

**Boston Planning & Development Agency
Article 80 Small Project Review Submittal for
Proposed Residential Building
50 Stedman Street
Jamaica Plain, Massachusetts**



Architect:
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11 September 2018

VIA HAND DELIVERY

Mr. Brian Golden, Director
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

RE: Project Notification Form
Article 80 small project review application
50 Stedman Street Jamaica Plain, Massachusetts

Dear Director Golden:

As the Architect of the project, I am representing the Developer, Helm Investment LLC, with respect to the real estate property located at 50, Stedman Street (Ward 19).
On behalf of the proponent, please accept the enclosed application for Small Project Review pursuant to Article 80-E-2 of the Boston Zoning Code.

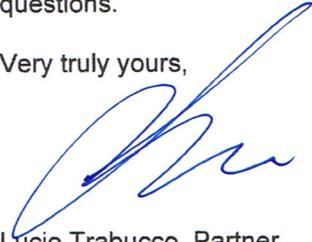
Situated on approximately 14,344 square feet of land, on one of Jamaica Plain Light Industrial centers, the proposed project contemplates the demolition of one existing one story commercial structure in order to construct a three (3) story, along Stedman Street 21 unit residential structure with on-site parking for 21 vehicles. The one story structure has no historic or architectural significance to the surrounding neighborhood.

The proposed structure will contain approximately 24, 000 square feet of residential gross floor area, 8,000 square feet of parking gross floor area, with the 21 residential units located on three levels above parking floor. Four (4) of the units, will be designated affordable (19%) pursuant to the proposed guidelines set forth in plan JP/Rox. In what will hopefully be a gateway project for the Stedman Street neighborhood, the building has been designed and modified with input from neighbors and residents of the surrounding community through community outreach and community meetings. In addition, the proponent has engaged in discussions with the local elected delegation and has had discussions with BPDA staff. The goal of engaging in an early community process and dialogue was to ensure that the proposed development reflects the desires of the immediate community.

Attached to this application is the refusal letter issued by the Inspectional Services Department (ISD) along with the Proponent's petition to the Board of Appeal requesting zoning relief for this project.

Thank you for your consideration and please do not hesitate to contact me if there are any questions.

Very truly yours,



Lucio Trabucco, Partner

cc District four City Councilor Matt O'Malley
Alexandra Valdez Mayor's Office of Neighborhood Services
Stoney Brook Neighborhood Association
Aisling Kerr, BP&DA Project Manager

**Boston Planning & Development Agency
Article 80 Small Project Review Submittal for
Proposed Residential Building
50 Stedman Street
Jamaica Plain, Massachusetts**

Owner/Developer:
Helm Investments LLC
50 Stedman Street
Jamaica Plain, MA 02130

Architect:
Lucio Trabucco
Nunes Trabucco Architects
109 Highland Avenue
Needham, MA 02482
Tel: 781-455-9980
Fax: 781-444-6219
E-Mail: Trabucco@ntarchitects.net

Dated: 11 September 2018

50 Stedman Street

Jamaica Plain, Massachusetts

Project Description

Located at 50 Stedman Street in Boston’s Jamaica Plain neighborhood, the project contemplates the demolition of an existing one story commercial structure in order to construct a 3-story 21 residential units with parking area below containing 21 parking spaces. The proposed project will include six (6) one bedroom units and fifteen (15) two bedroom units. The existing structure has no historic or architectural significance to the surrounding neighborhood. They presence actually detracts from the neighborhood.

The proposed structure will contain approximately 24,000 square feet of gross floor area, with 21 residential units located on three levels. Four (4) of the units, will be designated affordable (19%) pursuant to the City of Boston Inclusionary Development Policy. In what it will hopefully be a corner stone for the Stedman Street neighborhood, the building has been designed and modified with input from the neighbors through community outreach.

The following synopsis of the unit square footage and mix of unit type within the proposed building:

Type	Quantity
Market Rental Units – One (1) Bedroom	4
Market Rental Units – Two (2) Bedroom	13
BP&DA Restricted Affordable Units – One (1) bedrooms	2
BP&DA Restricted Affordable Units – Two (2) bedrooms	2

UNIT AREA ANALYSIS					
NUMBER	NAME	LEVEL	AREA	BEDROOMS	COMMENTS
101	Unit #101 2 Bedrooms	Level 1	1,091SF	2	
102	Unit #102 2 Bedrooms	Level 1	732 SF	1	
103	Unit #103 2 Bedrooms	Level 1	734 SF	1	

