

BOSTON REDEVELOPMENT AUTHORITY

PHASE 3 DEVELOPMENT PLAN

WITHIN

PLANNED DEVELOPMENT AREA NO. 94

BARTLETT PLACE

WASHINGTON STREET AND GUILD STREET

Dated: [BRA Board Date]

1. **Development Plan:** Pursuant to Section 3-1A.a, Article 50 and Article 80C of the Boston Zoning Code (the “Code”), this plan constitutes the Planned Development Area Development Plan (this “Development Plan”) for the development of a parcel containing approximately 14,000 square feet of lot area (the “Phase 3 Project Site”) located within Planned Development Area No. 94 at 2565 Washington Street (the “PDA Site”) in Boston’s Roxbury neighborhood, as more particularly shown on the plan attached hereto as Exhibit A. The Phase 3 Project Site is comprised of a parcel of land on which the Proponent, as defined below, proposes to construct a residential building with accessory off-street parking as more fully described below (the “Proposed Project”) as shown on the site plan attached hereto as Exhibit C (the “Site Plan”). This Development Plan sets forth the Proposed Project’s: (i) proposed location and appearance of structures; (ii) open spaces and landscaping; (iii) proposed uses of the area; (iv) proposed densities and proposed dimensions of structures; (v) proposed traffic circulation, parking and loading facilities; and (vi) access to public transportation.

This Development Plan consists of five (5) pages of text plus attachments designated Exhibit A through Exhibit E. All references to this Development Plan contained herein shall pertain only to such pages and exhibits.

2. **Proponent:** The PDA Site is owned by Bartlett Place Land, Inc., a Massachusetts non-profit corporation (the “Proponent”).

3. **Planned Development Area Location:** The PDA Site is located within the Dudley Square Economic Development Area (the “Dudley Square EDA”) of the Roxbury Neighborhood District (Map 6A/6B/6C).

4. **Proposed Project Development Site:** The Proponent proposes to build the Proposed Project on the Phase 3 Project Site within the PDA Site as indicated on the plan attached hereto as Exhibit A. The Phase 3 Project Site is approximately 14,000 square feet in area.¹ All existing

¹ For purposes of this Development Plan, the Phase 3 Project Site 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.

buildings currently located on the Phase 3 Project Site will be razed in order to facilitate development of the Proposed Project.

5. **Proposed Project:** The Proponent proposes to construct a new residential building on an approximately 14,000 square foot lot on Guild Street, shown as "Lot E" on the plan attached hereto as Exhibit C. The Proposed Project will reach a maximum Building Height of up to 50 feet and will include up to 29,000 square feet of Gross Floor Area, consisting of a minimum of 13 and a maximum of 19 apartment units (anticipated to include: (i) approximately 13 two bedroom units averaging approximately 1,200 square feet; and (ii) approximately 3 three bedroom units averaging approximately 1,650 square feet). Approximately 16 off-street covered parking spaces will be provided at grade.

The Proposed Project will comply with the requirements of Article 37, Green Buildings, of the Code. The Proposed Project team will use the most appropriate U.S. Green Building Council's Leadership in Energy and Environmental Design ("LEED") program to evaluate sustainable design measures, in accordance with Article 37 of the Code.

6. **Proposed Location and Appearance of Structures:** The plans attached hereto as Exhibit D show ground floor, second floor and representative upper floor layouts of the Proposed Project. The selected elevations attached hereto as Exhibit E illustrate the general appearance of the Proposed Project. Subject to the dimensional limitations established in this Development Plan, the final design, massing and appearance of the Proposed Project are expected to evolve, and will be subject to ongoing design review by the Boston Redevelopment Authority (the "BRA").

7. **Proposed Density and Dimensions of Structures:** The Proposed Project's consistency with the dimensional requirements applicable to the Dudley Square EDA pursuant to the underlying zoning is described below:

a. **Building Height:** Underlying zoning imposes a maximum building height of 55 feet within the Dudley Square EDA. Section 50-14.2 of the Code allows a maximum building height of 70 feet for the PDA Site pursuant to a planned development area development plan. The Proposed Project will reach a maximum Building Height of up to 50 feet.

b. **Floor Area Ratio:** Underlying zoning permits a Floor Area Ratio ("FAR") of 2.0 in the Dudley Square EDA. Section 50-14.2 of the Code allows an FAR of 2.0 for the PDA Site pursuant to a planned development area development plan. The Proposed Project will contain up to 29,000 square feet of Gross Floor Area, on an approximately 14,000 square foot lot, resulting in a maximum FAR of 2.1 on the Phase 3 Project Site.

c. **Yard Requirements:** Table C of Article 50 of the Code does not require any front or side yard, but requires a minimum rear yard of 20 feet within the Dudley Square EDA. The Proposed Project will have no minimum required front, side or rear yard.

A summary of the dimensional requirements applicable to the Proposed Project is set forth in Exhibit B hereto.

8. **Article 50 Development Plan Approval Standards:** Section 50-13 of the Code provides that BRA may approve a planned development area development plan within the Dudley

Square EDA only upon finding that such development plan proposes a plan for public benefits including one or more of the following: (a) the creation or retention of job opportunities and neighborhood economic development opportunities; or (b) the diversification and expansion of Boston's economy in new areas of economic activity. The Proposed Project will create and retain job opportunities and neighborhood economic development opportunities including: (i) the creation of new employment positions in businesses occupying the Proposed Project; (ii) neighborhood economic development with two new multi-use buildings that will attract new and old residents to the Proposed Project with its retail, commercial, and residential uses as well as increasing pedestrian activity in the adjacent Dudley Square.

9. **Proposed Open Space and Landscaping:** The Proposed Project will enhance the vitality of the surrounding area by creating a unified streetscape design for the area and landscaped sidewalk.

10. **Proposed Uses:** The Proposed Project may be used for those residential, off-street parking and accessory uses listed in Exhibit F attached hereto.

11. **Proposed Traffic Circulation:** The Proposed Project will be accessed by one new curb cut onto Guild Street.

12. **Proposed Parking and Loading Facilities:** The Proposed Project will provide approximately 16 off-street parking spaces. All loading, trash pick-up, and move-in/move-out activities for the Proposed Project will occur on-site.

