

DRAFT MINUTES

BOSTON CIVIC DESIGN COMMISSION

The meeting of the Boston Civic Design Commission was held on Tuesday, February 3rd, 2015, starting in the BRA Board Room, 9th Floor, Boston City Hall, and beginning at 5:21 p.m.

Members in attendance were: Michael Davis (Co-Vice-Chair); Linda Eastley, Andrea Leers, David Manfredi,, William Rawn, Daniel St. Clair, Kirk Sykes, and Lynn Wolff. Absent were: Deneen Crosby, David Hacin, and Paul McDonough (Co-Vice-Chair). Also present was David Carlson, Executive Director of the Commission. Representatives of the BSA were present.

The Co-Vice-Chair, Mike Davis (MD), announced that this was the meeting of the Boston Civic Design Commission that meets the first Tuesday of every month and welcomed all persons interested in attending. He added thanks to the Commissioners for the contribution of their time to the betterment of the City and its Public Realm. This hearing was duly advertised on Monday, January 19, in the BOSTON HERALD.

The first item was the approval of the January 6th, 2015 Meeting Minutes. A motion was made, seconded, and it was duly

VOTED: To approve the January 6th, 2015 Boston Civic Design Commission Meeting Minutes.

Votes were passed for signature. MD asked for a report from the Review Committee on the **110 Broad Street Project**; David Carlson (DAC) noted that there was no quorum yet and suggested waiting for a vote. MD suggested moving on to the next item, which was a report from Design Committee on **The Point Project NPC**. Leslie Cohen (LC) of Samuels Associates gave a brief introduction. MD noted there was support in the Committee for a vote. Sam Luccino (SL) of Arquitectonica noted that an in-depth discussion was held in Design Committee, and proceeded through the new material, showing first the west elevation, the break, and the east elevation. SL: The west elevation was apples and oranges before in how they were shown. We have modified the shadow boxes, and the difference at the podium in part was due to how the glass railing was expressed. (Shows a detail of the band in the middle.) The shift is at the mechanical/amenity space; this allows a slight variation at the top or the bottom, but helps to gather the datum of occasional louvers. (Notes a change in the east facade.) We have brought the frame in, so the glass wraps the corners. We have removed the vertical white lines on the central mass (on the west)...this is a new change. Lynn Wolff (LW) asked about the public realm; MD noted that would remain a condition. Kirk Sykes (KS): I agree it's better; the glass selection is important, as noted by Mike. It was then moved, seconded, and

VOTED: That the Commission recommends approval of the revised schematic design for the proposed The Point Project at 1383-1395 Boylston Street and 176-200 Brookline Avenue in the West Fenway neighborhood with the condition that

the Proponent team return to show the resolution of the corner and the 'pass-through areas in particular.

LW was recused from the next item. MD noted that there was still no quorum for action to review the **110 Broad Street Project**; the Commission will hear the recommendation and take a provisional vote to be ratified by the first quorum-making Commissioner who arrives. DAC noted that the recommendation was to review due partially to the scale (at ~83,000 SF, less than the threshold) but also to the prominence along the public realm of the Greenway, similar to the recently reviewed 55 India. It was then provisionally moved, seconded, and

VOTED: That the Commission review the schematic design for the proposed 110 Broad Street Project on the corner of Broad and Wharf streets and the Rose Kennedy Greenway in the Custom House District.

A presentation followed. Jim Alexander (JA) of Finegold Alexander Associates introduced the Project, noting the site and its historic building. JA: The idea is to build a link between the Downtown and the Greenway. (Notes outline of the Bulfinch warehouse; notes view corridors; shows old sketches and photos, and elevations of the Bulfinch building.) There is little original building left at the base; we are doing restoration as best we can. With the new building, it's how to relate. The street itself has a variety of scales. (Describes new building; shows a section and a variety of views, then a site plan. Notes the site coordination with 55 India [who has the same landscape architect] and shows the ground floor plan. Shows the upper floor plans, then elevations and a night view.)

David Manfredi (DM) arrived and at MD's request formally ratified the vote, also affirmed later upon the arrival of two more Commissioners. KS asked about the Greenway elevation. JA didn't have an elevation but showed the view from across the Greenway. KS: Can you describe the overhang (over the sidewalk)? I'm not sure I understand. JA noted the property lines and view corridors, and tried to explain further, using several slides. Bill Rawn (WR): I thought it was a simple question. JA went to the landscape plan and indicated property lines.

Andrea Leers (AL) and Linda Eastley (LE) arrived. MD: The recommendation was to send to Committee, so Commissioners should indicate the issues we want to discuss - like, only two out of five facades are shown. KS: Property lines. DM: I'm sorry I was late, but I would like to understand the relationship with 55 India. MD asked about parking: I'm not sure that corner is good. Can the entry be at a different location, say, Broad Street? JA: It's difficult to put it there. Tony Hsiao: It's a type of mechanical garage. JA: There is a possible issue with the BLC on Broad, too. A conversation then ensued about the relationship with the neighboring buildings. JA: We are working with David Hacin's project on that, including how Wharf and Well streets work. The Folio [elevated] garage entry is on Well Street. Daniel St. Clair (DS): There should be something at the corner - art, perhaps. Is the seating associated with the retail user? JA: Yes, to the corner. LE: What are the materials? John Copley (JC): Granite (planks represent the historic wharf structure) and brick, related to the Greenway. LE: It would be great to have them (55 and 110) work together.

WR: I have a question about the attitude of the Broad Street facade, how it relates to the old building. JA: The idea was to move to brick - here, a gray brick, not the same as the red of the Bulfinch. WR: And the ground floor? JA noted the egress door shown. WR: You should articulate your vision in Committee. You've chosen the bay rather than bringing the Greenway treatment back. JA: It's a different relationship.... AL: Can we see other views? (JA complies.) It seems unclear how it approaches the other building. What are the materials? JA: Metal panel, a rainscreen system. No one is satisfied with that yet...we can have more conversation. (Shows a number of views, prompted by TH.) AL: It's still unclear...you've made your point on the Greenway...why that's brought around to Broad. (More discussion back and forth on this issue.) WR: I wonder why the stair is at the corner. Can the core be configured with the stair *not* at the corner? JA: It's better there than on the Greenway. WR: Just shift it back into the building. AL: I urge you to look at the face - reduce the number of elements on Broad. Right now, it feels like the facade is bringing around the Greenway. It could be different, and simpler, next to the Bulfinch building. DM: If you shifted the core just a bit - if you're not constrained by the parking mechanism. MD: You should study what you can. We've offered a lot of advice. WR: And bring a model. With that, the 110 Broad Street Project was sent to Design Committee.

There being no further items for discussion, a motion was made to adjourn, and the meeting was duly adjourned at 6:30 p.m. The next regular meeting of the Boston Civic Design Commission was scheduled for March 3, 2015. The recording of the February 3, 2015 Boston Civic Design Commission meeting was digitized and is available at the Boston Redevelopment Authority.