

**BOSTON CIVIC DESIGN COMMISSION**

Date: DECEMBER 6, 2016

Commission Recommendation

Project: **280-290 WARREN STREET PROJECT**

Description: PHASE 1  
 RESIDENTIAL (51-UNIT MIXED INC. WORKFORCE) ~97,709 SF  
 INCLUDES ~7,284 SF OFFICE SPACE FOR CRUZ  
 74 GARAGE PARKING SPACES ON 2 LEVELS

PHASE 2  
 RESIDENTIAL (44-UNIT ELDERLY) ~68,568 SF  
 INCLUDES ~4,050 SF COMMERCIAL SPACE  
 28 ADDITIONAL PARKING SPACES ATTACHED TO PH. 1

TOTAL ~166,274 SF

Address: 280-290 WARREN STREET PARCELS, INCLUDING 2-10 CLIFFORD STREET, AS WELL AS 270-272 AND 274-276 WARREN, ALL ON THE SAME BLOCK; SITE IS THE WESTERN PORTION OF THE BLOCK DEFINED BY WAVERLY, WARREN, AND CLIFFORD STREETS, AND BLUE HILL AVENUE, IN THE ROXBURY NEIGHBORHOOD

Proponent: CRUZ DEVELOPMENT CORPORATION

Commission Public Hearing Dates: OCTOBER 4 AND DECEMBER 6, 2016

Notice of Public Meeting: NOVEMBER 20, 2016

Subcommittee Meetings: OCTOBER 11 AND NOVEMBER 15, 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

280-290 WARREN STREET PROJECT


Page 2 Commission Motion:

**VOTED: That the BCDC recommends approval of the schematic design for the 280-290 Warren Street Project in the Roxbury neighborhood.**

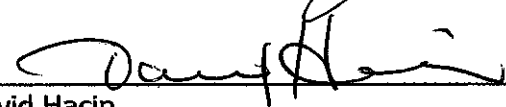
Commission Members Present and Voting: # 8 (quorum 5)

Vote Taken: For 8 AGAINST 0


Co-Vice-Chair

  
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Michael Davis


  
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Deneen Crosby

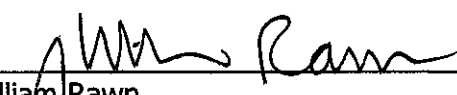
  
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David Hacin


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Andrea Leers

  
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David Manfredi

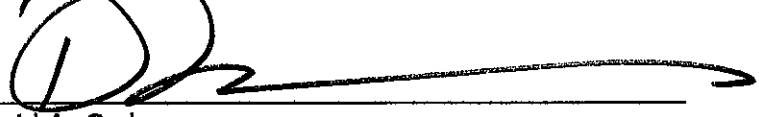
Co-Vice-Chair

  
\_\_\_\_\_  
Paul McDonough

  
\_\_\_\_\_  
William Rawn

  
\_\_\_\_\_  
Daniel St. Clair

BCDC Director

  
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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.