


Roxbury Strategic Master Plan Oversight Committee Meeting

June 05, 2023

1. RSMPOC

Welcome and Orientation

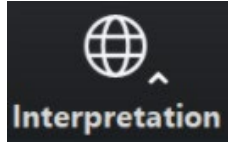
Meeting Recording

At the request of community members, this event will be recorded and posted on the Roxbury Strategic Master Plan webpage at bit.ly/theRSMPOC for those who are unable to attend the Zoom event live.

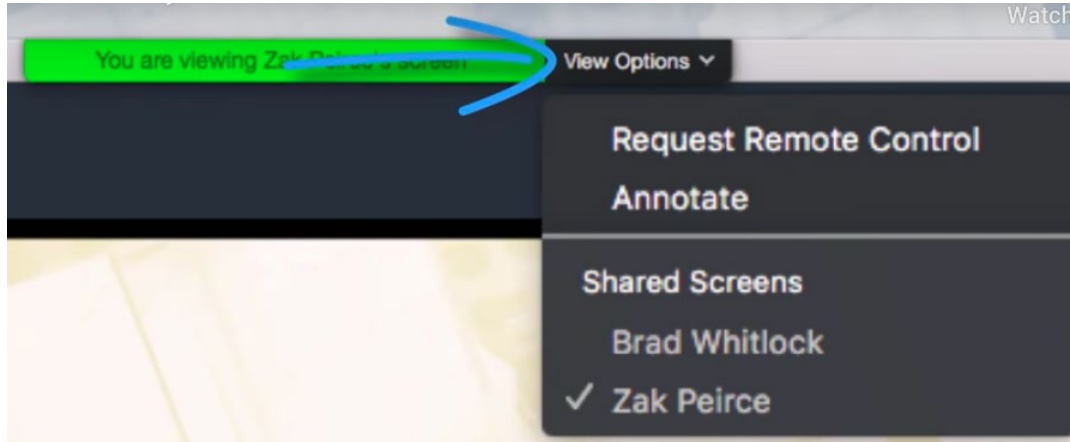
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

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

Interpretation and Translation



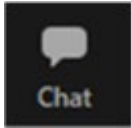
- “Spanish” –for Spanish
- “Haitian Creole” –for Haitian Creole
- “English” – for English
- “Cape Verdean Creole” - Cape Verdean Creole



Zoom Tips

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

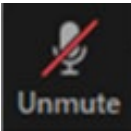
Your controls are at the bottom of the screen



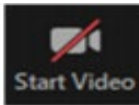
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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

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 yarisamar.cortez@boston.gov

Agenda

1. RSMPOC Welcome

2. Project Updates –

- Drexel Village
- NUBA
- Bartlett Place

RSMPOC Overview and Updates

First Monday of the month

January 9, 2023

February 6, 2023

March 6, 2023

April 3, 2023

May 1, 2023

June 5, 2023

July 10, 2023

No Meeting in August

September 11, 2023

October 2, 2023

November 6, 2023

No Meeting in December

RSMPOC Responsibilities

- 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.

- 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.

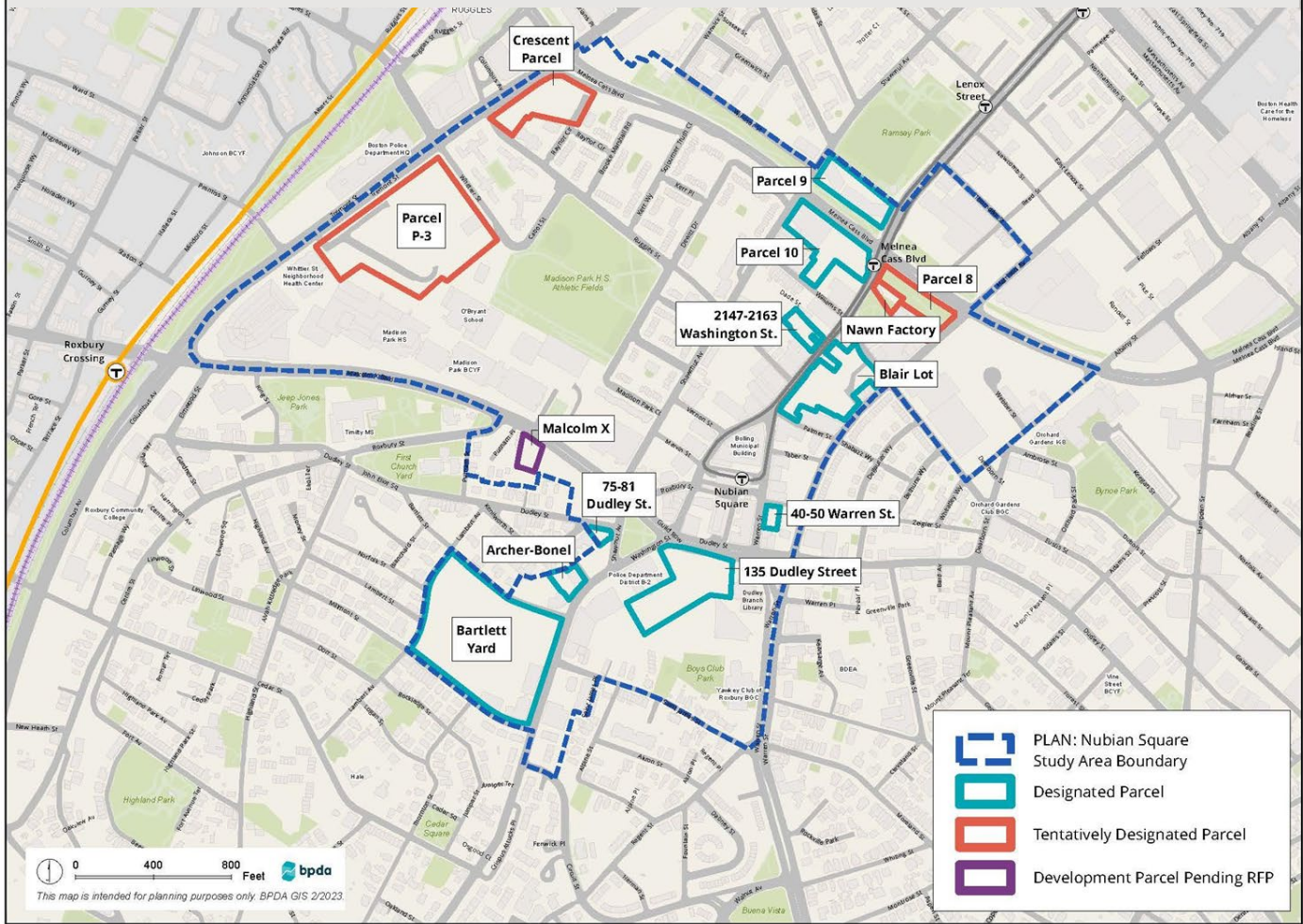
For more information about upcoming meetings, development projects and how to get involved, visit bit.ly/theRSMPOC

Original 2004 Master Plan Goals

- 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. Drexel Village

Real Estate Disposition Status



Drexel Village

Current Project Phase: Permitting

Proposed Project Highlights:

Residential: 217 units of rental and homeownership units in three buildings.

