

**BOSTON REDEVELOPMENT AUTHORITY**

**AMENDED & RESTATED MASTER PLAN**

**FOR**

**PLANNED DEVELOPMENT AREA NO. 94**

**BARTLETT PLACE**

**WASHINGTON STREET AND BARTLETT STREET**

**ROXBURY**

Dated: [BRA Board Date]

1. **Master Plan.** Pursuant to Section 3-1A.a and Article 80C of the Boston Zoning Code (the “Code”), this plan constitutes a Master Plan (this “Master Plan”) for Planned Development Area No. 94 for the development of approximately 8.59 acres of land located at 2565 Washington Street in Boston’s Roxbury neighborhood (such land, the “PDA Area”), and amends, restates and supersedes in its entirety that certain Master Plan for Planned Development Area No. 94 dated September 12, 2013, approved by the Boston Redevelopment Authority (the “BRA”) on September 12, 2013. The PDA Area is described in more detail below, and the legal description is attached as Exhibit A hereto and shown on the site plan attached as Exhibit B hereto. The PDA Area is owned by Bartlett Place Land, Inc., a Massachusetts non-profit corporation (the “Proponent”). This Master Plan contemplates that one or more Planned Development Area Development Plans (each, a “PDA Development Plan”) will be submitted at a future date for review and approval in accordance with Section 80C of the Code, and will provide more specific information about the Proposed Projects and components thereof.

This Master Plan sets forth a statement of the development concept, including the planning objectives and character of the development, the proposed uses of the area, the range of dimensional requirements contemplated for each of the proposed uses, the proposed phasing of construction of the development, and the anticipated public benefits of the Proposed Project, as such Proposed Project is defined below. This Master Plan consists of six (6) pages of text, plus the attachments designated as Exhibits A, B and C. A conceptual site plan of the Proposed Projects, as defined below, is shown on Exhibit C attached hereto (the “Conceptual Site Plan”).

This Master Plan describes five new projects (each, a “Proposed Project,” and collectively, the “Proposed Projects”) to be located on the PDA Area, each to be developed in one or more sub-phase(s) and consisting of the following: (i) two mixed-use buildings, including residential, health/fitness club, office, restaurant, retail and other uses, each with accessory parking and loading, along with a public plaza and internal roadway (the “Phase 1 Project”); (ii) a new school building for the Conservatory Lab Charter School, with accessory parking and loading, (the “Phase 2 Project”); (iii) an apartment building containing approximately 16 Dwelling Units, with accessory parking (the “Phase 3 Project”); (iv) an apartment and retail

building containing approximately 42 Dwelling Units, with accessory parking (the “Phase 4 Project”); and (v) apartment buildings and/or town homes containing approximately 163 Dwelling Units, with accessory parking (the “Phase 5 Project”). Each of the Proposed Projects is discussed in more detail below.

**2. The PDA Area Description.** The PDA Area is an approximate 8.59-acre parcel of land that was the site of a former bus yard located at the corner of Washington Street and Bartlett Street. The PDA Area is located just outside of Roxbury’s Dudley Square and is adjacent to the historic Fort Hill and Tommy’s Rock neighborhoods. It is a contiguous piece of property bounded by Washington Street, Bartlett Street, Lambert Avenue, and Guild Street, all as shown on Exhibit C, the Conceptual Site Plan. The legal description of the PDA Area is attached hereto as Exhibit A and the “PDA Area Site Plan” is attached hereto as Exhibit B. Upon approval of this Master Plan and the associated map amendment, the PDA Area will be governed by this Master Plan.

The existing buildings at the PDA Area will be razed prior to or at such time as is necessary to allow construction of a Proposed Project to proceed.

**3. Planning Objectives and Character of the PDA Area.** The five Proposed Projects comprise a mixed-use development encompassing approximately 8.59 acres of land, located at the corner of Washington Street and Bartlett Street, just outside of Dudley Square in Boston’s Roxbury neighborhood.

The Proponent seeks to create a creative, engaging district, focused on new residential, retail and commercial space, to include a grocery store and drug store, a new school building, and market-rate and affordable-rate rental and homeownership housing, all convenient to mass transit and many local amenities. The 8.59-acre site is currently an urban wasteland, a vacant former bus yard with two existing structures that will be razed to provide space for the new development. The PDA Area is ideally located for the community, situated between Dudley Square and the Fort Hill and Tommy’s Rock neighborhoods and will be accessible via numerous public transportation routes.

