



**boston planning &
development agency**

115 WINTHROP SQUARE

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

PUBLIC COMMENT

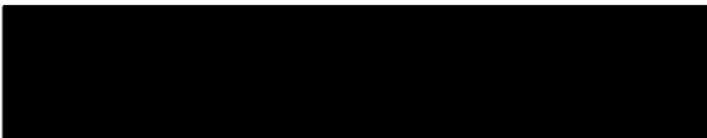
I support the project for the growth
to our neighborhood & the benefits to
all of the city that will result

CONTACT INFORMATION

NAME: RW Lopez

ADDRESS: 45 Province St. # 906 Boston MA 02108

EMAIL ADDRESS:





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

115 Winthrop Square Project-AGAINST

1 message

Rebecca Brooks [REDACTED]

Fri, Jan 6, 2017 at 8:50 AM

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

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

Dear Ms. Hines:

Please register my fervent opposition to amending the existing state shadow legislation in regard to the 115 Winthrop Square project. Moreover, please also do not allow any further progress on this illegal project. We are selling out our future by letting it go forward.

I have loved Back Bay and lived on Comm Ave since 1977 (when it was not so fashionable), first at #56, and for the past 20+ years at #236. I am also a long-time supporter of FoPG, since when Henry Lee used to hand-write thank you's for donations!

I believe that allowing any one building to cast shadows leads to "the camel's nose under the tent" and results in multiple additional buildings being allowed to cast shadows, citing that initial precedent. We live in a wonderful city; there is rich history here. Let's not allow a bit of greed to ruin what we all have enjoyed since 1634 for the Common, and the late 1800's for the Garden and Mall.

A citizens' group stopped the Park Plaza project many years ago, and I hope our politicians will hear us again.

Thank you for your attention and consideration,

Rebecca Brooks

Rebecca A. Brooks

236 Commonwealth Ave.
[REDACTED]
[REDACTED]



Christopher Tracy <christopher.tracy@boston.gov>

FW: Comm Ave Shadows

1 message

Rebecca Brooks [REDACTED]

Fri, Nov 25, 2016 at 4:14 PM

To: christopher.tracy@boston.gov

Cc: info@friendsofthepublicgarden.org, dtcnabb@nabbonline.com, josh@joshzakim.com, jay.livingstone@mahouse.gov

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

Dear Mr. Tracy:

I understand that you are receiving comments about the Winthrop Garage Tower project. I am writing AGAINST the proposed extreme height, which will cast shadows on our common, public garden and mall green space. The shadows cast will violate the current state shadow laws enacted 25 years ago to protect our Parks. I am not against development, just against building heights that negatively affect our wonderful but very compact, very livable City.

I have loved Back Bay and lived on Comm Ave since 1977 (when it was not so fashionable), first at #56, and for the past 20+ years at #236. I am also a long-time supporter of the Friends of the Public Garden (FoPG), since when Henry Lee used to hand-write thank you's for donations!

I believe that allowing any one building to cast shadows leads to "the camel's nose under the tent" and results in multiple additional buildings being allowed to cast shadows, citing that initial precedent. We live in a fantastic city. Let's not allow a bit of greed to ruin what we all have enjoyed since 1634 for the Common, and the late 1800's for the Garden and Mall.

Thank you for listening, and for your consideration.

Sincerely,

Rebecca Brooks

Rebecca A. Brooks

236 Commonwealth Ave.

[REDACTED]

[REDACTED]



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

Winthrop Square Project

1 message

RGMulzer@aol.com [REDACTED]

Fri, Jan 20, 2017 at 3:29 PM

To: casey.a.hines@boston.gov, joseph.boncore@masenate.gov, aaron.michlewitz@mahouse.gov,
bill.linehan@cityofboston.gov

Cc: jay.livingstone@mahouse.gov, a.e.george@boston.gov, michelle.wu@boston.gov, michael.F.Flaherty@cityofboston.gov,
ayanna.pressley@boston.gov

I am opposed to the excessive height currently proposed for the Winthrop Square project.

One reason Boston is such a nice, liveable city is that buildings are not excessive in their height. The city has a "human scale" to it. Towers that exceed current laws serve no purpose and can't be justified.

Laws are established for good reasons and undergo great discussion and analysis moving through the legislative process. Why would a building be given an exemption? Doesn't that diminish the law and set a precedent for the next one?

Added height certainly brings shadows which impact everyone in the area including parks and other vegetation along the streets, but added density and related traffic does not enhance anyone's quality of life.

As I have read many articles about this project, I have tried to find justification for the height and have not read anything. Please oppose the current proposal.

Thank you,
Rebecca G. Mulzer
58 Temple Street



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

Support letter for Winthrop Square Development Project

1 message

Reginald Nunnally [REDACTED]

Wed, Jan 25, 2017 at 6:55 AM

To: Michelle.Wu@boston.gov, Michael.F.Flaherty@boston.gov, A.E.George@boston.gov, ayanna.pressley@boston.gov, salvatore.lamattina@boston.gov, bill.linehan@boston.gov, frank.baker@boston.gov, andrea.campbell@boston.gov, timothy.mccarthy@boston.gov, matthew.omalley@boston.gov, tito.jackson@boston.gov, josh.zakim@boston.gov, mark.ciommo@boston.gov

Cc: christopher.tracey@boston.gov, johnathan.greeley@boston.gov, casey.a.hines@boston.gov, Glynn Lloyd [REDACTED], Teri Williams [REDACTED], Darryl Settles <[REDACTED]>

Richard Taylor <rt444865@gmail.com>, "Black Economic Justice Institute, Inc" <beji2014@gmail.com>, gus santos [REDACTED], Carole Montgomery [REDACTED], [REDACTED]

callowaygraphix.com" <Jobs@callowaygraphix.com>, Malia Lazu <malia@futureboston.com>, Ronia Stewart [REDACTED], Tracy Litthcut [REDACTED], Charran Fisher [REDACTED]

[REDACTED] Reginald Nunnally <[REDACTED]>

Dear City Councilors,

My name is Reggie Nunnally and I am the Executive Director for the Black Economic Council of Massachusetts (BECMA). The Millennium Developers embrace the BECMA procurement policy, supporting economic inclusion, equity sharing, job training and a commitment to local, long term employment opportunities. Attached you will find our letter of support for this important development project in downtown Boston

The need for a new and focused agenda on Black economic development and accountability for those responsible in its achievement is widely supported and the time for out of the box solutions is now.

BECMA believes that we can work collaboratively with Millennium partners to advance the economic initiatives and community programs to become a best practice model for real estate development in the city of Boston and throughout the Commonwealth of Massachusetts.

If you have any questions or need further information please do not hesitate to contact me.

Reginald A. Nunnally
[REDACTED]



BECMA Millennium Partners support letter .docx

104K

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,





**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 MILLENNIUM'S PROPOSAL TO DEVELOP THE
GARAGE SITE. THE PUBLIC BENEFITS AND SUBSTANTIAL
LONG TERM ECONOMIC BENEFITS WILL ~~BE~~ CONTINUE
TO DRIVE BOSTON AS A DYNAMIC PLACE TO LIVE,
WORK + PLAY

CONTACT INFORMATION

NAME: RICHARD BEAL
ADDRESS: PERRY BROKERAGE 77 FRANKLIN ST. SUITE 402 BOSTON 02110
EMAIL ADDRESS: [REDACTED]



Christopher Tracy <christopher.tracy@boston.gov>

Fw: RE: 115 Winthrop Square Project Support Letter

1 message

Richard Chin [REDACTED]

Thu, Jan 5, 2017 at 9:21 AM

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

Good morning Mr. Tracy: This letter of support I sent last night has my typo error in the date year. It should be 2017. Should I bring a corrected letter to tonight's meeting on Winthrop Square and submit it then ? Please advise.

I understand that there will be no speaking comments tonight with only written comments accepted. Will this letter suffice for a comment letter ?

Thank you,

Richard Chin

Wang YMCA


From: Richard Chin
Sent: Wednesday, January 4, 2017 10:08 PM
To: christopher.tracy@boston.gov
Subject: RE: 115 Winthrop Square Project Support Letter

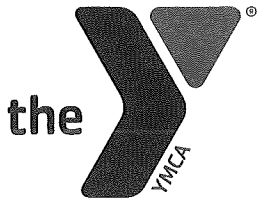
Dear Mr. Tracy: Attached is my letter in support of the Winthrop Square Project by Millennium Partners Boston. Thank you,

Richard Chin
Community Development Director
WANG YMCA OF CHINATOWN
YMCA OF GREATER BOSTON
8 Oak Street West, Boston MA 02116
[REDACTED]

Website | Facebook | Twitter

The Y: We're for youth development, healthy living and social responsibility

 **2017 Winthrop Square Support Letter**
143K



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

January 3, 2017

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

RE: 115 Winthrop Square Project

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

It is my pleasure to write this support letter for the continued forward process of the Millennium Partners Boston of this major project by an industry leader in the field of urban mixed used development .

As Millennium's founding partner and Chairman, Mr. Christopher Jeffries stated in the company's guiding belief that he wanted their business "to create great buildings and public places in world class cities for people to enjoy " . With several developments already in Boston, their mission statement has been realized and we in Boston are the better for it. Winthrop Square will add to this legacy.

I believe that the Millennium Boston team led by Mr. Joseph Larkin, Mr. Anthony Pangaro, and Ms. Kathleen MacNeil have demonstrated their superb skills and leadership in developing some of Boston's most exciting and dynamic building projects in the last 20 years. Their commitment to giving Boston some major skyline additions, innovative and creative modern housing, and top notch office/hotel spaces have shown that they are a team that can deliver the projects that they set out to complete without disappointing the city, its business collaborators, and the communities these developments have surrounded and positively enhanced.

As a resident and worker in the Chinatown neighborhood, I have seen the work of the Millennium team and they are not only high level professionals, but very personable individuals. As a developer, they have been sensitive and responsive to community needs and have always held the integrity of the neighborhoods in mind, knowing fully well that it is a major juggling trick to keep project goals in line with financial responsibility and business savvy, but also to appease city officials and local area residents alike.

Many of us residents and agencies in Chinatown have been overlooked by a few spur of the moment developers and their promises to help benefit this community. Very few have been able to keep their promises like Millennium has done. Trust and integrity is a valued commodity amongst Chinatown

groups when it comes to dealing with outsiders. Many Chinatown groups who have worked with this developer and have now thought of Millennium as their corporate names suggests - "Partners"

One large community benefit in this project's community benefits list in the creation of much needed affordable housing in Chinatown. Millennium has been a true supporter of this type of benefit and Chinatown looks forward to having this housing benefit come to fruition in light of the lack of affordable housing in this area.

We also look forward to be utilizing one of Winthrop Square's distinct features and that is the Great Hall lobby that is intended for communal gatherings of celebration, culture, business, and other uses that will make this space one of Boston's most desirable meeting spaces to bring people together.

Perhaps people from all sides of opinions about this project can one day come together and discourse about the manner that we worked out our differences of opinion and came together to contribute towards a great project that will represent many parts of a world class city.

I feel Boston is not world class just yet because there are so many who do not live in the downtown core who can benefit from downtown development. Wouldn't it be great if residents and neighborhoods from Southie, Roxbury, Mission Hill, Back Bay, Beacon Hill, Chinatown along with the residents from upstairs at this development who can meet in the Great Hall to educate and learn from each other on what we can all do to help each other to become a great city for all, without our regard for racial, economic, and social backgrounds.

This is a great vision that I think that the Millennium Partners team have considered in their concepts.

With due respect to those residents who may live near the Boston Commons and the Public Gardens and those others with a desire to not have shadows and darkness onto the public green spaces, some feel that the impact by the tower's height and blockage seems certain. However, some of us may feel that positive change and progress for other community benefits are more meaningful at this point in their lives than the impact of shadows. The Winthrop Square Project will allow those benefits to let others throughout the City to also have a stake and an input into the future growth of this city that we all call home.

Let the sunlight fall where it may; and while we love it, we cannot control what nature wants to do. We have adjusted to the absence of light when it is raining, when it's cloudy, and when its night time.

The Winthrop Square Project will signify a more burgeoning Boston that visitors and Boston residents alike will proudly say that Boston not only has great sports teams but that it also has a great camaraderie amongst its people which is what makes a city great.

I join with many others in the support of this project and what it brings to downtown and Boston. Please give the Winthrop Square Project your utmost considerations to continue its development.

Thank you,



Richard Chin

Director of Community Development

Wang YMCA of Chinatown



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

Winthrop Square project

1 message

Richard Mertens [REDACTED]

Thu, Jan 19, 2017 at 3:33 PM

To: casey.a.hines@boston.gov

Cc: info@friendsofthepublicgarden.org, jay.livingstone@mahouse.gov

Pinckney Street

112

Boston, MA 02114

January 2017

18

Ms. Casey Hines, Project Manager

Boston Planning and Development Agency

Boston City Hall

1 City Hall Square

Boston, MA 02201

Dear Ms. Hines:

As the former Environmental Review Officer for the Boston Redevelopment Authority, I wish to comment on the proposed Winthrop Square development by Millennium Partners and to express my opposition to the current proposal for a 775-foot tower at Winthrop Square and, more especially, to the proposal to amend the Boston Common Shadow Law (Ch. 362, 1990) and the Public Garden Shadow Law (Ch. 384, 1993) to permit the construction of this tower.

The shadow laws were enacted to preserve sunlight and prevent the creep of shadows on these two historic city parks, which would both hinder the public's enjoyment of these parks and severely endanger the health of the trees and other vegetation located therein. The proposed Winthrop Square project seriously violates the State's shadow laws and would result in a permanent negative environmental impact on the Boston Common, the Public Garden, and the Commonwealth Avenue Mall. According to the Friends of the Public Garden, the proposed project would be in violation of the Common Shadow Law 264 days of the year and in violation of the Public Garden Shadow Law 120 days of the year. As you are aware, these public parks (the Common being the oldest public park in the nation) are national treasures, are listed on both the State and National Registers of Historic Places, and are City and national landmarks. Their preservation as significant public spaces must be ensured.

