

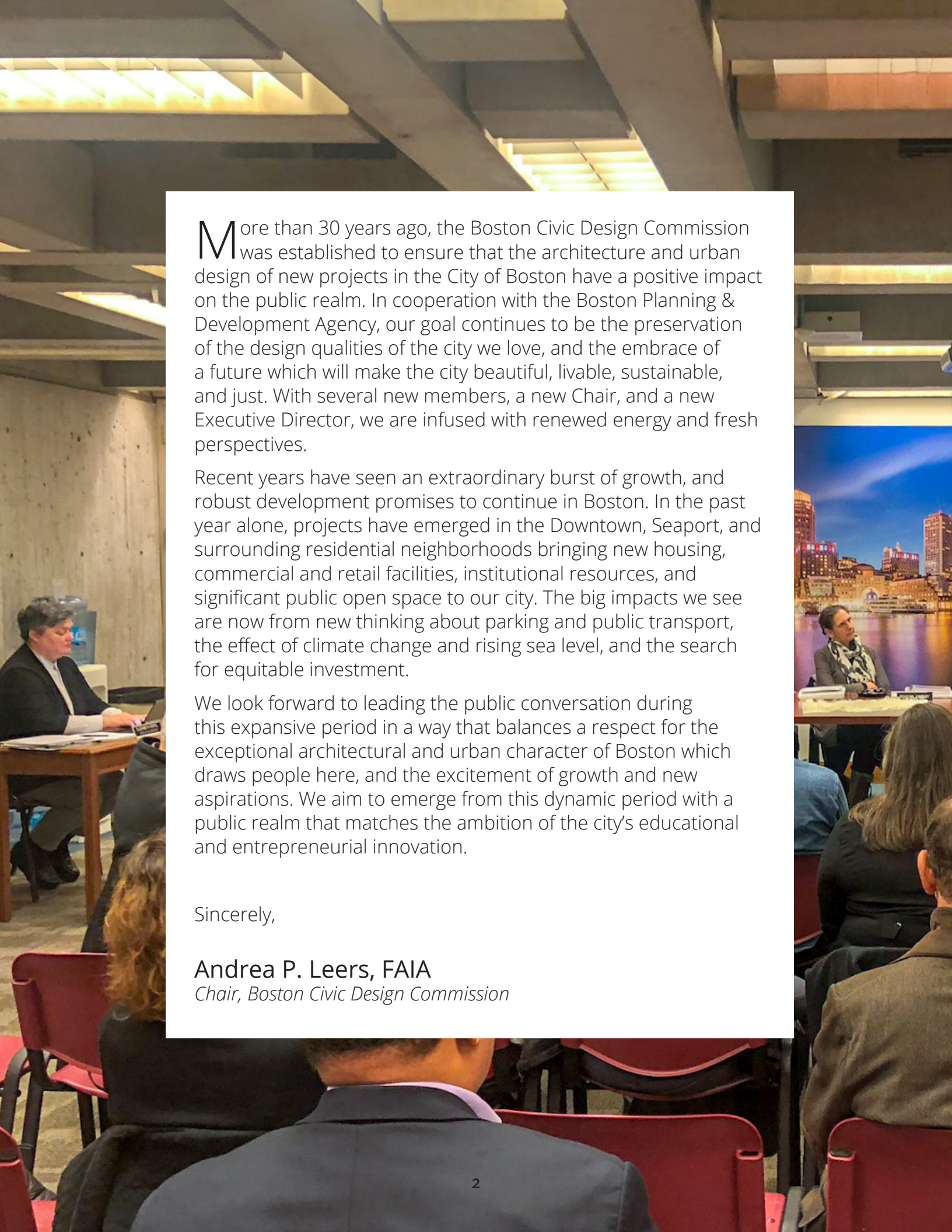


# 2019

## Boston Civic Design Commission Annual Report



**boston planning &  
development agency**

A woman in a dark blazer is seated at a wooden table in a meeting room. She is looking towards the right. In the background, a large screen displays a cityscape at night. The room has a modern, industrial feel with concrete walls and recessed lighting.

