



2022

Boston Civic Design Commission Annual Report



**boston planning &
development agency**

FEBRUARY 7, 2023

CHAIR'S LETTER FOR ANNUAL BCDC REPORT

In contrast to the pent-up energy of the preceding year, 2022 enjoyed a steady flow of new projects throughout the city. The Seaport and the Allston/Brighton areas both continued vigorous growth with multiple mixed-use developments of office, life sciences labs, retail, and housing. Priorities for the Commission for these large-scale developments were to meet the opportunities and challenges of creating a successful new urban fabric with a network of accessible open space, active and welcoming ground floor uses, and engaging building ensembles. Dedicated housing proposals with affordable units were widespread throughout many neighborhoods- East Boston, Roslindale, Roxbury, Dorchester, the South End and Mission Hill. Two projects, in particular, stood out for their exceptional design quality and response to their individual communities- NUBA Residences in Roxbury and 49-63 Hudson Street in Chinatown. The creation of a significant public open space was a pivotal element of success in three multi-building proposals- Longwood Place on Brookline Avenue, Necco Park in the 244-284 A Street development, and Harvard's Enterprise Research Campus. The impact of these spaces extends beyond the project area itself to the larger context around them.

An important initiative in this first full year of Mayor Michelle Wu's term, has been an evaluation of the BPDA and the Boston Civic Design Commission and their role in helping to achieve the Mayor's priorities for affordability, equity, and resiliency in the City. Beginning in October, Chief of Planning Arthur Jemison and Deputy Chief for Urban Design Diana Fernandez reached out to members of the Commission and organized a series of workshops to discuss the evolution of the BPDA and the BCDC. They wanted to learn from the experience of the Commissioners and to discuss together ways to make the review process and its management more effective.

As we transition to new leadership and priorities for the BCDC, it is useful to reflect on what we have accomplished in the past four years and what challenges lie ahead. 2019 was also a year of important leadership changes with Elizabeth Stifel succeeding David Carlson as Executive Director of the BCDC, myself as the new chair, and the appointment of three new members. In that year the newly constituted group articulated the first set of priorities in many years- appropriate height, scale, and massing, accessible open space, parking and mobility, and design creativity (a notable aspiration of Mayor Walsh). 2020 started strong with many ambitious projects but was dominated by the onset of COVID. Despite that major dislocation, the BCDC smoothly moved to online meetings, and appointed three more new members. 2021 saw the reaction to restrained activity during the pandemic with a wealth of new projects and a high quality of design. While we are still meeting online in 2022, the pace and scale of growth seems to have stabilized.

It has been my great honor to lead the BCDC through this challenging period with a group of wonderfully well-informed and well-intentioned colleagues. Together we have engaged in a dialogue to guide the immense energy of development in our city in ways that respect its past and embrace its future. The challenges that lie ahead are making the rewards of our growth benefit every one of our citizens, the health of our environment, and the widely admired beauty of our city.

Andrea P. Leers, FAIA

Chair, Boston Civic Design Commission

Boston Civic Design Commission

Michelle Wu
Mayor

2022 COMMISSIONERS

Andrea P. Leers, FAIA
Chair

Deneen Crosby, FASLA

Linda Eastley, AICP

Jonathan Evans, AIA

David J. Hacin, FAIA

Eric Höweler, AIA

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BPDA STAFF

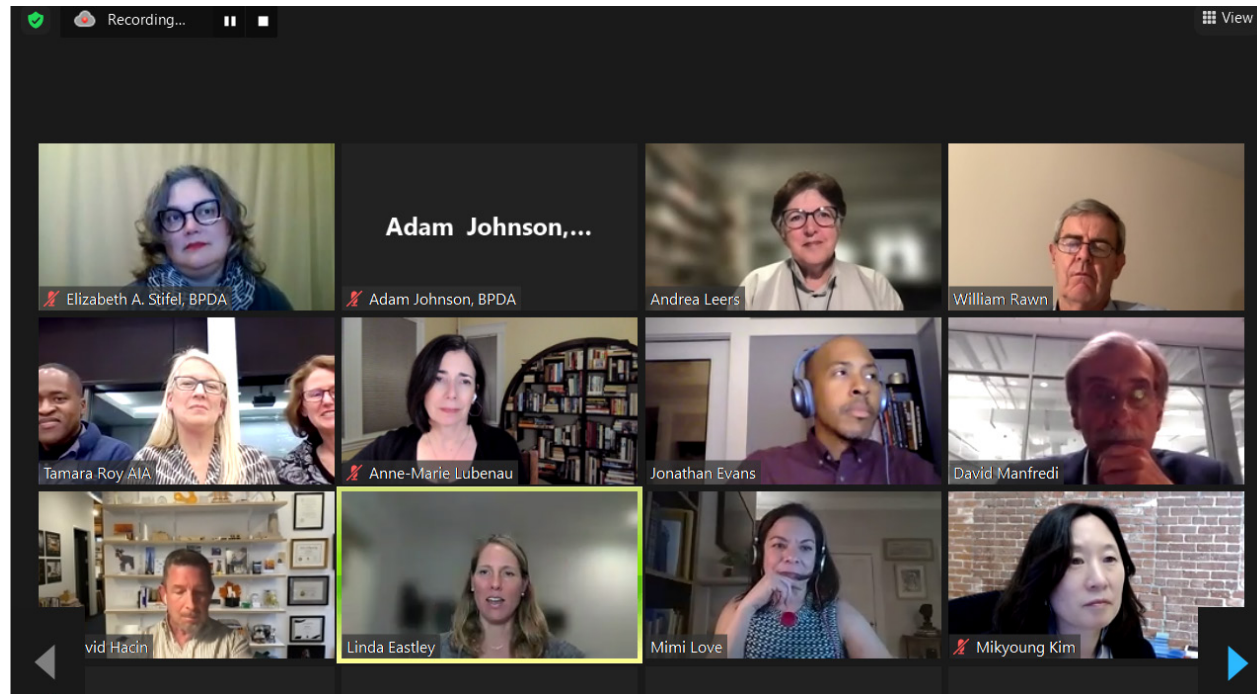
Elizabeth A. Stifel, AIA, LEED AP BD+C
Executive Director

Adam Johnson
Special Assistant

Kenya Thompson
Special Assistant

Colleen Woods
Administrative Assistant

WHAT IS THE BCDC?



