

**MINUTES
BOSTON CIVIC DESIGN COMMISSION**

The meeting of the Boston Civic Design Commission was held on Tuesday, October 11, 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, Jonathan Evans, David Hacin, Andrea Leers, David Manfredi, William Rawn, Linda Eastley, Mimi Love and Kirk Sykes. Absent were Kathy Kottaridis, Eric Howeler, Mikyoung Kim and Anne-Marie Lubenau. Elizabeth Stifel, Executive Director of the Commission, was present along with BPDA staff member Kenya Thompson.

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 in the BOSTON HERALD.

The first item was the approval of the September 6 Monthly Meeting Minutes, and the Design Committee Minutes from meetings on September 20 and 27. A motion was made, seconded, and it was duly

VOTED: To approve the September 6, 20, and 27 BCDC Meeting Minutes.

Votes were passed for signature. The next item was a report from the Review Committee on the 361 Belgrade Avenue project. Review is recommended. It was moved, seconded, and

VOTED: That the Commission review the schematic design for the proposed 361 Belgrade Avenue project in the Roslindale neighborhood.

The next Review Committee report was for the 49-63 Hudson Street (Parcel R-1) project. Review is recommended. It was moved, seconded, and

VOTED: That the Commission review the schematic design for the proposed 49-63 Hudson Street (Parcel R-1) project in the Chinatown neighborhood.

The Commission moved into Votes of Recommendation for projects from the Design Committee. The first presentation was for **244-284 A Street in the South Boston neighborhood**. David Manfredi and Kirk Sykes are recused.

Elie Gamburg, Stephen Faber and James Von Klemperer presented the project.

RW: The quality of plan, the quality of the massing and the quality of the open space is exceedingly fine.

DC: There are so many improvements to the open spaces in this plan.

An important moment in the design is when you see the water sheet, and the part still hasn't been captured from A street. Views to the waterfront are the best assets here. Overall, I am pleased with the improvements.

LE: The site plan has great pedestrian pathways to the water, with long views and places to gather. The architecture is in relation to the ground floor public amenities.

ML: G6 now fits better within the existing context. This was an important change to dramatically improve the project.

AL: This project has so many good dimensions for urban design to the development of the architecture to the landscape and movement to the harbor. This is the quality of refinement and scale adjustment and thought along the channel will definitely create a wonderful space.

One member of the public spoke; in favor of the project.

Nick Ortolino: Appreciates the interaction of nature and community along with industry and activity.

A motion was made, it was moved, seconded, and

VOTED: That the BCDC recommend approval for 244-284 A Street

The Commission moved to project presentations, the first being for **11170 - 1190 Soldiers Field Road in the Allston neighborhood.**

Ted Tye, Jim Stanislaski, Dave Snell and Simon Beer presented the project.

LE: I comment on you for maintaining the energy and sustainability goals within the open space. Try making the Soldier Field Road facing facade more interesting and for it to become a pedestrian zone in the future. Good job at brightening up the ground floor with materials and building overhang. There is a new vibrancy here. The simplification of the residential build materials have improved as well.

DC: The project has progressed a lot; and seeking the sky between the buildings is important for the open space corridor that takes you to the river. I like the variety in plant treatment in the edge planters, along with generous treatment to bike and pedestrian paths, street trees and gathering points. The design presented here is better for security. I also agree that Soldier Field Road is looking a lot better.

AL: These subtle adjustments to moving and reshaping buildings have opened up spaces and have created great spaces between the buildings; each with their own interest and they come together well on site in a very comfortable way.

ML: I really appreciate the improvements on Soldiers Field Road. It feels more like a parkway than edge and condition. I like the residential quality, and color at the base is very appropriate here to activate - the material of the residential palette needs more help.

A motion was made, it was moved, seconded, and

VOTED: That the BCDC recommend approval for 244-284 A Street

The next project presentation was for **361 Belgrade Avenue** in the Roslindale neighborhood.

