

DECISION TO REVIEW:

Project: **LOVEJOY WHARF PROJECT NPC**

Address: 131 BEVERLY STREET (FOCUS OF CHANGE) AND 160 NORTH WASHINGTON STREET, ON THE WATERFRONT IN THE NORTH STATION ECONOMIC DEVELOPMENT AREA

Description: RESIDENTIAL (175+ UNITS) ~210,000 SF
OFFICE (CONVERSE) ~232,200 SF
RETAIL/COMMERCIAL ~ 20,000 SF
TOTAL ~462,200 SF
PARKING HAS BEEN ELIMINATED FROM THE PROPOSED PROJECT

Proponent: RELATED BEAL, LLC

_____ not to review X to review

This action will be taken based on the following criteria:

- X Large-Scale Development Projects" gross floor area \pm 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.
- _____ 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.

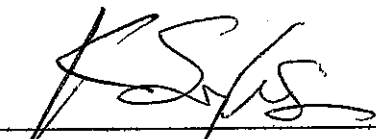
Review Decision – Lovejoy Wharf Project NPC
Page 2

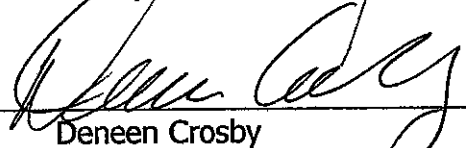
Commission Public Hearing Date October 1, 2013 (project accepted for review)

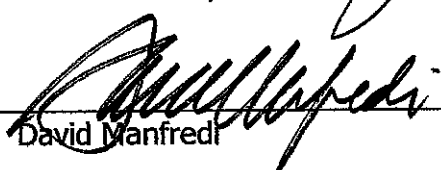
Commission Members Present and Voting: # 5 (quorum 5)

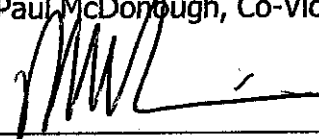
Vote Taken

For: 5
Against: 0

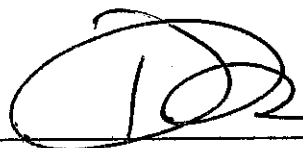
Acting Chair _____

Kirk Sykes


Deneen Crosby


David Manfredi

Paul McDonough, Co-Vice-Chair


Daniel St. Clair

BCDC Director _____

David Carlson

DECISION TO REVIEW:

Project: **LANDMARK CENTER EXPANSION PROJECT**

Address: 401 PARK DRIVE, IN THE FENWAY NEIGHBORHOOD (ADDITION TO REAR OF EXISTING BUILDING, REPLACING EXISTING GARAGE, SURFACE PARKING, AND RETAIL/CINEMA SPACE ALONG FULLERTON STREET)

Description:	RESIDENTIAL (UP TO 550 UNITS)	EST. 600,000 SF
	ADDITIONAL RETAIL	~110,000 SF
	GROCERY STORE/SUPERMARKET	~ 75,000 SF
	ADDITIONAL OFFICE	~ 15,000 SF
	PARKING RECONFIGURED TO BE BELOW GRADE (NO NEW SPACES)	

Proponent: FENWAY ENTERPRISES LLC (A SAMUELS & ASSOCIATES ENTITY)
ON BEHALF OF LANDMARK CENTER VENTURES LLC

_____ not to review X to review

This action will be taken based on the following criteria:

- X Large-Scale Development Projects" gross floor area \pm 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.
- _____ 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 – Landmark Center Expansion Project
Page 2


Commission Public Hearing Date October 1, 2013 (project accepted for review)

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

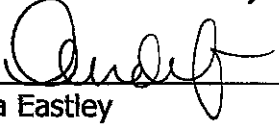
Vote Taken

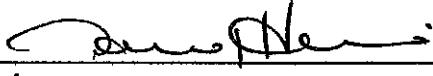
For: 5
Against: 0

Acting Chair


Kirk Sykes


Deneen Crosby


Linda Eastley


David Hacin


Lynn Wolff

BCDC Director


David Carlson

BOSTON CIVIC DESIGN COMMISSION

Date: OCTOBER 1, 2013

Commission Recommendation

Project: **SEAPORT SQUARE PARCEL L1 ('ONE SEAPORT SQUARE')**

Description: OFFICE ~632,686 SF
(INCLUDES 17,000 SF RETAIL SPACE AT BASE)
PARKING BELOW GRADE ~400 SPACES)

