


Review Decision – RTH RESIDENTIAL BUILDING CHANGE
Page 2

Commission Public Hearing Date JULY 9, 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


Andrea Leers

Co-Vice-Chair 
Paul McDonough


William Rawn

Kirk Sykes

BCDC Director 
David Carlson

Review Decision – NORTHEASTERN UNIVERSITY ISEB PHASE 1
Page 2

Commission Public Hearing Date JULY 9, 2013 (project accepted for review)


Commission Members Present and Voting: # 7 (quorum 5)

Vote Taken For: 7 Against 0

Co-Vice-Chair


Michael Davis



Deneen Crosby


Andrea Leers

Co-Vice-Chair

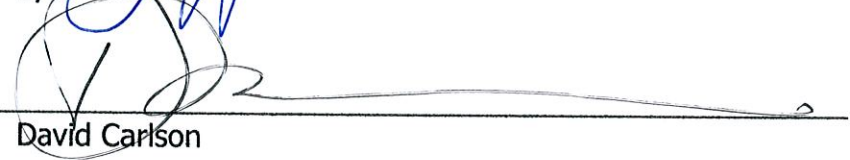

Paul McDonough


William Rawn


Kirk Sykes

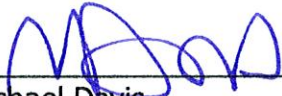

Lynn Wolf

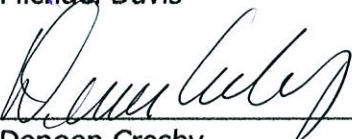
BCDC Director

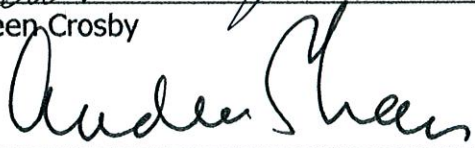

David Carlson


Review Decision – D STREET DEVELOPMENT / MCCA HOTELS
Page 2


Commission Public Hearing Date JULY 9, 2013 (project accepted for review)
Commission Members Present and Voting: # 7 (quorum 5)
Vote Taken For: 7 Against 0

Co-Vice-Chair 
Michael Davis


Deneen Crosby


Andrea Leers

Co-Vice-Chair 
Paul McDonough


William Rawn

Kirk Sykes


Lynn Wolff

BCDC Director 
David Carlson

BOSTON CIVIC DESIGN COMMISSION

Date: JULY 9, 2013

Commission Recommendation

Project: **BOSTON COLLEGE 2150 COMMONWEALTH AVENUE
RESIDENCE HALL / IMP AMENDMENT**

Description: STUDENT HOUSING (~484 BEDS), INCL. COMMON AREAS AND
BOSTON COLLEGE HEALTH SERVICES FACILITY ~245,000 SF
PARKING ~22 SPACES

Address: 2150 COMMONWEALTH AVENUE AT THOMAS MORE ROAD,
WITHIN THE BOSTON COLLEGE BRIGHTON CAMPUS AND LOWER
CAMPUS PORTION OF THE CHESTNUT HILL CAMPUS, NORTH AND
SOUTH RESPECTIVELY OF COMMONWEALTH AVENUE, IN THE
BRIGHTON/CHESTNUT HILL NEIGHBORHOOD

Proponent: BOSTON COLLEGE

Commission Public Hearing Dates: JUNE 4 and JULY 9, 2013

Notice of Public Meeting: JUNE 19, 2013

Subcommittee Meetings: JUNE 11 AND JULY 2, 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 Boston College's 2150 Commonwealth Avenue Residence Hall Project and associated amendment to its Institutional Master Plan, in the Allston-Brighton neighborhood.**

Commission Members Present and Voting: # 8 (quorum 5)
Vote Taken: For 8 AGAINST 0

Co-Vice-Chair




Michael Davis



Deneen Crosby




Andrea Leers




David Manfredi

Co-Vice-Chair



Paul McDonough



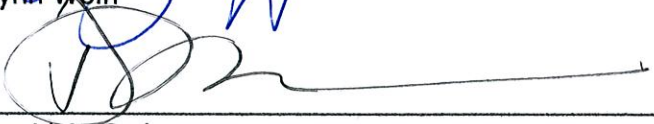
William Rawn

Kirk Sykes



Lynn Wolff

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on August 6, 2013 in accordance with Article 28 of the Boston Zoning Code.

BOSTON CIVIC DESIGN COMMISSION

Date: JULY 9, 2013

Commission Recommendation

Project: **THE POINT PROJECT**

Description:	RESIDENTIAL (~320 UNITS)	~269,000 SF
	<u>RETAIL (TWO STORIES)</u>	<u>~ 33,292 SF</u>
	TOTAL	~302,292 SF
	PARKING BELOW GRADE IN EXISTING TRILOGY BUILDING	

Address: 1383-1395 BOYLSTON STREET AND 176-200 BROOKLINE AVENUE, AT THE CORNERS OF THOSE STREETS AND PARK DRIVE IN THE WEST FENWAY NEIGHBORHOOD

Proponent: FENWAY VENTURES POINT PROPERTIES, LLC (SAMUELS & ASSOCIATES, INC.)