Benjamin Thomas and Jake Upton presented the project.

DM: Provide some long views and street elevation to compare and understand the concerns to see if they have been sufficiently mitigated. Please share a ground floor plan.

ML: I am trying to understand the section. How many stoops connect to the street and the corridor? Is the corridor stepping down? An elevation all the way around would be very helpful.

LE: This wall edge along Belgrade still feels very solid; please provide a sense of what is happening between the building and the sidewalk.

What is happening on either end of the build?

Show more of the expense at the intersection and setback on Anawan Avenue and how it steps down to the garage along with the at grade crosswalk and rail line.

The open space here has strong western sun and some grade changes, are there opportunities for better engagement with the community?

The open space at the North of the building, is that rooftop or at grade space? What's the climate effect of this open space?

DH: Photo of a model or some form of an isometric would be helpful for viewing the scale of the building in context and around the park space.

What is happening on the three other corners besides the main park? Can you provide a figure ground and urban design context around the site?

DC: This is in route to the MBTA and there is a small but important public space. What happens across the street in how it relates to public access?

AL: There are opportunities for a very Compact building. What is the structure across the rail line in the back?

The southern portion of the site is single family. What's happening in the eastern section?

I am not sure if there is a problem with the height, and it looks like there is enough open space, but we don't know so we would need to understand the massing with the context, because it currently looks like a block.

For views, Who sees this, and what do the residents see?

DM: Why does the open space face North and the tracks, as opposed to the South and Belgrade?

LE: This may not be a comfortable space facing north with shade and massing.

AL: Bring some of your earlier study to help us understand your conclusions. I am really interested in a section across the back. What is the relation of the ground floor to the railroad.,

RW: Please explain the change on Anawa, is the grade going below the bike station?
The bike location seems concerning along with the placement of the garage.

KS: Look at open space and volumes along Belgrade on the residential side of the street to better assist the streetwall horizontally and vertically.

One member of the public, Robert Corley, appreciated the setback on Anawa and the materials. What is the bedroom mix, and will there be balconies? He wanted to know what are the green building benefits, the building amenities and had concerns of the height of the building.

AL: Better understanding the massing in context along with providing and floor plans and grading at the bike area

The project will continue in design committee.

49 - 63 Hudson Street (Parcel R-1) in the Chinatown neighborhood was the next presentation, with interpretation provided in Cantonese and Mandarin.

James Gray and Angie Liou presented the project.

DH: 100 percent affordability is a great accomplishment! I am concerned about the adjacent parcel massing. There is a lot of density as this building meets the other buildings on the street.

DM: This is a nice project. On the North side, the facade is lacking, is there a patterning that could add dimension?

AL: I like reserving the library at the ground. The public allies between the buildings, plan for the worst for future design, and truly consider what setbacks do you need to make this a good living space. Or this can be a good party wall which faces Hudson squarely.
A national decision instead can be made to the facade instead of a graphic change.

DC: The library wrapping around the building could be a great opportunity to activate and liven the street in the front and engage people.

DH: Understanding the patterns of usage with entrances can be something to think about. Keep the building focus frontal and not a corner treatment to an intersection.

Catherine Freedmen, IAG Member, spoke in favor of the project. She believes the building entrance would benefit from being on Tyler Street. Public spaces for residence on Hudson Street and other public spaces for visitors on Tyler Street.

DH: Agreed that a look at how the residence uses the streets and how Tyler street is used in combination with these allies will be a great expertise for this site design. How does the ground plan condition work?

AL: This part of Tyler street is the service side and not an attractive side of the street. Bring views of Tyler Street to show the potential.

The project will be returned to BPDA staff for further study.

There being no further items for discussion, a motion was made to adjourn, and the meeting was duly adjourned at 7:10 p.m. The next regular meeting of the Boston Civic Design Commission was scheduled for November 1. The recording of the October 10,, 2022 Boston Civic Design Commission meeting was digitized and is available at the Boston Redevelopment Authority.