

ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE MEETING

July 13, 2026



Planning Department

CITY of **BOSTON**

MEETING RECORDING

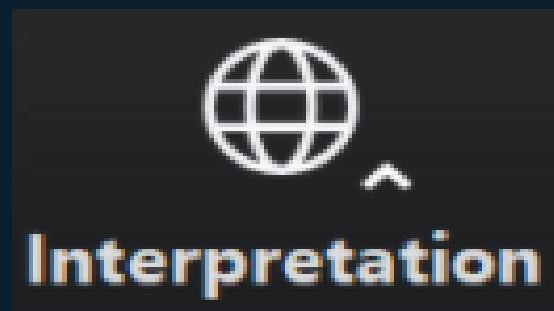


At the request of community members, this event will be recorded posted on the Roxbury Strategic Master Plan webpage at bit.ly/theRSMPOC for those who are unable to attend the Zoom event live.

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

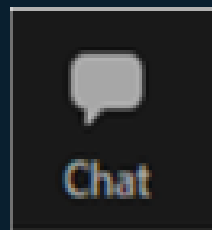
“English” – for English

“Cape Verdean Creole” - Cape Verdean Creole

ZOOM TIPS

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

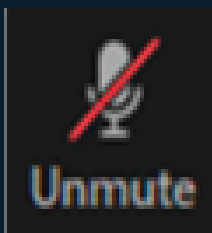
Your controls are at the bottom of the screen



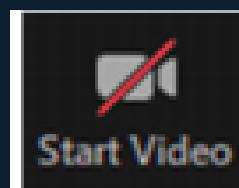
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ Planning Staff will moderate the chat



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 Planning Department 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. Jean Appolon Expressions**
- 2. Community Music Center of Boston (CMCB)**
- 3. Parcel 8 (Nuba Residences)**

RSMPOC Welcome



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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****

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

Jean Appolon Expressions



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JEAN
APPOLON
EXPRESSIONS
DANCE CENTER



JEAN APPOLON EXPRESSIONS

WHO WE ARE

20
26



JEAN APPOLON:
Founder &
Artistic Director

MEG MCGRATH:
Executive Director &
Company Dancer

JEAN APPOLON EXPRESSIONS

20
26

MISSION

JAE is a Haitian folkloric and contemporary-infused dance organization that cultivates hope and healing to foster more expressive and socially just communities through professional performances, education, cultural experiences, and the celebration of the joy of



JAE PILLARS:



PROFESSIONAL COMPANY:

PERFORMANCES,
RESIDENCIES, &
MASTER CLASSES



YOUTH:

JAE YOUTH
APPRENTICESHIP,
CREATIVE DANCE FOR
KIDS, SUMMER
DANCE INSTITUTE, &



COMMUNITY:

WEEKLY CLASSES,
WORKSHOPS,
COMMUNITY DANCER
PROGRAM, &
RETREATS



JAE DANCE CENTER:

HOME OF JAE,
CULTURAL HUB,
COMMUNITY USE &
RENTALS

JAE'S IMPACT

20
26



ANNUAL IMPACT REPORT

FY24

- 16 performances
 - 550 school classes
2,875 students
 - impacted
 - 27 free programs
- Age range of students:
2-85 years old

OUR NEW HOME

THE JAE DANCE CENTER



JAE DANCE CENTER SPECIFICATIONS

20
26

- 1,800 sq. ft. sprung-floor dance studio
- Maximum occupancy for up to 100 people
- State of the art sound system
- Theatrical grid with 60 dedicated outlets
- 40' mirror/projection wall
- Blackbox curtains
- Office with ticket window
- Family friendly and gender-neutral restrooms







JAE DANCE CENTER BY THE NUMBERS 2026

26

January to June 2026

- 1,938 participants
- 13 weekly classes from JAE and external partners
- 92 partner events
- 20 partners bringing in their own attendees to the JAE DC



■ PHASE 2 JAE DC FIT-OUT: EQUIPMENT



4-projector array with motion sensors for immersive, experimental, interactive art installations



Theatrical lighting with accompanying board/controls

SIGNAGE & GRAPHICS

Proposed Storefront Improvements

- EXTERIOR SIGN**
Illuminated sign over main entry
- MONITORS (2)**
Left: Imagery of performances and programs
Right: Announcement of upcoming events
- GOBO PROJECTOR**
Casting light on sidewalk
- INTERIOR ART PIECE - VINYL GRAPHICS ON WINDOWS**
Branding to enliven the streetscape



