

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

October 20, 2020
Held virtually via Zoom

5:00pm

Project: **135 Dudley**, Roxbury

Present: Commissioner Andrea Leers, Commissioner Anne-Marie Lubenau, Commissioner David Manfredi, Commissioner Kirk Sykes

DISCUSSION: About a year ago, Commissioners asked the team to re-conceive the project, as it was too bulky and out of scale with its surroundings. Their key concerns at the time were with excessive parking and inaccessible public space. The project team has been working with BPDA Urban Design staff to reconfigure the massing, and reduced parking counts have help consolidate the mass of parking and allow for expanded public realm. Height on the site has been relocated to give space to the BPD Headquarters building and extend the plaza from the neighboring Nubian Square BPL branch. Commissioners complimented the wise choices made in reconfiguring the massing. The condo and rental buildings now have their own visual identity. Comments were focused on refining some of the massing strategy, including the terracing of balconies and view both to and from the building. Commissioners remain concerned with the exposed parking between library and condo building. The project will return to design committee.

6:00pm

Project: **Herb Chambers Honda**, Dorchester

Present: Commissioner Andrea Leers, Commissioner Anne-Marie Lubenau, Commissioner David Manfredi, Commissioner Kirk Sykes

DISCUSSION: This was the second design committee meeting for the Herb Chambers Honda project and it was largely focused on landscaping and the relationship of the project with the DCR Morrissey Boulevard project, and the evolution of the building design. Commissioners appreciate the work the team has done to work within the limits of the Honda brand standards. This project will have multiple scales of views and impact, from the pedestrian scale along the new greenway to highway-scale views. Commissioners urged the team to think about the building design as more than just a brand statement. In exchange for significant brand presence and visibility, the project should contribute meaningfully to the public realm and surrounding network. The project will return to design committee.