

ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE MEETING

Feb. 02, 2026



Planning Department

CITY of **BOSTON**

MEETING RECORDING

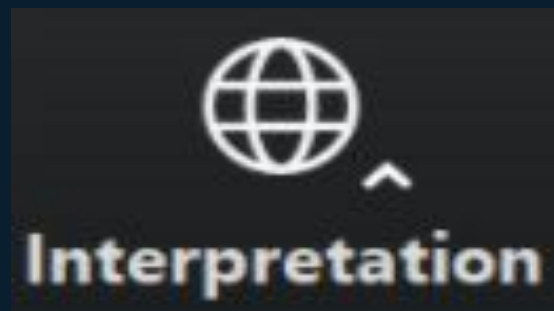


At the request of community members, this event will be recorded posted on the Roxbury Strategic Master Plan webpage at bit.ly/theRSMPOC for those who are unable to attend the Zoom event live.

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



“Spanish” –for Spanish

“Haitian Creole” –for Haitian Creole

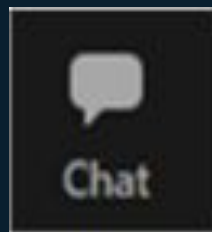
“English” – for English

“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 jason.mcdonald@boston.gov or miranda.hall@boston.gov**

AGENDA



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

1. RSMPOC Welcome



Planning Department

CITY of BOSTON

RSMPOC OVERVIEW AND UPDATES



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



- **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**

Source: Roxbury Strategic Master Plan, p.4

2. Shirley Eustis House in Roxbury



Planning Department

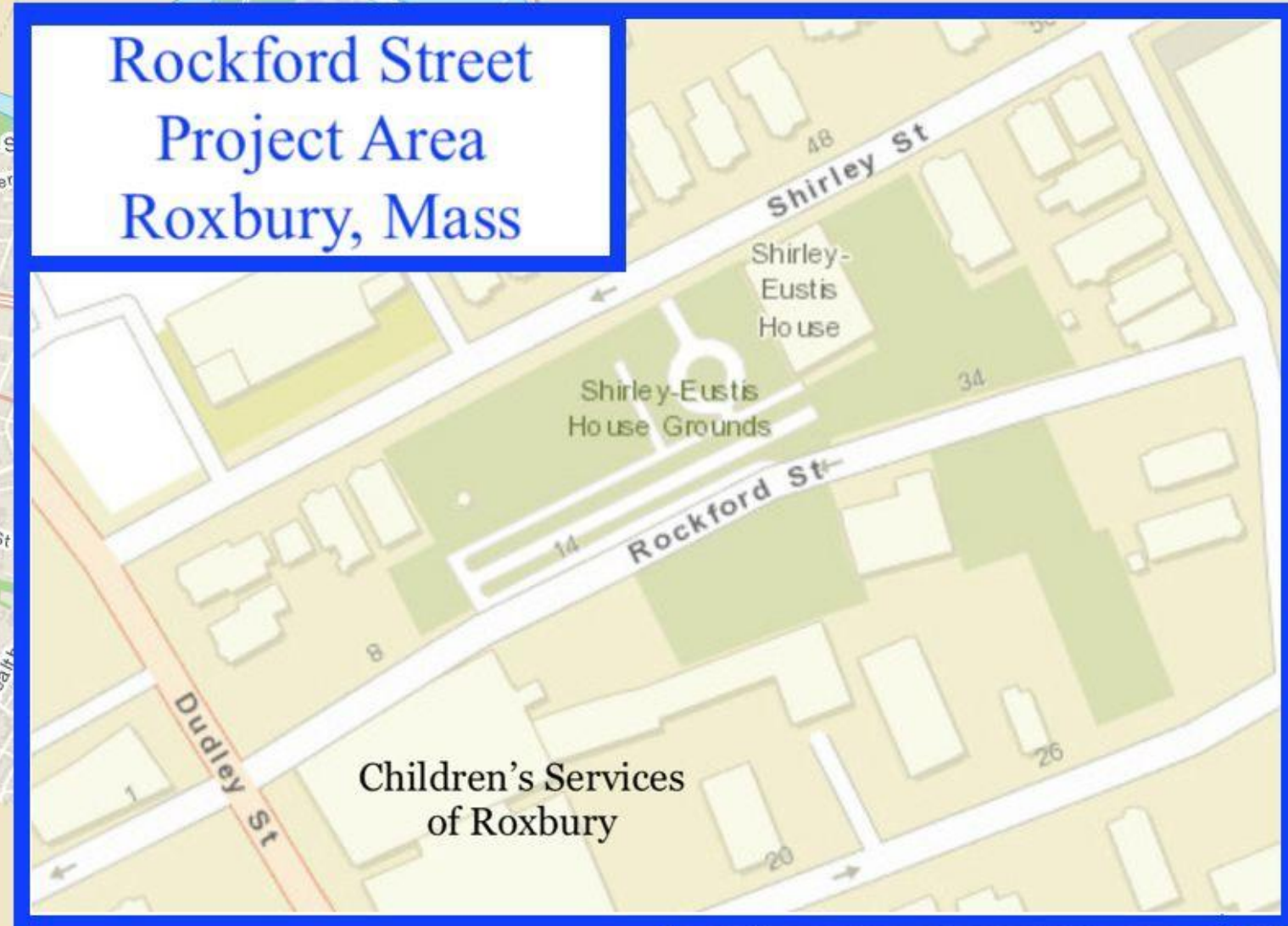
CITY of BOSTON

Rockford St. Roxbury Improvement Concepts

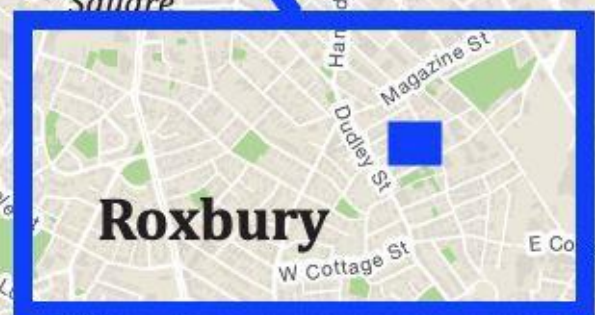
Roxbury Strategic Master Plan Oversight Committee
Monday February 2, 2026

Submitted by the Shirley-Eustis House Association

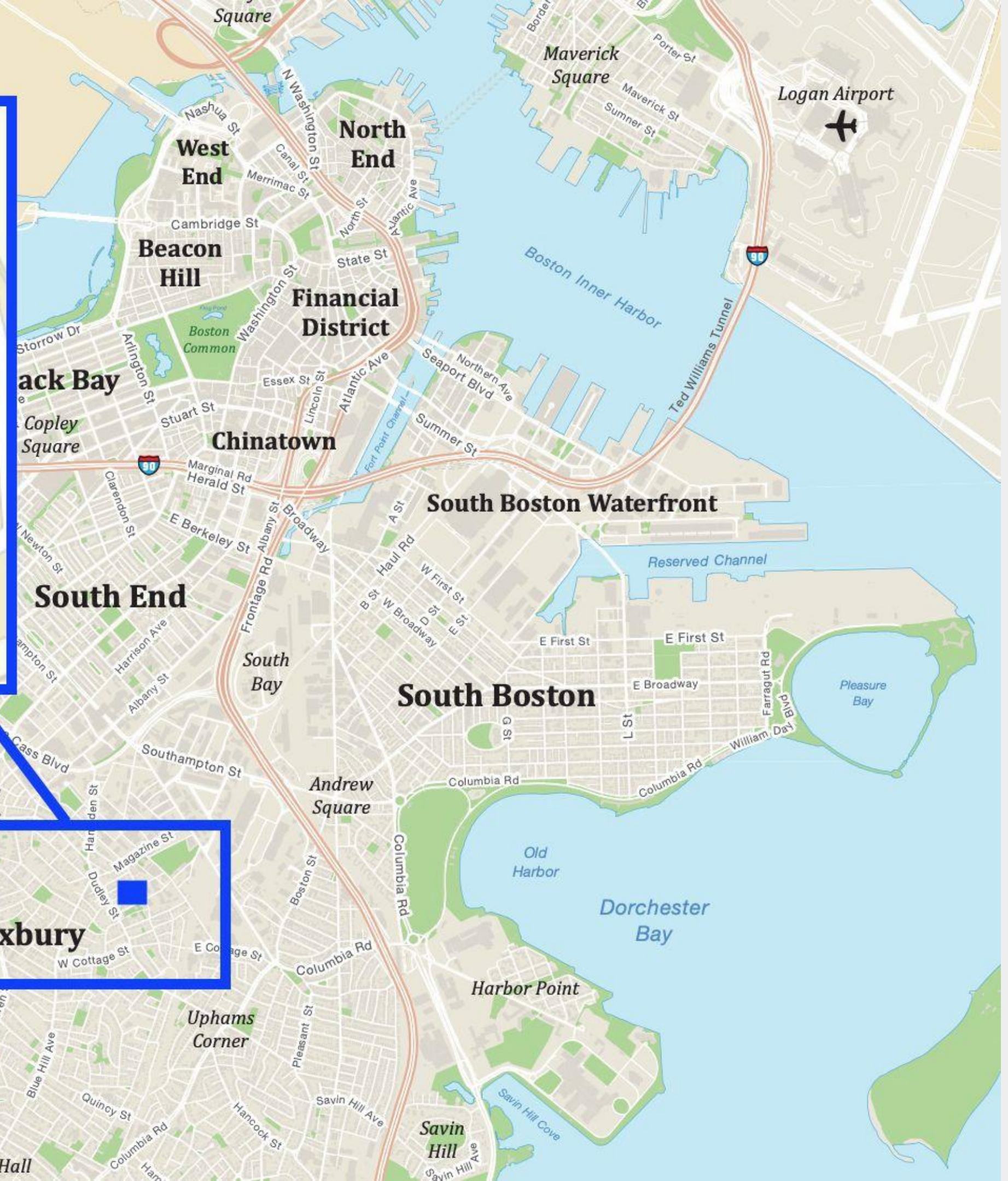
Rockford Street
Project Area
Roxbury, Mass



