

# BOSTON REDEVELOPMENT AUTHORITY

## AMENDED & RESTATED PHASE 1 DEVELOPMENT PLAN

### WITHIN

### PLANNED DEVELOPMENT AREA NO. 94

### BARTLETT PLACE

### WASHINGTON STREET AND BARTLETT STREET

Dated: June 9, 2016

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 145,000 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 145,000 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 78,000 square foot lot (including the new roadway<sup>1</sup>) 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 Dwelling 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 Dwelling 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.

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<sup>1</sup> 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 78,000 square foot lot, resulting in an FAR of approximately 1.5. 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 is anticipated to 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 2016.






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.

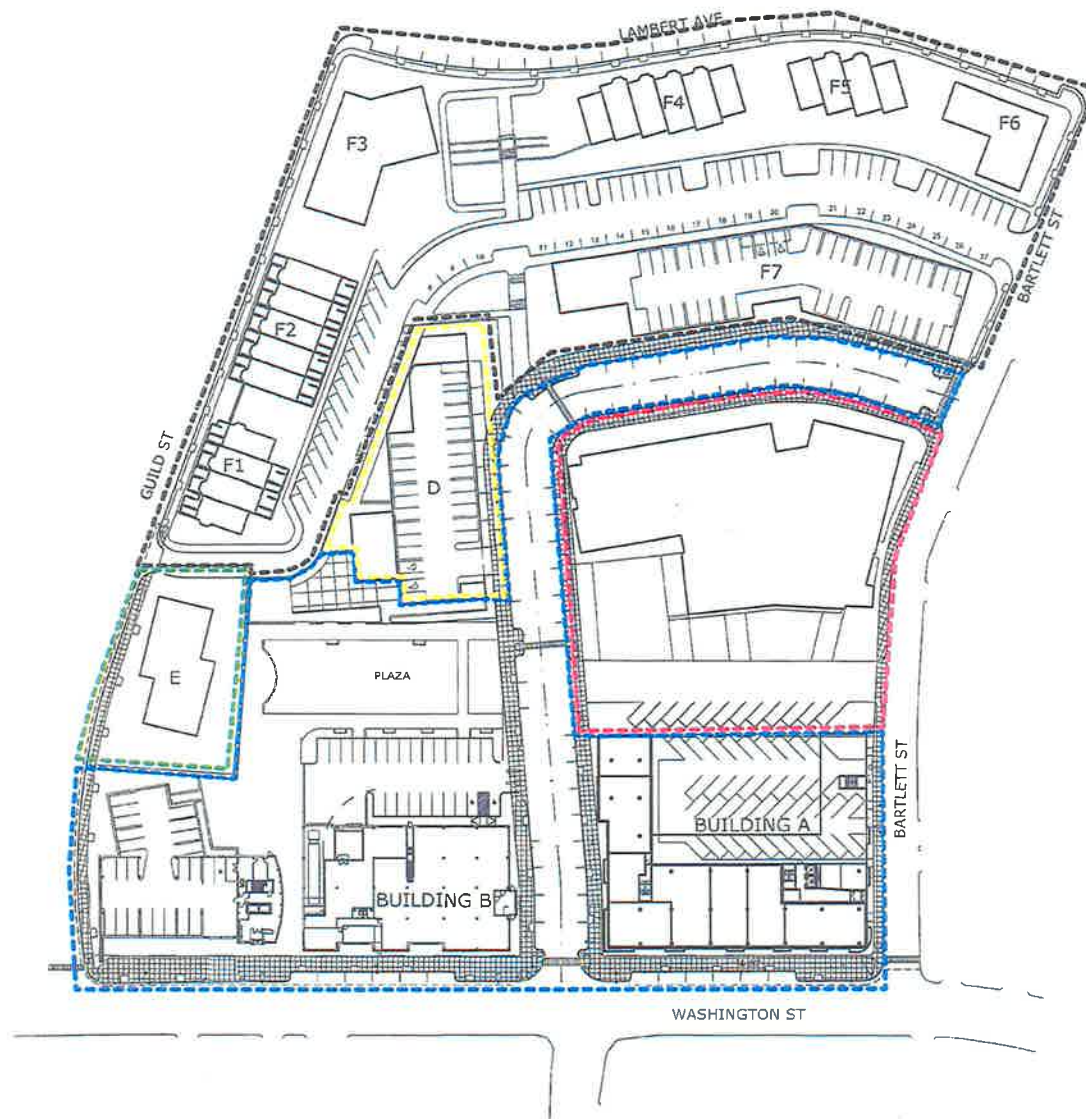
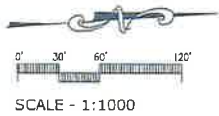
20. **Amendment of Development Plan:** The Proponent may seek amendment of this Development Plan in accordance with the procedures prescribed by the Code without the consent of the owner(s) of any other component of the PDA Master Plan.

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

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





# PLAN REFERENCES

PLAN BOOK	PAGE
DEED BOOK	PAGE
1174	250
1707	CND
2798	494
3284	CND

## LAND COURT PLANS

2812A
16025A

## CITY STREET LAYOUTS

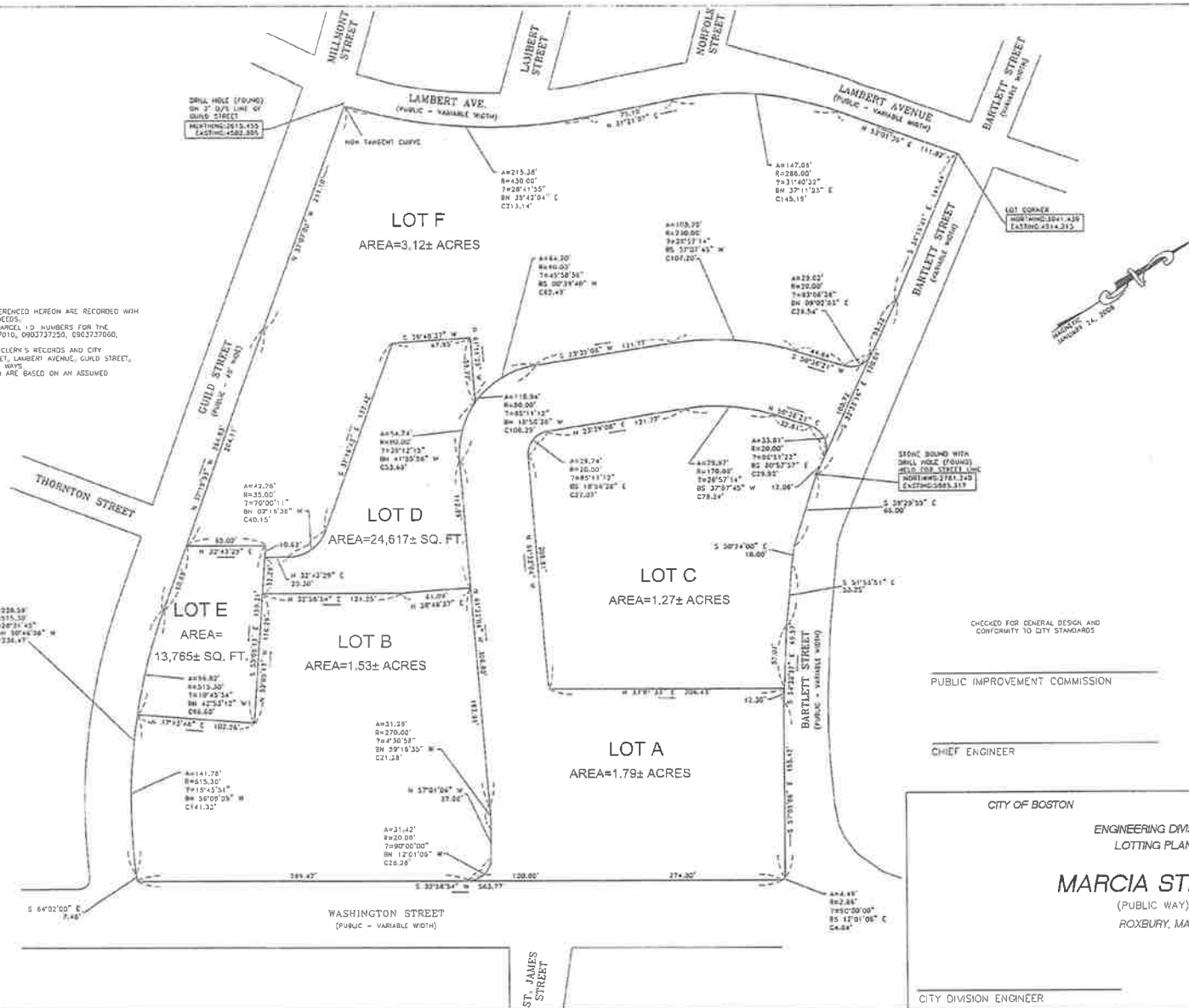
L-346 (WASHINGTON STREET)
L-694 (BARTLETT STREET)

## CITY ENGINEER'S NOTES

BOOK	PAGE
361	176-177
377	126-127
420	48-49
586	88-89
819	74-75
1253	42-43

## NOTES

1. THE RECORDED INSTRUMENTS AS REFERENCED HEREON ARE RECORDED WITH THE SUFFOLK COUNTY REGISTRY OF DEEDS.
2. THE CITY OF BOSTON ASSESSOR'S PARCEL ID NUMBERS FOR THE SUBJECT PROPERTY ARE: 0901377010, 090137250, 090137060, 090137300 AND 0901373100.
3. ACCORDING TO THE CITY OF BOSTON CLERK'S RECORDS AND CITY ENGINEER'S RECORDS, BARTLETT STREET, LAMBERT AVENUE, GUILD STREET, AND WASHINGTON STREET ARE PUBLIC WAYS.
4. THE COORDINATES AS SHOWN HEREON ARE BASED ON AN ASSUMED COORDINATE SYSTEM.



LOCUS DATA	
OWNER OF RECORD	BARTLETT PLACE LAND, INC.
TITLE REFERENCE	BOOK PAGE
47950	120
PLAN REFERENCE	
PLAN NO. 343 OF 2010	
TOTAL AREA	
8.53± ACRES	

CHECKED FOR GENERAL DESIGN AND CONFORMITY TO CITY STANDARDS

PUBLIC IMPROVEMENT COMMISSION

CHIEF ENGINEER

PREPARED BY

**D I** See Planning, Civil Engineering, Landscape Architecture  
P.O. Box 307  
Falmouth, MA  
508.471.4114 phone  
DeVellis Zrein Inc.

