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October 22, 2014

Brian Golden, Acting Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Attn: Lance Campbell

**Re: Article 80 Small Project Review Application
3383-3389 Washington Street, Jamaica Plain**

Dear Acting Director Golden:

As counsel to RTP Washington Street, LLC, the owner-developer of the above referenced property (the "Project Proponent"), I am pleased to submit the enclosed application for Article 80 Small Project Review.

Situated in the Jamaica Plain Neighborhood District, 3383-3389 Washington Street consists of 17,000 square feet of underutilized land, with an outdated single-story restaurant building surrounded by an asphalt parking lot with little to no landscape improvements (the "Property Site"). The Property Site is bounded by Washington Street at its front and Union Avenue at its rear, with residential properties fronting towards the rear of the Property Site. The immediate area along Washington Street is predominantly commercial, while Union Avenue at the rear is mostly residential in character.

The Proposed Project includes the removal of the outdated single-story restaurant building and overall upgrade of the underutilized Property Site with a new mixed-use residential and retail building, including on-site parking and related improvements in design, open space, landscaping, and pedestrian and vehicular access. The new residential building will consist of approximately 27,633 square feet of gross area, with 21 residential units and ground-level retail space in a building with three main stories and a fourth-level penthouse for enhanced residential occupancy and open space. There will be 23 on-site ground-level parking spaces, 11 of which will be covered by cantilevers at the rear and south side of the building. The retail storefront will consist of 2,373± square feet along Washington Street, with the remaining 2,980± square feet for a residential storage room, trash storage/mechanical room, fitness center and a resident lobby/hallway. The second and third levels of the building will consist of 16,680± square feet of

Brian Golden
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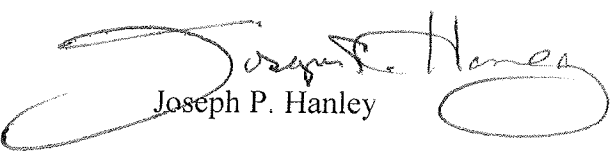
residential area, with a mix of one, two and three bedroom units. The fourth-level penthouse of the building will include residential units with dedicated roof terraces situated 8 feet behind the parapet wall. Four (4) of the residential units will be designated as affordable, in excess of the City's current inclusionary zoning policy.

The Proposed Project has also been specifically designed to mitigate any potential negative impacts on the residential section along Union Avenue at the rear of the Property Site, with appropriate buffering, landscape and open space measures and careful attention to the circulation of vehicular and pedestrian access from Washington Street. The new building has also been sufficiently set-back from Union Avenue towards Washington Street, with the fourth-level penthouse more closely situated towards the front in order to mitigate shadow impacts on Union Avenue.

Prior to submitting this Article 80 application for Small Project Review, the Project Proponent conducted extensive preliminary outreach at six (6) neighborhood meetings with a group of abutting and area residents as organized by the Union Avenue Neighborhood Association; and it also met with the Stonybrook Neighborhood Association and communicated community feedback to the BRA, the Mayor's Office of Neighborhood Services and Jamaica Plain's local elected and appointed officials and their staff. This application includes major project modifications and design changes as a result of the input received through this extensive preliminary community outreach process.

Thank you for your consideration of this application, and I look forward to working with you towards a successful outcome.

Very truly yours,


Joseph P. Hanley

cc: Jullianne Doherty, Mayor's Office of Neighborhood Services
District City Councilor O'Malley
State Senator Chang-Diaz
State Representative Malia

3385-3389 Washington Street

Jamaica Plain, MA 02130



Application for Article 80 Small Project Review

Boston Redevelopment Authority

October 22, 2014

Owner/Developer: RTP Washington Street, LLC

Legal Consultant: McDermott, Quilty & Miller, LLP

Architect: Studio47 Architects, LLC

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3385-3389 Washington Street

Jamaica Plain, MA 02130

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Development Team:

Developer:

RTP Washington Street, LLC.

125 Greenleaf Street

Quincy, MA 02169

CC: Peter McLoughlin

Phone: 617 686-2975

Email: peter@mybostonproperty.com

Legal Consultant:

McDermott, Quilty & Miller LLP

131 Oliver Street, 5th Floor

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Quincy, MA 02169

CC: Jim Burke

Phone: 617 405-5104

Email: jburke@decelle-burke.com

Project Description:

Situated in the Jamaica Plain Neighborhood District, 3385-3389 Washington Street consists of 17,000 square feet of underutilized land, with an outdated single-story restaurant building surrounded by an asphalt parking lot with little to no landscape improvements (the "Property Site"). The Property Site is bounded by Washington Street at its front and Union Avenue at its rear, with residential properties fronting towards the rear of the Property Site. The immediate area at the front of the Property Site along Washington Street is predominantly commercial, while Union Avenue at the rear is mostly residential in character.

The Proposed Project includes the removal of the outdated single-story restaurant building and overall upgrade of the underutilized Property Site with a new mixed-use residential and retail building, including on-site parking and related improvements in design, open space, landscaping, and pedestrian and vehicular access. The new residential building will consist of approximately 27,633 square feet of gross area, with 21 residential units and ground-level retail space in a building with three main stories and a fourth-level penthouse for enhanced residential occupancy and open space. There will be 23 on-site ground-level parking spaces, 11 of which will be covered by cantilevers at the rear and south side of the building. The retail storefront will consist of 2,373± square feet along Washington Street, with the remaining 2,980± square feet for a residential storage room, trash storage/mechanical room, fitness center and a resident lobby/hallway. The second and third levels of the building will consist of 16,680± square feet of residential area, with a mix of one, two and three bedroom units. The fourth-level penthouse of the building will include residential units with dedicated roof terraces situated 8 feet behind the parapet wall. Four (4) of the residential units will be designated as affordable, in excess of the City's current inclusionary zoning policy.

The Proposed Project has been specifically designed to mitigate any potential negative impacts on the abutting properties along Union Avenue at the rear of the Property Site, by incorporating the following characteristics:

- The building has been set as far from Union Avenue as possible, while still allowing for a small setback from Washington Street to encourage increased pedestrian traffic, as requested by the immediate neighborhood
- The building and its height has been designed to mitigate any negative shadow impact on the Union Avenue neighbors, as detailed in the shadow studies included in Appendix C
- The fourth-floor penthouse will be off-set more closely to the front of the building to avoid any shadow impact on the Union Avenue neighbors
- The penthouse will include a planting buffer to reduce any noise/sightline impact that the roof decks might have on the Union Avenue neighbors
- The rear property line will feature green space, trees and plantings to create an appropriate buffer between the building/parking lot and the Union Avenue neighbors

As part of the proposal, the new building will be situated on the site in such a manner that the driveway on the south side of the building, which is shared with the adjacent property (3399-3401 Washington), will serve as a one-way vehicle entrance into the site's parking lot, while the passageway on the north

side will serve as a one-way vehicle exit from the lot. The Property Site will provide a 1.0 ratio of parking spaces to units. Services for the building and commercial space will be made from Washington Street, via the passageway on the north side of the building.

The massing of the new building has been developed with site planning strategies and careful consideration to the existing neighborhood aesthetic, resulting in a form and style that relates to the fabric of the community. As part of its extensive preliminary community outreach, the development team has met with the Union Avenue Neighborhood Association at seven (7) neighborhood meetings to gather community feedback and incorporate input into the Proposed Project. Based on this feedback, and in addition to the characteristics listed above, the development team made modifications to the size, design, style and materiality of the building (see the Concern Resolution Table in Appendix C for a detailed list), including the following:

- Incorporated the corner element with a varied use of material to reduce what neighborhood residents called the “boxiness” of the original proposal
- Created a six-foot step-back from Washington Street to encourage pedestrian traffic in front of the retail units
- Added a significant amount of landscaping and green space, wherever possible, through the site
- Added cantilevers on the side and rear of the building to cover as much parking as possible
- Extended corner element to the ground to eliminate gap in the street wall
- Added an interior trash room to eliminate any odor/noise impact on neighbors
- Varied brick and material styles throughout building façades to create a more interesting design

The Union Avenue Neighborhood Association, citing the major design modifications and considerations made by the development team, has provided a “Letter of Non-Opposition to Proceed with Article 80 Review” (included in Appendix C).

The Proposed Project will consist of a mix of exterior cladding materials and forms, including masonry that captures the industrial aesthetic of the neighborhood, as well as metal paneling and trim and stone banding to incorporate modern design elements. The Proposed Project consists of a mix of exterior cladding materials and forms familiar within the neighborhood of Jamaica Plain, as well as masonry and related detailing found on the facades along Washington Street.

The new building has a large dedicated trash and recycle room located on the ground floor that can be accessed from the north side of the building and which will have coordinated pick-up service as necessary.

Building Metrics:

RESIDENTIAL UNIT MIX AND PARKING COUNTS:

| PRELIMINARY UNIT YIELDS | | | | | | |
|----------------------------|--------------|------------|--------------|------------|-------------|-----------|
| FLOOR | 1 BR | 1 BR + DEN | 2 BR | 2 BR + DEN | 3 BR | TOTAL |
| 1ST | NA | NA | NA | NA | NA | NA |
| 2ND | 4 | 0 | 4 | 0 | 0 | 8 |
| 3RD | 4 | 0 | 4 | 0 | 0 | 8 |
| 4TH | 2 | 0 | 2 | 0 | 1 | 5 |
| TOTAL | 10 | 0 | 10 | 0 | 1 | 21 |
| % TOTAL | 47.6% | 0% | 47.6% | 0% | 4.8% | |
| PRELIMINARY PARKING YIELDS | | | | | | |
| SURFACE/GROUND LEVEL | | | | | 20 | |
| TOTAL PARKING | | | | | 20 | |
| SPACES PER UNIT | | | | | 0.95 | |

BUILDING PROGRAM BY FLOOR & UNIT TYPES SQUARE FOOTAGES:

Square Footage of Building included in F.A.R

GROUND FLOOR LEVEL:

| | |
|-----------------------|-----------------|
| Commercial Space | 2,373 sf |
| Trash/Mechanical Room | 508 |
| Fitness Center | 315 |
| Residential Storage | 340 |
| Circulation + Lobby | 1,817 |
| TOTAL GSF | 5,353 sf |

SECOND FLOOR LEVEL:

| | |
|---------------|--------|
| Unit 1 [2 BR] | 980 sf |
| Unit 2 [1 BR] | 700 sf |
| Unit 3 [1 BR] | 750 sf |
| Unit 4 [2 BR] | 980 sf |
| Unit 5 [2 BR] | 840 sf |
| Unit 6 [1 BR] | 830sf |
| Unit 7 [1 BR] | 830 sf |

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| | |
|----------------------------------------------------|-------------------|
| Unit 8 [2 BR] | 950 sf |
| <u>Circulation & Building Mechanical Space</u> | <u>1,480 sf</u> |
| TOTAL GSF | 8,340 sf |
| <i>THIRD FLOOR LEVEL:</i> | |
| Unit 9 [2 BR] | 980 sf |
| Unit 10 [2 BR] | 700 sf |
| Unit 11 [1 BR] | 750 sf |
| Unit 12 [2 BR] | 980 sf |
| Unit 13 [1 BR] | 840 sf |
| Unit 14 [2 BR] | 830 sf |
| Unit 15 [1 BR] | 830 sf |
| Unit 16 [2 BR] | 950 sf |
| <u>Circulation & Building Mechanical Space</u> | <u>1,480 sf</u> |
| TOTAL GSF | 8,340 sf |
| <i>FOURTH FLOOR LEVEL:</i> | |
| Unit 17 [2 BR] | 950 sf |
| Unit 18 [2 BR] | 840 sf |
| Unit 19 [1 BR] | 640 sf |
| Unit 20 [1 BR] | 640 sf |
| Unit 21 [3 BR] | 1,330 sf |
| <u>Circulation & Building Mechanical Space</u> | <u>1,200 sf</u> |
| TOTAL GSF | 5,600 sf |
| | |
| TOTAL BUILDING GSF INCLUDED IN F.A.R. | 27,633 GSF |
| | |
| LOT SIZE: | 17,000 SF |
| F.A.R. | 1.63 |

Project Site:

3385-3389 Washington Street is an underutilized property site consisting of 17,000+/- square feet of land, with an outdated small-scale restaurant structure surrounded by an unimproved asphalt parking lot. The site is located just 0.2 miles from the MBTA's Orange Line Green Street Train Station and along the MBTA's bus lines. The site has frontages on Washington Street and a public passageway. On the northerly side of the site is a mixed-use, restaurant/residential abutter that fronts Washington Street and a fraternal organization/mosque abutter behind that. On the southerly side of the site is a storage warehouse/distribution facility commercial abutter. On the rear/westerly side of the site is one residential abutter and two vacant lots that lie between the site and two residential lots.

The project proposes to have all pedestrian and vehicular access come via Washington Street. The existing site has one curb cut on Washington Street, located on a driveway that is shared with the commercial abutter on the southerly side of the site. The project proposes to use the existing curb cut for vehicle entry from Washington Street, with the intention that vehicles will exit via the public passageway on the northerly side of the site. The developer will encourage its residents and tenants to follow this traffic pattern, but cannot completely regulate traffic flow as its driveway on the southerly side is an easement shared with an abutter.

Neighborhood & Zoning Context:

The Property Site is located in Jamaica Plain's Local Industrial Sub-District. The immediate area at the front of the Property Site is predominantly commercial, while the uses along Union Avenue at the rear are mostly residential in character. Directly to the north exists a 3F-4000 Sub-District (3-Family Residential); while to the east exists a MFR Sub-District (Multi-Family Residential) and to the west exists a 2F-4000 Sub-District (2-Family Residential).

Consistent with the input of certain neighborhood residents who participated in the extensive preliminary community outreach process, the Proposed Project contemplates a mixed-use program, with approximately 2,373 sf of retail space at the ground level and a multi-family residential use located on the upper levels above. The ground-level retail space is intended to help revitalize Washington Street as a pedestrian-friendly main. The residential space is intended to provide an anchor that attracts transit-oriented, professional residents to the neighborhood.

Public Benefits: Affordable Housing and Job Creation:

The Proposed Project will contribute to the much-needed revitalization of Washington Street in the Jamaica Plain neighborhood, by upgrading this underutilized property site with a new, mixed-use residential and retail development that will serve as an anchor for this particular block of the street. The Proposed Project will also provide four (4) new affordable housing units as part of its overall residential

program, a percentage in excess of the City's inclusionary zoning policy, and also introduce a vibrant new street-level retail use to better serve the needs of the community.

Finally, the construction of the Proposed Project will cost approximately \$3,500,000 and will result in the creation of approximately 30 new construction jobs over an 18-month period and longer-term job creation as part of the ground level retail use.

