

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

October 17, 2023

Meeting A

5:00 pm, Held virtually via Zoom

Project: **135 Morrissey Boulevard**, Dorchester

Present: Commissioner Linda Eastley, Commissioner Mikiyoung Kim, Commissioner Anne-Marie Lubenau, Commissioner Kirk Sykes

DISCUSSION:

The Project team used a digital presentation to outline their approach and project updates, and answered questions from the BCDC Commissioners present. The commissioners complimented the development of the project in response to earlier comments. There were a few issues that they asked to have addressed before the project returns to the full BCDC for a vote.

There was no public comment.

The Project will return to the full Commission with prior submission of additional development of the courtyard (paving, increasing the green area, study of removing the upper level bridge from the new building to the existing); another look at the materiality particularly around the central piece (could that be more like the two side volumes); and a look at how the landscape/paving meet the building on all sides.

5:45 pm, Held virtually via Zoom

Project: **35-75 Morrissey Boulevard Master Plan**, Dorchester

Present: Commissioner Linda Eastley, Commissioner Mikiyoung Kim, Commissioner David Manfredi

DISCUSSION:

The Project team used a digital presentation to outline their approach and project updates, and answered questions from the BCDC Commissioners present. The commissioners continued to have concerns about a few specific elements of the Master Plan. They asked to have those addressed before the project returns to the full BCDC for a vote.

There was no public comment.

The Project will return to the full Commission after providing proposed draft design guidelines to BPDA staff to relay to the BCDC Commissioners that will be incorporated into the Planned Development Area. The specific issues to be addressed are how entries along Morrissey Boulevard could be accomplished; guidance for upper building green space; and guidelines for horizontal step back with specifics about heights, depth, and extent of façade length.

6:30 pm, Held virtually via Zoom

Project: **45 Worthington Street**, Mission Hill

Present: Commissioner Linda Eastley, Commissioner Mikyoung Kim, Commissioner David Manfredi

DISCUSSION:

The Project team used a digital presentation and video to outline their approach and project updates and answered questions from the BCDC Commissioners present. The meeting focused on the responsiveness of the changes to the Worthington Street side of the project, the level of detailing on that building, and the relationship to the street. The Commissioners asked for more depth on the façade of the back building. They also asked for a plant palette featuring biodiversity to be presented at the vote meeting.

There was public comment from Gary Walling who commented on the original planning for the site and community concerns about balconies on Worthington; Cindy Walling who asked that the entry not be on Worthington and that the design relate more directly to the historic district, and Alison Pultinas who pointed out that the building on Worthington is not townhouses but flats.

The Project will return to the full Commission.

Meeting B

5:00 pm, Held virtually via Zoom

Project: **66 Cambridge Street**, Charlestown

Present: Commissioner Mimi Garza Love, Commissioner Shauna Gillies-Smith, Commissioner Kathy Kottaridis, Commissioner William L. Rawn, Commissioner Laura Solano,

DISCUSSION:

The Project team used a digital presentation to outline their approach and project updates and answered questions from the BCDC Commissioners present. The meeting focused on connections to the public realm, particularly with Hood Park, the Stack Street intersection, and access to the T. The primary comments suggested considering the greater campus of the site—more specifically, further development of the intersection with the offramp to prioritize safety around the blind corner. The commissioners also recommended the project team continue developing public spaces and program organization on the ground floor. Further comments discussed the topography of the through-block connection, replacing ramps with sloping walkways, and reconsidering the purpose of the arcades. There were no public comments.

The Project will continue in Design Committee.

5:45 pm, Held virtually via Zoom

Project: **1400 Boylston Street**, Fenway

Present: Commissioner Mimi Garza Love, Commissioner Shauna Gillies-Smith, Commissioner Kathy Kottaridis, Commissioner William L. Rawn, Commissioner Laura Solano

DISCUSSION:

The Project team used a digital presentation to outline their approach and project updates and answered questions from the BCDC Commissioners present. The meeting focused on the landscape, redesign of the building, and the project's relationship to the Emerald Necklace and overall neighborhood. The project received positive feedback on the simplified architecture but further development was requested on the stepping massing at/near the mechanical penthouse, the tightly curved corners and material choice. The commissioners encouraged more through-views for the project. They also suggested re-examining the relationship of the alley to the lawn, how the landscape related to the civic building's main entrance, and experimenting with the lawn's topography. Further comments focused on the relationship of the landscape to the proposed civic building and how the program will define the space; however, the program will not be resolved by the next meeting. Seth Riseman, BPDA Deputy Director of Design Review, noted that the design of the civic building was a placeholder and would not be on a different track for design review than the main building. He committed to returning to the BCDC with an outline of what that process would be.

There were no public comments.

The Project will continue in Design Committee.

6:30 pm, Held virtually via Zoom

Project: **103 North Beacon**, Allston

Present: Commissioner Mimi Garza Love, Commissioner Shauna Gillies-Smith,
Commissioner Kathy Kottaridis, Commissioner William L. Rawn, Commissioner Laura
Solano

DISCUSSION:

The Project team used a digital presentation to outline their approach and project updates and answered questions from the BCDC Commissioners present. The meeting focused on the improvements of the overall project design and noted additional opportunities for improvement. These comments encouraged creating consistency with the building's frame at all levels, redesigning the main entrance and the retail spaces to feel more welcoming, and giving more dimension back to the sidewalk and landscape. Additional comments mentioned the project's relationship with N Beacon and positive feedback regarding the simplicity of the changes from the last meeting.

There were no public comments.

The Project will return to the full Commission.