CITY OF BOSTON

PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION  
LOTGING PLAN

**MARCIA STREET**  
(PUBLIC WAY)  
ROXBURY, MA

CITY DIVISION ENGINEER

SCALE: 1" = 40'

APRIL 10, 2015  
SHEET OF 4

EXHIBIT A

**Bartlett Place Plan**

[see attached]

## EXHIBIT B

### **Summary of Applicable Dimensional Requirements**

<u>Zoning Requirement</u>	<u>PDAs 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	1.5	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]

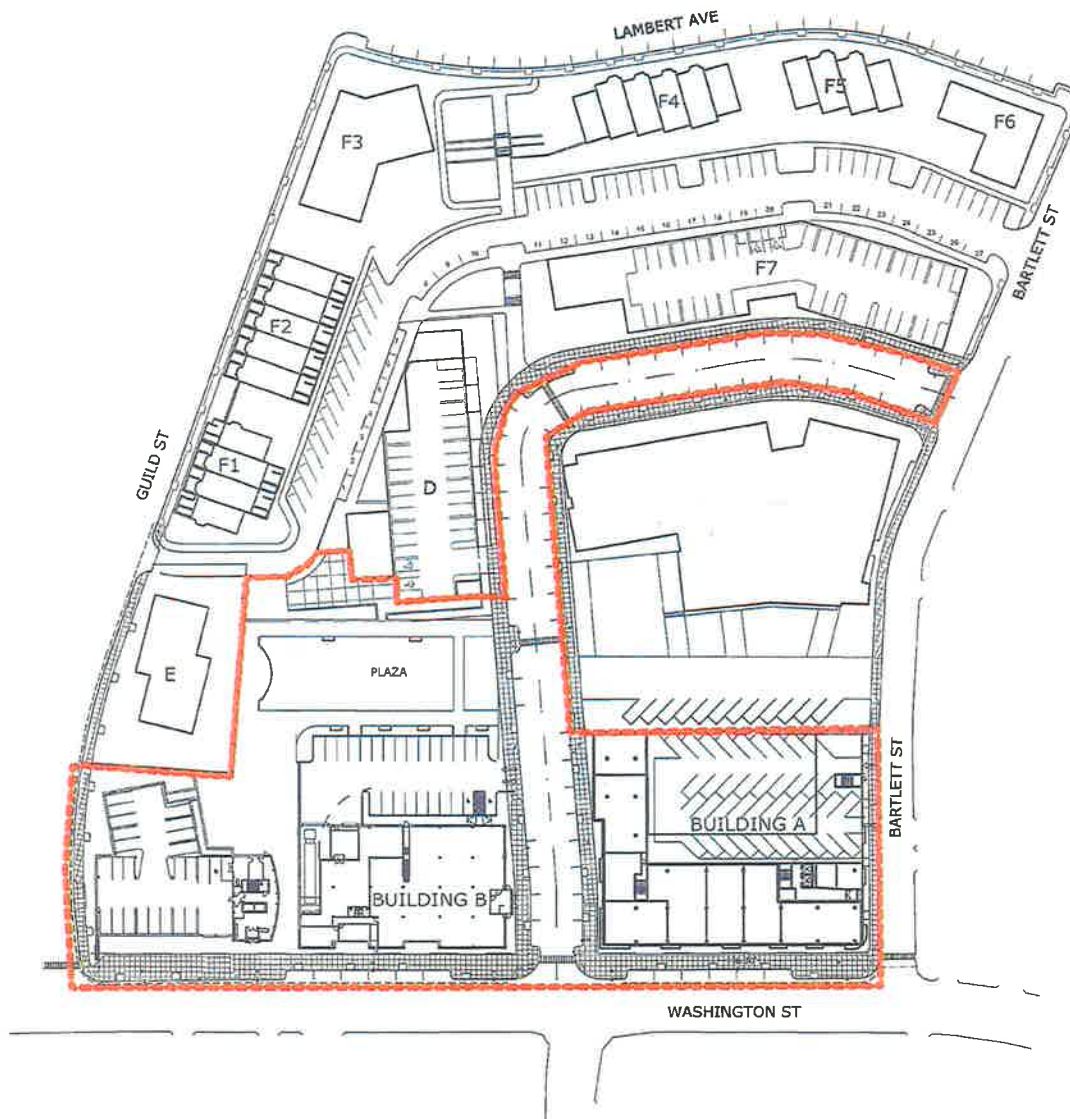
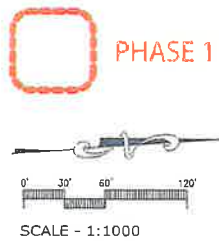


EXHIBIT D

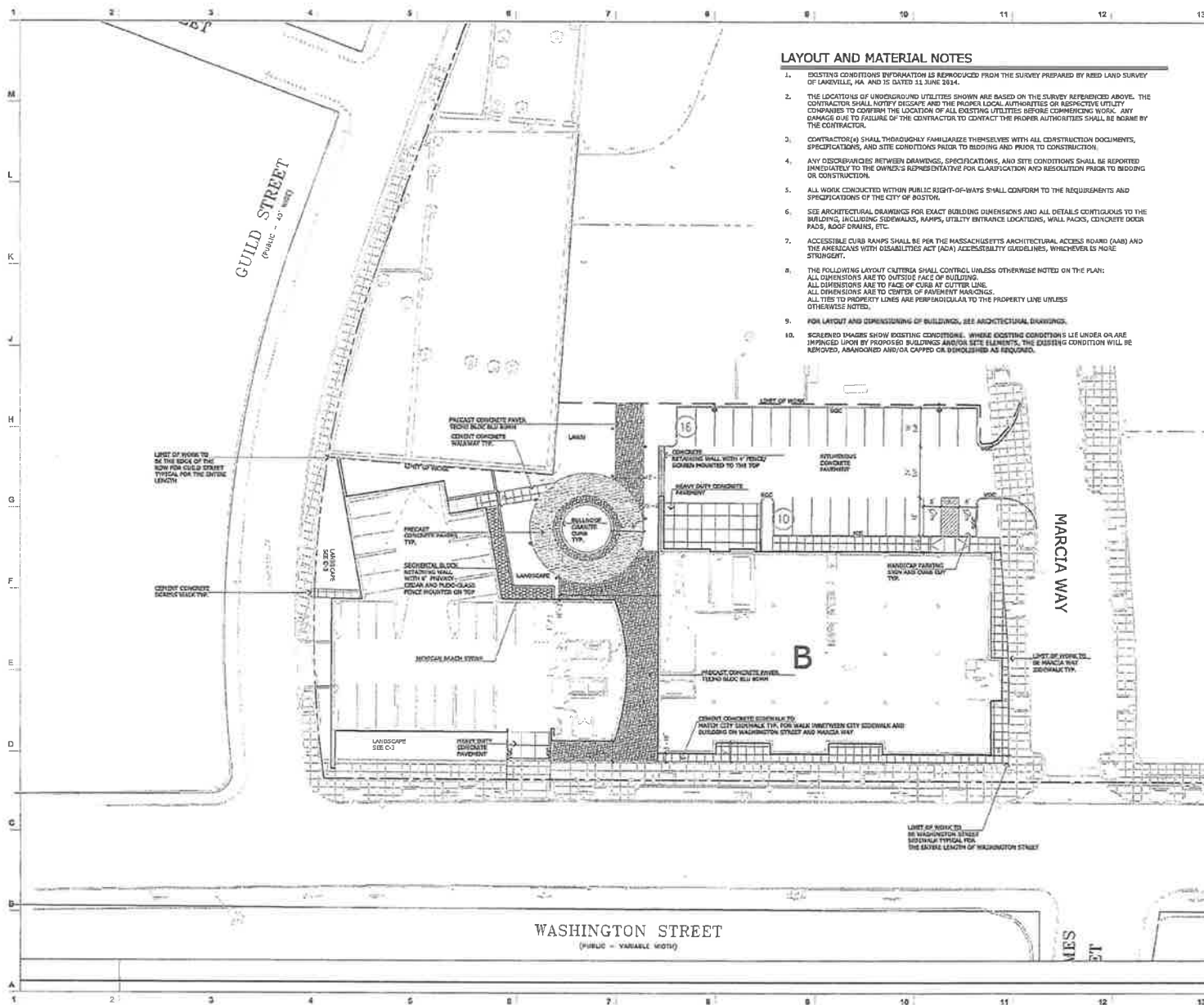
**Representative Floor Plans**

[see attached]

DAVIS SQUARE ARCHITECTS  
APRIL 28, 2015

BUILDING A - SQUARE FOOTAGE & PROGRAM - OPTION 3											
LEVEL	COMM. SF	PARKING	RES. SF	AFFORDABLE				MARKET			
				STU	1BR	2BR	3BR	STU	1BR	2BR	3BR
1ST FL	12708	13	1743								
2ND FL	20502	20									
3RD FL			14463		2	9	1				
4TH FL			14463		2	8	2		2	8	2
5TH FL			14463						4	1	1
6TH FL		4	7279								
SUB	33210	37	52411	0	4	17	3	0	6	9	3
TOTAL		85658			24				18		





# LAYOUT AND MATERIAL NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY REED LAND SURVEY OF LANDEVILLE, MA AND IS DATED 11 JUNE 2014.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DECAPE AND THE PROPER LOCAL AUTHORITIES ON RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF BOSTON.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMP, UTILITY ENTRANCE LOCATIONS, WALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
- ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.
- THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:  
ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING.  
ALL DIMENSIONS ARE TO FACE OF CURB AT CUTTER LINE.  
ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS.  
ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- FOR LAYOUT AND DIMENSIONS OF BUILDINGS, SEE ARCHITECTURAL DRAWINGS.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPAIRED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DISMISSED AS REQUIRED.

## NOTES

DO NOT SCALE DRAWING.

## LEGEND

	PROPERTY LINE
	LIMIT OF WORK LINE
	24\"/>
	BULBOUS BOLLARD LIGHT
	PRECAST CONCRETE PAVERS PAVEMENT- TEOLO BLOC BLU 80 MM
	CEMENT CONCRETE PAVEMENT
	VERTICAL GRANITE CURB
	SLOPED GRANITE CURB
	INTEGRAL CONCRETE CURB
	WOOD/PLASTIC-GLASS SCREEN FENCE 2' AND 4' HEIGHTS
	SCREEN

16. REVISIONS/COMMENTS

**DAVIS  
SQUARE  
ARCHITECTS**  
240A Elm St.  
Somerville, MA 02144  
617.620.5700  
www.davis-square-architects.com

**DZ**  
DeVellis Zrein Inc.  
Sustainable and Designing Landscape Architecture  
DeVellis Zrein Inc.  
DeVellis Zrein Inc.

Project: **BARTLETT BUILDING'S P**

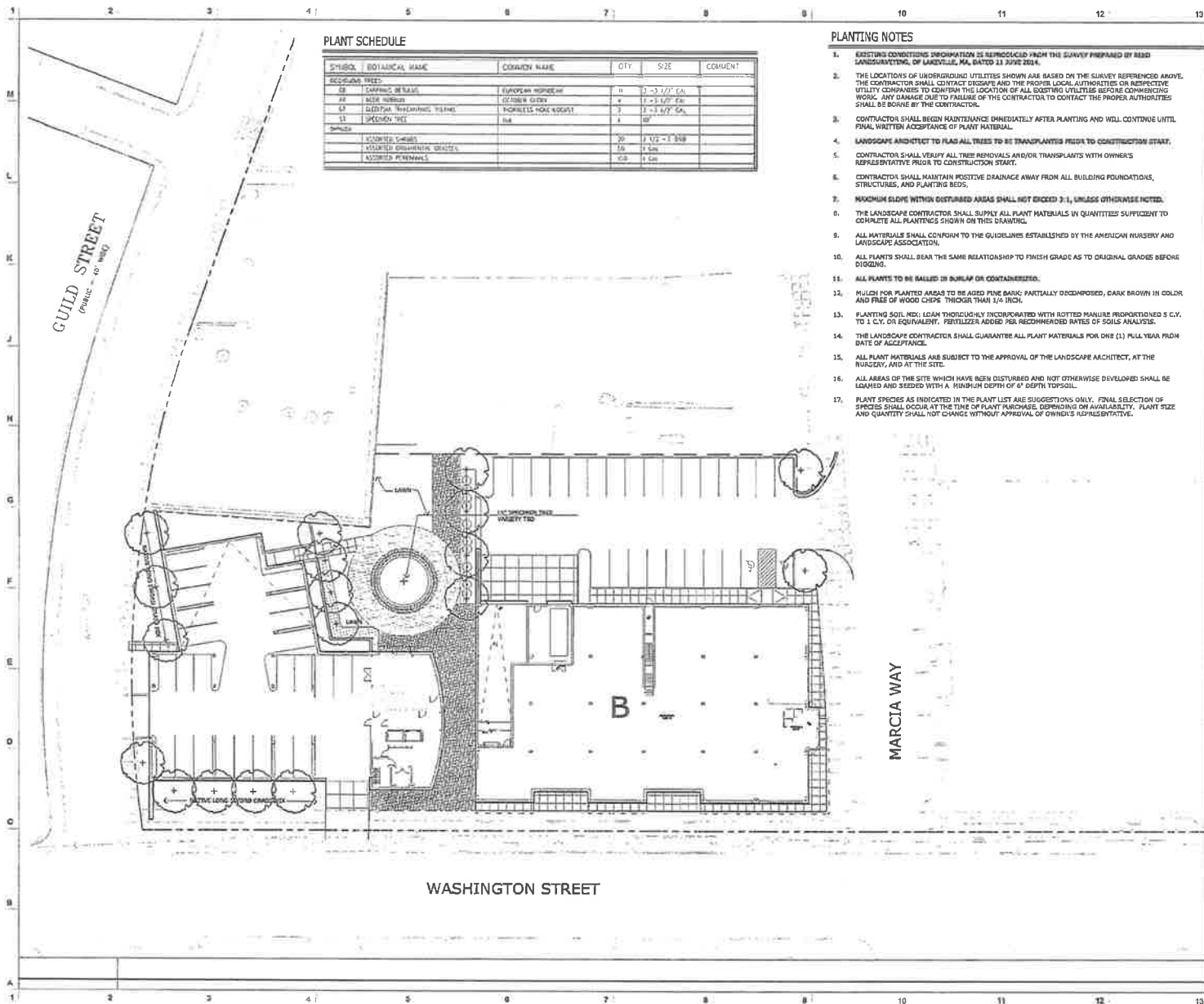
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Scale: **GRAPHIC**  
Sheet: **A-2**  
Project: **16010-00**  
Date: **AS NOTED**  
Drawn: **EDS/015**

**C-1**







**NOTES**

DO NOT SCALE DRAWING.

