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# **Roxbury Strategic Master Plan Oversight Committee Meeting**

February 7th, 2022

# **1. RSMPOC**

## **Welcome and Orientation**

# Meeting Recording

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At the request of community members, this event will be recorded and posted on the Roxbury Strategic Master Plan webpage at

[bit.ly/theRSMPOC](https://bit.ly/theRSMPOC) for those who are unable to attend the Zoom event live.

Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

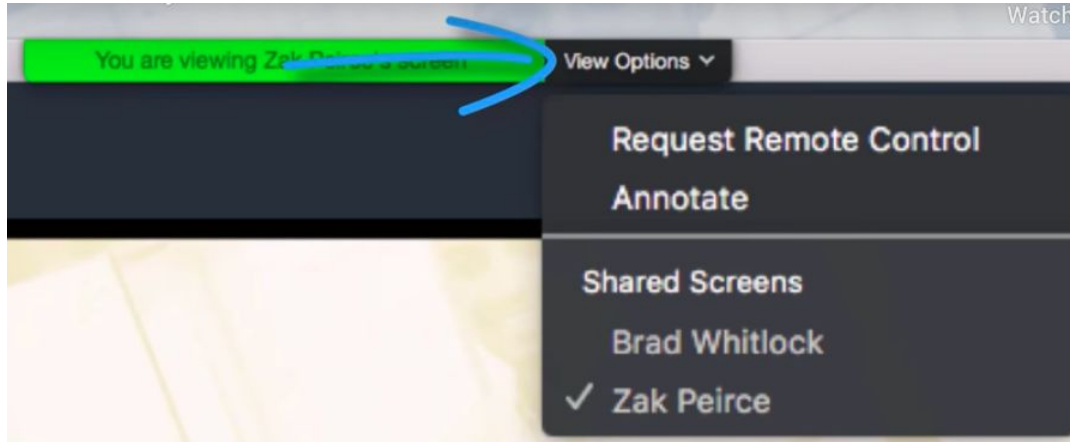
If your camera and microphone are off, you can still participate through the text chat feature.

# Interpretation and Translation

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"Spanish" -for Spanish  
"Haitian Creole" -for Haitian Creole  
"English" -for English

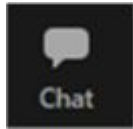


# Zoom Tips

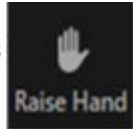
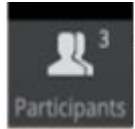
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Welcome! Here are some tips on using Zoom for first-time users.

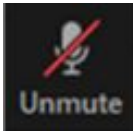
Your controls are at the bottom of the screen



Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box, or press \*9 on your phone



Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk. To mute/unmute on your phone press \*6.



Turns your video on/off

# Zoom Etiquette

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We want to ensure that this conversation is a pleasant experience for all attendees.

- Please remain muted until called on. If you'd like to speak during this time please use the "Raise Hand" function in Zoom so a BPDA moderator can unmute attendees.
- Please be respectful of each other's time.
- We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.
- If we are unable to get to your question at this meeting please put them in the Chat at the end or email [Kelly.sherman@boston.gov](mailto:Kelly.sherman@boston.gov)

# Agenda

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- 1. RSMPOC Welcome**
- 2. Planning Update**
- 3. Developer Presentations**

# RSMPOC Overview and Updates

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## *First Monday of the month*

January 10, 2022

February 7, 2022

March 7, 2022

April 4, 2022

May 2, 2022

June 6, 2022

July 11, 2022

**\*\*No Meeting in August\*\***

September 12, 2022

October 3, 2022

November 7, 2022

**\*\*No Meeting in December\*\***



# RSMPOC Responsibilities

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- The Roxbury Strategic Master Plan Oversight Committee (RSMPOC) was created in 2004 as a result of the Roxbury Strategic Master Plan (RSMP).
- The RSMPOC is broadly representative of the Roxbury neighborhood and is made up of Mayoral Appointees, nominated by elected officials, neighborhood associations, and community organizations.
- The RSMPOC oversees the implementation of the Roxbury Strategic Master Plan and PLAN: Nubian Square.

# Join. Engage. Take Action.

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- **Join:** Join the Roxbury Strategic Master Plan Oversight Committee, and/or a Project Review Committee (PRC).
- **Engage:** Attend public meetings. Ask questions. Invite neighbors, Roxbury civic groups and organizations, businesses, abutters or other community affiliates to public meetings.
- **Take Action:** Review and comment on projects, developments, and the planning initiative.

