

BCDC APPROVED

MINUTES

DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

January 21, 2020

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

Project: **J.J. Carroll Redevelopment**, Brighton

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

DISCUSSION: At the initial presentation on December 3, 2019, the Commission's feedback centered on the site entry (open space programming and circulation), the building's relation to its neighbors, and the texture and design of the facade. The project team presented diagrams and views to highlight the design changes made, which include a strengthened streetwall on Chestnut Hill Ave and improved site accessibility with only a 2' difference between the sidewalk and plaza. Active programming will front the plaza, which will host intergenerational play programming. The Commissioners complimented the clarity and organization of the presentation, and affirmed that what was already a very strong project has been further improved. This project should stand as a model for mid-scale development in Boston's neighborhoods. The Project team used a digital presentation to outline their approach and project updates, and answered questions from the BCDC Commissioners present. The Project will return to the full Commission for a vote.

6:00pm, Room #933A

Project: **Simmons University IMP and Living and Learning Center**, Fenway

Present: Commissioner Andrea Leers, Commissioner Anne-Marie Lubenau

DISCUSSION: Highlights of comments from the most recent presentation at the December 4 monthly meeting include suggestions for improved connection between the building and the quad and to focus on the entries to campus and open space. In response to these comments, changes include setting back the edge of the Living and Learning center to preserve the existing campus circulation and sightlines on the quad and widening the pedestrian path way between this building and the School of Management. The Commissioners continued to urge the team to keep the central open space quad as large as possible and free from imposing building edges/corners. The Commissioners asked the project team to clarify the hierarchy of buildings and programs at the ground plane on the campus, then suggested they use materials to encode hierarchy. 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 the Design Committee with studies for alternative massing organization as requested by the Commissioners..