104	Unit #104 2 Bedrooms	Level 1	1,069 SF	2	
105	Unit #105 1 Bedroom	Level 1	1,044 SF	2	
106	Unit #106 3 Bedrooms	Level 1	1,034 SF	2	
107	Unit #107 1 Bedrooms	Level 1	1,034SF	2	
201	Unit #201 2 Bedrooms	Level 2	1,091 SF	2	
202	Unit #202 2 Bedrooms	Level 2	732 SF	1	
203	Unit #203 2 Bedrooms	Level 2	734 SF	1	
204	Unit #204 2 Bedrooms	Level 2	1,069 SF	2	
205	Unit #205 1 Bedrooms	Level 2	1,044 SF	2	
206	Unit #206 3 Bedrooms	Level 2	1,034 SF	2	
207	Unit #207 1 Bedrooms	Level 2	1,272 SF	2	
301	Unit #301 2 Bedrooms	Level 3	1,091 SF	2	
302	Unit #302 2 Bedrooms	Level 3	732 SF	1	
303	Unit #303 2 Bedrooms	Level 3	734SF	1	
304	Unit #304 1 Bedrooms	Level 3	1,069 SF	2	
305	Unit #305 2 Bedrooms	Level 3	1,044 SF	2	
306	Unit #306 3 Bedrooms	Level 3	1,34 SF	2	
307	Unit #307 1 Bedrooms	Level 3	1,272 SF	2	

COMMON AREA SUMMARY		
NAME	AREA	LEVEL

PARKING GARAGE	7,375 sf	Semi interred
COMMON AREA	1,321 sf	Level 1
COMMON AREA	1,032 SF	Level 2
COMMON AREA	1,032SF	Level 3

50 Stedman Street

Jamaica Plain, Massachusetts

Since the site is urban developed land, all public utilities are available to the site such as water, sewer, gas, electric, telephone and cable.

Neighborhood Context

Surrounded by commercial/industrial developments as well residential developments, the property is located in a light industrial section of Boston's Jamaica Plain neighborhood. Over the past several decades, the land use of the immediate area has remained unchanged. Within walking distance to the site, there are residential apartments, professional office space, restaurants, commercial banks, shopping area and neighborhood retail businesses. The Site and immediate neighborhood is within walking distance to the Massachusetts Bay Transportation Authority (MBTA), Orange Line rail station and Commuter rail Needham line at Forest Hill, Commuter Bus route along Washington Street with Bus #39, #34, #34E & #42 offering immediate access to the various neighborhood amenities of the area as well as immediate access to Downtown Boston area.

Public Benefits: Residential Units, Streetscape Improvement, Additional Tax Revenue, Job Creation and Neighborhood Business Economic Improvement

The proposed project will result in revitalizing the appeal and vibrancy of the Stedman Street streetscape through converting of an existing one story structure, previously used as an industrial facility with an empty lot area, in a residential area. The new building designed in a Boston vernacular, complementary to the surrounding neighborhood and structures. The project will include a partial, underground level housing 21 parking spaces with supporting facilities. In addition a new sidewalk along the frontage of the property providing safe public pedestrian access on Stedman Street to Brookley Road. We will provide pedestrian crossing striping at the Stedman Street and Brookley Road intersection.

In particular, the project will remove non-descriptive, underused structure presented by the existing conditions and use of the property, to an aesthetically pleasing residential facility complementing the immediate neighborhood.

The new development will enhance the property value and add to the City of Boston tax base. The new residential building will create construction jobs opportunities, and additional housing units. This project will result in increased pedestrian traffic in the area, and directly help boost the business for the nearby

neighborhood merchants. In addition the project will create much-needed residential housing and will also designate four (4) unit of the residential units as affordable.

Traffic, Parking and Vehicular and Pedestrian Access

The proposed project will provide an opportunity for accessible transit oriented housing which will be located along an MBTA, Commuter rail Line and bus route and within walking distance to the Forest Hill (Orange Line). In addition the project proponent proposes to provide onsite parking with up to twenty three (21) parking spaces located on a semi underground level, and a bike rack.



50 Stedman Street
 Jamaica Plain, Massachusetts

Zoning Analysis

Lot area: 14,344 s.f.

