

# BARTLETT SQ. II

450-456 AMORY ST.

Jamaica Plain, Massachusetts



Application for Article 80 Small Project Review  
BOSTON REDEVELOPMENT AUTHORITY  
June 5, 2015

Bartlett Square Properties, LLC — *Developer*

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Bartlett Sq. II  
Jamaica Plain, Massachusetts

**Letterhead**

Brian Golden, Director  
Boston Redevelopment Authority  
One City Hall Plaza  
Boston, MA 02201  
ATTN: Lance Campbell, Marie Mercurio, Michael Cannizzo

**RE: Article 80 Small Project Review Application  
450-456 Amory St., Jamaica Plain, MA**

Dear Director Golden:

As manager of Bartlett Square Properties, LLC, the owner-developer of 450-456 Amory St, Jamaica Plain, I am pleased to submit the enclosed application for Article 80 Small Project Review.

Situated on 12,089 square feet of vacant land opposite the Green Street MBTA Station on the Orange Line, the Project proposes a new mixed-use, 4-story building consisting of 15 rental apartments above office space and two ground level retail spaces. A parking garage for 9-10 vehicles would have access from Green St. Two (2) of the residential apartments will be designated as affordable per the City of Boston guidelines.

The Project addresses the dire need for rental housing near a major public transportation station. It also seeks to improve the safety and liveliness of the area, which can be desolate at night. The Project is a good compliment to the successful Bartlett Sq., Condo building constructed in 2012 on the adjacent corner by the same development team.

Prior and subsequent to the filing of its building permit application in October, 2014 for the development of the aforementioned premises, the owner-developer has engaged in extensive discussions with the Boston Redevelopment Authority concerning project design and programming, conducted outreach with local elected officials, and also made numerous presentations to neighborhood residents and their respective associations, including: the Union Ave Neighborhood Association, the Brookside Neighborhood Association, the Stonybrook Neighborhood Association, and the Sumner Hill Neighborhood Association. As a result of input received, the proponent has refined the original design and it is now pleased to submit the enclosed application for Article 80 Small Project Review.

Thank you for your consideration of the application, and I look forward to working with you toward a successful outcome.

Respectfully submitted,

Chris DeSisto  
Bartlett Square Properties, LLC

cc: Jullianne Doherty, Mayor's Office of Neighborhood Services

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## Project Team

### Owner-Developer:

Bartlett Square Properties, LLC  
C/o Maple Hurst Builders, Inc.  
103 Terrace St.  
Roxbury Crossing, MA 02120  
Chris DeSisto  
617-549-0793, [chris@maplehurstbldrs.com](mailto:chris@maplehurstbldrs.com)

### Legal Counsel:

Alan Katz, Esq.  
90 Canal St  
Boston, MA 02114  
617-973-1500, [ahk@katzrudnick.com](mailto:ahk@katzrudnick.com)

### Architect:

Sheri Tougias  
Spalding-Tougias Architects  
241 A Street  
Boston, MA 02210  
617699-1157, [ct@sta-inc.com](mailto:ct@sta-inc.com)

### General Contractor:

Maple Hurst Builders, Inc.  
103 Terrace St.  
Roxbury Crossing, MA 02120  
[info@maplehurstbldrs.com](mailto:info@maplehurstbldrs.com)

## Project Description

Located at 450-456 Amory St., opposite the Green St MBTA Station on the Orange Line in the Jamaica Plain neighborhood of Boston, the proposed project features the improvement of a vacant lot with the construction of a new 4-story mixed-use building. The property is located in a local industrial zone, but the residents and local community welcome the addition of more housing, restaurants and retail spaces to the neighborhood. The proposed structure will consist of 15 residential rental apartments above office space and two ground-level retail spaces. An underground parking garage for 9-10 vehicles will be accessed from Green St. Additional street parking for 6 vehicles will be created by the relocation of a portion of the Amory St sidewalk onto private property. This was successfully accomplished on Green St. in front of the Bartlett Sq Condo Building.

The new building will provide 3 levels and approximately 14,300 sf of residential rental housing in a mix of 1, 2 and 3 bedroom apartments. Two of the apartments will be designated affordable according to the City of Boston inclusionary zoning guidelines. Given the proximity to the subway, the Project promises to appeal to renters not dependent on cars and to be a paragon of transit-oriented development. Currently, a restaurant operated by the owner-developer is planned for one of the retail spaces. The modest amount of office space will provide offices for the retail entities and also for small, local business persons. Other building features include: elevator service, a solar array on the roof, sidewalk trees and related improvements in vehicular and pedestrian access to the site.

