

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

April 27, 2021
Held virtually via Zoom

5:00pm

Project: **220 Huntington Ave**, Back Bay

Present: Commissioner Andrea Leers, Commissioner Anne-Marie Lubenau, Commissioner William Rawn

DISCUSSION: The project presentation offered massing alternatives, façade proportion alternatives, and details of the fenestration to respond to previous comments about the need for a clear design hierarchy on the façade and an intermediate sense of scale given the building's length. Tonight, the Commission asked for a better understanding of the immediate context and broader urban environment, especially as it relates to the ground level experience and materiality. They encouraged the team to find elements that tie the façade together more continuously, like one strong cornice line or more frequent bay projections. Bigger massing moves would help balance the simplicity of the façade design. The project will continue in Design Committee.

5:00pm

Project: **Fenway Center Phase 2**, Fenway

Present: Commissioner David Hacin, Commissioner Mikyoung Kim, Commissioner Mimi Love, Commissioner David Manfredi, Commissioner Kirk Sykes

DISCUSSION: The last design committee meeting in March focused on the new public plaza—Life Science Park—in program and design. Commissioners' comments were focused on strengthening the portal connection between Brookline Avenue to the plaza, widening the pedestrian realm on Brookline Ave to the extent possible, and adding more texture and depth to the façade design. The team returned with details about the façade articulation, a revised portal entrance to draw people to the plaza, and studies of the Brookline Ave public realm. Commissioners felt the portal design has been strengthened and made suggestions about lighting strategies. They'd like to see further dimensional play and articulation of façade. They asked the team to continue to add green elements along Brookline Ave. The project will return to the full Commission.

6:00pm

Project: **125 Lincoln St**, Leather District

Present: Commissioner Andrea Leers, Commissioner Anne-Marie Lubenau, Commissioner William Rawn

DISCUSSION: Last presented on February 2, the Commission asked the team to consolidate ground floor loading and parking access, to better connect the proposed park spaces, and to reconsider the historic interpretation of the façade design. The team returned with a revised design. The Commission remains concerned that the proposed height is twice that which was recommended by the Greenway District Guidelines (100'). The preservation of car parking and several floors of garage space are a programmatic challenge to the Commission's priorities. They also would like more context about neighborhood planning priorities and for this project to improve its relationship to its surrounding context. The project will continue in Design Committee.

6:00pm

Project: **Herb Chambers Honda Morrissey Blvd**, Dorchester

Present: Commissioner David Hacin, Commissioner Mikyoung Kim, Commissioner Mimi Love, Commissioner Kirk Sykes

DISCUSSION: Changes in response to previous comments from the Commission include adding more glass fenestration to the show room and bringing the façade closer to a pedestrian scale by bringing lowering the wavy canopy. In response to previous inquiries about views to the building from the highway, the team presented views from I-93 North and South; the project will be minimally visible due to salt sheds at the parcel between the site and the highway. Commissioners are concerned with the condition of the salt sheds and would like to support the team in advocating for the State, who maintains the salt sheds, to improve the screening condition of the site. Comments to address at the next presentation include final details about landscaping and bike connections. The project will return to the full Commission.