



MINUTES

DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

June 30, 2020

Held virtually via GoToMeeting

5:00pm

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

Present: Commissioner Eric Howeler, Commissioner Andrea Leers, Commissioner Anne-Marie Lubenau

DISCUSSION: Elkus Manfredi Architects presented the project with a focus on the site and development in response to questions at the last design committee meeting. Changes included addition of new canopies at the primary building entrances, refinement of the cornice of the lower volume of the building, and refinement of the materiality of the building.

The Commissioners appreciated the difficulty of the design challenge and focused review on the read of the building from Necco Street and the future park to the south of the project and enhancing those relationships to the public realm. Providing visual cues to the major entrances. The Commissioners also asked that the design and materiality of the two volumes of the building be more integrated, that the zipper in the middle as a possible place for more attention to that integration.

The Project will continue in design committee.

6:00pm

Project: **401 Congress Street, Massport Parcel A2**, South Boston Waterfront

Present: Commissioner David Hacin, Commissioner Andrea Leers, Commissioner David Manfredi

DISCUSSION: Sasaki presented the project in full, focusing on the questions around access and connection through the building and triangle parcel that came up at the monthly meeting. They also reviewed changes to the conception of the triangle parcel as a green space connector between the level of World Trade Center Avenue and Congress Street. This included plans and renderings of the proposed accessible route and of the new, inhabitable space below the green. The exterior materiality of the building was also addressed.

The Commissioners focused their review on the triangle parcel, what the experience and utility of the space under the green would be. They asked for clarification on the details of the exterior façade and how they meet. There was interest in the project maintaining the proposed public spaces and programming. The structural solution of arches was commended for giving the building a public feeling while allowing it to navigate the 26 foot grade change.

The Project will return to the full Commission.