

249 COREY ROAD
BOSTON, MA 02135

ARTICLE 80
SMALL PROJECT REVIEW APPLICATION



Prepared by:
COREY REALTY VENTURES NOMINEE TRUST
MCDERMOTT, QUILTY & MILLER LLP
PRELLWITZ CHILINSKI ARCHITECTS INC.

McDERMOTT QUILTY & MILLER LLP

28 STATE STREET, SUITE 802
BOSTON, MA 02109

VIA HAND DELIVERY

September 30, 2019

Brian P. Golden, Director
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, Massachusetts 02201

Re: Article 80 Small Project Review Application
249 Corey Road, Brighton, MA

Dear Director Golden:

As land use counsel to Corey Realty Ventures Nominee Trust, the owner-developer of the above-referenced property (“Proponent”), I am pleased to submit the enclosed application for Article 80 Small Project Review.

The property site is uniquely-situated with a combined land area in both the City of Boston and the Town of Brookline, including a parcel of approximately 16,685 square feet in Boston’s Brighton neighborhood and an adjacent lot of approximately 1,265 square feet in Brookline; the larger Boston parcel includes the long-existing Corey Hill Nursing Home and its vacant two-story building, which is accessed by an existing curb-cut to a large asphalt parking area at both lots (the “Property Site”). The Proponent seeks to revitalize and upgrade this underutilized Property Site, by razing and replacing the outdated and distressed nursing home structure with a new residential development that better conforms with and complements the surrounding residential area. Specifically, the contemplated project would include a new four (4) story building, with 35 residential units above a below-grade parking garage for 34 vehicles and ample bicycle storage, lush new landscaping, courtyard, patio, balcony and roof-decked open space, along with much-needed sidewalk improvements, pedestrian access and public realm upgrades (the “Proposed Project”). With both market-rate and income-restricted units on-site, the Proposed Project is also consistent with the City’s housing creation policy and its Inclusionary Development Policy (with a proposed five (5) IDP units). Finally, in response to the Property’s significant grade change and topographical constraints, the Proposed Project will introduce an appealing building design and aesthetic which is appropriate in scale, massing and density for this unique property site at this section of the Brighton neighborhood.

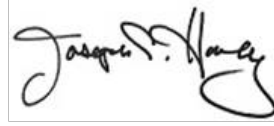
In support of the required Article 80 Small Project Review process, the Proponent has already conducted extensive preliminary community outreach with abutters, nearby residents, the Brighton Allston Improvement Association (the “BAIA”), local elected and appointed officials and other interested parties. The process began with the Proponent hosting its own on-site abutters meeting (earlier this year),

followed by two (2) community meetings with the BAIA and further individual abutter discussions resulting in certain responsive project modifications. As a result, the BAIA voted in support of the Proponent's revised project, which was modified with a reduced building height and less units than originally discussed, and favorably received by many of its abutting and surrounding neighbors (subject to the Article 80 Small Project Review process).

We believe that the Proposed Project will be a significant positive addition to the Brighton neighborhood, with a transformative residential development shaped by community input and support; and we look forward to processing this application with the BPDA, City officials, and members of the overall community.

Thank you for your consideration of this application and we look forward to working with you on this positive community-based development project.

Very truly yours,

A handwritten signature in black ink, appearing to read "Joseph P. Hanley", written over a horizontal line.

Joseph P. Hanley, Partner

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1.0 PROJECT SUMMARY

The Proponent is Corey Realty Ventures Nominee Trust, whose sole trustee is Jeffrey Feuerman. As the founder and principal of Brookline Development Corporation (“BDC”), Mr. Feuerman has completed more than \$200 million in construction on multiple projects over the past 20 years. Most notably, Mr. Feuerman and his development team have delivered a series of ground-up residential developments in the City’s Brighton neighborhood, each of which received strong community support from its abutters, nearby property owners and community interest groups. His most recent project was a joint venture with Congregation Kadimah-Toras Moshe and the Daughters of Israel Mikvah at 101-105 Washington Street, Brighton. As a collaborative development venture with these two (2) long-existing and important religious organizations in Brighton, the project included the much-needed upgrade and replacement of the religious institutions’ outdated structures, with new facilities for each (on-site), an appropriately-designed residential building and integrated site, landscape, vehicular and pedestrian access open space improvements. Prior to this community-based development, Mr. Feuerman and his development team also successfully entitled, built and continue to manage a multi-family residential development at 375 Market Street (near Brighton Center), and 150 Chestnut Hill Avenue, also in Brighton. With this local knowledge and experience, Mr. Feuerman is uniquely situated to successfully guide the Proposed Project to completion.

1.1 Project Team

PROJECT NAME	249 COREY ROAD, BOSTON
Property Owner / Developer	Corey Realty Ventures Nominee Trust Jeffrey Feuerman 93 Fisher Ave Brookline , MA 02445 617-733-5455 Jeff@bdcorp.biz

Legal Counsel	<p>McDermott Quilty & Miller LLP 28 State Street, Suite 802 Boston, MA 02109 Tel: 617-946-4600</p> <p>Joseph Hanley, Esq. - Partner jhanley@mqmlp.com Tel: 617-946-4600, Ext. 4438</p> <p>Nicholas Zozula, Esq. – Senior Associate nzozula@mqmlp.com Tel: 617-946-4600, Ext. 4440</p>
Architect	<p>Prellwitz Chilinski Associates, Inc. 221 Hampshire Street Cambridge, MA 02139 Tel: 617-547-8120</p> <p>David Chilinski, FAIA dchilinski@prellchil.com Tel: 617-547-8120 Ext:220</p> <p>Nidhi John, AIA, LEED AP njohn@prellchil.com Tel: 617-547-8120 Ext:202</p>
Landscape Architect	<p>Verdant Landscape Architecture 318 Harvard Street, Suite 25 Brookline, MA 02210 Tel: (617)-735-1180</p> <p>Katya Podsiadlo, ASLA kp@verdantla.com</p>
Surveyor	Nitsch Engineering

