



Roxbury Strategic Master Plan Oversight Committee Meeting
Monday, June 05, 2023
6:00 PM to 8:00 PM
Zoom Virtual Meeting

Attendees

RSMPOC Members: Charlotte Nelson, Frank Williams, Norm Stenbridge, Steven Godfrey, Dorothea Jones, Nefertiti Lawrence, Lorraine Payne Wheeler, Valeda Britton, Sue Sullivan

BPDA Staff: Jonathan Short, Jamarhl Crawford, Yari Cortez, Rebecca Hansen

Link to PowerPoint:

<https://www.bostonplans.org/planning/planning-initiatives/roxbury-strategic-master-plan#past-meetings>

Opening

On June 05, 2023, Co-Chair Norm Stenbridge of the Roxbury Strategic Master Plan Oversight Committee (RSMPOC) called the meeting to order and welcomed everyone. Yari Cortez, BPDA Planner I, welcomed all and made initial announcements of the meeting recording and provided instructions for Zoom and interpretation services. The Spanish interpreter gave their introduction and initial instructions followed by the Haitian Creole interpreter and Cape Verdean Creole interpreter. Yari continued with the zoom etiquette instructions and an overview of the meeting agenda. Yari explained that the first two developers would have 10m to present followed by 10m for questions and answers from the RSMPOC and public. The last developer to present would be Bartlett Place as they have more projects to present on, so they had 15m for presentation followed by 15m of question & answers. Further, Yari requested for comments and questions to be directed at information presented as some projects had already gone through community feedback through their Article80 processes.

Norm then continued with greetings and reviewed the calendar of upcoming RSMPOC meetings over the year, gave a brief overview of the RSMPOC and its responsibilities and encouraged people to get involved and remain engaged.

Presentation Notes - Topic: PLAN:Nubian Project Updates

Yari introduced Bill Grogan, President of Planning Office for Urban Affairs, Inc. to provide a project update on Drexel Village.

Drexel Village

Presenter: Bill Grogan, President of Planning Office for Urban Affairs, Inc. joined by Beverly Johnson.

- J. Garland Enterprises and Planning Office for Urban Affairs are the designated developers for Crescent Parcel.

- Bill Grogan provided a description of the proposed project's location at the critical intersection of Melnea Cass and Tremont St. He further explained that the proposed project combines Crescent Parcel and the Archdioceses parcel as part of the whole development project.
- Bill Grogan explained that J.Garland Enterprises/ Planning Office for Urban affairs came together with St. Katherine Drexel Parish to develop both parcels that will offer many benefits to the community. Bill Grogan explained that they are at the initial permitting stage of the process and that they intend to file the Article 80 Project Notification Form to the BPDA in the upcoming weeks.
- On key characteristics of the project, Bill Grogan explained that Drexel Village will build off of the parish's long historical legacy of service to the community by expanding educational, childcares, and health care services. The project will also create affordable rental and homeownership opportunities and it will develop over an acre and a half of publicly accessible open space which will allow for opportunities for public art and community engagement. Bill Grogan further explained that by combining the Crescent Parcel and Archdiocese Parcel, it will allow for the creation of over 200 units of rental and homeownership housing in three buildings across the site. 75% of the residential units will be affordable including 11 affordable homeownership units to support wealth creation within the community. There will be residential amenity space and a management office in each of the buildings. Approximately 1,500 sq.ft of retail space on the ground floor as part of the building closest to Tremont St. and a 60 space underground parking garage. The development of Drexel Village also includes the preservation and development of the St. Francis de Sales Church where the current St. Katharine Drexel Parish is located. The renovation will allow the parish to continue to run social services programs. The proponent team has been working with ABCD to expand their space within the building as part of the renovation including an outdoor children's play area.
- On additional key elements of the project, Bill Grogan explained that the combination of the two parcels will allow for the creation of an innovative park with over 60,000 sq. ft. of open space that will allow for public art, passive recreation, and pedestrian connectivity throughout the neighborhood and the Tremont St. corridor. This will allow for the creation of a multigenerational space. The open space plan that they are developing includes a ground level garden to support the food pantry. They have also engaged with an arborist to see the existing conditions of onsite trees with the goal of maximizing preservation of existing trees and future open space area. Bill Grogan explained that this intersection where the proposed project sits serves as an entry point or gateway into Nubian Square. They have begun the process of engaging with the neighborhood about the type of art and artists they would like to see on the site with a focus on reaching out to local artists.
- On community benefits, Bill Grogan explained that the project includes the creation of affordable homeownership, down-payment assistance for potential homebuyers, asset-building program for renters, and financial literacy programs for all residents of Drexel village, creation of construction and permanent jobs.
- Bill Grogan provides an explanation of the site plan for the proposed project which includes the preservation of the St. Katherine's Drexel Parish Center, the development of three buildings, Building B1 along Tremont Street, building B2 along Melnea Cass and Raynor Circle, and Building 3 which will be connected to the parish building. Walking trails are structured throughout the site to connect to Melnea Cass to Raynor Circle to Ruggles Street and Tremont Street, connections to streets to allow for easy pedestrian access throughout the site. Also included is a tree network as well as new trees to

