

# 10 STONLEY ROAD

(FKA: 35 BROOKLEY)

BOSTON, MA 02130

BPDA PUBLIC MEETING  
OCTOBER 24, 2019

EMBARC

# PROJECT OVERVIEW

- **PROPOSAL:**

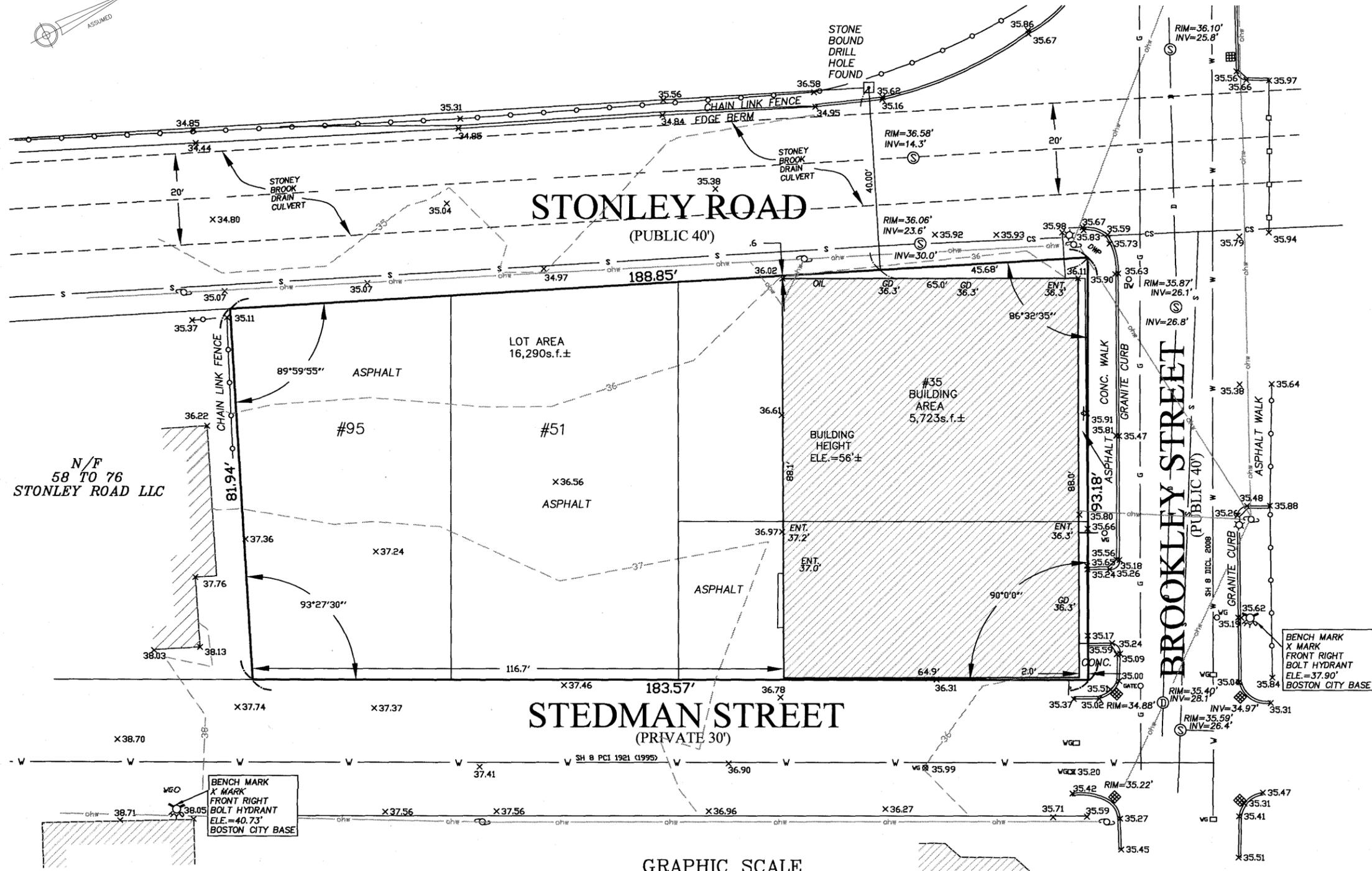
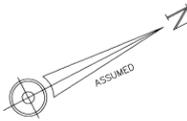
SEEKING TO BUILD A NEW 4-STORY, 40,645 SF MULTIFAMILY BUILDING CONTAINING (46) RESIDENTIAL UNITS, (3) OF WHICH ARE ARTIST LIVE/WORK SPACES.

- **ZONING DISTRICT:**

LIGHT INDUSTRIAL (LI)

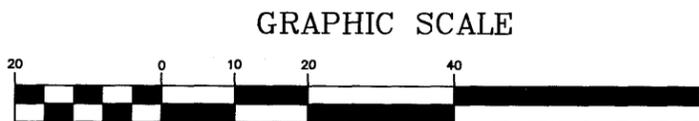
- **LOT SIZE:**

16,290 SQUARE FEET



N/F  
58 TO 76  
STONLEY ROAD LLC

BENCH MARK  
X MARK  
FRONT RIGHT  
BOLT HYDRANT  
ELE. = 40.73'  
BOSTON CITY BASE



GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

LEGEND

- ⊙ DRAIN MANHOLE
- ⊕ SEWER MANHOLE
- ⊞ CATCH BASIN
- OGG GAS GATE
- OWG WATER GATES
- OWW OBSERVATION WELL
- OIL OIL FILL
- GD GARAGE DOOR SIGN
- HYDRANT HYDRANT
- ENT. ENTRANCE
- UTILITY POLE UTILITY POLE
- ohw OVER HEAD WIRE
- W WATER LINE
- S SEWER LINE
- CS COMBINED SEWER/DRAIN
- D DRAIN LINE
- E UNDERGROUND ELECTRIC LINE
- G GAS LINE
- SIGN SIGN
- x 100.00' SPOT GRADE ELEVATION
- BOSTON CITY BASE

Underground utilities shown are from field observations and record information from the Town of Canton and are not warranted to be exact it's size, location, or depth nor is it warranted that all underground pipes or structures are shown.