Commission Public Hearing Dates: APRIL 2 and JULY 9, 2013

Notice of Public Meeting: JUNE 19, 2013

Subcommittee Meetings: APRIL 23, MAY 21, AND JUNE 25, 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 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

THE POINT PROJECT


Page 2 Commission Motion:

VOTED: **That the Commission recommends approval of the schematic design for the proposed The Point Project at 1383-1395 Boylston Street and 176-200 Brookline Avenue in the West Fenway neighborhood, with the condition that the Proponent team return to show the resolution of the corner and the 'pass-through' areas in particular.**

Commission Members Present and Voting: # 6 (quorum 5)

Vote Taken: For 6 AGAINST 0


Co-Vice-Chair



Michael Davis



Deneen Crosby

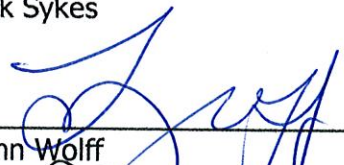


Andrea Leers



William Rawn

Kirk Sykes



Lynn Wolff

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on August 6, 2013 in accordance with Article 28 of the Boston Zoning Code.

BOSTON CIVIC DESIGN COMMISSION

Date: JULY 9, 2013

Commission Recommendation

Project: **MELNEA CASS PARCEL 9 PROJECT**

Description:	RESIDENTIAL (~50 RENTAL UNITS)	~ 41,604 SF
	145-KEY HOTEL (STARWOOD 'ALOFT')	~ 78,135 SF
	CORE/Common AREAS, BALLROOM	~ 12,691 SF
	RETAIL (~5 SPACES)	~ 7,935 SF
	<u>PARKING (120 SPACES BELOW GRADE)</u>	<u>~ 45,157 SF</u>
	TOTAL	~185,522 SF

Address: BRA PARCEL 9, BOUNDED BY WASHINGTON AND BALL STREETS, SHAWMUT AVENUE, AND MELNEA CASS BOULEVARD, AND ABUTTING A PLAYING FIELD ACROSS BALL STREET, IN THE LOWER ROXBURY NEIGHBORHOOD

Proponent: MELNEA PARTNERS LLC
(URBANICA, INC.)

Commission Public Hearing Dates: JUNE 4 and JULY 9, 2013

Notice of Public Meeting: JUNE 19, 2013

Subcommittee Meetings: JULY 2, 2013

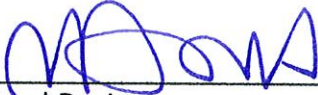
After hearing all the facts and evidence presented at the public meeting at which time all parties wishing to state their opinions did speak, the Commission finds the following:

- Commission Decision 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

VOTED: **That the Commission recommends approval of the schematic design for Urbanica's Parcel 9 Project on Melnea Cass Boulevard and Washington Street (bounded also by Ball Street and Shawmut Avenue) in the Lower Roxbury neighborhood.**

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


Co-Vice-Chair



Michael Davis



Deneen Crosby



Andrea Leers

Co-Vice-Chair




Paul McDonough



William Rawn

Kirk Sykes



Lynn Wolff

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on August 6, 2013 in accordance with Article 28 of the Boston Zoning Code.

BOSTON CIVIC DESIGN COMMISSION

Date: JULY 9, 2013

Commission Recommendation

Project: **JACKSON SQUARE PHASE 2, BUILDING K, PARCEL 69
(75 AMORY AVENUE)**

Description: AFFORDABLE RESIDENTIAL (~39) ~46,858 SF
SURFACE AND NEW STREET PARKING ~29 SPACES

Address: 75 AMORY AVENUE IN THE JAMAICA PLAIN NEIGHBORHOOD

Proponent: JAMAICA PLAIN NEIGHBORHOOD DEVELOPMENT CORPORATION,
A MEMBER OF JACKSON SQUARE PARTNERS LLC

Commission Public Hearing Dates: JUNE 4 AND JULY 9, 2013

Notice of Public Meeting: JUNE 19, 2013

Subcommittee Meetings: JULY 2, 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 table action on the schematic design for Building K, Parcel 69, part of Phase II of the Jackson Square Project, at 75 Amory Avenue in the Jamaica Plain neighborhood, until such time as the Proponent is able to demonstrate satisfactory responses to the issues raised. This action shall not restrict necessary actions by the BRA Board but is conditioned on return for final review and vote prior to *any* level of BRA design approval.