In 2022, the BCDC continued to hold virtual meetings via Zoom to ensure the safety and accessibility of Commissioners and the public.

Established in 1990 and codified in Article 28 of the Boston Zoning Code, the Boston Civic Design Commission, otherwise known as the BCDC, is an advisory body composed of professionals with expertise in urban design and development in Boston and beyond. Commissioners are appointed by the Mayor and advise the Boston Planning & Development Agency (BPDA) on the design of projects of civic or urban design significance. The BCDC is tasked with the mission to protect and enhance Boston's public realm through its public design review process.

The Commission provides a forum for the general public and professional design community to participate in shaping Boston's physical form and urban environment. The BCDC meets in regularly-scheduled public meetings to review project designs. Members of the public are welcome and encouraged to attend the BCDC's meetings.

All BCDC meeting agendas and minutes can be found on the BPDA's website at www.bostonplans.org/planning/urban-design/boston-civic-design-commission. Presentations to the Commission can be found on the associated development project's timeline.

WHAT DOES THE BCDC REVIEW?

The Boston Civic Design Commission has the authority to review large-scale development projects, projects of special significance, civic projects, and district design guidelines.

Boston's existing architectural and urban character are central to contextual design review. The Commission considers how proposed projects will highlight distinctive traits of Boston, like views to distant landmarks or the use of historic street patterning and scale. The Commission also recognizes that new development can provide opportunity to re-interpret our time-honored urban city in complementary and new ways.

Given the nature of the BCDC's mission, the Commission considers the way proposed projects will shape public spaces, streets, squares, and parks. Because buildings become the backdrop for these public spaces, also referred to as the public realm, the Commission is concerned with the shape and design of proposed buildings as well as the overall relationship to existing or new public spaces.

The BCDC makes recommendations to the Boston Planning & Development Agency Board and the Mayor as to the approval, the need for modifications, the need for further review, or the disapproval of the design of projects subject to its review.

BCDC Review Criteria include:

- New or rehabilitated structures over 100,000 square feet
- Projects of special significance or projects that, by the determination of the BCDC members, will have a special urban design significance in the City
- Civic projects involving changes to parks, civic or cultural centers or monuments
- District Design Guidelines—any comprehensive set of rules adopted by the BPDA Board and established to preserve and enhance the characteristics of a specific district within the City of Boston; these rules include the heights, setbacks, massing, scale, and materials of buildings, as well as the special features that make the district a distinct subarea of Boston.

PRINCIPLES & PRIORITIES

The Commission's Principles and Priorities are a framed set of interests intended to give guidance to all those who participate in the Commission's processes—from development proponents and project designers to the public at large. These Principles and Priorities were formally adopted on September 3, 2019.

Accessible Open Space

The BCDC is committed to supporting functional, beautiful, and connected open space throughout the City of Boston. To achieve this vision, the Commission encourages each project to provide thoughtful, public open space that addresses human and ecological resiliency, prioritizes street-level improvements, and responds to the site and neighborhood context. Civic open spaces are to be accessible to all from public walkways and provide a clear public presence while incorporating best design and environmental practices. Public open space should be visually interesting, provide a sense of vitality and/or respite, offer a diversity of activities, and include lighting, safety features, and multi-generational amenities where appropriate.

Height, Scale, and Massing

Boston is enjoying a robust and exciting period of growth both in the downtown and surrounding neighborhoods. Consequently, a growing number of proposals presented for review are substantially larger in scale and massing than surrounding buildings and the immediate context. The Commission is concerned about the risks entailed in evaluating these proposals in the absence of overall development plans and strategies for growth. The Commissioners will look to city-wide initiatives such as Imagine Boston 2030 and planning and precinct studies developed by the BPDA and reference their experiences as practitioners in an effort to offer the best guidance possible. The Commission will encourage growth that responds to the scale and massing of surrounding properties, sustains the quality of life and distinctive physical character of the city, and supports neighborhoods in ways that citizens value.

