

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: TABIA GUSTAVE

Affiliation/Address: BOSTON RESIDENT, DORCHESTER  
LOCALLY 10EC

Email/Phone: \_\_\_\_\_

Comments: I fully support and am  
excited for this project!

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

January 5, 2017

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

\*Please return comments to BPDA table

From: Talya Newhall  
Affiliation/Address: 212 L ST  
Boston MA 02127  
Email/Phone: [REDACTED]

Comments: Having worked in this area for  
the last 10 years, it is amazing to see  
what this area has become, I avoided  
walking through the downtown crossing area  
because I did not feel safe. The last area  
that has people really loitering is the  
winthrop square park. This project seems  
like it would help make Boston a world  
class city.

The slots of winthrop Park look  
Beautiful.

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



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

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## Concerns about the Winthrop Square Development

1 message

Tamar Frieze

Tue, Jan 17, 2017 at 10:10 AM

To: "casey.a.hines@boston.gov" &lt;casey.a.hines@boston.gov&gt;

Dear Ms. Hines,

I hope this email finds you well in the New Year.

I am writing to express my concern about the Winthrop Square development. My husband and I, along with our three children, live and work in the Back Bay. While we are generally very pro-development in the city of Boston, but I hope that the BPDA will take our objection to the Winthrop Square development proposal to heart. The following is a list of reasons why we feel this specific development should not be approved as it stands.

- The Winthrop Square proposal violates the State's shadow laws, and would cast shadows on the Boston Common and Public Garden, the heart and soul of the city and the one location that is a physical bridge from Boston's storied history to today
  - Both parks are on the State and National Registers of Historic Places, and are City and National Landmarks
  - Both parks have significant positive impacts on tourism and property values
- Amending the shadow laws would set precedent for future developers to seek exemptions resulting in more shadows on the two parks.
  - While genuinely believe and trust that Mayor Walsh understands the values of our parks and has their best interest in mind, we worry this one-time decision would set a future precedent, and worry that future Mayors and elected officials will not be as thoughtful with preserving our city's greatest historic and green assets.
- Boston Common and the Public Garden are national treasures and would be damaged by the shadows. As someone who walks through the parks, and plays there with my children as our "back yard", we hold these historic green spaces in the highest esteem and would be saddened to feel that this outdoor oasis in the city would be compromised with a dark looming shadow that would send the message to locals and tourists alike that the city does not care about green or historic spaces.

I hope you will strongly consider our concerns. I very much appreciate your time and consideration.

Warmest regards,

Tamar Frieze  
Back Bay Resident

1/13/17

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:

Over the past 10 years I have been amazed to see what Millennium has done to transform the Downtown Crossing area of Boston, which had for so long been neglected by other developers. With the introduction of a local grocery store, as well as a new brick paving and seating area, Millennium has made this area a place where people want to visit and live. This newly thriving district is exciting for me as a resident of Boston, but also as someone who worked in the Downtown Crossing area for the majority of my career. There is so much offered not just to the residents who now call this area their home, but to tourists, commuters coming in for work, and members of the surrounding community who are no longer fearful of venturing into this side of town on nights and weekends.

I hope that the city will continue to revitalize this district in the areas that are still needing it, as we can see such a tangible impact based on what has already been accomplished by Millennium. Specifically, Winthrop Square still remains an unsightly boarded up garage. I have no doubt that Millennium, with their impeccable track record, will make this into a building that is not only an aesthetic improvement, but that will be welcoming and inviting to the surrounding community.

Regards,

Taylor Lane  
212 L St Unit #2  
Boston, MA 02127



**boston planning &  
development agency**

## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

This new building will be a good idea because it will be helpful for the city of Boston in terms taxes coming into the city. There will be more jobs added in the city. New opportunities for a lot people who is looking to grow into the millenium community.

### CONTACT INFORMATION

NAME: Terry Joseph  
ADDRESS: 120 Lyme St #2 Malden Ma 02148  
EMAIL ADDRESS: [REDACTED]

Touloukian Touloukian Inc.

Architecture + Urban Design

151 Pearl Street 2nd Floor  
Boston MA 02110

www.ttarch.com

Bill Linehan  
City Councilor  
1 City Hall Square, Suite 550  
Boston, MA 02201-2043

Project: 115 Winthrop Square

CC: Jonathan Greeley - Director of Development Review BPDA, Casey A. Hines - Senior Project Manager, Development Review BPDA.

20 January 2017

Councilor Linehan,

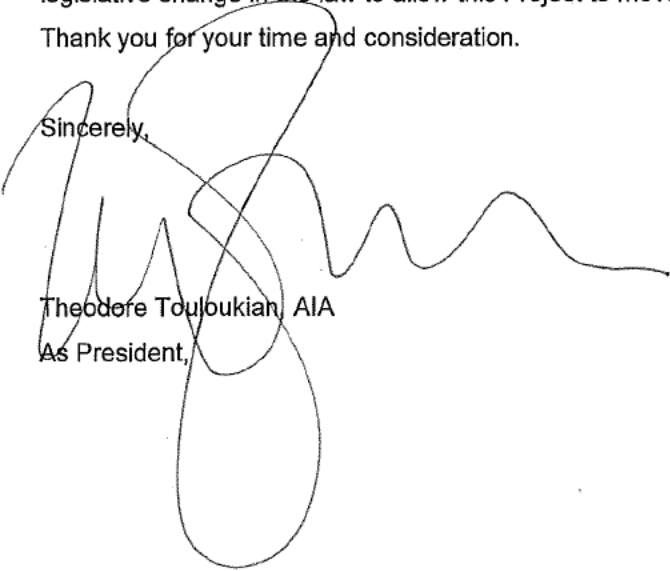
I am writing to express my support for 115 Winthrop Square. The Project will be a tremendous asset to the City and necessary towards contributing to the quality of life here in Boston. It has the opportunity to bring valuable jobs that support our economy, and become an active "urban spine" connecting multiple sections of the downtown area.

As an architect, business owner and resident of Boston, I have a vested interest in the evolution of our City as a vibrant equitable and sustainable community that continues to provide market rate and affordable housing, walkable streets encouraging active retail, and innovative office environments. Over the past number of years, I have been a witness to Millennium Partners and their success in Downtown Crossing. I believe their track record and these aspects will be a part of 115 Winthrop Square.

I encourage City officials to continue to work with Millennium Partners on the fine tuning of the design and the overall urban relationships of the Project, but do not feel that the limited shadow impacts in the very early morning on the Boston Common and Boston Garden should be a impediment to the approval of this dynamic and transformative Project. I support a site-specific legislative change in the law to allow this Project to move forward.

Thank you for your time and consideration.

Sincerely,



Theodore Touloukian, AIA  
As President,

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: THOMAS CABRILE

Affiliation/Address: BOSTON RESIDENT

Email/Phone: [REDACTED]

Comments: AS A RESIDENT OF BOSTON AND A PRAID MEMBER OF THE GREATER BOSTON COMMUNITY, I FEEL AS THOUGH THIS PROJECT EXEMPLIFIES THE PROGRESSIVE AND REVITALIZING EFFORTS OF THIS CITY. AFTER BEING SKEPTICAL OF THE MILLENNIUM Tower in downtown, the project proved to bring new life and energy to this city. I have not seen downtown as vibrant or full of life since that Building was erected. To have the opportunity to build an incredible mixed use building for ALL Boston Residents to enjoy, I can only hope this project can move forward. I truly believe it will continue to bring the city together, as well as provide direct funding to the city that is unprecedented. I pray that the mental set-backs can be put aside <sup>so</sup> that the collectiveness of this city can be brought to fruition. This project is good business for the city, but more importantly it is another opportunity to create a cornerstone of Boston that the entire community can enjoy and be proud of together.

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

January 20, 2017

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

Dear BPDA,

As an appointed member of the Impact Advisory Group for the 115 Winthrop Square project, I respectfully make the following observations.

I begin with the arguments **against** the proposal, with the strongest argument first.

**We are designing a project and then changing State and City laws to conform to the design.** This is a very fair critique and obviously not ideal public policy. Regardless of the outcome of this particular project, this approach needs to be changed. Frankly, the necessity to change both State and City laws at this late juncture of the planning process is somewhat disturbing.

**This opens the door to future shadow infringements on the park space.** This is a fair critique. On what basis should future developers expect an exception, and what is the price tag that the City puts on that? In terms of public policy, I suggest that the City create a significant monetary cost, paid by developers, for the privilege of creating a shadow infringement. The greater the shadow, the more you pay. Similarly, there should be a financial benefit for someone eliminating a shadow on this space. In this way, the City incentivizes the behavior it wants while not squelching development altogether.

**The project casts a shadow on the Common and the Public Garden.** There is indeed a measurable shadow cast by this project, but I might suggest that it is not proportional to the public outcry on the matter. Everyone should carefully review the shadow animation on the BPDA website. My experience is that people introduced to this study are surprised that the amount of public space impacted is smaller than that which is being portrayed in the media.

The following are the arguments **in favor** of the proposal, with the strongest one first.

**This project helps the working poor and middle class.** It creates new entry-level jobs, both during the construction phase and afterward. It also has an affordable housing component. Advocates for the poor support this proposal. The City should encourage proposals like this one which are mutually beneficial to the rich and the poor. I am somewhat fearful that the shadow argument is a debate which meaningfully engages only the wealthy and the more-wealthy.

**There are tremendous economic benefits to the City and its residents in this proposal.**

**Impairment of the park space notwithstanding, there are significant positive environmental aspects to the proposal.** One of the benefits is the creation of a very energy-efficient building.

**The local Winthrop Square neighborhood will be much improved.** The current site is an eyesore and a health and safety hazard. The people invested in living, working, volunteering and worshiping in this neighborhood deserve better.

Sincerely,



Fr. Thomas Conway, OFM  
Executive Director, St. Anthony Shrine  
100 Arch Street  
Boston MA 02110



Thomas M. Jones  
11 Park Drive, #33  
Boston, MA 02215

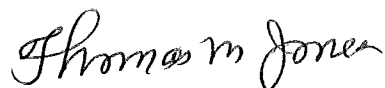
December 3, 2016

Dear Mr. Tracy,

I would like to submit a letter of support in favor of the proposed 115 Winthrop Square. I have followed the evolution of this proposal for a very long time and I think the Millennium Partner's plan is truly marvelous. While I do live in the Fenway, I believe that I have the right to these comments as this new tower will belong to the entire city as an iconic landmark in the city's skyline.

