

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

From: <311reply@boston.gov>

Date: Fri, Mar 3, 2017 at 8:27 PM

Subject: Boston 311 request number 101002029904

To: kristin.kara@boston.gov, heather.campisano@boston.gov

The following program/policy comment has been submitted to Boston 311. The request number is: 101002029904. See below for additional details.

Service Request

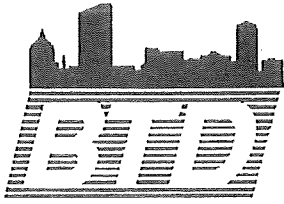
Nature of Request

Comment Type:	Comment
Referred to:	BPDA: Administration (kristin.kara@boston.gov , heather.campisano@boston.gov)
What policy/program is your comment related to?	Millennium Partner's Building/Shadow Laws
Comments on the Policy or Program:	Caller is against any changing of shadow laws to allow the building.

Case History

Contact Details

Name:	Susan Ponsetto	Phone:	[REDACTED]	Email:	
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BOSTON
TRANSPORTATION
DEPARTMENT

ONE CITY HALL SQUARE • ROOM 721
BOSTON, MASSACHUSETTS 02201
617-635-4680 • FAX 617-635-4295

March 6, 2017

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

RE: Project Notification Form: 115 Winthrop Square

Dear Mr. Golden,

Thank you for the opportunity to comment on the 115 Winthrop Square Project Notification Form (PNF). The project includes the development of approximately 1,100,000 to 1,500,000 square gross square feet of residential, office, office club, accelerator office, retail, restaurant and great hall development. While the exact program is yet to be determined, the development project includes between 290 and 460 residential units, 450,000 to 635,000 square feet of office and 35,000 to 60,000 square feet of retail/restaurant. The project proposes between 400 and 550 parking spaces.

Due to the complexity of the project, BTD supports the PNF's proposal to prepare a Draft Project Impact Report (DPIR) and provide new information and analysis as described below.

Site Access

The PNF states that the Proponent's initial research indicates that limiting access to and from Federal Court/Milton Place may not be possible due to those streets' potential status as private ways. Considering the project's proposed enhancement of the public realm at Winthrop Square, and the capacity of Federal Street, BTD encourages the proponent to continue researching the possibility of all access from Federal Court/Milton Place in order to make Winthrop Square as pedestrian-oriented and friendly as possible.

All access points should limit as far as possible conflict points, especially on any pedestrianized plaza on Winthrop Square. Access points should also take into account traffic and bus queueing/delay on Federal Street. If Federal Court/Milton Place is not available due to legal restrictions, the proponent should explore implications of creating a new access point at the northern end of the Federal Street edge of the site.

MARTIN J. WALSH, Mayor



Parking

The area around the project is extensively served by MBTA transit service. As part of the DPIR, BTM would like the proponent to discover how many publically available parking spaces are within a quarter mile, and whether any spaces might be made available through agreement, thereby lessening the need for parking at this location.

The Boston Transportation Department (BTD) policy maximum for Downtown is 0.4 for office use and 0.5-1.0 for residential uses; because of the project's transit-oriented location, BTD would recommend a maximum parking ratio at the lower end of this scale. The proponent should spell out how these spaces would be distributed, and whether they would be bundled with units or sold / rented separately for residential uses, and whether office parking would be bundled, and whether parking cash out would be offered. BTD encourages the project to consider shared parking solutions to limit the number of parking spaces. Having commercial and residential access points combined would make this sharing easier. The proponent should spell out how parking spaces are to be assigned to various uses so that the precise parking ratio can be understood.

BTD will require the project to work with a car share provider to dedicate some of the spaces to car share.

The project should describe bicycle parking included in the project, and the locations of that parking. BTD notes that the City of Boston Bicycle Parking Guidelines spell out the City's policy for development provision of secure/covered bicycle parking, on-street bicycle parking, shower/change facilities for employees and bike share provision. Any bicycle repair facilities proposed should be spelled out as well. Parking that is internal to the building should be located in an area that is convenient for bicyclists so as to make this as attractive an option as possible.

The proponent should spell out how it plans to meet the City's Electric Vehicle Charging standards, which include that at a minimum 5% of all spaces must be EV spaces, and that at least 15% of spaces must be constructed with EV-ready electrical capacity.

Loading

The DPIR should lay out the number of loading bays as well as the truck type to be accommodated, as well as any separate trash rooms. BTD foresees a need for at least three loading bays that will accommodate WB-50 trucks and a separate trash room; rational for anything different should be spelled out in the DPIR.

In addition, the DPIR should include a strategy of how urban packages delivery, which has seen a huge increase in small truck trips, will be accommodated. Will delivery companies be locating local pick up "warehouses" in the development?

Transportation Mitigation

BTD looks forward to working with the proponent on developing an appropriate transportation mitigation package, which should be informed by the trips generated as well as peak hour mode share. BTD encourages the proponent to analyze transit services in the area based not only upon what services are supplied, but also peak capacity, and how the project's generated transit trips will impact that supply. If the proponent's trips will impact a transit, pedestrian or bicycle facility, the proponent should assess options to facilitate safe, convenient and attractive access. This may include (but is not limited to) sidewalks, crossings, bus stops, bike facilities and/or subway stops.

Transportation Demand Management

BTD encourages the project to look into whether the developer can join a Transportation Management Association on behalf of the entire building, and if possible to do so. We also encourage the project to require office and retail tenants to subsidize transit, bike share and car share membership for employees, as well as to bundle subsidized transit, bike share and car share membership for residents through residential leases, as well as for the first year of any condo sales. Finally, BTD encourages the proponent to propose inclusion of real-time transportation (transit, bikeshare, carshare, transportation network services, wayfinding, walk/bike distance) display technology in all lobbies and near the entrances to the Great Hall.

Public Realm

The project has proposed a robust enhancement of the public realm, especially Winthrop Square; BTD looks forward to working with the proponent to create an outstanding place. BTD encourages the proponent to consider how to make the connections to the Downtown Crossing Pedestrian Zone great public spaces as well, especially along Franklin Street (Tontine Crescent), Winthrop Lane and Summer Street. Any long-term maintenance by the proponent of the plaza, greenery and trees in Winthrop Square should be spelled out, as well as and street furniture (eg benches) proposed for the abutting sidewalk. The DPIR should provide details on the width of the proposed sidewalk around the site, including widths of pedestrian zones, furniture zones and/or curbs.

If general traffic is proposed to be allowed on either or both of Otis and Devonshire streets in the area that will be have non-standard surfacing (and considering that many buses use Otis Street), the durability of the surfacing should be spelled out to confirm that it will handle vehicular traffic. The proponent should spell out any long-term maintenance of that surfacing.

