

# 2020

## Boston Civic Design Commission Annual Report



**boston planning &  
development agency**

**Boston Civic Design Commission**

**FEBRUARY 2, 2021**

Martin J. Walsh  
*Mayor*

The past year began with a continuation of the dynamic growth the City has enjoyed for several years, but in mid-March everything came to a near standstill as the COVID-19 pandemic emptied our streets, and many workplaces shifted to work from home models in the interest of public health and safety. The devastating impact of the pandemic has made Boston and cities around the world rethink how to improve streets and public spaces to better serve those who move around on foot and bicycle, and support small businesses, cafes, and restaurants. We anticipate that this fundamental shift in the balance between workplace and living and its effect on services in the long run will impact development going forward.

Remarkably, the pace of projects in the remaining months of the year continued to be vigorous, with new initiatives in many neighborhoods—South Boston, Allston, Roxbury, Dorchester and the Fenway. Residential proposals were the most resilient, reflecting the still urgent need for increased affordable and workforce housing in particular. University, laboratory, and air rights developments all attested to the enduring viability of Boston as a place for invention and advanced learning.

After March, all the activities of the BCDC moved online with remarkable agility. Thanks to Executive Director Elizabeth Stifel and the BPDA team, the process of reviewing and approving projects in this new format made a smooth transition. In January, we welcomed three new Commissioners—Jonathan Evans of MASS design, Mimi Love of Utile, and Kathy Kottaridis of Historic Boston Inc.—and we celebrated Paul McDonough’s many years of service as he moved to Commissioner Emeritus status. We are proud that Mayor Martin J. Walsh, who has consistently encouraged us to create a public realm that matches the ambition of the city’s educational and entrepreneurial innovation, has been called to Washington to take part in the new presidential administration. The coming year promises to be one of changes and a turning point in rethinking our city—meeting the challenges of economic revitalization, and building greater social equity. The Commission looks forward to engaging a dynamic future with openness and imagination.

Sincerely,

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

**2020 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

**2021 COMMISSIONERS**

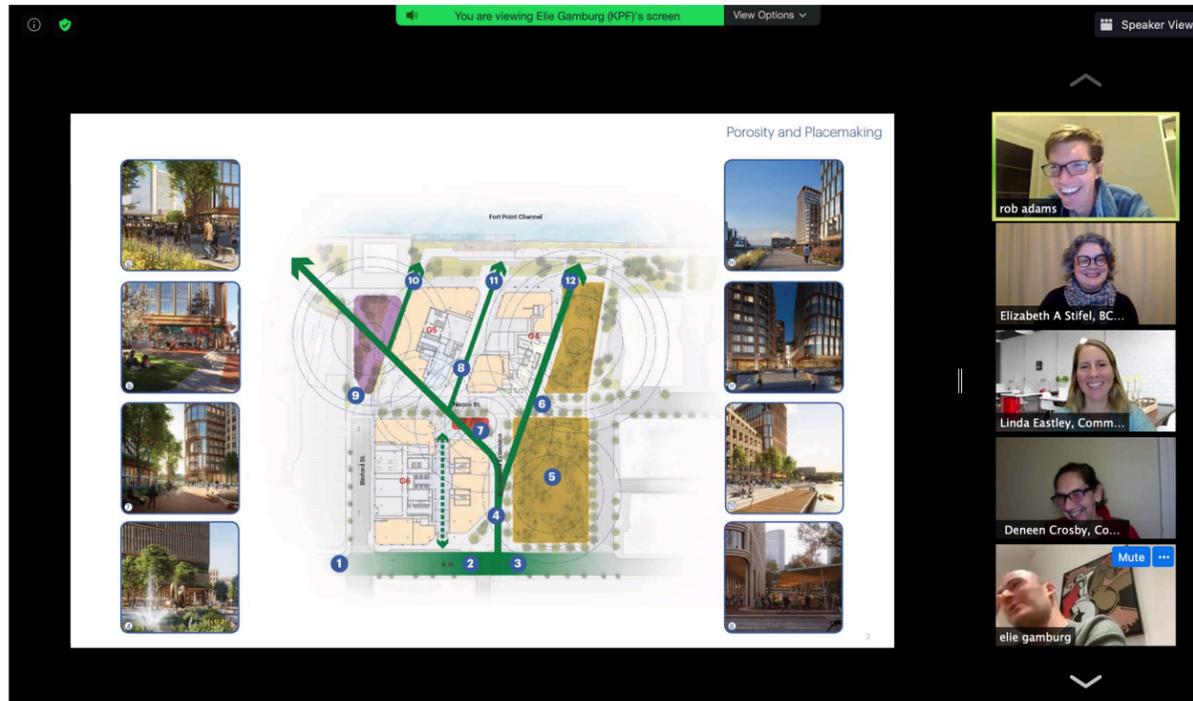
- Andrea P. Leers, FAIA  
*Chair*
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- Linda Eastley, AICP
- Jonathan Evans, AIA
- David J. Hacin, FAIA
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- Mikyoung Kim, FASLA
- Kathy Kottaridis
- Mimi Garza Love
- Anne-Marie Lubenau, FAIA
- David Manfredi, FAIA, LEED AP
- Paul F. McDonough, ESQ  
*Emeritis*
- William L. Rawn, FAIA, LEED AP
- Kirk Sykes

