

BOSTON CIVIC DESIGN COMMISSION

Date: SEPTEMBER 3, 2013

Commission Recommendation

Project: **WENTWORTH 500 HUNTINGTON AVENUE PDA**

Description:	6-STORY BLDG/ WCIET (ACADEMIC)	~ 78,400 SF
	<u>18-STORY BLDG/ OFFICE/LAB/RETAIL</u>	<u>~561,600 SF</u>
	TOTAL	~640,000 SF
	PARKING (BELOW GRADE)	~400 spaces
	OPEN SPACE/PUBLIC ACCESS	~72,137 SF

Address: 500 HUNTINGTON AVENUE AT THE CORNER OF RUGGLES AND PARKER STREETS IN THE EAST FENWAY NEIGHBORHOOD

Proponent: WENTWORTH INSTITUTE OF TECHNOLOGY

Commission Public Hearing Dates: AUGUST 6 AND SEPTEMBER 3, 2013

Notice of Public Meeting: AUGUST 20, 2013

Subcommittee Meetings: AUGUST 20, 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	<u>X</u>	Recommend Approval (<i>as noted</i>)
	___	Recommend Disapproval (Requires 2/3 vote of Commission)
	<u>X</u>	Recommends Need for Modification
	___	Recommends to Table for Further Review by Subcommittee

WENTWORTH 500 HUNTINGTON AVENUE PDA PLAN

Page 2 Commission Motion:

VOTED: That the Commission recommends approval of the density, height, and use aspects of the proposed Wentworth Institute of Technology 500 Huntington Avenue (Sweeney Field) PDA in the Mission Hill neighborhood, with: the recommendations and condition that the PDA be written to provide for satisfactory resolution of the view corridors, Parker and Ruggles streets setbacks, and the tower location and massing treatment on the site; and, the condition that the Project return for further review and approval when it moves forward. Wentworth should work cooperatively with Northeastern on their adjacent sites' planning.

Commission Members Present and Voting: # 9 (quorum 5)

Vote Taken: For 7 AGAINST 0 ABSTAIN 2

Co-Vice-Chair

Michael Davis



Deneen Crosby



Linda Eastley



David Hacin



David Manfredi

Co-Vice-Chair

Paul McDonough



William Rayn

Daniel St. Clair



Kirk Sykes

BCDC Director

David A. Carlson

The foregoing Recommendation was signed by the BCDC on October 1, 2013 in accordance with Article 28 of the Boston Zoning Code.

BOSTON CIVIC DESIGN COMMISSION

Date: SEPTEMBER 3, 2013

Commission Recommendation

Project: **BELVIDERE DALTON PROJECT / CHRISTIAN SCIENCE CENTER PDA**

Description: MID-RISE RESIDENTIAL (255 RENTAL UNITS) ~237,500 SF
 TOWER RESIDENTIAL (170 CONDO UNITS) ~422,500 SF
 TOWER HOTEL (250 KEYS) ~290,000 SF
 (ABOVE FIGURES INCLUDE RETAIL AT BASE, MEETING ROOMS, BALLROOM, RESTAURANT, POOL, FITNESS CENTER)
 PARKING (BELOW GRADE) - MIDRISE ~21 CARS
 PARKING (BELOW GRADE) - TOWER ~400 (MOST EXISTING)

Address: CHRISTIAN SCIENCE CENTER PDA AREA, SITE ROUGHLY DEFINED BY ST. GERMAINE, DALTON, BELVIDERE AND CLEARWAY STREETS, IN THE HUNTINGTON AVENUE/PRUDENTIAL CENTER DISTRICT

Proponent: CL BD LLC (C/O CARPENTER AND COMPANY, INC.)
PRG BD INVESTORS LLC (C/O PRITZKER REALTY GROUP)

Commission Public Hearing Dates: AUGUST 6 AND SEPTEMBER 3, 2013

Notice of Public Meeting: AUGUST 20, 2013

Subcommittee Meetings: AUGUST 20, 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

