

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

May 9, 2023

5:00pm, Held virtually via Zoom

Project: **165 Park Drive**

Present: Commissioner Mimi Love, Commissioner Kirk Sykes, Commissioner Ann-Marie Lubenau, Commissioner Mikyoung Kim, and Commissioner Shauna Gillies-Smith

DISCUSSION: The project team gave an overview of project updates. The goal is to have the proposed buildings act as a symbolic ground plan to the church. Commissioners acknowledged the site's limitations and expressed concerns about the access to the site between landscape design and entries to the building. Options such as a zig zag ramp, paving patterns, front door design and even raised finished floor were brought up to encourage the design team. For building design, commissioners believed that the new saw tooth design approach now has both buildings less relatable. They suggested simplifying the building. The commissioners felt that there was a lot of attention a lot of vehicular motion for such limited parking, and to differentiate the residential parking from the church/visitors parking.

PUBLIC COMMENT: A resident of the area emphasized saving the Oak trees on site. They also asked that the design team provide views of the proposed building from Park Drive with more context.

The Project will continue in design committee.

6:00pm, Held virtually via Zoom

Project: **415 Newbury Street**

Present: Commissioner Mimi Love, Commissioner Kirk Sykes, Commissioner Ann-Marie Lubenau, and Commissioner Mikyoung Kim

DISCUSSION:

The design team shared a presentation and video walkthrough along the site.

Topics of the public realm were heavily discussed. Commissioners suggested that the feeling of Newbury Street across Mass. Ave should continue, and it starts with the base facade of the Harvard club to set this tone. Commissioners called out the proposed 5' sidewalk as too narrow for pedestrian circulation and asked the design team to be more generous in the and expand the sidewalk.

There were questions about street parking, drop off options and identifying clearly marked building entrances. In addition, some building heights, and light and air concerns in the alley behind the project were expressed. Commissioners emphasized that the residential building facades be more dynamic to bring more life to the public realm. They suggested adding more details and features such as bay windows to add a contemporary feel. Commissioners also agreed that the proposed residential height feels too low, and having a taller building could help provide more housing in this area. It would also aid in hiding the back of other buildings which peak along Newbury Street. The design team was asked to provide an East-West section and larger site plan for contextual reference.

PUBLIC COMMENT: A resident commented that the proposed hotel building it too tall for this area and would like a lower height to fit with the surround zoning.

The Project will return to the full Committee.