Roxbury Strategic Master Plan
Oversight Committee Meeting

November 2nd, 2020
1. RSMPOC
Welcome and Orientation
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
“German” – for Haitian Creole
“English” – for English
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 Kelly.sherman@boston.gov
Agenda

1. RSMPOC Welcome
2. Planning Update
3. Northeastern University Update
4. Developer Updates
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:** 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

• 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. Planning Update
PLAN: Nubian Square Process to Date

**Introduction to PLAN: Dudley Square**
- Walking Tour: March 16, 2016
- Visioning: March 21, 2016
- Transportation + Public Realm: April 19, 2016
- What We Heard: May 16, 2016

**Community Development**
- Development Program uses: November 21, 2016
- Urban Design: October 24, 2016
- Development Scenarios: September 19, 2016
- Economic Development II: July 18, 2016
- Economic and Workforce Development: June 20, 2016

**Values and Vision**
- Values + Priorities: January 23, 2017
- RFP Drafting + Prioritization: February 27, 2017
- Creating Housing: March 20, 2017
- Econ Dev + Resource Fair: April 24, 2017
- Visioning II: May 15, 2017

**Drafting**
- RFP Guidelines Open House: January 22, 2018
- Urban Design: November 27, 2017
- Climate Redness + Resiliency: October 16, 2017
- Neighborhood Experience: June 19, 2017
- RFP Overview Workshop: February 26, 2018
- Draft RFP and Review Process Discussion: March 19, 2018
- Final Draft Versions for DND RFPs: June 29, 2018
- RSMPOC Vote to Release RFPs: July 2, 2018
- DND Parcel Process
- DND RFPs Released: July 16, 2018

**Parcel Process**
- Developer Presentations: February 23, 2019
- PRC Meetings to Review Proposals: January 2019 - May 2019
- Submission due by Proponents for DND RFPs: October 10, 2018
- Bidders Conferences: August 16, 2018 - September 12, 2018
- BPDA Parcel Process
- DND RFP Proposal Public Comment Period Ends: March 12, 2019
- Development Objectives and Guidelines for Parcel 8, Nawn Factory, & Blair Lot: May 20, 2019
- PRC Presents Recommendations to RSMPOC: June 3, 2019
- Parcel 8, Nawn, Blair RFP Discussion Workshop: June 17, 2019
- RSMPOC Vote to Release RFPs: October 7, 2019
-Parcel 8, Nawn, Blair RFP Update: July 22, 2019

**Crescent Parcel Urban Design Guidelines**
- Crescent and Malcolm X Parcels Draft RFP Review: February 24, 2020
- Blair Lot and Nawn Factory RFPs Released: November 20, 2019
- RFP Affordability Requirements and AMI Discussion: November 18, 2019
- Development Objectives and Guidelines for Crescent and Malcolm X & Putnam Parcels: October 21, 2019
PLAN: Nubian Square Updates

• 10/7/2020 Crescent Parcel Meeting

• 11/16/2020 Virtual Chat with a Planner

• 12/07/2020 RSMPOC Meeting: Blair Lot and Nawn Factory
3. Northeastern Update
840 Columbus Avenue Context

840 Columbus Avenue
• Northeastern in Roxbury
• Adjacent to Crescent Parcel
• Part of growing Tremont Corridor
• Opportunities for community connection
Overview

• Redevelopment of RenPark surface parking lot
• Partnership between Northeastern and American Campus Communities (ACC)

Building Program – Residential

• Creation of 925 beds as part of NU 1,000 new bed goal from 2013 IMP
  • Includes 175 net new beds
  • Aligns with City’s “Housing a Changing City” plan to add 16,000 student beds citywide by 2030

Building Program – Podium

• 5 story base: A Nexus
  • Community Engagement and Economic Development
  • Cross-Cutting and Innovative Teaching and Learning
840 Columbus Ave Student Housing

925 Student beds

284
Average SF / student

$1,368
Monthly starting rent in today’s dollars

Student demand is for apartments with private beds and shared bathrooms.
Economic Impact from Development