**PLANTING LEGEND**

PROPERTY LINE

GROUND COVER / PERENNIAL PLANTING

SHRUB PLANTING

DECIDUOUS TREE

**REVISIONS**

NO.	REVISION	DATE
1	REVISED FOR SUBMITTAL	06/20/16

**DAVIS SQUARE ARCHITECTS**

240A Elm St.  
Salem, MA 01970-44  
617.628.2710  
www.davis-square.com

**DZ**

DeVellis Zrein Inc.

**PROJECT**

BARTLETT BUILDING, P

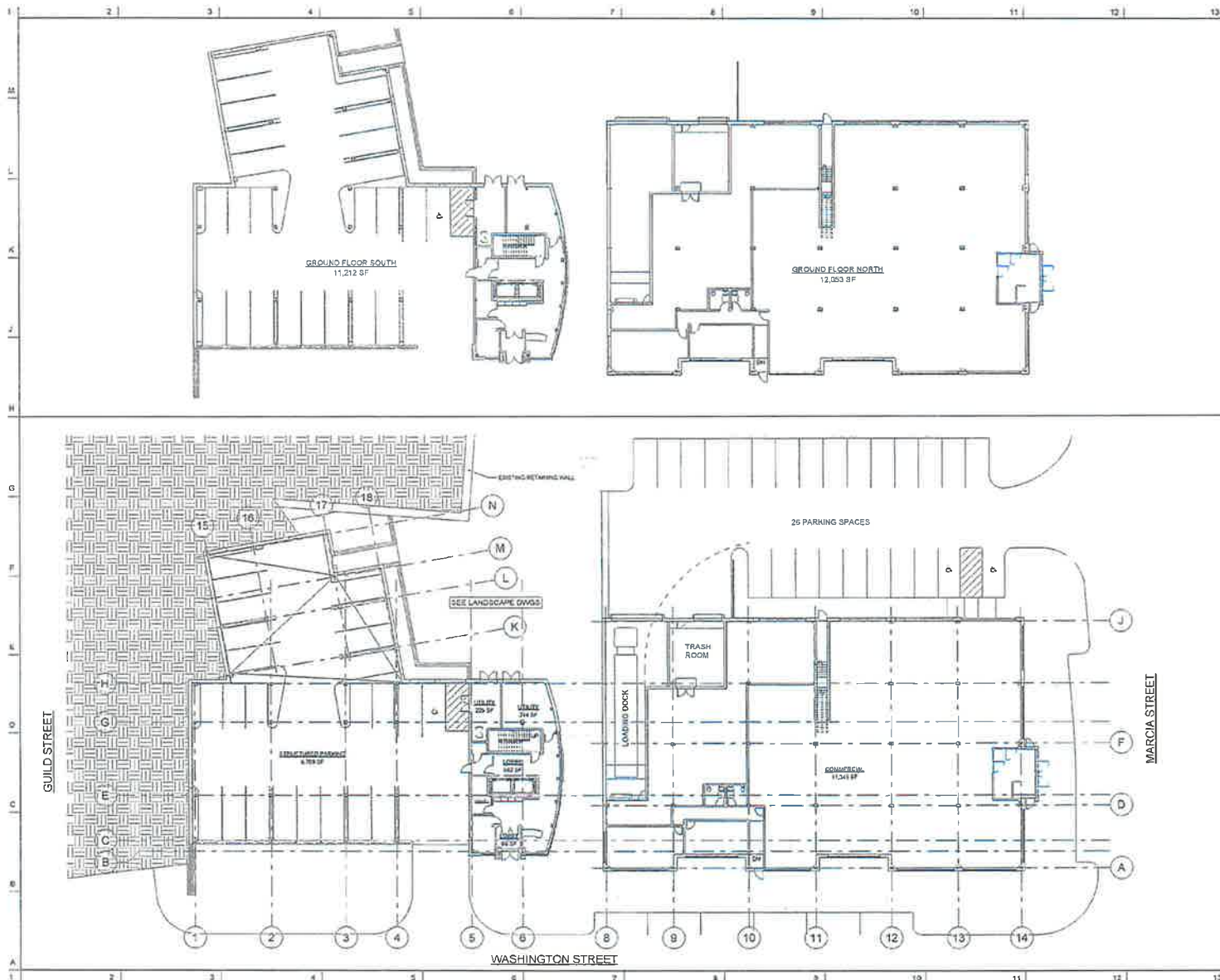
**TITLE**

PLANTING PLAN

**DATE**

06/20/16

**C-3**



# NOTES

DO NOT SCALE DRAWINGS

## UNIT TYPE

- ☐ COMMERCIAL (GROCERY STORE)
- ☐ LOBBY (RESIDENTIAL)
- ☐ STRUCTURED PARKING (RESIDENTIAL)
- ☐ UTILITY



**DAVIS  
SQUARE**  
A F C - 17 E C T S

240A Elm St.  
Berkley, MA 02466  
Tel: 617.339.2500  
www.davis-square.com

Consultant

Project: **BARTLETT PLACE**  
ROCKURY, MA

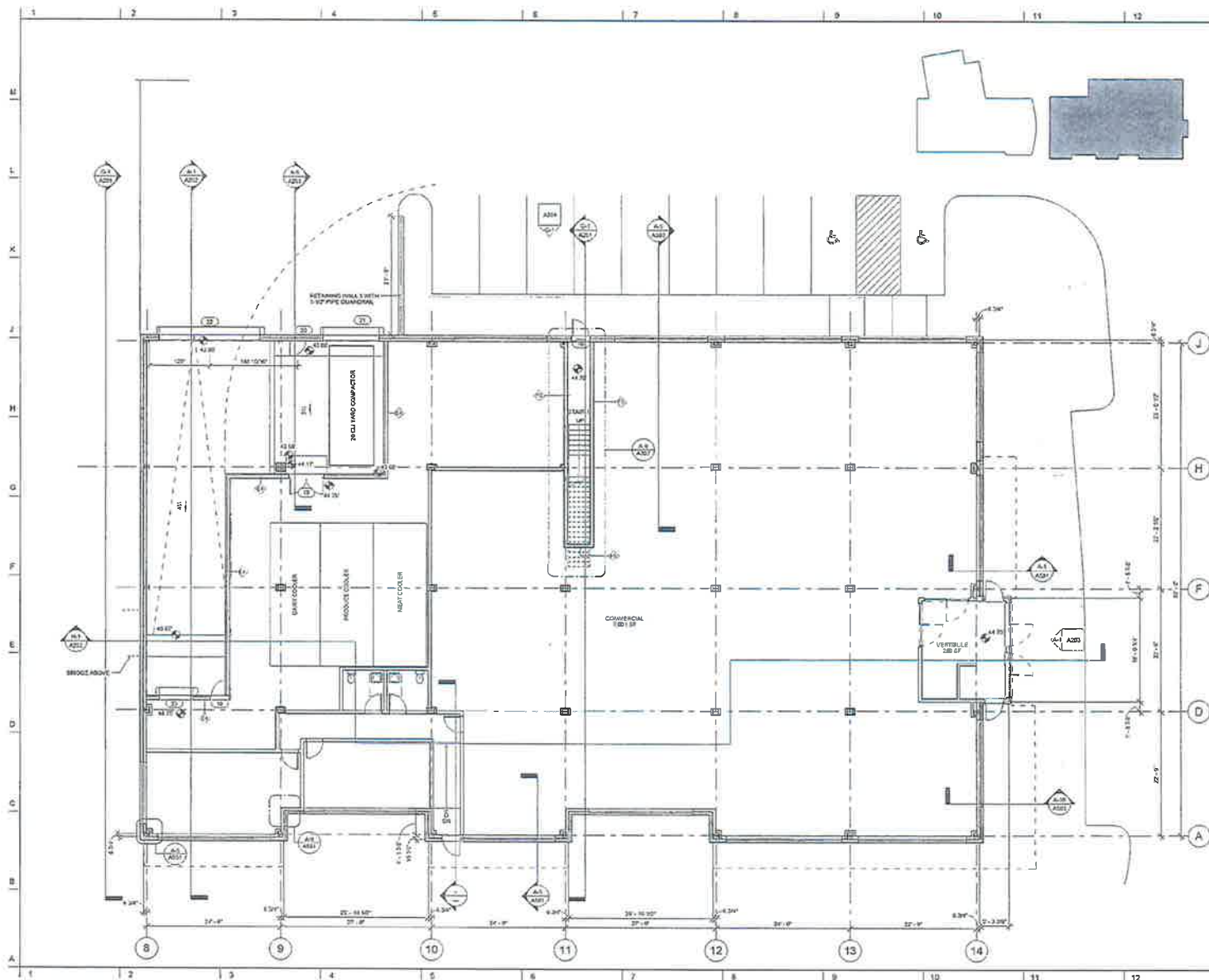
Title: **FIRST FLOOR AREA PLAN**

Design	Reviewed
Design	Design
Drawn	Drawn
Project No.	19075.00
Date	01/17/14
Scale	1/8" = 1'-0"
Sheet	01 of 03

