

MINUTES FOR THE BOSTON CIVIC DESIGN COMMISSION

JULY 09, 2024

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) was called to order by Co-Chair Mimi Love at 5:00 PM on Tuesday, JULY 09, 2024.

ATTENDEES

The following members of the Boston Civic Design Commission were present: Ex-officio member and BPDA Director of Planning Aimee Chambers, Ex-officio member and BPDA Director of Design Diana Fernandez, Co-Chairs Linda Eastley and Mimi Love, and Commissioners Shauna Gillies-Smith, Kathy Kottaridis, David Manfredi, Catherine Morris, William Rawn, Laura Solano, and Kirk Sykes. The following members of the BPDA Staff were present: Executive Director BCDC and Senior Urban Designer Kristina Ricco, Deputy Director of Urban Design Seth Riseman, and Urban Design Assistant Lizzie Turac.

APPROVAL OF MINUTES

On a motion duly made and seconded, it was

VOTED: TO ACCEPT THE MINUTES FOR THE JUNE 04, 2024, MONTHLY MEETING, JUNE 18, 2024, DESIGN SUBCOMMITTEE MEETINGS, AND JUNE 25, 2024, MONTHLY MEETING.

REPORT FROM BPDA DESIGN REVIEW COMMITTEE

DREXEL VILLAGE, ROXBURY, AKA "CRESCENT PARCEL" (ART80 B)

Kristina Ricco gave a report from the BPDA Design Review Committee on the proposed project at DREXEL VILLAGE, ROXBURY, AKA "CRESCENT PARCEL," recommending the proposal for consideration by the commission. Commissioners Shauna Gillies-Smith recused themselves from the deliberations. Commissioners Linda Eastley, Kathy Kottaridis, Mimi Love, David Manfredi, William Rawn, Laura Solano, and Kirk Sykes participated in the deliberations.

On a motion duly made and seconded, it was

VOTED: TO REVIEW THE PROPOSED PROJECT AT DREXEL VILLAGE, ROXBURY, AKA "CRESCENT PARCEL."

100-168 NEW RUTHERFORD AVENUE, CHARLESTOWN (AKA AUSTIN STREET LOTS) (80C PDA MASTER PLAN & 80B)

Kristina Ricco gave a report from the BPDA Design Review Committee on the proposed project at 100-168 NEW RUTHERFORD AVENUE, CHARLESTOWN (AKA AUSTIN STREET LOTS), recommending the proposal for consideration by the commission. Commissioners Linda Eastley recused themselves

from the deliberations. Commissioners Shauna Gillies-Smith, Kathy Kottaridis, Mimi Love, David Manfredi, William Rawn, Laura Solano, and Kirk Sykes participated in the deliberations.

On a motion duly made and seconded, it was

VOTED: TO REVIEW THE PROPOSED PROJECT AT 100-168 NEW RUTHERFORD AVENUE, CHARLESTOWN, AKA "AUSTIN STREET LOTS."

17 BRADSTON STREET, NEWMARKET (80B)

Kristina Ricco gave a report from the BPDA Design Review Committee on the proposed project at 17 BRADSTON STREET, NEWMARKET, recommending the proposal for consideration by the commission. Commissioners Linda Eastley, Shauna Gillies-Smith, Kathy Kottaridis, Mimi Love, David Manfredi, William Rawn, Laura Solano, and Kirk Sykes participated in the deliberations.

On a motion duly made and seconded, it was

VOTED: TO REVIEW THE PROPOSED PROJECT AT 17 BRADSTON STREET, NEWMARKET.