13. **Access to Public Transportation:** The Proposed Project is located on the #42 bus line and is within a half-mile walking distance of the Orange Line, which can be accessed from Roxbury Station at the corner of Columbus Avenue and Tremont Street, and within a quarter-mile walking distance to Dudley Station, with access to the Silver Line routes S4 and S5 and numerous buses. In addition, 11 local MBTA bus routes travel on Malcolm X Blvd. Ruggles Station, accessible by bus or by walking, is also served by the Massachusetts Bay Transportation Authority commuter rail on the Needham, Franklin, and Providence/Stoughton lines. Together, these public transportation facilities provide convenient access to most of greater Boston from the PDA Site.

14. **Development Review Procedures:** All aspects of the Proposed Project design are subject to ongoing development review and approval by the BRA. Such review will be conducted in accordance with Small Project Review pursuant to Article 80E of the Code.

15. **Public Benefits:** In the course of the review process described under Section 14 of this Development Plan, the impacts of the Proposed Project upon the surrounding neighborhoods and upon the public welfare generally will be fully addressed, and appropriate mitigation will be proposed and incorporated into the Proposed Project. The public benefits of the Proposed Project include those described below. Further, the Proponent shall obtain any and all additional approvals required by relevant city agencies for the public benefits.

a. **Affordable Housing:** The Proposed Project will comply with the Mayor's Executive Order on Inclusionary Development.

b. **Public Realm Benefits:** The Proposed Project will enhance the overall urban design quality and public realm of the Dudley Square EDA in the vicinity of the Proposed Project and will

create new pedestrian trips every day, enlivening the streetscape and providing more foot traffic for local businesses and restaurants.

- c. **Financial Benefits:** The Proposed Project will result in significant financial benefits to the City, including significant additional real estate tax revenues to the City's general fund.
- d. **Job Creation:** The Proposed Project is part of a Master Plan PDA for the entire PDA Site. In total, that expansion will create approximately 200 full-time construction jobs (with approximately 400 peak construction jobs) and approximately 200 permanent jobs.
- e. **Smart Growth/Transit-Oriented Development:** The Proposed Project exemplifies smart-growth and transit-oriented development by concentrating new residential uses in close proximity to major regional rapid transit, commuter rail and bus lines that provide easy access to the PDA Site from all of the City's neighborhoods and suburbs.
- f. **Sustainable Design:** The Proposed Project will be guided by sustainable design principles and will be LEED certifiable. The Proposed Project will comply with Article 37, Green Buildings, of the Code. The Proposed Project will feature a high-performance building with advanced energy efficiency, healthy indoor environment measures and environmentally responsible construction methods and materials.

16. **Applicability:** In accordance with Section 80C-9 of the Code, consistency of the Proposed Project with this Development Plan, as evidenced by the issuance of one or more Certifications of Consistency, constitutes compliance with the dimensional, use and all other requirements of the Code to the extent such requirements have been addressed in this Development Plan. To the extent that any aspect of proposed uses and proposed structures complying with this Development Plan are in conflict with any requirement of the Code not specifically addressed in this Development Plan, such requirements shall be deemed to be waived upon approval of this Development Plan.

17. **Minor Modifications to Plans:** This Development Plan sets forth the dimensional, use and other zoning requirements for the Proposed Project and the Phase 3 Project Site, to the extent such requirements have been addressed in this Development Plan. Once this Development Plan is approved, final plans and specifications for the Proposed Project will be submitted to the BRA pursuant to Section 3-1A and Articles 80C and 80E of the Code for final design review approval and certification as to consistency with this Development Plan, and to other governmental agencies and authorities for final approval. Accordingly, subject to consistency with the dimensional regulations set forth in Exhibit B to this Development Plan, minor changes may occur to the Proposed Project's design described in this Development Plan.

18. **Development Schedule:** The Proponent estimates that construction of the Proposed Project will take approximately 18 months. Initial site preparation work is expected to begin in the fall of 2015 with the Proposed Project expected to be ready for occupancy in the winter of 2016/2017.

19. **No Duty to Develop the Project:** Notwithstanding anything set forth in this Development Plan to the contrary, under no circumstances will the Proponent be obligated to proceed with the Proposed Project.

20. **Amendment of Development Plan**: The Proponent may seek amendment of this Development Plan in accordance with the procedures prescribed by the Code without the consent of the owner(s) of any other component of the PDA Master Plan.

21. **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.

