

BOSTON REDEVELOPMENT AUTHORITY

AMENDED & RESTATED PHASE 1 DEVELOPMENT PLAN

WITHIN

PLANNED DEVELOPMENT AREA NO. 94

BARTLETT PLACE

WASHINGTON STREET AND BARTLETT STREET

Dated: [BRA Board Date]

1. **Development Plan:** Pursuant to Section 3-1A.a, Article 50 and Article 80C of the Boston Zoning Code (the “Code”), this plan constitutes the Planned Development Area Development Plan (this “Development Plan”) for the development of a parcel containing approximately 150,000 square feet of lot area (the “Phase 1 Project Site”) located within Planned Development Overlay Area No. 94 at 2565 Washington Street (the “PDA Site”) in Boston’s Roxbury neighborhood, as more particularly shown on the plan attached hereto as Exhibit A, and amends, restates and supersedes in its entirety that certain Phase 1 Development Plan Within Planned Development Area No. 94 dated September 12, 2013, approved by the Boston Redevelopment Authority (the “BRA”) on September 12, 2013, and approved by the Boston Zoning Commission on November 20, 2013, effective on November 21, 2013. The Phase 1 Project Site is comprised of a parcel of land within the PDA Site on which the Proponent, as defined below, proposes to construct two mixed-use buildings with accessory off-street parking and loading, and other accessory facilities, all as more fully described below (the “Proposed Project”). The Proposed Project may be constructed in two separate phases, designated as Building A (“Phase 1A”) and as Building B (“Phase 1B”) and, along with Phase 1A, each a “Phase” and, collectively, the “Phases”) on the site plan attached hereto as Exhibit C (the “Site Plan”). This Development Plan sets forth the Proposed Project’s: (i) proposed location and appearance of structures; (ii) open spaces and landscaping; (iii) proposed uses of the area; (iv) proposed densities and proposed dimensions of structures; (v) proposed traffic circulation, parking and loading facilities; and (vi) access to public transportation.

This Development Plan consists of six (6) pages of text plus attachments designated Exhibit A through Exhibit F. All references to this Development Plan contained herein shall pertain only to such pages and exhibits.

2. **Proponent:** The Phase 1 Project Site within the PDA Site is owned by Bartlett Place Land, Inc., a Massachusetts non-profit corporation (the “Proponent”).

3. **Planned Development Area Location:** The PDA Site is located within the Dudley Square Economic Development Area (the “Dudley Square EDA”) of the Roxbury Neighborhood District (Map 6A/6B/6C).

4. **Proposed Project Development Site:** The Proponent proposes to build the Proposed Project on the Phase 1 Project Site as indicated on the plan attached hereto as Exhibit A. The Phase 1 Project Site is approximately 150,000 square feet in area. All existing buildings currently located on the Phase 1 Project Site will be razed in order to facilitate development of the Proposed Project.

5. **Proposed Project:** The Proponent proposes to construct two new mixed-use buildings, including residential, health/fitness club, office and retail uses. Phase 1A will be located on an approximately 83,000 square foot lot (including the new roadway¹) at the corner of Bartlett Street and Washington Street, shown as "Lot A" on the plan attached hereto as Exhibit C. Phase 1A will reach a maximum Building Height of up to 70 feet and will include up to 110,000 square feet of Gross Floor Area, consisting of approximately 33,000 square feet of commercial space and retail space, and a minimum of 39 and a maximum of 45 apartment units (anticipated to include: (i) approximately ten one bedroom units, averaging approximately 800 square feet; (iii) approximately 26 two bedroom units averaging approximately 1,000 square feet; and (iv) approximately six three bedroom units averaging approximately 1,200 square feet). Approximately 37 off-street parking spaces will be provided within the ground floor of the Phase 1A building, containing approximately 16,000 square feet of Gross Floor Area, with an additional approximately 50 parking spaces provided on the new roadway. Phase 1B will consist of a second new building and will reach a maximum Building Height of up to 70 feet and will be located on an approximately 67,000 square foot lot adjacent to Phase 1A on Washington Street, shown as "Lot B" on the plan attached hereto as Exhibit C. Phase 1B is anticipated to include the new publicly accessible 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 and a minimum of 57 and a maximum of 63 apartment units (anticipated to include: (i) approximately 23 one bedroom units, averaging approximately 760 square feet; (iii) approximately 30 two bedroom units averaging approximately 950 square feet; and (iv) approximately seven three bedroom units averaging approximately 1200 square feet). Approximately 46 off-street parking spaces will be provided within the ground floor and first floor of the Phase 1B building, containing approximately 18,500 square feet of Gross Floor Area, with an additional approximately 26 parking spaces provided in a surface parking lot.

The Proposed Project will comply with the requirements of Article 37, Green Buildings, of the Code. The Proposed Project team will use the most appropriate U.S. Green Building Council's Leadership in Energy and Environmental Design ("LEED") program to evaluate sustainable design measures, in accordance with Article 37 of the Code.

6. **Proposed Location and Appearance of Structures:** The plans attached hereto as Exhibit D show ground floor, second floor and representative upper floor layouts of the Proposed Project's Phase 1A and Phase 1B. The selected elevations attached hereto as Exhibit E illustrate the general appearance of Phase 1A and Phase 1B. Subject to the dimensional limitations established in this Development Plan, the final design, massing and appearance of the Proposed Project are expected to evolve, and will be subject to ongoing design review by the BRA.

¹ For purposes of this Development Plan, Lot A shall be deemed to include the new roadway, Lot B shall be deemed to include the publicly accessible plaza and both Lot A and Lot B 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.

7. **Proposed Density and Dimensions of Structures:** The Proposed Project's consistency with the dimensional requirements applicable to the Dudley Square EDA pursuant to the underlying zoning is described below:

a. **Building Height:** Underlying zoning imposes a maximum building height of 55 feet within the Dudley Square EDA. Section 50-14.2 of the Code allows a maximum building height of 70 feet within a Planned Development Area ("PDA"). Phase 1A will reach a maximum Building Height of up to 70 feet. Phase 1B will reach a maximum Building Height of up to 70 feet.

b. **Floor Area Ratio:** Underlying zoning permits a Floor Area Ratio ("FAR") of 2.0 in the Dudley Square EDA. Section 50-14.2 of the Code allows an FAR of 2.0 within a PDA. Phase 1A will contain up to 110,000 square feet of Gross Floor Area, on an approximately 83,000 square foot lot, resulting in an FAR of approximately 1.4. Phase 1B will contain up to 110,000 square feet of Gross Floor Area, on an approximately 67,000 square foot lot, resulting in an FAR of approximately 1.7. The FAR for the Phase 1 Project will not exceed 1.65.

c. **Yard Requirements:** Table C of Article 50 of the Code does not require any front or side yard, but requires a minimum rear yard of 20 feet within the Dudley Square EDA. The Proposed Project will have no minimum required front, side or rear yard.

A summary of the dimensional requirements applicable to the Proposed Project is set forth in Exhibit B hereto.

8. **Article 50 Development Plan Approval Standards:** Section 50-13 of the Code provides that BRA may approve a planned development area development plan within the Dudley Square EDA only upon finding that such development plan proposes a plan for public benefits including one or more of the following: (a) the creation or retention of job opportunities and neighborhood economic development opportunities; or (b) the diversification and expansion of Boston's economy in new areas of economic activity. The Proposed Project will create and retain job opportunities and neighborhood economic development opportunities including: (i) the creation of new employment positions in businesses occupying the Proposed Project; (ii) neighborhood economic development with two new multi-use buildings that will attract new and old residents to the Project with its retail, commercial, and residential uses as well as increasing pedestrian activity in the adjacent Dudley Square.

9. **Proposed Open Space and Landscaping:** Phase 1B includes an events plaza, anticipated to include scheduled programming such as a weekly public market, live performances and installation space for local artists. The Phase 1B events plaza will total approximately 15,000 square feet of lot area. The Proposed Project will likewise enhance the vitality of the surrounding area by creating a unified streetscape design for the area and landscaped sidewalk.

10. **Proposed Uses:** The Proposed Project may be used for those retail, commercial, residential, off-street parking and accessory uses listed in Exhibit F attached hereto.

11. **Proposed Traffic Circulation:** The Proposed Project will be accessed by five new curb cuts: (i) onto Washington Street, serving the second parking level of Building B; (ii) onto

Washington Street, serving the new two-way roadway that bisects the PDA Site; (iii) onto Guild Street, serving the first parking level of Building B; (iv) onto Bartlett Street, serving the Phase 1A parking facility; and (v) onto Bartlett Street, serving the new two-way roadway that bisects the PDA Site.

12. **Proposed Parking and Loading Facilities:** The Proposed Project will provide approximately 110 off-street parking spaces (plus an additional approximately 50 parking spaces provided on the new roadway), which includes approximately 37 off-street parking spaces on the ground floor of the Phase 1A building, approximately 46 off-street parking spaces on the ground floor and first floor of the Phase 1B building and approximately 26 parking spaces in a surface parking lot in Phase 1B. All loading, trash pick-up, and move-in/move-out activities for the Project will occur on-site. Phase 1A loading will occur in the northeast corner of Phase 1A adjacent to Bartlett Street and Phase 1B loading will occur on the west side of Phase 1B. Collapsible bollards will separate the parking lot from the public path north of Phase 1B.

13. **Access to Public Transportation:** The Proposed Project is located on the #42 bus line and is within a half-mile walking distance of the Orange Line, which can be accessed from Roxbury Station at the corner of Columbus Avenue and Tremont Street, and within a quarter-mile walking distance to Dudley Station, with access to the Silver Line routes S4 and S5 and numerous buses. In addition, 11 local MBTA bus routes travel on Malcolm X Blvd. Ruggles Station, accessible by bus or by walking, is also served by the Massachusetts Bay Transportation Authority commuter rail on the Needham, Franklin, and Providence/Stoughton lines. Together, these public transportation facilities provide convenient access to most of greater Boston from the PDA Site.

14. **Development Review Procedures:** All aspects of the Proposed Project design are subject to ongoing development review and approval by the BRA. Such review will be conducted in accordance with Large Project Review pursuant to Article 80B of the Code.

15. **Public Benefits:** In the course of the review process described under Section 14 of this Development Plan, the impacts of the Proposed Project upon the surrounding neighborhoods and upon the public welfare generally have been or will be fully addressed, and appropriate mitigation has been or will be proposed and incorporated into the Proposed Project. The public benefits of the Proposed Project include those described below. Further, the Proponent shall obtain any and all additional approvals required by relevant city agencies for the public benefits.

- a. **Affordable Housing:** The Proposed Project will provide approximately 56 units of affordable rental housing and approximately 46 units of moderate to market rate rental housing, located conveniently to mass transit and in an area of Boston where there is an ever-present need for housing. The Proposed Project will comply with the Mayor's Executive Order on Inclusionary Development.
- b. **Public Realm Benefits:** The Proposed Project will enhance the overall urban design quality and public realm of the Dudley Square EDA in the vicinity of the Proposed Project and will create hundreds of new pedestrian trips every day, enlivening the streetscape and providing more foot traffic for local businesses and restaurants. The Proposed Project will include open space that will be available to the general public at a site that was not previously available for such use, and is anticipated to include amenities such as an events plaza and public market.

- c. **Financial Benefits:** The Proposed Project will result in significant financial benefits to the City, including significant additional real estate tax revenues to the City's general fund.
- d. **Job Creation:** The Proposed Project is part of a Master Plan PDA for the entire PDA Site. In total, that expansion will create approximately 200 full-time construction jobs (with approximately 400 peak construction jobs) and approximately 200 permanent jobs.
- e. **Smart Growth/Transit-Oriented Development:** The Proposed Project exemplifies smart-growth and transit-oriented development by concentrating new residential, retail and commercial uses in close proximity to major regional rapid transit, commuter rail and bus lines that provide easy access to the PDA Site from all of the City's neighborhoods and suburbs.
- f. **Sustainable Design:** The Proposed Project will be guided by sustainable design principles and will be LEED certifiable. They will feature high-performance buildings with advanced energy efficiency, healthy indoor environment measures and environmentally responsible construction methods and materials. On-site energy generation and on-site renewable energy will reduce the Proposed Projects' climate impacts and burden on the energy grid.

16. **Applicability:** In accordance with Section 80C-9 of the Code, consistency of the Proposed Project with this Development Plan constitutes compliance with the dimensional, use and all other requirements of the Code to the extent such requirements have been addressed in this Development Plan. To the extent that any aspect of proposed uses and proposed structures complying with this Development Plan are in conflict with any requirement of the Code not specifically addressed in this Development Plan, such requirements shall be deemed to be waived upon approval of this Development Plan. One or more Certifications of Consistency or Partial Certifications of Consistency may be issued separately for each Phase of the Proposed Project (*i.e.*, for Phase 1A and for Phase 1B). The noncompliance of any Phase of the Proposed Project with the terms of this Development Plan shall not: (i) constitute a default under this Development Plan by the other Phase of the Proposed Project; (ii) affect the compliance of the other Phase of the Proposed Project with any Certificates of Consistency previously issued; or (iii) affect the right to construct the other Phase of the Proposed Project.

17. **Minor Modifications to Plans:** The Amended and Restated Master Plan for PDA No. 94 ("PDA Master Plan") and this Development Plan set forth the dimensional, use and other zoning requirements for the Proposed Project and the Phase 1 Project Site, to the extent such requirements have been addressed in the PDA Master Plan and this Development Plan. Once this Development Plan is approved, final plans and specifications for the Proposed Project will be submitted to the BRA pursuant to Section 3-1A and Article 80C of the Code for final design review approval and certification as to consistency with the PDA Master Plan and this Development Plan, and to other governmental agencies and authorities for final approval. Accordingly, subject to consistency with the dimensional regulations set forth in the PDA Master Plan and in Exhibit B to this Development Plan, minor changes may occur to the Proposed Project's design described in this Development Plan. The provisions of this Development Plan applicable to a Phase of the Proposed Project may only be amended with the consent of the owner of such Phase.

