

# BARTLETT YARD F4



JANUARY 14, 2020



**D/R/E/A/M** COLLABORATIVE  
ARCHITECTURE | REAL ESTATE DEVELOPMENT



# LOCATION



ROXBURY CROSSING

14, 19, 28, 44, 66 BUS LINES

5 MINUTE WALKING RADIUS

14 & 41 BUS LINES

DUDLEY SQUARE

BUILDING F4

42 BUS LINE

<b>Restaurants:</b>	
Juba Market Cafe	.1mi
<b>Coffee:</b>	
Butterfly Falafel	.4mi
<b>Bars:</b>	
The Squealing Pig	.8mi
<b>Groceries:</b>	
KABA African Market	.2mi
<b>Parks:</b>	
Kitteridge Park	.08mi
<b>Schools:</b>	
James P Timilty Middle School	.2mi
<b>Shopping:</b>	
Frugal Bookstore	.3mi
<b>Entertainment:</b>	
Hibernian Hall	.4mi
<b>Errands:</b>	
Sierra Madisen Cosmetics	.06mi

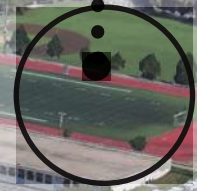


# LOCATION



ROXBURY CROSSING STATION

MADISON PARK HIGH SCHOOL



DUDLEY STATION

BUILDING F4

DUDLEY SQ PLAZA



LAMBERT AVE



MALCOM X BLVD

BARTLETT ST

DUDLEY ST

BARTLETT YARD MASTER PLAN

WASHINGTON ST

	CONSTRUCTION COMPLETE
	APPROVED
	IN PROGRESS
	MASTER PLAN ONLY









# FUTURE SITE CONDITION

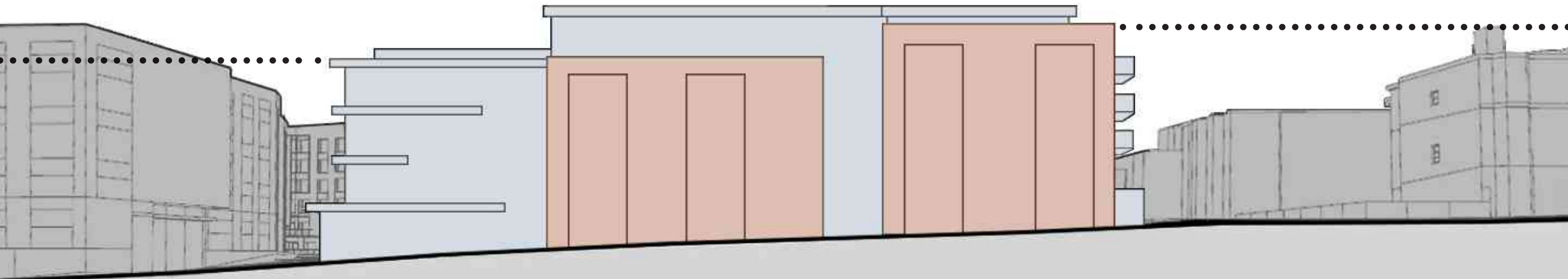




# BUILDING MASSING

*CONCEPT: The Bartlett Station Drive module of the building is rotated to engage the street, and create a welcoming amenity space at the entrance, and stepped down to allow for a gathering space on the building roof, and further fit into the context*

*STEPPED DOWN MASSING:  
Complements surround context and encourages scaled future development*