maximize green space. In between the parish center and B3 building the ground level garden and outdoor play area will be located.

- On milestones and timeline, Bill Grogan explained that they filed a Letter of Intent with the BPDA in December 2022 and they expect to file a Project Notification Form within the next couple of weeks to the BPDA to formally kick-off the Article 80 process. It is the proponent's goal to complete the Article 80 process by the end of the year which would allow the proponent team to start applications to both the city and state (the Executive Office of Housing and Livable Communities) there subsidy process before the end of the year. They hope to complete financing by the end of 2024/early 2025 to start construction which they expect to be a 24-month process of construction, and have stabilized occupancy three to four months after.
- In terms of project uses, Bill Grogan explained that the key highlights which again include 217 residential units with 11 affordable homeownership units and 206 rental units, over 60,000 sq. ft of open space with the combination of Crescent Parcel and the Archdiocese parcel.
- On rental units, Bill Grogan explained that there will be a total of 206 rental units with varying degrees of affordability. About a one-third of the units will be available for families earning up to 50% of Area Median Income, 15 units available for families earning up to 60% Area Median Income, 59 units for those earning up to 80% Area Median income, and 7 units up to 100% Area Median Income, and 57 units at market rate. One of the goals of Drexel Village is to create diverse housing opportunities and affordability opportunities at different income levels. Overall around 75% of rental units will be affordable across Drexel Village.
- On the homeownership units, Bill Grogan explained that they are targeting all 11 homeownership units to be affordable. Bill Grogan explained that they are proactively trying to secure additional subsidies to work to increase the number of homeownership units. Affordable homeownership are to fall under the 80% and 100% Area Median Income tiers.
- On job creation, Bill Grogan explained that they are working with Jandy construction manager. They anticipate creating approximately 1,500 construction jobs throughout the life of the project. They are also working with United Housing Management (UHM), a minority property management company. They anticipate creating 8 permanent jobs through their property management.
- Bill Grogan concluded his presentation with summarizing some community benefits of the project which include a down payment assistance program , financial literacy program, and asset building program. On the property management side, UHM has experience working with minority and women-owned businesses. Job creation will benefit the local community, they've had conversations to do outreach in the community.

Questions & Answers for Drexel Village

Community Member: Community Member expressed approval of the housing numbers. Community member followed up with questions, what and how the community package was done? Community member expressed concern around what is listed as community benefit such as working with local minority owned businesses in the community, since the community member sees that as a requirement and not a benefit. Community member also asked, how did the proponent team decide on a 25% MBE workforce number when the community is over 90% minority?

- In response to the community member's questions and comments, Bill Grogan responded, to the point of celebrating the cultural diversity of the team, over 70% of the team members are minority and women-owned businesses. J. Garland Enterprises are the co-development partners, civil engineers, and traffic consultants. Beverly has been instrumental in creating a diversity plan for Drexel Village.
- Beverly Johnson, responded the numbers for MBE and WME should have taken a closer look at because it does not encapsulate the construction job percentages. The United Housing Management (UHM) has provided preliminary projections about the amount MBE vendor opportunities once the property management firm becomes operational. There are going to be opportunities for MBEs to lease space at a subsidized rate. Beverly Johnson further explained that they haven't had the opportunity to present the community engagement plan to the community. This is a preliminary opportunity and will provide more detail in the Article 80 Filing.

RSMPOC Member: RSMPOC member explained that other developers have started reporting the rent paid by residents as a form to build credit, RSMPOC member asked if the proponent team would be willing and able to do the same for future tenants of Drexel Village?

- Bill Grogan responded that they have been partnering with financial institutions to bring financial literacy programs. Bill Grogan also explained that they are interested in taking the necessary steps to help residents build credit.

