

Copley Place Retail Expansion and Residential Addition Citizens Advisory Committee, Re-Entitlements, Kick-off Meeting #1



Date & Time: June 19, 2013 8:00am to 9:30am
Location: Copley Place, Fourth Floor Office Tower

Affiliation	Attendees
Boston Redevelopment Authority	Mary Knasas (MK), John Fitzgerald (JK), Lauren Shurtleff (LS), David Carlson (DC), Heather Campisano (HC)
Simon Property Group (SPG)	Patrick Peterman (PP), Gaylon Melton (GM), Liz Zale (LZ)
Collaborative partners (CP)	Donna Camiolo (DMC), Jack Hobbs (JH)
Elkus Manfredi	Rob Halter (RH)
Carol R Johnson Associates	Chris Jones (CJ)
Rackmann Sawyer & Brewster	Lou Miller (LM), Johanna Schneider (JS)
Howard/Stein-Hudson Associates	Jane Howard (JH), Michael Santos (MS)
Kortenhaus Communications	Lynne Kortenhaus (LK), Rick Stockwood (RS), Alex Szafranski (AS)

Distribution (in addition to above)

Purpose: CAC Kick-off Meeting for Re-Entitlements

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I. BRA Introductions / Open Remarks

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| 1.01 | 6/19/2013 | INFO | INFO | Mary Knasas opened the meeting and moved to CAC introductions. Mary asked for those in attendance who are either affiliated with a political office or the press to identify themselves. A representative from the office of the City Councilor At-Large Pressley introduced themselves, as well as Casey Ross from the Boston Globe. |
| 1.02 | 6/19/13 | INFO | INFO | John Fitzgerald provided an overview of the Article 80 process indicating that the Proponent will file a Notice of Project Change (NPC) and an Amendment to the Planned Development Area (PDA). This filing will trigger a 45 day comment period. A Public Meeting will be held and the CAC and public are asked to submit comment letters before the 45 day comment period is up. |

II. Simon Overview

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| 1.03 | 6/19/13 | INFO | INFO | Jack Hobbs welcomed the CAC members and thanked them for their participation. Jack noted that 19 meetings were held with the CAC and through those meetings the CAC has helped make this a better project. Jack noted that Simon has been working on the project program and the design incorporating the CAC's comments and the purpose of today is to review the results of that work. Jack indicated that as the project moves forward the CAC can expect to see more of the Simon team than they have in the past. Jack acknowledged that as the project progresses towards construction, the team expects that the CAC would want to hear from the Simon team. Jack introduced the Simon team. Jack indicated that today's meeting is a full agenda including an overview of the project refinements, review of the status of CAC comments, a Design presentation, a Traffic presentation and Q&A and Next Steps. Jack indicated that at the next CAC meeting the progress of the Southwest Corridor design will be reviewed. Jack turned the presentation over to Patrick Peterman. |
| 1.04 | 6/19/2013 | INFO | INFO | Patrick Peterman thanked the CAC members for their patience and commitment to participating in the review of the Project. Patrick noted that although some time has passed, Patrick stated that Simon is fully behind this Project. The plan refinements include an increase in residential units but this |

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is achievable within the approved building height by reconfiguring the interior space and floor plans. The program includes a broader mix of apartments and condos. The program changes have resulted in no additional impacts. There will be 433 rental apartments and 109 condos for a total 542 units. The commitment for the affordable housing units on site remains and the number has significantly increased to 71 units. Patrick introduced Gaylon Melton.