Children's Services
of Roxbury



Roxbury



YOUTH

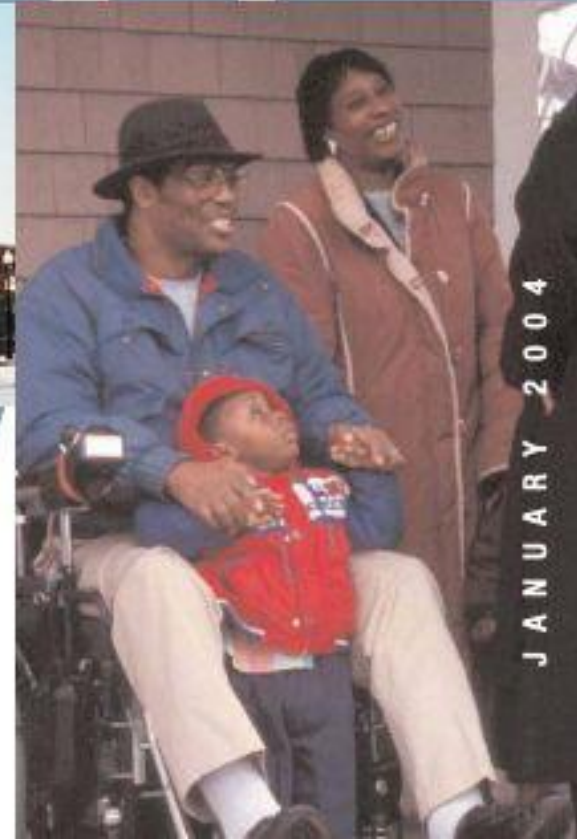
THE ROXBURY STRATEGIC MASTER PLAN

BUILDING A 21ST CENTURY COMMUNITY

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



CULTURE



DIVERSITY

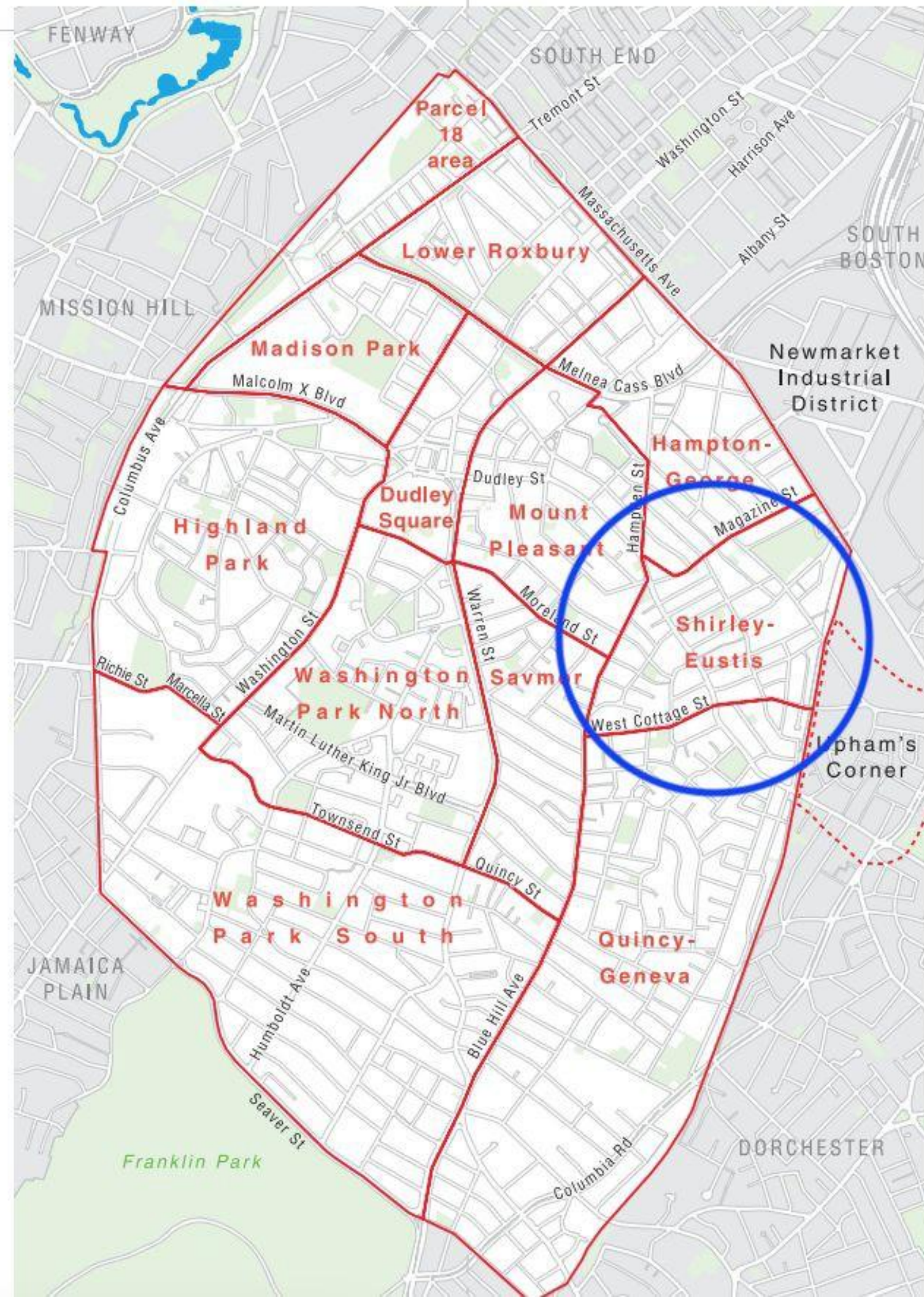
JANUARY 2004

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 Hilferty, 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 Key

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

Dwain 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

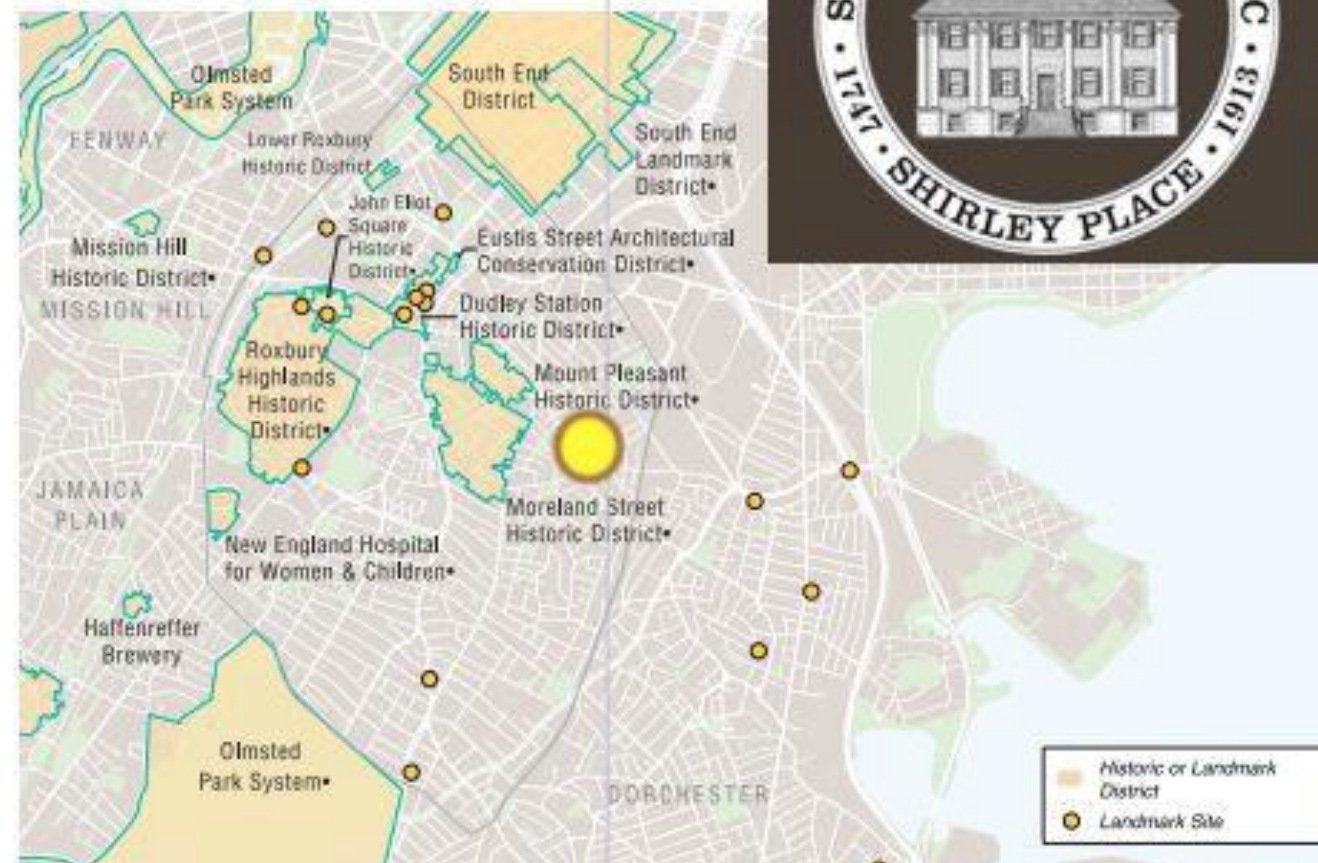
Proposed strategies for the economic development of Roxbury are based on the guidelines and framework described in detail in Appendix C. This framework emerged from lessons learned regarding local economic development and neighborhood revitalization including best practices identified across urban United 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.