CHRISTIAN SCIENCE CENTER BELVIDERE/DALTON PROJECT AND PDA MODIFICATION

Page 2 Commission Motion:

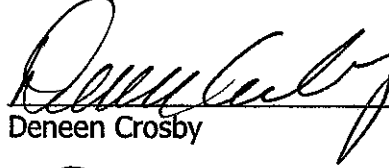
VOTED: **That the Commission recommends approval of the schematic design for the Belvidere/Dalton Project on the two parcels on those streets in the Christian Science Center PDA Master Plan area in the Huntington Avenue/Prudential Center District, with the necessary modifications to the PDA.**

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



David Manfredi

Co-Vice-Chair

Paul McDonough

William Rawn



Daniel St. Clair



Kirk Sykes

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on October 1, 2013 in accordance with Article 28 of the Boston Zoning Code.

BOSTON CIVIC DESIGN COMMISSION

Date: SEPTEMBER 3, 2013

Commission Recommendation

Project: **INK BLOCK CHANGE**

Description:	RESIDENTIAL (~400 UNITS IN 4 BUILDINGS)	~400,000 SF
	GROCERY STORE	~ 30,000 SF
	RETAIL/RESTUARANTS	~ 55,000 SF
	<u>TOTAL</u>	<u>~485,000 SF</u>
	PARKING (274+ EXISTING)	
	~67 SURFACE, ~234 GARAGE, ~110 DECK	

Address: 300 HARRISON AVENUE; MOST OF THE PARCEL OF LAND BOUNDED BY HARRISON AVENUE AND HERALD, ALBANY, AND TRAVELER STREETS IN THE SOUTH END NEIGHBORHOOD (FOCUS ON CHANGE TO CORNER BUILDING AT HARRISON AND TRAVELER)

Proponent: NATIONAL DEVELOPMENT

Commission Public Hearing Dates: SEPTEMBER 3, 2013

Notice of Public Meeting: AUGUST 20, 2013

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

INK BLOCK CHANGE

Page 2 Commission Motion:

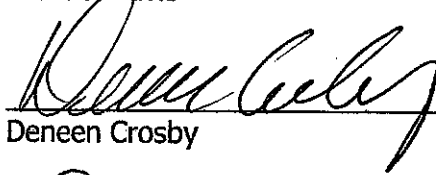
VOTED: That the Commission recommends approval of the modified schematic design for the Ink Block Project (NPC) focused on the site at the corner of Traveler Street and Harrison Avenue in the South End neighborhood.

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

Vote Taken: For 8 AGAINST 0

Co-Vice-Chair

Michael Davis



Deneen Crosby



Linda Eastley

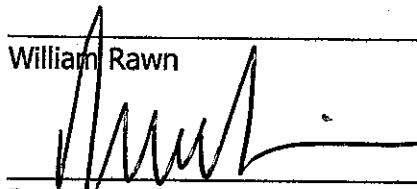


David Hacin

Co-Vice-Chair

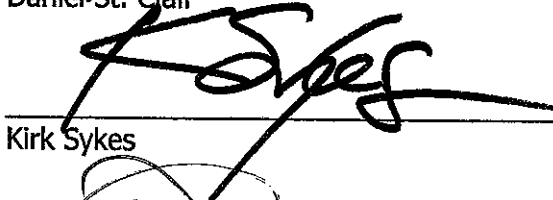
Paul McDonough

William Rawn



Daniel St. Clair

Kirk Sykes



BCDC Director

David A. Carlson



The foregoing Recommendation was signed by the BCDC on October 1, 2013 in accordance with Article 28 of the Boston Zoning Code.

