



circa 2008



2013

Building A -

22,153 sf commercial
16,839 sf retail
42 units market rate rental
17 commercial parking spaces
13 retail parking spaces
42 residential parking space

Building B -

14,000 sf retail
60 units affordable rental
13 retail parking spaces
45 residential parking space

Public Spaces -

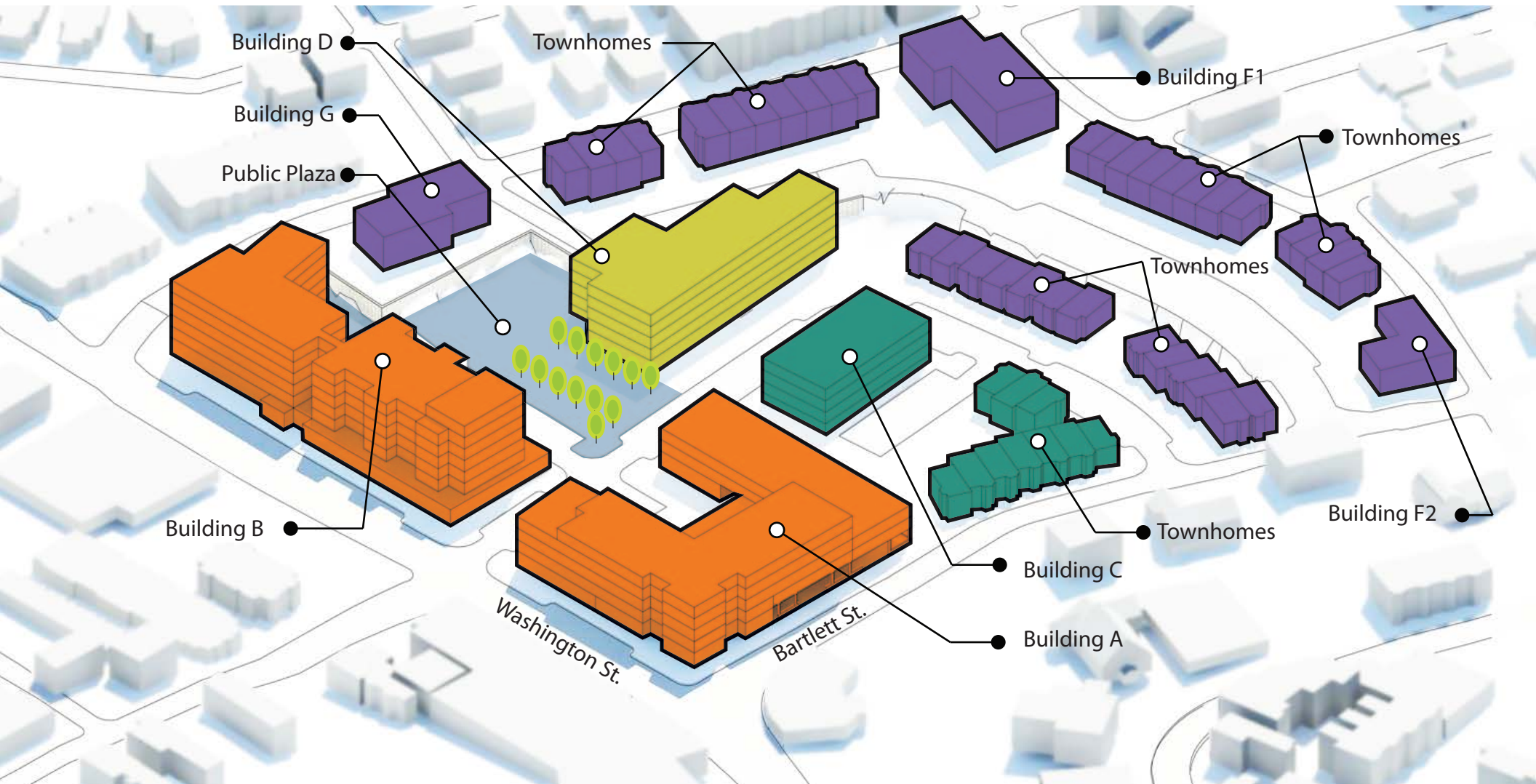
15,500 sf public space



Bartlett Place Phase I Development



BARTLETT PLACE BUILDING PHASING DIAGRAM



PHASE 1



PHASE 3



PUBLIC PLAZA (Phase 1)



