

**MINUTES
BOSTON CIVIC DESIGN COMMISSION**

The meeting of the Boston Civic Design Commission was held on Tuesday, September 6, 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, David Hacin, Mikyoung Kim, Kathy Kottaridis, Anne-Marie Lubeanu, Andrea Leers, Mimi Garza Love, David Manfredi, William Rawn. Elizabeth Stifel, Executive Director of the Commission, was present. Representatives of the BSA attended. Kenya Thompson, Jeong-Jun Ju and Matt Donovan were present for the BPDA.

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 on in the BOSTON HERALD.

The first item was the approval of the August 2 Monthly Meeting Minutes, and the Design Committee Minutes from meetings on August 9th, 16th and 30th. A motion was made, seconded, and it was duly

VOTED: To approve the August 2nd, August 9th, August 16th, and August 30th BCDC Meeting Minutes.

PROCEDURAL VOTE: To approve 990 American Legion Highway, Hyde Park

Matt Donovan, Legal Counsel - Introduces himself as new counsel and he requests that the Design Committee reconsider reviewing 990 American Legion Highway.

The motion for Design Committee to review 990 American Legion, should include the directive to look at other basic site strategies, more context, more responsive to topography and leaving natural lands for community use.

Votes were passed for signature. The next item was a report from the Review Committee on the Longwood Place (305 Brookline Avenue) project. Review is recommended. It was moved, seconded, and

VOTED: That the Commission review the schematic design for the proposed Longwood Place (305 Brookline Avenue) project in the Longwood Medical Area neighborhood.

The next Review Committee report was for the 1270 Commonwealth Avenue project. Review is recommended. It was moved, seconded, and

VOTED: That the Commission review the schematic design for the proposed 1270 Commonwealth Avenue project in the Allston neighborhood.

The next Review Committee report was for the Bartlett Station, Parcels F1 & F3 project. Review is recommended. It was moved, seconded, and

VOTED: That the Commission review the schematic design for the proposed Bartlett Station, Parcels F1& F3 project in the Roxbury neighborhood.

The Commission moved to project presentations, the first being for **Longwood Place (305 Brookline Ave.)** in the Longwood Medical Area neighborhood. Rawn Williams and David Manfredi were recused.

Russ DeMartino, Kyle Richard and Meredith McCarthy Presented the project

General Consensus: Excellent presentation and great improvement and overall a productive process. The mix of lab and mixed use and residential space are effectively balanced.

A. Lubeanu - The team's thoughtful analysis, and the willingness to explore concepts in response to the committee's comments has helped this project evolve successfully.

D. Hacin -The design team and Design Committee are all excited about the direction and growth of the project. This has been a great process. We do need housing build on the site.

M. Love - A very responsive team, this is great adaptation to all the concern of the original projects. The success of the overall lies in programmatic Mixed Use, as opposed to just lab building space. This mix will be a benefit to this area of the city.

D. Crosby - Good model and example for others to see and future endeavors. Interested in seeing the development of planting schedules and interior spaces, and look forward to viewing this future commitments.

No public comments

The BCDC recommended approval for Longwood Place (305 Brookline Ave.)

The next project presentation was for **Bartlett Station, Parcels F1 & F3** in the Roxbury neighborhood.

Ben Lee, Michael Washington, Andre Jones, and Jeong-Jun Ju (BPDA) Presented the project

A. Lubeanu - What's happening under the decks behind the building?

Answer: In the F1 building, these spaces are for storage, utilities. For F3- It would be for storage and egress areas.

D. Crosby - Is there a site plan or any public space plan? How much greenspaces are for the use of the residence?

Answer - F1 - dedicated to the residence.

Q: is that greenspace accessible or connected to the F1 and space D, and will Space F2 be connected as well?

A: There will be another meeting dedicated to the site plan open space - Private open spaces and public open space will be visually connected. The only public area is Lambert Lawn which is between f2 and F3.

D. Hacin - The F1 & F3 buildings have a strong vehicular neighborhood building, which is a great benefit for fitting into the existing neighborhood fabric, and it will create interesting connections. Here we have great balance of scale and character of the buildings.

D. Manfredi - There is a great calmness in the building assemblage.

The space in F1, is this parking area/landscape open space? What is the height of the retaining wall and is it made of concrete? The retaining wall and fence height are concerning. Will there be guardrails? This is an area of concern. Please provide a plan with all the landscaping.

D.Crosby - The parking lot, the walkways and the back areas need more attention to create a gradual slope for softer transitions.

D. Hacin - The open space behind F1 has now been identified as an area of concern. Please dive deeper in the whole site plan and how the issue will be resolved.

M.Love - Details for the landscape may be there, but just not shown well in the renderings. The buildings have "clunky" details in areas such as the cornices and overhangs; the details can use more refinement.

D. Manfredi - The lower-level units don't appear to be getting much daylight, is there a better way to get more daylight into the units? This is a deep building with little perimeter for interior light, especially the area in the middle part of the building lower levels.

A. Leers - Buildings fit well and are easy. The concern is shared with David M. that there are a lot of stairs and bulk in front of the buildings. I encourage to keep working on less stairs, more openness, more daylight, along with better connection and views.

One member of the public spoke to share concerns of access to the site, most importantly along Lambert Street. There should be a review with the project review committee.

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

The Commission moved to project presentations, the first being for **1270 Commonwealth Avenue** in the Allston neighborhood.

Harry Weinberg and Sean Sacks, Presented the project

D. Hacin - The materials are good, however the height and FAR of (3.3) might be too much. Concerned about the direct attachment to the building along Commonwealth Ave. The center part of this E shaped building; it feel like a tough condition and maybe too much building. Explore how you might mitigate these conditions, such as carving the mass away from the adjacent property. I am concerned about the parking art screening and what that actually is. The corner volume, it is a strong vertical stretch of two stories.

M. Kim - Please provide more context. There are a lot of positives about the project, but put more effort into creating comfortable side streets. There really isn't much and how to make the pedestrian experience better? In Subcommittee, it would be great to see how you are handling vehicular circulation, because traffic will be greatly increased here.

D. Crosby - integrate more of the streetscape plan with what's happening along Commonwealth Ave., as in what trees will be use and where they will be placed. I like that you added more seating for people, and the planters. I am concerned about the greenspace in the rear of the building. That side will be most in shadow. What's the impact on that space?

R. Williams - Gorham Street, the street wall feels too heavy, what can you do about it?

A. Leers - The corner accents such as the two story lifting base is more than you need. Look at other ways of addressing the corner. The Gorham/ Brainerd corner is more successful corner. The center wing of the building doesn't have to be the same length as the other parts. The center piece can be shorter.

M. Love - Try a different material strategy to help read more as separate buildings. The cantilever part of the building can be pushed back. The elevation that faces Brainerd can use a different material or color change. Maybe a change can help it read as a separate building and break down the scale.

D. Manfredi - I am not convinced of the art wall. We have seen it done in an average way, and not always done well. Gorham Street is very important, and think you need to be more specific here about the quality and design.

A. Lubeanu The art needs to be part of the architecture and not an application. Apply the modulation to the verticality of the building as well.

No public comments

The project will continue in design committee.

There being no further items for discussion, a motion was made to adjourn, and the meeting was duly adjourned at 7:02 p.m. The next regular meeting of the Boston Civic Design Commission was scheduled for September 13th. The recording of the September 6, 2022 Boston Civic Design Commission meeting was digitized and is available at the Boston Redevelopment Authority.