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;;;City Council on BCTV 170426

REFRAIN FROM ANY OUTWARD  
DEMONSTRATIONS OF OPPOSITION OR  
SUPPORT TO THE BEST OF YOUR  
ABILITY.

YOU CAN KEEP IT TO YOURSELVES OR  
MAYBE SILENT APPLAUSE WHOA FOR  
COUNCIL CHAMBERS, JUST MAKE SURE  
THAT SIGNS AND PLACARDS DON'T  
OBSTRUCT ANYONE HERE AS WELL AS  
TOUCHING OTHER PEOPLE.

GOOD AFTERNOON WE ARE HERE TO  
DISCUSS DOCKET 0566.

A HOME RULE PETITION, AN ACT  
PROTECTING SUNLIGHT AND  
PROMOTING ECONOMIC DEVELOPMENT  
IN THE CITY OF BOSTON.

WE ARE JOINED HERE BY  
ADMINISTRATION PANEL, WE HAVE  
CHIEF OF ECONOMIC DEVELOPMENT.  
WE HAVE DIRECTOR BRIAN GOLDEN  
AND I HAVE ADMINISTRATOR BILL  
AND BHA, BOSTON HOUSING  
AUTHORITY AND CRUSH NOR OF THE  
PARKS DEPARTMENT.

ALSO JOINED BY MY COLLEAGUES  
HERE ON THE CITY COUNCIL TO MY  
LEFT IS THE LEAD SPONSOR, CITY  
COUNCILOR BILL LINEHAN CITY  
COUNCILOR JOSH ZAKIM, MICHELLE  
WU, FRANK BAKER, MY RIGHT CITY  
COUNCILOR ANDREA CAMPBELL AND  
'KNEES SAW ESSAIBI GEORGE AND  
MATT O'MALLEY.

WE'LL BE JOINED BY OTHERS AS  
THEY COME IN.

THIS PETITION IF APPROVED WOULD  
BE ALLOWANCE OF THE DEVELOPMENT  
TO CATS SHADOW ON BOTH THE  
BOSTON COMMON AND SHADOW BANK  
ABUTTING MAY TAKE FORM.  
AND EXTEND SHADOW PROTECTIONS TO  
COPLY SQUARE.

I'LL TURN IT OVER TO THE LEAD  
SPONSOR TO FRAME THE DISCUSSION  
OF THE ARGUMENT THEN GET RIGHT  
INTO, BY INTRODUCE CAN  
ADMINISTRATION BY OPPONENT

PANEL, FRIENDS OF THE PUBLIC GARDEN AS WELL AS I THINK BRIEF POWER POINT PRESENTATION THAT WILL THEN BE FOLLOWED BY THE PROPONENTS, THE DEVELOPERS AND ALSO BRIEF POWER POINT PRESENTATION THEN SAM TYLER FROM THE RESEARCH WILL KICK OFF THE PUBLIC TESTIMONY PORTION. WE HAVE SIGN-IN SHEETS OVER HERE TO THE LEFT.

PLEASE SIGN IN IF YOU WISH TO TESTIFY.

WE HAVE A SUPPORT SHEET, WE HAVE OPPOSITION SHEET, TO THE BEST OF MY ABILITY AS CHAIR I'LL TRY TO GO ONE FOR ONE FOR AS LONG AS I CAN, JUST ASK WHEN YOU COME DOWN FOR PUBLIC TESTIMONY YOU BE AS BRIEF AS POSSIBLE GIVEN THE DEPTH OF PARTICIPATION WE HAVE TODAY AS WELL AS OVERFLOW ROOMS. LIKE TO TRY TO MOVE THE HEARING AS QUICKLY AND EFFICIENTLY AS POSSIBLE.

WITHOUT FURTHER ADUE, INTRODUCE CITY COUNCILOR BILL LINEHAN.

>> THE OPPORTUNITY TO INTRODUCE THIS TODAY.

THANK YOU ALL FOR BEING HERE. THAT IS AN IMPORTANT DAY FOR BOSTON AND IT'S GREAT TO SEE SO MANY PEOPLE ENGAGED IN THIS PARTICULAR MATTER.

ESSENTIALLY BEGAN THIS PROCESS NEARLY TWO YEARS AGO, THE CITY COUNCIL HAS WORKED CLOSELY WITH THE ADMINISTRATION AND THE BOSTON PLANNING AND DEVELOPMENT AGENCY TO SEE THAT WITH THE DISPOSITION OF THE GARAGE ON WINTHROP SQUARE THAT WE GOT THE BEST DEAL POSSIBLE.

DURING THAT PERIOD OF TIME WE HAD HEARINGS AND LENGTHY DISCUSSIONS AND DISCOURSE AND DIALOGUE AROUND WHAT WAS THE BEST WAY IN WHICH TO MOVE FORWARD.

INTENTION BACK AT THAT TIME WAS TO MAKE SURE THAT THE CITY OF BOSTON, NOT THE B.R.A. PET, WOULD BE THE BENEFICIARY AND RECIPIENT OF THE DOLLARS RAISED

THROUGH THIS SALE.

WE ALSO FELT THROUGH MEMORANDUM OF AGREEMENT WITH THE BPDA THAT WE WOULD MOVE THIS MATTER FORWARD, GIVE THEM THE OPPORTUNITY, DISPOSE OF THE PROPERTY, BECAUSE WE FELT AS A BODY THAT WE WOULD GET THE BEST DEAL IF IT WAS MANAGED AND WORKED IN THIS WAY.

AND FAR AND BEHOLD WHAT HAPPENED WAS THAT WE RECEIVED A MEMORANDUM, BUT ONE THAT CLEARLY WAS \$50 BILLION OVER ANY OTHER AND BROUGHT POTENTIAL AMOUNT TO THE CITY OF BOSTON, NET PROCEEDS OF DEVELOPMENT OF \$153 MILLION. AT THAT TIME WE WOULDN'T HAVE IMAGINE THAT THAT WOULD HAVE BEEN THE MONEY GENERATED, WE DID PUT TOGETHER AN AGREEMENT WITH THE BPDA AND WE ALSO VOTED TO DISPOSE OF THE PROPERTY IN THAT MANNER AS A COUNCIL.

THIS PARTICULAR DEVELOPMENT HAS BEEN IN MY DISTRICT FOR THE PAST FOUR YEARS AND COUNCILOR LaMATTINA FOR SIX.

THE PLACE HAS BEEN DERELICT, IN DISARRAY FOR A LONG TIME EVEN WHILE WE WERE OPERATING THE GARAGE.

AT THAT TIME THE BHA WAS RECEIVING \$1.8 MILLION ANNUALLY TO FUND THEIR PUBLIC SAFETY DIVISION WITHIN THE AUTHORITY. AND GOING FORWARD THERE WAS A LOT OF ILLICIT ACTIVITY, IT WAS A DRAG ON THE DOWNTOWN CORE, AGAIN IN MY DISTRICT.

AND FOR MANY YEARS BOTH SAL AND I WERE TRYING TO MAKE SURE THAT SOMEONE PAID ATTENTION AND TO MOVE THIS PROPERTY.

AGAIN, I COULDN'T IMAGINE US BEING IN POSITION TO NET \$153 MILLION OWL OF IT.

I'M SURE THAT THE AUTHORITIES, BOTH THE PARKS DEPARTMENT, HOUSING AUTHORITY AND THE AG AGENCY, BPDA WILL ARTICULATE THE AMOUNTS AND PROTECTED DESIGNATIONS FOR.

THAT BUT I LOOK AT THIS PETITION

AND I SPONSORED THIS PETITION  
BECAUSE THIS IS A GOOD DEAL FOR  
BOSTON.

THIS IS PROBABLY THE BIGGEST  
DEAL AND ON TOP OF IT, WE'RE  
ENHANCING THE EXISTING LAWS THAT  
ARE IN PLACE REGARDING THE  
SHADOW.

MANY OF YOU KNOW THAT I WORK FOR  
THE PARKS DEPARTMENT FOR 12  
YEARS AND THAT I TRULY  
UNDERSTAND YOUR INTEREST AND  
YOUR ADVOCACY.

BUT WE ARE THE STEWARDS, THE  
GOVERNMENT, THE ELECTED  
OFFICIALS OF THESE PUBLIC SPACES  
AND PLACES.

LITTLE MY OPINION, THAT'S WHY WE  
HAVE THIS PETITION IN FRONT OF  
US, I HOPE THAT MY COLLEAGUES  
WILL SUPPORT IT GOING FORWARD,  
THAT THIS IS THE BEST DEAL FOR  
BOSTON.

AND I THINK THE CHAIRMAN,  
FORGIVE ME THESE FEW MINUTES TO  
INTRODUCE THIS, I KNOW WE'LL  
HEAR MUCH ABOUT SHADOW LENGTH  
AND RELATIVITY TO OTHER PROJECTS  
AND SHADOWS AND SO FORTH.

BUT I CAN TELL YOU IN MY 30  
YEARS HERE IN THE CITY OF BO  
BOSTON, I TELL YOU THAT WE'VE  
BEEN IN THE SITUATION WHERE WE  
COULD NET THIS AMOUNT OF MONEY  
FOR THAT MINIMAL IMPACT ON THE  
BOSTON COMMON PUBLIC YARD.

THANK YOU.

>> THANK YOU COUNCILOR.

ALSO JOINED BY CITY COUNCILOR  
MARK CIOMMO AND CITY COUNCILOR  
SALAH MA TINA.

YOU CAN INTRODUCE FOLLOW BY THE  
DIRECTOR, ADMINISTRATOR AND THE  
COMMISSIONER JUST ASK THAT WE  
KEEP THE FIRST PANEL AS TIGHT AS  
POSSIBLE TO SAY MAYBE 15-20  
MINUTES IF THAT'S POSSIBLE  
BETWEEN NEXT TWO PANELS  
IMPORTANT TO GET INTO PUBLIC  
TESTIMONY.

LOT OF PEOPLE TOOK TIME OUT OF  
THEIR BUSY SCHEDULES FROM WORK  
AND FROM HOME TO TESTIFY.

SO I THINK IT'S IMPORTANT FOR

CITY COUNCIL TO HEAR FROM OUR  
CONSTITUENTS FROM THE TAXPAYERS,  
RESIDENTS OF OUR CITY.

WITHOUT FURTHER ADUE YOU HAVE  
THE FLOOR, WELCOME, JOHN.

>> I'LL TRY TO KEEP MY COMMENTS  
BRIEF.

FOR THE RECORD JOHN, CHIEF OF  
ECONOMIC DEVELOPMENT FOR THE  
CITY OF BOSTON.

COUNCILOR PRESIDENT WU,  
COUNCILOR LINEHAN, THANK YOU  
VERY MUCH FOR INTRODUCING THE  
MATTER AND OTHER MEMBERS OF THE  
CITY COUNCIL, THANK YOU FOR THE  
INVITATION TO TESTIFY THIS  
AFTERNOON IN SUPPORT OF THIS  
HOME RULE PETITION AND IN  
SUPPORT OF A ONCE IN A  
GENERATION PROJECT FOR THE CITY  
OF BOSTON AND ITS RESIDENTS.  
THE COLLABORATION BETWEEN THE  
WALSH ADMINISTRATION AND THE  
CITY COUNCIL THROUGHOUT THE  
WORKING SESSIONS PROVIDED  
GUIDANCE ON PRIORITIES OF  
COUNCILORS AND HOW TO OBTAIN THE  
MOST BENEFITS FOR RESIDENTS.  
I'D ALSO LIKE TO THANK AND  
ACKNOWLEDGE MY COLLEAGUES THAT  
ARE SITTING ALONGSIDE WHO WILL  
IN FACT IN THIS ORDER PRESENT TO  
YOU TODAY AND AS YOU'VE SAID  
COUNCILOR FLAHERTY, BRIAN  
GOLDEN, DIRECTOR OF THE BPDA,  
BILL, DIRECTOR OF THE BOSTON  
HOUSING AUTHORITY, CHRIS COOK,  
COMMISSIONER OF PARKS AND REC.  
AS WELL AS THOSE WHO HAVE BEEN  
WORKING ON THIS PROPOSAL FOR  
MONTHS NOW.

AND ALL OF OUR PARTNERS WHO ARE  
HERE IN SUPPORT.

SINCE IT WAS CONDEMNED IN MAY  
2013, 11 WINTHROP SQUARE HAS  
BEEN UNDER UTILIZED CITY ASSET  
IN THE HEART OF DOWNTOWN BOSTON.  
IN 2015 TRYING TO APPROVE  
TRANSFER OF 115 WINTHROP SQUARE  
FROM THE CITY TO THE BPDA THE  
CITY COUNCIL TASKED THE CITY AND  
THE BPDA TO SECURE THE MOST  
VALUE FOR THIS SITE.

AND THAT ANY PROCEEDS WOULD COME

BACK TO THE CITY TO DIRECTLY  
BENEFIT THE RESIDENTS OF BOSTON.  
I CAN SAY WITH FULL CONFIDENCE  
THAT THE MILLENNIUM PARTNERS'  
PROPOSAL FOR WINTHROP SQUARE IS  
THE MOST ECONOMICALLY  
ADVANTAGEOUS TO BOSTON AND ITS  
RESIDENTS.

RETAIL, OFFICE, COMMUNITY SPACE  
BUT THE CITY WILL RECEIVE \$15.3  
MILLION IN TWO FINANCIAL  
STATEMENTS.

\$102 MILLION PAID WHEN THE  
PROPERTY IS CONVEYED AND \$51  
BILLION WHEN CONDOS ARE  
SOLD.

IN ADDITION THE PROJECT WILL  
PROVIDE THE CITY WITH \$12  
MILLION IN ESTIMATED ANNUAL  
PROPERTY TAXES.

2.5 MILLION TO AFFORDABLE  
HOUSING SUPPORT AND 800,000 FOR  
WORKFORCE TRAINING PROGRAMS.

THIS \$1.2 BILLION PROJECT WILL  
ALSO CREATE 2,950 CONSTRUCTION  
JOBS AND 2,700 NEW PERMANENT  
JOBS.

THESE NUMBERS ARE SIGNIFICANT,  
PROVIDE DIRECT INFUSION EVER  
FUNDING THAT IS UNCOMMON AND  
ALLOWS FOR DIRECT BENEFIT THAT  
STRETCHES ACROSS EACH  
NEIGHBORHOOD.

I WILL ALLOW MY COLLEAGUES TO  
EXPAND UPON THE DIRECT BENEFITS  
TO OUR PARKS, OPEN SPACE,  
AFFORDABLE HOUSING AND THE  
REGULATORY PROCESS.

I'M HERE TODAY TO DISCUSS THE  
ECONOMIC IMPACT OF THIS PROJECT  
SPECIFICALLY THE FLEXIBLE,  
COLLABORATIVE AND FIRST OF ITS  
KIND MOU BETWEEN THE WALSH  
ADMINISTRATION AND MILLENNIUM  
PARTNERS ON ECONOMIC OPPORTUNITY  
AND INCLUSION.

BOSTON'S ROBUST CONSTRUCTION AND  
REAL ESTATE MARKET, BOTH THE  
WALSH ADMINISTRATION AND  
MILLENNIUM PARTNERS ACKNOWLEDGES  
THE DISPARITY IN ECONOMIC  
OPPORTUNITIES AVAILABLE TO OUR  
RESIDENTS.

THE OPPORTUNITY FOR INCLUSION WE

HAVE CREATED WITH THIS PROPOSAL ARE UNPRECEDENTED AND FUNDAMENTAL BENEFITS AND COMMITMENT TO ECONOMIC MOBILITY IN THIS MOU ENSURE GREATER PARTICIPATION OF ALL OF OUR BOSTON RESIDENTS AND MUST NOT BE UNDERSTATED.

WHEN MAYOR WALSH ASKED MILLENNIUM TO ADHERE TO THE CITY STANDARD IN EQUITY AND INCLUSION THE BOSTON RESIDENT JOB POLICY, THEY STEPPED UP AND WE WENT BEYOND.

IN FACT MILLENNIUM PARTNERS MADE A SHOW OF COMMITMENT TO BOSTON AND IS RESIDENTS BY AGREEING TO THE UPDATED BRJP STANDARD, WELL BEFORE THEY WERE PASSED BY THIS CITY COUNCIL AND SIGNED BY THE MAYOR.

YOU RECOGNIZE THE NEED FOR INCLUSION AT ALL STAGES OF THE PROJECT FROM DEVELOPMENT CONSTRUCTION AND OPERATION OF THE BUILDING WHICH INCLUDES GOALS FOR DIVERSIFYING CONSULTANTS, SERVICE CONTRACTS AND PERMANENT BUILDING EMPLOYEES.

THE CREATIVE SUPPLY OF DIVERSITY LANGUAGE WILL FOSTER MORE ACCESS AND OPPORTUNITIES FOR MWBEs BEFORE, DURING AND AFTER THE CONSTRUCTION PHASE OF THE PROJECT.

THIS MOU CALLS FOR 15% OF ALL PROFESSIONAL SERVICES CONTRACTS BEFORE OR DURING THE CONSTRUCTION PHASES, TO BE WOMEN AND MINORITY-OWNED BUSINESSES. SMALLER BID PACKAGES WILL BE CREATED TO ALLOW FOR BOTH A SUPPLY AND DEMAND OF CONSTRUCTION PHASE ON THE PROJECTS TO BE GIVEN TO SMALLER FIRMS, PARTICULARLY WITH PARTICULAR EMPHASIS ON WOMEN AND MINORITY-OWNED FIRMS.

MILLENNIUM PARTNERS SET HIGH END GOALS MORE REPRESENTATIVE OF BOSTON FOR THEIR OWN STAFF AND WILL MAKE EFFORTS TO BUILD A WORKFORCE AND A TEAM THAT IS

WORKING ON THIS PROJECT THAT IS  
CONSTITUTED 51% BOSTON  
RESIDENTS, 50% MINORITY AND 50%  
WOMEN.

MILLENNIUM WILL ALSO DEMONSTRATE  
EFFORTS TO SEEK OUT AND OFFER  
OPPORTUNITIES TO MINORITIES AND  
WOMEN-OWNED BUSINESSES, TO  
CONTRIBUTE TO INVESTMENT CAPITAL  
TOWARDS THE PROJECT.

THIS MOU CALLS FOR STRATEGIC  
OUTREACH THAT PRIORITIZES  
BOSTON'S CURRENT WORKFORCE AND  
WORKFORCE OF THE FUTURE.

THE MOU LANGUAGE SPELLS OUT  
SPECIFIC WAYS MILLENNIUM  
PARTNERS WILL BUILD CAPACITY OF  
OUR SMALL CONTRACTORS AND  
SUBCONTRACTORS ON THE PROJECT.  
IT ALSO FOCUSES ON THE  
IMPORTANCE OF CREATING A WORKING  
RELATIONSHIP BETWEEN THE GC  
SUFFOLK CONSTRUCTION AND THE  
WMBE SUBCONTRACTORS THROUGH  
SUFFOLK'S TRADE PARTNERSHIP  
SERIES.

THIS SERIES WILL ALSO PROVIDE  
TRAINING FOR WOMEN AND  
MINORITY-OWNED BUSINESS ON  
EVERYTHING FROM ESTIMATING TO  
SCHEDULING, TO FINANCING.  
TO HELP WIDEN THE PARTICIPATION  
IN JOBS PLACEMENT, MILLENNIUM  
WILL PARTNER WITH THE MAYOR  
SUMMER JOBS PROGRAM, OPERATION  
EXIT, YOUTH BUILD AND BUILDING  
PATHWAYS PROVIDING OPPORTUNITIES  
FOR EDUCATION AND TRAINING FOR  
THOSE IN NEED OF CAREER  
PATHWAYS.

THE COLLABORATION WITH THE WALSH  
ADMINISTRATION IS UNPRECEDENTED  
IN A PRIVATE CONSTRUCTION  
PROJECT IN THE CITY OF BOSTON.  
THIS AGREEMENT ALLOWS FOR  
RECOMMENDATIONS FROM THE CITY  
DURING EACH PHASE AND  
CULTIVATING A TRANSPARENT  
WORKING RELATIONSHIP AMONG ALL  
STAKEHOLDERS.

THE ECONOMIC DEVELOPMENT CABINET  
IS READY AND EAGER TO PARTNER  
WITH MILLENNIUM WITH CONTRACTORS  
AND FORGE RELATIONSHIPS BETWEEN



THE DEVELOPERS AND NOT AS WELL-KNOWN SMALLER SHOPS THROUGHOUT THE CITY.

THE OFFICE OF ECONOMIC DEVELOPMENT WILL PROVIDE FEEDBACK AND GUIDANCE TO ASSURE FAIR, DIVERSE AND MORE LOCAL BIDDING PROCESSES FOR BUILDING SERVICE CONTRACTORS. MILLENNIUM WILL ALSO DESIGNATE COMPLIANCE OFFICER FOR COLLABORATION ON SUPPLY DIVERSITY AND BRJP PROCESS DURING CONSTRUCTION BY ANNUALLY. AS WELL AS THREE YEARS AFTER THE RECEIPT OF THE OCCUPANCY PERMIT OF REPORTING PUBLICLY THE RESULTS OF THE PROJECT. THIS PROJECT WILL NOT SIMPLY IMPACT RESIDENTS IN ONE NEIGHBORHOOD BUT WILL REACH ACROSS THE CITY FROM EAST BOSTON TO MADAPAN FOR YEARS TO COME. FROM THE BEGINNING THIS HAS BEEN A COLLABORATIVE, TRANSPARENT PROCESS WITH THE CITY COUNCIL AND WE HAVE ALWAYS KEPT BOSTONIANS AS OUR FIRST PR PRIORITY.

NOT ONLY ARE WE RECEIVING THE BEST PRICE FOR THIS LAND, BUT WITH THIS MOU IN PARTICULAR WE ARE SIGNIFICANTLY CONTRIBUTING TO MOVING BOSTONIANS UP THE INCOME LADDER.

AND THIS ADMINISTRATION AND MAYOR WALSH'S PARTICULAR COMMITMENT TO WORKFORCE DEVELOPMENT AND ECONOMIC EQUITY AND INCLUSION MOVE FORWARD. NO OTHER PROJECT CAN PROVIDE THESE BENEFITS TO OUR MOST VULNERABLE RESIDENTS.

AT A TIME WHEN WE ARE WORRIED ABOUT THE FUTURE OF FEDERAL FUNDING NOW IS THE TIME TO MOVE FORWARD ON THIS PROJECT.

THANK YOU.

>> THANK YOU VERY MUCH, CHIEF, THE TWO-YEAR COUNCIL THE PROPERTY PLUS THE DISPOSITION AND TRANSFER BUT FOR I GUESS FULL DISCLOSURE LONGEST SERVING MEMBER OF THE COUNCIL, NOT THE

OLDEST BUT THE LONGEST SERVING.  
WHEN LATE MAYOR MENINO ANNOUNCED  
FOR A THOUSAND FOOT TOWER ON  
WINTHROP SQUARE THAT WE ALL  
REMEMBER.

THAT IS THE DEBATE AND  
DISCUSSION THAT GOT STARTED BACK  
THEN THEN SORT OF TOOK FORTH,  
THIS ADMINISTRATION.

WITHOUT FURTHER ADUE, DIRECTOR,  
WELCOME, GOOD TO SEE YOU, BRIAN,  
YOU HAVE THE FLOOR.

>> THANK YOU MR. CHAIRMAN,  
PLEASURE TO BE BACK BEFORE THE  
COUNCIL.

I WANT TO THANK MY COLLEAGUES  
FOR THOROUGHLY DETAILING THE  
POTENTIAL BENEFITS, CHIEF BARROS  
AND SOON TO COME BOSTON HOUSING  
AUTHORITY ADMINISTRATOR BILL  
MCGONIGLE AND CHRIS COOK.  
FROM THE PARKS AND RECREATION  
DEPARTMENT.

I THINK IT'S IMPORTANT TO HEAR  
FROM A VARIETY OF GOVERNMENTAL  
STAKEHOLDERS WHY THE PROPOSAL  
THAT WE'RE DISCUSSING TODAY IS  
TRULY UNIQUE AND OF TREMENDOUS  
VALUE TO THE PEOPLE OF BOSTON.  
I'M PLEASED THAT BOSTON PLANNING  
AND DEVELOPMENT AGENCY THE BPDA  
HAS THE OPPORTUNITY TO LEAD THIS  
PROCESS GIVING THE CITY OF  
BOSTON A ONCE IN A GENERATION  
OPPORTUNITY TO REAP TREMENDOUS  
BENEFITS FROM A VALUABLE CITY  
PARCEL.

I'LL START WITH THE BRIEF  
OVERVIEW OF THE PROCESS THAT HAS  
GOTTEN US TO THIS POINT AND WHAT  
THIS HOME RULE PETITION WILL DO  
AND WHY IT IS SO NECESSARY.

IN 2015, THE BPDA WORKED WITH  
THE COUNCIL TO CONDUCT A ROBUST  
AND TRANSPARENT PROCESS TO  
ENSURE THAT THE BPDA WOULD  
SECURE THE MOST VALUE FOR THIS  
SITE AND THAT ANY PROCEEDS WOULD  
COME BACK TO THE CITY TO  
DIRECTLY BENEFIT THE RESIDENTS  
OF BOSTON WHO OWN THE PROPERTY.  
SINCE THEN, WE RETURNED MANY  
TIMES TO THE COUNCIL FOR WORKING  
SESSIONS TO MAKE SURE WE GOT

THIS CRITICALLY IMPORTANT  
PROCESS RIGHT.

I WANT TO BE CLEAR ABOUT ONE  
IMPORTANT POINT BECAUSE THERE  
HAS BEEN SOME CONFUSION.  
THE BPDA HAS BEEN UP FRONT, R,  
FORTHRIGHT AND HONEST WITH THE  
COUNCIL THROUGHOUT THIS PROCESS.  
AND AS SOON AS IT WAS CLEAR THAT  
A PROJECT OF THIS SCALE WOULD  
CERTAINLY BE OUT OF COMPLIANCE  
WITH THE EXISTING STATE LAW, WE  
BEGAN IMMEDIATELY TO ENGAGE  
STAKEHOLDERS INCLUDING THE  
COUNCIL TO DISCUSS A WAY  
FORWARD.

WE APPRECIATE THE VALUABLE ROLE  
THE COUNCIL HAS PLAYED STARING  
US -- STEERING US TO WHERE WE  
ARE TODAY.

IN MARCH OF LAST YEAR WE ISSUED  
A REQUEST FOR A PROPOSAL FOR THE  
REDEVELOPMENT OF THE GARAGE  
SITE.

OVER THE FOLLOWING MONTH, WE  
HAVE RECEIVED A RANGE OF  
PROPOSALS THAT TON TEMP PLATED  
TOWERS, ANCHORED BY NEW  
RESIDENCES, OFFICES, HOTEL  
ROOMS, RETAIL AND RESTAURANTS.  
OR MISSION OF SEVERAL OF THESE  
USES, THE SIX PROPOSALS WE  
RECEIVED WERE MADE AVAILABLE TO  
THE PUBLIC, WE ENCOURAGED PEOPLE  
TO VIEW THE PROPOSALS AND SUBMIT  
FEEDBACK.

WE THEN CONVENED AN INTERAGENCY  
REVIEW COMMITTEE COMPOSED OF  
OFFICIALS FROM OUR AGENCY AS  
WELL AS SEVERAL OTHER RELEVANT  
CITY DEPARTMENTS TO THOROUGHLY  
EVALUATE EACH OF THE PROPOSALS.  
IN JUNE WE HOSTED AN OPEN HOUSE  
IN THE EVENING AT FANEUIL HALL  
WHERE THE PUBLIC WAS INVITED TO  
REVIEW AND ENGAGE WITH  
DEVELOPMENT TEAMS AS WELL AS OUR  
STAFF.

I'M PLEASED THAT HUNDREDS OF  
RESIDENTS, STAKEHOLDERS,  
BUSINESS OWNERS AND MORE JOINED  
US THAT EVENING.

AFTER CAREFUL CONSIDERATION AND  
LISTENING TO THE PUBLIC FEEDBACK

THE COMMITTEE ULTIMATELY RECOMMENDED MILLENNIUM PARTNERS TO MAYOR WALSH BASED ON THEIR PROPOSAL'S STRENGTH AND FIVE KEY AREAS.

ONE, DEVELOPER AND DESIGN TEAM COLLABORATION.

TWO, SUSTAINABILITY ENVIRONMENT AND ENVIRONMENTAL SENSITIVITY.

THREE, A DESIRE TO ESTABLISH A HEARTY PUBLIC REALM, FOUR, A DYNAMIC PROGRAMMING REFLECTIVE OF AN EVOLVING FINANCIAL DISTRICT.

AND FIFTH, A ROBUST ECONOMIC DEVELOPMENT STRATEGY FOR THE DOWNTOWN AND THE CITY AS A WHOLE.

IT WAS THEN DETERMINED THAT THE PROJECT AS PROPOSED AS WELL AS ALL OF THE OTHER PROPOSALS THAT HAD BEEN SUBMITTED WOULD VIOLATE A COMPLEX STATE LAW FROM THE EARLY 1990s, REGARDING SHADOWS ON THE COMMON AND THE PUBLIC GARDEN.

OVER THE PAST SEVERAL MONTHS MILLENNIUM PARTNERS HAS SPENT A SIGNIFICANT AMOUNT OF TIME FIGURING OUT EXACTLY WHAT KIND OF IMPACT THIS SHADOW WOULD HAVE.

A FEW FACTS.

ON DAYS OF THE YEAR THERE'S NO NET NEW SHADOW GENERATED BY THE PROPOSED PROJECT AFTER 8:00 A.M. FOR THE GARDEN AND 9:30 A.M. FOR THE BOSTON COMMON. WHEN AVERAGED OVER THE ENTIRE YEAR THE DURATION OF NET NEW PROHIBITED SHADOW IS APPROXIMATELY FIVE MINUTES ON THE PUBLIC GARDEN AND 35 MINUTES ON THE BOSTON COMMON.

THAT MEANS THAT FOR OVER \$150 MILLION IN DIRECT INVESTMENT IN OUR CITY, OVER 12 MILLION DOLLARS A YEAR IN PROPERTY TAX REVENUE, MILLIONS MORE FOR AFFORDABLE HOUSING AND WORKFORCE DEVELOPMENT AND SIGNIFICANT PUBLIC REALM IMPROVEMENTS WHERE A BLIGHTED GARAGE NOW SITS THE PROPOSED TOWER WILL NEVER CAST A

SHADOW THAT IMPACTS THE BOSTON COMMON OR THE PUBLIC GARDEN AFTER 9:30 IN THE MORNING. INTERESTINGLY AS THE LAW IS WRITTEN, IF THE WINTER SQUARE PROPERTY WAS IN THE AREA THAT IS DEFINED AS THE MIDTOWN CULTURAL DISTRICT WHICH RUNS ROUGHLY ALONG WASHINGTON STREET AND TURNS OVER TOWARDS BOYLSTON, THE STATE TRANSPORTATION BUILDING AND THE PARK PLAZA, IF THE WINTHROP SQUARE PROPERTY WAS IN THAT AREA, MIDTOWN CULTURAL DISTRICT, IT WOULD BE COMPLIANT WITH THE STATE REGULATION AND WE WOULDN'T BE HERE TODAY.

LET ME BE CLEAR.

WE STRONGLY AGREE WITH THE CONCERN ABOUT FUTURE SHADOWS ON OUR PARKS.

THAT'S WHY WE'RE TAKING THIS OPPORTUNITY TO PROPOSE AMENDING THE LAW TO FURTHER PROTECT THE COMMON.

OUR PROPOSAL ELIMINATES THE REMAINDER OF THE SO-CALLED SHADOW BANK IN THE LEGISLATION. THIS IS THE MECHANISM SET UP IN THE EXISTING STATE LAW TO ALLOW PROJECTS WITHIN THE MIDTOWN CULTURAL DISTRICT TO DRAW FROM A ONE ACRE BANK.

THIS ELIMINATION OF THE SHADOW BANK WILL LIMIT THE SLOW MOVING MID DAY SHADOW THAT COULD BE CAST ON THE COMMON IN THE FUTURE.

NOW, IF WE DON'T PASS THIS HOME RULE PETITION AND ELIMINATE THE SHADOW BANK, IT'S IMPORTANT TO UNDERSTAND THAT WE ARE LEAVING THE DOOR OPEN FOR ADDITIONAL MID DAY SHADOWS TO BE CAST ON THE COMMON IN THE FUTURE.

THE EXISTING LAW PERMITS THIS. THE HOME RULE PETITION THAT IS BEFORE YOU ALSO TAKES TWO IMPORTANT STEPS THAT WE BELIEVE WILL FURTHER STRENGTHEN THE VIBRANCY OF OUR DOWNTOWN AND STEWARDSHIP OF OUR OPEN SPACES FOR YEARS TO COME.

FIRST, IT WILL CODIFY THE SHADOW

PERFORMANCE ELEMENTS OF ARTICLE 48 OF THE BOSTON ZONING CODE, WHICH IS MODELED AFTER THE BOSTON COMMON SHADOW PROTECTIONS AND LIMITS NEW SHADOW ON COPLEY SQUARE PARK CAST FROM FUTURE STRUCTURES BUILT WITHIN THE STUART STREET DISTRICT.

THIS ZONING IS BASED ON THE GUIDELINES THAT WERE DEVELOPED THROUGH A ROBUST, MULTI-YEAR PLANNING STUDY AND ZONING WAS ADOPTED BY THE ZONING COMMISSION IN 2016.

WE SEE THIS AS AN IMPORTANT STEP TO PROVIDE COPLEY SQUARE PARK WITH THE SAME SHADOW PROTECTIONS AS THE BOSTON COMMON.

SECOND, THE PETITION REQUIRES THE BOSTON PLANNING AND DEVELOPMENT AGENCY TO CONDUCT A PLANNING INITIATIVE FOR DOWNTOWN BOSTON INCLUDING BUT NOT LIMITED TO THE MIDTOWN CULTURAL DISTRICT AND THE FINANCIAL DISTRICT TO DEFINE A TRANSPARENT AND PREDICTABLE FUTURE FOR THE AREA. THE INITIATIVE WILL BE CONDUCTED IN PARTNERSHIP WITH THE COMMUNITY AND WILL INCLUDE ANALYSIS AND RECOMMENDATIONS SPECIFICALLY RELATED TO THE IMPACTS OF DEVELOPMENT INCLUDING SUNLIGHT AND SHADOW IN A FINAL REPORT.

I ALSO WANT TO ADDRESS THE CONCERNS ABOUT POTENTIAL PRECEDENT BY AMENDING THIS LEGISLATION FOR ONE PARTNER. WE BELIEVE THE WINTHROP SQUARE SITE WARRANTS THIS AMENDMENT BECAUSE OF THE SIGNIFICANT PUBLIC VALUE ASSOCIATED WITH THIS REDEVELOPMENT SITE IN THE HEART OF OUR DOWNTOWN.

IN OUR ASSESSMENT THE SITE IS UNIQUE AND THERE ARE NO OTHER CITY CITI-OWNED PARCELS THAT WOULD DELIVER THIS KIND OF FINANCIAL RETURN BACK TO THE RESIDENTS OF BOSTON.

WHO OWN THE PARCEL.

IN A LATER PANEL THIS AFTERNOON YOU WILL HEAR FROM THE FRIENDS

OF THE PUBLIC GARDEN, I KNOW OUR PARKS COMMISSIONER CHRIS COOK WOULD AGREE THAT THE FRIENDS OF THE PUBLIC GARDENS ARE CLOSE ALLIES OF THIS ADMINISTRATION'S EFFORTS TO PRESERVE AND MAINTAIN OUR OPEN SPACE.

WE ADMIRE AND VALUE THEIR STRONG ADVOCACY AND CONFERRED WITH THEM THROUGHOUT THIS PROCESS.

WE LOOK FORWARD TO THEIR CONTINUED PARTNERSHIP AS WE LAUNCH OUR DOWNTOWN PLANNING STUDY.

THEIR IDEAS HAVE SHAPED PARTS OF THE LEGISLATION NOW BEFORE YOU AND WE WILL CONTINUE TO WORK CLOSELY WITH THEM IF THIS PROJECT MOVES FORWARD.

WE REVIEWED THEIR CONCERNS AND THEIR PROPOSALS FOR MORE WIDESPREAD MODIFICATIONS FOR THE REGULATION OF SHADOW.

WHILE WE AGREED THERE IS AN OPPORTUNITY TO EXAMINE SHADOW BOTH IN AND OUT OF THE MIDTOWN CULTURAL DISTRICT, WE FEEL IT IS ABSOLUTELY NECESSARY THAT WE COMPLETE THE DOWNTOWN PLANNING STUDY IN PARTNERSHIP WITH COMMUNITY STAKEHOLDERS SUCH AS THE FRIENDS, BEFORE ANY FINAL REFORMS ARE PUT IN PLACE.

UNDER MAYOR WALSH, THIS ADMINISTRATION IS FOCUSED ON A COLLABORATIVE AND INCLUSIVE APPROACH TO COMPREHENSIVE PLANNING.

A THOROUGH COMMUNITY-BASED PLANNING EFFORT OF THIS SIZE WILL LIKELY TAKE BETWEEN TWO AND THREE YEARS TO COMPLETE.

DURING THIS TIME IT IS IMPORTANT THAT WE CONTINUE TO RESPONSIBLY GUIDE DEVELOPMENT AND TAKE ADVANTAGE OF THE CURRENT REAL ESTATE CYCLE.

WE HAVE TOO MUCH AT RISK.

I'M CONFIDENT THAT OUR LEGISLATION STRIKES THE RIGHT BALANCE BETWEEN MAINTAINING STRONG PROTECTIONS FOR OUR OPEN SPACES WHILE CREATING ECONOMIC GROWTH THAT BENEFITS THE ENTIRE

CITY AND ADDRESSES REAL HUMAN NEEDS.

THROUGHOUT THE PROCESS WE HAVE ENJOYED A CLOSE WORKING RELATIONSHIP WITH THE CITY COUNCIL.

AND I LOOK FORWARD TO CONTINUING THAT AS WE REALIZE THE BENEFITS THIS PROJECT CAN DELIVER.

NOW, SINCE THIS HOME RULE PETITION WAS ORIGINALLY FILED TWO WEEKS AGO WE'VE HEARD FROM STAKEHOLDERS WHO ARE LOOKING FOR CLARIFICATION TO THE LANGUAGE IN SECTION SEVEN AND EIGHT REGARDING SHADOW PROTECTION FOR COPLEY SQUARE PARK.

TO THAT END I WOULD RESPECTFULLY REQUEST THAT THE COMMITTEE CONSIDER THREE LANGUAGE CHANGES TO THE HOME RULE PETITION.

FIRST, WE ASK THAT YOU ADJUST THE DATE REGARDING THE UPDATED VERSION OF ARTICLE 48 OF THE BOSTON ZONING CODE FROM MARCH 1st TO MARCH 31st FOR CONSISTENCY.

SECOND, IN THE DEFINITION OF COPLEY SQUARE PARK, WE PROPOSE SHIFTING THE PHRASE, QUOTE, EXCLUDING LAND ARC CUPID BY TRINITY CHURCH, UNQUOTE, TO THE END OF THAT SENTENCE FOR ADDITIONAL CLARITY.

AND THIRD, WE ASK THAT YOU INCLUDE CLARIFYING LANGUAGE THAT WOULD ENSURE THAT THIS NEW REGULATION DOES NOT HAVE ANY UNINTENDED IMPACTS ON EXISTING STRUCTURES AND STRUCTURES THAT HAVE ALREADY RECEIVED LOCAL ZONING ENTITLEMENTS.

WE REQUEST THAT THE LANGUAGE IN SECTIONS 7 AND 8 CLEARLY STATE THAT ANY STRUCTURES THAT HAVE ALREADY RECEIVED LOCAL ZONING ENTITLEMENT ARE INCLUDED IN A DEVELOPMENT PLAN, PLANNED DEVELOPMENT AREA MASTER PLAN WITHIN THE STUART STREET DISTRICT ON OR BEFORE MARCH 31st, 2017.

CAN MOVE FORWARD AS APPROVED. THIS AMENDMENT WOULD ENSURE THAT



EXISTING BUILDINGS THAT ARE  
ALREADY BUILT ARE EXEMPT FROM  
THE SHADOW LAW.

AND IF SOMETHING WAS TO HAPPEN  
TO THEM THEY WOULD BE  
GRANDFATHERED IN UNDER THIS  
PROPOSED LANGUAGE.

SECOND, IT PROTECTS PROJECTS  
THAT COMPLY WITH THE SHADOW  
RESTRICTIONS AND STATED IN THE  
STUART STREET ZONING AND RECEIVE  
THEIR DEVELOPMENT ZONING  
APPROVALS BUT HAVE NOT YET BEGUN  
CONSTRUCTION.

I WANT TO BE CLEAR THAT ALL  
PROJECTS WITHIN STUART STREET  
DISTRICT THAT HAVE RECEIVED  
THEIR ZONING APPROVAL BUT HAVE  
NOT YET BEEN BUILT COMPLY WITH  
THE SHADOW RESTRICTIONS BUILT  
INTO ARTICLE 48 OF THE ZONING  
CODE.

AND ANY FUTURE AMENDMENTS TO  
THESE PROJECTS ARE MASTER PLANS  
WOULD BE REQUIRED TO BE IN  
COMPLIANCE AS WELL.

AS CODIFIED BY THIS HOME RULE  
PETITION.

WE BELIEVE THESE AMENDMENTS  
PROVIDE ADDITIONAL CLARITY TO  
THE LEGISLATION, ARE CONSISTENT  
WITH THE APPROACH TAKEN TO  
EVALUATE SHADOW UNDER EXISTING  
REGULATION AND MAINTAIN OUR  
COMMITMENT TO PROTECTING  
SUNLIGHT IN COPLEY SQUARE PARK.  
THANK YOU VERY MUCH FOR YOUR  
TIME.

>> THANK YOU DIRECTOR.

COULD YOU SUBMIT THOSE THE  
CHANGES, TRYING TO KEEP UP WITH.

>> ABSOLUTELY, MR. CHAIRMAN.  
PPRECIATE THAT.

YOU CAN STATE YOUR NAME AND  
AFFILIATION, YOU HAVE THE FLOOR.

>> CERTAINLY, COUNCILOR, I'M THE  
ADMINISTRATOR.

BOSTON HOUSING AUTHORITY.

MEMBERS OF THE COUNCIL I HAVE  
APPEARED BEFORE THIS COUNCIL  
SEVERAL TIMES OVER THE PAST FEW  
YEARS DETAILING THE FUNDING  
DECLINE OF THE BOSTON HOUSING  
AUTHORITY HAS EXPERIENCED OVER

THE PAST DECADE DUE TO CUTS IN  
FEDERAL FINANCIAL SUPPORT FOR  
PUBLIC HOUSING.

IT IS NOT UNREASONABLE TO  
SUGGEST THAT GIVEN THE  
PRIORITIES OF THE CURRENT  
LEADERSHIP IN CONGRESS AND  
CURRENT ADMINISTRATION IN  
WASHINGTON THAT THOSE CUTS WILL  
CONTINUE AND IN FACT DEEPEN.  
I CAN PROVIDE THAT IF NEEDED BUT  
AS YOU ALREADY KNOW, THE BHA HAS  
NOT RECEIVED ADEQUATE CAPITAL OR  
OPERATING SUPPORT TO MAINTAIN  
THE PORTFOLIO FOR YEARS.  
THE IMPACT OF THIS TO PUT MANY  
OF OUR PROPERTIES AT RISK.  
TWO OF THESE PROPERTIES ARE THE  
HOMES IN SOUTH BOSTON AND ORIENT  
HEIGHTS PUBLIC HOUSING  
DEVELOPMENT IN EAST BOSTON.  
BOTH OF THESE SITES WE HAVE  
BEGUN A PROCESS OF REDEVELOPMENT  
THROUGH PUBLIC-PRIVATE  
PARTNERSHIPS.

BUT IN ORDER TO CONTINUE THIS  
WORK WE ARE RELIANT ON THIS CITY  
COMMITMENT WHICH CAN ONLY BE  
REALIZED THROUGH THE SALE OF THE  
WINTHROP STREET GARAGE.

AT THE HOMES WE HAVE BEEN  
FORTUNATE TO RECEIVE TWO  
SEPARATE \$2 MILLION SEED GRANTS  
FROM THE FEDERAL GOVERNMENT  
THROUGH HOPE 6 PROGRAM AND  
THROUGH THE STIMULUS FUNDING.  
WITH THESE GRANTS WE WERE ABLE  
TO COMPLETE ABOUT HALF OF THIS 8  
840 UNIT SITE.

BUT THERE NOR SUCH FEDERAL  
GRANTS ON THE HORIZON AT THIS  
POINT AND WE STILL HAVE 450  
SEVERELY DETERIORATED UNITS LEFT  
TO REDEVELOP AND 450 CURRENTLY  
HOUSED FAMILIES THAT ANXIOUSLY  
AWAIT THIS TRANSITION.

WITH THE \$25 MILLION FROM THE  
WINTHROP STREET GARAGE WE WILL  
BE ABLE TO COMPLETE UP TO 200  
ADDITIONAL UNITS AT THE SITE  
WHILE LEVERAGING AN ADDITIONAL  
70 MILLION AND OTHER PUBLIC AND  
PRIVATE INVESTMENT TO COMPLETE  
ANOTHER QUADRANT AT THE SITE.

AT ORIENT HEIGHTS WE HAVE  
SIMILARLY BEGUN THE REDEVELOPMENT  
OF THIS 331 UNIT THROUGH A  
PUBLIC-PRIVATE PARTNERSHIP.  
WE ARE UNDERWAY ON CONSTRUCTION  
OF 120 NEW UNITS, WE'RE FUNDING  
THE BHA AND STATE PARTNER DHCD  
ACCUMULATED OVER MORE THAN A  
DECADE TO SEED THIS PROJECT.  
BUT THAT MONEY IS ALL BEING USED  
FOR PHASE ONE AND WE WILL NOT BE  
ABLE TO CONTINUE ON TO PHASE TWO  
WITHOUT THE 10 MILLION IN  
WINTHROP GARAGE FUNDING.  
WITH THE 10 MILLION FROM THE  
WINTHROP GARAGE WE WOULD  
LEVERAGE AN ADDITIONAL 45  
MILLION TO CONSTRUCT ANOTHER 100  
UNITS AT THE SITE.  
WITH THIS SEED FUNDING --  
WITHOUT THIS SEED FUNDING WE ARE  
STALLED ON THIS PROJECT AS WELL.  
WE HAVE RESIDENT LEADERS HERE  
FROM BOTH THE LYNCH HOMES AND  
ORIENT HEIGHTS AS WELL AS SOME  
OF OUR CITY-WIDE RESIDENT  
LEADERS HERE TODAY THAT I'M SURE  
THEY WILL ALSO CONVEY THE  
IMPORTANCE OF THIS FUNDING FOR  
OUR PUBLIC HOUSING COMMUNITIES.  
I WANT TO EMPHASIZE THAT THESE  
RESIDENTS DESERVE YOUR SUPPORT  
AND DESERVE THE INVESTMENT THAT  
THE MAYOR AND THE CITY HAVE  
COMMITTED TO THEM.  
WE WILL MAKE EXCELLENT USE OF  
THESE DOLLARS TO ATTRACT PRIVATE  
SECTOR PARTNERS AND ADDITIONAL  
FUNDING.  
IN CLOSING WE AT THE BHA WILL  
CONTINUE TO EXPLORE CREATIVE  
WAYS TO GENERATE REDEVELOPMENT  
FUNDS FOR OUR PUBLIC HOUSING.  
HOWEVER, MAKE NO MISTAKE ABOUT  
IT, CURRENTLY IMPLEMENTED AND  
PROPOSED FEDERAL BUDGET CUTS TO  
THE PUBLIC HOUSING PROGRAM ARE  
NOT JUST ANOTHER ROUTINE  
EXERCISE IN BALANCING BUDGETARY  
PRIORITIES.  
BUT THEY ARE IN FACT AN ONGOING  
THREAT TO THE TENS OF THOUSANDS  
OF CHILDREN, ELDERLY AND  
DISABLED FOLKS THAT CALL PUBLIC

HOUSING HOME IN OUR CITY.  
THEREFORE, I RESPECTFULLY  
REQUEST THAT YOU SUPPORT THIS  
HOME RULE PETITION BEFORE YOU  
TODAY.

THANK YOU.

>> THANK YOU, BILL.

COMMISSIONER, WELCOME.

>> THANK YOU, CHAIRMAN, THANK  
YOU COUNCIL.

I'M CHRIS COOK THE COMMISSIONER  
OF PARKS AND RECREATION, I'D BE  
REMISS IF I DIDN'T THANK VARIOUS  
FRIENDS AND GROUPS REPRESENTING  
DIFFERENT PARKS, SOME IN SUPPORT  
OF THIS HOME RULE PETITION, SOME  
THAT AREN'T IN SUPPORT.

IT'S IMPORTANT TO NOTE THAT  
FRIEND TODAY, YESTERDAY AND  
TOMORROW NO MATTER WHAT THE  
RESULT OF THIS HOME RULE  
PETITION IS.

HOWEVER THAT BEING SAID BOSTON  
PARKS AND RECREATION FEELS THIS  
IS GENERATIONAL OPPORTUNITY FOR  
AMERICA'S FIRST PARK AND ALSO  
BOSTON'S MOST IMPORTANT NATURAL  
RESOURCE AREA, FRANKLIN PARK.  
BOSTON PARKS CHALLENGED BY  
REALITY OF MAINTAINING AND  
IMPROVING BELOVED  
INFRASTRUCTURE.

29200 THAT THE BOSTON PARKS AND  
RECREATION HAS RESPONSIBILITIES  
FOR IS COVERED ON ANNUALIZED  
BASIS BUT ROUGHLY \$20 MILLION  
CAPITAL BUDGET TO SUPPORT THOSE  
2200 ACRES.

THAT BEING BOUEYED BY LARGEST  
PARKS DEPARTMENT BUDGET IN  
SUPPORT OF THIS COUNCIL MEANS  
THAT THERE ARE WIDESPREAD  
CHALLENGES THROUGHOUT OUR  
SYSTEM.

THE WINTHROP SQUARE PROJECT  
WOULD PROVIDE CAPITAL  
IMPROVEMENTS AND ENDOWMENTS FOR  
BOSTON COMMON AND FRANKLIN PARK  
AS HIGHLIGHTED AS IMPORTANT IN  
IMAGINE BOSTON 200 AND OPEN  
SPACE AND RECREATION PLAN FROM  
2015 TO 221 AS DETAILED IN A  
WIDESPREAD COMMUNITY PROCESS.  
AS AMERICA'S FIRST PARK, BOSTON

COMMON HAS WELL OVER 1.5 MILLION UNIQUE VISITORS A YEAR IMPACTS THE PARK ARE PARK FAR MORE THAN THE CURRENT BUDGET.

THE IMPROVEMENT IS BOSTON COMMON THAT THIS 28 MILLION WOULD PROVIDE ONCE AGAIN LARGER THAN OUR ENTIRE CAPITAL BUDGET FOR THE ENTIRE SYSTEM, WOULD HAVE ENABLE NET IMPROVEMENT THAT PEOPLE'S EXPERIENCE OF THAT OPEN SPACE.

AS WITH ALL BOSTON PARKS AND RECREATION DEPARTMENT CAPITAL PROJECTS, THESE FUNDS WOULD GO THROUGH A ROBUST COMMUNITY PROCESS, HOWEVER WE WOULD ENSURE THAT ITEMS TO BE CONSIDERED ARE PATHWAY IMPROVEMENTS, IRRIGATION SYSTEMS, LIGHTING, TURF REPAIR AND MORE.

BOSTON PARKS AND RECREATION ALSO STRONGLY FEELS THAT THE COUNCIL SHOULD CONSIDER SOME OF THESE FUNDS SHOULD BE ENDOWED AND RESTRICTED FOR MAINTENANCE FUNDS FOR THE PARK.

IMPROVEMENTS TO THE JEWEL OF THE EMERALD NECKLACE, FRANKLIN PARK, BOSTON PARKS LARGEST PARK SITUATED IN THE GEOGRAPHIC CENTER OF THE CITY BETWEEN THE RED LINE AND ORANGE LINES WHERE MOST OF OUR CHILDREN LIVE, HAVE BEEN DEFERRED FOR OVER A CENTURY.

REPRESENTING THE LARGEST INVESTMENT IN THE PARKS SINCE ITS ACTUAL CREATION, THESE FUNDS WOULD BE ALLOCATED AGAIN THROUGH ROBUST COMMUNITY PROCESS AND COULD INCLUDE PATHWAYS, LIGHTING, SECURITY, RENOVATION OF THE OVERLOOK, THE BAND STAND AND COUNTLESS MORE.

AS WITH THE COMMON, BOSTON PARKS AND RECREATION STRONGLY FEELS THAT CERTAIN FUNDS BE CONSIDERED FOR RESTRICTION AND FOR MAINTENANCE ENDOWMENT.

WE ALSO FEEL THAT THIS IS AN OPPORTUNITY TO USE THESE ENDOWMENTS AS A CATALYST FOR PHILANTHROPIC GIVING.

THE WINTHROP SQUARE PROJECT PROVIDES AN OPPORTUNITY TO CARE FOR THESE PARKS IN PERPETUITY. THANK YOU VERY MUCH FOR YOUR CONSIDERATION.

>> THANK YOU VERY MUCH, COMMISSIONER.

GET INTO LINE OF INQUIRY FROM THE COUNCIL JUST ASK MY COLLEAGUES BE AS BRIEF AS POSSIBLE GIVEN TO THE TWO PANELS AS WELL AS PUBLIC TESTIMONY. I'M GOING RIGHT TO MY COLLEAGUE AND VICE CHAIR, CITY COUNCILOR JOSH ZAKIM.

>> THANK YOU FOR YOUR SYSTEM. IT'S NICE TO SEE SO MANY PEOPLE HERE TODAY FILLING THE CHAMBER ESPECIALLY SOME OF MY NEIGHBORS, BEACON HILL, BACK BAY, WE SPENT A LOT OF TIME DISCUSSING THIS OVER THE PAST FEW MONTHS. SO, I HAVE A COUPLE OF QUESTIONS, I WILL KEEP IT BRIEF AS I KNOW THERE'S LOT OF FOLKS WHO WANT AN OPPORTUNITY TO SPEAK HERE.

BUT ONE OF MY CONCERNS, SOMETHING THAT I'VE MENTIONED IN MEETING WITH SOME OF YOU, WITH OTHERS HERE THROUGHOUT THIS PROCESS, IS THAT WE REALLY SEEM TO BE HERE NOT JUST PRECEDENT, NOT JUST CHANGING THE LAWS FOR ONE PROJECT, THOSE ARE CONCERNS ON THEIR OWN.

BUT WE'VE BEEN PRESENTED WITH AN ALL OR NOTHING DEAL.

PROCEED POEAL HAS NEVER SEEN OTHER OPTIONS, NEVER SEEN WHAT THE IMPACTS -- WE'VE SEEN THROUGH SHADOW STUDY THAT THE FRIENDS COMMISSIONED, OTHER HEIGHTS AND SHADOW IMPACTS THERE.

BUT IT'S VERY DIFFICULT I THINK FOR ME AND VENTURE MANY OF THE PEOPLE IN THIS ROOM TO MAKE THE BEST DECISION POSSIBLE AND BEST INTEREST OF THE CITY OF BOSTON AND PEOPLE WHO LIVE HERE WITHOUT KNOWING WHAT THE IMPACTS WOULD BE FINANCIALLY AND IMPACTS ON OUR PARKS OF BUILDING THAT WAS

NOT 77, MAYBE 650 FEET OR 500 FEET OR 400 FEET.

I THINK THAT'S SOMETHING THAT I WOULD STILL LIKE TO SEE AT THIS POINT IN TIME IF ANY OF YOU ARE ABLE TO COMMENT ON THAT WOULD BE I THINK AN IMPORTANT BASELINE, INFORMATION FOR ALL OF US TO HAVE.

>> SURE.

FIRST I THINK FOR PURPOSES OF CONTEXT, IT'S PROBABLY WORTH NOTING HOW THE REDEVELOPMENT OF THE SITE ORIGINALLY WAS ROLLED OUT SEVERAL YEARS AGO ALMOST A DECADE AGO AS THE CHAIRMAN POINTED OUT IT WAS ORIGINALLY ENVISIONED AS POTENTIAL SITE FOR A 1,000 FOOT TOWER, THAT DIDN'T GET VERY FAR THROUGH THE PROCESS BEFORE IT REALLY ENCOUNTERED POLITICAL REALITY IN DOWNTOWN BOSTON IT IN THE FORM OF THE FEDERAL AVIATION, 10 FOOT TOWER WOULD BE COMPLETELY UNACCEPTABLE AT THAT SITE.

WE ARE SIGNIFICANTLY BELOW THE POINT WHERE FIRST -- A TOWER THERE WAS FIRST CONTEMPLATED ABOUT A DECADE AGO WITH REGARD TO THE ORIGINAL IMPOSED HEIGHT. THE DEVELOPMENT OF THIS PARCEL OBVIOUSLY IS SIGNIFICANT UNDERTAKING, AT MAXIMUM BUILD OUT WHICH WE BELIEVE TO BE SOMEWHERE IN THE 700-FOOT RANGE, MAY BE AS LOW AS 720 FEET WHEN A FINAL FAA DETERMINATION IS MADE BECAUSE AGAIN AS MANY OF YOU ARE -- ALL OF YOU KNOW THE FAA CONTINUES TO SCRUTINIZE HEIGHT HERE.

BUT THIS PROJECT IS GOING THROUGH THE ARTICLE 80 PROCESS RIGHT NOW SO NOT TO PREJUDGE OUTCOMES BY ANY STRETCH, THERE'S A VIBRANT, ROBUST COMMUNITY PROCESS UNDERWAY.

AND HEIGHT WILL BE DISCUSSED IN THE CONTEXT OF ARTICLE 80. WE'RE NO WHERE NEAR THE END OF THE CONVERSATION YET IN THE NEIGHBORHOOD.

BUT THERE'S A SEPARATE

PROCEEDING GOING ON WITH THE FAA  
WILL LOOK AT AN ACCEPTABLE  
HEIGHT.

BUT FROM A PLANNING STANDPOINT,  
AGAIN, WE'RE EARLY, THIS IS A  
FINE SITE FOR SIGNIFICANT  
HEIGHT.

>> I CAN SPEAK FOR MYSELF  
CERTAINLY MANY OF THE FOLKS I'VE  
TALKED TO ABOUT THIS, ANYONE  
OPPOSED TO SIGNIFICANT  
DEVELOPMENT AT THIS SITE WE WANT  
TO MAKE USE OF THIS IMPORTANT  
CITY ASSET.

BUT THE CONCERN I THINK YOU MAY  
HAVE NOT INTENTIONALLY MADE PART  
OF THE POINT IS THAT -- IF IT  
GOES TO 720 PER THE FAA THIS IS  
STILL A VIABLE PROJECT.

