DECISION TO REVIEW:

MASS MENTAL HEALTH CENT ROXBURY TENANTS OF HARV BUILDING PROJECT CHANGE	/ARD RESIDENTIAL
WESTERN PORTION OF THE BLC ROAD, BROOKLINE AVENUE, THI STREET, IN THE LONGWOOD ME	E RIVERWAY, AND VINING
RESIDENTIAL (60 AFFORDABLE) 49% AFFORDABLE) ABOUT 9,243 SF NON-RESIDENT PARKING IN EXISTING RTH GAR SITE WILL BE ABOUT 74% OPEN	~148,637 SF TAL (DAYCARE) PROGRAMS AGE
THE ROXBURY TENANTS OF HAR ASSOCIATION WITH BRIGHAM 8	
not to review	X to review
sed on the following criteria:	
ment Projects" gross floor area ± Significance" requiring a majority of the neighbor of special urban design of space/public monument, cultural colline/Guidelines for Development of the Commission. How would extend beyond scope of Mayor or Article 28. Hete Commission's and/or public as the BCDC. Delete and does not conform to Scholete and does not conform to Sc	yote by the Design significance to the COB. Senter. of a specific area of Boston. of BRA or that granted gencies jurisdiction protects sematic Design requirements spaces and does not
	ROXBURY TENANTS OF HARN BUILDING PROJECT CHANGE WESTERN PORTION OF THE BLO ROAD, BROOKLINE AVENUE, THE STREET, IN THE LONGWOOD ME RESIDENTIAL (60 AFFORDABLE) ABOUT 9,243 SF NON-RESIDENT PARKING IN EXISTING RTH GAR SITE WILL BE ABOUT 74% OPEN THE ROXBURY TENANTS OF HAR ASSOCIATION WITH BRIGHAM 8 not to review sed on the following criteria: ment Projects" gross floor area ± significance" requiring a majority was insidered of special urban design is space/public monument, cultural of space/public monument, cultural of space/public monument, cultural of the Commission. How would extend beyond scope of the Commission is would extend beyond scope of the Commission's and/or public as the BCDC. Determined the procedures of the BCDC. Determined the procedures of the rehabilitation to interior exterior.

Page 2 Commission Public Hearing Date <u>JULY 9, 2013</u> (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 Co-Vice-Chair Paul McDonough William Rawn Kirk Sykes BCDC Director_

Review Decision - RTH RESIDENTIAL BUILDING CHANGE

David Carlson

DECISION TO REVIEW:

Project:	NORTHEASTERN UNIVERSITY SCIENCE + ENGINEERING BU	INTERDI ILDING P	SCIPLINARY ROJECT
Address:	795 COLUMBUS AVENUE IN THE INTEGRIBORHOOD	OWER RO	XBURY
Description:	FIRST BUILDING AND BRIDGE IN PARK/PLAZA CONNECTOR, OF PO COMPLEX TOTALING 640,000 SF	FRASTRUC SSIBLE 3-E	TURE, INCLUDING BUILDING ISEB
Proponent:	NORTHEASTERN UNIVERSITY		
	not to review	X	_ to review
X Large-Scale Developer "Projects of Special Section to be concerned and concerned are commission to be concerned as described by BRA and project review is prime substantially alter the The proposed project."	iew would extend beyond scope of Mayor or Article 28. Ited Commission's and/or public ago the BCDC. Itelete and does not conform to Schedevelopment review procedures. Itelete rehabilitation to interior si	ote by the Ignificance inter. a specific and of the BRA or the encies jurisematic Designation and of the paces are paces are paces and of the paces are paces are paces and of the paces are paces are paces are paces and of the paces are	Design to the COB. area of Boston. at granted sdiction protects gn requirements does not
the public realm.		- 2	apor

Page 2	
Commission Public Hearing DateJULY 9, 2013 (project accepted for review) Commission Members Present and Voting: #7 (quorum 5) Vote Taken For:7 Against0	
Co-Vice-Chair Michael Davis	
Deneen Crosby Wells	_
Andrea Leers	
Co-Vice-Chair	_
Paul McDonough William Rawn	
Kirk Sykes	-
Lynn Wolff	
BCDC Director	
David Carlson	

DECISION TO REVIEW:

Project:	D STREET DEVELOPMENT MCCA	HOTELS PROJECT
Address:	371-381 D STREET IN THE SOUTH I DISTRICT	BOSTON WATERFRONT
Description:	ALOFT HOTEL (330± rooms) ELEMENT HOTEL (180± rooms) RETAIL (Included above) TOTAL PARKING (temporary surface) PARKING ON NEW SERVICE STREE	~213,000 SF ~127,000 SF ~340,000 SF ~350 SPACES
Proponent:	COMMONWEALTH VENTURES (PRO MASSACHUSETTS CONVENTION CE OWNER)	
	not to review	X to review
This action will be ta	ken based on the following criteria:	
"Projects of S Commission to Civic Project District Design X Condition of peroposed proconsensually Another duly the responsible Submission is as described Project review substantially	Development Projects" gross floor area ± 10 pecial Significance" requiring a majority vot to be considered of special urban design sign open space/public monument, cultural central central confide the Guidelines for Development of a prior vote of the Commission. The project review would extend beyond scope of the by the Mayor or Article 28. Constituted Commission's and/or public againstituted Commission's and/or public againstitutes of the BCDC. The incomplete and does not conform to Schemby BRA development review procedures. The primarily the rehabilitation to interior spatter the exterior.	nificance to the COB. Inter. In a specific area of Boston. BRA or that granted Incies jurisdiction protects In a command the
the public rea		or a significant impact upon

Review Decision – D STREET DEVELOPMENT / MCCA HOTELS Page 2

Commission Publi	c Hearing Date <u>JULY 9, 2013</u> (project accepted for review)
Vote Taken	bers Present and Voting: #7 (quorum 5) For:7 Against0
Co-Vice-Chair	Michael Davis
	Dun lules
	Deneen Crosby Clade Then
	Andrea Leers
Co-Vice-Chair	
	Paul McDonough
	Uh & Rawn
	William Rawn
	Kirk Sykes
	Lynn Wolff
BCDC Director	
	David-Carlson

Commission Recommendation

COMMISSION RECONS	menageion					
Project:		OLLEGE 2150 COMMONWEALTH AVENUE E HALL / IMP AMENDMENT				
Description:	BOSTON CO	TUDENT HOUSING (~484 BEDS), INCL. COMMON AREAS AND BOSTON COLLEGE HEALTH SERVICES FACILITY ~245,000 SF PARKING ~22 SPACES				
Address:	WITHIN THE CAMPUS POI SOUTH RESI	ONWEALTH AVENUE AT THOMAS MORE ROAD, E BOSTON COLLEGE BRIGHTON CAMPUS AND LOWER RTION OF THE CHESTNUT HILL CAMPUS, NORTH AND PECTIVELY OF COMMONWEALTH AVENUE, IN THE CHESTNUT HILL NEIGHBORHOOD				
Proponent:	BOSTON CO	LLEGE				
Commission Public	Hearing Dates	s: JUNE 4 and JULY 9, 2013				
Notice of Public Med	eting:	JUNE 19, 2013				
Subcommittee Meet	tings:	JUNE 11 AND JULY 2, 2013				
		idence presented at the public meeting at which time opinions did speak, the Commission finds the following:				
Commission Decision	on <u>X</u>	Recommend Approval (as noted)				
	—	Recommend Disapproval (Requires 2/3 vote of Commission)				
		Recommends Need for Modification				

Subcommittee

Recommends to Table for Further Review by

BOSTON COLLEGE 2150 COMMONWEALTH AVE RESIDENCE HALL / IMP AMENDMENT Page 2 Commission Motion:

VOTED: That the Commission recommends approval of Boston College's 2150

Commonwealth Avenue Residence Hall Project and associated amendment to

its Institutional Master Plan, in the Allston-Brighton neighborhood.

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

Vote Taken: For 8 AGAINST 0

Co-Vice-Chair	
	Michael Dayis
	Helly (ule)
	Deneen Crosby
	Andu heer
	Andrea Leers
	1
	Millelai
	pavid Manfredi
Co-Vice-Chair	
oo vice onan	Paul McDonough
	Mr. J. Romm
	William Rawn
	Kirk Sykes
	Lynn Wolff
BCDC Director	
	David A. Carlson

The foregoing Recommendation was signed by the BCDC on <u>August 6, 2013</u> in accordance with Article 28 of the Boston Zoning Code.