**A101**







# NOTES

DO NOT SCALE DRAWINGS



**DAVIS  
SQUARE**  
AFC-17E2'S

2424 Dr. St.  
Savannah, GA 31404  
407-742-1700  
www.davis-square.com

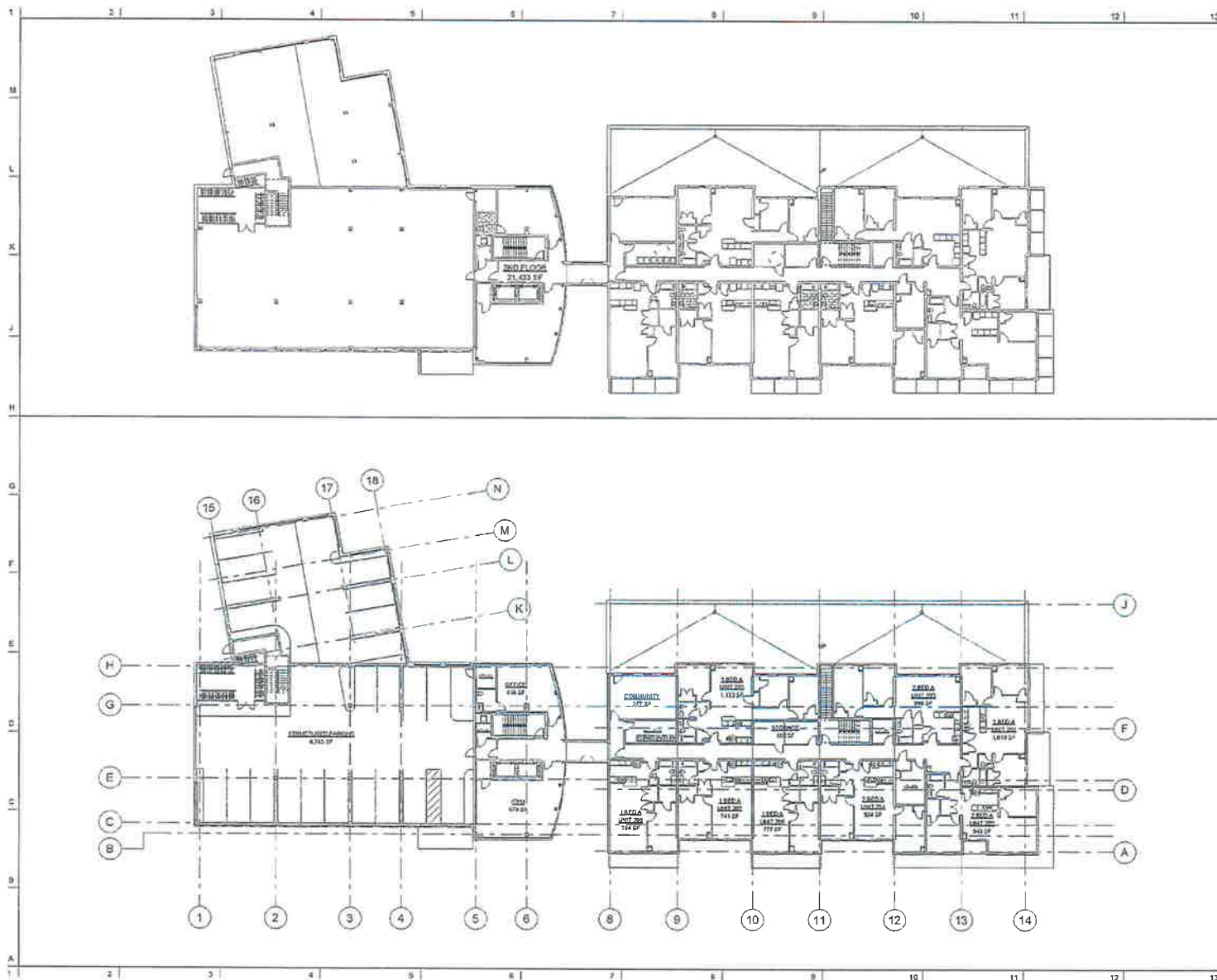
Consultant

Project: **BARTLETT PLACE**  
ROXBURY, MA

File: **FIRST FLOOR PLAN, PART 5**

Drawn by	Checked by
10/10/00	10/10/00
10/10/00	10/10/00
10/10/00	10/10/00
10/10/00	10/10/00

**A101B**



# NOTES

DO NOT SCALE DRAWINGS

## UNIT TYPE

- ☐ 1 BED A (AFFORDABLE)
- ☐ 2 BED A (AFFORDABLE)
- ☐ 3 BED A (AFFORDABLE)
- ☐ COMMUNITY (RESIDENTIAL)
- ☐ GYM (RESIDENTIAL)
- ☐ LAUNDRY (AFFORDABLE)
- ☐ OFFICE
- ☐ STORAGE (RENTABLE SPACE)
- ☐ STRUCTURED PARKING
- ☐ UTILITY



2424 E. 5th  
Savannah, GA 31404  
404.233.2100  
www.davis-square.com

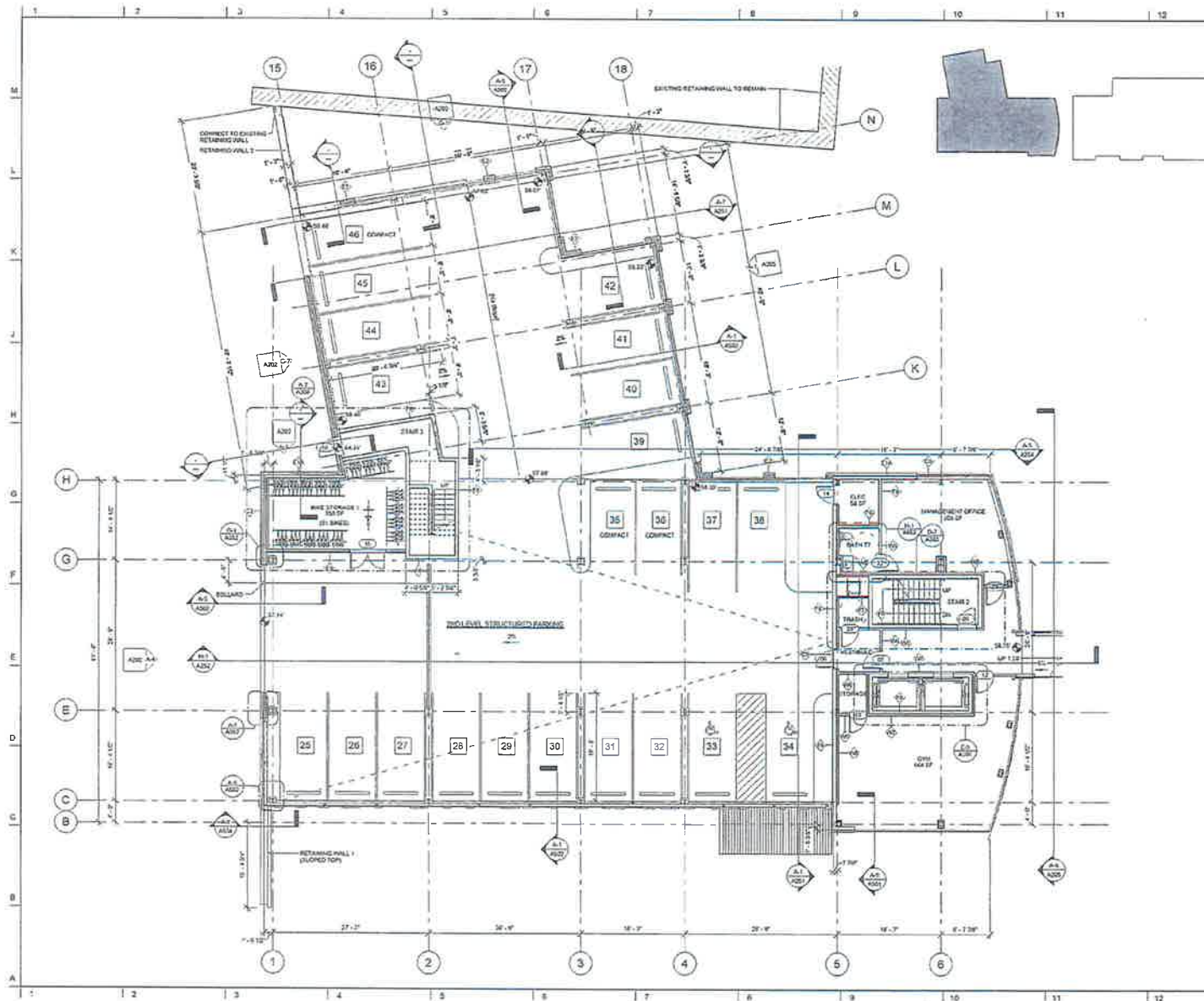
Consultant

Project  
**BARTLETT PLACE**  
ROCKSPRING, GA

1st SECOND FLOOR AREA, PL. 102

Drawn by	Reviewed by
10/10/10	10/10/10
10/10/10	10/10/10
10/10/10	10/10/10
10/10/10	10/10/10

**A102**



# NOTES

DO NOT SCALE DRAWINGS


**DAVIS  
SQUARE**  
 APC-ITC

2404 Dor St.  
 Somerville, MA 02144  
 617.425.3400  
[www.davis-square.com](http://www.davis-square.com)

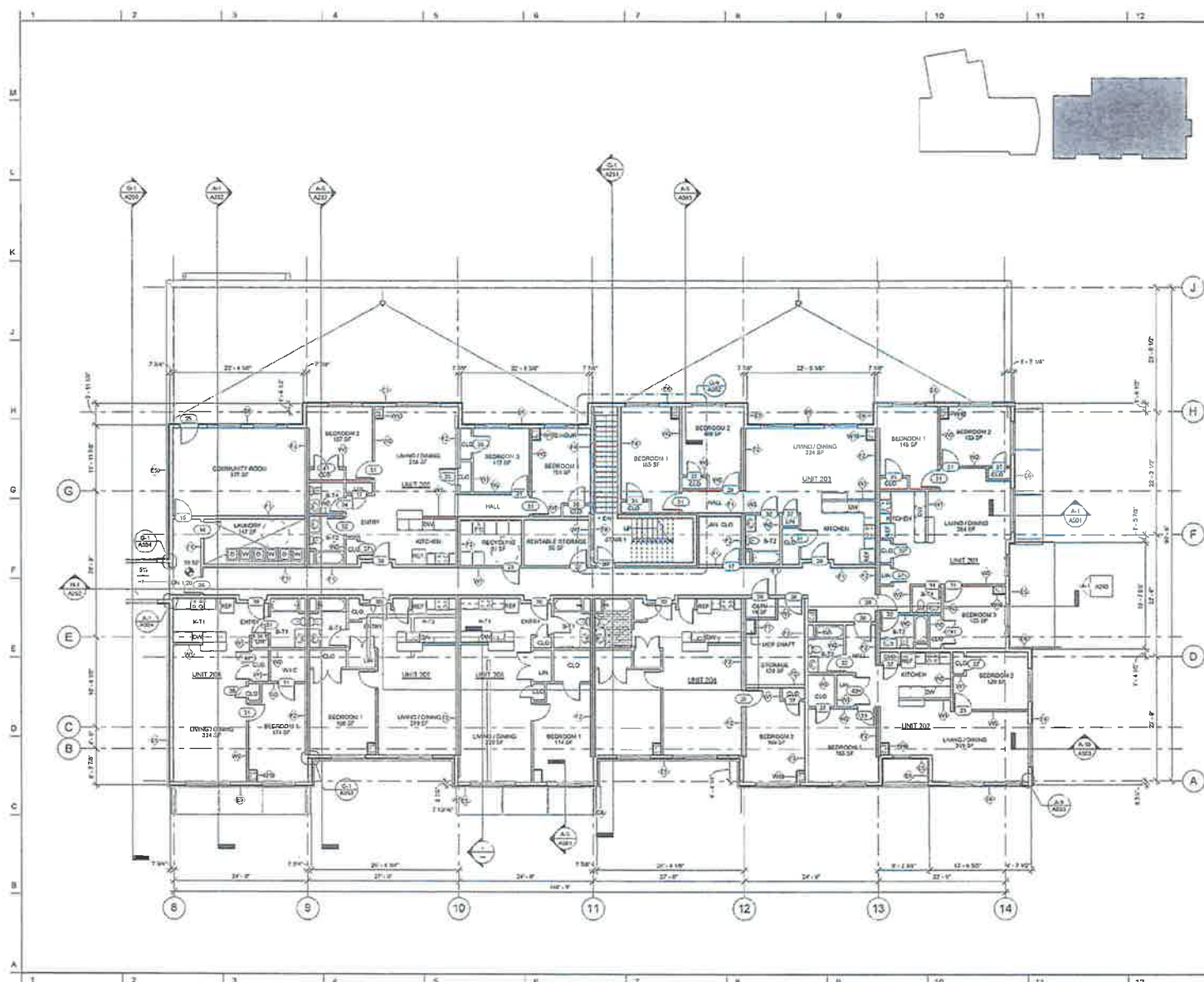
Consult

Project  
**BARTLETT PLACE**  
 BOSTON, MA

Title  
**SECOND FLOOR PLAN, PART A**

Revised	By	Checked
1	Author	10/18/06
2	10/18/06	
3	10/18/06	
4	10/18/06	
5	10/18/06	