There is no justification to amend the shadow laws just to benefit the financial expectations of Millennium Partners, or any other developer. The proponent can, and must, reduce the height of his proposed project to comply with the existing height limitation regulations. To amend the laws for this proposal would set a dangerous precedent for future developers to seek, and expect, exemptions from the height regulations that would result in even more shadows on these two parks. You must not continue the all-too-common practice of amending zoning and other laws just to satisfy the whims

of developers to build whatever they want for their own interests in disregard of existing regulations designed to protect the public's interests and the special ambience of the City of Boston. Further, the offer of Millennium Partners to provide, as part of a mitigation package, funds for park maintenance reminds one of the government's argument during the Vietnam War that "we must destroy a village to save it". One cannot allow a project which could result in considerable environmental damage and irreparable harm to the significant and unique horticultural resources of the Boston Common and Public Garden to go forward with a supposed mitigation bribe.

In conclusion, I again urge you to reject the proposed Winthrop Square project in its present design, require the project proponent to reduce the height of the tower to comply with the existing height restrictions, and, especially, to reject the proposal to amend the Boston Common and Public Garden shadow laws for the sole benefit of this project.

Sincerely yours,

Richard B. Mertens

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,

Ruthie Bobb

150 Glenway St.

DOR. MAS. 02121

cc: Casey Hines (BPDA)



Christopher Tracy <christopher.tracy@boston.gov>

Project Comment Submission: 115 Winthrop Square

1 message

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

Sat, Dec 10, 2016 at 4:24 PM

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

CommentsSubmissionFormID: 1406

Form inserted: 12/10/2016 4:24:03 PM

Form updated: 12/10/2016 4:24:03 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: rob

Last Name: Radloff

Organization: self

Email: [REDACTED]

Street Address: 133 Comm Ave

Address Line 2:

City: boston

State: MA

Phone: [REDACTED]

Zip: 02116

Comments: I write in OPPOSITION to this project at the height at which it would produce shadows on The Common and the Public Garden in conflict with the existing shadow laws. It is bad public policy, and would be a terrible precedent, to change State laws SOLELY for the benefit of one property holder. The parks need to be protected from incremental shadows and the laws have served their purpose; there is no compelling reason to change the laws for one building- this will only invite additional proposals to come forth repeatedly. The proposed building can be reduced in height and massing to eliminate the offending shadows. For the city, it's agencies and it's citizens to COMPREHENSIVELY REVIEW the shadow laws with the idea of perhaps amending the existing laws to take into account changes within the city over the past 25 years to encompass other properties, parks and open spaces would be most encouraging. This would put to rest the idea of "spot zoning and variances" upon which the city has fully relied for the past 50 years. The city needs to encourage development, and most particularly thoughtful development, which does not reflect the power of lobbyist and power brokers at the expense of the citizens and it's parks. In promoting the project at this height the city might receive the most dollars, but that is NOT the same as receiving the MOST VALUE for it's citizens- QUALITY OF LIFE, and the beauty and well being of the parks also provide enormous benefits to ALL PROPERTY OWNERS AND to the city from tourism revenues, etc The parks are owned by the citizens, the city is merely their agent to protect, enhance and maintain them. thank you.

PMContact: christopher.tracy@boston.gov



Christopher Tracy <christopher.tracy@boston.gov>

115 Winthrop Sq comments to BPDA

1 message

rob radloff [REDACTED]

Sat, Dec 10, 2016 at 4:38 PM

To: Chris Tracy <christopher.tracy@boston.gov>

Cc: [REDACTED]

Chris- below are my comments to the BDPA on the above project. I tried sending them from the BPDA website, but I am not sure they were transmitted.

Please confirm you are now in receipt, and that they will become part of the project record.

With thanks, rob radloff

=====

- > I write in OPPOSITION to this project at the height at which it would produce shadows on The Common and the Public Garden in conflict with the existing shadow laws. It is bad public policy, and would be a terrible precedent, to change State laws SOLELY for the benefit of one property holder.
- >
- > The parks need to be protected from incremental shadows and the laws have served their purpose; there is no compelling reason to change the laws for one building- this will only invite additional proposals to come forth repeatedly. The proposed building can be reduced in height and massing to eliminate the offending shadows.
- >
- > For the city, it's agencies and it's citizens to COMPREHENSIVELY REVIEW the shadow laws with the idea of perhaps amending the existing laws to take into account changes within the city over the past 25 years to encompass other properties, parks and open spaces would be most encouraging. This would put to rest the idea of "spot zoning and variances" upon which the city has fully relied for the past 50 years. The city needs to encourage development, and most particularly thoughtful development, which does not reflect the power of lobbyist and power brokers at the expense of the citizens and it's parks.
- >
- > In promoting the project at this height the city might receive the most dollars, but that is NOT the same as receiving the MOST VALUE for it's citizens- QUALITY OF LIFE, and the beauty and well being of the parks also provide enormous benefits to ALL PROPERTY OWNERS AND to the city from tourism revenues, etc
- >
- > The parks are owned by the citizens, the city is merely their agent to protect, enhance and maintain them. thank you.



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

Winthrop Square project: a case of private gain extracted from public loss

1 message

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

Tue, Jan 10, 2017 at 4:31 PM

Dear Ms. Hines,

The Boston Common and the Public Garden are two of this city's loveliest and most visited open spaces. Thousands of Bostonians and visitors, including me and probably you, cross through or spend time there every day, during every daytime hour. We take pride and comfort from its sunny open spaces, greenery, pools, and flowers. It is outrageous to learn that some people want to allow its beauty to be infringed by a developer from out of state so he can suck private gain out of the public's loss. Then steal away without having to live with the fruits of his greediness.

Moreover, doing so is against State Law—a law that was put in place specifically to prevent further degradation of Boston's open spaces. That law has become even more essential since it was enacted: a ragged thicket of tall buildings has grown up around the city, turning formerly sunlit streets gloomy during large portions of the day. I hope you have more pride in our parks, and recognize more clearly the long-term dangers the Winthrop Square project represents, than appears to be the case of some of our current city officials.

If this law is modified so that this project can go ahead, where will it end? Will we have set a precedent that encourages the city's officials, who have been entrusted with guarding its treasures for future generations, to continue negotiating in secret to sell them off piece by piece? If they bend this law, what other laws that have been established by our far-sighted predecessors to protect our long term interests will be threatened in the pursuit of short term gain?

I urge you to stand with us on this issue.

Robert & Priscilla Hayes
Back Bay residents



**boston planning &
development agency**

115 WINTHROP SQUARE

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

PUBLIC COMMENT

I am in favor of this project as it will continue to inject vitality into Boston's downtown. A mixed-use project such as this will add people into a neighborhood that needs it on a 24/7/365 basis. Presently, this neighborhood shuts down after 5:00PM Monday - thru Friday and weekends. ~~It~~ A mixed use project will be very important to re-invigorating Boston's downtown.

CONTACT INFORMATION

NAME: Robert Fitzgerald
ADDRESS: 24 Amory Street, Cambridge, MA 02139
EMAIL ADDRESS:

1/10/2017

City of Boston Mail - Winthrop Square project



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

Winthrop Square project

1 message

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

Tue, Jan 10, 2017 at 12:44 PM

I want to register my deep opposition to the building height proposal. Do not permit the violation of the Common and Public Garden.



Emily Wieja <emily.wieja@boston.gov>

Project Comment Submission: 115 Winthrop Square

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

Wed, Jan 11, 2017 at 2:26 PM

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

CommentsSubmissionFormID: 1460

Form inserted: 1/11/2017 2:26:50 PM

Form updated: 1/11/2017 2:26:50 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: Robert

Last Name: Smith

Organization:

Email: [REDACTED]

Street Address: 263 Commonwealth Ave.

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02116

Comments: I wish to express my strong objection to the Winthrop Square development project. As it stands, the project violates the State's shadow laws. These laws must not be set aside or circumvented to accommodate an individual development project. Doing so would set a precedent for future developers to propose even taller buildings that would cast shadows on our parks. The Boston Common and Public Garden are on the National Registry of Historic Places, and are National Landmarks. They must not be allowed to suffer damage by the shadows of buildings that are taller than the law allows. Robert E. Smith

PMContact: christopher.tracy@boston.gov



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

Shadows On Boston Common

1 message

Robert Wulff [REDACTED]

Fri, Jan 20, 2017 at 2:48 PM

To: michael.f.flaherty@boston.gov

Cc: casey.a.hines@boston.gov

Dear Councilor Flaherty,

I am writing to express my great alarm about the proposal to permit the Winthrop Square Development to violate the state's shadow law and encroach upon our rights as citizens of Boston to enjoy the sun on the Common. The Common is one of the unique glories of Boston. Its open, free visual exaltation of the spirit is priceless.

I can understand why a shot of money to spend is attractive to this government, as it would be to any government. But this temptation must be resisted. To sell our sunlight for a mess of pottage, for thirty pieces of silver is to deprive our children and grandchildren of their birthright. Better results can be achieved, even if at the cost of a lower cash flow.

It is argued that this is after all a one time event, to be followed by a new and better regime for the rest of the park. I am unpersuaded. That argument is always made when a right is being infringed on. In due course another one-time event come along and then another and soon the whole patrimony is gone.

I most earnestly urge you to oppose this transaction.

Thank you for you consideration,

Robert Wulff

219 Shawmut Avenue

Dear City Councilor,

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

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

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

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

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

Sincerely,

Robert Zec
438 Meridian st
E Boston, MA 02128

cc: Casey Hines
BPDA



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

Caretakers of Historic Treasures

1 message

Roberta Crowley Gottlieb [REDACTED]
To: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>
Cc: Roberta Crowley Gottlieb [REDACTED]

Tue, Jan 10, 2017 at 10:44 AM

Please do not allow the interest of a few imping upon the glory of our beautiful parks, designed for all. Please keep in mind the interest of your constituents, the inhabitants of the city and our vast array of visitors. We have historic landmarks that must be preserved, do not be the one responsible for the beginning of their demise. You are ONLY a caretaker entrusted for a short period of time, step up and do not allow shadows to cast their doom upon Boston's historic inheritance .

Thank you,
Roberta Crowley Gottlieb
144 Beacon Street
Boston



Christopher Tracy <christopher.tracy@boston.gov>

CONCERN: More shadows on the Boston Common

1 message

Thu, Dec 1, 2016 at 6:14 PM

To: christopher.tracy@boston.gov

Cc: [REDACTED]

Hi -- I have been made aware that Millennium Partners wants to put up a building that will very negatively impact the sun/cause shadows on the Boston Common. I think this would be a terrible thing for Boston as the Common is one of the last areas of the City where you can even get sunshine. With all the new high rise building around town, we are beginning to live in a "cave like" environment and to take away even more hours of sunshine from the Common would destroy something very special. What is even worse is that it could impact the Public Garden and Commonwealth Ave. Mall as well. Again, we do not want the main Parks in Boston to be destroyed by yet another tall building. **I feel very strongly that the developer should not be allowed to violate the current state shadow laws that were enacted 25 years ago to protect our Parks.**

Please be sure that my opinion gets shared with the appropriate folks on the BPDA.

Thank you.

Sincerely,

Robin

Robin S. Weinberger, CLU, ChFC, CLTC
220 Boylston Street, #1204
Boston, MA 02116

[REDACTED] Phone

[REDACTED] Fax

[REDACTED]



Christopher Tracy <christopher.tracy@boston.gov>

Winthrop Square

1 message

Mon, Jan 2, 2017 at 4:10 PM

[REDACTED]
To: christopher.tracy@boston.gov

Dear Mr. Tracy

I am against the building of the 700 ft. building that casts a shadow on most of the Boston Common and Public Gardens in the hours 6 to 9 in the morning. They knew the law when they made the deal with the City and so did the City. The Developer has had a long history with the city. They got the Filenes structure built and approved with Mayor Menino. the City does not need to have a 700 foot building that causes a major shadow on the Common. Seems the Seaport is the preferred area for office space. It appears that the Developer with its long history with City is basically bribing the city with the large purchase price to get this project approved. They knew about the shadow law, but obviously didn't care when they submitted their design to be one of the tallest building in the City. In addition, a onetime exempt of the shadow law for a **permanent change** seems ridiculous to me. Thank you for your consideration in this matter.

Respectfully yours,

Ronald Gacia

January 20, 2017



Downtown Boston
Business Improvement District
Corporation

Ms. Casey Hines
Senior Project Manager
BPDA
One City Hall Sq.
Boston, MA 02201

Dear Ms. Hines:

As part of the public review process for the 115 Winthrop Square development, I am writing as a member of the Impact Advisory Group (IAG) and as President and CEO of the Downtown Boston Business Improvement District (DBBID). I am also writing as one who has witnessed and been a part of the transformation and renaissance of the downtown neighborhood for over four decades. At the outset, I would like to commend the BPDA for extending the comment period in response to the IAG's request.

The Downtown Boston BID, established as part of this renaissance, is a private non-profit organization made up of hundreds of property and business owners. Our mission is to significantly improve the experience of all who work, live, visit, shop and go to school in our 34-block area. Since the BID began full operations in spring 2011, it has invested nearly \$27 million in the area. The BID's 350+ commercial property owner members have contributed an additional \$2.465 billion in assessed property value since 2011, from \$4.597 billion in FY12 to \$7.062 billion in FY17. They will pay \$179.1 million in property taxes in FY17, nearly \$32.4 million more than FY12. As a result of BID members' new developments and investments, hundreds of new businesses and thousands of new residents now call this district their home.

As stewards of this 34-block area, we provide supplemental services to keep the streets and sidewalks clean, upgrade the aesthetic appearance of the district and make people feel welcomed and safe. Our work is to promote and foster an energetic and thriving business climate in the area and serve as a voice and advocate for our members. Our neighborhood is the hub of the transit system, we welcome over 4.2 million visitors a year and we have the busiest pedestrian area in New England. Our mission is to continue to maximize the district's full potential as a premier and vibrant destination in the heart of Boston.

