



Christopher Tracy <christopher.tracy@boston.gov>

Project Comment Submission: 115 Winthrop Square

1 message

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

Thu, Dec 29, 2016 at 11:56 AM

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

CommentsSubmissionFormID: 1424

Form inserted: 12/29/2016 11:56:32 AM

Form updated: 12/29/2016 11:56:32 AM

Document Name: 115 Winthrop Square

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

Origin Page Url: /projects/development-projects/115-winthrop-square?utm_source=Neighborhoods&utm_campaign=6f83c38c9e-115_Winthrop_Public_Meeting12_29_2016&utm_medium=email&utm_term=0_bccda74844-6f83c38c9e-216245037

First Name: Nai

Last Name: Ko

Organization:

Email: [REDACTED]

Street Address: 580 Washington St

Address Line 2: Unit 1406

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02111

Comments: To Whom it may concern: As a resident of Boston, I wanted to share my feelings towards Millenium Partner's Winthrop 750' tower, which according to the Boston Globe article "A tall tower is planned in Boston. What shadow will it cast?" written by Tim Logan and published on November 1st, 2016 is in violation of current state shadow laws. The article explains that efforts to challenge the current shadow laws are in effect. However, I support these shadow laws and how they exist to protect the quality of our public parks that everyone can enjoy. Personally, I find tremendous value in a warm public space, full of sunshine and beauty. I believe any changes to the current shadow law will result in an immeasurable cost to our public space and health of our community. Therefore, I would like to go on record to say that I am opposed to changing the shadow laws to serve special interest groups without a public hearing / referendum of the shadow laws. Can we let the people decide? Thank you. Sincerely, Nai Ko, Jr.

PMContact: christopher.tracy@boston.gov



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

115 Winthrop Square

1 message

Mon, Jan 16, 2017 at 10:55 AM

Nancy Gertner [REDACTED]

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

Dear Ms. Hines,

I am writing to express my opposition to amending the existing state shadow legislation to allow the 115 Winthrop Square project to proceed as it is currently designed. As it is currently proposed, the project is illegal unless existing 26 year-old state laws protecting the Boston Common and Public Garden from additional shadows are amended, and should not be allowed to proceed. If the laws are amended, high-rise building will not stop with this one project, but the doors will be open to unlimited development that could permanently destroy one of Boston's most significant amenities. Keeping the shadow laws will not prevent other substantial developments, as we have already seen during the period they have been in force.

One of the reasons Boston is thriving is that it is a livable city, where its historic parks are constantly used and valued by the public. Being able to walk through the Common to downtown Boston or Beacon Hill is one of the pleasures of living in the city, and enjoying an afternoon listening to music or just people-watching is a summer delight. Imagine a common surrounded by over-tall buildings that cast shadows across the whole area. We cannot allow this to happen.

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 place to live and work, as well as a destination for millions of visitors.

Respectfully submitted.

Nancy Gertner
160 Commonwealth Avenue
Boston, 02116

1/11/2017

City of Boston Mail - No to developments that cast shadows on my parks



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

No to developments that cast shadows on my parks

1 message

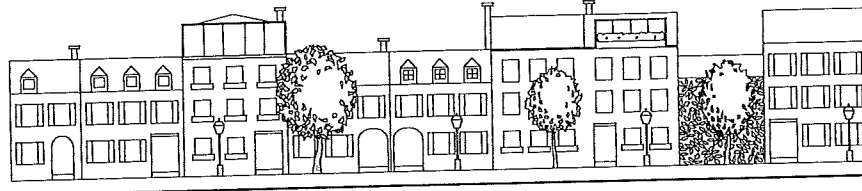
Wed, Jan 11, 2017 at 11:31 AM

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

The city cannot and must not allow exceptions to rules, regs, and policies in order that developers can forever alter what is wonderful park space. There is more to a livable robust city than bigger and bigger developments.

No to casting shadows on my public spaces.

Nancy Marttila
51 Mt. Vernon St.
Boston, MA 02108



BAY VILLAGE NEIGHBORHOOD ASSOCIATION, INC.

January 17th 2017

Honorable Mayor Martin Walsh
One City Hall Square
Room 200
Boston, MA 02201

Re: 115 Winthrop Square Project

Dear Mayor Walsh:

The Executive Committee of the Bay Village Neighborhood Association voted at its most recent meeting to oppose attempts by the BPDA to amend the existing state shadow legislation protecting the Boston Common and Public Garden in order to benefit a single project, specifically 115 Winthrop Square.

The BVNA believes that to amend the shadow law as currently written on a project-specific basis would set a dangerous precedent opening the floodgates for other developers to request comparable changes in laws to approve their projects on an ad-hoc basis. Claims that this is “the only shadow exemption the BPDA will ever need” are essentially misguided: this project will surely set precedent for all future developments in the city despite any assurances that this would be a one-time exception. And while your administration may make sincere promises to honor this as a “one-time” exemption, such statements would be non-binding on future administrations and leave the City at risk.