Commission Recom	mendation		
Project:	THE POINT	PROJECT	
Description:	RETAIL (TW TOTAL	AL (~320 UNITS) O STORIES) ELOW GRADE IN EXISTING	~269,000 SF <u>~ 33,292 SF</u> ~302,292 SF G TRILOGY BUILDING
Address:	AT THE COR		.76-200 BROOKLINE AVENUE S AND PARK DRIVE IN THE
Proponent:		NTURES POINT PROPERT: ASSOCIATES, INC.)	IES, LLC
Commission Public I	Hearing Dates	s: APRIL 2 and JULY	['] 9, 2013
Notice of Public Mee	eting:	JUNE 19, 2013	
Subcommittee Meet	ings:	APRIL 23, MAY 21, AND	JUNE 25, 2013
After hearing all the all parties wishing to	facts and evi state their o	idence presented at the popinions did speak, the Co	ublic meeting at which time mmission finds the following:
Commission Decision	n <u>X</u>	Recommend Approval (a	s noted)
		Recommend Disapproval Commission)	(Requires 2/3 vote of
		Recommends Need for M	1odification

Recommends to Table for Further Review by Subcommittee

-		-	-	-	-		-	-		-	-	-	~	-
1	Н	-	$\mathbf{\nu}$		ш	N	IT	$\mathbf{\nu}$	v		м	-		1
		_		v		ı١				u		_		

Page 2

Commission Motion:

VOTED:

That the Commission recommends approval of the schematic design for the proposed The Point Project at 1383-1395 Boylston Street and 176-200 Brookline Avenue in the West Fenway neighborhood, with the condition that the Proponent team return to show the resolution of the corner and the 'pass-through' areas in particular.

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

Kirk Sykes

Lynn Wolff

BCDC Director

David A. Carlson

The foregoing Recommendation was signed by the BCDC on $\underline{\text{August 6, 2013}}$ in accordance with Article 28 of the Boston Zoning Code.

Commission Recommendation

Project:	MELNEA CASS PARCEL 9 PROJECT					
Description:	RESIDENTIAL (~50 RENTAL UNITS) ~ 41,604 SF 145-KEY HOTEL (STARWOOD 'ALOFT') ~ 78,135 SF CORE/COMMON AREAS, BALLROOM ~ 12,691 SF RETAIL (~5 SPACES) ~ 7,935 SF PARKING (120 SPACES BELOW GRADE) ~ 45,157 SF TOTAL ~185,522 SF					
Address:	SHAWMUT A ABUTTING A	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				
Proponent:		MELNEA PARTNERS LLC (URBANICA, INC.)				
Commission Public I	Hearing Dates	s: JUNE 4 and JULY 9,	2013			
Notice of Public Mee	eting:	JUNE 19, 2013				
Subcommittee Meet	ings:	JULY 2, 2013				
After hearing all the all parties wishing to	facts and even state their o	idence presented at the pub opinions did speak, the Com	olic meeting at which time mission finds the following:			
Commission Decision	n <u>X</u>	Recommend Approval (as	noted)			
		Recommend Disapproval (Commission)	Requires 2/3 vote of			
		Recommends Need for Mo	dification			
	***************************************	Recommends to Table for Subcommittee	Further Review by			

Page 2	Commission Motion:
VOTED:	That the Commission recommends approval of the schematic design for Urbanica's Parcel 9 Project on Melnea Cass Boulevard and Washington Street (bounded also by Ball Street and Shawmut Avenue) in the Lower Roxbury neighborhood.
	Commission Members Present and Voting: #_7_ (quorum 5) Vote Taken: For_7_ AGAINST _0_
Co-Vice-Chair	Michael Davis
	Therey Culy
	Deneen Crosby Reeu.
Co-Vice-Chair	Andrea Leers Paul McDonough
	William Rawn
	Kirk Sykes
RCDC Director	Lynn Wolff

MELNEA CASS PARCEL 9 PROJECT

The foregoing Recommendation was signed by the BCDC on $\underline{\text{August 6, 2013}}$ in accordance with Article 28 of the Boston Zoning Code.

Commission Recommendation

Project:	JACKSON SQUARE PHASE 2, BUILDING K, PARCEL 69
	(75 AMORY AVENUE)

Description: AFFORDABLE RESIDENTIAL (~39) ~46,858 SF

SURFACE AND NEW STREET PARKING ~29 SPACES

Date: JULY 9, 2013

Address: 75 AMORY AVENUE IN THE JAMAICA PLAIN NEIGHBORHOOD

Proponent: JAMAICA PLAIN NEIGHBORHOOD DEVELOPMENT CORPORATION,

A MEMBER OF JACKSON SQUARE PARTNERS LLC

Commission Public Hearing Dates: JUNE 4 AND JULY 9, 2013

Notice of Public Meeting: JUNE 19, 2013

Subcommittee Meetings: JULY 2, 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		Recommend Approval (as noted)
		Recommend Disapproval (Requires 2/3 vote of Commission)
	#8111-#18A1	Recommends Need for Modification
	_X	Recommends to Table for Further Review by Subcommittee

JACKSON SQUARE BUILDING K, PHASE 2, PARCEL 69

Page 2

Commission Motion:

VOTED:

That the Commission table action on the schematic design for Building K, Parcel 69, part of Phase II of the Jackson Square Project, at 75 Amory Avenue in the Jamaica Plain neighborhood, until such time as the Proponent is able to demonstrate satisfactory responses to the issues raised. This action shall not restrict necessary actions by the BRA Board but is conditioned on return for final review and vote prior to any level of BRA design approval.

