

BOSTON CIVIC DESIGN COMMISSION

Date: APRIL 2, 2013

Commission Recommendation

Project: **D STREET DEVELOPMENT NPC (old 'THE RESIDENCES AT 371-401 D STREET')**

Description: HOTEL (~510 KEYS) ~351,000 SF
RETAIL (IN GARAGE) ~ 26,300 SF
GARAGE PARKING ~1350 SPACES ~400,000 SF (est.)

Address: 371-401 D STREET IN THE SOUTH BOSTON WATERFRONT DISTRICT

Proponent: MASSACHUSETTS CONVENTION CENTER AUTHORITY
(COMMONWEALTH VENTURES IS HOTEL PROPONENT)

Commission Public Hearing Dates: FEBRUARY 5, 2013; APRIL 2, 2013

Notice of Public Meeting: MARCH 20, 2013

Subcommittee Meetings: MARCH 19 AND 26, 2013

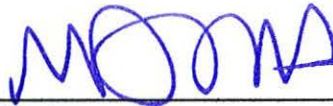
After hearing all the facts and evidence presented at the public meeting at which time all parties wishing to state their opinions did speak, the Commission finds the following:

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

VOTED: That the Commission recommends approval of the revised PDA for the D Street Development Project, with the conditions that: the hotels site returns to the Commission for final review and approval once the design and public realm concepts have been finalized, interim conditions determined, and the relationship to the potential BCEC expansion clarified further; and, that the south parcel return to the Commission for review and approval when its program and design advance to conceptual stage - and further, with the understanding that the Commission does not recommend pursuit of a garage as a primary use in this remaining parcel to the south.

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

Co-Vice-Chair

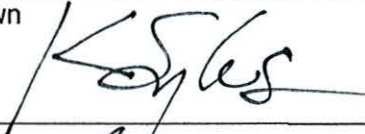


Michael Davis

Deneen Crosby



William Rawn




Kirk Sykes



Lynn Wolff

BCDC Executive Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on May 7, 2013 in accordance with Article 28 of the Boston Zoning Code.

DECISION TO REVIEW:

Project: **NORTHEASTERN UNIVERSITY INSTITUTIONAL MASTER PLAN**

Address: ~67-ACRE CAMPUS around Huntington Avenue between The Fenway and Tremont and Massachusetts avenues and Ruggles Street, in multiple neighborhoods

Description: (Maxima)

1. 795 Columbus ISEB (up to 3 phases)	~640,000 SF
2. North Lot (East Fens, academic)	~250,000 SF
3. 238-262 St. Botolph (Athletic/Student Life)	~120,000 SF
4. Ryder Hall (Leon St.)(Academic/Residential)	~180,000 SF
5. Burstein Rubenstein (Academic/Residential)	~150,000 SF
6. Cargill Hall (45-55 Forsyth St)(Academic)	~150,000 SF
7. Cabot Site (400 Huntington)(Mixed Use)	~500,000 SF
8. 70 Forsyth (Academic)	~150,000 SF
9. New Science Quad (Academic)	~100,000 SF
10. Gainsborough Garage (Mixed Use, Parking)	~240,000 SF
11. Burke St. Lot (Office/Residential)	~165,000 SF

Other areas of general interest, including public realm initiatives.

Proponent: Northeastern University

_____ not to review X to review

This action will be taken based on the following criteria:

- X 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 Boston.
- _____ Civic Project - open space/public monument, cultural center.
- X District Design Guideline/Guidelines for Development of a specific area (IMP or PDA) 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 substantially alter the exterior.

Commission Public Hearing Date April 2, 2013 (project accepted for review)

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

Vote Taken For: 5 Against 0

Co-Vice-Chair 
Michael Davis

Deneen Crosby

Linda Eastley


Kirk Sykes


Lynn Wolff

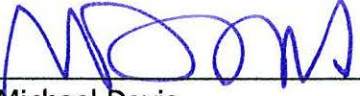
BCDC Director 
David Carlson

Review Decision – The Point Project
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Commission Public Hearing Date April 2, 2013 (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

Linda Eastley


William Rawn


Kirk Sykes


Lynn Wolff

BCDC Director 
David Carlson

DECISION TO REVIEW:

Project: **BARTLETT PLACE PROJECT**

Address: Bartlett Garage MBTA site at 2565 Washington Street, bounded by Guild, Lambert, and Bartlett streets, in the Roxbury neighborhood

Description:	Phase 1: Commercial (A)	~22,153 SF
	Retail (A and B)	~31,322 SF
	Residential Market Rate (A, 42 units)	~69,276 SF
	Residential Affordable (B, 60 units)	~77,535 SF
	<u>Parking (71 - A and 43 - B spaces)</u>	<u>~33,204 SF</u>
	TOTAL	~233,490 SF
	(Also a public plaza of some 15,500 SF)	
	Phases 2-4: Residential (221 units of mixed type)	~203,557 SF
	<u>Parking (Phase 3 structured, count n.g.)</u>	<u>~ 10,000 SF</u>
	MASTER PLAN TOTAL	~447,047 SF

Proponent: Bartlett Place Land Inc.
(Collaboration of Nuestra Comunidad Development Corporation and Windale Developers, Inc.)

_____ not to review X to review

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- _____ "Projects of Special Significance" requiring 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 or PDA) 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.

Commission Public Hearing Date April 2, 2013 (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

_____ Linda Eastley


_____ William Rawn


_____ Kirk Sykes


_____ Lynn Wolff

BCDC Director 
_____ David Carlson