$250 million
Residential tower estimated development cost

500+
Construction jobs created

$2.1 million
Estimated annual taxes

12
Full-time student housing employees
Conceptual Rendering: View Across Tremont

ORIGINAL MASSING
From IMPNF/PNF filing November 2019

Z-SCHEME
Shared at 9/22 Task Force Meeting

X-SCHEME
Conceptual Rendering: Tremont & Melnea Cass
Conceptual Rendering: Columbus & Melnea Cass
840 Columbus Ave: Level 2 Plan
840 Columbus Ave: Levels 7-15 Plan

Renaissance Park

LEVELS 7-15

October 2020
Character of Space
Existing Community Programs: Education

**Boston Scholarships**
- OSOP: 134 Boston students receiving scholarships to attend NU; $16 million in University aid
- Lowell Institute: Over 29 scholarships for Boston students in CPS
- Foundation Year: Over 84 Boston students

**Youth and College Readiness**
- Accelerate, Smash, YDIP
- Mass Promise Fellowship
- Balfour Academy
- Etc....
Community-Focused Ground Floor

Principles
- Measurable Impact
- University + Community Strengths in Partnership
- Diversity, Equity, and Inclusion
- Space
- Flexibility
Community Economic Development Initiative

Potential Programs Under Consideration

**NU Ambassador**
Supporting access to NU resources: education, scholarships, jobs, procurement, youth opportunities, etc.

**Co-Op for Good**
Financially supporting students to Co-op with local CBOs

**Entrepreneurship Network**
Local small business owners and entrepreneurs connect and learn with NU’s extended network

**Skills Build**
Digital skills for local businesses, youth, job seekers via classes & 1:1

**Pop-Up Art**
Rotating sellers in subsidized micro-space for local arts, craft, design

**Community Engaged Scholarship Connector**
Elevate co-beneficial partnerships between scholars and community

**Local Food and Beverage**
Anchor WBIPOC business – rent subsidy
Community Engagement

840 Columbus Ave Community meetings

- Five IMP Taskforce meetings
- Five Northeastern Community Advisory Board (CAB) meetings,
- CAB Community Economic Development work group meeting
- RSMPOC discussion
- Several individual meetings with residents and community organizations
- Several meetings with City of Boston staff (BPDA, Small Business Development)

And more to come!
Timeline & Milestones

Fall Project Review Schedule

August
• NU Community Advisory Board (CAB)

September:
• IMP Task Force Meeting

October:
• BPDA Design meeting
• BPDA Schedule Meeting
• NU CAB Economic Development Work Group

November:
• Roxbury Strategic Master Plan Oversight Committee
• IMP Task Force Meeting
• Boston Civic Design Commission

Overall Project Milestones

• November 2019: Filed IMPNF
• February 2020: Scoping Determination Received
• December 2020: File IMP Amendment/DPIR & Comment Period
• April 2021: BPDA Board Vote & Comment Period
• May 2021: Zoning Commission Review & Public Hearing
• September 2021: File Building Permit
• November 2021: Break Ground
• August 2024: Building Open
Questions

Conceptual View of 840 Columbus Ave
Corner of Tremont and Melnea Cass
4. Developer Updates
### 135 Dudley Street

**Cruz Development Corporation**

<table>
<thead>
<tr>
<th>Program Component</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Condominiums</td>
<td>108 units</td>
</tr>
<tr>
<td>Residential Rentals</td>
<td>52 Units</td>
</tr>
<tr>
<td>Retail / Commercial</td>
<td>8,703 s/f</td>
</tr>
<tr>
<td>Parking Garage</td>
<td>146 Spaces</td>
</tr>
<tr>
<td><strong>Total Development Cost</strong></td>
<td><strong>$101,000,000</strong></td>
</tr>
<tr>
<td>Job Creation Update</td>
<td>Number of Jobs (Actual or Expected)</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>-------------------------------------</td>
</tr>
<tr>
<td>Construction</td>
<td>150</td>
</tr>
<tr>
<td>Permanent</td>
<td>35</td>
</tr>
<tr>
<td>Percentage Local</td>
<td>60%</td>
</tr>
<tr>
<td><strong>Total Number of Jobs Created</strong></td>
<td><strong>185</strong></td>
</tr>
</tbody>
</table>
Regulatory Milestones to Date

