

MINUTES FOR THE BOSTON CIVIC DESIGN COMMISSION AUGUST 20, 2024, SESSION B

*This meeting was held virtually. A recording of this meeting is available upon request.
Please reach out to bcdc@boston.gov for more information.*

CALL TO ORDER

A meeting of the Boston Civic Design Commission (BCDC) Design Subcommittee was called to order by Deputy Director of Design Review Seth Riseman at 5:00 PM on Tuesday, AUGUST 20, 2024.

ATTENDEES

The following Boston Civic Design Commission members were present: Shauna Gillies-Smith, David Hacin, Mikyoung Kim, Mimi Love, Anne Marie Lubenau, and William Rawn.

PRESENTATIONS FOR REVIEW AND PUBLIC TESTIMONY

WENTWORTH INSTITUTE OF TECHNOLOGY IMP (80D)

A representative of the proponent team, Gautam Sundaram (Perkins&Will), presented the proposed project. Commissioners David Hacin recused himself from deliberations. Commissioners Mikyoung Kim, Mimi Love, Anne Marie Lubenau, and William Rawn participated in the deliberations.

Discussion: Commissioners requested additional information regarding connections between Ruggles Street and the "Pedestrian Pike" through Wentworth Hall via a proposed addition and another "north-south" connection between Wentworth Hall and the proposed "West Campus" residential building. Commissioners expressed concern about building heights around the "West Campus Quad," specifically the residential building at the interior portion of the site. "How do the buildings relate to each other as an ensemble? While I agree it's nice to have a variety of open spaces, some of which are sunny, some of which are more enclosed, I look at this and feel like that space would just be a canyon. I need more information about the residential towers to be convinced that they work." "I think the space between the Tree House and the two residential towers will be a difficult space." Commissioners sought additional information about proposed setbacks along Huntington Avenue and "portal" or "gateway" opportunities to connect the campus to Huntington Avenue. Commissioners asked the proponent to prepare alternate massing scenarios for the "West Campus" residential buildings. "There are some very successful pieces of the plan, but they tend to be more internal. How do you stitch back into the city in a way that is as clear as what you've done internally on the campus?"

There was no public testimony.

FOLLOWING DISCUSSION AND AN OPPORTUNITY FOR PUBLIC TESTIMONY, THE COMMISSIONERS AGREED THAT THE PROPOSED INSTITUTIONAL MASTER PLAN FOR WENTWORTH INSTITUTE OF TECHNOLOGY SHOULD BE RETURNED TO A FUTURE CONVENING OF THE BCDC DESIGN SUBCOMMITTEE FOR ADDITIONAL REVIEW.

DANA FARBER CANCER INSTITUTE AND BETH ISRAEL DEACONESS MEDICAL CENTER
10-YEAR IMP (ART 80D)

Representatives of the proponent team, including Wendy Gettleman, Michael Hincliff (Payette), and Kevin Sullivan, presented the proposed project. Commissioner Mikyoung Kim recused themselves from deliberations. Commissioners Shauna Gillies-Smith, David Hacin, Mimi Love, Anne Marie Lubenau, and William Rawn participated in the deliberations.

Discussion: Commissioners sought additional information about urban design “systems” at the scale of the two institutions' campuses. “My concern is about that area, and understanding what options you’ve explored for Joslin Park and the flanking roads as part of a Master Plan because either we’re looking at this as a campus in which case the full ground plane, including the roadways, are part of the design problem, or this is a series of sites that just happen to be gathered up as part of the hospital’s holdings.” “I’m not convinced that this Master Plan optimizes opportunities for creating needed open space. How do we give the real estate to the open space that this district could really benefit from? I appreciate the widened sidewalks but I want to understand how much you can push it. Commissioners requested the following exhibits to support further review -

- Seeking more information about the ground plane of the proposed building as an opportunity to "expand" campus open space including a section of the proposed building as it fronts Joslin Park
- More information about envisioned improvements to Pilgrim Road
- Simple sections at multiple points along Brookline Avenue and distant views in "both directions" along Brookline Avenue to understand the scale and massing of the proposed building
- Identify potential private open space opportunities at higher levels of the proposed building

There was no public testimony.

FOLLOWING DISCUSSION AND AN OPPORTUNITY FOR PUBLIC TESTIMONY, THE COMMISSIONERS AGREED THAT THE PROPOSED INSTITUTIONAL MASTER PLAN FOR DANA FARBER CANCER INSTITUTE AND BETH ISRAEL DEACONESS MEDICAL CENTER SHOULD BE RETURNED TO A FUTURE CONVENING OF THE BCDC DESIGN SUBCOMMITTEE FOR ADDITIONAL REVIEW.

FANEUIL GARDENS, BRIGHTON

121A MASTER PLAN & ART 80B FOR 89 FANEUIL STREET, AKA “PHASE 1”

Representatives of the proponent team, including Mick van Gemert (MVRDV), Jennifer Martel (Copley Wolff Design Group), and Andreas Bernal (JGE Architecture + Design) presented the proposed project. Commissioners Shauna Gillies-Smith, David Hacin, Mikyoung Kim, Mimi Love, Anne Marie Lubenau, and William Rawn participated in the deliberations.

Discussion: Commissioners appreciated the additional information provided, specifically greater detail regarding the proposed color strategy for buildings across the Master Plan and in the “Phase 1” building. “I’m very excited about it. I think it looks very rich while being simple, and I just wanted to thank the team for taking the time to explain that level of detail about the expression and strategy

we can expect on future buildings.” “I think this color strategy is very intriguing. Part of me appreciates the consistency and the rigorousness of this blue. I do wonder if, at moments, you’ll have to let up when its overwhelming, but I think those are minor questions. I am excited about the quality of the materials you’re using.” “It’s lively. It’s energetic. The detailing is appropriate. The connection to the community park is brilliant.” Commissioners asked the proponent to prepare a similar level of detail regarding color strategy for landscape elements. “I think in the same way that the detailing and the specific materials make the color so exciting and believable in the building, I don’t feel that same level of development in the landscape yet.” “It’s almost like the landscape could be a contrasting condition with pops of color, maybe the cohesive stitch that holds all of this together. You may run into a problem if each landscape precinct holds its color allegiance to the building.”

There was no public testimony.

FOLLOWING DISCUSSION AND AN OPPORTUNITY FOR PUBLIC TESTIMONY, THE COMMISSIONERS AGREED THAT THE PROPOSED PROJECTS AT FANEUIL GARDENS, BRIGHTON, SHOULD BE RETURNED TO A FUTURE CONVENING OF THE FULL COMMISSION FOR REVIEW AND FINAL RECOMMENDATION.

APPROVED 2024 09 10