

Bartlett Sq 2

December 11, 2023

155 Green St.
Jamaica Plain, MA

Development Issues (v5)

Use

- LI (local industrial) zoning district
- Below grade - parking garage
- 1st floor - small business retail, gallery and/or artist studio space
- 2nd floor – Rental apartments
- Upper floors – Ownership condos

Parking & Traffic

- (10) spaces in a below grade parking garage
- 0.625 parking to condo ratio and 0.45 parking ratio per residential unit
- Garage entrance on Green St, shifting the existing curb cut 4' toward the MBTA station
- 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 1200 sf partial 6th story, which encompasses only ~20% of the floor plate
- The middle element at the 6th 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

Building Setbacks (and sidewalks)

- The entire façade will be stepped back ~10' along Green St. and ~5' along Amory St.
- Current conditions do not permit sidewalk ADA compliance, street trees or a pleasant pedestrian experience. Existing sidewalks are very narrow.
 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 +65% 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 popular for residential and mixed-use buildings throughout the City.

Affordability

- (3) affordable rentals (50%) at AMI 50%/60%/70%
- (2) affordable condos (12.5%) at 80% and 100% AMI
- The plan meets JP/Rox affordability guidelines

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 a Local Industrial to a 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 5th 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 off Green St
- Weekly or bi-weekly pick up as necessary
- Loading area created off Green St
- Delivery and moving trucks can utilize (5) on-street space at BSq 1

Façade

- Combination of metal and masonry (brick)
- No cement board panels or lap siding

Sustainable Green Building

- Rooftop PV solar array (9.6 KW minimum)
- All electric heating, cooling, cooking, laundry
- Energy efficient building envelope
- (2) electric vehicle charging stations
- (20) indoor and outdoor bicycle spaces