



# ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE MEETING

Feb. 02, 2026



Planning Department

CITY of BOSTON

# MEETING RECORDING

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**At the request of community members, this event will be recorded posted on the Roxbury Strategic Master Plan webpage at [bit.ly/theRSMPOC](https://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

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

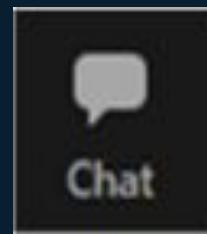
# ZOOM TIPS

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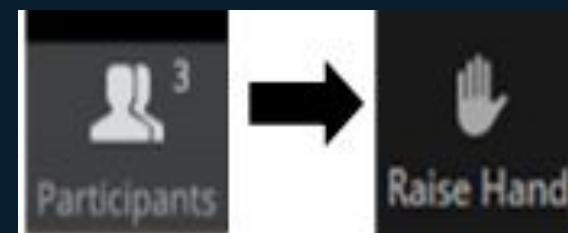


**Welcome! Here are some tips on using Zoom for first-time users.**

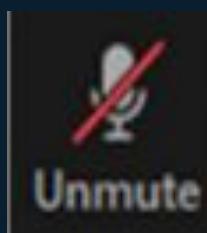
**Your controls are at the bottom of the screen**



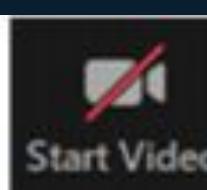
**Use the chat to type a comment or ask a question at any time –  
Members of the RSMPOC/ BPDA will moderate the chat**



**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**

**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 [jason.mcdonald@boston.gov](mailto:jason.mcdonald@boston.gov) or [miranda.hall@boston.gov](mailto:miranda.hall@boston.gov)

# AGENDA

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- 1. Suzy Buchanan, the Director of the Shirley Eustis House in Roxbury**
- 2. The Nawn Factory**
- 3. Bartlett Yard**

# 1. RSMPoc Welcome

B  
oston



Planning Department

CITY of BOSTON

# RSMPOC OVERVIEW AND UPDATES

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## *First Monday of the month*

January 12, 2026

February 2, 2026

March 2, 2026

April 6, 2026

May 4, 2026

June 1, 2026

July 13, 2026

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

September 14, 2026

October 5, 2026

November 2, 2026

**\*\*No Meeting in December\*\***

# RSMPOC RESPONSIBILITIES

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- 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

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- **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](http://bit.ly/theRSMPOC)

# ORIGINAL 2004 MASTER PLAN GOALS

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- **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. Shirley Eustis House in Roxbury



Planning Department

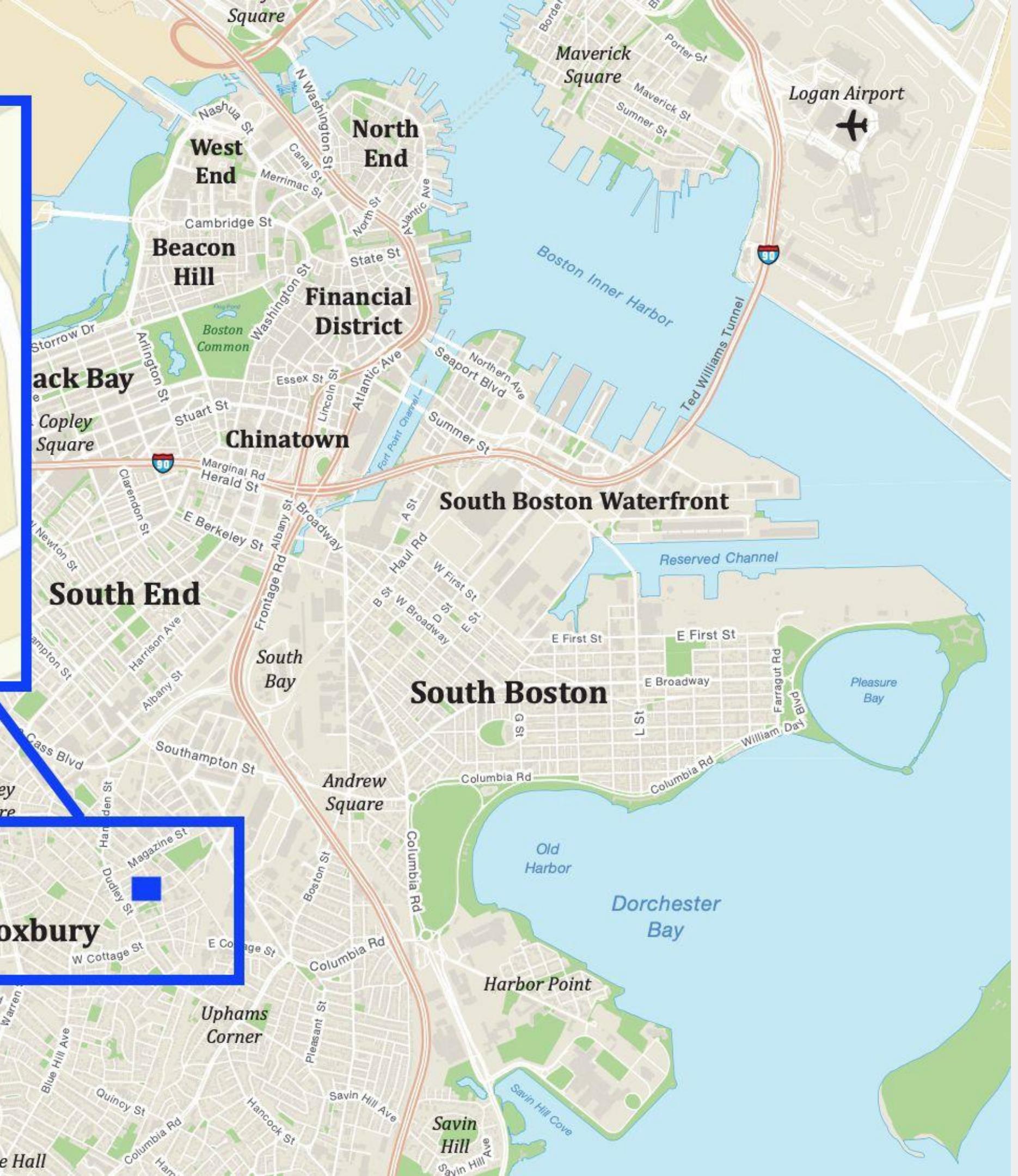
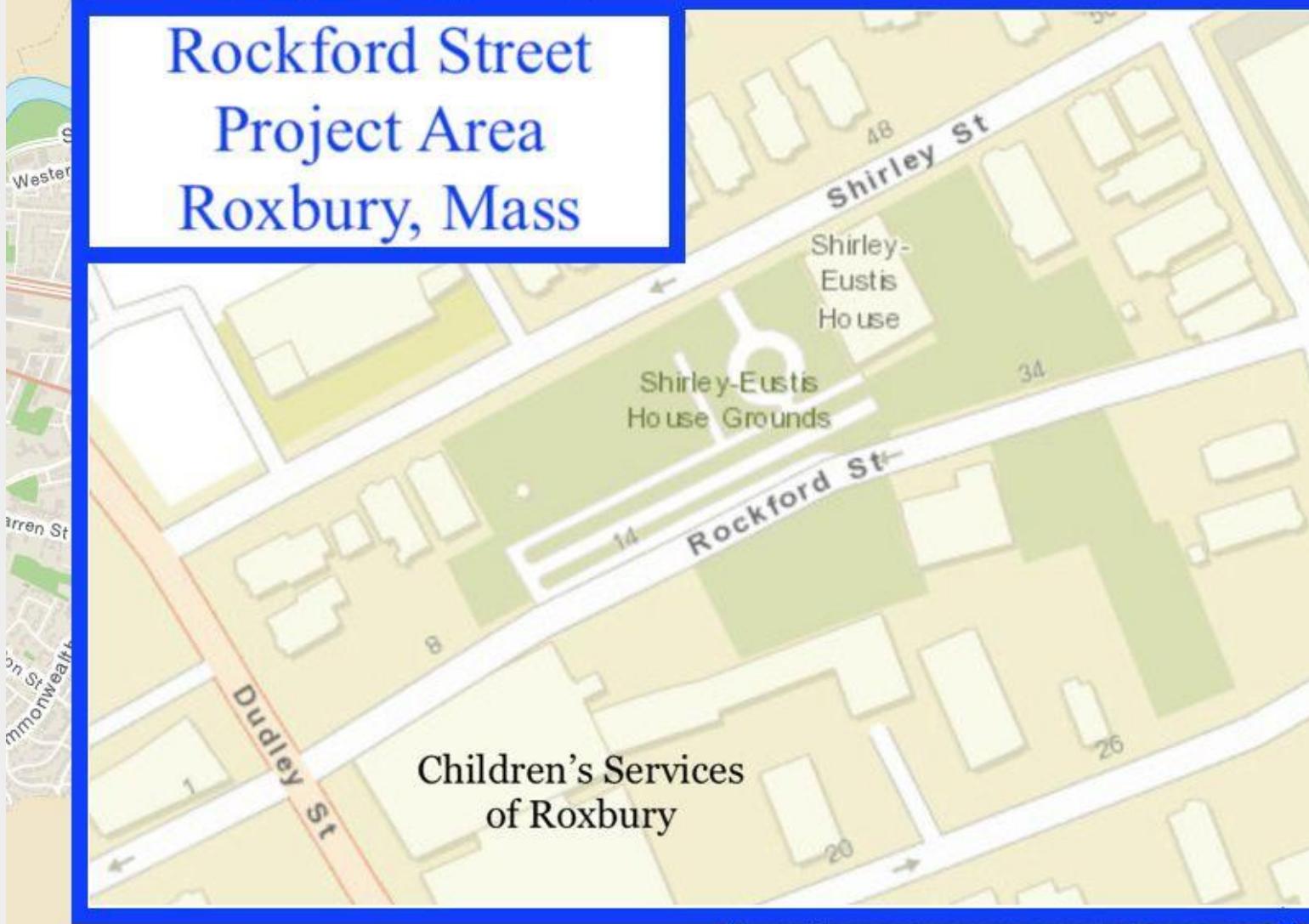
**CITY of BOSTON**

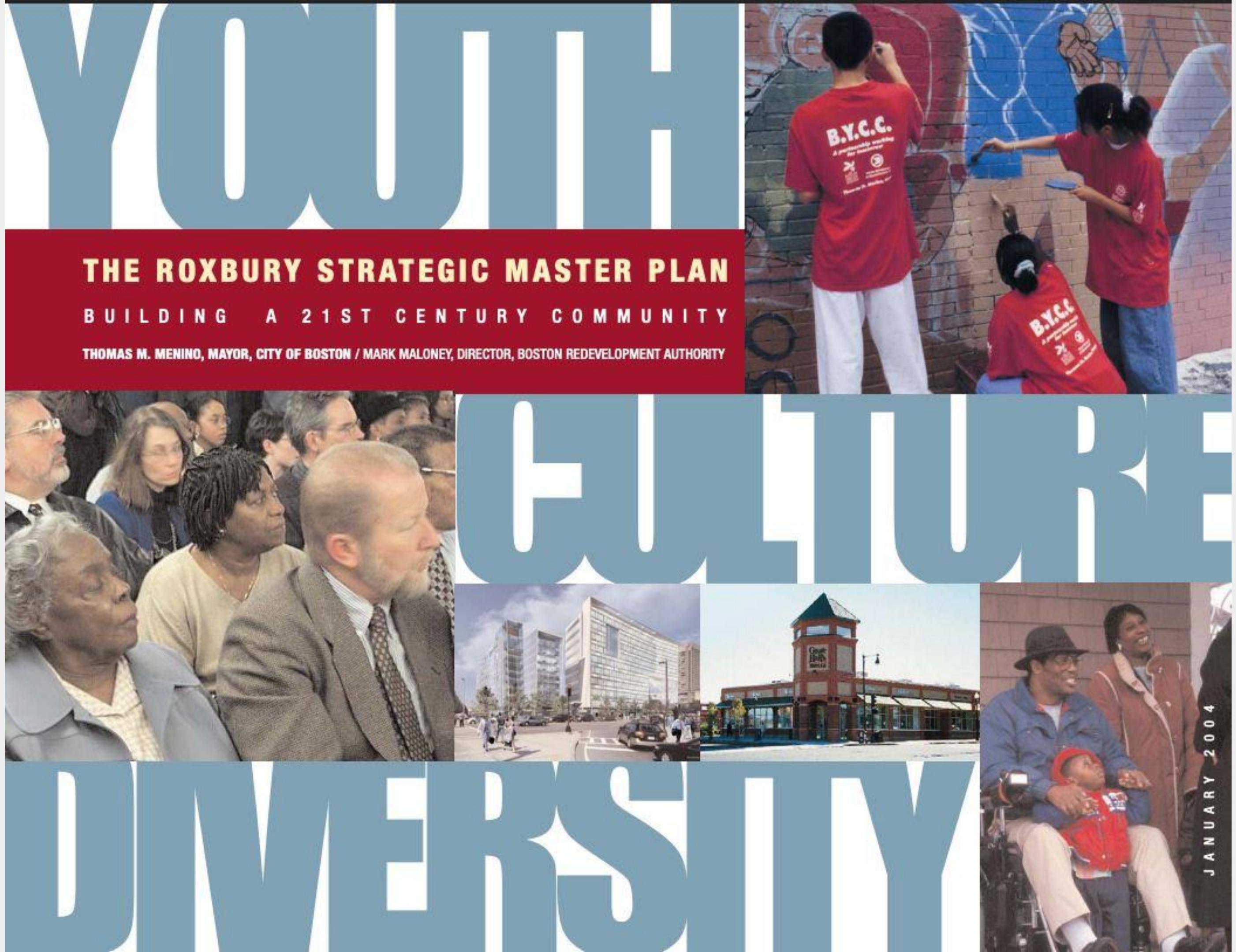
# Rockford St. Roxbury Improvement Concepts