1.2 Project Introduction

Corey Realty Ventures Nominee Trust (the “Proponent”) is submitting this Application for Article 80E Small Project Review in connection with its proposed multi-family residential development at 249 Corey Road in the Brighton neighborhood of Boston (the “Proposed Site” or “Site”). The proposed project is anticipated to include approximately 38,591 gross square feet (“gsf”) of zoning-defined floor area in a new four (4) story building (excluding its parking garage), with 35 residential units above a below-grade parking facility for 34 vehicles and ample bicycle storage, lush new landscaping, courtyard, patio, balcony and roof-decked open space (the “Proposed Project”).

The Site is uniquely-situated with a combined land area in both the City of Boston and the Town of Brookline, including a parcel of approximately 16,685 square feet in the Boston’s Brighton neighborhood and an adjacent lot of approximately 1,265 square feet in Brookline. The larger Boston parcel includes the long-existing Corey Hill Nursing Home and its vacant two-story building, which is accessed by an existing curb-cut to a large asphalt parking area at both lots. The remainder of the Site’s land area in Brookline is proposed to be sub-divided into two separate lots and redeveloped with two (2) new single family homes, and designed to further buffer the Proposed Project from Brookline’s residential neighborhood up and along Jordan Road. The land area at the Site is also oversized for its location within the City of Boston’s 2F-5000 Zoning Sub District, with a severe grade change and related topographical constraints.

The immediate vicinity of the Site consists of a mix of single and multi-family residential dwellings along Corey and Jordan Road. Further surrounding areas also feature a mix of more dense residential condominiums, apartment buildings, grocery uses, places of worship and local commercial uses. The MBTA bus route # 65 is conveniently located within only 0.2 miles from the Site; and the MBTA Green Line also runs along Washington Street, with a station that is approximately 0.5 away providing easy access to downtown Boston and points beyond. The context of the immediate area is also supportive of and well-suited for the scale and scope of the Proposed Project (as revised), including several buildings of four (4) stories in height. See **Figures 1-1 to 1-5** for existing site conditions.