This law protecting public parks in Boston was won at considerable effort and was put in place precisely to afford critical public spaces protection from an increase in shadows demanded by real estate developers, as is the case now. The exemption of the proposed development of 115 Winthrop Square from current laws protecting parks in Boston is trade of a precious public good for minor and inconsequential gains: there is no compelling civic or economic need for this project to be so tall. The Common and Public Garden are two iconic public spaces in Boston enjoyed by all residents of Boston, as well as by millions of visitors every year. The preservation of these

P.O. Box 171066 ♦ Back Bay Annex ♦ Boston, MA 02117 ♦
(617)542-2862



BAY VILLAGE NEIGHBORHOOD ASSOCIATION, INC.

spaces must override the economically unnecessary demands of a single developer, and we ask that you respect the law and the intent of the law as it was written.

For over three decades, the Bay Village Neighborhood Association has worked to preserve and enhance the residential quality of life in and around the Bay Village neighborhood of Boston. The Association has approximately 300 current dues-paying members, who represent a majority of the households in Bay Village.

Best Regards,

Nancy Morrisroe
Sr. Vice President
Bay Village Neighborhood Association

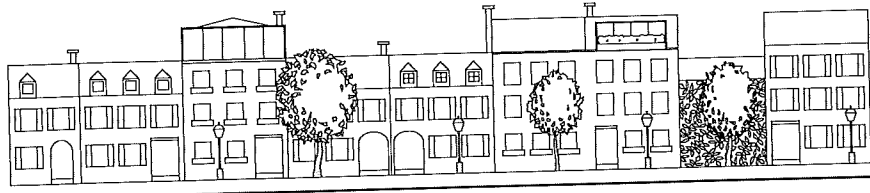


Via e-mail

CC:

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

P.O. Box 171066 ♦ Back Bay Annex ♦ Boston, MA 02117 ♦
(617)542-2862



BAY VILLAGE NEIGHBORHOOD ASSOCIATION, INC.

dtcnabb@nabbonline.com;
president@bayvillage.net;

P.O. Box 171066 ♦ Back Bay Annex ♦ Boston, MA 02117 ♦
(617) 542-2862



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

Shadow Law - Winthrop Sq building

1 message

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

Tue, Jan 10, 2017 at 10:40 AM

Dear Ms. Hines,

I am a long time Boston resident and wish to state my strong objection to any alerting of the law pertaining to shadows on the Common and Public Garden. My reasons are as follows:

- 1) The Public Garden is the most beautiful place in Boston and every gardener knows it takes sun to grow flowers, grass and trees. It is considered the top attraction in Boston and is used daily by hundreds of people, both residents and tourists. Please vote to preserve it.

- 2) The Shadow law has worked for 25 years. Other developers have had to deal with it and so should whoever redevelops Winthrop Square. Further, I do not know how later developers will be made to adhere to this law if Millennium gets its "pass".

- 3) I am not sure we should trust Millennium anyway. How can they possible say they only just now heard about the Shadow law? They are a huge company that would has plenty of lawyers, so I don't believe their contention that when they made their proposal they were unaware of shadow concerns.

Thank you for your careful consideration.

Sincerely,

1/10/2017

City of Boston Mail - Shadow Law - Winthrop Sq building

Nancy S. Reynolds

1/11/2017

City of Boston Mail - Shadows



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

Shadows

1 message

Tue, Jan 10, 2017 at 3:52 PM

Roberts, Nancy [REDACTED]
To: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>

This issue is an non subject. The only people in favor of allowing a development that would cause shadows to fall an the park are those who put financial gain first in their priorities and do not use the park. For people who walk in the park, play in the park, or look at the park, it would be an unthinkable disaster. Please don't let this happen. Thank you for your consideration.

Nancy Roberts
Professor, Lesley University

Sent from my iPhone



Christopher Tracy <christopher.tracy@boston.gov>

Please DO NOT SUPPORT the Winthrop Square Project as designed...

1 message

Sat, Dec 10, 2016 at 1:04 PM

ntavitian@aol.com [REDACTED]

To: byron.rushing@mahouse.gov, joseph.boncore@masenate.gov, aaron.michlewitz@mahouse.gov, william.brownsberger@masenate.gov, jay.livingstone@mahouse.gov, michelle.wu@boston.gov, A.E.GEORGE@boston.gov, TITO.JACKSON@boston.gov, MICHAEL.F.FLAHERTY@boston.gov, bill.linehan@cityofboston.gov, josh.zakim@boston.gov, AYANNA.PRESSLEY@boston.gov, salvatore.lamattina@cityofboston.gov, christopher.tracy@boston.gov, mayor@boston.gov

Dear All,

As a 12 year resident of the first block of Commonwealth Ave -- and a 21 year resident of Boston, I am writing to ask that the Winthrop Square project NOT be allowed to proceed at the height and shadow impact the developers have designed and sought approval for.

The Common and Public Garden -- as well as the Comm Ave mall are sacred places in Boston for sunlight, outdoor activities, fresh air, community gatherings and beautiful plantings/nature. We are raising a child in the city and the Public Garden serves as our backyard in the city -- we play catch there, walk the dog in the early morning, have pick-up hockey games on the swan pond in winter (you should see the gatherings of people there on a sunny winter day playing ice hockey -- it is truly spectacular and picturesque!).

The always sunny open space, green grass and beautiful plantings are what make the Public Garden -- It is a public resource to be treasured FOREVER without the threat of a greedy developer attempting to buy the sunlight for their own tenants -- and block it permanently from the public for the times indicated. The sun is a priceless resource that can't be bought. If you allow for even one minute of sun to be blocked by this developer, you have no recourse to block the next developer.

