Parcel 12
BCDC Subcommittee

APRIL 9, 2019
EPNF Proposal
WHAT WE HEARD

ARCHITECTURE & URBAN DESIGN

• Questioned the language of a podium with towers floating above. The vocabulary should be re-thought and not resort to an older paradigm.

• The towers should engage the ground and become rooted in the community.

• The direction of the massing and architectural expression of the two buildings needs further discussion. The buildings are too different and should talk more to one another.

• The MassPike view is critical view for the Project and the City. The Project should focus on the Gateway aspect of the massing.

• Regarding the project as a gateway into the city from the west, consider texture, green materials and the composition of the whole, not just massing of the elements.

• The diagonal recessed balconies detract from the office building. They appear to be in conflict with the vertical expression.
WHAT WE HEARD

URBAN REALM & OPEN SPACE

• The open space is critical to the neighborhood. Public open space is scarce in this location and does not exist until you get to Christian Science.

• Would like to know if a pocket park has been studied to meet the neighborhood’s need for public open space. An alcove or area of respite would be welcomed.

• The roof terrace green space being exclusive and closed to the public is troubling. The civic vision spoke of the public benefits of the projects.

• What thought has been given to the view from the terrace looking west, over the Pike?

• The pedestrian experience of the public realm along Mass Ave seems very complex. Would like to understand this experience further with additional pedestrian views.

• The bicycle connection along Boylston St. is also a critical path and should not be overlooked.
Massing & Architecture
VIEW FROM MASS PIKE LOOKING EAST
Urban Realm & Civic Space
VIEW OF PLAZA LOOKING WEST
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