

DECISION TO REVIEW:

Project: **HODGE BOILER WORKS PROJECT NPC II
(99 SUMNER STREET)**

Address: 99 SUMNER STREET, JUST TO THE NORTH OF MAVERICK SQUARE AT THE INTERSECTION OF LONDON STREET, AND BOUNDED ALSO BY LOPRESTI PARK AND BOSTON HARBOR, IN THE EAST BOSTON (WATERFRONT) NEIGHBORHOOD

Description: RESIDENTIAL (119 UNITS) ~125,614 SF
WORK SHARE SPACE (INCLUDED IN ABOVE) ~ 7,200 SF
PARKING (BELOW GRADE) ~83 SPACES
EXTERIOR OPEN SPACE ~ 34,500 SF

Proponent: TDC DEVELOPMENT GROUP, LLC
C/O THE DAVIS COMPANIES
DIV SUMNER STREET, 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.
- _____ Requirement due to condition of prior Master Plan vote
- _____ 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 – Hodge Boiler Works NPC II (99 Sumner Street)

Page 2


Commission Public Hearing Date May 2, 2017 (project accepted for review)

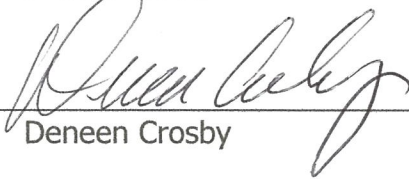
Commission Members Present and Voting: # 5 (quorum 5)

Vote Taken

For: 5
Against: 0

Co-Vice-Chair


Michael Davis


Deneen Crosby

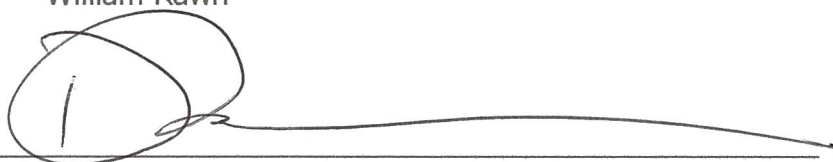
Linda Eastley

Co-Vice-Chair

Paul McDonough


William Rawn

BCDC Director


David Carlson