

**Update Presentation
to Bartlett Station Project Review Committee
January 16, 2018**

Agenda:

- Overview of Bartlett Station program
- Current status – projects under construction
- Program and milestones – projects in planning
- Q&A

Overview of Bartlett Station Program

- Zoning approved for entire site through PDA
- Environmental cleanup complete
- Public infrastructure phase 1 complete
- Three buildings have full zoning and permitting approvals (A, B, E)

Overview of Bartlett Station Program

Zoning – Approved Program

- Housing units 323
- Rental apts 194
- For-sale homes 129
- Retail/commercial 48,000 SF
- On-street parking 85
- Off-street parking 275
- Maximum Height 70 ft
- FAR 1.42

Overview of Bartlett Station Program

Jobs and Contracting Goals

MBE goal	60%	WBE goal	15%
Workers of color	60%	Women workers	15%
Construction jobs	1,000	Permanent jobs	100



Overview of Bartlett Station Program

Housing Goals – Definitions (for hh of 3)

- Low-income = below 30% AMI = \$27,900
below 60% AMI = \$55,850
- Middle-income = 60% to 80% AMI = \$55,850 to \$74,450
80% to 100% AMI = \$74,450 to \$93,000

Examples:

- Rent for 2 BR at 30% AMI = \$620 /mo
- Rent for 2 BR at 60% AMI = \$1,241 /mo
- Affordable 2 BR home at 80% AMI = \$214,000
- Affordable 2 BR home at 100% AMI = \$277,100

Overview of Bartlett Station Program

Housing Goals – income mix










	Approved 2013	Developers' Goal
Low-Income	194 = 60%	121 = 37%
Middle-Income	49 = 15%	89 = 28%
Market	81 = 25%	113 = 35%

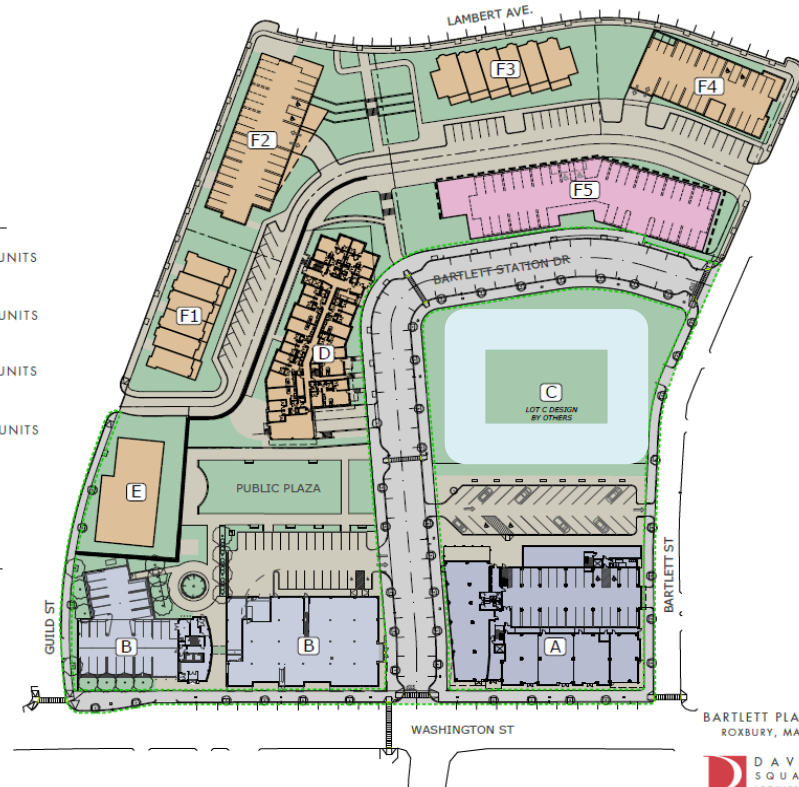
Current Status – 2 Buildings In Construction

PROGRAM

A 16,000 SF +/- RETAIL 20,000SF +/- COMMERCIAL 42 RENTAL UNITS 92,000 +/- GROSS SF	F1 10 HOME OWNERSHIP UNITS 14,000 +/- GROSS SF
B 13,000 SF +/- RETAIL 60 RENTAL UNITS 106,000 +/- GROSS SF	F2 27 HOME OWNERSHIP UNITS 37,000 +/- GROSS SF
C 56 EDERLY HOUSING UNITS 60,000 +/- GROSS SF	F3 10 HOME OWNERSHIP UNITS 14,000 +/- GROSS SF
D 45 HOME OWNERSHIP UNITS 60,000 +/- GROSS SF	F4 21 HOME OWNERSHIP UNITS 28,000 +/- GROSS SF
E 16 HOME OWNERSHIP UNITS 25,000 +/- GROSS SF	F5 36 RENTAL UNITS 45,000 +/- GROSS SF

