

**DECISION TO REVIEW:**

Project: **100 FEDERAL STREET PLAZA PAVILION**

Address: 100 FEDERAL STREET AT CONGRESS IN THE DOWNTOWN FINANCIAL DISTRICT IPOD AREA

Description: RETAIL AND SOCIAL SPACES (WINTERGARDEN) ~22,000 SF  
PARKING (BELOW GRADE - EXISTING TO BE EXPANDED BY RECAPTURING REPROGRAMMED BASEMENT SPACE - COUNT N.G.)

Proponent: BOSTON PROPERTIES

\_\_\_\_\_ not to review      X   to review

This action will be taken based on the following criteria:

- \_\_\_\_\_ Large-Scale Development Projects" gross floor area  $\pm$  100,000 Sq. Ft.
- X   "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 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.
- \_\_\_\_\_ The proposed project is deemed by the BCDC not to be of a significant impact upon the public realm.
- \_\_\_\_\_ Condition of prior Project Phase or IMP/PDA Approval by the Design Commission

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Commission Public Hearing Date December 1, 2015 (project accepted for review)

Commission Members Present and Voting: # 9 (quorum 5)

Vote Taken

For: 9  
Against: 0

Co-Vice Chair

  
Michael Davis

  
Deneen Crosby

  
Andrea Leers

  
David Manfredi

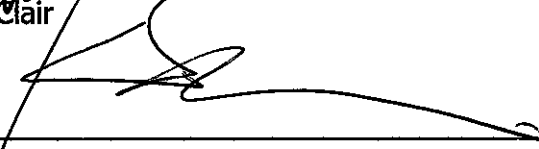
Co-Vice Chair

  
Paul McDonough

  
William Rawn

  
Daniel St. Clair

  
Kirk Sykes

  
Lynn Wolff

BCDC Director

  
David Carlson