F.E.M.A.  
The property shown lies within ZONE X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FLOOD INSURANCE RATE MAP for THE CITY OF BOSTON COMMUNITY 25025 PANEL NUMBER 0086 G WITH EFFECTIVE DATE OF SEPTEMBER 25, 2009

UFFOLK COUNTY REGISTRY OF DEEDS:

EED REFERENCE: OWNER: JEROME F. MELLO

OOK 20531  
AGE 64

LAN REFERENCE:  
OOK 7635  
AGE 549

EED REFERENCE: OWNER: BROOKLEY REALTY TRUST

OOK 11203  
AGE 25

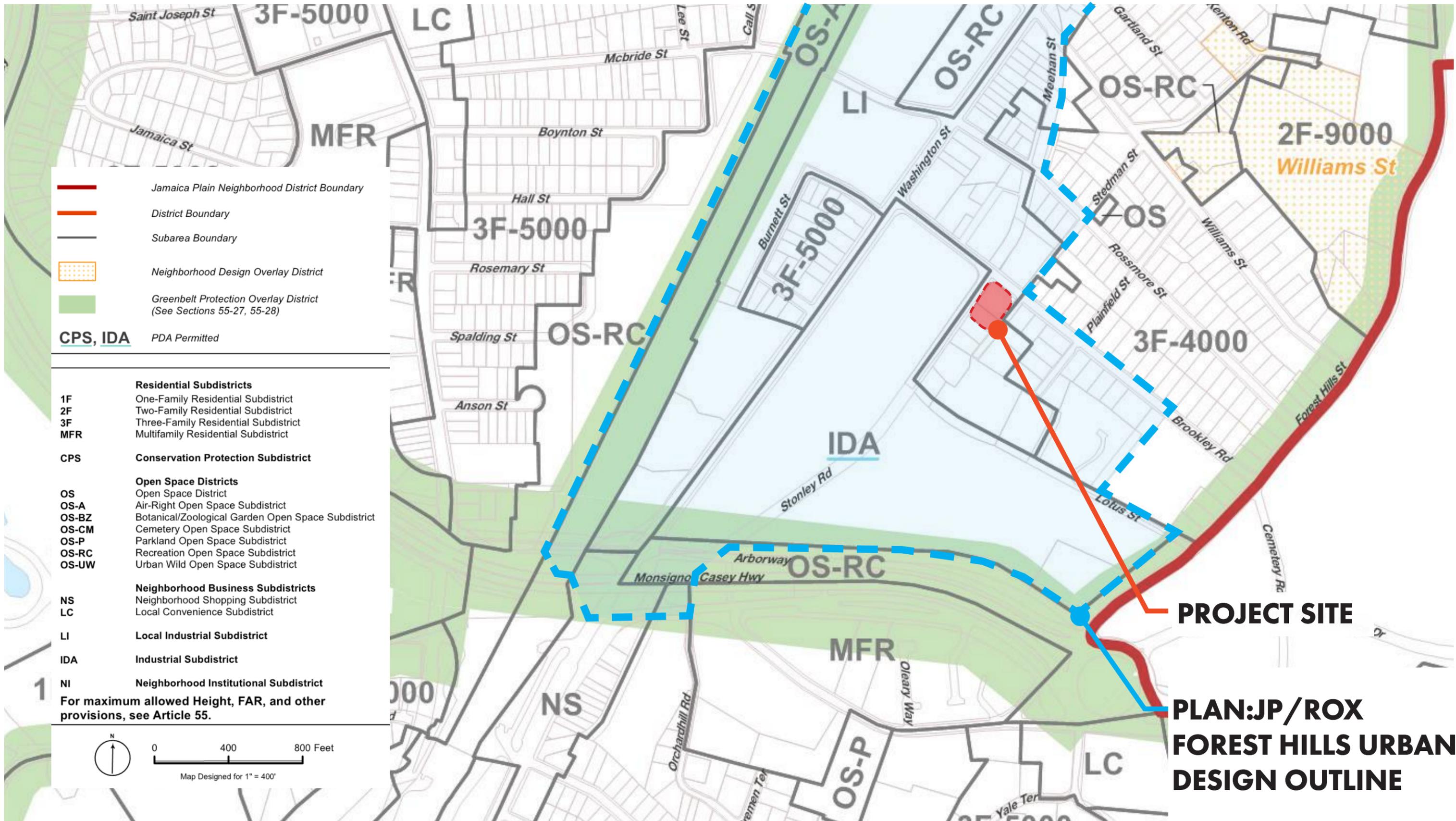
LAN REFERENCE:  
OOK 4476  
AGE 14

ITY OF BOSTON ENGINEERING:

LAN REFERENCE:  
8257  
6653  
B. 908 PG. 52-53  
B. 1069 PG. 82

# LOCAL INDUSTRIAL SUBDISTRICTS ZONING SUMMARY

	REQUIRED	PROPOSED	COMPLIANCE
· <b>USE</b>	LIGHT INDUSTRIAL	RESIDENTIAL	<b>NO</b>
· <b>FAR</b>	1.0	2.36	<b>NO</b>
· <b>HEIGHT (FEET)</b>	35'-0"	49'-9"	<b>NO</b>
· <b>LOT SIZE (MIN)</b>	N/A	16,290 SF	<b>YES</b>
· <b>OPEN SPACE (MIN)</b>	50 SF/UNIT	85 SF/UNIT	<b>YES</b>
· <b>MIN LOT WIDTH</b>	N/A	81.94'	<b>YES</b>
· <b>MIN LOT AREA/D.U.</b>	N/A	354 SF	<b>YES</b>
· <b>MIN LOT FRONTAGE</b>	N/A	93.18'	<b>YES</b>
· <b>FRONT YARD</b>	N/A	3'-5"	<b>YES</b>
· <b>SIDE YARD</b>	N/A	5'-4"	<b>YES</b>
· <b>REAR YARD</b>	20'-0"	5'-6"	<b>NO</b>
· <b>PARKING</b>	1.5 SPACES /D.U.	19 SPACES (.41/UNIT)	<b>NO</b>



- Jamaica Plain Neighborhood District Boundary
- District Boundary
- Subarea Boundary
- Neighborhood Design Overlay District
- Greenbelt Protection Overlay District (See Sections 55-27, 55-28)
- CPS, IDA PDA Permitted

- Residential Subdistricts**
- 1F One-Family Residential Subdistrict
  - 2F Two-Family Residential Subdistrict
  - 3F Three-Family Residential Subdistrict
  - MFR Multifamily Residential Subdistrict
- Conservation Protection Subdistrict**
- CPS
- Open Space Districts**
- OS Open Space District
  - OS-A Air-Right Open Space Subdistrict
  - OS-BZ Botanical/Zoological Garden Open Space Subdistrict
  - OS-CM Cemetery Open Space Subdistrict
  - OS-P Parkland Open Space Subdistrict
  - OS-RC Recreation Open Space Subdistrict
  - OS-UW Urban Wild Open Space Subdistrict
- Neighborhood Business Subdistricts**
- NS Neighborhood Shopping Subdistrict
  - LC Local Convenience Subdistrict
- Local Industrial Subdistrict**
- LI
- Industrial Subdistrict**
- IDA
- Neighborhood Institutional Subdistrict**
- NI
- For maximum allowed Height, FAR, and other provisions, see Article 55.