**A102A**



## NOTES

DO NOT SCALE DRAWING



No	DESCRIPTION	Time
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DAVIS  
SQUARE  
APPROXIMATE

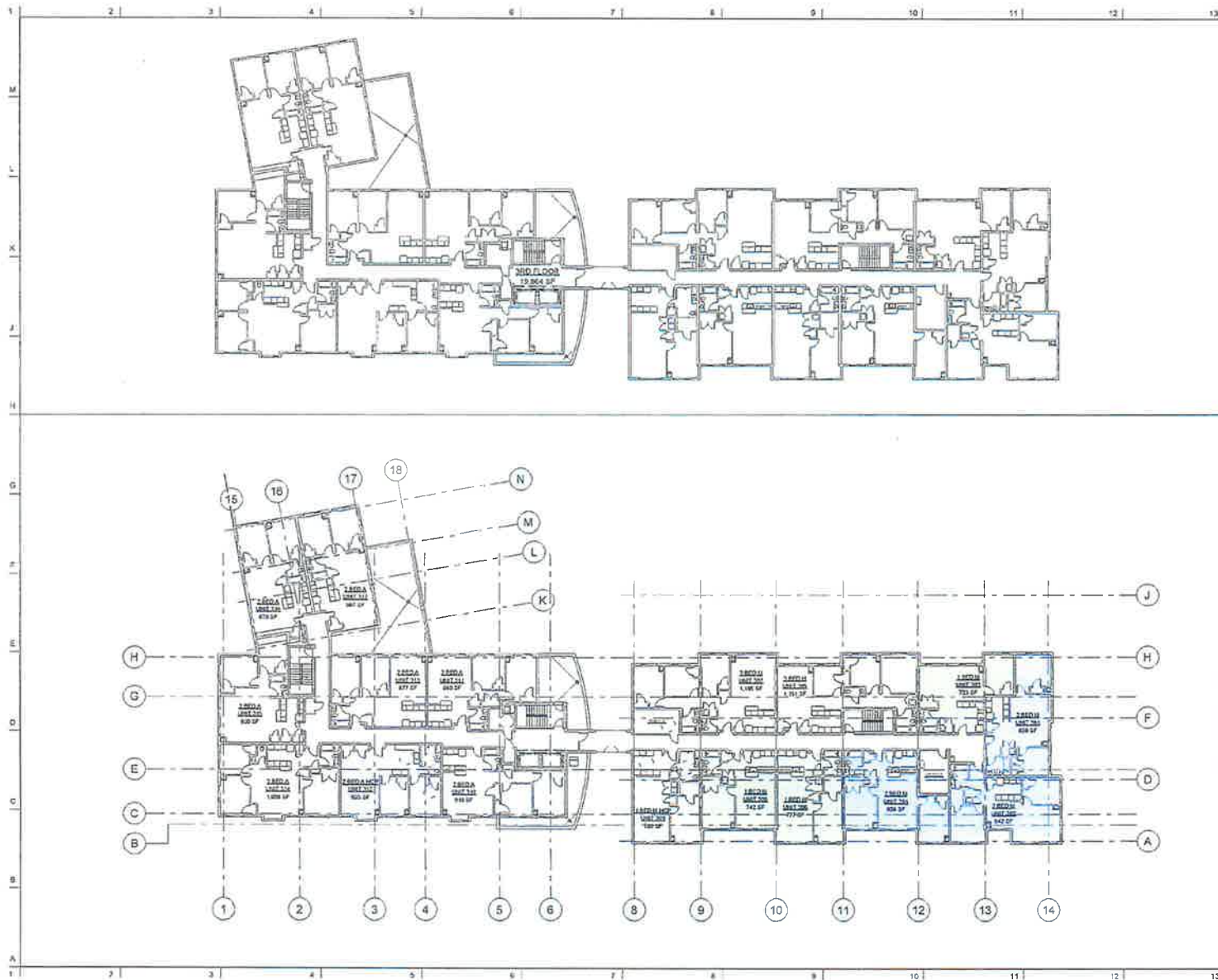
2024.06.24  
 10:10:10  
 10:10:10  
 10:10:10

Project: **BARTLETT PLACE**  
ROXBURY, MA

Title SECOND FLOOR PLAN, PART B

Customer No.	Customer Name
Product No.	Product Name
Quantity	Unit Price
Total	





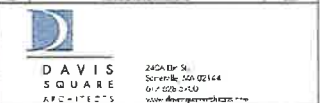
# NOTES

DO NOT SCALE DRAWINGS

## UNIT TYPE

- ☐ 1 BED M (MARKET RATE)
- ☐ 1 BED M HCP (MARKET RATE GROUP 2A ACCESSIBLE)
- ☐ 2 BED A (AFFORDABLE)
- ☐ 2 BED A HCP (AFFORDABLE GROUP 2A ACCESSIBLE)
- ☐ 2 BED M (MARKET RATE)
- ☐ 3 BED A (AFFORDABLE)
- ☐ 3 BED M (MARKET RATE)
- ☐ STORAGE (RENTABLE SPACES)

AREA CONTINGUOUS

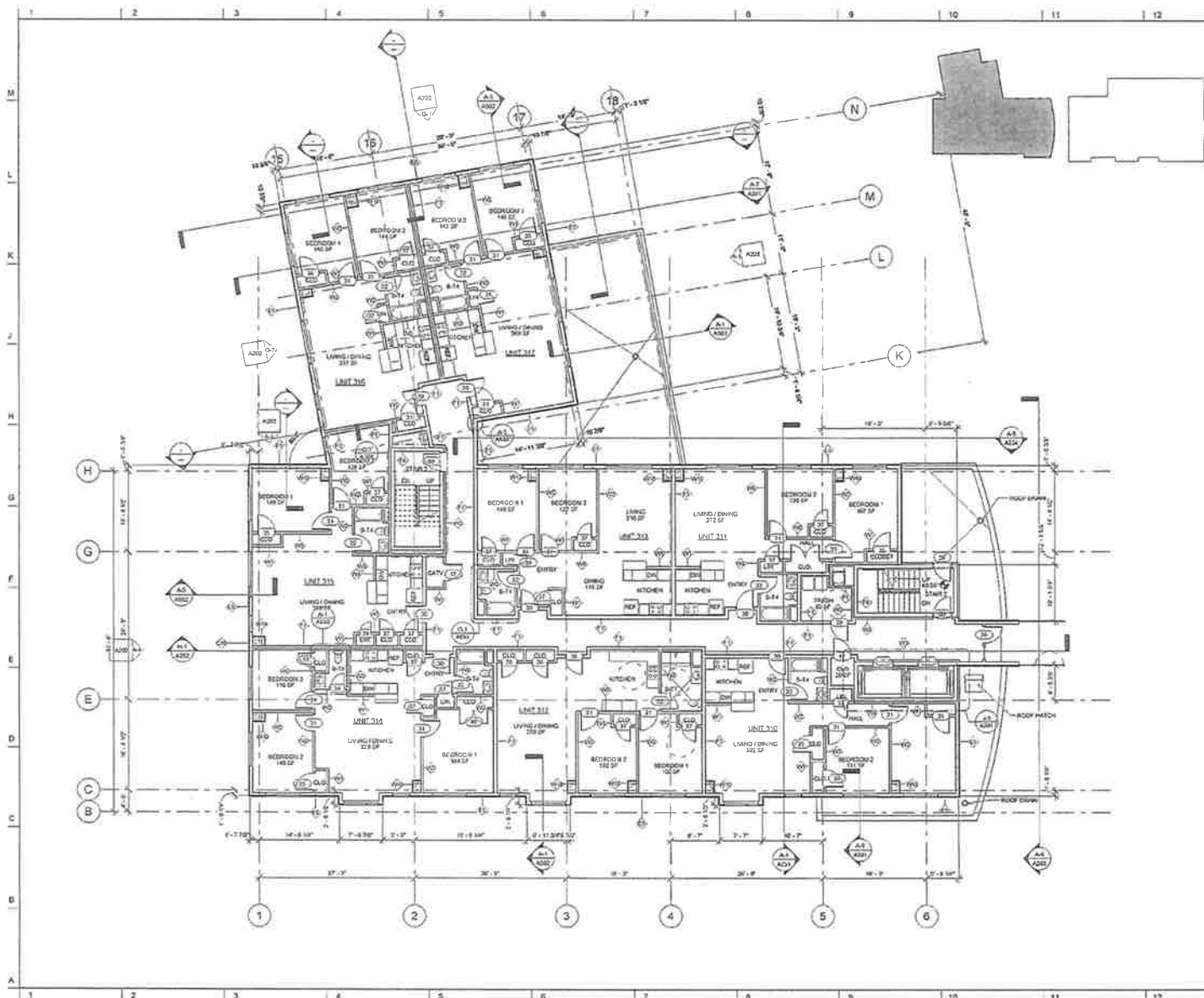


Consultant

Project  
BARTLETT PLACE  
ROXBURY, MA  
Type  
THIRD FLOOR AREA PLAN

Item	Description	Quantity
1	2 BED A	1
2	2 BED M	1
3	2 BED A HCP	1
4	2 BED M HCP	1
5	2 BED A	1
6	2 BED M	1
7	2 BED A HCP	1
8	2 BED M HCP	1
9	2 BED A	1
10	2 BED M	1
11	2 BED A HCP	1
12	2 BED M HCP	1
13	2 BED A	1
14	2 BED M	1
15	2 BED A HCP	1
16	2 BED M HCP	1
17	2 BED A	1
18	2 BED M	1

A103



# NOTES

DO NOT SCALE DIMENSIONS



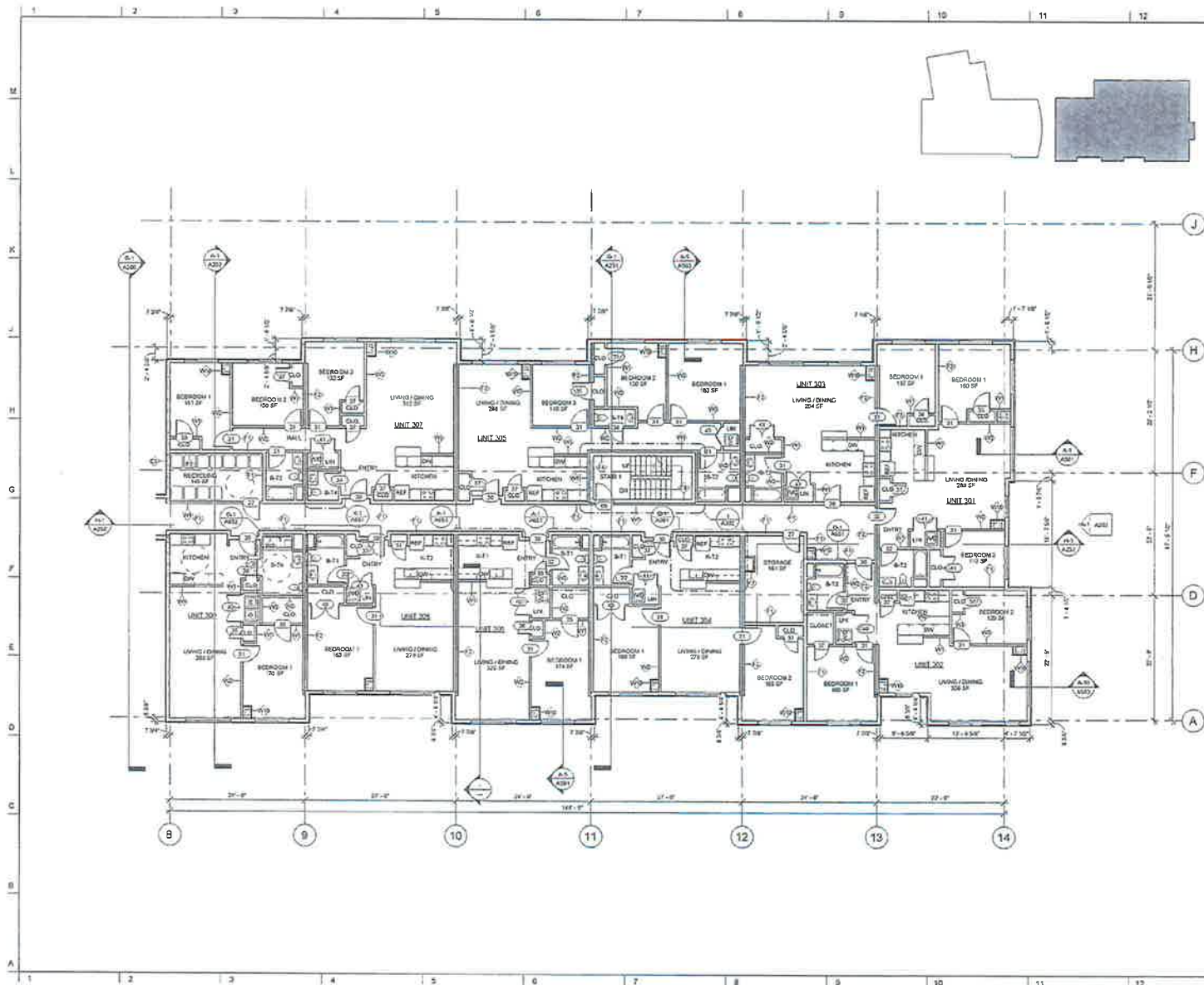
Consultant

Project  
**BARTLETT PLACE**  
ROSBURY, MA

File  
**THIRD FLOOR PLAN, PART A**

Revised	By	Checked
Design	W. H.	
Author		
Engineer		
Date	10/11/00	
Scale	1/8" = 1'-0"	
Sheet	1001/1001	