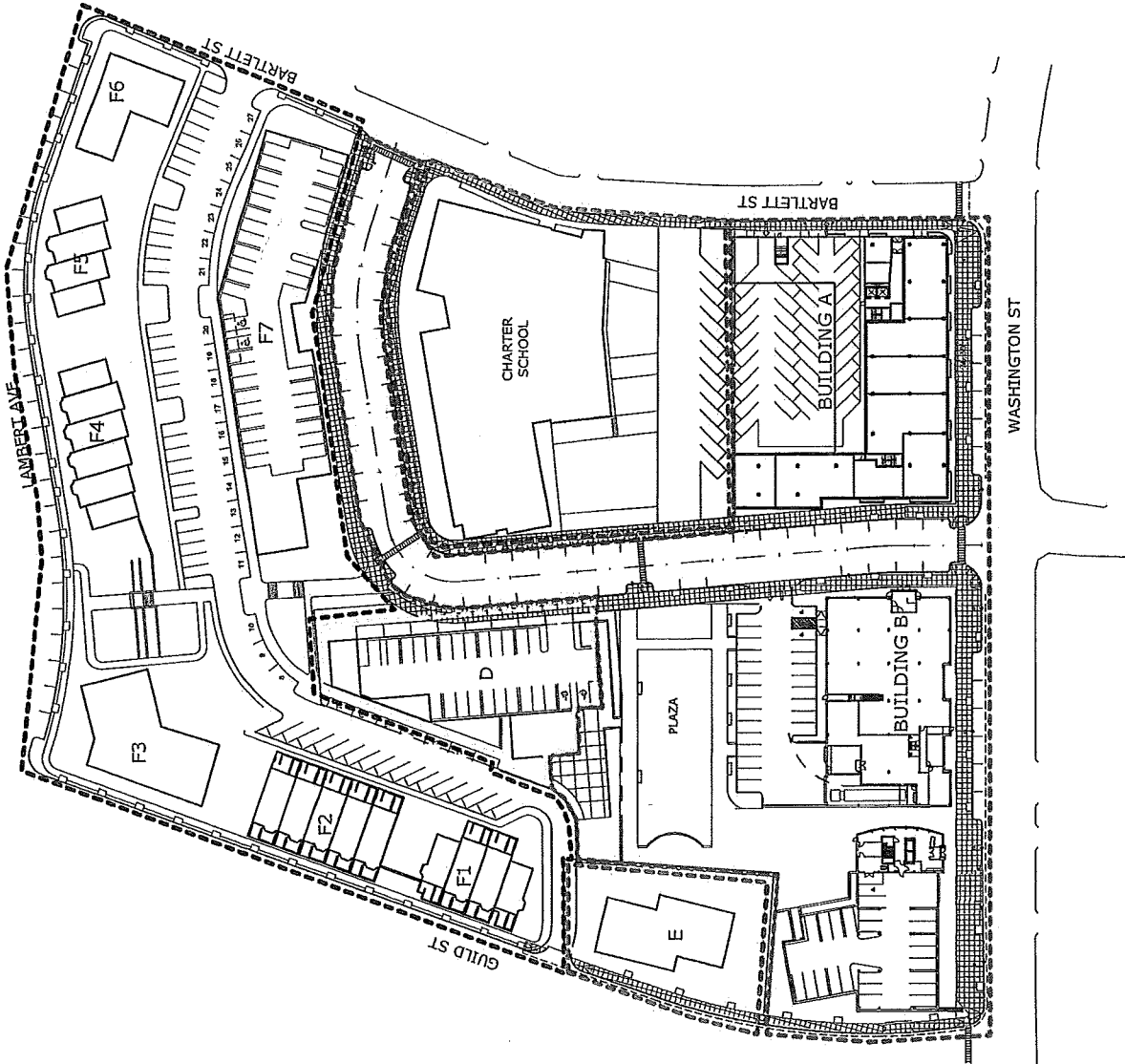
List of Attachments

- Exhibit A Bartlett Place Plan
- Exhibit B Summary of Applicable Dimensional Requirements
- Exhibit C Site Plan
- Exhibit D Representative Floor Plans
- Exhibit E Elevations
- Exhibit F Allowed Uses

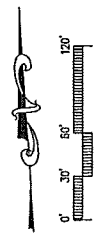
EXHIBIT A

Bartlett Place Plan

[see attached]



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



SCALE - 1:1000

EXHIBIT B

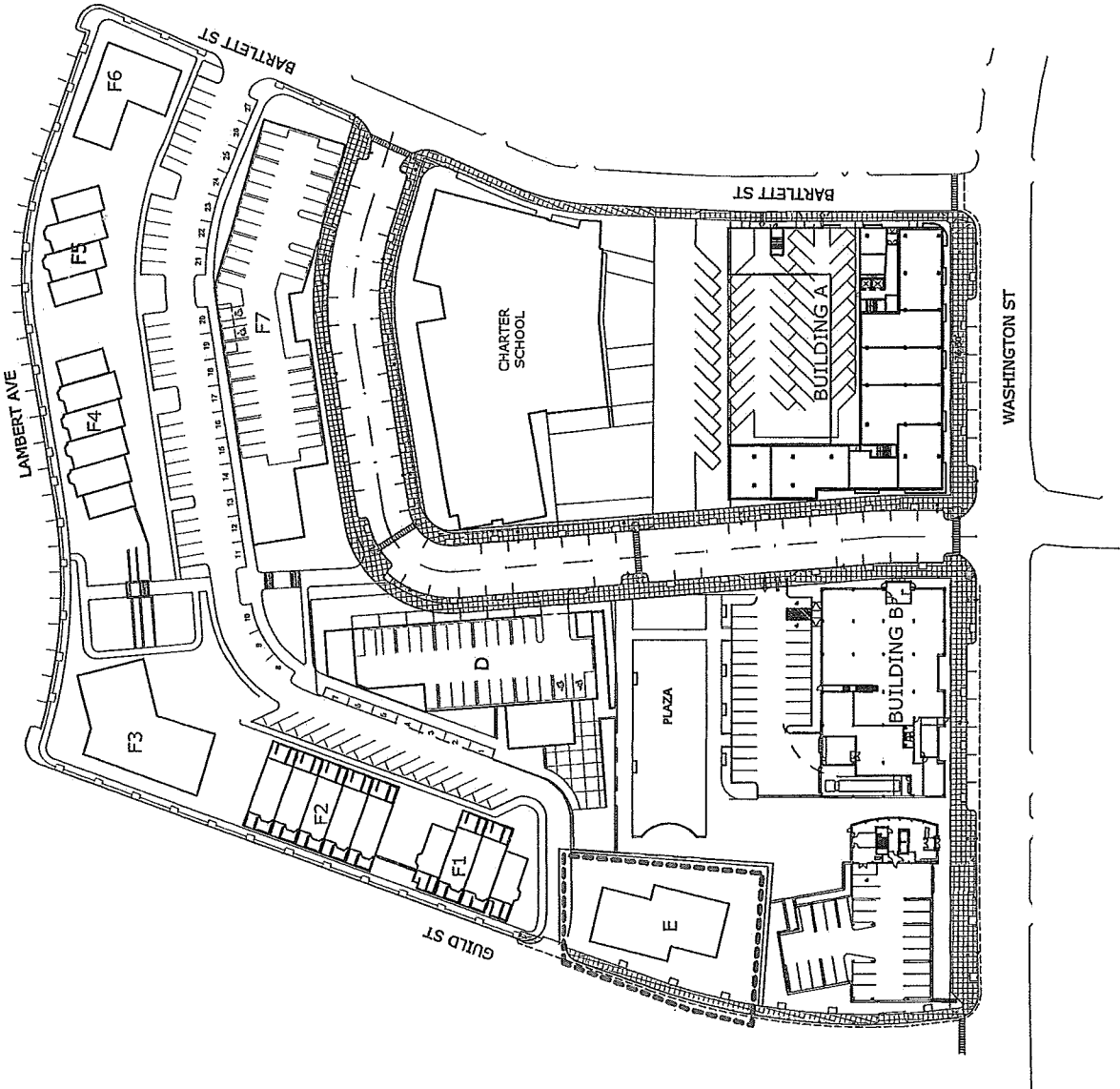
Summary of Applicable Dimensional Requirements

| <u>Zoning Requirement</u> | <u>PDA's within Dudley Square EDA</u> | <u>Maximum Permitted for Proposed Project</u> |
|---------------------------|---------------------------------------|---|
| Maximum Building Height | 70 feet | 50 feet |
| Maximum Floor Area Ratio | 2.0 (for entire PDA Site) | 2.1 (for Phase 3 Project Site) |
| Minimum Front Yard | No minimum | No minimum |
| Minimum Side Yard | No minimum | No minimum |
| Minimum Rear Yard | 20 feet | No minimum |

