

DRAFT MINUTES

BOSTON CIVIC DESIGN COMMISSION

The meeting of the Boston Civic Design Commission was held on Tuesday, May 6th, 2014, starting in the BRA Board Room, 9th Floor, Boston City Hall, and beginning at 5:20 p.m.

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

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 Saturday, April 19, in the BOSTON HERALD.

The first item was the approval of the April 1st, 2014 Meeting Minutes. A motion was made, seconded, and it was duly

VOTED: To approve the April 1st, 2014 Boston Civic Design Commission Meeting Minutes.

Votes were passed for signature. MD asked for a report from the Review Committee. David Carlson (DAC) reported that there was none this month. The next item was a report from the Design Committee on the **MassPort Parcel K Project**. David Hacin (DH) noted that the improvements made in response to comments were good, but he wasn't at the first meeting. Deneen Crosby (DC) noted that the first meeting had a focus on the landscape, and only secondarily on the building; there were questions on the courtyard and the streetscape areas. DH noted some questions in discussion on the terraces, both upper and 'in front.'

Amy Korte (AK) of Arrowstreet noted the issues addressed briefly, then went through a series of before-and-after slides, starting with the courtyard. AK: We worked on the planters, the shaping of the space, the overhang, the location of the stair access. And there was a discussion of the streetscape and elevated seating area at the front 'prow.' John Copley (JC) of the Copley Wolff Design Group showed an enlarged sketch of the 'patio' at the restaurant from Committee, then a later version, with slopes up from the sides and the stairs; the 'prow' was now in the center, and there were less, maybe no planters except at the trees. AK showed a detail of the sidewalks and site plan, noting the widening of the 'preferred path' by the residential program. AK: We have modified the location of the elevator, which is now back of the stair, but visible. JC noted that the landscape in the upper terrace was responding to this now. AK showed views - vignettes of Congress Street, the pass-through. She showed the lighting plan. JC described the scheme: There are 'stick' lights at the edge, and entering the site, but they are lower in the space. On the

terrace, the paths into and out of the space have a light trail; the central space is more generally lit from the edge.

DC asked about the street paving at the sidewalk. JC showed the idea: Massport standards for the Commonwealth Flats area (series of sketches). Jonathan Garland (JG) of Arrowstreet showed/described the buildings using before and after images from comparable perspectives. AK noted that they were still working on the expression of the residential entry, making it more 2-story in scale. Andrea Leers (AL): In terms of working - you have responded well to all comments. I hope you continue to work on the entry expression. I'm glad you did the changes to the patio area; I think it's quite nice now. A question about the elevator - it needs weather protection at the terrace level. DH: Addressing that may help with the geometry. Kirk Sykes (KS) asked what happened along the sidewalk to the east. AK: There's a rain garden on that side (finds a JC sketch). DH: What's that? JC explained, noting the grade change back down the walk allowed drainage into the rain garden from runoff. AL: I'm not sure it's doing much. It's not really working if it's only symbolic. Can there be more? DC: The operation can likely handle more volume - this strategy is encouraged. JC: The sidewalks are wide enough to accommodate more - we can also do more along the Haul Road. AL: Make it more of a system. Linda Eastley (LE): It's not just sidewalk, but part of an ecological statement - that's the exciting part. With that, it was duly moved, seconded, and

VOTED: That the Commission recommends approval of the schematic design for the MassPort Parcel K Project in the South Boston Waterfront District.

David Manfredi (DM) and Paul McDonough (PM) were recused from the next item. The next item was a report from the Design Committee on the **Pier 4 Phase 2 NPC Project**. DH reported: I was in the most recent meeting. The designs presented met with unanimous praise for the organization of the ground floor and other responses to comments. Christian Galileo (CG) of Elkus/Manfredi presented the changes, first showing the locus and massing. He noted they had flipped the loading and the parking ramps to the other side of the building. CG: So, the ground floor on the south is now an extension of Northern Avenue. (Notes lobby pass-through.) We have improved all four edges; each corner has a retail component. We have tried to simplify the facade. (Shows elevations, noting where the same facade systems were being used.) The systems divide the facade into two main pieces. The wave forms start on the north, go around to the east, and wrap around onto the south - again, to simplify as much as we could. (Shows views from streets, the Harbor, etc.) We have extended the muntins at the northeast corner. (Shows a view along the street.) The columns on the north continue and terminate in the high column at the entry. (Shows line drawing perspectives taken from higher vantage points; shows a new site plan from Clara Batchelor.)

DH: What the Committee was responding to, was the shift of the lobby, and the loading - with retail at that (southwest) corner - and the shift in the skin. In simplifying, this block, more than any other, looks like a Manhattan block, with two buildings inhabiting it. AL: I haven't seen this since the entry was shifted; I appreciate the changes. LE: What are the sidewalk widths - at the new retail, for example? CG: It's more than fifteen feet, but also, there is no curb there; the material goes across flush. KS asked about the gray space to the south. CG: It's NStar. Most

of their equipment is at the second floor, but we could not move this. DC asked about the landscape plan. CG: The trees along the south were maxed out to make up for the lack of trees on the other side of the street. There are three on the north, and more flanking the entry. KS: I'm satisfied.

With that, it was duly moved, seconded, and

VOTED: That the Commission recommends approval of the schematic design and PDA Plan changes for the Pier 4 Project Phase 2 NPC in the South Boston Waterfront District, with two conditions: First, that the site plan (with particular concern expressed for the areas interfacing with the ICA) return to the BCDC when further developed in association with any ongoing Project phase; and Second, that any substantive modifications of the third phase building component return to the BCDC for final review after submission to the BRA for the ongoing stages of design review or PDA amendments.

There being no further items for discussion, a motion was made to adjourn, and the meeting was duly adjourned at 6:02 p.m. The next regular meeting of the Boston Civic Design Commission is scheduled for June 3, 2014. The recording of the May 6, 2014 Boston Civic Design Commission meeting was digitized and is available at the Boston Redevelopment Authority.