More than 30 years ago, the Boston Civic Design Commission was established to ensure that the architecture and urban design of new projects in the City of Boston have a positive impact on the public realm. In cooperation with the Boston Planning & Development Agency, our goal continues to be the preservation of the design qualities of the city we love, and the embrace of a future which will make the city beautiful, livable, sustainable, and just. With several new members, a new Chair, and a new Executive Director, we are infused with renewed energy and fresh perspectives.

Recent years have seen an extraordinary burst of growth, and robust development promises to continue in Boston. In the past year alone, projects have emerged in the Downtown, Seaport, and surrounding residential neighborhoods bringing new housing, commercial and retail facilities, institutional resources, and significant public open space to our city. The big impacts we see are now from new thinking about parking and public transport, the effect of climate change and rising sea level, and the search for equitable investment.

We look forward to leading the public conversation during this expansive period in a way that balances a respect for the exceptional architectural and urban character of Boston which draws people here, and the excitement of growth and new aspirations. We aim to emerge from this dynamic period with a public realm that matches the ambition of the city's educational and entrepreneurial innovation.

Sincerely,

**Andrea P. Leers, FAIA**  
*Chair, Boston Civic Design Commission*



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## Boston Civic Design Commission

Martin J. Walsh  
*Mayor*

### COMMISSIONERS

Andrea P. Leers, FAIA  
*Chair*

Paul F. McDonough, ESQ  
*Vice Chair*

Deneen Crosby, ASLA

Linda Eastley, AICP

David J. Hacin, FAIA

Eric Höweler, AIA

Mikyoung Kim, FASLA

Anne-Marie Lubenau, FAIA

David Manfredi, FAIA, LEED AP

William L. Rawn, FAIA, LEED AP

Kirk Sykes

### BPDA STAFF

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

Natalie Punzak  
*Special Assistant*

Colleen Woods  
*Administrative Assistant*

# WHAT IS THE BCDC?



**E**stablished 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.

**T**he 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, presentations, and minutes can be found on the BPDA's website at [www.bostonplans.org/planning/urban-design/boston-civic-design-commission](http://www.bostonplans.org/planning/urban-design/boston-civic-design-commission).

# 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.

The Boston Civic Design Commission saw a number of changes in 2018, including the appointment of 3 new Commissioners, a new Chair, a new Executive Director, and a BPDA staff Special Assistant. Cognizant of this renewed energy, the Commission met on April 23, 2019 to discuss its priorities going forward and to restate principles that will guide the review of projects in the future. These Principles and Priorities were formally adopted on September 3, 2019.

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## 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.

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## 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.

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### **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.

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### **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.

