
Roxbury Strategic Master Plan Oversight Committee Meeting

February 05, 2024

1. RSMPOC

Welcome and Orientation

Meeting Recording

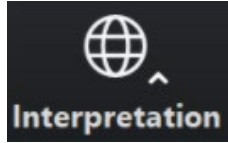
At the request of community members, this event will be recorded and posted on the Roxbury Strategic Master Plan webpage at

bit.ly/theRSMPOC for those who are unable to attend the Zoom event live.

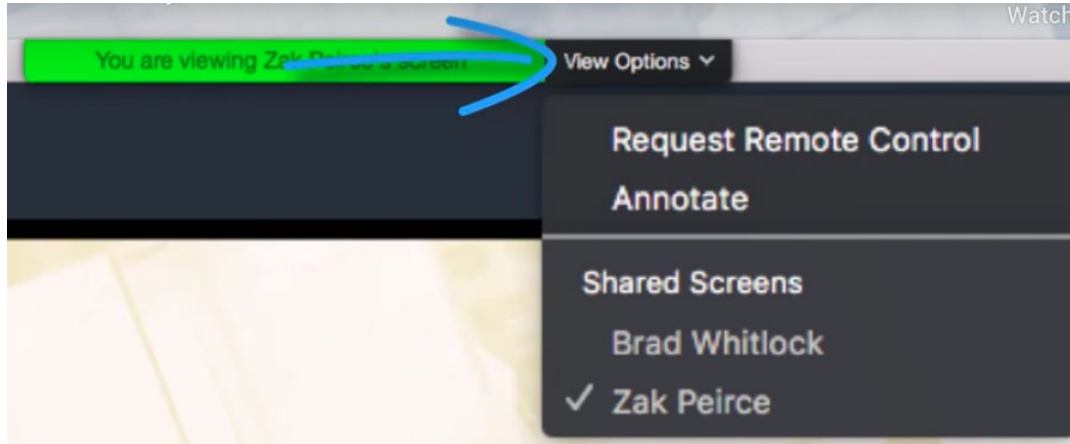
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

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

Interpretation and Translation



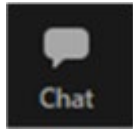
- “Spanish” –for Spanish
- “Haitian Creole” –for Haitian Creole
- “English” – for English
- “Cape Verdean Creole” - Cape Verdean Creole



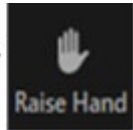
Zoom Tips

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

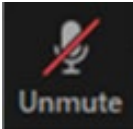
Your controls are at the bottom of the screen



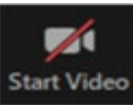
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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 jamarhl.crawford@boston.gov

Agenda

1. RSMPOC Welcome

2. Presentation – *15m total to present followed by Q&A*

- Bartlett Yard
- 40 - 50 Warren Street
- The Nawn Factory

RSMPOC Overview and Updates

First Monday of the month

January 8, 2024

February 5, 2024

March 4, 2024

April 1, 2024

May 6, 2024

June 3, 2024

July, 2024

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

September 9, 2024

October 7, 2024

November 4, 2024

****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



OUR COMMUNITY
WORKING TOGETHER

**Bartlett Station
Roxbury Strategic Master Plan
Oversight Committee
February 5, 2024**

Real Estate Disposition Status



Article 80 Project Phase





Bartlett Station Birds-eye View





Homeownership Projects

UNITY STATION - Bartlett F1 & F3 - Windale Developers

24 AFFORDABLE HOMEOWNERSHIP UNITS

- 21 3BR
- 3 2BR



▲ Bartlett F1



Bartlett F3 ▶



PROJECT – F1 & F3 Affordable Ownership

Rental

	Homeless set-aside 30% AMI <i>Rent Amount</i>	Low Income 30-50% AMI <i>(Includes homeless set-aside)</i> <i>Rent Amount</i>	Middle Income 60-80% AMI <i>Rent Amount</i>	Up to Market Rate <i>Rent Amount</i>	Total Rental Units
1 Bedroom	No Rentals				
2 Bedroom					
3+ Bedroom					
Total					
Percent of Total Units					

Homeownership

	Middle Income Up to 100% AMI <i>Rent Amount</i>	Up to Market <i>Rent Amount</i>	Total Homeownership Units
1 Bedroom			
2 Bedroom	3(\$252K/326K)	(80%/100%)	3
3+ Bedroom	21(290K/369K)	(80%/100%)	21
Total	24*	*12 Units Each at 80% and 100%	24
Percent of Total Units	100%		100%



PROJECT

Other Uses

Parking Spaces (number of spaces)	24
Commercial (Square footage)	N/A
Office (Square footage)	N/A
Cultural (Square footage)	N/A
Other (<i>Please Specify</i>) (Square footage)	Combined Lot Area – 43,472 sq. ft.
Other (<i>Please Specify</i>) (Square footage)	Gross Floor Area – 38,400 sq. ft.



PROJECT

Other Uses

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Other (<i>Please Specify</i>) (Square footage)	Gross Floor Area – 38,400 sq. ft.



PROJECT

Milestones

- **By the next quarter we expect....** Financial Closing and the Commencement of Construction.
- **We expect to start construction by....** Q2 2024
- **We expect to finish the project by...** Q3 2025

Northampton Station (F2)

28 HOMEOWNERSHIP UNITS

- 24 Market
- 4 Affordable

UNIT MIX

- 16 2BR
- 8 3BR

AFFORDABILITY MIX

	2BR	3BR
80% AMI	2	
100% AMI	2	
Market	16	8

AMENITIES

- Laundry
- Community Room
- Parking





PROJECT- F2 – 28 Homeownership Units

Rental

	Homeless set-aside 30% AMI	Low Income 30-50% AMI <i>(Includes homeless set-aside)</i>	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
1 Bedroom	N/A				
2 Bedroom					
3+ Bedroom					
Total					
Percent of Total Units					

Homeownership

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
1 Bedroom	0	0	0
2 Bedroom	3(\$326K)*	16	19
3+ Bedroom	1(\$368K)	8	9
Total	4	24	28
Percent of Total Units	14.2%	*2-2BR@80 AMI; (\$252,000)	



PROJECT

Other Uses

Parking Spaces (number of spaces)	30
Commercial (Square footage)	N/A
Office (Square footage)	N/A
Cultural (Square footage)	Lawn on Lambert (adjacent open space to be utilized for urban art installations, Roxbury history & health and wellness)
Other (<i>Please Specify</i>) (Square footage)	44,988 Gross Sq. Ft.
Other (<i>Please Specify</i>) (Square footage)	1.54 FAR



