

MINUTES  
**DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION**

May 31, 2022

5:00pm, Held virtually via Zoom

Project: **119 Braintree Street**

Present: Commissioner David Manfredi, Commissioner David Hacin, Commissioner Mimi Love, and Commissioner Linda Eastley

DISCUSSION:

The project team gave an overview of the project site and the landscape design. The Commissioners asked questions about zoning and density, expressing concerns about the height at 119 Braintree and the sense of a sheer, icy wall against the Mass Pike. The mechanical penthouse may be the major contributor to the massing and height concerns. The Commissioners expressed concern about the privacy of the town home residences, and want to better understand their design. Commissioners would like to get feedback from the City on how comfortable they are with the density proposed for the site. They would also like to better understand the entry off Everett street and how it feels to be a resident on Blain Street. The Commissioners also want to understand the pedestrian experience on Braintree Street and the design of the streetscape. The next meetings will be broken up by building.

**The Project will continue in Design Committee.**

6:00pm, Held virtually via Zoom

Project: **400 Guest Street**

Present: Commissioner Anne-Marie Lubenau, Commissioner Eric Howeler, Commissioner Mimi Love, and Commissioner Linda Eastley

DISCUSSION:

The project team gave an overview of the project and reviewed in detail the improvements to the project design along Everett St. The Commissioners complemented the changes made to the project, the treatment of Braintree St as a real street, and the integration of the cycle track. They recommended softscape buffers between the cycle track and the sidewalks. They asked that the articulation of overhang edges be further designed, that the geometry of the building corner at the retail space be considered, and that the lighting on the cantilevers be thoughtful.

**The Project will return to the Full Commission.**