



# 2021

## Boston Civic Design Commission Annual Report



**boston planning &  
development agency**

FEBRUARY 1, 2022

The new year began with the good news of availability of vaccines promising recovery from the long pandemic. While that recovery is still in process, the pent-up energy from those projects put on hold for a year fueled a dramatic increase in new initiatives in housing, workplaces, and public spaces in the City. Not only were there nearly twice as many projects advanced, they were located in a much broader range of neighborhoods. The creation of three times as many housing units and four times the public open space over the previous year represented an important investment in the daily life of the residents of the City. As in previous years, workspace for Life Science research continued to be a major driver for economic development.

The Roxbury, Dorchester, and Jamaica Plains neighborhoods saw an expanded investment in family housing and community spaces. South Boston continued to be dynamic areas of growth with mixed uses. The Fenway and Huntington Street area proposals included a major air rights development over the Turnpike, and large housing and commercial blocks strengthening urban fabric. Three hospitals planned major new facilities to maintain Boston's primacy as a center for health care and research. Charlestown and Allston both continued to create significant new housing and open space as well as expanded Life Sciences laboratory space.

With all the renewed activity, the Commission was focused on insuring that its urban design principles- accessible open space; appropriate height, scale and massing; transit alternatives to private vehicles; and design creativity- were not lost in the process. The quality and creativity of many of this year's projects attest to the continuing ambition of designers and developers to advance Boston's leadership in making our city beautiful, sustainable, and equitable for all its citizens. The high level of design also underscored the essential role the BCDC plays in refining and strengthening development proposals to meet the City's highest aspirations.

The Commission's review of projects continued to be online throughout the year, and Executive Director Elizabeth Stifel successfully smoothed out the technical difficulties of presenting and reviewing in this format. A positive outcome of online review was the increased participation of the public in the monthly as well as Committee meetings. We look forward to working closely with our new Mayor Michelle Wu to build a city for our future which maintains the quality of urban design for which Boston is justifiably admired.

Sincerely,

**Andrea P. Leers, FAIA**  
*Chair, Boston Civic Design Commission*

---

**Boston Civic Design Commission**

Michelle Wu  
*Mayor*

**2021 COMMISSIONERS**

Andrea P. Leers, FAIA  
*Chair*

Deneen Crosby, ASLA

Linda Eastley, AICP

Jonathan Evans, AIA

David J. Hacin, FAIA

Eric Höweler, AIA

Mikyong Kim, FASLA

Kathy Kottaridis

Mimi Garza Love

Anne-Marie Lubenau, FAIA

David Manfredi, FAIA, LEED AP

Paul F. McDonough, ESQ  
*Emeritis*

William L. Rawn, FAIA, LEED AP

Kirk Sykes

**BPDA STAFF**

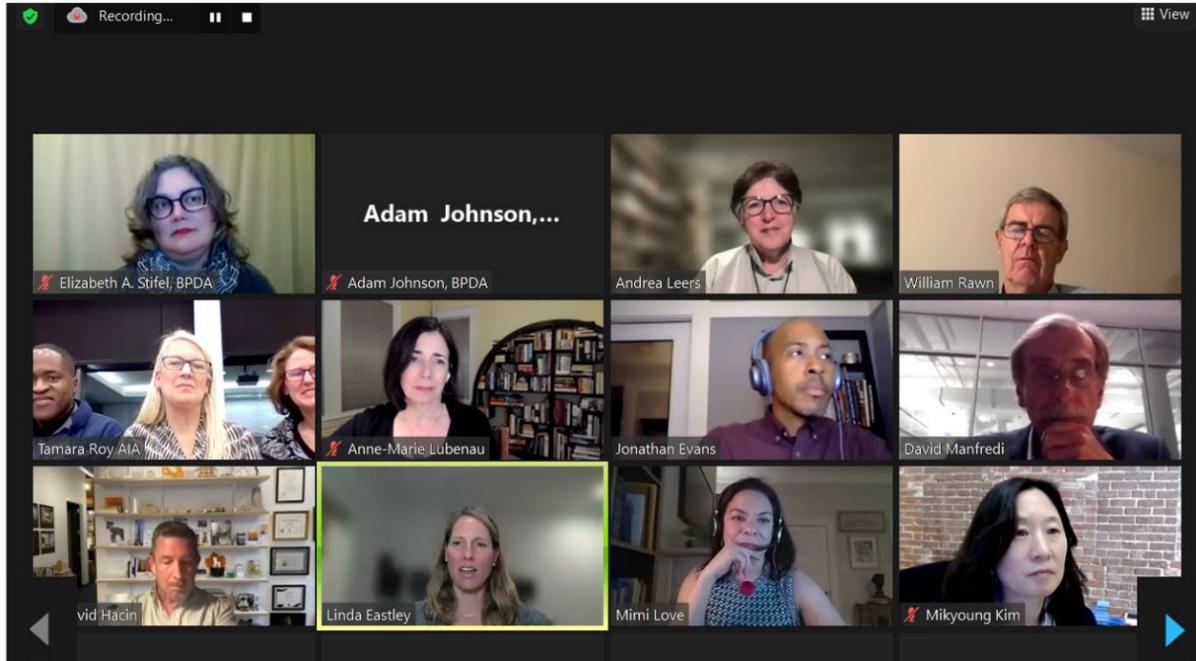
Elizabeth A. Stifel, AIA, LEED AP BD+C  
*Executive Director*

Patricia Cafferky, AIA  
*Special Assistant*

Adam Johnson  
*Special Assistant*

Colleen Woods  
*Administrative Assistant*

# WHAT IS THE BCDC?



In 2021, the BCDC continued to hold virtual meetings via Zoom to ensure the safety of Commissioners and the public during the COVID-19 pandemic.

Established in 1990 and codified in Article 28 of the Boston Zoning Code, the Boston Civic Design Commission, otherwise known as the BCDC, is an advisory body composed of professionals with expertise in urban design and development in Boston and beyond. Commissioners are appointed by the Mayor and advise the Boston Planning & Development Agency (BPDA) on the design of projects of civic or urban design significance. The BCDC is tasked with the mission to protect and enhance Boston's public realm through its public design review process.

The Commission provides a forum for the general public and professional design community to participate in shaping Boston's physical form and urban environment. The BCDC meets in regularly-scheduled public meetings to review project designs. Members of the public are welcome and encouraged to attend the BCDC's meetings.

All BCDC meeting agendas and minutes can be found on the BPDA's website at [www.bostonplans.org/planning/urban-design/boston-civic-design-commission](http://www.bostonplans.org/planning/urban-design/boston-civic-design-commission). Presentations to the Commission can be found on the associated development project's timeline.

# WHAT DOES THE BCDC REVIEW?

The Boston Civic Design Commission has the authority to review large-scale development projects, projects of special significance, civic projects, and district design guidelines.

Boston's existing architectural and urban character are central to contextual design review. The Commission considers how proposed projects will highlight distinctive traits of Boston, like views to distant landmarks or the use of historic street patterning and scale. The Commission also recognizes that new development can provide opportunity to re-interpret our time-honored urban city in complementary and new ways.

Given the nature of the BCDC's mission, the Commission considers the way proposed projects will shape public spaces, streets, squares, and parks. Because buildings become the backdrop for these public spaces, also referred to as the public realm, the Commission is concerned with the shape and design of proposed buildings as well as the overall relationship to existing or new public spaces.

The BCDC makes recommendations to the Boston Planning & Development Agency Board and the Mayor as to the approval, the need for modifications, the need for further review, or the disapproval of the design of projects subject to its review.

