

**BOSTON CIVIC DESIGN COMMISSION**

Date: May 5, 2015

Commission Recommendation**Project:                    PIER 4 PDA PHASE 2 NPC / OFFICE BUILDING UPDATED DESIGN**

Description:	OFFICE (PHASE 2) RETAIL PARKING (~250 SPACES, below grade)	~378,755 SF ~ 12,000 SF
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Address:                    PARCEL BOUNDED BY EXTENSIONS OF EAST SERVICE ROAD (PIER STREET), HARBOR SHORE DRIVE, AND OLD NORTHERN AVENUE, AND BOSTON HARBOR, IN THE SOUTH BOSTON WATERFRONT DISTRICT

Proponent:                    TISHMAN/SPEYER

Commission Public Hearing Dates:                    MAY 5, 2015

Notice of Public Meeting:                    APRIL 20, 2015

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

PIER 4 PDA PHASE 2 NPC (OFFICE BUILDING) REVISED VOTE

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Commission Motion:

**VOTED**

**That the Commission recommends approval of the revised schematic design and PDA plan changes for the Pier 4 Project Phase 2 NPC in the South Boston Waterfront District, with the following conditions: First, that the landscape proposed for Phase 2 is not deemed approved and shall return to the BCDC for review and vote; Second, more generally, that the site plan (with particular concern expressed for the areas interfacing with the ICA) return to the BCDC for review and vote when further developed in association with any ongoing Project Phase; Third, that any substantive modifications of Phase 3 as originally approved return to the BCDC for final review and vote upon submission to the BRA for the ongoing stages of design review or any PDA amendments; and, Fourth, that any changes to the Phase 2 building shall return to the BCDC for further review. Any return to the BCDC shall incorporate full available information on all three Phases and the informing (adjacent) context.**

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

Co-Vice-Chair

Michael Davis

Deneen Crosby

David Hacin

Andrea Peers

William Rawn

Daniel St. Clair

BCDC Director

Lynn Wolff

David A. Carlson

The foregoing Recommendation was signed by the BCDC on June 2, 2015 in accordance with Article 28 of the Boston Zoning Code.