

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

June 18, 2019

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

Project: **Nexus at the Allston Innovation Corridor**, 250-280 & 305 Western Avenue, Allston

Present: Boston Civic Design Commission Commissioner David Hacin, Boston Civic Design Commission Commissioner David Manfredi (hereinafter, the "Commissioners")

DISCUSSION: The project team, which consists of representatives from King Street Properties and Dimella Shaffer Architects, gave an overview of the site plan and schematic design of each building. Much of the conversation centered on the program, management, and pedestrian experience along Artists' Way, the central axis and public space in this proposed project. Commissioner comments also focused on the project massing in relation to the neighborhood behind it; Commissioners urged the team to give more breathing room and consideration to the residential scale that abuts the project. The massing of 250 Western Avenue was questioned and the Commissioners wondered if some of the mass could move to the 305 Western Avenue building. The Commissioners emphasized that the design of the mechanical penthouse should be done thoughtfully.

The Project team used a digital presentation and model to outline their approach and project updates, and answered questions from the Commissioners present. The Project will remain in the Design Committee of the Boston Civic Design Commission for further review.

6:00pm, Room #933A

Project: **1252-1270 Boylston Street**, Fenway

Present: Boston Civic Design Commission Commissioner David Hacin, Boston Civic Design Commission Commissioner David Manfredi (hereinafter, the "Commissioners")

DISCUSSION: Scape USA and Gensler Architects (the "Project team") gave an overview of the proposed site and massing of a new building and walked through detailed analysis and proposed changes to the public realm and streets around the project. Responding to feedback from the initial presentation on May 7, the design team reduced the massing and reorganized some of the internal layout of the project in order to improve the relationship to abutting buildings. The Commissioners appreciated these design changes and offered suggestions for improving the detailing and structural expression of the building. Much attention was paid to the design at the corners, particularly as they might be experienced by pedestrians.

The Project team used a digital presentation and two models to outline their approach and project updates, and answered questions from the Commissioners present. The Project will return to the full Boston Civic Design Commission for a vote of recommendation.