**BPDA STAFF**

- Elizabeth A. Stifel, AIA, LEED AP BD+C  
*Executive Director*
- Marcus Mello, AICP  
*Special Assistant*
- Natalie Punzak  
*Special Assistant*
- Colleen Woods  
*Administrative Assistant*

# WHAT IS THE BCDC?

# WHAT DOES THE BCDC REVIEW?



In response to the covid-19 pandemic beginning in March, the BCDC shifted to virtual meetings via Zoom to ensure the safety of Commissioners and the public.

Established 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.

The 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 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). Presentations to the Commission can be found on the associated development project's timeline.

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.

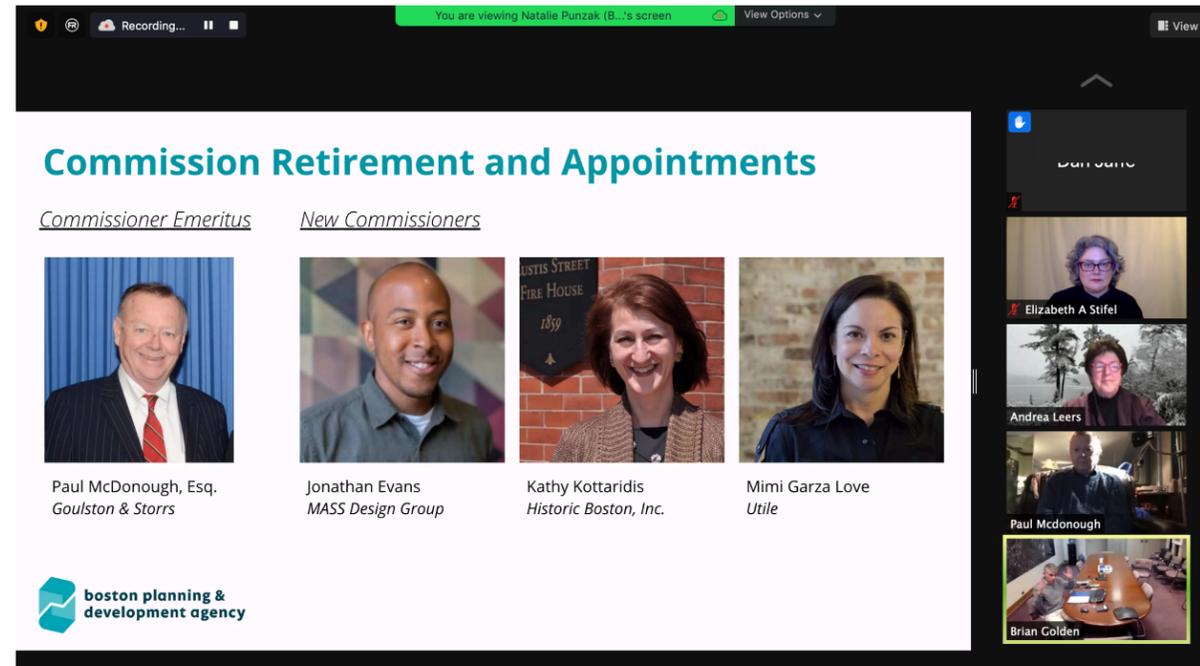
## BCDC Review Criteria include:

- 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.