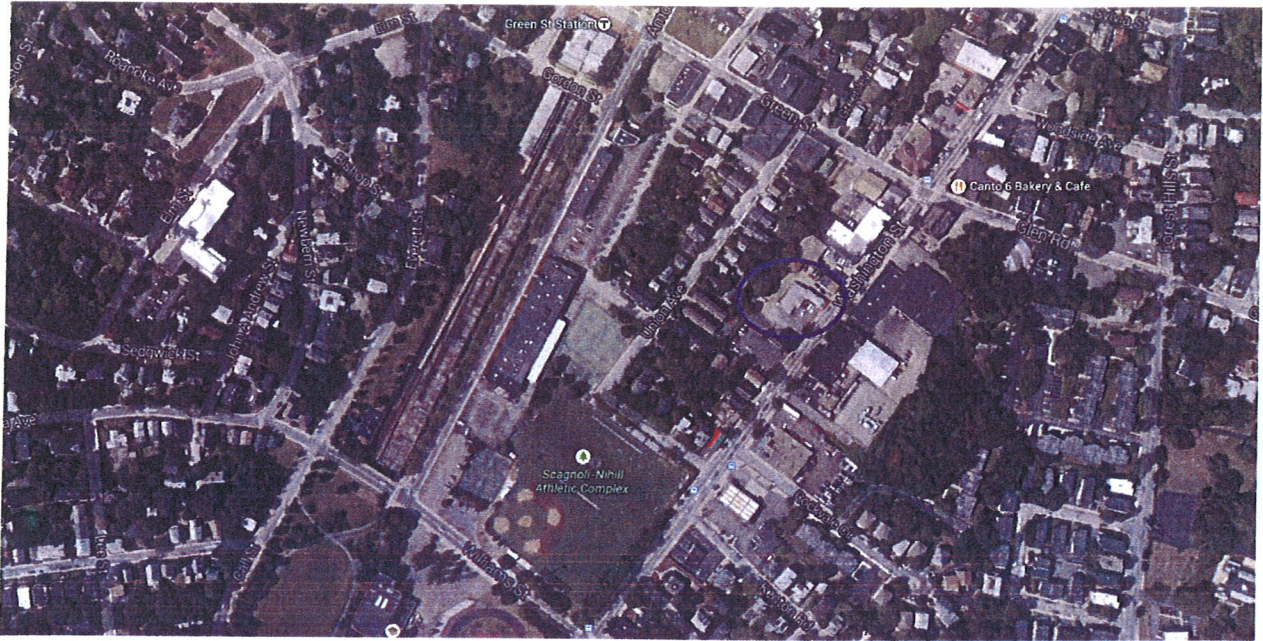
Traffic, Parking and Vehicular and Pedestrian Access:

The site has one street frontage along Washington Street with an existing curb cut, which the developer will encourage the property's residents and tenants to use as the access for all vehicular traffic. It also abuts a public passageway on the north side that the developer will encourage residents and tenants to use as the exit for all vehicles from the site's rear parking lot. Both the shared driveway on the southerly side of the building and the public passageway on the north side are currently used for two-way vehicular traffic. The Proposed Project will seek to reduce the potential strain of traffic on these driveways by having vehicles enter one way via the south-side driveway and exit one way via the north-side public passageway. However, because both driveways are shared with abutters, the developer cannot completely regulate their traffic flow and will seek to come to an agreement with the abutters to establish traffic guidelines for the Project Site.

Pedestrians will access the storefront retail units directly from Washington Street; pedestrians who are residents of the building will access the building directly from Washington Street via the main residential lobby. Residents who park in the rear parking lot will access the building through a rear door that leads to the residential-only hallway/lobby.

The Project Site will be developed with appropriate design and site improvements to provide proper public safety and functionality. Furthermore, the allotment of on-site parking (1 per unit) and close proximity to public transportation will help to alleviate any negative traffic and parking impacts. When combining the on-site improvements, the on-site parking and the close proximity to public transportation, the Proposed Project will have a negligible traffic impact for the area.

Neighborhood Site Map & Photographs:



Aerial view of the neighborhood



Aerial view of 3385-3389 Washington St Site

3385-3389 Washington Street

Jamaica Plain, MA 02130

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Bird's eye view of 3385-3389 Washington Site from the north



Bird's eye view of 3385-3389 Washington Site from the east

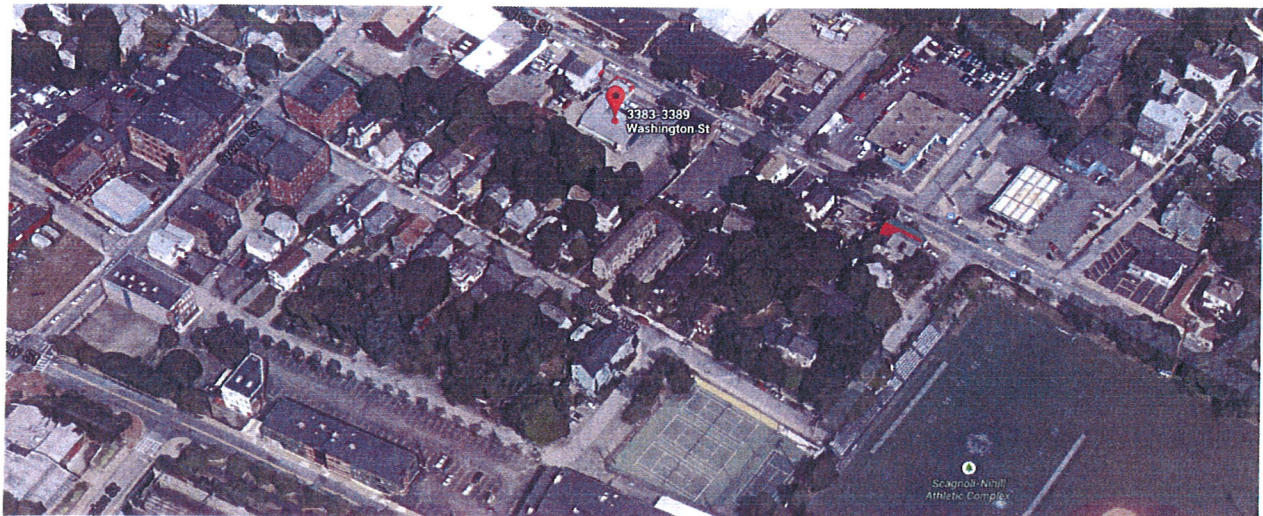
3385-3389 Washington Street

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Bird's eye view of 3385-3389 Washington Site from the south



Bird's eye view of 3385-3389 Washington Site from the west

3385-3389 Washington Street

Jamaica Plain, MA 02130

October 22, 2014



View south down Washington St



View north down Washington St



Site from Washington (right)

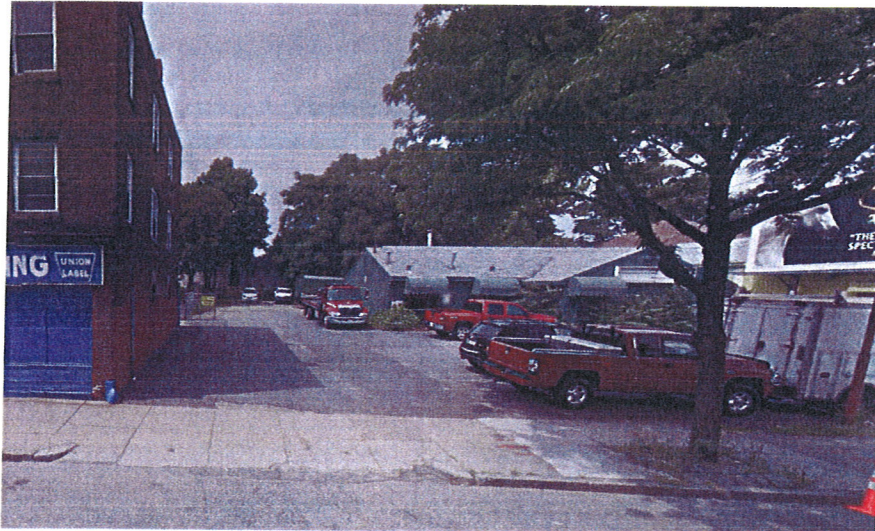
3385-3389 Washington Street

Jamaica Plain, MA 02130

October 22, 2014



Site from Washington (mid)



Site from Washington (left)

Zoning Analysis:

Parcel Information:

| | |
|------------------------|---------------------------------------------------------------------------------------------|
| Assessing Address: | 3385 Washington Street |
| Assessing Parcel #(s): | Washington St - 1102588000 3385 Washington St - 1102589000 Washington St - 1102590000 |
| Zoning District: | Jamaica Plain Neighborhood District |
| Sub District: | LI (Washington Street Local Industrial Subdistrict) |
| Overlay: | NA |
| Historic District: | NA |
| Square Footage: | +/- 17,000 |

Use and Occupancy:

Current Use and Occupancy: "Retail Trade / Eating & Drinking Establishments" (Class. #326)

Allowable Uses:

| <u>Use</u> | <u>Applicability</u> |
|-------------------------------------------------|----------------------|
| Multi-Family Dwelling | Forbidden |
| Bank | Allowed ¹ |
| Local Retail Business | Allowed |
| Liquor Store | Conditional |
| Agency or Professional Office | Allowed ² |
| General Office | Allowed ² |
| Office of Wholesale Business | Allowed ² |
| Restaurant | Allowed |
| Restaurant w/Live entertainment before 10:30 pm | Allowed |
| Restaurant w/Live entertainment after 10:30 pm | Conditional |
| Takeout Small (less than 1,000 sq. ft.) | Conditional |
| Takeout Large (more than 1,000 sq. ft.) | Conditional |

Proposed Uses:

| <u>Use</u> | <u>Applicability</u> |
|---------------------------------|----------------------|
| <i>Multi-Family Residential</i> | <i>Forbidden</i> |
| <i>Local Retail Business</i> | <i>Allowed</i> |

1. Provided that the total gross floor area does not exceed one thousand (1,000) square feet per use; otherwise conditional.
2. Provided that such use shall not exceed forty percent (40%) of the gross floor area allowed within a lot.

Dimensional Regulations and Requirements:

3385-3389 Washington Street

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| | |
|--------------------------------------------------|--------------------------------------------------------|
| Lot Size Minimum: | None |
| <i>Lot Size Proposed:</i> | <i>17,000 sf</i> |
| Lot Width Minimum (feet): | None |
| <i>Lot Width Minimum Proposed:</i> | <i>110</i> |
| Floor Area Ratio (FAR): | 1.00 |
| <i>Floor Area Ratio (FAR) provided:</i> | <i>1.63 (.63 more than allowable)</i> |
| <i>(Building GSF/Lot size)</i> | <i>(27,633/17,000)</i> |
| Building Height allowed (feet): | 35 |
| <i>Building Height Proposed (feet):</i> | <i>44 (maximum) [44 to parapet]</i> |
| Front Yard Setback Minimum (feet): | None |
| <i>Front Yard Setback Minimum Proposed:</i> | <i>Washington St: 6</i> |
| Side Yard Setback Minimum (feet): | None |
| <i>North Side Yard Setback Minimum Proposed:</i> | <i>0</i> |
| <i>South Side Yard Setback Minimum Proposed:</i> | <i>8</i> |
| Rear Yard Setback Minimum (feet): | 20 |
| <i>Rear Yard Setback Minimum Proposed:</i> | <i>50</i> |
| Usable Open Space per Dwelling Unit: | 50 sf/unit [50 x 21 (units) = 1,050 sf] |
| <i>Open Space Proposed:</i> | <i>274 sf/ res. unit [274 * 21 (units) = 5,746 sf]</i> |
| | <i>3,446 sf of at-grade open space</i> |
| | <i>2,300 sf at penthouse level</i> |

Off-Street Parking Requirements:

| | |
|---------------------------------|------------------------------------------------|
| Residential (R1): | 1.5 spaces per dwelling unit (17) |
| Residential, Affordable (R2): | .7 spaces per afford. dwelling unit (4) |
| Retail (R3): | 2.0 spaces per 1,000 sf of gross flr area |
| Parking Spaces Required: | 26 (R1) + 3 (R2) + 4 (R3) = 33 |
| <i>Parking Spaces Proposed:</i> | <i>23</i> |

Anticipated Permits and Public Review Process:

Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the Proposed Project shall undergo further public comment and community process.

Prior to submitting this Article 80 application for Small Project Review, the Project Proponent conducted extensive preliminary outreach at six (6) neighborhood meetings with a group of abutting and area residents as organized by the Union Avenue Neighborhood Association; and it also met with the Stonybrook Neighborhood Association and communicated community feedback to the BRA, the Mayor's Office of Neighborhood Services and Jamaica Plain's local elected and appointed officials and their staff. This application includes major project modifications and design changes as a result of the input received through this extensive preliminary community outreach process.

The table below outlines the public permits and approvals that are anticipated to be required for the project.

Anticipated Permits and Approvals:

| <u>City Agency</u> | <u>Approval</u> |
|------------------------------------------|----------------------------------------------------------------------|
| Boston Redevelopment Authority (BRA) | Article 80 Small Project Review Application |
| Boston Transportation Department (BTD) | Construction Management Plan |
| Boston Water and Sewer Commission (BWSC) | Site Plan Approval for Water and Sewer |
| Public Improvement Commission (PIC) | Specific repair plan approval and Potential Discontinuance |
| Zoning Board of Appeals (ZBA) | Variances and Conditional Uses and Potential Building Code Relief |
| Boston Parks and Recreation | Application for Park Commission Review |

Appendix A: Architectural Plans and Elevations:

Please find attached the following drawings dated 10/09/2014:

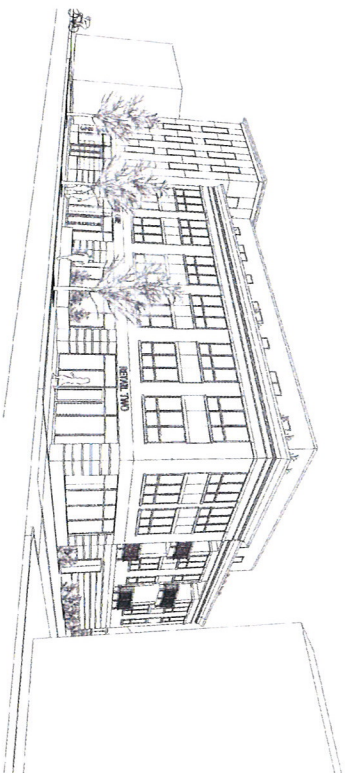
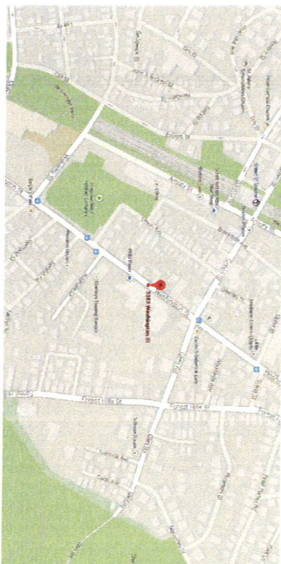
| <u>Sheet #</u> | <u>Drawing Name</u> |
|----------------|---------------------------|
| A-000 | Cover Sheet |
| A-001 | Exterior Perspectives |
| C-1 | Civil Plans |
| A-100 | Basement Level Floor Plan |
| A-101 | Ground Floor Plan |
| A-102 | Second Floor Plan |
| A-103 | Third Floor Plan |
| A-104 | Fourth Floor Plan |
| A-105 | Roof Plan |
| A-200 | Exterior Elevations |
| A-201 | Exterior Elevations |

3385 Washington St.

RTP Washington Street LLC
Jamaica Plain, MA

LIST OF DRAWINGS

- A-000 Cover Sheet
- A-001 Exterior Perspectives
- C-1 Civil Plans
- A-100 Basement Partition Plan
- A-101 First Floor Partition Plan
- A-102 Second Floor Partition Plan
- A-103 Third Floor Partition Plan
- A-104 Fourth Floor Partition Plan
- A-105 Roof Plan
- A-200 Exterior Elevations
- A-201 Exterior Elevations



Project Directory

Architect
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S47a Architects, LLC
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Boston, MA 02118
617.262.1400

Developer
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Civil Engineer
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Burke & Associates, Inc.
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Quincy, MA 02189
617.405.5100

Property Attorney
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Hanley & Associates, LLP
131 Oliver Street, 5th Floor
Boston, MA 02110
617.546.4600

