

MINUTES  
**DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION**

July 20, 2021

Held virtually via Zoom

5:00pm

Project: **323-365 Dorchester Avenue**, South Boston

Present: Commissioner Eric Howeler, Commissioner Deneen Crosby, Commissioner Anne-Marie Lubenau, Commissioner Mimi Love, Commissioner Kathy Kottaridis

DISCUSSION: Before the proponent presentation, BPDA Urban Designer Matt Martin gave an overview of PLAN: South Boston Dorchester Avenue talking about the various controls put into the plan including distance between towers, step backs at Dorchester Avenue, view corridors, and gateway sites. The project team then gave a presentation that showed the project in its larger urban context with ongoing development and explained the massing strategy. Commissioners expressed concern for the complexity of the project from a user perspective, and about the hierarchy between open spaces, buildings, and streets as they context to the urban context. Several members of the public expressed excitement for the future investment and open space in this currently industrial area. The project will continue in design committee.

6:00pm

Project: **175 Federal St**, Downtown

Present: Commissioner Eric Howeler, Commissioner Deneen Crosby, Commissioner Anne-Marie Lubenau, Commissioner Mimi Love, Commissioner Kathy Kottaridis, Commissioner William Rawn, Commissioner Kirk Sykes

DISCUSSION: The presentation consisted of views around the project of the public realm and exposed building underbelly. In response to previous comments from the Commission, the team revised the design to expose more of the existing building. Commissioners agree that a larger single story proposal with as much exposure of the existing building base and stem is preferred. Several members of the public asked for as much of the building stem and base to be exposed as possible. The project will continue in design committee.