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# Reyinyon Komite Siveyans Plan Estratejik Jeneral Roxbury an

5 Jen 2023

# 1. RSMPOC Akèy ak Oryantasyon

# Anrejistreman Reyinyon an

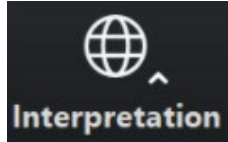
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Sou demann manm kominote an, yo pral filme epi afiche evènman sa a sou sit entènèt Plan Estratejik Jeneral Roxbury an nan [bit.ly/theRSMPOC](https://bit.ly/theRSMPOC) pou moun ki pa kapab patisipe nan evènman an an dirèk sou Zoom.

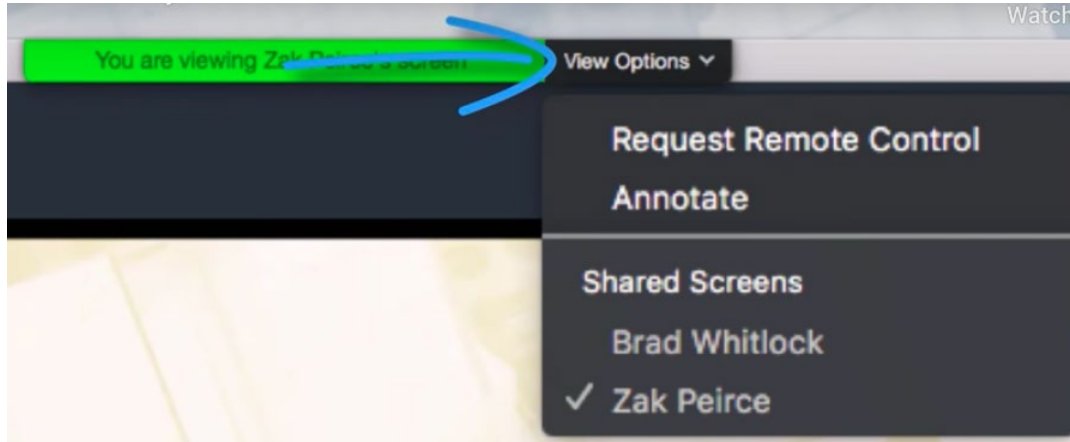
Epi tou, li posib pou gen patisipan ki ap filme reyinyon an ak kamera telefòn yo oswa lòt aparèy. Si ou pa swete yo filme w pandan reyinyon an, tanpri dezaktive mikwo w ak kamera w.

Si kamera oswa mikwo w dezaktive, ou kapab toujou patisipe atravè fonksyonalite tchat tèks la.

# Entèpretasyon ak Tradiksyon



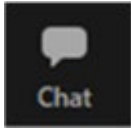
“Spanish” –pou Panyòl  
“Haitian Creole” –pou Kreyòl Ayisyen  
“English” – for Anglè  
“Cape Verdean Creole” - Kreyòl Kapvè



# Konsèy pou aplikasyon Zoom la

Byenveni ! Men kèk konsèy sou kijan pou itilize Zoom pou moun ki fenk ap itilize l yo.

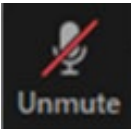
Kontwòl ou yo afiche nan pati anba ekran an



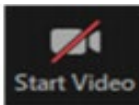
Itilize fonksyonalite tchat la pou ekri yon kòmantè oswa poze yon kesyon nenpòt lè w vle fè sa –  
Manm RSMPOC/ BPDA yo pral anime tchat la



Pou w kapab leve men w, klike sou "Participants" (Patisipan) ki nan pati anba ekran w lan, epi apre sa chwazi opsyon "Raise hand" (Leve Men) nan espas patisipan an, oswa peze \*9 sou telefòn ou



Mete sou silans/Retire sou silans – Opsyon sa ap mete patisipan yo sou silans pandan prezantasyon an – animatè an pral retire w sou silans pandan konvèsasyon an si ou leve men w epi si se tou pa w pou w pale. Pou w kapab mete oswa retire sou silans, peze \*6 sou telefòn ou an.



Aktive/Dezaktive opsyon videyo ou an

# Règleman Zoom Yo

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Nou vle asire nou konvèsasyon sa reprezante yon eksperyans lajwa pou tout patisipan yo.

- Tanpri toujou rete sou silans toutotan yo pa site non w. Si ou ta renmen pale pandan moman sa a, tanpri itilize fonksyon "Raise Hand" (Leve Men) an nan Zoom pou yon animatè BPDA kapab retire patisipan yo sou silans.
- Tanpri toujou respekte tan youn lòt.
- Nou mande pou patisipan yo limite kantite kesyon yo pou lòt patisipan kapab patisipe nan diskisyon an. Si ou gen plis kesyon, tanpri rete tann jiskaske tout lòt moun k ap patisipe yo gen opòtinite pou poze kesyon.
- Si nou pa kapab reponn kesyon ou an nan reyinyon an, tanpri mete yo nan espas Tchat la lè tout bagay fini oswa voye yo nan imèl [yarisamar.cortez@boston.gov](mailto:yarisamar.cortez@boston.gov)

# Ajannda

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1. Byenvini nan RSMPOC
2. Ajannda
  1. Drexel Village
  2. NUBA
  3. Bartlett Place

# Apèsi ak Mizajou sou RSMPOC

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## *Premye lendi nan mwa a*

9 janvye 2023

10 jiyè 2023

6 fevriye 2023

\*\*Pa gen reyinyon nan mwa out la\*\*

6 mas 2023

12 septanm 2023

3 avril 2023

2 oktòb 2023

1 mas 2023

6 novanm 2023

5 jen 2023

\*\*Pa gen reyinyon nan mwa desanm lan\*\*



# Responsabilite RSMPOC yo

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- Yo te kreye Komite Siveyans Plan Estratejik Jeneral Roxbury an (Roxbury Strategic Master Plan Oversight Committee, RSMPOC) nan lane 2004 epi se rezilta Plan Estratejik Jeneral Roxbury an (Roxbury Strategic Master Plan, RSMP).
- RSMPOC an se yon reprezantan global katye Roxbury an epi li li genyen ladan li moun Majistra a nonmen, moun eli yo chwazi, asosyasyon katye, ak òganizasyon kominotè.
- RSMPOC an sipèvize aplikasyon Plan Estratejik Jeneral Roxbury an ak PLAN: Nubian Square.

# Vin yon manm. Patisipe. Aji.

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- Vin yon manm: Vin yon manm nan Komite Siveyans Plan Estratejik Jeneral Roxbury an, ak/oswa yon Komite Verifikasyon Pwojè (Project Review Committee, PRC).
- Patisipe: Ale patisipe nan reyinyon piblik. Poze kesyon. Envite vwazen yo, gwoup ak òganizasyon sivik Roxbury yo, biznis yo, pwopriyetè ann zòn lan oswa lòt reprezantan nan kominote an nan reyinyon piblik yo.
- Aji: Verifye epi kòmante sou pwojè yo, devlopman yo ak inisyativ planifikasyon an.

Pou jwenn plis enfòmasyon sou reyinyon ki gen pou fèt yo, pwojè devlopman yo epi sou kijan pou patisipe, ale sou [bit.ly/theRSMPOC](https://bit.ly/theRSMPOC)

