

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

April 25, 2023

5:00pm, Held virtually via Zoom

Project: **Dorchester Bay City**

Present: Commissioner Anne-Marie Lubenau, Commissioner Mikyoung Kim, Commissioner David Manfredi, Commissioner Jonathan Evans, and Commissioner David Hacin

DISCUSSION: The project team gave an overview of open space typologies, streetscape hierarchy and building massing varieties present in the plan. Commissioners advised the team to provide a consistent architectural skin in the guidelines; to design specific detail with color and tone in addition to form. The current proposal has a lot going on in each building and it lacks in unity. There was a request for an open space percentage of use. For example, how much of the site will be green roof, and what about permeable vs paved and lawn vs playground. In conclusion, the development team was challenged to define ways for future design teams to have a commitment with executing deeper concept details.

The Project will continue in full committee.

6:00pm, Held virtually via Zoom

Project: **Mary Ellen McCormack Building A**

Present: Commissioner Anne-Marie Lubenau, Commissioner Mikyoung Kim, Commissioner and Jonathan Evans, and Commissioner David Hacin

DISCUSSION:

Commissioners asked that the entrance to building A be more defined and expressive in features and depth of materials. Specifically with attention to the top of the building, in keeping a rhythm to the cornice and other characteristic details. The commissioners asked the design team to reconsider courtyard location in relation to the building's main entrance, and whether the courtyard will be private or public. There was a request to show renderings of longer views with context. More site planning and placemaking was major feedback from commissioners. Awareness was brought to the development team to evaluate the value of the mature trees on site because of the use of the open space being preserved. This proposed edge space feels equal and not unique. The commissioner asked the team to consider shifting the building to create more amenity space for the residence. Lastly, in future site plans, please add dimensions of the public realm.

The Project will continue in design committee.