

BOSTON CIVIC DESIGN COMMISSION

Date: MAY 7, 2013

Commission Recommendation

Project: **MILLENNIUM TOWER/BURNHAM BUILDING (ONE FRANKLIN STREET, or the FILENE’S PROJECT NPC)**

Description:	OFFICE (BURNHAM FLOORS ~3-8)	~218,000 SF
	RESIDENTIAL (UP TO ~600 UNITS)	~800,000 SF
	RETAIL	~167,000 SF
	TOTAL	1,185,000 SF
	PARKING	Up to ~500 SPACES

Address: FILENE’S PARCEL, BOUNDED BY WASHINGTON, FRANKLIN, HAWLEY, AND SUMMER STREETS IN THE MIDTOWN CULTURAL DISTRICT

Proponent: MP FRANKLIN LLC

Commission Public Hearing Dates: NOVEMBER 7, 2006; MAY 1, 2007; JANUARY 6, 2009; JULY 10 AND SEPTEMBER 4, 2012; MAY 7, 2013

Notice of Public Meeting: APRIL 18, 2013

Subcommittee Meetings: APRIL 16 AND APRIL 30; HELD JOINTLY WITH BOSTON LANDMARKS COMMISSION

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

MILLENNIUM TOWER/BURNHAM BUILDING (FILENE'S NPC)

Page 2 Commission Motion:

VOTED: **That the Commission recommends full approval of the revised design for the proposed Millennium IV Tower / Burnham Building (nee One Franklin Street) Project on the Filene's block bounded by Washington, Franklin, Hawley, and Summer streets in the Midtown Cultural District; this vote removes the condition of the vote of September 4, 2012.**

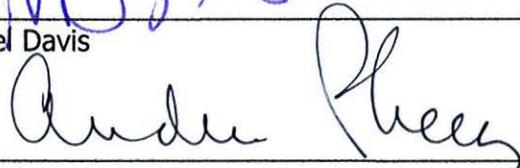
Commission Members Present and Voting: # 6 (quorum 5)

Vote Taken: For 6 AGAINST 0

co-Vice-Chair



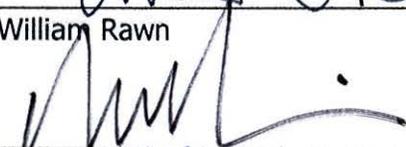
Michael Davis



Andrea Leers



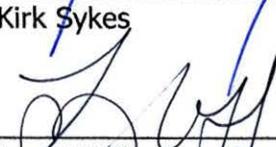
William Rawn



Daniel St. Clair

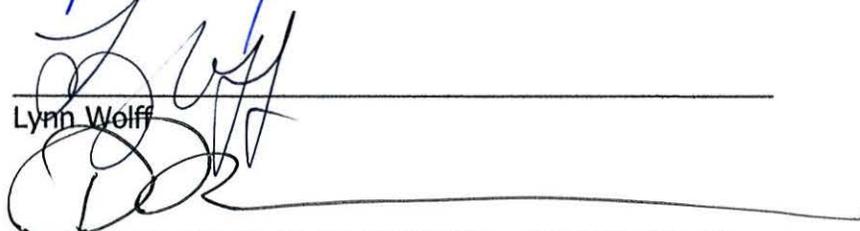


Kirk Sykes



Lynn Wolff

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on June 4, 2013 in accordance with Article 28 of the Boston Zoning Code.

BOSTON CIVIC DESIGN COMMISSION

Date: MAY 7, 2013

Commission Recommendation

Project: **105A SOUTH HUNTINGTON AVENUE**

Description:	RESIDENTIAL (UP TO ~195 UNITS)	~202,450 SF
	<u>RETAIL</u>	<u>~ 1,600 SF</u>
	TOTAL	~204,050 SF
	PARKING (BELOW GRADE AS VIEWED FROM SOUTH HUNTINGTON Up to ~176 SPACES)	

Address: 105A SOUTH HUNTINGTON AVENUE IN THE JAMAICA PLAIN NEIGHBORHOOD

Proponent: CEDAR VALLEY DEVELOPMENT, LLC

Commission Public Hearing Dates: AUGUST 7, 2012; MAY 7, 2013

Notice of Public Meeting: APRIL 18, 2013

Subcommittee Meetings: SEPTEMBER 25, 2012 AND APRIL 23, 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 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 105A South Huntington Avenue Project in the Jamaica Plain neighborhood.

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

co-Vice-Chair



Michael Davis



Andrea Leers

David Manfredi



William Rawn

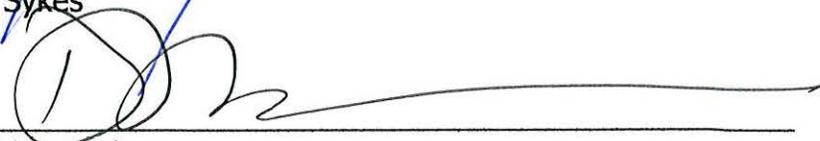


Daniel St. Clair



Kirk Sykes

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on June 4, 2013 in accordance with Article 28 of the Boston Zoning Code.

BOSTON CIVIC DESIGN COMMISSION

Date: MAY 7, 2013

Commission Recommendation

Project: **FAN PIER PARK**

Description: ~1.75 ACRE PARK ON HARBOR'S EDGE; ONE OF TWO SUCH SPACES REQUIRED IN FAN PIER PDA

Address: AREA BOUNDED BY THE COURTHOUSE PROPERTY, FAN PIER PARCEL C, THE NEW ROADWAY THAT WILL SURROUND PARCEL D, AND BOSTON HARBOR

Proponent: THE FALLON COMPANY

Commission Public Hearing Dates: MAY 7, 2013

Notice of Public Meeting: APRIL 18, 2013

Subcommittee Meetings: N.A.

