



## MEETING MINUTES – Community/IAG # 1 Meeting

**/ DATE**

August 6, 2019

**/ MEETING DATE**

July 18, 2019

**/ PROJECT**

3368 Washington

**/ PROJECT #**

1848

**/ LOCATION**

Site

**/ PREPARED BY**

RR

### ATTENDEES

NAME / TITLE / CONTACT	AFFILIATION
Dana Whiteside	City of Boston, BPDA
Lydia Scott/Andy Waxman	The Community Builders
Lyndia Downie	Pine Street Inn
Eric Robinson / Principal C 617.233.5447 / <a href="mailto:eric@rodearchitects.com">eric@rodearchitects.com</a>	RODE
Rashmi Ramaswamy	RODE

### NOTES

#### PROGRAM & INFRASTRUCTURE COMMENTS

- How do the SH and LM tenants interact and mix? How will the public use the Community Room?
- Has PSI looked at other models and examples for integration of the two kinds of tenants?
- Has PSI considered units for families as well as individuals? State funding is for individuals. Challenge is not just the building but funding for supportive services. Also, LM unit mix now has 3 BR units based on community feedback and deeper AMI rates have been included
- Project has concentrated density of affordable units. They should be distributed throughout the neighborhood and city, rather than in one building. Prefer Inclusionary zoning approach, although other responded that 13% IDP is insufficient
- 320 s.f. for SH studio had both favorable and unfavorable feedback
- Can the 1<sup>st</sup> floor include amenities for families – affordable childcare, affordable food distribution?
- The reduced parking is good, but there are problems with public transit and the T
- While studying traffic mitigation, keep in mind what’s happening at other projects as well. Consider how this project will fit in with others
- City infrastructure is not ready for the building boom that the City is experiencing
- Can the building be set back further to allow for a dedicated bus lane?
- JP/Rox density bonus standards were prepared without consulting the community
- Can vegetated space at back be set aside as an Urban Wild and never be built upon?
- Can construction/union workers from the community be featured in the photographs instead of generic people?
- Hire local hands

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/ **DATE**  
August 6, 2019

/ **PAGE**  
2 of 2

Project Design Comments

- Can the building step-back occur at the 5<sup>th</sup> floor as well? Can the building get taller at the east side to offset the loss of units that this will create? (High rise/cost makes it infeasible)
- Activate building at Washington Street, well-lit interior program, more trees, bike racks, benches
- What the exterior materials? Brick?
- Make the entrance more exciting (stunning statement), currently feels like a hotel
- The two boxes at the N and S ends seem boring
- Make Washington street more inviting, create public access space at 1<sup>st</sup> floor
- Consolidate vehicular entrances into one entrance
- Work with JP/Rox interagency green building committee to address the sustainability goals
- Consider moving toward Net Zero for the project. Consider all electric building

Drawing Comments

- Show operable windows in renderings
- Can you provide a copy of the shadow studies? Already in PNF

**ACTION ITEMS**

ITEM	DESCRIPTION	ACTION	OWNER