

# BARTLETT STATION CONDOMINIUMS

16 UNITS OF MARKET AND MODERATE RATE HOUSING

Guild Street, Roxbury, MA

**APPLICATION FOR ARTICLE 80 SMALL PROJECT REVIEW**

SUBMITTED TO THE

**BOSTON REDEVELOPMENT AUTHORITY**

November 9, 2015



SUBMITTED BY:

BARTLETT PLACE LAND INC.

NUESTRA COMUNIDAD DEVELOPMENT CORPORATION

WINDALE DEVELOPMENT INC.

ARCHITECT:

**MWA** Architects Inc.

891 CENTRE STREET, JAMAICA PLAIN - MA

# **BARTLETT STATION CONDOMINIUMS 16 MARKET RATE (2 AFFORDABLE) UNITS**

## **APPLICATION TO THE BOSTON REDEVELOPMENT AUTHORITY Pursuant to Article 80 Small Project Review of the Boston Zoning Code**

*Submitted by*

**Bartlett Place Land, Inc.  
56 Warren Street, Suite 200  
Roxbury, Massachusetts 02119**

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## Bartlett Place Land, Inc.

56 Warren Street, Suite 200  
Roxbury, MA 02119

August 5, 2015

Brian Golden, Director  
Boston Redevelopment Authority  
Boston City Hall, 9<sup>th</sup> Floor  
Boston, MA 02201

Dear Mr. Golden:

It is my pleasure to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the Bartlett Station Condominiums Project.

The proposed project is to consist of 16 new housing units with open space and sixteen parking spaces. The 16 residential units consisting of the following: 13 two bedroom units, 3 three bedroom units, administrative space, storage space, open space and the parking spaces.

The applicant is Bartlett Place Land, Inc., comprised of Nuestra Comunidad Development Corporation and Windale Developers, Inc.

Architectural services are being provided by Micheal Washington Architects, Inc.

On behalf of the applicant and the development team, I wish to thank the BRA for its guidance and assistance to date in this matter. We look forward to continuing our strong working relationship with the BRA and its team as we move towards final approval of this much need project.

Sincerely,

David Price  
Executive Director  
Nuestra Comunidad Development Corporation

Arnold Johnson  
Windale Developers, Inc.

# I. PROJECT SUMMARY

## 1.1 Project Team

### Developer and Applicant:

Bartlett Place Land, Inc.  
c/o Nuestra Comunidad Development  
Corporation  
56 Warren Street, Suite 200  
Roxbury, MA 02119  
Contact: David Price  
Phone: 617-427-3599  
Email: [Dprice@nuestracdc.org](mailto:Dprice@nuestracdc.org)

Windale Developers, Inc.  
95 Gumbolt Avenue  
Roxbury, MA 02121  
Contact: Arnold Johnson  
George Chin  
Phone: 617-442-5454  
Email: [ACJohn@cosswindsnet.com](mailto:ACJohn@cosswindsnet.com)  
[xxwinds@aol.com](mailto:xxwinds@aol.com)

### Architect:

Micheal Washington Architects, Inc.  
891 Centre Street  
Jamaica Plain, MA 02130  
Contact: Micheal Washington  
Phone: 617-390-5515  
Email: [MWAinc1@hotmail.com](mailto:MWAinc1@hotmail.com)

### Legal Council:

Goulston & Storrs, LLP  
400 Atlantic Avenue  
Boston, MA 02110  
Phone: 617-482-1776  
Kevin J. Renna, Esq.  
Megan Goldman Watts

### Civil Engineer:

Devellis Zrein, Inc.  
P.O. Box 307  
Foxborough, MA 02035  
Contact: Imad Zrein, P.E.  
Catherine R. Martin, RLA  
Phone: 508-393-8583  
Email: [Izrein@develliszrein.com](mailto:Izrein@develliszrein.com)

### Geotechnical Engineer:

Weston & Sampson  
5 Centennial Drive  
Peabody, MA 01960  
Contact: Mark Mitsch  
Phone: 978-532-1900

### Mechanical Engineers:

Zade Associates, LLC  
130 Beach Street  
Boston, MA 02111  
Contact: Muzaffer Mutehit  
Phone: 617-338-4406  
Email: [Zadeco@aol.com](mailto:Zadeco@aol.com)

### Structural Engineers

R J Farah Engineering  
80 Montvale Ave, Suite 201  
Stoneham, MA 02180  
Contact: Rachid Farah  
Phone: 617-645-0901  
Email: [Rachid@rjfarahengineering.com](mailto:Rachid@rjfarahengineering.com)

## **1.2 Project Summary**

**Project Title:** Bartlett Place Condominiums

**Location:** TBD Guild Street, Roxbury, MA 02119

**Parcel Number:** TBD

**Project Description:** Construct 14 Market Rate and 2 affordable condominium units located in a new wood framed building constructed above a new on-grade parking garage for 16 vehicles.

