

**MINUTES FOR THE BOSTON CIVIC DESIGN COMMISSION  
FEBRUARY 06, 2024**

*This meeting was held virtually. A recording of this meeting is available upon request. Please reach out to [bcdc@boston.gov](mailto:bcdc@boston.gov) for more information.*

**CALL TO ORDER**

A meeting of the Boston Civic Design Commission (BCDC) was called to order by Chair Mimi Love at 5:05 on Tuesday, February 06, 2024.

**ATTENDEES**

The following members of the Boston Civic Design Commission were present: Chair Mimi Love, Co-Chair Linda Eastley, Commissioner Jonathan Evans, Commissioner Shauna Gillies-Smith, Commissioner David Hacin, Commissioner Mikyoung Kim, Commissioner Kathy Kottaridis, Commissioner Anne-Marie Lubenau, Commissioner David Manfredi, Commissioner Catherine Morris, Commissioner William Rawn, Commissioner Laura Solano, Commissioner Kirk Sykes, Ex-officio member and BPDA Director of Planning Aimee Chambers, and Ex-officio member and BPDA Director of Design Diana Fernandez. 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 unanimously  
VOTED: TO ACCEPT THE MINUTES FOR THE JANUARY 02, 2024 MEETING, THE JANUARY 16, 2024 SUBCOMMITTEE MEETINGS, AND THE JANUARY 23, 2024 MEETING.

**REPORT FROM BPDA DESIGN REVIEW COMMITTEE**

Executive Director Kristina Ricco gave a report from the BPDA Design Review Committee on the proposed projects at 290 TREMONT STREET (PARCEL P-12C), CHINATOWN, 22-24 PRATT STREET, ALLSTON, 295 W 1ST STREET, SOUTH BOSTON, AND 250 EVERETT STREET, BRIGHTON, recommending the proposals for consideration by BCDC.

On a motion duly made and seconded, it was unanimously  
VOTED: TO REVIEW THE PROPOSED PROJECTS AT 290 TREMONT STREET (PARCEL P-12C), CHINATOWN, 22-24 PRATT STREET, ALLSTON, 295 W 1ST STREET, SOUTH BOSTON, AND 250 EVERETT STREET, BRIGHTON.

## **PRESENTATIONS FOR REVIEW AND PUBLIC TESTIMONY**

### 290 TREMONT STREET (PARCEL P-12C), CHINATOWN

A presentation of the proposed project at 290 TREMONT STREET (PARCEL P-12C), CHINATOWN, was given by representatives of the proponent team, including Areon Hodges and Cesare Cascella. Commissioner Shauna Gillies-Smith, Commissioner Kirk Sykes, and Commissioner Mikyoung Kim were recused.

Discussion: Commissioners were satisfied by changes made to the proposed project in response to BCDC feedback, specifically changes to proposed landscape elements made in an effort to improve connectivity through the proposed project site to Washington Street. Commissioners encouraged continued coordination with the adjacent property currently operated as a hotel.

Public Testimony: None

On a motion duly made and seconded, it was

VOTED: TO RECOMMEND THAT THE BPDA BOARD APPROVE THE PROPOSED PROJECT AT 290 TREMONT STREET (PARCEL P-12C), CHINATOWN, UPON SUCCESSFUL COMPLETION OF THE ARTICLE 80 PUBLIC REVIEW PROCESS.

### 22-24 PRATT STREET, ALLSTON

A summary of the planning context for the proposed project at 22-24 PRATT STREET, ALLSTON, was given by BCDC ex-officio member and Director of Planning Aimee Chambers. A presentation of the proposed project was given by representatives of the proponent team, including BK Boley, Tamara Roy, and Rob Adams. A summary of BPDA Design Review feedback shared with the proponent team to date was given by a BPDA Urban Designer, Jeong-Jun Ju.

Commissioner Kirk Sykes was recused.

Discussion: Commissioners, while generally comfortable with the scale of the proposed building mass, had several questions about the proposed site plan, given the parcel's interior orientation in a "superblock" condition created by Pratt Street, Linden Street, and the I-90 corridor. Several commissioners interrogated proposed connections to Pratt Street and Linden Street and expressed interest in the "legibility" of those connections. Commissioners requested additional information to facilitate future discussion.

There was no public testimony. On a motion duly made and seconded, it was

VOTED: TO REMAND THE PROPOSED PROJECT AT 22-24 PRATT STREET, ALLSTON, TO FURTHER REVIEW AT THE BCDC DESIGN SUBCOMMITTEE.

### 295 W 1ST STREET, SOUTH BOSTON

A summary of the planning context for the proposed project at 295 W 1ST STREET, SOUTH BOSTON, was given by a BPDA staff member, Seth Riseman. A presentation of the proposed project was given by representatives of the proponent team, including Robert Leyden and David Chillinski. A summary of Design Review feedback shared with the proponent team to date was given by a BPDA staff member, Seth Riseman.

Discussion: Commissioners, while generally comfortable with the scale of the proposed building mass, had several questions about the proposed site plan, principally the scale of the proposed ground floor open space. Commissioners also raised questions about the proposed materiality of the building facade. Commissioners requested additional information to facilitate future discussion.

Public Testimony: Maura Martinelli

On a motion duly made and seconded, it was

VOTED: TO REMAND THE PROPOSED PROJECT AT 295 W 1ST STREET, SOUTH BOSTON, TO FURTHER REVIEW AT THE BCDC DESIGN SUBCOMMITTEE.

#### 250 EVERETT STREET, BRIGHTON

A summary of the planning context for the proposed project at 250 EVERETT STREET, BRIGHTON, was given by a BPDA staff member, Seth Riseman. A presentation of the proposed project was given by representatives of the proponent team, including Brian O'Conner and Ian Ramey. A summary of Design Review feedback shared with the proponent team to date was given by a BPDA staff member, Seth Riseman.

Discussion: Commissioners questioned aspects of the proposed project, including the proposed building scale (principally the appearance of building length) and aspects of the proposed site plan. Commissioners were appreciative of the total amount of open space created but questioned its configuration, noting that the location of open space felt residual to the efficiency of the building as designed. Commissioners suggested the proponent team explore alternative site plan scenarios that could result in increased opportunities for open space. Commissioners commented on the building's "horizontal expression" and raised concerns about its somewhat "relentless" expression along Everett Street.

Public Testimony: Public comments from Tim McHale and Audrey Seraphin were submitted to BCDC staff via email on February 6, 2024, and were read into the record by Kristina Ricco.

On a motion duly made and seconded, it was

VOTED: TO REMAND THE PROPOSED PROJECT AT 250 EVERETT STREET, BRIGHTON, TO FURTHER REVIEW AT THE BCDC DESIGN SUBCOMMITTEE.

#### **ADJOURNMENT**

At the conclusion of presentations for review and public testimony, on a motion made and seconded, it was unanimously VOTED: TO ADJOURN at 7:00 PM.