

270 Elm – The Civic Plaza

Design Review Report

A detailed response to the Urban Design Commission's recommendations and a description of any changes to the proposed development made based on the feedback and may include graphics as necessary.

If any recommendations made by the Urban Design Commission have not been incorporated into the proposal, the report should identify those areas and explain the reasoning for not accepting the recommendation.

The Civic Plaza met with the UDC on February 22nd and April 12th. Please see attached presentations from both of those meetings for record.

02/22/22:

The first UDC review noted the following comments on the **Civic Space design**:

- Plaza must hold people and not “leak”
- Develop plaza as an armature for programs
- Create community spaces for workers and larger groups – seating that faces each other, seating variety
- Review PH screen effects on tree growth
- Provide more specifics on Civic Space Lighting – photometrics, cut sheet
- Study if how the red brick could “feather” into the plan
- Add more quantitative data to the plaza programming

04/12/22:

The Design Team came back to the UDC on April 12th with the following adjustments:

- Revise seating geometry to promote small gatherings, facing each other
- Provide programs, plaza seating, and retail seating that extend to Herbert Street
- Provide UDC with confirmation that proposed tree species and growth will not be affected by building shadows
- Share lighting photometrics and light cut sheet with UDC to ensure durability and proper lighting coverage
- Design team recommended against “feathering” in the red brick into the plaza and to respect and keep the historic, existing brick along Elm Street
- Design team shared event configurations and quantity of visitors each event could accommodate in the Civic Plaza