

BOSTON CIVIC DESIGN COMMISSION

Date: NOVEMBER 1, 2016

Commission Recommendation

Project: SOUTH STATION AIR RIGHTS PROJECT NPC II

Description:

Retail (all Phases)	up to ~35,000 SF
PHASE 1: Office (tower)	~711,000 SF
Residential Condo (tower, 175 units)	~321,000 SF
PHASE 2: If Hotel (360 rooms)	~438,000 SF
If Residential (260 condo or 375 rental)	“
(May be a combination, mix based on market, same SF)	
PHASE 3: Research/Office	~511,000 SF
Parking	895 total new spaces (includes minimum 150 MBTA spaces)
TOTAL	2,522,000 SF (including parking)

Also includes 106,000 SF bus terminal expansion

Address: SOUTH STATION / ATLANTIC AVENUE

Proponent: SOUTH STATION PHASE 1 OWNER LLC (AFFILIATE OF HINES INTERESTS LIMITED PARTNERSHIP AND GEMDALE PROPERTIES AND INVESTMENT CORPORATION LIMITED)

Commission Public Hearing Dates: FOR THIS VERSION: SEPTEMBER 6 AND NOVEMBER 1, 2016

Notice of Public Meeting: OCTOBER 20, 2016

Subcommittee Meetings: OCTOBER 11, 2016

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

SOUTH STATION AIR RIGHTS NPC II

Page 2 Commission Motion:

VOTED: That the Commission recommends approval of the revised schematic design of the South Station Air Rights Project as contained in the Notice of Project Change dated July 29, 2016, with the continuing condition that the Proponent or their assigns return as the hotel/residential and research building air rights components and the corresponding Atlantic Avenue facades become more fully developed to present resolutions of these components to the Commission for review and vote.

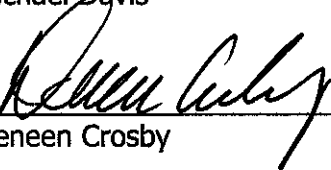
Commission Members Present and Voting: # 8 (quorum 5)

Vote Taken: For 8 AGAINST 0

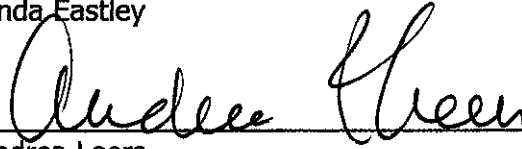
Co-Vice-Chair



Michael Davis




Deneen Crosby

Linda Eastley



Andrea Leers

Co-Vice-Chair

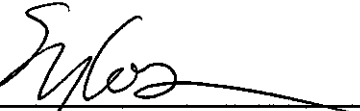
Paul McDonough



William Rawn

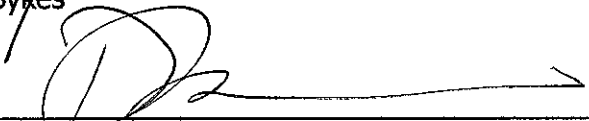


Daniel St. Clair



Kirk Sykes

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on December 6, 2016 in accordance with Article 28 of the Boston Zoning Code.