I believe Millennium Partners' proposal for the 115 Winthrop Square development will continue the unprecedented transformation and investment in downtown which is in keeping with the mission of the Downtown Boston BID. Already, Downtown Boston has been enhanced by three of Millennium Partners' successful and transformative development projects--the Ritz-Carlton hotel/residences complex (2000); Millennium Place (2014); and the Burnham Building renovation/Millennium Tower redevelopment (2016). In each case, blocks have been re-imagined and revitalized. For nearly two decades, Millennium Partners' investment has been a catalyst for Boston, encouraging others to invest both in the downtown area and surrounding neighborhoods.

Here in downtown, Millennium Partners has renovated sidewalks and streets; added new trees and lights; installed security cameras; and created open spaces for the public to enjoy. Their retail tenants have added to the vibrancy of the downtown streetscape, with Legal Crossing, Caffè Nero, Roche Bros., and SIP Wine Bar and Kitchen creating much-welcomed street activity. In addition, Millennium Partners renovated two of downtown's MBTA entrances (the Orange Line portals at Downtown Crossing and Chinatown) and added the stadium steps and performance space at the corner of Washington and Franklin streets.

During the next phase of development review, I would like to see further study and public input regarding the following areas of concern:

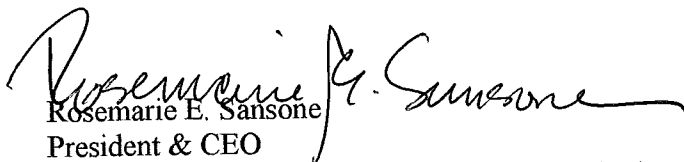
- 1.) In spring 2016, following up on a preliminary communication the BID sent to the BPDA regarding the dilapidated Winthrop Square Garage, nine abutters to the site met to discuss their concerns about its deteriorating and unsafe status. This group of property owners represented properties totaling 3.1 million square feet of commercial real estate and \$1.7 billion in assessed value. The meeting generated a letter to Brian Golden, Director of the BPDA, highlighting the abutters' concerns. Unfortunately, most of these negative conditions remain problems, and thus the abutters' concerns continue. They would like to see the demolition occur during the earliest possible phase of the project.
- 2.) The project proposes significant changes to the traffic circulation in Winthrop Square. The project site is adjacent to, and will have a major impact on, MBTA bus routes and public transportation. Further study and public discussion of these changes should happen during the next phase.
- 3.) The 115 Winthrop Square development will initiate a much-needed redesign of, and reinvestment in, the surrounding public areas. To ensure that this investment is protected, well-maintained and coordinated with other public realm investments, the BID would like to participate in and be part of the discussions involving choice of materials and management operations.
- 4.) The Great Hall and attendant public uses proposed for 115 Winthrop Square will bring a vitality and liveliness to this area, as the design seeks to make the space a major pedestrian destination. The design of the Great Hall, and its role as a connector between Federal Street and Winthrop Square, creates the potential for a great new "urban room" that will enhance historic Winthrop Square. Thoughtful landscape and architectural design can integrate new elements while paying attention to the historic integrity and tradition of the space and adjacent buildings.

Per the development proposal, the Great Hall is intended to be "a distinctive gathering place active through all seasons and a focal point for activity from morning into the evening." To help the project achieve this goal, the BID would like to see an operating plan for the Great Hall space. As a new pedestrian element in the City's most highly trafficked pedestrian area, the BID would also like to see the space include public restrooms, which are sorely needed in the district. This space has enormous potential, and further exploration is recommended to help it become a special place unlike any other in the country.

- 5.) And finally--but by no means least--improvements to streets and sidewalks continue to be a top priority for the district. The BID would like to see City capital match Millennium Partners' private investment in Winthrop Square streets and sidewalks. The streets and sidewalks of the Downtown Crossing Pedestrian Zone, such as Winter Street, which is a major gateway to downtown, have not received significant City investment in years. This dedicated allocation will ensure that sidewalks and roadways throughout the BID area--which has one of the highest pedestrian counts in all of New England--are upgraded, accessible and welcoming.

Thank you for your attention to this matter. I look forward to continuing to work with the BPDA, abutting BID property owner members, and other stakeholder communities on this vitally important redevelopment project in the heart of downtown Boston.

Sincerely,


Rosemarie E. Sansone
President & CEO
Downtown Boston Business Improvement District

Cc:

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

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

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



Downtown Boston
Business Improvement District
Corporation

January 20, 2017

Ms. Casey Hines
Senior Project Manager
BPDA
One City Hall Sq.
Boston, MA 02201

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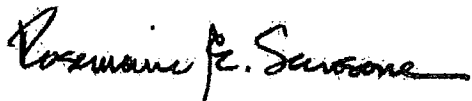
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Sincerely,



Rosemarie E. Sansone
President & CEO
Downtown Boston Business Improvement District



**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 FULLY SUPPORT THIS PROJECT
AS IT WILL AID IN THE
CONTINUED REVITALIZATION OF
DOWNTOWN BOSTON!

CONTACT INFORMATION

NAME: *Russell Adams*
ADDRESS: *Brookline, MA*
EMAIL ADDRESS:



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

NO shadows on our parks.

1 message

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

Fri, Jan 13, 2017 at 11:29 AM

Dear Ms. Hines,

I am writing on behalf of the Metro District of the Garden Club Federation to protest the building of any structure that would cast shadows on Boston's iconic, historical parks which are a source of pride for our residents, our region and our nation. Furthermore, the Winthrop Square proposal violates the State's shadow laws. To amend these shadow laws would set a precedent for future developers to seek exemptions. There should be a comprehensive, long term development policy in place that is enforceable - no question.

I have been in touch with those in authority to make our collective voices heard to prevent shadows from being cast on our parks and plantings.

Thank you for taking our viewpoint into account.

Ruth Kenworthy Ecker
Metro District Director, Garden Club Federation of MA



Christopher Tracy <christopher.tracy@boston.gov>

Support existing shadow law

1 message

Ruth Sherman [REDACTED]
To: christopher.tracy@boston.gov

Fri, Dec 9, 2016 at 6:58 AM

Sir,
One of the reasons we left suburbs and moved into Boston was because of the ability to walk on the beautiful Boston Commons and Gardens with its trees and greenery. Please do not change the existing shadow laws.

Ruth Sherman
77 Exeter St
Boston Ma 02116

Sent from my iPad

Ruth Sherman
77 Exeter St 2001
Boston Ma 02116

Cell [REDACTED]
Home [REDACTED]



115 WINTHROP SQUARE

Open House - Second Public Meeting

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

PUBLIC COMMENT

I cannot express how much I appreciate I feel towards the work Millennium Partners has done for this city, and especially the downtown crossing neighborhood. I worked for 13 years for the Ritz Carlton at 10 #2 Ave and they single handedly changed the dynamic of Downtown Crossing. The changes in the neighborhood since 2001 have been astonishing! I look forward to Winthrop project coming to fruition!

CONTACT INFORMATION

NAME: Ryan Parao
 ADDRESS: 12 Lafayette St.
 EMAIL ADDRESS: Newburyport, MA 01950





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

Winthrop Square Proposal

1 message

Sally Fitzpatrick [REDACTED]
To: casey.a.hines@boston.gov
Cc: info@friendsofthepublicgarden.org, info@nabbonline.com

Fri, Jan 20, 2017 at 12:26 PM

From: Sally Fitzpatrick [mailto:aibhlin@comcast.net]
Sent: Friday, January 20, 2017 12:15 PM
To: 'mayor@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'
Subject: Winthrop Square Proposal

We were very unhappy to hear of the Mayor's "personal excitement" for his ill-conceived project in the State of the City address Tuesday. Reduce the height and re-design the proposal to reflect the laws in place which have worked so well for the past 25 years to safeguard these historic public landscapes. Reduce the sales price to the developer. Reduce the "windfall." It is as simple as that. The parks were originally designed and should continue to be provide everyone a respite from uber development. We support both the Neighborhood of the Back Bay Association's and the Friends of the Public Garden's sentiments regarding the Winthrop Square proposal.

Sally & Jim Fitzpatrick

188 Beacon Street

Boston, MA 02116



Virus-free. www.avast.com



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

[z] Winthrop Square Dev

1 message

Sreyering [REDACTED]

Thu, Jan 12, 2017 at 7:55 PM

To: casey.a.hines@boston.gov

Please do not allow variances to the existing shadow regulations for the proposed development. It is short-sighted, will lead to more of the same and will alter the uniquely beautiful character and wisdom of Boston's central parks.

*Sally Reyerling, M.D.**100 Pinckney St
Boston, MA 02114*

Processed by Proofpoint

Named by the Boston Globe as one of the 2015 Top 100 Places to Work in Massachusetts
Follow Bay Cove on Facebook or Twitter

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Christopher Tracy <christopher.tracy@boston.gov>

Winthrop Square Tower

1 message

sally taylor [REDACTED]
To: christopher.tracy@boston.gov

Sat, Dec 17, 2016 at 10:18 AM

I strongly object to the building this tower. The Common and Public Gardens are endangered enough with out this. From uneconomic point of view: look at all the tourists that come. Please do not build it!

Sally C. Taylor
2 Commonwealth Ave



**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 -

CONTACT INFORMATION

NAME: *Sam*

ADDRESS: *Franklin Street, Boston, MA 02110.*

EMAIL ADDRESS: 



Christopher Tracy <christopher.tracy@boston.gov>

Project Comment Submission: 115 Winthrop Square

1 message

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

Wed, Jan 4, 2017 at 11:58 AM

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

CommentsSubmissionFormID: 1433

Form inserted: 1/4/2017 11:58:18 AM

Form updated: 1/4/2017 11:58:18 AM

Document Name: 115 Winthrop Square

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

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

First Name: Sam

Last Name: Albertson

Organization: Playworks MA

Email: [REDACTED]

Street Address: 67 Kemble St

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02119

Comments: There is a big need to improve the so long neglected downtown area. I am hoping that more development would bring in new businesses, jobs, and a cleaner environment. The main concern is that on some days throughout the year there will be a shadow cast over the Boston Commons for approximately 37 minutes a day on average. I feel it is important to revitalize the Downtown Boston area.

PMContact: christopher.tracy@boston.gov



Christopher Tracy <christopher.tracy@boston.gov>

Millennium Properties Winthrop Square Garage Development Proposal

1 message

Sam Perry [REDACTED]
To: "christopher.tracy@boston.gov" <christopher.tracy@boston.gov>

Fri, Nov 25, 2016 at 1:56 PM

Dear Mr. Tracy,

My understanding is that a public meeting has been scheduled for December 5th to hear "public reaction" to this proposal. Unfortunately, I have a conflict and won't be able to attend. However, I would like to go "on record" that I do not believe it is in the City's best interest and those who live and work in Boston to seek to ignore the Shadow Law.

Since Mayor Menino's departure, many unfortunate development decisions appear to have occurred and important "safeguards" are being openly ignored by the City authorities. Legally, this should not be happening but politically it is and that should cease. Laws are passed by the City Council for a purpose and should not be openly violated. If a "written law" is bad, it should be repealed. However, in the case of the Shadow Law, it was thoughtfully created to insure that future generations would be able to enjoy the Common and Public Gardens unobstructed by shadows just as NYC mandates in the case of Central Park.

I find it very troubling that so many of the thoughtful and forward looking "safeguards" enacted in earlier years by the City's legislative body are presently being totally ignored and/or casually set aside as the City and its present Mayor seek to "unbridle" development. Driving down Commonwealth Avenue as I do almost daily, my wife and I have observed at how the recently constructed Millennium Towers "jumps out". It obstructs the skyline with its height and mass while effectively destroying the pleasant image of what previously existed as one looked across the Public Gardens and the Common. Now we learn of yet another instance where a similar massive structure is being approved by the City that will have yet another permanent impact on perhaps the most important and historical portion of this City.

I would hope that the Boston Planning & Development Agency will consider this proposal within the constraints of what is legally allowable and will stand up to insure that existing "safeguards" are honored. Mayor Menino had "taste" and a vision for this City. Regrettably, it would appear that Mayor Walsh does not. Recent developments across the City (core and outskirts alike) reveal "little class" and do little to enhance or preserve what makes Boston such a desirable city to live in, work in or visit.

Please hear the "little guy" and those parties who care deeply about our City and its future. Stand up and apply the laws so "political pressure" doesn't succeed in allowing yet another "misfortune" lacking good design to occur.

Sincerely,

Samuel D. Perry

1/6/2017

City of Boston Mail - Millennium Properties Winthrop Square Garage Development Proposal

323-327 Newbury Street

Boston, MA 02115



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

Project Comment Submission: 115 Winthrop Square

1 message

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

Fri, Jan 20, 2017 at 10:24 AM

CommentsSubmissionFormID: 1513

Form inserted: 1/20/2017 10:23:25 AM

Form updated: 1/20/2017 10:23:25 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: Sandra

Last Name: Gilpatrick

Organization:

Email: [REDACTED]

Street Address: 15 Ridgeway Lane

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02114

Comments: Where I like the project idea to make better use of parking garage with new construction, I am concerned about making a legal exception for the shadow law. I want the Boston Garden and Common to be preserved and think they are the treasures of our city.

PMContact: casey.a.hines@boston.gov



**boston planning &
development agency**

115 WINTHROP SQUARE

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

PUBLIC COMMENT

We highly support your project, your public benefits are greatly impactful to the community and could be a great help to the Charlestown community as well. As a youth member of ACDC, I stand behind the Winthrop project completely.

Sandra Kyaw, (15)

CONTACT INFORMATION

NAME: Sandra Kyaw
ADDRESS:
EMAIL ADDRESS:

1/24/2017

City of Boston Mail - 115 Winthrop Square



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

115 Winthrop Square

1 message

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

Fri, Jan 20, 2017 at 11:19 AM

I write to protest the height and hence shadow producing profile of the proposed building by Millenium Partners at 115 Winthrop Square.

It is important to maintain the current regulations and not set a precedent which would cast the Common and Public Garden in shadow.