III. CAC Outstanding Items

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| 1.05 | 6/19/13 | INFO | INFO | Gaylon discussed how Simon has reviewed and incorporated many of the comments the CAC made on the project. He discussed how the Stuart/Dartmouth entry was redesigned to eliminate the grade and steps and create a more dynamic space. The retailers will create their own presences. The Atrium corner will be a landmark feature incorporating an art water feature. Simon will work with the CAC representative and consult with the Boston Art Commission in the selection of an artist. |
| 1.06 | 6/19/13 | INFO | INFO | Anthony Gordon asked if the atrium space is enclosed. Gaylon responded yes. Anthony also asked for a comparison of the approved building and the proposed building. |

IV. Design Presentation

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| 1.07 | 6/19/13 | INFO | INFO | Rob Halter provided the design presentation and began with the Tower comparison and expanded view corridor. Rob noted the refinements to the structural system which allowed for additional floors, going from 47 floors to 52 floors, but still remaining within the overall approved building height. Rob reviewed the floorplans and areas of change. The elevations were presented and Rob noted that the profile and elevations are in the same vein as where we left off. |
| 1.08 | 6/19/13 | INFO | INFO | Rob reviewed the podium comparing the DPIR design, BCDC approved design and the proposed design noting that the new structure has allowed the design of the atrium to be opened up and re-oriented. By revising the structure, the ground plane can be revised. The two entrances have been moved. Rob reviewed the residential entry zones and noted that a lower scale residential entry is now proposed at the street level. All clearances are maintained and ADA accessibility is provided. The canopy has been raised to open up the atrium. A curvilinear form is proposed at the pedestrian level. |
| 1.09 | 6/19/13 | INFO | INFO | Deidre Rosenberg asked about the wind impacts. Rob responded the new design should not change the results of the prior wind analysis and in some areas may reduce the wind impact along the building. The analysis is currently being updated and reported in the NPC filing. |
| 1.10 | 6/19/13 | INFO | INFO | Ted Pietras requested square footage of approved atrium compared to the revised design. |
| 1.11 | 6/19/13 | INFO | INFO | Rob Halter introduced Chris Jones from Carol Johnson Landscape Architects. Chris discussed the design of the proposed atrium and landscape design which is to create a visual and physical connected space. The design is intended to be viewed as a singular space. The materials and elements will carry through from the interior and exterior. Large granite paving is proposed and is very accessible. An amphitheater seating element is proposed which overlooks the center of the space. 3 dimensional objects will be incorporated both inside and outside. |
| 1.12 | 6/19/13 | INFO | INFO | Chris continued that the design will match the inside and the outside planting. Chris walked the CAC through the space and the sections showing the |

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changes. The rendering was presented.

1.13 6/19/13 INFO INFO Rob Halter presented the shadow studies which showed that the overall shadow impacts are reduced.

V. Traffic Presentation

1.14 6/19/13 INFO INFO Jane Howard presented the traffic analysis noting that her team looked specifically at the impacts of the additional 224 units. The Central Garage is proposed for the condo parking. The Dartmouth garage would be used for the apartments. There is no longer valet. Jane noted that the accepted parking ratio for apartments is .35 versus 1.06 for condominium. Jane noted that the overall parking demand will be reduced.

1.15 6/19/13 INFO INFO Anthony Gordon and Gene Kelley inquired about resident permit parking. Jane Howard responded that Copley is not in a residential zone at this time. BTM makes the determination as to resident permit parking.

1.16 6/19/13 INFO INFO Gene Kelley commented that the residential component should have its own zip code and not be provided residential parking permits, similar to the Prudential Center. Anthony Gordon commented that residential parking permits for the project will be vehemently opposed.

1.17 6/19/13 INFO INFO It was noted that Zip Cars will be available in the garage.

1.18 6/19/13 INFO INFO Ted Pietras asked about traffic impacts, he commented the trips seem very low for 542 units. Jane responded that the analysis was done based on BTM's mode splits, the presentation includes peak hour trips. All intersections were reviewed.

1.19 6/19/13 INFO INFO There was additional conversation regarding traffic impacts and number of people leaving and returning. The CAC requested a chart showing the details of the traffic and pedestrian trips generated compared to the prior program.

VI. Questions & Answers – CAC Members

1.20 6/19/13 INFO INFO Byron Rushing asked Howard Stein Hudson if the additional transit trips would impact the current transit system. Jane Howard responded the additional trips would have no impact on the transit system.

1.21 6/19/13 INFO INFO Gene Kelley asked about the ceiling heights in the building. Rob Halter responded the ceiling height will be 9' clear. Gene also requested a comparison of the number of units and mix to similar buildings in the area.