## BCDC Review Criteria include:

- New or rehabilitated structures over 100,000 square feet
- Projects of special significance or projects that, by the determination of the BCDC members, will have a special urban design significance in the City
- Civic projects involving changes to parks, civic or cultural centers or monuments
- District Design Guidelines—any comprehensive set of rules adopted by the BPDA Board and established to preserve and enhance the characteristics of a specific district within the City of Boston; these rules include the heights, setbacks, massing, scale, and materials of buildings, as well as the special features that make the district a distinct subarea of Boston.

# PRINCIPLES & PRIORITIES

The Commission's Principles and Priorities are a framed set of interests intended to give guidance to all those who participate in the Commission's processes—from development proponents and project designers to the public at large. These Principles and Priorities were formally adopted on September 3, 2019.

## Accessible Open Space

The BCDC is committed to supporting functional, beautiful, and connected open space throughout the City of Boston. To achieve this vision, the Commission encourages each project to provide thoughtful, public open space that addresses human and ecological resiliency, prioritizes street-level improvements, and responds to the site and neighborhood context. Civic open spaces are to be accessible to all from public walkways and provide a clear public presence while incorporating best design and environmental practices. Public open space should be visually interesting, provide a sense of vitality and/or respite, offer a diversity of activities, and include lighting, safety features, and multi-generational amenities where appropriate.

## Height, Scale, and Massing

Boston is enjoying a robust and exciting period of growth both in the downtown and surrounding neighborhoods. Consequently, a growing number of proposals presented for review are substantially larger in scale and massing than surrounding buildings and the immediate context. The Commission is concerned about the risks entailed in evaluating these proposals in the absence of overall development plans and strategies for growth. The Commissioners will look to city-wide initiatives such as Imagine Boston 2030 and planning and precinct studies developed by the BPDA and reference their experiences as practitioners in an effort to offer the best guidance possible. The Commission will encourage growth that responds to the scale and massing of surrounding properties, sustains the quality of life and distinctive physical character of the city, and supports neighborhoods in ways that citizens value.

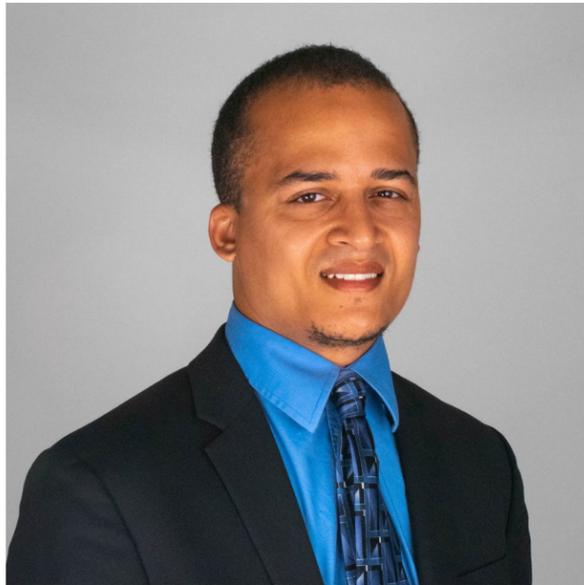
## Parking and Mobility

The movement and parking of cars in the city are having an enormous impact on the development proposals currently being reviewed. The Commission believes the provision of abundant and inexpensive public parking in the city should be questioned in light of a larger nationwide movement to recover space from cars, provide a better pedestrian experience, and demonstrate environmental best practices. Above-grade parking is a challenge to the vitality of the public realm and, when necessary, should be convertible to non-parking use and shielded from public view by active uses. Public transit and new mobility scenarios like car sharing and ride hailing should be considered in all development projects so that today's solutions don't preclude a future for fewer cars and more expansive active public spaces.

## Design Creativity

Boston is a city rich in tradition with a legacy of historic preservation and continuous reinvention as the city's needs and character have changed over centuries. Today, in approaching new development opportunities, the Commission strongly encourages creative problem solving that reflects the unique qualities of Boston's fabric and public realm as well as the city's identity as a global center of leading edge innovation. With a mind to quality, sustainability, and contemporary 21st century expression, the Commission asks proponents and designers to propose thoughtful projects that advance Boston's identity as an internationally recognized hub of design creativity and education while simultaneously respecting its unique character as the capital of the New England region and a touchstone of American history.

# STAFF UPDATES



In 2021, the Commission said goodbye to its two Special Assistants, Marcus Mello and Natalie Punzak.

Together, Marcus and Natalie had helped to ensure the smooth operation of the Commission by facilitating monthly meetings, preparing and editing meeting minutes, and updating the Commission's website.

In addition to his work with the Commission, at the BPDA Marcus conducted design review throughout the City. Since leaving the BPDA, he has worked as an Urban Designer with Sasaki.

Among many other roles, Natalie contributed to the BPDA through her approval of signage across the city and through her work as a core team member of PLAN: East Boston. She is currently pursuing a law degree at the University of Michigan.



In addition to their typical work with the Commission, Natalie and Marcus were instrumental in adjusting the Commission to a new online life during the Covid-19 pandemic, helping Commissioners and the public alike adapt the video conferencing software and taking on extra responsibilities to ensure a smooth transition process.

**2020 by the numbers**

156 peak Zoom attendees at a Monthly Meeting

30 Commission meetings

376+ total hours of service donated by Commissioners to the City of Boston

boston planning & development agency

Natalie Punzak

Elizabeth A Stifel

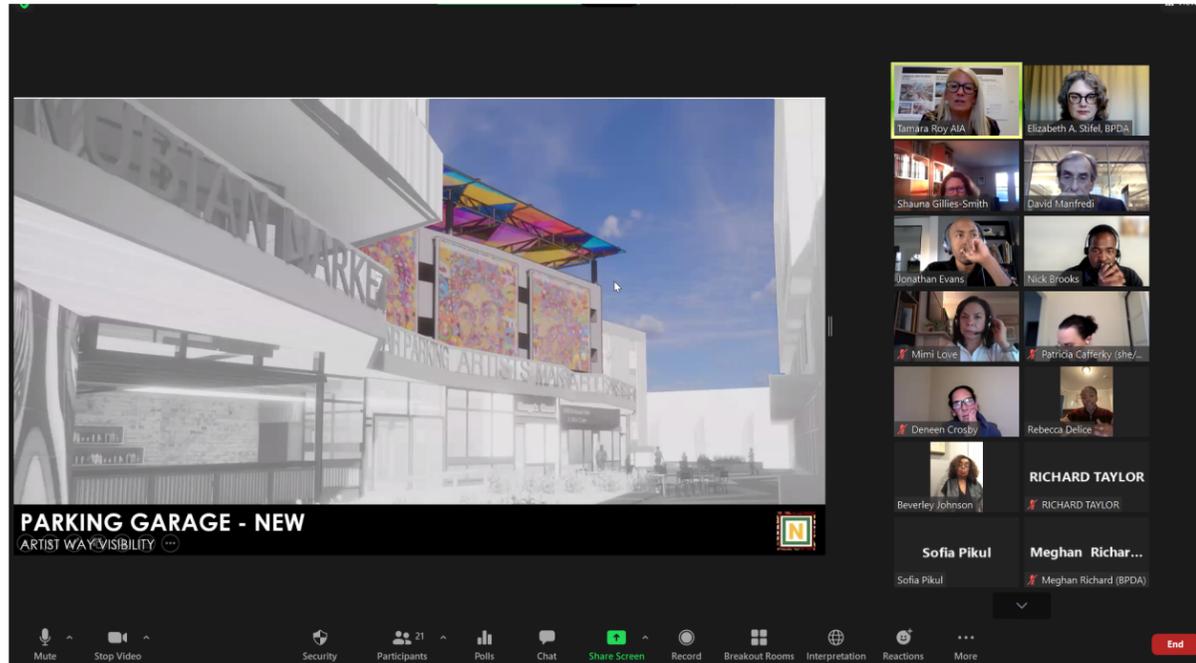
Andrea Leers

Linda Eastley

William Rawn

In three years with the BCDC, Natalie and Marcus contributed an estimated 250 hours to BCDC Design Committee and Monthly Meetings alone, plus countless more spent on Commission administration and meeting preparation.