OBVIOUSLY I THINK THERE'S  
ANOTHER NUMBER IN HERE AND WHILE  
THE ARTICLE 80 PROCESS IS GOING  
TO BE IMPORTANT, I'M SURE IT  
WILL BE ROBUST PROCESS, I WANT  
TO NOT BE DISINGENUOUS ABOUT THE  
IMPACTS OF THAT AFTER THIS LONG  
PROCESS, I THINK WE'RE GOING  
TO -- FOR ALL IN TENTS AND  
PURPOSES THIS IS AS ROBUST  
REVIEW PROCESS OF ANY PROJECT, I  
HAVE EXPERIENCED IN MY ALMOST  
FOUR YEARS HERE ON THE COUNCIL.  
I THINK THIS IS REALLY THE  
IMPORTANT FORUM TO ADDRESS THE  
FINAL HEIGHT.

THAT WILL BE SOMETHING I KNOW IN  
THE COMING DAYS IF YOU ARE THE  
DEVELOPER WILL SPEAK, IF WE  
COULD HEAR FROM THEM ON  
ALTERNATIVE HEIGHT WOULD BE  
IMPORTANT.

I DON'T WANT TO BELABOR THE  
POINT.

>> SURE.

JUST TO YOUR POINT.

I'LL TRY TO BE SAW ST.

THE PROCESS HASN'T PLAYED ITSELF  
OUT WE DON'T KNOW WHAT THE FINAL  
HILT OF THE BUILDING IS.

WE GOT THREE MAJOR THINGS GOING  
ON HERE THAT WILL AFFECT THE  
ENVELOPE OF THIS PROJECT.

BY THE TIME ARTICLE 80 PLAYS  
ITSELF OUT BECAUSE OF THE FAA OR



NOT.

THE HEIGHT COULD CHANGE.  
WHAT WE'RE SEEKING TO DO HERE  
WITH THE LEGISLATION IS TO  
CREATE THE RELIEF THAT MAY BE  
NECESSARY.

BUT ONE THING THAT IS IMPORTANT  
TO POINT OUT WE KNOW THAT OVER  
400 FEET AT THAT SITE WILL  
REQUIRE SHADOW RELIEF.

SO WE BELIEVE THAT UNDER -- YOU  
MENTIONED 650.

650 FEET CERTAINLY REQUIRES  
RELIEF THAT'S WHY WE'RE SEEKING  
THE RELIEF.

>> I UNDERSTAND THAT.

BUT THERE WOULD BE I THINK  
INTUITIVE LESSER SHADOW IMPACTS  
AT 650 FEET THAN 775 OR 550.  
DON'T WANT TO BELABOR THE POINT.  
ONE OTHER QUESTION THAT  
COMMISSIONER COOK SORT OF  
TOUCHED UPON ABOUT ENDOWMENTS  
AND RESTRICTING THE MONEY.  
WE'RE TALKING ABOUT A LOT OF  
MONEY, THAT'S WHY WE'RE ALL IN  
THIS ROOM.

WHAT RESTRICTIONS -- I DON'T SEE  
IN THIS LEGISLATION ANY  
RESTRICTIONS REALLY ON WHERE THE  
MONEY WOULD GO.

WE'RE TALKING A LOT ABOUT,  
ASPIRATIONAL, I THINK WE ALL --  
WHAT YOU ALL ARE TALKING ABOUT  
WHETHER IT'S HOUSING, FOR OUR  
PARKS, OTHER THINGS ARE ALL  
WORTHY CAUSE THAT WE WANT MORE  
RESOURCES FOR.

WHERE IN THIS PROCESS IS THAT  
MONEY RESTRICTED IN A BIND CAN  
FORMS?

ARE WE SENDING IT IN TO AN  
ACCOUNT THAT SOMEONE WILL HOLD  
AS A TRUSTEE, GOING TO GO TO A  
FRIENDS GROUP ENDOWMENT?

WHAT ARE WE DOING WITH THAT?

I THINK AFTER THIS PROCESS IS  
ALMOST AS IMPORTANT TALKING  
ABOUT THE SIZE OF THE BUILDING  
MAKING SURE THAT WHATEVER MONEY,  
WHETHER IT'S 150 WE'RE TALKING  
ABOUT NOW OR SOME REDUCED AMOUNT  
NOW BECAUSE WE'RE DOING SMALLER  
BUILDING IN THE END GOES TO THE

PROPER CAUSES CAN'T BE MOVED  
AROUND LATER.

>> I'LL JUST TOUCH ON IT BRIEFLY  
THEN I THINK DIRECTOR GOLDEN  
MIGHT BE ABLE TO ANSWER THE  
PROCESS AROUND THE MONEY.  
HOWEVER, THIS WOULDN'T BE LIKE  
TYPICAL MITIGATION MONEY FROM A  
DEVELOPMENT WHERE THE BPDA IS  
JUST A PASS THROUGH.

IT'S AN ACTUAL PROCESS.  
THERE'S ANOTHER PROCESS, THERE  
THE CITY COUNCIL WORKING WITH  
THE WALSH ADMINISTRATION WOULD  
HAVE TO DECIDE ON CERTAIN AMOUNT  
THAT COULD BE RESTRICTED FOR  
MAINTENANCE.

WE DO THINK IT'S AN OPPORTUNITY  
WHEN YOU LOOK AT A LOT OF THE  
DEFERRED MAINTENANCE IN OUR  
PARKS IT'S THE RESULTS OF THE  
WAY WE'RE TAKING CARE OF THOSE  
PARKS.

THAT IS IN NO WAY DISPARAGEMENT  
OF THE ROUGHLY 220 PEOPLE THAT  
WORK FOR THE BOSTON PARKS AND  
RECREATION DEPARTMENT THEY WORK  
VERY, VERY HARD ALL DAY LONG.  
HOWEVER THEY NEED TO BE  
AUGMENTED BY DIFFERENT  
CONTRACTUAL SERVICES.

THEY OFTEN NEED TO BE AUGMENTED  
BY MORE COLLEAGUES DOING THAT  
WORK.

WE DO THINK IT'S AN OPPORTUNITY,  
HOWEVER IT WOULD BE DIFFERENT  
PROCESS THAN NORMAL ARTICLE 80  
MITIGATION FUNDS.

>> IF I COULD INTERJECT,  
MR. CHAIRMAN ANY BILL RECEIVED  
FROM A SURPLUS DISPOSITION,  
DEDICATED TO THE DISPOSITION  
FUND, SO THAT IS WHAT WOULD HAVE  
TO HAPPEN.

THE ADMINISTRATION WOULD HAVE  
THE ABILITY TO USE THAT MONEY  
FOR CAPITAL PURPOSES, CAPITAL  
INVESTMENTS.

ANY OTHER USES WOULD HAVE TO BE  
APPROVED BY THE BOSTON CITY  
COUNCIL.

>> THANK YOU.

I'LL JUST FINISH WITH THIS.  
I DON'T WANT TO CAST 'PERSIANS

ON ANYONE'S INTENTIONS HERE.  
BUT WE NEED TO MAKE SURE THAT  
WE'RE PRESERVING I THINK ONE OF  
THE REASONS WHY OUR CITY SUCH A  
DESIRABLE PLACE TO BE THAT WHILE  
THE COMMON, PUBLIC GARDENS IN  
DISTRICT WHICH I'M PROUD TO  
REPRESENT THESE ARE PRESSURES OF  
THE ENTIRE CITY.  
EVEN OF THE COMMONWEALTH AND  
BEYOND.

WHERE PEOPLE COME HERE.  
WHETHER IT'S FOR RALLY, OWN  
MAINTENANCE ISSUES JUST THIS  
WEEKEND ANOTHER RALLY, WHETHER  
IT'S PEOPLE WHO ARE COMING THE  
TRUST -- WE HAVE BEEN ENTRUSTED  
TO BE STEWARDS OF THESE GREEN  
SPACES FROM GENERATIONS HUNDREDS  
I HAVE CONCERNED, I WILL NOT BE  
SUPPORTING THE CURRENT PROPOSAL  
I DO LOOK FORWARD TO GETTING  
SOME OF THE ANSWERS, AS I'VE  
SAID FROM THE BEGINNING I HOPE  
THERE IS SOMETHING THERE THAT  
CAN BOTH PRESERVE AND PROTECT  
OUR PARKS AND GREEN SIGNIFICANT  
VALUE FROM THE WINTHROP SQUARE  
PARCEL.

THANK YOU, MR. CHAIRMAN.

>> CHAIR RECOGNIZES COUNCILOR  
TIM McCARTHY.

>> EIGHT YEARS MYSELF.

I'M A PARKEE.

BUT I DO HAVE TWO COMMISSIONER  
COOK YOU TALKED THAT'S WHY CAN I  
THE QUESTION.

HOW LONG DID IT TAKE TO RAISE  
\$20 MILLION FOR FRANKLIN PARK  
BECAUSE WHAT COULD YOU DO?

I DON'T WANT TO MINIMIZE THE  
EXTRAORDINARY CHALLENGE THAT  
FRANKLIN PARK PRESENTS.

BOSTON COMMON, OTHER DOWNTOWN  
PARKS THEY HAVE BEEN RECIPIENTS  
OF THE EXTRAORDINARY PARTNERSHIP  
WE HAVE HAD ESPECIALLY IN THE  
LAST FEW YEARS WITH THE BOSTON  
PLANNING AND DEVELOPMENT AGENCY  
IN LEVERAGING DEVELOPMENT IN THE  
CITY TO INVEST IN OUR OPEN  
SPACES.

FRANKLIN PARK REPRESENTS A  
UNIQUE CHALLENGE BECAUSE IT IS

SURROUNDED BY DIFFERENT FORMS OF HOUSING, HOUSES OF MITIGATION FUNDS -- HASN'T CRYSTALLIZED IN THE PAST BECAUSE THE DEPARTMENT'S INABILITY TO CARE FOR CAPITAL IN PARK.

AT 500 ACRES FRANKLIN PARK IS AN ENORMOUS CHALLENGE FOR THE DEPARTMENT.

THAT'S WITH THE COMMITMENT OF THIS CITY COUNCIL.

WE SEE AN OPPORTUNITY ON THIS LEVEL OF INVESTMENT TO ANSWER YOUR QUESTION, I DON'T THINK WE COULD \$\$28 MILLION.

HOWEVER IF WE PROPERLY CARED FOR THE CAPITAL INVESTMENTS THAT THIS FUND MIGHT PAY FOR, IS AN OPPORTUNITY TO LEVERAGE THAT FOR GIVING.

NOTICE HOPE 6.

EXTRAORDINARY TRANSFORMATION FROM GROWING UP IN BOSTON TO CLEARLY A NEIGHBORHOOD WAS INCREDIBLE.

I'D LOVE TO SEE THE HOPE 6 GRANT.

NEITHER DOES THE CHOICE NEIGHBORHOODS GRANT WHICH WE JUST RECENTLY RECEIVED RIGHT UNDER THE WIRE, IF YOU WILL, BEFORE THE OBAMA ADMINISTRATION LEFT OFFICE.

THERE IS NO EXISTING CAPITAL GRANT FORMED REAL PUBLIC HOUSING ANYWHERE IN THE COUNTRY RIGHT NOW.

>> THANK YOU, MR. CHAIR.

THANK YOU, MR. CHAIR.

I WANT TO THANK THE FOLKS WHO HAVE TESTIFIED, I DO WANT TO COUNTER A COUPLE OF COMPONENTS. I'VE HEARD VERY GOOD MARKETING TEAMS HERE, ROBUST AND TRANSPARENT.

I DO WANT TO KNOW THE REASON WHY THERE IS AN MOU BECAUSE THE RFP WAS PUT OUT BEFORE THIS WAS VOTED ON BY THIS BODY, OUR BODY WAS FULLY NOT INCLUDED IN THE PROPER WAY IN THE PROCESS.

FOR THAT REASON I JUST WANT TO RESTATE WHAT IS AT HAND HERE.

WHICH IS TO OPEN AN EXISTING

OVER 20-YEAR LAW.  
MOVE THROUGH ONE PROJECT AND  
CLOSE THE DOOR ON OTHER PR  
PROJECTS.  
THAT TO ME, PUN INTEND ASKED A  
SHADY DEAL.  
AND I BELIEVE THAT THIS IS  
NOT -- IT IS THE CITY COUNCIL  
AND CITY'S RESPONSIBILITY TO  
ENFORCE OUR LAWS AND TO ENSURE  
THAT WE ARE DOING RIGHT BY THE  
FUTURE OF THE CITY OF BOSTON.  
WHEN I HEAR ONCE IN A GENERATION  
OPPORTUNITY TO SELL OUR CITY,  
OUR FUTURE AND OUR CHILDREN TO  
THE HIGHEST BIDDER MY EYEBROWS  
GO UP.  
I ALSO FIND IT INTERESTING THAT  
THE MOU SIGNED TO INCLUDE  
MWBES IS ON A ONCE IN A  
LIFETIME DEAL.  
WHERE WERE THOSE MOUS WITH ALL  
OF THE OTHER DEALS.  
WHAT WE'RE TALKING ABOUT IS  
CONSISTENT POLICY THAT WILL HELP  
PEOPLE OVER THE COURSE OF  
LIFETIME.  
I KNOW THAT THERE'S A PHRASE,  
LET BOSTON RISE OR HOW WE LET  
BOSTON RISE EVERYTHING  
CONSISTENT POLICY VERSUS ONE OFF  
POLICY.  
DOES MILLENNIUM PARTNERS HAVE  
EQUITY PARTNER OF COLOR?  
>> THANK YOU FOR THE QUESTION.  
MILLENNIUM PARTNERS IS PROVIDING  
THE OPPORTUNITY FOR CAPITAL  
PARTNERS SO THERE ARE TWO  
OPPORTUNITIES FOR CAPITAL  
PARTNERS.  
ONE IS IN THE SYNDICATE  
FINANCING, THERE'S A POSSIBILITY  
FOR THAT IS OWNED BY A WOMAN OR  
MINORITY OWNER.  
THE SECOND IS TO ALLOW  
INDIVIDUALS TO PLAY THAT ROLE OR  
ALLOW INDIVIDUALS TO PLAY IN  
INVEST INK EQUITY OR DEBT  
FINANCING.  
THERE IS AN OPPORTUNITY -- SOME  
SHOW OF THE OWNERSHIP.  
CURRENTLY TODAY ON THIS DATE  
DOES MILLENNIUM HAVE PERSON OF  
COLOR AS EQUITY PARTNER?

>> COUNCILOR, I'LL ALLOW TO YOU ASK MILLENNIUM WHEN THEY PRESENT TO YOU.

BUT RIGHT NOW THE AGREEMENT IS THAT MILLENNIUM WILL HAVE THE OPPORTUNITY FOR PEOPLE TO INVEST IN EQUITY AND/OR DEBT AT MEZZANINE LEVEL.

THE OTHER TO INVEST IN SYNDICATED FINANCE.

>> YOU ARE THE REGULATORY AGENCY THAT ACTUALLY HAS TO REVIEW THIS.

IT WOULD BE MY EXPECTATION THAT YOU DO THE DUE DILIGENCE TO ACTUALLY MAKE THAT DETERMINATION.

I'M ACTUALLY GOING TO TO TAKE LACK OF ANSWER AS NO THAT THAT'S NOT CURRENTLY THE CASE.

YOU NOTED, THERE'S \$102 MILLION ON THE FRONT END AND \$51 MILLION ON THE BACK END, ONE IS THIS PRECEDENT THAT THE CITY IS GOING INTO BUSINESS WITH ORGANIZATION, BECAUSE YOU'RE NOT GETTING ALL OF THE MONEY UP FRONT.

WHAT HAPPENS IF THEY DON'T SELL THE UNITS?

>> COUNCILOR, IT IS NOT PRECEDENT THAT THERE IS A PAYMENT PLAN.

THIS TYPE OF SITUATION, SO, THE AGREEMENT HERE I THINK IS ADVANTAGEOUS TO THE CITY WHERE 10 MILLION PAYMENT AT THE TIME THE PROPERTY IS CONVEYED. 51 MILLION WHEN RESIDENTIAL CONDOS.

WE'VE HAD IN THE PAST DIFFERENT PAYMENT PLANS THAT HAVE BEEN IN MANY WAYS ADVANTAGEOUS FOR THE DEVELOPER.

THAT IS ONE THAT IS VERY ADVANTAGEOUS TO THE CITY.

>> I GUESS LAST COUPLE THINGS I'M SAY IS THAT, I AM STILL VERY CRITICAL OF THIS PROCESS.

CITY OF BOSTON "NOT HAVE TRANSFERRED THIS PIECE OF PROPERTY TO THE BPDA MINUS WHATEVER THE BPPDA WAS GETTING. THE MOU WAS DONE RETROACTIVELY. I BELIEVE THAT WHAT WE ARE DOING

NOW IS PITTING NEIGHBORHOODS  
AGAINST EACH OTHER, WHICH I FIND  
VERY PROBLEMATIC.  
AND INJECTING A FALSE SENSE OF  
URGENCY.

I BELIEVE THAT THIS IS NOT, AS  
COUNCILOR ZAKIM BROUGHT UP, YOU  
ARE GIVING US A BINARY VOTE.  
YES OR NO ON THIS HEIGHT.  
FIRST OFF THE HEIGHT THAT YOU  
PUT FORWARD IS ABOVE THE FAA  
REQUIREMENTS IN ADDITION THEY  
WENT 25 FEET ABOVE WHAT YOU  
ACTUALLY PUT FORWARD IN YOUR  
ACTUAL RFP.

THIS IS WRONG THING TO DO FOR  
THE PEOPLE OF BOSTON.  
THERE ARE OTHER WAYS, MAYBE LESS  
DOLLARS TO GET RELATIVE TO THIS  
PROCESS.

WHEN IT COMES DOWN TO WHAT WE'RE  
DOING RIGHT NOW WE ARE SELLING  
OUR SOUL TO THE HIGHEST BIDDER.  
THAT IS ABSOLUTELY UNACCEPTABLE.  
WE'RE NOT LEAVING IT BETTER THAN  
WE FOUND IT IN THE CITY OF  
BOSTON RELATIVE TO PARKS.

I WOULD ALSO NOTE THAT IN THIS  
CURRENT BUDGET IT WAS 15 MILLION  
THAT WAS ACTUALLY GIVEN TO A  
BRIDGE THAT SHOULD HAVE GONE TO  
FRANKLIN PARK IF THAT WAS THIS  
ADMINISTRATION'S WISH AND WILL  
RELATIVE TO THIS.

AGAIN, WE ARE RUSHING, THIS IS A  
CONTRIVED MADE UP, MANUFACTURED  
SENSE OF URGENCY.

WE SHOULD GO BACK TO THE TABLE,  
HAVE A TRANSPARENT CONVERSATION  
WITH EVERYONE WHO IS INVOLVED.  
>> BROKEN, DO YOU SEE ANY CITY  
OWNED OR OTHER PARCELS IN THE  
DOWNTOWN AREA THAT WILL PUT US  
IN THIS POSITION AGAIN?

>> NO.

THERE'S VERY FEW LEFT.  
WHETHER WE LOOK AT BPDA-OWNED  
PROPERTY, PARCELS FROM THE DAYS  
OF URBAN RENEWAL BACK IN THE  
'60S PRIMARILY.  
OR CITY-OWNED PARCELS, THERE'S  
NOTHING THAT LENDS ITSELF TO  
THIS TYPE OF SIGNIFICANT  
DEVELOPMENT THAT WOULD ALSO

IMPACT THE COMMON.  
THERE'S REALLY NOTHING LIKE THAT  
OUT THERE.  
THE CITY DOES OWN A PARCEL ON  
CHAUNCEY STREET.  
IT'S ADMINISTRATOR MCGONIGLE'S  
OFFICE -- THE VHA OWNS THE  
PARCEL NOT TECHNICALLY CITY, NOT  
THE BPDA.  
EVEN THAT IS A VERY  
PROBLEMATIC -- VERY SMALL.  
DOESN'T LEND ITSELF TO THIS TYPE  
OF UNDERTAKING THAT WE'RE  
CONTEMPLATING.  
>> WHAT ABOUT PRIVATELY HELD  
LAND?  
>> PRIVATELY, THERE'S HUNDREDS  
OF OWNERS, IF WE LOOK AT THE --  
>> ANY PARCELS THAT WOULD HAVE  
US IN THIS POSITION AGAIN?  
>> NO.  
HERE'S WHY.  
THERE'S NO QUESTION A BIG PART  
OF OUR INCENTIVE HERE IS IT'S A  
CITY-OWNED PARCEL, WE'VE --  
MARKET SEEMS TO INDICATE IT'S  
WORTH \$3 MILLION BECAUSE THAT'S  
WHAT SOMEBODY IS WILLING TO PAY  
FOR IT.  
CAN AUTO CAST MID DAY SHADOWS  
THAT HOVER OVER THE COMMON, FOR  
INSTANCE, FOR UP TO FIVE OR SIX  
HOURS.  
WE'VE TESTED A VARIETY OF  
PARCELS THAT COULD BE BUILT,  
THAT COULD CAUSE PROBLEMS WITH  
REGARD TO SHADOW ON THE COMMON,  
BUT THEY WOULD BE PREVENTED IF  
WE DID EFFECTIVE STATUTORY  
MODIFICATION.  
THAT SHADOW BANK IS PRETTY  
IMPORTANT.  
IT ALLOWS MID DAY SHADOW TO  
HOVER OVER THE COMMON LASTING  
LONGER THAN TWO HOURS IN SOME  
CASES IT COULD BE AS LONG AS  
FIVE OR SIX HOURS.  
THAT'S WHAT WE'RE ELIMINATING IN  
EXCHANGE FOR SHADOW THAT IS GONE  
AT 9:30 A.M. IN THE MORNING,  
THAT'S THE CHOICE.  
FUNDAMENTALLY, THAT IS THE  
CHOICE.  
THE LAW ALLOWS SIGNIFICANT



LENGTHY MID DAY SHADOW AND WE'RE GOING TO REMOVE THAT PROVISION OF THE.

>> RIGHT.

BUT I WAS ASKING, DO YOU SEE ANY PARCELS THAT COULD POSSIBLE IN POTENTIAL 15-20 YEARS.

>> NO.

AGAIN, ONE OF THE PRIVATELY HELD.

COULD ATTEMPT TO GO TO LEGISLATURE GET DEVELOPMENT ON PRIVATE PARCEL.

TO GET THIS RELIEF IS BECAUSE OF THE BENEFIT THAT.

IN THEORY, QUESTION, SOMEBODY COULD COME BACK THAT RUNS AFOUL. NO ONE IS GOING TO SUPPORT THAT. WE'RE NOT GOING TO SUPPORT IT.

BECAUSE IT -- THERE'S NO DISTINCT SIGNIFICANT BENEFIT THRONE SQUARE.

>> CHRIS, WITH THE -- I HAD HEARD TALKS OF THE EXTENSION OF THE EMERALD NECKLACE IS THAT TRUE, IS THAT TALK REAL, WHAT WOULD THAT LOOK LIKE THE WATER? MEAN FOR 2017?

IT'S A PRIORITY THAT'S BEEN IDENTIFIED FRANKLIN FRIENDLY, THAT IS PEDESTRIAN FRIENDLY THAT CERTAINLY IS GREEN.

WE TALK ABOUT STORMWATER FUNCTIONS AS OPPOSED TO -- SOMETHING LIKE THE VFW APPRECIATE MY LESION AND FOLKS WHO HAVE TESTIFIED.

GREAT ISSUE WITH WHAT MAKES THE BEST DEAL FOR THE CITY.

AS IF GOVERNMENT'S COULD YOU LAKES ON ONE-TIME BASIS.

I THINK EVERYBODY IN THIS ROOM KNOWS THE URGENCY OF FINDING SEASON PARTICULARLY FOR AFFORDABLE HOUSING, OPEN SPACING FIVE MINUTES, 35 MINUTES THIS TIME VERSUS NEXT TIME VERSUS -- B.R.A. RUN THE PROCESS.

AT THAT TIME, TEASE THAT THE APPRECIATE YOU SAYING, YOU ARE ASSERT THAT CAN THE B.R.A. HAS BEEN UP FRONT AND HONEST WITH THE COUNCIL YOU LET US KNOW AS SOON AS YOU KNEW ABOUT THE

SHADOW, BUT I JUST REALLY WANT TO PUSH, IS THE B.R.A. NOT KNOW THAT SHADOW LAWS WOULD BE TRIGGERED WHEN THE RFI AND RFP WERE PUT OUT?

>> ARE YOU FINISHED?

I'M SORRY.

AS YOU MAY RECALL THE RFP, REQUEST FOR PROPOSAL ASSOCIATED WITH THE WINTHROP SQUARE PARCEL SPECIFICALLY CALLS OUT THE STATE SHADOW LAW.

AND IT SAYS, IT IS THE JOB, I'M PARAPHRASING, OF EACH DEVELOPER TO FIGURE OUT WHETHER OR NOT THE PROPOSAL THAT THEY ARE CONTEMPLATING RUNS AFOUL OF THE STATE SHADOW LAW AND TO DEVISE A MEANS OF ADDRESSING THAT.

ROUGHLY.

SO, WE PUT THE BURDEN ON THE DEVELOPER, WHICH IS HISTORICALLY WHAT HAS HAPPENED WHEN IT COMES TO THE SHADOW LEGISLATION.

THE DEVELOPER, A LOT OF SKIN IN THE GAME, LOT OF MONEY INVOLVED IN THE DEVELOPMENT OF THE PARCEL.

THE DEVELOPER IS BEST SUITED TO UNDERSTAND WHAT THEIR PROJECT IS, WHAT U.S. GOING TO LOOK LIKE, WHAT IT'S DESIGN IS, WHAT ITS SHAPE IS THEN TEST ALL OF THAT AGAINST THE STATE SHADOW LAW.

NOT REALLY WELL SUITED TO DO THAT ESPECIALLY EARLY IN THE PROCESS WHEN WE DON'T KNOW WHAT THE SHAPE, THE SIZE, THE MASS OF THE BUILDING IS, THE SECOND ISSUE IS COST.

THIS HAS BEEN ANNIE FORM NEWSILY -- ENORMOUSLY COSTLY TO THE DEVELOPER, NOT SO MUCH OUR CONCERN.

WE THOUGHT IT MADE PERFECT SENSE THAT THE DEVELOPER BEAR THE ECONOMIC COST AND NOT THE PEOPLE OF BOSTON.

I WOULD SUSPECT, I HAVEN'T ASKED THE QUESTION IN RECENT WEEKS, BUT I WOULD IMAGINE THAT TENS OF THOUSANDS, MAYBE WELL OVER 100,000 DOLLARS THAT HAVE GONE

IN TO ANALYSIS OF SHADOW.  
MAYBE MUCH MORE OF THAT.  
THEY ARE STUDYING SHADOW ON THE  
COMMON IN TWO-MINUTE INCREMENTS  
IN TESTING IT AGAINST DIFFERENT  
SIZES AND SHAPES OF BUILDINGS AT  
DIFFERENT TIMES OF THE YEAR.  
THIS IS COMPLEX AND IT'S COSTLY,  
IT'S TIME CONSUMING, WE THOUGHT  
WE MADE A RESPONSIBLE DECISION  
TO PUT THAT RESPONSIBILITY ON A  
DEVELOPER.

NOT KNOWING WHETHER OR NOT -- I  
WOULDN'T SAY THAT WE KNEW THERE  
WASN'T A PROBLEM, I BELIEVE  
THERE WASN'T A PROBLEM.

REALITY IS WE DID NOT KNOW WHEN  
WE FIGURED THE SIX DEVELOPERS  
WHO ULTIMATELY SUBMITTED  
PROPOSALS, WERE BEST SUITED TO  
CONDUCT THAT KIND OF ANALYSIS.

>> YOU DID NOT KNOW THERE WOULD  
BE A SHADOW PROBLEM, YOU WANTED  
TO PUT THE BURDEN ON THE  
DEVELOPER.

>> I ABSOLUTELY DID NOT KNOW.  
I THINK MAYBE THERE ARE PEOPLE  
ON STAFF AT THE BPDA WHO COULD  
HAVE GUESSED THAT THERE WAS A  
SHADOW PROBLEM.

BUT WE HAD NOT TESTED IT.

>> YOU HAVE MODELING SOFTWARE.  
WE DO NOW.

I THINK IT WAS MENTIONED IN PAST  
VISITS TO THE COUNCIL, WHERE THE  
AGENCY WAS WITH REGARD TO ITS  
USE OF INFORMATION SYSTEMS,  
INFORMATION TECHNOLOGY AND  
SOFTWARE WAS PROBABLY NOT WHERE  
WE SHOULD HAVE BEEN IN 2014,  
'14,-15.

WE'RE GETTING THERE WE'RE  
ACQUIRED SOME EXTREMELY  
EXPENSIVE SOFTWARE AND TRAINING  
OUR STAFF ON IT BUT IT REMAINS A  
WORK IN PROGRESS.

BECAUSE THERE'S A LOT OF EFFORT  
THAT GOES IN TO MAKING SURE  
STAFF CAN USE THIS SOFTWARE  
EFFECTIVELY.

SO IT'S ANOTHER REASON WHERE WE  
FOISTED THE RESPONSIBILITY ON  
THE DEVELOPERS WHO WERE  
SUBMITTING PROPOSALS.

>> IF YOU KNEW THEN WHAT YOU KNOW NOW THAT A BUILDING AT 450 FEET IS THE HEIGHT THAT WOULD TRIGGER SHADOW IMPLICATIONS, WOULD YOU HAVE RUN THE RFP PROCESS DIFFERENTLY?

>> I WOULD GUESS THAT, YES, WE WOULD.

>> HOW WOULD YOU HAVE DONE IT?

>> I THINK WHAT WE WOULD HAVE DONE, IF WE HAD A FIRM UNDERSTANDING OF THE NATURE OF THE PROBLEM, I THINK WHAT WE PROBABLY WOULD HAVE DONE AT THAT POINT IS ENGAGE THE COUNCIL AND ULTIMATELY THE LEGISLATURE ON A RELIEF PACKAGE.

CONCEIVABLY, I DON'T THINK THIS WAS AT ALL LIKELY, CONCEIVABLY THERE COULD HAVE BEEN A POLITICAL CONSENSUS THAT, IF 450 FEET IS THE MAXIMUM, YOU CAN BUILD WITHOUT CREATING A SHADOW PROBLEM, MAYBE THAT WOULD HAVE BEEN THE RFP THAT WENT OUT.

I STRONGLY DOUBT IT BECAUSE I DON'T THINK THAT THAT IS THE PROPOSAL -- I DON'T THINK THAT'S A PROJECT THAT PROVIDES THE MAXIMUM BENEFIT TO THE PEOPLE OF BOSTON BECAUSE AGAIN, THIS IS A CROWN JEWEL.

THE BOSTON COMMON IS CROWN JEWEL, SACRED SPACE, BUT THE WINTHROP SQUARE GARAGE IS SIGNIFICANT TO PEOPLE AS WELL BECAUSE OF THE HUMAN NEED THROUGHOUT THE CITY THAT WILL BE ADDRESSED.

THE ISSUE HAS ONLY DISCRETE PIECE OF THIS CONVERSATION IS ABOUT THE FINANCIAL DISTRICT, BOSTON COMMON GARDEN, IT'S ABOUT HOW THIS REVENUE BENEFITS PEOPLE IN ALL THE NEIGHBORHOODS OF THE CITY.

WHETHER OR NOT THEY EVER GO NEAR WINTHROP SQUARE WHETHER OR NOT THEY EVER SET FOOT IN THE WINTHROP SQUARE TOWER, IF IT IS BUILT, THEY WILL BENEFIT FROM THE REVENUE THAT IS GENERATED BY THIS PROJECT.

WE THINK THAT IS A SIGNIFICANT,

MORAL RESPONSIBILITY, TOO, TO BE GOOD STEWARDS OF THAT SITE IN ALL THAT IT CAN MEAN FOR THE PEOPLE OF BOSTON.

>> I WOULD SAY, I THINK THE COROLLARY TO DIRECTOR, YOUR FRAMING OF THE REVENUE NOT JUST IMPORTANT FOR THIS SITE AN DOWNTOWN BUT FOR THE WHOLE CITY I THINK OUR RESPONSIBILITY IS TO SEE THIS AS NOT JUST ABOUT FIVE OR 35 MINUTES AVERAGE OF SHADOW AND ONE TIME PAY OFF.

BUT LARGER PROCESS AND WHAT GOVERNMENT SHOULD STAND FOR AND OUR RESPONSIBILITY TO CONDUCT THOROUGH, HONEST PROCESSES, IF YOU'RE SAYING NOW THAT YOU WOULD HAVE DONE IT DIFFERENTLY HAD YOU KNOWN, WE KNOW NOW, IT'S PRETTY CLEAR, IT'S UNFORTUNATE, I THINK I FIND IT VERY UNFORTUNATE THAT MILLENNIUM HAS BEEN DRAGGED IN TO THIS THE WAY THEY HAVE, THE BURDEN, THE ECONOMIC STUDIES, THE COST OF THE STUDY, ET CE CETERA.

REALITY IS THAT AS WE'VE BEEN SAYING THIS IS LIKELY THE LAST MAJOR DEVELOPABLE DOWNTOWN PARCEL THAT THE CITY OWNS AND WE SHOULD GET THE PROCESS RIGHT. IF ANYTHING WE SHOULD BE HELD TO A HIGHER STANDARD AND I WOULD AGREE WITH YOUR SORT OF SECOND ROUND PROPOSAL FOR HOW THE PROCESS SHOULD BE DONE.

BUT I DON'T BELIEVE THAT THERE'S THE URGENCY RIGHT NOW TO JUSTIFY RAMMING IT THROUGH BECAUSE WE'VE ALREADY STARTED DOWN THIS TRACK.

>> MY FEELING, MADAM PRESIDENT, STRONGLY IS THAT WE'D END UP IN A I SIMILAR CONVERSATION TO THIS.

WE WOULD HAVE -- IF WE HAD DISCERNED CLEARLY THAT THE MAXIMUM HEIGHT THAT WOULD NOT VIOLATE THE SHADOW LAW WOULD BE 400-450 FEET.

WE IN ALL LIKELIHOOD HAD BEEN PETITIONING THE COUNCIL FOR RELIEF ULTIMATELY PETITIONING LEGISLATURE FOR RELIEF FROM THAT

STANDARD BECAUSE IT PROBABLY WAS NOT IN THE BEST INTEREST OF THE PEOPLE OF BOSTON.

I THINK THE PROFESSIONAL PLANNERS WHO LOOK AT THIS, THINK ABOUT WHAT THE POTENTIAL OF THAT SITE IS, SEE SOMETHING THAT IS MORE SIGNIFICANT THAN 400 FOOT BUILDING.

I DON'T THINK THAT'S WHERE WE WOULD HAVE ENDED UP AT ALL.

>> I HEAR YOU.

IF YOU ASK ME PERSONALLY IF I WOULD AGREE, MAYBE, YES.

BUT I THINK IT'S NOT UP TO YOU OR TO ME OR TO THE 13 OF US ON THE COUNCIL TO ASSUME THAT ON BEHALF OF RESIDENTS, NOT TO GIVE THE SPACE TO THAT CONVERSATION. APPRECIATE THE DISCUSSION SO FAR LOOKING FORWARD TO MORE QUESTIONS, THANK YOU.

>> THANK YOU.

CITY COUNCILOR SALAH MA TINA. I WORK CLOSELY WITH THE LAST TEN YEARS.

AS YOU KNOW I DID REPRESENT THAT AREA.

>> WILL IT STOP THE GRASS FROM GROWING?

>> NO.

IF WE DO NOT GET THE FUNDS FOR THE HOUSING DEVELOPMENT, WHAT WOULD HAPPEN TO THAT SPACE?

>> IT WOULD CONTINUE TO DETERIORATE.

AND ULTIMATELY LEAD TO US HAVING TO VACATE THOSE BUILDINGS AND LOSS OF AFFORDABLE HOUSING FOR FOLKS THAT DESPERATELY NEED IT.

>> THANK YOU.

I WAS INVOLVED IN THE PROCESS WHEN WE WENT THROUGH THE BPDA, WINTHROP SQUARE GARAGE. FOR THEM TO DISPOSE OF THE PROPERTY.

AT THAT TIME, I THINK ALL OF US WANT TO MAKE SURE THAT WE GOT THE BEST DEAL FOR THE CITY OF BOSTON.

THIS IS NOT A SHADY DEAL.

THIS IS A GOOD DEAL FOR THE CITY OF BOSTON.

WHERE ARE WE GOING TO GET \$60

MILLION FOR OPEN SPACE IN THE CITY.

IT'S NOT GOING TO HAPPEN, ALL RIGHT?

I WALK THAT AREA ALL THE TIME.

IT NEEDS A LOT OF WORK.

WE NEED TO GET TO 28 MILLION.

I COMMEND THE MAYOR FOR PUTTING MORE MONEY IN THE BUDGET, BUT THIS IS A GOOD OPPORTUNITY.

TODAY WE HAD BUDGETARYING, WAYS AND MEANS.

OUR CITY DEPEND SO MUCH ON PROPERTY TAXES, SO MUCH, EVERY YEAR, LESS AND LESS MONEY FROM THE STATE.

LESS MONEY FROM THE FEDS.

WE DEPEND ON THAT FUNDING.

THIS IS A NO BRAINER, THIS IS A GOOD DEAL FOR THE CITY OF BOSTON.

AS YOU KNOW I'M NOT RUNNING AGAIN, I WILL BE SUPPORTING THIS ON WEDNESDAY BECAUSE IT IS A GOOD DEAL.

IT'S NOT A SHADY DEAL.

IT'S A GOOD DEAL.

WE'RE GOING TO DO SOME GOOD WORK WITH IT SO I WILL BE SUPPORTING THIS.

AND I HOPE MY COLLEAGUES WILL BE SUPPORTING THIS, IT'S NOT A SHADY DEAL, THANK YOU.

>> CHAIR RECOGNIZES AN JAY I CAN'T CAMPBELL.

>> THANK YOU, COUNCILOR FLAHERTY.

THANK YOU FOR BEING HERE TODAY.

CAN YOU HEAR ME?

I AM A LAWYER BY TRAINING.

, I DON'T LIKE TO SET PRECEDENT BECAUSE WE GET IN TO TROUBLE WHEN WE DO THAT.

I'VE BEEN FOLLOWING THIS CONVERSATION CLOSELY.

I WILL SAY I AGREE WITH PRESIDENT WU, I DON'T LIKE THIS SORT OF BACK AND FORTH, WEIGHING AFFORDABILITY CONCERNS, AFFORDABLE HOUSING CONCERNS, MAINTENANCE, PARKS, ONE GROUP OF CONSTITUENTS AGAINST ANOTHER, IT IS POSITION WE FIND OURSELVES IN.

I LIVE IN DISTRICT 4.  
THE MOST COMMON THING I HEAR  
FROM MY CONSTITUENTS IS AROUND  
ISSUE OF EQUITY.  
COUNCILOR ZAKIM TALKED ABOUT, I  
GREW UP IN BOSTON, BOSTON COMMON  
BEING THE GEM OF THE CITY OF  
BOSTON.  
I WOULD LOVE FOR MY CONSTITUENTS  
TO SAY THE SAME THING ABOUT THE  
PARKSISH ARE IN THEIR COMMUNITY  
AND CURRENTLY THEY DON'T.  
WE HAVE FRANKLIN PARK, WE HAVE  
BARAMBY, BEAUTIFUL SPACE WE  
CURRENTLY HAVE MILLION DOLLARS  
THAT IS GOING TO BE INVESTED IN  
THAT PARK I'M VERY EXCITED ABOUT  
THAT.  
THIS IS AN OPPORTUNITY FOR FOLKS  
WHO LIVE IN THE FRANKLIN  
FIELDHOUSING PROJECT TO REALLY  
UNDERSTAND WHAT IT MEANS TO HAVE  
A BEAUTIFUL PARK IN THE  
NEIGHBORHOOD AND TO USE IT.  
FOLKS AND CHILDREN AND RESIDENTS  
TO LEAVE HOUSING DEVELOPMENT TO  
ACTUALLY WALK ACROSS ONE STREET  
TO ENJOY THAT PARK, WHICH THEY  
CURRENTLY DON'T REALLY DO.  
THEY ARE -- WE ARE INVESTING IN  
FIXING OUR PATHS AND FIXING UP  
THE PARK BUT ONLY IN PHASE ONE.  
ONLY HAVE FUNDING FOR PHASE ONE.  
THE OTHER \$11 MILLION HAS HAS TO  
BE PRIVATELY RAISED.  
THERE ARE FOLKS WHO ARE LOOKING  
TO GET PHILANTHROPY AND OTHERS  
WHOMEVER TO INVEST IN THE OTHER  
PHASES OF THIS WORK TO REALIZE  
WHAT THE BENEFITS COULD BE.  
I SEE THIS VERY MUCH AS AN  
EQUITY ISSUE.  
EVERY ISSUE I THINK WE TOUCH IN  
THE CITY OF BOSTON HAS TO BE  
LOOKED THROUGH IN TERMS OF  
EQUITY.  
SAD, BUT WE HAVE TO, BUT WE DO  
GIVEN THE HISTORY OF THE CITY OF  
BOSTON.  
BORN AND RAISED IN THIS CITY, MY  
FATHER WAS BORN AND RAISED,  
1933.  
OBVIOUSLY VERY -- THESE ARE  
THINGS THAT GO BACK TO THE



HISTORY OF THIS CITY.

WHEN I WAS CONSTITUENTS IN MY DISTRICT WHO LOOK AT THEIR PARKS SAY, WHY DO WE GET LESS AND WHY DO THEY GET MORE.

OF COURSE WE TRY TO NAVIGATE IT, BUT THEY SHAPE THE CONVERSATION THAT WAY.

WHY ARE OUR SCHOOLS DON'T GET THIS, WHILE THEIR SCHOOLS GET THIS.

WHY DO WE GET THE -- THEY GET EARLIER START TIME.

I DON'T NECESSARILY LIKE TO DO THIS, HAVE US VERSE THEM IN THIS CONVERSATION, IT'S WHERE WE FIND OURSELVES.

I RECENTLY DID A TOUR OF FRANKLIN FIELD, IT IS THE NUMBER ONE PROBABLY THE NUMBER ONE ENTITY IN MY DISTRICT THAT HAS BEEN UNDERRESOURCED FOR A VERY LONG TIME.

IN FACT EVERYONE IN THIS ROOM THEY SPENT SOME TIME AT FRANKLIN FIELD THEY WOULD BE JUST EXTREMELY UPSET MAYBE DEVASTATED THAT PEOPLE IN THE CITY OF BOSTON LIVE IN SOME OF THESE CONDITIONS.

DON'T GET ME WRONG THESE ARE INCREDIBLE RESIDENTS, RESIDENTS WHO CARE ABOUT THEIR PARKS, WHO CARE ABOUT THEIR HOUSING, DO EVERYTHING THEY CAN TO MAINTAIN THAT PROPERTY.

BUT HAS NOT BEEN INVESTED IN I THINK 30 YEARS.

SO WE'RE LOOKING AT ONE OF THE THINGS WE CAN DO, BALANCING THIS CONVERSATION AS A DISTRICT COUNCILOR, I HAVE TO LISTEN TO SOME OF MY CONSTITUENTS, FRANKLY LOT OF E-MAILS AND CALLS FROM CONSTITUENTS WHO ARE PUSHING FOR SUPPORT OF THIS.

BECAUSE OF THOSE BENEFITS.

SOY, IT'S TOUGH SOMETIMES BEING A DISTRICT COUNCILOR BECAUSE YOU HAVE TO LOOK AT THE CITY AS A WHOLE AND LET THE FOLKS IN BOSTON COMMON CAN'T DO FOR ABOUT AGAINST THESE LARGER ISSUES.

I SAY ALL THAT JUST TO SAY THIS

IS A DIFFICULT CONVERSATION TO  
HAVE.  
IT'S NOT BLACK AND WHITE, LOT OF  
GREY.  
BUT I DO HAVE TWO QUESTIONS I'LL  
BE VERY BRIEF.  
ONE IS, THIS IS A HOME RULE  
PETITION, WHAT IS THE APPETITE  
AT THE STATE HOUSE?  
STATE ELECT FIVES AROUND THIS  
HOME RULE PETITION?  
>> THANK YOU, COUNCILOR.  
AS YOU KNOW FUNDAMENTALLY THE  
HOME RULE PETITION PROCESS IS A  
TWO-STEP PROCESS.  
TWO MACRO STEPS.  
BOSTON CITY COUNCIL STATE  
LEGISLATURE.  
WE'RE FOCUSED ON YOU RIGHT NOW.  
WE'RE FOCUSED ON MAKING THE VERY  
BEST CASE WE CAN TO THE BOSTON  
CITY COUNCIL SO THAT WE CAN MOVE  
THIS HOME RULE PETITION FORWARD  
TO THE STATE LEGISLATURE.  
WE HAVE CERTAINLY BEEN IN  
CONVERSATIONS WITH THE  
LEGISLATURE, IT WOULD BE  
PREMATURE TO MEET CHARACTER AS  
WHAT THE LEVEL OF SUPPORT IS,  
EITHER COLLECTIVELY, GENERAL  
ASSESSMENT OR SOME OF THE  
INDIVIDUALS INVOLVED.  
WE'VE BEEN SPENDING LOT OF TIME  
OBVIOUSLY FOCUSING ON THE BOSTON  
DELEGATION AND SOME OF THE  
MEMBERS OF THE LEGISLATURE WHO  
REPRESENT WINTHROP SQUARE  
PARCEL.  
AS WELL AS THOSE NEARBY THE  
COURT DOWNTOWN.  
BUT MOST STATE REPRESENTATIVES  
AND STATE SENATORS ARE BELIEVE  
HAVE HIGH DEGREE OF INTEREST IN  
THE OUTCOME HERE BECAUSE AGAIN  
THE BENEFITS THAT FLOW FROM  
DEVELOPMENT OF THIS SITE IMPACT  
EVERYONE THROUGHOUT THE CITY.  
WE'LL BE FOCUSED ON STATE  
LEGISLATURE SHORTLY BUT OUR  
PRIORITY IS TO CONTINUE THE  
CONVERSATION WITH THE BOSTON  
CITY COUNCIL SEE THIS PROCESS  
THROUGH TO COMPLETION HERE AT  
CITY HALL AND COMING WEEKS WE'LL

BE FOCUSING 'SID WATTLY ON THE HOUSE AND SENATE.

>> THEN, I GUESS MY LAST QUESTION JUST OUT OF RESPECT FOR MY COLLEAGUES IS, I AGREE IN PROCESS AND TRANSPARENCY, ANY TIME MAKE DECISION EVEN IF IT'S A TOUGH ONE AND NOT ONE THAT MAJORITY OF MY CONSTITUENTS AGREE WITH, THAT I ENGAGE THEM IN CONVERSATION.

THAT THEY BE A PROCESS, ROBUST CONVERSATION THE BACK AND FORTH THAT IS NECESSARY.

BUT I'M JUST CURIOUS, SORT OF MOVING FORWARD BUT BEFORE I MOVE FORWARD WHEN YOU SAID, YOU PUT THE SHADOW IN THE RFP WITH THE ONUS ON THE DEVELOPERS.

ANTICIPATING THAT YOU WERE GOING TO GET SOME PROPOSAL OR PROJECT THAT WAS SAVING 350 FEET OR SOMETHING LIKE THAT, SO TAKE INTO CONSIDERATION THE SHADOW LAWS OR --

>> FIRST OF ALL WE HADN'T DONE THAT ANALYSIS.

WE DIDN'T KNOW WHETHER 300, 400 OR 500 FEET WOULD VIOLATE THE SHADOW LAWS.

WE DIDN'T HAVE A FEEL FOR WHAT DIFFERING HEIGHTS MIGHT DO VIS-A-VIS THE STATE'S SHADOW LAW.

BUT WE REASONABLY ANTICIPATED, AGAIN REMEMBER THE HISTORY TEN YEARS AGO IT WAS ORIGINALLY, WE THOUGHT THAT SIGNIFICANT INTEREST IN HEIGHT AND DENSITY. IT'S A DOWNTOWN SITE NEAR THE TRADITIONAL SHOPPING DISTRICT, OFFICE DISTRICT, THE FINANCIAL DISTRICT.

IT LENDS ITSELF TO A TOWER, IT HAS BEEN VIEWED INFORMALLY AS A TOWER LOCATION FOR QUITE SOME TIME.

WE EXPECT SPECIALED WE WOULD GET TOWER PROPOSALS THAT'S WHAT WE GOT SIX OF THEM.

BUT THE RADICAL DIFFERENCES IN THE SIZE OF EACH.

NOT SO MUCH HEIGHT.

BUT SQUARE FOOTAGE.

THEY WERE TALL TOWERS.  
WE DID GET A VARIETY OF  
OUTCOMES.  
BUT ALL OF THEM INVOLVED  
SIGNIFICANT HEIGHT.  
THAT WOULD HAVE BEEN OUR GUESS.  
>> YOU ANTICIPATE HAVING ROBUST  
CONVERSATIONS CONTINUING THAT  
DIALOGUE THROUGH THE ARTICLE 80  
PROCESS AND ANY OTHER  
CONVERSATIONS WITH LOCAL CIVIC  
GROUPS OR FRIENDS GROUPS ABOUT  
THIS PROJECT.  
>> SURE.  
OUTSIDE OF THE COUNCIL  
ULTIMATELY UP AT THE  
LEGISLATURE, ARTICLE 80 REMAINS  
UNDERWAY, IT WILL GO ON FOR  
SEVERAL MORE MONTHS.  
THERE WILL ALSO BE, I THINK THIS  
IS VERY IMPORTANT TO REITERATE,  
THAT THE STATUTE THAT WE HAVE  
OFFERED THE THE PETITION WE'VE  
OFFERED CALLS FOR DOWNTOWN  
PLANNING STUDY OF THE MIDTOWN  
CULL CURL DISTRICT AND THE  
FINANCIAL DISTRICT AT A MINIMUM.  
WE'LL BE LOOKING FOR SIGNIFICANT  
PUBLIC INPUT FOR THE NEXT TWO  
YEARS MINIMUM MAYBE AS MUCH AS  
THREE YEARS.  
THAT IS GOING TO BE A GRANULAR  
PROCESS.  
IN MANY INSTANCE IT WILL BE  
PARCEL BY PARCEL TRYING TO GET  
IT RIGHT, FIGURING OUT WHAT KIND  
OF USES, WHAT KIND OF HEIGHT,  
WHAT WHAT KIND OF DENSITY IS  
APPROPRIATE FOR EACH PARCEL IN  
THE MIDTOWN CULTURAL DISTRICT IN  
THE FINANCIAL DISTRICT, WE  
WELCOME STAKEHOLDER PUBLIC  
INPUT.  
>> MY LAST QUESTION, I'M GETTING  
THE EYE, HOW DO YOU GUARANTEE --  
I KNOW THERE'S BEEN A LOT OF  
CONVERSATION ABUT FUTURE  
DEVELOPMENT NOT JUST ABOUT WHAT  
THIS HOMELESS PETITION COULD DO  
FOR THE PARK CURRENTLY WHEN IT  
COMES TO THE SHADOW HOW DO YOU  
GUARANTEE FUTURE DEVELOPMENT  
WHERE FOLKS DON'T HAVE TO COME  
BACK AND HAVE THIS CONVERSATION

AGAIN, THAT THIS SHADOW LAW  
WON'T BE AFFECTED.  
>> PRECEDENT.  
EXACTLY.  
WHICH IS CONSISTENT, WE TAKE  
IT VERY SERIOUSLY.  
PRECEDENT ARGUMENT IS RELEVANT,  
IT'S IMPORTANT.  
BUT IT'S ALSO IMPORTANT TO KEEP  
IN MIND THAT EVERY ACTION AND  
EVERY OUTCOME OF EVERY ACTION IN  
LIFE IS NOT A BINDING PRECEDENT  
GOING FORWARD.  
EVERY DEVELOPMENT PROJECT IN  
THIS CITY THAT IS BUILT DOES NOT  
ENTITLE ANOTHER DEVELOPER TO  
BUILD THE SAME PROJECT.  
EVERY GRANT OF LEGISLATIVE  
RELIEF IN THE BOSTON CITY  
COUNCIL OR STATE LEGISLATURE TO  
ANY LAW DOES NOT ENTITLE OTHERS  
TO SIMILAR RELIEF.  
THAT'S NOT THE WAY IT WORKS.  
FACTS AND CONTEXT MATTER IN  
GOVERNMENT DECISION MAKING.  
REGULATORS LIKE US, THOSE OF US  
AT THE BPDA WHO ARE THE LAND USE  
PERMITTING REGULATORS,  
REGULATORS LIKE US, LEGISLATORS  
LIKE YOU MAKE INDIVIDUAL  
DETERMINATIONS BASED ON SPECIFIC  
FACTS AND SPECIFIC  
CIRCUMSTANCES, THAT'S YOUR JOB.  
I HAVE FAITH AND I THINK THE  
PEOPLE OF BOSTON SHOULD HAVE  
FAITH THAT THEIR ELECTED  
OFFICIALS AND THEIR REGULATORS  
NEED NOT BOW BEFORE THE BOOGIE  
MAN OF PRECEDENT.  
WHAT ARE THE FACTS ASSOCIATED  
WITH OUR REQUEST TODAY.  
THAT DON'T LEND THEMSELVES TO  
PRECEDENT, TO PRECEDENTIAL  
ARGUMENTS, IT'S A CITY-OWNED  
PARCEL AND IT'S UNIQUE.  
IT'S UNIQUE IN THAT IT'S CITY  
OWNED.  
IT'S UNIQUE WHERE IT SITS.  
IT'S UNIQUE THAT IT HAS  
SIGNIFICANT DEVELOPMENT  
POTENTIAL.  
\$153 MILLION IN VALUE.  
THE SITUATION, THESE  
CIRCUMSTANCES ARE UNIQUE IN THAT

HAVE SHADOW BANK TO SACRIFICE  
FRANKLY.

WE'RE ABOUT TO SACRIFICE THAT  
SHADOW BANK FROM THE DEVELOPMENT  
POTENTIAL THAT ARE HELD SO THAT  
WE CAN RID THE COMMON OF A WORSE  
SHADOW IN THE FUTURE THAN WHAT  
WE WOULD BE PERMITTING THROUGH  
WINTHROP SQUARE WITH A SHADOW  
CAST ON THE COMMON THAT VANISHES  
BY 9:30 A.M.

A SHADOW WE ARE SURRENDERING,  
THAT WE'RE PREVENTING GOING  
FORWARD IS A SHADOW THAT COULD  
EASILY BE FIVE TO SIX HOURS LONG  
IN HOVERING AT MID DAY ON THE  
COMMON.

THAT'S WHAT THE CURRENT LAW  
PERMITS.

WE WILL ELIMINATE THAT.  
THAT VARIETY OF CIRCUMSTANCES  
LEADS ME TO CONCLUDE A LOT OF US  
WHO THINK ABOUT THIS DIFFICULT  
SITUATION DAY IN AND DAY OUT  
IT'S HARD FOR US TO SEE HOW THIS  
PARTICULAR SET OF CIRCUMSTANCES  
TRIGGERS A MEANINGFUL AND  
COMPELLING CLAIM FOR FUTURE  
RELIEF FOR OTHER PARCELS.

>> THANK YOU VERY MUCH.  
CITY COUNCILOR ANNISSA ESSAIBI  
GEORGE.

>> THANK YOU FOR BEING HERE.  
I HAVE -- MY QUESTION REGARDING  
THE TIMELINE, RELEASE OF SUN  
THAT BREAKING GROUND OF  
AFFORDABLE HOUSING ALL OF THESE  
PIECES CAN YOU WALK ME THROUGH  
THAT PROCESS SHOULD THIS BE  
SUPPORTED AND SENT UP TO THE  
STATE HOUSE?

>> SURE.  
SO IF THE COUNCIL IN THE COMING  
WEEKS TAKES A FAVORABLE VOTE ON  
HOME RULE, IT WILL MOVE TO THE  
STATE LEGISLATURE.  
OUR HOPE, I'VE STATED A FEW  
TIMES PUBLICLY, OUR HOPE IS THAT  
WE CAN HAVE FAVORABLE ACTION  
TAKING IN THE STATE LEGISLATURE  
BEFORE THE HOUSING -- HOUSE AND  
SENATE BRICK FOR THE SUMMER  
WHICH WE'RE ANTICIPATING END OF  
JUNE, EARLY JULY.

THE ARTICLE 80 PROCESS CONTINUES TO MOVE FORWARD SO ASSUMING WE HAVE A POSITIVE VOTE, ULTIMATE SIGNATURE BY THE GOVERNOR IN BOTH THE CITY COUNCIL, HOUSE AND SENATE, WE COME AWAY WITH LEGISLATIVE RELIEF.

WE'D LOOK FORWARD HOPEFULLY, AGAIN NOT PREJUDGING OUTCOMES THAT ARTICLE 80 COULD, IF ALL GOES WELL BE CONCLUDED BY THE END OF THE YEAR.

THE FIRST PAYMENT WOULD BE CONDITIONED ON ARTICLE 80 APPROVAL.

WE RECEIVED THE FIRST 100 MILLION FROM MILLENNIUM. IT'S IMPORTANT TO KEEP IN MIND THERE'S ALREADY PAYMENTS BEING MADE.

THERE'S A MILLION DOLLARS BEING PAID MONTHLY INTO ESCROW. THE MONEY HAS BEGUN TO FLOW. SOME OF THAT CASH WILL BE USED TO DEMOLISH THE EX HE IS CONTINUING STRUCTURE BECAUSE AGAIN IT'S CONDEMNED.

IT'S A DANGEROUS DILAPIDATED BUILDING AND WE'RE HOPING TO REMOVE IT IN THE NEAR TERM. BUT THE BULK OF THE HUNDRED MILLION DOLLAR PAYMENT COMES AT THE CONCLUSION OF THE ARTICLE 80 PROCESS AND FINAL DESIGNATION BY THE BPDA.

SO FINAL DESIGNATION OF THE DEVELOPER AND SALE OF THE PROPERTY COMES AFTER THE CONCLUSION OF ARTICLE 80, THE 100 MILLION COMES WITH IT. THEN THE 53 MILLION DOLLARS REMAINING, WE WOULD EXPECT TO BE PAID INCREMENTALLY AS UNITS, RESIDENTIAL UNITS IN THE BUILDING ARE SOLD.

>> DO WE HAVE ANY PREDICTION HOW LONG THAT WOULD TAKE?

>> I THINK IT'S A GOOD QUESTION TO ASK MILLENNIUM WHAT THEY WOULD SEE AS A REASONABLE TIMEFRAME FOR CONDOMINIUM SALES IN THE CURRENT MARKET TO BE BEST SITUATED.

>> THEN ALSO ON THE COMMERCIAL

SPACE, THERE'S SOME -- SPIFF  
CONCERNS OF BUILDING -- I'M  
WONDERING WHAT CONCERNS WE HAVE  
AS A CITY OR YOU HAVE AS AN  
AUTHORITY REGARDING THAT AND THE  
EVENT SALE OR LEASE OF THAT  
PROPERTY.

>> SURE.

