

**DECISION TO REVIEW:**

Project: **MARINE WHARF HOTELS (RLFMP PARCEL A)**

Address: 660 SUMMER STREET (PARCEL A) IN THE RAYMOND L. FLYNN MARINE PARK IN THE SOUTH BOSTON WATERFRONT DISTRICT

Description: HOTEL (~411 ROOMS) ~320,000 SF  
(245 SELECT SERVICE, 166 EXTENDED STAY)  
HOTEL AMENITY SPACES- LOWER FLOOR ~13,500 SF  
HOTEL AMENITY SPACES- UPPER FLOOR ~ 5,800 SF  
RETAIL ~ 3,500 SF  
PARKING (SECOND FLOOR TRAY) ~75 SPACES

Proponent: HARBINGER DEVELOPMENT, LLC

\_\_\_\_\_ not to review        X   to review

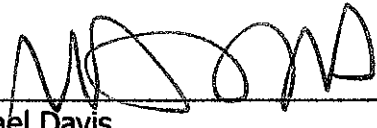
This action will be taken based on the following criteria:

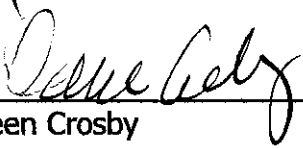
- X   "Large-Scale Development Projects" gross floor area  $\pm$  100,000 Sq. Ft.
- \_\_\_\_\_ "Projects of Special Significance" required a majority vote by the Design Commission to be considered of special urban design significance to the City of Boston.
- \_\_\_\_\_ Civic Project - open space/public 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.

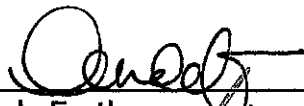
Review Decision – Marine Wharf (RLFMP Parcel A)  
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Commission Public Hearing Date September 6, 2016 (project accepted for review)  
Commission Members Present and Voting: # 8 (quorum 5)  
Vote Taken For: 8 Against: 0

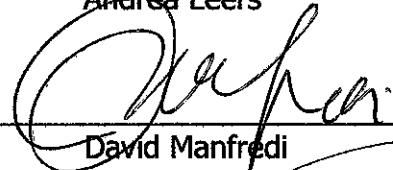
Co-Vice-Chair

  
Michael Davis

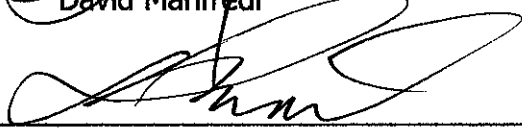
  
Deneen Crosby

  
Linda Eastley

  
Andrea Leers

  
David Manfredi

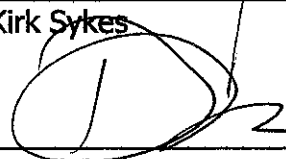
Co-Vice-Chair

  
Paul McDonough

  
William Rawn

  
Kirk Sykes

BCDC Director

  
David Carlson