RSMPOC Member: RSMPOC Member noted that written responses are acceptable and proceeded to ask, how many units will be deed restricted? How many apprentices can you put on the jobs so young people are learning a trade? What kind of relationship are you developing with Northeastern University? What about parking, especially in relation to child care?

RSMPOC Co-Chair: RSMPOC Co-Chair noted that a written response would be acceptable and proceeded to ask, how does the down-payment assistance work? RSMPOC Co-Chair also clarified and requested for the WBE and MBE numbers to be polished so it reflects and meets the Boston Residents Job Policy of the City of Boston.

At this point the 10 minutes for question and answer concluded, Yari asked Bill to respond to the RSMPOC Member and Co-Chair's questions in the chat. The below text are Bill Grogan's written responses:

19:00:34 From Bill Grogan to Everyone:

@Dorothea, with respect to you questions: 1) homeownership units: those units are deed restricted under City and State programs. We will include details on the restrictions in our PNF application. 2) apprentices: we will work with the trades to include apprenticeships on a longer-term basis, 3) Northeastern: we will reach out to them, 4) ABCD parking - we will have designated drop-off and pick-up areas for parking that we are coordinating with ABCD and the City.

19:03:40 From Bill Grogan to Everyone:

@Steven: with respect to downpayment assistance, we are setting aside \$100,000 to be assist homebuyers, and those funds will be available for initial and subsequent homebuyers.

Yari concludes Drexel Village's presentation and comments, questions and answers period. Yari hands off the presentation to Kamran Zahedi from Urbanica Boston to present on the NUBA Residences project.

NUBA Residences

Presenter: Kamran Zahedi, Urbanica Boston

- Kamran Zahedi begins the presentation by introducing himself. He is the project manager from Urbanica for the NUBA Residences Project.
- Kamran Zahedi provides an overview of the parcel's location which is at the intersection of Melnea Cass, Harrison Ave, and Washington St. Kamran Zahedi explains that the site is approximately 47,000 square feet. The proposed project is projected to build over 100,000 square feet on the site.
- Kamran Zahedi provides the existing conditions of the site which is currently used as parking for a landscaping company.
- Kamran Zahedi explains that the project is currently in the phase of finalizing approval from BPDA and the Mayor's Office of Housing. He also states that they have been approved for the MassWorks Grant which they will use for infrastructure. They are currently waiting for the BPDA and State agreement. They are also applying for a DHCD funding mini round which is due June 30th. The construction drawings are over 60% done and they expect the construction drawings to be completed by the end of summer. Kamran Zahedi explained that after the BPDA Design Review is completed they will then go to the Boston Parks Department for their approval.
- Karan Zahedi explained that Urbanica is going to be in charge of the homeownership and the NHP Foundation is going to be in charge of the rental sections. The project proposes over 100 units, 40% of the project is homeownership and 60% of the project is rental. This project also provides artists live-work units and exhibition space.
- Kamran Zahedi then explains renderings of the projects from different perspectives including: approach on Melnea Cass Blvd., gateway Park from Melnea Cass Blvd., Gateway Park from Washington St., Gallery Storefront from Melnea Cass Blvd., Harrison Ave./ Melnea Cass Blvd., Art Walk on Backside of Building, and the Plaza between Nawn Factory / NUBA.
- Kamran Zahedi provides an explanation of the first floor site plan of the project. Kamran Zahedi explains that there are five artists' live-work spaces, amenities for the apartments, amenities for the homeownership units, bike parking and storage room, and other amenities.
- On milestones and timeline, Kamran Zahedi explains that they were designated for the parcel in April 2021. After designation the team worked to complete both city and state permits. At this point, they are 90% complete with permitting. Kamran Zahedi explains that some outstanding items that are to be finalized include: BPDA and MOH design approval, Parks Department Approval. With this timeline, he hopes to get construction started at the beginning of 2024.
- On program uses, Kamran Zahedi provides an overview of the project's different uses like 10,500 square feet of the live-work units, 2,500 square feet of art gallery/exhibition space, and 81,330 square feet of residential, 8,626 square feet of open space.
- On rental programming of the project, Kamran Zahedi hands over the presentation to NHP representative, Johanna. Johanna explains that there are a total of 64 rental units, about 10% of those

units will be set-aside for people experiencing homelessness, these vouchers will be distributed by the Boston Housing Authority for these units. Johanna explains that the project also includes low-income tax credit units set at up to 50% AMI up to 80% AMI. The project also includes 20 units up to Market Rate Units, but they are still income restricted up to 120% AMI.

