Commission Recommendation

Project: D STREET DEVELOPMENT NPC (old 'THE RESIDENCES AT

371-401 D STREET')

Description: HOTEL (~510 KEYS) ~351,000 SF

RETAIL (IN GARAGE) ~ 26,300 SF

GARAGE PARKING ~1350 SPACES ~400,000 SF (est.)

Date: APRIL 2, 2013

Address: 371-401 D STREET IN THE SOUTH BOSTON WATERFRONT DISTRICT

Proponent: MASSACHUSETTS CONVENTION CENTER AUTHORITY

(COMMONWEALTH VENTURES IS HOTEL PROPONENT)

Commission Public Hearing Dates: FEBRUARY 5, 2013; APRIL 2, 2013

Notice of Public Meeting: MARCH 20, 2013

Subcommittee Meetings: MARCH 19 AND 26, 2013

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	Χ	Recommend Approval (as no	ted`
CONTINUESTON DECISION	/\	recommend ripprovar (as no	

___ Recommend Disapproval (Requires 2/3 vote of

Commission)

____ Recommends Need for Modification

____ Recommends to Table for Further Review by

Subcommittee

D STREET DEVELOPMENT NPC

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Commission Motion:

VOTED:

That the Commission recommends approval of the revised PDA for the D Street Development Project, with the conditions that: the hotels site returns to the Commission for final review and approval once the design and public realm concepts have been finalized, interim conditions determined, and the relationship to the potential BCEC expansion clarified further; and, that the south parcel return to the Commission for review and approval when its program and design advance to conceptual stage - and further, with the understanding that the Commission does not recommend pursuit of a garage as a primary use in this remaining parcel to the south.

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

Vote Taken:

For 5 AGAINST 0

Co-Vice-Chair

Michael Davis

Deneen Crosby

William Rawn

Kirk Sykes

Lynn Wolf

BCDC Executive Director

David A. Carlson

The foregoing Recommendation was signed by the BCDC on May 7, 2013 in accordance with Article 28 of the Boston Zoning Code.

DECISION TO REVIEW:

Project:	NORTHEASTERN UNIVERSITY INSTITUTE	ONAL MASTER PLAN
Address:	~67-ACRE CAMPUS around Huntington Avenue between The Fenway and Tremont and Massachusetts avenues and Ruggles Street, in multiple neighborhoods	
Description: (Maxima)	 795 Columbus ISEB (up to 3 phases) North Lot (East Fens, academic) 238-262 St. Botolph (Athletic/Student Life) Ryder Hall (Leon St.)(Academic/Residential) Burstein Rubenstein (Academic/Residential) Cargill Hall (45-55 Forsyth St)(Academic) Cabot Site (400 Huntington)(Mixed Use) 70 Forsyth (Academic) New Science Quad (Academic) Gainsborough Garage (Mixed Use, Parking) Burke St. Lot (Office/Residential) Other areas of general interest, including public residential 	~640,000 SF ~250,000 SF ~120,000 SF ~180,000 SF ~150,000 SF ~150,000 SF ~500,000 SF ~150,000 SF ~100,000 SF ~240,000 SF ~165,000 SF realm initiatives.
Proponent:	Northeastern University	
<u></u>	not to reviewX	_ to review
This action will be taken based on the following criteria:		
"Projects of S Commission t Boston. Civic Project X District Desig	Development Projects" gross floor area \pm 100,00 special Significance" requiring a majority vote by to be considered of special urban design signification open space/public monument, cultural center. In Guideline/Guidelines for Development of a special properties of the context of the con	the Design ance to the City of
consensually	ject review would extend beyond scope of BRA 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.		
	w is primarily the rehabilitation to interior space alter the exterior.	s and does not

DATE: APRIL 2, 2013

Review Decision – Page 2	Northeastern IMP
Commission Public I	Hearing Date <u>April 2, 2013</u> (project accepted for review)
Commission Membe	ers Present and Voting: #5 (quorum 5)
Vote Taken	For:5 Against0
Co-Vice-Chair	Michael Davis
	Priorition Davis
New and Annual Control of Control	Deneen Crosby
	Linda Eastley
	Kirk Sykes
BCDC Director_	Lynn Wolff
	David Carlson

DECISION TO REVIEW:

Project:	THE POINT PROJECT		
Address:	1383-1395 Boylston Street and 176-200 Brookline Avenue at the corners of those streets and Park Drive in the West Fenway neighborhood		
Description:	Residential (~320 units) incl. Support Retail (2 stories) Total Parking is below grade in adjacent Trilo	~ 33,292 SF ~302,292 SF	
Proponent:	Fenway Ventures Point Properties, LLC (Samuels & Associates, Inc.)		
	not to reviewX	_ to review	
X Large-Scale D "Projects of S Commission t Boston. Civic Project District Desig of Boston. Proposed pro consensually Another duly the responsib Submission is	Development Projects" gross floor area ± 100,00 special Significance" requiring a majority vote by to be considered of special urban design significance open space/public monument, cultural center. In Guideline/Guidelines for Development of a spacet review would extend beyond scope of BRA by the Mayor or Article 28. constituted Commission's and/or public agencies of the BCDC. In incomplete and does not conform to Schematic by BRA development review procedures.	y the Design cance to the City of ecific area (IMP or PDA) or that granted es jurisdiction protects c Design requirements	
substantially	v is primarily the rehabilitation to interior space alter the exterior.		
The proposed the public rea	d project is deemed by the BCDC not to be of a alm.	significant impact upon	

DATE: APRIL 2, 2013

Review Decision – Page 2	The Point Project
Commission Public	Hearing Date <u>April 2, 2013</u> (project accepted for review)
Commission Memb	pers Present and Voting: #6 (quorum 5)
Vote Taken	For: 6 Against 0
Co-Vice-Chair	
	Michael Davis
	Deneen Crosby
	Linda Eastley
	We Ra
	William Rawn
	Kirk Sykęs
BCDC Director_	Lynn Wolff Dela Company of the Comp
	—David Carlson

DECISION TO REVIEW: Project: **BARTLETT PLACE PROJECT** Address: Bartlett Garage MBTA site at 2565 Washington Street, bounded by Guild, Lambert, and Bartlett streets, in the Roxbury neighborhood Description: Phase 1: Commercial (A) ~22,153 SF Retail (A and B) ~31,322 SF Residential Market Rate (A, 42 units) ~69,276 SF Residential Affordable (B, 60 units) ~77,535 SF Parking (71 - A and 43 - B spaces) ~33,204 SF ~233,490 SF TOTAL (Also a public plaza of some 15,500 SF) Phases 2-4: Residential (221 units of mixed type) ~203,557 SF Parking (Phase 3 structured, count n.g.) ~ 10,000 SF ~447,047 SF MASTER PLAN TOTAL Proponent: Bartlett Place Land Inc. (Collaboration of Nuestra Comunidad Development 'corporation and Windale Developers, Inc.) ____X ___ to review not to review This action will be taken based on the following criteria: X Large-Scale Development Projects" gross floor area ± 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. 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.

DATE: APRIL 2, 2013

Review Decision – Page 2	Bartlett Place
Commission Public I	Hearing Date <u>April 2, 2013</u> (project accepted for review)
Commission Membe	ers Present and Voting: #6 (quorum 5)
Vote Taken	For:6 Against0
Co-Vice-Chair	Mons
	Michael Davis
	Deneen Crosby
-	
	Linda Eastley
	Wri C Ran
	William Rawn
1 	Kirk Sykes
	A USI
	Lynn Wolff
BCDC Director	David Carlson