Commission Members Present and Voting: # 7 (quorum 5)
Vote Taken: For 6 AGAINST 0 ABSTAIN 1

Co-Vice-Chair



Michael Davis

Co-Vice-Chair



Paul McDonough



Deneen Crosby



Andrea Leers



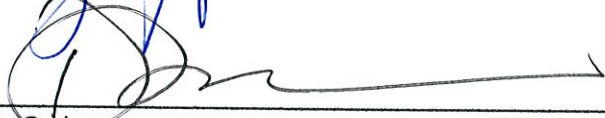
William Rawn

Kirk Sykes



Lynn Wolff

BCDC Director




David A. Carlson

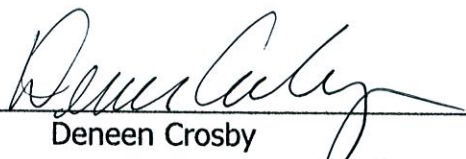
The foregoing Recommendation was signed by the BCDC on August 6, 2013 in accordance with Article 28 of the Boston Zoning Code.

Review Decision – SEAPORT SQUARE PARCEL L1 PROJECT ('ONE SEAPORT SQUARE')
Page 2

Commission Public Hearing Date JULY 9, 2013 (project accepted for review)

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

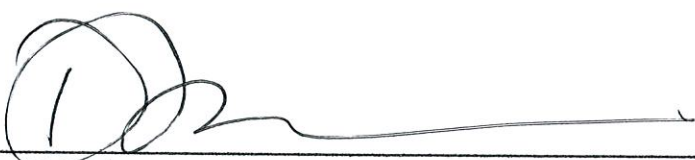
Co-Vice-Chair 
Michael Davis


Deneen Crosby


Andrea Leers


William Rawn

Kirk Sykes

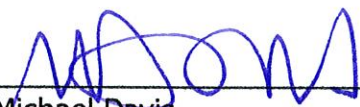
BCDC Director 
David Carlson

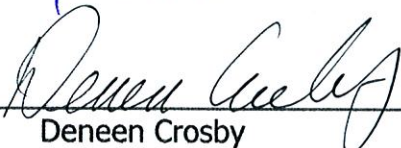
Review Decision – 1350 BOYLSTON STREET
Page 2

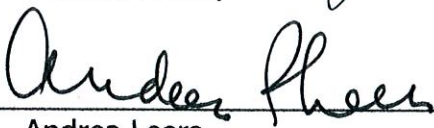
Commission Public Hearing Date JULY 9, 2013 (project accepted for review)

Commission Members Present and Voting: # 6 (quorum 5)

Vote Taken For: 6 Against 0

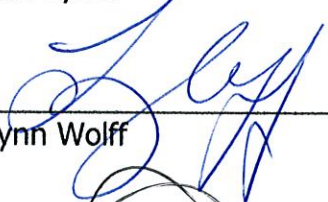
Co-Vice-Chair 
Michael Davis


Deneen Crosby


Andrea Leers


William Rawn

Kirk Sykes


Lynn Wolff

BCDC Director 
David Carlson

BOSTON CIVIC DESIGN COMMISSION

Date: JULY 9, 2013

Commission Recommendation

Project: **FAN PIER PARCEL I PROJECT CHANGE**

Description:	HOTEL (~140 KEYS, FLOORS 2-5)	~125,000 SF
	OFFICE (GOODWIN PROCTOR)	~402,500 SF
	RETAIL	~ 17,500 SF
	PARKING ~300+ SPACES BELOW GRADE	

Address: AREA BOUNDED BY NORTHERN AVENUE, THE FEDERAL COURTHOUSE, BOSTON HARBOR, AND PIER 4, IN THE SOUTH BOSTON SEAPRT DISTRICT; FAN PIER PARCEL I IS BOUNDED BY NORTHERN AVENUE, PIER 4, AND HARBOR SHORE DRIVE (A NEW ROAD WHICH WILL ALSO SERVE PARCEL H AND THE ICA)

Proponent: THE FALLON COMPANY

Commission Public Hearing Dates: JUNE 4 and JULY 9, 2013

Notice of Public Meeting: JUNE 19, 2013

Subcommittee Meetings: JULY 2, 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:

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

FAN PIER PARCEL I PROJECT CHANGE


Page 2 Commission Motion:

VOTED: **That the Commission recommends approval of the revised schematic design for the Fan Pier Parcel I Project in the Boston Fan Pier PDA within the South Boston Waterfront District.**


Commission Members Present and Voting: # 7 (quorum 5)

Vote Taken: For 7 AGAINST 0

Co-Vice-Chair



Michael Davis



Deneen Crosby



Andrea Leers

Co-Vice-Chair




Paul McDonough



William Rawn

Kirk Sykes



Lynn Wolff

BCDC Director



David A. Carlson

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