It will be a supreme breach of your responsibility to your constituents and future generations of Bostonians and tourists to allow this project to proceed as proposed.

Thanks for your consideration of this.

Nancy Tavitian
40 Commonwealth Ave Apt H
Boston, MA 02116
[REDACTED] (cell)

January 4, 2017

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

Re: Winthrop Square

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

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

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

Very truly yours,

Note Mom as

01-13-2017

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:

For the seven years I have lived in Boston it has been a pleasure to design projects that continue to enhance the skyline and overall vibe of the City of Boston. As a citizen who loves to explore the city and take in all that it has to offer, I am very excited and hopeful about this project. It has great potential to highlight the history of the city while bringing new opportunities for all of its citizens and visitors

Very truly yours,

Nicholas Chiarelli
288 Bunker Hill Street
Unit 2
Boston, MA 02129

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: Nicholas Matta
Affiliation/Address: Luxury Residential Group 355 Boylston St Boston

Email/Phone: 

Comments: Great project, Very excited to see Winthrop square ~~get~~ revitalization, Hidden gem and it will be treasured when complete. Relief should be granted for shadowing. Confused as to why this issue did not arise prior to bidding process. ~~Ben~~
It ~~will~~ will be a great addition to the city! Boston just keeps getting better. @ The garage has been a blight on the area for FAR TOO LONG
~~Ben~~

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

1/10/2017

City of Boston Mail - Shadows in the Common



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

Shadows in the Common

1 message

Tue, Jan 10, 2017 at 1:09 PM

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

Hello Ms. Casey,

As a concerned citizen of the South End I am reaching out to you regarding the Boston Common. The current climate in the US is ripe for major damage to our environmental policies.

With reforms coming to the EPA and other agencies, why do we need to take negative action locally here? We should remember the importance of public spaces - they are for everyone, not just the wealthy or corporations. By allowing the Winthrop Square proposal to pass, you're saying Boston values its businesses, more than its history and citizens.

Please carefully consider the impact this decision will have. The park should be protected and respected.

Thank you,

--

Nicholas Kast
www.nickkast.com
[REDACTED]



**boston planning &
development agency**

115 WINTHROP SQUARE

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

PUBLIC COMMENT

I support this project based
on its clear benefits to the city -

① Gives life to a moribund area -

② Gives tax revenue to the city

③ creates jobs for residents of Boston

CONTACT INFORMATION

NAME: NICK LITTON

ADDRESS:

EMAIL ADDRESS:



Christopher Tracy <christopher.tracy@boston.gov>

Project Comment Submission: 115 Winthrop Square

1 message

Thu, Jan 5, 2017 at 3:57 PM

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

CommentsSubmissionFormID: 1442

Form inserted: 1/5/2017 3:56:44 PM

Form updated: 1/5/2017 3:56:44 PM

Document Name: 115 Winthrop Square

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

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

First Name: Nicole

Last Name: Blanchard

Organization: Bushari Real Estate

Email: [REDACTED]

Street Address: 575 Boylston St.

Address Line 2: 8th Floor

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02116


Comments: Millennium Partners has been a staple when it comes to the growth of the Downtown and Financial District neighborhood. I fully support the Development as we build and gentrify the Downtown area.

PMContact: christopher.tracy@boston.gov

January 5, 2017

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

*Please return comments to BPDA table

From: Nicole Yunke
Affiliation/Address: 1 Franklin Street #1614
Boston MA 02110
Email/Phone: 

Comments:
AS a resident of Downtown Crossing, I strongly support the Winthrop Square development and all of the neighborhood benefits. In the past 3 years since I first moved to the neighborhood, I feel safer and more connected to my community. All of the shops, restaurants and new activity has made it a better neighborhood to live and work. I think Winthrop Square will only make it better and more vibrant.

Thank you for your consideration of this innovative forward thinking project for the City of Boston

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

Ujedo: Tageero Mashruuca Dhismaha (Support Winthrop Square Project)

Taarihkda:- 01/05/2017

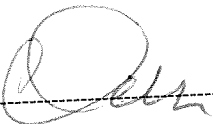
Anigoo OSMAN MOH'D, waxaan si buuxda u taageerayaa Mashruuca Dhismaha
(Support Winthrop Square Project)

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: OSMAN MOH'D

Saxiix: 

Ujeedo: Tageero Mashruuca Dhismaha (Support Winthrop Square Project)

Taarihkda:- 01/05/2017

Anigoo Osman, 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: Osman Yusuf

Saxiix: Osman

Ujeedo: Tageero Mashruuca Dhismaha (Support Winthrop Square Project)

Taariikhda:- 01/05/2017

Anigoo Osman, 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: Osman Adem

Saxiix: Osman



**boston planning &
development agency**

115 WINTHROP SQUARE

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

PUBLIC COMMENT

~~11~~

This will be a great benefit for the city. It will create hundreds of new jobs. It will help revitalize the area and foster a greater community environment.
Let Boston rise!

CONTACT INFORMATION

NAME: P. Beauvillard

ADDRESS: 52 Thomas Park, Boston, MA 02127

EMAIL ADDRESS: [REDACTED]

1/10/2017

City of Boston Mail - PLEASE vote down the building height - save The Common and Public Garden!!!



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

PLEASE vote down the building height - save The Common and Public Garden!!!