Boston Zoning By Laws:

District: Jamaica Plain Neighborhood District
 Zone: LI Local Industrial Sub-district

Building Use: Multi-Family (Forbidden) *

Article 55 Jamaica Plain Neighborhood District (Map C):

Criteria	Required	Proposed Lot
Table "H"		
FAR.:	1.0 (14,344 s.f.)	1.67 (24,000 s.f.) *
Max. Building Height	35'-0"	35'-0"
Min. Lot Size	None	14,344 SF
Min. Lot Area/Dwelling Unit	None	
Minimum Usable Open Space		-----
Per Dwelling Unit	50 (50x21=1, 050 s.f.)	384(384x21=8,072s.f.)
Minimum Lot Width	None	None
Minimum Lot Frontage	None	None
Minimum Front Yard	None	Street Wall Continuity
Minimum Side Yard	None	None
Minimum Rear Yard	20'-0"	20'-0"

Parking Summary:

Multi-Family 10+ Units:

Zoning Multi-Family = 1.5 spaces/dwelling unit & 0.7 for affordable units (Table J)

50% of parking space can be Compact

Parking stalls sizes:

Regular: 8'-6" x 20'-0"

Compact: 7'-0" x 18'-0"

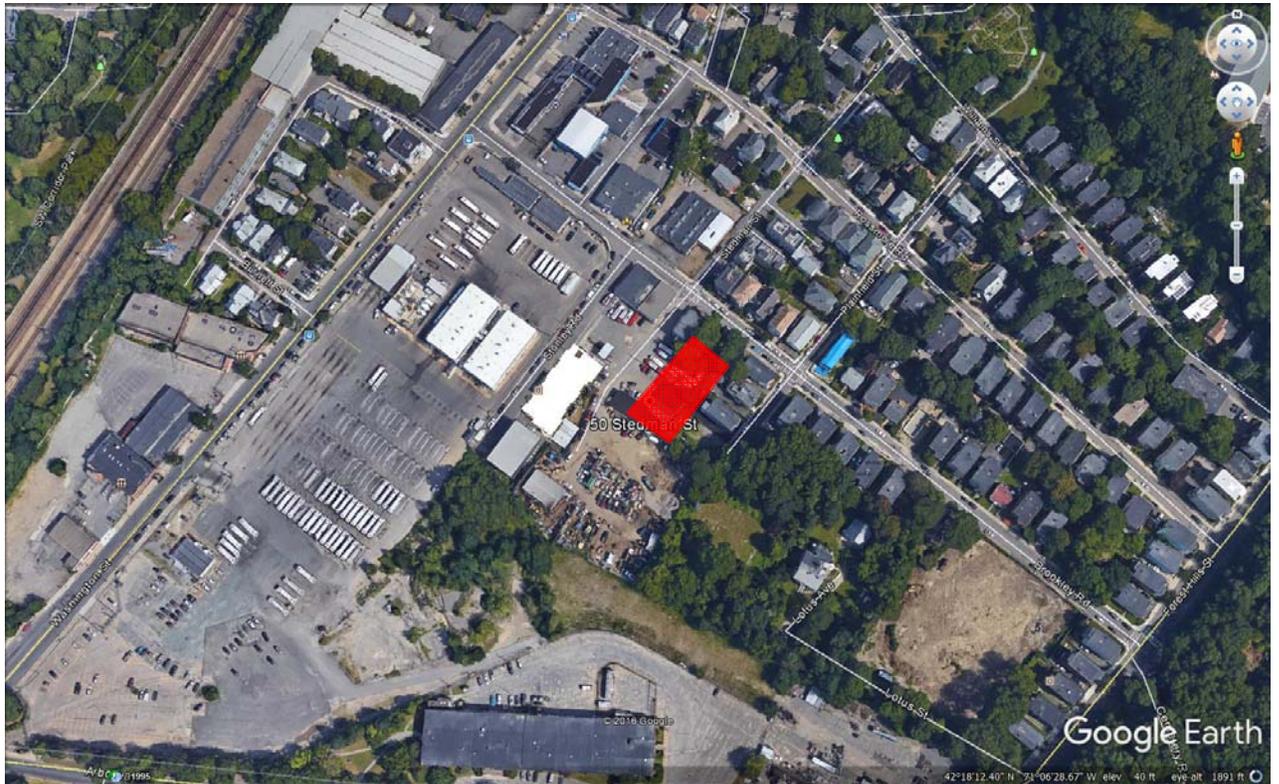
Total Parking Required = 25.5 spaces for 14 units and 2.8 for the four (4)

Affordable – Total: 28.3 spaces

Total Parking Provided = 21 spaces of which 10 spaces are compact *

* A variance is required from the Boston Zoning Code with regard to Parking.