Roxbury Strategic Master Plan Oversight Committee  
Monday February 2, 2026

Submitted by the Shirley-Eustis House Association

## Rockford Street Project Area Roxbury, Mass





## THE ROXBURY STRATEGIC MASTER PLAN

BUILDING A 21ST CENTURY COMMUNITY

THOMAS M. MENINO, MAYOR, CITY OF BOSTON / MARK MALONEY, DIRECTOR, BOSTON REDEVELOPMENT AUTHORITY

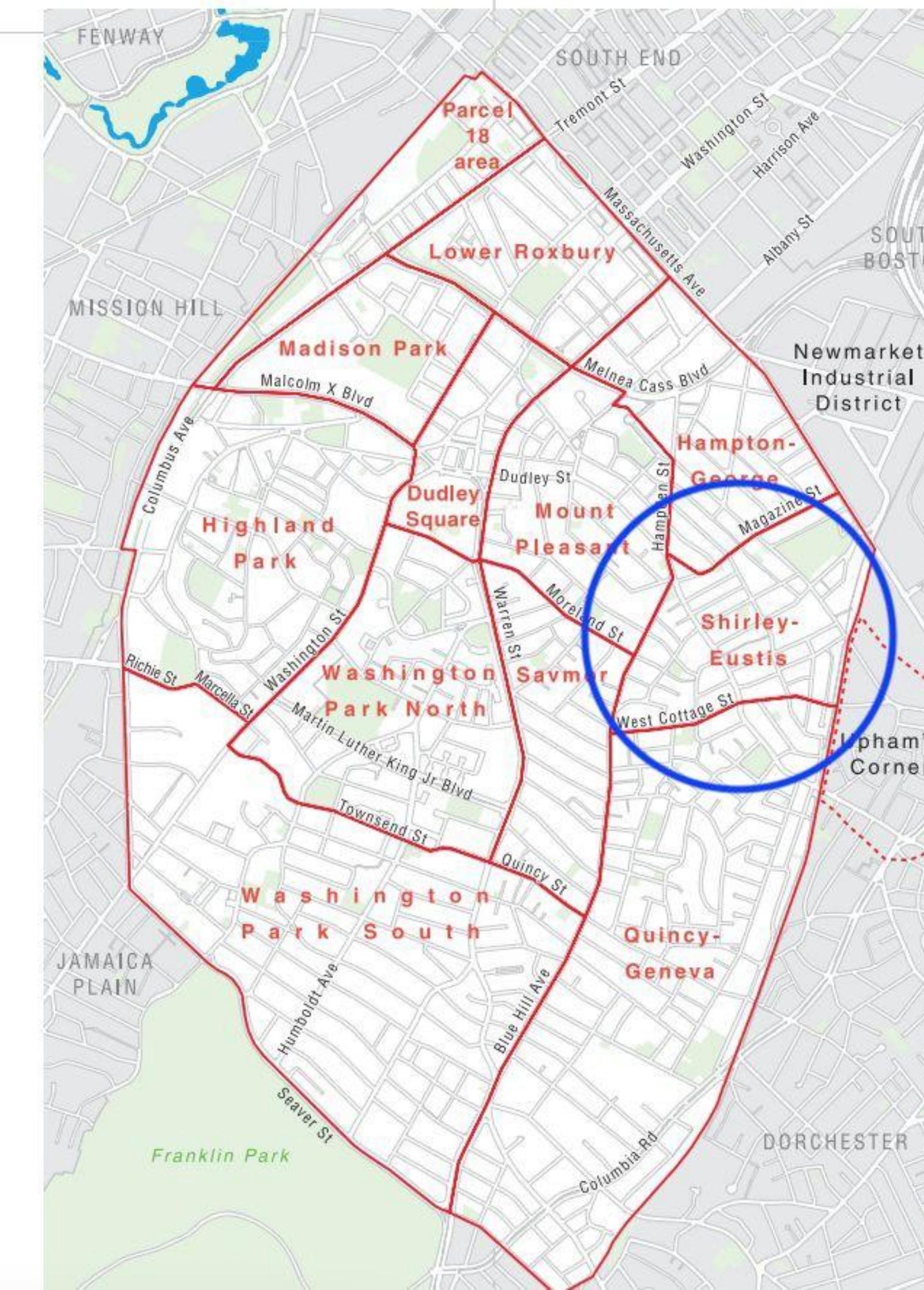
JANUARY 2004

## SUB-NEIGHBORHOODS

Roxbury is comprised of several sub-neighborhoods. Each of these areas possess a range of characteristics with respect to the architecture, open space, topography and the mix and density of land uses. The districts share commercial centers at significant cross-roads that define the boundaries of the districts. Maintaining the uniqueness and integrity of the sub-neighborhoods is an important community goal. Therefore, the Plan outlines general strategies and recommendations for the community as a whole but also recognizes that sub-neighborhoods will have specific objectives.

## EARLY HISTORY

Founded by English colonists in 1630, Roxbury was established as an independent community connected to Boston only by a narrow neck of land along Washington Street. Today, after massive landfill projects and annexation to Boston, Roxbury is at the city's geographic center. Its landmark buildings and open spaces are a legacy of its agricultural beginnings and its later development as an early suburb of Boston. Roxbury is defined by several rocky hills--drumlins left by a pre-historic glacier. Roxbury pudding stone, a composite rock form, has been used over the centuries in Boston area buildings.



Richard Evans, Madison Park Development Corp.  
 Lucy Fazzio  
 Nicole Flynt, DSNI  
 Inez Foster, Boston Connects, Inc.  
 Evelyn Friedman-Vargas, Nuestra Comunidad CDC  
 Brenda Gadson, Roxbury Multi Service Center  
 Ron Garry, Tropical Foods  
 Robert George, Zoo New England  
Tamsen George, Shirley-Eustis House  
Alvin Godfrey, ABCD & GHEHAG  
 Leslie Godfrey, Humanity Inc.  
 Steven Godfrey, Elm Hill Family Ser. Ctr.  
 Warren Goldstein-Gelb, ACE  
 Katya Gorker, Berwick Research Institute  
 Sheila Grove, Washington Gateway Main Street  
 Lorenzo Griswold, Urban Edge  
 Mossik Hacobian, Urban Edge  
 George Hamm, Elks  
 Scott Hamwey, CTPS  
 Cecil Hansel  
 Lloyd Harding CRCLT-Mt. Pleasant,  
 Forest & Vine Neighborhood Association  
 Joyce Harper  
 Daniel Hart, EAFA  
 Jose Taino Hatuey, SNAP  
 Percy Hayles, Roxbury Neighborhood Council  
 Richard Heath, Roxbury Neighborhood Council  
 Julio Henriquez, Roxbury Neighborhood Council  
 Venessa Hilaine, Historic Neighborhoods  
 Joanne Hiltferty, Morgan Memorial Goodwill Industries  
 David Holtzman, ACE  
 J. Horman, AAA Rentals  
 Dennis Jackson, Emmanuel Enterprises  
 Danette Jones, Madison Park Development Corp.  
 Sensie Kabba, Quincy/Geneva Housing Corporation

Victor Karen, RF Walsh Company, Inc.  
 Irene Keky  
 Ellen Kelly  
 George Kenney, Community of Color Outreach  
 Robert Kinney  
 Elena Kontos  
 Stephany Kontos  
 Michael Kozu, Project RIGHT, Inc.  
 Nina Lanegra, BAM Roundtable  
 John Madden  
 Crystal Mallard  
 Carlos Martinez, La Alianza Hispana  
 Douglas Mason  
 Pat McCalla, Tufts University  
 Keith McDermott, Reggie Lewis Track and Athletic Center  
 Joan Miller  
 Yawu Miller, Bay State Banner  
 Matthew Mittelstadt, EAF Associates  
 Brian Maloney, Newmarket Association  
 Isabelle Monteiro, Historic Neighborhoods  
 Auda Morales  
 Pablo More  
 Jean Morgan  
 Michael Morris  
 Larry Murchison  
 Khalid Mustafa, Urban League of Eastern Mass.  
 Mary Natale  
 Jacquelyn Payne-Thompson, Equal Rights League  
 Jeanne Pinado, Madison Park Development Corp.  
 Joanne Pokaski, Morgan Memorial Goodwill Industries  
 David Price, Madison Park Development Corp.  
 Maribel Quiñones, Nuestra Comunidad Dev. Corp.  
 Linda Raine  
 Cornelius Reddick  
 Michael Reiskind  
 Daniel Richardson, Grove Hall Safe  
 Neighborhoods Initiative  
 Marlena Richardson, Garrison-Trotter Neighborhood

Gareth Saunders  
 Eswaran Selvarajah  
 Diane Simpson, Jamaica Plain Co-housing Network  
 Boyce Slayman, Roxbury Community College  
 Edna Smallwood, Grant Manor Tenant's Association  
 Michelle Smith, BMA Roundtable  
Odessa Smith, GHEHAG  
 Sherry Smith, Warren Gardens Tenants Association  
 Barbara Spears  
 Joyce Stanley, Dudley Square Main Streets  
 Leroy Stoddard, Urban Edge  
 Andrea Swain, Roxbury Boys & Girls Club  
 Robert Terrell, Washington Street Corridor Coalition  
 Tunua Thrash, Madison Park Community Dev. Corp.  
 Pat Toney  
 Askia M. Toure, Black Arts Roundtable  
 Clayton Turnbull, Dudley Merchants  
 Dwaign Arshad Tyndal, DSNI  
 Crystal Tyson  
 Madeline Vega, Nuestra Comunidad  
 Dianne Walters-Smith  
 Maja Weisi-Johnson, BOTH CDC  
 Karen Wepsic, Federation for Public Transportation  
 Barbara Williams, GH Housing Advisory Group  
 Scotland Willis, Boston Neighborhood Lifestyle, Inc.  
 George Wilson  
 Malcolm Wynn, RLTAC  
 Younger Adams Street Branch Library  
 Valdis Zusmanis, Carol R. Johnson & Assoc., Inc.

#### RECOMMENDED STRATEGIES

##### **1. Reinforce the integrity of historic buildings and places in Roxbury.**

Implement funding and regulatory mechanisms that ensure the rehabilitation of existing structures. Establish urban design guidelines that complement the existing neighborhood fabric in terms of massing, materials, density, siting and landscape design approach. (See "Preserving Highland Park", Boston Landmarks Commission, June 1999 for guidance.)