The building will be designed to complement the architecture of the surrounding neighborhood, as well as that of the well-received Bartlett Square Condo Building constructed in 2012. Furthermore, a fundamental goal of the owner-developer is to design and construct a building that employs energy efficient technologies and sustainable construction practices.

### Unit Mix

<b>Residential (~14,300 sf area)</b>			
3BD/1BA	3 units	1,230 sf	3,690 sf
2BD/1BA	9 units	900-940 sf	8,220 sf
1BD/1BA	3 units	790 sf	2,370 sf
Efficiency	0 units	n/a	n/a
<b>Office Space (~3,000 sf area)</b>			
Shared Workspace	1 unit	2,200 sf	2,200 sf
Retail Offices	2 units	400 sf	800 sf
<b>Retail (~2,700 sf area)</b>			
Restaurant	1 unit	1,800 sf	1,800 sf
Retail 2	1 unit	900 sf	900 sf
<b>Common Areas</b>			
Parking Garage			3,500 sf
Circulation, Mechanical Rooms & Storage			3,000 sf

Basement	2,400 sf
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## Project Site

The project site consists of 12,089 square feet of vacant land opposite the Green St MBTA subway station on the Orange Line. The pork-chop shaped lot has approximately 240 feet of frontage on Amory St. and 80 feet of frontage on Green St. Most of the Amory St sidewalk is 6 feet above the level of the gravel lot. Two abutting properties contain an office building leased by a mental health clinic and a bicycle shop.

Currently, the site is enclosed by a chain link fence and is used to store construction equipment. It also serves as a parking lot for patrons of the businesses located in the Bartlett Square Condo Building.

## Neighborhood Context

The immediate surrounding area is a mix of properties along the Green St and Amory St corridors, including small businesses (grocer, tax preparer, day care provider), offices (non-profits, landscape architect), trade shops (fire sprinkler contractor, electrician), and residences (condos, rooming house). Slightly farther from the site reside predominantly wood-framed 2 ½ story buildings, principally multi-family structures. Similar houses exist on the opposite side of the train tracks which contains the neighborhoods of central Jamaica Plain and historic Sumner Hill. The proposed Bartlett Square II building is appropriate in height, size and usage for the area.

## Public Benefits

Like most of the City, Jamaica Plain suffers from a lack of rental housing. This project will provide rental housing for 15 families, two of whom will benefit from below-market rents as part of the inclusionary zoning affordable housing program. The area needs more residents to assist making the neighborhood more vibrant and safer, especially at night. The restaurant and second retail space will serve a similar purpose. Currently, most persons pass through the area, but Bartlett Square II will provide amenities to attract residents and patrons.

The inclusion of an elevator and underground garage parking with direct elevator access make the Proposed Project well-suited to the evolving needs of senior citizens as well as those with disabilities. All 15 residential units will be handicap adaptable.

In addition, the Proposed Project's proximity to public transportation makes the property an appropriate candidate for smart growth and transit-oriented development, which favor increased housing density near public transportation.

Besides the benefits that will accrue to the immediate neighborhood, the Bartlett Sq II Project will create as many as 25 construction jobs (full-time equivalent) over a sixteen-month period as well as 5 permanent jobs related to the maintenance and operation of the building and 10 permanent jobs in the restaurant.

## Traffic, Parking & Vehicular Access

As part of the proposed project, the building will include garage parking for 9-10 vehicles. The parking will be directly accessible from a curb cut entrance on Green St. Additionally, six (6) on-street spaces will be created on Amory St by relocating the sidewalk onto private property and forming parking spaces in the former sidewalk area. These parking spaces will serve delivery trucks in the morning, restaurant patrons during the day and evening, and residents at night. Trash and recycling will be picked up at the Green Street side, managed from an interior trash room located inside the garage.

The project will provide improved pedestrian access and visibility at the site, with wider sidewalks and active uses at the street level. Bicycle racks will be provided at the Green Street expanded sidewalk for commercial spaces and inside the garage for the residents. Over 100 vehicles per hour typically drive on both Amory St and Green St at the intersection of the site. The addition of vehicle traffic from 9-10 garage spaces will have negligible impact on the existing traffic flow and patterns.

