

STONYBROOK NEIGHBORHOOD ASSOCIATION  
jamaica plain, massachusetts

C/O 31Plainfield St.  
Jamaica Plain, Ma. 02130  
June 26, 2011

Stonybrook Neighborhood Association  
Washington/Burnett/McBride Street Subcommittee

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

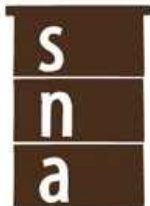
RE: Development plans for Washington, Burnett and McBride Streets

Dear Mr. Collings:

The Stonybrook Neighborhood Association (SNA) would like to thank you and your clients, New Boston Housing and SSG Development, LLC, for presenting your proposals for the site at 3529 Washington Street to the neighborhood at our April 11, 2011 meeting. Following your presentation, the SNA formed a subcommittee dedicated to coordinating neighborhood input toward the thoughtful progression of this project.

The Washington/Burnett/McBride Street Subcommittee of SNA has had a chance to meet twice to discuss the neighborhood's vision for the site further, including the possible revisions you presented at the meeting held at Doyle's on May 9. We understand you are proposing the lot be split in two, one parcel containing a self-storage facility and separate retail component along Washington Street and the second parcel to contain between 30 and 48 units of housing. In response to your solicitation for comments and suggestions from the neighborhood, we present the list below for consideration. Our comments are general and can be elaborated upon in further correspondence and the public forum.

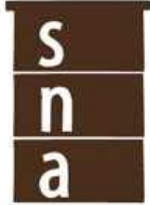
- **Integrated Mixed-Use Development:** The neighborhood would benefit from the liveliness of buildings that are used throughout the day and night. An integrated mix of uses that combines housing or office above active, ground-floor retail/restaurants along the length of Washington St. would greatly improve this corner. Suggestions for the commercial building use range from small supermarket to wine/cheese shop and office space for non-profit and community organizations. With possible exceptions, a chain/franchise establishment would be discouraged by the neighborhood.



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- **Facades, Streetscapes, and Edges:** lively, detailed and appropriately scaled. The SNA would like to see a proud building at the corner of Washington and McBride Streets. An urban, properly-scaled face to Burnett St. is desired. The storage facility height is a concern we hope will be addressed with careful massing, upper storey setbacks and façade articulation. Particular attention should be given to the façade of the proposed storage facility to avoid blank, scaleless walls. Improvements to the existing streetscapes, including utility burial, lighting, and trees, would complete the transformation.
- **Pocket Park / Green Space:** well sited and safe. The proposed corner sitting area in the conceptual plan is of concern due to its weak edges, lack of enclosure and isolation from any adjacent, activating commercial, residential or civic use.
- **Parking:** minimal and attractive. The SNA understands the City determines much of this, however we would like the amount dedicated to the commercial parcel to be as minimal as possible to allow for more green/park space. Parking for the commercial parcel is preferred between or behind buildings, out of view from Washington St., much like that along Centre St. Spaces for car-sharing services could be considered.
- **Density:** sensitive to existing context. Massing and unit density should be in keeping with the residential areas of Stonybrook neighborhood. While the development along Washington St is encouraged to be progressive and more urban than the existing nearby streetfront, the character that has formed from the density of the existing residential neighborhood should inform the new housing portion.
- **Connectivity:** improved multi-modal circulation. The development should provide a low-speed, one way, secondary egress, perhaps in the form of a “shared street,” passing through the parking lot from Burnett St. to McBride St. allowing the safe and comfortable mixing of motorists, cyclists and pedestrians. We encourage a transit-oriented development that promotes bicycle and pedestrian travel and for it to be marketed as such.
- **Sound Deadening:** effective and integrated. Without adequate mitigation, the removal of the existing building, which acts as a sound barrier between the existing residences and the train tracks, will result in a decrease in the quality of life for existing as well as new residences. We ask that a sound deadening wall be included or that the design of the new residences incorporate techniques that result in sound attenuation for the existing residents as well as the new units.
- **Sustainable/Energy-Efficient Design:** We believe all new development should achieve high performance in design and construction incorporating the most effective green, energy-efficiency features, and low-impact development techniques. We would encourage attempts at utilizing established guidelines for the design of sustainable structures.
- **Development Timeline:** To ensure the most positive outcome, we believe all components of this project should be underway simultaneously. It is the variety



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of uses that will make a successful project. Development of the Washington St. face is important to knitting together the two sides of the neighborhood and street.

Residents of the SNA are engaged in the quality of life in our neighborhood. We are eager to participate in a collaborative and open process that will result in an improved cityscape and higher quality of life. You, and your clients, are invited to join our next SNA meeting on August 8<sup>th</sup> and are encouraged to come back often as this project progresses. The SNA looks forward to working with you throughout the large project review process to craft a thoughtful project that is both profitable for your clients and provides far-sighted, sustainable enhancements for the neighborhood and region.

Sincerely,

Carl Lowenberg and  
Frederick Vetterlein  
Co-Chairs for the SNA Steering Committee