##### **2. Strengthen the identity of designated historic districts through coordinated public improvements including streetscape design, landscaping, lighting and signage.**

**3. Establish a historic resources committee** to work with the Boston Landmarks Commission to prohibit the destruction of historically significant structures. An important goal of this committee will be to work with religious institutions to prevent the destruction of buildings of historic and religious importance.

**4. Work with the Roxbury Historical Society** and the Landmarks Commission to develop and promote public information programs and materials on historic preservation in Roxbury.

**5. Establish regularly scheduled historic walking tours for school children, residents and tourists.** These tours could be linked with the recommended cultural tours.

**6. Work with the appropriate city agencies** to provide information on the availability of technical assistance and economic incentives to existing homeowners, businesses and non-profit organizations undertaking rehabilitation projects in the community to offset the premium cost of historic preservation.

**7. The Roxbury Historical Society** should work with the Massachusetts Historical Commission and the Boston Landmarks Commission to strengthen and retain current and new historic districts and assets.

#### ECONOMIC DEVELOPMENT & JOB CREATION

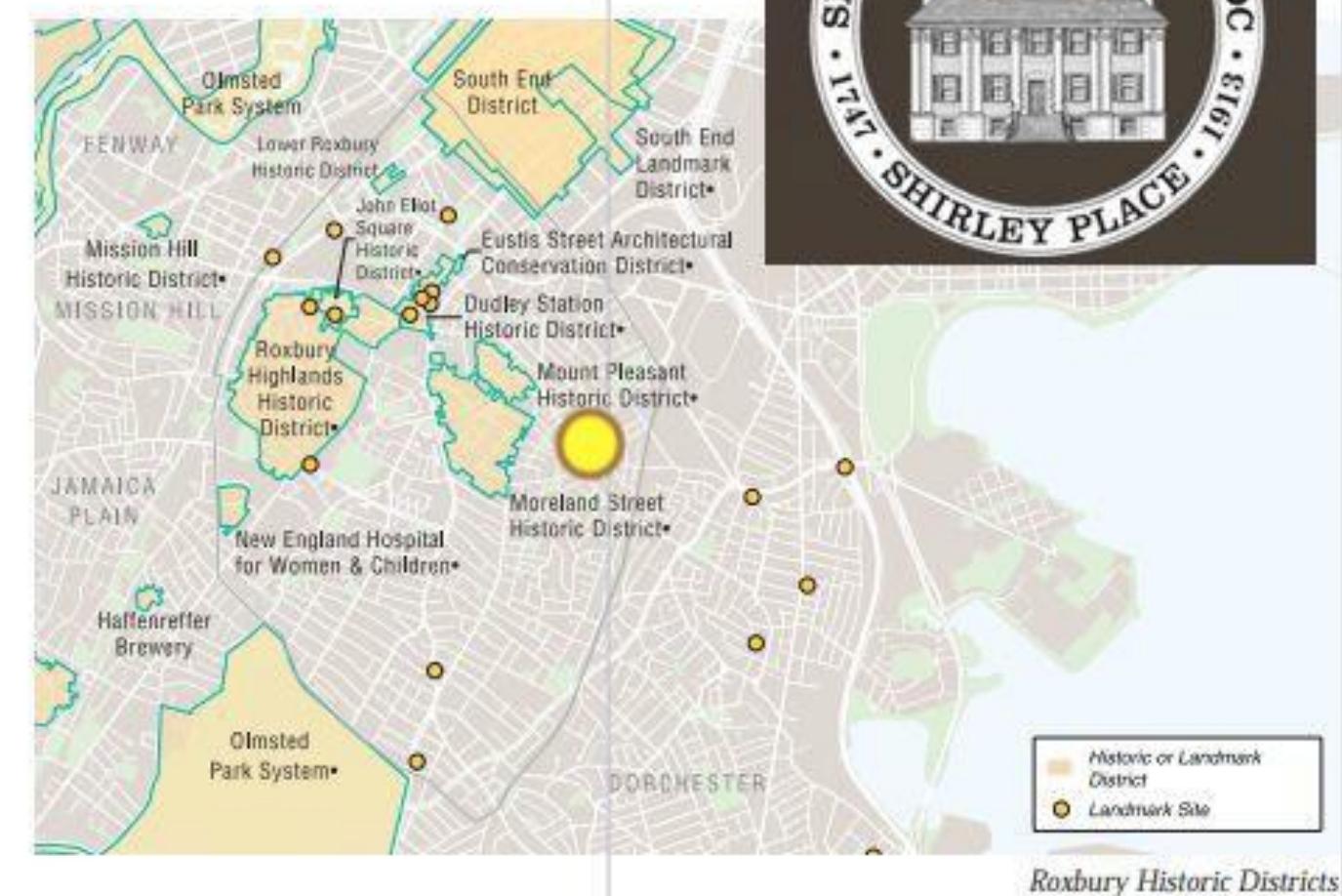
Proposed strategies for the economic development of Roxbury are based on the guidelines and framework described in detail in Appendix C. This framework emerged from lessons learned regarding local economic development and neighborhood revitalization including best practices identified across urban United States and is based on the expertise and experiences of a range of government, business and community leaders who have designed and managed successful economic development initiatives for Roxbury.

## HISTORIC PRESERVATION

One of the oldest neighborhoods in Boston, Roxbury is home to a great number of historic parks, schools, churches, and buildings. Boston's history can be seen in the architecture and landmarks of the neighborhood.

From the beginning, farming was the basis of Roxbury's economy, but changes in the early 19th century prompted by developments in transportation brought industrial development along with denser residential development.

As the 19th century progressed, many impressive frame houses, especially in the Greek Revival style (1820s-1850s) were built on subdivided farmland. Some of these houses still stand in the Highland Park and Mount Pleasant neighborhoods. Wealthy industrialists built substantial homes situated on the tops of hills in the Highlands in a variety of later revival styles of the Victorian era.

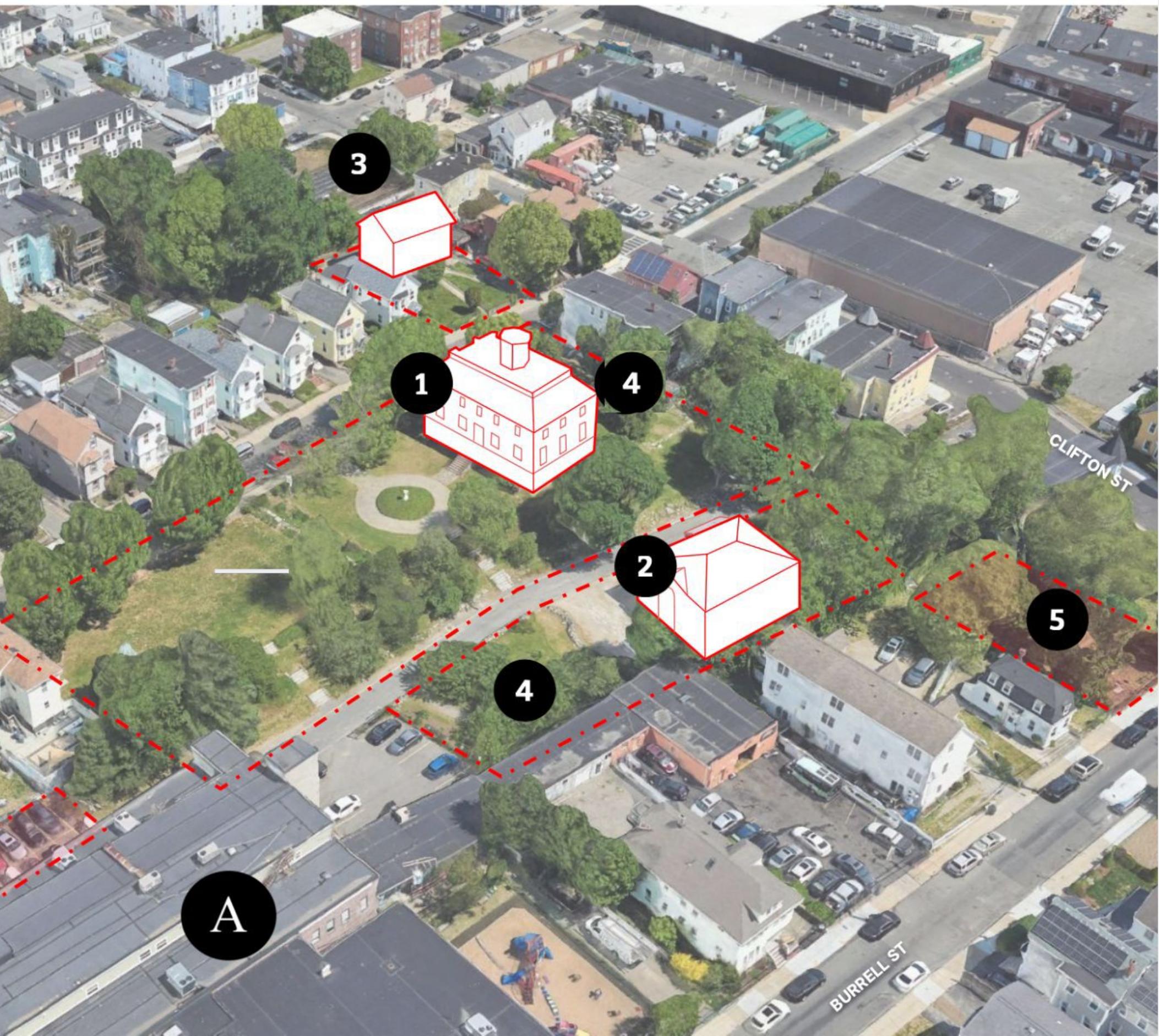


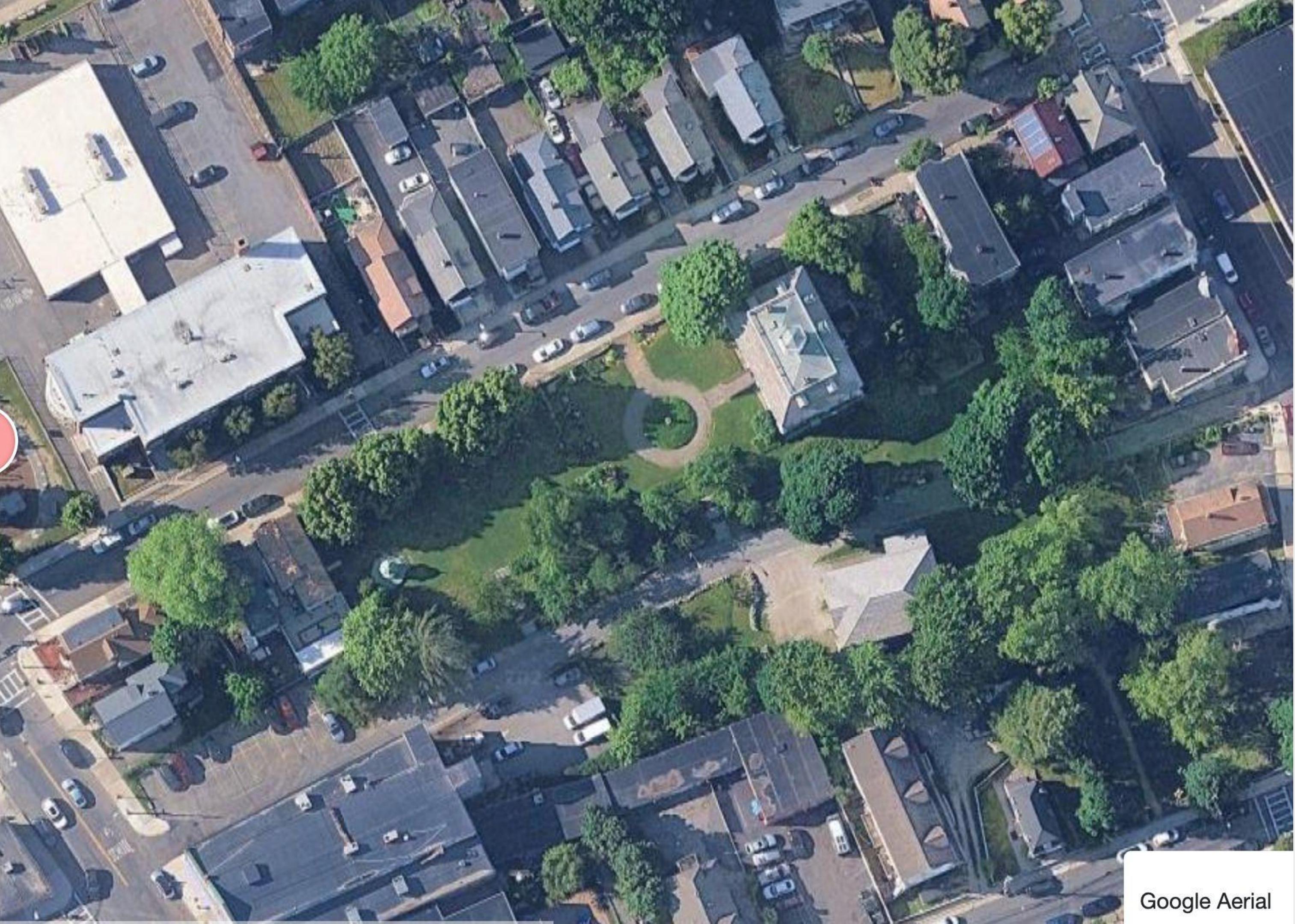
# Site Plan

Rev. Sept 16, 2025

1. The Mansion at 33 Shirley Street
2. Carriage House at 24 Rockford St
3. Former Stable at 42-43 Shirley St.
4. Orchard
5. Burrell Community Garden
6. Rockford St. Parking Area