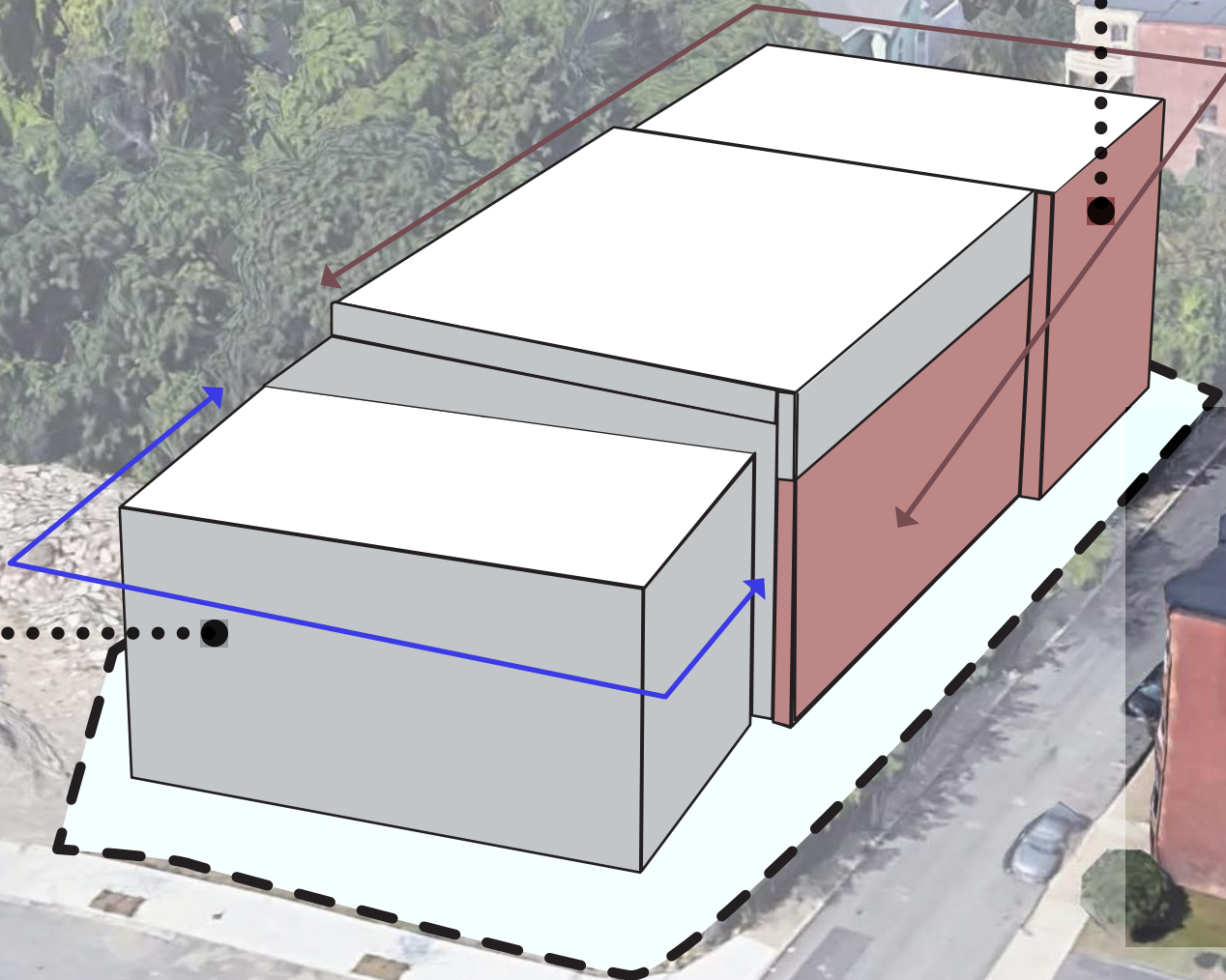


# MATERIALS

BRICK FACADE  
BORROWED FROM CONTEXT



MODERN FACADE  
BRUSHED METAL PANEL REFLECTS...  
SURROUNDING CONTEXT





# LOBBY ENTRANCE





# NEIGHBORHOOD ACTIVITY





# STREET LEVEL ACTIVITY

*Open stoops and balconies activate the sidewalks and street edges at the corner of Bartlett Street and Lambert Street.*