Article 80 –

Approval Target Winter 2021

Boston Civic Design Commission (“BCDC”)

Approval Target Winter 2021

Other Milestones - if applicable (e.g. MEPA, PIC, etc.)
General Timeline & Milestones

Funding Resources & Applications Submitted

- City of Boston DND: Filed
- DHCD: To Be Filed
- MHFA: To Be Filed
- Mass Works: Filed

Project Design, Permits and Construction Timing (as applicable)

Other Milestones
## 2147 Washington

New Atlantic Development and DREAM Development

<table>
<thead>
<tr>
<th>Program Component</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Rental Units (30%, 50%, 60% and 80% AMI)</td>
<td>62</td>
</tr>
<tr>
<td>Affordable Condominium Units (70% and 100% AMI)</td>
<td>8</td>
</tr>
<tr>
<td>Market Rate Condominium Units</td>
<td>4</td>
</tr>
<tr>
<td>New Haley House Restaurant/Café</td>
<td>2,000 sf</td>
</tr>
<tr>
<td>Shared Artist Workspace</td>
<td>4,100 sf</td>
</tr>
<tr>
<td>Community Retail</td>
<td>2,200 sf</td>
</tr>
<tr>
<td>Garage Parking</td>
<td>32 Spaces</td>
</tr>
<tr>
<td>Surface Parking (for Haley House)</td>
<td>11 Spaces</td>
</tr>
<tr>
<td><strong>Total Development Cost</strong></td>
<td><strong>$37,861,872</strong></td>
</tr>
</tbody>
</table>
## 2147 Washington
New Atlantic Development and DREAM Development

<table>
<thead>
<tr>
<th>Job Creation Update</th>
<th>Number of Jobs (Actual or Expected)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>160 (estimated)</td>
</tr>
<tr>
<td>Permanent</td>
<td>34 (estimated)</td>
</tr>
<tr>
<td>Percentage Local</td>
<td>51%</td>
</tr>
<tr>
<td><strong>Total Number of Jobs Created</strong></td>
<td><strong>194 (estimated)</strong></td>
</tr>
</tbody>
</table>
Regulatory Milestones to Date

• BPDA Article 80 Approval
• ZBA Approval
• DND Funding Approval
• Mass Historic Commission Approval
## General Timeline & Milestones

<table>
<thead>
<tr>
<th>Schedule/Milestone Item</th>
<th>Status/Anticipated Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>DND Developer Designation</td>
<td>Complete</td>
</tr>
<tr>
<td>City Subsidy Awards</td>
<td>Complete</td>
</tr>
<tr>
<td>Article 80 Approval</td>
<td>Complete</td>
</tr>
<tr>
<td>ZBA Approval</td>
<td>Complete</td>
</tr>
<tr>
<td>State Subsidy Awards</td>
<td>Application Submitted 9/30/20</td>
</tr>
<tr>
<td>Closing/Construction Commencement</td>
<td>May 2021</td>
</tr>
<tr>
<td>50% Completion</td>
<td>February 2022</td>
</tr>
<tr>
<td>Construction Completion</td>
<td>October 2022</td>
</tr>
<tr>
<td>Stabilized Occupancy</td>
<td>January 2023</td>
</tr>
</tbody>
</table>
# 75 Dudley Street

Madison Park Development Corporation (MPDC)

<table>
<thead>
<tr>
<th>Program Component</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>80% Area Median Income</td>
<td>10 Units</td>
</tr>
<tr>
<td>100% Area Median Income</td>
<td>5 Units</td>
</tr>
<tr>
<td>120% Area Median Income</td>
<td>5 Units</td>
</tr>
<tr>
<td>Retail Space</td>
<td>~ 750 S.F.</td>
</tr>
<tr>
<td>Total Development Cost</td>
<td>~$10,000,000</td>
</tr>
</tbody>
</table>
75 Dudley Street
Madison Park Development Corporation (MPDC)

**Construction** – MPDC is committed to identify & recruit from the Greater Boston communities and present these candidates before the hiring and non-compliant (if any) subcontractors on this development. As in recent years, MPDC's Workforce Development Program (Construction) will continue to match work-ready residents with lucrative opportunities across the City.