**Lot Area:** 13,397 s.f.

**No. of Residential Dwellings:** 16

**Proposed Building Footprint:** 6,738 s.f

**Ground Floor:** 6,738 s.f.

**Second Residential Floor:** 7,094 s.f.

**Third Residential Floor:** 7,094 s.f.

**Fourth Residential Floor:** 7,094 s.f.

**Proposed Gross Floor Area:** 28,020 s.f.

**FAR:** 2.09

**Two Bedrooms:** 13

**Three Bedrooms:** 3

**Proposed Building Height:** 46 feet

**No. of Stories:** 4

**Number of Parking Spaces:** 16

**Zoning Area:** PDA located within the Dudley Square Economic Development Area of the Roxbury Neighborhood District

### **1.3 Community Benefits**

The proposed project offers the following benefits:

- **PROVIDES NEW HOUSING UNITS** - Roxbury has seen an influx of new people moving in because of its close proximity to Downtown Boston, and accessible public transportation, and therefore there is a strong need for new market rate residential housing. The Project will create 16 units of housing, with a mixture of two and three bedroom units.
- **PROVIDES MARKET RATE OWNERSHIP** - The Project is comprised of market rate condominium units. The Roxbury community has voiced concern over the low number of new market rate condominiums. This Project will foster home ownership in the neighborhood.
- **PROVIDES AFFORDABLE HOUSING** - As Roxbury apartment prices continue to rise there is a strong need to keep longtime residents, and new families from being out priced. This Project will create affordable units that will meet the Boston Redevelopment Authority housing requirement of two affordable units.
- **REVITALIZATION OF SITE** - The Project will revitalize an abandoned and blighted former bus station and provide new infrastructure and landscaping.
- **ON-SITE PARKING** - This Project will create 16 on-site parking spaces for residents of the building. The Project is also within walking distance to public transportation, which will encourage less need for vehicular travel.
- **GREENSPACE** - The Project will create greenspace with an exterior courtyard located in the west side of the Property for the exclusive use of the residents. The front and rear of building will be beautified with planters and grass area.
- **ELIMINATE BLIGHT** - Over the years the parcel of land has deteriorated, and it is uneven and overgrown with weeds. This Project will clean up this parcel and create a visually aesthetic building and landscape that will complement the surrounding residential community.
- **JOB CREATION** - This Project will create temporary construction and labor jobs during the development process. It will also create permanent jobs in the form of property management of the building and grounds.

## II. DETAILED PROJECT INFORMATION

### **2.1 Proposed Project Description**

Project Title: Guild Street

Location: Guild Street,  
Roxbury, MA 02119

The Proposed Development Project (“Project”) is located at Guild Street in the Roxbury section of Boston. The site of the Project is a 13,397 square foot underutilized parcel of open land along Guild Street. The parcel is located in the Fort Hill section of Roxbury, and abuts the existing neighborhood of Fort Hill. The Fort Hill area has become a desirable neighborhood for new residents moving to Boston because of the areas many shops and restaurants, and close proximity to public transportation. The Proposed Project is a market rate residential condominium development that includes two on-site affordable housing units. The Project includes sixteen residential units with sixteen parking spaces for residents. The Project will provide housing to a growing neighborhood that is looking to see more home ownership projects in the community. The Bartlett Place Land Inc, is the owner of the parcel and the developer of the Project. Bartlett Place Land, Inc is a partnership of two community based developers. Our mission is to create Economic Development through Education, Employment and Business Opportunities. Bartlett Place Land, Inc is committed to developing and sustaining home ownership and rental housing that's available to all income levels.

The Project falls under a Dudley Square Economic Development Area of the Roxbury Neighborhood zoning district and will consist of three three bedroom units and thirteen two bedroom units throughout the proposed building. The Project will consist of a five story residential structure at a height of 46 feet. The Project will include fourteen market rate units and two affordable units on site. The building will include 16 parking space in a private parking garage will have an entrance along the rear of the building for residents to enter and exit the building. The top floor of the building will include penthouse units with private rooftop decks that overlook Boston’s skyline.

The Project is ideally situated within walking distance to Dudley MBTA station and along an MBTA bus route, which is convenient for those residents that are commuting to Downtown Boston. The Project is also conveniently located near the Dudley Square district that has many neighborhood businesses. The projects residents will have ample green space on site, which will include a private court yard at the side of the building and trees and planters around the building.

The Project has gone through an extensive community outreach process. The developers have met with the Roxbury Strategic Masterplan Oversight Committee over this past year to come up with a development concept and building design that would revitalize this section of Roxbury. The Project team has also received the support of Roxbury’s local elected officials. This Project will bring needed market rate housing to the community and revitalize an otherwise abandoned site.

## **2.2 Neighborhood and Project Location**

The Proposed Project is located on Guild Street at the corner of Washington Street and is bordered by the Bartlett Place development in Roxbury, Boston. The location of the Project is within walking distance to Dudley Square, with its many restaurants and retail stores nearby. The current site is a 13,397 sq. ft. parcel with an address of Guild Street. The Proposed Project site is an underutilized former MBTA station that has sat idle for many years. The site is located in the Fort Hill section of Roxbury. Fort Hill has had a recent influx of young professional residents that are looking to live in the neighborhood, bringing a need for more market rate housing projects. This section of Roxbury is attractive for commuters, due to its close proximity to public transportation at Dudley Square Bus Station and to the Dudley Square business district.

The Proposed Project is located within walking distance of the area's most utilized amenities. The site is less than 1 mile from the Whittier Street Health Center and within walking distance to Franklin Park and many neighborhood parks. The location of this site is ideal for the resident commuter or working professional because of its close proximity to public transit, neighborhood shopping, residential housing, and open space.

## **2.3 Development Context**

The Project will contain sixteen (16) units of residential units, with 13 two-bedroom units ranging from 1150 to 1275 sq.ft. and 3 three-bedroom units ranging from 1275 to 1300 sq.ft. The Project will include six penthouse units located on the top floor of the building. The unit composition has been designed to meet housing needs in the Roxbury neighborhood. The Project will also include 16 on-site parking spaces (14 covered, 2 uncovered) located at the ground level of the building.