**A103A**



# NOTES

SEE NOTE SCALE DRAWING



240A Gr. S.  
Scranton, PA 18504  
412.255.5700  
www.davis-square.com

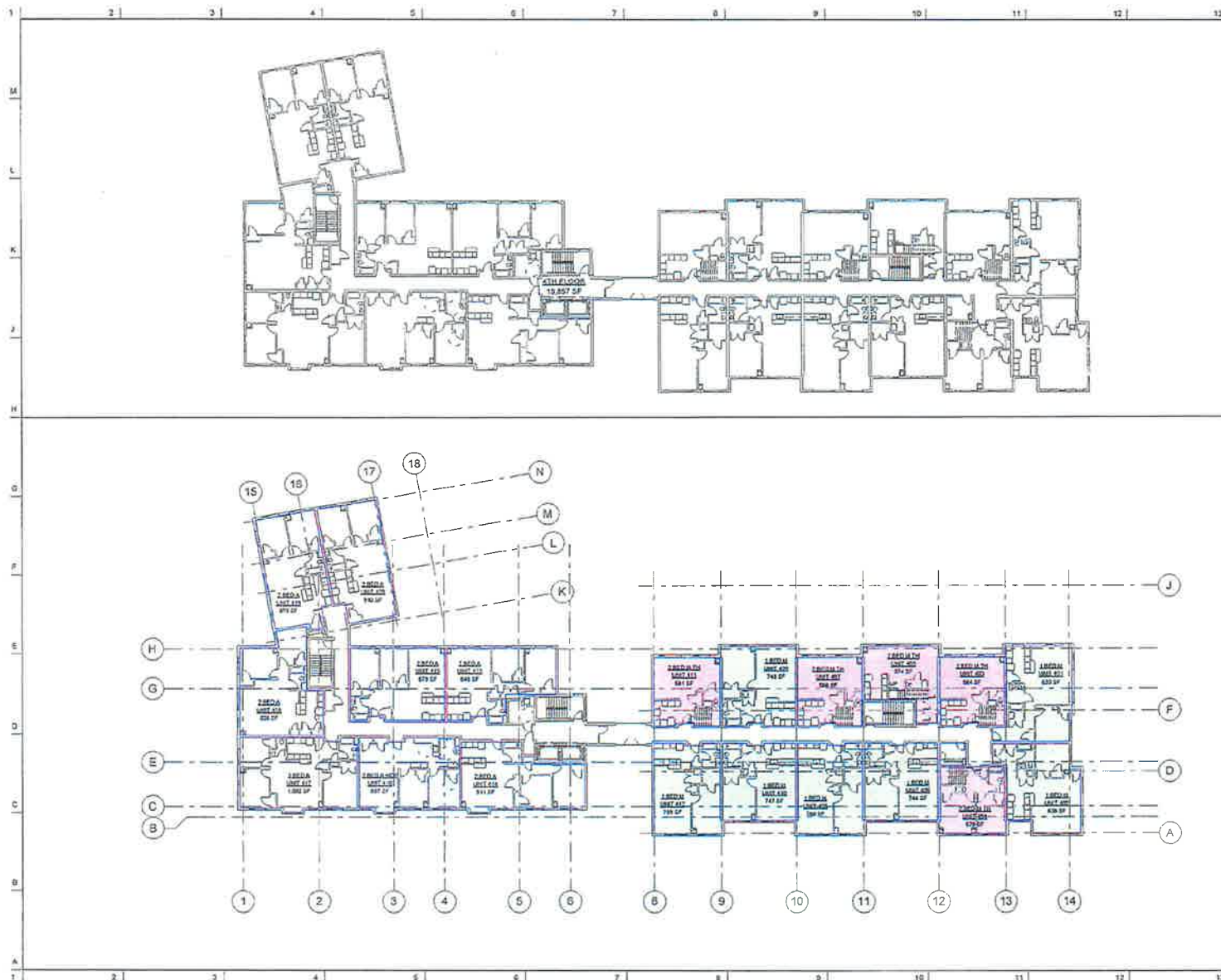
Consultant

Project: BARTLETT PLACE  
POCONO, PA

Title: THIRD FLOOR PLAN, PART 5

Drawn by	Checked by
J. Smith	J. Smith
10/10/00	10/10/00
10/10/00	10/10/00
10/10/00	10/10/00

A103B



# NOTES

DO NOT SCALE DRAWINGS

## UNIT TYPE

- ☐ 1 BED M (MARKET RATE)
- ☐ 2 BED A (AFFORDABLE)
- ☐ 2 BED A HCP (AFFORDABLE GROUP 2A ACCESSIBLE)
- ☐ 2 BED M TH (MARKET RATE TO VARIOUS D)
- ☐ 3 BED A (AFFORDABLE)
- ☐ STORAGE (RENTABLE SPACE)

NO.	REVISIONS/DESCRIPTIONS	DATE


**DAVIS SQUARE**  
 A/C - I/E C'S  
 242A Elm St.  
 Somerville, MA 02144  
 Tel: 617-252-2100  
 www.davis-square.com

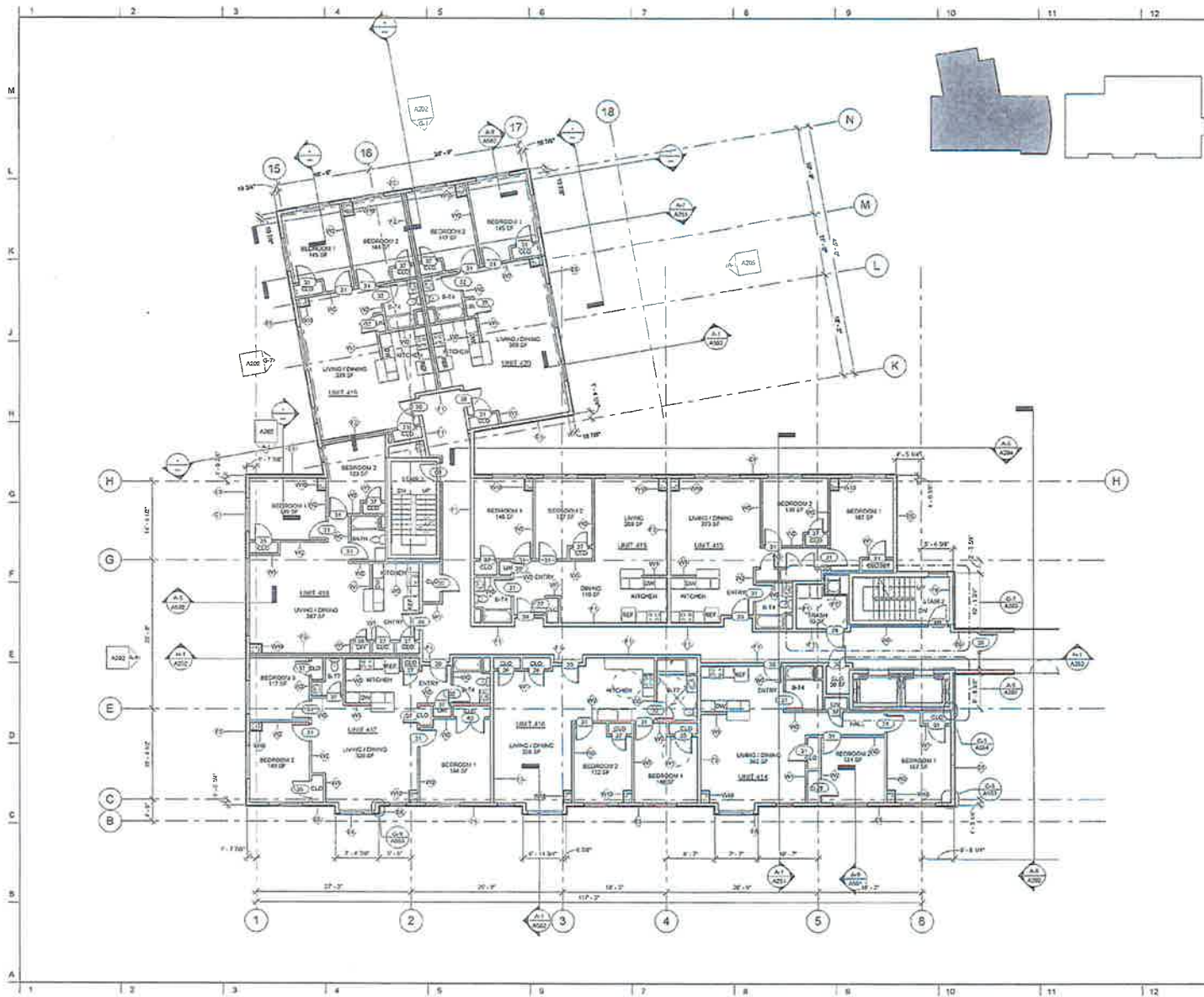
Consultant

Project: **BARTLETT PLACE**  
 SOMERVILLE, MA  
 Title: **FOURTH FLOOR AREA PLAN**

NO.	REVISIONS/DESCRIPTIONS	DATE

**A104**





# NOTES

DO NOT SCALE DRAWINGS.

