

BARTLETT PLACE

LOT D

Application for Small
Project Review

Submitted to:

The Boston Planning &
Development Agency

Submitted by:

Preservation of
Affordable Housing, Inc.

On Behalf of:

Bartlett Lot D
Preservation Associates
Limited Partnership





Brian Golden, Director
Boston Planning & Development Agency
Boston City Hall, 9th Floor
Boston, MA 02201

Dear Director Golden,

We are pleased to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the Bartlett Place Lot D residential project in Roxbury.

The proposed project consists of 52 new residential units for designed for Boston's growing senior population. Of these 52 units, 80% will be rent restricted to be affordable. The building will also include 17 covered parking spaces on site and community gallery space abutting a new public plaza, which is a separate component of Bartlett Place.

The applicant and developer of this project is Bartlett Lot D Preservation Associates Limited Partnership, and the sponsor is Preservation of Affordable Housing, Inc. We are excited to be a part of the Bartlett Place site, which is an endeavor of the Nuestra Comunidad-Windale Developers partnership. DREAM Collaborative, a locally-based firm, is providing architecture and design services. Goulston & Storrs, as permitting attorney for the master planned Bartlett Place, is serving as legal counsel for this submission.

On behalf of the development team, thank you to the BPDA for its support in reaching this point. We look forward to continue to work with the BPDA staff on upcoming milestones.

Sincerely,

Rodger Brown
Managing Director, Real Estate

BARTLETT PLACE LOT D

Roxbury, MA

APPLICATION TO THE BOSTON PLANNING & DEVELOPMENT AGENCY

Pursuant to Article 80 E of the Boston Zoning Code

Submitted by:

Bartlett Lot D Preservation Associates Limited Partnership

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1 PROJECT SUMMARY

1.1 Project Team

Developer & Applicant

Bartlett Lot D Preservation Associates Limited Partnership
c/o Preservation of Affordable Housing, Inc. (POAH)
Rodger Brown
40 Court Street, Suite 700
Boston, MA 02108
RBrown@POAH.org

Master Site Developer

Bartlett Place Land, Inc.
c/o Nuestra Comunidad Development Corporation
David Price
56 Warren Street, Suite 200
Roxbury, MA 02119
DPrice@nuestracdc.org

Permitting Legal Counsel

Goulston & Storrs
David Linhart
400 Atlantic Avenue
Boston, MA 02110
DLinhart@GoulstonStorrs.com

Architecture & Design

DREAM Collaborative, LLC
Gregory Minott
236 Huntington Avenue, Suite 303
Boston, MA 02115
gminott@dreamcollaborative.com

The project sponsor, Preservation of Affordable Housing, Inc. (POAH), is a Boston-based nonprofit affordable housing developer with properties in 11 states and the District of Columbia, totaling over 10,000 units. POAH has entered into an agreement with Bartlett Place Land, Inc. to purchase Lot D.

1.2 Project Narrative

The proposed project consists of a new six-story, 52-unit residential building to be situated on Lot D of the master planned Bartlett Place site. The lot size is approximately 32,600 square feet and is currently cleared and vacant. The larger Bartlett Place site is an 8.6-acre former MBTA bus yard that is being developed in phases by Bartlett Place Land, Inc. Lot D has been programmed and designed as the senior housing component of Bartlett Place. The vision for Bartlett Place is a creative village with over 300 new residential units, commercial and office space, and a public plaza.

The new building will include a parking garage at grade with 17 covered parking spaces. The garage will be enveloped with residential units with individual entries, amenity space, a community art gallery, and a residential lobby. The parking garage will also serve the dual function of acting as part of a retaining wall.

1.3 Community Benefits

- **Well-designed affordable housing for a growing at-risk population:** Bartlett Lot D will provide 52 new units of housing designed and built specifically for Boston's aging population. Design features that consider what is necessary to age in place, coupled with 80% of the units restricted at affordable rents, result in a building that fulfils a major need in the City.
- **New open space and pedestrian connections:** The proposed project will include new landscaped areas accessible to the public, as well as some private green space. On the east side of the building, the site will be landscaped to provide a transition from the public plaza to the community gallery. To the west of the building, the landscaped area will include an accessible ramp for the public to come down from Guild Street into Bartlett Place's shops and through to Dudley Square.
- **Community gallery space for local artists:** The Lot D building will include a designated space for local artists to showcase their work to the community.
- **Creation of new jobs:** The development of the building is expected to create new construction jobs. Permanent jobs will be generated for the ongoing management and maintenance of the building.
- **Revitalization of former bus yard:** The proposed project is the next phase of a master plan to transform a former MBTA bus yard into a mixed-use, mixed-income community. This formerly vacant site will benefit from a new building with site-wide connections and thoughtful landscaping.

2 DETAILED PROJECT INFORMATION

2.1 Project Description

Bartlett Place Lot D is located on Lot D of the Planned Development Area site of Bartlett Place. Lot D is a 32,600 square foot parcel within Bartlett Place, best represented by City of Boston Assessor's Parcel No. 0903737060. The site fronts the newly construction Bartlett Station Drive on its longest edge to the north, the to-be-constructed public plaza on its eastern edge, and landscaped areas with a public path and a retaining wall to its west and south. All property that abut Lot D is enclosed within the Bartlett Place master plan and is to-be-constructed.

APT. TYPE	ONE BEDROOM			TWO BEDROOM			TOTAL
	1 BR Standard	1 BR Group 2	1 BR Hearing Impaired	2 BR Standard	2 BR Group 2	2 BR Hearing Impaired	
AREA (SF)	540 SF	580 SF	580 SF	775 SF	775 SF	775 SF	
FLOOR 1	3	0	0	0	0	0	3
FLOOR 2	4	0	0	1		0	4
FLOOR 3	8	1		1	1	0	11
FLOOR 4	8	0	0	2	0	0	11
FLOOR 5	8	1		2	0	0	11
FLOOR 6	8	1	0	2	0	0	11
TOTALS	43	3	2(of Group 2)	9	1	0	52

The Lot D building includes four (4) units that will be designed to be fully accessible (more than the 5% minimum). All units will be visit-able.

2.2 Project Financing

The project sponsor, POAH, is in the process of aligning the appropriate funding sources for this project. This funding includes resources from the City of Boston Department of Neighborhood Development and the Massachusetts Department of Housing & Community Development. Lot D will be built using the Federal and State Low Income Housing Tax Credit Programs and will comply with all appropriate requirements for compliance and monitoring. The property will be bought by Bartlett Lot D Preservation Associates Limited Partnership. POAH will be the managing member of the general partner of that entity. The limited partner will be a tax credit investor.

2.3 Project Design

The proposed project at Lot D will contain 52 units, a mixture of one- and two-bedroom units that accommodate individuals age 55 and over. The building and its spaces are being designed specifically to promote aging-in-place for its residents, many of whom may be downsizing for the first time from homes nearby. Amenities such as a meeting room for building residents to socialize, shared computer

and laundry facilities where residents cross paths, and a consultation room for booking on-site appointments for a massage or hair-cut all contribute to the sense of community within Lot D. With many destinations within the arts district of Bartlett Place, the extensive outdoor landscaping will make maintaining an active lifestyle enjoyable. The building will also include a gallery space where local artists will exhibit their work and hold events that can spill out onto the adjoining public plaza.

In addition to the extensive cultural events and amenities that expand the spatial experience of these compact units, the building will be constructed to high quality and sustainability standards that minimize utility costs and maximize thermal comfort. The exterior skin of Lot D will be high-density fiber cement rainscreen panels covering outboard continuous insulation in a light, earthy tone. Furthering the environmental theme, composite wood grain planks will accent fenestration patterning, and the deep-set window wells will have a lively hue to mimic the warmth of the summer sun through twelve months of the year. A green-roof terrace over the parking garage will face south for the most extensive exposure to the sun and the longest usable season for residents to enjoy. Located within the center of a new-construction neighborhood, Lot D seeks achieve a fresh and engaging design both inside and out.

Bartlett Station Drive is approximately twenty feet lower than Guild Street which is currently separated by a puddingstone retaining wall from the historic Bartlett Station stop on the Orange line. This change in topography allows Lot D to park at grade while still being partially buried, or bermed into the hillside, invisible from Guild Street. Above the garage, there will be a green roof, landscaped as both a terrace for the amenity space within Lot D, and planted to blend seamlessly into the adjoining parcel F1.

Entry to Lot D will be on Bartlett Station Drive at the mid elevation of the new infrastructure. The front doors will all be barrier free for full accessibility into the age restricted housing. On the east facade of Lot D adjoining the public plaza there will be a gallery space which is accessible from the city sidewalk and into the plaza, all with accessible paths and flush conditions. Entry to resident parking in the garage will be at grade at the low end of Lot D. Residents entering the building from the garage will have elevator access to gain entry to the floors above.

2.4 Traffic, Parking, and Access

The Bartlett Place property is within a 10-minute walk to the Roxbury Crossing MBTA subway station on the Orange Line. Via the Orange Line, residents of the proposed Bartlett Place will have access downtown Boston, Somerville, Medford, and Malden. In addition, Dudley Station is located 0.3 miles or a seven-minute walk from Bartlett Street. The Silver Line stops at Dudley Station which connects Roxbury to Boston Logan Airport and the Seaport District. At Dudley Station, Roxbury is also served by MBTA bus lines: Roxbury is served by bus lines: 15, 19, 22, 23, 25, 28, 42, 44, 45, 66, 1, 8, 10, 14, 15, 19, 23, 28, 41, 42, 44, 45, 47, 66, 170, and 171. Moreover, the Roslindale Village Commuter Rail station is located 4.0 miles from the project property.

Along with public transit access, Roxbury is also accessible to and from the regional highway network via the Southeast Expressway (I-93). Tremont Street (Route 28) also provides access to downtown Boston. Residents living in the new housing and patrons shopping at the new retail at the proposed Bartlett Place will be able to fully take advantage of these nearby transit options.

2.5 Anticipated Permits & Approvals

Agency	Permit or Action
Boston Planning & Development Agency	Small Project Review; Second Amended & Restated Master Plan Approval; Phase 4 Development Plan Approval
Boston Zoning Commission	Second Amended & Restated Master Plan Approval; Phase 4 Development Plan Approval
Boston Landmarks Commission	Demolition Delay Review (if applicable and not waived)
Public Improvement Commission/Department of Public Works	Public Way Improvements/Curb Cut Approvals
Boston Public Safety Commission, Committee on Licenses	Inflammables Storage Permit/Garage License
Boston Water & Sewer Commission	Site Plan Approval
Boston Inspectional Services Department	Building Permit; Certificate of Occupancy

3 BOSTON ZONING CODE DATA

Bartlett Place Lot D is located within the Bartlett Place Planned Development Area No. 94 and included within the Master Plan which was Amended and Restated in June 2016. The Master Plan contemplates the development of the entire 8.59-acre site; Lot D is Phase 4 of such plan. In conjunction with this filing, the Master Plan will be further amended and restated to be consistent with the proposed Lot D improvements, and a new Phase 4 Development Plan sets forth the zoning for Lot D.

Zoning Item	Proposed
Minimum lot area per dwelling unit	32,600 sf lot area 625 sf/ unit
Minimum Lot Width	93'-10"
Minimum Lot Frontage	198'-0"
Maximum Floor Area Ratio	1.5
Maximum Building Height	66'-6" Above Median Grade 64'-0" above lobby elevation
Maximum Stories	6
Minimum Usable Open Space	15,752 sf at grade 7,818 sf terrace off amenity space
Minimum Front Yard	5'-0"
Minimum Side Yard Setback	6'-4"
Minimum Rear Yard	0'-0"
Other Zoning Requirements	
Allowed Uses	Residential
Parking	17 Spaces

4 URBAN DESIGN SUBMISSION AND ACCESSIBILITY CHECKLIST & EXHIBITS

Exhibit 1: Zoning Maps

Exhibit 2: Current Site Conditions

Exhibit 3: Design Drawings

Exhibit 4: Renderings

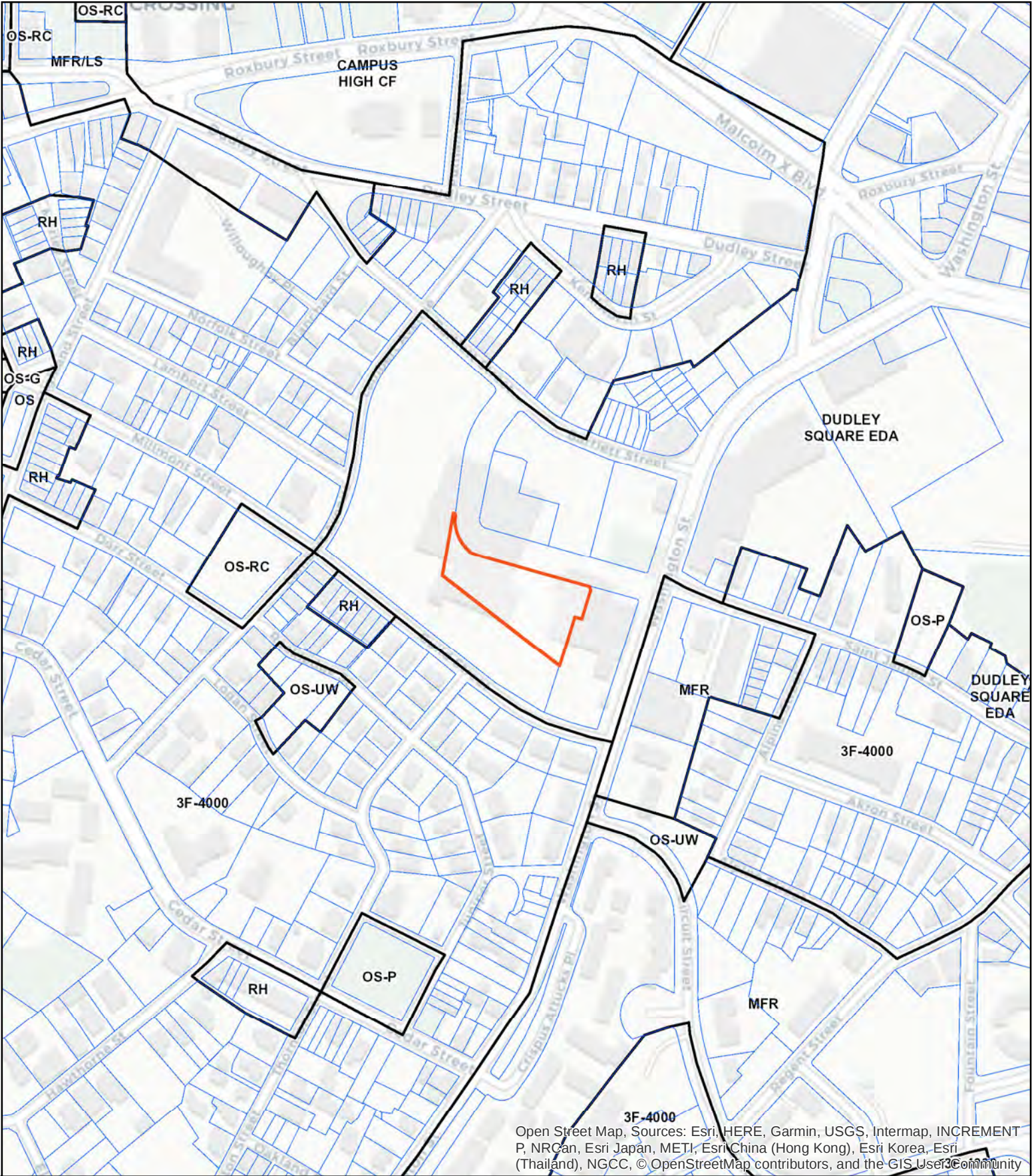
Exhibit 5: Accessibility Checklist

Exhibit 6: Accessibility Diagram

Exhibit 7: LEED Checklist

Exhibit 8: Current Amended & Restated PDA and Master Plan

Exhibit 1: Zoning Maps



Open Street Map, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

-  Zoning District
-  Zoning Subdistrict

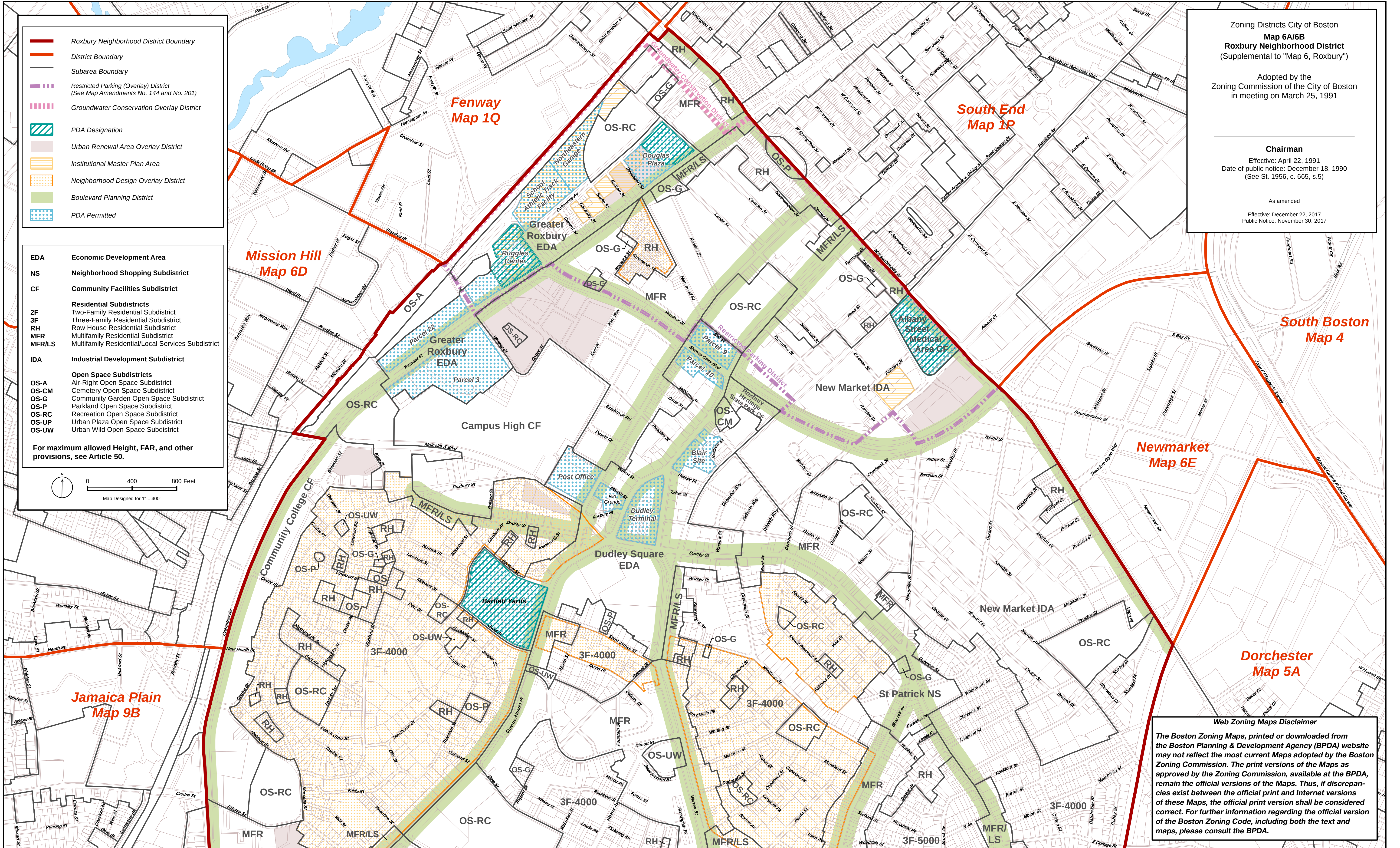
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Zoning information reported here may not reflect the most current legislation adopted by the Boston Zoning Commission. The signed Code Maps, enacted by the Boston Zoning Commission and available at the BRA, together with any amendments, remain the official Zoning documents. If discrepancies exist, the official signed Code Maps shall be considered correct.