The subject parcel is located within a cluster of multi-unit residential apartment and commercial buildings of varying height and scale. Given the unique size of this parcel of land, sixteen units of housing would keep with the makeup and composition of the surrounding community. The proposed building would not cause any negative shadowing or prohibit neighboring building views that could be detrimental to the abutters. The Project location is unique, in that there are no residential abutters in the rear or right side of the property.



## **2.4 Urban Design Approach – Building Program, Massing and Materials**

The proposed project consists of 15 residential units of market rate housing plus three units of affordable housing. The units are located on three (3) floors over a ground floor level of parking, one unit of housing with administrative and program space to be used by residents.

There are 13 2BR units and 3-3BR units. The units are arranged along a double loaded corridor with a control office on the first floor and an elevator that provides vertical circulation to all floors.

Mechanical areas and storage units are located in a partial basement.

The building contains a total of 29,029 square.

The urban design approach for the building design focuses on designing a building that is compatible with the neighborhood and its surroundings, relative to size, scale, height, massing, materials, design elements and components. The intent is to establish a transition between the moderate rise new building on Washington Street and the future and existing low rise buildings along Guild Street.

The building has been designed to be compatible with the predominantly three story, three family homes along Guilds Street, to continue the height and building components and materials. To accomplish this in Bartlett Station Condos, that is somewhat wider than the typical building on Guild Street, the front elevation is divided into similar widths, components and the familiar sections that can be observed on the street. This was done by using compatible wall and window modulation sizes, bays, porch elements and familiar material. Common setbacks were respected and familiar materials are used to enhance the transition.

The construction used will be a concrete foundation with wood framed brick veneer construction and Hardi-panel siding.

Landscaping will be used to soften the site and to relate to the green of the nearby parks.

The overall approach is to have the new building provide residential ownership opportunities and be compatible in its location and urban design setting, and to add value to Roxbury neighborhood.

## **2.5 Traffic, Parking and Access**

Access to the site is anticipated to be mostly by public transportation which is readily available on Washington Street which is less than 100 yards away.

Parking Spaces: 16

## 2.6 Anticipated Permits and Approvals

<b>Agency Name</b>	<b>Permit or Action</b>
Boston Redevelopment Authority	<ul style="list-style-type: none"><li>• Article 80 Small Project Review</li><li>• Affordable Housing Agreement</li><li>• Design Review Approval</li></ul>
Boston Water and Sewer Commission	<ul style="list-style-type: none"><li>• Local Sewer and Water Tie-in and Site Plan Approval</li></ul>
Boston Inspectional Services	<ul style="list-style-type: none"><li>• Zoning Board of Appeal Approval</li><li>• Demolition Permit</li><li>• Building Permit</li><li>• Certificate of Occupancy</li></ul>

### III. ZONING CODE DATA

#### **3.1 Zoning Analysis**

Guild Street, Roxbury

New construction - 16 Condominium Dwelling Units - 16 Parking Spaces

Zoning District: PDA– Roxbury Neighborhood District

Lot Area: 13,397 sq. ft.

<b>Zoning Item</b>	<b>Provided</b>
<b>Lot area minimum per dwelling units (D.U.)</b>	13,397 Total sf 837 sf/unit .018 acre/unit
<b>Lot area minimum per dwelling units (D.U.)</b>	13,397 Total sf 837 sf/unit .018 acre/unit
<b>Minimum Lot Width (ft)</b>	157
<b>Minimum Lot Frontage (ft)</b>	157
<b>Maximum Floor Area Ratio (F.A.R.)</b>	2.09
<b>Maximum Building Height - stories/ft</b>	4 Stories 46'
<b>Minimum Usable Open Space</b>	3,659 sf
<b>Minimum Front Yard</b>	
<b>Minimum Side Yard</b>	R 7'-6"
<b>Minimum Rear Yard</b>	19'-6"
<b>Other Zoning Requirements</b>	
<b>Allowed Uses</b>	
<b>Parking</b>	16