PROJECT

Milestones

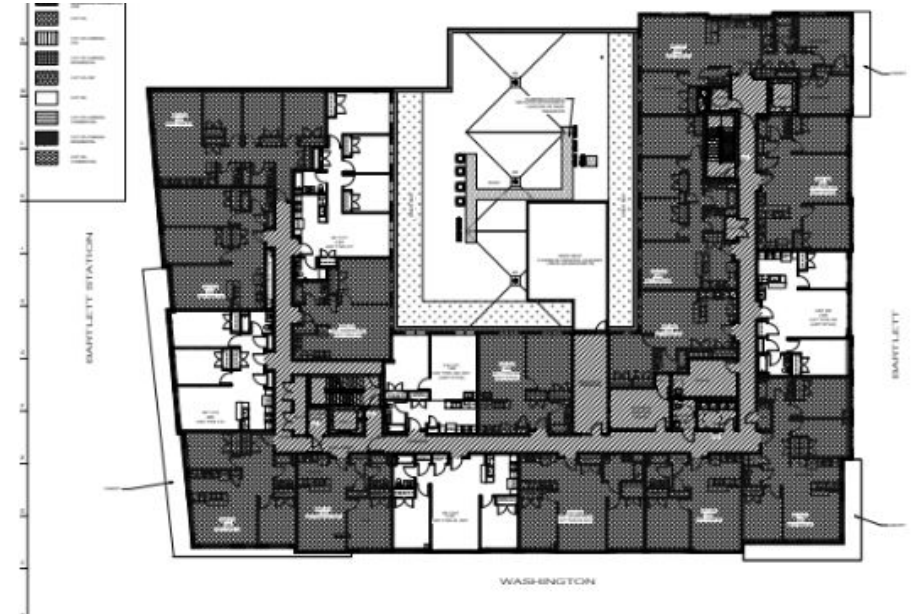
- By the next quarter we expect.... **Commencement of Construction**
- We expect to start construction by.... **Q1 2024**
- We expect to finish the project by... **Q3 2025**



Bartlett Station Rental Projects



Bartlett A



AMI	1- Br	2- Br	3- Br	Total
30%	9	4	3	16
50%	1	8	3	12
60%	1	18	4	23
80%	1	4	4	9
Market	0	0	0	0
Total	12	34	14	60

Bartlett A



Bartlett A

Bartlett Building A					
Project Hours & Percentages					
Through WE 1/7/2023	Goal	Month Hrs	Month %	TTL Hours	To-Date %
Total Hours		2812.40	N/A	112120.43	N/A
Minority Worker Hours	60%	1445.21	51%	82965.35	74%
Female Worker Hours	15%	379.23	13%	10190.71	9%
Boston Resident Worker Hours	51%	730.52	26%	36980.02	33%

Bartlett F5

44 AFFORDABLE RENTAL HOUSING UNITS

UNIT MIX

1BR	8
2BR	28
3BR	8
TOTAL	44

AFFORDABILITY MIX

- 30% AMI 9
- 50% AMI 5
- 60% AMI 19
- 80% AMI 11

AMENITIES

- Laundry
- Elevator
- Community Room
- Parking





PROJECT- Bartlett F5 - 44 Affordable Rentals

Rental

	Homeless set-aside 30% AMI	Low Income 30-50% AMI <i>(Includes homeless set-aside)</i>	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
1 Bedroom	2 (30% Inc.)	5(1,195)	3(1,434)	80%(1,768)	8
2 Bedroom	2 (30% Inc.)	6 (1,295)	22(1,721)	80%(1,895)	28
3+ Bedroom	1 (30% Inc.)	3 (1,657)	5(1,989)	80%(2274)	8
Total	5	14	30		44
Percent of Total Units	11%	32%	68%		100% Affordable

Homeownership

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



PROJECT

Other Uses

Parking Spaces (number of spaces)	26
Commercial (Square footage)	N/A
Office (Square footage)	N/A
Cultural (Square footage)	Approximately 2,000 sq. ft. for Community Space available to all Bartlett Residents and the Roxbury neighborhood.
Other (<i>Please Specify</i>) (Square footage)	48,700 Gross Square Feet
Other (<i>Please Specify</i>) (Square footage)	36,520 Rentable Square Footage



PROJECT

Milestones

- **By the next quarter we expect.... The project is now funded by both MOH (City) and the DHCD (State) and it has Article 80 Approval. By Q2, financial closing will occur and construction will commence.**
- **We expect to start construction by.... Q2 2024**
- **We expect to finish the project by... Q3 2025**



Bartlett D - The Kenzi

50 SENIOR HOUSING UNITS (55+)

- 88% affordable at 80% AMI or less
- Q2 2021 construction start
- Construction completion Q3 2023
- City and State funding
- On-site resident amenities



The Kenzi - Bartlett Lot D

Kitchen Interiors - photos taken onsite late 2023



The Kenzi - Bartlett Lot D

Project Site Plan



The Kenzi - Bartlett Lot D

Project Site Plan



The Kenzi – Bartlett Lot D

[Take a virtual tour of the Kenzi](#)



The Kenzi - Bartlett Lot D

Rental Units Overview

	Homeless set-aside 30% AMI <i>Project Based Vouchers (PBV)</i>	Low Income Up to 50% AMI <i>Massachusetts Rental Voucher Program (MRVP)</i>	Middle Income Up to 60% AMI <i>LIHTC</i>	Middle Income Up to 80% AMI <i>LIHTC</i>	Up to Market Rate	Total Rental Units
Studio	N/A	N/A	N/A	N/A	N/A	N/A
1 Bedroom	6 units / based on resident income	4 units / based on resident income	23 units / \$1,600	8 units / \$2,200	5 units / \$2,600	46 units
2 Bedroom	2 units / based on resident income	N/A	N/A	1 unit / \$2,600	1 unit / \$3,000	4 units
3+ Bedroom	N/A	N/A	N/A	N/A	N/A	N/A
Total Units	8 units	4 units	23 units	9 units	6 units	50 units
Percent Total Units	16%	8%	46%	18%	12%	100%

