

DECISION TO REVIEW:

Project: **MBTA PARCEL U (FOREST HILLS)**

Address: HYDE PARK AVENUE BETWEEN TOLLGATE CEMETERY AND UKRAINE WAY IN THE JAMAICA PLAIN NEIGHBORHOOD

| | | |
|--------------|-------------------------------------|-------------------|
| Description: | PHASE A (~24 CONDO TOWNHOUSE UNITS) | ~49,260 SF |
| | PHASE B (~24 CONDO TOWNHOUSE UNITS) | ~49,260 SF |
| | <u>PHASE C (~76 RENTAL APTS)</u> | <u>~94,030 SF</u> |
| | TOTAL | ~193,310 SF |
| | PARKING (COVERED AND SURFACE) | ~90 SPACES |
| | BICYCLE PARKING (SECURE) | ~124 SPACES |
| | OPEN SPACE (ZONING DEFINITION) | ~60,560 SF |

Proponent: JP PARCEL U, LLC (Urbanica, Inc.)
THE COMMUNITY BUILDERS, INC.
(MBTA, PARCEL 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.
- _____ 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.
- _____ Condition of prior Project Phase or IMP/PDA Approval by the Design Commission

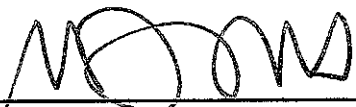
Review Decision – MBTA Parcel U
Page 2

Commission Public Hearing Date August 5, 2010 (project accepted for review)

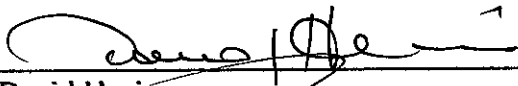
Commission Members Present and Voting: # 6 (quorum 5)


Vote Taken

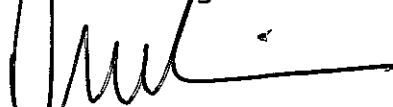
For: 6
Against: 0

Co-Vice Chair 
Michael Davis

Linda Eastley


David Hacin

Co-Vice Chair 
Paul McDonough


Daniel St. Clair

Kirk Sykes

BCDC Director 
David Carlson

BOSTON CIVIC DESIGN COMMISSION

Date: AUGUST 5, 2014

Commission Recommendation

Project: **PARCEL U (MBTA FOREST HILLS)**

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Address: HYDE PARK AVENUE, BETWEEN TOLLGATE CEMETERY AND UKRAINE WAY, IN THE JAMAICA PLAIN NEIGHBORHOOD

Proponent: JP PARCEL U, LLC (URBANICA, INC.)
THE COMMUNITY BUILDERS, INC.
(MBTA, PARCEL OWNER)

Commission Public Hearing Dates: AUGUST 5, 2014

Notice of Public Meeting: JULY 19, 2014

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


PARCEL U (MBTA FOREST HILLS)

Page 2 Commission Motion:

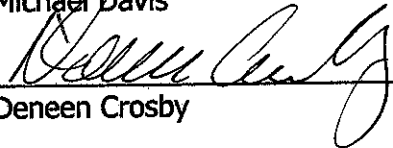
VOTED: That the Commission recommends approval of the schematic design for the proposed Parcel U (Forest Hills) Project on Hyde Park Avenue between Tollgate Cemetery and Ukraine Way in the Jamaica Plain neighborhood.

Commission Members Present and Voting: # 9 (quorum 5)
Vote Taken: For 9 AGAINST 0

Co-Vice Chair



Michael Davis

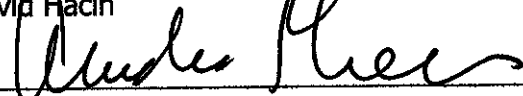


Deneen Crosby


Linda Eastley



David Hacin

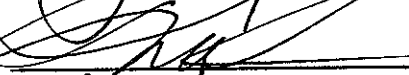


Andrea Leers




David Manfredi

Co-Vice Chair



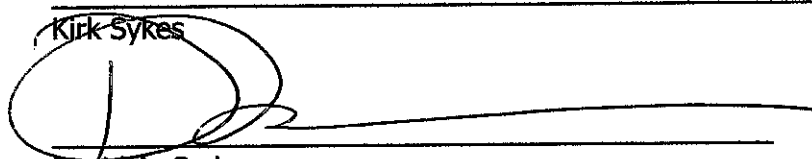
Paul McDonough



Daniel St. Clair

Kirk Sykes

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on September 2, 2014 in accordance with Article 28 of the Boston Zoning Code.