

**DECISION TO REVIEW:**

**Project:** THE BACK BAY/SOUTH END GATEWAY PROJECT

**Address:** JOHN HANCOCK GARAGE AND BACK BAY STATION SITES IN THE COMMERCIAL PORTION OF THE BACK BAY NEIGHBORHOOD; MOSTLY WITHIN THE STUART STREET ZONING DISTRICT

**Description:**

RESIDENTIAL (600+ UNITS, 2 BUILDINGS)	~585,000 SF
RETAIL (INCLUDING STATION WEST)	~100,000 SF
OFFICE (1 BUILDING)	~575,000 SF
<u>GARAGE (RECONSTRUCTION ONLY, SF NOT INCLUDED IN</u>	
<u>TOTAL</u>	<u>&lt;200,000 SF</u>
NON-GARAGE PROGRAM TOTAL	~1,260,000 SF
PARKING - RECONFIGURATION OF EXISTING (<2013 SPACES)	

**Proponent:** BP HANCOCK LLC, THROUGH ITS AFFILIATE BOSTON PROPERTIES LIMITED PARTNERSHIP, VIA LONG-TERM LEASE AGREEMENT WITH MDOT AND MBTA GROUPS AT THE STATE

\_\_\_\_\_ 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 required pursuant to condition of original vote recommending approval

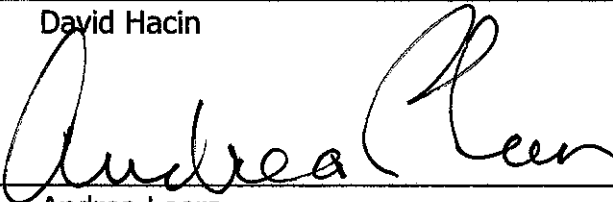
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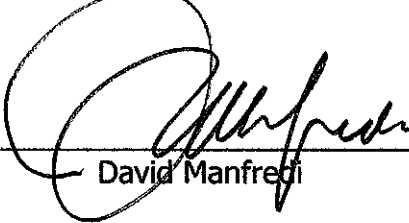
Commission Public Hearing Date June 7, 2016 (project accepted for review)  
Commission Members Present and Voting: # 6 (quorum 5)

Vote Taken For: 6 Against 0

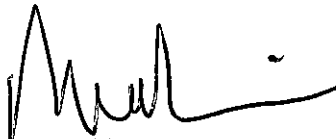
Co-Vice-Chair   
Michael Davis


David Hacin

  
Andrea Leers

  
David Manfredi

William Rawn

  
Daniel St. Clair

BCDC Director   
David Carlson