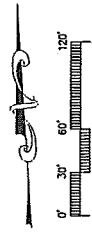
EXHIBIT C

Site Plan

[see attached]



Phase III



SCALE - 1:1000

EXHIBIT D

Representative Floor Plans

[see attached]

**Micheal
Washington
Architects Inc.**
 99 Cayuga Street
 Danvers, MA 02130
 Phone: 978.250.0515
 E-MAIL: MW@CWAU.COM

PROJECT

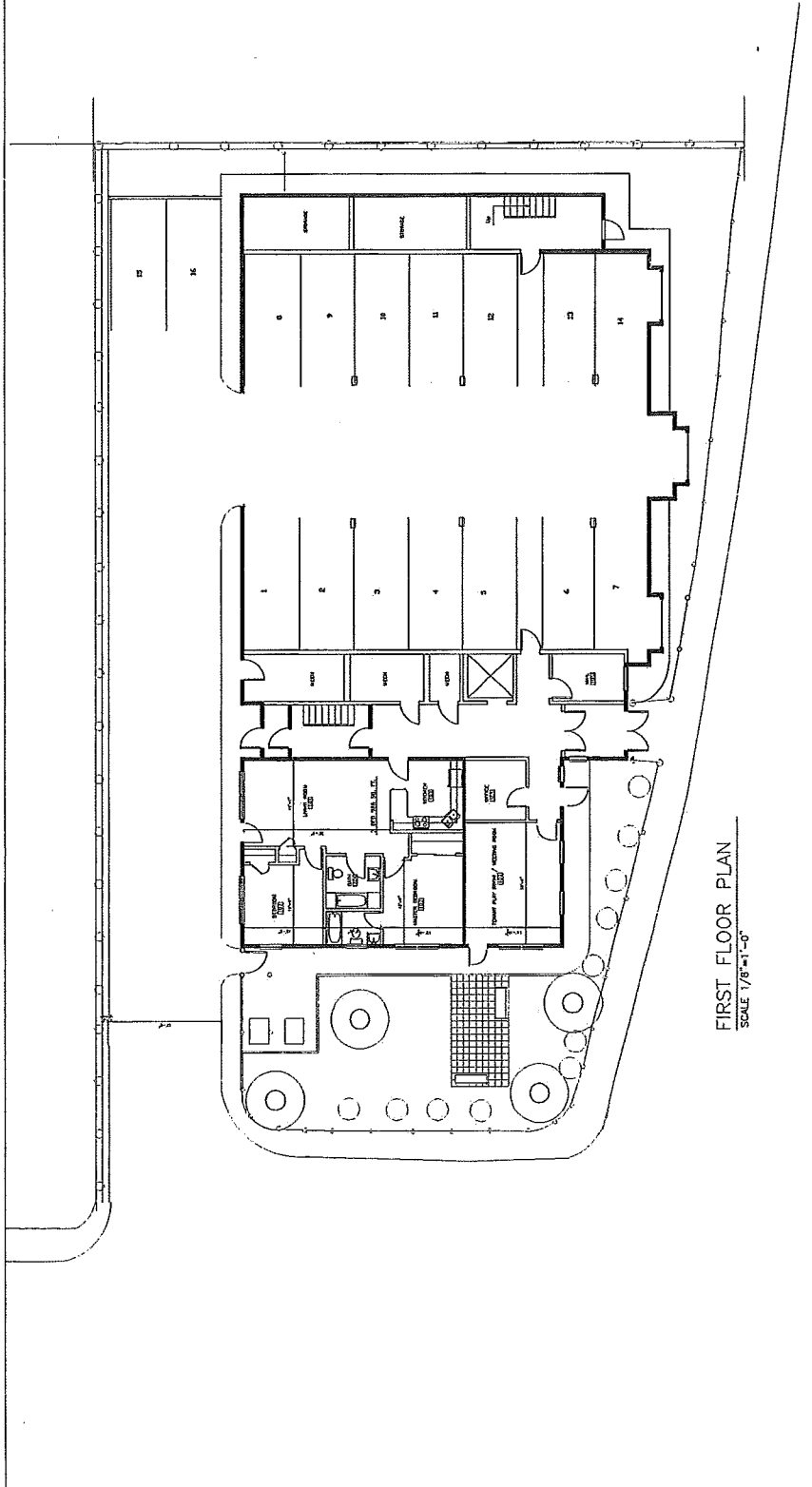
**BARTLETT
STATION
CONDOMINIUMS**

ROXBURY, MASSACHUSETTS 02119

CONCEPT DESIGN ARCHITECTS INC.
 10001 WILSON

FIRST FLOOR PLAN

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|-------------------|-------------|
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| DATE: 04/27/2010 | A-1 |
| DESIGNED BY: JWS | |
| PROJECT NO. 10001 | |



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

**Michéal
Washington
Architects Inc.**
601 South Street
Jamaica Plain, MA 02130
Phone: 617-269-4515
E-MAIL: MAW@COTMAIL.COM

