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WALDO-DURGIN DESIGN ADVISORY TEAM MINUTES By Zoom Event March 9, 2022 – 6:30 p.m.

Members Present: Linda Hamlin, Elton Elperin, Andrea Brue, Anne Meyers, Linda Pehlke, Carlos Ridruejo

Staff Present: Victor Panak

Linda Hamlin opened the meeting.

1) ONGOING DESIGN REVIEW ON THE FOLLOWING PROPOSAL:

8-10 Waldo Street - The project involves the demolition of all existing buildings on the three subject lots and construction of a 151,000 sf hotel, a 214,000 sf residential building with ground-floor retail, and a 115,000 sf underground parking garage. The hotel would be located on the 8-10 Waldo Street property, the residential building would be located on the 10-18 Pleasant Street property, and the underground parking garage would span both properties. The subject properties are located in the Coolidge Corner commercial area, directly behind the retail storefronts at the corner of Beacon Street and Harvard Street. Precinct 17

Jennifer Dopazo Gilbert briefly discussed recent progress.

Victor Panak read the comments of Blair Hines emailed to the DAT prior to the meeting into the record, below:

Slide #26 I very like the direction here: I think the partially open and covered tree pits will be engaging to persons passing by. I presume and recommend that the pavers between the tree pits be permeable with a structural planting soil below. This could be the detail shown on slide #27 for Pleasant Street that shows the Silva Cells.

Lastly, I strongly support the permeable pavers for the parking spaces.

Slide #27 Very much support the idea of the Silva Cells. I also like the concept of the long curved bench that is reflected on the drive to the hotel. This is modern in concept and this town can use more expressions that are exciting and contemporary. I note and presume that there will be some openings in the bench to allow persons to go from the parking to the sidewalk.

Again, I strongly support the permeable pavers for the parking spaces.

Slide #29 I like the art concept (upper right) that presumably hovers over the central planting island.

Slide 30: I prefer the more spontaneous paving colors in the upper left. I personally like cobblestones but note that some people don't like the irregularity of the surface.

Slide 31: I like the light strands shown in the lower left. Not sure I like the light typology shown in the middle top slide.

Gary Johnson and Joseph Geller provided the DAT with a presentation of the revised conceptual plans.

Ms. Hamlin indicated that she felt that the changes were positive.

Ms. Pehlke said that the redesign along John Street is much better but that the entryway along the first floor still have too much glass. She also appreciated the stepping down for the hotel. She suggested that the mechanical screening on top of the hotel should be a lighter color. She still felt that the top floors of the residential building are too chaotic and messy. She was strongly supportive of the proposed Janet Echelman sculpture. She was opposed to curved benches. She asked if the soils have been tested on the site for contaminants. Ms. Pehlke suggested an alternative way to solve the problem of the three lane driveway on John St., by using a neck down at the end of the drop-off lane to force vehicles to exit via the one exit lane. This would achieve a two-lane driveway on John St. which is a great improvement for pedestrians. She provided a few additional comments on the design of the building and site.

Mr. Elperin felt that a lot of improvements were made to the design. He stated he liked the emphasized horizontal elements of the hotel. Mr. Elperin provided additional comments on details for the architecture of the residential and hotel buildings.

Ms. Brue said she preferred the “busy-ness” at the top of the residential building and feels that the new design feels too corporate and has lost some visual interest/activity. She provided some comments on material choices for the residential building. She expressed some concern about the first-floor units on John Street and their proximity to the sidewalk. She suggested that these units be entered from within the building and elevated on a base similar to the neighborhood units. Regarding the hotel, she said she would prefer that the hotel retain all curved elements. Ms. Brue also supported the concept of a Janet Echelman sculpture. She asked if the solar panels on the rooftop of the residential building would be opaque. Mr. Johnson stated that they are looking at several options.

Mr. Ridruejo felt that the design had improved a lot but said he did not like the John Street entrance to the residential building, nor the length of the building along the driveway off John Street. He did not support the proposed canopy above the hotel entrance. Mr. Ridruejo preferred the previous, more playful, designs for the top floors of the residential building. He suggested that the hotel building should be changed to be more animated and engaging. He felt the colors of the hotel should differ from the predominant colors of Coolidge Corner.

Ms. Meyers suggested adding a mural to the northern face of the hotel and said she prefers the older versions of the top floors of the residential building.

Ms. Hamlin said she likes the curved benches but raised a concern about car doors opening. She agreed with other DAT members about the ground floors of the John Street residential building. She said she does not support the current design of the hotel, feeling it is too “cakey” and that additional color should be added to the building. She felt that additional interest should be added to the connection from Pleasant Street to the interior courtyard. She also felt that the previous design for the residential top floors is preferable.

Public Comments

Susie Roberts (69 Green Street) said she felt that the outdoor space should be improved further to operate as a four-seasons area with heating.

Mr. Johnson summarized the comments made by the DAT and provided some preliminary reactions.

The DAT set the next meeting date for March 23 at 7pm.

The meeting was adjourned.