the adverse impacts of the additional shadows that the proposed project will cast on the Boston Common and Public Garden, among the Commonwealth's most important historical resources. Although not identified by Millenium among the state approvals required, the project will require legislation from the General Court to relieve the project from the limitations of Chapter 362 of the Acts of

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		Ania Camargo	James Ewing	Paula O'Keefe	Robert Whitney	

Ms. Brona Simon  
EEA No. 15610  
December 27, 2016  
Page 2

1990, as amended (Public Commons Shadow Act) which protects the Boston Common and Public Garden from the environmental effects of shadows cast by new buildings. To our knowledge, there is no legislation pending to provide such relief. Whether the Public Commons Shadow Act will be amended to allow the project to be constructed is not known.

To evaluate the proposed project without considering specific existing environmental statutes would not be consistent with MEPA or the Antiquities Act. Accordingly, when selecting alternative development options to consider, Millennium should also be directed to evaluate the environmental impacts of a building that would comply with existing statutes, including the Public Commons Shadow Act.

Thank you for considering our comments. If we can provide additional information on our view do not hesitate to contact us.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mark Kiefer", with a long horizontal flourish extending to the right.

Mark Kiefer  
Chairman of the Board

Ms. Brona Simon  
EEA No. 15610  
December 27, 2016  
Page 3

cc:

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





*Neighbors  
Helping  
Neighbors*

December 27, 2016

Secretary Matthew A. Beaton  
Executive Office of Energy and Environmental Affairs (EEA)  
Attn: Page Czepiga, MEPA Office  
100 Cambridge Street, Suite 90  
Boston MA 02114

74 Joy Street  
Boston  
MA 02114  
617.227.1922  
info@bhcivic.org  
www.bhcivic.org

Re: **115 Winthrop Square, Boston**  
**EEA No. 15610**

Dear Secretary Beaton:

The Beacon Hill Civic Association has strived since 1922 to improve the quality of life on Beacon Hill and to represent the interests of Beacon Hill residents in matters of urban planning.

Thank you for the opportunity to comment on the Environmental Notification Form submitted by MCAF Winthrop LLC (Millennium) and on the scope of environmental review to be undertaken by Millenium pursuant to the Massachusetts Environmental Policy Act.

The proposed project, with between 1.1 million and 1.5 million square feet of floor area, is one of the largest development projects proposed for development in Massachusetts. Accordingly, it is appropriate to require an Environmental Impact Report (EIR) pursuant to 301 CMR 11.06.

In documents filed with the Boston Planning and Development Agency (BPDA), Millenium represented that the project is subject to MEPA review on account of the disposition of the project site by BPDA and the necessity for permits and approvals from several state agencies. We understand that the agreement for disposition of the project site by BPDA includes or will include pricing and design parameters that require a minimum project size that relates physically to many environmental impacts of interest to residents of downtown neighborhoods, including Beacon Hill.

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**Board of Directors 2016-2017**

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<b>PRESIDENT</b> Suzanne Besser	<b>TREASURER</b> Michelle Vilms	Leslie Adam Meghan Awe Ania Camargo	John Corey Chris Donnelley James Ewing	Richard Ilgen Rajan Nanda Paula O'Keeffe	Rachel Thurlow Eve Waterfall Robert Whitney	<b>EXECUTIVE DIRECTOR</b> Patricia Tully

MEPA Office  
EEA No. 15610  
December 27, 2016  
Page 2

BHCA respectfully requests that the scope of the EIR include all relevant environmental impacts, with particular attention to impacts on public transportation systems and impacts on the Commonwealth's historic resources, especially the Boston Common and Public Garden.

The EIR should address specifically the additional shadows that the proposed project will cast on the Boston Common and Public Garden. Although not identified by Millennium among the state approvals required, the project will require legislation from the General Court to relieve the project from the limitations of Chapter 362 of the Acts of 1990, as amended (Public Commons Shadow Act) which protects the Boston Common and Public Garden from the environmental effects of shadows cast by new buildings. To our knowledge, there is no legislation pending to provide such relief. Whether the Public Commons Shadow Act will be amended to allow the project to be constructed is not known.

To evaluate a draft EIR without considering specific existing environmental statutes would not be consistent with MEPA. Accordingly, when selecting alternative development options to consider in an EIR, Millennium should also be directed to evaluate the environmental impacts of a building that would comply with existing statutes, including the Public Commons Shadow Act.

Thank you for considering our comments on the Environmental Notification Form. We look forward to reviewing and commenting on the EIR for the project.

Sincerely,

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

Mark Kiefer  
Chairman of the Board

MEPA Office  
EEA No. 15610  
December 27, 2016  
Page 3

cc:

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

MARK SLATER

December 28, 2016

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

Via e-mail: christopher.tracy@boston.gov

In re: Proposed Development at 115 Winthrop Square  
Shadow Impact on Boston Parks

Dear Mr. Tracy:

I am writing to express my strong opposition to attempts by the BPDA to modify existing laws protecting the Boston Common and Boston Public Garden from additional shadows cast by the proposed development of 115 Winthrop Square.

Attempts by the BPDA to cast this as a major gain for the City (a developmental triumph and linchpin of further Boston economic growth) at an insignificant and trivial price (a bit more shadow on a park) are highly deceptive and insulting in their framing.

Current real estate development in the City is extraordinarily robust. The project in and of itself offers no unique advantage to the City as a whole: it provides reuse of a city property, but one which could be used constructively and very profitably on innumerable other projects of more modest scale; and gives what is in the end a relatively modest, one time capital infusion to the City's budget.

The law protecting further shadow encroachment on public parks in Boston was won at considerable effort and with deliberate care for this critical public good: gloomy public spaces are not contributors to a healthy city, and these parks are the very heart of Boston. The law has served extraordinarily well in protecting the parks and continuing to make them vital public spaces.

Pretending that these new shadows—which are substantial—will have no impact on public enjoyment of the parks is a characterization which is simply at variance with reality. Pretending that this is “the only shadow exemption the BPDA will ever need” is essentially mendacious: this project will surely set precedent for future developments in the city.

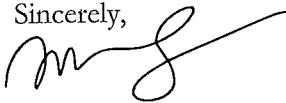
December 28, 2016

Boston has a reputation as livable city, one with a national reputation for civic pride, and a populace and politicians renowned for their dedication to preserving its charm and character.

The exemption the proposed development of 115 Winthrop Square from current laws protecting public parks in Boston is trade of a precious public good for minor and inconsequential gains.

It will be to the enduring shame of Mayor Walsh, and a sad and terrible legacy for his administration, to be remembered as the enabler of regulatory theft of a precious public good, squandered without cause for a forgettable and unneeded project.

Sincerely,



Mark Slater

Via e-mail

Cc: Mayor Walsh  
Councilor Eissaibi George  
Councilor Flaherty  
Councilor Linehan  
Councilor Pressley  
Councilor Wu  
Representative Michlewitz  
Senator Boncore  
Sam Chambers



Christopher Tracy &lt;christopher.tracy@boston.gov&gt;

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## Opposition to Winthrop Square height

1 message

Mark Tavitian

Mon, Dec 5, 2016 at 10:17 AM

To: christopher.tracy@boston.gov

Cc: josh.zakim@boston.gov, aaron.michlewitz@mahouse.gov

Christopher,


While I can't make the meeting tonight to share my opposition of the 750 ft. tower proposed for Winthrop Square, I did want to put something in writing to you stating my opinion.

Protect the Common – cast shadows along Route 93 and other industrial areas around the city, don't ruin the gems we have that attract all types of people from here an afar.

Don't succumb, leave the legacy of a shadow-free Common and Garden – cut the height of the project and move on.

Mark Tavitian, Resident of 40 Commonwealth Avenue.

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 **winthrop square meeting announcement.pdf**  
79K



Casey Hines &lt;casey.a.hines@boston.gov&gt;

## 115 Winthrop Square Project

1 message

Mark Vachon

Fri, Jan 13, 2017 at 1:55 PM

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.

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,

Mark Vachon

37 Commonwealth Ave

Boston

January 5, 2017

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

\*Please return comments to BPDA table

From: Mark Yerman

Affiliation/Address: \_\_\_\_\_

Email/Phone: 

Comments: \_\_\_\_\_

The key issue here to me is the shadows + the adverse effect they have on an iconic feature of Boston - ~~its~~ the Common + the Garden. Yes - there are positive features of the project. But why must they be at the expense of one of the most distinguishing elements of Boston. We advertise ourselves as the walking city. It is why many of us live in Boston. Why many visit here. Let's not damage that. Yes this project adds a little shadow. But it clearly creates a precedent for another + another that add their little shadows. Let's be creative. We can grow + still retain the Boston that so many value.

Comments can also be emailed to: [christopher.tracy@boston.gov](mailto:christopher.tracy@boston.gov) or  
[jonathan.greeley@boston.gov](mailto:jonathan.greeley@boston.gov)





Casey Hines &lt;casey.a.hines@boston.gov&gt;

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**Winthrop Square**

1 message

**Marcy Gefter**

To: casey.a.hines@boston.gov

Thu, Jan 19, 2017 at 4:32 PM

Good afternoon,

I would like to add my voice in strong support of retaining current regulations regarding shadows on our parks. The developers were aware of these restrictions and chose to design a project that does not conform. I do not feel the public should suffer as a result.

Our parks are among our greatest assets and are heavily used by residents, tourists and others. The conditions are far from ideal to support healthy trees and shrubs and less light would be potentially quite damaging to them as well as diminishing the pleasant atmosphere in the parks. We cannot get light back once gone and the effects of the loss have been recognized.

Let's retain our regulations and balance development with the need to preserve the parks that add so much to our life and which symbolize our city.