# 2019 BY THE NUMBERS



**28**  
projects approved  
in  
**15**  
different neighborhoods

**51**  
total projects reviewed in  
Commission processes

**4,133**  
housing units approved

**24+**  
acres of new open space approved

**\$6.1 billion**  
dollars of development approved





# 118

hours spent in  
Commission meetings

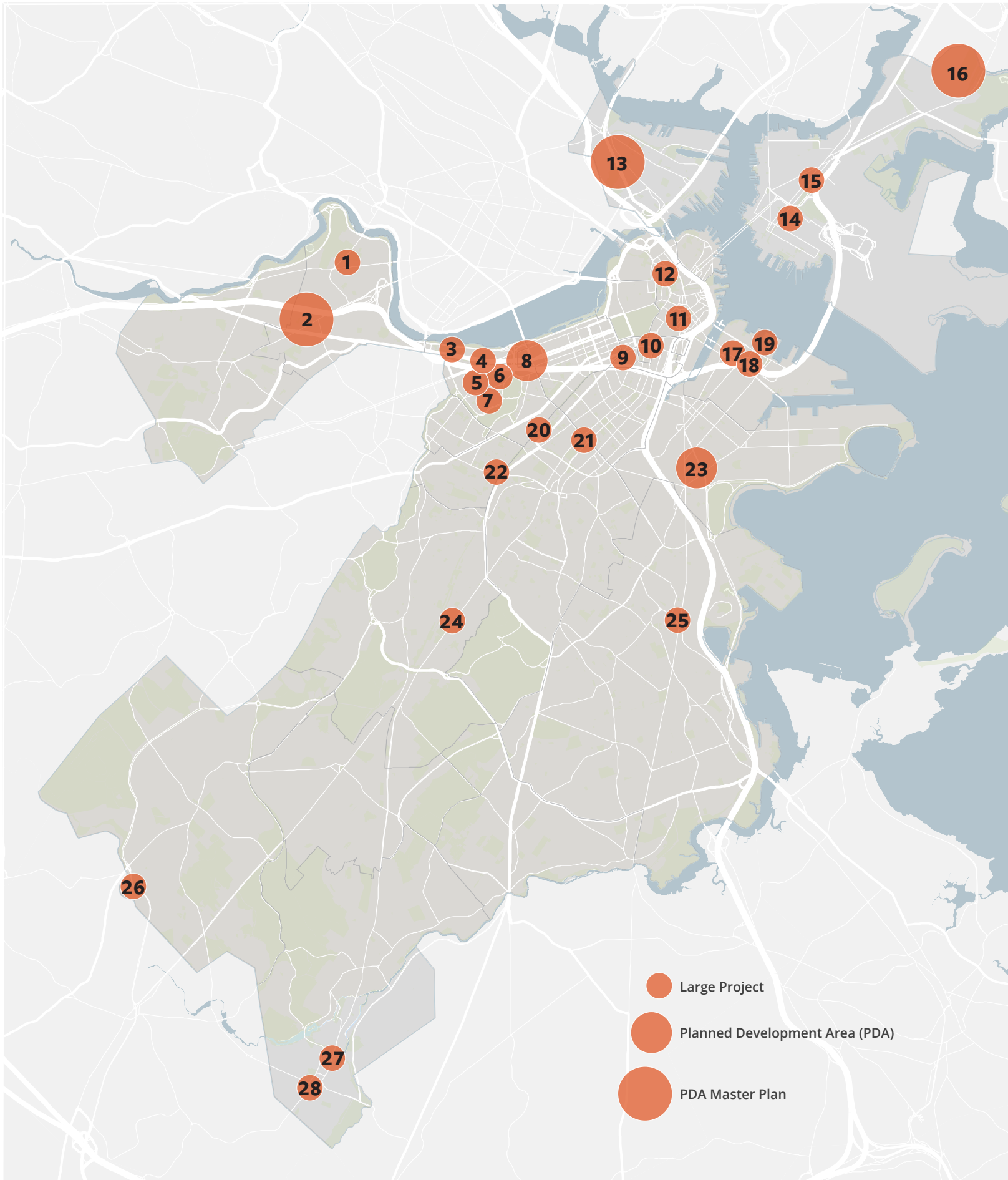
# 600+

total hours of service  
donated by Commissioners  
to the City of Boston



# 107

pages of meeting minutes



# APPROVED PROJECTS

JANUARY 2019 - DECEMBER 2019

1. Allston Square, Allston
2. Allston Yards PDA Master Plan & Building A, Allston
3. Boston University Data Sciences Center, Fenway
4. One Kenmore Square, Fenway
5. Fenway Theater, 12–28 Lansdowne Street, Fenway
6. 1241 Boylston Street, Fenway
7. 60 Kilmarnock Street, Fenway
8. Parcel 12 Turnpike Air Rights, Back Bay
9. Motor Mart Garage, 201 Stuart Street, Downtown
10. 41 LaGrange Street, Downtown
11. Winthrop Square Park & The Connector, 115 Winthrop Square, Downtown
12. Dock Square Garage, Downtown
13. Hood Park PDA Master Plan, 10 Stack Street, & 6 Stack Street Park, Charlestown
14. Frankfort + Gove Street Housing Project, East Boston
15. 282–306 Bremen Street, East Boston
16. Suffolk Downs PDA Master Plan, East Boston
17. Seaport Square Block N, South Boston Waterfront
18. Seaport Square Block P, South Boston Waterfront
19. Commonwealth Pier, South Boston Waterfront
20. Northeastern University EXP, Roxbury
21. Alexandra Hotel, 1767 Washington Street, Roxbury/South End
22. Parcel 25 Mission Hill Phase 2, Mission Hill
23. Washington Village NPC, 235 Old Colony Ave, South Boston
24. Pine Street Inn, 3368 Washington Street, Jamaica Plain
25. Dot Block, Dorchester
26. The Parkway Apartments, 1545–1555 VWF Parkway, West Roxbury
27. Residences at Readville Station, 1717–1725 Hyde Park Ave, Hyde Park
28. 36–40 Sprague Street, Hyde Park