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

Bartlett Lot D

BRJP Report for Projects Under Construction

CONTRACTOR NAME	TRADE	Total Worker Hours	Section 3 Worker Hours	SS New Hire Worker Hours	Minority Worker Hours	Female Worker Hours	Black Resident Worker Hours	Walk-On Worker Hours	Section 3 Worker Hours %	Section 3 New Hire Worker Hours %	Minority Worker Hours %	Female Worker Hours %	Black Resident Worker Hours %	Walk-On Worker Hours %
A&R MBE Roofing	Roofing	6,273.40	0.00	0.00	6,273.40	44.00	314.90	0.00	0%	0%	100%	1%	5%	0%
Alternative Creative Energy	HVAC	7,072.75	749.00	0.00	749.00	1,209.00	773.00	0.00	11%	0%	31%	17%	11%	0%
Baldwin Fire Protector	Fire4 Protection	1,040.00	0.00	0.00	520.00	0.00	520.00	0.00	0%	0%	50%	0%	50%	0%
Custom Floors	Flooring	1,478.20	0.00	0.00	1,478.20	0.00	312.00	0.00	0%	0%	100%	0%	21%	0%
EFR Mechanical	Plumbing	5,710.00	520.00	0.00	143.50	122.00	1,918.00	0.00	9%	0%	3%	2%	23%	0%
G Blain Construction	Sitework	4,405.00	999.50	999.50	2,887.00	1,203.00	1,267.50	272.00	23%	23%	64%	27%	29%	6%
Helical Drilling	Aggregate Piers	292.63	0.00	0.00	298.63	0.00	0.00	0.00	0%	0%	71%	0%	0%	0%
Jacqueline Electric	Electrical	6,268.50	0.00	0.00	3,091.25	0.00	499.00	0.00	0%	0%	49%	0%	8%	0%
Jones Boys Insulation	Insulation	1,075.50	0.00	0.00	854.50	78.50	318.50	0.00	0%	0%	79%	7%	30%	0%
JWC Steel Co.	Structural Steel	792.24	0.00	0.00	456.71	1,075.50	0.00	0.00	0%	0%	58%	130%	0%	0%
Middlesex Glass	Glass & Glazing	440.25	202.50	189.50	440.25	0.00	230.50	139.50	46%	32%	100%	0%	52%	32%
MO General Contracting	General Labor	1,458.00	0.00	0.00	1,138.00	0.00	316.00	0.00	0%	0%	78%	0%	23%	0%
North & South Construction	Rough Carpentry	4,404.00	0.00	0.00	1,826.00	365.00	825.50	0.00	0%	0%	41%	8%	19%	0%
Patriot Contracting	Siding	304.50	0.00	0.00	304.50	0.00	0.00	0.00	0%	0%	100%	0%	0%	0%
Pegasus & Sons	Masonry	7,336.00	0.00	0.00	7,336.00	331.00	801.00	801.50	0%	0%	100%	5%	12%	11%
Performance Drywall	ACT	12,051.50	0.00	0.00	12,051.50	144.00	368.00	0.00	0%	0%	100%	1%	3%	0%
Provident Coating Services	Painting	2,745.00	0.00	0.00	2,745.00	0.00	322.00	0.00	0%	0%	100%	0%	8%	0%
Schindler Elevator	Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%
Sublime Construction	Concrete	10,026.36	205.00	205.00	10,024.08	661.86	205.00	0.00	2%	2%	100%	5%	2%	0%
T&Y Concrete	Concrete	295.00	0.00	0.00	295.00	36.00	94.00	0.00	0%	0%	100%	12%	32%	0%

73,468.83	2,676.00	1,944.00	52,822.52	5,070.69	8,488.90	1,215.00	4%	2%	72%	7%	12%	2%
TOTAL	SS	SS NEW	MIN	FEM	Blk Res	Walk-On	SS %	SS New %	MIN %	FEM %	Blk Res %	Walk-On %



PROJECT- Bartlett F5 – 44 Affordable Rentals

Rental

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Percent of Total Units	11%	32%	68%		100% Affordable

Homeownership

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



PROJECT

Other Uses

Parking Spaces (number of spaces)	26
Commercial (Square footage)	N/A
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PROJECT

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Bartlett Infrastructure & Oasis Update

OPEN SPACE

MASTER PLAN OPEN SPACE
IS
23% OF SITE

Infrastructure/
Traffic Light



Lawn on Lambert (Open Space)





