



BRA

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July 22, 2016

Mr. Brian P. Golden, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Letter of Intent to File Project Notification Form
The Residences at Forest Hills
Washington Street, Jamaica Plain Neighborhood District

Dear Mr. Golden:

Please accept this letter as a Letter of Intent under Article 80 of the Boston Zoning Code, (“Code”) submitted to the Boston Redevelopment Authority (“Authority”) pursuant to the Executive Order entitled: “An Order Relative to the Provision of Mitigation by Development Projects in Boston” for the filing of a Project Notification Form (“PNF”) for The Residences at Forest Hills (“Proposed Project”).

Criterion Development Partners (“CDP”) proposes to construct a mixed-use residential and retail development at the corner of Washington Street and the Arborway in the Forest Hills section of Jamaica Plain. The development site consists of three assessor parcels (Parcels: 1103720010, 1103719000, and 1103718000) containing approximately 91,730 square feet of land and is presently occupied by a 300+ space parking lot (“Project Site”). CDP proposes to transform this 2-acre asphalt lot into a vibrant, pedestrian-friendly, transit-oriented, mixed-use development. The Project Site is bounded by the Arborway to the north, Orchardhill Road and residences to the east, commercial and residential uses to the south, and commercial uses and Forest Hills Station to the west. The Project Site is bisected by the Boston Water and Sewer Commission Stony Brook Conduit running generally in a north/south direction. With the exception of a vegetated hillside along the easterly perimeter, which we intend to protect, the Project Site is almost exclusively hardscape. The Project Site currently serves as a parking lot used primarily by commuters using the Forest Hills MBTA Station located across Washington Street. Access to the lot is provided from Washington Street and the Arborway.

The Residences at Forest Hills will provide approximately 260 rental apartments in three wood-frame buildings over a single-level garage with approximately 126 structured parking spaces and 10 surface parking spaces. The garage will include bicycle storage areas and charging stations for electric cars. The unit mix will include studio, one-, two- and three-bedroom apartments and three-bedroom townhouses. The Proposed Project will provide affordable units in excess of that

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required by the City's December 2015 Inclusionary Development Policy. The Proposed Project includes activated ground level space in the buildings abutting Washington Street and the Arborway. Approximately 5,500 square feet of street-front retail/restaurant space for local merchants will be provided to complement existing neighborhood shopping opportunities along Washington Street.

The Proposed Project will conform to Article 37 of the Boston Zoning Code - Green Building and Climate Resiliency Guidelines with a minimum goal of LEED Silver certification. As a transit-oriented development located in close proximity to the multimodal Forest Hills Station and the Southwest Corridor Park, the Proposed Project will include Zipcar spaces and a bike-share facility to serve both residents of the project as well as neighbors and area commuters. The Proposed Project constitutes a large project under Article 80B of the Code and is subject to Large Project Review. In accordance with provisions of Section 80B-5.4 of the Code, CDP intends to file a PNF with the BRA.

CDP has spent several months engaging area residents and seeking input on the Proposed Project. CDP's outreach efforts included meetings with the West Roxbury Courthouse Neighborhood Association and representatives of the commercial buildings abutting the site on Washington Street and Tower Street. In April, we sent a letter of introduction describing the Proposed Project to approximately 230 homeowners on Orchardhill Road, Bremen Terrace, Lennoco Road, Tower Street, Woodlawn Street, Asticou Road, Yale Terrace and Morton Street. We received approximately 10 emails offering comments and/or requests for additional information. We responded to each email and met one-on-one with individual residents upon request. We also attended a gathering of 14 neighbors from Bremen Terrace and Orchardhill Road. The information received from the community regarding the neighborhood and the context of the site has been invaluable. We have already modified our original site design to be more responsive to the neighborhood and will continue to do so throughout the review process. CDP is committed to engaging the community and strongly believes that we can improve our proposal by listening to and responding to those who know the community best. We look forward to working with the BRA, City agencies and the Jamaica Plain/Forest Hills community during the Article 80 review of the Proposed Project.

Thank you for your consideration of this letter.

Sincerely,



John J. Englert

cc: Jonathan Greeley - BRA
Phil Cohen - BRA
Pretlow Riddick - CDP