

MCAF Winthrop LLC  
c/o MP Boston  
33 Arch Street, 25th Floor  
Boston, Massachusetts 02110

June 10, 2020

Brian Golden, Director  
Boston Planning & Development Agency  
City Hall Plaza, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Notice of Project Change – Winthrop Center Project, Boston, Massachusetts

Dear Director Golden:

MCAF Winthrop LLC (the “Proponent”) is submitting this Notice of Project Change with respect to the Winthrop Center project located in Boston, Massachusetts (the “Project”). In accordance with Article 80A-6 of the Boston Zoning Code (the “Code”), this letter advises you of certain changes to the Project. The Proponent requests that you make a Director’s determination under Section 80A-6 of the Code that such changes do not significantly increase those impacts of the Project that are within the scope of the required review, and that therefore no further review of the Project is required.

In light of the impacts to the Project, the condominium market, capital markets and the construction process caused by the unprecedented COVID-19 pandemic, our current program for the Project includes the following changes from the Project as approved in the November 14, 2019 BPDA Board Vote and the November 22, 2019 Determination Waiving Further Review (the “2019 Approvals”):

1. The residential portion of the east tower element of the Project has been eliminated, as shown on the plans and renderings attached as Exhibit A.
2. The residential component of the Project will initially be a rental program, which will necessitate modifications to the Project’s affordable housing agreement. The Proponent anticipates submitting the Project to a condominium regime pursuant to M.G.L. ch. 183A prior to leasing apartments to residential tenants.
3. The 2019 Approvals approved a residential square footage of approximately 662,825 gross square feet, with approximately 582,714 saleable square feet. As a result of the elimination of the residential portion of the east tower, the residential square footage has been reduced to approximately 573,238 gross square feet, with approximately 510,012 saleable square feet. Unit counts were approved in the 2019 Approvals at 387 units, and the current count is approximately 321 units as a result of the elimination of the residential portion of the east tower. The final unit count and square footages may continue to evolve based on continuing design review and sizing of the penthouse units.
4. The current building size is approximately 1,447,000 gross square feet, which is less than both (i) the up to 1,650,000 gross square feet originally studied and (ii) the 1,545,021 gross square feet approved in the 2019 Approvals.
5. The approximately 40,650 square feet of publicly accessible space and retail, restaurant and support space on the ground floor, mezzanine and pods are unchanged from the 2019 Approvals. The Great Hall/Connector remains at its original size and magnificence at 40’ wide by 60’ tall with its overlooking public meeting space portrayed in the pods.

6. The office and parking components of the Project are also unchanged from the 2019 Approvals.

The below chart is a summary of the changes and the resultant impacts:

Program	2019 Approvals	2020 Notice of Project Change	Impacts
Residential	662,825 gsf 582,714 saleable sf	573,238 gsf 510,012 saleable sf	<ul style="list-style-type: none"> <li>• Decrease of 89,587 gross square feet, and 72,702 saleable square feet.</li> <li>• Elimination of the residential portion of the east tower.</li> <li>• Modified affordable housing agreement.</li> <li>• Reduction of corresponding impacts described in the prior approvals.</li> </ul>
Office	772,422 gsf	No change.	
Great Hall, Retail, restaurant & public meeting space	40,650 gsf	No change.	
Parking	4 levels	No change.	
Total Square Footage	1,545,021 gsf	1,447,000 gsf	

\* Square footages are approximate, and may continue to evolve based on continuing design review and sizing of the penthouse units.

This information is intended to inform the BPDA of the proposed changes to the Project compared to the Project as previously approved. The Proponent believes that, after consideration of these changes, the Director may properly determine that further review by the BPDA under Article 80 of the Code will not be required. Accordingly, the Proponent respectfully requests that the Director issue a determination pursuant to Section 80A-6.2 of the Code that waives further review of the Project.

I am happy to meet with you at your convenience to review and discuss this Notice of Project Change.