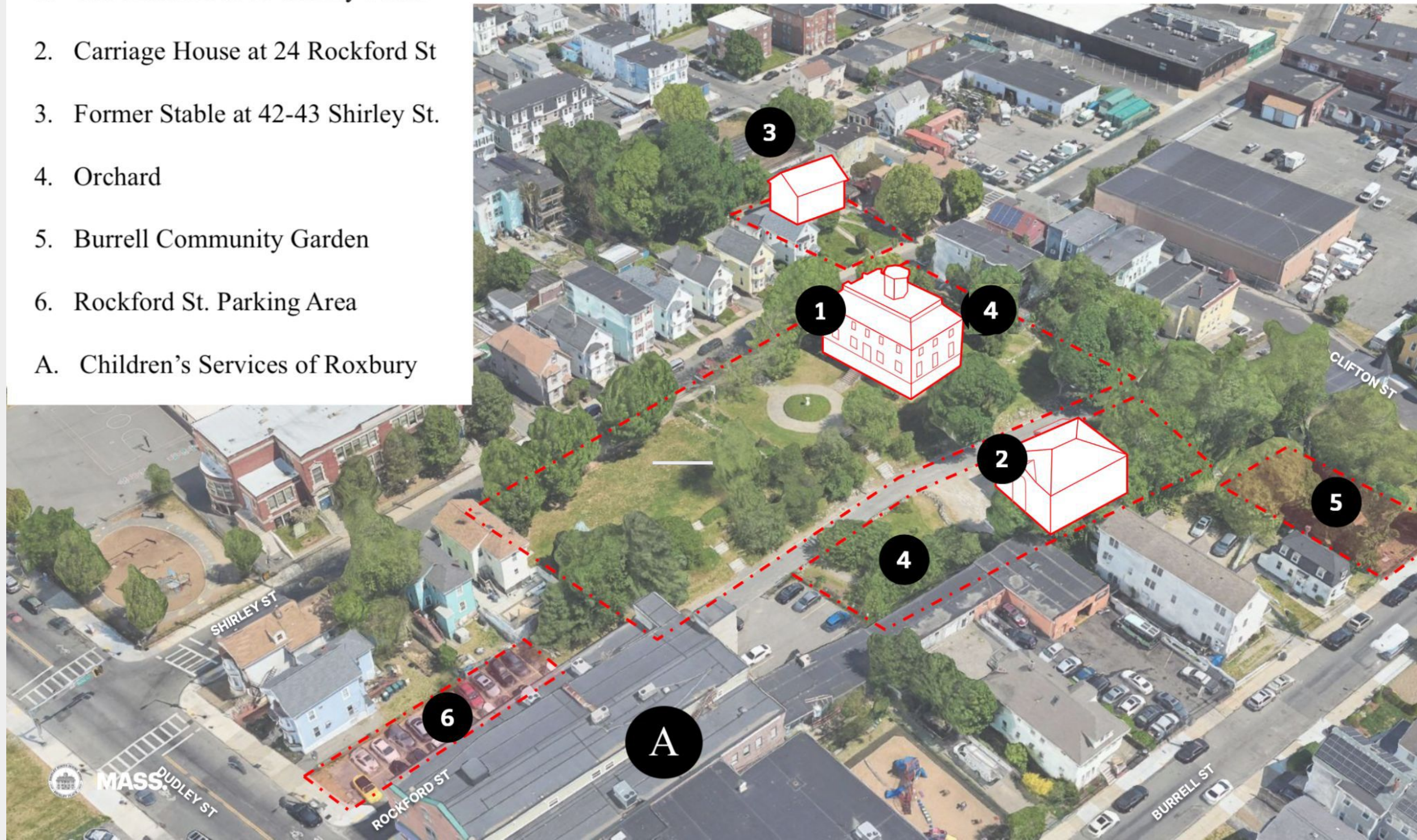


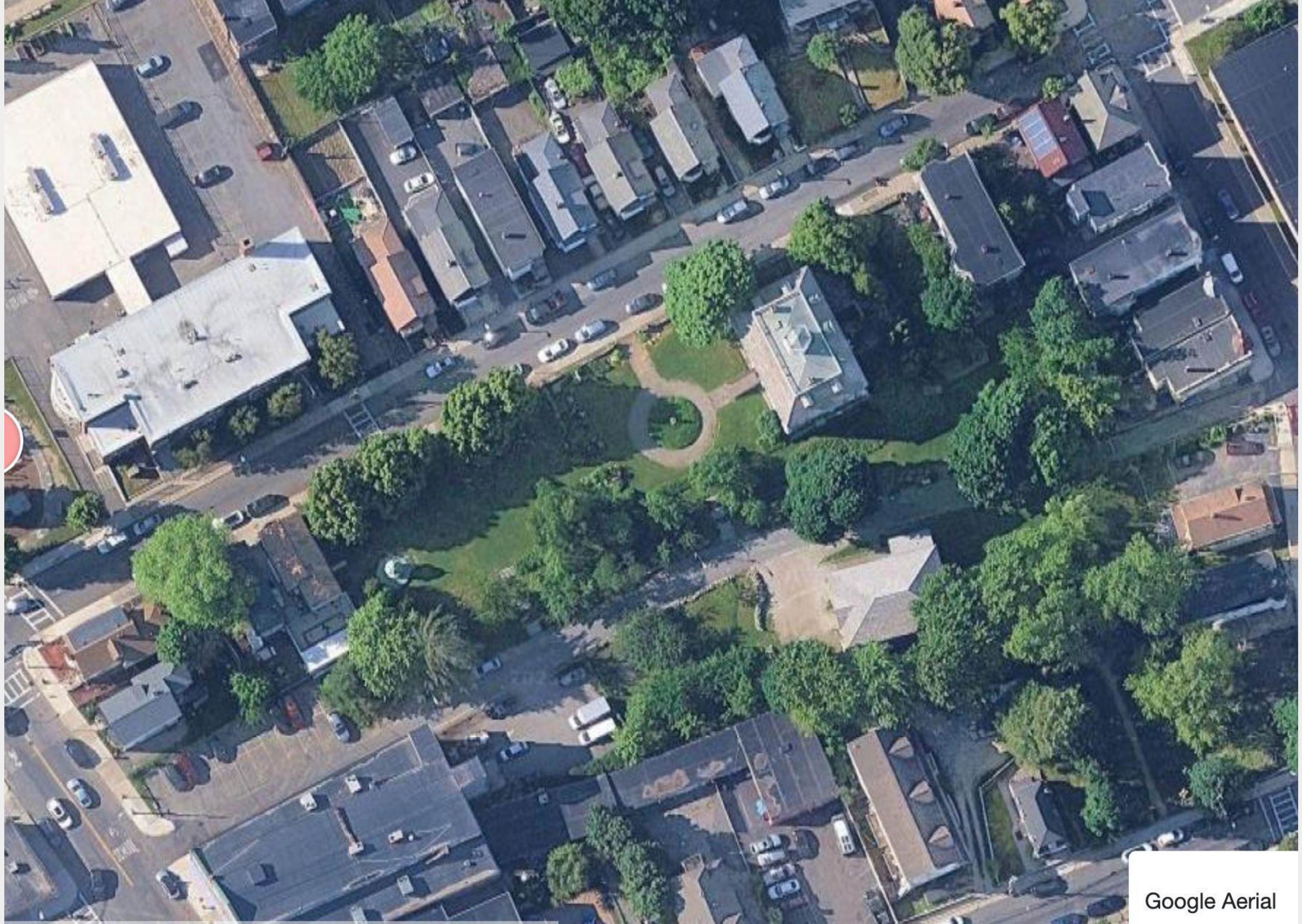
Roxbury Historic Districts

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





Rockford St.

Improvement Elements:

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



Emerson School

Dudley Street
Charter School

Shirley St

Stable

Shirley-Eustis
House

Lawn
Garden Plantings
Pathways

Pedestrian
Gate

3F-4000

Stone Walls

Carriage
House

Orchard

Community
Garden

Parking

Parking

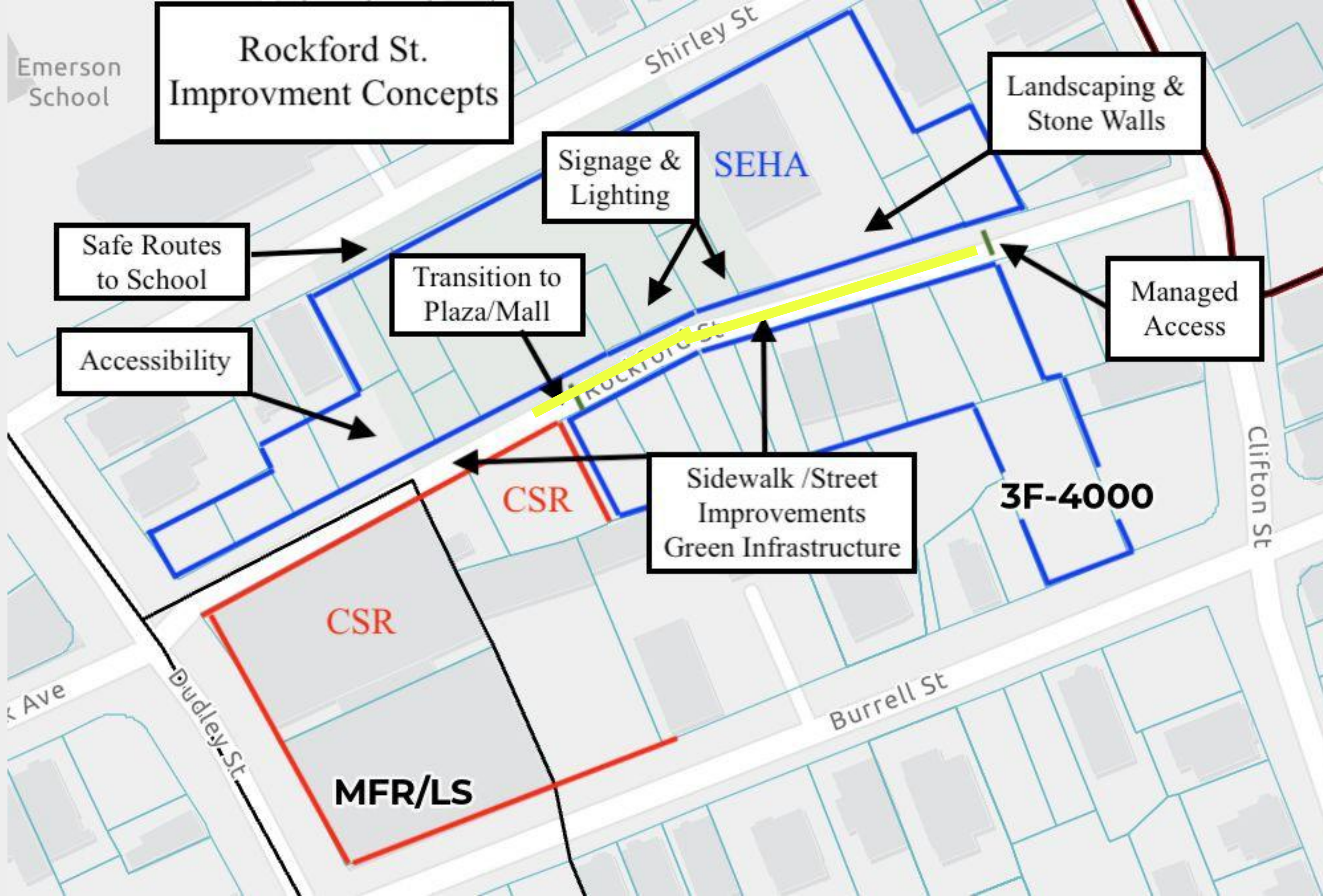
Childrens Services
of Roxbury

3F-5000



Clifton St

Burrell St



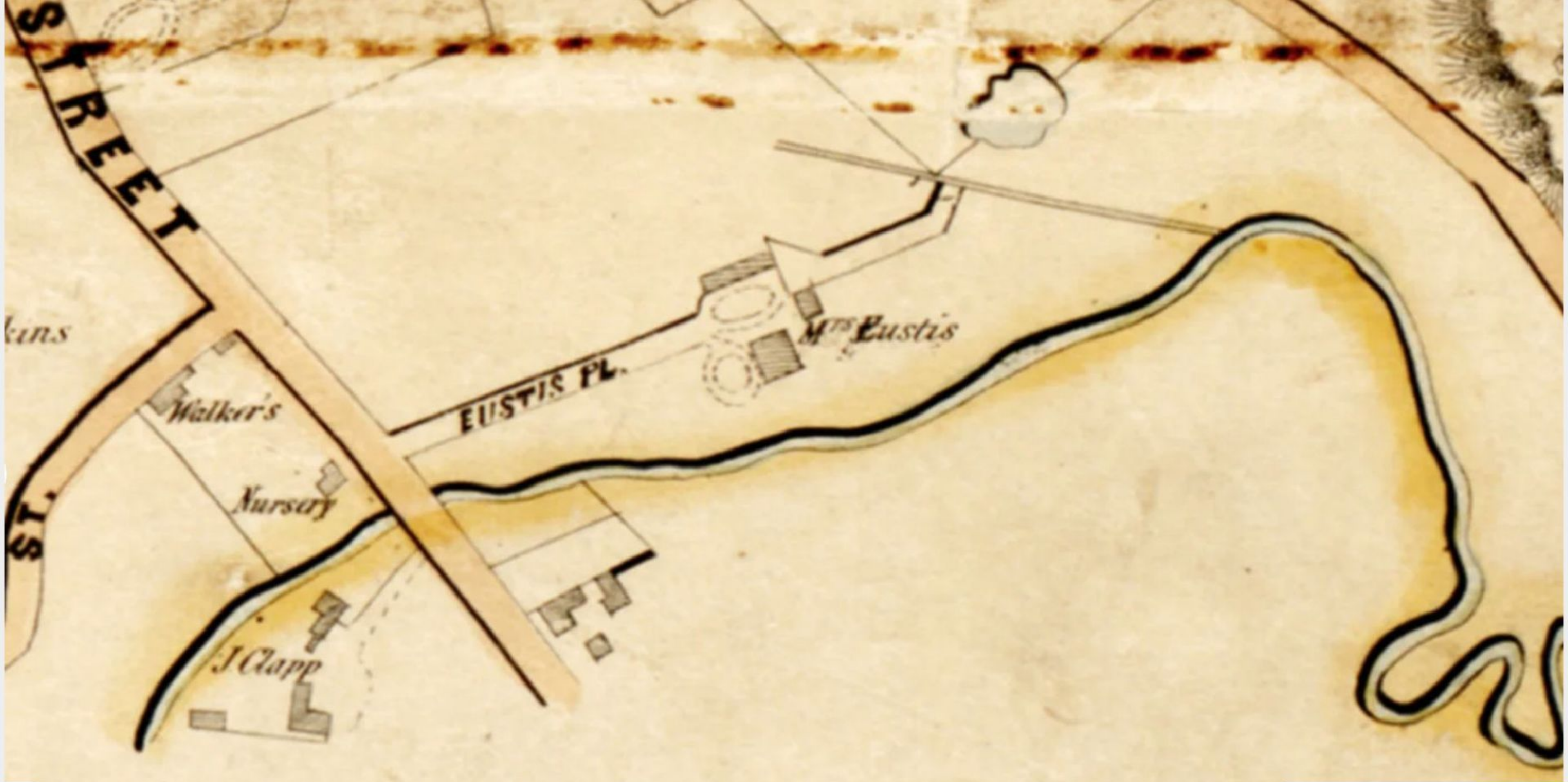
Rockford St.

Top-Line Project Issues

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

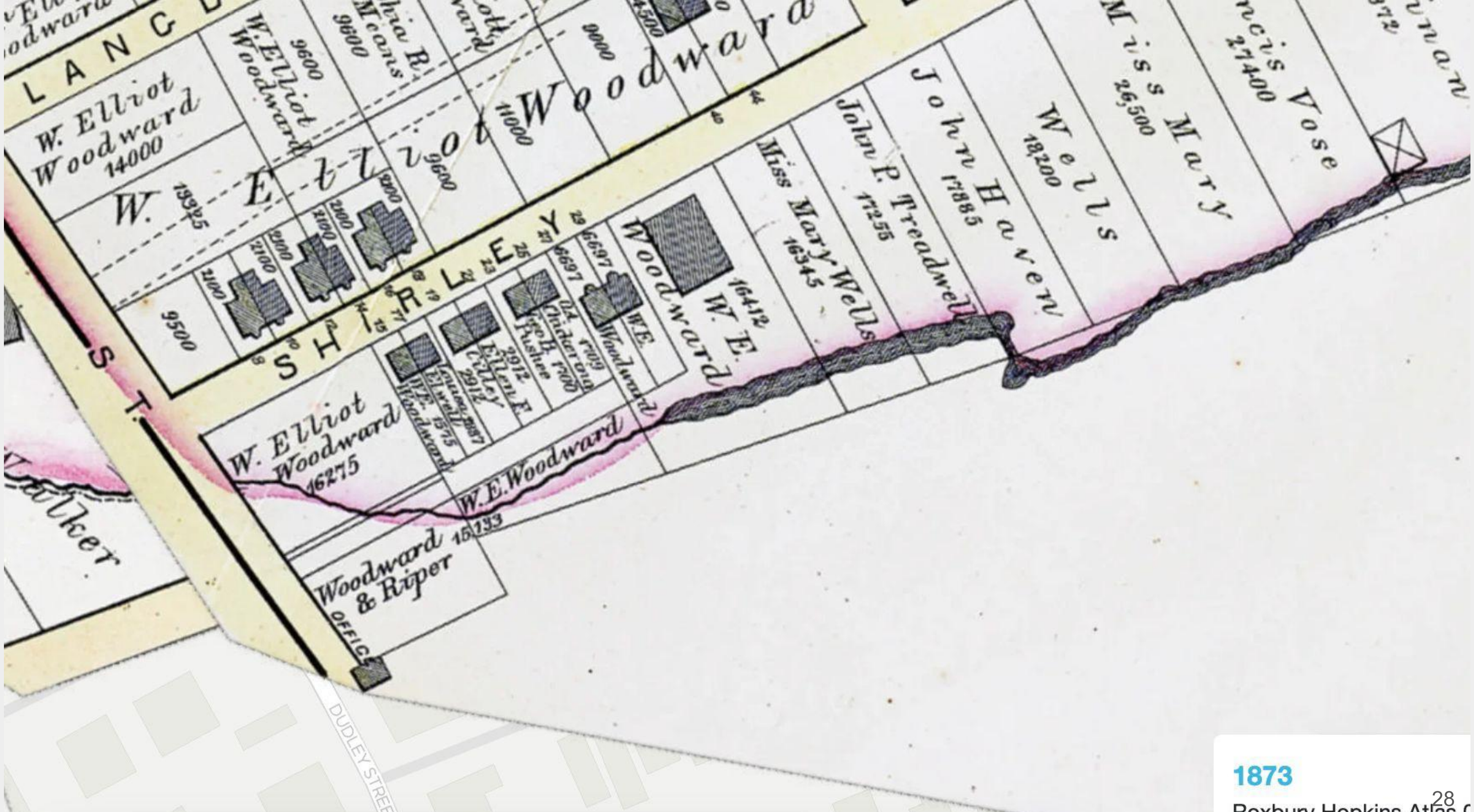
Rockford St. Improvements

Context & Precedents



1852

Boston McIntyre



1873

Roxbury Hopkins Atlas C

Rockford Street

from

Dudley to Clifton


497 Dudley St

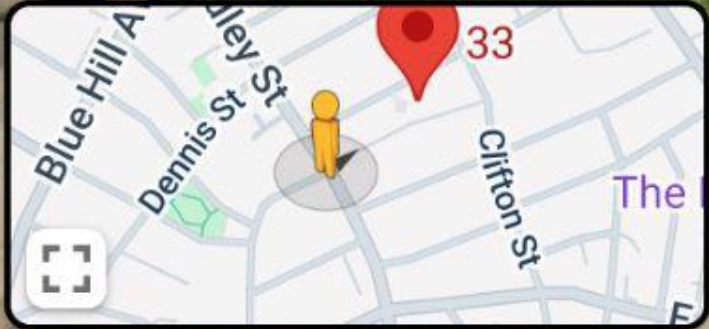
Boston, Massachusetts

 Google Street View

Aug 2024 [See more dates](#)