PLACEMAKING/KEEPING IN NUBIAN SQUARE

20
26

Call to Action: *Continue to encourage local partnerships in Nubian Square through a collaborative approach to districtwide fundraising.*

Our Ideas:

- Raise shared funds to support and sustain organizations operating in Nubian Square, especially to fund collaborative work benefitting the community
- Support local non-profits to enhance partnerships across Roxbury Prioritize
- local community members by offering discounts for neighbors

Evidence of Success:

- JAE and CMCB partnership to co-present concerts, bring youth employment opportunities to Nubian Square



JEAN
APPOLON
EXPRESSIONS
DANCE CENTER

JAE DANCE CENTER FUNDERS

20
26

- The Barr Foundation
- City of Boston - Mayor's Office of Arts and Culture
- The Shlomo Fund
- The Yawkey Foundation
- Massachusetts Cultural Council
- Klarman Family Foundation New
- Atlantic Development Roxbury
Main Streets



JEAN
APPOLON
EXPRESSIONS
DANCE CENTER

QUESTIONS?



Community Music Center of Boston (CMCB)



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COMMUNITY MUSIC CENTER OF BOSTON

Roxbury Strategic Master Plan Oversight Committee
Mon Jul 13, 2026

Lecolion Washington

- Born and raised in Dallas, Texas
- Proud resident of Roxbury, been living in Boston since 2017
- Before CMCB, spent over 20 years as a music professor and leading community-based organizations
- Focus on music and social change



Cori Bodley

- Chief Programming Officer
- Born and raised in Louisiana
- Lived in Boston area for 15 years
- Background in youth development, youth arts, post-secondary admissions, and college/career counseling
- Also a violinist and active performer



Meghan Jasani

- Chief Financial and Operating Officer
- From upstate New York
- Worked in financial services for a over a decade
- Lives near CMCB's current campus in the South End
- Board member of Project STEP and WBUR radio



Zach Sheets

- Chief Advancement Officer
- Leading CMCB's \$22 million capital campaign
- Proud resident of Highland Park in Roxbury
- Working in nonprofit leadership and administration for over a decade
- Also a working musician and music teacher





A CENTURY OF IMPACT



For more than a century, CMCB has provided students with an unparalleled opportunity to explore arts instruction in a safe, culturally-inclusive, and affirming environment.

Today, CMCB leverages its historic foundation to uniquely impact the national approach to music education and community engagement.



1910s

CMCB is founded and serves as a prominent agency supporting Boston's immigrant communities.

1950s

CMCB introduces music therapy into our curricula to support youth with disabilities.

1970s

CMCB works to bring arts education back into public schools after Boston's violent school integration crisis.

1980s

CMCB teachers and music therapists work in clinics to comfort patients throughout the HIV/AIDS epidemic.

Who We Are

- Over 2,000 students weekly
- Music Lessons, Classes, Ensembles, and Music Therapy
- Largest outside provider of arts education to the Boston Public Schools
- We reflect Boston: our students, like our staff, are majority people of color



Who We Are

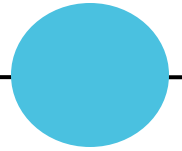
- Lessons on virtually every instrument and voice
- Music production and songwriting
- Music Therapy
- Good-paying jobs for youth at \$18/hr
- Generous financial aid and payment plans



By the numbers

- Over \$300,000 in financial aid awarded each year
- Place 20-30 youth employees (age 14-25) on our staff, earning \$120,000+ in wages annually
- Work with 20+ community partners each year
- 22 FT staff and 40 teaching artists





What's on offer?

- Private lessons for all ages
- Group classes, bands, and ensembles
- Significant financial aid available
- Youth employment program starting at \$18/hr
- Professional recording studio
- Performing Hall
- Community Space

What's on offer?