The Proponent seeks to provide opportunities for local businesses and to make first-class, sustainable residential development, diverse retail and commercial space and significant public space and programming available to the surrounding community. The Proponent intends to make the PDA Area a destination for Roxbury residents, with a significant amount of open space with programming.

As shown on the Conceptual Site Plan, the Proponent has imagined a new vision for what is currently a neighborhood eyesore, with a well-designed and well-coordinated mix of buildings, uses and facilities, and with a generous supply of landscaped open space.

**4. The Proposed Projects.** The Proponent proposes the construction of five (5) Proposed Projects (each of which may be developed in one or more sub-phases) to enable the Proponent to redevelop the PDA Area and to transform it into a vibrant creative district with a variety of uses and multiple new buildings. The five (5) Proposed Projects are described

conceptually below and will each be the subject of a separate PDA Development Plan to be filed at a later date.

(a) **Phase 1 Project.** The Phase 1 Project is anticipated to entail the construction of two mixed-use buildings, a public plaza and a new roadway within the PDA Area, to be constructed in two sub-phases. Phase 1A will be located on an approximately 83,000 square foot lot (including the new roadway) at the corner of Bartlett Street and Washington Street. Phase 1A is anticipated to include a total of up to 110,000 square feet of Gross Floor Area, consisting of approximately 33,000 square feet of Gross Floor Area commercial space and retail space, approximately 39-45 apartment units of approximately 61,000 square feet of residential uses and approximately 16,000 square feet of Gross Floor Area of parking located within the building's ground floor. Phase 1A will reach a maximum Building Height of up to 70 feet. Phase 1B will be located on an approximately 67,000 square foot lot adjacent to Phase 1A on Washington Street. Phase 1B is anticipated to include the new public plaza and a total of up to 110,000 square feet of Gross Floor Area, consisting of approximately 12,000 square feet of commercial and retail space, approximately 57-63 apartment units of approximately 79,500 square feet of residential uses and approximately 18,500 square feet of Gross Floor Area of parking located within the building's ground floor and first level above grade. Phase 1B will reach a maximum Building Height of up to 70 feet.

(b) **Phase 2 Project.** The Phase 2 Project is anticipated to entail the construction of a new school building, with accessory and/or ancillary parking (some or all of which may be accommodated on the Phase 4 Project lot and/or the Phase 5 Project lot) and accessory loading, on an approximately 55,000 square foot lot located at the intersection of Bartlett Street and the new roadway. The Phase 2 Project will reach a maximum Building Height of 70 feet and will include approximately 73,000 square feet of Gross Floor Area.

(c) **Phase 3 Project.** The Phase 3 Project is anticipated to entail the construction of an apartment building containing approximately 13-19 Dwelling Units, with accessory parking, with a maximum of 29,000 square feet of Gross Floor Area and reaching a maximum Building Height of 50 feet.

(d) **Phase 4 Project.** The Phase 4 Project is anticipated to entail the construction of an apartment building containing approximately 42 Dwelling Units, with accessory parking and parking serving the other Proposed Projects, with a maximum of 67,000 square feet of residential Gross Floor Area and 3,000 square feet of retail Gross Floor Area, and reaching a maximum Building Height of 55 feet.

(e) **Phase 5 Project.** The Phase 5 Project is anticipated to entail the construction of apartment buildings and/or town homes containing approximately 163 Dwelling Units, with accessory parking and parking serving the other Proposed Projects, with a maximum of 214,000 square feet of Gross Floor Area and reaching a maximum Building Height of 48 feet.

5. **Zoning.** The PDA Area is located within the Dudley Square Economic Development Area of the Roxbury Neighborhood District (Map 6A/6B), governed by Article 50 of the Code. Pursuant to Section 50-12 of the Code, the PDA Area is a Planned Development Area eligible parcel. The PDA Area contains approximately 8.59 acres of land and is not located

in a residential zoning district; accordingly, a Master Plan is permissible under Article 3-1A.a of the Code. This Master Plan sets forth the zoning for the PDA Area. The Proposed Projects will undergo review and approval under Article 80B and Article 80C of the Code, to the extent required, as well as design review subsequent to the submission of one or more PDA Development Plans for each of the Proposed Projects. Review of environmental impacts will be accomplished during the Article 80B process, utilizing any studies previously performed. Each of the Proposed Projects shall comply with Article 37, Green Buildings, of the Code.