FENWAY

# 1241 Boylston Street

Approved February 5, 2019

A new hotel and ground-floor restaurant will replace an existing gas station at the corner of Boylston and Ipswich Streets. The project is proposed by 1241 Boylston, LLC and designed by Group One Partners. The Commission and project team worked to improve the building alignment with surrounding commercial and residential buildings for a continuous edge along Boylston Street. Recommendations were made to pare down the building design as the project evolves. The BPDA Board approved the project on August 15, 2019.



EAST BOSTON

# 282-306 Bremen Street

Approved December 3, 2019

Transom Real Estate with RODE Architects proposes a new residential development across from Bremen Street Park and the Airport MBTA Station. Details, like an expanded public realm and facade patterning, were finessed through the BCDC process. The Commission upholds this project as a model for mid-scale residential projects across Boston for its creative yet economical design that translates cues from the neighborhood into a modern, well-scaled project.



HYDE PARK

# 36-40 Sprague Street

Approved September 3, 2019

The Noannet Group proposed a two-building residential development designed by Bargmann Hendrie & Archetype. This is a large building in length and footprint, so the Commission recommended strategies to break down the scale through facade design. Courtyard entries were improved for pedestrian scale and wayfinding. The BPDA Board approved the project on September 12, 2019.

DOWNTOWN

# 41 LaGrange Street

Approved February 5, 2019

The Planning Office for Urban Affairs and St. Francis House will replace an existing service building with a 19 story residential tower of low- and moderate-income affordable housing and market-rate apartments, including units for households who have experienced homelessness. Discussion with the BCDC focused largely on the safety and ease of pedestrians on LaGrange Street and the building's close relationship to the abutting 47 LaGrange project. The project was approved by the BPDA Board on February 14, 2019.



FENWAY

# 60 Kilmarnock Street

Approved January 8, 2019

The CIM Group and Cabot, Cabot & Forbes will add more than 400 residential units to the Fenway neighborhood in this project, designed by CBT Architects. Developments through the BCDC Design Committee included a more robust ground plane with enhanced courtyards and building entrances, a redesigned facade to reduce the perceived building height, and a more open entry court beneath the building connector over Private Alley 934. The project was approved by the BPDA Board on January 18, 2019.



ROXBURY / SOUTH END

# Alexandra Hotel

Approved March 5, 2019

The existing hotel at 1767 Washington Street, vacant for more than 30 years, will be restored and expanded. The BCDC and South End Landmarks District Commission met jointly with the project team (Alexandra Partners, LLC, and CBT Architects) to study options that best showcase the historic Hotel Alexandra facade and provide a strong western facade to the new 13-story hotel tower. The project's ground floor was reorganized through Commission recommendations. The project was approved by the BPDA Board on March 14, 2019.





ALLSTON  
**Allston Square**

Approved November 6, 2019

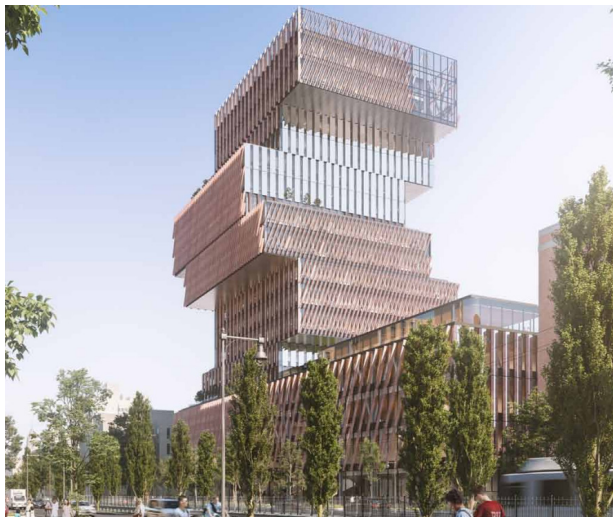
City Realty with Embarc and Verdant Landscape Architects proposed a new six-building mixed-use development along Cambridge Street and Harvard Ave. Through a series of four design committee sessions, the pedestrian network was strengthened across the sites to the north and south of Cambridge Street and design strategy simplified through a material matrix. Allston Square was approved by the BPDA Board on November 14, 2019.