 Share



99 Rockford St

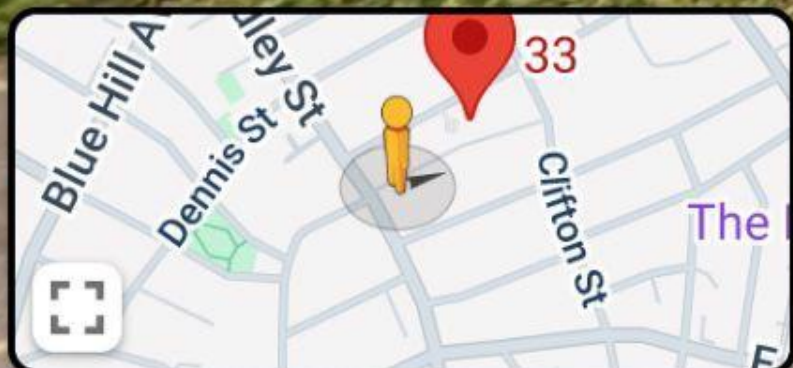
Boston, Massachusetts



Google Street View

Aug 2024

[See more dates](#)



Existing Conditions

99 Rockford St

Boston, Massachusetts

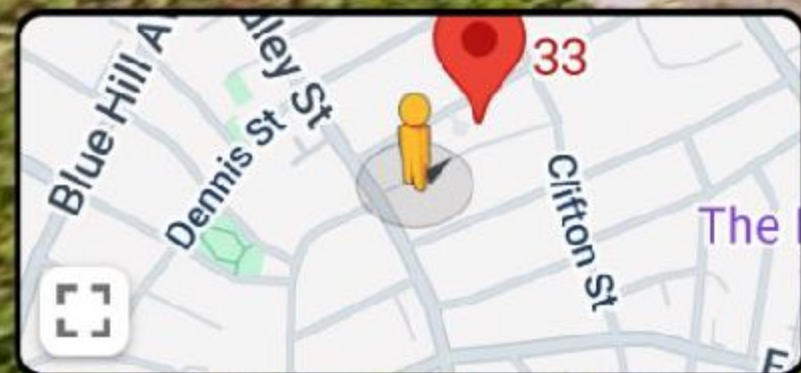


Google Street View

Aug 2024

[See more dates](#)


Existing Conditions



Google

20 Rockford St

Boston, Massachusetts

 Google Street View

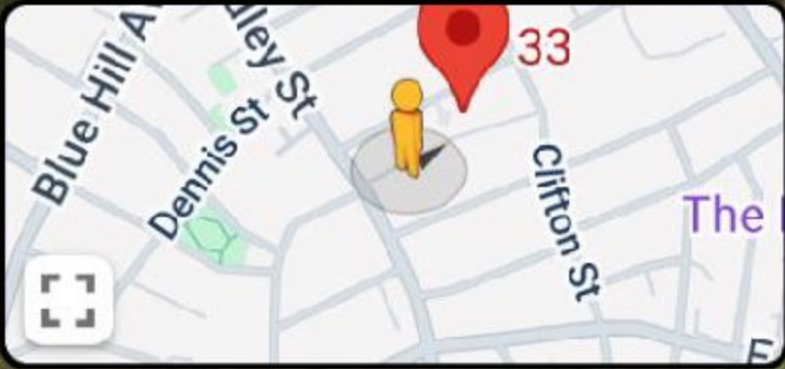
Aug 2024 [See more dates](#)



DEAD
END
STREET

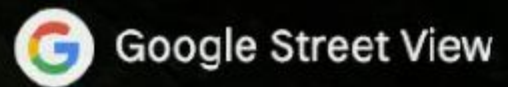
Rockford St

Google



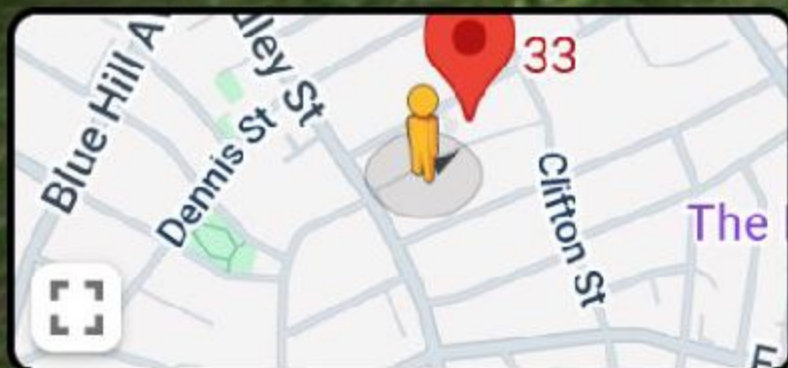
20 Rockford St

Boston, Massachusetts




Aug 2024 [See more dates](#)

Existing Conditions



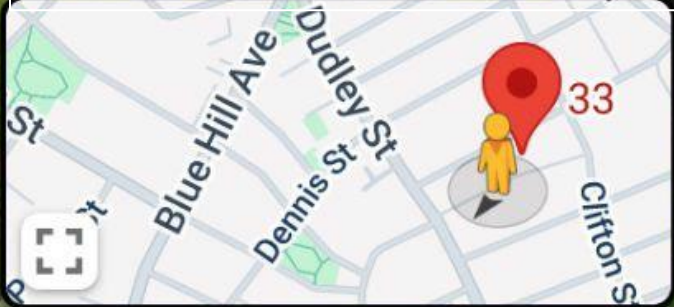
Google

20 Rockford St
Boston, Massachusetts

 Google Street View

Aug 2024 [See more dates](#)

Existing Conditions



Google

20 Rockford St

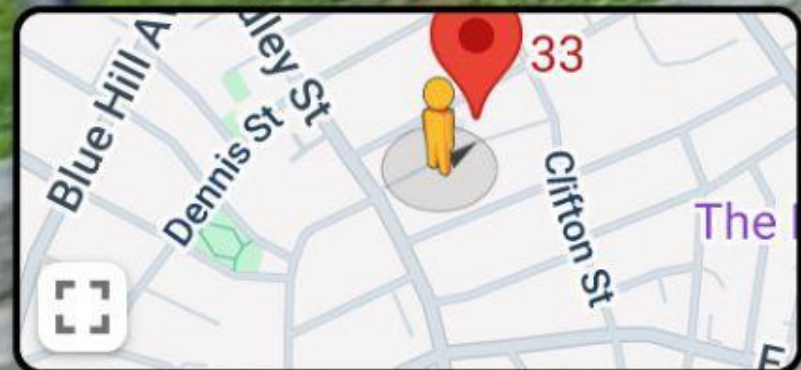
Boston, Massachusetts



Google Street View

Aug 2024 [See more dates](#)


Existing Conditions



Google

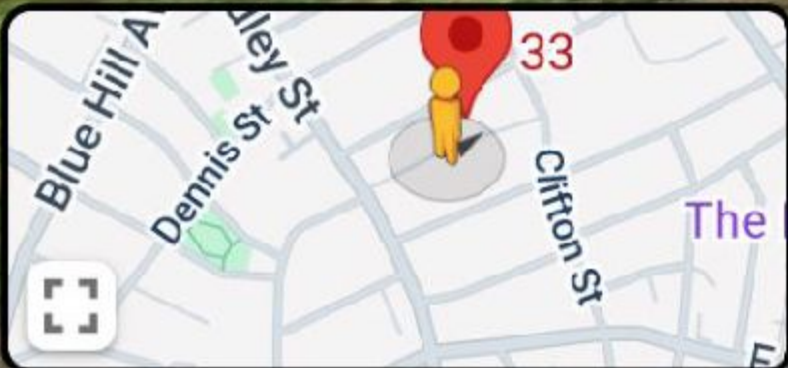
20 Rockford St

Boston, Massachusetts

 Google Street View


Aug 2024 [See more dates](#)

