

# Bartlett Sq 2

October 22, 2020

450-456 Amory St  
Jamaica Plain, MA

## Development Issues (v3)

### Use

- LI (local industrial) zoning district
- Below grade - parking garage
- 1<sup>st</sup> floor - small business retail, gallery and/or artist studio space
- 2<sup>nd</sup> floor – Rental apartments
- Upper floors – Ownership condos
- No restaurant

### Parking & Traffic

- (17) spaces in a below grade parking garage (incl 3 tandem spaces)
- 1.06 parking to condo ratio and 0.81 parking ratio per residential unit
- Garage entrance on Green St, shifting the existing curb cut 4' toward the MBTA station
- (6) on-street parking spaces on Amory St created by relocating the sidewalk onto private property (uses: moving vans, ride share, retail parking, evening neighborhood parking)
- Howard Stein Hudson (HSH) issued a technical memo in August, 2016 which concluded “the project (BSq 2) will not have a negative impact on the existing on-street parking” in the area.
- Amory St and Green St receive 11,200 and 6,500 vehicles per day respectively according to an August, 2016 report by Bayside Engineering
- Residential use of the proposed parking garage will result in fewer vehicle trips per day than the vacant lot's current use as commercial parking for a construction company, a café, a hair salon and a pilates studio

### Building Mass and Height

- Site is located at the corner of a busy vehicular and pedestrian intersection, opposite a MBTA station
- No residential housing abuts the vacant lot
- Proposed 5 stories and a 750 sf partial 6<sup>th</sup> story, which encompasses only ~13% of the floor plate
- The middle element at the 6<sup>th</sup> story allows for architectural interest, which will be further developed with the cornice details and material choices

- Building relief achieved by:
  1. change of materials on the façades
  2. recessed building elements on both Amory & Green
  3. Juliet balconies on Green St and south façades

#### Building Setbacks (and sidewalks)

- The entire façade will be stepped back ~7' along Green St. and ~5' along Amory St.
- Current conditions do not permit sidewalk ADA compliance, street trees or a pleasant pedestrian experience
  1. Green St sidewalk 6-4 wide (plus 6" curb)
  2. Amory St sidewalk 5-8 wide (plus 6" curb)
  3. Corner sidewalk restricted to 3-4 between traffic light and the back of sidewalk
- Pedestrian access will be greatly enhanced by the wider sidewalks (+100% along Green St and +60% along Amory St) and the alleviation of the pinch point at the street intersection
- A fundamental design principle of BSq 2 is not to create "wedding cake" facades, with seemingly arbitrary step-backs, which have become so popular for residential and mixed-use buildings throughout the City.

#### Affordability

- (3) affordable rentals (60%), incl a 3-bedrm, at AMI tbd
- (2) affordable condos (13.3%) at 80% and 100% AMI
- (4) developer subsidized commercial spaces for artist work studios and/or small businesses
- The plan meets JP/Rox affordability guidelines even without consideration of the subsidized commercial spaces
- Conversion of some commercial space into (2) artist live-work would increase the conventional affordability to 31.8%, a figure not achieved by any private, non-financially subsidized development in Boston.
- The artist community has requested work space, not live-work.

#### JP/Rox Plan

- Guidelines adopted by the BPDA Board in 2017 after 3 years of study and community participation
- Not codified into zoning law by the City of Boston Zoning Commission
- BSq 2 site changed from Local Industrial to Local Convenience district
- (5) stories (55') allowed in exchange for increased affordability (20% total on average)
- Recommends 80% of the façade step back 5' from the lot line at the 5<sup>th</sup> floor
- Parking requirements reduced to a maximum of 1.0 spaces per residential unit
- Plan encourages wider sidewalks, green building, active retail and job preservation

#### Trash & Deliveries

- Trash and recycling stored in 2 yd containers accessed from the alley off Green St
- Weekly or bi-weekly pick up as necessary

- No restaurant
- No loading dock
- Delivery and moving trucks can utilize (5) on-street space at BSq 1 and (6) proposed on-street spaces along Amory St

#### Façade

- Combination of metal and masonry
- No cement board panels or lap siding
- Still under development

#### Green Building

- Rooftop PV solar array (9.6 KVA minimum)
- Energy efficient building envelope
- (5) electric vehicle charging stations
- (24) indoor and outdoor bicycle spaces