# 2021 BY THE NUMBERS



**27** projects approved in **12** neighborhoods

**6,891** housing units approved

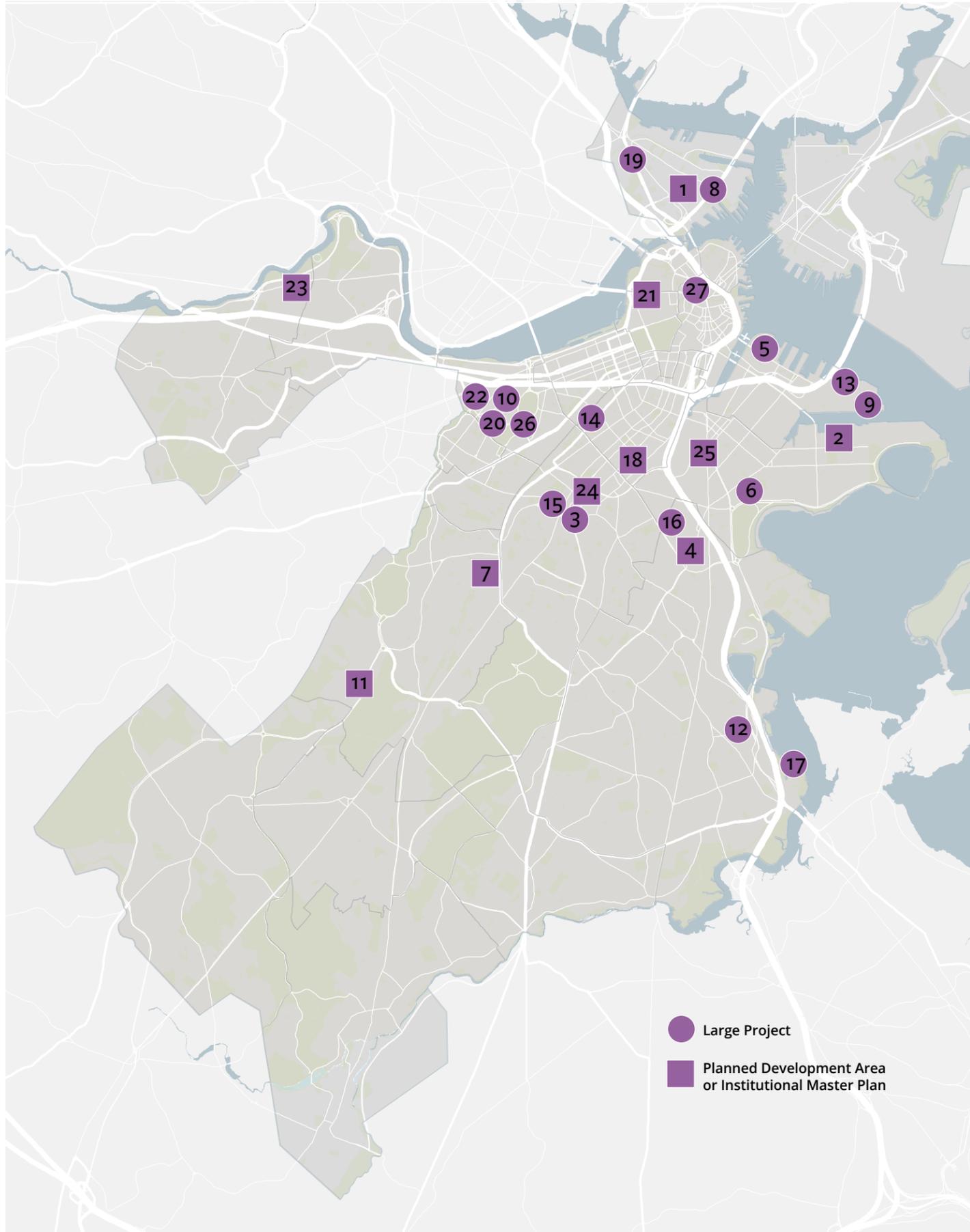
**25.1+** acres of new open space approved

**90+** hours spent in **46** Commission meetings

| Monthly Meeting | Number of Projects | Square Feet Approved | Residential Units Approved | Open Space Approved |
|-----------------|--------------------|----------------------|----------------------------|---------------------|
| January         | 2                  | 4,571,000            | 3,335                      | 12.44               |
| February        | 1                  | 244,702              | 160                        | 0.36                |
| March           | 1                  | 341,176              | 403                        | 1                   |
| April           | 4                  | 2,026,785            | 1,390                      | 0.28                |
| May             | 2                  | 1,047,600            | 0                          | 0                   |
| June            | 1                  | 98,000               | 0                          | 0                   |
| July            | 1                  | 112,600              | 0                          | 0                   |
| August          | 3                  | 577,000              | 325                        | 1.66                |
| September       | 3                  | 2,786,098            | 441                        | 2.79                |
| October         | 5                  | 2,038,790            | 433                        | 2.6                 |
| November        | 2                  | 1,443,000            | 360                        | 1.4                 |
| December        | 2                  | 649,000              | 0                          | 1.48                |

# APPROVED PROJECTS

JANUARY 2021 - DECEMBER 2021



- |  |   |
|--|---|
| 1. Bunker Hill Housing Redevelopment<br>Charlestown                                  | 15. Bartlett Station Lot F5<br>Roxbury  |
| 2. L Street Station Redevelopment<br>South Boston                                    | 16. Willow Baker Development<br>Dorchester  |
| 3. 135 Dudley Street<br>Roxbury  | 17. Neponset Wharf<br>Dorchester  |
| 4. Jan Karski Way Extension<br>Dorchester  | 18. Boston Medical Center IMP<br>South End  |
| 5. Seaport Square Block L5<br>South Boston Waterfront                                | 19. 100 Hood Park Addition<br>Charlestown   |
| 6. Old Colony, Final Phase<br>South Boston   | 20. Landmark Center Redevelopment<br>Fenway   |
| 7. Mildred Hailey, Phase One<br>Jamaica Plain  | 21. MGH Clinical Building Project<br>West End   |
| 8. Bunker Hill Housing Redevelopment,<br>Buildings F&M<br>Charlestown                | 22. 819 Beacon Street<br>Fenway   |
| 9. 88 Black Falcon Avenue<br>South Boston Waterfront                                 | 23. Nexus at Allston Innovation Corridor<br>Allston                                   |
| 10. Fenway Center, Phase 2 - Parcel 7 Air<br>Rights<br>Fenway                        | 24. Nubian Square Ascends<br>Roxbury  |
| 11. Faulkner Hospital Inpatient Addition and<br>Campus Improvements<br>Jamaica Plain | 25. 323-365 Dorchester Avenue<br>South Boston   |
| 12. Herb Chambers Honda<br>Dorchester  | 26. 109 Brookline Avenue<br>Fenway  |
| 13. Parcels O&P<br>South Boston Waterfront   | 27. Government Center Garage<br>Redevelopment, East Parcel<br>South Boston Waterfront |
| 14. 220 Huntington Avenue<br>Back Bay  |   |



CHARLESTOWN  
**Bunker Hill Housing  
 Redevelopment**

Approved January 5, 2021

The project is a redevelopment of an existing public housing development, proposed by Joseph J. Corcoran Company and Leggat McCall Properties and designed by Stantec and Copley Wolff. In addition to 2,699 mixed income residential units, the project will provide approximately 73,000 square feet of retail space and acres of public open space. The PDA was approved by the BPDA Board at the January 14, 2021 meeting.



