

Bartlett Sq 2

November 24, 2020

450-456 Amory St
Jamaica Plain, MA

Project Features (v4)

5-story building with a partial 6th story (1 duplex unit)

Creation of housing, incl 5 affordable, on a vacant lot opposite an MBTA station

(20) total number of residential units

- * (11) 3-bedroom
- * (6) 2-bedroom
- * (3) 1-bedroom
- * (0) studio
- * comprised of (5) rental units and (15) ownership units

(2) total number of commercial units

- * (2) developer subsidized commercial spaces
- * R1 = 1,100 sf, R2 = 2,200 sf
- * targeted toward artist work studios and small businesses
- * no restaurant

Affordability

- * 31.8% by total units (7 of 22, including commercial)
- * 25% by residential units (5 of 20)
- * 13.3% by condo (2 units – 3 bedrm and 1 bedrm) 80%/ 100% AMI
- * 60% by rental (3 units – 3 bedrm, 3 bedrm and 1 bedrm) 50%/60%/70% AMI
- * 100% by commercial (2 units)

(17) below grade garage parking spaces

Improved pedestrian experience in the public area around the site

- * narrow existing sidewalk widths: 5-8 Amory St and 6-4 Green St
- * double the widths of the existing sidewalks
- * alleviate the pinched corner
- * create 400 sf “plaza” at the Amory St building entry

(6) on-street parking spaces created by relocating the sidewalk on Amory St

- * moving trucks
- * Uber/ Lyft pick-ups
- * short term retail parking
- * evening neighborhood guest parking

(20) bicycle spaces (10 indoors/ 10 outdoors)

9.6 KW rooftop solar array

(5) garage EV charging stations

Features for Aging Population

- * 3,500 lb eco elevator
- * ADA adaptable units
- * underground parking
- * curbless showers