

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

December 20, 2022

5:00pm, Held virtually via Zoom

Projects:

1270 Commonwealth Avenue, Allston

Stanhope Hotel, Back Bay

1234-1240 Soldiers Field Road, Allston

Present: Commissioner Andrea Lears, Commissioner Anne-Marie Lubeneau, Commissioner Deneen Crosby, Commissioner Kirk Sykes

DISCUSSION: **1270 Commonwealth Avenue**, Allston

The Project team used a digital presentation to showcase project updates. Commissioners asked about the interior parking layout; there were concerns about traffic with circulation. It was specifically addressed to consider more lighting along Gorham Street for pedestrian safety. There were great improvements to the public realm with modifications to the art alley and corner facades.

There were no public comments.

The Project will move on to Full Committee.

DISCUSSION: **Stanhope Hotel**, Back Bay

The Project team used a digital presentation to showcase project updates. Commissioners asked about plaza patterns, and to look more into the other options presented. More integration with the edge of the existing park and the project's frontage would benefit the public realm portion of this project. The team was advised to occupy more of the roof's elements. For the building facade, the cornus design is a dominant piece and appears heavy.

There was one comment from the public with attention to the height of the project being too tall.

The Project will continue in Design Committee.

DISCUSSION: 1234-1240 Soldiers Field Road, Allston

The Project team used a digital presentation and the commissioners agreed that the building facade schemes have improved. However, there needs to be more attention to the massing and connection to the front facade which faces the river side. The commissioners and proponents agreed that the public realm portion of this project is struggling. In conclusion, the proponent wishes to come back to the Full Committee after further analysis.

There was no public comment.

The Project will move to Full Committee