18. **Development Schedule:** The Proponent estimates that construction of the Proposed Project will take approximately 29 months. Initial site preparation work is expected to begin in the

fall of 2015 with the Proposed Project expected to be ready for occupancy in the winter of 2016/2017.

19. **No Duty to Develop the Project:** Notwithstanding anything set forth in this Development Plan to the contrary, under no circumstances will the Proponent be obligated to proceed with the Proposed Project.

20. **Amendment of Development Plan:** The Proponent may seek amendment of this Development Plan in accordance with the procedures prescribed by the Code without the consent of the owner(s) of any other component of the PDA Master Plan.

21. **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.

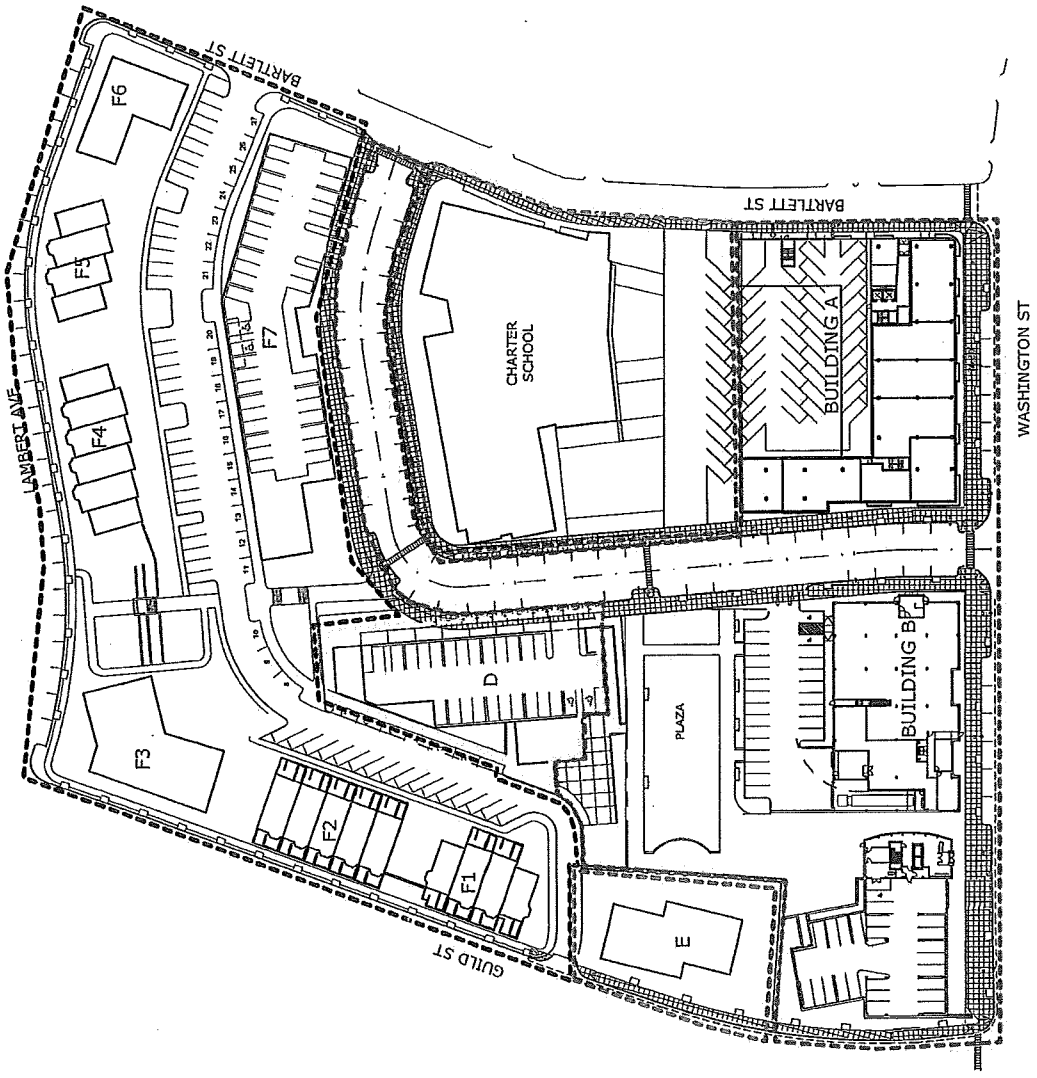
List of Attachments

- Exhibit A Bartlett Place Plan
- Exhibit B Summary of Applicable Dimensional Requirements
- Exhibit C Site Plan
- Exhibit D Representative Floor Plans
- Exhibit E Elevations
- Exhibit F Allowed Uses

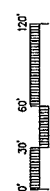
EXHIBIT A

Bartlett Place Plan

[see attached]



Phase I
 Phase II
 Phase III
 Phase IV
 Phase V



 SCALE - 1:1000

EXHIBIT B

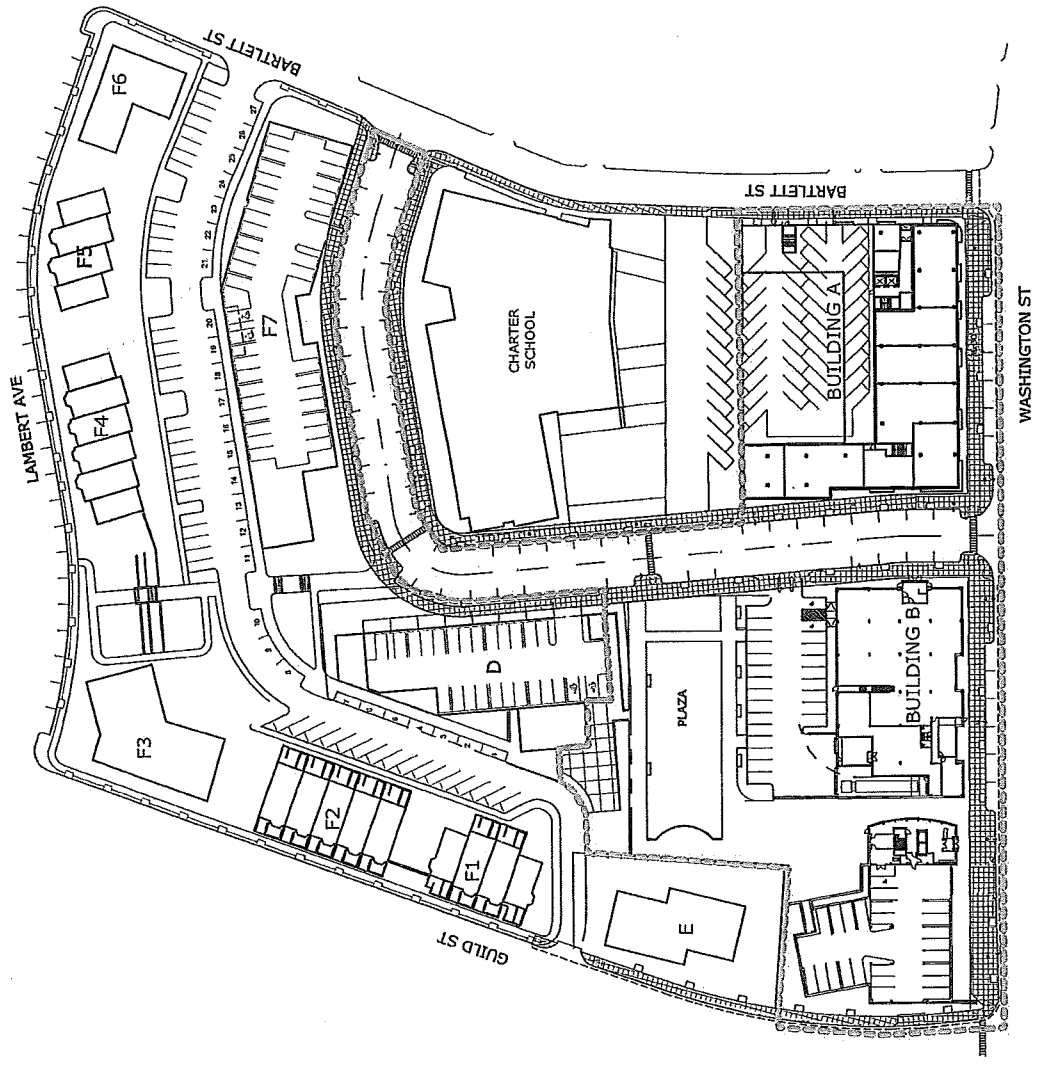
Summary of Applicable Dimensional Requirements

<u>Zoning Requirement</u>	<u>PDA's within Dudley Square EDA</u>	<u>Maximum Permitted for Phase 1A</u>	<u>Maximum Permitted for Phase 1B</u>
Maximum Building Height	70 feet	70 feet	70 feet
Maximum Floor Area Ratio	2.0	1.4	1.7
Minimum Front Yard	No minimum	No minimum	No minimum
Minimum Side Yard	No minimum	No minimum	No minimum
Minimum Rear Yard	20 feet	No minimum	No minimum

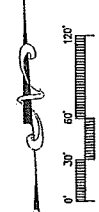
EXHIBIT C

Site Plan

[see attached]



PHASE I



SCALE - 1:1000

EXHIBIT D

Representative Floor Plans

[see attached]

NOTES
DO NOT SCALE DRAWING

LEGEND

	PROPERTY LINE
	LIGHT OF WORK LINE
	20' HC CUT-OFF PAVEMENT FEATURE
	WALKWAY ISLAND LIGHT
	PRECAST CONCRETE PARKING PAVEMENT - 20'x10' BLUE-BULL 90 1H
	CEMENT CONCRETE PAVEMENT
	VERTICAL GRANITE CURB
	SLOPED GRANITE CURB
	INTEGRAL CONCRETE CURB
	WOOD/PLASTIC-GLASS SCRATCH PANEL 6' AND 4' HEIGHTS
	BENCH

- LAYOUT AND MATERIAL NOTES**
- CONTRACTOR SHALL VERIFY ALL INFORMATION IS ACCURATE FROM THE SURVEY PREPARED BY REED LAND SURVEY OF WASHINGTON, DC AND IS DATED 11 JUNE 2014.
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PROJECT INFORMATION

Project: BARTLETT BUILDINGS PHASE 1
 Location: WASHINGTON, DC
 Architect: DAVIS SQUIRE ARCHITECTS
 2400 B&O, WASHINGTON, DC 20014
 202-462-1144
 www.davis-squire.com

Consultant: DZI
 1000 15th St NW, Suite 1000
 Washington, DC 20004
 202-462-1144
 www.dzi.com

Contractor: DEVILOE-ZEIN INC.

LAYOUT AND MATERIALS PLAN

Scale: 1/8" = 1'-0"

Sheet: C-1

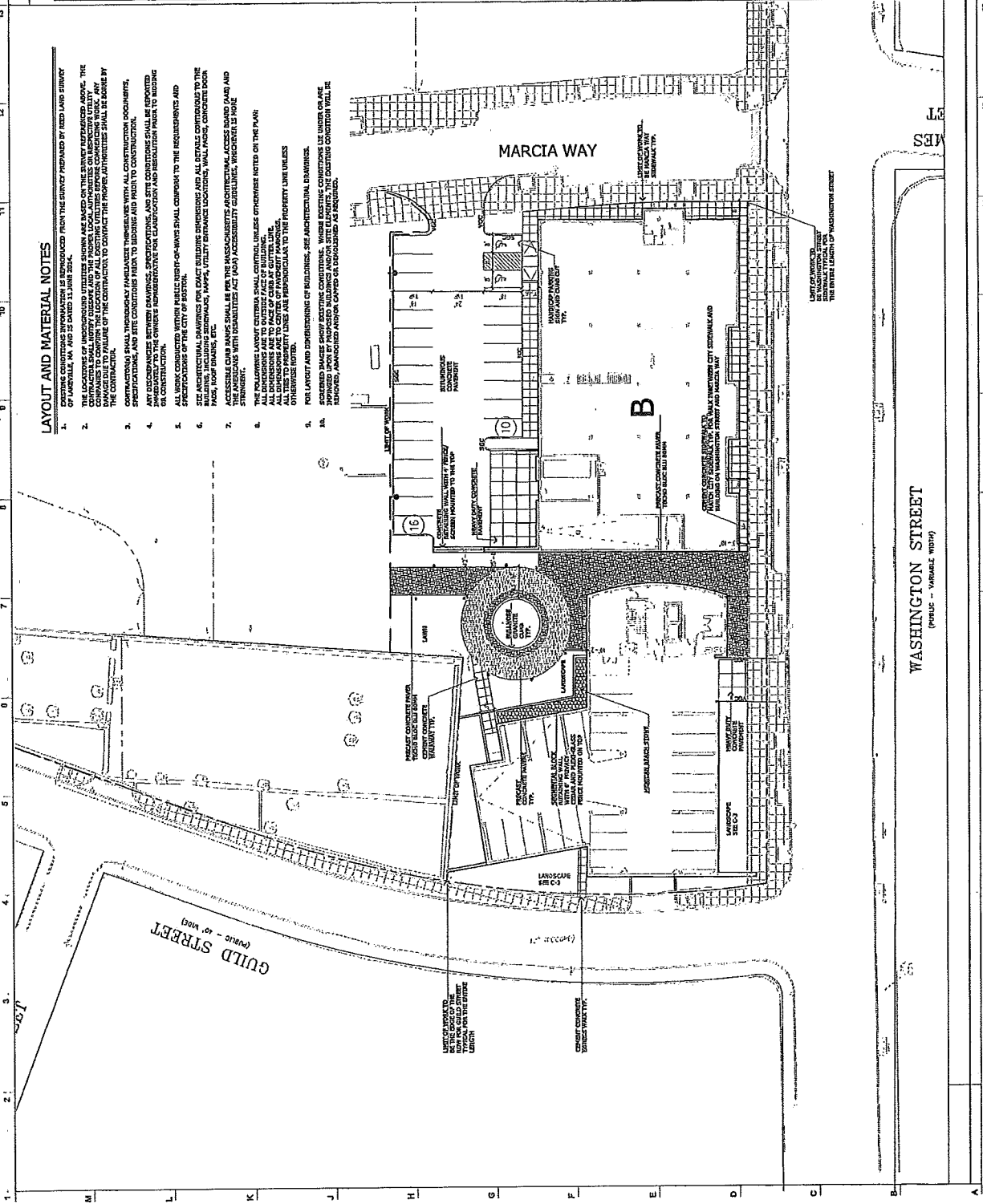
Project: BARTLETT BUILDINGS PHASE 1

Location: WASHINGTON, DC

Architect: DAVIS SQUIRE ARCHITECTS

Consultant: DZI

Contractor: DEVILOE-ZEIN INC.



