

Commission Recommendation

Project: **105 WEST FIRST STREET PROJECT**

Description:	OFFICE	~249,000 SF
	RETAIL/RESTAURANT/CAFÉ	~ 1,600 SF
	CONVENER SPACE	~ 2,400 SF
	INNOVATION SPACE	~ 10,000 SF
	TENANT AMENITY SPACE	~ 3,000 SF
	<hr/>	
	TOTAL	~266,000 SF
	PARKING (BELOW GRADE)	~35 spaces

Address: 105 WEST FIRST STREET, PARCEL BOUNDED BY WEST SECOND AND WEST FIRST STREETS AND THE HAUL ROAD, AND ABUTTING THE ARTISTS FOR HUMANITIES BUILDING, IN THE SOUTH BOSTON NEIGHBORHOOD

Proponent: 105 WEST FIRST OWNER, LLC
(AN AFFILIATE OF ARES MANAGEMENT, LLC WITH CV PROPERTIES, LLC AS DEVELOPER)

Commission Public Hearing Dates: MARCH 7 AND MAY 2, 2017

Notice of Public Meeting: APRIL 20, 2017

Subcommittee Meetings: MARCH 28 AND APRIL 18, 2017

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

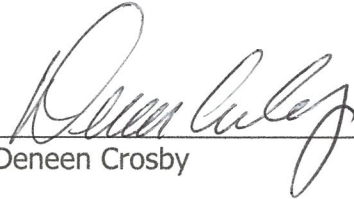
VOTED: That the Commission recommends approval of the schematic design for the proposed 105 West First Street Project on the parcel bounded by West Second and West First streets, and the Haul Road, and abutting the Artists for Humanities building, in the South Boston neighborhood.

Commission Members Present and Voting: # 6 (quorum 5)
Vote Taken: For 6 AGAINST 0

Co-Vice-Chair



Michael Davis



Deneen Crosby

Linda Eastley



David Manfredi

Co-Vice-Chair

Paul McDonough



William Rawn

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on June 6, 2017 in accordance with Article 28 of the Boston Zoning Code.