

Bartlett Sq 2

July 15, 2024

450 Amory St.
Jamaica Plain, MA

Project Features (v5)

5-story building

Creation of housing, incl 2 affordable, on a vacant lot opposite an MBTA station

Main commercial and residential entries on Amory St

Driveway/loading area off Green St.

(14) total number of residential units

- * (5) 3-bedroom
- * (9) 2-bedroom
- * (0) 1-bedroom
- * (0) studio

(2) total number of commercial/retail units

- * R1 = 1,050 sf, R2 = 1,050 sf
- * targeted toward local small businesses

Affordability

- * 14 units * 17% = 2.38 units (13% IDP to 17% as of October 1, 2024)
- * 14.3% by residential units (2/14)
- * plus \$180,000 into housing fund

(14) below grade garage parking spaces

Improved pedestrian experience in the public area around the site

- * narrow existing sidewalk: 5-8 at Amory St and 6-4 at Green St
- * double the widths of the existing sidewalks
- * alleviate the pinched corner

- * create 200 sf “plaza” at the Amory St building entry

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

Sustainable Construction

- 9.6 KW rooftop solar array
- Electric heat pump heating & cooling
- Electric induction cooking
- Electric dryers
- Building envelope well insulated and air sealed
- (2) garage EV charging stations

Features for Aging Population

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