

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

March 22, 2022

5:00pm, Held virtually via Zoom

Project: **125 Lincoln**

Present: Commissioner Linda Eastley, Commissioner David Manfredi, Commissioner Kathy Kottaridis, and Commissioner Deneen Crosby

DISCUSSION:

The project team focused on answering previous questions from Commissioners concerning design studies, precedents, urban context, and impacts on the public realm. Commissioners remain concerned about the building height and the view from Tufts Street, which terminates in a garage door. The Commissioners asked if the roof of the building where Tufts Street terminates could have a visible green roof which could help mitigate this concern. Commissioners also asked about the shadow impacts of the development on adjacent parks.

Public Comments:

Members of the public expressed concerns over shadow impacts, the proposed project height, and treatment of the parcel as an edge. There was a request for a pedestrian and a vehicular circulation path diagram.

The Commissioners present would like feedback on the project from the other Commissioners not present in order to determine project next steps.

6:00pm, Held virtually via Zoom

Project: **800 Morrissey Blvd**

Present: Commissioner Kathy Kottaridis and Commissioner Deneen Crosby

DISCUSSION:

The project team responded to previous comments from Commissioners concerning circulation, building entries, and building massing. Commissioners expressed concern that the space between the 780 Morrissey and 800 Morrissey buildings would feel too private. Additionally, they said that the passageway is designed for pedestrians and does not accommodate cyclists. Commissioners would like to know what the view between the buildings looks like and what the resident view from the units out to the passageway looks like. In future presentations the Commissioners would like to better understand the pedestrian experience for both connections between the bikeway and Freeport Street. The next design committee meeting should include a focus on the building architecture.

The Project will continue in design committee.

6:00pm, Held virtually via Zoom

Project: **2085 Washington Street**

Present: Commissioner Linda Easley, Commissioner Kirk Sykes, and Commissioner Mimi Love

DISCUSSION:

The project team shared updates to the proposed architecture and ground-floor landscaping, the relationship to the context, and additional renderings and views. Commissioners complimented the proposed plaza's relationship to surrounding projects, but questioned the sidewalk navigation and encouraged the palette of the landscape design to be simplified. They also expressed concerns over the activation of the plaza, and questioned if the building can truly act as a gateway without retail space. They encouraged a continuity of ground uses that could be entered from the sidewalk. The next design committee meeting should include a focus on the building architecture, and the commissioners present at this meeting plan to provide written comments on the architecture to the proponent in the interim.

The Project will continue in design committee.