

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

January 31, 2023

5:00pm, Held virtually via Zoom

Projects: **361 Belgrade Avenue**, Roslindale
15 Washington Street, Brighton

Present: Commissioner Anne-Marie Lubeneau, Commissioner David Manfredi, Commissioner David Hacin, Commissioner Mimi Garza Love, Commissioner Mikyoung Kim

DISCUSSION: **361 Belgrade Avenue**, Roslindale

The Project team used a digital presentation to showcase project updates. The commissioners agreed that flipping the courtyard was a good change. The open space along the building has a naturalist design and may not have a programmed use, and the commissioners wanted to know if there will there be a fence to enclose the open space. There were comments about public spaces vs private spaces and the color association. It was acknowledged that the project made great efforts for activation of the ground floor along Belgrade and Anawan Street. Commissioners found it hard to differentiate the main entrance from other entrances. They suggested that the architecture treatment needs more layers of elements and detailing such as lighting and signage, because the building edge and façade still feels flush and its expressions make it difficult to distinguish residential from commercial. The previous palette of building material is more in favor of the project than this current addition. There were no public comments.

The Project will move on to Full Committee.

DISCUSSION: **15 Washington Street**, Brighton

The Project team used a digital presentation to showcase project updates. The commissioners agreed that there were vast improvements in the massing and that overall the current design has a more welcoming approach to the area. Still commissioners would like to see more of what's happening on the North side of the site, by having the development team give more neighborhood context. Commissioners felt that the materials palette created a unified façade causing the building to appear as one assemble instead of a collection of buildings. There were a few public comments. A nearby resident shared that the project is too large in scale for the neighborhood. Another resident shared that Allston Street is a narrow two way and it feels too busy for the residential street, likewise; the sidewalks are too narrow for pedestrians to comfortably and safely use as well. They asked that the development team looking into roadway and streetscape improvements for the project. The last public was to incorporate alternative mobile options, such as zip car in the parking design.

The Project will continue in Design Committee.