WE DON'T LIKE THE IDEA OF TOWERS  
THAT ARE BUILT THAT END UP BEING  
GHOST TOWERS, WHETHER  
COMMERCIALY OR RESIDENTIALLY.  
THANKFULLY WE HAVEN'T SEEN MUCH  
OF THAT IN THE CITY OF BOSTON  
EVEN IN THE DOWNTURN AFTER 2008.  
WE DIDN'T SEE THE GHOST TOWERS  
THAT WE USED TO READ ABOUT IN  
TERMS OF LIKE MIAMI WHERE THERE  
WOULD BE ONE GUY WHO BOUGHT THE  
PENTHOUSE UNIT IN DOWNTOWN MIAMI  
THE WHOLE BUILDING IS EMPTY, HE  
LIVED A LOBELY EXISTENCE AT THE  
TOP.

WE DIDN'T SEE MUCH THAT HAVE IN  
BOSTON, WE SAW NONE OF IT.  
OTHER PLACE THANKLY LESS  
DESIRABLE, MORE VOLATILE IS  
PERHAPS A BETTER WAY -- MORE  
VOLATILE REAL ESTATE MARKETS SAW  
THINGS LIKE THAT, EMPTY  
BUILDINGS, WE DON'T SEE DEMAND  
HERE CONTINUES TO BE REALLY  
ROBUST FOR OFFICE SPACE.  
ESPECIALLY FOR DOWNTOWN  
RESIDENTIAL SPACE.

BUT AGAIN IF YOU WANT TO TALK  
ABOUT WHY THAT ISN'T LIKELY AT  
THIS SITE, WE DON'T SEE IT AS  
LIKELY BUT MILLENNIUM AND PANEL  
TO COME WOULD BE BEST SITUATED  
TO TALK TO YOU ABOUT THAT.  
LET'S FACE IT, THEY'RE IN AN  
IMPORTANT POSITION WITH REGARD  
TO CONTROLLING THE POTENTIAL FOR  
LOSS.

WE THINK THEY HAVE EVERY  
INCENTIVE MAKE SURE SOMETHING  
LIKE THAT DOESN'T HAPPEN.  
BUT THERE ISN'T MUCH OF A  
HISTORY OF THAT OCCURRING IN THE  
CITY.

>> I'M NOT SURE IF THIS HAPPENS  
WHEN YOU'RE TALKING ABOUT TOWERS  
AND SMALLER DEVELOPMENT PROJECTS



OFTENTIMES DEVELOPER WILL GET SOMETHING PERMITTED THEN SELL THE PERMIT.

IS THAT A POTENTIAL HERE AND WHAT DO WE HAVE TO HOLD TRUE TO THESE AGREEMENTS IF THAT PERMIT WAS SOLD OR THE INVESTMENT WAS SOLD?

>> SURE.

FROM A LEGAL STANDPOINT, WE HAVE -- THERE IS CERTAIN PROHIBITIONS AND OBSTACLES AND US ATTEMPTING TO LIMIT ONE'S ABILITY TO CONVEY THEIR PROPERTY RIGHTS.

WE FULLY EXPECT IT WILL BE MILLENNIUM THAT BUILDS THIS PROJECT.

MILLENNIUM HAS LONG, RICH HISTORY NOT ONLY IN THE CITY OF BOSTON BUTTISH THAT IMMEDIATE VICINITY THEY DO COMPLICATED PROJECTS IN DIFFICULT ECONOMIES, IN OLDER PART OF THE CITY, THE DOWNTOWN AND HAVE HAD TREMENDOUS SUCCESS AT AFFECTING THESE DEVELOPMENTS.

SO WE WOULD EXPECT THAT MILLENNIUM ONCE THE PROJECT IS PERMITTED, ONCE CONVEYANCE OCCURS THAT THEY WILL IN FACT BUILD THE PROJECT.

BUT TO ANSWER YOUR QUESTION, I'M NOT AWARE OF WHAT THE MECHANISM MIGHT BE BY WHICH WE WOULD LIMIT THE ABILITY OF MILLENNIUM TO CONVEY THE PROPERTY.

WE DON'T EXPECT IT THAT DOESN'T SEEM TO HAPPEN.

IT HAPPENS IN THE CONTEXT OF OBVIOUSLY PEOPLE WHO OWN PIECE OF THIS DEVELOPMENT, CONDOMINIUM OWNERS.

>> I'M GOOD.

THANK YOU, CHAIRMAN.

>> THANK YOU, COUNCILOR ESSAIBI GEORGE.

CHAIR RECOGNIZES --

>> HOW MUCH FLORA AND FAUNA WILL BE ADVERSELY AFFECTED BY THE ADDITIONAL SHADOWS?

>> I THINK I'M PROBABLY BEST SITUATED TO ANSWER THAT QUESTION.

THE ADDITION OF SHADOW AS  
IMPACT, HOWEVER THE MOST IMPACT  
IS UNDER INVESTMENT AND OVER  
USE.

MANAGEMENT FRANKLY, I THINK THIS  
CAPITAL REINVEST.

WILL BE AN OPPORTUNITY TO ASSESS  
ALL THREE OF THOSE THINGS.

>> IS THERE ANY PATCHES OF GRASS  
OR FLOWERS OR TREES OR  
ECOSYSTEMS THAT WOULD BE  
ADVERSELY AFFECTED BY THE  
ADDITIONAL SHADOW THAT WILL BE  
IN THE EARLY MORNING?

>> WE ANTICIPATE PERFORM JUST AS  
WELL PERHAPS MORE SO IF THEY  
WERE RECEIVING BETTER CARE.

>> THANK YOU, COMMISSIONER.

BRIAN, YOU MENTIONED IN SEVERAL  
OTHER QUESTIONS THAT THE SHADOW  
COULD BE TRIGGERED BY 450 EVEN  
400 FEET.

WHILE THE PROPOSAL -- THIS IS  
CLEAR WHAT YOU'RE ASKING FOR AND  
WHAT WE PERHAPS WILL PUT FORTH  
TO THE STATE LEGISLATURE STILL  
THE ARTICLE 80 PROCESS HAPPENING  
AND FAA HAS TO SIGN OFF ON  
CERTAIN HEIGHT.

IF THE HEIGHT IS ACTUALLY LESS  
BECAUSE OF AN FAA REGULATION  
EVEN IF THE COUNCIL AND  
LEGISLATURE PASSES THIS HOME  
RULE PETITION, WILL THAT IMPACT  
THE PRICE, THE \$153 MILLION  
PRICE?

>> WE DON'T KNOW YET.

AT A CERTAIN POINT WE WOULD  
EXPECT IF THERE WAS A LIMITATION  
ON HEIGHT OF THE PROJECT EITHER  
BECAUSE THE FAA OFFER ARTICLE 80  
PROCESS YIELDED A PROJECT THAT  
ONLY RECEIVED COMMUNITY SUPPORT  
IF IT WAS 600 FEET.

UNDERSTANDABLY THERE WOULD BE A  
VARIATION IN THE PRICE PAID  
DEPENDING ON THE CONTRACTION IN  
THE SHEER MASS OF THE BUILDING  
WHETHER IT CHANGES MUCH BETWEEN  
750 AND 725, WE HAVEN'T GOTTEN  
THAT FAR IN TO NEGOTIATIONS OVER  
PRICE YET.

OUR ATTITUDE ON HEIGHT IS,  
AGAIN, ARTICLE 80, THAT PROCESS

HAS TEETH, IT HAS SUBSTANCE, IT HAS SIGNIFICANCE IT STILL MOVING FORWARD.

WE'RE NOT AT THE END, WE'RE RIGHT IN THE HEART OF THE ARTICLE 80 PROCESS.

IF THAT PROCESS YIELDED A TOWER THAT WAS LESS THAN 750, YES, PRESUMABLY THERE WOULD BE A CHANGE IN THE PRICE.

SO WHETHER OR NOT THE FAA GIVES THE DEVELOPMENT SITE THE HEIGHT THAT'S BEEN SOUGHT BY MI MILLENNIUM, THERE'S STILL ARTICLE 80.

THERE'S THE POTENTIAL FOR VARIATIONS ON HEIGHT THERE FOR VARIATIONS IN PRICE.

>> TO BE CLEAR, SOME OPPONENTS MAY

ARGUE THEN WHY EVEN HAVE THIS HOME RULE PETITION IF THE ARTICLE 80 PROS IS STILL ACTIVE BUT I THINK THE ANSWER IS ANYTHING OVER PERHAPS 400 OR AT LEAST 50 FEET.

>> CORRECT.

HOW MUCH REVENUE DID THE WINTHROP STREET GARAGE GENERATE WHEN IT WAS OPERATIONAL?

>> I HAVE NO IDEA.

IT'S BEEN CLOSED SINCE I'VE BEEN IN THIS JOB.

>> TAKE A CRACK AT IT.

>> AS COUNCILOR LINEHAN MENTIONED IN HIS COMMENTS BEFORE THE GARAGE WAS CLOSED PERMANENTLY, THE PROCEEDS FROM THE GARAGE UNDER THE MA MEAN KNOW ADMINISTRATION WERE ASSIGNED TO THE BOSSING TO HOUSING AUTHORITY ROUGHLY 1.8 A YEAR.

THAT WE USED TO FUND OUR PUBLIC SAFETY PROGRAM, COUNCILOR.

>> UNDER \$2 MILLION A YEAR.

A LITTLE UNDER \$2 MILLION A YEAR.

>> WHAT IS THE TAX REVENUE PROJECTED BESIDES 153 MILLION.

>> OUR EXPECTATION, CITY ASSESSOR'S EXPECTATION ON PROJECT OF THIS SIZE AND PROJECT WITH THESE USES WOULD YIELD A

MINIMUM OF 12 MILLION DOLLARS ANNUALLY IN TAXES, IT COULD BE AS HIGH AS 14 OR MAYBE EVEN 15. >> SEVERAL COUNCILORS HAVE ARGUED THAT WE SHOULD START THE PROCESS OVER FROM SCRATCH. WHAT WOULD HAPPEN IF THAT WERE TO HAPPEN?

>> AS I MENTIONED IN MY INTRODUCTORY REMARKS, WE REMAIN FIRST OF ALL CONFIDENT THAT THIS IS A REALLY IMPORTANT DEVELOPMENT SITE THAT CAN BEGIN TO PAY DIVIDENDS FOR THE PEOPLE OF BOSTON IN THE VERY NEAR TERM. WE COULD MISS THIS REAL ESTATE DEVELOPMENT CYCLE YOU HEAR THAT ALL THE TIME WITH EVERY DEVELOPER WE WANT TO GET INTO THE GROUND BEFORE WE MISS THIS CYCLE WE DO KNOW WITH ALMOST MATHEMATICAL CERTAINTY WE DON'T KNOW THE HOW OR WHEN, ECONOMIC RECOVERIES COME AND GO SINCE WORLD WAR II, I THINK WE CAN ALL ACCEPT THAT WE'RE ABOUT 100 MONTHS INTO AN ECONOMIC RECOVERY.

THAT'S A VERY MATURE RECOVERY. I'D LOVE TO THINK WE GOT A FEW MORE YEARS OF GOOD DEVELOPMENT OPPORTUNITY.

BUT ONE THING IS FOR SURE, IT WILL CYCLE DOWNWARD AGAIN AND WE WOULD LIKE TO MAKE SURE THAT WE HAVE THIS PROJECT PAYING DIVIDENDS FOR THE PEOPLE OF BOSTON BEFORE WE ENTER THE NEXT DOWNTURN, BECAUSE ONCE WE'RE IN TO THE NEXT DOWNTURN, COME OUT OF THE NEXT DOWNTURN, GET A PROJECT UP THROUGH THE PROCESS AND PER MID AGAIN, WE COULD BE LOOKING AT A DECADE EASILY.

WE'VE ALREADY MISSED -- THIS IS ORIGINALLY PROPOSED A DECADE AGO WE COULD BE HERE A DECADE FROM -- MAYBE NOT NECESSARILY SPECIFIC INDIVIDUALS INVOLVED BUT CITY COUNCIL AND BPDA COULD HAVE THIS CONVERSATION IN TEN YEARS IF WE DON'T KNOW.

I THINK THAT'S REALLY IMPORTANT,

MAYBE THE HEART OF YOUR QUESTION, WE'RE CONFIDENT THAT WE CONTINUE TO ENGAGE NOT ONLY GOVERNMENT STAKEHOLDERS AND AGENCIES BUT THE NEIGHBORHOODS, THE NONPROFITS, THE RESIDENCES, THE STAKEHOLDERS IN THE NEIGHBORHOODS IN MEANINGFUL OPEN AND TRANSPARENT DIALOGUE THAT WE CAN CONTINUE TO DO THAT AND GET A PROJECT THAT IS THOROUGHLY ARRIVED AT, THAT IS FAIRLY AGREED TO BY A ROBUST PUBLIC PROCESS.

THAT'S WHAT WE'RE DOING.

THIS HAS BEEN MESSIER THAN I WOULD HAVE LIKED IT TO BE BUT IT DOESN'T MEAN THAT THE PROCESS HASN'T BEEN OPEN, TRANSPARENT, GIVING PEOPLE A MEANINGFUL VOICE IN THIS PARTICULAR DEVELOPMENT AND ITS AFFECTS.

BUT THINK THAT IT IS STILL YIELDED A REAL VOICE FOR PEOPLE AND REAL UNDERSTANDING WHAT WE'RE DOING.

I THINK THAT IS WHAT IS MOST IMPORTANT.

>> THANK YOU.

FINALLY, COMMISSIONER COOK I WAS WITH YOU AND COUNCILOR JACKSON AND MAYOR WALSH AT FRANKLIN PARK COALITION MEETING SATURDAY, FRANKLIN PARK IS DIRECTLY ACROSS THE STREET FROM MY DISTRICT, WHERE MY DISTRICT ENDS IT BORDERS I CAN ATTEST TO THE E-MAILS I GOT CONCERNED ABOUT A PARTY THAT WAS HAPPENING.

ONE OF THE THINGS THAT STRUCK ME IS THE NUMBER OF PEOPLE WHO HAVE WORKED TO MAKE FRANKLIN PARK AS GOOD AS IT IS AND WE KNOW IT COULD BE A LOT BETTER GOING ON 40-PLUS YEARS.

PEOPLE WHO STARTED WHEN KEVIN HAGEN WAS MAYOR OF BOSTON, FINAL QUESTION TO YOU, WHEN WAS THE LAST TIME FRANKLIN PARK RECEIVED SUCH A SUBSTANTIAL INVESTMENT?

>> IF YOU HAD TO ADJUST FOR DOLLARS IT WOULD ACTUALLY BE THE ACTUAL BUILDING OF THE PARK.

IT WOULD HAVE TO BE THE

ACQUISITION OF WHAT WAS THEN  
ROXBURY PARK AND PRIVATE PARCELS  
THAT ACTUALLY MADE UP THE  
COMPOSITE THAT IS NOW FRANKLIN  
PARK.

SO, THE ANSWER IS, IT'S NEVER  
RECEIVED THIS LEVEL OF INFUSION.

>> THANK YOU.

THANK YOU, MR. CHAIR.

>> THANK YOU, O'MALLEY.

CHAIR RECOGNIZES COUNCILOR  
CIOMMO.

>> THANK YOU, I'LL BE BRIEF.

DO YOU RECALL HOW MANY -- WE HAD  
A PUBLIC HEARING, SEVERAL  
WORKING SESSIONS, JUST AROUND  
THE MOU, CORRECT?

THREE, FOUR, DO YOU RECALL?

>> I WOULD SAY ON MOU THREE OR  
FOUR.

THE CONVERSATIONS BEFORE THE  
CONVEYANCE OF THE PROPERTY BY  
THE CITY, BY BPD, PUBLIC  
FACILITIES COMMISSION ON TO THE  
BPDA THEN B.R.A.

THERE WAS A SERIES OF  
CONVERSATIONS ABOUT THAT, MOVING  
THE PROPERTY IN TO OUR CONTROL,  
OUR OWNERSHIP.

AND THEN OBVIOUSLY SINCE THE  
ARRIVAL -- SINCE THE RFP WAS  
ISSUED AND ULTIMATELY A  
DEVELOPER WAS --

>> I GUESS MY POINT IS THAT WE  
DID HAVE A VERY OPEN,  
TRANSPARENT PROCESS EARLY ON  
JUST TO DISCUSS THE MEMORANDUM  
OF AGREEMENT THAT WOULD ALLOW  
THE BPDA DISPOSITION OF THE  
PROPERTY VERSUS DND, JUST ALONE.  
AND IF I REMEMBER CORRECTLY  
THERE WAS SERIES OF APPRAISALS  
DONE EARLY ON AND AGAIN PLEASE  
CORRECT ME IF I'M WRONG BUT I  
THINK THE APPRAISALS CAME IN  
AROUND 30 MILLION FOR THE  
PROPERTY.

CAN SOMEBODY --

>> YOU'RE RIGHT.

THERE WERE MULTIPLE NOT ONLY  
MULTIPLES BUT THERE WERE --  
SPREAD OUT OVER A FEW DIFFERENT  
YEARS.

BUT THE RANGE WAS, AS LOW I

BELIEVE AS THE 30 MILLION RANGE,  
THERE WAS ONE THAT EXCEEDED 100  
MILLION.

EVEN OVER 140 MILLION CAME VERY  
CLOSE TO THE PRICE YET WE  
ACTUALLY RECEIVED.  
DIDN'T GET AS MUCH ATTENTION FOR  
PRETTY I THINK COMPELLING  
REASON.

THAT PARTICULAR APPRAISAL WE  
THOUGHT WAS OUTLANDISH AND  
REALLY GRATEFUL WE WERE WRONG  
THAT THE PARCEL WAS WORTH MORE  
TO THIS DEVELOPER THAN WE  
THOUGHT IT WOULD BE.

I THINK OUR GUESS WAS IT WOULD  
BE WITHIN THE 30 TO 70 MILLION  
RANGE.

AGAIN, THESE APPRAISALS ARE  
LOOKING AT THE PARCEL AT  
DIFFERENT PERIOD OF TIME.  
WHEN YOU LOOK RETROSPECTIVELY  
TRY TO FUG OUT WHAT IT'S WORTH  
TODAY SOMETIMES YOU GET IT  
WRONG.

THE DEVELOPER I THINK LOOKING AT  
THE ECONOMY AND BEING VERY  
FAMILIAR WITH THAT PART OF THE  
DOWNTOWN BECAUSE THEY HAVE  
ALREADY DONE THREE OTHER  
SIGNIFICANT RESIDENTIAL  
DEVELOPMENTS, HAVE GREATER  
CONFIDENCE IN THE ECONOMICS OF  
DEVELOPMENT AT THAT SITE,  
FRANKLY WE EVEN DID.

WE'RE GRATEFUL THAT THAT  
APPRAISAL THAT WAS OVER \$140  
MILLION THAT WE THOUGHT WAS  
OUTLIER THAT SHOULD BE  
DISCOUNTED, WHAT WAS IN FACT  
MORE ACCURATE THAN WE WOULD HAVE  
GUESSED.

>> I WOULD SAY THAT OVER THESE  
PAST FIVE YEARS ESPECIALLY WITH  
THE WORK, ESPECIALLY IF  
COUNCILOR LINEHAN, ZAKIM,  
LaMATTINA SHARE THE DOWNTOWN  
CORE, DOWNTOWN CROSSING HAS HAD  
A REMARKABLE TRANSPORE MAKES  
WHICH WOULD ALSO ADD TO THE  
VALUE OF THE LAND.

I WOULD ALSO SAY THAT AT THAT  
TIME IN THOSE MEETINGS I SAID  
THAT THOSE APPRAISALS EVEN IF

THEY WERE SIX MONTHS TO A YEAR  
OLD WERE OUTDATED.  
WE PROBABLY GOT MORE UPDATED  
APPRAISALS.

>> I THINK YOU'RE RIGHT.  
THESE APPRAISALS ARE PROBABLY  
OBSOLETE WITHIN COUPLE OF MONTHS  
OF THEM BEING COMMISSIONED.  
AND DOCUMENTED.

AS YOU POINT OUT THAT PART OF  
DOWNTOWN, THIS IS TRUE OF OTHER  
PARTS OF DOWNTOWN THAT PART OF  
DOWNTOWN CROSSING, ROUGHLY  
MIDTOWN CULL CURL DISTRICT, THE  
SQUARE PARCEL JUST OUTSIDE OF  
IT, THAT IS CHANGING AND  
EVOLVING WEEKLY.

IF YOU GREW UP IN THIS CITY AS I  
DID AND YOU DID AND CAME DOWN  
THERE WHEN -- THERE'S NO  
RESEMBLANCE.

NOW A 24-7 VIBRANT, LIVE,  
WORKPLACE.

THIS IS GOING TO ADD  
SIGNIFICANTLY TO THAT AS WE PUSH  
THAT RESIDENTIAL KIND OF  
COMMUNITY INTO THE BONA FIDE  
FINANCIAL DISTRICT.

IT EVOLVES SO QUICKLY.  
AGAIN, TO GET BACK TO THE PRICES  
THAT WERE OFFERED, OTHER  
DEVELOPERS WERE OFFERING PRICES  
MORE AKIN TO WHAT WE THOUGHT IT  
WOULD BRING.

40, 50, 60, 70 MILLION CONCAME  
UP UNDER A HUNDRED.  
BUT ONE, AGAIN, REALLY DISPARATE  
WITH 150.

I THINK I'M SPEAKING JUST AS AN  
OBSERVER, I WASN'T PART OF THEIR  
CONVERSATIONS INTERNALLY.  
BUT MILLENNIUM MILLS PART OF THE  
WORLD.

THEY KNOW IT ARGUABLY BETTER  
THAN ANYBODY AND WILLING TO  
INVEST MORE IN IT.

>> THIS IS KIND OF AN ASIDE.  
BUT THOSE OF US WHO HAVE BEEN ON  
THIS COUNCIL SINCE '09 AND THE  
FORMER ADMINISTRATION THAT THE  
CHAIRMAN REFERENCED EARLIER,  
WINTHROP SQUARE AND OTHERS WHERE  
ALCATRAZ AROUND OUR NECK, IT'S  
SUPPOSED TO BE ALBATROSS BUT I



WAS TRYING TO -- MAYOR MENINO REFERENCED IT.

I LOVED HIM FOR IT.

BUT I WOULD ALSO SAY THAT WE WENT THROUGH NUMEROUS WORKING SESSIONS, HOURS, MAKING SURE THAT WE WERE ASSURED THAT WE WOULD GET THE BEST PRICE FOR THAT CODEVELOPMENT, I WOULD SAY, BECAUSE WE ARE SOMEWHAT IN A PARTNERSHIP.

I THINK IT'S INVALID TO SAY THAT WE DIDN'T HAVE A GOOD PROCESS. TOMORROW MANY OF US, ESPECIALLY DISTRICT COUNCILORS WILL GO UP TO THE ZBA TO SUPPORT AND OPPOSE NUMEROUS VARIANCES FOR A VARIETY OF DIFFERENT REASONS AND MANY OF US WILL LOSE SOME VOTES AND GAIN SOME VOTES BECAUSE OF IT.

I LOOK AT THIS AS ANOTHER VARIANCE.

THE IMPACT IT'S GOING TO HAVE ON THE CITY, CITY FINANCES THE PARKS, AFFORDABLE HOUSING AND THE OTHER GREAT CAUSE THAT WE CAN FUND WITH THIS MONEY, NOT TO MENTION THE 12 MILLION TO 14 MILLION ANNUALLY THAT WE'RE GOING TO GET FROM PROPERTY TAXES, ONE AT A TIME OUR STATE AID IS GOING DOWN AND FEDERAL FUNDS ARE TOTALLY UNCERTAIN.

I WANT TO TALK ABOUT IMPACT VERY BRIEFLY.

COMMISSIONER COOK, I CAN BARELY SEE YOU, BUT -- VEGETATION, NO IMPACT.

ZERO IMPACT.

>> I THINK TO SAY NO IMPACT FROM SHADOW IS INCORRECT.

HOWEVER, WHEN YOU HAVE TO LOOK AT IT THROUGH THE PRISM OF ALL OF THIS SHADOW WILL BE GONE BY 9:30 IN THE MORNING.

THEN YOU LOOK AT THE OTHER CONTRIBUTING FACTORS THAT MAKE BOSTON COMMON LOOK THE WAY IT DOES.

AND YOU LOOK AT THING LIKE SOIL AMENDMENTS, YOU LOOK AT THINGS, COMPACTED SOIL, LOOK AT THE FACT A LACK OF IRRIGATION IN AREAS, LACK OF CURBING IN AREAS.

THERE'S OVER USE.  
WE DON'T OVER SEED AS MUCH AS WE  
CAN, AND THIS IS DESPITE THE  
ENORMOUS PARTNERSHIP OF THE  
FRIEND OF THE PUBLIC GARDEN WHO  
IN A GOOD YEAR CAN SPEND AS MUCH  
AS \$2 MILLION IN OUR PARKS.  
EVEN COMBINED WITH THAT YOU'RE  
TALKING ABOUT ONE OF THE BUSIEST  
OPEN SPACE WE HAVE IN THE CITY.  
TO SAY THAT THERE'S ZERO IMPACT  
IS INCORRECT.

HOWEVER, THESE FUNDS WOULD  
ENABLE THE PARK TO BEHAVE AND  
WORK BETTER.

>> NO REAL -- WE'RE NOT GOING TO  
SEE DYING TREES.

>> NO, SIR.

>> OKAY.

THIS IS AN ASIDE, TOO.  
FILING SITE NOW IS BUILT DOES  
THAT CAST ANY SHADOW ON THE  
COMMON?

DO WE KNOW?

IT'S ACTUALLY CLOSER, RIGHT?

>> I BELIEVE IT CAST SHADOW BUT  
ITS SHADOW THAT IS COMPLIANT  
WITH THE EXISTING LAW.

BECAUSE EXISTING LAW DOES PERMIT  
CERTAIN TYPES OF SHADOW DURING  
THE DAY IF THE SHADOW ORIGINATES  
FROM THE MIDTOWN CULTURAL  
DISTRICT.

AGAIN, IT'S NOT JUST ABOUT HOW  
MUCH SHADOW END UP ON THE COMMON  
IT'S ABOUT WHERE THE SHADOW IS  
CAST FROM WHICH MAKES THIS SO  
DIFFICULT TO GET YOUR HANDS  
AROUND.

I BELIEVE THAT THE MILLENNIUM  
TOWER WHICH SITS AT THE SITE  
CASTS A SHADOW BUT IT IS FULLY  
COMPLIANT WITH THE EXISTING LAW.

>> IS THAT BECAUSE IT'S IN THE  
MIDTOWN --

>> YES.

WHAT ARE THE BORDERS OF THAT,  
DO YOU KNOW THE STREET BORDERS,  
IS IT DEVINSHIRE?

>> IF YOU GO -- ROUGHERLY IF YOU  
GO DOWN WASHINGTON STREET FROM  
CITY HALL HEADING TOWARD  
CHINATOWN, ROUGHLY AS YOU GO  
EVERYTHING IS IN THE MIDTOWN

CULTURAL DISTRICT TO YOUR RIGHT.  
THEN I BELIEVE A LOCK TO YOUR  
LEFT.

IT'S ROUGHLY TWO OR THREE BLOCK  
WIDTH AS YOU HEAD DOWN  
WASHINGTON STREET.

NOT PERFECT.

NOT PERFECTLY LINEAR.

>> THAT'S WHERE MOST OF THE  
SHADOWS ARE CAST THROUGH MID  
DAY.

>> CORRECT.

THEN THE MIDTOWN CULL FURL  
DISTRICT BENDS AROUND BOYLSTON,  
HEAD DOWN WHAT WAS CALLED PIANO  
ROW WHICH EMERSON INCLUDES THE  
TRANSPORTATION BUILDING AND THEN  
STOPS JUST SHY OF THE HARBOR.  
SORT OF AN L SHAPE.

THE WAY THE LAW WORKED IN THE  
EARLY '90s WAS, IT PERMITTED  
CERTAIN TYPES OF SHADOW FROM  
THAT GEOGRAPHY BUT PROHIBITED  
THE SHADOW THAT EMANATED FROM  
OUTSIDE THAT GEOGRAPHY.

>> AND LAST WE VALUATE THE WORK  
OF OUR PARKS ADVOCATES,  
ESPECIALLY THE PUBLIC GARDEN  
FOLKS.

CAN YOU SPEAK TO THE DIALOGUE  
THAT YOU'VE HAD WITH THEM AND  
ASSURANCES THAT YOU CAN GIVE  
THEM AND US THAT THIS IS GOOD  
FOR THE CITY OVERALL, GOOD FOR  
THE PUBLIC GARDEN AND GOOD FOR  
BOSTON COMMON?

>> WOULD YOU LIKE TO TAKE THAT?

>> I WOULD JUST REMIND EVERYONE  
INVOLVED IT'S BEEN INCREDIBLY  
CORDIAL, THAT REASONABLE PEOPLE  
CAN DISAGREE ON CREATING PUBLIC  
VALUE.

THERE IS A SHADOW PROPOSED HERE  
THAT WILL BE OFF BOSTON COMMON  
BY 9:30.

>> ON ITS LONGs DAY?

>> ON IT'S LONGEST DAY.

YOU ARE NOT JUST TALKING ABOUT  
\$28 MILLION ONE TIME CAPITAL  
INFUSION.

IN THE CITY'S WISHES WE COULD  
ENDOW SOME OF THAT, WE'RE  
TALKING ABOUT POTENTIALLY  
CREATING AN ENDOWMENT IN

PERPETUITY, TO FORM A CATALYST FOR FURTHER PUBLIC GIVING. THE TAD POLE PLAY GROUND OR THE FROG POND, THERE'S AN OPPORTUNITY TO CAPITALIZE FURTHER ON THIS INVESTMENT. SO THE IDEA IS THAT WE FEEL, IN THE ADMINISTRATION, THAT THIS IS AN ENORMOUS OPPORTUNITY TO PARTNER WITH THE FRIENDS OF THE PUBLIC GARDEN.

IN THE SUM OF THINGS, IF THEY DECIDE THAT IT'S PRECEDENT-SETTING, IF THEY DECIDE THAT THIS SHADOW SEASONALITY WORTH THAT INVESTMENT, THAT'S THEIR DECISION TO MAKE.

WE JUST RESPECTFULLY DISAGREE. >> AND JUST FOR PRECEDENT, I THINK IT BEARS MENTIONING. AGAIN, EVERY OTHER TUESDAY, AND THE THIRD THURSDAY OF EVERY MONTH, WHEN WE GO TO THE BPDA BOARD ROOM TO AGAIN SUPPORT OR OPPOSE PROJECTS, THERE ARE MANY THAT SEEM PRECEDENT SETTING. BUT WE TAKE THINGS ON A CASE-BY-CASE BASIS AND THEN DEVELOP, ANALYZE THE IMPACTS, THE COSTS AND THE BENEFITS AND THAT'S HOW I TRIEZ TO APPROACH EVERYTHING. I THINK IN THIS CASE THE BENEFITS OUTWEIGH THE COSTS. THANK YOU.

THANK YOU, MR. CHAIRMAN. >> THANK YOU MR. BRYANT. COUNCILOR O'MALLEY TOUCHES -- COUNCILLOR CIOMMO TOUCHES ON A POINT.

IS THERE A REASON WHY WINTHROP PLACE WASN'T EXEMPT? CAN ANYONE CONFIRM THAT FOR ME? >> I'VE NEVER LAYERED THE COMPELLING RATIONALE FOR DRAWING OF THE MIDTOWN CULTURAL DISTRICTS AS IT IS CURRENTLY CONSTITUTED TODAY.

BUT I THINK ONE COULD SURMISE THAT THERE WERE A VARIETY OF POLITICAL INPUTS, BACK IN THE EARLY '90s, REGARDING WHERE A BUILDING SHOULD GO.

AND WHERE IT MIGHT NOT GO.  
MAYBE PERSONALITIES OR  
INDIVIDUALS WERE INVOLVED, I DO  
NOT KNOW MUCH ABOUT IT BUT IT IS  
A BIT OF A CRAZY QUILT LINE.  
AND WHERE SOMEONE SOINS THE ASSIGNS THE  
VALUE, TO CAST A SHADOW WITHOUT  
ANY INHIBITION BUT ON THE  
OPPOSITE SIDE OF THE STREET  
MIGHT NOT BE ABLE TO, IS A  
CERTAIN ARBITRARY AND  
CAPRICIOUSNESS ABOUT IT ALL.  
AND I THINK THAT'S ONE OF OUR  
MORE RECENT CONVERSATIONS WE'VE  
HAD WITH THE FRIENDS.  
OF HARMONIZING THIS, WHY IT'S  
PERMISSIBLE BUT NOT OUTSIDE.  
IS THERE A BROADER BRUSH WE CAN  
APPLY THAT ALLOWS A ONE SIZE  
FITS ALL, THAT A PROJECT THAT  
CASTS A SHADOW OF A SIMILAR SIZE  
AND DURATION FROM THE FINANCIAL  
DIRECT MIGHT BE JUST AS  
ACCEPTABLE OR NOT ACCEPTABLE AS  
ONE WITHIN THE MIDTOWN CULTURAL.  
SO THEY'VE RAISED A GOOD POINT  
RECENTLY AND I THINK YOU'LL  
PROBABLY HEAR MORE ON THAT IN  
THE PANEL TO COME.  
IT'S WHY IS THE SHADOW  
PERMISSIBLE IN THIS GAUNTLET BUT  
NOT ELSEWHERE?  
IT'S AN EXCELLENT QUESTION.  
WE LOOK FORWARD TO WORKING WITH  
THEM ON THAT, THROUGH THIS  
PLANNING STUDY THAT WE HAVE  
COMMITTED TO.  
NOT JUST COMMITTED TO, HOPEFULLY  
ITS HAS BEEN LEGISLATIVELY  
MANDATED THAT WE DO A PLANNING  
STUDY IN MIDTOWN CULTURAL AND  
FINANCIAL DISTRICT.  
WE HOPE TO WORK CLOSELY WITH THE  
FRIENDS TO COME UP WITH A MORE  
COGENT REASONABLE UNDERRABLE  
STANDARD FOR SHADOW AS IT  
RELATES TO THE COMMON AND THE  
PUBLIC GARDEN.  
>> THANK YOU, DIRECTOR.  
RECOGNIZE CITY COUNCILOR AYANNA  
PRESSLEY.  
>> THANK YOU, MR. CHAIR.  
ACCORDING TO THE HOME RULE TIME  
LINE FAA HAS BEEN ASKED AND

ANSWERED.

I DID WANT TO SAY THAT HOW I APPROACH THESE THINGS, I NEVER WANT TO LEAD THE ARMY OF NO. I REALLY DO -- I WOULD MUCH RATHER LEAD THE ARMY OF WHY, IF. I THINK IT'S IMPORTANT TO HAVE STANDARDS AND CONDITIONS. AND SO WHERE DEVELOPMENT IS CONCERNED, THE THREE CONDITIONS THAT I ALWAYS CONSIDER ARE PROCESS, EQUITY, SPECIFIC TO WEALTH BUILDING AND JOB CREATION, AND COMMUNITY BENEFITS.

WIDELY DISTRIBUTED AND WHAT IS THE IMPACT.

I DO JUST WANT TO ASK IN THAT IT SEEMS WE ARE HINGING SO MANY ASPIRATIONS FOR OUR CITY, AND ADDRESSING DECADES OF UNDERINVESTMENT, IN ONE PROJECT, WHICH MAKES ME UNCOMFORTABLE. WHAT IS THE CONTINGENCY PLAN? NO ONE WANTS TO SEE INVESTMENT IN THE OPEN SPACE THAT IS THE SOUL OF OUR CITY HAS EVERYTHING TO DO WITH THE QUALITY OF LIFE, IT INCREASES PROPERTY VALUE, AND EVERYONE DESERVES TO HAVE QUALITY HOUSING STOCK AND TO LIVE IN A BEAUTIFUL HOME. SO IF THIS WERE NOT HAPPENING, WHAT WOULD THE CONTINGENCY PLAN BE?

BECAUSE WE ALL AGREE THAT THESE THINGS ARE STILL MERITORIOUS OF INVESTMENT BY THE CITY.  
>> SO COUNCILOR, IF I COULD TAKE A STAB AT THAT FROM THE PARKS SIDE, WITH THE SUPPORT OF THE CITY COUNCIL YOU ARE LOOKING ON AVERAGE OF A GOOD YEAR OF CAPITAL INVESTMENT PLAN THAT IS ANYWHERE FROM 18 TO \$23 MILLION A YEAR FOR OUR CITY'S PARKS. THERE IS A WORLD OF PHILANTHROPY PHILANTHROPIC GIVING THAT FUTURE COMMISSIONERS WILL ALSO TAP INTO.  
THERE IS A WORLD OF FRIENDS GROUPS LED BY THE FRIENDS OF THE PUBLIC GARDEN AND OTHER GROUPS THAT CAN HELP SUPPORT THAT PARK.

HOWEVER, THIS OPPORTUNITY IS IS  
A SINGULAR IN ITS OPPORTUNITY.  
I'LL LET THE ADMINISTRATOR SPEAK  
FOR HOUSING.

>> WE'RE LOOKING AT A NUMBER OF  
SCENARIOS TO GENERATE CAPITAL IN  
LIEU OF THE FEDERAL GOVERNMENT'S  
RETREAT FROM AT A.

CHARLESSTOWN, I KNOW THE  
RESIDENTS OUT THERE ARE VERY  
MUCH LOOKING FORWARD TO THAT  
PROCESS AND THERE IS ALSO AN RFP  
OUT FOR MARIEL MCCORMICK,  
ANOTHER 1016 UNIT PUBLIC HOUSING  
THE OLDEST IN NEW ENGLAND AND  
HAS YET TO GET ANY SIGNIFICANT  
CAPITAL FUNDING SINCE ITS  
OPENING 80 YEARS AGO.

WE'RE HOPING TO LEVERAGE SEVERAL  
MILLION OF PRIVATE INVESTMENT.  
THIS IS A VEHICLE TO AGAIN  
LEVERAGE, TO ALLOW US TO  
CONTINUE IN MANY RESPECTS,  
REDEVELOPMENT EFFORTS THAT WERE  
BEGUN AT OLD COLONY.  
AND ORIENT HEIGHTS.

SO THIS ISN'T THE BE ALL AND END  
ALL.

IT IS A PART OF AN OVERALL KIND  
OF CREATIVE APPROACH THAT WE'RE  
TRYING TO USE TO IMPROVE OUR  
PUBLIC HOUSING STOCK AND TO FIND  
WAYS TO FILL A VACUUM THAT THE  
FEDERAL GOVERNMENT HAS LEFT IN  
ITS WAKE.

>> VERY GOOD.

I'M SORRY IF IT'S ALREADY BEEN  
ASKED BUT IF YOU WOULD JUST  
FURTHER CLARIFY IN TERMS OF  
SPECIFICALLY RELATIVE TO THE  
FRANKLIN PARK COALITION, I DO  
WANT TO ASK, PEOPLE KEEP SAYING,  
\$28 MILLION IS COME TO THE  
COMMUNITY.

COULD YOU FOR THE RECORD PLEASE  
CLARIFY THAT THESE FUNDS ARE  
VERY PRESCRIPTIVE, HOUSE THEY  
ARE TO BE USED, AND IF YOU COULD  
ANSWER, WILL THE COALITION PLAY  
ANY ROLE IN INFLUENCING THE  
SEQUENCING OF THESE FUNDS, THESE  
PROJECTS, HOW THEY ARE SPENT,  
SINCE THEY HAVE BEEN INCREDIBLE  
ADVOCATES FOR ALL THESE MANY

DECADES AND SO THEY SHOULD STILL  
PLAY A LEADERSHIP ROLE.

>> THE REASON FRANCO PARK LOOKS  
THE WAY IT DOES TODAY IS IN  
DIRECT RESULT OF THE FRANCO PARK  
COALITION'S ADVOCACY.

SO MANY OF THE DIFFERENT CAPITAL  
INTERVENTIONS MADE OVER THE PAST  
40 YEARS, WERE MADE SOMETIMES  
WITH THE PERMISSION OF THE PARKS  
DEPARTMENT, SOME WITHOUT THE  
PERMISSION OF THE PARKS  
DEPARTMENT BUT THEY HAVE MADE  
THE PARKS BETTER.

WE DON'T EVEN WITHOUT HAVING  
MULTIPLE COMMUNITY MEETINGS  
ABOUT IT, THIS INVESTMENT WILL  
GO THROUGH AN ENTIRE COMMUNITY  
PROCESS IN PARTNERSHIP WITH THE  
LEAD VOICES OF THE FRANKLIN PARK  
COALITION TO SET THE PRIORITIES  
WITHIN FRANKLIN PARK BECAUSE  
IT'S AN ENORMOUS PIECE OF  
PROPERTY.

ROUGHLY 500 ACRES, EVEN THOUGH  
SOME OF IT IS THE GOLF COURSE,  
THE SHATTUCK HOSPITAL, AND PART  
OF IT IS THE MAINTENANCE,  
FRANKLIN PARK'S GOING TO BE E-TO  
BECOME EVEN MORE MEANINGFUL TO  
THOSE NEIGHBORHOODS, SO WE WOULD  
LOOK FOR A PROCESS WITH THE  
FRANKLIN PARK COALITION,  
ABSOLUTELY EVERY STEP OF THE  
WAY.

AS THE COMMUNITIES IS WITH ALL  
BOSTON PARKS PROJECTS.

>> AND AGAIN COULD SOMEONE FOR  
PURPOSES OF THE RECORD CLARIFY  
FOR PEOPLE THIS IS NOT A POT OF  
MONEY THAT IS GOING TO ANY ONE  
NEIGHBORHOOD, IT IS PRESCRIPTIVE  
IN ITS USE STRICTLY FOR THE  
PARKS.

THAT IS IN THE MOU HOW IT'S  
WRITTEN.

THERE IS A LOT OF  
MISINFORMATION.

I'D LIKE THAT TO BE CLARIFIED  
FOR THE RECORD.  
BY SOMEONE.

>> I DON'T DO PARKS.

>> I APOLOGIZE.

IT'S DEDICATED FOR FRANKLIN PARK --



>> TO MAKE IT CLEAR THERE'S A LOT OF MISINFORMATION SO PEOPLE SAY GREAT, THEY WANT IT FOR THIS SCHOOL AND THIS PARK OVER HERE AND I WANT TO BE VERY CLEAR THAT THE MOWZ STATES THAT THESE FUNDS ARE VERY PRESCRIPTIVE IN -- MOU STATES THAT THESE FUNDS ARE VERY PRESCRIPTIVE IN THEIR USE.

>> I CAN'T SPEAK TO THE MOU.

>> I'M NOT SURE WHAT MOU YOU'RE REFERRING TO.

>> I JUST MEAN WHERE THE MONEY WILL BE SPENT.

>> IT WAS REFERRED NUMEROUS TIMES THE PARTNERSHIP BETWEEN THE ADMINISTRATION AND THE CITY COUNCIL.

COUNCILOR, THERE IS NO CONTINGENCY PLAN.

THAT HAS BEEN UNDERSTATED.

ONCE IN EVERY COUPLE OF GENERATIONS.

THERE HASN'T BEEN ANY IS WE CANNOT MAKE THAT INVESTMENT IN PUBLIC HOUSING.

I WANT TO BE BRUTALLY HONEST, THERE IS NO CONTINGENCY PLAN. THESE ARE INCREDIBLE IMPORTANCE. WE ARE SITTING HERE BEFORE YOU RECOMMENDING YOU SUPPORT THE FRANKLIN PARK COMMISSION.

>> EQUITY SPECIFIC TO WEALTH BUILDING, COMMUNITIES L, ON THE EQUITY PIECE I REALLY WANT TO SIT IN THIS PIECE BECAUSE WE USE THIS TALKING POINT, TALKING ABOUT INCOME INEQUALITY AND THE WEALTH GAB.

BUT IN ORDER TO CLOSE THAT, THE CITY IS ENJOYING GREAT PROSPERITY WHILE VERY ENCOURAGED BY THAT AND EVERYONE DESERVES TO CONTRIBUTE TO THAT PROSPERITY.

OFTENTIMES WHEN WE HAVE CONTROVERSIAL VOTES AND PROJECTS BEFORE THE COUNCILPEOPLE WILL COUCH IT IN JOBS.

BUT WE HAVE SEEN A STRUGGLE, IN EQUITY AND OWNERSHIP.

SO I WANT TO MAKE SURE HOW WE'RE GOING TO GET AT THAT, THIS IS SO UNPRECEDENTED, HOW UNPRECEDENTED ARE WE BEING WHEN IT COMES TO

FULL INCLUSION AND PARTICIPATION  
TO ENSURE AN EQUITY IN OWNERSHIP  
AND ALSO WORKFORCE.

SO HOW MANY JOBS ARE WE TALKING  
ABOUT?

>> COUNCILOR WE ARE TALKING  
ABOUT 2950 JOBS ON THE  
CONSTRUCTION SIDE AND ANOTHER  
2700 JOBS THAT ARE PERMANENT  
JOBS.

FOR THE FIRST TIME AND I  
APPRECIATE YOU USING THE WORD  
PRECEDENT, THERE IS SOME  
PRECEDENT THAT I WOULD LIKE,  
THAT I'M HOPING AS CHIEF OF  
ECONOMIC DEVELOPMENT THAT THIS  
PROJECT DOES MAKE, RIGHT?

IN THE SAME WAY EVERY PROJECT  
HOLDS ITS OWN MERIT AND WE CAN  
TALK ABOUT THE UNIQUE.

UNIQUENESS OF THIS PROJECT, THE MAYOR WOULD  
LIKE TO PUT THE CITY SORT OF  
SHINE THE LIGHT THAT THE CITY OF  
BOSTON CARES ABOUT UPWARD  
MOBILITY FOR ALL OF OUR  
RESIDENTS.

AND ONE OF THE THINGS HERE THAT  
MILLENNIUM HAS AGREED TO IS  
DIVERSITY GOALS ON PERMANENT  
JOBS.

THIS IS PRECEDENT-SETTING.  
MILLENNIUM IN FACT ARE IMPOSING  
GOALS ON MEN YIM'S OWN HIRING  
PRACTICES TO MAKE SURE THAT 51%  
OF THE PEOPLE WHO -- MILLENNIUM'S  
OWN HIRING PRACTICES, MAKE SURE  
THAT 50% ARE MINORITY AND 50%  
ARE WOMEN, PERMANENT JOBS.

MILLENNIUM IS ALSO ASKING OF  
GOALS OF THEIR CONTRACTORS,  
THOSE WHO ARE SERVICING THE  
BUILDINGS PERMANENTLY.

ONCE AGAIN THAT'S 2700 JOBS,  
THAT'S PRECEDENT SETTING.

I JUST WANT TO REPEAT THAT,  
BECAUSE I THINK UNITED STATES  
IMPORTANT THAT WE ASK OTHER  
PARTNERS TO DO THE SAME THING.

>> I APPRECIATE THAT.

>> I WANT TO GIVE A  
[SIMULTANEOUS SPEECH]

>> KIM LISTEN.

>> THE OTHER THING THAT'S  
CRITICAL IS MILLENNIUM'S

COMMITMENT TO MAKING SURE AND I WANT TO QUOTE THE MOU HERE. THE MOU THAT WE HAVE SIGNED WITH MILLENIUM AND INCLUSION, THE CONSTRUCTION FINANCING PRECEDENT SETTING RIGHT?

AND I WANT TO SAY THAT LOUD AND CLEAR BUT HOPEFULLY NOT THE LAST ONE.

MILLENIUM HAS ALSO AGREED TO HAVE THE INVOLVEMENT IN EQUITY FINANCING.

AS WELL FOR THE PROJECT AND POTENTIALLY PREFERRED EQUITY LEVELS.

THAT'S THE KIND OF PRECEDENCE THAT'S ABOUT WEALTH CREATION, IT'S THE KIND OF PRECEDENCE THAT I'M HOPING WE CONTINUE TO TOUT. I'M HOPING THAT EVERYONE IN THE ROOM WOULD BE VERY PROUD OF THIS PRECEDENCE IN BOSTON AND WE WOULD ASK OTHER DEVELOPERS TO DO THE SAME.

BUT I AM VERY PROUD ABOUT THE FACT THAT THE ADMINISTRATION AND MILLENIUM HAS COME TOGETHER TO MAKE SURE PARTICIPATION IN THIS PROJECT BENEFITS ALL BOSTON RESIDENTS.

>> I THINK THOSE ARE ASPIRATIONAL AND AMBITIOUS GOALS.

I DON'T WANT TO GIVE SHORT SHRIFT TO THE ROAD TRAVELED, WE HAVE HAD A STORIED HISTORY OF NOT DOING THAT.

I'M JUST AT A POINT WHERE I WANT US TO GO BEYOND GOALS, BUT WHERE WE HAVE HARDER COMMITMENTS AND WHERE WE HOLD EACH OTHER ACCOUNTABLE IN THIS WAY.

SO ARE THERE ANY CLAW BACKS IN THIS TO HOLD US ALL ACCOUNTABLE TO HONORING WHAT'S AMBITIOUSLY LAID OUT IN THIS AGREEMENT RELATIVE TO INCLUSION AND PARTICIPATION?

>> I APPRECIATE THAT, I THINK ACCOUNTABILITY IS REALLY IMPORTANT WHICH IS WHY WE HAVE A SIGNED PUBLIC DOCUMENT BY MILLENIUM AND THE CITY TO WHAT WE ARE GOING TO DO TO MAKE SURE

THIS HAPPENS.

WE HAVE ALSO FURTHER AGREED THAT WE WILL STAY IN CLOSE CONTACT ON THE PROCESS OF HOW THIS WILL HAPPEN.

SO MILLENIUM HAS SENT OVER DOCUMENTATION THAT SHOWS WHAT THEIR ACTIONS ARE GOING TO BE, WHAT THEIR EFFORTS ARE GOING TO LOOK LIKE, SO THAT TERMS LIKE COMMERCIALY RESPONSIBLE EFFORTS ARE DEFINED, ARE CLARIFIED, SO THAT THERE'S NO MISUNDERSTANDING ABOUT MILLENIUM'S ACTION HE TO GET THERE.

MILLENIUM ALSO UNDERSTANDS THAT IN SOME OF THESE COMMITMENTS THAT WE NEED TO STRENGTHEN THE PIPELINE OF THOSE WHO CAN PARTICIPATE.

SO THERE ARE THINGS LIKE TAKING LARGER CONTRACTS AND MAKING THEM SMALLER CONTRACTS SO PEOPLE CAN ACCESS THEM.

BUT THERE ARE OTHER PARTS OF THIS THAT'S JUST ABOUT TRAINING, CAPACITY-BUILDING, HELPING BONDING, ET CETERA, TO ALLOW SOME OF OUR SMALLER SUBCONTRACTORS TO PARTICIPATE.

>> BUT IN TERMS OF CLAW BACKS, WHAT YOU ARE SAYING IS THERE ARE SIGNATURE BUT ARE THERE PENALTIES OR 96 THAT WOULD HAPPEN DOORGD WHAT THEY LAID OUT RELATIVE TO WHAT'S GOING TO HAPPEN?

>> WE FULLY EXPECT MILLENIUM TO DO WHAT THEY SAY THEY'RE GOING TO DO IN THIS MOU.

>> AND ON THE LABOR SIDE, 2900 JOBS?

>> 2950 JOBS.

>> AND HOW ARE WE GOING TO MAKE SURE THAT WORKFORCE IS REPRESENTATIVE?

>> ON THAT SIDE COUNCILOR AS YOU KNOW WE HAVE THE BOSTON RESIDENT JOBS POLICY.

AND 51% OF THOSE JOBS WILL GO TO BOSTON RESIDENTS, FORMULATE% OF THOSE JOBS WILL GO TO MINORITIES AND 12% OF THOSE JOBS WOMEN.

AND THAT ORDINANCE, THAT POLICY

IS OVERSEEN BY THE BEC, THE  
BOSTON EMPLOYMENT COMMISSION.  
THE COMMISSION IS THE AUTHORITY  
TO SANCTION A DEVELOPER.  
AS YOU KNOW WE CAN SANCTION AN  
ENTITY UP TO \$300 PER INFRACTION  
PER DAY.

THAT CAN WEIGH VERY HEAVILY ON A  
PROJECT THAT GIVES YEARS, GIVEN  
THE NUMBER OF INFRACTIONS YOU  
CAN HAVE PER DAY.

>> THAT'S IT FOR TODAY.

THANK YOU.

>> COUNCILOR BILL LINEHAN.

>> I'LL BE BRIEF.

THIS IS ABOUT THE SHADOW.  
WE'VE BEEN CLEAR IN ARTICULATING  
IF YOU ARE IN THE MIDTOWN YOUR  
SHADOW IS OKAY BEFORE 10:00 IN  
THE MORNING.

THAT'S HOW IT IS.

THERE IS A SHADOW BANK IF IT  
GOES AFTER 10:00 THERE'S A  
SHADOW BANK.

THAT BANK'S BEEN USED UP IN SOME  
CAPACITY.

I'D LIKE TO HAVE A SENSE OF BOTH  
FROM A PRIVATE AS WELL AS PUBLIC  
CONTRIBUTION, THE EXPLICIT,  
PRIVATE MEANING NOT FOR PROFIT  
CONTRIBUTIONS, THE MITIGATIONIVE  
ALL OF THAT BANK THAT'S BEEN  
USED TO DATE ABOUT HOW MANY  
MONEY HAS THAT BEEN?  
ANYBODY GOT ANY IDEA?  
BECAUSE IT'S OVER A PERIOD OF  
TIME.

MY YEARS AT PARKS I KNOW THE  
MILLENIUM PROJECT ITSELF THE  
RITZ WAS ABOUT A MILLION, WE'RE  
TALKING \$28 MILLION, WE'RE  
TALKING \$60 MILLION WHEN WE'RE  
TALKING GREEN SPACE. DOES ANYBODY -- NOT ONLY DOES IT  
ALLOW SHADOW ON THE COMMON FOR  
NO DOLLARS, BUT WHEN YOU DO USE  
THE BANK UP, MAYBE THE FRIENDS  
CAN ANSWER THAT GOING FORWARD.

>> IT MIGHT BE A GOOD QUESTION  
FOR THEM COUNCILOR.

WITH THE EXCEPTION OF A VERY  
SMALL AREA PARK IMPROVEMENT AREA  
WHICH REQUIRES 1% OF TOTAL  
CONSTRUCTION COST.

>> PARK PLAZA WILLIAM.

>> EXCUSE ME, PARK PLAZA  
IMPROVEMENT AREA, IT'S BEEN  
MINIMAL.

I THINK PROBABLY OVER A DECADE  
YOU'RE PROBABLY IN THE AREA OF  
\$2.5 MILLION.

>> OKAY.

>> THANK YOU, FINAL WORD CHAIR  
PRESIDENT MICHELLE WU.

>> I KNOW THERE ARE A NURM OF  
PEOPLE WAITING TO SPEAK.

THIS IS GOING UP TO THE STATE  
HOUSE POTENTIALLY NOT AMENDABLE.  
CONFIRM THAT UNDERSTANDING WITH  
THE ADMINISTRATION AND GET  
AGREEMENT THAT NOTHING WOULD  
LEAVE THE CITY LEVEL AMENDABLE,  
SO AS TO NOT REOPEN THE CANG OF  
WORMS?

>> YES, MY UNDERSTANDING IS THAT  
THE COUNCILOR FILED A HOME RUN  
PETITION BEFORE THE COUNCIL,  
THAT IS UNAMENDABLE.

>> GREAT.

AND THEN ALONG SIMILAR LINE OF  
QUESTIONING, WHAT IS THE -- HAVE  
YOU DONE AN ANALYSIS OF WHAT THE  
LIKELY OR POTENTIAL AMOUNT OF  
SQUARE FEET OF DEVELOPMENT THAT  
WE WOULD BE GIVING UP WITH THE  
REST OF THE HOME RULE PETITION,  
PUTTING ASIDE THE EXEMPTION  
WHICH WE'VE FOCUSED ON A LOT  
ALREADY, ADDITIONAL PROTECTION  
FOR COPLEY SQUARE, AND  
ADDITIONAL SHADOW BANK, WHAT  
DOES THAT MEAN THAT THE CITY IS  
LETTING GO IN TERMS OF SQUARE  
FOOTAGE IN THE FUTURE?

>> AGAIN, THE SHADOW CONTROLS  
THAT WE'RE PUTTING INTO  
STATUTORY FORM IN COPLEY DEVELOP  
FROM A PLANNING STUDY THAT WAS  
DONE OVER FOUR YEARS.  
THEY WERE DONE IN ZONING BUT NOW  
WE'RE GOING TO INCLUDE THEM IN  
STATUTORY FORM.

I CAN CERTAINLY ASK STAFFER TO  
VISIT WITH YOU ON THE SUBJECT OF  
WHAT EXACTLY THE SQUARE FOOTAGE  
IS ASSOCIATED WITH THOSE  
PROTECTIONS.

I DON'T KNOW THAT OFF THE TOP OF  
MY HEAD.

>> SO WE'RE NOT SURE OF THE EXACT VALUE IS THAT WE'RE SACRIFICING WITH THE OTHER TWO PROVISIONS?

>> I'M SORRY WHAT OTHER TWO PROVISIONS?

THERE ARE SORT OF FOUR MATERIAL PROVISIONS.

>> I MEAN THE CoP LIZ SQUARE PROVISION, ELEVATING THAT UP TO THE STATE LAW AS WELL AS ELIMINATING THE REST OF THE SHADOW BANK FOR DEVELOPMENTS IN THE MIDTOWN CULTURAL DISTRICT.

>> AT THE COMMON?

I THINK WE CAN EXPLAIN TO YOU WHAT WE ARE SURRENDERING. WHAT POTENTIAL DEVELOPMENT IN THE SQUARE FOOTAGE ASSOCIATED WITH IT, WHAT WE'RE SURRENDERING, BY ELIMINATING THE SHADOW BANK, WE COULD EXPLAIN THAT TO YOU.

>> BUT YOU HAVE NOT CONDUCTED THAT ANALYSIS OR DON'T HAVE IT TODAY?

>> NO, I THINK WE'VE TESTED A VARIETY OF DEVELOPMENT SCENARIOS IN THE MIDTOWN CULTURAL DISTRICT THAT COULD HAVE TAPPED THE SHADOW BANK.

SO WE COULD EXPLAIN TO YOU WHAT THOSE NOTIONAL PROJECTS WOULD BE.

BECAUSE WHAT YOU'RE ASKING ESSENTIALLY IS WHERE COULD THERE HAVE BEEN A PROJECT COME FROM IN THE MIDTOWN CULTURAL DISTRICT THAT WOULD HAVE TAPPED A SHADOW BANK.

SO WHAT HAVE WE NOW ELIMINATED? THAT LITERALLY IS HUNDREDS OF PARCELS.

SO WE DON'T -- WE DON'T HAVE THE ASSESSMENT ON EVERY SINGLE PARCEL.