**PROJECT SITE**

**PLAN:JP/ROX  
FOREST HILLS URBAN  
DESIGN OUTLINE**



**PROJECT SITE**

WASHINGTON STREET

BROOKLEY ROAD

STONLEY ROAD

STEDMAN STREET



VIEW LOOKING AT 3 FAMILY ON STEDMAN/BROOKLEY CORNER



VIEW LOOKING NORTHWEST DOWN BROOKLEY ROAD TOWARDS WASHINGTON STREET



VIEW LOOKING OPPOSITE TO 3 FAMILY ON STEDMAN/BROOKLEY CORNER



VIEW LOOKING SOUTHWEST DOWN STEDMAN AT NEW 4 STORY BUILDING



VIEW LOOKING EAST DOWN BROOKLEY ROAD



VIEW LOOKING AT THE NORTHWEST CORNER OF 35 BROOKLEY ROAD



VIEW LOOKING AT THE NORTHEAST CORNER OF 35 BROOKLEY ROAD



VIEW LOOKING WEST DOWN BROOKLEY ROAD TOWARD WASHINGTON STREET



NORTHEAST PERSPECTIVE VIEW

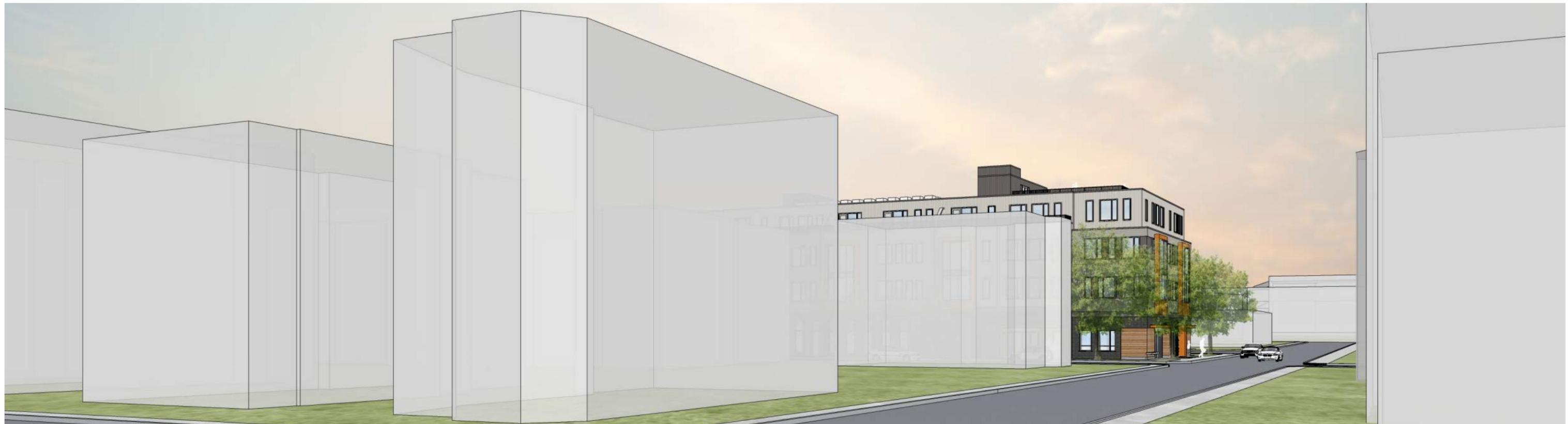
EXISTING/APPROVED   
JP/ROX PROPOSED 

EMBARC

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VIEW LOOKING EAST ON BROOKLEY ROAD



VIEW LOOKING WEST ON BROOKLEY ROAD TOWARD WASHINGTON STREET



NORTHWEST/ MAIN ENTRY PERSPECTIVE VIEW



NORTHEAST PERSPECTIVE VIEW



SOUTHWEST PERSPECTIVE VIEW



SOUTHEAST PERSPECTIVE VIEW



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

ROOF  
49'-0"

FOURTH FLOOR  
37'-0"

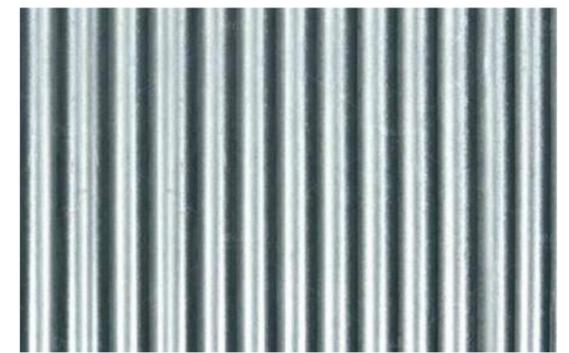
THIRD FLOOR  
26'-0"

SECOND FLOOR  
15'-0"

FIRST FLOOR  
0'-0"