Below is a table that captures training and hiring data for the last five years.

<table>
<thead>
<tr>
<th>Year</th>
<th>Trained</th>
<th>Hired</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>38</td>
<td>48 as of 10.2020</td>
</tr>
<tr>
<td>2019</td>
<td>78</td>
<td>54 as of 09.2019</td>
</tr>
<tr>
<td>2018</td>
<td>76</td>
<td>96</td>
</tr>
<tr>
<td>2017</td>
<td>12</td>
<td>57</td>
</tr>
<tr>
<td>2016</td>
<td>24</td>
<td>12</td>
</tr>
</tbody>
</table>

**Permanent** – MPDC is working on programing the project's ~750 S.F. of retail space, which is dependent on how many jobs will be created.

**Percentage Local** – MPDC will continue to strive to meet and/or exceed the goals of the Roxbury community, as preferred by the Roxbury Strategic Master Plan Oversight Committee: 51% People of Color, 51% Boston Residents and 12% Women.

**Total Number of Jobs Created**
Regulatory Milestones to Date

• Article 80
  • Obtained

• Boston Civic Design Commission (“BCDC”) - if applicable
  • Not applicable

• Other Milestones - if applicable (e.g. MEPA, PIC, etc.)
  • Submitted to PIC and BWSC
General Timeline & Milestones

• Funding Resources and Applications Submitted
  
  DND, CPA, and MassHousing committed
  
  FHLB and MassDevelopment Brownfields submitted

• Project Design, Permits, and Construction Timing (as applicable)
  
  100% Schematic Design submission Submitted
  100% Design Development submission Submitted
  95%/100% Construction Document submission December 2020
  Construction finance closing/construction commencement March 2021
## The Batson Building / 40-50 Warren Street

**New Urban Collaborative**

<table>
<thead>
<tr>
<th>Program Component</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>18,976 SF / 25 Rental Units</td>
</tr>
<tr>
<td>Commercial / Office</td>
<td>8,219 SF</td>
</tr>
<tr>
<td>Retail / Restaurant</td>
<td>2,435 SF</td>
</tr>
</tbody>
</table>

**Total Development Cost** $15,000,000
<table>
<thead>
<tr>
<th>Job Creation Update</th>
<th>Number of Jobs (Actual or Expected)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>40 Expected</td>
</tr>
<tr>
<td>Permanent</td>
<td>30 Expected</td>
</tr>
<tr>
<td>Percentage Local</td>
<td>Over 60% Expected</td>
</tr>
<tr>
<td>Total Number of Jobs Created</td>
<td>70 Expected</td>
</tr>
</tbody>
</table>
Regulatory Milestones to Date

- Community Process: Complete
- BPDA Board / Small Project: Complete/Approved
- ZBA: Complete/Approved
- Article 80 Process: Process
General Timeline & Milestones

- **Predevelopment**: Applied
- **DHCD / LIHTC**: Currently Preparing for 10/30 Application
- **Boston Private Bank**: In Process
- **Masshousing**: In discussions as alternative construction/permanent source
- **Design Development**: Commenced
- **Construction Documents**: Early 2021
# 2085 Washington Street