For more information about upcoming meetings, development projects and how to get involved, visit [bit.ly/theRSMPOC](https://bit.ly/theRSMPOC)

# Original 2004 Master Plan Goals

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- Enhance **civic & cultural life** in the neighborhood
- Promote **diverse & sustainable growth** with jobs for local residents
- Ensure **safe & convenient public** and **private transportation**
- Expand & improve **housing for a variety** of socioeconomic and age groups
- Create a **comfortable, lively, and safe public realm** that reflects the diversity of local residents
- Enhance **community participation** and **empowerment** through increased accountability of government, and institutions and businesses

## **2. Planning Update**

# PLAN: Nubian Square Updates

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- Nominations for the P-3 PRC are now closed. Thank you to everyone who applied!
- P-3 Proposal deadline has been extended to March 16th.
- To stay engaged with the P-3 Process please join our email list! (email [kelly.sherman@boston.gov](mailto:kelly.sherman@boston.gov) to join)

# **3. Developer Updates**

# NUBA/ Parcel 8

## Rental

\*Costs to be determined as per BRA/BPDA guidelines for 2025

	Homeless set-aside 30% AMI	Low Income 30-60% AMI <i>(Includes homeless set-aside)</i>	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
1 Bedroom	-	TBD*	TBD*	TBD*	20
2 Bedroom	-	TBD*	TBD*	TBD*	34
3+ Bedroom	-	TBD*	TBD*	TBD*	6
<b>Total</b>	-	21	19	20	60
<b>Percent of Total Units</b>	-	35%	32%	33%	

## Homeownership

\*Costs to be determined as per BRA/BPDA guidelines for 2025

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
1 Bedroom	TBD*	TBD*	29
2 Bedroom	TBD*	TBD*	15
3+ Bedroom	TBD*	TBD*	5
<b>Total</b>	36	13	49
<b>Percent of Total Units</b>	73%	27%	

# NUBA/ Parcel 8

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## Other Uses

Parking Spaces (number of spaces)	+/-18 spaces
Commercial (Square footage)	-
Office (Square footage)	-
Cultural (Square footage)	3,000 GSF
Open Space (Square footage)	8,626 SF



# NUBA/ Parcel 8

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## Milestones

- By the next quarter we expect to seek approval and comments from city and state departments; additionally continue the design development.
- We expect to start construction by the first quarter of 2023
- We expect to finish the project by end of last quarter 2025



# Art @ the Nawn Factory

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## Uses

Parking Spaces (number of spaces)	-
Commercial (Square footage)	-
Office (Square footage)	-
Cultural (Square footage)	11000

# Art @ the Nawn Factory

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## Milestones

- By the next quarter we expect to begin archaeology, environmental assessment and architectural design
- We expect to start construction by April 2023
- We expect to finish the project by December 2024



# NUBIAN SQUARE ASCENDS

## Rental

	Homeless set-aside 30% AMI	Low Income 30-60% AMI <i>(Includes homeless set-aside)</i>	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
1 Bedroom	-	-	-	-	0
2 Bedroom	-	-	-	-	0
3+ Bedroom	-	-	-	-	0
<b>Total</b>	-	-	-	-	0
<b>Percent of Total Units</b>	-	-	-	-	0%

## Homeownership

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
1 Bedroom	10	5	15
2 Bedroom	-	-	0
3+ Bedroom	-	-	0
<b>Total</b>	-	-	15
<b>Percent of Total Units</b>	66.6%	33.4%	100%

# NUBIAN SQUARE ASCENDS

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## Other Uses

Parking Spaces (number of spaces)	300 spaces
Commercial (Square footage)	50,445 GFA
Office/Life Sciences (Square footage)	135,025 GFA
Cultural (Square footage)	43,500 GSF
Artist Lab - Collaborative Studio Spaces (Square footage)	6,644 GSF

# NUBIAN SQUARE ASCENDS

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## Milestones

- By the next quarter, we expect:
  - To receive Zoning approval;
  - To receive Boston Landmarks Commission approval;
  - To be awarded CPA/DND funding for the Artist Housing;
  - MassDevelopment funds to be made available;
  - The first tranche of predevelopment funds from the Syndicate (MHIC/BlueHub/etc.).
- We expect to start construction by Sept/ Oct. 2022
- We expect to finish the project by November / December 2024.