Address: PARCEL AT THE SE CORNER OF SEAPORT BOULEVARD AND
BOSTON WHARF ROAD, IN THE SOUTH BOSTON WATERFRONT
DISTRICT

Proponent: SKANSKA
MS BOSTON SEAPORT, LLC (BOSTON GLOBAL INTERESTS,
MORGAN STANLEY, WS DEVELOPMENT)

Commission Public Hearing Dates: JULY 9 AND OCTOBER 1, 2013

Notice of Public Meeting: SEPTEMBER 21, 2013

Subcommittee Meetings: JULY 30 AND SEPTEMBER 10, 2013

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 Recommend Approval (as noted)
- Recommend Disapproval (Requires 2/3 vote of Commission)
- Recommends Need for Modification
- Recommends to Table for Further Review by Subcommittee

SEAPORT SQUARE PARCEL L1

Page 2 Commission Motion:

VOTED: That the Commission recommends approval of the schematic design for Seaport Square Parcel L1 ('101 Seaport Square') at the corner of Boston Wharf Road and Seaport Boulevard in the Seaport Square PDA, in the South Boston Waterfront District.

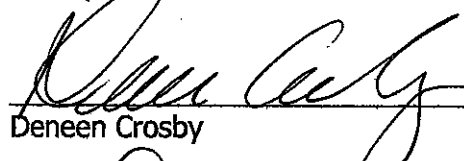
Commission Members Present and Voting: # 5 (quorum 5)

Vote Taken: For 5 AGAINST 0

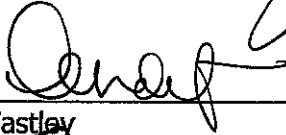
Acting Chair



Kirk Sykes



Deneen Crosby



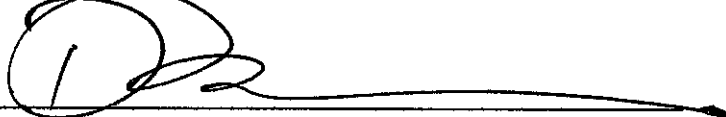
Linda Eastley



David Manfredi



Daniel St. Clair



BCDC Director

David A. Carlson

The foregoing Recommendation was signed by the BCDC on October 15, 2013 in accordance with Article 28 of the Boston Zoning Code.

BOSTON CIVIC DESIGN COMMISSION

Date: OCTOBER 1, 2013

Commission Recommendation

Project: **SOUTH BOSTON HOTEL**

Description: HOTEL (~156 KEYS) ~87,000 SF
(INCLUDES RESTAURANT AND RETAIL SPACE AT BASE,
CONFERENCE ROOMS, SCREENING ROOM, AMENITY TERRACE,
ROOFTOP POOL AND LOUNGE)
PARKING BELOW GRADE ~40 SPACES)

Address: 6 WEST BROADWAY; PROPERTY RUNS FROM THAT ADDRESS
ALONG DORCHESTER AVENUE TO WEST SECOND AND ATHENS
STREET; IN THE SOUTH BOSTON NEIGHBORHOOD

Proponent: SUN CONDOS LLC (TIM PAPPAS)

Commission Public Hearing Dates: SEPTEMBER 3 AND OCTOBER 1, 2013

Notice of Public Meeting: SEPTEMBER 21, 2013

Subcommittee Meetings: SEPTEMBER 24, 2013

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 Recommend Approval (as noted)
- Recommend Disapproval (Requires 2/3 vote of Commission)
- Recommends Need for Modification
- Recommends to Table for Further Review by Subcommittee

