

BOSTON CIVIC DESIGN COMMISSION

DATE: JANUARY 7, 2014

DECISION TO REVIEW:

Project: **PIER 4 (PDA) PHASE 2 NPC**

Address: PARCEL OF LAND AND WATER TO BE BOUNDED BY SEAPORT BOULEVARD, EAST SERVICE ROAD EXTENSION, OLD NORTHERN AVENUE, AND BOSTON HARBOR, IN THE SOUTH BOSTON WATERFRONT DISTRICT

Description:	RESIDENTIAL PHASE 1 (~356 UNITS)	~406,450 SF
	* OFFICE PHASE 2	~378,755 SF
	RESIDENTIAL PHASE 3 (~200 UNITS)	~216,495 SF
	SERVICE	~7,000 SF
	RETAIL, CULTURAL, CIVIC	~55,000 SF
	TOTAL	~1,001,700 SF
	PARKING (BELOW GRADE)	~1200 SPACES
	*Converted from prior hotel/residential use	

Proponent: NEW ENGLAND DEVELOPMENT

_____ not to review _____ 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" 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.

Commission Public Hearing Date JANUARY 7, 2014 (project accepted for review)
Commission Members Present and Voting: # 8 (quorum 5)
Vote Taken For: 8 Against 0

Co-Vice-Chair _____

Michael Davis



Deneen Crosby



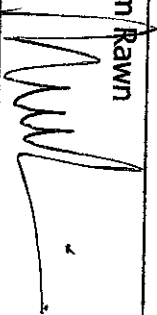
Linda Eastley

David Hacin



William Rawn

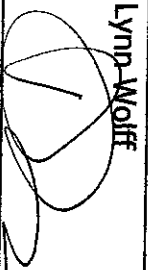
Daniel St. Clair



Kirk Sykes



Lynn Wolff



David Carlson



BCDC Director