

**BOSTON CIVIC DESIGN COMMISSION**

Date: JULY 7, 2015

Commission Recommendation

**Project: CLIPPERSHIP WHARF PROJECT AND PDA NPC**

Description: RESIDENTIAL (UP TO ~492 UNITS, MIXED OWNERSHIP AND RENTAL) ~524,800 SF  
RETAIL/RESTAURANT/PUBLIC ~ 30,200 SF  
TOTAL 555,000 SF  
PARKING (COVERED) Up to ~300 SPACES  
ADDITIONAL PARKING (SURFACE) ~21 SPACES  
OPEN SPACE ~189,897 SF

Address: PARCEL BOUNDED BY SUMNER AND LEWIS STREETS AND BOSTON HARBOR, AND PARTIALLY BY MARGINAL ROAD, JACCOBE WAY, AND CLIPPERSHIP LANE IN THE EAST BOSTON WATERFRONT NEIGHBORHOOD, JUST TO THE WEST OF MAVERICK SQUARE AND ADJACENT TO THE MASSPORT PIER ONE PROPERTY

Proponent: NODDLE ISLAND LIMITED PARTNERSHIP (INCL. WINN DEVELOPMENT AND THE RELATED COMPANIES) LEND LEASE DEVELOPMENT, INC.

Commission Public Hearing Dates: APRIL 7 AND JULY 7, 2015

Notice of Public Meeting: JUNE 21, 2015

Subcommittee Meetings: APRIL 28, MAY 19, MAY 26, JUNE 16, AND JUNE 30, 2015

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


VOTED:

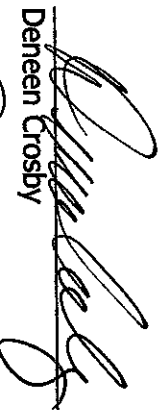
That the BCDC recommends approval of the revised schematic design for the Clippership Wharf PDA NPC in the East Boston neighborhood, with the condition that the Proponent return to give an informational update on the BHA parcel view corridor, Building #2 transparency and plaza development, details of the edges, and how the building elements come together, provide depth, and achieve a modest skyline variation.

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

Vote Taken: For 7 AGAINST 0

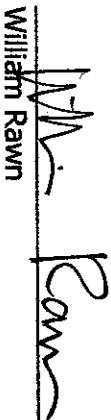
co-Vice-Chair

  
Michael Davis

  
Deneen Crosby

  
Linda Eastley

David Manfredi

  
William Rawn

Daniel St. Clair

  
Kirk Sykes

BCDC Director

  
David A. Garrison

The foregoing Recommendation was signed by the BCDC on August 4, 2015 in accordance with Article 28 of the Boston Zoning Code.