1.22 6/19/13 INFO INFO Anthony Gordon commented that there is a lack of sidewalk at Stuart Street in the present configuration. Jane Howard responded the traffic subcommittee will review this area.

1.23 6/19/13 INFO INFO Meg Mainzer-Cohen commented that condo owners have multiple homes and the concern is that they leave the building black. She feels the building is much more active. There are trends for smaller units. More housing means less rent. People who rent spend more money discretionally.

1.24 6/19/13 INFO INFO Gene Kelley commented that he thinks the plan is good with a mix of price points for the condos and apartments.

1.25 6/19/13 INFO INFO David Berarducci felt the improvements are tremendous. Opening up the corner is great. He likes the structural changes and canopy. The walls could be opened up and the design lends itself to that. HVAC issues would

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need to be considered. He likes the way the ceiling is emphasized. Loves the glass floor with the water. David feels Simon should not show egg shaped seating – people do not like it. David thinks the changes are great. He is excited to see the Southwest Corridor.

1.26 6/19/13 INFO INFO

Ted Pietras commented that he does not like the seating. It looks uncomfortable. Recommends a mixture of seating types. Rob Halter responded that the team can look at seating with backs.

VII. Questions & Answers - Public

1.27 6/19/13 INFO INFO

A member of the public asked to clarify the parking. It was clarified that the condo is reserved self park for 109 units. There will be no valet.

1.28 6/19/13 INFO INFO

A Tent City resident asked about the Tent City representative and stated that the small businesses need to be on the CAC. The BRA responded that Nikki Fortes remains as the Tent City Representative on the CAC and could not make today's meeting. The Tent City Resident commented the plan seems to have addressed some of the access and accessibility issues that have been raised but would like to understand them better.

1.29 6/19/13 INFO INFO

A representative of the South End Conservancy asked about the hours of the public space. Simon responded the atrium will only close from 2am - 6am for cleaning and maintenance. The representative was interested in how to invite the public into the atrium space and suggested a library cart or food. The representative is interested in the money that will be spent on Public Art. Liz Zale responded that Simon is 100% funding the Public Art investment of \$1 million. The representative of the south End Conservancy wanted it noted that in the prior comment letter she felt there should have been a 25% affordable housing requirement. Simon responded they are providing 15% affordable on site in compliance with the Mayor's Executive Order. The units will be spread throughout the building and will follow the proportionate mix of the units. The public would like a breakdown of the units. Simon responded that the team will get back to them.

1.30 6/19/13 INFO INFO

Ken Kruckmeyer commented he is interested in seeing the units distributed throughout the building and would like to know about internal subsidies. Simon confirmed they will follow City's affordable housing program and all subsidies are internal.

1.31 6/19/13 INFO INFO

A member of the public commented that the canopy should protect all sidewalks. The café sidewalks should be in addition to the sidewalk; seating should be increased. He inquired about the width of the sidewalk between the glass and the curb. Rob Halter responded that it is in the range of 20+ feet and will be much wider than exists now. He would like to see an increase in the planting. Need a buffer for the traffic. He recommended a rendering close up of the area would be helpful.

VIII. Next Steps

1.32 6/19/13 INFO INFO

Patrick Peterman reviewed the proposed CAC meeting schedule and it was noted that the filing dated will be at the end of June or mid-July. Anthony Gordon requested a longer comment period. The BRA will request an extension of the comment period from the proponent.

1.33 6/19/13 INFO INFO

The project team will coordinate with the traffic subcommittee members to schedule a meeting. The project team will also coordinate with David Berarducci for the art subcommittee meeting. .

<u>Item</u>	<u>Mtg Date</u>	<u>Action</u>	<u>Due Date</u>	<u>Subject</u>
1.34	6/19/13	INFO	INFO	The next CAC meeting will be July 10 th and the agenda will be on the Southwest Corridor Park.

These notes will become part of the project record as written, unless corrections or additions are received in writing by 6/28/13.