0 180 360 540 720 Feet

Date: 9/14/2018

 Boston Planning & Development Agency



CURRENT SITE CONDITIONS



EXISTING CONDITIONS PHOTOS



BARTLETT YARD LOT D - SENIOR HOUSING

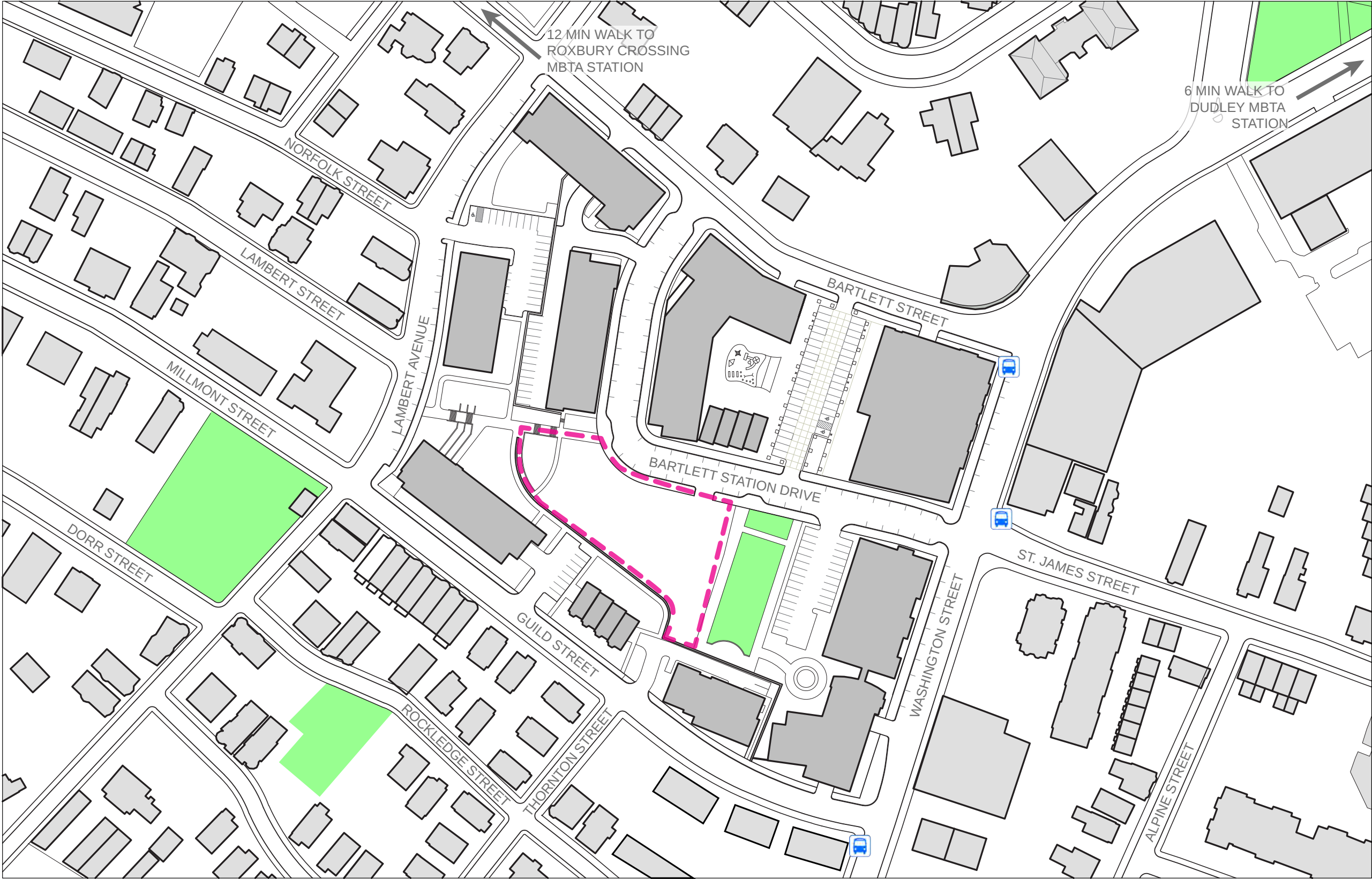


Bartlett Station Lot D is included within the Bartlett Station Planned Development Area No. 94, which dictates the zoning for this site. The Master Plan associated with that PDA will be Amended and Restated in conjunction with Lot D’s filing of Small Project Review.

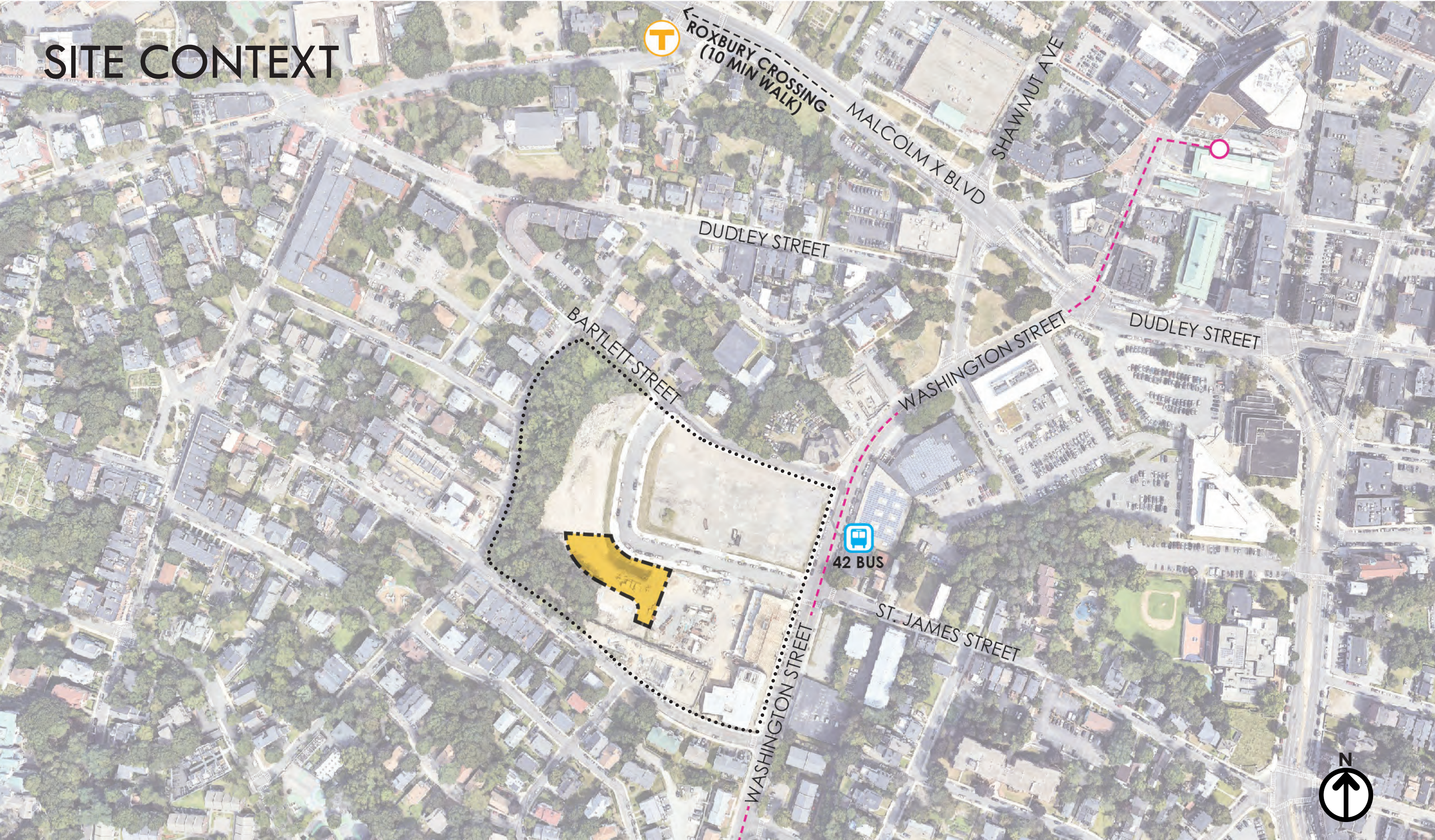
Project Metrics

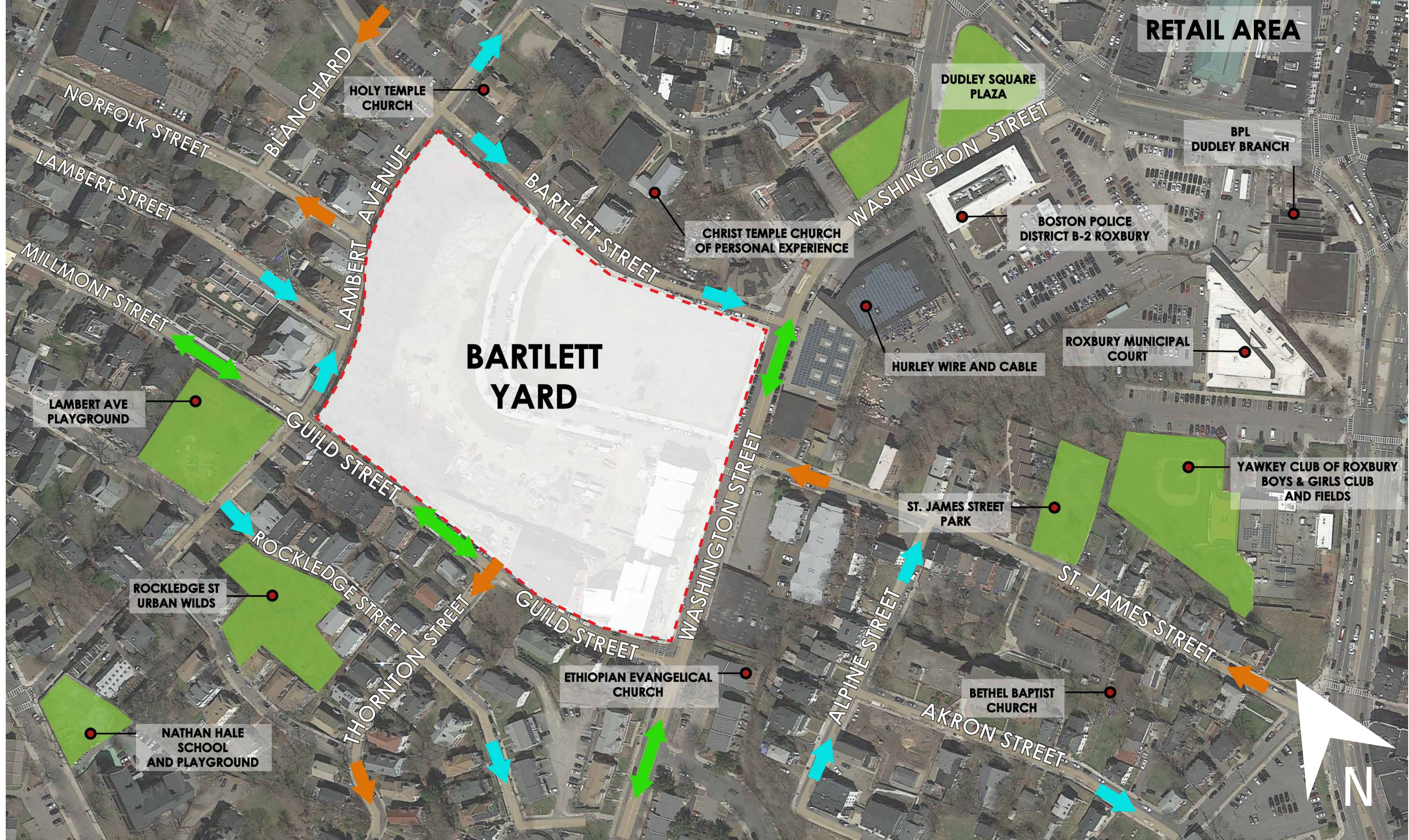
SITE DATA		PROGRAM		Total	LEVEL 1/ P		LEVEL 2		LEVEL 3		LEVEL 4		LEVEL 5		LEVEL 5		PENTHOUSE
Lot Size (SF)	32,600	TOTAL FLOOR PLATE GROSS AREA (SF)		61,734	17,239		8,082		9,023		9,023		9,023		9,023		321
FAR	1.5	*FAR AREA (SF)		49,859	6,797		7,634		8,857		8,857		8,857		8,857		
*FAR SQUARE FOOTAGE	49859	PROGRAM	Units	Unit (%)	UNIT	SF	UNIT	SF	UNIT	SF	UNIT	SF	UNIT	SF	UNIT	SF	
Total Unit Count	52	1 Bedroom NSF	43	83%	3	1,623	4	2,185	9	5,044	9	5,044	9	5,044	9	5,044	
Parking Spaces	17	2 Bedroom NSF	9	17%		0	1	718	2	1630	2	1630	2	1630	2	1630	
Parking Ratio	0.33	Amenity NSF				1,848		2,104		0		0		0		0	
Building Height (Roof)	6 stories	Gallery GSF				1,260		0		0		0		0		0	
		Garage NSF				7,882		0		0		0		0		0	
		Totals:	52		3		5		11		11		11		11		

LOCUS MAP

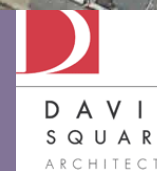


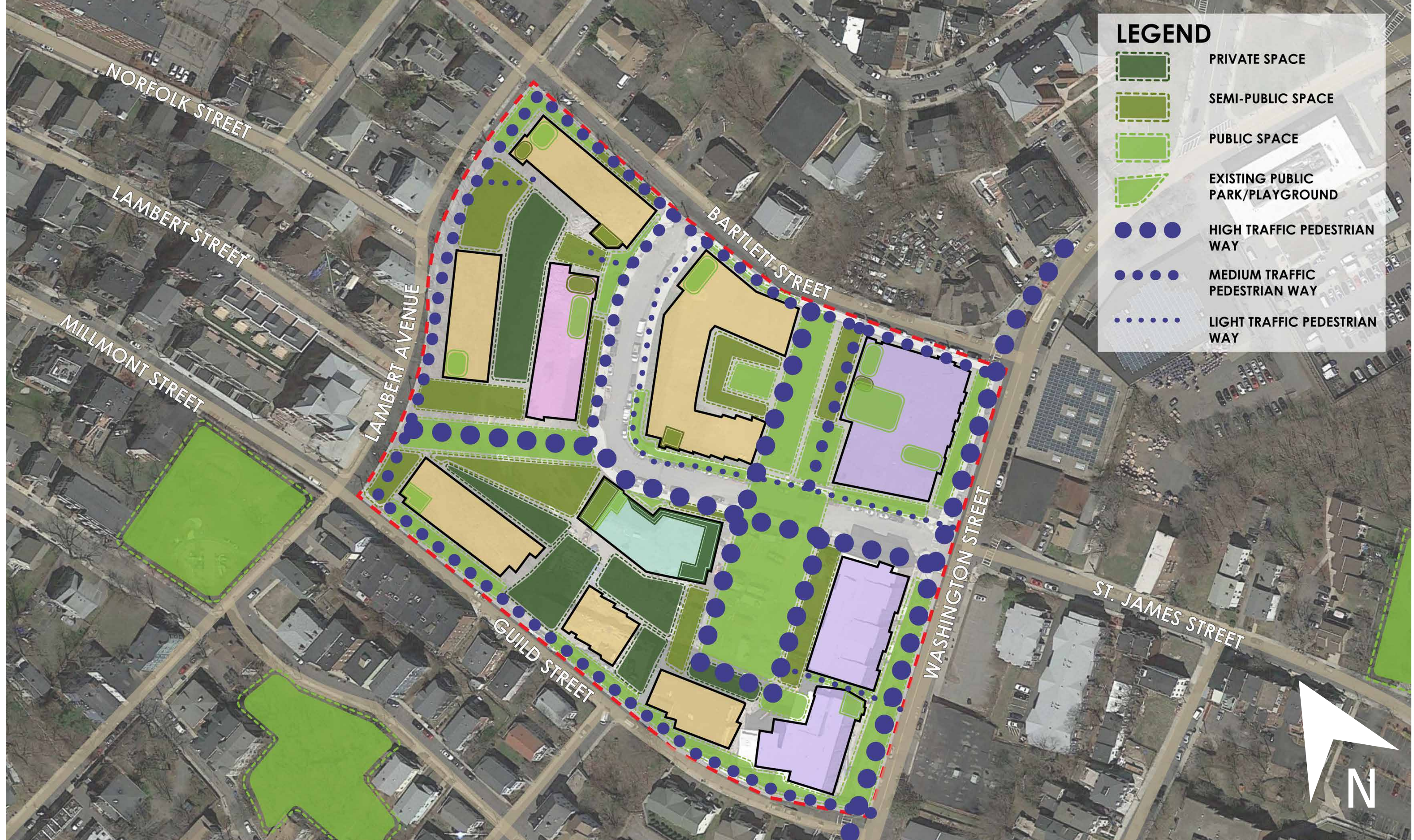
SITE CONTEXT





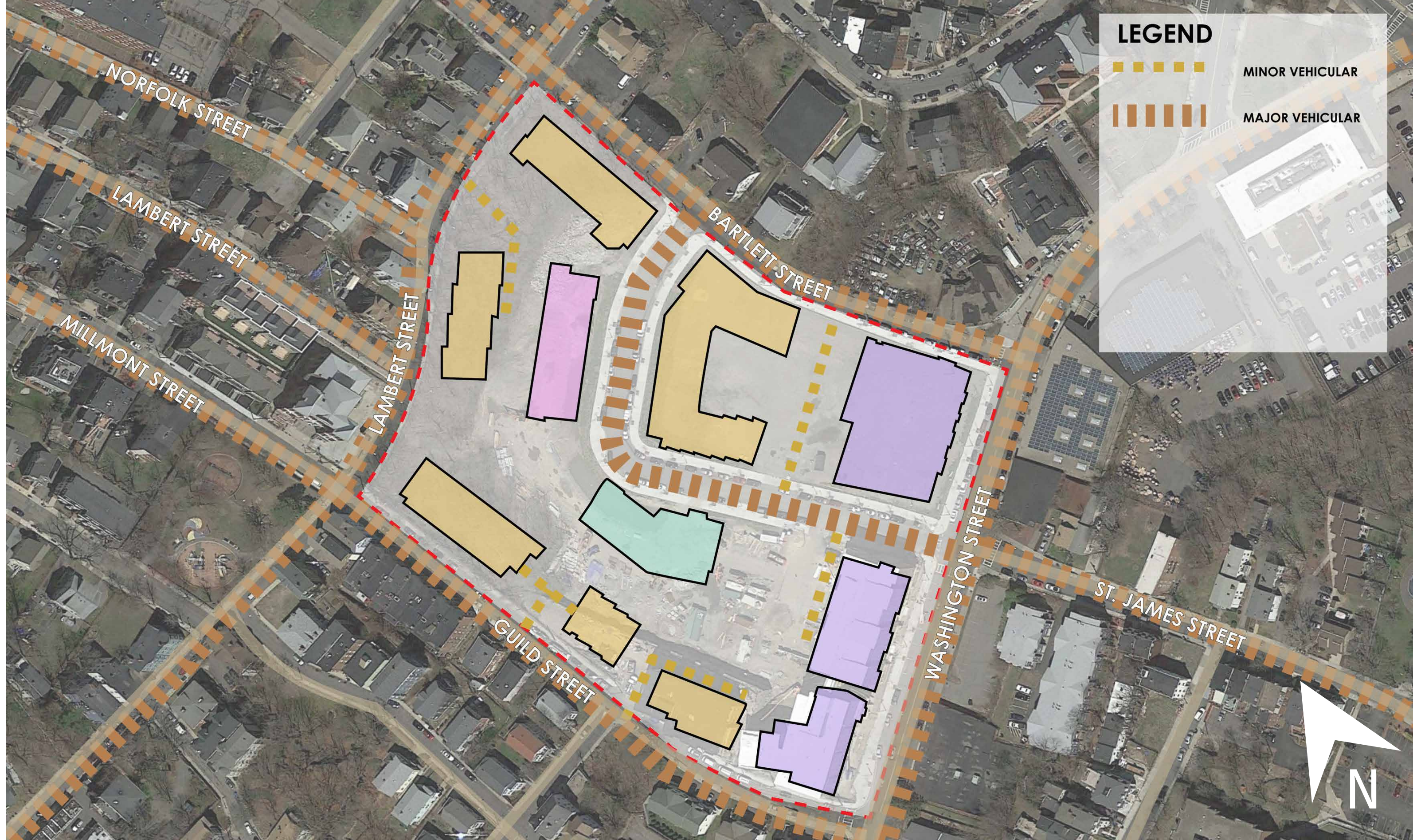
Bartlett Yard Master Plan- Surrounding Neighborhood