While I will readily admit that I am a pro-development Boston resident of well over 35 years, I can say with certainty that I have seen my fair share of proposed projects that I found to be objectionable. But I am confounded as to why anyone would not be in support of Winthrop Square. The "shadow impact" argument simply doesn't hold any water because the amount of effected time is, in my opinion, negligible. The benefits far outweigh the compliance with the 25 year old law and the law should be amended. I sincerely hope that everyone involved can work to an agreement that this project should and must move forward. There are many of us in this city who are excited about developments which move our city into the 21st century of architectural achievement. Winthrop Square is just one of those projects.

Thank you for your time.  
Most sincerely,

A handwritten signature in cursive script that reads "Thomas M Jones".

Thomas M Jones



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

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**Project Comment Submission: 115 Winthrop Square**

1 message

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

Wed, Dec 14, 2016 at 6:16 PM

CommentsSubmissionFormID: 1411

Form inserted: 12/14/2016 6:15:30 PM

Form updated: 12/14/2016 6:15:30 PM

Document Name: 115 Winthrop Square

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

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

First Name: Thomas

Last Name: Loring

Organization: Architect and Planner

Email: [REDACTED]

Street Address: 192 West Brookline Str

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: Since 1980 I have lived in Boston and worked as an architect and planner with a Boston firm. Our work includes large educational, corporate, and science buildings. I strongly urge the Boston Planning and Development Agency, the Mayor, and the City Council to not approve the proposed project as designed due to it casting shadows on the Boston Common and the Public Garden. I urge the Massachusetts Legislature to uphold the State law regarding the limits of shadows allowed on the Common and Public Garden. There must be no exception granted to this project or any other proposed future projects from the limitations set by the law for the following reasons. The law limiting shadows protects the vital public interest and the vital need for sunlight in the Boston Common and the Public Garden. In creating this law the legislature wisely recognized that there were already far too many shadows from buildings located downtown as well as in the Back Bay that cast a pall on Boston's most memorable and enduring parks at various times of the day during the year. Although the Common and Public Garden preceded Olmsted's great work in Boston, he added to these parks to form the Emerald Necklace creating a national landmark treasure. The green oasis has become an ever more scarce resource as the city development continues to become denser. Olmsted argued for public parks to ameliorate and counter the effects of the ever growing city especially for those citizens who could not escape the confines of the city streets to the natural country surroundings. He stated " the enjoyment of scenery employs the mind with fatigue and yet exercises it, tranquilizes it and yet enlivens it, and thus through the influence of mind over body, gives the effect of refreshing rest and reinvigorating the whole system." (Olmsted, 1893). The health and wellbeing of the citizens of Boston are tied to the health of our parks. Sunlight is an indispensable ingredient to that wellbeing. Take it away with building shadows and the sunlight will be gone, forever degrading the city's green space. The Major , City Council, Boston Planning and Development are entrusted by the public to be the stewards of our parks a vital feature of our shared heritage. There can be no compromise to these vital public resources. No increased amount of tax revenue from this project, no increased number of jobs from a proposed taller building can ever replace the value of the sunlight in the

1/6/2017

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

Common and Garden. These parks are our shared heritage and the sunlight that gives them life should never be removed. I strongly urge the Major and the Planning and Development Agency to require the developer to reduce the height of this building to assure that the shadows cast from it are within the requirements of the Massachusetts State law (reported to be in the 450 feet versus 750 feet high range). There are many buildings in Boston that are in the range of this lower height that are economically viable. This shorter tower will be a very successful project, create ample revenue for the City, supply ample jobs in construction as well as permanent jobs, and preserve the Common and Garden by meeting the criteria of our state shadow law. For the citizens of Boston there can be no greater priority for this project than preserving sunlight in the Boston Common and Public Garden an indispensable feature of Boston most cherished public place.

PMContact: christopher.tracy@boston.gov

Thomas Loring and Karen Tenney  
192 West Brookline Street  
Boston, Massachusetts 02118

January 11, 2017

The Honorable Martin J. Walsh ,  
Mayor of Boston  
1 City Hall Square Suite 500  
Boston, Massachusetts 02201-2013

Re: Winthrop Square Development

Dear Mayor Walsh:

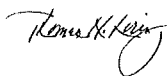
I strongly urge you, the Boston Planning and Development Agency, and the City Council not to approve the proposed Winthrop Square project as currently designed. It would steal the sunlight darkening the Boston Common and the Public Garden. I also urge the Massachusetts Legislature to uphold the State law regarding the limits of shadows allowed on the Common and Public Garden. Furthermore, there must be no exception granted to this project or any other proposed future projects from the limitations set by the law for the following reasons.

**The health and wellbeing of the citizens of Boston are tied to the health of our parks. Sunlight is indispensable to that wellbeing. Take it away with building shadows and the sunlight will be gone, forever degrading the city's green space. The Mayor, City Council, and the Boston Planning and Development agency are entrusted by the public to be the stewards of our parks a vital feature of our shared heritage. There should be no compromise. No increased amount of tax revenue from this project, no increased number of jobs from a proposed taller building can ever replace the value of the sunlight in the Common and Garden. This common ground is our shared heritage and the sunlight that gives them life should never be removed.**

I strongly urge you through the Planning and Development Agency to require the developer to reduce the height of this building to assure that the shadows cast from it are within the requirements of the Massachusetts State Law (reported to be in the 450 feet versus 750 feet high range). There are many buildings in Boston that are in the range of this lower height that are economically viable. A shorter tower in this location will be a very successful project, create ample revenue for the City, supply ample construction as well as permanent jobs, and preserve the vitality of the Common and Garden by meeting the criteria of the state shadow law.

For the citizens of Boston there can be no greater priority for this project than preserving sunlight in our most cherished spaces — the Boston Common and the Public Garden.

Sincerely,



Thomas Loring  
Karen Tenney

cc: Aaron Michlewitz, William Brownsberger, Michelle Wu, Bill Linehan,

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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: Thomas Meade  
Affiliation/Address: Boston Resident  
555 East 6<sup>th</sup> Street Boston, MA  
Email/Phone: [REDACTED]

Comments: Millennium partners ran a safe project  
that significantly upgraded the Downtown Crossing  
neighborhood in record time. The jobs created and  
the revitalized neighborhood is exactly what  
Boston needs to continue growing as a hotbed  
of innovation, business, and neighborhood relations.

It would be crazy to walk away from \$1 Billion  
of private funding to revamp a Boston neighborhood  
with a partner like Millennium - who has  
proved loyal and generous to the city  
of Boston and its residents.

Allow Millennium to help the city of Boston  
ackle key issues like housing, public space  
and attracting future companies to the city.  
We want Winthrop Square!!!

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





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

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## Winthrop Square

1 message

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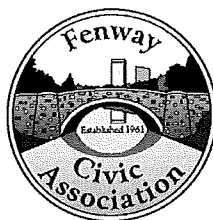
**Tim Higgins** [REDACTED]  
To: bill.linehan@boston.gov  
Cc: Casey.A.Hines@boston.gov

Wed, Jan 11, 2017 at 2:22 PM

Dear Counsilor Linehan,

I want to submit my letter of support for the Winthrop Square project.

Thank You,  
Tim



January 17, 2017

**Via Email:** (casey.a.hines@boston.gov)

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

Re: 115 Winthrop Square Project Notification Form

Dear Ms. Hines:

The Fenway Civic Association (“FCA”) is a 55 year old all-volunteer organization formed to preserve and protect the livability of Boston’s Fenway neighborhood. Fenway residents view their surrounding historic parks as a major contributor to their quality of life. Like our own Emerald Necklace Parks, the Boston Common and Public Garden are an amazing public legacy that can never be replaced.

The FCA normally does not comment on projects outside our neighborhood. However, from our review of the Winthrop Square Project Notification Form (“PNF”), we understand that the proposed Winthrop Square project would violate state law that protects our historic Boston Common and Public Garden from additional shadows. There was no direct mention of this noncompliance in the PNF. We understand that the developer intends to address the noncompliance by petitioning the Legislature for an amendment to the law to permit the project. In exchange, the developer has proposed offering millions of dollars to the City for earmarked projects.

As members of the public for whom our parks and open space protection laws were written, we object to such a practice as a matter of policy. Allowing the rewriting of law in exchange for the writing of a check not only degrades the value of our public parks and the legislation enacted to protect them, but fundamentally undermines the community’s faith in its public policy makers and their ability to apply the law fairly to all parties.

The Fenway Civic Association strongly supports adherence to and respect for the hard-fought park protection laws and ordinances meant to preserve our valuable public resources for everyone in perpetuity. We expect the same from our public officials.

Thank you for the opportunity to offer this comment.

Tim Horn

President, Fenway Civic Association

CC: Jonathan Greeley, Director of Development Review (BPDA)  
Rep. Byron Rushing  
Rep. Chyna Tyler  
Rep. Jay Livingstone  
Senator William Brownsberger  
Boston City Council

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: Tim Howe  
Affiliation/Address: 663 E 5th Street  
Boston, MA  
Email/Phone: \_\_\_\_\_

Comments: I am fully in support of 115  
Winthrop Square project. This project will  
be a tremendous economic development for  
the city and bring important jobs to the  
area.

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



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

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**115 Winthrop Square Project Notification Form (PNF)**

1 message

**Tim Ian Mitchell** [REDACTED]

Fri, Jan 13, 2017 at 4:51 PM

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, dtcnabb@nabbonline.com

January 13, 2017

Re: 115 Winthrop Square Project Notification Form (PNF)

Dear Ms. Hines,

I am a 45 year resident of the Back Bay who uses the Public Garden and Boston Common daily. I am writing to express my opposition to any amendment of existing state shadow legislation that would allow the 115 Winthrop Square project to proceed as it is currently designed. Further, I object to the premature city sponsored project-review currently underway.

The proposed project is in violation of state laws that were enacted specifically to protect the Boston Common and Public Garden from additional shadow. These 26 years old state regulations have proven successful in affording public protection to both of these significant and heavily utilized urban open spaces.