WHAT WE DO KNOW IS, THERE ARE SIGNIFICANT DEVELOPMENT PARCELS THAT COULD HAVE TAPPED THE SHADOW BANK THROUGH AN ARTICLE 80 PROCEEDING, PRESUMABLY, OR THE ONCE WE'VE TALKED ABOUT IS 171 TERMONLT, WHICH THE BPA HAS SAID MUST BE BUILT OF RIGHT, 165

FEET, REMAINDER OF THE SHADOW  
BANK WOULD SIT RIGHT ON TREMONT  
STREET AND PROJECT A MIDDAY  
SHADOW ON THE COMMON.  
THAT IS ONE OF THE DEVELOPMENT  
SCENARIOS WE TESTED.  
BUT THERE ARE OTHERS, I THINK P  
AND L ROW PRODUCED SOME ISSUE  
THERE TOO.  
>> THANK YOU MR. CHAIRMAN.  
>> THANK YOU CHIEF,  
ADMINISTRATOR, FOR YOUR E-YOUR  
TIME AND TALENTS.  
WE'RE GOING TO GO INTO OUR  
SECOND PANEL.  
STICK AROUND SO YOU CAN BE  
AVAILABLE FOR QUESTIONS.  
THIS WAS EXHAUSTED FROM THE TERM  
OF THE COUNCIL HAVING SOME  
QUESTIONS.  
ALSO APPRECIATE THE PUBLIC  
ANSWER ATTENTION.  
WE ALSO HAVE 20 SHEETS OF 15 OF  
FOLKS THAT ARE WILLING TO  
TESTIFY.  
SO WE HAVE A SIGNIFICANT AMOUNT  
OF TESTIMONY THAT WE NEED TO GET  
TO SO THANK YOU TO PANEL BUN.  
>> THANK YOU, MR. CHAIRMAN,  
THANK YOU TO THE MEMBERS.  
>> LIZ VI-S AFTER, GREG GALLER,  
FORMER GOVERNOR MIKE DUKAKIS WAS  
INVITED, MY APOLOGIES TO THE  
GOVERNOR FOR NOT BEING ABLE TO  
GET TO HIM SOONER.  
THANK YOU GREG AS ALWAYS.  
>> READY WHEN YOU ARE, YOU LET  
ME KNOW.  
LADIES AND GENTLEMEN WE ARE PACK  
IN SESSION.  
WE'RE GOING TO START WITH THE  
OPPONENT PANEL.  
LIZ VISA, WELCOME AND FURS COULD  
STATE YOUR NAME AND AFFILIATION,  
COULD I HAVE YOUR COOPERATION,  
WE'RE GOING TO START WITH  
TESTIMONY FROM OUR SECOND PANEL.  
LIZ, IF YOU WOULD STATE YOUR  
NAME AND AFFILIATION, AND IT IS  
YOUR WISH I GO RIGHT DOWN?  
>> RIGHT DOWN ABSOLUTELY.  
THANK YOU, GOOD AFTERNOON,  
CHAIRMAN FLAHERTY AND VICE  
PRESIDENT ZAKIM.



IT WAS A VERY LONG FIRST PANEL  
AND WE LOST SOME PEOPLE IN THE  
INTERIM THERE.

MY NAME IS ELIZABETH VISA AND  
I'M EXECUTIVE DIRECTOR OF THE  
FRIENDS OF THE PUBLIC GARDEN.  
I'M HERE TO TESTIFY IN  
OPPOSITION TO THE HOME RULE  
PETITION.

I'M JOINED TODAY BY DEB HOWE TO  
MY LEFT, A LANDSCAPE ARCHITECT  
AND ARBORIST, GREG DAHLER,  
EXECUTIVE DIRECTOR OF THE BOSTON  
PRESERVATION LOINS AND HE.TIM  
HORN, PRESIDENT OF THE FENWAY  
ORGANIZATION, GOVERNOR DUKAKIS  
HAD A DEADLINE SO HE HAD TO  
LEAVE BEFOREHAND SO HE WILL BE  
SENDING WRITTEN COMMENTS.

>> THANK YOU.

>> THE FRIENDS OF THE PUBLIC  
GARDEN HAS WORKED WITH THE CITY  
OF BOSTON FOR 47 YEARS TO  
RESTORE, MAINTAIN AND ADVOCATE  
FOR OUR THREE ICONIC PARKS IN  
THE HEART OF BOSTON.

THE BOSTON COMMONS, THE PUBLIC  
GARDEN AND COMMONWEALTH MALL.  
WE HAVE DEEP KNOWLEDGE OF THEIR  
RESOURCES AND OF THE STRESSES ON  
THEM.

WE AND OUR EXPERT CONSULTANTS  
ARE ON THE GROUND EVERY DAY  
TAKING CARE OF ALL 1700 TREES AS  
WELL AS TURF AREAS, SCULPTURES  
AND FOUNTAINS.

THESE PARKS ARE THE GREEN SPACES  
FOR ENTIRE CITY, THE MOST  
HEAVILY USED PARKS IN BOSTON BY  
A HUGE ORDINARY OF MAGNITUDE.  
THOUSANDS OF PEOPLE FROM ALL OF  
BOSTON'S NEIGHBORHOODS AND  
BEYOND SEEK THEM FOR PLAY  
COMMUNITY GATHERING AND RELIEF  
FROM THE DENSE URBAN  
ENVIRONMENT.

WE DID A THREE-SEASON SURVEY OF  
THE COMMONS THIS YEAR AND THE  
MINORITY OF PEOPLE COME FROM THE  
DIRECT NEIGHBORHOODS, EVEN THE  
35,000 PEOPLE CONSIDER THESE  
THEIR NEIGHBORHOOD PARKS.  
THE MAJOR OF PEOPLE COME FROM  
THE REST OF THE CITY AND BEYOND.

JUST TWO DAYS AGO, AS YOU KNOW,  
THOUSANDS OF PEOPLE MARCHED FOR  
SCIENCE ON THE COMMON.  
AND TWO MONTHS AGO, WOMEN  
MARCHED ON THE COMMON THERE.  
FOR THE CITY AND ITS BUSINESSES.  
IN PLACE FOR 25 YEARS THESE TWO  
STATE LAWS THAT PROTECT THE  
BOSTON COMMON AND PUBLIC GARDEN  
FROM EXCESSIVE SHADOWING HAVE  
SHIELDED THESE PARKS FROM MORE  
SHADOW THAN THEY CAN TAKE WHILE  
ALLOWING DEVELOPMENT TO THRIVE  
DOWNTOWN.  
THESE LAWS WHICH ALLOWED  
ADDITIONAL SHADOW ON THE PARKS,  
IT IS NOT A BLANKET PROHIBITION,  
IT IS A BALANCE.  
WE ARE SEEKING TO KEEP THAT  
BALANCE TODAY AND INTO THE  
FUTURE.  
WE SUPPORT THE REVITALIZATION OF  
THE WINTHROP SQUARE GARAGE SITE,  
WE HAVE SEEN POSITIVE IMPACTS ON  
BOTH THE COMMUNITY AND THE PARKS  
BY ADJACENT INSTITUTIONAL AND  
RESIDENTIAL DEVELOPMENTS OVER  
THE LAST DECADES.  
BUT WE MUST OPPOSE THIS HOME  
RULE PETITION.  
WE MUST DRAW A LINE ON THE  
BUILDING THAT VIOLATES THE  
SHADOW LAWS 268 DAYS AND 128 ON  
THE GARDEN.  
CERTAINLY WE CAN REACH A  
COMPROMISE WITHOUT CAUSING  
PERMANENT DAMAGE TO OUR HISTORIC  
PARKS.  
WE HAVE SLIDES, I CAN HAVE THE  
FIRST SLIDE NOW.  
THE SLIDE THAT YOU'RE LOOKING AT  
SHOWS THE EXTENT OF THE SHADOW  
ON MARCH 21st AT 8:00 AND 9:00  
A.M.  
YOU CAN SEE THE SALAD OWE  
STRETCHES ACROSS AND BEYOND THE  
COMMON.  
WHAT YOU ALSO SEE ARE THE  
CUMULATIVE SHADOWS ALREADY ON  
THE PARKS OVER THE COURSE OF  
THIS ONE DAY.  
A NUMBER OF THOSE LONGEST  
SHADOWS ARE FROM NEW LEGAL  
DEVELOPMENTS SINCE THE LAWS WERE

PUT INTO PLACE, INCLUDING  
MILLENNIUM TOWER.

SO WE HAD SHADOW STUDIES  
CONDUCTED THAT SHOWS SHADOWS  
FROM THE EAST, SHADOWS FROM THE  
SOUTH, SHADOWS FROM THE WEST AND  
UNDERSTAND THAT THESE PARKS ARE  
ADMINISTRATOR UNDER SIGNIFICANT  
PRESSURE FROM BUILDING SHADOWS.  
WE TALK ABOUT DEVELOPMENT OF  
THIS ONE PARCEL, WE HAVE TO BE  
LOOKING AT IT IN THE CONTEXT OF  
WHAT IS ALREADY GOING ON IN THE  
PARKS.

A MONTHAL WE HAD TO TAKE OUT  
EIGHT CHERRY TREES FROM THE  
TREMONT BOYLESTON AREA, IN  
MULTIPLE HOURS OF SHADOW AND  
THEY WERE NOT THRIVING, WERE  
DECLINING SO WE HAD TO HAVE THEM  
REMOVED.

THE NEXT SHADOW SHOWS AUGUST  
21st, AND THE MORNING SHADOW,  
THE PROPOSED TOWER STRETCHES  
ACROSS THE COMMON TO THE HEART  
OF THE PUBLIC GARDEN AND INTO  
COMMONWEALTH AVENUE MALL, THE  
SOURCE BLOCK OF THE MALL.  
AND THE THIRD IMAGE IS SEPTEMBER  
21st, THE MORNING SHADOW HITS  
THE CHARLES RIR.

OUR PROBLEM IS NOT THE  
REVITALIZATION OF THE SHUTTERED  
GARAGE AND WE ARE NOT TRYING TO  
PREVENT THE CITY FROM REALIZE  
REVENUE FROM THIS DEVELOPMENT.  
WE UNDERSTAND THE PUBLIC GOOD  
THIS PROJECT WILL CREATE, BUT WE  
REALIZE TWO ISSUES, HEIGHT AND  
PRECEDENT, WE HAVE TO DIFFER  
FROM OUR PREVIOUS PANEL AND FROM  
DIRECTOR GOLDEN THAT WE ARE  
ACTIVITY THAT THIS HOME RULE  
PETITION APPROVING THIS SETS A  
PRECEDENT FOR FUTURE PROJECTS  
AND THE CITY CANNOT GUARANTEE  
THAT ANOTHER DEVELOPER WILL NOT  
PUT MILLIONS OF DOLLARS ON THE  
TABLE TO ENTICE IT INTO MORE  
EXEMPTIONS TO THESE LAWS.  
THE FUTURE MAYOR TURNED DOWN 150  
MILLION ON EXCHANGE OF A LITTLE  
SHADOW.

WHAT IS THE FUTURE OF A SHADOW,

ONE THAT'S TAKEN BY EMINENT  
DOMAIN.

THIS DEAL PROVIDES THAT  
BLUEPRINT FOR THE FUTURE AMOUNT  
WHILE THE ULTRARICH WILL GET  
GREAT VIEWS AND THE CITY WILL  
LOSE REVENUE, PERMANENT DAMAGE  
WILL AFFECT THE PEOPLE'S PARKS  
INCLUDING EVERYONE WHO USES  
THEM.

IF WE HAVE A BUILDING BOOM WITH  
BOSTON RECEIVING \$75 MILLION IN  
TAX REVENUE IN 2017 ALOIN, WHAT  
IS TO STOP US FROM SAYING YES TO  
ANOTHER NONCOMPLIANT DEVELOPER?  
THE DECISION YOU MAKE TODAY WILL  
IMPACT THE CITY FOR HUNDREDS OF  
YEARS.

NOT HOW MUCH THE REVENUE WILL BE  
BUT IT MUST BE PRESERVED FOR THE  
VERY REASON THAT BOSTON IS  
LIVABLE AND RELIABLE.

THANK YOU VERY MUCH FOR YOUR  
TIME.  
FEST.

>> INTRODUCE YOURSELF NAME AND  
AFFILIATION FOR THE RECORD.

>> CAN YOU HEAR ME?

>> I CAN HEAR YOU PERFECTLY.

>> MY NAME IS DEB HOWE AND I'M A  
REGISTERED ARCHITECT, I'VE BEEN  
PRACTICING FOR 30 YEARS.

FOR THE LAST SIX OR SEVEN YEARS  
I'VE BEEN WORKING WITH THE  
FRIENDS OF THE PUBLIC GARDEN ON  
VARIOUS PROJECTS ON THE COMMON  
AND THE TREE GARDEN, THE  
BOYLESTON STREET BOARDERS, FIVE  
YEAR PROJECT I'VE BEEN WORKING  
ON, RESTORING THE SHADE RIDDLED  
BORDER THAT RUNS ALONG BOYLESTON  
STREET.

I READ THE BLOG POST THAT  
RESULTED IN YESTERDAY'S ARTICLE  
ON THE OLDEST TREES ON THE  
COMMON.

I USED TO WORK ON BOYLESTON  
STREET, MY OFFICE AT COPLEY  
WOLF, I USED TO WALK TO MY  
OFFICE AND SOMETIMES PAST THE  
CHERRY TREES THAT WERE JUST  
REMOVED.

I CAN ATEFS TO THE FACT THOSE  
CHERRY TREES FAILED LARGELY

BECAUSE THE SHADE WAS THERE.  
NOT ONLY DID THE TREES FAIL BUT  
THE GRASS DID TOO.  
THAT'S MAINLY WHAT I'M GOING TO  
TALK ABOUT TODAY, TURF AND  
SHADE.  
I'D LIKE TO CONTRADICT THE  
COMMISSIONERS VIEW THAT TURF  
WOULDN'T BE AFFECTED, BECAUSE  
THAT IS THE ONE THING THAT IS  
MOST AFFECTED BY LOSS OF  
SUNLIGHT.  
CAN'T BE RECOVERED BY ANY AMOUNT  
OF MONEY.  
SO I WANT TO TALK ABOUT THE  
EFFECTIVE EFFECT ON TREES AND  
TURF.  
MY COMMENT IS THAT THIS MAKES  
PLANTS LESS RESILIENT AND MORE  
PRONE TO SOIL COMPACTION,  
DISEASE AND LACK OF VISIONEER.  
IF YOU GO OUT TO TREMONT STREET  
BORDERS, YOU'LL SEE COMPACT  
EARTH, THAT CORNER IS ALMOST  
ENTIRELY IN SHADE ALL THE TIME.  
AND WHEN YOU HAVE DEEP BUILDING  
SHADE THAT'S CONSISTENT YOU WIND  
UP WITH DEBILITATETURF.  
A GOOD STAND OF TURF DEPENDS ON  
A HEALTHY SOIL, ADEQUATE  
MOISTURE AND SUNLIGHT.  
RETEARDZ THE GROWTH OF HEALTHY  
ROOTS AND PREVENTS THE  
ABSORPTION OF PHOTOSYNTHESIS.  
THEY ARE ABLE TO  
PHOTOSYNTHESIZE.  
TO ABSORB WATER.  
BUT SUNLIGHT ISN'T THE ONLY  
THING THAT IS CRITICAL FOR PLANT  
HEALTH, ESPECIALLY FOR TURF  
HEALTH.  
A WARM ROOTING MEDIUM IS ALSO  
ESSENTIAL.  
AND IN ORDER TO WARM THE EARTH,  
TO MAKE ROOTING AND GROWTH  
POSSIBLE, YOU'VE GOT TO HAVE  
SUNLIGHT.  
IN FENWAY PARK WHICH HAS HUGE  
REFOREST AT ITS DISPOSAL BUT  
SHARES SOME OF THE COMMON CAUSES  
OF THE PUBLIC GUARANTEE, HAS  
PROCEDURES WHICH INCLUDE  
COVERING THE FIELD WITH BLANKETS  
WITH NECESSARY OR IN A HOT DAY

THIS THE SPRING OR FALL WITH  
EVERE WHEN THE AIR TEMPERATURES  
ARE TOO LOW AND SOIL TURF  
TEMPERATURE IS A LIMITING FACTOR  
FOR ROOT GROWTH.

DAVE MILLER CAN COVER THE FENWAY  
PARK TURF WITH BLANKS AND USE IT  
TO WARM THE EARTH WHEN THERE  
SEASONALITY PLATE OF SUN LIGHT  
TO DO THAT.

BUT WE CAN'T DO THAT IN THE  
COMMON OR THE PUBLIC GARDEN.  
AS I SAID HEAVY BUILDING SHADE  
DEGRADES THE SOIL, THE SOIL  
SPACE IS FILLED WITH WATER AND  
THE LACK OF PLANT ROOTS FURTHER  
EXACERBATES SOIL COMPACTION, AND  
FURTHERS THE INTRUSION OF  
UNHEALTHY TURF.

SNAM SHOT WHERE SHADE FALLS ON A  
GIVEN TIME OF DAY ON A GIVEN DAY  
OF THE YEAR, THE THING IS SHADE  
IS NOT EMSODDIC, NOT SOMETHING  
THAT OCCURS 9:00 IN THE MORNING  
AROUND THEN GOES AWAY, IT IS AN  
EVERYDAY OCCURRENCE OF THAT  
CURTAIN, THAT CREATES SUCH A  
CHALLENGING CONDITION FOR THE  
CITY'S GREEN LAWNS AND SHRUBS.  
THE CUMULATIVE SHOWS HOW MUCH  
BETTER SHADE REALLY COVERS THE  
TWO PARK SPARLTS DURING WHAT  
TIME OF YEAR.

WE'VE GOT PICTURES HOW MUCH  
SHADE IS COVERING.

WE NOT THAT THE LAWNLS GET THINS  
AND MOST CHANNELS AT THE TIME  
LEAF INCHED IRPS.

SO THE LAWL, THE TREES ARE GONE  
AND THE EARTH IS MOSTLY BARE  
ERLT.

THE LESS RESILIENT THEIR LIVING  
RESOURCES, SOILS, LAWNS, SHRUBS  
AND TREES BECOME.

THE LESS VIGOROUS THE PROCEDURE  
THAT ENERGIZES THEIR LIFE.

IT IS THE ONLY THING THAT  
SUSTAINS PLANT LIFE.

WASS MOST CRITICAL IN STAGE  
PLANT LIFE ON THIS EARTH.

THE PLAN IS, THE SHADE FROM ONE  
BUILDING MAY BE INSIGNIFICANT.  
THE SHADE FROM SEVERAL BUILDINGS  
MAY NOT EVEN MATTER BUT EVERY

BUILDING CONTINUE TO DECLINE IN  
PLANT AND TURF VIGOR.  
THE MOST ATTENTION, CAN NO  
LONGER GIVE PUBLIC PARKS THE  
ENOUGH ATTENTION TO MAINTAIN  
LIVING FOR, ONLY SUNLIGHT CAN  
PROVIDE THAT SUPPORT.  
AND WITH EVERY RAY OF SUNLIGHT  
WE DETRACT FROM THE PUBLIC REALM  
WE SUBTRACT FROM PEOPLE WHO  
ENJOY THESE PARKS IN THE LIVING  
HEART OF YOUR CITY.  
THANK YOU VERY MUCH.  
>> THANK YOU VERY MUCH.  
GREG, FIRST TAKE THIS  
OPPORTUNITY TO WELCOME YOU HERE  
BUT ALSO TO THANK YOU FOR YOUR  
EFFORTS AROUND THE CPA, THE  
COMMUNITY PRESERVATION ACT.  
CONGRATULATIONS AND A JOB WELL  
DONE.  
>> IT WAS A TEAM EFFORT BUT  
THANK YOU VERY MUCH.  
I'M GREG GILMAN, THANK YOU  
COUNCIL PRESIDENT AND THE REST  
OF THE COUNCILS.  
THE CITY'S UNIQUE CHARACTER, WE  
PROVIDE THOUGHTFUL CHANGE NOT  
STOPPING CHANGE IN THE CITY BUT  
WE WARN OF CONSEQUENCES BEFORE  
ALL FRACSTZ ARE AT HAND.  
WE'VE HAD MANY MISSES, TO OLD  
SOUTH MEETING HOUSE, AND,  
THREATENING THE ESSENCE OF BOFL  
AND M OF THOSE TWO WERE ARCED AS  
NECESSARY, ONCE-IN-A-LIFETIME  
OPPORTUNITIES.  
AND TODAY WE ARE THERE ONCE  
AGAIN WITH A SIMILAR DISCUSSION.  
ALLIANCE IS ADAMANT THAT THIS  
HOME RULE IS PREMATURE AND ILL  
CONCEIVED.  
I'LL FOCUS ON FIVE POINTS.  
FIRST, IT IS PREMATURE TO CLEAR  
A FAT FOR THE PROJECT WHEN ITS  
IMPACT HAS NOT YET BEEN  
EVALUATED.  
AS BRIAN GOALEN SAID, THE  
DETERMINATION JUST CAME OUT ON  
APRIL 11th.  
THE MASSACHUSETTS EXECUTIVE  
OFFICER OFFICE OF ENERGY AND  
ENVIRONMENTAL AFFAIRS, SIMILAR  
PROCESS AS YOU GET TO IRISH, IS

ALTERNATIVES.

THERE ARE MANY QUESTIONS TO ANSWER ABOUT THE EFFECT OF THIS WINTHROP SQUARE FROM.

ABOVE AND YODGED, SECOND, THE NICE PRECEDENT EXCITE WHAT YOU'VE HEARD.

I'VE HEARD THIS CONCERNING FROM A WIDE VARIETY OF PEOPLE, IN THE DESIGN AND DEVELOPMENT ACADEMIC, MANY UNWILLING FOR VARIOUS REASONS TO SAY THAT PUBLICLY.

THE PROMOTE CONDONES IF NOT PROMOTES A STAPLE OF RULES THAT CAN BE CHANGED IN OFFERED BY THE CITY FOR COMPARISON.

ANOTHER PROPOSAL BOUGHT FOR MILLIONS OF DOLLARS TO CHANGE THIS OR ANY OTHER LAW OR REGULATION, WHAT ABOUT A BILLION DOLLARS TO BUILD ON THE COMOWN ITSELF, MAYBE THIS CORNER THAT IS IS A SHATD "BAKE THAT WOULD BE A GREAT PRICE FOR A BILLION DOLLAR PROJECTS COMING TO THE CITY.

WHEN WILL IT STOP?

WINTHROP SQUARE IS NOT A ONE OFF CASE.

ONCE THIS PANDORA'S BOX IS OPENED, MAYBE NOT WHERE THIS ADMINISTRATION, BUT ONE DOWN THE ROAD, AND OUR CONCERN IS NOT JUST SHADOW PROTECTION BUT ALL REGULATIONS IN LAW THAT PROTECT THE NEIGHBORHOODS OF BOSTON. THE SUPPORT THIS PETITION IS TO SAY BOSTON'S PLANNING RESUMES ARE UP FOR SALE.

MORE OFFERS WILL BE MADE.

OFFERS THAT CERTAINLY BENEFIT THE CITY, BUT AT WHAT COST? THIRD, IT'S HONESTLY SHOCKING TO SEE PLANNING FOR THE MIDTOWN CULTURAL DISTRICT PART OF THIS DEAL.

WHY DO THE CITIZENS OF BOSTON HAVE TO GIVE UP SOMETHING FOR CITY'S PLANNING AGENCY TO DO WHAT IS A PRIMARY REASON FOR ITS EXISTENCE, TO CHANGE EXISTING REGULATIONS, MAYBE THE SHADOWS LAW THEY MAY MAKE SENSE BUT PLANNING AFTER THE HORSE HAS



LEFT THE BARN CERTAINLY DOES NOT.

THIS DISPOSITION PRIVILEGES ONE PROJECT FROM WHAT I'VE HEARD DESCRIBED AS THE ULTIMATE FORM OF SPOT ZONING.

WE IN THE ALLIANCE HAVE BEEN ASKING FOR THESE ISSUES, NOT A QUID PRO QUO.

FOURTH, THE SHADOWS BANK ONLY CONTAINS A QUARTER OF AN ACRE NOW AND WHILE SOME OF THE SHADOWS MAY BE MIDDAY, WE ARE NOT TALKING A SIGNIFICANTLY LARGE AREA, IT IS A RELATIVELY SMALL AMOUNT AND IF CAREFULLY MANAGED COULD ALLOW FOR A VARIETY OF PROJECTS IN THE MIDTOWN CULTURAL DISTRICT AS IT EVOLVES.

HOW DOES ONE MEASURE THE LOST COMMUNITY BENEFIT OF THAT USE VERSUS THE WINTHROP SQUARE PROJECT?

FIFTH, THE PROTECTIONS PROMISED FOR COPLEY SQUARE REALLY PROVIDE ONLY MINOR INCREMENTAL ENHANCEMENT.

TO WITHOUT A DISCUSSION OF ITS CURRENT EFFECTIVENESS REALLY MAKES LITTLE SENSE.

THIS LAW PROVIDES LITTLE PROTECTION FOR EXAMPLE FOR SEVERAL LANDMARK BUILDINGS THERE AND IT'S IMPORTANT TO NOTE THAT THE DISCUSSION OF SHADOW TODAY IS FOCUSED ON THE PARKS.

WE'VE NOT TALKED ABOUT SHADOW IMPACT ABOUT THE REST OF DOWNTOWN, AND SHADOWS DO IMPACT HISTORIC BUILDINGS AND HAVE NEGATIVE IMPACTS ON THE LONGEVITY AND HEALTH OF HISTORIC BUILDINGS.

IT'S NOT JUST ABOUT PARKS. AND WHAT HAPPENS WHEN THE BEAUTIFUL ENERGIZING AND ECONOMICALLY BENEFICIAL PROJECT IS PROPOSED THAT WOULD SHADOW COPLEY SQUARE?

HOW MUCH MONEY WILL BE ENOUGH TO CHANGE THE STATE LAW ONCE AGAIN? THE ALLIANCE GREATLY RESPECTS THE MILLENIUM TEAM.

WE ALL SUPPORT THE REDEVELOPMENT  
OF THE WINTHROP SQUARE GARAGE.  
BUT THIS PRESENTED TO YOU IS A  
FALSE DICHOTOMY.

THIS PROJECT OR NO PROJECT IS  
WHAT YOU'RE HEARING.  
THE CITY IS BEING BLINDED BY A  
POT OF GOLD.

AS IN FAIRY TALES, CHASING IT  
ALWAYS LEADS TO BAD UNINTENDED  
CONSEQUENCES.

DON'T BE TAKEN IN.

BOSTON VOTERS, OVERWHELMINGLY,  
DEMONSTRATED THAT MONEY ISN'T  
THE ONLY MEASURE OF VALUE WHICH  
IS A TERM YOU HEARD A LOT FROM  
THE LAST PANEL.

MONEY ISN'T THE ONLY MEASURE OF  
VALUE.

BOSTON VOTERS VOTED A TAX  
INCREASE WITH THE COMMUNITY  
PRESERVATION ACT.

CITY SHOULD BE EQUALLY AS WISE  
WHEN CONSIDERING THIS PROPOSAL  
AND REJECT THE HOME RULE  
PROPOSAL.

[APPLAUSE]

>> THANK YOU GREG.

TIM HORN, WELCOME BACK, GOOD TO  
SEE YOU AGAIN.  
IF YOU COULD STATE YOUR NAME AND  
AFFILIATION.

GLRNLINGS MY NAME IS TIM HORN,  
30 YEAR RESIDENT OF BOSTON AND  
PRESIDENT OF FINLEY  
ORGANIZATION.

FINN FENWAY  
ORGANIZATION.

WE ARE LONG TERM ADVOCATES OF  
OUR NEIGHBORHOOD AND THE CITY  
PARKS.

WE BELIEVE THESE RESOURCES ARE  
AN AMAZING PUBLIC LEGACY THAT  
CANNOT BE REPLACED.

TYPICALLY WE DO NOT COMMENT ON  
PROJECTS OUTSIDE OUR  
NEIGHBORHOOD.

HOWEVER IN OUR ENROLL REVIEW.OF  
OF THIS PROJECT, WE BECAME  
CONCERNED ABOUT THE BOSTON  
PUBLIC GARDEN AND THE SUNLIGHT  
PRESERVATION ACT AND ITS  
PROPOSED, EFFECT ON 2009,  
TWIFNL, 2013 WHICH ALL FAILED.

WE BELIEVE THAT OUR PARKS ARE A VITAL COMPONENT OF OUR WORLD CLASS CITY.

DRIVING RESIDENCY, ECONOMIC INVESTMENT AND CULTURAL VITALITY.

EACH RESIDENT BENEFITS FROM THE SUNSHINE THAT SHINES INTO THE PARKS AND THE PLANTS AND ANIMALS THAT THRIVE ON IT.

WE SEE THE PARKS AS THE PROVERBIAL GOLDEN GOOSE.

WE SEE THAT OUR CITY PARKS ARE IN DESPERATE NEED OF INVESTMENT AND SUPPORT.

WE ARE GREATLY CONCERNED BY DEVELOPMENT PROPOSALS THAT WEAKEN OR MAKE NEGOTIABLE OPEN SPACE PROTECTIONS.

REGARDLESS OF THE DOLLARS THAT MAY BE OFFERED TO THE PARKS IN EXCHANGE FOR THE LOSS OF THOSE PROTECTION.

MEANT TO PROTECT LAND AND THE RESIDENTS WHO USE THAT LAND BOTH NOW AND IN THE FUTURE ULTIMATELY THREATEN ALL OF US.

IN THE FENWAY WE ARE CURRENTLY HAVING A VERY SIMILAR CONVERSATION ABOUT A DEVELOPMENT PROPOSAL THAT SEEKS TO NAVIGATE AROUND A BOSTON CITY ORDINANCE RESTRICTING DEVELOPMENTAL SIZE ON PARK FRONTAGES.

WE ARE CONCERNED ABOUT THIS PRECEDENT THAT COULD BE SET BY THIS LEGISLATION AMENDING BROAD PROTECTIONS, TO PERMIT DEVELOPMENT PROPOSALS TO GO FORWARD.

IT IS PARTICULARLY DISTRESSING THAT THE CITY AS THE OWNER OF THE PARCEL AND THE STEWARD OF OUR PUBLIC SPACES, IS NOT TO REQUIRE RESPONDENTS TO THE RFP TO COMPLY WITH ANY EXISTING PARK LAND PROTECTIONS.

IT SERIOUSLY, SEEMS LIKE THIS IDEA THAT A DEVELOPER OVERLOOKS A PARK LAND LAW AND THEN BRINGS A LARGE DEVELOPMENT ONLINE SPENDS A WHOLE BUNCH OF MONEY AND THEN THEY GO OOPS, WE'RE TALKING A VERY HIGHLY

SOPHISTICATED DEVELOPER.  
HOW DO THEY GO OOPS?  
THEY DIDN'T DO THEIR DUE  
DILIGENCE?  
DID SOMEBODY GET FIRED FOR THAT?  
I FIND THAT DISINGENUOUS.  
IN CLOSING, WE MET WITH THEM  
TALKED ABOUT THIS, FOLLOWED THIS  
PROJECT ALL THE WAY THROUGH.  
DESPITE ALL THE MONEYS AND  
MITIGATION WE WOULD ASK THE  
COUNCIL DECLINE ENDORSEMENT AT  
THIS TIME AT LEAST UNTIL THE  
CITY CAN BETTER ARTICULATE MORE  
THAN A POST HOCK VITAL  
REGULATION.

FOR THE LONG TERM PROTECTION.  
>> THANK YOU JIM, THANK YOU ALL,  
FOR THIS PANEL FOR YOUR COMMENTS  
AND TIME AND ATTENTION.  
COLLEAGUES?

COUNCILLOR ZAKIM HAS A QUESTION.  
COUNCILLOR ZAKIM.

>> THANK YOU MR. CHAIR.  
THANK YOU FOR YOUR ATTENTION.  
ILLUSTRATIVE OF THE FACT THAT  
I'VE HEARD FROM PEOPLE ACROSS  
THE CITY NOT JUST THOSE WHO LIVE  
IN AREAS BORDERING THE PARK  
ABOUT THEIR CONCERNS ABOUT  
PROTECTING THEIR PARK LANDS  
ABOUT SHADOWS ABOUT DEVELOPMENT  
ABOUT THIS PROCESS SO I WANT TO  
THANK YOU FOR BEING HERE AND FOR  
THAT.

I HAVE A COUPLE OF QUESTIONS FOR  
THIS PANEL AND THEN OBVIOUSLY IN  
THE INTEREST OF TIME, BEEN HERE  
A LITTLE WHILE ALREADY, I WILL  
RESTRIFN MYSELF.

FIRST QUESTION LIZ IS FOR YOU.  
AROUND THE SHADOW BANG AND YOU  
KNOW THERE IS PART OF THIS  
PROPOSAL WOULD ELIMINATE WHAT  
EXISTS, WHAT REMAINS OF THE  
SHADOW BANK, GREG MENTIONED IT  
ALSO IN HIS TESTIMONY.  
WHAT IMPACT WOULD THAT REALLY  
HAVE?

I MEAN IS THIS, YOU KNOW, IT'S A  
TRADE SHADOW FOR SHADOW, IS THIS  
SOMETHING GOOD FOR THE PARKS?  
THE ILLUSTRATIONS HERE ARE  
CERTAINLY SOBERING FOR ME.

WHAT IS IT -- WHAT ARE THOSE  
IMPACTS AND HOW DOES THAT  
RELATE?

>> THANKS COUNSELOR.

THE SHADOWS BANK AS GREG SAID  
THERE'S A QUARTER OF AN ACRE  
LEFT AND DIRECTOR GOLDEN  
INDICATED THAT WOULD BE THE ONLY  
ALLOWABLE FUTURE SHADOW FROM THE  
MIDTOWN CULTURAL DISTRICT.

THAT IS NOT TRUE.

THERE IS MORE SHADOWS BETWEEN 8  
AND 2:30 UP TO TWO HOURS.

THE SHADOW BANK ONLY ADDRESSES  
SHADOW THAT LASTS FOR MORE THAN  
TWO HOURS.

THAT IS ONE PARTICULAR PIECE OF  
THE SHADOW BUZZ L BUT THERE IS  
STILL ADDITIONAL SHADOW THAT CAN  
OCCUR ON THE PARKS WITHOUT THE  
SHADOW BANK BEING A FACTOR.

SO IT'S A SMALL FACTOR.

IT'S NOT ENOUGH PROTECTION TO  
OUTWEIGH THE PRECEDENT SETTING  
NATURE OF THIS PROPOSAL.

>> DO YOU KNOW OFFHAND WHERE  
MOST OF THE SHADOW BANK HAS  
GONE?

>> THREE QUARTERS OF THE SHADOW  
BANK WENT FOR MILLENNIUM TOWERS,  
THE RITZ TOWERS AND THE INCLINE  
HOTEL, THERE WAS A LITTLE BIT  
TAKEN BY EMERSON.

BUT MOST WAS TAKEN UP BY THE  
AVERY STREET DEVELOPMENT.

>> HAS A GOOD HISTORY THERE,  
KNOWS WHAT THE RULES ARE.

>> YEAH, I THINK THAT YOU KNOW,  
WHEREVER WE HAVE TO LAY THE  
BLAME I THINK SOMEBODY KNEW  
SOMETHING AND I THINK WE'VE BEEN  
JUST WALKING THROUGH AND  
UNFORTUNATELY HAVE BEEN PUT IN A  
BOX AND ALL TRYING TO FIGURE OUT  
WHAT TO DO WITH THE BOX WE'VE  
BEEN PUT IN.

>> DO THE FRIENDS OR ANYONE HAVE  
A PROPOSAL RELATING TO SHADOW  
RESTRICTIONS, THAT WOULD GIVE  
COMFORT TO THE PANEL THAT YOU  
FOLKS ARE ALL HERE REPRESENTING  
REGARDING SHADOW RESTRICTIONS?

>> DIRECTOR GOLDEN DID TALK  
ABOUT THE FACT THAT WE HAVE MET

SEVERAL TIMES WITH THE  
ADMINISTRATION.  
BEE TALKED ABOUT A LOWER  
BUILDING AND STRONGER LAWS AND  
ONE RULE FOR DOWNTOWN THAT WOULD  
STRENGTHEN THESE LAWS AND ENSURE  
THAT SOMETHING LIKE THIS  
WOULDN'T HAPPEN AGAIN.  
AND NONE OF THOSE  
RECOMMENDATIONS WERE  
ENTERTAINED.  
WE WERE LISTENED TO AND WE WERE  
DISCUSSING IT, AND AS THEY'VE  
SAID THERE'S BEEN A CIVIL  
DISCUSSION.  
BUT THAT IT DIDN'T SEEM AS  
THOUGH THERE WAS ANY MOVEMENT ON  
THE DEVELOPERS PART TO TALK  
ABOUT A LOWER BUILDING OR AROUND  
THE ADMINISTRATION'S PART TO  
TALK ABOUT SOME CHANGES IN RULES  
ALSO A LOWER BUILDING TO MAKE  
SOLIDLY SURE THAT IF THIS  
PROPOSAL GOES FORWARD, THAT WE  
CANNOT WORRY ABOUT A PRECEDENT  
SETTING CONDITION.  
>> AND THEN I WOULD JUST ASK IF  
WHEN YOU HAVE AN  
OPPORTUNITY TO  
SHARE THOSE SLIDES OF THE SHADOW  
STUDY WITH THE MEMBERS OF THIS  
COUNCIL, I THINK IT WOULD BE  
VERY USEFUL.  
>> WE ALL HAVE PACKETS, WE'VE  
MADE COIMS FOR YOU SO YOU ALL  
HAVE --  
>> THANK YOU THAT'S VERY  
HELPFUL.  
FOR YOU DEB THANK YOU FOR  
ADDRESSING SORT OF THE ACTUAL ON  
THE GROUND LITERALLY IMPACTS OF  
THIS.  
WE HAVE HEARD A LOT, IT'S EASY  
TO SAY ONLY A FEW MINUTES OF  
SHADOWS A DAY, OUR 30 OR 90  
MINUTES IS NOT A HUGE IMPACT.  
THIS IS NOT A LARGE PARK.  
IT MAY BE OUR VERSION OF CENTRAL  
PARK BUT INCORPORATE NEAR -- BUT  
NOWHERE NEAR THE SIZE OF CENTRAL  
PARK.  
SCUZ ELUCIDATE WHAT'S GOING ON  
WITH MAINTENANCE OF THE PARK?  
THERE'S HEAVY USE OF IT THROUGH

MARCHES AND PARADES.

WE WANT PEOPLE TO USE IT AS  
THEIR FRONT YARD OBVIOUSLY.  
BUT THAT MEANS A LOT OF  
MAINTENANCE.

HOW DOES THE LOSS OF JUST A FEW  
MINUTES A DAY IMPACT THAT?

>> THERE IS A TREMENDOUS AMOUNT  
OF MAINTENANCE DONE BY BOTH THE  
PARKS DEPARTMENT AND THE FRIENDS  
OF THE PUBLIC GARDEN.

THERE ARE 1.5 MILLION VISITORS  
TO THE COMMON EVERY YEAR, 400  
SOME ODD EVENTS THAT TAKE PLACE  
ANNUALLY ON THE COMMON.

SO EVEN IF YOU HAD A FULL-SUN,  
IDEAL FENNEL WAY PARK LIKE  
REGIMEN OF MAINTENANCE YOU WOULD  
STILL HAVE COMPACTION PROBLEMS.  
RIGHT NOW, THE PARKS DEPARTMENT  
AND THE FRIENDS TEAM TO MAINTAIN  
THE TURF.

THEY AERATE REGULARLY.

USING AIR TOOLS TO FLUFF UP THE  
SOIL.

BUT THAT'S A TEMPORARY MEASURE.  
AND REALLY, ALL OF THOSE THINGS  
GO TO WASTE IF THERE'S NOT  
ENOUGH SUNLIGHT.

ONE BUILDING ABOUT ISN'T GOING  
TO MAKE A HUGE DIFFERENCE BUT  
ALL OF THE BUILDINGS THAT ARE  
CURRENTLY ARRANGED AROUND THE  
COMMON, DO MAKE A DIFFERENCE AND  
WILL HAVE SOME EFFECT.

AS LIZ IS SAYING, IF WE CAN  
STRENGTHEN THE LAWS THAT ARE  
THERE AND MAKE IT AN INVIOATE  
ZONE, IN WHICH WE MAINTAIN  
SUNLIGHT, WE THINK OF IT AS  
MAINTAINING SUNLIGHT RATHER THAN  
LIMITING SHADOW MANY THEY ARE  
TWO DIFFERENT ISSUES.

>> I APPRECIATE THAT AND I  
APPRECIATELY AND THE FOLKS AND  
THE FRIENDS GROUP, EVERYBODY 0  
E-EVERYONE WHO HAVE BEEN ENGAGED  
IN AN OPEN AND SHUT PROCESS, AS  
GREG SAID IN HIS TESTIMONY, WE  
HAVE BEEN PRESENTED WITH AN ALL  
OR NOTHING DEAL FROM THIS  
DEVELOPER WHICH I REALLY DON'T  
THINK IS THE BEST WAY TO GO  
ABOUT DOING THINGS WHEN THERE

ARE I THINK TWO COMPELLING Sy TWO COMPELLING SIDESTO THIS ARGUMENT.

I DON'T THINK ANYONE, NO ONE  
HERE HAS SAID OTHERWISE THAT  
OBVIOUSLY THE CAUSES THAT THIS  
MONEY IS GOING TO FUND ARE  
WORTHY CAUSES AND WE ALL CARE  
ABOUT THEM BUT THERE ARE TWO  
SIDES TO THIS COIN AND SO I  
APPRECIATE YOU ALL BEING OPEN TO  
THAT DISCUSSION AND I'M STILL  
HOPING AT THIS LATE DATE THAT  
WE'LL FIGURE SOMETHING OUT  
THAT'S GOING TO PROTECT THESE  
JEWELS OF THE CITY.

ALSO MAKING SURE WE'RE ABLE TO  
MOVE FORWARD HERE.

SO THANK YOU FOR THAT.

BACK TO YOU, MR. CHAIR.

>> THANK YOU, COUNCILOR ZAKIM.

ANY QUESTIONS AT THIS TIME,  
COUNCILOR MCCARTHY.

ANY QUESTIONS AT THIS TIME,  
COUNCILOR LAMATTINA, COUNCILOR  
TITO JACKSON?

ANY QUESTIONS AT THIS TIME.

ANY QUESTIONS AT THIS TIME  
COUNCILOR BAKER, COUNCILOR  
CAMPBELL, COUNCILOR ESSAIBI  
GEORGE, COUNCILOR CAMPBELL.

>> THANK YOU.

FIRST OF ALL THANK YOU GUYS FOR  
BEING HERE AND FOR YOUR  
TESTIMONY TODAY.

WHAT I DIDN'T HEAR AND I  
APOLOGIZE, I JUST 12E7BD OUT --  
STEPPED OUT FOR JUST A MINUTE.  
YOU AGREE WITH THE DAYS AND ALSO  
THE ASSESSMENT THAT THE CITY  
PERFORM WHICH IS FIVE MINUTES,  
35 MINUTES IN TERMS OF TIME, IN  
TERMS OF THE SHADOW.

>> WE DON'T AGREE WITH THE  
AMOUNT OF SHADOW AND THE TIME IT  
WOULD CAST BUT I THINK THE  
IMPORTANT THING IS THE  
CUMULATIVE SHADOW AND PRECEDENT  
SHEET FOR MORE SHADOW.

>> ALSO, THEY'RE TALKING ABOUT  
THE COMMENTS OF SHADOW BEING UP  
UNTIL 9:30.

AFTER 9:30 THEN THE SHADOW  
LEAVES THE BUILDING SO TO SPEAK.  
REALLY TURF CAN GET TOO HOT TO  
SYMPATHIZE.



IN THE MIDDLE OF THE DAY WHEN IT'S HOT, PHOTO SYNTHESIS STOPS. IT'S IN THE EARLY MORNING, EARLY HOURS OF THE MORNING AND LATER IN THE AFTERNOON WHEN PHOTO SYNTHESIS ACTUALLY TAKES PLACE. SO WHEN YOU SAY YOU'RE GOING TO BE PUTTING SHADOW IN AN AREA OVER THE GROWING PERIOD, OVER THE PHOTOSYNTHETIC PERIOD, THEN YOU ARE ACTUALLY WEAKENING THE TURF AT THAT TIME.

SINCE THAT HAPPENS DAY AFTER DAY AFTER DAY THROUGH THE YEAR, PARTICULARLY IN THE GROWING SEASON, IT WILL HAVE AN EFFECT.

>> I JUST ASK THAT QUESTION AS A POINT OF CLEARIFICATION BECAUSE I DO KNOW THERE'S SOME DISAGREEMENT AND OTHER PIECES THAT THE CITY PRESENTED INCLUDING THE PRECEDENCE THAT YOU GUYS DIFFER ON SO I JUST WANT TO CONFIRM THAT.

AND THEN LASTLY I WILL SAY, I TALKED ABOUT THIS EARLIER WITH THE CITY PANEL, THIS IDEA OF EQUITY AND THE CHALLENGE FOR DISTRICT COUNCILOR THAT COVERS OTHER COSTS.

FOR INSTANCE THE PARK THAT HAS BEEN UNDER RESOURCED AND UNDER, JUST HAVING BEEN INVESTED FOR A LONG TIME INCLUDING SOME OF THE HOUSING AUTHORITIES, I FRANKLY FEEL.

I'M JUST CURIOUS AS WE BALANCE, I SPEAK FOR MYSELF, AS I HAVE TO BALANCE THE INTEREST OF YOU, YOUR GROUP AND YOUR ADVOCACY AND YOUR LEGITIMATE CONCERNS FOR BOSTON COMMON, HOW YOU DO THAT IN THE FACE OVER CONSTITUENTS WE'RE TALKING ABOUT JOBS, WE'RE TALKING ABOUT LIVELIHOODS, WE'RE TALKING ABOUT THE CONDITIONS OF THE CURRENT HOUSING STOCK, WE'RE TALKING ABOUT THEIR PARKS WANT TO BE AS FRIENDLY AND AS MUCH AS A TREASURE THE COMMON IS FOR YOU AND SO MANY OTHERS.

HOW YOU BALANCE SOME OF THOSE CONVERSATIONS WITH THE CONSTITUENTS SO OF WHOM ARE IN

THIS ROOM AND SOME OF WHOM ARE NOT.

>> YES.

WE FEEL IT'S UNFORTUNATE TO PIT NEIGHBORS AND NEEDS AGAINST ONE ANOTHER.

PERSONALLY, I'M A LANDSCAPE PLANNER.

I LED THE MASTER PLAN PROCESS IN THE 0'S.

I KNOW THAT PARK VERY WELL. THAT'S JUST BECAUSE I HAPPEN TO KNOW IT BUT IT'S A REALLY IMPORTANT AND WONDERFUL PARK AND IT NEEDS RESOURCES.

IS THIS THE WAY TO BE FUNDING OUR PARK OR SHADOW ON THE PARKS THAT ARE MOST HEAVILY USED IN THE SYSTEM.

AND OPENING UP THE DOOR AND CREATING A BLUEPRINT FOR MORE.

IT MAY NOT BE THIS ADMINISTRATION BUT WE'RE CONFIDENT THAT SOMEBODY WILL SEE THESE ARE BLUEPRINTS OF THE FUTURE AND THAT'S WHAT WE HAVE TO BE REALLY CONCERNED ABOUT.

>> I AGREE WITH YOU.

IT'S EXTREMELY CHALLENGE AND DYE AND FRANKLY UNFORTUNATE TO DO THE US VERSUS THEM.

WE SEE THAT ALMOST FOR SO MANY DIFFERENT ISSUES.

THE SAD REALITY IS THAT RIGHT NOW WHEN IT COMES TO THE LEVEL OF INVESTMENT WE NEED FOR PARKS BUT MORE IMPORTANTLY OR JUST AS IMPORTANT FOR HOUSING DEVELOPMENTS, IN PARTICULAR, AND I HAVE QUITE A FEW IN MY DISTRICT INCLUDING SOME, PARTICULARLY FOR SENIORS, WE DON'T HAVE A PLAN RIGHT NOW WHERE THE FUNDING WILL COME FROM TO SUPPORT NOT ONLY RENOVATIONS BUT CONSISTENT MAINTENANCE OF THESE BUILD, .

AND IT'S SAD WHEN WE HAVE STATE REVENUE AND JUST THE UNCERTAINTY OF THE FEDERAL GOVERNMENT, HOW DO WE GET CREATIVE TO CREATE THESE OTHER FUNDS WITHOUT HAVING TO GO TO THE GOVERNOR, WITHOUT HAVING TO TAKE THIS VERY

APPROACH THAT WE'RE TALKING ABOUT.  
AND THAT'S A CHALLENGE, THAT'S A DIFFICULT CHALLENGE.  
>> I SAY THAT BECAUSE IT'S A DIFFICULT POSITION BUT I REALLY APPRECIATE YOUR ADVOCACY AND INCLUDING THIS AND OTHER THINGS THAT ARE JUST AS IMPORTANT. AND YOU BEING HERE TODAY. SO THANK YOU.  
>> FOR KIERNL'S EDIFICATION FOR THOSE THAT ARE HERE AND ALSO THE VIEWING AUDIENCE THE SHADOW SCIENCE IF YOU WILL IT'S THE SAME FOR THE PROPONENTS AND OPPONENTS.  
IF THE PROPONENTS ARE HERE AND LOOKING AT THAT SLIDE SHOW THEY AGREE WITH THE SCIENCE, CORRECT.  
>> I THEY WOULD YES.  
WE HAD OUR OWN INDEPENDENT SHADOW STUDIES DONE BUT AS FAR AS THE LAYOVER OF THE SHADOW THEY SHOW WE WOULD BE DISAWE -- WE WOULD NOT DISAGREE WITH THAT.  
>> COUNCILOR TITO JACKSON HAVE A QUESTION.  
>> HOW DOES YOUR STUDY COMPARE TO THE MILLENNIUM SHADOW STUDY.  
>> WE LOOKED AT BOTH THE SHADOW STUDY, THE SHADOWS THAT LINCOLN SQUARE TOWER WILL CAST, IT'S 775 FEET.  
AND WE LOOKED AT THE EXISTING CONDITION OF SHADOWS ON THE PARK.  
WHAT ARE THE PRESSURE THAT THESE PARKS ARE UNDER TODAY, WHICH IS SIGNIFICANT.  
HUGE AMOUNT OF SHADOW PRESSURE RIGHT NOW.  
THIS IS AN ADDITIONAL SHADOW PRESSURE.  
I WOULDN'T SAY THE DELINEATION OF THE SHADOW IS CORRECT BITS AN INCOMPLETE STORY AND AS DOUG SAID IT'S NOT THE WHOLE STORY LOOKING AT SHADOW IN TERMS OF THE TIMES THE SHADOW OCCURS AND IN TIME FOR PHOTO SYNTHESIS AND TEMPERATURE.  
AS FAR AS THE TECHNICAL DELINEATION OF SHADOW WE'RE IN

AGREEMENT WHERE THEY LIE BUT  
THEY'RE IN DISAGREEMENT WITH  
WHAT THEY TELL US.

>> COUNCILOR, IF I COULD JUST  
MAKE A POINT.

A POINT I MADE EARLIER THE FOCUS  
OF THE DISCUSSION IS THE FOCUS  
OF THE IMPACT OF THE SHADOW ON  
THE PARKS.

I WANT TO REMIND THE COUNCILORS  
THIS IS SOMETHING WE NEVER  
TALKED ABOUT ENOUGH AND WE DON'T  
KNOW ABOUT THIS PROJECT BECAUSE  
ARTICLE 80 AND THE PROJECTS  
AREN'T DONE.

SHADOWS ON OTHER RESOURCES OF  
THE CITY IS CHARACTER DEFINING  
ASPECTS.

TELL PEOPLE ABOUT WHAT SHADOW  
HAS DONE ON THEIR BUILDINGS AND  
OTHER LONG TERM EFFECTS.

WHILE THE FOCUS TODAY IS ON THE  
PARKS DON'T THINK SHADOWS HAVE  
OTHER IMPACTS ON THE LONGEVITY  
OF THE CITY.

>> THANK YOU FOR YOUR TIME AND  
TENANTS AND EFFORTS TODAY.

THIS CONCLUDES PANEL 2.

WE'RE NOT GOING TO RECESS SO IF  
PANEL 3 CAN MAKE THEIR WAY DOWN  
NOW, YOU FOLKS ARE OBVIOUSLY  
WELCOME TO STICK AROUND AND HEAR  
FROM THE PROPONENTS.

JOE LARKEN, ROSEMARY PRESIDENT  
OF THE DOWNTOWN BOSTON, SAMUEL  
HOGAN SENIOR OF GOOD SHEPHERD  
CHURCH AND EDMOND, DIRECTOR OF  
THE NATIONAL CENTER FOR AFRICAN  
AMERICAN ARTISTS.

IF YOU CAN PLEASE MAKE YOUR WAY  
DOWN TO THE WELL.

ASKING FOLKS FOR THEIR  
COOPERATION.

IF THERE'S ANYONE HERE WHO  
WISHES TO OFFER PUBLIC TESTIMONY  
WHO HASN'T ALREADY SIGNND THE  
SHEET MAY DO SO OUTSIDE OF THE  
CHAMBER.

FOR THOSE LOOKING FOR A SEAT AS  
SEATS START TO OPEN UP FEEL FREE  
TO FILL IN.

WE HAVE OVERFLOW SPACE IN THE  
CURLY ROOM AND THE -- ROOM.

SO WITHOUT FURTHER ADIEU, WE'LL

GET RIGHT INTO IT.  
RECOGNIZE JOE LARKEN, PRINCIPAL  
AT MILLENNIUM PARTNERS.  
>> THANK YOU, COUNCILOR.  
>> THANK YOU, WELCOME.  
IF YOU STATE YOUR NAME AND  
AFFILIATION.  
>> MY NAME IS JOE LARKEN I'M A  
PRINCIPAL AT LAW MEN ANNUAL  
PARTNERS.  
THANK YOU FOR THIS OPPORTUNITY  
TO SPEAK IN FRONT OF YOU, AND  
OUR REQUEST IS TO ACCEPT THE  
HOME RULE PETITION THAT'S IN  
FRONT OF YOU RIGHT NOW AND TO  
VOTE POSITIVELY ON THAT  
HOPEFULLY.  
YOONLT -- I DON'T WANT TO GO  
INTO ALL THE DETAILS THAT WERE  
ALREADY PRESENTED TODAY QUITE  
FRANKLY BECAUSE I THINK IT'S  
VERY MUCH DETAIL AND QUITE  
FRANKLY AS I LOOK IN THIS ROOM  
ALMOST EVERYONE HAS SEEN OUR  
PRESENTATION AND DETAIL.  
THE ONLIAL THINGS I WOULD LIKE  
TO POINT OUT, NUMBER ONE THE  
SHADOW THAT WAS UP ON THAT BOARD  
RIGHT THERE, WE DON'T DISAGREE  
NECESSARILY.  
IT'S THE FIRST TIME WE'VE SEEN  
IT BUT IT LOOKS LIKE IT MIGHT BE  
RIGHT.  
THE ONLY THING I COULD SHOW YOU  
ON THAT IS THAT IT LASTED ON THE  
BOARD LONGER THAN THE AVERAGE  
SHADOW THAT WOULD LAST  
THROUGHOUT THE ENTIRE YEAR OVER  
AT BOSTON COMMON.  
AND IF IT WAS, WHICH IS 35  
MINUTES.  
AND IF IT WAS ON THE PUBLIC  
GARDEN, THAT WAS ON THERE FOR,  
THAT AVERAGE TIME IS FIVE  
MINUTES AND RIGHT THERE WAS ON  
FOR ABOUT 38 MINUTES ACROSS THE  
BOARD JUST TO GIVE CLARITY.  
IF ANYONE WOULD LIKE TO SEE SORT  
OF OUR SHADOW ANIMATION, I'LL  
WAIT TO SEE IF SOMEBODY WOULD  
LIKE TO TALK ABOUT THAT.  
A COUPLE THINGS I REALLY WANTED  
TO POINT OUT HERE THAT HADN'T  
ALREADY BEEN POINTED OUT IS A

COUPLE FOLD.

NUMBER ONE JUST A POINT OF CLARIFICATION.

IN THE DISCUSSION ABOUT AFFORDABLE HOUSING, NO ONE MENTIONED HERE AS PART OF THIS PROJECT THAT WE'RE GOING TO BE CONTRIBUTING INTO THE FORM OFFING CREATION ABOUT 100,000 SQUARE FEET MAYBE A LITTLE BIT LESS MAYBE A LITTLE BIT MORE DEPENDING UPON THE EXACT SIZE OF THE RESIDENTIAL SQUARE FOOTAGE LIKE THAT.

THERE'S SOMETHING WE'RE WORKING CLOSELY WITH RIGHT NOW IDENTIFYING WITH IT WE TEAMED UP WITH -- AND WE IDENTIFY THAT AS BEING CHINATOWN.

THERE'S ANOTHER COMPONENT HERE THAT HASN'T BEEN SAID.

THE SECOND COMPONENT HERE THAT ALSO HASN'T BEEN SAID HERE IS THERE SEEMS TO BE THIS MISCONCEPTION OUT THERE THAT IT'S SORT OF LIKE WE PAY A TOLL, WE PAY \$153 MILLION AND THEN THERE YOU GO.

WE JUST SOLD THAT LAND.

THIS IS A CITY-OWNED PARCEL OF LAND.

THE MONEY IS GOING TO THE CITY. WHAT ALL THAT PAYMENT IS DOING THE FIRST HUNDRED MILLION AND THE LAST \$50 MILLION THAT COMES WITH THE SALE OF THE CONDOMINIUM, ALL THAT REALLY IS DOING IS GET THIS ENGINE GOING. YES, IT'S GOING PLACES THAT THE CITY AND THE PEOPLE THAT RUN THIS PLACE THINK IS IN THE BEST INTEREST OF THE CITY AND I APPLAUD THAT.

WHAT I REALLY APPLAUD ABOUT IT THOUGH IS THAT RECOGNIZING THAT THE BENEFITS OF THIS PROJECT REALLY NEED TO RADIATE THROUGHOUT THE ENTIRE COMMUNITY. OFTEN TIMES, AND WE'VE DONE LOTS OF BUILDINGS DOWNTOWN.

OFTEN TIMES WHERE IT WAS THE RICH CARLTON TOWERS AND THE ELIMINATION OF THE COMBAT ZONE OWN WHEN WE DID THE -- TOWER,

MILLENNIUM TOWER THERE, THAT ELIMINATED THE HOLE THAT WE ALL TALKED ABOUT FOR THE LONGEST TIME.

THOSE PARTICULAR PROJECTS ARE GREAT FOR THE CITY.

THEY DIDN'T DO THE THING THAT THIS PROJECT PARTICULARLY DOES AND THAT IS REALLY AS THE DIALOGUE OF THIS CITY HAS CHANGED, AS THE COMMUNITY HAS BASICALLY SAID LOOK, WE NEED TO PARTICIPATE IN DOWNTOWN AS WELL. THIS PARTICULAR PROJECT DOES THAT.

AND ONE OF THE GREAT BENEFITS OF THIS PROBLEM, AND I CALL IT A PROBLEM, THERE'S A SHADOW VIOLATION THAT WE HAVE TO FIX, IS THAT WE'VE BEEN ABLE TO FOSTER AND LEARN AND HAVE A REAL DIALOGUE ABOUT PARKS IN OUR COMMUNITY THAT QUITE FRANKLY OFTEN TIMES WE DON'T PARTICIPATE IN.

