

BOSTON CIVIC DESIGN COMMISSION

Date: JANUARY 8, 2013

Commission Recommendation

Project: SEAPORT SQUARE PARCEL K ('WATERMARK SEAPORT')

Description:	RESIDENTIAL (~354 UNITS)	~300,000 SF
	RESTAURANT/RETAIL ETC.	~ 12,000 SF
	<u>TOTAL</u>	<u>~312,000 SF</u>
	PARKING BELOW GRADE (~150 SPACES)	

Address: PARCEL AT THE SE CORNER OF BOSTON WHARF ROAD AND SEAPORT BOULEVARD, IN THE SEAPORT SQUARE PDA, IN THE SOUTH BOSTON WATERFRONT DISTRICT

**Proponent: SKANSKA AND TWINING PROPERTIES
SEAPORT SQUARE: MS BOSTON SEAPORT, LLC (BOSTON GLOBAL INTERESTS, MORGAN STANLEY, WS DEVELOPMENT)**

Commission Public Hearing Dates: OCTOBER 2, 2012 AND JANUARY 8, 2013

Notice of Public Meeting: DECEMBER 21, 2012

Subcommittee Meetings: NOVEMBER 27 AND DECEMBER 18, 2012

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

SEAPORT SQUARE PARCEL K ('WATERMARK SEAPORT')

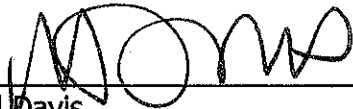
Page 2 Commission Motion:

VOTED: That the Commission recommends approval of the schematic design for Seaport Square Parcel K ('Watermark Seaport') at the corner of Boston Wharf Road and Seaport Boulevard in the Seaport Square PDA, in the South Boston Waterfront District.

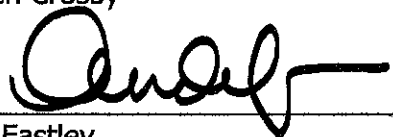
Commission Members Present and Voting: # 7 (quorum 5)

Vote Taken: For 7 AGAINST 0

Co-Vice-Chair



Michael Davis

Deneen Crosby


Linda Eastley

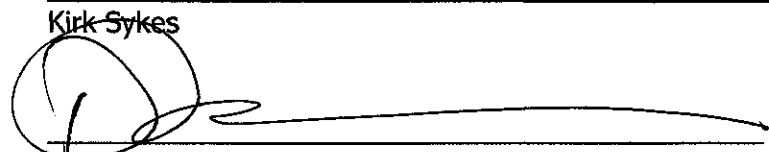
David Manfredi

Co-Vice-Chair

Paul McDonough

Daniel St. Clair

BCDC Director



Kirk Sykes
David A. Carlson

The foregoing Recommendation was signed by the BCDC on February 5, 2013 in accordance with Article 28 of the Boston Zoning Code.

Commission Recommendation

Project: **NASHUA STREET RESIDENCES NPC**

Description: RESIDENTIAL (~503 UNITS)
RETAIL (~3,575 SF)
PARKING (~219 SPACES)
PROJECT TOTAL INCLUDING ALL GSF: ~636,551 SF

Address: NASHUA STREET PARCEL NORTH OF TIP O'NEILL FEDERAL BUILDING AND WEST OF BOSTON GARDEN, IN THE NORTH STATION ECONOMIC DEVELOPMENT AREA

Proponent: AVALON BAY COMMUNITIES, INC.

Commission Public Hearing Dates: DECEMBER 4, 2012 AND JANUARY 8, 2013

Notice of Public Meeting: DECEMBER 21, 2012

Subcommittee Meetings: DECEMBER 11, 2012

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

NASHUA STREET RESIDENCES NPC

Page 2 Commission Motion:

VOTED: That the Commission recommends approval of the new schematic design for the proposed Nashua Street Residences Project, west of the Boston Garden in the North Station Economic Development Area, with the condition that the Proponent return to show resolutions on the issues of the Nashua Street edge, plaza pro-pedestrian provisions, arcade design and climate control, and lighting schemes.