- Approximately 75% of the residential units will be affordable, including 11 affordable homeownership units to support wealth creation.
- Residential amenity space and management offices are provided in each building.

Retail/Commercial Space/Parking

- Approximately 1,500 gross square feet of retail/commercial space.
- 60-space underground parking garage

Renovation of St. Katharine Drexel Parish Center

- The Parish Center renovation will allow the SKD to continue providing the social service and educational programs that are vital to enriching the quality of life for the surrounding community for over 20 years.

Community/Social Service Components

- Expanded *space for ABCD program*
- Sr. Mary Hart Children's Program, Timothy Smith Network and Food Pantry

Drexel Village

Proposed Project Highlights:

Open Space

- Over 60,000 square feet of open space will provide public art, passive recreation, and pedestrian connectivity to the neighborhood's open network along the Tremont Street corridor.
- The Open Space Plan also includes a ground-level garden to provide nutritious fruits and vegetables to support the Food Pantry.
- An arborist has joined the project team to evaluate the existing condition of on-site trees with the goal to optimize the number of trees that are retained.

Public Art

- Given the site's prominent location at the intersection of Melnea Cass Boulevard and Tremont Street, it will serve as the gateway to Roxbury Cultural District, and a major focal point of public art that celebrates the rich cultural history and diversity of the neighborhood
- The development team has begun the process of engaging with the neighborhood to get their ideas about the type of public art they would like to see on the site.

Economic and Community Benefits

- Creation of Affordable Homeownership, Downpayment Assistance and Asset Building Program and Financial Literacy Program
- Development of opportunities for local minority and women owned businesses
- Generation of construction and permanent jobs

Drexel Village Project Site



Crescent Parcel | St Katherine Drexel Parish
Boston, MA | December 6, 2022 | 19004 | © The Architectural Team, Inc. **DRAFT**

Site Plan

Planning Office for Urban Affairs
ARCHITECTURE OF BOSTON

JGE ground **tat**
ESTABLISHED

Drexel Village Regulatory Milestones & Timeline

Stabilized Occupancy	Expected April 2027
Construction Completion	Expected January 2027
50% Construction Completion	Expected January 2026
Construction Start	Expected January 2025
Completed Financing	Expected January 2025
State Subsidy Awards	Expected July 2024
City Subsidy Awards	Expected December 2023
Public Improvement Commission Approval	Expected September 2024
Zoning Board of Appeal Board (ZBA)	N/A
Article 80 Board Approval	Expected November 2023
BCDC Approval* 100,00 sq ft or significant public realm	Expected November 2023
Article 80 Review Start (LOI Filed)	LOI filed December 2022; PNF expected to be filed June 2023
BPDA or Mayor's Office of Housing (MOH Developer Designation)	<i>WE ARE HERE</i>

Drexel Village

Project Uses and Programming

Parking Spaces (# of spaces)	~ 60
Commercial (sq.ft.)	~ 1,450
Office (sq.ft)	N/A
Cultural (sq.ft)	~26,100
Residential (sq.ft.)	217 units
Open Space (sq.ft.)	~60-65,000
Other Uses (please specify) (sq.ft.)	~2,100

Drexel Village Rental Units Overview

	Homeless set-aside 30% AMI <i># of Units / Average Rent</i>	Low Income Up to 50% AMI (Includes homeless set-aside) <i># of Units / Average Rent</i>	Middle Income Up to 60% AMI <i># of Units / Average Rent</i>	Middle Income Up to 80% AMI <i># of Units / Average Rent</i>	Up to Market Rate <i># of Units / Average Rent</i>	Total Rental Units
Studio	0	0	0	0	0	0
1 Bedroom	8 / \$590	23 / \$1,031	3 / \$1,252	21 / \$1,584	23 2 @ 100% AMI \$2,136 21 @ Market @2,700	69
2 Bedroom	17 / \$659	29 / \$1,164	7 / \$1,417	33 / \$1,795	37 4 @ 100% AMI \$2,426 3 @ Market \$4,000	106
3+ Bedroom	13 / \$74	16 / \$1,303	5 / \$1,586	5 / \$2,011	4 1 @ 100% AMI \$2,721 3 @ Market \$4,000	31
Total Units	38	68	15	59	64 7 @ 100% AMI 57 @ Market	206
Percent Total Units	18%	33%	7%	29%	31%	

Drexel Village Homeownership Units Overview

	Middle Income Up to 80% AMI <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	Middle Income Up to 100% AMI <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	Up to Market Rate <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	Total Homeownership Units
Studio				
1 Bedroom				
2 Bedroom	8 / \$213,700	3 / \$290,400		11*
3+ Bedroom				
Total Units	8	3		11
Percent Total Units	73%	27%		

* Depending on the availability of additional subsidies, the developer will work to increase the number of affordable homeownership units.