Many thanks for listening.

Sincerely,  
Martha Gefter  
50 Commonwealth Ave  
Apt 201  
Boston

Sent from my iPhone

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

From: Marcy Gefter [REDACTED]

Date: 1/19/2017 4:34:40 PM

To: [mayor@boston.gov](mailto:mayor@boston.gov)

Subject: Winthrop Square

>

> Good afternoon,

>

> I would like to add my voice in strong support of retaining current regulations regarding shadows on our parks. The developers were aware of these restrictions and chose to design a project that does not conform. I do not feel the public should suffer as a result.

>

> Our parks are among our greatest assets and are heavily used by residents, tourists and others. The conditions are far from ideal to support healthy trees and shrubs and less light would be potentially quite damaging to them as well as diminishing the pleasant atmosphere in the parks. We cannot get light back once gone and the effects of the loss have been recognized.

>

> Let's retain our regulations and balance development with the need to preserve the parks that add so much to our life and which symbolize our city.

>

> Many thanks for listening.

>

> Sincerely,

> Martha Gefter

> 50 Commonwealth Ave

> Apt 201

> Boston



Casey Hines &lt;casey.a.hines@boston.gov&gt;

**Fw: 115 Winthrop Square**

1 message

Marty Walz [REDACTED]

Tue, Jan 10, 2017 at 8:57 PM

Reply-To: Marty Walz &lt;martywalz@yahoo.com&gt;

To: "casey.hines@boston.gov" &lt;casey.hines@boston.gov&gt;, "Casey.A.Hines@boston.gov" &lt;Casey.A.Hines@boston.gov&gt;

Please see below.

----- Forwarded Message -----

**From:** Marty Walz [REDACTED]**To:** "christopher.tracy@boston.gov" <christopher.tracy@boston.gov>

**Cc:** Livingstone Jay - Rep. (HOU) <jay.livingstone@mahouse.gov>; Byron Rushing <byron.rushing@mahouse.gov>; Aaron Michlewitz <aaron.michlewitz@mahouse.gov>; Senator Will Brownsberger <william.brownsberger@masenate.gov>; "Joseph.Boncore@masenate.gov" <Joseph.Boncore@masenate.gov>; Josh Zakim <josh.zakim@boston.gov>; Michelle Wu <michelle.wu@boston.gov>; Ayanna Pressley <ayanna.pressley@boston.gov>; Flaherty Michael (City Council) <michael.f.flaherty@boston.gov>; "salvatore.lamattina@boston.gov" <salvatore.lamattina@boston.gov>; "bill.linehan@boston.gov" <bill.linehan@boston.gov>; "a.e.george@boston.gov" <a.e.george@boston.gov>; "frank.baker@boston.gov" <frank.baker@boston.gov>; "andrea.campbell@boston.gov" <andrea.campbell@boston.gov>; "timothy.mccarthy@boston.gov" <timothy.mccarthy@boston.gov>; "matthew.omalley@boston.gov" <matthew.omalley@boston.gov>; "tito.jackson@boston.gov" <tito.jackson@boston.gov>; "mark.ciommo@boston.gov" <mark.ciommo@boston.gov>

**Sent:** Tuesday, January 10, 2017 8:19 PM**Subject:** 115 Winthrop Square

Dear Mr. Tracy:

I am writing in connection with the Project Notification Form submitted by Millennium Partners for the development of 115 Winthrop Square.

I am a former state Representative for the 8th Suffolk District, which includes the Boston Common and Public Garden. Two state laws protect these historic parks, Chapter 362 of the Acts of 1990 regarding the Boston Common and Chapter 384 of the Acts of 1992 regarding the Public Garden. Since the state legislature approved these laws, the City of Boston, generally and particularly in the areas near these two parks, has experienced tremendous growth, whether measured by new construction, new jobs, or an increase in population. For 26 years, we have both protected our parks and fueled an economic engine. We should be proud of achieving both goals simultaneously, something other cities have failed to do.

The proposed project at Winthrop Square would cast new shadows on the Common and Garden in violation of these state laws. As a result, in the Draft PIR, Millennium Partners should be required to evaluate a building that does not violate either law. Based on information provided by the developer, it appears that a building of approximately 425 feet could be built on the site in full compliance with current laws. That is a large building by

any measure, so it is clear that substantial construction can occur at this location while our parks continue to be protected.

These are not ordinary parks. The Boston Common is the oldest public park in the United States, and the Public Garden is the first public botanical garden in the nation. Each is designated as a National Historic Landmark as well as a Boston Landmark.

I note that Millennium Partners has developed other properties in the area (One Charles, Millennium Place, and the Ritz Carlton Hotel and Residences), all smaller than what is proposed at Winthrop Square. This is a company that knows how to develop economically successful buildings in downtown Boston that strike an appropriate balance between the quality of life for those who live in the downtown neighborhoods and economic development. We should have the same expectations for a building at 115 Winthrop Square.

Thank you for your consideration.

Sincerely,

Marty Walz  
250 Commonwealth Avenue  
Boston, MA 02116

January 5, 2017

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

\*Please return comments to BPDA table

From: Martyn Roetter  
Affiliation/Address: NABB, 144 Beacon St. Boston MA 02116  
Email/Phone: [REDACTED]

Comments: Unfortunately this meeting is not a public meeting at which members of the public could express opinions, ask questions or respond to a coherent presentation (none was given) in a forum where they could agree with or object to what others say.

No explanation was made about the format or what could be done.

The format was like a trade show for a vendor, not a gathering at which key issues could be raised and discussed.

Disappointment, dismay, bewilderment and anger are among the sentiments I heard expressed.

The process being followed by the BPDA is ridiculous and non-transparent and even insulting to the residents of Boston.

Comments can also be emailed to: [christopher.tracy@boston.gov](mailto:christopher.tracy@boston.gov) or  
[jonathan.greeley@boston.gov](mailto:jonathan.greeley@boston.gov)



Casey Hines &lt;casey.a.hines@boston.gov&gt;

## Opposition to the currently illegal 115 Winthrop Square Project - A response to Millennium's PNF

1 message

Martyn Roetter

Sun, Jan 15, 2017 at 10:38 AM

To: casey.a.hines@boston.gov, mayor@boston.gov  
 Cc: "michelle.wu" <Michelle.Wu@boston.gov>, "Bill.Linehan" <Bill.Linehan@boston.gov>, Josh Zakim <Josh.Zakim@boston.gov>, "Ayanna.Pressley" <Ayanna.Pressley@boston.gov>, A.E.George@boston.gov, Tito.Jackson@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, "Rushing, Byron - Rep. (HOU)" <byron.rushing@mahouse.gov>, "Livingstone, Jay - Rep. (HOU)" <jay.livingstone@mahouse.gov>, Aaron Michlewitz <aaron.m.michlewitz@mahouse.gov>, Will Brownsberger <william.brownsberger@masenate.gov>, Joseph.Boncore@masenate.gov, NABB Development and Transportation Committee <dtcnabb@nabbonline.com>

January 15, 2017

Dear Ms. Hines:

**I am writing this public comment as a response to Millennium's Project Notification Form (PNF) in opposition to the Winthrop Square project, as currently proposed, and to any amendments to State Shadow Laws to legalize this currently illegal project.**

The redevelopment of any underused parcel in downtown Boston is admirable and should be pursued. However, the consideration by the BPDA and the Mayor of a project that is in violation of state laws is reprehensible. It is an assault on a fundamental principle of good public policy, respect for the rule of law.

Financial arguments are never appropriate when trying to circumvent a law for the sole purpose of one project or one company. We would never condone an action that breaks a law, even if the action has a more profitable outcome than honest endeavor. Moreover should this 750 foot tall tower be denied, Millennium or another developer can build something else on the site and/or a tall tower elsewhere.

The BPDA's RFP of March 2016 for this site knowingly requested bids that would violate the state shadow laws (see the extracts from the RFP in the Annex to this letter). These shadow laws explicitly prohibit the action that the BPDA initiated with this RFP and is now continuing to pursue through the Article 80 review process (see the language from the Boston Common shadow law also reproduced in the Annex). The developers who submitted bids in response to the RFP must have also known from the outset that they were being invited to propose structures that are illegal. The shadow laws are well known and developers have adhered to them for many years. They have access internally and externally to legal, architectural and other professional experts who would recognize the problem immediately.

Another disturbing step along the way towards the current status of this proposed project is that the BPDA unilaterally chose Millennium as finalist over five other serious proposals without allowing public evaluation comparing 2 or 3 semifinalists for a \$1 billion project. Also according to a spending plan announced in November 2016 some \$100 million of funds to be delivered to the City by Millennium have been promised to

several neighborhood projects in anticipation that amendments to the shadow laws will be enacted. It is as if this project is already a done deal and the review process is not a serious exercise as it is supposed to be, but a mere formality with a predetermined outcome.

Moreover the preparation of bids as complex and extensive as the ones submitted for 115 Winthrop Square entails not inconsiderable efforts and expenditures by developers. Obvious questions that arise under these circumstances are:

1. Would developers have been willing to expend significant effort and expense to prepare their bids to construct illegal buildings without some prior assurances from the BPDA that they would not be wasting their resources because the shadow laws would be amended as required?
2. If such assurances were forthcoming, what form did they take and did they include a guarantee of reimbursement of the costs of bid preparation in the event required amendments to the shadow laws could not be formulated, or were rejected?
3. In order to be able to evaluate this project in the transparent environment to which the BPDA is committed, should we not have access to documents including meeting reports, emails etc. between developers and BPDA staff prior to the submission of bids on this project, and subsequently, insofar as they addressed questions raised by the conditions inherent in the current state shadow laws?