BOSTON CIVIC DESIGN COMMISSION

Date: SEPTEMBER 3, 2013

Commission Recommendation

Project: **375-399 CHESTNUT HILL AVENUE (CIRCLE CINEMA SITE)
A.K.A. CLEVELAND CIRCLE MIXED-USE PROJECT**

Description:	RESIDENTIAL (~92 UNITS)	~109,800 SF
	HOTEL (~180 ROOMS)	~104,200 SF
	RETAIL	~ 7,500 SF
	<u>RESTAURANT</u>	<u>~ 6,900 SF</u>
	TOTAL	~236,500 SF
	TOTAL IN BOSTON	~192,000 SF
	PARKING (87 SURFACE, 141 UNDERGROUND GARAGE) ~228	

Address: 375-399 CHESTNUT HILL AVENUE; CIRCLE CINEMA AND
APPLEBEE'S SITES IN THE BRIGHTON NEIGHBORHOOD

Proponent: BOSTON DEVELOPMENT GROUP

Commission Public Hearing Dates: SEPTEMBER 4, 2012; AUGUST 6 AND
SEPTEMBER 3, 2013

Notice of Public Meeting: AUGUST 20, 2013

Subcommittee Meetings: APRIL 3, AUGUST 20, AND AUGUST 27, 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:

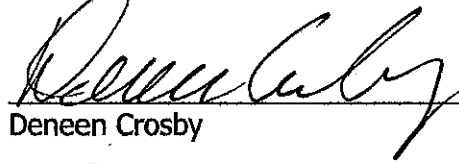
Commission Decision	<input checked="" type="checkbox"/>	Recommend Approval (<i>as noted</i>)
	<input type="checkbox"/>	Recommend Disapproval (Requires 2/3 vote of Commission)
	<input type="checkbox"/>	Recommends Need for Modification
	<input type="checkbox"/>	Recommends to Table for Further Review by Subcommittee

VOTED: That the BCDC recommends approval of the schematic design for the proposed Cleveland Circle Mixed-Use Project at the Circle Cinema site at 375-399 Chestnut Hill Avenue in the Brighton neighborhood.

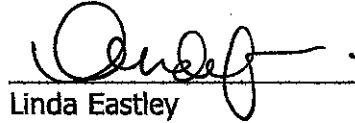
Commission Members Present and Voting: # 9 (quorum 5)
Vote Taken: For 9 AGAINST 0

Co-Vice-Chair

Michael Davis



Deneen Crosby



Linda Eastley



David Hacin



David Manfredi

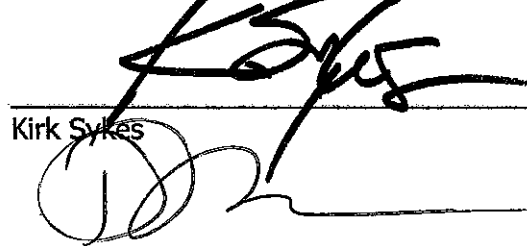
Co-Vice-Chair

Paul McDonough

William Rawn



Daniel St. Clair



Kirk Sykes

BCDC Director

David A. Carlson

The foregoing Recommendation was signed by the BCDC on October 1, 2013 in accordance with Article 28 of the Boston Zoning Code.

D STREET DEVELOPMENT MCCA HOTELS PROJECT

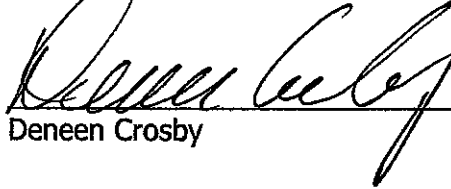
Page 2 Commission Motion:

VOTED: That the Commission recommends approval of the schematic design for the Hotels component of the D Street Development PDA in the South Boston Waterfront District, with the condition that BRA continue to work with the Proponent on strengthening the architecture of The Element and defining Hotel Drive.

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

Co-Vice-Chair

Michael Davis



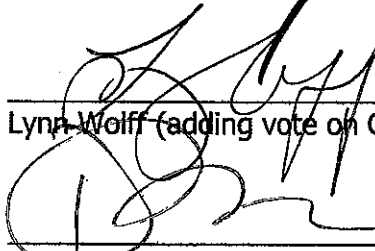
Deneen Crosby

William Rawn



Kirk Sykes

Lynn Wolff (adding vote on October 1)



BCDC Director

David A. Carlson

The foregoing Recommendation was signed by the BCDC on October 1, 2013 in accordance with Article 28 of the Boston Zoning Code.