Any proposals for improving bus facilities should be spelled out, such as bus waiting areas at Franklin/Devonshire and Otis/Summer, and/or repainting of the Essex Street bus lane.

Pedestrian Crossings

A rendering in the Proponent's Boston Civic Design Commission PNF Filing Presentation (slide 29) shows a mid-block crosswalk across Federal Street. While BTD agrees that this is an important pedestrian connection to make, safety issues concerning a multilane crosswalk on a one-way street have to be addressed. Is there warrant for curb extensions? A crossing beacon? What are the traffic implications of the crossing?

Curbside

The DPIR should spell out both the existing and any proposed changes to curbside use on Devonshire, Franklin and Otis Streets.

MBTA currently has bus stops and layover on Otis at Summer, on Federal at Franklin, and a bus stop on Franklin at Devonshire. The proponent should work with BTD and the MBTA to make sure bus operations are considered in the Proponent's plans, and these plans should be spelled out in the DPIR

There are currently State Police parking spaces around Winthrop Square. The proponent should work with BTD and the State Police to find a location for that parking should their proposal remove parking from the location. The proponent could look into providing parking in their garage for the State Police.

The proponent should spell out its valet plan, and how it will accommodate all valet internally.

Traffic

The PNF mentions that the proponent will explore using either BTM mode splits or US Census/National Household Travel Survey (NHTS) data for the corresponding census tract. Please include a discussion of what each mode split is and how you make this decision. Take into consideration that much federal data does not have non-commute data, so explain how you will account for non-commute trips in your mode split if you use Census/NHTS data.

The DPIR should show the full impact of all potential directionality changes on Devonshire and Otis Streets. If southbound traffic is proposed for Devonshire, the DPIR should investigate how lefts onto Summer Street will work, especially considering the current stop line for the Summer/Lincoln/Bedford intersection. If any of Devonshire and/or Otis would be closed to traffic, how will 100 Summer Street handle loading and parking?

BTM requests the study area include the following intersections:

- Any proposed driveways
- Franklin/Hawley
- Franklin/Devonshire/Otis
- Franklin/Federal
- Franklin/Congress
- Matthews/Federal
- Matthews/Congress
- Summer/Hawley
- Summer/Otis/Kingston
- Summer/Devonshire
- Summer/Bedford/Lincoln
- Summer/High
- Summer/Purchase/I-93 Ramp
- High/Federal
- High/Congress
- Essex/Lincoln/Surface
- Purchase/Congress
- Congress/Milk
- Arch/Franklin

Site Plan

The proponent needs to submit an engineered site plan within the context of the surrounding roadways at 1:20 scale depicting:

- Vehicular access and circulation
- Parking layout and circulation
- Pedestrian access and circulation
- Bicycle access and circulation
- Area shuttle/van pool pickup and drop-off
- Parking spaces for car sharing services
- Service and loading*
- Roadways and sidewalks
- Building layout
- Bicycle parking locations and types (covered, indoor, bike share, etc)
- Transit stops and connections
- Electric vehicle charging stations and ev-ready spaces

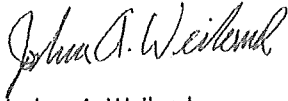
*Trash compactors/dumpsters need to be depicted as well.

Construction Management Plan

As the project in the DPIR advances, the proponents will be required to develop and submit a detailed Construction Management Plan (CMP) to BTM for review and approval. The CMP will address TDM measures for construction workers, proposed street occupancies, equipment staging, sidewalk and bike-lane relocations and hours of construction work. BTM will work with the proponents to execute the CMP.

The issues raised above should be addressed in the DPIR. BTD looks forward to working collaboratively with the proponents and the community in the review of these projects and to address any outstanding concerns in the permitting process.

Sincerely,



Joshua A. Weiland
Transportation Planner
Boston Transportation Department

Cc: Vineet Gupta, Director of Policy and Planning
John DeBenedictis, Director of Engineering

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

From: <311reply@boston.gov>

Date: Fri, Mar 10, 2017 at 9:39 AM

Subject: Boston 311 request number 101002034517

To: kristin.kara@boston.gov, heather.campisano@boston.gov

The following program/policy comment has been submitted to Boston 311. The request number is: 101002034517. See below for additional details.

Service Request

Nature of Request

Comment Type:	Complaint
Referred to:	BPDA: Administration (kristin.kara@boston.gov , heather.campisano@boston.gov)
What policy/program is your comment related to?	Winthrop Sq Development- opposed.
Comments on the Policy or Program:	Strongly opposed to Winthrop Sq development and it breaking the shadow law. SI believes that it is very short sighted to have a development cast a shadow on the Garden and it shouldn't happen.

Case History

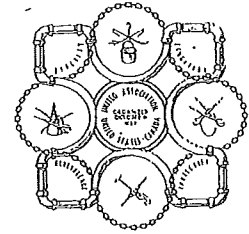
Contact Details

Name:	Sheila Leavitt	Phone:	[REDACTED]	Email:	[REDACTED]
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 AND VICINITY

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 TELEPHONE 617-323-0474
 FAX 617-323-1373



MARK FORTUNE
 BUSINESS AGENT

PETER GIBBONS
 BUSINESS MANAGER
 SECRETARY-TREASURER

MATTHEW JONES
 ORGANIZER

March 10, 2017

Dear City Councilor/ State Representative and State Senators,

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

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

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

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

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

Sincerely,

Peter Gibbons
 Business Manager
 46 Rockland Street
 West Roxbury, MA 02132

Mark Fortune
 Business Agent
 2558A Centre Street
 West Roxbury, MA 02132



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

Winthrop Square Project

1 message

Sat, Mar 11, 2017 at 3:39 PM

tadhg b [REDACTED]

To: casey.a.hines@boston.gov
Cc: jonathan.greeley@boston.gov

Dear City Councilor,

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

In order for Downtown Boston to evolve into a vibrant residential neighborhood, we need more residences. Winthrop Square will serve as a continuum of the success of Downtown Crossing.

The shadow issue in the early morning on the Boston Common should not stifle Boston's growth. I welcome a site-specific legislative change in the law to allow this project to move forward.

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

Sincerely,

Tadhg Brosnan
22 Sylvester Rd
Dorchester



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

Winthrop Square Garage Proposa

1 message

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

Tue, Mar 14, 2017 at 6:31 PM

Dear Mr. Hines:

I believe strongly that the Winthrop Sq Garage Redevelopment proposal, as planned, will permanently degrade Boston's precious Public Gardens, and it should not be approved. Green spaces are essential to the spirit and economic viability of cities. City parks are vulnerable to degradation by nearby oppressively giant buildings in countless ways, beyond just shadows. I understand the socially responsible intentions Mayor Walsh has for the income that would be generated by this project. Nonetheless, the planned elevation of the building, although it reaches toward the heavens, makes the project a deal with the devils of unchecked development.

