

Commission Recommendation

Project: WHITTIER CHOICE NEIGHBORHOOD PROJECT

Description:

RESIDENTIAL (~387 UNITS IN THREE BUILDINGS)	
BUILDING #1 (83 UNITS, 5 STORIES)	~111,115 SF
BUILDING #4 (241 UNITS, 10-15 STORIES)	~358,060 SF
RETAIL	~ 7,680 SF
PARKING (BELOW GRADE)	~121 spaces
<u>BUILDING #5 (63 UNITS, 5 STORIES)</u>	<u>~ 70,000 SF</u>
TOTAL (sic)	~472,095 SF
PARKING WILL INCLUDE 14 SURFACE ON NEW STREET	
OPEN SPACE	~75,911 SF

Address: TREMONT STREET / COLUMBUS AVENUE BETWEEN WHITTIER, CABOT, AND RUGGLES STREETS , IN THE ROXBURY NEIGHBORHOOD

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

Commission Public Hearing Dates: JULY 7 AND AUGUST 4, 2015

Notice of Public Meeting: JULY 19, 2015

Subcommittee Meetings: JULY 28, 2015

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**
- Recommend Approval (as noted)
 - Recommend Disapproval (Requires 2/3 vote of Commission)
 - Recommends Need for Modification
 - Recommends to Table for Further Review by Subcommittee

WHITTIER CHOICE NEIGHBORHOOD PROJECT

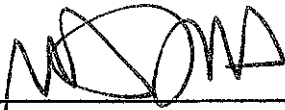
Page 2 Commission Motion:

VOTED: That the BCDC recommends approval of the Overall Plan, and the schematic design for Phase One of the Whittier Choice Neighborhood Project on the block bounded by Tremont, Ruggles, Cabot, and Whittier streets in the Roxbury neighborhood, with the condition that any future phase(s) return(s) for review and approval, addressing the issues of garage ramp location within Building #4, as well as that building's configuration - providing a sense of separation between its primary massings - and, the nature of the courtyard space.

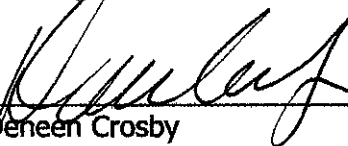
Commission Members Present and Voting: # 6 (quorum 5)

Vote Taken: For 6 AGAINST 0

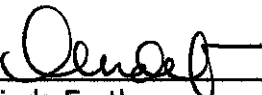
Co-Vice-Chair




Michael Davis



Deneen Crosby

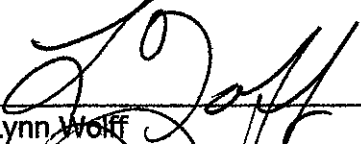


Linda Eastley




David Hacin

William Rawn



Lynn Wolff

BCDC Director



David A. Carlson

The foregoing Recommendation was signed by the BCDC on September 1, 2015 in accordance with Article 28 of the Boston Zoning Code.