**6. Range of Density and Dimensions, and Proposed Uses, of Proposed Projects.**

The range of density and dimensions and proposed uses of the Proposed Projects are as follows:

(a) **Phase 1 Project.** The Phase 1A Project will contain up to 110,000 square feet of Gross Floor Area of residential, health/fitness club, office, restaurant and retail uses, with accessory parking and loading and other customary accessory uses, on an approximately 83,000 square foot lot<sup>1</sup>, resulting in a Floor Area Ratio of up to 1.4. The Phase 1A Project will reach a maximum Building Height of up to 70 feet. The Phase 1B Project will contain up to 110,000 square feet of Gross Floor Area of residential, health/fitness club, office, restaurant and retail uses, with accessory parking and loading and other customary accessory uses, on an approximately 67,000 square foot lot, resulting in a Floor Area Ratio of up to 1.7. The Phase 1B Project will reach a maximum Building Height of up to 70 feet.

(b) **Phase 2 Project.** The Phase 2 Project is anticipated to contain approximately 73,000 square feet of Gross Floor Area of educational, community, cultural, and related uses (resulting in a Floor Area Ratio of up to 1.5 on an approximately 55,000 square foot lot<sup>2</sup>), with accessory and/or ancillary parking (some or all of which may be accommodated on the Phase 4 Project lot and/or the Phase 5 Project lot), accessory loading, and other customary accessory uses, and to reach a maximum Building Height of 70 feet.

(c) **Phase 3 Project.** The Phase 3 Project is anticipated to contain a maximum of 29,000 square feet of Gross Floor Area of residential use (resulting in a Floor Area Ratio of up to 2.1 on an approximately 14,000 square foot lot<sup>3</sup>), with accessory parking, parking serving one or more of the other Proposed Projects and other customary accessory uses, and to reach a maximum Building Height of 50 feet.

(d) **Phase 4 Project.** The Phase 4 Project is anticipated to contain a maximum of 70,000 square feet of Gross Floor Area of residential and retail use (resulting in a

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<sup>1</sup> For purposes of this Master Plan and any associated Development Plan, the Phase 1A lot shall be deemed to include the new roadway, the Phase 1B lot shall be deemed to include the publicly accessible plaza and both the Phase 1A lot and Phase 1B lot shall be deemed to include all sidewalks and roadways within their boundaries, regardless of whether such plaza, sidewalks or roadways qualify as a street or private way open to public use.

<sup>2</sup> Any future reduction in the square footage of the Phase 2 lot caused by street widening or any other City of Boston infrastructure improvements is hereby deemed not to change the Phase 2 Project's FAR for purposes of compliance with this Master Plan and any associated Development Plan.

<sup>3</sup> For purposes of this Master Plan and any associated Development Plan, the Phase 3 lot 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.

Floor Area Ratio of up to 2.9 on an approximately 24,500 square foot lot), with accessory parking, parking serving one or more of the other Proposed Projects and other customary accessory uses, and to reach a maximum Building Height of 55 feet.

(e) **Phase 5 Project.** The Phase 5 Project is anticipated to contain a maximum of 214,000 square feet of Gross Floor Area of residential use (resulting in a Floor Area Ratio of up to 1.6 on an approximately 135,000 square foot lot), with accessory parking, parking serving one or more of the other Proposed Projects and other customary accessory uses, and to reach a maximum Building Height of 48 feet.

Based upon a total maximum Gross Floor Area of 603,500 square feet for the five Proposed Projects and the approximately 8.59 acres of land comprising the PDA Area, the Floor Area Ratio across the PDA Area will be a maximum of 1.65.

7. **Development Schedule and Phasing of Construction.** It is anticipated that the Proposed Projects will be phased, subject to market considerations. It is the Proponent's desire to commence construction of the Phase 1 Project and the Phase 3 Project not later than the fall of 2015, with construction completed by the winter of 2016/2017. It is anticipated that construction of the Phase 2 Project will commence not later than the fall of 2015, with construction completed by the spring/summer of 2017. It is the Proponent's desire to commence construction of the subsequent phases, subject to market considerations, as early as the fall of 2015 with construction continuing through 2019.

