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PROJECT TEAM: BL COS., GOULSTON STORRS, POWERS &amp; CO., HOWARD/STEIN HUDSON ASSOC. AND EXCLUSIVE R.E.

## SSG Development and New Boston Ventures receive approval for \$80 million multiphase project

**JAMAICA PLAIN, MA** Phase I of a new five-story, mixed-use retail and residential building, will mark the cornerstone of the redevelopment of the dilapidated warehouse at 3525 Washington St. The first Phase will boast 25,000 s/f of prime, street-level retail on Washington St., with underground parking for residents and employees, both street and onsite surface parking for customers, outdoor patios, improved landscaping, and proposed redefined MBTA bus stop. After years of retail occupancy hovering around 100%, Jamaica Plain has become a sought after market for retailers, from local to national like Whole Foods, to international tenants like Café Nero, who just opened its doors in Jamaica Plain as one of its first Boston locations. Until recently, there was no new or significant development able to tap this pent up demand. That's about to change.

Boston-based SSG Development (SSG) as prime developer, and New Boston Ventures have received final approvals from both BRA and the Zoning Board of Appeals for a transformative, multiphase project on the site of the former Flanagan & Seaton Motor Car Co. When all phases are complete, this comprehensive redevelopment will revitalize the neighborhood with an \$80 million live, work, and retail destination including:

- 132 residential units, including 88 along Washington St. in Phase 1, and a further 44 planned for Burnett St.
- 25,000 s/f of street-level retail space along Washington St. approved for grocery, restaurant, medical, service, and fitness, among other uses.
- A multistory 132,000 s/f self-storage facility and retail store



• 4-way signalized access to 166 parking spaces including a surface parking lot, and underground parking.

According to David Williams, director of development for SSG, the Washington St. Corridor in Jamaica Plain is one of the fastest growing areas, and one of the hottest housing markets, in the city of Boston. In addition to this major multiphase development, the Casey Overpass is being lowered, creating tree-lined bike

paths and direct pedestrian access to the Washington St. Corridor. Next door to the Arbor Way is Forrest Hills MBTA Station, a major transit hub also undergoing an upgrade and face-lift. Lastly, the nearby Commons at Forrest Hills is well underway with its 283 apartments, a further boon to the potential retail tenants at 3525 Washington St. Williams added that the location of the project is within walking distance of two MBTA Stations

(Forrest Hills and Greet St.), and has landmark neighbors including Boston English High School, and historic Doyle's Café.

"The community has a long list of wants and needs that it's hoping we can provide them with in terms of tenants," said Mary Powers of Powers & Co., who handles the leasing for the retail space. "When it comes down to it, 25,000 s/f isn't much space for an area that's been under served so long, especially when there's 75,000 people living within a mile and a half, and above all, can provide onsite customer parking. We're actively marketing this space and working with various users to create a merchandising mix that we think the neighborhood will appreciate and be proud of. This is a very exciting project that we've been involved with for years, through the paces with local neighborhood groups and the BRA. The final project has been well worth it and we're looking forward to putting leases in place that will add to this vibrant and active community."

Dave Fulton, CEO of SSG detailed the value added to the community, mentioning the amenities the redevelopment brings, including a community garden, a connector to/from the future SW Corridor Park Extension bike trail, which will pass through the back of the property, a community meeting space, a community mural on a portion of the proposed self-storage building, improving safety and access for Boston English High School, a new proposed crosswalk and signal, and a Hubway Station. This is all in addition to the significant improvements to the property, visually, economically and environmentally.