**Questions for  
NUBA, Art @ the Nawn, or Nubian  
Square Ascends**

# 2147 Washington

## Rental

	Homeless Set-Aside 30% AMI	Low Income 30-60% AMI	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
Studio	1	4	2	0	7
1 Bedroom	4	19	8	0	31
2 Bedroom	3	11	6	0	20
3+ Bedroom	0	3	1	0	4
<b>Total</b>	8	37	17	0	62
<b>Percent of Total Units</b>	13%	60%	27%	0%	100%

## Homeownership

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
Studio	0	1	1
1 Bedroom	2	0	2
2 Bedroom	6	2	8
3+ Bedroom	0	1	1
<b>Total</b>	8	4	12
<b>Percent of Total Units</b>	67%	33%	100%



# 2147 Washington

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## Other Uses

Parking Spaces (number of spaces)	32 garage, 11 surface
Commercial (Square footage)	4,200 sf
Office (Square footage)	0 sf
Cultural (Square footage)	4,100 sf

# 2147 Washington

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## Milestones

- By the next quarter we expect to be under construction
- We expect to start construction by February/March 2022
- We expect to finish the project by January 2024



# 75-81 Dudley

## Rental

	Homeless set-aside 30% AMI	Low Income 30-60% AMI <i>(Includes homeless set-aside)</i>	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
1 Bedroom	-	-	-	-	-
2 Bedroom	-	-	-	-	-
3+ Bedroom	-	-	-	-	-
<b>Total</b>	-	-	-	-	-
<b>Percent of Total Units</b>	-	-	-	-	-

## Homeownership

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
1 Bedroom	6 or 4	-	6 or 4
2 Bedroom	3 or 11	-	3 or 11
3+ Bedroom	2 or 0	-	2 or 0
<b>Total</b>	11 or 15	-	11 or 15
<b>Percent of Total Units</b>	100%	-	100%

# 75-81 Dudley

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## Milestones

- By the next quarter we expect to know how many units the building will have and proceed with schematic design.
- We expect to start construction by Summer 2023.
- We expect to finish the project by Summer 2024.



# 40-50 Warren Street/ The Baston Building

## Rental

	Homeless set-aside 30% AMI	Low Income 30-60% AMI <i>(Includes homeless set-aside)</i>	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
1 Bedroom	1	2	7	-	10
2 Bedroom	3	2	10	-	15
3+ Bedroom	-	-	-	-	-
<b>Total</b>	4	4	17	-	25
<b>Percent of Total Units</b>	16%	16%	68%	-	100%

## Homeownership

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
1 Bedroom	-	-	-
2 Bedroom	-	-	-
3+ Bedroom	-	-	-
<b>Total</b>	-	-	-
<b>Percent of Total Units</b>	-	-	-

# 40-50 Warren Street/ The Baston Building

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## Other Uses

Parking Spaces (number of spaces)	-
Commercial (Square footage)	8,219
Office (Square footage)	-
Cultural (Square footage)	-
Retail	2,435

# 40-50 Warren Street/ The Baston Building

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## Milestones

- By the next quarter we expect Financing Commitment, Complete Design
- We expect to start construction by the second half of 2022.
- We expect to finish the project by Late 2023.



# 135 Dudley

## Rental

	Homeless set-aside 30% AMI	Low Income 30-60% AMI <i>(Includes homeless set-aside)</i>	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
1 Bedroom	10	14	-	-	24
2 Bedroom	23	8	-	-	31
3+ Bedroom	2	3	-	-	5
Total	35	25	-	-	60
Percent of Total Units	58%	42%	-	-	100%

## Homeownership

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
1 Bedroom	8	19	27
2 Bedroom	16	60	76
3+ Bedroom	3	4	7
Total	27	83	110
Percent of Total Units	25%	75%	100%



# 135 Dudley

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## Other Uses

Parking Spaces (number of spaces)	140
Commercial (Square footage)	9815
Office (Square footage)	9815
Cultural (Square footage)	-

# 135 Dudley

## Milestones

- By the next quarter we expect a funding application update
- We expect to start construction by Fall, 2022
- We expect to finish the project by *Fall, 2026*



**Questions for  
2147 Washington, 75-81 Dudley,  
40-50 Warren or 135 Dudley**

# Crescent/ Drexel Village

## Rental

	Homeless set-aside 30% AMI	Low Income 30-60% AMI <i>(Includes homeless set-aside)</i>	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
<b>1 Bedroom</b>	8	22	24	23	69
<b>2 Bedroom</b>	17	29	40	37	106
<b>3+ Bedroom</b>	13	17	10	4	31
<b>Total</b>	38	68	74	64	206
<b>Percent of Total Units</b>	18%	33%	36%	31%	100%

