

DECISION TO REVIEW:

Project: **139-149 WASHINGTON STREET PROJECT**

Address: 139-149 Washington Street, adjacent to the site of the St. Gabriel's Monastery complex (CC&F Project site) and the BHA's Fidelis Way property, in the Allston-Brighton neighborhood

Description: Total Residential (~250 units in 2 bldgs) ~363,000 SF
Building 1 (rental along Washington, south) 220 units
Building 2 (condo in the rear, north) 30 units
Parking (structured/partially below grade; surface) ~250 spaces
~22,500 SF central courtyard amenity space

Proponent: AvalonBay Communities, Inc.

_____ not to review X to review


This action will be taken based on the following criteria:

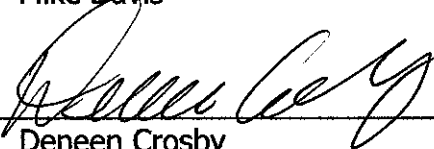
- X Large-Scale Development Projects" gross floor area \pm 100,000 Sq. Ft.
- _____ "Projects of Special Significance" requiring a majority vote by the Design Commission to be considered of special urban design significance to the City of Boston.
- _____ Civic Project - open space/public monument, cultural center.
- X District Design Guideline/Guidelines for Development of a specific area (IMP or PDA) of Boston.
- _____ Condition of prior vote by the Commission.
- _____ 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.

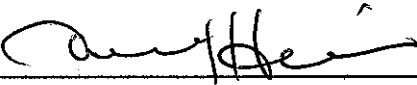
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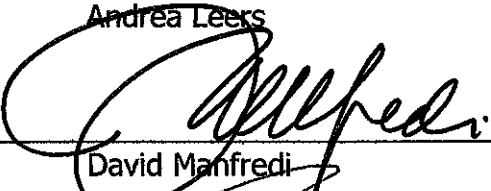
Commission Public Hearing Date December 6, 2016 (project accepted for review)


Commission Members Present and Voting: # 8 (quorum 5)
Vote Taken For: 8 Against 0


Co-Vice-Chair 
Mike Davis

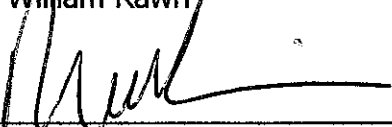

Deneen Crosby

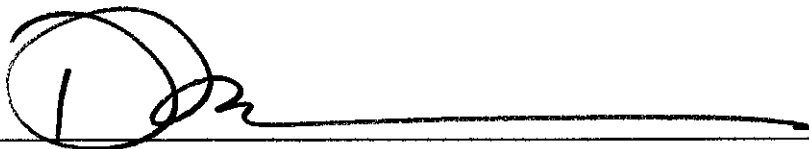

David Hacin

Andrea Leers

David Manfredi

Co-Vice-Chair 
Paul McDonough


William Rawn


Daniel St. Clair

BCDC Director 
David Carlson