Existing Conditions



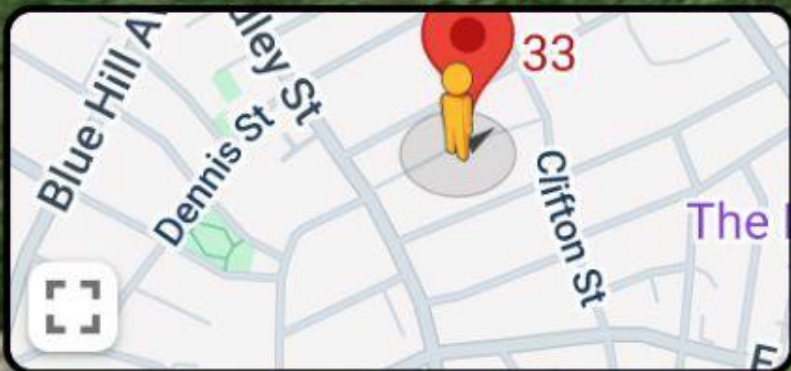
Google

20 Rockford St
Boston, Massachusetts

 Google Street View

Aug 2024 [See more dates](#)

Existing Conditions



Google

20 Rockford St

Boston, Massachusetts

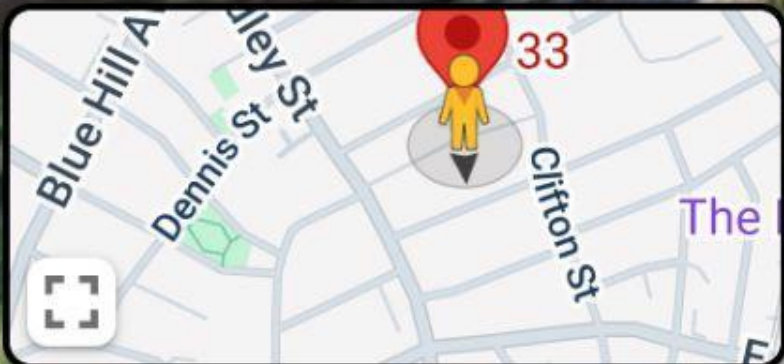


Google Street View

Aug 2013

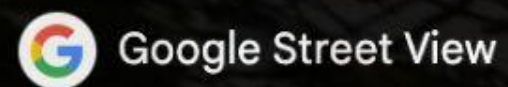
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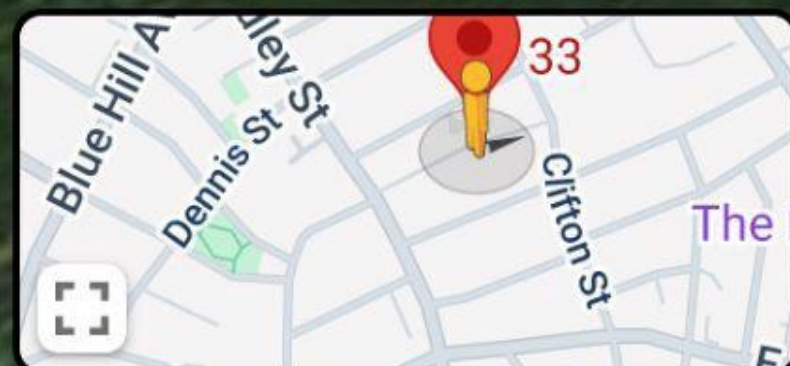
Google

20 Rockford St
Boston, Massachusetts



Aug 2013 [See more dates](#)

Existing Conditions



Google

34 Rockford St

Boston, Massachusetts

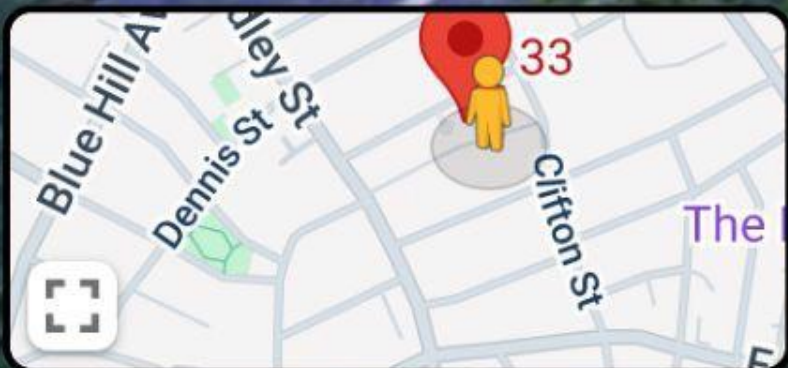


Google Street View

Aug 2013

[See more dates](#)


Existing Conditions



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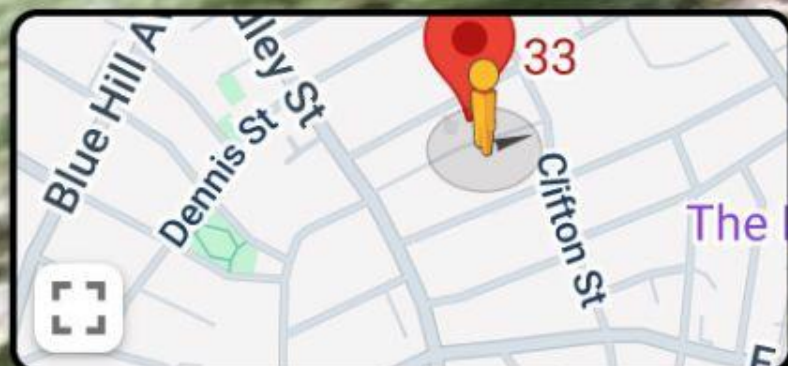
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20 Rockford St
Boston, Massachusetts

 Google Street View

Aug 2013 [See more dates](#)


Existing Conditions



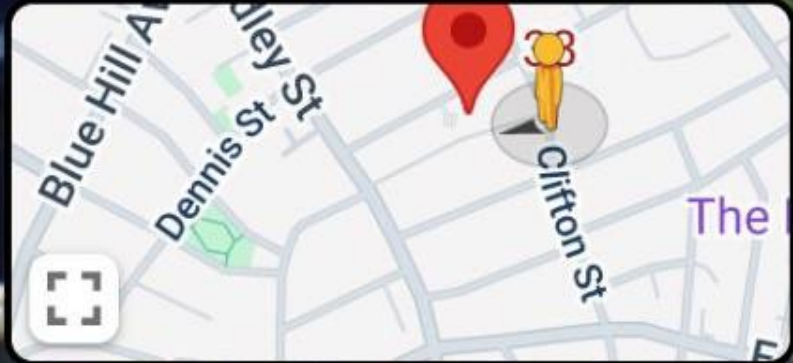
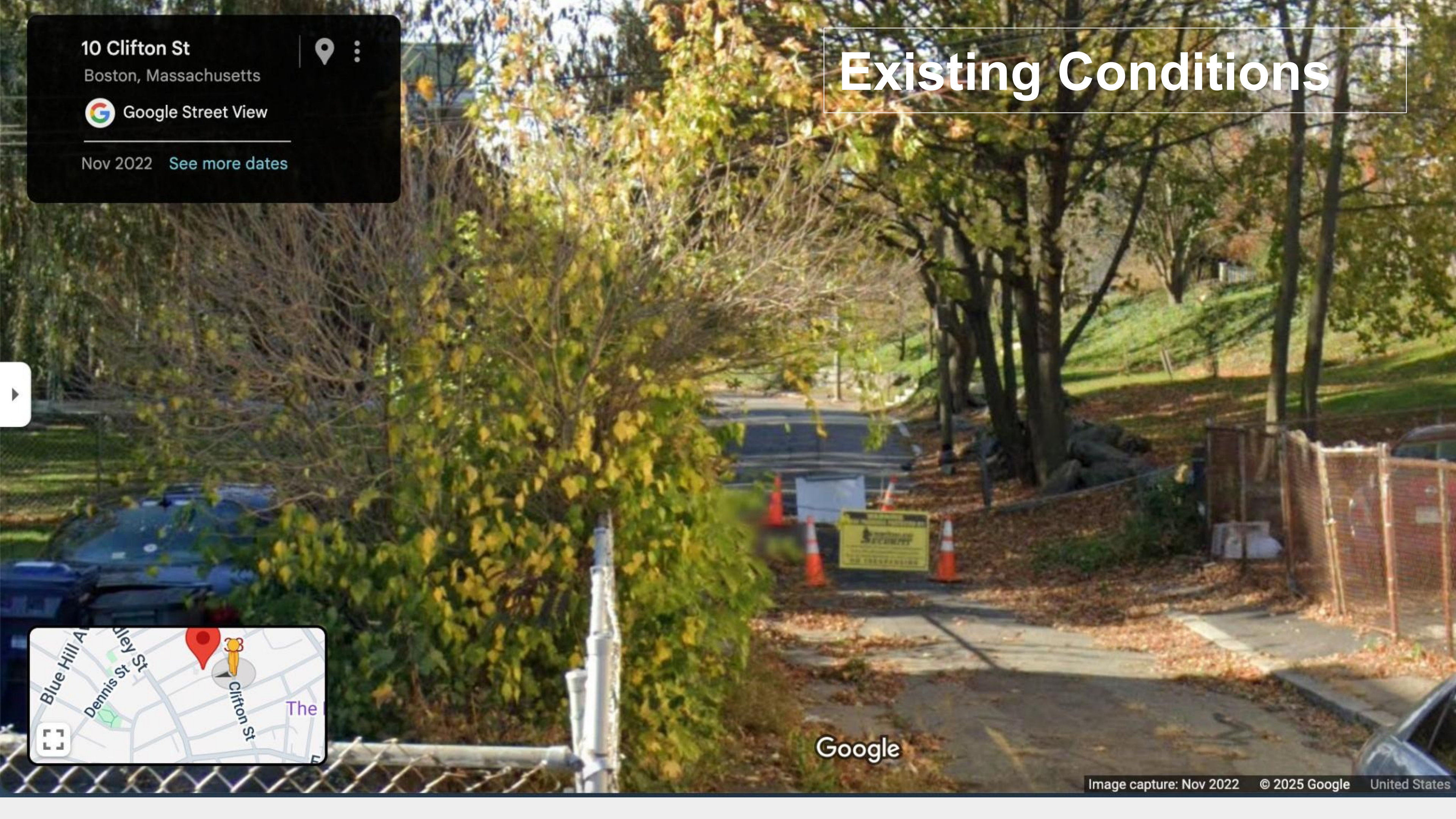
Google

