



**Copley Place Expansion Project**  
**CAC Working Meeting #2**  
**Thursday, July 10, 2008**  
**Location: Tent City Apartments – Community Room**

**CAC Attendees:**

David Berarducci, Resident of the South End  
John Connolly, Back Bay Association  
Anthony Gordon, The Ellis South End Neighborhood Association  
Gene Kelly, Resident of the Back Bay  
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 (NABB)  
Ro Whittington, Tent City Corporation  
Judith Wright, Pilot Block Neighborhood Association

**Ex-Officio Attendees:**

Massachusetts State Senator Dianne Wilkerson  
Massachusetts State Representative Byron Rushing  
Massachusetts State Representative Marty Walz  
Elizabeth Corcoran-Hunt, Office of Representative Rushing  
Monica Dean, Office of Senator Wilkerson

**City of Boston Attendees:**

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

**Simon Property Group Attendees:**

Howard Elkus, Elkus-Manfredi Architects  
Rob Halter, Elkus-Manfredi Architects  
Jack Hobbs, R.F. Walsh Project Management  
Bill Kennedy, Simon Property Group  
Lynne Kortenhaus, Kortenhaus Communications, Inc.  
Dave Newman, The Strategy Group  
Aimee Savard, Elkus-Manfredi Architects  
Rick Tonzi, Simon Property Group  
Susan Tracy, The Strategy Group

**Members of the Public:**

Dorothy Bowmen, NABB  
Millie George, NABB  
Martin Leinwand, NABB

Carla Nelson, Cosmopolitan Neighborhood Association  
Tom Palmer, Consultant  
Sheila J. Pelosi, Resident of Tent City Apartments  
Janice Ward, Resident of Tent City Apartments  
Jackie Yessian, NABB

## **Meeting Summary**

On Thursday, July 10, 2008, the second working session of the Copley Place Expansion Project Citizens Advisory Committee (CAC) was called to order at approximately 8:10 a.m. in the Community Room at Tent City Apartments by Mary Knasas, BRA Senior Planner.

Mary began the meeting by greeting the CAC members and thanking them for attending. After a brief discussion on scheduling the next CAC working sessions, she reviewed the following important dates:

- Tuesday, July 15<sup>th</sup>, 6:30 p.m. – 8:30 p.m.  
Public Meeting  
Boston Public Library – Mezzanine Conference Room – 700 Boylston Street  
(Johnson Building, enter on Boylston Street)
- Wednesday, July 16<sup>th</sup>, 9:30 a.m. – 11:00 a.m.  
Scoping Session  
BRA Board Room – Boston City Hall, 9<sup>th</sup> Floor
- Wednesday, July 23<sup>rd</sup>, 8:00 a.m. – 9:30 a.m.  
CAC Meeting #3  
Location TBD
- Tuesday, August 5<sup>th</sup>, 8:00 a.m. – 9:30 a.m.  
CAC Meeting #4  
City Year Headquarters – 285 Columbus Avenue
- Tuesday, August 5<sup>th</sup>, 5:15 p.m. (tentative)  
Boston Civic Design Commission  
BRA Board Room – Boston City Hall, 9<sup>th</sup> Floor
- Friday, August 8<sup>th</sup>  
Project Notification Form (PNF) Comment Period Ends

Mary announced that the Chairperson for the CAC will be selected by the CAC members. She asked that all CAC members email their nominations to her or Lauren Shurtleff, BRA Planner, along with a brief statement describing the nominee's interest and ability, before the next CAC meeting on July 23<sup>rd</sup>.

She then continued with a brief overview on the history of Copley Place, which is summarized in the timeline at the end of this document.

Questions and comments raised by CAC members and ex-officio members in response to Mary's discussion of the CAC schedule and Copley Place history included:

- Anthony Gordon, The Ellis South End Neighborhood Association, noted that the PNF included a reference to a parking lot at the corner of Columbus Avenue and Berkeley Street that no longer exists.

- Representative Byron Rushing explained that the Tent City Apartments were created as an extension of the Copley Place project, noting that the parking garage under Tent City is owned by Simon Property Group.

