



**Copley Place Expansion Project**  
**CAC Working Meeting #4**  
**Tuesday, August 5, 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  
Anthony Gordon, 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  
Karin Mathiessen, Office of Councilor Ross  
David Nagle, Office of Councilor Linehan

**City of Boston Attendees:**

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

**Simon Property Group Attendees:**

Donna Camiolo, R.F. Walsh Project Management  
Kristi Dowd, R.F. Walsh Project Management  
James Greene, Rubin and Rudman, LLP  
Rob Halter, Elkus-Manfredi Architects  
Jack Hobbs, R.F. Walsh Project Management  
Bill Kenney, Simon Property Group  
Dave Newman, The Strategy Group  
Rick Stockwood, Kortenhaus Communications, Inc.  
Susan Tracy, The Strategy Group

**Members of the Public:**

George Cramer, Cramer's Hair Salon  
Tom Palmer, Consultant

Sheila J. Pelosi, Resident of Tent City Apartments  
Jackie Yessian, NABB

### **Meeting Summary**

On Tuesday, August 5, 2008, the fourth working session of the Copley Place Expansion Project Citizens Advisory Committee (CAC) was called to order at approximately 8:05 a.m. at Copley Place by Judith Wright, Pilot Block Neighborhood Association and CAC Chair.

Judith began the meeting by greeting the CAC members and thanking them for attending, and then turned the meeting over to Jack Hobbs, R.F. Walsh Project Management, for a brief discussion of the site's ownership. Jack noted that Copley Place does not include the Marriott and Westin Hotels, nor the adjacent housing on Harcourt Street. He added that Simon Property Group is under a long-term lease from the MTA, with 69 years remaining. The lease provides Simon Property Group with full control of the site, functioning as the site's owner for that term. A new 99-year lease is in the process of being negotiated that will cover the existing property but also allow for the site's expansion with this project.

The following comments were raised in response to Jack's overview:

- Massachusetts State Representative Marty Walz asked that the proponent provide the CAC with a copy of the existing lease, as well as a copy of the proposed lease.
- George Cramer, Cramer's Hair Salon, stated that the original lease provided for minority businesses to be included in the project.

Before moving on to a review of the site's structural constraints, Jack announced that the proponent is looking into advancing the shadow study for the project, and stated that this will be presented to the CAC once it is complete. The CAC discussed the issue briefly, and decided that it will be most important to focus on the shadow impacts from approximately November 1<sup>st</sup> to February 1<sup>st</sup>, as midpoints between the existing reference points of March 21<sup>st</sup>, June 21<sup>st</sup>, September 21<sup>st</sup>, and December 21<sup>st</sup>.

Rob Halter, Elkus-Manfredi Architects, then continued with a discussion on the site's structural challenges. Four separate transportation systems beneath the site include the CSX rail line, the Massachusetts Turnpike, the Commuter Rail, and the Orange Line. Because of code requirements, various setbacks limit where any building may be constructed on the site. The proponent began the design study with five different sites before arriving on the current proposed location. The issues with the other sites included a lack of site access, a small building footprint, obstruction caused from the existing tower, complications with the foundation, closure of the MTA off-ramp during construction, disruption to retailers, and access disruption to the Southwest Corridor Park. The selected site provides good access, a solid building footprint, a good height/aspect ratio, and the ability to share financing with Neiman Marcus for construction and the expenses associated with air rights development. Rob noted that some night work will be required below the deck during the construction of the building's foundation, and the roadway below will also be narrowed temporarily as part of the same phase.

Questions and comments raised by CAC members and ex-officio members in response to Rob's review included:

- Jolinda Taylor, NABB, noted that in 1990, an Amtrak train collided with a Commuter Rail train below Dartmouth Street, and asked about the protections in place to prevent such a disaster in the future. Rob indicated that the project's structural engineer has experience with projects that face security threats, and added that there are many measures that can be incorporated into the structure in order to protect the site.
- In response to a question from Ro Whittington, Tent City Corporation, Rob replied that it is more than likely that a different team of architects and engineers would arrive at the same conclusions about the site, adding that the study for the site's location took three years.
- In response to a comment from Massachusetts State Senator Dianne Wilkerson, Jack indicated that a Construction Management Plan will be formulated that will include work hours, traffic mitigation, etc. A draft of this document will be presented to the CAC once it is complete, before the proponent submits it to BTB.

Next, the CAC moved on to a discussion of the comment letters received on the Project Notification Form (PNF) thus far. All comments on the PNF are due on Friday, August 8, 2008. It was determined that a letter will be prepared summarizing all of the comments and concerns raised at the CAC meetings, and this will serve as the CAC's comments on the PNF. Jack stated that all of the comments received will be responded to in the next stage of the project.

Other questions and comments raised regarding the permitting process included:

- Representative Walz asked about the MEPA process for the project.
- In response to a question from Anthony Gordon, Ellis South End Neighborhood Association, Heather Campisano, BRA Project Manager, indicated that this project will not receive a waiver for further review, and noted that the next stage of the project will be the Draft Project Impact Report, which will provide the CAC and the public with additional opportunities to comment on the project before it is approved.

Before closing the meeting, Judith reminded the CAC that the Boston Civic Design Commission (BCDC) will be meeting tonight to discuss the project, noting that she is unable to attend. Heather added that BCDC approval is required for the project, but stated that tonight's meeting will kick off the process for the Commission, as the project will be referred to a design subcommittee. It was determined that Jolinda Taylor and Gene Kelly will attend on behalf of the CAC.

Mary Knasas, BRA Senior Planner, announced that the next meeting will be held in the first or second week after Labor Day.

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