



**Copley Place Expansion Project
BRA-Sponsored Public Meeting on
Project Notification Form ("PNF")**

Tuesday, July 15, 2008

**Location: Boston Public Library,
Mezzanine Conference Room**

CAC Attendees:

David Berarducci, Resident of the South End
Gene Kelly, Resident of the Back Bay
Meg Mainzer-Cohen, Back Bay Association (BBA)
Ted Pietras, South End Business Alliance
Mark Schmid, Trinity Church
Jolinda Taylor, Neighborhood Association of the Back Bay (NABB)
Judith Wright, Pilot Block Neighborhood Association

Ex-Officio Attendees:

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

City of Boston Attendees:

Tabitha Bennett, Mayor's Office of Neighborhood Services
Heather Campisano, BRA
Paul Christner, BTB
Mary Knasas, BRA
Lauren Shurtleff, BRA

Simon Property Group Attendees:

Donna Camiolo, R.F. Walsh Project Management
Carl Dieterle, Simon Property Group
Kristi Dowd, R.F. Walsh Project Management
Howard Elkus, Elkus-Manfredi Architects
Rob Halter, Elkus-Manfredi Architects
Jack Hobbs, R.F. Walsh Project Management
Bill Kennedy, Simon Property Group
Don Rennard, Simon Property Group
Aimee Savard, Elkus-Manfredi Architects
Rick Stockwood, Kortenhaus Communications
Susan Tracy, The Strategy Group

Members of the Public:

Kevin Ahearn, Resident of the Back Bay
David Anderson
Susan Ashmertz, Resident of the Back Bay
Jeff Beam
Kevin Bennett, IUOE Local 4
Larry and Kathy Bianchi

Philip Boucher
Dick Bourbeay
Dorothy Bowmer, NABB
Marianne Castellani, NABB
Alexander Cooper, BBA
Sybil Cooper King, NABB

Gene D'Avolio
Greg Doyle
Douglas DuBoulay
Patti Dunn
Diana C. Eckstein, NABB
Robert Feldman, Tent City
Karl Francis
Mike Gerye
Jean Gibran
Tom High, Resident of the Back Bay
Janet Hurutz, Resident of the Back Bay
Syvalia Hymaviti
Tom Iska, Resident of the Back Bay
Veneth Jones, Resident of Tent City
Mark Kelly, Tent City/Maloney Properties
Kathleen Kolar, Resident of the Back Bay
Ken Kruckemeyer, Resident of the South End
Rosanne Kumins, Resident of the Back Bay
Gabriel Leiner, Boston Courant
Anthony G. Lopes
Paul Lynch
Sheila Martin

Carla Nelson, Cosmopolitan Neigh. Ass'n
David Nichols
Julia Ojeda, Resident of Tent City
Matt Pace
Sheila Pelosi, Resident of Tent City
Dave Reed
Ted Schwartzberg
Myra Shane, Resident of Tent City
Donald Sheehan
Derek Shooster
Tim Smith
Barry Solar, Resident of the Back Bay
Craig and Gretchen Speck
Judy Sundue, Resident of Back Bay
Joslin Taylor
Yanni Tsipis, CMG
Bill Walker, Resident of Tent City
Janice Ward, Resident of Tent City
Steve Wintermeter, NABB
Robert Wittendern
Jackie Yessian, NABB

Meeting Summary

On Tuesday, July 15, 2008, the first community meeting on the Project Notification Form ("PNF") for the Copley Place Expansion Project was called to order at approximately 6:30 p.m. in the Mezzanine Conference Room at the Boston Public Library, Copley Square Branch, by Mary Knasas, BRA Senior Planner.

Overview of CAC Process

Mary initiated the meeting with an overview of the Citizens Advisory Committee ("CAC") process.

Overview of Article 80 Process

Heather Campisano, BRA Project Manager, gave an overview of Article 80 of the Boston Zoning Code, Large Project Review, which requires that the BRA review development projects and their effect on the surrounding community and the City as a whole. The Large Project Review process must occur prior to the issuance of a building permit by the Inspectional Services Department.

For more information, see **A Citizens Guide to Development Review**

(<http://www.cityofboston.gov/bra/PDF/Documents/A%20Citizens%20Guide%20to%20Article%2080.pdf>). Heather further explained that all public announcements regarding project meetings can be found on the BRA calendar, the *South End News* or the *Boston Courant*. In regards to the current status of the project, Heather explained that the Proponent filed the PNF on June 23, 2008. Copies are available at the Boston Public Library, in both the Copley Square and South End branches.

Heather **highlighted important dates to remember:**

- **Friday, August 8, 2008:** Written Comments on the PNF are due to:
John FitzGerald, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
Fax: 617-742-7783
Email: john.fitzgerald.bra@cityofboston.gov
- **Tuesday, August 5, 2008 at 6:20 PM:** Boston Civic Design Commission Meeting
- **A Scoping Determination will be issued 15 days after the comment period ends.**
 - Draft Project Impact Report (“DPIR”) has a 75 day comment period.

In response to a question from Jackie Yessian, NABB, Heather explained that CAC working sessions are open to the public and can be found on the BRA calendar. For more information, please see: <http://www.cityofboston.gov/bra/calendar/calendar.asp>.

Development Presentation

The Development Team, including Jack Hobbs, R.F. Walsh Project Management, Carl Dieterle, Simon Property Group, and Howard Elkus, Elkus-Manfredi Architects, gave an introduction to the proposed development. Jack introduced the members of his team and gave an overview of the project’s background, components and architecture. He spoke of Neiman Marcus’s goal to keep market share in an ever changing market and to become an anchor for Copley Place and the Greater Boston Retail Market.