Copyright 2014 Davis Squire Architects, Inc.

PLANTING NOTES

1. THE CONTRACTOR SHALL VERIFY THE SURVEY PREPARED BY THE LANDSCAPE ARCHITECT FOR THE CITY OF WASHINGTON, DC, AND THE DISTRICT OF COLUMBIA, AND THE PROPER LOCAL AUTHORITIES OF RESPECTIVE JURISDICTION. ANY DAMAGES DUE TO FAILURE OF THE CONTRACTOR TO OBTAIN THE NECESSARY PERMITS SHALL BE SORE BY THE CONTRACTOR.
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3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
4. MAXIMUM EXPOSED WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
5. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTING SHOWN ON THIS DRAWING.
6. ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE BUREAU, AND AT THE SITE.
7. ALL PLANTS TO BE MAINTAINED IN BULK OR CONTAINERIZED.
8. MULCH FOR PLANTED AREAS TO BE LAYERED PINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
9. PLANTING SOIL WITH LOW MOISTURE INCORPORATED WITH NUTRIENT NUTRIENTS AS SPECIFIED TO A 4:1:1 RATIO (SAND:PERLITE:COMPOST).
10. ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE BUREAU, AND AT THE SITE.
11. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LANDSCAPED WITHIN 90 DAYS OF THE DATE OF COMPLETION OF THE PROJECT.
12. PRICES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDENT ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER REPRESENTATIVE.

PLANTING NOTES

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PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CITY	SIZE	COMMENT
1	PLANTING SCHEDULE				
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NOTES

1. LANDSCAPE ARCHITECT SHALL VERIFY THE SURVEY PREPARED BY THE LANDSCAPE ARCHITECT FOR THE CITY OF WASHINGTON, DC, AND THE DISTRICT OF COLUMBIA, AND THE PROPER LOCAL AUTHORITIES OF RESPECTIVE JURISDICTION. ANY DAMAGES DUE TO FAILURE OF THE CONTRACTOR TO OBTAIN THE NECESSARY PERMITS SHALL BE SORE BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE SURVEY PREPARED BY THE LANDSCAPE ARCHITECT FOR THE CITY OF WASHINGTON, DC, AND THE DISTRICT OF COLUMBIA, AND THE PROPER LOCAL AUTHORITIES OF RESPECTIVE JURISDICTION. ANY DAMAGES DUE TO FAILURE OF THE CONTRACTOR TO OBTAIN THE NECESSARY PERMITS SHALL BE SORE BY THE CONTRACTOR.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
4. MAXIMUM EXPOSED WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
5. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTING SHOWN ON THIS DRAWING.
6. ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE BUREAU, AND AT THE SITE.
7. ALL PLANTS TO BE MAINTAINED IN BULK OR CONTAINERIZED.
8. MULCH FOR PLANTED AREAS TO BE LAYERED PINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
9. PLANTING SOIL WITH LOW MOISTURE INCORPORATED WITH NUTRIENT NUTRIENTS AS SPECIFIED TO A 4:1:1 RATIO (SAND:PERLITE:COMPOST).
10. ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE BUREAU, AND AT THE SITE.
11. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LANDSCAPED WITHIN 90 DAYS OF THE DATE OF COMPLETION OF THE PROJECT.
12. PRICES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDENT ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER REPRESENTATIVE.

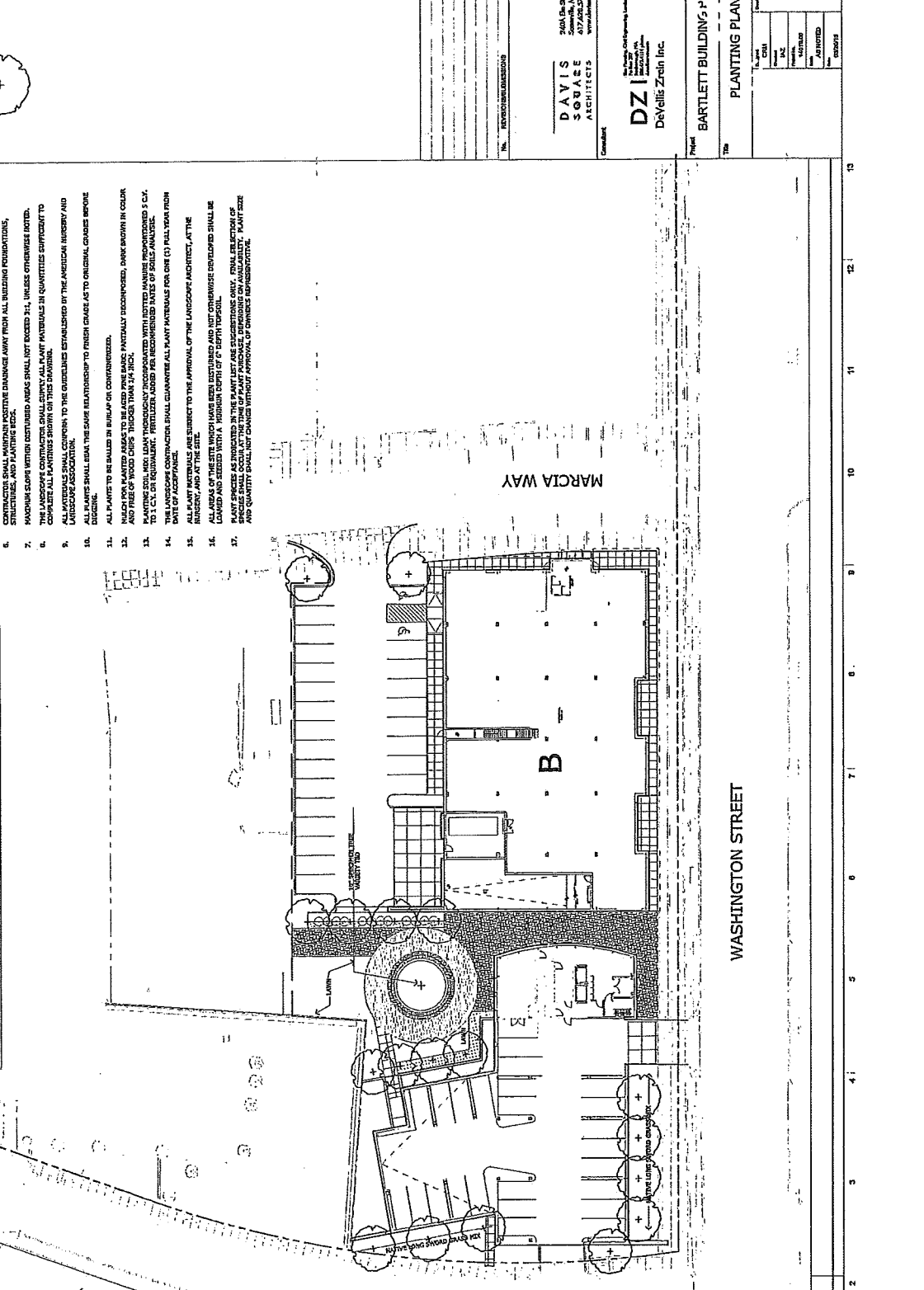
PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CITY	SIZE	COMMENT
1	PLANTING SCHEDULE				
2					
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NOTES

1. LANDSCAPE ARCHITECT SHALL VERIFY THE SURVEY PREPARED BY THE LANDSCAPE ARCHITECT FOR THE CITY OF WASHINGTON, DC, AND THE DISTRICT OF COLUMBIA, AND THE PROPER LOCAL AUTHORITIES OF RESPECTIVE JURISDICTION. ANY DAMAGES DUE TO FAILURE OF THE CONTRACTOR TO OBTAIN THE NECESSARY PERMITS SHALL BE SORE BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE SURVEY PREPARED BY THE LANDSCAPE ARCHITECT FOR THE CITY OF WASHINGTON, DC, AND THE DISTRICT OF COLUMBIA, AND THE PROPER LOCAL AUTHORITIES OF RESPECTIVE JURISDICTION. ANY DAMAGES DUE TO FAILURE OF THE CONTRACTOR TO OBTAIN THE NECESSARY PERMITS SHALL BE SORE BY THE CONTRACTOR.
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9. PLANTING SOIL WITH LOW MOISTURE INCORPORATED WITH NUTRIENT NUTRIENTS AS SPECIFIED TO A 4:1:1 RATIO (SAND:PERLITE:COMPOST).
10. ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE BUREAU, AND AT THE SITE.
11. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LANDSCAPED WITHIN 90 DAYS OF THE DATE OF COMPLETION OF THE PROJECT.
12. PRICES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDENT ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER REPRESENTATIVE.

PLANTING PLAN



NOTES

1. LANDSCAPE ARCHITECT SHALL VERIFY THE SURVEY PREPARED BY THE LANDSCAPE ARCHITECT FOR THE CITY OF WASHINGTON, DC, AND THE DISTRICT OF COLUMBIA, AND THE PROPER LOCAL AUTHORITIES OF RESPECTIVE JURISDICTION. ANY DAMAGES DUE TO FAILURE OF THE CONTRACTOR TO OBTAIN THE NECESSARY PERMITS SHALL BE SORE BY THE CONTRACTOR.
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PLANTING PLAN



PLANTING PLAN

PROJECT: BARTLETT BUILDING

DATE: 05/11/2011

SCALE: AS SHOWN

DESIGNED BY: DAVIS SORACE ARCHITECTS

CHECKED BY: DAVIS SORACE ARCHITECTS

DATE: 05/11/2011

C-3

PROJECT: BARTLETT BUILDING

DATE: 05/11/2011

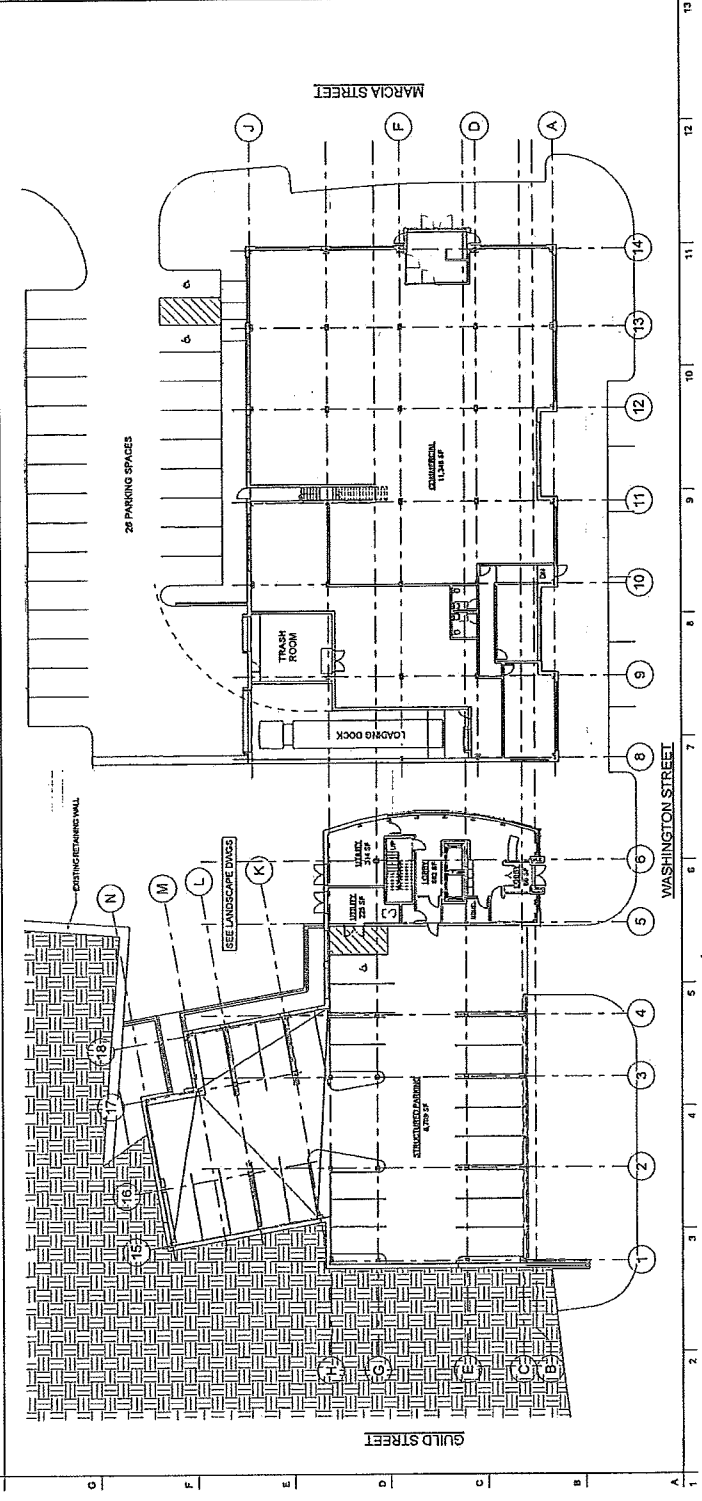
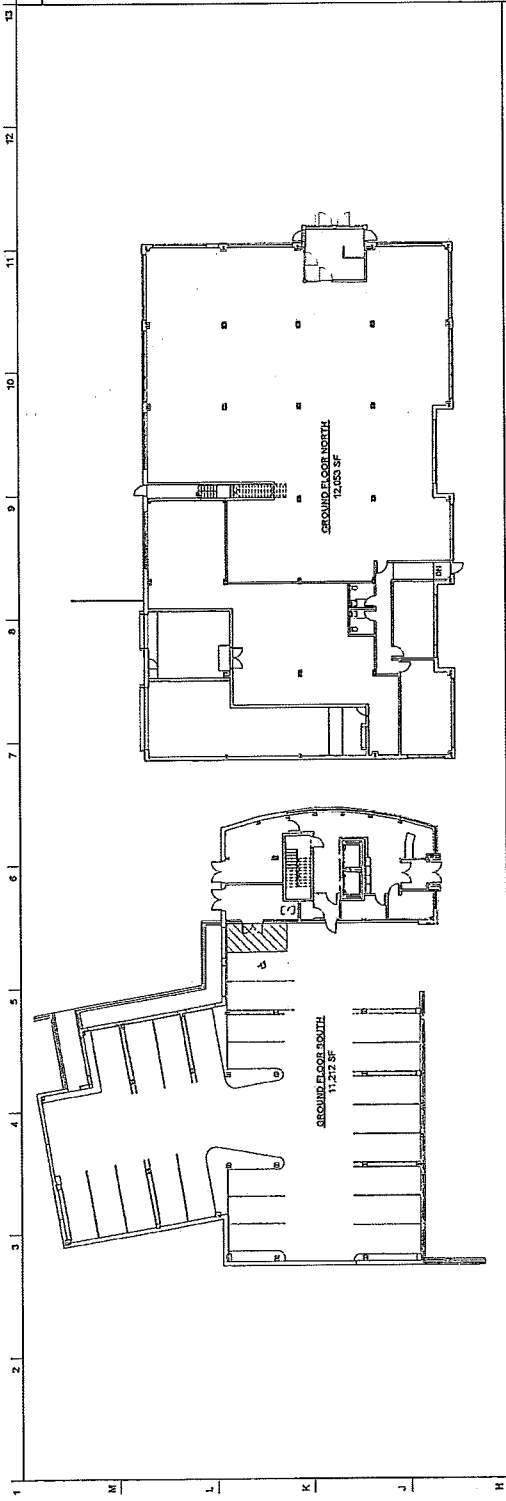
SCALE: AS SHOWN