8. **Open Space and Landscaping.** The PDA Area is the site of a former bus-yard and is currently vacant, with two abandoned buildings. As shown on the Conceptual Site Plan, the Proposed Projects will include a considerable amount of well-designed landscaped open space to enhance and beautify the development, including (most notably) an approximately 15,000 square foot plaza in Phase 1. This new landscaped open space will transform the PDA Area from a sea of asphalt into areas where the community can gather and enjoy newly-available amenities.

9. **Range of Parking and Loading Facilities.** While it is anticipated that there will be approximately 375 parking spaces to serve the Proposed Projects, and adequate loading facilities will be provided, the number and location of the parking and loading components will be determined as part of the Article 80B, Large Project Review process.

10. **Public Benefits.** The Proposed Projects shall comply with the Public Benefits requirements set forth in Section 50-13 of the Code and are expected to provide the following benefits, at a minimum:

(a) Each of the Proposed Projects will have a design that responds favorably to each of the other Proposed Projects, as well as being sensitive and responsive to its surrounding context;

(b) The Proposed Projects will comply with the Mayor's Executive Order on Inclusionary Development and will provide approximately 194 units of affordable rental and homeownership housing and 129 units of moderate to market-rate rental and homeownership

housing, located conveniently to mass transit and in an area of Boston where there is an ever-present need for housing;

(c) The Proposed Projects will considerably increase real estate tax revenue for the City of Boston from the PDA Area;

(d) The Phase 1 Project will provide much-needed commercial and retail development for the surrounding community;

(e) The Proposed Projects include open space that will be available to the general public at a site that was not previously available for such use, and may include amenities such as a public events plaza and public market;

(f) The Proposed Projects will represent a more orderly and coordinated master development than could be accomplished by more than one developer of the site;

(g) The Proposed Projects will serve as a bridge between Roxbury's Dudley Square and the adjoining historic Fort Hill and Tommy's Rock neighborhoods;

(h) The Proposed Projects will feature innovative energy technology and sustainability practices, with a village-wide energy production system that will mean the Proposed Projects are a net energy producer and LEED-certified housing and commercial construction; and

(i) The Proposed Projects will create approximately 200 full-time construction jobs (with approximately 400 peak construction jobs) and approximately 200 permanent jobs.

**11. Other Approvals.** Each Proposed Project will be subject to review by the Boston Civic Design Commission, and to further review by the BRA of the schematic design, design development and construction drawings, pursuant to the BRA's Development Review Guidelines and Article 80B of the Code. Each Proposed Project, or phase thereof, will enter into a separate cooperation agreement with the BRA, as well as other agreements required as a result of such Proposed Project's Article 80B, Large Project Review. Aspects of the Proposed Projects may also require approvals of other governmental agencies, such as the City of Boston's Public Improvement Commission, the Boston Landmarks Commission and Boston Zoning Commission. Each of the five Proposed Projects shall be the subject of a PDA Development Plan submitted to the BRA for review and approval in accordance with Article 80C of the Code.

**12. Effect of PDA Master Plan.** This Master Plan sets forth the anticipated plan of development and the zoning for the Proposed Projects for the PDA Area. Upon approval, by the BRA and the Boston Zoning Commission, of this Master Plan and any PDA Development Plan for a Proposed Project within the PDA Area, and issuance of one or more Certifications of Consistency or Partial Certifications of Consistency, such Proposed Project shall be deemed to be in compliance with the requirements of the underlying zoning to the extent that such requirements have been addressed in this Master Plan and the applicable PDA Development Plan.

A Certification of Consistency or Partial Certification of Consistency may be issued separately for each Proposed Project, or phase thereof, in accordance with Section 80C-8 of the Code; provided that the non-compliance of any Proposed Project, or phase thereof, with the terms of this Master Plan and such Proposed Project's PDA Development Plan shall not affect the compliance of any other Proposed Project, or phase of a Proposed Project, for which a Certification of Consistency has been issued, or affect the right to construct any other Proposed Project, or phase of a Proposed Project, contemplated by this Master Plan. The provisions of any PDA Development Plan applicable to specific property or a specific Proposed Project, or phase thereof, may only be amended with the consent of the owner of such property or building.

