



Copley Place Expansion Project
CAC Meeting #11
Wednesday, June 15, 2011
Location: Copley Place – 4th Floor Office Level

CAC Attendees:

David Berarducci, Resident of the South End
John Connolly, Back Bay Association
Dan d'Heilly, St. Botolph Neighborhood Association (SBNA)
Anthony Gordon, Ellis South End Neighborhood Association
Gene Kelly, Resident of the Back Bay
Meg Mainzer-Cohen, Back Bay Association
Ted Pietras, South End Business Alliance
Judith Wright, Pilot Block Neighborhood Association

Ex-Officio Attendees:

Massachusetts State Representative Marty Walz
David Blaisdell, Office of Representative Marty Walz
Elizabeth Corcoran-Hunt, Office of Massachusetts State Representative Byron Rushing
Michelle Snyder, Office of Boston City Councilor Michael Ross

City of Boston Attendees:

Heather Campisano, BRA
David Carlson, BRA
John Fitzgerald, BRA
Andrew Grace, BRA
David Grissino, BRA
Mary Knasas, BRA
Peter Meade, BRA

Simon Property Group Attendees:

Jack Hobbs, R.F. Walsh Project Management
Donna Camiolo, R.F. Walsh Project Management

Members of the Public:

Kevin Ahearn, Otis Ahearn
Barbara Boylan, Skanska
Heather Cook, Tent City Corporation
Kevin L. Cotter, Plumbers Local 12
Evan Dimmock, Copley Place Residences
Bill Doherty, Painters DC35
Bob Feldman, Tent City Resident
Harry Grill, Unite Here/Local 26
Ron Henry, Ironworkers Local 7
Deborah Hubert, Tent City Corporation
David Iverson, Resident
Howard Kassler, NABB
Leonard McLean

Rosanne Meade
Sheila Pelosi, Tent City Residence Alliance
Richard Piere, Boston Ward Five Committee
Deirdre Rosenberg, Resident
Melina Schuler, Boston Courant
Jackie Yessian, NABB

Meeting Summary

On Wednesday, June 15, 2011, the eleventh working session of the Copley Place Expansion Project Citizens Advisory Committee (CAC) was called to order at approximately 8:10 a.m. at Copley Place by Judith Wright, Pilot Block Neighborhood Association and CAC Chair.

Introductions were made around the table. New CAC member Dan d'Heilly, who replaces Morgan Pierson from SBNA, was present. NABB's new representative, Zeina Grinnell, was unable to attend. The BRA is awaiting nominations from the Tent City Corporation.

Mary Knasas, BRA Senior Planner, provided a summary of the process to date. The developer filed the project's Project Notification Form (PNF) in June 2008. Since then, ten CAC working group meetings and one public meeting have been held. A Scoping Determination was issued by the BRA in October 2008 that included agency, organization, and public comment letters. Before the project hiatus in January 2009, due to unforeseen changes in the economy and financial markets, the expectation was the developer would be filing the project Draft Project Impact Report (DPIR) in late January 2009.

Jack Hobbs from R.F. Walsh Project Management, Simon Property Group's consultant, reviewed topics discussed with the CAC in meetings held in 2008, including: the history of Copley Place, urban design, a walking tour, shadow impacts, the proposed winter garden, traffic and parking, urban retail economics, the Southwest Corridor entrance, community retail, and public art.

Rob Halter from Elkus-Manfredi Architects then presented a PowerPoint that provided a visual summary of the issues reviewed and discussed during the CAC's previous meetings, including: the analysis of the five possible tower locations, how the building's current shape was designed for its views and wind mitigation, confirmation that the "winter garden" is meant to be a four season garden, plans for more retail anticipated at the Dartmouth Street exit, and an explanation of how handicapped accessibility will be improved with the provision of an elevator at the south entrance, in addition to improving the existing escalator.

The developer confirmed that they are still preparing a DPIR in response to October 2008 Scoping Determination and plan to file a DPIR within the next two to three weeks.

Representative Marty Walz referred to past efforts made to have a representative from the Turnpike Authority (now the Massachusetts Department of Transportation, or MassDOT) at the meetings and provide lease information. Mary Knasas summarized the efforts of a CAC subgroup that prepared a list of CAC concerns regarding lease terms. The BRA explained that many of the items on the list are reviewed as part of the Article 80 process for the project. In 2008, both the state and Simon Properties acknowledges that the lease was being negotiated and that until it was finalized they would not discuss the content of on-going lease negotiations. Simon Properties prepared a summary of its existing lease with the state and shared that with

the CAC. The CAC would still like to have a conversation regarding the lease with the state, not have a role in red-lining the lease document.

Ted Pietras asked for clarification regarding valet parking and traffic circulation. Valet parking will occur within the parking garage where access to the garage is from Exeter Street and Huntington Avenue. Drop-off and pick-up will be in front of the residential tower along Dartmouth Street.

Heather Campisano, BRA Deputy Director for Development Review, reviewed the Article 80 process. Describing the Scoping Determination issued in 2008 as a report card, she explained that the developer needs to respond by addressing in detail a list of topics in its DPIR filing, including: shadow analysis and impacts, quantitative wind analysis, affordable housing, winter garden, etc. After the DPIR is filed, there is a 60-day comment period, during which there will be a community meeting.

The developer plans to file the DPIR the week of July 11th. The next two CAC meetings will be held on Wednesday, June 29th to review the Scoping Determination and DPIR summary; and Wednesday, July 13th with the developer to preview the DPIR before it is filed. The developer estimates cost of the project to be in the range of \$500 to \$600 million.

Questions and comments raised by the public included:

- Concern regarding meetings being held over the summer to review and further discuss the DPIR.
- Impacts the project will have on the quality of life for the adjacent residential neighborhood, particularly Tent City.
- Also, questions rose about enclosing the open space at Huntington Avenue and Dartmouth Street as part of the winter garden.
- Representatives from five trade unions spoke in favor of the project and the role the project will have in creating construction jobs.

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