## Vehicular & Pedestrian Traffic Data

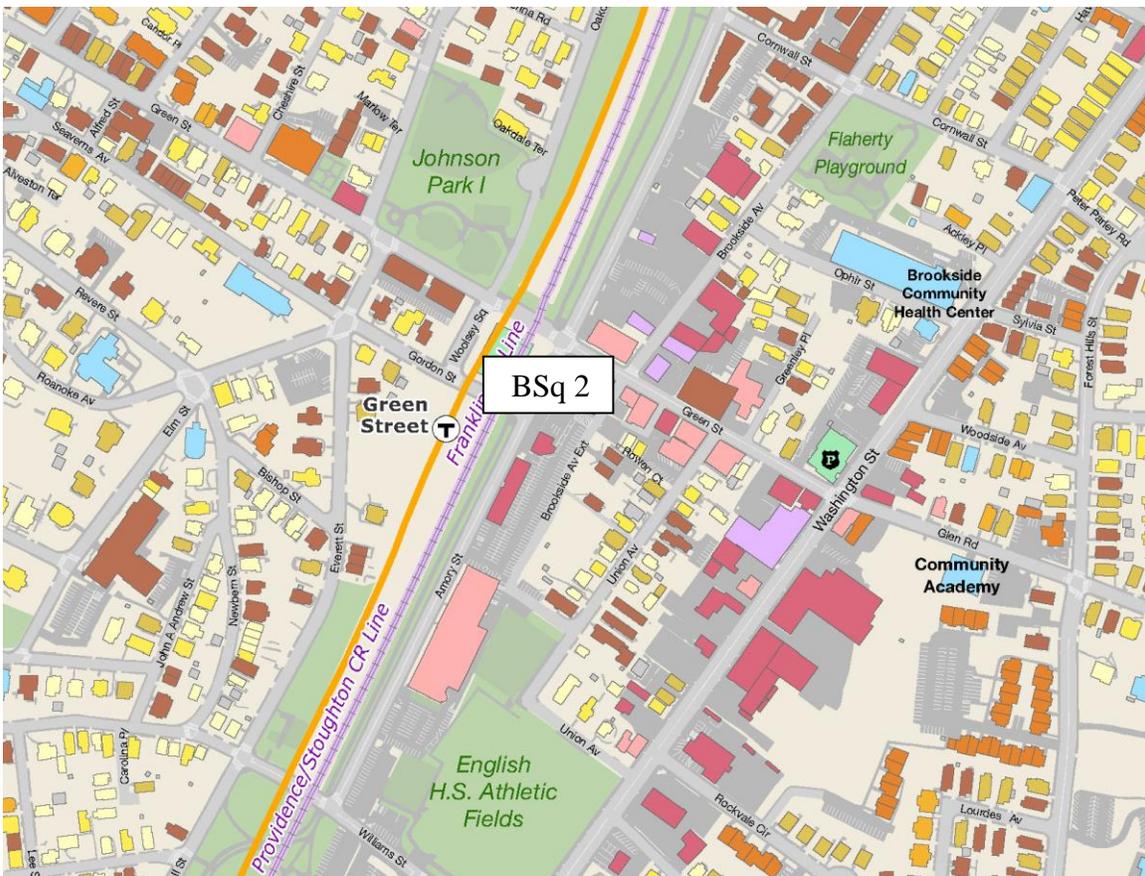
- \* Friday, April 22, 2011 data collection
- \* Mostly cloudy and cool (50 degree)
- \* School vacation wk., Good Friday
- \* "Time period" = beginning of 1/2 hr. data collection period

<u>Time Period</u>	<u>Green St. Pedestrians</u>	<u>Green St. Vehicles</u>	<u>Amory St. Pedestrians</u>	<u>Amory St. Vehicles</u>
7:30 AM	265	152	95	289
8:00 AM	238	175	150	270
8:30 AM	279	254	159	290
9:00 AM	258	170	119	241
9:30 AM	182	123	88	249
10:00 AM	172	130	86	210
10:30 AM	134	145	55	202
11:00 AM	128	125	56	200
11:30 AM	177	203	89	215
noon	185	202	63	285
12:30 PM	111	161	83	273

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1:00 PM	143	189	67	243
1:30 PM	154	192	88	269
2:00 PM	168	214	96	266
2:30 PM	144	181	94	294
3:00 PM	197	283	120	318
3:30 PM	211	198	101	316
4:00 PM	200	330	112	357
4:30 PM	220		95	288
5:00 PM				
<b>Total</b>	<b>3,566</b>	<b>3,427</b>	<b>1,816</b>	<b>5,075</b>

Neighborhood Site Map



### Project Site Photographs



View of Site from Green St & Amory St Corner



View of Site from Green St



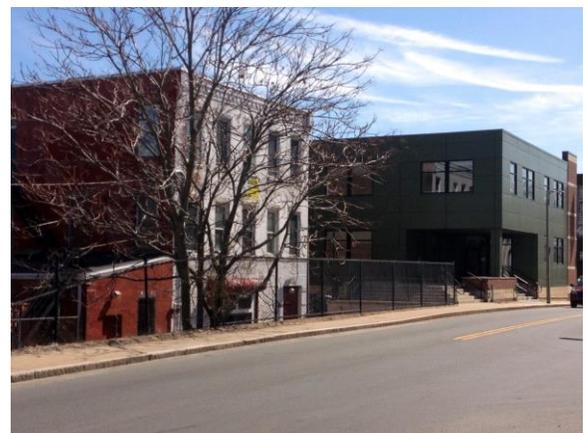
View across Site from Green St toward Amory St