**13. 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      Legal Description of the PDA Area
- Exhibit B      PDA Area Site Plan
- Exhibit C      Conceptual Site Plan of the Proposed Projects

Exhibit A

Legal Description of the PDA Area

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF BOSTON (ROXBURY), SUFFOLK COUNTY, IN THE COMMONWEALTH OF MASSACHUSETTS BEING GENERALLY BOUNDED ON THE NORTH BY BARTLETT STREET, ON THE EAST BY WASHINGTON STREET, ON THE SOUTH BY GUILD STREET, AND ON THE WEST BY LAMBERT AVENUE; BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT THE NORTHERLY CORNER OF THE PARCEL OF LAND DESCRIBED HEREIN, SAID CORNER BEING AT THE INTERSECTION OF THE EASTERLY LINE OF LAMBERT AVENUE AND THE SOUTHERLY LINE OF BARTLETT STREET; THENCE BY BARTLETT STREET BY THE FOLLOWING EIGHT COURSES:

S 34°16'41" E, A DISTANCE OF 141.44',

S 32°32'16" E, A DISTANCE OF 170.01',

S 39°29'59" E, A DISTANCE OF 66.00',

S 50°24'00" E, A DISTANCE OF 18.00',

S 51°53'51" E, A DISTANCE OF 53.25',

S 54°32'27" E, A DISTANCE OF 69.37',

S 57°01'06" E, A DISTANCE OF 155.42', AND

SOUTHERLY MORE OR LESS BY A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 4.49', WITH A RADIUS OF 2.86', WITH A CHORD BEARING OF

S 12°01'06" E, WITH A CHORD LENGTH OF 4.04' TO THE WESTERLY LINE OF WASHINGTON STREET; THENCE BY WASHINGTON STREET

S 32°58'54" W, A DISTANCE OF 563.77' TO THE NORTHERLY LINE OF GUILD STREET; THENCE BY THE NORTHERLY LINE OF GUILD STREET BY THE FOLLOWING FOUR COURSES:

N 64°02'00" W, A DISTANCE OF 7.48',

NORTHWESTERLY MORE OR LESS BY A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 238.59', WITH A RADIUS OF 515.30', WITH A CHORD BEARING OF N 50°46'08" W, WITH A CHORD LENGTH OF 236.47';

N 37°30'15" W, A DISTANCE OF 264.80', AND

N 37°07'00" W, A DISTANCE OF 211.10' TO THE EASTERLY LINE OF LAMBERT AVENUE; THENCE BY THE EASTERLY LINE OF LAMBERT AVENUE BY THE FOLLOWING FOUR COURSE:

NORTHEASTERLY MORE OR LESS BY A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 215.38', WITH A RADIUS OF 430.00', WITH A CHORD BEARING OF N 35°42'04" E, WITH A CHORD LENGTH OF 213.14',