Please do not permit the project proponent to circumvent shadow management policy that has allowed Boston to thrive as an acclaimed location for home, work and visitors while, at the same time, facilitating substantial real estate development during the period it has been in force.

Respectfully submitted,

A handwritten signature in black ink that reads "Tim Ian Mitchell".

TIM IAN MITCHELL

20 Commonwealth Ave.

Boston MA 02116  
[REDACTED]

1/17/2017

City of Boston Mail - 115 Winthrop Square Project Notification Form (PNF)





**boston planning &  
development agency**

## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

Boston continues to need to grow & evolve. The  
right kind of projects that provide an 18 hour day and to  
continue to revitalize Downtown Crossing is needed. Millennium  
has built great building in the neighborhood & are a  
good corporate citizen. This project is needed to  
add to the evolution of the neighborhood. Let it be built

### CONTACT INFORMATION

NAME: Tim McKenzie  
ADDRESS: 1 Franklin St #4505, Boston MA 02110  
EMAIL ADDRESS: [REDACTED]

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,

Timothy P. Buttner

Timothy Paul Buttner  
28 Bradlee St. Apt 2  
Hyde Park ma 02136

cc: Casey Hines (BPOA)



## LIGHT Boston

*Illuminating Our City's Unique Future, History and Culture*

EXECUTIVE COMMITTEE January 20, 2017

Todd Lee - *President*  
Beatrice Nessen - *Secretary*  
Keith J. Yancey - *Treasurer*  
John Powell - *VP, Design*  
Franklin B. Mead - *Member*  
Paula Ziegenbein - *Member*

Matthew Beaton, Secretary  
Executive Office of Energy and Environmental Affairs  
Attn: MEPA Office, Analyst: Page Czepiga  
100 Cambridge Street, Suite 900, Boston, MA 02114  
matthew.beaton@state.ma.us, page.czepiga@state.ma.us

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John Powell - *IALD (Fr)*  
Stanley M. Smith  
Keith J. Yancey - *IALD, AIA, LC, PE*  
Paula Ziegenbein - *IESNA*

Casey Hines, Senior Project Manager - Development Review  
Boston Planning & Development Agency, Boston City Hall  
One City Hall Square, Boston, MA 02201  
casey.a.hines@boston.gov

Re: **COMMENT - 115 Winthrop Square PNF and EIR Certificate**  
MEPA 15610

Dear Reviewing Agencies:

LIGHT Boston is a 501(c)3, which has been advocating for more than two decades for the improved nighttime illumination of our city's built environment, heritage and public realm. We have completed projects successfully in concert with your departments as well as the City's DPW, Parks Department, other State agencies and the National Park Service. We work in concert with related non-profits - Walk Boston, Friends of the Public Garden, Charles River Conservancy, etc. - as well as notable private institutions and individuals within the City.

### LUMINARIES

Thomas A. Kershaw - *Chair*  
Oliver C. Colburn - *Esq*  
Henry Lee  
Paul D. Mustone - *LC*  
Robert B. O'Brien

We have reviewed the 115 Winthrop Square PNF and the EIR Certificate, and have these comments:

### FOUNDER

Anne Byrd Reed Witherby  
*President 1996-2005*

#### 1. Noticeably missing - exterior lighting and nighttime aspect

The Article 80 review seems not to require a proponent to address the whole subject of exterior illumination in any direct way. The Certificate makes only a single, and hardly comprehensive, note advising the use of LEDs for energy conservation. Hence contributions to the reality of Boston as an attractive after-dark destination with its economic ramifications, creation of a desirable nighttime public realm surrounding the project itself, nighttime safety (pedestrian and vehicular), environmental effects from "over-lighting", as well as wayfinding and Dark Skies concerns are nowhere addressed. This is a significant ("glaring", even) oversight which we suggest needs to be corrected in both the Article 80 and the MEPA processes.

### STAFF

MaryLee Halpin -  
*Program Director*

#### 2. Image of the building

Since upper level signage is generally prohibited in downtown Boston (the Prudential, Sheraton and Union Oyster House being grandfathered), the lighting of the building exterior itself becomes the cityscape identifier, frequently resulting in a sort of added-on lighting "crown", not always successful. Hence presentation of this overall design aspect, especially for such a notably tall building as proposed, with its opportunity for a







remarkable contribution (or potentially lessening) of the quality of our skyline, merits review. We ask that the proposal for lighting the exterior be shared with the public for comment before approval is granted.

**3. Accessibility - Lighting a critical component**

Good exterior lighting is a fundamental element in making the area around a building accessible to individuals with low vision and to senior citizens. By setting the lighting standard based on aiding those with low vision, the property and its surrounds work for all individuals who walk to or only by the building. We ask that exterior lighting of the sidewalks and surrounding area be reviewed and approved by the Mayor's Commission for Persons with Disabilities and the non-profit WalkBoston.

**4. Interior lighting of public spaces - renderings not described in commentary**

The lighting of public spaces *within* the project are shown in renderings. However, there is only very general written discussion of the lighting results to be achieved, and type, quantity, placement, control or flexibility for special events enumerated. We ask that the specifics of interior lighting for areas intended for public use and amenity be provided before approval of the project proceeds.

**5. Potentials for the larger public realm**

Again, the renderings and illustrative ground floor plan show that some kind of treatment is intended at either end of the arcade. But the possibilities (indeed responsibility) for the proponent to take an active role in the improvement and long-term maintenance of the adjacent Winthrop Square "public room", which adds such value to the project in the first place, be developed for nighttime place-making and presented. So too, the Federal Street streetscape across into Matthews Street. These are central to the success not only of the project but also to the neighborhood being created by the expansion of residential building to the Federal Street area. We ask that the reviewing agencies ensure these elements are appropriately addressed before permission is granted.

Boston is a city which aspires to maintaining and expanding its vibrant nightlife as well as providing a safe and accessible after-dark reality. Hence LIGHT Boston believes that the nighttime aspects of the public realm fall well within the purview of public agencies responsible for our city's health and well-being. We would welcome the opportunity to discuss with both of you the issue of civic illumination as it relates to this project and to the larger realm of city design. Thank you for your attention.

Sincerely yours,

A handwritten signature in black ink that reads "Todd Lee". The signature is fluid and cursive, with the first name being more prominent.

Todd Lee, FAIA - President, LIGHT Boston, Inc.

copies:

Kathryn Quigley, Mayor's Commission for Persons with Disabilities  
Wendy Landman, Walk Boston





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

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**115 Winthrop Square Project Notification Form (PNF)**

1 message

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**Tom Iannotti** [REDACTED]

Fri, Jan 6, 2017 at 3:39 PM

To: Mayor@boston.gov, Casey Hines &lt;casey.a.hines@boston.gov&gt;

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, dtnabb@nabbonline.com

Dear Ms. Hines,

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

As residents we depend on our elected officials to represent us, the voters, not businesses that want to sell the city goods and services. Why do we see so many examples of the city extending itself to accommodate developers at the expense of the voters and residents?

Tom Iannotti

9 Commonwealth Ave

Boston, MA 02116



**boston planning &  
development agency**

## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

— AS A Resident of the  
City, I think this is a  
terrific project, and as a  
building tradesman, I look forward  
to working on it.  
Build It !!

### CONTACT INFORMATION

NAME: Tom WARD  
ADDRESS: 37 Bartlett St  
EMAIL ADDRESS: Charlestown



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

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## Winthrop Square and a Shadow on Our City

1 message

**Tony Fusco** [REDACTED]

Fri, Jan 20, 2017 at 7:47 AM

To: casey.a.hines@boston.gov

Cc: matthew.omalley@boston.gov, mayor@boston.gov, michelle.wu@boston.gov

Dear Ms. Hines:

The Winthrop Square project as it is currently envisioned will not only cast a shadow on our precious "common" parks, but it will cast a shadow on our city.

When the citizens of Boston seek to protect their precious natural and historic resources by passing laws to protect them so that they will thrive and be preserved for all Bostonians and for the future, and then have to fight against a proposal that clearly violates those laws, it sends the wrong message to them and to the world. It says that in the face of big money and big development, the people do not stand a chance.

Making an exception for this project will only weaken the laws and set a precedent for future developers who would steal our civic treasures for their own gain. Both the Common and Public Garden are on the State and National Registers of Historic Places, and are City and National landmarks and deserve to be treated as such.

To allow this development to proceed as proposed throws our entire city into darkness.

—  
Tony Fusco, Director  
Fusco & Four  
8 Allenwood Street  
Boston, MA 02132

[REDACTED]  
<http://www.fuscofour.com>

January 16, 2017

Boston Planning and Development Agency  
ATTN: Ms. Casey A. Hines  
One City Hall Square, 9<sup>th</sup> floor  
Boston, MA 02201

Re: Proposed development of 115 Winthrop Square by Millennium Partners

Dear Director Golden and Ms. Hines,

I greatly appreciate the opportunity to offer my comments on Millennium Partners' project proposal for 115 Winthrop Square. It has been a privilege to serve as a member of the 115 Winthrop Square Impact Advisory Group, and I appreciate the importance of this project to the city and various other constituents of Boston. I look forward to participating in additional constructive discussions going forward.

I have taken the time to read and absorb the PNF, as well as various other pieces of information offered by Millennium Partners as it relates to the project, including the shadow law implications. I have also attended both IAG meetings and one public meeting and engaged numerous members of the neighborhood, both residents and business owners, to understand their perspectives. Finally, I live at 45 Province, which is just a few blocks from the site, and I work at One Financial Center, which is also just a few blocks from the site. So I am intimately familiar with the Winthrop Square area in the context of its potential impact to the Financial District and Downtown Crossing. It is with this base of knowledge that I offer my feedback on the 115 Winthrop Square proposal.

