

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

January 26, 2020
Held virtually via Zoom

5:00pm

Project: **244-284 A Street**, South Boston Waterfront

Present: Commissioner Deneen Crosby, Commissioner Kathy Kottaridis, Commissioner Mimi Love, Commissioner Andrea Leers

DISCUSSION: Since the most recent design committee discussion on November 24, 2020, the following changes were made: building G6 was moved and the massing adjusted to allow for more generous open space and pedestrian circulation; the G4 residential building was reconfigured into a podium tower, with a datum to match 15 Necco Street; façade details continued to develop. Commissioners remained challenged by the impact of the buildings on open space continuity and openness, and by how the buildings differ from the 100 Acres Master Plan. They expressed that the massing and distinct façade expressions on buildings G4 and G5 are working as a composition, but that G6 is less effective because of the way elements are deployed to reduce the appearance of scale—there are too many facade types, bump outs, set backs, and curves. For the upcoming design committee meeting on open space, Commissioners want to know what the park between G4 and 15 Necco Street will feel like and for the team to study connections and arrival to the waterfront and Harborwalk.

6:00pm

Project: **Dorchester Bay City**, Dorchester

Present: Commissioner Deneen Crosby, Commissioner Jonathan Evans, Commissioner David Hacin, Commissioner Kathy Kottaridis, Commissioner Mimi Love

DISCUSSION: This was the second BCDC meeting for this project and focused on open space and resilience within the master plan. The design team discussed the importance of the project's location along the Harborwalk and the different user types. The plan creates visual connections on a regional scale and more local connections to the T, Dorchester Bay, and Moakley Park. Coastal flooding is an issue that the design team touched upon, and they raised the site elevation on a plateau to address this while taking cues from Climate Ready Dorchester. They presented a transect including a set of ecotypes along with stormwater management techniques. Lastly, the presentation showed a series of character areas in the master plan.

Commissioners appreciated the topographic approach and ecosystem strategies. They also complemented the connection to Moakley Park and thoughtfulness of the character areas. They asked if the programming of the character areas could feel more place-specific and authentic, and suggested creating guidelines through which to engage the surrounding community. They asked for more clarity in regards to how the architecture will respond to the more episodic characteristics of the landscape. They also suggested creating a stronger connection to the Neponset River Greenway.

A member of the public expressed excitement for the project, and questioned a stronger connection over Route 93 to the water. Another member of the public asked for more clarity between active and passive open spaces in the plan.

The project will return to design committee.

7:00pm

Project: **176 Lincoln Street**, Allston

Present: Commissioner Deneen Crosby, Commissioner Jonathan Evans, Commissioner David Hacin, Commissioner Kathy Kottaridis, Commissioner Mimi Love

DISCUSSION: This was the second BCDC meeting for this project. It was last discussed at the December 1 BCDC monthly meeting, and Commissioners asked for more information on site context, the sidewalk experience, and massing. The design team presented the immediate context and discussed creating a stronger connection from Lincoln Street to Western Avenue along Teleford Street. They also showed green connections and sections through the site. The atrium space between the lab buildings has been expanded, and the building footprints along Lincoln Street have been set back and aligned with the geometry of the street. The design team showed identity areas within the open space that have been scaled more appropriately, and showed a more user-friendly Lincoln-to-Everett Street connector. They developed New Street and considered the scale of the residential building. Lastly, the massing of the buildings has responded more specifically to the context and their façades have become more expressive.

Commissioners questioned the authenticity of the grading and complemented the dynamic façade improvements. They also appreciated the changes to the building footprints in responding to the streetscapes and atrium space, and asked the design team to further explore the industrial sensibility of the project. The Commissioners expressed concern about the programming of artist live-work space on the ground floor of the New Street elevation.

The project will return to design committee.