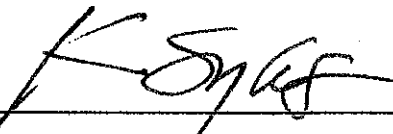
SOUTH BOSTON HOTEL

Page 2 Commission Motion:

VOTED: **That the Commission recommends approval of the schematic design for the proposed South Boston Hotel Project on Dorchester Avenue (at 6 West Broadway) in the South Boston neighborhood.**

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

Acting Chair



Kirk Sykes



Deneen Crosby



David Manfredi

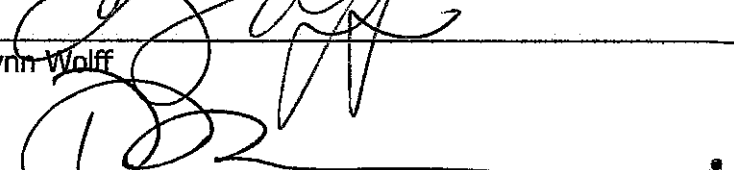


Daniel St. Clair



Lynn Wolff

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on October 15, 2013 in accordance with Article 28 of the Boston Zoning Code.

BOSTON CIVIC DESIGN COMMISSION

Date: OCTOBER 1, 2013

Commission Recommendation

Project: **CHILDREN'S HOSPITAL INSTITUTIONAL MASTER PLAN, INCLUDING THE CLINICAL BUILDING AND 819 BEACON STREET**

Description: CHILDREN'S CLINICAL BUILDING ~445,000 SF
 [COMBINED HEAT AND POWER (CHP) PLANT MAY BE INCLUDED]
 PATIENT AND FAMILY PARKING GARAGE 1-STORY ADDITION
 (86 SPACES) ~ 29,370 SF
 819 BEACON STREET (OFFICE) ~211,170 SF
 [526-SPACE GARAGE, OF WHICH 277 NET NEW~213,000 SF]
 TOTAL LMA *EXISTING* CAMPUS SF: ~2,622,524 SF

Address: 300 LONGWOOD AVENUE IN THE LONGWOOD MEDICAL AREA FOR CHILDREN'S MAIN CAMPUS (CLINICAL BUILDING IS PROPOSED AT THE CORNER OF SHATTUCK STREET AND MEADOW LANE) AND 819 BEACON STREET IN THE AUDUBON CIRCLE NEIGHBORHOOD FOR THE ADMINISTRATION BUILDING

Proponent: CHILDREN'S HOSPITAL

Commission Public Hearing Dates: DECEMBER 4, 2012, AND OCTOBER 1, 2013

Notice of Public Meeting: SEPTEMBER 21, 2013

Subcommittee Meetings: MARCH 26 AND SEPTEMBER 17, 2013

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

CHILDREN'S HOSPITAL INSTITUTIONAL MASTER PLAN, INCLUDING THE CLINICAL BUILDING AND 819 BEACON STREET

Page 2 Commission Motion:

VOTED: That the Commission recommends approval of the Children's Hospital IMP and the associated schematic designs for its primary IMP Projects (Children's Clinical Building on Shattuck, and 819 Beacon Street) in the Longwood Medical Area and the Audubon Circle neighborhood. The BCDC recommends no retention of the old Wolbach portico, but if required, prefers an alternative where the portico is separated from the new building, either on the exterior or interior.

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

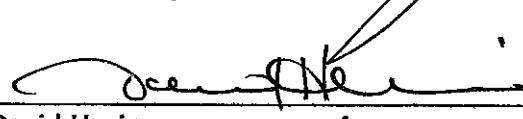
Acting Chair




Kirk Sykes



Deneen Crosby



David Hacin

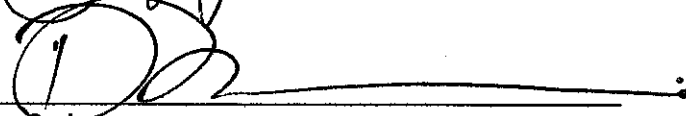


Daniel St. Clair



Lynn Wolff

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on October 15, 2013 in accordance with Article 28 of the Boston Zoning Code.