ALLSTON  
**Allston Yards Master Plan + Building A**

Approved December 3, 2019

Most of the comments from the Commission focused on the nature of the Guest Street extension and the creative diversity of design in the project. The project is proposed by Stop & Shop with New England Development, master planned by Elkus Manfredi Architects, and designed by Stantec. The Planned Development Area (PDA) Master Plan was approved by the BPDA Board on December 12, 2019. As the Master Plan is developed, each building will undergo BCDC review.



FENWAY  
**BU Data Sciences Center**

Approved July 9, 2019

Boston University will build a 19-story building to consolidate the Departments of Computer Science and Mathematics and Statistics and the Hariri Institute for Computing and Computational Science and Engineering. The project will be a campus landmark, visible from Boston and Cambridge, and the BCDC worked closely with the team to shape the volume and facade patterning. The ground plane was expanded and landscaped both along Boylston Street and at the rear of the project, where a walkway and court connect to the neighborhood. The project, designed by KPMB, was approved by the BPDA Board on July 11, 2019.

## SOUTH BOSTON WATERFRONT Commonwealth Pier

Approved July 9, 2019

Pembroke will renovate and modernize the existing Seaport World Trade Center building and Commonwealth Pier, adding modern office amenities, expanding the public realm, and activating the waterfront around the site. The BCDC worked with the team to program the main public plaza and activate the edges of the site to draw pedestrians to the waterfront. The project was designed by Schmidt/Hammer/Lassen Architects with CBT and Sasaki. It was approved by the BPDA Board on July 11, 2019.



## DOWNTOWN Dock Square Garage

Approved June 4, 2019

Dock Square Garage (FPG DS with Stantec) transformed through the BCDC process. The team developed a variety of massing options for the site. Ultimately, the building was brought down in height to comply with the Greenway District Guidelines. Materiality and sculptural quality were a focus of review; the project will deploy a warm palette to blend with the historic fabric around it. The existing garage will remain, but in this final iteration is concealed to the extent possible and can be converted to other uses in the future. The project was approved by the BPDA Board on June 13, 2019.



## DORCHESTER Dot Block

Approved March 5, 2019

BCDC comments for this Notice of Project Change (NPC) focused on the public realm, particularly the programming of the lawn and pedestrian use of the central plaza/ intersection. In response, the project team straightened the alignment of the main thoroughway, consolidated a hardscaped plaza and crosswalks with a T-intersection, programmed the main green park, and expanded the pedestrian and planting zones on the site edges. The BPDA Board approved the project, designed by Stantec and developed by Samuels & Associates with Wintergold, LLC on April 11, 2019.





FENWAY  
**Fenway Theater**

Approved August 6, 2019

This project has three components: the renovation and expansion of Fenway Park's bleacher section, renovations to the existing Fenway Garage, and the construction of a new performance venue at the corner of Lansdowne and Ipswich Streets. Highlights from work with the Commission include an expanded, more consistent streetscape, as well as a façade design that better integrates the transition with Fenway Park. The BPDA Board approved the project on August 15, 2019.



EAST BOSTON  
**Frankfort + Gove**

Approved January 8, 2019

Frankfort Gove, LLC with Bruner-Cott & Associates proposed a new housing project in East Boston. Our Lady of Mount Carmel Catholic Church will be redeveloped into housing in addition to a new residential building, totalling 108 condo units. The BCDC worked with the team to improve the quality of open space on the site and strengthen the building entries in relation to each other on Gove Street. The BPDA Board approved the project on March 14, 2019.