Sent from my iPhone
Sandra Ourusoff
165 Mt Vernon St,02108



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

My support for Winthrop Square project

1 message

Sandy Yeung [REDACTED]

Fri, Jan 20, 2017 at 9:39 PM

To: ayanna.pressley@boston.gov

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

Councilor Pressley,

I am writing to express my support for the Winthrop Square Project. I am a resident of Jamaica Plains, and I work in downtown Boston, just a short walk away from the proposed site.

I am in support of this project because of the benefits Winthrop Square would bring to the city and our JP neighborhood. The project's purchase price, about \$153 million dollars, represents 5% of the city's budget. I have school age children, and I have seen how our school need the resources to raise our teachers' salary and to get extra support in the classroom. I believe this kind of infusion of cash could really help the city's schools. The increase in the tax revenue from the project is also another reason for my support. The project also means more jobs for Boston residents.

My other reasons are more JP-centered. I live on Williams Street, right down the street from Franklin Park. I am excited to hear that there could be \$28 million coming to Franklin Park as part of the proposal (because of the building's casting a shadow on the Common). I am a huge fan of Franklin Park. I have read about Franklin Park's history. My kids and I have snow-shoed, sled down the hills, built fairy houses, and played baseball there. It is practically an extension of our backyard. There is so much that the Park needs just to maintain itself. It would be great to see White Stadium being renovated or the Park being able to coordinate more events for families.

For these reasons, I urge you to support the Winthrop Square project.

Best,

Sandy Yeung



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

My support for Winthrop Square

1 message

Sandy Yeung [REDACTED]

Fri, Jan 20, 2017 at 9:41 PM

To: andrea.campbell@boston.gov

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

Councilor Campbell,

I am writing to express my support for the Winthrop Square Project. I am a resident of Jamaica Plains, and I work in downtown Boston, just a short walk away from the proposed site.

I am in support of this project because of the benefits Winthrop Square would bring to the city and our JP neighborhood. The project's purchase price, about \$153 million dollars, represents 5% of the city's budget. I have school age children, and I have seen how our school need the resources to raise our teachers' salary and to get extra support in the classroom. I believe this kind of infusion of cash could really help the city's schools. The increase in the tax revenue from the project is also another reason for my support. The project also means more jobs for Boston residents.

My other reasons are more JP-centered. I live on Williams Street, right down the street from Franklin Park. I am excited to hear that there could be \$28 million coming to Franklin Park as part of the proposal (because of the building's casting a shadow on the Common). I am a huge fan of Franklin Park. I have read about Franklin Park's history. My kids and I have snow-shoed, sled down the hills, built fairy houses, and played baseball there. It is practically an extension of our backyard. There is so much that the Park needs just to maintain itself. It would be great to see White Stadium being renovated or the Park being able to coordinate more events for families.

For these reasons, I urge you to support the Winthrop Square project.

Best,

Sandy Yeung



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

Fwd: Support for the Winthrop Square Project

1 message

Sandy Yeung [REDACTED]
To: johnathan.greeley@boston.gov, casey.a.hines@boston.gov

Fri, Jan 20, 2017 at 9:34 PM

Begin forwarded message:

From: Sandy Yeung <sandy.k.yeung@gmail.com>
Subject: Support for the Winthrop Square Project
Date: January 16, 2017 at 9:55:21 PM EST
To: matthew.omalley@boston.gov

Councilor O'Malley,

I am writing to express my support for the Winthrop Square Project. I am a resident of Jamaica Plains, and I work in downtown Boston, just a short walk away from the proposed site.

I am in support of this project because of the benefits Winthrop Square would bring to the city and our JP neighborhood. The project's purchase price, about \$153 million dollars, represents 5% of the city's budget. I have school age children, and I believe this kind of infusion of cash could really help the city's schools. The increase in the tax revenue from the project is also another reason for my support. The idea of a new community space in the downtown area is something that I think would add to the vitality of the city (especially past 6 p.m.).

My other reasons are more JP-centered. I live on Williams, right down the street from Franklin Park. I am excited to hear that there could be \$28 million coming to Franklin Park as part of the proposal (because of the building's casting a shadow on the Common). I am a huge fan of Franklin Park. I have read about Franklin Park's history. My kids and I have snow-shoed, sled down the hills, built fairy houses, and played baseball there. It is practically an extension of our backyard. There is so much that the Park needs just to maintain itself. It would be great to see White Stadium being renovated or the Park being able to coordinate more events for families.

For these reasons, I urge you to support the Winthrop Square project.

Best,

Sandy Yeung

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

Re: 115 Winthrop Square

January 20, 2017

Dear Ms Hines,

Thank you for the opportunity to provide public comment on the proposed re-development of 115 Winthrop Square. One of my first jobs in Boston was adjacent to the project site at One Winthrop Square. The replacement of the former parking garage with a mixed use building, a more vibrant streetscape and public amenities provides a number of benefits to the City.

While these benefits are welcome, I am concerned by the proposed project's violation of state shadow laws that protect the Boston Common and the Public Garden. Boston is a city of firsts: first public school, first mass transportation and first Public Park. The Common is a center of civic activity, recreation and entertainment. The Public Garden is a popular destination for Boston residents and visitors, and an ideal setting for weddings and other memorable lifetime milestones. The Boston Common and Public Garden are important to the people of Boston and cannot be recreated in scale elsewhere in Beacon Hill, Back Bay, Downtown, Chinatown, the Waterfront and South Boston. We are stewards of this national treasure; therefore, any change must be beneficial to all the people of Boston and stand the test of time for future generations. We also must be mindful of shadow and construction impacts of a 775' high rise on historic buildings and landmarks situated in the midst of several historic districts.

The current state laws were written to protect our parks while allowing for development of the surrounding neighborhoods. There have been skyline developments in compliance to the law. If the laws need to be re-evaluated, then let us have the opportunity to discuss it as whole and not as an exception for one project. The amendment of the laws for 115 Winthrop Square will cast a shadow in perpetuity on our parks. It will open the doors to future developers pointing to this project and offering incentives in exchange for future amendments to the laws; thereby, casting a long permanent shadow literally and figuratively on the people's "backyard".

I look forward to further discussion on how the City can develop without shadow encroachment on the Boston Common and Public Garden, and with careful consideration of our historic buildings and landmarks for 115 Winthrop Square and future developments.

Sincerely,

Sara D. McCammond
15 Channel Center Street #418
Boston, MA 02210




Art Resource
Collaborative for Kids
December 7, 2016

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

Dear Brian,

I am writing to request space at 115 Winthrop Square. ARCK - Art Resource Collaborative for Kids is a 501(c)(3) non-profit corporation that I founded after a successful 2011-12 pilot arts program at Boston's Josiah Quincy Elementary School. I developed the program upon discovering the absence of arts programming due to Boston Public Schools' budget cuts. Five years later we have served more than 1,000 underserved Boston public school students. ARCK trains teaching artists to teach in-class with classroom teachers, implementing interdisciplinary and innovative curriculum. ARCK has collaborated with the MIT D-Lab and Harvard Arts & Education students on STEAM (STEM + Art) programming. ARCK uses art as a vehicle to reach students' greatest potential, integrating creative learning with each partner school's academic goals. We are currently in the Blackstone Innovation School in the South End and Gardner Pilot Academy in Allston. We hope to grow to many more Boston public schools.

In addition to growing our core program, I am interested in expanding ARCK's current program into a "makerspace" and innovative center in downtown Boston for a Community Benefit Package. We are proposing to expand ARCK to bridge opportunities for artists and our youth to come to a place like ARCK. Currently we are in a small office on Bromfield Street. We teach at Boston public schools in-class during the day. We hope to move to a larger office (center) in downtown so we can offer a makerspace for students from underserved and underperforming schools, welcoming students from 7th or 8th grade or giving a gap year to students who do not know what they are going to do after high school. Students will attend workshops based on ARCK's innovative curriculum that is based on



engineering, art, and design. Students will be at ARCK for as long as a trimester or six weeks to join artists and engineers to create, and learn necessary foundational skills that are vital for our challenging creative economy. This innovative programming will also develop respect and compassion in promoting inclusion and diversity and will help underserved students realize their full potential and allow them be successful in college. Providing this unique opportunity will engage both students and the community by being a catalyst to improving the creative dynamics of the Downtown Boston area. It will provide opportunities for artists, local professionals, and underserved students to collaborate on creative projects.


In addition to benefiting individual students and the downtown community, ARCK's work benefits the the city as a whole. ARCK provides support for the Boston Public Schools education system making it feasible to bring art education into a system that otherwise cannot afford it. In order to keep families in the city and supports Boston's trajectory toward becoming a world-class city, it is paramount that the city continue investing its resources in elementary and middle school public education. Breaking down economic barriers will help in a fragmented educational system where families often leave the city for the lack of great schools.

The Winthrop Square development would provide an ideal location for our makerspace and administrative offices. We respectfully request the opportunity to receive Boston Planning & Development Agency (BPDA) community benefit funds and support from the Millennium Partners-Boston in the form of space at the 115 Winthrop Square development so we can realize our goals for a makerspace and office expansion. In order to facilitate our programming, we will need space totaling 2000+ square feet. We would also be grateful for an additional BPDA investment in ARCK to help us continue to serve the city and deserving students. Providing us with space at Winthrop Square and an additional investment will help us continue to break down economic barriers and empower our youth.

With gratitude,



Sara Mraish Demeter
ARCK Founder and Director



CC: Mr. Christopher Tracy



boston planning & development agency

115 WINTHROP SQUARE

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

PUBLIC COMMENT

It would be a great project if
 they have art + innovation for
 underserved students from Boston.
 ARCKBoston.org will be the best
 fit to integrate into this development.
 we need to enrich our community with
 AA + culture and promote inclusion of
 culture + economic backgrounds.
 promote compassion and respect from all
 around the city.


CONTACT INFORMATION

NAME: *Sora Demeter*
 ADDRESS: *36 Bramfield St. Suite 301 Boston, MA*
 EMAIL ADDRESS: *[REDACTED]* *02108*

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: Sara Demeter
Affiliation/Address: 59 Beacon St. #3
Boston, MA 02108
Email/Phone: 

Comments: I support this project, because
we need art in the area and
this building.

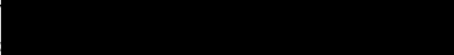
Especially art and innovation through
ARCK, a Boston based nonprofit
helping underserved students realize
their full potential.

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

January 5, 2017

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

*Please return comments to BPDA table

From: Sara Ferino
Affiliation/Address: UNRECORDED NORTH END, BOSTON
Email/Phone: 

Comments: Great project - will be a good addition to the city
as well as helping the city's growth. Millennium has had
a successful track record in Boston, showing they know
the city's processes/procedures.

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



**boston planning &
development agency**

115 WINTHROP SQUARE

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

PUBLIC COMMENT

This project is a great addition to the neighborhood as it will provide numerous jobs, affordable housing, and a beautiful space for the city + guests. It is imperative that Boston continues to grow in real estate + the contribution to the city. This project will be the upward direction that we have been working for the past decade.

CONTACT INFORMATION

NAME: Sara Pouladian

ADDRESS: 2 Avery St.

EMAIL ADDRESS: [REDACTED]



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

Project Comment Submission: 115 Winthrop Square

1 message

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

Fri, Jan 20, 2017 at 8:43 AM

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

CommentsSubmissionFormID: 1511

Form inserted: 1/20/2017 8:42:52 AM

Form updated: 1/20/2017 8:42:52 AM

Document Name: 115 Winthrop Square

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

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

First Name: Sara

Last Name: Wragge

Organization:

Email: [REDACTED]

Street Address: 46 Forest st

Address Line 2:

City: Sherborn

State: MA

Phone: [REDACTED]

Zip: 01770

Comments: In response to: Shadows on the Common and Public Garden Part of what makes Boston a stand out city is the diverse character of its individual neighborhoods. As massively tall buildings get erected in previously nonresidential areas, it is reassuring to have the original feel of old neighborhoods and shared public spaces that remain unchanged. Sunshine is becoming an increasingly valuable commodity, and the Common and Public Garden are priceless shared open spaces that members of the community have come to rely on as places to relax and reflect. It is disappointing to think that the Walsh administration would consider "tweaking" a quarter century statue that protects the parks by allowing Millennium Partners relief from this statue and thereby setting a precedent for further construction. This dangerous precedent would benefit business at the expense of the public good. Sara Wragge Sherborn MA

PMContact: casey.a.hines@boston.gov



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

Winthrop Sq. Garage - Propsed Project

1 message

SARAH FREEMAN [REDACTED]

Fri, Jan 20, 2017 at 2:38 PM

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

To whom it may concern:

I am writing about the proposed project at the Winthrop Sq Garage site.

I feel very conflicted about this project. I support smart & green development. I am aware that the City has been seeking to improve this site for several years, and this proposal would potentially provide significant funds for parks (Boston Common & Franklin Park), housing, jobs etc. , which I don't want to jeopardize.

However, I'm very troubled by the fact that the BPDA & the developer have worked together on a project that does not comply with existing legislation (re: shadows). This legislation has protected our historic parks - Boston Common, the Public Garden & Commonwealth Ave. Mall - for decades.

It is backwards logic to knowingly design a project that does not comply with the law, and then to expect the law to be changed to accommodate it.

This is a precedent-setting decision and sets the stage for similar challenges in the future. Being put in this position damages the public trust and sets an adversarial tone between the BPDA and many residents and organizations.

This would also be an example of a "slippery slope" - if this project moves forward as proposed, where do you draw the line for subsequent projects?

Rather than changing the legislation, I hope a way can be found to change the building's design to comply with existing laws. Such a compromise would benefit park visitors - residents and tourists - and pave the way for planning in a climate of mutual respect rather than distrust.

Thank you for considering these comments.

