



Copley Place Expansion Project
CAC Working Meeting #6
Tuesday, September 24, 2008
Location: Copley Place – 4th 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 L. 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 Representative Byron Rushing
Massachusetts State Representative Marty Walz

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:

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
Aimee Savard, Elkus-Manfredi Architects
Susan Tracy, The Strategy Group

Members of the Public:

George Cramer, Cramer's Hair Salon
Tom Palmer, Consultant
Dan Salermo, Back Bay Sun
Jackie Yessian, NABB

Meeting Summary

On Wednesday, September 24, 2008, the sixth 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.

Before moving on to the first item on the agenda, Judith revisited the issue of the existing site lease. Jack Hobbs, R.F. Walsh Project Management, agreed to provide the CAC with a written summary of the existing lease. He added that he is unable to discuss the terms of the new lease, since it is still in the process of negotiation. Donna Camiolo, R.F. Walsh Project Management, reiterated that the proponent is not in the position to share any information on the lease, and noted that the only party able to comment on the lease is the MTA.

The following comments were raised in response to the discussion of the existing lease:

- Gene Kelly, Resident of Back Bay, commented that it is not appropriate to share the terms of the new lease until it has been signed.
- Anthony Gordon, Ellis South End Neighborhood Association, commented that he would like to know the term, rent, financing, affordable housing, and Transportation Access Plan Agreement (TAPA) details on the new lease. [Please note: the details on affordable housing and the TAPA are worked out during the City's Article 80 process, and will not be covered in the lease between Simon Property Group and the MTA].
- In response to a question from Meg Mainzer-Cohen, Back Bay Association, Jack responded that the proponent does not know when the lease will be signed.
- Massachusetts State Representative Byron Rushing asked that the BRA provide the CAC with the existing lease. John Connolly, Back Bay Association, stated that the BRA is not a party on the lease, and therefore it is not their responsibility to provide the CAC with the lease. James Green, Rubin and Rudman, LLP, added that the lease is between the MTA and Simon Property Group. He also noted that the Memorandum of Understanding between the BRA and the MTA provides the BRA with the responsibility to review the proposed project with the CAC – not the lease terms.
- Mark Schmid, Trinity Church, suggested that the CAC create a list of concerns over the details of the lease.

The CAC agreed to revisit this issue at the next meeting, to be held on October 8th.

Next, Judith turned the meeting over to Jack Hobbs to further review the rotated design of the tower. Jack noted that today's presentation is based on the feedback received from the CAC at the last meeting. Rob Halter, Elkus-Manfredi Architects, then gave a presentation showing the renderings of the project from various neighborhood views with the rotated tower inserted. He noted that from many vantage points, the building's profile is narrowed.

Rob estimated that the additional shadow cast by the rotated tower would result in approximately 1% of additional shadow impacts, roughly 6 feet in December, as the worst-case scenario. While this is not a substantial increase in shadow, it is important to weigh the benefits of improved view corridors. He added that the shadow impacts would be imperceptible at other times of the year.

David Carlson, BRA Urban Designer, added that the urban design staff at the BRA, as well as the Boston Civic Design Commission, will review all changes to the project's design.

Questions and comments in response to Rob's presentation included:

- In response to a question from Mark Schmid, Jack indicated that any further movement of the tower's base would result in a significant loss in square footage, a loss that would be critical to the project.
- Gene Kelly stated that the tower is an opportunity to have a signature building built in Boston, and added that he is not in favor of seeing a low, squat building on the site.
- Meg Mainzer-Cohen commented that the shadow impacts on Trinity Church should be studied carefully. Mark Schmid replied that the proponent has agreed to review the implications on the Church carefully.

Next, Rob continued with a presentation on Sustainability and the United States Green Building Council's Leadership in Energy and Environmental Design rating system. Article 37 in the Boston Zoning Code requires that all buildings subject to Article 80B review (generally this applies to new buildings over 50,000-SF) are required to be LEED Certifiable. Other examples of sustainability include smart growth and transit-oriented development. The original Copley Place project is an example of good transit-oriented development, in that it was easily accessible by public transportation, reintroduced housing to the inner urban core, and had a range of amenities (*i.e.*, Shaw's supermarket) nearby.

The five LEED categories and some of the criteria to be sought by the project include:

1. Sustainable Sites: density; building on a previously developed site; public transit adjacencies; reduction of heat island effect through green roofs and shaded ground level landscape.
2. Water Efficiency: rainwater storage; groundwater recharging; overall reduction with low-flow plumbing fixtures; use of water efficient landscaping.
3. Energy and Atmosphere: employing high-efficiency and refrigerant-responsible mechanical equipment; daylighting of public spaces; use of passive shading to control indoor air temperatures; reduction of heating and cooling needs; use of Energy Star-rated appliances.
4. Materials and Resources: use of structural steel with high levels of recycled content; solid waste management of the construction site; implementation of recycling collection.
5. Indoor Environmental Quality: use of low- or no- volatile organic compound (VOCs) materials, coatings, and adhesives; strategies for greater user control of thermal comfort and heating; maximization of daylight and views.

In conclusion, Rob added that each of these components will be built as part of a complete system, an example of holistic sustainable design.

Questions and comments:

- David Berarducci, Resident of the South End, asked about the color of the glass that will be used on the tower. Rob indicated that it is likely to be bluish or light grey, but stated that the material has not yet been selected and this may change. The overall goal of the glass is to let a great deal of light inside of the tower.
- In response to a question from Mark Schmid, Rob replied that the site is an unlikely candidate for solar power, since the greatest efficiencies in solar are achieved when the panels are perpendicular to the sun; otherwise the cost-benefit analysis fails.

- Jolinda Taylor, NABB, asked if wind turbines would work on the site. Rob indicated that the proponent is exploring this option, but noted that as with solar power, again there is the issue of scale.
- In response to a question from Morgan Pierson, St. Botolph Neighborhood Association, Rob indicated that the proponent is still studying how trash and recycling will be managed on the site, in terms of on-site sorting systems, etc. All materials will be brought down to the loading dock located in the basement of Copley Place.

The meeting was adjourned at approximately 9:35 a.m.