DESIGNED BY: DAVIS SORACE ARCHITECTS

CHECKED BY: DAVIS SORACE ARCHITECTS

DATE: 05/11/2011

NOTES
DO NOT SCALE DRAWINGS



- UNIT TYPE**
- COMMERCIAL (PROFESSIONAL OFFICE)
 - LOBBY (RESIDENTIAL)
 - STRUCTURED PARKING (RESIDENTIAL)
 - UTILITY

NO.	DATE	DESCRIPTION

DAVIS SQUARE
 3405 GUY ST.
 SPOKANE, WA 99214
 A/C - 1-1-1-5
 www.davis-square.com

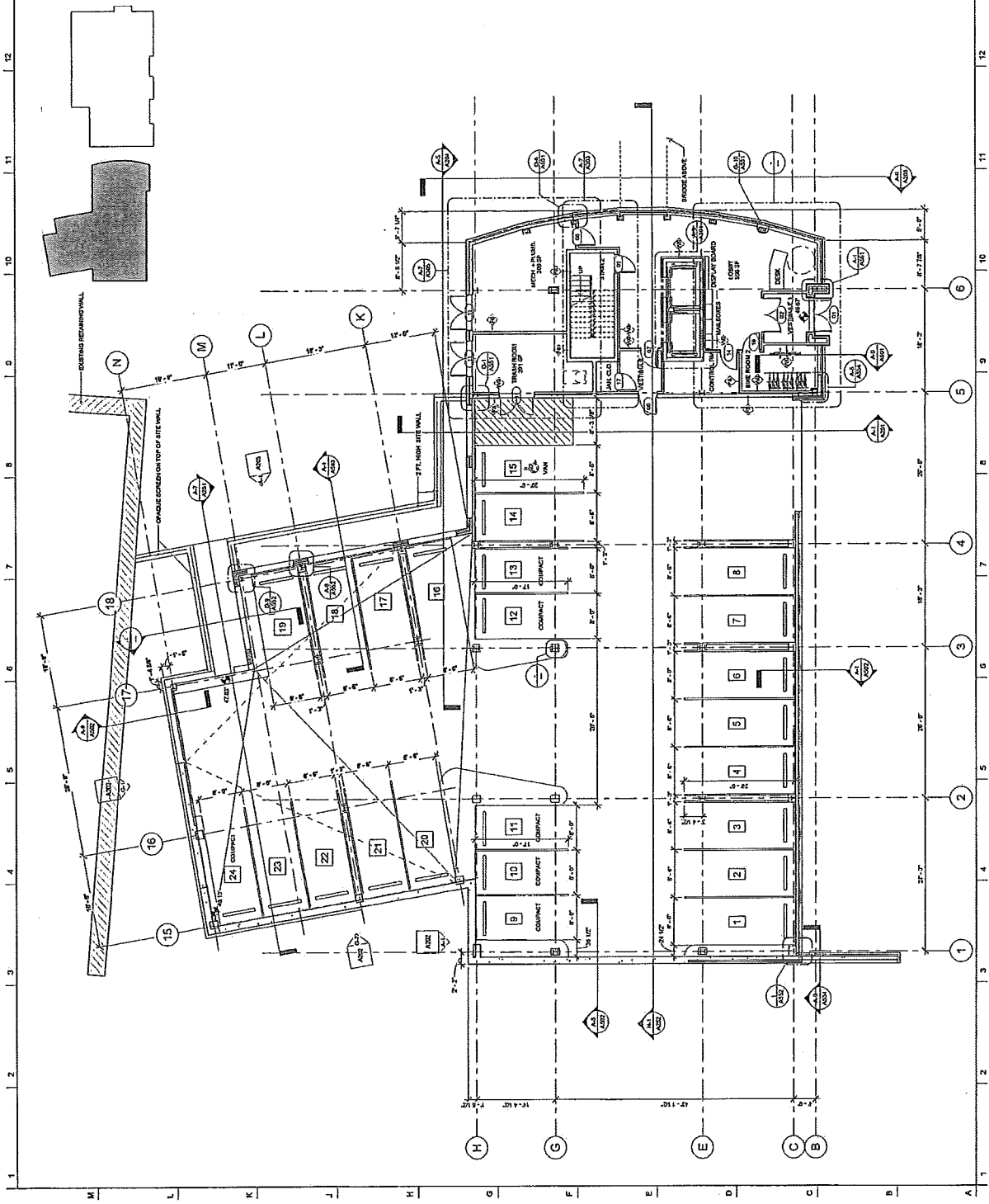
BARTLETT PLACE
 1000 1/2 AVENUE
 SPOKANE, WA 99202
 509-325-1100
 www.bartlettplace.com

Project	BARTLETT PLACE
Sheet	FIRST FLOOR AREA PLAN
Scale	AS SHOWN
Author	
Checker	
DATE	
BY	

A101

NOTES

1. ALL SCALE DIMENSIONS SHALL BE TAKEN FROM THE CENTERLINE UNLESS OTHERWISE NOTED TO THE CONTRARY.
 2. GENERAL NOTES APPLY TO ENTIRE DRAWING UNLESS OTHERWISE NOTED TO THE CONTRARY.
 3. THESE NOTES APPLY TO SPECIFIC ELEMENTS IN THE DRAWING TO THE LEFT.



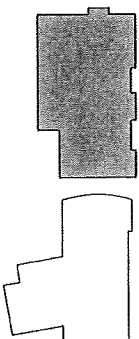
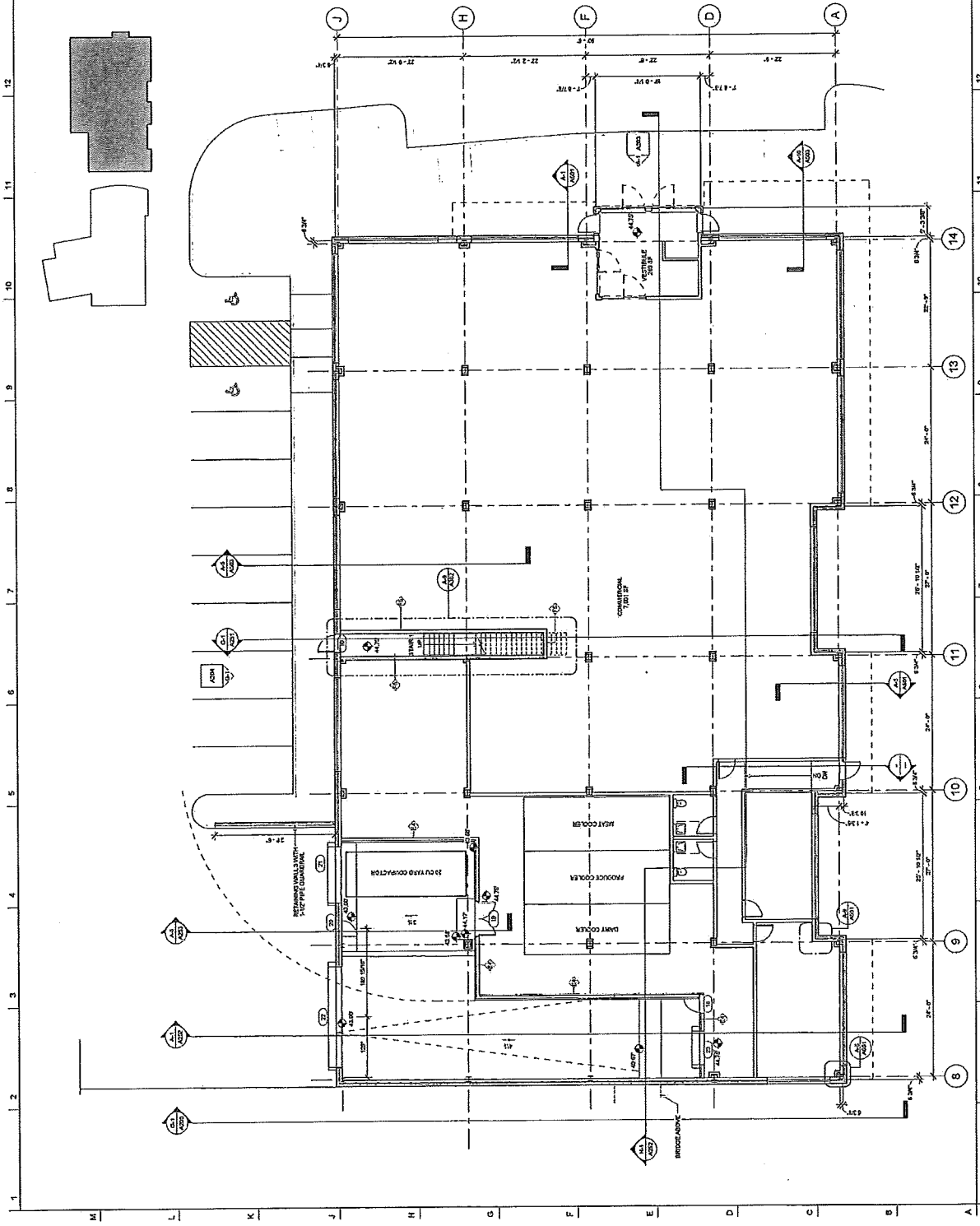
DAVIS SQUARE
 240 E. 9th St.
 Seattle, WA 98104
 206.461.1234
 www.davisquare.com

BARTLETT PLACE
 SEATTLE, WA
 FIRST FLOOR PLAN, PART 1

A101A

Project	BARTLETT PLACE
Location	SEATTLE, WA
Architect	DAVIS SQUARE
Scale	AS SHOWN
Date	08/10/10
Sheet	A101A
Of	10