50 Stedman Street
Jamaica Plain, Massachusetts



Location Site Map

50 Stedman Street Jamaica Plain, MA

Neighborhood Photographs (Current Conditions)



50 Stedman Street Jamaica Plain, MA

Neighborhood Photographs (Current Conditions)



50 Stedman Street Jamaica Plain, MA

Neighborhood Photographs (Current Conditions)



50 Stedman Street Jamaica Plain, MA

Neighborhood Photographs (Current Conditions)



50 Stedman Street Jamaica Plain, MA

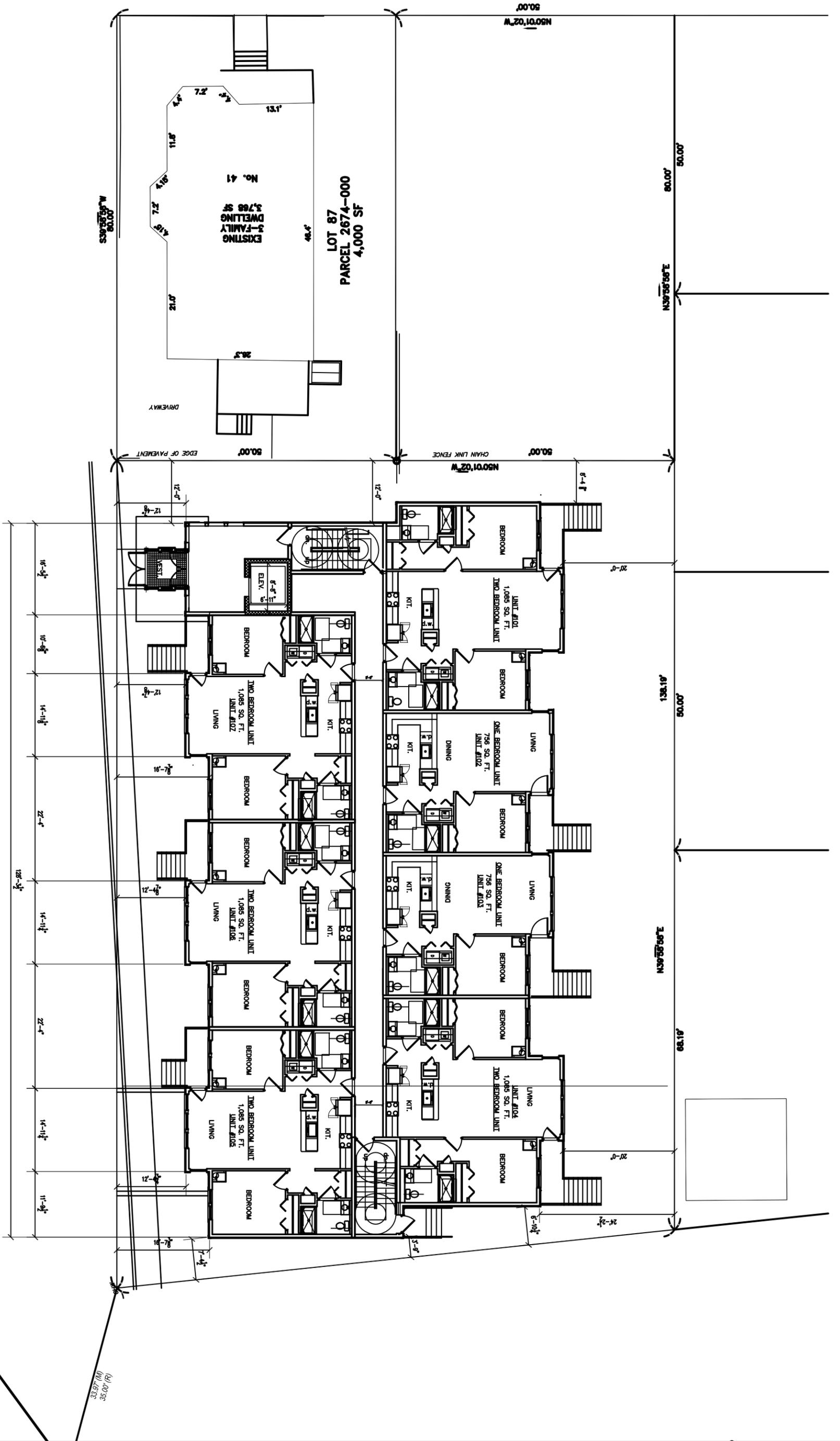
Neighborhood Photographs (Current Conditions)



50 Stedman Street Jamaica Plain, MA

Neighborhood Photographs (Current Conditions)





