

MINUTES OF THE BOSTON CIVIC DESIGN COMMISSION DESIGN SUBCOMMITTEE - SESSION A FEBRUARY 20, 2024

This meeting was held virtually. A recording of this meeting is available upon request. Please reach out to bcdc@boston.gov for more information.

CALL TO ORDER

A meeting of the Boston Civic Design Commission (BCDC) Design Subcommittee was called to order by BPDA Deputy Director of Urban Design Seth Riseman at 5:00 PM on Tuesday, February 20, 2024.

ATTENDEES

The following members of the Boston Civic Design Commission were present: Commissioner Linda Eastley, David Manfredi, Catherine Morris, Laura Solano, and William Rawn. The following BCDC staff were present: BPDA Deputy Director of Urban Design Seth Riseman and BPDA Urban Design Assistant Lizzie Turac.

PRESENTATIONS FOR REVIEW AND PUBLIC TESTIMONY

66 CAMBRIDGE STREET, CHARLESTOWN

Representatives of the proponent team, including Daniel Guadagnoli (Fallon Company), Joe Mamayek (SGA), and Andrea Varutti (Landworks Studio), gave a presentation on the proposed project.

Discussion: Commissioners reiterated concern for pedestrian safety at the intersection of Cambridge Street and the I-93 northbound offramp. The proponent team committed to further study of proposed curb lines in coordination with BPDA Transportation staff to reduce the total width of the intersection where possible. Commissioners also commented on the proposed planting palette and lighting strategy adjacent to the proposed arcade and proportions of canopies above major entryways which appear “additive” to the architecture rather than integrated.

There was no public testimony.

Following discussion and opportunity for public testimony, there was consensus among the commissioners that the proposed project at 66 CAMBRIDGE STREET, CHARLESTOWN, should return to a future convening of the BCDC for review and final recommendation.

475-511 DORCHESTER AVE PHASE 1B: 65 & 75 ELLERY, DORCHESTER

Representatives of the proponent team, including Mark Rosenshein, BK Boley, and Louis Kraft gave a presentation on the proposed project at 65 ELLERY STREET, DORCHESTER associated with the 475-511 DORCHESTER AVENUE (ON THE DOT) MASTER PLAN.

Discussion: Commissioners were supportive of the general direction of the proposed building massing but noted a disparity between the tower element, described as “powerful” and “dynamic” and the podium element, described as “flat” in comparison. Commissioners wondered if the

dimension of fins on the tower element should be responsive to solar orientation. Further comment on the podium element questioned the proposed podium height. Commissioners recommended special consideration be given to the southern facade of the podium and its relationship to the adjacent open space.

Representatives of the proponent team, including Mark Rosenshein, BK Boley, and Louis Kraft gave a presentation on the proposed project at 75 ELLERY STREET, DORCHESTER associated with the 475-511 DORCHESTER AVENUE (ON THE DOT) MASTER PLAN.

Discussion: Commissioners were supportive of the general direction of the proposed building massing but were interested in additional study of the corner of the building at Ellery Street and the adjacent open space in service of creating a sense of “uplift.”

There was no public testimony.

Following discussion and opportunity for public testimony, there was consensus among the commissioners that the proposed projects at 65 & 75 ELLERY, DORCHESTER, should return to a future convening of the BCDC Design Subcommittee for additional review.

ADJOURNMENT

At the conclusion of presentations for review and public testimony, the meeting was adjourned.