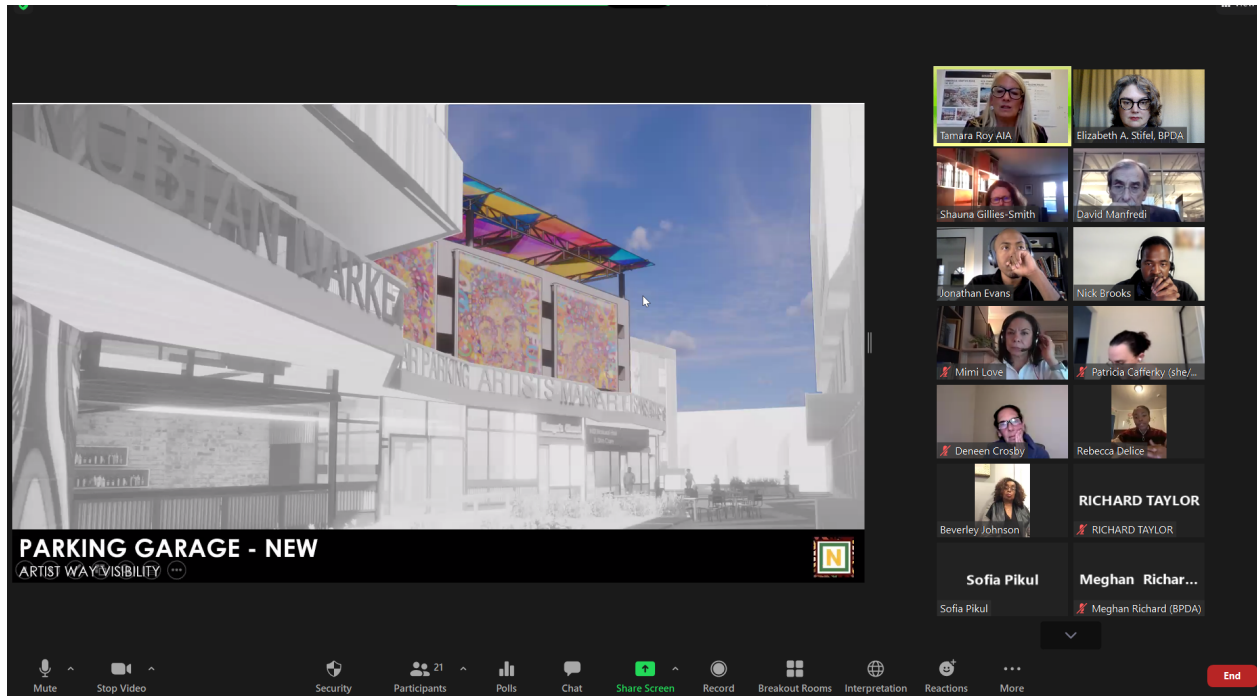
Parking and Mobility

The movement and parking of cars in the city are having an enormous impact on the development proposals currently being reviewed. The Commission believes the provision of abundant and inexpensive public parking in the city should be questioned in light of a larger nationwide movement to recover space from cars, provide a better pedestrian experience, and demonstrate environmental best practices. Above-grade parking is a challenge to the vitality of the public realm and, when necessary, should be convertible to non-parking use and shielded from public view by active uses. Public transit and new mobility scenarios like car sharing and ride hailing should be considered in all development projects so that today's solutions don't preclude a future for fewer cars and more expansive active public spaces.

Design Creativity

Boston is a city rich in tradition with a legacy of historic preservation and continuous reinvention as the city's needs and character have changed over centuries. Today, in approaching new development opportunities, the Commission strongly encourages creative problem solving that reflects the unique qualities of Boston's fabric and public realm as well as the city's identity as a global center of leading edge innovation. With a mind to quality, sustainability, and contemporary 21st century expression, the Commission asks proponents and designers to propose thoughtful projects that advance Boston's identity as an internationally recognized hub of design creativity and education while simultaneously respecting its unique character as the capital of the New England region and a touchstone of American history.

2022 BY THE NUMBERS



23 projects recommended for approval in **13** neighborhoods

2,424 housing units recommended for approval

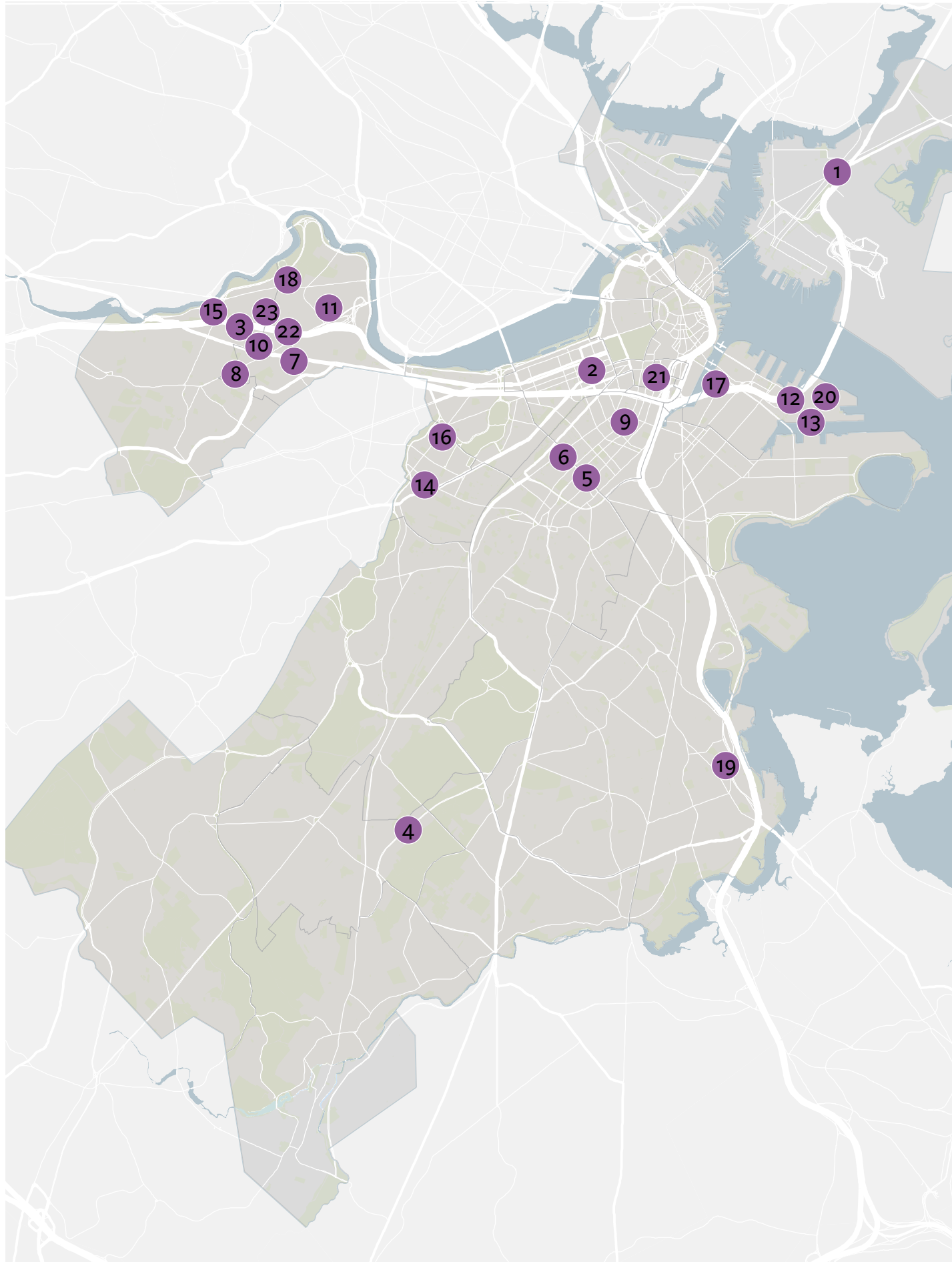
26.55 acres of open space recommended for approval

88+ hours spent in **42** Commission meetings

Monthly Meeting	Number of Projects	Square Feet	Residential Units	Acres of Open Space
January	2	931,595	170	0.75
February	1	494,520	0	0.5
March	2	232,556	220	1.32
April	0	-	-	-
May	3	342,883	96	8.16
June	2	918,450	51	0.74
July	4	2,113,347	457	3.86
August	1	127,095	117	0.05
September	1	1,750,000	200	2.3
October	2	2,739,135	425	0.5
November	2	1,019,273	229	0.96
December	3	1,690,977	459	2.91

