

06/17/26 Zoning Commission

The meeting will begin soon!



Planning Department

CITY of **BOSTON**

Interpreters for Today's Meeting



1 Joan Siu
Cantonese Interpreter

2 Ricky Huang
Mandarin Interpreter

3 Melisa Martin
Spanish Interpreter

4 Vicky Hodgkins
Vietnamese Interpreter

5 Jardine Jerome
Haitian Creole Interpreter

6 Carlos Brito
Cape Verdean Interpreter

ZBA Report

Biannual 2025

Zoning Commission



Planning Department

CITY of BOSTON

Planning Department Recommendations + ZBA Decisions

Decision	April – September Planning Department Recommendations (6 Months)	April – September ZBA Decisions (6 Months)	2024 ZBA Decisions (12 Months)
Withdrawn	N/A	2	9
Approved	144	187	313
Approved with Proviso	101	68	221
Denied	6	2	11
Denied without Prejudice	16	9	41
Total	267	268	586

*Exclusion of A80 projects

**Exclusion of two deferred recommendation and one reconsideration decision

Differences and Similarities in Recommendation + Decision

70% agreement between the Planning Department and the ZBA.

Planning Department Recommendations	ZBA Decisions	Count
Approved	Approved	134
	Approved with Proviso	6
	Denied without Prejudice	1
	Denied	0
	Reconsideration	11
	Deferred	1
	Withdrawn	2
Approved with Proviso	Approved	45
	Approved with Proviso	51
	Denied without Prejudice	4
	Denied	1
	Deferred	18
	Withdrawn	0
Denied without Prejudice	Approved	4
	Approved with Proviso	10
	Denied without Prejudice	2
	Denied	0
	Deferred	18
	Withdrawn	0
Denied	Approved	3
	Approved with Proviso	0
	Denied without Prejudice	2
	Denied	1
	Deferred	12
	Withdrawn	0
Deferred	Approved	1
	Approved with Proviso	1
	Denied without Prejudice	0
	Denied	0
	Deferred	1

Zoning District Cases for April to September 2025

Zoning Districts	Conditional Uses Permit Only	Permits that Include Variance Permit	Total Cases without Deferrals
Allston/Brighton	1	14	16
Boston Proper	2	18	21
Bulfinch Triangle	1	2	3
Charlestown	2	10	12
Chinatown	-	2	2
Dorchester	6	22	32
East Boston	3	8	14
Fenway	1	1	2
Greater Mattapan	1	12	14
Hyde Park	2	20	23
Jamaica Plain	3	16	19
North End	1	3	4
Roslindale	1	17	19
Roxbury	2	17	22
South Boston	5	19	25
South End	3	12	16
West Roxbury	3	18	23



Mattapan Rezoning

By-Right Projects in Mattapan

Purpose	By-Right	In ZBA Process
Extension of Living Space / Additional Footprint	3	1
Additional Dwelling Unit (ADU)	7	-
Retaining Wall	1	-
Handicap Accessibility	2	-
Combining Parcels	1	-
Rehabilitation	1	-
Exterior Renovation	2	-
Structural Renovation	3	-
New Construction	-	1

**Does not include zoning exempt projects such as fire alarms, and solar panels*

Case Study: By-Right Project

Existing



EXISTING FRONT VIEW,
GOODALE ROAD

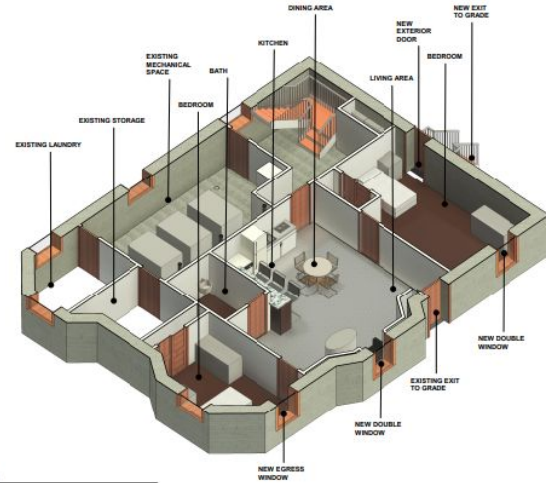


EXISTING FRONT / EAST
VIEW



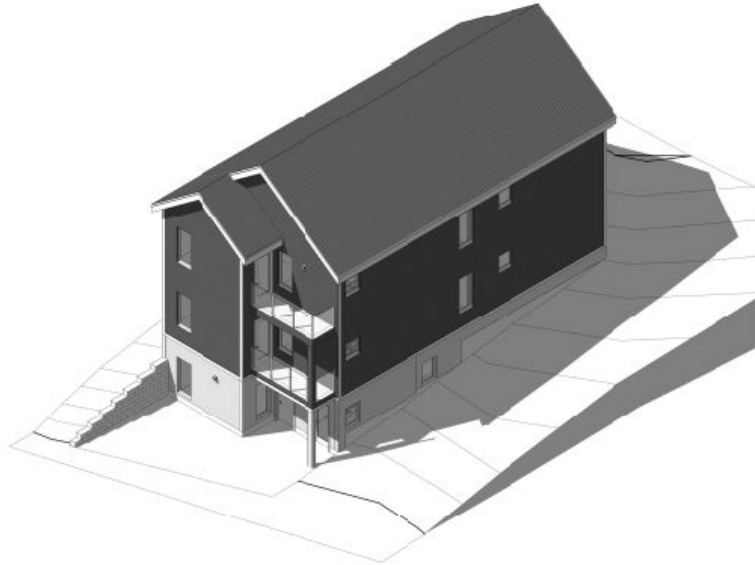
EXISTING REAR / EAST VIEW

New



DN

Case Study: Non-By-Right Project



9 RICHMERE

9 RICHMERE RD
BOSTON, MA 02126

Conclusion



- Continue to implement zoning reform to reflect current built conditions of Boston allowing more projects to become by-right
- Future reports will continue to feature preliminary data from the zoning reform initiatives

