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JAMAICA PLAIN

## Five-building, mixed-use development eyed for Jamaica Plain

Posted by Matt Rocheleau August 25, 2011 02:18 PM

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By **Matt Rocheleau**, Town Correspondent

Developers plan to seek city approval for a five-building, 208,000 square-foot, mixed-use development on a 3.4-acre plot in the Stonybrook area of Jamaica Plain.

Plans filed with the city's redevelopment authority this week call for 42 housing units, a 130,000-square-foot self storage facility, 28,000 square feet of retail space and 115 parking spaces at 3521-3529 Washington St., according to [the proposal](#) submitted by Brookline-based [SSG Development, LLC](#) and South End-based [New Boston Ventures, LLC](#).

The new construction would replace warehouse space that is vacant or in limited use, the closed used car dealership Flanagan & Seaton Motor Car Company, and a parking lot all located within an upside-down L-shaped parcel that abuts MBTA Orange Line and commuter rail tracks.

Thirty-six residential units would be housed in a main, three-story building that would sit atop a partially below-grade 36-space parking garage. Two smaller triplex buildings would house the other six units and its residents would have access to a six-space surface parking lot, the proposal says.

Six of the site's 42 housing units would be designated "affordable" and reserved for first-time homebuyers.

The four-story storage facility would contain around 1,233 storage units. At the corner of Washington and McBride streets, the retail space, envisioned as a multi-tenant facility with proposed outdoor seating, would be two-stories tall.

A 74-space parking lot would sit between the storage and retail buildings, according to the plans.

Developers hope to include parking spaces for the car-share program Zipcar, a bike share site, and charging stations for electric cars, officials said.

On the northern side of the site, plans call for an outdoor plaza, and, on the site's southern end, a new green space. The project would be Leadership in Energy and Environmental Design-certifiable, officials said.

Developers estimate the project would hire around 250 construction workers along with about 70 permanent workers.

The filing of the proposal initiated the city's public, large project (Article 80B) review and approval process.

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The redevelopment authority said public comments, due by Sept. 27, can be submitted in writing to Mr. John Fitzgerald, Project Manager, BRA, Boston City Hall, Boston, MA 02201 or by e-mail to [john.fitzgerald.BRA@cityofboston.gov](mailto:john.fitzgerald.BRA@cityofboston.gov).

E-mail Matt Rocheleau at [mjrochele@gmail.com](mailto:mjrochele@gmail.com).



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