Sincerely,

MCAF Winthrop LLC

By:   
Kathleen MacNeil

EXHIBIT A

[See attached]



**PREVIOUS**



**PROPOSED**





**PREVIOUS**



**PROPOSED**

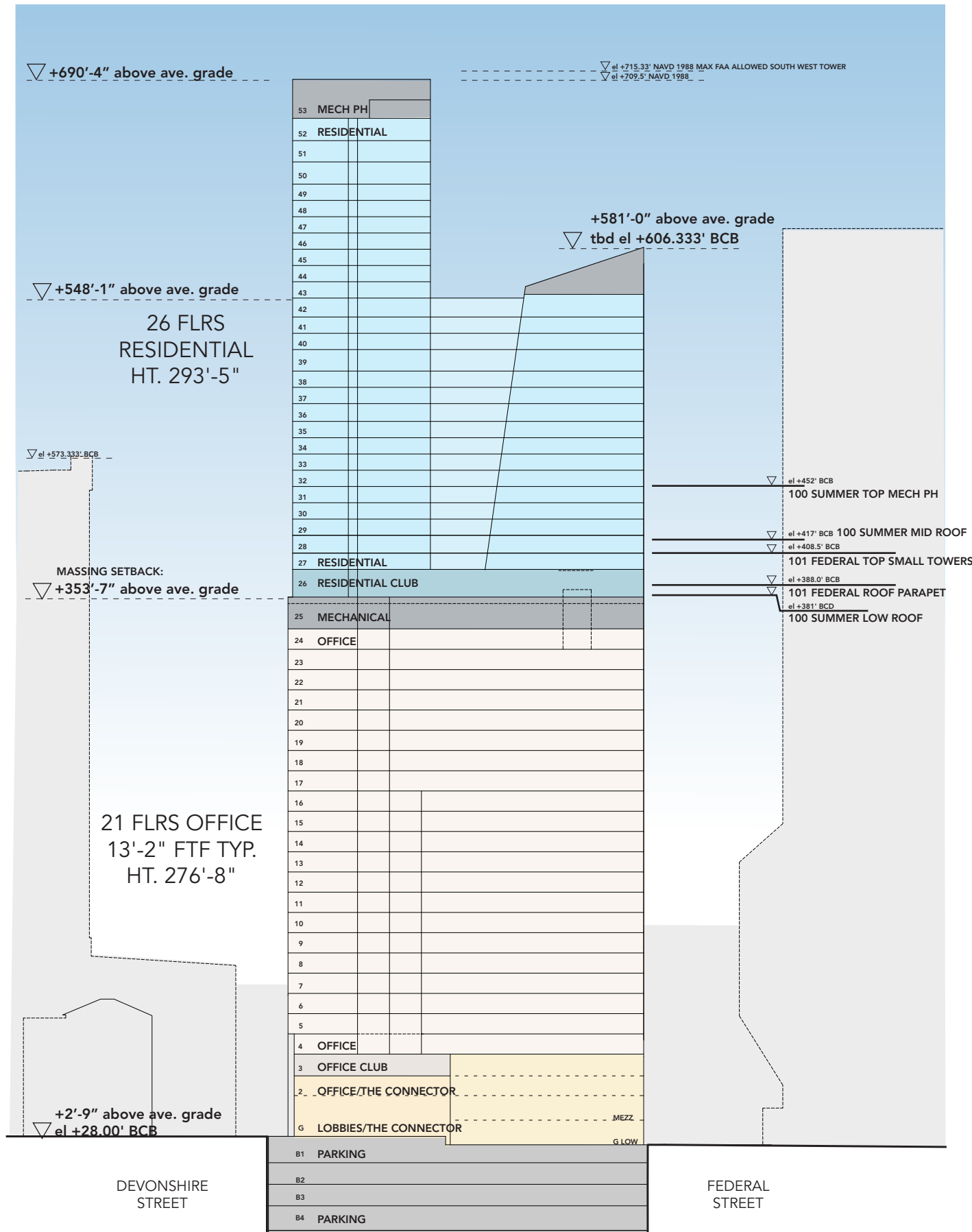
SOUTH ELEVATION - PREVIOUS



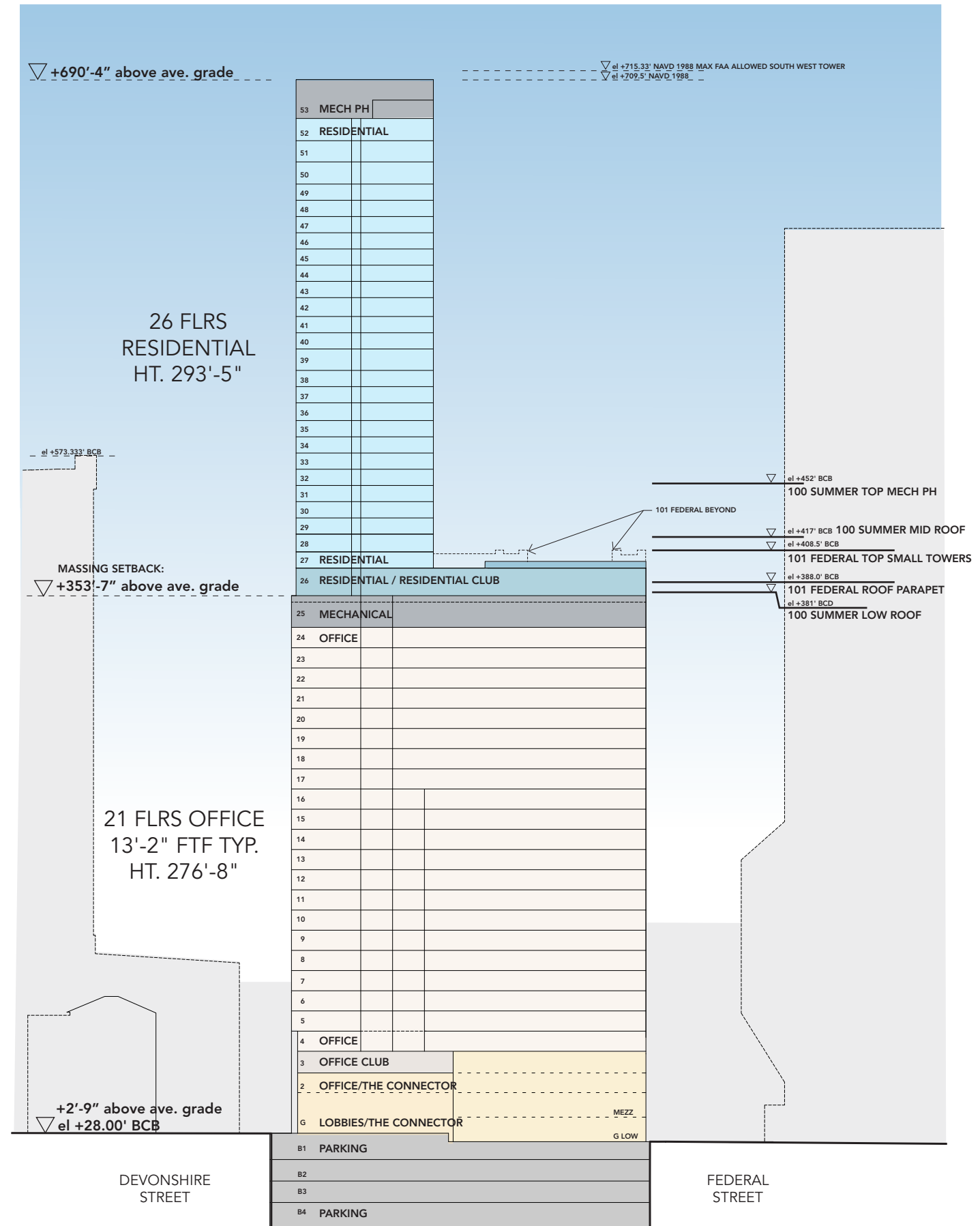
