

The Stonybrook

Article 80E - Small Project Review Application



Owner and Developer:

At The Stonybrook LLC and
CRM Property Management Corporation
320 Washington Street, Suite 3FF
Brookline, MA 02445

April 21, 2016

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Mr. Brian Golden
Director
Boston Redevelopment Authority
City Hall
9th Floor
Boston, MA 02201

RE: **Application for Article 80E, Small Project Review**
 The Stonybrook
 3193 Washington Street
 Jamaica Plain, MA 02130

Dear Mr. Golden:

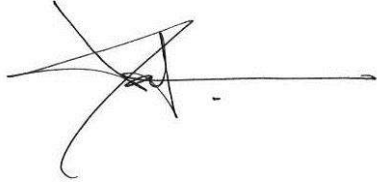
At The Stonybrook LLC and CRM Property Management Corporation is pleased to submit this letter as notice for its Small Project Review application as defined in Section 80-E-5, Procedures for Small Project Review, in connection with the proposed development at 3193 Washington Street in the Jamaica Plain section of Boston.

Included with this letter is the Small Project Review submission, which includes at a minimum, the team members, the Zoning Analysis and the proposed plans and elevations of the project.

The new buildings will consist of 49 condominium units and will include on-site parking for 24 cars. The project is intended to be transit oriented as the site lies within walking distance to both the Stonybrook and Green Street stations on the Orange Line as well as several bus routes that bring passengers into Boston proper. The project situated on Washington Street is within a short walk of Egleston Square and will be a great addition to their continued vitality.

The project team has had several discussions with neighbors to the property and the plans submitted reflect their thoughts and concerns.

Sincerely,

A handwritten signature in black ink, featuring a stylized, abstract design with a horizontal line extending to the right and a large, sweeping loop on the left.

Dartagnan Brown | Architect

Principal

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i. Proposed Project Overview

Project Name:	The Stonybrook www.thestonybrook.com
Address:	3193 Washington Street, Jamaica Plain, 02130
Project Description:	Demolition of the existing one (1) story commercial building followed by the construction of forty-nine (49) units of housing with parking onsite for twenty-four (24) vehicles and fifty-eight (58) enclosed bicycle parking spaces.
Lot / Site Area:	12,992 square feet
No. of Dwelling Units:	49 Units (3 studios, 22 one bedroom, 10 one bedroom & den, 11 two bedroom, and 3 three bedroom)

Floor Area, Gross

Ground Floor:	3,270 square feet (excludes parking)
Floor Two:	10,380 square feet
Floor Three:	10,380 square feet
Floor Four:	10,190 square feet
Fifth Floor:	10,190 square feet
Total Floor Area:	44,410 square feet, Gross
Floor Area Ratio:	3.42

Unit Configurations

Studios:	3
One Bedroom:	22
One Bedroom + Den:	10
Two Bedrooms:	11
Three Bedrooms:	3
Height:	64'-8"
Stories:	5
Parking Spaces:	24
Zoning District:	Article 55, Jamaica Plain – Local Industrial (“LI”)
Variances:	Preliminary analysis outlines the following relief (i) Height (ii) FAR (iii) Use (iv) Setbacks (v) Open Space p/d unit

ii. Proposed Project

The site located at 3193-3201 Washington Street, on one (1) parcel of land, parcel ID# 1102013000 totaling approximately 12,992 square feet (the “Project Site”). The Project Site sits on the east side of historic Washington Street at the intersection on Washington Street and Montebello Road in Jamaica Plain. Currently the site is a one (1) story building housing a glass company and a convenience store along with an adjacent surface parking that occupies approximately 55% of the total Project Site area. The Project Site is completely impervious, containing no open space and is dedicated to an automotive use and detracting from an active street wall along the historic Washington Street corridor.

The proposed development calls for razing the current structure, removing the asphalt parking lot and creating a new, attractive and energy efficient building that will enliven and visually enhance what is the primary gateway to Boston’s downtown core. The revitalization of the Project Site consists of a five-story residential building, containing

forty-nine (49) dwelling units and twenty-four (24) parking spaces. The forty-nine (49) units will consist of three studio units, twenty two one-bedroom units, ten one-bedroom + den units, eleven two-bedroom units and three three-bedroom units. Out of the twenty-four (24) parking spaces, eighteen are located internally to the building, at grade, concealed behind approximately 1,000 square feet, Gross of retail/office space and access via the existing curb-cut on Washington Street. The remaining vehicle parking spaces and bicycle parking spaces will be partially-internal to the building and will contain six (6) and fifty-eight (58) spaces respectively, and will be accessed by Montebello Road. Access and egress to the internal vehicle and bicycle parking spaces will be both from Washington Street at the existing curb-cut on the northwest corner of the site and from Montebello Road at the southernmost location of the Project Site. The project also calls for the removal of two (2) blighted billboards, one on the roof of the existing structure and the other on the façade at Montebello Road. Both cast a shadow on a positive urban public realm and as the building is razed these two visual detractions will be as well, only adding to an enhanced experience of this important gateway corner (collectively, the “Proposed Project”).