# ARTICLE 28 AMENDMENT AND COMMISSION APPOINTMENTS

Jonathan Evans of MASS Design Group and Mimi Garza Love of Utile fill the newly created positions, and Kathy Kottaridis of Historic Boston Inc. replaces the seat being vacated by the retirement of Paul McDonough as the member representing expertise in historic preservation.

This year, we also offer special thanks to Commissioner Paul F. McDonough, Esquire, who has served the City of Boston for more than 30 years through his appointment to the Boston Civic Design Commission. In recognition of his service to the Commission, Paul was elevated to the role of Commissioner Emeritus in January 2021. Paul began his distinguished career as an inaugural member of the Boston Civic Design Commission in the spring of 1990 and rose to serve as Co-Chair and Vice-Chair of the Commission, having served under three mayoral administrations, ten Boston Redevelopment Authority Directors, and three Boston Civic Design Commission Executive Directors. Paul’s amassed institutional knowledge and willingness to share his expertise and good humor with his fellow Commissioners and Boston Civic Design Commission staff will be missed. The City of Boston is grateful to Paul for his service as Co-Chair and Vice-Chair of the Boston Civic Design Commission and for his tireless work and dedication on behalf of Boston’s public realm.



On December 29, 2020, Article 28 of the Boston Zoning Code was amended to expand the number of BCDC Commissioners from 11 to 13. The BPDA held a public meeting on October 22, 2020 to discuss amending Article 28 of the Boston Zoning Code to expand the number of Commissioners, and the text amendment was approved by the BPDA Board in November 2020, and by the Boston Zoning Commission in December 2020.

The expansion of the Commissioners from 11 to 13 will help bring new perspectives to the BCDC and responds to the ongoing pace of development in Boston by helping ensure that there is a quorum at all meetings. Under the change, at least seven of the 13 Commissioners must be professionals in the fields of architecture, landscape architecture, or urban design.

# 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. These Principles and Priorities were formally adopted on September 3, 2019.

## 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.

## 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.

## 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.

## 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.

# 2020 BY THE NUMBERS

**16** projects approved in **8** neighborhoods

**36** total projects reviewed in Commission processes



At one of the last in-person Design Committee meetings in February 2020, Commissioners reviewed the Fenway Center project with a physical model.