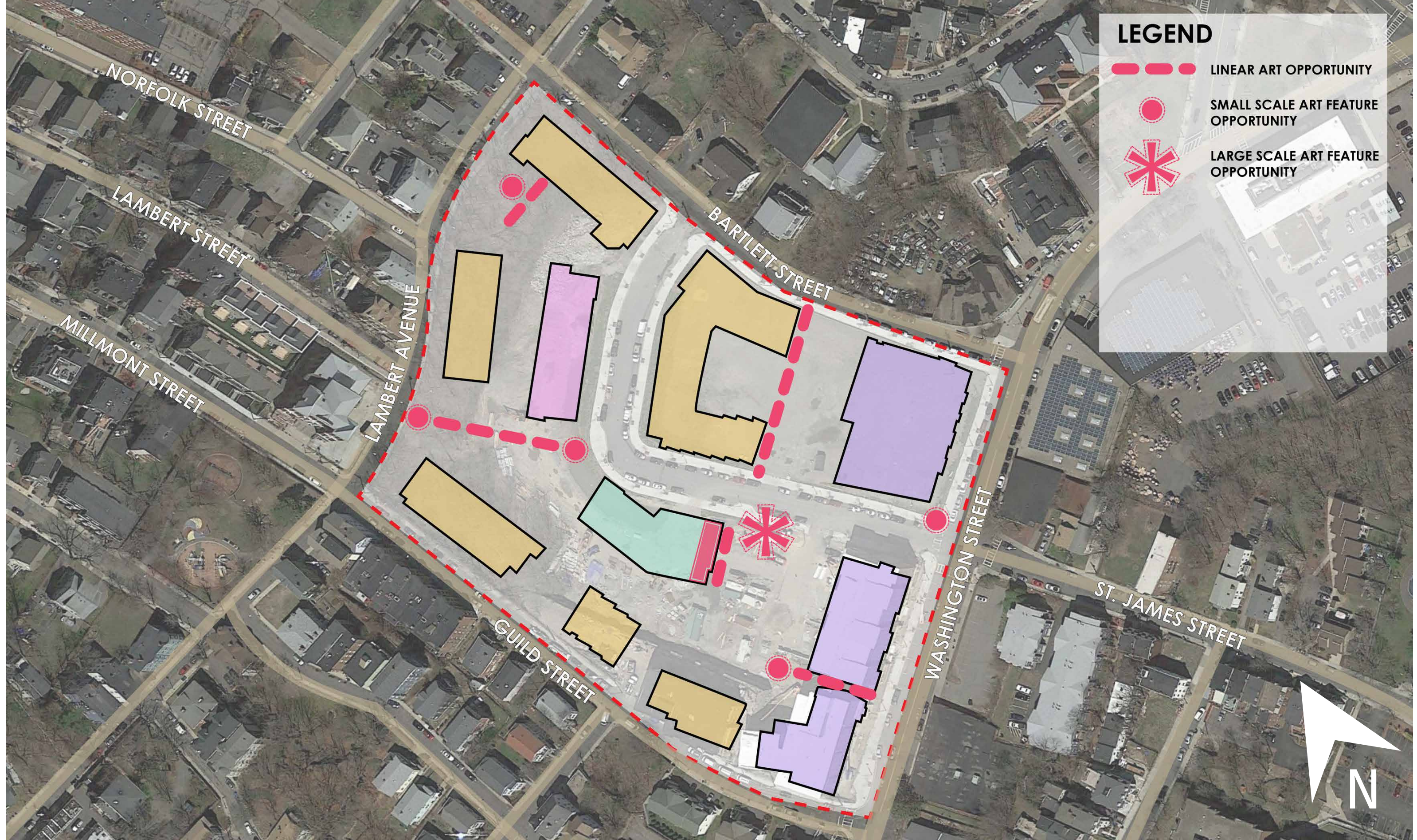


Bartlett Yard Master Plan - Open Space Circulation





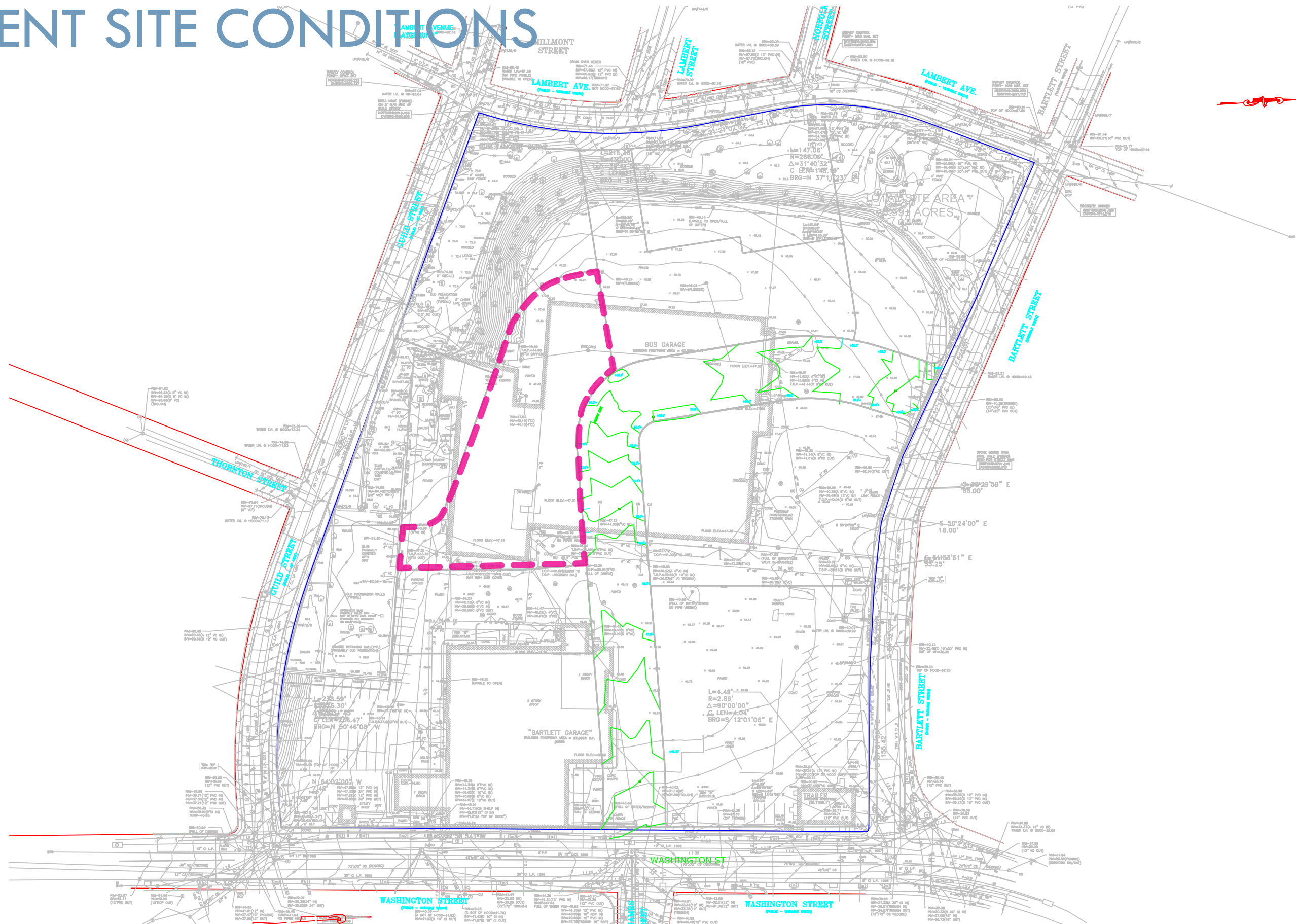
Bartlett Yard Master Plan - Vehicular Circulation



Bartlett Yard Master Plan - Art Opportunities



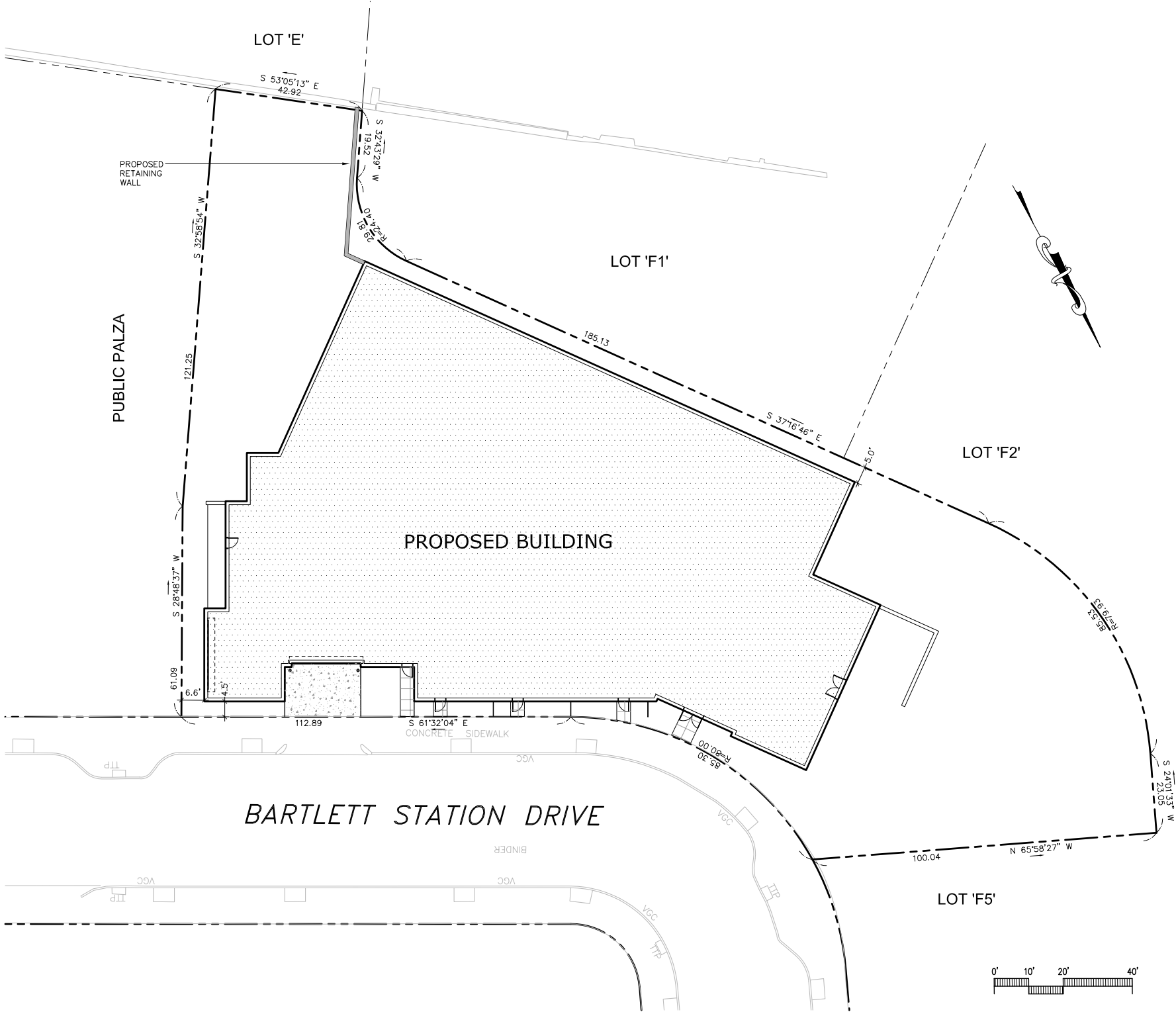
CURRENT SITE CONDITIONS



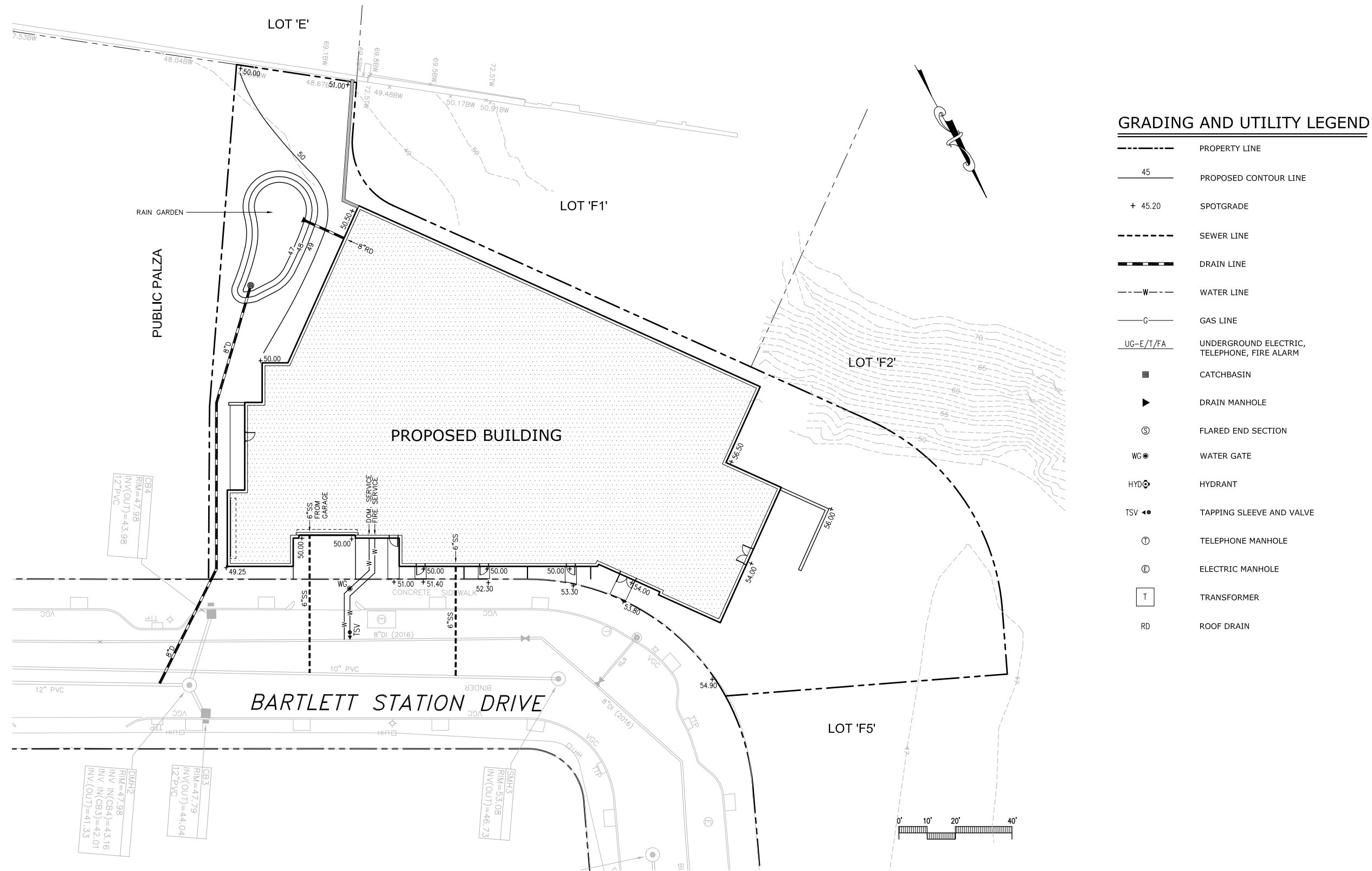
CIVIL LAYOUT/ MATERIALS PLAN

LAYOUT AND MATERIALS NOTES

1.
- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY REED LAND SURVEY OF LAKEVILLE, MA AND IS DATED 11 JUNE 2014.
2.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
3.
- CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
4.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
5.
- ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF BOSTON.
6.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, UTILITY ENTRANCE LOCATIONS, WALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
7.
- ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.
8.
- THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING.
ALL DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.
ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS.
ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
9.
- FOR LAYOUT AND DIMENSIONING OF BUILDINGS, SEE ARCHITECTURAL DRAWINGS.
10.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.