PRESENTATIONS FOR REVIEW AND PUBLIC TESTIMONY

WHITE STADIUM, FRANKLIN PARK (80B)

Representatives of the proponent team, including Tamara Roy (Stantec), Jean-Paul Charboneau (Crowley Cottrell), Chris Bridle (Reed Hildebrand), and Dan Ollila (Jones Architecture), presented the proposed project. Sammy Nabulsi (Legal Counsel on behalf of the City of Boston) gave remarks on the status of ongoing litigation related to the Proposed Project. Commissioner Kirk Sykes recused themselves from the deliberations. Commissioners Linda Eastley, Shauna Gillies-Smith, Kathy Kottaridis, Mimi Love, David Manfredi, Catherine Morris, William Rawn, and Laura Solano participated in the deliberations.

Discussion: Commissioners were generally supportive of the Proposed Project and commended the proponent teams on their ongoing efforts to coordinate design decision-making across the "West" and "East" grandstands. Commissioners encouraged the proponent to consider opportunities to introduce greater topographic variation to the site plan. "The topography in Olstead's landscapes, and in particular in Franklin Park, is very sinuous. It makes spaces and it also helps to frame views. And one of the things I think you need to be considerate of is that the landscape is not of the building, it is that the building is of the landscape in a park like this. And so when you have the floor of the landscape as seemingly an extension of the floor of the building, I don't think that's right. I think that it should feel like they are really intertwined." Commissioners complimented the introduction of a wood-toned element to the proposed material palette and interrogated other colors rendered, including a saturated green color proposed for the seats and red entry doors. "I really appreciate the thoughtful design and integrating this new vision with a mid-century stadium and a late 19th-century landscape. I think you've done a really great job showing how a historic feature can be preserved and adapted without losing sight of the past while you're trying to predict and prepare for the future." Planning Department Urban Designer, Sam Valentine, responded to issues raised during public testimony.

Public testimony was given by Calida, Kiara Mark, Ted Ioska, Frederick Vetterlein, Karen Mauney-Brodek, Dolores Boogdania, Susan Cibulsky, Johanna Hynes, Peter Fraunholtz, and Louis

Elisa. Kristina Ricco read a comment letter submitted by Karen Mauney-Brodek on behalf of the Emerald Necklace Conservancy.

On a motion duly made and seconded, it was

VOTED: TO RECOMMEND THAT THE BPDA BOARD APPROVE THE PROPOSED PROJECT UPON SUCCESSFUL COMPLETION OF THE ARTICLE 80 REVIEW PROCESS WITH THE PROVISIO THAT THE PROPOSED PROJECT RETURN TO THE COMMISSION DURING THE COURSE OF PLANNING DEPARTMENT DESIGN REVIEW.

DREXEL VILLAGE, ROXBURY, AKA "CRESCENT PARCEL" (ART 80B)

Director of Planning Aimee Chambers summarized the planning context for the proposed project. Representatives of the proponent team, including William Grogan (Planning Office for Urban Affairs), Jincy George (The Architectural Team), and Cesare Cascella (Ground), presented the proposed project. Planning Department Urban Designer, Meghan Richard, summarized feedback shared with the proponent to date. Commissioner Shauna Gillies-Smith recused themselves from the deliberations. Commissioners Linda Eastley, Kathy Kottaridis, Mimi Love, David Manfredi, Catherine Morris, William Rawn, Laura Solano, and Kirk Sykes participated in the deliberations.

Discussion: Commissioners noted the importance of the site and were enthusiastic about its redevelopment. Commissioners reflected on the important historical context of the site and referred to the curvature of the "Crescent Parcel" as a representation of the "bending of the wills."

Commissioners suggested the proponent further emphasize the site as a gateway into Nubian Square. Commissioners, which appreciative of efforts made to preserve onsite trees, urged the proponent to confirm that existing trees would survive redevelopment, given their priority to the organization of the site plan. Commissioners commented on the number of paths through the site and sought additional information about open space programs. "How do you get to the open spaces from the buildings? What is a neighborhood amenity." Commissioners asked that the proponent study "major thresholds" into the site and share more information about what those thresholds connect to, sharing concerns about the safety of the Tremont Street and Melnea Cass Boulevard intersection in particular. Commissioners sought additional information about "Building 3," the addition to the St. Katharine Drexel Parish Center. Commissioners asked the proponent to prepare additional information about the context of the Proposed Project, including zoomed-out site plans that demonstrate anticipated development, "long-view" perspectives, and flat elevations of Tremont Street.