NO.	DESCRIPTION	DATE



**DAVIS  
SQUARE**  
ARCHITECTS

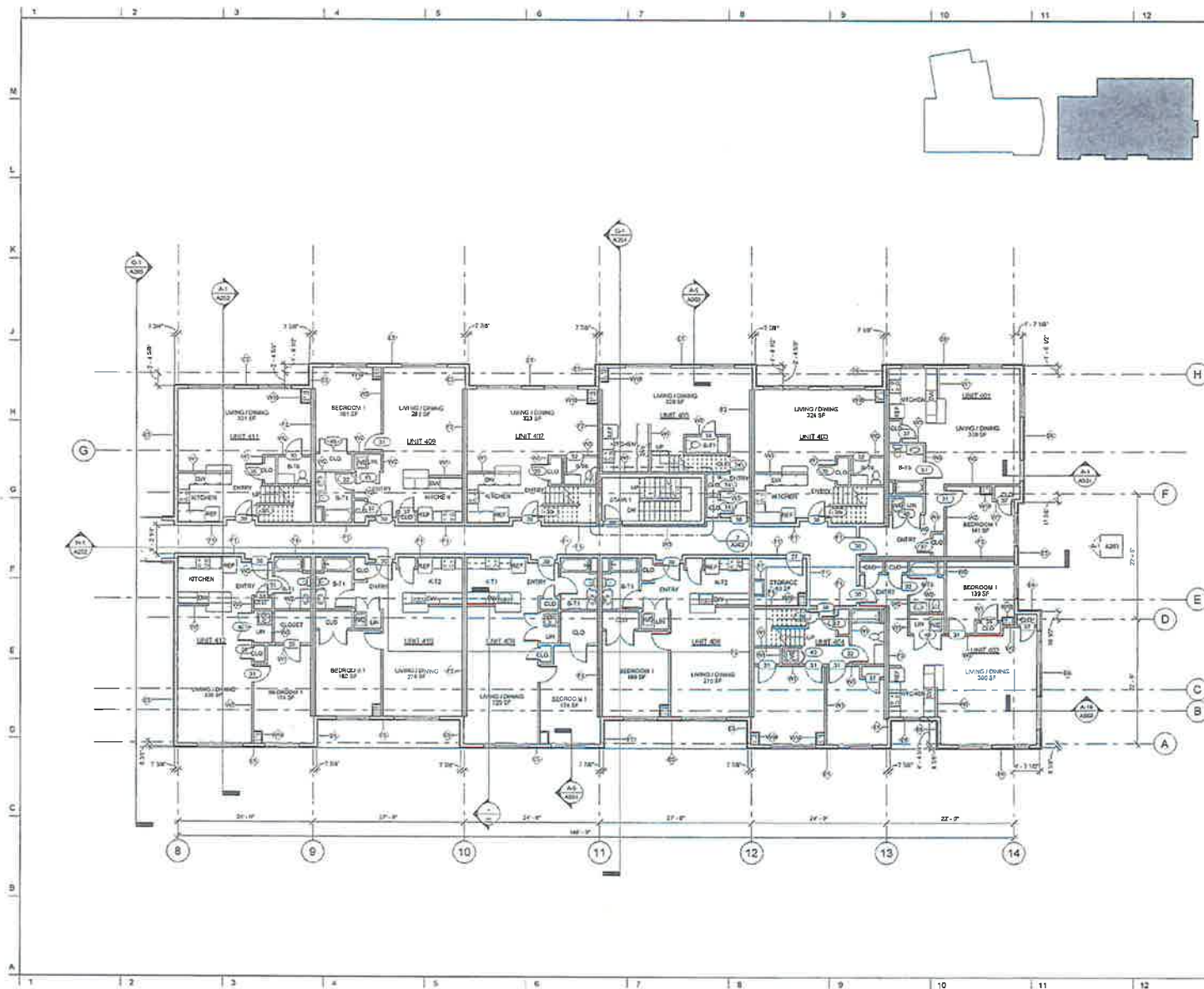
240A Elm St.  
Roxbury, MA 02119-3148  
617.261.5400  
www.davis-square.com

Contractor

Project  
**BARTLETT PLACE**  
ROXBURY, MA  
No. **FOURTH FLOOR PLAN, PART A**

Revised	By	Date

**A104A**



# NOTES

DO NOT SCALE DRAWINGS



Contract

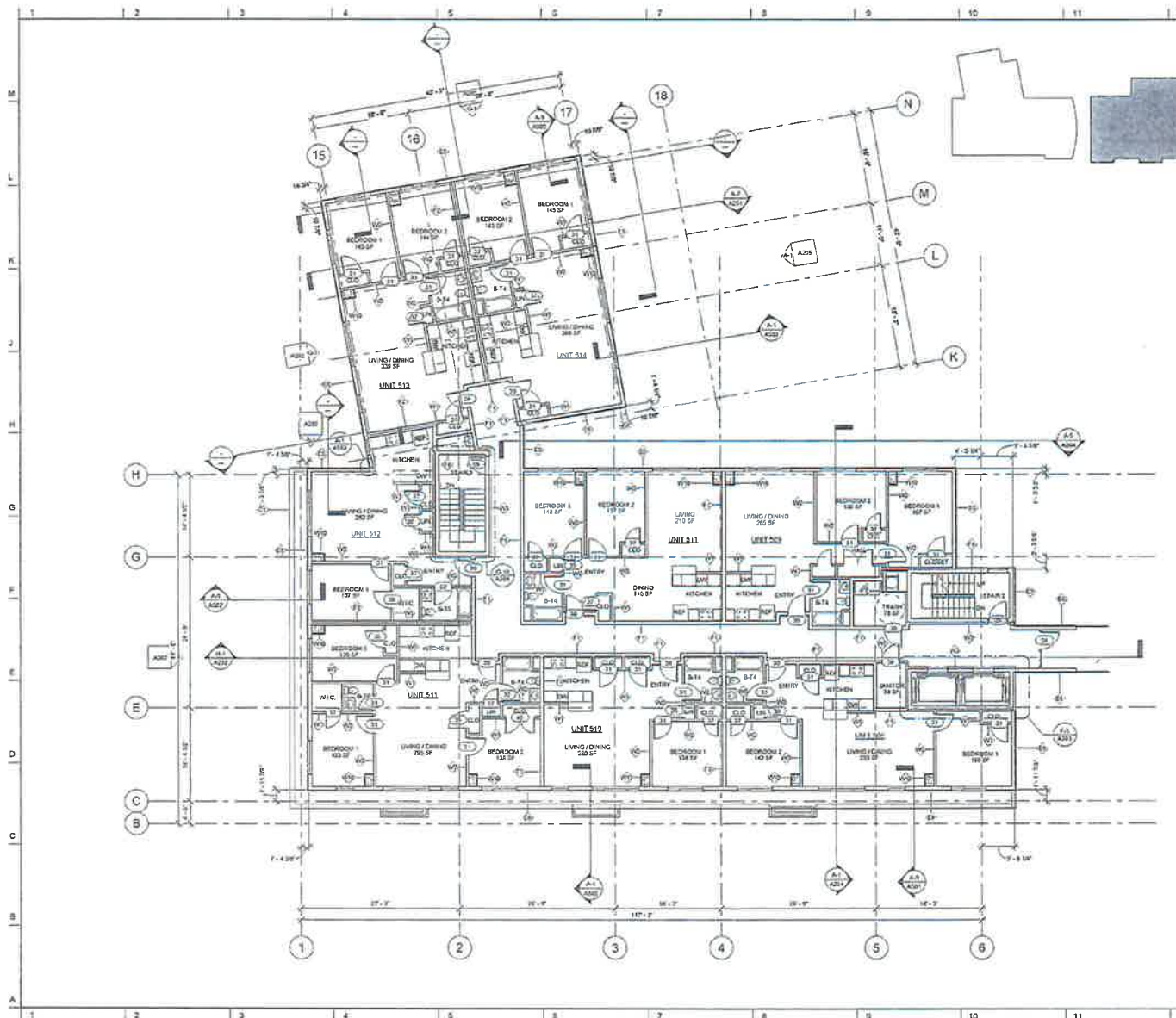
Project: **BARTLETT PLACE**  
ROXBURY, MA  
Title: **FOURTH FLOOR PLAN, PART B**

Revised	By	Date

**A104B**







# NOTES

DO NOT SCALE DRAWINGS



**DAVIS  
SQUARE**  
A.P.C. - 1111 1/2

242A E. St.  
Savannah, GA 31401-144  
912.233.1111  
www.davis-square.com

Consultant

Project **BARTLETT PLACE**  
REDUCTION, S.A.

Site **FIFTH FLOOR PLAN, PART A**

Revisions	Drawings
1. 01/11/11	1. 01/11/11
2. 02/11/11	2. 02/11/11
3. 03/11/11	3. 03/11/11
4. 04/11/11	4. 04/11/11
5. 05/11/11	5. 05/11/11
6. 06/11/11	6. 06/11/11
7. 07/11/11	7. 07/11/11
8. 08/11/11	8. 08/11/11
9. 09/11/11	9. 09/11/11
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12. 12/11/11	12. 12/11/11

**A105A**



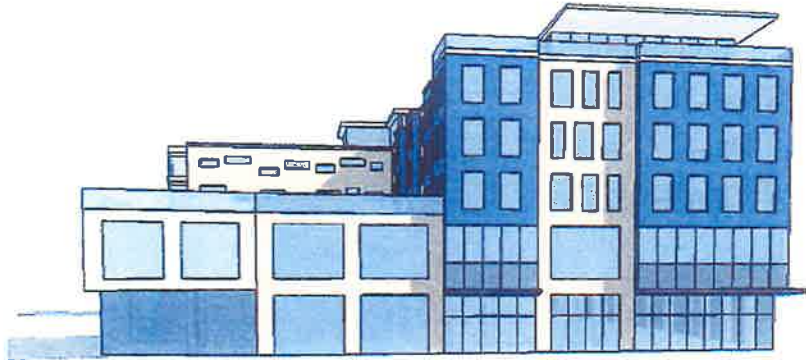
EXHIBIT E

**Elevations**

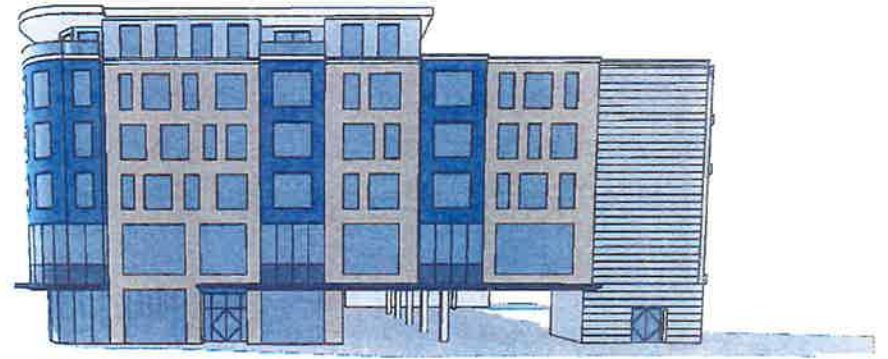
[see attached]

BARTLETT PLACE - BUILDING A  
FEASIBILITY STUDY

DAVIS SQUARE ARCHITECTS  
APRIL 28, 2015



MARCIA STREET



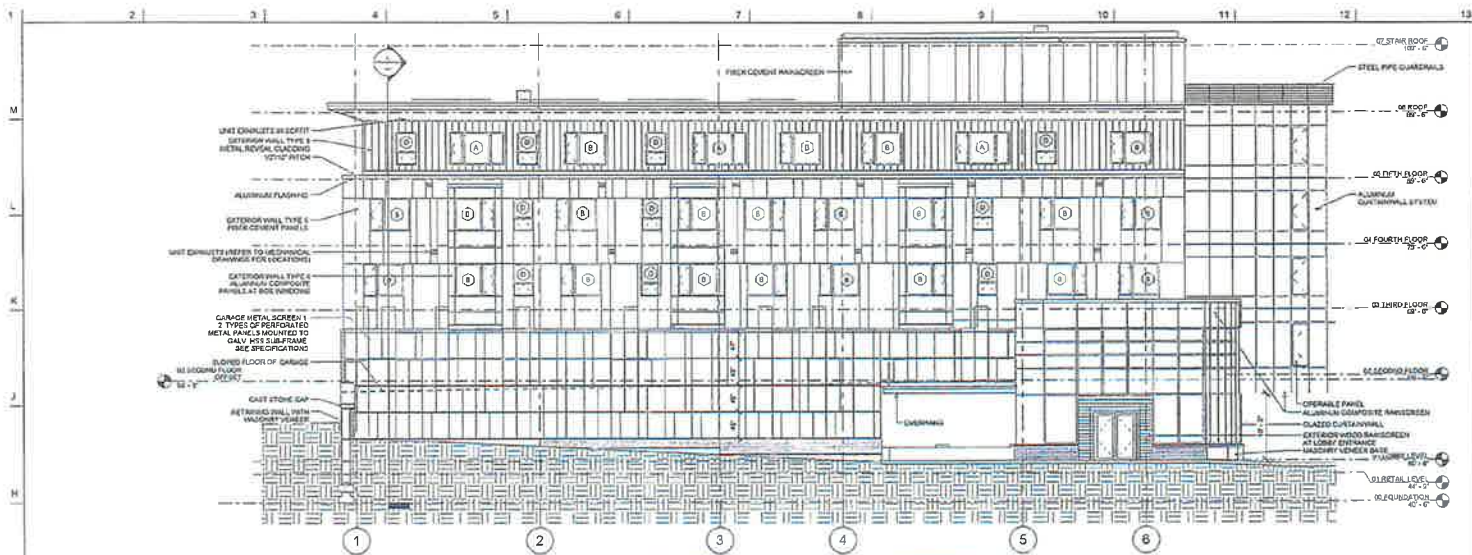
BARTLETT STREET



MARCIA & WASHINGTON STREET



BARTLETT & WASHINGTON STREET



G-1 ELEVATION PART A, WASHINGTON STREET

1/8" = 1'-0"