SOUTH BOSTON  
**L Street Station  
 Redevelopment**

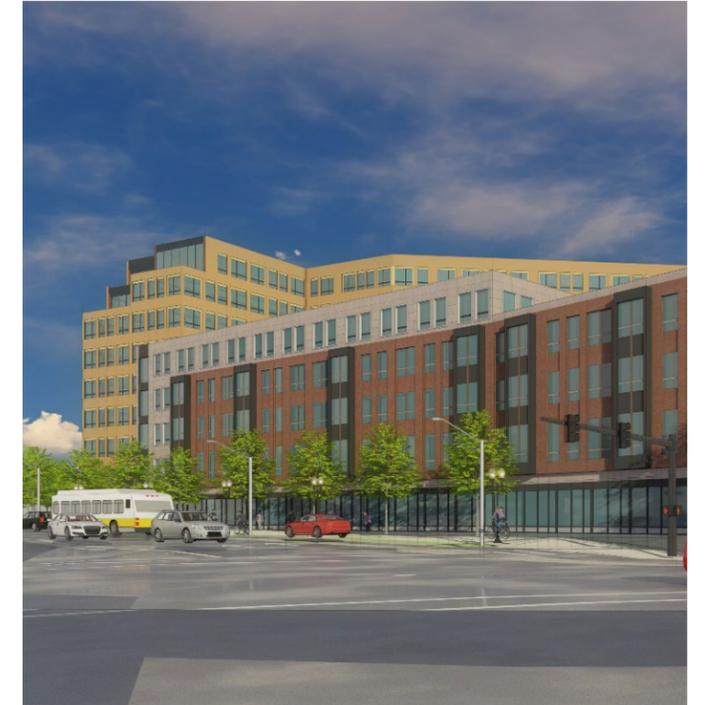
Approved January 5, 2021

Proposed by Redgate and Hilco with design team SGAS and STOSS, this project redevelops existing land in South Boston into a variety of uses, including residential, office and research, retail, and hotel. More than a third of the project's 15 acres will become publicly accessible open space, and several existing historic buildings across the site will be preserved and rehabilitated. The PDA Master Plan was approved by the BPDA Board on January 14, 2021.

ROXBURY  
**135 Dudley Street**

Approved February 2, 2021

Cruz Development Corporation proposes a 282,000 square foot mixed-use development in the heart of Nubian Square. Designed by The Architectural Team, Michael Washington Architects, and Verdant Landscape Architecture, the project will include 168 multi-family units, commercial space, and public parking.



DORCHESTER  
**Jan Karski Way  
 Extension Project**

Approved March 2, 2021

This project is a mixed-use development proposed by Bass Realty, designed by Stantec with Halvorson | Tighe & Bond Studio. The Planned Development Area will create 403 residential units, more than 14,000 square feet of retail space, and a variety of public improvements to the surrounding landscape, streetscape, and utilities. The project was approved by the BPDA Board on July 15, 2021.





**SOUTH BOSTON WATERFRONT**  
**Seaport Square**  
**Block L5**

Approved April 6, 2021

The latest block in the Seaport Square Planned Development Area, developed by WS Development, is designed by Danish architecture firm Henning Larsen. Discussions with the Commission focused on understanding the block in its urban context, extending the public realm, and highlighting future development in the area.



**SOUTH BOSTON**  
**Old Colony, Final**  
**Phase**

Approved April 6, 2021

Proposed by Beacon Communities and designed by The Architectural Team and Copley Wolff Design Group, this PDA Master Plan will create more than 340 residential units and more than 200,000 square feet of gross area. Throughout meetings with the Commission, the project team refined building access landscape expression, and simplified the facade design to clarify the building logic. The BPDA Board approved the PDA Master Plan on April 15, 2021.

**JAMAICA PLAIN**  
**Mildred Hailey,**  
**Phase One**

Approved April 6, 2021

This project is a redevelopment of 253 existing public housing units and construction of 435 new affordable and upper-middle-income apartments, proposed by Centre Street Partners LLC in collaboration with the BHA and designed by a team including Stantec; Prellwitz Chillinski Associates; GROUND, Inc; and Brown, Richardson + Rowe. The Commission approved both the PDA Master Plan and the first phase of buildings after helping the project team to develop the relationship of the buildings to the surrounding context as well as material and color choices. The BPDA Board approved the project at its meeting on April 15, 2021.

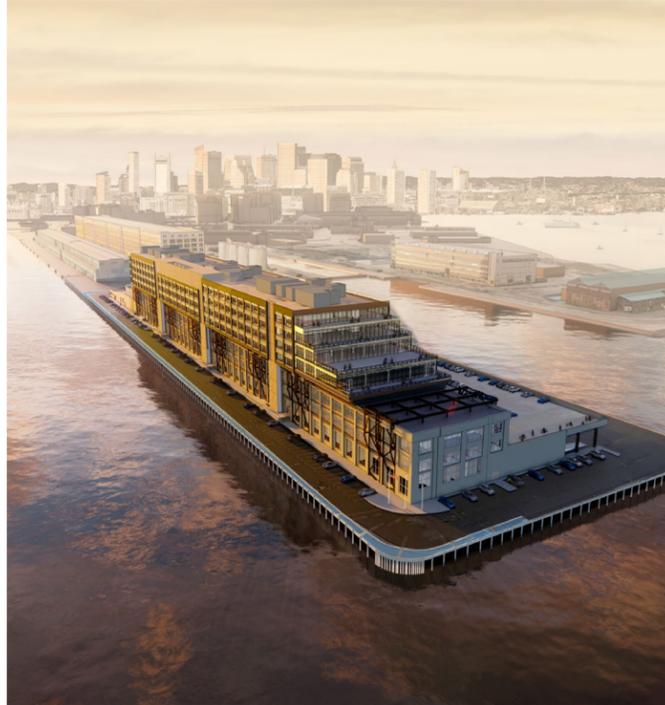


**CHARLESTOWN**  
**Bunker Hill Housing**  
**Redevelopment,**  
**Buildings F & M**

Approved April 6, 2021

As part of the PDA Master Plan approved by the Commission in January, review of this project focused on two specific buildings designed by Stantec and Copley Wolff Design Group. The 376,000 square foot project will add 358 units to Charlestown. During the review process the Commission encouraged the preservation of existing site trees.





**SOUTH BOSTON WATERFRONT**  
**88 Black Falcon Avenue**

Approved May 4, 2021

This four-story office, research, and development addition to an existing three-story structure is proposed by The Davis Companies with a design team comprised of Spagnolo Gisness & Associates and OJB Landscape Architecture. Review by the Commission helped guide public access on the site and to refine massing, fenestration, and materiality. The project was approved by the BPDA Board on May 13, 2021.



**FENWAY**  
**Fenway Center, Phase 2 - Turnpike Parcel 7 Air Rights**

Approved May 4, 2021

This project is a Notice of Project Change and PDA Amendment to change the use of several buildings in a previously approved PDA to a mix of office, lab, and research, as well as several changes to building dimensions. In meetings with the project design team (Gensler, SGA, and Copley Wolff Design Group), the Commission helped to improve facade materiality, landscape details, and public realm.