Mary then turned the meeting over to Jack Hobbs, R.F. Walsh Project Management Group, and Howard Elkus, Elkus-Manfredi Architects, for a review of the project's design context and a tour of the site. Jack reminded the CAC that they will be given the chance to evaluate each topical aspect of the project at future CAC meetings, stating that today's session would primarily serve as a chance for the CAC members to gather an understanding about the project's history and site context.

Howard explained that the project represented an opportunity to resolve some of the original issues with the site, specifically with reference to the edges. The project will turn the unused plaza into a friendly, highly-used public realm. From the start of the original Copley Place project, the retail component of the project was critical; it made the project economically feasible to build. The proponent has spent the last decade studying the potential for Neiman Marcus to expand its operations on the site. The site was incredibly complicated to build on when it was originally created in the early 1980s, and the proposed expansion will similarly be very difficult. The existing deck over the Massachusetts Turnpike will not be sufficient to carry the load of the Neiman Marcus or the residential tower above, and will need to be fortified.

Howard then led the CAC on a tour of the Copley Place's substructure, including the servicing areas and the garage, along with views of the Turnpike exit ramps, in order to get a sense of the site's complexity. The tour also included the exterior plazas and sidewalks along the site.

The meeting was adjourned at approximately 10:00 a.m.

## A Brief History of Copley Place

**1976** BRA concludes study that determines the City has a need for 1,600 – 1,800 new hotel rooms and convention-oriented facilities.

Developer K. Dun Gifford, in a joint venture with Urban Investment and Development Corporation (UIDC), approaches John Driscoll, Chairman of the Massachusetts Turnpike Authority (MTA) with plans for a large mixed-use development on air rights owned by the MTA near Copley Square.

**1977** A Memorandum of Understanding (MOU) is signed with UIDC as the developer (front end designation, sole source) for the project by the MTA, in concert with Governor Michael Dukakis and the Office of State Planning (OSP), under the following premises:

1. The planning process would be subject to a vigorous citizen review.
2. The designation would expire in six months, with an option for extension.
3. Full-site development would be required.
4. The level of rental payment under the air rights lease would not be determined until the conclusion of the planning process.

The Copley Square Project Citizens Review Committee (CRC) is thus convened, with Tunney Lee, Associate Professor of Architecture at MIT, as its moderator. Over the course of several months, the CRC prepares a set of “Final Recommendations for Guidelines for Development”.

The MOU is extended for one year to give UIDC additional time to prepare their plan.

**1978** UIDC changes project architects from Ben Thompson Associates to The Architects Collaborative.

UIDC studies the financial feasibility of the project and prepares detailed plans for development, in adherence with the CRC guidelines.

Environmental Impact Report (EIR) submitted by UIDC.

99-year lease agreement signed by Governor Dukakis, UIDC and the MTA.

**1979** Governor Dukakis is succeeded by Edward King.

UIDC announces that it lost Bloomingdale’s as a prospective tenant and would

have to switch to a two-hotel design and increase the amount of office space; this change necessitates a revision of the EIR and a redrafting of the lease.

CRC is reconvened in response to these changes.

Neiman Marcus is brought in as anchor tenant by UIDC.

**1980** Negotiations reach a conclusion and an amended and restated lease agreement is signed.

Award of \$18.8 million in Urban Development Action Grant (UDAG) funds from the U.S. Department of Housing and Urban Development (HUD).

BRA appoints a Design Review Subcommittee, drawing on CRC members, to represent the City's interests.

Construction begins in November.

**1984** Construction completed; Copley Place opens in February.

**1988** Tent City Apartments opens.

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NOTE: Aggregated timeline adapted from the following sources:

- Bernard Cohen, "The Copley Place Papers," *Boston Magazine*, June 1982.
- Case Study on Citizen Participation at Copley Place, prepared by the John F. Kennedy School of Government, 1983.
- Rob Hollister and Tunney Lee, *Development Politics: Private Development and Public Interest*, Washington, D.C.: National Governors' Association, 1979.