Sarah Freeman
22 Arborway
Jamaica Plain

Sent from my Verizon, Samsung Galaxy smartphone

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: SASHYA T. FERNANDES

Affiliation/Address: 36 BROMFIELD ST #310, BOSTON

Email/Phone: [REDACTED]

Comments: 115 WINTHROP SQ. IS A WELCOME
ADDITION TO THE DOWNTOWN AREA
THROUGH THE REDEVELOPMENT OF
MILLENIUM TOWER WE HAVE PERSONALLY EXPERIENCED
A REVITALIZATION OF THE DTX. AREA.
BY BRINGING RETAIL AND RESIDENTIAL USES, THE
AREA CAN THRIVE AFTER WORK HOURS WHICH HAS HISTORICALLY
BEEN A COMPLETE SHUTDOWN AND UNSAFE AT TIMES.
THE COMMUNITY GATHERING SPACES ARE KEY TO
THIS PROJECT AND WILL MAKE BOSTON A TRULY
INTERNATIONAL DESTINATION SIMILAR TO LONDON, AMSTERDAM,
TOKYO.
THROUGH MY STUDY OF THE SHADOW STUDIES PROVIDED,
IT SEEMS LIKE THE IMPACT IS MINIMAL.

IN CONCLUSION, ~~THE~~ 115 WINTHROP WILL BRING A WORLD CLASS
STRUCTURE AND AMENITIES TO BOSTON.
I AM IN FULL SUPPORT OF THE PROJECT!

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



Christopher Tracy <christopher.tracy@boston.gov>

Support for existing shadow laws

1 message

Sean Robertson [REDACTED]

Mon, Nov 21, 2016 at 10:07 AM

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

Cc: "dtnabb@nabbonline.com" <dtnabb@nabbonline.com>

Dear Christopher,

I would like to voice my support for our existing shadow laws. It is my understanding that the proposed project at 115 Winthrop Square, a 775' tower, is not in compliance with existing shadow laws. I do not believe any waiver, or change to the existing laws should be granted as this proposal violates state shadow laws that have protected the Public Garden and the Common. Our public spaces are valuable and should be protected. I hope you will join me in supporting the preservation of our community.

Thank you,

Sean

Sean F. Robertson

Bostonia Partners

699 Boylston St, 7A

Boston, MA 02116

[REDACTED] tel

[REDACTED] mobile

Sean and Rachel Robertson

351 Marlborough St Apt 1

Boston, MA 02115



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

Letter to Support the Winthrop Square Project in Boston

1 message

Sean Dacey [REDACTED]

Thu, Jan 12, 2017 at 2:40 PM

To: bill.linehan@boston.gov

Cc: Casey.A.Hines@boston.gov

Dear Counsilor Linehan,

I wanted to submit my letter of support for the Winthrop Square Project in Downtown Boston. I believe that this development will help make Boston a better place and create a downtown that is vibrant and full of life.

Have a great day and I hope this project passes.

Please see my letter attached to this email. Thanks.

Sean Dacey

[REDACTED]
Real Estate Agent
Russ Driscoll Real Estate
&
Asst. Project Manager
Champion Builders, Inc.

CHECK OUT OUR NEW SITE!www.championbuilders.com**Letter to Support Winthrop Square Project.docx**

14K



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

Letter of Support for the Winthrop Square Project

1 message

Shannon Kelly [REDACTED]

Thu, Jan 19, 2017 at 5:07 PM

To: salvatore.lamattina@boston.gov

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

Dear Salvatore,

I am writing to convey my support for the new Winthrop Square Project, a project I feel would be pivotal to the continued growth of downtown Boston. This site has sat idle as an untapped opportunity for years, and it would be a shame to not take advantage of the current market climate before the project misses another real estate cycle.

I feel especially connected to this specific location, having worked in an office tower in Downtown Crossing ever since graduating from Boston University in 2008. As I'm sure you remember, in 2008, the biggest attraction in DTX was the hole in the ground at the former Filene's site. When the project moved forward and the tower started construction, it felt like a sign that the recession was actually ending. Now that the tower is complete, the new plaza makes it feel like a completely different neighborhood. Meanwhile, this is only one example of all the amazing growth DTX has experienced, with new restaurants, residences, and overall improvements. The activity after work here is not even comparable to when I started my first job in 2008, when it would turn into a ghost town by 6pm. To not continue with projects like Winthrop Square would stifle the momentum of all the progress we have made.

Furthermore, the more I read and learn about the current proposal for the Winthrop Square Project, the more excited I am for it to be built - the amenities and qualities that have been proposed seem so unique to anything else in the city. The streetscape/archway of public space and the progressive office space with solarium will make the project an irreplaceable destination once it has been built. The additional residences included are also necessary, now that so many of the area's apartments and condos have been filled up.

The concerns that have been raised regarding the shadow issue in the early morning on the Boston Common and Boston Garden should not be what stands in the way of this transformational project. Without tower-height buildings, we wouldn't be a metropolitan area. I welcome a site-specific legislative change in the law to allow this project to move forward.

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

Sincerely,

*Shannon Kelly**40 North Bennet Street, Apt 1**Boston, MA 02113*



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

No Winthrop Square Shadow Law Exemption, PLEASE!

1 message

Shari Loessberg [REDACTED]

Thu, Jan 19, 2017 at 4:36 PM

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

Cc: "mayor@boston.gov" <mayor@boston.gov>

Hi-

My family and I lived on Beacon Hill for 12 years on Mt. Vernon Street and after 6 years in DC, we moved back last September. We now live on the Common at 9 Park Street and spend parts of every day there, walking my dog, skating, carouseling, picnicking, and taking the T. My children went to Spruce Street Nursery School in the Ritz Carlton and I walked them across the Common every day for 3 years, and then I walked them across the Common to Josiah Quincy School in Chinatown another 5 years after that. My older daughter played softball on the Common for Hill House and my younger daughter practices Ultimate there now. My family and I have spent enormous amounts of time in every corner of the Common.

I know what a difference tall buildings and their shadows make to the Common. It's cold and foreboding! It's depressing! It's awful! It's the antithesis of what our greenspaces should provide!

Please do not fast track support for any exemption to our state Shadow Law.

Our common law tradition and our legal processes are always about precedent. Allowing any one-off exemption breaches the protections and promises of the Shadow Law, and more insidiously, sets the dangerous precedent for additional carve-outs and special deals. Do not erode our Shadow Law!

There is no amelioration or mitigation of lost sunlight. Ever. Once gone, it is gone forever from our Common. Don't let it happen on your watch, please.

At least once a day, I think about how lucky we are to have such careful, thoughtful stewards of our precious greenspace. Both from the public sector, with folks like yourself and your team, as well as the private side, led by the incomparable, inestimable efforts of Henry Lee and our next generation of leadership at the Friends of the Public Garden. I ask that you not approve the plans for Winthrop Square as currently presented. They violate the 1990 Shadow Law and the Midtown Cultural Zone law. They're too tall! If you let this one slide thru, you will be setting a dangerous precedent which our precious greenspace can ill afford.

My family has supported the FOPG for years, even while we were in DC. Our thinking is simple: we estimate the costs of owning a lawnmower, paying for fertilizer and flowers and landscaping and all the other expenditures we don't make each year, and send a check to the Friends of the Public Garden. The Garden and Common have been my family's back yard for nearly 20 years. We have raised our girls on the broad, sunlit uplands of the Common and would be heartbroken to see the law flouted to permit harmful too-tall buildings.

Thank you for your consideration, and we hope you'll make the right decision.

All best.

Shari Loessberg & Christopher Smart
9 Park Street

Shari Loessberg



Money for Startups 2.916 + 10.407



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

115 Winthrop Square Project Notification Form (PNF)

1 message

Sharon Guadagno

Fri, Jan 6, 2017 at 9:29 AM

Reply-To: Sharon Guadagno

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

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

Dear Ms. Hines,

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,
 Sharon Guadagno
 171 Marlborough St. #3
 Boston, MA 02116



Christopher Tracy <christopher.tracy@boston.gov>

775-Foot Tower on the site of the defunct Winthrop Square Garage

1 message

Lewis, Sharon [REDACTED]

Sun, Nov 27, 2016 at 4:13 PM

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>, "Michael.Flaherty@boston.gov" <Michael.Flaherty@boston.gov>, "Josh.Zakim@boston.gov" <Josh.Zakim@boston.gov>, "Ayanna.Pressley@boston.gov" <Ayanna.Pressley@boston.gov>, "Annissa.Essaibi-George@boston.gov" <Annissa.Essaibi-George@boston.gov>, "Salvatore.LaMattina@boston.gov" <Salvatore.LaMattina@boston.gov>, "William.Brownsberger@masenate.gov" <William.Brownsberger@masenate.gov>, "Joseph.Boncore@masenate.gov" <Joseph.Boncore@masenate.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>

To the Boston Planning and Development Agency:

I am opposed to the proposed 775-foot tower due to the shadows that would be created on the Boston Common, Public Garden and the Commonwealth Avenue Mall. I do not believe the state shadow laws should be modified to accommodate this structure. Our precious and scarce public space should be protected from this development.

Please share my concerns at the meeting on Monday December 5th. I am unable to attend due to a prior commitment.

Thanks in advance for your assistance .

Sharon

Sharon I. Lewis

Senior Vice President, Principal



53 State Street, 29th Floor Boston, MA 02109

www.bernstein.com

CONTEXT / AB Blog



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

Winthrop Square Development Proposal

1 message

Sharon Lincoln [REDACTED]

Wed, Jan 18, 2017 at 11:51 PM

To: casey.a.hines@boston.gov

Dear Ms. Hines,

I am writing to inform you that I am strongly opposed to the Winthrop Square development proposal. The proposed tower would cast a morning shadow a mile long, covering significant portions of the Boston Common and Public Garden. This not only would adversely affect the people who enjoy and/or walk through these parks on a daily basis, but would also adversely affect the foliage within the parks.

These public spaces are a treasure and a benefit to the public. New development needs to respect and preserve the quality of these very special spaces.

Sincerely,
Sharon C. Lincoln



Emily Wieja <emily.wieja@boston.gov>

Project Comment Submission: 115 Winthrop Square

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

Fri, Jan 6, 2017 at 6:40 PM

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

CommentsSubmissionFormID: 1452

Form inserted: 1/6/2017 6:40:09 PM

Form updated: 1/6/2017 6:40:09 PM

Document Name: 115 Winthrop Square

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

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

First Name: Sharon

Last Name: Malt

Organization: Beacon Hill Garden Club

Email: [REDACTED]

Street Address: 20 W Cedar St

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02108

Comments: I write in opposition not to the existence of this project but to the scope of it. The shadow laws were enacted for a purpose as a way to preserve the cultural landscape of Boston and maintain the balance between green space and the built environment. Skyscrapers do not create community, livability or added value. They are temples to tasteless, over the top architectural excesses found in New York and Houston, and their place in Boston needs to be carefully curated. In the case of this monstrosity, the development now proposed at its current height will be an indelible negative feature, destroying portions of beautiful, irreplaceable parkland, adding another unsightly glass tower to the cityscape and doing little to provide the neighborhood-oriented quality of life to downtown that makes Boston so unique and attractive. Scale it down and be a good citizen.

PMContact: christopher.tracy@boston.gov



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

115 Winthrop Square Project

1 message

Sharon [REDACTED]

Mon, Jan 16, 2017 at 3:54 PM

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

Cc: "Josh.Zakim@boston.gov" <Josh.Zakim@boston.gov>, "michelle.wu@boston.gov" <michelle.wu@boston.gov>, "jay.livingstone@mahouse.gov" <jay.livingstone@mahouse.gov>

Please do not amend or allow an exemption to the existing shadow regulation for the above project or allow the project to go forward in its present plan.

I am concerned that the overall feel of Boston is changing so quickly that we are losing what makes Boston great....the scale and proportion, the protection of old buildings, historical neighborhoods, small store shopping and the green space. The Common and Public Garden should be a high priority.....no unnecessary intrusions of shade by high rises! This is New England....sunshine is scarce enough!

Also think of what has been approved in the Seaport area...a sea of high rises with little or no green space set aside....The Lawn on D is so successful for a reason.

I am a 20-year resident of Back Bay and daily year-round walker thru the Garden and the Common. Please protect our green spaces.....they are so important to city residents.

Sharon Miller
202 Commonwealth Ave, #6
Boston

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: SHARON ZOFINO - NURSE
Affiliation/Address: 1302 AVENUE WAY RYAN/H
Email/Phone: [REDACTED] AND

Comments:

I AM IN GREAT SUPPORT
OF THIS PROJECT SINCE IT
WILL HAVE A POSITIVE
IMPACT ON THE COMMUNITY
FROM THE PERSPECTIVE
OF ECONOMY AND A
SPECTACULAR RESIDENTIAL
SETTING. THE PLANS
IS REMARKABLE FROM A
ENGINEERING PERSPECTIVE

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

RESPECTIVELY
Su
Zoff

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.

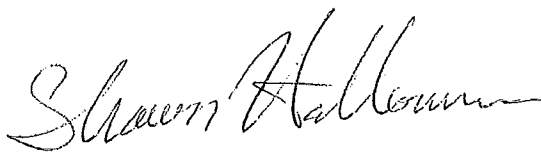
In order for Downtown Boston to evolve into a vibrant residential neighborhood, we need more residences. Over the past twenty years, the city of Boston has invested tens of millions of dollars in improvements to upgrade and transform this once blighted area into a growing and stunning neighborhood. Winthrop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



113 Regent St
Roxbury, MA. 02119

cc: Casey Hines

1/12/17

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

Re: Winthrop Square

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

This new development will certainly help continue the transformation of Boston into a “world-class city” that we Bostonians want it to be. To really become a “world class city” that compares to cities like New York and Chicago, we need high rise buildings with character that help bring residents to the city and ultimately more tax dollars. Please do not let this continued growth be stifled by a few minutes of sun in the morning.

Sincerely yours,

Lt. Shaughn Shields
8 Wiget St
Boston, MA 02113

1/19/17

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

Re: Winthrop Square

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

Firstly, I want to openly state that I love this city. As a Suffolk University student and now an employee in this great city, I continue to yearn for new developments that put Boston on the international map. This new development will certainly help continue the transformation into a "world-class city" that we Bostonians so passionately endeavor towards. The types of residents that occupy high rise buildings most often bring an increase to the gross city product and general revenue levels. We need high rise buildings of character to help bring these types of residents, and ultimately more tax dollars. Please do not let this continued growth be stifled by a few minutes of sun in the morning.