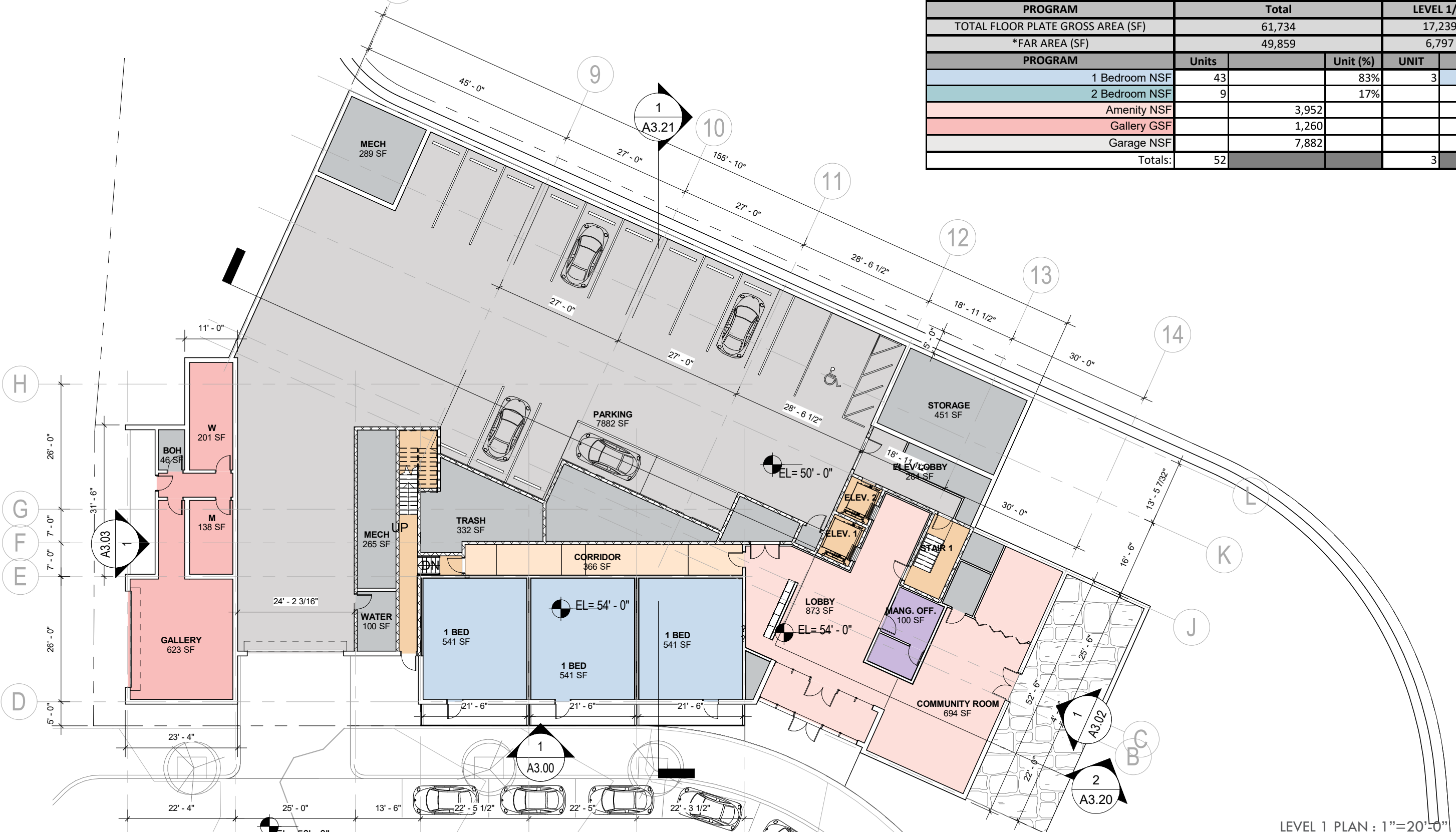
CIVIL UTILITY PLAN



SITE PLAN

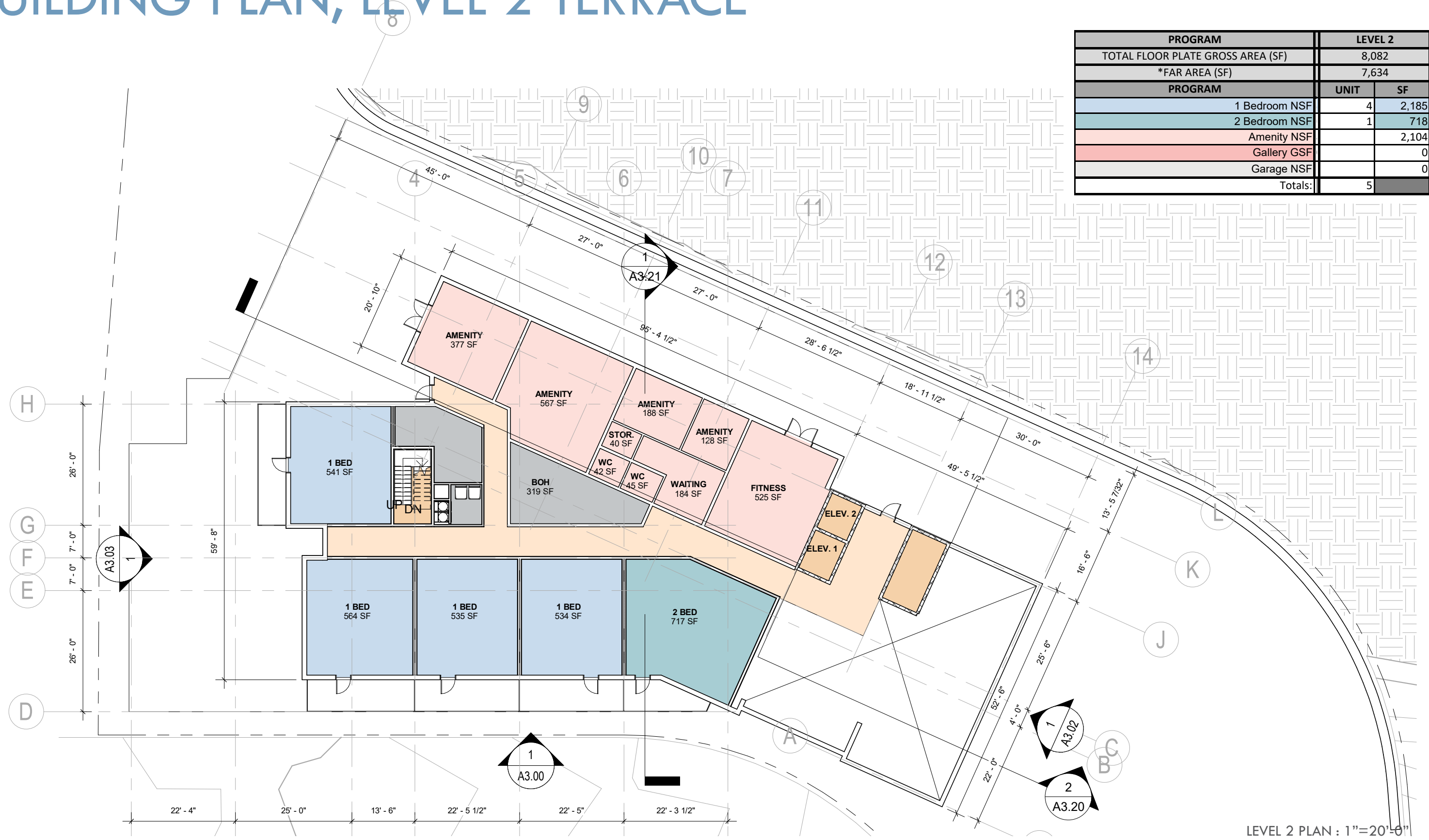


BUILDING PLAN, LOBBY/ GARAGE



PROGRAM	Total		LEVEL 1/ P	
TOTAL FLOOR PLATE GROSS AREA (SF)	61,734		17,239	
*FAR AREA (SF)	49,859		6,797	
PROGRAM	Units	Unit (%)	UNIT	SF
1 Bedroom NSF	43	83%	3	1,623
2 Bedroom NSF	9	17%		0
Amenity NSF				1,848
Gallery GSF				1,260
Garage NSF				7,882
Totals:	52		3	

BUILDING PLAN, LEVEL 2 TERRACE



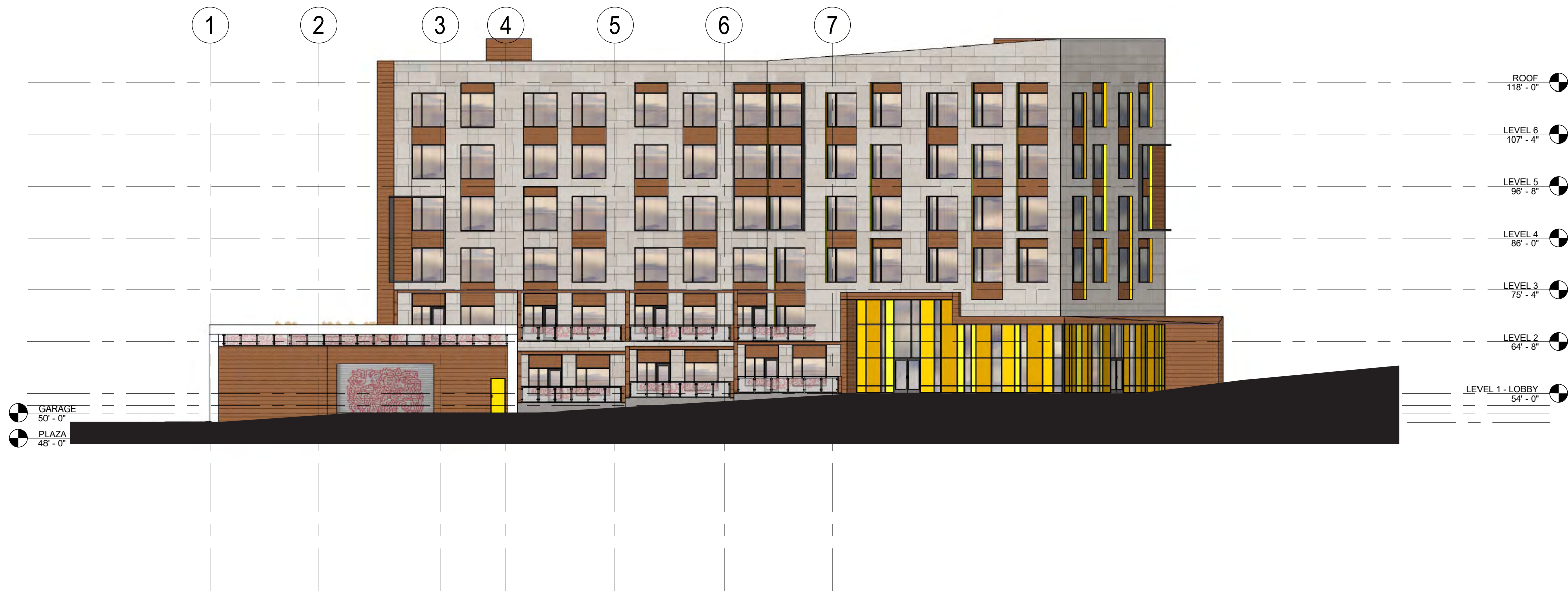
BUILDING PLAN, UPPER FLOORS



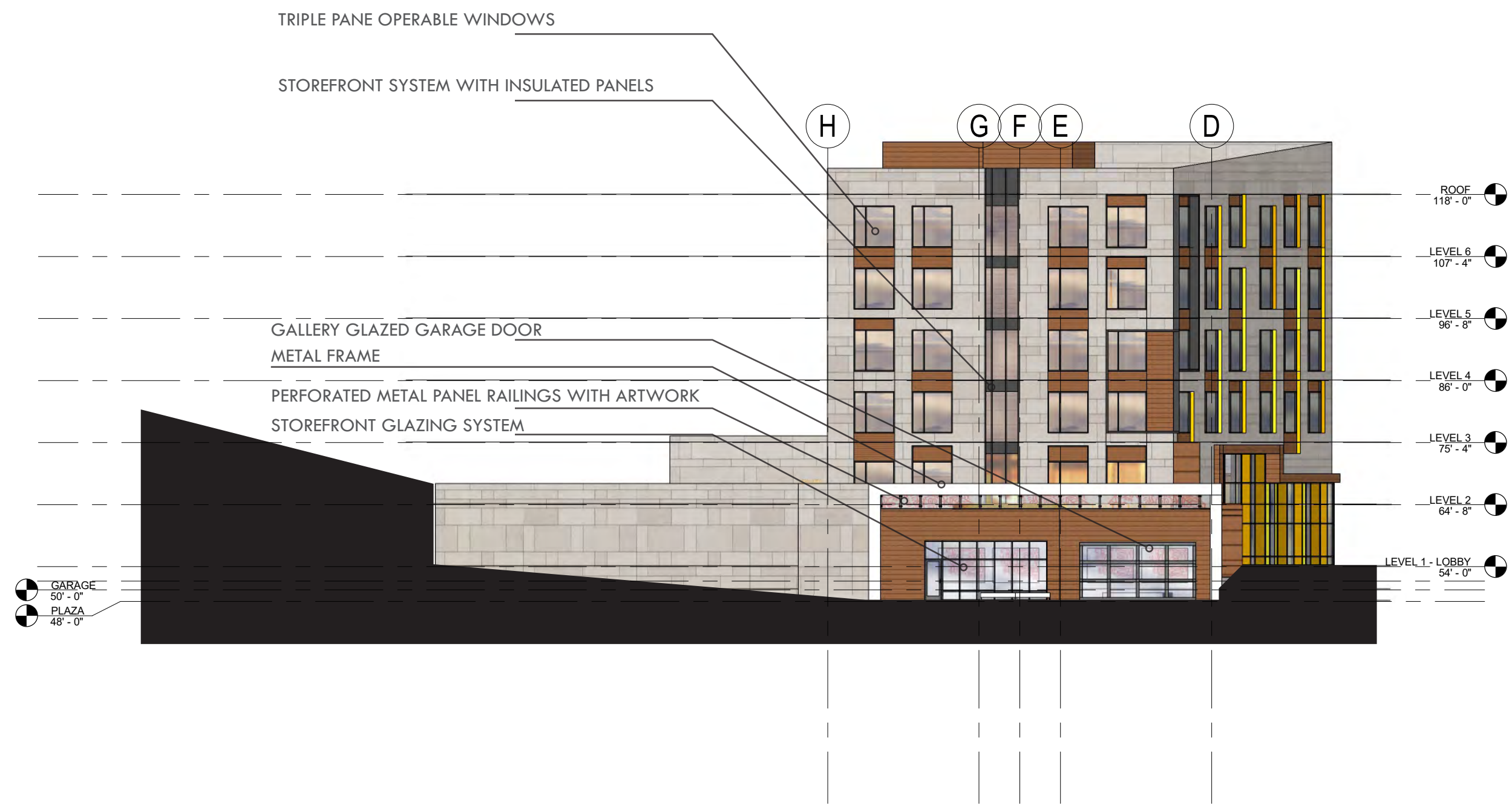
EXTERIOR ELEVATION, WEST



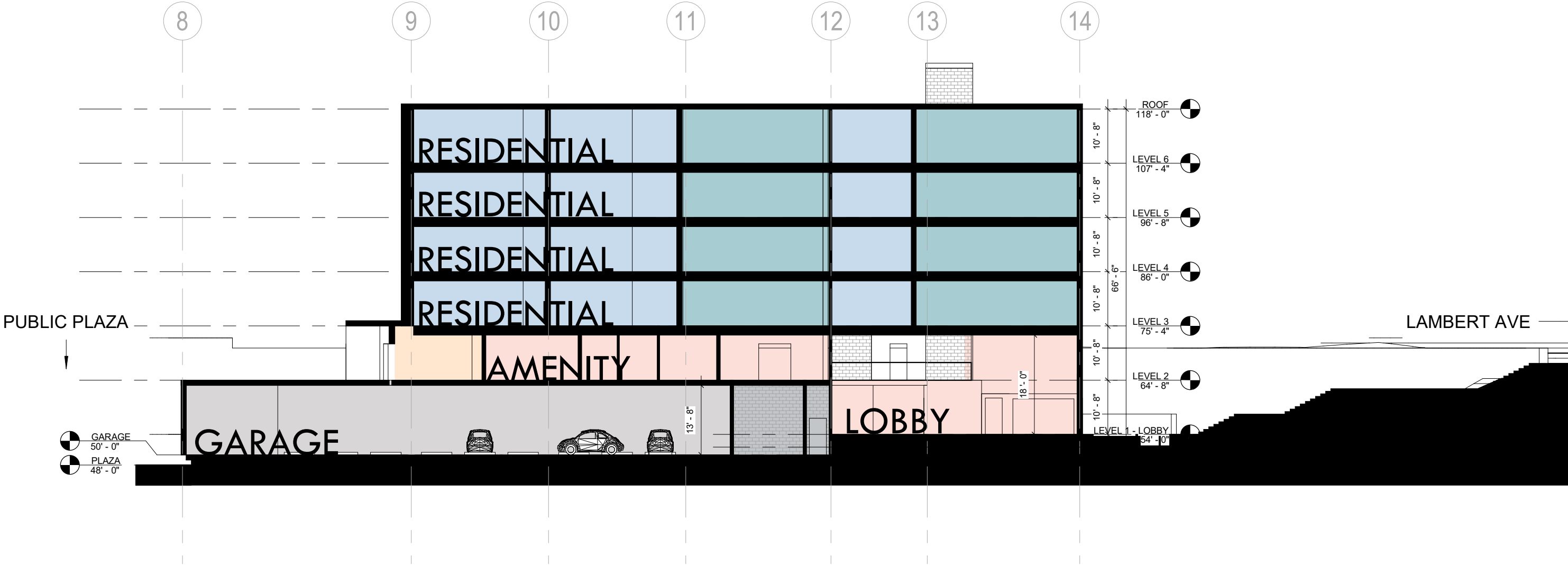
EXTERIOR ELEVATION, NORTH



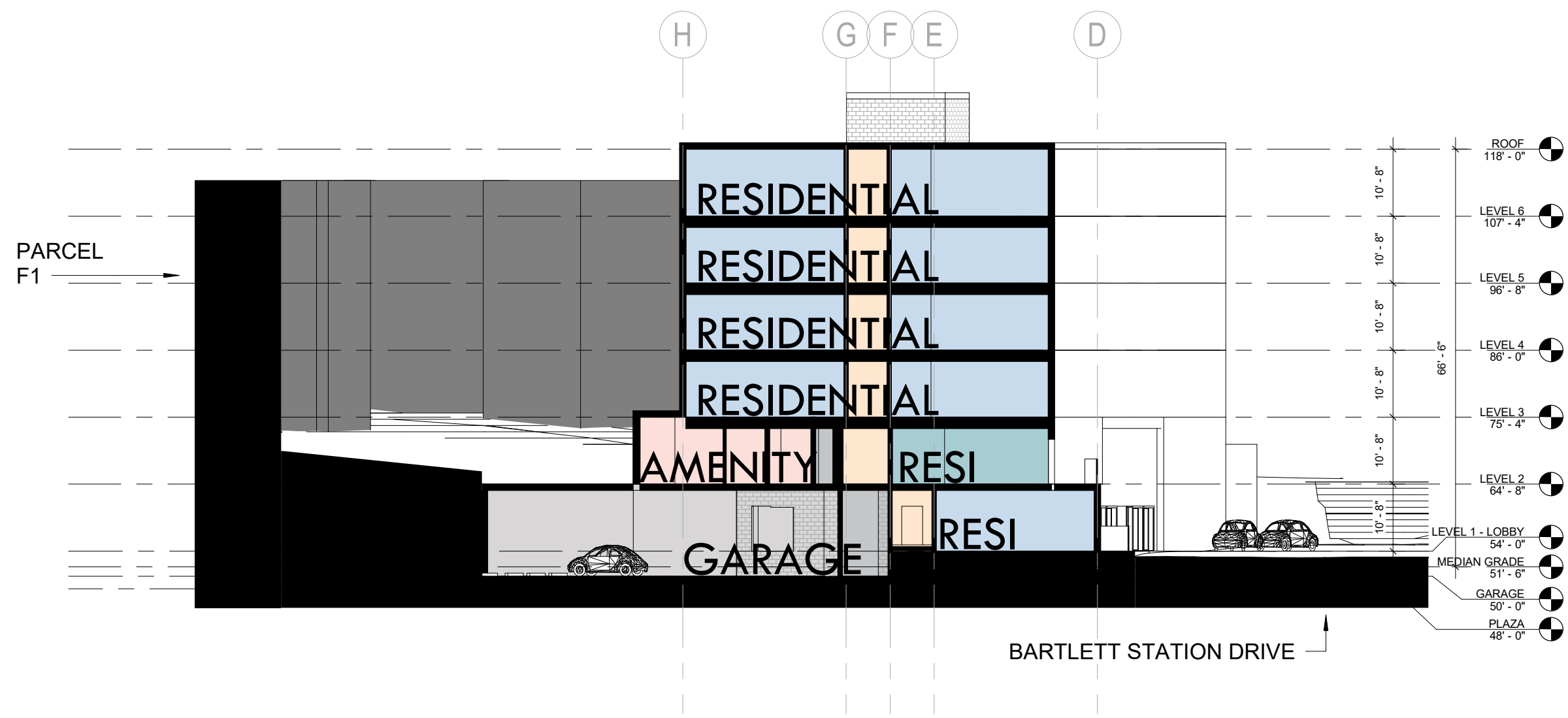
EXTERIOR ELEVATION, EAST



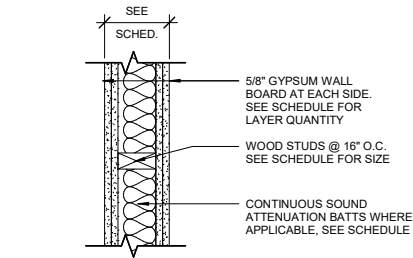
BUILDING SECTIONS



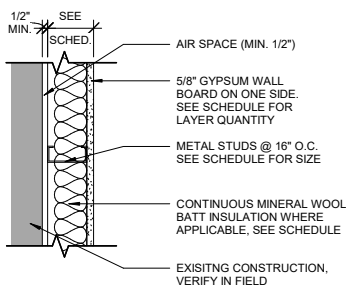
BUILDING SECTIONS



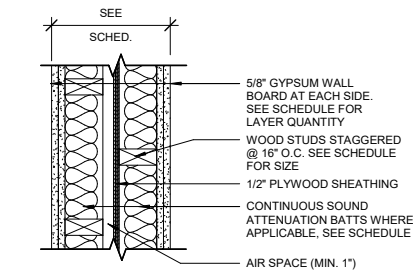
WALL SECTIONS



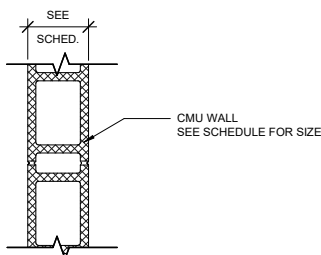
PARTITION TYPE W						
PARTITION TYPE	STRUCT. SIZE	FIRE RATING	STC RATING	FACE LAYERS	ASSEMBLY THICKNESS	REMARKS
W4-0A	3 1/2"	0 HR	34	1/1"	4 3/4"	
W4-2A	3 1/2"	2 HR	36	2/2"	6"	UL: U301
W6-20	5 1/2"	2 HR	-	2/2"	6"	UL: U301