THANK YOU



Planning Department

CITY of BOSTON

Chinatown Zoning

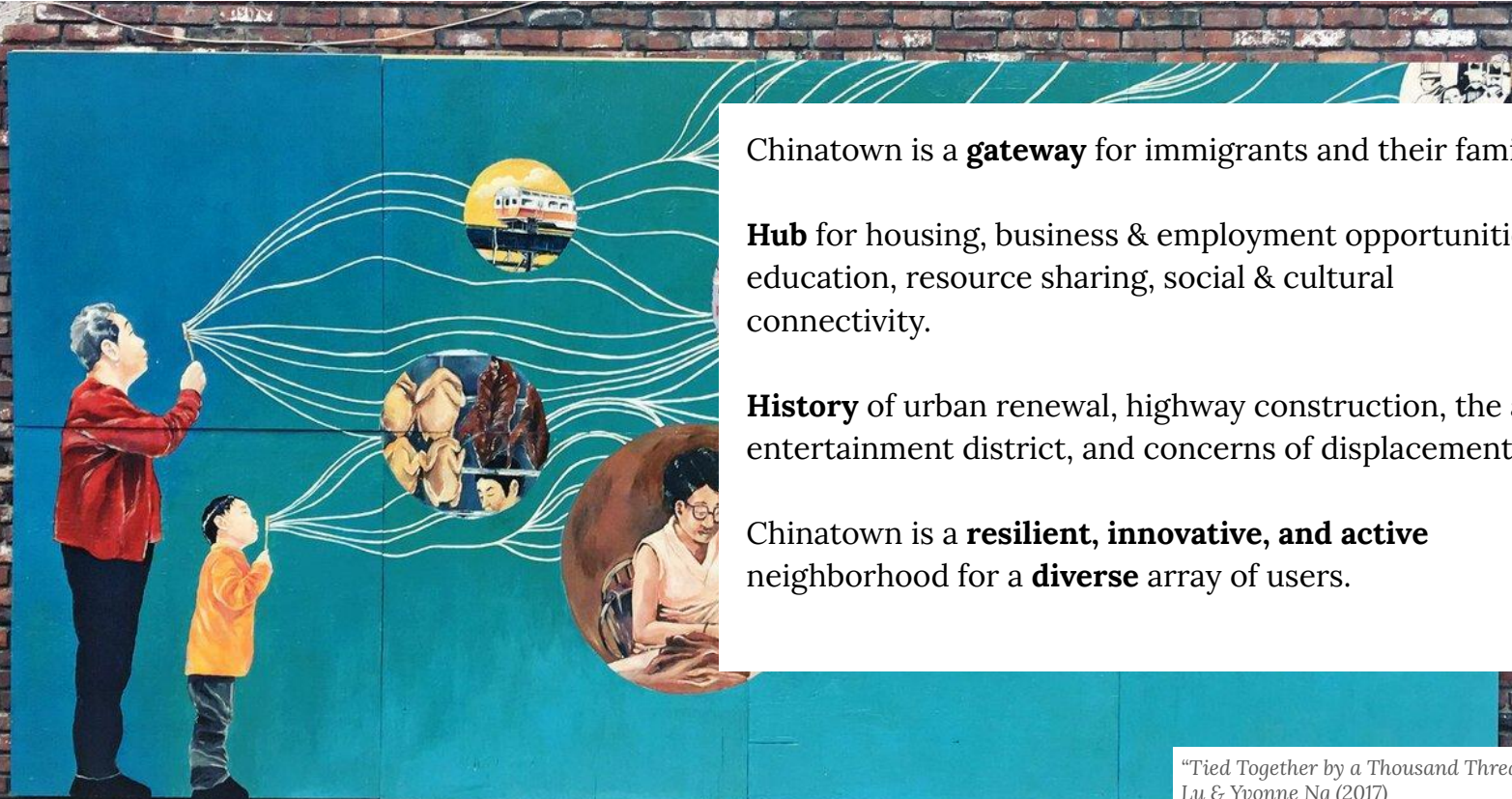
Boston Zoning Commission | June 17, 2026



Planning Department

CITY of BOSTON

Understanding Chinatown Context



Chinatown is a **gateway** for immigrants and their families.

Hub for housing, business & employment opportunities, education, resource sharing, social & cultural connectivity.

History of urban renewal, highway construction, the adult entertainment district, and concerns of displacement.

Chinatown is a **resilient, innovative, and active** neighborhood for a **diverse** array of users.

Key Project Phases



PLAN: DOWNTOWN

- 2018-2023



CHINATOWN ZONING BRAINSTORMING

- February - April 2024
- 2 public meetings
- 3 workshops
- 170 survey responses



CHINATOWN ZONING DRAFT

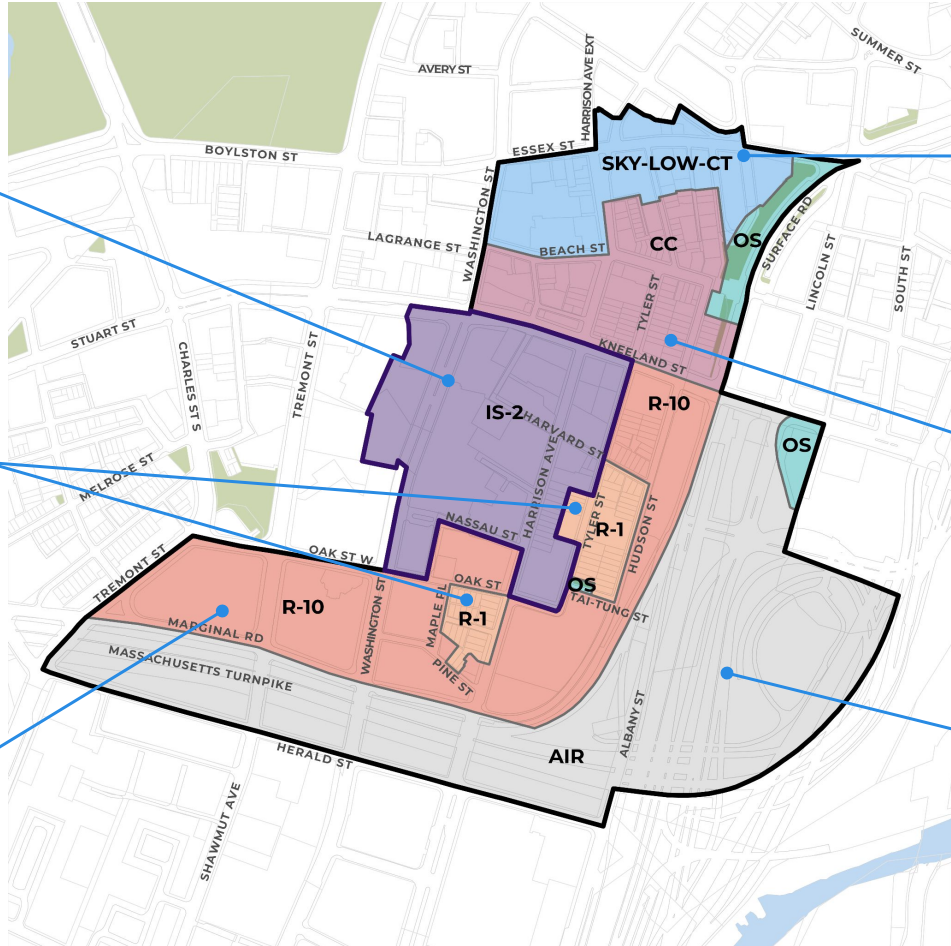
- October 2024 - April 2026
- 7 public meetings
- 17 Office Hours
- 400+ Individuals
- 700+ points of feedback
- 400+ postcards mailed

Zoning Overview

INSTITUTIONAL-2 (IS-2)
Set regulations to better match institutional uses and existing buildings.

RESIDENTIAL-1 (R-1)
Downzone to maintain row houses and allow contextual infill development.

RESIDENTIAL-10 (R-10)
Right-size dimensions to allow height of some existing apartment buildings and allow for ground floor community-serving uses.



SKY-LOW-CT
Set dimensions to support building reuse, and acknowledge historic and cultural significance.

COMMUNITY COMMERCIAL (CC)
Right-size dimensions to match existing context and promote small-scale commercial activity.

AIR RIGHTS SUBDISTRICT (AIR)
Allow PDA projects and use regulations to stitch together both sides of the highway.

R-1 Residential

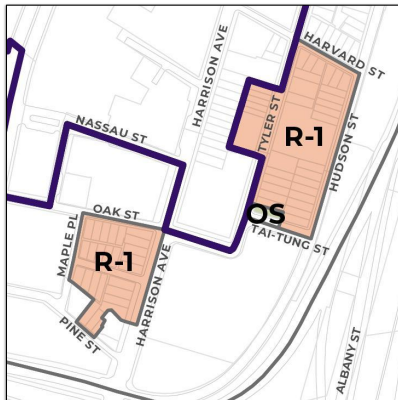


Zoning Overview

- Downzoning and setting dimensional regulations to maintain row houses and small commercial spaces serving the neighborhood.
- Allow for small additions to homes
- Keep smaller commercial activity happening on ground floors and upper stories

R-1 Dimensional Regulations

- Maximum height of 45' (down from 80' today)
- 1,500 sf floor plate maximum to maintain small-scale buildings (none today)
- Allowing for party wall condition and small rear-yard additions



Most buildings in R-1 are 45' or lower



10' rear yard allows for some small additions



R-1 Land Uses

Encourage preservation for residential uses, with some opportunity for commercial or community uses.