Sincerely,

Andrew H. Lichtman, M.D., Ph.D.
Professor of Pathology
Harvard Medical School
Brigham and Women's Hospital
NRB-7, Room 752N
77 Avenue Louis Pasteur
Boston, MA 02115

Tel: [REDACTED]
Fax: [REDACTED]
email: [REDACTED]



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

Winthrop Square

1 message

Patricia Quinn [REDACTED]

Tue, Mar 14, 2017 at 7:36 PM

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

Dear Mayor Walsh,

I take you at your word that you are a great friend of Boston's parks and that Winthrop Square is not a done deal, and that you are still open to hearing what your constituents think. I am writing to you and other public officials who will soon be making decisions regarding Millennium's proposed 775-foot Winthrop Square development because I am opposed to this project.

First of all, this project violates existing State shadow laws that have protected the Boston Common and the Public Garden for over 25 years. I have lived in the Back Bay for over 40 years and I am not convinced that these laws are hindering in any significant way the *many* new buildings and redevelopment projects I see as I walk around downtown.

Furthermore, I fear that legislation to create a special exemption to these laws will negatively impact the Common, Garden, and Commonwealth Avenue Mall *permanently* and will be a slap in the face to past developers who played by the rules, while handing future developers the precedential proof that laws designed to protect our treasured historic landmarks are just a pause in negotiations.

I'm sure your administration and the BPDA could work with community organizations such as the Neighborhood Association of the Back Bay and the Friends of the Public Garden to come up with a development at Winthrop Square that does not cast new shadows on 3 of our city's most iconic parks. In the meantime, I hope the City will not participate in a legislative process to allow selling off the people's sunlight to the highest bidder.

The shadow laws are working. Development is burgeoning. To slightly alter a popular phrase, "If it ain't broke, please don't break it!"

Thank you.

Sincerely,
Patti Quinn
39 Commonwealth Avenue
Boston, MA 02116

4/10/2017

City of Boston Mail - Winthrop Square



Dear Mayor Walsh.docx

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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 last real estate market cycle and has sat idle for the last ten years.

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

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

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

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

Sincerely ,

James Holske
40 Delle Avenue
Boston, M.A. 02120





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

Winthrop Square Project

1 message

shariff green [REDACTED] Mon, Mar 20, 2017 at 7:44 PM
To: "andrea.campbell@boston.gov" <andrea.campbell@boston.gov>, "ayanna.pressley@boston.gov" <ayanna.pressley@boston.gov>, "juwan.skeens@boston.gov" <juwan.skeens@boston.gov>
Cc: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>, "jonathan.greeley@boston.gov" <jonathan.greeley@boston.gov>

Dear City Councilor,

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

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 growing and stunning neighborhood. The Winthrop Square project will offer desirable and relevant new residential condominiums, stunning public spaces, and create thousands of construction and full-time jobs. 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 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 Boston where height is appropriate and essential. Please support the legislative change needed to get Winthrop Square moving forward.

Sincerely,

Shariff Green
24 Irma st.
Boston MA 02124

NEW ENGLAND REGIONAL COUNCIL OF CARPENTERS

United Brotherhood of Carpenters and Joiners of America

750 DORCHESTER AVE., 3RD FLOOR
BOSTON, MA 02125-1132

MYNOR PEREZ
BUSINESS MANAGER



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TOLL FREE 888-632-8998
TELEPHONE (617) 825-6141
FAX: (617) 282-5047
E-MAIL: FLOORLU2168@GMAIL.COM

PAUL M. VILELA
BUSINESS REPRESENTATIVE / ORGANIZER

March 27, 2017

Boston City Council
One City Hall Square
Boston, MA 02201

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.

In addition to the significant public benefits that the Winthrop Square project provides, it is also particularly important to the Boston neighborhoods and trades as it will provide 2,950 construction jobs over its estimated construction build-out of 42 months, and a future 2,700 permanent jobs. 51% of these jobs are committed to Boston residents both during construction and afterwards.

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

Sincerely,

Carpenters Local 2168
Mynor Perez, Business Mgr.



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

Winthrop Square Boston

1 message

Zachary Haroutunian <[REDACTED]>
To: christopher.tracy@boston.gov, casey.a.hines@boston.gov

Fri, Apr 7, 2017 at 5:15 PM

VIA ELECTRONIC MAIL:

Dear Mr. Tracy and Ms. Hines:

