



STONYBROOK NEIGHBORHOOD ASSOCIATION

jamaica plain, massachusetts

September 27, 2011

Stonybrook Neighborhood Association
Washington/Burnett/McBride Street Subcommittee
C/O 31 Plainfield St.
Jamaica Plain, MA 02130

Mr. Harry R. Collings
The Exclusive Real Estate Company
Ten Derne Street
Boston, MA 02114

RE: September 20, 2011 Meeting Follow-up

Dear Harry -

Thank you again for assembling the team to meet last Tuesday. It was a productive meeting and we appreciate your openness to collaboration with the community on a development that has many potential benefits for all involved.

We are writing as a follow up to the meeting, to reiterate key points discussed, clarify a few points and share more of the SNA neighborhood survey results.

- 1) **Residential Configuration:** As depicted on our suggested site plan, the neighborhood stands firmly behind additional housing along Burnett Street North. And as suggested, exchanging the locations of the two three-families and the apartment building is a better configuration of building massing and greatly improves the green/landscaped buffer.
- 2) **MBTA Parcel Usage (Bike/Walking Path and Green Space):** Use of the MBTA parcel along the tracks for a bike/walk path will improve pedestrian and bicycle circulation and provide additional green space. A path supports the mixed-use intent of the project and is critical to the overall value and success of the project.
- 3) **Storage Facility Changes:** The reorientation of the storage building so that its length runs East-West allows for a less abrupt transition from the residential component to the commercial component as well as a multitude of other benefits mentioned and depicted on our site plan.
- 4) **Residential Over Retail Mixed-Use Building On Washington/McBride:** Include residential units in the retail component to create a true mixed-use development. Additional local residents and customers will make for a lively street with an active and stronger pedestrian environment, and a more sustainable commercial base.

- 5) **Automobile Parking:** The neighborhood strongly supports the parking ratio of 1 space per residential unit, but cannot support the commercial parking ratio proposed in your PNF. We believe that greater value for all parties can be realized, as depicted in our site plan, by leveraging all transportation resources in the area and reducing the proposed automobile parking footprint. Remove all parking visible from Washington Street to allow for continuous development frontage and park space. Additional 2-hour on-street parking on Washington and McBride, exclusive to retail, would offset a smaller parking lot. We will think through with you automobile parking for residential units in the mixed-use retail segment.
- 6) **Total Residential Units and Density:** As indicated above, the neighborhood wants residential units included in a mixed-use retail development and additional residential units along North Burnett St. However, in order to keep the neighborhood feel, an associated reduction in the total number of units in the apartment building may be warranted.
- 7) **Signalized Intersection:** A signalized intersection for both automobiles and pedestrians at South Burnett and Washington Streets is now favored by the community as a more elegant solution to easing traffic on Burnett St., rather than the previously discussed parking lot cut-through.
- 8) **Survey Results:** Our survey asked if a storage facility was an acceptable use of the parcel. While some are opposed to a storage facility outright, others indicate that a storage facility may be a conditionally acceptable trade-off in exchange for a quality residential, retail and office development. Please see the attachment for some comments reflecting that sentiment.

In summary, the neighborhood encourages your team to think urban. Build a development with a creative, sustainable eye toward the future; with a design that makes the greatest use of existing transportation resources; and that maximizes the value for existing and future residents of the community.

The neighborhood would like to move beyond the conceptual aspects of the proposal into a review of greater detail such as exterior appearances, surface materials, lighting and ancillary improvements. When appropriate we desire another meeting to provide feedback on those design details.

Sincerely,

Carl Lowenberg
Co-Chair, Stonybrook Neighborhood Association

cc: City Councilor Matt O'Malley
State Representative Liz Malia
John Fitzgerald, BRA Project Manager