**2,204** housing units approved

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

**\$3.1 billion**  
dollars of development approved

**156** peak Zoom attendees at a Monthly Meeting



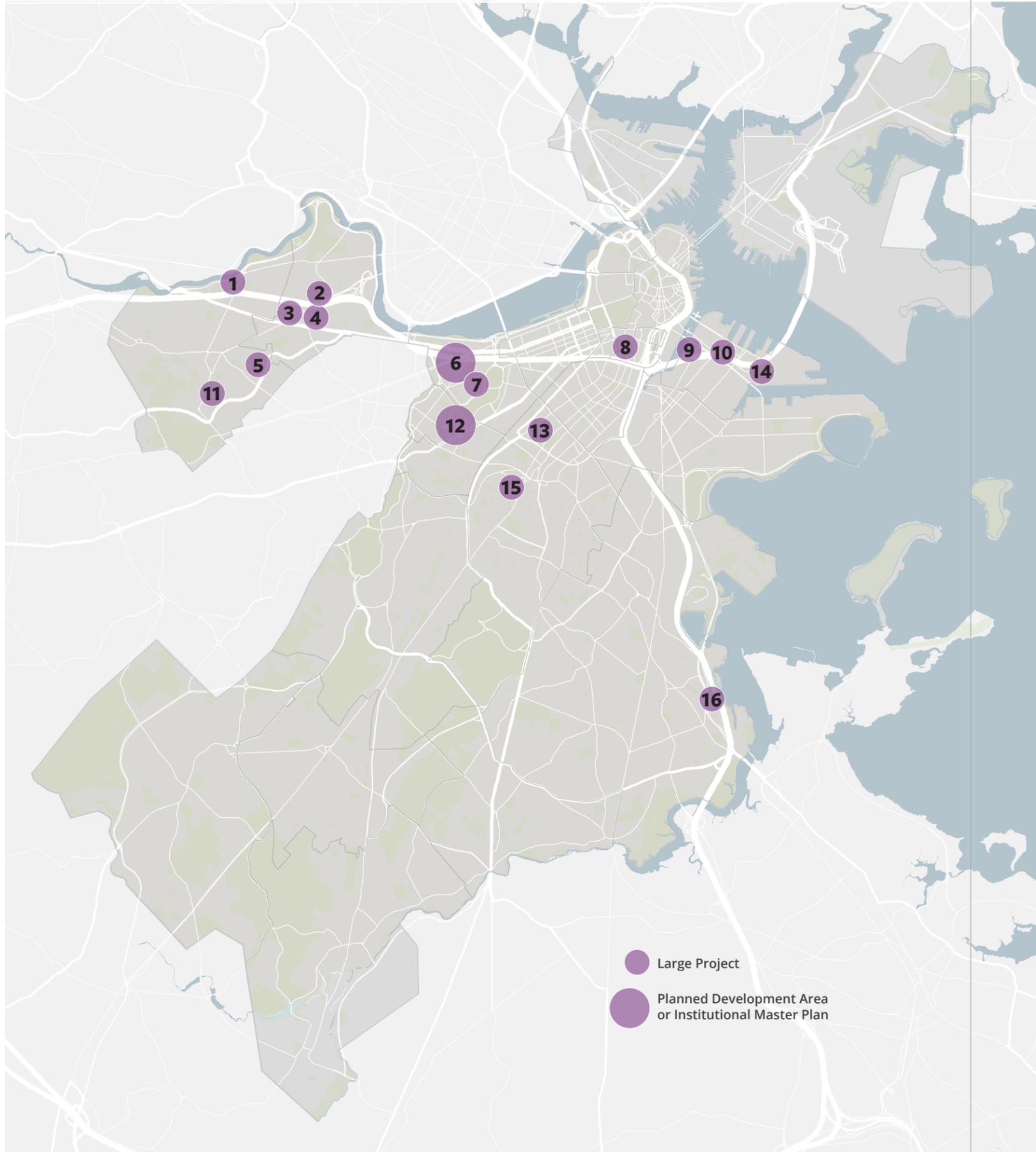
**71** hours spent in **30** Commission meetings

**376+** total hours of service donated by Commissioners to the City of Boston

# APPROVED PROJECTS

JANUARY 2020 - DECEMBER 2020

1. 44-46 Soldiers Field Place (f/k/a 1500 Soldiers Field Road)  
Brighton
2. Common Allbright (525 Lincoln Street)  
Allston
3. 449 Cambridge Street  
Allston
4. Allston Green (72 Linden Street)  
Allston
5. 1515 Commonwealth Avenue  
Brighton
6. Fenway Center Parcel 7 Air Rights, Phase 2  
Fenway
7. 1252-1270 Boylston Street, Fenway
8. Parcel P-12C (290 Tremont Street)  
Chinatown
9. 15 Necco Street  
South Boston Waterfront
10. 401 Congress Street  
South Boston Waterfront
11. J. J. Carroll Redevelopment (130 Chestnut Hill Avenue)  
Brighton
12. Simmons University Institutional Master Plan  
and Living and Learning Center  
Fenway
13. Whittier Choice, Phase 3  
Roxbury
14. South Boston Innovation Center (2 Harbor Street)  
South Boston Waterfront
15. Bartlett Station, Buildings F2 and F4  
Roxbury
16. 780 Morrissey Boulevard  
Dorchester





FENWAY  
**1252-1270 Boylston Street**

Approved January 4, 2020

The project is a 451 unit residential building with a retail podium and blackbox theater proposed by Scape Boylston, LLC. Through the BCDC process, the design team (Gensler and Copley Wolff Design Group) reduced the building massing and focused on improving details like the building's structural expression and the condition of the alley behind the building as experienced by abutting residents and pedestrians. The project will expand and connect the public realm along Boylston Street through sidewalk and bike lane improvements. The BPDA Board approved the project on January 16, 2020.



