

## MINUTES FOR THE BOSTON CIVIC DESIGN COMMISSION APRIL 16, 2024 SESSION B

*This meeting was held virtually. A recording of this meeting is available upon request.  
Please reach out to [bcdc@boston.gov](mailto: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 the Executive Director of BCDC, Kristina Ricco, at 5:00 PM on Tuesday, APRIL 16, 2024.

### ATTENDEES

The following Boston Civic Design Commission members were present: Commissioners Shauna Gillies-Smith, Mikyoung Kim, Kathy Kottaridis, and William Rawn. The following members of the BPDA Staff were present: Urban Design Assistant Lizzie Turac.

### PRESENTATIONS FOR REVIEW AND PUBLIC TESTIMONY

#### 2 CHARLESGATE WEST, FENWAY

Representatives of the proponent team, including Brett Bentson (Utile) and Emmett Gregory (Mikyoung Kim), presented the proposed project. Commissioner Kim recused themselves from the review. Commissioners Gillies-Smith, Kottaridis, and Rawn participated in deliberations.

Discussion: Commissioners encouraged the proponent to continue studying the Ipswich Street public stair, including opportunities to make the slope of the stair more gradual, to increase the presence of the stair and the public elevator on Ipswich Street, and to separate the materiality of the public stair from the retaining wall. Commissioners noted the constraints of the location and configuration of the Boylston Street bike-share facility and its impact on the publicly accessible open space and entrance to the residential amenity. Commissioners asked for greater emphasis on the entrance to the residential amenity, comparing the expression of entrances to adjacent buildings as conveyed in elevation, and questioned the relationship between Boylston Street and the finished floor elevation of the residential amenity as conveyed in section. Commissioners encouraged the proponent to continue study of the sectional relationship in coordination with the Bowker Overpass Rehabilitation Project (MassDOT and DCR). Commissioners expressed concern for the architectural expression of the lower portion of the tower referred to in the presentation as “the bustle.”

Public testimony was given by Sarah Freeman, Marie Fukuda (member of the Proposed Project's Impact Advisory Group), Councilor Sharon Durkan, Fredericka Veikley, and Kathy Greenough.

Following discussion and an opportunity for public testimony, the commissioners agreed that the Proposed Project at 2 CHARLESGATE WEST, FENWAY, should be returned to a future convening of the BCDC Design Subcommittee for additional review.

## 22 - 24 PRATT STREET, ALLSTON

Representatives of the proponent team, including Tamara Roy (Stantec), BK Bowley (Stantec), and Rob Adams (Halvorson | Tighe & Bond Studio), presented the proposed project. Commissioners Gillies-Smith, Kim, Kottaridis, and Rawn participated in deliberations.

Discussion: Commissioners were generally supportive of the proposed site plan, including the scales and locations of proposed open spaces and pedestrian connections to and through the site. Commissioners asked the proponent to identify smaller opportunities for respite within the site plan and to continue to develop the “language” of the landscape, including a simplification of the proposed paving pattern. Commissioners suggested a “consistent” border along the perimeter of the site and asked that the proponent study the ramp connection to the adjacent “Allston Green” development. Commissioners expressed support for the proposed building massing and architectural expression. “To me, this is quite handsome imagery. The three pieces are enough alike and yet, enough different that it seems quite reasonable.” Commissioners asked that future presentations of the proposed project include aerial views of both sides of the long edge of the proposed building massing.

There was no public testimony.

Following discussion and opportunity for public testimony, there was consensus among the commissioners that the Proposed Project at 22 - 24 PRATT STREET, ALLSTON, should return to a future convening of the BCDC for review and final recommendation.