PAINTED PLANK FINISH



CORRUGATED METAL PANEL



IRON SPOT MASONRY



WOOD-TONED SIDING

**ORIGINAL PROPOSAL  
05/13/19**

**PREVIOUS PROPOSAL  
07/08/19**

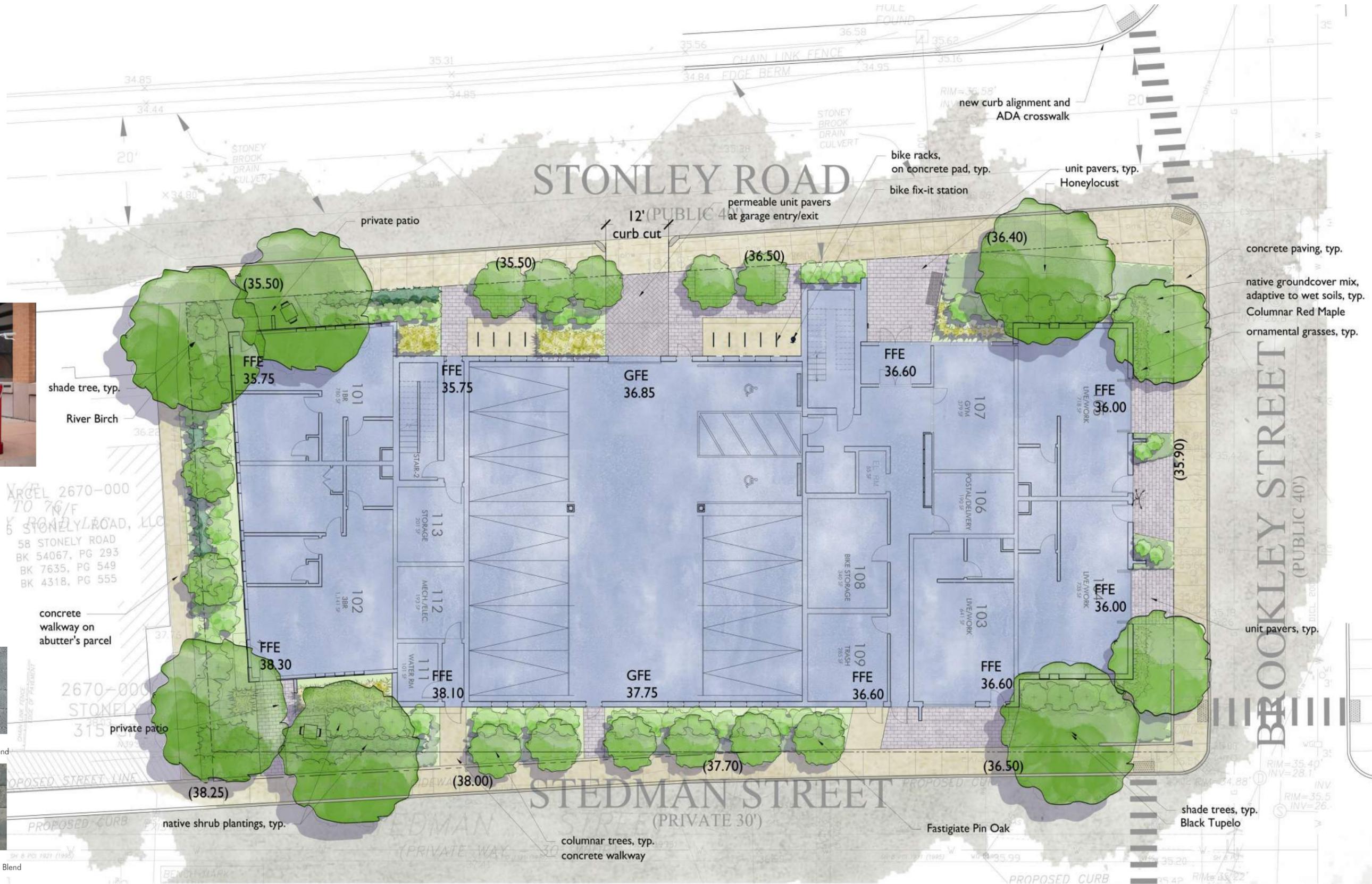
**CURRENT PROPOSAL  
10/24/19**



# STONLEY ROAD

# STEDMAN STREET

# BROOKLEY STREET



Bike Fixit Station



Ring Bike Rack



Permeable Unit Paver  
Ecopriora by Unilock, Granite Blend



Unit Paver  
Hollandstone by Unilock, Granite Blend

ARCEL 2670-000  
TO 76/F  
58 STONLEY ROAD  
BK 54067, PG 293  
BK 7635, PG 549  
BK 4318, PG 555

concrete  
walkway on  
abutter's parcel

2670-000  
STONLEY  
315

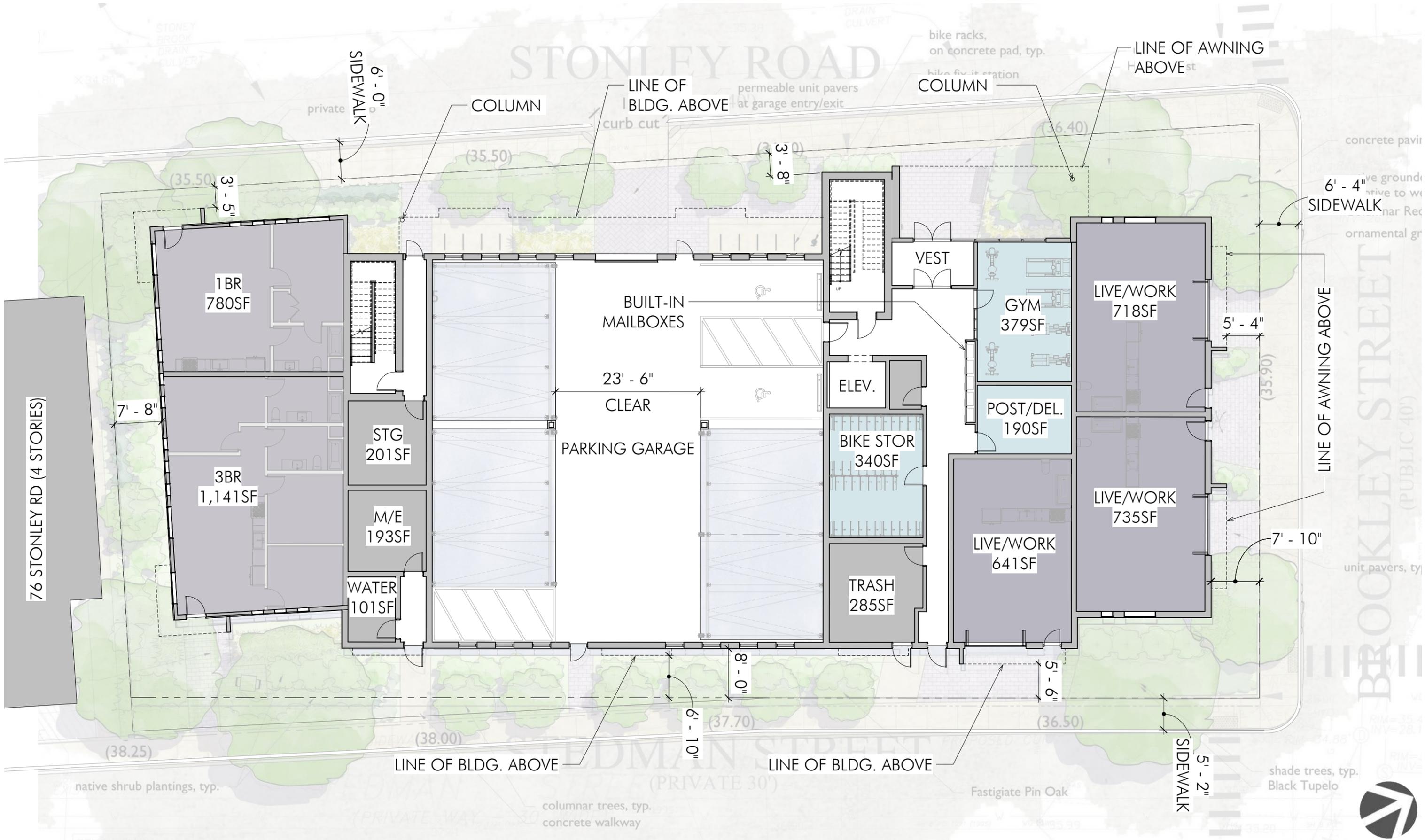
PROPOSED STREET LINE

PROPOSED CURB

BENCH MARK

SCALE: 1/8"=1'-0"

