

# Bartlett Sq 2

December 11, 2023

155 Green St.  
Jamaica Plain, MA

## Project Features (v4)

5-story building with a partial 6<sup>th</sup> story (2 duplex units)

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

Main residential entry on Green St

Commercial/ Retail entries on Amory St.

(22) total number of residential units

- \* (2) 3-bedroom
- \* (12) 2-bedroom
- \* (4) 1-bedroom
- \* (4) studio
- \* comprised of (6) rental units and (16) ownership units

(2) total number of commercial/retail units

- \* R1 = 1,100 sf, R2 = 1,100 sf
- \* targeted toward local businesses

### Affordability

- \* 23% by residential units (5 of 22)
- \* 12.5% by condo (2 units – 1 bedrm and 2 bedrm) 80%/ 100% AMI
- \* 50% by rental (3 units – studio, studio, 2 bedrm) 50%/60%/70% AMI

(10) 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 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
- (2) garage EV charging stations

#### Features for Aging Population

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