At this point, I am generally supportive of the proposal. I view it as having numerous positive attributes. Namely, I see the following as key in supporting my positive view:

- **Increase in the residential density of the area, inviting further investment.** Downtown Crossing and the Historic Ladder District neighborhood have seen thousands of new residents in the past five years. As the community has seen, this growth in residents has attracted meaningful investment in the form of new restaurants and retail establishments. However, there remains the opportunity for more residents in this part of town in a project that makes sense. To me, that means one that assimilates itself into the immediate neighborhood and is not meaningfully disruptive to the people who already live in the area or is a threat to pedestrian safety. The 115 Winthrop Square proposal seems to qualify along those lines. I believe that continuing to extend this residential progress toward the Financial District would invite further investment in the area.
- **Serving as a connector to bring continuity, community and vibrancy to the area.** The Historic Ladder District neighborhood and broader Downtown Crossing area have seen a robust revival over the past two years and now enjoy healthy pedestrian activity at all hours of the day as well as on weekends. The Financial District is thriving during weekday hours while the nearby stretch of the Greenway is making steady progress as both a social and artistic space. However, sitting in between these parts of town is somewhat of a "dead zone." Little activity takes place in the area including and surrounding Winthrop Square after work or on weekends. With new energy from residences, a Great Hall, and the Accelerator concept, the proposal has the potential to serve as a bridge connecting these areas and adding continuity that the city and its residents would benefit from.
- **Working to create more affordable housing in Chinatown.** It has been clear from other project proposals I've witnessed that Chinatown is under stress to remain affordable for its population of residents. As opposed to just donating to a generic effort, the Proponent's stated intention to address this pain point for a unique and treasured section of town stands out in my view.
- **Inclusion of below grade parking.** I commend Millennium Partners for continuing its practice of building below grade parking, as it did with the Ritz condo towers, Millennium Place, and Millennium Tower. While constructing such parking is more expensive than above grade, I think it is undeniably better for building aesthetics and the streetscape, and I feel that all new construction should conform to this best practice.

Again, I think there is a lot to be excited about with respect to the potential of the 115 Winthrop Square proposal. With that said, I have two concerns that I would like to express:

- **Shadow impact and implications of changing the law:** As is well-advertised at this point, the building as proposed would be in violation of the “shadow law” (Chapters 362 and 384 as distributed at the first IAG meeting). What has been broadly proposed is to make a one-time alteration of the law to allow a special exception for 115 Winthrop Square to cast a shadow on both the Common and the Garden outside of what is currently legally allowed. My concern relates to setting an uneasy precedent in two respects:
  1. I believe the current law, which was thoughtfully considered at the time, has worked well for more than 25 years to allow for reasonable development while protecting a precious, fixed resource that is a universal draw for residents and visitors. Changing such an agreeable provision to accommodate a single project naturally opens the door for further infringement on the Common and Garden despite what sounds like the best intentions of the Proponent, the BPDA, and the City to insure that any such change is indeed a one-time exception.
  2. While such a change to the shadow law may indeed prove to be one-time in nature, taking this action invites other developers to ask for their own one-time exceptions as it relates to other laws, whether they be zoning height limits, road access and usage, permitted zoning uses, etc. Laws are not created lightly and I don't think they should be viewed as readily fungible in an effort to accommodate for-profit enterprises.

With that said, I do view the 115 Winthrop Square project as being exceptional in nature. The structure that exists on the site today is unusable in its current state, so it should certainly be replaced. The proposal from Millennium Partners offers many city-wide benefits. I would like to see the City and the community continue to work to find a solution that would produce an agreeable outcome for everyone. I will concede that from what was described, the infringement on the Garden seems minimal in terms of time of day and duration. Infringement on the Common is more objectionable. It is not entirely clear to me if a negotiable trade-off can be made between what shadows would be cast by this proposal and what shadow currently remains in the “Shadow Bank.” Separately, perhaps the Proponent can offer other accommodations that can be made to address the health and enjoyment of the Common and the Garden in return for the shadow impact that would occur from this project.

- **Traffic flow:** I feel strongly that there should be no restrictions put on passenger or commercial vehicle access to Devonshire St. or Otis St. My understanding from speaking with the representatives of Millennium Partners and their traffic consultant VHB is that there is no such intention to do so at this time. They do plan to make the area surrounding Winthrop Square more pedestrian friendly through methods such as signage, crosswalks, traffic bumps, and topographical changes to the street. That makes sense and would be advisable. But the city and the developer should appreciate that Devonshire St. is a critical passageway for existing residents of nearby buildings such as The Devonshire, Millennium Tower, and 45 Province as well as many who work in the immediate vicinity. And Otis St. serves as an outlet for numerous buses that serve thousands of commuters as well as commercial vehicles that cannot comfortably use other nearby streets en route to their destinations. So maintaining open access to these streets should be a requirement of any finalized plan for the project. As I have given more thought to the traffic challenges of the project, it occurred to me that the city should consider the opportunity to make the stretch of Summer Street between Otis St. and Arch St. a two-way section. It is a very wide road – just as wide as the two-way stretch between Devonshire St. and Otis St. Converting this to two-way traffic would serve as a release valve to funnel some traffic away from Devonshire St. and the proposed project by offering vehicles more convenient access to Arch St., which can very comfortably handle the modest additional traffic activity. I urge the Proponent and the DBRA to work with related agencies such as the BTD to consider incorporation of such a change into its broader consideration of this project.

Again, I am generally favorable on the project as it is proposed. I welcome the opportunity to work alongside Millennium Partners and the BPDA to work through whatever issues need to be resolved in order to reach a successful outcome for everyone.

Sincerely,

Tony Ursillo  
IAG member, 115 Winthrop Square  
45 Province Street, #2402  
Boston, MA 02108

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](mailto:Casey.A.Hines@Boston.gov)

RE: 115 Winthrop Square Project Notification Form (PNF)

Dear Ms. Hines;

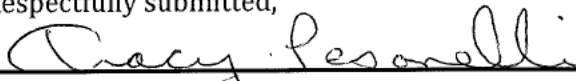
I am writing to you to express my opposition to amending the existing state shadow legislation to allow the 115 Winthrop Square project to proceed as it currently is designed, and to proceeding with the project in the meantime.

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,

  
\_\_\_\_\_  
15 SAVOY ST D108  
\_\_\_\_\_  
Boston, MA. 02118  
\_\_\_\_\_

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



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](mailto:Casey.A.Hines@Boston.gov)

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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,

*Tracy Pesonelli*

*15 SAVOY ST. D108*

*Boston, MA. 02118*

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



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: TUUYEN DAO  
Affiliation/Address: 3 Franklin St.  
PARSU  
Email/Phone: [REDACTED]

Comments: looking forward to the opening...  
Downtown needs a property like this.  
will benefit it a lot and bring up the image  
of the neighborhood.

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

January 5, 2017

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

\*Please return comments to BPDA table

From: Tyrone Kundell Jr.

Affiliation/Address: Boston Resident

Email/Phone: \_\_\_\_\_

Comments: Great Project, I really love the process. Thank you!

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

January 5, 2017

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

\*Please return comments to BPDA table

From: Ticki Smith  
Affiliation/Address: NABB, Chair  
Email/Phone: [REDACTED]

Comments:

We were disappointed in the evening's arrangement which as many of our members pointed out felt like a wide show for the developer.

In fact that other views or concerns could not be voiced in any way made public participation virtually impossible.

Furthermore there was no content presentation to which people could respond.

Sadly, many of our members left early, dismayed or angry. Given the work put into the evening by BPDA we would hope that the process would be more open and inclusive.

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

Neighborhood  
Association of the  
Back Bay



**Officers:**

Vicki C. Smith  
*Chairman*  
Susan Baker  
*Vice Chairman*  
Tracy Pesanelli  
*President*  
Sheri Olans Wright  
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Nancy Macchia  
Martha McAllister  
Michael McCord  
Tim Ian Mitchell  
Robert Orlando  
Faith Perkins  
Margaret Pokorny  
Jason Post  
Susan Prindle  
Martyn Roetter  
Ellen Rooney  
Deirdre Rosenberg  
Jacqueline Royce  
Steven Sayers  
Susan Shafer  
Peter Sherin  
Barry Solar  
Elaine Sullivan  
Anne Swanson  
Jack Wallace  
Michael Weingarten  
Marvin Wool  
Jacquelin Yessian

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>, <dtcnabb@nabbonline.com>

**Subject: Opposition to the 115 Winthrop Square Project as currently proposed**

Dear Ms. Hines:

The Neighborhood Association of the Back Bay is opposed to amending the existing state shadow legislation for the sole purpose of securing approval of the currently illegal Winthrop Square Garage site building proposed by Millennium Partners, which is the BPDA's tentatively designated developer.

NABB is fully aware of the history of efforts to develop this site over the past ten years, as well as the contents of the long standing shadow laws in force since the early 1990s. Over the past quarter century remarkable and impressive development has taken place in Boston that has respected the conditions and constraints of these laws. As indicated below NABB believes that this site can be developed in combination with others for the benefit of the city without having to enact amendments to these laws, which will have long term harmful consequences.

The Board of NABB has voted unanimously against any amendments of the existing shadow laws designed to protect the Boston Common and Public Garden in order to accommodate the building proposed by Millennium, which as noted is illegal under this legislation. The reasons for taking this position are simple, robust, fundamental, and founded on durable principles as follows:

- **Amendment of the shadow laws on a site- and/or project-specific basis would set a precedent opening the floodgates to other developers to request comparable changes in laws to obtain approval for their projects.** Assurances that such an amendment would be a one time exception cannot be binding on future administrations, and might be vulnerable to challenges on the grounds of discrimination, i.e. undue favoritism towards one company;
- **Amendment to long-standing laws that have not hindered substantial development in the city during their lifetime would harm and diminish the value of two iconic public spaces in Boston.** They are enjoyed by all residents of Boston as well as by millions of visitors every year from

Neighborhood  
Association of the  
Back Bay



throughout the Commonwealth, the nation and the world. These visitors make significant contributions to the city's economy that would be impaired should these public spaces become less attractive. Moreover the perception that Boston considers that demands of developers linked to the construction of luxury residences should override preservation of the value of these spaces - our heritage - could reduce the willingness of private donors to help fund their upkeep. City funds would then have to be found to overcome any shortfall in the outlays needed to maintain and improve them.