I am writing to you today regarding the Winthrop Square Project by Millennium Partners and I wish to remain anonymous should you publish this letter. I have taken this lightly for the past few months, but have now realized this is not a joke. I have become extremely familiar with the developer, their employees, and their team, and most importantly, their product. As a current Millennium Tower Resident, and a life long Bostonian, I implore you to please not let this project proceed. The proposed tower, at its length, would rob our beautiful parks of sunshine. We must respect this jewel in our city instead of selling out to a failing developer who has a sinking tower with no solution in San Francisco. Having carried out a gut renovation of my unit in the Upper Grand Residences at the new Millennium Tower, facing Boston Harbor (my view would be unaffected by the proposed tower), I have become familiar with the product put forth by Millennium, and I have also become familiar with where they cut corners: for example, they promised us major brand name retailers to fill the commercial space, yet they had to beg Old Navy to come in. Clearly, this store is operating at a deficit. Another example, they promised us wide plank oak wood floors in our Purchase and Sale Agreements, and instead gave us the cheapest engineered hardwood/composite floors. It has become clear that with every project, more corners get cut, not just in the construction of the residential units, but in the common areas and outside the building as well. This is a developer that over-promises and under-delivers, consistently. If this is what they do to their residents and clients, just imagine what they would do to the city? I do believe the current site of the proposed tower should be developed, but for the right reasons, and by the right people. This proposed tower is neither creative nor beautiful. It is a generic, giant hunk of glass that will cast a shadow on our beautiful parks. Please remember that the "great hall" being proposed is just that - a proposal, and one that I highly doubt they will be able to carry out. Having been very let down by the commercial tenants at Millennium Tower, I encourage you to not expect any different from Winthrop Square. The current "flagship" Old Navy at the tower which promised to revitalize and bring life to the area is an absolute ghost town. You can sit outside for a whole day and count the number of people who go in the store with one hand. In addition, I feel that this project is being rushed, and the construction would also be rushed, not allowing the site to reach what could be its full potential. Please don't just allow someone to develop that unsightly garage just to get rid of it and pocket some cash. In addition, I would like to point out that a majority of the letters that were in support of the project, as well as the people attending the presentation on the 5th of December, were basically all Millennium Insiders, meaning, current employees of Millennium Partners, MP Franklin Tower Co LLC, and other affiliates, as well as residents who were encouraged to write positive reviews in exchange for expensed dinners at Pabu or the Owner's lounge. All of these people were incentivized, one way or another. As one person pointed out in her letter, the room was full of "lobbyists" and the true concerned residents were unable to get an unbiased, complete presentation of the project, not just including its benefits, but weighing out its many disadvantages. I would also like to point out the fact that over 1/3 of Millennium Tower was quickly and quietly sold to foreign investors who don't even live in Boston part-time, or even the United States for that matter. Furthermore, allowing this project to proceed is morally wrong. Think about the adverse effects this project would have on rent prices in Chinatown, all of these poor families will either be forced to pay more, or end up being pushed out of the city, regardless of how much Millennium pays the city to subsidize affordable housing. There are too many adverse impacts on this city to list, as I said before, I beg you, I implore you, do some soul searching, and ask yourselves, is this project right for this city and the people that live in it, the people that love the parks, the people that support the economy? Please do what is right for us, not just a developer who isn't even Boston-based, who will pack up and leave the city upon completion of the project, just like they did with One Charles. Should we not think very carefully about this project, the city we all know and love will soon be filled with nondescript glass towers, taking away the character and openness that we love so much. It's not just "another tower". The only reason Millennium bid so high for this project is because this is the only way they can make money following the San Francisco catastrophe. Upon the settlement of the pending lawsuits against Millennium, the Partners would have little to no money left. They don't care about this city, they just care about their bank accounts. Please sift through these letters and read the ones that come from the people who actually care, such as 97 year old Sydney Leonard, a staple of the Boston Ballet and an asset to the arts in this city. In her own words, "Boston is my true home - please don't tear it apart!" Thank you.

4/10/2017

City of Boston Mail - Winthrop Square Boston

Respectfully,

ZACHARY HAROUTUNIAN

Philanthropist and Business Owner

1 Franklin Street, Boston, MA 02110

Via email.

Dear City Councilor _____:

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

This is a very important project for the entire City of Boston. From the \$1.2 billion direct investment in the city to the cash infusion provided from the \$153 million purchase price which the Mayor has allocated to improvements in Franklin Park (\$28 million), completion of the Emerald Necklace (\$11 million) improvements to the Boston Common (\$28 million), as well as improvements to Orient Heights and Old Colony housing (\$35 million), the impacts of this project reach the entire City.

In addition, it is one of the only private developments stepping up to support the Mayor's agenda on Economic Inclusion Equity sharing, job training and a commitment to local, long term employment opportunities and Millennium has executed a Memorandum of Understanding with the City to show its commitment to Economic Inclusion.

Millennium Partners' track record in the City of Boston implementing challenging and difficult projects speaks for itself; they have helped to enliven and enrich downtown Boston.

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

I urge you to support this project.

Sincerely,

Reggie Lewis
230 Chestnut St
Chelsea, MA 02150

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

Via email.

Dear City Councilor _____:

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This is a very important project for the entire City of Boston. From the \$1.2 billion direct investment in the city to the cash infusion provided from the \$153 million purchase price which the Mayor has allocated to improvements in Franklin Park (\$28 million), completion of the Emerald Necklace (\$11 million) improvements to the Boston Common (\$28 million), as well as improvements to Orient Heights and Old Colony housing (\$35 million), the impacts of this project reach the entire City.

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Millennium Partners' track record in the City of Boston implementing challenging and difficult projects speaks for itself; they have helped to enliven and enrich downtown Boston.

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

I urge you to support this project.

Sincerely,

James King
James King

234 Gold St

S. Boston, MA 02127

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

Via email.

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I urge you to support this project.

Sincerely,

Joseph AddeSA
72 Stark Avenue
Rivers, MA 02181

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

Via email.

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I urge you to support this project.

Sincerely,



Brian Dougherty

382 Main St Apt 2b

Everett, MA 02149

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

Via email.

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I urge you to support this project.

Sincerely,

SHOLA MUHIDE SR

3320 Washington Street
Boston MA 02130

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

Via email.

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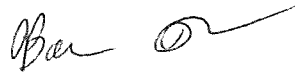
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I urge you to support this project.

Sincerely,


90 Whitford St.
Roslindale MA 02131

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

Via email.

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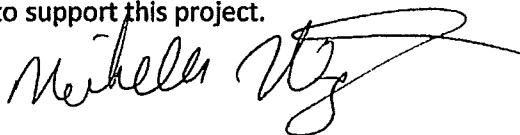
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I urge you to support this project.

Sincerely,



12 Wellington Hill St

Mattapan MA

02126

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

Via email.

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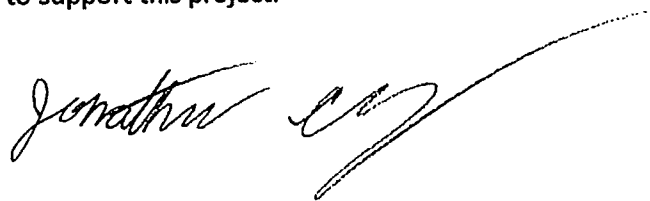
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I urge you to support this project.

Sincerely,



63 westwind Rd.
Dorchester, MA 02125

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

Via email.

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Sincerely, Jepsel Gomez Medina

353 chelsea st
East Boston 02128

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

Via email.

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Sincerely,

EBER ORANTES
210 REVERE BEACH PKWY APT # 11
CHELSEA, MA, 02150

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

Via email.

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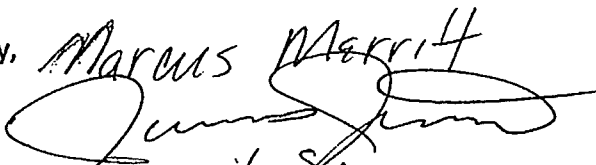
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I urge you to support this project.

Sincerely, 
4 Circuit Sq.
Roxbury, MA 02119

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

Via email.

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Sincerely,

Casey A. Hines
25 Radcliffe Road
Hayde Park MA 02136

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

Via email.

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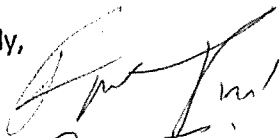
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Sincerely,



Ryan Tusi

492 N. Cory St.
Brockton, MA 02302

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

Via email.