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:

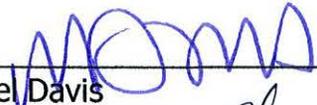
- Commission Decision X Recommend Approval (as noted)
- ___ Recommend Disapproval (Requires 2/3 vote of Commission)
- ___ Recommends Need for Modification
- ___ Recommends to Table for Further Review by Subcommittee

VOTED: That the Commission recommends approval of the proposed schematic design for Fan Pier Park in the Boston Fan Pier PDA within the South Boston Waterfront District, with the caveat that the pavilion design return before execution with Parcel D or E.

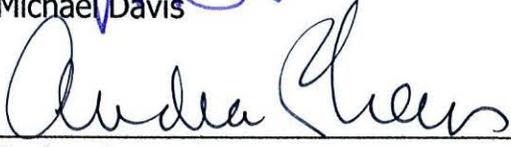
Commission Members Present and Voting: # 6 (quorum 5)

Vote Taken: For 6 AGAINST 0

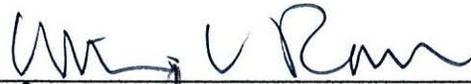
co-Vice-Chair



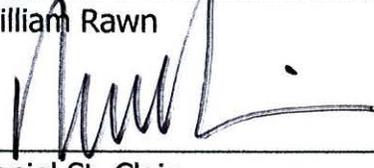
Michael Davis



Andrea Leers



William Rawn



Daniel St. Clair



Kirk Sykes



Lynn Wolff

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on June 4, 2013 in accordance with Article 28 of the Boston Zoning Code.

Review Decision – 399 CONGRESS STREET NPC

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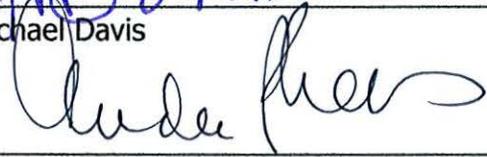
Commission Public Hearing Date MAY 7, 2013 (project accepted for review)

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

Vote Taken For: 6 Against 0

Co-Vice-Chair


Michael Davis


Andrea Leers

David Manfredi


William Rawn


Daniel St. Clair


Kirk Sykes

BCDC Director


David Carlson

Review Decision – FAN PIER PARK

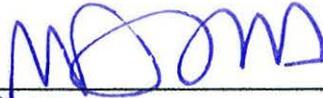
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Commission Public Hearing Date MAY 7, 2013 (project accepted for review)

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

Vote Taken For: 6 Against 0

Co-Vice-Chair



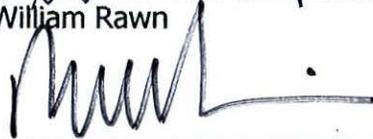
Michael Davis



Andrea Leers



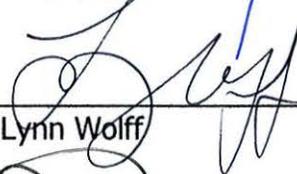
William Rawn



Daniel St. Clair



Kirk Sykes



Lynn Wolff

BCDC Director



David Carlson

Review Decision – UNIVERSITY PLACE RESIDENCES PROJECT

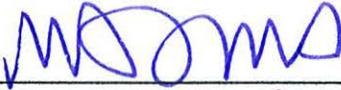
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Commission Public Hearing Date MAY 7, 2013 (project accepted for review)

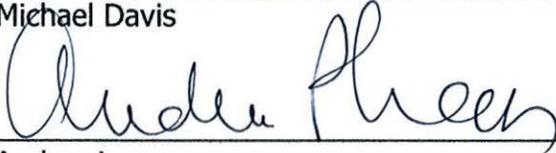
Commission Members Present and Voting: # 6 (quorum 5)

Vote Taken For: 6 Against 0

Co-Vice-Chair



Michael Davis



Andrea Leers

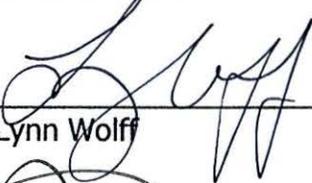
David Manfredi



William Rawn

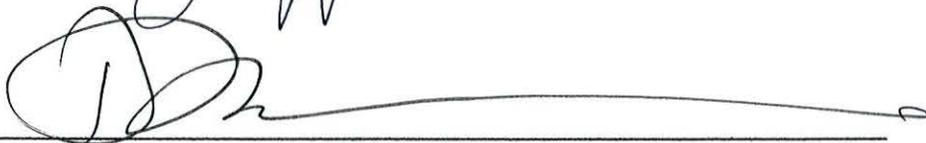


Daniel St. Clair



Lynn Wolff

BCDC Director



David Carlson

Review Decision – MADISON TROPICAL MELNEA CASS PARCEL 10 PROJECT

Page 2

Commission Public Hearing Date MAY 7, 2013 (project accepted for review)

Commission Members Present and Voting: # 7 (quorum 5)

Vote Taken For: 7 Against 0

Co-Vice-Chair 

Michael Davis



Andrea Leers

David Manfredi



William Rawlin



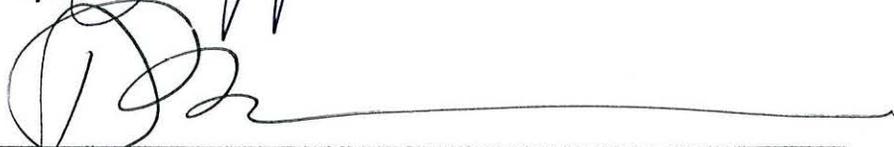
Daniel St. Clair



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Lynn Wolff

BCDC Director 

David Carlson