- **The precedent of an amendment to the shadow laws would signal an ad hoc attitude towards for development in Boston.** It would frustrate efforts to ensure the pursuit of a coherent and balanced vision for the future of the city in the interest of all its residents, businesses, and institutions as well as its economy and social climate;
- **Amendment of the shadow laws on behalf of one developer is bad public policy. It violates the principle behind the rule of law that everyone is subject to law, including lawmakers themselves, as opposed to being subject to contingent or opportunistic decisions of individual government officials.** Millennium Partners expects the City to have state laws amended so that it can achieve an acceptable return on a perceived investment opportunity.
- **The process leading to the tentative designation of Millennium Partners for this project was inherently flawed.** The RFP (Request for Proposals) encouraged the bidders to offer buildings in violation of existing laws without consideration of alternative structures that would respect them;
- **The benefits claimed for this project are not unique.** They can be achieved through alternative solutions for improving and generating value from the city-owned Winthrop Garage property. These alternatives have not been investigated at this point. They can be implemented without the irreversible harmful consequences inevitably generated by the Millennium solution. This project contains no on-site affordable housing and the affordable housing in Chinatown is no more than required of any developer. Moreover, under this plan \$50 Million would not be paid until all units were sold, which could be in a decade. The \$100 Million received by the City for property paid for by taxpayers would be allocated with no input from the public, or our representatives on the City Council, circumventing an open, participatory process.

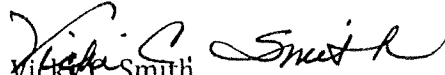
**NABB would ask that you suspend the Article 80 process until there is a project which can legally be built.**

Neighborhood  
Association *of the*  
**Back Bay**



We thank you for your consideration and look forward to working with you to create a solution which respects current law and allows appropriate development while protecting our historic and iconic parks for future generations.

With every good wish,

  
Vicky C. Smith



VICTOR BROGNA  
P.O. BOX 130371  
BOSTON, MA 02113-0007

January 20, 2016

Boston Planning and Development Agency  
c/o Casey Hines  
One City Hall Square  
Boston, MA 02201  
[casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Re: Comments on the Development of 115 Winthrop Square as Proposed by  
Millennium Partners, in Response to BPDA Request for Proposals

Dear BPDA,

I write this comment letter during the BPDA's Article 80 process, to address two aspects of the proposed Winthrop Square development. My first comment suggests a modification of Millennium's design of the building, apart from issues regarding its height. My second comment expresses my opinion of the impropriety of the BPDA's Request for Proposals, which called for submissions which violate existing law.

1. Comments on Design: Canyons and Podiums.

I was pleased to have several helpful conversations at public meetings with Mr. Larkin of Millennium Partners, during which I expressed my concern with the possible canyonizing effect of squeezing a building of the proposed height and massing into this site. A glance at the Aerial Locus, Figure 1-1, shows little breathing space at portions of the building's perimeter. On visiting the site, however, I note that the public is not likely to be experiencing such an effect. The public is not likely to be utilizing the narrow portions of the perimeter, or even the slightly wider Federal Court, for public passage to Winthrop Square. In my site visit, Federal Court took me on a circuitous route which ended at Summer Street,

not to Winthrop Square. My concern over the issue of canyonizing is therefore reduced.

Mr. Larkin and I also discussed the height of the podium, which continues to concern me. As proposed, the podium would contain the office portion of the building, and be approximately 300 feet in height. The 'podium' concept, which has been used with great success elsewhere in Boston, relates the podium height to the cornice height of nearby buildings of the pre-modern era. A newly-constructed high-rise building which adopts this concept is set back on the podium, with the result that the eye of the passing pedestrian grasps the height of the low-rise podium with one look, without having to strain to grasp the entire height of the high-rise building. I consider the Boston Properties' development of Russia Wharf to be an extremely successful example of the podium concept, where the earlier low-rise Russia Wharf structure is used as the podium and the high-rise building is set back as somewhat of a separate structure.

I remain concerned over this issue and, if this project goes forward, I suggest that the cornice height of the brick building northeast of the site, numbered 93 Franklin Street, at the corner of Devonshire and Franklin Streets, be used as the reference point for the height of the podium to be constructed at 115 Winthrop Square. The high-rise portion of the building would then be set back an appropriate distance from the podium's edge. Millennium Partners has in fact adopted the podium concept for its Millennium Tower, where it fronts on Franklin Street.

I urge, however, that this project not go forward, for the reasons which follow.

2. *Comments on Process: The BPDA's request for illegal proposals presents an unacceptable dilemma to the Legislature.*

The BPDA's Request for Proposals acknowledged the existence of the 25-year old shadow law, which protects Boston Common and the Public Garden from shadows caused by high-rise construction at this site. However, the BPDA blithely ignored the restrictions of the shadow law, and requested proposals for a tower up to 725 feet high which would cast shadows in violation of the law. It then selected a developer on the basis of a development proposal which would violate the law.

The result of leaving the resolution of the illegality to be addressed after developer selection is that the Legislature has been maneuvered into a dilemma. The developer proposes to pay \$153 million for the purchase of the property. Since the BPDA is acting as a consultant to the City for disposition of the property, the entire purchase price, less certain specified expenses, will go to the City. \$153 million represents 5.13 % of the City's FY17 budget.

The dilemma faced by the Legislature is this: A large number, perhaps a majority, of persons and groups from Back Bay, Beacon Hill, the North End and other downtown Boston neighborhoods, oppose any proposal to exempt this development site from the shadow law. If the Legislature acts in the interest of its downtown Boston constituents and refuses to exempt this site, the City will undoubtedly stand to lose a major part of the \$153 million windfall. If the Legislature wishes to preserve the windfall and exempt this site from the law, it will have to act contrary to the interests of its downtown Boston constituents and voters. The BPDA should not have placed Boston's legislators in this position. The question of making a special exemption to the shadow law for this one site should have been determined after a fully open and transparent public process and debate, long prior to the receipt of a \$153 million offer to purchase the site.

My objection to the procedure adopted by BPDA in this case cannot simply be dismissed by saying that the procedure is similar to any Article 80 review of a development which contains zoning violations. The difference is great. The Boston Zoning Code provides a procedure for obtaining relief from zoning violations through an appeal to the Board of Appeal. Since the BPDA acts as an advisor to the Board, a project which the BPDA supports will most likely receive the required relief. An alternative route is through a Planned Development Area (PDA), approved by the Boston Zoning Commission. Since the BPDA acts as an advisor to the Commission, a project which the BPDA supports will most likely receive approval as a PDA.

The BPDA does not, on the other hand, act as an advisor to the Legislature. The Legislature responds to the concerns of its constituents, not to the desires of the BPDA.

3. Conclusion.

I therefore oppose making a special exemption from the shadow law for this project, under the circumstances I have described. Other reasons have been presented by others, which need not be repeated here. I particularly adopt the “slippery slope” objection made by others which points out that, if an exemption were made for this project, other requests for exemptions would undoubtedly follow, and the important protections which the law provides for the horticulture and public enjoyment of Boston Common and the Public Garden could quickly disappear.

I therefore request that the size of the project be reduced so that what is built does not violate the shadow law. Alternatively, I request that all bids be rejected and a new location be found, which will not violate the shadow law, for the iconic tower up to 725 feet which the BPDA called for in its Request for Proposals.

Yours sincerely,

Victor Brogna

cc: [joseph.boncore@masenate.gov](mailto:joseph.boncore@masenate.gov)  
[william.brownsberger@masenate.gov](mailto:william.brownsberger@masenate.gov)  
[aaron.m.michlewitz@mahouse.gov](mailto:aaron.m.michlewitz@mahouse.gov)  
[jay.livingstone@mahouse.gov](mailto:jay.livingstone@mahouse.gov)  
[byron.rushing@mahouse.gov](mailto:byron.rushing@mahouse.gov)

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

[michelle.wu@boston.gov](mailto:michelle.wu@boston.gov)  
[bill.linehan@boston.gov](mailto:bill.linehan@boston.gov)  
[josh.zakim@boston.gov](mailto:josh.zakim@boston.gov)  
[ayanna.pressley@boston.gov](mailto:ayanna.pressley@boston.gov)  
[a.e.george@boston.gov](mailto:a.e.george@boston.gov)

[tito.jackson@boston.gov](mailto:tito.jackson@boston.gov)  
[salvatore.lamattina@boston.gov](mailto:salvatore.lamattina@boston.gov)  
[michael.f.flaherty@boston.gov](mailto:michael.f.flaherty@boston.gov)  
[andrea.campbell@boston.gov](mailto:andrea.campbell@boston.gov)  
[frank.baker@boston.gov](mailto:frank.baker@boston.gov)  
[timothy.mccarthy@boston.gov](mailto:timothy.mccarthy@boston.gov)  
[matthew.omalley@boston.gov](mailto:matthew.omalley@boston.gov)  
[mark.ciommo@boston.gov](mailto:mark.ciommo@boston.gov)

[newra.org](http://newra.org)  
[dtnabb@nabbonline.com](mailto:dtnabb@nabbonline.com)

January 5, 2017

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

\*Please return comments to BPDA table

From: Victoria  
Affiliation/Address: TUFTS MEDICAL  
Email/Phone: \_\_\_\_\_

Comments: I wanted to make note that the format of today's discussion was incredibly helpful and engaging. I appreciated the opportunity to hear both sides of the argument regarding the situation cast by the new development. The posters were approachable and engaging. The pictures, slideshows and virtual reality goggles brought the project to life. I can attest that if more civic engagement opportunities were designed like this, I would attend!

Thank you for making this evening possible.

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



## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

AS a student IN DOWNTOWN BOSTON I STRONGLY  
 SUPPORT THE CURRENT PLAN FOR DEVELOPMENT at  
 115 WINTHROP SQUARE because I appreciate the safety  
 that new businesses brings & I look forward to  
 having more things to do DOWNTOWN ~~that~~ (Restaurants,  
 shopping, activity center) than is currently offered.  
~~Now~~ My classmates AND I often leave DOWNTOWN  
 after class because the activity is NOTABLY ABSENT  
 after work hours.

LET BOSTON RISE!  
 (NOT TO MENTION THE BENEFITS  
 the community as a whole  
 will see with this project)

### CONTACT INFORMATION

NAME: VICTORIA C. Kay  
 ADDRESS: 7 Seaport Dr. Quincy MA 02171  
 EMAIL ADDRESS:



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

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## NO to 115 Winthrop Square Project !

1 message

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Victoria Cumings [REDACTED]

Mon, Jan 16, 2017 at 1:34 PM

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

Cc: NABB <dtnabb@nabbonline.com>

I write to register my strongest objection to amending the current shadow legislation to accommodate this project--- and thus open the door to any further attempts to degrade protection of the Common, Public Garden and Mall from shadow casting. I am a resident of 236 Commonwealth Ave , and treasure our public spaces, as well as the efforts of our community to protect and preserve them from efforts to push through illegal development.