## IV. URBAN DESIGN SUBMISSIONS: PHOTOGRAPHS & PLANS

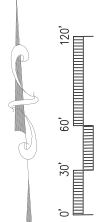
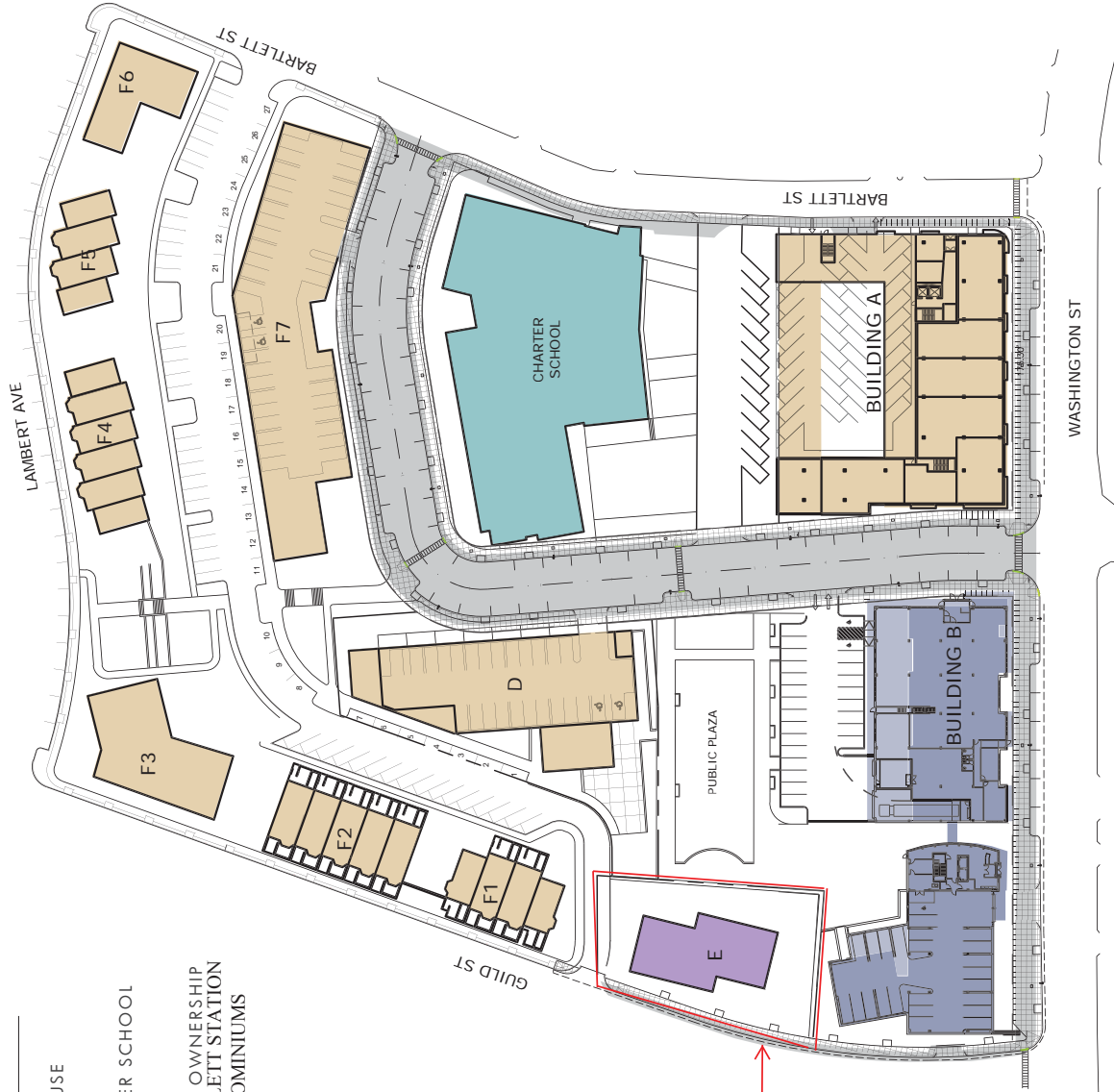
### **4.1 PHOTOGRAPHS AND PLANS : BARTLET PLACE PROJECT SITE**

- Exhibit 1:** Site Plan from Accessing Boston
- Exhibit 2:** Site Location on BRA Area Zoning Map
- Exhibit 3:** Topographical Survey
- Exhibit 4:** Aerial View of Property from Guild Street
- Exhibit 5:** Street & Neighborhood View on Guild Street
- Exhibit 6:** Aerial Site View from Washington Street
- Exhibit 7:** Street Site View on Guild Street Looking Toward Washington Street
- Exhibit 8:** Project Site Plan
- Exhibit 9:** Project First Floor Plan
- Exhibit 10:** Project Second, Third and Fourth Floor Plan
- Exhibit 11:** Front Elevation
- Exhibit 12:** Right & Left Side Elevation
- Exhibit 13:** Rear Elevation
- Exhibit 14:** Perspective from Corner of Washington and Guild Street
- Exhibit 15:** Perspective from Rear
- Exhibit 16:** Perspective from Guild Street
- Exhibit 17:** Rendering of Front Elevation
- Exhibit 18:** Left Side Elevation

**BARTLET PLACE PROJECT SITE**  
**BARTLETT STATION CONDOMINIUMS**

**LEGEND**

-  BUILDING B - MIXED-USE
-  BUILDING C - CHARTER SCHOOL
-  BUILDING E1 - HOME OWNERSHIP  
BARTLETT STATION  
CONDOMINIUMS
-  BUILDINGS A, D, & F
-  MASS WORKS  
INFRASTRUCTURE