PROJECTS RECOMMENDED FOR APPROVAL

JANUARY 2022 - DECEMBER 2022



- | | |
|--|---|
| <ul style="list-style-type: none"> 1. 355 Bennington Street
East Boston 2. 380 Stuart Street
Back Bay 3. 60 Guest Street
Brighton 4. 289 Walk Hill Road
Roslindale 5. NUBA Residences
Roxbury 6. 2085 Washington Street
Roxbury 7. Guest Street Hotel, Boston Landing
Brighton 8. St. Elizabeth's Medical Center Parking
Garage and IMP
Brighton 9. 41 Berkeley Street
South End 10. 400 Guest Street, Allston Yards
Brighton 11. Harvard Enterprise Research Campus
Allston 12. Seaport Circle Project
South Boston Waterfront 13. 24 Drydock
South Boston Waterfront | <ul style="list-style-type: none"> 14. 775 Huntington Avenue
Mission Hill 15. 30 Leo M Birmingham Parkway
Brighton 16. Longwood Place (305 Brookline Avenue)
Longwood Medical Area 17. 244-284 A Street
South Boston Waterfront 18. 1170-1190 Soldiers Field Road
Allston 19. 800 Morrissey Boulevard
Dorchester 20. 310 Northern Avenue
South Boston Waterfront 21. 49-63 Hudson Street (Parcel R-1)
Chinatown 22. 119 Braintree Street
Allston 23. 176 Lincoln Street
Allston |
|--|---|



EAST BOSTON
355 Bennington Street

Voted on January 4, 2022

Proposed by Redgate with architect Arrowstreet and landscape architect Copley Wolff Design Group, this mixed-use project would create up to 170 residential units with ground floor retail. The Commission's review of the project focused on the design of the public realm by clarifying and expanding access, programming, and lighting. The project was approved by the BPDA Board on April 14, 2022.



BACK BAY
380 Stuart Street

Voted on January 4, 2022

This project is a 625,000 square foot mix of office, retail, service, and restaurant uses proposed by Skanska, designed by CBT. Through their review the Commission helped shape the building massing, specifically the proposal's shifting multistory volumes, to better integrate into the context and minimize impacts on surrounding buildings. Ground floor accessibility, programming, and safety were also addressed. The project was approved by the BPDA Board on March 10, 2022.

BRIGHTON
60 Guest Street

Voted on February 1, 2022

Part of the Boston Landing Planned Development Area, this building designed by SGA Architects would bring 320,000 square feet of office, clinical, and research space to the Brighton neighborhood. Through its review the Commission helped guide the proposal toward a more expressive and contextual massing strategy that will feel at home in the developing neighborhood. The project was approved by the BPDA Board on February 10, 2022.



ROSLINDALE
289 Walk Hill Road

Voted on March 1, 2022

Following approval by the BPDA Board on May 14, 2020, this 118,815 square foot residential building with 106 units returned to the Commission for further design review. The project is developed by JBBM Realty Trust and designed by Embarc and Kyle Zick Landscape Architects. Commission review focused on simplification of the design strategy and clarification of the project's stewardship of surrounding natural resources.





ROXBURY
NUBA Residences

Voted on March 1, 2022

Proposed and designed by Urbanica Inc, this project is a mixed-use residential and commercial development containing 114 income-restricted residential units, 10 live-work units, and gallery space. The Commission gave high praise to the project, and voted to recommend approval during the same meeting at which it was first presented. The BPDA Board approved the project on June 16, 2022.



ROXBURY
2085 Washington Street

Voted on May 3, 2022

Phase 3 of the development of Madison Tropical Parcel 10 by Madison Park Development Corporation, this project designed by DHK Inc. and Verdant Landscape Architecture will consist of 130,000 square feet including 96 residential units and ground-floor artist work space. Review by the Commission challenged the proponent to think about how the project's public realm can anchor and enhance the adjacent intersection of Washington Street and Melnea Cass Boulevard. Further review focused on the parklet at the corner and the accessibility of the groundfloor programming. The BPDA Board approved the project on May 12, 2022.

BRIGHTON
Guest Street Hotel, Boston Landing

Voted on May 3, 2022

This phase of the Boston Landing Planned Development Area would create a 130,000 square foot, 175-room hotel with 6,150 square feet of retail and restaurant use, designed by Group One. Located at a central location within the PDA, the Commission helped the development team to understand the project as a mediator between the different phases of the planning area by navigating challenging grading and site constraints. The BPDA Board approved the project on June 16, 2022.



BRIGHTON
St. Elizabeth's Medical Center Parking Garage and IMP

Voted on May 3, 2022

Architects Cube 3, in collaboration with Deborah Myers Landscape Architecture team, created a site plan for The Elizabeth's Medical Center Institutional Master Plan (IMP) including the construction of an approximately 201,255 square-foot parking garage. With this phase of the review focusing on the garage, the commissioners helped the project team articulate the façade and redefine the large massing along Washington Street. The project was approved by the BPDA Board on June 16, 2022.





SOUTH END
41 Berkeley Street

Voted on June 7, 2022

Architects Hacin + Associates in collaboration with Stimson Studio proposed this mixed-use development with significant public realm improvements, affordable housing, ground-floor accessory uses, and senior assisted living. Also included are renovations and expansion of the existing Franklin Union Building into 50,930 sf of residential condominiums, along with the renovation and expansion of 4 Appleton Street. The Commissioners helped the project team break the building massing down to a more appropriate scale. Attention was given to the volume of the senior care building and its terracotta color, as well as the safety of access and circulation. The project was approved by the BPDA Board on December 15, 2022.