NOTES
DO NOT SCALE DIMENSIONS



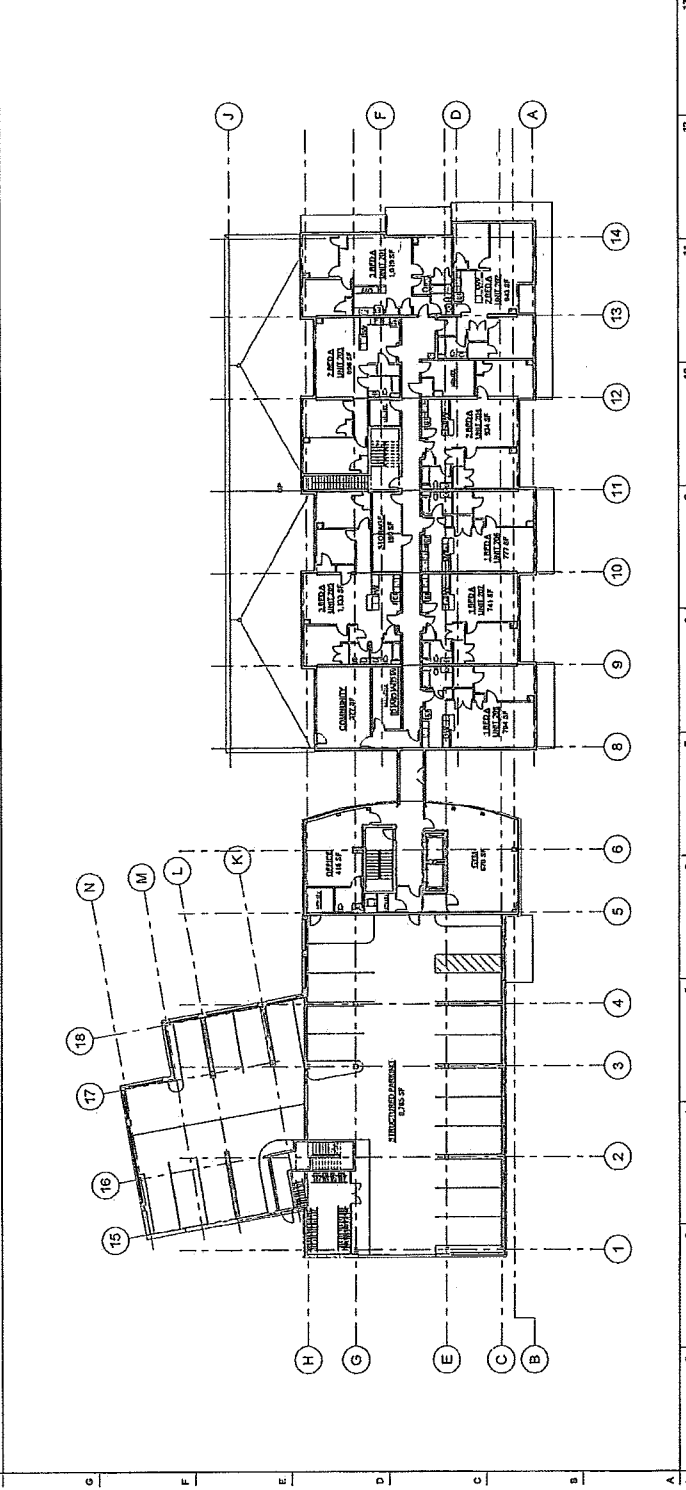
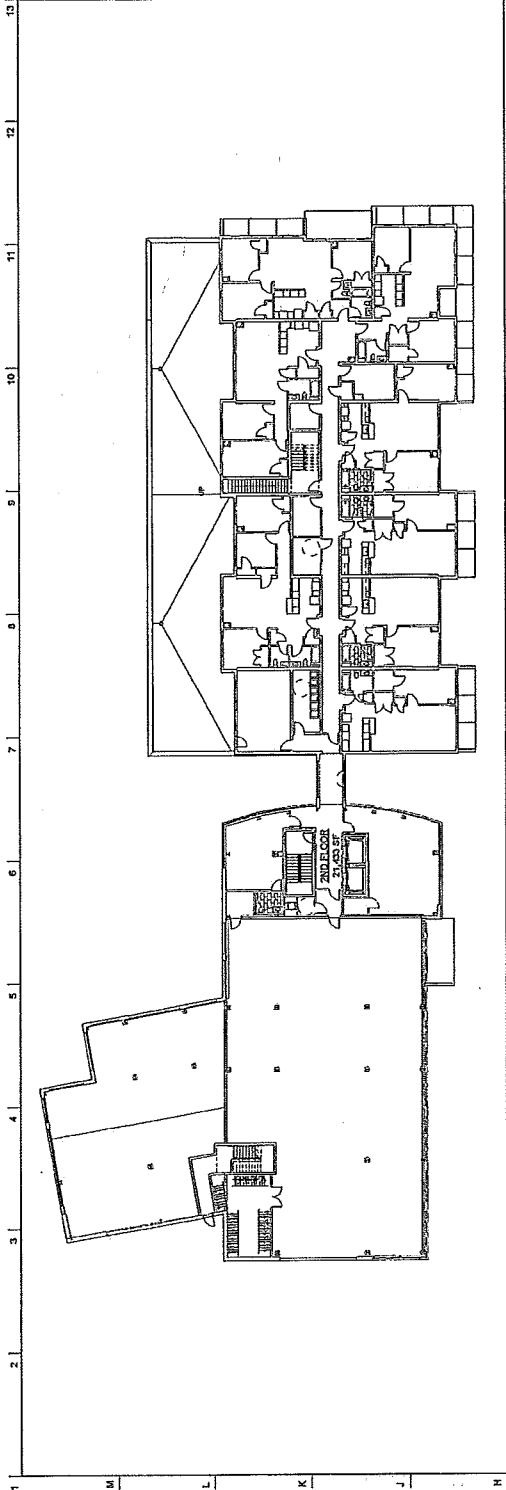
2424 1st St.
Seattle, WA 98114
415.221.1111
www.davis-square.com

Project: BARTLETT PLACE
Location: BARTLETT PLACE
Date: 08/14/08
Scale: 1/8" = 1'-0"
Drawn: [Name]
Checked: [Name]

Project: BARTLETT PLACE
Location: BARTLETT PLACE
Date: 08/14/08
Scale: 1/8" = 1'-0"
Drawn: [Name]
Checked: [Name]

A101B

NOTES
 DIMENSIONS SHOWN IN FEET AND INCHES



- UNIT TYPE**
- 1 BED A (APPROXIMATE)
 - 2 BED A (APPROXIMATE)
 - 3 BED A (APPROXIMATE)
 - COMMUNITY (APPROXIMATE)
 - GYM (APPROXIMATE)
 - LAUNDRY (APPROXIMATE)
 - OFFICE (APPROXIMATE)
 - STORAGE (APPROXIMATE)
 - STRUCTURED PARKING (APPROXIMATE)
 - UTILITY (APPROXIMATE)



DAVIS SQUARE
 200 N. 1st St.
 Portland, OR 97208
 503.228.1111
 www.davis-square.com

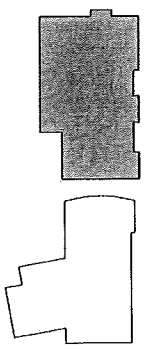
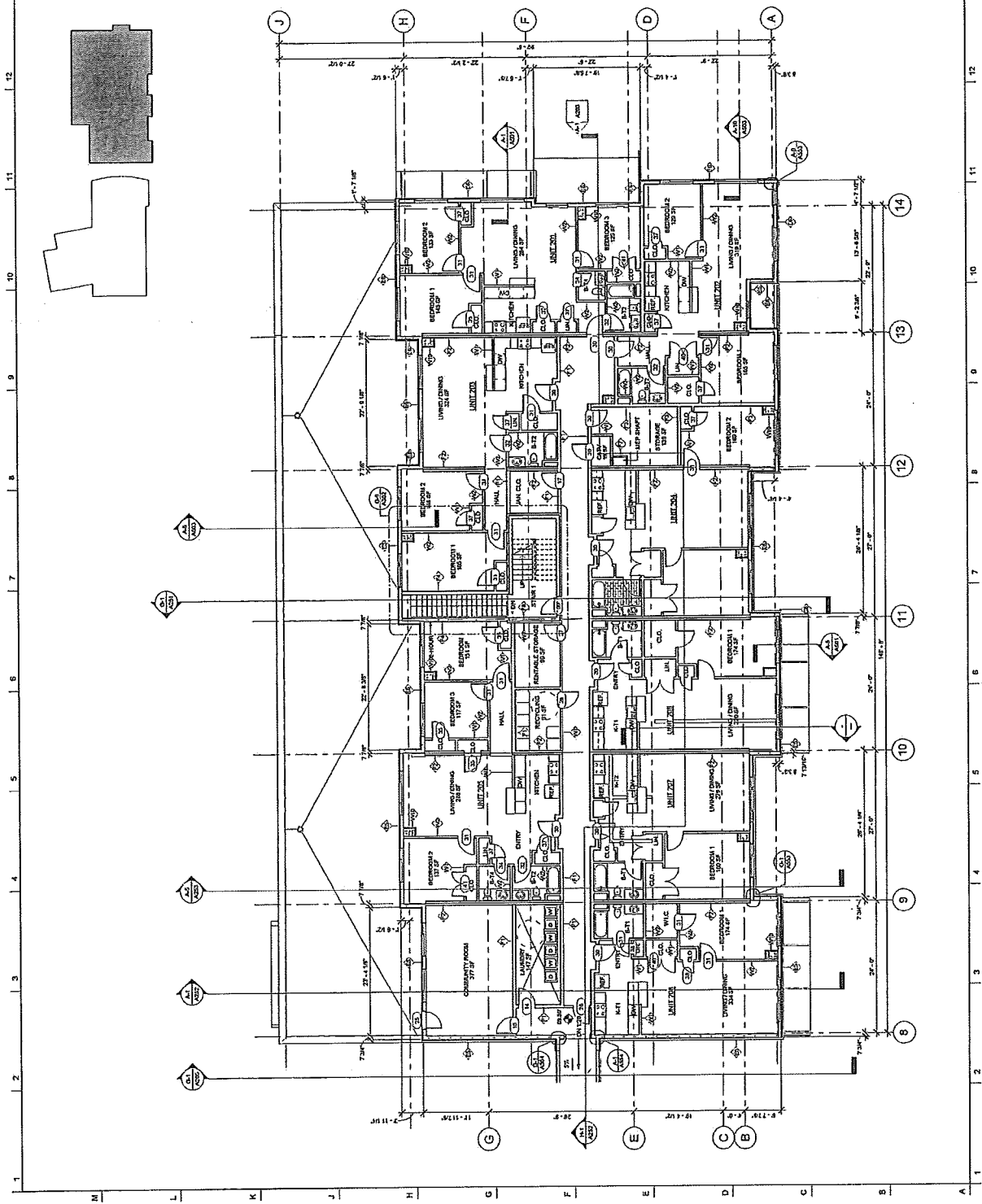
BARTLETT PLACE
 PORTLAND, OR
 THE SECOND FLOOR AREA PLAN

A102

Project	Bartlett Place
Client	Davis Square
Scale	1/8" = 1'-0"
Date	08/20/08

NOTES

SEE FIRST FLOOR DRAWINGS



**DAVIS
SQUARE
ARCHITECTS**

240A W. 5th
St. Louis, MO 63104
www.davis-square.com

PROJECT
BARTLETT PLACE
ROXBURY, MA
SECOND FLOOR PLAN, PART B

Drawn	Checked
Author	Reviewed
Client	Date
Scale	Sheet
1" = 1/8"	A102B

A102B

NOTES
 CONTRACTOR DRAWINGS

UNIT TYPE

- 1 BED M (MARKET RATE)
- 1 BED M HCP (MARKET RATE GROUP 2A ACCESSIBLE)
- 2 BED A (PROPORTIONAL)
- 2 BED A HCP (PROPORTIONAL GROUP 2A ACCESSIBLE)
- 2 BED M (MARKET RATE)
- 3 BED A (PROPORTIONAL)
- 3 BED M (MARKET RATE)
- STORAGE (RENTABLE SPACE)

NO.	REVISION/DESCRIPTION	DATE



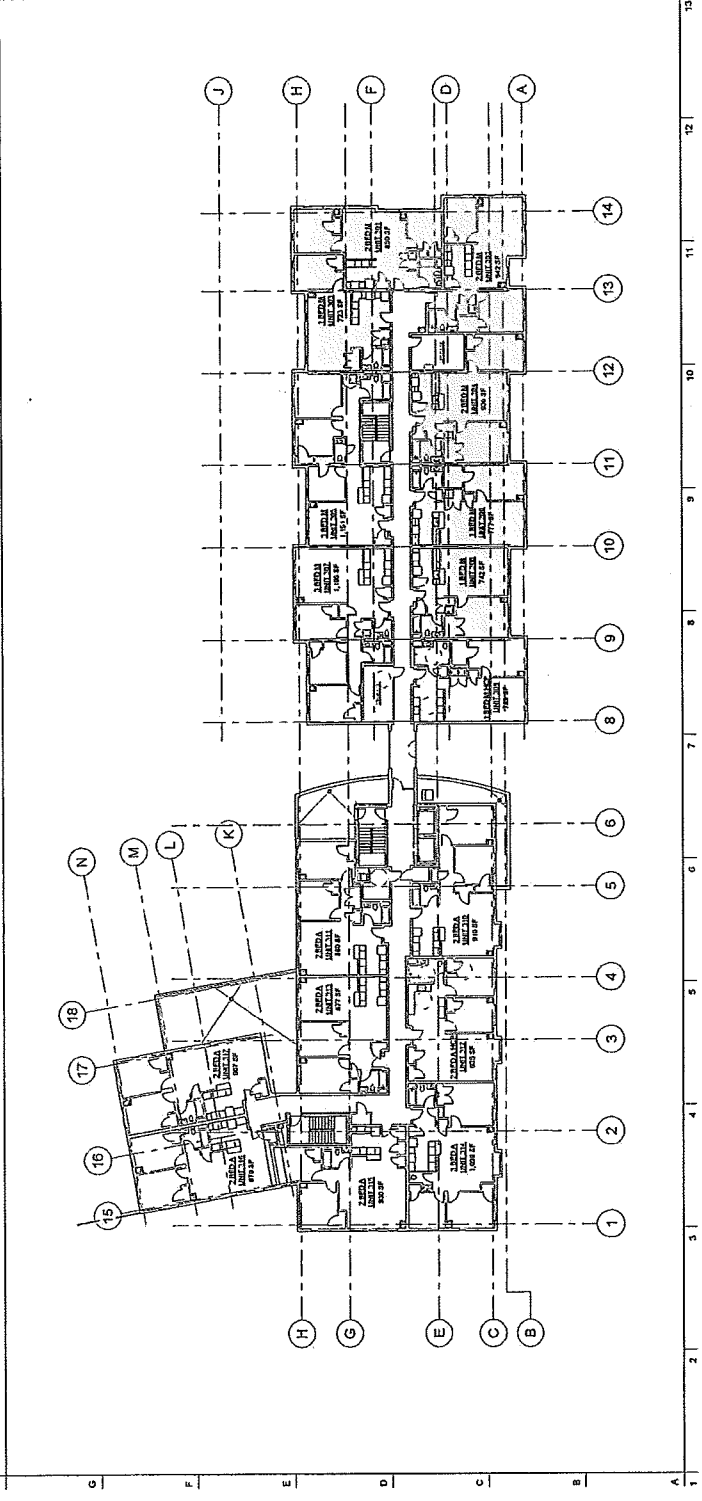
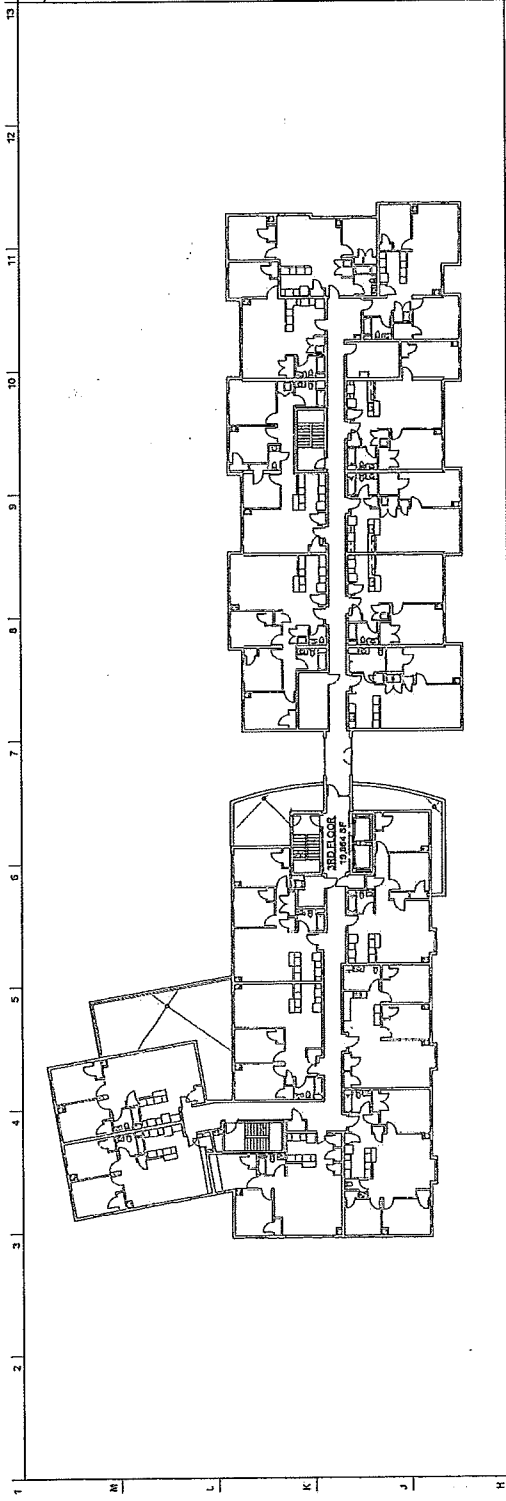
DAVIS
 SQUARE
 2400 DE 2L
 SEATTLE, WA 98114
 206.461.1427
 www.davis-square.com

