

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

July 30, 2019

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

Project: **Northeastern University EXP**, Roxbury

Present: Commissioner David Hacin, Commissioner Anne-Marie Lubenau, Commissioner William Rawn

DISCUSSION: Principals and designers from Payette brought a site model, façade study model, and digital presentation to give an overview and context of the design changes since the Commission first saw them project at the July Monthly Meeting. Previous feedback from the Commission emphasized the need to better understand the site context and proposed building's relationship to the existing ISEC building, Northeastern's campus, and the surrounding neighborhood. The design team showed updated floorplans that highlight organizational changes on the building interior, which have affected the form of the façade. There are now visual breaks/reliefs in the façade design, which Commissioners responded positively to. Commissioners were convinced of the design approach after understanding the project in its context, and emphasized that this will be a gateway to Northeastern's campus and as such the building should be as open and transparent as possible, especially along Columbus Avenue. One of the Commissioners initiated a conversation about the role of this building as either a statement piece or part of an ensemble; the design team sees this building in an ensemble with the ISEC building.

6:00pm, Room #933A

Project: **Allston Square**, Allston

Present: Commissioner David Hacin, Commissioner Mikyoung Kim, Commissioner Anne-Marie Lubenau

DISCUSSION: It has been nearly a year since the Commission has reviewed this project in design committee. As such, the design team from Embarc gave a high level overview of their project, which contains 5 separate sites and proposes 6 buildings with 341 residential units, retail space, and a collection of open space. During the slide presentation, the team highlighted the major changes made in the last year of design and development. These changes include preserving the existing Jack Young building in its entirety (initially planned for demolition), emphasizing a kit-of-parts approach in the design, and focusing on simplified expression and materiality for each building. The majority of discussion time was spent on the flatiron shaped building along Braintree. This site will serve as a gateway to the rest of the project, and the Commission felt the architecture needs more attention and clarity.

In discussion with the Commission, all parties came to the conclusion that it will be most beneficial to review this project from two different perspectives: one review that focuses on landscape design and one that focuses on the architecture of each building.