

## MINUTES

### BOSTON CIVIC DESIGN COMMISSION

The meeting of the Boston Civic Design Commission was held on Tuesday, October 2, 2018, starting in Room #900, Boston City Hall, and beginning at 5:19 p.m.

Members in attendance were: William Rawn, Paul McDonough, Deneen Crosby, Andrea Leers, and David Manfredi. Absent were: Michael Davis, Daniel St. Clair, David Hacin, Linda Eastley, and Kirk Sykes. Also present was David Carlson, Executive Director of the Commission. Representatives of the BSA were present.

The Co-Vice-Chair, Paul McDonough (PM), announced that this was the meeting of the Boston Civic Design Commission that meets the first Tuesday of every month and welcomed all persons interested in attending. He added thanks to the Commissioners for the contribution of their time to the betterment of the City and its Public Realm. He also acknowledged Michael Cannizzo, BPDA Urban Design staff, as a recipient of the coveted Shattuck Award this year. This hearing was duly advertised on Sunday, October 16, in the BOSTON HERALD.

The first item was the approval of the August 7, 2018 Meeting Minutes. A motion was made, seconded, and it was duly

**VOTED: To approve the August 7, 2018 BCDC Meeting Minutes.**

Votes were passed for signature. The next item was a report from the Design Committee on the **Beth Israel Deaconess Medical Center New Inpatient Building project**. Kevin Sullivan of Payette presented the evolution of the project, beginning with the design changes to the site plan and open space. Wayfinding strategies will be implemented early in construction to help ease the transition on the medical campus. The fins on the Brookline Avenue facade were simplified, and trees were added to the landscaping along Francis Street and in the niches along the building base.

Andrea Leers (AL): You've been really responsive to suggestions and ideas. This project was nice when it started and has gotten even better. The focus on the building base and niches are great.

Deneen Crosby (DC): The wayfinding plan is good to see. The streetscape of this project has developed to be very interesting.

With that, and hearing no public comment, it was moved, seconded, and (pending ratification by David Manfredi)

**VOTED: That the Commission recommends approval of the schematic design for the Beth Israel Deaconess Medical Center New Inpatient Building, and its associated IMP Amendment, in the Longwood Medical Area.**

The next item was a report from the Design Committee on the **150 Kneeland Street** project in the Leather District. Kevin Deabler of RODE Architects presented the project, beginning with a summary of changes made in response to BCDC Commissioner comments. Site and ground floor plans were presented, which include a raised bike lane and a tabled drop-off area on Utica Street. The Project team plans for the ground floor to be an active social space that engages with the street. The project will not include parking nor valet. A variety of perspective views were presented, which showcase the design changes most notably developed on the north elevation.

AL: Does the mezzanine offer a public use, and how does one access this level? I encourage you to create an inviting stair in the lobby to encourage lively use of the mezzanine that can be read from outside the building.

William Rawn (WR): I congratulate you on this building. The project is really well thought out.

DC: I like the work you've done to enhance the facade design and improve Utica Street.

AL: I would put out caution that we don't use the description of a high spine for all new development in this area in the future.

With that, and hearing no public comment, it was moved, seconded, and (pending ratification by David Manfredi)

**VOTED: That the Commission recommends approval of the schematic design for the proposed 150 Kneeland Street Project on the corner of Utica Street in the Leather District neighborhood.**

David Manfredi (DM) arrived. The next item was a report from the Design Committee on the **144 Addison Street** project in East Boston. WR noted that this project was seen extensively in Design Committee, and Commissioners generally look favorably upon the changes. Amy Korte (AK) of Arrowstreet Architects began the presentation of the project with the overall approach to the site and presentation of before and after views of the design as developed through the BCDC process. Interior stairs in the project have shifted to help the building core better engage the landscape. Pathway connections through the site have been improved. Issues of site access from the neighborhood were addressed.

Landscape architects from Copley Wolff Design Group presented the design scheme, which had been updated to include a path connection for a new stair, and showed updated landscaping that responded to new pathway connections. The approach to the landscape design generally provides a backyard for the neighborhood and residential amenities in the project's front yard.

Deneen Crosby: At the last meeting, the key issue discussed was access into and use of the green space. This will be important as you continue to develop the design and proceed with BPDA processes.

AL: You have been really responsive to our discussions. I appreciate your flipping the stair, which brings more activity to the landscape and the edge.

David Manfredi: I see a lot of our input from Design Committee in this project. These modifications don't necessarily generate more revenue, but they make the project better. These were complex issues to solve and you've done a great job.

With that, and hearing no public comment, it was moved, seconded, and

**VOTED: That the Commission recommends approval of the schematic design for the proposed 144 Addison Street Project, on Addison Street between McClellan Highway and Saratoga Street in the East Boston neighborhood.**

David Manfredi ratified the earlier votes. There being no further items for discussion, a motion was made to adjourn, and the meeting was duly adjourned at 6:22 p.m. The next regular meeting of the Boston Civic Design Commission was scheduled for November 6, 2018. The recording of the October 2, 2018 Boston Civic Design Commission meeting was digitized and is available at the Boston Planning and Development Agency.