A. Children's Services of Roxbury





Google Aerial

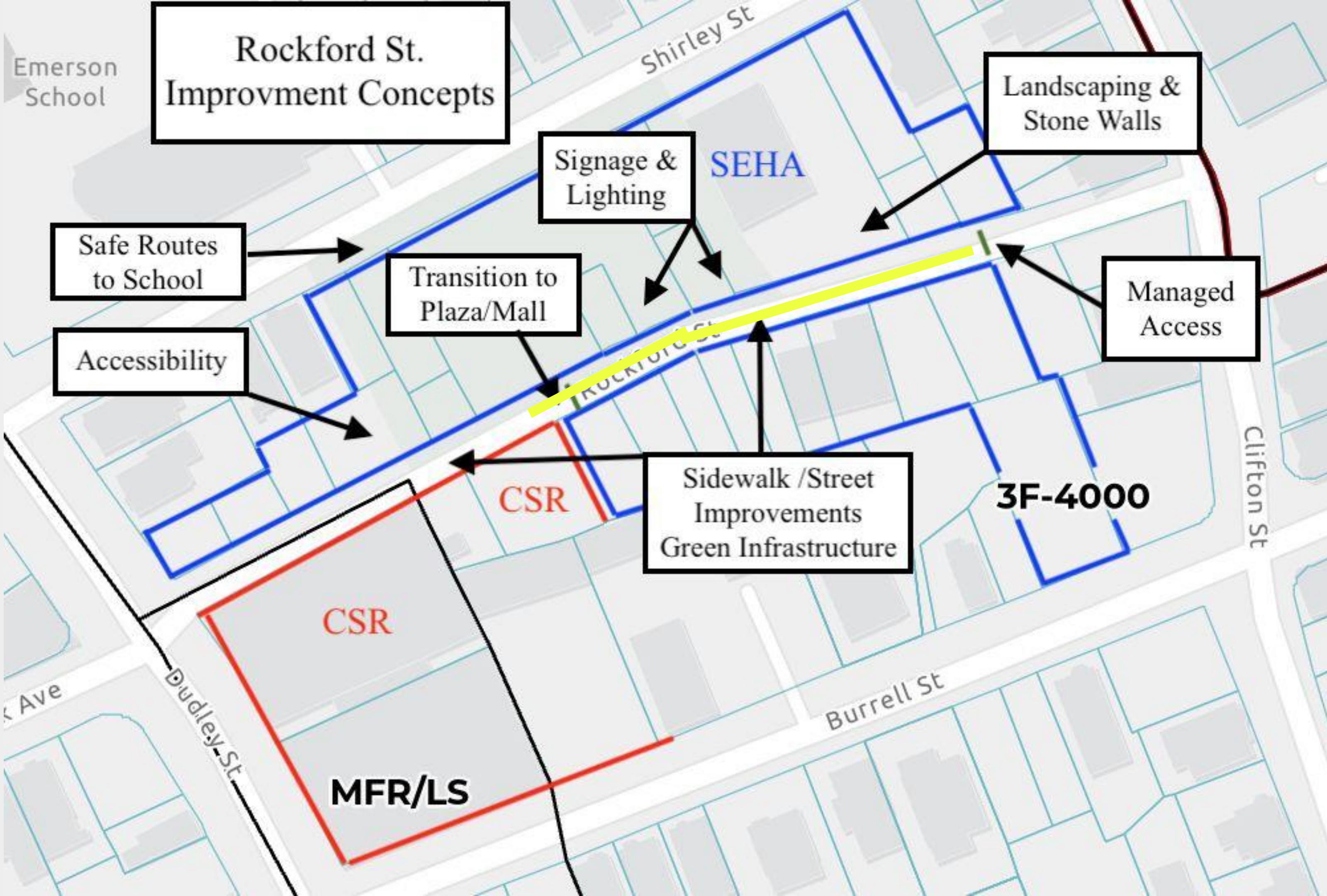
# Rockford St.

## Improvement Elements:

- Pedestrian & Community Space
- Managed Vehicle Access
- Green Features & Urban Orchards
- Accessibility
- Signage & Lighting



## Rockford St. Improvement Concepts



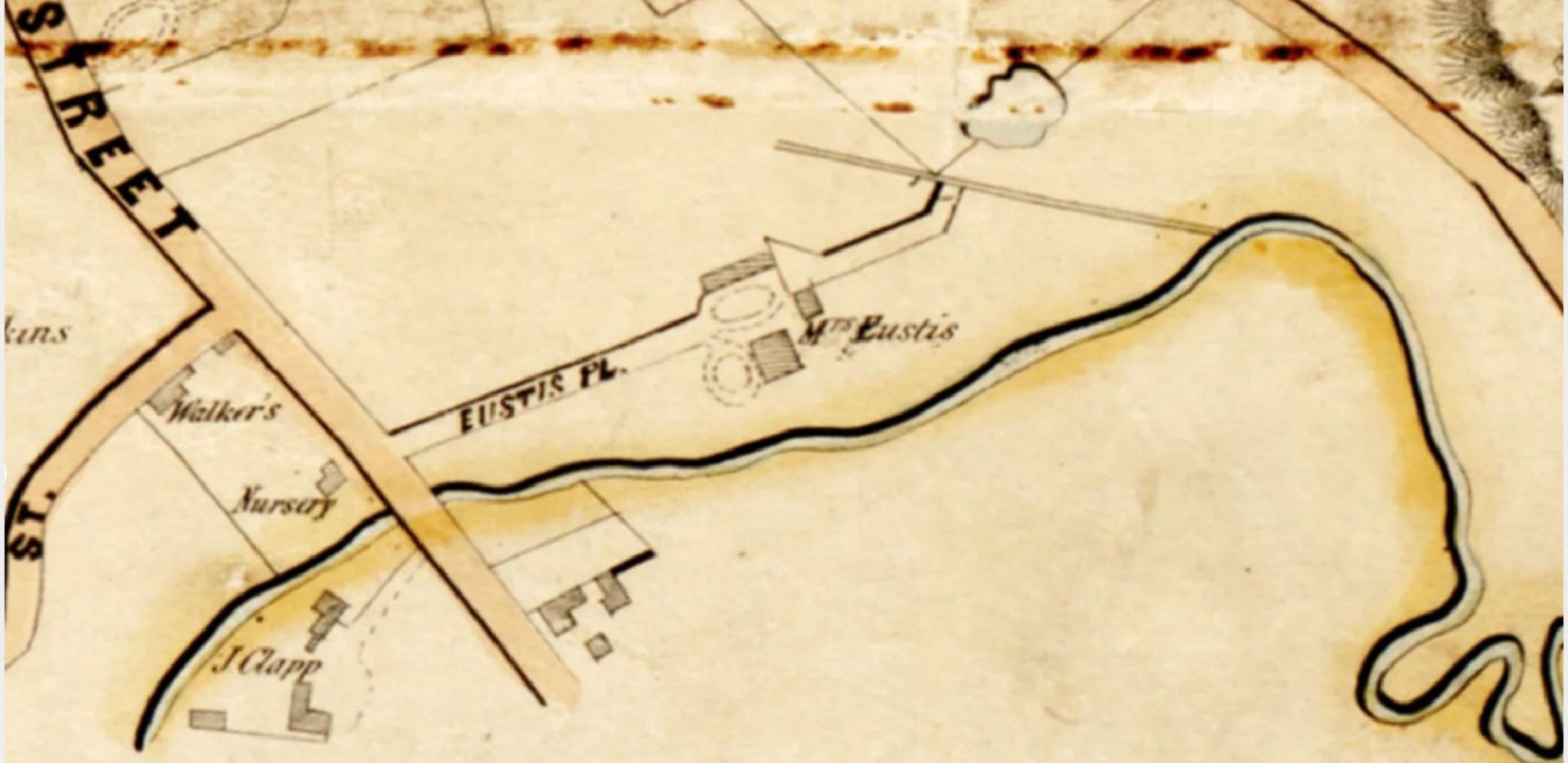
# Rockford St.

## Top-Line Project Issues

- CoB Public Way Category
- Project Review Steps w PIC
- Community Involvement
- Design Requirements
- Funding