**JAMAICA PLAIN**  
**Faulkner Hospital Inpatient Addition and Campus Improvements**

Approved June 1, 2021

Brigham & Women's Faulkner Hospital proposes a 98,000 square foot addition, designed by NBBJ. The addition would add 78 new inpatient beds and expanded facilities for multiple departments. The Commission helped propose solutions to questions surrounding bicycle access and safety along Center Street, plantings around the parking garage, and landscape screening. The project was approved by the BPDA Board on June 10, 2021.

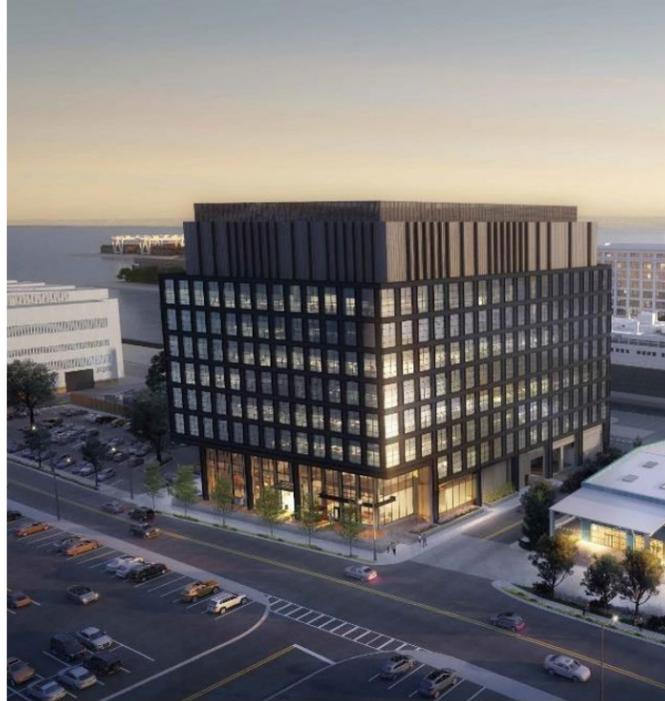


**DORCHESTER**  
**Herb Chambers Honda**

Approved July 6, 2021

This car dealership in Dorchester adds over 112,000 square feet along Morrissey Boulevard and is designed by Curtis Architectural Group for Herb Chambers Companies. The Commission helped to improve the landscape design and connections to a future Department of Conservation & Recreation path. The design team made many modifications to the facade design and scale of branding elements to improve the building's balance of scale.





**SOUTH BOSTON WATERFRONT  
Parcels O & P**

Approved August 5, 2021

Proposed by Marcus Partners with a design team of SGA, Dream Collaboraitve, and Copley Wolff Design Group, this project will bring more than 200,000 square feet of life science space to the Raymond L. Flynn Marine Park in the South Boston Waterfront. In meeting with the designers, the Commission paid close attention to strengthening the project's relationship to the public realm, including focus on the openness of the attached plaza, the width of adjacent sidewalks, and general thoughtfulness of the landscape scheme. The project was approved by the BPDA Board on August 19, 2021.



**BACK BAY  
220 Huntington Avenue**

Approved August 5, 2021

This project, proposed by National Development with a design team of CBT Architects and IBI Group, would create 325 residential units and over 15,500 square feet of commercial space. The site sits at an important juncture between the higher scale along Huntington Avenue and the lower scale residential neighborhoods to the south east, and throughout its review the Commission worked with the designers to focus on the facades and massing, to act as a transition between these conflicting fabrics. The BPDA Board approved the project at its October 14, 2021 meeting.

**ROXBURY  
Bartlett Station,  
Building F5**

Approved August 5, 2021

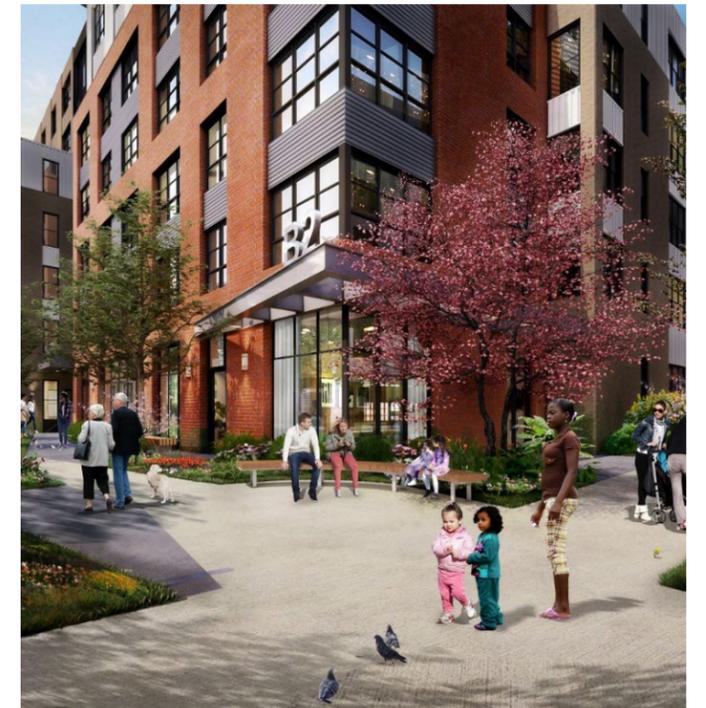
This project is the fifth phase of the Bartlett Place Planned Development Area, designed by Davis Square Architects. As a central building in the PDA the Commission voted to approve the project given its extensive prior review by the BPDA, and in anticipation of reviewing the site landscape plan for the entire Planned Development Area. The project was approved by the BPDA Board on October 15, 2021.



**DORCHESTER  
Willow Baker  
Development**

Approved September 7, 2021

This project, developed by Cornerstone Boston and designed by PCA Architects and Verdant Landscape Architecture, proposes 3 buildings totaling 181,398 square feet and would include approximately 191 residential units, 46 garage and on-street parking spaces, and associated public realm and open space improvements. The project was approved by the BPDA Board on September 13, 2021.





**DORCHESTER**  
**Neponset Wharf**

Approved September 7, 2021

Proposed by Rise Together and City Point Capital and designed by RODE Architects with OJB Landscape Architecture, this project consists of the redevelopment of an approximately 156,816 square foot site off of Ericsson Street in the Port Norfolk area of Dorchester. The current proposal consists of multiple buildings and includes 120 residential units, approximately 23,400 square feet of office space, approximately 11,000 square feet of community/office flex space, approximately 3,600 square feet of retail space, a boathouse, and 159 vehicle parking spaces. The project was approved by the BPDA Board on January 13, 2022.



