

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

November 24, 2020
Held virtually via Zoom

5:00pm

Project: **244-284 A Street PDA Master Plan**, South Boston Waterfront
Present: Commissioner Deneen Crosby, Commissioner Linda Eastley, Commissioner William Rawn

DISCUSSION: The presentation was focused on the public realm, building materiality, and views through the site. Members of KPF and Halvorson Design also discussed the context of the project in relationship to the 100 Acres Master Plan and the Fort Point neighborhood. The project includes both indoor and outdoor public space, and this was a point of discussion. Commissioners addressed the amount of open space on the site, masonry strategies, and building height. The project will continue in Design Committee.

5:00pm

Project: **780 Morrissey Boulevard**, Dorchester
Present: Commissioner Anne-Marie Lubenau, Commissioner David Manfredi, Commissioner Kirk Sykes

DISCUSSION: At the most recent Design Committee presentation on October 13, Commissioners asked for more detail on the public realm, which was the topic of this meeting. The project team, represented by CUBE 3, showed many views that capture the pedestrian experience around and through the site. Along Morrissey Boulevard, there are a variety of active programmed pocket parks proposed. Commissioners suggested that the team develop a phasing plan and relate these spaces to the broader network, which will evolve over time. Regarding the rear of the project along the future DCR bike path, Commissioners urged the team to bring more visual interest to the parking screening systems that runs the length of the project. This could be an opportunity for public art to be developed with the community. The project will return to the Commission for a vote.

6:00pm

Project: **Dorchester Bay City**, Dorchester
Present: Commissioner Deneen Crosby, Commissioner Anne-Marie Lubenau, Commissioner William Rawn

DISCUSSION: The urban design and massing strategy for this master plan was the focus of this design committee meeting. Stantec Architects presented the logic that has informed

the block strategy, principles that will guide the massing as it relates to the pedestrian experience and public realm, and the future improved connection to the JFK/UMass MBTA station. Commissioner's comments addressed the project edges, requesting a more generous connection to the Harborwalk and a careful look at the way the project transitions to Harbor Point.