FIGURE 1-1. PROJECT SITE AERIAL WITH CONTEXT



FIGURE 1-2. ASSESSORS MAP

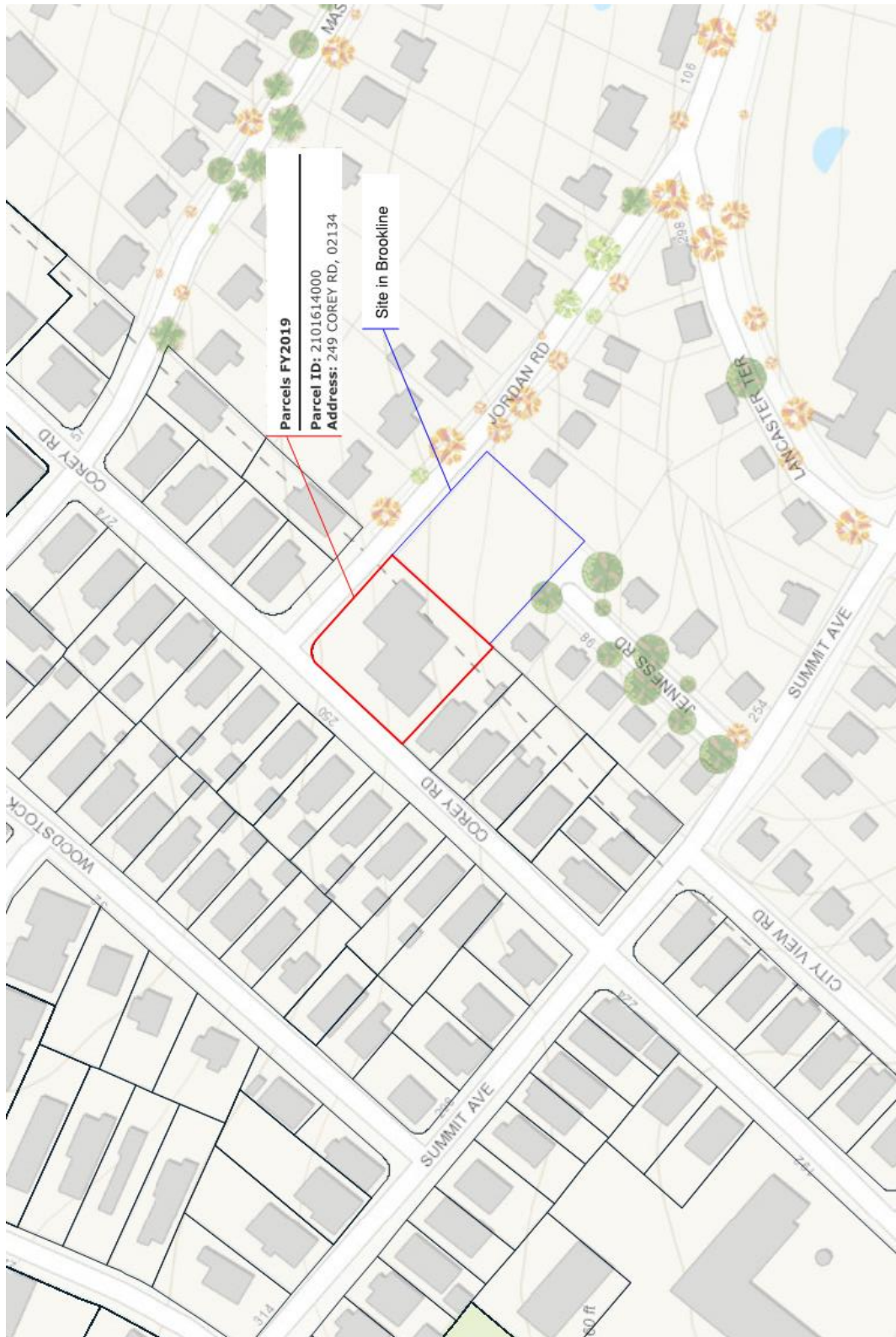


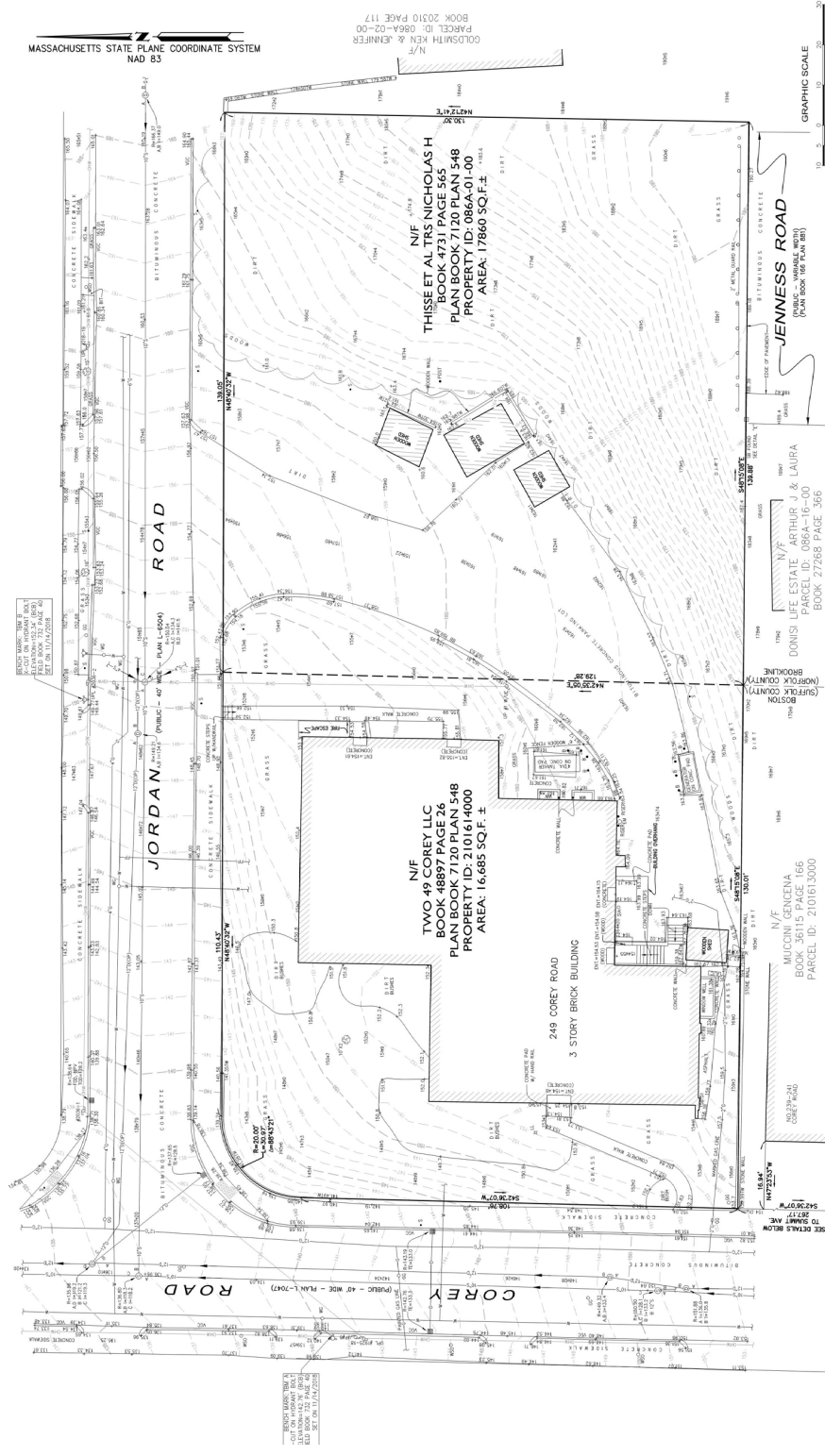
FIGURE 1-3. EXISTING SITE PHOTOS



FIGURE 1-4. EXISTING SITE PHOTOS



FIGURE 1-5. EXISTING CONDITIONS PLAN



2.0 Detailed Project Description

2.1 Project Program, Data and Dimensions

Lot Area:	17,950 Sq ft
Maximum Building Height/Stories:	42'-8" Ft / 4 Stories
Number of Residential Units Proposed:	35
Total Building Square Footage:	38,591 Sq ft
Floor Area Ratio:	2.15
Parking Spaces:	34

2.2 Urban Design and Building Design

The Proposed Project will transform a currently underutilized site and vacant building along Corey Road into an active and pedestrian friendly area, and bring diverse housing into the neighborhood. The Proposed Project includes one building on the Property Site that is designed in response to the unique topography and steep sloped grade change, as well as the existing neighborhood context. Additionally, the building will be set back to the modal setback along Corey Road to match the neighbors.

