



**SCOPING SESSION ON PROJECT NOTIFICATION FORM  
WEDNESDAY, JULY 16, 2008 AT 9:30AM  
BRA BOARD ROOM, 9<sup>TH</sup> FLOOR OF CITY HALL**

**Presentation by Development Team:**

Jack Hobbs of RF Walsh, Rob Halter of Elkus-Manfredi Architects, and Jane Howard of Howard/Stein-Hudson

**City Agencies – Question/Comments:**

**Maura Zlody, City of Boston Environment Department**

- Open space improvements?
- Open air seating?

THE WINTER GARDEN AREA IS OPEN TO THE PUBLIC.

- Statue relocation?  
YES, BUT POSSIBLY NOT ON THIS SITE.

- Change in parking from commercial to residential designation?  
AIR POLLUTION CONTROL COMMISSION (APCC) WILL BE CONTACTED.

- Will parking spaces be sold with units?  
PARKING SPACES WILL BE INCLUDED IN SALE PRICE FOR ALL UNITS, WITH THE EXCEPTION OF STUDIO UNITS.

- No secondary market for parking spaces should be generated and language provided by the APCC should be included in Master Deeds to prohibit leasing.

- Were other area projects included in the wind and shadow analysis?  
CLARENDON AND COLUMBUS CENTER WERE INCLUDED.

- LEED narrative should be included in Draft Project Impact Report.  
LEED NARRATIVE WILL BE INCLUDED; THE PROJECT IS ALSO REGISTERED WITH THE US GREEN BUILDING COUNCIL.

## **Paul Christner, Boston Transportation Department**

- Where will loading, service and trash removal take place?

IT WILL BE ACCOMODATED WITHIN THE EXISTING DOCKS OFF OF HARCORT STREET ENTRY; CURRENTLY THERE ARE 12 SLIPS. THERE IS ALSO A RESIDENTIAL FREIGHT ELEVATOR THAT CAN BE ACCESSED FROM THE LOADING AREA.

- A bike lane analysis should be provided for the Southwest Corridor.

## **David Carlson, BRA Urban Design/Executive Director of the Boston Civic Design Commission (BCDC)**

- Developer will present before the BCDC on Tuesday, 8/5 and will most likely be voted down to subcommittee for further review. BCDC and the BRA will be interested in reviewing: materials; public accessibility + transparency; shadow and wind impacts on pedestrian entries; analyses based on ALL projects in the area with respect to impacts; visual impacts from an array of views; potential improvements and landscaping at the ramp along Huntington and Stuart Streets.

## **CAC/Elected Officials**

### Jolinda Taylor (NABB)

- Transportation study should include upgrade of walk signals at intersections. BTD WILL BE LOOKING AT SIGNAL PHASING AND TIMING CHANGES TO ALLOW FOR SAFER PEDESTRIAN CROSSINGS.

- Transparency of windows should be maintained and not cluttered with advertisements.

BRA WILL STRONGLY DISCOURAGE BANNERS, ESPECIALLY ALONG THE WINDER GARDEN AND SOUTHWEST CORRIDOR.

### State Senator Dianne Wilkerson

- Shape of neck down at corner of Stuart/Dartmouth should be less squared to allow for free right turn onto Dartmouth and to prevent backup.
- Winter Garden should not dwarf area for pedestrian flow.
- Where are canopies proposed to be located?

ALONG DARTMOUTH STREET; THE BUILDING FOOTPRINT EXTENDS OUT TO SIDEWALK AND CANOPIES ARE PROPOSED TO HANG OVER, WHICH WILL REQUIRE Public Improvement Commission (PIC) APPROVAL.

Judith Wright (Pilot Block Neighborhood Association)

- Concern about back side of the building; the community retail component is already cut off by planters.
- Winter Garden looks very sterile.

Gene Kelly (Resident of Back Bay)

- It seems odd to have canopy overhang the street.
- Public art should be made a priority in Winter Garden and be appropriately scaled.

David Berarducci (Resident of the South End)

- Pedestrian experience along Dartmouth Street should be made a priority.
- Are street trees/other amenities possible with increased pedestrian traffic?
- Winter Garden concept/renderings need work.
- Improvements to the Southwest Corridor should be considered as part of the project.
- Design of base of building and current vs. new Neiman Marcus transition do not seem to have a connection. The materials at the base seem to be a reflection of the new tower element and not the surrounding buildings.

THE CHANGE IN MATERIALS/DESIGN IS AN ATTEMPT TO BREAK UP THE SCALE OF ELEVATION; THE GRANITE VS. TOWER MATERIAL BREAKS UP THE MASSING BUT ALSO PROVIDES CONTINUITY AND ESTABLISHES A RELATIONSHIP BETWEEN THE TWO.

Ted Pietras (South End Business Alliance)

- Structure at corner of Dartmouth/Stuart sidewalk needs to be set back to allow for outdoor benches as Winter Garden is semi-private.
- Federal report cited in transportation component does not seem relevant? Other similar projects such as One Charles and Trinity Place should be used as comparisons for mode split assumptions.

SIMILAR PROJECTS WERE LOOKED AT AND A LARGE MAJORITY OF OWNERS DO NOT USE VEHICLES FOR PEAK WEEK TRIPS TO WORK; HIGH WALK TRIP SHARES ARE EXPECTED; MIXED-USE PROJECTS ALLOW FOR INTERNAL TRIPS AS USES SUPPORT EACH OTHER.

Meg Mainzer-Cohen (Back Bay Association)

- Question to Maura Zlody of Environment Department re: smart growth criteria. BED LOOKS AT WIND/SHADOW IMPACTS ON PUBLIC REALM AND AT OPPORTUNITITES TO INCREASE PERVIOUS SURFACES; CURRENT LEED STANDARDS LOOK AT RELATIONSHIP BETWEEN DENSITY AND NEIGHBORHOOD CONNECTIVITY.

Elizabeth Corcoran-Hunt (Representative Rushing's Office)

- What is expected for drop-off/pick-up area on Dartmouth?  
VALET WILL OCCUR IN GARAGE; RESIDENTS WILL USE INTERNAL GARAGE FOR DROP-OFF/PICK-UP.