SCALE - 1:1000

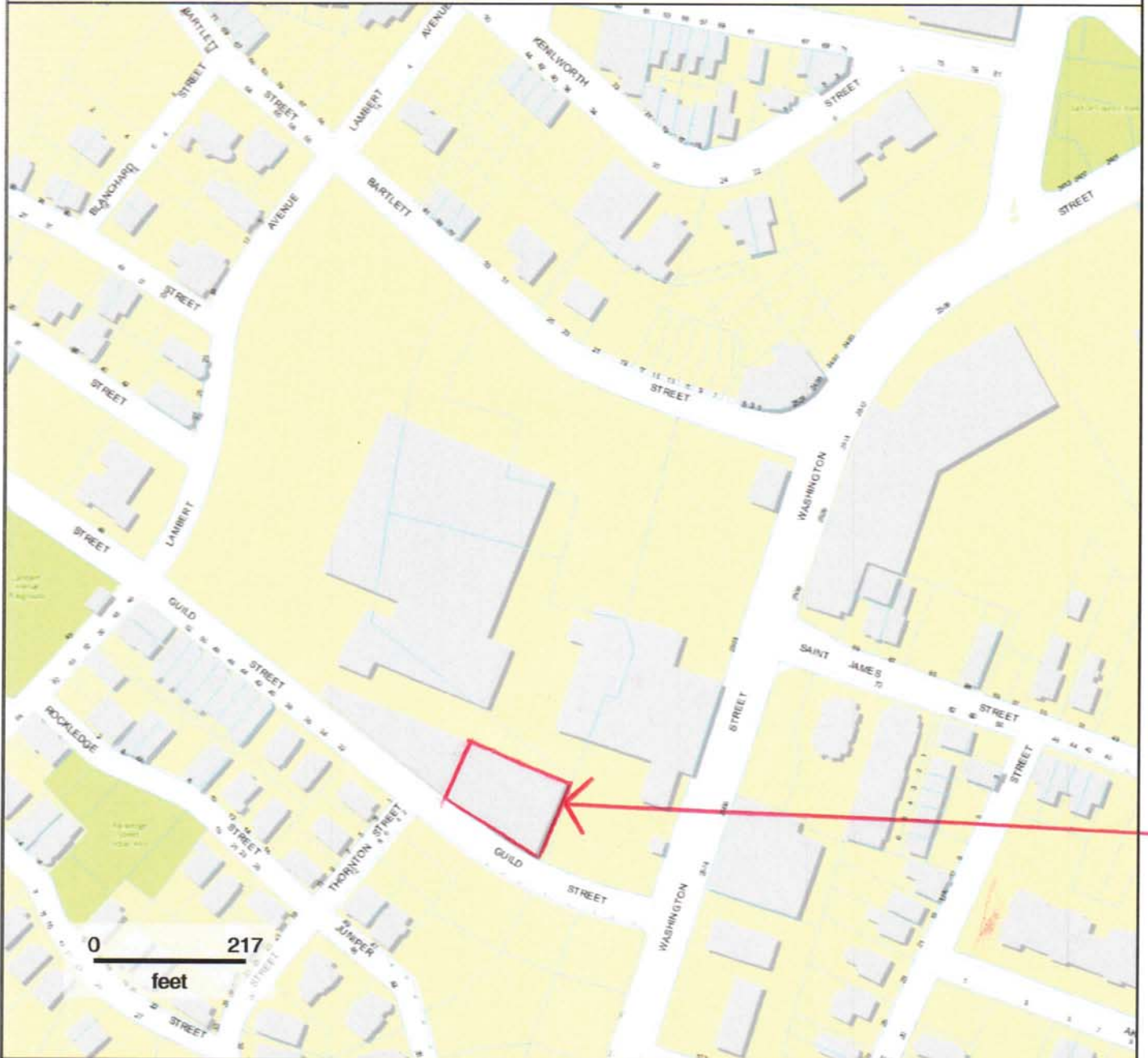
ARCHITECTURAL PLAN

BARTLETT PLACE  
 ROXBURY, MA  
 PRINCIPAL ARCHITECT

**DAVIS**  
 SQUARE  
 ARCHITECTS

2015  
 ASSOCIATE ARCHITECT  
 MICHAEL WASHINGTON  
 ARCHITECTS INC.

# BARTLETT STATION CONDOMINIUMS



**Property Information**

**Parcel ID** 0903678000  
**Owner** SMOKE REALTY LLC  
**Address** 39 MILLMONT ST  
**Property Type** 0105  
**Building Value** \$251,100.00  
**Land Value** \$167,600.00  
**Total Value** \$418,700.00  
**Lot Size** 10879 sq ft  
**Land Use** Residential - Three Famil



City of Boston  
**MAPS**

**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

The City of Boston makes no claims, no representations, and no warranties, expressed or implied, concerning the validity (expressed or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. The use of this data, in any such manner, shall not supercede any federal, state or local laws or regulations.