BOSTON CIVIC DESIGN COMMISSION

Date: SEPTEMBER 3, 2013

Commission Recommendation

Project: **NORTHEASTERN UNIVERSITY INTERDISCIPLINARY SCIENCE AND ENGINEERING BUILDING PROJECT (PHASE 1)**

Description: NORTHEASTERN UNIVERSITY INTERDISCIPLINARY SCIENCE AND ENGINEERING BUILDING (including all phases, up to) ~640,000 SF

Address: 795 COLUMBUS AVENUE WITHIN THE NORTHEASTERN IMP AREA IN THE LOWER ROXBURY NEIGHBORHOOD

Proponent: NORTHEASTERN UNIVERSITY

Commission Public Hearing Dates: JULY 9 AND SEPTEMBER 3, 2013

Notice of Public Meeting: AUGUST 20, 2013

Subcommittee Meetings: JULY 30, 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

NORTHEASTERN UNIVERSITY INTERDISCIPLINARY SCIENCE AND ENGINEERING BUILDING (Phase 1)

Page 2 Commission Motion:

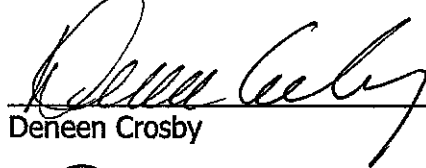
VOTED: That the Commission recommends approval of the schematic design of Northeastern University's proposed Interdisciplinary Science and Engineering Building, on Tremont Street in the Lower Roxbury neighborhood.

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

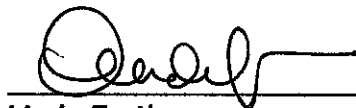
Vote Taken: For 8 AGAINST 0

Co-Vice-Chair

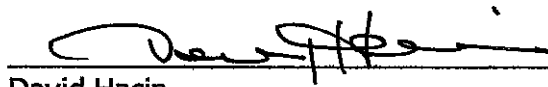
Michael Davis



Deneen Crosby



Linda Eastley



David Hacin



David Manfredi

Co-Vice-Chair

Paul McDonough



Daniel St. Clair



Kirk Sykes

BCDC Director

David A. Carlson

The foregoing Recommendation was signed by the BCDC on October 1, 2013 in accordance with Article 28 of the Boston Zoning Code.

BOSTON CIVIC DESIGN COMMISSION

Date: SEPTEMBER 3, 2013

Commission Recommendation

Project: EMERSON COLLEGE 1-3 BOYLSTON PLACE PROJECT

**Description: 407 STUDENT BEDS IN SUITE CONFIGURATIONS; INCLUDES
RESIDENT ASSISTANT ROOMS, LAUNDRY, MAIL/SECURE LOBBY,
SUPPORT SPACES ~89,900 SF**

**Address: 1-3 BOYLSTON PLACE WITHIN THE EMERSON IMP AREA IN THE
MIDTOWN CULTURAL DISTRICT**

Proponent: EMERSON COLLEGE

Commission Public Hearing Dates: SEPTEMBER 3, 2013

Notice of Public Meeting: AUGUST 20, 2013

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 Recommend Approval (*as noted*)
- Recommend Disapproval (Requires 2/3 vote of Commission)
- Recommends Need for Modification
- Recommends to Table for Further Review by Subcommittee

EMERSON COLLEGE 1-3 BOYLSTON PLACE PROJECT

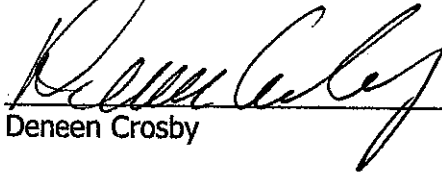
Page 2 Commission Motion:

VOTED: That the Commission recommends approval of the schematic design for the Emerson College 1-3 Boylston Place Project and IMP in the Midtown Cultural District, with the condition that design solutions simplifying both the alley massing/elevation treatment as it meets the ground and the upper portion above the setback return to the Commission for a brief presentation.