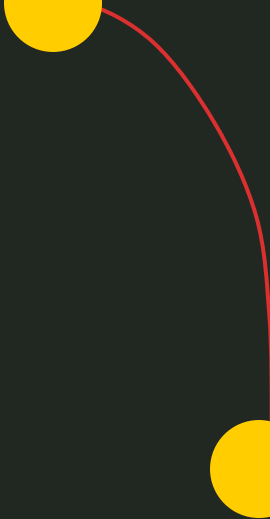
- Currently piloting a collaboration between CMCB, FC Tech, and the Clubhouse network for “Learn and earn” style dual enrollment
- Applying for grants for other workforce exchange partnerships with agencies like Jean Appolon Expressions
- Concert Series and Community Conversation series
- Excited to deepen partnerships with venues and businesses, such as Jazz Urbane, Dudley Cafe, Nubian Markets, and more
- Brings patronage in the late afternoon and evening hours



***CMCB student Lemuel Marc
Performs at Roxbury Main
Streets Annual Meeting, at
Jazz Urbane***



***CMCB students and
Jean Appolon
Expressions perform
together at the BPS'
Hurley K-8***



2164 Washington St



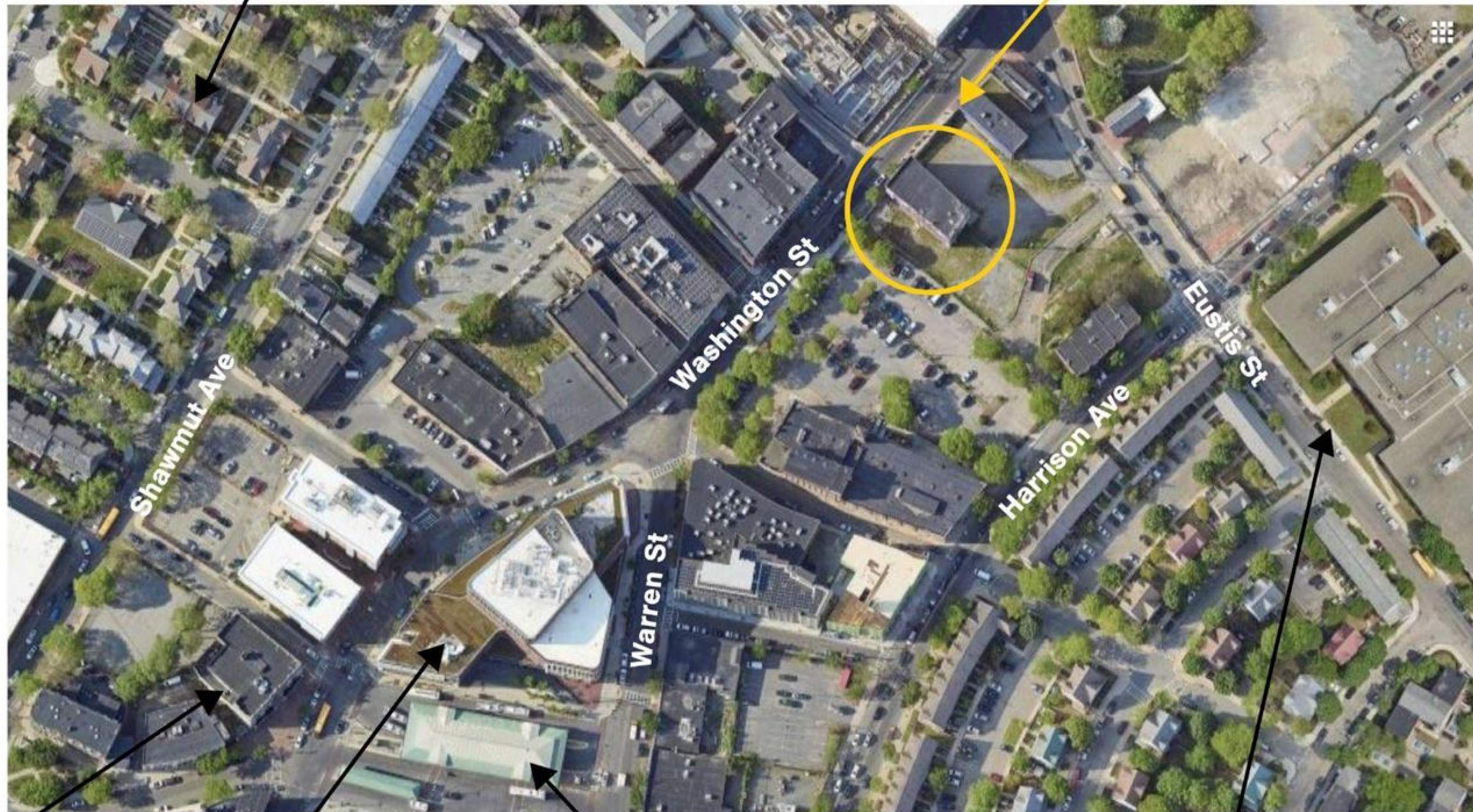