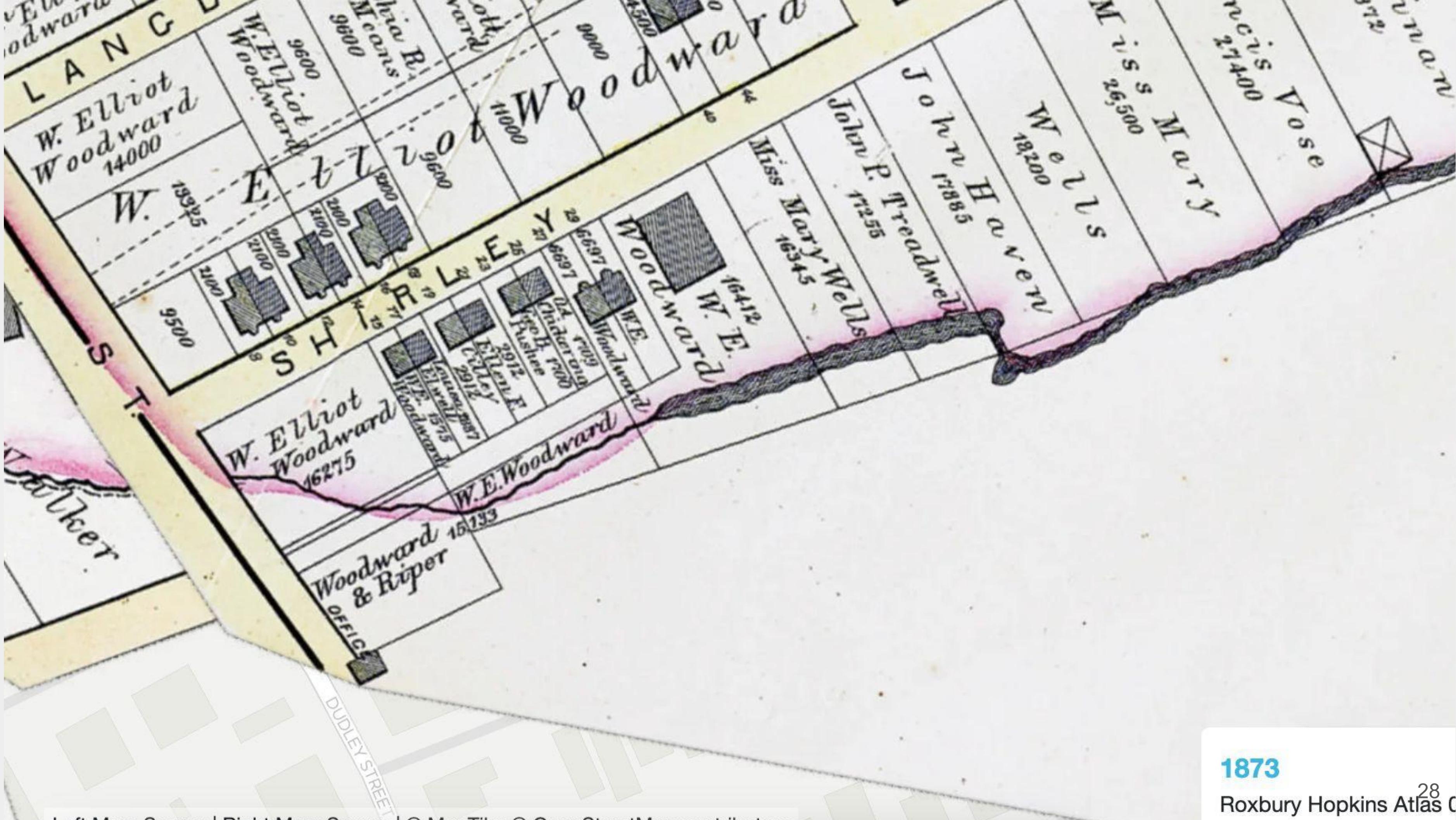
# Rockford St. Improvements

## Context & Precedents



1852

Boston McIntyre



1873

Roxbury Hopkins Atlas C

# Rockford Street

from

## Dudley to Clifton

497 Dudley St

Boston, Massachusetts

Google Street View

Aug 2024 See more dates



Share



Existing Conditions

Google

Image capture: Aug 2024

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United States

Terms

Privacy

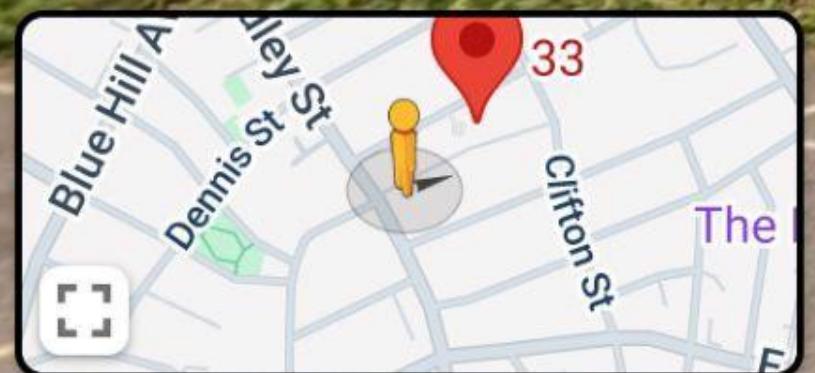
Report

99 Rockford St

Boston, Massachusetts

 Google Street View

Aug 2024 See more dates



# Existing Conditions

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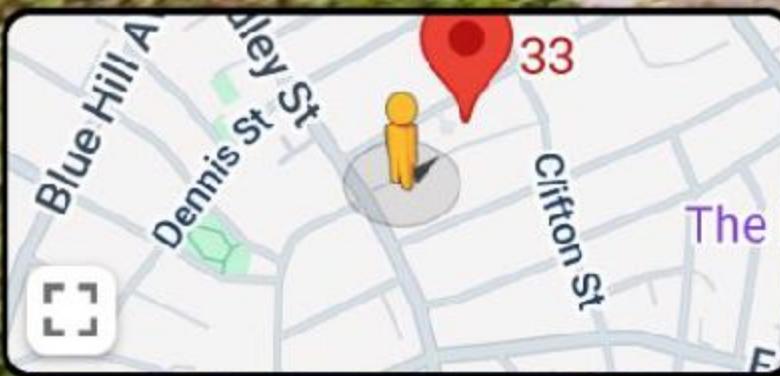
99 Rockford St

Boston, Massachusetts

Google Street View

Aug 2024 [See more dates](#)

# Existing Conditions



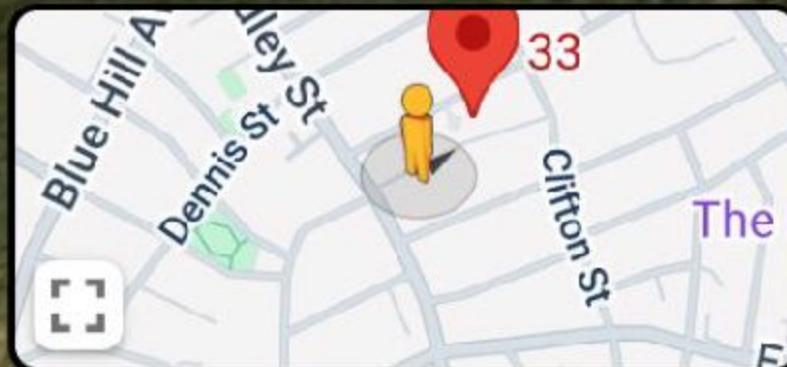
Google

20 Rockford St

Boston, Massachusetts

Google Street View

Aug 2024 See more dates



Google

Image capture: Aug 2024

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United States

20 Rockford St

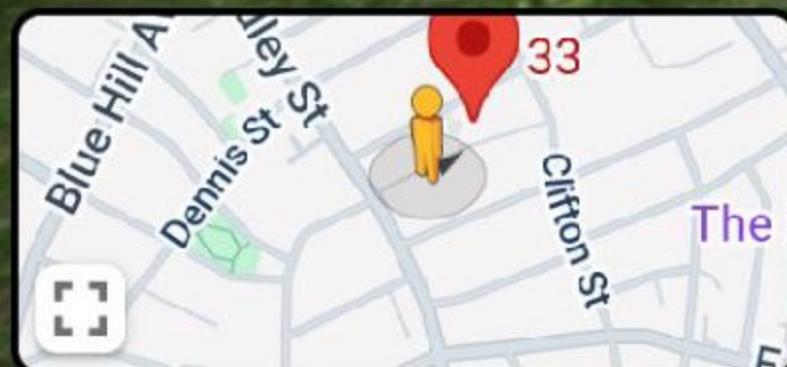
Boston, Massachusetts

 Google Street View

Aug 2024 [See more dates](#)

# Existing Conditions

Google



20 Rockford St

Boston, Massachusetts

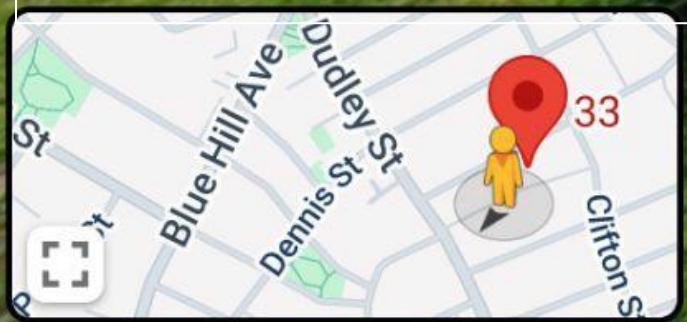


Google Street View

Aug 2024 [See more dates](#)



# Existing Conditions



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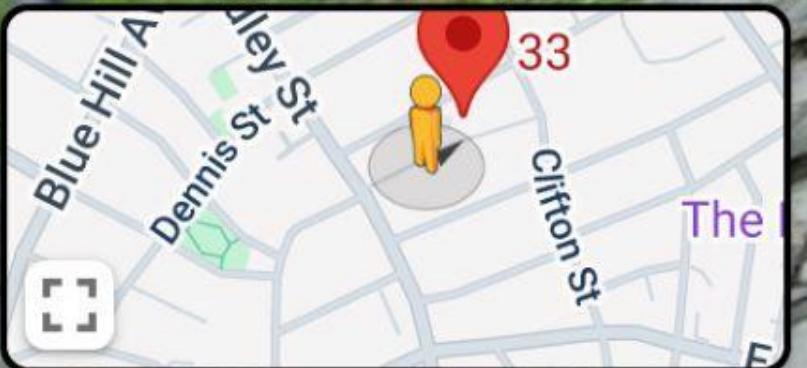
20 Rockford St

Boston, Massachusetts

Google Street View

Aug 2024 [See more dates](#)

# Existing Conditions



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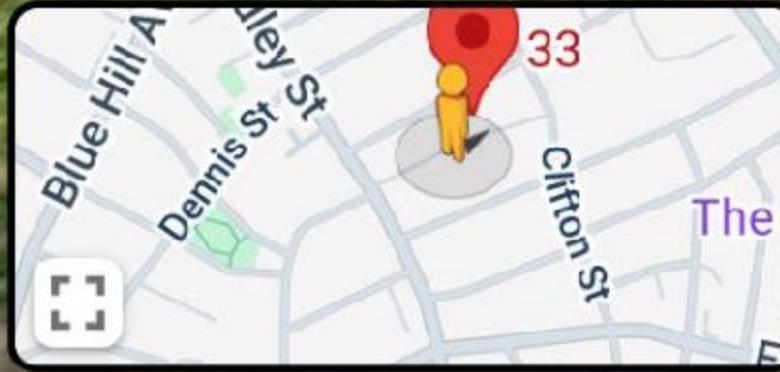
20 Rockford St

Boston, Massachusetts

Google Street View

Aug 2024 [See more dates](#)

# Existing Conditions



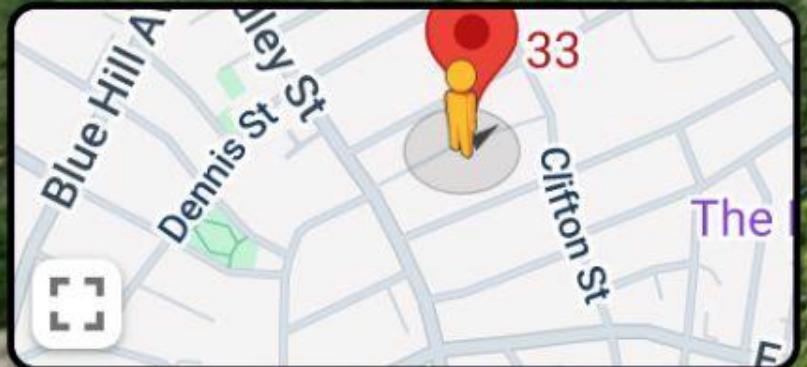
Google

20 Rockford St  
Boston, Massachusetts

 Google Street View

Aug 2024 [See more dates](#)

# Existing Conditions



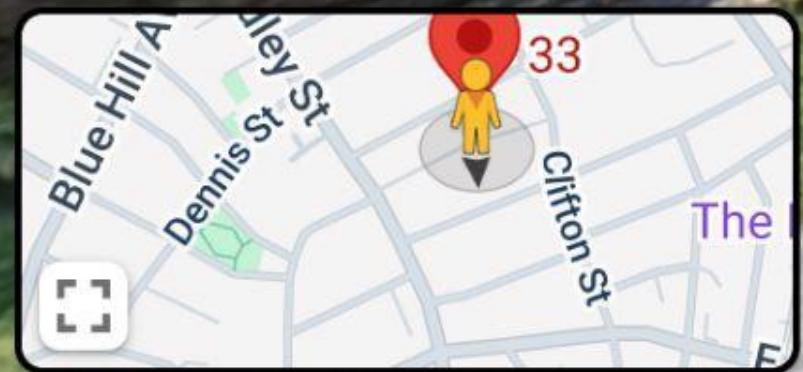
Google

20 Rockford St  
Boston, Massachusetts

Google Street View

Aug 2013 See more dates

# Existing Conditions



Google

20 Rockford St  
Boston, Massachusetts

 Google Street View

Aug 2013 [See more dates](#)