1 message

Tue, Jan 10, 2017 at 11:44 AM

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



FRIENDS
OF
POST OFFICE
SQUARE

50 FEDERAL STREET
BOSTON, MA 02110

TEL: 617-423-1500
FAX: 617-423-0507

Pamela C. Messenger
direct line: [REDACTED]
[REDACTED]

January 12, 2017

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

Re: 115 Winthrop Square, Project Notification Form presented by MCAF
Winthrop LLC (the "PNF") – Public Comment Submission

Ladies and Gentlemen:

More than 30 years ago, Friends of Post Office Square was designated as redeveloper of a former municipal parking garage which was demolished and developed into a highly praised and much honored project that transformed the financial district into a more welcoming neighborhood, which began the movement to create more accessible open space downtown. As a close neighbor, business advocate and park overseer, Friends wears many hats in reviewing the PNF for the proposed tower at 115 Winthrop Square. Friends remains a vigilant steward of Post Office Square, first, while advocating for a healthier and more vibrant downtown.

It is time to demolish the Winthrop Square Garage. The site should be developed for 21st century Boston, with care to minimizing adverse impact on traffic, carbon footprint, wind and shadows. I have read the PNF, attended the BPDA public meetings and spoken with representatives from the proponent and its consultants. I have been told that no shadow study exists to determine if the project will cast additional afternoon shadows on the Norman B. Leventhal Park in Post Office Square. We have specifically requested such a shadow study from the proponent, and until the study is forthcoming, Friends lacks the information to determine if the shadow impact on our beloved open space outweighs any positive impact of the project.

Sincerely,

Pamela C. Messenger
General Manager



FRIENDS
OF
POST OFFICE
SQUARE

50 FEDERAL STREET
BOSTON, MA 02110

TEL: 617-423-1500
FAX: 617-423-0507

Pamela C. Messenger
direct line: [REDACTED]

January 12, 2017

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

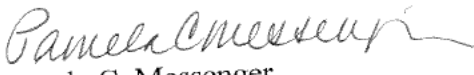
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Winthrop LLC (the "PNF") – Public Comment Submission

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Sincerely,


Pamela C. Messenger
General Manager

1/24/2017

City of Boston Mail - Public garden



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

Public garden

1 message

Pamela Hart <[REDACTED]>
To: casey.a.hines@boston.gov

Fri, Jan 20, 2017 at 4:06 PM

Please put the interest of the public , residents and visitors, now and in years to come ahead of the profits of real estate developers. We need every bit of green space we have and the sunlight to keep our trees healthy.
Thank you. Pamela Hart
Sent from my iPhone

1/11/2017

City of Boston Mail - Winthrop Square Building Proposal



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

Winthrop Square Building Proposal

1 message

Wed, Jan 11, 2017 at 8:07 AM

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

January 11, 2017

Dear Ms, Hynes

I would like to express my deep concern about the Winthrop Square building proposal. The proposal not only violates the State's shadow laws, but moreover, if passed, would be an incredible detriment to two prize areas of the city: Boston Common and the Public Garden. These officially registered historic areas are landmarks of the city that benefit both locals and tourists. Increased shadow coverage over these two parks will likely discourage people from visiting them, resulting in suboptimal usage and possible negative economic effects on nearby businesses.

Also if we allow this proposal to happen, then we are allowing for other landmarks to be taken away. We are taking away green spaces (they will be brown spaces since nothing is going to be able to grow) that are in such demand as it is now. We have learned how much in demand green space is when the Rose Kennedy Greenway was put in. Or the great lawn in South Boston. The Common and Garden need to be protected.

If we want to build a better future for the city of Boston, we should not build the Winthrop Square tower.

Thank you for your time and interest in public opinion regarding such a huge impact vote.

Pamela Oswald Louis

1/11/2017

120 Commonwealth Avenue
No. 5
Boston, MA 02116
[REDACTED]

1/17/2017

City of Boston Mail - Vote "No" Winthrop Square



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

Vote "No" Winthrop Square

1 message

Mon, Jan 16, 2017 at 5:16 PM

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

As a resident of the Downtown Crossing neighborhood, I am opposed to this development first and foremost because it violates State shadow laws and amending the law would set precedent for future developers to seek exemptions resulting in even more shadows on the two parks. We must preserve sunlight and prevent shadow creep in our historic parks which are national treasures. There are both on the State and National Registers of Historic Places and are City and National Landmarks. I can appreciate the desire for economic development, but the city should develop a comprehensive, long-term policy to address this and future proposals. One-off decisions will lead to long term regrets.

Finally, while the primary concern is our two parks, I am also concerned about the impact to our visual landscape facing east. This huge building will ruin the beautiful water views facing east.

Vote "NO".

Sincerely,

Pamela Stahl

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,



27 Telegraph St
So. Boston MA
02127

cc: Casey Hines. BPOA

January 19, 2017

Casey Ann Hines
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
617-918-4244
Casey.A.Hines@Boston.gov

RE: 115 Winthrop Square Project Notification Form (PNF)


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

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

I also strongly object to any amendment to these state laws for one specific project.