Allowed Uses

- Residential under 15 units
- Ground floor small grocery stores

Conditional Uses

- Small offices, restaurants, retail, services, and social clubs

Forbidden Uses

- Hotels, research labs, larger offices and commercial uses



Focus on small residential



Small commercial (conditional) mixed in with allowed residential uses

Civic uses allowed to support surrounding community



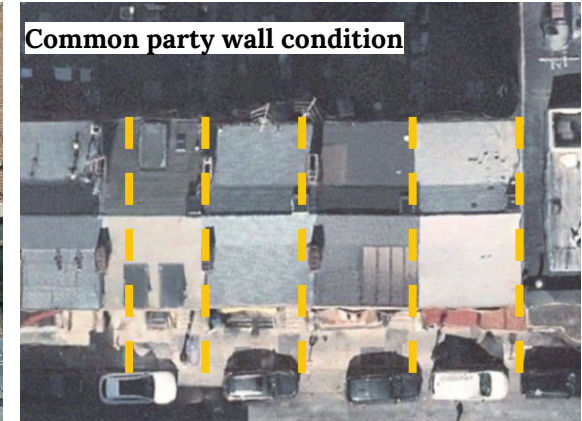
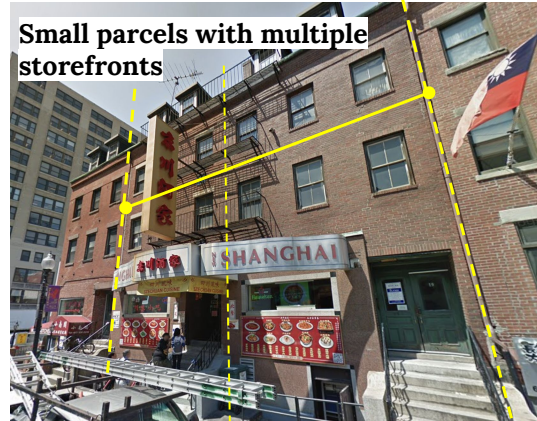
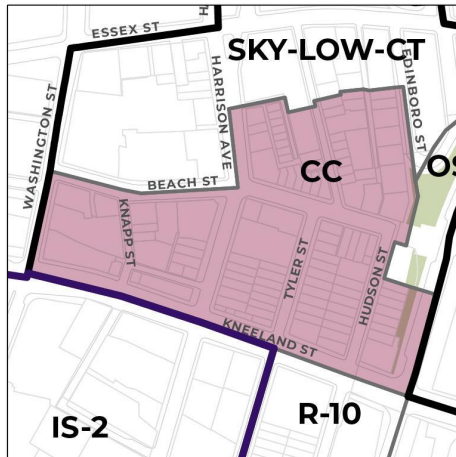
CC Community Commercial

Zoning Overview

- Make it easier for small businesses to open and renovate
- Maintain smaller active storefronts and vibrant character of the area today

CC Dimensional Regulations

- No change to existing 80' height allowance
- Maximum building floor plate of 2,500 sf to maintain small-scale buildings and allow for small consolidation and redevelopment
- High lot coverage to reflect existing density



CC Land Uses

Allow smaller commercial land uses across multiple floors, confirm the commercial heart of Chinatown, and limit larger land uses that could threaten the small-scale fabric of the area.

Allowed Uses

- Residential on upper floors
- Medium retail and entertainment
- Grocery stores, services, and offices

Conditional Uses

- Residential on ground floor

Forbidden Uses

- Hotels, research labs, larger offices, entertainment/events

Mix of land uses
across multiple
floors



Small-scale
land use
allowances



Blend of retail,
restaurants,
and services



R-10 Residential

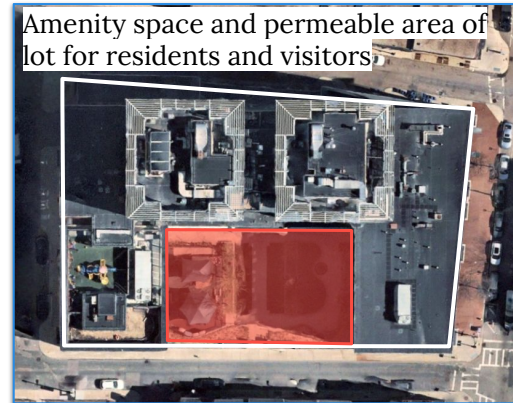
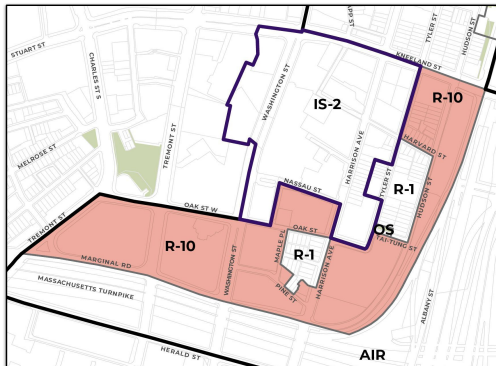


Zoning Overview

- Better align height with existing large apartment buildings
- Create regulations to improve residents' and visitors' experience with outdoor space
- Affirm community-serving land uses on ground floors
- Removed previously-proposed affordable housing overlay; future projects exceeding dimensions would still need community support and comprehensive Article 80 review

R-10 Dimensional Regulations

- 155' maximum building height (100' today)
- 20% minimum outdoor amenity space and 15% permeable area of lot to encourage more usable outdoor space for residents and visitors
- Building step backs above 70' or abutting historic buildings



R-10 Land Uses

Encouraging housing and supportive community land uses by allowing any number of residential units and some limited commercial uses.

Allowed Uses

- Residential uses, grocery stores, and community centers
- Ground floor offices, restaurants, retail, and services

Conditional Uses

- Ground floor larger retail, services, and restaurants

Forbidden Uses

- Hotels, research labs, larger offices, and entertainment/events



Restaurants serve residents + the community



Service establishments, like salons, allowed on ground floor



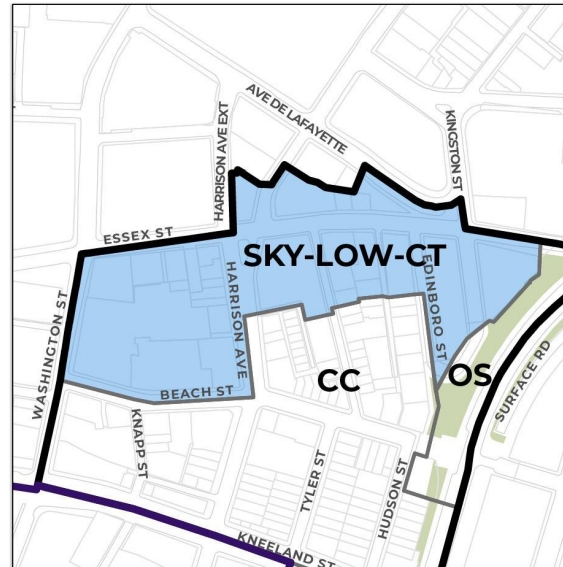
Schools are an important civic use within the neighborhood

Zoning Overview

- Maximize opportunities for conversion, adaptation, and expansion of existing buildings
- Acknowledge cultural and architectural significance of this area as a new Historic Dimensional Overlay District in the new Skyline Article
- Removed previously-proposed affordable housing overlay; future projects exceeding dimensions would still need community support and comprehensive Article 80 review

SKY-LOW-CT Dimensional Regulations

- 155' maximum building height (100' today)
- Ground floor outdoor amenity space for larger lots
- High building lot coverage reflective of existing context in Chinatown and further north into Downtown



SKY-LOW-CT Land Uses



Highlight Chinatown as a growing residential neighborhood and commercial destination.