The Proponent of the Proposed Project is **At The Stonybrook LLC and CRM Property Management Corp.** Led by Fred Starikov, Stephen Whalen and Josh Fetterman, the group has been developing high quality housing for sale and rental in the Boston area for over a decade. In fact, their current portfolio consists of more than 600 stabilized rental units, as well as over 50 properties in various stages of development. Additionally, the group is involved in the Boston Community through philanthropic endeavors such as their founding “City Kids”. The goal of City Kids is to spark the intellectual curiosity in the children of Boston by providing them unique experiences and powerful educational resources. This charity supports such worthwhile programs as Chromebook and iPad giveaways, as well as providing internet connectivity to many of the City’s disadvantaged families.

iii. The Neighborhood and Project Location

The Proposed Project is located on Washington Street at the northwest corner of the intersection of Washington Street and Montebello Road in the Jamaica Plain Neighborhood of Boston. The Proposed Project is located at the southern end of the Egleston Square Main Streets District and within walking distance of everything Jamaica Plain has to offer such as:

- | | |
|------------------------------------|-----------|
| a. Stony Brook MBTA (Orange Line) | 8 minutes |
| b. Green Street MBTA (Orange Line) | 8 minutes |

- | | |
|------------------|------------|
| c. Franklin Park | 10 minutes |
| d. Jamaica Pond | 17 minutes |

The Proposed Project is well served by public transportation using the Massachusetts Bay Transportation Authority (“MBTA”) system. As noted above both Stony Brook and Green Street Orange Line Subway Stations are less than a ten (10) minute walk and the MBRA #42 Bus route is on Washington Street, and connects to Jackson Square (Orange Line).

iv. Development Context

The Proposed Project will contain forty-nine (49) residential units of housing. The studio units, average 480 square feet of Floor Area, Gross per floor; the one bedroom units average approximately 609 square feet of Floor Area, Gross per floor; one-bedroom + den units, average 737 square feet of Floor Area, Gross per floor; two bedroom units average approximately 892 square feet of Floor Area, Gross per floor; and three-bedroom units, average 1,175 square feet of Floor Area, Gross per floor.

Per Map 9A-9C Jamaica Plain Neighborhood District, the Proposed Project is located within the Local Industrial Subdistrict “LI” and directly abuts the Three-Family Residential Subdistrict “3F-4000”. Based on the attached schematic designs the Proposed Project will be seeking relief from the City of Boston’s Zoning Board of Appeals.

v. Urban Design Context

The Proposed Project is five story building with parking and retail along Washington St. on the first floor and 4 stories of residential units above. The majority of the building is clad in fiber cement panels broken up by two full height brick towers mimicking the historic Franklin Brewery building at 3175 Washington St. and adjacent to the site.

vi. Proposed Project Benefits

- a. New Housing Units – removing what was an outdated and existing automobile use. These units will be very attractive to those seeking the diverse neighborhood within the urban context of Boston. Additional

housing is a priority in the city and the Proponent seeks to modestly fill this need with a project that creates a new identity for this active main street district.

- b. Site Enrichment – the Proposed Project will transform the current 9:00 to 5:00 automotive use into an eighteen hour residential use, enlivening the retail uses all along Washington Street and adding to the overall fabric of the district.
- c. Enlivened Edge – the Proposed Project will enliven the corner of Montebello Road and Washington Street with a new edge of attractive architecture, active retail/office space
- d. Job Creation & Taxes – the Proposed Project will be a job creator both during and after construction. In addition to jobs, the Proposed Project will be increasing the city’s tax base with the inclusion of forty-nine (49) units of housing and retail/office space.
- e. Total Development Cost is thirteen million (\$13,000,000)

vii. Zoning Analysis

3193 Washington Street

New Construction – 49 Residential Dwelling Units – 24 Parking Spaces

Zoning District: Neighborhood Shopping Subdistrict “NS”

