

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

October 13, 2020
Held virtually via Zoom

5:00pm

Project: **Whittier Choice Phase III**, Roxbury

Present: Commissioner David Manfredi, Commissioner Kirk Sykes

DISCUSSION: Meena Jacob, POAH, provided a high-level overview of the project and provided thanks for input thus far. Michael Liu, project architect, presented feedback from the September 22 BCDC subcommittee meeting. He discussed changes to the facade and Rob Adams, Halvorson Design Group, presented changes to the ground/site plan. Michael Liu showed modifications to the facade articulation of the first two floors. He unified them through detailing without calling attention to the parking on the second floor. He presented a series of views, such as the corner of Ruggles and Tremont (which functions as a gateway corner), and a set of elevations showing window groupings and visual movement along the facade. Rob Adams discussed subsurface utility conditions that presented landscape challenges, and modifications at the corner of Ruggles and Tremont to create porosity and fluidity of movement. He also described the handling of urban shade trees on the site. The commissioners complemented the massing and grid proportions on the facade and questioned if the scaling frame (which they felt was additive) is necessary. The commissioners also distinguished the macro vs. micro public realm.

The project will move forward to the full commission for a vote.

6:00pm

Project: **780 Morrissey Boulevard**, Dorchester

Present: Commissioner David Manfredi, Commissioner Kirk Sykes

DISCUSSION: Brian O'Connor, CUBE 3, discussed site planning issues, the breaking down of the four edges of the site, and the overall site context. He presented a different scheme that rotated the northern building to align with Freeport Street, carved out a small pop-up park, and created a stronger pedestrian and bike connection to the future DCR/MassDOT multi-use path. He presented sawtooths that framed open space elements along the building edges and proposed a stronger building entrance. The commissioners commented that most of the changes were successful while questioning the presence of the uncovered parking at the northernmost part of the site. They commended the larger massing moves, and acknowledged that both the design of the additional park space along Morrissey

Boulevard and Freeport Street and the east wall facing I-93 presents challenges as it is longer and not as pedestrian-friendly.

The project will return to the subcommittee.