# Existing Conditions



Google

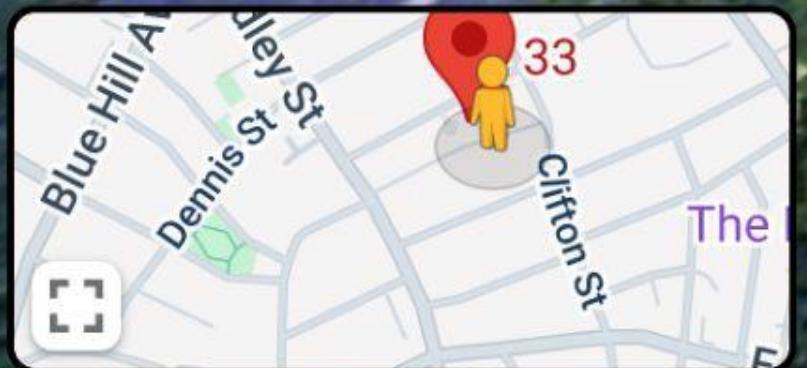
34 Rockford St

Boston, Massachusetts

Google Street View

Aug 2013 [See more dates](#)

# Existing Conditions



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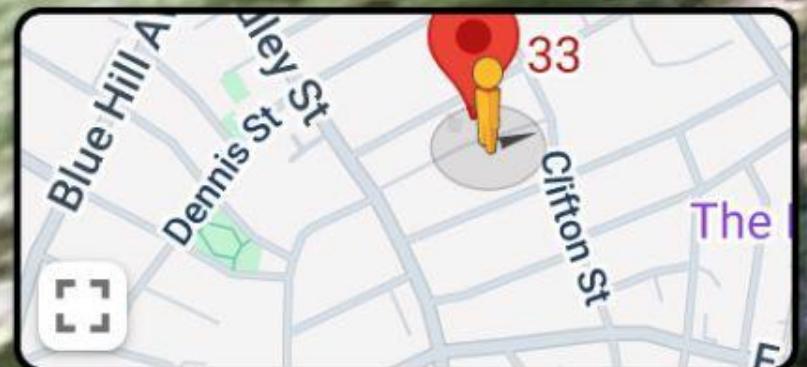
20 Rockford St

Boston, Massachusetts

Google Street View

Aug 2013 [See more dates](#)

# Existing Conditions



Google

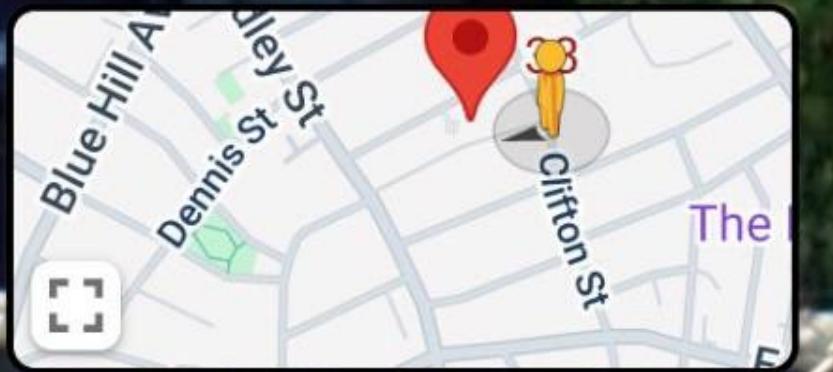
10 Clifton St

Boston, Massachusetts

 Google Street View

Nov 2022 [See more dates](#)

# Existing Conditions



Google

# Major New Demonstration Proj.

## Aligns w/ City Initiatives:

- Car Free Streets & Community Spaces
- Climate & Greening
- Safe Routes to School
- Historic/Cultural Resource Enhancement

- **ACCELERATE GREEN INFRASTRUCTURE DEPLOYMENT IN PUBLIC SPACES:** The Streets Cabinet, BWSC, and the Parks Department have made significant investment in green infrastructure citywide. Over the next five years, the City will accelerate the implementation of green infrastructure to enhance climate resilience across all neighborhoods.
- **EXPAND SAFE ROUTES TO SCHOOL:** The City, through the Safe Routes to School Task Force co-led by Boston Public Health Commission and the Streets Cabinet, will work with Boston Public Schools to ensure that every school has the opportunity to participate in the Boston Safe Routes to School Program and the In-school Youth Cycling Program.
- **EXPAND CAR-FREE, PEDESTRIANIZED, AND OPEN STREETS:** Building on the success of Boston's Open Streets and Tactical Neighborhood Plazas Programs, the City will pursue opportunities to increase the number and frequency of car-free streets, pedestrian plazas, low-volume shared streets, and other public spaces, creating more vibrant, safe, and accessible public spaces for pedestrians.

# ONGOING PROJECTS



## *New Edgerly Plaza*

Pedestrian plaza on New Edgerly Road in Fenway



## *Birch Street Plaza*

### TACTICAL PLAZA

A pedestrian plaza created using semi-permanent materials



## *Phillips Square*

### TACTICAL PLAZA

Upcoming Tactical Plaza in Chinatown.

# NEW EDGERLY PLAZA

*The Transportation Department has installed a new pedestrian plaza on the road in front of Whole Foods in East Fenway. The plaza will serve people of all ages, providing an opportunity to relax, dine outdoors and have fun!*

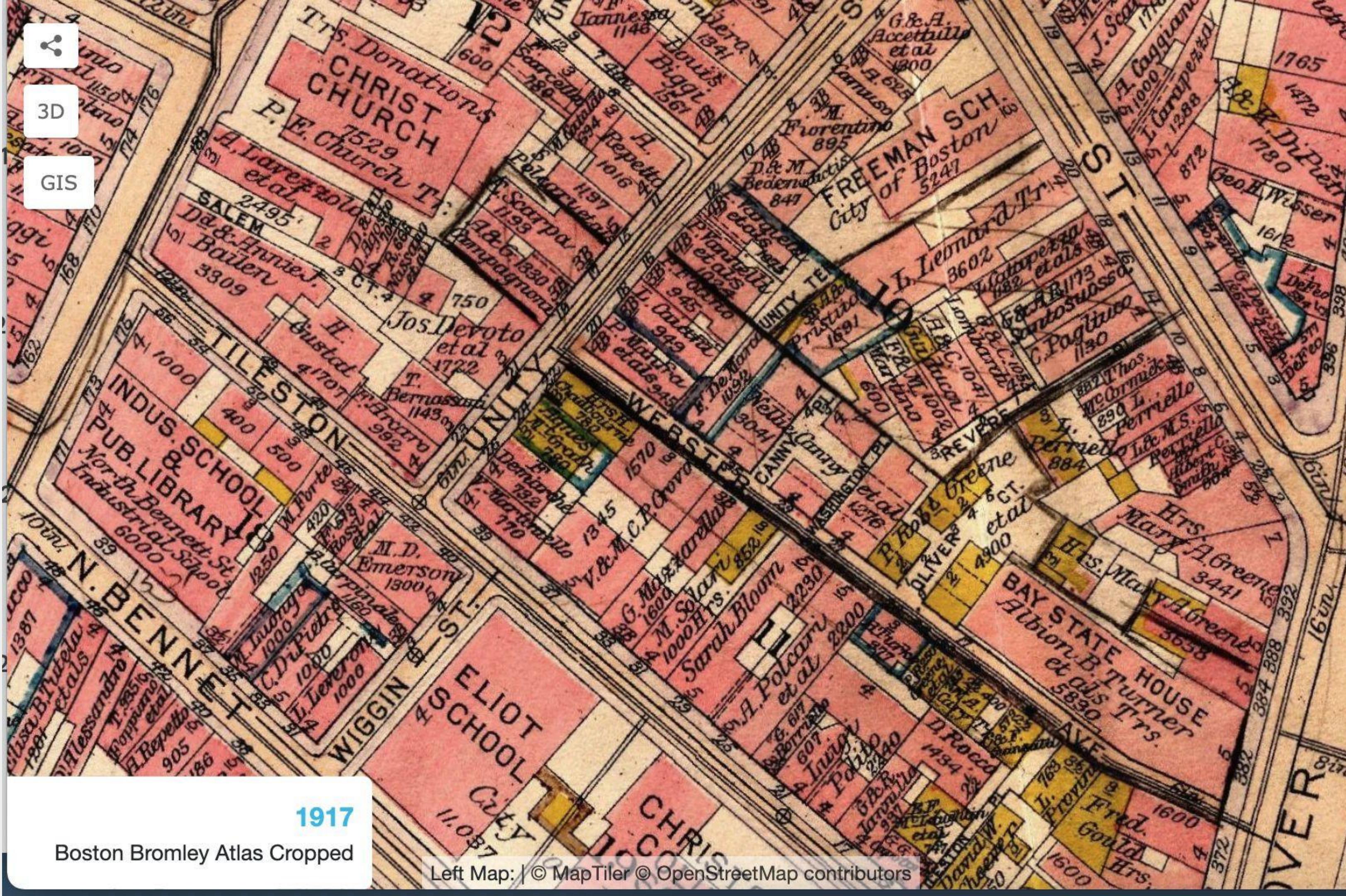


# Paul Revere Mall

1933

Formerly Webster  
Avenue North End





1917

## Boston Bromley Atlas Cropped

Left Map: | © MapTiler © OpenStreetMap contributors



038

Boston Bromley Atlas

© MapTiler © OpenStreetMap contributor



Paul Revere Mall is located between Boston's oldest church, the Old North Church on Salem Street, and St. Stephen's Church on Hanover Street. This tree-lined park offers a shady respite to the millions of people who use the freedom trail every year.

# Villa Victoria

+- 1980

West Brookline Street  
South End





## **2026 Get Input Q/A from Community + :**

- Roxbury Strategic Master Plan Oversight Committee
- D7 Councilor Culpepper
- Mayor Wu via ONS
- Residents: 180 on Abutters List
- DSNI Sustainability Committee

## **Prepare Concept Options to Review w City Depts:**

- PIC / Public Realm / Green Infrastructure / BFD+

End: Q/A

Thank You

Gracias - Mè-si -  
Obrigado

### 3. The Nawn Factory

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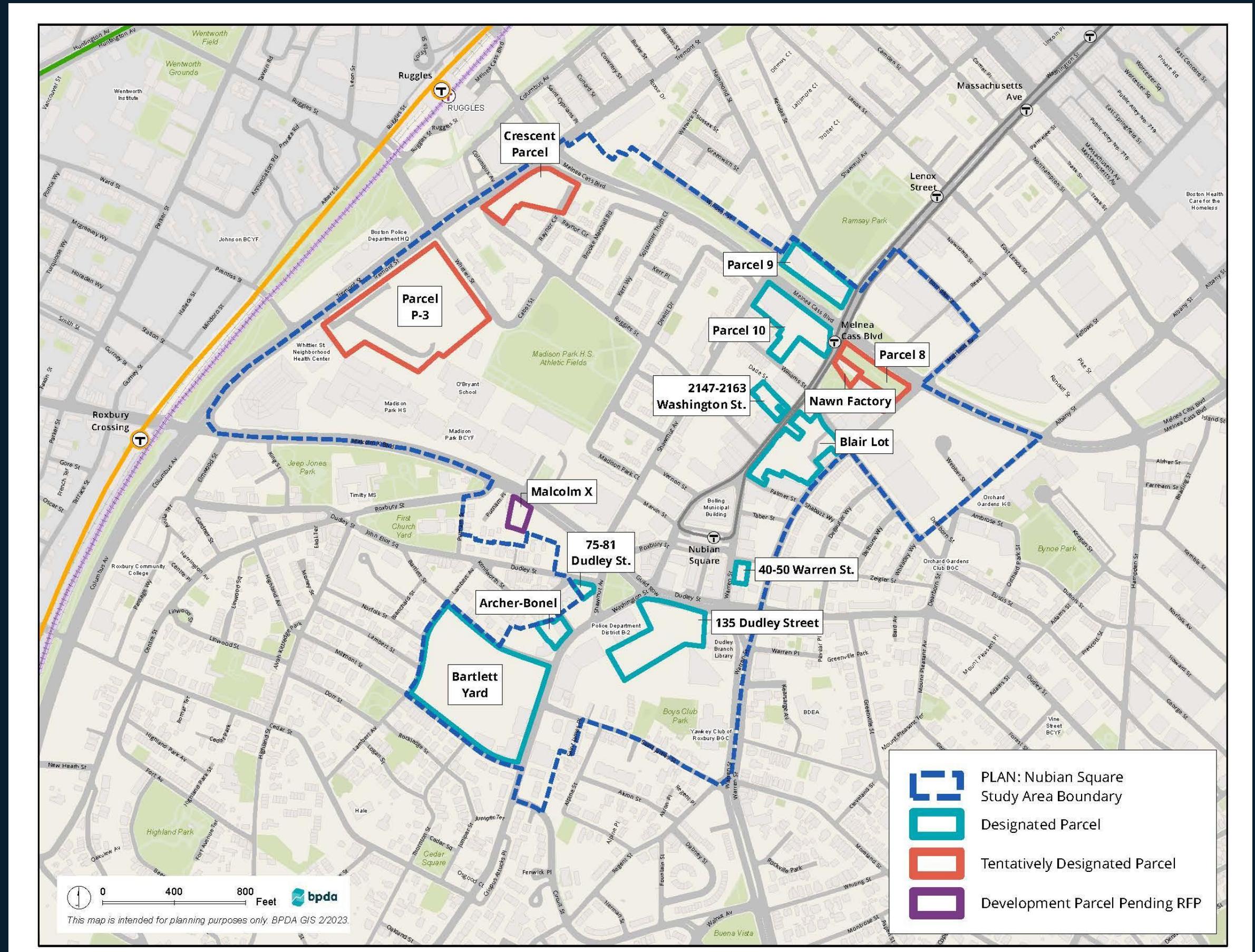


