

**DECISION TO REVIEW:**

**Project:**                                      **115 WINTHROP SQUARE**

**Address:**                                      Winthrop Square Garage parcel at 115 Federal Street, bounded by Federal and Devonshire streets, and properties at 75-101 Federal, 133 Federal, and 100 Summer, in the Downtown Financial District

Description ranges:	Office	218,000 - 635,000 SF	
	Residential (290-460 units)	570,000 - 780,000 SF	
	Office Club	10,000 - 20,000 SF	
	Accelerator Office	3,000 - 8,000 SF	
	Great Hall	10,000 - 15,000 SF	
	Retail	35,000 - 60,000 SF	
	<u>TOTAL</u>		<u>~1,300,000 SF</u>
	Parking up to ~550 below grade spaces (1,000 existing)		

**Proponent:**                                      MCAF Winthrop LLC  
c/o Millennium Partners of Boston

\_\_\_\_\_ not to review                                        X   to review

**This action will be taken based on the following criteria:**

- X   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.
- \_\_\_\_\_ 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 – **115 Winthrop Square**


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

Commission Members Present and Voting: # 6 (quorum 5)

Vote Taken For: 6 Against 0

Co-Vice-Chair \_\_\_\_\_  
Michael Davis

  
Deneen Crosby

\_\_\_\_\_  
Linda Eastley

  
Andrea Leers

Co-Vice-Chair \_\_\_\_\_  
Paul McDonough

\_\_\_\_\_  
William Rawn

BCDC Director \_\_\_\_\_  
David Carlson