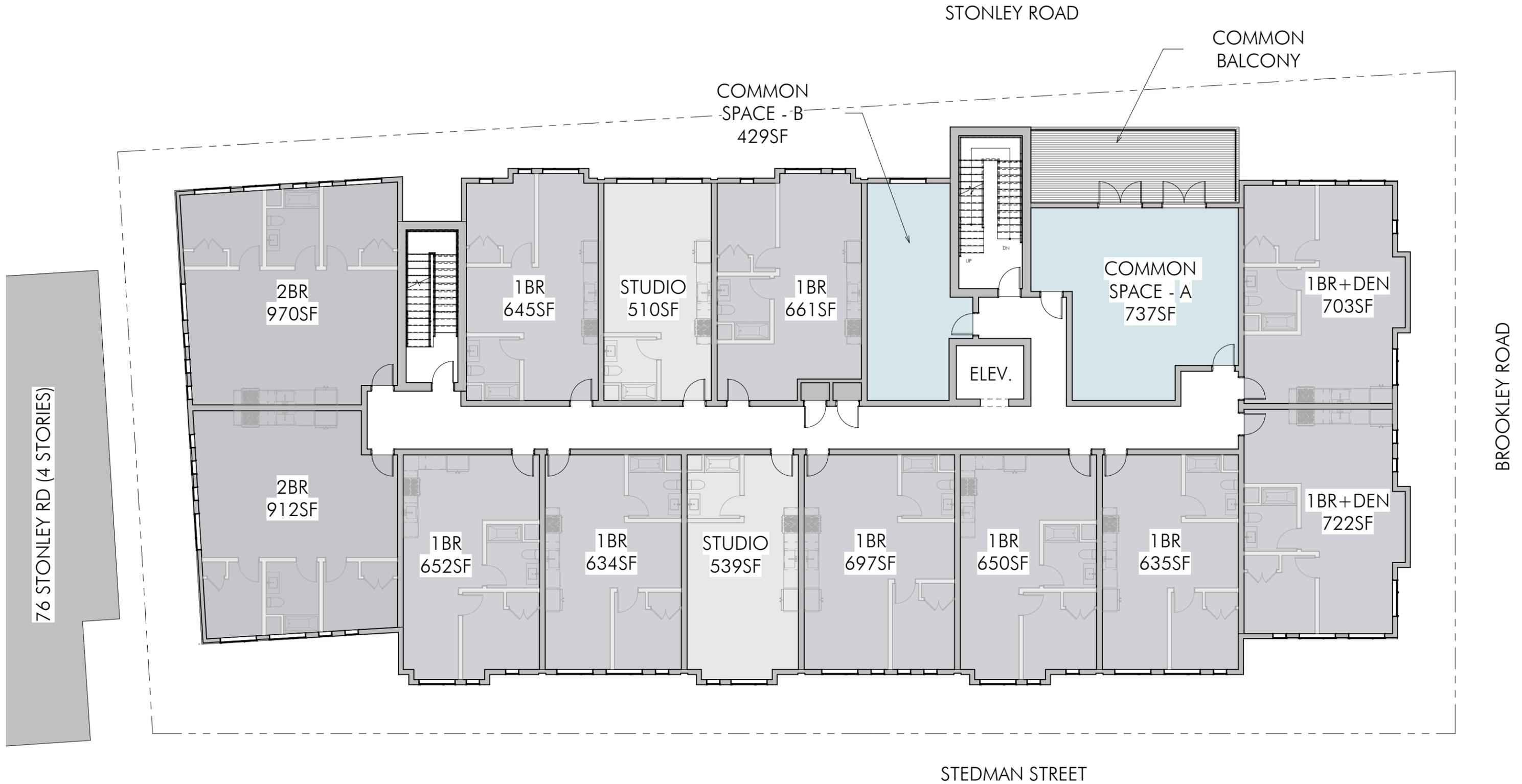




76 STONLEY RD (4 STORIES)

STONLEY ROAD



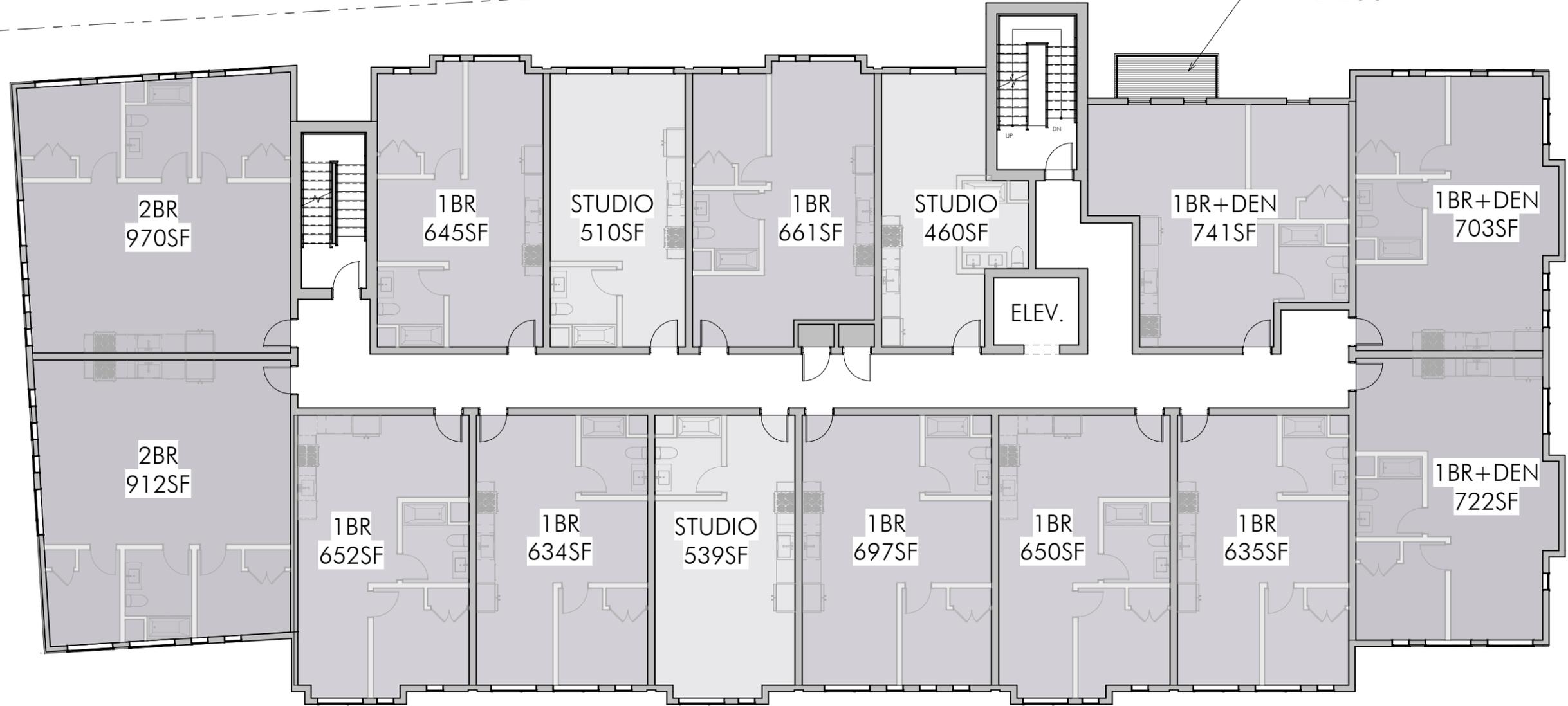


STONLEY ROAD

BALCONY

76 STONLEY RD (4 STORIES)

BROOKLEY ROAD