Lot Area: 12,992

	Defined Term	Required By Code	Existing Condition	Proposed Project
1.	Minimum Lot Size	N/ A	12,992sf	12,992sf
2.	Minimum Lot Area for Additional Dwelling Unit	N/ A	N/ A	N/ A
3.	Minimum Lot Width (feet)	None	N/ A	N/ A
4.	Maximum Floor Area Ratio (FAR)	1.0	0.6 approx.	3.42
5.	Maximum Building Height	35 feet	14’ approx.	64’-8”
6.	Minimum Open Space Per Dwelling Unit	50sf	N/ A	106sf

7.	Minimum Front Yard	None	None	None
8.	Minimum Side Yard	None	N/ A	0' (Left) 5'-2" (Right)
9.	Minimum Rear Yard	20 feet	N/ A	1'-6 - 17'-8"
10.	Minimum Off-Street Parking	1.5 per dwelling Unit 2.0 office / retail use	N/ A	24 spaces (0.48 parking ratio)
11.	Use	LI	LI	MFR

Floor Area Calculation $44,410/12,992 = 3.44$

Off Street Parking Calculations $0.5 \text{ per dwelling unit} \times 49 \text{ units} = 24 \text{ parking spaces}$

viii. Inclusionary Development Policy (IDP)

The 3193 Washington Street project will provide 49 new rental housing units with approximately 8 units designated as IDP units, per Boston's Inclusionary Housing Ordinance. The Developer will enter into an Affordable Rental Housing Agreement and Restriction with the BRA for the IDP Units. The Affordable Rental Housing Agreement and Restriction must be executed along with, or prior to, issuance of a Certification of Approval. The Developer will submit an Affirmative Marketing Plan (the "Plan") to the City of Boston Office of Fair Housing and Equity and the BRA, which shall be approved along with the execution of the Affordable Rental Housing Agreement and Restriction. Preference for the IDP Units will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident;
- (2) Household size (a minimum of one (1) person per bedroom); and

The IDP Units will not be marketed prior to the submission and approval of the Plan. A restriction will be placed on each IDP Unit(s) to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BRA option to extend for an additional period of twenty (20) years).