## Homeownership

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
<b>1 Bedroom</b>	-	-	-
<b>2 Bedroom</b>	11	-	11
<b>3+ Bedroom</b>	-	-	-
<b>Total</b>	11	-	11
<b>Percent of Total Units</b>	100%	0%	100%

# Crescent/ Drexel Village

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## Other Uses

Parking Spaces (number of spaces)	94
Commercial (Square footage)	Approx. 1,300 sf
Office (Square footage)	-
Cultural/ABCD/Parish/Social Service (Square footage)	Approx. 28,000 sf
Community Space (Square footage)	Approx. 1,900 sf
Open Space (Square footage)	Approx. 65,000 sf

# Crescent/ Drexel Village

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## Milestones

- By the next quarter, we expect to complete the site investigation and due diligence work on the Crescent Parcel and Archdiocesan parcels, which will include geotechnical and environmental site assessments, title and survey work, appraisals and market studies and other relevant assessments. Based upon this due diligence, we will also be advancing the plans and design for the development of Drexel Village and expect to commence the Article 80 process in the Second Quarter 2022.
- We expect to start construction approximately 18-20 months after we receive all of our Article 80 and any necessary permitting and zoning approvals from the City of Boston, pending receipt of all necessary financing.
- We expect to finish approximately 24 months after construction begins.

# Parcel 10

## Rental

	Homeless set-aside 30% AMI	Low Income 30-60% AMI <i>(Includes homeless set-aside)</i>	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
<b>Studio</b>	6	-	-	-	6
<b>1 Bedroom</b>	1	17	10	-	28
<b>2 Bedroom</b>	6	11	10	-	27
<b>3+ Bedroom</b>	3	-	-	-	3
<b>Total</b>	16	28	20	-	64
<b>Percent of Total Units</b>	25%	43%	31%	-	100%

## Homeownership

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
<b>1 Bedroom</b>	2	6	8
<b>2 Bedroom</b>	2	22	24
<b>3+ Bedroom</b>	-	-	-
<b>Total</b>	4	28	32
<b>Percent of Total Units</b>	13%	87%	100%

# Parcel 10

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## Other Uses

Parking Spaces (number of spaces)	25 Spaces
Commercial (Square footage)	-
Office (Square footage)	-
Cultural (Square footage)	-
<b>Other</b>	2,000 Square Feet



# Parcel 10

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## Milestones

- By the next quarter we expect:
  - BCDC Board Approval
  - BPDA Board Approval
  - Approval from DHCD for affordable housing resources
- We expect to start construction by Winter 2023 (Dependent on funding)
- We expect to finish the project by Summer 2024



# Bartlett (All)

## Rental

	Homeless set-aside 30% AMI	Low Income 30-60% AMI <i>(Includes homeless set-aside)</i>	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
<b>1 Bedroom</b>	10	24	29	8	68
<b>2 Bedroom</b>	7	10	52	1	65
<b>3+ Bedroom</b>	2	6	16	0	22
<b>Total</b>	19	40	97	9	154
<b>Percent of Total Units</b>	12.33%	25.97%	62.98%	5.844%	100%

## Homeownership

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
<b>1 Bedroom</b>	1	6	7
<b>2 Bedroom</b>	9	36	45
<b>3+ Bedroom</b>	23	14	37
<b>Total</b>	53	97	150
<b>Percent of Total Units</b>	35.33%	64.67%	100%

*\* Some unit counts are in flux creating some total inconsistencies*

# Bartlett (All)

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## Other Uses

Parking Spaces (number of spaces)	248
Commercial (Square footage)	12,000
Office (Square footage)	-
Cultural (Square footage)	<ul style="list-style-type: none"><li>• At least 3 Artist Live/Work Spaces are contemplated in Building A</li><li>• Lawn on Lambert (adjacent open space to be utilized for urban art installations, Roxbury history &amp; health and wellness)</li></ul>

# Bartlett (All)

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## Milestones

By the next quarter we expect:

- Building A: Continuation of ongoing construction
- Building C: Start of the Article 80 Process (led by Nelson Group)
- F1&F3: BCDC approval
- F2: To have a detailed project schedule from the Nelson Group
- F4: Sale of Development Rights to Nelson Group finalized
- F5: Further Development of Design and Results of DHCD funding application
- D (Kenzi): have building foundations poured and steel framing completed for the 1st and 2nd floors. Wood framing will be underway for the 3rd floor.