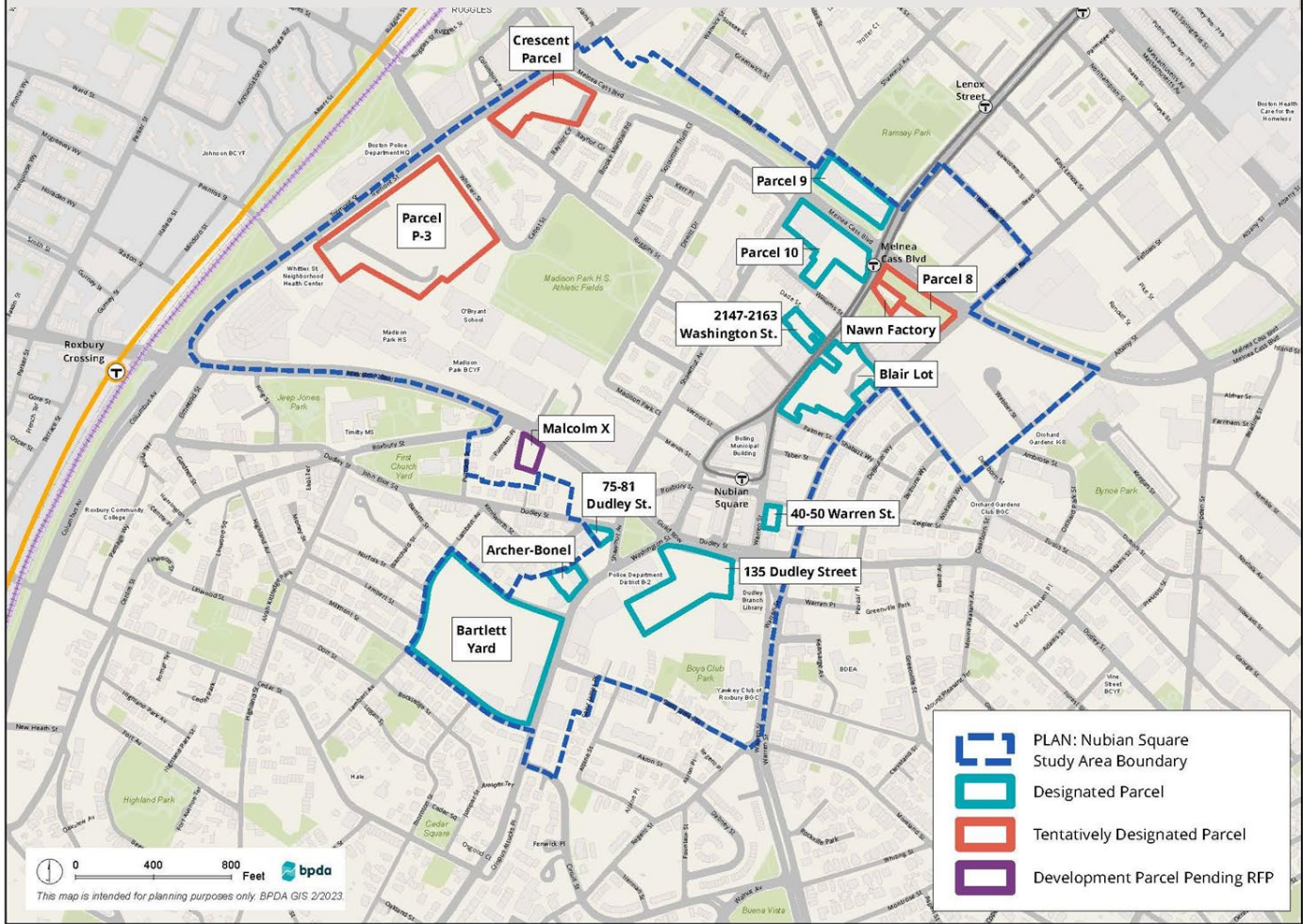
Drexel Village

Job Creation in Percentages

Created	N/A
Minority/Women Business Enterprises (MWBE) Created	N/A
Projected	1,448 construction jobs, 8 permanent jobs
Minority/Women Business Enterprises (MWBE) Project	25% MBE; 10% WBE

3. NUBA

Real Estate Disposition Status



NUBA

Current Project Phase:

- BPDA and MOH Design Review - In process
- Agreements w/ BPDA for Massworks - In process – Anticipated completion June 2023
- NUBA Apartments applying for DHCD Funding Mini Round– Pre app due June 30, 2023
- Construction Drawings – In process – Anticipated completion in Summer 2023
- Boston Parks Department – After BPDA Design Review completed

Proposed Project Highlights:

- Land SF - 47,333 sf
- Building GSF - 110,500 gsf

Development Entities: NUBA LLC

Urbanica Inc. – NUBA Homes Developer

NHP Foundation – NUBA Apartments Developer



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



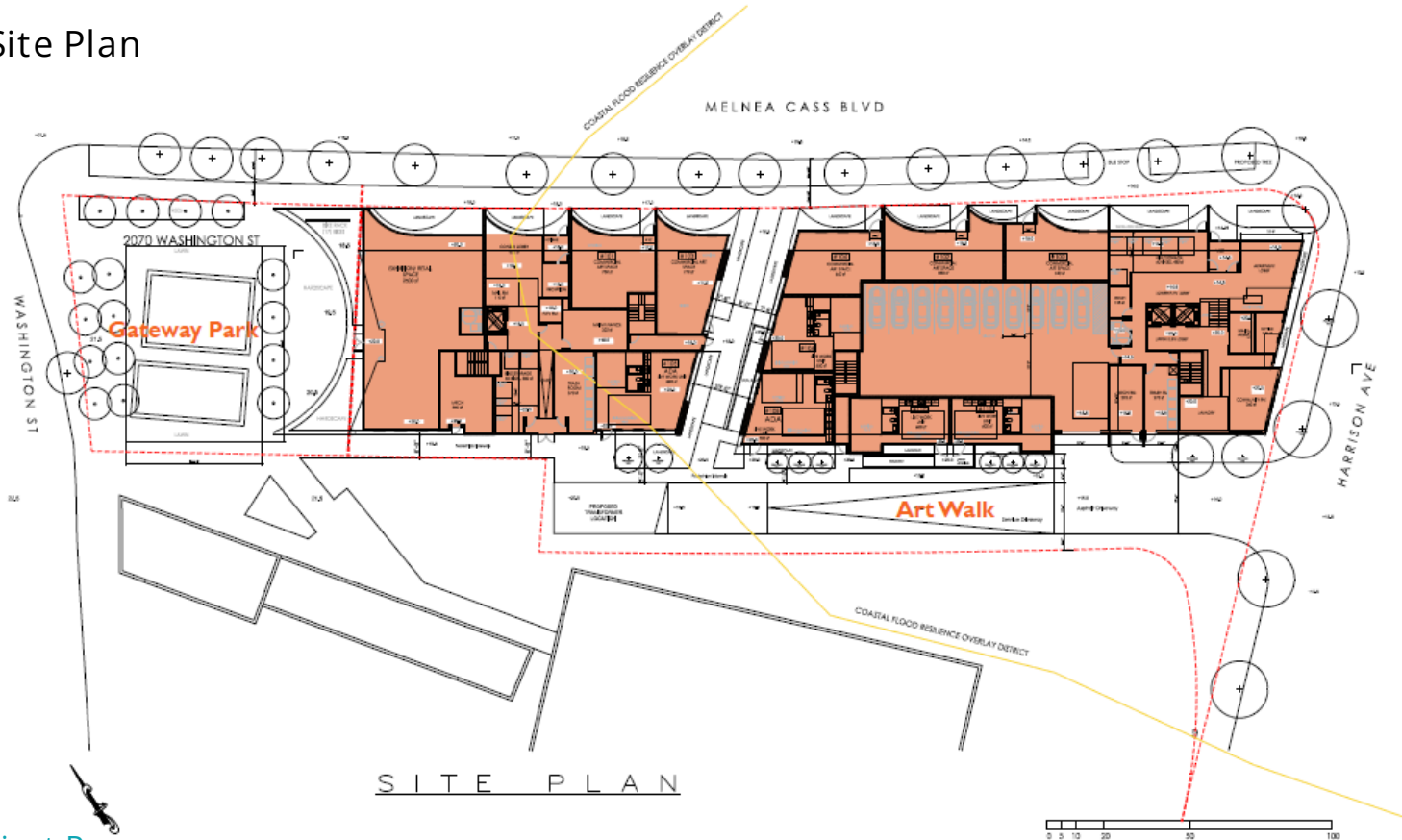
ART WALK ON BACKSIDE OF BUILDING



PLAZA BETWEEN NAWN FACTORY/ NUBA



Project Site Plan



NUBA Regulatory Milestones & Timeline

Stabilized Occupancy	
Construction Completion	Expected Q1 2026
50% Construction Completion	Expected Q1 2025
Construction Start	Expected Q1 2024
Completed Financing	90 Days Prior to Construction Start
State Subsidy Awards	Pending
City Subsidy Awards	Completed
Public Improvement Commission Approval	After BPDA Design Approval
Zoning Board of Appeal Board (ZBA)	September 27, 2022
Article 80 Board Approval	June 16, 2022
BCDC Approval* 100,00 sq ft or significant public realm	March 1, 2022
Article 80 Review Start (LOI Filed)	September 21, 2021
BPDA or Mayor's Office of Housing (MOH Developer Designation)	April 15, 2021

WE ARE HERE

Project Uses and Programming

Parking Spaces (# of spaces)	10
Commercial (sq.ft.)	10,500 sq.ft. (5 artist work spaces)
Office (sq.ft)	N/A
Cultural (sq.ft)	2,500 Art Gallery / Exhibition Space
Residential (sq.ft.)	81,330 sq.ft
Open Space (sq.ft.)	8,626 sq.ft (Gateway Park)
Other Uses (please specify) (sq.ft.)	N/A

Rental Units Overview

	Homeless set-aside 30% AMI <i># of Units / Average Rent</i>	Low Income Up to 50% AMI (Includes homeless set-aside) <i># of Units / Average Rent</i> <i>2 Project-Based Voucher form BHC 20 units / \$1,153**</i>	Middle Income Up to 60% AMI <i># of Units / Average Rent</i>	Middle Income Up to 80% AMI <i># of Units / Average Rent</i>	Up to Market Rate <i># of Units / Average Rent</i>	Total Rental Units
Studio	0	0	0	0	0	0
1 Bedroom	1	8	4	2	6	21
2 Bedroom	4	8	0	8	13	33
3+ Bedroom	2	6	0	1	1	10
Total Units	7	22	4	11	20	64
Percent Total Units	11%	34%	6%	17%	31%	100%

* AMI is an acronym for Average Median Income. AMI is based on where you live and your household size

** Avg. Rents are based on 2022 BPDA Affordable Rent Limits

Parcel 8 – NUBA

Homeownership Units Overview

	Middle Income Up to 80% AMI <i>16 units / \$220,881**</i>	Middle Income Up to 100% AMI <i>16 units / \$289,194</i>	Up to 120% AMI <i>13 units / \$366,585</i>	Total Homeownership Units
Studio				
1 Bedroom	13	12	7	32
2 Bedroom	3	4	6	13
3+ Bedroom	0	0	0	0
Total Units	16	16	13	45
Percent Total Units	36%	36%	28%	100%

* AMI is an acronym for Average Median Income. AMI is based on where you live and your household size

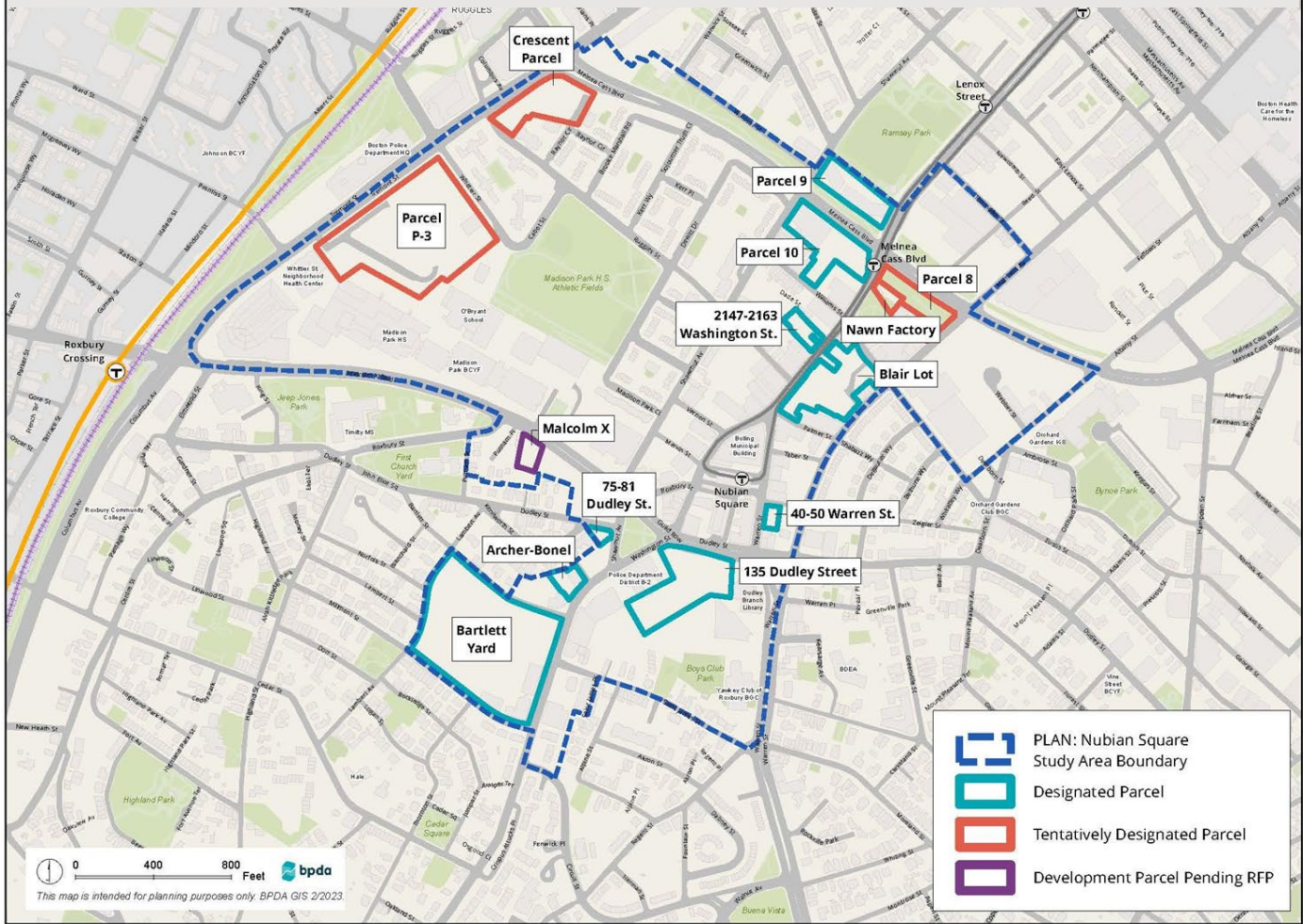
** Avg. Sales prices are based on 2022 BPDA Affordable Sales Limits