General Contractor
Boston Property Construction, Inc.
1200 Huntington Avenue
Quincy, MA 02189
617.262.1400



VIEW FROM SOUTHWEST CORNER ALONG WASHINGTON STREET



VIEW FROM SOUTHEAST CORNER ALONG WASHINGTON STREET



VIEW FROM NORTHWEST CORNER ALONG REAR PROPERTY LINE



VIEW FROM NORTHEAST CORNER ALONG REAR PROPERTY LINE

ARCHITECT
S47/a
 11770 Washington Street, LLC
 11770 Washington Street, LLC
 11770 Washington Street, LLC
 11770 Washington Street, LLC

PROJECT:
 3385 Washington St.
 -Seattle, WA, USA

CLIENT:
 11770 Washington Street, LLC
 11770 Washington Street, LLC
 11770 Washington Street, LLC
 11770 Washington Street, LLC

PROJECT TEAM:

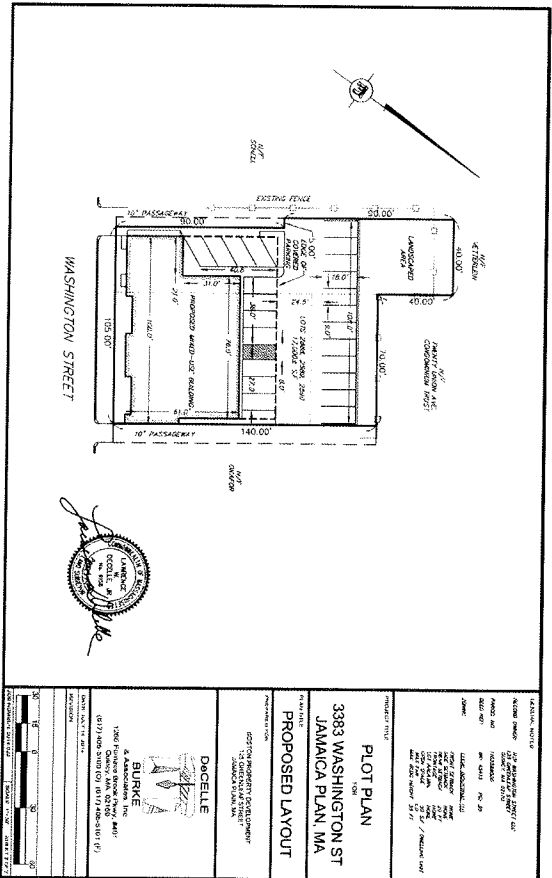
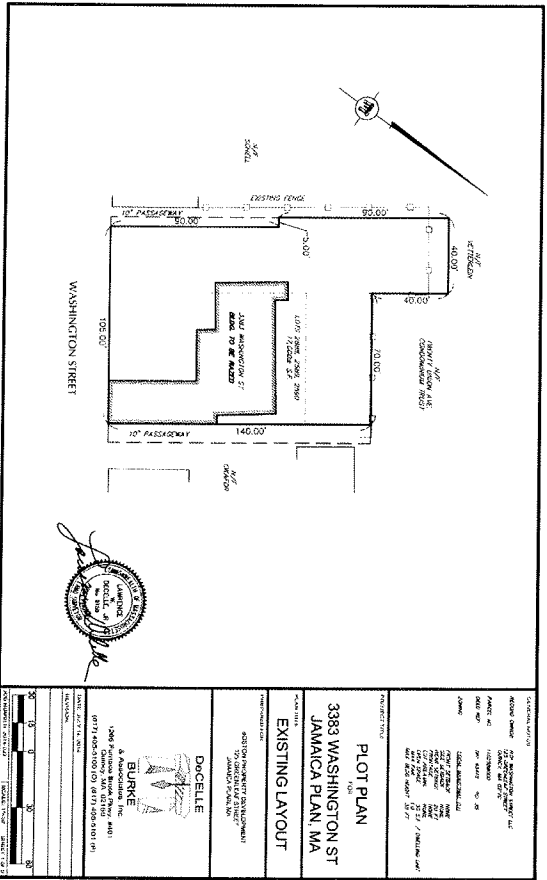
REVISIONS:

DRAWING TITLE:
 Unnamed

STAMP:

NOBIA
 11770 Washington Street, LLC
 11770 Washington Street, LLC
 11770 Washington Street, LLC
 11770 Washington Street, LLC

DRAWING NUMBER:
A-001



ARCHITECT
547a

PROJECT
3383 Washington St,
Jamaica Plan, MA

CLIENT
Dancelle Burke Architects Inc
1386 Fortress Avenue
Jamaica Plan, MA 01930

PROJECT NAME
3383 WASHINGTON ST
JAMAICA PLAN, MA

DATE
6/17/2010

SCALE
AS SHOWN

PROJECT NO.
101010101

DATE
6/17/2010

SCALE
AS SHOWN

PROJECT NO.
101010101

DATE
6/17/2010

SCALE
AS SHOWN

PROJECT NO.
101010101

DATE
6/17/2010

SCALE
AS SHOWN

PROJECT NO.
101010101

DATE
6/17/2010

SCALE
AS SHOWN

PROJECT NO.
101010101

C-1

ARCHITECT

S47/a

DATE: 01/11/19

SCALE: AS SHOWN

PROJECT

3488 Washington St.

Jessie Hill, MA

CLIENT

RTM Massachusetts Street LLC

Blaine Property Development

1500 Washington Street

Quincy, MA 02269

PROJECT TEAM

ARCHITECT

David Evans & Associates Inc.

1500 Washington Street

Quincy, MA 02269

617.466.5100

REGISTERED ENGINEER

1500 Washington Street, Suite 110

Quincy, MA 02269

617.726.4699

REVISIONS:

NO. DATE DESCRIPTION

1. 01/11/19

2. 01/11/19

3. 01/11/19

4. 01/11/19

5. 01/11/19

6. 01/11/19

7. 01/11/19

8. 01/11/19

9. 01/11/19

10. 01/11/19

11. 01/11/19

12. 01/11/19

13. 01/11/19

14. 01/11/19

15. 01/11/19

16. 01/11/19

17. 01/11/19

18. 01/11/19

19. 01/11/19

20. 01/11/19

21. 01/11/19

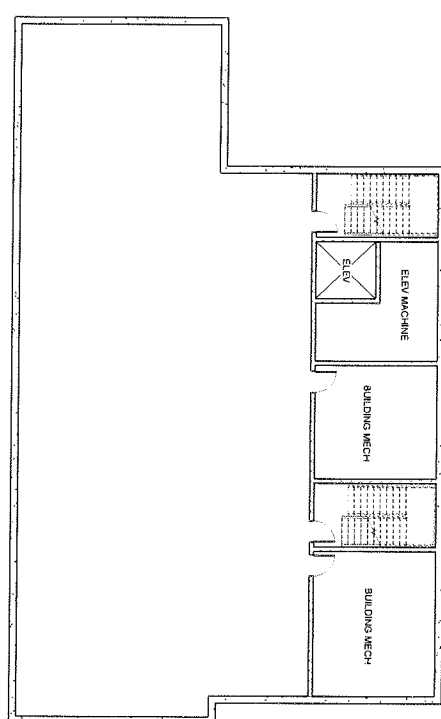
22. 01/11/19

23. 01/11/19

24. 01/11/19

25. 01/11/19

26. 01/11/19



1. Basement Plan - Basement
1/8" = 1'-0"

A-100

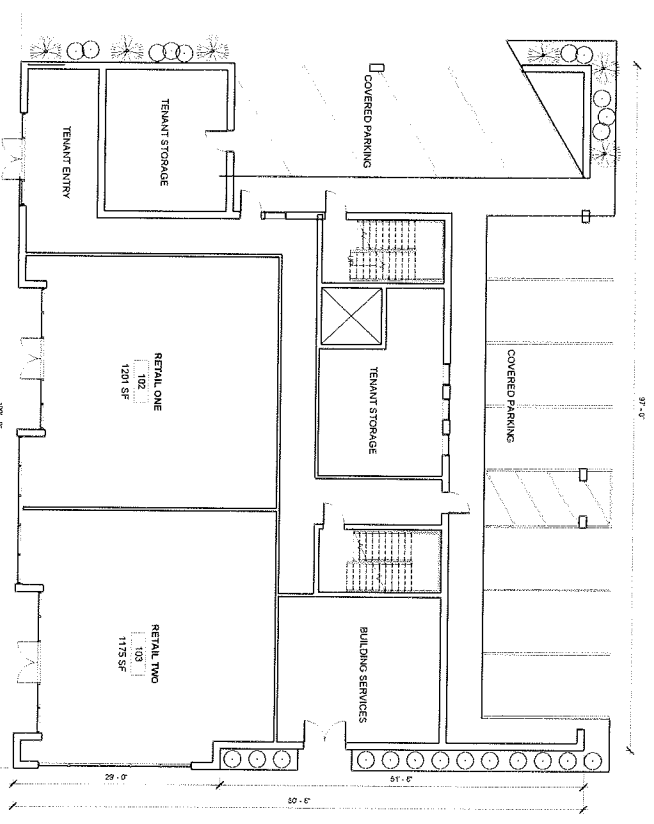
ARCHITECT
S47/a
 1775 EAST 17TH AVENUE
 DENVER, CO 80202
 TEL: 303.733.8800
 WWW.S47.COM

PROJECT
3386 Washington St.
 Denver, CO 80202

CLIENT
 1470 Washington Street LLC
 1470 Washington Street LLC
 222 Colorado Street
 Denver, CO 80202

PROJECT TEAM

DATE: 08/14/2018
 PROJECT: 3386 Washington St.
 SHEET: A-101
 DRAWING NUMBER: 2014-001



1 Proposed First Floor
 1/8" = 1'-0"

REVISIONS

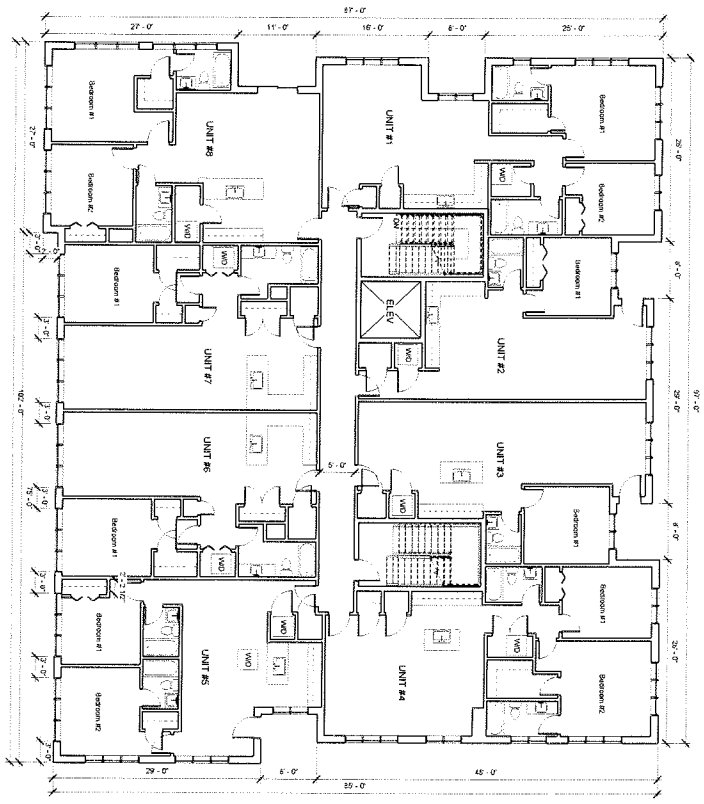
| | | |
|-----|------|-------------|
| NO. | DATE | DESCRIPTION |
| | | |
| | | |
| | | |
| | | |

DRAWING TITLE
Proposed First Floor

STAMP

DRAWING NUMBER: 2014-001

A-101



1) Section Plan - Level 2
 1/8" = 1'-0"

ARCHITECT
S47/a
 137 WEST STREET
 SUITE 200
 BALTIMORE, MD 21201
 TEL: 410.524.1100
 FAX: 410.524.1101

PROJECT
3386 Washington St.
 Jamaica Plain, MA

CLIENT
 RTM Washington Street LLC
 Boston Property Developer
 3386 Washington Street
 Jamaica Plain, MA 02130

PROJECT TEAM
 ARCHITECT
 S47/a
 137 West Street, Suite 200
 Baltimore, MD 21201
 410.524.1100
 617.462.5190
 PROJECT MANAGER
 Robert Higgins, RAIA
 137 West Street, Suite 200
 Baltimore, MD 21201
 410.524.1100

REVISIONS

DRAWING TITLE
**Proposed
 Second Floor**

STATUS

DATE: 10/15/10
 DRAWN BY: J. S. O'NEILL
 CHECKED BY: J. S. O'NEILL
 DATE: 10/15/10
 DRAWING NUMBER: 2010.01

A-102

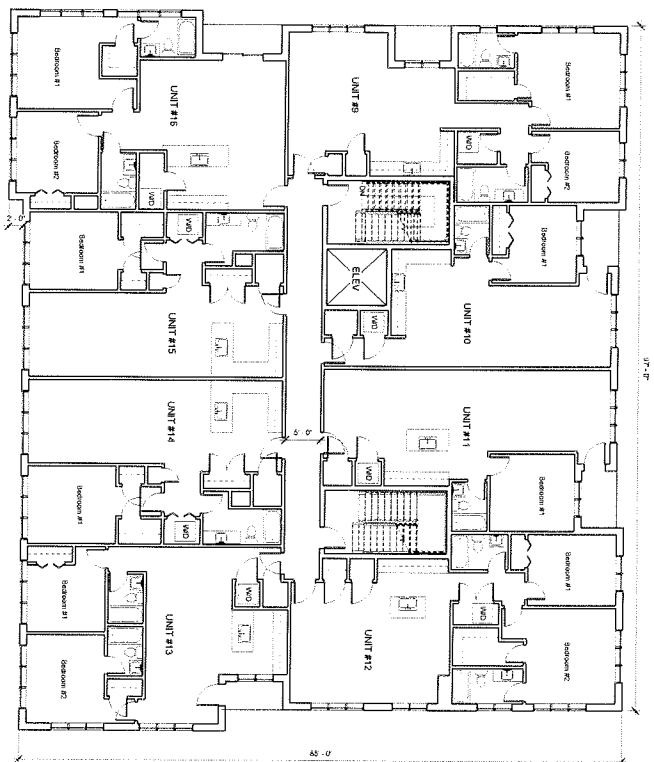
ARCHITECT
S47/a
 1177 EAST MAIN ST.
 SUITE 100
 ANNAPOLIS, MD 21403
 TEL: 410.291.2200
 FAX: 410.291.2201
 WWW.S47A.COM

PROJECT
3388 Washington St.
 Annapolis, MD

CLIENT
 RTM Annapolis Street LLC
 3388 Washington Street
 Annapolis, MD 21403
 TEL: 410.291.2200
 FAX: 410.291.2201

PROJECT TEAM
 ARCHITECT
 S47/a
 1177 EAST MAIN ST.
 SUITE 100
 ANNAPOLIS, MD 21403
 TEL: 410.291.2200
 FAX: 410.291.2201

DESIGNER
 S47/a
 1177 EAST MAIN ST.
 SUITE 100
 ANNAPOLIS, MD 21403
 TEL: 410.291.2200
 FAX: 410.291.2201



① Pattern Plan - Level 3
 1/8" = 1'-0"

REVISIONS:

DRAWING TITLE
Proposed Third Floor

STAMP

DATE: 11/14/2011
 DRAWING NUMBER: 3388-03

A-103

ARCHITECT

S47/a

123 MARKET STREET, SUITE 200
BOSTON, MA 02108
TEL: 617.552.1234
WWW.S47.COM

PROJECT

3285 Washington St.
Allston, MA, MA

CLIENT

327 Washington Street LLC
Boston Property Developer
123 Market Street
Boston, MA 02108

PROJECT TEAM

CHIEF ARCHITECT
David Miller & Associates, Inc.
123 Market Street
Cambridge, MA 02142
617.452.1100

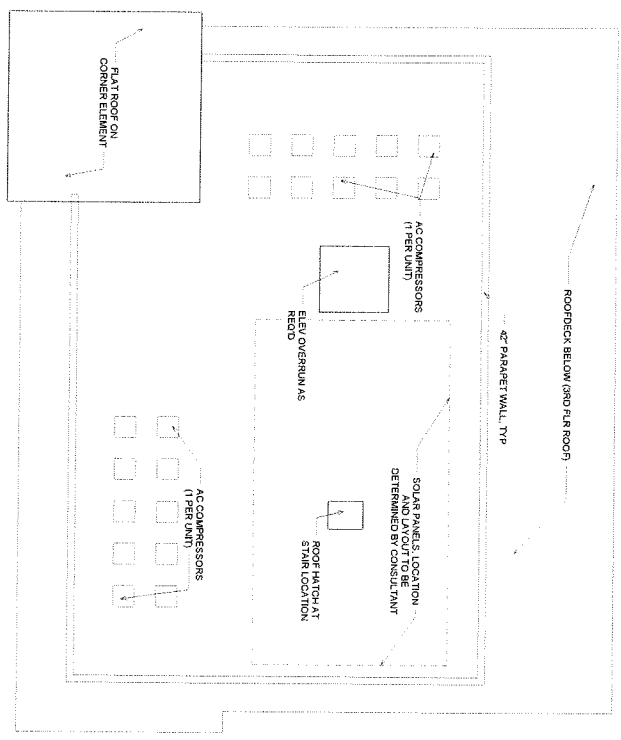
DESIGN ARCHITECT
Project of 327 Washington Street, LLC
123 Market Street, 2nd Floor
Boston, MA 02108
1/17/2016, 09:00

REVISIONS

DRAWING TITLE
Proposed Roof
Plan

STAMP

DATE: 01/17/2016
TIME: 09:00
SCALE: 1/8" = 1'-0"
DRAWING NUMBER: A-105



1 Roof
1/8" = 1'-0"

ARCHITECT
S471a
 1117 1/2 WASHINGTON STREET, N.W.
 WASHINGTON, D.C. 20037
 TEL: 202.331.1111
 WWW.S471A.COM

PROJECT
3385 Washington St.
 Annapolis Park, VA

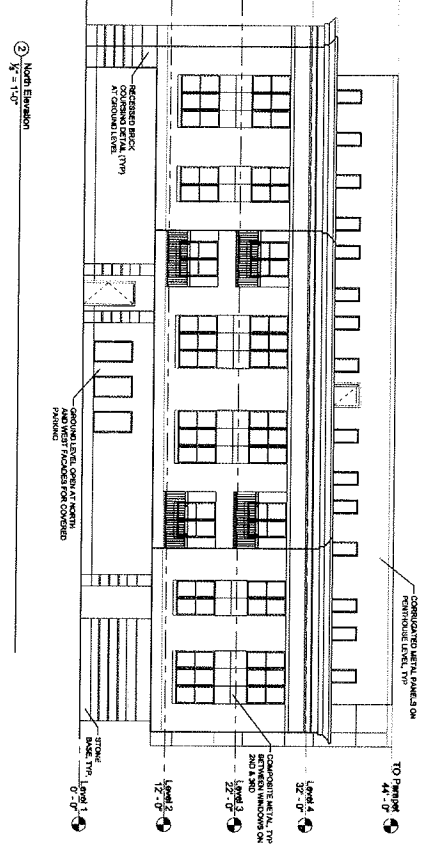
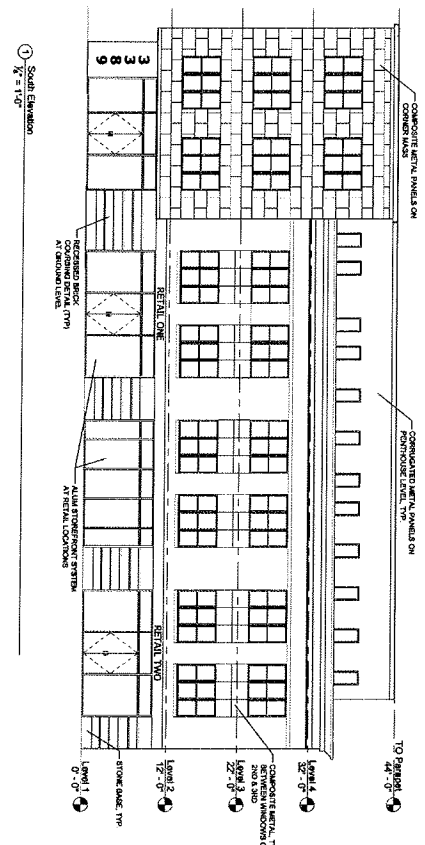
CLIENT
 3714 Washington Street LLC
 Bechtel Property Development
 Chevy Chase, MD
 410.424.1100

PROJECT TEAM
 ARCHITECT
 S471a
 1117 1/2 WASHINGTON STREET, N.W.
 WASHINGTON, D.C. 20037
 202.331.1111

DESIGNED BY
 JACOBSON ASSOCIATES, INC.
 1117 1/2 WASHINGTON STREET, N.W.
 WASHINGTON, D.C. 20037
 202.331.1111

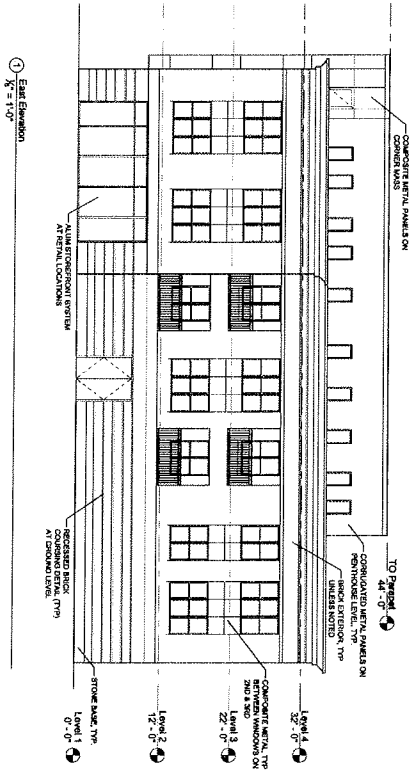
DRAWING TITLE
**Exterior
 Elevations**

| | |
|----------------|---------------------------|
| DATE | 3/14/2011 |
| BY | JACOBSON ASSOCIATES, INC. |
| CHECKED BY | JACOBSON ASSOCIATES, INC. |
| APPROVED BY | JACOBSON ASSOCIATES, INC. |
| DRAWING NUMBER | A-200 |

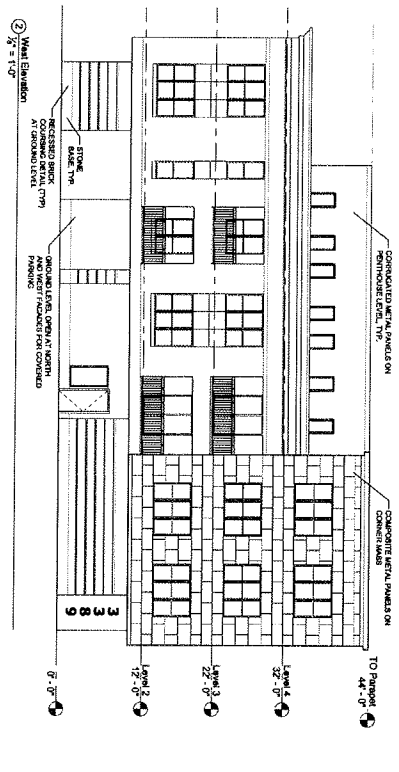


A-200

1 East Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"



3385-3389 Washington Street

Jamaica Plain, MA 02130

October 22, 2014

Appendix B: Permitting Applications and Appeals:

Please see attached Permit applications, ISD Zoning and Building Code applications, appeals and refusal letters. Items include:

- Building Code Refusal letter
- Zoning Code Refusal letter
- Building Code Appeal
- Zoning Code Appeal



Martin J. Walsh
Mayor

Boston Inspectional Services Department
Building and Structures Division

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

Gary P. Moecia
Inspector of Buildings

BUILDING CODE REFUSAL

September 12, 2014

ED PERRY
125 GREENLEAF ST.
QUINCY, MA 02169

Re: Application # : **ERT384020**
Date Filed: July 15, 2014
Location: 3385-3389 WASHINGTON ST JAMAICA PLAIN MA 02130
Ward: 11
Purpose: combine parcel 1102590000 with this lot and erect a new mixed use building as per plans. 2 retail spaces on 1st floor, 21 residential units, Existing building to be razed under different permit. (easements exist for parking access on both sides)

Your application requires Building Code Relief, as same would be in violation of Massachusetts State Building Code 780 CMR - Eighth Edition, Chapter 802, acts of 1972, as amended to wit:

| Violation: | Violation Description: | Violation Comments: |
|-------------------|-------------------------------|-------------------------------------|
| 8th 780CMR705.8.1 | Allowable openings | Excessive Opening in exterior wall. |

Note:

1. This Building Code Refusal was written with the belief that the exterior walls are located 3'-0" from the lot line.

Kenneth Morin
for the Commissioner
(617)961-3280

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.



City of Boston
Inspectional Services
617-635-5300

Date: 10/7/2014 2:57 PM
Cashier: 051382 Batch: 745
Office: ISD Tran #: 28

Receipt #: 00769587

Comments:

| | | |
|-------|----------------|----------|
| 71043 | B0A414865 | \$150.00 |
| | Payment Total: | \$150.00 |

| | |
|--------------------|----------|
| Transaction Total: | \$150.00 |
| Check Tendered : | \$150.00 |

Checks presented:

| | | | |
|-----------------------------------------------------------------------------------|----------------------------------------------------------|--------------------------|-------|
| BOSTON PROPERTY MANAGEMENT, LLC TRUST ACCOUNT DEPARTMENT OF PUBLIC WORKS | | WebsterBank 09/000118 | 43110 |
| 09/0002014 | | AMOUNT \$ 150.00 | |
| PAY TO THE ORDER OF ONE HUNDRED FIFTY DOLLARS AND 00/100 | | | |
| Pay to the order of | City of Boston 1 City Hall Square Boston, MA 02108 | | |

Thank you for your payment.
Have a Nice Day!

www.cityofboston.gov/isd/



Martin J. Walsh
Mayor

Boston Inspectional Services Department Planning and Zoning Division

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

ZONING CODE REFUSAL

Gary P. Moccia
Inspector of Buildings

ED PERRY
125 GREENLEAF ST.
QUINCY, MA 02169

September 12, 2014

Location: 3385-3389 WASHINGTON ST JAMAICA PLAIN MA 02130
Ward: 11
Zoning District: Jamaica Plain
Zoning Subdistrict: LI
Appl. # : ERT384020
Date Filed: July 15, 2014
Purpose: combine parcel 1102590000 with this lot and erect a new mixed use building as per plans. 2 retail spaces on 1st floor, 21 residential units, Existing building to be razed under different permit. (easements exist for parking access on both sides)

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> |
|-----------------------|------------------------------|---------------------------------------------------------------------------------|
| Article 55 Section 19 | Use Regs in Local Industrial | Multifamily Use, Forbidden. |
| Article 55 Section 20 | Dimensional regs in LI | Floor Area Ratio Excessive. |
| Article 55 Section 20 | Dimensional regs in LI | Building Height Excessive. |
| Article 55 section 40 | Off street parking | Off Street Parking, Number of Spaces Insufficient. Size of spaces insufficient. |
| Article 55 section 40 | Off street parking | Required Loading Dock Insufficient. |

Notes

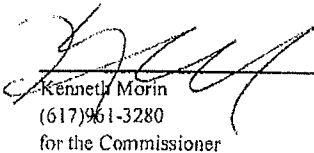
1. This review was based on the assumption as shown on the certified plot plan that this lot has access down the passageways on either side of the lot. This is mentioned since the passageways appear to be on the abutting lots.
2. Please provide the recorded easements for these passageways. The recorded easements must be provided and become part of this record before this permit can be issued.
3. This project will require an Article 80, Small Project Review.

ED PERRY
125 GREENLEAF ST.
QUINCY, MA 02169

September 12, 2014

Location: 3385-3389 WASHINGTON ST JAMAICA PLAIN MA 02130
Ward: 11
Zoning District: Jamaica Plain
Zoning Subdistrict: LI
Appl. # : ERT384020
Date Filed: July 15, 2014
Purpose: combine parcel 1102590000 with this lot and erect a new mixed use building as per plans. 2 retail spaces on 1st floor, 21 residential units, Existing building to be razed under different permit. (easements exist for parking access on both sides)

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.


Kenneth Morin
(617) 961-3280
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.



City of Boston
Inspectional Services
617-635-5300

Date: 10/7/2014 3:05 PM
Cashier: 081373 Batch: 16235
Office: ISD Tran #: 112

Receipt #: 00769610

Comments:

| | | |
|-------|----------------|----------|
| 71043 | BOA414864 | \$750.00 |
| | Payment Total: | \$750.00 |

| | |
|--------------------|----------|
| Transaction Total: | \$750.00 |
| Check Tendered : | \$750.00 |

Checks presented:

| | | | |
|------------------------------------------------------------------------------------------|--|-------------------------------------------------------------|------|
| BOSTON PROPERTY MANAGEMENT, LLC TRUST ACCOUNT 100 STATE STREET BOSTON, MA 02109 | | Webster Bank BRANCH 09/09/2014 AMOUNT \$ 750.00 | 4876 |
| PAY TO THE ORDER OF SEVEN HUNDRED FIFTY DOLLARS AND 00/100 | | | |
| City of Boston 100 State Street Room 400 Boston, MA 02109 617-635-5300 | | | |

Thank you for your payment.
Have a Nice Day!

www.cityofboston.gov/isd/

This form to be filed in duplicate with the Inspectional Services Department
(Form A)



APPEAL

BOA414805

BOSTON,

October 13, 2014

XX

TO THE INSPECTIONAL SERVICES COMMISSIONER OF THE CITY OF BOSTON:

The undersigned hereby appeals to the Board of Appeal from the following decision of the Inspectional Services
Commission made September 12, 2014 XX

Re: Application No. ERT384020

Filed: July 15, 2014

Location: 3385-3389 Washington Street, Ward 11

Purpose: This appeal seeks permission to demolish an existing building, combine lots and erect a new four (4) story mixed-use building with 21 residential units, ground level retail spaces and 23 on-site parking spaces, per plans.

Your application requires Building Code Relief, as same would be in violation of Massachusetts State Building Code 780 CMR - Eighth Edition, Chapter 802, acts of 1972, as amended to wit:
780 CMR 705.8.1 Allowable area of openings. Excessive Opening in Exterior Wall. This Building Code Refusal was written with the belief that the exterior walls are located 3' 0" from the lot line.