We expect to start construction

- Building A ongoing
- Building C Q3 2023
- Buildings F1&F3 Q4 2022 (contingent on funding)
- Building F2 Q4 2022
- Building F4 Q2 2022
- Building F5: Q1 2023 (Contingent on funding from DHCD)
- Building D (Kenzi): Construction under way

We expect to finish

- Building A Q4 2022
- Building C Q4 2024
- Buildings F1&F3 Q2 2023 (contingent on funding)
- Building F2 Q2 2024
- Building F4 Q4 2023
- Building F5: Q3 2024
- Building D (Kenzi): Q2 2023

**Questions for  
Drexel Village, Parcel 10 or Bartlett**

# Appendix

# Bartlett A

## Rental

	Homeless set-aside 30% AMI	Low Income 30-60% AMI <i>(Includes homeless set-aside)</i>	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
1 Bedroom	2	9	3		13
2 Bedroom	3	4	30		34
3+ Bedroom	1	3	11		14
Total	6	16	44		60
Percent of Total Units	10%	27%	73%		

## Homeownership

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
1 Bedroom	N/A		
2 Bedroom			
3+ Bedroom			
Total			
Percent of Total Units			

# Bartlett A

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## Other Uses

Parking Spaces (number of spaces)	58
Commercial (Square footage)	12,000 sq. ft.
Office (Square footage)	N/A
Cultural (Square footage)	N/A



# Bartlett A

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## Milestones

- **By the next quarter we expect....** Construction of Bartlett A is ongoing and is at over 35% completion. By next quarter we would expect continued progress with construction.
- **We expect to start construction by....** Ongoing
- **We expect to finish the project by...** Q4 2022

# Bartlett C

## Rental

	Homeless set-aside 30% AMI	Low Income 30-60% AMI <i>(Includes homeless set-aside)</i>	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
1 Bedroom	N/A				
2 Bedroom					
3+ Bedroom					
Total					
Percent of Total Units					

## Homeownership

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
1 Bedroom	TBD	TBD	TBD
2 Bedroom	TBD	TBD	TBD
3+ Bedroom	TBD	TBD	TBD
Total	20	41	61
Percent of Total Units	32.7%		

# Bartlett C

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## Other Uses

Parking Spaces (number of spaces)	61
Commercial (Square footage)	N/A
Office (Square footage)	N/A
Cultural (Square footage)	At least 3 Artist Live/Work Spaces are contemplated

# Bartlett C

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## Milestones

- **By the next quarter we expect....** The sale of the development rights to the Nelson Group was finalized on 06-21. By next quarter we would expect that Nelson will have commenced the necessary Article 80 process.
- **We expect to start construction by....** Q3 2023
- **We expect to finish the project by...** Q4 2024

# Bartlett F1 & F3

## Rental

	Homeless set-aside 30% AMI	Low Income 30-60% AMI <i>(Includes homeless set-aside)</i>	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
1 Bedroom	No Rentals				
2 Bedroom					
3+ Bedroom					
Total					
Percent of Total Units					

## Homeownership

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
1 Bedroom			
2 Bedroom	3		3
3+ Bedroom	21		21
Total	24*		24
Percent of Total Units	100%	*12 Units@80%; 12@100% AMI	100%

# Bartlett F1 & F3

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## Other Uses

Parking Spaces (number of spaces)	24
Commercial (Square footage)	N/A
Office (Square footage)	N/A
Cultural (Square footage)	N/A

# Bartlett F1 & F3

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## Milestones

- **By the next quarter we expect....** By Q2 we anticipate presenting to and approval from BCDC which is a prerequisite for seeking Article 80 approval from BPDA.
- **We expect to start construction by....** This project is dependent on City of Boston funding. If funding is received in connection with Windale's 2021 funding application, construction commencement is likely by Q4 2022 **(Scenario #1)**. If City funding is obtained via the 2022 funding round, construction commencement would be Q4 2023. **(Scenario #3)**.
- **We expect to finish the project by...** Scenario #1 – Q2 2023; Scenario #2 – Q2 2024.