N 21°21'07" E, A DISTANCE OF 75.10',

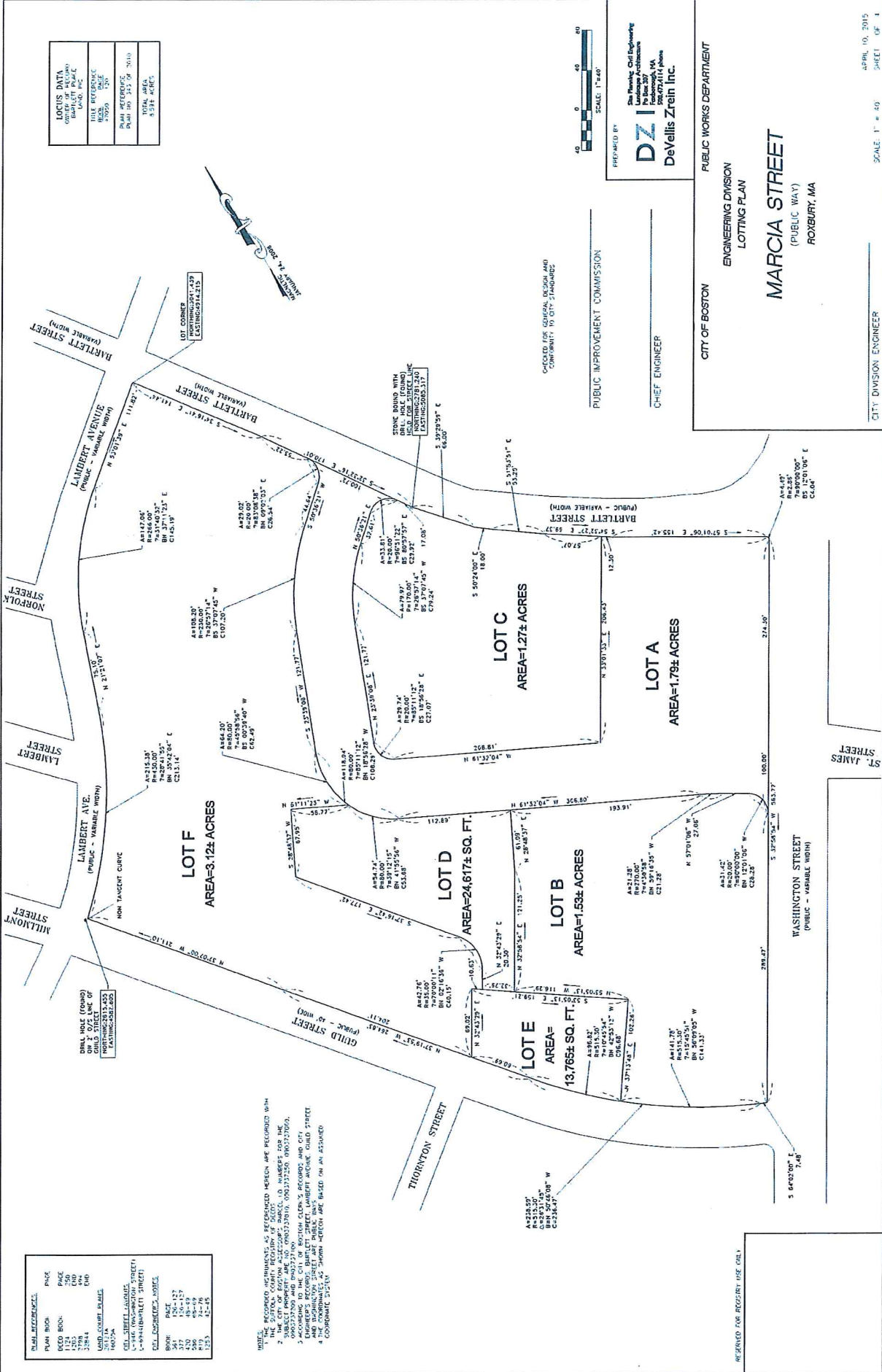


NORTHEASTERLY MORE OR LESS BY A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 147.06', WITH A RADIUS OF 266.00', WITH A CHORD BEARING OF N 37°11'23" E, WITH A CHORD LENGTH OF 145.19', AND

N 53°01'39", E A DISTANCE OF 111.82' TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 8.59 ACRES OF LAND MORE OR LESS.

**Exhibit B**  
**PDA Area Site Plan**



LOCUS DATA	DATE
CITY OF BOSTON	04/10/2015
DEPT. OF PUBLIC WORKS	04/10/2015
DATE REVISION	
NO. 1	04/10/2015
NO. 2	04/10/2015
NO. 3	04/10/2015
NO. 4	04/10/2015
NO. 5	04/10/2015



PREPARED BY  
**DZI**  
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 Boston, MA 02111  
 Tel: 617.452.1114  
 Fax: 617.452.1115

CITY OF BOSTON  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DIVISION  
 LOTTING PLAN  
**MARCIA STREET**  
 (PUBLIC WAY)  
 ROXBURY, MA

APRIL 10, 2015  
 SHEET OF 1

SCALE: 1" = 40'

CITY DIVISION ENGINEER

PLAN RECORDS:	DATE
PLAN BOOK	550
RECORD BOOK	550
NO. 1	550
NO. 2	550
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NOTE:  
 1. THE RECORDED INSTRUMENTS AS REFERENCED HEREON ARE RECORDED WITH THE CITY OF BOSTON REGISTERED MAPS, RECORDS AND CITY RECORDS.  
 2. THE CITY OF BOSTON REGISTERED MAPS, RECORDS AND CITY RECORDS ARE THE BASIS FOR THE PRESENT PLAN.  
 3. ACCORDING TO THE CITY OF BOSTON CLERK'S RECORDS AND CITY RECORDS, THE CITY OF BOSTON REGISTERED MAPS, RECORDS AND CITY RECORDS AND WASHINGTON STREET ARE PUBLIC WAYS.  
 4. DIMENSIONS AS SHOWN HEREON ARE BASED ON AN ASSUMED CORNER POINT.