Job Creation in Percentages

Created	N/A
Minority/Women Business Enterprises (MWBE) Created	N/A
Projected	150 new jobs projected
Minority/Women Business Enterprises (MWBE) Projected	> 30% projected

2. Bartlett Place

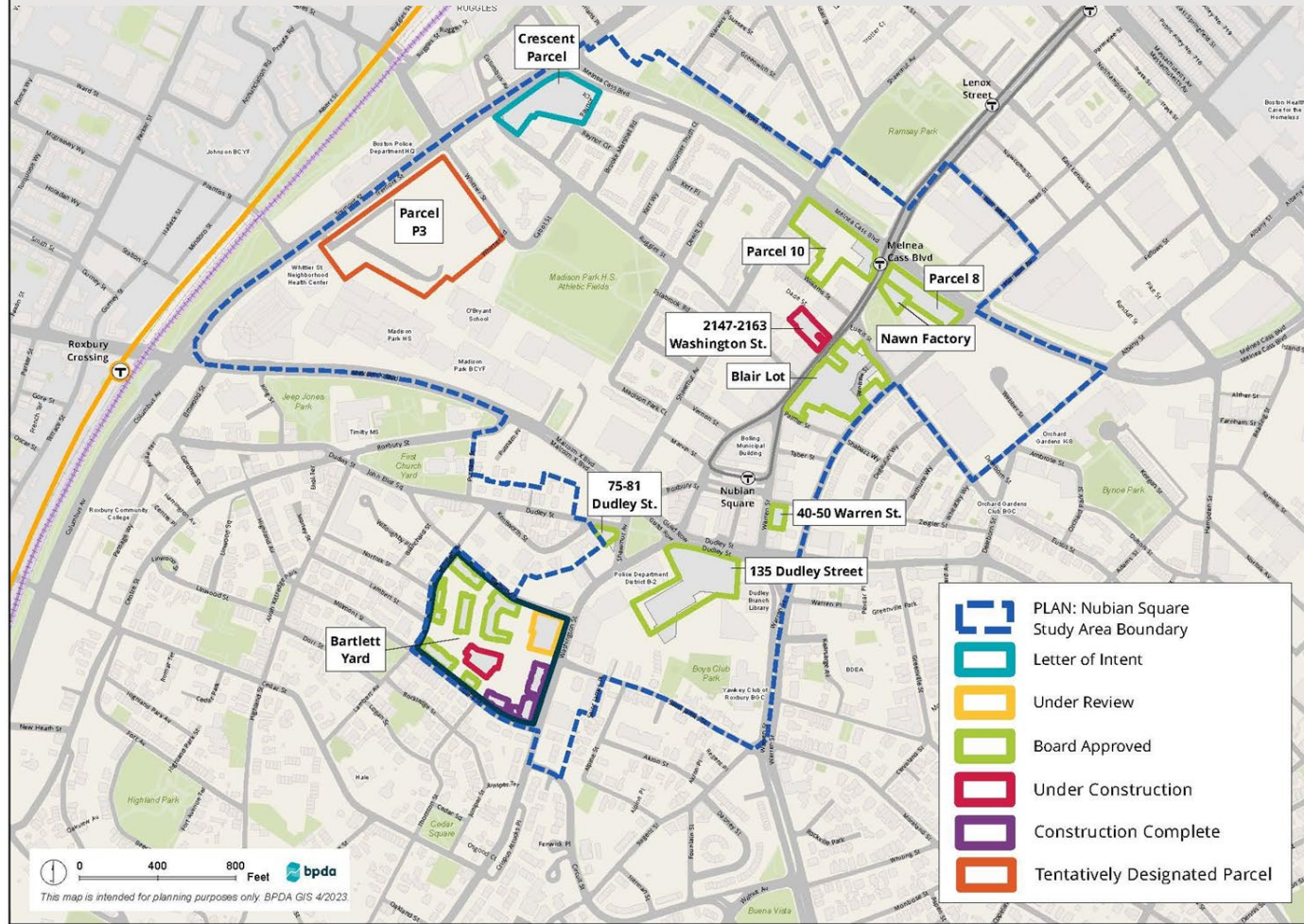
Real Estate Disposition Status



0 400 800 Feet bpda
This map is intended for planning purposes only. BPDA GIS 2/2023

- PLAN: Nubian Square Study Area Boundary
- Designated Parcel
- Tentatively Designated Parcel
- Development Parcel Pending RFP

Article 80 Project Phase



The Kenzi

Current Project Phase: Construction

Proposed Project Highlights:

- 50 Senior Rental Units
- 1,070 SF Art Gallery

Development Entities: POAH



The Kenzi

Project Site Plan

BARTLETT PLACE Roxbury, MA

PROGRAM

<p>A 60 RENTAL UNITS* (27+27 Parking) 14,000SF +/- RETAIL/COMMERCIAL* 94,264 +/- GROSS SF 92,832 +/- FAR SF 47,916 +/- SF LOT AREA 1.94 FLOOR AREA RATIO</p> <p><i>* Proposed Amendment</i></p> <p>B 60 RENTAL UNITS (46+26 Parking) 13,000 SF +/- RETAIL 104,752 +/- GROSS SF 102,775 +/- FAR SF 63,756 +/- SF LOT AREA 1.61 FLOOR AREA RATIO</p> <p>C 61 HOMEOWNERSHIP UNITS 106,200 +/- GROSS SF 104,076 +/- FAR SF 39,273 +/- SF LOT AREA 2.65 FLOOR AREA RATIO</p> <p>D 50 ELDERLY RENTAL UNITS (17+5 Parking) 57,538 +/- GROSS SF 42,867 +/- FAR SF 31,784 +/- SF LOT AREA 1.35 FLOOR AREA RATIO</p> <p>E 16 HOMEOWNERSHIP UNITS 27,732 +/- GROSS SF 27,598 +/- FAR SF 13,765 +/- SF LOT AREA 2.09 FLOOR AREA RATIO</p>	<p>F1 8 HOMEOWNERSHIP UNITS (8 Parking) 13,789 +/- GROSS SF 13,512 +/- FAR SF 14,728 +/- SF LOT AREA 0.92 FLOOR AREA RATIO</p> <p>F2 28 HOMEOWNERSHIP UNITS (30 Parking) 57,606 +/- GROSS SF 44,988 +/- FAR SF 29,315 +/- SF LOT AREA 1.54 FLOOR AREA RATIO</p> <p>F3 16 HOMEOWNERSHIP UNITS (26 Parking) 25,600 +/- GROSS SF 25,088 +/- FAR SF 28,744 +/- SF LOT AREA 0.87 FLOOR AREA RATIO</p> <p>F4 37 HOMEOWNERSHIP UNITS (22+10 Parking) 59,068 +/- GROSS SF 48,792 +/- FAR SF 23,438 +/- SF LOT AREA 2.08 FLOOR AREA RATIO</p> <p>F5 44 RENTAL UNITS (26 Parking) 49,558 +/- GROSS SF 48,712 +/- FAR SF 27,843 +/- SF LOT AREA 1.75 FLOOR AREA RATIO</p>
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LEGEND

