

MINUTES

DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

December 10, 2019

5:00pm, Room #937A, 9th Floor, Boston City Hall

Project: **449 Cambridge Street**, Allston

Present: Commissioner Anne-Marie Lubenau, Commissioner Kirk Sykes

DISCUSSION: At the monthly presentation in November, the Commission asked the team to explore and explain the integration of Emery Rd, Rugg Rd, and Cambridge St landscapes, the activation of streetscape on Emery Rd, and the formal expression of the curve in building massing. In response, the team (Anchor Line Partners with Perkins & Will) presented comparisons with the previous and revised design to show a more open and green streetscape. Commissioners made suggestions for ways to add texture and visual interest that benefit the environment and pedestrian experience. The team also plans to incorporate large murals through a community process on both residential buildings to activate blank façade conditions and contribute to the neighborhood's unique character. Commissioners urged the team use details like lighting and material study to integrate the building base with its larger elements, like the murals and soffits.

5:45pm, Room #933A

Project: **525 Lincoln Street, Common Allbright**, Allston

Present: Commissioner Anne-Marie Lubenau, Commissioner David Manfredi, Commissioner Kirk Sykes

DISCUSSION: This is the fourth design committee session for this project, the main concern being the length of the building and the visual break on Cambridge Street. The project team, Boylston Properties, Arx Urban, and HDS Architects, returned with more refined studies of this visual break at the building's entry lobby, which will be accomplished through formal setbacks and transparency. In response to comments about the scale of the building base, the team added seating, more plantings and trees, and opened up the glass at the residential amenity space. The community space will have an indoor-outdoor connection with a terraced entry. Commissioners appreciated the increased detailing as a way to break down the scale of the building base and asked the team to continue with this approach and to continue expanding space to capture as much public realm around the project as possible. The team was asked to continue working on the following: widening the Cambridge Street sidewalk, introducing an intermediate scale element like texture, cornice, or panels at windows, and reducing the visual impact of the Cambridge Street stair tower.