

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

November 19, 2019

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

Project: **235 Old Colony Road Washington Village NPC**, South Boston

Present: Commissioner Linda Eastley, Commissioner William Rawn

DISCUSSION: The project team reintroduced the major changes to the project that were filed with the Notice of Project Change, primarily that buildings A and B are now combined and as such the public open space has been relocated. Commissioners spent the majority of the session asking about the relationship between grade and pedestrian circulation through the site. There were questions about the alignment of primary axis as it relates to open space and pedestrian pathways; the proponent agreed that phase two connections should be revised in light of the changes to pedestrian circulation in the NPC.

5:00pm, Room #933A, 9th Floor, Boston City Hall

Project: **Seaport Parcel N**, South Boston Waterfront

Present: Commissioner David Hacin, Commissioner Andrea Leers

DISCUSSION: At the monthly meeting on November 6, Commissioners commented that the design of this building was too similar to that of neighboring Parcel P. The design team studied window patterns, material color, and the building elevations and presented these studies. The present Commissioners felt that the language of the buildings was still too similar, and suggested alternatives for lighter coloring or moments to break the established pattern of openings on the façade.

5:45pm, Room #924, 9th Floor, Boston City Hall

Project: **525 Lincoln Common Allbright**, Allston

Present: Commissioner David Hacin, Commissioner William Rawn

DISCUSSION: Since the last design committee session, the project team has enhanced the pedestrian experience of the site with the addition of street trees and a widened sidewalk. The committee felt the facade changes were not enough to satisfy their concerns. Commissioners offered suggestions for setbacks/bumpouts/visual breaks to help create an expression that breaks the length of the facade along Cambridge Street. This project will be a new gateway to this part of Allston and will likely precede much future development, so it is especially important for the scale and public realm to set a good precedent for future projects.

5:45pm, Collaboration Lab, 9th Floor, Boston City Hall

Project: **290 Tremont Street, Parcel P12c**, Chinatown

Present: Commissioner Linda Eastley, Commissioner Andrea Leers

DISCUSSION: At the initial presentation, the project team was asked to address the complexity of the façade design and the ground floor uses and circulation. In response, the design team presented options of coloring and patterning that place emphasis on either the building base or vertical nature. They also presented an alternative version of the pocket park included in the project that emphasizes a linear path for circulation through the site. Commissioners felt that light and warm material palette seems most appropriate and that the building should have one language for the base that is consistent along the ground.

6:30pm, Room #937A, 9th Floor, Boston City Hall

Project: **282-308 Bremen Street**, East Boston

Present: Commissioner David Hacin, Commissioner William Rawn

DISCUSSION: The project was last seen by the commission at the June 4, 2019 monthly meeting. Since then, substantial community process has resulted in the reduction in height. The building is now capped at 4-5 stories. In response to community and commission feedback, parking along Bremen Street has been reduced to expand community and artist space on the ground floor. The building entries are more distinguished through recessed volumes that break the building into three sections. The project now includes an expanded sidewalk and a multimodal transportation hub (Bluebikes station, etc). Commissioners felt that the project, already strong, is now appropriately scaled to the neighborhood and will provide an effective entrance to pedestrians coming from the Airport Blue Line station. Enhancement to the public realm was complimented.

6:30pm, Room #933A, 9th Floor, Boston City Hall

Project: **Allston Yards**, Brighton

Present: Commissioner Linda Eastley, Commissioner Andrea Leers

DISCUSSION: The focus of tonight's presentation was on changes to the Masterplan and the architecture of Building A. The design team presented principles that guide the masterplan, which include clearly defined podiums on all buildings combined with building tops/towers that are inventive and different from one another. Building A will contain the relocated Stop and Shop. The team presented design studies of the building form to show their choice for a hybrid approach to the apartment massing on top of the podium. Commissioners appreciated the studies, as well as the special moments in the architecture. They urged the team to simplify some of the façade design on the residential skin to better highlight the unique architectural moments. They also suggested that all above grade parking be lined with residential to conceal parking use on the site.