PROJECT

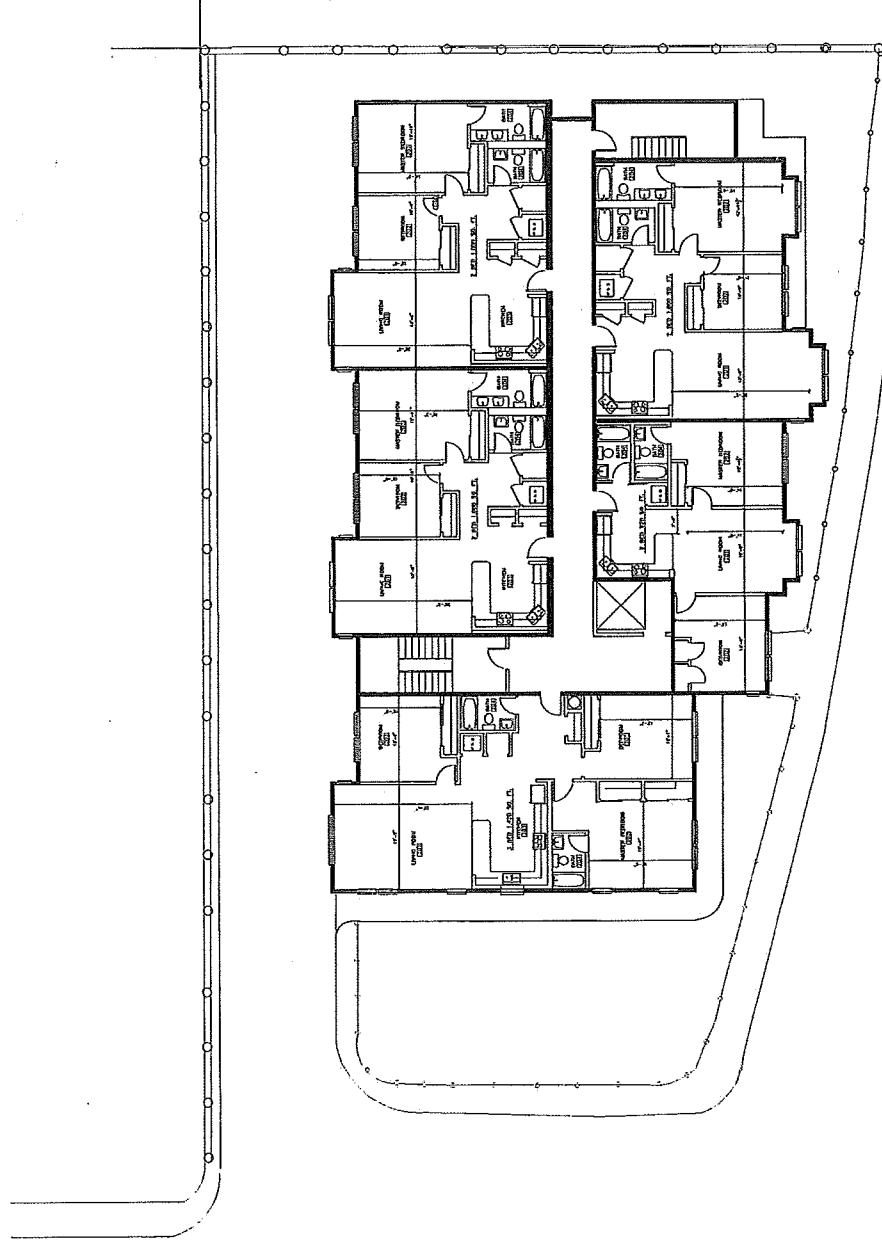
**BARTLETT
STATION
CONDOMINIUMS**

ROXBURY, MASSACHUSETTS 02119

OWNER: 2013 LOCAL WORKSHOP ARCHITECTS PC
DATE: FILE

THIRD FLOOR PLAN

| | |
|--------------------------------|-------------|
| DATE: 12/08/10 | DRAWING NO. |
| BY: MICHAEL WASHINGTON | A-3 |
| CHECKED BY: MICHAEL WASHINGTON | |
| SCALE: AS SHOWN | |
| NO. 102-104 | |



THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

**Michael
Washington
Architects Inc.**
891 Centre Street
Jamaica Plain, MA 02130
PHONE: 617-509-6515
E-MAIL: MAWACT@HOTMAIL.COM

PROJECT

**BARTLETT
STATION
CONDOMINIUMS**

ROXBURY, MASSACHUSETTS 02119

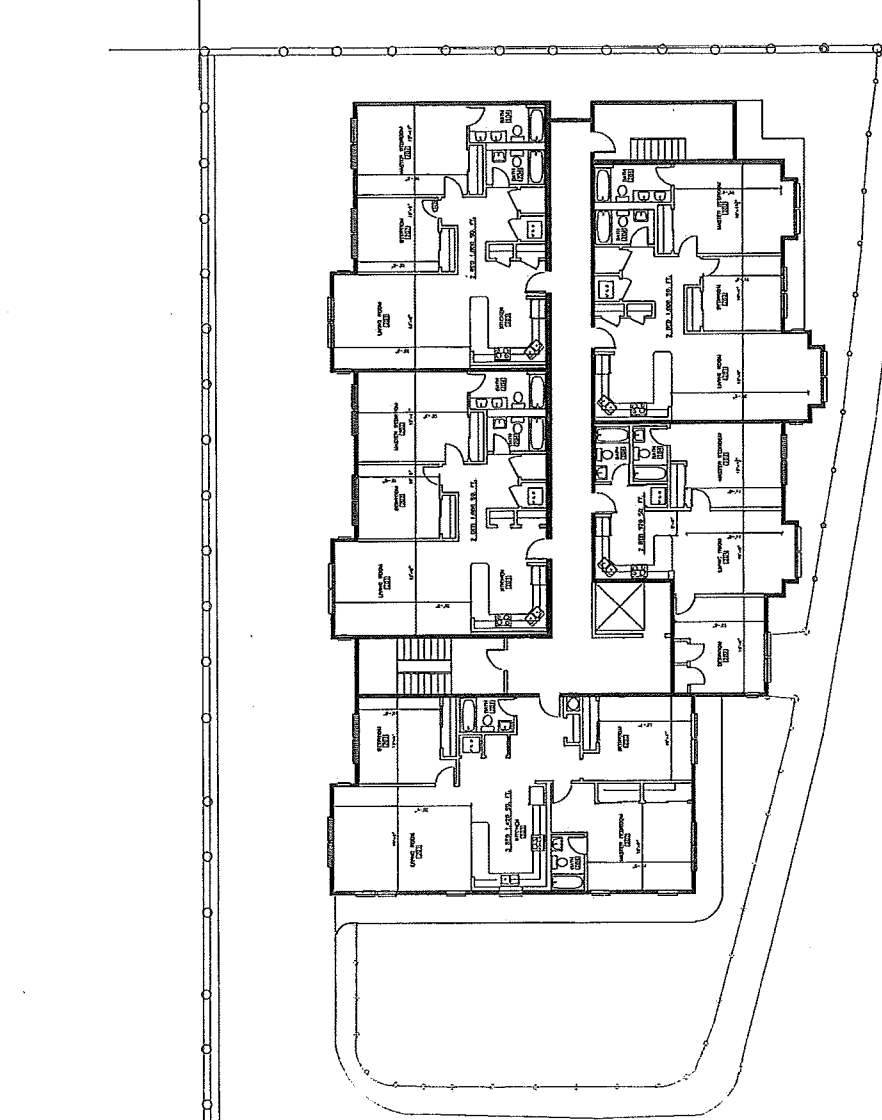
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PROJECT FILE

FOURTH FLOOR PLAN

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DRAWN BY: JAW
CHECKED BY: JAW
PLG 02-04

DRAWING NO.