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

Respectfully submitted,


Patricia Moyes-Corrigan

236 Marlborough Street Apt 3
Boston, MA 02116

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



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

115 Winthrop Square Project

1 message

Wed, Jan 18, 2017 at 4:05 PM

Patrick Cavanagh [REDACTED]
To: "michael.f.flaherty@boston.gov" <michael.f.flaherty@boston.gov>
Cc: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>

Good afternoon Michael, I hope you have been well and you enjoyed the holiday season with your family and friends. I am reaching out to solicit your support for an exciting project that you are aware of, known as 115 Winthrop Square. I have attached a high level summary which you may have seen before. Please let us know if you have any initial questions or comments and hope that your further understanding of this unique project will be supported by you and the other leadership in the City.

I look forward catching up soon.

Thanks Michael

Patrick A. Cavanagh, MAI | Executive Vice President/Partner
CBRE/New England | Global Workplace Solutions
33 Arch Street, 28th Floor | Boston, MA 02110



[REDACTED] www.cbre.com

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Fact sheet 1.4.17.pdf
464K

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: PATRICK CUTTER
Affiliation/Address: 1 FRANKLIN ST #4104 BOSTON, MA 02110
Email/Phone: [REDACTED]

Comments: Please continue with the revitalization of downtown Boston. As a resident of downtown with 2 children the positive impacts from this development will continue to enhance the safety + vibrancy of the neighborhood. This type of investment does not come around often + should not be a missed opportunity. I strongly favor the development of Winthrop Square

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

Dear City Councilor,

I am writing to express support of the new Winthrop Square Project. This project is important and necessary to the continued growth of Boston. As a city, we cannot afford to lose this opportunity to reshape Downtown Boston on an under-utilized site that missed the 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,

Patrick Lee
106 Marine Blvd. #1
South Boston, MA
02127

cc: Casey Hines
BPDA



**boston planning &
development agency**

115 WINTHROP SQUARE

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

PUBLIC COMMENT

Great project !

Great developer !

Great Community partner !

Let's put the best minds together and
make it real !

CONTACT INFORMATION

NAME: Paul Chan President
 ADDRESS: Chinese Consolidated Benevolent Association
 of New England
 EMAIL ADDRESS: 90 Tyler Street
 Boston, MA 02111

1/6/2017

City of Boston Mail - Re: FW: 115 Winthrop Sq - UPDATE



Christopher Tracy <christopher.tracy@boston.gov>

Re: FW: 115 Winthrop Sq - UPDATE

1 message

Thu, Dec 29, 2016 at 10:06 PM

Paul Greenfield [REDACTED]

To: Christopher.Tracy@boston.gov

Mr. Tracy:

I would first like to thank you for calling me back and leaving a message.

As I said in my message I believe that the mission of the BPDA is promote development that maintains the quality of life in Boston. Given that 115 Winthrop Square violates the regulations regarding shadows the developer needs to re-design the building.

Paul S. Greenfield

On Mon, Dec 19, 2016 at 11:46 AM, Sandy Steele <sandy@steeleesq.com> wrote:

News

From: Christopher Tracy [mailto:christopher.tracy@boston.gov]
Sent: Monday, December 19, 2016 11:36 AM
To: Christopher Tracy
Subject: Re: 115 Winthrop Sq - UPDATE

All,

Please see the attached notice and feel free to distribute it to anyone who may be interested. The second BPDA Public Meeting is **Thursday, January 5th @ 6:30pm but we have relocated the meeting to 101 Federal Street, on the 29th floor.** This space directly abuts the proposed project site and overlooks the existing garage. The space is fully accessible and folks can enter via the Devonshire St entrance, right next to the site. Once again, the Public Comment period has been extended until January 16 and we encourage you to submit one if you are inclined. Comments can simply be emailed directly to me. Thanks and please let me know if you have any questions.

-Chris

On Tue, Dec 13, 2016 at 5:27 PM, Christopher Tracy <christopher.tracy@boston.gov> wrote:

Hello All,

Thank you for participating in the BPDA's Article 80 Large Project Review process for the proposal at 115 Winthrop Square in Downtown thus far. As a reminder, we are hosting our second Impact Advisory Group (IAG) meeting tonight at 290 Congress St, Fort Point Room, at 6:30pm.

I'd also like to notify you that based on community requests, BPDA staff has decided to reschedule the Second Public Meeting (originally scheduled for 12/19/16) to after the holiday season. **This meeting will**

1/17/2017

City of Boston Mail - Winthrop Square Development



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

Winthrop Square Development

1 message

Sun, Jan 15, 2017 at 12:58 PM

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

January 14, 2017

Casey Hines
Project Manager BPDA
City Hall
1 City Hall Plaza
Boston, MA

RE: Winthrop Sq Development

I am a resident of Boston, a taxpayer and a voter. I own properties, and pay 100 % of the taxes on them, in three different neighborhoods of the city. I've called the City of Boston home for since 1984.

I am writing to express my concerns and opposition about the proposed building at Winthrop Square.

The following are my enumerated concerns:

1. Winthrop Square proposal violates the State's shadow laws
2. We must preserve sunlight, prevent shadow creep in our historic parks. NOT diminish it.
3. Amending the shadow laws would set precedent for future developers to seek exemptions resulting in more shadows on the two parks.
4. There should be a comprehensive, long-term development policy for the city, not one-off decisions or exceptions
5. Boston Common and the Public Garden are national treasures and would be damaged by the shadows. Both are on the State and National Registers of Historic Places, and are City and National Landmarks.
6. The development team could easily reduce the height to accommodate the state Law as written and show they are part of our Commonwealth as defined in the Massachusetts founding documents

Please add this correspondence to the public record and supply a copy to all commissioners.

