

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

November 30, 2021

5:00pm, Held virtually via Zoom

Project: **380 Stuart Street**

Present: Commissioner Mimi Love and Commissioner William Rawn

DISCUSSION:

The project team reviewed their responses to previous comments, balcony design, pedestrian connections, and west plaza. The team made several changes to the project, including redesigning the balconies based on wind flows, changing the exit location from the below grade parking, expanding the west plaza, and redesigning the east passage. The Commissioners had persisting concerns regarding the building massing and a desire for greater verticality and slimness. There were also follow up questions about the balcony rail height and their experience. The Commissioners emphasized the importance of the proposed programming in the lobby to create street activation. In regards to the public realm, the Commissioners commented that the gold building overhang above the East Passage might be unnecessary, had concerns that the fritted glass at the top of the passage may still collect debris, asked if the passage should be more related to the West Plaza, and raised concerns that the walls within the East Passage may be too blank and untreated. Public comments included concerns regarding wind and traffic impacts from the project.

The Project will continue in Design Committee, and a copy of the presentation will be sent to the full Commission for comments in the interim.

6:00pm, Held virtually via Zoom

Project: **60 Guest Street**

Present: Commissioner Mimi Love, Commissioner William Rawn, and Commissioner Mikyoung Kim

DISCUSSION:

The project team overviewed previous Commissioners' comments which asked to make the project more interesting, further consider the streetscape, and humanize the building massing. The team altered the massing of the building and the materiality to make the surface more variable and interesting. The streetscape design was also updated. The Commissioners asked if the streetscape could be more varied and respond more to the context, and asked for tiers of lush planting, and more playful colors, bench tops, and lighting. They also asked if the paving material adjacent to the building can be the same as the flooring of the lobby to create flow, or if it can be changed to concrete sidewalk, so that the paving closest to the building is simplified and relates more to the context. The

Commissioners asked for street sections as well, to further understand the streetscape. The Commissioners said that the changes to the building massing, materials, and streetscape are very impactful. They had concerns about the palette of the materials, at the upper floors especially, due to the color gradient approach. Additionally, they had persisting concerns about the massing and wanted to see further study, potentially through photographed models.

The Project will continue in Design Committee.