

**DECISION TO REVIEW:**

**Project: WHITTIER CHOICE NEIGHBORHOOD PROJECT**

**Address: PARCEL BOUNDED BY TREMONT STREET/COLUMBUS AVENUE, WHITTIER, CABOT, AND RUGGLES STREETS, IN THE ROXBURY NEIGHBORHOOD**

**Description:**

BUILDING 1: 83 UNITS, 5 STORIES	~111,115 GSF
BUILDING 4: 241 UNITS, 8-15 STORIES	~358,060 GSF
RETAIL	~ 7,680 SF
PARKING	~121 CARS, BELOW GRADE
<u>BUILDING 5: 63 UNITS, 5 STORIES</u>	<u>~ 70,000 GSF</u>
TOTAL	~472,095 GSF
14 PARKING SPACES ON NEW STREET	
OPEN SPACE (INCLUDING NEW STREET)	~75,911 SF

**Proponent: POAH MADISON PARK ASSOCIATES LLC  
(A PARTNERSHIP BETWEEN PRESERVATION OF AFFORDABLE HOUSING AND MADISON PARK DEVELOPMENT CORPORATION)  
BHA, SITE OWNER**

\_\_\_\_\_ 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.
- \_\_\_\_\_ Condition of prior vote of the BCDC.
- \_\_\_\_\_ 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 – Whittier Choice Neighborhood Project  
Page 2

Commission Public Hearing Date July 7, 2015 (project accepted for review)

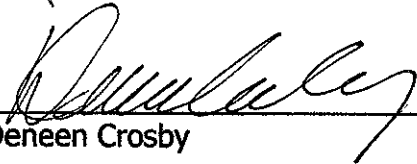
Commission Members Present and Voting: # 7 (quorum 5)

Vote Taken

For: 7  
Against: 0

Co-Vice-Chair   
\_\_\_\_\_

Michael Davis

  
\_\_\_\_\_

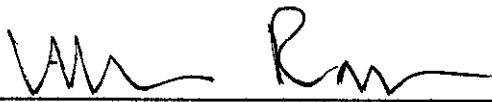
Deneen Crosby

  
\_\_\_\_\_

Linda Eastley

\_\_\_\_\_

David Manfredi

  
\_\_\_\_\_

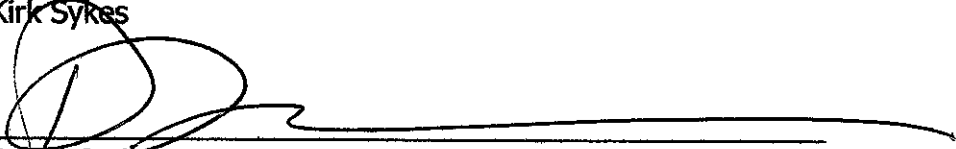
William Rawn

\_\_\_\_\_

Daniel St. Clair

\_\_\_\_\_

Kirk Sykes

BCDC Director   
\_\_\_\_\_

David Carlson