



**The Residences at Forest Hills** proposes to transform a 2-acre, 330+ space parking lot into a vibrant, pedestrian-friendly, transit-oriented, mixed-use development with street-front retail in three unique buildings. Located at a prominent corner along the new Arborway, the development will mark a key gateway into the Forest Hills commercial district where Washington Street crosses the newly transformed Arborway. The development will engage the broad, landscaped sidewalks and bike paths along the new Arborway, and take advantage of its location directly across the street from the MBTA Forest Hills Station.

Rather than a large, singular architectural gesture that fills out the parcel, the proposed Project is conceived as a group of differently scaled, complimentary buildings, each with a character that respects the neighboring context and the historic, incremental growth of the neighborhood:

- **Building A** – is U-shaped to hold its mass away from residences above it on Orchardhill Road. The building also steps in height from six stories to five stories to reduce its scale next to commercial and residential buildings along Tower Street. A courtyard between building wings will be landscaped for residential outdoor amenity; interior amenity areas for the residents will look out onto the courtyard. Some private patios will be created adjacent to the apartments that surround the deck area. A pool may be included as part of the residential amenity.
- **Building B** – will be six stories. Duplex townhouses line its lower level to engage the landscaped central courtyard of the development.

### The Residences at Forest Hills

- **Building C** – at six stories, will include ground level retail looking out onto Washington Street, visually connecting to the existing commercial buildings to its south. Glass storefronts will line this lower level façade, allowing passersby to look into the retail space. The retail will also have a façade along the interior courtyard, where a landscaped plaza will encourage outdoor seating. The residential lobby for this building will face the interior courtyard.

**Design Approach:** The design approach distinguishes both its prominent Arborway location as well as its internal courtyard through the use of varying materials and textures. Each building facade is distinguished through material choice and window patterns. Facing the Arborway, metal shingle facades on Buildings B and C provide a rich texture, like that of garden walls with a lively patterning. Large punched openings in these facades reveal groups of residential decks, and engage the larger scale of this broad parkway. The top floors step back, creating a penthouse level further away from the street face with a change of color and materials and highlighted by a trellis. Retail use will be expressed at the base of the building with expanses of storefront glass, metal panels and canopies, opening onto the Arborway sidewalks. The ground floor steps back, allowing the residential levels above to provide cover over the walkway edging the buildings. Tree like columns support the building above, highlighting the dense landscape character of the adjacent Arborway. Within the courtyard, materials change to a more residential siding, with building entries and bays projecting from the facades to add shadow and interest. Numerous grouped bays add playful character to these facades. Duplex townhouses line the ground floor of Building B, expressing a two-story, residential scale along the courtyard. Again, the upper floor is highlighted by a color and material change. Trellises highlight the ends of the building.



Arborway at Washington Street 1



Arborway at Forest Hills 2



Tower Street at Washington Street 3



4 Arborway

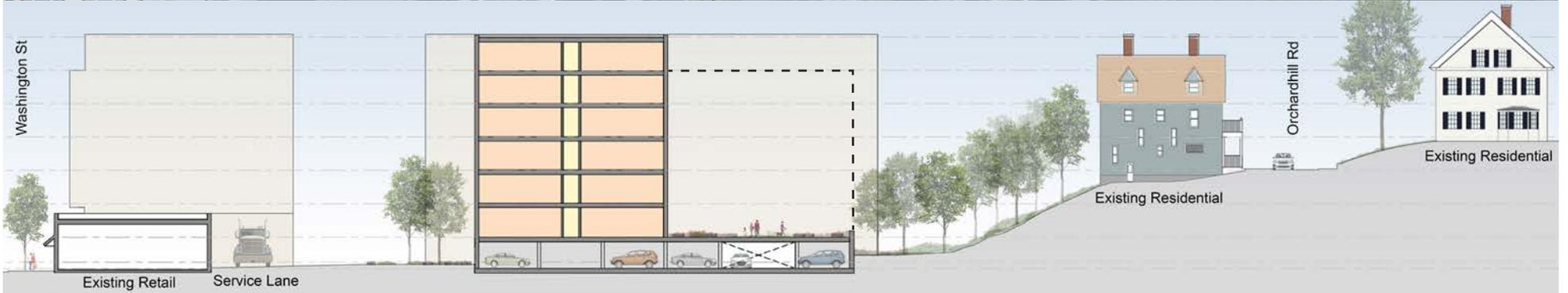


5 Orchardhill Road



6 Tower Street







The Residences at Forest Hills



Native and adapted plant materials suitable to urban conditions



Stone walls at Arboretum



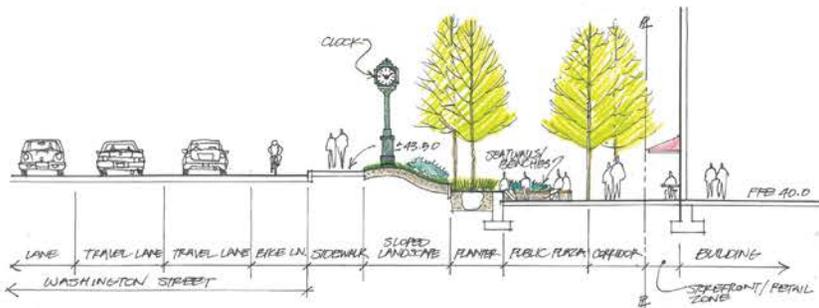
Spaces for small groups, family gatherings, and games



