

DECISION TO REVIEW:

Project: BELVIDERE/DALTON PROJECT IN THE CHRISTIAN SCIENCE CENTER PDA

Address: Belvidere/Dalton site in the Christian Science Center PDA area, roughly defined by Huntington and Massachusetts avenues and Belvidere, Dalton and Clearway streets, in the Huntington Avenue/Prudential Center District

Description:	Mid-rise: Residential (255 rental units)	~237,500 SF
	Includes small retail at base of ~1,800 SF	
	Tower: Residential (170 units)	~422,500 SF
	Hotel (250 keys)	~290,000 SF
	Includes meeting rooms, ballroom, café, restaurant, pool, fitness center)	
	TOTAL	950,000 SF
	Open Space at Dalton/Saint Germain	~4,678 SF
	Parking: About 21 spaces below grade at Mid-rise site; up to 400 allocated from the CSC Garage and 101 Belvidere basement areas	

Proponent: CL BD LLC and PRG BD Investors LLC (Carpenter, Pritzker)

_____ not to review X to review


This action will be taken based on the following criteria:

- X "Large-Scale Development Projects" gross floor area \pm 100,000 Sq. Ft.
- _____ "Projects of Special Significance" requiring a majority vote by the Design Commission to be considered of special urban design significance to the City of Boston.
- _____ Civic Project - open space/public monument, cultural center.
- X District Design Guideline/Guidelines for Development of a specific area (IMP or PDA) of Boston.
- X Condition of prior vote by the Commission.
- _____ Proposed project review would extend beyond scope of BRA or that granted consensually by the Mayor or Article 28.
- _____ Another duly constituted Commission's and/or public agencies jurisdiction protects the responsibilities of the BCDC.
- _____ Submission is incomplete and does not conform to Schematic Design requirements as described by BRA development review procedures.
- _____ Project review is primarily the rehabilitation to interior spaces and does not substantially alter the exterior.

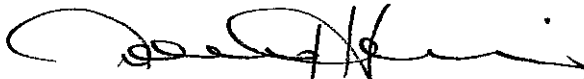
Commission Public Hearing Date August 6, 2013 (project accepted for review)


Commission Members Present and Voting: # 7 (quorum 5)


Vote Taken For: 7 Against 0

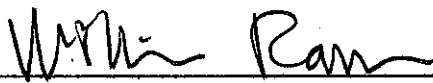
Co-Vice-Chair 
Michael Davis


Deneen Crosby

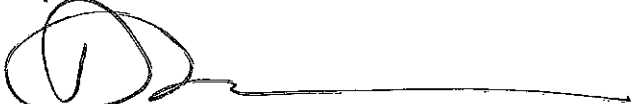

David Hacin


David Manfredi

Co-Vice-Chair 
Paul McDonough


William Rawn

Lynn Wolff

BCDC Director 
David Carlson

DECISION TO REVIEW:

**Project: WENTWORTH INSTITUTE OF TECHNOLOGY
500 HUNTINGTON AVENUE (SWEENEY FIELD) PDA**

Address: 500 Huntington Avenue, on the Sweeney Field parcel defined primarily by Huntington Avenue, and Ruggles and Parker streets in the Mission Hill neighborhood

**Description: two connected buildings totaling approximately 640,000 SF
6-story @ corner of Huntington and Ruggles: likely to house the Wentworth Center for Innovation in Engineering and Technology (reception space, galleries, academic space) ~78,400 SF
18-story between Huntington and Parker: Office and Laboratory space, some retail along Huntington ~561,600 SF
Open space and public site access ~72,137 SF
Parking estimated at ~410 spaces**

Proponent: Wentworth Institute of Technology

_____ not to review X to review

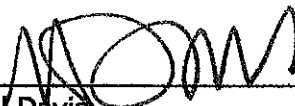
This action will be taken based on the following criteria:

- X Large-Scale Development Projects" gross floor area \pm 100,000 Sq. Ft.
- _____ "Projects of Special Significance" requiring a majority vote by the Design Commission to be considered of special urban design significance to the City of Boston.
- _____ Civic Project - open space/public monument, cultural center.
- X District Design Guideline/Guidelines for Development of a specific area (IMP or PDA) of Boston.
- _____ Condition of prior vote by the Commission.
- _____ Proposed project review would extend beyond scope of BRA or that granted consensually by the Mayor or Article 28.
- _____ Another duly constituted Commission's and/or public agencies jurisdiction protects the responsibilities of the BCDC.
- _____ Submission is incomplete and does not conform to Schematic Design requirements as described by BRA development review procedures.
- _____ Project review is primarily the rehabilitation to interior spaces and does not substantially alter the exterior.
- _____ The proposed project is deemed by the BCDC not to be of a significant impact upon the public realm.