Madison Park CDC



2164 Washington St
Roxbury, MA 02119



METCO
headquarters

Boston Public Schools Headquarters

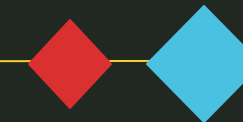
Nubian Station Bus Terminal

Morgan Memorial Goodwill Industries

About 2164 Washington St

- Formerly the Nubian Gallery; the Hamill Gallery; and the Brunswick Bowling Alleys Building
- 15,000 square feet, 13,000 usable
- CMCB purchased in January 2024
- Needed a gut renovation for full use
- Investing \$19 million in renovation (from philanthropy and tax credits)





In the design of our new space, our values are threefold:

COMMUNITY -

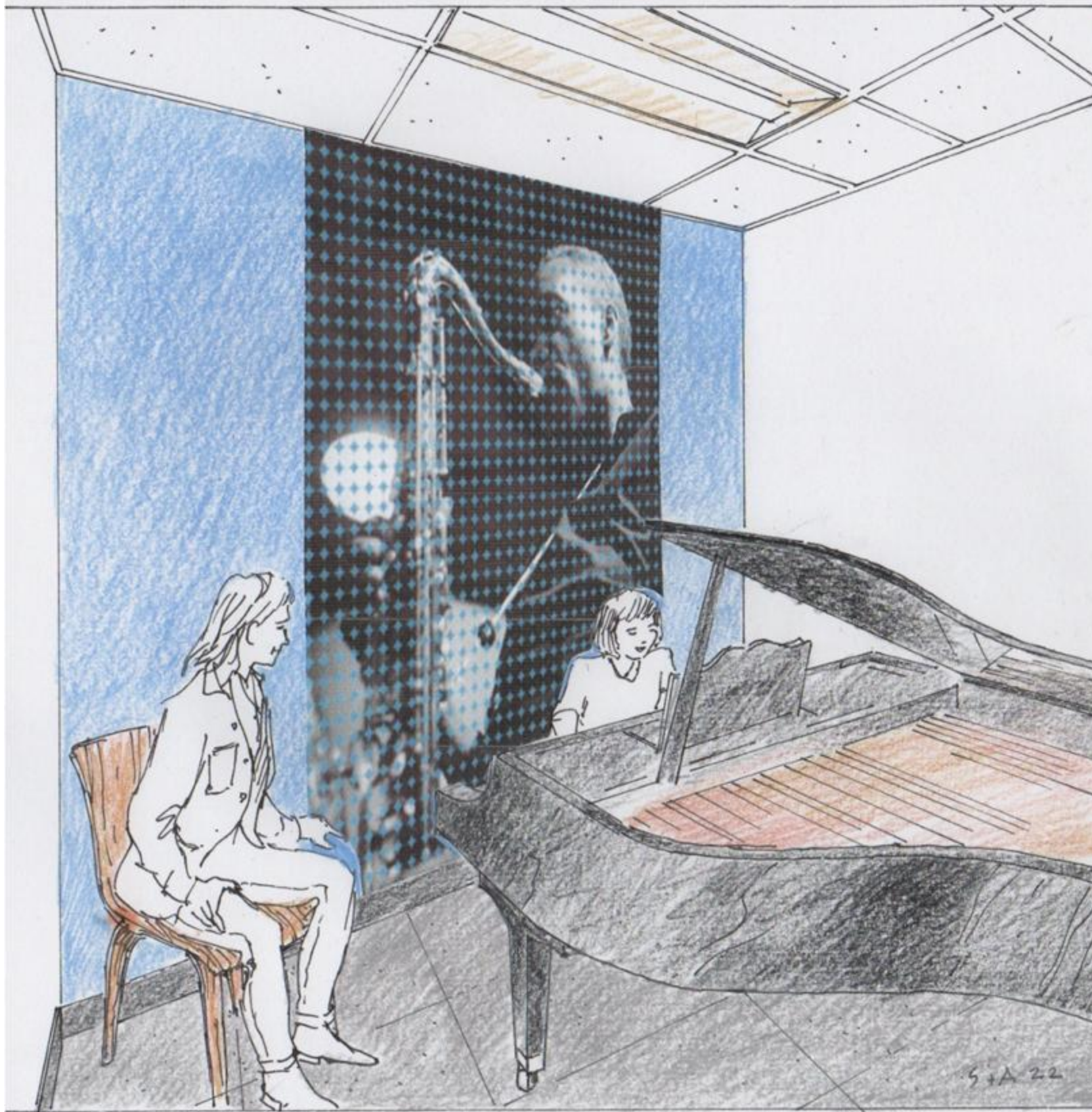
Spaces on every floor that invite camaraderie and help us gather and build friendships