Count me as a resounding NO voice !

I would appreciate your forwarding my email to all other governmental reps involved in this issue.

Many thanks,  
Victoria Cumings



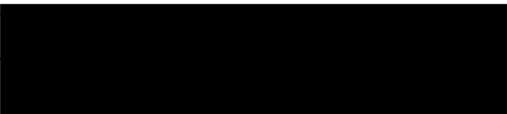


January 5, 2017

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

\*Please return comments to BPDA table

From: Vien Nguyen  
Affiliation/Address: Wentworth Institute of Technology

Email/Phone: 

Comments:  
The design shows great potential for public engagement on the street level. Boston need more active & robust public space. Possible site impacts should be further studied to develop the design.


The monumentality of the great hall should be further developed.

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

January 5, 2017

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

\*Please return comments to BPDA table

From: Vincent Fanucche  
Affiliation/Address: Boston Public School  
Madison Park Tech. Voc. High School  
Email/Phone: 

Comments:

We look at the content of this building and the strategies involved and can appreciate the attempt to be energy conservative, architecturally pleasing and community focused. Very well presented with a candid view of it's merits.

We also look at the educational/training piece that is a hallmark of the development. <sup>and must be</sup>

Madison Park in Partnership with Youth Build Boston has been the recipient of the benefits of construction development in our city. It has been instrumental and timely the support that we have received from Suffolk Contr. From assistance as we build some of Mayor Walsh's affordable housing to good paying jobs for our students.

Through our Facilities Management program and other at MP we look to the day we will fill some of the permanent jobs in the New Building

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

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

From: Vin Miles [REDACTED]

Date: 1/13/2017 5:40:11 PM

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

Subject: Fwd: Winthrop Square Development Proposals

20 Beacon Street Unit 5

Boston, MA 02108

January 13, 2017

Dear Mr. Walsh,

As a local resident who makes use of the Boston Common and Public Garden almost every day of the year, I am writing to express my strong opposition to any development at Winthrop Square that would conflict with current State law governing shadows on these historic and important public spaces, and to any amendment of State law that would permit such a development.

My opposition is based on personal observation of the long shadows cast by buildings on my daily walks to and from work. To explain, my home is at the top of Beacon Street, directly opposite the State House, and my office is at 420 Boylston Street, one block into Back Bay. Accordingly, I walk across the Common and through the Public Garden every morning on my way to work, and in the opposite direction every afternoon/evening on my way home. Particularly at this time of the year, I find it disturbing how much of that walk is in shadow. Last week, for example, as I made my way to work just after 8 a.m., almost a full hour after sunrise, the entire Common and almost all of the Public Garden were still in shadow. The upper floors of buildings in Back Bay were bathed in sunshine, but the only part of either public space receiving any direct sunlight was a small corner of the Public Garden at Beacon and Arlington. On my way home later that day at around 3 pm, the shadow from the 200 Clarendon Street skyscraper (f.k.a. the Hancock Tower) stretched all the way to the corner of Beacon and Park Streets about a mile away: up Boylston Street, across the Public Garden, and from one end of the Common to the other. My entire walk home was in shadow -- whereas once again, the upper stories of tall buildings were enjoying bright sunshine.

As documentary support for my concern about shadows, I attach three numbered photographs taken recently during my daily "commute." The first (#1) was taken in the Public Garden on the morning of November 2 and is time-stamped 8:52:59 am, more than 90 minutes after sunrise that day (7:19 am); as you will see, much of the Public Garden is still in shade. The other two were taken on the afternoon of November 14 and show the impact of the shadow cast by 200 Clarendon Street. One (#2) shows the wide swathe of deep shade in the Public Garden at 2:32:35 pm. almost two hours before sunset that day (4:23 pm); the shadow from 200 Clarendon Street is to the left of the picture. The other (#3) shows just how far that shadow extended: I took the photograph from the closest position east of the skyscraper

from which the sun could still be seen above it, which was on Boston Common more than half a mile away. Thus even at that time of day, the building's shadow extended all the way across the Public Garden and a good way into the Common.

From this brief survey, it is clear that for at least three months of the year -- November, December and January -- the shadows cast by existing buildings place substantial portions of Boston Common and the Public Garden in deep shadow for at least three-four hours every day, which represent a significant percentage of the total hours of daylight during these months. To put that in a larger context: for at least a quarter of the year, two of the country's most historic and important open spaces are blighted by semi-darkness for a good part of each day, all because of Boston's prior willingness to allow tall buildings. Under no circumstances should any extension of that blight be permitted.

Sincerely,

Vincent J. Miles





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

---

## Winthrop Square Development Proposals

1 message

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Vin Miles [REDACTED]  
To: casey.a.hines@boston.gov  
Cc: Heather [REDACTED]

Fri, Jan 13, 2017 at 5:38 PM

20 Beacon Street Unit 5  
Boston, MA 02108

January 13, 2017

Dear Ms. Hines,

As a local resident who makes use of the Boston Common and Public Garden almost every day of the year, I am writing to express my strong opposition to any development at Winthrop Square that would conflict with current State law governing shadows on these historic and important public spaces, and to any amendment of State law that would permit such a development.

My opposition is based on personal observation of the long shadows cast by buildings on my daily walks to and from work. To explain, my home is at the top of Beacon Street, directly opposite the State House, and my office is at 420 Boylston Street, one block into Back Bay. Accordingly, I walk across the Common and through the Public Garden every morning on my way to work, and in the opposite direction every afternoon/evening on my way home. Particularly at this time of the year, I find it disturbing how much of that walk is in shadow. Last week, for example, as I made my way to work just after 8 a.m., almost a full hour after sunrise, the entire Common and almost all of the Public Garden were still in shadow. The upper floors of buildings in Back Bay were bathed in sunshine, but the only part of either public space receiving any direct sunlight was a small corner of the Public Garden at Beacon and Arlington. On my way home later that day at around 3 pm, the shadow from the 200 Clarendon Street skyscraper (f.k.a. the Hancock Tower) stretched all the way to the corner of Beacon and Park Streets about a mile away: up Boylston Street, across the Public Garden, and from one end of the Common to the other. My entire walk home was in shadow -- whereas once again, the upper stories of tall buildings were enjoying bright sunshine.

As documentary support for my concern about shadows, I attach three numbered photographs taken recently during my daily "commute." The first (#1) was taken in the Public Garden on the morning of November 2 and is time-stamped 8:52:59 am, more than 90 minutes after sunrise that day (7:19 am); as you will see, much of the Public Garden is still in shade. The other two were taken on the afternoon of November 14 and show the impact of the shadow cast by 200 Clarendon Street. One (#2) shows the wide swathe of deep shade in the Public Garden at 2:32:35 pm, almost two hours before sunset that day (4:23 pm); the shadow from 200 Clarendon Street is to the left of the picture. The other (#3) shows just how far that shadow extended: I took the photograph from the closest position east of the skyscraper from which the sun could still be seen above it, which was on Boston Common more than half a mile away. Thus even at that time of day, the building's shadow extended all the way across the Public Garden and a good way into the Common.

From this brief survey, it is clear that for at least three months of the year -- November, December and January -- the shadows cast by existing buildings place substantial portions of Boston Common and the Public Garden in deep shadow for at least three-four hours every day, which represent a significant percentage of the total hours of daylight during these months. To put that in a larger context: for at least a quarter of the year, two of the country's most historic and important

open spaces are blighted by semi-darkness for a good part of each day, all because of Boston's prior willingness to allow tall buildings. Under no circumstances should any extension of that blight be permitted.

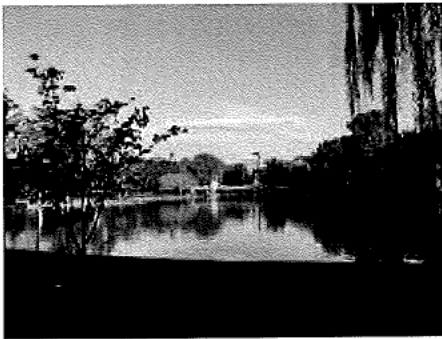
Sincerely,

Vincent J. Miles

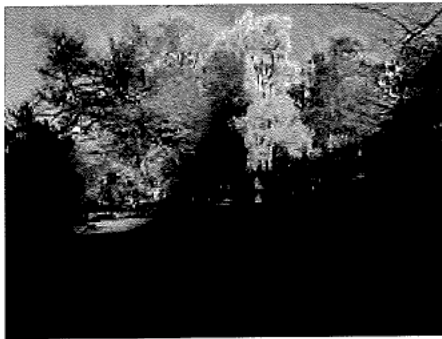


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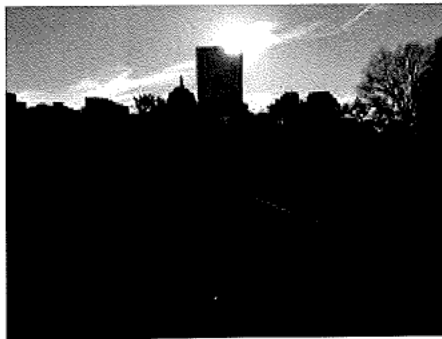
**3 attachments**



**1. PublicGarden 11-02-16 am.jpeg**  
3162K



**2. PublicGarden 11-14-16 pm.jpeg**  
3252K



**3. Boston Common 11-14-16 pm.jpeg**  
2184K



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

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**Winthrop Square Development**

1 message

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

Tue, Jan 10, 2017 at 10:08 AM

Dear Ms. Casey,

I am writing to express my considerable concern regarding the proposed Winthrop Square Development which will cast shadows on both the Boston Common and Garden. As a longtime Boston resident I am alarmed at the infringement of shadows on our city's emerald oasis. It is a national landmark and a tourist draw. The city should abide by the established law in place which regulates shadows made by new development. By ignoring this law on the books, a new precedent would be established potentially allowing further infringement on our green spaces. A long term policy rather than a piecemeal approach needs to be enacted that will prevent shadow creep on the Common and Garden.

The beauty of these parks needs to be saved...not the financial benefit of developers. I appreciate that jobs will be made by construction of this development, but that does not out weigh the permanent negative effects of shadow creep.