I do not know whether the BPDA's RFP itself constitutes an illegal action. But in any event its contents raise doubts about the integrity of the Article 80 process. The RFP made no reference to established knowledge of the height limits that result from the shadow laws, and the BPDA was silent on this matter until several months after bids were submitted. In light of the several troubling non-transparent aspects I have outlined the term "Shadowgate" to characterize the course of this project seems appropriate.

The precedent set by allowing a blatant transgression of the shadow laws is frightening. A one-time financial carrot does not justify the permanent harm to parks and millions of park users that this project will cause if approved. Furthermore it opens the floodgates for future requests for amendments to existing, as well as to any future laws established after thorough debate and consideration of benefits and sources of harm to establish conditions for developments in the city. If an exception is made for Millennium and the Winthrop Square site then other developers will reasonably anticipate that any law, which is "inconvenient" for one of their projects from which the city receives funds, may also be amendable. In short laws will become more like zoning regulations. They will be viewed as a starting point for evaluation and negotiation with a built in procedure for variations, rather than as a solid bright line that defines what is allowable and what is not for all parties concerned.

**The Article 80 process currently underway should be suspended.** The only element of transparency about this entire project is its manifest lack of transparency. **A new RFP is required which complies with all existing laws.**

Sincerely,



## ANNEX

### A. Extracts from the BPDA RFP for the Winthrop Square Garage Site (March 2016)

The Request for Proposals issued in March 2016 included specific references to building height and the shadow laws as follows (sections numbered as in the RFP):

4.2 Building Massing, Height, and Street Wall Approach

1. Though no specific height limit applies to the proposal, the City expects submissions up to 725 feet, in accordance with maximum height allowed by the FAA on this site.

4.8 Other Environmental Impacts

1. The minimization of wind and shadow impacts on pedestrians at street level and sensitive areas including the Boston Common, the Boston Public Garden, and the Rose Kennedy Greenway, must be integral to the design of the building. Each team must be aware of Chapter 364 of the Massachusetts Act of 1990 and Chapter 384 of the Massachusetts Act of 1992 governing new shadows on the Boston Common and Boston Public Garden.

B. Extract from the Massachusetts Shadow Law regarding the Boston Common

"no permit granting authority shall take any action which would authorize the construction of any structure which would cast a new shadow on the Boston Common in the city of Boston..."

A permit granting authority is defined as, unmistakably including the BPDA: ""Permit granting authority", any zoning board of appeals, planning board, zoning commission, redevelopment authority or other public body authorized to grant permits."

--  
Martyn Roetter D. Phil Physics (Oxon)  
144 Beacon Street Boston, MA 02116-1449 USA  
Cell: [REDACTED]





Christopher Tracy &lt;christopher.tracy@boston.gov&gt;

## Comments on ENF -115 Winthrop Square, MEPA #1610, filed on November 15 2016

1 message

Thu, Dec 1, 2016 at 10:20 PM

Martyn Roetter

To: page.czepiga@state.ma.us, christopher.tracy@boston.gov

Cc: "Livingstone, Jay - Rep. (HOU)" <Jay.Livingstone@mahouse.gov>, Will Brownsberger <william.brownsberger@masenate.gov>, "Rushing, Byron - Rep. (HOU)" <byron.rushing@mahouse.gov>, Aaron Michlewitz <aaron.m.michlewitz@mahouse.gov>, "michelle.wu" <michelle.wu@boston.gov>, Josh Zakim <josh.zakim@boston.gov>, Anissa Essaibi-George <anissa.essaibi-george@boston.gov>, "Ayanna.Pressley" <ayanna.pressley@boston.gov>, "Bill.Linehan" <bill.linehan@boston.gov>, michael.fiaherty@boston.gov, NABB Development and Transportation Committee <dtcnabb@nabbonline.com>

Dear Page and Christopher,

I appreciate the opportunity to submit comments on the Environmental Notification Form for the proposed Millennium Development project at 115 Winthrop Square. The potential impact of this project is considerable and would be long lasting for all of Boston

This project raises many concerns given its size and location. However I am struck in particular by one glaring omission in the ENF. There is no mention of the fact that 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.

Yet sunlight and its absence (shadow) are important influences on the quality of the environment we experience, as are water, wind, air quality, noise etc. They have a direct effect on all of us at all times and on the condition of our habitat over time. For example the extent of the presence or absence of sunlight, especially at certain periods of the year, e.g. spring, is significant for the flourishing of plants.

Neglect of consideration of the illegal shadows cast by the proposed project means that the ENF must be resubmitted with complete information on its environmental impact which the current ENF does not provide. Thorough studies of the project's impact on the coverage and duration of shadows in the protected areas of the Boston Common and Public Garden must be undertaken. The results should be made widely available, with adequate time for evaluation by residents and others as the project is being reviewed. The kind of information to be provided in these results (this is not necessarily exhaustive) should include as a minimum:

- Presentation of the profiles of illegal (according to current laws) shadow profiles over the year for different tower heights at say 25 feet intervals beginning at the maximum height of a tower that would not cast any additional shadows on the protected areas (400 feet or thereabouts) up to the maximum proposed height of 775 feet, identifying separately for the Boston Common and the Public Garden:
  - The longest duration of illegal shadows during the year;
  - The numbers of days during the year and their dates when the duration of an illegal shadow will exceed 15, 30 and 60 minutes respectively;
  - Identification of places within the protected areas covered by the illegal shadows that are particularly popular and well frequented in the early morning hours or include plants (partial preliminary information on shadows I have seen elsewhere indicates that there will only be illegal shadows before about 9:30 am, and that the periods of maximum duration of illegal shadows occur around the spring and fall equinoxes).

1/6/2017

City of Boston Mail - Comments on ENF -115 Winthrop Square, MEPA #1610, filed on November 15 2016

I look forward to seeing the ENF resubmitted or updated with this information without which an adequate understanding of the full environmental impact of Millennium's proposed project at 115 Winthrop Square is not possible.

Thank you for your attention.

--

Martyn Roetter  
144 Beacon Street  
Boston, MA 02116-1449 USA  
tel: [REDACTED]  
fax: [REDACTED]  
Cell: [REDACTED]



Christopher Tracy &lt;christopher.tracy@boston.gov&gt;

## Comment Letter Opposing Millenium Winthrop Square Proposal

1 message

Wed, Jan 4, 2017 at 4:31 PM

Marvin Wool &lt;[REDACTED]&gt;

To: Christopher Tracy &lt;christopher.tracy@boston.gov&gt;

Cc: Michelle Wu <michelle.wu@boston.gov>, Bill Linehan <Bill.Linehan@boston.gov>, Josh Zakim <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" <Byron.rushing@mahouse.gov>, Jay Livingstone <Jay.Livingstone@mahouse.gov>, Aaron.M.Michlewitz@mahouse.gov, William.Brownsberger@masenate.gov, Joseph.Boncore@masenate.gov

Hello Chris,

Following is my comment letter opposing the Millennium Partners Winthrop Sq. proposal:

***"I comment in opposition to Millennium Partners current 775 foot proposal. If they are willing to present an alternative proposal with a 450 foot height limitation, then IAG and public hearings should consider it. On the other hand, if Millennium refuses, five other reputable developers have already made serious proposals. All were unilaterally rejected by the BRA in a process totally opaque to any public scrutiny whatsoever. Those five developers should get public, not secret, second hearings.***

***The elephant in the room is shadow Laws. Millennium is trying to pull off a trifecta of bending the Law to its self-interests, managing to attack long standing city and state laws as well as FAA safety regulations.***

***To clarify – the shadow Laws are clearly written: "not a sliver" of additional shadow for a millisecond on any day of the year. Then for Millennium to audaciously tell us it's OK: their building will be in compliance on the Commons 101 days a year. Like there aren't 365 days on the calendar for most of us. And now for them to pursue a months' long charade of presenting ever more shadow animations and videos when they know full well there is little change to be expected.***

***But Millennium couldn't have gotten here alone. The BRA, as described in a lengthy Sept. 13th Boston Globe article behaved like the Keystone Kops with their secretive bungling of valuations of the site and handling of the bidding process. Then this fall, the Mayor got into the act by unilaterally promising to distribute \$100 million of Millennium's payment among six projects across the city. To the Man on the Street this appears as nothing less than an offer City Councilors couldn't refuse as they ponder whether they'd vote to support the Mayor in bending the City's shadow Law.***

***And finally, there's the IAG chosen for this group. Like others before it each member is hand picked (or not picked) by the Mayor. Usually there's a near even split between business and neighborhood groups. But this time of 13 members I count only 3 neighborhood groups with one member of uncertain affiliation. Now none of this might have been surprising if the current Mayor hadn't campaigned on reforming the secret and arbitrary behaviors of the old 20th century BRA into the 21st century. Instead we're back in 15-17th century England with its Star Chambers – secret proceedings by the Few to make decisions for the public Many.***

Marvin Wool

Thank you,  
Marvin

1/17/2017

City of Boston Mail - Winthrop Square - Oppose- Comment Letter



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

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## Winthrop Square - Oppose- Comment Letter

1 message

Sun, Jan 15, 2017 at 1:28 PM

Marvin Wool <[REDACTED]>  
To: Casey.A.Hines@boston.gov

Hello Ms. Hines,  
Attached is a comment letter in opposition which I had hoped and expected to read at the public hearing on Jan.5, but was unable to since there was no opportunity to do so.  
Please accept it for inclusion among the comments solicited by the BPDA for review and response by the developer.  
Thank you,  
Marvin Wool



170105-Winthrop Sq-Public.doc  
27K

Comments Marvin Wool Jan. 5, 2017 – Winthrop Sq – Public Hearing

I comment in opposition to Millennium Partners current 775 foot proposal. If they are willing to present an alternative project with a 450 foot height limitation, then IAG and public hearings should consider it. On the other hand, if Millennium refuses, five other reputable developers have already made serious proposals. All were unilaterally rejected by the BRA in a process opaque to any public scrutiny whatsoever. Those five developers should get public, not secret, second hearings.