Commission Members Present and Voting: # 7 (quorum 5) Vote Taken: For 6 AGAINST 0 ABSTAIN 1

	vote raken.	TOI O AGAINST O ABSTAIN I
Co-Vice-Chair		Michael Davis
Co-Vice-Chair		Michael Davis
os tros ciran	2	Paul McDonough
		Deneen Crosby
		Andrea Leers
		William Rawn
		Kirk Sykes
		Lynn Wolff
BCDC Director		
		David A. Carlson

The foregoing Recommendation was signed by the BCDC on <u>August 6, 2013</u> in accordance with Article 28 of the Boston Zoning Code.

DECISION TO REVIEW:

Project:	SEAPORT SQUARE PARC SQUARE')	CEL L1 PROJECT ('ONE SEAPORT
Address:		OF SEAPORT BOULEVARD AND THE SEAPORT SQUARE PDA, IN ERFRONT DISTRICT
Description:	PREDOMINANTLY OFFICE RETAIL IN ABOVE FIGURE PARKING - ~400 SPACES B	~632,686 SF ~17,000 SF ELOW GRADE ON TWO LEVELS
Proponent:	SKANSKA (+ MS BOSTON SEAPORT, MORGAN STANLEY, WS DE	LLC [BOSTON GLOBAL INTERESTS, VELOPMENT])
	not to review	X to review
This action will be take	en based on the following criteria:	
"Projects of Spo Commission to Civic Project - o District Design X Condition of price Proposed proje consensually by Another duly co the responsibility Submission is in	ties of the BCDC. ncomplete and does not conform (BRA development review proced	esign significance to the COB. tural center. ment of a specific area of Boston. cope of BRA or that granted ablic agencies jurisdiction protects to Schematic Design requirements ures.
substantially alt The proposed p	project is deemed by the BCDC no	terior spaces and does not t to be of a significant impact upon
the public realn	າ.	- · · · · · · · · · · · · · · · · · · ·

Review Decision – SEAPORT SQUARE PARCEL L1 PROJECT ('ONE SEAPORT SQUARE') Page 2	
Commission Public Hearing DateJULY 9, 2013 (project accepted for review)	
Commission Members Present and Voting: # _ 5 _ (quorum 5) Vote Taken For: _ 5 _ Against _ 0	
Co-Vice-ChairMichael Davis	
Demelaly	
Deneen Crosby Lude her	
Andrea Leers	
Wihi CRamm	
William Rawn	
Kirk Sykes	
BCDC Director	
David Carlson	

BOSTON CIVIC DESIGN COMMISSION DECISION TO REVIEW:

GOVERNMENT CENTE PROJECT	R GARAGE REDEVELOPMENT			
BY NEW CHARDON, BOY	GARAGE PARCEL, ROUGHLY BOUNDED WKER, AND NEW SUDBURY STREETS SOUTHBOUND			
PARCEL WEST B2 (OFFI PARCEL WEST B3 (248 I REMAINING GARAGE (1 RETAIL WEST PARCEL EAST B1 (120 C PARCEL EAST B2 (OFFIC PARCEL EAST B3 (RETAIL RETAIL EAST OTHER TOTAL	CE) ~1,186,500 SF RESIDENTIAL UNITS) ~288,900 SF ,159 SPACES) ~476,400 SF ~ 19,800 SF CONDO, 204-KEY HOTEL) ~267,650 SF CE) ~116,800SF			
(HYM INVESTMENT GRO	BULFINCH CONGRESS HOLDINGS, LLC (HYM INVESTMENT GROUP, LLC; NATIONAL ELECTRIC BENEFIT FUND; LEWIS TRUST GROUP)			
not to review	X to review			
en based on the following crite	ria:			
pecial Significance" requiring a report of the considered of special urband open space/public monument, and Guideline/Guidelines for Developing vote of the Commission. The extreview would extend beyone by the Mayor or Article 28. Constituted Commission's and/or ities of the BCDC. Incomplete and does not conforty BRA development review process.	najority vote by the Design design significance to the COB. cultural center. opment of a specific area of Boston. d scope of BRA or that granted r public agencies jurisdiction protects m to Schematic Design requirements cedures.			
	GOVERNMENT CENTER BY NEW CHARDON, BOY AND SURFACE ARTERY PARCEL WEST B1 (403 I) PARCEL WEST B2 (OFFI PARCEL WEST B3 (248 I) REMAINING GARAGE (1) RETAIL WEST PARCEL EAST B1 (120 C) PARCEL EAST B2 (OFFIC) PARCEL EAST B3 (RETAIL PARCEL EAST B3 (RETAIL PARKING - NO NET NEW BULFINCH CONGRESS H (HYM INVESTMENT GRO BENEFIT FUND; LEWIS not to review The considered of special urban open space/public monument, and the considered of special urban op			

