

**MINUTES OF THE BOSTON CIVIC DESIGN COMMISSION DESIGN SUBCOMMITTEE - SESSION A
JANUARY 16, 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) Design Subcommittee was called to order by Executive Director of BCDC Kristina Ricco at 5:00 PM on Tuesday, January 16, 2024.

ATTENDEES

The following members of the Boston Civic Design Commission were present: Co-Chair Linda Eastley, Commissioner Jonathan Evans, Commissioner David Manfredi, Commissioner William Rawn, and Commissioner Laura Solano. The following BCDC staff were present: Executive Director of BCDC Kristina Ricco.

PRESENTATIONS FOR REVIEW AND PUBLIC TESTIMONY**475-511 DORCHESTER AVENUE, PHASE 1B OPEN SPACE AND 505 DORCHESTER AVENUE,
DORCHESTER**

Presentations were given for the proposed PHASE 1B OPEN SPACE and a proposed project at 505 DORCHESTER AVENUE, both associated with the 475-511 DORCHESTER AVENUE (ON THE DOT) MASTER PLAN, by representatives of the proponent team, including Mark Rosenshein, BK Boley, Louis Kraft, and Rob Adams.

Discussion for PHASE 1B OPEN SPACE: Commissioners were supportive of the general direction of the proposed open space, and the discussion focused on elements of the proposed site plan, particularly landscape and public realm elements along Dorchester Avenue. Commissioners requested further differentiation between larger-scale open spaces currently identified as “lawns” located between 495 and 505 Dorchester Avenue and between 65 and 75 Ellery Street.

Commissioners requested more information about “transition zones” between larger-scale open spaces and the active ground floor edges of adjacent buildings, in particular, architectural elements such as awnings and pergolas that communicate the transition between open space and built form. Finally, the Commissioners asked for further exploration of methods that might communicate the form of proposed open space as viewed in plan to the built form of adjacent buildings and public realm elements along Dorchester Avenue.

Discussion for 505 DORCHESTER AVENUE: Commissioners asked that the “transition zone” between the building and the “lawn” be communicated as a “street,” employing awnings and other human-scaled architectural elements to avoid a sheer wall condition fronting the walkway along public open space. Commissioners commented on the complexity of architectural expression, that there might be more diversity than is necessary, and asked for some simplification. Commissioners

asked that public realm elements closest to the building edge along Dorchester Avenue feel more “of the building,” acknowledging that ramp and railing elements are needed for resilience.

There was no public testimony.

Following discussion and opportunity for public testimony, there was consensus among the commissioners that proposed projects associated with 475-511 DORCHESTER AVENUE, PHASE 1B, DORCHESTER, should return to a future convening of the BCDC Design Subcommittee for additional review.

290 TREMONT (PARCEL P-12C), CHINATOWN

A presentation was given for the proposed project at 290 TREMONT (PARCEL P-12C), CHINATOWN, by representatives of the proponent team, including Aeron Hodges, Cesare Cascella, and Peter Muckenbeck.

Discussion: Commissioners were appreciative of the ground floor stepback introduced at the Tremont Street corner. Commissioners were generally satisfied by changes made to elements of the proposed site plan, including landscape and public access to Washington Street. Commissioners asked if more could be done to screen the loading access turnaround area from the open space. There was no public testimony.

Following discussion and opportunity for public testimony, there was consensus among the commissioners that the proposed project at 290 TREMONT (PARCEL P-12C), CHINATOWN, should return to a future convening of the BCDC for final review and recommendation.

ADJOURNMENT

At the conclusion of presentations for review and public testimony, the meeting was adjourned at 7:05 PM.