View of Site "dog-leg" along Amory St



View across Site from Amory St toward Green St



View of Site sunken "dog-leg" from Amory St

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View of Site sunken "dog-leg" from end Gordon St



View toward MBTA Station from Site "dog-leg"



View of Green St toward Centre St



View of Green St toward Washington St



View of Bartlett Sq I at Green/Amory intersection



View of BSq 1 from BSq 2 Site at Green St

## Zoning Analysis

Article 50 Requirement	Allowed/Required	Provided	Variances
Zoning District	Local Industrial	Mixed-Use	yes
Minimum Lot Area	none	12,089 sf	n/a
Minimum Lot Width/Frontage	none	247.2 feet (Amory St) 81 feet (Green St)	n/a
Front Yard Setback	none	1-4.5 feet	n/a
Side Yard Setback	none	northerly = 3 feet southerly = 5 feet	n/a
Rear Yard Setback	20 feet	4 feet	yes
Gross Floor Area	12,089	24,080	n/a
Floor Area Ratio (FAR)	1.0	1.99	yes
Height	35 feet	48.3 feet from mean grade at Green St 44.8 feet from mean grade at Amory St flat roof 49.7 feet from mean grade at Amory St sloped roof	yes
Stories	3 stories	4 stories	n/a
Off-Street Parking Spaces	<p><b>Article 50 Parking Ratio:</b>                      1 per market-rate unit = 13 spaces                      .70 per affordable unit = 2 spaces  <b>Total required = 15 spaces</b></p> <p><b>BTD Parking Ratio Guidelines:</b>                      .75 per market-rate unit= 10 spaces                      .70 per affordable unit= 2 spaces  <b>Total Required = 12 spaces</b></p> <p><b>Office &amp; Retail Uses:</b>                      2 per 1,000 sf = 8 spaces  <b>Total required = 8 spaces</b></p> <p><b>Restaurant Uses:</b>                      0.3 per seat = 33 spaces  <b>Total required = 33 spaces</b></p>	9-10 spaces	yes
Open Space	50 sf per dwelling unit = <b>750 sf</b>	2,850 @ ground level	n/a

### Anticipated Permits and Further Review

Pursuant to the requirement of Small Project Review under Article 80 of the Boston Zoning Code, the proposed project shall undergo further public comment and community process. Prior to submitting this Article 80 Application, however, the project team conducted extensive preliminary outreach with local elected and also conducted several presentations to neighborhood residents and their respective associations, including the Union Ave Neighborhood Association, Brookside Ave Neighborhood Association, Sumner Hill Neighborhood Association, Stonybrook Neighborhood Association and the Washington St Business Group. This application includes the input received in the outreach process with interested parties.

The table below lists the public permits and approvals that are anticipated to be required for the project:

Agency	Approval
Boston Redevelopment Authority	Article 80 Small Project Review Application Design Review
Zoning Board of Appeals	Variances: (1) residential use (2) excessive floor area ratio (3) insufficient rear yard (4) insufficient off-street parking (5) excessive height
Boston Parks Department	Project Review Application
Boston Water & Sewer Commission	Site Plan Approval for Water & Sewer Connections
Boston Public Works Department	Curb Cut Improvements/Commercial Driveway Application Sidewalk Relocation
Boston Transportation Department	Construction Management Plan (if required)

## **Appendix A: Architectural Plans & Elevations**

The project consists of the construction of a new mixed-use project on a vacant parcel with one level of parking at grade, two retail spaces, office space and three levels of housing. The fifteen (15) residential units consist of (3) 1-bedroom, (9) 2-bedroom, and (3) 3-bedroom.

The massing is consistent with that found along Green St. and expected opposite a major subway station. The majority of the three floors of residential are stepped back 3' from the retail building edge at Amory St. A variety of materials, including metal and stone, colors, textures, and fenestration are employed to articulate the facades.

The project is a transit-oriented development project that will employ sustainable practices and technologies, including extensive recycling of construction materials, energy efficient building systems, solar roof panels and use of daylight.