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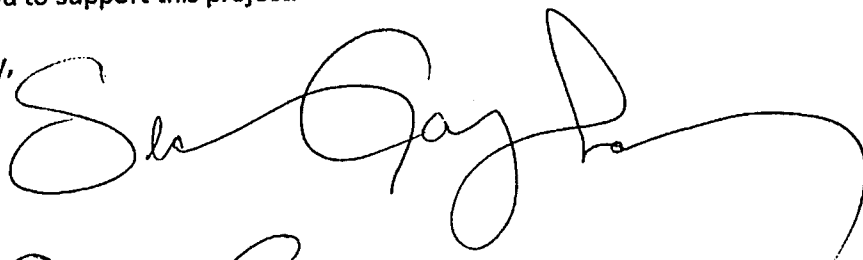
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Sincerely,



SEAN GAUGHAN

1495 HYDE PARK AVE
HYDE PARK MA, 02136

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

Via email.

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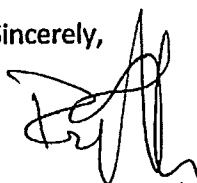
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Sincerely,



Ryan Herlihy
325 Commandants Way
APT 437
Chelsea, MA
02150

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

Via email.

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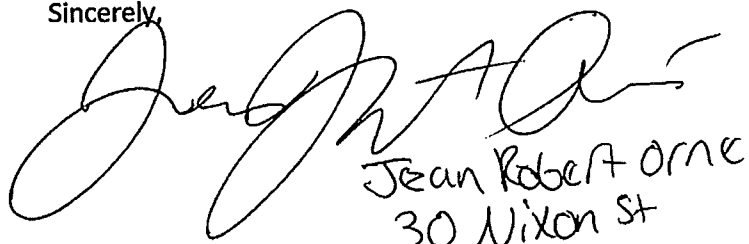
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Sincerely,



Jean Robert Orne
30 Nixon St
Boston Ma
02124

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

Via email.

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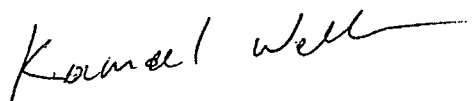
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Sincerely,



Kamal Wallace
478 Geneva Ave
Dorchester MA, 02122

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

Via email.

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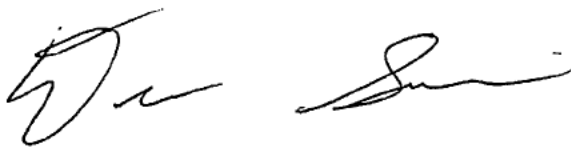
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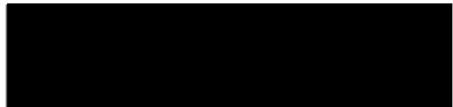
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I urge you to support this project.

Sincerely,



Deo Santos
8 Cushing Ave
Boston, MA 02125



Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

Via email.

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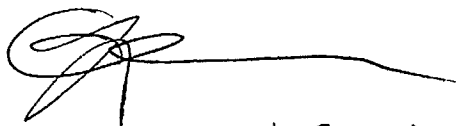
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I urge you to support this project.

Sincerely,

JAKEEN COBB



6 FLOYD ST APT #

Dorchester MA, 02125

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

Via email.

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I urge you to support this project.

Sincerely,



Derrick Rogers

140 Park St #29

Dorchester, MA 02125

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

Via email.

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Sincerely,

Carlos RODRIGUEZ

Carlos E Rodriguez

41 MENDELSHOON ST
ROSLINDALE MA.

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Robert Souto

15 Bruce St

Dorchester MASS 02124



Dear City Councilor _____:

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Sincerely,

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Pedro Lopez
1 Percival Pl #2
East Boston MA 02129

Dear City Councilor _____:

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

This is a very important project for the entire City of Boston. From the \$1.2 billion direct investment in the city to the cash infusion provided from the \$153 million purchase price which the Mayor has allocated to improvements in Franklin Park (\$28 million), completion of the Emerald Necklace (\$11 million) improvements to the Boston Common (\$28 million), as well as improvements to Orient Heights and Old Colony housing (\$35 million), the impacts of this project reach the entire City.

In addition, it is one of the only private developments stepping up to support the Mayor's agenda on Economic Inclusion Equity sharing, job training and a commitment to local, long term employment opportunities and Millennium has executed a Memorandum of Understanding with the City to show its commitment to Economic Inclusion.

Millennium Partners' track record in the City of Boston implementing challenging and difficult projects speaks for itself; they have helped to enliven and enrich downtown Boston.

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

I urge you to support this project.

Sincerely,

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

EDUARDO LOPES DA GAMA
37 SAINT EDWARD ROAD #2
BOSTON, MA

Dear City Councilor _____:

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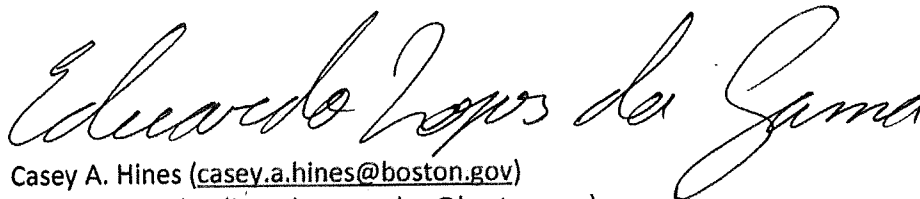
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Sincerely,



Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Yarmi Colfield

623 Massachusetts Ave

02118 Boston MASS

Dear City Councilor Tito Jackson:

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

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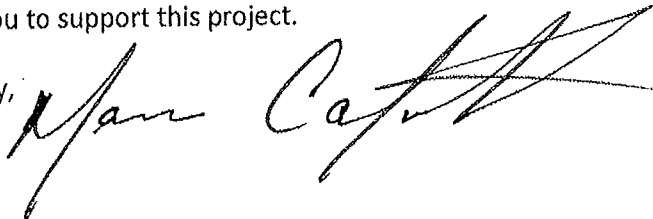
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Sincerely,



Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

KEVIN MASON
72A Cedar St
Boston MA, 02119

Dear City Councilor FITO JACKSON

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

This is a very important project for the entire City of Boston. From the \$1.2 billion direct investment in the city to the cash infusion provided from the \$153 million purchase price which the Mayor has allocated to improvements in Franklin Park (\$28 million), completion of the Emerald Necklace (\$11 million) improvements to the Boston Common (\$28 million), as well as improvements to Orient Heights and Old Colony housing (\$35 million), the impacts of this project reach the entire City.

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I urge you to support this project.

