

DECISION TO REVIEW:

Project: ASHMONT T.O.D. 2 (ASHMONT TIRE)

Address: 1971-1977 Dorchester Avenue and 4 Fuller Street, near the Ashmont Station and Peabody Square, in the Dorchester neighborhood

Description:	Residential (81 units, rental and ownership)	~71,309 SF
	Common Amenity Spaces	~16,325 SF
	Garage, Mechanical	~15,022 SF
	Retail	~ 3,950 SF
	TOTAL	~106,606 SF
	Open Space - SF not given	
	Parking (35 below grade, 9 surface)	~44 spaces
	Parking for bicycles (81 secure, 16 public)	~97 spaces

Proponent: Trinity Ashmont Two Limited Partnership
_____ not to review to review

This action will be taken based on the following criteria:

- 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.
- _____ District Design Guideline/Guidelines for Development of a specific area (IMP or PDA) of Boston.
- _____ Condition of prior vote by the Commission.
- _____ 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.
- _____ The proposed project is deemed by the BCDC not to be of a significant impact upon the public realm.

Commission Public Hearing Date September 2, 2014 (project accepted for review)

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

Vote Taken For: 6 Against 0

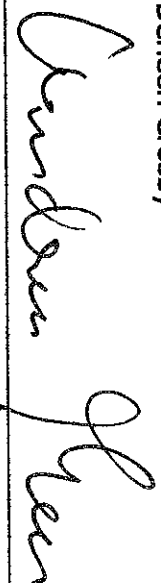
Co-Vice-Chair



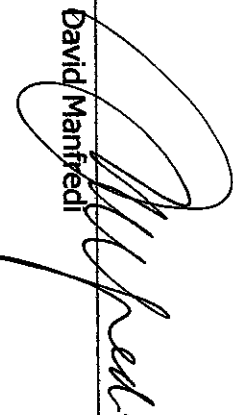
Michael Davis



Deneen Crosby



Andrea Leers



David Manfredi

Co-Vice-Chair

Paul McDonough

William Rawn



BCDC Director

David Carlson