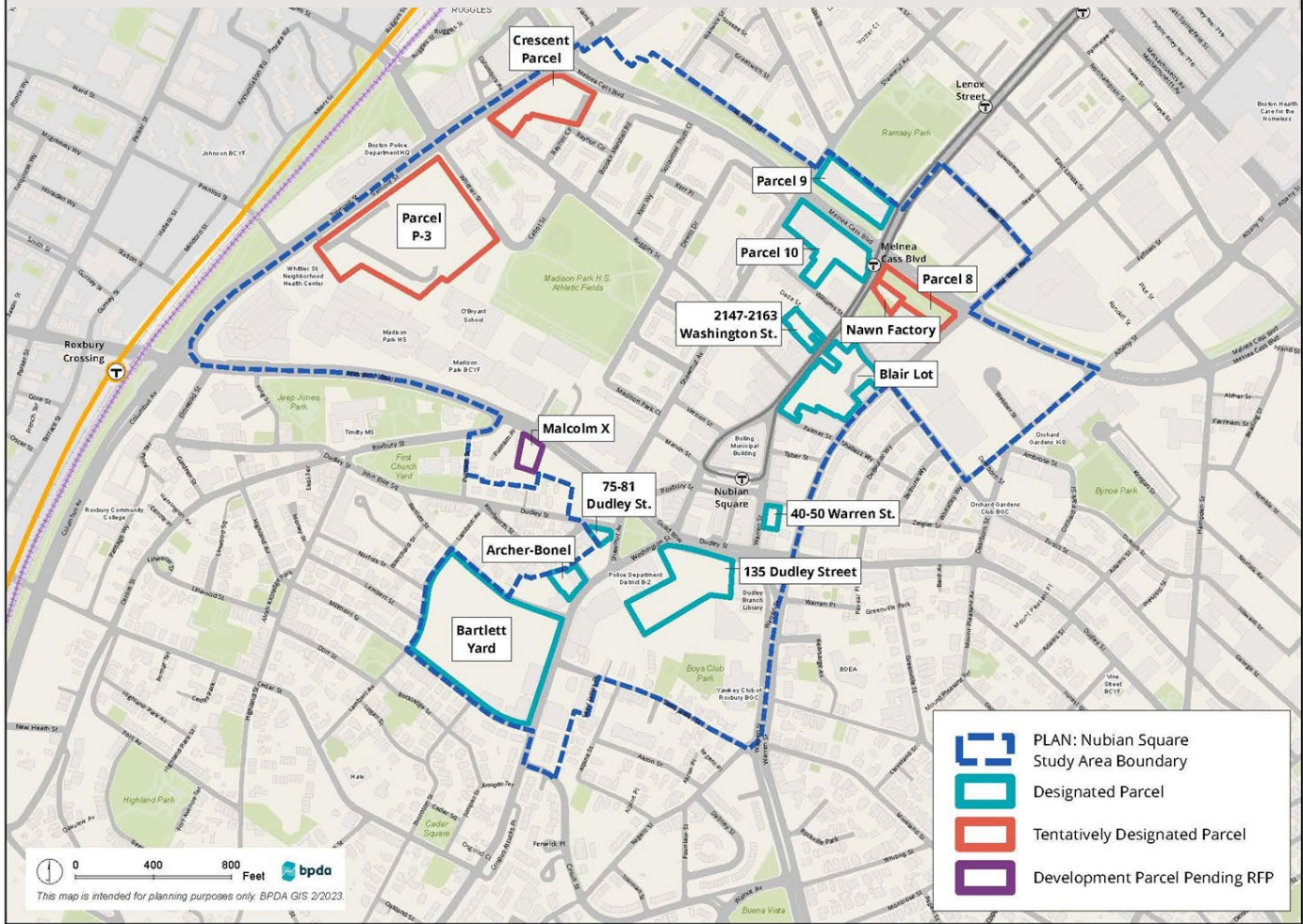
# Objektif Plan Jeneral Orijinal

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- Asire yon lavi sivik ak kiltirèl nan katye a
- Fè pwomosyon devlopman divès ak dirab gras ak travay pou rezidan lokal yo
- Asire yon transpò piblik ak prive ki sekiritè epi pratik.
- Agrandi epi amelyore lojman pou yon varyete gwoup sosyo-ekonomik ak gwoup laj
- Kreye yon espas piblik ki konfòtab, vivan epi sekiritè ki demontre divèsite rezidan lokal yo.
- Amelyore patisipasyon ak otonomi nan kominote an atravè responsabilite gouvènman an, enstitisyon yo ak biznis yo ki ap pi plis

## 2. Drexel Village

# Dispozisyon Estati Byen imobilye







# Drexel Village

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Faz Pwojè Aktyèl: Pèmèt

Pwopozisyon Pwojè a:

Pwogram Devlopman

- Apeprè 300,000 pye kare brit pwojè pou diferan itilizasyon ak diferan revni. Konpozan Pwojè
- Rezidansyèl- 217 inite lokasyon ak inite pwopriyetè kay nan twa bilding.
- Apeprè 75% inite rezidansyèl yo pral abòdab, sa ki gen ladan 11 inite pwopriyetè kay abòdab pou sipòte kreyasyon richès.
- Yo bay espas ekipman rezidansyèl ak biwo jesyon nan chak bilding.

Espas Vant an Detay/Komèsyal

- Apeprè 1,500 pye kare brit espas pou Vann an Detay/komèsyal.
- 60 Espas garaj pakin anba tè

Renovasyon Sant Pawas St. Katharine Drexel

- Renovasyon Sant Pawas la pral pèmèt SKD kontinye bay sèvis sosyal ak pwogram edikasyonèl ki enpòtan anpil pou anrichi kalite lavi katye ki awwazinan an, paske li gen pou plis pase 20 ane.
- Eleman Sèvis Sosyal
- Espas elaji pou Pwogram gadri ABCD, Pwogram pou Timoun Sr. Mary Hart, Rezo Timothy Smith, Gadmanje an

# Drexel Village

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## Pwopozisyon Pwojè a:

### Espas Ouvè

- Plis pase 60,000 pye kare espas ouvè pral bay ar piblik, rekreyasyon pasif, ak koneksyon pou pyeton nan rezo louvri katye a sou koridò Tremont Street la.
- Plan Espas Ouvè a gen ladan tou yon jaden anbatè pou bay fwi ak legim nourisan pou sipòte Gadmanje a.
- Yon aboristè te rantre nan ekip pwojè a pou evalye kondisyon ki egziste sou sit pyebwa sou plas yo ak objektif pou optimize kantite pyebwa yo kenbe.

### Ar Piblik

- Teni kont de lokasyon enpòtan sit la nan kafou Melnea Cass Boulva ak Tremont Street, li pral sèvi kòm pòtay nan Distri Kiltirèl Roxbury, ak yon gwo pwen fokal nan ar piblik ki selebre istwa kiltirèl rich ak divèsite nan katye a.
- Ekip devlopman an te kòmanse pwosesis pou angaje ak katye a pou jwenn lide yo sou kalite ar piblik yo ta renmen wè sou sit la.



# Drexel Village

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## Pwopozisyon Pwojè a:

Pwopriyete Kay Abòdab: Omwen 11 inite kay an-ranje de chanm.

Asistans pou Akont ak Kreyasyon byen: Pwomotè a pral sèvi ak yon pati nan frè devlopman an:

- Pou kreye yon Pwogram Asistans akont pou moun k ap achte kay nan Drexel Village
- Ede nan kreyasyon byen rezidan yo lè li koresponn ak ekonomi rezidan yo pou ede tout kay yo kreye richès ak ekite

Pwogram Alfabetizasyon Finansye: Pwomotè a pral kreye yon Pwogram Alfabetizasyon Finansye pou tout rezidan yo.  
Kreyasyon Richès pou Biznis Minorite Lokal yo/Fanm yo

- Plis pase 70% nan ekip pwojè a, ki gen ladan administratè pwopriyete a ak konpayi jesyon konstriksyon yo se M/WBE lokal ki gen rasin pwofon nan katye a.
- Opòtinite kontra yo pral disponib tou pou vandè lokal M/WBE atravè manadjè pwopriyete a.
- Konpayi lokal M/WBE yo pral gen opòtinite tou pou lwe espas biwo a nan yon pousantaj sibvansyone.

Travay pèmanan: Opòtinite travay pèmanan nan Drexel Village pral prensipalman pwodwi atravè operasyon jesyon pwopriyete pwojè a.

Travay Konstriksyon: Pwomotè a ak konstriksyon pral sèvi ak yon kantite zouti sansibilizasyon pou depase objektif Règleman Travay Vil Boston pou rezidan yo.