Sincerely yours,

Shaughn Shields
8 Wiget St.
Boston, MA 02113

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,

Shayne Rather 



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

Boston's Shadow Law

1 message

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

Wed, Jan 11, 2017 at 9:46 AM

Dear Ms. Hines:

When I first moved to Boston and heard about the "Shadow Law," I was impressed that the citizens of this city had the foresight to enact a law that would protect such precious natural resources as the Public Garden, the Common, and other parks throughout Boston.

Why even consider allowing any change in this law that would endanger what is enjoyed by so many to benefit so few? In my opinion, the change being considered at the present time, would set a bad precedent for similar and future applications.

Thanks for your help in protecting the Shadow Law from any changes that would limit the amount of sunlight that we and our parks enjoy.

Sheila Patterson
A Member of Friends of the Public Garden

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,

Shen Olans Wright

51 Saint Stephen St

Boston MA 02115

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>

Please rethink the Winthrop Square project

1 message

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

Tue, Jan 10, 2017 at 12:27 PM

Dear Miss Hines
Our open spaces and parks are crucial to maintaining a healthy and vibrant city.
Please rethink the Winthrop Square development proposal so that its shadow is diminished and abides by the State's shadow laws.
Many thanks for considering this request.
Sherif Nada
Boston resident



Christopher Tracy <christopher.tracy@boston.gov>

Fwd: vehement objection to 775ft tower on Winthrop Square Garage

1 message

Sherley Smith [REDACTED]
To: christopher.tracy@boston.gov

Fri, Nov 25, 2016 at 10:24 AM

PLEASE TAKE NOTE!

----- Forwarded message -----

From: Sherley Smith [REDACTED]
Date: Fri, Nov 25, 2016 at 10:22 AM
Subject: vehement objection to 775ft tower on Winthrop Square Garage
To: christopher.tracy@bosston.gov
Cc: [REDACTED]

The Garden Club of the Back Bay vehemently opposes overturning the State Shadow Law by constructing a tower that will cast shadows over our precious city parks. This law was enacted 25 years ago and because of the protection provided by the law we have a beautiful Public Garden, a well-used and loved Boston Common and a treasured Commonwealth Avenue Mall. To put these open spaces in jeopardy is unconscionable.

Our parks are the green heart of our city; they are public space protected by the voice of our citizens for decades. It is essential that we continue to protect open space throughout the Commonwealth. The Shadow Laws must be adhered to at all cost.

Sincerely,

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

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: Shiran Weber
Affiliation/Address: Millennium Place, 580 Washington St 02111

Email/Phone: [REDACTED]

Comments: Bring economic opportunities like this project to the city!

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,


82 MONROE ST
ROXBURY MA. 02119

cc: Casey Hines



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

Protect our Parks from Winthrop Square development

1 message

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

Wed, Jan 11, 2017 at 10:55 AM

Dear Ms. Hynes,

I am asking that the BPDA comply with the existing laws, the 1990 Shadow Law and Boston's zoning code's provision protecting Boston Common and the Public Garden that would prohibit the Winthrop Square project from moving forward at its proposed height.

As a member of the Friends of the Public Garden Council, I feel strongly that the Shadow Law must not be violated. From the 1970's, the Friends of the Public Garden has continuously advocated for protecting the Common and Public Garden from excessive shadow resulting from development projects that would have a damaging impact on this vital and heavily used historic urban park. Allowing Winthrop Square to be developed as planned would be damaging and set a terrible precedent of ignoring the Shadow Law.

Boston Common is the most heavily used green space in the entire city. It has served the city at-large for 383 years as a gathering place for celebrations, special events and demonstrations, but it, and the Public Garden, are also neighborhood parks for over 35,000 residents.

I urge the BPDA not to make a special exemption for Winthrop Square. A harmful precedent will be set for more buildings to exceed the height limit. Shadows negatively impact the health of the park's trees and grass AND also significantly affect my and other people's enjoyment of the park by limiting sunshine.

Please let me know that you will not approve the project until it complies with existing laws protecting Boston Common and the Public Garden.

Thank you for your consideration.

Sidney Kenyon
Seven Louisburg Square
Boston, MA 02108

To: Casey Hines
Boston Planning & Development Agency
From: LivableStreets Alliance Advocacy Committee
Re: 114 Winthrop Square

January 16, 2017

Dear Ms. Hines,

Thank you for the opportunity to comment on the 114 Winthrop Square development project. LivableStreets Alliance is generally impressed with the building design and believes that the addition of the Great Hall will add vitality and community to the downtown area. Of concern to LivableStreets advocates is the project's high parking to unit ratio and the PNF's cursory mention of bicycle parking. Furthermore, the PNF does not mention whether parking spaces will be available for car share services and does not appear to plan for large volumes of drop-offs from ride-sharing services (e.g. Uber, Lyft) and delivery vehicles (e.g. Amazon). Finally, LivableStreets would be interested in receiving more information about the redesign of adjacent streets based on Complete Streets guidelines.

Consider reducing parking to unit ratios to 0.5 or less

Given the building's proximity to multiple transit and mode options offering parking spots to all residents appears to be counter the project's stated goals of being:

1. A market leader in sustainability and resiliency
2. Consistent with smart-growth and transit-oriented development principles

As per the PNF, the minimum parking scenario shows a parking to unit ratio of more than 1 spot per unit, with 300 parking spaces for 290 units. The maximum scenario proposes 350 spaces for 460 units, or a ratio of 0.75. Both ratios are high given the abundance of transportation options in this neighborhood, the proximity of the Roche Brothers supermarket, and the presence of many retailers such as Macy's. This ratio is higher than at other Boston developments located in Downtown and in areas with fewer transportation options:

- The Residences at Forest Hills is offering 0.56 units per unit
- One Bromfield street in Downtown also includes 0.56 spots per unit
- The BPDA's recent JP/Rox development proposal recommends a maximum of 0.75 parking spots per unit for large projects close to transit (page 96 of Plan: JP/Rox, 1.09.17) in an area that is not as well serviced by transit as Downtown.

Given the abundance of alternatives to personal vehicle transportation in Downtown, we recommend a maximum parking to unit ratio of 0.5.

Dedicate a healthy share of spaces to car share companies

We hope the developers will earmark a healthy share of parking spaces to car share companies such as ZipCar and Enterprise CarShare to maximize the value of parking

spaces to building tenants and to provide them with an alternative to car ownership. In addition, the BPDA could recommend that the developers entice a car rental company to open a branch on-site to address car transportation for multi-day trips.

Include Designs for Indoor and Outdoor Bike Parking

The building should offer residents, employees, and visitors ample bike parking. The BPDA's most recent Commuter Flows study shows that more than half of Downtown residents bike or walk to work and many residents in other parts of Boston, such as Jamaica Plain, commute to the downtown area by bike. While the PNF specifies that there will be short-and long-term bicycle parking accommodations, the design and capacity details are not included. LivableStreets expects the project to provide at least one secure/covered bicycle parking space per unit located in an easily accessed dedicated storage area, per the City of Boston's Bicycle Parking Guidelines. Furthermore, the guidelines specify that one covered/secured bike parking space should be available for 10% of the planned part-and full-time worker occupancy. The project should also plan for outside bicycle parking, ideally covered, for 20% of the units and 2.5% of patrons and visitors to the building.

Plan for drop-offs from ride-sharing services and deliveries

Because residents, visitors and employees will be heavy users of ride-sharing services and taxis, the designs should include a large enough area to accommodate multiple, simultaneous curbside drop-offs /pick-ups and minimize double parking. Project designers should consider evaluating the traffic flow from ride sharing and delivery services (e.g. Amazon, local restaurants) at comparable buildings in the area to determine the appropriate space.

In summary

- By offering a near 1 to 1 parking to apartment unit ratio, developers are not well aligned with Boston 2030's goals of reducing the number of trips involving single passengers and decreasing greenhouse gas emissions. We hope the BPDA will ask the developers to revise and/or add more specificity to the parking scenarios (i.e. share of spots dedicated to car share and rental) in line with our comments above.
- The designs should include ample space for bike parking, indoors and outdoors. Given the large and growing share of Downtown residents and Boston-area workers who bike to commute and/or for recreation, LivableStreets recommends offering one bicycle parking spot per unit and bike parking space for 10% of anticipated part-and full-time workers.
- Double parking creates congestion and safety concerns for pedestrians and bikers. The project should ensure that there is enough space to accommodate drop-offs from ride-sharing services and delivery vehicles to manage double parking.

Thank you for your attention and for considering our comments and recommendations.

Sincerely,

Sophie Schmitt, on behalf of the LivableStreets Alliance Advocacy Committee



Christopher Tracy <christopher.tracy@boston.gov>

Project Comment Submission: 115 Winthrop Square

1 message

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

Fri, Dec 16, 2016 at 3:26 PM

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

CommentsSubmissionFormID: 1414

Form inserted: 12/16/2016 3:25:48 PM

Form updated: 12/16/2016 3:25:48 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: Sonja

Last Name: Yates

Organization:

Email: [REDACTED]

Street Address: 1 Charles Street South

Address Line 2: Unit 10C

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02116

Comments: I am against the proposed Winthrop Square development as it violates the shadow protection laws, which were put in place to protect our parks. How could the city think of making an exemption? Hopefully an agreement could take place to ab-hold the law and have the builder come down in size. Sonja Yates

PMContact: christopher.tracy@boston.gov



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

115 Winthrop Square Project Notification Form (PNF)

1 message

Stephanie Fletcher [REDACTED]

Mon, Jan 9, 2017 at 10:59 AM

Reply-To: Stephanie Fletcher <betze47@yahoo.com>

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

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

Dear Ms. Hines,

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.

As a resident of downtown Boston for the last 15 years, it's saddening to see our literal backyard be overshadowed by progress. We have children that use the parks every day. The trees and wildlife have been a major part of their and our enjoyment and cutting the sunlight will be just as awful (and currently unlawful) as saying that you're taking out the parks simply to build more infrastructure.

Respectfully submitted,

Stephanie Fletcher
132 Chestnut Street
Boston

This message is intended to be confidential. It is intended solely for the addressee. If you are not the intended recipient, please delete this message from your system and notify me immediately. Any disclosure, copying, distribution or action taken or omitted to be taken by an unintended recipient in reliance on this message is prohibited and may be unlawful.

Stephanie Flynn
442 E Fifth Street #3
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,

Stephanie Flynn



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

115 Winthrop Square

1 message

Stephen Jerome [REDACTED]

Fri, Jan 20, 2017 at 7:47 PM

To: casey.a.hines@boston.gov

Cc: [REDACTED]

[REDACTED] info@bhcivic.org, "Rushing, Byron - Rep. (HOU)" <Byron.Rushing@mahouse.gov>, "Livingstone, Jay - Rep. (HOU)" <jay.livingstone@mahouse.gov>, caitlin.duffy@mahouse.gov, Ted.Landsmark@comcast.net, ggaler <ggaler@bostonpreservation.org>, Alison Frazee <afrazee@bostonpreservation.org>, Aaron.M.Michlewitz@mahouse.gov, Serena Hertz <serena494@yahoo.com>, Dan Lyon [REDACTED], edwardwgordon [REDACTED] brona.simon@state.ma.us, city.council@boston.gov, brian.golden@boston.gov, David Carlson <david.carlson@boston.gov>, rosanne.foley@boston.gov, dtcnabb@nabbonline.com, SPrindl [REDACTED] info@friendsofthepublicgarden.org, Shirley Leung [REDACTED], National Trust for Historic Preservation <webwork@savingplaces.org>, sara.myerson@boston.gov

16 Harvard Street
Boston, Massachusetts
January 20, 2017

Ms. Casey Hines
Boston Planning and Development Agency
One City Hall Square
Boston, Massachusetts 02201

Dear Ms. Hines:

I join the many civic organizations, public agencies, and residents who have raised serious concerns and objections to the 115 Winthrop Square project as currently proposed. Given Millennium Partners record of excellence in its past projects in Boston, there is every hope that a viable project can be built for the Winthrop Square parking garage site, but not this one.

It is against the principles of good government and the public interest to predicate a proposed private development on a requirement to amend a law that has protected the Common and the Public Garden from new shadows for over twenty-five years. Reports of concern about the boundaries of the area covered by the law are misplaced: elected officials should increase the territory covered by the law, not alter it to accommodate a developer. I agree with Boston Globe business columnist Shirley Leung who on WGBH's "*Boston Public Radio*" on January 6th made the case that public officials should not be pressured to change a law because of the promise of vast sums of money. Mr. Braude and Ms. Eagan agreed that there is no price that can compensate for the loss of sunlight in the public parks, and its deleterious effects on the quality of life.

Under the current flawed proposal, (to date without any legislation drafted for what is being touted as transparent process), other developers, such as those proposing equally tall towers near North Station, would see Millennium's waiver from the law as a precedent. However, statutory protection from new shadows ought to be strengthened, not weakened, so that parks along the Harbor, the Charles, the Freedom Trail, in the North End and elsewhere can one day enjoy similar protections afforded to the Common and the Public Garden.

At the 115 Winthrop Square "Town Hall" meeting on January 5, I shared an idea with Millennium and the BPDA about eliminating the controversial plan by negotiating with St. Anthony Shrine to become a partner. The acquisition of the air rights over the low-rise Arch Street church, would permit the construction of a second tower, both of which can be built at substantially lower heights that will not cast excessive new shadows throughout much of the year in the parks.

Other cities have found transfer rights an effective tool for developers to execute new projects without sacrificing historic resources. Since Boston, unlike many cities, is graced by the outstanding quality of its historic buildings and parks, the introduction of transfer credits offers incentives for developers like Millennium, which could build on the garage and St. Anthony Shrine sites without causing adverse effects on precious historic resources.

