

BOSTON CIVIC DESIGN COMMISSION

Date: NOVEMBER 3, 2015

Commission Recommendation

Project: BOSTON GARDEN PROJECT **PHASE ONE**

| | | |
|--------------|---|----------------------|
| Description: | RESIDENTIAL (497 ± UNITS) | ~560,000 SF |
| | RETAIL (INCL. CINEMA, SUPERMKT, REST.) | ~235,000 SF |
| | PODIUM FLEX OFFICE SPACE | ~145,000 SF |
| | HOTEL (306 ± ROOMS) | ~200,000 SF |
| | OFFICE | ~665,000 SF |
| | CONCOURSE | ~ 20,000 SF |
| | GARDEN CONCESSION/PREMIUM LOBBY EXP. | ~ 40,000 SF |
| | <u>TOTAL</u> | <u>~1,870,000 SF</u> |
| | PARKING (EXP'N OF EXIST'G BELOW GRADE) +800 SPACES | |

Address: CAUSEWAY STREET PARCEL SOUTH OF TD BANK GARDEN, AT 80 CAUSEWAY STREET IN THE NORTH STATION ECONOMIC DEVELOPMENT AREA

Proponent: BOSTON PROPERTIES (WITH DELAWARE NORTH)

Commission Public Hearing Dates: AUGUST 4, SEPTEMBER 1, OCTOBER 6, AND NOVEMBER 3, 2015

Notice of Public Meeting: OCTOBER 19, 2015

Subcommittee Meetings: SEPTEMBER 1, SEPTEMBER 15, SEPTEMBER 22, AND OCTOBER 27, 2015

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

BOSTON GARDEN PROJECT PHASE ONE

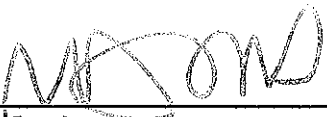
Page 2 Commission Motion:

VOTED: **That the Commission recommends approval of the schematic design for Phase One of the proposed Boston Garden Project at 80 Causeway Street, to the south of the TD Bank Garden, in the North Station Economic Development Area, with the condition that the stair, escalator, etc. be positioned in such a way as to emphasize the asymmetry, and with the continuing condition that each additional Phase and interim condition return to the Commission for further review and vote.**

Commission Members Present and Voting: # 6 (quorum 5)

Vote Taken: For 4 AGAINST 1 ABSTAIN 1

Co-Vice-Chair



Michael Davis

David Racin

Daniel St. Clair

Co-Vice-Chair



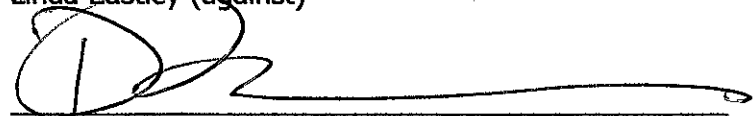
Paul McDonough



William Rawn (abstain)

Linda Eastley (against)

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on December 1, 2015 in accordance with Article 28 of the Boston Zoning Code.