

MINUTES

DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

March 28, 2023

5:00 pm, Held virtually via Zoom

Project: **Mary Ellen McCormack**, South Boston

Present: Commissioner Kirk Sykes, Commissioner Linda Eastley, Commissioner Kathy Kottaridis, Commissioner Mimi Love

DISCUSSION:

The Project team used a digital presentation to outline their approach and project updates, and answered questions from the BCDC Commissioners present. The presentation focused on the massing and site context of Building C. The Commissioners were complimentary of the overall massing strategy, and discussion focused primarily on site and access design. In particular, the Commissioners recommended that the access and programming of the spaces facing the Mews be reorganized so that all of the project's loading is not concentrated in spot, and so that the space feels less like a road. Additionally, it was recommended that the ramps and porches of the townhouses facing Devine Way be simplified.

The Project will continue in Design Committee.

6:00 pm

Project: **Stanhope Hotel**, Back Bay

Present: Commissioner Linda Eastley, Commissioner Kathy Kottaridis

DISCUSSION:

The Project team used a digital presentation to outline their approach and project updates, focusing on three outstanding issues: site and landscape materiality, the "zipper" between the historic ground level façade and the tower, and representation of the building in context. These updates were received well by the Commissioners, who praised the updates to the "zipper" and the general design of the streetscape. Before the next meeting, the project team was advised to consider adding warmth to the streetscape material palette. Several members of the public spoke to ask clarifying questions and voice concerns about impacts on neighboring buildings.

The Project will return to the full Commission.

6:00 pm

Project: **Fenway Corners**, Fenway

Present: Commissioner Mimi Love, Commissioner Kirk Sykes

DISCUSSION:

The Project team used a digital presentation to outline their approach and project updates, and answered questions from the BCDC Commissioners present. The Commissioners asked clarifying questions on height, programming, and accessibility and responded positively to the general ideas presented. They then recommended that the project team develop guiding principles to help unify the various buildings, as well as continue to develop the materiality and architecture of the taller buildings above the ground level. Several members of the public spoke to express concerns about height and neighborhood impacts as well as support for proposed public realm improvements.

The Project will return to the full Commission.