Commission Public Hearing Date August 6, 2013 (project accepted for review)


Commission Members Present and Voting: # 7 (quorum 5)

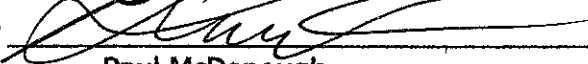
Vote Taken For: 7 Against 0

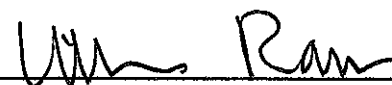
Co-Vice-Chair 
Michael Davis


Deneen Crosby

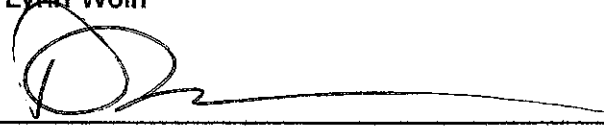

David Hacin


David Manfredi

Co-Vice-Chair 
Paul McDonough


William Rawn

Lynn Wolff

BCDC Director 
David Carlson

DECISION TO REVIEW:

Project: **BOSTON UNIVERSITY MEDICAL CENTER
INSTITUTIONAL MASTER PLAN AND THREE PHASE 1
PROJECTS**

Address: BUMC Campus core is roughly defined by Massachusetts and Harrison Avenues and East Brookline and Albany Streets, in the South End neighborhood

Description: Energy Facility (~2015) ~ 38,500 SF
Moakley Addition (~2014) ~ 27,800 SF
New Inpatient Building Phase 1 (~2014) ~ 78,000 SF
New Patient Transport Bridge (~2014) ~ 7,100 SF
Administration and Clinical Programs (5 yrs.) ~219,000 SF
Inpatient Building Phase 2 (10 yrs.) ~323,000 SF
Parking not a part of program for buildings (existing supply in other lots and garages)

Proponent: Boston Medical Center Corporation

_____ not to review X to review

This action will be taken based on the following criteria:

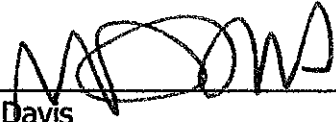
- X Large-Scale Development Projects" gross floor area \pm 100,000 Sq. Ft.
- _____ "Projects of Special Significance" requiring a majority vote by the Design Commission to be considered of special urban design significance to the City of Boston.
- _____ Civic Project - open space/public monument, cultural center.
- X District Design Guideline/Guidelines for Development of a specific area (IMP or PDA) of Boston.
- _____ Condition of prior vote by the Commission.
- _____ Proposed project review would extend beyond scope of BRA or that granted consensually by the Mayor or Article 28.
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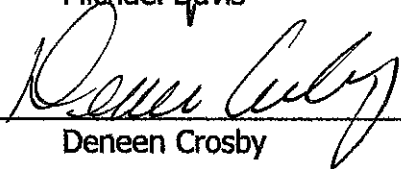
Review Decision – Boston Medical Center IMP and Phase 1 Projects
Page 2


Commission Public Hearing Date August 6, 2013 (project accepted for review)


Commission Members Present and Voting: # 7 (quorum 5)

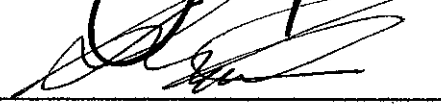
Vote Taken For: 7 Against 0

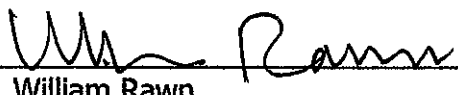
Co-Vice-Chair 
Michael Davis


Deneen Crosby

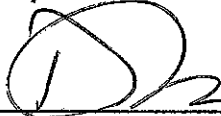

David Hacin


David Manfredi

Co-Vice-Chair 
Paul McDonough


William Rawn

Lynn Wolff

BCDC Director 
David Carlson

DECISION TO REVIEW:

Project: **THE COMMONS AT FOREST HILLS STATION**

Address: 3593-3615 Washington Street in the Jamaica Plain neighborhood

Description:

Residential (~280 Rental units; 37 affordable)	~300,733 SF
Commercial, Retail, Amenity spaces	~ 7,960 SF
Open Space	~42,393 SF
Parking (covered and surface)(169 residential)	~185 spaces
Parking for bicycles (secure)	~250 spaces

Proponent: Forest Hills Arborway, LLC
(John M. Corcoran and Company; The Brennan Group)

_____ not to review X to review

This action will be taken based on the following criteria:

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- _____ "Projects of Special Significance" requiring a majority vote by the Design Commission to be considered of special urban design significance to the City of Boston.
- _____ Civic Project - open space/public monument, cultural center.
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- _____ Another duly constituted Commission's and/or public agencies jurisdiction protects the responsibilities of the BCDC.
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- _____ Project review is primarily the rehabilitation to interior spaces and does not substantially alter the exterior.
- _____ The proposed project is deemed by the BCDC not to be of a significant impact upon the public realm.

Commission Public Hearing Date August 6, 2013 (project accepted for review)

Commission Members Present and Voting: # 7 (quorum 5)

Vote Taken For: 7 Against 0

Co-Vice-Chair


Michael Davis


Deneen Crosby


David Hacin


David Manfredi

Co-Vice-Chair


Paul McDonough


William Rawn

Lynn Wolff

BCDC Director


David Carlson

DECISION TO REVIEW:

Project: **COPLEY PLACE RETAIL EXPANSION AND RESIDENTIAL ADDITION PROJECT NPC**

Address: Copley Place Central Area at the corner of Stuart and Dartmouth streets in the Back Bay neighborhood

Description: Residential (~109 Condo, 433 Rental units) ~680,000 SF
Expansion of Neiman Marcus ~ 45,000 SF
Retail, Wintergarden ~ 70,000 SF
Total ~795,000 SF

Parking spaces will be reassigned from current spaces in the existing 'underground' lots

Proponent: Simon Property Group, Inc.
RF Walsh Project management, Inc. (development project managers)

_____ not to review X to review

This action will be taken based on the following criteria:

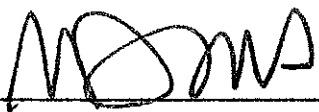
- _____ Large-Scale Development Projects" gross floor area \pm 100,000 Sq. Ft.
- _____ "Projects of Special Significance" requiring a majority vote by the Design Commission to be considered of special urban design significance to the City of Boston.
- _____ Civic Project - open space/public monument, cultural center.
- _____ District Design Guideline/Guidelines for Development of a specific area (IMP or PDA) of Boston.
- X Condition of prior vote by the Commission.
- _____ Proposed project review would extend beyond scope of BRA or that granted consensually by the Mayor or Article 28.
- _____ Another duly constituted Commission's and/or public agencies jurisdiction protects the responsibilities of the BCDC.
- _____ Submission is incomplete and does not conform to Schematic Design requirements as described by BRA development review procedures.
- _____ Project review is primarily the rehabilitation to interior spaces and does not substantially alter the exterior.
- _____ The proposed project is deemed by the BCDC not to be of a significant impact upon the public realm.

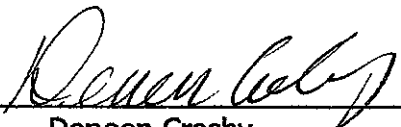
Review Decision – Copley Place Expansion Project NPC
Page 2


Commission Public Hearing Date August 6, 2013 (project accepted for review)

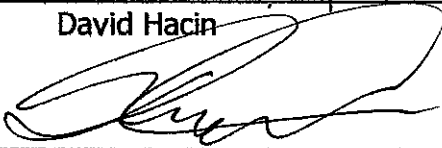
Commission Members Present and Voting: # 5 (quorum 5)