Thank you and the commission for preserving the quality of life in the city.

Paul Miller
17 Winchester Street,
Boston MA 02116

Paul Miller
[REDACTED]

1/6/2017

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



Christopher Tracy <christopher.tracy@boston.gov>

Project Comment Submission: 115 Winthrop Square

1 message

Tue, Jan 3, 2017 at 4:53 PM

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

CommentsSubmissionFormID: 1429

Form inserted: 1/3/2017 4:53:34 PM

Form updated: 1/3/2017 4:53:34 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: Paul

Last Name: Reinsmith

Organization: First Republic Bank

Email: [REDACTED]

Street Address: 160 Federal Street

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02110

Comments: The addition of this development to the city and this neighborhood in particular will be a tremendous win. The transformation of a fenced off parking lot to a vibrant office and community will forever change Winthrop Square for the better.

PMContact: christopher.tracy@boston.gov

1/24/2017

City of Boston Mail - Winthrop Park Tower



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

Winthrop Park Tower

1 message

Thu, Jan 19, 2017 at 12:52 PM

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

Ms Hines,

I live in Beacon Hill and want to register my concerns about the proposed Winthrop Square Tower. I know the comment period has passed, but thought I'd comment anyway. I don't believe it should be allowed to cast shadows that exceed the current regulations, and feel the current shadow law should not be changed.

I'd rather see a tax increase equivalent to the potential sale proceeds to the city if it would protect the status quo.

Our parks are too precious to risk, erode, or diminish in any way. This boils down to short-term financial gains with irreversible long-term negative impacts. I'm sure the parcel would remain quite attractive and profitable to developers under current regulations (despite their claims to the contrary).

I'm hoping you can help protect the parks by influencing the outcome as noted.

Thank you,

- Paul Sweeney

15 River Street, Apt 601
Boston, MA. 02108
[REDACTED]

1/17/2017

City of Boston Mail - 115 Winthrop Square Project



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

115 Winthrop Square Project

1 message

Sat, Jan 14, 2017 at 2:20 PM

Paula Furst

To: 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, Michelle.Wu@boston.gov, Paula Furst <paulajanehurst@gmail.com>, Charlie Neckyfarow <charlesneckyfarow@gmail.com>, Casey Hines <casey.a.hines@boston.gov>, Mayor@boston.gov

Dear Ms. Hines,

k 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.

If the proposed action is realized our cherished parks and other areas will forever be ruined. It is hard to believe that any elected official with the duty to protect our magnificent city would act to allow this to move forward. As a resident of Boston I implore you to stop the action.

Sincerely,

Paula Furst

90 Commonwealth Avenue, #4

Boston, MA 02116



Christopher Tracy <christopher.tracy@boston.gov>

Project Comment Submission: 115 Winthrop Square

1 message

Wed, Dec 28, 2016 at 9:30 AM

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

CommentsSubmissionFormID: 1423

Form inserted: 12/28/2016 9:30:16 AM

Form updated: 12/28/2016 9:30:16 AM

Document Name: 115 Winthrop Square

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

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

First Name: Paula

Last Name: Griswold

Organization:

Email: [REDACTED]

Street Address: 329 Beacon St

Address Line 2: Unit 1

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02116

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

PMContact: christopher.tracy@boston.gov

January 5, 2017

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

*Please return comments to BPDA table

From: Paula Ginzwald

Affiliation/Address: 329 Beacon St #1, Boston

Email/Phone: [REDACTED]

Comments: It is crucial to reduce the height of the project so it's consistent with the current laws on setbacks on the Common and public Garden. Access to sunlight is important for physical & mental health of residents & visitors and supports the attractiveness to tourists of these lovely parks.
Please don't sell our sunlight to a private developer.
There are other ways of developing affordable housing, and these laws have not limited several decades of economic development in downtown Boston.

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



Christopher Tracy <christopher.tracy@boston.gov>

115 Winthrop Square - Strongly supporting the existing shadow laws

1 message

Wed, Dec 28, 2016 at 9:30 AM

Paula Griswold [REDACTED]

To: "christopher.tracy@boston.gov" <christopher.tracy@boston.gov>
 Cc: "Michelle.Wu@boston.gov" <Michelle.Wu@boston.gov>, "Bill.Linehan@boston.gov" <Bill.Linehan@boston.gov>, "Josh.Zakim@boston.gov" <Josh.Zakim@boston.gov>, "Ayanna.Pressley@boston.gov" <Ayanna.Pressley@boston.gov>, "A.E.George@boston.gov" <A.E.George@boston.gov>, "Tito.Jackson@boston.gov" <Tito.Jackson@boston.gov>, "Salvatore.Lamattina@boston.gov" <Salvatore.Lamattina@boston.gov>, "Michael.F.Flaherty@boston.gov" <Michael.F.Flaherty@boston.gov>, "Andrea.Campbell@boston.gov" <Andrea.Campbell@boston.gov>, "Frank.Baker@boston.gov" <Frank.Baker@boston.gov>, "Timothy.McCarthy@boston.gov" <Timothy.McCarthy@boston.gov>, "Matthew.OMalley@boston.gov" <Matthew.OMalley@boston.gov>, "Mark.Ciommo@boston.gov" <Mark.Ciommo@boston.gov>, "byron.rushing@mahouse.gov" <byron.rushing@mahouse.gov>, "jay.livingstone@mahouse.gov" <jay.livingstone@mahouse.gov>, "Aaron.M.Michlewitz@mahouse.gov" <Aaron.M.Michlewitz@mahouse.gov>, "william.brownsberger@masenate.gov" <william.brownsberger@masenate.gov>, "Joseph.Boncore@masenate.gov" <Joseph.Boncore@masenate.gov>, "dtnabb@nabbonline.com" <dtnabb@nabbonline.com>