SOUTH ELEVATION - PROPOSED



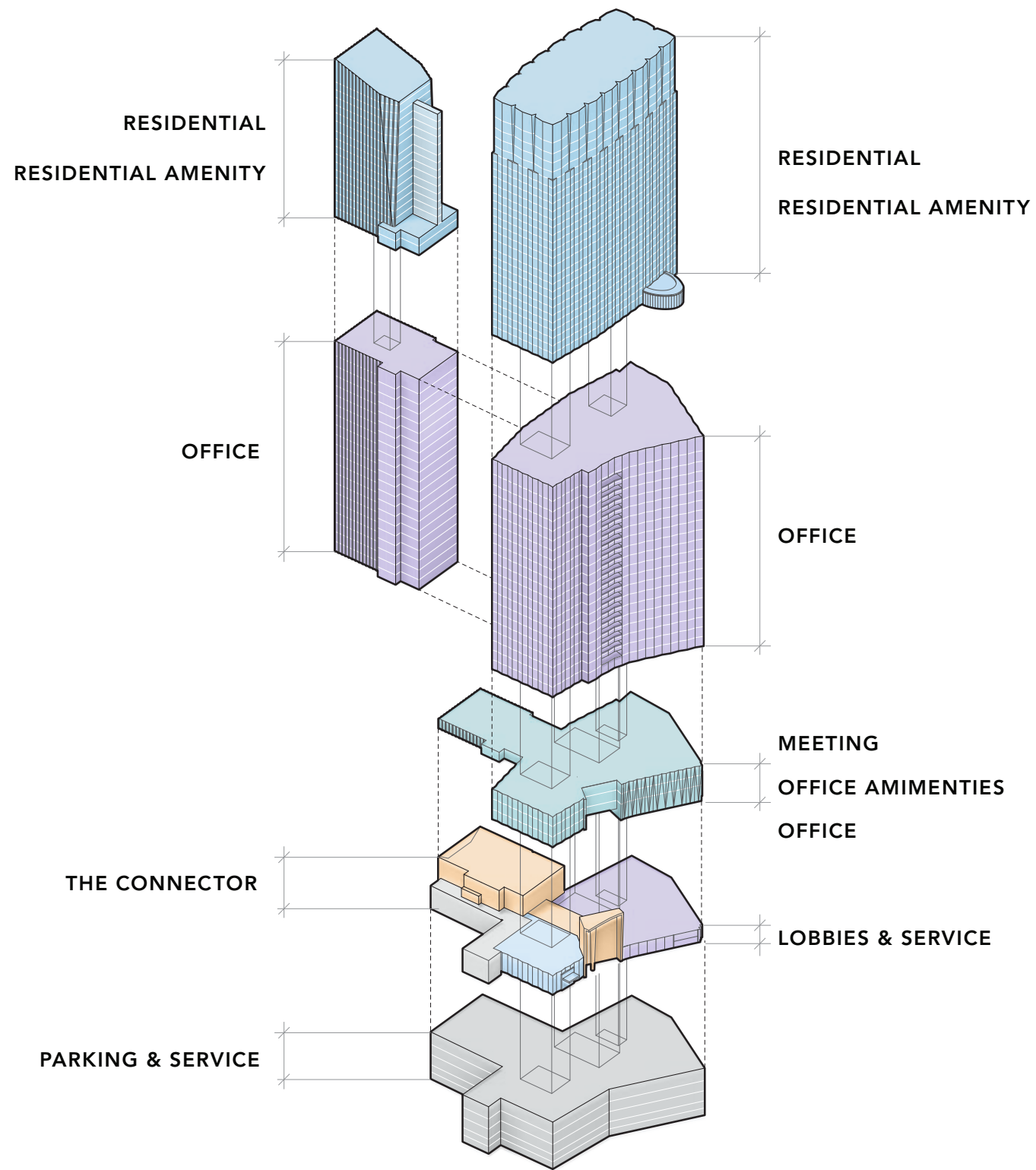
# SECTION - PREVIOUS



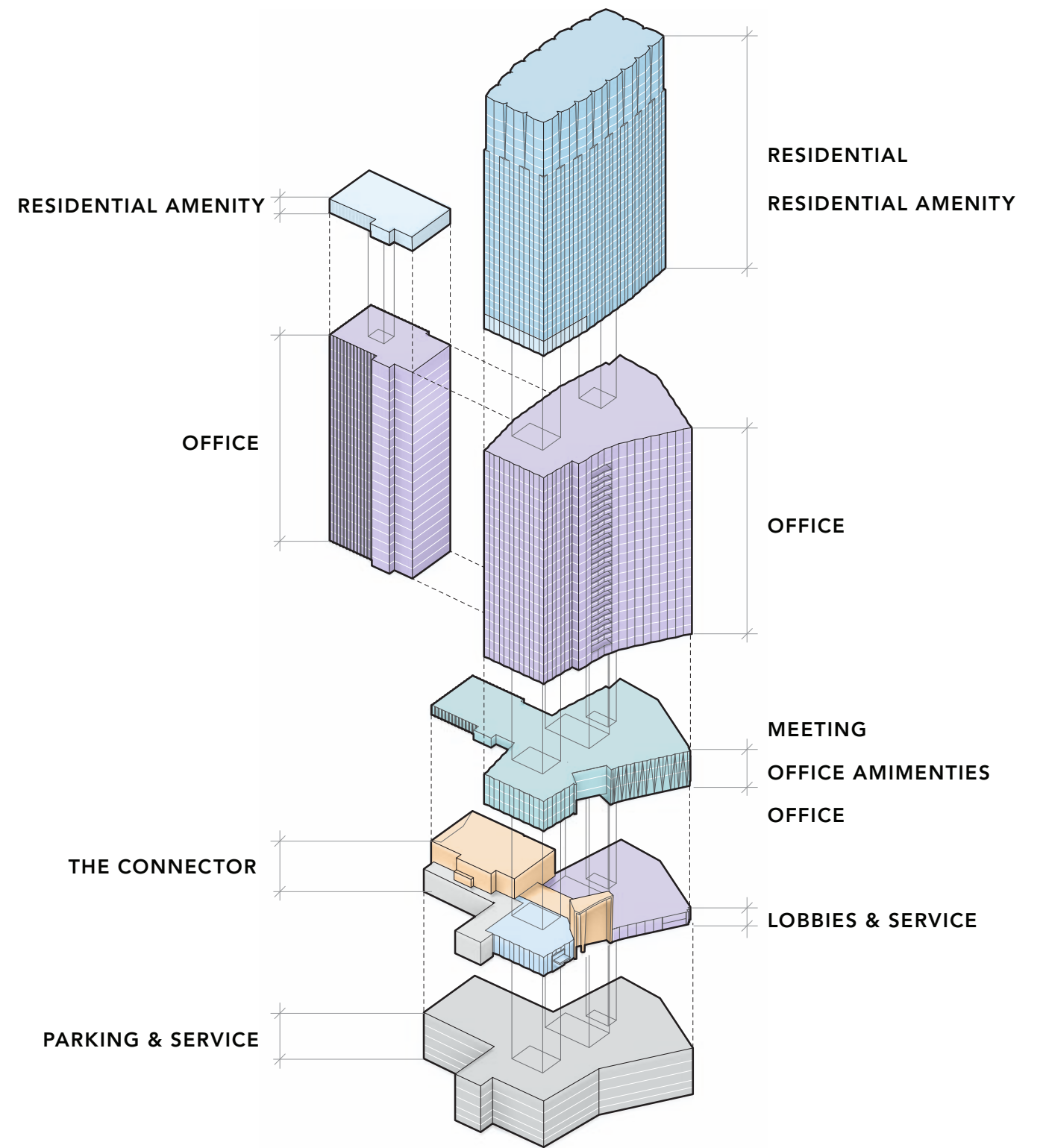