BOSTON CIVIC DESIGN COMMISSION

Date: OCTOBER 1, 2013

Commission Recommendation

Project: **HARVARD UNIVERSITY INSTITUTIONAL MASTER PLAN**

Description: HBS KRESGE REPLACEMENT (EXED DINING, ADMIN, CLASS) ~ 90,000 SF
 HBS BURDEN REPLACEMENT (ACAD., CLASS, AUDITORIUM) ~130,000 SF
 HBS FACULTY & ADMIN BLDG ~110,000 SF
 HARVARD STADIUM ADDITION/RENOVATION; NEW ONLY: ~ 39,000 SF
 BASKETBALL VENUE + MIXED USE PROJECT ~200,000 SF
 MIXED USE INSTITUTIONAL PROJECT (OLD CVIEW SITE) ~200,000 SF
 HOTEL AND CONFERENCE CENTER ~250,000 SF
 BAKER HALL RENOVATIONS (HBS) ~ 78,000 SF
 SOLDIERS FIELD PARK RENOVATIONS ~423,000 SF

Address: 140-ACRE CAMPUS IN ALLSTON BOUNDED ROUGHLY BY THE CHARLES RIVER, WESTERN AVENUE AND BARRY'S CORNER, CSX TRAIN YARDS

Proponent: PRESIDENT AND FELLOWS OF HARVARD COLLEGE

Commission Public Hearing Dates: JANUARY 8, SEPTEMBER 3, AND OCTOBER 1, 2013

Notice of Public Meeting: SEPTEMBER 21, 2013

Subcommittee Meetings: SEPTEMBER 17, 2013

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 Recommend Approval (as noted)
- Recommend Disapproval (Requires 2/3 vote of Commission)
- Recommends Need for Modification
- Recommends to Table for Further Review by Subcommittee

HARVARD UNIVERSITY INSTITUTIONAL MASTER PLAN


Page 2 Commission Motion:

VOTED: That the Commission recommends approval of the new Harvard IMP in the Allston neighborhood, with the condition that all IMP Projects that are not simply total rehabilitation return to the Commission for further review and a vote.

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

Vote Taken: For 6 AGAINST 0

Acting Chair




Kirk Sykes



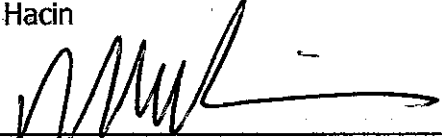
Deneen Crosby



Linda Eastley



David Hacin



Daniel St. Clair



Lynn Wolff

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on October 15, 2013 in accordance with Article 28 of the Boston Zoning Code.

BOSTON CIVIC DESIGN COMMISSION

Date: OCTOBER 1, 2013

Commission Recommendation

Project: **80 EAST BERKELEY STREET PROJECT AND PDA**

Description:	OFFICE	~290,000 SF
	RETAIL/RESTAURANT	~18,000 SF
	PARKING BELOW GRADE	~200 SPACES)

Address: 80 EAST BERKELEY STREET, PARCEL OF LAND BOUNDED IN PART BY SHAWMUT AVENUE AND BERKELEY AND WASHINGTON STREETS, IN THE SOUTH END NEIGHBORHOOD

Proponent: THE DRUKER COMPANY, LTD.

Commission Public Hearing Dates: SEPTEMBER 3 AND OCTOBER 1, 2013

Notice of Public Meeting: SEPTEMBER 21, 2013

Subcommittee Meetings: SEPTEMBER 10, 2013

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

80 EAST BERKELEY STREET

Page 2 Commission Motion:

VOTED: That the Commission recommends approval of the schematic design for the 80 East Berkeley Street Project and PDA on the site at the corners of Washington Street, Shawmut Avenue, and East Berkeley Street in the South End neighborhood , with the condition that BRA staff attend to either eliminating or minimizing the presence of the garage ramp cover structure.