BUILDINGS A & B - MIXED-USE RETAIL, COMMERCIAL & HOUSING	GREEN OPEN SPACE
BUILDING D - ELDERLY HOUSING	PAVED OPEN SPACE
BUILDINGS C, E, & F 1&4 - HOMEOWNERSHIP	MASSWORKS INFRASTRUCTURE
BUILDING F5 - RENTAL HOUSING	NEW PRE-CAST BLOCK RETAINING WALL
	EXISTING STONE RETAINING WALL
	PROPERTY LINE

PHASING

COMPLETED	CONCEPT&DESIGN	PERMITTING/ZONING
FUNDING APPLICATION CYCLE	CONSTRUCTION	CONSTRUCTION START



SEP 23, 2020

The Kenzi Regulatory Milestones & Timeline

Stabilized Occupancy	
Construction Completion	Expected September 2023
50% Construction Completion	March 2023
Construction Start	October 2021
Completed Financing	Yes
State Subsidy Awards	Yes
City Subsidy Awards	Yes
Public Improvement Commission Approval	N/A
Zoning Board of Appeal Board (ZBA)	N/A
Article 80 Board Approval	Yes
BCDC Approval* 100,00 sq ft or significant public realm	Yes
Article 80 Review Start (LOI Filed)	Yes
BPDA or Mayor's Office of Housing (MOH Developer Designation)	N/A

WE ARE HERE

The Kenzi

Project Uses and Programming

Parking Spaces (# of spaces)	17
Commercial (sq.ft.)	N/A
Office (sq.ft)	N/A
Cultural (sq.ft)	1,070 SF Art Gallery
Residential (sq.ft.)	
Open Space (sq.ft.)	N/A
Other Uses (please specify) (sq.ft.)	

The Kenzi

Rental Units Overview

	Homeless set-aside 30% AMI <i># of Units / Average Rent</i>	Low Income Up to 50% AMI (Includes homeless set-aside) <i># of Units / Average Rent</i>	Middle Income Up to 60% AMI <i># of Units / Average Rent</i>	Middle Income Up to 80% AMI <i># of Units / Average Rent</i>	Up to Market Rate <i># of Units / Average Rent</i>	Total Rental Units
Studio	N/A	N/A	N/A		N/A	0
1 Bedroom	6 (30% inc.)	10 (\$1,146)	23 (\$1,374)*		8	47
2 Bedroom	2 (30% inc.)	0 (\$1,376)	0 (\$1,650)*		1	3
3+ Bedroom	0 (30% inc.)	0 (\$1,589)	0 (\$1,905)*			0
Total Units	8 (30%inc.)	10	23		9	50
Percent Total Units	16%	20%	46%	* Includes up to 80% Units	18%	

* AMI is an acronym for Average Median Income. AMI is based on where you live and your household size

The Kenzi

Job Creation in Percentages

Created	
Minority/Women Business Enterprises (MWBE) Results	76% Minority Hours / 9% Female / 13% Boston Residents
Projected	
Minority/Women Business Enterprises (MWBE) Goals	60% Minority Hours / 15% Female / 51% Boston Residents



Bartlett A

Current Project Phase: Lease Up

Proposed Project Highlights:

- 47,916 Land SF
- 82,759 Gross Floor Area
- 66,327 Residential Gross SF
- 12,000 Commercial SF
- 60 Affordable Rentals
- NEI Work Lab

Development Entities: Nuestra Comunidad



Bartlett A

Project Site Plan

BARTLETT PLACE Roxbury, MA

PROGRAM

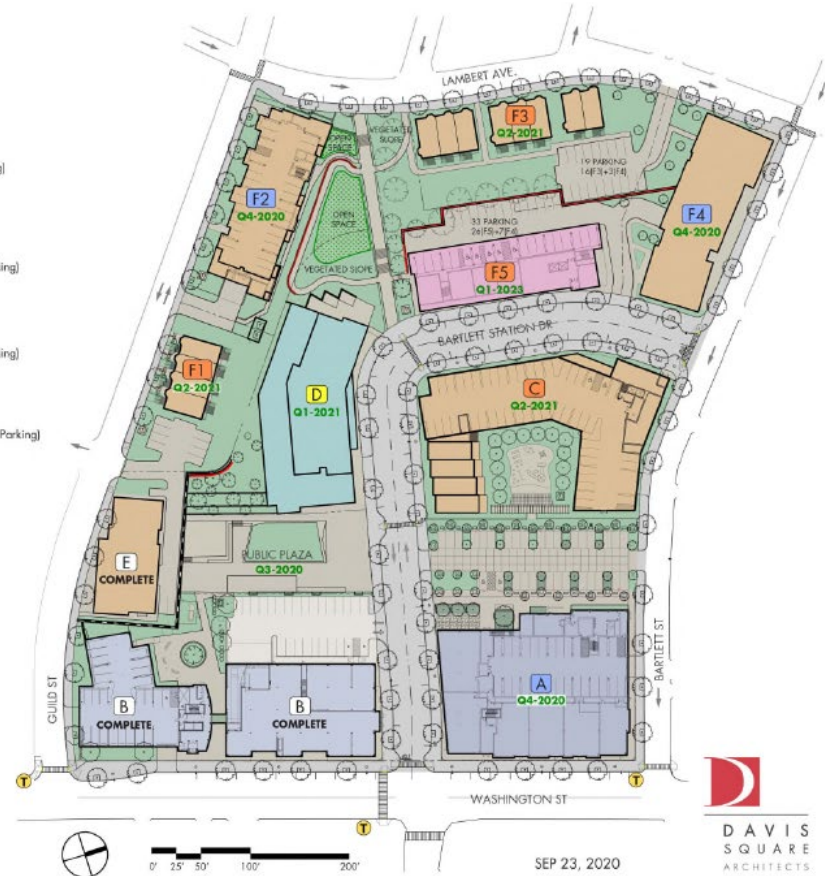
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LEGEND