Allowed Uses

- Residential uses and civic uses
- Small-to-medium entertainment/events, retail, services, restaurants, and hotels

Conditional Uses

- Large hotels, extra-large retail, offices, and entertainment/events

Forbidden Uses

- Research labs, large-scale transportation uses, extra-large entertainment/events



Larger scale residential buildings



Mix of residential uses and accessory retail/services

Institutional 2 (IS-2 District)



Zoning Overview

- NEW Citywide institutional district that better aligns land uses with institutional areas
- Institutional Master Plans will still supersede this new institutional zoning district
- Makes it easier for land use changes that go through the Article 80 process rather than IMP
- Contiguous institutional properties within an IMP

IS-2 Dimensional Regulations

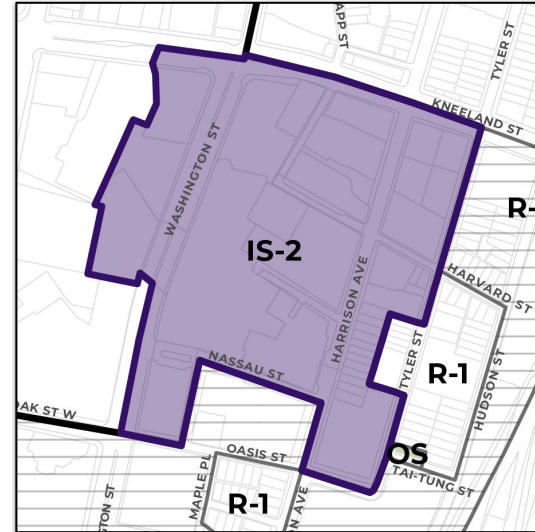
- High building lot coverage
- Maximum building height of 300' to better reflect existing context and enable change of use
- Building floor plate of 25,000 sf



Tufts Medical



Tufts University



IS-2 Land Uses

Land uses should be more predictable should anything about the institution change in the future, and allow supportive land uses that are often associated with institutions.

Allowed Uses

- Higher education and healthcare
- Residential uses (provided they go through Article 80)
- Large retail, restaurants, services, grocery stores, and offices

Conditional Uses

- Large hotels and entertainment/events
- Research labs (provided that most of the building is another allowed use)

Forbidden Uses

- Most transportation and industrial uses



Traditional
institutional uses



Community uses in
institutional buildings



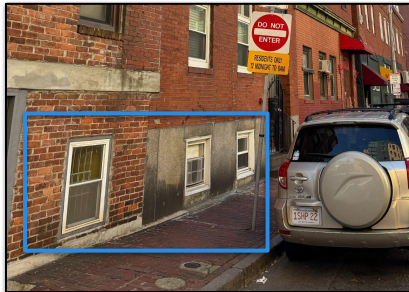
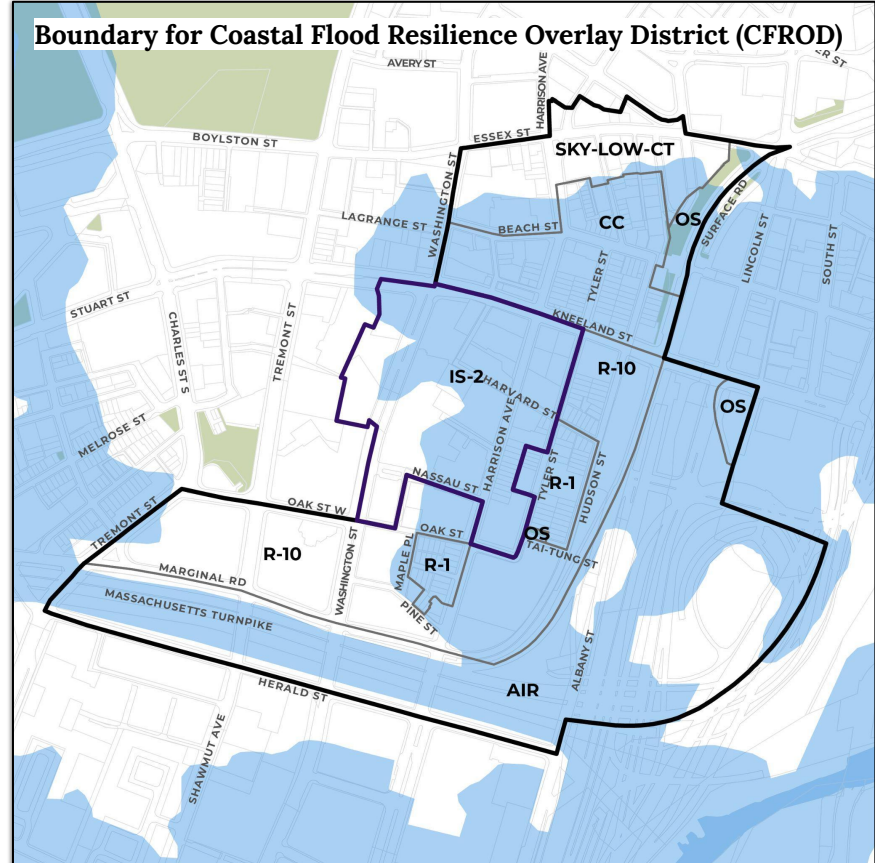
Student housing
considered a Higher
Education Use

Flood Resilience



ALL new residential uses are not allowed to be built below future flood elevations.

- Prevents future flood damage to new residential units.
- Already applies for new projects with 15+ residential units or over 20,000 square feet.
- Basements can't be converted to residential units, but can still be used for parking and storage.



Existing units can stay, and be renovated, but not expanded.



Non-residential can still be built under flood elevation.

THANK YOU



SIGN CODE MODERNIZATION

Bo | May 14, 2026



Planning Department

CITY of BOSTON

SIGN CODE MODERNIZATION SEEKS TO...

1. Update zoning to allow the majority of common, everyday signs (80-85%) to be permitted with no design review or ZBA approval needed.
2. Target the applicability of Planning Department review to capture only signs with outsized visual impacts on the public realm.
3. Apply rules equally citywide to simplify process, provide flexibility, and allow for the organic development of sign culture(s).