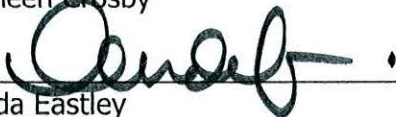
Commission Members Present and Voting: # 9 (quorum 5)

Vote Taken: For 9 AGAINST 0

Co-Vice-Chair




Michael Davis

Deneen Crosby


Linda Eastley

David Manfredi

Co-Vice-Chair




Paul McDonough

Daniel St. Clair



William Rawn



Kirk Sykes



Lynn Wolff

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on February 5, 2013 in accordance with Article 28 of the Boston Zoning Code.

DECISION TO REVIEW:

Project: **40 TRINITY PLACE**

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

Description:	RESIDENTIAL (142 CONDO 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>
	PROJECT TOTAL	~379,370 SF
	PARKING (ABOVE GRADE, ~100 SPACES)	~ 31,000 SF

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

_____ 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.
- _____ 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.

Commission Public Hearing Date January 8, 2013 (project accepted for review)
Commission Members Present and Voting: # 7 (quorum 5)
Vote Taken

For: 7
Against: 0

Vice-Chair



Michael Davis

Deneen Crosby

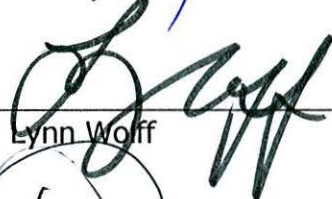

Linda Eastley

David Manfredi

Daniel St. Clair


Kirk Sykes

Lynn Wolff



BCDC Director


David Carlson

Commission Recommendation

Project: **415 MCCLELLAN HIGHWAY**

Description: HOTEL (~177 KEYS) ~102,525 SF
RETAIL/RESTAURANT 1 ~ 6,270 SF
RETAIL/RESTAURANT 2 ~ 4,035 SF
TOTAL: ~112,830 SF
PARKING (~346 SURFACE SPACES)

Address: 415 WILLIAM F. MCCLELLAN HIGHWAY ON BOARDMAN STREET,
IN THE EAST BOSTON NEIGHBORHOOD

Proponent: MC-EB REALTY LLC
C/O FIRST BRISTOL CORPORATION, MARSHALL PROPERTIES

Commission Public Hearing Dates: DECEMBER 4, 2012 AND JANUARY 8, 2013

Notice of Public Meeting: DECEMBER 21, 2012

Subcommittee Meetings: DECEMBER 18, 2012

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


415 MCCLELLAN HIGHWAY

Page 2 Commission Motion:
VOTED: **That the Commission recommends approval of the schematic design for the proposed 415 McClellan Highway Mixed-Use Development in the East Boston neighborhood.**

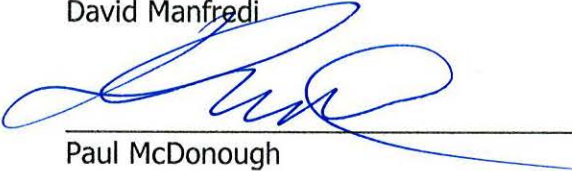
Commission Members Present and Voting: # 9 (quorum 5)
Vote Taken: For 9 AGAINST 0

Co-Vice-Chair 


Michael Davis

Deneen Crosby


Linda Eastley

David Manfredi
Co-Vice-Chair 

Paul McDonough

Daniel St. Clair


William Rawr



Kirk Sykes



Lynn Wolff

BCDC Director 

David A. Carlson

The foregoing Recommendation was signed by the BCDC on February 5, 2013 in accordance with Article 28 of the Boston Zoning Code.