ix. Project Team

Developer / Proponent

At The Stonybrook LLC and CRM Property Management Corporation

Fred Starikov, Manager

Steve Whalen, Manager

Josh Fetterman, Project Manager

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George Collins

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Zoning / Permitting

Pulgini and Norton LLP

John A. Pulgini, Esq

10 Forbes Road West, Ste. 410

Braintree, MA 02184

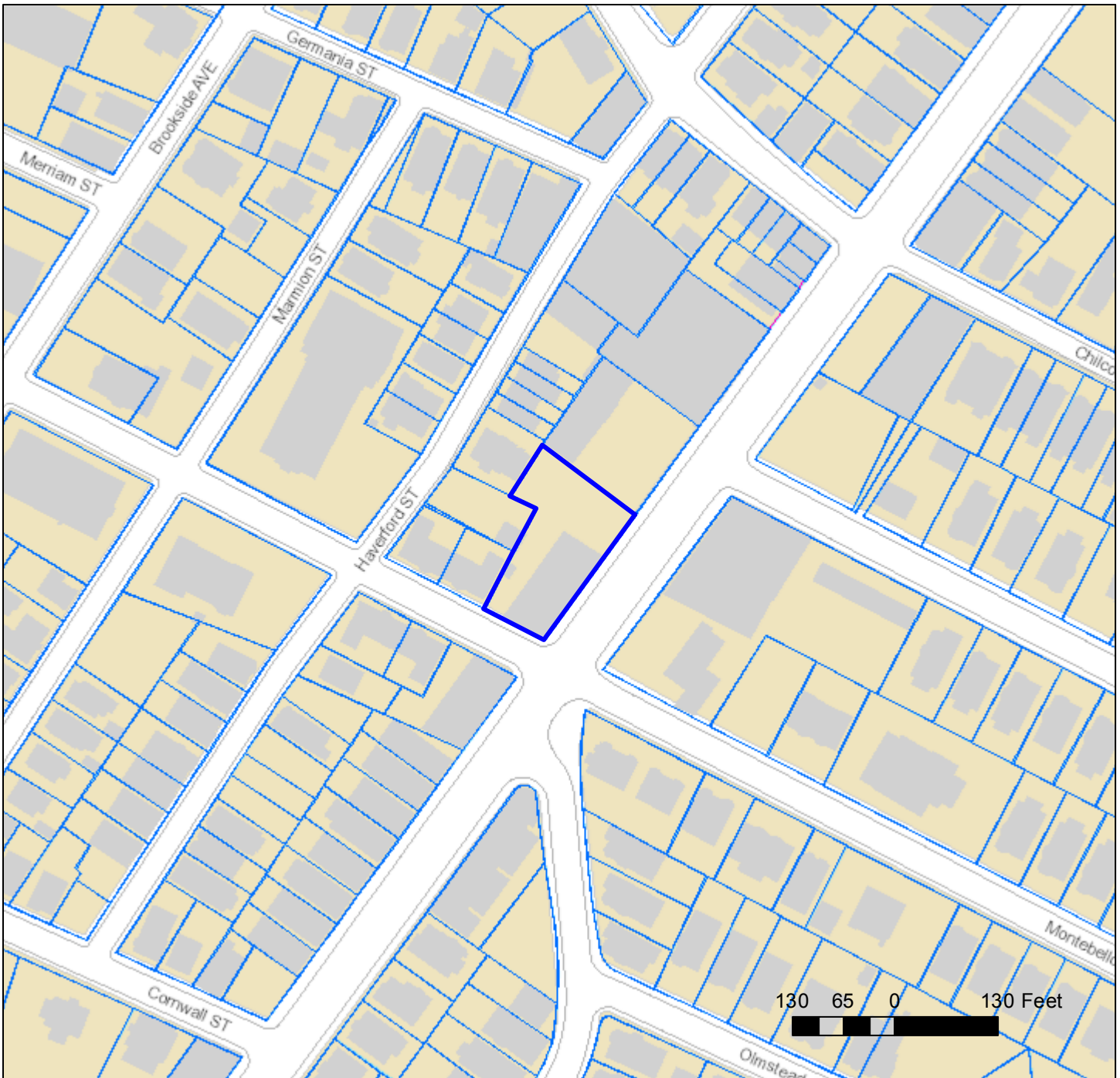
(781) 843.2200

jpulgini@pulginiandnorton.com

Exhibit A

BRA Zoning Map

At The Stonybrook



Parcel ID: 1102013000
 Address: 3193 3201 WASHINGTON ST
 Zipcode: 02130
 Owner: INTERRANTE DONALD TRSTS
 Land Use: Commercial
 Lot Size: 13,162 sq ft
 Living Area: 4,386 sq ft
 Total Value: \$525,500
 Land Value: \$232,600
 Building Value: \$292,900
 Gross Tax: \$14,088.66



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

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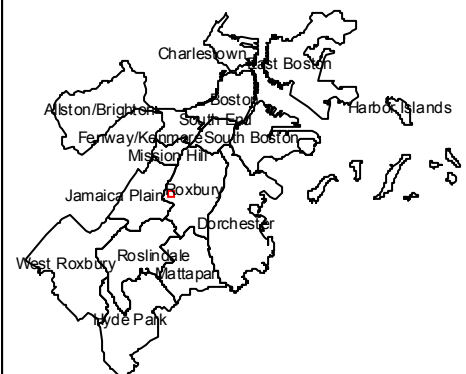