LEGEND

 BUILDINGS A & B - MIXED-USE RETAIL, COMMERCIAL & HOUSING	 GREEN OPEN SPACE
 BUILDING C - ELDERLY HOUSING	 PAVED OPEN SPACE
 BUILDING D, E & F1-F4 - HOME OWNERSHIP	 MASS WORKS INFRASTRUCTURE
 BUILDING F5 - RENTAL HOUSING	 STONE RETAINING WALL
	 BUILDING AS RETAINING WALL



Buildings B and E - in Construction



Current Status – In Construction

Building B



Current Status – In Construction

Building B – Washington Street (toward MLK Blvd)



Current Status – In Construction

Building B – Washington Street (toward Dudley Station)



Current Status – In Construction

Building B – Washington Street (rear)



Current Status – In Construction

Building B

- # units: 60

- Income mix:

12 units	Below 30 % AMI
20 units	31-60% AMI
6 units	Up to 80% AMI
22 units	Market rate

- BR mix: 1BR = 23; 2BR = 30; 3BR = 7
- Amount of retail and commercial space: 13,343sf
- Desired retail and commercial uses: Focus on healthy retail: grocery store, fitness center, mini-clinic, pharmacy
- Percentage completion as of 12/31/17: 44%
- Construction completion: Q4, 2018

Current Status – In Construction

Building E



Current Status – In Construction

Building E



Current Status – In Construction

Building E

- # units: 16

- Affordability mix:

One 80% AMI 2BR	\$206,100 sale price
One 100% AMI 2BR	\$265,800 sale price
14 market-rate units	

- BR mix: thirteen 2-BR; three 3-BR
- Percentage of completion at 12/31/17: 30%
- Future milestones
 - Pre-sales to date: 6
 - Affordable units lottery to be held: TBD
 - Construction complete: Q3 2018
 - All units to be sold: Q3 2018

Current Status – In Construction

Buildings B & E

As of 12/31/17, jobs and contracting numbers:

	Bldg B	Bldg E
Workers of color	66%	59%
Boston workers	54%	48%
Women workers	9%	0.2%
MBE contracting	40%	55%
WBE contracting	12%	3%

Current Status – In Planning

Building A












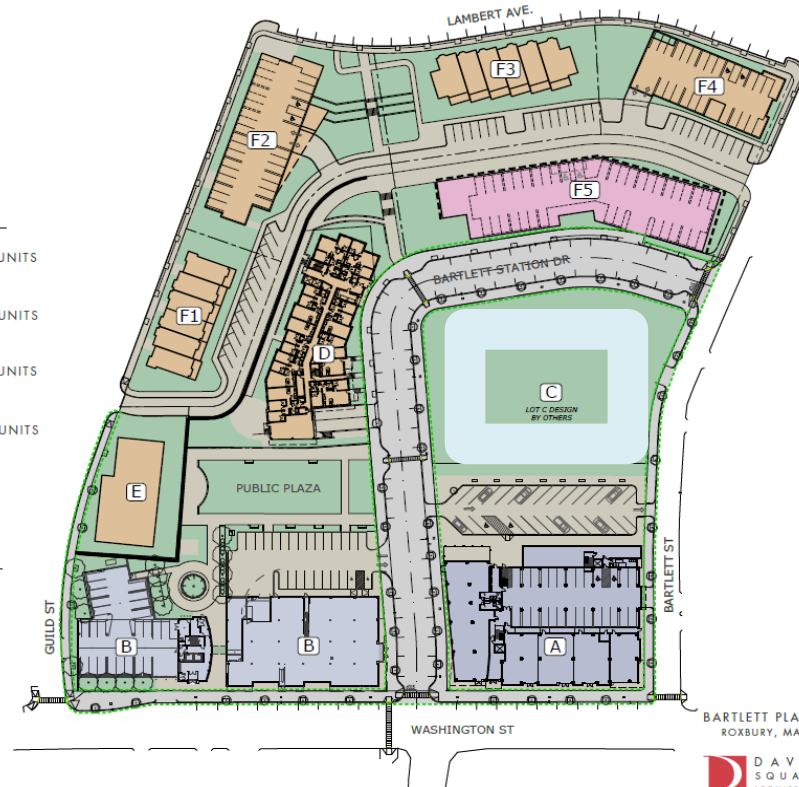
Building A site plan

PROGRAM

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D 45 HOME OWNERSHIP UNITS 60,000 +/- GROSS SF	F4 21 HOME OWNERSHIP UNITS 28,000 +/- GROSS SF
E 16 HOME OWNERSHIP UNITS 25,000 +/- GROSS SF	F5 36 RENTAL UNITS 45,000 +/- GROSS SF

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 BUILDING F5 - RENTAL HOUSING	 STONE RETAINING WALL
	 BUILDING AS RETAINING WALL



SCALE - 1:1000

BARTLETT PLACE
ROXBURY, MA



Current Status – In Planning

Building A

- # units: **42**

Affordability Mix:

30 units	Below 60% AMI
3 units	Below 80% AMI
9 units	Unrestricted

BR Mix:

1 Bedrooms	6 units
2 Bedrooms	27 units
3 Bedrooms	9 units

- Amount of retail and commercial space: **Ground floor retail: 14,000 sf (approx.); Office: 21,000 sf**
- Desired retail and commercial uses: **restaurants; healthy retail (fitness, yoga studios, etc.); office; co-work**

Current Status – In Planning

Building A

Future Milestones	
City funding application	September 2017
State funding application	February 2018
City funding approval	January 2018
State funding approval	July 2018
Article 80 approval	Building A already approved
Finish staff design review	March 2018
Anticipated construction start	September 2018
Anticipated completion	February 2020

Current Status – In Planning

Building D

- # units: 45
- Affordability mix:
 - three 80% AMI
 - three 100% AMI
 - 39 market
- BR mix:
 - 39 2-BR
 - six 3-BR

Affordable prices	
2 BR 80% AMI	\$206,100
2 BR 100% AMI	\$265,800
3 BR 80% AMI	\$236,000
3 BR 100% AMI	\$303,100

Future Milestones	
Begin Article 80	Q3 2018
Complete Article 80	Q4 2018
Construction Closing	Q1 2019
Complete Construction	Q2 2020
All units sold	Q3 2020

Current Status – In Planning

Building D

Bartlett Station affordability if direct IDP subsidy is available for Lot D:

	Low	Workforce	Market
Site total now	136 = 42%	79 = 23%	113 = 35%
Rental	136 = 70%	36 = 19%	22 = 11%
For-sale	0 = 0%	38 = 29%	91 = 71%
New site total	136 = 42%	113 = 35%	74 = 23%
Rental	136 = 42%	36 = 19%	22 = 11%
For-sale	0 = 0%	77 = 60%	52 = 40%

Current Status – In Planning

Building C

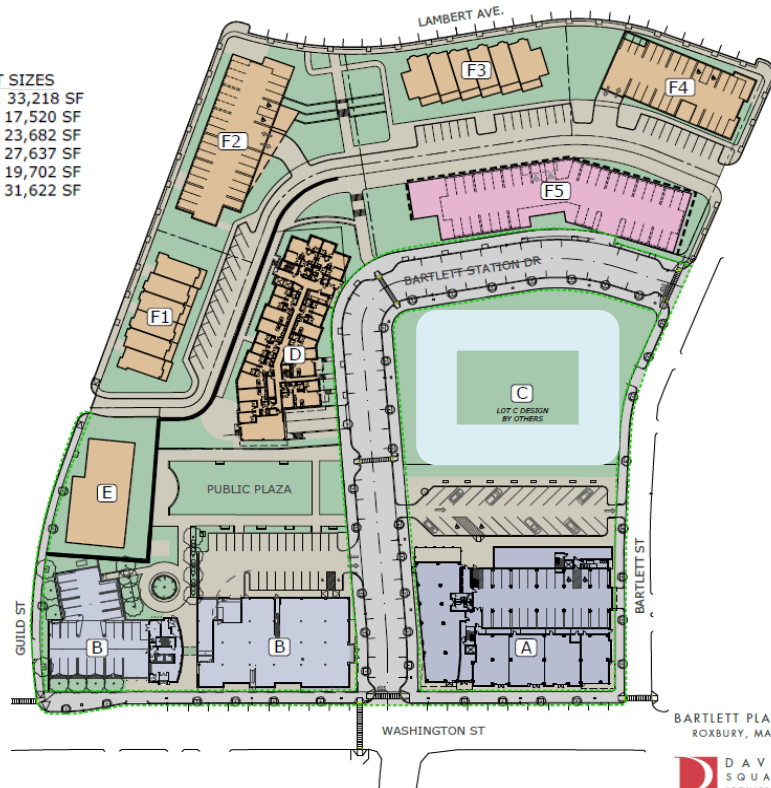
- # units: 56 senior housing
- Income mix:
 - 44 units below 60% AMI
 - 12 units unrestricted
- BR mix:
 - 1 BRs and 2 BRs

Future Milestones	
City funding award	January 2019
State funding award	July 2019
Construction start	Q2 2020
Construction completion	Q3 2021

Current Status – In Planning

Lot F (Buildings F1, F2, F3, F4, F5)

LOT SIZES
D1: 33,218 SF
F1: 17,520 SF
F2: 23,682 SF
F3: 27,637 SF
F4: 19,702 SF
F5: 31,622 SF



BARTLETT PLACE
ROXBURY, MA

 DAVIS
SQUARE
ARCHITECTS
JANUARY 8TH, 2018

SCALE - 1:1000

Current Status – In Planning

Lot F (Buildings F1, F2, F3, F4, F5)

- # units: 36 rental units (in F5), 68 for-sale units
- Income mix:
 - Rental units: 30 low-income, 6 workforce
 - For-sale units: 30 middle-income, 38 market
- BR mix: TBD
- Future milestones:
 - Construction start in phases starting with F4: Q3 2018
 - Completion in phases ending: Q2 2023

Bartlett Station Update Presentation

Q & A