BOSTON CIVIC DESIGN COMMISSION

Date: JANUARY 8, 2013

Commission Recommendation

Project: **BOSTON UNIVERSITY INSTITUTIONAL MASTER PLAN**

Description: IMP PROJECT PROGRAMS:
BB: BU SCHOOL OF LAW ADDITION/REHAB ~100,000 SF (NEW)
CC: ACADEMIC BLDG @ 655 COMM AVE ~350,000 SF
DD: ACADEMIC BLDG ADD'N @ 640 COMM AVE ~50,000 SF (NEW)
EE: SCIENCE/ENGINEERING RESEARCH @ 30 CUMMINGTON MALL
~165,000 SF
FF: ACAD./ADMIN BLDG @ 130 BAY STATE RD ~ 60,000 SF
GG: MILES STANDISH HALL REHAB ~230,000 SF

Address: BOSTON UNIVERSITY CAMPUS, SPREAD FOR A BLOCK OR TWO
NORTH OR SOUTH BUT CENTERED ALONG COMMONWEALTH
AVENUE FROM PACKARD'S CORNER TO CHARLESGATE WEST, IN
THE ALLSTON-BRIGHTON AND KENMORE NEIGHBORHOODS

Proponent: THE TRUSTEES OF BOSTON UNIVERSITY

Commission Public Hearing Dates: DECEMBER 4, 2012 AND JANUARY 8, 2013

Notice of Public Meeting: DECEMBER 21, 2012

Subcommittee Meetings: DECEMBER 18, 2012

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

BOSTON UNIVERSITY INSTITUTIONAL MASTER PLAN

Page 2 Commission Motion:

VOTED: **That the Commission conditionally recommends approval of the Institutional Master Plan for the Boston University Campus in the Allston-Brighton neighborhood. The Condition of approval is that the major IMP and PDA Projects return to the Commission early - before designs are set - to allow full and robust discussion with both BCDC and BRA input as designs proceed toward Article 80 approvals.**

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

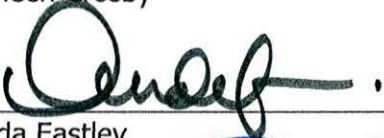
Vote Taken: For 7 AGAINST 0

Co-Vice-Chair



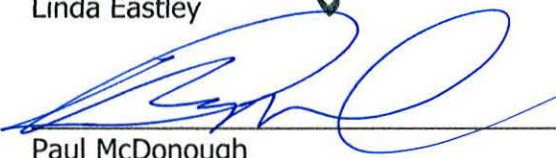
Michael Davis

Deneen Crosby



Linda Eastley

Co-Vice-Chair



Paul McDonough


Daniel St. Clair



William Rawn

Kirk Sykes

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on February 5, 2013 in accordance with Article 28 of the Boston Zoning Code.

DECISION TO REVIEW:

Project: **FAN PIER PDA PARCEL C AND FAN PIER PARK**

Address: PARCELS BOUNDED BY COURTHOUSE WAY, LIBERTY DRIVE, FAN PIER BOULEVARD, AND BOSTON HARBOR IN THE FAN PIER PDA IN THE SOUTH BOSTON WATERFRONT DISTRICT

Description: RESIDENTIAL (~125 CONDO UNITS) ~196,550 SF
RESTAURANT/SERVICE/AMENITIES up to ~ 48,450 SF
PROJECT TOTAL up to ~245,000 SF
PARKING (BELOW GRADE, ~300 SPACES)
PUBLIC PARK SPACE AT HARBOR

Proponent: THE FALLON COMPANY AND PARTNERS

_____ 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.
- X 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.

Review Decision – Fan Pier PDA Parcel C and Fan Pier Park
Page 2

Commission Public Hearing Date January 8, 2013 (project accepted for review)

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

Vote Taken

For: 8

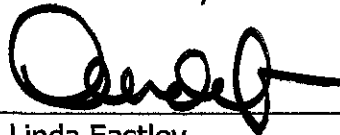
Against: 0

Vice-Chair



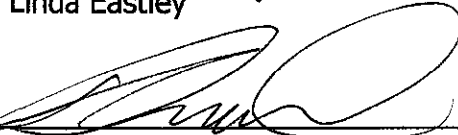
Michael Davis

Deneen Crosby



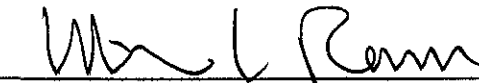
Linda Eastley

Vice-Chair




Paul McDonough

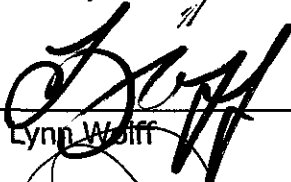
Daniel St. Clair



William Rawn

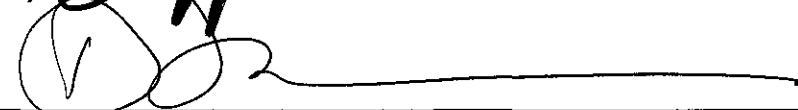


Kirk Sykes



Lynn Wolff

BCDC Director



David Carlson

DECISION TO REVIEW:

Project: **HARVARD UNIVERSITY ALLSTON CAMPUS IMP**

Address: OVER 140 ACRES IN THE HARVARD CAMPUS PLAN, ALL IN THE ALLSTON NEIGHBORHOOD, ROUGHLY BOUNDED BY THE LAND SOUTH OF WESTERN AVENUE, SMITH PARK, AND THE CHARLES

Description: IMP, INCLUDING:

HBS CHOU CENTER (KRESGE REPLACEMENT, EX.ED.)	~ 90,000 SF
HBS BURDEN REPLACEMENT	~130,000 SF
HBS FACULTY/ADMINISTRATION BLDG	~110,000 SF
HARVARD STADIUM + ADDITION, NEW ONLY	~ 39,000 SF
BASKETBALL VENUE + MIXED USE ACAD. PROJECT	~200,000 SF
MIXED-USE INSTITUTIONAL PROJECT	~200,000 SF
HOTEL & CONFERENCE CENTER	~250,000 SF
HBS BAKER HALL RENOVATIONS	~ 78,000 SF
SOLDIERS FIELD PARK RENOVATIONS	~423,000 SF

Proponent: PRESIDENT AND FELLOWS OF HARVARD UNIVERSITY

_____ 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.

Review Decision – Harvard University Allston Campus IMP
Page 2

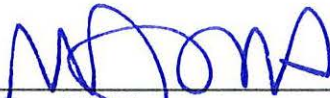
Commission Public Hearing Date January 8, 2013 (project accepted for review)

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

Vote Taken

For: 7
Against: 0

Vice-Chair


Michael Davis

Deneen Crosby


Linda Eastley

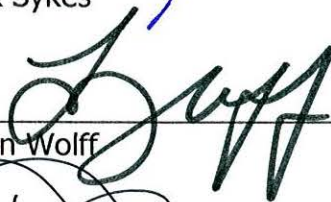
Vice-Chair

Paul McDonough

Daniel St. Clair


Kirk Sykes

Lynn Wolff



BCDC Director


David Carlson

DECISION TO REVIEW:

Project: **GREENWAY PARCEL 14 CAROUSEL**

Address: OPEN SPACE SUBCOMPONENTS OF CENTRAL ARTERY PARKS PARCEL 14, NORTH SIDE, BETWEEN SURFACE ARTERY ROADWAYS, WALK TO THE SEA, AND ATLANTIC AVENUE

Description: ENHANCEMENT OF EXISTING OPEN SPACE PROGRAM TO INCLUDE CAROUSEL

Proponent: GREENWAY CONSERVANCY

_____ not to review X to review

This action will be taken based on the following criteria:


- _____ Large-Scale Development Projects" gross floor area ± 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.
- X Civic Project - open space/public monument, cultural center.
- _____ 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.

Review Decision – Greenway Parcel 14 Carousel
Page 2

Commission Public Hearing Date January 8, 2013 (project accepted for review)
Commission Members Present and Voting: # 9 (quorum 5)
Vote Taken

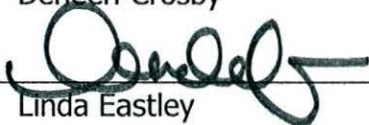
For: 9
Against: 0

Vice-Chair



Michael Davis

Deneen Crosby




Linda Eastley

David Manfredt

Vice-Chair




Paul McDonough




William Rawn

Daniel St. Clair



Kirk Sykes

Lynn Wolf



Lynn Wolf

BCDC Director



David Carlson