THE PROBLEMS THAT ARE FACING OTHER PARTS OF OUR CITY ARE PROBLEMS THAT ARE REAL. BUT PROBLEMS THAT AREN'T NECESSARILY AT THE FOREFRONT ALL THE TIME.

WHEN WE DO A MEMORANDUM OF UNDERSTANDING AND BRING THE OPPORTUNITY OF FOLKS HERE TO THE CITY.

THAT MEMORANDUM OF UNDERSTANDING IS TO SAY LOOK, THERE ARE MINORITIES IN THIS COMMUNITY THAT ARE NOT ABLE TO PARTICIPATE.

AND THIS BENEFIT OF THIS DISAGREEMENT OR THIS FIGHT HAS OPENED OUR EYES AND OPENED UP THE ABILITY TO REALLY PRESENT THESE BENEFITS.

I WANT TO THANK THE PEOPLE THAT HAVE SHOWN THIS TO US. PEOPLE LIKE BILL MORAN, PEOPLE LIKE T. MICHAEL, THESE GENTLEMEN RIGHT HERE.

THESE ARE FOLKS BASICALLY ABLE TO SAY LOOK, THIS IS OUR CITY TOO.

THIS IS OUR ASSET.

THERE IS NO NEIGHBORHOOD NEXT DOOR, QUITE FRANKLY.

THERE IS NO NEIGHBORHOOD NEXT DOOR TO MATTAPAN WHERE THE BILLION DOLLAR PROJECT IS GOING TO BE BUILT.

THE FACT THIS IS A BILLION DOLLARS OR A BILLION TWO IS SOMETHING WE'LL SPREAD AROUND TO THE ENTIRE COMMUNITY.

THE OTHER THING THAT HASN'T BEEN PRESENTED IN THIS PROJECT AS WELL IS THAT WHEN YOU TALK ABOUT THAT TOLL THAT'S BEING PAID WHICH IS \$153 MILLION, THAT'S JUST THE START OF THE BILLION DOLLARS.

THERE ARE ARE THINGS LIKE THE ACTUAL PAYROLL THAT EXISTS, THE FACT WE'RE GOING TO BE PAYING PEOPLE, OKAY, TO BUILD THIS BUILDING, TO OPERATE THIS BUILDING.

WE'VE GOT A VERY DETAILED STUDY, OKAY, THAT SHOWS YOU DONE BY APPLE SEED AND THE GENTLEMAN IS HERE IF ANYONE HAS SPECIFIC QUESTIONS, THAT TALKS ABOUT THE ECONOMIC MULTIPLIERS OF SOMETHING LIKE THIS.

SIX AND \$700 MILLION, OKAY, THAT GOES TO THE PAYROLL MOSTLY TO PEOPLE IN SUFFOLK COUNTY AND MOSTLY TO THE PEOPLE IN THE CITY OF BOSTON THAT CONTINUES THROUGH THE PERMANENT JOBS.

IT CONTINUES THROUGH THE CONSULTING WORK ACROSS THE BOARD HERE.

IT'S SOMETHING THAT ALLOWS THIS BUILDING, ALLOWS THIS CITY TO BE SUCCESSFUL IS THE IDEA THAT WE'RE INVESTING IN THIS CITY.

THE REASON WE'RE PAYING \$153 MILLION AND EVERYBODY ELSE IS AT \$70 MILLION IS BECAUSE WE ARE REALLY BULLISH ON THE CITY OF BOSTON.

THIS PROCESS HAS MADE US ONLY MORE BULLISH.

THE SUCCESS OF THE CITY ACROSS THE BOARD IS GOING TO BE THE SUCCESS OF THIS PROJECT ACROSS THE BOARD.



YOU CAN'T HAVE A HEALTHY  
DOWNTOWN WITHOUT A HEALTHY  
ROXBURY QUITE FRANKLY.  
I REALLY BELIEVE THAT.  
OUR WORK FORCE IS COMING FROM  
ALL OVER THE CITY.  
WE HAVE TO SHOW THESE BENEFITS  
ALL OVER THE CITY.  
AND I JUST WANT YOU GUYS TO, I  
WANT TO SAY HOW MUCH WE  
APPRECIATE OR I APPRECIATE AND  
OUR TEAM APPRECIATES BOTH THIS  
PROBLEM, OKAY, BECAUSE IT'S  
HELPING US ON A SOLUTION.  
AND FOR YOU GUYS TO TAKE UP THIS  
PETITION IN A POSITIVE WAY.  
I CAN ANSWER ANY QUESTION.  
I DIDN'T REPEAT WHAT ANYONE ELSE  
HAS SAID BUT I CAN ANSWER ANY  
QUESTION YOU MIGHT HAVE.  
>> SHOULD WE PROCEED DOWN.  
>> SAME HOGAN CHURCH OF GOD IN  
CHRIST.  
I HAVE BEEN A RELIGIOUS LEADER  
HERE IN THIS CITY FOR  
APPROXIMATELY 48 YEARS.  
AND I HAVE BEEN HERE THROUGH  
MUCH OF THE DEVELOPMENT THAT HAS  
TAKEN PLACE IN THE CITY OF  
BOSTON, AND MOST OF THE TIME  
WHEN DEVELOPMENT HAS TAKEN  
PLACE, IT HAS NOT INCLUDED ALL  
THE RESIDENTS OF OUR CITY.  
IT SEEMS LIKE THAT'S WHEN  
PROJECTS GO FORWARD, IT DOESN'T  
TOUCH THE PEOPLE THAT REALLY IT  
NEEDS TO TOUCH.  
WHEN DEVELOPMENT IS DONE IN OUR  
CITY, IT SHOULD BENEFIT  
EVERYONE.  
AND AS I LOOKED OVER THE  
PROPOSAL THAT HAS GONE FORTH  
FROM THE MILLENNIUM GROUP, I  
FOUND THAT THEY HAVE BEEN VERY  
SENSITIVE TO UNDERSTAND THE  
NEEDS AND CONCERNS OF THE ENTIRE  
CITY.  
NOT ONLY ROXBURY BUT SOUTH  
BOSTON AND OTHER PARTS OF OUR  
CITY.  
AND THEY HAVE TAKEN A CONCERNED  
EVIDENT TO SAY LET'S INVOLVE  
EVERYBODY.  
AND THEY HAVE DECIDED THAT THE

51% OF THE TOTAL WORKERS SHOULD  
BE CITY OF BOSTON RESIDENTS.  
40% SHOULD BE MINORITIES.

THIS IS SOMETHING THAT MOST  
DEVELOPERS OVER THE LAST YEAR  
THAT I HAVE BEEN HERE, HAVE NOT  
EVEN TAKEN INTO CONSIDERATION.  
AND I THINK THAT IT IS  
COMMENDABLE FOR MILLENNIUM TO  
LOOK FORWARD AND SAY LET'S DO  
SOMETHING FOR THE UNDER  
REPRESENTATIVE GROUPS OF OUR  
COMMUNITY.

SO I'M LOOKING FORWARD TO THIS  
PROJECT.

I KNOW THERE'S A SHADOW ISSUE  
BUT I'M WONDERING IF THE SHADOW  
ISSUE OUTWEIGHS THE NEED OF THE  
COMMUNITY THAT IT'S GOING TO  
SERVE.

FRANKLIN PARK IS A PLACE THAT  
MANY OF OUR RESIDENTS AROUND THE  
CITY COME TO ENJOY IN THE  
EVENING.

AND IT'S A PLACE WHERE I STOPPED  
GOING BECAUSE IT NEEDS TO BE  
UPGRADED.

THERE'S A LOT OF DANGER THERE.  
THERE NEEDS TO BE MORE SECURITY.  
THERE ARE A LOT OF THINGS THAT  
NEED TO BE THERE.

PEOPLE USED TO GO AND THEY DON'T  
COME ANYMORE BECAUSE OF A LOT OF  
THINGS.

I THINK THE FUNDS THAT ARE GOING  
TO BE ALLOWED FOR FRANKLIN PARK  
AND THE OTHER PARKS AND THE JOBS  
THAT WE HAVE IS GOING TO BE  
BENEFICIAL TO OUR CITY.

I THINK THE SHADOW ISSUE IS AN  
ISSUE AND IT SHOULD BE AN ISSUE  
BUT I THINK IT DOES NOT OUTWEIGH  
THE BENEFITS THAT IT WILL DO FOR  
OUR CITY AND CONSTITUENTS OF OUR  
CITY.

>> THANK YOU, REVEREND HOGAN.

ROSEMARY, WELCOME BACK.

>> THANK YOU VERY MUCH.

IT'S ALWAYS A PLEASURE TO BE IN  
THIS WONDERFUL CHAMBER.

THANK YOU, CHAIRMAN.

>> RECOGNIZE FORMER CITY  
COUNCILOR --

>> SOME OF THINGS ARE THE SAME.

THE PORTRAIT REMAINS AND IS  
QUITE BEAUTIFUL AS ALWAYS.  
>> THERE'S NO SMOKING, THOUGH,  
THAT'S CHANGED.  
>> THAT'S RIGHT.  
AND I'M HAPPY ABOUT THAT.  
SO I'M ALWAYS DELIGHTED TO BE IN  
THIS ILLUSTRIOUS BODY WITH THE  
MEN AND WOMEN WHO SERVE THE CITY  
OF BOSTON.  
TO YOU, CHAIRMAN, FLAHERTY,  
THANK YOU FOR SEIZING THIS  
MOMENT AND HOLDING THIS HEARING  
SO QUICKLY AFTER COUNCILOR  
LENIHAN'S FILED THIS HOME RULE  
PETITION SUPPORTING THIS PROGRAM  
IS VERY VERY IMPORTANT.  
I'D LIKE TO ACKNOWLEDGE  
COUNCILOR LENIHAN'S SUPPORT NOT  
ONLY FOR THIS PROPOSAL AND HOME  
RULE PETITION BUT FOR HIS  
LONGSTANDING SUPPORT AND  
COMMITMENT TO THE COMMUNITY AND  
HIS DISTRICT.  
WE WILL MISS YOU.  
WE THANK YOU VERY MUCH FOR ALL  
YOU HAVE DONE AND WE LOOK  
FORWARD TO WORKING WITH YOU IN  
THE FUTURE.  
I'D LIKE TO THANK COUNCILOR  
LAMATTINA AS WELL, AS I SIT  
HERE, FOR ALL OF HIS WORK HE HAS  
DONE OVER THE YEARS.  
ONCE WHEN HE SHARED THE DISTRICT  
WITH COUNCILOR LENIHAN, WE COULD  
ALSO COUNT ON HIM AS WELL.  
I KNOW MANY OF YOU IN VARIOUS  
WAYS.  
TIM MCCARTHY, FRANK BAKER.  
COUNCILOR FROM -- I ALWAYS WANT  
TO SAY CIOMMO BECAUSE THAT'S  
WHAT WE WOULD SAY IN ITALIAN.  
I HAVEN'T HAD AN OPPORTUNITY TO  
MEET WITH YOU PERSONALLY, BUT I  
VALUE WHAT YOU'VE BEEN DOING.  
MATT O'MALLEY, I SHOULD AND I'LL  
PROBABLY GET THAT WRONG TOO.  
MATT O'MALLEY, IT'S ALWAYS NICE  
TO BE WITH YOU AS WELL.  
TITO JACKSON, I WISH YOU WELL.  
WE WILL MISS YOUR VOICE, AND  
JOSH ZAKIM, I KNEW YOUR DAD VERY  
WELL.  
WHEN YOU SAID EARLIER THAT YOU

DIDN'T THINK THAT A PROPOSAL, A DEVELOPMENT PROPOSAL HAD BEEN GIVEN THIS KIND OF SCRUTINY EVER BEFORE, IN MY YEARS, AND I'M PROBABLY OLDER THAN ALL OF YOU PUT TOGETHER, I HAVE NEVER SEEN THIS KIND OF SCRUTINY EITHER. IT WAS LONG AND HARD SCRUTINY. IT WAS VERY SERIOUS AND DELIBERATE.

COUNCILOR LENIHAN OBVIOUSLY PLAYED A ROLE WITH THE REST OF THE COUNCIL IN MAJORING SURE THAT THE MEMORANDUM OF AGREEMENT WHEN THE DISPOSITION OF THE LAND WAS BEING TRANSFERRED, THAT IT WAS DONE IN A VERY OPEN AND TRANSPARENT MANNER.

AND THAT PROCESS HAS BEEN FOLLOWED.

I SPEAK TO YOU HERE TODAY AS THE PRESIDENT AND CEO OF THE DOWNTOWN BOSTON BUSINESS IMPROVEMENT DISTRICT.

THE BID WAS FORMED AS YOU KNOW IN 2010, AND IT HAD FULL SUPPORT OF THE CITY COUNCIL FOR WHICH WE ARE GRATEFUL.

AND WE WORK VERY COOPERATIVELY WITH MANY OF THE CITY DEPARTMENTS.

WE REPRESENT A 34 BLOCK IN THE DOWNTOWN AREA, AND OUR ORGANIZATION SUPPORTS THIS HOME RULE PETITION AND THE PROPOSAL QUITE STRONGLY.

WE'VE SEEN THE TRANSFORMATION THAT HAS OCCURRED IN THE DOWNTOWN AREA AS A RESULT OF THE INVESTMENT THAT HAS BEEN MADE.

THE BID WAS FORMED TO PROTECT INVESTMENTS AND TO ENCOURAGE FUTURE INVESTMENT DOWNTOWN.

THAT NEIGHBORHOOD HAS REALIZED A SIGNIFICANT INCREASE IN PROPERTY TAXES.

WE HEARD EARLIER THAT BOSTON, AS WE ALL KNOW, HAS A HEAVY RELIANCE ON PROPERTY TAXES.

THERE HAS BEEN AN INCREASE OF \$32 MILLION IN THE DOWNTOWN AREA SINCE 2012 AS A RESULT OF ALL OF THE INVESTMENT THAT'S BEEN MADE.

THAT MEANS THAT THE PROPERTY

TAXES IN THE DISTRICT WILL SIGNIFICANTLY CONTRIBUTE \$179 MILLION TO THE OVERALL PROPERTY TAX BASE -- THAT'S BASED THROUGHOUT THE CITY.

THAT'S THE SUPPORT FOR THIS PROPOSAL AND THE HOME RULE PETITION.

WHAT IS HAPPENING THING DOWNTOWN IS NOT JUST FOR THIS 34 BLOCK AREA AND WHY IS THE PROPOSAL SO IMPORTANT TO ME PERSONALLY AND TO OUR BUSINESS ON THE OTHER HAND.

WE WANT TO SEE THIS CONTINUED PROSPER AND GROW IN THE FUTURE, NOT ONLY FOR OUR DISTRICT BUT FOR THE REST OF THE CITY.

AND AS THIS DISTRICT PRACTICES PURRS, THOSE PROPERTY TAXES ARE DISTRIBUTED ACROSS THE CITY.

WHEN I SEE PEOPLE COME INTO THE DISTRICT FROM THE RED LINE, ORANGE LINE, BLUE LINE, GREEN LINE AND SILVER LINE THEY ARE COMING FROM ACROSS ALL THE NEIGHBORHOODS IN THE CITY AND ENJOYING WHAT'S HAPPENING IN THE DOWNTOWN AREA AS A RESULT OF THIS INVESTMENT AND PROSPER THAT CONTINUES AND WE WANT TO SEE THAT GROW.

OUR ORGANIZATION INTERFACES WITH ALL OF THE OTHER COMMUNITY GROUPS ON A DAILY BASIS.

AND WE FEEL THAT WE'RE IN THE BEST POSITION TO REALLY ARTICULATE WHAT IS GOING ON IN THE IMPACTED AREA THAT THIS DEVELOPMENT WILL BE BUILT IN. WE UNDERSTAND THE NEIGHBORHOOD I THINK BETTER THAN ANYONE ELSE DOES BECAUSE WE'RE THERE EVERY DAY.

WE TAKE PUBLIC TRANSPORTATION. WE'RE ON THE GROUND EVERY DAY. WE KNOW WHAT'S GOING ON WITH THE SMALL BUSINESS OWNERS AND LARGER BUSINESS OWNERS, THE SMALL PROPERTY OWNERS AND THE LARGER PROPERTY OWNERS.

THE RESIDENTS, THE NON-PROFITS, THE CHURCHES, THE HOMELESS SHELTERS.

WE'RE DEALING WITH IT ALL AND WE UNDERSTAND IT BECAUSE WE CARE ABOUT IT NOT ONLY BECAUSE OF THIS IMPORTANT AREA IN THE HEART OF THE CITY BUT BECAUSE WHAT HAPPENS IN THE HEART OF THE CITY RADIATES THROUGHOUT THE REST OF THE CITY.

THE REGION, THE COUNTRY AND THE WORLD.

BECAUSE WHAT HAPPENS IN THIS DISTRICT REALLY IS WHAT HAPPENS IN THE HEART OF BOSS THAN.

AND WE THINK THIS IS VERY VERY IMPORTANT AND WE URGE YOU TO SUPPORT THIS HOME RULE PETITION AND PROPOSAL WITHOUT HASTE.

THANK YOU VERY MUCH.

>> THANK YOU, ROSEMARIE.

ON BEHALF OF THE CITY COUNCIL LET ME THANK YOU FOR YOUR EFFORTS AROUND THE TRANSFORMATION AROUND THE DOWNTOWN NEIGHBORHOOD PARTICULARLY THE BUSINESS DISTRICT.

THERE WAS A PERIOD OF TIME WHEN EILEEN'S WAS A HOLE IN THE GROUND BACK IN 2009.

IT WAS LOOKING LIKE FALLUJAH AND THE PARTNERSHIP HAS GONE A LONG WAY IN IT BEING THE GREAT THRIVING NEIGHBORHOOD AND WELCOMING THE BUSINESS DISTRICT. SO KUDOS TO YOU.

>> I WAS AWE MISS AND NOT MENTIONING THE PARTNERS AND THE GREAT CONSULTANT BASIC THEY MADE TO THE DISTRICT.

OUR SUCCESS STORY IN PART IS THEIR SUCCESS STORY AND WITHOUT WHAT THEY'VE DONE OVER THE LAST 15 TO 20 YEARS, WE WOULD NOT HAVE THE SUCCESS WE HAVE TODAY.

>> THANK YOU.

EDMOND BARRY.

>> I'M BARRY BAKER

[INDISCERNIBLE] AND I WORKED IN A MOST ACTUAL SETTING IN BOSTON FOR 45 YEARS.

NEVER MORE THAN A BLOCK AWAY FROM FRANKLIN PARK.

AND AT VARIOUS POINTS CONSIDERABLE INVOLVEMENT WITH

FRANKLIN PARK.

I THINK AT THE PRESENT MOMENT,  
WE ARE WITNESSING A KIND OF  
RENAISSANCE IN THE ROXBURY  
COMMUNITY.

A LOT OF NEW INSTRUCTION OF NOON  
OPPORTUNITIES OF REDIRECTING OF  
ENTITIES WHICH HAVE HAD A VERY  
LONG LEAN SEASON AND I THINK  
THAT FRANKLIN PARK IS A BIG  
PIECE OF THE FUTURE THAT WE CAN  
HAVE.

FRANKLIN PARK AND OTHER PARK  
LANDS ARE PLACES WHERE THE  
ORDINARY CITIZENS ON A DAILY  
BASIS CARRY OUT A PIECE OF THEIR  
LIFE.

THERE ARE ALSO PLACES THAT  
ATTRACT VISITORS TO THE CITY  
THAT CREATE EXCITEMENT, THAT  
PROVIDE SETTINGS FOR FESTIVALS  
AND OTHER KINDS OF PRODUCTIONS  
AND ACTIVITIES.

IN SHORT, THEY ARE VITAL  
CULTURAL ENTITIES.

FRANKLIN PARK HAS NEEDED  
INVESTMENT FOR AS LONG AS I'VE  
BEEN IN BOSTON.

AND THE OPPORTUNITY FOR IT TO  
GET MAJESTIC INVESTMENT IN A  
CONCENTRATED WAY IN A  
PREDICTABLE TIME IS SOMETHING  
THAT I THINK WE ALL WOULD WISH  
FOR IT.

WE'VE BEEN TALKING ABOUT A  
CULTURAL DISTRICT FOR ROXBURY,  
FOCUSED MUCH MORE NARROWLY ON  
THE AREA OF DUDLEY.

BUT THE FACT IS ROXBURY IS LIKE  
BOSTON, A COMPACT COMMUNITY.  
YOU CAN GET FROM ONE PLACE TO  
ANOTHER IN MANY ALMOST NO TIME  
AT ALL.

NOTHING IS MORE THAN A MILE OR  
SO AWAY.

SO THE VITALITY THAT MAY COME TO  
THE AREA OF DUDLEY AS PART OF A  
CULTURAL FLOURISH, THAT MAY  
REPRESENT ITSELF IN THE RENEWAL  
OF THE ROXBURY STATE HERITAGE  
PARK THAT MY OWN ENTITY MAY  
CONTRIBUTE, AND THAT FRANKLIN  
PARK MIGHT BRING WOULD GIVE A  
VITALITY AND PRESENCE TO ROXBURY

THAT WOULD REALLY SERVE US WELL.  
AND WOULD MAKE US AS IMPORTANT A  
COMMUNITY IN THE CITY OF BOSTON  
AS WE REALLY OUGHT TO BE.

SO AT THE LEVEL OF CULTURAL  
ACTIVITY AND FOCUS, I REALLY  
THINK THAT THERE COULD NOT BE A  
BETTER THING TO HAPPEN THAN THAT  
PUBLIC SPACES IN OUR COMMUNITY  
ANCHORED BY FRANKLIN PARK SHOULD  
GET A NEW INFUSION THAT LETS  
THEM STEP FORWARD BOLDLY.

AT A SECOND LEVEL, THE CHANGES  
IN OUR COMMUNITY ARE CLOSELY  
TIED TO IMPROVING EARNINGS.  
AND IMPROVING EARNINGS IS  
INTIMATELY LINKED TO ECONOMIC  
OPPORTUNITY.

AS DEVELOPMENT PROJECTS COME  
ABOUT IN BOSTON, WE ARE THROUGH  
OUR POLITICAL REPRESENTATION,  
COUNCILOR JACKSON INCLUDED,  
REALLY AT THE FOREFRONT OF  
TRYING TO MAKE THESE ECONOMIC  
OPPORTUNITIES DELIVER JOBS THAT  
HELP OUR COMMUNITY.

SO IN THOSE CASES, IT'S A LITTLE  
BIT LIKE THE EXAMPLE OF THE PIE.  
IF YOU HAVE NO PIE, YOU CAN'T  
GET ANY PIECE OF IT NO MATTER  
HOW YOU DIVIDE IT.

BUT IF THERE IS A PIE, IT'S  
POSSIBLE TO THEN TRY TO MAKE AN  
EQUITABLE DISTRIBUTION.

SO I THINK WE ALSO SEE ECONOMIC  
OPPORTUNITY THAT HELPS OUR  
COMMUNITY.

A CULTURAL ENTITY LIKE MY OWN  
ENJOYS MORE PEOPLE WHO CAN  
AFFORD TO GO OUT AND CAN AFFORD  
TO PARTICIPATE ECONOMICALLY IN  
THEIR LOCAL AS WELL AS THEIR  
LARGER MUNICIPAL ENVIRONMENT.  
AND I THINK THAT THIS PROJECT  
REPRESENTS AN ASSET FOR THE  
CITY AND I THINK THE CITY IS THE  
SUM OF ALL OF US AND ALL THE  
NEIGHBORHOODS.

I THINK OUR NEIGHBORHOOD HAS  
BEEN LESS FULLY SUPPORTED BY  
DEVELOPMENT IN THE CITY OVER ITS  
HISTORY AND THIS IS AN  
OPPORTUNITY FOR SOME OF THAT TO  
BE GREATLY IMPROVED.



SO I WOULD LIKE VERY MUCH TO SEE  
US MOVE FORWARD AND TO SEE THIS  
ASSET AND ITS BENEFITS  
PROFOUNDLY DISTRIBUTED IN A WAY  
THAT MAKES OUR OWN COMMUNITY OF  
ROXBURY FLOURISH.

>> THANK YOU FOR YOUR TESTIMONY.  
>>

[APPLAUSE]

>> THANK YOU EDMOND.

MY COLLEAGUES, ANYONE WANT TO  
STARTS OUT WITH QUESTIONS.  
CITY COUNCILOR JOSH ZAKIM.

>> TOM ALL, REFERENCE HOGAN,  
RHESUS MARIA.

I APPRECIATE ALL YOU'VE DONE IN  
OUR NEIGHBORHOODS.  
OBVIOUSLY THE DOWNTOWN CROSSING  
AS A RESULT OF SOME MILLENNIUM'S  
PRIOR PROJECTS HAS BEEN  
SIGNIFICANTLY UPGRADED OVER THE  
PAST FEW YEARS.

I THINK WITHOUT A DOUBT IT'S AN  
IMPORTANT PART OF OUR CITY.  
JOE, DID HE SPITE THE FACT WE  
ARE STILL DISAGREEING ON THIS I  
DO WANT TO COMMEND YOU FOR  
TAKING YOUR SHOW ON THE ROAD SO  
TO SPEAK AND BEING IN EVERY  
NEIGHBORHOOD I KNOW OF AND  
EVERYWHERE WANTING TO TALK ABOUT  
THIS YOU WERE THERE TAKING SOME  
OF THE TOUGH QUESTIONS MUCH IT'S  
NOT ALWAYS EASY.

I APPRECIATE THAT BUT I DO HAVE  
A COUPLE QUESTIONS FOR YOU RIGHT  
NOW AND I'LL TRY TO BE BRIEF.

I KNOW THERE'S STILL PROBABLY A  
HUNDRED AND SOME PEOPLE WAITING  
TO SPEAK IN THIS HEARING.

I'LL GO BACK TO WHAT I THINK I  
SAID IN ONE OF OUR FIRST  
DISCUSSIONS ABOUT THIS AND WHAT  
I MENTION IN ONE OF THE EARLIER  
PANELS IS WHY IS THIS AN ALL OR  
NOTHING PROPOSAL.

NOW I UNDERSTAND AS A DEVELOPER  
YOU WERE IN THIS, YOU'VE DONE A  
LOT OF THAT'S GOOD FOR THE CITY  
BUT ULTIMATELY THIS IS A  
BUSINESS.

IT NEEDS TO BE PROFITABLE TO YOU  
IF WE'RE TALKING FROM 775 TO 720  
FEET THAT WORKS FOR YOU ALL.

WHY IS THERE NOT ANY FLEXIBILITY  
ON THE HEIGHT TO BRING IT LOWER.  
THIS IS THE 350 FEET WE SAID  
WOULD BE COMPLETELY COMPLIANT.  
OBVIOUSLY A LOWER BUILDING HAS  
LESS SHADOW IMPACT.  
IS THERE ANYTHING YOU CAN ADD TO  
THAT DISCUSSION?

I THINK YOU'RE UNIQUELY IN A  
POSITION TO ADDRESS THAT.

>> THANK YOU.

YES, I HAVE BEEN ALL OVER THE  
CITY AND IT'S BEEN A REAL GIFT  
QUITE FRANKLY.

I SAY A COUPLE THINGS.  
NUMBER ONE, THIS WAS A  
COMPETITIVE BID PROCESS.  
AND WE PUT TOGETHER WHAT WE  
THOUGHT WAS THE OPTIMUM,  
BALANCING OUT SOME OF THE  
BENEFITS AND COSTS ACROSS THE  
BOARD.

WITH ALL THAT WE CAME UP WITH A  
BID OF \$153 MILLION, 152  
POTENTIALLY GOING HIGHER AND  
LARGER AMOUNT WITH MORE UNITS OR  
A LITTLE BIT LOWER AND BUILD  
LESS.

WE KNOW A LOT ABOUT THIS  
PROJECT.

THERE'S A COUPLE THINGS ABOUT  
THIS VALUE THAT'S MOST IMPORTANT  
AND THAT IS NUMBER ONE, IF YOU  
LOOK ON YOUR SCREEN, IF YOU GUYS  
COULD SEE IT, THERE'S SOMETHING  
THERE.

THAT SITE IN PARTICULAR, OKAY,  
IS LITERALLY IN THE BOTTOM OF A  
HOLE, RIGHT.

THE BUILDING TO THE LEFT AS YOU  
LOOK AT THAT, THAT'S 101 FEDERAL  
STREET THAT'S 400 FEET, ABOUT  
390 FEET.

THE BUILDING TO THE RIGHT IS 410  
FEET.

THAT'S 100 SUMMER STREET.

TO THE EAST OF THIS SITE HERE IS  
THE BANK OF BOSTON BUILDING NOW  
KNOWN BANK OF AMERICA BUILDING.  
THAT BUILDING'S ABOUT 600 FEET.  
THE WAY THIS DEVELOPMENT WORKS  
IS LITERALLY LET'S DO SOMETHING  
AT THE BASE.

THAT'S CREATE SOMETHING AT THE

BASE THAT ALLOWS US TO GET ENOUGH HEIGHT, OKAY, TO THEN CREATE VALUE ACROSS THE BOARD. AS YOU GO TO THE NEXT SLIDE, TO SIMPLIFY THAT IT GOES LIKE THIS. THAT BLUE RIGHT THERE AT THE BOTTOM, YOU CAN BARELY SEE TO THE LEFT AND RIGHT AND THE BACK, THOSE ARE THE BUILDINGS WE'RE SHOWING.

THOSE ARE LITERALLY THE BUILDINGS RIGHT THERE. AND YOU CAN SEE THAT THAT LOWER PORTION OR THE COMMERCIAL PORTION GETS, IS THE BLUE. THAT'S JOB OF THE BLUE IS LITERALLY TO KIND OF GET UP INTO THE BUILDING, GET UP INTO THE HEIGHT.

THE RED ABOVE THAT IS THE 500 SQUARE FEET OF RESIDENTIAL. THE RESIDENTIAL PIECE HERE IS THE DRIVER.

IT'S THE ECONOMIC DRIVER THAT ALLOWS EVERYTHING ELSE TO HAPPEN.

THE BLUE IS IMPORTANT AND PART OF THAT PROJECT IS GOING TO MAKE THIS COMMERCIAL OFFICE SPACE THE MOST ADVANCED COMMERCIAL OFFICE SPACE IN THE HISTORY OF BOSTON AND THE COMPONENTS OF THAT PROJECT INCLUDING THE ENVIRONMENTAL SUSTAINABILITY ISSUES, THE HOWLS ISSUES, THE IDEA THAT THAT BUILDING IS GOING TO BE SOMETHING VERY SPECIAL.

THE BLUE PORTION NOW. THAT'S GOING TO BE SOMETHING THAT'S GOING TO BE A MARKER FOR THE ENTIRE COUNTRY.

THERE, THE MOST IMPORTANT PROJECT, MOST IMPORTANT THING YOU CAN DO IS PAY FOR ITSELF. THE GREEN IN THE MIDDLE IS THE COST.

A THOUSAND DOLLARS A SQUARE FOOT TO DISCRIMINATE TO BUILDING, A THOUSAND DOLLARS.

IF YOU LOOK AT THE BLUE ON THE RIGHT, THAT BLUE ON THE RIGHT THERE AGAIN IS THE COMMERCIAL. THAT'S WORTH, IF WE CAN FIND A TENANT AND GET THAT TENANT TO

PAY US PER SQUARE FOOT AND IF INTEREST RATES DON'T GO CRAZY AND THE WORLD DOESN'T CHANGE IN A SIGNIFICANT WAY WE CAN GET THAT BLUE TO BE WORTH ABOUT A THOUSAND DOLLARS A SQUARE FOOT. THAT'S WHAT WE ARE DOING, TO BUILD THIS THING SPEC.

THAT THEN SAYS THE RED, THE RESIDENTIAL HAS TO DO ALL THE WORK, ALL THE POTENTIAL WORK OF MAKING THIS PROJECT GO FORWARD THERE.

IF YOU TAKE HEIGHT OFF THAT BUILDING THERE, IT HAS A DISPROPORTIONATE, A HUGELY DISPROPORTIONATE VALUE REDUCTION, ALL RIGHT. AND THAT VALUE REDUCTION USE THE COST IN EXCESS OF VALUE RIGHT THERE.

IF THAT BUILDING COMES DOWN, IT COULD GET PERMANENT BUT IT CAN'T GET BUILT.

>> THAT IS USEFUL TO HAVE THOSE NUMBERS.

>> THIS IS SOMETHING WE SHARED ACROSS THE CITY.

>> LOOKING AT THE \$150 MILLION. ISN'T YOUR AGREEMENT WITH THE BPDA, BRA WHICHEVER ACRONYM WE CHOOSE TO USE, ARE THE PROVISIONS FOR LOWERING THAT SALES PRICE --

>> THERE ARE NOT.

THE ONLY PROVISION OF FLEXIBILITY OR CHANGE IN THE PRICE IS IF WE BUILD LESS RESIDENTIAL THE PRICE COULD COME DOWN A LITTLE BIT AND IF WE BUILD MORE RESIDENTIAL THE PRICE GOES UP BY A HUNDRED DOLLARS A SQUARE FOOT.

>> MAYBE THIS IS SOMETHING THAT DIRECTOR GOLDEN COULD HAVE ADDRESSED.

IF, SO THERE'S NO ROOM UNDER THE CURRENT AGREEMENT FOR A SIGNIFICANT CHANGE IN HEIGHT. BUT OBVIOUSLY \$150 MILLION, IF THAT WENT DOWN, YOUR COST BASIS WOULD CHANGE.

IT IS A REALISTIC DISCUSSION HERE TO SAY FOR LESS MONEY

ALTHOUGH STILL A SIGNIFICANT INVESTMENT FOR THE CITY WE WOULD HAVE LESS SHADOW IMPACT.

>> THERE'S A COUPLE THINGS. THE BUILDING, ANOTHER LITTLE SECRET ABOUT THESE BUILDINGS IS THAT THE LAST SQUARE FOOTAGE AT THE TOP IS LESS EXPENSIVE TO BUILD THAN THE FIRST SQUARE FOOT AT THE BOTTOM.

AND SO THE SAVINGS AND COSTS ACROSS THE BOARD BOTH PURCHASE PRICE AND ANYTHING ELSE, OKAY, IS GOING TO BE DISPROPORTIONATELY SKEWED TOWARDS THE SAVINGS, DISPROPORTIONATE SKEWED TOWARDS THE BOTTOM COST.

UNFORTUNATELY IN THIS WORLD, WE CAN'T TAKE ANY HEIGHT OFF THE BOTTOM.

I STILL HAVE A FOUNDATION. WE STILL HAVE THE BASE INFRASTRUCTURE OF THIS BUILDING. THERE'S STILL LOTS OF THINGS THAT NEED TO GET DONE BECAUSE OF THIS HERE.

SO THE CALCULATION OF REDUCING COST BY REDUCING HEIGHT, ALL RIGHT, IS SOMETHING THAT IS VERY COMPLEX.

THERE'S NOTHING IN THE PROVISIONS OF THIS AGREEMENT THAT ALLOW FOR THAT.

AND QUITE FRANKLY THERE WASN'T ANYTHING IN THE COMPETITION.

ALL OF US COMPETED, ALL OF US SAID, SIX OF US SAID THIS IS WHAT WE WOULD LIKE TO PAY.

AND IN ADDITION FOR US PAYING THE \$15.3 MILLION WE ARE SELECTED FOR TWO THINGS.

NUMBER ONE WE THOUGHT WE WERE GOING TO BE ABLE TO PAY THE MOST.

BUT ALSO, I THINK MORE IMPORTANTLY THIS IS A CRYING NEED FOR THE CITY.

IT'S NOT ABOUT PERMITTING A BUILDING OR GETTING IT THROUGH THIS PROCESS.

IT'S ABOUT TURNING THAT ENGINE ON, OKAY.

GETTING THOSE PEOPLE TO WORK.

GET THE BUILDING GOING.  
THAT'S WHAT THIS IS REALLY  
ABOUT.  
THAT'S WHAT WE ARE DEMONSTRATING  
DOWNTOWN AND THAT'S WHY WE WERE  
PICKED.  
CURRENTLY THE STUFF WE DO RIGHT  
NOW GENERATES ABOUT \$40 MILLION  
OF REAL STATE TAXES.  
THE STUFF THAT WE'VE CREATED.  
>> YOUR PROJECT CAN'T MOVE  
FORWARD AT A SEGANT LOWER  
HEIGHT.  
BUT THAT IS NOT NECESSARILY  
SOMETHING I FEEL IS OUR  
RESPONSIBILITY TO WORRY ABOUT.  
THAT IT'S CLEAR THAT SOMETHING  
ELSE OF SIGNIFICANT HEIGHT COULD  
GO HERE.  
THERE WOULD OBVIOUSLY BE LESS.  
HOW IS THAT FAIR.  
JUST BECAUSE YOUR PROJECT  
DOESN'T WORK HERE AT \$150  
MILLION OR SOMEBODY SAYS FOR \$70  
MILLION IT WOULD BE LESS MONEY  
AND LESS OF AN IMPACT IN OUR  
PARK.  
WHAT I'M TRYING TO GET AT  
THERE'S A BOLDING ACT HERE.  
YOUR PROPOSAL IS AN ALL OR  
NOTHING AND THAT'S BEEN CLEAR I  
THINK FROM THE BEGINNING.  
WE HEARD FROM GRERK GOLDEN  
EARLIER WE'RE HEARING FROM YOUR  
PANEL NOW.  
THAT'S GOOD TO KNOW TO HAVE IT  
OUT THERE.  
>> THAT'S STILL THE ARTICLE 80  
ROLS WE HAVE TO GO THROUGH.  
THIS IS A BUILDING THAT NEEDS TO  
FIT IN.  
PEOPLE TALK ABOUT SHADOW IMPACTS  
IN THE PRIOR PANEL.  
THERE'S A VERY DETAILED ANALYSIS  
OF SHADOW THAT IS STILL REQUIRED  
AS PART OF ARTICLE 80 AND ALL OF  
THE DIFFERENT PARTS OF THE CITY  
WE'RE REFERENCING.  
THIS IS A GATING ISSUE QUITE  
FRANKLY.  
WE CAN'T OPEN THE GATE TO START  
THIS PROCESS IF THIS BUILDING IS  
NOT LEGAL.  
>> I WOULD SAY THAT CERTAINLY

FROM MY PERSPECTIVE THE ARTICLE  
80 PROCESS IS GOING TO BE AT  
LEAST IN THIS SITUATION SOMEWHAT  
OF A FORMALITY GIVEN THAT WE'RE  
HAVING THIS LONG OF A DISCUSSION  
ABOUT CHANGING STATE LAW.  
THEN WE GO TO THE BPA BOARD, BRA  
BOARD.

THAT'S WHY THIS IS SUCH AN  
IMPORTANT ISSUE.

THIS IS NOT SAYING WE THINK  
SOMETHING SHOULD HERE.

WE'RE VERY MUCH GETTING INTO I  
THINK -- FOR ALL INTENTS AND  
PURPOSES IF THE LAW CHANGE WITH  
WHERE THE F5689A WEIGHING IN  
THAT'S A REALISTIC VIEW ON THIS.  
I DO APPRECIATE YOUR  
FORTHRIGHTNESS ON THESE  
DISCUSSIONS.

I THINK WE'RE GOING TO AGREE TO  
DISAGREE WHETHER THIS IS THE  
RIGHT PROJECT FOR THE CITY OF  
BOSTON BUT IT IS USEFUL TO SEE  
SOME OF THOSE NUMBERS AND TO  
UNDERSTAND THIS CERTAINLY IS FOR  
YOUR PROPOSAL IT'S THIS OR WE  
CAN'T MOVE FORWARD ON AND I  
THINK THAT'S AN UNFORTUNATE  
PLACE FOR US TO BE RIGHT NOW IN  
THIS DISCUSSION.

I THINK AS COUNCILOR WU SAID  
EARLIER MAYBE THINGS SHOULD HAVE  
BEEN DONE DIFFERENTLY FROM THE  
BEGINNING.

BUT THANK YOU AND THAT'S ALL THE  
COMPANIES I HAVE RIGHT NOW.

>> COUNCILOR TIM MCCARTHY.

NO QUESTIONS AT THIS TIME.

CITY COUNCILOR BAKER AT THIS  
TIME.

>> THANK YOU.

HI JOE, HOW ARE YOU.

>> HI COURTROOM.

>> AT WHAT POINT, JOE, DID YOUR  
GROUP REALIZE THAT YOU WERE  
UNDER THIS SHADOW IMPACT?

>> IT WAS FRIDAY NIGHT.

THE THIRD WEEK IN AUGUST AND IT  
WAS A CALL BY THE GENTLEMAN IN  
THE SECOND ROW FROM THE TOP  
THERE, STEVE, WE'VE GOT A  
PROBLEM.

>> SO YOU DIDN'T KNOW GOING IN.

>> NO, WE DIDN'T SEE THIS AS A PROBLEM.

>> SO THEN DID THAT DRIVE HEIGHT AND ALL THE OTHER DISCUSSIONS WE'RE HAVING NOW. ONCE WE FOUND THAT OUT DID YOUR HEIGHT GO UP.

>> NO THE HEIGHT WAS THE SAME. THE PROPOSAL THAT WAS FIRST ENACTED, THERE WAS A 2015 ROUND AND A 2016 ROUND. 2015 WAS A REQUEST FOR QUALIFICATIONS OF WHICH EIGHT PEOPLE PROPOSED. ALL PEOPLE PROPOSED REPRESENTED THE QUALIFICATION OF A BUILDING OF SIGNIFICANT SIZE, 700 FEET OR SO LIKE THAT. AND THEN IN MARCH OF 2016, THE CITY ASKED FOR A DETAILED REQUEST FOR PROPOSALS, NOT FOR QUALIFICATIONS THERE. SIX OF US RESPONDED. IN OUR PROPOSAL THERE, WE TALK ABOUT A BUILDING OF 750 FEET A POTENTIAL TO GO TO 775 LIKE THIS. WE WENT UP TO THERE. AND EVERYONE ACROSS THE BOARD ALL HAD HEIGHTS FAR IN EXCESS OF THE IN OUR CALCULATION BY THE WAY IS 375 FEET NOT 400 FEET WHERE THE SHADOW IS CAST. IT CAUSES A SHADOW ON THE COMMON. SO ALL OF THE COMPETITION IN OUR PROPOSAL WAS ALL SET IN THE RFP PROCESS BEFORE AUGUST OF 16 WHEN THIS HAPPENED. TO IDENTIFY IT.

>> THANKS.

ROSEMARIE, CAN YOU TALK ABOUT THAT AREA OF DOWNTOWN NOW. IT SEEMS LIKE AN AREA LET'S GET AWAY FROM THE PARTIAL AND LET'S GET AWAY FROM WHAT'S HAPPENING A QUARTER MILE AWAY WHAT'S HAPPENING ON THE STREET AT THAT SITE NOW.

>> I WOULD LOVE TO TALK ABOUT THAT. MY OFFICE IS ABOUT A BLOCK AWAY. SO I'M INTIMATELY AWARE OF WHAT GOES ON IN THAT BLOCK EVERY DAY.



IT'S AN ABANDONED GARAGE AS YOU KNOW.

IT'S SHUT DOWN.

IT HAS BEEN FOR SEVERAL YEARS.

THERE'S A NUMBER OF PUBLIC SAFETY ISSUES.

THE ABUTMENTS AROUND THE PROPERTY HAVE ALL SAID THEY WOULD LIKE TO SEE THE DEMONSTRATE LITTLE OF THAT GARAGE --

DENIAL ANYTHING OF THAT GARAGE AS SOON AS POSSIBLE.

DIRECTOR GOLDEN SAID EARLIER HE DIDN'T THINK NECESSARILY ANYONE FROM THE NEIGHBORHOOD MIGHT GO THROUGH THAT DEVELOPMENT WHEN IT IS BUILT.

I WHOLEHEARTEDLY DISAGREE BECAUSE I KNOW WHO IS ON THE STREET EVERY DAY IN THE NEIGHBORHOOD.

AND I BELIEVE THAT WHATEVER THE GREAT HALL BECOMES AND I THINK THE ARTICLE 80 PROCESS AS A MEMBER OF THE IAG WE HAVE A NUMBER OF THINGS WE'D LIKE TO DISCUSS WITH THE BPDA ABOUT THE PROPOSAL.

WE DON'T AGREE NECESSARILY ON EVERYTHING.

WE THINK THE IMAGINATIONS CAN BE STRETCHED EVEN FURTHER AS TO WHAT THE GREAT HALL CAN BE AND IT CAN BE A DESTINATION THAT IS KNOWN AROUND THE WORLD.

BUT THE AREA AROUND THE WINTHROP SQUARE, THE GARAGE OF THE PHOTO THAT WE SEE NOW IS A DELIGHTFUL PARK.

BUT THE PARK NEEDS A GREAT DEAL OF CARE ITSELF.

THE STREET NEEDS REFURBISHMENTS AND REPLACEMENT OF BRICKS AND MATERIALS AND OTHER THINGS.

I KNOW THAT MILLENNIUM PLANS TO KEEP THOSE TREES ALIVE.

I'M NOT SURE THAT'S GOING TO HAPPEN.

>> -- GOING TO KILL THEM.

>> THEY CAN'T GOTTEN THE KIND OF CARE THEY NEEDED TO BEGIN WITH BUT WHENEVER THEY REPLACE THEM WITH I KNOW WILL BE BEAUTIFUL

BECAUSE I KNOW WHAT THEY'VE DONE  
IN THE PAST WITH OTHER  
DEVELOPMENTS IN THE DISTRICT.  
BUT THAT AREA IS ONLY TWO BLOCKS  
AWAY FROM THE CORE OF DOWNTOWN  
CROSSING.

IT WILL RECEIVE EVEN MORE FOOT  
TRAFFIC THAN IT GETS TODAY WITH  
ALL OF THE ISSUES THAT THIS HAS  
AND CHALLENGES.

IT WILL BECOME A WONDERFUL NEW  
DECEMBER NATION FOR ALL OF  
BOSTON TO ENJOY.

>> I AGREE.

I THINK WHAT WE'RE LOOKING AT  
HERE IS WHAT WE THINK AS A  
COUNCIL IS GOING TO HAPPEN WITH  
THE PRECEDENT IF IT WILL IN FACT  
BE PRECEDENT SETTING, IF IT WILL  
IN FACT MAYBE HELP US WITH THE  
SHADOW.

WE DON'T REALLY KNOW THAT FOR  
SURE NOW.

THAT'S WHAT WE'RE HERE FOR TO  
MAKE A DECISION WHAT'S IN OUR  
GUT.

BUT ALSO, I THINK TO SUGGEST  
THAT WE CAN JUST LIKE JUST START  
UP A WHOLE NEW ONE, WE'LL BE AT  
THIS, WE'LL BE TEN YEARS DOWN  
THE LINE STILL TRYING TO FIGURE  
OUT, WE JUST WENT THROUGH THIS.

I LIKE YOUR BUILDING, JOE, I  
LIKE THE WHOLE CERTIFICATION,  
THE WAY YOU'RE BUILDING WITH THE  
PERMIT SO IT'S GOING TO BE SO  
TIGHT.

I THINK IT'S GOING TO BE PRETTY  
SPECIAL IN BOSTON.

IT IS A LITTLE DIFFICULT TO LOOK  
AT IT POSSIBLY HARMING THE  
COMMONS AND THE PUBLIC GARDENS.  
BEING A DISTRICT CITY COUNCILOR  
AND KNOWING THAT SOME OF THE  
EMERALD NECKLACE IS SUPPOSED TO  
HE CAN TENDS THROUGH MY  
NEIGHBORHOOD, THAT'S A BEN FAITH  
FOR ME.

THAT'S TOUGH TO LIKE NOT PAY  
ATTENTION TO THAT BECAUSE  
OTHERWISE IT NEVER HAPPENS FOR  
ME.

FRANKLIN PARK, NOTHING WILL  
HAPPEN UP THERE AND EVEN THE

COMMONS, NOTHING WILL HAPPEN THERE.

WE WON'T HAVE THIS INFLUX OF MONEY.

SO IT'S A TOUGH POSITION TO WEIGH THE SHADOW STUDIES AND WHAT THE IMPACT OF THE COMUNTZ AND THE SHADOWS ARE GOING TO BE OVER THE NEIGHBORHOOD AND WHAT THE BENEFITS ARE GOING TO HAPPEN THROUGHOUT THE CITY.

I THINK IF WE WERE TO WEIGH THAT, I THINK THE BENEFITS ARE GOING TO OUTWEIGH WHAT'S GOING TO HAPPEN.

A LOT OF THEM WE TALKED ABOUT THE SHADOW, WE'RE TALKING ABOUT THE SOUTHEAST CORNER WHICH STRANGELY ENOUGH THIS SHADOW DOESN'T GO ANYWHERE NEAR -- >> THERE'S A LOT OF THINGS ABOUT THAT.

ONE THING WE'VE DONE IN THIS ANALYSIS HERE FOR THE SHADOW IS WE UNDERSTAND EVERY SQUARE FOOT, OKAY, OF THE PARK.

WITH THE SHADOW IMPACT, THERE'S A COUPLE THINGS WE COULD TELL YOU.

IT DOESN'T AFFECT THAT AREA, THE AREA THAT THE PRIOR PANEL WAS MOST CONCERNED ABOUT.

AND THE OTHER THEN WE KNOW IS THAT WE'VE BEEN ABLE TO LOOK AT EXACTLY EVERY SINGLE DAY AND EVERY SINGLE IMPACT OVER AND BROKEN DONE INTO 40 INCH SQUARES KIND OF STUFF AND WE CAN TELL YOU THERE ISN'T A SINGLE PIECE OF THE BOSTON COMMON OR PUBLIC GARDEN THAT DOESN'T GET, THIS THAT THIS BUILDING WILL THEN RESULT IN REDUCING THE SUNLIGHT TO BELOW SIX HOURS.

AND IN THE TIME OF DAY THAT THIS HAPPENS IT'S ALWAYS IN THE MORNING.

AND THE AREA WHERE THE SHADOW HAS THE MOST SIGNIFICANT IMPACT, OKAY, IS NOT IN THE HEAT OF THE SUMMER OKAY.

WHERE THE PRIOR PANEL WAS TALKING A LITTLE BIT ABOUT HOW A COOL GROUNDS WOULD BE BETTER.

MORE SIGNIFICANT IMPACTS, IF  
THERE IS ANYTHING AND IT'S  
ALWAYS GONE BEFORE 9:30 OR 8:00  
IS IN THE SHOULDERS, OKAY, IN  
THE MARCH AREA.

THINGS LIKE MARCH AND INTO  
SEPTEMBER AND OCTOBER.

>> YES.

LAST THING HERE JOE, WILL YOU  
TALK A LITTLE BIT ABOUT THE  
BUILDING ITSELF.

ITS ENVIRONMENTAL ATTRIBUTES AND  
THAT SORT.

>> YES.

SO THERE'S SOMETHING CALLED, AND  
THIS IS WHERE IT WILL BE STATE  
OF THE ART WE HOPE.

WITHOUT HOPE, IT WILL BE.

YOU'VE HEARD ABOUT IN THE  
REQUIREMENTS OF THE CITY CALLS  
FOR A LEAD PLATINUM WHICH  
BASICALLY TAKES A STANDARD  
OFFICE BUILDING AND LEAD  
PLATINUM CUTS THE ENERGY  
CONSUMED BY A MODERN NEW OFFICE  
BUILDING IN HALF.

WE HAVE SOMETHING IN THE  
COMMERCIAL COMPONENT IN THIS  
PROJECT CALLED -- WHICH IS  
SOMETHING WE'RE REALLY REALLY  
PROUD OF.

IT'S SOMETHING THAT LITERALLY  
TAKES THAT LEAD CERTIFICATION,  
OKAY, THAT LEAD PLATINUM AND  
CUTS IT IN HALF AGAIN.

WHEN WE TALK ABOUT GLOBAL  
WARMING, WE TALK ABOUT THE IDEAS  
OF THINGS THAT MIGHT NOT BE  
INVOLVED IN OUR NATIONAL  
LEVEL --

>> SO YOU'RE PASSIVE HOUSE.

>> WE'RE PASSIVE HOUSE RIGHT  
THERE.

IT WILL BE ONE QUARTER.

SO HALF AND HALF AGAIN OF THE  
ENERGY FOOTPRINT OF A TYPICAL  
NEW COMMERCIAL OFFICE BUILDING.

>> WHY IS THAT?

LIKE WHAT DO YOU DO, HOW ARE YOU  
GETTING THOSE.

>> WE SPEND MORE MONEY NUMBER  
ONE.

WE USED OUR BEST ENGINEERS  
ACROSS THE BOARD HERE.

OUR ENGINEER HERE IS HANDEL  
ARCHITECT.  
THEY'RE BUILDING -- EXCUSE ME,  
OUR TAXES, OUR HANDOUT ARCHITECT  
STEVEN WINTER ASSOCIATES IN  
COLLABORATION WITH GUYS LIKE  
DREAM COLLABORATIVE AND WST.  
WE ARE CREATING A, WE KNOW THAT  
THE REAL ISSUE HERE IS TO CREATE  
A THERMAL BARRIER.  
WE WON'T USE THE WORD FURNACE  
FOR MARKETING TERMS BECAUSE  
THAT'S NOT A GOOD WORD THERE.  
BUT THE IDEA HERE IS TO CREATE A  
HIGH VISION GLASS, OKAY, BUT  
ALSO TO PREVENT THE CLIMATE FROM  
COMING IN OR GOING OUT.  
IF YOU CAN PREVENT THAT, THE  
CHANGES IN TEMPERATURE COMING IN  
AND GOING OUT, THEN WHAT YOU CAN  
DEAL WITH IS JUST GETTING ENOUGH  
AIR IN THERE AND ENOUGH FRESH  
AIR IN THERE SO IT BECOMES VERY  
HEALTHY BUILDING.  
ALL THOUGH THINGS COMBINE TO  
CREATE SOMETHING THAT WE THINK  
IS GOING TO BE SPECIAL.  
EVERYTHING WE DO AND EVERYTHING  
WE TRY TO DO AND WHY WE'VE BEEN  
SUCCESSFUL IS TO TAKE SOMETHING  
TO THE NEXT LEVEL.  
A PLACE THAT ISN'T QUITE THERE  
YET, ALL RIGHT.  
AND THIS IS SOMETHING WE WANT TO  
DO HERE.  
>> A LOT OF THAT IS ACHIEVED TO  
YOUR ENVELOPE ON THE OUTSIDE.  
>> A LOT IS ACHIEVED BY THE  
ENVELOPE AND THE OUTSIDE AND  
WORKING ON THAT REALLY HARD.  
>> THANK YOU.  
>> THANK YOU COUNCILOR.  
JOE, COULD YOU SHOW YOUR VERSION  
OF THE SHADOW.  
>> YES.  
SO WE HAVE, SO WHAT WE CAN SHOW  
IS YOU THE ANIMATION.  
SO THERE'S A COUPLE THINGS TO  
KNOW.  
WE'VE STUDIED IN PAINSTAKINGLY  
DETAIL EVERY SINGLE DAY FOR THE  
ENTIRE YEAR.  
WE MODELED THE BUILDING INSIDE  
THE, WE HAD TO PUT THE SUN UP

THERE.

WE HAD TO TAKE ALL THE PUBLIC INFORMATION THAT THE CITY HAD AND INPUT ALL THE BUILDINGS HERE AND WE THEN DID A CALCULATION OF THE WORSE DAY, AN AVERAGE DAY AND NO SHADOW IMPACT DAY.

SHE'LL PUT IT UP.

>> WHERE IS THE SECOND PLACE BID?

>> THE SECOND PLACE BID I BELIEVE WAS A HUNDRED MILLION DOLLARS.

WE COULDN'T QUITE FIGURE OUT WHEN THEY WERE GOING TO PAY IT.

>> AND THEN WHAT WOULD BE THE VALUE OF THE SITE IF YOU STAYED AT SAY 375 WITH NO IMPACTS TO THE COMMON PUBLIC.

NO SHADOW.

>> I CAN'T SPEAK FOR ANYONE ELSE, I CAN ONLY SPEAK FOR OURSELVES.

THAT'S NOT A BUILDING WE COULD BUILD.

SO THERE WOULD BE NO PRICE.

>> THE REMAINING BIDDERS IN YOU WILL WERE ANY IN THAT 75 RANGE.

>> THE LOWEST WAS 675 FEET.

THE LOWEST WAS 75 AND THEY WENT UP TO 775 FEET.

YOU'LL SEE IT IN THREE COMPONENTS.

SORRY ABOUT IT BEING SO SMALL HERE.

BUT YOU LOOK TO THE ONE ON THE RIGHT.

THIS IS GOING TO BE THE BOSTON COMMON ONE FIRST.

THE THAT'S GOING TO BE THE WORST CASE SCENARIO.

THE MIDDLE ONE WILL BE THE AVERAGE SCENARIO.

AND THE ONE TO THE RIGHT THERE IS THE NO IMPACT.

SO I WOULD SUGGEST YOU LOOK OVER TO THE LEFT FIRST AS YOU LOOK AT THEM.

SO, ALWAYS TO THE LEFT.

YOU WANT TO JUST STOP.

WHAT YOU SEE, LET'S STOP IT

RIGHT THERE FOR A SECOND.

THOSE ARE THE EXISTING SHAD ODES THAT ARE THERE RIGHT NOW.

AND YOU'LL SEE.  
IF YOU CAN BARELY SEE IT THERE'S  
A BLUE BUILDING THAT'S FIVE  
BLOCKS AWAY FROM THE PARK.  
>> CAN YOU BRING THAT BACK.  
SO ARE YOU GUYS SEEING THAT  
BLUE?  
OKAY.  
THAT'S THE WORST DAY ACROSS THE  
BOARD.  
IT'S ABOUT ANY DAY MAY START A  
LITTLE BIT LATER BECAUSE OF THE  
SUNRISE BUT IN ANY DAY IT'S GONE  
BY 9:30.  
THE ONE IN THE MIDDLE IS A  
TYPICAL AVERAGE DAY.  
YOU'RE GOING TO SEE THAT UP  
TOWARDS THE NORTHEAST CORNER OF  
THE COMMON, LIKE THIS.  
WE JUST HAD TO FIND A DAY THAT  
WAS 35 MINUTES.  
SO YOU CAN SEE IT AGAIN.  
AS YOU CONTINUE THE SIMULATION,  
WE ALWAYS STOP IT BUT IT'S NOT  
FAIR TO THE OVERALL EVALUATION  
HERE.  
BECAUSE IT CONTINUES THROUGH THE  
ENTIRE DAY LIKE THIS.  
AND THEN YOU CAN START SEEING  
THE SHADOW APPEARING AGAIN  
COMING FROM THE AFTERNOON FROM  
THE BACK BAY.  
>> YOU'RE NOT THE FIRST SHADOW  
TO SHOW UP IN THE PARK AND  
YOU'RE NOT THE LAST SHADOW TO  
LEAVE THE PARK.  
>> EXACTLY.  
THE REASON WHY THE SHADOW BANK  
IS SUCH A THOUGHTFUL IDEA,  
ELIMINATING THE REST OF THE  
SHADOW BANK IS BECAUSE THE  
SHADOW BANK RELATES TO PARTS OF  
THE BUILDINGS THAT ARE CLOSER TO  
THE COMMON OR PUBLIC GARDEN.  
EXCUSE ME, TO THE COMMON.  
IF YOU'RE CLOSE TO THE COMMON  
JUST LIKE IF YOU WERE A PERSON  
STANDING, YOUR SHADOW GETS VERY,  
IS ALWAYS SHORT BY YOU NO MATTER  
WHAT TIME OF DAY IT IS AND  
WHEREVER THE SUN IS.  
BUT IN THE MORNING TIME YOUR  
SHADOW IS VERY LONG.  
BY BEING CLOSE TO THE PARK, WHEN

DIRECTOR GOLDEN SAID YOU COULD THEN END UP HAVING A SHADOW ALTHOUGH SMALLER, OKAY, EXTENDING THERE FOR AN EXTENDED PERIOD OF TIME, KNIFE AND SIX HOURS RIGHT ALONG THE SOUTH, THE SOUTHEAST CORNER THAT THE EXPERT WAS TALKING ABOUT.