Commission Members Present and Voting: # 6 (quorum 5)
Vote Taken: For 6 AGAINST 0

Co-Vice-Chair

Michael Davis



Deneen Crosby

Andrea Leers

William Rawn



Daniel St. Clair

Kirk Sykes



BCDC Director

David A. Carlson

The foregoing Recommendation was signed by the BCDC on October 1, 2013 in accordance with Article 28 of the Boston Zoning Code.

BOSTON CIVIC DESIGN COMMISSION

DATE: SEPTEMBER 3, 2013

DECISION TO REVIEW:

Project: **80 EAST BERKELEY STREET PROJECT AND PDA**

Address: **80 EAST BERKELEY STREET, A PARCEL OF LAND BOUNDED IN PART BY SHAWMUT AVENUE AND BERKELEY AND WASHINGTON STREETS, IN THE SOUTH END NEIGHBORHOOD**

Description:	OFFICE	~290,000 SF
	RETAIL	~ 18,000 SF
	<hr/>	
	TOTAL	~308,000 SF
	PARKING (BELOW GRADE)	~200 SPACES
	(Net change of +80 spaces)	

Proponent: **THE DRUKER COMPANY, LTD.**

_____ 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" 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 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 – 80 EAST BERKELEY PROJECT AND PDA
Page 2

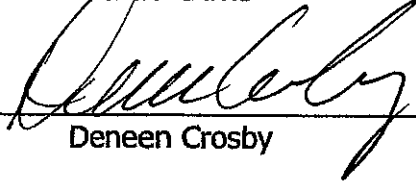
Commission Public Hearing Date SEPTEMBER 3, 2013 (project accepted for review)

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

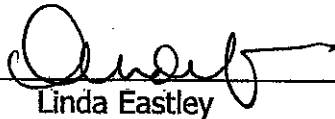
Vote Taken For: 7 Against 0

Co-Vice-Chair _____

Michael Davis



Deneen Crosby



Linda Eastley

Co-Vice-Chair _____

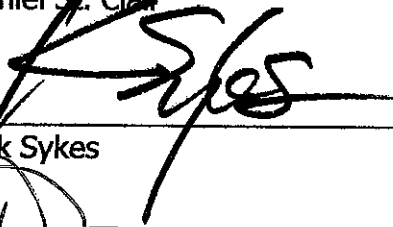
Paul McDonough

William Rawn



Daniel S. Clair

Kirk Sykes



BCDC Director _____

David Carlson

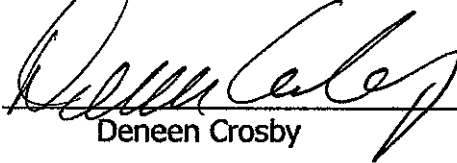
Commission Public Hearing Date SEPTEMBER 3, 2013 (project accepted for review)

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

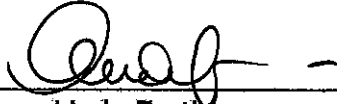
Vote Taken For: 8 Against 0

Co-Vice-Chair _____

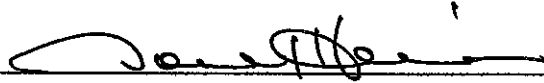
Michael Davis



Deneen Crosby



Linda Eastley



David Hacin

Co-Vice-Chair _____

Paul McDonough

William Rawn



Daniel St. Clair

Kirk Sykes



BCDC Director _____

David Carlson



BOSTON CIVIC DESIGN COMMISSION

DATE: SEPTEMBER 3, 2013

DECISION TO REVIEW:

Project: EMERSON COLLEGE 1-3 BOYLSTON PLACE PROJECT
Address: 1-3 BOYLSTON PLACE IN THE MIDTOWN CULTURAL DISTRICT
**Description: 407 STUDENT BEDS IN SUITE CONFIGURATIONS, RESIDENT ASSISTANT ROOMS, LAUNDRY, MAIL/SECURE LOBBY, SUPPORT SPACES ~89,900 SF
NO PARKING**
Proponent: EMERSON COLLEGE

