

The Community Vision for Bartlett Station



BARTLETT STATION is an innovative and transformative urban mixed-used development that bridges Roxbury's bustling Dudley Square and the adjoining historic Fort Hill and Tommy's Rock neighborhoods. On a site that was for decades an urban wasteland – a vacant, eight-acre former bus yard – the new Bartlett Station will be a vibrant, mixed-income, creative and healthy neighborhood featuring a public arts park, shops, and economic opportunities for Roxbury residents.

HOMES TO STABILIZE ROXBURY New homes will provide affordable and middle class housing to address the growing pressures of gentrification. Two-thirds of the estimated 382 new homes will be affordable to low-income and middle-class households. This mixed-income model has been embraced by the community and city planning efforts as a strategy to stabilize Roxbury and mitigate displacement cause by gentrification. 166 for-sale homes will provide opportunities for wealth creation over time, helping to reduce the dramatic racial wealth gap in Boston.

A PUBLIC ARTS PARK The centerpiece of Bartlett Station will be Oasis @ Bartlett, a large public art park and plaza accessible to shoppers and residents, to be programmed year-round with a variety of place-making attractions, making the plaza and surrounding shops a destination for Roxbury residents and the broader community. Public art installations, creation and performances will be programmed throughout each month. Tables and benches will be destinations for enjoying ice cream, coffee, snacks and socializing.

LOCAL BUSINESS OPORTUNITIES During construction, 60% of constricting dollars will go to minority business enterprises. The two Washington Street buildings provide over 30,000 SF of stores and commercial space, free parking spaces, frontage on highly trafficked Washington Street, combining to draw customers and help capture spending by local residents now going outside the community. Over the past five years, we have reached out to over 34 local or regional businesses or startups, and also to regional or national chains that can pay higher rent and subsidize lower rents for local businesses.

A HEALTHY NEIGHBORHOOD Bartlett Station employs a strategic approach to the social drivers of health in order to improve health outcomes. Leveraging its TOD location, the site promotes walking and biking. Our marketing prioritizes healthy retail businesses. The design approach maximizes public green space, which has proven health benefits, and incorporates healthy housing design principles.

A SUSTAINABLE VILLAGE Bartlett Station will also be a green neighborhood featuring innovative energy technology and sustainability practices that will draw renters and home buyers who identify with a green vision and lifestyle. The homes will be LEED-certifiable for new housing (LEED for Homes) and new commercial construction (LEED-ND), by incorporating passive solar heating, geothermal heat pumps, rain and gray water recycling and safe, renewable finishes and materials and many other green features.

JOBS FOR LOCAL WORKERS Bartlett Station will help grow incomes for local residents. The construction effort will employ 900 construction workers and create 100 permanent jobs. Workers of color will fill 60% of the construction jobs. Retail businesses will create an estimated 100 jobs.

Short updates on each project at Bartlett Station

BUILDING E is a condo building completed in 2019. The fourteen market rate units are sold, and the two affordable units should close by September.

BUILDING B is a 60-unit mixed income apartment building (32 affordable, 6 middle-income, 22 market rate). All residential units are rented. In the 13,300 SF of retail space, agreements are in place with Good Food Markets grocery and a fitness center, with negotiations ongoing with a community bank. Good Food Markets held a community meeting in July and will hold another in August. A community naming committee will be meeting over the next few months.

BUILDING A is the second Washington Street building, and will contain 60 mixed income apartments (52 affordable, two middle-income and six market), and an estimated 14,000 SF of retail space. It has received city and state financing awards. A critical path item is securing New Markets Tax Credits. We are exploring the dedication of some units for artists housing.

BUILDINGS F2 and F4 are home ownership buildings with approximately 28 and 37 units respectively, mostly market rate. Article 80 review will take place in 2019. Construction could begin in the next six to nine months.

OASIS @ BARTLETT is a new public arts park designed as a major attraction for visitors, so that it helps sustain the retail businesses in Bartlett Station and Dudley Square. Year-round programming will engage neighbors and create earning opportunities for artists and vendors. A capital campaign is underway, and construction of phase one is estimated to be complete by summer 2021. To promote local artists now, and to publicize the capital campaign, an arts festival will be held on September 28, 2019.



BUILDING D is a 52-apartment senior building undertaken in partnership with Preservation of Affordable Housing (POAH). It will have 33 affordable units, 9 middle-income units and 10 market units. Building D has received design approval and a city financing award; will receive article 80 approval in 2019; and will apply for the fall 2019 state funding round. Construction is anticipated to begin in Q4 2020.

BUILDING C will be a 61-unit home ownership building with 21 affordable condos. At least six artists' live-work units will be developed and we are exploring additional units dedicated to artists housing. A potential partnership with another developer is under discussion and will be explored at an upcoming community meeting. If the partnership is feasible, construction could begin in 2021.

BUILDING F1 & F3 will be the two final home ownership buildings, located on Guild Street and Lambert Ave respectively, containing a total of 8 and 16 units respectively. These will be majority affordable buildings. Construction could begin in 2021 or 2022.

BUILDING F5 will be the final apartment building developed. It will contain an estimated 44 apartments and will be majority affordable, with some middle-income units. Construction could begin in 2023.