Finally, the indoor street, or "Great Hall," offered as a "public" benefit has been compared by the team architects to arcades in Milan and Rotterdam. While commendable that such a feature is included in plans of such unprecedented

scale, the aforementioned European examples exist without skyscrapers towering over or surrounding them. Such towers, as those of us who live here experience, cause additional negative environmental impacts beyond the shadow impacts, such as unpleasant wind tunnels, so keenly felt during our harsh winters.

Respectfully,

Stephen Jerome
Life Member, Society of Architectural Historians
Member, Beacon Hill Civic Association

cc: Governor Charlie Baker
Mayor Martin J. Walsh
Representative Jay Livingstone
Representative Aaron Michlewitz
Representative Byron Rushing
Boston City Council
Boston Landmarks Commission
Boston Preservation Alliance
Beacon Hill Civic Association
Friends of the Public Garden
Massachusetts Historical Commission
Neighborhood Association of the Back Bay
National Trust for Historic Preservation
Victorian Society of America, New England Chapter
Victor Brogna
Serena Hertz
Stuart Kurtz
Joseph A. Larkin
Shirley Leung
Daniel Lyon
Stephen Matkovits
Susan Prindle
Jacqueline Yessian

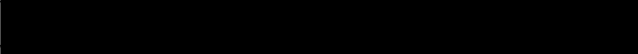
January 5, 2017

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

*Please return comments to BPDA table

From: Steve Burtman

Affiliation/Address: Pub 3 Franklin St, Boston MA 02110

Email/Phone: 

Comments: This Project would greatly benefit local
business as well as the surrounding community.
I fully support the proposed project as a community
member. The financial impact would outweigh any
negative impacts on the community.

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

January 20, 2017

Casey Hines
Boston Planning and Development Agency
Boston City Hall 9th Fl
Boston, MA 02201

Hi Casey,

I hope you're doing well.

Please accept this comment letter regarding 115 Winthrop Square by proponent Millennium Partners, submitted for the 1/20/17 deadline.

In all sincerity, it has rarely proven to be a great use of my time to write comment letters to BPDA. So I'll be brief here, forgoing comment on many critical elements of Millenniums proposal.

LAND ACQUISITION

\$153 million (\$100 million up front) is accepted as a reasonable valuation of the publicly-owned Winthrop Square garage site, along with development rights as provided under the RFP.

The BPDA's competition for determining the acquisition price was not a free market process; only a small handful of teams responding to the RFP competed in the actual bidding process during a second phase. With this in mind, the acquisition price (and fruits of future disbursements) should not continually be construed as a result of BPDA's negotiation of public benefits. \$153 million reflects an acceptable valuation of the **public land and development rights**, resulting from the limited competition among RFP respondents.

NEGOTIATED ONSITE BENEFITS

In my view, the "Great Hall" represents a significant failure of what I often refer to as BPDA's responsibility to "value capture" onsite. A comparably sized project, one million square foot 8 Spruce Street in NYC, includes a public school and public hospital. The Great Hall offers as much potential as NYC's Winter Garden, — that of a cavernous lobby/atrium lined by commercial uses.

A project of the scale and site of Winthrop Square called for an **iconic destination ground floor use** with civic/cultural activation as a *primary* objective — not a secondary objective (e.g. a multipurpose space primarily functioning as a lobby).

SHADOW IMPACT

Regarding shadow impacts I want to associate myself with comments sent to BPDA by the Friends of the Public Garden (FOPG). I reject FOPG's marginalization as a NIMBY opponent, most often in online public for a by Boston's army of height fetishists who seemingly have little else to discuss. Arguments waged publicly, from "shadows appear for only a few minutes" to "welcome shadows appear in the heat of August afternoons," are belied by data proving the exact opposite was true.

My assertion: *BPDA has not operated in good faith with respect to concerns of FOPG et al.*

Consider:

1. The shadow law was not part of BPDA's public dialog prior to RFP, nor did it factor into the RFP drafting process. As I understand, the shadow law and associated shadow bank was considered by BPDA during Millennium Tower approvals, contradicting claims I've heard of an inadvertent oversight by BPDA and proponent during the Winthrop Square process.
2. Known, published FAA height limits were not part of BPDA's public dialog, nor were they factored into the RFP process. I'm reminded of approvals at Fan Pier, which echoed this process. Eleventh hour, pre-planned height reductions have become a routine part of BPDA process, too often a distraction from the public dialog of other important issues.
3. As the shadow law issue surfaced, BPDA saw fit to announce an Open House as a "Public Meeting." I made the mistake of making the effort to attend this BPDA "meeting" while rehabilitating from an October 2015 knee replacement surgery (funny stuff, perhaps). The meeting was, as Councilor Zakim stated in his letter to BPDA, a farce. It was a showroom for the proponent, nothing more. I took the time to attend hoping to hear from FOPG arborists and other experts.
4. BPDA not only denied shadow opponents a fair forum (see #3 above), the agency did so while distributing the proponents propaganda ranging from a novel "average" shadow calculation to Millennium-supplied animations and graphics. The BPDA website's main page presents an animation that shows September shadows moving at rate of 1 hour every 7 seconds. A fair presentation would have presented slower, reasonable frame rates of animations of shadow impacts. September shadows cast by Winthrop Square on Boston Common take 60-90 minutes to recede, from approximately 7 AM to 8:30 AM.

SPOT ZONING

The Winthrop Square project has been at BPDA in one form or another for the better part of 10 years.

To date, BPDA has failed to provide any comprehensive understanding of context (e.g. master plan) away from the Winthrop Square site, or a comprehensive understanding of the shadow law. The voracious appetite at BPDA for spot zoning continues to crush objectives of those who want to raise issues in a broader planning context — such as were apparently considered during the State's drafting the original shadow law.

I oppose BPDA's continued horsetrading of various "benefits" in exchange for development rights. It's easy to drown out big ideas when discussions of offsite benefits and testimonials dominate large project discussions. I'm not dismissing all offsite benefits (particularly affordable housing) but onsite results — from onsite concessions to value-engineered materials — should not be compromised by dime-on-the-dollar exactions.

One can argue with my points regarding "value capture" but results speak volumes: The built environment in the past 25 years, particularly in my neighborhood (Seaport), is a far cry from the quality (architecture, materials, mix of uses) that were built in the preceding 375 years. Much of the failure during BPDA approvals is, in my view, due to private, internal horsetrading with each proponent, undermining consideration of basic urban planning principles and civic/public realm objectives.

Unfortunately, I realize the train has left the station at Winthrop Square. That was clear to me when BPDA failed to pick up the ball on the shadow conversation — after failing to consider the shadow law in the first place.

Thank you for your consideration of my comments.

All the best,

Steve Hollinger
21 Wormwood St. #215
Boston, MA 02210



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: Steve Young
Affiliation/Address: NATBB
120 Beacon
Email/Phone: _____

Comments: The folks who were here representing the developer were knowledgeable and did a good job of addressing our on-site questions. It is unfortunate that the process was not designed to allow them to respond to questions from the entire audience. This was a sales presentation, not an open meeting. Such input and questions from the public at large. As such, unfortunately, from a neighborhood perspective, when there is a social public protection law involved, the meeting had no value.

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

1/10/2017

City of Boston Mail - (no subject)



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

(no subject)

1 message

Steven Kunian [REDACTED]

Tue, Jan 10, 2017 at 11:50 AM

To: casey.a.hines@boston.gov

Cc: Rob Radloff [REDACTED] liz@friendsofthepublicgarden.org

I have lived in the Back Bay for over 50 years and with friends and neighbors have fought with the help of the city to make the Back Bay and the City what is today

As you may recall the BRA got an award several years ago for Back Bay being the best neighborhood. At the time NABB voted that the BRA not get this award. I was on the NABB board and so vigorously opposed this action that I was not renominated to the Board. I mention this because I was and continue to support your organization. Please protect the parks and do not permit construction that will cast a shadow on our parks. It is a small price for Millennium to pay for the project.

It is hard to believe Millennium really overlooked this issue as opposed to intentionally ignored it.

If they really did overlook the issue, then I question their competence. As to Millennium's competence it is incumbent for you to look at their project in San Francisco which is tilting and sinking. We don't need that in Boston.



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

115 Winthrop Square Project Notification Form (PNF)

1 message

Sat, Jan 14, 2017 at 9:39 AM

Steven Sayers [REDACTED]

Reply-To: Steven Sayers <stevenmsayers@verizon.net>

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

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

Dear Ms. Hines,

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,

Steven M. Sayers
319 Marlborough Street
Boston, Massachusetts 02116



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

December 22, 2016

Secretary Matthew A. Beaton
Executive Office of Energy & Environmental Affairs
Attn: MEPA Office
Anne Canaday, EEA #15598
100 Cambridge Street, Suite 900
Boston, MA 02114

Subject: 115 Winthrop Square ENF (EEA #15610)

Dear Secretary Beaton:

On behalf of the Massachusetts Port Authority (Massport), thank you for the opportunity to submit comments on the Environmental Notification Form (ENF) filing for the 115 Winthrop Square Project. The Project seeks to build a 775 foot tall, 1.1-1.5 million sf mixed use building at 115 Winthrop Square in Boston. As stated in the ENF, the project exceeds a mandatory Environmental Impact Review (EIR) threshold and thus comments on this filing will be used in the development of the Draft EIR Scope.

Massport supports new development projects that strengthen our economy and provide employment opportunities to its residents. Our main aviation priority is to ensure aircraft are able to operate in a safe and efficient manner in and around Logan Airport. In that context, Massport strongly objects to the proposed tower height of 775 feet at the 115 Winthrop Square site. The proposed tower exceeds the height limit of 710 feet above mean sea level (AMSL) as defined by the *Boston- Logan International Airport Composite Map of Critical Airspace Surfaces* (Logan Airspace Map, attached). Note that the 710 AMSL limit will apply to the tallest point(s) of the proposed structure above sea level including mechanical units, antennas, etc. We have had initial discussions with the proponent and expect to continue the dialogue.

A building height greater than 710 feet MSL at the 115 Winthrop Square location would have the following impacts on Logan Airport operations:

- **Significantly Impact Runway 27 Departures.** The proposed structure will penetrate the Federal Aviation Administration's (FAA) existing Runway 27 departure corridor. A building taller than 710' AMSL at this location would significantly reduce the capacity of the remaining airspace.
- **Lead airlines to shift departures from Runway 27 to Runway 33L.** This would reduce the efficiency of flight departure configurations in a Northwest wind condition
- **Shift overflights and associated noise** from communities south of Boston to communities west and north of Boston
- **Restrict existing FAA Circle-to-Land operations** to all runways, reducing flexibility of Logan FAA Air Traffic Control Tower to manage close-in flights

Therefore, Massport urges MCAF Winthrop LLC to explore alternative designs that meet the same project goals without exceeding the height of the 710 feet AMSL that would cause significant adverse Logan Airport operational and noise impacts.

About the Logan Airspace Map

The Logan Airspace Map defines the critical airspace around Boston Logan International Airport to protect the flight corridors in and out of the airport. It was created by Massport with input from airlines, pilots, city officials, and the Federal Aviation Administration (FAA) to help guide developers and regulatory authorities on building heights. The map aids developers in their planning and assists the FAA in its review of individual projects to determine if they present a potential hazard to air navigation. It was widely distributed to among the development agencies including BPDA and the developer communities and is available at: http://www.massport.com/media/11778/BOS_COMPOSITE_Ver2pt0_dec201_small.pdf. Note that the Logan Air Space Map is based on the NAVD 88 datum and is different from Boston City Base Datum.


Massport is committed to collaborating with the MCAF Winthrop LLC to ensure that the Project complies with the Airspace Map and can be completed in a timely manner. Massport will work with the Proponent from the beginning of the design and permitting process and during construction to minimize the impact of the cranes on Logan airspace.

Complying with the Airspace Map does not relieve proponents of the responsibility of complying with the FAA 7460 review process. MCAF Winthrop LLC will be required to file the 7460 forms no later than 45 days prior to construction but we encourage that this be filed as early as possible to avoid delays. Separate forms have to be filed for the building and the construction cranes.

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

Sincerely,

Massachusetts Port Authority



Stewart Dalzell, Deputy Director
Environmental Planning and Permitting

Cc: T. Glynn, E. Freni, J. Doolin, J. Pranckevicius, H. Morrison, F. Leo, S. Gongal/Massport
M. Walsh/FAA
J. Larkin/Millennium Partners
C. Tracy/BPDA
C. Schlessinger/Epsilon Associates

Enclosures:

Boston-Logan International Airport Composite of Critical Airspace Surfaces Map, and details of 115 Winthrop Square location



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

Winthrop Square Project

1 message

Susan Domolky [REDACTED]

Thu, Jan 19, 2017 at 2:07 PM

To: casey.a.hines@boston.gov

Dear Casey,

Thank you for the opportunity to comment on the proposed Winthrop Square development project. We greatly value the beauty of the Boston Common and Public Garden and are very concerned about the impact of the proposed project on these iconic parks. We think that the shadow laws were put in place to preserve the quality of open space, trees and plantings in Boston and would not like to see exceptions made that would adversely affect our treasured parks. We understand the value of economic development in Boston; however, that should not be accomplished at a great cost to our existing treasures that add to the value of Boston for current and future generations.

Sincerely,
Susan Domolky
George Domolky
96 Beacon Street #2
Boston, MA 02108
[REDACTED]



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

115 Winthrop Square Project Notification Form

1 message

Susan Ashbrook [REDACTED]

Mon, Jan 16, 2017 at 10:17 AM

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 - Rep. (HOU) Rushing" <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 shadow. I am a member of the Garden Club of the Back Bay which is a sister organization of the Friends of the Public Garden and Common. The club is deeply concerned about the implications of undermining this longstanding legislation.

Please take the long term view and do not permit the developers to get around the shadow laws that have protected these parks, the jewel of Boston's famed park system and a place of refreshment for residents and visitors alike.