PHASE 2



PHASE 4

Bartlett Place Development Building Program

2556 Washington St. Roxbury, MA 02119

Phase	Building	Program	Square Ft	Building Height	Number of Floors	Number of Units	Number of Bedrooms					Parking Counts	Design Parking Ratios
							Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom		
1	A	Commercial	22,153	54 Feet	5	N/A						17	0.75
		Retail	16,839			N/A						13	0.75
		Residential (Market Rate)	69,276	N/A	1	42	0	2	38	2	0	42	1.00
		Structured Parking*	16,314			N/A						N/A	N/A
1	B	Retail	14,483	70 Feet	6	N/A						13	0.75
		Residential (Affordable)	77,535			60	4	21	30	5	0	45	0.55
		Structured Parking*	16,890	N/A	2	N/A						N/A	N/A
1	Plaza	Public Plaza	15,500			N/A						71	N/A
2	C	Residential C1(Elderly Housing)	25,000	50 Feet	4	35	0	35	0	0	0	16	0.55
		Townhomes C2	25,000	N/A	N/A	21	0	10	8	3	0	12	0.75
3	D	Residential (Live-Work Units)	40,000	55 Feet	5	36	6	8	16	6	0	19	0.55
		Structured Parking*	10,000										
4	E	Residential	25,000	48 Feet	4	35	35	0	0	0	0	19	0.55
4	F	Apartment F1	19,200	48 Feet	4	16	0	0	13	3	0	16	1.00
		Apartment F2	16,500	48 Feet	4	14	0	4	10	0	0	11	0.75
4	G	Townhomes G1		N/A	N/A	6	0	0	4	2	0	6	1.00
		Townhomes G2		N/A	N/A	10	0	0	10	0	0	10	1.00
		Townhomes G3		N/A	N/A	24	0	0	22	2	0	24	1.00
		Townhomes G4		N/A	N/A	11	0	3	0	6	2	11	1.00
		Townhomes G5		N/A	N/A	13	0	9	0	3	1	13	1.00

2/25/2013

Phase 1 Building Foot Print	Square Ft		
Building A	124,582		Number of Residential Units
Building B	108,908		Number of Commercial Parking
			Number of Retail Parking
Building Total	233,490		Number of Residential Parking
Public Space	15,500		Affordable Units
Total Phase 1 Development	248,990		Market Rate/Moderate Units

Total Development Project	Square Ft	Total Land Sq Foot	
Commercial	22,153		Number of Residential Units
Retail	31,322		Number of Commercial Parking
Residential	383,572		Number of Retail Parking
Public Spaces	15,500		Number of Residential Parking
Parking Structured	43,204		
Total Land Area	369,750		Number of Public Parking

*Parking Accounted for in Building Program



View from Washington Street



Building A | Perspective and Elevations



View from Washington Street



Building A | Perspective and Elevations

Bartlett Place

Building A



Bartlett Place

Building B





BARTLETT PLACE - WASHINGTON STREET ELEVATION - 01.14.13
BUILDING B. DAVIS SQUARE ARCHITECTS, INC.



BARTLETT PLACE - MARCIA STREET ELEVATION - 01.14.13
BUILDING B. DAVIS SQUARE ARCHITECTS, INC.



BARTLETT PLACE - PUBLIC PLAZA ELEVATION - 01.14.13
BUILDING B. DAVIS SQUARE ARCHITECTS, INC.

