



MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

November 16, 2021

5:00pm, Held virtually via Zoom
Project: **355 Bennington Street**
Present: Mimi Love, Kirk Sykes

DISCUSSION:

The project team reviewed their responses to previous comments, including a need for greater understanding of the context, incorporation of PLAN East Boston recommendations, more detail for the public realm elements, and courtyard access and quality. The team made several changes to the project, coming into alignment with some PLAN East Boston recommendations, adding a greenway, extending the sidewalk width along Bennington Street to add a protected bike lane, and raising the ground level to accommodate the floodplain. The Commissioners responded positively to the changes, and said that the newly proposed public realm sidewalks were successful. The Commissioners asked if there is an internal ramp or lift to negotiate the newly raised level of the residential uses, and how to keep the indoor/outdoor connection with the grade change. Additionally, ownership of the small "triangle" across the road was asked about, and if the development can include that area. Commissioners also asked if the retailer chosen for the ground floor could be a more public facing tenant, like a coffee shop, which would allow more people to access the inner courtyard. Finally the Commissioners suggested that the project be enhanced through lighting to make the building look slightly more dynamic and to increase safety. They would like to see one or two night time renderings to better understand what the lighting is going to be like.

The Project will return to the full Commission for a vote, contingent on positive review by Landscape Architect members of the Commission.