Respectfully submitted,

Susan Ashbrook

333 Commonwealth Avenue, #13
Boston, MA 02115

Home: [REDACTED]
Mobile: [REDACTED]



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

RE: Winthrop Square Project

1 message

sue baker [REDACTED]

Fri, Jan 13, 2017 at 11:10 AM

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

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

Dear Ms. Hines,

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

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

I also strongly object to any amendment to these state laws for one specific project. This would set a precedent for future developers to seek exemptions and cast even more shadows on these iconic parks. These are national treasures enjoyed by both residents and visitors and must be preserved!

Development is a vital component of our thriving city, but the developers must be made to follow the letter of the law.

Respectfully submitted,

Susan Baker
457 Beacon St. #4
Boston, MA 02115



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

The public garden

1 message

shbianchi@gmail.com [REDACTED]

Wed, Jan 11, 2017 at 6:45 PM

To: casey.a.hines@boston.gov

It is the open spaces where citizens and tourists gather that make a city habitable. Watch the children around the ducks and mother duck, the lovers strolling across the bridge, the nature lovers admiring our unique trees and beautiful flowers. One tall building could diminish all this for so many people. Please don't let that happen

Susan Bianchi. Sent by carrier pigeon



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

Winthrop Square development proposal

1 message

Susan Clare [REDACTED]

Fri, Jan 20, 2017 at 5:18 PM

To: casey.a.hines@boston.gov

I live just off the Common at 2 Avery St and am writing to ask that the BPDA slow down the review process in order to fully consider the serious detrimental effects the shadow from project as it is currently designed would have on the health of the Boston Common and Public Garden.

These parks are a vital part of the city and an important draw for tourism. I interact with tourists in and around the Common everyday.

I see the shadow cast from my building on the Common, please do not let the Winthrop Square project add to this problem.

My most heartfelt recommendation is that the downtown neighborhood have a comprehensive long term development policy, not one off approvals of projects that are non-conforming. I have had a residence here since 2001 and have seen enormous change, mostly for the good. But traffic, shadows, and congestion have become major issues.

Please slow this approval process down and consider the health of the parks and the neighborhood overall.

Thank you.

--

Susan Clare
Mobile [REDACTED]



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

Project Comment Submission: 115 Winthrop Square

1 message

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

Fri, Jan 20, 2017 at 2:40 PM

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

CommentsSubmissionFormID: 1518

Form inserted: 1/20/2017 2:40:03 PM

Form updated: 1/20/2017 2:40:03 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: Susan

Last Name: Morris

Organization:

Email: [REDACTED]

Street Address: 301 Berkeley Street, Apt. 6

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02116

Comments: Susan W. Morris, 301 Berkeley Street, Apt. 6, Boston, MA 02116 (617)794-3552 Since the Reverend Blackstone's 50 acres became the Common in the city of Boston in 1634, every Mayor and Council has protected it from development because it belongs to the people, not the city. The people in the millions use it every year to stay connected with nature, for peace and memorial, for healing, for exercise, for their pets, for free speech and for pleasant comraderie. The Boston Commons is older than Green Park in London and is possibly the oldest "Planned urban public space in the world". I can't really understand why this project to overturn the shadow laws would even make it to this stage, but I suggest that the Commons are eligible for UNESCO Heritage status and tax money would be better spent applying for that instead of pushing through a building that will damage Boston's treasures. What would selling 1/3 of the Common and Public Gardens shadows to a global development company do? Besides making Spring later and winter earlier, stressing the landscape, and impacting the joy of those outdoor spaces, it would turn 1/3 of the the Common and garden into a space like City Hall Plaza where 100s of thousands of public money has to be spent to turn concrete and bricks into something useable. Selling the shadow rites for an impermanent and unknown amount of money to a global developer is not only foolish, for the money will be spent and the Common ruined for our children's children, but illegal. I implore you to see the folly of some jobs now to ruin one of the treasures Boston has protected for 382 years. I object to the Mayor trying to bribe us with our own tax dollars. I object to more luxury housing with private parking and private entrances instead of affordable housing. I object to the idea that the city owns the parks. The city is the caretaker of the parks and without the millions of dollars and hours of time the Friends of the Public Garden, the Garden Clubs of Boston, the volunteer docents, and the citizens spend caring for the Common, Public Garden and the Commonwealth Avenue Mall, we would have a neglected Franklin Park in the center of our city life. I don't understand why the Mayor and the BPDA don't understand that the Boston Common, and Public Garden and Commonwealth Avenue Mall are why millions visit the "walkable city" every day. I don't understand, when a multinational corporation with lawsuits against them for

cutting construction corners in San Francisco, says we can't change this building to protect the very green spaces that make Boston's reputation, that the Mayor would say "OK, let me change the law. We can move a kiosk and plant more trees elsewhere." I can't understand why the BPDA wouldn't say to the Mayor, "We researched the effects of the shadows and don't recommend this project." Why doesn't the BPDA research that the glut of luxury housing units has and will further encourage "investment ownership" which makes affordable housing more unaffordable? I can't understand why the people responsible for the accreditation of the Millennium Partners to build in Boston doesn't address their failed building in San Francisco, their entrance in a softening luxury market with too many units, and would sign off on this building. I don't understand why responsible people in City Hall don't look at this building and say, "Too big for the site, too ugly, too glitzy." We are the city of the elegant McKim library, revered Trinity Church and reserved Hancock Tower. More glitzy and taller than the FAA allows? Just No. Please don't believe the shadow rights are silly ecological ideas. Please don't believe that climate change isn't real, please don't think you own a piece of property. You are the caretakers of our past and future, caretakers of the immense wealth of green spaces. You need to protect the green spaces, follow in the footsteps of people who have protected these spaces for 382 years, have the confidence that bigger isn't better, and just please say No to this monstrous, illegal, bad design.

PMContact: casey.a.hines@boston.gov

I get it. The only luxury real estate at 115 Winthrop Square is above the surrounding buildings. Unfortunately, those 350 feet are the only footage that breaks the shadow law and imperils a 382 year old park protected by law from the developer. There are two options and Boston and the developer have chosen the wrong one.

It IS easier to overcome the shadow law, underestimate the 1% luxury condo owner, promise affordable housing elsewhere, redundant accelerator space, farmer's market space, even wedding space, public space, and a great hall because all those uses will be below the sweet spot of the above 400 feet "view" condos.

So what if that accelerator competes directly with the city sponsored innovation building? So what if that farmer's market competes with the city sponsored Boston Public Market and the farmer's market at Copley? So what if the height kills the small Winthrop Square Park, they will put in some landscaping there. It's a tiny park, nothing like the 1/3 of the 50 acre Boston Common which they will also kill. So that's the easy option: promise the public the moon below 400 feet, we profit from Luxury condos.

I really question the success of a project that ignores all current urban planning which says luxury towers kill a community. William Wilson of Harvard has studies to show that as neighborhoods become racially and economically segregated, they fail. Why didn't the BPDA point out this research to Mayor Walsh? I really question a developer who can say to a community audience concerned about common space that has been vital to the city of Boston, where after tragedy we go in groups with candles and assemble, I question that developer who can even say the words: "private entrance, private parking, luxury condos."

The city of Boston is at a turning point. Do we build glamorous towers which become luxury ghettos or do we build communities? Do we financially compromise other tax dollar projects for some future \$\$\$ which may or may not materialize? I ask the BPDA and the City Council and Mayor Walsh to return to the drawing board and ask for a project that adds to Boston, doesn't compromise the 382 year old Boston Common, obeys the law in place to prevent just such ignorant development, and complies with the spirit that has made the Common the vital center of an entire city.

Susan Morris

305 Berkeley St #6
Boston, MA 02116



SUSAN D. PRINDLE
140 MARLBOROUGH ST.
BOSTON, MA 02116

January 8, 2017

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

Re: 115 Winthrop Square

Dear Ms.Hines,

As a long-time resident of Boston, I would like to register my **opposition** to the 115 Winthrop Square project as currently envisioned. I believe that there are significant omissions in the Project Notification Form submitted by the proponent that should be examined before any review of the project goes forward.

First, because the site itself is not an historic structure or within an historic district, the impact on adjacent historic structures is understated. The summary submitted by the developer includes no less than 38 historic structures. However, because the study area is defined as an arbitrary circle with ¼ mile radius, important impacts are omitted. I believe that, because of the size of the proposed project, its impact will go far beyond the area that is described. **The developer should be required to provide a full analysis of the area that will be affected by shadows, skyplane disruption, and other visual impacts.**

This omission is particularly egregious as it relates to the Common and the Public Garden. I am concerned that the PNF included **no mention of the fact that the project as currently proposed is illegal** under the state laws protecting the Boston Common and Public Garden (362 of the Acts of 1990 and 385 of Acts of 1993). These laws were put in place precisely to afford the protection from shadows that could not be assured by city zoning laws or planning. Despite their provisions limiting the amount of shadow a new building can cast, they have not prevented the redevelopment of the Park Square area or the Downtown or Theater Districts, which have undergone significant redevelopment since their adoption.

I would like to register my strong opposition to the proposed circumvention of the shadow laws and ask that the BPDA require the applicant to study a proposal that would comply with existing state laws.

The BPDA under Mayor Menino embraced this approach to protecting our city's parks, establishing a 200' height limit along the Greenway in 2008. The Greenway became a thriving public space in part because of this restriction. Our older parks deserve no less consideration.

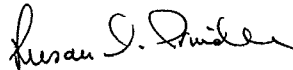
The Common, the Garden and Commonwealth Avenue, as the backbone of the Emerald Necklace, are an integral part of what makes Boston such a special city. Sunlight is a key element for the survival and enjoyment of these areas. Plant life will not thrive without sunlight, and people will not linger to enjoy the parks. Parks without people become dangers that further push people away...a downward spiral that affects urban parks all too often.

As density increases, the importance of open space to residents and visitors alike also increases. It is critical to remember that our parks are used and enjoyed by residents from all parts of the City as well as by visitors from throughout Massachusetts, the nation and beyond. These visitors make enormous contributions annually to the City's and the Commonwealth's economy. Keeping them attractive for visitors is good public policy and good business. Mayor Walsh has recognized that Boston is and should remain a livable, walking city. The importance of sunlight to that goal cannot be overemphasized.

To allow large developments to jeopardize our parks in the name of progress is short sighted in the extreme. Risking their health for short-term gain could permanently damage vital parts part of a heritage that has been given to us in trust by previous generations. We and the City need to treat this gift more responsibly.

Thank you for the opportunity to comment.

Sincerely,



Susan D. Prindle

Cc: Mayor Martin M. Walsh
Senator William Brownsberger
Senator Joseph Boncore
Representative Jay Livingstone
Representative Byron Rushing
Representative Aaron Michlewitz
Councilor Michelle Wu
Councilor Bill Linehan
Councilor Josh Zakim
Councilor Ayanna Pressley
Councilor Anissa Essabi-George
Councilor Tito Jackson
Councilor Salvatore LaMattina
Councilor Michael Flaherty
Councilor Andrea Campbell
Councilor Frank Baker
Councilor Timothy McCarthy
Councilor Matthew O'Malley
Councilor Mark Ciommo

Mayor's Correspondence Staff

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

From: [REDACTED]
Date: 12/2/2016 10:27:24 AM
To: mayor@boston.gov
Subject: WWW / shadow law

This message was sent from the City of Boston's Web Site.

-----Beginning of Message-----

DATE/TIME:12/2/2016 10:27:24 AM

REPLY EMAIL [REDACTED]

REPLY PHONE [REDACTED]

SUBJECT:shadow law

MESSAGE:I am writing to express my concern about the Winthrop garage development plant try and alter the shadow law to accommodate their high building. It is my understanding that developers must comply with existing laws, not that the laws get changed to accommodate a developers plans. I would be very sorry to see more tall buildings and their shadows encroaching on the Common and Public Garden. The open sky is one of the aspects of Boston that separates it from being like New York, a concrete jungle of massive sky scrapers! Please keep the shadow law, that has served Boston well, in place. Sincerely, Susan Probolus

-----End of Message-----

The substance of this message, including any attachments, may be confidential, legally privileged and/or exempt from disclosure pursuant to Massachusetts law. It is intended solely for the addressee. If you received this in error, please contact the sender and delete the material from any computer.



boston planning & development agency

Sara Myerson

Director of Planning

617.918.4472 (o) | 617.459.8864 (c)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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

115 Winthrop Square Project

1 message

Mon, Jan 9, 2017 at 4:38 PM

Susan Shafer [REDACTED]

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

9 January 2017

Dear Ms. Hines,

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

This law was specifically designed to protect one of our greatest treasures in Boston. Great cities like Paris know how important it is to allow natural light into public spaces. To allow this travesty to happen in our town is poor planning at its best.

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,

Susan Briere Shafer

70 Marlborough St #8
Boston Mass. 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: Siranne Brown

Affiliation/Address: 876 E Broadway Boston, MA

Email/Phone: 

Comments: I am for the project. It will
be an amazing addition to
the financial district. The proposed
plan offers great amenities to
the submarket and offers a
new urban landscape for Boston.

Boston needs more developments like
this where the project will
engage the city street scape.

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

7/4/07

Sydney Leonard
360 Mount Auburn St Apt 401
Cambridge, MA 02138

Christopher Truzy, Sr. Project Mgr,

I am 97 years old and have

lived in Boston for most of my
life. I recently learned from the

NABO the plans to build
a 750-foot tower planned
for Stinktop Square. I

cannot protect more

vigilantly than I say NO!

I have watched the

unique quality of Boston as
one high-rises better another
has crowded out yet another

building or area in the name
of "progress". Meanwhile the quality
of life in Boston is being lost.

When the Boston Common and
the public garden were threatened

J.
by Mart Jucherman's plan
to build at an area on Boylston
Street which would create

a threat to those two precious
locations, we managed to pass
legislation to prevent future threats

like the Stinktop Square plan. It
is vital that this legislation
be brought now in the case of
Stinktop Square.

Please! - No lobby-party to
work around the need to
protect history in this case!

I was here in Cambridge #ones
near Howard Square - but Boston is
my true home. Please do not tear it
apart! Most sincerely - Sydney E Leonard