Oasis @ Bartlett



Q & A



OUR COMMUNITY
WORKING TOGETHER

CONTACT

Andre Jones

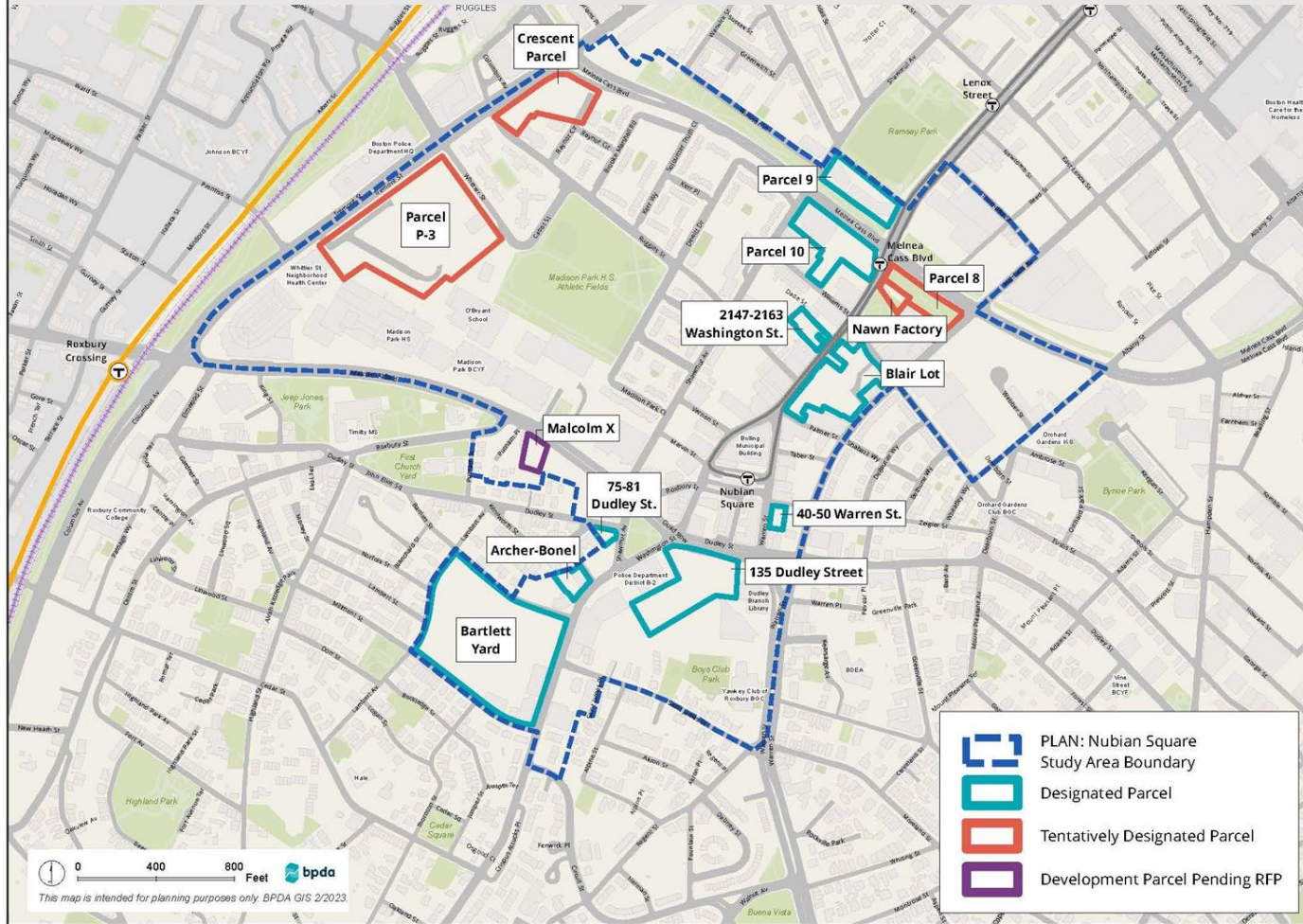
Director of Community Engagement

ajones@nuestracdc.org

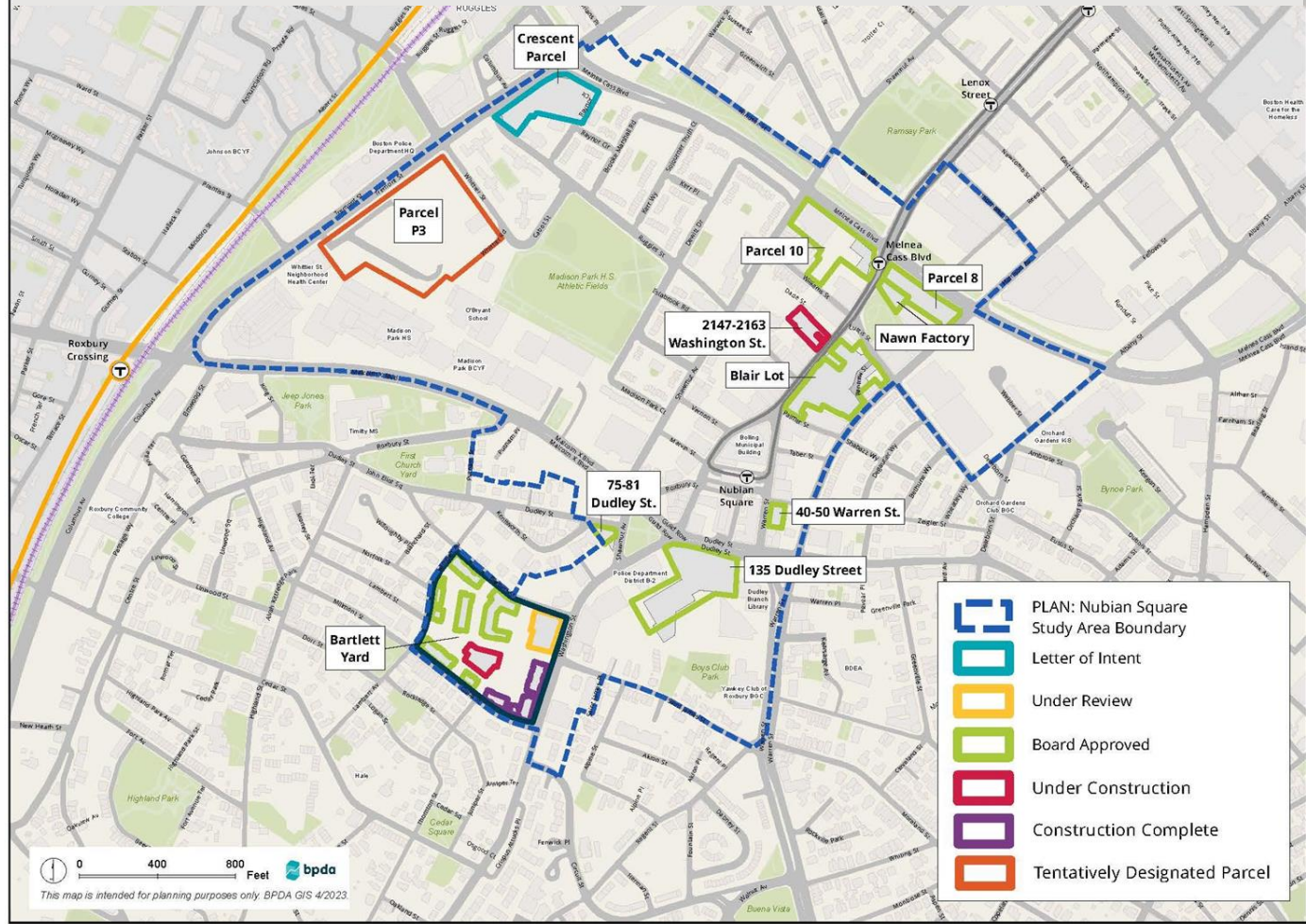
Direct: 617-835-3946

Website: nuestracdc.org

Real Estate Disposition Status



Article 80 Project Phase



The Batson Building

Current Project Phase:

Proposed Project Highlights:

- Land SF: 8,296 SF (.19 Acres)
- Gross Floor Area: 27,892
- 100% Affordable Ownership
- Community Retail + Commercial

Development Entities:

- **New Urban Collaborative LLC**
- **Madison Park Development Corporation**

The Batson Building

Project Site Plan

See following pages.

