

Commission Recommendation

Project: **PIER 4 PDA PHASE 2 NPC / OFFICE BUILDING**

Description: OFFICE (PHASE 2) ~378,755 SF.
RETAIL ~ 12,000 SF
PARKING (~250 SPACES, below grade)

Address: PARCEL BOUNDED BY EXTENSIONS OF EAST SERVICE ROAD (PIER STREET), HARBOR SHORE DRIVE, AND OLD NORTHERN AVENUE, AND BOSTON HARBOR, IN THE SOUTH BOSTON WATERFRONT DISTRICT

Proponent: NEW ENGLAND DEVELOPMENT

Commission Public Hearing Dates: JANUARY 7 AND MAY 6, 2014

Notice of Public Meeting: APRIL 19, 2014

Subcommittee Meetings: MARCH 25 AND APRIL 22, 2014

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

Commission Motion:

VOTED

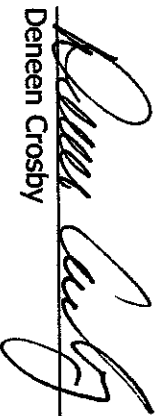
That the Commission recommends approval of the schematic design and PDA Plan changes for the Pier 4 Project Phase 2 NPC in the South Boston Waterfront District, with two conditions: First, that the site plan (with particular concern expressed for the areas interfacing with the ICA) return to the BCDC when further developed in association with any ongoing Project phase; and Second, that any substantive modifications of the third phase building component return to the BCDC for final review after submission to the BRA for the ongoing stages of design review or PDA amendments.

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

Vote Taken: For 6 AGAINST 0

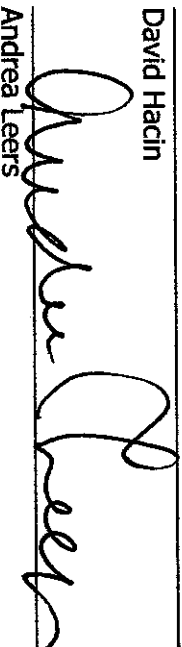
Co-Vice-Chair


Michael Davis

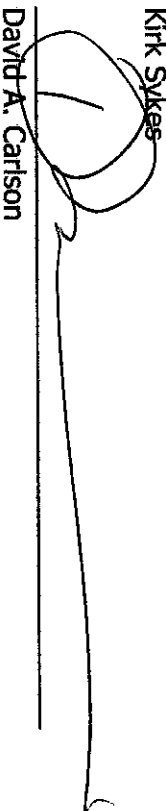

Deneen Crosby

Linda Eastley

David Hacin


Andrea Leers

Kirk Sykes


David A. Carlson

BCDC Director

The foregoing Recommendation was signed by the BCDC on June 3, 2014 in accordance with Article 28 of the Boston Zoning Code.