

**DECISION TO REVIEW:**

**Project: MELNEA CASS PARCEL 9 CHANGES**

**Address: BRA PARCEL 9, BOUNDED BY WASHINGTON AND BALL STREETS, SHAWMUT AVENUE, AND MELNEA CASS BOULEVARD, IN THE LOWER ROXBURY NEIGHBORHOOD**

**Description:**

108-KEY HOTEL (MARRIOTT RES. INN)	~72,701 SF
RESIDENTIAL (50 UNITS)	~48,302 SF
RETAIL	~ 5,400 SF
<b>TOTAL</b>	<b>~126,403 SF</b>
PARKING (GROUND FLOOR, SURFACE)	~85 CARS

(THE ABOVE ARE MODIFICATIONS FROM PRIOR APPROVED PROGRAM)

**Proponent: MELNEA PARTNERS LLC  
(URBANICA, INC.)**


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

This action will be taken based on the following criteria:

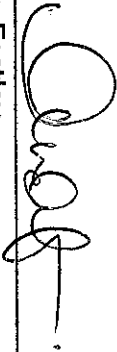
- Large-Scale Development Projects" gross floor area  $\pm$  100,000 Sq. Ft.
- \_\_\_\_\_ "Projects of Special Significance" requiring a majority vote by the Design Commission to be considered of special urban design significance to the COB.
- \_\_\_\_\_ Civic Project - open space/public monument, cultural center.
- \_\_\_\_\_ District Design Guideline/Guidelines for Development of a specific area of Boston.
- \_\_\_\_\_ Condition of prior vote of 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 DECEMBER 2, 2014 (project accepted for review)


Commission Members Present and Voting: # 6 (quorum 5)  
Vote Taken For: 6 Against 0

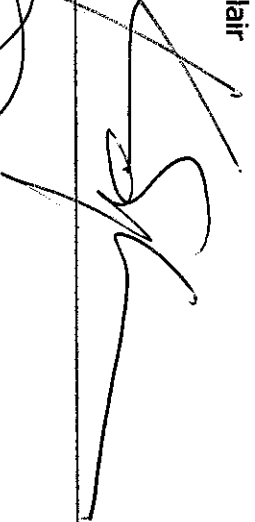
Co-Vice-Chair   
Michael Davis

\_\_\_\_\_  
Deneen Crosby

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

\_\_\_\_\_  
  
David Hain

\_\_\_\_\_  
Daniel St. Clair  


\_\_\_\_\_  
Kirk Sykes  


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