OR ALONG BOYLSTON STREET OR FREMONT TREATMENT.

THOSE ARE LONGER BECAUSE OF THE SHADOW BANK BECAUSE THE BUILDING USING THE SHADOW BANK ARE CLOSER TO IT.

THIS NEXT YOU'LL SEE HERE AND I'M SURE MOST EVERYONE HAS SEEN THIS IN SOME FORM.

THIS IS ALSO ON OUR WEBSITE IF ANYONE HAS ANY QUESTIONS HERE ANTHONY WINTHROP SQUARE.COM. YOU CAN STOP IT YOURSELF AND LOOK AT IT.

THE NEXT ONE HERE IS THE PUBLIC GARDEN.

IF YOU COULD JUST PUSH THAT ALONG A LITTLE BIT.

THERE IT SHOWS 26, 27 MINUTES. OUR SUBSEQUENT INFORMATION SHOWS THAT IT'S SLIGHTLY SHORTER THAN THAT AS ITS LONGEST DURATION. THAT'S THE ONE ON THE LEFT. IN THE MIDDLE, JUST LET IT RUN. YOU'LL SEE IT.

STARTS AT 7.

THERE IT IS.

AND BY 7:26, YOU SEE THAT CLOCK RIGHT THERE, IT'S GONE.

IF YOU CAN PRE THAT BACK, YOU CAN SEE JUST THE AVERAGE FIVE MINUTE SHADOW.

IT SHOWS UP RIGHT ON THE COMMON. 256 DAYS A YEAR, THERE IS NO NEW SHADOW IMPACT ON THE PUBLIC GARDEN, EXCUSE ME.

YOU SEE THAT LITTLE BLIP IN THE MIDDLE.

THERE IT IS.

THAT'S GONE BY 7:05.

>> ANY QUESTIONS FROM MY COLLEAGUES?

TITO JACKSON.

>> THANK YOU SO MUCH,

MR. LARKEN.

QUESTION.



HOW MUCH DID YOU BID FOR THE EARLIER RFI.  
>> THERE WAS NO PRICE IN THE EARLIER RFI.  
IT WAS ONLY, AND WE DIDN'T BID THE FIRST TIME AROUND IN 2006. IT WAS JUST MOSTLY A REQUEST FOR INFORMATION.  
THE REQUEST FOR PROPOSALS INCLUDE, OUR REQUEST WAS --  
>> DID YOU KNOW ABOUT THE \$153 MILLION APPRAISAL.  
>> NO.  
>> OKAY.  
>> AND I HEARD TODAY IT WAS 140. BUT IT COULD HAVE BEEN 150.  
>> SADLY THE COUNCIL WAS ACTUALLY TOLD THAT THAT WAS BETWEEN 10 AND \$40 MILLION BY THE BRA.  
>> HOPE WE DIDN'T MAKE A BIG MISTAKE.  
>> I THINK A HUNDRED MILLION DOLLARS I THINK IS A PRETTY BIG MISTAKE.  
I GUESS MY OTHER, A COUPLE QUESTIONS FOR YOU.  
YOU'VE BUILT A LOT OF BUILDINGS IN THE CITY OF BOSTON.  
WE'RE NOW SPEAKING ABOUT EQUITY AND OPPORTUNITY.  
WHAT WERE YOUR NUMBERS OR MAYBE, ARE YOUR NUMBERS AND I DON'T KNOW IF THIS IS THE DIRECT VERSION.  
YOUR INCLUSION NUMBERS FOR FILING THE BUILDING DID NOT MEET THE RESIDENTS POLICY STANDARDS. THE DOCUMENT THAT I HAVE FROM THE BOSTON EMPLOYMENT COMMISSION WHICH IS DATED FEBRUARY 17TH, 2016, PLEASE CORRECT ME IF I'M WRONG.  
THIS DOCUMENT STATES THAT YOUR RESIDENT INCLUSION WAS 34%. YOUR MINORITY INCLUSION WAS 26% AND YOUR FEMALE INCLUSION WAS 5%.  
I GUESS MY QUESTION IS ARE YOU AWARE OF THE BOSTON RESIDENTS --  
>> YES, I'M AWARE OF IT.  
>> HOW DO WE UNDERSTAND, AND I THINK IT IS VERY IMPORTANT TO, IF THERE'S NO CALL BACK HERE AND

WE'RE SAYING THAT YOU'RE GOING TO INCLUDE ALL OF THESE FOLKS THAT THIS IS THE JOB THAT YOU JUST DID RIGHT BEFORE THIS ONE OR MAYBE YOU HAVE.

OTHERS.

SO HELP ME UNDERSTAND WHAT YOU'RE GOING TO DO DIFFERENT AND WHY YOU DID NOT HIT THE CURRENT LAW WHICH IS THE BOSTON RESIDENTS JOB POLICY AND HOW YOU'RE GOING TO HIT SOMETHING THAT'S ACTUALLY EVEN HIGHER THAN THAT.

>> YES, THANK YOU.

IT'S NOT SOMETHING, IT'S NOT SOMETHING THAT WE CALL A SUCCESS WITH ANY STRETCH OF THE IMAGINATION, I'M SORRY ABOUT THAT.

I THINK WE DID A LITTLE BETTER THAN THE NUMBERS YOU SHOW THERE ON THE MINORITY HIRING AND A LITTLE BIT BETTER.

I THOUGHT WE MET THE MINORITY HIRING LEVEL BUT NOT NECESSARILY THE FEMALE HIRING LEVEL OR THE CITY OF BOSTON RESIDENTS.

SO I DO AGREE WITH YOU THAT WE MISSED THOSE THE BOARD.

THE ONE THING ABOUT THE PROCESS IS, THAT IS INTERESTING TO IS, IS THAT WE WILL DO BETTER.

WE WILL DO BETTER WITH HIGHER STANDARDS ACROSS THE BOARD HERE. OUR COMPANY EVOLVES LIKE EVERYTHING.

THE CITY OF BOSTON EVOLVES.

THE BIG THING ABOUT THE PARTICULAR PROJECT IS GETTING PEOPLE OF COLOR, AND RESIDENTS INTO, OKAY INTO THE TRADES AND GETTING THEM TO -- TO GET THE TRADES TO ACCEPT THEM AND MAKE ROOM FOR THEM IN A PRODUCTIVE WAY IS REALLY INTERESTING.

THE CONVERSATIONS WE HAVE WITH THE BUILDING TRADES IS CHANGING THOSE THINGS.

WE'RE DOING THINGS LIKE, I GAVE A DETAIL TO -- TO THE CHIEF HERE ABOUT SOME OF THE IDEAS.

OKAY.

INCLUDING THINGS LIKE, PUTTING

PENALTIES AND INCENTIVES IN OUR CONTRACT THAT RELATE.  
TO CONTRACTORS AND SUB CONTRACTORS REQUIRING THINGS FOR THE TRADE PARTNERSHIP AREAS.  
WHERE WE LITERALLY REQUIRE LEAD CONTRACTORS TO PARTNER UP HERE ACROSS THE BOARD.  
HELP IN AREAS WHERE THINGS ARE NOT BEING MET.  
THEN IT GOES ON AND ON ACROSS THE BOARD.  
THE IDEA OF THINGS LIKE ASKING ON THIS PARTICULAR JOB.  
THAT WE -- WE THINK THOUGHTFULLY AND CAREFULLY ABOUT REFORMS.  
SO +\* WE CAN ELIMINATE THE QUARRY ON SOME OF THE JOBS, SO WE DON'T HAVE ARTIFICIALLY ELIMINATE CERTAIN PORTIONS OF OUR RESIDENTS ACROSS THE BOARD.  
>> IN ORDER TO, ONCE SOMEONE ENTERS THE UNION.  
WHEN SOMEONE HAS A OPPORTUNITY TO ENTER THE UNION WE WANT THEM TO STAY THERE.  
THE IDEA OF TRAINING OR OUTREACH FOR THESE FOLKS AFTER THEY HAVE JOINED.  
WE HAD ONE CARPENTER, LEADER OF THE CARPENTERS SAID I CAN PROMISE YOU DAY ONE.  
YOU HAVE TO WORK IN THAT PLACE. DESPITE, YOU KNOW, WHILE FACING SOME OF THE THINGS YOU FACE WITH A JOB.  
WE WILL ASK THE BISHOP HERE AND OTHER FOLKS HERE TO ENDORSE INDIVIDUALS WHO MAY OF SLIPPED THROUGH THE CRACKS.  
WHEN WE BRING THEM INTO THE UNION, THE TRADE PARTNERSHIP SERIES, YOUTH BUILD OR GUYS LIKE THAT ARE MORE EFFECTIVE, IN THE COPPER SMITH BUSINESS.  
THERE ARE PAGES AND PAGES THAT I HAVE GIVEN HERE TO SORT OF RECOGNIZE THE PROBLEM.  
ALRIGHT.  
UNDERSTAND THE PROBLEM AND KNOW YOU HAVE IN FRONT OF YOU, RIGHT HERE, A TEAM THAT IS LOOKING TO SOLVE.  
THAT.

>> SO, I GUESS I WOULD SAY.  
I GREATLY EXPECT, RESPECT THE  
BISHOP AND HOPE HE PRAYS FOR ALL  
OF US.  
I THINK IT'S CRITICAL, IF --  
WHAT I WANT TO HEAR AND SEE FROM  
YOU, YOU DIDN'T HIT YOUR LAST  
NUMBERS.  
>> I WOULD NOTE MY GRANDMA SAYS  
WE'RE CHARACTERS WHEN WE'RE NOT  
WHO WE ARE WHEN PEOPLE ARE NOT  
LOOKING.  
WE DIDN'T HAVE THIS PROCESS  
PRIOR.  
WE ARE ENTERING NO A PROCESS  
WHERE PROMISES ARE BEING MADE.  
THE COMMUNITY I REPRESENT,  
ROXBURY WE KNOW WHAT IT FEELS  
LIKE FOR PEOPLE TO TAKE  
ADVANTAGE OF US AND CHOOSE  
NEIGHBORHOODS AND COMMUNITIES  
OVER US.  
WITH THAT IN MIND IT'S CRITICAL  
YOU HAVE A REAL PLAN FOR SUCCESS  
HERE.  
OR ELSE WE WILL HAVE 34 PERCENT  
RESIDENTS.  
36 PERCENT MINORITIES AND  
MAJORITIES AND FIVE PERCENT  
FEMALES.  
PEOPLE WILL NOT GET INCLUDED.  
STKRAOEU PERSON OF COLOR AS A  
EQUITY PARTNER ON YOUR TEAM?  
>> NO.  
>> OKAY.  
SO, I KNOW, SPOKE ABOUT EARLIER  
ABOUT FOOD.  
THE WAY WE ARE ABLE TO CARRY  
FOOD FORWARD, WE NEED A PLATE.  
THAT REQUIRES US TO HAVE A  
BUSINESS.  
THESE DEALS ESPECIALLY BECAUSE  
IT'S A CITY OWNED PAR SHAP AND  
YOU'RE ASKINGS FOR A  
EXTRAORDINARY AND WE ARE TOLD  
ONCE IN A LIFETIME ACTIVITY IT  
BAFFLES ME IN A CITY OVER 53%  
PEOPLE OF COLOR, YOU DON'T HAVE  
A SINGLE EQUITY PARTNER THAT'S A  
PERSON OF COLOR ON YOUR TEAM.  
>> WELL, THAT'S -- THAT'S TRUE  
AT THIS MOMENT, SIR.  
I APPRECIATE, OKAY, THE CONCERNS  
YOU ARE BRINGING UP HERE.

WE ALL DO.

WE DO HAVE AN AGREEMENT TO TRY REALLY HARD.

USE MEANS HERE TO PUT TOGETHER A TEAM THAT IS PART, EQUITY PARTNERSHIP PART OF THE TEAM. WE HAVE PUT IN THESE DETAILS, OUTLINED IT IN THE MEMBER RAB DEPOSIT -- MEMORANDUM OF UNDERSTANDING.

FRANKLY IT'S HARD TO GET ANYONE TO PUT MONEY IN A PROJECT LIKE THIS BUT THE CORE PARTNERS IN THIS STAGE WHEN ALL OF THIS STUFF IS IN THE AIR.

WE LITERALLY HAVE TO CREATE PAPER SPEC TIFF AND OPTION HERE. WE'RE COMMITTING TO YOU, THE CITY AND THE CLEAVE HERE, THERE IS A 20 MILLION-DOLLAR PARTICIPATION, WE ARE WORKING HARD TO GET THAT EQUITY CONTRIBUTION IN HERE.

>> LET ME ASK YOU.

YOU SAY \$20 MILLION PARTICIPATION.

WHAT'S THE TOTAL DEAL.

>> THAT'S THE EQUITY THAT GOES. IN THE TOTAL PROJECT COULD BE 300 TO \$400 MILLION.

>> OKAY.

SO, I GUESS, THE LAST THING I WOULD SAY, I REPRESENT AND PROUD TO REPRESENT FRANKLIN PARK. IT IS A GEM IN THE CITY OF BOSTON.

I WILL NOTE IT WAS MY INTENTION IN THIS BUDGET THE MAYOR COULD OF TAKEN THE \$15 MILLION GOING TO THE NORTHERN AVENUE BRIDGE TO FRANKLIN PARK THIS YEAR IN OUR ACTUAL OPERATING BUDGET. THAT SHOULD HAVE HAPPENED. IT DID NOT HAPPEN.

WHEN IT COMES TO THE -- THE QUESTIONS THAT WERE ASKED EARLIER AROUND -- SO YOU STATE BEFORE THIS COUNCIL NO OTHER DEAL OTHER THAN THE ONE YOU PROPOSE WOULD BE FINANCIALLY FEASIBLE FOR YOU.

I THINK YOU DO NEED TO REALIZE THIS IS A COMPETITIVE PROCESS. THERE ARE OTHER PEOPLE WHO ARE

WAITING IN THE WINGS TO MAKE  
THIS.  
NOT EVERY BUILDING WAS AS TALL.  
ARE YOU SAYING THIS IS LITERALLY  
THE ONLY FEASIBLE PROCESS, I'M  
SORRY, HEIGHT AND FAR THAT YOU  
COULD ACTUALLY BUILD THIS.  
>> WHAT I SAID IS WE CREATED THE  
OPTIMUM SIZE BASED UPON  
BENEFITS, OKAY.  
PURCHASE PRICE.  
IF THERE IS A CONVERSATION THAT  
PEOPLE WANT, OKAY.  
WE DON'T FEEL WE SHOULD, WE --  
WE HAVE THE RIGHT TO.  
WHEN YOU HAVE AN AGREEMENT WITH  
SOMEONE YOU WILL PAY  
\$150 MILLION I CAN'T SAY,  
140 MILLION.  
IT'S NOT WHAT WE CAN DO.  
SO, AGAIN JUST TO GO BACK TO  
WHAT YOU SAID, WHAT IS A LITTLE  
DIFFERENT FROM WHAT YOU SAID  
INITIALLY.  
SO THERE IS ROOM TO NEGOTIATE  
HERE.  
OKAY.  
>> IT'S NOT OUR PLACE, OKAY.  
ALL -- IN TERMS OF THE HEIGHT  
ACROSS THE BOARD HERE.  
IT'S ONLY, IT'S JUST A LITTLE  
ALONG THE EDGES.  
THIS BUILDING, WE WILL HAVE TO  
FIGURE OUT HOW TO GET A BUILDING  
THAT'S 740 FEET AND FIGURE OUT  
HOW TO WORK WITH THAT.  
>> YOU JUST AGREED, THIS IS THE  
THING.  
THE PARKS ADVOCATES SPEAKING FOR  
DOWNTOWN.  
THEY'RE NOT BEING IRRATION AFPLT  
THEY HAVE APPROVED STUFF YOU  
HAVE DONE PRIOR.  
>> -- ADVOCATES.  
>> THE EARLIER PANEL, THE PANEL  
RIGHT BEFORE YOU, THEY SIMPLY  
SAID WE WANT TO WORK THIS OUT.  
WHAT YOU'RE NOW SAYING IS A  
LITTLE DIFFERENT THEN WHAT YOU,  
YOU SAID INITIALLY.  
YOU SAID THIS COULDN'T WORK.  
MAYBE I'M -- I'M MISS  
REMEMBERING.  
YOU SAID IT COULD NOT WORK IF IT

WAS ANY OTHER HEIGHT.  
NOW YOU SAY THERE IS THE ABILITY  
TO ACTUALLY CHANGE THE HEIGHT  
AND ACTUALLY MOVE FORWARD WITH  
THE PROJECT THAT WOULD BE  
FINANCIALLY FEASIBLE.

IS THAT TRUE?

>> IT'S ONLY WITHIN A VERY SMALL  
MARGIN, OKAY.

RATHER THAN 775 FEET.

IF IT'S 750, AND WE FIGURE OUT  
HOW TO PUT PROGRAM ON A  
DIFFERENT PART OF THE BUILDING.  
NOTHING LOONING THE -- ALONG THE  
OUTLINE OF WHAT, WHAT THE PARKS  
PEOPLE HAVE MENTIONED.

>> THANK YOU, MR. CHAIR.

I THINK THIS IS THE REASON THE  
BPDA AND BPRA SHOULDN'T BE GIVEN  
THE DEALS.

THEY WERE SUPPOSE TO PUT FORWARD  
A STRUCTURE, WHERE THEY'RE  
EXPERTS MOVING FORWARD.

THEY FAILED YOU, AS A DEVELOPER,  
NOT TELLING YOU THE -- THE  
SHADOW ISSUE.

AS WELL AS DID NOT NECESSARILY  
DENOTE TO YOU THE FAA.

THEY FAILED US.

WE HAVEN'T HAD THE CLARIFICATION  
WE NEED, WANT AND DESERVE TO  
MAKE THIS DECISION.

THEY FAILED THE CITY OF BOSTON.  
THEY PUT NEIGHBORS AGAINST EACH  
OTHER IN A SITUATION WHERE  
PEOPLE ARE FIGHTING OVER MUCH  
NEEDED RESOURCES ON BOTH SIDES.

I HEAR IT, I UNDERSTAND IT.

I DEAL WITH EVERY DAY.

WE DON'T ACTUALLY HAVE ENOUGH.  
WE SHOULD NOT POUNCE ON SOMEONE  
ELSE'S TURF IN ORDER TO GET  
SOMETHING FROM ANOTHER SIDE.

THANK YOU, MR. CHAIR.

>> THANK YOU, COUNCILLOR.

[ APPLAUSE ]

>> BRIEFLY, EXPLAIN THE RISKS  
THAT ARE INHERENT IN A PROJECT  
LIKE THIS.

>> WELL THERE IS A -- RISKS

WE'RE COMFORTABLE WITH.

CHANGE IN INTEREST RATES, CHANGE  
IN THE APPEAL OF BOSTON, CHANGE  
IN WHERE THE RESIDENTIAL MARKET

IS OVERBURDENED.  
WE COULD FIND DOWNTOWN, THE  
ISSUE DOWNTOWN WHERE PEOPLE  
DON'T REALLY RECOGNIZE THAT  
DOWNTOWN BOSTON IS A PLACE THEY  
WOULD LIKE TO LOCATE BUSINESSES  
AND WOULD LIKE TO GO SOMEWHERE  
ELSE AND I CAN'T GET THE RENT  
THAT NEEDS TO BE GOTTEN.  
THERE IS RISK IN BUILDING THIS  
BUILDING AND WE CAN'T GET THE  
WORK FORCE HERE TO WORK THE  
BUILDING AND BUILD IT WE CAN'T  
NECESSARILY HAVE ENOUGH PEOPLE  
IN THE TRADES, ACROSS THE BOARD.  
WE WANT THAT TO INCREASE ACROSS  
THE BOARD HERE LIKE THIS.  
THE CONSTRUCTION RISKS.  
OKAY.  
THERE IS THE IDEA HERE THAT THIS  
IS THE PURE DELAY.  
IN A DELAY TIMES CHANGE.  
YOU KNOW, WE KNOW HOW A PROJECT,  
A PROJECT NEEDS TO GET STARTED.  
A PROJECT CAN WITHER WHILE IT'S  
GOING.  
CERTAIN CHANGES IN THE ECONOMIC  
CLIMATE.  
YOU HAVE TO GET IT STARTED.  
IF YOU CAN'T GET IT STARTED THEN  
YOU HAVE TO WAIT UNTIL THERE IS  
A TIME IT CAN START.  
>> THANK YOU, VERY MUCH, JOE.  
REVEREND, DOCTOR, ROSE MARIE AND  
EDMOND FOR YOUR TIME.  
>> THANK YOU.  
>> WE WELCOME YOU TO STICK  
AROUND.  
WE HAVE PUBLIC TESTIMONY TO  
START OFF.  
WE WILL CALL SAM TILER AND JERRY  
REUBEN.  
TO THE BEST OF MY ABILITY I WILL  
DO PROPONENT AND OPPONENT.  
>> I KNOW THERE ARE A BUNCH OF  
PEOPLE WHO LEFT.  
SORRY ABOUT THAT.  
>> WHEN WE HAD THE SIGN IN  
SHEET, FOLKS.  
WE HAD IT MARKED FOR SUPPORT.  
WE HAD THE SIGN IN SHEET MARKED  
FOR OPPOSITION.  
FOLKS ROBPT RECORD.  
IT'S PART OF THE PUBLIC RECORD.



IF YOU HEAR SIMILAR TESTIMONY NO  
NEED TO CONTINUE TO SAY THE SAME  
THINGS.

ARE YOU RECORDED AS BEING  
SUPPORTIVE OR OPPOSITION.

>> SAM.

JERRY REUBEN, CUE UP OVER HERE.  
MILTON

BENJAMIN, JACQUELINE COME  
ON DOWN HERE.

I WILL CALL NAMES.

CUE UP AND AGAIN.

>> I WILL DO THE BEST I CAN TO  
GO ONE FOR ONE.

PLEASE KNOW YOUR SUPPORT AND  
OPPOSITION IS NOTED.

>> THANK YOU.

>> SAM TYLER YOU HAVE THE FLOOR.

JERRY REUBEN, PLEASE MAKE YOUR  
WAY DOWN TO THE PODIUM HERE.

>> FOR THE RECORD MY NAME IS SAM  
TYLER.

MR. CHAIRMAN, MEMBERS I'M HERE  
TO TALK ABOUT THE RESEARCH  
BUREAU'S POSITION OB THIS  
PETITION.

WE LOOK AT THIS FROM A POLICY  
PERSPECTIVE TWO DIFFERENT WAYS.  
IN TERMS OF WHETHER THE  
EXCEPTION FOR THE LAWS AND THIS  
PARTICULAR PROBABLY EQUITY WILL  
ALLOW THE CITY TO OPTIMIZE THE  
VALUE OF THE SURPLUS CITY ASSET  
AND CONTRIBUTE TO A  
REVITALIZATION OF DOWNTOWN  
BUSINESS AREA.

I THINK WITH THE -- WITH THE  
MAXIMIZING THE VALUE IT'S CLEAR  
THAT THE CITY HAS DONE THAT.  
SO, WE HAVE HEARD THE NUMBERS  
THAT, PARTNERS HAVE OFFERED.  
I WOULD NOTE, IT'S BEEN SAID.  
I WILL NOTE IT AGAIN.

THIS IS A OPPORTUNITY WHICH IS  
MAYBE ONE OF THE LAST CITY OWNED  
PUBLIC SITES OR PARCELS IN  
DOWNTOWN BOSTON.

SUITABLE FOR LARGE SCALE  
DEVELOPMENT.

I ALSO NOTE IT'S TWO BLOCKS FROM  
THE MID TIME CULTURAL WHICH HAS  
THE BENEFIT OF THE SHADOW BANK  
AND -- DESPITE SHADOW IMPACT.  
I THINK IT'S ALSO IMPORTANT.

I REMEMBER THE DEVELOPMENT PROPOSAL WOULD BE BRINGING GREATER VITALITY AND ATTRACTIVENESS TO THE BOSTON AREA MAKING IT MORE ATTRACTIVE OR EQUALLY ATTRACTIVE WITH THE BACK BAY AND SEA PORT. THINK THAT THE REDEVELOPMENT ON THIS SIDE OFFERS POTENTIAL FOR NEW PEDESTRIAN CONNECTIONS CRITICAL TO THE EVOLUTION OF THE AREA.

AND THE PROPOSED DENSITY OF THE STATE IS MORE EFFECTIVE FOR PUBLIC SPACE AND BETTER CONNECTIVITY WITH THE NEIGHBORHOOD.

THE INITIAL TAXES, THE ASSESSOR HAS INDICATED ABOUT \$12 MILLION IN PROPERTY TAXES.

I THINK THAT WILL CONTINUE TO GROW.

THE VALUE GROW WITH THE TAX RATE GROWING.

>> THAT'S THE SORT OF POSITIVE SIDE.

WE DO THINK AS A RESULT OF OUR REVIEW THAT THIS PETITION RAISES OTHER POLICY CONCERNS FOR US. WE THINK THIS PETITION CAN BE APPROVED.

WE'RE BE -- WE'RE EBB DORISING THE PROJECT.

WE THINK IT'S IMPORTANT FOR THE CITY.

WE HAVE CONCERNS ABOUT THE PETITION ITSELF.

AND ONE OF THOSE CONCERNS HAS TO DO WITH THE SHADOW LAWS THEMSELVES.

THEY ARE -- THEY FEED BASICALLY BOSTON FEEDING LOCAL CONTROL OF LAND USE AND DECISIONS TO THE KPHOB WEALTH.

WE THINK IT'S A PROBLEMATIC SITUATION EXPANDED BY THIS PETITION.

THIS EXTENDS THE COMMONWEALTH JURISDICTION CONTROL TO PROJECTS IN THE DISTRICT THAT MAY HAVE A SHADOW IMPACT ON THE SQUARE.

NO IMPACT ON THE SQUARE PROJECT.

WE NOTE IN THIS AREA THERE HAS BEEN PARTICULARLY EXTENSIVE

PLANNING WORK CONDUCTD IN RECENT  
REARS THAT WILL GUIDE  
RESPONSIBLE DEVELOPMENT IN THE  
STUART STREET AREA AND THERE IS  
NO REASON FOR THE CITY TO  
SUBJECT POE -- POTENTIAL  
PROJECTS TO CONSTRAINTS BEYOND  
THE CITY'S CONTROL.

OUR CONCERN IS THE CITY SHOULD  
NOT SEEK IT'S RESPONSIBILITY OF  
DEVELOPMENT, LAND USE DECISIONS  
TO THE STATE AND SO -- I GUESS  
WITH THAT CONCERN, THERE IS  
CONCERN ABOUT ELIMINATING THE  
SHADOW BANK.

IN TERMS OF FUTURE DEVELOPMENT  
IN THE MID TOWN CULTURAL  
DISTRICT.

SO, WE -- I WILL MAKE THIS  
BRIEF.

YOU HAVE A WRITTEN STATEMENT.  
ONE OF OUR -- ONE  
RECOMMENDATION, THE FIRST OF  
THREE IS, THE PROJECT OUGHT TO  
BE APPROVED AND THE PETITION  
RELATED TO THAT PROJECT SHOULD  
BE APPROVED.

WE THINKS THE LEGISLATION SHOULD  
INCLUDE RELIEF TO ALLOW  
INDIVIDUAL DEPARTURES FROM THE  
SHADOW LAWS IF THEY PROVIDE  
COMPENSATING PUBLIC BENEFITS.  
THERE NEEDS TO BE SOME  
FLEXIBILITY WITH IT.

WE DON'T AGREE THE LEGISLATION  
SHOULD BE APPLYING TO THE  
DISTRICT OR THE SHADOW ZONE.

I THINK THAT THE PLANNING THAT  
IS IN PLACE BY THE CITY SHOULD  
BE ADEQUATE FOR THAT.

I WILL JUST -- THE LAST THING I  
WANT TO SAY IS WE EXPECT THE  
WALSH ADMINISTRATION TO FOLLOW  
THE PROCEEDS WILL BE TRANSFERRED  
TO THE CITY'S SURPLUS  
DISPOSITION FUND AND BE UTILIZED  
ONLY FOR CAPITOL OR ONE TIME  
PURPOSES.

THAT'S A PRIME -- THAT'S A PRIME  
PRINCIPAL OF MUNICIPAL LAW THAT  
WILL CONTINUE IN THIS, WITH THIS  
PROJECT AS WELL.

THANK YOU.

>> VERY GOOD.

>> THANK YOU, SAM.

JERRY.

>> I'M JERRY REUBEN, A RESIDENT  
OF JAMAICA PLAIN.

I'M PRESIDENT AND CHIEF  
EXECUTIVE OFFICER OF JEWISH  
VOCATIONAL SERVICE.

WE'RE ABOUT TO GET TO THIS PROJECT.

I'M A MEMBER OF THE HIGH AG.

I HAVE SUBMITTED COMMENTS.

I WILL SPEAK FROM THOSE COMMENTS  
AND BE VERY BRIEF.

FOR ME, I'M SPEAKING IN SUPPORT  
OF THIS PROJECT.

IT'S -- IT'S COME AS A RESULT OF  
ATTENDING MULTIPLE COMMUNITY  
MEETINGS.

HEARING INFORMATION FROM ALL  
SIDES AND STARING DOWN FROM  
ABOUT THREE INCHES AWAY FROM  
THIS DEVELOPMENT SITE NOW FOR  
TWO YEARS.

WE MOVED INTO 75101 FEDERAL  
STREET ALMOST EXACTLY TWO YEARS  
AGO.

WE OCCUPY THE ENTIRE THIRD  
FLOOR.

THE WINDOWS OF THE NEW  
CLASSROOMS WE BUILT TRAINING  
BOSTON RESIDENTS FOR JOBS IN THE  
BOSTON ECONOMY ARE LITERALLY  
INCHES FROM THIS DEVELOPMENT  
SITE.

AS ADJACENT ABUTTERS WE HAVE  
INTEREST IN THE FACILITY DURING  
THE CONSTRUCTION AND THE  
PERMANENT PHASE IT WILL HAVE A  
BIG IMPACT ON OUR FACILITY.  
THAT SAID I AM SPEAKING IN  
SUPPORT OF THIS PROJECT.

AFTER HEARING PRESENTATIONS BY  
THE DEVELOPERS RESIDENTS AND  
COMMERCIAL ABUTTERS OF THE SITE  
I HAVE REACHED THE CONCLUSION  
THE BENEFITS OF THIS SITE OUT  
WEIGHT THE BENEFITS OUT WEIGHT  
THE ENTIRETY TO THE NEGATIVE  
IMPACTS OF THE PROPOSED PROJECT.  
THE NEGATIVE APPEAR TO BE  
LIMITED.

PUBLIC SHADOWS AND THE  
CONSTRUCTION PERIOD.

THE BENEFITS OF THE DEVELOPMENT  
PROJECT APPEAR TO BE REMOVE AL

OF A WRITED PUBLIC PARKING GARAGE.  
ONE I WALK BY EVERY DAY.  
SIGNIFICANT INFUSION OF ACTIVITY IN THIS PARTICULAR ACTIVITY.  
I THINK ROSE MARY SPOKE TO THAT EARLIER.  
IMPROVE TO THE STREET SCAPE AND PUBLIC AREA.  
SIGNIFICANT PERMANENT JOBS.  
SIGNIFICANT REVENUES FOR THE CITY OF BOSTON AND RESIDENTS THROUGH THE PUBLIC ASSET.  
CONSTRUCTION RELATED LINKAGE AND SUBSTANTIAL AFFORDABLE HOUSING.  
ONE OF THE KEY BENEFITS OF THE PROPOSED PROJECTS I'M MOST CONCERNED ABOUT AND THINK HAS THE OPPORTUNITY TO CREATE ENORMOUS BENEFITS FOR THE RESIDENTS OF BOSTON IS THE CREATION OF HUNDREDS OF PERMANENT POSITIONS.  
BOTH FOR BUILDING OPERATIONS AND TENANTS OF THE BUILDING.  
GIVEN THE NATURE OF THE PROPOSED PROJECT.  
THE NUMBER OF PERMANENT JOBS IS MORE SIGNIFICANT THAN WE WILL FIND IN THIS DEVELOPMENT.  
THIS INCLUDES A WIDE RANGE OF SKILL LEVEL FROM JANITORIAL, SECURITY, FOOD SERVICE, LEGAL AND FINANCIAL POSITIONS.  
I STRONGLY RECOMMEND THE DEVELOPER BE ENCOURAGED TO PURSUE A MEANINGFUL AND REALISTIC PLAN.  
COMBINE RECRUITMENT, JOB TRAINING AND PLACEMENT SERVES TO INSURE BOSTON RESIDENTS CAN OBTAIN THE POSITIONS.  
I URGE THE BPDA -- REVENUES FROM THE SALE AND LINKAGE PAYMENT ARE MADE AVAILABLE TO ADEQUATELY FUND RECRUITMENT, TRAINING AND PLACEMENT SERVICES TO INSURE BOSTON RESIDENTS BENEFIT FROM THE EMPLOYMENT OPPORTUNITIES OF THE PROJECT.  
AGAIN I DO I'M AWARE AND COGNIZANT AS AN ABUTTER AND CITY RESIDENT OF THE CONSEQUENCES AND BELIEVE THE BENEFITS OUT WEIGHT

THEM AND AS RESIDENTS OF THE  
CITY WE HAVE TO MAKE THOSE  
CHOICES ALL THE TIME.  
>> THANK YOU.  
>> YES, JACKIE.  
>> THANK YOU FOR LETTING ME  
SPEAK.  
>> SURE.  
>> I SENT THIS TO YOU BY E-MAIL.  
I WON'T READ THE WHOLE THING.  
I AM RESPECTING AND URGE YOU TO  
REJECT THE PETITION.  
DON'T LET ENTHUSIASM GIVE WAY TO  
CHANGING THE LAW.  
WHICH WOULD RESULT IN NO LAW AT  
ALL PROTECTING SUN LIGHT IN THE  
PUBLIC PARKS.  
IT CAN BE CHANGED ONCE, IT CAN  
BE CHANGED MULTIPLE TIMES THINK  
WHAT IS NEEDED A RELIABLE STREAM  
OF MONEY FOR THE HAUNT NANS OF  
THE PARKS.  
NOT A LARGE INFLUX OF CAPITOL  
INSURING ON GOING MAINTENANCE  
THAT WON'T BE FUNDED.  
IMPROVE THE PARKS IN SKREPLT  
ALLEY WORKING WITH THE FRINGE  
GROUPS AND ABUTTERS AND MAINTAIN  
THEM.  
I THINK THIS IS ALL UNDER YOUR  
POWER.  
PUBLIC FUNDING FOR OUR PARKS  
CONTINUES TO DWINDLE.  
PRIVATE DONATIONS MAKE A  
SIGNIFICANT CAPITAL CONTRIBUTION  
TO PARK BUTTEIFICATION AND  
MAINTENANCE.  
PARTICULARLY THE PUBLIC GARDEN  
AND COMMONWEALTH AVENUE MALL BUT  
I'M SURE ALL PARKS ACROSS THE  
CITY.  
WITH INCREASED USE ADDITIONAL  
FUNDING MUST BE SECURED.  
THE CITY SHOULD COME UP WITH A  
PLAN FOR ON GOING PARK CARE TO  
BE MODELED FOR ALL PARKS.  
PLEASE TAKE THE LONG TERM VIEW  
AND DON'T APPROVE THE HOME RULE  
POSITION, THANK YOU.  
>> THANK YOU, JACQUELINE.  
KP-RBD.  
>> -- THANK YOU.  
>> STATE YOUR NAME AND  
AFFILIATION.

>> MY NAME IS ANGELU.  
I'M THE EXECUTIVE DIRECT OF  
ASIAN COMMUNITY DEVELOPMENT  
CORPORATION.  
I WOULD LIKE TO EXPRESS MY  
STRONG SUPPORT FOR THIS PROJECT.  
WE'RE A COMMUNITY BASED NON  
PROFIT WE KNOW FIRST HAND HOW  
PRECARIOUS OUR COMMUNITY.  
WE HAVE HEARD SEVERAL HOURS  
TODAY ABOUT THE CONCERNS AS WELL  
AS BENEFITS FROM BOTH SIDES.  
WE HAVE HEARD ABOUT SHADOWS AS  
WELL AS BENEFITS TO BHA  
DEVELOPMENTS AND FRANKLIN PARK.  
THE OTHER THINGS, MUCH HAS BEEN  
MADE ABOUT THE ADDITIONAL IDP  
BENEFITS LINKED TO CHINA TOWN.  
>> THEY DEPEND ON A SOCIAL  
NETWORK IN CHINA TOWN ACCESSING  
JOBS, EDUCATION AND SERVICES.  
>> WE KNOW TWO-THIRDS OF OUR  
FAMILIES -- THEY HAVE LESS MONEY  
LEFT OVER FOR FOOD, CHILD CARE,  
MEDICAL CARE AND EDUCATION.  
WHEN OUR ORGANIZATION COMPLETED  
APARTMENTS IN ONE GREEN WAY FOR  
20 15 +\*, WE HAVE RECEIVED OVER 44  
APPLICATIONS FOR THE APARTMENTS.  
THAT'S ABOUT A TWO PERCENT  
CHANCE OF GETTING INTO ONE OF  
THESE UNITS.  
THAT'S LOWER THAN THE ACCEPTANCE  
RATE AT HARVARD.  
I WANT TO SHARE A STORY OF A  
FAMILY WHO MOVED INTO AN  
AFFORDABLE APARTMENT.  
>> BEFORE HE MOVED IN HE AND HIS  
WIFE WERE SPLITTING A TWO  
BEDROOM APARTMENT IN CHINA TOWN  
WITH ANOTHER FAMILY.  
THIS OVER CROWDING SEEMS LIKE  
SOMETHING OUT OF A 19th  
CENTURY TENT EUPLT.  
IT HAPPENS IN CHINA TOWN.  
PEOPLE DO WHATEVER IT NECESSARY  
IN ORDER TO LIVE THERE.  
THIS FATHER TOLD ME THE BEST  
THING THAT HAPPENED AFTER THEY  
MOVED IN, WAS HIS TEENAGE SON  
NOW HAS HIS OWN BEDROOM.  
FOR THE FIRST TIME OF HIS LIFE.  
HIS SON GOES TO BOSTON.  
I CAN TELL HOW PROUD HE IS OF

HIS SON PROVIDING HIM WITH A BETTER LIVING ENVIRONMENT. THE HOUSING WE HAVE CREATED IN CHINA TOWN, I'M PROUD OF, BUT WE'RE NOT NEAR MEETING THE DEMAND. SINCE 2000, OVER 3000 UNITS HAVE BEEN BUILT IN CHINA TOWN. ONLY A HANDFUL ARE AFFORDABLE TO CHINA TOWN RESIDENTS. PART OF THE ISSUE IS NEW DEVELOPMENTS HAVE DRIVEN UP OVER ALL RENT IN CHINA TOWN. THE OTHER ISSUE IS LIMITED PUBLIC RESOURCES. AS PART OF THE PROBABLY EQUITY MILLENNIUM WOULD BE RESPONSIBLE FOR PRODUCING ABOUT 100 UNITS OF NEW AFFORDABLE HOUSING. WHEN WORKING CLOSELY WITH MILLENNIUM HOW TO LEVERAGE THAT INTO CREATING MORE AFFORDABLE HOUSING IN CHINA TOWN THROUGH OTHER PARTNERSHIPS. LET ME PUT THAT IN CONTEXT. THE FIRST PHASE OF ONE GREEN WAY PRODUCING 95 UNITS THAT TOOK TEN YEARS TO CREATE. A BIG REASON IT TOO SO LONG, IT TOOK YEARS TO COBBLE TOGETHER THE FUNDING SOURCES. CHINA TOWN DOES NOT HAVE ANOTHER TEN YEARS TO WAIT TO GET ANOTHER 95 UNITS. WE WHA +\* WE HAVE IN FRONT OF US IS A OPPORTUNITY TO LEVER A SIGNIFICANT DOWNTOWN PROJECT FOR PUBLIC HOUSING. THIS IS ESPECIALLY CRITICAL NOW AS WE KNOW THE STRUM ADMINISTRATION IS DRASTICALLY CUTTING RESOURCES FOR HOUSING. THE MILLENNIUM HOUSING CONTRIBUTION TO CHINA TOWN IS IN ADDITION TO THE CONTRIBUTION YOU HEARD EARLIER THAT WOULD BE MADE TO THE BOSTON HOUSING AUTHORITY. I KNOW OPPONENTS HAVE CONCERNS OVER THE SHADOWS OF THE PROJECT. IN CHINA TOWN WE ARE DEALING WITH A CRISIS OF DISPLACEMENT AND PEOPLE BEING PUSHED OUT. WE CAN'T AFFORD TO OVERLOOK THE BENEFITS AND RESOURCES THIS



WOULD AGAIN RATE FOR CHINA TOWN.  
I RESPECTFULLY ASK THIS COUNCIL  
TO CONSIDER AND WEIGHT THE PROS  
AND CONS BEFORE YOU, I HOPE YOU  
CONCLUDE THAT THE BENEFITS OUT  
WEIGHT THE CONCERNS.

>> THANK YOU.

APPRECIATE YOUR COURTESY THERE,  
MILTON.

>> THANK YOU.

THANK YOU FOR YOUR PATIENCE.

>>

>> I HAVE DEEP RESPECT TO YOUR  
FAMILY AND REKWARDZ TO MY WIFE.

>> CITY COUNCILORS THANK YOU FOR  
YOUR PATIENCE.

>> I STAND HERE IN SUPPORT OF  
THE MILLENNIUM PROJECT.

I SHARE THE FOLLOWING.

I'M MILTON BENJAMIN, PRESIDENT  
OF.

WE ARE A CONSULTANT TO  
MILLENNIUM PARTNERS.

WHAT I HAVE SEEN THUS FAR AS WE  
STAND HERE TODAY TO IT'S ONE OF  
THE MOST COMPREHENSIVE

APPROACHES TO DIVERSITIES AND  
INCLUSION I HAVE SEEN.

I HAVE OTHER CLIENTS THAT ARE  
REAL ESTATE DEVELOPERS THAT HAVE  
BEEN SUCCESSFUL IN ACHIEVING  
DIVERSITY.

THE LENDING PLAN BEATS THAT ALL  
OUT.

YOU THINK CHANGING LAW IN OUR  
SOCIETY HAS A PLACE.

CHANGING LAW HELPED WOMEN GET  
THE VOTE.

PEOPLE OF COLOR GET VOTE.

HELPED PEOPLE OF COLOR GAIN  
JOBS.

AT THAT POINT I'M MAKING THE  
FOLLOWING PRESENTATION.

WHAT WE HEARD EARLIER TODAY THIS  
IS A SORT OF SINGLE DROP MONEY  
INTO THE CITY AND BENEFITS FOR  
REAL ESTATE PROJECTS, ETCETERA.

I WOULD LIKE TO YOU THINK ABOUT  
THE LONG TERM ECONOMIC IMPACT OF  
THE MOU AND EMPLOYMENT THAT WILL  
ARISE OUT OF IT.

AS WELL AS A CONTRACT VALUES IF  
15% --

>> THIS WAS PREPARED FOR ME BY

DR. A CELLO.  
>> THIS PROJECT SHOULD YIELD  
ABOUT \$184 MILLION IN CONTRACT  
VALUE TO THOSE PARTICIPATING.  
THAT'S NOT -- THAT'S, IT RELATES  
TO THE ENTIRE PACKAGE.  
IT'S A PIECE OF THE PIOUS  
REFERRED TO EARLIER.  
WITH REGARD TO WAGES, I HAD  
DR. OCHELO LOOK AT AVERAGE  
WAGES.  
ASSUMING THE PROJECT START 2018,  
2019, 2020.  
AVERAGE SALARIES FOR CONSTRUCTED  
WEIGHED PERSONNEL FOR 2018  
EXPECTED TO BE \$31 AN HOUR.  
VALUE.  
2019.  
32 OR 33,000.  
AND 3,402,020.  
WHAT DOES THIS MEAN?  
WHAT DOES THIS MEAN?  
IN 2019 IT'S ESTIMATED,  
MINORITY, WOMEN PARTICIPATION ON  
THE WORK FORCE WITH THE  
ASSUMPTION OF 1026 JOBS.  
THAT COULD YIELD A VALUE OF  
\$18.4 MILLION IN ROXBURY ALONE.  
I'M HERE TO MAKE THE CASE YOU  
HEARD EARLIER, THIS AREA HAS  
BEEN LEFT OUT OF THE ECONOMIC  
BENEFITS THE CITY HAS.  
SOMETIMES THEY ARE BLAMED FOR  
THE HIGH UNEMPLOYMENT IN THE  
AREAS.  
AT THE SAME TIME WHEN THE NEW  
JOBS ARE DEVELOPING IN THE SEA  
PORT IT WILL TAKE THE AVERAGE  
PERSON, TRAVELING FROM MATAPAN,  
ONE HOUR AND FORTY MINUTES TO  
GET TO THE SEAPORT.  
MY POINT IS MILLENNIUM OFFICERS  
A OPPORTUNITY FOR FAMILIES TO  
GENERATE INCOME THAT WOULD, OVER  
A LONG PERIOD OF TIME, HAVE THE  
ESCALATOR, NOT ONLY PROVIDING  
FINANCING FOR THEM -- ALSO  
THE -- WHAT IS CALLED THE, THE  
SORT OF FOLLOW AFFECT OF HAVING  
THE MONEY AS PART OF YOUR FAMILY  
CACHE ABLE TO PUT NO YOUR  
COMMUNITY.  
IT'S QUITE SIGNIFICANT.  
I STAND HERE IN SUPPORT OF THE

MILLENNIUM PROJECT FOR THOSE REASONS.  
I'M PARTICULARLY INTERESTED IN HAVING ROXBURY, DORE CHESTER AND MADIPAN BE INVOLVED IN THESE PROJECTS.  
MILLENNIUM IS SO COMMITTED.  
I WILL CLOSE HERE.  
I KNOW THAT MILLENNIUM IS VERY INTERESTED IN HAVING EQUITY PARTICIPATION IN THE PROJECT.  
I WILL STRESS HERE.  
THE -- I CAN SAY THIS IS NO, NO TPHROUBG.  
IT'S NOT AS THOUGH IT'S NEVER HAPPENED BEFORE.  
INDEED, AS YOU FOUND OUT IN THE GLOBE RECENTLY, A PROJECT WE WERE INVOLVED IN AND MASS PORT WAS INVOLVED IN GENERATED SUBSTANTIAL COLORFUL CAPITOL. FOR THAT PROJECT.  
I THINK IT CAN BE DONE AGAIN HERE IN THE MILLENNIUM PROJECT.  
THANK YOU FOR HEARING ME.  
>> THANK YOU, MILTON.  
>> YOU'RE WELCOME.  
>> THANK YOU, MILTON SOMEWHERE.  
>> WILL READ A LIST OF NAMES FROM THE SUPPORT SHEET THEY CAN CUE UP WHERE MILTON WAS.  
A LIST OF NAMES FROM THE OPPOSITION SHEET AND CUE UP HERE.  
IF I MIX YOUR NAMES GO TO THE PODIUM.  
>> -- VICKY SMITH, ELLIOT, MARK ROSETA, MARVIN WOOL, DIANE GIBSON, CAROLYN, SHIRLEY OVER HERE.  
OVER HERE VALERIE, EDNA, PHYLLIS, Q, JANET, HENRY, JERRY, SUE -- SANDY BAILEY.  
COME ON DOWN.  
OFFER TESTIMONY IF YOU'RE HERE.  
I KNOW IT'S LATE.  
JUST ASK AS A PROFESSIONAL COURTESY BEHIND YOU TO BE BRIEF.  
IF YOU HEAR THE SAME THINGS OVER AND OVER ADD A NEW FLAVOR OR KNOW YOUR TESTIMONY AND SIGN IN SHEET IS PART OF THE PUBLIC RECORD.  
SUPPORT AND OPPOSITION.

SHARE RECOGNIZES COUNCILLOR IS A  
COME.

>> I WANT TO SAY I'M, I HAVE TO  
LEAVE.

I WILL BE REVIEWING THE  
TESTIMONY, I SEE A LOT OF MY  
NEIGHBORS AND CONSTITUENTS HERE.  
I'M 30 MINUTES LATE FOR AN EVENT  
MY MOTHER IS RUNNING FOR THE  
DANNA FABER CANCER INSTITUTE.  
I CAN'T AFFORD.

THAT I APOLOGIZE FOR LEAVING  
EARLY.

I HAVE RECEIVED YOUR WRITTEN  
TESTIMONY.

THANK YOU FOR BEING HERE AND  
STICKING IT OUT WITH US.

I KNOW THE CHAIR WILL RUN IT,  
THANK YOU.

>> I WILL WAIT FOR THE CHAIR TO  
GET BACK, AS THE VICE CHAIR.

KATE.

>> -- THE BACK BAY, RIVER WAY,  
JAMAICA POND -- AND FRANKLIN  
PARK.

I WOULD LIKE TO READ A  
STATEMENT.

THIS PROPOSAL FOR THE BUILDING  
AT THE CURRENT HEIGHT WOULD  
CREATE A PERMANENT SHADOW ON A  
CHRONIC CENTURY OLD PARKS THAT  
ATTRACT VISITORS ALL YEAR.  
THESE PARKS USED BY RESIDENTS  
AND VISITORS ALIKE MUST BE  
PROTECTED.

IN FACT THIS IS NOT NEW, IT'S IN  
SHRINED IN EX YOUISTING STATE  
LAW LIMITING SHADOW ON A PARK,  
UPHELD OVER TWO DECADES.

TODAY BOSTON IS IN SIGNIFICANT  
GROWTH.

THIS PROJECT SEEMS TO PROMISE  
BOTH.

AS THE CONSERVANCY WE SEE ANY  
MAJOR INFUSION OF FUNDS INTO  
BOSTON PARKS AS EXCITING AND  
DESPERATELY NEEDED.

WE -- AT THE SAME TIME WE MUST  
INSURE THE INVESTMENT IS NOT THE  
LONG TERM EXPENSE OF ANOTHER  
PARK.

FOR THESE REASONS THIS PROJECT  
SHOULD BE REDUCED IN SCALE SO  
IT'S IN COMPLIANCE WITH EXISTING

STATE LAWS.  
WE BELIEVE THE TREMENDOUS VALUE  
THE PROJECT WOULD PRODUCE CAN  
PROVIDE PUBLIC FUNDING AND NOT  
REQUIRE A PRICE TO BE PAID BY  
ANOTHER PARK.  
WE'RE CONCERNED ABOUT THE  
PRECEDENCE THIS SETS.  
ALLOWING THESE TWO STATE LAWS TO  
BE REVISITED.  
IT'S NOT A SURPRISE BOSTON IS  
GROWING.  
BECAUSE OF THE WISE ACTIONS,  
PROTECTIONS AND INVESTMENTS OF  
THOSE THAT CAME BEFORE US.  
WE NEED TO PRESERVE AND EXTEND  
THE LEGACY.  
>> THANK YOU, VERY MUCH.  
YOU HAVE BEEN WAITING PATIENTLY.  
STATE YOUR NAME AND AFFILIATION.  
>> JERRY WRIGHT.  
PRECEDENT OF JAMAICA PLAIN.  
>> JERRY.  
>> I CAME TO BOSTON IN 1965.  
AND ONE OF THE FIRST THINGS I  
DISCOVERED WAS THE EMERALD  
NECKLACE.  
I WAS AMAZED THAT THEY WERE MAN  
MADE PONDS.  
THAT HAPPENED TO BE BY DOCTORAL  
DEGREE AT CORNELL UNIVERSITY.  
I FELT THERE WAS SOME GREEN IN  
BOSTON.  
I HAVE BEEN DEDICATED SINCE  
THEN, FOCUSED AROUND JAMAICA  
POND, BUT ALSO FROM -- FROM THE  
COMMON TO FRANKLIN PARK.  
WHEN I HEARD ABOUT THIS  
OPPORTUNITY I WAS PUZZLED AT  
FIRST.  
BECAUSE I KNOW MANY OF MY  
CLOSEST A SOCIO ARE YEATS ARE  
NOT BEHIND ME IN LINE HERE BUT  
THEY'RE IN LINE TO SPEAK AGAINST  
THIS.  
I UNDERSTAND WHY.  
I THOUGHT THE DISCUSSION TODAY  
WAS COMPLICATED, CONFUSING,  
CONFLICT YOU'LL, BUT I THINK IT  
ALSO POTENTIALLY, IF THE  
DEVELOPER IS AS SERIOUS AS I  
BELIEVE HE S WE NEED A BREAKING  
POINT.  
WE HAVE TO SOME HOW CONNECT THE

CORPORATE WORLD WITH THE WORLD  
OF THE ENVIRONMENT.  
ALSO SINCE 1959 I FOCUSED MY  
WORK IN HUMAN SERVICES.  
I KNOW A LOT ABOUT HOMELESS KIDS  
AND FAMILIES THAT NEED  
AFFORDABLE HOUSING.  
SO, IT'S MY DEEP CONVICTION THAT  
OUT OF THIS, HOPEFULLY AND MORE  
THAN HOPEFULLY, I TOLD THE FOLKS  
ON BOTH SIDES I'M GOING TO SPEND  
A LOT MORE TIME IN THIS  
BUILDING.  
I WAS HERE BACK IN THE 70s.  
WE MOVED FORWARD AND CREATED  
RELATIONSHIPS, INTERESTING  
ENOUGH WITH YOU CRANE.  
WE HAD EXCHANGES AND HOPE --  
YOUK RAIN.  
NOW WE'RE SO CONVINCED THAT THIS  
IS NO HOPE.  
FOR ME OUT OF THIS DESPERATE  
TIME I THINK IF WE CAN COME  
TOGETHER WITH THE IDEALISM  
SPOKEN IN THIS ROOM, ESPECIALLY  
BY THE CORPORATE PERSON, THAT WE  
WILL BE ABLE TO FIND A WAY TO  
SHARE THE RESOURCES THAT ARE  
DESPERATELY NEEDED IN OUR  
INNER-CITY, AND THE FOCUS UPON  
THE HOUSING, THE JOB  
OPPORTUNITY, AND ALONG WITH MOST  
IMPORTANTLY -- WHEN WORE HERE  
TALKING ABOUT THE PUBLIC  
GARDEN.  
THE TREES.  
NOT ONLY THOSE BEAUTIFUL  
SPECIMENS THERE IN THE PUBLIC  
GARDEN BUT THE TREES ALL THE WAY  
FROM THE COMMON OUT TO FRANKLIN  
PARK.  
THANK YOU.  
>> THANK YOU, VERY MUCH.  
>> WELCOME, GOOD TO SEE YOU.  
>> THANK YOU.  
>> MY NAME IS VICKY SMITH.  
I'M CHAIRPERSON OF THE  
ADMINISTRATION OF THE BACK BAY.  
SPOKEN WITH YOU PRIVATELY.  
I ADMIRE YOUR STAMINA FOR STILL  
BEING HERE.  
THANK YOU FOR.  
THAT I WILL KEEP THREE PAGES AT  
A MINIMUM TO SAY, NEIGHBORHOOD

ASSOCIATION OF THE BACK BAY IS NOT IN SUPPORT OF THE HOME RULE PETITION FOR REASONS THAT I THINK ARE SOMEWHAT COMMON.

ALSO SOMEWHAT UNUSUAL.

WE THINK THAT THE CONVERSATION HAS BEEN FAR TOO LIMITED, FAR TOO LIMITED ON SHADOW.

WE THINK IT SHOULD BE A MUCH LARGER PICTURE.

PART OF THAT PICTURE SHOULD BE ON FUNDING FOR THE PARKS AND PERPETUITY.

AS MANY OF YOU MAY KNOW MILLENNIUM HAS TAKEN ALMOST A HUNDRED PERCENT OF THE SHADOW BAY.

ONE OF THE TALLEST BUILDINGS THAT DIDN'T FALL WITHIN THE BANK ALSO CASTS ONE OF THE LARGEST SHADOWS.

THE NEW BUILDING WOULD CAST SHADOWS ALL THE WAY THROUGH OUR NEIGHBORHOOD DOWN THE COMMONWEALTH AVENUE MALL, IT'S NOT PROTECTED.

TWO BUILDINGS GIVE MENY TO THE FRIENDS OF THE PUBLIC GUARD EN IN PERPETUITY EVERY YEAR.

EVERY UNIT PASSES MONEY ERA LONG.

THAT IS THE HERITAGE AND THE. MILLENNIUM HAS MADE NO SUCH ARRANGEMENTS.

THERE IS ALSO NO AFFORDABLE HOUSING IN THE TOWER.

SO, WE HAVE CONCERNS ABOUT ALL OF THIS.

WE WOULD LOVE TO BROADEN THE COMMENTS TO HOW WE FUND THE PARKS, FRANK LYN PARK, OUR PARKS, EVERYBODY'S PARKS, PARTICULARLY THESE TWO ICONIC PARKS IN PERPETUITY THAT WOULD GIVE MONEY FOR OTHER PARKS.

THEN I THINK WE WOULD ALSO LIKE TO TALK ABOUT HOW WE COULD MAKE THE PROCESS MORE TRANS PARENT.

I WOULD -- AS I HAVE SAID 40 YEARS BACK BAY.

TAXPAYERS.

FOR 20 YEARS I HAVE WALKED THROUGH THE PUBLIC GARDEN AND COMMON TO WORK DAILY.

THERE ARE LOTS OF PEOPLE IN THE PUBLIC GARDEN TING TIE CHEE, WALKING TO WORK, WALKING THEIR DOGS FROM 7:00 A.M. TO 9:30 P.M. HAVING THAT EXTRA LIGHT WHEN THEY'RE OUT MAKES A BIG DIFFERENCE.

I THINK PEOPLE WOULD BE SHOCKED THE NUMBER OF PEOPLE GETTING OFF AT ARLINGTON STREET STATION TO WALK THROUGH THE PUBLIC GARDEN AND COMMON ON THE WAY TO WORK. THAT MAYBE THE ONLY TIME THEY'RE OUTSIDE IN A DAY.

I THINK THAT SHADOW WE WILL CREATE WILL LAST OUR LIFETIME, CHILDREN'S LIFETIME AND OUR CHILDREN'S GRAND CHILDREN. WE'RE TALKING ABOUT A HUNDRED YEAR SHADOW FROM THIS ONE BUILDING BUT ALSO FROM ANY OTHER ACCEPT AS.

I THINK WE ALL NEED TO THINK LONG AND HARD BEFORE WE DO THAT. THANK YOU.

>> THANK YOU, VICKY.