Thank you,

Virginia Morse

9 Durham St.

Boston MA 01225





**boston planning &  
development agency**

## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

As a youth, I can see this project as being both beneficial to the public and ~~the~~ the youth organization I am a part of, ACDC. Building this site can bring many great things like affordable housing and transportation improvements. I stand behind this project completely. Sincerely,

Vivian Le

### CONTACT INFORMATION

NAME: Vivian Le

ADDRESS:



EMAIL ADDRESS:



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

---

**Regarding the future direction of Boston**

1 message

**Walter Hyde** [REDACTED]

Wed, Jan 18, 2017 at 3:13 PM

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

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

Dear Councilor Zakim,

Some of the greatest challenges Boston faces over the next decade include reducing the exorbitant cost of housing, relieving traffic congestion and improving our environment. All three are real issues that impact everyone in the Greater Boston region but especially for those who live in the Back Bay such as myself. Projects such as the one proposed for Winthrop Square not only provide new revenue opportunities for the city of Boston but also help to address those three challenges.

The most obvious benefit is the additional supply in housing will help to reduce the overly burdensome cost of rent that many in the city are facing. If Boston is unable to offer housing at reasonable costs then at some point in the near future the Boston economic engine will stall and at that point I fear it will likely be too late to address the issue.

The other benefits are also significant but easily overlooked. The more housing available in Boston simply results in less people we have commuting. This equates to less cars idling on either I-93 or the Mass Pike and in turn reducing congestion on the roads as well as the exhaust from those idling cars. Our environment will also benefit from the efficiencies gained by those living in urban areas like downtown Boston. There are many studies that show the benefits of urbanization and I would recommend doing a simple search to understand just how much it would mean in reducing our carbon footprint.

I hope you've come to understand why I support the Winthrop Square project. I do not believe Boston will solve the challenges it faces with just one development project. However I do believe that if we refuse to support projects that aren't completely perfect from every angle (intended pun!) then every Bostonian will suffer the consequences. I also believe that if you look for the true intent of the 'shadow' laws it was to make sure the well-being of every Bostonian wasn't sacrificed for that of a select few. However we now live in a time where the prevention of these projects leads us all worse-off. I hope you'll support the Winthrop Square project and in doing so a city with more capital to support our schools, a city that is working to reduce the cost of housing, and a city that is working to improve our environment for the sake of every Bostonian as well as for the next generation of Bostonians.

Regards,

Walter Hyde

Walter Hyde  
217 Beacon Street, B.R.  
Boston, MA 02116

Cc: Christopher Tracy (BPDA) christopher.tracy@boston.gov

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

Jonathan Greeley (BPDA) jonathan.greeley@boston.gov

Dr. Walter Kuemmerle  
41 Beacon Street Unit 7  
Boston MA 02108

Boston Planning & Development Agency  
Attention: Mr. Casey Hines  
One City Hall, Ninth Floor  
Boston, Massachusetts 02201

January 18, 2017

**Opposing Comment on Winthrop Square Tower Garage Project**

Dear Mr. Hines,

I am writing because I have been following the news about the Winthrop Square Tower project and because I have discussed it extensively with several of my neighbors on Beacon Hill and in the Back Bay. If I understand this correctly, the 725 feet (or even higher) tower will cast a shadow over the Boston Common at certain times of the day at certain times of the year and it will be necessary to change existing legislation.

I have been a resident and owner at the above address since 1998 and I lived in the Back Bay before then. I know the neighborhood well. I am adamantly opposed to any high-rise buildings casting a shadow over the Common and the Public Garden and I am adamantly opposed to changing existing legislation in this regard. In fact, I think if we changed legislation it should be in a way that exposes the Common to even less shadow than it is exposed to now.

There are two reasons for this:

First, I believe both green spaces are truly what the Common is called: "common". We need to treat this common resource wisely. Shielding it from shadows is one wise way of treating the Common that way. If we allow an exception for the Winthrop project we are opening a big can of aggressive worms.

Second, I care deeply about the historic nature of the Boston Common and Beacon Hill. I understand that urban development is necessary and positive. For example, I am happy to see how the Seaport District is developing. However, a 725 foot tower that casts a shadow over the Common is the kind of development that does not respect the historic aspects of the Boston Common.

I would be happy to be part of further discussions about this project.

Please confirm that you received this message so I know it did not go into your spam. Thank you.

Best regards,  
Walter Kuemmerle

**Warren A. Johnson**  
**16 Harcourt Street - #7B**  
**Boston, Massachusetts**  
**02116-6491**

December 14, 2016

Mr. Christopher Tracy  
Boston Planning and Development Agency  
Ms. Page Czepiga  
Executive Office of Energy and Environmental Affairs

Dear Sir/Madam:

I write in opposition to the development as currently proposed at 115 Winthrop Square and in particular to waiving the requirements of limited shadow impact on the Common and Public Garden. These spaces are vital public resources that must be protected and preserved.

The prohibition against shadow encroachment has served Boston well and the possibility of exceptions would have grave consequences. If an exception is made for this building, developers will be lined up to erect still more towers that will make sunshine on the Common problematic.

It would be a serious mistake to allow the first such encroachment. We need to stand fast against such changes and keep the prohibition intact.

Very truly yours,

/S/ Warren A. Johnson

cc: Rep. Byron Rushing  
Sen. William Brownsberger



**WalkBoston**<sup>TM</sup>

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

Re: 115 Winthrop Square PNF

Dear Ms. Hines:

WalkBoston is Massachusetts' leading pedestrian advocacy organization. We have reviewed the Project Notification Form for this project and believe that it will provide benefits to the economic strength and vitality of downtown Boston by replacing a dilapidated parking garage that has blighted the Winthrop Square neighborhood for decades. We also believe that there are several issues that require further evaluation and improvement.

1. The Great Hall that has been proposed has the potential to be an exciting gathering place that attracts people from both downtown and Boston's neighborhoods. We urge that the Great Hall be open to the public 18 hours a day, 52 weeks a year and that it be given programming that goes well beyond a food and shopping court. The ground floor of the building (both as part of the Great Hall and also adjacent to the Great Hall) should have rooms and spaces for talking, working or observing. Programs to encourage use of the space will be essential. The proponent should clarify the plan for activating this space, including the types of programs and the agency or individuals who will be assigned the task of programming and managing the space. We urge the Proponent to provide a description of the mix of uses, the cost to users (for events that are open to the public), and the anticipated intensity of programming that is to be provided in the Great Hall.
2. Because of its prominent, strategic location, the Great Hall will also be a walking connection between Federal and Devonshire Streets that adds to Downtown's rich tradition of publicly accessible lanes and alleys. The balance between circulation space and usable public space should be carefully studied and described.
3. Wind studies of the building should identify its impacts on pedestrians using adjacent streets and sidewalks. Wind may also be a factor in the design of the Great Hall, where pedestrians and users of the space should be protected from gusts or periodic and protracted winds around the building.
4. Pedestrian scale lighting should be designed to enhance the usefulness and attractiveness of both interior and exterior portions of the building with attention to creation of a sense of place, traffic safety at street crossings and personal safety.
5. We urge the Proponent to explore building shapes, heights and orientations to reduce or eliminate shadow impacts on the Common and Public Garden.

6. We also urge the City and the Proponent to work with the many organizations and individuals who are deeply concerned that the project will set a precedent that allows shadow impacts on the Common and Public Garden. Prior to approval of the project, the City should describe permanent and binding protections for the Common and the Public Garden from further shadow impacts.

Thank you very much for your consideration of our comments.

Sincerely,



Wendy Landman  
Executive Director

Cc     Senator William Brownsberger  
       Senator Joseph Boncore  
       Representative Jay Livingstone  
       Representative Aaron Michlewitz  
       Representative Byron Rushing  
       City Council President Michelle Wu  
       Elizabeth Vizza, Friends of the Public Garden  
       Howard Kassler, Neighborhood Association of the Back Bay  
       Patricia Tully, Beacon Hill Civic Association  
       Greg Galer, Boston Preservation Alliance  
       Todd Lee, LightBoston  
       Kathleen MacNeil, Millennium Partners  
       Cindy Schlessinger, Epsilon Associates



**boston planning &  
development agency**

## 115 WINTHROP SQUARE

*Open House – Second Public Meeting*

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

### **PUBLIC COMMENT**

I'm Wenyin and I'm a resident of Chinatown who lives in an affordable unit. Affordable housing is really important to me because it allows people to live without having the price of rent cut into their necessities. I appreciate the affordable homes that this project will build for the families in Chinatown who desperately need it. Thank you.

### **CONTACT INFORMATION**

NAME: Wenyin Cao

ADDRESS: 38 Oak St

EMAIL ADDRESS: [REDACTED]

# CBRE | New England

CB Richard Ellis – N.E. Partners, LP, a CBRE Joint Venture

33 Arch Street, 28th Floor  
Boston, MA 02110



[www.cbrenh.com](http://www.cbrenh.com)

**William J. Crean**  
Senior Vice President/Partner  
Urban Brokerage

CBRE | New England

January 19, 2017

Ms. Michelle Wu  
President  
Boston City Council  
One City Hall Square  
Boston, MA 02201-1007

Re: Winthrop Square

Dear Councilor Wu:

Millennium Partners has done exceptional work in our neighborhood, significantly improving the quality of Downtown Crossing. I encourage the City to move forward on this development and not risk an opportunity of this scale that offers so many benefits.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Bill Crean".

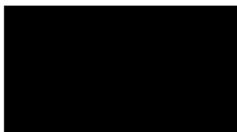
William J. Crean, Jr.



**William J. Crean**  
Senior Vice President/Partner  
Urban Brokerage

CBRE | New England

33 Arch Street, 28th Floor  
Boston, MA 02110



[www.cbrenh.com](http://www.cbrenh.com)

January 19, 2017

Ms. Ayanna Pressley  
Boston City Council  
One City Hall Square  
Boston, MA 02201-1007

Re: Winthrop Square

Dear Councilor Pressley:

Millennium Partners has done exceptional work in our neighborhood, significantly improving the quality of Downtown Crossing. I encourage the City to move forward on this development and not risk an opportunity of this scale that offers so many benefits.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Bill Crean".

William J. Crean, Jr.