Contractor

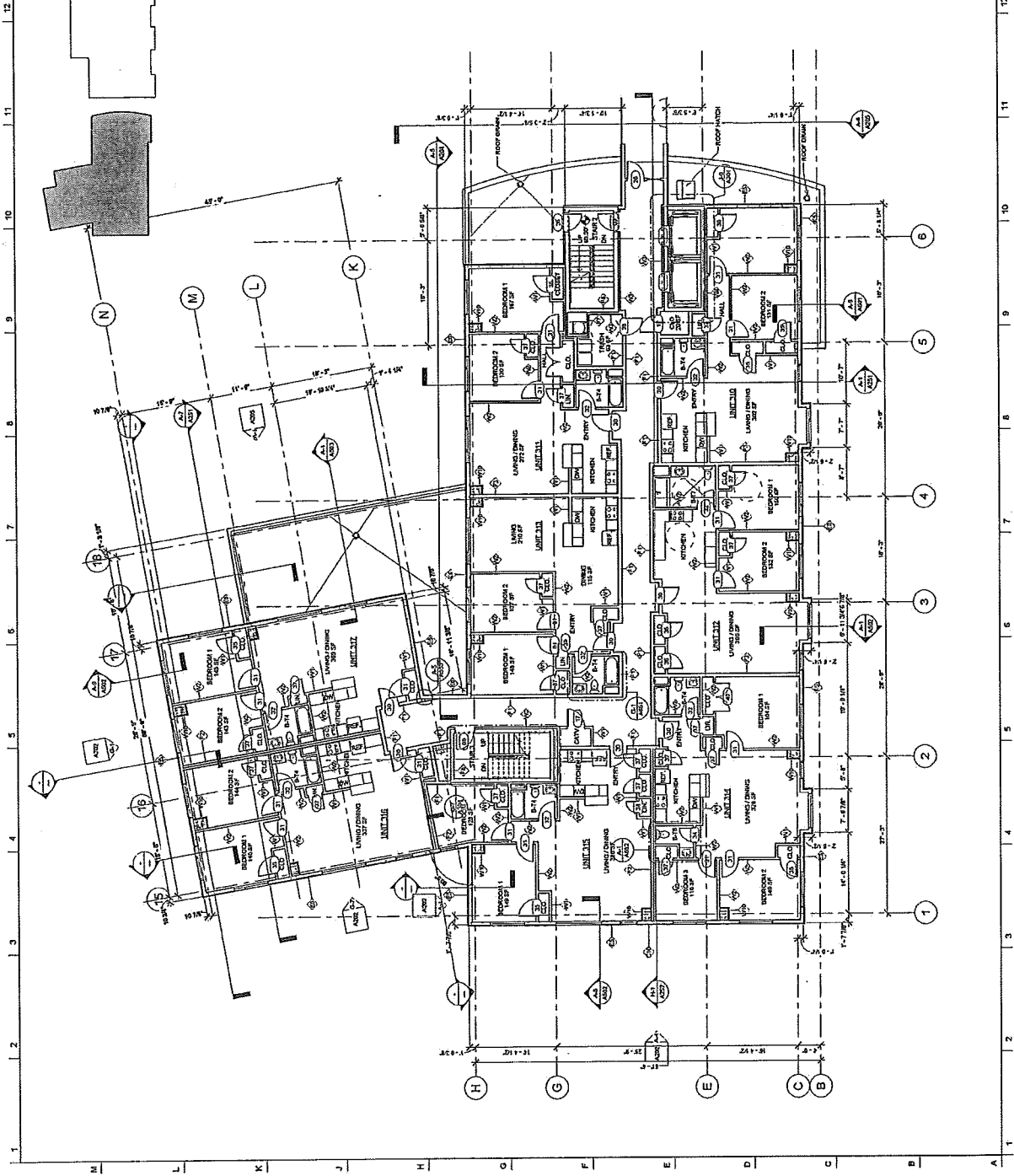
Project
 BARTLETT PLACE
 HOUSING, LLC
 THIRD FLOOR AREA PLAN

Drawn By	Checked By	Date

A103



NOTES
DO NOT SCALE DRAWINGS



**DAVIS
SQUARE**
APC-17.2.3
www.davisquare.com

2400 E. 21st
NORFOLK, VA 07164
757-241-1111

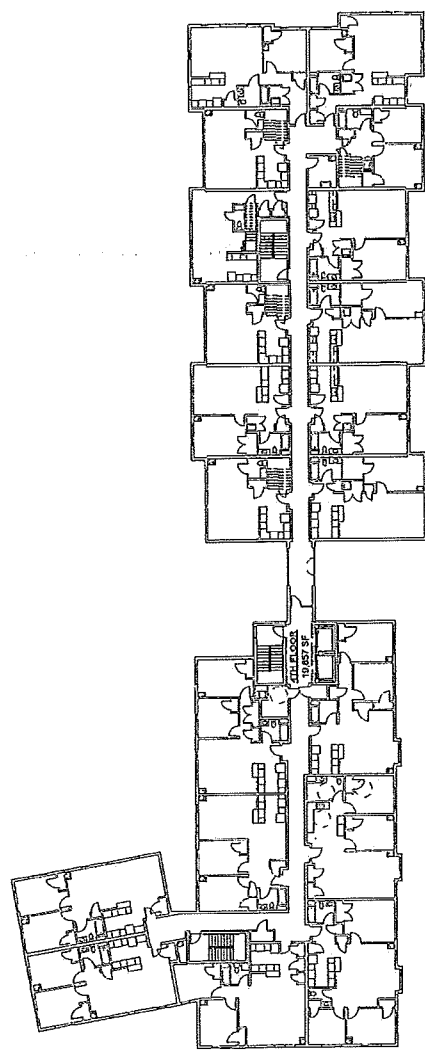
Project: **BARTLETT PLACE**
ROBERT, VA
Title: **THIRD FLOOR PLAN, PART 3**

Revised	By	Date

A103A

NOTES
 CONTRACT DRAWINGS

1 2 3 4 5 6 7 8 9 10 11 12 13



- UNIT TYPE**
- 1 BED M (MARKET RATE)
 - 2 BED A (INFORMAL)
 - 2 BED A HCP (APPROXIMATE GROUP 3A ACCESSIBLE)
 - 2 BED M TH (MARKET RATE TOWNHOUSE)
 - 3 BED A (INFORMAL)
 - STORAGE (RENTABLE SPACE)

NO.	REVISIONS/DESCRIPTIONS	DATE



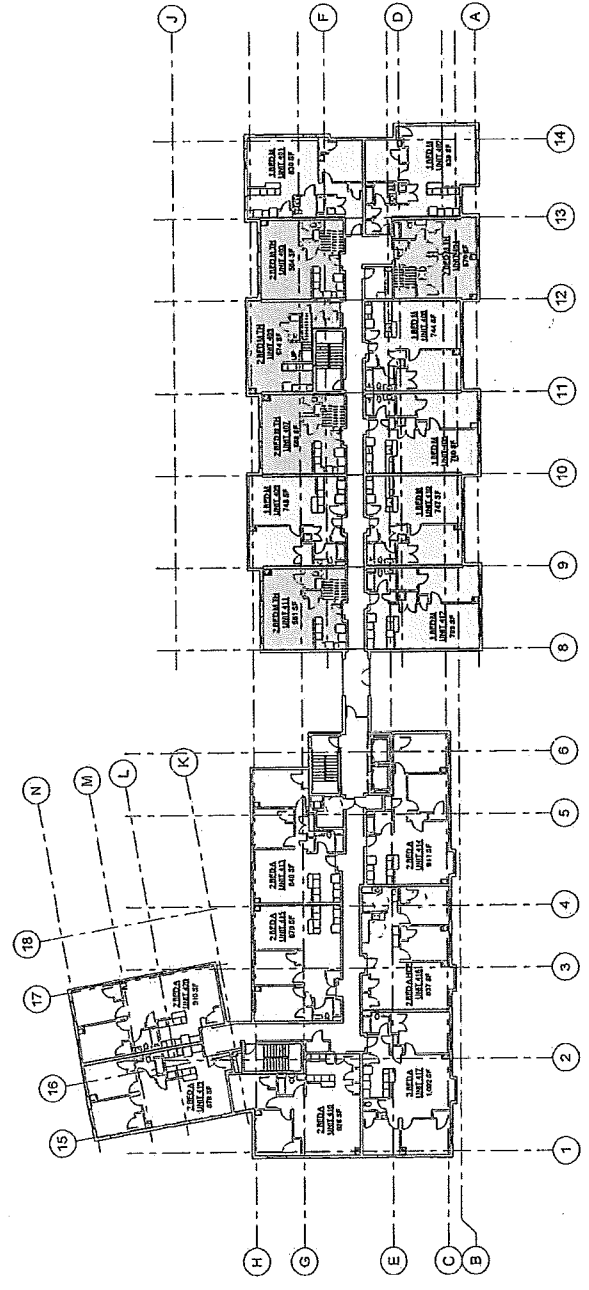
DAVIS SQUARE
 240 W. 21st St., 02114
 Boston, MA
 617-552-2200
 www.davis-square.com

Contract

BARTLETT PLACE
 ROXBURY, MA
 THE FOURTH FLOOR AREA, PL 104

NO.	REVISIONS/DESCRIPTIONS	DATE

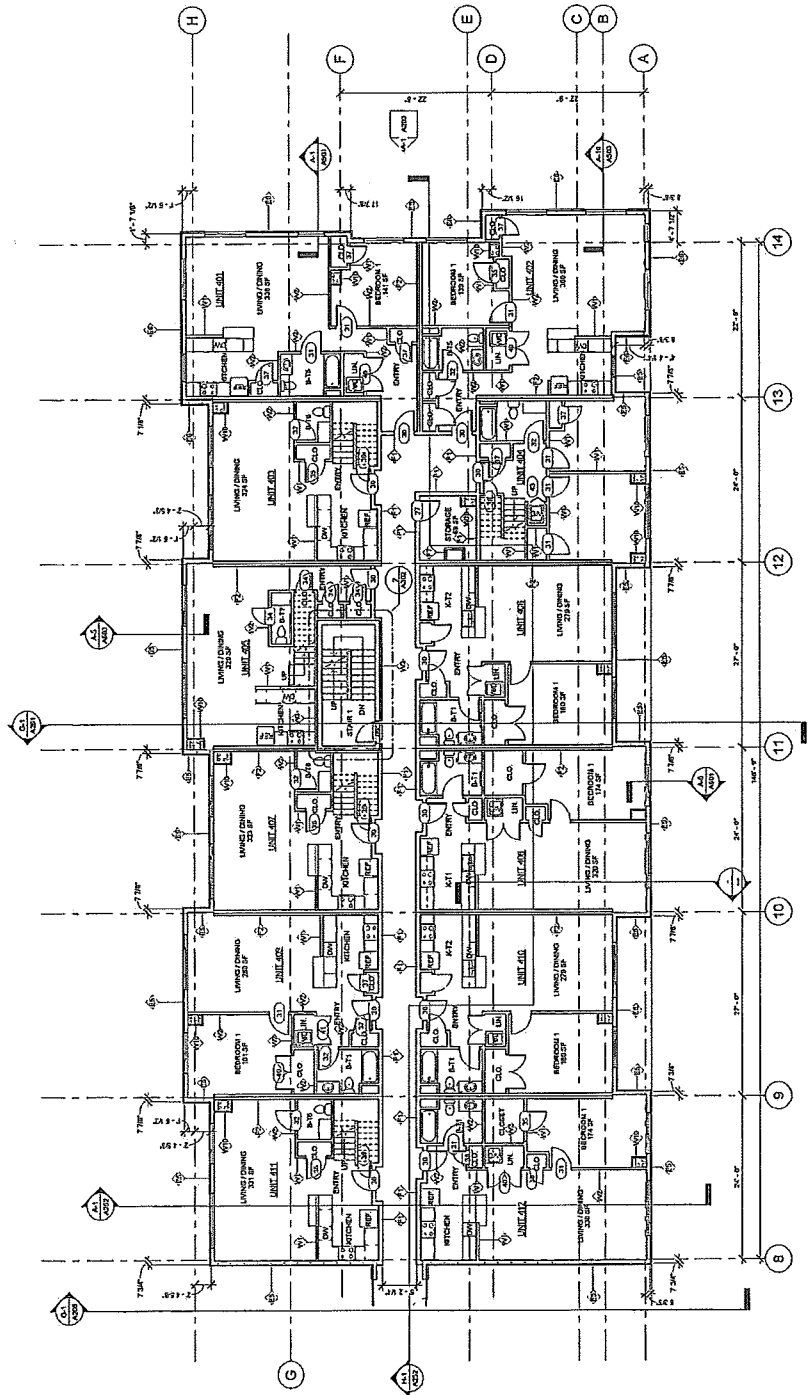
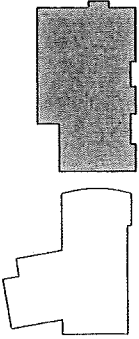
A104



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NOTES
DO NOT SCALE DRAWING.

