

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

February 9, 2021

Held virtually via Zoom

5:00pm

Project: **Bunker Hill Redevelopment, Buildings F & M**, Charlestown

Present: Commissioner Mikyoung Kim, Commissioner Mimi Love, Commissioner Anne-Marie Lubenau, Commissioner David Manfredi

DISCUSSION: The team reviewed the master plan and placed Buildings F & M in the overall context of the site. They showed an illustrative master plan focusing on the open space elements. For both buildings, the team developed a “morse code” concept with more formal object buildings and a more informal dot-dash pattern of buildings along streets. Since the last BCDC meeting for the project, the design team revised Building F to consolidate its massing and better respond to its surroundings, such as the open space in the courtyard. The updated building also includes materiality that relates to the context. The landscape strategy provides complete streets on all four sides of the block, uses a variety of tree species, and creates a residential courtyard and two pocket parks. The team is adding 59 new trees and keeping eight existing trees. Changes to Building M included a different material palette and a lawn in the place of a parking lot.

Commissioners complemented the new proportions of Building F, revised ground floor, and monumental nature of the building. They also appreciated the “morse code” concept. Commissioners questioned the changes in materiality in relationship to the massing and the historical fabric of the neighborhood, and recommended simplifying the different areas of the courtyard. In regards to Building M, Commissioners questioned the design of the building entrances.

Members of the public had comments regarding the preservation of trees on the site. Another member recommended changing the texture of the buildings and altering some of the architectural features. Another community member complemented the team on their efforts to provide needed housing for Charlestown residents.

The project will continue in design committee.

6:00pm

Project: **Mildred Hailey Redevelopment**, Jamaica Plain

Present: Commissioner Mikyoung Kim, Commissioner Mimi Love, Commissioner Anne-Marie Lubenau, Commissioner David Manfredi

DISCUSSION: Megan Richard, BPDA, presented a BPDA staff slide discussing urban design review topics for the project that include integration/connectivity within the existing neighborhood fabric, variety in architecture and massing, and green network connectivity and the public realm experience. The design team reviewed the master plan design, and showed a series of elevation options along the Southwest Corridor, and sections through Lamartine Street. They also discussed lighting options along the Southwest Corridor. They showed the eclectic architectural styles found around the site, and discussed how the façades of Building 1A and Building 1B respond to their respective street frontages. Grade changes present opportunities to explore materiality. The design team showed how the master plan accommodates the community, the neighborhood, and the residents in a variety of spaces.

Commissioners questioned the logic of the coloring on the building façades and their relationship to the scale of the courtyards. They complemented the thematic elements of the landscape, and asked to see more of a hierarchy in the scale of the open spaces.

A member of the public asked about the preservation of trees in the plan.

The project will continue in design committee.