SOUTH BOSTON WATERFRONT  
**15 Necco Street**

Approved August 4, 2020

After filing for a Notice of Project Change (NPC), developers National Development and Alexandria brought this iteration of the project to the Commission. Elkus Manfredi Architects and OJB Landscape Architecture are the designers. Through review, the building podium and upper volume were made into two distinct elements that each make reference to the Fort Point neighborhood. The project engages the public realm on all four sides, so the experience of the ground plane was also a key focus. The NPC was approved by the BPDA Board on September 10, 2020.

BRIGHTON  
**1515 Commonwealth Avenue**

Approved November 10, 2020

The Davis Companies with design team RODE Architects and OJB Landscape Architects propose a 330-unit residential building at the top of a hill along Commonwealth Avenue. Through review, a clarity of form was brought to the two residential volumes and vehicular circulation was separated from the pedestrian network to strengthen the connection through the site to the Fidelis Way Overlook Park. The BPDA approved this project at the January 14, 2021 Board meeting.



SOUTH BOSTON WATERFRONT  
**401 Congress Street**

Approved August 4, 2020

401 Congress St, LLC (Boston Global Investors, LLC, The Cogville Group, LLC, Bastion Companies, EDGE Technologies) with Sasaki propose a new laboratory/ research and office building. The project will create a new 30,000+ SF public space and substantially improve a challenging existing pedestrian experience along Congress Street at the I-90 on and off ramps. The Commission's review helped strengthen both pedestrian pathways through the site and the façade expression that draws people through the building to public uses. The project was approved by the BPDA Board on October 15, 2020.





BRIGHTON  
**44-46 Soldiers Field Place**

(Formerly known as 1500 Soldiers Field Road)  
 Approved December 1, 2020

This residential project, proposed by 1500 SFR LLC c/o The Ballas Group and designed by Höweler + Yoon Architecture with OJB Landscape Architecture, is among several new projects to be proposed in this area, so the Commission focused on setting up an urban design framework and strong precedent for future projects. The pedestrian connections were made more generous and landscape strategy was refined in response to Commission feedback. The project was approved by the BPDA Board on January 14, 2021.



ALLSTON  
**449 Cambridge Street**

Approved January 14, 2020

This residential project in two buildings along Emery Road and Rugg Road was designed by Perkins & Will with CRJA-IBI Group and is developed by Anchorline Partners. The Commission offered recommendations for integrating public art into the design and improving the building's street frontage and furnishing zone while navigating a sloped condition. The Commission recognized this project as a good precedent for mid-sized residential development in Allston for its creative design and appropriate scale. The BPDA Board approved this project on August 13, 2020.

DORCHESTER  
**780 Morrissey Boulevard**

Approved December 8, 2020

A new residential project will be developed on Morrissey Boulevard by Dorchester-Michaels LLC (The Michaels Organization and Bay Colony Associates). The project, designed by Cube3 with Bohler, will create new public open space and pedestrian connections. As a response to suggestions made at Design Committee, the team reconfigured the building massing to be responsive to the context, creating more open space and a better street edge along Freeport Street. They also created a community mural wall along the multi-use Neponset River Greenway path that abuts the rear of the site. The BPDA Board approved the project on January 14, 2021.



ALLSTON  
**Allston Green**

Approved December 8, 2020

The Allston Green project consists of three residential buildings, an artist gallery and coworking space, and new privately-owned public spaces developed by Partners Properties, LLC. Throughout the review process, the Commission worked with the design team (Prellwitz Chillinski Associates and Halvorson Design Partnership) to reduce the impact of building heights, increase setbacks to create more generous sidewalks, refine the material palette site-wide to create a family of materials, and increase the public open space and programming in the new courtyard and neighborhood green that the project will create. This project was approved by the BPDA Board on December 17, 2020.





ROXBURY  
**Bartlett Station  
 Buildings F2 & F4**

Approved November 10, 2020

Nuestra CDC is developing two lots in the Bartlett Place PDA, and these two buildings came to the Commission for review as a condition of approval for the Bartlett Square PDA in 2016. DREAM Collaborative is the architect for building F4, Davis Square Architects designed F2, and DMLA landscape architecture is the PDA master landscape architect. The Commission worked with both design teams to strengthen the distinctions between massing volumes and building entries, as well as how these buildings connect to open space and Nubian Square.