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REVISIONS	
NO.	DATE

DAVIS
SQUARE
ATC-172-3

240 W. 2nd
SOUTH BEND, IN 46701
www.davis-square.com

BARTLETT PLACE
SOUTH BEND, IN
FOURTH FLOOR PLAN, PART B

A104B

DATE

SCALE

DRAWN BY

CHECKED BY

DATE

SCALE

DRAWN BY

CHECKED BY

DATE

SCALE

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DRAWN BY

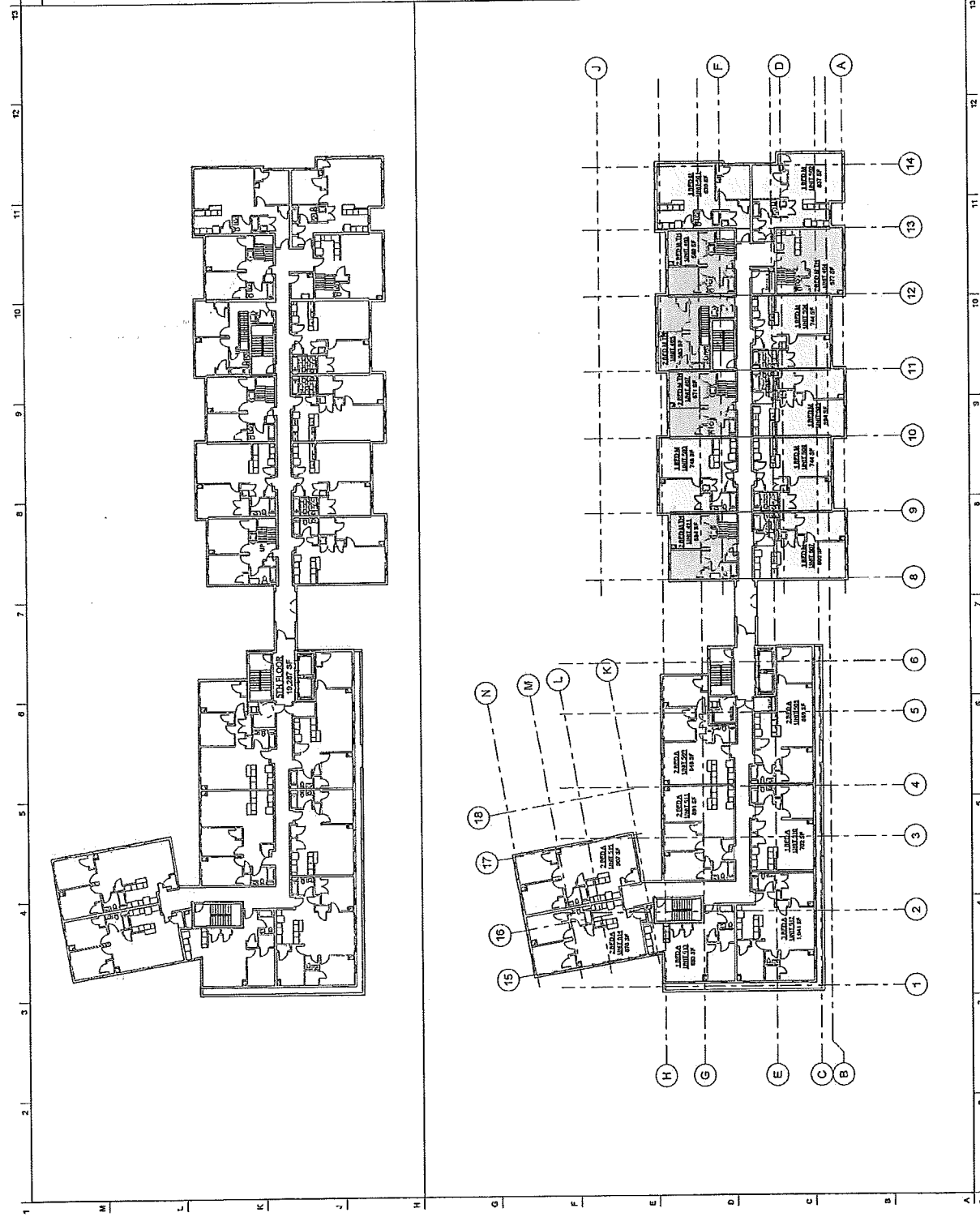
CHECKED BY

DATE

SCALE

DRAWN BY

NOTES
 DISTORTION DRAWING



- UNIT TYPE**
- 1 BED A AFFORDABLE
 - 1 BED M MARKET RATE
 - 2 BED A AFFORDABLE
 - 2 BED M TH MARKET RATE TOWNHOUSE
 - 3 BED A AFFORDABLE
 - STORAGE (REPAIRABLE)
 - UTILITY



**DAVIS
 SQUARE**
 2601 G. ST., SUITE 114
 HOUSTON, TX 77028
 713.462.1111
 www.davis-square.com

BARTLETT PLACE
 HOUSTON, TX
 5TH FLOOR AREA PLAN

A105

Project	5TH FLOOR AREA PLAN
Client	
Architect	
Interior Designer	
Scale	1/8" = 1'-0"
Date	04/22/2016

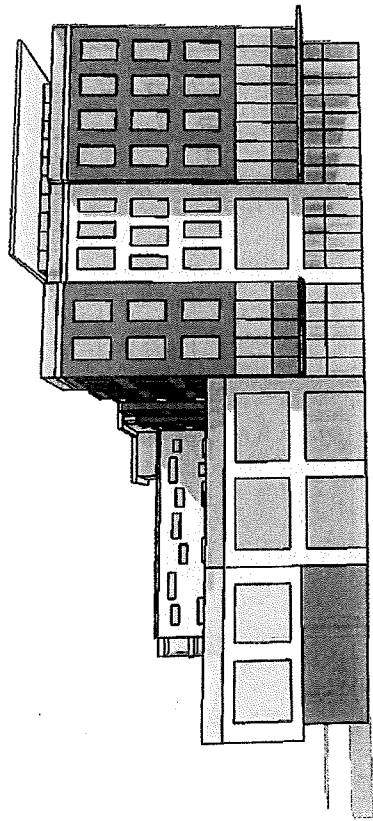
EXHIBIT E

Elevations

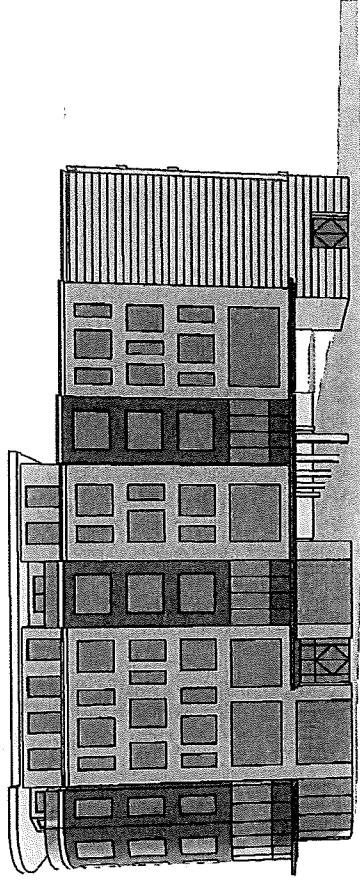
[see attached]

BARTLETT PLACE - BUILDING A
FEASIBILITY STUDY

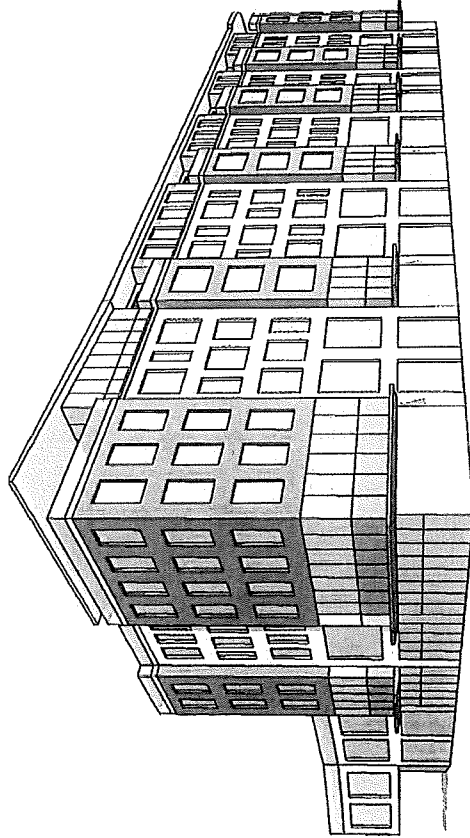
DAVIS SQUARE ARCHITECTS
APRIL 28, 2015



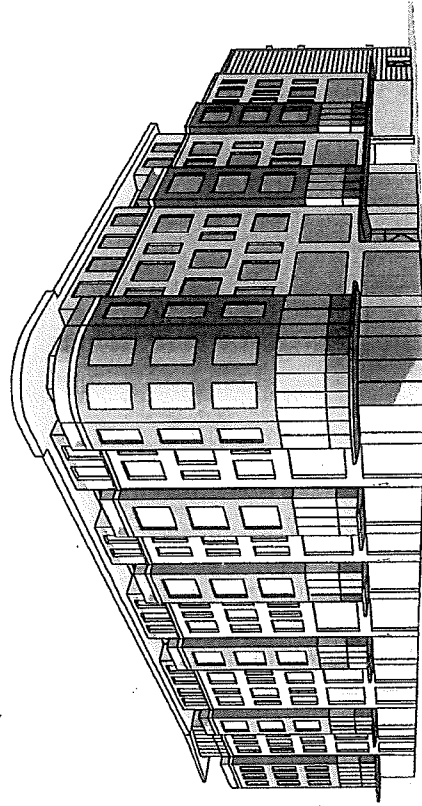
MARCIA STREET



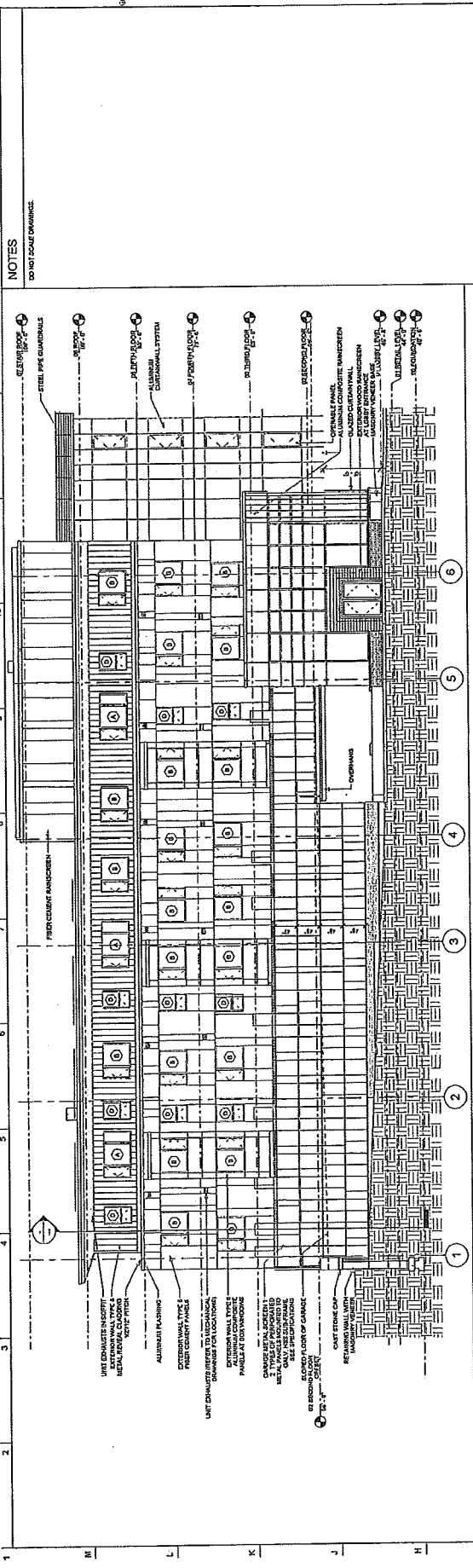
BARTLETT STREET



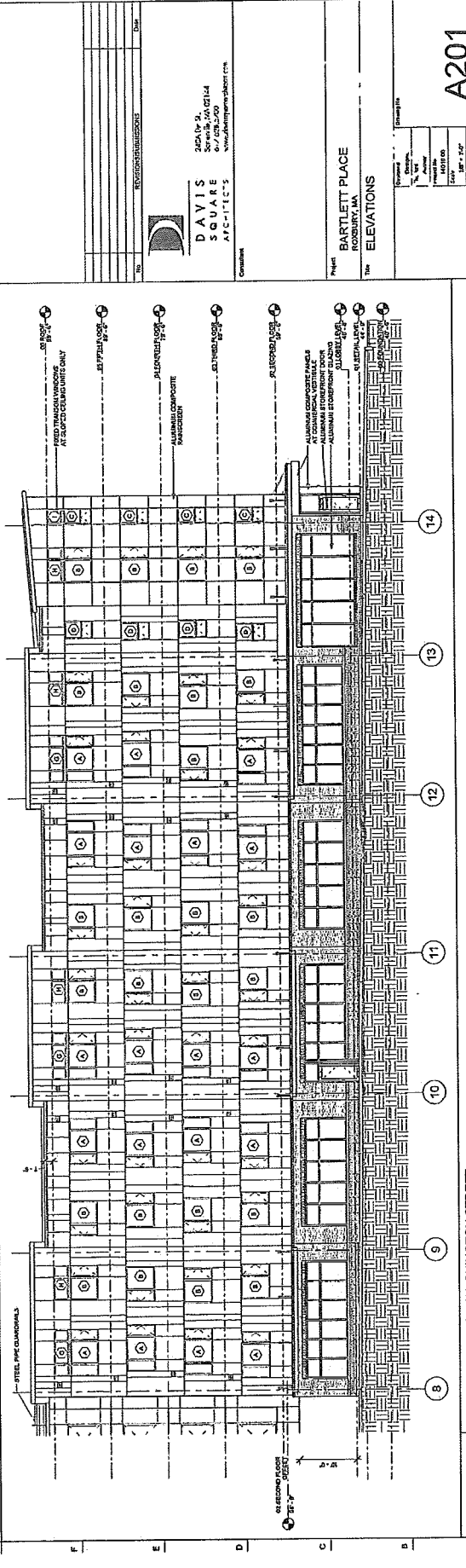
MARCIA & WASHINGTON STREET



BARTLETT & WASHINGTON STREET




G-1
1/8" = 1'-0"
ELEVATION PART A, WASHINGTON STREET



A-1
1/8" = 1'-0"
ELEVATION PART B, WASHINGTON STREET
REF. 1/1 A01A

NOTES
DO NOT SCALE DIMENSIONS

NO.	REVISION/DESCRIPTION	DATE


DAVIS SQUARE
 AFC-11-C-15
 24 CANAL ST.,
 SUITE 200, QUILIM
 BOSTON, MA 02114
 www.davis-square.com