STEDMAN STREET

THIRD FLOOR PLANS

EMBARC

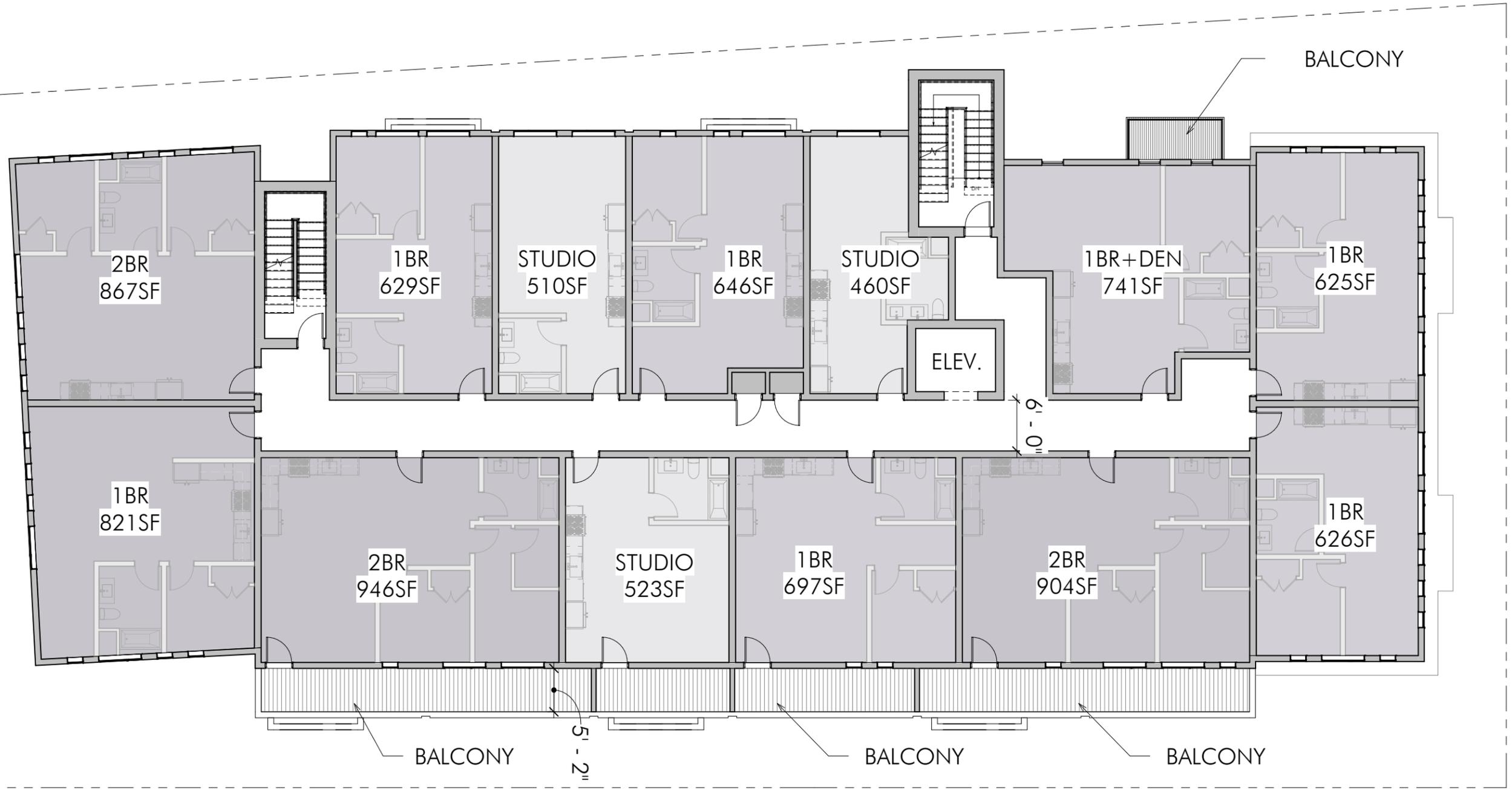


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STONLEY ROAD

BALCONY

76 STONLEY RD (4 STORIES)



