

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

September 24, 2019

5:00pm, Room #937A, 9th Floor, Boston City Hall

Project: **776 Summer Street**, South Boston

Present: Commissioner Andrea Leers, Commissioner Anne-Marie Lubenau, Commissioner William Rawn

DISCUSSION: The evening's conversation was focused on the building massing options across the entire site. Designers from Stantec represented the project team, along with the developers Hilco Redevelopment and Redgate. The design team present 4 different massing strategies for the site which responded to questions commissioners raised about street grids and programmatic distribution in previous meetings. The preferred scheme maintains the canted Elkins Street, combines blocks F and H into one building, and revisits the orientation of the residential building in Block C. There was dialogue regarding the pros and cons of a normalized versus meandering street grid within the project; Commissioners were satisfied with the latter. After discussing the preferred network strategy, discussion ensued about resultant/expanded open space opportunities and height redistribution across the site to create more visual diversity.

The Project team used a digital presentation and several models to outline their approach and project updates. The team plans to return to Design Committee to present the Design Guidelines that will accompany the PDA Masterplan to inform the design of each building in the future.

6:00pm, Room #933A

Project: **Allston Square**, Allston

Present: Commissioner Andrea Leers, Commissioner Anne-Marie Lubenau, Commissioner William Rawn, Commissioner Kirk Sykes

DISCUSSION: At last week's Design Committee meeting, the Project team (which includes Embark Architects and City Realty) presented the buildings north of Cambridge Street. This design committee meeting focused on the buildings on the south side of Cambridge Street. The presentation began with an overview of pedestrian connections across the entire site. Then each building and its associated landscape design was presented. The Commissioners expressed that the design of the restored "Allen" building and its new addition are much improved. The building on the corner of Harvard Ave and Cambridge Street needs substantial revision. Again, the team was pressed to simplify their material palette and façade design strategies, and to make the two buildings along Cambridge Street more similar to one another. Suggestions were made to redistribute the massing and units across buildings to have a more balanced design.

The Project team used a digital presentation and model to outline their approach and project updates, and answered questions from the BCDC Commissioners present. The Project will return to Design Committee.