The appellant Boston Property Development, LLC here states briefly the
grounds of and reasons for its appeal from the decision of the Inspectional Services Commissioner
above referred to

The Appellant hereby appeals the referenced violation, as the scope of the work associated with this appeal is the most practical, appropriate and safe means to design and erect the subject structure. In this regard, the Appellant submits that the proposed work is consistent with the spirit and intent of the Building Code, and is aimed at designing and developing a contextually appropriate building that will become part of the fabric of the neighborhood. 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.

Signature

Joseph P. Haley (M)

Joseph P. Haley, Esq.
Authorized Agent for Boston Property Development, LLC

Address 131 Oliver Street, 5th Floor
Boston, MA 02110

No.

APPEAL

BY

.....
19

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 Must Be Typed



Thomas M. Menino
Mayor

APPEAL
under Boston Zoning Code

BDA 414864

Boston, Massachusetts, October 7, 2014

To the Board of Appeal in the Inspectional Services Department of the City of Boston:

The undersigned, being the Authorized Agent
The Owner(s) or authorized agent

of the lot at 3385-3389 Washington Street 11 Jamaica Plain - LI
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 the 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 building, combine lots and erect a new four (4) story mixed-use building with 21 residential units, ground level retail spaces and 23 on-site parking spaces, per plans.

STATE REASONS FOR THIS PROPOSAL

Allowance of the within appeal will allow the Appellant to reasonably redevelop the combined properties with much-needed residential units, ground level retail spaces, and improvements in open space, landscaping and design, in a manner consistent with the character of the Jamaica Plain neighborhood.

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

Appellant submits that the Board should grant the requested relief, as the proposed project will not adversely affect the neighborhood, but rather allow for the revitalization of this under-utilized site with a vibrant mixed-use development that better conforms with the Jamaica Plain neighborhood.

COMMENTS

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.

Joseph P. Hanley
OWNER... Boston Property Development, LLC *(M)*
AUTHORIZED AGENT Joseph P. Hanley, Esq.
ADDRESS 131 Oliver Street, 5th Floor
Boston, MA 02110
TELEPHONE (617) 946-4600
FAX (617) 946-4624

Appendix C: Community Outreach Materials:

Please see attached meeting notes, presentations and Concern Resolution table that detail the communication we've had thus far with local neighborhood associations. Items include:

- Concern-Resolution Table
- Meeting Notes
- Shadow Studies
- "Letter of Non-Opposition to Proceed with Article 80 Review," from Union Ave Neighborhood Association

3383-3389 WASHINGTON STREET DEVELOPMENT
Concern / Resolution Summary

| <u>Date</u> | <u>Concern</u> | <u>Resolution</u> |
|-------------|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3/4/2014 | Boxy design; consider using more varied materials and depths | <ul style="list-style-type: none"> •Created corner element to reduce boxiness •Added decks to side and rear to vary depth •Introduced cantilevers on side and rear of the building to cover parking and further vary building depth |
| 3/4/2014 | Create setback from Washington St | <ul style="list-style-type: none"> •Stepped building back 6' |
| 3/4/2014 | Create space for a Hubway station or bike rack | <ul style="list-style-type: none"> •Created bike storage station in front left corner of the building •New setback creates space for a Hubway rack, if desired |
| 3/4/2014 | Walkability important for storefront units | <ul style="list-style-type: none"> •6' setback allows for strong pedestrian traffic, as well as space for plantings, tables, etc. |
| 3/4/2014 | More green space in parking lot and rear of the building | <ul style="list-style-type: none"> •Added significant green space and plantings along entire rear border of the lot •Added plantings along sides and rear of building wherever possible |
| 3/4/2014 | Too much parking lot space that is visible from Washington St is unattractive | <ul style="list-style-type: none"> •New cantilevers on rear and side of building designed to cover as many parking spaces as possible |
| 3/25/2014 | Could more decks be introduced to further vary the depth of the facades? | <ul style="list-style-type: none"> •Split decks on rear and side of the building to create detached, private decks for each unit |
| 3/25/2014 | Create row of trees to create a buffer for noise and sightlines | <ul style="list-style-type: none"> •Added row of trees along back property line on Union Ave side |
| 3/25/2014 | Add a basement for residential storage units and mechanical systems | <ul style="list-style-type: none"> •Added basement with residential storage units and mechanical room |
| 3/25/2014 | Could the corner element be extended to the ground to eliminate gap in the street wall? | <ul style="list-style-type: none"> •Extended corner element to the ground, creating vestibule for resident entrance |

3383-3389 WASHINGTON STREET DEVELOPMENT

Concern / Resolution Summary

| <u>Date</u> | <u>Concern</u> | <u>Resolution</u> |
|-------------|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3/25/2014 | Dumpster location on rear of property would create odor and noise issues for Union Ave neighbors | <ul style="list-style-type: none"> •Added interior trash room on right side of the building to eliminate any odor/noise issues |
| 3/25/2014 | Is underground parking possible? | <ul style="list-style-type: none"> •Explored and presented underground parking option •Deemed unfeasible and did not net any additional spaces |
| 3/25/2014 | Create a more interesting landscape design for parking lot | <ul style="list-style-type: none"> •Added plantings wherever possible: •Row of trees along back property line •Permeable pavers connecting building to green space •Shrubbery along sides and rear of building where possible |
| 5/20/2014 | Can additional materials be added to front façade to vary the design? | <ul style="list-style-type: none"> •Metal panels and brick coursing design elements have been added |
| 5/20/2014 | The design is still boxy; can more distinct design features be incorporated? | <ul style="list-style-type: none"> •Added brick coursing details along 1st level of building and at top of brick facade •Incorporated panels between 2nd and 3rd floor windows •Vetted landscape elements at base of driveway side of building •Increased landscape area to penthouse level decks |
| 5/20/2014 | Can more diverse brick patterns/designs be used? | <ul style="list-style-type: none"> •Added brick coursing details to the exterior facade |
| 5/20/2014 | Can shrubbery/additional greenery be placed along rear corner wall that faces Union Ave? | <ul style="list-style-type: none"> •Added row of shrubbery along this wall |
| 5/20/2014 | Will there be Zipcar spots? | <ul style="list-style-type: none"> •Designated two spaces on the site plan for Zipcar •Zipcar already has a spot on site; PJM has good relationship with Zipcar and could likely incorporate as many spots as desired |
| 5/20/2014 | Roof deck activity (noise, sightlines) might impact Union Ave abutters | <ul style="list-style-type: none"> •More plantings on roof introduced to act as visual/noise buffer •Reduced size of upper penthouse decks •Specific language restricting late-night activity will be included in condo docs/leases |

3383-3389 WASHINGTON STREET DEVELOPMENT
Concern / Resolution Summary

| <u>Date</u> | <u>Concern</u> | <u>Resolution</u> |
|-------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5/20/2014 | Security in parking lot could be an issue at night | <ul style="list-style-type: none"> •Light posts introduced along rear property line •Security cameras/recording system will be used |
| 5/20/2014 | Revised shadow studies needed to better understand impact on Union Ave abutters | <ul style="list-style-type: none"> •Video of shadow studies presented at meeting on 6/24/2014 •Neighbors did not raise additional concerns |
| 6/24/2014 | Boundary issue with Frederick Vetterlein | <ul style="list-style-type: none"> •Peter McLoughlin has been in regular communication; the two parties have come to an agreement in principal that will be legally documented over the next several weeks |
| 6/24/2014 | Boundary/traffic flow issues with Andy Schell | <ul style="list-style-type: none"> •Peter McLoughlin spoke with Andy Schell last week; Andy was aware of the plans and expressed support for the project |
| 6/24/2014 | Sight lines from Union Ave from upper floors could see roof equipment | <ul style="list-style-type: none"> •Presented at 7/15 meeting |
| 6/24/2014 | Consider other material options for corner element | <ul style="list-style-type: none"> •Presented four options that included varied materials and colors |
| 6/24/2014 | Consider other material options for balconies | <ul style="list-style-type: none"> •Switched to black, wrought iron railings and inset floors |
| 6/24/2014 | Consider other material options for panels between windows | <ul style="list-style-type: none"> •Used color and material that matches the trim and corner element and aligns with window panes |
| 7/15/2014 | Corner element - materials and design could still be improved | <ul style="list-style-type: none"> •Narrowed down to option preferred by most of the group: included overhang, mix of brick and panel materials, matched windows to rest of façade |
| 7/15/2014 | Consider other options for banding at base of 2nd floor | <ul style="list-style-type: none"> •Introduced all-brick option with recessed coursing at base |
| 7/15/2014 | Remove planting bed on Washington St in front of retail windows | <ul style="list-style-type: none"> •Removed |
| 8/11/2014 | Further develop design of banding at base of 2nd floor | <ul style="list-style-type: none"> •Made band stone materials with softer color; added same band above 3rd floor to create more continuity; stone material to be slightly raised |
| 8/11/2014 | Revise site plan to reflect Frederick's 10' easement | <ul style="list-style-type: none"> •Revised |
| 8/11/2014 | Reflect more rear lighting on site plan | <ul style="list-style-type: none"> •Presented at 9/16 meeting |

3383-3389 WASHINGTON STREET DEVELOPMENT

Project: 3383-3389 Washington St., Jamaica Plain, MA 02130
Date: 03/04/2014
Agenda: Meeting with neighborhood to discuss preliminary development plans
Attendees: Peter McLoughlin (PJM) – Boston Property Development, LLC; Pat McManus (PEM) – Boston Property Development, LLC; Cathie Wilder (CW) – Union Ave Neighborhood Association; Marie Turley (MT) – City of Boston; et al.

Total Attendees: 23

1. Introduction

- a) **PJM** is based in Quincy, has been developing real estate in the Boston area for more than 10 years and is active in the community through organizations like Heading Home, Inc. and the Friends of Titus Sparrow Park, among others.
- b) **PJM** previously worked with a development team that proposed a Family Dollar on the property; this was voted down by the neighborhood
- c) **PJM** has since bought out his partners and now manages the development on his own

2. Preliminary Proposal

- a) New four-story, mixed-use building
- b) **Floors 1-3:** 70'x90' (6,300 gross sf)
- c) **Floor 4:** 65'x65' (4,225 gross sf); shared roof deck in remaining area
- d) **Total gross area (sf):** 23,125
- e) **Residential units:** 18 (~16,650 sf)
- f) **Commercial retail units:** 2 (~3,000 sf)
- g) **Parking spaces:** 24

2. Architectural Design Feedback

- a) Less boxy design; mentioned the Bartlett Sq. Condos, which has a boxed footprint accentuated by varying depths on the roof, foyer, elevator shaft, etc.
- b) Set back slightly from Washington St. to make a softer, pedestrian-friendly transition with green space; newly proposed Commons at Forest Hills given as example
- c) Space for Hubway station
- d) First floor stepped back, creating an overhang from upper floors

3. Retail Suggestions

- a) Walkability important; easily accessible storefronts that encourage pedestrian traffic
- b) Small retail spaces (e.g. pet store, Craft Beer Cellar, etc.) or offices (e.g. accountant, etc.)

4. Parking

- a) Many encouraged the idea of allowing for just **one** parking space/unit if it allowed for more green space and/or alternative transportation (Zipcar, Hubway, etc.); however, this was **NOT** necessarily the consensus
- b) If parking were reduced for the residential units, would this negatively affect parking for retail?
- c) Some encourage the elimination of parking lot space that is visible from the street; suggested that the building overhang the driveway
- d) **PJM**: If building were pushed back, would this eliminate parking?

5. Deliverables

- a) **PJM** and **Boston Property Development, LLC (BPD)** to come back to the neighborhood with a few design options based on the above feedback
- b) **PJM** and **BPD** to create a **Sun and Shadow Study** to show how the design might impact the Union Ave abutters

3383-3389 WASHINGTON STREET DEVELOPMENT

Project: 3383-3389 Washington St., Jamaica Plain, MA 02130
Date: 03/25/2014
Agenda: Second meeting with neighborhood to discuss development plans
Attendees: Peter McLoughlin – Boston Property Development (“BPD”); Jon Hanson – BPD; Pat McManus – BPD; Cathie Wilder – Union Ave Neighborhood Association; Frederick Vetterlein, Stonybrook Neighborhood Assoc., Kathy (in place of Diane Simpson) Brookside Neighborhood Assoc., Hannah (Matt O’Malley’s office), Marie Turley, Bill Reyelt, et al.

Total Attendees: 18

1. Presentation of New Design

Design

- a) Used examples of other building designs, some mentioned in previous meeting
- b) Stepped building back six (6) feet from sidewalk
- c) Used a variety of building materials
- d) To reduce boxy look, varied the depth of the exterior walls by introducing a cantilevered tower and private balconies; kept the stepped-back penthouse level but moved it closer to Washington St
- e) Added main entrance to residential units in between two retail units
- f) Tower creates an overhang to cover side parking spaces; shielded these spots with a plant screen and added covered space for a bike rack/cage

Parking

- g) Tower creates an overhang to cover side parking spaces; shielded these spots with a plant screen and added covered space for a bike rack/cage
- h) Number of overall spaces stayed the same
- i) Three (3) spaces on side of the building designated for retail; hope to create three more spaces in front of the building by seeking one- or two-hour parking restriction from city

Shadow Study

- j) Showed new building design’s shadow impact on neighbors in summer and winter seasons.

2. Community Feedback

Design

- a) Could more decks be introduced on the front and rear of the building to further vary the depth of the facades?
- b) Create a row of trees, either along back wall of building or rear property line, that would create a buffer for noise and sightlines
- c) Add a basement for residential storage units, mechanical systems
- d) Could the tower be extended to the ground to eliminate gap in the street wall? Could the ground floor of this section be glass? This could create another boutique storefront or extend one of the retail units

3383-3389 WASHINGTON STREET DEVELOPMENT

- e) Create a trash room in rear interior of building to solve issue of dumpster placement (odor, noise, etc.)
- f) Wood structure with brick veneer not as desirable as steel and natural brick
- g) Composite metal material (as used at Bartlett Sq., others) not unanimously liked by community

Parking

- h) Underground parking was not explored; can the pros and cons of this option be presented at next meeting?
- i) One benefit of above-ground parking is a bigger lot in the rear creates more of a buffer between proposed building and Union Ave. neighbors
- j) Create a more interesting landscape design for parking lot: islands, trees, etc.
- k) Mostly positive feedback on concept of creating restricted parking in front for retail; Marie Turley suggested that BPD reach out to other business-owning neighbors to confirm

Shadow Study

- l) Please show other times of the day in winter (dark at 6AM and 6PM)
- m) Show spring and fall as well

3. Retail Suggestions

- a) Further discussion on potential retail tenants
- b) Some examples:
 - i. General services (environmentally friendly dry cleaner, hardware store, etc.)
 - ii. Life Alive (restaurant/café)
 - iii. Bank
 - iv. Craft Beer Cellar

4. Deliverables

- a) **BPD** to explore underground parking options
- b) **BPD** to show what the affordable housing requirements would be for proposed design
- c) **BPD** to create a more detailed **Shadow Study** to show additional times throughout the day and in other two seasons
- d) **BPD** to show how the design has progressed meeting-by-meeting; compare dimensions, attributes of previous designs to new designs and show how they compare to zoning dimensional requirements

3383-3389 WASHINGTON STREET DEVELOPMENT

Project: 3383-3389 Washington St., Jamaica Plain, MA 02130
Date: 05/20/2014
Agenda: Union Ave Neighborhood Meeting
Attendees: Peter McLoughlin – Boston Property Development (“BPD”); Jon Hanson – BPD; Pat McManus – BPD; Joseph Hanley – McDermott, Quilty & Miller, LLP; Cathie Wilder – Union Ave Neighborhood Association; Frederick Vetterlein; Marie Turley; Alan Benenfeld; George Lee; Harlee Strauss; Bill Schell; Reuben; Rocco; et al.