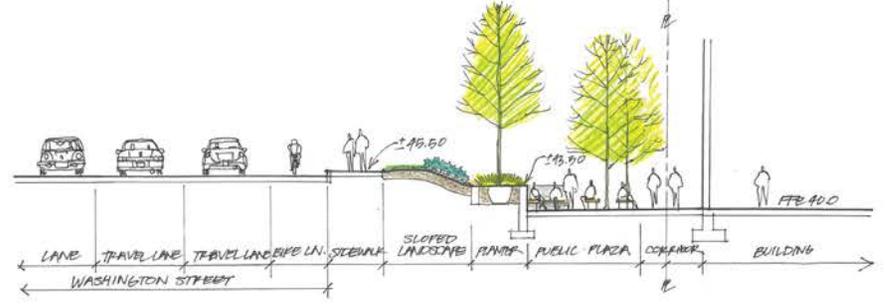
Stairs or seating along sloped walk



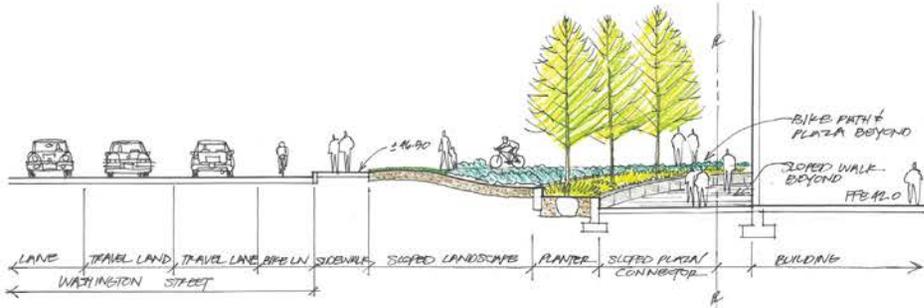
Retaining walls and planting relating to the Arboretum and Arborway



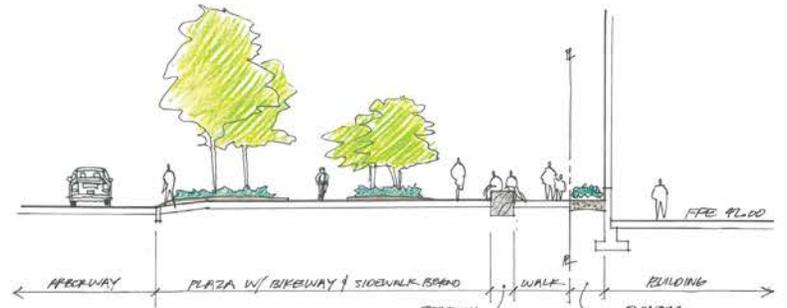
A Section through south end of plaza, looking west



B Section through seating area, looking west



jh sloped walk, looking west



D Section through north end of plaza, looking west

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Perforated metal at walls/screens and bollards



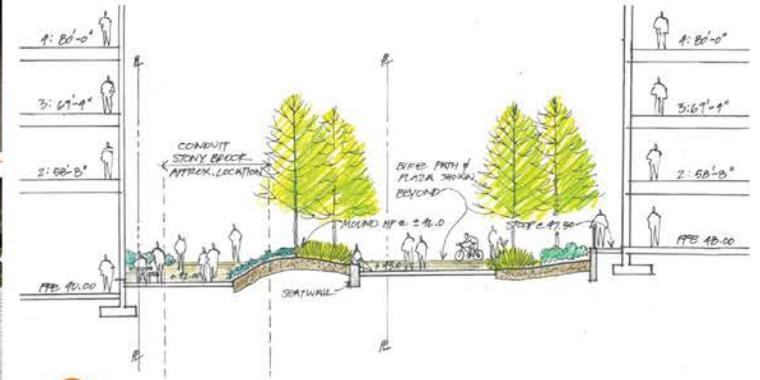
Textural wood wall treatments



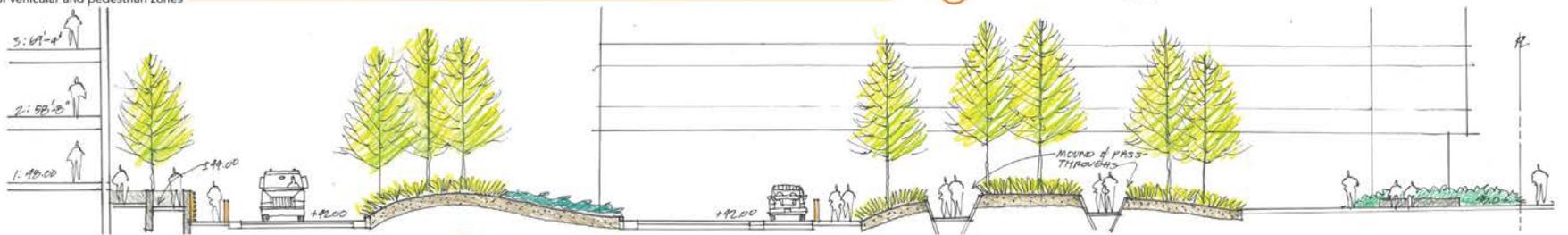
Light bollards at plaza    Bollards in paving band    Wood bollards at pavers    Bands of pavers with contrasting textures and layouts



Paving alternatives for delineation of vehicular and pedestrian zones



**E** Cross section through plaza



**F** Longitudinal section through plaza

## The Residences at Forest Hills



Sixth Floor / Roof Plan



Typical Floor Plan (Floor 2 - 5)



Level 1 Plan



Garage Level Plan

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The Residences at Forest Hills



*Perspectives - View Looking South on Washington Street*



The Residences at Forest Hills



*Perspectives - View from Forest Hills Station*



The Residences at Forest Hills



*Perspectives - View at Orchardhill Road on Arborway*



The Residences at Forest Hills



*Perspectives - View from Washinton Street*



The Residences at Forest Hills



*Perspectives - View of Entry Courtyard*



The Residences at Forest Hills



*Perspectives - View on Orchardhill Road*



The Residences at Forest Hills

