

BOSTON CIVIC DESIGN COMMISSION

DATE: MAY 3, 2016

DECISION TO REVIEW:

Project: 40 GUEST STREET (BOSTON LANDING PARCEL C1)

Address: 40 Guest Street, roughly bounded by 20 Guest Street, the Mass Pike, Life Street Extension, and Guest Street, in the Boston Landing PDA Plan area, in the Brighton neighborhood

Description: Office, Sports, Retail: ~146,000 SF
Parking (structured, consistent with area) ~146 spaces

Proponent: NB Development Group LLC
(c/o New Balance and HYM, Inc.)

_____ not to review X to review


This action will be taken based on the following criteria:

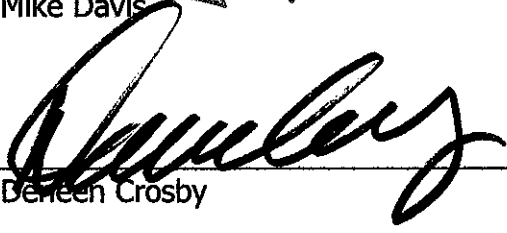
- X Large-Scale Development Projects" gross floor area \pm 100,000 Sq. Ft.
- _____ "Projects of Special Significance" requiring a majority vote by the Design Commission to be considered of special urban design significance to the City of Boston.
- _____ Civic Project - open space/public monument, cultural center.
- _____ District Design Guideline/Guidelines for Development of a specific area (IMP or PDA) of Boston.
- X 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.

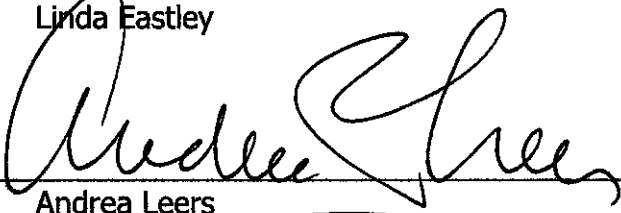
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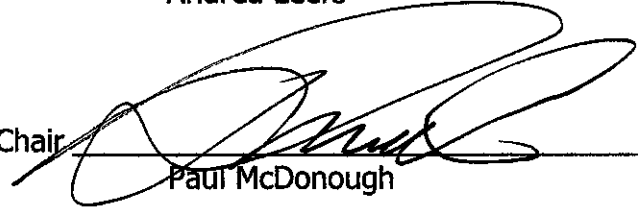
Commission Public Hearing Date May 3, 2016 (project accepted for review)
Commission Members Present and Voting: # 6 (quorum 5)

Vote Taken For: 6 Against 0

Co-Vice-Chair 
Mike Davis


Deleen Crosby

Linda Eastley

Andrea Leers

Co-Vice-Chair 
Paul McDonough


William Rawn

BCDC Director 
David Carlson