>> WELCOME, STATE YOUR NAME AND AFFILIATION.

>> SURE.

I'M THE MANAGING PREBS PAL OF AI, INTERIOR ARCHITECTS. WE'RE A GLOBALLING ARCHITECT FOCUSING ON WORK PLACE DESIGN. OUR PRIMARY CLIENTS ARE TENANTS LOOKING FOR WORK SPACE TO SUPPORT ORGANIZATIONS FIVE TO TEN YEARS.

I LOVE THE TERM USED EARLIER THIS AFTERNOON CALLED "CROWN JOULE."

CROWN JOULE NOT ONLY IN REFERENCE TO THE PARK BUT REFERENCE TO THIS POTENTIAL FUTURE SITE.

OUR TENANTS ARE LOOKING FOR CROWN JEWELS TO HOUSE THEIR ORGANIZATIONS.

WORK SPACE TODAY IS MORE THAN JUST A PLACE, IT'S TRULY A TOOL, A TOOL FOR BUSINESS INITIATIVES SUCH AS PRODUCTIVITY, WELLNESS, EFFICIENCIES, COST CONTROLS, RECRUITMENT, RETENTION OF STAFF, VITAL OF AN ORGANIZATIONAL BRAND



AND A DESTINATION BRINGING  
HAPPINESS BE ONLY TO THE  
EMPLOYEES THAT OCCUPY THE WORK  
SPACE BUT IN RETURN TO THE  
COMMUNITY THAT HAS THIS AS A  
WORK SPACE.  
TIME AND TIME AGAIN WE SEE  
RECENT CLIENTS MOVE AWAY FROM  
THE DOWNTOWN DISTRICT.  
LEGAL EDUCATION OPENED NORTHEAST  
HEAD QUARTERS IN BACK BAY.  
TWITTER WENT TO CAMBRIDGE.  
STATE STREET FOUND 485,000  
SQUARE FEET IN THE CHANNEL  
DISTRICT.  
-- WENT TO DOWNTOWN CROSSING.  
A NEIGHBORHOOD REINVIGORATED BY  
MILL EN JUMPS TALENT  
DEVELOPMENT.  
ALL OF THESE TENANTS LOOKED TO  
THE DOWNTOWN DISTRICT AND THE  
LIST OF SITES ON THE DISTRICT.  
THEY MOVED AWAY TO NEIGHBORHOODS  
BETTER SUPPORTING WORK PLACE,  
SCHOOLS, VITALITY, WELLNESS,  
EFFICIENCY AND IMAGE.  
THE DOWNTOWN DOCK IS TIRED AND  
DATED.  
THEY CRAVE HIGH PERFORMANCE WORK  
PLACE, IMAGES AND CHARACTERS.  
WHAT THEY CONSIDER CROWN JEWELS.  
MILLENNIUMS -- OPPORTUNITY TO  
BRING THIS HIGH PERFORMANCE  
OFFICE TO THE FINANCIAL  
DISTRICT.  
BRING TENANTS BACK.  
THE TENANTS IN TURN REVITALIZING  
THE FINANCIAL DISTRICT.  
THANK YOU.  
>> THANK YOU.  
WELCOME, SIR, YOU HAVE THE  
FLOOR.  
YOUR NAME AND AFFILIATION.  
>> MR. CHAIRMAN AND MEMBERS OF  
THE COMMITTEE, COUNCILLORS.  
THANK YOU FOR YOUR PATIENCE IN  
WAITING FOR US TO SPEAK.  
I'M ELLIOT LAFORD.  
A TRANSPLANT FROM NEW JERSEY I  
LIVED MY ENTIRE ADULT LIFE IN  
THE CITY OF BOSTON.  
I HAVE TAKEN AN ACTIVE ROLL FOR  
40 YEARS.  
I BELIEVE DONE RIGHT THESE

DEVELOPMENTS CAN HAVE A MAJOR POSITIVE AND TRANSFORMING IMPACT ON THIS PLACE WE ALL LOVE.

I BELIEVE WE SHOULDN'T BE HERE DISCUSSING THIS PIECE OF LEGISLATION.

PASSAGE OF THIS LAW WOULD BE A CLEAR ENDORSEMENT OF A PROJECT NOT YET STUDIED THROUGH A NORMAL REVIEW PROCESS.

WHAT MAKES THE ARGUMENT THE STUDIES CAN'T PROCEED UNTIL THE LAW CHANGES IS NOT IN VIOLATION OF A STATUTE.

I THINK IT'S A CLEAR CASE FOR STUDYING WHETHER THE STATUTE NEEDS TO BE UPDATED.

IF THAT'S THE CASE THEN THE UPDATE SHOULD OCCUR BEFORE CONSIDERATION OF A PARTICULAR PROJECT.

IT SHOULD APPLY MORE WIDELY AND LEAVE OPEN TO ALL BIDDERS UNDERSTANDING THE OPEN GROUND RULE.

NONE THE LESS IF THE COUNCIL THINKS THIS IS THE RIGHT TIME TO PROMOTE THIS CHANGE, THEN THERE IS THE LONG TERM FUNDING MITIGATED ON OUR PARKS.

AS IMPORTANT AS CAPITOL FUNDING IS, THE PARK SYSTEM HAS, AS LONG AS I HAVE BEEN HERE, BEEN STARVED FOR MAINTENANCE FUNDS TO KEEP THESE SPACES IN THE CONDITIONS THEY DESERVE.

THAT'S WHY THEY'RE SUPPORTED BY PRIVATE FRIENDS GROUPS.

THOSE WITH A NEGATIVE IMPACT ON THE PARK MUST OFFER COMPENSATION FOR THE PRESERVATION.

FINALLY DETAILED IMPROVEMENTS IN THE HOME RULE PETITION BEFORE YOU, I BELIEVE A CORRECTION SHOULD BE MADE TO CODIFYING THE SHADOW IMPACT RULES OF THE STUART STREET ZONING DISTRICT INTO STATE LAWS.

BY DEFINITION THAT APPLIES TO ONLY THOSE IN THE STUART STREET DISTRICT.

YET SHADOWS COME FROM OUTSIDE THE DEFINED ZONE, SIMILAR WHAT WAS TALKED ABOUT TODAY WITH THIS

BUILDING AND THE BUILDINGS IN  
THE DISTRICT.  
CLEARLY IF THE PURPOSE IS TO  
PROTECT COPLEY SQUARE FROM  
SHADOWS THAT PROTECTION SHOULD  
BE APPLYING TO BUILDINGS  
WHEREVER THEY ARE LOCATED.  
THE GRASS, TREES AND MOST  
IMPORTANT THE PEOPLE IN THE PARK  
WON'T CARE IF THE BUILDING  
CASTING A LARGE SHADOW IS ON THE  
EAST OR WEST SIDE OF THE DOTER  
HUNDRED STREET.  
THANK YOU FOR CONSIDERING THESE  
POINTS.  
>> THANK YOU.  
>> THANK YOU.  
>> -- MY NAME IS HUE O'NEAL.  
I'M PRESIDENT OF APPLE SEED.  
NEW YORK CITY BASED ECONOMIC  
BASED DEVELOPMENT CONSULTING  
FIRM.  
WE PROVIDE ECONOMIC RESEARCH AND  
ANALYSTS TO -- TO MUNICIPAL,  
STATE, MUNICIPAL AND STATE  
AGENCIES.  
NON PROFIT INSTITUTIONS AND  
CORPORATE CLIENTS.  
WE RECENTLY PREPARED A REPORT  
FOR MILLENNIUM PARTNERS I  
BELIEVE HAS BEEN SHARED WITH THE  
COUNCIL.  
>> I DO HAVE THAT.  
>> ON THE ECONOMIC AND TAX  
REVENUE IMPACTS OF THE PROPOSED  
115 WINTHROP SQUARE DEVELOPMENT,  
REPORT IDENTIFIES A NUMBER OF  
WAYS WHICH THE CITY WILL BENEFIT  
FROM THE PROPOSED DEVELOPMENT.  
I WOULD LIKE TO BRIEFLY  
SUMMARIZE HERE.  
FIRST WITH RESPECT TO THE IMPACT  
OF CONSTRUCTION, WE ESTIMATE  
THAT THE INVESTMENT BEING MADE  
BY MILLENNIUM WILL DIRECTLY  
SUPPORT MORE THAN 5700 -- IN  
CONSTRUCTION RELATED INDUSTRIES  
WITH EARNINGS MORE THAN  
\$500 MILLION.  
STATED DIFFERENTLY AN AVERAGE OF  
ABOUT 1440 FULL TIME JOBS EACH  
YEAR FOR FOUR YEARS.  
THAT TOTAL WOULD INCLUDE 4630  
PERSON YEARS OF WORK IN

PARTICULAR CONSTRUCTION AT LEAST 51% OF THAT WORK AS WAS DISCUSSED EARLIER TARGETED TO BOSTON RESIDENTS THAT REMAIN AN AVERAGE OF CLOSE TO 600 FULL TIME RECRUITMENT CONSTRUCTION JOBS FOR BOSTON RESIDENTS EACH YEAR, DURING THE CONSTRUCTION PERIOD.

ALONG WITH THESE DIRECT IMPACTS THE PROJECT WILL CREATE MORE JOBS THROUGH THE MULTIPLIER EFFECT.

WE ESTIMATE THAT -- APPROXIMATELY 625 FULL TIME EQUIVALENT JOBS EACH YEAR FOR FOUR YEARS WOULD BE CREATED THROUGH THE MULTIPLIER AFFECT. THE PROJECT WILL MAKE A SIGNIFICANT CONTRIBUTION TO THE CITY EASY ECONOMY THROUGH THE ON GOING OPERATIONS.

WE ESTIMATE THAT AFTER CONSTRUCTION IS COMPLETED AND THE BUILDING IS OCCUPIED MORE THAN 3000 PEOPLE WILL BE EMPLOYED IN AN ON GOING BASIS AT 115 WINTHROP SQUARE.

BASED ON THE 2016 ANALYSIS DONE BY THE MAYOR'S OFFICE OF WORK FORCE DEVELOPMENT WHERE PEOPLE WHO WORK IN BOSTON LIVE, WE ESTIMATE ABOUT 45 PERCENT OF THOSE JOBS WOULD GO TO BOSTON RESIDENTS.

OF COURSE WE RECOGNIZE NOT ALL OF THOSE 3000 PLUS JOBS WILL BE NEW TO THE CITY OF BOSTON.

THAT SOME OF THE TENANTS IN THE BUILDING WILL HAVE RELOCATED FROM OTHER LOCATIONS WITHIN THE CITY.

IN DOING SO HOWEVER THAT WILL FREE UP SPACE ELSEWHERE THEN AVAILABLE TO SUPPORT THE CONTINUED GROWTH OF THE CITY'S OFFICE SPACE INDUSTRY.

IMPACT ON CITY REV NOWS.

WE ESTIMATE DURING CONSTRUCTION A DEVELOPER WOULD PAY THE CITY MORE THAN \$22 MILLION IN REAL PROPERTY TAXES, FEES AND LINKAGE PAYMENTS DURING THE COARSE OF CONSTRUCTION.

WHEN THE PROJECT IS COMPLETED AND OCCUPIED WE ESTIMATE -- REAL PROPERTY TAX AND OTHER REVENUES. FINALLY THE DEVELOPMENT OF 115 WINST-RBGS HROP SQUARE WILL SUSTAIN THE CONTINUED GROWTH OF BOSTON ECONOMY AND REVITALIZATION OF THE DOWNTOWN AREA BY ADDING 600,000 SQUARE FEET PLUS OR MINUS TO THE CITY SUPPLY OF MODERN HIGH QUALITY TECHNOLOGICAL ADVANCED OFFICE SPACE.

THE KIND OF SPACE THE CITY NEEDS TO ATTRACT AND OBTAIN HIGH VALUE OFFICE SPACE BUSINESSES.

IT WILL DO SO IN A LOW CATION READILY ACCESSIBLE BY PUBLIC TRANSPORTATION, WORKERS FROM ALL OVER THE CITY.

THE DEVELOPMENT OF 115 WINTHROP SQUARE WILL CONTRIBUTE TO THE ON GOING MULTIPLE WAYS OF REVITALIZATION TO THE DOWN AREA BRINGING HIGH FLUENT RESIDENTS AND HIGH SALARIED WORKERS TO THE AREA EACH DAY.

INCREASE TRAFFIC ESTIMATED TO MILLIONSES OF DOLLARS IN ADDITIONAL SPENDING EACH YEAR IN THE DOWNTOWN AREA ON FOOD, SHOPPING AND CONSUMER SERVICES. BY PROVIDING NEW HIGH QUALITY PUBLIC SPACES BOTH I OBJECT DOOR AND OUTDOOR THE PROBABLY EQUITY WILL MAKE DOWNTOWN MORE ATTRACTIVE PLACE TO LIVE, WORK, INVEST AND VISIT.

IT WILL REINFORCE THE CORRECTER OF DOWNTOWN AREA AS A 24/7 URBAN COMMUNITY.

SO BOTH THROUGH THE IMMEDIATE ECONOMIC AND FISCAL IMPACTS AND THE LONGER TERM STRATEGIC VALUE WE BELIEVE 115 WINTHROP SQUARE WILL BE A MAJOR ASSET TO THE CITY.

>> THANK YOU, VERY MUCH.  
APPRECIATE YOUR TESTIMONY.  
WELCOME.

>> COUNCILLORS, SURVIVING  
COUNCILLORS.

>> WE'RE ALSO.

>> I'M MARVIN WOOL, I LIVE IN

THE BACK BAY.  
>> THANK YOU, MARVIN.  
>> I OPPOSE THIS PETITION.  
MY COMMENTS WILL FOCUS ON THE  
PROCESS.  
MANY HAVE SPOKEN ABOUT THE  
SHADOWS.  
I'M GOING TO URGE YOU TO REJECT  
THIS HOME RULE PETITION I  
BELIEVE THAT HAS PUT NEW A VERY  
AWKWARD POSITION.  
THIS HAPPENED BECAUSE THE ENTIRE  
PROCESS WAS CARRIED OUT IN  
REVERSE OF THE CUSTOMARY  
PROCEDURE FOR REVIEW OF THE  
PROJECTS BY THE BPDA.  
USUALLY A COMMUNITY IMPACT  
ADVISORY GROUP OF A DOZEN OR SO  
ORDINARY CITIZENS IS FIRST COULD  
BE SROEPBD.  
THAT'S TO INSURE PUBLIC  
PARTICIPATION OF LARGE PROJECTS  
WITH MAJOR I AM IMPORTANT.  
THEN AFTER CAREFUL DELIBERATION  
THEN THE IAG APPROVES THE  
PROJECT OR DOESN'T.  
NEVER IS MONETARY MITIGATION  
DISCUSSED UNTIL AFTER THE  
DECISION IS TAKE EBB.  
THE REASON IS OBVIOUS.  
TO AVOID EVEN THE PERCEPTION  
THAT A MONETARY PROMISE MAY  
INFLUENCE THE DECISION.  
NOW, HERE IS THE KEY DIFFERENCE  
BETWEEN THAT AND NOW AND THE  
PROBLEM.  
TODAY THE CITY COUNCIL HAS  
ESSENTIALLY BECOME THE IAG FOR  
THE WHOLE CITY OF BOSTON.  
WHICH YOU HAVE BEEN PROMISED A  
HUNDRED MILLION DOLLARS BY THE  
MAYOR SPREAD ACROSS FOUR COUNCIL  
DISTRICTS WITH ONLY A SINGLE  
CONDITION.  
THAT YOU APPROVE THIS PETITION.  
BPDAs ORIGINAL RFD OF WINTHROP  
SQUARE WAS FUNDAMENTALLY  
BLEMISHED.  
ASKING PROPOSALS SUBMITTED UP TO  
775 FEET.  
A HEIGHT UNMISTAKABLY ILLEGAL BY  
CITY, STATE AND FEDERAL FAA  
LAWS.  
MOREOVER BPDA AND MILLENNIUM

BLANKET ANTLY CLAIM NEITHER WERE  
AWARE OF THE SHADOW ISSUE UNTIL  
MID AUGUST OF LAST YEAR.

THIS STRETCHES LOAF.

THE MAYOR HAS SINCE ACKNOWLEDGED  
HIS OVERSIGHT.

MR. GOLDEN EARLIER TODAY SAID,  
HE DIDN'T KNOW ABOUT THE SHADOW  
BUSINESS.

HE THOUGHT SOME OF HIS FOLKS MAY  
HAVE.

IT SOUNDS A LITTLE BIT TO ME  
LIKE -- DON'T ASK, DON'T TELL.

MILLENNIUM STILL PLEADS  
IGNORANCE TO IT.

ALTHOUGH THEY HAVE BUILDING  
THROW TOWERS IN THE  
NEIGHBORHOOD.

FIRST FOR 201RITZ CARLTON MADE A  
WITH DRAW FROM THE SHADOW BANK.  
TWO OTHERS FOLLOWED IN 2012 AND  
2015.

IF YOU APPROVE THIS PRECEDENCE  
SETTING PETITION THE SHADOWS YOU  
CREATE CAN NEVER BE ERASED.

PLEASE CAST YOUR VOTE BASED ON  
THE PUBLIC GOOD, NOT ON BENEFITS  
TO THIS SINGLE DEVELOPER OR  
QUITE LIKELY THE FUTURE.

THANK YOU, SIR.

>> THANK YOU.

>> WELCOME.

>> GOOD EVENING.

I'M JACK KELLY.

I REPRESENT -- WE WERE ASKED TO  
CONSULT ON THE SHADOW ISSUES.  
CONSIDER THE HOME RULE PETITION  
FOR THE WINTHROP SQUARE, THIS IS  
A IN THE PACKAGE.

DR. BRUCE AND I HAVE REVIEWED  
THE PORTION OF THE DEVELOPMENT  
CREATING A SHADOW ON THE BOSTON  
COMMON AND BOSTON PUBLIC GARDEN.  
AFTER DOWNLOADING THE  
INFORMATION ON THE SHADOW IMPACT  
FROM THE WEB SITE FOR THE  
PROJECT THIS.

IS OUR FINDINGS AND OPINIONS.

LOOKING AT LOOKING AT THEGRAPHIC PROVIDED ON THE WEBSITE,  
IT APPEARS THAT THE GREATEST  
IMPACT WILL BE IN THE BOSTON  
COMMON BETWEEN THIS FEBRUARY AND  
MAY.

THEN AGAIN FROM MID AUGUST TO

NOVEMBER.

WHEN WE COMBINE THE INFORMATION WITH THE SEASONAL GROWTH PROFITS, YOU'LL NOTICE THAT THE LARGEST SHADE IMPACT OCCURS DOCTOR THE TIME OF THE YEAR WHEN THERE'S LITTLE TO NO LEAVES, BRANCHES OR TRUNKS.

THE KEY GROWTH PERIOD MAY THROUGH AUGUST THERE'S LITTLE SHADOW IMPACT ON THE COMMON. WITH DECIDUOUS TREES WHICH SEEMS TO BE IN THE BOSTON COMMON AND BOSTON GUARD, THEY ADAPT TO THE LIGHT CONDITIONS THEY EXPERIENCE AS THEY ARE DEVELOPING IN THE SPRING.

SO IF THE FIELDING IS ERECTED IN MID SUMMER, THERE MAY BE SOME MINOR BUT WITH A NEW FLUSH OF LEAVES IN THE NEXT GROWING SEASON THE LEAVES SHOULD ADAPT. NUMBER THREE, THE SHADOWS GENERATED BY THE PROPOSED WINTHROP SQUARE BUILDING ARE OFF THE COMMON BY 9:30 AND OFF THE PUBLIC GARDEN BY 8:00 AM ON THE DAYS OF THE GREATEST IMPACT. SHADOWS AT THIS TIME OF THE MORNING HAVE SMALLER IMPACT ON THE TREES WHEN SHADOW'S CAST DURING THE MIDDAY SUN.

FULL EXPOSURE AT LEAST SIX CONTINUOUS HOURS OF SUN AS WE UNDERSTAND THE PROJECT THE SUN EXPOSURE WILL NOT BE REDUCED BELOW THAT AMOUNT.

BASED ON THE INFORMATION PROVIDED WE ARE OF THE OPINION THAT THE SHADE FROM THE PROJECT WILL HAVE NEGLIGIBLE IMPACT ON THE TREES IN THE BOSTON COMMON AND THE BOSTON GARDEN.

THANK YOU.

>> WELCOME.

>> SHIRLEY -- I LIVE IN THE BACK BAY.

I'VE BEEN WATCHING THE BRA VERY CLOSELY SINCE 1994.

I'VE BEEN WATCHING THE DEALINGS ON THE WINTHROP SQUARE SITE SINCE 2006.

I WATCHED VERY CLOSELY THE ACTIVITIES OF THE LAST COUPLE



YEARS.

I'VE BEEN AT ALL THE MEETINGS  
AND I'VE LOOKED AT ALL THE  
DOCUMENTS AND I EVEN FILED A  
LAWSUIT AGAINST THE COUNCIL FOR  
VIOLATING THE OPEN MEETING LAW  
ABOUT IT.

>> YOU ALWAYS BRING US BACK TO  
THAT PLACE.

>> WELL IT'S NOT THAT PLACE,  
THIS PLACE.

THAT WAS A DIFFERENT ONE,  
COUNCILOR.

THIS ONE WAS VERY IMPORTANT AND  
I WILL TELL YOU IN A MINUTE WHY.  
THIS SHADOW PROCESS, THIS WHOLE  
ISSUE OF THE SHADOWS HAS BEEN  
LIKE THE REST OF THE PROCESS,  
BASED ON DECEPTION AND  
MANIPULATION AND LIES.

THE BRA HAS BEEN LYING TO THE  
CITY COUNCIL SINCE THE VERY  
BEGINNING OF THIS PHASE OF THE  
DEVELOPMENT.

THEY MISLED YOU ON THE APPRAISAL  
THAT THEY HAD.

THEY WERE TELLING YOU THE LAND  
WAS WORTH 10 TO 30 OR 40 MILLION  
DOLLARS.

THEY TOLD JOSH ZAKIM, HE ASKED  
ONE DAY, IS THIS WORTH A HUNDRED  
MILLION.

AND BRIAN GOLDEN TOLD HIM OH,  
NOT A CHANCE.

AND HE WAS SITTING ON AN  
APPRAISAL FOR A HUNDRED MILLION  
DOLLARS.

I HAVE PUT TOGETHER A TIME LINE  
OF EVERYTHING THAT THE BRA KNEW  
AND WHEN THEY KNEW IT.

AND WHAT THEY TOLD THE CITY  
COUNCILORS.

AND I'M GOING TO SEND IT TO YOU  
BECAUSE YOU HAVE BEEN MISLED  
ABOUT THE VALUE OF THE LAND AND  
THE PUBLIC HAS BEEN MISLED.

THE BRA HID THE APPRAISALS.

I ONLY WRESTLED IT OUT OF THEM  
AFTER MONTHS FROM THE SUPERVISOR  
OF PUBLIC RECORDS.

I KNEW ABOUT THAT \$148 MILLION  
APPRAISAL BUT YOU DIDN'T.

YOU DIDN'T KNOW UNTIL IT GOT  
INTO THE GLOBE WHICH WAS WAY TOO

LATE.

THE BRA LIED TO YOU ABOUT THE MEMO OF UNDERSTANDING.

THE MEMO THAT THEY SHOWED YOU IS NOT THE MEMO THAT THEY, THAT YOU VOTED ON.

BECAUSE OF SAL LAMATTINA AND BILL LENIHAN POPPED THIS MLU FOR A VOTE WITHOUT ANYBODY HAVING SEEN THE BRA'S LATEST CHANGES.

THAT'S WHEN I FILED FOR THE OPEN MEETING LAW COMPLAINT BECAUSE THAT WAS UNNOTICED, THAT VOTE.

AND IT WAS A VIOLATION.

IT DID THAT SO THAT THE CITY COUNCILORS WOULDN'T KNOW WHAT THEY HAD, ON WHAT TERMS THEY HAD VOTED TO GIVE AWAY THE PROPERTY TO THE BRA.

BY THE WAY, I DON'T KNOW WHY BRIAN GOLDEN KEPT SAYING IT'S A CITY PROPERTY AND IT BELONGS TO THE TAXPAYERS.

IT DOES NOT.

IT BELONGS TO THE BRA.

IT WAS HANDED OVER TO THE BRA BY THE CITY COUNCIL THEREBY DISENFRANCHISING ITSELF AND NOT FOR THE FIRST TIME.

AND WHY WOULD THE MAYOR, IF HE WAS SO CONCERNED ABOUT THE MONEY, HAND IT OVER TO THE BRA.

WHICH IS NOTORIOUS FOR SUBORDINATING THE FINANCIAL INTEREST.

WHY WOULD HE DO THAT.

WHY IS THE MAYOR NOT HERE TESTIFYING TO EXPLAIN WHY HE GAVE AWAY OUR CITY PROPERTY, ONE OF THE MOST VALUABLE PIECES OF LAND IN THE CITY TO AN AGENCY THAT'S NOT EVEN PART OF CITY GOVERNMENT.

AND WORKS FOR DEVELOPERS BY ITS OWN ADMISSION.

NOT FOR THE PEOPLE OF BOSTON.

NOT FOR THE TAXPAYERS, FOR DEVELOPERS.

NOW, THEY HAVE DANGLED BEFORE PEOPLE OF GOODWILL WHO ARE ADVOCATES FOR AFFORDABLE HOUSING AND FOR SUNSHINE IN THE PARKS.

THESE SUGAR PLUMBS OF MONEY KNOWING HOW DESPERATE THE NEED

IS FOR RESOURCES.  
THIS IS A CYNICAL ABUSE OF ALL  
OF THESE PEOPLE.  
BECAUSE NONE OF THEM ARE  
ACTUALLY GOING TO GET WHAT THEY  
THINK THEY'RE BEING PROMISED.  
FIRST OF ALL, THAT MLU, THE WAY  
THAT IT WAS CHANGED WITHOUT YOU  
KNOWING IT BEFORE YOU VOTED, AND  
BY THE WAY, MICHELLE WU VOTED  
FOR IT.  
THE ONLY COUNCILORS VOTED  
AGAINST THAT GIVE AWAY WERE TITO  
JACKSON AND AYANNA PRESSLEY.  
EVERYBODY VOTED TO GIVE THE  
PROPERTY TO THE B RA.  
DO YOU KNOW WHAT THE TERMS WERE  
IN THE MLU BY THE TIME YOU VOTED  
ON IT?  
THAT THE NET MONEY GOING TO THE  
CITY FROM THAT SALE WOULD BE  
AFTER ALL BRA EXPICKS, WHICH  
WOULD INCLUDE A WHOLE LIST OF  
PRECONSTRUCTION OR EARLY  
CONSTRUCTION ACTIVITIES BY THE  
DEVELOPER.  
ALL OF THAT HUNDRED MILLION  
DOLLARS COULD EASILY BE EATEN UP  
ON THOSE QUOTE EXPENSES.  
SO THAT HUNDRED MILLION DOLLARS  
THAT EVERYONE IS HERE SUPPORTING  
THIS PROJECT FOR, ALL THESE POOR  
PEOPLE WHO NEED HOUSING AND  
PARKS AND ARE BEING EXPLOITED  
AND MOCKED, THAT HUNDRED MILLION  
DOLLARS, NOBODY'S GOING TO EVER  
KNOW HOW MUCH WE GOT AND WHERE  
IT'S GOING TO GO.  
BECAUSE IF THE MAYOR REALLY  
CARED ABOUT IT, HE JUST KEPT THE  
MONEY IN THE CITY.  
JUST KEPT THE LAND IN THE CITY,  
SOLD IT THROUGH THE BND, THROUGH  
HIS OWN CITY DEN AND HE WOULD  
HAVE THE MONEY IN HIS HAND ON  
THE DESK READY TO GO INTO THE  
CITY FUNDS.  
BUT HE DIDN'T DO THAT.  
HE GAVE IT AWAY TO THE BRA AND  
NOW IT'S IN A BLACK HOLE.  
SO NOBODY WILL KNOW WHAT  
HAPPENED TO THAT HUNDRED MILLION  
DOLLARS.  
AND THAT'S 50 MILLION DOLLARS

THAT WAS ADDED TO THE BID TO  
MAKE IT LOOK LIKE IT WAS THE  
HIGH BID AND MET THE APPRAISAL  
BECAUSE NONE OF THE OTHER  
BIDDERS HAD EVEN THE FAINTEST  
IDEA TO BID THAT HIGH, EVEN  
THOUGH THE TOWERS WERE THE SAME  
HEIGHT.

THAT \$50 THE BRA WILL DO WHAT IT  
ALWAYS DOES.

IT'S A SALE TO COLLECTIVE  
BECAUSE IT'S KIND OF GOING TO BE  
DRIBBLING ON OVER THE YEARS AND  
THOAB WILL EVEN WATCH IT.  
THEY KNOW THE CITY COUNCILORS  
COME AND GO AND FORGET BIT.  
NOBODY WILL BE HERE TO TRACK  
THAT.

SO THIS GREAT GOLD MINE, THIS  
GREAT POT AT THE END OF THE  
RAINBOW, NOBODY KNOWS WHAT IT IS  
AND NOBODY WILL KNOW WHAT IT IS.  
AND HOW WILL THE B RA FA NAGGAL  
THIS?

I DIDN'T TELL YOU NOW BECAUSE I  
DON'T HAVE THE IMAGINATION BUT I  
HAVE LOOKED AT SOME OF THE OTHER  
DEALS THAT THEY PROMISED THE  
CITY MONEY.

YOU WOULD ABSOLUTELY NOT BELIEVE  
THE WAY THEY FINAGLED THEIR WAY  
OUT OF IT SO THE CITY GOT  
NOTHING.

IF WE NEED MONEY, IF PEOPLE NEED  
MONEY FOR HOUSING AND PARKS AND  
SCHOOLS -- I'LL TELL THEM WHERE  
TO GET MONEY.

THEY CAN GET MONEY FROM ALL OF  
THOSE 121A TAX BREAKS THAT WE'RE  
LOSING HUNDREDS OF MILLIONS OF  
DOLLARS A YEAR ON.

EXACTLY HOW MUCH WE'RE LOSING,  
WE DON'T KNOW BECAUSE NOBODY HAS  
EVER FIGURED IT OUT.

IN ALL THE YEAR THAT I HAVE  
TESTIFIED TO THE CITY COUNCIL  
ABOUT 121A'S, NOBODY HAS EVER  
SAID, GONE TO THE MAYOR OR  
ASSESSOR AND SAID I AM GOING TO  
FIND OUT EXACTLY HOW MUCH WE'RE  
LOOKING ON THESE THREE DOZEN  
121A'S THAT GO ON FOR DECADES.  
WE ARE LOOKING HUNDREDS OF  
MILLIONS OF DOLLARS.

THAT'S WHERE THE POT OF GOLD IS.  
THAT'S WHERE ALL THESE ADVOCATES  
SHOULD BE LOOKING.

THAT'S WHERE THEY SHOULD TELL  
THE MAYOR TO GET THE MONEY FOR  
THEIR NEEDS.

FOR THE SCHOOLS, FOR THE PARKS,  
FOR THE EVERYTHING.

NOW, THIS MORNING,  
INTERESTINGLY, I CAME UPON AN  
EDITORIAL OR AN OPINION PIECE BY  
MICHELLE WU AND MIKE DUKAKIS,  
CASTIGATING THIS PROCESS WHICH  
WAS AMAZING BECAUSE SHE VOTED  
FOR IT.

CASTIGATING THIS PROCESS AND  
SAYING THIS IS ALL LIKE MARVIN  
JUST SAID, BACKWARDS AND UP  
SIDES DOWN AND WE NEED TO HAVE  
REAL PLANNING.

THIS IS A PUBLIC PIECE OF LAND.  
THIS IS NOT TO MAXIMIZE THE  
PROFIT BUT TO PUT IT TO GOOD  
PUBLIC INTEREST USE.

WE SHOULD TAKE THAT LAND BACK  
FROM THE BRA, THAT DEED SHOULD  
NOT NULLIFIED AND THE CITY OF  
BOSTON, THE TAXPAYER SHOULD OWN  
THAT LAND AGAIN.

THE DND SHOULD CONDUCT THE  
PLANNING PROCESS BECAUSE THE BRA  
WILL NEVER DO A PLANNING  
PROCESS.

THAT'S THEIR JOB TO PREVENT  
PLANNING.

AND THE DND SHOULD MAKE A  
PLANNING PROCESS.

THEY SHOULD DO AN HONEST  
COMPETITIVE BID.

AND THEY SHOULD COLLECT ALL THE  
MONEY FROM THAT BID INTO THE  
CITY'S HANDS, INTO THE CITY  
TREASURY.

AND THEN THE CITY COUNCIL WILL  
HAVE JURISDICTION OVER IT AND  
THAT WILL BE PUBLIC AND  
EVERYBODY WILL KNOW WHERE IT'S  
GOING AND WHOSE GETTING IT AND  
IT WILL COMPETE PROPERLY IN A  
PUBLIC BUDGETING PROCESS.

AND IF ANYBODY WOULD LIKE TO  
HAVE CITY PLANNING IN BOSTON  
EVER AGAIN, WE HAVE TO GET RID  
OF THE BOSTON NEW DEVELOPMENT

AUTHORITY.  
AND BY THE WAY, IT'S THE BRA.  
THEY CAN CALL THEMSELVES BPDA.  
THAT'S JUST THE BBA, LIKE A  
DOING BUSINESS.  
IT'S NOT WHAT THEY REALLY ARE  
STILL LEGALLY IS THE BRA.  
THEY JUST, THEY ARE RUNNING 14  
URBAN RENEWAL PLANS ILLEGALLY  
THAT EXPIRED.  
THERE ARE ONLY TWO LEFT THAT ARE  
LEGAL.  
THE BRA IS DONE.  
IT'S NEVER GOING TO PLAN, IT'S  
NEVER GOING TO  
E A PLANNINGDEPARTMENT.  
IT WAS CREATED TO PRECLUDE  
PLANNING.  
IT HAS DONE THAT FOR OVER HALF A  
CENTURY.  
PEOPLE, IF YOU WANT PLANNING IN  
BOSTON EVER AGAIN, GET RID OF  
THE BRA AND DON'T LET IT EVER  
GET ITS HANDS ON ANY OF OUR LAND  
AND PROCEEDS AND PUBLIC PROCESS  
EVER AGAIN.  
THANK YOU.  
>> THANK YOU, SHIRLEY.  
A COUPLE POINTS JUST FOR  
CLARIFICATION.  
I'M THE LONG ELSE SERVING CITY  
COUNCILOR AND I'VE GOT TO TELL  
YOU, DIRECTOR GOLDEN IS THE MOST  
HONEST AND MOST ETHICAL BRA  
DIRECTOR THAT I'VE EVER WORKED  
WITH.  
AND I'VE WORKED WITH SOME BEAUS  
OVER THE YEARS AND HE'S NOT ONE  
OF THEM.  
[APPLAUSE]  
HE RESPECTS THE ROLE OF THE CITY  
COUNCIL, HE UNDERSTANDS  
COMMUNITY, HE'S A GREAT  
LISTENER.  
SOMEONE I THINK RUNS OUT THE  
GROUND BALL, WAS VERY SENSITIVE  
TO THE COMMUNITY CONCERNS.  
AGAIN, I'VE GOT A FRONT ROW SEAT  
THROUGH A COUPLE ADMINISTRATIONS  
BUT QUITE FRANKLY FRONT ROW SEAT  
WITH A NUMBER OF BRA DIRECTORS.  
IT ALSO, THE CITY COUNCIL NEVER  
VOTED ON THE MOU.  
WE VOTED ON THE TRANSFER OF THE

PROPERTY.

IN THE COUNCIL'S WISDOM WE FELT THAT THE BRA WAS THE BETTER VEHICLE, THE BETTER CLEARING HOUSE.

THEY HAD THE TOOLS, THEY HAD THE RESOURCES WE HAD THE PERSONNEL. WE DIDN'T THINK DND WAS FIT. WE LOOKED AT OTHER PROJECTS DND SERVED AS A CLEARING HOUSE AND WE SAW HOW LONG IT TOOK FOR THOSE PROJECTS TO MATERIALIZE AND WE FELT THAT THE CITY WOULD GET A BETTER BANG FOR ITS BUCK BY ALLOWING THE BEFORE RA TO BE A CLEARING HOUSE.

WE DIDN'T WANT IT TO BE A BEAUTY CONTEST.

WE DIDN'T WANT IT TO BE WHO YOU KNEW, WHO YOU HIRED OR WHOSE CAMPAIGN SIGN YOU HELD.

WE WANT TO GET THE HIGHEST AND BEST USE.

WE ALSO WANT TO FELT HIGHEST AMOUNT OF MONEY FOR IT.

AND THAT WAS SORT OF INDICATIVE OF THE PROCESS THAT WE HAD.

AND IN OUR HE WAS TO CERTAIN OF AT LEAST MOVE THE PROPERTY AND HAVE IT TRANSFERRED OVER.

AND AT THE SAME TIME THE COUNCIL IN THEIR WISDOM HAD THE SPRINGS TO HOLD ON TO IT AS WE HEARD FROM TESTIMONY EARLIER ON IN TERMS OF THE FUNDING SCREENS.

WHEN IT DOESN'T GO TO THE CAPITAL IT BOUNCES BACK TO THE COUNCIL TO HAVE OVERSIGHT REVIEW ON IT.

THAT WAS OUR RESPONSIBILITY TO THE RESIDENTS AND TAXPAYERS BUT ALSO OUR FIDUCIARY RESPONSIBILITY TO THE RESIDENTS AND TAX PAYERS.

I JUST WANT TO MAKE SURE THAT WAS CLEAR FOR FOLKS AND PARTICULARLY THE VIEWING AUDIENCE AT HOME AND ALSO OFFER SOME COMMENTS ON BEHALF OF OUR CURRENT DIRECTOR.

SO AS WE'RE NOW ABOUT AN HOUR AND-A-HALF OVER, WE HAVE THE CHAMBER UNTIL AROUND 7:15.

THIS IS PROBABLY THE TIME WHEN

WE'LL GO INTO RAPID FIRE.  
IF ANYONE HAS WRITTEN TESTIMONY  
THEY WOULD LIKE TO SUBMIT TO  
HAVE IT COPIED AND DELIVERED TO  
EVERY CITY COUNCILOR TOMORROW  
MORNING.  
IF YOU WANT TO PARAPHRASE OR  
TAKE A COUPLE SNIPPETS OF THE  
TESTIMONY THAT WILL BE  
PREFERRABLE GIVEN THE TIME FRAME  
WE HAVE.  
SO IF EVERYONE IN THE INTEREST  
OF SORT OF KOONLTION AND TRYING  
TO MOVE THE PROCESS FORWARD, IF  
YOU HAVEN'T HEARD YOUR NAME  
CALLED AND YOU'RE AWE POSED TO  
THE PROJECT, FELL FREE TO QUEUE  
UP OVER HERE.  
IF YOU HAVEN'T HAD YOUR NAME  
CALLED AND YOU'RE SUPPORT IN THE  
PROJECT PLEASE QUEUE UP OVER  
HERE.  
IN THE INTEREST OF BREVITY IF WE  
COULD GO AS QUICKLY AS POSSIBLE.  
I'M GOING TO HAVE TO CONCLUDE  
THE HEARING AT 7:15, 7:20 AT THE  
LATEST.  
MYSELF AND MY COLLEAGUES HAVE  
PRIOR ENGAGEMENTS.  
WE'RE AN HOUR AND-A-HALF OVER  
AND I HAVE TO BE SOMEWHERE BY  
7:30.  
SO YOU HAVE THE FLOOR, YOU'VE  
BEEN VERY PATIENT, SIR.  
THANK YOU, YOUR NAME AND  
AFFILIATION FOR THE RECORD.  
>> MY NAME IS -- HARPER AND I'M  
WITH MILLENNIUM -- ENGINEER.  
I'VE LIVED IN DORCESTER FOR 23  
YEARS AND I'VE WORKED AT  
MILLENNIUM AND I WORKED THERE  
FOR A YEAR.  
BUT BEFORE I KNEW WHAT I WANTED  
TO DO, I FIGURED OUT WHAT MY  
CAREER PATH WAS BUT IN 2012 I  
SAW MY FIRST MILLENNIUM BUILDING  
GETTING BUILT.  
I KNEW WHERE I WANT TO GO AND I  
DECIDED TO GO BACK TO SCHOOL.  
I WENT TO THE -- INSTITUTE OF  
TECHNOLOGY, HVAC TRAINING -- YOU  
KNOW.  
>> TAKE YOUR TIME.  
>> WHEN A POSITION OPENED --



HAPPY TODAY AND SUPPORT OF THE  
PROJECT BECAUSE -- TRY TO GET A  
JOB.

>> VERY GOOD.

THANK YOU FOR YOUR TESTIMONY.

[APPLAUSE]

I THINK I THOUGHT I SAW MIKE --  
FROM BEN FRANKLIN INSTITUTE.

>> HI, I THINK I'M NEXT.

>> YOU ARE NEXT, MA'AM.

I'M MAKING A COMMENT HERE.

I SEE MIKE TAYLOR.

WHERE IS MIKE TAYLOR, IS HE  
STILL HERE, GRADUATE OF BEN  
FRANKLIN INSTITUTE.

SEE THAT.

IT WAS GREAT.

THROUGH THE HVAC PROGRAM.

GO AHEAD MA'AM, YOU HAVE THE  
FLOOR.

>> SORRY I MISUNDERSTOOD.

>> NO, NO PROBLEM.

>> I'M DOROTHY MANNING, I'M  
FROM -- I PROMISE TO BE BRIEF.

>> VERY GOOD THANK YOU.

>> I'M A NEIGHBOR, I'M A VOTER.

I LIVED THIS BOSTON SINCE 1990  
FIRST IN ROXBURY AND THEN IN --  
I BECAME AWARE OF ALL OF THIS,  
I'VE KNOWN ABOUT IT BUT BECAUSE  
I'M A MEMBER OF THE NEIGHBORHOOD  
SO INFORMATION I WAS E-MAILED  
ABOUT THIS.

MY BASE FEELINGS IS THERE ARE  
UNANSWERED QUESTIONS THAT WE  
NEED ANSWERS TO BEFORE WE GIVE  
ANY OKAY TO ANYTHING.

LIKE 400 FEET, IS THAT 40  
STORIES OR 35 STORIES.

HOW HIGH IS 675 FEET.

THAT'S A LOT.

AS FOR SHADOW BEING OKAY UNTIL  
9:30 A.M. NO SHADOW IS OKAY AT  
ALL.

I THINK ONE OF THE THIRD AND  
PROBABLY MOST IMPORTANT IS THAT  
I TALKED ALSO WITH FRIENDS IN  
MATTAPAN TODAY.

WE'RE CONCERNED ABOUT THE DOMINO  
EFFECT.

IN MY BACKYARD IS THE BOSTON  
GLOBE PROPERTY, 17 ACRES.

WE DON'T KNOW WHAT'S GOING TO  
HAPPEN IF ONE SKYSCRAPER GOES

IN, THEN ANOTHER ONE CAN GO IN  
AND ANOTHER ONE AND ANOTHER AND  
ANOTHER ONE.

WE DON'T WANT TO BE NEW YORK  
CITY.

WE ARE BOSTON AND WE LIKE IT  
THAT WAY.

SO YES, I CAN SEE THE BENEFITS  
AND I THINK THAT YES, WE DO NEED  
TO TAKE RESPONSIBILITY FOR  
CREATING OUR OWN FUNDS FOR OUR  
OWN PARKS, OUR OWN JOBS AND OUR  
OWN PEOPLE.

BUT I THINK WE HAVE TO BE VERY  
CAREFUL ABOUT HOW WE DO IT.

THANK YOU.

>> THANK YOU FOR BEING BRIEF.  
WELCOME ANDY, ON ARE YOU DOING.

>> GREAT, THANKS.

THANK YOU, MR. CHAIRMAN AND  
THANK YOU FOR EVERYBODY, MEMBERS  
OF THE CAMP, BOTH FOR YOUR TIME,  
FOR THE OPPORTUNITY TO SPEAK.  
BUT ALSO FOR YOUR LEADERSHIP AND  
YOUR SERVICE.

WHO COULD EVER SAY THAT PUBLIC  
SERVICE WAS A THANKLESS JOB.  
SO BY BACKGROUND, I'M ANDY --  
I'M PRESIDENT CO-MANAGERRING  
PARTNER OF TBRE NEW ENGLAND.  
IT'S A FORTUNE 500 COMMERCIAL  
REAL ESTATE ADVISORS AND LEADING  
ADVISORS TO COMPANIES AROUND THE  
WORLD.

WE'VE HAD GOOD FORTUNATE OF  
ASSISTING GREAT COMPANIES HERE  
IN BOSS TAN LIKE VERTEX  
PHARMACEUTICALS, PBWC AND MOST  
RECENTLY GE IN THEIR HEAD  
QUARTER RELOCATIONS.  
TWO LESS OWNS WE'VE LEARNED FROM  
THOSE ASSIGNMENTS.

NUMBER ONE OVER A MILLION SQUARE  
FEET OF COMPANIES HAVE MOVED  
FROM DOWNTOWN BOSTON TO THE  
SEAPORT JUST WITHIN THE LAST  
THREE YEARS.

A MILLION SQUARE FEET OF  
COMPANIES.

NUMBER TWO, ALL OF OUR GREAT  
COMPANIES CALL BOSTON HOME ARE  
BEING CALLED ON BY CITIES AND  
STATES AROUND THE NATION TRYING  
TO FIGURE OUT HOW TO CREATE

DYNAMIC LOCATIONS FOR THEM TO  
MOVE TO.  
SO WE'RE AT A PIVOTAL TIME FOR  
BOSTON.  
THE CHOICE HAS NEVER BEEN  
CLEARER.  
IF THE CITY MAINTAINS A  
COMPLACENT POSITION THAT WE'VE  
ACHIEVED WHAT WE NEED TO ACHIEVE  
TO BE AN ECONOMICALLY VITAL  
CITY, WE WILL LOSE IT AS WE  
BECOME THE BEST OF BOSTON.  
A DRIVING NEED TO BE AUNT PURE,  
PROGRESSIVE, ENTREPRENEURIALY  
PROGRESSIVE.  
THE CENTERS OF EXCELLENCE  
WHETHER IT'S LONG WOOD MEDICAL  
AREA, THE MIRACLE MILE THAT WE  
CALL KINDLE SQUARE OR THE  
FINANCIAL SERVICES THAT ARE  
HEADQUARTERED HERE DOWNTOWN,  
THEY HAVE THE CONTINUED ABILITY  
TO ATTRACT, REKREUT AND MAINTAIN  
THE BEST AND THE BRIGHTEST.  
THE SQUARE TOWER HAS BECOME A  
POLARIZING ISSUE FOR THE WRONG  
REASONS.  
HEIGHTENED SHADOWS.  
INSTEAD IT SHOULD BE VIEWED AS  
THE PROJECT THAT SETS THE  
STANDARD FOR THE NEXT GENERATION  
OF MISUSED PROJECTS IN BOSTON  
THAT ARE NECESSARY FOR THE  
CONTINUED HEALTH OF OUR GREAT  
CITY.  
THE DEBATE SHOULD BE WHAT IS  
WINTHROP GREAT TO GO TO ENHANCE  
THE CITY THAT IS BOSTON AND AT  
THE CORE SHOULD BE THINGS LIKE  
ECONOMIC VIABILITY, COMMUNITY  
IMPACT AND SUSTAINABLE  
DEVELOPMENT STRATEGY.  
JUST AS IMPORTANTLY, WHAT IS THE  
PROJECT GOING TO CONTRIBUTE TO  
THOSE COMPONENTS OF OUR  
COMMUNITY THAT HAVE BEEN LEFT  
BEHIND IN THE LATEST CYCLE.  
ACROSS THE UNITED STATES, THERE  
ARE CITIES THAT, THERE ARE  
STORIES OF CITIES THAT LOST  
MOMENTUM, LOST THEIR COMPETITIVE  
EDGE WHEN THEY NO LONGER  
CHALLENGED THEMSELVES TO BE  
PROGRESSIVE, TO GROW AND EVOLVE

IN ORDER TO REMAIN ECONOMICALLY  
VITAL.  
HARTFORD, CONNECTICUT AND  
DETROIT, MICHIGAN ARE TWO SUCH  
CITIES THAT BECAME COMPLACENT  
AND TOOK ARE FOR GRANTED THEIR  
ENGINES OF GROWTH AND MANY ARGUE  
THEY WILL NEVER RETURN TO THEIR  
ONE POSITION OF GREATNESS.  
IT PRIDES ITSELF ON INVENTION,  
OUR GREATEST INVENTION IS THE  
CITY OF BOSTON AND WE NEED TO  
TAKE STEPS TO CHALLENGE OURSELF  
AND CONTINUE TO INVEST, TO MORPH  
AND CHANGE IN WAY THAT  
CONSISTENTLY PUSHES OUR GREAT  
CITY FORWARD AND BRINGS ALL OF  
THE COMMUNITIES SERVING BOSTON  
ALONG FOR THE RIDE.  
IT'S ABUNDANTLY CLEAR THE WINTER  
SQUARE WOULD SUGGEST THAT THEY  
SHOULD MOVE FORWARD AND THE  
IMPACT ON THE CITY WILL BE  
RECOGNIZED TO COME.  
AS THE PRESIDENT OF THE TBRE NEW  
ENGLAND AND ONE OF THE LARGEST  
EMPLOYEES IN DOWNTOWN CROSSING I  
CAN SAY FIRSHTHAND THE SQUARE IS  
ESSENTIAL TO THE REVITALIZATION  
DOWNTOWN AND WITH ITS SUCCESS WE  
WILL EFFECTIVE CONTINUE TO DRAW  
BACK TO THE CITY SQUARE.  
AGAIN THANK YOU FOR YOUR TIME  
TONIGHT AND WE APPRECIATE YOUR  
SUPPORT.  
>> THANK YOU ANDY.  
[APPLAUSE]  
>> COUNCILOR LENIHAN, COUNCILORS  
MY NAME IS STEVEN JEFFRIES I'M A  
LIFE LONG RESIDENT OF BEACON  
HILL, 54 RESIDENT OF 12 --  
STREET IN BOSTON, MASSACHUSETTS.  
I RISE TO OPPOSE THIS PROJECT  
NOT BECAUSE I'M OPPOSED TO THE  
PROJECT BUT I'M OPPOSED TO THE  
PUBLIC PROCESS THAT'S GOTTEN  
THIS TO THE POINT WHERE WE'RE  
CONSIDERING A HOME RULE PETITION  
ON A VERY PREMATURE BASIS.  
THE PROPOSED CITY BUDGET FOR  
2017 IS THREE DECIMAL 14 BEGIN  
DOLLARS.  
THE PROPOSED CAPITAL BUDGET IS  
2.0 BILLION DOLLARS.

THAT MEANS YOU'RE BEING ASKED FOR A CONTRIBUTION TO YOUR CITY BUDGET OF 4 PHIL 873% ON ONLY OPERATING BASIS OR -- ON A COMBINED BASIS SINCE URACELLING A CITY ASSET TO MAKE THE CITY THE LEAD PLAINTIFF IN CHANGING STATE LAW FOR THE BENEFIT OF A SINGLE PARTY.

THAT IS VERY BAD PUBLIC POLICY. AND YOU SHOULDN'T DO IT.

WE DON'T KNOW THE FINAL DETAILS OF THIS BUILDING.

WE DON'T KNOW BFAA IS HAPPY WITH THE PROND HEIGHT EVEN IF THE REST OF US AREN'T.

AND I SUBMIT TO YOU THAT A HOME RULE PETITION PRIOR TO THOSE FACTS IS PREMATURE.

THANK YOU.

>> THANK YOU.

>> MY NAME IS SHAWNA -- SMITH.

I WILL SUBMIT MY NOTES BUT I WOULD LIKE TO MAKE THREE POINTS. FIRST OF ALL, I AM A LANDSCAPE ARCHITECTURE FIRM, A SMALL WOMEN-OWNED CERTIFIED AS A WBE AND A DBE IN MASSACHUSETTS. I AM VERY PLEASED AND HONORED TO BE SELECTED AS THE LANDSCAPE ARCHITECT FOR THE WINTHROP SQUARE PROJECT, WHICH TESTIMONY TO MILLENNIUM'S COMMITMENT TO WOMEN-OWNED BUSINESSES.

THAT'S POINT NUMBER ONE.

POINT NUMBER TWO AFTER MY REVIEW AS A LANDSCAPE ARCHITECT OF THE STUDIES, THE SHADOW STUDIES PREPARED BY THE TEAM YOU'VE SEEN TODAY IN BRIEF.

I WOULD ENCOURAGE YOU TO LOOK AT THE ANIMATION IN MORE DETAIL. THE AREAS THAT CURRENTLY RECEIVE FULL SUN DURING THE GROWING SEASON WILL CONTINUE TO RECEIVE FULL SUN DURING THE GROWING SEASON.

MEANING THAT I STRONGABLY BELIEVE THAT THERE IS NO NEGATIVE SIGNIFICANT NEGATIVE IMPACT CAUSED BY THE SHADOWS TO THE TREES WITHIN THE COMMONS.

THAT'S NUMBER TWO.

POINT NUMBER THREE BEING WELL I

BELIEVE THERE'S NO NEGATIVE  
IMPACT TO THE HEALTH OF THE  
TREES IN THE COMMONS.  
I BELIEVE THERE'S SIGNIFICANT  
POSITIVE IMPACT TO THE HEALTH OF  
WINTHROP SQUARE AND DOWNTOWN  
CROSSING IN TERMS OF THE  
FINANCIAL DISTRICT, IN TERMS OF  
THE ECONOMICS, THE LIVEABILITY,  
THE VIBRANCY AND THE ENJOYMENT  
OF THE AREA.

THANK YOU.

>> THANK YOU VERY MUCH FOR YOUR  
TESTIMONY.

>> I'M SARAH FREEMAN, JAMAICA  
PLAINS.

AND I WISH THERE WAS A PODIUM IN  
A THIRD LOCATION BECAUSE I'M  
VERY SAD AND FRUSTRATED BEYOND  
WORDS TO BE PUT IN THIS  
POSITION.

I LOVE FRANKLIN PARK.

I LOVE THE COMMON.

I DON'T WANT TO SEE ONE BENEFIT  
AND THE OTHER SAYING WAIT NO.  
THE BOSTON BRA, BPBA SHOULD NOT  
HAVE PUT US IN THIS POSITION  
WHEN THEY REALIZED THERE WAS A  
CONFLICT WITH THE LEGISLATION.  
THEY SHOULD HAVE STOPPED BEFORE  
DANGLING THE MONEY AND HAVING  
PEOPLE FALL IN LOVE WITH THE  
IDEA AND SAY WE HAVE TO FIGURE  
THIS OUT.

THE DEVELOPER HAS DONE GOOD WORK  
IN THE CITY.

THIS PROBABLY COULD BE A GOOD  
PRODUCT BUT FOR THEM TO SAY THEY  
WOULDN'T BUILD IT AT THE LEGAL  
SIZE, THERE'S NO ROOM FOR, IT  
SEEMS LIKE NO ROOM FOR  
NEGOTIATION.

IT'S TAKE IT OR LEAVE IT AND OF  
COURSE BY NOW PEOPLE ARE EXCITED  
ABOUT IT.

IT'S A HELIUM BALLOON GOING BY.  
THAT AMOUNT OF MONEY GETS YOUR  
ATTENTION.

I DON'T BLAME ANYONE FOR WANTING  
IT.

I BLAME THE CITY FOR PLUNGING US  
INTO THIS DILEMMA.

IT'S KIND OF NEW INFORMATION,  
THE ONE ENLIGHT UPED THING THAT

CAME OUT IS THAT THE EXISTING  
LEGISLATION MAYBE HAS SOME FLAWS  
THAT WOULD ALLOW EVEN MORE  
SHADOWS IF THAT'S A FASTER.  
I DON'T KNOW WHAT THE ANSWER IS,  
BUT JUST IN TERMS OF AVOIDING  
THIS IN THE FUTURE, YOU REAP  
WHAT YOU SOW.

THEY ARE NOT VERY BELIEVABLE  
WHEN THEY MAKE ANY REGULATION  
AND I'M SORRY IF I'M OFFENDING  
ANYONE PERSONALLY.

YOU JUST SAID THE DIRECTOR IS A  
DECENT HONEST GUY BUT WHEN THEY  
HAVE A PROJECT LIKE 64 AVON DALE  
THAT NEEDS 60 VARIANCES AND HAS  
COME TO OPPOSITION AND IT SAILS  
RIGHT THROUGH WITHOUT A BLINK OF  
AN EYE HOW CAN ANYONE THINK  
THAT'S AN ACCEPTIONS WITH AN  
INDUSTRY LIKE THAT.

I DON'T WANT TO TAKE ANY MORE  
TIME BUT WE NEED A BETTER WAY OF  
DOING BUSINESS.

>> THANK YOU SARAH.

>> THANK YOU REMAINING MEMBERS  
OF COUNCIL.

I'LL TRY TO BE VERY BRIEF.

MY NAME IS LUKE -- I'M A  
SUSTAINABLE DESIGN PROUDLY  
WORKING ON THIS -- EVERYBODY  
KNOWS OUR CITY'S FACED ENORMOUS  
ECONOMIC SOCIAL AND  
ENVIRONMENTAL CHALLENGES.  
AND THE ONLY WAY THAT THEY CAN  
THRIVE IN AN UNCERTAIN FUTURE IS  
TO BE MORE SUSTAINABLE, MORE  
RESILLIENT, MORE INCLUSIVE IN,  
IN A WORD MORE PROSPEROUS.  
THIS PROJECT WILL DELIVER  
EXACTLY THE KIND OF FORWARD  
THINKING THAT CAN MEET THESE  
CHALLENGES HEAD ON.

MILLENNIUM PARTNERS HAVE  
WHOLEHEARTEDLY EMBRACED SUSTAIN  
BILLITY AS A WAY OF DOING  
BUSINESS.

FIRST, THIS PROJECT WILL BE ONE  
OF THE MOST SUSTAINABLE  
DEVELOPMENTS IN THE CITY OF  
BOSTON.

NOT ONLY IS PROJECT TARGETING  
PLATINUM AS YOU HAVE HEARD IT  
AIMS TO BECOME THE LARGEST

PASSIVE HOUSE BUILDING IN THE WORLD WHICH IS ONE OF THE HIGHEST LEVELS OF ENERGY PERFORMANCE AND HUMAN THERMAL COMFORT AVAILABLE IN THE MARKET TODAY.

THE PROJECT IS EXPECTED TO BE CLOSE TO 40% MORE ENERGY EFFICIENT THAN THE NEW MASSACHUSETTS ENERGY CODE WHICH IS ONE OF THE MOST PROGRESSIVE BUILDING CODES IN THE NATION TODAY.

THE PROJECT IS EXPECTED TO SAVE CLOSE TO 1800 OF HARMFUL GREENHOUSE GAS EMISSIONS PER YEAR WHICH IS THE EQUIVALENT OF REMOVING 350 CARS OFF THE ROAD. SECOND, THE PROJECT WILL SERVE AS A MUCH NEEDED DEMONSTRATION ON THE KIND OF SMART SUSTAINABLE DEVELOPMENT LEADERSHIP TO MEET THE CLIMATE CHANGE GOALS.

