

DECISION TO REVIEW:

Project: **FAN PIER PDA PARCEL I DESIGN CHANGE**

Address: PARCEL BOUNDED BY NORTHERN AVENUE, HARBOR SHORE DRIVE,
AND PIER STREET IN THE FAN PIER PDA IN THE SOUTH BOSTON
WATERFRONT DISTRICT

Description:	HOTEL (~140 KEYS)	~125,000 SF
	RETAIL	~ 17,500 SF
	OFFICE	~402,500 SF
	PROJECT TOTAL up to	~545,000 SF
	PARKING (BELOW GRADE, <300 SPACES)	

Proponent: THE FALLON COMPANY AND PARTNERS

_____ 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.
- X 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 – Fan Pier PDA Parcel I Design Change
Page 2

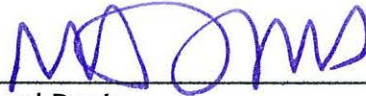
Commission Public Hearing Date June 4, 2013 (project accepted for review)

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

Vote Taken

For: 7
Against: 0

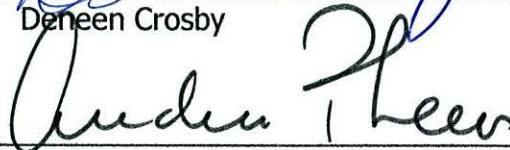
Vice-Chair



Michael Davis



Deneen Crosby



Andrea Leers

Vice-Chair

Paul McDonough

William Rawn

Daniel St. Clair



Lynn Wolff

BCDC Director



David Carlson

DECISION TO REVIEW:

Project: **BOSTON COLLEGE 2150 COMMONWEALTH AVENUE
RESIDENCE HALL / IMP AMENDMENT**

Address: 2150 COMMONWEALTH AVENUE AT THE INTERSECTION OF THOMAS
MORE ROAD, WITHIN THE LOWER CAMPUS PORTION OF THE
CHESTNUT HILL CAMPUS, IN THE BRIGHTON/CHESTNUT HILL
NEIGHBORHOOD

Description: STUDENT HOUSING
INCL. COMMON, STUDY AREAS (~484 BEDS)
BOSTON COLLEGE HEALTH SERVICES FACILITY
BUILDING SERVICES DEPT.
PROJECT TOTAL up to ~245,000 SF
PARKING (~22 SURFACE SPACES)

Proponent: BOSTON COLLEGE

_____ not to review X to review

This action will be taken based on the following criteria:

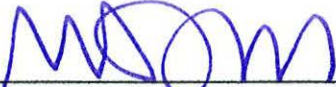
- X Large-Scale Development Projects" gross floor area \pm 100,000 Sq. Ft.
- _____ "Projects of Special Significance" required a majority vote by the Design Commission to be considered of special urban design significance to the City of Boston.
- _____ Civic Project - open space/public monument, cultural center.
- X District Design Guideline/Guidelines for Development of a specific area of Boston.
- X Condition of prior vote of the BCDC.
- _____ 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 – Boston College 2150 Commonwealth Avenue Residence Hall
Page 2

Commission Public Hearing Date June 4, 2013 (project accepted for review)
Commission Members Present and Voting: # 7 (quorum 5)
Vote Taken

For: 7
Against: 0


Vice-Chair



Michael Davis



Deneen Crosby



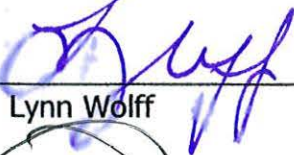
Andrea Leers

Vice-Chair

Paul McDonough

William Rawn

Daniel St. Clair



Lynn Wolff

BCDC Director



David Carlson

DECISION TO REVIEW:

Project: **JACKSON SQUARE PHASE II BUILDING K, PARCEL 69
75 AMORY AVENUE**

Address: 75 AMORY AVENUE, IN THE JAMAICA PLAIN NEIGHBORHOOD

Description: AFFORDABLE HOUSING (~39 UNITS) ~46,858 SF
PARKING (~28 STREET AND SURFACE SPACES)

Proponent: JPNDC (JAMAICA PLAIN NEIGHBORHOOD DEVELOPMENT CORPORATION)

_____ not to review X to review

This action will be taken based on the following criteria:

- _____ 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.
- X Condition of prior vote of the BCDC.
- _____ 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 – Jackson Square Phase II Building K Parcel 69 (75 Amory Avenue)
Page 2

Commission Public Hearing Date June 4, 2013 (project accepted for review)