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

Vote Taken: For 5 AGAINST 0

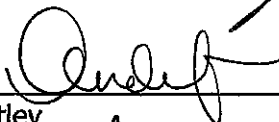
Acting Chair




Kirk Sykes




Deneen Crosby



Linda Eastley

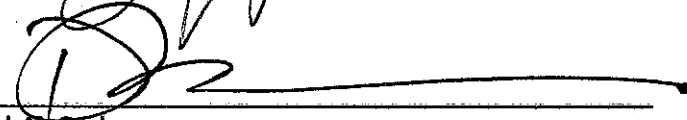


Daniel St. Clair



Lynn Wolff

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on October 15, 2013 in accordance with Article 28 of the Boston Zoning Code.

BOSTON CIVIC DESIGN COMMISSION

Date: OCTOBER 1, 2013

Commission Recommendation

Project: NORTHEASTERN UNIVERSITY INSTITUTIONAL MASTER PLAN

- Description: (MAXIMA)
- | | |
|--|-------------|
| 1. 795 COLUMBUS ISEB (UP TO 3 PHASES) | ~640,000 SF |
| 2. NORTH LOT (EAST FENS, ACADEMIC) | ~250,000 SF |
| 3. 238-262 ST. BOTOLPH (ATHLETIC/STUDENT LIFE) | ~120,000 SF |
| 4. RYDER HALL (LEON ST.)(ACADEMIC/RES) | ~180,000 SF |
| 5. BURSTEIN RUBENSTEIN (ACADEMIC/RES) | ~150,000 SF |
| 6. CARGILL HALL (45-55 FORSYTH ST)(ACADEMIC) | ~150,000 SF |
| 7. CABOT SITE (400 HUNTINGTON)(MIXED USE) | ~500,000 SF |
| 8. 70 FORSYTH (ACADEMIC) | ~150,000 SF |
| 9. NEW SCIENCE QUAD (ACADEMIC) | ~100,000 SF |
| 10. GAINSBOROUGH GARAGE (MIXED USE) | ~240,000 SF |
| 11. BURKE ST. LOT (OFFICE/RESIDENTIAL) | ~165,000 SF |

Address: ~67-ACRE CAMPUS AROUND HUNTINGTON AVENUE BETWEEN THE FENWAY AND TREMONT, MASS AVE AND RUGGLES

Proponent: NORTHEASTERN UNIVERSITY

Commission Public Hearing Dates: APRIL 2 AND OCTOBER 1, 2013

Notice of Public Meeting: SEPTEMBER 21, 2013

Subcommittee Meetings: JULY 30, 2013

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

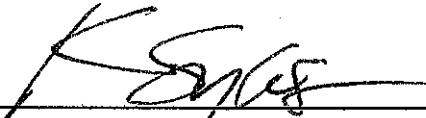
NORTHEASTERN UNIVERSITY INSTITUTIONAL MASTER PLAN

Page 2 Commission Motion:

VOTED: That the BCDC recommends approval of the new Northeastern University Institutional Master Plan, with the conditions that all IMP Projects subject to Article 80B return for further review and approval, and that the University work to the extent possible with Wentworth and other institutions to better resolve their IMP Project on Huntington, moving the wing mass shown to another appropriate site.

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

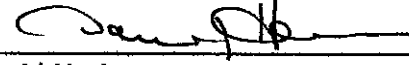
Acting Chair



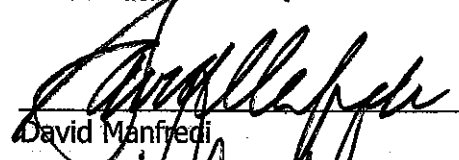
Kirk Sykes



Deneen Crosby



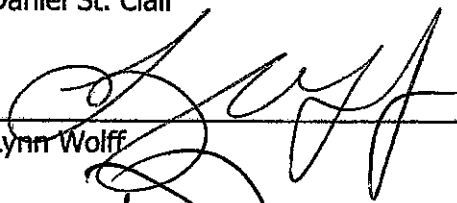
David Hacin



David Manfredi



Daniel St. Clair



Lynn Wolff

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on October 15, 2013 in accordance with Article 28 of the Boston Zoning Code.