

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

February 16, 2021
Held virtually via Zoom

5:00pm

Project: **220 Huntington Avenue**, Back Bay

Present: Commissioner Andrea Leers, Commissioner Kathy Kottaridis, Commissioner Kirk Sykes, Commissioner William Rawn

DISCUSSION:

At the January 5, 2021 Monthly Meeting, Commissioners raised questions about the façade strategy and relationship to Huntington Avenue and Christian Science Plaza. At this meeting, CBT architects depicted the development of the massing and facade design through a series of diagrams. Much of the discussion focused on the logic of the building's setbacks and bays. Commissioners remained concerned that the projections detract from the clarity of the building design and the relationship to the Christian Science Plaza. They asked the team to explore the use of an arcade, and to take a major step back in the development of the design. They also would like to talk about the alley facade at the next design committee meeting.

The project will continue in design committee.

6:00pm

Project: **840 Columbus Avenue**, Jamaica Plain

Present: Commissioner Andrea Leers, Commissioner Kathy Kottaridis, Commissioner Kirk Sykes

DISCUSSION: This project was last seen before the Commission a year ago at the March 3, 2020 monthly meeting. Since then, the project has undergone significant changes in response to community feedback, much of which was focused on the building height and ground floor condition, which were also key areas of focus at the first BCDC presentation. Changes to the building design include a reduced bed count to result in a reduced massing, change in the building's orientation and volume, and a more diverse material palette and façade design.

The presentation included studies of height and massing context from the surrounding neighborhoods and many diagrams that describe the building form. Commissioners appreciate that the project has been rethought—the orientation of the building now feels

connected to the campus and the street and the building base is more inviting. Their feedback was focused on the experience of the building at the ground plane. They would like to see more attention paid to entries and transitions between covered and uncovered public spaces, and to continue shaping the building podium in a way that is open and inviting with clear visibility.

Public comment noted that the entries to the building could be more clear and therefore more inviting, and that the project should be intentional in its connections to Roxbury.

The project will return to the full commission.