

**DECISION TO REVIEW:**

Project: **CONGRESS SQUARE**

Address: 40 WATER STREET, 33-35 CONGRESS STREET, 82 DEVONSHIRE STREET, 68 & 54 DEVONSHIRE STREET, AND 15 & 19 CONGRESS STREET (ADDITIONS AND NEW STRUCTURES) (THE 'FIDELITY BLOCK') IN THE DOWNTOWN FINANCIAL DISTRICT

Description:	OFFICE (40 WATER)	~284,600 SF
	HOTEL (68 & 54 DEVONSHIRE, ~133 KEYS)	~ 85,700 SF
	RESIDENTIAL (15 & 19 CONGRESS, ~35 UNITS)	~ 51,350 SF
	RETAIL (IN ALL THREE BUILDING COMPLEXES)	~ 36,650 SF
	TOTAL	~458,300 SF
	<b>NO PARKING</b>	

Proponent: RFM BLOCK ON CONGRESS I, LLC  
(VIA AFFILIATE - RELATED BEAL)

\_\_\_\_\_ 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.
- "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.

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

  
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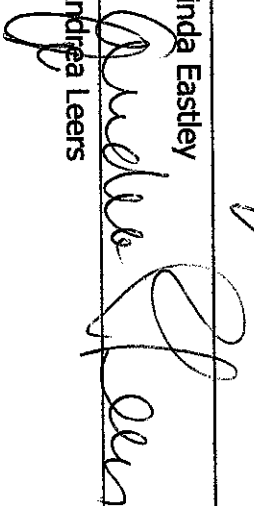
Michael Davis

Deneen Crosby

  
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Linda Eastley


Andrea Leers

  
\_\_\_\_\_

David Manfredi

Vice-Chair

Paul McDonough

  
\_\_\_\_\_

Daniel St. Clair


William Rawn

  
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Kirk Sykes

  
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Lynn Moffitt

  
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BCDC Director

David Carlison

  
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