

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

November 17, 2020
Held virtually via Zoom

5:00pm

Project: **135 Dudley Street**, Roxbury

Present: Commissioner Andrea Leers, Commissioner Kirk Sykes

DISCUSSION: Architects from TAT presented a recap from the most recent design committee meeting on October 20, where Commissioners asked for more detail about facade design and screening systems as well as green open space. After presenting the project in broad urban planning context, the project team presented views around the project showing the reconfigured volume of the condo building and added green space adjacent to the BPL Nubian Square branch. Commissioners expressed that the changes to the condo building and reconfiguration of green space make a big difference to the visual clarity and programming of the project. Commissioners appreciate the ways the buildings respond to the streets and civic spaces around the project, and encourage the team to make the public spaces more friendly and livable. They also requested views of the entry plaza at the ground level. The project will return to the full commission for a vote.

6:00pm

Project: **Bunker Hill Redevelopment**, Charlestown

Present: Commissioner Andrea Leers, Commissioner David Hacin, Commissioner Linda Eastley

DISCUSSION: Representatives from Leggat McCall Properties and Stantec Architects presented the project changes since the first presentation to the Commission at the October 2020 Monthly Meeting. Changes to the project include 3 dedicated 100% affordable buildings, eliminated the bridge connection between buildings E and D, and relocated building L and associated open space to strengthen Lexington St connection. The team presented design principles that inform the project, which are to reconnect streets through the site, frame open spaces with buildings taking cues from Charlestown open spaces, and create an approach to “object” verse “fabric” buildings. The thoughtfulness of the design approach as it relates to the surrounding Charlestown neighborhood fabric was appreciated by the Commission. They responded favorably to the approach to height distribution through the master plan, and commented that Building F’s massing needs further refinement. Commissioners commented that they are missing a sense of block interiors. They want to better understand the sense of interior space, perceived building height, impact of parking garages, and public access through the master plan, as well as the

topography on site. Members of the public asked questions about the plan for public parking, existing and future tree counts, and ratios of affordability in the buildings. The next design committee meeting will focus on open space.