



**Copley Place Expansion Project**  
**CAC Working Meeting #3**  
**Wednesday, July 23, 2008**  
**Location: Copley Place – 4<sup>th</sup> Floor Office Level**

**CAC Attendees:**

David Berarducci, Resident of the South End  
John Connolly, Back Bay 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  
Timothy Brown, Office of Councilor Linehan  
Elizabeth Corcoran-Hunt, Office of Representative Rushing  
Aaron Michlewitz, Office of House Speaker DiMasi

**City of Boston Attendees:**

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

**Simon Property Group Attendees:**

Rob Halter, Elkus-Manfredi Architects  
Jack Hobbs, R.F. Walsh Project Management  
Lynne Kortenhaus, Kortenhaus Communications, Inc.  
Dave Newman, The Strategy Group  
Rick Stockwood, Kortenhaus Communications, Inc.  
Susan Tracy, The Strategy Group

**Members of the Public:**

Dorothy Bowmen, NABB  
George Cramer, Cramer's Hair Salon  
Peter Flynn, Resident of Back Bay  
Milie George, NABB  
Shirley Kressel, Resident of Back Bay  
Tom Palmer, Consultant  
Sheila J. Pelosi, Resident of Tent City Apartments

Dan Salermo, Back Bay Sun  
Jackie Yessian, NABB  
Kyle Zwiren

### **Meeting Summary**

On Wednesday, July 23, 2008, the third 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 Mary Knasas, BRA Senior Planner.

Mary began the meeting by greeting the CAC members and thanking them for attending. Mary then reiterated 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. CAC members may submit comments on the Project Notification Form (PNF) individually or collectively. Comments on the PNF are due on Friday, August 8<sup>th</sup>, 2008.

Mary then moved on to the next item on the agenda, the selection of a Chairperson for the CAC. She noted that only CAC members are eligible to vote for the Chairperson. The Chairperson will work with the BRA to set the future meeting agendas and also preside over the working sessions. Mary indicated that three CAC members had expressed their desire to serve as Chairperson: Gene Kelly, Resident of the Back Bay; Jolinda Taylor, NABB; and Judith Wright, Pilot Block Neighborhood Association. After learning that there were three individuals up for Chairperson, Jolinda Taylor withdrew her name, in the interest of not having a three-way tie. The two remaining nominees then stood before the CAC and gave a brief statement expressing their interest in serving. A vote was then taken, which resulted in Judith Wright being named as the Chairperson for the CAC.

After a brief discussion on logistics, Mary reviewed the following important dates:

- Tuesday, August 5<sup>th</sup>, 8:00 a.m. – 9:30 a.m.  
CAC Meeting #4  
Copley Place - 4<sup>th</sup> Floor Office Level
- Tuesday, August 5<sup>th</sup>, 7:20 p.m.  
Boston Civic Design Commission  
BRA Board Room – Boston City Hall, 9<sup>th</sup> Floor
- Friday, August 8<sup>th</sup>  
PNF Comment Period Ends

Mary then turned the meeting over to Jack Hobbs, R.F. Walsh Project Management, who indicated that today's meeting would focus on the shadow study for the project as well as a review of the elements being considered for the Winter Garden. Rob Halter, Elkus-Manfredi Architects, showed the computer-generated shadow study for the project, which illustrates the project's anticipated shadow impacts from approximately sunrise to sunset on March 21<sup>st</sup>, June 21<sup>st</sup>, September 21<sup>st</sup>, and December 21<sup>st</sup>.

Questions and comments raised by CAC members and ex-officio members in response to the shadow study included:

- Meg Mainzer-Cohen, Back Bay Association, asked if the Boston Zoning Code outlines acceptable shadow impacts for certain subdistricts. David Carlson, BRA Senior Architect and Executive Director of the Boston Civic Design Commission, replied that certain areas have protections, and noted that all Article 80 projects require a shadow study. He noted that there are not any defined shadow impact areas within Back Bay, and defined a shadow's impact as lasting for longer than 2 hours.
- Jolinda Taylor noted that there was a groundswell of interest in protecting Copley Square, which explains why the street (Huntington Avenue) running through the Square was removed in 1966. In response to a follow-up question, Rob responded that the shadow impact to Copley Square runs at about two hours in winter, with very little impact at other times of the year. Rob stated later that a number of buildings that are in the process of being constructed were not added to the model, and added that trees are not included either. These buildings will be added to the model and shown again in the future.
- Massachusetts State Representative Marty Walz disagreed that the Commonwealth Avenue mall would not be in shadow. She further expressed concern about residents on Commonwealth Avenue losing sunlight in their homes.
- Mark Schmid, Trinity Church, acknowledged that the greatest shadow impact on Copley Square would be in winter for about two hours, and noted that compared to the Prudential and Hancock towers, this amount seems minimal and should not be overemphasized.
- In response to questions from a number of CAC members about the tower's location, Rob indicated that the location corresponds to the location of the site's only terra firma. Jack added that this topic will be discussed in much more depth at the next CAC working session.
- Morgan Pierson, St. Botolph Neighborhood Association, asked about the amount of light that will come into the Winter Garden, since it faces north. Rob responded that due to the amount of glass and the open nature of the Winter Garden, much of the light will be ambient and supplemented by artificial light.

Rob continued with a slideshow of other Winter Gardens and a discussion of the various elements that can be employed to make them successful, including public art, water elements, planters, and various seating options. He also showed a draft site plan for the Winter Garden, noting that the indoor area will contain approximately 120 seats, with 75 seats outside on benches. Owing to the site's topography, the Winter Garden will be roughly five feet above grade, thus necessitating a stairway and ramp at its entry.

The following questions and comments were raised following Rob's presentation:

- In response to a question from David Berarducci, Resident of the South End, Rob replied that the architects believe it is important to retain a welcoming and enhanced public space at the site. David expressed a desire to see a greater emphasis placed on the tower's exterior space.
- Meg Mainzer-Cohen asked if revolving doors must be used to access the site. Rob responded that they are necessary for keeping the indoor climate stable; the only other option would be to build a vestibule.
- David Berarducci commented that the plantings still have a long way to go before they are acceptable.
- Jolinda Taylor asked if it is possible to move the entry to the Winter Garden. Rob replied that they will look into it.
- John Connolly, Back Bay Association, asked if there is a hierarchy of goals for the Winter Garden, noting that he likes the notion of having a coffee stand and/or flower shop in the

space. Rob responded that from an urban design standpoint, it is important to have transparency within the space. The dialogue between inside and outside is also very important, as well as the ease of access.

- Mark Schmid asked if the primary users of the space will be people entering Copley Place or shoppers entering Neiman Marcus. Rob answered that it is likely that the space will be used mostly by those commuting through the space, as well as office workers. He added that the main purpose of the Winter Garden is to make the existing underutilized plaza a real place, and further noted that he doubted the space will be dominated by shoppers since it is not currently.

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