# Drexel Village Plan Sit Pwojè a



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

Site Plan

Planning Office for Urban Affairs  
ARCHITECTS OF BOSTON **JGE ground tat**  
ESTABLISHED

# Drexel Village

## Etap Pwogresyon Ak Kalandriye Pwojè a

|   |   |
|---|---|
| Lokasyon Etab   | Prevwa pou out Avril 2027                       |
| Fen Konstriksyon  | Prevwa pou out Janvyè 2027                      |
| Fini ak 25% Travay la   | Prevwa pou out Janvyè 2026                      |
| Konstriksyon an Kòmanse   | Prevwa pou out Janvyè 2025                      |
| Fini ak Finansman   | Prevwa pou out Janvyè 2025                      |
| Sibvansyon Leta   | Prevwa pou out Jiyè 2024                        |
| Sibvansyon Vil la   | Prevwa pou out Desanm 2023                      |
| Apwobasyon Komisyon pou Renovasyon Piblik                             | Prevwa pou out Septanm 2024                     |
| Komisyon ki la pou Separasyon Zòn (Zoning Board of Appeal Board, ZBA) | Pa aplikab                                      |
| Atik 80 Apwobasyon Komisyon an:                                       | Prevwa pou out Novanm 2023                      |
| Apwobasyon BCDC* 9290,304 m <sup>2</sup> oswa espas piblik ki enpòtan | Prevwa pou out Novanm 2023                      |
| Kòmanse Egzamine Atik 80 (Depoze Lèt Entansyon)                       | LOI depoze Desanm 2022; PNF prevwa pou Jen 2023 |
| BPDA oswa Biwo Majistra pou Devlopman (Deziyasyon Devlopè nan MOH)    | <b>NOU LA A</b>                                 |

# Drexel Village

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## Itilizasyon ak Pwogramasyon Pwojè a

|                              |              |
|------------------------------|--------------|
| Espas Pakin (konbyen espas)  | ~ 60         |
| Komèsyal                     | ~1,450       |
| Biwo yo                      | Pa aplikab   |
| Kiltirèl                     | ~26,100      |
| Rezidansyèl                  | 217 inite yo |
| Espas Ouvè                   | ~60-65,000   |
| Lòt itilite (tanpri presize) | ~2,100       |

# Drexel Village Apèsi sou tout Lojman Lokasyon yo

|                        | Metè sou kote pou sanzabri yo 30% AMI<br><i>Kantite lojman / Lokasyon an mwayèn</i> | Fèb Revni Ti 50% AMI<br>(San wete lajan ki sou kote pou sanzabri)<br><i>Kantite lojman/ Lokasyon an mwayèn</i> | Revni mwayen Ti 60% AMI<br><i>Kantite lojman / Lokasyon an mwayèn</i> | Revni mwayen Ti 80% AMI<br><i>Kantite lojman / Lokasyon an mwayèn</i> | Estimasyon Pri mache a<br><i>Kantite lojman/ Lokasyon an mwayèn</i> | Total Lojman ki pou lokasyon: |
|------------------------|---|--|---|---|---|-------------------------------|
| Estidyo                | 0   | 0  | 0   | 0   | 0   | 0                             |
| Yon (1) Chanm a kouche | 8 / \$590   | 23 / \$1,031   | 3 / \$1,252   | 21 / \$1,584  | 23<br>2 @ 100% AMI \$2,136<br>21 @ Market @2,700                    | 69                            |
| De (2) Chanm a kouche  | 17 / \$659  | 29 / \$1,164   | 7 / \$1,417   | 33 / \$1,795  | 37<br>4 @ 100% AMI \$2,426<br>3 @ Market \$4,000                    | 106                           |
| Twa (3) Chanm a kouche | 13 / \$74   | 16 / \$1,303   | 5 / \$1,586   | 5 / \$2,011   | 4<br>1 @ 100% AMI \$2,721<br>3 @ Market \$4,000                     | 31                            |
| Total lojman           | 38  | 68   | 15  | 59  | 64<br>7 @ 100% AMI<br>57 @ Market                                   | 206                           |
| Pousantaj Total lojman | 18%   | 33%  | 7%  | 29%   | 31%   |                               |

AMI se yon akwonim pou Average Median Income (Revni Medyan ki pi piti). AMI baze sou kote w ap viv ak kantite moun ki lakay ou.

# Drexel Village

## Apèsi sou tout Lojman ki Gen Mèt yo

|                        | Revni mwayen<br>Jiska 80% AMI<br><i>Kantite lojman / Pri Vant an mwayen/<br/>Pri Ipotèk an mwayen</i> | Revni mwayen<br>Jiska 100% AMI<br><i>Kantite lojman / Pri Vant an mwayen/<br/>Pri Ipotèk an mwayen</i> | Estimasyon Pri mache a<br><i>Kantite lojman / Pri Vant an mwayen/<br/>Pri Ipotèk an mwayen</i> | Total lojman ki gen moun<br>ki mèt yo |
|------------------------|---|--|--|---------------------------------------|
| Estidyo                |   |  |  |                                       |
| Yon (1) Chanm a kouche |   |  |  |                                       |
| De (2) Chanm a kouche  | 8 / \$213,700   | 3 / \$290,400  |  | 11*                                   |
| Twa (3) Chanm a kouche |   |  |  |                                       |
| Total lojman           | 8   | 3  |  | 11                                    |
| Pousantaj Total lojman | 73%   | 27%  |  |                                       |

\* Tou depan de disponiblite sibvansyon adisyonèl, pwomotè a pral travay pou ogmante kantite inite pwopriyetè kay abòdab.

AMI se yon akwonim pou Average Median Income (Revni Medyan ki pi piti). AMI baze sou kote w ap viv ak kantite moun ki lakay ou.

# Drexel Village

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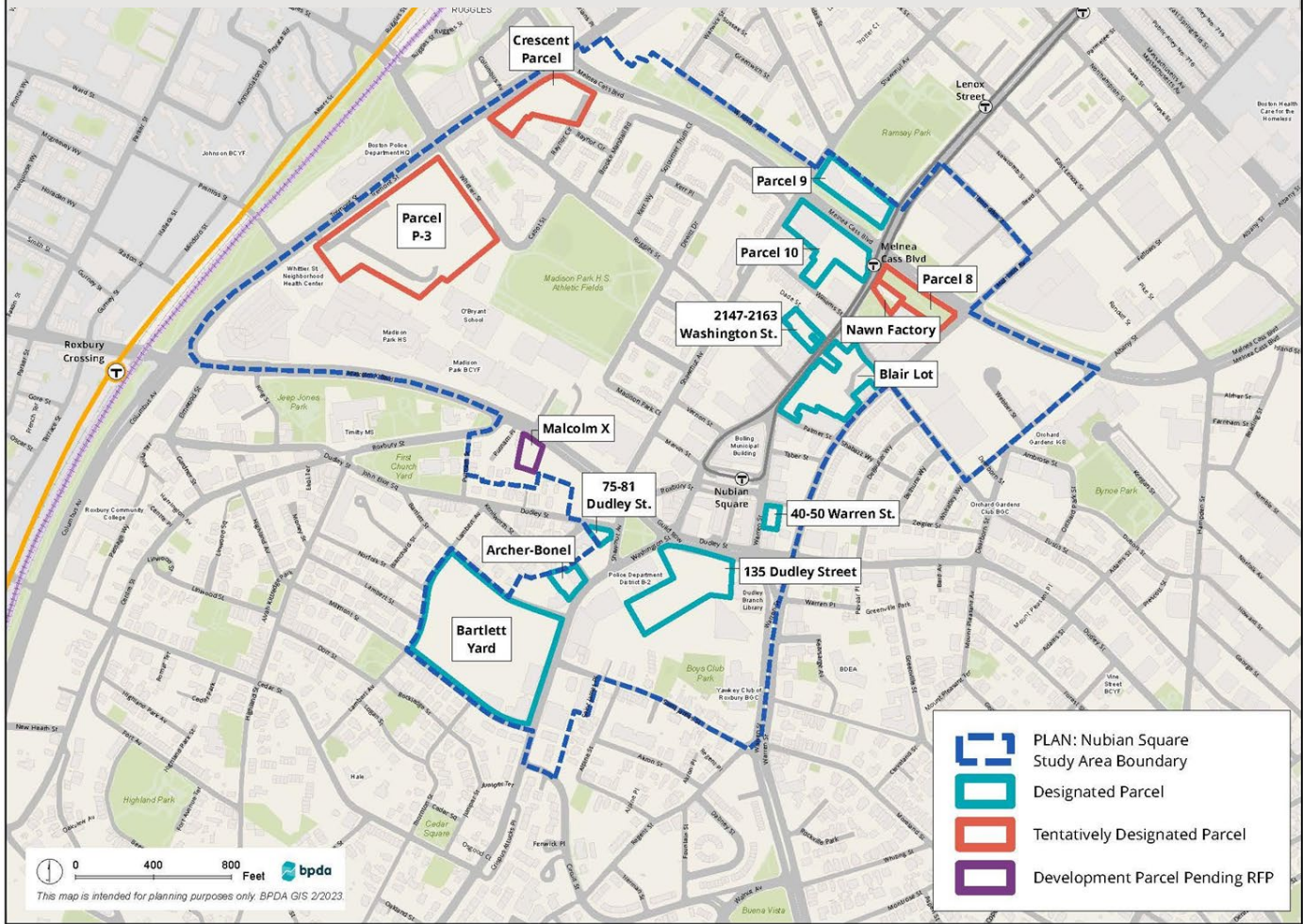
## Kreyasyon anplwa an pousantaj

|   |   |
|---|---|
| Kreye   | Pa aplikab                                  |
| <a href="#">Antrepriz komèsyal ki pa anpil/feminine</a> Kreye |   |
| Ki Prewa  | 1,448 travay konstriksyon; 8 travay pèmanan |
| Pwojte <a href="#">Antrepriz komèsyal ki pa anpil/feminin</a> | 25% MBE' 10% WBE                            |

