

MINUTES  
BOSTON CIVIC DESIGN COMMISSION

The meeting of the Boston Civic Design Commission was held on Tuesday, December 6, 2022, and was held virtually via Zoom to ensure the safety of the public, staff members, and the BPDA Board Members during the COVID-19 pandemic, and beginning at 5:00 p.m. Members in attendance were [Deneen Crosby, Linda Eastley, Jonathan Evans, David Hacin, Eric Höweler, Mikyoung Kim, Kathy Kottaridis, Anne-Marie Lubeanu, Andrea Leers, Mimi Garza Love, David Manfredi, William Rawn, Kirk Sykes]. Absent were [ ]. Elizabeth Stifel, Executive Director of the Commission, was present. Representatives of the BSA attended. [TK and Marcus/Natalie] were present for the BPDA.

The Chair, Andrea Leers, announced that this was the meeting of the Boston Civic Design Commission that meets the first Tuesday of every month and welcomed all persons interested in attending. She added thanks to the Commissioners for the contribution of their time to the betterment of the City and its Public Realm. This hearing was duly advertised on [DATE], in the BOSTON HERALD.

The first item was the approval of the November 1 Monthly Meeting Minutes, and the Design Committee Minutes from meetings on November 15 and November 22. A motion was made, seconded, and it was duly

**VOTED: To approve the November 1, November 15, and November 22 BCDC Meeting Minutes.**

---

Votes were passed for signature. The next item was a report from the Review Committee on the 52 Everett Street project. Review is recommended. It was moved, seconded, and

**VOTED: That the Commission review the schematic design for the proposed 52 Everett Street project in the Allston neighborhood.** David Manfredi was recused.

---

The Commission moved into Votes of Recommendation for projects from Design Committee. The first presentation was for **Parcel R-1** in Chinatown. James Gray and Shauna Gillies-Smith presented the project.

David Manfredi: I like the current proposal. Overall, you've been very responsive. The definition and identity of the library is much better than where you started.

David Hacin: The building lands well. I like the dark color. I support where you are, I won't comment on the angles—that's too subjective. I would shy away from the third option.

Andrea Leers: Each one of these conversations has been terrific. The proposal has dynamism. This is well-resolved.

Mikyoung Kim: This version sits within the landscape.

Linda Eastley: Can I walk up the ramp and then continue up to the center entry?

Shauna Gillies-Smith: We explored it, but there was a strong desire to keep the two entrances separate.

Bill Rawn: Doesn't that separate too much?

James Gray: There was a desire from the two stakeholders to create a clarity of where to go.

Deneen Crosby: It's very well done.

Mikyoung Kim: I like having the little nook park next to the library.

Hearing no public comment, it was moved, seconded, and

**VOTED: That the BCDC recommend approval for 49-63 Hudson Street (Parcel R-1).**

---

The next project was **119 Braintree Street**, presented by David Bracken, John Sullivan, Philippe Saad, and Ian Downing. Mikyoung Kim was recused.

Deneen Crosby: The public realm for this project is very exciting.

Ian Downing: We appreciated your comments.

Jonathan Evans: I would acknowledge and appreciate the facade on Blaine Street. This is a building with multiple fronts and I appreciate the developments.

Linda Eastley: We talked a lot about the different sides. What does the end actually look like?

John Sullivan: The profiles of the metal and lighter elements start to reflect to the masonry.

Linda Eastley: I appreciate the folding of the penthouse screen. It's become beautiful and sculptural in its own right.

Andrea Leers: This was an ambitious but successful collaboration around two very different building types and a tough site.

The motion was moved, seconded, and it was duly

**VOTED: That the Commission recommend approval of 119 Braintree Street.**

---

**176 Lincoln Street** was presented next. Morgan Pierson, David Nagahiro, and Mark Klopfer presented the project.

Mikyoung Kim: This is a transformational project, particularly with the public realm. There's something for everyone, and it does it in a way that's cohesive but also vibrant and accessible.

Anne-Marie Lubenau: You've done a terrific job of creating something that is anchored in place and has quality of experience. Could you clarify the connection to the train station?

David Nagahiro: To be able to see the entry off of Lincoln Street, instead of going down, you traverse the linear park.

Bill Rawn: This is a win-win project. Such a shining example of collaborative spirit.

Linda Eastley: The "before" images felt very proprietary and cloistered. Now at each of these mid block entries you're doing something unique. It's a marvelous project.

David Hacin: This is exciting on so many levels.

David Manfredi: This is a great example of how to make publicly accessible spaces feel connected and welcoming. I also appreciate that you've got four buildings that are different enough but not so different. This will not feel as big as it is.

Andrea Leers: This is a project that can teach us all how to do something, and an example of how to fit work spaces together with residential spaces.

A motion was made, seconded, and

**VOTED: That the Commission recommend approval for 176 Lincoln.**

---

The Commission moved to project presentations, the first being for **52 Everett** in the Allston neighborhood. Chris Galvao and Chris Jones presented the project. David Manfredi was recused.

Mimi Love: The second floor has the same use as the other floors. Have you studied other options that look at not having that band? The other question I'm curious about is the amount of cantilever space for the terraces that are individual pieces. Were there options where you studied using more set-in terraces? The last question is that Everett Street was such a big conversation with the building across the street. Is there a possibility to gain more dimension?

Linda Eastley: I would love to understand more about the balconies, the materials, and their locations. I'd be interested in hearing more about the spaces between the this and the building behind.

Anne-Marie Lubenau: I would like to understand more about the ground floor plan in relation to the surrounding context. How do the uses of the first floor correspond to surrounding uses? I'd also like to better understand the elevation of the first and second floor in a more focused way.

Bill Rawn: Are there good examples of north-facing balconies in Boston?

David Hacin: Is that outdoor space comfortable or usable? I wonder if there might be other ways to create a sense of movement up the building and around the curve.

Mikyong Kim: I'd like to understand better the street tree language all along the street. Through the seasons, what is this new streetscape? I'd love to see streetscape sections.

Andrea Leers: It's a great idea that this becomes an extension of the PDA. There are a few things that need further study. The first is the curve itself. Right now it's kind of amorphous. Look at that profile more closely to become more legible. A second is the position of the entry. Right now it occurs somewhere along the curve but it could be marked better. It wants to be a draw. Lastly the zipper space is unconvincing. Either this second floor becomes more public, or have another look at the strategy of looking at this floor.

The project will continue in design committee.

---

The next project presentation was for **[PROJECT]** in the [X] neighborhood.  
The project will continue in design committee.

---

The **Seaport Square Notice of Project Change** was the next presentation. Yanni Tshipis and Amy Prange presented.

Linda Eastley: This is a dream come true. It always seemed a little unusual that you had a strong axis that got squeezed. The Seaport Common was removed from that main axis. This makes the pedestrian access so much more clear.

Deneen Crosby: Is there room for any kind of active recreation?

Andrea Leers: This space became a magnet and something very different from what the master plan imagined.

---

There being no further items for discussion, a motion was made to adjourn, and the meeting was duly adjourned at 7: p.m. The next regular meeting of the Boston Civic Design Commission was scheduled for January 3, 2023. The recording of the December 6, 2022 Boston Civic Design Commission meeting was digitized and is available at the Boston Redevelopment Authority.