A-4



FOURTH FLOOR PLAN
SCALE 1/8"=1'-0"

EXHIBIT E

Elevations

[see attached]

**Michael
Washington
Architects Inc.**
80 Church Street
Jamaica Plain, MA 02130
PHONE: 617-552-8515
E-MAIL: MWA@GODONAL.COM

PROJECT

**BARTLETT
STATION
CONDOMINIUMS**

ROXBURY, MASSACHUSETTS 02119

CONCEPT AND ARCHITECTURE: MICHAEL WASHINGTON ARCHITECTS INC.

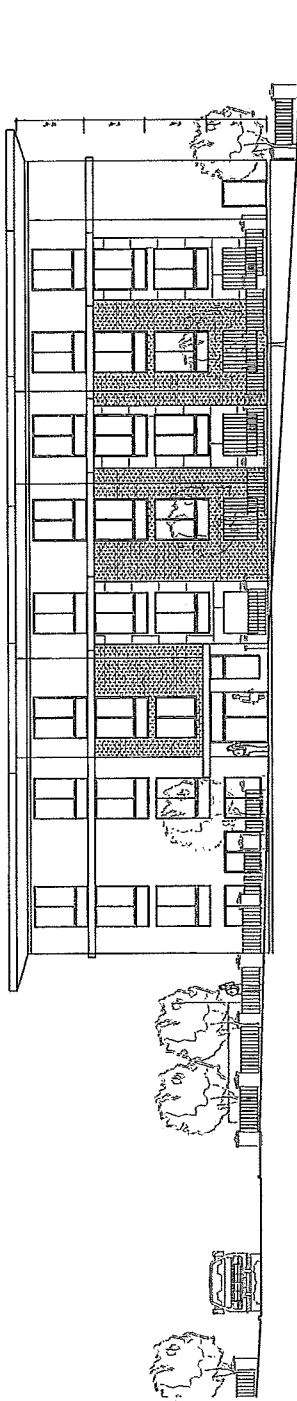
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FRONT ELEVATION

SCALE: AS SHOWN
DATE: 04/20/2010
DRAWN BY: MWA
CHECKED BY: MWA
PLT: 04/20/10

DRAWING NO.

A-6



FRONT ELEVATION
SCALE 1/8"=1'-0"

**Micheal
Washington
Architects Inc.**
891 Centre Street
Jamaica Plain, MA 02130
Phone: 617-390-5515
E-MAIL: MARCH@HOTMAIL.COM

PROJECT

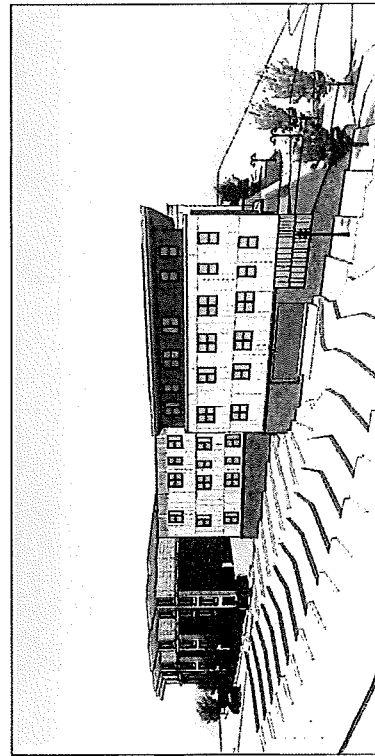
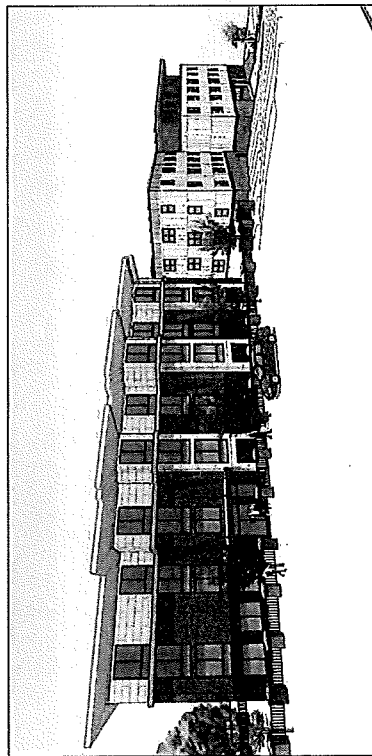
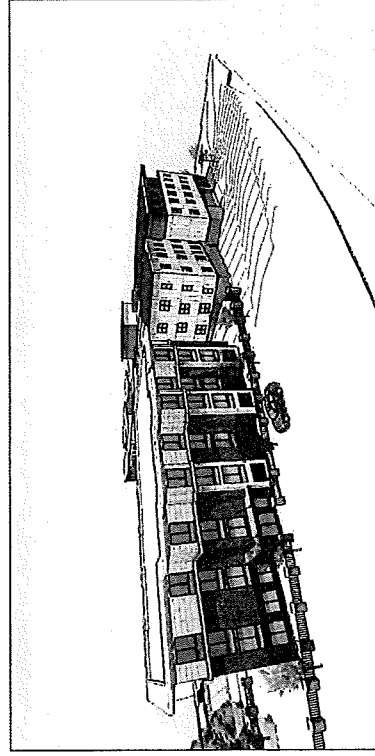
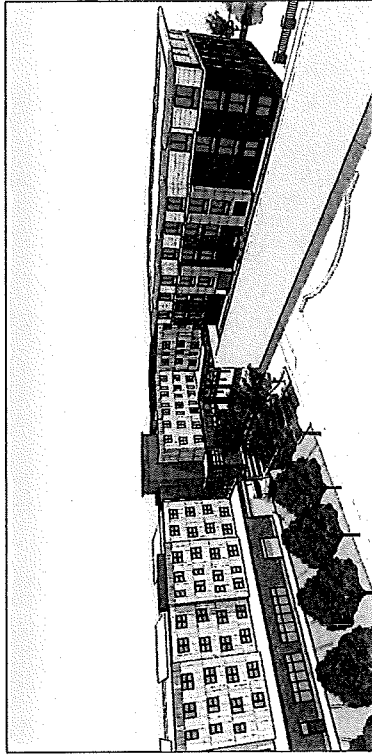
**BARTLETT
STATION
CONDOMINIUMS**

ROXBURY, MASSACHUSETTS 02119

CONTRACT #213, MICHEAL WASHINGTON ARCHITECTS INC.
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PERSPECTIVES

| | |
|-----------------|-------------|
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| DATE: 04/24/02 | A-7 |
| DRAWN BY: JWA | |
| CHECKED BY: JWA | |
| PLotted BY: JWA | |