**Renderings & Plans on Following Page**

## Appendix B: Zoning Appeal

### *Exhibit A* *APPEAL* *Under the Boston Zoning Code*

**Appellant:** Bartlett Square Properties, LLC  
**Address:** 450-456 Amory St, Ward 19  
**Zone:** Jamaica Plain Neighborhood District, Local Industrial Subdistrict

#### ***Purpose of the Appeal:***

Appellant is applying for five variances. The variances would permit on the above-referenced property (the "Project Site"): (1) insufficient lot area; (2) excessive floor area ratio; (3) insufficient rear yard; (4) insufficient off-street parking; and (5) residential use

#### ***Reasons for the Appeal:***

This Appeal results from the issuance of a letter ("Refusal Letter") from the Inspectional Services Department of the City of Boston ("ISD") denying the issuance of a permit requested by application #ERT437506 for the Project Site. The Project Site, as partially referenced in the Refusal Letter, is located within the Jamaica Plain Neighborhood District, Article 55 of the Boston Zoning Code ("Code"), effective April 22, 1991.

This appeal is filed on behalf of Bartlett Square Properties, LLC ("Appellant"), Roxbury District of Boston, Massachusetts, containing approximately 12,089 square feet of land area ("Project Site"). The Project Site is bounded by Green St to the north, Amory St to the west, 157 Green St to the east and , and Hilton Terrace Townhomes to the northeast. The Project Site is currently a gravel vacant lot surrounded by chain link fencing. There is an existing curb cut on Green St which will be relocated approximately 10'. The surrounding neighborhood is an eclectic mix of light industrial, tradesman, retail and residential uses.

The Proposed Project consists of fifteen (15) residential units, (2) retail units and office space in an approximately 25,000 sf square foot building. The height and density of the structure is consistent with that of surrounding structures in the neighborhood. A total of 9-10 garage parking spaces are provided on-site.

The Proposed Project's proximity to public transportation (opposite the Green St MBTA Station on the Orange Line) makes the parcel an appropriate candidate for smart growth and transit-oriented development, which favor increased housing density near public transportation. Furthermore, a fundamental goal of the Appellant is to design and construct a building that employs energy-efficient technologies and sustainable construction practices.

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The inclusion of an elevator and garage parking with direct elevator access make the proposed project well-suited to the evolving needs of senior citizens as well as those with disabilities. All residential units will all be handicap adaptable.

Provision will be made for on-site bicycle storage and a waste enclosure at the terminus of the garage entry ramp. In addition, common laundry rooms will be provided on each floor. Landscaping improvements, solar panels and a ground floor restaurant will enhance the Project and the neighborhood.

Therefore, the Appellant submits that the granting of the variances will be in harmony with the general purpose and intent of this Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. For these reasons and others to be submitted to the Board of Appeal at a hearing on this matter, it is respectfully requested that the Board exercise its equitable powers granted under the Enabling Act and grant such relief in the form of five (5) Variances as necessary for the Appellant to undertake the Proposed Project as described herein for the reasons herein set forth and to be presented at a hearing of this matter.

Respectfully submitted,  
Bartlett Square Properties, LLC

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Chris DeSisto  
103 Terrace St.  
Boston, MA 02120  
617-549-0793



