

# Minutes

## Boylston Street Corridor Study Committee

March 28, 2022 10:00 AM

Held remotely via Zoom

*Committee members (in attendance noted by Y/N):*

John VanScoyoc, Chair	Y	Wendy Friedman	Y	Tom Nally	Y
Rachna Balakrishna	Y	Joe Gaudino	N	Carlos Ridruejo	Y
Deborah Brown	Y	Wendy Machmuller	Y	Mark Zarrillo	Y

*Staff & consultants present:* Kara Brewton, Arran French

*Meeting materials included:* agenda, draft design guidelines

*Guests included:* Frances Shedd-Fisher, Paul Saner, Hugh Mattison, Nadine Gerdts, Kim Smith, Dianne Mueller, Rob Sokologg, Sloane Furniss, Perry Grossman, Betsy DeWitt, John Bassett

Kara Brewton opened the meeting, noting that it was being held remotely on the Zoom platform due to COVID, and after checking that all participants' audio/video were working well, and Kara announced that the meeting was being recorded.

John Van Scoyoc updated the attendees on the Committee's process. Today's meeting will focus on design guidelines. These can be updated periodically overtime, and have already been reviewed by the design subcommittee.

### **Design Guidelines Review**

Kara walked through the comments received by Committee members over the last few days. Kara shared a document that includes all the comments.

- Mark Zarillo provided comments on facades, entrances and fenestration; some minor editing changes;
- Wendy Friedman provided comments on vehicle and bike parking; heat island mitigation as it relates to façades and materials;
- Carlos Ridruejo provided comments on façade and materials sustainability; LEED certification/standards; Climate Action Plan compliance especially regarding fossil fuel free goals for heating and cooling
- Wendy Friedman provided comments on parking/setbacks and ensuring consistency across the document; landscaping plans
- Wendy Machmuller & Deb Brown provided comments on the opportunities to improve the utility lots along Boylston Street; opportunities to add a Blue Bike station or similar
- Wendy Machmuller provided comments on lighting and its relationship to open green spaces
- Deb Brown provided comments on how to create an entryway into the Boylston Corridor
- Tom Nally provided comments on height as it relates to shadow and wind impacts

### **Comments from the Public**

- Kim Smith was initially concerned about the differential treatment of the two overlay districts proposed, and shared comments from neighbors that the Committee should be careful about using the Madris site as a reference, to remember that the area is on a hill, extra stories to accommodate mechanicals (recommends skyplane to mitigate), maintaining light/sunshine
- Sloane Furniss thanked the Committee for their work and voiced concern about light for homes on White Place being obstructed due to higher development on Boylston Street and sought information about the shadow studies
- John Bassett thanks the Committee for paying attention to shadows, commented on the sky plane zoning as it is similar/different to the hotel development
- Frances commented on mechanical placement on rooftops and favoring the views of residents than passersby

### **Next Steps**

Next meeting will be Wednesday at 4:30 pm, and the following Monday at 12pm. We will aim to finalize the design guidelines by the end of these two meetings, but will continue working on the report. Kara asked for content from the Committee members for the report by March 31<sup>st</sup> and Wendy Friedman offered to help write the report. The Committee discussed setting a deadline for the report, and found recurring times for meetings over the next few weeks.

The Committee **moved** to create a Report Writing Subcommittee by roll call vote: TN, WF, RB, CR, MZ, WM, JVS.

### **Closing**

\*\*Meeting adjourned at approximately 11:41 am.