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

Vote Taken

For: 7

Against: 0

Vice-Chair



Michael Davis



Deneen Crosby




Andrea Leers

Vice-Chair

Paul McDonough

William Rawn

Daniel St. Clair



Lynn Wolff

BCDC Director



David Carlson

DECISION TO REVIEW:

Project: **MELNEA CASS PARCEL 9**

Address: BRA PARCEL 9, BOUNDED BY WASHINGTON AND BALL STREETS, SHAWMUT AVENUE, AND MELNEA CASS BOULEVARD, AND ABUTTING A PLAYING FIELD ACROSS BALL STREET, IN THE LOWER ROXBURY NEIGHBORHOOD

Description:	OWNERSHIP HOUSING (~50 UNITS)	~41,604 SF
	HOTEL (~145 KEYS)	~78,135 SF
	COMMON/CORE SPACES, BALLROOM	~12,691 SF
	RETAIL	~ 7,935 SF
	<u>PARKING (~120 CARS, BELOW GRADE)</u>	<u>~45,157 SF</u>
	TOTAL INCLUDING PARKING	~185,522 SF

Proponent: MELNEA PARTNERS LLC (URBANICA, INC.)

_____ 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.
- _____ Condition of prior vote of the BCDC.
- _____ 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 – Melnea Cass Parcel 9
Page 2

Commission Public Hearing Date June 4, 2013 (project accepted for review)

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

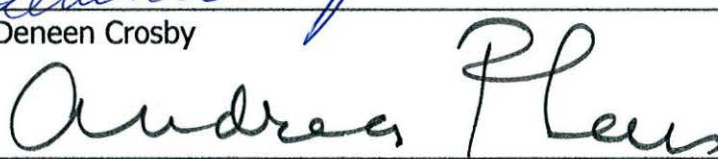
Vote Taken

For: 7
Against: 0

Vice-Chair


Michael Davis


Deneen Crosby

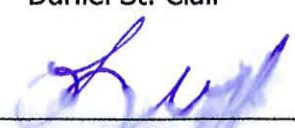

Andrea Leers

Vice-Chair

Paul McDonough

William Rawn

Daniel St. Clair


Lynn Wolff

BCDC Director


David Carlson

BOSTON CIVIC DESIGN COMMISSION

Date: JUNE 4, 2013

Commission Recommendation

Project: **MELNEA CASS PARCEL 10**

Description:	BUILDING A (TROPICAL FOODS MKT)	~ 44,308 SF
	BUILDING B (OFFICE/RETAIL)	~ 59,142 SF
	<u>BUILDING C (30 RENTAL UNITS/RETAIL)</u>	<u>~ 42,648 SF</u>
	TOTAL	~146,098 SF

Address: BRA PARCEL 10, BOUNDED BY WASHINGTON AND WILLIAMS STREETS, SHAWMUT AVENUE, AND MELNEA CASS BOULEVARD, IN THE ROXBURY NEIGHBORHOOD

Proponent: MADISON TROPICAL LLC
(COLLABORATION OF MADISON PARK DEVELOPMENT CORPORATION AND TROPICAL FOODS INTERNATIONAL)

Commission Public Hearing Dates: MAY 7 AND JUNE 4, 2013

Notice of Public Meeting: MAY 21, 2013

Subcommittee Meetings: MAY 21 AND 28, 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

VOTED: That the BCDC recommends approval of the schematic design for the Madison Tropical Parcel 10 Project on Melnea Cass Boulevard and Washington Street in the Roxbury neighborhood, with the condition that BRA staff work to incorporate final comments into the site plan, and that any changes to the site and Building B return for further informational review and comment.

Commission Members Present and Voting: # 9 (quorum 5)
Vote Taken: For 9 AGAINST 0

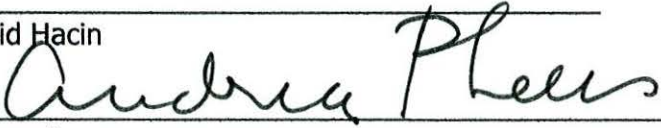
Co-Vice-Chair



Michael Davis


Deneen Crosby


Linda Eastley

David Hacin


Andrea Leers

Co-Vice-Chair

Paul McDonough


William Rawn


Kirk Sykes



Lynn Wolff

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on July 9, 2013 in accordance with Article 28 of the Boston Zoning Code.