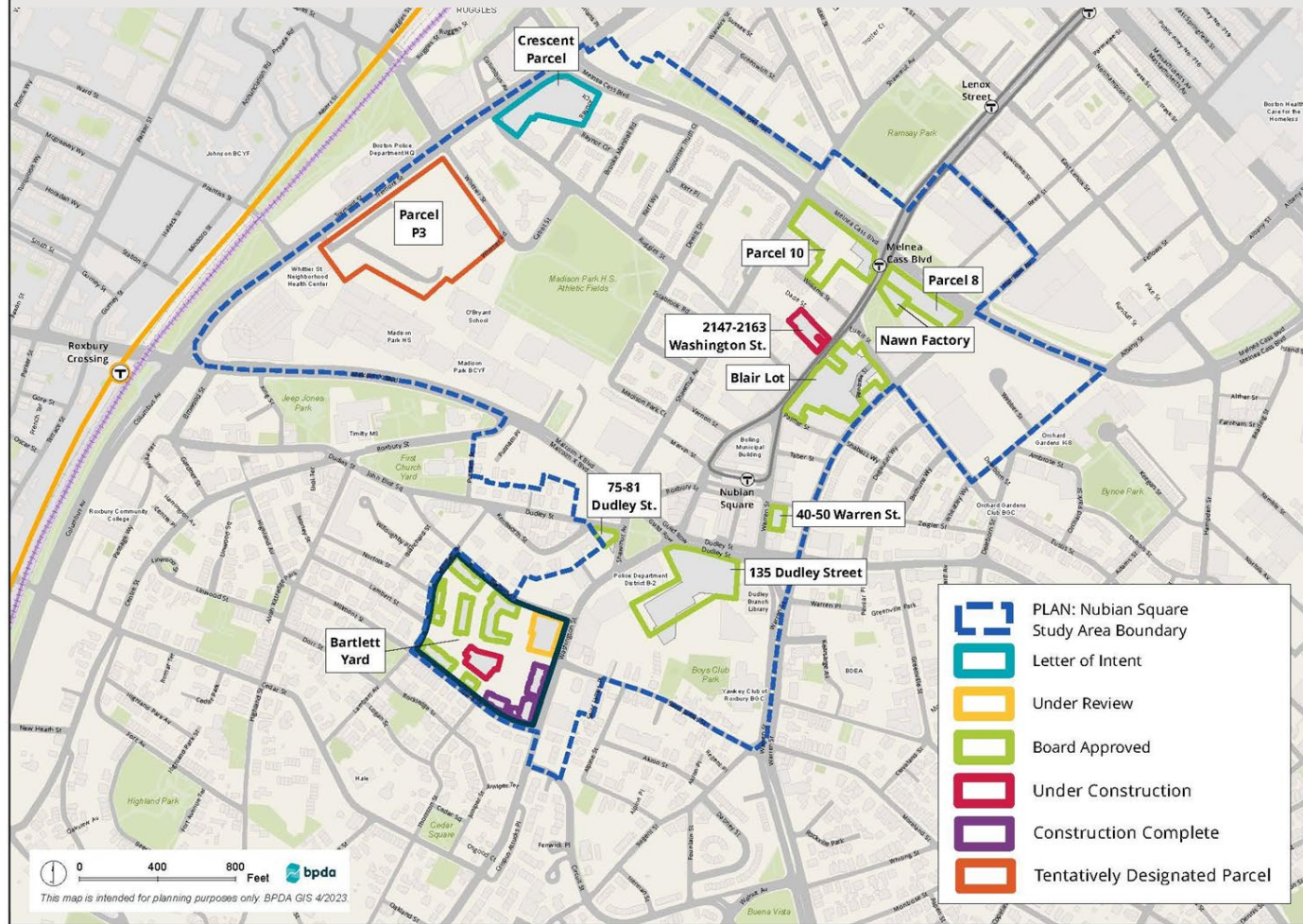
# 3. NUBA



# Dispozisyon Estati Byen imobilye



# Atik 80 Faz Pwojè a:





# NUBA

## Faz Pwojè Aktyèl:

Revizyon Konsepsyon BPDA ak MOH - An pwosesis

Kontra avèk/ BPDA pou Massworks - An pwosesis – Antisipe pou l fini nan mwa Jen 2023

Apatman NUBA yo k ap aplike pou Mini seri Finansman DHCD – Delè pou Pre aplikasyon an se 30 Jen 2023

Plan Konstriksyon– An pwosesis – Antisipe pou l fini nan Ete 2023

Depatman Park Boston– Apre Revizyon Konsepsyon BPDA a fini.

## Pwopozisyon Pwojè a:

- 47,333 peyi pye kare
- 110,500 ye kare brit nan building lan

Responsab Devlopman yo: NUBA LLC

Urbanica Inc. – NUBA Homes Developer

NHP Foundation – NUBA Apartments Developer



Apwóch Sou Melnea Cass Blvd.



Gateway Park soti nan Melnea Cass Blvd.





## Gateway Park soti nan Washington St.





Galri devan magazen soti nan Melnea Cass Blvd.





Harrison Ave. / Melnea Cass Blvd.





