

BOSTON CIVIC DESIGN COMMISSION

DATE: FEBRUARY 7, 2017

DECISION TO REVIEW:

Project:

**1000 BOYLSTON STREET PROJECT
(TURNPIKE AIR RIGHTS PARCEL 15)**

Address:

1000 Boylston Street, a 4-parcel site bounded by Dalton, Boylston, St, Cecilia, and Scotia streets in the commercial portion of the Back Bay neighborhood, including MTA Parcel 15

Description:

Residential (160± ownership units)	~442,000 SF
Residential (182± rental units)	~212,000 SF
Retail	~ 35,000 SF
<u>TOTAL</u>	<u>~689,000 SF</u>

Parking ~303 structured spaces

Proponent:

ADG Scotia II LLC, c/o Weiner Ventures LLC
Long-term lease agreement with MassDOT

_____ 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" 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.
- Condition of prior BCDC action
- 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 – **1000 Boylston Street (MTA Parcel 15)**

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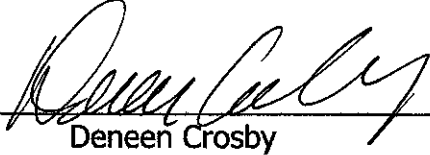
Commission Public Hearing Date February 7, 2017 (project accepted for review)

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

Vote Taken For: 7 Against 0

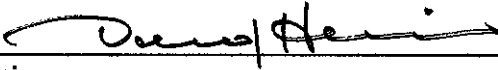
Co-Vice-Chair _____

Michael Davis

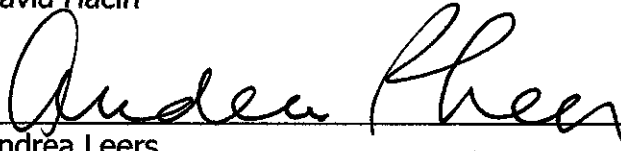


Deneen Crosby

Linda Eastley



David Hacin

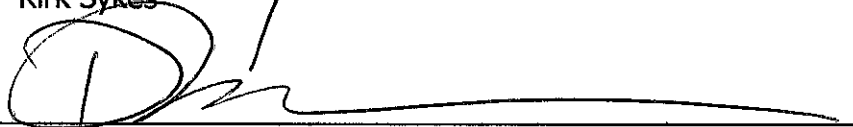


Andrea Leers

William Rawn



Kirk Sykes



BCDC Director _____
David Carlson