- On homeownership, Kamran Zahedi explains that 45 units will be homeownership units, 16 of those will be 80% AMI, 16 units will be up to 100% AMI, and 13 units up to 120% AMI.
- On job creation, Kamran Zahedi projects they will create 150 new construction jobs. They will meet the Boston Residents Job Policy standards which are over 51% minority, 51% Boston residents, and over 12% women. They anticipate for this project to hire over 30% minority certified business. Kamran Zahedi explains that historically they have reached up to 50% minority businesses. Also, they have \$250,000 from developers' fee to distribute \$50,000 for different not for profits, \$100,000 is going to go to new entrepreneurs, and \$100,000 to activating the park and programs associated with it.

At this time Yari closes the presentation portion of the NUBA Residences portion and opens up the floor to the public for comments, questions, and answers.

RSMPOC Member: A RSMPOC member asked three questions: 1) For the artists' live-work space, how are artists defined?, 2) Is this development going to have a percentage set-aside for homeless people? Is there a possibility to target homeless veterans?, 3) What percentage of the funding is city and state subsidies?

- In response to the RSMPOC Member's question, Kamran Zahedi, responded, subsidies from city and state on the homes are +/- 9 million and the rest is regular debt in the bank. Approximately, 50% of the development costs are coming from subsidies. Johanna from NHP responded to the artists live-work question, she explained that they will be using the artist housing certification eligibility presented by the Mayor's Office of Arts and Culture (MOAC). Johanna explained that MOAC considers artists in the disciplines of visual arts, performance arts, and literary arts. In terms of subsidies for the rental portion, Johanna explained that most funding sources are coming from federal and state low-income tax credits that are provided by DHCD. Johanna explained that they received an award for 2.5 million from the Boston Mayor's Office of Housing (MOH). She explained that they are pursuing approximately 3 to 4 million of subsidies through DHCD. In response to targeting homeless veterans, Johanna confirmed that they could consider them for the homeless set-aside units.

Community Member: When will housing opportunities start coming online?

- In response to a community member's question, Kamran Zahedi responded appropriately in January 2026 .

RSMPOC Co-Chair: Request to have the benefits outlined in the presentation in written form to include in progress reports. What is the total cost of subsidies and is that secured?

- In response to the RSMPOC Co-Chair's request, Kamran Zahedi, responded that on the homeownership side, the subsidies have been secured and part of the rental has been secured. In response to the rental portion, Johanna explained that the subsidies have not been secured yet but they have been invited by DHCD to submit a pre-application by June 30th for the mini round and the full application is due September 30th. This round is for high-readiness projects, these are projects that are ready to close shortly after award.

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Community Member [Chat Question]: Does the 30% apply to MBE and WBE?

- In response to the chat question, Kamran Zahedi confirmed that that is correct.

Community Member [Chat Question]: What are the proposed terms for the deed restrictions on the homeownership units?

- In response to the chat question, Kamran Zahedi, responded that they are following Mayor's Office of Housing (MOH) guidelines, which is 35 years of restricted deed. Kamran Zahedi explained that this is something that they don't control, MOH does.

RMSPOC Co-Chair: RMSPOC Co-Chair requested clarification on developer/ MOH collaboration in creation of deed restrictions.

- In response, Kamran Zahedi clarified that they need to follow the City of Boston's Mayor's Office of Housing guidelines for affordable homeownership.

Community Member: The community member wanted to put forth in the record their support for sensible deed restrictions. Community further commented that 30 to 50 year restrictions in Roxbury turns Roxbury homeowners into tenants.

- RMSPOC Co-Chair, in response to community member's comments, RMSPOC Co-Chair wanted to clarify that 35-year deed restrictions has been imposed by the City or has it been flexible in past history?
- In response to the Co-Chairs clarification question, the same community member explained that the houses that the city helped build in the late 90s and early 2000s, recipients of this housing thought they were purchasing homes with 10-year deed restrictions and they are now being told that they were 30-year deed restrictions and being asked to sign additional 10-years. Further, community member explained that their understanding is that the state has a different policy than the city.

At this point, Yari closed the comments, questions, and answers portion for the NUBA Residences and passed the presentation over to Andre Jones from Nuestra Comunidad to provide an update on the Bartlett Place projects.