 BUILDINGS A & B - MIXED-USE RETAIL, COMMERCIAL & HOUSING	 GREEN OPEN SPACE
 BUILDING D - ELDERLY HOUSING	 PAVED OPEN SPACE
 BUILDINGS C, E, & F1-F4 - HOMEOWNERSHIP	 MASSWORKS INFRASTRUCTURE
 BUILDING F5 - RENTAL HOUSING	 NEW PRE-CAST BLOCK RETAINING WALL
	 EXISTING STONE RETAINING WALL
	 PROPERTY LINE

PHASING

 COMPLETED	 CONCEPT & DESIGN	 PERMITTING / ZONING
 FUNDING APPLICATION CYCLE	 CONSTRUCTION	 CONSTRUCTION START



SEP 23, 2020

Bartlett A Regulatory Milestones & Timeline

Stabilized Occupancy	
Construction Completion	March 2023
50% Construction Completion	N/A
Construction Start	N/A
Completed Financing	Yes
State Subsidy Awards	Yes
City Subsidy Awards	Yes
Public Improvement Commission Approval	N/A
Zoning Board of Appeal Board (ZBA)	N/A
Article 80 Board Approval	Yes
BCDC Approval* 100,00 sqft or significant public realm	Yes
Article 80 Review Start (LOI Filed)	Yes
BPDA or Mayor's Office of Housing (MOH Developer Designation)	N/A

WE ARE HERE

Bartlett A

Project Uses and Programming

Parking Spaces (# of spaces)	58
Commercial (sq.ft.)	12,000
Office (sq.ft)	N/A
Cultural (sq.ft)	N/A
Residential (sq.ft.)	66,327
Open Space (sq.ft.)	N/A
Other Uses (please specify) (sq.ft.)	4 Artist Live / Work Units

Bartlett A

Rental Units Overview

	Homeless set-aside 30% AMI <i># of Units / Average Rent</i>	Low Income Up to 50% AMI (Includes homeless set-aside) <i># of Units / Average Rent</i>	Middle Income Up to 60% AMI <i># of Units / Average Rent</i>	Middle Income Up to 80% AMI <i># of Units / Average Rent</i>	Up to Market Rate <i># of Units / Average Rent</i>	Total Rental Units
Studio	N/A	N/A	N/A			
1 Bedroom	2 (30% Inc.)	9 (\$1,146)	3 (\$1,374)*			14
2 Bedroom	3 (30% Inc.)	4 (\$1,376)	30 (\$1,650)			37
3+ Bedroom	1 (30% Inc.)	3 (\$1,589)	11 (\$1,905)			15
Total Units	6 (30% Inc.)	16	44			66
Percent Total Units	10%	27%	73%	* Includes up to 80% Units		

* AMI is an acronym for Average Median Income. AMI is based on where you live and your household size

Bartlett A

Job Creation in Percentages

Created	
Minority/Women Business Enterprises (MWBE) Results	74% Minority Hours / 8% Female / 33% Boston Residents
Projected	
Minority/Women Business Enterprises (MWBE) Goals	60% Minority Hours / 15% Female / 51% Boston Residents



The Kenzi & Bartlett A Workforce Results

	Bartlett A (Complete)	+Bartlett D (the Kenzi) (70% Complete)
*Resident	34%	13%
Minority	71%	81%
Women	8%	4%
**MBE	62%	55%
WBE	25%	33%

The percentages for Resident, Minority and Women reflect the % of Total Hours worked by Residents, Minorities and Women

**The percentages for MBE and WBE reflect the % of contract dollars (\$\$\$) allocated to MBE and WBE Firms.

+ POAH anticipates that the percentage related to "Minority" hours will increase as additional trades begin their engagement. NEI, the General Contractor, for Bartlett A is also the GC for the Kenzi.

Bartlett F5

Current Project Phase: Financial Closing

Proposed Project Highlights:

- 44 Affordable Rental Units
- Approximately 2,000 SF for Community Space available to all Bartlett residents and the Roxbury neighborhood

Development Entities: Nuestra Comunidad



Bartlett F5

Project Site Plan

BARTLETT PLACE Roxbury, MA

PROGRAM

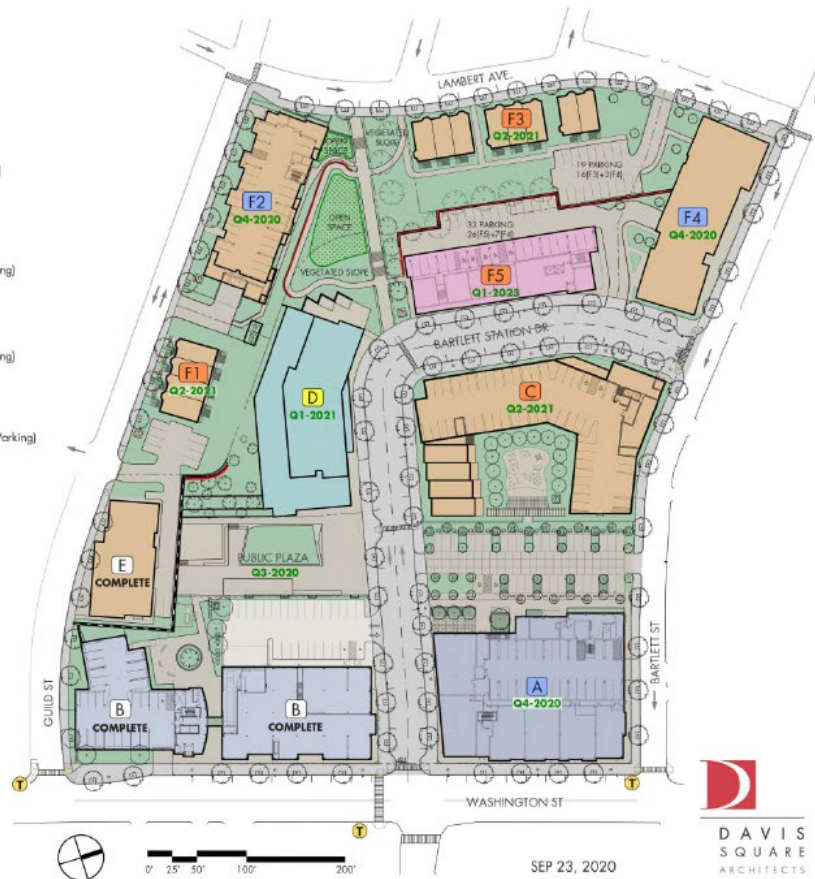
<p>A 60 RENTAL UNITS* (27+27 Parking) 14,000SF +/- RETAIL/COMMERCIAL* 94,264 +/- GROSS SF 92,832 +/- FAR SF 47,916 +/- SF LOT AREA 1.94 FLOOR AREA RATIO</p> <p><i>* Proposed Amendment</i></p> <p>B 60 RENTAL UNITS (46+26 Parking) 13,000 SF +/- RETAIL 104,752 +/- GROSS SF 102,775 +/- FAR SF 63,756 +/- SF LOT AREA 1.61 FLOOR AREA RATIO</p> <p>C 61 HOMEOWNERSHIP UNITS 106,200 +/- GROSS SF 104,076 +/- FAR SF 39,273 +/- SF LOT AREA 2.65 FLOOR AREA RATIO</p> <p>D 50 ELDERLY RENTAL UNITS (17+5 Parking) 57,538 +/- GROSS SF 42,867 +/- FAR SF 31,784 +/- SF LOT AREA 1.35 FLOOR AREA RATIO</p> <p>E 16 HOMEOWNERSHIP UNITS 27,732 +/- GROSS SF 27,598 +/- FAR SF 13,765 +/- SF LOT AREA 2.09 FLOOR AREA RATIO</p>	<p>F1 8 HOMEOWNERSHIP UNITS (8 Parking) 13,789 +/- GROSS SF 13,512 +/- FAR SF 14,728 +/- SF LOT AREA 0.92 FLOOR AREA RATIO</p> <p>F2 28 HOMEOWNERSHIP UNITS (30 Parking) 57,606 +/- GROSS SF 44,988 +/- FAR SF 29,315 +/- SF LOT AREA 1.54 FLOOR AREA RATIO</p> <p>F3 16 HOMEOWNERSHIP UNITS (26 Parking) 25,600 +/- GROSS SF 25,088 +/- FAR SF 28,744 +/- SF LOT AREA 0.87 FLOOR AREA RATIO</p> <p>F4 37 HOMEOWNERSHIP UNITS (22+10 Parking) 59,068 +/- GROSS SF 48,792 +/- FAR SF 23,438 +/- SF LOT AREA 2.08 FLOOR AREA RATIO</p> <p>F5 44 RENTAL UNITS (26 Parking) 49,559 +/- GROSS SF 48,712 +/- FAR SF 27,843 +/- SF LOT AREA 1.75 FLOOR AREA RATIO</p>
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LEGEND