Total Attendees: 14

1. Presentation of New Design

Design

- a) Made the following changes, based on community feedback:
 - 1. Split balconies on the sides and rear of the building to further vary the depth of the facades
 - 2. Included a row of trees on the back property line to create a buffer between the building/parking lot and Union Ave abutters
 - 3. Created a new, indoor location for trash storage and collection on the side of the building
 - 4. Included an option that extended the corner “tower” to the ground to enhance the resident entryway and improve the space and continuity of the retail units
- b) Made the following changes, based on BRA feedback:
 - 1. Created more building mass/used wider beams on rear cantilever to prevent “building on stilts” look
 - 2. Incorporated “pavers” in the rear parking lot to allow for additional grass growth and a walkway to better connect building to green space

Parking

- c) Included a garage option; the determination is that no new spaces are netted and usable square-footage and additional green space is eliminated
- d) An overhang of the upper floors was created to cover spaces along rear of the building; this allowed for spaces on back property line to move closer to Washington, creating more green space

Shadow Study

- e) Expanded shadow studies were provided, showing shadow impact in all four seasons and at previously requested times of day
- f) Group requested revised shadow studies as the impact was deemed inaccurate and/or unclear

2. Summary of Design Review Process

Joseph Hanley:

- a) Will be an Article 80 Small Project Review
- b) Developer submits to Boston Redevelopment Authority (“BRA”); mini-scoping type process begins in which the plans are circulated among various city review groups
- c) 30-day period to allow for public commentary commences
- d) BRA-sponsored community meetings: impacted neighborhood groups (e.g. Union Ave), Jamaica Plain Neighborhood Council

- e) Culminates with a BRA community vote, followed by final decision by Zoning Board of Appeals

Comments:

- f) Frederick Vetterlein: Can Union Ave Neighborhood Association issue a letter stating that it does not oppose the project?
- Cathie: Yes, the association has done this before

3. Questions and Comments from the Community

| |
|----------------------------|
| Key: |
| Community Question/Comment |
| BPD Response |

Design

- a) Front
- **Frederick:** Can iron rails/Juliet balconies be added to front?
 - **Alan Benefeld:** Still very boxy; can something more distinct (e.g. arched windows) be incorporated? (Marie Turley and Frederick echoed these sentiments)
 - **Harlee Strauss:** No problem with front design, as it fits with industrial nature of street; could more diverse brick designs be incorporated?
- b) Rear
- **Frederick:** Likes the fact that building mass was increased/columns were widened
 - **Frederick/Alan:** Can shrubbery/additional greenery be placed along rear corner wall?
 - i. **Jon:** Yes
 - **George Lee:** Prefer to not see columns at all if possible
 - ii. **Jon:** Would be difficult to do; could try to reduce the number of columns
- c) Interior
- **Alan:** Where did additional square-footage since last design come from?
 - iii. **Jon:** Tower extended down creates a vestibule, which is included in living area
 - **Alan:** Does the tower increase the retail square-footage?
 - iv. **Jon:** Yes; adds ~300-400 sf because the old entrance is removed
 - **Alan:** What is the range of square-footage for the units?
 - v. **Jon:** As of now, between ~750-1250; there will likely be a mix of units
 - **Frederick:** How many three-beds will there be?
 - vi. **Jon:** Four are currently proposed
 - vii. **Frederick:** Good to offer option for families, though having more three-beds runs the risk of attracting students
 - **Frederick:** Is there a basement?
 - viii. **Jon:** Yes
- d) Additional
- **Marie:** Balcony designs are ungracious; can more appealing materials (e.g. iron rails) be used?
 - ix. **Jon:** Will provide more detailed specs of balcony materials, as that might show that they are more appealing than the design shows
 - **George:** How high is the roof parapet (particularly side facing Union Ave)?
 - x. **Jon:** 42"; will be high enough to serve as railing for roof decks

Height

- **Frederick:** Like the changes to the design, other than the height
- **Marie:** How much higher is the proposed building than adjacent buildings?
 - xi. **Jon:** 12'; 3rd floor is 4' higher, 4th floor is additional 8'
- **Reuben:** Height/4th floor could set precedent for future developments

Parking

- **Frederick:** Like the pavers; similar to Faneuil Hall (cars and pedestrians share space)
- **Frederick:** Greenery along back corner wall might deter people from parking there
- **Marie:** Will pavers be deeded or for retail?
 - xii. **Peter:** Would depend on usage: condos, likely deeded; rentals, more flexibility from unit to unit
- **Alan:** How will snow removal work?
 - xiii. **Jon:** L-shaped green space in rear of lot could be used; otherwise, would be trucked out
- **Alan:** Will there be curbs between spots and green space?
 - xiv. **Jon:** Yes; would be done as a safety measure
- **George:** Number of retail spaces (three) could be insufficient depending on retail use
 - xv. **Peter:** Usage will likely require few spots; also, additional short-term parking spaces on street in front (which will be sought) would help add spots
- **Harlee:** Will there be Zipcar spots?
 - xvi. **Peter:** Definitely in favor; will certainly try to implement

Neighborhood Impact

- **Marie:** Roof deck activity might impact Union Ave abutters
 - xvii. **Jon:** Could introduce more plantings to act as visual/noise buffer
 - Joseph:** Condo docs would contain specific language restricting activity that would negatively impact neighbors
- How will security be monitored in rear parking lot?
 - xviii. **Peter:** Security cameras
 - Jon:** Lighting pointed toward building (away from Union Ave)

Site Plan

- There was a discussion to clarify the lot's boundaries/easements on either side; a more detailed site plan can be provided to those who request it
- Schell side: 10' easement, split evenly between Schell property and subject lot
- Pizza shop side: 10' passageway; building built right up to passageway
- **Frederick:** Will there be fencing along back of lot?
 - xix. **Peter:** Yes
- **Frederick:** Would prefer trees 25' or shorter to prevent shadow impact on Union Ave abutters (Alan doesn't mind higher trees)

General

- **Marie:** Affordable component not specified
 - xx. **Peter:** Will compromise with community to determine % of units designated as affordable
- **Cathie:** How will deliveries to retail shops be done?

- xxi. **Jon:** Enter from parking lot through rear door; hallway continues to front; elevators will likely be key fob-controlled so deliverers will not have access

Shadow Study

- **Frederick:** Will need revised studies as sun positioning doesn't look correct
- What will go on the roof and will this cast further shadows?
 - xxii. **Jon:** Small (i.e. non-commercial sized) mechanical equipment and solar panels, all of which will be concealed by parapet; nothing will go above the 45-foot building height

4. Deliverables

BPD

- a) Provide specs of mechanical building, etc. on roof
- b) Revise shadow studies and email to group
- c) Email (or upload to Dropbox) videos of shadow studies
- d) Explore tweaks to front façade design
- e) Provide more detailed design of balconies/specs of balcony materials
- f) Provide sightline views of top of building from street level
- g) Include Zipcar spots on next site plan

Project: 3383-3389 Washington St., Jamaica Plain, MA 02130
Date: 06/24/2014
Agenda: Union Ave Neighborhood Meeting
Attendees: Peter McLoughlin – Boston Property Development (“BPD”); Jon Hanson – BPD; Joseph Hanley – McDermott, Quilty & Miller, LLP; Pat McManus – BPD; Hannah Smith – Office of City Councilor Matt O’Malley; Cathie Wilder – Union Ave Neighborhood Association; Frederick Vetterlein; Marie Turley; Alan Benenfeld; George Lee; Reuben; Rocco; Ann Sinclair, et al.

Total Attendees: 14

1. Presentation of New Design

Design

- a) Made the following changes, based on community feedback:
 - i. Shrank the corner element by 1’-0” on both sides
 - ii. “Flattened” the corner element visually by introducing horizontal panels instead of vertical ones
 - iii. Showed additional options for corner element:
 - All brick instead of metal
 - Removed altogether
 - iv. Introduced brick detailing on all building facades:
 - Reveals around exterior of first floor
 - Reveals and “Soldier Course” around top of the third floor
 - v. Introduced metal panels between windows on all building facades to vary materiality throughout
 - vi. Added more plantings wherever possible (left exterior wall of corner vestibule, rear corner wall facing Union Ave, etc.)
 - vii. Introduced extended 8’ planting beds on third-floor roof to create buffer between roof decks and Union Ave
 - viii. Included light posts in parking lot
 - ix. Reduced building’s height from 45’ to 44’
 - x. Reduced building’s gross living area by 1,395 sf

Parking

- b) Showed two Zipcar spots on site plan
- c) Displayed traffic flow of parking lot

Shadow Study

- d) Jon Hanson engaged group with interactive shadow study to show hour-by-hour shadow impact on Union Ave for each season
- e) Frederick Vetterlein previously met with Jon and had his questions answered; Frederick did his own measurements of shadow angles and they closely matched measurements in Jon’s shadow studies

General

- f) Showed more detail on materiality of decks, which featured high-end metal rails

- g) Showed specs of parking lot light posts, which would be about 12' tall and would use a reflective device to prevent light from shining toward Union Ave
- h) Showed specs of roof machinery; individual A/C compressors for each unit will be used and will be no bigger than about 3' x 3'
- i) Showed diagram of view lines from the rear property line, 20' behind the rear property line (i.e. from a Union Ave backyard) and Washington St.; no roof materials will be visible from any location as they will all be concealed by parapet

2. Summary of Next Steps for Development Team

- a) Additional feedback from Union Ave; BPD had thus far chosen not to file with ISD until it gets go-ahead from Union Ave*
- b) Apply for a building permit (get rejected)
- c) Submit small project review application with BRA
- d) Meet with broader JP neighborhood groups
- e) BRA-sponsored community meeting and public comment period
- f) BRA board hearing
- g) Board of Appeals hearing
- h) BRA design review
- i) Building permit

****Union Ave residents in attendance at this meeting voted to allow BPD to file with ISD to begin permitting process with the city. It is understood that design dialogue with Union Ave will continue during this process.***

3. Questions and Comments from the Community

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|----------------------------|
| Key: |
| Community Question/Comment |
| BPD Response |

Design

- a) General
 - New design features (horizontal panels, brick detailing, new plantings, etc.) were well received
 - Some opposition to the corner element exists as it increases building mass; building would be more boxy without it, but could better design options with the corner element removed be explored?
- b) Corner Element
 - **Marie Turley:** Option showing removal of corner element looks unattractive, but likely because there was no consideration of more attractive design options
 - **Rocco:** Corner was introduced to make building less boxy; group agrees that it doesn't want a box, would need to offer more suggestions if it doesn't want the corner element
 - **Reuben:** Fine with corner element, but would like to see other options if possible
 - **Rocco:** Prefer all-brick option
 - Some opposition to metal material; can limestone or other material be used?
 - Jon:** Will explore other materiality

c) Front

- **Frederick:** Requested that design not include brown trim that is sometimes found on brick/industrial buildings
-**Jon:** Trim color matches the parapet, which is gray/charcoal
- **Alan:** Are metal panels between windows same material as corner element?
-**Jon:** Yes
- **Alan:** Can more detail and/or other materials be used for the panels?
-**Jon:** Yes, that can be explored

d) Rear/Balconies

- **Marie:** Thought there would be more energy to the balconies
- **Marie/Ann:** Metal material on balconies gives it too much of an institutional/industrial feel; can other materials be explored?
-**Jon:** Yes
- **Cathie:** Suggested cast iron be used on balconies?
-**Peter McLoughlin:** Yes; would even be less expensive!

e) General

- **Alan:** The new design is much more attractive; plenty of progress still to be made, but happy with variation in brick design, new plantings, etc.
- **Alan:** Emergency egresses look to be close together
-**Jon:** The distance between them is to code
- **Alan:** Bikers entering storage room will likely use a shortcut, could scratch car parked there
- **Marie:** Still have not reduced unit count; density could be controversial issue

Parking

- How will passageway on Schell side work? Cars from that lot will need to come out in opposite direction
-**Peter:** One possibility: these cars could pass through our lot and use exit
- **Marie:** Important for BPD to meet with Andy Schell to solidify this and other boundary questions
- **Ann:** Can only control traffic direction of passageways for this development's residents; cannot control traffic of Schell/mosque parkers
- Mosque parkers currently use lot; this could be an issue for new development
-**Peter:** If they park there, they will be towed; site will be professionally managed to monitor such concerns

Shadow Study

- Group was generally satisfied and impressed by Jon's study; impact on Union Ave appears to be minimal
- **Frederick:** Individual questions were answered by Jon prior to this meeting; measured the angles myself and they closely matched Jon's study
- **Marie:** Harlee Strauss and Andy Schell not present; it is important for them to see shadow study as they are directly impacted
- **Marie:** Some neighbors have shown pictures that have contradicted prior shadow studies done for other developments; this could be an issue to keep in mind

General

- **Alan:** Noise of 20+ air condensers operating at once could be significant
-Jon: Parapet will force most noise upward; position on roof better for noise than if they were on ground level
- **Frederick:** Very concerned about boundary issue; currently using about 10' of land on development site and need to settle it by way of sale or easement before development proceeds
-Peter: Surveyors need to stake boundary so he can fully understand it; once that's done, it can be settled within a week

Next Steps

- **Marie:** Will BPD now file for permit?
-BPD: With permission from this group [group voted in favor]
- **Frederick:** What is the timeframe for the entire permitting process?
-Joseph Hanley: Likely 6-8 months
-Hannah Smith: The next dates for a Board of Appeals hearing are in December
- **Marie:** Building height and the corner element are still controversial features; those in opposition would not like these plans to be made firm without further compromise
- **Marie:** Once BPD files for building permit, the neighborhood's leverage is weakened
-Joseph: The permit application is very preliminary and no firm designs are submitted; dialogue will continue with the group throughout the permitting process and BPD will need group's support to be successful
- **Cathie:** What other neighborhood groups will you meet with? Will Union Ave be notified?
-Peter: BRA will require BPD to meet with the JP Neighborhood Council and any other impacted group; Yes, Union Ave will be notified of each meeting and the feedback received from Union Ave will be presented to each group as the primary focus of the development
- **Alan:** BPD made tremendous progress with the design since the last meeting; likely still a substantial amount of further progress to come, but at this rate, will hopefully be able to come to a solid agreement within a few months

4. Deliverables**BPD**

- a) Settle boundary issue with Frederick
- b) Meet with Andy Schell to understand boundary/parking lot traffic issues
- c) Schedule next meeting with Cathie Wilder
- d) Consider other material options for corner element/panels between windows
- e) Consider other material options for balconies
- f) File permit at ISD

3383-3389 WASHINGTON STREET DEVELOPMENT

Project: 3383-3389 Washington St., Jamaica Plain, MA 02130
Date: 07/15/2014
Agenda: Union Ave Neighborhood Meeting
Attendees: Peter McLoughlin – Boston Property Development (“BPD”); Jon Hanson – BPD; Joseph Hanley – McDermott, Quilty & Miller, LLP; Pat McManus – BPD; Cathie Wilder – Union Ave Neighborhood Association; Frederick Vetterlein; Marie Turley; Alan Benenfeld; George Lee; Ruben Vanleeuwen; Rocco; Ann Sinclair;

Total Attendees: 13

1. Presentation of New Design

Corner Element

Presented five new design options for the corner element, all of which include rows of six windows instead of four:

- A. Vertical panels of a lighter gray color; ungrounded; no cornice
- B. Same light gray color as Option A, but with horizontal panels that mimic brickwork; ungrounded
- C. Light colored limestone facing; grounded
- D. Like Option C, but with light gray material instead of limestone
- E. Option B, but bronzed (rest of building detail matches bronze coloring)