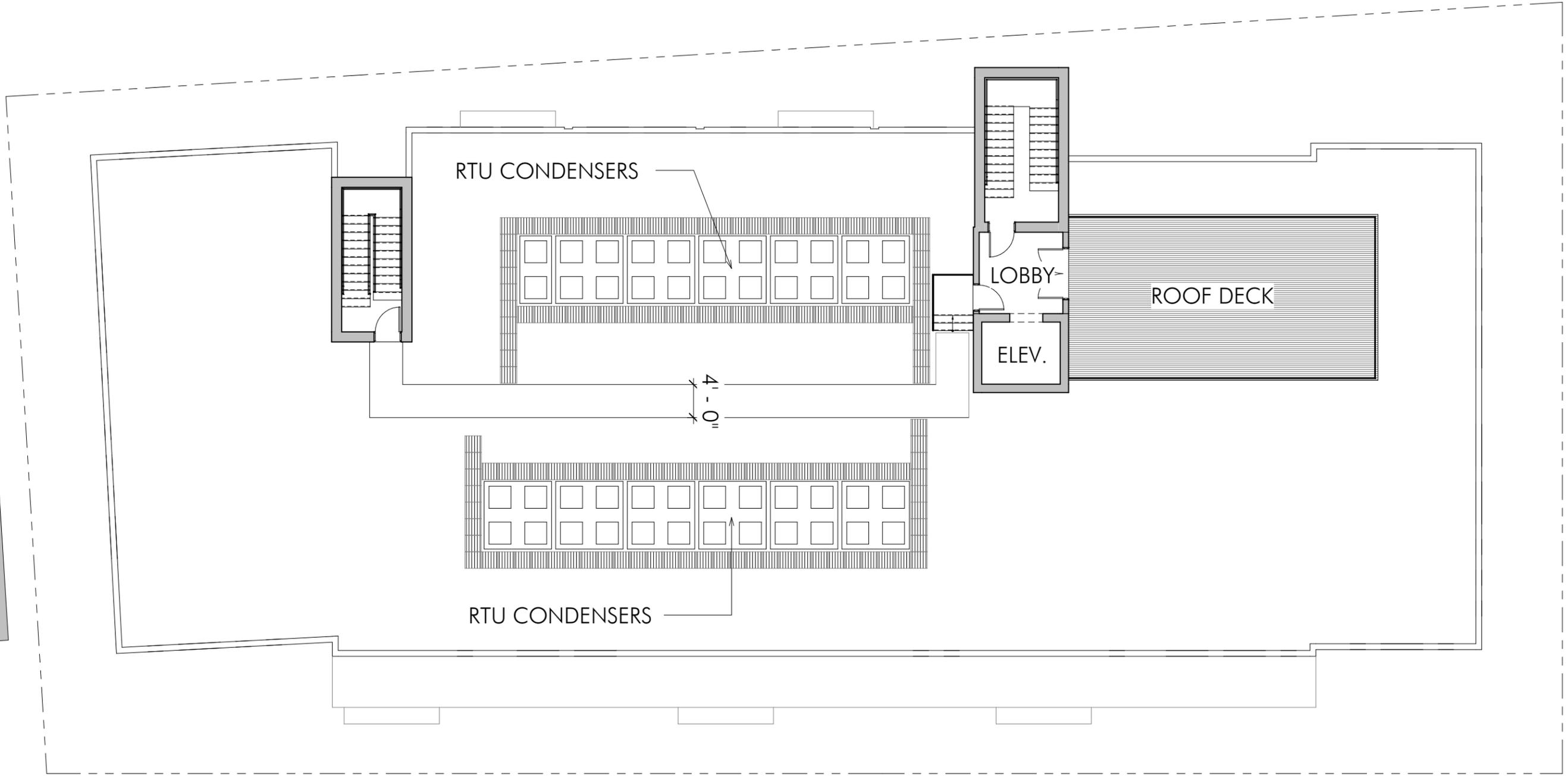
BROOKLEY ROAD

STEDMAN STREET



STONLEY ROAD

76 STONLEY RD (4 STORIES)



BROOKLEY ROAD

STEDMAN STREET







BROOKLEY ROAD

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