BRIGHTON
**400 Guest Street,
Allston Yards
Building B**

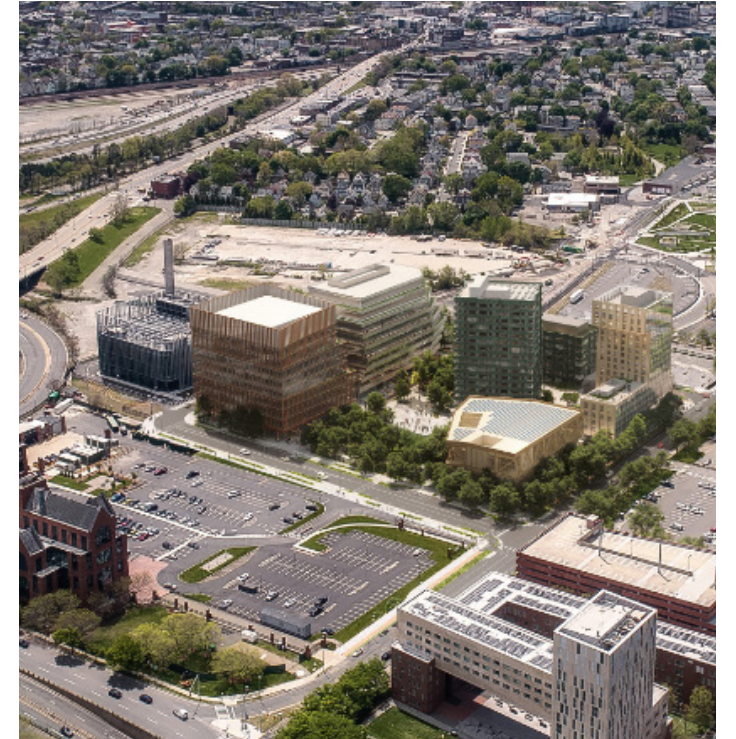
Voted on June 7, 2022

Proposed by New England Development Elkus Manfredi Architects and Jacobs Architects proposes a mixed-use development totaling 373,3500 square feet, presently envisioned to include: a 352,00 sf Office/lab building, a 10,000 sf of community space, and a 11,000 sf of retail. The Commissioner's review focused on the massing of the buildings and the design of the new open spaces. Positive development at the ground level and skyline were seen. The project was approved by the BPDA Board on October 13, 2022.

ALLSTON
**Harvard Enterprise
Research Campus**

Voted on July 12, 2022

This project, proposed by Developer Tishman Speyer with a large team of design firms, will include approximately 2 acres of publicly accessible open space, 900,000 square feet of mixed-use development consisting of office/lab building, and 345 residential rental units, of which 25% will be income restricted. The Commissioners influenced the team to use larger context to help in the project's site design and building relations. The Commissioners also guided the team to incorporate more open space with active recreation in the plan. The architecture, historical signage, and retail design were refined to reinforce the public nature of the greenway. The project was approved by the BPDA Board on July 14, 2022.



SOUTH BOSTON WATERFRONT
**Seaport Circle
Project**

Voted on July 12, 2022

The design teams of Arrowstreet, Moody Nolan, Studio Enee and Seam proposed this laboratory/research & development and office building and job training/ non-profit center. Additionally, the Project will include commitments to improve the Silver Line Way station as well as other significant public realm improvements. The Commissioners focused on safety elements around outdoor walkways, the design of the pavilion as seen from the Haul Road, along with lighting in the public plaza on light on buildings. The project was approved by the BPDA Board on July 14, 2022.





SOUTH BOSTON WATERFRONT
24 Drydock

Voted on July 12, 2022

Architecture firm DHK and SGA, in collaboration with Verdant Landscape Architects, proposes a new, eight mixed-use building totaling approximately 236,375 square feet of marine industrial, life sciences/research and development, and supportive uses. The Proposed Project contemplates the provision of space for two principal tenants, Boston Ship Repair and life sciences/research and development facilities. The Commission's review helped the team define their building massing and site design. The importance of arrival and building frontage was strong emphasized by the Commissioners. The team was encouraged to explore the building's entrances through canopy design and landscape elements to enhance the projects' public realm. The project was approved by the BPDA Board on October 13, 2022.



MISSION HILL
775 Huntington Avenue

Voted on July 12, 2022

Stantec Architects in collaboration with OffShoot Landscape Architecture designed and proposed a new thirteen-story, mixed-use, mixed-income development of approximately 123,100 square feet of residential, 2,900 square feet commercial, and 13,500 of below-grade parking. The Project will include approximately fifty-six (56) rental apartments restricted to income-eligible renters and approximately fifty-five (55) for-sale condominiums, of which approximately twenty (27) restricted to income-eligible buyers. The commissioners focused on the pedestrian connection through the site and worked on helping the team simplify building facade and material choices to give a smoother flow for of continuity in the public realm. The project was approved by the BPDA Board on September 15, 2022.

BRIGHTON
30 Leo M Birmingham Parkway

Voted on August 2, 2022

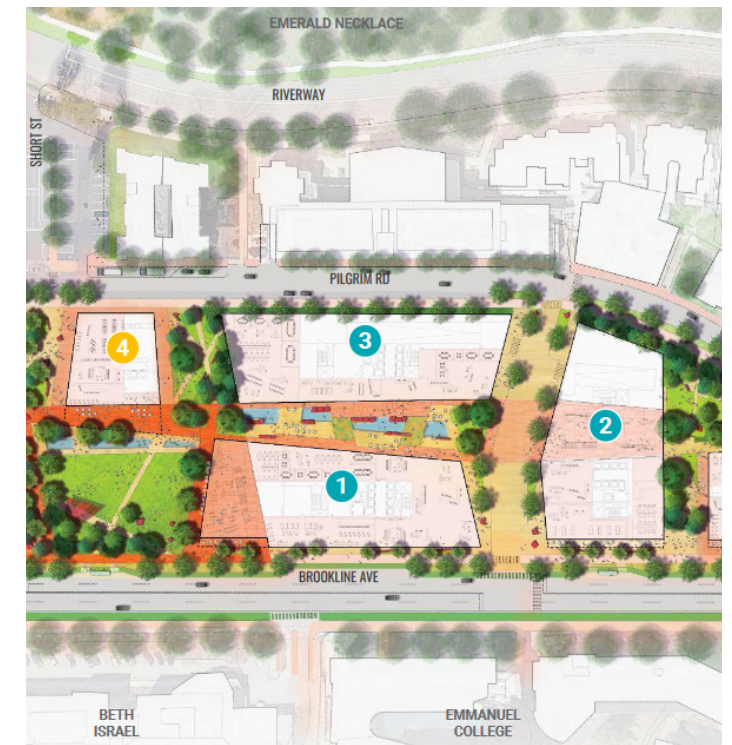
A residential development proposed by Urbanica, Inc and designed by Prellwitz Chilinski Architects with Halvorson | Tighe & and Bond Studio. The 113,500 sf project will create 117 units of housing with 11,000 sf of open space. BCDC review focused on the massing and relationship of the building and open space to the adjacent streets. The project was approved by the BPDA Board on September 15, 2022.