CHARLESTOWN  
**Hood Park Master  
Plan NPC & 10 Stack**

Approved March 5, 2019

The Commission reviewed the master plan (Elkus Manfredi) and design of 10 Stack Street (SMMA) early in the year, focusing on the relationship of new buildings to existing elements like the Hood Stack, as well as the porosity of the ground plane and opportunities for public programming. The project returned to the Commission with the 6 Stack Street Park in November and approval was recommended upon presentation. The PDA Master Plan NPC was approved by the BPDA Board on March 14, 2019.



DOWNTOWN

# Motor Mart Garage

Approved June 4, 2019

CIM Group with Boston Global Investors will redevelop the existing 1927 Harleston Parker Medal winning Motor Mart Garage into a mixed-use building with retail space, reduced parking, and new apartments in a 20-story tower rising out of the existing building. With BCDC feedback, CBT architects revised the facade concept to emphasize verticality. Church Street will be tabled between Statler Park to prioritize and improve the pedestrian experience; restored clarity of the ground floor and residential entry are gestures to the public nature of this context. The project was approved by the BPDA Board on October 17, 2019.



ROXBURY

# Northeastern EXP

Approved October 1, 2019

The recently completed ISEC building on Northeastern's campus will be accompanied by the new EXP. Designed by Payette, this building contains additional classrooms, laboratories, and a dynamic makerspace hub. The site design evolved through review by the BCDC and this will be an important gateway to Lower Roxbury with a strong public realm that connects across the Orange Line tracks to the main campus. The facade skin was refined to improve transparency and dynamism. The project was approved by the BPDA Board on October 17, 2019.



FENWAY

# One Kenmore Square

Approved December 3, 2019

This new sculptural hotel tower at the intersection of Commonwealth Ave and Beacon Street will be a transformative project in Kenmore Square. The focus of the Commission's comments were the building scale and public realm implications. The project will add 32,000 SF of public realm improvements in Kenmore Square including protected bike lanes and a pedestrian plaza. Developed by Mark Kenmore, LLC and designed by Studio Gang, Reed Hilderbrand, Speck & Associates, and Isenberg Projects, the project was approved by the BPDA Board on December 12, 2019.





BACK BAY

## Parcel 12 MassDOT Turnpike Air Rights

Approved August 6, 2019

Samuels & Associates with designers Elkus Manfredi and LeBlanc Jones will develop a new hotel and commercial building on Massachusetts Avenue over the Massachusetts I-90 Turnpike. Through the Commission and public processes, the project's ground floor was opened to create a half-acre public space, which will be an important public destination at the nexus of Boylston and Newbury Streets. The sculptural buildings are shaped to optimize views from Newbury Street and the Turnpike. The BPDA Board approved the project on August 15, 2019.



MISSION HILL

## Parcel 25 Mission Hill Phase 2

Approved May 7, 2019

This is the second phase of a 100% affordable housing project developed by Mission Hill Neighborhood Housing Services and designed by Goody Clancy. The project returned to the Commission for review as a condition of its initial approval. Changes in response to feedback from the Commission including strengthened building entries and a more organized approach to facade patterning and materiality.



WEST ROXBURY

## Parkway Apartments 1507 VFW Parkway

Approved February 5, 2019

Lincoln Parkway, LLC with SK&I Architecture and LandDesign will develop an underutilized site at 1545-1555 VFW Parkway into a two-building residential community. The Commission worked with the team to visually break the long facade of the northern building as viewed from VFW Parkway. The BPDA Board approved the project on March 14, 2019.

JAMAICA PLAIN

# Pine Street Inn

Approved November 6, 2019

This mixed-use project at 3368 Washington Street will include 202 income-restricted apartments, 140 of which will support men and women moving out of homelessness. RODE Architects designed the project, developed by The Community Builders with Pine Street Inn. Through conversation with the BCDC, the project's streetscape and entry sequence were refined. The building massing and material palette were also shaped by Commission recommendations. 3368 Washington Street was approved by the BPDA Board on November 14, 2019.



HYDE PARK

# Residences at Readville Station

Approved November 6, 2019

Ad Meliora LLC proposes the redevelopment of a parcel located at 1717-1725 Hyde Park Avenue in the Readville neighborhood. Designed by The Architectural Team with Copley Wolff Design Group, the proposal includes 285 residential units in two six-story buildings. BCDC design review focused on adding pedestrian-scale interest to the entrance court and simplifying the massing and materiality of both buildings.



