

MINUTES

DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

June 23, 2020

Held virtually via GoToMeeting

5:00pm

Project: **1515 Commonwealth Avenue**, Brighton

Present: Commissioner Deneen Crosby, Commissioner Linda Eastley, Commissioner Anne-Marie Lubenau, Commissioner Kirk Sykes. Commissioner David Manfredi was present at the beginning but recused himself from both project presentations by leaving the meeting.

DISCUSSION: RODE Architects presented the project in a presentation that included an overview of the site in context and the changes made in response to the community process since the Commission last saw the project. Changes include: rental building shifted forward to provide more relief to abutting developments; condo building repositioned to relate to surrounding context; two curb cuts deduced to one; vehicular access separated from path to Overlook Park. The number of units in the project has been reduced from 330 to 250 and the height of the tower building brought down. The project's key design concepts are shaped by a street wall that fronts Carriage Road and accessible to open space on Carriage Road as well as public route to Overlook Park.

Commissioners commented on the need to better understand how the building meets the ground, both with internal program elements like artist work space and lobbies and with landscape grading on the exterior. The entry sequence for pedestrian and vehicle drop off needs more clarity, and Commissioners asked the team to overlay the active and passive open space uses at the next design committee meeting. Present Commissioners responded favorably to how the feature element and open spaces bring attention to the top of the hill. The Project will continue in design committee.

6:00pm

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

Present: Present: Commissioner Deneen Crosby, Commissioner Linda Eastley, Commissioner Anne-Marie Lubenau, Commissioner Kirk Sykes

DISCUSSION: The project team from Simmons University and Elkus Manfredi architects reintroduced the project history and significance. At the most recent design committee meeting in February, the Commission asked the team to continue to develop the relationship between building and open space, to explore massing options that provide more relief to the building, and to provide more specific materiality information. In response, the building massing has been altered to provide a more compact volume and reduce footprint of the building.

Commissioners appreciate the way the proposed materials make nod to the surrounding context. Much of the conversation was focused on the concern of the project's shadow impacts on surrounding open space and on the continued desire to provide relief on the central quad by reducing the building's impact on the campus facing side. The project will return to the full Commission.