## **BOSTON CIVIC DESIGN COMMISSION**

DATE: JANUARY 7, 2014

## **DECISION TO REVIEW:**

Project:

**61-83 BRAINTREE STREET** 

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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.	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	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	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	This action will be taken based on the following criteria:		7.	ion:	
levelopment arily the reha exterior. is deemed b	layor or Artic ed Commiss the BCDC. ete and does	bace/public n ine/Guideline ew would ext	nent Projects gnificance" r sidered of s	ed on the fol	not to review	THE WAYPOIN SINCLAIR DEN CONSULTANT	RESIDENTIAL (~80 COMMERCIAL PARKING, COMMON TOTAL PARKING (SINGLE S	61-83 BRAIN NEIGHBORH AREA
review proceabilitation to i	le 28. ion's and/or s not conform	nonument, co ss for Develop tend beyond	" gross floor equiring a m pecial urban	lowing criteri	¥	THE WAYPOINT COMPANIES SINCLAIR DEVELOPMENT SC CONSULTANT	RESIDENTIAL (~80 UNITS) COMMERCIAL PARKING, COMMON TOTAL PARKING (SINGLE SLOPING TRAY)	NTREE STREE
idures. Interior space	public agencion to Schemati	ultural center pment of a sp scope of BRA	area ± 100,0 ajority vote b design signifi	<u></u>		SOLUTIONS	S) NG TRAY)	61-83 BRAINTREE STREET, IN THE BRIGHTON NEIGHBORHOOD WITHIN THE GUEST STREET AREA
s and does no	es jurisdiction	ecific area of	00 Sq. Ft. y the Design cance to the (		X to re	THE WAYPOINT COMPANIES SINCLAIR DEVELOPMENT SOLUTIONS, PERMITTING CONSULTANT	~73,430 SF ~ 2,550 SF ~16,320 SF ~92,300 SF ~67 SPACES	61-83 BRAINTREE STREET, IN THE BRIGHTON NEIGHBORHOOD WITHIN THE GUEST STREET PLANNING AREA
ot pact upon	protects	Boston.	City of		to review	6)	CES SH SH SH SH SH SH	NNING

BCDC Director		Co-Vice-Chair		Commission Public Hearing Date Commission Members Present an Vote Taken For: 9  Co-Vice-Chair Michael Dav
Kirk Sykes / Lynn Wolff Lynn Wolff David Carlson	William Rawn  Daniel St. Clair	David Hacin  Paul McDonough	Deneen Crosby  Linda Eastley	Commission Public Hearing Date JANUARY 7, 2014 (project accepted for review) Commission Members Present and Voting: # 9 (quorum 5) Vote Taken For: 9 Against 0  Co-Vice-Chair Michael Davis