

DECISION TO REVIEW:

Project: **SOUTH STATION AIR RIGHTS PROJECT NPC II**

Address: SOUTH STATION / ATLANTIC AVENUE

Description: Retail (all Phases) up to ~35,000 SF
 PHASE 1: Office (tower) ~711,000 SF
 Residential Condo (tower, 175 units) ~321,000 SF
 PHASE 2: If Hotel (360 rooms) ~438,000 SF
 If Residential (260 condo or 375 rental) "
 (May be a combination, mix based on market, same SF)
 PHASE 3: Research/Office ~511,000 SF
 Parking 895 total new spaces (includes minimum
 150 MBTA spaces)
 TOTAL 2,522,000 SF (including parking)
 Also includes 106,000 SF bus terminal expansion

Proponent: SOUTH STATION PHASE 1 OWNER LLC
(AFFILIATE OF HINES INTERESTS LIMITED PARTNERSHIP, AND
GEMDALE PROPERTIES AND INVESTMENT CORPORATION LIMITED)


_____ not to review X to review

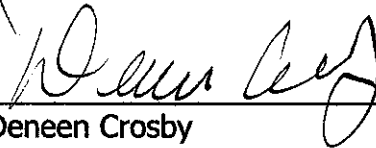
This action will be taken based on the following criteria:


- X Large-Scale Development Projects" gross floor area \pm 100,000 Sq. Ft.
- _____ "Projects of Special Significance" required 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 of Boston.
- _____ 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.
- X Condition of prior vote by the BCDC


Review Decision – South Station Air Rights Project NPC II
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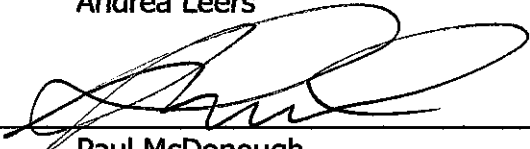
Commission Public Hearing Date September 6, 2016 (project accepted for review)
Commission Members Present and Voting: # 7 (quorum 5)
Vote Taken For: 7 Against: 0

Co-Vice-Chair 
Michael Davis

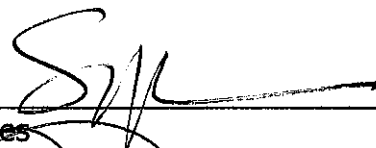

Deneen Crosby

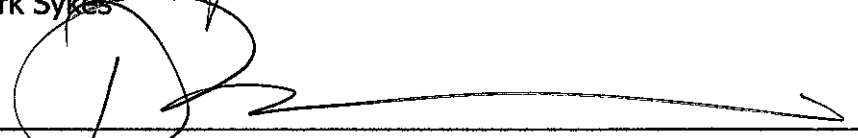

Linda Eastley


Andrea Leers

Co-Vice-Chair 
Paul McDonough


William Rawn


Kirk Sykes

BCDC Director 
David Carlson