

MINUTES  
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

**BCDC  
APPROVED**

December 17, 2019

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

Project: **290 Tremont Parcel P-12C**, Chinatown

Present: Commissioner Deneen Crosby, Commission Linda Eastley, Commissioner Eric Höweler, Commissioner David Manfredi

DISCUSSION: The project team was asked to address two primary concerns after the last design committee meeting in November, including the complexity of the façade patterning and the layout and programming of the ground plane. Stantec architects presented changes to the façade, including a ground plane that is more segmented by program and introduces more detail in scale. They also addressed prior comments about the courtyard as a non-linear through connection. Commissioners provided feedback on the project's pocket park, including suggestions for permanent, sculptural seating elements.

5:45pm, Room #933A

Project: **15 Necco Street**, South Boston Waterfront

Present: Commissioner Deneen Crosby, Commissioner Linda Eastley, Commissioner Eric Höweler

DISCUSSION: Responding to comments from the Commission at the December monthly meeting, the team presented studies to the commission for the entry and public realm along Necco Street. The project team includes National Development, Alexandria, Charles River Realty, Elkus Manfredi, and OJB Landscape. The presentation included detailed plans and elevations of the building to answer questions about the solar panels, terraces, and building envelope. Commissioners raised the concern that the main entry is not obvious/prominent along Necco Street and asked if retail at the ground floor corners could be an option. The building will be flood proofed through a terraced landscape design, and Commissioners asked clarifying questions about the strategy (which has yet to be fully developed).