LONGWOOD MEDICAL AREA
Longwood Place (305 Brookline Avenue)

Voted on September 6, 2022

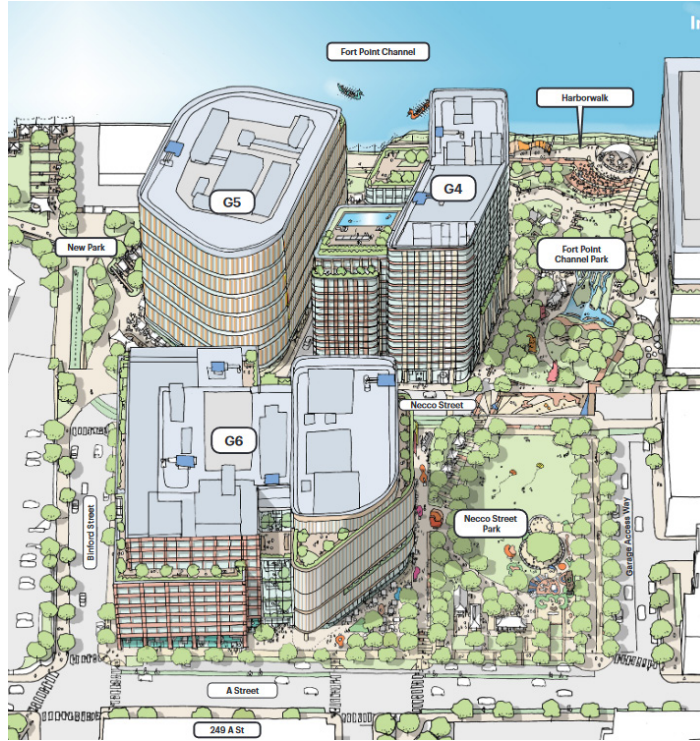
The proposed PDA Development Plan consists of the redevelopment of the approximately 5.8 acre site located at 305 Brookline Avenue in the Longwood neighborhood of Boston with a phased mixed-use development consisting of approximately 1.75 million gross square feet of residential, office/laboratory, retail, restaurant, commercial, community space, and parking. BCDC review focused on the massing of the proposed building entitlements, character and location of the open spaces, and the center access street. Skanska is the developer with Sasaki as planner and landscape architect. Board approval is anticipated on January 19, 2023.



**SOUTH BOSTON WATERFRONT
244-284 A Street**

Voted on October 11, 2022

Related Beal proposes a mixed-use development totaling approximately 1,098,292 square feet, presently envisioned to include: a 357,807 sf residential building, a 322,102 sf commercial mixed-use building, and a 418,383 sf laboratory/research and development building. The Proposed Project is also contemplated to include significant public realm improvements; the provision of new parks, including the 39,854 sf Necco Park, and open space; improvements to the Harborwalk; and ground-floor accessory uses. BCDC review focused on the massing of the buildings and the design of the new open spaces. Positive development at the ground level and skyline were seen. The project was approved by the BPDA Board on October 13, 2022.



**ALLSTON
1170 - 1190 Soldiers
Field Road**

Voted on October 11, 2022

National Development proposes the redevelopment of approximately 6.28 acres of land with three buildings designed for office and life science research uses totaling approximately 700,000 sf with below-grade parking, and one 85-unit residential building. It also includes robust public realm upgrades, ancillary uses, and infrastructure and resiliency improvements. Gensler is the architect and with OJB Landscape Architecture. BCDC review focused on the public realm connectivity at the edges of the site and across the center of the site. The project was approved by the BPDA board at the January 19, 2023 meeting.



**SOUTH BOSTON WATERFRONT
310 Northern Avenue**

Voted on November 1, 2022

Marcus Partners proposes redevelopment of Parcel X (310 Northern Avenue) in the Raymond L. Flynn Marine Park of the South Boston Waterfront. A two-building, approximately 742,000 square foot life sciences/research and development campus with a courtyard is proposed. SGA is the architect with Copley Wolff Design Group landscape architects. BCDC review focused on simplifying the architectural expression and clarifying the relationship of the courtyard to Northern Avenue. The project was approved by the BPDA Board on November 17, 2022.



**DORCHESTER
800 Morrissey
Boulevard**

Voted on November 1, 2022

The Phillips Group and Michaels is proposing to construct a 230,000 sf, six-story residential building together with a parking garage containing approximately 147 off-street parking spaces, plus structured bicycle storage. Cube3 is the architect with Bohler Engineering as landscape architect. BCDC review focused on massing, material palette, and landscape design. The project was approved by the BPDA Board on December 15, 2022.





CHINATOWN
**49-63 Hudson Street
 (Parcel R-1)**

Voted on December 6, 2022

The BPDA designated Asian Community Development Corporation to redevelop the BPDA owned parcels at 49-63 Hudson Street and 48-58 Tyler Street in Chinatown. The proposed project consists of 110 affordable residential units, both homeownership and rental as well as approximately 17,000 square feet of ground floor civic space to be occupied by the Boston Public Library. The architect is Stantec with Ground, Inc. for landscape architect. BCDC review focused on refinement of the relationship of the building to its context, particularly at the ground level. The project was approved by the BPDA Board on December 15, 2022.



ALLSTON
119 Braintree Street

Voted on December 6, 2022

Braintree Street Realty, LLC (the "Proponent") with Bracken Development LLC, proposes to redevelop 93-129 Braintree Street and 95 Everett Street in Allston by demolishing the existing on-site buildings and replacing them with: 1) a 12-story, approximately 385,700 square-foot lab/R&D/office building with ground floor retail/restaurant space on the north side of Braintree Street; 2) and a 7-story, approximately 86,400 sf 88-unit residential building on the east side of Everett Street. Preston Scott Sohen and SGA are the architects for the lab building with Mikyong Kim Design as landscape architect. Dimella Shaffer is the residential architect with Crowley Cottrell Landscape Architecture. BCDC review focused on the relationship of the proposed buildings to the existing neighborhood. The project was approved by the BPDA Board on January 19, 2023.