**Micheal
Washington
Architects Inc.**
881 Centre Street
Jamaica Plain, MA 02130
PHONE: 617-390-5515
E-MAIL: MAWNCI@HOTMAIL.COM

PROJECT

**BARTLETT
STATION
CONDOMINIUMS**

ROXBURY, MASSACHUSETTS 02119

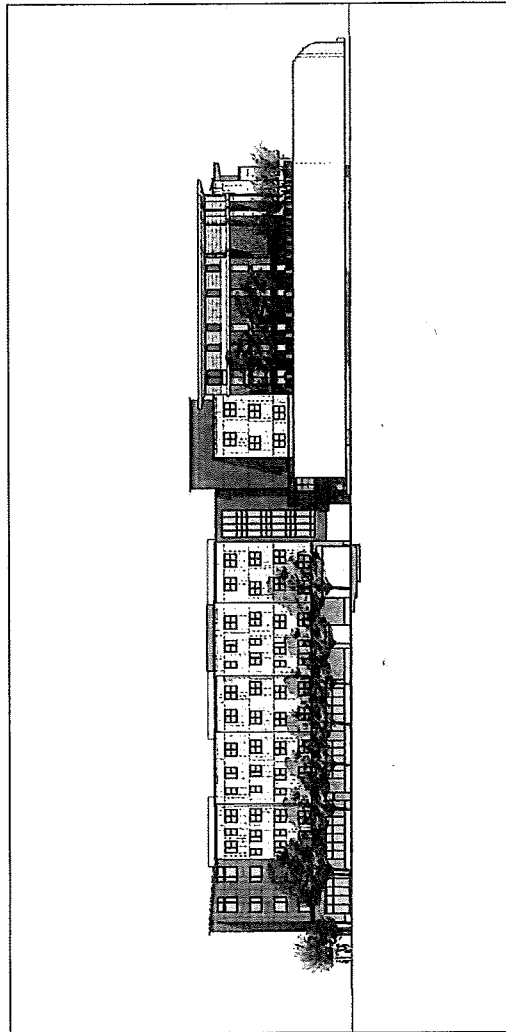
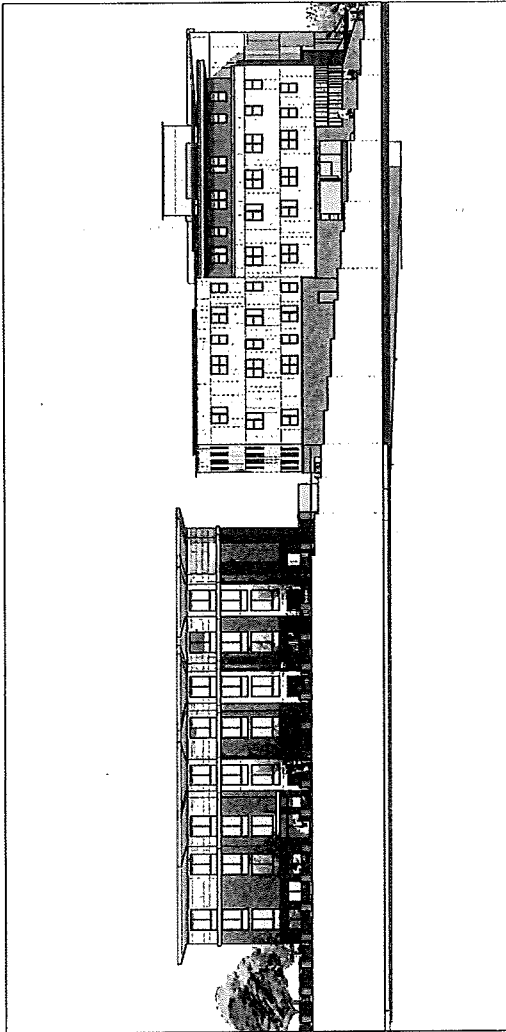
DESIGNED BY MICHAEL WASHINGTON ARCHITECTS INC.
PLOT NO. 102

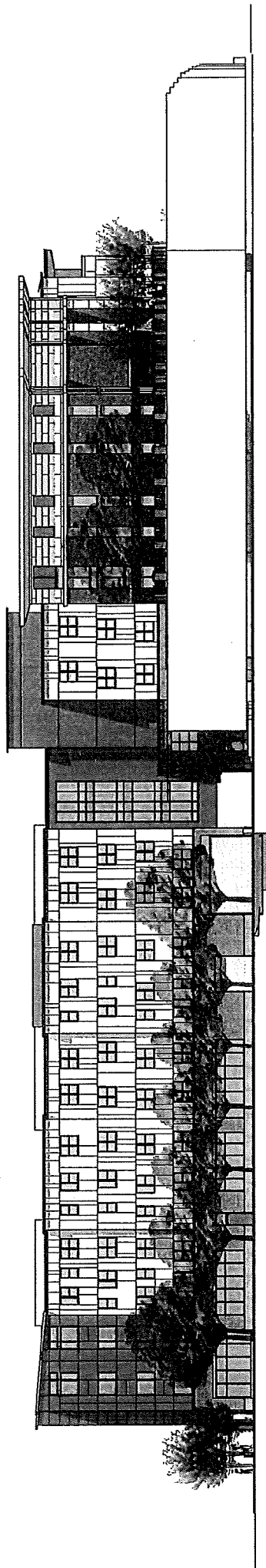
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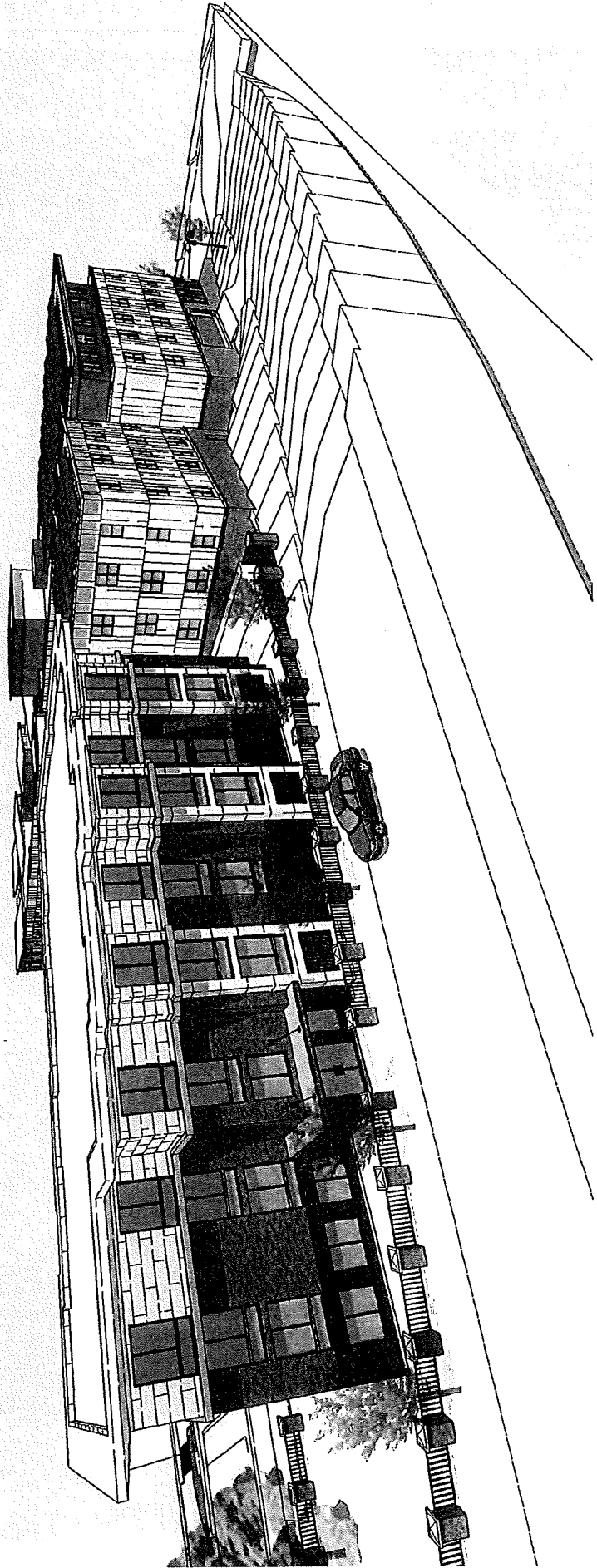
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CHECKED BY: JAW
PL. 2004.04