**Madison Tropical**

<table>
<thead>
<tr>
<th>Program Component</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Affordable Rental</td>
<td>70 Units (87,849 s.f.)</td>
</tr>
<tr>
<td>Residential Mixed Income Homeownership</td>
<td>44 Units (44,062 sf)</td>
</tr>
<tr>
<td>Community Amenity Space</td>
<td>2,101 sf</td>
</tr>
<tr>
<td>Parking</td>
<td>74 Spaces (35,171 sf)</td>
</tr>
</tbody>
</table>

**Total Development Cost**  
$68 Million
### Construction Update

**Construction** - Although this project hasn't started, MPDC is committed to identify & recruit from the Greater Boston communities and present these candidates before the hiring and non-compliant (if any) subcontractors on this development. As in recent years, MPDC's Workforce Development Program (Construction) will continue to match work-ready residents with lucrative opportunities across the City.

Below is a table that captures training and hiring data for the last five years:

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<td>2016</td>
<td>24</td>
<td>12</td>
</tr>
</tbody>
</table>

### Permanent

MPDC is committed to the community's priorities of good permanent job creation and will implement the seven standards of the Good Jobs Standards and/or make our best faith efforts in meeting this requirement.

### Percentage Local

**Percentage Local** - Madison Park Development Corporation will continue to strive to meet and/or exceed the goals of the Roxbury community, as preferred by the Roxbury Strategic Master Plan Oversight Committee: 51% People of Color, 51% Boston Residents and 12% Women.

### Total Number of Jobs Created

<p>| |</p>
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
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</tbody>
</table>
Regulatory Milestones to Date

Article 80

Estimated Article 80 Board Review February, 2021

Boston Civic Design Commission (“BCDC”)

Estimated BCDC Review Dec, 2020 – Feb, 2021

Other Milestones -(e.g. MEPA, PIC, CMP, BWSC, etc.)

Anticipated Completion 7/31/2021
General Timeline & Milestones

Funding Resources & Applications Submitted
- Award of City (DND) & State (DHCD) Resources 3/31/2021

Project Design, Permits and Construction Timing (as applicable)
- Currently finalizing schematic design review with BPDA

Financial Closing Fall 2021
Bartlett Station Presentation

Building A: 60 Rental Units, 12k SF Retail
Bartlett B: 60 Rental Units, 13k SF Retail
Bartlett C: 61 Units (condo)
Bartlett D: 50 Rental Units (senior)
Bartlett F5: 44 Rental Units
Bartlett E: 16 Condo Units
Bartlett F1: 8 Condo Units
Bartlett F2: 28 Condo Units
Bartlett F3: 16 Condo Units
Bartlett F4: 37 Condo Units
Bartlett F5: 44 Rental Units
Oasis@Bartlett Park: 15k SF
# Bartlett Station

**Nuestra CDC/Windale**

<table>
<thead>
<tr>
<th>Program Component</th>
<th>Size</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COMPLETED PROJECTS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bartlett B - Mixed-Use <strong>Rental</strong>; Affordable, Moderate, Market Residential Units w/ Ground Floor Commercial</td>
<td>60 Units, 13,343 SF Comm</td>
<td>$33,360,989</td>
</tr>
<tr>
<td>Bartlett E - <strong>Homeownership</strong> Condominium Units</td>
<td>16 Units</td>
<td>$ 5,878,624</td>
</tr>
<tr>
<td>Infrastructure 1 – Sidewalks, Roads, Utilities</td>
<td>0 Units</td>
<td>$ 3,076,684</td>
</tr>
</tbody>
</table>

| **FUNDED AND/OR UPCOMING in 2021** |      |          |
| Bartlett A - Mixed-Use **Rental**; Affordable, Market Residential Units w/ Ground Floor Commercial | 60 Units, 12,000 SF Comm | $28,644,000 |
| Bartlett C - **Homeownership** Condominium Units, Affordable, Market, Artist Lofts | 61 Units, Artists Lofts | $28,182,000 |
| Bartlett D – in Partnership with POAH – **Elderly Rental**; Affordable, Market Residential Units w/ Ground Floor Commercial/Gallery | 50 Units, 1,000 SF Gallery | $23,496,000 |
| Bartlett F2 - **Homeownership** Condominium Units | 28 Units | $12,936,000 |
| Bartlett F4 - **Homeownership** Condominiums Units | 37 Units | $17,094,000 |
| Infrastructure 2 – Sidewalks, Walkpaths, Traffic Light | 0 Units | $ 2,965,000 |
| Oasis Arts Park – Public Open Space | 0 Units | $ 2,586,401 |