The Proposed Project will consist of a new four (4) story building over one (1) level of below grade parking for 34 spaces, which is intended to accommodate the needs of the building's residents. The Proposed Project will provide 35 total residential units of various sizes including 4 studios, 13 one-bedroom units and 18 two-bedroom units with resident amenities that include a resident lounge/common area at the entry level and a roof deck on the fourth floor.

The Site is located at the intersection of Corey and Jordan Road and is sloped with an approximate 30 foot grade change from the intersection to the rear of the property. The building's massing is derived from the architecture and creative response to the neighborhood context, as well as in response to the significant grade change detailed above. Pedestrian and vehicular entrances are strategically located in response to the steep slopes on both Corey Road and Jordan Road. Parking is screened and located in the basement.

A palette of complementary facade materials includes traditional brick in order to tie into neighboring context, and bronze metal tiles to balance the aesthetic that will serve as a compelling precedent for the area's current and future development.

The building facade along Corey Road and Jordan Road will be broken into smaller masses to relate to its immediate context. The ground floor at the entry lobby will feature natural

'wood' like materials, dark bronze fenestrations and large glazed openings to promote interaction between the interior and exterior. Windows along the façade and a series of bays are grouped to mimic the current massing of houses on Corey Road.

2.3 Landscape Design

There will be robust landscaping along the sidewalks on Corey Road and Jordan Road combined with a site-wide diverse and native planting strategy. The densely planted landscape along the sidewalks provides a multi-layered planting design that is naturalistic in its composition and achieves year-long interest that changes through the seasons.

The public realm is activated by the pedestrian entries along Jordan Road and Corey Road. The trees will be 100% New England native species that over time will establish a continuous forest canopy, provide valuable habitat and create a sustainable and appropriate buffer.

In addition, the significant slope at the rear of the Site, while not accessible to the public, will include trees and plantings that will provide a reduction in heat island effect and help with vegetation as well as provide screening and buffering to the neighborhood to the rear.

2.4 Traffic, Parking and Access

The proposed development includes 34 on-site covered parking spaces in the basement garage that will be accessed via a new curb-cut on Jordan Road, and avoiding adding traffic directly onto Corey Road. Direct elevator access is provided from the parking to all residential floors of the building through the interior lobby. Secured and covered bike storage will be provided in the basement garage while additional visitor bike racks will be located near the sidewalk at the building entry on Jordan Road.

3.0 PUBLIC BENEFITS

The Proposed Project will provide substantial public benefits to the City of Boston and the Brighton neighborhood including:

- Creating 35 new and much-needed residential housing units, including five (5) affordable units in accordance with the City’s Inclusionary Development Policy (“IDP”);
- Introducing new neighborhood residents who will provide support to the local community and utilize local businesses;
- Planning a project scope and scale that furthers the policy goals of Boston Mayor Martin J. Walsh’s 2030 Housing Plan;
- Improving the safety and visual appearance of the Site and surrounding neighborhood by replacing an underutilized and currently vacant property in the community.
- Encouraging the use of alternative modes of transportation, such as mass transit, ride sharing services, and bicycle use;
- Improving the sidewalk and other streetscape amenities to improve and enhance the pedestrian landscape and experience;
- Establishing a premier example of sustainable construction and development;
- Temporarily creating many new jobs in the construction and building trade industries over a 12-18-month period; and
- Adding substantial real estate property taxes for the City of Boston.

4.0 Regulatory Controls and Permits

4.1 Boston Zoning Code Requirements

The Site is located within the Allston-Brighton Neighborhood District and the 2F-5000 Zoning Subdistrict, which regulates the Proposed Project pursuant to Article 51 of the City of Boston Zoning Code (the “Code”) and as depicted on Map 7 of the City’s Zoning Maps. The Site is not subject to any overlays or historical districts.

The Allston-Brighton Neighborhood District was established (in part) to provide adequate density controls that protect residential areas and direct growth to where it can be accommodated; to promote mixed-income residential development, provide for affordable and market rate housing, a viable neighborhood community and encourage economic growth. Although its long-existing property conditions include a non-residential Use (nursing home) at an over-sized land area in the 2F-5000 Zoning Subdistrict, the Proposed Project and its multifamily residential Use at the Property Site is a Forbidden under the Zoning Code, thereby requiring a Use Variance from the City’s Zoning Board of Appeal. A summary of the applicable dimensional zoning requirements is included in **Table 4-1**. The Proposed Project may require the issuance and/or

confirmation of several dimensional Variances, including but not limited to front and rear yard setback, building height, and Floor Area Ratio ("FAR").

TABLE 4-1 ZONING REQUIREMENTS

The applicable zoning requirements and anticipated as-built zoning characteristics of the Proposed Project are as follows:

Dimensional Regulation	2F-5000 Subdistrict (Other Use)	Proposed Project Conditions	Zoning Relief Required
Minimum Lot Size	5,000 Sqft	17,950 Sqft	None
Minimum Lot Area / Add'l Unit	N/A	247 Sqft/Unit	None
Minimum Lot Width	50 Feet	128' 5"	None
Minimum Frontage	50 Feet	128.42 Feet	None
Maximum Floor Area Ratio (FAR)	0.6	2.15	Variance
Maximum Building Height	35' / 2.5 Stories	43' 8" / 4 Stories	Variance
Minimum Usable Open Space / Unit	None	247 Sqft/Unit	None
Minimum Front Yard	20 Feet*	17 Feet	Variance
Minimum Side Yard	10 Feet	10 Feet	None
Minimum Rear Yard	30 Feet	10 Feet	Variance
Minimum Parking Spaces per Dwelling Unit	2.0 per D/U; 0.7 per affordable	0.97	Variance
Off-Street Loading	1 Bay Required over 15,001 sq ft	0	Variance

* See Section 51-50.2, Conformity with Existing Building Alignment.