**SOUTH END**  
**Boston Medical Center IMP**

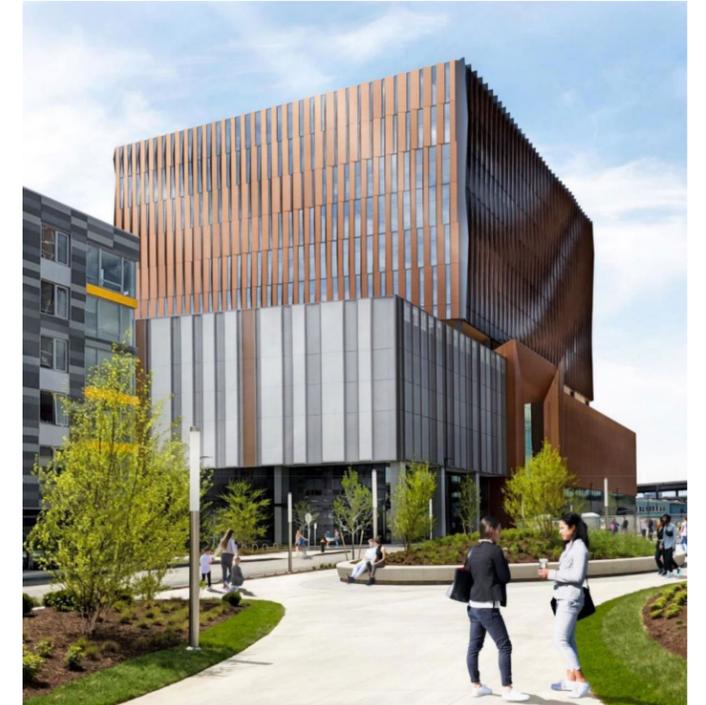
Approved September 7, 2021

Designed by Tsoi/Kobus Design for the Boston Medical Center, this Institutional Master Plan would help the BMC accommodate an increase in patient volume, modernize clinical space, and find the best use of owned and leased building resources. The project was approved by the BPDA Board on January 13, 2022.

**CHARLESTOWN**  
**100 Hood Park Addition**

Approved October 5, 2021

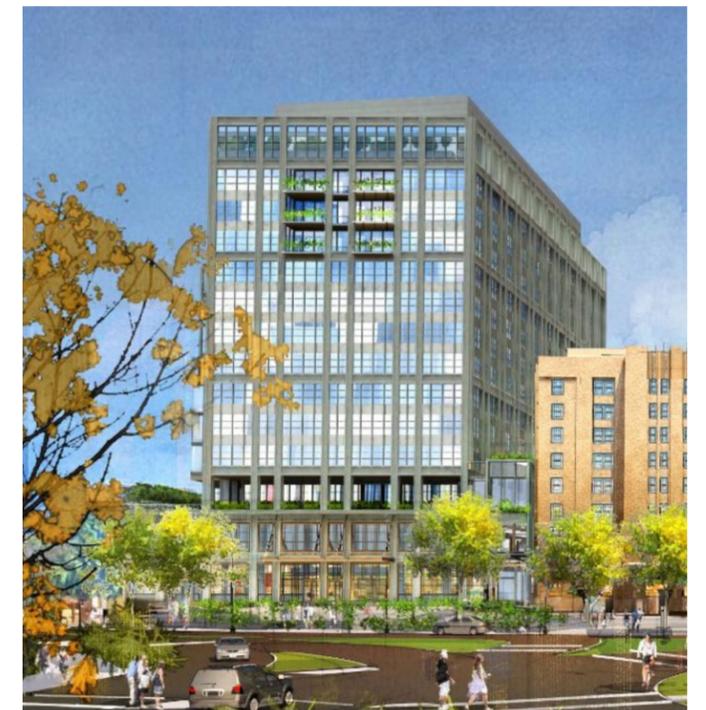
This project is a 6-story research and office addition to an existing building, previously approved by the BPDA board on March 15, 2018 and developed by Trademark Partners LLC and Hood Park LLC. During the review process the Commission worked with designers from SMMA Architects to understand lighting and shadow impacts on the surroundings, to develop the screening of the parking garage, and to develop the project's massing. The addition was approved by the BPDA Board on October 14, 2021.



**FENWAY**  
**Landmark Center Redevelopment**

Approved October 5, 2021

A joint venture between Alexandria Real Estate Equities and Samuels & Associates Development, and designed by Elkus Manfredi Architects and LeBlanc Jones, this project is a Notice of Project change for the third phase of the ongoing Landmark Center Redevelopment Project. The NPC would create 550,000 square feet of office and life science space and 50,000 square feet of ground-floor grocery space. Discussions with the Commission focused primarily on the massing of the project, as the building went through a number of forms and material combinations. The project was approved by the BPDA Board on October 14, 2021.





WEST END  
**MGH Clinical Building Project**

Approved October 5, 2021

The proposed Clinical Building, designed by NBBJ, would create a 1,050,450 square foot addition to the MGH Main Campus, yielding a net gain of 94 new beds and six below-grade parking spaces. Throughout the review process the Commission worked with the design team to develop the massing contextually, and to consider the effects of the ground floor design on the public realm. The project was approved by the BPDA Board on October 14, 2021.



FENWAY  
**819 Beacon Street**

Approved October 5, 2021

This project is a 280,900 square foot mixed use development creating 393 residential housing units and 53 patient-family housing units, developed by Scape in partnership with Boston Children's Hospital. Working with the design team from Gensler and OJB Landscape Architecture, the Commission recommended changes and improvements to the building's massing with respect to the adjacent multi-use path, as well as the publicly accessible open space at the ground level. The project was approved by the BPDA Board on October 14, 2021.

ALLSTON  
**Nexus at Allston Innovation Corridor**

Approved October 5, 2021

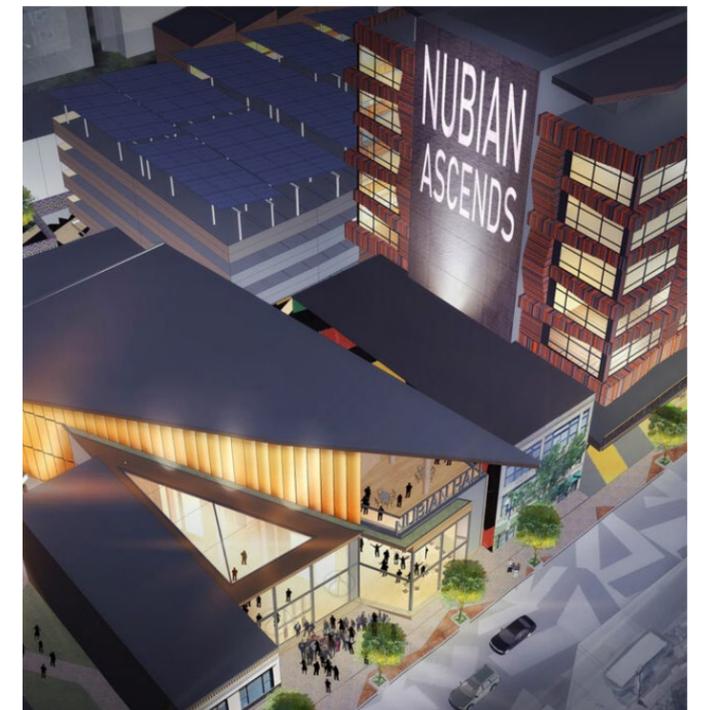
Developed by King Street Properties, Mugar Enterprises, and the DiStefano Family, this DiMella Shafer- and Halvorson | Tich & Bond Studio-designed project would create more than 500,000 square feet of office and research space, supported by 21,900 square feet of retail space and 40 residential units. Discussions with the Commission focused primarily on how dimensions and programming could help activate and expand the the Artist Way, as well as improvements to the facade and massing of the three buildings. The project was approved by the BPDA Board at its October 14, 2021 meeting.



ROXBURY  
**Nubian Square Ascends**

Approved November 9, 2021

The Nubian Square Ascends Project, developed by Nubian Ascends Partners LLC and designed by Stantec, Dream Collaborative, and GROUND Inc, will transform Nubian Square into a cultural, entertainment, and artistic center that celebrates the rich diversity of the Roxbury neighborhood. When completed, the project will be a central piece of PLAN: Nubian Square. Review by the Commission centered on the design and sizing of the parking garage and the activation and access of the project's Eustis Street edge. The project was approved by the BPDA Board on December 16, 2021.