1
A1.1
FIRST FLOOR PLAN
1/8" = 1'-0"

A1.1

FLOOR PLAN

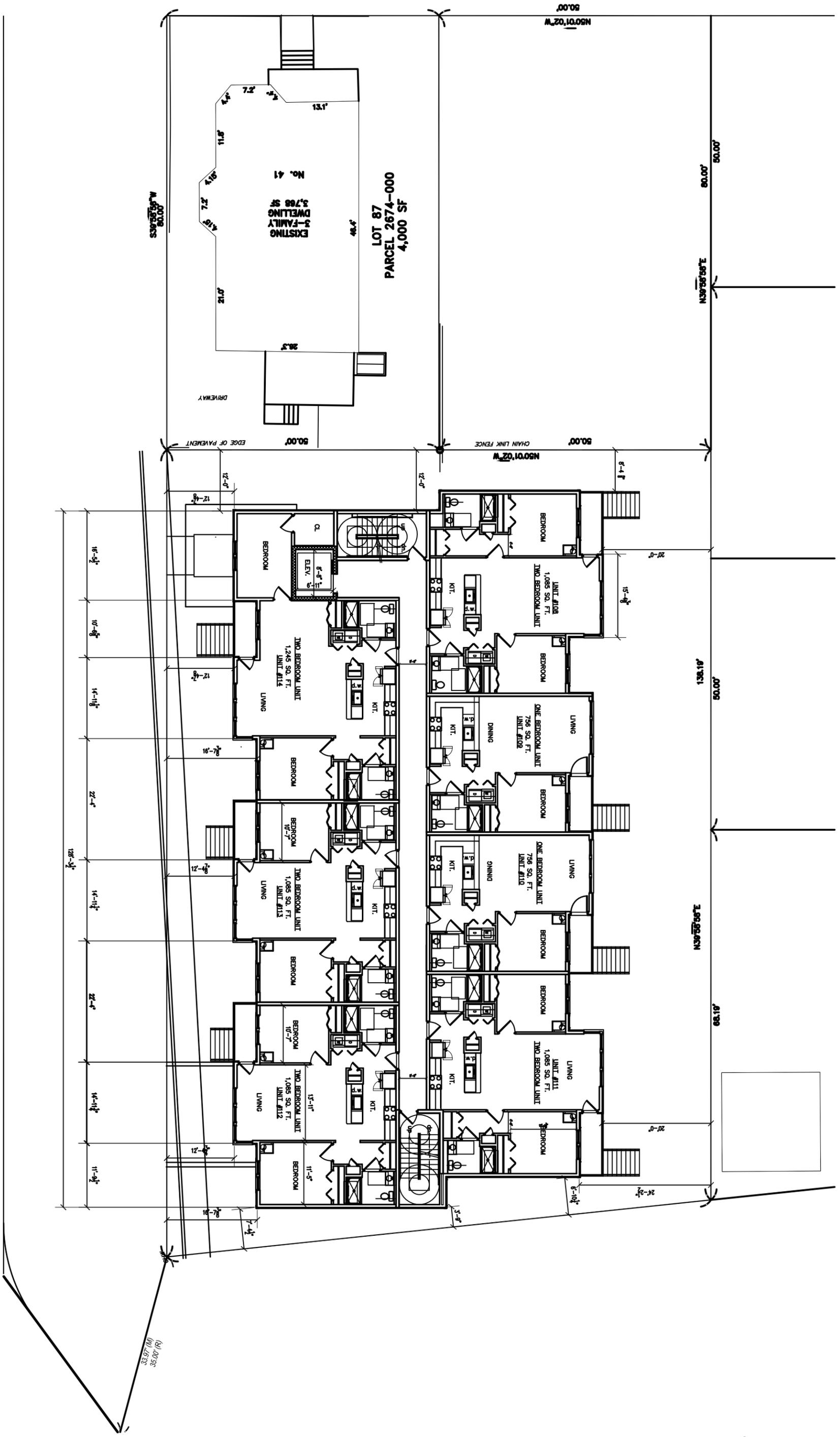
DATE: 18/JUNE/16
AS NOTED
PROJECT NO. 1205

NUNES • TRABUCCO • ARCHITECTS
315a Chestnut Street
781-442-0282
Needham, Massachusetts 02462
Tel: 781-442-0282

APARTMENT BUILDING
50 STEDMAN STREET
JAMAICA PLAIN

NO.	REVISIONS
4	11 JULY 16
5	REV. MAY 18
6	REV. JUNE 18

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1
A1.2

SECOND FLOOR PLAN

1/8" = 1'-0"