The elephant in the room is shadow Laws. Millennium is trying to pull off a trifecta of bending the Law to its self-interests, managing to attack long standing city and state laws as well as FAA safety regulations.

To clarify – the shadow Laws are clearly written: “not a sliver” of additional shadow for a millisecond on any day of the year. So for Millennium to audaciously tell us “it’s OK”: their building will be in shadow compliance on the Commons 101 days a year. Like there aren’t 365 days on the calendar for most of us. And now for them to pursue a months’ long charade of presenting ever more shadow animations and videos when they know full well there is little change to be expected.

But Millennium couldn’t have gotten here alone. The BRA, as described in a lengthy Sept. 13<sup>th</sup> Boston Globe article behaved like the Keystone Kops with their secretive bungling of valuations of the site and handling of the bidding process. Then this fall, the Mayor got into the act by unilaterally promising to distribute \$100 million of Millennium payments among six projects across the city. To the Man on the Street this appears nothing less than an offer City Councilors couldn’t refuse as they ponder whether they’d vote to support the Mayor in bending the City’s shadow Law.

And finally, there’s the IAG panel chosen for this project. Like others before it, each member is hand picked (or not picked) by the Mayor. Usually there’s a near even split between business and neighborhood groups on IAGs. But this time, of 13 members, only 4 are clearly identifiable as representing neighborhoods. Now none of this might have been surprising if the current Mayor hadn’t campaigned on reforming the secret and arbitrary behaviors of the old 20<sup>th</sup> century BRA into the 21<sup>st</sup> century. Instead we’re back in 15-17<sup>th</sup> century England with its Star Chambers – secret proceedings by the Few to make decisions for the public Many.



Casey Hines &lt;casey.a.hines@boston.gov&gt;

## Fw: Winthrop Square - OPPOSED

1 message

Thu, Jan 19, 2017 at 5:58 PM

Marvin Wool <[REDACTED]>  
To: Casey.A.Hines@boston.gov

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

**From:** Marvin Wool  
**To:** Casey.A.Hines@boston.com  
**Cc:** Josh Zakim ; William.Brownsberger@masenate.gov ; byron rushing  
**Sent:** Thursday, January 19, 2017 5:34 PM  
**Subject:** Winthrop Square - OPPOSED

Dear Ms.Hines.

I write in opposition to the current proposal which in actuality was a "no-bid" deal. I suggest the following alternative:

**A new Legal RFP should be issued to all six of the original applicants. It should stipulate a height up to 450 feet which is within 'as of right zoning' in contrast with the original RFP which is in clear violation of long standing City and State Laws as well as federal FAA safety regulations.**

The irregularities of the original RFP are myriad and were well known to the BPDA at least since 2006 .The BPDA has clearly abdicated the due diligence which Boston's citizens has entrusted to them. Millennium Partners, with extensive recent building experience in downtown, also was well aware of the Law changing obstacles which the original RFP presented. Its responsibility however is to its Partners, not to 600,000 + Bostonians.

Following is a summary of, well documented,published,irregularities which occurred throughout the process

1. The BPDA's valuations/assessments of the property were chaotic and amateurish (ref # 1 below)
2. The selection of Millennium from among the six experienced applicants was secretive and opaque to the public. Specifically, a second public round to hear and evaluate 2 or 3 semi finalists has been the historic norm, particularly for a \$1 billion project.
3. The Mayor unilaterally promised \$100 million to assorted neighborhoods, money which he does not have in hand, nor will he have in hand unless and until Millennium is chosen to build a 750 foot project. (ref # 2 below by Boston Globe business columnist Shirley Leung)
4. Now just a week ago (Jan 12th) MassPort,which operates Logan Airport, ruled on the FAA regulation and rejected a 775 foot height and well as 750 and 725 feet heights. Further, the State Secretary of Environmental Affairs 'urged' Millennium to consider 710 feet. (ref #3 &4 below)
5. Finally ,the suggestion of new a RFP at a much lower height is a very credible one endorsed by none less than Renee Loth the well respected former Editorial Page Editor and now occasional Op-Ed columnist on vital Boston issues. (ref #5 below)

There's still time to do it both the RIGHT way and the LEGAL way.

#### References

- (1) Logan, T. **"\$151m Winthrop Sq. price questioned"** Boston Globe Sept. 13, 2016 pg A1
- (2) Leung, S, **"Tower project might cast shadow on city development"** Boston Globe Jan. 5, 2017 pg C1
- (3) Logan, T. **"MassPort objects to tower plan"** Boston Globe Jan. 13, 2017 pg C2
- (4) Treffeisen, B. **"Massport: Winthrop Sq. tower is too high"** Boston Daily Sun Jan. 19, 2017 pg 1
- (5) Loth, R. **"The trouble with Winthrop Square"** Boston Globe Dec. 10, 2016 pg A11

Yours truly,  
Marvin Wool  
780 Boylston St.  
Boston,MA 02199

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

From: Judy Fitzsimmons <[REDACTED]>

Date: 1/10/2017 10:00:35 AM

To:

Subject: NO SHADOWS ON OUR PARKS

I am writing to beseech you to see the the permit application for the **Winthrop Square** Development is **denied**.

**The shadows cast over the parks will decrease the sunlight and change/harm the plantings. it will alter the mood of the space.**

The Boston Common and Public Garden form iconic center of our city. They are not only a beloved space for residents to enjoy thorough the year in tirade ways, but a key emblem of Boston. Think about what Central park means to New York City. The vitality and beauty of this space must not be sacrificed for yet another commercial enterprise. The proposal violates the State's shadow laws. Exemptions create a slow creep of negations of that law. If the legislators don't like the law, they are the ones to change it, not the office issuing permits.

Both are national treasures, are on the State and National Registers of Historic Places, and are City and National Landmarks.

Please revere and preserve what we have!

Sincerely,

Mary Fitzsimmons

145 Pinckney Street #635  
Boston, MA 02114-3247



**boston planning &  
development agency**

## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

I have been leaving in Boston since  
2003, having and opportunity to have another  
Building like the one I am living at and working  
for will be a good idea. I have been  
working for the Millennium for more than 10 years  
and I know having them will be a good idea  
and a good thing for the city of Boston.

### CONTACT INFORMATION

NAME: MORY Kaba  
ADDRESS: 1 Nassau Street # 501 Boston, MA 02111  
EMAIL ADDRESS: [REDACTED]



1/24/2017

City of Boston Mail - Winthrop Square project



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

---

## Winthrop Square project

1 message

Thu, Jan 19, 2017 at 5:00 PM

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

Dear Ms. Hines,

I am writing to urge you to reject the proposed Winthrop Square building due to its shadow violating existing laws. Not only would this building cause damage to the garden itself, but any exception you make for this will set a dangerous precedent for future buildings. Boston has a unique and beautiful urban arboretum that most other cities envy. I suspect that this building, in fact, wishes to offer its tenants a view of the garden. It is the eye-candy of all tall buildings, but if you allow this to go forward, the very space that these tall buildings admire will be ruined. The existing laws were written to protect the gardens. Find other ways to raise revenue. Do NOT ruin this gem of a park.

Sincerely,

Mary Nada  
86A Beacon Street  
Boston MA 02108



Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

**Winthrop project**

1 message

**Mary Vogel** [REDACTED]

Wed, Jan 11, 2017 at 7:04 PM

Cc: christopher.tracey@boston.gov, johnathan.greeley@boston.gov, casey.a.hines@boston.gov

Dear City Councilor,

As Executive Director of Building Pathways, a workforce training program that prepares young adults, women and people of color in Boston for entrance into a building trades apprenticeship, I am writing in support of the 115 Winthrop project as proposed by Millennium Partners.

The Winthrop project is in complete alignment with Mayor Walsh's agenda on economic inclusion, equity sharing, job training and commitment to local, long term employment opportunities that will make the City more economically sustainable for all Bostonians.

The goals of the project include:

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

The limited morning shadow impacts on the Public Garden and Public Common should not deter the City from moving forward with this development.

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

1/17/2017

City of Boston Mail - Winthrop project

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

Sincerely,

Mary Vogel

Executive Director

Building Pathways

[REDACTED]

[REDACTED] (c)

2201 Washington St., 1<sup>st</sup> Fl.

Roxbury, MA 02119

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: Nate Badger  
Affiliation/Address: 1 Franklin St. #3505  
Boston MA  
Email/Phone: [REDACTED]

Comments: I live at Millennium Tower and am  
so excited about the opportunity to revitalize  
Winthrop Square

The plan looks great and I think the mixed  
use space is very innovative and great for  
the city.

Millennium Partners has produced an outstanding  
product and they truly care about  
the residents and the neighborhood.

I think the shadow impact has been  
studied well and the tradeoff by having the  
new building is well worth it.

For any building in the center of the city  
the traffic needs to be considered and  
addressed.