DECISION TO REVIEW:

Project:	1350 BOYLSTON STREE	ET PROJECT	
Address:	1350 BOYLSTON STREET A STREET IN THE WEST FEM		
Description:	RESIDENTIAL (~240 UNIT RESTAURANT <u>RETAIL</u> TOTAL PARKING (BELOW GRADE		~189,450 SF ~ 4,550 SF ~ 2,500 SF ~196,500 SF ~102 SPACES
Proponent:	SKANSKA		
	not to review	x	to review
	en based on the following criteria		
"Projects of Sp Commission to Civic Project - District Design Condition of p Proposed proj	evelopment Projects" gross floor a pecial Significance" requiring a ma o be considered of special urban of open space/public monument, cu a Guideline/Guidelines for Develop- rior vote of the Commission. ect review would extend beyond a by the Mayor or Article 28.	ajority vote by the Dodesign significance to ultural center. pment of a specific a	esign the COB. rea of Boston.
the responsibi	constituted Commission's and/or plities of the BCDC.	. •	•
as described b	incomplete and does not conform by BRA development review proce is primarily the rehabilitation to i	edures.	
substantially a	Iter the exterior. project is deemed by the BCDC r	·	

Page 2
Commission Public Hearing DateJULY 9, 2013 (project accepted for review) Commission Members Present and Voting: #6 (quorum 5) Vote Taken For:6 Against0
Co-Vice-Chair Michael Davis
Aleuen aceles
Deneen Crosby
ander Hoer
Andrea Leers
_ Dhow Rom m
William Rawn
Kirk Sykes
Less
Lynn Wolff
(\mathcal{E}_{I})
BCDC Director
David Carlson

Review Decision - 1350 BOYLSTON STREET

Commission Recommendation

Project:	FAN PIER	PARCEL I PROJECT CHANGE	
Description:	OFFICE (GOODWIN PROCTOR) ~402		~125,000 SF ~402,500 SF ~ 17,500 SF
Address:	COURTHOUS BOSTON SEA NORTHERN	DED BY NORTHERN AVENUE, THE SE, BOSTON HARBOR, AND PIER 4 APRT DISTRICT; FAN PIER PARCEI AVENUE, PIER 4, AND HARBOR SH CH WILL ALSO SERVE PARCEL H AN	I, IN THE SOUTH L I IS BOUNDED BY HORE DRIVE (A NEW
Proponent:	THE FALLON	I COMPANY	
Commission Public I	Hearing Date:	s: JUNE 4 and JULY 9, 2013	
Notice of Public Mee	eting:	JUNE 19, 2013	
Subcommittee Meet	ings:	JULY 2, 2013	
After hearing all the all parties wishing to	facts and ever state their of	idence presented at the public mea opinions did speak, the Commission	eting at which time n finds the following:
Commission Decision	n <u>X</u>	Recommend Approval (as noted)	
		Recommend Disapproval (Require Commission)	es 2/3 vote of
		Recommends Need for Modification	on
		Recommends to Table for Further Subcommittee	Review by

FAN PIER PARCEL I PROJECT CHANGE Commission Motion: Page 2 VOTED: That the Commission recommends approval of the revised schematic design for the Fan Pier Parcel I Project in the Boston Fan Pier PDA within the South Boston Waterfront District. Commission Members Present and Voting: #_7_ (quorum 5) Vote Taken: For 7 AGAINST 0 Co-Vice-Chair Michael Davis Deneen Crosby Andrea Leers Co-Vice-Chair Paul McDonough William Rawn Kirk Sykes Lynn Wolff

The foregoing Recommendation was signed by the BCDC on <u>August 6, 2013</u> in accordance with Article 28 of the Boston Zoning Code.

David A. Carlson

BCDC Director