

BOSTON CIVIC DESIGN COMMISSION

Date: DECEMBER 6, 2016

Commission Recommendation

Project: **THE RESIDENCES AT FOREST HILLS**

Description: RESIDENTIAL (~252 RENTAL UNITS; 50 AFFORDABLE) ~280,000 SF
 COMMERCIAL/RETAIL/CAFE ~5,500 SF
 RESIDENTIAL AMENITY SPACE ~9,000SF
 PARKING (130 GARAGE, 10 SURFACE) ~140 SPACES
 PARKING FOR BICYCLES (SECURE) ~252 SPACES
 OPEN SPACE ~30,000 SF

Address: 3694 WASHINGTON STREET AT THE ARBORWAY AND BOUNDED ALSO BY ORCHARDHILL ROAD AND RESIDENTIAL STRUCTURES FRONTING ORCHARDHILL ROAD AND TOWER STREET, AND COMMERCIAL STRUCTURES ALONG WASHINGTON, IN THE JAMAICA PLAIN NEIGHBORHOOD

Proponent: CRITERION DEVELOPMENT PARTNERS

Commission Public Hearing Dates: NOVEMBER 1 AND DECEMBER 6, 2016

Notice of Public Meeting: NOVEMBER 20, 2016

Subcommittee Meetings: NOVEMBER 29, 2016

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

THE RESIDENCES AT FOREST HILLS

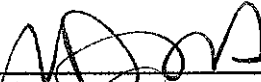
Page 2 Commission Motion:

VOTED: **That the Commission recommends approval of the schematic design for the proposed The Residences at Forest Hills Project at 3694 Washington Street in the Jamaica Plain neighborhood, with the condition that the Proponent work to refine the massing and connections as discussed.**

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

Vote Taken: For 7 AGAINST 0


Co-Vice-Chair



Michael Davis



Deneen Crosby




David Hacin

Andrea Leers



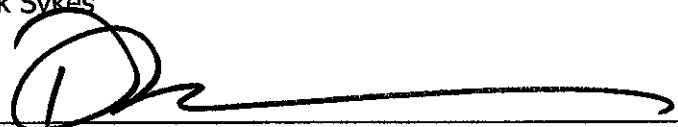
William Rawn



Daniel St. Clair

Kirk Sykes

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on January 3, 2017 in accordance with Article 28 of the Boston Zoning Code.