EXISTING SITE CONDITIONS

40-50 Warren Street



Plot Plan



40-50 WARREN STREET
01/30/24

COMPARATIVE DESIGN ANALYSIS

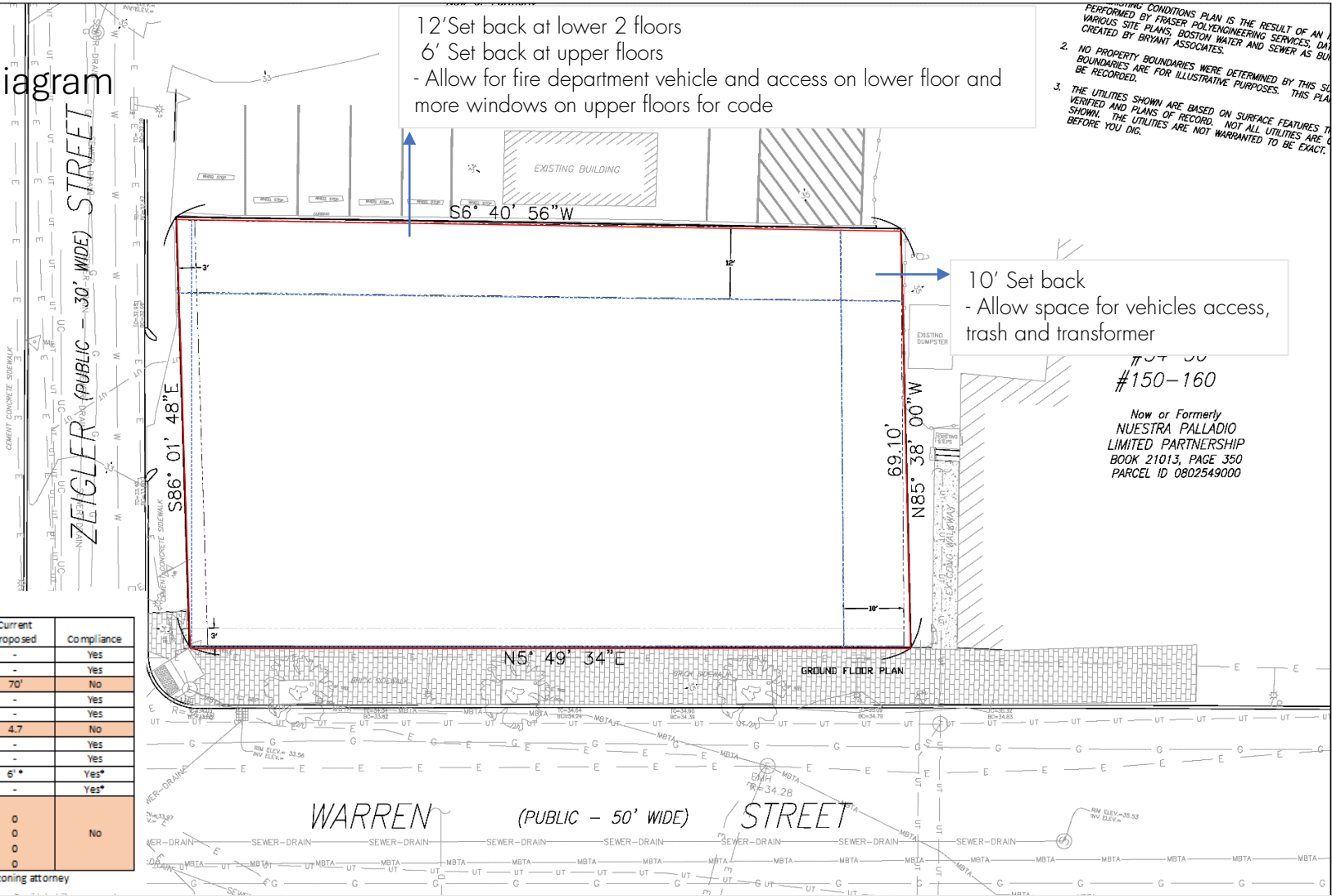


DAVIS
SQUARE
ARCHITECTS



Zoning Set back Diagram

MASSACHUSETTS STATE
LANE COORDINATE SYSTEM
GRID NORTH ~ NAD 1983



12' Set back at lower 2 floors
6' Set back at upper floors
- Allow for fire department vehicle and access on lower floor and more windows on upper floors for code

10' Set back
- Allow space for vehicles access, trash and transformer

1. THE SETTING CONDITIONS PLAN IS THE RESULT OF AN ANALYSIS PERFORMED BY FRASER POLYENGINEERING SERVICES, DATA PROVIDED BY VARIOUS SITE PLANS, BOSTON WATER AND SEWER AS BUILT, AND CREATED BY BRYANT ASSOCIATES.
2. NO PROPERTY BOUNDARIES WERE DETERMINED BY THIS SURVEY. BOUNDARIES ARE FOR ILLUSTRATIVE PURPOSES. THIS PLAN SHALL BE RECORDED.
3. THE UTILITIES SHOWN ARE BASED ON SURFACE FEATURES TO BE VERIFIED AND PLANS OF RECORD. NOT ALL UTILITIES ARE SHOWN. THE UTILITIES ARE NOT WARRANTED TO BE EXACT. BEFORE YOU DIG.

#150-160
Now or Formerly
NUESTRA PALLADIO
LIMITED PARTNERSHIP
BOOK 21013, PAGE 350
PARCEL ID 0802549000

ZONING ANALYSIS

	Allowable	Previous Design	Current Proposed	Compliance
Min. Lot Size	-	-	-	Yes
Lot Size/ Unit	-	-	-	Yes
Height	55'	70'	70'	No
Stories	-	-	-	Yes
Lot Width	-	-	-	Yes
FAR	2.0	4.0B	4.7	No
Useable Open Space	-	-	-	Yes
Min. Front Yard	-	-	-	Yes
Min. Side Yard	-	-	6'*	Yes*
Min. Rear Yard	20'	0-4'	-	Yes*
Parking				
- Residential	.7/DU	0	0	No
- Restaurant	15/Seat	0	0	
- Retail	2/100sf	0	0	
- Office	1/1000sf	0	0	

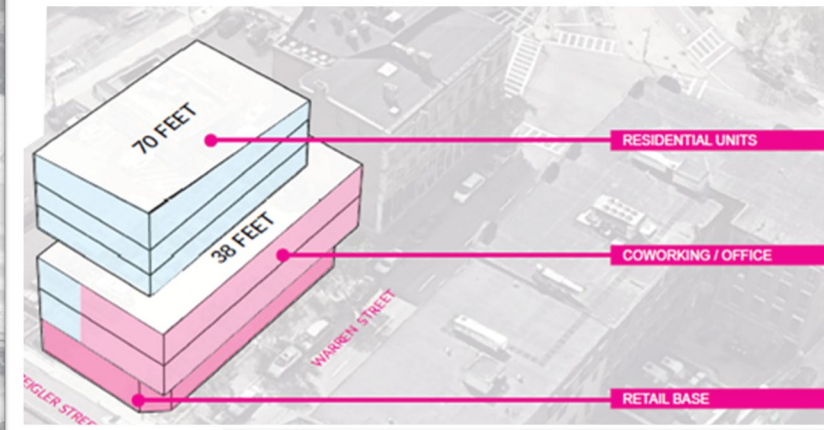
* to be confirmed by zoning attorney

40-50 WARREN STREET
01/30/24

COMPARATIVE DESIGN ANALYSIS

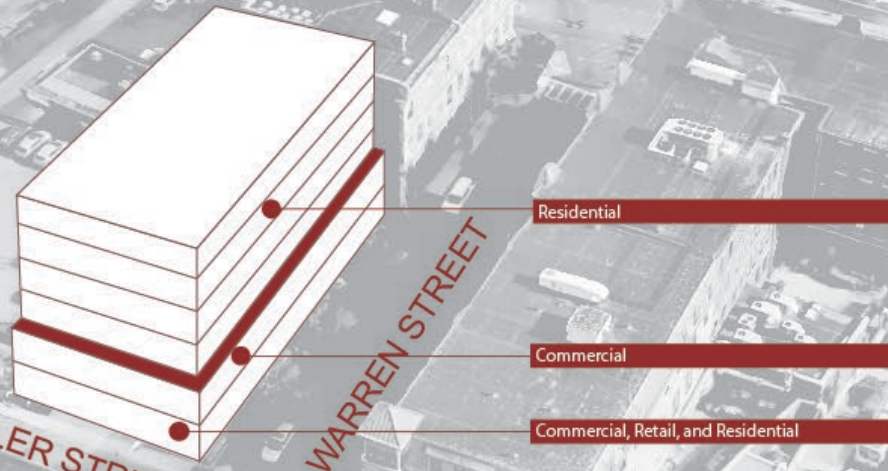


MASSING + USE COMPARISON



Previous Design

- 1 Floor Retail
- 2 – 3 Floors Residential/ Commercial
- 4 – 6 Floor Residential



