

MEMORANDUM

SEPTEMBER 12, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: KAIROS SHEN, CHIEF PLANNER
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
LARA MERIDA, DEPUTY DIRECTOR FOR PLANNING
DAVID CARLSON, SENIOR ARCHITECT
MARY KNASAS, SENIOR PLANNER
LAUREN SHURTLEFF, PLANNER
JOHN FITZGERALD, SENIOR PROJECT MANAGER

SUBJECT: SCHEDULING OF A PUBLIC HEARING FOR AN AMENDMENT TO
THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA
NO. 84, COPLEY PLACE AND THE COPLEY PLACE RESIDENTIAL
ADDITION AND RETAIL EXPANSION PROJECT

SUMMARY: This Memorandum requests authorization for the Secretary to schedule and advertise a public hearing, pursuant to Section 80C-5 of the Boston Zoning Code (the "Code"), to be held at a date and time to be determined by the Director, to consider the Amendment to the Development Plan for Planned Development Area No. 84, Copley Place and the Copley Place Residential Addition and Retail Expansion Project.

INTRODUCTION

The project site is at the southwest corner of Stuart and Dartmouth Streets that was not built upon as part of the initial Copley Place construction because it was located directly above the main artery of the MassPike. The site currently functions as a large brick paved entry plaza for Neiman Marcus and Copley Place.

The Development Plan for Planned Development Area No. 84, Copley Place and the Copley Place Residential Addition and Retail Expansion Project was approved by the Boston Redevelopment Authority ("BRA") on November 17, 2011, and was approved by the Zoning Commission on December 14, 2011, effective December 15, 2011 (the "Original PDA No. 84").

On August 2, 2013, the BRA received an Amended and Restated Development Plan for Planned Development Area No. 84 for Copley Place and the Copley Place Residential Addition and Retail Expansion Project (“Amended and Restated Development Plan”). In addition, on July 17, 2013, the BRA received a Notice of Project Change (“NPC”) describing changes to the Copley Place Retail Expansion and Residential Addition.

PREVIOUSLY APPROVED PROJECT

The Previously Approved Project was 785,000 square feet of new residential and retail uses. The retail component involved the expansion of the retail space at the Street Level, Mezzanine Level, Gallery Level 1, and Gallery Level 2 of Copley Place. In addition, approximately 115,000 square feet of existing Neiman Marcus retail space was to be renovated, including 40,000 square feet of new retail space to be added to the existing Neiman Marcus retail space to create a more significant presence for Neiman Marcus, and 75,000 square feet of new retail, restaurant, and wintergarden space for use by the public which was to be constructed adjacent to Neiman Marcus.

The residential component was approximately 670,000 square feet and involved the construction of a residential skylobby with residential amenity space and supporting residential uses for approximately 318 units.

CURRENT PROPOSED CHANGES

The Amended and Restated Development Plan and NPC proposes approximately 115,000 square feet of new retail and restaurant space and approximately 680,000 square feet of new residential space, including a sky lobby with residential amenities and associated support areas for up to 542 residential units (“Proposed Project”).

RECOMMENDATION

Based on the foregoing, BRA staff recommends that the Secretary be authorized to schedule and advertise a public hearing to consider the Amended and Restated Development Plan for Planned Development Area No. 84, Copley Place and The Copley Place Residential Addition and Retail Expansion Project.

An appropriate vote follows:

VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing, pursuant to Section 80C-5 of the Boston Zoning Code, before the Boston Redevelopment Authority, to be held at a date and time to be determined by the Director, to consider the Amended and Restated Development Plan for Planned Development Area No. 84, Copley Place and The Copley Place Residential Addition and Retail Expansion Project.