Existing Conditions

10 Clifton St
Boston, Massachusetts

 Google Street View

Nov 2022 [See more dates](#)



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

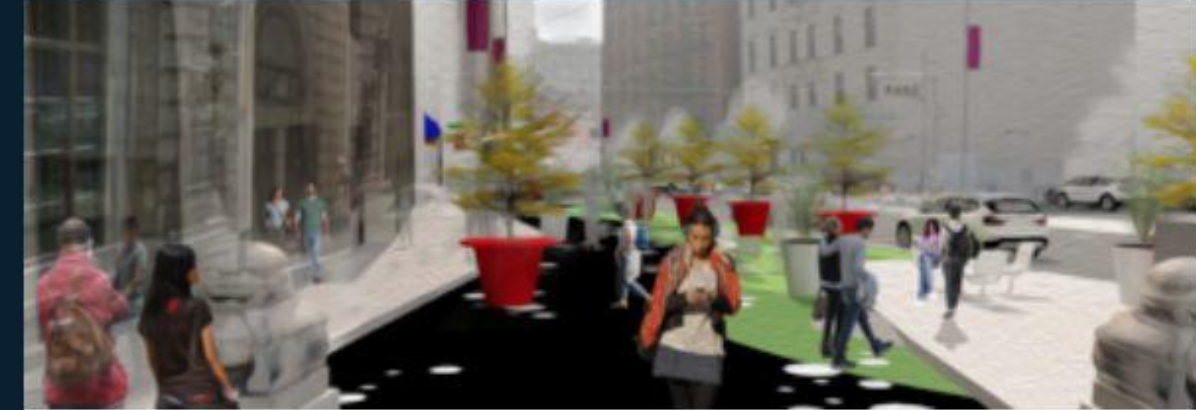
Pedestrian plaza on New Edgerly Road in Fenway



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!