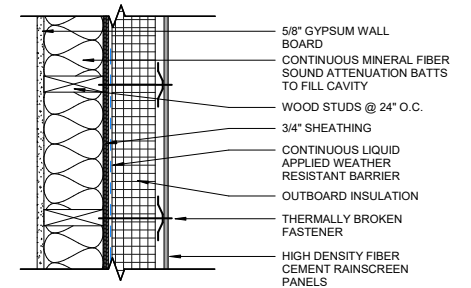
PARTITION TYPE F						
PARTITION TYPE	STRUCT. SIZE	FIRE RATING	STC RATING	FACE LAYERS	ASSEMBLY THICKNESS	REMARKS
F0-00	7/8"	0 HR	-	1/0"	1 1/2"	



PARTITION TYPE Y - C						
PARTITION TYPE	STRUCT. SIZE	FIRE RATING	STC RATING	FACE LAYERS	ASSEMBLY THICKNESS	REMARKS
Y4-0C	(2) 3 1/2"	0 HR	52	2/2"	11"	
Y4-1C	(2) 3 1/2"	1 HR	52	2/2"	11"	UL: U376



PARTITION TYPE M						
PARTITION TYPE	STRUCT. SIZE	FIRE RATING	STC RATING	FACE LAYERS	ASSEMBLY THICKNESS	REMARKS
M0-00	7 5/8"	0 HR	-	0/0	7 5/8"	



① EXTERIOR WALL SECTION
1 1/2" = 1'-0"

WALL PARTITION TYPES KEY

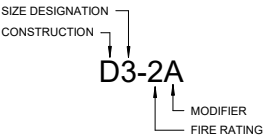
CONSTRUCTION
C: CONCRETE WALL
D: DRYWALL (METAL)
F: FURRED-OUT (METAL)
G: GENERIC OR EXISTING
M: MASONRY WALL
P: PLUMBING (METAL)
R: SHEARWALL (WOOD)
S: SHAFTWALL (METAL)
V: FURRED-OUT (WOOD)
W: DRYWALL (WOOD)
X: COMBINATION WALLS
Y: DOUBLE STUD (WOOD)

SIZE DESIGNATION

METAL (MS)	SHAFT (CH)	WOOD (WS)	MASONRY (CMU)
0: 7/8"	2: 2 1/2"	4: 3 1/2" (2x4)	4: 3 5/8"
1: 1-5/8"	4: 4"	6: 5 1/2" (2x6)	6: 5 5/8"
2: 2-1/2"	6: 6"	8: 7 1/4" (2x8)	8: 7 5/8"
3: 3-5/8"			
6: 6"			

FIRE RATING
0: NO FIRE RATING
1: 1 HR
2: 2 HR
3: 3 HR

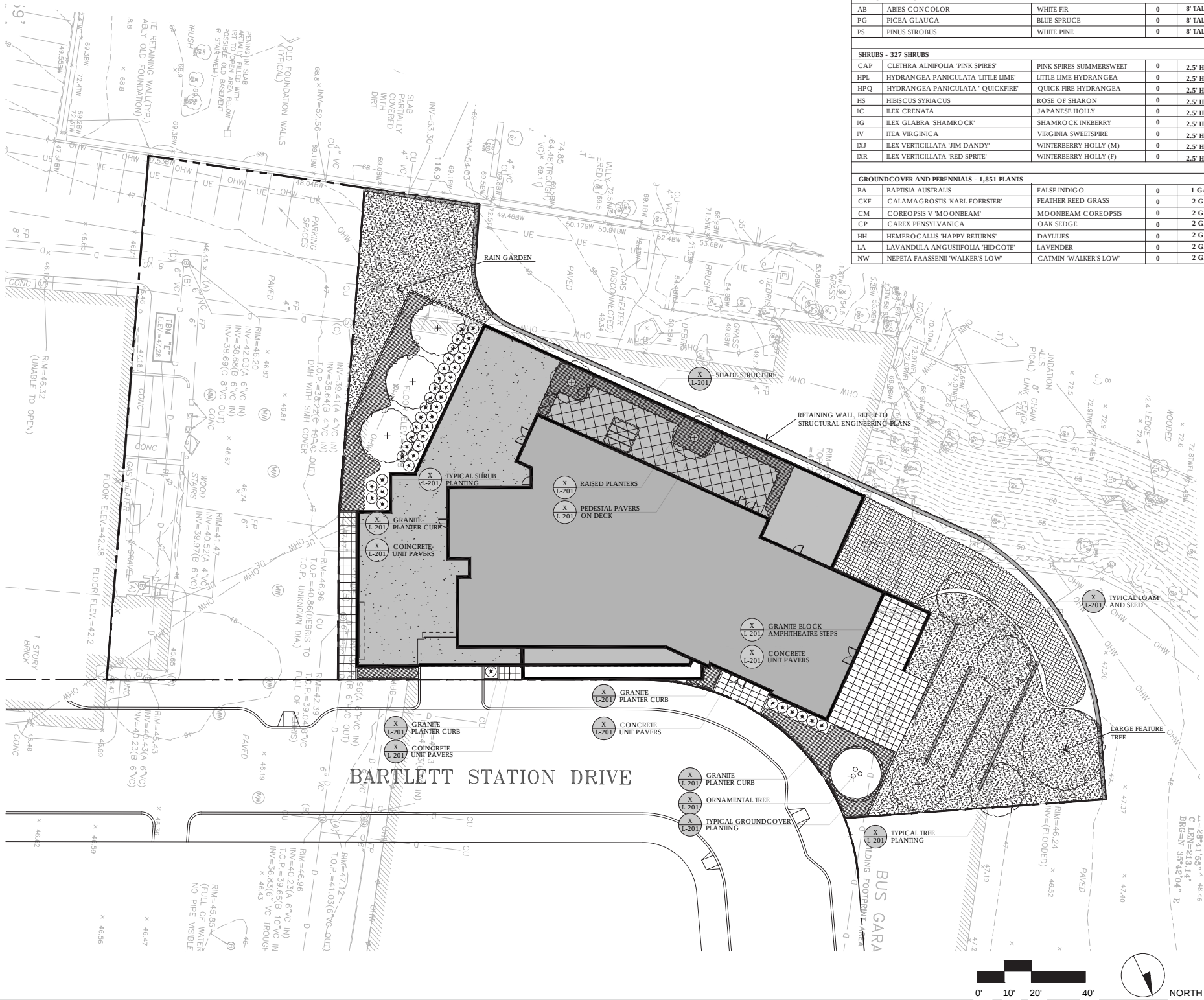
MODIFIER
0: NON-ACOUSTIC
A: PROJECT-SPECIFIC LEVEL OF ACOUSTIC APPLICATION
B: PROJECT SPECIFIC APPLICATION (IF NEEDED)
C: PROJECT SPECIFIC APPLICATION (IF NEEDED)



GENERAL NOTES

- 1: VERIFY STUD WIDTH AND GAUGE BASED ON SPECIFIED DEFLECTION CRITERIA OF FINISH SYSTEM TYP AT ALL PARTITIONS.
- 2: PROVIDE CEMENTITIOUS BACKER BOARD AT WET WALLS AND/OR CERAMIC TILE SCHEDULED LOCATIONS
- 3: PROVIDE PLASTER BASE AT ALL SKIM COAT LOCATIONS
- 4: PROVIDE TYPE-X GWB AT ALL RATED PARTITIONS.
- 5: SEAL AT TOP & BOTTOM FOR ALL RATED AND ACOUSTIC PARTITIONS

LANDSCAPE PLAN



PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
DECIDUOUS TREES - 10 Trees					
AR	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	0	3-3.5 CAL.	XXXXXX
ARA	ACER x FREEMANI 'ARMSTRONG'	RED MAPLE	0	3-3.5 CAL.	
CP	CARPINUS BETULUS 'FASTIGIATA'	FASTIGIATE HORNBEAM	0	3-3.5 CAL.	
ORNAMENTAL TREES - 1 Tree					
AC	ACER CAMPESTRE	HEDGE MAPLE	0	3-3.5 CAL.	
ACM	AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	0	3-3.5 CAL.	
AL	AMELANCHIER LAEVis	ALLEGHANY SERVICEBERRY	0	3-3.5 CAL.	
EVERGREEN TREES					
AB	ABIES CONCOLOR	WHITE FIR	0	8' TALL	
PG	PICEA GLAUCA	BLUE SPRUCE	0	8' TALL	
PS	PINUS STROBUS	WHITE PINE	0	8' TALL	
SHRUBS - 327 SHRUBS					
CAP	CLETHRA ALNIFOLIA 'PINK SPIRES'	PINK SPIRES SUMMERSWEET	0	2.5' HT B&B	
HPL	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	0	2.5' HT B&B	
HPQ	HYDRANGEA PANICULATA 'QUICKFIRE'	QUICK FIRE HYDRANGEA	0	2.5' HT B&B	
HS	HIBISCUS SYRIACUS	ROSE OF SHARON	0	2.5' HT B&B	
IC	ILEX GRENATA	JAPANESE HOLLY	0	2.5' HT B&B	
IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	0	2.5' HT B&B	
IV	ITEA VIRGINICA	VIRGINIA SWEETSPICE	0	2.5' HT B&B	
IJX	ILEX VERTICILLATA 'JIM DANDY'	WINTERBERRY HOLLY (M)	0	2.5' HT B&B	
IXR	ILEX VERTICILLATA 'RED SPRITE'	WINTERBERRY HOLLY (F)	0	2.5' HT B&B	
GROUND COVER AND PERENNIALS - 1,851 PLANTS					
BA	BAPTISIA AUSTRALIS	FALSE INDIGO	0	1 GAL.	
CKF	CALAMAGROSIS 'KARL FOERSTER'	FEATHER REED GRASS	0	2 GAL.	
CM	COREOPSIS V 'MOONBEAM'	MOONBEAM COREOPSIS	0	2 GAL.	
CP	CAREX PENsYLVANICA	OAK SEDGE	0	2 GAL.	
HH	HEMEROCALLIS 'HAPPY RETURNS'	DAYLILIES	0	2 GAL.	
LA	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	LAVENDER	0	2 GAL.	
NW	NEPETA FAASSENII 'WALKER'S LOW'	CATMINT 'WALKER'S LOW'	0	2 GAL.	

SITE LEGEND

PROPERTY LINE	
LIMIT OF WORK LINE	
GRANITE PLANTER CURB	
RETAINING WALL	
DECIDUOUS TREE	
ORNAMENTAL TREE	
SHRUB PLANTING	
GROUND COVER AND PERENNIALS	
SEED MIX #1 GENERAL LAWN	
SHRUB MASSING ON SLOPE	

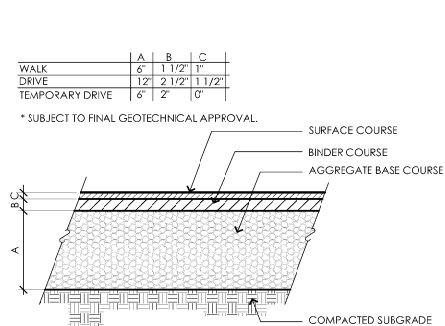
PLANTING NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE COMPILED EXISTING CONDITIONS PLAN OF LAND PREPARED BY CAMERON & ASSOCIATES, INC. LAND SURVEYORS - CIVIL ENGINEERS, 681 WASHINGTON STREET, NORWOOD, MA 02062 DATED 09/19/2012 REV. 09/06/2013
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
- CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM PROPOSED BUILDING, STRUCTURES, AND PLANTING BEDS.
- MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
- FINAL LAYOUT OF PLANTINGS WILL BE IN THE FIELD PER THE DIRECTION OF THE LANDSCAPE ARCHITECT, PROVIDE A MINIMUM FORTY-EIGHT (48) HOURS NOTICE PRIOR TO BEGINNING FINAL LAYOUT AND PLANTING OPERATIONS.
- ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- ALL PLANTED AREAS TO BE EDGED AND MULCHED WITH AGED PINE BARK: PARTIALLY DECOMPOSED, JET BLACK IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- PLANTING SOIL MIX: UTILIZE EXISTING SITE LOAM FROM STOCKPILES, THOROUGHLY INCORPORATE WITH COMPOST AS NEEDED PER SOILS ANALYSIS. FERTILIZE PER RECOMMENDED RATES IN SOIL ANALYSIS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
- ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL UNLESS OTHERWISE NOTED.

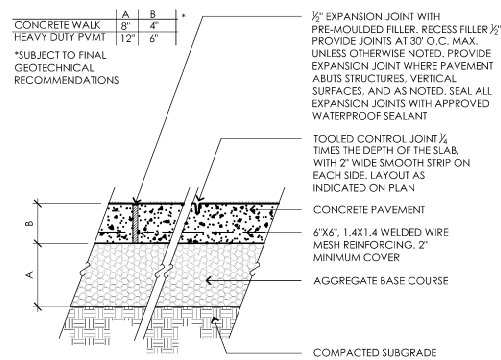
LAYOUT AND MATERIAL NOTES

- EXISTING CONDITIONS INFORMATION IS A COMPILED SURVEY PREPARED BY
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
- CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.

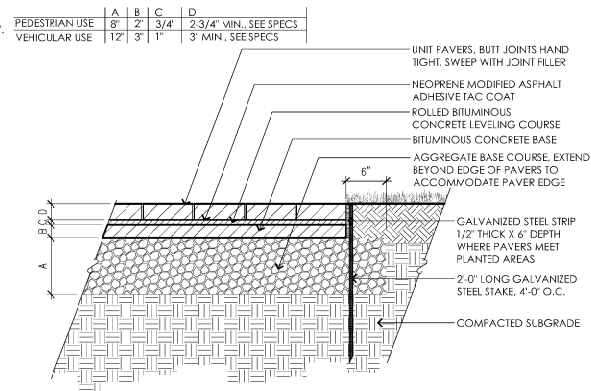
LANDSCAPE DETAILS



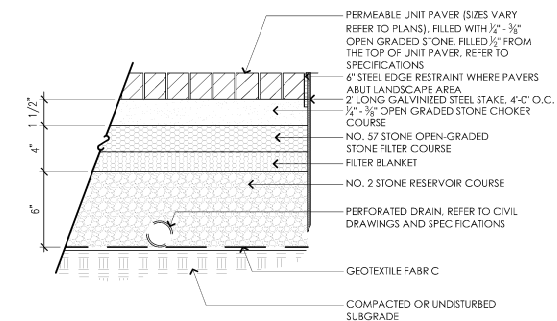
1 BITUMINOUS CONCRETE PAVING
1" = 1'-0"



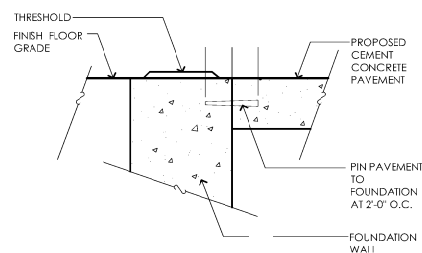
2 CONCRETE PAVEMENT
1 1/2" = 1'-0"



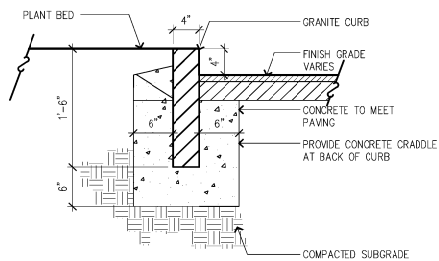
3 CONCRETE UNIT PAVERS
1" = 1'-0"



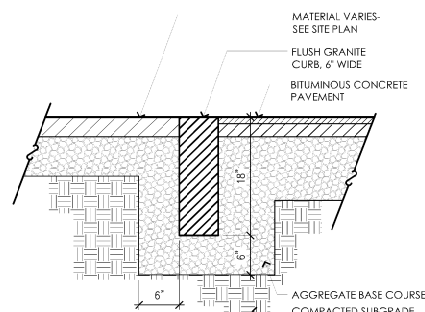
4 POROUS PAVERS
1" = 1'-0"



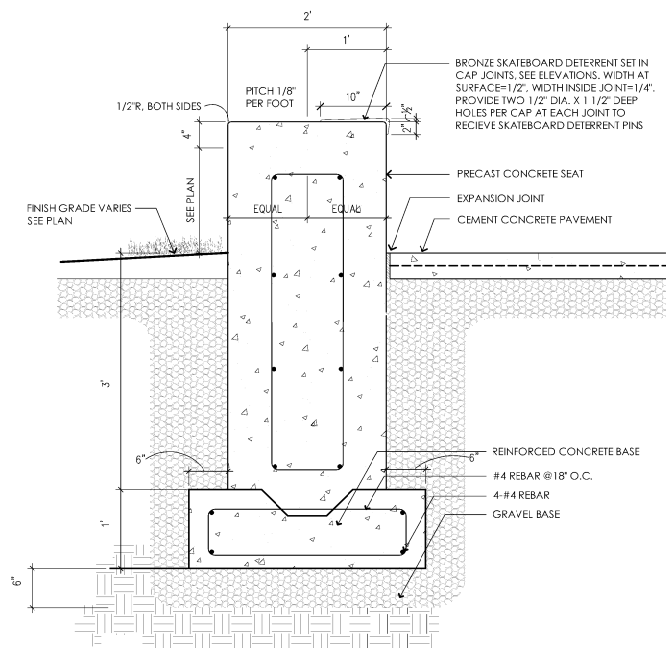
5 PAVEMENT AT THRESHOLD
1" = 1'-0"



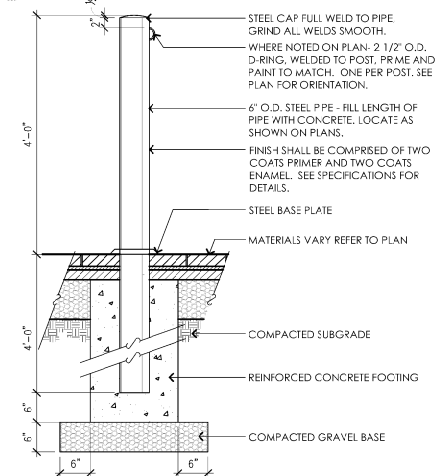
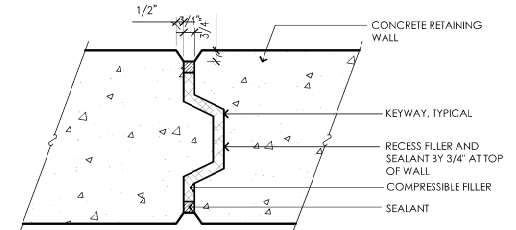
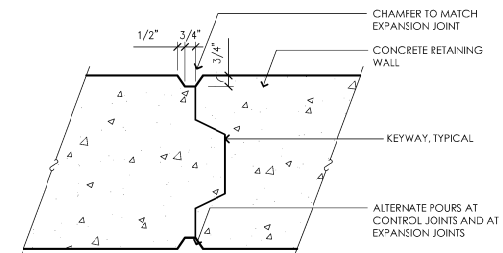
6 4" REVEAL GRANITE PLANTER CURB
1" = 1'-0"