Exhibit B

Aerial Perspective

The Project Site

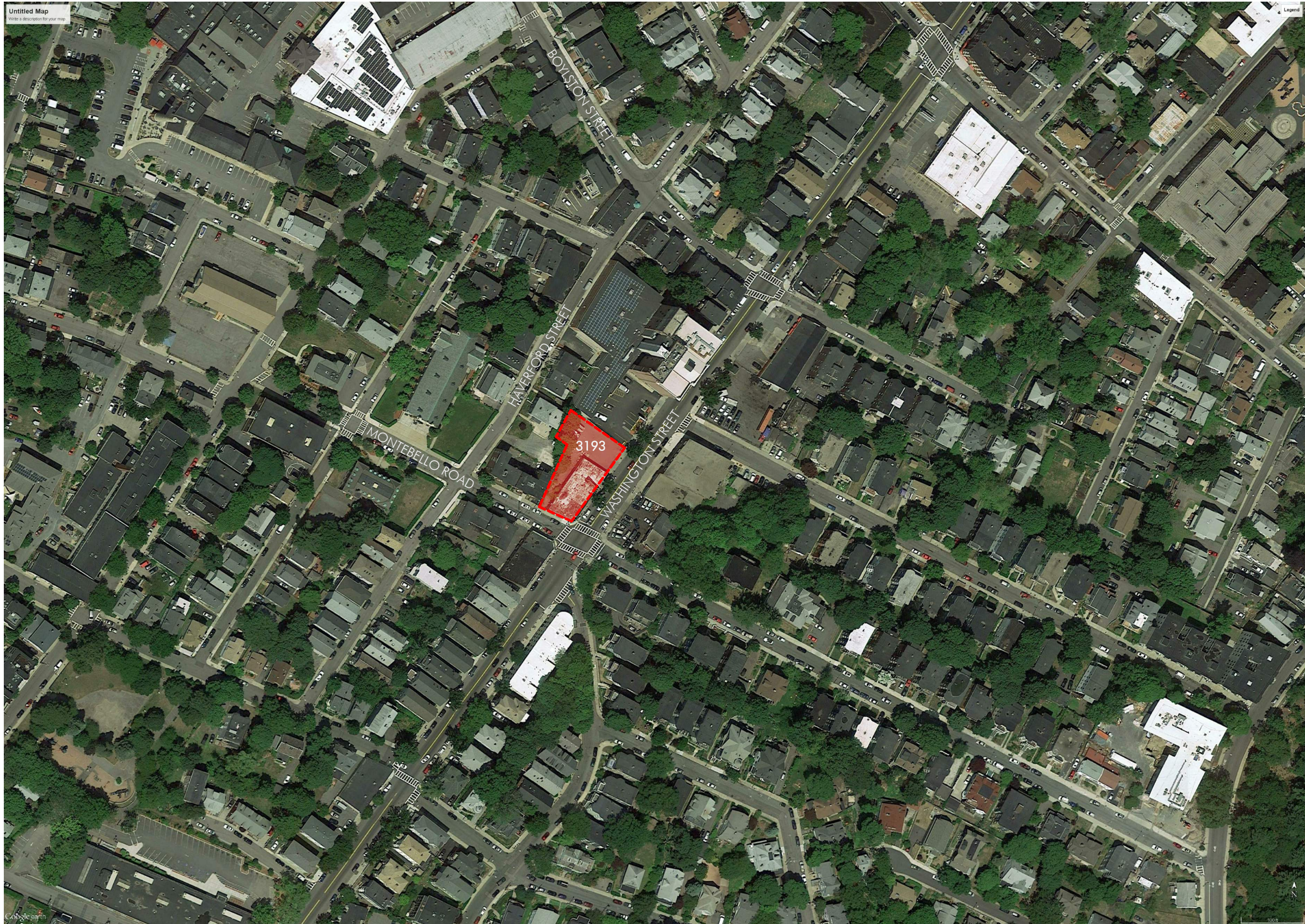




Exhibit C

Google Street Views



View of 3193 Washington Street from