ALLSTON
176 Lincoln Street

Voted on December 6, 2022

Berkeley Investments proposes three-building, mixed-use project totaling approximately 772,000 total square feet. This will take the form of an approximately 524,000 square feet of office and/or research and development space in two primarily commercial buildings with a primarily residential building of around 252 units. CBT is the architect with Klopfer Martin Design Group as landscape architect. BCDC review focused on the relationship of the project to the context and the open space design. The project was approved at the December 6, 2022.



COMMISSIONER BIOGRAPHIES



Andrea Leers, FAIA, Chair

Andrea Leers is a Principal and co-founder of Leers Weinzapfel Associates, a Boston based practice whose work lies at the intersection of architecture, urban design, and infrastructure and is notable for its inventiveness in dramatically complex projects. In December 2006, Ms. Leers became the first woman owner of a practice to receive the American Institute of Architects Firm Award, the organization's highest honor. She is former Director of the Master in Urban Design Program at the Harvard Graduate School of Design where she was Adjunct Professor of Architecture and Urban Design from 2001 to 2011. Ms. Leers holds an undergraduate degree in art history from Wellesley College and a Masters of Architecture from the University of Pennsylvania Graduate School of Fine Arts.



Paul McDonough, ESQ, Emeritus

Paul F. McDonough practiced law with Goodwin Procter and Goulston & Storrs, specializing in the real estate, historic preservation, hospitality, and recreation industries. Paul has represented both developers and lenders in a variety of complex financing transactions, historic rehabilitation tax credit projects, construction and permanent lending and participating mortgages. He is a Board Member and President Emeritus of Historic Boston, Inc., and has served as President of Historic New England, President of the National Center for Preservation Law, and as a Fellow at the Massachusetts Historical Society and a Council Member of the Legal Defense Fund at the National Trust for Historic Preservation. He has also served as a member of the Boston Finance Commission, Vice Chair of the State Ethics Commission, as a board member of the North Bennet Street School and Zoo New England and as a lecturer at the MIT Center for Real Estate. Mr. McDonough received his Juris Doctor cum laude from Boston College Law School.



Deneen Crosby, FASLA

Deneen Crosby is a founding Principal and Director of Landscape Architecture at Crosby, Schlessinger, Smallridge, LLC (CSS) in Boston, MA. She has more than 35 years of design experience, including hundreds of constructed projects in the Boston metropolitan area. Ms. Crosby has been recognized for the design vision she has brought to many large infrastructure projects that affect the experience of millions of residents of the metropolitan region, including the Green Line Extension project, the Casey Arborway project, and various components of the Central Artery/Third Harbor Tunnel project, including the North End Parks section of the Rose Kennedy Greenway. She currently serves as a Manager of the Legacy Fund for Boston and Designator for the George B. Henderson Foundation. She was awarded the 2018 Boston Society of Architects Women in Design Award of Excellence.



Linda Eastley, AICP

Linda Eastley is a Founding Principal and Managing Partner at Eastley + Partners, LLC, with 25 years experience in campus planning and large-scale urban design. Ms. Eastley's project experience has included strategies for university systems, waterfront and urban district planning, complex development programming, and site analysis. She is active in the American Planning Association, the Society for College and University Planning, the Urban Land Institute, and the Women's Principal Group of the Boston Society of Architects. Ms. Eastley graduated from Cornell University and the Harvard Graduate School of Design.



Jonathan Evans, AIA

Jonathan is a Principal at MASS Design Group with over 13 years experience managing architectural and urban design projects largely focused on public interest design. This ranges from affordable multi-family housing to urban design and planning work for non-profits and public agencies. Recent projects in Boston include the J.J. Carroll Redevelopment of 142-units of senior housing in the Brighton Neighborhood. He regularly serves as a guest critic at area design schools and has served as a featured panelist at the Affordable Housing Design Leadership Conference and Mayors Institute on City Design among other events. Jonathan graduated from The University of Virginia and the Harvard Graduate School of Design where he was awarded the Alpha Rho Chi medal for leadership, service and promise of professional merit.



David Hacin, FAIA

David J. Hacin FAIA is the Founding Principal and Creative Director of Hacin + Associates, a multi-disciplinary architecture and design firm that has received regional, national, and international recognition for its broad portfolio of architecture, interior design, graphics, and branding. Mr. Hacin is active in civic, academic, and professional organizations, and has chaired and served on numerous boards and juries in Boston and across the country. A Fellow of the American Institute of Architects, Mr. Hacin was also inducted into the New England Design Hall of Fame. Originally from Switzerland, Mr. Hacin graduated summa cum laude from Princeton and received his Masters in Architecture with distinction from the Harvard Graduate School of Design.



Eric Höweler, AIA

Eric Höweler AIA, is an architect, designer, educator, and founding principal of Höweler + Yoon Architecture. Höweler + Yoon Architecture is an architecture practice and creative studio that believes design is an instrument for imagining and implementing change—social, cultural, technological, and environmental. Mr. Höweler is currently Associate Professor in Architecture at the Harvard Graduate School of Design. His design work and research investigates the intersections between architecture and building technologies with a focus on envelopes and material systems. He is author of *Skyscraper, Vertical Now* (Rizzoli/Universe 2003) and co-author of *1,001 Skyscrapers* (Princeton Architectural Press 2000). He received a Bachelor of Architecture from Cornell University with the AIA Henry Adams Certificate in 1994 and a Masters of Architecture from Cornell University in 1996.



Mikyoung Kim, FASLA

The founding principal of Mikyoung Kim Design, Mikyoung Kim is an international landscape architect and urban designer. Her firm has been awarded the prestigious Cooper Hewitt Smithsonian Museum National Design Award and she is the recipient of the American Society of Landscape Architects' National Design Medal. From the art of ecology and restorative landscapes, Mikyoung Kim Design's work addresses the most pressing environmental and health-related issues, while creating innovative and immersive human experiences. Ms. Kim was named as an AD innovator by Architectural Digest and her firm has received numerous national awards from the ASLA, American Architecture Prize, AIA and GSA. Her life's work is featured in the Smithsonian Museum American Voices Collection.