Balconies

- a) No protruding floor system; entire balcony is set within the façade
- b) Black, wrought-iron railings

Windows/Panels

- a) Incorporated more traditional, double-hung windows to match the feel of the building and the new balcony-railing option
- b) Split panels between windows into two rows of three to align with the window frames

Sight Lines

- a) Added a view of the rear of the building from 20' above the ground to show that no roof mechanical equipment will be visible from Union Ave

Site Plan

- a) Removed directional arrows to allow traffic flow to be undefined

3. Questions and Comments from the Community

| |
|-----------------------------------|
| Key: |
| Community Question/Comment |
| BPD Response |

Design

- a) Corner Element
- **George Lee:** Like Option D, but how would material be held together?
-**Jon Hanson:** Likely interlocking panels in which the clips are not visible
 - **Frederick Vetterlein:** Will material at street level be durable enough to withstand daily wear and tear?
-**Jon:** Yes; material selected is designed to endure high level of impact
 - **Marie Turley:** Are grounded designs (C and D) more bumped out at street level?
-**Jon:** Yes; corner comes straight down without overhang, which occupies about 2 more feet of sidewalk space
 - **Marie:** New color schemes draw attention to the building in different ways
 - **Alan Benenfeld:** Overhang designs (A, B and E) create a more open feel, which is preferred
 - **Marie:** Can other options with rows of four windows be included? And with the cornice?
-Group seemed to be in consensus that it would prefer to see these options
-**BPD:** Yes, these can be provided at the next meeting
 - **Marie:** Are there any all-brick options?
Rocco: Group seemed to be in consensus at the last meeting that it would be too much brick
Ann Sinclair: Could incorporate more brick, not necessarily as a full mass
 - **Alan:** Group seems to prefer the overhang designs
 - **Alan:** Like the limestone material; does it come in different color gradations?
- b) Rear – Trim Band
- **Frederick:** Can the color/materiality of the band be better tied into the corner element?
-**Jon:** Yes
 - **Alan:** Band adds a much more interesting effect to rear/side façades
 - **Frederick:** Band is a little heavy
 - **Marie:** Can more varied materials be incorporated in band?
-**Jon:** Can explore more material options
- c) Balconies
- **Ann:** Prefer the new balcony option
- d) General
- **Frederick:** Still looks to have a dark brown trim around windows, which is undesirable
-**Jon:** Just appears that way; we are in agreement that that kind of brown trim will not be used
 - **Ann:** Can the planting bed in front of the storefronts be removed to create more open space?
-**BPD:** Yes; this was incorporated to provide more greenspace, but can be easily removed
 - **Alan:** Where will kitchen and laundry venting go?
-**Jon:** As far up and out as possible
 - **Marie:** In future designs, can renderings reflect all four sides of the building so we can have a better perspective?

- **Marie:** Would also like to see previous designs so we can more easily recognize what has been changed
 - BPD:** Yes; will try to incorporate at next meeting

Boundary/Site Plan

- **Alan:** Would agreement made between Peter McLoughlin and Frederick regarding boundary issue affect the greenspace in the rear?
 - BPD:** Yes; it would reduce the length of the greenspace from 40' to 30'
 - BPD:** Harlee Strauss's border will be resolved in a similar way; her border crosses the subject along the same line as Frederick's, so the reduction of greenspace would be the same
 - BPD:** Future site plan renderings will include this line
- **Alan:** Are there any boundary issues on 20 Union Ave side?
 - Frederick:** No
- **Alan:** Bikers entering storage room will likely use a shortcut, could scratch car parked there
- **Marie:** Still have not reduced unit count; density could be controversial issue

Affordability

- **Ben Mauer:** What is the breakdown of bedrooms?
 - Jon:** 10 one-beds; 10 two-beds; 1 three-bed
- **Ben:** Concerned that this breakdown does not feature an affordable option for families (i.e. more three-beds)
 - Joe Hanley:** We will likely go with about 18% affordable, which is higher than the requirement
 - Joe:** Don't have much control beyond that; the city will determine what is required
 - Marie:** Joe Hanley has worked on other projects in which he has been a strong proponent of an affordable component that is appropriate and desirable for the neighborhood

Next Steps

- **Ruben:** What design changes, if any, might come about after BPD meets with the BRA?
 - Joe:** BRA has already seen the preliminary design and its suggestions have already been incorporated
 - Joe:** Developments are not usually this far along with the neighborhood before meeting with the BRA; BPD can stress that design elements were based on specific suggestions from Union Ave
- **Marie:** The BRA had always been a proponent of zero setbacks but has allowed for more creativity in recent years
- **Ruben:** Will Union Ave have another meeting after BPD has met with the BRA?
 - Joe:** Yes; there will still be a public commentary window and the public will be able to attend the zoning hearing and offer its feedback

4. Deliverables

BPD

- a) Schedule next meeting with Cathie Wilder; if August is too soon for out-of-town residents, move to August
- b) Revise corner design options to incorporate feedback
- c) Show option with planting bed in front of storefronts removed
- d) Different design/material options for trim band over first floor
- e) Include perspectives from all sides of the building with design options
- f) Include previous designs to highlight what has changed

3383-3389 WASHINGTON STREET DEVELOPMENT

Project: 3383-3389 Washington St., Jamaica Plain, MA 02130
Date: 08/11/2014
Agenda: Union Ave Neighborhood Meeting
Attendees: Peter McLoughlin – Boston Property Development (“BPD”); Jon Hanson – BPD; Joseph Hanley – McDermott, Quilty & Miller, LLP; Pat McManus – BPD; Cathie Wilder – Union Ave Neighborhood Association; Marie Turley; Alan Benenfeld; George Lee; Rocco; Ann Sinclair; Janet Yardley, et al.

Total Attendees: 12

1. Presentation of New Design

Corner Element

Presented two design options for the corner element, both of which include rows of double-hung windows to continue the theme of the rest of the building (the change was based on design feedback from Michael Cannizzo, Senior Architect/Urban Designer at the BRA):

- A. Softer color and materiality (terracotta-like) that matches the look and feel of the panels throughout the rest of the façade
- B. Continues brick around the corner element and down to the sidewalk

Banding at Base of Second Floor

Presented two options for the banding around the base of the second floor on the sides and rear of the building:

- A. Completely removed; brick pattern of the façade continues to the edge
- B. Recessed course that presents a shadow line, with soldier coursing in between

Planting Bed along Washington Street

- Removed the planting beds that lied in front of the middle storefront window
- Opens up more space for pedestrian traffic and/or a patio

2. Primary Concerns to Be Addressed by Next Meeting

- a) Improvements to banding design; suggestions include:
 - Greater relief to create more depth between the bricks
 - Introduce some more varied color schemes
 - Slimmer band
- b) Revise site plan to reflect Frederick’s 10’ easement

3. Questions and Comments from the Community

| |
|----------------------------|
| Key: |
| Community Question/Comment |
| BPD Response |

Design

- a) Corner Element
- **Alan Benefeld:** Of the two, prefer Option A because it's less industrial/institutional than the long, all-brick façade of Option B
 - **Alan:** Don't like bricking continuing all the way to the sidewalk; prefer to have corner element float above the grounded vestibule portion
 - **Ann Sinclair:** Originally liked the idea of an all-brick concept but upon seeing it, agree that the mix of materiality and color works better
 - **Ann:** The white color can be a bit jarring, however; would prefer limestone or something similar to it in color
 - **George Lee:** Can the seam lines be lessened to reduce the busyness?
-**Jon:** Yes, can certainly look into removing seams
 - **Marie Turley:** Still have concerns over the overall size and design of the corner and other abutters have expressed similar concerns
 - **Marie:** Would like to give other neighbors, who were not able to be present for the summer meetings, a chance to review and comment on the design
- b) Rear / Banding at Base of Second Floor
- **Alan:** Go beyond soldier coursing by incorporating maybe a slightly different color or a slimmer band
 - **Marie:** Rear still needs more attention
 - **Marie:** Rear recessed exterior wall is blank; can more features be incorporated?
-**Jon:** It likely won't be very visible as it is recessed 18' and will be covered by parked cars most of the time
 - **Alan:** Could coursing be extended to this space?
 - **Alan:** Would like to see what kind of material will be used for panels between window
-**Jon:** Would be very difficult to provide specific materials at this stage; it will likely be a terracotta-style material
 - **Marie:** Paneling between windows has remained despite some critique; can other options be considered?
-**Jon:** Believe it adds visual interest that was requested at previous meetings
- c) General
- **Marie:** No options showing arched windows, as was previously suggested
-**Jon:** Thought arched windows were a step in the wrong direction; prefer a traditional brick base that incorporates modern elements
 - **Janet Yardley:** Like the general design; all the details beyond that are variations that aren't going to satisfy everyone; "Get the Green Monster and the chicken out of there."
 - Why is the color of the top floor white?

- Jon:** To tie it together with the look and materiality of the corner element and panels
- **Marie:** Any other BRA feedback that we should be aware of?
 - Peter:** Cannizzo wasn't a huge fan of stepping the building back, but was okay deferring to neighborhood on that

Site Plan / Parking

- **Peter:** BRA suggested eliminating commercial-use parking spaces on site and possibly working with Schell to rent spaces in that lot
- **Alan:** Would the rented spaces be for employees or customers?
 - Peter:** Employees
- **Alan:** Will the parking lot be one-way traffic?
 - Peter:** Plan is for our site traffic to be one-way, but will have to coordinate that with Schell to make sure we're on the same page
 - Joe Hanley:** The transportation department will have a chance to review all traffic plans
- **Ann:** Frederick's 10' easement not shown
 - BPD:** Will show at next meeting
 - Peter:** Can make it a landscape easement to make sure it's unbuildable
 - Marie:** It's actually a well-landscaped patio at the moment

General

- **Marie:** Will they be rentals or condos?
 - Peter:** Not a strong preference, maybe leaning toward rentals but will be determined by the market
- **Cathie:** Could it be mixed (rentals and condos)?
 - Peter:** Not likely as it is difficult to get financing for such a project
- **Cathie:** Would you manage it if they are rentals? Can I call you at 3 a.m. if something is happening on the site?
 - Peter:** Yes; Yes, well luckily not me specifically
- **Alan:** Who would govern the units if sold as condos with BPD maintaining ownership of commercial spaces?
 - Peter:** The condo association, which BPD would control until enough units have sold and it is passed over to new owners
- **Marie:** Can more lighting detail be shown?
 - Jon:** Lighting beneath the overhang will be recessed into ceiling

Article 80 Review Process

- **Joe:** Still at the top of the list as we still don't have a permit rejection letter; once we have that, the next step is to file with the BRA
- **Joe:** Affordability discussion will take place during the review process
- **Marie:** Want to be sure that others who couldn't make this meeting can review and comment on design before it goes to the BRA
- **Janet:** Can design review with Union Ave continue once the Article 80 process has begun?

-Joe: Yes; BPD will continue to meet with Union Ave as its concerns and input will be necessary to approve the project

- **Joe:** Community vote won't happen until the Board of Appeal hearings, so there will be plenty of time for additional review and feedback

4. Deliverables

BPD

- a) Offer variations to banding design
- b) Revise site plan to reflect Frederick's easement
- c) Explore options to remove seam lines/busyness of corner element
- d) Reflect more rear lighting on site plan
- e) Schedule another meeting to allow others to be present and offer feedback
- f) Coordinate traffic flow/parking spaces with Schell
- g) Consider options to add three-bed units
- h) Receive permit rejection letter; fine-tune BRA application and bring to next meeting

3383-3389 WASHINGTON STREET DEVELOPMENT

Project: 3383-3389 Washington St., Jamaica Plain, MA 02130
Date: 09/16/2014
Agenda: Union Ave Neighborhood Meeting
Attendees: Peter McLoughlin – Boston Property Development (“BPD”); Jon Hanson – BPD; Joseph Hanley – McDermott, Quilty & Miller, LLP; Pat McManus – BPD; Cathie Wilder – Union Ave Neighborhood Association; Marie Turley; Alan Benenfeld; George Lee; Andrew “Rocco” Lynch; Frederick Vetterlein; Janet Yardley, Harlee Strauss, Ruben van Leeuwen.

Total Attendees: 13

1. Presentation

Frederick Vetterlein’s Easement

- Shown on site plan
- Peter McLoughlin and Frederick have reached an agreement that satisfies both parties
- Will reduce the rear green space by a 10’ x 33’ rectangle
- BPD will replace existing fence with new one that will continue around entire rear boundary

Corner Element

- Terra cotta-like material, as opposed to harder metal paneling, used to soften the look
- Reduced the visibility of the panel lines on the design; panels will interlock and lines will be barely visible on finished product
- Added warmth to the color of the corner element to more closely align with the color of the brick used around the rest of the building

Banding

- Made band stone material with softer color
- Added same band above third floor to create more continuity
- Stone material will be slightly raised to create visual interest and further vary the use of materials on the rear façade and throughout the rest of the building

2. Primary Concerns to Be Addressed by Next Meeting

- a) Explore options to create more textural interest in banding; bring photo of example materials if possible
- b) Consider further gating/landscaping of parking lot, using 555 Amory as an example
- c) Produce timeline detailing upcoming Small Project Review-related important dates: BRA meetings, neighborhood meetings, deadlines, etc.

****Union Ave residents in attendance at this meeting voted to allow BPD to submit a Small Project Review/Article 80 application. It is understood that design dialogue with Union Ave will continue during this process.***

3. Questions and Comments from the Community

| |
|----------------------------|
| Key: |
| Community Question/Comment |
| BPD Response |

- a) Frederick's Easement
- **Frederick:** Was initially concerned that BPD would be refinancing and the new mortgage might put a potential easement in a secondary position, but that hasn't happened yet and presently am confident that a satisfactory agreement will be reached.
 - **Marie Turley:** Clarified dimensions to understand new rear setback of property
 - **George Lee:** Will the fence be replaced?
 - Peter:** Yes, an attractive new fence will surround the lot
- b) Banding
- **Alan Benenfeld:** There is no banding between the 2nd and 3rd floors?
 - Jon Hanson:** No
 - **Alan:** The eye is drawn to the banding; can there be more textural interest within the banding itself?
 - Jon:** Would be on board with a raised stone with a split face
 - **Alan:** Would like to get a better idea for the material/texture; in lieu of bringing in samples, can a photo be added to the new presentation?
 - Jon:** We can explore that
- c) Panels between Windows
- **Marie:** Can panels be narrower? Don't like the look of it as is
 - Jon:** Panels were added to match the rear to the front design and add more visual interest [showed progression of rear design options]
 - **Frederick:** Are raised panels possible to create more textural attractiveness?
 - Jon:** The material will likely be slightly raised already, but it doesn't show very well in the rendering
- d) Gating for Parking Lot
- **Marie:** Is gating/further landscaping possible for the parking lot for added security and to create a safer feel and make rear more visually appealing? Consider 555 Amory as an example
 - **Harlee Strauss:** Looks a lot better/safer than what is there now
 - **Alan:** Gates could be noisy and more of a nuisance than anything
 - Jon:** Will consider 555 Amory; gating might be difficult due to easement with Schell, but will explore options
- e) Construction Concerns
- **Frederick:** About 30 cars are parked there when people visit the mosque; will they be forced out when construction begins? If so, they should be given proper notice.
 - Peter:** We will put a fence up and they won't be allowed to park there anymore; we will give them and the rest of the abutters proper notice when demolition/construction is set to begin
 - **Ruben van Leeuwen:** There has been a rodent problem; will this be properly addressed when construction begins?