# SECTION - PROPOSED





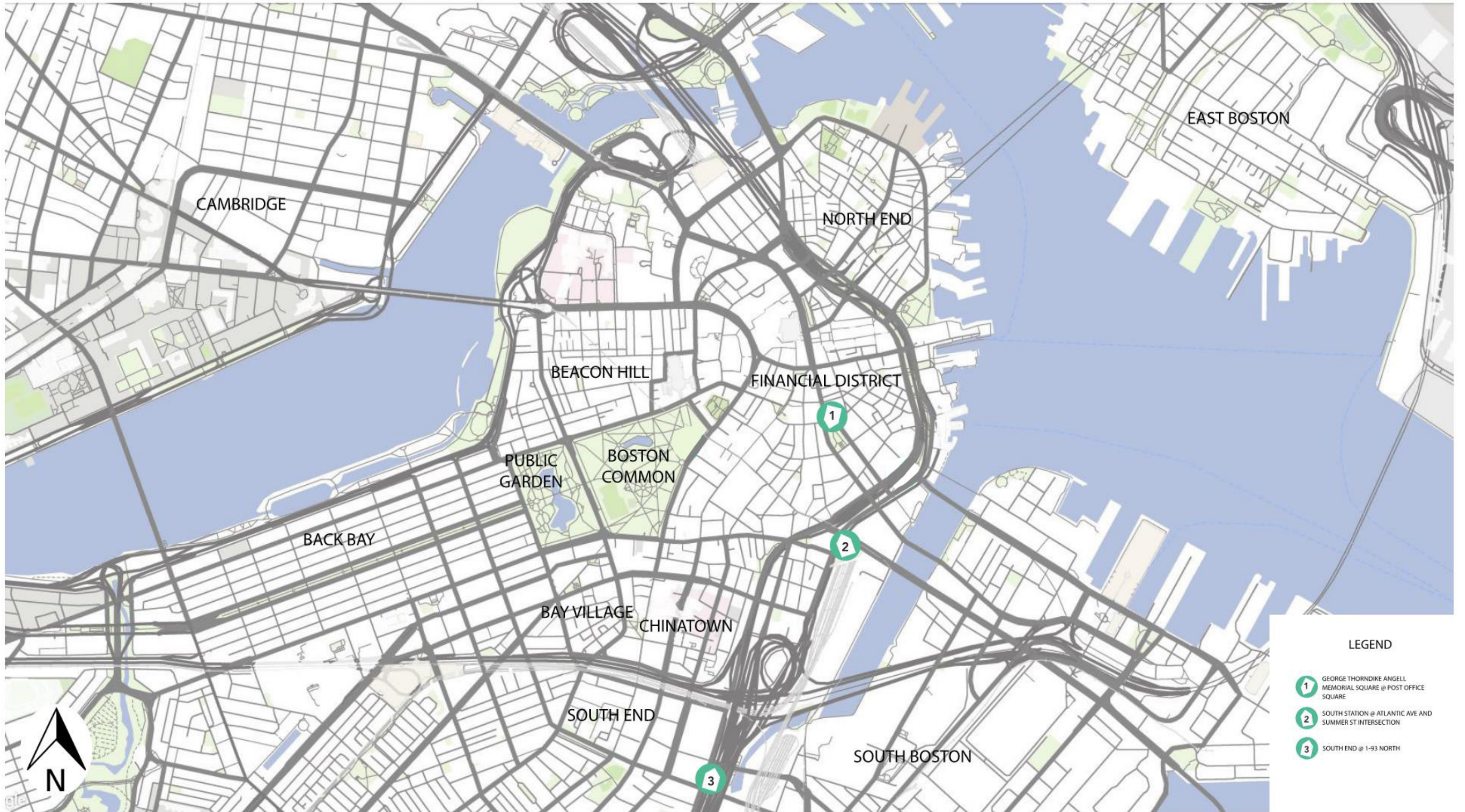


**PREVIOUS**



**PROPOSED**





LEGEND

- 1 GEORGE THORNDIKE ANGELL MEMORIAL SQUARE @ POST OFFICE SQUARE
- 2 SOUTH STATION @ ATLANTIC AVE AND SUMMER ST INTERSECTION
- 3 SOUTH END @ I-93 NORTH