There was no public testimony.

On a motion duly made and seconded, it was

VOTED: TO RECOMMEND THE PROPOSED PROJECT AT DREXEL VILLAGE, ROXBURY, FOR FURTHER REVIEW AT THE BCDC DESIGN SUBCOMMITTEE.

100-168 NEW RUTHERFORD AVENUE, CHARLESTOWN (AKA AUSTIN STREET LOTS) (80C PDA MASTER PLAN & 80B)

Director of Planning Aimee Chambers summarized the planning context for the proposed project. Representatives of the proponent team, including Kenan Bigby (Trinity) and Kendra Halliwell (ICON

Architecture), presented the proposed project. Planning Department Urban Designer, Meghan Richard, summarized feedback shared with the proponent to date. Commissioner Linda Eastley recused themselves from the deliberations. Commissioners Shauna Gillies-Smith, Kathy Kottaridis, Mimi Love, David Manfredi, William Rawn, Laura Solano, and Kirk Sykes participated in the deliberations.

Discussion: Commissioners acknowledged the challenging physical context of the site and expressed support for the “basic parti,” however, Commissioners expressed concern for the “tightness” of the proposed site plan. “There is almost no release valve. I really want to see a ground floor plan that considers the open space and the relationship to ground floor uses so that we can address some of those concerns and the dimensions that I’m seeing between the fields and the buildings.”

Commissioners sought additional information about the grading of the site, and sectional relationships throughout the site, including the relationship of the buildings to the highway, the relationship of the ground floors of buildings to open space, the relationship between the buildings and the playing fields, and the relationship between the playing fields and Rutherford Avenue.

Public testimony was given by Johanna Hynes and Regina Ashodian.

On a motion duly made and seconded, it was

VOTED: TO RECOMMEND THE PROPOSED MASTER PLAN FOR 100-168 NEW RUTHERFORD AVENUE, CHARLESTOWN (AKA AUSTIN STREET LOTS) AND THE ASSOCIATED PROPOSED PROJECTS, FOR FURTHER REVIEW AT THE BCDC DESIGN SUBCOMMITTEE.

17 BRADSTON STREET, NEWMARKET (80B)

Director of Planning Aimee Chambers summarized the planning context for the proposed project. Representatives of the proponent team, including Donald Wiest (FIRM) and Dartagnan Brown (Embarc), presented the proposed project. Planning Department Urban Designer, Alexa Pinard, summarized feedback shared with the proponent to date. Commissioners Kirk Sykes recused themselves from the deliberations. Commissioners Linda Eastley, Shauna Gillies-Smith, Kathy Kottaridis, Mimi Love, David Manfredi, William Rawn, and Laura Solano participated in the deliberations.

Discussion: Commissioners acknowledged the “complexity” of the physical context of the site and interrogated aspects of the proposed site plan, primarily proposed open space. Commissioners suggested that as designed, the proposed open space is “sort of half and half, not designed for the tenants or as a contribution to the street.” The Commissioners did not suggest whether more of the open space should be elevated or brought down to the street level, but characterized the current configuration as “not getting the best of either at the moment.” Commissioners sought additional information about the anticipated future of Southhampton Street, specifically the relationship to an adjacent parcel not included in the Proposed Project. Commissioners commented on the number of material changes proposed.

There was no public testimony.

On a motion duly made and seconded, it was

VOTED: TO RECOMMEND THE PROPOSED PROJECT AT 17 BRADSTON STREET, NEWMARKET, FOR FURTHER REVIEW AT THE BCDC DESIGN SUBCOMMITTEE.

ADJOURNMENT

At the conclusion of presentations for review and public testimony, it was
VOTED: TO ADJOURN.

APPROVED 2024 08 06