

MINUTES  
**DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION**

August 20, 2019

5:00pm, Room #937A, 9th Floor, Boston City Hall

Project: **36-70 Sprague Street**, Hyde Park

Present: Commissioner Andrea Leers, Commission Anne-Marie Lubenau

DISCUSSION: The project's developer and designers (Bargmann Hendrie + Archetype, Inc + Kyle Zick Landscape Architects) began their presentation by situating the project site in context. The project, which proposes approximately 247 residential units, is adjacent to the Readville commuter rail/Amtrak station and therefore the pedestrian entrance into the site serves as the primary focal point while the vehicular experience is secondary. Changes from the last presentation include landscaping and vehicular drop off. Commissioners discussed the need to clarify and emphasize the vehicular entry; it is perceived as a loading area and does not cater to visitors or the pedestrian scale in its current form.

The project form takes shape in three residential buildings. Commissioners expressed the need to emphasize the building entries/lobbies from the residential courtyard. Discussion also focused on the connective portion of the two buildings closest to the train tracks which needs to better serve as a transition between two façade identities.

6:00pm, Room #933A

Project: **L Street Station Redevelopment (776 Summer Street)**, South Boston

Present: Commissioner Andrea Leers, Commission Anne-Marie Lubenau

DISCUSSION: The scale of this project lends itself to a series of topic-specific meetings to allow for productive discussion and critique of the project. This evening's presentation focused on the project's site context, landscape design strategy, and the historic resources to be incorporated in the project's future design. Designers from Stantec, Bruner Cott, and Stoss presented the digital slides and site model. The project design is primarily informed by resiliency needs, as the site fronts the Reserved Channel and is expected to experience flooding and sea level rise. Commissioners appreciated the beautiful landscape design in an area of the city that does not currently cater to pedestrians. The team has worked extensively with City of Boston and State agencies to design traffic flows in and around the site.

Regarding the historic elements on the site, the team is retaining the turbine hall as well as a standalone brick building to be used for admin space and various industrial infrastructure as site follies. Commissioners complimented the team of the retention and enhancement of historic features.

Representatives from the public expressed concern about the traffic implications this project will produce. Others felt the mixed-use approach to the project is appropriate and appreciate the combination of new and old architecture.