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A-8









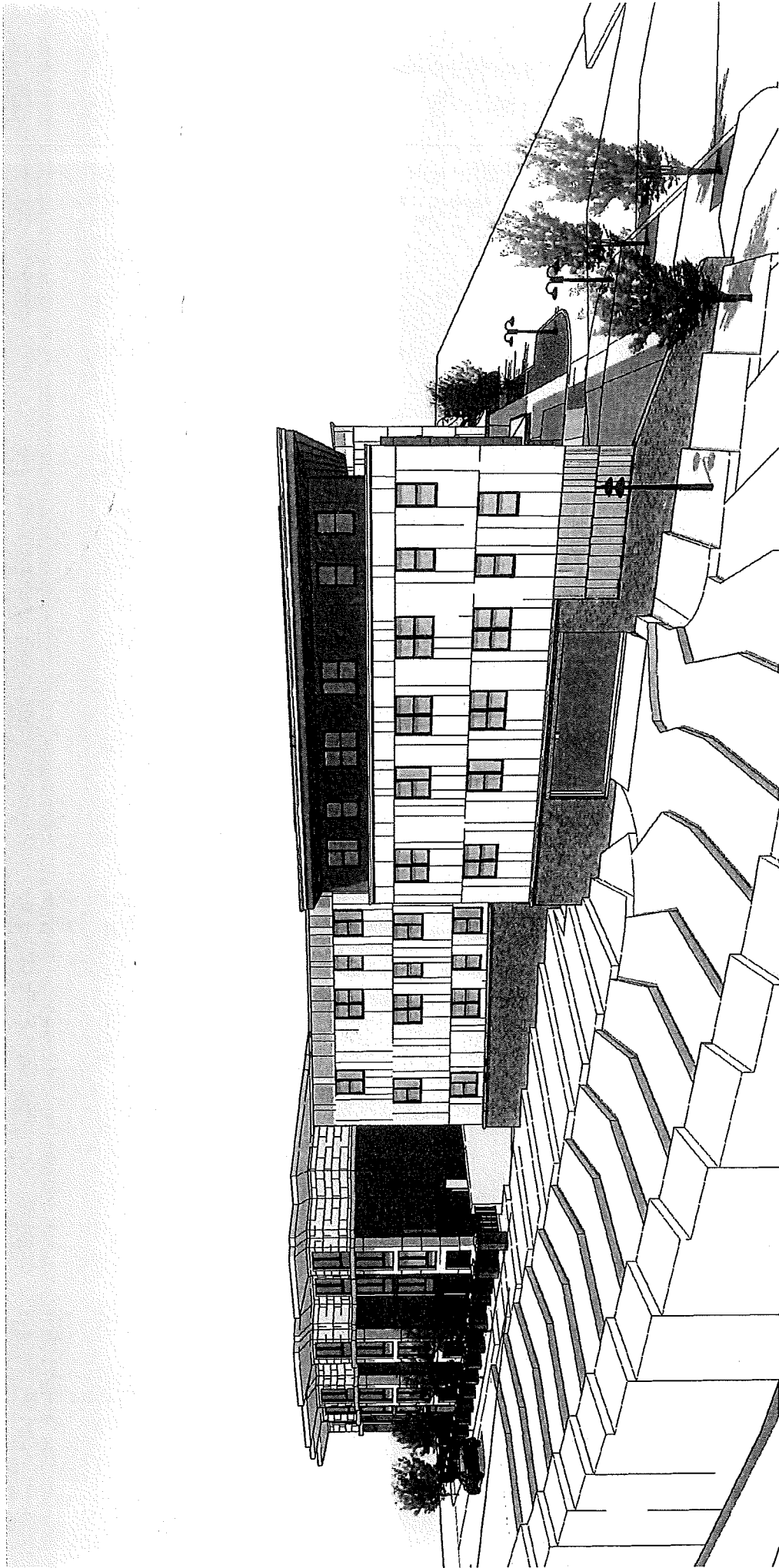




EXHIBIT F

Allowed Uses

Uses allowed as-of-right within the Proposed Project shall be the following uses:

Residential Uses

Residential uses including affordable housing, multifamily dwelling, elderly housing and townhouse.

Accessory Uses

Accessory uses related to the above-referenced uses and including, but not limited to: (i) accessory loading; (ii) accessory parking; (iii) the storage of flammable liquids and gases incidental to a lawful use; and (iv) any use ordinarily incident to a lawful main use, provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.