**SOUTH BOSTON**  
**323-365 Dorchester Avenue**

Approved November 9, 2021

This project proposes to develop over 1,073,000 square feet spread across four buildings. The proposal, designed by a team including Elkus Manfredi Architects, COOKFOX Architects, ZGF Architects, and Future Green Studio, will add two residential buildings and two commercial and research buildings with the PLAN: Dorchester Avenue plan area. The Commission helped to develop an active public realm across the site, tying together a cohesive massing and facade scheme between the four buildings. The project was approved by the BPDA Board on December 16, 2021.



**FENWAY**  
**109 Brookline**

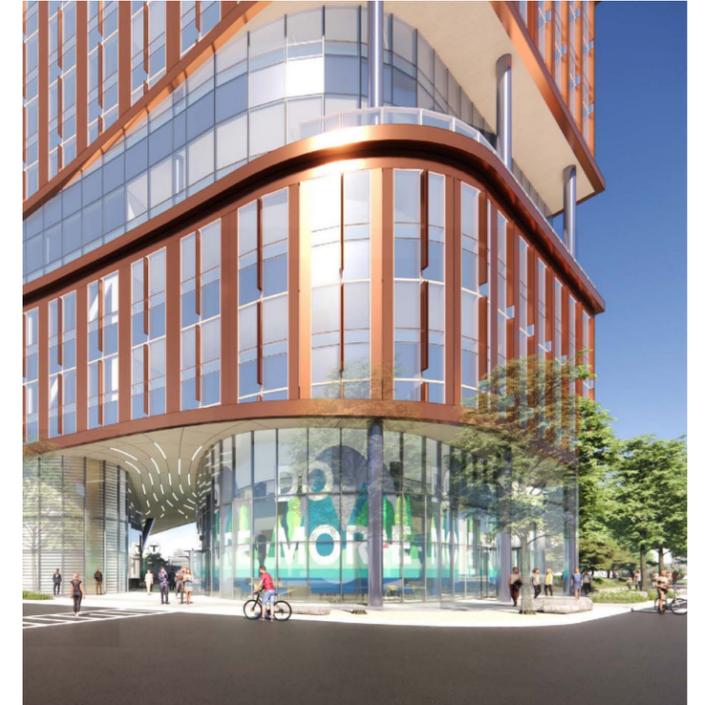
Approved December 7, 2021

IQHQ proposes a 241,600 square foot office, lab, and research building designed by Gensler and Mikyoung Kim Design. In meetings with the design team, the Commission worked to develop the public realm, including the character of the public edges of the building and the plaza space on the corner. In addition, the Commission helped to refine the massing of the building, to help create coherent union between the podium and tower. The project was approved by the BPDA Board on January 13, 2022.

**DOWNTOWN**  
**Government Center Garage Redevelopment, East Parcel**

Approved December 7, 2021

The latest phase of the Government Center Garage Redevelopment developed by HYM Investment Group is a 410,000 square foot tower at the East Parcel, designed by CBT Architects with OJB Landscape Architecture. The Commission paid close attention to the project's public realm and site connections, and especially its plaza and relationship with the near by MBTA busway. The Commission also helped to refine the building's height and design language. The project was approved by the BPDA Board on January 14, 2022.



# COMMISSIONER BIOGRAPHIES



## Andrea Leers, FAIA, Chair

Andrea Leers is a Principal and co-founder of Leers Weinzapfel Associates, a Boston based practice whose work lies at the intersection of architecture, urban design, and infrastructure and is notable for its inventiveness in dramatically complex projects. In December 2006, Ms. Leers became the first woman owner of a practice to receive the American Institute of Architects Firm Award, the organization's highest honor. She is former Director of the Master in Urban Design Program at the Harvard Graduate School of Design where she was Adjunct Professor of Architecture and Urban Design from 2001 to 2011. Ms. Leers holds an undergraduate degree in art history from Wellesley College and a Masters of Architecture from the University of Pennsylvania Graduate School of Fine Arts.



## Paul McDonough, ESQ, Emeritus

Paul F. McDonough practiced law with Goodwin Proctor and Goulston & Storrs, specializing in the real estate, historic preservation, hospitality, and recreation industries. Paul has represented both developers and lenders in a variety of complex financing transactions, historic rehabilitation tax credit projects, construction and permanent lending and participating mortgages. He is a Board Member and President Emeritus of Historic Boston, Inc., and has served as President of Historic New England, President of the National Center for Preservation Law, and as a Fellow at the Massachusetts Historical Society and a Council Member of the Legal Defense Fund at the National Trust for Historic Preservation. He has also served as a member of the Boston Finance Commission, Vice Chair of the State Ethics Commission, as a board member of the North Bennet Street School and Zoo New England and as a lecturer at the MIT Center for Real Estate. Mr. McDonough received his Juris Doctor cum laude from Boston College Law School.



## Deneen Crosby, ASLA

Deneen Crosby is a founding Principal and Director of Landscape Architecture at Crosby, Schlessinger, Smallridge, LLC (CSS) in Boston, MA. She has more than 35 years of design experience, including hundreds of constructed projects in the Boston metropolitan area. Ms. Crosby has been recognized for the design vision she has brought to many large infrastructure projects that affect the experience of millions of residents of the metropolitan region, including the Green Line Extension project, the Casey Arborway project, and various components of the Central Artery/Third Harbor Tunnel project, including the North End Parks section of the Rose Kennedy Greenway. She currently serves as a Manager of the Legacy Fund for Boston and Designator for the George B. Henderson Foundation. She was awarded the 2018 Boston Society of Architects Women in Design Award of Excellence.



## Linda Eastley, AICP

Linda Eastley is a Founding Principal and Managing Partner at Eastley + Partners, LLC, with 25 years experience in campus planning and large-scale urban design. Ms. Eastley's project experience has included strategies for university systems, waterfront and urban district planning, complex development programming, and site analysis. She is active in the American Planning Association, the Society for College and University Planning, the Urban Land Institute, and the Women's Principal Group of the Boston Society of Architects. Ms. Eastley graduated from Cornell University and the Harvard Graduate School of Design.



## Jonathan Evans, AIA

Jonathan is a Principal at MASS Design Group with over 13 years experience managing architectural and urban design projects largely focused on public interest design. This ranges from affordable multi-family housing to urban design and planning work for non-profits and public agencies. Recent projects in Boston include the J.J. Carroll Redevelopment of 142-units of senior housing in the Brighton Neighborhood. He regularly serves as a guest critic at area design schools and has served as a featured panelist at the Affordable Housing Design Leadership Conference and Mayors Institute on City Design among other events. Jonathan graduated from The University of Virginia and the Harvard Graduate School of Design where he was awarded the Alpha Rho Chi medal for leadership, service and promise of professional merit.



## David Hacin, FAIA

David J. Hacin FAIA is the Founding Principal and Creative Director of Hacin + Associates, a multi-disciplinary architecture and design firm that has received regional, national, and international recognition for its broad portfolio of architecture, interior design, graphics, and branding. Mr. Hacin is active in civic, academic, and professional organizations, and has chaired and served on numerous boards and juries in Boston and across the country. A Fellow of the American Institute of Architects, Mr. Hacin was also inducted into the New England Design Hall of Fame. Originally from Switzerland, Mr. Hacin graduated summa cum laude from Princeton and received his Masters in Architecture with distinction from the Harvard Graduate School of Design.