REFER TO THE CITY RECORDS FOR THE CITY

CHECKED FOR GENERAL DESIGN AND COMPLIANCE BY CITY ENGINEER

PUBLIC IMPROVEMENT COMMISSION

CHIEF ENGINEER

ST. JAMES STREET

WASHINGTON STREET (PUBLIC - VARIABLE WIDTH)

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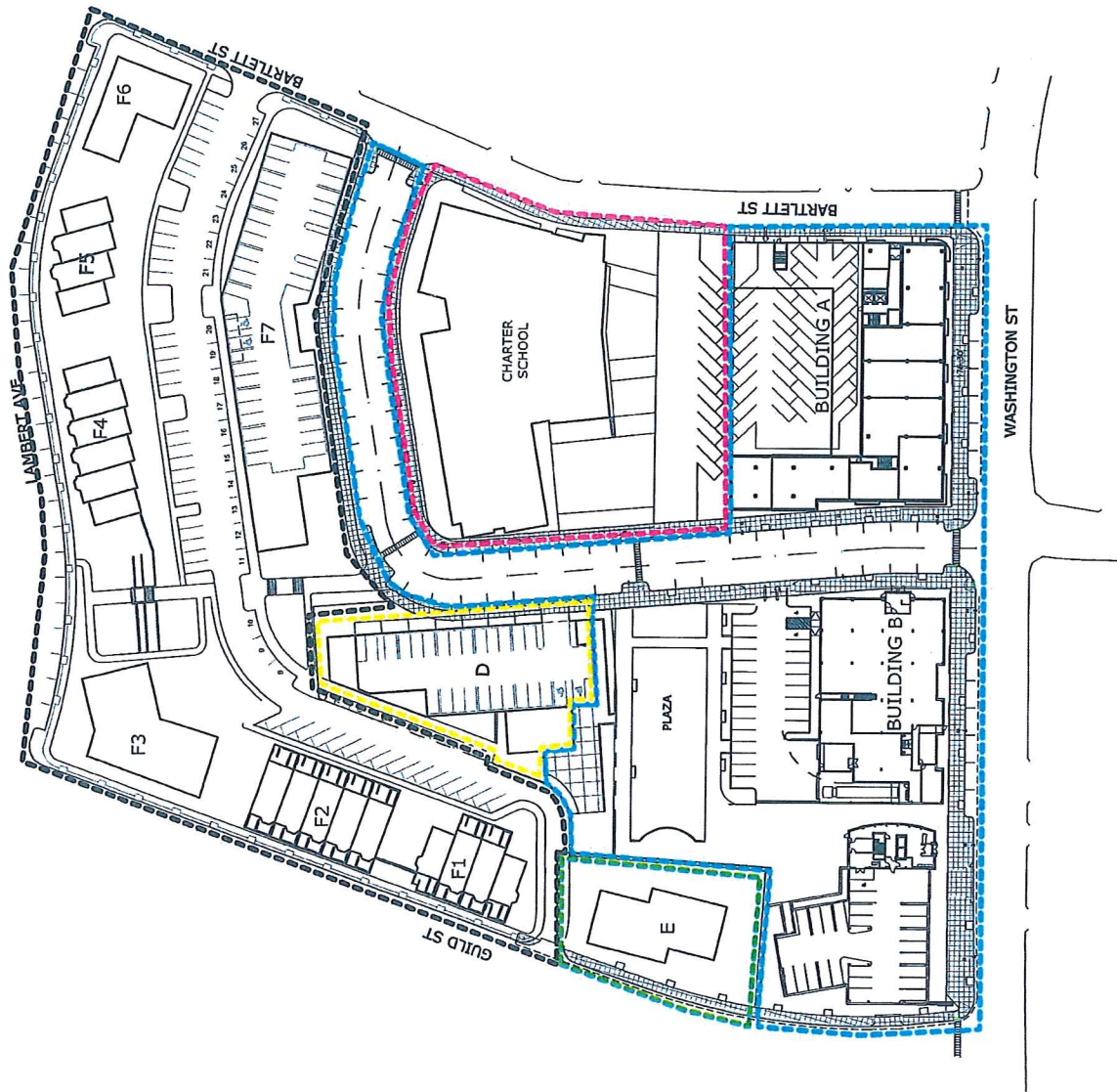
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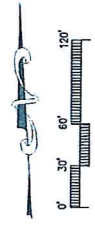
LAMBERT AVENUE (PUBLIC - VARIABLE WIDTH)

Exhibit C

Conceptual Site Plan of the Proposed Projects



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



SCALE - 1:1000