Comments can also be emailed to: [christopher.tracy@boston.gov](mailto:christopher.tracy@boston.gov) or  
[jonathan.greeley@boston.gov](mailto: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: Matt Fullan

Affiliation/Address: Millennium Resident 9 Franklin St unit 1001 Boston MA  
02110

Email/Phone: [Redacted]

Comments: I'm in support of this project

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, 29<sup>th</sup> Floor | January 5, 2017 | 6:30pm

### **PUBLIC COMMENT**

*As Director of Economic Development and Corporate Engagement at UMMASS Boston, I am glad to offer praise for the Construction Real Estate Training (CREST) Program, of which Millennium Partners is a founding member. CREST has grown out of the resoundingly successful Career Academy that from 2014-2016 employed 57 UMMASS Boston students for paid summer internships with the goal of diversifying the Boston real estate development market. We are looking forward to continuing this program as a means of economic development, job creation and talent retention in the City of Boston.*

### **CONTACT INFORMATION**

NAME: Matt Fenton

ADDRESS: UMMASS Boston, 100 Morrissey Blvd

EMAIL ADDRESS:





Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

## In Support of the Winthrop Square Project

1 message

Thu, Jan 19, 2017 at 12:14 PM

**Matt Giffune** [REDACTED]

To: josh.zakim@boston.gov

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

Dear Councilor Zakim,

My name is Matt Giffune and I live at 77 Marlborough Street in the Back Bay with my wife and two sons, just steps from the Public Garden and Common, both of which I enjoy daily on my commute to work and back. I've called Boston home for 13 years, living in various neighborhoods from Allston to the North End, to Back Bay. I am actively involved in the business community, specifically the technology start up and commercial real estate sectors, as well as philanthropic organizations and other social groups.

I call Boston home and have seen its growth over the past decade, in large part due to its investment in the infrastructure we need to attract and retain talented professionals, residents and businesses. We need to continue to support this growth or lose our competitiveness on the global stage, not to mention just build a better community and business environment for our residents.

The project at Winthrop Square not only represents an infusion of vibrancy into our core business district, but also an economic benefit for our community in the form of committed dollars for our parks, schools, affordable housing, etc.

Far be it for me to speak as an expert in city planning, horticulture, politics, and the like, but I do know that if you are not willing to invest in what you believe, you are simply fueling its demise. I would hate to see the City of Boston's demise begin while I live here, much less my children, and their children.

As a voter in your district, I ask that you support the project and I think that it will have a positive impact on Boston, in both the short and long term.

Best,

Matt Giffune

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,

19 OConnell Rd

Dorchester, MA 02124

cc: Casey Hines

BPPA



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

From: Matt Twist [REDACTED]

Date: 1/19/2017 2:23:43 PM

To: mayor@boston.gov

Subject: Winthrop Square

Dear Mayor Walsh,

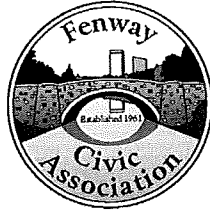
I would like to register my concerns over the shadow that would be cast by the Winthrop Square tower over our city's parks. Please work to reduce the height of the development.

Thank you,

Matt Twist

5 Charles River Square, Boston MA 02114

Sent from my iPhone



December 21st, 2016

**Via Email**

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

Re: 115 Winthrop Square Plan Notification Form

Dear Mr. Tracy,

The Fenway Civic Association is the Fenway neighborhood's oldest and all-volunteer neighborhood group that accepts no public or developer funds. Founded in 1961, our mission is to promote a safe and vital neighborhood that serves the interest of its residents.

Millennium Partners is proposing an extensive revamp of the public park and streetscape within Winthrop Square as part of this project. The Fenway Civic Association requests that Millennium Partners sponsor a new installation of public art so that the statue of Robert Burns in Winthrop Square can be returned to its original location in the Fenway near the Johnson Memorial Gates entrance to the Back Bay Fens.

The Robert Burns Statue created by renown sculptor Henry Hudson Kitson to commemorate the 18th Scottish literary figure, was originally situated not far from another renown sculptor Daniel Chester French's memorial to, arguably Ireland's famous 19th century poet, John Boyle O'Reilly. The juxtaposition of two of the preminent sculptors' works and honors to Scottish and Irish literary figures was deliberate .

Chester French and Kitson were contemporary masters and it was, and could be once again, a unique opportunity to have their masterpieces on public display within a block of each other. The pastoral setting of the Back Bay Fens was, and remains, in keeping with the pastoral setting of both literary figure's works. Notably Peterborough and Kilmarnock Street, in the adjacent West Fenway, are named after locations in Burn's works. As Fenway is a vibrant neighborhood, home to the Museum of Fine Arts, Gardner Museum, Fenway Studios, Boston Arts Academy, Museum of Fine Arts School, Massachusetts College of Art, Kaji Aso Studio Institute for the Arts, and several other institutions with programs dedicated to educating in or performance of various genres of art, it is an appropriate cultural hub to display the statue.

The Robert Burns statue was taken from the Fenway in 1975, with no notice or public process, for the benefit of a private developer. Since then, the neighborhood has worked tirelessly to revitalize itself and reclaim & restore the Back Bay Fens from a half century of neglect. Returning the statue is an opportunity for 21st century Boston to atone for a 20th century misdeed and return a cultural jewel to its rightful place in the Emerald Necklace.

Fenway Civic Association – P.O. Box 230435 – Astor Station – Boston, MA 02123

Thank you for the opportunity to make this request,

Matthew A. Brooks, Fenway Civic Association

CC: City Councilor Josh Zakim  
City Councilor Tito Jackson  
City Councilor Michelle Wu  
Chief Julie Burros, Boston Department of Arts & Culture  
Commissioner Christopher Cook, Boston Parks & Recreation  
Director Margaret Dyson, Boston Historic Parks  
Director Brian Golden, Boston Planning & Development Agency  
Jacob Wessel, Mayor's Office of Neighborhood Services  
Yissel Guerrero, Mayor's Office of Neighborhood Services  
Mayor Martin Walsh

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: Matthew Kany

Affiliation/Address: Millennium Partners

Email/Phone: [REDACTED]

Comments: I moved to Boston from Los Angeles for a job with this company. This project represents an opportunity to continue working / living and loving this city for many years to come. Downtown residents + business people are longing for this revitalization. Thank you for providing such a great space + inviting format for citizens to come weigh in on such an important topic!

Thank you

Comments can also be emailed to: [christopher.tracy@boston.gov](mailto:christopher.tracy@boston.gov) or  
[jonathan.greeley@boston.gov](mailto: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: Maura O'Hara  
Affiliation/Address: Garden Club of The Back Bay, NABBB, Esplanade Association, Friends of the Public Garden, resident of 28 Marlborough St. Back Bay  
Email/Phone: [REDACTED]

Comments:

Chris + Jonathan - the whole planning process for this site should be walked back. You should never have asked for 750' proposals knowing that the shadows would violate the law. I am opposed to any development that would violate the shadow law. One "exception" will begat more exceptions @  
If millennium partners can't go back to the drawing board to figure out a way to build a profitable tower then the PPDA should start this whole process over. Back to the drawing board. #57  
I use the park daily - you're shadows here in the AM affect the pathway that Back Bay residents take to walk to work in the cold mornings of winter.

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



Christopher Tracy <christopher.tracy@boston.gov>

# Winthrop Square proposal from Millennium Partners

1 message

Mon, Dec 12, 2016 at 12:53 PM

Ohara, Maureen [REDACTED]  
To: "christopher.tracy@boston.gov" <christopher.tracy@boston.gov>

Dear Mr. Tracy,

I am opposed to the height of the Proposed Millennium tower building as described in the public meeting of December 5th at Suffolk University. I am a homeowner at 28 Marlborough Street and have been walking my dog and jogging in the Public Garden since 1985 in the early morning.

In the cold winter months I sit on a bench next to the monument of General Washington Street and I watch elderly residents of Chinatown do their morning exercises in the park. They and I choose this section of the park because it is one of the sunniest spots in Back Bay and Downtown Boston.

**The height of this tower will cast further shadows on this stretch of the Public Garden and those residents who walk to work from Back Bay in the early morning to the Financial District will now have a shadow over the bridge across the fog pond.**

Millenium Tower can figure out a way to build a profitable building without an amendment to the State Shadow law that will FOREVER CHANGE RESIDENT'S WALK TO WORK IN THE MORNING.

What makes me incredibly ANGRY IS THAT THE MAYOR AND YOUR DEPARTMENT HAVE NOT ASKED THE DEVELOPER TO GO BACK AND SHARPEN THEIR PENCIL...

I SUGGEST YOU DO THAT BEFORE YOU ASK TO HAVE TO LAW AMENDED. Once amended it will set a DANGEROUS PRECEDENT for future parcels ( 171 TREMONT) and the buildings along Boylston Street between Tremont and Charles STreet South and the Druker building at the corner of Arlington and Boylston Street.

I am a Realtor and Millenium Partners has created enough housing to figure out how to do this without having to amend the law. As seen in their shadow model= they have already cast a large enough shadow with Millenium Tower. They can build this without creating a shadow. You haven't made them work hard enough. We have a lovely city that draws people from all over the world- they come to walk in our parks, get married, skate, smell flowers, walk their dogs and walk to work. Don't destroy this park. EVERY SHADOW MAKES A DIFFERENCE!

As a member of the Garden Club of the Back Bay,NABB and the Friends of the Public Garden I know how precious these parks are.

Thank you,

Maureen O'Hara

Maureen O'Hara, Premier Agent  
Coldwell Banker Residential Brokerage  
160 Commonwealth Avenue U-2  
Boston, MA 02116

w [REDACTED]  
f. [REDACTED]  
c. [REDACTED]  
[REDACTED]  
[REDACTED]



**boston planning &  
development agency**

## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

I am the community organizer with Asian CDC. I have been working in Chinatown for almost 10 years. There are many high-end buildings around Chinatown. The rent rises very high every year. So many low-income families are facing displacement or eviction. They are no where to go. I support this project because it brings affordable housing for them in Chinatown. It is residents' hope.