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 - 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,

Paula Griswold

329 Beacon St Unit 1

Boston 02116

1/10/2017

City of Boston Mail - Winthrop Square



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

Winthrop Square

1 message

Tue, Jan 10, 2017 at 11:46 AM

Peni Garber [REDACTED]

To: casey.a.hines@boston.gov

Dear Ms. Hines,

I write to express my concern about the Winthrop Square building proposal. As a Commonwealth Avenue resident living in the shadow of the Hancock building several months of the year, I know the impact these tall buildings can have. The Public Garden, Boston Common and The Mall are unique treasures of our city enjoyed by residents and visitors alike. They are in large part what makes Boston, well, Boston! Please do not compromise these historic greenspaces by allowing the violation of our existing shadow legislation.

Thank you for your consideration.

Peni Garber

1/17/2017

City of Boston Mail - 115 Winthrop Sq Project



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

115 Winthrop Sq Project

1 message

Fri, Jan 13, 2017 at 11:44 AM

Peter Coxe [REDACTED]
To: Mayor@boston.gov, Casey Hines <casey.a.hines@boston.gov>

Dear Ms. Hines,

This is to register my opposition to relaxing the existing shadow legislation for benefit of the proposed configuration of the new Winthrop Sq. building.

The project's design should simply be reconfigured to conform. Boston and our economy will get along very nicely with such an adjustment to the proposal.

"But the increased shadows will be for only part of the day for part of the year," it can be claimed. This is true. But the shadowing all adds up. And, to state the obvious, opening this gate will only allow it to open more easily for the other developer requests that will inevitably follow.

We can readily agree that the Common and the Public Garden are two of the jewels of this wonderfully unique city. And we can agree that urban living brings its stresses to all. The trees, plantings and grasses of our public spaces feel these stresses acutely. We thank you for the enormous public resources that are devoted to maintaining this greenery. But we must continue to do our collective best to not make our urban landscape's life any more difficult.

Any who question the negative impact of shadowing need only look at the grasses in the more heavily shaded areas of the Common, Public Garden and, especially, the Commonwealth Avenue Mall for evidence.

Very, very rarely will the future thank us for putting up another building. But it will thank us frequently for preserving those few remaining natural features entrusted to our stewardship.

Thank you,

Peter Coxe, AIA
224 Marlborough St #62
Boston, 02116

1/17/2017

City of Boston Mail - Winthrop Sq Tower



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

Winthrop Sq Tower

1 message

Sat, Jan 14, 2017 at 8:55 AM

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

Hi Casey,

We live in an east facing unit in the Millennium Tower and have great concern how the Winthrop Square project will effect our view of the harbor and the shadow cast upon our unit. We understand the importance of developing the boarded up dilapidated garage. My hope is that the planned project would be of a much smaller scale in both height and profile.

Concerned neighbor.

Peter Davidow
1 Franklin Street
Unit 2408
Boston, MA
02110

Sent from my iPhone



boston planning & development agency

115 WINTHROP SQUARE

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

PUBLIC COMMENT

Great project, well thought out,
many benefits for the neighborhood,
Proven Sponsor!

CONTACT INFORMATION

NAME: Pete Dominiski
ADDRESS: 121 Perkins St JP 02130
EMAIL ADDRESS: [REDACTED]



**boston planning &
development agency**

115 WINTHROP SQUARE

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

PUBLIC COMMENT

This is what Boston needs!

I work in the tech community,

and renewing urban neighborhoods

is driving the economy.

Let the building begin!

CONTACT INFORMATION

NAME: Peter Murphy
ADDRESS: [REDACTED]
EMAIL ADDRESS: [REDACTED]

1/11/2017

City of Boston Mail - Winthrop Square



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

Winthrop Square

1 message

Tue, Jan 10, 2017 at 3:32 PM

Peter Nessen [REDACTED]

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

I am not opposed to development, rather I am opposed to a one off exception to a law. No matter how the exception is worded, it opens the door for other development to follow. There was a need for a law because there was a threat to our open space and historic parks. Creating an exception denies the purpose of the law.

Pleas I am not opposed to development, rather I am opposed to a one off exception to a law. No matter how the exception is worded, it opens the door for other development to follow. There was a need for a law because there was a threat to our environment. Creating an exception denies the purpose of the law.

Please honor the uproar this particular project has created and abide by the existing law.

e honor the uproar this particular project has created and abide by the existing law.