4.2 Anticipated Zoning Relief Required

Article 51, Section 8:	Multifamily Use – Forbidden
Article 51, Section 9:	Floor Area Ratio Excessive
Article 51, Section 9:	Building Height Excessive (Feet)
Article 51, Section 9:	Building Height Excessive (Stories)
Article 51, Section 9:	Front Yard Insufficient (Corner Lot; Jordan and Corey Rd)
Article 51, Section 9:	Rear Yard Insufficient
Article 51, Section 56:	Off Street Parking Insufficient
Article 51, Section 56:	Off Street Loading Insufficient

4.3 Preliminary List of Permits or Other Approvals Which May be Sought

Agency Name	Permit or Action*
Local Agencies	
Boston Planning and Development Agency	Article 80 Small Project Review Certification of Approval; Affordable Rental Housing Agreement and Restriction; Community Benefits Agreement; Final Design Review Approval
Boston Public Safety Commission Committee on Licenses	Parking Garage Related Permits, Storage of Flammable Fuels
Boston Transportation Department	Transportation Access Plan Agreement; Construction Management Plan
Boston Department of Public Works Public Improvements Commission	Possible Sidewalk Repair Plan; Curb-Cut Permit; Street/Sidewalk Occupancy Permit; Permit for Street Opening
Boston Fire Department	Permits for Demolition, Construction and Fire Alarm
Boston Water and Sewer Commission	Approval for Sewer and Water and Connections; Site Plan approval
Boston Department of Inspectional Services	Building Permits; Certificates of Occupancy; Other Construction-Related Permits; Demolition Permit
Boston Zoning Board of Appeal	Zoning Relief from the Zoning Code, including but not limited to Variances for Use and Dimensional Relief
Boston Landmarks Commission	Approval for demolition of existing structure under Article 85 - BLC Notice of Determination
Boston Public Improvement Commission	Possible Sidewalk Repair Plan, Curb Cut Permit, Specific Repairs Plan, Pedestrian Easement, as applicable

*This is a preliminary list based on project information currently available. It is possible that not all of these permits or actions will be required, or that additional permits may be needed.

4.4 Public Review Process and Agency Coordination

In support of the required Article 80 Small Project Review process and prior to submission of this Application, the Proponent and its development team conducted extensive preliminary community outreach with abutters, nearby residents, the Brighton Allston Improvement Association (the “BAIA”), local elected and appointed officials and other interested parties. The process began with the Proponent hosting its own on-site abutter meeting on April 10, 2019; followed by two (2) community meetings with the BAIA on May 2 and August 1, 2019, respectively, and further individual abutter discussions resulting in certain responsive project modifications. As a result, the BAIA voted in support of the Proponent’s revised project, which was modified with a reduced building height and less units than originally discussed, and favorably received by many of its abutting and surrounding neighbors (subject to the Article 80 Small Project Review process).

The Proponent also notes that it reviewed and processed the resulting project modifications with BPDA staff, in order to adequately address issues/concerns and implement appropriate design requirements for Proposed Project. Finally, as part of the BPDA’s Article 80E Small Project Review of this Application, the Proponent will continue to engage with City agencies, neighborhood representatives and elected leadership, the BAIA, abutting property owners, nearby residents local organizations, businesses and other interested parties, in order to help further shape the Proposed Project.

5.1 – ZONING CODE REFUSAL



**Boston Inspectional Services Department
Planning and Zoning Division**

BOA 1004672

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

Martin J. Walsh
Mayor

ZONING CODE REFUSAL

Sean Lydon
Inspector of Buildings

JOHN GORMAN
43 CHARLES STREET #4
BOSTON, MA 02114

September 19, 2019

Location: 249 COREY RD BRIGHTON, MA 02134
Ward: 21
Zoning District: Allston/Brighton Neighborhood
Zoning Subdistrict: 2F-5000
Appl. #: ERT983292
Date Filed: August 02, 2019
Purpose: Change occupancy from nursing home to multi-family residential. Erect a 49,344 sf, 4-story, 35 unit building and a basement with 34 parking spaces. The existing building will be demolished under a separate building permit application.

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:

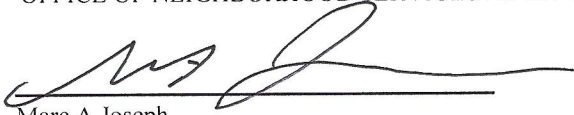
<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 51 Sec. 08	Use Regulations	Multi family dwelling unit use building is forbidden
Art. 51 Sec. 09	Dimensional Regulations	Floor area ratio is excessive
Art. 51 Sec. 09	Dimensional Regulations	Height is excessive (stories)
Art. 51 Sec. 09	Dimensional Regulations	Height is excessive (ft)
Art. 51 Sec. 09	Dimensional Regulations	Front yard setback (Corey Rd) is insufficient
Art. 51 Sec. 09	Dimensional Regulations	Rear yard setback is insufficient
Art. 51 Sec. 09	Dimensional Regulations	Front yard setback (Jordan St) is insufficient
Art. 51 Sec. 56	Off street parking requirements	Off street parking is insufficient
Article 51, Section 56 * **	Off-Street Loading Insufficient	Off street loading is insufficient
Notes		Art.80 Sec 80E - 4 Small Project Review Applicability Art. 85 Sec 4 Demolition Delay

