



Copley Place Expansion Project
CAC Working Meeting #1
Thursday, June 19, 2008
Location: BRA Room 937, Boston City Hall

CAC Attendees:

David Berarducci, Resident of the South End
John Connolly, Back Bay Association
Anthony Gordon, The Ellis South End Neighborhood Association
Meg Mainzer-Cohen, Back Bay Association
Morgan Pierson, St. Botolph Neighborhood Association
Ted Pietras, South End Business Alliance
Mark Schmid, Trinity Church
Jolinda Taylor, Neighborhood Association of the Back Bay
Judith Wright, Pilot Block Neighborhood Association

Ex-Officio Attendees:

Massachusetts State Senator Dianne Wilkerson
Massachusetts State Representative Byron Rushing
Monica Dean, Office of Senator Wilkerson
David Nagle, Office of Councilor Bill Linehan
Laura Sargent, Office of Representative Marty Walz

City of Boston Attendees:

Heather Campisano, BRA
David Carlson, BRA
John Fitzgerald, BRA
Andrew Grace, BRA
Mary Knasas, BRA
Nikko Mendoza, Mayor's Office of Neighborhood Services
Lauren Shurtleff, BRA

Simon Property Group Attendees:

Kristi Dowd, R.F. Walsh Project Management
Howard Elkus, Elkus-Manfredi Architects
Rob Halter, Elkus-Manfredi Architects
Jack Hobbs, R.F. Walsh Project Management
Dave Newman, The Strategy Group
Don Rennard, Simon Property Group
Rick Tonzi, Simon Property Group
Susan Tracy, The Strategy Group

Members of the Public:

Sheila J. Pelosi, Resident of Tent City Apartments

Meeting Summary

On Thursday, June 19, 2008, the first working session of the Copley Place Expansion Project Citizens Advisory Committee (CAC) was called to order at approximately 8:00 a.m. in BRA Room 937A at Boston City Hall by Mary Knasas, BRA Senior Planner.

Mary began the meeting by greeting the CAC members and thanking them for attending. After a round of introductions, Mary continued with a brief overview of the roles and responsibilities of CAC members. CAC members will represent the concerns and opinions of the neighborhood and/or business group that they are affiliated with, and are expected to report back to those groups as the process moves along. All CAC working sessions are open to the public. Mary indicated that Lauren Shurtleff, BRA Planner, will serve as the contact person from the BRA for the CAC.

The BRA guides the real estate development review process in accordance with Article 80 of the Boston Zoning Code. Heather Campisano, BRA Project Manager, explained that the CAC will be responsible for assisting the BRA during the Article 80 review process. This includes facilitating the evaluation of design, density, use, and physical and social impacts of a proposed project in conjunction with City agencies and the impacted community. For more information, see **A Citizens Guide to Development Review** (<http://www.cityofboston.gov/bra/PDF/Documents/A%20Citizens%20Guide%20to%20Article%2080.pdf>).

The CAC determined that future working sessions will be held in the morning at a neighborhood location. The next meeting was scheduled for **Thursday, July 10th at 8:00 a.m.** Location TBD. While CAC working sessions are not publicly advertised, the meeting will be posted on the BRA's online calendar (<http://www.cityofboston.gov/bra/calendar/calendar.asp>), and notices will be e-mailed to all CAC members and ex-officio members, as well as to the presidents of the neighborhood groups (The Ellis South End Neighborhood Association, the Neighborhood Association of the Back Bay & the St. Botolph Neighborhood Association).

The filing of the Project Notification Form (PNF) by Simon Property Group will kick off the Article 80 review process for the project. The proponent will file their PNF on Monday, June 23rd, and there will be a 45-day comment period, which will close on Friday, August 8th. The first public community meeting to receive comments on the PNF will be held on **Tuesday, July 15th at 6:30 p.m.** in the Mezzanine Conference Room at the Boston Public Library, 700 Boylston Street, Boston, MA. This meeting will be advertised in the *South End News* and *Boston Courant*, as well as on the BRA website calendar.

Mary then turned the meeting over to the development team, led by Jack Hobbs of R.F. Walsh Project Management. Jack introduced the members of his team, and gave an overview of the project's background. He explained that Simon Property Group's anchor tenant at Copley Place, Neiman Marcus, has a need for the expansion of their store. Because of certain site characteristics, any development on the site will come at a premium, which explains why the proponent is pursuing a residential addition along with the retail expansion. The site will capitalize on its convenient location to many forms of public transportation.

Jack spoke briefly about the site's construction challenges, phasing requirements, and design, indicating that the development team is very excited to have the CAC's input. He then turned

the session over to Howard Elkus, of Elkus-Manfredi Architects, who spoke at length about the project's design.

Questions and comments raised in response to Jack and Howard's presentation included:

- Anthony Gordon, The Ellis South End Neighborhood Association, asked if any vehicular and pedestrian improvements are planned as part of the project. Jack replied that this will certainly be included, and added that it will be discussed in greater detail in the future.
- Meg Mainzer-Cohen, Back Bay Association, asked if any retail will be planned for the Winter Garden element of the project. Howard indicated that there will likely be some sort of light retail, such as a café and/or a flower shop, which would add some vitality to the space. He added that they are also exploring the idea of art installations.
- In response to a follow-up question from Meg Mainzer-Cohen, Don Rennard, Simon Property Group, explained that the mall is currently closed from 2:00 a.m. to 6:00 a.m., and this will likely continue in the future and include the Winter Garden.
- In response to a question from Massachusetts State Representative Byron Rushing, Jack indicated that the CAC will take a tour of the site early on in the process.
- Meg Mainzer-Cohen asked if it is possible to install a roof treatment to the roof of Neiman Marcus, similar to what was done at the Shaw's Supermarket in the Prudential Center. Rob Halter, Elkus-Manfredi Architects, replied that the original roof load is not able to support the load associated with a roof treatment.
- John Connolly, Back Bay Association, asked what the tower's skin will be made of. Howard responded that this is still under study. Don added that they want to see whatever material is ultimately chosen installed elsewhere before proceeding with construction.

The meeting was adjourned at approximately 9:30 a.m.