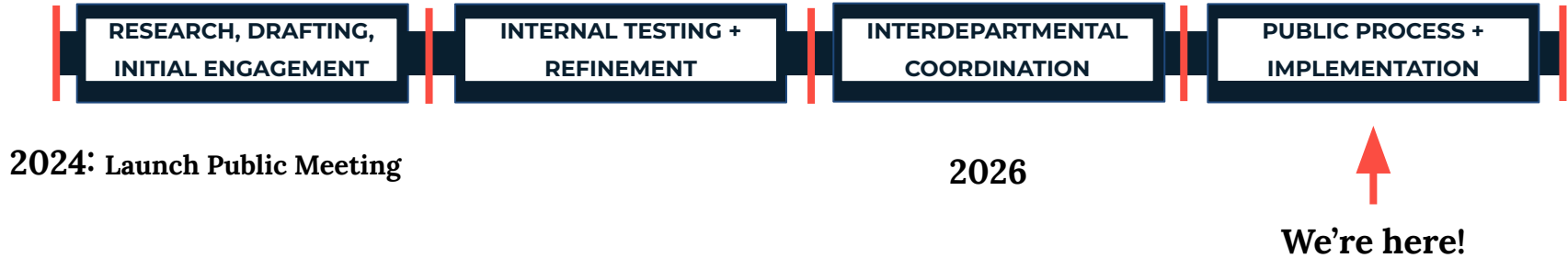
VALUE OF SIGNS

Signage is more than just functional; it's an element of design that reflects the history, identity, and expression of place.



“Understanding the historic layering of place, the scale, and the diversity of businesses, and the vibe of these places are key to their long-term sustainability.” (*Design Vision* p.62)

PROJECT TIMELINE TO DATE



Recent Engagement:

- Draft Release public meeting
- Public comment period, office hours (4) + stakeholder discussions
- Response to public comments + revised draft
- Closeout Public Meeting

DISCLAIMER

Due to first amendment rights + established legal precedent, the regulation and review of signage must focus on certain things.

Things that **CAN** be regulated/commented on:

- Size of signs
- Location of signs
- Types of signs that are and are not allowed
- How signs may be illuminated

Things that are **PROTECTED** as expression of speech:

- Content of signs (ex. language or logos)
- Expression of sign content (ex. color, font, or imagery)
- Public art



CURRENT SIGN RULES

Boston's sign regulations are bloated, out-of-date, uniquely decentralized, overly-restrictive, and missing important information.

Article 11

- Written in 1972 → outdated
- No structure/hierarchy
- Missing important information

Neighborhood Articles

- Written 20-30 years ago
- Small, meaningless differences
- Provisions often refer to A11

Word Count of Peer City Sign Codes:

- Austin: 13,700
- Boston (Existing): **16,000 / 35 pages**
(across 22 different zoning articles)
- Brookline: 2,800
- Cambridge: 4,500
- Charlotte: 16,400
- Chicago: 9,700
- Hartford: 11,100
- Nashville: 9,800
- Portland: 10,000
- Providence: 5,500
- Seattle: 17,100
- Somerville: 4,500

SIGN REVIEW TODAY

Predicated on negotiation, legally dubious (exempts ISD from Code enforcement), and takes TOO LONG!

- Design review + discretionary approval of EVERY commercial sign
- ~300 sign packages / ~900 individual signs per year
- **Average Permitting Timeline: 4.5 months (140 days)**

*“Nearly every town/city I have worked with will have a permit issued within **30 days** of submission - we tell our customers that permitting in Boston can take **3-6 months.**”*

- Anonymous Sign Vendor



BEFORE DESIGN REVIEW



AFTER DESIGN REVIEW



Time taken to complete Comprehensive Sign Review: **38 days**

RESEARCH + ANALYSIS

Analysis of past approvals (~850 sign packages + ~2,500 individual signs)

- Little difference in number, type, and size of signs proposed across different uses and geographies

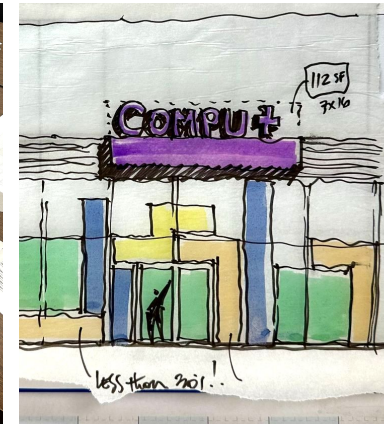
Peer codes + publications

- Reviewed the signage regulations of 15 peer cities + several sign publications

Test-fitting

- Did multiple rounds of test-fitting across different formats to refine standards

Business Type	Approval Link	Sign	Number of Wall Signs (package)	Building Height (stories)	Sign Type (primary or secondary)	Placement - Horizontal	Placement - Vertical	Sign Area (sqft)	Height (ft)	Height (% sign band)	Width (ft)	Width (frontage %)
Event	https://boda.gov		2	Multi	Secondary	Side of Building	4th Story	189 sqft	9'		21'	
Gym/Cosmet ic	https://boda.gov		2	Single	Secondary	Building Side	Below Parapet	156.5 sqft	7'2"		2'110"	20%



PROPOSED UPDATES



ALLOWED SIGNS

Administrative review by ISD

- Common, every-day commercial signs that you might find on a typical main street.

CONDITIONAL SIGNS

Design review @ Planning + ZBA (CUP)

- Signs that have a unique, outsized visual or physical impact on the public realm.

FORBIDDEN SIGN TYPES

ZBA (variance)

- Signs of excessive scale, which create undesirable urban design conditions or may have harmful impacts on the public realm.

EXEMPT SIGN TYPES

NO REVIEW Required

- Common, small-scale signs with negligible impacts on the public realm (like open/close signs or address numbers).

ALLOWED SIGNS (90-95% OF SIGNS)

Zoning updates establish appropriate, but flexible requirements for allowed signs, and visualized measurement standards to help enforce them.

- Dimensional regulations (*ex. size + placement*)
- Illumination controls (*ex. glare + brightness*)

Compliant signs can be permitted without design review (OHP + Parks maintain review).

- Expected compliance rate: 80-85%
- 30 day permitting goal

Noncompliant signs require a ZBA approval (*conditional use permit*) to move forward.



WALL SIGNS



CANOPY SIGNS



PROJECTING SIGNS



WINDOW SIGNS



AWNING SIGNS



FREE-STANDING SIGNS

POTENTIAL IMPACTS TO ADVANCING PERMIT REFORM

Re-establishing an administrative review and permitting pathway for everyday signs...

- Reduces average sign permitting timeline by 65-80% (85-105 days)
 - Equates to nearly 100 years of cumulative sign permitting time saved ANNUALLY(!)
- Reduces average citywide permitting timeline by 5 - 7%

Setting clear standards + review process also helps ISD standardize **enforcement** of regulations.



CONDITIONAL SIGNS (0-5% OF SIGNS)

Conditional signs are those with unique, outsized visual or physical impacts on the public realm.

Such signs require:

- Planning Department design review
- ZBA approval (conditional use permit)
**except if otherwise specified in PDA or IMP*

***Note that Planning Department design review precedes the ZBA, as ZBA entitlements severely limit what the Planning Department may legally provide comment on.*

HIGH BUILDING SIGNS



ROOF SIGNS



ELECTRONIC SIGNS

(ENTERTAINMENT + HOSPITAL USES ONLY)



MARQUEES

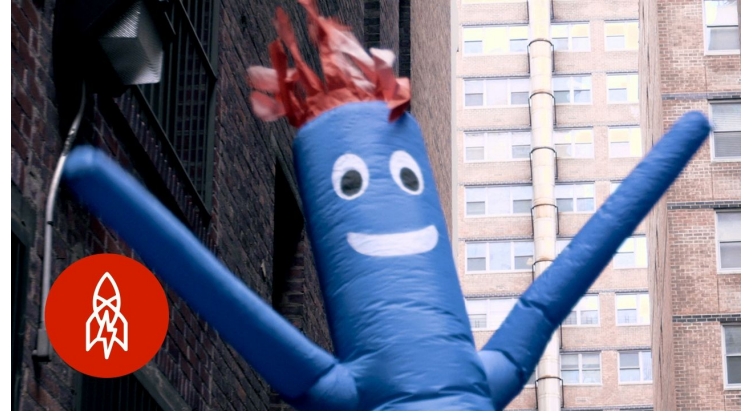


FORBIDDEN SIGNS (0-5% OF SIGNS)

Forbidden signs are excessive in scale or may have harmful impacts on the public realm, and include:

- Billboards and outdoor or off-premise advertising
- Sandwich boards or other signs obstructing ingress, egress, or passage
- Signs that move, inflate, or emit matter
- Electronic signs (*all other non-entertainment/hospital uses*)

Such signs may only be permitted after obtaining a **variance** from the ZBA.