BUILDING INFORMATION

Total Gross Floor Area	39,058 g.s.f.
Total Previous design	36,770 g.s.f

New Design

- 2 FLOORS RETAIL/COMMERCIAL
- 4 FLOORS RESIDENTIAL

40-50 WARREN STREET
01/30/24

COMPARATIVE DESIGN ANALYSIS



DAVIS
SQUARE
ARCHITECTS



The Batson Building Regulatory Milestones & Timeline

Stabilized Occupancy	August 2027
Construction Completion	August 2026
50% Construction Completion	December 2025
Construction Start	February 2025
Completed Financing	January 2025
State Subsidy Awards	August 2024
City Subsidy Awards	Awarded
Public Improvement Commission Approval	N/A
Zoning Board of Appeal Board (ZBA)	March 2024
Article 80 Board Approval	March 2024
BCDC Approval* 100,00 sqft or significant public realm	N/A
Article 80 Review Start (LOI Filed)	February 2024
BPDA or Mayor's Office of Housing (MOH Developer Designation)	Complete

WE ARE HERE

The Batson Building

Project Uses and Programming

Parking Spaces (# of spaces)	0
Commercial (sq.ft.)	2,130
Office (sq.ft)	6,254
Cultural (sq.ft)	
Residential (sq.ft.)	21,638
Open Space (sq.ft.)	
Other Uses (please specify) (sq.ft.)	

The Batson Building

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	10	10		20
2 Bedroom	4	4		8
3+ Bedroom				
Total Units	14	14		28
Percent Total Units	50%	50%		100%

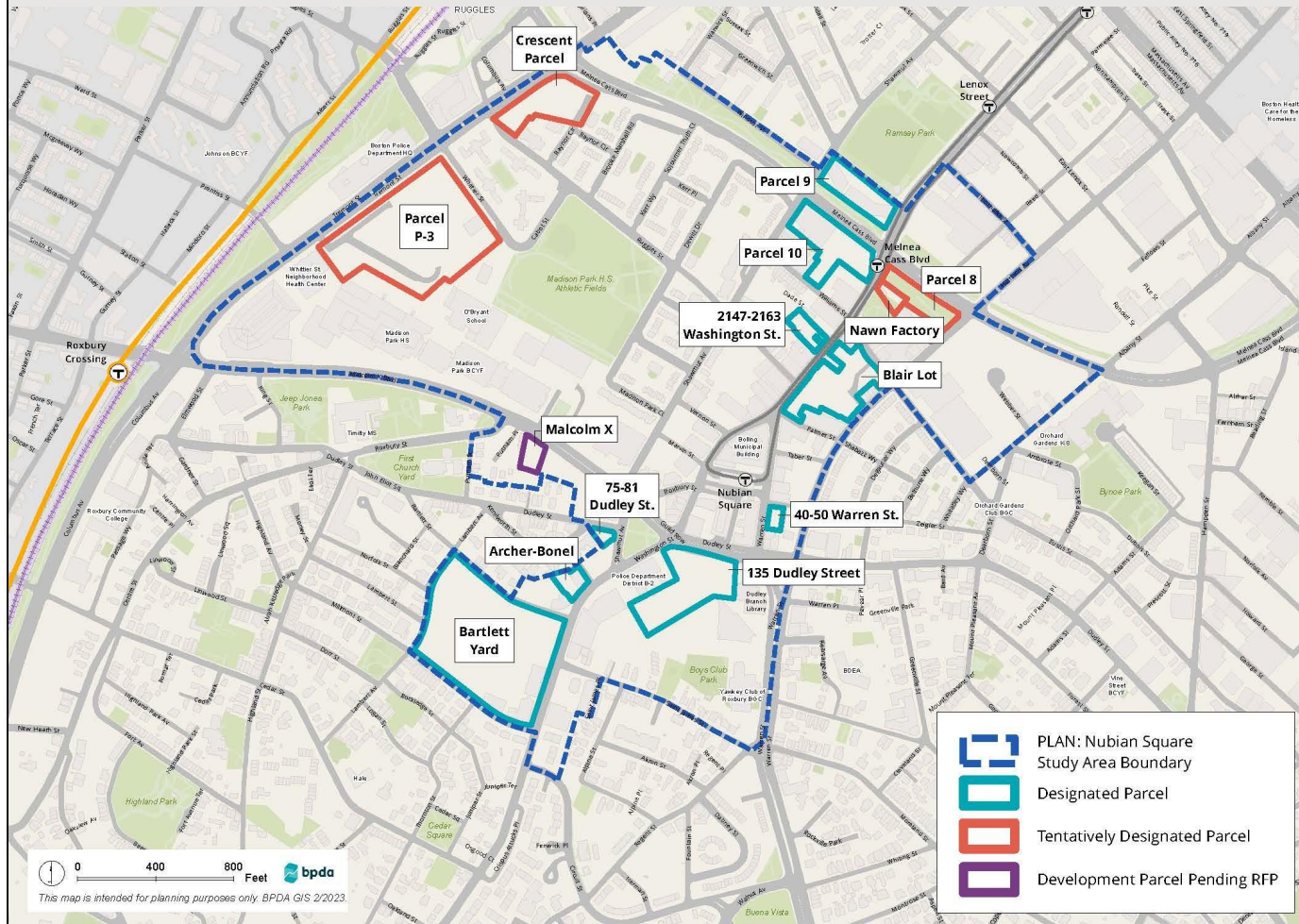
* AMI is an acronym for Average Median Income. AMI is based on where you live and your household size