## Pwomnad Atistik pa Dèyè Bilding lan

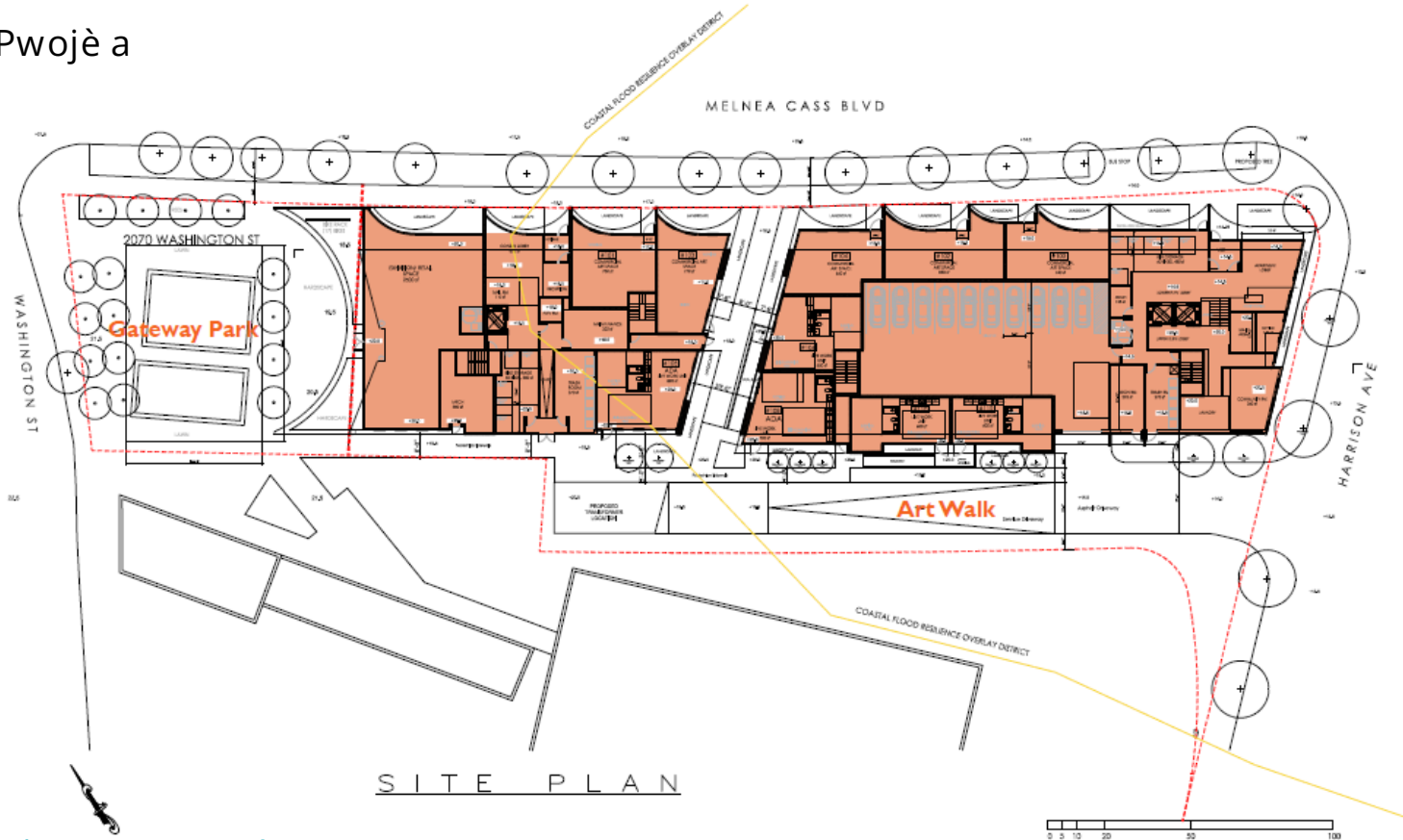


## Plaza ant Nawn Factory / NUBA



# NUBA

## Plan Sit Pwojè a





## Etap Pwogresyon Ak Kalandriye Pwojè a

|   |                                   |
|---|-----------------------------------|
| Lokasyon Etab   |                                   |
| Fen Konstriksyon  | Prevwa pou out Q1 2026            |
| Fini ak 50% Travay la   | Prevwa pou out Q1 2025            |
| Konstriksyon an Kòmanse   | Prevwa pou out Q1 2024            |
| Fini ak Finansman   | 90 jou anvan konstriksyon kòmanse |
| Sibvansyon Leta   | Annatant                          |
| Sibvansyon Vil la   | Konplete                          |
| Apwobasyon Komisyon pou Renovasyon Piblik                             | apre BPDA apwobasyon konsepsyon   |
| Komisyon ki la pou Separasyon Zòn (Zoning Board of Appeal Board, ZBA) | Septanm 27, 2022                  |
| Atik 80 Apwobasyon Komisyon an:                                       | Jen 16, 2022                      |
| Apwobasyon BCDC* 9290,304 m <sup>2</sup> oswa espas piblik ki enpòtan | Mas 1, 2022                       |
| Kòmanse Egzamine Atik 80 (Depoze Lèt Entansyon)                       | Septanm 21, 2021                  |
| BPDA oswa Biwo Majistra pou Devlopman (Deziyasyon Devlopè nan MOH)    | Avril 15, 2021                    |

*NOU LA A*

## Itilizasyon ak Pwogramasyon Pwojè a

|                              |                                      |
|------------------------------|--------------------------------------|
| Espas Pakin (konbyen espas)  | 10                                   |
| Komèsyal                     | 10,500 SF (5 espas travay atis yo)   |
| Biwo yo                      | Pa aplikab                           |
| Kiltirèl                     | 2,500 galri atizay /espas egzibisyon |
| Rezidansyèl                  | 81,330 SF                            |
| Espas Ouvè                   | 8,626 SF (Gateway Park)              |
| Lòt itilite (tanpri presize) | Pa aplikab                           |

# NUBA Apèsi sou tout Lojman Lokasyon yo

|                        | Metè sou kote pou sanzabri yo 30% AMI<br><i>Kantite lojman / Lokasyon an mwayèn</i> | Fèb Revni Ti 50% AMI<br>(San wete lajan ki sou kote pou sanzabri)<br><i>Kantite lojman/ Lokasyon an mwayèn</i> | Revni mwayen Ti 60% AMI<br><i>Kantite lojman / Lokasyon an mwayèn</i> | Revni mwayen Ti 80% AMI<br><i>Kantite lojman / Lokasyon an mwayèn</i> | Estimasyon Pri mache a<br><i>Kantite lojman/ Lokasyon an mwayèn</i> | Total Lojman ki pou lokasyon: |
|------------------------|---|--|---|---|---|-------------------------------|
| Estidyo                | 0   | 0  | 0   | 0   | 0   | 0                             |
| Yon (1) Chanm a kouche | 1   | 8  | 4   | 2   | 6   | 21                            |
| De (2) Chanm a kouche  | 4   | 8  | 0   | 8   | 13  | 33                            |
| Twa (3) Chanm a kouche | 2   | 6  | 0   | 1   | 1   | 10                            |
| Total lojman           | 7   | 22   | 4   | 11  | 20  | 64                            |
| Pousantaj Total lojman | 11%   | 34%  | 6%  | 17%   | 31%   | 100%                          |

AMI se yon akwonim pou Average Median Income (Revni Medyan ki pi piti). AMI baze sou kote w ap viv ak kantite moun ki lakay ou.

\*\* Pri lwaye mwayèn yo baze sou limit pri lwaye abòdab 2022 BPDA.

## Apèsi sou tout Lojman ki Gen Mèt yo

|                        | Revni mwayen<br>Jiska 80% AMI<br><i>Kantite lojman / Pri Vant an mwayen/<br/>Pri Ipotèk an mwayen</i> | Revni mwayen<br>Jiska 100% AMI<br><i>Kantite lojman / Pri Vant an mwayen/<br/>Pri Ipotèk an mwayen</i> | Jiska 120% AMI<br><i>Kantite lojman / Pri Vant an mwayen/<br/>Pri Ipotèk an mwayen</i> | Total lojman ki gen moun<br>ki mèt yo |
|------------------------|---|--|--|---------------------------------------|
| Estidyo                |   |  |  |                                       |
| Yon (1) Chanm a kouche | 13  | 12   | 7  | 32                                    |
| De (2) Chanm a kouche  | 3   | 4  | 6  | 13                                    |
| Twa (3) Chanm a kouche | 0   | 0  | 0  | 0                                     |
| Total lojman           | 16  | 16   | 13   | 45                                    |
| Pousantaj Total lojman | 36%   | 36%  | 28%  | 100%                                  |

AMI se yon akwonim pou Average Median Income (Revni Medyan ki pi piti). AMI baze sou kote w ap viv ak kantite moun ki lakay ou.

\*\* Pri lwaye mwayèn yo baze sou limit pri lwaye abòdab 2022 BPDA.