JOHN GORMAN
43 CHARLES STREET #4
BOSTON, MA 02114

September 19, 2019

Location: 249 COREY RD BRIGHTON, MA 02134
Ward: 21
Zoning District: Allston/Brighton Neighborhood
Zoning Subdistrict: 2F-5000
Appl. #: ERT983292
Date Filed: August 02, 2019
Purpose: Change occupancy from nursing home to multi-family residential. Erect a 49,344 sf, 4-story, 35 unit building and a basement with 34 parking spaces. The existing building will be demolished under a separate building permit application.

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.



Marc A Joseph
(617)961-3233
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.

5.2 – ZONING CODE APPEAL

This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.



APPEAL
under Boston Zoning Code

Boston, Massachusetts September 24, 2019

To the Board of Appeal in the Inspection Services Department of the City of Boston:
the Authorized Agent for the Owner

The undersigned, being
The Owner(s) or authorized agent

of the lot at
249 Corey Road 21 Allston-Brighton/2F-5000
number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by Inspectional Services Commissioner as outlined in the attached refusal letter.

DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL

This appeal seeks permission to demolish an existing two (2) story structure and change occupancy from nursing home to multifamily residential, with a new, four (4) story building for 35 residential units, on-site garage parking for 34 vehicles, and related improvements at the premises, as per plans.

STATE REASONS FOR THIS PROPOSAL

Allowance of this appeal will enable the Appellant to revitalize and upgrade this underutilized site by replacing an outdated and vacant nursing home building with a new appropriately designed residential development that better conforms with the residential character and needs of the area; including much-needed housing, landscaping, courtyard/patio, balcony, and roof-decked open space, along with sidewalk improvements and pedestrian upgrades.

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

Appellant submits that the proposed project is not detrimental to the surrounding community and includes certain unique land conditions and a significant grade change that necessitate the grant of relief requested. Thus, the project will allow for the reasonable use of the land in a manner more consistent with the surrounding residential area; in furtherance of planning and housing goals for the neighborhood and consistent with the required Variance

COMMENTS *findings under Article 7-3 and Article 51 of the Boston Zoning Code.

For these and other reasons more precisely enumerated at the public hearing before the Board, the Appellant respectfully requests the allowance of the within appeal.

OWNER Corey Realty Ventures Nominee Trust

AUTHORIZED AGENT Joseph P. Hanley, Esq.

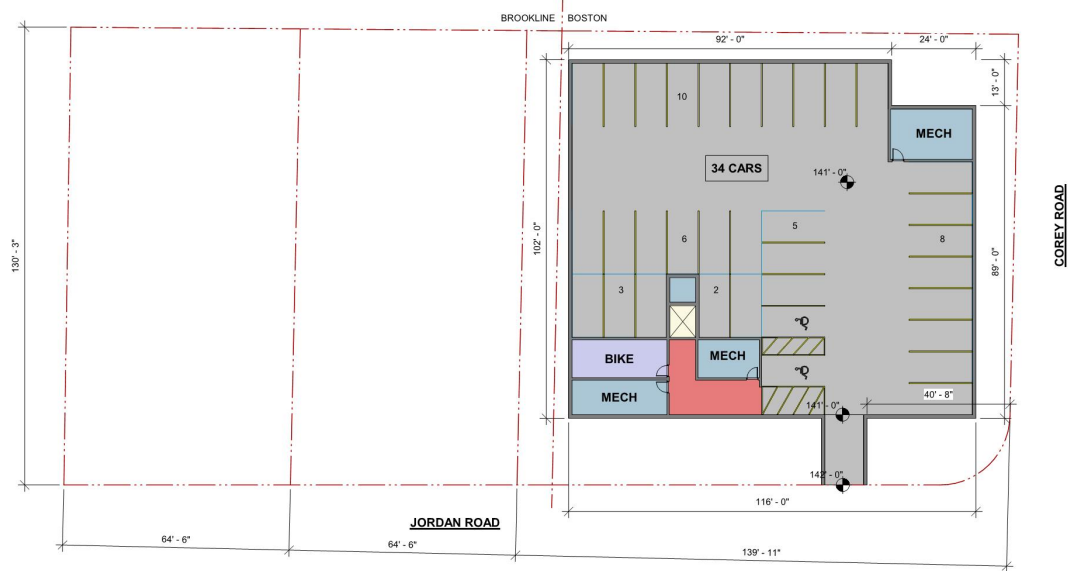
ADDRESS McDermott, Quilty & Miller LLP
28 State Street, Suite 802
Boston, Massachusetts 02109