HOW-TO-GUIDE

The Planning Department is developing supplemental tools to improve accessibility to process and encourage quality design.

- Process Explainer
 - Types of review + how they work
 - Submission Requirements
 - FAQs
- Design Guidelines
 - Relationship to architecture
 - Illumination preferences
 - Character + expression of identity

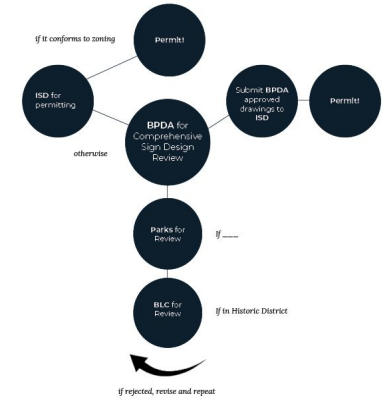
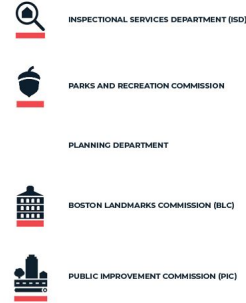
Approvals Process

Exempt Signage & Prohibited Signage

Explanation

Odipent molesti urecum rest autatur epedis sum fugiti ipunte eum fugiatum, nat. Ucidesto quas simoluptate dolupri asimgniant ipitam fugiat vid mint hucid moluptatit. La re non hucant. Blatium factum hileum fax ant. Ossustam in Ila ata, TI. Sero, usperox se noodam priquam. Fuitatod stam inam inatili cemo-

KEY PLAYERS:



Permitted Signs

Specific sign types allowed in Downtown Crossing district: vertical blade, horizontal blade, flat sign, awning sign, window sign, temporary window sign, icon sign, banner, big box sign, motor/marquee sign.



Prohibited Signs

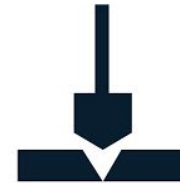
Specific sign types prohibited in Downtown Crossing district: billboard, off-premise advertising, box sign, programmable electronic sign, sandwich board, waterfall awning, freestanding sign.



INTERDEPARTMENTAL ENGAGEMENT

Interdepartmental coordination efforts have been critical to advancing Sign Code Modernization.

- Inspectional Services Department (ISD)
- Office of Economic Opportunity + Inclusion (OEOI)
- Office of Historic Preservation (OHP)
- Public Improvement Commission (PIC)
- Department of Public Works (DPW)
- Mayor's Office of Arts + Culture (MOAC)
- Department of Parks + Recreation (Parks)
- Zoning Board of Appeal (ZBA)
- Office of Neighborhood Services (ONS)
- Mayor's Office



LOOKING AHEAD

- May-June anticipated legal adoption process (BPDA Board + BZC)
- Mid-summer implementation = expected early fall initial returns
- Planning staff to support ISD intake + in transition of review from adoption through winter 2026/2027
- Supplemental materials (*ex. submission requirements + how-to-guide*) in development to provide guidance + improve accessibility to sign permitting process





QUESTIONS + COMMENTS?

OF ABOLITION :: OCT 31 - NOV 03 :: Tickets

BARTLETT STATION (“BARTLETT PLACE LOT C”) PROJECT



HOUSING

- 61 home-ownership units
- 20 percent (12) IDP units



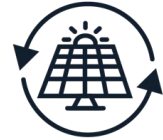
JOBS

- 400 construction jobs
- 10 full-time jobs



COMMUNITY

- New home-ownership construction further completing the community-derived vision of Bartlett Place PDA Master Plan
- 4 Artist Lofts



SUSTAINABILITY

- LEED Gold / 78 Points
- All-efficient-electric heat pump space and DHW heating systems
- Best in class Building 2035 pCEI of 0.41 kg CO₂e/sf-yr

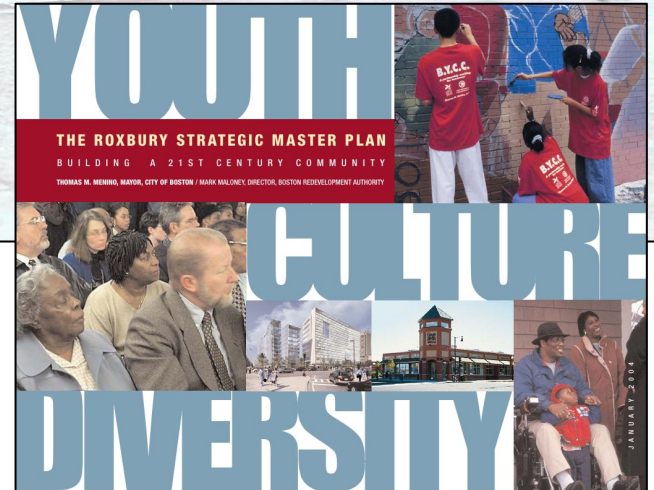
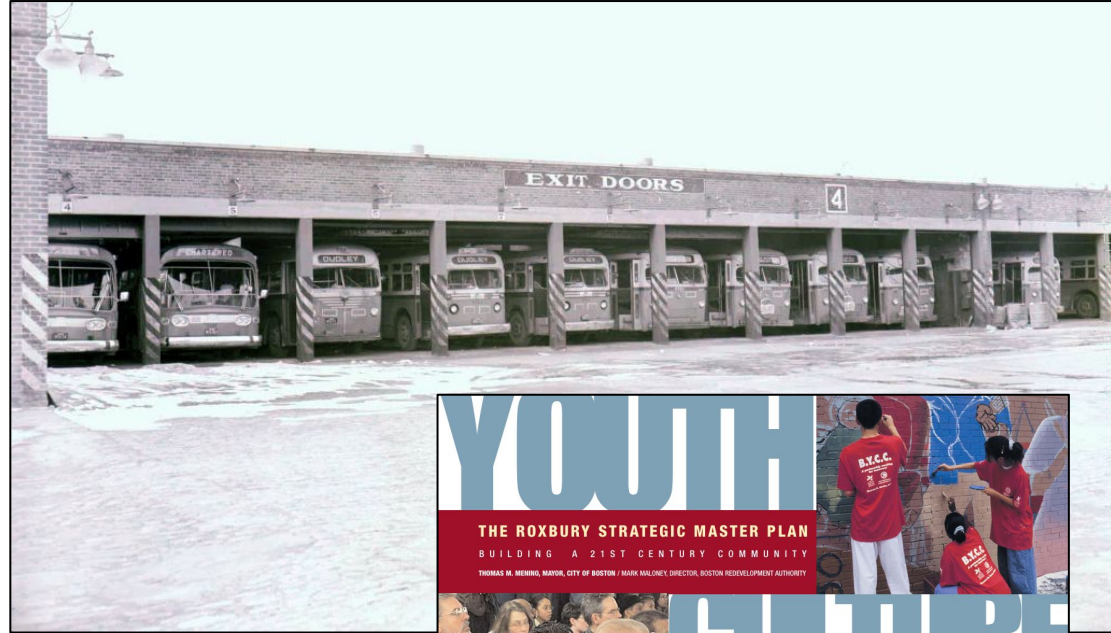
PLANNING & ZONING CONTEXT

Zoning

- Bartlett Place PDA Master Plan (PDA #94)
- Master Plan last updated 2023
 - FAR: 1.65
 - Height: 65'
- Project located in Phase 2 (Lot C) of the Master Plan, as envisioned by the 2004 Roxbury Strategic Masterplan
- Within Dudley Square EDA

Transportation

- On-Site protected Bike room, accessed via Bartlett Street
- Access to 42 Bus on Washington Street.
- ¼ Mile from Nubian square (5 Minute walk).
- Access within walking distance to a Primary Commercial Center in Roxbury.