Intersection of Washington and Montebello



View of 3193 Washington Street from Washington Street

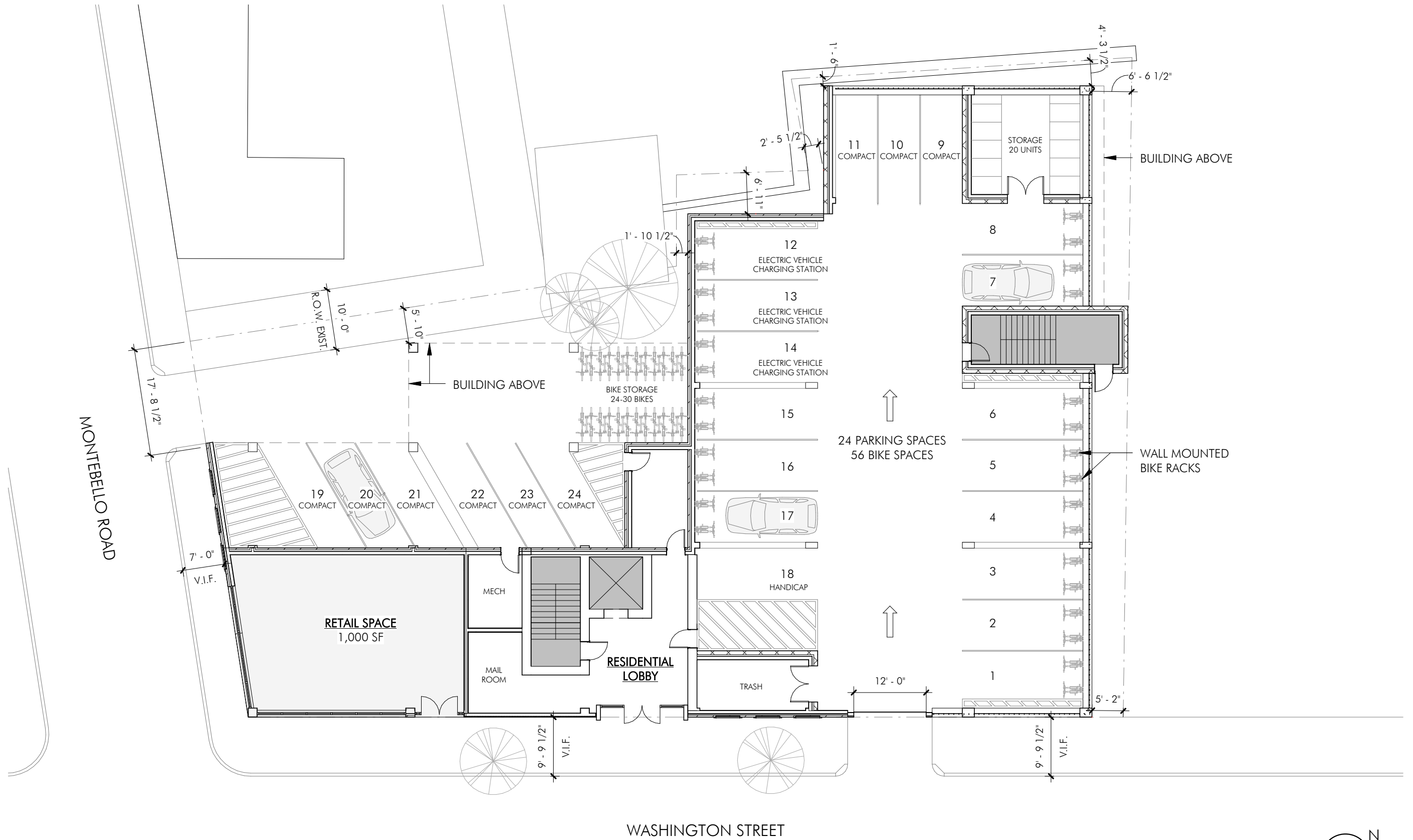