A-1 ELEVATION PART B, WASHINGTON STREET

1/8" = 1'-0"

REF: 1/2 AREA

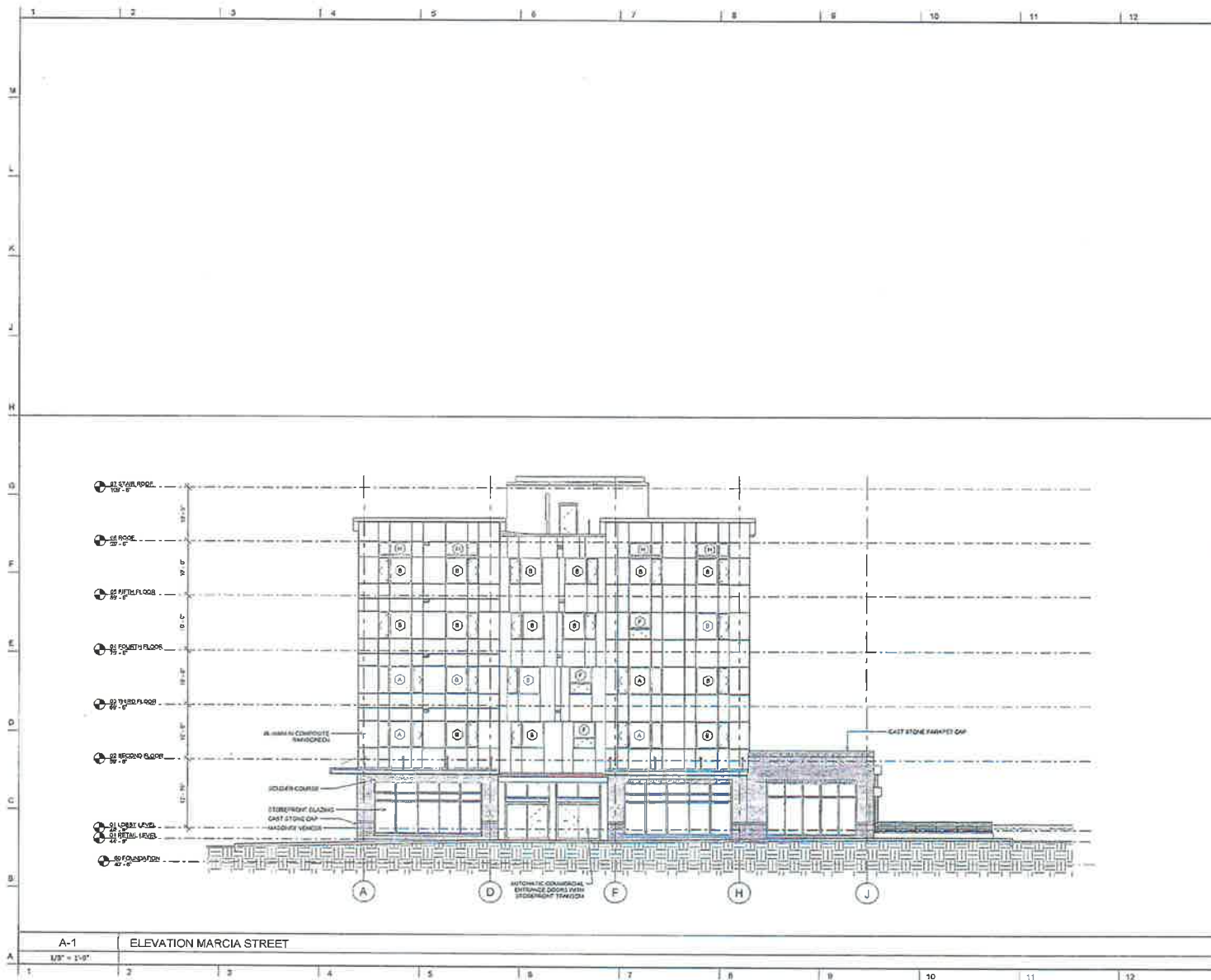
# NOTES

DO NOT SCALE DRAWINGS

 <p><b>DAVIS SQUARE</b> ARCHITECTS</p>		<p>2424 1st St. Seattle, WA 98144 206.467.2009 www.davis-square.com</p>
<p>Project: <b>BARTLETT PLACE</b> RENOVATION, S.A.</p>		
<p>Architect: <b>ELEVATIONS</b></p>		
<p>Drawn by: [blank] Checked by: [blank] Project No: 1002100 Date: 10/1/2010 Scale: 1/8" = 1'-0"</p>	<p><b>A201</b></p>	







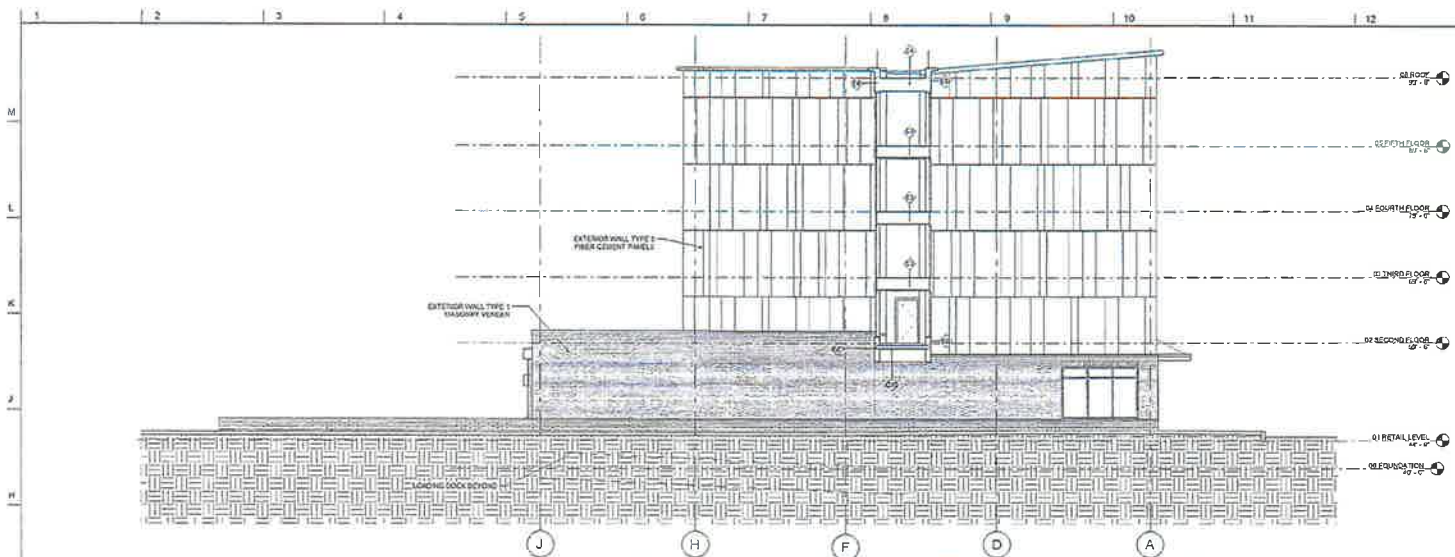
# NOTES

DO NOT SCALE DRAWINGS

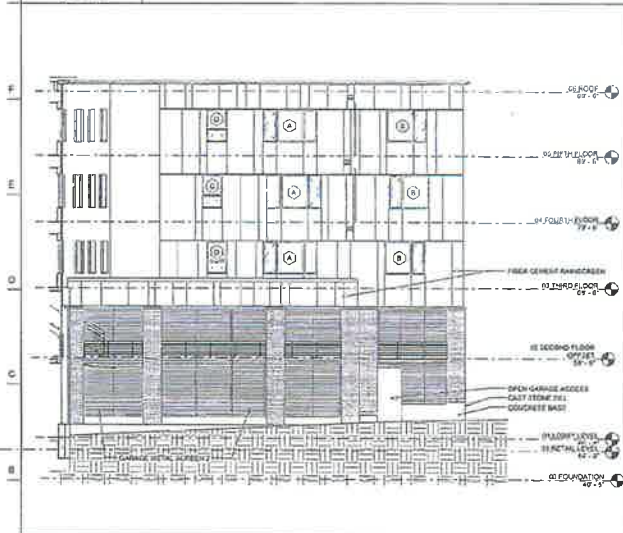
 <b>DAVIS SQUARE</b> ARCHITECTS		240A Dr. St. Scituate, MA 02544 508-548-1100 <a href="http://www.davis-square.com">www.davis-square.com</a>
Project: <b>BARTLETT PLACE</b> KOSQUEY, MA Elevation: <b>ELEVATION MARCIA STREET</b>		
Date: <b>10/11/11</b> By: <b>ADP</b>	Scale: <b>1/8" = 1'-0"</b> Notes:	<b>A203</b>



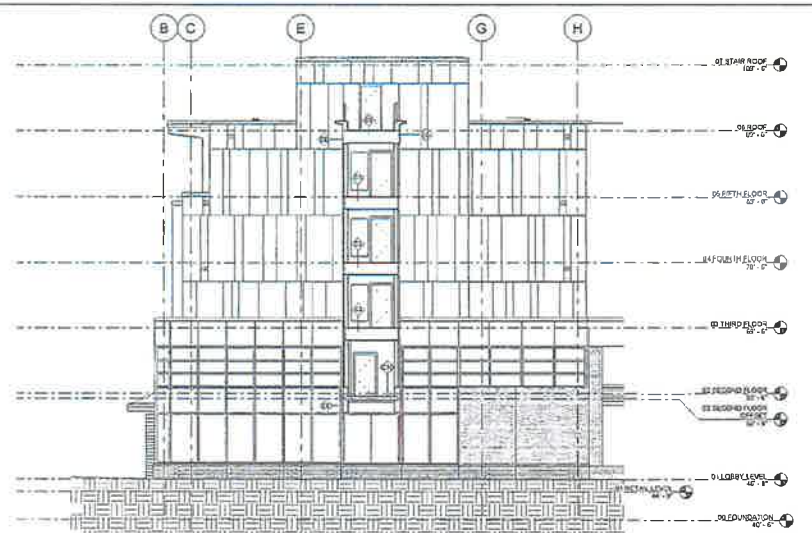




G-1  
SECTION @ BRIDGE 2  
1/8" = 1'-0"




A-1  
PARTIAL PLAZA ELEVATION  
1/8" = 1'-0"



A-6  
SECTION @ BRIDGE 1  
1/8" = 1'-0"

## NOTES

DO NOT SCALE DRAWINGS

 <b>DAVIS SQUARE</b> ARCHITECTS		245A Cor St Somerville, MA 02144 617.228.5700 www.davisarchitects.com
Project: <b>BARTLETT PLACE</b> ROXBURY, MA		
Title: <b>PARTIAL ELEVATIONS</b>		
Date: Drawn by: Checked by: Scale:	Drawing No: Revision: Date:	<b>A205</b>

## 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.