

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

September 19, 2023

Meeting A

5:00 pm, Held virtually via Zoom
Project: 25-39 Harvard Ave, Allston
Present: Linda Eastley, Laura Solano, Shauna Gillies-Smith

DISCUSSION:

The Project team used a digital presentation to outline their approach and project updates, and answered questions from the BCDC Commissioners present. The meeting focused on public realm, ground floor use and open space. The Commissioners were pleased with the increase of sidewalk, which allowed for healthy Tre stress to thrive. They though the new location of the blue bikes would better improve the pedestrian movement along the street. There was concern the courtyard would may not receive enough daylight.

There was one public comment about the large retaining wall on site, and what would the future repairs consist of.

The Project will return to the full Commission.

5:55 pm, Held virtually via Zoom
Project: 475-511 Dorchester Ave Master Plan, South Boston
Present: Linda Eastley, Laura Solano

DISCUSSION:

The Project team shared design guidelines, a compliance chart, renderings and an open space concept plan. The meeting focused heavily on open space programing and better linkage of the spaces, and incorporation pivot point. Commissioners were concerned about Ellery Street being more comfortable. They also had questions about stormwater management.

There were no public comment.

The Project will return to the full Commission.

6:45 pm, Held virtually via Zoom

Project: 35-75 Morrissey Blvd Master Plan, Dorchester

Present: Linda Eastley, Laura Solano

DISCUSSION:

The Project team's agenda focused on open space, edge and connections, and architectural massing. They reduced the height of a building and shared renderings.. They also shared a landscape plan which included an additional frontage zone which they did not have before. The Commissioners shared that all the open spaces need to be programmed, and be mindful of it not coming off as flat or formless. They wanted to know if open spaces will also be on top of structures. They asked if the pedestrian bridge along Morrissey is staying? Commissioners asked the team to consider pushing out Family Park and collaborating with DCR, along with creating T junctions that terminate along A, B and D Streets. Commissioners felt that another session would be helpful and to please provide more about the experiences in the open spaces and the public realm.

There were no public comment.

The Project will continue in Sub Committee

Meeting B

5:00 pm, Held virtually via Zoom

Project: 125 Tremont Street/Holocaust Museum, Downtown

Present: Mimi Love, Catherine Morris, Kirk Sykes

DISCUSSION:

The Project team used a digital presentation to outline their approach and project updates, and answered questions from the BCDC Commissioners present. The meeting focused on the proposed façade materials and site design. The reconfigured entrance was well received. There was concern about the metal mesh and how that would work as a long term material and the potential for water run off.

There was no public comment.

The Project will return to the full Commission.

5:45 pm, Held virtually via Zoom

Project: 100 Charles Park Road, West Roxbury

Present: Mimi Love, Catherine Morris, Kirk Sykes

DISCUSSION:

The Project team used a digital presentation to outline their approach and project updates, and answered questions from the BCDC Commissioners present. The meeting focused on the open space and façade. The Commissioners suggested moving to a grey brick to reinforce the shape of the building. They encouraged continued development of the open spaces, particularly the addition of more trees

There was one public comment from Haseeb Jawad who was concerned about the relationship to the abutting building and the parking ratio.

The Project will return to the full Commission.

6:30 pm, Held virtually via Zoom

Project: 415 Newbury Street, Back Bay

Present: Mimi Love, Catherine Morris, Kirk Sykes

DISCUSSION:

The Project team used a digital presentation to outline their approach and project updates, and answered questions from the BCDC Commissioners present. The meeting focused on the responsiveness of the changes to the public realm through expanding the sidewalks and clarifying the parking and loading. It was suggested that the project continue to look at where the base datum sits and how that relates to the interior program.

There was one public comment from Sue Prindel who appreciated the time and work on the project and was concerned about the window to wall ratio on the three-story building.

The Project will return to the full Commission.