BOSTON CIVIC DESIGN COMMISSION

DECISION TO REVIEW: Project: **105 WEST FIRST STREET** Address: 105 West First Street, Parcel bounded by West Second and West First streets, the Haul Road, and the abutting Artists for Humanities building, in the South Boston neighborhood Description (Total Project): Office ~249,000 SF Innovation Space $\sim 10,000 \text{ SF}$ Retail/Restaurant/Café ~ 1,600 SF Convener Space ~ 2,400 SF Tenant Amenity Space ~ 3,000 SF TOTAL SF ~266,000 SF **Parking** ~35 spaces Proponent: 105 West First Owner, LLC (an affiliate of Ares Management, LLC with CV Properties, LLC as developer) not to review X to review This action will be taken based on the following criteria: X Large-Scale Development Projects" gross floor area ± 100,000 Sq. Ft. "Projects of Special Significance" required 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 (IMP) 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

__ The proposed project is deemed by the BCDC not to be of a significant impact upon

substantially alter the exterior.

the public realm.

DATE: MARCH 7, 2017

Page 2 Commission Public Hearing Date <u>March 7, 2017</u> (project accepted for review) Commission Members Present and Voting: # <u>8</u> (quorum 5)(ratified April 4) Against __0__ Vote Taken For: <u>8</u> Co-Vice-Chair_ Deneen Crosby Linda Eastley David Hacin Andrea Leers David Manfredi Co-Vice-Chair Paul McDonough William Rawn **BCDC** Director David Carlson

Review Decision - 105 West First Street