

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

December 21, 2021

5:00pm, Held virtually via Zoom

Project: **380 Stuart Street**

Present: Commissioner Deneen Crosby, Commissioner Kirk Sykes, Commissioner Eric Howeler, and Commissioner Kathy Kottaridis

DISCUSSION:

The project team reviewed the evolution of the project's ground floor public realm, the West Plaza and East Passage design, and the tower massing. The team is now prioritizing the cross site East Passage, post-COVID outdoor amenities, and mitigating ground level wind impact. The Commissioners thought that the ground floor design has evolved nicely, but still have concerns about safety in the West Plaza in front of the water wall. Moving the water wall up a bit, so it's not edged by service space in the building may make it safer and more easily observed. The Commissioners mentioned the importance of wayfinding in the East Passage, that the use of bikes in the passage should be further considered, and had persisting concerns about the viability of the green wall. In regards to the tower massing, the Commissioners commented that the design does not need to please everyone by adding verticality, that the convexes on the sides may be unnecessary, and that they liked the dynamism of the form. The soffits can also be less noticeable, and the roofline of the tower could be further considered. Commissioners also asked if all vehicular access could be from Stanhope Street instead of Stuart Street, to which the project team replied that traffic congestion and neighborhood concerns on Stanhope Street made that infeasible.

The Project will return to the full Commission.

6:00pm, Held virtually via Zoom

Project: **60 Guest Street**

Present: Commissioner Kirk Sykes, Commissioner Eric Howeler, and Commissioner Kathy Kottaridis

DISCUSSION:

The project team began by reviewing the project building and landscape proposals including development through the BCDC review project including changes to the facade and public realm.

The Commissioners were positive about the development of the facade in terms of color and panel organization. They were concerned about the resolution of flat glass at the curved corners and asked for more detail on that condition, adding that glass corners could

dissolve too much visually. They commented that some of the ground level decisions on Guest Street felt fence-like and separating from the public realm. They also asked to look at the 3D model of the project, which was helpful to understand it in context. For the next meeting they are interested in night views and a clarity of the design idea.

The Project will continue in Design Committee.

The following portion of the meeting was held simultaneously to 60 Guest Street in a separate zoom.

6:00pm, Held virtually via Zoom

Project: **Harvard Enterprise Research Campus**

Present: Commissioner Deneen Crosby and Commissioner David Manfredi

DISCUSSION:

The project team began by overviewing the proposal's open space network and greenway design. The team also reviewed the project changes to address the Commissioners concerns from the previous meeting, which included the relationship of the ERC buildings to surrounding context, how the ERC buildings work together, and the project's connection across East Drive to the Harvard Business School.

The Commissioners had concerns about the design of the 'connector' between the 2 buildings presented, and questioned if it does truly want to be a neutral piece, and, if so, that the connector as it is currently represented may not be neutral enough. Currently the connector feels like something that has been wedged in between two building massings, as opposed to something connecting. They suggested that making it simpler may make it feel like it's competing less with the 2 buildings. The Commissioners also said that, architecturally, there is little recognition of where the front doors are, and that the team should consider adding more identity for the entries.

The Commissioners commented positively on the design of the public realm and its flexibility. The use and success of the multi-use path seems unclear due to how people will behave and how the spaces will be programmed. The materiality and detailing will be extremely important to the design. The Commissioners suggested it should be clear when the multi-use pass passes through plazas that bicyclists are mingling with pedestrians, and need to be more aware. The dimension of the public realm along East Drive and the building setbacks should also be examined carefully, and increased where possible.

The Project will continue in Design Committee.