



MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

September 14, 2021

5:00pm, Held virtually via Zoom

Project: **Nexus at the Allston Innovation Corridor**

Project Team: King Street Properties, Mugar Enterprises, DiStefano Family, Dimella Shaffer

Present: Kirk Sykes, Linda Eastley, William Rawn, Jonathan Evans

DISCUSSION:

Overview of where the project was when it was last presented to the BCDC in 2019. Pedestrian and visual connection through the project towards the river. For 250-280 Western Ave, covered a reduction in massing volume, reduction of a floor, and incorporation of setbacks. At 305 Western Ave, change to how the building meets the ground, a change to the visual ribbon, and massing adjustments. Review of the landscape along Artists Way. Commissioners are concerned over the use of Artists Way by cars from 4 to 6pm, and the character of the space in relation to the architecture and programming. Only one of the buildings feels like the facade is sponsoring Artists Way. Question about how the space will be activated in the Winter. Concern about the "ribbon" of 305 Western Ave actually reading to pedestrians - Commissioners believe the building could work well even without the ribbon or that the ribbon could be done differently. Currently, the design of 305 doesn't feel as refined as 250. Nice creation of public spaces around 305 Western Ave. The corner of Western Ave and Everett is going to be a key intersection in this part of Boston, and so the design of 305 can be iconic.

The Project team used a digital presentation to outline their approach and project updates, and answered questions from the BCDC Commissioners present. The Project will return to the full Commission for a vote.

6:15pm, Held virtually via Zoom

Project: **Landmark Center Redevelopment**, 401 Park Phase 3

Project Team: Samuels Associates, Alexandria Real Estate Equities Inc, Elkus Manfredi Architects, Leblanc Jones

Present: Kathy Kottardis, Linda Eastley, William Rawn, Jonathan Evans

DISCUSSION:

Previously asked to consider the 201 Brookline Ave building, simplify the massing, maintain neighborhood setback, and increase space between 201 Brookline and the proposed building. Changed the fenestration, materiality, and massing to be more compatible with 201 Brookline. Massing has become much simpler and reduced. Commissioners appreciate the responsiveness of the design team. The new design for the west side is exciting. The

simplicity of the south facade is possibly more than necessary - some of the porches like those on the west face could be incorporated into that elevation. The porches feel a little heavy, and don't match with the banding of the rest of the facade. Some changes to the composition could make it feel more ephemeral. The landscape is mediated grade changes, pedestrian and vehicular flows, and garage entry. Landscape has streamlined the pedestrian/cycle route. Separating pedestrians and cyclists as much as possible. The Commissioners applauded the changes that were made to the design and the prioritization given to pedestrians and cyclists.

Comments by public:

- Concern that cyclists on Park Dr might not be well enough protected.
- Commendations to the design team.

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