ACCESSIBILITY -

Everyone can enter and be at home in our space with joy, independence, and dignity

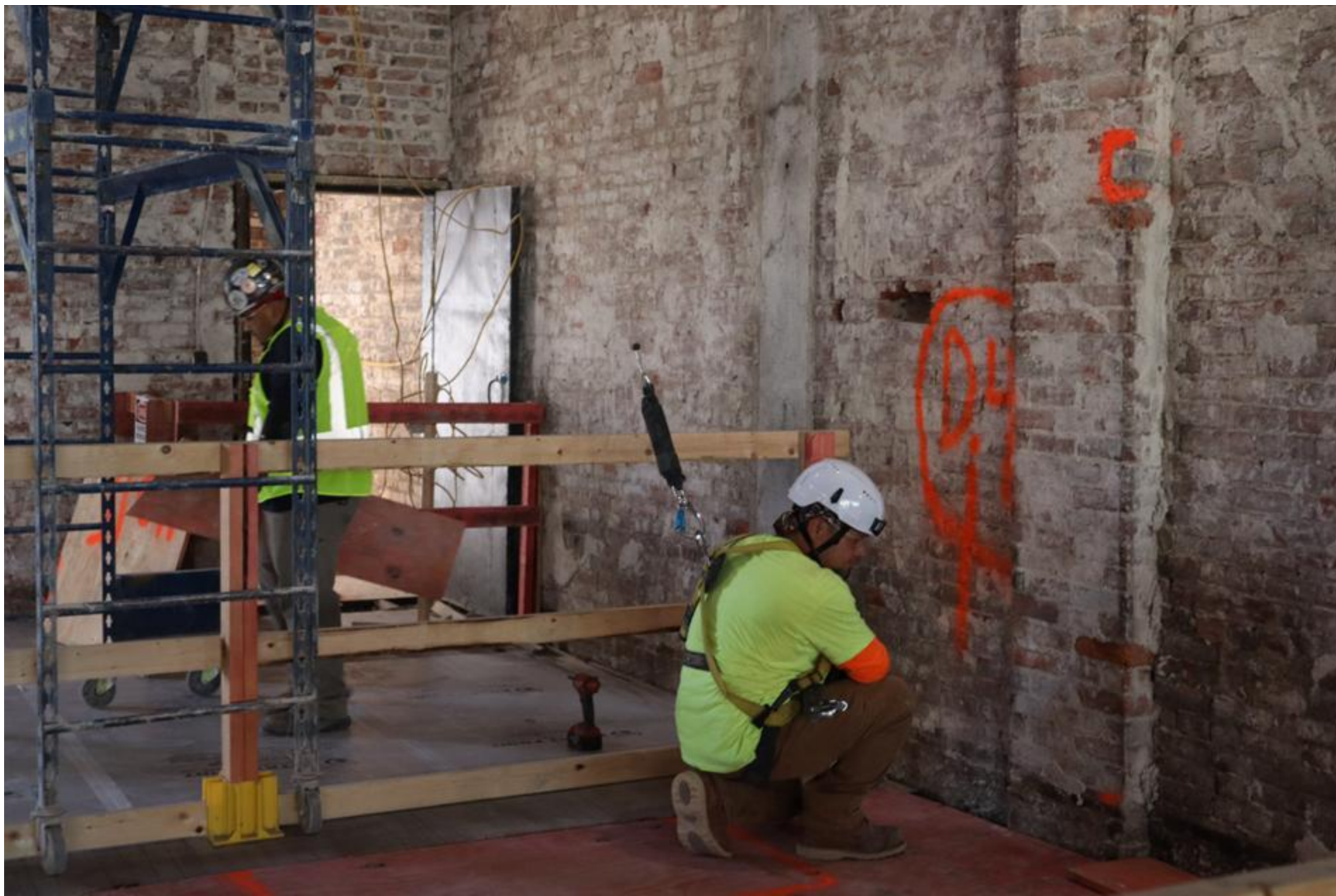
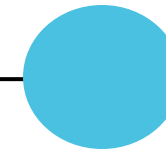
FLEXIBILITY -

