

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

January 11, 2022

5:00pm, Held virtually via Zoom

Project: **Harvard Enterprise Research Campus**

Present: Commissioner Deneen Crosby, Commissioner David Hacin, Commissioner Jonathan Evans, and Commissioner Kathy Kottaridis

DISCUSSION:

The project team gave an overview of what has been seen in design committee thus far and focused on responding to previous questions from Commissioners about how the buildings work together as a composition, how the building entrances are experienced on the ground floor experience, and how the design and site connect to the context. Commissioners commented that they appreciated the design progress thus far. They had persisting concerns over the minimal setback on East Drive. Commissioners asked if the treehouse can sit taller in the sky and pull in at the ground to make the site feel more porous, and expressed a desire to have more time to review the tree house building specifically in a future meeting. Commissioner comments on the residential building were very positive. Commissioners asked what the public art strategy is site-wide and asked for more views of the campus as seen from other places in Boston. Regarding the hotel building, commissions expressed their appreciation for the form of the hotel building overall, but had concerns over the shear glass curtain wall facing Western Ave, suggesting adding greater texture through the materials or formal expression, and emphasizing the importance of using non-reflective glass. They also suggested that the first floor height might be too short in some places on the hotel building, and questioned if there is enough dynamism in the datum of the ground floor heights across the site.

The Project will continue in design committee.

6:00pm, Held virtually via Zoom

Project: **11-21 Broomfield Street**

Present: Commissioner Deneen Crosby, Commissioner David Hacin, Commissioner Jonathan Evans, Commissioner Kathy Kottaridis, and Commissioner William Rawn

DISCUSSION:

This project was last presented to the BCDC in May of 2021. The project team reviewed updates to the building massing, the province street elevation, the building's terraced design, shadow and wind studies, and the removed all ground level public realm work from the project scope. Commissioners commented that design of the ground floor facade of Bromfield does a good job at creating depth, and that they appreciate the massing changes

made to the design. They emphasized the importance of lighting within the visible stairwells, and pointed out that the stairwells will likely be vacant at night when they are their most visible. Commissioners commented that the proposed sidewalk seems too narrow at Bromfield Street and that Bromfield should be identified as a more pedestrian street by using pavers in the roadway. Commissioners said that the building column at the corner of Washington and Bromfield Street seems like a missed opportunity and less lively than it could be, as the corner does not feel well activated.

PUBLIC COMMENT:

Concerned about the shallow depth of the building setback, the buildings height and massing, and the building's impact on the Old South Meeting House due to shadows, wind, and visual impacts. Although the impacts might seem minimal, the proportion of the light the building receives that will be lost are large. Concerns that the design is out of context and that this proposal should not be approved until the ongoing Downtown planning update is complete.

The Project will continue in Design Committee. For the next design committee meeting, the Commissioners asked for a physical model of the project to be dropped into the BPDA model, and to show photos of the model in site. They also asked for further solar analysis that shows the impact of other tall buildings on the Old South Meeting House and other historic landmarks, as well as a presentation to the BCDC by a member of the BPDA PLAN:Downtown team to give an update on the initiative.