-Jon: Yes; Prevention plan will be put in place as code requires contractor to mitigate potential rodent problems

- **Harlee:** Approximately how long will construction take?
 - Peter:** Can certainly vary, but likely no less than 10 months and no more than 15
- **Marie:** Dust will be an issue for neighbors that don't have central air
 - Jon:** Code requires that the contractor mitigate spread of dust

f) Fourth Floor

- **Marie:** Fourth floor is still a concern among some members of the community; the height and density could have a negative impact on abutters
- **Marie:** Can you provide a snapshot of what will be on this floor?
 - Jon:** There will be five total units, each with a private roof deck
 - Jon:** The setbacks will be 18' in the rear (8' planting beds followed by 10' decks), 4' on the sides and 6' on the front
- **George:** How many units will face the rear?
 - Jon:** Two; one on each corner and potentially some common space in between them
- **Ruben:** Still a concern for a few reasons:
 - Really aren't any four-story buildings along Washington, so height will be noticeable
 - Will affect neighbors on the sides and rear
 - Might set a precedent for other developers in the area, making four-story buildings the new norm; this site might not affect rear neighbors but future ones could

g) Next Steps

- **Marie:** When will you meet with the JP Neighborhood Council?
 - Joe Hanley:** Around the time of the BRA-sponsored community meetings; would be good to do it before the BRA Board Hearing
- **Harlee/Marie:** Can you give us a timeline?
 - Joe:** Hoping to submit Article 80 application now, in order than we can go in front of the Board of Appeals around the end of 2014/beginning of 2015
 - Peter:** We can provide a timeline of meetings/expected delivery dates
- **Andrew "Rocco" Lynch:** Are we willing to let BPD proceed with Article 80, considering there are still some outstanding concerns that BPD will continue to address?
 - Group was in consensus that it will allow BPD to proceed with Article 80 application submission
- **Ruben:** Not willing to back a letter of full support, more so that I am okay with allowing them to proceed, considering there are still concerns that the group and BPD will continue to address

4. Deliverables

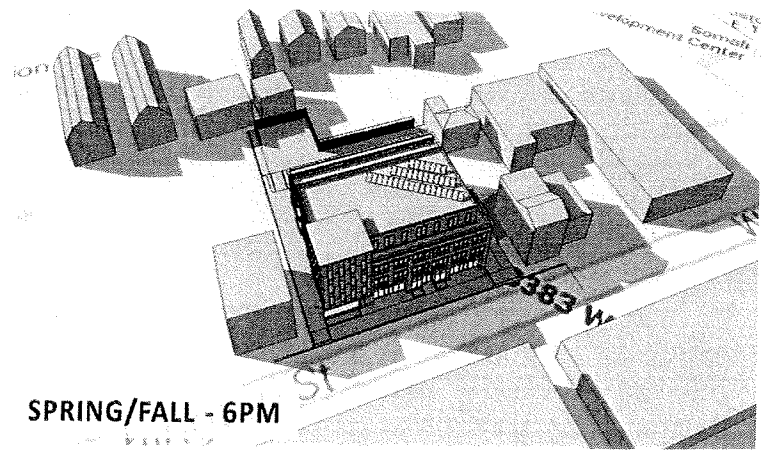
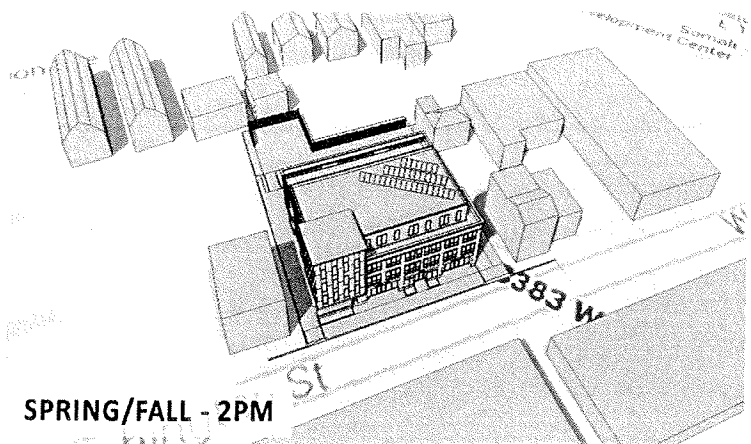
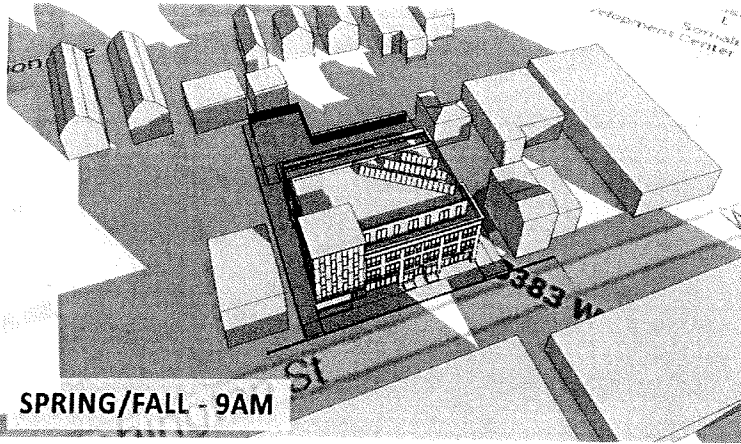
BPD

- a) Explore options to bring more textural appeal to banding; possibly bring in photos of example materials
- b) Consider further gating/landscaping of parking lot, using 555 Amory as an example
- c) Produce timeline detailing upcoming Small Project Review-related important dates: BRA meetings, neighborhood meetings, deadlines, etc.
- d) Provide Union Ave residents with book of finished Article 80 application that will be circulated among city agencies

3385-3389 Washington Street

Jamaica Plain, MA 02130

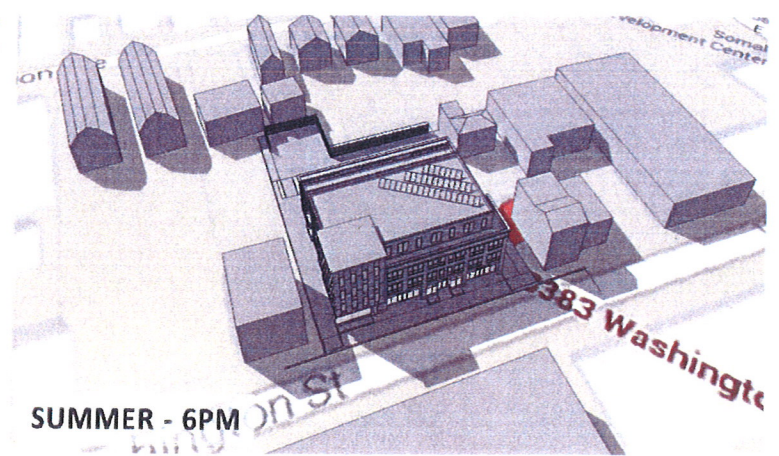
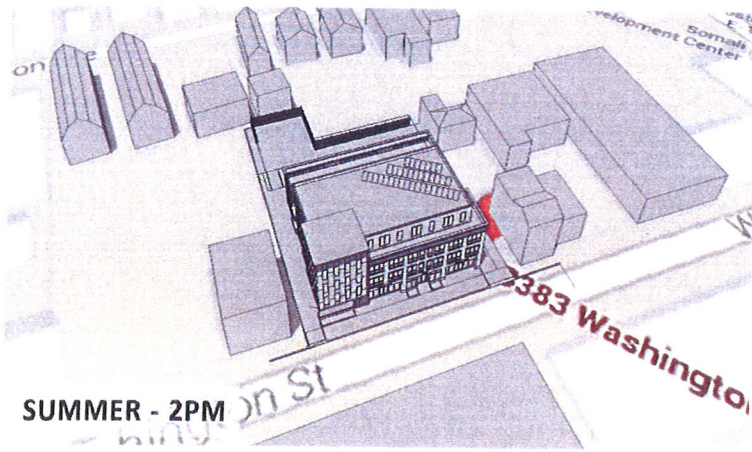
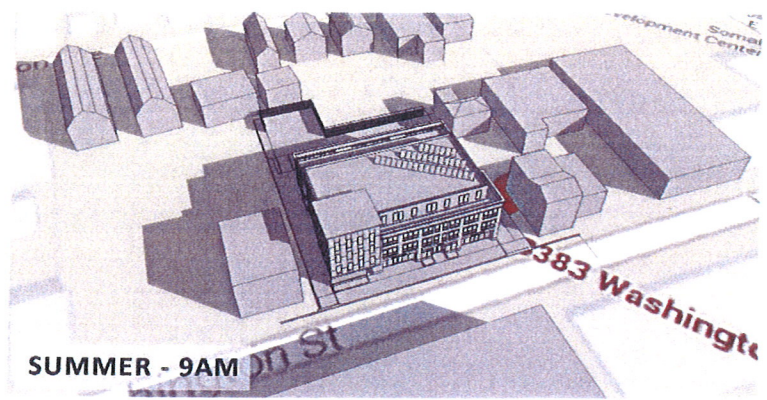
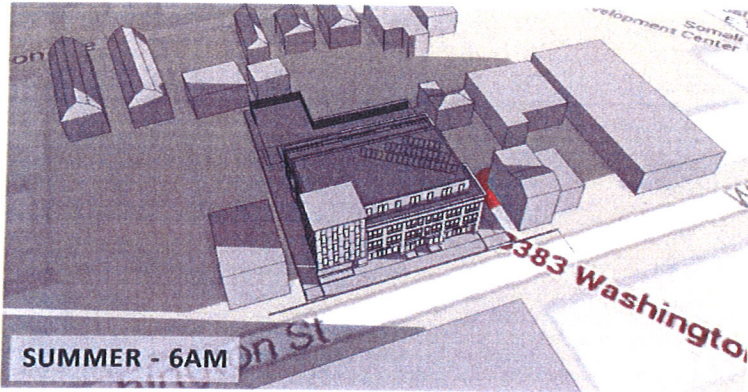
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3385-3389 Washington Street

Jamaica Plain, MA 02130

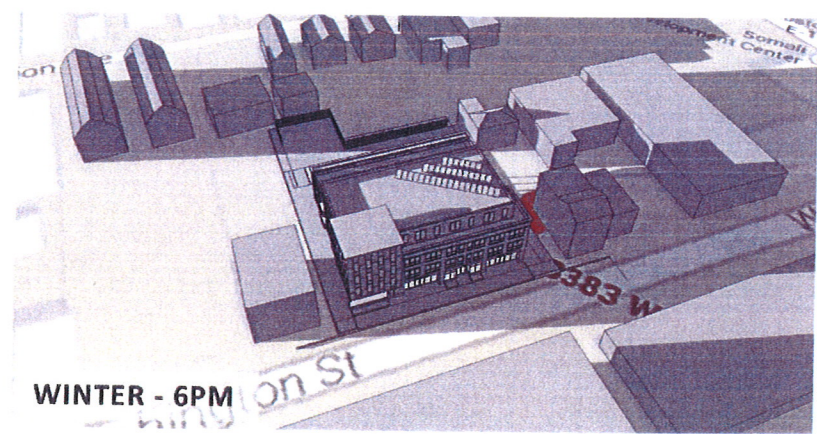
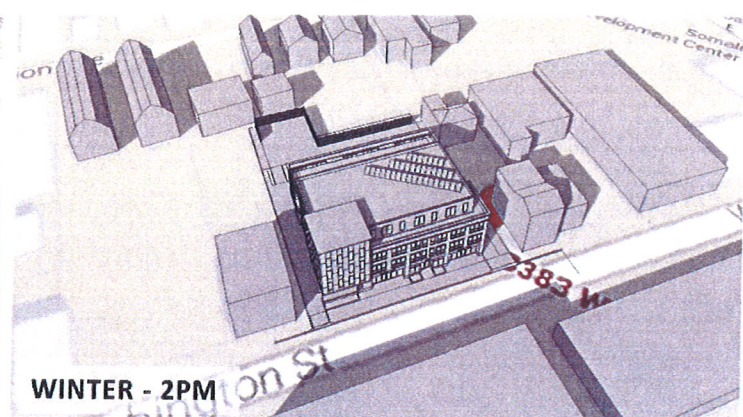
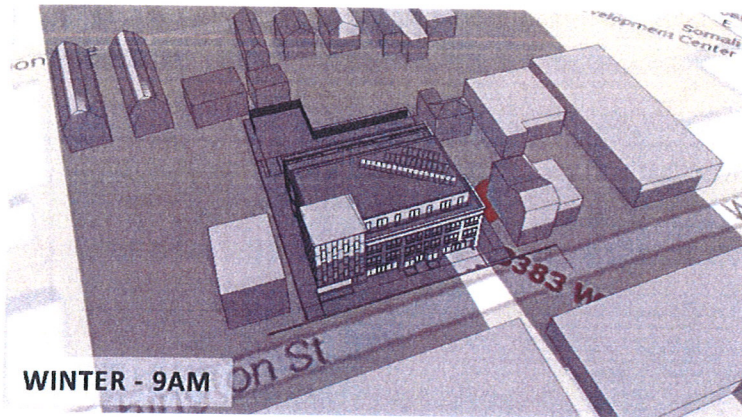
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3385-3389 Washington Street

Jamaica Plain, MA 02130

October 22, 2014



UNION AVENUE NEIGHBORHOOD ASSOCIATION

September 29, 2014

Mr. Peter McLoughlin
Boston Property Development (BPD)
125 Greenleaf Street
Quincy, MA 02169

Re: 3383 Washington Street, Jamaica Plain, MA 02130
Boston Property Development, LLC
Letter of Non-Opposition to Proceed with Article 80 Review

Dear Mr. McLoughlin,

On behalf of the Union Avenue Neighborhood Association, we are writing to inform you of our non-opposition to the proposed project and acceptance for Boston Property Development to proceed with the BRA's Article 80 Small Project Review Process, with the understanding that we would continue to review and discuss the overall development.

As a group of abutting and nearby residents on Union Avenue and the immediate area, we have organized and participated in seven (7) neighborhood meetings with the development team, resulting in major project modifications and design considerations. The current proposal, presented to the Association on September 16, 2014, is for a new four-story, mixed-use building on Washington Street. Two retail units are on the first floor and 21 residential units are on the three upper floors; five of those residences are fourth floor penthouses mostly set back from the roofline. The project also contains 23 on-site parking spaces and related significant improvements in open space, landscaping, and pedestrian and vehicular access.

While the Association is not in opposition to this project going forward into Article 80 review, many of us have considerable unease regarding the potential for precedent that might be set by a four-story building that abuts residences in a three-story zone. This is the first building this far along in the development process with four stories proposed along the abutting western side of Washington Street between Green Street and Union Avenue. All existing buildings along this block are no higher than three-stories with most being only one or two in height. On the facing eastern side of Washington Street no building is higher than two stories with the sole exception of one older four-story structure at the south-east corner of Glen Road and Washington Street. There are sites along these stretches ripe for proposed rehabilitation and development which we would welcome but not if four stories that abut residences becomes acceptable by precedent.

Since March, 2014, Boston Property Development has worked with us in a respectful and productive manner, and we are supportive of the proposed revitalization of this underutilized site with a vibrant mixed-use development that fits in with our community. In this regard, we will continue to meet and work together with the development team to address any project related concerns, as part of the BRA's Article 80 process.

Thank you for your time and attention.

Union Avenue Neighborhood Association

cc: Joseph P. Hanley, Esq. - BPD
Pat McManus - BPD
Jon Hanson - BPD
Jullianne Doherty - Mayor's Office