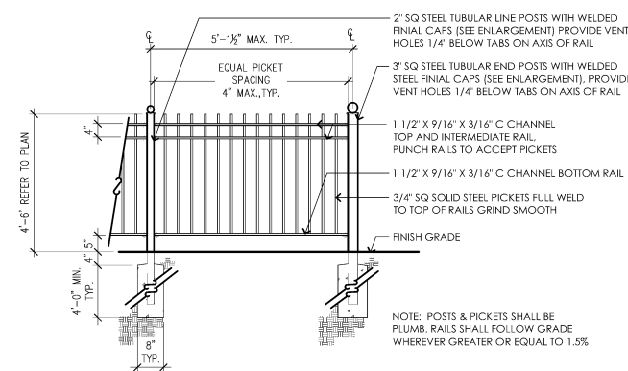
7 FLUSH GRANITE CURB
1"=1'-0"



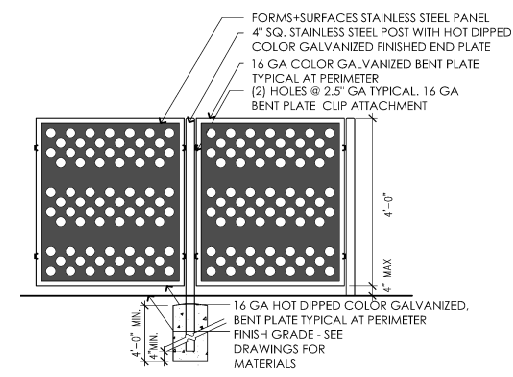
8 CONCRETE SEATWALL
1/2" = 1'-0"



9 BOLLARD
3/4" = 1'-0"



10 TYPICAL METAL PICKET FENCE
1/2" = 1'-0"



11 DECORATIVE SCREEN FENCE
3/8"=1'-0"

BARTLETT YARD LOT D, EXHIBIT 3



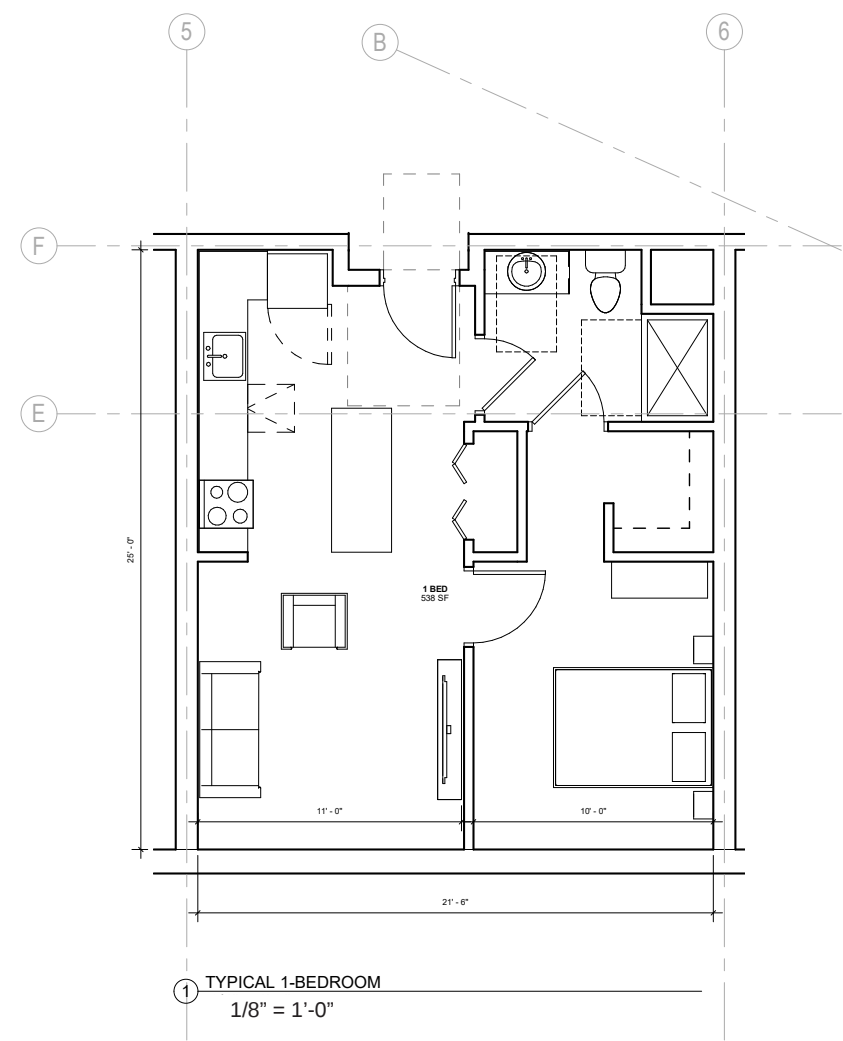
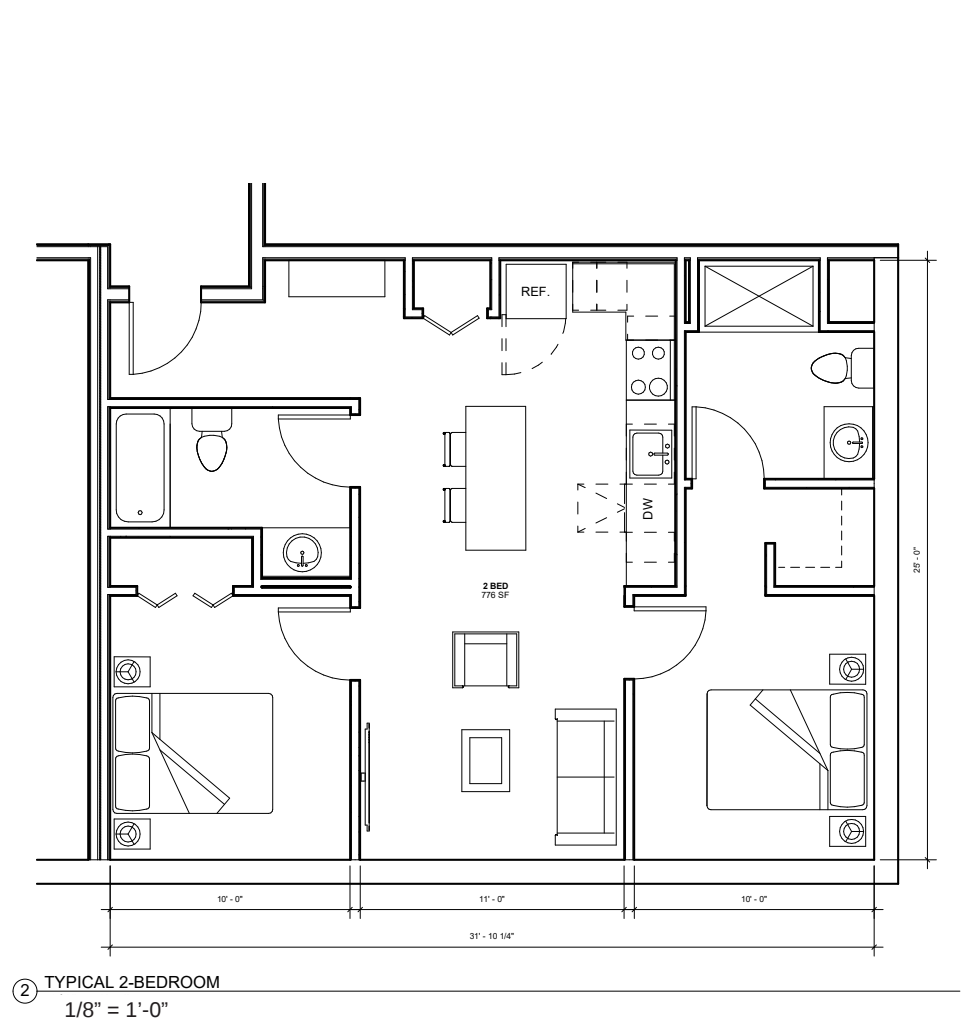
October 4, 2018



D/R/E/A/M COLLABORATIVE

ARCHITECTURE | REAL ESTATE DEVELOPMENT

TYPICAL UNITS



SIGNAGE

SIGNAGE



URBAN SIGNAGE

Not all properties are able to receive a new monument sign. Urban properties typically do not have space for a free-standing sign, or when they do have space, zoning regulations may not allow one to be installed. For these types of properties, a **local sign company** should provide a wall mounted sign.

1. Review potential urban sign locations and designs with Design + Building Performance Dept.
2. Send a Request For Proposal to local sign companies.
3. Select a local sign company and work with them to finalize a sign design.
 - o All designs should incorporate the POAH logo, the property name, property address, ADA logo, www.poahcommunities.com, and the fair housing logo.
4. Local company should then submit design for permit.
5. Once the permit is received, the sign company will manufacture and install the new sign.
6. Local sign companies can also provide exterior wayfinding signage. POAH/POAHC fonts and colors should be used.



STREET LEVEL PERSPECTIVE



BIRDS E PERSPECTIVE



STREET LEVEL PERSPECTIVE



Article 80 – Accessibility Checklist

A requirement of the Boston Planning & Development Agency (BPDA) Article 80 Development Review Process

The Mayor's Commission for Persons with Disabilities strives to reduce architectural, procedural, attitudinal, and communication barriers that affect persons with disabilities in the City of Boston. In 2009, a Disability Advisory Board was appointed by the Mayor to work alongside the Commission in creating universal access throughout the city's built environment. The Disability Advisory Board is made up of 13 volunteer Boston residents with disabilities who have been tasked with representing the accessibility needs of their neighborhoods and increasing inclusion of people with disabilities.

In conformance with this directive, the BPDA has instituted this Accessibility Checklist as a tool to encourage developers to begin thinking about access and inclusion at the beginning of development projects, and strive to go beyond meeting only minimum MAAB / ADAAG compliance requirements. Instead, our goal is for developers to create ideal design for accessibility which will ensure that the built environment provides equitable experiences for all people, regardless of their abilities. As such, any project subject to Boston Zoning Article 80 Small or Large Project Review, including Institutional Master Plan modifications and updates, must complete this Accessibility Checklist thoroughly to provide specific detail about accessibility and inclusion, including descriptions, diagrams, and data.

For more information on compliance requirements, advancing best practices, and learning about progressive approaches to expand accessibility throughout Boston's built environment. Proponents are highly encouraged to meet with Commission staff, prior to filing.

Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
http://www.ada.gov/2010ADASTandards_index.htm
2. Massachusetts Architectural Access Board 521 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
3. Massachusetts State Building Code 780 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebbrs.html>
4. Massachusetts Office of Disability – Disabled Parking Regulations
<http://www.mass.gov/anf/docs/mod/hp-parking-regulations-summary-mod.pdf>
5. MBTA Fixed Route Accessible Transit Stations
http://www.mbta.com/riding_the_t/accessible_services/
6. City of Boston – Complete Street Guidelines
<http://bostoncompletestreets.org/>
7. City of Boston – Mayor's Commission for Persons with Disabilities Advisory Board
www.boston.gov/disability
8. City of Boston – Public Works Sidewalk Reconstruction Policy
http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf
9. City of Boston – Public Improvement Commission Sidewalk Café Policy
http://www.cityofboston.gov/images_documents/Sidewalk_cafes_tcm3-1845.pdf

Glossary of Terms:

1. **Accessible Route** – A continuous and unobstructed path of travel that meets or exceeds the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 20
2. **Accessible Group 2 Units** – Residential units with additional floor space that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 9.4
3. **Accessible Guestrooms** – Guestrooms with additional floor space, that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 8.4
4. **Inclusionary Development Policy (IDP)** – Program run by the BPDA that preserves access to affordable housing opportunities, in the City. For more information visit: <http://www.bostonplans.org/housing/overview>
5. **Public Improvement Commission (PIC)** – The regulatory body in charge of managing the public right of way. For more information visit: <https://www.boston.gov/pic>
6. **Visitability** – A place's ability to be accessed and visited by persons with disabilities that cause functional limitations; where architectural barriers do not inhibit access to entrances/doors and bathrooms.

Article 80 | ACCESSIBILITY CHECKLIST

1. Project Information: <i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i>			
Project Name:	Bartlett Yard Lot D		
Primary Project Address:	TBD Bartlett Station Drive		
Total Number of Phases/Buildings:	1 Building/ 1 Phase		
Primary Contact (Name / Title / Company / Email / Phone):	Aly Stein, Preservation of Affordable Housing, Inc. astein@poah.org T: 617 449 1009 F: 617 261 6661		
Owner / Developer:	POAH, Preservation of Affordable Housing, Inc.		
Architect:	DREAM Collaborative		
Civil Engineer:	Devellis Zrein Inc.		
Landscape Architect:	Deborah Myers Landscape Architecture		
Permitting:	Goulston & Storrs		
Construction Management:	POAH, Preservation of Affordable Housing, Inc.		
At what stage is the project at time of this questionnaire? Select below:			
	PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BPDA Board Approved
	BPDA Design Approved	Under Construction	Construction Completed:
Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes</i> , identify and explain.	NO		
2. Building Classification and Description: <i>This section identifies preliminary construction information about the project including size and uses.</i>			
What are the dimensions of the project?			
Site Area:	32,600 SF	Building Area:	49,859 GSF
Building Height:	66'-6" FT.	Number of Stories:	6 Flrs.
First Floor Elevation:	54'-0"	Is there below grade space:	Yes

Article 80 | ACCESSIBILITY CHECKLIST

What is the Construction Type? (Select most appropriate type)				
	Wood Frame	Masonry	Steel Frame	Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)				
	Residential – One - Three Unit	Residential - Multi-unit, Four +	Institutional	Educational
	Business	Mercantile	Factory	Hospitality
	Laboratory / Medical	Storage, Utility and Other		
List street-level uses of the building:				
3. Assessment of Existing Infrastructure for Accessibility: <i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly & disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.</i>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	The Roxbury neighborhood where the Bartlett Yards PDA is located is a steeply sloped region leading away from Dudley Square, and rising to the south up Guild Street.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	The Bartlett Station property is within a 10-minute walk to the Roxbury Crossing MBTA train station on the Orange Line. In addition, Dudley Station is located 0.3 miles or a seven-minute walk from Bartlett Street. The Silver Line stops at Dudley Station. At Dudley Station, Roxbury is also served by MBTA bus lines: Roxbury is served by bus lines: 15, 19, 22, 23, 25, 28, 42, 44, 45, 66, 1, 8, 10, 14, 15, 19, 23, 28, 41, 42, 44, 45, 47, 66, 170, and 171. Moreover, the Roslindale Village Commuter Rail station is located 4.0 miles from the project property.			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	First Church in Roxbury, Bank of America Financial Center, Nathan Hale School, Christ Temple Church of Personal Experience, Holy Temple Church,			
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	Yawkey Club of Roxbury Boys & Girls Club, Boston Police District B-2, Roxbury Municipal Court, Allan Crite Community Garden, Massachusetts Department of Transitional Assistance, US Social Security Administration Office, Hibernial Hall			

4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i>	
Is the development site within a historic district? <i>If yes</i> , identify which district:	No
Are there sidewalks and pedestrian ramps existing at the development site? <i>If yes</i> , list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:	Yes, concrete ramps and granite curbs. Curb cut slope 1:12 min 36" wide, new condition.
Are the sidewalks and pedestrian ramps existing-to-remain? <i>If yes</i> , have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? <i>If yes</i> , provide description and photos:	Yes. New public street built to city standards.
5. Surrounding Site Conditions – Proposed <i>This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.</i>	
Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? <i>If yes</i> , choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.	N/A
What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:	N/A
List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?	N/A

Article 80 | ACCESSIBILITY CHECKLIST

Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? <i>If yes</i> , what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?	N/A
If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?	N/A
Will any portion of the Project be going through the PIC? <i>If yes</i> , identify PIC actions and provide details.	N/A
6. Accessible Parking: <i>See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability – Disabled Parking Regulations.</i>	
What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?	17 in garage
What is the total number of accessible spaces provided at the development site? How many of these are “Van Accessible” spaces with an 8 foot access aisle?	17 in garage - 1 van space - 1 accessible space
Will any on-street accessible parking spaces be required? <i>If yes</i> , has the proponent contacted the Commission for Persons with Disabilities regarding this need?	N/A
Where is the accessible visitor parking located?	N/A
Has a drop-off area been identified? <i>If yes</i> , will it be accessible?	N/A
7. Circulation and Accessible Routes:	

Article 80 | ACCESSIBILITY CHECKLIST

<i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability-with neighbors.</i>	
Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	Gallery entry – flush condition Garage Entry (internal) – elevator Lobby Entry – flush condition
Are the accessible entrances and standard entrance integrated? <i>If yes, describe. If no, what is the reason?</i>	Yes, all building entries are flush with site grade
<i>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</i>	N/A
8. Accessible Units (Group 2) and Guestrooms: (If applicable) <i>In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.</i>	
What is the total number of proposed housing units or hotel rooms for the development?	52 units
<i>If a residential development, how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?</i>	0 sale 52 rent 20% market rate/ 80% affordable
<i>If a residential development, how many accessible Group 2 units are being proposed?</i>	4x Group 2 units provided (3x required)
<i>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</i>	3 units
<i>If a hospitality development, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? If yes, provide amount and location of equipment.</i>	N/A

Article 80 | ACCESSIBILITY CHECKLIST

Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. <i>If yes</i> , provide reason.	No
Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? <i>If yes</i> , describe:	Yes, elevators are provided to all separate floors.
9. Community Impact: <i>Accessibility and inclusion extend past required compliance with building codes. Providing an overall scheme that allows full and equal participation of persons with disabilities makes the development an asset to the surrounding community.</i>	
Is this project providing any funding or improvements to the surrounding neighborhood? Examples: adding extra street trees, building or refurbishing a local park, or supporting other community-based initiatives?	n/a. Project will include typical street-level adjacent improvements.
What inclusion elements does this development provide for persons with disabilities in common social and open spaces? Example: Indoor seating and TVs in common rooms; outdoor seating and barbeque grills in yard. Will all of these spaces and features provide accessibility?	All common areas will be visitable by persons with disabilities. Common areas and social spaces will include flexible spaces to accommodate a range of programming, from computer classes to on-site case management.
Are any restrooms planned in common public spaces? <i>If yes</i> , will any be single-stall, ADA compliant and designated as "Family"/ "Companion" restrooms? <i>If no</i> , explain why not.	Yes, ADA and Family Companion
Has the proponent reviewed the proposed plan with the City of Boston Disability Commissioner or with their Architectural Access staff? <i>If yes</i> , did they	No

Article 80 | ACCESSIBILITY CHECKLIST

approve? <i>If no</i> , what were their comments?	
Has the proponent presented the proposed plan to the Disability Advisory Board at one of their monthly meetings? Did the Advisory Board vote to support this project? <i>If no</i> , what recommendations did the Advisory Board give to make this project more accessible?	No
10. Attachments <i>Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.</i>	
Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances.	
Provide a diagram of the accessible route connections through the site, including distances.	
Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)	
Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry.	
Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project.	

This completes the Article 80 Accessibility Checklist required for your project. Prior to and during the review process, Commission staff are able to provide technical assistance and design review, in order to help achieve ideal accessibility and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to Boston's diverse residents and visitors, including those with physical, sensory, and other disabilities.