ALLSTON  
**Common Allbright**

Approved January 14, 2020

Common Allbright is a co-living project to be developed by Arx Urban and Boylston Properties. HDS Architecture and Bohler are the project's designers. The Commission worked closely with the proponent to create a diverse and welcoming public realm around the building, especially as experienced by pedestrians along the length of Cambridge Street. This project will set the tone for future development in this part of Allston, so designing a thoughtfully scaled and visually engaging building facade was also a key focus area during review. The project was approved at the January 16, 2020 BPDA Board meeting.

FENWAY  
**Fenway Center  
 Parcel 7 Air Rights**

Approved March 3, 2020

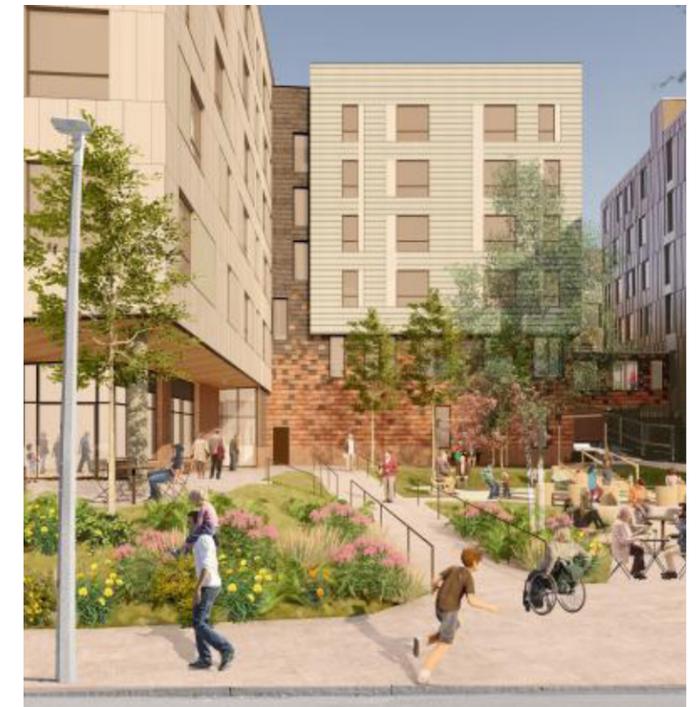
MK Parcel 7 Development, LLC (Meredith Management and Creative Science Properties) filed a NPC for the MassDOT Parcel 7 Air Rights project, with Gensler architects and Copley Wolff Design Group landscape architects. This project was initially approved by the BCDC in December 2008; this NPC proposes lab, commercial, and parking uses. Through four design committee meetings, the Commission focused review on redistributing massing to create more distinction between the tower elements and a more dynamic ground plane through materials, articulation, and an expressive pedestrian pathway. This phase was approved with the condition that the public realm and façade return to the BCDC for review and approval. The BPDA Board approved the NPC on March 12, 2020.



BRIGHTON  
**J. J. Carroll  
 Redevelopment**

Approved February 4, 2020

2Life Development was designated by the Boston Housing Authority (BHA) to redevelop BHA's J.J. Carroll Apartments. The redevelopment, designed by MASS Design Group, will include affordable senior housing units, commercial space, space for a new Program for All-Inclusive Care for the Elderly (PACE) center, and publicly-accessible open space. The Commission focused on the arrival sequence and accessibility of the main entry and the building's relation to its surrounding context through the streetwall alignment and facade coloring. The project was approved by the BPDA Board on February 13, 2020.





CHINATOWN  
**Parcel P-12C**

Approved January 14, 2020

This mixed-used development contains deed-restricted affordable residential units, a hotel, ground floor retail, a parking garage, and a community space envisioned as the future location for the Chinatown Public Library. The developer is 288 Tremont Street Partners, LLC (Asian Community Development Corporation, Corcoran Jennison Company, Inc., Millennium Partners Boston, and Tufts Shared Services, Inc.) and the design team includes Stantec, DREAM Collaborative, Group One Partners, and GROUND, Inc. The mix of uses contributes to a complex ground plane experience, which was the key focus of review. In response to Commission feedback, the team visually opened the portal to the public open space, programmed the courtyard, and simplified the facade patterning. The BPDA Board approved this project at the February 13, 2020 meeting.