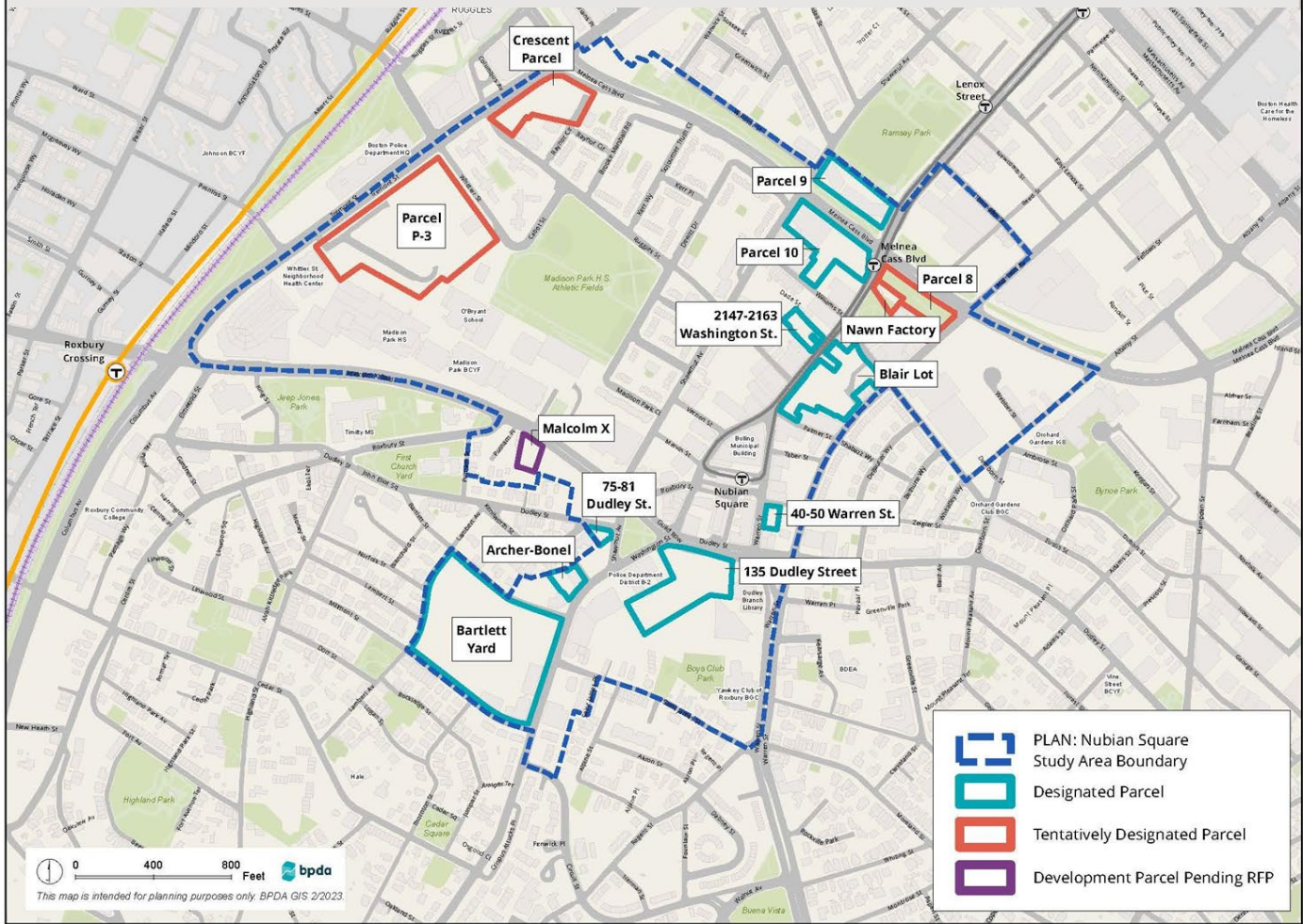
## Kreyasyon anplwa an pousantaj

|   |                         |
|---|-------------------------|
| Kreye   | Pa aplikab              |
| Antrepriz komèsyal ki pa anpil/feminine Kreye | Pa aplikab              |
| Ki Prewwa                                     | 150 nouvo travay prewwa |
| Pwojte Antrepriz komèsyal ki pa anpil/feminin | > 30% projetée          |



# 5. Bartlett Place

# Dispozisyon Estati Byen imobilye



# Atik 80 Faz Pwojè a:





# The Kenzi

Faz Pwojè Aktyèl: Konstriksyon

Pwopozisyon Pwojè a:

- 50 inite pou lokasyon granmoun aje yo

Responsab Devlopman yo: POAH



# The Kenzi

## Plan Sit Pwojè a

### BARTLETT PLACE Roxbury, MA

#### PROGRAM

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

#### 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

## Etap Pwogresyon Ak Kalandriye Pwojè a

|   |                             |
|---|-----------------------------|
| Lokasyon Etab   |                             |
| Fen Konstriksyon  | Prewwa pou out Septanm 2023 |
| Fini ak 50% Travay la   | <b>Mas 2023</b>             |
| Konstriksyon an Kòmanse   | Oktòb 2021                  |
| Fini ak Finansman   | Wi                          |
| Sibvansyon Leta   | Wi                          |
| Sibvansyon Vil la   | Wi                          |
| Apwobasyon Komisyon pou Renovasyon Piblik                             | Pa aplikab                  |
| Komisyon ki la pou Separasyon Zòn (Zoning Board of Appeal Board, ZBA) | Pa aplikab                  |
| Atik 80 Apwobasyon Komisyon an:                                       | Wi                          |
| Apwobasyon BCDC* 9290,304 m <sup>2</sup> oswa espas piblik ki enpòtan | Wi                          |
| Kòmanse Egzamine Atik 80 (Depoze Lèt Entansyon)                       | Wi                          |
| BPDA oswa Biwo Majistra pou Devlopman (Deziyasyon Devlopè nan MOH)    | Pa aplikab                  |

*NOU LA A*

# The Kenzi

---

## Itilizasyon ak Pwogramasyon Pwojè a

|                              |                       |
|------------------------------|-----------------------|
| Espas Pakin (konbyen espas)  | 17                    |
| Komèsyal                     | Pa aplikab            |
| Biwo yo                      | Pa aplikab            |
| Kiltirèl                     | 1,070 SF Galri Atizay |
| Rezidansyèl                  |                       |
| Espas Ouvè                   | Pa aplikab            |
| Lòt itilite (tanpri presize) |                       |

# The Kenzi Apèsi sou tout Lojman Lokasyon yo

|                        | Mete sou kote pou sanzabri yo 30% AMI<br><i>Kantite lojman / Lokasyon an mwayèn</i> | Fèb Revni Ti 50% AMI<br>(San wete lajan ki sou kote pou sanzabri)<br><i>Kantite lojman/ Lokasyon an mwayèn</i> | Revni mwayen Ti 60% AMI<br><i>Kantite lojman / Lokasyon an mwayèn</i> | Revni mwayen Ti 80% AMI<br><i>Kantite lojman / Lokasyon an mwayèn</i> | Estimasyon Pri mache a<br><i>Kantite lojman/ Lokasyon an mwayèn</i> | Total Lojman ki pou lokasyon: |
|------------------------|---|--|---|---|---|-------------------------------|
| Estidyo                | N/A   | N/A  | N/A   |   | N/A   | 0                             |
| Yon (1) Chanm a kouche | 6 (30% inc.)  | 10 (\$1,146)   | 23 (\$1,374)*   |   | 8   | 47                            |
| De (2) Chanm a kouche  | 2 (30% inc.)  | 0 (\$1,376)  | 0 (\$1,650)*  |   | 1   | 3                             |
| Twa (3) Chanm a kouche | 0 (30% inc.)  | 0 (\$1,589)  | 0 (\$1,905)*  |   |   | 0                             |
| Total lojman           | 8 (30%inc.)   | 10   | 23  |   | 9   | 50                            |
| Pousantaj Total lojman | 16%   | 20%  | 46%   | * Includes up to 80% Units  | 18%   |                               |

AMI se yon akwonim pou Average Median Income (Revni Medyan ki pi piti). AMI baze sou kote w ap viv ak kantite moun ki lakay ou.



# The Kenzi

## Kreyasyon anplwa an pousantaj

|  |  |
|--|--|
| Kreye  |  |
| Antrepriz komèsyal ki pa anpil/feminine Rezilta yo | 76% èdtan minorite yo / 9% fi / 13% rezidan boston yo  |
| Ki Prewa   |  |
| Pwojte Antrepriz komèsyal ki pa anpil/feminin      | 60% èdtan minorite yo / 15% Fi / 51% rezidan boston yo |



# Bartlett A

Faz Pwojè Aktyèl: Lwe Moute

Pwopozisyon Pwojè a:

- 47,916 peyo pye kare
- 82,759 zòn etaj brit
- 66,327 Rezidansyèl pye kare brit
- 12,000 pye kare komèsyal yo
- 60 lokasyon abòdab
- NEI Work Lab

Responsab Devlopman yo: Nuestra Comunidad



# Bartlett A

## Plan Sit Pwojè a

### BARTLETT PLACE Roxbury, MA

#### PROGRAM

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

#### 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                 |                     |
|                           | 04-2022 - CONSTRUCTION START |                     |



SEP 23, 2020

# Bartlett A

## Etap Pwogresyon Ak Kalandriye Pwojè a

|   |                 |
|---|-----------------|
| Lokasyon Etab   |                 |
| Fen Konstriksyon  | <b>Mas 2023</b> |
| Fini ak 50% Travay la   | Pa aplikab      |
| Konstriksyon an Kòmanse   | Pa aplikab      |
| Fini ak Finansman   | Wi              |
| Sibvansyon Leta   | Wi              |
| Sibvansyon Vil la   | Wi              |
| Apwobasyon Komisyon pou Renovasyon Piblik                             | Pa aplikab      |
| Komisyon ki la pou Separasyon Zòn (Zoning Board of Appeal Board, ZBA) | Pa aplikab      |
| Atik 80 Apwobasyon Komisyon an:                                       | Wi              |
| Apwobasyon BCDC* 9290,304 m <sup>2</sup> oswa espas piblik ki enpòtan | Wi              |
| Kòmanse Egzamine Atik 80 (Depoze Lèt Entansyon)                       | Wi              |
| BPDA oswa Biwo Majistra pou Devlopman (Deziyasyon Devlopè nan MOH)    | Pa aplikab      |

*NOU LA A*

# Bartlett A

---

## Itilizasyon ak Pwogramasyon Pwojè a

|                              |                            |
|------------------------------|----------------------------|
| Espas Pakin (konbyen espas)  | 58                         |
| Komèsyal                     | 12,000 pye kare            |
| Biwo yo                      | Pa aplikab                 |
| Kiltirèl                     | Pa aplikab                 |
| Rezidansyèl                  | 66,327 pye kare            |
| Espas Ouvè                   | Pa aplikab                 |
| Lòt itilite (tanpri presize) | 4 atis travay ap viv inite |