The meeting was then turned over to Howard who spoke about certain focal points of the project including height, engineering and economic challenges. Howard explained that the proposed Winter Garden will be the main entrance to Copley Place. He gave a further explanation of the site characteristics and how an important focus will be on the intersection of Stuart and Dartmouth Streets.

CAC Comment

CAC Questions and Comments raised in response to Jack and Howard’s presentation include:

- Jolinda Taylor, Neighborhood Association of the Back Bay, asked how shadows will impact Copley Square. Rob Halter, Elkus-Manfredi Architects, responded that they had studied the key solstice points throughout the year and there are no new shadows from March to mid-September. He further explained that in late September to November there are new impacts added by the upper part of the building for about 1 hour and 50 minutes.
- Mark Schmid, Trinity Church, asked about the appropriate structure complexity of the tower. He asked whether the tower should be set back from Dartmouth Street and if any city precedents exist. In response, Jack said he was conscious of that aspect of the design and explained that the form of the building diminishes the need for most of those set backs. Howard further explained that the tower base extends and the load of it is transferred to the Turnpike.
- Meg Mainzer-Cohen, Back Bay Association, asked to see the view of the sky line from other vantage points, such as, the Southwest Corridor and Cambridge. Meg also asked for an explanation of the creation of the top of the building to which Howard responded

that exposing curtain wall dematerializes the mass curvilinear element. Jack added that the analysis of the design included studies from various intersections.

- Jolinda Taylor asked if the shadow study extended to Commonwealth Avenue. Rob answered that there are shadows on Commonwealth Avenue from November to January at sunrise for about 45 minutes.
- Massachusetts State Representative Byron Rushing commented that shadow studies similar to those used in PruPac would be useful to review in this type of project. Representative Rushing noted that on a project like this, where there is on-site improvement on an existing major project, the community needs to be involved and weigh in.

Public Comment

- Jackie Yessian, NABB, commented it would be useful to see criteria from the original community process. She added environmental impacts were of great concern, in particular, shadows produced on nearby windows, wind and glare. She also asked at what height the tower would not create a shadow in Copley Square. Jack responded that they intended to include these concerns in the shadow study. He further commented that the team was surprised by the lack of shadow the tower created since the Boston Public Library was already shadowed by other tall buildings.
- Tom High asked if the project will be financed privately. Carl answered that no public funds will be used. Tom asked if the project will have affordable housing on-site. Carl responded that there are still ongoing discussions with the BRA regarding the matter. Lastly, Tom asked about the shadows from the upper floor on Copley Square. Rob responded that there is no impact up to 290 feet.
- Shirley Kressel asked about a pedestrian rendering of the tower. Jack responded that this would be difficult to do for this project. Shirley asked if the lobby/Winter Garden was a formal public benefit. Howard responded that the Copley Square developer did not build on this spot because the expense of building a deck was too high and it would be difficult to have viable retail at that entry. He further explained that there would be no loss of public space since the Winter Garden will be enclosed and totally accessible to the public year-round. Shirley commented that the enclosure of space could be an issue. Lastly, Shirley asked what zoning applies to this site. Heather responded that within a Turnpike Air Rights Parcel there are certain zoning mechanisms that can be used, such as a Planned Development Area ("PDA"), which requires its own filing and separate public process or relief from the Zoning Board of Appeals. All are still in discussion.
- N. Garfinkle spoke about concerns regarding access to the building from multiple points. Howard responded that they would be maintaining entries at Stuart Street and Dartmouth Street and plan to improve the entry at Dartmouth Street across from the Back Bay Station by widening the escalator and putting an elevator in place.
- Douglas DuBoulay asked about the Turnpike Authority's role in the project, to which Jack answered the project was subject to the Authority's approval. Douglas also asked about the affordable housing strategy and any impacts on the Southwest corridor. In regards to affordable housing, Jack commented that the plan is still in action and they are working to conform with the Mayor's executive order. As for the Southwest corridor, BTDC will recommend a Construction Management Plan in efforts to avoid a negative impact on the Southwest corridor.
- Tim Smith commented on the footprint change of the Winter Garden and his concern of losing open air space and changing the overall palate. Jack responded that the general

opinion is that the space is underutilized and the glass aesthetic is an approach to attain openness. Howard added that the glass will be transparent and they are still working out landscaping and furnishing. Tim followed up by speaking to the diversity of the South End and how important it is to consider the range of people who will use the Winter Garden.

- Ken Kruckemeyer, Tent City Board of Directors, said he believes the project is an opportunity for real greatness but also disaster. He commented the PNF was difficult to understand, particularly the FAR calculations, and additionally how the project fits into regulatory aspects such as the BRA, MTA and zoning bodies. Ken commented on the small size of some of the units and his hopes that those units will not be part of the project's affordable housing. He spoke of the sidewalk activity and handicap accessibility. He sees a need for people to have a place to stop and rest in an area that is not enclosed. Ken suggested a glass canopy rather than enclosure. Jack stated that the CAC will review all of these topics and that the PNF FAR calculations can be clarified.
- CAC Member Gene Kelley, Resident of the Back Bay, questioned if high end residences is the appropriate use for the site but understands that height is needed to allow for residential success. He spoke of the concern of sitting outside right at the corner of Dartmouth and Stuart Streets and how it will look from Copley Square. Jack responded that they will show different view points.
- Jean Gebran commented on the lack of public art within the project.

The meeting was adjourned at approximately 8:30 p.m.