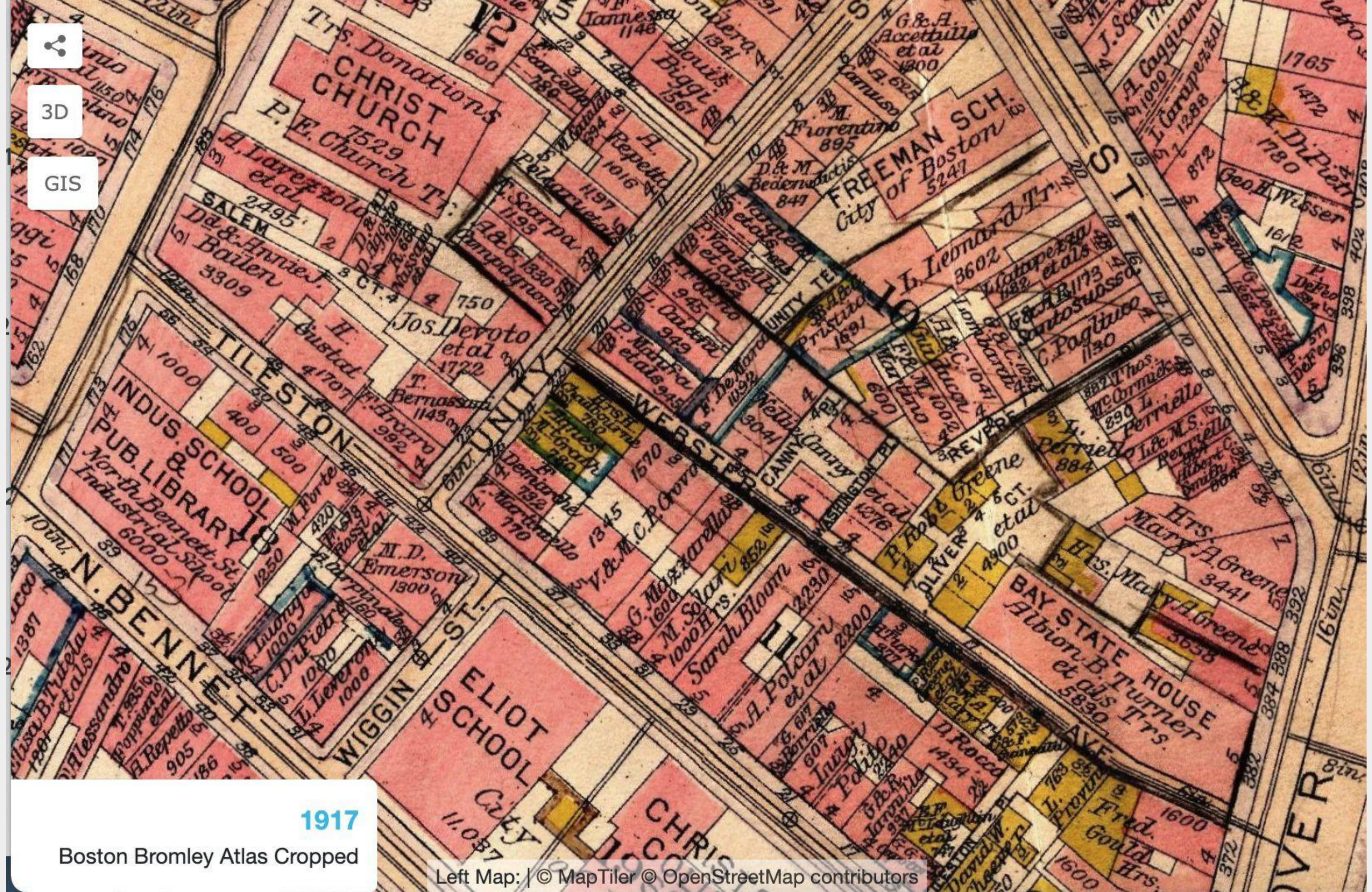


Paul Revere Mall

1933

Formerly Webster
Avenue North End







1938

Boston Bromley Atlas

© MapTiler © OpenStreetMap contributors



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--s-i -

Obrigado

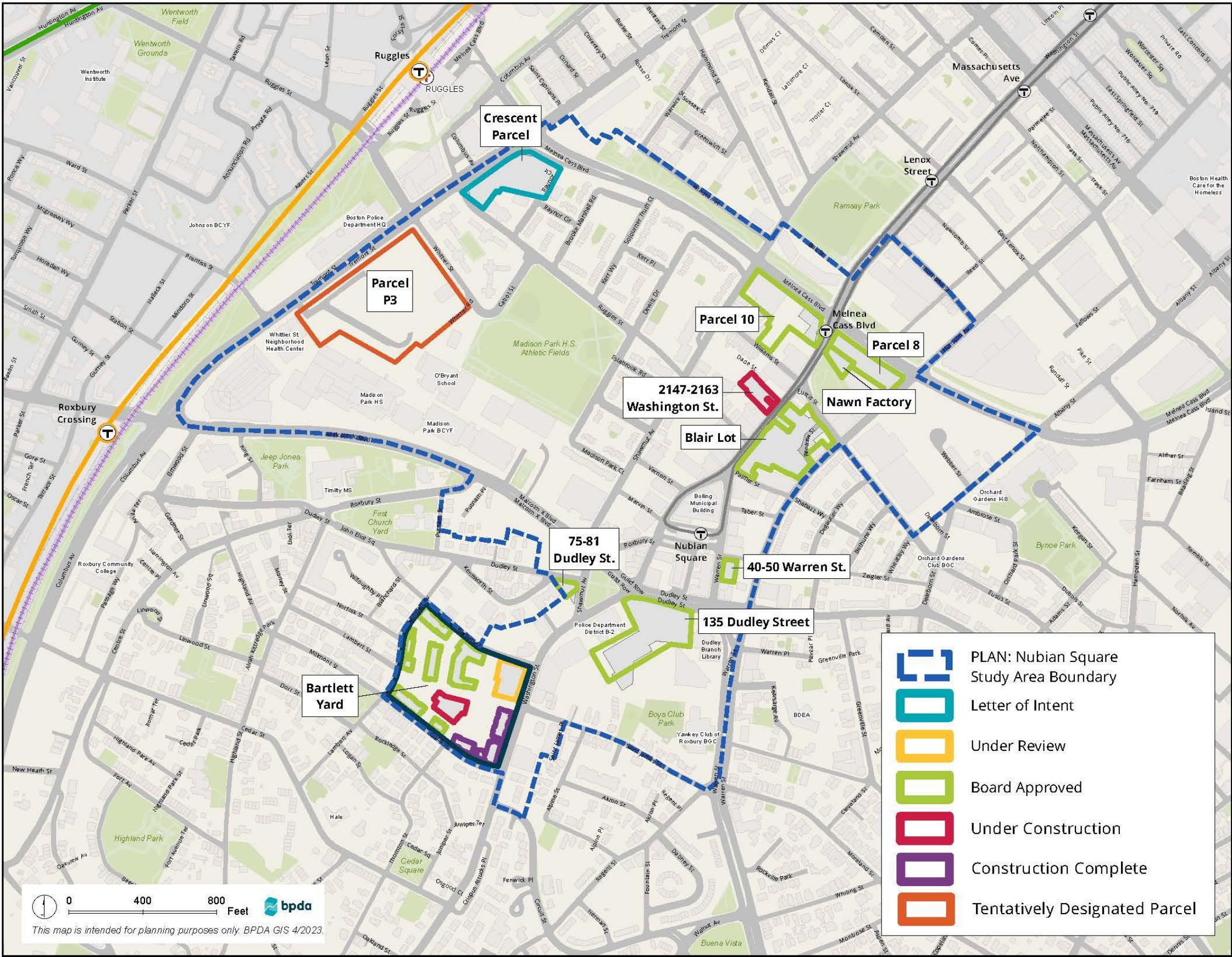
3. The Nawn Factory



Planning Department

CITY of BOSTON

Article 80 Project Phase



The Nawn Factory



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



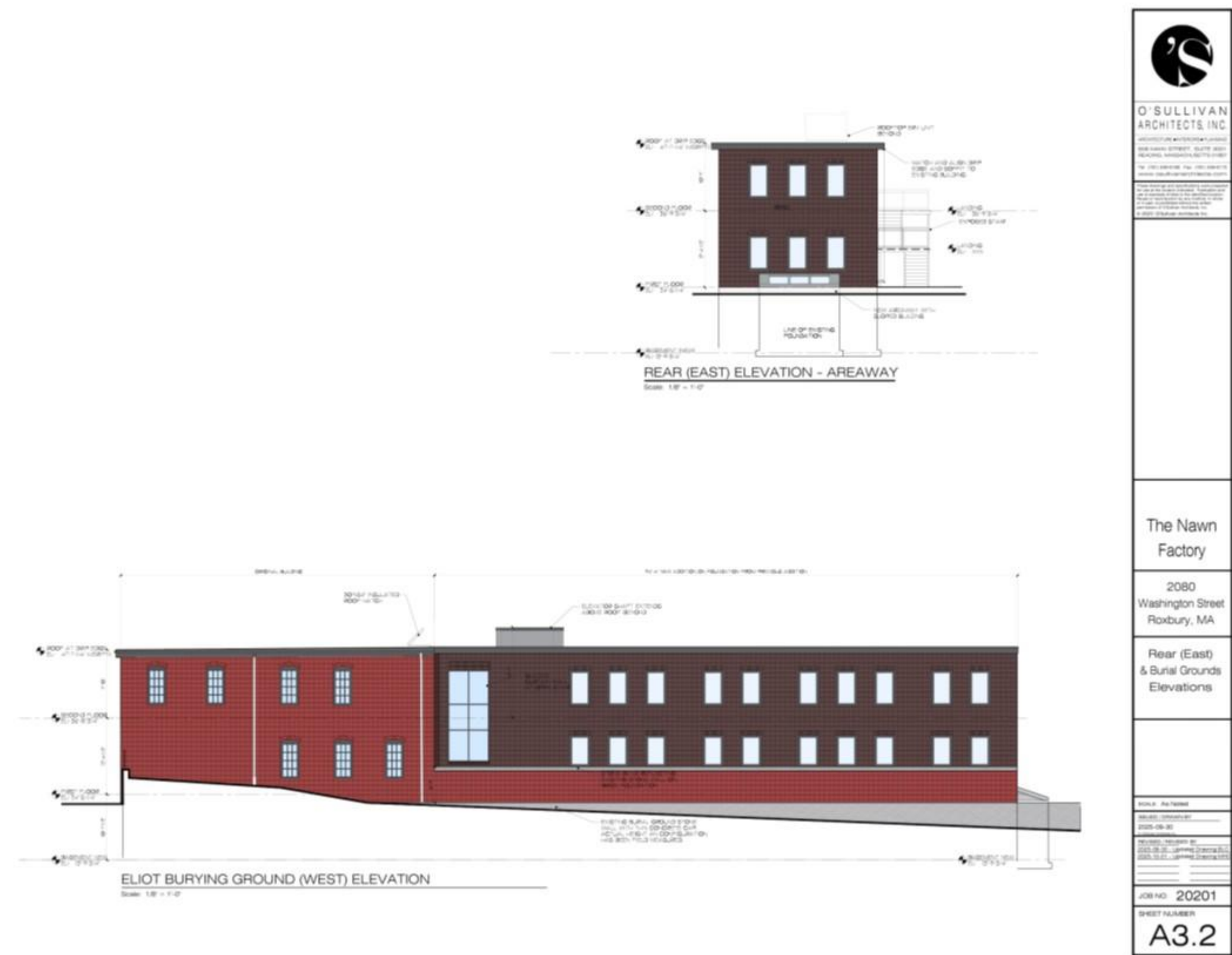
- All brick exterior, recreating massing of original Nawn Factory building
- Large glass curtain wall overlooking outdoor plaza and Melnea Cass Boulevard
- Restored original door opening on Washington Street

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



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

The Nawn Factory



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

Job Creation in Percentages

Created	TBD
Minority/Women Business Enterprises (MWBE) Created	TBD
Projected	23 permanent jobs in building and programs administration <ul style="list-style-type: none">• Program directors• Building administration• Events planning and production• Dance and theater instruction

4. Bartlett Station



Planning Department

CITY of BOSTON



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

REAL ESTATE DISPOSITION STATUS



ARTICLE 80 PROJECT PHASE



BARTLETT STATION BIRDS-EYE VIEW





HOMEOWNERSHIP 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 HOMEOWNERSHIP UNITS

- 24 Market
- 4 Affordable

UNIT MIX

- 16 2-Bedroom
- 8 3-Bedroom

AFFORDABILITY MIX

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

2BR

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 Homeowner ship 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: **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 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					

Homeownership

	Middle Income Up to 100% AMI	Up to Market	Total Homeowner ship Units
1 Bedroom	4	12	16
2 Bedroom	7	27	34
3+ Bedroom	1	10	11
Total	12	49	61
Percent of Total Units	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
Other (<i>Please Specify</i>) (Square footage)	39,273 Gross Sq. Ft.
Other (<i>Please Specify</i>)(Square footage)	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
TOTAL	44

**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

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

Homeownership



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

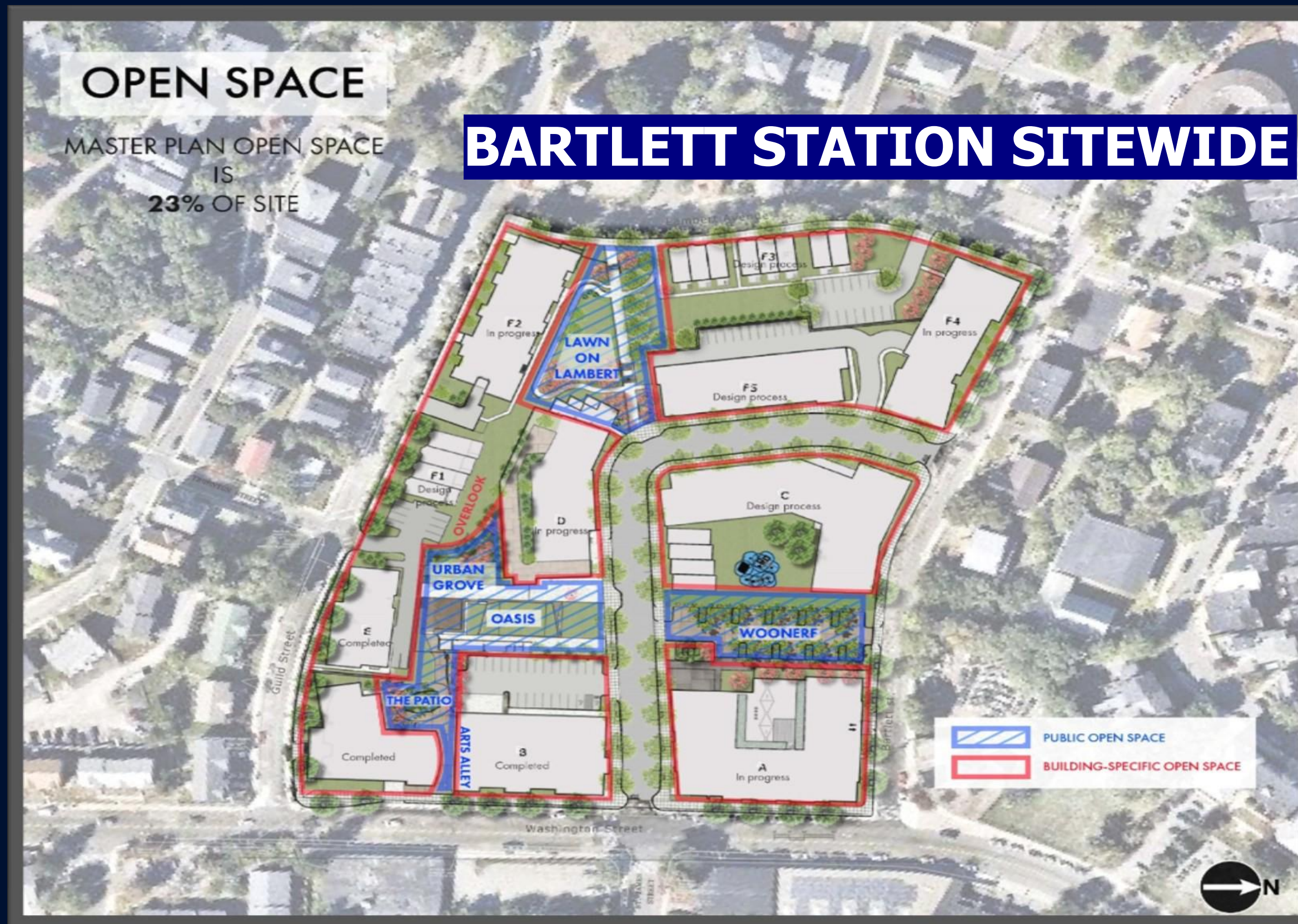
Milestones

- By the next quarter we expect: **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.**



**NUESTRA
COMUNIDAD**
DEVELOPMENT CORPORATION

**OUR COMMUNITY
WORKING TOGETHER**

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