# Bartlett A Apèsi sou tout Lojman Lokasyon yo

|                        | Mete sou kote pou sanzabri yo 30% AMI<br><i>Kantite lojman / Lokasyon an mwayèn</i> | Fèb Revni Ti 50% AMI<br>(San wete lajan ki sou kote pou sanzabri)<br><i>Kantite lojman/ Lokasyon an mwayèn</i> | Revni mwayen Ti 60% AMI<br><i>Kantite lojman / Lokasyon an mwayèn</i> | Revni mwayen Ti 80% AMI<br><i>Kantite lojman / Lokasyon an mwayèn</i> | Estimasyon Pri mache a<br><i>Kantite lojman/ Lokasyon an mwayèn</i> | Total Lojman ki pou lokasyon: |
|------------------------|---|--|---|---|---|-------------------------------|
| Estidyo                | N/A   | N/A  | N/A   |   |   |                               |
| Yon (1) Chanm a kouche | 2 (30% Inc.)  | 9 (\$1,146)  | 3 (\$1,374)*  |   |   | 14                            |
| De (2) Chanm a kouche  | 3 (30% Inc.)  | 4 (\$1,376)  | 30 (\$1,650)  |   |   | 37                            |
| Twa (3) Chanm a kouche | 1 (30% Inc.)  | 3 (\$1,589)  | 11 (\$1,905)  |   |   | 15                            |
| Total lojman           | 6 (30% Inc.)  | 16   | 44  |   |   | 66                            |
| Pousantaj Total lojman | 10%   | 27%  | 73%   | * Includes up to 80% Units  |   |                               |

AMI se yon akwonim pou Average Median Income (Revni Medyan ki pi piti). AMI baze sou kote w ap viv ak kantite moun ki lakay ou.



# Bartlett A

## Kreyasyon anlwa an pousantaj

|  |   |
|--|---|
| Kreye  |   |
| Antrepriz komèsyal ki pa anpil/feminine Rezilta yo | 74% èdtan minorite yo / 8% Fi / 33% Rezidan Boston  |
| Ki Prewa   |   |
| Objektif Antrepriz komèsyal ki pa anpil/feminin    | 60% èdtan minorite yo / 15% Fi / 51% Rezidan Boston |



# 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

Faz Pwojè Aktyèl: Finansye Fèmen

Pwopozisyon Pwojè a:

- 44 inite lokasyon abòdab
- Apeprè 2,000 pye kare pou espas kominotè ki disponib pou tout rezidan Bartlett ak katye Roxbury.

Responsab Devlopman yo: Nuestra Comunidad



# Bartlett F5

## Plan Sit Pwojè a

### BARTLETT PLACE Roxbury, MA

#### PROGRAM

|  |   |
|--|---|
| <p><b>A</b> 60 RENTAL UNITS* (27+27 Parking)<br/>14,000SF +/- RETAIL/COMMERCIAL*<br/>94,264 +/- GROSS SF<br/>92,832 +/- FAR SF<br/>47,916 +/- SF LOT AREA<br/>1.94 FLOOR AREA RATIO</p> <p><i>* Proposed Amendment</i></p> <p><b>B</b> 60 RENTAL UNITS (46+26 Parking)<br/>13,000 SF +/- RETAIL<br/>104,752 +/- GROSS SF<br/>102,775 +/- FAR SF<br/>63,756 +/- SF LOT AREA<br/>1.61 FLOOR AREA RATIO</p> <p><b>C</b> 61 HOMEOWNERSHIP UNITS<br/>106,200 +/- GROSS SF<br/>104,076 +/- FAR SF<br/>39,273 +/- SF LOT AREA<br/>2.65 FLOOR AREA RATIO</p> <p><b>D</b> 50 ELDERLY RENTAL UNITS (17+5 Parking)<br/>57,538 +/- GROSS SF<br/>42,867 +/- FAR SF<br/>31,784 +/- SF LOT AREA<br/>1.35 FLOOR AREA RATIO</p> <p><b>E</b> 16 HOMEOWNERSHIP UNITS<br/>27,732 +/- GROSS SF<br/>27,598 +/- FAR SF<br/>13,765 +/- SF LOT AREA<br/>2.09 FLOOR AREA RATIO</p> | <p><b>F1</b> 8 HOMEOWNERSHIP UNITS (8 Parking)<br/>13,789 +/- GROSS SF<br/>13,513 +/- FAR SF<br/>14,728 +/- SF LOT AREA<br/>0.92 FLOOR AREA RATIO</p> <p><b>F2</b> 28 HOMEOWNERSHIP UNITS (30 Parking)<br/>57,606 +/- GROSS SF<br/>44,988 +/- FAR SF<br/>29,315 +/- SF LOT AREA<br/>1.54 FLOOR AREA RATIO</p> <p><b>F3</b> 16 HOMEOWNERSHIP UNITS (26 Parking)<br/>25,600 +/- GROSS SF<br/>25,088 +/- FAR SF<br/>28,744 +/- SF LOT AREA<br/>0.87 FLOOR AREA RATIO</p> <p><b>F4</b> 37 HOMEOWNERSHIP UNITS (22+10 Parking)<br/>59,068 +/- GROSS SF<br/>48,792 +/- FAR SF<br/>23,438 +/- SF LOT AREA<br/>2.08 FLOOR AREA RATIO</p> <p><b>F5</b> 44 RENTAL UNITS (26 Parking)<br/>49,559 +/- GROSS SF<br/>48,712 +/- FAR SF<br/>27,843 +/- SF LOT AREA<br/>1.75 FLOOR AREA RATIO</p> |
|--|---|

#### 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 |



# Bartlett F5

## Etap Pwogresyon Ak Kalandriye Pwojè a

|   |                             |
|---|-----------------------------|
| Lokasyon Etab   |                             |
| Fen Konstriksyon  | Prevwa pou out Jen 2025     |
| Fini ak 50% Travay la   | Prevwa pou out Septanm 2024 |
| Konstriksyon an Kòmanse   | Prevwa pou out Desanm 2023  |
| Fini ak Finansman   | Prevwa pou out Septanm 2023 |
| Sibvansyon Leta   | Wi                          |
| Sibvansyon Vil la   | Wi                          |
| Apwobasyon Komisyon pou Renovasyon Piblik                             | Pa aplikab                  |
| Komisyon ki la pou Separasyon Zòn (Zoning Board of Appeal Board, ZBA) | Pa aplikab                  |
| Atik 80 Apwobasyon Komisyon an:                                       | Wi                          |
| Apwobasyon BCDC* 9290,304 m <sup>2</sup> oswa espas piblik ki enpòtan | Wi                          |
| Kòmanse Egzamine Atik 80 (Depoze Lèt Entansyon)                       | Wi                          |
| BPDA oswa Biwo Majistra pou Devlopman (Deziyasyon Devlopè nan MOH)    | Pa aplikab                  |

*NOU LA A*

# Bartlett F5

---

## Itilizasyon ak Pwogramasyon Pwojè a

|                              |                               |
|------------------------------|-------------------------------|
| Espas Pakin (konbyen espas)  | 26                            |
| Komèsyal                     | Pa aplikab                    |
| Biwo yo                      | Pa aplikab                    |
| Kiltirèl                     | Pa aplikab                    |
| Rezidansyèl                  | 36,520 pye kare lokatè        |
| Espas Ouvè                   | Pa aplikab                    |
| Lòt itilite (tanpri presize) | 2,000 espas kominotè pye kare |

# Bartlett F5 Apèsi sou tout Lojman Lokasyon yo

|                        | Mete sou kote pou sanzabri yo 30% AMI<br><i>Kantite lojman / Lokasyon an mwayèn</i> | Fèb Revni Ti 50% AMI<br>(San wete lajan ki sou kote pou sanzabri)<br><i>Kantite lojman/ Lokasyon an mwayèn</i> | Revni mwayen Ti 60% AMI<br><i>Kantite lojman / Lokasyon an mwayèn</i> | Revni mwayen Ti 80% AMI<br><i>Kantite lojman / Lokasyon an mwayèn</i> | Estimasyon Pri mache a<br><i>Kantite lojman/ Lokasyon an mwayèn</i> | Total Lojman ki pou lokasyon: |
|------------------------|---|--|---|---|---|-------------------------------|
| Estidyo                | N/A   | N/A  | N/A   | N/A   |   |                               |
| Yon (1) Chanm a kouche | 2 (30% Inc.)  | 5 (\$1,195)  | 2 (\$1,374)   | 1 (\$1,768)   |   | 10                            |
| De (2) Chanm a kouche  | 2 (30% Inc.)  | 6 (\$1,376)  | 14 (\$1650)   | 8 (\$1,895)   |   | 30                            |
| Twa (3) Chanm a kouche | 1 (30% Inc.)  | 3 (\$1,589)  | 3 (\$1,905)   | 2 (\$2,274)   |   | 9                             |
| Total lojman           | 5 (%30 Inc.)  | 14   | 19  | 11  |   | 49                            |
| Pousantaj Total lojman | 11%   | 32%  | 43%   | 25%   |   |                               |

AMI se yon akwonim pou Average Median Income (Revni Medyan ki pi piti). AMI baze sou kote w ap viv ak kantite moun ki lakay ou.