EXHIBIT 3: TOPOGRAPHICAL SURVEY

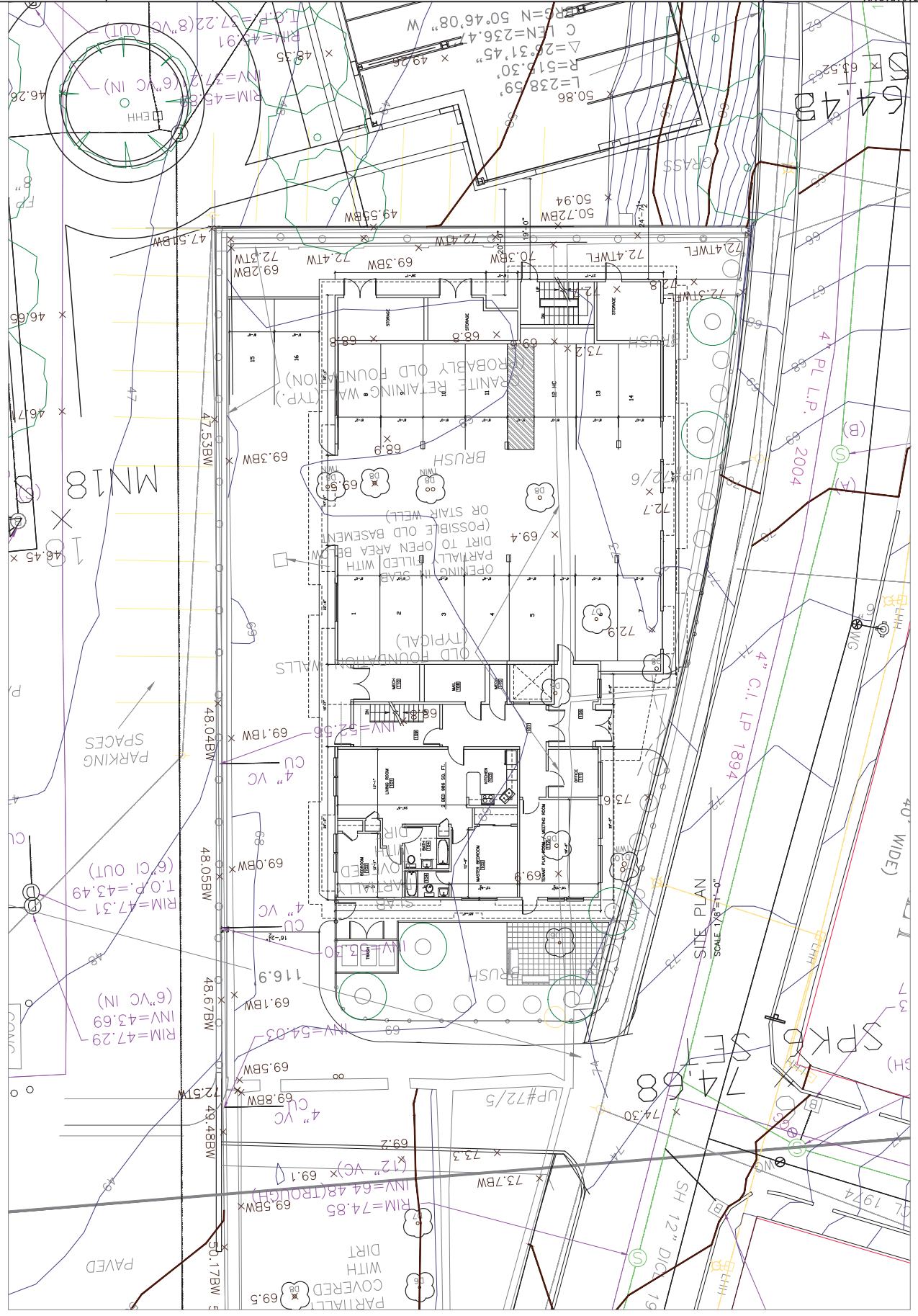




EXHIBIT 4: AERIAL VIEW OF PROPERTY FROM GUILD STREET



EXHIBIT 5: STREET & NEIGHBORHOOD VIEW ON GUILD STREET





EXHIBIT 6: AERIAL SITE VIEW FROM WASHINGTON STREET



EXHIBIT 7: STREET SITE VIEW ON GUILD STREET LOOKING TOWARD WASHINGTON STREET





**SITE PLAN & FIRST FLOOR PLAN**

SCALE: 1/16" = 1'-0"



