

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

March 23, 2021
Held virtually via Zoom

5:00pm

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

Present: Commissioner Andrea Leers, Commissioner David Hacin, Commissioner Anne-Marie Lubenau, Commissioner David Manfredi, Commissioner William Rawn

DISCUSSION: The project presentation provided a detailed study of the material applications and showed how they are informed by neighborhood context, materials, and color. The team then offered details about the outdoor space and public realm. The Commissioners appreciated the compelling depiction of the facade treatment in relationship to brick in the neighborhood, but feel the design as applied is missing liveliness that is present in the urban context and suggested the team consider weaving material patterning throughout the project. The revised open space is much more prominent and open, which Commissioners approved of. They discussed that lighting strategy will be important to the safety and activation of these open spaces. The project will continue in design committee.

5:50pm

Project: **220 Huntington Ave**, Back Bay

Present: Commissioner Andrea Leers, Commissioner David Hacin, Commissioner Anne-Marie Lubenau, Commissioner Jonathan Evans, Commissioner William Rawn

DISCUSSION:

The project team presented a series of diagrams and renderings that expressed the evolution of the façade and street wall design, an exploration of a building arcade, and options for façade patterning. They also showed studies that depicted both keeping and demolishing the 1 Cumberland building, which has been proposed for demolition. Commissioners debated the preservation of 1 Cumberland Ave building, given that the juxtaposition between scale is challenging and the condition is tight with the proposed 220 Huntington building. They continued to push the team to reconsider their massing and façade pattern scheme. The proportion of the bay projections and cellular approach to patterning seem unresolved to the Commissioners. Several public comments advocated for the preservation of the 1 Cumberland building. The project will continue in design committee.

7:00pm

Project: **Fenway Center, Phase II**, Fenway

Present: Commissioner Andrea Leers, Commissioner David Hacin, Commissioner Jonathan Evans, Commissioner William Rawn

DISCUSSION: The focus of this meeting was the public realm, and the project team presented their vision for Life Science Park, a plaza with public art and a green wall at the core of the Fenway Center project. Commissioners expressed enthusiasm for the ambition of the proposed public realm. They would like for the entry to the public space from Brookline Ave to either be visually more distinct from or more green to connect with the character of the public space. Commissioners were concerned with narrow width of the sidewalk on Brookline Ave. They also want to better understand the vision and scope of this project as it is developed over time. They asked the team to make clear what parts of this public realm design are permanent vs flexible, and when they anticipate development for each phase.

The project will continue in design committee, with a focus on the Brookline Avenue public realm, including the sidewalk condition and the façade.