IT WILL SHOW THE REST OF THE MARKET THAT SUSTAINABLE DEVELOPMENT IS GOOD FOR THE ENVIRONMENT AND GOOD FOR THE ECONOMY.

AND LASTLY AND MOST IMPORTANTLY, THIS PROJECT IS JUST THE BEGINNING.

BY DEMONSTRATING PROGRESSIVE LEADERSHIP.

THIS PROJECT WILL SERVE AS A CATALYST FOR A NEW WAVE ON DOWNTOWN REVITALIZATION. THIS WILL HELP ATTRACT NEW TENANTS AND NEW INNOVATIVE COMPANIES IN THE DOWNTOWN CORE. IT WILL PAVE THE WAY FOR MET FIT ARE RENOVATION PROJECTS.

IT WILL SUPPORT BOSTON POSITION AS A LEADER IN THE NEW GREEN WHICH ECONOMY AND WILL GREAT THOUSANDS OF NEW JOBS AND DELIVER ENORMOUS SOCIO-ECONOMIC BENEFITS.

IN SHORT, THE WINTER SQUARE PROJECT IS VITAL TO THE CONTINUED GROWTH AND PROSPERITY OF BOSTON, AND WE KINDLY ASK FOR YOUR SUPPORT IN MAKING IT A REALITY.

>> THANK YOU FOR YOUR TESTIMONY.



WELCOME.  
HOW ARE YOU DOING.  
>> GOOD.  
SO GOOD EVENING.  
BECAUSE IT IS EVENING BY NOW.  
THANK YOU ALL FOR PUTTING UP  
WITH THIS WITH THE FOLKS HERE.  
MY NAME IS AL -- I'M A RESIDENT  
OF BEACON HILL.  
I HAVE BEEN HERE FOR A QUITE A  
LONG TIME SINCE THE 70'S.  
I WON'T TALK ABOUT WHAT I'M MOST  
DISAPPOINTED ABOUT WHICH IS THE  
PROCESS.  
WE'VE HEARD A LOT ABOUT THAT,  
ABOUT THE BRA.  
I JUST DON'T UNDERSTAND HOW THEY  
WOULD NOT AWARE THAT THERE WAS A  
HEIGHT ISSUE WITH THIS BUILDING  
GOING INTO THIS PROJECT.  
THAT'S JUST, I CAN'T UNDERSTAND  
THAT.  
I CAN'T FATHOM THAT.  
ALL THE OTHER THINGS I'VE BEEN  
HEARING TONIGHT, IT'S REALLY  
VERY TROUBLING THIS PROCESS.  
THE CHALLENGE OF THE THING  
THAT'S NEW I WOULD LIKE TO BRING  
OUT THE CONSIDERATION OF WHETHER  
MORE CONCENTRATION OF PEOPLE  
WHETHER IT'S OFFICE SPACE OR  
LIVEABLE SPACE IN DOWNTOWN IS  
WHAT WE REALLY DESIRE.  
WHETHER IT OUGHT TO BE THAT  
WE'RE DEVELOPING OTHER PARTS OF  
THE CITY OF BOSTON WHERE THE  
PEOPLE, THAT WILL FULFILL THOSE  
JOBS THAT WERE TALKED ABOUT.  
THE THOUSANDS OF INCREMENTAL  
JOBS THAT WILL CAUSE PEOPLE TO  
TRY AND COME INTO THE CITY WHERE  
PUBLIC TRANSPORTATION IS ALREADY  
CRITICALLY STRAINED.  
SO HAVE WE AS A PLANNING  
VEHICLE, A PLANNING STRATEGY  
THOUGHT ABOUT MOVING THOSE JOBS,  
MOVING THE OFFICE SPACE, MOVING  
THE LIVING SPACE, THE  
DEVELOPMENT OF THAT KIND OF  
SPACE INTO OTHER PARTS OF THE  
CITY AS OPPOSED TO DOWNTOWN  
WHERE WE HAVE TO PUT IT UPWARD  
BECAUSE THAT'S THE ONLY WAY TO  
GO, AND GOING UPWARD CASTS A

SHADOW AND TAKES AWAY FROM HERE  
AND GIVES TO THERE.

THANK YOU.

>> THANK YOU VERY MUCH.

AND YOU'RE HEARING THE NOISE OF  
WHY WE ONLY HAVE THE CHAMBER  
UNTIL 6:30.

THEY'LL START BANGING.

WE HAVE TO GO QUICKER BUT MY  
COLLEAGUES WANT TO STAY LONGER  
GIVEN THE LINE AND MOSTLY THE  
SUPPORT FOLKS.

VERY SHORT PERIOD OF TIME I'M  
GOING TO EXIT STAGE LEFT TO A  
PRIOR COMMITMENT.

COUNCILOR ESSAIBI GEORGE AND  
COUNCILOR TIM MCCARTHY WILL HANG  
IN FOR A LITTLE BIT LONGER.

TRY TO RESPECT EACH OTHER AND  
RESPECT THE PROCESS AND BE AS  
QUICK AND SUCCINCT AS POSSIBLE.  
MICHAEL TAYLOR GREAT TO SEE YOU.

>> GREAT TO SEE YOU,

MR. CHAIRMAN.

>> YOU AND TIMMY TRAVEL THE  
SAME --

>> MY NAME IS MICHAEL TAYLOR.

I HAVE THE PRIVILEGE TO SERVE AS  
PRESIDENT OF THE URBAN COLLEGE  
OF BOSTON WHERE 1500 STUDENTS  
STRIVE TO ACHIEVE THEIR ACADEMIC  
AND PERSONAL GOALS.

70 PERCENT PERCENT OF OUR  
STUDENTS MINELY MINORITY ADULT  
WOMEN LIVE IN BOSTON.

MOST OF WHOM LIVE AT OR BELOW  
THE POVERTY LEVEL.

RIGHT TO THE LAST PARAGRAPH IN  
LIGHT OF THE TIMING ISSUE  
TONIGHT.

>> THANK YOU, MICHAEL.

>> VERY FEW OF OUR URBAN COLLEGE  
STUDENTS LIVE OR WORK NEAR THE  
PARKS.

BUT LIKE ALL BOSTONIANS THEY  
TAKE PRIDE AND HAVE A PERSONAL  
SENSE OF OWNERSHIP TO THE BOSTON  
COMMON AND THE PUBLIC GARDEN.

BECAUSE THESE PARKS ARE BOSTON'S  
COLLECTIVE FRONT YARD.

OUR STUDENTS LIVE AND WORK IN  
THE NEIGHBORHOODS THAT WILL  
DIRECTLY BENEFIT THE WINTHROP  
SQUARE DEVELOPMENT TO HAVE LOW

MODERATE INCOME DEVELOP IN  
CHINATOWN, EAST BOSTON SOUTH  
BOSTON ABLE TO WALK AND JOG AND  
HAVE THEIR FAMILIES AND  
THEMSELVES ACCESS TO MEANINGFUL  
AND SUSTAINABLE EMPLOYMENT.  
THERE IS NO DOUBT THAT SOME  
LIMITED SHADOWS WITNESS FALL IN  
THE PARKS THAT'S BEEN DISCUSSED  
A LOT THIS AFTERNOON.  
BUT THE MULTIPLE ADVANTAGES AND  
ONE OF THEM LEFT THERE A FEW  
MINUTES AGO.

MELVIN, I EXPRESSED  
COMPASSIONATELY WHAT IT MEANS TO  
BE ONE OF THOSE ADVANTAGES.  
YOU MULTIPLY THAT BY 5,000  
ADDITIONAL PEOPLE FROM BOSTON,  
YOU'LL SEE THE REAL TRUE  
ADVANTAGE OF THIS PROJECT.  
SO WE BELIEVE THAT THOSE  
ADVANTAGES FAR OUTWEIGH THE  
CONCERNS THAT HAVE BEEN RAISED  
ABOUT SHADOWS TODAY.

I WANT TO THANK YOU FOR THE  
OPPORTUNITY TO EXPRESS OUR --  
FOR THIS HOME RULE PETITION  
TODAY AND I WISH YOU THE VERY  
BEST.

>> THAT'S A SHINING EXAMPLE OF  
THE BEN FRANKLIN INSTITUTE.

>> THANK YOU S.

>> GOOD EVENING COUNCILORS.  
MY NAME IS VICTOR -- I'M 60 YEAR  
RESIDENT OF BOSTON.

THE PAST 24 IN THE NORTH END  
CHAIR OF THE ZONING LICENSING  
AND CONSTRUCTION COMMITTEE OF  
THE NORTH END WATER FRONT  
RESIDENTS ASSOCIATION.

BUT I'M SPEAKING PERSONALLY  
TODAY, ALTHOUGH I'M SURE MY  
COLLEAGUES WOULD SUPPORT WHAT  
I'M ABOUT TO SAY.

I SUPPORT THE DEVELOPER AND I  
OPPOSE THE PROJECT.

I SUPPORT THE DEVELOPER BECAUSE  
THE DEVELOPER IN GOOD FAITH  
RESPONDED TO A REQUEST FOR  
PROPOSAL PREPARED BY BOSTON  
DEVELOPMENT AUTHORITY.

I OPPOSE THE PROJECT BECAUSE OF  
THE IMPROPER SEQUENCING AND SOME  
OTHER DEFECTS IN THE REQUEST FOR

PROPOSALS AT THE BRA PREPARED.  
THE SEQUENCING THAT I ADDRESS IS  
THE CONVERSATION WE'RE HAVING  
TONIGHT, THIS AFTERNOON OR  
OPPORTUNITY SHOULD HAVE TAKEN  
PLACE PRIOR TO THE REQUEST FOR  
PROPOSALS GOING OUT.

WHY?

9 RESULT IS THAT HAVING IT NOW,  
THE DECK IS STACKED.

THAT IS, WE HAVE, HOW COULD ANY  
RIGHT-THINKING PERSON NOT  
SUPPORT \$153 MILLION DOLLARS  
COMING TO THE CITY.

IN THIS CONVERSATION HAD TAKEN  
PLACE PRIOR TO THE REQUEST FOR  
PROPOSAL GOING OUT, WE WOULDN'T  
BE THERE THAT POSITION.

WE WOULDN'T HAVE THOSE TWO  
CONFLICTING PARTS OF THE  
PROBLEM.

A SECOND DEFECT IN THE REQUEST  
PROPOSAL IS THERE WAS NO  
ALTERNATIVE BID ASKED FOR.  
DOES EVERYONE KNOW WHAT AN  
ALTERNATE IS.

THE GENERAL SPECIFICATIONS ASK  
FOR A PRICE FOR X.

AN ALTERNATE IS IF Y IS REMOVED,  
WHAT WOULD YOU BID FOR THAT.

IT WOULD HAVE BEEN VERY SIMPLE  
FOR THE BPDA TO SAY WHAT IS YOUR  
ALTERNATE BID FOR A BUILDING  
THAT DOES NOT REQUIRE  
LEGISLATIVE CHANGES.

NOW, THERE WERE, IS IT FIVE OR  
SIX OTHER BIDDERS, WE DON'T  
KNOW.

MILLENNIUM SAYS THEY'RE NOT  
INTERESTED IN A SMALLER  
BUILDING.

ONE OR MORE OF THE OTHERS MIGHT  
HAVE BEEN AND WE ALL TO KNOW  
WHAT THOSE BIDS MIGHT BE.

SO I WOULD SAY, WHAT DO YOU  
PROPOSE.

I APPROPRIATE THAT MILLENNIUM BE  
ASKED TO COMPLY WITH THE NO  
SHADOW LAW.

WILLIAMS SAYS NO WE WON'T COMPLY  
SO THE CITY OR THE BRA SHOULD  
DISCONTINUE THEIR DESIGNATION.  
WE ADVERTISE FOR BIDS AND DO IT  
WITH AN ALTERNATE SO WE CAN

COMPARE A 725 FOOT TOWER AND  
WHAT THE CITY WOULD GET WITH A  
340 FOOT TOWER AND WHAT THE CITY  
WOULD GET.

SO THAT WE CAN HAVE A DISCUSSION  
BASED ON THOSE FACTORS, NOT THE  
DIRECTION THE DISCUSSION HAS  
TAKEN.

THANK YOU.

>> THANK YOU VERY MUCH.

ANYONE WISHING TO GIVE TESTIMONY  
IN OPPOSITION.

ANYONE WISHING TO OFFER  
TESTIMONY IN SUPPORT, YOU CAN  
CONTINUE TO STILL QUEUE UP OVER  
HERE.

IF YOU HAVE NOT HEARD YOUR NAME  
CALLED.

I WILL EXCUSE MYSELF IN A FEW  
MOMENTS BUT THE HEARING WILL BE  
LEFT WITH COUNCILOR ESSAIBI  
GEORGE AND COUNCILOR MCCARTHY.  
THE INTENTION IS TO HAVE THE  
COMMUNITY REPORT AT SOME POINT  
DRAFTED TOMORROW AND HAVE THE  
MATTER BEFORE THE COUNCIL ON  
WEDNESDAY.

>> DO YOU WANT ME TO COME BACK  
TOMORROW.

>> NO.

>> WE'LL BE HERE TOMORROW.

>> NAME AND AFFILIATION FOR THE  
RECORD.

YOU HAVE THE FLOOR.

>> MY NAME IS ALEX -- AND I WORK  
FOR THE MILLENNIUM.

THIS IS MY FIRST TIME GIVING  
SUCH AN IMPORTANT MOMENT ON SUCH  
AN IMPORTANT MATTER AND I WANT  
TO TALK A LITTLE BIT ABOUT HOW  
MUCH I LOVE WORKING FOR  
MILLENNIUM PARTNERS.

BUT I'M GOING TO MIKE THIS NICE  
AND SHORT BECAUSE WE'VE HAD A  
LOT OF FOLKS WAITING FOR A LONG  
TIME.

WHEN I BEGAN MY INTEREST IN LAW  
MEN ANNUAL PROJECTS I SAW A  
COMPANY THAT TREATED EMPLOYEES  
WITH RESPECT AND DID THEM.

I SAW A COMPANY THAT DIDN'T  
SIMPLY WORK FOR PAYCHECK BUT  
BECAUSE THEY PLEAD WHAT  
MILLENNIUM WAS DOING.

ALL OF THESE WONDERFUL PROJECTS THAT MILLENNIUM HAS DONE, WE'VE SEEN SO MUCH TRANSFER, SO MUCH BECOME GREAT WITHIN THE DOWN DOWN CROSSING AREAS.

ONE OF THE SHAD HOSE WE DON'T TALK ABOUT WAS THE REMOVAL OF THE SHADOW OF THE DON TOWN CROSSING.

IT WAS NOT ALWAYS THE BEST AREA BUT NOW FAMILIES CAN GO THERE WITH NO PROBLEM.

WONDERFUL RESTAURANTS OPENING UP AND MANY THINGS TO DO.

AND THAT'S THE SHADOW I WOULD LIKE TO BE FOCUSED ON.

THANK YOU SO MUCH FOR YOUR TIME I APPRECIATE IT AND I WILL SMITH IT.

[APPLAUSE]

>> LET HER RIP.

>> HELLO COUNCILORS.

THANK YOU FOR YOUR PATIENCE.

FOR THE RECORD, BECAUSE NOT EVERYONE KNOWS WHO I AM, BUT I'M T. MICHAEL THOMAS THE PRESIDENT AND FOUNDER OF THE PEOPLE'S ACADEMY.

I'M HERE TODAY WHY I SUPPORT THIS DEVELOPMENT TEAM BECAUSE I'VE HEARD TESTIMONIES AND I'M NOT GOING TO GET INTO THE SOME TO ME WHAT ARE PERSONAL ATTACKS. I HELPED BUILD THIS CITY AS A KID.

GOING THROUGH THE HUMPHREY CENTER, SOUTH BOSTON, WORKING ON THE WATERFRONT AS A KID IN THE SHEET METAL SHOPS.

I WAS ONE OF THE KIDS GETTING INTO THE UNION.

I BOUGHT MY FIRST HOUSE COMING OUT OF THE UNION IN THE BUILDING TRADE.

I WAS 22 OR 23 YEARS OLD.

I STILL OWN A HOUSE TODAY AND THAT HOUSE TODAY IS A PROGRAM THAT'S HOUSED OUT OF WHAT'S CALLED THE PEOPLE'S ACADEMY WHERE I PAY OUT OF POCKET AND HIRE LOCAL KIDS OVER TEN YEARS I'VE BEEN DOING IT SHEET.

WE'VE GOT ARCHITECTURAL DESIGN AWARDS FOR THE BUILDING TRADE.

I'VE WATCHED THIS CITY GROW AND  
WATCHED EVERY BUILDING IN THIS  
CITY.

WHAT DEVELOPMENT TEAM LIKE THIS  
AND THIS IS WHY I SHORT IT.

WITH ALL THAT WORK I'VE DONE,  
THIS IS THE FIRST DEVELOPMENT  
TEAM THAT HEARD ABOUT PEOPLE'S  
ACADEMY.

I DIDN'T COME HERE BECAUSE I WAS  
ASKED TO.

I CAME HERE BECAUSE I  
VOLUNTEERED.

WHEN I SIT HERE AND PEOPLE ARE  
WORRIED ABOUT A FREAKING SHADOW,  
AND THERE ARE PEOPLE LOOKING FOR  
JOBS TO FEED THEIR SELFS, TO PAY  
THEIR BILLS.

-- I WENT THERE FOR A MEETING  
BECAUSE THESE KIDS ARE LOOKING  
FOR JOBS, A WAY TO MAKE A  
LIVING.

NOT TO DEPEND ON THE SYSTEM.  
YOU TEACH YOUR KID A TRADE, NOT  
EVERY KID IS ALLOCATED FOR  
COLLEGE OR THE MILITARY.  
BUT YOU COULD TEACH THEM A  
TRADE, THEY COULD SURVIVE A  
LIVER TIME.

JUNE 7TH, I WILL BE A DYS  
JUVENILE PROMISE UNSYSTEM DOING  
A WORKSHOP TO SHOW THESE KIDS  
WHEN YOU COME OUT OF HERE, YOU  
DON'T HAVE TO GO BACK TO THE  
STREETS.

WHY?

BECAUSE THE MILLENNIUM  
DEVELOPERS ARE SUPPORTING US OUT  
OF ALL THESE DEVELOPERS THAT  
I'VE SEEN IN THIS CITY, THEY ARE  
THE FIRST ONES THAT STEPPED UP  
AND SAID DO YOU KNOW WHAT, I  
LIKE WHAT YOU'RE DOING.

WE WILL SUPPORT YOU.

WHY?

BECAUSE YOU'RE DOING THE RIGHT  
THING.

IT'S NOT A HANDOUT.

IT'S A WAY TO GIVE A PERSON A  
CHANCE LIKE SOME OF US WHO WERE  
BORN WITH A SILVER SPOON.

IT'S ALL RIGHT TO HAVE FAMILY  
TAKING CARE OF YOU.

BUT DO YOU KNOW WHAT, WHEN YOU

HAVE A GROUP, A DEVELOPMENT  
GROUP THAT SAYS DO YOU KNOW  
WHAT, THESE KIDS DESERVE A  
CHANCE, LET'S GIVE THEM A  
CHANCE.

SO I SUPPORT WHOLEHEARTEDLY,  
FULLY THIS DEVELOPMENT.

GOOD LUCK WITH IT.

I'M THERE FOR YOU.

THANK YOU.

[APPLAUSE]

>> THE LONGER YOU CLAP, THE  
LONGER WE STAY.

SO THAT'S ROLL.

>> GOOD EVENING MY NAME IS  
JESSICA MARTINEZ AND I'M HERE IN  
SUPPORT OF THE PROPOSED  
MILLENNIUM PROJECT.

THREE AND-A-HALF YEARS AGO I WAS  
HIRED AS A -- AT MILLENNIUM  
PLACE.

THE MOMENT I STARTED MA LENGTH  
ANNUAL WELCOMED ME WITH OPEN  
ARMS AND PROVIDED ME WITH THE  
PROPER TRAINING AND RESOURCES TO  
ACHIEVE MY FULL POTENTIAL.

WE HAVE WORK AND DEDICATED --  
AND TODAY I AM PROUD TO SAY THAT  
I AM THE ASSISTANT GENERAL  
MANAGER FOR MILLENNIUM PLACE.

THIS IS MY STORY BUT THERE'S  
ALSO OTHER STORIES IF YOU GET TO  
KNOW OUR STAFF, YOU WILL KNOW  
THAT OUR -- HAS MOVED ON TO  
THE -- MILLENNIUM RECOGNIZES THE  
IMPORTANCE OF OFFERING  
OPPORTUNITY TO EMPLOYEES THAT  
WORK HARD AND AS A RESULT WE ARE  
ABLE TO PERFORM TO OUR FULL  
POTENTIAL.

I'VE BEEN LIVING IN BOSTON FOR  
MORE THAN 25 YEARS.

FOR 19 YEARS, I LIVED IN THE  
BOSTON HOUSING IN MATTAPAN.

I JUST RECENTLY IN DECEMBER I  
WAS ABLE TO BUY MY FIRST HOUSE.

AND IT WAS ALL THANK YOU TO  
MILLENNIUM PLACE THAT PROVIDED  
ME WITH BENEFITS AND THE  
RESOURCES TO BE ABLE TO DO THIS  
AND MOVE ON UNTIL BETTER THINGS  
FOR MYSELF.

I SUPPORT THE HOME GROUP --  
ECONOMIC DRIVERS TO MOVE



FORWARD.

THANK YOU.

[APPLAUSE]

>> THANK YOU, JESSICA.

>> I'M SANDY BAILEY, I'M VICE  
PRESIDENT OF THE BOARD OF THE  
FRANKLIN PARK COALITION.

THANKS FOR HEARING US TODAY.

THIS PROJECT IS A WIN/WIN.

THIS PROJECT'S NOT ONLY A  
GIGANTIC WINDFALL OF CASH FOR  
THE PEOPLE OF BOSTON BUT IT  
RETIRES THE SHADOW BANK WHICH  
WOULD OTHERWISE BE USED BY  
PRIVATE DEVELOPERS AND PEOPLE OF  
BOSTON WILL NOT GET A PENNY.  
IT IS IMPORTANT.

THE CITY STANDS TO RAPE A  
HUNDRED PERCENT OF THE PROFIT BY  
SELLING -- WE REMEMBER THE  
DOWNTURN IN 2008 WHEN VALUES  
CRASHED.

WE KNOW BUILDING BOONS NEVER  
LAST FOREVER.

THE CITY HAS A DUTY TO GET THE  
MOST IT CAN OUT OF THE STALE  
SALE OF OUR PUBLIC PRIVATE.  
MUCH OF THE VALUE IS IN THE  
TIMING OF ITS SALE AND THE  
HEIGHT OF IT AND THE CITY SHOULD  
USE BOTH OF THOSE ELEMENTS TO  
THE BEST ADVANTAGE FOR THE  
PEOPLE OF BOSTON.

THERE WERE CONCERNS RAISED ABOUT  
THE PROCESS, AND OF COURSE  
PROCESS ISSUES ARE IMPORTANT.  
IF REAL FLAWS ARE FOUND, THEY  
SHOULD BE CORRECTED GOING  
FORWARD.

BUT I SINCERELY HOPE THE  
COUNCILORS DON'T THROW THE BABY  
OUT WITH THAT BATH WATER.  
PROCESS SHOULD NOT BE USED TO  
DERAIL A VERY LONG CONSIDERED  
PROJECT TO BENEFIT THE PEOPLE IN  
BOSTON SO MANY WAYS.

IT SHOULD BE APPROVED WITHOUT  
DELAY.

THE PRECEDENT ISSUE THAT KEEPS  
COMING UP.

I PERSONALLY HAVE FAR MORE FAITH  
IN THIS COUNCIL AND OUR STATE  
LEGISLATORS.

ANY POSSIBLE FUTURE REQUEST TO

CHANGE THE SHADOW LAWS WOULD BE FROM PRIVATE DEVELOPERS AND WOULD FAIL BECAUSE A, THE SHADOW BANK WOULD BE GONE AND B, A PRIVATE PARTY'S REQUEST WOULD LACK THE PUBLIC'S INTEREST. CHANGE TO OUR LAWS REQUIRES. I BELIEVE OUR REPRESENTATIVES CAN TELL THE DIFFERENCE BETWEEN THE HUGE PUBLIC GOOD THAT WE HAVE HERE AND PROFIT INTERESTS.

AND PRIVATE INTERESTS. LATE 19TH CENTURY ABSOLUTELY BREATHTAKING INVESTMENT IN THE FUTURE WHEN THEY BUILT 69 -- FRANKLIN PARK ALONE COST AROUND \$2 MILLION WHICH WOULD BE 47 MILLION TODAY.

THE PARK WAS NAMED FOR BEN FRANKLIN BECAUSE HIS ESTATE WAS GOING TO COVER THOSE COSTS BUT HIS HEIRS TIED IT UP IN COURT AND THAT NEVER HAPPENED. SINCE THEN THE STORY HAS BEEN MUCH THE SAME.

THE BIG AT THE END OF THE EMRULE NECKLACE HAS BEEN PROMISED BUT RARELY MATERIALIZES.

WE HAVE NO BIG DONORS OR TRUST FUNDS LIKE OTHER PARKS. FRANKLIN PARK IS TRULY A VIBRANT AND MULTICULTURAL PART OF THE CITY BUT THE PARK AND ITS SURROUNDING COMMUNITIES HAVE BEEN NEGLECTED AND DESERVE PART BETTER THAN WE'VE GOTTEN OVER THE DECADES.

THE NEED IS GREATER NOW THAN EVER AS WE PREPARE OUR NEIGHBORHOOD FOR THE EFFECTS OF CLIMATE CHANGE.

I HOPE THE COUNCIL WILL BE AS BROSTLED AND VISIONARY AS THE FOLKS WHO BUILT THE PARK SYSTEM MORE THAN A CENTURY AGO, SEES THIS CHANCE TO MAKE GAME CHANGING INVESTMENTS IN FRANKLIN PARK, OTHER PARKS OF THE EMERALD NECKLACE AND?

PUBLIC HOUSING. THIS PROJECT DOES ALL THAT AND ALSO PROTECTS AGAINST FUTURE SHADOWS ON OUR HISTORIC DOWNTOWN PARKS BY RETIRING THE SHADOW

BANK.

WE TRULY HAVE A ONCE IN A LIFE  
TIME OPPORTUNITY TO GET HUGE  
VALUE OUT OF CITY-OWNED DOWNTOWN  
PROPERTY WHILE PROTECTING OUR  
DOWNTOWN PARKS.

WE NEED TO TAKE THAT BENEFIT NOW  
AND NOT ENGAGE IN FURTHER  
PROCESS AND DELAY.

PLEASE DO NOT TURN THIS PROJECT  
INTO A POLITICAL FOOTBALL.

THE PEOPLE OF THE CITY DESERVE  
ACTION.

I STRONGLY URGE YOU TO APPROVE  
THIS PROJECT AND ITS MERITS AND  
MAKE HEY NOW WHILE THE SUN IS  
SHINING.

THANK YOU.

>> THANK YOU SANDY.

[APPLAUSE]

>> IF WE HAVE SOME OF YOU GO  
OVER THERE WE MIGHT GO A LITTLE  
QUICKER TOO.

THERE DOESN'T SEEM TO BE ANYMORE  
UP SESSION.

I'M GOING THAT GUY TO PUT  
EVERYBODY ON THE CLOCK BUT  
THERE'S ABOUT 15 PEOPLE ONE  
MILLION A WHACK, 15 MINUTES AND  
WE'RE GONE.

THAT'S GOOD EDUCATION RIGHT  
THERE.

OKAY, READY TO GO.

>> MY NAME IS JORGE -- I LIVE IN  
BOSTON FOR 25 YEARS.

SINCE 2013 I WAS HIRED AT THE  
MILLENNIUM PLACE AS A  
HOUSEKEEPER.

I WAS SO GRATEFUL FOR THE  
OPPORTUNITY THAT A WORKER HAVE  
EACH AND EVERY DAY.

2016, I WAS OFFERED TO PROMOTION  
TO BECOME TO THE DIRECTOR OF THE  
HOUSEKEEPING AT THE MILLENNIUM  
TOWERS.

I AM NOW THE -- GROUP OF 15  
EMPLOYEES AND TAKE THE GREAT  
PRIDE ON THE WORK OF MY TEAM.

I AM -- FOR THE OPPORTUNITY NOT  
ONLY BEAUTIFUL BUILDING BUT ARE  
RUNNING PROFESSIONALLY BUT THEY  
GIVE INDIVIDUALS LIKE MYSELF  
OPPORTUNITY THAT IT IS FOR BOAST  
REASONS THAT THE SUPPORT AT 115

WINTHROP.

I WOULD BE SO APPRECIATIVE FOR OTHERS TO FIND EMPLOYMENT AND SAW OF POSSIBILITY THAT THEY CAN GET ANOTHER JOB.

I WANT TO ADD SOMETHING ELSE. I HEAR EVERYBODY TALK ABOUT THEY CONCERN ABOUT THE SHADOW. LET THEM CONSIDER HOW MANY PEOPLE IN THE TREAT THEY LOOK AT FOR THE JOB.

SO WE HAVE TO WORK TOGETHER. WHEN WE WORK TOGETHER, WE CAN MAKE BOSTON BEAUTIFUL. WE CAN, WE CAN ASK TO WORK TOGETHER AND WE CAN SEE HOW MUCH BETTER FOR PEOPLE.

PEOPLE CONCERNED ABOUT THE SHADOW, TONIGHT HOW MANY PEOPLE GO BY THEIR OWN HOME -- WE HAVE TO CONCERN ABOUT PEOPLE AND THE STREET THEY'RE LOOKING FOR THE JOB.

THANK YOU.

[APPLAUSE]

>> MY NAME'S DEBRA -- I'M A DEACON HILL RESIDENT AS WELL AS AN OWNER AND A BOSTON BASED WOMEN OWNED FIRM MITCH ENGINEERING.

WE'RE VERY HAPPY TO BE PART OF THIS PROJECT AND HELPING MILLENNIUM PARTNERS WITH THE NEW BUILDING AND HELPING TO E VITALIZE THIS AREA AS WELL AS OTHER MONEYS THAT GO TO OTHER PROJECTS WITHIN THE CITY OF BOSTON.

THANK YOU VERY MUCH FOR YOUR TIME AND WE SUPPORT THE PROJECT.

>> THANK YOU, DEBRA.

[APPLAUSE]

>> THAT'S HOW IT'S DONE RIGHT THERE.

>> MY NAME IS KAREN -- I'M THE PRESIDENT AND CEO OF ST. FRANCIS HOUSE WE'RELY KOITD AT 3948 BOYLSTON STREET.

YOU KNOW THE KIND OF WORK WE DO WE'RE PROVIDING FOR THE CITY'S CORE SUPPORT.

AND I'M HERE TO STRONGLY SUPPORT THE PROJECT BECAUSE I HAVE SEEN WHAT MILLENNIUM PARTNERS HAVE

DONE IN 9 DOWNTOWN BOSTON AREA.  
WE TALK AN AWFUL LOT ABOUT  
SHADOWS ON THE PARKS.  
WELL I'M GOING TO TELL YOU, A  
HOMELESS PERSON SLEEPING IN THE  
PARK BECAUSE THEY CAN'T AFFORD A  
PLACE TO LIVE KILLS A HECK OF A  
LOT MORE GRASS THAN THAT KIND OF  
SHADOW WOULD DO.  
THE BENEFITS THAT THIS PROJECT  
IS GOING TO BRING TO THE VERY  
PEOPLE THAT I CARE THE MOST  
ABOUT WHICH ARE -- THE MOST  
ABOUT WHICH ARE THE CITIZENS OF  
BOSTON WHO LOST THEIR HOMES  
BECAUSE THEY CAN'T AFFORD THEM,  
WHO CAN'T FIND JOBS.  
THIS IS WHAT VALUE'S GOING TO  
BRING.  
I CAN TELL YOU THIS IS NOT JUST  
A DEVELOPER WHO COMES TO THIS  
AND BUYS AND PROPERTY IS GONE.  
I REMEMBER STANDING 15 YEARS AGO  
ON THE CORNER OF WASHINGTON AND  
BOYLSTON STREET WITH JOE LARKEN  
WENT THIS WAS JUST A PARKING  
LOT.  
TELLING ME HE HAD A VISION FOR  
WHAT THIS WAS GOING TO BE.  
I CAN TELL YOU TODAY THAT VISION  
IS HAPPENING.  
WE'VE GOT MOTHERS PUSHING KIDS  
IN STROLLERS, WALKING DOGS.  
WE'VE GOT AFFORDABLE HOUSING  
THAT'S BEING CREATED RIGHT IN  
THE NEIGHBORHOOD.  
PEOPLE HAVE BEEN TALKING ABOUT  
PITTING NEIGHBOR AGAINST  
NEIGHBOR.  
THIS IS THE CITY'S  
RESPONSIBILITY TO REJECT THE  
HIGHEST AND BEST USE FOR ITS  
PEOPLE AND THAT IS WHAT THIS IS  
ALL ABOUT AT THE END OF THE DAY,  
GETTING THE BEST IT CAN FOR THE  
CITIZENS OF BOSTON.  
AND I KNOW MILLENNIUM CAN DO IT.  
I'VE SEEN THE TRANSFORMATION.  
THEY ARE REPUTABLE AND HAVE  
GREAT CHARACTER.  
PEOPLE WHO ARE -- ARE WRONG.  
>> THANK YOU FOR THE WORK YOU'VE  
DONE.  
>> AGAIN MY NAME IS -- DIRECTOR

AND PARTNER ON THE CBRE NEW ENGLAND.

AS MY CLEARLY ANDY ALLUDED TO EARLIER WE'RE A FIRM THAT REPRESENTS OWNERS AND ONERS NOT JUST IN THE CITY AND THE REGION BUT AROUND THE WORLD.

SO WE SEE FIRSTHAND EVERY DAY THE IMPORTANCE OF VIBRANT INNOVATIVE WORK PLACES AND BUILDINGS THAT PART ENCOMPASSES IS CREATED AT LINCOLN SQUARE. THE REASON WHY BOSTON IS A REAL CLASS CITY NOT ONLY DO WE HAVE THE TALENT BUT WE HAVE INNOVATIVE AND PROGRESSIVE DESIGNERS AND DEVELOPERS LIKE MA LENGTH YUM.

ANOTHER PART OF MY ROLE IS ON THE CIVIC FRONT.

I'M ON THE BOARD OF CITY AND STATE COMMITTEES HELPING TO PROMOTE BOSTON AND MASSACHUSETTS ATTRACT COMPANIES AND DEVELOPMENT IN THE REGION.

THERE'S NO QUESTION MILLENNIUM PARTNERS ARE GREAT STEWARDS NOT JUST OF THE CITY AND YOU CAN LOOK JUST DOWN WASHINGTON STREET TO SEE EXAMPLES OF THAT AS OTHER PEOPLE HAVE ALLUDED TO TODAY. FINALLY THE OTHER PART OF MY CIVIC DUTIES ARE JUST CHAIRING AND REALLY LEADING SOME EFFORTS TO IMPROVE DIVERSITY IN BOSTON. PARTICULARLY IN THE REAL ESTATE INDUSTRY.

AND AS WAS ALLUDED TO EARLIER TODAY, IT'S A CHALLENGE AND IT'S NOT AN EASY PROBLEM TO SOLVE. BUT I CAN SAY THAT MILLENNIUM PARTNERS IS BEING VERY INNOVATIVE, VERY PROACTIVE WHICH IS DIFFERENT THAN WHAT'S HAPPENED IN THE MOST. SO WITH THAT, I GIVE THEM MY SUPPORT.

THANK YOU.

>> THANK YOU VERY MUCH.

>> GOOD EVENING, THANK YOU VERY MUCH FOR YOUR STAYING POWER HERE.

I'M JACK SPUR.

I AM VICE CHAIRMAN OF AW PERRY

INK AND -- ENAND I'M CHAIRMAN OF THE  
DOWNTOWN IMPROVEMENT DISTRICT.  
I'M SPEAKING IN FAVORITE OF THE  
PROJECT.

MUCH WHAT I WANTED TO SAY HAVE  
BEEN SAID SO I'LL TURN IN MY  
WRITTEN TESTIMONY.

I CAN TELL YOU WE'VE DONE  
BUSINESS FOR 30 PLUS YEARS IN  
THIS CITY.

WE'RE SENSITIVE TO THE CITY'S  
HISTORY.

WE'VE DONE HISTORIC PRESERVATION  
PROJECTS AND I VIEW THIS VERY  
SERIOUSLY.

THE DOWNTOWN BID HAS BEEN A  
MAJOR FORCE IN RESTORING  
DOWNTOWN BOSTON, AND I THINK  
I'VE HEARD JOE LARKEN FROM  
MILLENNIUM SAY HE MIGHT NOT HAVE  
DONE THAT TOWER PROJECT WITHOUT  
THE BID SEA I'VE GOT TO PUT IN A  
PLUG FOR THE BID.

ALSO -- DIRECTLY OWN THE  
BUILDINGS ACROSS THE SQUARE.  
WE OWN 20 WINTHROP SQUARE WE OWN  
77 AND 85 FRANKLIN STREET.

I KNOW WHAT THE IMPACT'S GOING  
TO BE FROM CONSTRUCTION  
STANDPOINT BUT I THINK IT'S  
GOING TO HAVE A VERY BENEFICIAL  
EFFECT ON WINTHROP SQUARE AREA  
AND DOWNTOWN IN GENERAL.

THE ONE QUALIFICATION THAT I'VE  
HAD, WE ACTUALLY SMITH A LETTER  
TO THE IAG AND WE REALLY WANT TO  
ENCOURAGE MILLENNIUM AND THE  
BPBA TO WORK COOPERATIVELY WITH  
A ABUTTERS LIKE US AND THE BID  
AND I KNOW THEY'LL DO THAT.

WITH THAT SAID, I GIVE MY  
ENDORSEMENT TO THE PROJECT.

>> THANK YOU JACK.

>> GOOD EVENING AND THANK YOU  
FOR YOUR FERONS.

I'LL BE IS HE BRIEF.

MY JAIL IS OH -- I'M THE  
BUSINESS MANAGER OF --  
THROUGHOUT BOSTON WE REPRESENT  
10,000 MEN AND WOMEN IN THE CITY  
WHO GET EQUAL PAY WHICH IS VERY  
UNIQUE.

I WOULD JUST LIKE TO SAY THAT  
MILLENNIUM PARTNERS AND THE

CARPENTERS UNION HAVE A GREAT  
RELATIONSHIP.  
SECOND TO NONE OUT THERE ON THE  
PREVIOUS PROJECT THAT I WORK ON  
AND 79 -- JOB, THE CARPETS UNION  
WE REACHED THE BRG GOALS.  
THEY PUT THEIR HEART AND SOUL IN  
MAKING THE PROJECT WORK.  
I THINK THE FORWARD THINKING OF  
THE BUILDING THE SUSTAINABILITY,  
THE CONSTRUCTION METHOD IS VERY  
IMPRESSIVE AND OUR MEMBERS LOOK  
FORWARD TO GOING TO WORK.  
I WOULD LIKE TO SPEAK IN FAVOR  
ON THE PROJECT.  
THANK YOU.

>> THANK YOU JOE.

>> HI, FRANCIS -- 30 YEAR  
RESIDENT BEACON HILL.

ONE COMMENT, IF YOU DON'T HAVE  
SUN YOU CAN'T HAVE SHADOW.  
THE NATIONAL WEATHER SERVICE  
INDICATES BETWEEN MARCH AND  
OCTOBER FOR THE BOSTON COMMON  
AND THE BOSTON GARDEN IS LESS  
THAN 50% SUNNY DAYS.  
ABOUT 49.6% OF THE DAYS WHICH  
YOU CAN ACTUALLY HAVE A SHADOW.  
IF YOU DON'T HAVE SUN YOU DON'T  
HAVE SHADOW.  
GETTING TO THE MONEY PART REAL  
ESTATE TAXES IS \$12 MILLION A  
YEAR WHICH WORKS OUT TO 32,000 A  
DAY.  
WHICH MEANS EVERY THREE DAYS THE  
FUND TIME TEACHER AT THE BOSTON  
PUBLIC SCHOOLS INCLUDING ALL  
BENEFITS PENSION RIGHTS AND  
EVERYTHING ELSE.  
THEREFORE, AT THE END OF A YEAR,  
WHILE THAT BUILDING IS PAYING  
OUT ABOUT 12 MILLION DOLLARS A  
YEAR IN TAXES, THAT WOULD  
PERMANENTLY FUND 100 ADDITIONAL  
TEACHERS IN THE BOSTON PUBLIC  
SCHOOLS, INCLUDING ALL OVERHEAD,  
ALL BENEFITS AND ALL PENSIONS.  
AS PART OF THE BOSTON PUBLIC  
SCHOOLS AND MY DAUGHTER AS WELL  
THAT'S VERY IMPORTANT.  
THE NEXT THING THAT'S BEEN  
BROUGHT UP IS ABOUT THE SIZE.  
I NEVER HEARD COMPLAINTS ABOUT  
THE SIZE NOR THE HEIGHT OF THE



EMPIRE STATE BUILDING.  
BOSTON RESIDENTS I WORK IN NEW  
YORK FOR FIVE OR SIX YEARS.  
I PULLED UP SOME RATIO.  
I CAN GO THROUGH ALL THE NUMBERS  
BUT I DON'T NEED TO DO THAT.  
IT TURN ON IT WHAT MILLENNIUM IS  
PROPOSING TO THIS SITE IS LESS  
THAN 80% USAGE TO THIS SITE  
COMPARED TO ALL THE RATIOS YOU  
WOULD RUN FOR THE EMPIRE STATE  
BELLING.

IT'S 775 FEET IT IS SLIGHT UNDER  
YOUTH STATION OF THE SITE.  
NOW THE ENVIRONMENT ITSELF, THE  
ONLY SUGGESTION I WOULD MAKE TO  
MILLENNIUM THAT THEY KEEP THEM  
ALL OPEN 24/7 RATHER THAN GO TO  
THE EXPENSE OF CLOSING AND  
OPENING IT SO YOU CAN HAVE SOME  
SECURITY PEOPLE THERE.  
LL BEAN THE ONLY REASON THEY'RE  
OPEN 24/ THEY FOUND OUT IT WAS  
LESS EXPENSIVE TO KEEP A  
SECURITY GUARD OR TWO IN THE  
STORE RATHER THAN CLOSE AND OPEN  
IT.

THANK YOU VERY MUCH FOR YOUR  
ATTENTION.

>> THANK YOU FRANCIS.

[APPLAUSE]

>> JOHN NEWHALL BOSTON RESIDENT  
FOR THE PAST EIGHT YEARS.  
A LOT OF PEOPLE HAVE SAID WHAT I  
WANTED TO SAY HERE.  
IT'S REALLY AMAZING TO SEE WHAT  
MILLENNIUM HAS DONE IN THE  
DOWNTOWN CROSSING AREA FOR THE  
PAST DECADE.  
IT'S AN AREA THAT'S BEEN SO LONG  
NEGLECTED BY OTHER DEVELOPERS  
AND THEY HAD BOTH THE FORESIGHT  
AND THEY HAD THE GUTS TO REALLY  
TRY TO TAKE ON THE DOWNTOWN  
CROSSING AREA.  
WHETHER IT'S THE ADDITION OF A  
LOCAL GROCERY STORE THAT YOU  
HAVE TO WALK OUTSIDE IN THE RAIN  
I CAN HOP IN THE RED LEAN GET MY  
GROOSHZ AND -- GROCERIES AND I  
CAN HEAD RIGHT BACK HOME.  
AND THAT'S ALL RIGHT WITH ME  
BECAUSE I DON'T LIKE THE RAIN.  
EXCITING FOR ME AS A RESIDENTS

AND FOR SOMEONE WHO HAS ALSO  
WORKED IN THE DOWNTOWN CROSSING  
AREA IT IS GREAT FOR PEOPLE IN  
THAT AREA.

IT BRINGS EVERYBODY, COMMUTERS  
AND TOURISTS AWE LAKE LIKE.  
CUTTING TO THE END I HONE THE  
CITY WILL CONTINUE TO REVITALIZE  
THIS DISTRICT AS AN AREA THAT  
STILL NEEDS IT AND WE CAN SEE  
THROUGH THE TANGIBLE IMPACT  
BASED ON WHAT'S ALREADY BEEN  
ACCOMPLISHED BY MA LENGTH.

I REALLY HAVE NO DOUBT THAT MA  
LENGTH YUM WITH THEIR IMPECKABLE  
TRACK RECORD WILL MAKE THIS A  
BUILDING THAT ONLY IS A  
AESTHETICALLY PLEASING ORWELL  
COME AND INVITE THE SURROUNDING  
COMMUNITY.

THANK YOU.

>> THANK YOU.

[APPLAUSE]

>> I HAVE TO BE IN -- AT 8:30.  
SO THEN THERE WAS ONE.

THANK YOU.

[APPLAUSE]

>> THANK YOU.

MY NAME IS JOHN --

I'M A FORMER BOSTON PARKING  
LOCATION COMMISSIONER.

I FULLY SUPPORT THE MILLENNIUM  
PROJECT AT WINTHROP SQUARE.  
FROM MY PERSPECTIVE IT'S 32 TOO  
LATE -- IN 1980, WE WERE JUST  
BEGINNING TO HAVE A MAJOR  
CAPITAL INVESTMENT BUDGET FOR  
FRANKLIN PARK AND THE BOSTON  
COMMON.

THE TAX LIMITATION OR THE  
PROPOSITION CAME INTO EFFECT.  
I HAD TO SPEND THE NEXT TO YOU  
YEARS -- PUBLIC EMPLOYEES FULL  
TIME AND PART TIME AND  
ESSENTIALLY ANY FURTHER CANT  
INVESTMENTS FOR BOTH FRANKLIN  
PARK AND BOSTON COMMON FOR THE  
FORESABLE FUTURE.

AND THIS PROPOSAL BY MILLENNIUM  
FOR WINTHROP SQUARE HAS THE  
POTENTIAL TO SIMPLY MAKE UP FOR  
THOSE 32 YEARS OF LACK OF  
ADEQUATE INVESTMENT IN FRANKLIN  
PARK AND IN THE BOSTON COMMON.

IT'S ONE OF THE GREATEST THINGS  
I'VE EVER SEEN AND -- IN THE  
PUBLIC SECTOR.

NOT ONLY FOR THE BENEFITS THAT  
IT HAS FOR BOTH FRANKLIN PARK  
AND FOR THE BOSTON COMMON BUT  
VERY IMPORTANT PUBLIC HOUSING  
DEVELOPMENTS IN CHINATOWN AND  
EAST BOSTON.

FULLY SUPPORT IT AND APPROVE IT.  
THANK YOU.

[APPLAUSE]

>> MY NAME IS MIKE NORTON, SIX  
YEAR RESIDENT OF BOSTON IN  
DORCESTER AND I JUST WANT TO  
MAKE IT CLEAR, IT SEEMS THAT  
BECAUSE EVERY BID WAS OVER THE  
SHADOW LINE DOESN'T SEEM THERE'S  
AN ISSUE WITH THE PROPOSAL,  
SEEMS LIKE THERE IS AN ISSUE  
WITH THE LAW MORE THAN ANYTHING  
THAT NEEDS TO BE ADJUSTED.

I'VE HEARD THAT A LOT OF OF THE  
ISSUES AGAINST THIS WERE THE  
PROCESS, THE GRASS ON THE  
COMMONS, CHERRY TREES THAT HAVE  
BEEN REMOVED EVEN ICE STANDS  
THAT COULD BE HAPPENING IN THE  
WINTER AND THE PRECEDENT IT  
COULD SET FOR THE FUTURE.

IT'S A FAR WORSE PRECEDENTS TO  
SET BY NOT GIVING THE PEOPLE AN  
OPPORTUNITY TO HAVE 3,000 JOBS  
AND \$153 MILLION TO REALLY  
BENEFIT THEM WITH PROGRAMS THEY  
NEED.

I BELIEVE WE SAID EARLIER WE  
DIDN'T WANT TO SELL OUR SOUL FOR  
SUCH A PROJECT BUT I THINK TO  
DENY PEOPLE THAT OPPORTUNITY IS  
DEFINITELY DOING JUST THAT.

THANK YOU.

[APPLAUSE]

>> I CHALLENGE YOU NOT TO CLAP  
BECAUSE WE'VE GOT THIS PING PONG  
MATCH GOING.

>> HI COUNCILOR.

I CAME WITH SEVERAL OTHER  
FRIENDS AND MY WIFE AND IT SEEMS  
LIKE SEVEN HOURS WAS THEIR  
LIMIT.

SO MY NAME IS PATRICK LUCY.

I'VE BEEN A RESIDENT OF  
MASSACHUSETTS FOR 30 YEARS.

BEACON HILL AND BACK BAY  
RESIDENT FOR THE LAST 12.  
MY WIFE AND I RECENTLY PURCHASED  
A NEW HOME IN BACK BAY FIVE  
YEARS AGO.

AND HAVE COMMITTED TO WORKING  
AND LIVING IN THE CITY FOR OUR  
FUTURE.

WE'RE ALSO RAISING A ONE YEAR  
OLD SON AND FUTURE FAMILIAR LEE  
IN THE CITY AS WELL.

BEING ONLY A FEW MILES FROM  
HERE, WE USE THE COMMON AND THE  
GARDENS AND ALL THE OTHER CITY  
FACILITIES EACH AND EVERY DAY.  
AFTER READING AND DOING SOME  
RESEARCH ON THIS SUBJECT FOR THE  
PAST SEVERAL MONTHS, AND SITTING  
HERE FOR THE PAST SEVERAL HOURS,  
WE FEEL, MEANING MY FAMILY AND I  
AND THE FRIENDS THAT I CAME  
WITH, THE ECONOMIC BENEFITS  
SUBSTANTIALLY OUTWEIGH THE  
SHADOW CONCERNS.

AND I KNOW THAT I REPRESENT  
NUMEROUS YOUNG BACK BAY FAMILIES  
IN STATING THAT OUR FAMILY  
WHOLLY SUPPORTS BOTH MILLENNIUM  
PARTNERS AND THE WINTHROP SQUARE  
DEVELOPMENT IN MOVING FORWARD.  
THANK YOU.

>> THANK YOU FOR BEING HERE MY  
NAME IS -- AND I WORK FOR -- ME  
AND MY COLLEAGUES EXPRESS THE  
SENTIMENT AND SUPPORT OF THE  
PROJECT WHICH I AM AND SUPPORT  
OF I THINK THIS PROJECT IS VERY  
UNIQUE IN THAT IT COULD SERVE AS  
A CATALYST IN LOCAL DEVELOPMENT.  
I THINK IT WORKS HAND IN HAND  
WITH THE CITY'S DEVELOPMENT  
EFFORTS.

SECONDLY I'M A RESIDENTS OF EAST  
BOSTON.

OF MY NEIGHBORS ARE AFFECTED BY  
AFFORDABLE HOUSING.  
OF THEM ARE IMMIGRANTS FAMILIES  
WHO ARE NEW TO THE U.S. AND THEY  
IMMIGRATE TO EAST BOSTON IN  
PARTICULAR.

I CAN SAY THAT THE EARMARK FOR  
EAST BOSTON WILL BE GREATLY  
UTILIZED HEAVILY.  
SO THANK YOU.

[APPLAUSE]

>> MY NAME IS MICHAEL -- I'M A BOARD MEMBER AND OFFICER OF THE -- COALITION.

ALSO A PROUD ROXBURY RESIDENT FOR ALMOST A DECADE NOW.

I LIVE RIGHT DOWN THE STREET FROM COUNCILOR JACKSON.

FRANKLIN PARK AND ALL 527 ACRES NEARLY A QUARTER OF THE ENTIRE BOSTON PARK SYSTEM PLAYS A VITAL ROLE IN THE SURROUNDING COMMUNITY FOR THEIR HEALTH AND THEIR ENJOYMENT -- IN THE SHADOW BANK ALONG WITH SHADOW PROTECTIONS, IT'S FRANKLIN PARK THAT'S LIVED IN PERPETUITY FOR NEARLY A CENTURY, UNDER FUNDED NEGLECTED AND LEFT TO DECAY IN THE SHADOWS.

COUNCILOR CAMPBELL TALKED TODAY ABOUT EQUITY, OTHERS CALLED THE COMMON THE HEART OF BOSTON OR ITS CENTRAL PARK, WITH ALL DUE RESPECT FRANKLIN PARK ROUGHLY CARRIES BOTH THOSE -- IT REPAVES CRUMBLING PATHWAYS THAT HAVE NOT BEEN REBUILT IN 40 YEARS.

THE PARKS DEPARTMENT DRIVES ON IT EVERY DAY TO TAKE CARE OF THE PUBLIC GARDEN, THE COMMON AND ALL THE OTHER PARK IN THE SYSTEM.

YOU CAN IMAGINE ON YOU EXCITED WE WERE WHEN WE HEARD, WHEN WE SAW THE BOSTON 2030 PLAN AND THE EMPHASIS ON THE PARKS AND FRANKLIN PARK IN PARTICULAR.

I KNOW COUNCIL WOMAN ESSAIBI GEORGE AT ONE OF THOSE MEET, . WITHOUT THAT VISION THIS IS YET ANOTHER EMPTY PROMISE.

ON SATURDAY, THE FRANKLIN PARK COALITION HELD ITS ANNUAL MEETING.

WE HAD OVER A HUNDRED LOCAL RESIDENTS.

WE STOOD AND CHEERED PERHAPS FOR THE FIRST TIME IN WHILE WE WERE EXCITED AND HOPEFUL ABOUT THE FUTURE OF THE PARK.

I WISH MORE OF THEM COULD HAVE BEEN HERE TODAY BUT IT'S NOT PARTICULARLY EASY FOR WHAT IS

PART OF SOME OF BOSTON'S LEAST  
MOBILE RESIDENTS TO COME DOWN  
HERE FOR SEVERAL HOURS.  
BUT THE INABILITY OF THE POWER  
TO SPEECH -- A HUNDRED MILLION  
DOLLARS FOR THE PARK, \$20  
MILLION FOR FRANKLIN PARK FOR A  
ONCE IN A LIFETIME OPPORTUNITY,  
PERHAPS MORE THAN ONCE IN A  
LIFETIME AND I WOULD URGE THE  
COUNCIL TO SUPPORT THIS HOME  
RULE PETITION.

THANK YOU.

[APPLAUSE]

>> GOOD EVENING, COUNCIL AND  
THANK YOU VERY MUCH FOR TAKING  
TIME AWAY FROM YOUR FAMILY TO  
SPEND WITH US.

I'VE ALREADY SUBMITTED MY  
WRITTEN TESTIMONY --

>> STAY LONG ENOUGH TO GET A  
FEW --

>> I'M SORRY, I DIDN'T INTRODUCE  
MYSELF.

MY NAME IS CORY ALAN, RESIDENT  
OF MATTAPAN.

I ALREADY STILTED MY TESTIMONY  
SO I'LL JUST READ A LITTLE BIT  
OF IT HERE.

AS A FORMER CUSTOMER OF THE  
WINTHROP GARAGE I WAS EXTREMELY  
DISAPPOINT WHEN SEPARATIONS  
CEASED DUE TO SAFETY CONCERN.  
IT WAS GREAT WHEN I NEEDED TO  
PARK DOWNTOWN.

THE MONEY I PAID TO STORE MY  
VEHICLES WOULD GO TO SUBSIDIZED  
HOUSING -- BENEFITED STRANGERS  
AND MY OWN FAMILY.

WITH THE INITIAL SALES MONEY NOT  
GOING ONLY TOWARDS AFFORDABLE  
HOUSING BUT GREEN SPACE IS  
SOMETHING THAT IS VERY SPECIAL  
AND TRUE TO ME.

AS A FORMER EDGE CAN INDICATOR,  
THE POTENTIAL FOR CONTINUING  
REVENUE AT THE AFOREMENTIONED  
PETITION TO GO TOWARDS TEACHERS  
AND POTENTIALLY LOOKING  
SPECIFICALLY AT HAVING BOSTON  
PUBLIC SCHOOL GRADUATES -- TO  
BECOME A TEACHER IS SOMETHING  
VERY EXCITING AND I'M HOPING YOU  
AND THE REST OF THE COUNCIL --

STRONGLY CONSIDER THAT.

THANK YOU VERY MUCH.

[APPLAUSE]

>> I THINK THIS IS OUR LAST.

[APPLAUSE]

WHO SAYS THEY DON'T HAVE FUN AT  
A COUNCIL MEETING.

>> MY NAME IS -- GENERAL MANAGER  
AT THE JAPANESE RESTAURANT  
LOCATED IN THE MILLENNIUM TOWER.  
I'M A RECENT TRANSPLANT FROM SAN  
FRANCISCO.

I'M -- YOU MIGHT ASK WHY DID I  
LEAVE THE CALIFORNIA SUNSHINE  
FOR BOSTON.

FOR THE OPPORTUNITY.

THE OPPORTUNITY THAT MILLENNIUM  
PRESENTED WITH US WAS THAT WE  
HAD AN OPPORTUNITY TO BECOME A  
PART OF THIS UP BRINGING IN AN  
AREA THAT WASN'T NECESSARILY THE  
BEST.

TO BE ABLE TO BE A PART OF THAT  
DEVELOPMENT AND REALLY HIP THE  
COMMUNITY AND BECOME AN  
INDIVIDUAL THAT'S WORTH  
SOMETHING IN THE COMMUNITY IS  
SOMETHING THAT'S NOT ONLY  
EMPOWERING AS AN INDIVIDUAL BUT  
ALSO HUMBLING AT THE SAME TIME.  
THAT'S SOMETHING I FEEL AS A  
MANNER BUT WE FEEL AS  
INDIVIDUALS BEING A PART OF THIS  
OPPORTUNITY THAT MILLENNIUM IS  
WITH US AND IT'S REALLY  
IMPORTANT THAT WE DON'T FORGET  
ABOUT THE INDIVIDUALS.

BECAUSE INDIVIDUALS ARE WHAT  
MAKE UP THE COMMUNITY, WHETHER  
WE'RE A RECENT TRANSPLANT FROM  
SAN FRANCISCO OR WHETHER WE'VE  
BEEN LIVING HERE FOR 54 YEARS WE  
ARE THE ONES THAT MAKE UP THE  
CITY.

IT'S IMPORTANT THAT WE NEVER  
FORGET THAT.

AND IT'S BECAUSE OF MA LENGTH  
YUMENT WE'VE BEEN ABLE TO DO  
THAT.

THAT'S WHY I SUPPORT THE  
WINTHROP PROPERTY.

THANK YOU.

[APPLAUSE]

>> I DO WANT TO THANK YOU ALL

ESPECIALLY THOSE THAT STUCK IT  
OUT WITH ME.  
BUT MORE IMPORTANTLY I WOULD  
LIKE TO THANK BEFORE WE ADJOURN  
TODAY CHRISTINE WHO IS STILL  
HERE STAFFING WITH ME.  
[APPLAUSE]  
>> AND KERRY WHO IS ON THE  
INSIDE MAKING US ALL LOOK GOOD.  
THANK YOU.  
THIS MEETING'S ADJOURNED.