View of 3193 Washington Street from Montebello Road

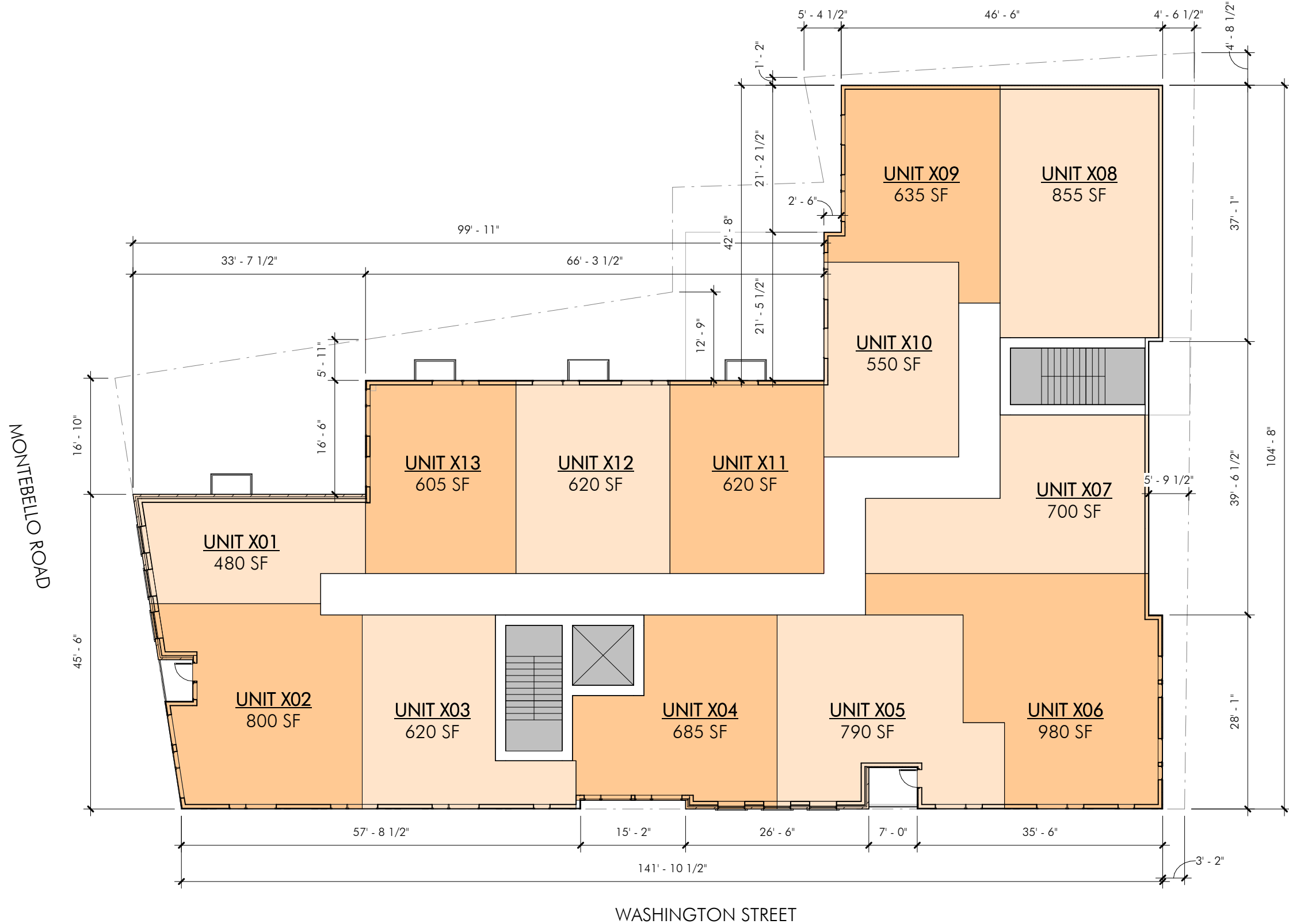
Exhibit D

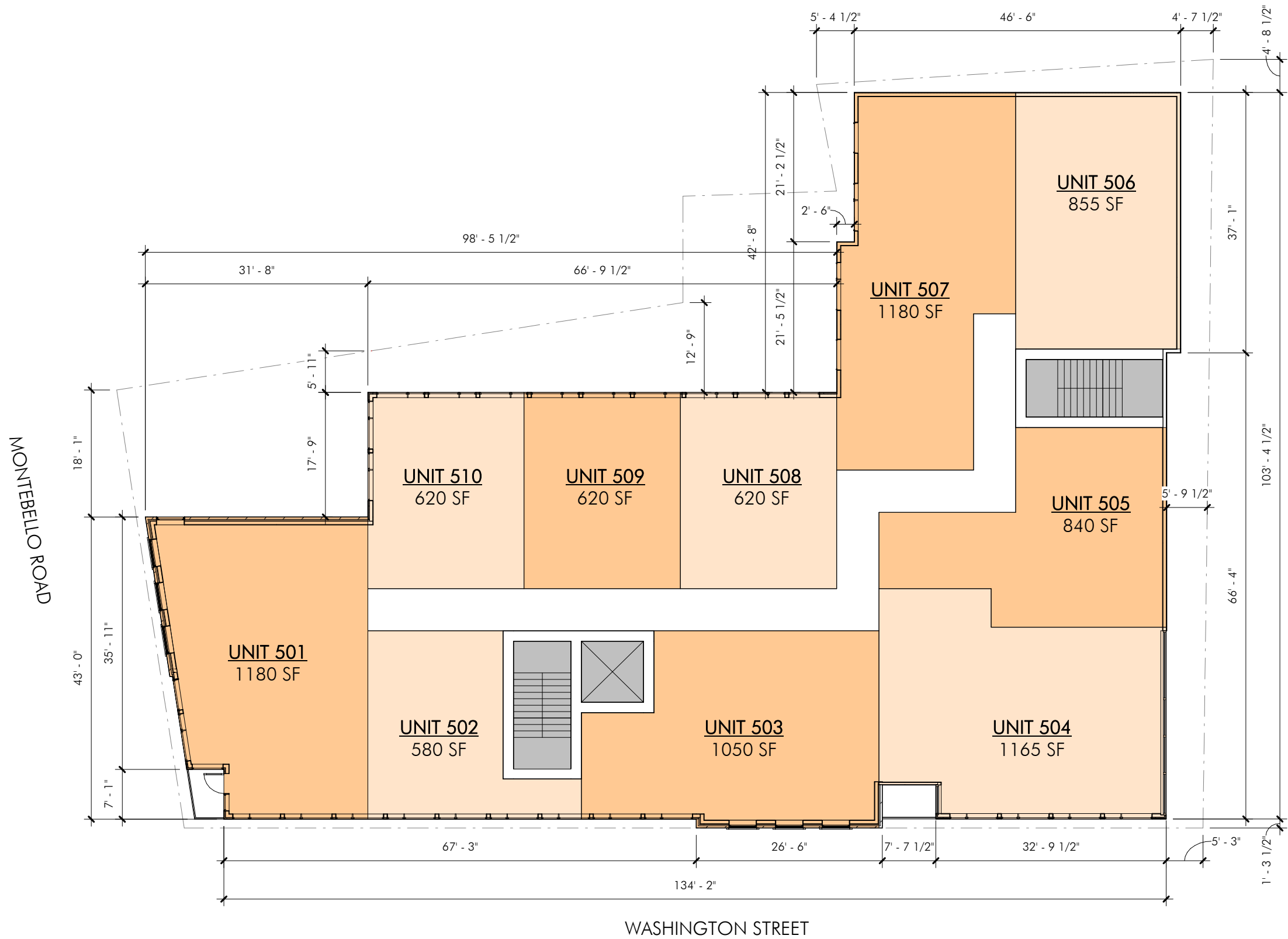
Schematic Design Set

April 2016