SOUTH BOSTON WATERFRONT

# Seaport Square Block N NPC

Approved November 6, 2019

This project came to the Commission just after the approval of its sister project, Block P. The two buildings compliment each other and the BCDC pushed the project team (WS Development and Morris Adjmi Architects) to introduce more material contrast and architectural detail that references the adjacent Fort Point Channel Landmark District.





SOUTH BOSTON WATERFRONT  
**Seaport Square  
Block P**

Approved June 4, 2019

WS Development with Morris Adjmi Architects will develop a new commercial building in the Seaport. The Commission's review led to revised storefront design that enhanced the pedestrian experience. The Commission also reviewed the associated public space, the Summer Steps/The Cut, and made recommendations for an improved public realm. The project is adjacent to Block N and the public plaza runs between the two buildings.



EAST BOSTON  
**Suffolk Downs**

Approved November 6, 2019

The Suffolk Downs PDA Master Plan will result in a new mixed-use neighborhood of some 16 million SF on 161 acres, 109 of which will be located in Boston. The project is proposed by HYM with CBT Architects. Initially brought to the Commission in 2017, the project was reintroduced to the BCDC in February. A series of six Design Committee sessions focused review on the public realm experience, connectivity, the need for visual relief and landmarks, and design principles that will guide future development. As the Master Plan is developed, each building will undergo BCDC review.

SOUTH BOSTON

# Washington Village NPC

Approved December 3, 2019

Washington Village LLC filed a Notice of Project Change to their PDA for the southern portion of this project at 235 Old Colony Avenue. Two residential buildings have been reconfigured into one, enabling a park to be relocated along Old Colony Avenue. The Commission worked with the design team (PCA Architects) to add landscape connections through the site during interim phased conditions and strengthen the organizational axis that create the site framework.



DOWNTOWN

# Winthrop Square Public Spaces

Approved April 2, 2019

In accordance with Winthrop Square's approval in 2018, the project team (Millennium Partners, Handel Architects, Ground Inc.) returned with plans for The Connector and Winthrop Square Park. The Connector, formerly known as the Great Hall, will serve as an interior passage between Devonshire and Federal Streets with public programming. The new Winthrop Square Park will be rejuvenated and expanded, reclaiming vehicular space for pedestrians. Both will be valued additions to the public realm in Downtown.



# 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 Architecture 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, Vice Chair

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, ASLA

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.



## 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.



## Anne-Marie Lubenau, FAIA

Anne-Marie Lubenau is the director of the Rudy Bruner Award for Urban Excellence at the Bruner Foundation in Cambridge, where she oversees a national design award program that recognizes transformative places that contribute to the economic, environmental, and social vitality of cities. Prior to joining the Bruner Foundation, she was President and CEO of the Community Design Center of Pittsburgh and worked in architectural firms in Pennsylvania and Maryland. Ms. Lubenau is vice chair of the Boston Society of Architects Foundation board of trustees and serves on the Harvard GSD Alumni Council and Wentworth Design Professionals Advisory Council. She holds a Bachelor of Architecture degree from Carnegie Mellon and was a 2011/2012 Harvard Loeb Fellow.



## David Manfredi, FAIA, LEED AP

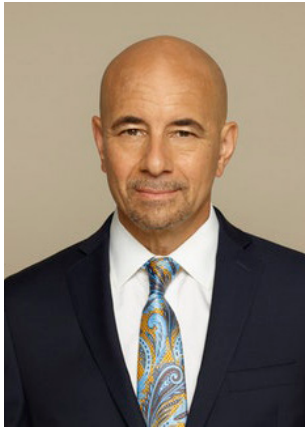
David Manfredi is a founding Principal of Elkus Manfredi Architects. He has worked to protect and rebuild urban places all across the United States, creating a thriving new generation of neighborhoods, academic campuses, and main streets that honor their heritage and environment while embracing the 21st 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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*Director*

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*Interim Director of Planning*

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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 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.

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## 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.



**boston planning &  
development agency**