**BARTLETT STATION CONDOMINIUMS**

Roxbury - MA

**WINDALE DEVELOPERS, INC**

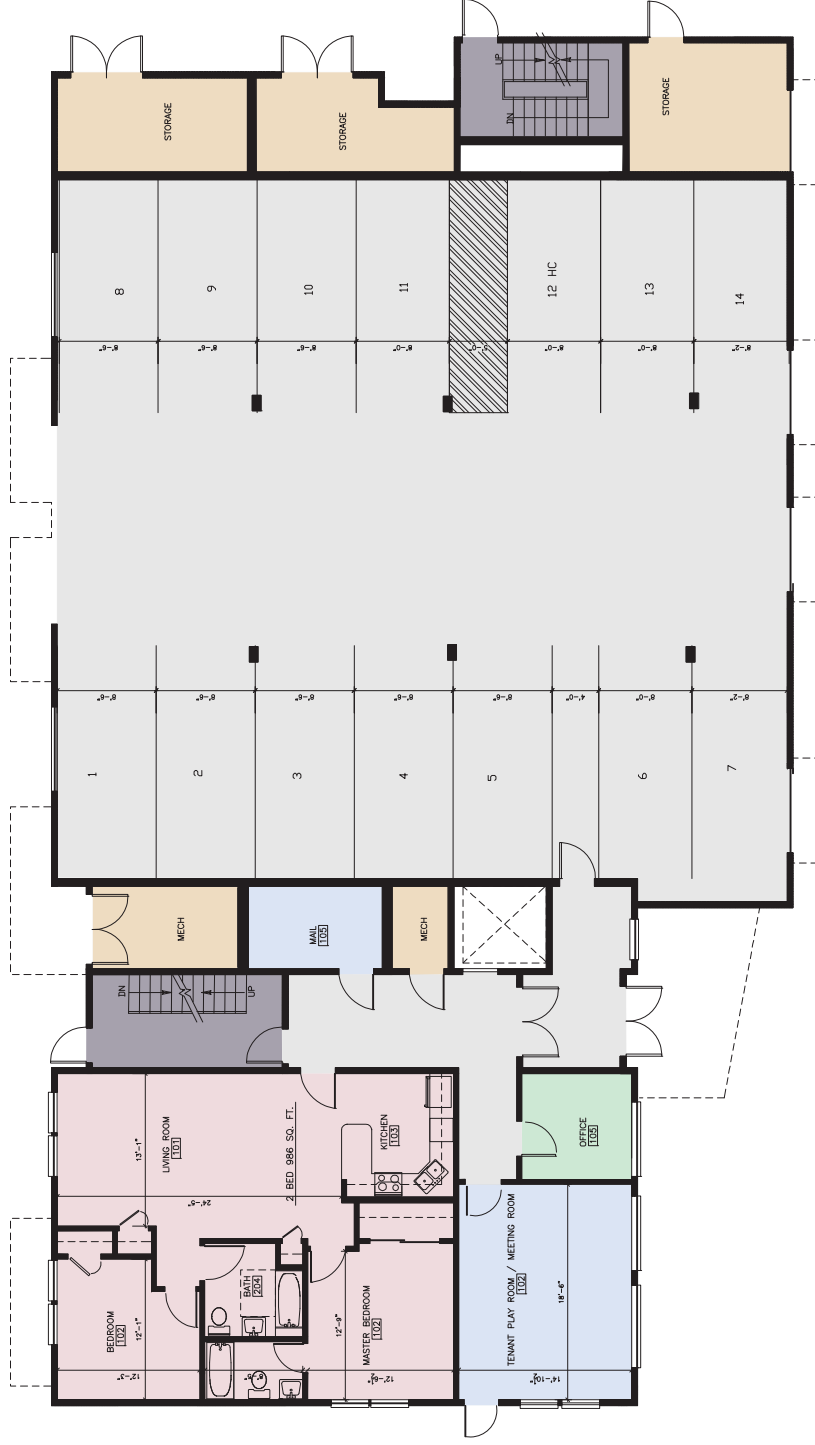
95 HUMBOLT AVE, DORCHESTER - MA

**NUESTRA COMUNIDAD DEVELOPMENT CORPORATION**

150 DUDLEY STREET, ROXBURY- MA

**MWA Architects Inc.**

891 Centre Street, Jamaica Plain - MA



**FIRST PLAN**

SCALE: 3/32" = 1" = 0"



**BARTLETT STATION CONDOMINIUMS**

Roxbury - MA

**WINDALE DEVELOPERS, INC**

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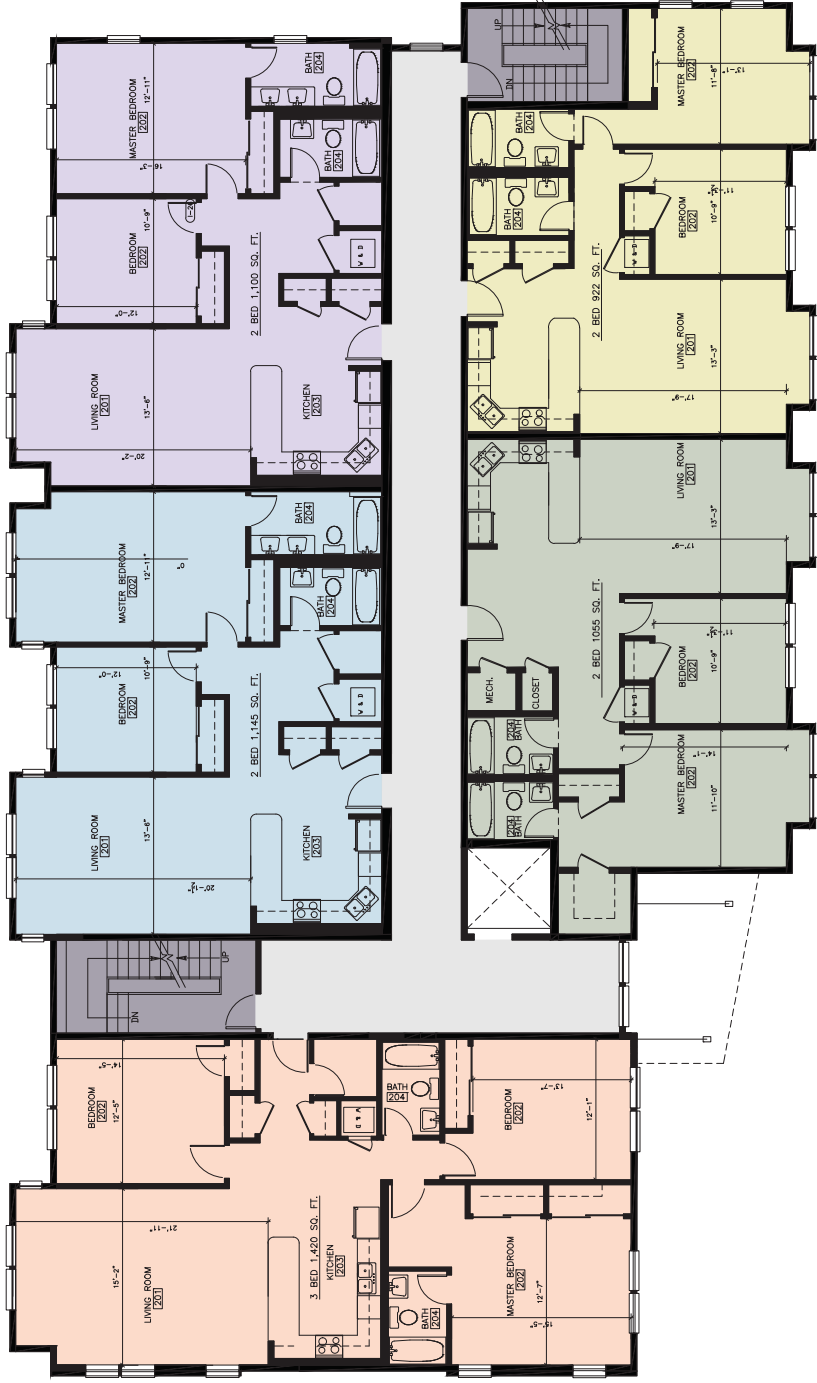
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150 DUDLEY STREET, ROXBURY- MA

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891 Centre Street, Jamaica Plain - MA