Sincerely,

Kevin Mason

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

JEFFERY ROBERTSON
80 WALTON ST
BOSTON MA 02119

Dear City Councilor TITO JACKSON

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

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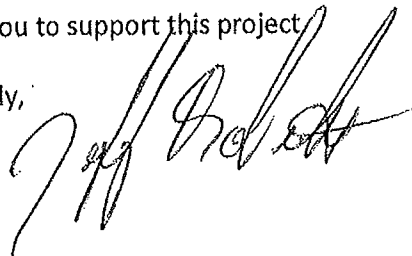
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I urge you to support this project

Sincerely,



Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Sheldon Jackson JR
44 ELISON AVE
BOSTON 02126
MARIAN

Dear City Councilor Andrea Campbell

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

This is a very important project for the entire City of Boston. From the \$1.2 billion direct investment in the city to the cash infusion provided from the \$153 million purchase price which the Mayor has allocated to improvements in Franklin Park (\$28 million), completion of the Emerald Necklace (\$11 million) improvements to the Boston Common (\$28 million), as well as improvements to Orient Heights and Old Colony housing (\$35 million), the impacts of this project reach the entire City.

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I urge you to support this project.

Sincerely,



Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Frederick Louis Jenne
9winton st
Roslindale 02121

Dear City Councilor Timothy McCarthy

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

This is a very important project for the entire City of Boston. From the \$1.2 billion direct investment in the city to the cash infusion provided from the \$153 million purchase price which the Mayor has allocated to improvements in Franklin Park (\$28 million), completion of the Emerald Necklace (\$11 million) improvements to the Boston Common (\$28 million), as well as improvements to Orient Heights and Old Colony housing (\$35 million), the impacts of this project reach the entire City.

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I urge you to support this project.

Sincerely,

Frederick Louis Jenne

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Nathaniel Price
27 Allston St
Dorchester Ma 02124

Dear City Councilor Frank Baker:

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

This is a very important project for the entire City of Boston. From the \$1.2 billion direct investment in the city to the cash infusion provided from the \$153 million purchase price which the Mayor has allocated to improvements in Franklin Park (\$28 million), completion of the Emerald Necklace (\$11 million) improvements to the Boston Common (\$28 million), as well as improvements to Orient Heights and Old Colony housing (\$35 million), the impacts of this project reach the entire City.

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I urge you to support this project.

Sincerely,



Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (Jonathan.greeley@boston.gov)

February 17, 2017

Ciana Carter
32 Hansborough St
Dorchester, MA

Dear City Councilor Frank Baker:

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

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I urge you to support this project.

Sincerely,



Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Melvin Saunders
34 Wyckoff St # 02125
Melvin Saunders

Dear City Councilor _____:

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

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I urge you to support this project.

Sincerely,



Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Eric V. Frederico
300 Bowdoin Street
Dorchester MA, 02122

Dear City Councilor Frank Baker :

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

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I urge you to support this project.

Sincerely,



Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (Jonathan.greeley@boston.gov)

February 17, 2017

MARLON KERR
6 HECLA STREET APT. 2
DORCHESTER MA. 02122

Dear City Councilor _____:

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

This is a very important project for the entire City of Boston. From the \$1.2 billion direct investment in the city to the cash infusion provided from the \$153 million purchase price which the Mayor has allocated to improvements in Franklin Park (\$28 million), completion of the Emerald Necklace (\$11 million) improvements to the Boston Common (\$28 million), as well as improvements to Orient Heights and Old Colony housing (\$35 million), the impacts of this project reach the entire City.

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I urge you to support this project.

Sincerely,



Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Joseph Gallagher
121 Saratoga St
E Boston 12028

Dear City Councilor _____:

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

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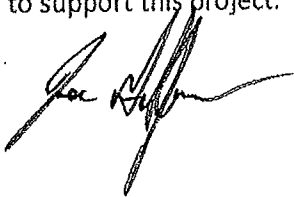
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I urge you to support this project.

Sincerely,



Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Reagan Andy
221 ~~Dud~~ 239 / Crown Point Dr
02136

Dear City Councilor Frank Baker

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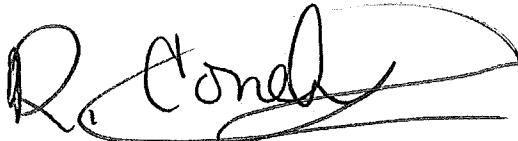
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I urge you to support this project.

Sincerely,



Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (Jonathan.greeley@boston.gov)

February 17, 2017

De los Santos
Jamaica Plain
02130

Dear City Councilor _____:

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

This is a very important project for the entire City of Boston. From the \$1.2 billion direct investment in the city to the cash infusion provided from the \$153 million purchase price which the Mayor has allocated to improvements in Franklin Park (\$28 million), completion of the Emerald Necklace (\$11 million) improvements to the Boston Common (\$28 million), as well as improvements to Orient Heights and Old Colony housing (\$35 million), the impacts of this project reach the entire City.

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I urge you to support this project.

Sincerely,

Robin E. de los Santos

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Rowell Simpson
3-D Castle Court
Boston Ma, 02118

Dear City Councilor Frank Baker:

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

This is a very important project for the entire City of Boston. From the \$1.2 billion direct investment in the city to the cash infusion provided from the \$153 million purchase price which the Mayor has allocated to improvements in Franklin Park (\$28 million), completion of the Emerald Necklace (\$11 million) improvements to the Boston Common (\$28 million), as well as improvements to Orient Heights and Old Colony housing (\$35 million), the impacts of this project reach the entire City.

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I urge you to support this project.

Sincerely,



Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Derek Samuels
49 Summer Street
Hyde Park Mass

Dear City Councilor Frank Butler

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

This is a very important project for the entire City of Boston. From the \$1.2 billion direct investment in the city to the cash infusion provided from the \$153 million purchase price which the Mayor has allocated to improvements in Franklin Park (\$28 million), completion of the Emerald Necklace (\$11 million) improvements to the Boston Common (\$28 million), as well as improvements to Orient Heights and Old Colony housing (\$35 million), the impacts of this project reach the entire City.

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I urge you to support this project.

Sincerely,



Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

Dear Council President Wu,

(Copies to all councilors)

As a Minority Business owner, I am writing to you in support of the 115 Winthrop project, Boston, MA as proposed by Millennium Partners which requires an amendment to the so-called Shadow Law protecting Boston Common and the Public Garden.

This project is one of the only private developments stepping up to support the City of Boston's agenda on Economic Inclusion and Equity. Millennium Partners' track record in the City of Boston implementing challenging and difficult projects speaks for itself in the many successful projects that have enlivened the City especially in the downtown. The fact that Millennium is now accepting the challenge to make its development more equal and accepting of the needed cultural shift that our City needs to make in order to be sustainable for all Bostonians is an important part of this project that has been under-emphasized by the press and public.