_____ 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.
- X "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.
- 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 – EMERSON COLLEGE 1-3 BOYLSTON PLACE PROJECT
Page 2

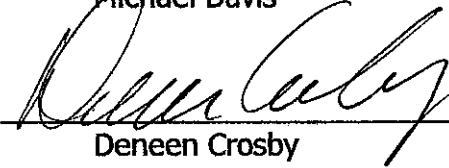
Commission Public Hearing Date SEPTEMBER 3, 2013 (project accepted for review)

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

Vote Taken For: 7 Against 0

Co-Vice-Chair

Michael Davis



Deneen Crosby

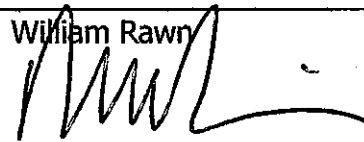


David Manfredi

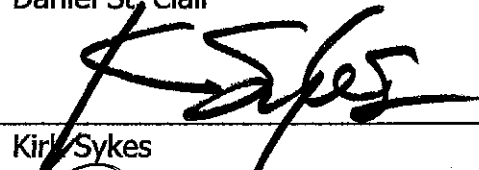
Co-Vice-Chair

Paul McDonough

William Rawn



Daniel St. Clair



Kirk Sykes

BCDC Director

David Carlson

BOSTON CIVIC DESIGN COMMISSION

DATE: SEPTEMBER 3, 2013

DECISION TO REVIEW:

Project: **INK BLOCK CHANGE**

Address: 300 HARRISON AVENUE; MUCH OF THE PARCEL OF LAND BOUNDED BY HARRISON AVENUE AND HERALD, ALBANY, AND TRAVELER STREETS, IN THE SOUTH END NEIGHBORHOOD - WITH A FOCUS FOR THE CHANGE ON THE CORNER OF HARRISON AND TRAVELER

Description:	RESIDENTIAL (~400 UNITS IN 4 BUILDINGS)	~400,000 SF
	GROCERY STORE	~ 30,000 SF
	RETAIL	~ 55,000 SF
	TOTAL	~485,000 SF
	PARKING (274+ EXISTING SPACES)	
	~67 SURFACE, 234 GARAGE, 110 DECK	

Proponent: NATIONAL DEVELOPMENT

_____ 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 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 – INK BLOCK CHANGE
Page 2

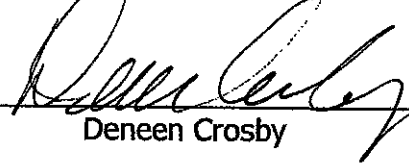
Commission Public Hearing Date SEPTEMBER 3, 2013 (project accepted for review)

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

Vote Taken For: 8 Against: 0

Co-Vice-Chair

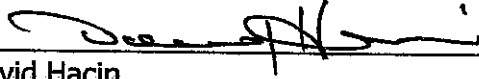
Michael Davis



Deneen Crosby



Linda Eastley

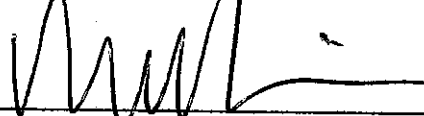


David Hacin

Co-Vice-Chair

Paul McDonough

William Rawn



Daniel St. Clair

Kirk Sykes



BCDC Director

David Carlson



BOSTON CIVIC DESIGN COMMISSION

DATE: SEPTEMBER 3, 2013

DECISION TO REVIEW:

Project: **SOUTH BOSTON HOTEL**

Address: **6 WEST BROADWAY; PROPERTY RUNS FROM THAT ADDRESS ALONG DORCHESTER AVENUE TO WEST SECOND AND ATHENS STREETS, IN THE SOUTH BOSTON NEIGHBORHOOD**

Description: **HOTEL (156 ROOMS) AND RETAIL ~87,000 SF**
PARKING (BELOW GRADE) ~40 SPACES

Proponent: **SUN CONDOS LLC**

_____ not to review X to review

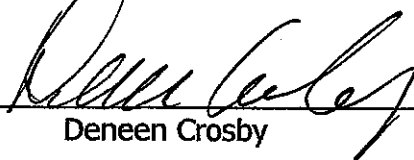
This action will be taken based on the following criteria:

- X "Large-Scale Development Projects" gross floor area \pm 100,000 Sq. Ft.
- X "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 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.