Bartlett Place

Presenter: Andre Jones, Nuestra Comunidad

The Kenzi

- Andre Jones began the presentation by providing an overview of the Kenzi which is a development of Preservation of Affordable Housing (POAH). He explained that the Kenzi is a senior building of 50 units. The unit also includes an accessory 1,000 sq ft. art gallery that Nuestra Comunidad will rent as an amenity to OASIS, the public park.
- Andre Jones provided an overview of the Bartlett Place Site Plan and pointed out the project's updates for the evening which included: Bartlett A (recently completed), The Kenzi, Bartlett D, Bartlett F1 & F3, F5.

- On the Kenzi, the construction start was October 2021 and they reached 50% completion in March 2023. Andre Jones explained that they are 70% construction completion at the time of this presentation.
- On the Kenzi programming, Andre explained that there are 17 parking spaces, 50 units, and the art gallery.
- Andre handed the presentation over to Charlie Dirac from POAH to review the unit affordability breakdown. Charlie Dirac continued by explaining that the overall project has a range of affordability from 30% AMI up to 80% AMI which is reflective of the early planning conversations when the project started.
- On the Kenzi workforce numbers, Charlie Drac explained that construction is about 70-75% complete. Charlie Drac explained that they've been working with NEI directly to address the resident hiring figures. Charlie Drac explained that Andre Barber from NEI has been active to address this to do outreach in the community such as job fairs. Charlie Drac explained that they are continually working to get the resident numbers up,

Bartlett A

- Andre Jones moved on to provide a project update on Bartlett A which was recently completed and about to fully leased up. Andre Jones expects for the building to reach stabilization 3 months from the meeting. Andre Jones explained that the building also houses commercial space about 12,000 sq. ft. Andre Jones added that NEI is that contractor for the project and they are opening up a work lab in one of the spaces. Andre Jones explained that they are in process of finding a tenant for the restaurant space - they are working hard to ensure that it is a local proprietor. The building also includes 4 artists' live-work spaces.
- Andre Jones explained the location of Bartlett in the site plan.
- On key milestones for Bartlett A, Andre Jones explained that construction completed in March 2023. They are currently working on leasing the building.
- On Bartlett A programming, Andre Jones explained that the project includes 58 parking spaces, 12,000 sq. ft. of commercial space, 66, 327 sq. ft. of residential space, and 4 artists' live-work units.
- Andre Jones took a pause to answer a community member's question about the restaurant space, to which Andre responded that the restaurant space is approximately 4,000 sq. ft.
- On affordability levels for the residential units, Andre explained that it is a range of incomes from low-income (30% AMI) up to 80% AMI.
- On workforce numbers for Bartlett A, Andre Jones explained that Windale is 50% partners for Bartlett Station so they set high goals for each phase. Andre Jones explained that their goals are to achieve 60% minority hours, 15% female hours, and 51% Boston resident hours. Andre Jones explained that for Bartlett A they reached the minority hours goal at 74%, the female hours were 8% and the Boston resident hours were 33%. Andre Jones explained that they are trying to get those numbers up in subsequent phases.
- Andre Jones provided an overview of workforce numbers for the Kenzi and Bartlett A.

Bartlett F5

- Andre provided some key highlights for Bartlett F5 which is the final rental phase of Bartlett Place. This building includes 44 affordable rental units and approximately 2,000sq. ft. for community space. There

is community space for the residents of the building but this 2,000 sq ft. is open to the Roxbury neighborhood.

- On the site plan, Andre Jones explained the location of Bartlett F5 on the Bartlett Place site plan.
- On F5 regulatory milestones and timeline, Andre Jones explained that Bartlett F5 has received Article 80 approval, and it is fully subsidized by the city and the state. Andre Jones explained that the city awards north of 2 million dollars and the state awards just under 10 million dollars on low-income tax credits along with other monies from the state. Andre Jones explained that they expect financial closing to occur in September 2023 with a potential construction start in December 2023, and an expected construction completion of June 2025.
- On F5 programming, Andre Jones explained that there are 26 parking spaces associated with the building, 36,520 sq. ft. of residential, and 2,000 sq. ft. of community space.
- On F5 residential affordability, Andre Jones emphasized that they wanted to ensure this building was true-mixed income; there is an up to 80% AMI tier in this project as well. Andre Jones explained that the whole project is distributed from up to 30% AMI to 80% AMI.
- On F5 workforce numbers, Andre Jones explained that the building is not yet under construction but a general contractor has been selected - Ball Hill Builders. Andre Jones went over the workforce number goals for the building when it does begin construction which are: 60% minority hours, 15% female hours, and 51% Boston resident hours.