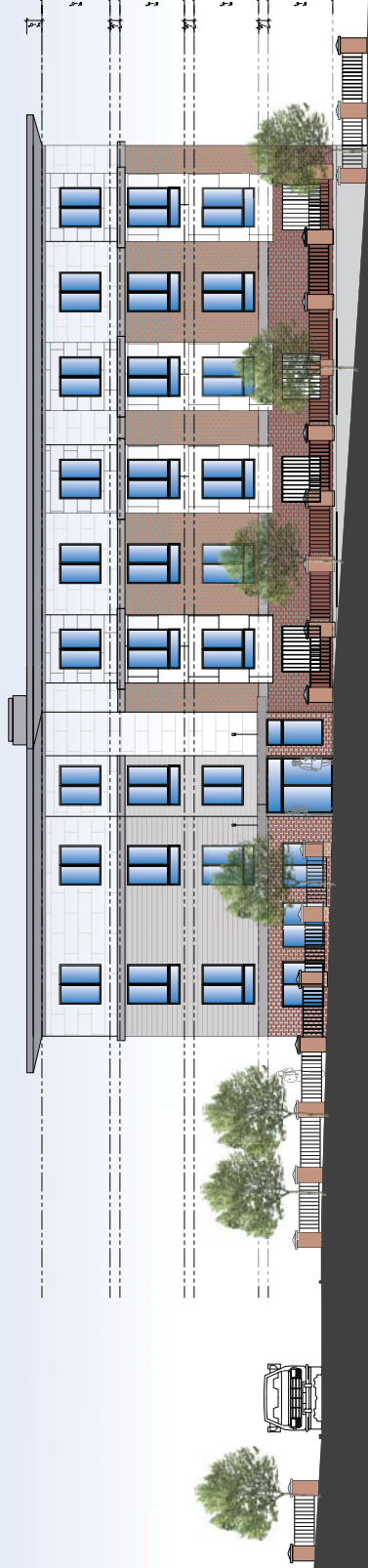


**SECOND, THIRD & FOURTH FLOOR PLANS**



**BARTLETT STATION CONDOMINIUMS**..... Roxbury - MA

**WINDALE DEVELOPERS, INC**  
 95 HUMBOLT AVENUE, DORCHESTER - MA  
**NUESTRA COMUNIDAD DEVELOPMENT CORPORATION**  
 150 DUDLEY STREET, ROXBURY - MA



**FRONT ELEVATION**  
 SCALE: 1/16" = 1'-0"  
 0' 2' 4' 6'

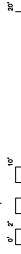
**BARTLETT STATION CONDOMINIUMS**..... Roxbury - MA

**WINDALE DEVELOPERS, INC**  
 95 HUMBOLT AVE, DORCHESTER - MA  
**NUESTRA COMUNIDAD DEVELOPMENT CORPORATION**  
 150 DUDLEY STREET, ROXBURY- MA



**RIGHT ELEVATION**

SCALE: 1/16" = 1'-0"



**LEFT ELEVATION**

SCALE: 1/16" = 1'-0"



**BARTLETT STATION CONDOMINIUMS**

**WINDALE DEVELOPERS, INC**

95 HUMBOLT AVE, DORCHESTER - MA

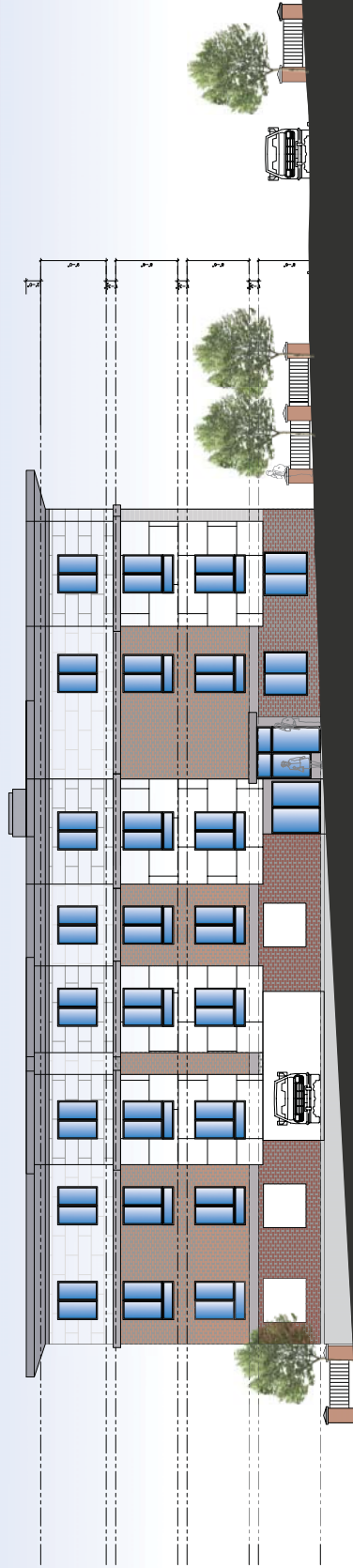
**NUESTRA COMUNIDAD DEVELOPMENT CORPORATION**

150 DUDLEY STREET, ROXBURY- MA

Roxbury - MA

**MWA Architects Inc.**

891 Centre Street, Jamaica Plain - MA



REAR ELEVATION

SCALE: 1/16" = 1'-0"



**BARTLETT STATION CONDOMINIUMS**..... Roxbury - MA

WINDALE DEVELOPERS, INC  
95 HUMBOLT AVE, DORCHESTER - MA

NUESTRA COMUNIDAD DEVELOPMENT CORPORATION  
150 DUDLEY STREET, ROXBURY- MA

Exhibit  
13

MWA Architects Inc.  
891 Centre Street, Jamaica Plain - MA



EXHIBIT 14: PERSPECTIVE FROM CORNER OF WASHINGTON AND GUILD



EXHIBIT 15: PERSPECTIVE FROM REAR



EXHIBIT 16: PERSPECTIVE FROM GUILD STREET





EXHIBIT 17: RENDERING OF FRONT ELEVATION



EXHIBIT 18: LEFT SIDE ELEVATION