Planning Department

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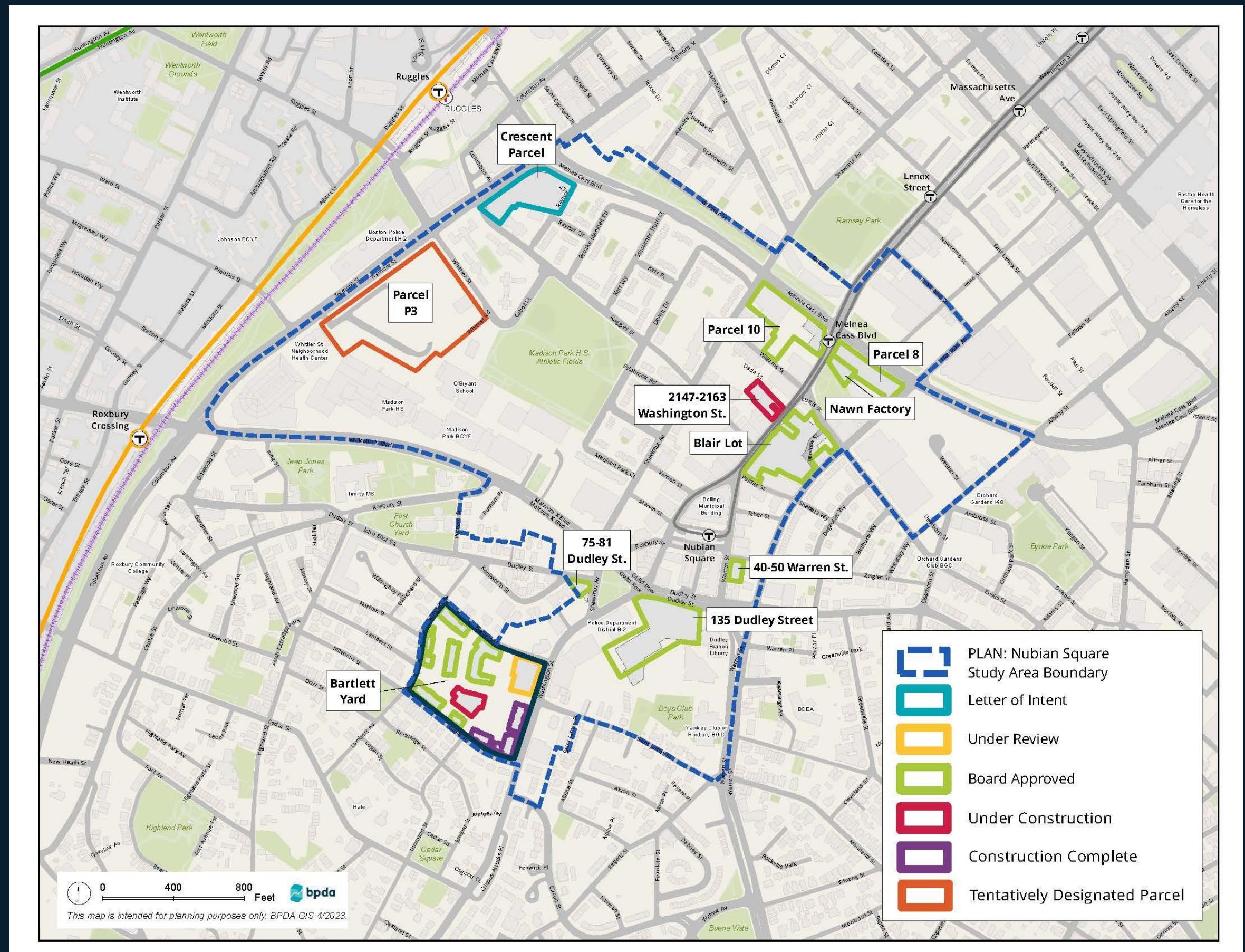
# Real Estate Disposition Status

B  
R



# Article 80 Project Phase

B



# The Nawn Factory

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**Current Project Phase:** predevelopment

**Proposed Project Highlights:** 7 000 square foot publicly accessible plaza featuring community events

12 000 square feet commercial space customized for dance, fitness and small social events.

**Land SF:** 11 000

**Gross Floor Area:** 12 000

**Development Entities:** ILYB LLC

# The Nawn Factory

# Project Rendering



- All brick exterior, recreating massing of original Nawn Factory building
- Large glass curtain wall overlooking outdoor plaza and Melnea Cass Boulevard
- Restored original door opening on Washington Street

# The Nawn Factory

# Project Rendering



- All brick exterior, recreating massing of original Nawn Factory building
- Curtain wall overlooking burial ground in main stair
- Building reconstruction on existing foundation wall, will not disturb burial ground

# The Nawn Factory



## Project Site Plan



- Outdoor seating and amphitheater
- Pedestrian connections to neighboring project on parcel 8
- Shaded park with native trees
- Regularly scheduled outdoor events programming
  1. Open mic
  2. Open decks
  3. Live music
  4. Outdoor market

# The Nawn Factory



## Regulatory Milestones & Timeline

	<u>Date or Expected Date</u>
Stabilized Occupancy	May 2027
Construction Completion	April 2027
50% Construction Completion	September 2026
Construction Start	April 2026
Completed Financing	January 2026
State Subsidy Awards	February 2026
City Subsidy Awards	n/a
Public Improvement Commission Approval	n/a
Article 80 Board Approval	n/a
BCDC Approval* 100,000 sq ft or significant public realm	n/a
Article 80 Review Start	n/a
BPDA or Mayor's Office of Housing Developer Designation	August 2023

## Project Uses and Programming

Parking Spaces (# of spaces)	0
Commercial (sq ft)	12 000
Office (sq ft)	0
Community (sq ft)	0
Residential (Sq ft)	0
Open Space (sq ft)	7 000

# The Nawn Factory

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## Job Creation in Percentages

Created

TBD

Minority/Women Business Enterprises (MWBE) Created    TBD

Projected

23 permanent jobs in building and programs administration

- Program directors
- Building administration
- Events planning and production
- Dance and theater instruction