## Eric Höweler, AIA

Eric Höweler AIA, is an architect, designer, educator, and founding principal of Höweler + Yoon Architecture. Höweler + Yoon Architecture is an architecture practice and creative studio that believes design is an instrument for imagining and implementing change—social, cultural, technological, and environmental. Mr. Höweler is currently Associate Professor in Architecture at the Harvard Graduate School of Design. His design work and research investigates the intersections between architecture and building technologies with a focus on envelopes and material systems. He is author of *Skyscraper, Vertical Now* (Rizzoli/Universe 2003) and co-author of *1,001 Skyscrapers* (Princeton Architectural Press 2000). He received a Bachelor of Architecture from Cornell University with the AIA Henry Adams Certificate in 1994 and a Masters of Architecture from Cornell University in 1996.



## Mikyoung Kim, FASLA

The founding principal of Mikyoung Kim Design, Mikyoung Kim is an international landscape architect and urban designer. Her firm has been awarded the prestigious Cooper Hewitt Smithsonian Museum National Design Award and she is the recipient of the American Society of Landscape Architects' National Design Medal. From the art of ecology and restorative landscapes, Mikyoung Kim Design's work addresses the most pressing environmental and health-related issues, while creating innovative and immersive human experiences. Ms. Kim was named as an AD innovator by *Architectural Digest* and her firm has received numerous national awards from the ASLA, American Architecture Prize, AIA and GSA. Her life's work is featured in the Smithsonian Museum American Voices Collection.



## Kathy Kottaridis

Kathy Kottaridis joined Historic Boston Inc. (HBI) as its Executive Director in 2007. A patient investor in the redevelopment and re-use of endangered historic buildings, HBI is recognized by its partners and collaborators for high quality projects that re-activate historic buildings projects for new uses. Under Kathy's leadership, HBI has undertaken \$25 million in project investments, transforming eight abandoned historic structures into new mixed-use developments and leveraging considerable private investment. Among these are the rehabilitation of the city's oldest remaining fire house for HBI's headquarters in Boston's Roxbury neighborhood, and the redevelopment of architect H.H. Richardson's only remaining commercial building in Boston for a mixed use housing and retail development. She received her BA in History from the University of New Hampshire, an MA in Historic Preservation from Boston University, and a Masters Degree in Public Administration from Harvard's Kennedy School of Government.



## Mimi Garza Love

Mimi Garza Love is a principal at Utile, with expertise ranging from complicated renovation projects to campus master plans. While her experience is broad, she has a particular interest in adaptive reuse projects that have complicated programmatic requirements. She is currently leading a campus master plan for Belmont Hill School and is the principal-in-charge for The Possible Project's Innovation Center in Boston. She led the design processes for the Boston Harbor Islands Pavilion on the Rose Kennedy Greenway and the Richard Ortner Studio Building for Boston Conservatory at Berklee. Mimi led an urban campus master plan for a tech company based in Kendall Square that will eventually occupy close to a million square feet of office space. Several phases of the expansion have been completed, and she is currently overseeing the interior fit-out of 300,000 SF of a new office tower. Prior to joining Utile, Mimi was an Associate at Machado Silvetti in Boston. Mimi co-authored *Color Space Style*, a reference book on interior design for Rockport Publications.



## Anne-Marie Lubenau, FAIA

Anne-Marie Lubenau is the director of the Rudy Bruner Award for Urban Excellence at the Bruner Foundation in Cambridge, where she oversees a national design award program that recognizes transformative places that contribute to the economic, environmental, and social vitality of cities. Prior to joining the Bruner Foundation, she was President and CEO of the Community Design Center of Pittsburgh and worked in architectural firms in Pennsylvania and Maryland. Ms. Lubenau is vice chair of the Boston Society of Architects Foundation board of trustees and serves on the Harvard GSD Alumni Council and Wentworth Design Professionals Advisory Council. She holds a Bachelor of Architecture degree from Carnegie Mellon and was a 2011/2012 Harvard Loeb Fellow.



## David Manfredi, FAIA, LEED AP

David Manfredi is a founding Principal of Elkus Manfredi Architects. He has worked to protect and rebuild urban places all across the United States, creating a thriving new generation of neighborhoods, academic campuses, and main streets that honor their heritage and environment while embracing the 21st century. Mr. Manfredi has worked with a variety of industry leaders from across the country on all types of building and planning projects, and is nationally recognized for his master planning, urban design, and placemaking work. Prior to co-founding Elkus Manfredi, he was a vice president at The Architects Collaborative in Cambridge. Mr. Manfredi holds Bachelor degrees in English and Architecture from the University of Notre Dame, and a Master of Arts degree from the University of Chicago.



## William L. Rawn III, FAIA, LEED AP

William Rawn is the founding Principal of William Rawn Associates, Architects, Inc. in Boston. The firm has won 14 American Institute of Architects (AIA) National Honor Awards and another 12 state and local AIA awards in the last 26 years, and is the winner of three Harleston Parker Medals for the Northeastern University Building H, the Cambridge Public Library, and the transformation of the Johnson Building at the Boston Public Library. The firm has worked at many of the nation's top universities and colleges, including Harvard, Yale, Stanford, MIT, Duke, University of Virginia, Johns Hopkins, Williams, Amherst, and Swarthmore. Mr. Rawn is a graduate of Yale College, Harvard Law School, and the MIT School of Architecture.



## Kirk A. Sykes

Kirk Sykes is President of Primary Corporation, Inc & Primary Investments, LLC and Co-Managing Partner of Accordia Partners, LLC. Accordia executes large scale public-private real estate projects with a goal of financial and socially responsible investing success. Previously, Mr. Sykes was the head of Urban Strategy America Fund, L.P. Mr. Sykes currently serves on The Natixis Loomis Sayles Funds Board of Trustees, The Eastern Bank Board of Trustees & Risk Management Committee, The Federal Reserve Bank of Boston External Diversity Advisory Board, Real Estate Executive Council (Chairman), and The Urban Land Institute's New England Advisory Board. He attended the Harvard University Business School, Owners and Presidents Management Program, the MIT Center for Real Estate Development Commercial Development Executive Program and the L'Ecole Polytechnique in Paris, France. He earned his Bachelor of Architecture from Cornell University.

### ACKNOWLEDGMENTS

The BCDC would like to thank the following Boston Planning & Development Agency staff for their assistance and support:

Brian P. Golden  
*Director*

Lauren Shurtleff  
*Director of Planning*

Michael Cannizzo  
*Deputy Director for Urban Design*

and BPDA Planning and Urban Design staff, for their involvement in project presentations to the Commission and facilitated implementation of recommendations made by the BCDC.

### ABOUT THE BPDA

The Boston Planning & Development Agency (BPDA) is the planning and economic development agency for the City of Boston. The BPDA plays a far reaching role in shaping the City. We are a self sustaining agency and our love for Boston inspires us to make our City an even better place to live, work, and connect.

We are more than 200 professionals who serve the City in a variety of ways—from architects who review the smallest details of a historic building in Roxbury to project managers who host a community meeting for a new affordable housing project in Dorchester. We work hand-in-hand with other City departments and community groups to make our City better.

The BPDA is charged with growing the tax base, cultivating the private jobs market, training the workforce, encouraging new business to locate in Boston and existing businesses to expand, planning the future of neighborhoods with the community, identifying height and density limits, charting the course for sustainable development and resilient building construction, advocating for multi-modal transportation, responding to the city's changing population, producing insightful research on our City, and ensuring Boston retains its distinctive character.

### MISSION

The BPDA plans and guides inclusive growth in our city—creating opportunities for everyone to live, work and connect.

Through our future-focused, city-wide lens, we engage communities, implement new solutions, partner for greater impact and track progress.

