

BOSTON CIVIC DESIGN COMMISSION

DATE: JANUARY 6, 2015

DECISION TO REVIEW:

Project: 14 WEST BROADWAY RESIDENTIAL PROJECT

Address: 14-20 West Broadway, in the South Boston Neighborhood

Description:

Residential (~47 units)	~109,013 SF
Restaurant (ground floor)	~ 6,315 SF
Retail and Office Commercial (2 nd floor)	~ 4,836 SF
<u>Total</u>	<u>~120,164 SF</u>

Parking ~70 spaces below grade, all valet/mechanical

**Proponent: CPC Cornerstone Development LLC
(City Point Capital LP)**

_____ 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 City of Boston.
- _____ Civic Project - open space/public monument, cultural center.
- _____ District Design Guideline/Guidelines for Development of a specific area (TMP or PDA) 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 6, 2015 (project accepted for review)

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

Vote Taken For: 7 Against 0

Co-Vice-Chair Michael Davis 

David Hacin

Andrea Leers

Co-Vice-Chair Paul McDonough

William Rawns 

Kirk Sykes 

Lynn Kasir 

BCDC Director David Carlson 