## 4. Bartlett Station

**B**  
B



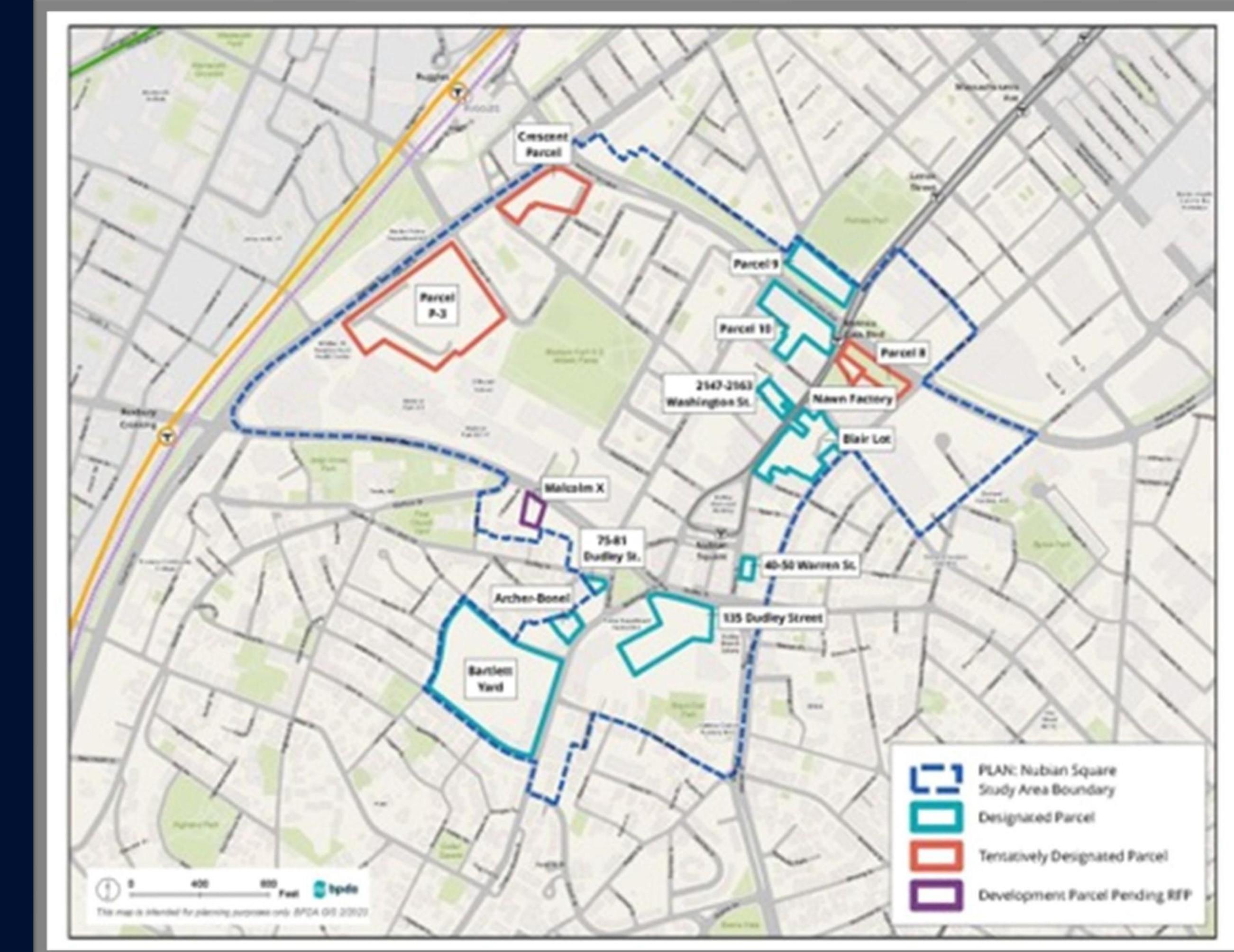
Planning Department

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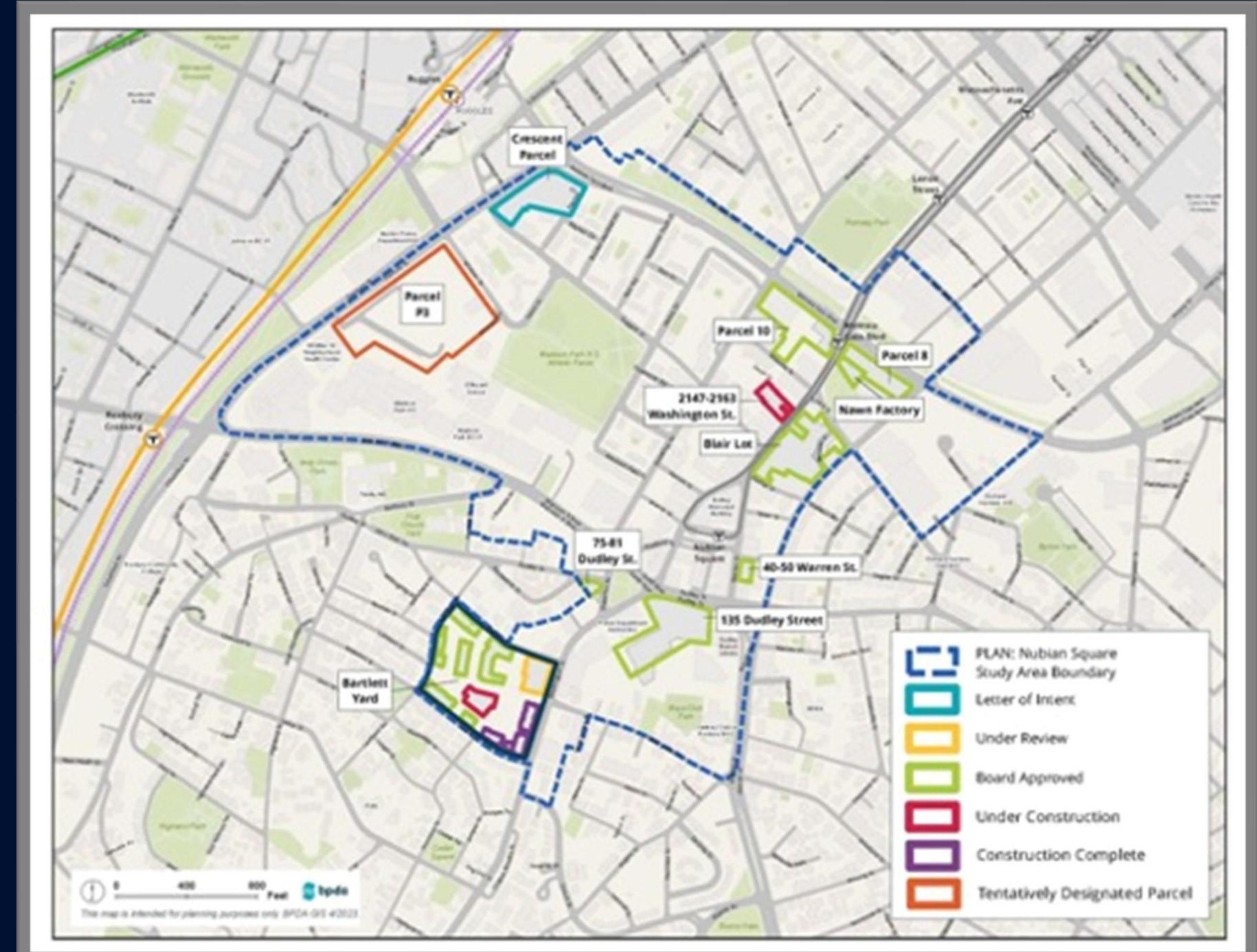


**BARTLETT STATION  
ROXBURY STRATEGIC MASTER PLAN OVERSIGHT  
COMMITTEE  
February 2, 2026**

# REAL ESTATE DISPOSITIO N STATUS



# ARTICLE 80 PROJECT PHASE



# BARTLETT STATION BIRDS-EYE

VIEW





# HOME OWNERSHIP PROJECTS



## **UNITY STATION · BARTLETT F1 AND F3**

### **Norfolk Construction**

## **Milestones**

- **By the next quarter we expect: Finalize transaction with Norfolk Construction**
- **We expect to start construction by: TBD**
- **We expect to finish the project by: TBD**

# NORTHAMPTON STATION (F2)

## 28 HOME OWNERSHIP UNITS

- 24 Market
- 4 Affordable

## UNIT MIX

- 16 2-Bedroom
- 8 3-Bedroom

## AFFORDABILITY MIX

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

## AMENITIES

- Laundry
- Community Room
- Parking



# PROJECT – F2 – 28 HOME OWNERSHIP UNITS

## Rental

## Homeownership

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

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

# 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)
<b>Other (<i>Please Specify</i>) (Square footage)</b>	44,988 Gross Sq. Ft.
<b>Other (<i>Please Specify</i>) (Square footage)</b>	1.54 FAR

# PROJECT

## Milestones

- **By the next quarter we expect: Further progress on construction**
- **We expect to start construction by: Commenced**
- **We expect to finish the project by: Q2, 2026**

**BARTLETT STATION MASTER PLAN  
26 BARTLETT STATION DRIVE, BOSTON MA  
LOT-C**

**ARTICLE 80 SET**

**BARTLETT C**



**PROJECT  
TEAM**

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ARCHITECT: KHALSA DESIGN INC.

Bartlett Place - Lot C

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# PROJECT- C – 61 HOME OWNERSHIP UNITS

**Rental**

**Homeownership**

	<b>Homeless set- aside 30% AMI</b>	<b>Low Income 30-50% AMI</b> <i>(Includes homeless set-aside)</i>	<b>Middle Income 60-80% AMI</b>	<b>Up to Market Rate</b>	<b>Total Rental Units</b>
<b>1 Bedroom</b>	N/A				
<b>2 Bedroom</b>					
<b>3+ Bedroom</b>					
<b>Total</b>					
		<b>Middle Income Up to 100% AMI</b>	<b>Up to Market</b>	<b>Total</b>	<b>Homeowner ship Units</b>
<b>1 Bedroom</b>		4	12		16
<b>2 Bedroom</b>		7	27		34
<b>3+ Bedroom</b>		1	10		11
<b>Total</b>		12	49		61
<b>Percent of Total Units</b>		19.6%			

# PROJECT

## Other Uses

Parking Spaces (number of spaces)	30
Commercial (Square footage)	N/A
Office (Square footage)	N/A
Cultural (Square footage)	N/A
<b>Other (<i>Please Specify</i>) (Square footage)</b>	39,273 Gross Sq. Ft.
<b>Other (<i>Please Specify</i>) (Square footage)</b>	2.65 FAR

# PROJECT

## Milestones

- **By the next quarter we expect: Article 80 – BPDA Board Vote**
- **We expect to start construction by: Commenced**
- **We expect to finish the project by: Q3, 2027**



# BARTLETT STATION RENTAL PROJECTS

# BARTLETT F5

44 AFFORDABLE  
RENTAL  
HOUSING UNITS

UNIT MIX	
1BR	8
2BR	28
3BR	8
<b>TOTAL</b>	<b>44</b>

AFFORDABILITY  
MIX

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

AMENITIES

- Laundry
- Elevator
- Community Room
- Parking

**FALL 2023  
CONSTRUCTION  
START**



# PROJECT- BARTLETT F5 – 44 AFFORDABLE RENTALS

**Rental**

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

**Homeownership**

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



# 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.
<b>Other (<i>Please Specify</i>) (Square footage)</b>	48,700 Gross Square Feet
<b>Other (<i>Please Specify</i>) (Square footage)</b>	36,520 Rentable Square Footage



# PROJECT

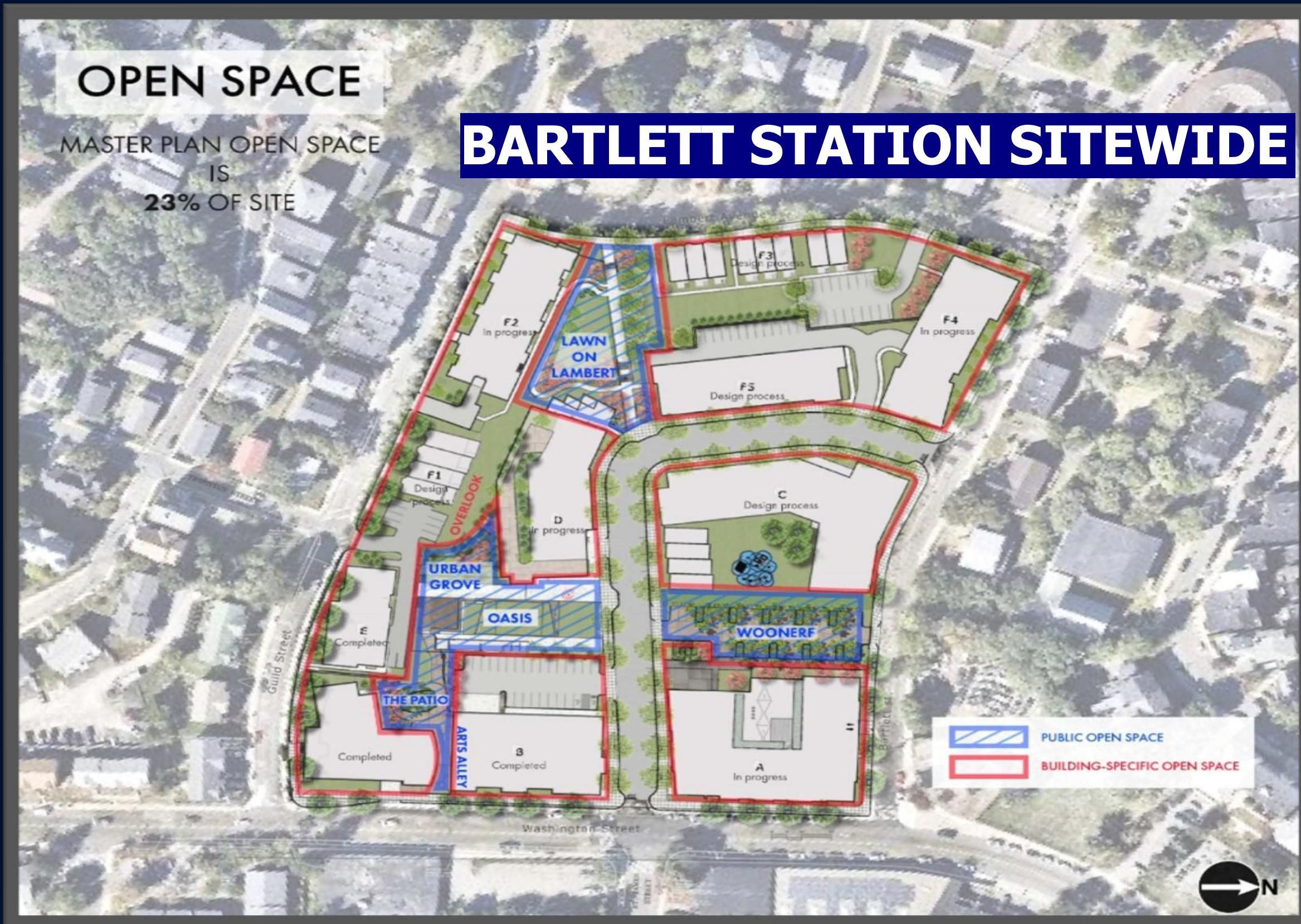
## Milestones

- **By the next quarter we expect: Continuation of construction**
- **We expect to start construction by: Construction commenced**
- **We expect to finish the project by: Completion will be Q2 2026**



# BARTLETT INFRASTRUCTURE AND OASIS UPDATE

# INFRASTRUCTURE/TRAFFIC LIGHT



# LAWN ON LAMBERT (OPEN SPACE)



# OASIS @ BARTLETT





# QUESTIONS AND ANSWERS

# BARTLETT STATION – COMMUNITY BENEFITS

## Affordable Housing

- Based on substantial community input the residential units at Bartlett Station will be 1/3 low income; 1/3 moderate income; and 1/3 market.
- 238 of the 380 residential units will be Affordable
- 61 of the 194 Homeownership Units will be Affordable
- There will be 8 Artists Live/Work Units

## Community Spaces/Infrastructure

- Oasis@Bartlett – A public park focusing on local art and community events.
- Completed Traffic Light at Washington Street/Bartlett Station Drive. New sidewalks on Guild Street, Lambert Avenue and Bartlett Street.
- 2000 sq. ft. Community Space to be constructed with access provided to Roxbury Organizations and Community Members.

# **BARTLETT STATION – COMMUNITY BENEFITS**

## **Economic Development**

- **NEI Worc Lab** – Providing support to local residents desiring to enter the trades, become General Contractors, become Developers.
- **Providing Commercial Space** to local business and organizations including Nubian Markets, Reclaim Roxbury, Roxbury Roots Montessori, Trent Miller's Gym (Formerly "Liberty Fitness").
- **100 Permanent Jobs**
- **Gallery@Oasis** – To provide support and to local and BIPOC Artists.



## CONTACT

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