# Bartlett F2

## Rental

	Homeless set-aside 30% AMI	Low Income 30-60% AMI <i>(Includes homeless set-aside)</i>	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
1 Bedroom	N/A				
2 Bedroom					
3+ Bedroom					
Total					
Percent of Total Units					

## Homeownership

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
1 Bedroom	0	0	0
2 Bedroom	3*	16	19
3+ Bedroom	1	8	9
Total	4	24	28
Percent of Total Units	14.2%	*2-2BR@80 AMI; 1-2BR@100%; 1-3BR@100%	



# Bartlett F2

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## Other Uses

Parking Spaces (number of spaces)	30
Commercial (Square footage)	N/A
Office (Square footage)	N/A
Cultural (Square footage)	Lawn on Lambert (adjacent open space to be utilized for urban art installations, Roxbury history & health and wellness)

# Bartlett F2

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## Milestones

- **By the next quarter we expect....** Bartlett F2 has Article 80 approval. The sale of the development rights to the Nelson Group was finalized on 01-21-22. By next quarter we would expect that Nelson will provide a detailed project schedule.
- **We expect to start construction by....** Q4 2022
- **We expect to finish the project by...** Q2 2024

# Bartlett F4

## Rental

	Homeless set-aside 30% AMI	Low Income 30-60% AMI <i>(Includes homeless set-aside)</i>	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
1 Bedroom	N/A				
2 Bedroom					
3+ Bedroom					
Total					
Percent of Total Units					

## Homeownership

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
1 Bedroom	1	6	7
2 Bedroom	3*	20	23
3+ Bedroom	1	6	7
Total	5	32	37
Percent of Total Units	13.5%	<b>*2-2BR Units@80% AMI</b>	

# Bartlett F4

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## Other Uses

Parking Spaces (number of spaces)	32
Commercial (Square footage)	N/A
Office (Square footage)	N/A
Cultural (Square footage)	N/A

# Bartlett F4

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## Milestones

- **By the next quarter we expect....** Bartlett F4 has Article 80 approval. The sale of the development rights to the Nelson Group will be finalized, likely by February 7<sup>th</sup>.
- **We expect to start construction by....** Q2 2022
- **We expect to finish the project by...** Q4 2023

# Bartlett F5

## Rental

	Homeless set-aside 30% AMI	Low Income 30-60% AMI <i>(Includes homeless set-aside)</i>	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
1 Bedroom	2	5	3		8
2 Bedroom	2	6	22		28
3+ Bedroom	1	3	5		8
<b>Total</b>	<b>5</b>	<b>14</b>	<b>30</b>		<b>44</b>
<b>Percent of Total Units</b>	<b>11%</b>	<b>32%</b>	<b>68%</b>		<b>100% Affordable</b>

## Homeownership

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
1 Bedroom	N/A		
2 Bedroom			
3+ Bedroom			
<b>Total</b>			
<b>Percent of Total Units</b>			

# Bartlett F5

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## Other Uses

Parking Spaces (number of spaces)	26
Commercial (Square footage)	N/A
Office (Square footage)	N/A
Cultural (Square footage)	Approximately 2,000 sq. ft. for Community Space available to all Bartlett Residents and the Roxbury neighborhood.

# Bartlett F5

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## Milestones

- **By the next quarter we expect....** Article 80 Approval has been received. Confirmation of City of Boston funding received. Application for State (DHCD) funding submitted on 01-13. By Q2 Development Design will have progressed and will have received response from DHCD regarding funding.
- **We expect to start construction by....** Assuming funding award from DHCD, construction commencement Q4 2022 or Q1 2023.
- **We expect to finish the project by... Q3 2024**



# Bartlett D (the "KENZI")

## Rental

	Homeless set-aside 30% AMI	Low Income 30-60% AMI <i>(Includes homeless set-aside)</i>	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
1 Bedroom	6	10	23	8	47
2 Bedroom	2			1	3
3+ Bedroom					
<b>Total</b>	8	10	23	9	50
<b>Percent of Total Units</b>	16%	20%	46%	18%	

## Homeownership

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
1 Bedroom	N/A		
2 Bedroom			
3+ Bedroom			
<b>Total</b>			
<b>Percent of Total Units</b>			

# Bartlett D (the “KENZI”)

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## Other Uses

Parking Spaces (number of spaces)	17
Commercial (Square footage)	n/a – no commercial space
Office (Square footage)	n/a – no office space
Cultural (Square footage)	To include 1070 sq. ft. Art Gallery

# Bartlett D (the “KENZI”)

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## Milestones

- **By the next quarter we expect....** The Kenzi will have building foundations poured and steel framing completed for the 1<sup>st</sup> and 2<sup>nd</sup> floors. Wood framing will be underway for the 3<sup>rd</sup> floor.
- **We expect to start construction by....** Construction commenced 10-21
- **We expect to finish the project by...** Certificate of Occupancy currently projected for Q2 2023.

# Tablet/Phone Screenshot