TELEPHONE (617) 946-4600

FAX (617) 946-4624

Joseph P. Hanley

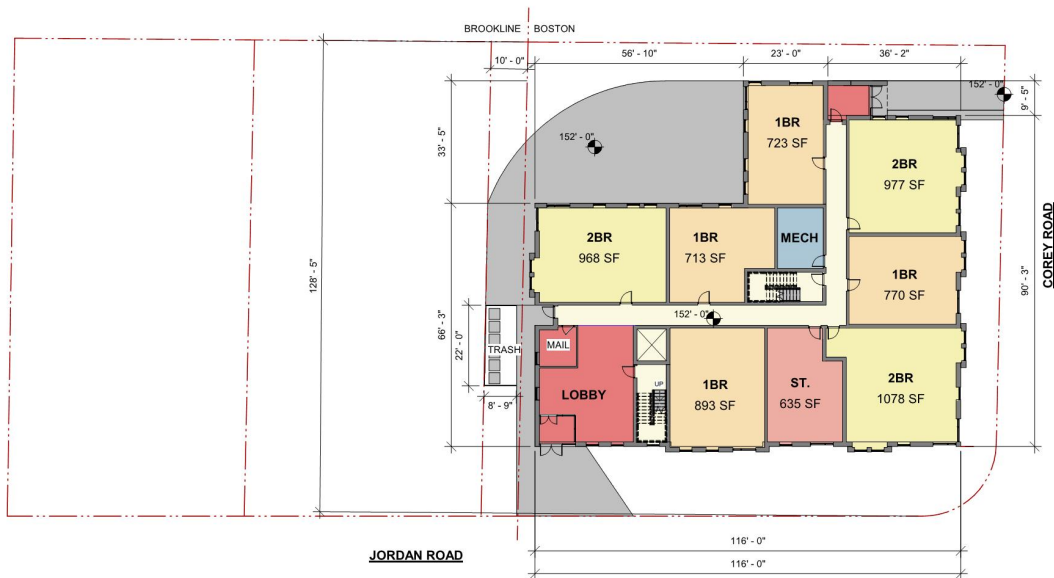
5.3 PROPOSED FLOOR PLANS – BASEMENT AND FIRST FLOOR



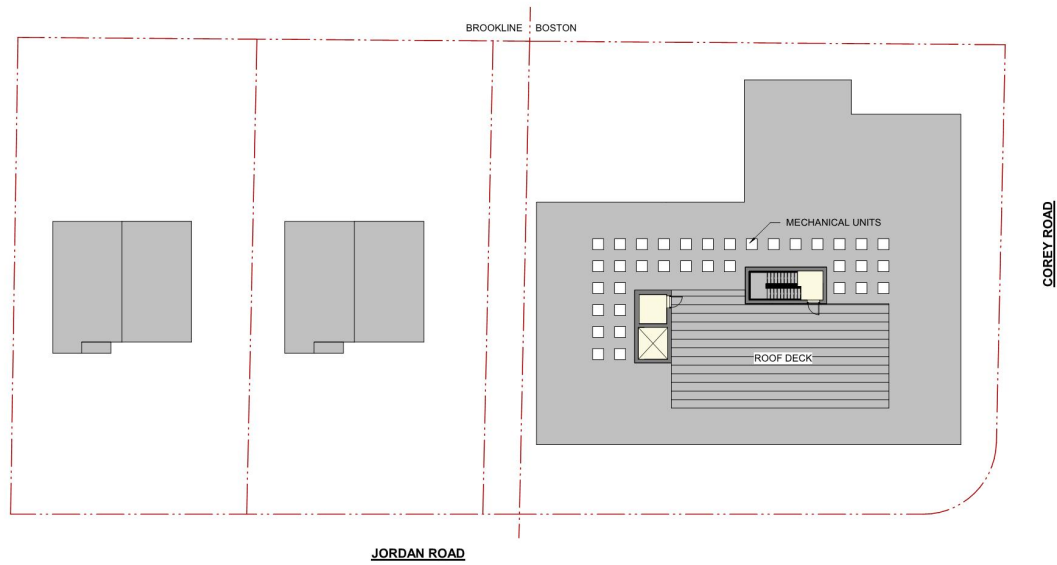
Brookline Lot 3 (8,232 sf)

Brookline Lot 2 (8,363 sf)

Boston Lot 1 (17,950 sf)



PROPOSED FLOOR PLANS – TYPICAL UPPER FLOOR PLAN AND ROOF PLAN



5.4 - PROPOSED UNIT SUMMARY

UNIT SCHEDULE			UNIT COUNT	
	UNIT TYPE	AREA (SF)		
LEVEL 1	STUDIO	635	STUDIO	4
	1 BED	713	1 BED	13
	1 BED	723	2 BED	18
	1 BED	770	TOTAL	35
	1 BED	893		
	2 BED	968		
	2 BED	977		
	2 BED	1,078		
LEVEL 2	STUDIO	635	BUILDING AREA (GSF)	
	1 BED	635	BASEMENT	703
	1 BED	770	LEVEL 1	9,538
	1 BED	801	LEVEL 2	9,485
	2 BED	931	LEVEL 3	9,485
	2 BED	953	LEVEL 4	9,380
	2 BED	968	TOTAL	38,591
	2 BED	977	LOT SIZE	17,950
	2 BED	1,078	FAR	2.15
LEVEL 3	STUDIO	635		
	1 BED	713		
	1 BED	770		
	1 BED	801		
	2 BED	931		
	2 BED	953		
	2 BED	968		
	2 BED	977		
2 BED	1,078			
LEVEL 4	STUDIO	635		
	1 BED	713		
	1 BED	754		
	1 BED	761		
	2 BED	931		
	2 BED	937		
	2 BED	953		
	2 BED	961		
	2 BED	1,046		
	TOTAL	30,022		

5.5 - PROPOSED ELEVATIONS ON COREY ROAD AND JORDAN ROAD





MATERIAL LEGEND

1. BRICK
2. ALUMINUM METAL SHINGLE (BRONZE COLOR)
3. CORRUGATED METAL PANEL (BRONZE COLOR)
4. CLAPBOARD AT ELEVATOR AND STAIR
5. METAL ROOF EDGE
6. JULIET BALCONY
7. ENTRY STOREFRONT
8. COMPOSITE METAL
9. GARAGE ENTRY