### CONTACT INFORMATION

NAME: May Lu  
ADDRESS: 38 Oak St Boston  
EMAIL ADDRESS:





Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

**Winthrop Square Commnets**

1 message

Fri, Jan 20, 2017 at 3:44 PM

**Meredith Christensen** [REDACTED]

Reply-To: Meredith Christensen [REDACTED]

To: "josh.zakim@boston.gov" &lt;josh.zakim@boston.gov&gt;

Cc: "casey.a.hines@boston.gov" &lt;casey.a.hines@boston.gov&gt;, "jonathan.greeley@boston.gov"

&lt;jonathan.greeley@boston.gov&gt;, "christopher.tracy@boston.gov" &lt;christopher.tracy@boston.gov&gt;,

"michelle.wu@boston.gov" &lt;michelle.wu@boston.gov&gt;, "michael.f.flaherty@boston.gov" &lt;michael.f.flaherty@boston.gov&gt;,

"ayanna.pressley@boston.gov" &lt;ayanna.pressley@boston.gov&gt;, "a.e.george@boston.gov" &lt;a.e.george@boston.gov&gt;,

Meredith Christensen &lt;meredithchristensen@gmail.com&gt;

January 20, 2017

Dear Councilor Zakim,

I am writing to express my support for Millennium's Winthrop Square project in DTX. As an academic of urban planning and long-time resident of Boston, I understand the importance for cities to grow in order to prosper economically, socially and intellectually. I also understand that discourse is a natural path for any major project of this size. The art of navigating such discourse is not easy nor formulaic. Every citizen regardless of background, age and income should feel they have a voice that facilitates meaningful change. However, in my experience, when sound bites become surface and the efforts to understand a project in its totality are more easily overlooked than dug into, we as a larger community stunt growth and prohibit change rather than champion it.

Over a decade ago, I was fortunate to be part of the project team responsible for securing the permits and design of Atlantic Wharf. The opposition to this project was high. The project was too big, the building too tall, the privatization of the waterfront too real. However, with hard work by multiple stakeholders the project prevailed. This project has become known as one of the most successful projects ever built in the City of Boston. If it were not for thoughtful community leaders like yourself taking the time to champion projects rather than dismiss them, this wonderful, internationally recognized project would have never been built.

As a young professional who plans to call Boston home for a longtime and as a voter in your district, I ask that you support this project and take the time to thoughtfully navigate the current discourse.

Boston is a special place. It bridges the nostalgia of the past while driving some of the future's most important technologies. Infrastructure must keep up with these changes! Please do not inhibit our City's growth, rather be bold and champion it.

I look forward to continuing the conversation in the coming weeks and months ahead.

Thank you for all you do for our City. Public office is a privilege. I admire those greatly who choose to make it their career.

Sincerely,

Meredith Christensen





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

**Re: Contact Us Submission: # 2693 // Development**

1 message

Thu, Jan 19, 2017 at 11:33 AM

Emily Wieja <emily.wieja@boston.gov>

To: [Redacted] Casey Hines <Casey.A.Hines@boston.gov>

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

Hello Merloyd,

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

Best,



**boston planning & development agency**

**Emily Wieja**

Web Content Manager

617.918.4443

**Boston Planning & Development Agency (BPDA)**

One City Hall Square | Boston, MA 02201

[bostonplans.org](http://bostonplans.org)

On Wed, Jan 18, 2017 at 11:28 PM, [Redacted] wrote:

CommentsSubmissionFormID: 2693

Form inserted: 1/18/2017 11:28:20 PM

Form updated: 1/18/2017 11:28:20 PM

Document Name: Contact Us

Document Name Path: /About Us/Contact Us

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

First Name: merloyd

Last Name: lawrence

Organization:

Email: [Redacted]

Street Address: 102 Chestnut St

Address Line 2:

City: Boston

Subject: michael.christopher@boston.gov:Development

State: MA

1/24/2017

City of Boston Mail - Re: Contact Us Submission: # 2693 // Development

Phone: 

Zip: 02108

Comments: I'm writing to urge that the BPDA observe the existing laws regarding shadows on city parks. The Winthrop Square project height should be considerably reduced. It must not be allowed to set a precedent for other infringement on sunlight in our parks. The Common and Public Gardens are treasures of our city. Thank you for your consideration. from a longtime Boston resident and small business owner.

Mr. Christopher Tracy  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

January 1, 2017

Re: 115 Winthrop Square & Shadow laws

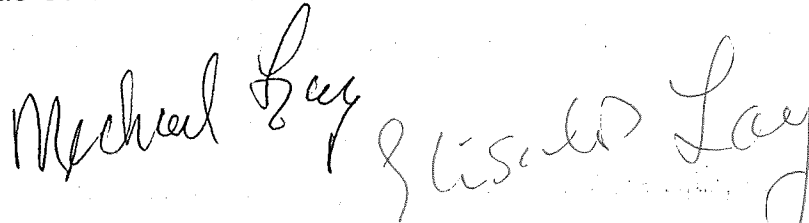
Dear Mr. Tracy;

Michael and I are both vehemently opposed to changing the Shadow Laws. We are also opposed to a proposed 775' high tower at 115 Winthrop Square.

So much of the beauty of the city has been given to all of us...given to us because of efforts of residents to ensure that the urban space is not shrouded by shadows. Inspired by sunlight, we must be vigilant when architecture inhibits the wonder of light.

It is extremely important to support the shadow laws, which have been in effect for 25 years and that we helped support in the 1970's. We and you are the stewards of our world-renowned beautiful Boston Common & Public Garden.

Sincerely,



Michael & Elisabeth Lay  
239 Marlborough St.  
Boston, MA 02116



Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

**Shadows**

1 message

Sat, Jan 14, 2017 at 10:22 AM

**Michael Behnke** <[REDACTED]>  
To: casey.a.hines@boston.gov

Dear Ms. Hines,

I am retired, living in an apartment in Boston. I try to take walk every day. Since I get no sun in my apartment, one of my goals in the colder months is to find some sun. It is hard to do in the city! One place I often visit is the Public Garden/Boston Common. There is already too much shade there! I hope that the Winthrop Square proposal will be defeated, It violates and State's shadow laws, and amending the law to allow this exception will only lead to more exceptions.

Please protect the few places for the sun to get to the people!

Michael Behnke  
19 Stanhope St, Ap't 1D

January 4, 2017

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

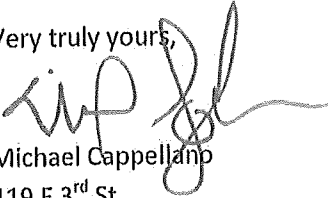
Re: Winthrop Square

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

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

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

Very truly yours,



Michael Cappellano  
419 E 3<sup>rd</sup> St  
South Boston, MA 02127

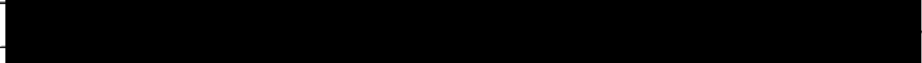
January 5, 2017

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

\*Please return comments to BPDA table

From: Michael Carucci

Affiliation/Address: Gilson Sutherby's

Email/Phone: 

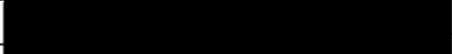
Comments: JOB / HOUSING / CULTURE /  
BOSTON / GROWTH / NEXT LEVEL  
COMPETENT DEVELOPER  
# INTERNATIONAL CITY  
NEED I SAY MORE?

Comments can also be emailed to: [christopher.tracy@boston.gov](mailto:christopher.tracy@boston.gov) or  
[jonathan.greeley@boston.gov](mailto: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: Michael Hess  
Affiliation/Address: Local 7 Ironworkers  
195 Old Colony Ave S. Boston  
Email/Phone: 

Comments: I feel this project is what downtown  
needs in order to keep downtown a viable destination  
The format for the BPA meeting tonight proved  
excellent and was educational.

Comments can also be emailed to: [christopher.tracy@boston.gov](mailto:christopher.tracy@boston.gov) or  
[jonathan.greeley@boston.gov](mailto:jonathan.greeley@boston.gov)

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

From: "Michael F. Hines" [REDACTED]

Date: 1/19/2017 3:31:10 PM

To: [mayor@boston.gov](mailto:mayor@boston.gov)

Subject: No to Shadow Law waiver -- Winthrop Sq

Please see my attached letter written in opposition to the proposed Shadow Law waiver for Winthrop Sq.

Mr Marty Walsh, this is NOT the transparency you campaigned on which prompted me to vote for you.

We live here. We have a fiduciary responsibility to maintain the historic soul of Boston for our kids and countrymen.

This type of project should not be a one off. A comprehensive long term plan subject to input from the people of the neighborhoods of Boston is the right way to think and act about this.

Please listen and respect the wishes of the people who live here, raise their families here, personally contribute to the wellbeing of our city's green assets. The state of Boston Common, Boston Public Garden and the Esplanade would not be as great as they are but for the volunteers and contributors to the efforts and organizations that coordinate those efforts.

Respectively submitted,

Michael Hines  
57 Beacon St  
Boston MA

[REDACTED] Cell



January 17, 2017

Re: Winthrop Square Garage – No Shadow Please !

To whom it MOST Concerns,

I am writing to voice my opposition to the proposed waiver of an existing law which prevents development which would cause shadows to fall upon Boston Common and Boston Public Garden.