For questions or comments about this checklist, or for more information on best practices for improving accessibility and inclusion, visit www.boston.gov/disability, or our office:

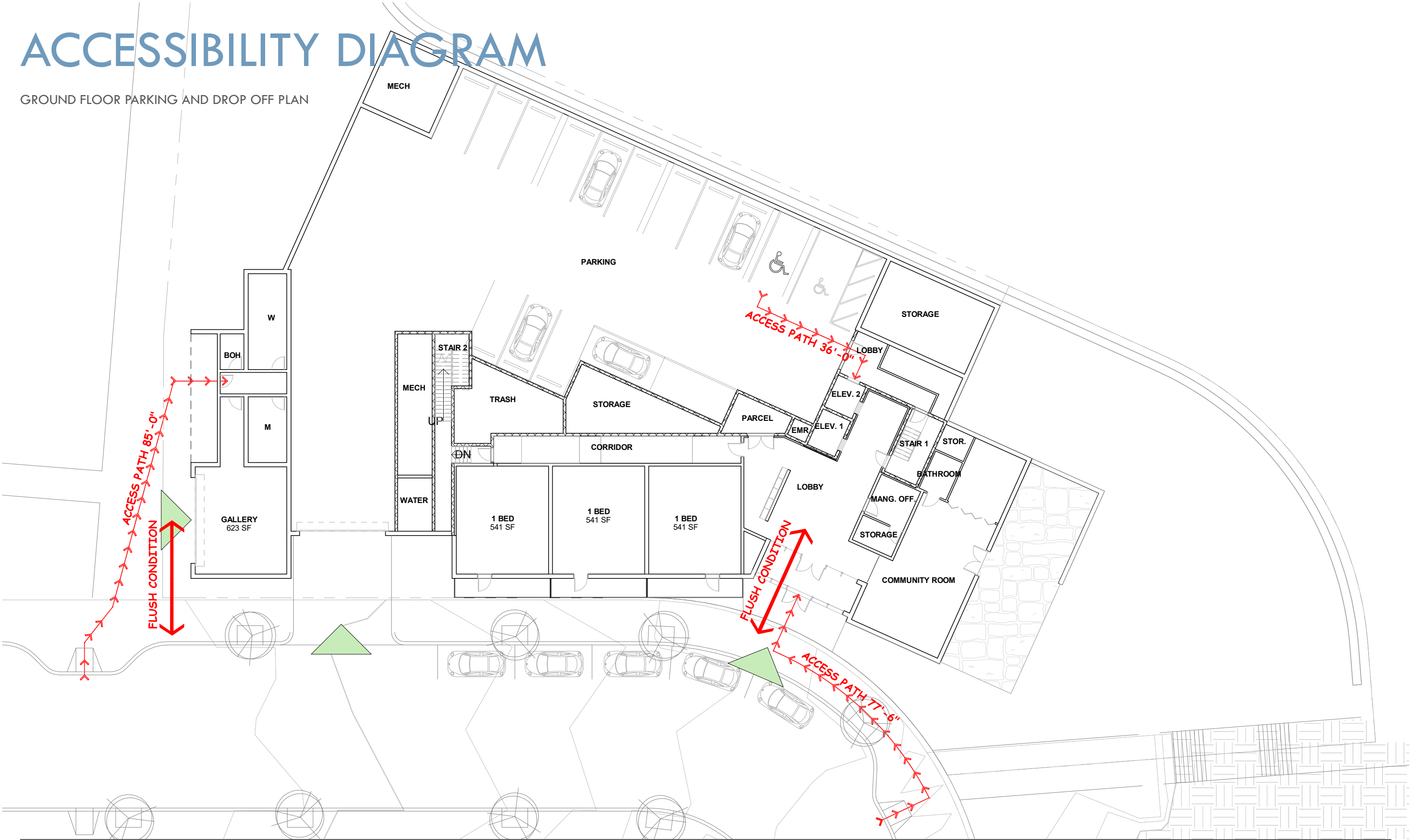
The Mayor's Commission for Persons with Disabilities
 1 City Hall Square, Room 967,
 Boston MA 02201.

Architectural Access staff can be reached at:

accessibility@boston.gov | patricia.mendez@boston.gov | sarah.leung@boston.gov | 617-635-3682

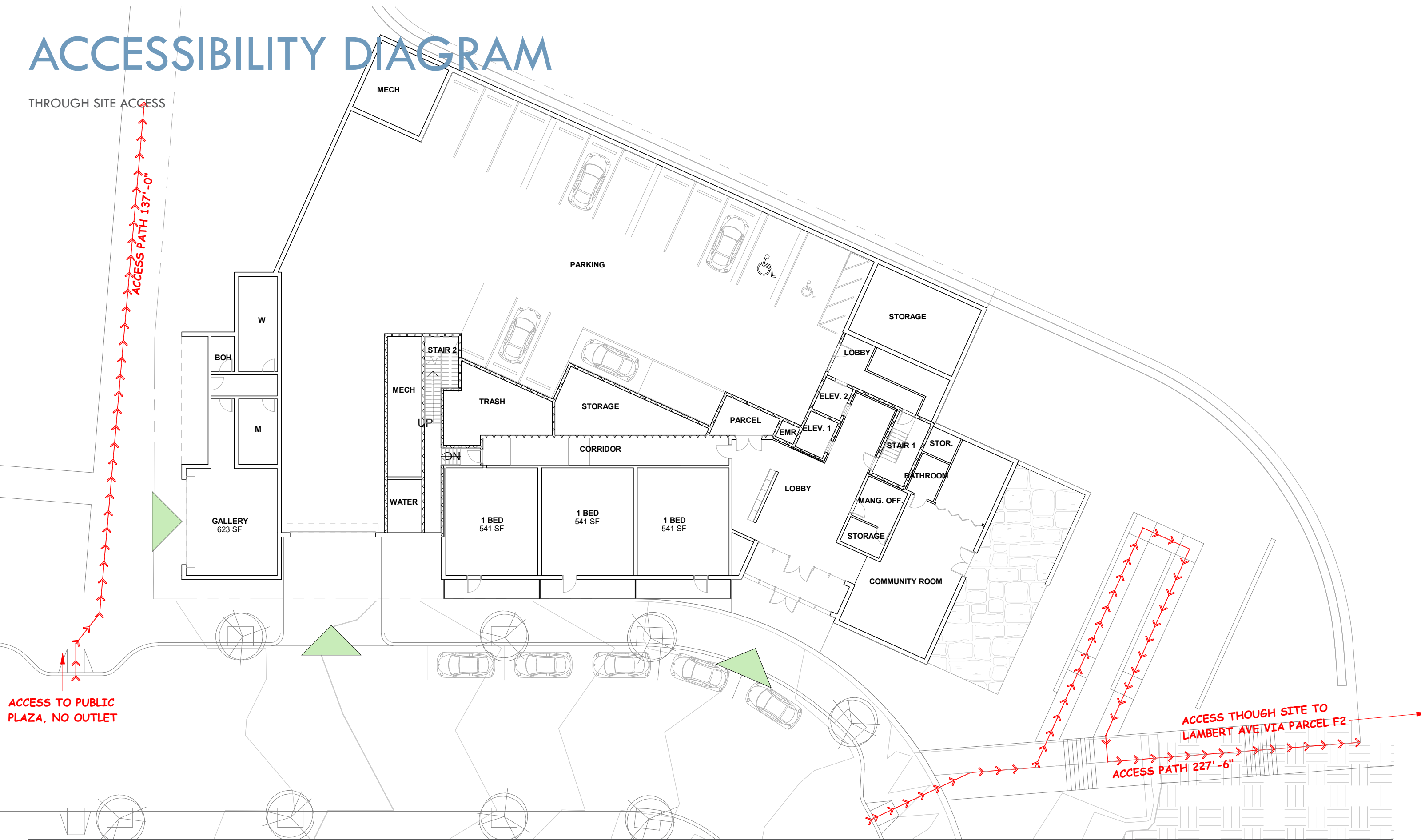
ACCESSIBILITY DIAGRAM

GROUND FLOOR PARKING AND DROP OFF PLAN



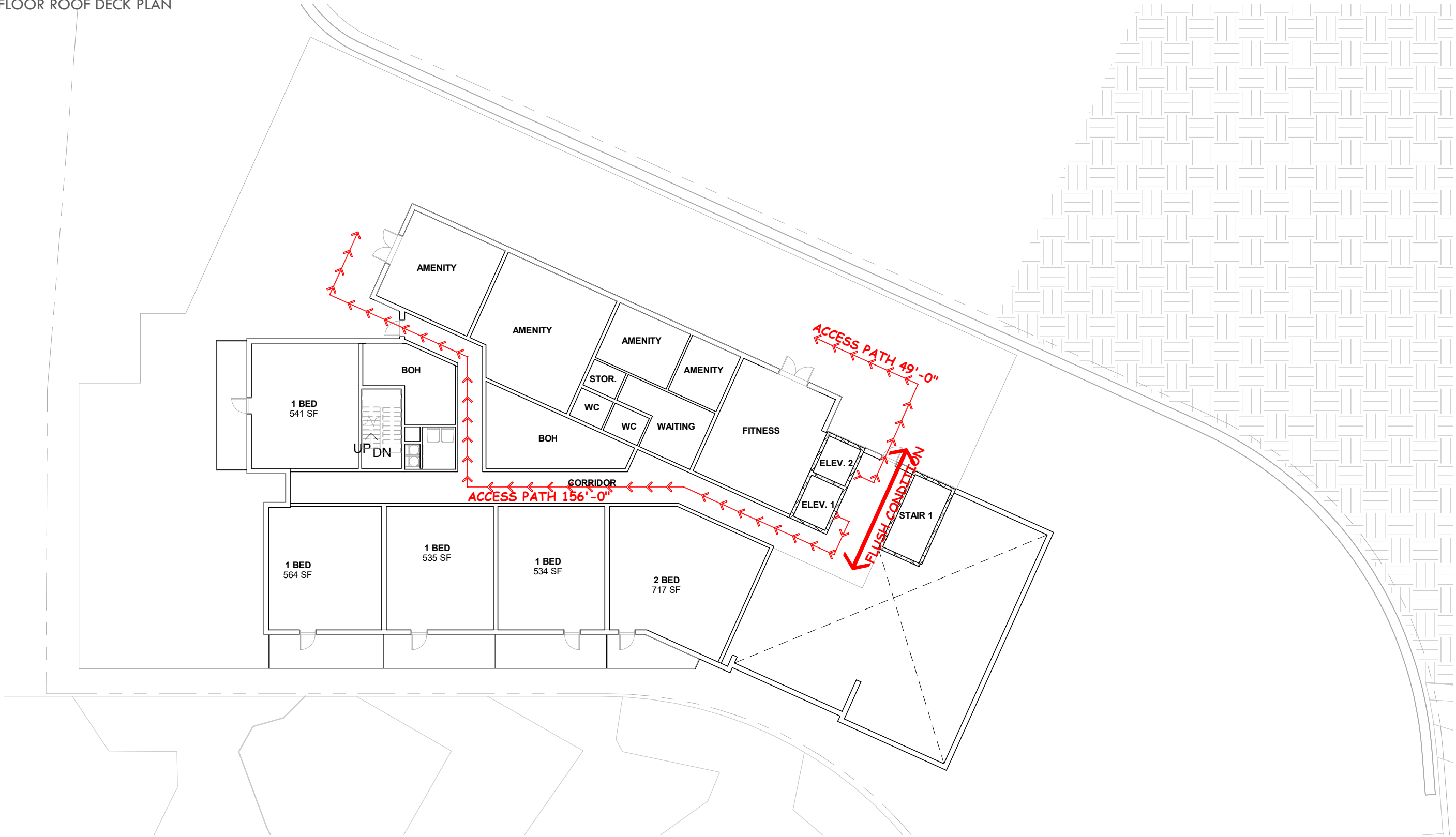
ACCESSIBILITY DIAGRAM

THROUGH SITE ACCESS



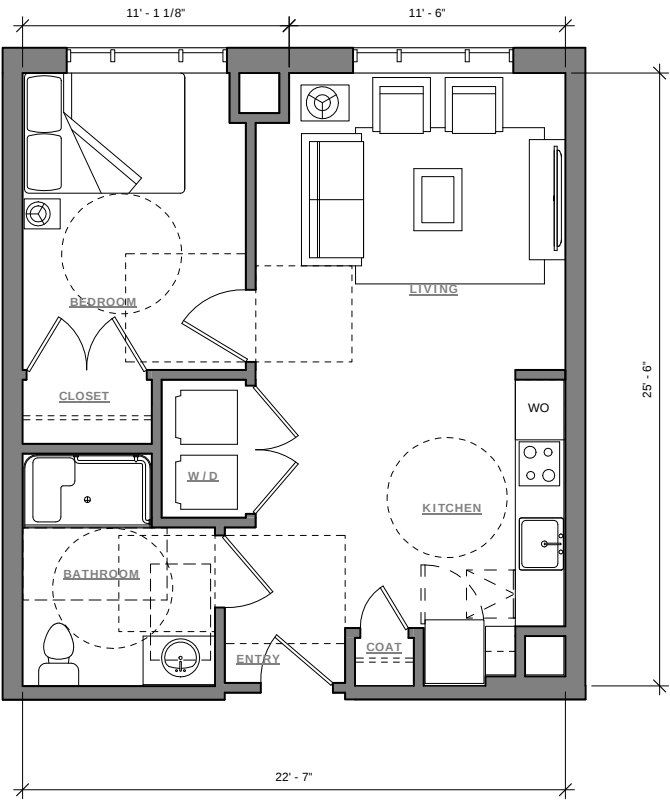
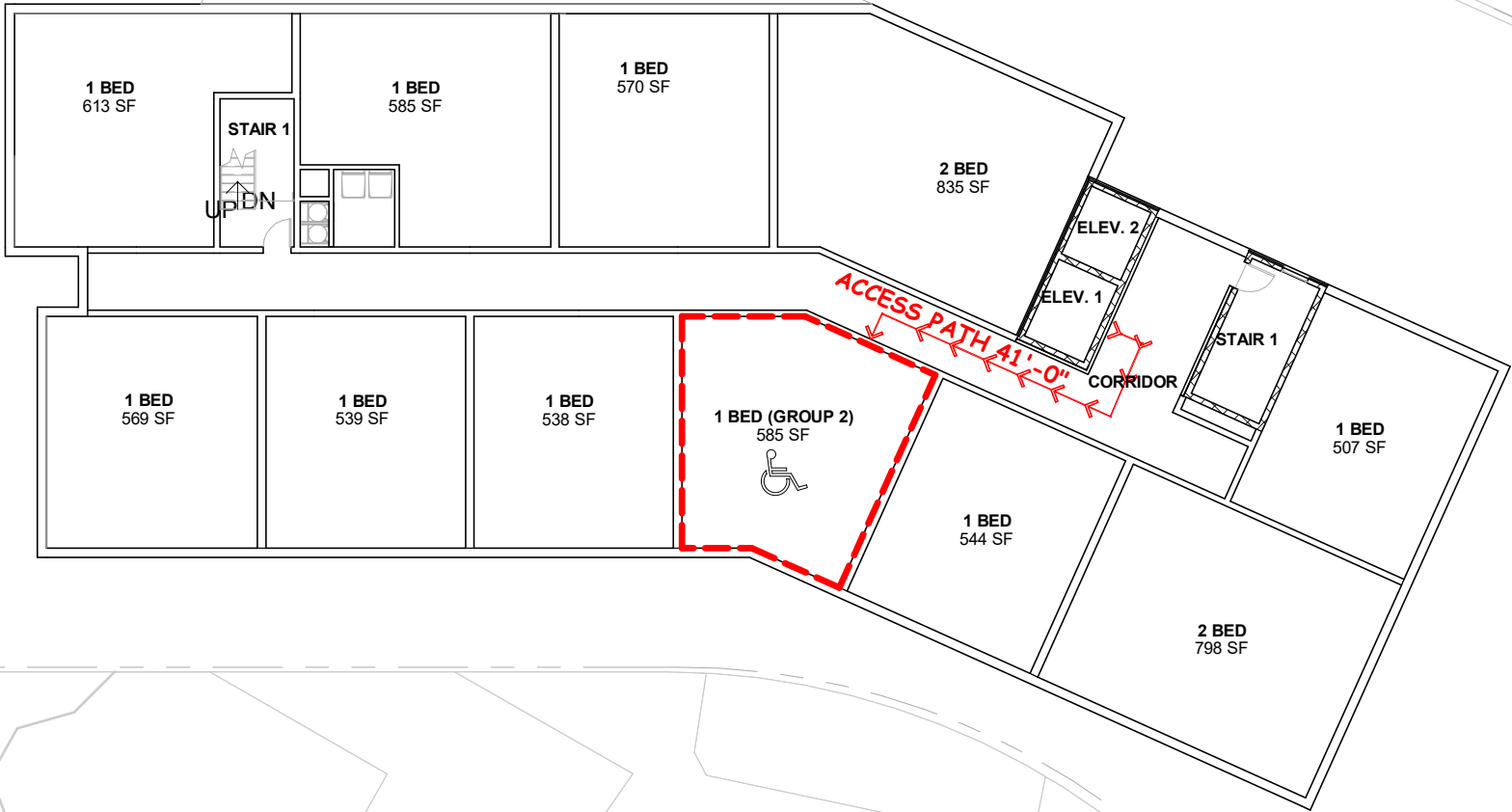
ACCESSIBILITY DIAGRAM

SECOND FLOOR ROOF DECK PLAN



ACCESSIBILITY DIAGRAM

UPPER FLOOR GROUP 2 UNIT PLAN



GROUP 2 - 1 BEDROOM
1/8" = 1'-0"

LEED CHECKLIST



LEED v4 for Building Design and Construction: Multifamily Midrise

Project Checklist

Project Name: Bartlett Yard Lot D
Date: 9/5/2018

Y ? N

2

Credit Integrative Process

2

15 0 0 Location and Transportation 15

Y Prereq Floodplain Avoidance Required

PERFORMANCE PATH

15 Credit LEED for Neighborhood Development Location 15

PRESCRIPTIVE PATH

Credit Site Selection 8

Credit Compact Development 3

Credit Community Resources 2

Credit Access to Transit 2

0 0 1 Sustainable Sites 7

Y Prereq Construction Activity Pollution Prevention Required

Y Prereq No Invasive Plants Required

2 Credit Heat Island Reduction 2

2 1 Credit Rainwater Management 3

2 Credit Non-Toxic Pest Control 2

6 4 0 Water Efficiency 12

Y Prereq Water Metering Required

PERFORMANCE PATH

Credit Total Water Use 12

PRESCRIPTIVE PATH

4 2 Credit Indoor Water Use 6

2 2 Credit Outdoor Water Use 4

25 2 10 Energy and Atmosphere 37

Y Prereq Minimum Energy Performance Required

Y Prereq Energy Metering Required

Y Prereq Education of the Homeowner, Tenant or Building Manager Required

23 7 Credit Annual Energy Use 30

2 3 Credit Efficient Hot Water Distribution 5

2 Credit Advanced Utility Tracking 2

3 0 7 Materials and Resources 9

Y Prereq Certified Tropical Wood Required

Y Prereq Durability Management Required

1 Credit Durability Management Verification 1

5 Credit Environmentally Preferable Products 5

1.5 1.5 Credit Construction Waste Management 3

5 6 7 Indoor Environmental Quality 18

Y Prereq Ventilation Required

Y Prereq Combustion Venting Required

Y Prereq Garage Pollutant Protection Required

Y Prereq Radon-Resistant Construction Required

Y Prereq Air Filtering Required

Y Prereq Environmental Tobacco Smoke Required

Y Prereq Compartmentalization Required

1 2 Credit Enhanced Ventilation 3

1 1 Credit Contaminant Control 2

3 Credit Balancing of Heating and Cooling Distribution Systems 3

3 Credit Enhanced Compartmentalization 3

2 Credit Enhanced Combustion Venting 2

1 Credit Enhanced Garage Pollutant Protection 1

3 Credit Low Emitting Products 3

1 Credit No Environmental Tobacco Smoke 1

0 0 6 Innovation 6

Y Prereq Preliminary Rating Required

5 Credit Innovation 5

1 Credit LEED AP Homes 1

2 2 0 Regional Priority 4

1 Credit Regional Priority: Specific Credit 1

1 Credit Regional Priority: Specific Credit 1

1 Credit Regional Priority: Specific Credit 1

1 Credit Regional Priority: Specific Credit 1

56 16 31 TOTALS Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



BOSTON REDEVELOPMENT AUTHORITY

AMENDED & RESTATED MASTER PLAN

FOR

PLANNED DEVELOPMENT AREA NO. 94

BARTLETT PLACE

WASHINGTON STREET AND BARTLETT STREET

ROXBURY

Dated: June 9, 2016

1. Master Plan. Pursuant to Section 3-1A.a and Article 80C of the Boston Zoning Code (the “Code”), this plan constitutes a Master Plan (this “Master Plan”) for Planned Development Area No. 94 for the development of approximately 8.59 acres of land located at 2565 Washington Street in Boston’s Roxbury neighborhood (such land, the “PDA Area”), and amends, restates and supersedes in its entirety that certain Master Plan for Planned Development Area No. 94 dated September 12, 2013, approved by the Boston Redevelopment Authority (the “BRA”) on September 12, 2013. The PDA Area is described in more detail below, and the legal description is attached as Exhibit A hereto and shown on the site plan attached as Exhibit B hereto. The PDA Area is owned by Bartlett Place Land, Inc., a Massachusetts non-profit corporation (the “Proponent”). This Master Plan contemplates that one or more Planned Development Area Development Plans (each, a “PDA Development Plan”) will be submitted at a future date for review and approval in accordance with Section 80C of the Code, and will provide more specific information about the Proposed Projects and components thereof.