NO	REVISIONS
4	11 JULY 16
5	REV. MAY 18
6	REV. JUNE 18

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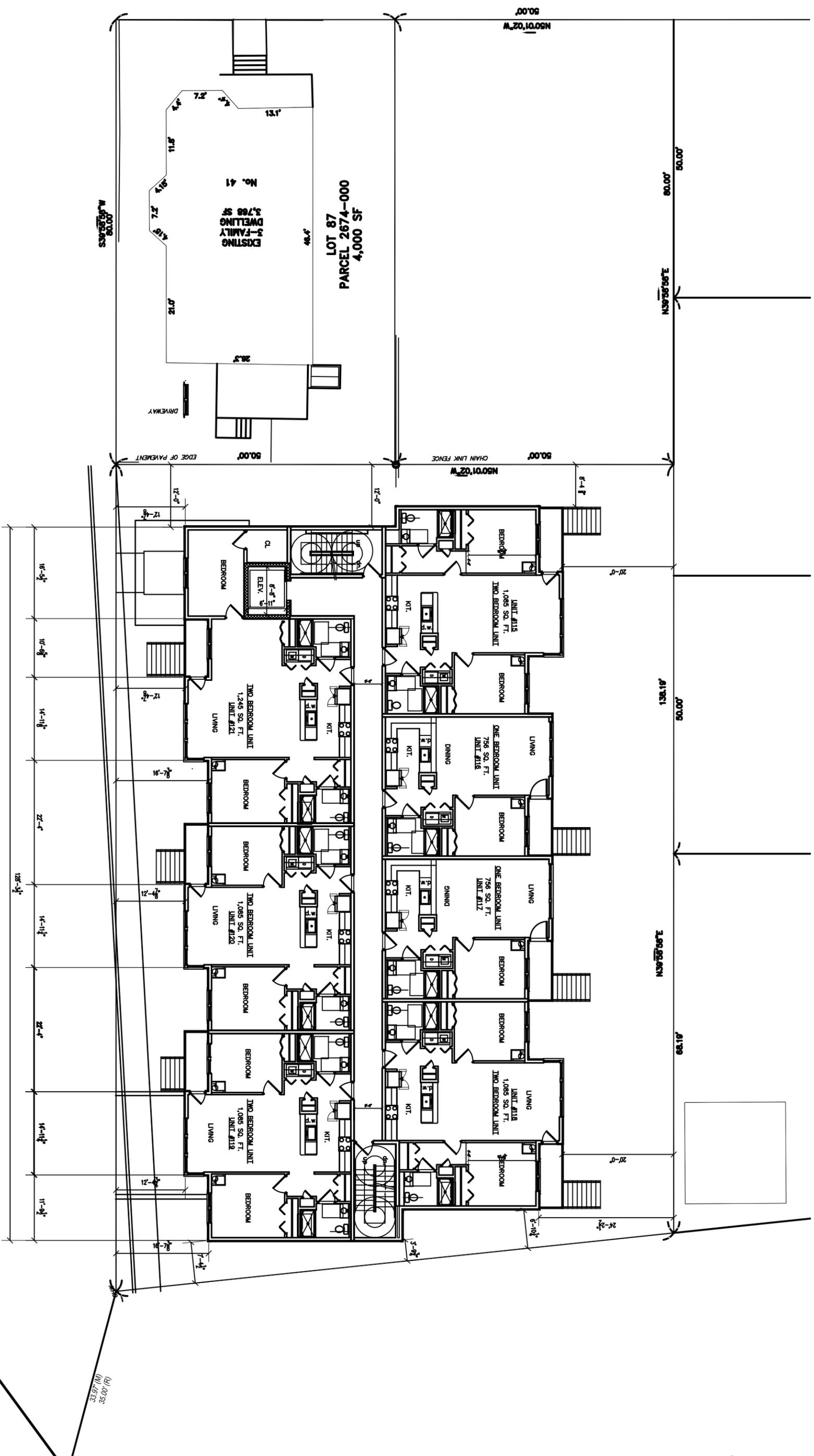
APARTMENT BUILDING
50 STEDMAN STREET
JAMAICA PLAIN

NUNES • TRABUCCO • ARCHITECTS
315a Chestnut Street
Boston, Massachusetts 02108
Tel: 781-644-0200