Commission Public Hearing Date SEPTEMBER 3, 2013 (project accepted for review)
Commission Members Present and Voting: # 7 (quorum 5)
Vote Taken For: 7 Against 0

Co-Vice-Chair _____

Michael Davis



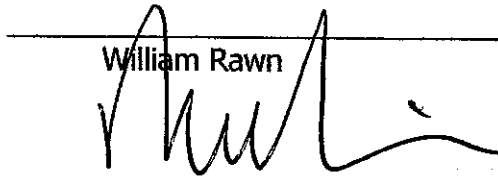
Deneen Crosby



David Manfredi

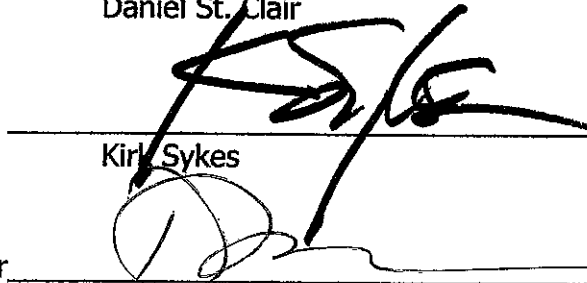
Co-Vice-Chair _____

Paul McDonough



William Rawn

Daniel St. Clair



Kirk Sykes

BCDC Director _____

David Carlson

DECISION TO REVIEW:

Project: **17 COURT STREET RENOVATION**

Address: 17 COURT STREET; ON THE SITE ROUGHLY BOUNDED BY COURT STREET TO THE SOUTH, FRANKLIN AVENUE, CITY HALL PLAZA (FORMERLY CORNHILL STREET), ONE WASHINGTON MALL, AND THE AMES HOTEL, IN THE GOVERNMENT CENTER/MARKETS DISTRICT

Description:

RESIDENTIAL UNITS (95; 60 EXISTING)	~41,180 SF
TRANSITIONAL/EMERGENCY BEDS (<300)	~17,575 SF
ADMINISTRATION	~10,580 SF
SUPPORT/INFRASTRUCTURE	~41,525 SF
SERVICE/PROGRAMS (INCL. MEAL PROGRAMS)	~27,440 SF
NO PARKING	

Proponent: VIETNAM VETERANS WORKSHOP, INC.
NEW ENGLAND CENTER FOR HOMELESS VETERANS

X not to review to review

This action will be taken based on the following criteria:

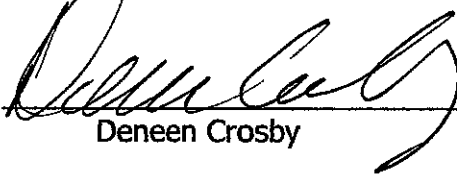
- "Large-Scale Development Projects" gross floor area ± 100,000 Sq. Ft.
- "Projects of Special Significance" requiring a majority vote by the Design Commission to be considered of special urban design significance to the City of Boston.
- Civic Project - open space/public monument, cultural center.
- District Design Guideline/Guidelines for Development of a specific area 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.
- X 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 – 17 COURT STREET RENOVATION
Page 2

Commission Public Hearing Date SEPTEMBER 3, 2013 (NOT to review)
Commission Members Present and Voting: # 9 (quorum 5)
Vote Taken For: 9 Against 0

Co-Vice-Chair _____

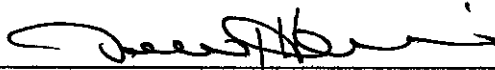
Michael Davis



Deneen Crosby



Linda Eastley



David Hacin



David Manfredi

Co-Vice-Chair _____

Paul McDonough

William Rawn



Daniel St. Clair



Kirk Sykes

BCDC Director _____

David Carlson