The existing law was written for a specific reason which was well hashed out with opposing views provided an opportunity to express their opinions. The result: the No Shadow Law which is now on the books. Nothing has changed from that period of time. Quick action to take advantage of current land values and a willing developer runs in deep sharp contrast to the fiduciary responsibility that we all must caretake the historic places and properties which is the City of Boston. No one has the right to deprive future generations of the visual, experiential and spiritual; nature of vibrant greenery in this historic urban setting.

The precedent setting waiver is irresponsible. Long term plans developed and debated in an open forum is the historical proven appropriate, Bostonian way. One person one vote. Please do not disenfranchise property owners, visitors and Patriots who come to experience our historic city.

Most personally,

Michael Hines

57 Beacon St., Boston



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

# Project Comment Submission: 115 Winthrop Square

1 message

Thu, Jan 19, 2017 at 3:20 PM

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

CommentsSubmissionFormID: 1506

Form inserted: 1/19/2017 3:20:37 PM

Form updated: 1/19/2017 3:20:37 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: michaael

Last Name: hines

Organization:

Email: [REDACTED]

Street Address: 57 Beacon St

Address Line 2:

City: boston

State: MA

Phone: [REDACTED]

Zip: 02481

Comments: I write to all within earshot in opposition of the proposed Shadow Law waiver for this project. Our fiduciary responsibilities as they relate to maintaining Boston Common and Boston Public Garden trump any other economic benefit of this proposed project. We have a moral obligation to maintain the soul of the historic cornerstone of this Republic beginnings. A comprehensive plan developed in the open and available to be debated by all sides involved is the precedent that exists and should be maintained. Short cutting the process in a quick and quiet fashion has stoked the ire of residents and visitors both locally and regionally. Modify the height and accept a different ROI. Please.

PMContact: casey.a.hines@boston.gov



Christopher Tracy &lt;christopher.tracy@boston.gov&gt;

---

**FW: Winthrop Square Garage Development Plan**

1 message

Mon, Nov 28, 2016 at 10:10 AM

**Michael McCord** [REDACTED]  
To: "christopher.tracy@boston.gov" <christopher.tracy@boston.gov>  
Cc: [REDACTED]

resend

---

**From:** Michael McCord <mmccord@learningproject.org>  
**Date:** Saturday, November 26, 2016 at 7:08 PM  
**To:** <christopher.tracy@boston.gov>  
**Cc:** [REDACTED]  
**Subject:** Winthrop Square Garage Development Plan

Dear Mr. Tracy:

I am writing to voice my strongest objection to any violation—either to the letter or to the spirit-- of the shadow laws made to protect public parks in our Commonwealth from excessive shadowing due to tall buildings. In this instance, I write with particular concern about the Winthrop Square Development and the impact that proposed high rise development will have on the Common, The Public Garden and the Commonwealth Avenue Mall. That forward thinking law—made in the interest of the ecology of our Commonwealth's public parks and to preserve the right of the citizens to have sunlight experiences in their cities and towns—must not be violated to serve the private interests of developers, or the interests of local governments for greater tax revenues. That law is a hard hammered out compromise and a sacred trust—not something for a future generation of city officials and developers to ignore as an inconvenience that is not in their best interests. That is exactly the point. It might not be in their best interests, but it is in the best interests of the parks and of the citizens who use them.

We cannot renegotiate these matters every time a developer wants to compromise the intent of the law. The law—in its detail and in its spirit—must have backbone. It is not a mere suggestion of something that would be preferable; it is an statutory enactment of a public sentiment that must be respected, and if there is any discretion in the law, it should protect first and foremost the interests of the citizens, not town officials or developers, because it's origin came from citizen concern, not the concerns of developers or town officials.

I ask you: Who will speak for the trees in our public spaces that require sunlight to survive and who will speak for the citizen going to work early in the morning, or late in the evening, and walking through shadow instead of sunlight if it is not us? We must align ourselves with those who take seriously the agreements and compromises of an earlier generation of civic minded people—citizens and government officials—on the assumption that laws are a democracy's promise to itself of how its affairs will be conducted—until the law is, or is not, changed.

As far as I know, this law remains in force, and so must be honored—honored, not dallied with. That honor must stand ahead of the enormous temptation of profits or tax revenue, for without honor, who are we?

Sincerely yours,

Michael McCord  
Citizen of Boston



**boston planning &  
development agency**

## 115 WINTHROP SQUARE

Open House - Second Public Meeting

101 Federal St, 29<sup>th</sup> Floor | January 5, 2017 | 6:30pm

### PUBLIC COMMENT

I AM OPPOSED TO THE SHADOWS THIS  
PROJECT WOULD CAST ON THE COMMONS,  
PUBLIC GARDEN, COMM. AVE. MALL, AND  
ESPLANADE OVER THE NEXT 200 YEARS  
(ASSUMED LIFE OF STRUCTURE) AND STRONGLY  
OPPOSE ITS CONSTRUCTION IN ITS CURRENT  
FORM

### CONTACT INFORMATION

NAME: MICHAEL SAMUELIAN  
ADDRESS: 181 ESSEX ST, #504, BOSTON, MA 02111  
EMAIL ADDRESS: [REDACTED]

January 5, 2017

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

\*Please return comments to BPDA table

From: Michael TAYLOR

Affiliation/Address: WGBH College of Boston

Email/Phone: [REDACTED]

Comments: Great format, it allowed for flow of solid information, thoughtfully presented.

I am in favor of the project. It will continue the transformation of Downtown Boston and provide valuable benefits to a variety of Boston neighborhoods.

Comments can also be emailed to: [christopher.tracy@boston.gov](mailto:christopher.tracy@boston.gov) or  
[jonathan.greeley@boston.gov](mailto:jonathan.greeley@boston.gov)

Michael Weiss  
45 Thomas Park  
South Boston, MA 02127

Dear City Councilor Linehan,

I am writing to express support of the new Winthrop Square Project. This project is important and necessary to the continued growth of Boston. As a Boston resident who lives and works in the city, the Winthrop Square will be paramount to the growth of Boston as a whole.

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

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

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

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

Sincerely,


Michael Weiss

Cc: Christopher Tracy (BPDA) [christopher.tracy@boston.gov](mailto:christopher.tracy@boston.gov)  
Casey A. Hines (BPDA) [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)  
Jonathan Greeley (BPDA) [jonathan.greeley@boston.gov](mailto: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: Michelle Oley  
Affiliation/Address: 1 Franklin St Boston MA  
#1912  
Email/Phone: 

Comments: I approve of this amazing project.  
It will bring a lot more life to Midtown  
and continue to grow the neighborhood  
living at Millennium tower. It has been  
wonderful, but to see more people safely  
living in the area would make it a  
much safer feeling neighborhood. 100% approve!

Comments can also be emailed to: [christopher.tracy@boston.gov](mailto:christopher.tracy@boston.gov) or  
[jonathan.greeley@boston.gov](mailto:jonathan.greeley@boston.gov)

1/24/2017

City of Boston Mail - Opposition to Winthrop Square height



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

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## Opposition to Winthrop Square height

1 message

Thu, Jan 19, 2017 at 6:21 PM

Miguel Rosales [REDACTED]

To: casey.a.hines@boston.gov

Cc: Josh Zakim <Josh.Zakim@boston.gov>

Dear Ms. Hines: As a resident of Beacon Hill who use the Boston Common and Public Garden parks frequently I would like to express my opposition to approving a building at Winthrop Square which violates the state shadow laws. No building in the City of Boston should get a special height exception to these laws which have protected the parks and serve well the community for many years. The parks are historic, vital and extremely important to all the residents of Boston and should be protected at all costs. Please add me to your distribution list for future meetings regarding this project.

Thank you for your consideration.

Best,

**Miguel Rosales, AIA**

President

**ROSALES +**

**BRIDGES AS STRUCTURAL ART**

10 Derne Street | Boston, MA 02114





January 5, 2017

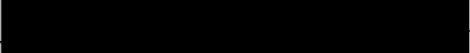
To: Christopher Tracy & Jonathan Greeley, Boston Planning & Development Agency  
Regarding: 115 Winthrop Square Public Meeting #2

\*Please return comments to BPDA table

From: MIKE CAPPELLANO

Affiliation/Address: 419 E. 3rd St.

So BOSTON

Email/Phone: 

Comments: Very Impressed By THE Millennium Approach

THIS WILL BE A DYNAMIC BUILDING FOR THE CITY OF BOSTON

MAKING SURE THERE IS A "SPACE" FOR EVERYONE  
IN BOSTON IS SATISFYING TO KNOW IT WILL  
NOT JUST BE FOR THE CHOSEN FEW

ENCOURAGED BY THE FUND THIS CITY WILL RECEIVE +  
THE HELP THOSE FUNDS WILL BE TO THE BEST OF  
THIS CITY

LET'S NOT MISS THIS GREAT OPPORTUNITY TO DO SOMETHING  
TERRIFIC FOR OUR CITY!!

Comments can also be emailed to: [christopher.tracy@boston.gov](mailto:christopher.tracy@boston.gov) or  
[jonathan.greeley@boston.gov](mailto: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: Mike Freedberg  
Affiliation/Address: [REDACTED]  
464 Bremen St - E Boston 02128  
Email/Phone: themasmmw@yahoo.com 978-210-1147

Comments:

- ① why should Millenium receive an exception from the State's Shadow Law?
- ② what benefits will the Millenium project provide that would outweigh the purposes of the Shadow Law?
- ③ can the Millenium project be redesigned, without unjustifiable expense, so as to NOT violate the Shadow Law?  
if so what would such a redesign most likely look like, and how many units loss would it offer?