ARCHITECT
KDI ARCHITECTS
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
T: (617) 591-8682

CLIENT
BARTLETT STATION ND LLC
264 SALEM STREET
MEDFORD, MA 02155
T: (617) 300-0188

CIVIL
DeVELLIS ZREIN INC.
PO BOX 307
FOXBOROUGH, MA 02035
T: (508) 473-4114

LANDSCAPE
RBLA DESIGN
DEDHAM, MA 02026
T: (781) 686-4486

LEED
URBAN HABITAT INITIATIVES INC.
328A TREMONT STREET
BOSTON, MA 02116
T: (617) 423-5566

PHIUS
THE GREEN ENGINEER
23 BRADFORD ST.
CONCORD, MA 01742
T: (978) 369-8978

APPROVALS
BEVCO ASSOCIATES
202W SELDEN STREET
MATTAPAN, MA 02126
T: (617) 296-7003

LEGAL COUNSEL
PRINCE LOBELTYE, LLC
1 INTERNATIONAL PL. STE. 3700
BOSTON, MA 02110
T: (617) 456-8000

TRAFFIC & TRANSPORTATION
HOWARD STEIN HUDSON
11 BEACON ST., STE. 1010
BOSTON, MA 02108
T: (617) 482-7080

GEOTECH
McPHAIL ASSOC., LLP
42 3RD AVE.,
BURLINGTON, MA 01803
T: (617) 861-2420

ENVIRONMENTAL
GZA GEOENVIRONMENTAL
249 VANDERBILT AVE.,
NORWOOD, MA 02062
T: (844) 342-5492

ENVIRONMENTAL
EPSILON ASSOCIATES
3 MILL & MAIN PL. STE. 250
MAYNARD, MA 01754
T: (978) 897-710



PROJECT TEAM

**26 BARTLETT STATION DRIVE,
BOSTON MA, LOT-C**

**ZONING COMMISSION
HEARING 6/17/2026**

ARCHITECT: KHALSA DESIGN INC.

Bartlett Place - Lot C
Copyright © 2025



AERIAL VIEW

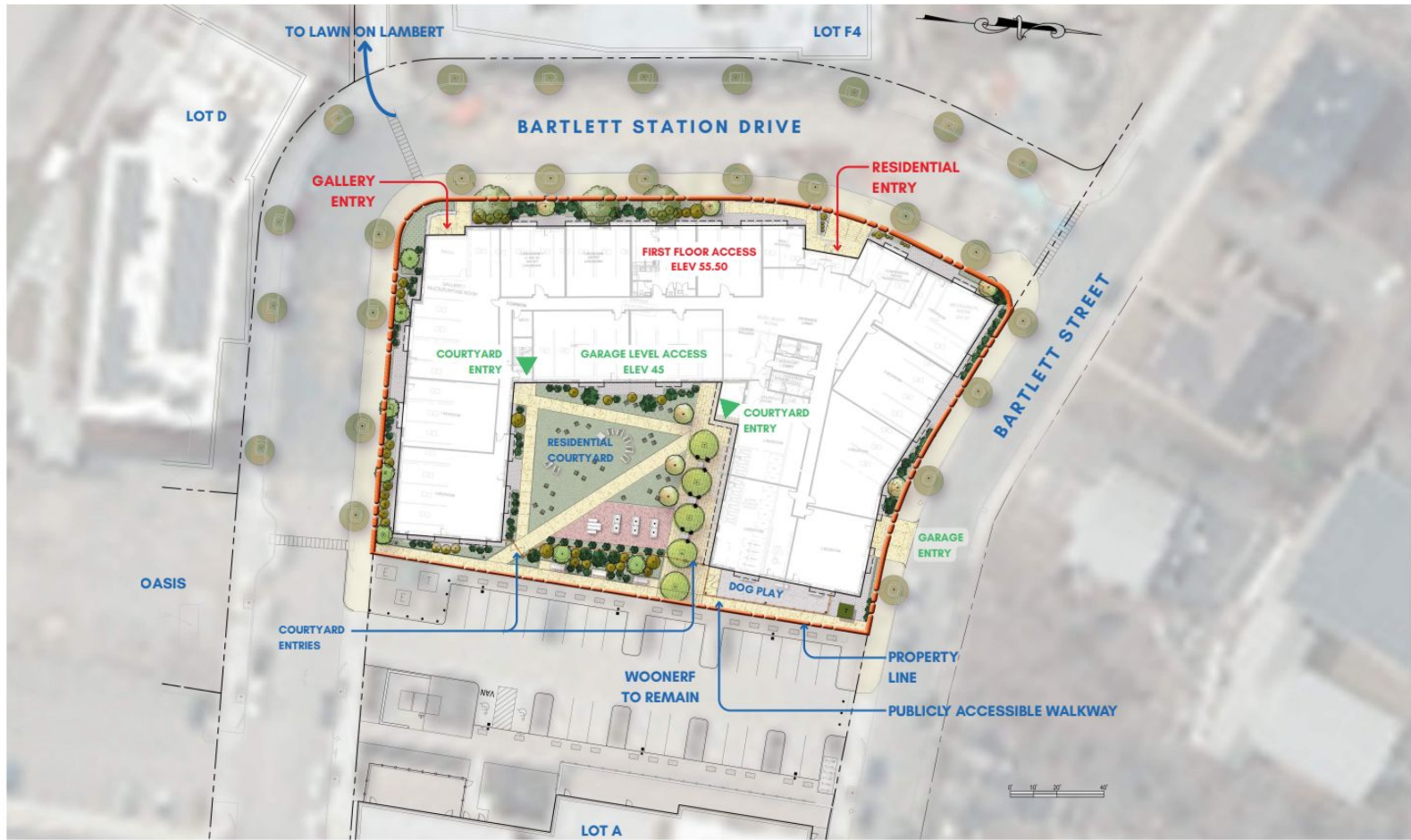


ARCHITECT: KHALSA DESIGN INC.

Bartlett Place - Lot C

© 2024 KDI





Bartlett Building C

Roxbury, MA

Landscape Plan

May 2026



VIEW APPROACHING FROM WASHINGTON ST.