Peter Nessen

Peter Nessen

Nessen Associates, Ltd

29 Commonwealth Avenue

Eighth Floor

Boston, MA 02116

[REDACTED] Telephone

[REDACTED] Facsimile



Christopher Tracy <christopher.tracy@boston.gov>

#15610 Winthrop Square

1 message

Thu, Dec 22, 2016 at 4:21 PM

Peter Papesch [REDACTED]

To: mayor@boston.gov, christopher.tracy@boston.gov, page.czepiga@state.ma.us
Cc: "Jacqueline M. Royce" <jackie.s.royce@gmail.com>, dtcnabb@nabbonline.com, Michelle.Wu@boston.gov, 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 <byron.rushing@mahouse.gov>, "Jay D. Livingstone" <jay.livingstone@mahouse.gov>, Aaron.M.Michlewitz@mahouse.gov, William Brownsberger <william.brownsberger@masenate.gov>, Joseph.Boncore@masenate.gov

Mr. Mayor:

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

Please ensure

- a. that the city doesn't become liable for permitting a project to proceed when the project fails to meet State legal requirements, and (more importantly) that
- b. our precious Boston Common and Boston Public Garden are properly protected for the health and enjoyment of your voters and their successors.

Peter Papesch, AIA

1/24/2017

City of Boston Mail - Concern about Shadows from Winthrop Square Project



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

Concern about Shadows from Winthrop Square Project

1 message

Fri, Jan 20, 2017 at 2:46 PM

Peter M Saradjian [REDACTED]
To: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>
Cc: "mayor@boston.gov" <mayor@boston.gov>

Dear Ms. Hines & Mayor Walsh,

I want to express my concern regarding shadows being cast on the Boston Common and Public Garden from the proposed Winthrop Square project. Natural sunlight is important for all of us who use and enjoy the public parks. Disregarding the Commonwealth's shadow laws will set a dangerous precedent for future developers to seek exemptions from height restrictions.

Thank you for understanding my concerns,

Peter Saradjian

Juris Doctor Candidate, 2017

New England Law | Boston

email: [REDACTED]

1/24/2017

City of Boston Mail - Winthrop Square Comment



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

Winthrop Square Comment

1 message

Fri, Jan 20, 2017 at 10:17 PM

Peter Thomson [REDACTED]

To: casey.a.hines@boston.gov

Cc: Liz Vizza [REDACTED] "Livingstone, Jay - Rep. (HOU)" <Jay.Livingstone@mahouse.gov>, josh.zakim@boston.gov, joseph.boncore@masenate.gov, [REDACTED] <[REDACTED]>

To Project Manager;

Dear Ms. Casey Hines,

RE: Winthrop Square High Rise proposal

The shadow exemption sought by the City of Boston, would negate the great progress made in protecting and preserving the Boston Public Garden and Boston Common since the passage of the State Shadow law in the latter part of the 20th century . **The Public Garden is one of the unique city jewels of our country and the Boston Common was set aside as a sacred place ,in perpetuity, by our far seeing and wise Boston ancestors and residents in the 1630s soon after the settling of Boston as a gift to be protected , respected and honored by all future generations. The City of Boston officials have a duty and obligation to be certain our two central city parks are protected . No other city in our nation is blessed with such wonders and I know, having spent time in almost all of them in my lifetime .**

Thank you for the opportunity of commenting.

Peter Thomson
2 Bellingham Place
Beacon Hill
Boston MA 02114

Resident of Beacon Hill , City of Boston for over sixty six years .
long protector and respector of our Public Garden, Boson Common and all other fine Boston Parks

CC: Friends of the Public Garden and Boston Common
Josh Zakim , Boston City Council, Rep. Jay Livingstone, Mass.State Senator Joseph Boncore
Michelle Wu, Boson CityCouncil. Henry Lee(Ret Pres of Friends of Public Garden)



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

Re: Contact Us Submission: # 2695 // Director's Office

1 message

Thu, Jan 19, 2017 at 11:32 AM

Emily Wieja <emily.wieja@boston.gov>

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

Cc: BRAWebcontent <BRAWebContent@boston.gov>, Bobbie Downey <bobbie.downey@boston.gov>

Hello Philip,

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

Best,



boston planning & development agency

Emily Wieja

Web Content Manager

617.918.4443

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

On Thu, Jan 19, 2017 at 11:24 AM, [Redacted] wrote:

CommentsSubmissionFormID: 2695

Form inserted: 1/19/2017 11:24:03 AM

Form updated: 1/19/2017 11:24:03 AM

Document Name: Contact Us

Document Name Path: /About Us/Contact Us

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

First Name: Philip

Last Name: Wright

Organization:

Email: [Redacted]

Street Address: 15 Appleton St.

Address Line 2:

City: Boston

Subject: bobbie.downey@boston.gov:Director's Office

State: MA

1/24/2017

City of Boston Mail - Re: Contact Us Submission: #2695 // Director's Office

Phone: 

Zip: 02116

Comments: Re: The Winthrop Sq. Development. I am very much against the height of this project and truly believe it will be harmful to our Public Gardens and Boston Common. The Taxpayers of Boston need to be listened to before the City approves this. I join with all the Neighborhoods and Friends of the Public Garden in opposition to the height of the building and the Shadows it would create.

1/24/2017

City of Boston Mail - Common



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

Common

1 message

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

Thu, Jan 19, 2017 at 4:59 PM

Don't let Boston become New York. Don't let tall buildings shade out the Common and Public Garden.
Thanks

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: Qiang Huang
Affiliation/Address: 1 Francisco Franklin St Boston 02110

Email/Phone: 

Comments: I really want to support the
building up. Thanks.

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