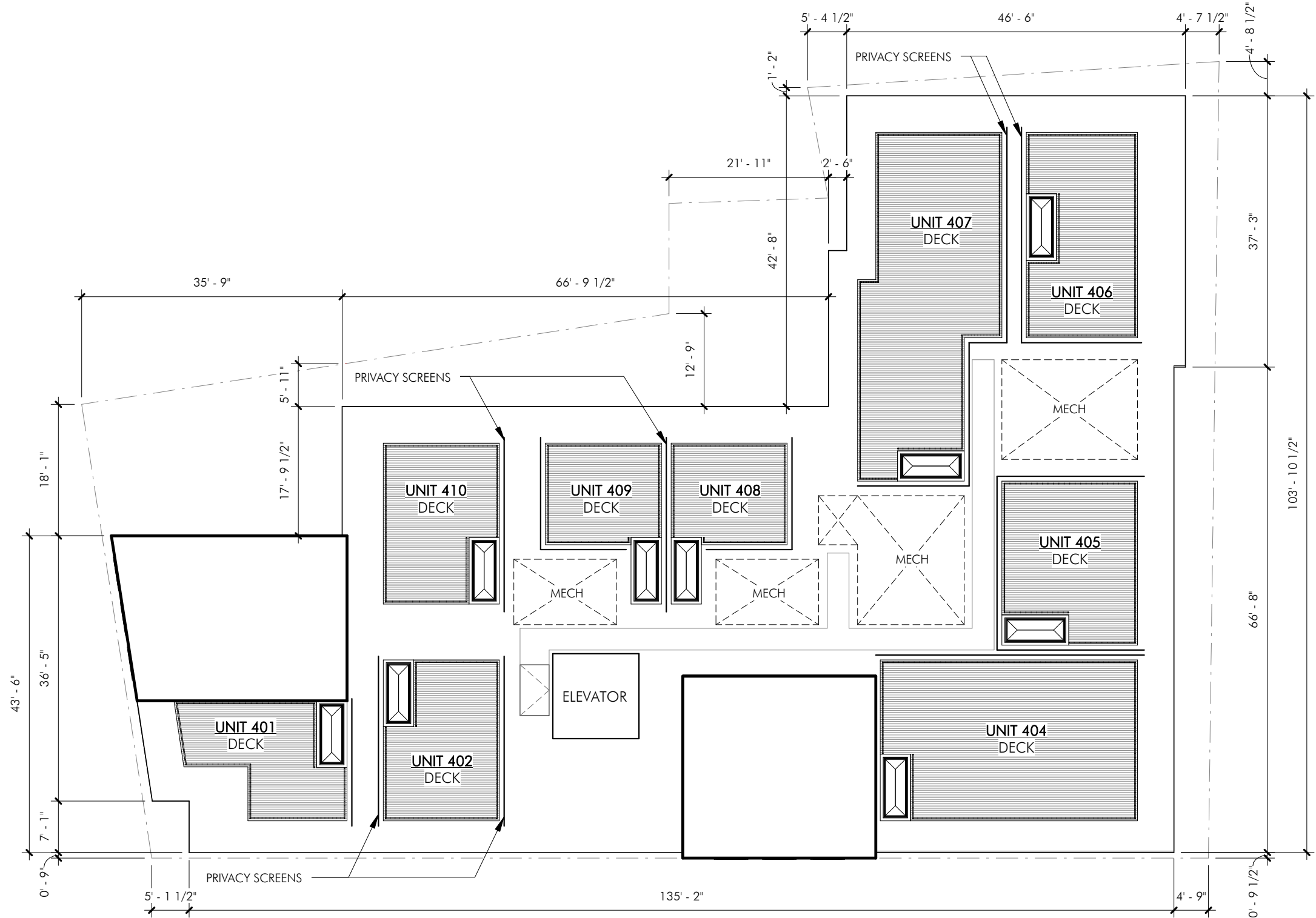
1/16" = 1'-0"





1/16" = 1'-0"

MONTABELLO ROAD



WASHINGTON STREET



1/16" = 1'-0"



1/16" = 1'-0"



1/16" = 1'-0"