| **UPCOMING 2022-2023** |      |          |
| Bartlett F1 - **Homeownership** Condominium Units – Affordable 80-100% AMI | 8 Units | $ 3,696,000 |
| Bartlett F3 - **Homeownership** Condominium Units – Affordable 80-100% AMI | 16 Units | $ 7,392,000 |
| Bartlett F5 - **Rental**; Affordable Residential Units w/ Ground Floor Community Center | 44 Units | $20,328,000 |

**Total Development Cost** | **$189,905,698**
# Bartlett Station

Nuestra CDC/Windale

## Job Creation Update

<table>
<thead>
<tr>
<th>Category</th>
<th>Number of Jobs (Actual or Expected)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>900 Total Expected 133 Actual to Date</td>
</tr>
<tr>
<td>Permanent</td>
<td>100 Expected 40 In 2021</td>
</tr>
</tbody>
</table>

## Percentage Local

<table>
<thead>
<tr>
<th>Category</th>
<th>Construction: Boston Resident Workers of Color</th>
</tr>
</thead>
<tbody>
<tr>
<td>GOAL - ACTUAL</td>
<td>50% 60%</td>
</tr>
<tr>
<td>Bartlett B</td>
<td>44% 58%</td>
</tr>
<tr>
<td>Bartlett E</td>
<td>65% 87%</td>
</tr>
</tbody>
</table>

Permanent: 90% + Expected

## Total Number of Jobs Created

1000
Regulatory Milestones to Date

**Article 80 & PDA Approval**
- Bartlett B and E – Approved
- Bartlett A, D, F2, F4 – Pending Approval

**Boston Civic Design Commission (“BCDC”) - if applicable**
- Master Site Plan - Approved
- Bartlett A, B, D, E, F2, F4 - Approved

**Other Milestones - if applicable (e.g. MEPA, PIC, etc.)**
- MEPA Waiver
- PIC – Infrastructure Phase 1 – Approval
- PIC – Infrastructure Phase 2 to be submitted Q4 2020
General Timeline & Milestones

Funding Resources & Applications Submitted

- Bartlett A and D  
  Fully funded with City, State, Equity and Private funds
- Bartlett F5  
  DND application submitted
- Infrastructure 2  
  Funded – with Massworks and CPA 1
- Oasis Public Arts Park  
  Partially funded - CPA 2 pending, Whitter Choice pending

Project Design, Permits and Construction Timing (as applicable)

<table>
<thead>
<tr>
<th>Project</th>
<th>Permit</th>
<th>Construction Start</th>
</tr>
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<tbody>
<tr>
<td>Bartlett A</td>
<td>Q4 2020</td>
<td>Q1 2021</td>
</tr>
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<td>Bartlett D</td>
<td>Q1 2021</td>
<td>Q1 2021</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>Q1 2021</td>
<td>Q2 2021</td>
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<tr>
<td>Oasis</td>
<td>Q1 2021</td>
<td>Q2 2021</td>
</tr>
<tr>
<td>Bartlett F2</td>
<td>Q2 2021</td>
<td>Q3 2021</td>
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<tr>
<td>Bartlett C &amp; F4</td>
<td>Q3 2021</td>
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<tr>
<td>Bartlett F1 &amp; F3</td>
<td>Q2 2022</td>
<td>Q3 2022</td>
</tr>
<tr>
<td>Bartlett F5</td>
<td>Q2 2021</td>
<td>Q4 2021 or 2023 depending on timing of funding approval</td>
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Other Milestones

- NEI WORC Lab – workforce and GC business development
- Oasis Public Arts Park - Design Completion – Spring 2021