Kathy Kottaridis

Kathy Kottaridis joined Historic Boston Inc. (HBI) as its Executive Director in 2007. A patient investor in the redevelopment and re-use of endangered historic buildings, HBI is recognized by its partners and collaborators for high quality projects that re-activate historic buildings projects for new uses. Under Kathy's leadership, HBI has undertaken \$25 million in project investments, transforming eight abandoned historic structures into new mixed-use developments and leveraging considerable private investment. Among these are the rehabilitation of the city's oldest remaining fire house for HBI's headquarters in Boston's Roxbury neighborhood, and the redevelopment of architect H.H. Richardson's only remaining commercial building in Boston for a mixed use housing and retail development. She received her BA in History from the University of New Hampshire, an MA in Historic Preservation from Boston University, and a Masters Degree in Public Administration from Harvard's Kennedy School of Government.



Mimi Garza Love

Mimi Garza Love is a principal at Utile, with expertise ranging from complicated renovation projects to campus master plans. While her experience is broad, she has a particular interest in adaptive reuse projects that have complicated programmatic requirements. She is currently leading a campus master plan for Belmont Hill School and is the principal-in-charge for The Possible Project's Innovation Center in Boston. She led the design processes for the Boston Harbor Islands Pavilion on the Rose Kennedy Greenway and the Richard Ortner Studio Building for Boston Conservatory at Berklee. Mimi led an urban campus master plan for a tech company based in Kendall Square that will eventually occupy close to a million square feet of office space. Several phases of the expansion have been completed, and she is currently overseeing the interior fit-out of 300,000 SF of a new office tower. Prior to joining Utile, Mimi was an Associate at Machado Silvetti in Boston. Mimi co-authored *Color Space Style*, a reference book on interior design for Rockport Publications.



Anne-Marie Lubenau, FAIA

Anne-Marie Lubenau is an architect and urbanist dedicated to increasing understanding of design and its role in creating beautiful, just, and resilient communities. She is a Lecturer in Urban Planning and Design at Harvard Graduate School of Design. Previously, Anne-Marie was director of the Rudy Bruner Award for Urban Excellence, a national design award that recognizes transformative places that contribute to the economic, environmental, and social vitality of cities. Prior to moving to Boston for a Harvard Loeb Fellowship, Anne-Marie was president and CEO of the nonprofit Community Design Center of Pittsburgh and worked in private firms designing adaptive reuse, historic restoration, and affordable housing projects. She was chair of the Pittsburgh Civic Design Coalition and a founding member of the City of Pittsburgh Contextual Design Advisory Panel. Anne-Marie regularly contributes to national and international forums on design and cities and serves on the board of the Association of Architecture Organizations. She holds a BArch from Carnegie Mellon.



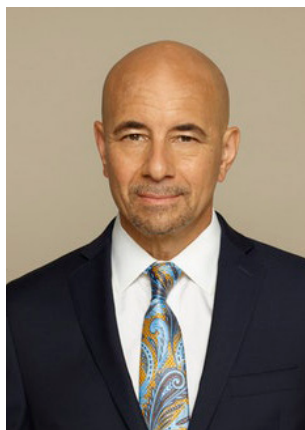
David Manfredi, FAIA, LEED AP

David Manfredi is a founding Principal of Elkus Manfredi Architects. He has worked to protect and rebuild urban places all across the United States, creating a thriving new generation of neighborhoods, academic campuses, and main streets that honor their heritage and environment while embracing the 21st century. Mr. Manfredi has worked with a variety of industry leaders from across the country on all types of building and planning projects, and is nationally recognized for his master planning, urban design, and placemaking work. Prior to co-founding Elkus Manfredi, he was a vice president at The Architects Collaborative in Cambridge. Mr. Manfredi holds Bachelor degrees in English and Architecture from the University of Notre Dame, and a Master of Arts degree from the University of Chicago.



William L. Rawn III, FAIA, LEED AP

William Rawn is the founding Principal of William Rawn Associates, Architects, Inc. in Boston. The firm has won 14 American Institute of Architects (AIA) National Honor Awards and another 12 state and local AIA awards in the last 26 years, and is the winner of three Harleston Parker Medals for the Northeastern University Building H, the Cambridge Public Library, and the transformation of the Johnson Building at the Boston Public Library. The firm has worked at many of the nation's top universities and colleges, including Harvard, Yale, Stanford, MIT, Duke, University of Virginia, Johns Hopkins, Williams, Amherst, and Swarthmore. Mr. Rawn is a graduate of Yale College, Harvard Law School, and the MIT School of Architecture.



Kirk A. Sykes

Kirk Sykes is President of Primary Corporation, Inc & Primary Investments, LLC and Co-Managing Partner of Accordia Partners, LLC. Accordia executes large scale public-private real estate projects with a goal of financial and socially responsible investing success. Previously, Mr. Sykes was the head of Urban Strategy America Fund, L.P. Mr. Sykes currently serves on The Natixis Loomis Sayles Funds Board of Trustees, The Eastern Bank Board of Trustees & Risk Management Committee, The Federal Reserve Bank of Boston External Diversity Advisory Board, Real Estate Executive Council (Chairman), and The Urban Land Institute's New England Advisory Board. He attended the Harvard University Business School, Owners and Presidents Management Program, the MIT Center for Real Estate Development Commercial Development Executive Program and the L'Ecole Polytechnique in Paris, France. He earned his Bachelor of Architecture from Cornell University.

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ABOUT THE BPDA

The Boston Planning & Development Agency (BPDA) is the planning and economic development agency for the City of Boston. The BPDA plays a far reaching role in shaping the City. We are a self sustaining agency and our love for Boston inspires us to make our City an even better place to live, work, and connect.

We are more than 200 professionals who serve the City in a variety of ways—from architects who review the smallest details of a historic building in Roxbury to project managers who host a community meeting for a new affordable housing project in Dorchester. We work hand-in-hand with other City departments and community groups to make our City better.

The BPDA is charged with growing the tax base, cultivating the private jobs market, training the workforce, encouraging new business to locate in Boston and existing businesses to expand, planning the future of neighborhoods with the community, identifying height and density limits, charting the course for sustainable development and resilient building construction, advocating for multi-modal transportation, responding to the city's changing population, producing insightful research on our City, and ensuring Boston retains its distinctive character.

MISSION

The BPDA plans and guides inclusive growth in our city—creating opportunities for everyone to live, work and connect.

Through our future-focused, city-wide lens, we engage communities, implement new solutions, partner for greater impact and track progress.