FLOOR PLAN

DATE: 18/JUNE/18
AS NOTED
PROJECT NO: 1502

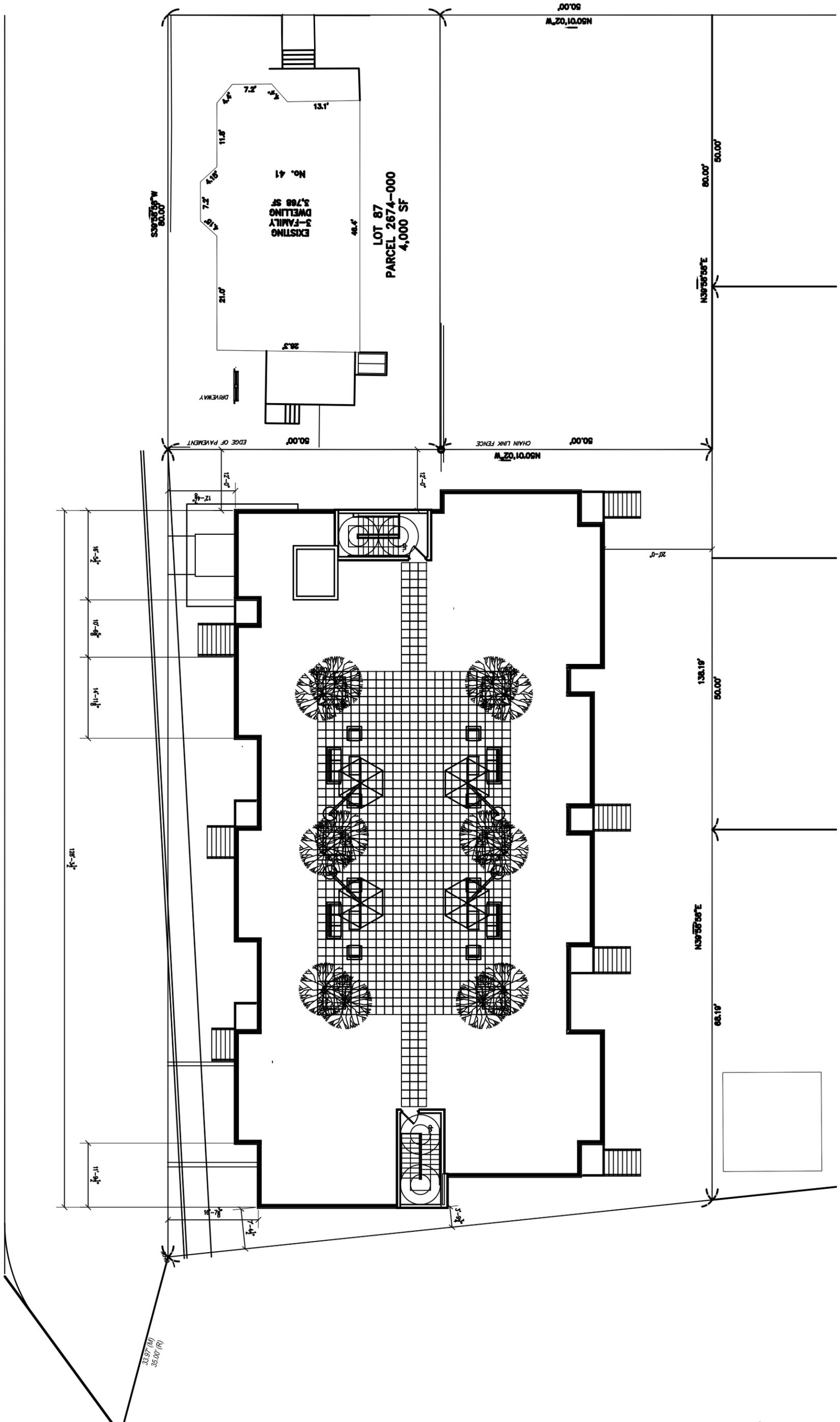
A1.2



THIRD FLOOR PLAN

1
A1.3
1/8" = 1'-0"

A1.3	FLOOR PLAN	NUNES • TRABUCCO • ARCHITECTS 315a Chestnut Street Boston, Massachusetts 02109 Phone: 781-444-4200	APPARTMENT BUILDING 50 STEDMAN STREET JAMAICA PLAIN, MA	NO. 4 11 JULY 16	Nunes Trabucco Architects retains the ownership of these documents. They are licensed for use only in accordance with the terms and conditions of the Owner/Architect Agreement. Nunes Trabucco Architects retains all rights not expressly granted.
	DRAWN BY: NTZ		NO. 5 REV. MAY 18		
	CHECKED BY: NTZ		NO. 6 REV. JUNE 18		
	DATE: 18 JUNE/16				