A design that supports CMCB's many futures, across music teaching, youth development, and workforce training



The facility will have:

- ~19 classroom and studio spaces
- Professional recording studio
- 1 large performing hall
- 8 meeting spaces and special program spaces
- 5 large office spaces



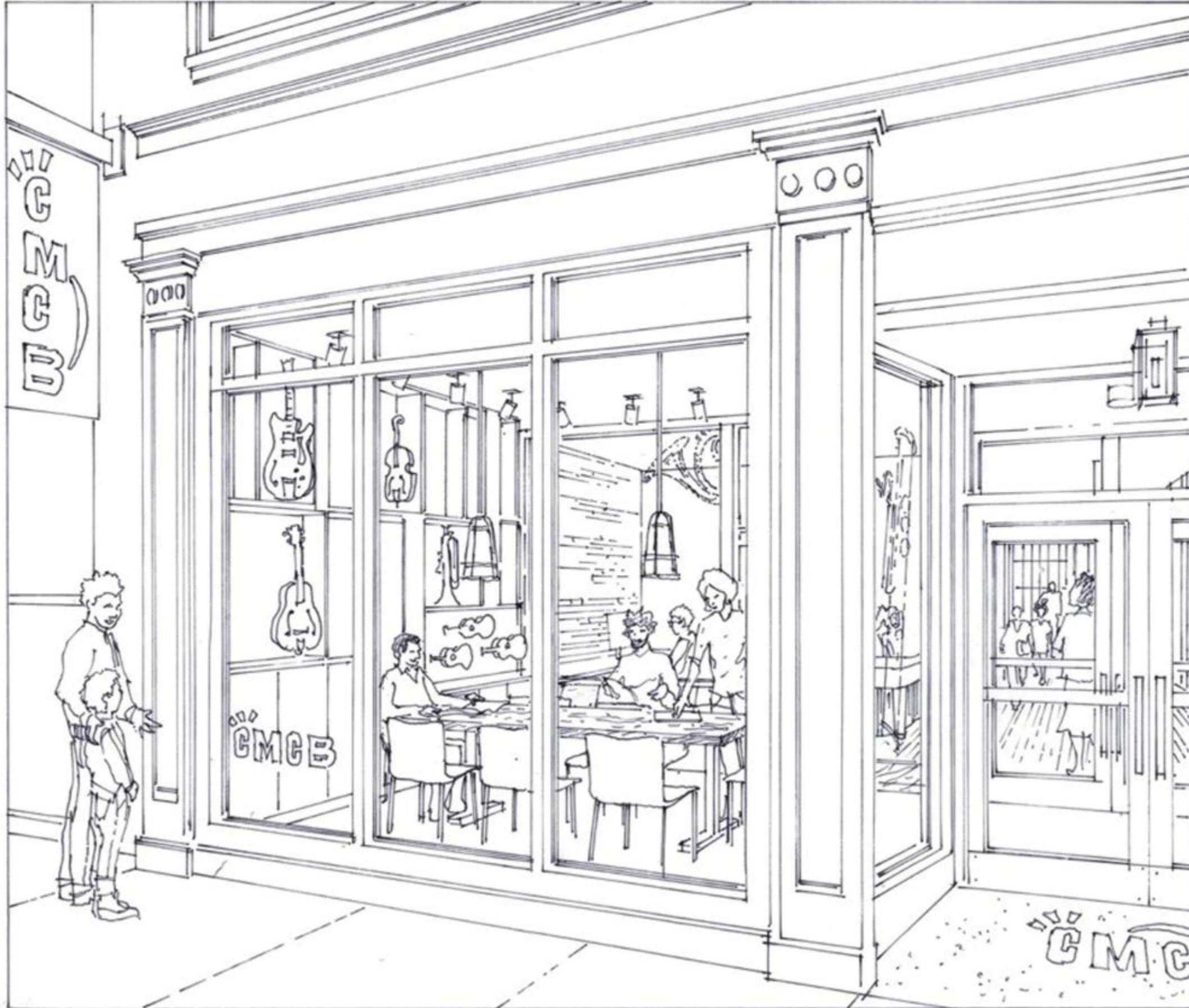
Construction in progress