Bartlett F1 & F3

- Andre Jones provided key highlights of Bartlett Buildings F1 and F3 which includes 24 units that are 100% affordable homeownership. 21 of the 24 units are 3 bedroom units and the remaining 3 are 2-bedroom and townhouse style. 3 buildings make up F3 and it fronts Lambert St and it is a total of 16 units. F1 fronts Guild St.
- On milestones and timeline, Andre explained that F1 and F3 has been fully funded by the city and it will receive MassHousing funds. It is currently under the Article 80 process and they hope to receive BPDA board approval in July 2023. Andre explained that they hope to complete financial closing in October 2023.
- On affordability, Andre Jones explained that 50% of the units are 80% Area Median Income (AMI) and the other 50% are 100% AMI, no market units.
- On job creation goals, the goals are the same to reach 60% minority hours, 15% female hours, and 51% Boston residents.

Yari closed the presentation portion for Bartlett place and opened the floor for 15 minutes of comments, Questions, and Answers on all the Bartlett Projects presented.

RSMPOC Member: An RSMPOC asked for clarification on NEI.

- In response, Andre explained that the work-lab concept will provide resources to individuals in the community that 1) interested in getting into the trades, 2) want to become a general contractor, and 3) want to move from general contractor to development role. NEI will provide resources to fill these jobs and become entrepreneurs.

RSMPOC Member: What is NEI doing in Bartlett Yard in terms of employing people. RSMPOC referenced a workforce statistic for the Kenzi project that 70% of jobs are going to non-Boston residents. What will NEI do to

ensure that workforce numbers meet the Boston Jobs Residency Policy which are 51% people of color, 51% Boston residents and 15% women?

- Andre expressed and shared disappointment about the Boston resident numbers. Andre explained that they are working closely with NEI to ensure the numbers increase with the Kenzi. Charles Dirac from POAH also chimed in and explained that it is a priority to increase the workforce number and increase outreach. Charlie explained that they are struggling to find available workers for a large project like Bartlett. NEI has had approximately 15 new hires that are Boston residents but on a project of this scale, that number doesn't really change the overall percentages due to size of the project. However, outreach efforts are continuing.

RSMPOC Co-Chair: RSMPOC Co-Chair made a request to invite NEI at the next Bartlett presentation so they can share some of the challenges.

- Andre and Charlie agreed that's a doable request.

RSMPOC Member: Has there been discussion about pets in the property? Will there be a pet-relief area part of the whole Bartlett Yard? Follow-up question with managing trash?

- Andre Jones responded that they have encountered some problems already at Bartlett. They are having discussions with the property management company, Winn, to come up with a solution. On the trash management question, Andre explained that they will circle back with more details but provided that the location of trash rooms are integral components of site plans so there has been thought on how residents can best dispose of their trash.

Community Member [Chat]: A community member typed in the chat the following statement, given the significant amount of public funds invested in this project, there is clearly something that the Committee can recommend to be done for the correction of the workforce numbers.

Community Member [Chat]: A community member types in the chat the following statement, appreciating the inclusion and prioritization of family sized units.

RSMPOC Member: Who will the community space be available to? What has been discussed to mean Roxbury residents? Who will manage the Art Gallery?

- Andre responded they hope Roxbury groups that will like to have a meeting or event make use of the space. Andre added that the Oasis park will be made available to promote neighborhood art, history, and wellness. Andre explained that the Oasis is meant to host various means of arts. The community space is meant to draw people into the building. Andre emphasized that they hope the community space serves the immediate area and Nubian Square area, Tomy's rock, Highland Park, Garrison Trotter. At the Art Gallery, Nuestra Comunidad will manage it and rent it from POAH. The art gallery is supposed to complement the public park. Nuestra Comindad wanted to collaborate with the Mayor's Office of Arts and Culture to find a local organization that would run the gallery and find local artists.

RSMPOC Member: Do Bartlett residents pay for parking and how does the development address congestion in the area? RSMPOC Member made a comment about providing parking inside Bartlett Yard to avoid on-street parking.

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- Andre responded that he needs to circle back on the parking question - it might be the case for certain buildings but not all. Bartlett B garage is not full. Andre added that they are creating parking spaces on Lambert.

Meeting Adjourned:

Yari Cortez (BPDA) wrapped up the comment, question and answer period. Yari thanked everyone for their time and attendance. Yari handed it over to RSMPOC Co-Chair Norm Stembridge for closing remarks. Norm called a motion to adjourn the meeting. Motion was seconded.

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