

BOSTON CIVIC DESIGN COMMISSION

Date: JULY 7, 2015

Commission Recommendation

Project: CONGRESS SQUARE

Description: OFFICE (40 WATER) ~314,600 SF
HOTEL (68 & 54 DEVONSHIRE, ~133 ROOMS) ~ 85,700 SF
RESIDENTIAL (19 & 15 CONGRESS, ~35 UNITS)~ 51,350 SF
RETAIL (ALL THREE BUILDINGS) ~ 36,650 SF
TOTAL ~488,300 SF
NO PARKING
~122,700+ SF IS NEW CONSTRUCTION
QUAKER LANE AS A 'EUROPEAN-STYLE ARCADE CONCEPT'

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: RFM BLOCK ON CONGRESS I, LLC
(VIA AFFILIATE, RELATED BEAL)

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

Notice of Public Meeting: JUNE 21, 2015

Subcommittee Meetings: MAY 19, JUNE 23, AND JUNE 30, 2015
(LATTER IN JOINT SESSION WITH BLC)

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

CONGRESS SQUARE

Page 2 Commission Motion:

VOTED: That the Commission recommends approval of the schematic design for the proposed Congress Square Project in the Downtown Financial District.

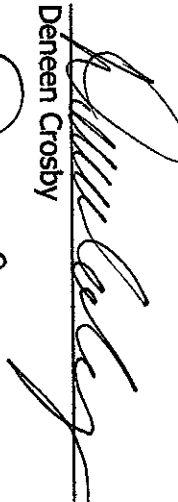
Commission Members Present and Voting: # 7 (quorum 5)
Vote Taken: For 7 AGAINST 0

co-Vice-Chair

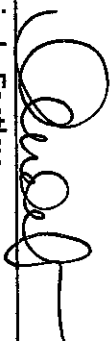
Michael Davis



Deneen Crosby



Linda Eastley



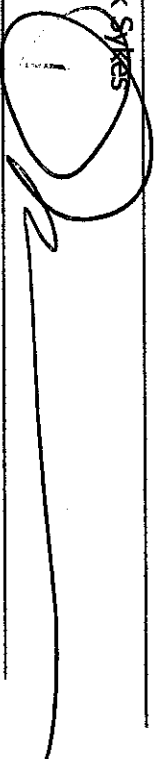
David Manfredi



William Rawn

Daniel St. Clair

Kirk Sykes



BCDC Director

David A. Carlson

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