

**DECISION TO REVIEW:**

Project: **CLIPPERSHIP WHARF NPC**

Address: PARCEL BORDERED BY SUMNER AND LEWIS STREETS AND BOSTON HARBOR, AND PARTLY BY MARGINAL ROAD AND CLIPPERSHIP LANE, IN THE EAST BOSTON WATERFRONT NEIGHBORHOOD, JUST TO THE WEST OF MAVERICK SQUARE AND ADJACENT TO THE MASSPORT PIER ONE PROPERTY IN THE EAST BOSTON NEIGHBORHOOD

Description: RESIDENTIAL (492 MIXED UNITS) ~524,800 SF  
RETAIL/RESTAURANT/PUBLIC ~ 30,200 SF  
TOTAL ~555,000 SF  
PARKING IN GARAGE ~300 SPACES  
PARKING ON SURFACE STREETS ~ 21 SPACES  
OPEN SPACE ~189,897 SF

Proponent: NODDLE ISLAND LIMITED PARTNERSHIP  
(IN 2003, INCLUDED WINN DEVELOPMENT AND RELATED BEAL)  
LEND LEASE DEVELOPMENT, INC.

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

This action will be taken based on the following criteria:


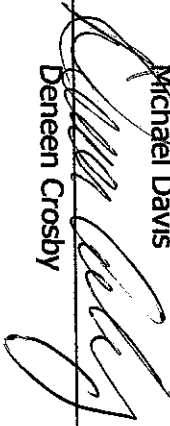
- Large-Scale Development Projects" gross floor area ± 100,000 Sq. Ft.
- "Projects of Special Significance" required a majority vote by the Design Commission to be considered of special urban design significance to the City of Boston.
- Civic Project - open space/public monument, cultural center.
- District Design Guideline/Guidelines for Development of a specific area of Boston.
- Condition of Prior Approval
- 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.


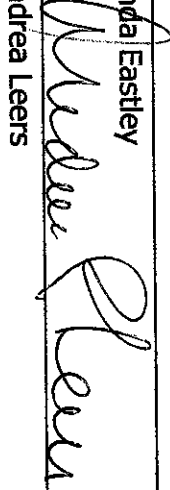
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Commission Public Hearing Date April 7, 2015 (project accepted for review)  
Commission Members Present and Voting: # 10 (quorum 5)  
Vote Taken

For: 10  
Against: 0

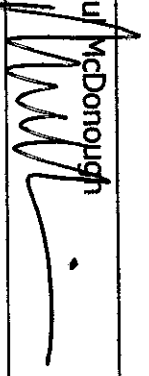
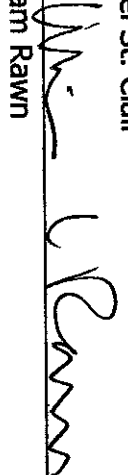
Vice-Chair

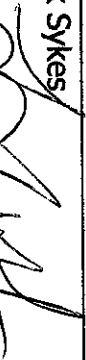

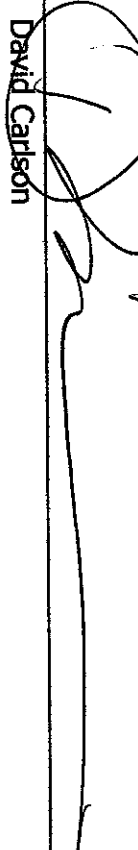
  
Michael Davis  
  
Deneen Crosby

  
Linda Eastley  
  
Andrea Leers

  
David Manfredi

Vice-Chair

  
Paul McDonough  
Daniel St. Clair  
  
William Rawn

  
Kirk Sykes  
  
Lynn Wolff  
  
David Carlson

BCDC Director