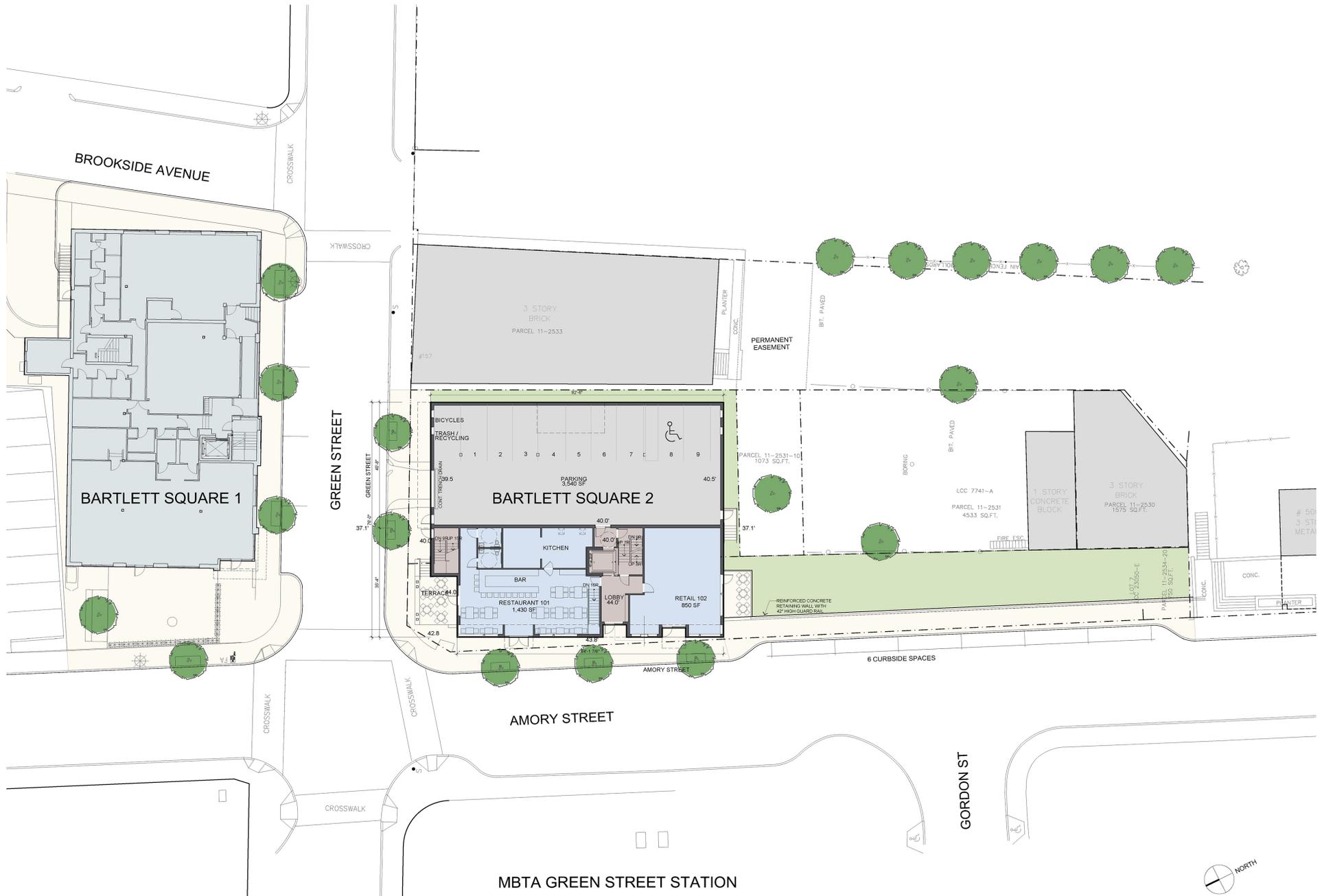
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VIEW AT GREEN AND AMORY STREETS