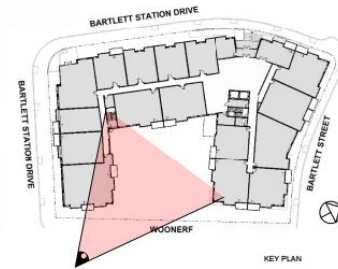


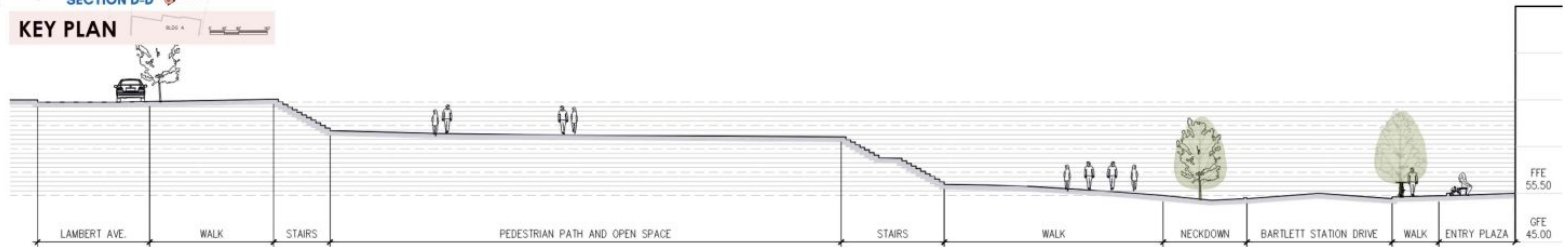
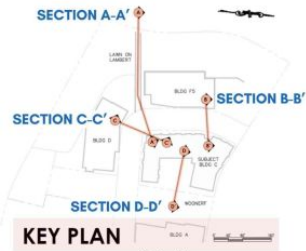
EVENING VIEW OF RESIDENTS COURTYARD & PUBLIC PASSAGE



VIEW OF RESIDENTS COURTYARD & PUBLIC PASSAGE

LANDSCAPE RENDERINGS

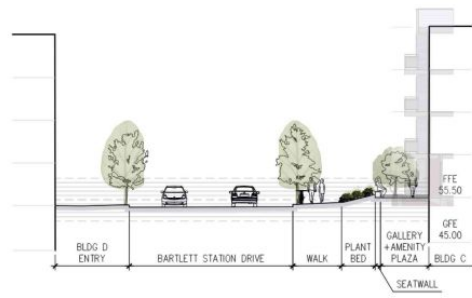




SECTION A-A': Progression from Lambert Ave, through Lawn on Lambert to Bartlett C



SECTION B-B' : Bldg F5 and Resident Entries



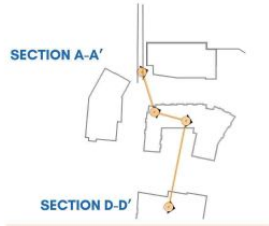
SECTION C-C' : Bldg D and Gallery Entries



SECTION D-D' : Through Residential Courtyard

Bartlett Building C
Roxbury, MA

Site Sections
May 2026



KEY PLAN



COMBINED SECTIONS A-A' + D-D'

Bartlett Building C
Roxbury, MA

Overall Section
May 2026

SIDING LEGEND:

-  FULL BRICK VENEER
-  CEMENTITIOUS 4" EXPOSURE LAP SIDING, WOOD IMITATION
-  CEMENTITIOUS 8" EXPOSURE LAP SIDING
-  CEMENTITIOUS 4" EXPOSURE LAP SIDING, WOOD IMITATION
-  RAILING: ALUMINUM 2X2 WIREMESH RAILING.



① Bartlett Station Dr. Elevation 1
3/12' - 1'-0"



② Bartlett Station Dr. Elevation 2
3/12' - 1'-0"



③ Bartlett St. Elevation
3/12' - 1'-0"



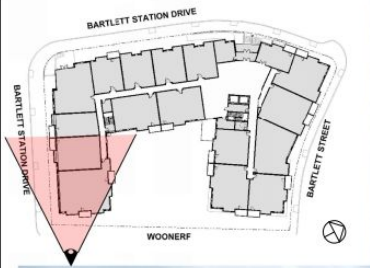
④ Building Main Entry Elevation
3/12' - 1'-0"

ARCHITECT: KHALSA DESIGN INC.

Bartlett Place - Lot C

COMPILED BY: KDI





WASHINGTON ST. VIEW

BARTLETT STATION DRIVE APPROACH



BARTLETT APPROACH STREET VIEW

DATE: 5-5-2026
SCALE: 1/162" = 1'-0"



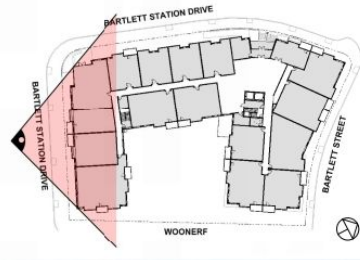
Bartlett Place - Lot C

COPYRIGHT 2025

ARCHITECT - KHALSA DESIGN INC.

VIEW FROM KENZIE (LOT-D)

BARTLETT STATION DRIVE VIEW

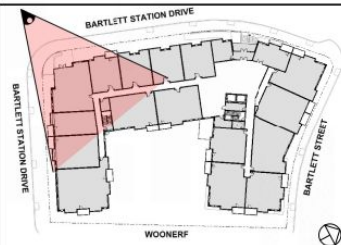


ARCHITECT: KHALSA DESIGN INC.

Bartlett Place - Lot C

COPYRIGHT © 2025





GALLERY FACADE VIEW

BARTLETT STATION DRIVE CURVE



GALLERY ENTRY VIEW

DATE: 5-5-2025
SCALE: 1/12" = 1'-0"



ARCHITECT: KHALSA DESIGN INC.

Bartlett Place - Lot C

© 2025 KDI



BARTLETT ST. & BARTLETT STATION DRIVE CORNER VIEW

VIEW FROM BUILDING F-4 CORNER



ARCHITECT: KHALSA DESIGN INC.

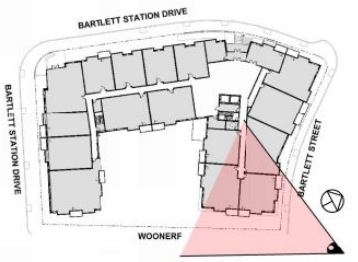
Bartlett Place - Lot C

© 2024 KHALSA DESIGN INC.

BARTLETT STATION DRIVE & BARTLETT ST CORNER

DATE: 0-0-2024
SCALE: 1/12" = 1'-0"





WOONERF & GARAGE ENTRY

**BARTLETT ST. VIEW TOWARDS
WOONERF AND GARAGE ENTRIES**

ARCHITECT: KHALSA DESIGN INC.

Bartlett Place - Lot C

COPYRIGHT 2018 BY KDI



DATE: 6-9-2025
SCALE: 1/12" = 1'-0"



ARCHITECT: KHALSA DESIGN INC.

Bartlett Place - Lot C

COPYRIGHT © 2022

RESIDENTIAL ENTRANCE NIGHT VIEW

DATE: 9-9-2022
SCALE: 1/162" = 1'-0"



BARTLETT STATION (“BARTLETT PLACE LOT C”) PROJECT



HOUSING

- 61 home-ownership units
- 20 percent (12) IDP units



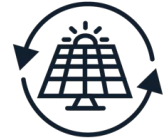
JOBS

- 400 construction jobs
- 10 full-time jobs



COMMUNITY

- New home-ownership construction further completing the community-derived vision of Bartlett Place PDA Master Plan
- 4 Artist Lofts



SUSTAINABILITY

- LEED Gold / 78 Points
- All-efficient-electric heat pump space and DHW heating systems
- Best in class Building 2035 pCEI of 0.41 kg CO₂e/sf-yr