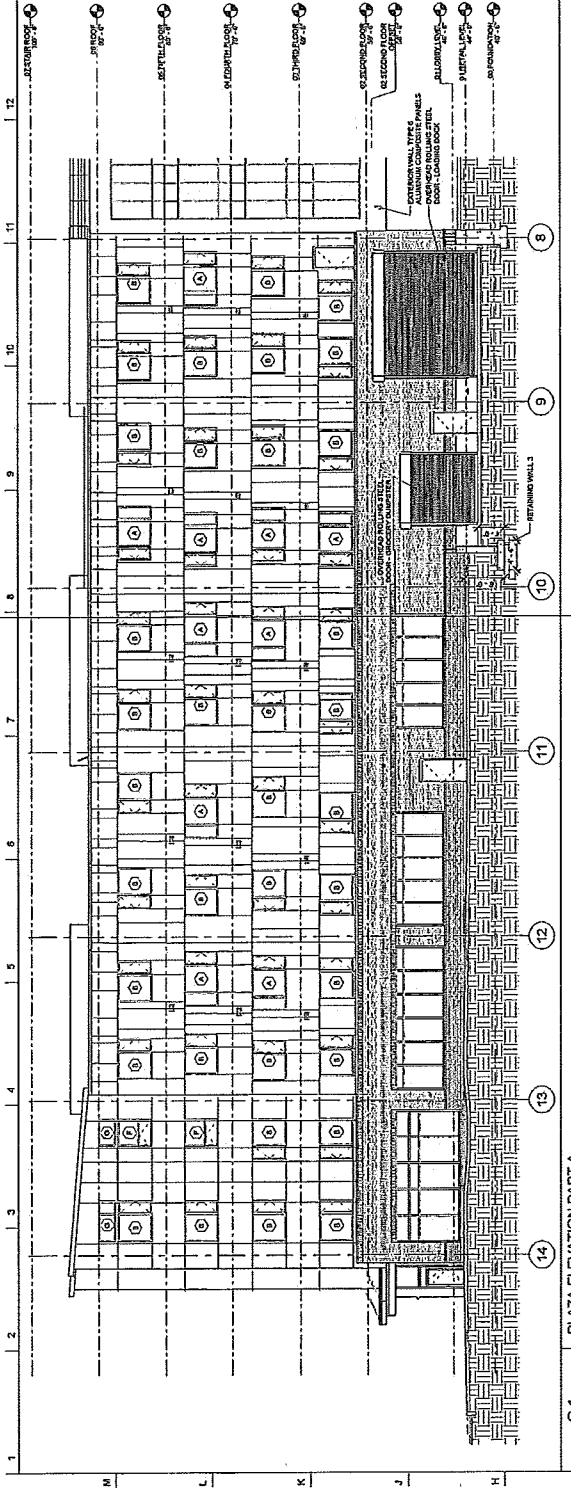
Project: **BARTLETT PLACE**
 Location: **BOSTON, MA**
 Title: **ELEVATIONS**

A201

Prepared by:	Checked by:
Drawn by:	Reviewed by:
Date:	Scale:
Sheet:	Disc:

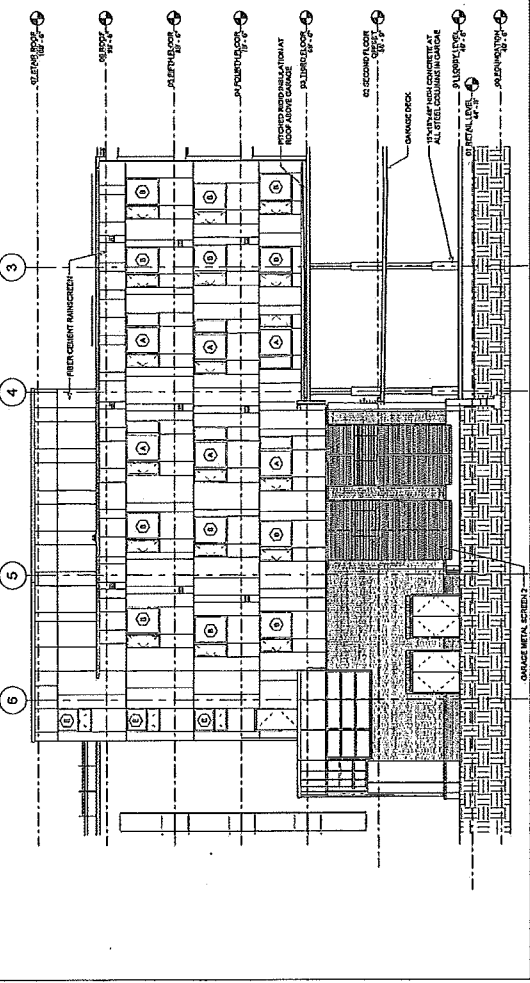
NOTES

DO NOT SCALE DIMENSIONS




G-1 PLAZA ELEVATION PART A

1/8" = 1'-0"

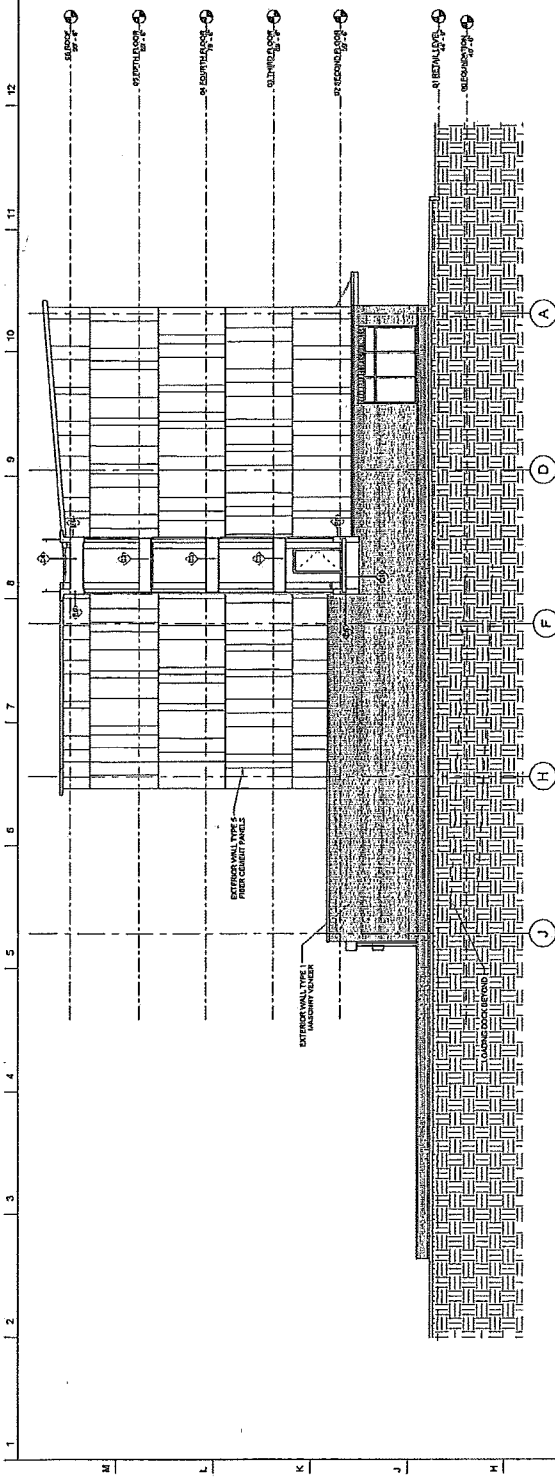


A-5 PLAZA ELEVATION 2

1/8" = 1'-0"

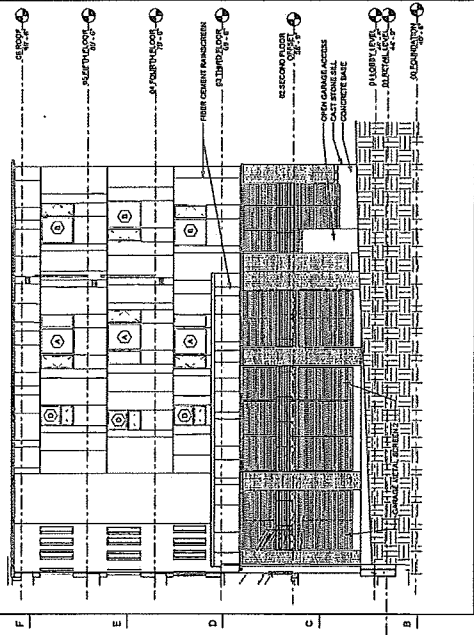
 <p>DAVIS SQUARE ARCHITECTS</p>		<p>2400 D. S. SUNSHINE, WY 07114 ATC-1122-5 www.davis-square.com</p>
<p>Project: BARTLETT PLACE 1000 BROADWAY NEW YORK, NY 10004</p>		<p>Sheet: A204</p>
<p>Drawn: [] Checked: [] Title: []</p>	<p>Date: []</p>	<p>Scale: 1/8" = 1'-0" Date: 08/20/05</p>

NOTES
DO NOT SCALE DRAWINGS



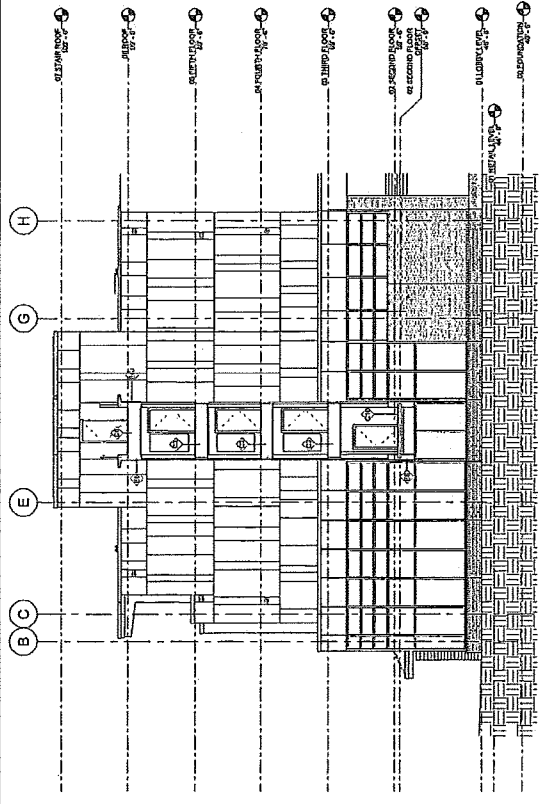
G-1 SECTION @ BRIDGE 2

1/8" = 1'-0"



A-1 PARTIAL PLAZA ELEVATION

1/8" = 1'-0"



A-6 SECTION @ BRIDGE 1

1/8" = 1'-0"



**DAVIS
SQUARE**
ARCHITECTS

200A P.O.
SOUTH WARE
ROXBURY, MA 02119
617-552-1111
www.davis-square.com

Contract

Project
**BARTLETT PLACE
ROXBURY, MA**
Title
PARTIAL ELEVATIONS

Drawn by	Checked by
Scale	Date
Author	Plot Date
Plot No.	Plot Size
Plot Scale	Plot Orientation

A205

EXHIBIT F

Allowed Uses

Uses allowed as-of-right within the Proposed Project shall be the following uses:

Residential Uses

Residential uses including affordable housing, multifamily dwelling, elderly housing and townhouse.

Office Uses

Office uses including insurance companies, cultural groups, community service organizations, offices of architects, attorneys, dentists, physicians or other professional people.

Service Uses

All service uses, including barber shop, beauty shop, dressmaker shop, framer's studio, laundry or dry-cleaner (pick-up/delivery), photographer's studio, shoe repair shop, tailor (custom) shop, video or motion picture store (sale or rental).

Retail and Restaurant Uses

Any retail business stores primarily serving the local retail business needs of the neighborhood, including any store retailing food, baked goods, groceries, packaged alcoholic beverages, drugs, tobacco products, clothing, dry goods, books, flowers, paint, hardware and/or minor household appliance, and fitness center/health club use, in addition to restaurant and food services uses, including bakery, café, coffee shop, delicatessen, diner, restaurant, cafeteria or other place for the service or sale of food or drinks for on- or off-premises consumption, including outdoor seating.

Childcare/Group Care Uses

Childcare uses, including day care center and nursery school, Day Care Center, Elderly Use, Group Care Residence (general or limited)

Accessory Uses

Accessory uses related to the above-referenced uses and including, but not limited to: (i) accessory loading; (ii) accessory parking; (iii) accessory and/or ancillary food service/cafeteria use; (iv) the storage of flammable liquids and gases incidental to a lawful use; and (v) any use ordinarily incident to a lawful main use, provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.