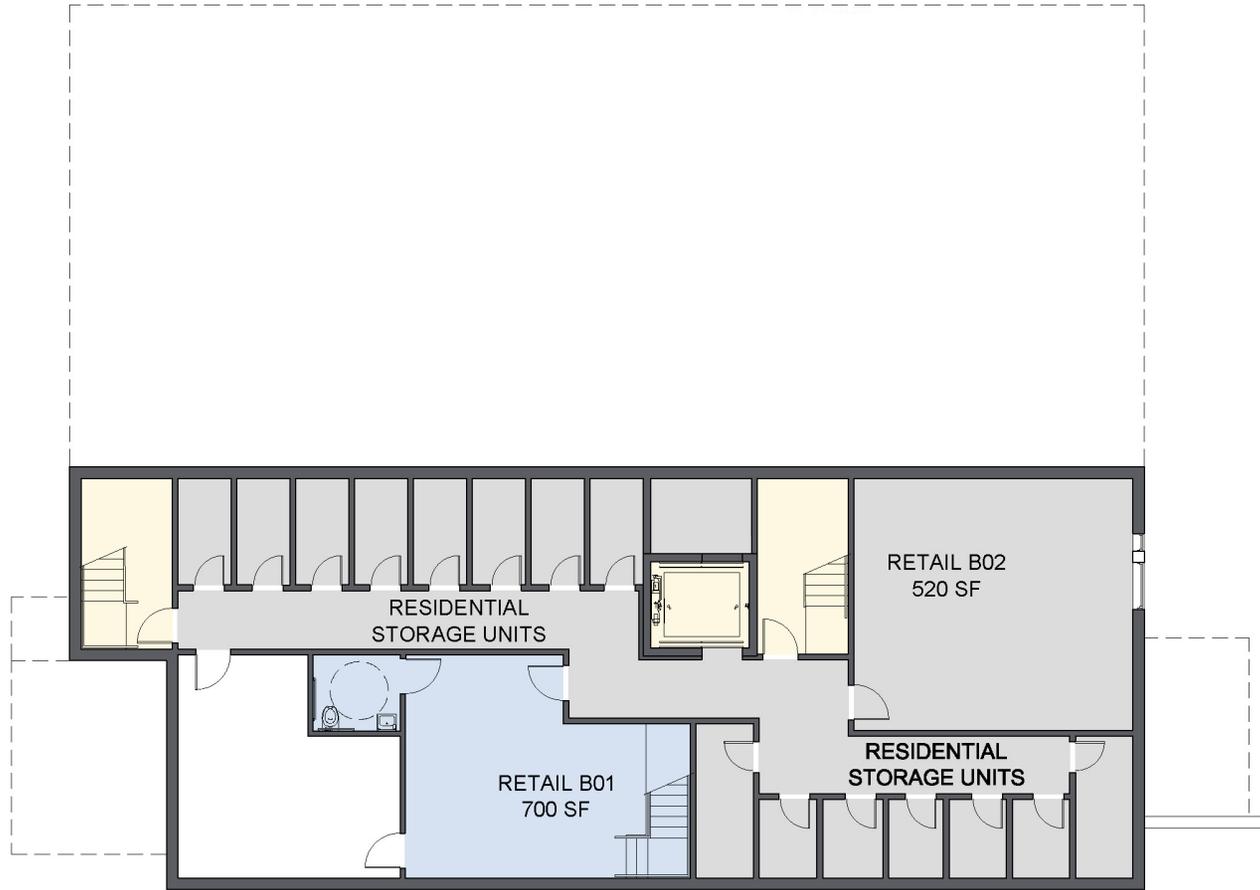


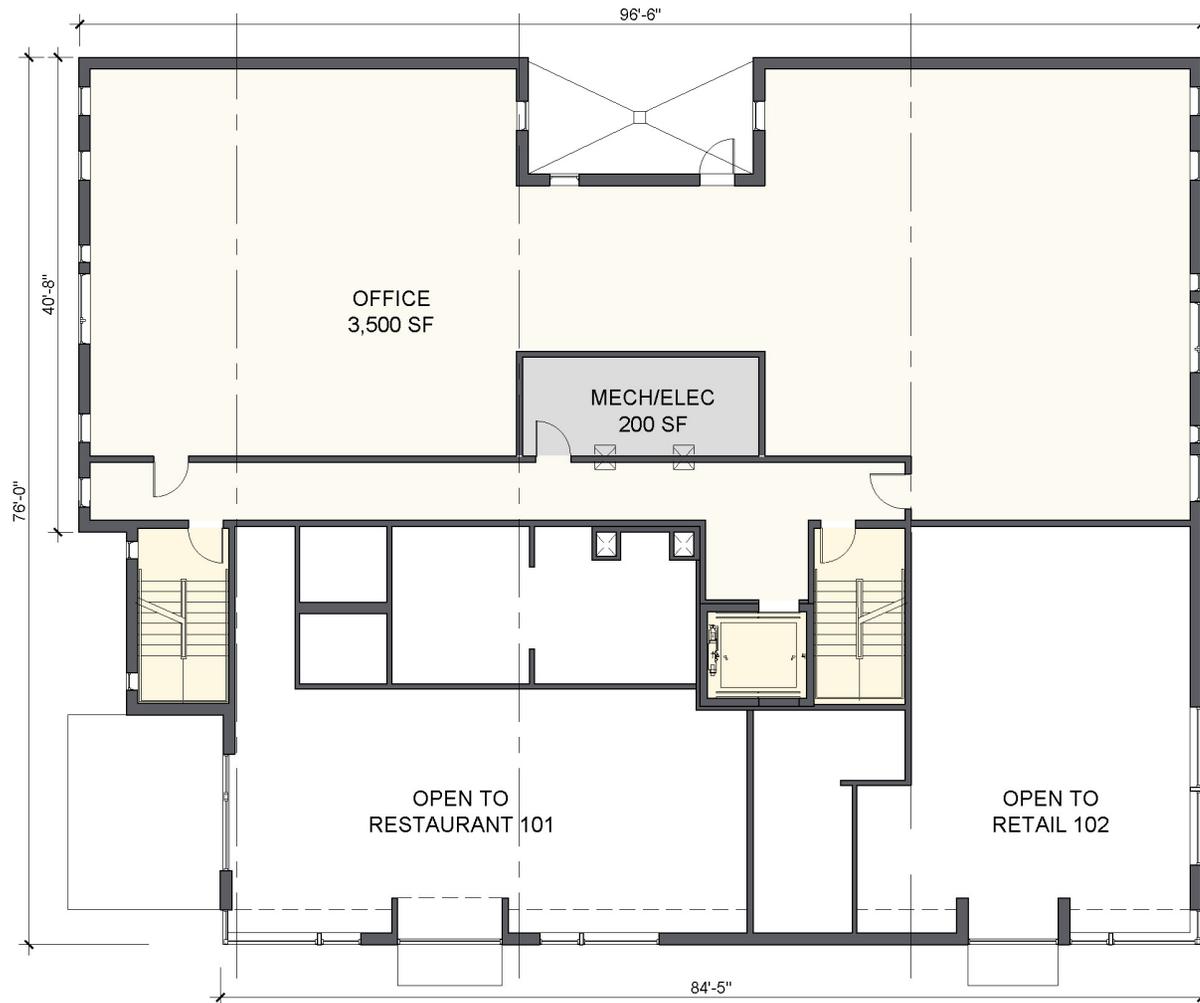
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VIEW AT AMORY STREET