VIEW KEY MAP

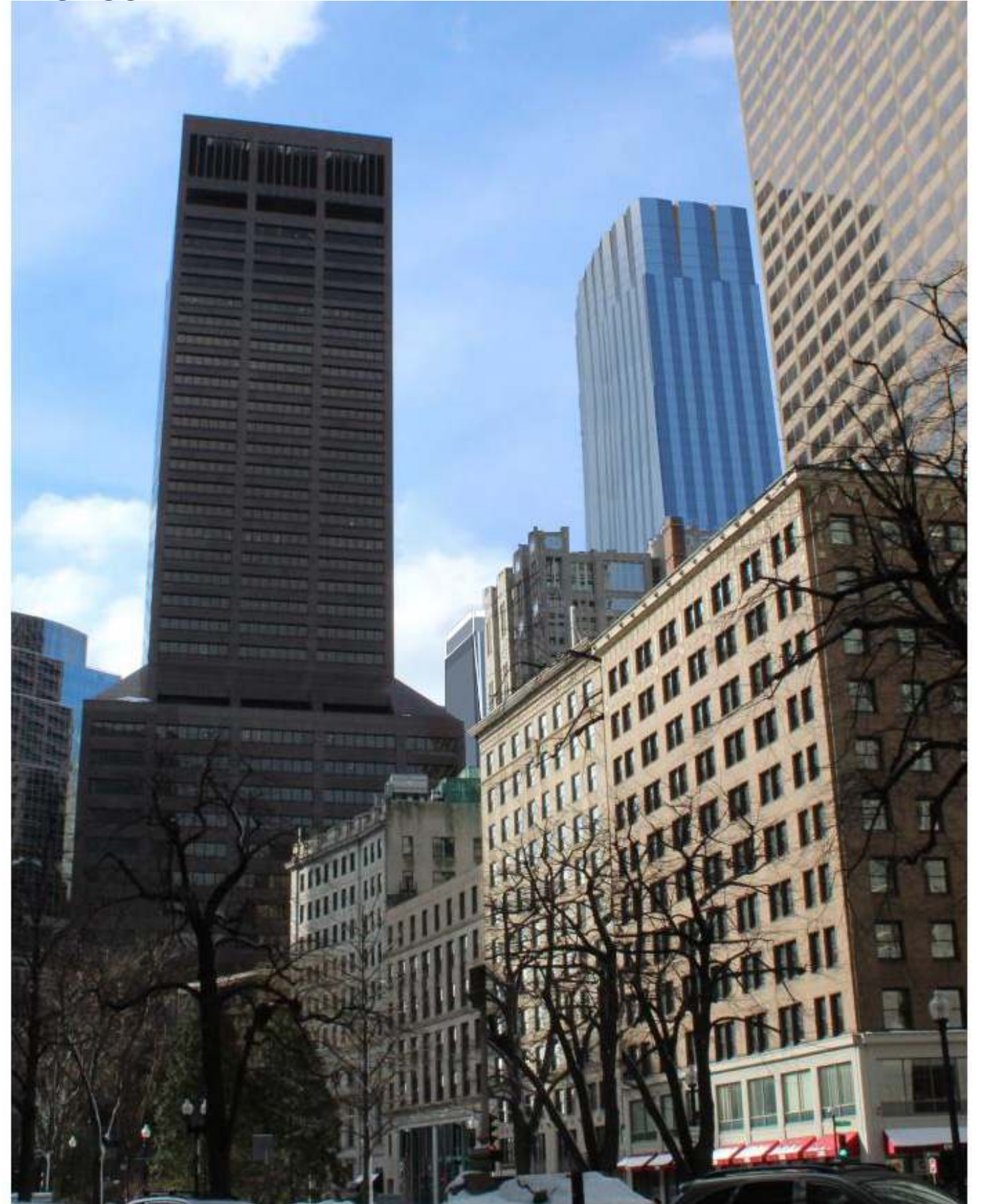


VIEW FROM GEORGE THORNDIKE ANGELL MEMORIAL SQUARE @ POST OFFICE SQUARE

PREVIOUS



PROPOSED





VIEW FROM SOUTH STATION @ ATLANTIC AVE & SUMMER ST INTERSECTION

PREVIOUS



PROPOSED