# Bartlett F5

---

Kreyasyon anplwa an pousantaj

|   |  |
|---|--|
| Kreye   |  |
| Antrepriz komèsyal ki pa anpil/feminine Kreye |  |
| Ki Prewa                                      |  |
| Pwojte Antrepriz komèsyal ki pa anpil/feminin | 60% èdtan minorite yo / 15% Fi / 51% rezidan boston yo |

# Bartlett F1 & F3

Faz Pwojè Aktyèl: Anba Revizyon Article 80

Pwopozisyon Pwojè a:

- 24 inite pwopriyetè kay abòdab

Responsab Devlopman yo: Windale





# Bartlett F1 & F3

## Plan Sit Pwojè a

### BARTLETT PLACE Roxbury, MA

#### PROGRAM

|   |   |
|---|---|
| <p><b>A</b> 60 RENTAL UNITS* (27+27 Parking)<br/>14,000SF +/- RETAIL/COMMERCIAL*<br/>94,264 +/- GROSS SF<br/>92,832 +/- FAR SF<br/>47,916 +/- SF LOT AREA<br/>1.94 FLOOR AREA RATIO</p> <p>* Proposed Amendment</p> <p><b>B</b> 60 RENTAL UNITS (46+26 Parking)<br/>13,000 SF +/- RETAIL<br/>104,752 +/- GROSS SF<br/>102,775 +/- FAR SF<br/>63,756 +/- SF LOT AREA<br/>1.61 FLOOR AREA RATIO</p> <p><b>C</b> 61 HOMEOWNERSHIP UNITS<br/>106,200 +/- GROSS SF<br/>104,076 +/- FAR SF<br/>39,273 +/- SF LOT AREA<br/>2.65 FLOOR AREA RATIO</p> <p><b>D</b> 50 ELDERLY RENTAL UNITS (17+5 Parking)<br/>57,538 +/- GROSS SF<br/>42,867 +/- FAR SF<br/>31,784 +/- SF LOT AREA<br/>1.35 FLOOR AREA RATIO</p> <p><b>E</b> 16 HOMEOWNERSHIP UNITS<br/>27,732 +/- GROSS SF<br/>27,598 +/- FAR SF<br/>13,765 +/- SF LOT AREA<br/>2.09 FLOOR AREA RATIO</p> | <p><b>F1</b> 8 HOMEOWNERSHIP UNITS (8 Parking)<br/>13,789 +/- GROSS SF<br/>13,513 +/- FAR SF<br/>14,728 +/- SF LOT AREA<br/>0.92 FLOOR AREA RATIO</p> <p><b>F2</b> 28 HOMEOWNERSHIP UNITS (30 Parking)<br/>57,606 +/- GROSS SF<br/>44,988 +/- FAR SF<br/>29,315 +/- SF LOT AREA<br/>1.54 FLOOR AREA RATIO</p> <p><b>F3</b> 16 HOMEOWNERSHIP UNITS (26 Parking)<br/>25,600 +/- GROSS SF<br/>25,088 +/- FAR SF<br/>28,744 +/- SF LOT AREA<br/>0.87 FLOOR AREA RATIO</p> <p><b>F4</b> 37 HOMEOWNERSHIP UNITS (22+10 Parking)<br/>59,068 +/- GROSS SF<br/>48,792 +/- FAR SF<br/>23,438 +/- SF LOT AREA<br/>2.08 FLOOR AREA RATIO</p> <p><b>F5</b> 44 RENTAL UNITS (26 Parking)<br/>49,559 +/- GROSS SF<br/>48,712 +/- FAR SF<br/>27,843 +/- SF LOT AREA<br/>1.75 FLOOR AREA RATIO</p> |
|---|---|

#### 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 F1 & F3

## Etap Pwogresyon Ak Kalandriye Pwojè a

|   |                             |
|---|-----------------------------|
| Lokasyon Etab   |                             |
| Fen Konstriksyon  | Prevwa pou out Jen 2025     |
| Fini ak 50% Travay la   | Prevwa pou out Septanm 2024 |
| Konstriksyon an Kòmanse   | Prevwa pou out Desanm 2023  |
| Fini ak Finansman   | Prevwa pou out Desanm 2023  |
| Sibvansyon Leta   | Wi                          |
| Sibvansyon Vil la   | Wi                          |
| Apwobasyon Komisyon pou Renovasyon Piblik                             | Pa aplikab                  |
| Komisyon ki la pou Separasyon Zòn (Zoning Board of Appeal Board, ZBA) | Prevwa pou out Septanm 2023 |
| Atik 80 Apwobasyon Komisyon an:                                       | Prevwa pou out Jiyè 2023    |
| Apwobasyon BCDC* 9290,304 m <sup>2</sup> oswa espas piblik ki enpòtan | Wi                          |
| Kòmanse Egzamine Atik 80 (Depoze Lèt Entansyon)                       | Wi                          |
| BPDA oswa Biwo Majistra pou Devlopman (Deziyasyon Devlopè nan MOH)    | Pa aplikab                  |

*NOU LA A*

# Bartlett F1 & F3

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## Itilizasyon ak Pwogramasyon Pwojè a

|                              |                                    |
|------------------------------|------------------------------------|
| Espas Pakin (konbyen espas)  | 24                                 |
| Komèsyal                     | Pa aplikab                         |
| Biwo yo                      | Pa aplikab                         |
| Kiltirèl                     | Pa aplikab                         |
| Rezidansyèl                  | 38,400 pye kare sipèfisi etaj brit |
| Espas Ouvè                   | Pa aplikab                         |
| Lòt itilite (tanpri presize) | Pa aplikab                         |

# Bartlett F1 & F3

## Apèsi sou tout Lojman ki Gen Mèt yo

|                        | Revni mwayen<br>Jiska 80% AMI<br><i>Kantite lojman / Pri Vant an mwayen/<br/>Pri Ipotèk an mwayen</i> | Revni mwayen<br>Jiska 100% AMI<br><i>Kantite lojman / Pri Vant an mwayen/<br/>Pri Ipotèk an mwayen</i> | Estimasyon Pri mache a<br><i>Kantite lojman / Pri Vant an mwayen/<br/>Pri Ipotèk an mwayen</i> | Total lojman ki gen moun<br>ki mèt yo |
|------------------------|---|--|--|---------------------------------------|
| Estidyo                | 0   | 0  | 0  | 0                                     |
| Yon (1) Chanm a kouche | 0   | 0  | 0  | 0                                     |
| De (2) Chanm a kouche  | 2 (\$252K)  | 1 (\$326K)   | 0  | 3                                     |
| Twa (3) Chanm a kouche | 10 (\$290K)   | 11 (\$369K)  | 0  | 21                                    |
| Total lojman           | 12  | 12   | 0  | 24                                    |
| Pousantaj Total lojman | 50%   | 50%  | 0%   |                                       |

*To enterè yo ak kantite kòb ki te bay nan premye vèsman an, depann de BPDA aprè pri lavant yo*

*AMI se yon akwonim pou Average Median Income (Revni Medyan ki pi piti). AMI baze sou kote w ap viv ak kantite moun ki lakay ou.*

[Bartlett F1 & F3 Paj Pwojè](#)

# Bartlett F1 & F3

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Kreyasyon anplwa an pousantaj

|   |  |
|---|--|
| Kreye   |  |
| Antrepriz komèsyal ki pa anpil/feminine Kreye |  |
| Ki Prewa                                      |  |
| Pwojte Antrepriz komèsyal ki pa anpil/feminin | 60% èdtan minorite yo / 15% Fi / 51% Rezidan Boston yo |