Bartlett Place

Building B

○ 60 units of affordable housing

○ Public Space

Site Axon



Building A

○ 42 units of
Market Rate Housing



Bartlett Place Marcia Street View

Building A 3,550 sf
Retail Space

Building A 22,000 sf
Commercial Space

Building A
Residential Space

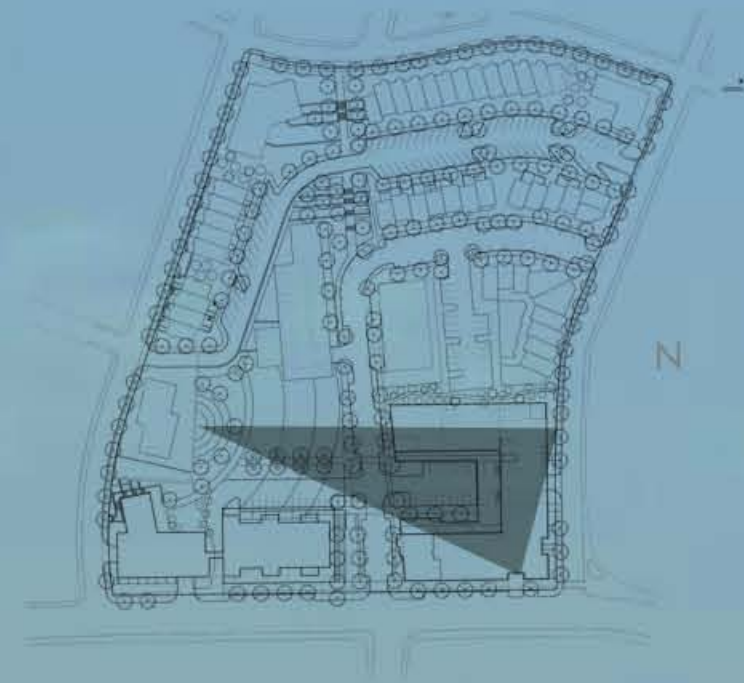
Building B
Potential Temp.
Public Art

Building B 12,000 sf
Retail Space

Building B
Residential Space

Marcia Street
Potential Street Festival





Bartlett Place Public Plaza View

Building A 3,550 sf
Retail Space

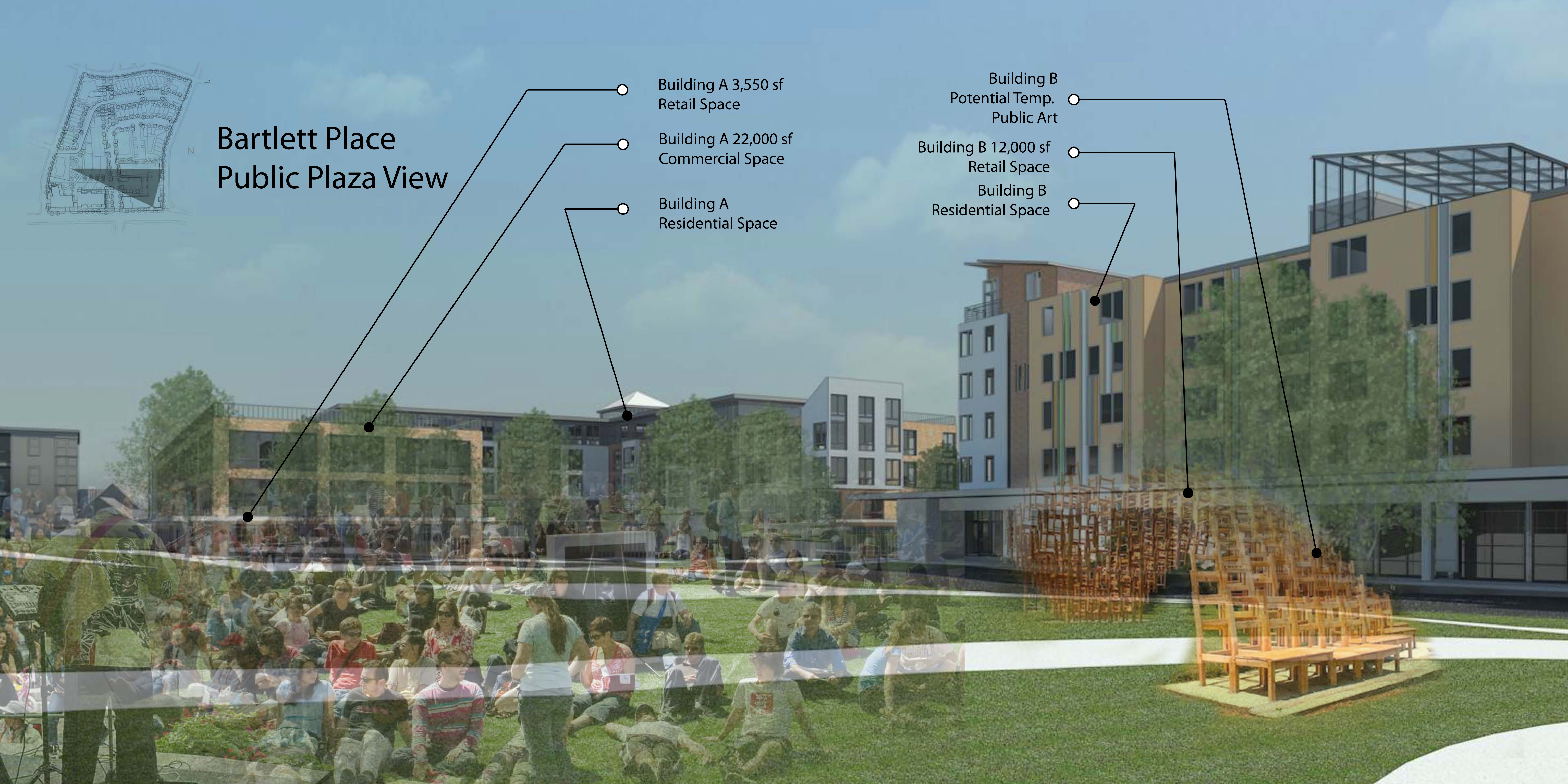
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Q & A



Bartlett Place Land Inc. 02.26.13