BOSTON CIVIC DESIGN COMMISSION

Date: JUNE 4, 2013

Commission Recommendation

Project: **UNIVERSITY PLACE RESIDENCES / PDA**

Description:	RENTAL RESIDENTIAL (184 UNITS)	~151,800 SF
	COMMERCIAL RETAIL	~ 9,700 SF
	<u>GROUND FLOOR AMENITIES</u>	<u>~ 6,848 SF</u>
	TOTAL	~168,348 SF
	PARKING (~83 SPACES, ~76 BELOW GRADE)	
	FOR PDA: EXISTING OFFICE BLDG PARCEL	~153,683 SF
	SURFACE PARKING SITE (FUTURE PHASE 2)	
	(120 SPACES)	

Address: 140-144 MOUNT VERNON STREET, COLUMBIA POINT, IN THE DORCHESTER NEIGHBORHOOD

Proponent: UNIVERSITY PLACE RESIDENCES LLC
(CORCORAN JENNISON COMPANIES)

Commission Public Hearing Dates: MAY 7 AND JUNE 4, 2013

Notice of Public Meeting: MAY 21, 2013

Subcommittee Meetings: MAY 28, 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

UNIVERSITY PLACE RESIDENCES PROJECT AND PDA


Page 2 Commission Motion:

VOTED: That the Commission recommends approval of the schematic design for the proposed University Place Residences development and PDA at 140-144 Mount Vernon Street in the Columbia Point section of the Dorchester neighborhood, with the condition that any future development or phase in the PDA return to the Commission for review and approval.

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

Vote Taken: For 8 AGAINST 0

Co-Vice-Chair

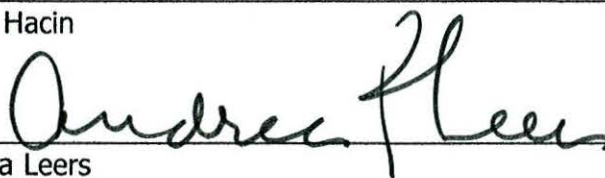


Michael Davis



Deneen Crosby

Linda Eastley

David Hacin


Andrea Leers


Co-Vice-Chair

Paul McDonough

William Rawn


Lynn Wolff

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on July 9, 2013 in accordance with Article 28 of the Boston Zoning Code.

BOSTON CIVIC DESIGN COMMISSION

Date: JUNE 4, 2013

Commission Recommendation

Project: **399 CONGRESS STREET NPC**

Description:	RENTAL RESIDENTIAL (388 UNITS)	~333,612 SF
	LOBBY / RETAIL	~ 12,895 SF
	INNOVATION, OFFICE, WORK/LIVE	~ 18,534 SF
	AMENITY SPACES	~ <u>12,198 SF</u>
	TOTAL	~377,239 SF
	PARKING (~144 SPACES, BELOW GRADE)	

Address: PARCEL BOUNDED BY CONGRESS STREET, THE B STREET NORTH- AND SOUTH-BOUND I-90 EXTENSION RAMPS, AND THE EAST SERVICE ROAD, IN THE SOUTH BOSTON WATERFRONT DISTRICT

Proponent: MADISON SEAPORT HOLDINGS, LLC
(MADISON PROPERTIES)

Commission Public Hearing Dates: MAY 7 AND JUNE 4, 2013

Notice of Public Meeting: MAY 21, 2013

Subcommittee Meetings: MAY 28, 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

399 CONGRESS STREET NPC PROJECT


Page 2 Commission Motion:

VOTED: **That the Commission recommends approval of the revised schematic design for the proposed 399 Congress Street Residences Project on the parcel bounded by Congress Street, B Street north- and south-bound I-90 Extension ramps, and the East Service Road in the South Boston Waterfront District, with the condition that the Proponent team return for an informational presentation when streetscape issues are addressed.**

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

Vote Taken: For 8 AGAINST 0

Co-Vice-Chair



Michael Davis



Deneen Crosby

Linda Eastley

David Hacin


Andrea Leers

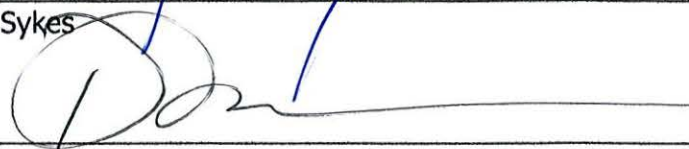
Co-Vice-Chair

Paul McDonough

William Rawn


Kirk Sykes

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on July 9, 2013 in accordance with Article 28 of the Boston Zoning Code.