This Master Plan sets forth a statement of the development concept, including the planning objectives and character of the development, the proposed uses of the area, the range of dimensional requirements contemplated for each of the proposed uses, the proposed phasing of construction of the development, and the anticipated public benefits of the Proposed Project, as such Proposed Project is defined below. This Master Plan consists of seven (7) pages of text, plus the attachments designated as Exhibits A, B and C. A conceptual site plan of the Proposed Projects, as defined below, is shown on Exhibit C attached hereto (the “Conceptual Site Plan”).

This Master Plan describes five new projects (each, a “Proposed Project,” and collectively, the “Proposed Projects”) to be located on the PDA Area, each to be developed in one or more sub-phase(s) and consisting of the following: (i) two mixed-use buildings, including residential, health/fitness club, office, restaurant, retail and other uses, each with accessory parking and loading, along with a public plaza and internal roadway (the “Phase 1 Project”); (ii) an apartment building and/or town homes containing approximately 56 Dwelling Units, with accessory parking (the “Phase 2 Project”); (iii) an apartment building containing approximately 16 Dwelling Units, with accessory parking (the “Phase 3 Project”); (iv) an apartment and retail

building containing approximately 42 Dwelling Units, with accessory parking (the “Phase 4 Project”); and (v) apartment buildings and/or town homes containing approximately 107 Dwelling Units, with accessory parking (the “Phase 5 Project”). Each of the Proposed Projects is discussed in more detail below.

2. **The PDA Area Description.** The PDA Area is an approximate 8.59-acre parcel of land that was the site of a former bus yard located at the corner of Washington Street and Bartlett Street. The PDA Area is located just outside of Roxbury’s Dudley Square and is adjacent to the historic Fort Hill and Tommy’s Rock neighborhoods. It is a contiguous piece of property bounded by Washington Street, Bartlett Street, Lambert Avenue, and Guild Street, all as shown on Exhibit C, the Conceptual Site Plan. The legal description of the PDA Area is attached hereto as Exhibit A and the “PDA Area Site Plan” is attached hereto as Exhibit B. Upon approval of this Master Plan and the associated map amendment, the PDA Area will be governed by this Master Plan.

The existing buildings at the PDA Area will be razed prior to or at such time as is necessary to allow construction of a Proposed Project to proceed.

3. **Planning Objectives and Character of the PDA Area.** The five Proposed Projects comprise a mixed-use development encompassing approximately 8.59 acres of land, located at the corner of Washington Street and Bartlett Street, just outside of Dudley Square in Boston’s Roxbury neighborhood.

The Proponent seeks to create a creative, engaging district, focused on new residential, retail and commercial space, to include a grocery store and drug store, and market-rate and affordable-rate rental and homeownership housing, all convenient to mass transit and many local amenities. The 8.59-acre site is currently an urban wasteland, a vacant former bus yard with two existing structures that will be razed to provide space for the new development. The PDA Area is ideally located for the community, situated between Dudley Square and the Fort Hill and Tommy’s Rock neighborhoods and will be accessible via numerous public transportation routes.

The Proponent seeks to provide opportunities for local businesses and to make first-class, sustainable residential development, diverse retail and commercial space and significant public space and programming available to the surrounding community. The Proponent intends to make the PDA Area a destination for Roxbury residents, with a significant amount of open space with programming.

As shown on the Conceptual Site Plan, the Proponent has imagined a new vision for what is currently a neighborhood eyesore, with a well-designed and well-coordinated mix of buildings, uses and facilities, and with a generous supply of landscaped open space.

4. **The Proposed Projects.** The Proponent proposes the construction of five (5) Proposed Projects (each of which may be developed in one or more sub-phases) to enable the Proponent to develop the PDA Area and to transform it into a vibrant creative district with a variety of uses and multiple new buildings. The five (5) Proposed Projects are described conceptually below and will each be the subject of a separate PDA Development Plan to be filed at a later date.

(a) **Phase 1 Project.** The Phase 1 Project is anticipated to entail the construction of two mixed-use buildings, a public plaza and a new roadway within the PDA Area, to be constructed in two sub-phases. Phase 1A will be located on an approximately 78,000 square foot lot (including the new roadway) at the corner of Bartlett Street and Washington Street. Phase 1A is anticipated to include a total of up to 110,000 square feet of Gross Floor Area, consisting of approximately 33,000 square feet of Gross Floor Area commercial space and retail space, approximately 39-45 Dwelling Units of approximately 61,000 square feet of residential uses and approximately 16,000 square feet of Gross Floor Area of parking located within the building's ground floor. Phase 1A will reach a maximum Building Height of up to 70 feet. Phase 1B will be located on an approximately 67,000 square foot lot adjacent to Phase 1A on Washington Street. Phase 1B is anticipated to include the new public plaza and a total of up to 110,000 square feet of Gross Floor Area, consisting of approximately 12,000 square feet of commercial and retail space, approximately 57-63 Dwelling Units of approximately 79,500 square feet of residential uses and approximately 18,500 square feet of Gross Floor Area of parking located within the building's ground floor and first level above grade. Phase 1B will reach a maximum Building Height of up to 70 feet.

(b) **Phase 2 Project.** The Phase 2 Project is anticipated to entail the construction of an apartment building and/or town homes containing approximately 56 Dwelling Units, with accessory parking, with a maximum of 60,000 square feet of Gross Floor Area and reaching a maximum Building Height of 50 feet.

(c) **Phase 3 Project.** The Phase 3 Project is anticipated to entail the construction of an apartment building containing approximately 13-19 Dwelling Units, with accessory parking, with a maximum of 29,000 square feet of Gross Floor Area and reaching a maximum Building Height of 50 feet.

(d) **Phase 4 Project.** The Phase 4 Project is anticipated to entail the construction of an apartment building containing approximately 42 Dwelling Units, with accessory parking and parking serving the other Proposed Projects, with a maximum of 67,000 square feet of residential Gross Floor Area and 3,000 square feet of retail Gross Floor Area, and reaching a maximum Building Height of 55 feet.

(e) **Phase 5 Project.** The Phase 5 Project is anticipated to entail the construction of apartment buildings and/or town homes containing approximately 107 Dwelling Units, with accessory parking and parking serving the other Proposed Projects, with a maximum of 154,000 square feet of Gross Floor Area and reaching a maximum Building Height of 48 feet.

5. **Zoning.** The PDA Area is located within the Dudley Square Economic Development Area of the Roxbury Neighborhood District (Map 6A/6B), governed by Article 50 of the Code. Pursuant to Section 50-12 of the Code, the PDA Area is a Planned Development Area eligible parcel. The PDA Area contains approximately 8.59 acres of land and is not located in a residential zoning district; accordingly, a Master Plan is permissible under Article 3-1A.a of the Code. This Master Plan sets forth the zoning for the PDA Area. The Proposed Projects will undergo review and approval under Article 80B and Article 80C of the Code, to the extent required, as well as design review subsequent to the submission of one or more PDA Development Plans for each of the Proposed Projects. Review of environmental impacts will be

accomplished during the Article 80B process, utilizing any studies previously performed. Each of the Proposed Projects shall comply with Article 37, Green Buildings, of the Code.

6. Range of Density and Dimensions, and Proposed Uses, of Proposed Projects.

The range of density and dimensions and proposed uses of the Proposed Projects are as follows:

(a) **Phase 1 Project.** The Phase 1A Project will contain up to 110,000 square feet of Gross Floor Area of residential, health/fitness club, office, restaurant and retail uses, with accessory parking and loading and other customary accessory uses, on an approximately 83,000 square foot lot¹, resulting in a Floor Area Ratio of up to 1.4. The Phase 1A Project will reach a maximum Building Height of up to 70 feet. The Phase 1B Project will contain up to 110,000 square feet of Gross Floor Area of residential, health/fitness club, office, restaurant and retail uses, with accessory parking and loading and other customary accessory uses, on an approximately 67,000 square foot lot, resulting in a Floor Area Ratio of up to 1.7. The Phase 1B Project will reach a maximum Building Height of up to 70 feet.

(b) **Phase 2 Project.** The Phase 2 Project is anticipated to contain a maximum of 60,000 square feet of Gross Floor Area of residential use (resulting in a Floor Area Ratio of up to 1.1 on an approximately 55,000 square foot lot), with accessory parking and other customary accessory uses, and to reach a maximum Building Height of 50 feet.

(c) **Phase 3 Project.** The Phase 3 Project is anticipated to contain a maximum of 29,000 square feet of Gross Floor Area of residential use (resulting in a Floor Area Ratio of up to 2.1 on an approximately 14,000 square foot lot²), with accessory parking, parking serving one or more of the other Proposed Projects and other customary accessory uses, and to reach a maximum Building Height of 50 feet.

(d) **Phase 4 Project.** The Phase 4 Project is anticipated to contain a maximum of 70,000 square feet of Gross Floor Area of residential and retail use (resulting in a Floor Area Ratio of up to 2.9 on an approximately 24,500 square foot lot), with accessory parking, parking serving one or more of the other Proposed Projects and other customary accessory uses, and to reach a maximum Building Height of 55 feet.

(e) **Phase 5 Project.** The Phase 5 Project is anticipated to contain a maximum of 154,000 square feet of Gross Floor Area of residential use (resulting in a Floor Area Ratio of up to 1.2 on an approximately 135,000 square foot lot), with accessory parking, parking serving one or more of the other Proposed Projects and other customary accessory uses, and to reach a maximum Building Height of 48 feet.

¹ For purposes of this Master Plan and any associated Development Plan, the Phase 1A lot shall be deemed to include the new roadway, the Phase 1B lot shall be deemed to include the publicly accessible plaza and both the Phase 1A lot and Phase 1B lot shall be deemed to include all sidewalks and roadways within their boundaries, regardless of whether such plaza, sidewalks or roadways qualify as a street or private way open to public use.

² For purposes of this Master Plan and any associated Development Plan, the Phase 3 lot shall be deemed to include all sidewalks and roadways within its boundaries, regardless of whether such sidewalks or roadways qualify as a street or private way open to public use.

Based upon a total maximum Gross Floor Area of 530,500 square feet for the five Proposed Projects and the approximately 8.59 acres of land comprising the PDA Area, the Floor Area Ratio across the PDA Area will be a maximum of 1.42.

7. **Development Schedule and Phasing of Construction.** It is anticipated that the Proposed Projects will be phased, subject to market considerations. It is the Proponent's desire to commence construction of the Phase 1 Project and the Phase 3 Project not later than the fall of 2016.

8. **Open Space and Landscaping.** The PDA Area is the site of a former bus-yard and is currently vacant, with two abandoned buildings. As shown on the Conceptual Site Plan, the Proposed Projects will include a considerable amount of well-designed landscaped open space to enhance and beautify the development, including (most notably) an approximately 15,000 square foot plaza in Phase 1. This new landscaped open space will transform the PDA Area from a sea of asphalt into areas where the community can gather and enjoy newly-available amenities.

9. **Range of Parking and Loading Facilities.** While it is anticipated that there will be approximately 375 parking spaces to serve the Proposed Projects, and adequate loading facilities will be provided, the number and location of the parking and loading components will be determined as part of the Article 80B, Large Project Review process.

10. **Public Benefits.** The Proposed Projects shall comply with the Public Benefits requirements set forth in Section 50-13 of the Code and are expected to provide the following benefits, at a minimum:

(a) Each of the Proposed Projects will have a design that responds favorably to each of the other Proposed Projects, as well as being sensitive and responsive to its surrounding context;

(b) The Proposed Projects will comply with the Mayor's Executive Order on Inclusionary Development and will provide approximately 194 units of affordable rental and homeownership housing and 129 units of moderate to market-rate rental and homeownership housing, located conveniently to mass transit and in an area of Boston where there is an ever-present need for housing;

(c) The Proposed Projects will considerably increase real estate tax revenue for the City of Boston from the PDA Area;

(d) The Phase 1 Project will provide much-needed commercial and retail development for the surrounding community;

(e) The Proposed Projects include open space that will be available to the general public at a site that was not previously available for such use, and may include amenities such as a public events plaza and public market;

(f) The Proposed Projects will represent a more orderly and coordinated master development than could be accomplished by more than one developer of the site;

(g) The Proposed Projects will serve as a bridge between Roxbury's Dudley Square and the adjoining historic Fort Hill and Tommy's Rock neighborhoods;

(h) The Proposed Projects will feature innovative energy technology and sustainability practices, with a village-wide energy production system that will mean the Proposed Projects are a net energy producer and LEED-certified housing and commercial construction; and

(i) The Proposed Projects are anticipated to create approximately 200 full-time construction jobs (with approximately 400 peak construction jobs) and approximately 200 permanent jobs.

11. Other Approvals. Each Proposed Project will be subject to review by the Boston Civic Design Commission, and to further review by the BRA of the schematic design, design development and construction drawings, pursuant to the BRA's Development Review Guidelines and Article 80B of the Code. Each Proposed Project, or phase thereof, will enter into a separate cooperation agreement with the BRA, as well as other agreements required as a result of such Proposed Project's Article 80B, Large Project Review. Aspects of the Proposed Projects may also require approvals of other governmental agencies, such as the City of Boston's Public Improvement Commission, the Boston Landmarks Commission and Boston Zoning Commission. Each of the five Proposed Projects shall be the subject of a PDA Development Plan submitted to the BRA for review and approval in accordance with Article 80C of the Code.

12. Effect of PDA Master Plan. This Master Plan sets forth the anticipated plan of development and the zoning for the Proposed Projects for the PDA Area. Upon approval, by the BRA and the Boston Zoning Commission, of this Master Plan and any PDA Development Plan for a Proposed Project within the PDA Area, and issuance of one or more Certifications of Consistency or Partial Certifications of Consistency, such Proposed Project shall be deemed to be in compliance with the requirements of the underlying zoning to the extent that such requirements have been addressed in this Master Plan and the applicable PDA Development Plan.

A Certification of Consistency or Partial Certification of Consistency may be issued separately for each Proposed Project, or phase thereof, in accordance with Section 80C-8 of the Code; provided that the non-compliance of any Proposed Project, or phase thereof, with the terms of this Master Plan and such Proposed Project's PDA Development Plan shall not affect the compliance of any other Proposed Project, or phase of a Proposed Project, for which a Certification of Consistency has been issued, or affect the right to construct any other Proposed Project, or phase of a Proposed Project, contemplated by this Master Plan. The provisions of any PDA Development Plan applicable to specific property or a specific Proposed Project, or phase thereof, may only be amended with the consent of the owner of such property or building.

13. Definitions. Unless otherwise set forth herein, capitalized terms used herein but not defined shall have the meanings specified in Article 2A of the Code, as amended to the effective date hereof, and not as the same may be amended hereafter.

List of Attachments

Exhibit A Legal Description of the PDA Area

Exhibit B PDA Area Site Plan

Exhibit C Conceptual Site Plan of the Proposed Projects

Exhibit A

Legal Description of the PDA Area

Exhibit A

Legal Description of the PDA Area

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF BOSTON (ROXBURY), SUFFOLK COUNTY, IN THE COMMONWEALTH OF MASSACHUSETTS BEING GENERALLY BOUNDED ON THE NORTH BY BARTLETT STREET, ON THE EAST BY WASHINGTON STREET, ON THE SOUTH BY GUILD STREET, AND ON THE WEST BY LAMBERT AVENUE; BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT THE NORTHERLY CORNER OF THE PARCEL OF LAND DESCRIBED HEREIN, SAID CORNER BEING AT THE INTERSECTION OF THE EASTERLY LINE OF LAMBERT AVENUE AND THE SOUTHERLY LINE OF BARTLETT STREET; THENCE BY BARTLETT STREET BY THE FOLLOWING EIGHT COURSES:

S 34°16'41" E, A DISTANCE OF 141.44',

S 32°32'16" E, A DISTANCE OF 170.01',

S 39°29'59" E, A DISTANCE OF 66.00',

S 50°24'00" E, A DISTANCE OF 18.00',

S 51°53'51" E, A DISTANCE OF 53.25',

S 54°32'27" E, A DISTANCE OF 69.37',

S 57°01'06" E, A DISTANCE OF 155.42', AND

SOUTHERLY MORE OR LESS BY A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 4.49', WITH A RADIUS OF 2.86', WITH A CHORD BEARING OF S 12°01'06" E, WITH A CHORD LENGTH OF 4.04' TO THE WESTERLY LINE OF WASHINGTON STREET; THENCE BY WASHINGTON STREET

S 32°58'54" W, A DISTANCE OF 563.77' TO THE NORTHERLY LINE OF GUILD STREET; THENCE BY THE NORTHERLY LINE OF GUILD STREET BY THE FOLLOWING FOUR COURSES:

N 64°02'00" W, A DISTANCE OF 7.48',

NORTHWESTERLY MORE OR LESS BY A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 238.59', WITH A RADIUS OF 515.30', WITH A CHORD BEARING OF N 50°46'08" W, WITH A CHORD LENGTH OF 236.47',

N 37°30'15" W, A DISTANCE OF 264.80', AND

N 37°07'00" W, A DISTANCE OF 211.10' TO THE EASTERLY LINE OF LAMBERT AVENUE; THENCE BY THE EASTERLY LINE OF LAMBERT AVENUE BY THE FOLLOWING FOUR COURSE:

NORTHEASTERLY MORE OR LESS BY A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 215.38', WITH A RADIUS OF 430.00', WITH A CHORD BEARING OF N 35°42'04" E, WITH A CHORD LENGTH OF 213.14',

N 21°21'07" E, A DISTANCE OF 75.10',

NORTHEASTERLY MORE OR LESS BY A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 147.06', WITH A RADIUS OF 266.00', WITH A CHORD BEARING OF N 37°11'23" E, WITH A CHORD LENGTH OF 145.19', AND

N 53°01'39", E A DISTANCE OF 111.82' TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 8.59 ACRES OF LAND MORE OR LESS.

Exhibit B

PDA Area Site Plan

DIVISION ENGINEER

Exhibit C

Conceptual Site Plan of the Proposed Projects

-  Phase I
-  Phase II
-  Phase III
-  Phase IV
-  Phase V