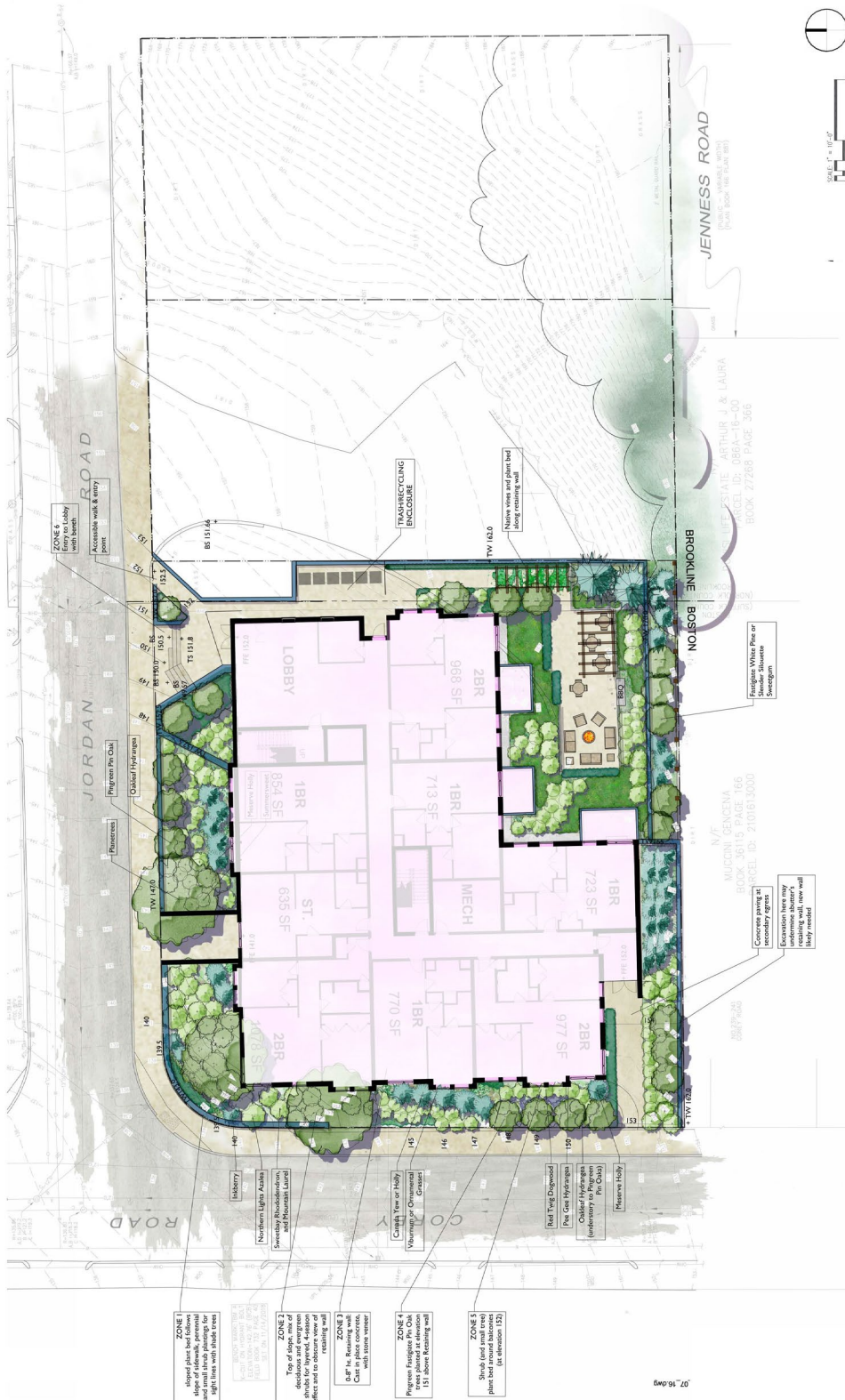
5.6 - PROPOSED STREET VIEWS DOWN AND UP JORDAN ROAD



PROPOSED STREET VIEW DOWN COREY ROAD



5.7 - PROPOSED LANDSCAPE DESIGN



VERDANT LANDSCAPE ARCHITECTURE

PCAI COREY ROAD VENTURES NOMINEE TRUST

PRELIMINARY LANDSCAPE CONCEPT
150 JORDAN ROAD
BRIGHTON, MA
JULY 17, 2019

L1

5.8 - PROPOSED STREETScape



Red Twig Dogwood



Mountain Laurel



Oakleaf Hydrangea



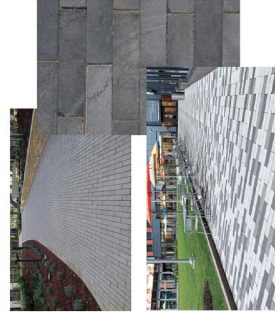
Stone Veneer Retaining Wall with LED Strip Lighting



Retaining Wall - Cast in Place Concrete with Stone Veneer



Bike Rack



Unit Paving



London Planetree



Inkberry



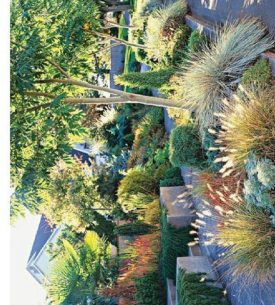
Layered Plantings



Green Pillar Fastigiate Pin Oak



Shrub Massing - Surround Raised Pavement



Fastigiate Sweetgum

Fastigiate White Pine