

MINUTES

DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

August 22, 2023

Meeting A

5:00 pm, Held virtually via Zoom

Project: **475-511 Dorchester Avenue Master Plan**, South Boston

Present: Commissioner Anne-Marie Lubenau, Commissioner David Hacin, Commissioner Mikyoung Kim, Commissioner William Rawn, Commissioner Laura Solano

DISCUSSION:

The Project team used a digital presentation to outline their approach and project updates, and answered questions from the BCDC Commissioners present. The meeting focused on the nature of the development, what makes it a specific place, and the open space. The open space discussion focused on making it feel public and interesting. They also asked for diagramming of se rise and to understand the edge conditions.

The Project will continue in Design Committee.

5:45 pm

Project: **35-75 Morrissey Boulevard Master Plan**, Dorchester

Present: Commissioner Anne-Marie Lubenau, Commissioner David Hacin, Commissioner Mikyoung Kim, Commissioner William Rawn, Commissioner Laura Solano

DISCUSSION:

The Project team used a digital presentation to outline their approach and project updates, and answered questions from the BCDC Commissioners present. The discussion was positive about the changes proposed to the master plan, particularly the dispersion of open space through the project. They asked for more context, particularly the other side of Morrissey Boulevard, and more thought to the placement of buildings along Morrissey Boulevard in something other than a flat building wall.

The Project will continue in Design Committee.

Meeting B

5:00 pm

Project: **125 Tremont Street**, Downtown

Present: Commissioner Mimi Love, Commissioner David Manfredi, Commissioner Catherine Morris, Commissioner Kathy Kottaridis, Commissioner Shauna Gillies-Smith

DISCUSSION:

The Project team used a digital presentation to outline their approach and project updates, and answered questions from the BCDC Commissioners present. The Commissioners requested further development to respond to their comments from the previous meeting, especially on the ground floor entrance and facing Tremont. A mockup, photo, or small sample of the rain screen material was requested. Other comments focused on the proportions of the projecting bay, the relationship of the massing to adjacent proposals, and development of the ground plane.

The Project will continue in Design Committee.

5:45 pm

Project: **175 North Harvard Street**, Allston

Present: Commissioner Mimi Love, Commissioner David Manfredi, Commissioner Catherine Morris, Commissioner Kathy Kottaridis, Commissioner Shauna Gillies-Smith

DISCUSSION:

The Project team used a digital presentation to outline their approach and project updates, and answered questions from the BCDC Commissioners present. The commissioners praised the resolution of many of their previous comments on both the ART Building and the housing phase, and asked for further minor developments in material and detailing. For the full Commission, the proponent was asked to further develop the role of art in the facades, in order to avoid creating conditions that feel blank without art.

The Project will return to the full Commission.

6:30 pm

Project: **40 Roland Street**, Charlestown

Present: Commissioner Mimi Love, Commissioner David Manfredi, Commissioner Catherine Morris, Commissioner Kathy Kottaridis

DISCUSSION:

The Project team used a digital presentation to outline their approach and project updates, and answered questions from the BCDC Commissioners present. The discussion was focused on the resolution of the podium with the upper stories, and in particular on the team's response to a request to introduce more warmth to the building. The Commissioners debated whether the podium should use glass or brick, and agreed that the proponent should prepare a hybrid option to present to the full Commission. The amount of hardscape in the open space was also raised as a concern to be resolved before appearing before the full Commission.

The Project will return to the full Commission.