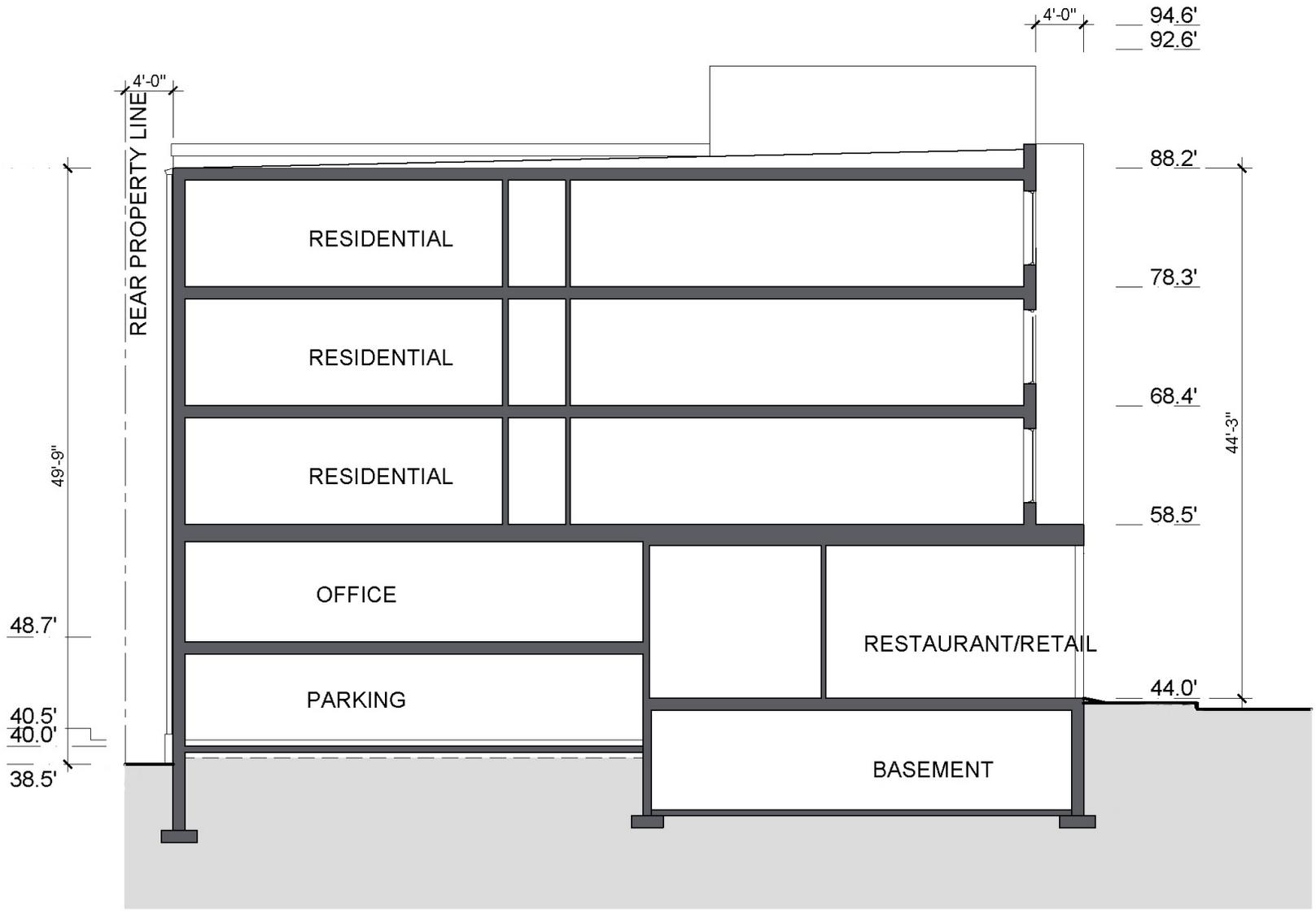














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AMORY STREET ELEVATION



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GREEN STREET ELEVATION



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SOUTH ELEVATION