

DECISION TO REVIEW:

Project: **READVILLE YARD 5**

Address: 8 Industrial Drive in the Hyde Park neighborhood

Description: Light Industrial / Manufacturing ~333,000 SF
Office ~ 42,000 SF
Open Space - SF not given; buffer areas, multi-use paths, and an east entry park
Parking (covered and surface) ~250 spaces
Parking for bicycles (secure) ~89 spaces

Proponent: First Highland Management and Development Corporation

_____ not to review X to review

This action will be taken based on the following criteria:

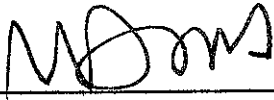
- X Large-Scale Development Projects" gross floor area \pm 100,000 Sq. Ft.
- _____ "Projects of Special Significance" requiring a majority vote by the Design Commission to be considered of special urban design significance to the City of Boston.
- _____ Civic Project - open space/public monument, cultural center.
- _____ District Design Guideline/Guidelines for Development of a specific area (IMP or PDA) of Boston.
- _____ Condition of prior vote by the Commission.
- _____ 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 – Readville Yard 5
Page 2

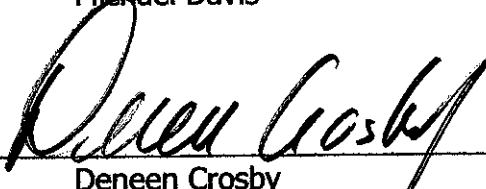
Commission Public Hearing Date September 2, 2014 (project accepted for review)

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

Vote Taken For: 6 Against 0

Co-Vice-Chair 

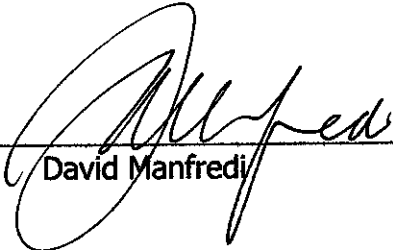
Michael Davis



Deneen Crosby



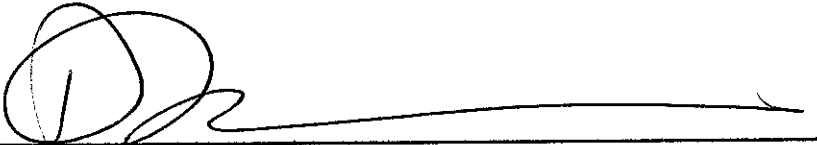
Andrea Leers



David Manfredi

Co-Vice-Chair _____
Paul McDonough

William Rawn



BCDC Director David Carlson

BOSTON CIVIC DESIGN COMMISSION

Date: SEPTEMBER 2, 2014

Commission Recommendation

Project: **READVILLE YARD 5 PROJECT**

Description: LIGHT INDUSTRIAL/MANUFACTURING ~333,000 SF
OFFICE ~ 42,000 SF
PARKING FOR CARS (COVERED & SURFACE) ~250 SPACES
PARKING FOR BICYCLES ~89 SPACES
OPEN SPACE CONSISTING OF BUFFER AREAS, MULTI-USE
PATHWAYS, AND AN EAST ENTRY PARK

Address: 8 INDUSTRIAL DRIVE IN THE HYDE PARK NEIGHBORHOOD

Proponent: FIRST HIGHLAND MANAGEMENT AND DEVELOPMENT CORPORATION

Commission Public Hearing Dates: SEPTEMBER 2, 2014

Notice of Public Meeting: AUGUST 19, 2014

Subcommittee Meetings: N.A.

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

READVILLE YARD 5 PROJECT

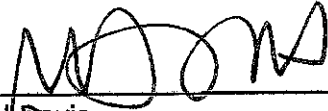
Page 2 Commission Motion:

VOTED: That the Commission recommends approval of the schematic design for the proposed Readville Yard 5 Project at 8 Industrial Drive in the Hyde Park neighborhood.

Commission Members Present and Voting: # 8 (quorum 5)

Vote Taken: For 8 AGAINST 0


Co-Vice-Chair




Michael Davis



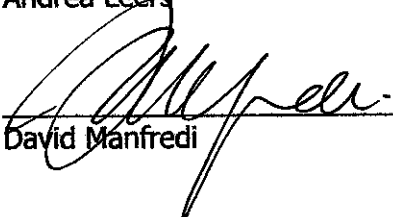
Deneen Crosby



David Hacin



Andrea Leers



David Manfredi

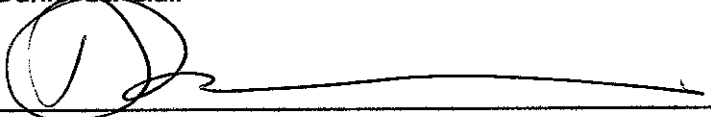
Co-Vice-Chair

Paul McDonough

William Rawn

Daniel St. Clair

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on October 7, 2014 in accordance with Article 28 of the Boston Zoning Code.