**William J. Crean**  
Senior Vice President/Partner  
Urban Brokerage

CBRE | New England

33 Arch Street, 28th Floor  
Boston, MA 02110



[www.cbrenh.com](http://www.cbrenh.com)

January 19, 2017

Ms. Annissa Essaibi George  
Boston City Council  
One City Hall Square  
Boston, MA 02201-1007

Re: Winthrop Square

Dear Councilor George:

Millennium Partners has done exceptional work in our neighborhood, significantly improving the quality of Downtown Crossing. I encourage the City to move forward on this development and not risk an opportunity of this scale that offers so many benefits.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Bill C".

William J. Crean, Jr.



**William J. Crean**  
Senior Vice President/Partner  
Urban Brokerage

CBRE | New England

January 6, 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:

Millennium Partners has done exceptional work in our neighborhood, significantly improving the quality of Downtown Crossing. I encourage the City to move forward on this development and not risk an opportunity of this scale that offers so many benefits.

Thank you for your consideration.

Sincerely,



William J. Crean, Jr.

# CBRE | New England

CB Richard Ellis – N.E. Partners, LP, a CBRE Joint Venture

33 Arch Street, 28th Floor  
Boston, MA 02110



[www.cbrenet.com](http://www.cbrenet.com)

**William J. Crean**  
Senior Vice President/Partner  
Urban Brokerage

CBRE | New England

January 6, 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:

Millennium Partners has done exceptional work in our neighborhood, significantly improving the quality of Downtown Crossing. I encourage the City to move forward on this development and not risk an opportunity of this scale that offers so many benefits.

Thank you for your consideration.

Sincerely,

William J. Crean, Jr.



Christopher Tracy <christopher.tracy@boston.gov>

**Shadow Law**

1 message

William French [REDACTED]

Mon, Dec 5, 2016 at 2:53 PM

To: "christopher.tracy@boston.gov" <christopher.tracy@boston.gov>  
Cc: "dtnabb@nabbonline.com" <dtnabb@nabbonline.com>, "info@friendsofthepublicgarden.org" <info@friendsofthepublicgarden.org>

It is gravely important that the BPDA and the city of Boston uphold the Shadow Law established to protect our green spaces in Boston.

As a member of the Friends of the Public Garden and the Neighborhood Association of the Back Bay and a member of the Beacon Hill Civic Association, I urge you to conform to the shadow law with no exceptions - particularly as this relates to the proposed 750 tall project in Winthrop Square.

I am a resident of Beacon Hill and have an office on Beacon Hill.

William French

**William C. French.**

Senior Associate; Realtor®

Coldwell Banker Residential Brokerage/**The Hammond Group**

66 Beacon Street

Boston, MA 02108

Office: [REDACTED] Direct [REDACTED]

Fax: [REDACTED]

[REDACTED]

www.ColdwellBankerHomes.com



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

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**Winthrop Square Development Proposal**

1 message

**William T. Loomis** [REDACTED]

Thu, Jan 12, 2017 at 4:59 PM

To: casey.a.hines@boston.gov

Cc: jay.livingstone@mahouse.gov, michelle.wu@boston.gov, josh.zakim@boston.gov, mayor@boston.gov

Dear Ms. Hynes,

I am writing to express my concerns about the Winthrop Square Develop Proposal, and more specifically about the shadows that it and other tall buildings are, or in the future may be, casting on the Common and Public Garden.

I understand the advantages that new construction brings to our Boston economy, but I also believe that our parks are one of the things that makes Boston so attractive and appealing to businesses and their employees: we don't want create a new asset at the expense of an existing asset, and we don't want to irretrievably destroy one of the things that makes living in Boston so appealing to all of us.

The other point I want to make is that, if you make an exemption or grant an exemption for one developer, there inevitably will be pressure to do so again for another developer. It will be better, safer, and fairer if you set one standard for everybody, and stick with it. Developers come and go, but the parks are here forever. Please don't diminish that most important and enduring asset, that means so much to the quality of life of all of us.

Thank you for listening!

William T. Loomis  
54 West Cedar Street  
Boston, MA 02114-3302  
Telephone: [REDACTED]  
Email: [REDACTED]

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,

A handwritten signature in cursive script, appearing to read "William Messer".

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

From: Paul Foley [REDACTED]  
Date: 1/10/2017 11:22:22 AM  
To: "[mayor@boston.gov](mailto:mayor@boston.gov)" <[mayor@boston.gov](mailto:mayor@boston.gov)>  
Subject: Winthrop Square project

Martin J. Walsh  
Mayor of Boston

Dear Mr. Mayor,

I am writing to express my concern about the proposed project to be built on the Winthrop Square site. I am opposed to the project as currently proposed. First, it violates the State's shadow laws and would set a dangerous precedent for future development. Secondly, it would jeopardize the beauty of the Boston Common and the Public Garden, both national treasures. As a recent retiree, I often drive from Roslindale into the Public Garden and walk my dog through this magnificent setting. It's an unsurpassed, simple pleasure, who's beautify should never be threatened by a skyscraper.

Thank you for the opportunity to share my concerns.

Sincerely,  
William E. Foreman  
151 Beech St 0213  
[REDACTED]



January 5, 2017

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

\*Please return comments to BPDA table

From: Xavier Ruiz  
Affiliation/Address: 28 State Street, Boston MA 02109  
EVP, Santander Bank  
Email/Phone: [REDACTED]

Comments: We need more residents in this part of the city  
to revitalize it. Additionally, the commercial office  
space is innovative and may be a catalyst for companies  
to move downtown. Milenium Partners has a great track  
record in the city of Boston as showed a few months  
ago when Milenium Tower was operational.

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



Christopher Tracy <christopher.tracy@boston.gov>

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## Project Comment Submission: 115 Winthrop Square

1 message

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

Wed, Jan 4, 2017 at 11:49 AM

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

CommentsSubmissionFormID: 1432

Form inserted: 1/4/2017 11:48:57 AM

Form updated: 1/4/2017 11:48:57 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: Xiru

Last Name: Zhang

Organization:

Email: [REDACTED]

Street Address: 1 Franklin Street

Address Line 2: Unit PH1B

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02108

Comments: I support the project. It will make Boston a better place to live.

PMContact: christopher.tracy@boston.gov


January 5, 2017

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

\*Please return comments to BPDA table

From: Yan Jing Huang

Affiliation/Address: 38 Oak st.

Email/Phone: 

Comments: This is a great public Meeting that  
gather everyone together to discuss the development  
of Boston.

Wish there will be more meetings like that  
in the future!

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



**boston planning &  
development agency**

## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

This will allow to create more jobs that  
we need. Also gives the city a new  
look. Friendly environment and more  
friendship between people living in it.

### CONTACT INFORMATION

NAME: YARED BEDASSO  
ADDRESS: 74 SPRINGVALE AVE APT 3  
EMAIL ADDRESS: [REDACTED]

January 5, 2017

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

\*Please return comments to BPDA table

From: Ying Lu Lin  
Affiliation/Address: 1 FRANKLIN ST BOSTON 02115

Email/Phone: [REDACTED]

Comments: I support it, Reason  
is wants more people around  
@area

Ying Lu Lin

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



**boston planning &  
development agency**

## 115 WINTHROP SQUARE

*Open House – Second Public Meeting*

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

### PUBLIC COMMENT

我支持这个项目。因为它会为波士顿带来一定限度收益和便宜房，增加地稅，增强经济效益。为波士顿带来经济繁荣。

I support this project because it will bring more benefits and affordable housing, increasing property tax and have a good economic development. to Boston.

### CONTACT INFORMATION

NAME:

Yinkong Yang

ADDRESS:

66 Hudson St Boston MA - 02111

EMAIL ADDRESS:

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

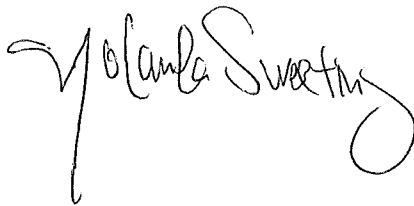
Re: Winthrop Square

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,

A handwritten signature in black ink that reads "Yolanda Swartz". The signature is written in a cursive style with a large, looping initial 'Y' and a long, sweeping underline.



**boston planning &  
development agency**

## 115 WINTHROP SQUARE

*Open House – Second Public Meeting*

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

### PUBLIC COMMENT

The building is not pretty & would cause  
far too much traffic in the area. I don't  
think it is a good idea unless it is redesigned  
and built shorter, I vote No

### CONTACT INFORMATION

NAME: Zach Harentman  
ADDRESS: 1 Franklin St Boston MA  
EMAIL ADDRESS: [REDACTED]





**boston planning &  
development agency**

## 115 WINTHROP SQUARE

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

### PUBLIC COMMENT

I am for the project if the building is redesigned as it is very ugly. We need a tall, iconic tower & I think Millennium would do a great job revitalizing the neighborhood as it did with AT Tower. However, the design MUST be changed, it is an eyesore.

### CONTACT INFORMATION

NAME: Zach Haroutkian  
ADDRESS: 1 Franklin Street 49<sup>th</sup> Floor Boston MA  
EMAIL ADDRESS: [REDACTED]

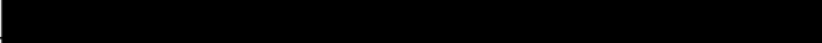
January 5, 2017

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

\*Please return comments to BPDA table

From: Zahid Siddiqui

Affiliation/Address: PwC

Email/Phone: 

Comments: I support the building and bringing more tax revenue for the state. The number of jobs it creates and the boost of energy it will provide the surrounding neighborhood are invaluable!

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



**boston planning & development agency**

## 115 WINTHROP SQUARE

*Open House – Second Public Meeting*

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

### **PUBLIC COMMENT**

I vote YES for Winthrop square!

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### **CONTACT INFORMATION**

NAME: ZENA SAVAGE-AIRD  
ADDRESS: 1 FRANKLIN ST, Unit 3404. Boston MA 02110  
EMAIL ADDRESS: [REDACTED]

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

Taariikhda:- 01/05/2017

Anigoo 202, waxaan si buuxda u taageerayaa Mashruuca Dhismaha  
(Support Winthrop Square Project)

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

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

Mahadsanid

Name: 202 V. H. H. H.

Saxiix: 202