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



Christopher Tracy &lt;christopher.tracy@boston.gov&gt;

**FW: 115 Winthrop Square - Strongly supporting the existing shadow laws**

1 message

Thu, Jan 5, 2017 at 6:48 AM

**Mike George** [REDACTED]

To: christopher.tracy@boston.gov  
 Cc: Michelle Wu <info@michelleforboston.com>, bill.linehan@boston.gov, Josh Zakim <josh.zakim@gmail.com>, ayanna.pressley <apressley1@hotmail.com>, 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.McCarty@boston.gov, Matthew.OMalley@boston.gov, Mark.Ciommon@boston.gov, Byron.rushing@mahouse.gov, "Livingstone, Jay - Rep. (HOU)" <Jay.Livingstone@mahouse.gov>, Aaron.M.Michlewitz@mahouse.gov, Will Brownsberger <william.brownsberger@masenate.gov>, joseph.Boncore@masenate.gov, dtcnabb@nabbonline.com

Subject: 115 Winthrop Square - Strongly supporting the existing shadow laws

Christopher Tracy

Senior Project Manager  
Boston Planning & Development Agency

One City Hall Square

Boston, MA 02201

Re: 115 Winthrop Square - Strongly supporting the existing shadow laws, together with the Neighborhood Association of the Back Bay.

Dear Mr. Tracy,

I am writing to express my strong disagreement with changing the law to allow additional shadows on the Boston Common and Public Garden for this project at 115 Winthrop Square or any future project.

It is completely unacceptable to me that the city would essentially sell for private use the sunlight that should be available to all the public on these jewels of the Emerald Necklace, the Common and Public Garden. It is extremely important to preserve without exception the state law regarding shadows. Sunlight is crucial to people's physical and emotional well-being, especially in Boston, at this northern latitude with cold winters and short days with the sun low in the sky, for so many months of the year.

It is inconceivable to me that the city would sell this sunlight to a private organization, and deprive Massachusetts natives of the enjoyment of any hours of sunlight throughout the year. It also seems foolhardy to further limit tourists' enjoyment of sunlight in these two quintessential Boston parks, especially through a sale to private interests.

Expansion of affordable housing is an extremely important goal, but there are solutions that do not call for exemptions to the shadow law; the city should employ these solutions.

1/6/2017

City of Boston Mail - FW: 115 Winthrop Square - Strongly supporting the existing shadow laws

Again, I completely oppose any change in the law. Thank you for your attention to these crucial concerns.

Sincerely,

Michael E. George

329 Beacon Street #1

Boston, MA 02116

Phone:

[REDACTED]

Email:

[REDACTED]



**boston planning &  
development agency**

## 115 WINTHROP SQUARE

*Open House – Second Public Meeting*

101 Federal St, 29<sup>th</sup> Floor | January 5, 2017 | 6:30pm

### PUBLIC COMMENT

I agree to build that building  
Good job.  
He creat new job. and  
Succesf.

### CONTACT INFORMATION

NAME: *Mohamed Adew*  
ADDRESS:  
EMAIL ADDRESS:



# 115 WINTHROP SQUARE

Open House - Second Public Meeting  
101 Federal St, 29<sup>th</sup> Floor | January 5, 2017 | 6:30pm

## PUBLIC COMMENT

I hear that some people are  
against the development of Boston  
City, therefore, I am totally  
supporting this building, so that  
it will provide jobs and  
many other benefits to the city.  
Thank you, for all those who  
are developing the city of Boston.

## CONTACT INFORMATION

NAME: Mahmoud A. Ghassef  
ADDRESS: 275 Centre St - Apt #186 Boston MA 02130  
EMAIL ADDRESS: [REDACTED]

Mahmoud A. Ghassef 01/05/17

**Ujeedo: Tageero Mashruuca Dhismaha (Support Winthrop Square Project)**

Taariikhda:- 01/05/2017

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

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

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

Mahadsanid

Name: Mohamed Isma'il

Saxiix: M. Isma'il

Date -12-29-2016

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

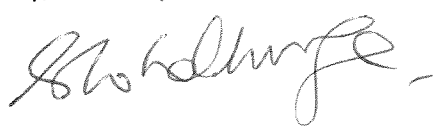
Re: Winthrop Square

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

Millennium Partners has done exceptional work in our neighborhood, significantly improving the quality of life for many. I strongly encourage the city to move this project forward with all due haste, so as not to miss the window of opportunity for the starting of a project of this scale that offers so many benefits.

This project has been in the works for over ten years. It's time for something great to happen on this long-disused site.

Sincerely,

MOHAMMED WARFA  






**boston planning &  
development agency**

## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

WE ENCOURAGING ~~IN~~ THIS PROJECT  
 TO BE BUILT IN BOSTON, IT IS  
 AMAZING TO HAVE THIS PROJECT

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### CONTACT INFORMATION

NAME: MOHAMED WARFA  
 ADDRESS: 35 FIDELISWAY #130  
 BRIGHTON MA 02135  
 EMAIL ADDRESS: [REDACTED]



**boston planning &  
development agency**

## 115 WINTHROP SQUARE

Open House - Second Public Meeting  
101 Federal St, 29<sup>th</sup> Floor | January 5, 2017 | 6:30pm

### PUBLIC COMMENT

Mohamed Warsame a member of MISSION  
Hill mosque in Roxbury as  
community we support MP Winthrop  
project - it provides job for our  
community & low income housing

### CONTACT INFORMATION

NAME: MOHAMED Warsame  
ADDRESS: 343 Congress Street - Boston - MA  
EMAIL ADDRESS: [REDACTED]



## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

I have been living in the Boston area since 1980  
Seen lots of developments and since Millennium Partners  
came to Boston they build many projects that brought  
lots of jobs in Boston. I believe that this new  
project at 115 Winthrop Square is going to help the city  
clean up the old Winthrop Square and bring lots of permanent  
jobs.

### CONTACT INFORMATION

NAME: MOHAMMAD QURESHI

ADDRESS:

EMAIL ADDRESS:





Casey Hines &lt;casey.a.hines@boston.gov&gt;

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## Winthrop Square Development Proposal

1 message

Wed, Jan 11, 2017 at 1:56 PM

**Molly Sherden** [REDACTED]

To: casey.a.hines@boston.gov

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

I am writing in opposition to the current proposal for the Winthrop Square development project.

I have been a resident of downtown Boston for over 42 years and have lived one building away from the Beacon Street border of the Boston Common for the past 35 years. My husband and I raised our two children in our current home at 2 Walnut Street and have enjoyed the use of the Common and the Public Garden for many activities. These activities have included physical education programs for the Advent School where my sons attended, softball games through the Hill House program, festivals, music concerts, films, Shakespeare plays, wading in the frog pond, ice skating, frisbee, dog walking, enjoying the playground and riding the swan boats.

I am dismayed at how the views of the skyline from the Common and the Garden have changed in the years I have lived here. New buildings rise above the former skyline and greatly alter the experience of being in open space in the middle of the City. Equally appalling are the shadows that these buildings cast throughout the day. Not only does this affect the experience one has in enjoying activities at these two parks, but also it affects the landscape and the horticulture.

I understand that the Winthrop Square proposal violates the State's shadow laws. These laws exist for a purpose. They are designed to preserve sunlight and prevent shadow creep in our historic parks and to protect the experience of those who use the parks for their intended purposes. Allowing one developer to deviate from these shadows laws would set a troubling precedent for other developers to seek similar exemptions.

I am a member of the Beacon Hill Garden Club. Our club donated eleven Homestead Elm trees that form an allee from the Brewer's Fountain to the State House. These trees cost \$55,000 to install and our club continues to donate significant funds to maintain these beautiful trees. Allowing additional shadows to fall on these trees or on shrubs or flowers in the Common and the Garden can only compromise the health of these plants that already are challenged to grow in an urban environment.

I encounter tourists from many different nations strolling through and enjoying the Common and the Garden. Not infrequently, I am asked to take a photo of visitors with a beautiful view of these parks as a background. I urge you to protect these parks which are national treasures that are appreciated not only by local residents but also by visitors from around the world.

Molly H. Sherden  
2 Walnut Street  
Boston, MA 02108

1/17/2017

City of Boston Mail - Winthrop Square



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

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## Winthrop Square

1 message

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

Mon, Jan 16, 2017 at 9:21 PM

Dear Ms. Hines,

I do hope this extremely tall building project will be rejected. It would be a terrible shame to have a huge dark shadow permanently cast upon the historic open spaces Public Garden and Boston Common.

The city of Boston has a very special quality worth preserving. If too many tall buildings are allowed to be built, I fear it could be in danger of losing that.

Best,

Mona Sadler

Sent from my iPad

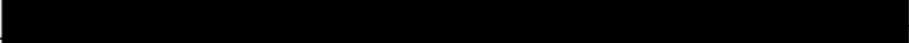
January 5, 2017

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

\*Please return comments to BPDA table

From: Monique Williams

Affiliation/Address: 296B Dudley Street

Email/Phone: 

Comments: I believe this is an amazing project and opportunity for the city of Boston. Not only are "we" adding value to the city but this project is adding a great ~~space~~ outlet for the community with additional retail, dining and venue space. Downtown currently doesn't have a community space that ~~can~~ offers this. As a Boston native I have ~~spent~~ spent tons of time ~~in~~ downtown as a teen and adult but ~~don't~~ have ~~it~~ have ~~never~~ never had ~~it~~ a space great for community gatherings located directly in ~~the~~ downtown. Each individual community has small spaces but the idea of having a large gathering in the center of Boston, ~~that~~ is great. I am looking forward to having Winthrop Sq transformed ~~into~~ into a space that adds value and purpose.

Comments can also be emailed to: [christopher.tracy@boston.gov](mailto:christopher.tracy@boston.gov) or [jonathan.greeley@boston.gov](mailto:jonathan.greeley@boston.gov)