FENWAY  
**Simmons University  
IMP & Living and  
Learning Center**

Approved November 10, 2020

Simmons University's Institutional Master Plan (IMP) will consolidate the use of the current residential campus into a new Living and Learning Center on the main academic campus, which will host athletic facilities, a dining hall, and dormitories. The IMP also includes significant internal reconfiguration of the buildings on the main campus to modernize and integrate the campus. The Commission focused their review on the materiality of the new Living and Learning Center and on maintaining a generous and open campus central quad. Elkus Manfredi Architects and IBI Placemaking are the design team, and the IMP and Living and Learning Center were approved by the BPDA Board on December 17, 2020.

SOUTH BOSTON WATERFRONT  
**South Boston  
Innovation Campus**

Approved December 1, 2020

The proponent, consisting of ICCNE LLC (c/o MP Boston), Handel Architects, Studio Enée, and Klopfer Martin Design Group, propose a laboratory and commercial office building with surface and below grade parking and a landscaped plaza at 2 Harbor Street. With the Commission's feedback, the plaza was expanded by reducing surface parking and then refined into several programmatic zones with strong visual connections and engagement with the ground floor of the new lab building. This project was approved at the December 17, 2020 BPDA Board meeting.



ROXBURY  
**Whittier Choice,  
Phase III**

Approved November 10, 2020

This is the final phase of development in the Whittier Choice PDA and came to the Commission for review as a condition of the BCDC's PDA approval in 2015. In response to Commission feedback, the team strengthened the expression of amenity space along the ground floor and added more detail on the façade and storefront areas, particularly on the first two floors, to bring a human scale to the design. POAH Madison Park Associates LLC (a partnership between Preservation of Affordable Housing and Madison Park Development Corporation) is the developer of this BHA-owned site, and The Architectural Team is the architect. The project was previously approved by the BPDA Board in October 2015.



# 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 Architects 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, Emeritus

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.



## Jonathan Evans, AIA

Jonathan is a Principal at MASS Design Group with over 13 years experience managing architectural and urban design projects largely focused on public interest design. This ranges from affordable multi-family housing to urban design and planning work for non-profits and public agencies. Recent projects in Boston include the J.J. Carroll Redevelopment of 142-units of senior housing in the Brighton Neighborhood. He regularly serves as a guest critic at area design schools and has served as a featured panelist at the Affordable Housing Design Leadership Conference and Mayors Institute on City Design among other events. Jonathan graduated from The University of Virginia and the Harvard Graduate School of Design where he was awarded the Alpha Rho Chi medal for leadership, service and promise of professional merit.



## 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.



## Kathy Kottaridis

Kathy Kottaridis joined Historic Boston Inc. (HBI) as its Executive Director in 2007. A patient investor in the redevelopment and re-use of endangered historic buildings, HBI is recognized by its partners and collaborators for high quality projects that re-activate historic buildings projects for new uses. Under Kathy's leadership, HBI has undertaken \$25 million in project investments, transforming eight abandoned historic structures into new mixed-use developments and leveraging considerable private investment. Among these are the rehabilitation of the city's oldest remaining fire house for HBI's headquarters in Boston's Roxbury neighborhood, and the redevelopment of architect H.H. Richardson's only remaining commercial building in Boston for a mixed use housing and retail development. She received her BA in History from the University of New Hampshire, an MA in Historic Preservation from Boston University, and a Masters Degree in Public Administration from Harvard's Kennedy School of Government.



## Mimi Garza Love

Mimi Garza Love is a principal at Utile, with expertise ranging from complicated renovation projects to campus master plans. While her experience is broad, she has a particular interest in adaptive reuse projects that have complicated programmatic requirements. She is currently leading a campus master plan for Belmont Hill School and is the principal-in-charge for The Possible Project's Innovation Center in Boston. She led the design processes for the Boston Harbor Islands Pavilion on the Rose Kennedy Greenway and the Richard Ortner Studio Building for Boston Conservatory at Berklee. Mimi led an urban campus master plan for a tech company based in Kendall Square that will eventually occupy close to a million square feet of office space. Several phases of the expansion have been completed, and she is currently overseeing the interior fit-out of 300,000 SF of a new office tower. Prior to joining Utile, Mimi was an Associate at Machado Silvetti in Boston. Mimi co-authored *Color Space Style*, a reference book on interior design for Rockport Publications.



## 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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## 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 more than 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.

## 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.

