

**BOSTON CIVIC DESIGN COMMISSION**

Date: JANUARY 5, 2016

Commission Recommendation

Project: **GOVERNMENT CENTER GARAGE PHASE ONE (WP-B1)**

Description: WP-B1 RESIDENTIAL (~486 RENTAL UNITS) ~548,000 SF  
MODEST RETAIL AT BASE; AMENITY SPACES AT SEVERAL POINTS  
PARKING (IN FINAL REDUCED CONDITION GARAGE)  
~1,159 SPACES

Address: GOVERNMENT CENTER GARAGE PARCEL, ROUGHLY BOUNDED BY  
NEW CHARDON, BOWKER, CONGRESS, AND NEW SUDBURY  
STREETS AND SURFACE ARTERY SOUTHBOUND; RESIDENTIAL  
WP-B1 IS ON NEW SUDBURY

Proponent: BULFINCH CONGRESS HOLDINGS, LLC  
(HYM INVESTMENT GROUP, LLC; NATIONAL ELECTRIC BENEFIT  
FUND; LEWIS TRUST GROUP)

Commission Public Hearing Dates: DECEMBER 1, 2015 AND JANUARY 5, 2016

Notice of Public Meeting: DECEMBER 20, 2015

Subcommittee Meetings: DECEMBER 8, 2015

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

**GOVERNMENT CENTER GARAGE PROJECT PHASE ONE (WP-B1)**

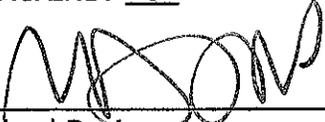
Page 2 Commission Motion:

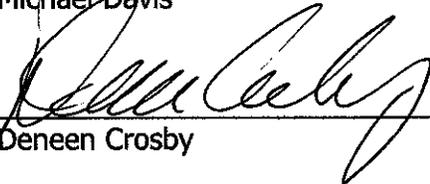
VOTED: **That the Commission recommends approval of the new schematic design for the proposed Government Center Garage Redevelopment Project Phase One (WP-B1) in the GCG PDA, in the Government Center area.**

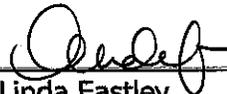
Commission Members Present and Voting: # 9 (quorum 5)

Vote Taken: FOR 9 AGAINST 0

Co-Vice Chair

  
\_\_\_\_\_  
Michael Davis

  
\_\_\_\_\_  
Deneen Crosby

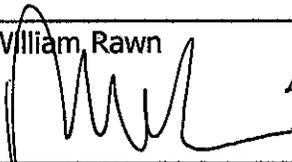
  
\_\_\_\_\_  
Linda Eastley

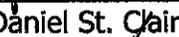
\_\_\_\_\_  
David Hacin

\_\_\_\_\_  
Andrea Leers

Co-Vice Chair

\_\_\_\_\_  
Paul McDonough

  
\_\_\_\_\_  
William Rawn

  
\_\_\_\_\_  
Daniel St. Clair

  
\_\_\_\_\_  
Kirk Sykes

BCDC Director

  
\_\_\_\_\_  
David A. Carlson

**BOSTON CIVIC DESIGN COMMISSION**

Date: JANUARY 5, 2016

Commission Recommendation

Project: **GOVERNMENT CENTER GARAGE PHASE TWO (WP-B2)**

Description: WP-B2 OFFICE ~1,012,000 SF  
RETAIL/RESTAURANT AT BASE; 800 BICYCLE PARKING SPACES  
(TOTAL RETAIL IN WEST PARCEL ~19,800 SF)  
PARKING (IN FINAL REDUCED CONDITION GARAGE)  
~1,159 SPACES

Address: GOVERNMENT CENTER GARAGE PARCEL, ROUGHLY BOUNDED BY  
NEW CHARDON, BOWKER, CONGRESS, AND NEW SUDBURY  
STREETS AND SURFACE ARTERY SOUTHBOUND; RESIDENTIAL  
WP-B2 IS ON NEW CHARDON

Proponent: BULFINCH CONGRESS HOLDINGS, LLC  
(HYM INVESTMENT GROUP, LLC; NATIONAL ELECTRIC BENEFIT  
FUND; LEWIS TRUST GROUP)

Commission Public Hearing Dates: DECEMBER 1, 2015 AND JANUARY 5, 2016

Notice of Public Meeting: DECEMBER 20, 2015

Subcommittee Meetings: DECEMBER 8, 2015

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

**GOVERNMENT CENTER GARAGE PROJECT PHASE TWO (WP-B2)**

Page 2 Commission Motion:

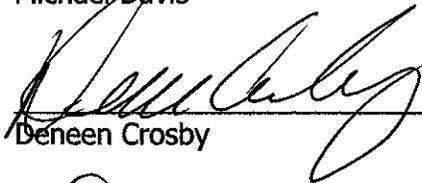
**VOTED: That the Commission recommends approval of the new schematic design for the proposed Government Center Garage Redevelopment Project Phase Two (WP-B2) in the GCG PDA, in the Government Center area.**

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

Vote Taken: FOR 9 AGAINST 0

Co-Vice Chair

  
\_\_\_\_\_  
Michael Davis

  
\_\_\_\_\_  
Deneen Crosby

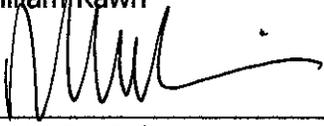
  
\_\_\_\_\_  
Linda Eastley

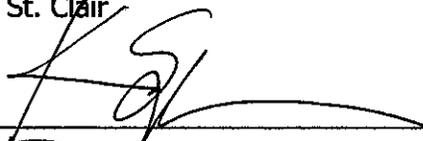
\_\_\_\_\_  
David Hacin

\_\_\_\_\_  
Andrea Leers

Co-Vice Chair

\_\_\_\_\_  
Paul McDonough

\_\_\_\_\_  
William Rawn  
  
\_\_\_\_\_  
Daniel St. Clair

  
\_\_\_\_\_  
Kirk Sykes

BCDC Director

  
\_\_\_\_\_  
David A. Carlson

The foregoing Recommendation was signed by the BCDC on February 2, 2016 in accordance with Article 28 of the Boston Zoning Code.