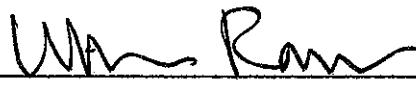
Vote Taken For: 5 Against 0


Co-Vice-Chair 
Michael Davis


Deneen Crosby


David Hacin

Co-Vice-Chair 
Paul McDonough


William Rawn

BCDC Director 
David Carlson

BOSTON CIVIC DESIGN COMMISSION

Date: AUGUST 6, 2013

Commission Recommendation

Project: **BARTLETT PLACE PDA AND PHASE 1A PROJECT**

Description: PHASE 1:COMMERCIAL (A)	~22,153 SF
RETAIL (A AND B)	~31,322 SF
RESIDENTIAL MARKET RATE (A, 42 UNITS)	~69,276 SF
RESIDENTIAL AFFORDABLE (B, 60 UNITS)	~77,535 SF
<u>PARKING (71 - A AND 43 - B SPACES)</u>	<u>~33,204 SF</u>
TOTAL	~233,490 SF
(ALSO A PUBLIC PLAZA OF SOME 15,500 SF)	
PHASES 2-4: RESIDENTIAL (221 UNITS OF MIXED TYPE)	~203,557 SF
<u>PARKING (PHASE 3 STRUCTURED)</u>	<u>~ 10,000 SF</u>
MASTER PLAN TOTAL	~447,047 SF

Address: BARTLETT GARAGE MBTA SITE AT 2565 WASHINGTON STREET, BOUNDED BY GUILD, LAMBERT, AND BARTLETT STREETS, IN THE ROXBURY NEIGHBORHOOD

Proponent: BARTLETT PLACE LAND INC. (NUESTRA COMUNIDAD DEVELOPMENT CORPORATION AND WINDALE DEVELOPERS, INC.)

Commission Public Hearing Dates: APRIL 2 AND AUGUST 6, 2013

Notice of Public Meeting: JULY 19, 2013

Subcommittee Meetings: MAY 28, JULY 16, AND JULY 23, 2013

After hearing all the facts and evidence presented at the public meeting at which time all parties wishing to state their opinions did speak, the Commission finds the following:

- Commission Decision X Recommend Approval (as noted)
- ___ Recommend Disapproval (Requires 2/3 vote of Commission)
- ___ Recommends Need for Modification
- ___ Recommends to Table for Further Review by Subcommittee

BARTLETT PLACE PHASE 1A AND PDA

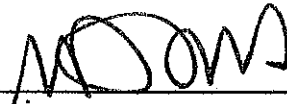
Page 2 Commission Motion:

VOTED: That the BCDC recommends approval of the schematic design for the Bartlett Place Phase 1A Project and PDA, on the parcel bounded by Washington, Guild, Lambert, and Bartlett streets in the Roxbury neighborhood, with the condition that future phases return to the Commission for further review and approval, and that BRA staff work with the Proponent to refine the garage grate treatment on Phase 1A.


Commission Members Present and Voting: # 9 (quorum 5)

Vote Taken: FOR 9 AGAINST 0

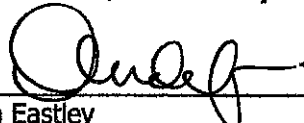
Co-Vice Chair



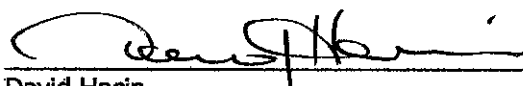
Michael Davis



Deneen Crosby



Linda Eastley




David Hacin

Andrea Leers



David Manfredi

Co-Vice Chair



Paul McDonough



William Rawn

Lynn Wolff

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on September 3, 2013 in accordance with Article 28 of the Boston Zoning Code.

BOSTON CIVIC DESIGN COMMISSION

Date: AUGUST 6, 2013

Commission Recommendation

Project: **40 TRINITY PLACE**

Description:	RESIDENTIAL (~142 UNITS)	~196,550 SF
	HOTEL (~220 KEYS)	~163,010 SF
	RESTAURANT/SERVICE	~ 9,810 SF
	<u>UNIVERSITY CLUB EXPANSION</u>	<u>~ 10,000 SF</u>
	TOTAL	~379,370 SF
	PARKING (~100 STRUCTURED SPACES)	~ 31,000 SF

Address: 40 TRINITY PLACE, INCLUDING AIR RIGHTS OVER 426 STUART STREET, AT THE CORNER OF TRINITY AND STUART STREETS, IN THE COMMERCIAL AREA OF THE BACK BAY NEIGHBORHOOD

Proponent: TRINITY STUART LLC
(JORDAN WARSHAW, AND GARY AND JEFFREY SAUNDERS)