BUILDINGS A & B - MIXED-USE RETAIL, COMMERCIAL & HOUSING	GREEN OPEN SPACE
BUILDING D - ELDERLY HOUSING	PAVED OPEN SPACE
BUILDING C, E, & F1-4 - HOMEOWNERSHIP	MASSWORKS INFRASTRUCTURE
BUILDING F5 - RENTAL HOUSING	NEW PRE-CAST BLOCK RETAINING WALL
	EXISTING STONE RETAINING WALL
	PROPERTY LINE

PHASING

COMPLETED	CONCEPT & DESIGN	PERMITTING / ZONING
FUNDING APPLICATION CYCLE	CONSTRUCTION	CONSTRUCTION START



SEP 23, 2020

Bartlett F5 Regulatory Milestones & Timeline

Stabilized Occupancy	
Construction Completion	Expected June 2025
50% Construction Completion	Expected September 2024
Construction Start	Expected December 2023
Completed Financing	Expected September 2023
State Subsidy Awards	Yes
City Subsidy Awards	Yes
Public Improvement Commission Approval	N/A
Zoning Board of Appeal Board (ZBA)	N/A
Article 80 Board Approval	Yes
BCDC Approval* 100,00 sqft or significant public realm	Yes
Article 80 Review Start (LOI Filed)	Yes
BPDA or Mayor's Office of Housing (MOH Developer Designation)	N/A

WE ARE HERE

Bartlett F5

Project Uses and Programming

Parking Spaces (# of spaces)	26
Commercial (sq.ft.)	N/A
Office (sq.ft)	N/A
Cultural (sq.ft)	N/A
Residential (sq.ft.)	36,520 Rentable SF
Open Space (sq.ft.)	N/A
Other Uses (please specify) (sq.ft.)	2,000 SF Community Space

Bartlett F5

Rental Units Overview

	Homeless set-aside 30% AMI <i># of Units / Average Rent</i>	Low Income Up to 50% AMI (Includes homeless set-aside) <i># of Units / Average Rent</i>	Middle Income Up to 60% AMI <i># of Units / Average Rent</i>	Middle Income Up to 80% AMI <i># of Units / Average Rent</i>	Up to Market Rate <i># of Units / Average Rent</i>	Total Rental Units
Studio	N/A	N/A	N/A	N/A		
1 Bedroom	2 (30% Inc.)	5 (\$1,195)	2 (\$1,374)	1 (\$1,768)		10
2 Bedroom	2 (30% Inc.)	6 (\$1,376)	14 (\$1650)	8 (\$1,895)		30
3+ Bedroom	1 (30% Inc.)	3 (\$1,589)	3 (\$1,905)	2 (\$2,274)		9
Total Units	5 (%30 Inc.)	14	19	11		49
Percent Total Units	11%	32%	43%	25%		

* AMI is an acronym for Average Median Income. AMI is based on where you live and your household size

Bartlett F5

Job Creation in Percentages

Created	
Minority/Women Business Enterprises (MWBE) Results	
Projected	
Minority/Women Business Enterprises (MWBE) Goals	60 % Minority Hours / 15% Female / 51% Boston Residents

Bartlett F1 & F3

Current Project Phase: Article 80 Under Review

Proposed Project Highlights:

- 24 Affordable Ownership Units
- 24 Family Sized Units including 21-3BR Units



Bartlett F1 & F3

Project Site Plan

BARTLETT PLACE Roxbury, MA

PROGRAM

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WE ARE HERE

Bartlett F1 & F3

Project Uses and Programming

Parking Spaces (# of spaces)	24
Commercial (sq.ft.)	N/A
Office (sq.ft)	N/A
Cultural (sq.ft)	N/A
Residential (sq.ft.)	38,400 SF Gross Floor Area
Open Space (sq.ft.)	N/A
Other Uses (please specify) (sq.ft.)	N/A

Bartlett F1 & F3

Homeownership Units Overview

	Middle Income Up to 80% AMI <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	Middle Income Up to 100% AMI <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	Up to Market Rate <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	Total Homeownership Units
Studio	0	0	0	0
1 Bedroom	0	0	0	0
2 Bedroom	2 (\$252K)	1 (\$326K)	0	3
3+ Bedroom	10 (\$290K)	11 (\$369K)	0	21
Total Units	12	12	0	24
Percent Total Units	50%	50%	0%	

* AMI is an acronym for Average Median Income. AMI is based on where you live and your household size

Bartlett F1 & F3

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