The goals of the project include:

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

The limited morning shadow impacts on the Public Garden and Public Common should not deter the City from moving forward with this development. I urge you to support the redevelopment of this under-utilized City parcel and support taking positive steps to make Boston a model City for Economic Equity + Inclusion.

Sincerely,

Jesus E. Martinez

Jesus E. Martinez

President & Owner

EIG, Elegance in Granite LLC

Cell: [REDACTED]

Cc: Casie A Hines- Boston Planning and Development Agency

February 17, 2017

Kenneth M. Davis
25 Mattapan St #2
Mattapan MA 02126

Dear City Councilor _____:

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

This is a very important project for the entire City of Boston. From the \$1.2 billion direct investment in the city to the cash infusion provided from the \$153 million purchase price which the Mayor has allocated to improvements in Franklin Park (\$28 million), completion of the Emerald Necklace (\$11 million) improvements to the Boston Common (\$28 million), as well as improvements to Orient Heights and Old Colony housing (\$35 million), the impacts of this project reach the entire City.

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I urge you to support this project.

Sincerely,



Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

HUNG LAM
28 TREATWAY #2
DORCHESTER, MA. 02125

Dear City Councilor _____:

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

This is a very important project for the entire City of Boston. From the \$1.2 billion direct investment in the city to the cash infusion provided from the \$153 million purchase price which the Mayor has allocated to improvements in Franklin Park (\$28 million), completion of the Emerald Necklace (\$11 million) improvements to the Boston Common (\$28 million), as well as improvements to Orient Heights and Old Colony housing (\$35 million), the impacts of this project reach the entire City.

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I urge you to support this project.

Sincerely,



HUNG LAM

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

Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Eric M. Bickford
127 Wren Street
W. Roxbury MA 02132

Dear City Councilor _____:

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

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I urge you to support this project.

Sincerely,

ERIC M. BICKFORD

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Alicia Mitchell
45 Village Court Apt. C
Roxbury, MA 02118

Dear City Councilor _____:

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

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I urge you to support this project.

Sincerely,

Alicia Mitchell

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Mark Mullaly
104 Myrtle Bank Avenue
Dorchester MA 02124

Dear City Councilor _____:

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I urge you to support this project.

Sincerely,

MARK MULLALY

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Lorne Johnson
316 Warren Street Apt. 3
Provincetown MA 02119

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Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Derrick Hobson
8 Woodville Park
Roxbury, MA 02119

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Derrick Hobson

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Raymond Pizarro
99 Fairmont Avenue Apt. 2
Hyde Park, MA 02136

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Raymond Pizarro

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Ignacio Blanco
6 Brookfield Street Apt. 2
Roslindale MA 02131

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Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

MALIK Roderick
20 AMORY AVE 1F
ROXBURY MA 02119

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Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

TONY LAI
21 Becla ST # 3
Dorchester, MA 02122

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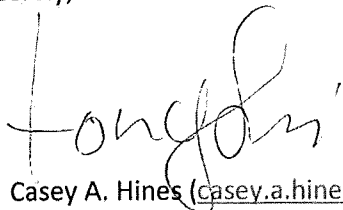
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Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

LIENG TRAN
225 HANCOCK ST
Dorchester MA 02125

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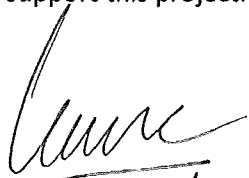
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Sincerely,


Lieng Tran

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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TEL: 617/350-0014
FAX: 617/282-2330

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JOSEPH BYRNE
BUSINESS REPRESENTATIVE/ORGANIZER

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Sincerely,

John Young
534 East Third Street
South Boston, MA 02127

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

Jillian Yebba
6 Marine Road
South Boston, MA 02127

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

Gregory Price
22 Ennis Road
Roxbury, MA 02119

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Jonathan Greeley (jonathan.greeley@boston.gov)

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Andrew Ray
9 McKone Street
Dorchester, MA 02122

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

Desmond Roach
258 Westville Street
Dorchester, MA 02122

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Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

Thomas Petersen
827 East Broadway
South Boston, MA 02127

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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David Evans
442 Warren Street, #1
Dorchester, MA 02121

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

Michael Ferrara
728 East Second Street
South Boston, MA 02127

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

Conor Flaherty
84 Orton Marotta Way
South Boston, MA 02127

Cc: Casey A. Hines (casey.a.hines@boston.gov)
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Bernard Johnson
120 Humbolt Avenue
Dorchester, MA 02121

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I urge you to support this project.

Sincerely,

Michael Lauro
10 O Street
South Boston, MA 02127

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

United Brotherhood of Carpenters and Joiners of America

NEW ENGLAND REGIONAL COUNCIL

CARPENTERS LOCAL 33, BOSTON, MASSACHUSETTS

1252 MASSACHUSETTS AVENUE
DORCHESTER, MA 02125



TEL: 617/350-0014
FAX: 617/282-2330

JOHN P. MURPHY, JR.
BUSINESS REPRESENTATIVE/ORGANIZER

JOSEPH BYRNE
BUSINESS REPRESENTATIVE/ORGANIZER

RILE RHODES
BUSINESS REPRESENTATIVE/ORGANIZER

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Sincerely,

David McCarthy
100 Ocean View Drive
Dorchester, MA 02125

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

Donald Milley
20 Patterson Way, # 208
South Boston, MA 02127

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

Harry Minucci
894 East Broadway
South Boston, MA 02127

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

Dennis Missett
186 H Street
South Boston, MA 02127

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

Kevin Rosher
54 F Street
South Boston, MA 02127

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

John Russell
247 Savin Hill Avenue
Dorchester, MA 02125

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

Orlando Stallworth
P.O. Box 220273
Boston, MA 02122

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

Patrick Wallace
205 West 8th Street
South Boston, MA 02127

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

Sergio Weber
30 Osprey Way
Dorchester, MA 02124

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

Andrick Wilkins
51 Bushnell Street
Boston, MA 02124

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

William Anderson
147 Elmer Road
Dorchester, MA 02122

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

Alphonse Beasley
159 Howard Avenue
Dorchester, MA 02125

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

Edward Bonsu
675 E. Fourth Street
South Boston, MA 02127

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

John Britt, III
20 Mascot Street
Dorchester, MA 02124

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

David Brown
45 Kingsdale Street
Dorchester, MA 02124

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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

I urge you to support this project.