Commission Public Hearing Dates: JANUARY 8 AND AUGUST 6, 2013

Notice of Public Meeting: JULY 19, 2013

Subcommittee Meetings: JANUARY 22 AND JUNE 11, 2013

After hearing all the facts and evidence presented at the public meeting at which time all parties wishing to state their opinions did speak, the Commission finds the following:

- Commission Decision X Recommend Approval (as noted)
- ___ Recommend Disapproval (Requires 2/3 vote of Commission)
- ___ Recommends Need for Modification
- ___ Recommends to Table for Further Review by Subcommittee

40 TRINITY PLACE

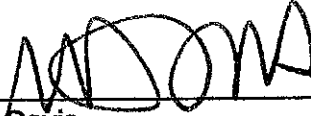
Page 2 Commission Motion:

VOTED: That the Commission recommends approval of the schematic design for the proposed 40 Trinity Place Project on the site at the corner of Stuart Street (including air rights over 426 Stuart) and Trinity Place in the commercial section of the Back Bay neighborhood.

Commission Members Present and Voting: # 8 (quorum 5)

Vote Taken: FOR 8 AGAINST 0

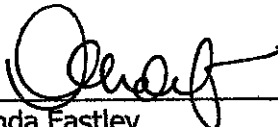
Co-Vice Chair



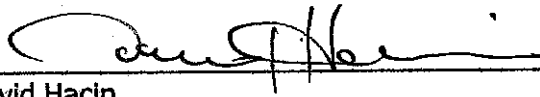
Michael Davis



Deneen Crosby




Linda Eastley



David Hacin

Andrea Leers




David Manfredi

Co-Vice Chair

Paul McDonough *REMOVED*

Lynn Wolff

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on September 3, 2013 in accordance with Article 28 of the Boston Zoning Code.

BOSTON CIVIC DESIGN COMMISSION

Date: AUGUST 6, 2013

Commission Recommendation

**Project: MASS MENTAL HEALTH CENTER REDEVELOPMENT
ROXBURY TENANTS OF HARVARD RESIDENTIAL BUILDING
PROJECT CHANGE**

**Description: RESIDENTIAL (~145 UNITS) ~148,637 SF
(60 AFFORDABLE RENTAL, 85 CONDO WITH 49% AFFORDABLE)
NON-RESIDENTIAL PROGRAMS (DAY CARE, I.E.)~ 9,243 SF**

PARKING IN EXISTING RTH GARAGE FACILITY - NO NET NEW

**Address: WESTERN PORTION OF THE BLOCK BOUNDED BY FENWOOD
ROAD, BROOKLINE AVENUE, THE RIVERWAY, AND VINING
STREET, IN THE LONGWOOD MEDICAL AREA**

**Proponent: THE ROXBURY TENANTS OF HARVARD ASSOCIATION, INC.
(IN ASSOCIATION WITH BRIGHAM AND WOMEN'S HOSPITAL, INC.
AND PARTNERS HEALTHCARE SYSTEM, INC.)
DCAM, ACTING FOR DMH, OWNER OF THE SITE**

Commission Public Hearing Dates: JULY 9 AND AUGUST 6, 2013

Notice of Public Meeting: JULY 19, 2013

Subcommittee Meetings: JULY 23, 2013

**After hearing all the facts and evidence presented at the public meeting at which time
all parties wishing to state their opinions did speak, the Commission finds the following:**

Commission Decision X Recommend Approval (as noted)

 Recommend Disapproval (Requires 2/3 vote of
 Commission)

 Recommends Need for Modification

 Recommends to Table for Further Review by
 Subcommittee

MASS MENTAL REDEVELOPMENT / ROXBURY TENANTS OF HARVARD RESIDENTIAL BUILDING PROJECT CHANGE

Page 2 Commission Motion:

VOTED: That the Commission recommends approval of the revised schematic design for the Roxbury Tenants of Harvard Residential Building on the Mass Mental site at the corner of The Riverway and Fenwood Road in the Longwood Medical Area.

Commission Members Present and Voting: # 8 (quorum 5)

Vote Taken: FOR 8 AGAINST 0

Co-Vice Chair



Michael Davis



Deneen Crosby



Linda Eastley



David Hacin

Andrea Leers



David Manfredi

Co-Vice Chair



Paul McDonough



William Rawn

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on September 3, 2013 in accordance with Article 28 of the Boston Zoning Code.