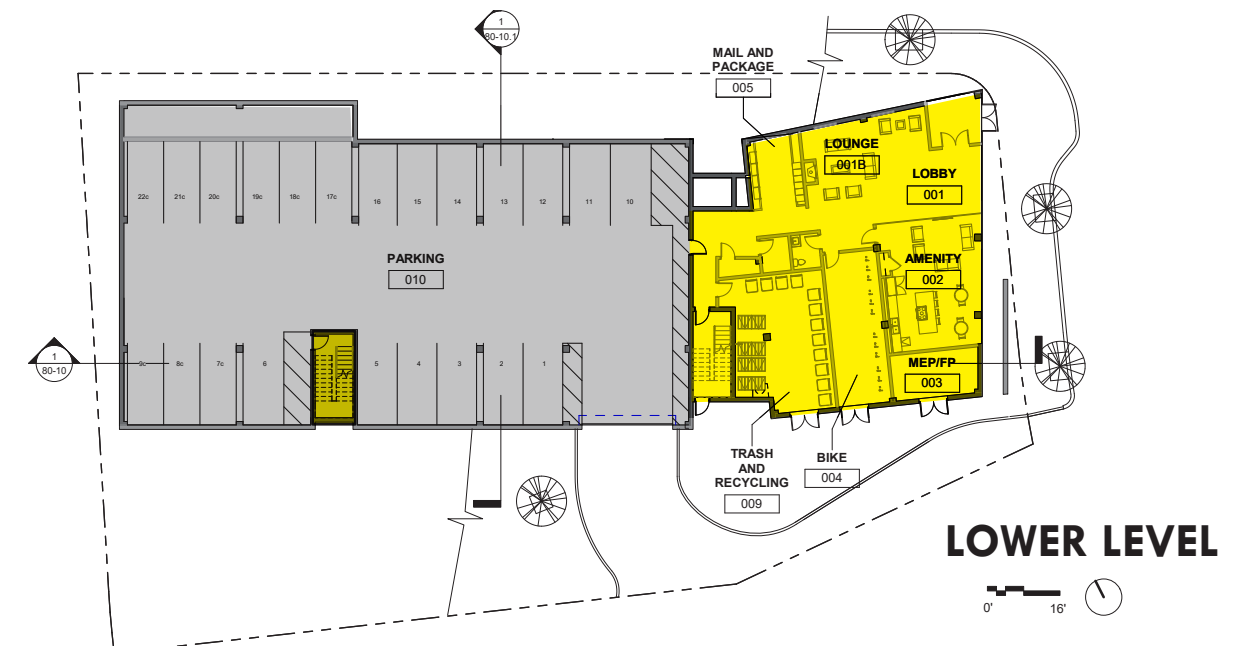
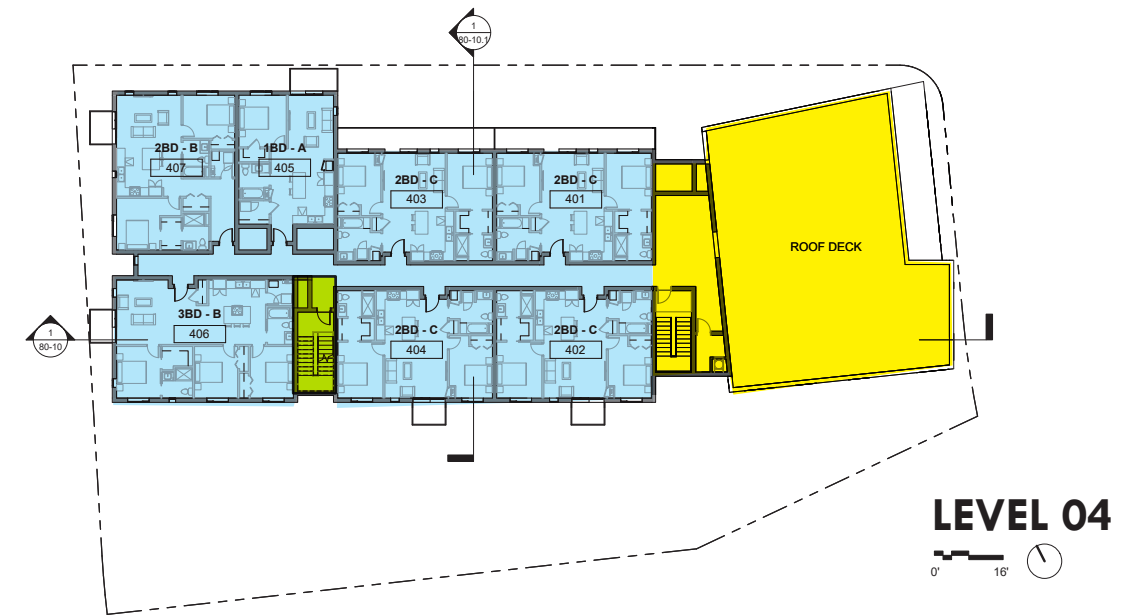
**THANK YOU**





# PROGRAM

PROGRAM GROSS		BUILDING TOTAL		
TOTAL GROSS AREA		59,068		
GROSS FLOOR AREA		48,793		
UNITS NET		UNITS	Unit (%)	SF
1 Bedroom		7	19%	4,654
2 Bedrooms		23	62%	22,155
3 Bedrooms		7	19%	7,910
	<b>Total:</b>	<b>37</b>		<b>34,719</b>
PROGRAM NET				SF
Lobby & Amenities				1,546
Deck				3,066
Bike Storage				393
MEP/FP & IT				637
Trash & Jan				931
Tenant Storage				0
Corridor				5,033
Vertical Circulation				1,978
Garage				7,521





# SECTION

