

MINUTES BOSTON CIVIC DESIGN COMMISSION

The meeting of the Boston Civic Design Commission was held on Tuesday, July 11, 2023, and was held virtually via Zoom to ensure the safety of the public, staff members, and the BPDA Board Members during the COVID-19 pandemic, and beginning at 5:00 p.m. Members in attendance were Jonathan Evans, Mikyoung Kim, Kathy Kottaridis, Mimi Love, Anne-Marie Lubenau, William Rawn, and Kirk Sykes, Linda Eastley, and David Manfredi. Shauna Gillies-Smith, Laura Solano, and Catherine Morris were absent. Elizabeth Stifel, Executive Director of the Commission, was present. Representatives of the BSA attended. Adam Johnson, Scott Slarsky, and Matt Martin were present for the BPDA.

The Chair, Mimi Love, 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. She added thanks to the Commissioners for the contribution of their time to the betterment of the City and its Public Realm. This hearing was duly advertised in the [BOSTON HERALD](#).

The first item was the approval of the June 6 and June 27 Monthly Meeting Minutes. A motion was made, seconded, and it was duly

VOTED: To approve the June BCDC Meeting Minutes.

Votes were passed for signature. The next item was a report from the Review Committee on the **Boston University Institutional Masterplan** Review is recommended. It was moved, seconded, and

VOTED: That the Commission review the schematic design for the proposed Boston University Institutional Masterplan.

The next Review Committee report was for the **135 Morrissey Boulevard** project in Dorchester. Review is recommended. It was moved, seconded, and

VOTED: That the Commission review the schematic design for the proposed 135 Morrissey Boulevard project in the Dorchester neighborhood.

The Commission moved into Votes of Recommendation for projects from Design Committee.

The first presentation was for **Dorchester Bay City**. The project was presented by Richard Galvin and Tamara Roy.

David Hacin: Incredible progress. Thanks for listening. The revisions to the guidelines are positive and set the stage for decades to come. We're often not aware of being on the water—I appreciate

that you are pushing the buildings back to create that unique urban moment that will really be a draw.

Mikyong Kim: This has come a long way and will be a transformative project.

David Manfredi: I agree. A lot of very good things have happened here. There are improvements along all of the edges. When you're all done, the edges will fade away and you'll have built a part of the city that will really fit in.

Mimi Love: The before and after tells the whole story. Pulling back to showcase the water's edge and resilience is a vast improvement.

Anne-Marie Lubenau: The team was always good at walking us through their progress. I appreciate the approach to thinking about the role of the coast and the role of landscape. Continue to think about how we can design places that are unique but also timeless.

Bill Rawn: This project will create a lot of exciting possibilities. Complements to the team.

Hearing no public comment, it was moved, seconded, and

VOTED: That the BCDC recommend approval for Dorchester Bay City. Kirk Sykes was recused.

The Commission moved to project presentations, the first being for **the Boston University Institutional Masterplan**. Cecilia Nardi and Kishore Varanasi presented the project, and Scott Slarksy of the BPDA introduced the design context. Mimi Love was recused.

Kirk Sykes: It's great to look at the breadth of the plan, but we need to get to a granularity of place. We made need to take smaller bites of the apple.

Anne-Marie Lubenau: I'd like to zoom out. I'm interested in balancing the plan view and the verticality. There are a number of significant changes in scale around the University, so how will this project complement that? This is also an important opportunity to think about the overall image of the campus.

David Hacin: The observation about the grain of the campus struck me. There are mileposts—distinct landmarks—along Commonwealth Avenue. Do these new projects address that, or muddy it? A flythrough or model would be helpful. I'd also like to understand the University's choices about greenspaces. Will renovations change access? What is the Nolli plan of the area after renovation?

David Manfredi: Very good comments. This is such an important part of the Charles, with its own skyline. How could we take a tour—in person, through a model, etc.

Bill Rawn: I second the idea of a model. People are asking for a sense of patterns or frameworks—how does the team plan to address and engage that question? We need to meet early to help guide the team.

Anne-Marie Lubenau: We also need to think about how to create places without being too prescriptive.

Linda Eastley: This is a really tricky site, bounded by Storrow and the Turnpike. I would benefit from having the team walk us down Commonwealth Avenue. How can this project help heal some of the fractures along the street? How are the open spaces of the project connected to the surrounding context?

Mikyoung Kim: Sustainability and resilience need to be front and center. How can innovation be at the forefront of the project?

Two members of the public spoke to express their concern for the scale of buildings proposed in the plan and impacts on the surrounding neighborhood.

The project will continue in design committee.

The next project presentation was for **135 Morrissey Boulevard** in the Dorchester neighborhood. Christine Song and Chris Jones presented the project. Matt Martin of the BPDA introduced the design context.

Linda Eastley: To me, this feels like a suburban development because the approach to the building is along the parking lot. What other options have you explored? How can other connections be established to connect the building to Morrissey Boulevard?

Anne-Marie Lubenau: This is a really interesting site. Help us understand some of the design decisions, especially the relationship between the building and Pattens Cove.

Kirk Sykes: Agreed. I want to think about how to tie this into the neighborhood. Think in terms of topography. This building will be very present on I-93 and Morrissey – where do you see the building, what is its presence?

David Hacin: This building doesn't "play" with the collage of forms in Southline Boston. Think about how the building is viewed.

Jonathan Evans: How does this connect to the city? I'd like to see a little more attitude toward form finding.

Bill Rawn: This is a very tight-knit community, fundamentally different from the project. Talk to us about the benefits of connecting the community to the site.

Mimi Love: Driving through a parking lot to reach the building may not be the best solution. It's a foreign form to the city. The project is a good start, but zoom in to the fabric of the neighborhood and see what the opportunities for connection could be.

A member of the public spoke to voice their concern for the design of the building penthouse, and to ask for further information on the plan to rehome existing site trees.

The project will continue in design committee.

There being no further items for discussion, a motion was made to adjourn, and the meeting was duly adjourned at 7:00 p.m. The next regular meeting of the Boston Civic Design Commission was scheduled for August 1, 2023. The recording of the July 11, 2023 Boston Civic Design Commission meeting was digitized and is available at the Boston Redevelopment Authority.