Sincerely,

William Burchill
28 Thelma Road
Dorchester, MA 02122

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

United Brotherhood of Carpenters and Joiners of America

NEW ENGLAND REGIONAL COUNCIL

CARPENTERS LOCAL 33, BOSTON, MASSACHUSETTS

1252 MASSACHUSETTS AVENUE
DORCHESTER, MA 02125



TEL: 617/350-0014
FAX: 617/282-2330

JOHN P. MURPHY, JR.
BUSINESS REPRESENTATIVE/ORGANIZER

JOSEPH BYRNE
BUSINESS REPRESENTATIVE/ORGANIZER

RILE RHODES
BUSINESS REPRESENTATIVE/ORGANIZER

Via email.

Dear City Councilor Boston:

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Sincerely,

Jared Coakley
13 Loring Street
Boston, MA 02127

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

Mark Corbett
112 Boston Street
South Boston, MA 02127

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

Angel DeJesus
79 Rutland Street
Boston, MA 02118

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

United Brotherhood of Carpenters and Joiners of America

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Sincerely,

Sean Dooley
534 East Third Street
South Boston, MA 02127

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

Andy Durity
30 King Street
Dorchester, MA 02122

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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I urge you to support this project.

Sincerely,

Grady Eason
7 Glover Place
Boston, MA 02122

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

David Evans
442 Warren Street, #1
Dorchester, MA 02121

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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Sincerely,

Michael Ferrara
728 East Second Street
South Boston, MA 02127

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

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I urge you to support this project.

Sincerely,

Conor Flaherty
84 Orton Marotta Way
South Boston, MA 02127

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)



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

Winthrop Sq.- feedback

1 message

Tim Cook [REDACTED]
To: casey.a.hines@boston.gov
Cc: Liz Vizza [REDACTED]

Fri, Feb 3, 2017 at 11:14 AM

Hi Casey,

We have enough of NY developers playing with the rules. These guys are just like Trump.

I am opposed to any building that is so tall it puts shadows on the Boston Common. We have lots of buildings and only a couple parks.

Sincerely

Tim Cook
Beacon Hill

3/9/2017

City of Boston Mail - WINTHROP SQ.



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

WINTHROP SQ.

1 message

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

Fri, Feb 3, 2017 at 11:27 AM

CASEY:
PLEASE BE ADVISED I AM FIRMLY AGAINST ANY AND ALL PROJECT THAT CAUSE ADDITIONAL SHADOWS TO BE CAST ON ANY OF THE PROPERTIES - ESPECIALLY THE BEAUTIFUL, FEW PUBLIC SPACES IN OUR GREAT CITY.
M. J. KENNEDY



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

115 Winthrop Project

1 message

Zamawa Arenas [REDACTED]

Wed, Feb 8, 2017 at 4:39 PM

To: ayanna.pressley@boston.gov

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

Via email.

Dear City Councilor Ayanna Pressley, at-large

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

This project is one of the only private developments that supports the Mayor's agenda on Economic Inclusion Equity sharing, job training and a commitment to local, long term employment opportunities. The fact that Millennium is executing a Memorandum regarding Economic Opportunity and Inclusion and accepting the challenge to make its development more equal and accepting of the needed cultural shift that our City needs to make to be sustainable for all Bostonians is an important part of this project that has been under-emphasized by the press and public.

The goals of the project include:

- Minority participation in the investment capital of the project and a participation in its returns.
- 15% of the Value of Construction Contracts awarded to MBE/WBE Contractors
- 15% of Architecture & Engineering Consultant Contracts awarded to MBE/WBE firms
- 51% of Permanent Employees on the Project to be City of Boston Residents
- 50% of Permanent Building Contractor jobs to WBE/MBE

Participation in the anticipated new goals for Construction work force – 51% City of Boston Residents, 40% Minority and 12% Female.

The limited morning shadow impacts on the Public Garden and Public Common should be weighed against the economic and social benefits of this project in our community. Discussions about the shadow impacts have merit but the issue should not be the reason to deter the City from moving forward with this development.

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

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

Sincerely,

Zamawa Arenas

zamawa arenas
principalargus
75 central street
boston, ma 02109

p [REDACTED]

Cc: Christopher Tracey- BPDA

Casey A. Hines

Jonathan Greeley

February 17, 2017

Da Nguyen
02 GLENROSE ROAD
Dorchester MA 02124-2606

Dear City Councilor BOSTON:

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

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I urge you to support this project.

Sincerely,



Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

ALAN STREET
39 SHETON ST
DORCHESTER 02124

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I urge you to support this project.

Sincerely,



Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Karen Brown Holmes
66 Hudson Street Apt. 409
Boston, MA 02111

Dear City Councilor _____:

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I urge you to support this project.

Sincerely,

Karen Brown Holmes

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Brian Kelly
1 Grants Court
Charlestown MA 02129

Dear City Councilor _____:

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

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I urge you to support this project.

Sincerely,

BRIAN KELLY

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Aaron Nevers
123 Maxwell Street
Dorchester MA 02124

Dear City Councilor _____:

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

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I urge you to support this project.

Sincerely,

Aaron Nevers

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Martinho Rodrigues

112 George St #

Boston, Ma 02114

Dear City Councilor _____:

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Sincerely,

Martinho Rodrigues

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

TAI NGUYEN
41 Ashland St
Dorchester ma 02122

Dear City Councilor _____:

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Sincerely,



Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

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41 ASHLAND ST
Dorchester MA 02122

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In addition, it is one of the only private developments stepping up to support the Mayor's agenda on Economic Inclusion Equity sharing, job training and a commitment to local, long term employment opportunities and Millennium has executed a Memorandum of Understanding with the City to show its commitment to Economic Inclusion.

Millennium Partners' track record in the City of Boston implementing challenging and difficult projects speaks for itself; they have helped to enliven and enrich downtown Boston.

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

I urge you to support this project.

Sincerely,



Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Jerome Hobson
7 Samwet Street Apt 12
Dorchester MA 02125

Dear City Councilor _____:

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JEROME HOBSON

Cc: Casey A. Hines (casey.a.hines@boston.gov)
Jonathan Greeley (jonathan.greeley@boston.gov)

February 17, 2017

Janice Murphy
8 Cornwell Street #3
Dorchester MA 02124

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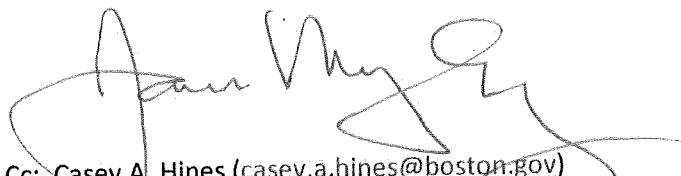
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