1
A1.4
ROOF FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN

NUNES • TRABUCCO • ARCHITECTS
315a Chestnut Street
781-429-0229
Needham, Massachusetts 02462
Tel: 781-444-0229

APARTMENT BUILDING
50 STEDMAN STREET
JAMAICA PLAIN, MA

NO	REVISIONS
4	11 JULY 16
5	REV. MAY 18
6	REV. JUNE 18

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A1.4

DATE: 18/JUNE/18
AS NOTED
PROJECT NO.: 1502



2
A3.1
LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



1
A3.1
FRONT ELEVATION
SCALE: 1/8"=1'-0"



4
A3.1
RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



3
A3.1
REAR ELEVATION
SCALE: 1/8"=1'-0"

NO.	REVISIONS

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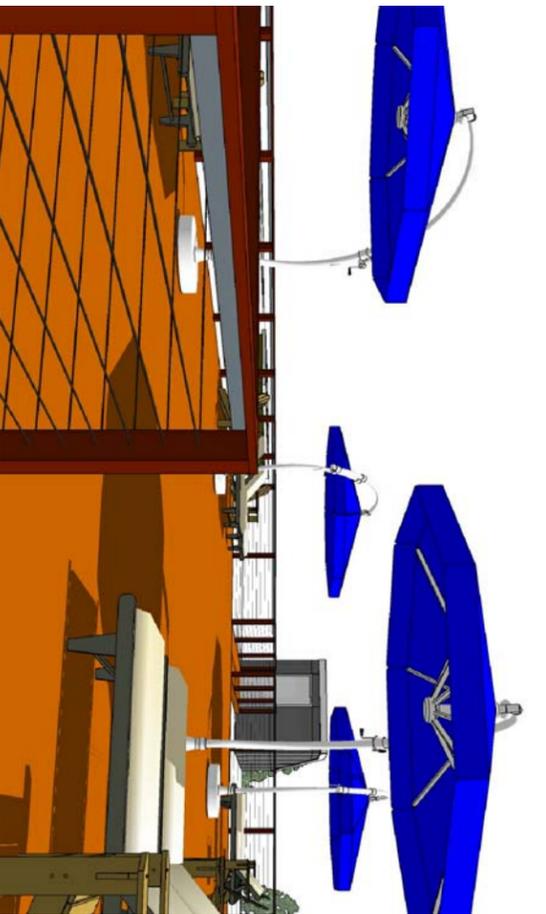
APARTMENT BUILDING
50 STEMAN STREET
JAMAICA PLAIN, MA

NUNES • TRABUCCO • ARCHITECTS
315a Chestnut Street Needham, Massachusetts 02492
781-450-9980 Fax 781-444-6219

ELEVATIONS

DATE: 02/AUG/18
SCALE: AS NOTED
PROJECT NO.: 1615

A3.1



NO	REVISIONS

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**APARTMENT BUILDING
50 STEMAN STREET
JAMAICA PLAIN, MA**

NUNES • TRABUCCO • ARCHITECTS
315a Chestnut Street Needham, Massachusetts 02492
781-450-9980 Fax 781-444-6219

PERSPECTIVES

DATE: 02/AUG/16
PROJECT: AS NOTED
SHEET NO: 1015

A3.0



Boston Inspectional Services Department Planning and Zoning Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh
Mayor

ZONING CODE REFUSAL

Sean Lydon
Inspector of Buildings

LUCIO TRABUCCO
109 HIGHLAND AVENUE
NEEDHAM, MA 02492

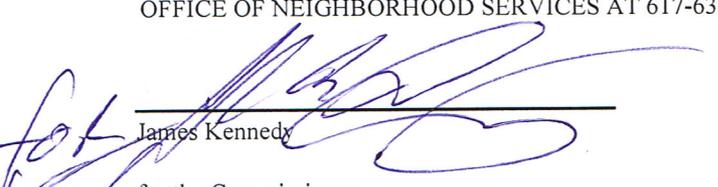
July 25, 2018

Location: 50 STEDMAN ST JAMAICA PLAIN, MA 02130
Ward: 11
Zoning District: Jamaica Plain Neighborhood
Zoning Subdistrict: LI
Appl. #: ERT652881
Date Filed: November 01, 2016
Purpose: Erect a wood frame residential structure to house 21 units.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 55 Sec. 55-40	Off street parking insufficient	Off street parking is insufficient.
Art. 55, Section 19 * **	Use: Forbidden	MFR is a Forbidden use in a LI Sub-district.
Art. 55, Section 20 **	Dimensional Regulations	FAR is excessive

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.


James Kennedy

for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.