The Batson Building

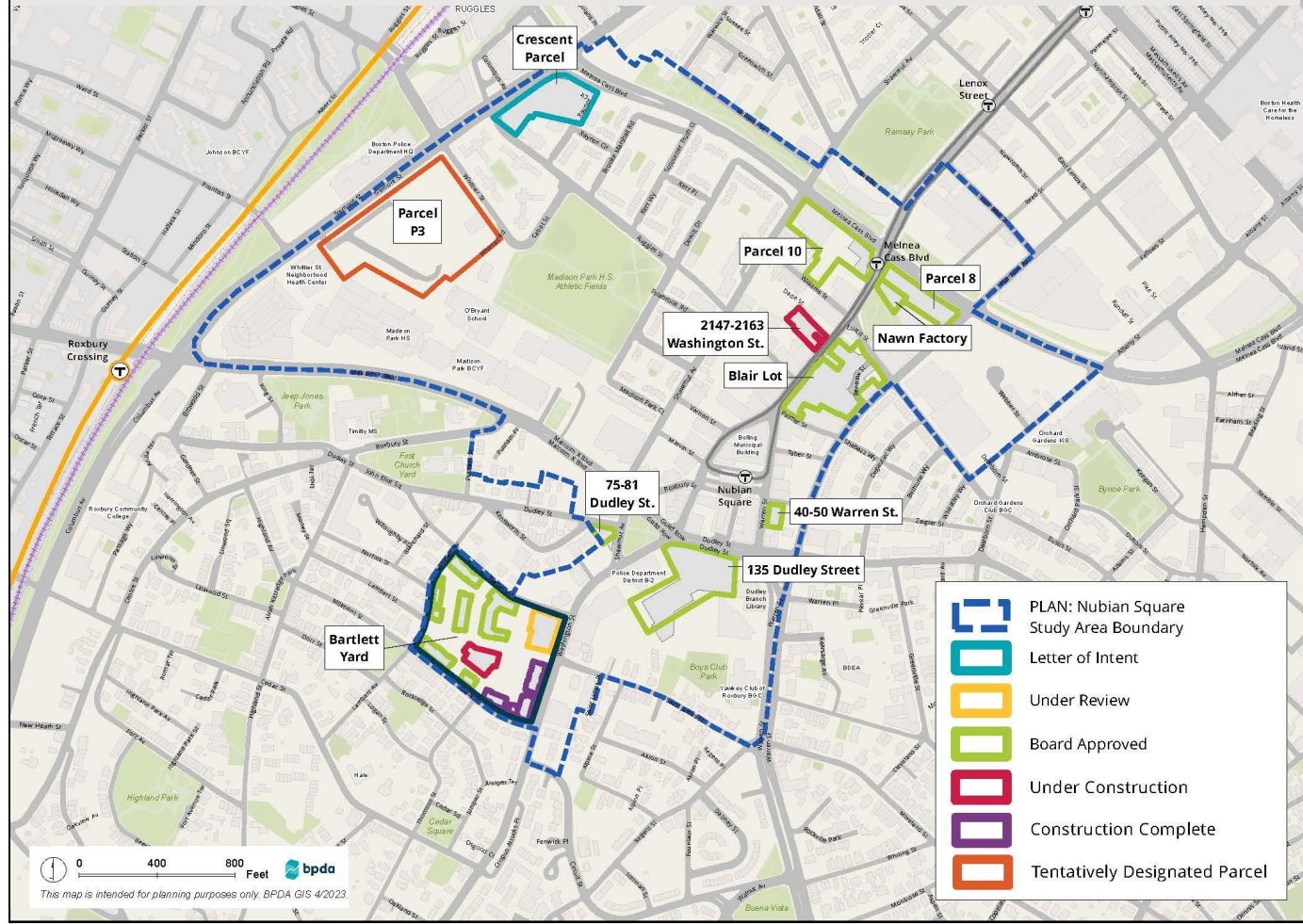
Job Creation in Percentages

Created	
Minority/Women Business Enterprises (MWBE) Created	
Projected	
Minority/Women Business Enterprises (MWBE) Projected	

Real Estate Disposition Status



Article 80 Project Phase



Art @ the Nawn Factory

Current Project Phase: **predevelopment**

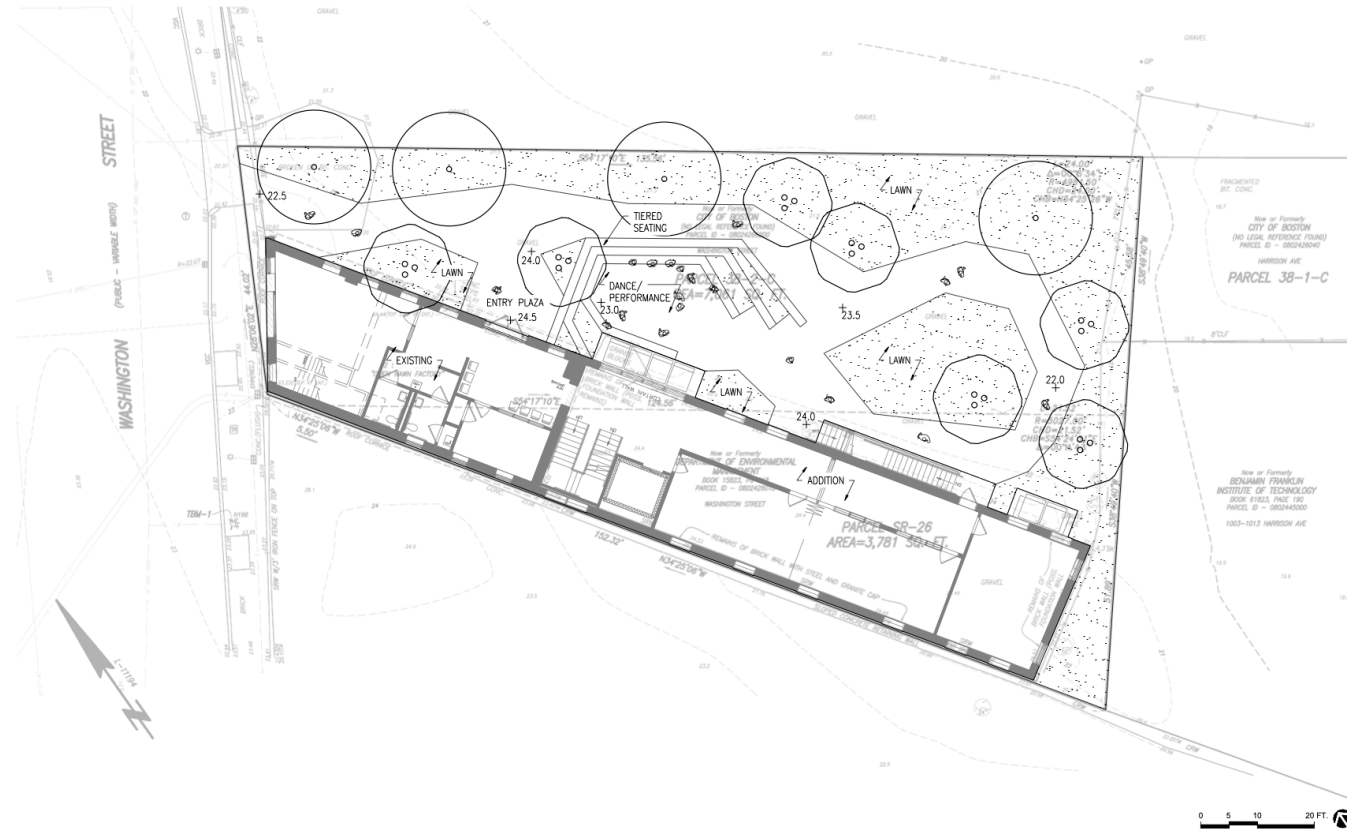
Proposed Project Highlights:

- Land SF: 10 842 square feet
- Gross Floor Area: 9 798 square feet

Development Entities:

ILYB LLC

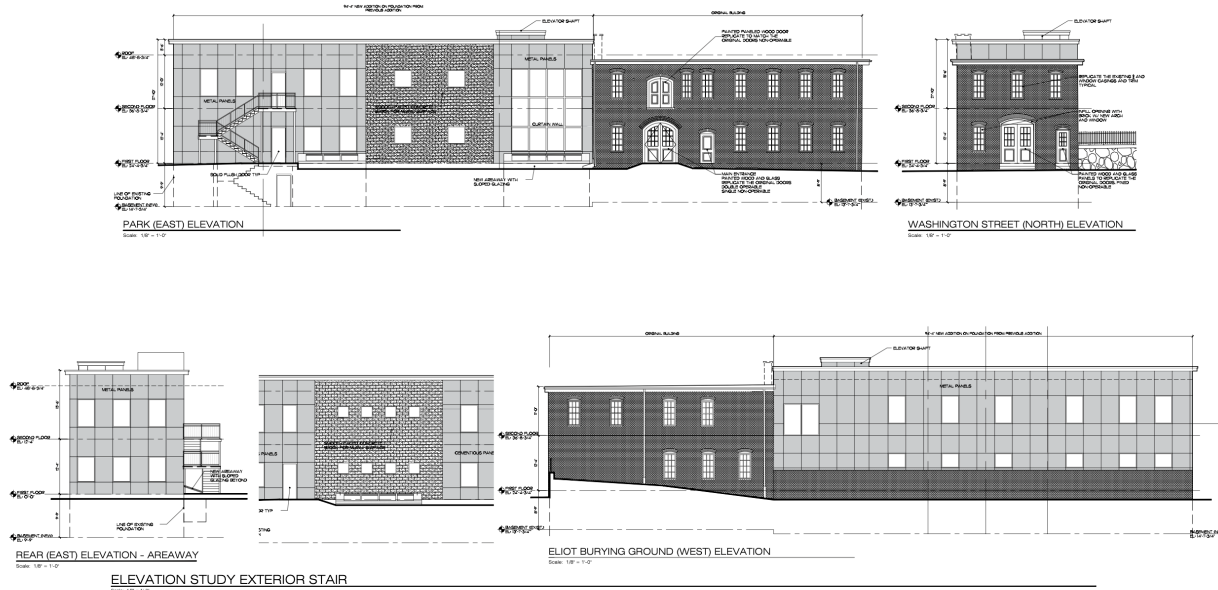
Art @ the Nawn Factory: site plan



- pedestrian paths and seating
- Outdoor amphitheater with stadium seating
- New plantings of native sub canopy trees and shrubs to support urban wildlife
- Plantings reduce urban heat island effect

Art @ the Nawn Factory: elevations

- Restoration of existing building shell
- New construction on existing foundation to original building footprint
- Outdoor mural welcoming visitors to Nubian square



THE NAWN FACTORY
2080 WASHINGTON STREET

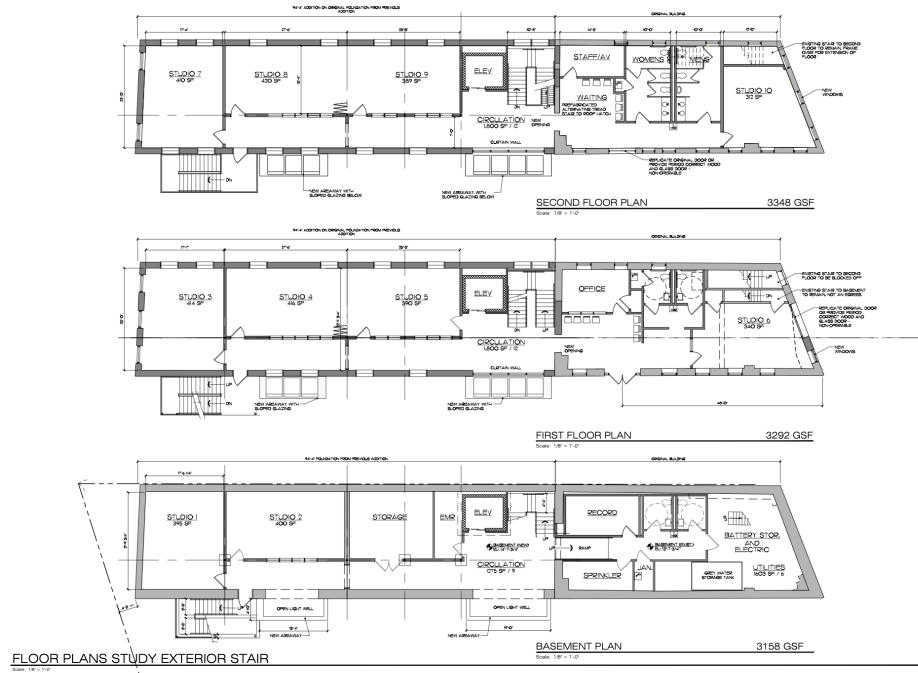
ROXBURY, MA

Scale: 1/8" = 1'-0"

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DATE: 08/10/2020	SHEET NUMBER: 6 OF 6
DESIGNED BY: 20080003	REVIEWED BY: 20080003
DATE: 08/10/2020	DATE: 08/10/2020
JOB NO: 20201	

Art @ the Nawn Factory: floor plan



- 10 performance rehearsal studios from 350 to 800 square feet
- Building elevator for ADA accessibility
- Podcast and video editing suite

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ROXBURY, MA

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DATE	SHEET NUMBER
06/10/2023	5 OF 6
DESIGNED BY	REVISIONS
PROJECT NO.	JOB NO.
	20201

Art @ the Nawn Factory

Project Uses and Programming

Parking Spaces (# of spaces)

Commercial (sq.ft.)

9 798 square feet

Office (sq.ft)

Cultural (sq.ft)

9 798 square feet

Residential (sq.ft.)

Open Space (sq.ft.)

Other Uses (please specify) (sq.ft.)

Art @ the Nawn Factory

Job Creation in Percentages

Created

Minority/Women Business Enterprises (MWBE) Created

Projected

15

Minority/Women Business Enterprises (MWBE) Projected

15

THANK YOU

RSMPOC Co-Chairs Norm Stembridge & Steven Godfrey

STAY CONNECTED: bit.ly/theRSMPOC

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