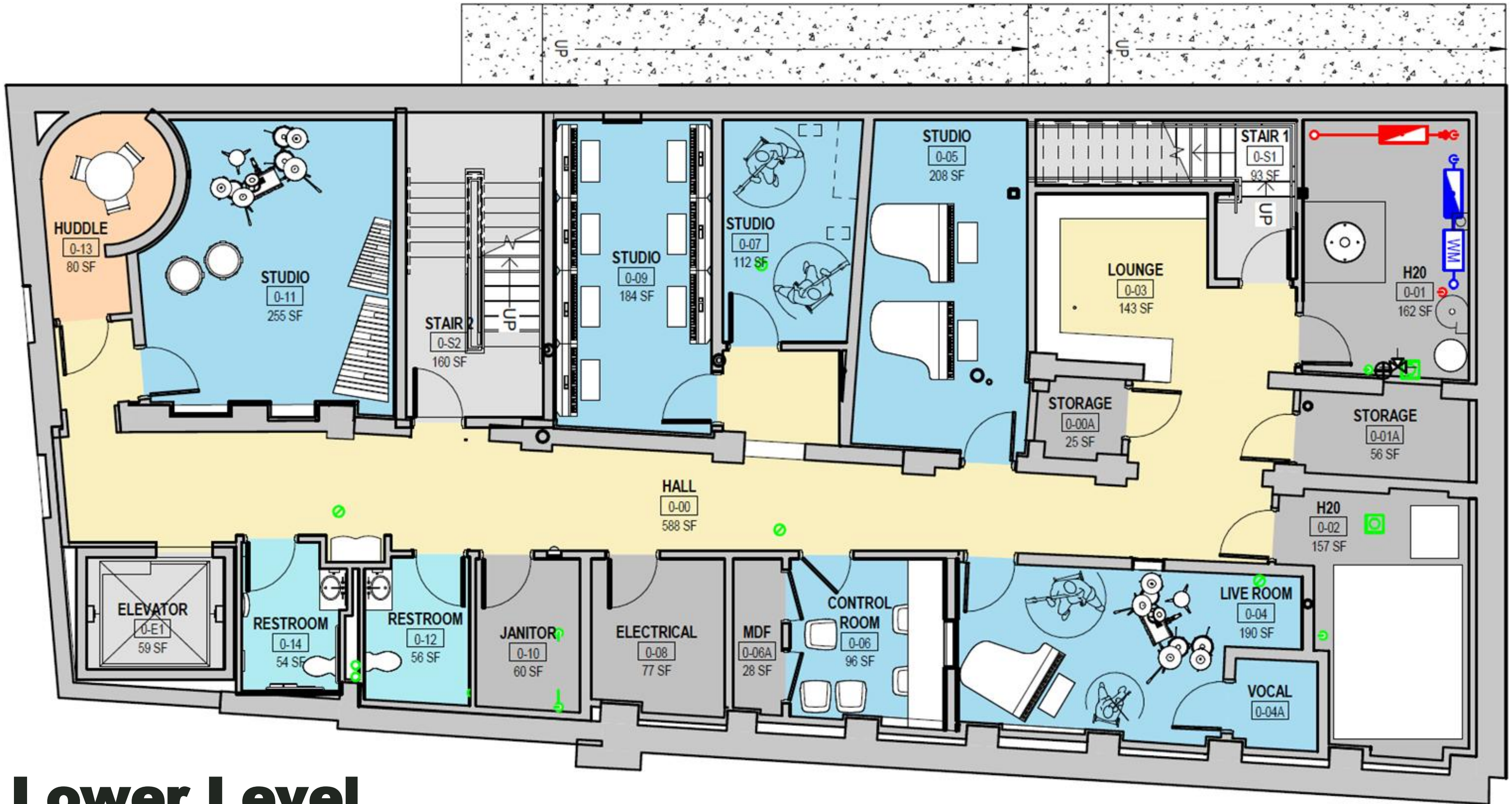


***Visit from
Senator Miranda***

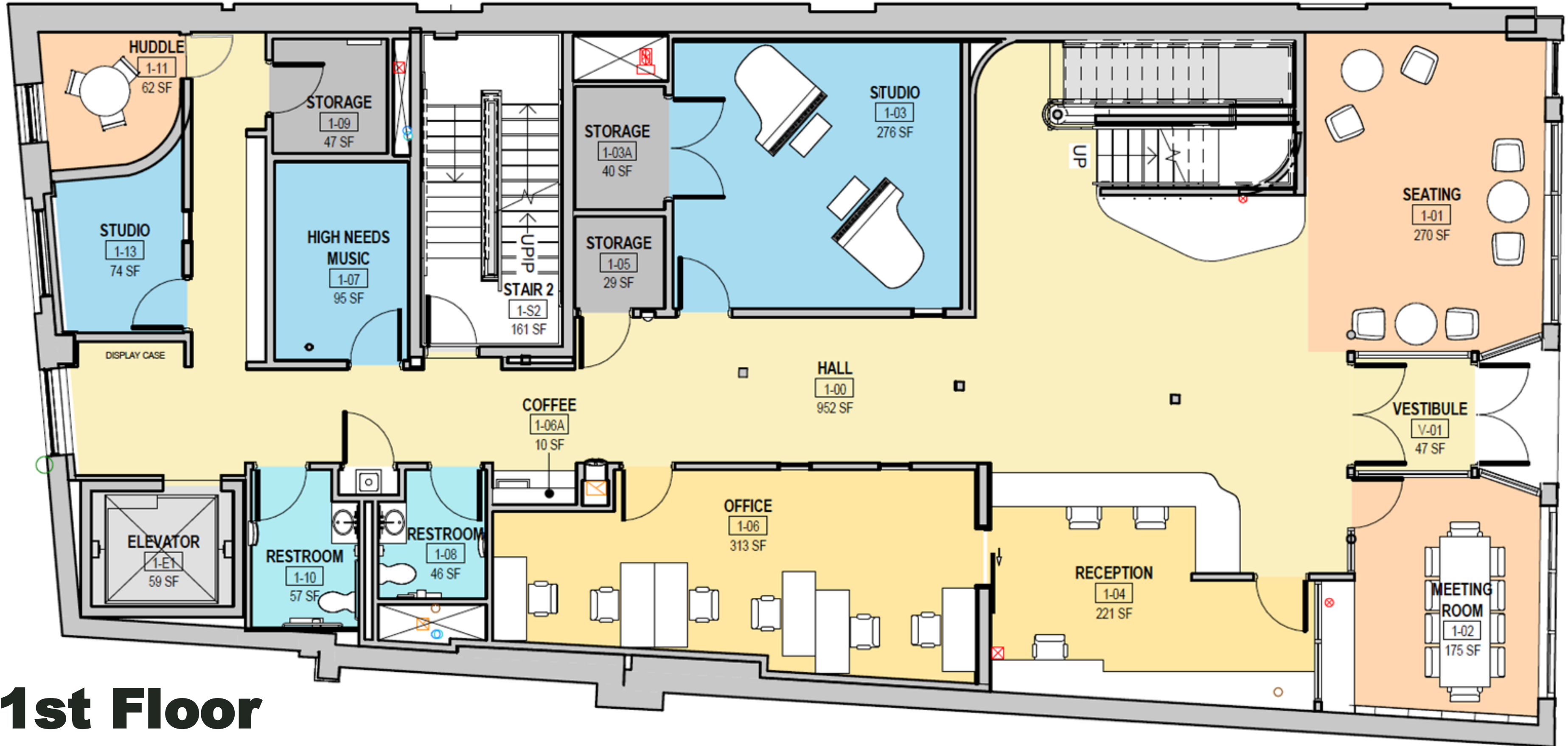


***CMCB's front office team in
their office to-be***

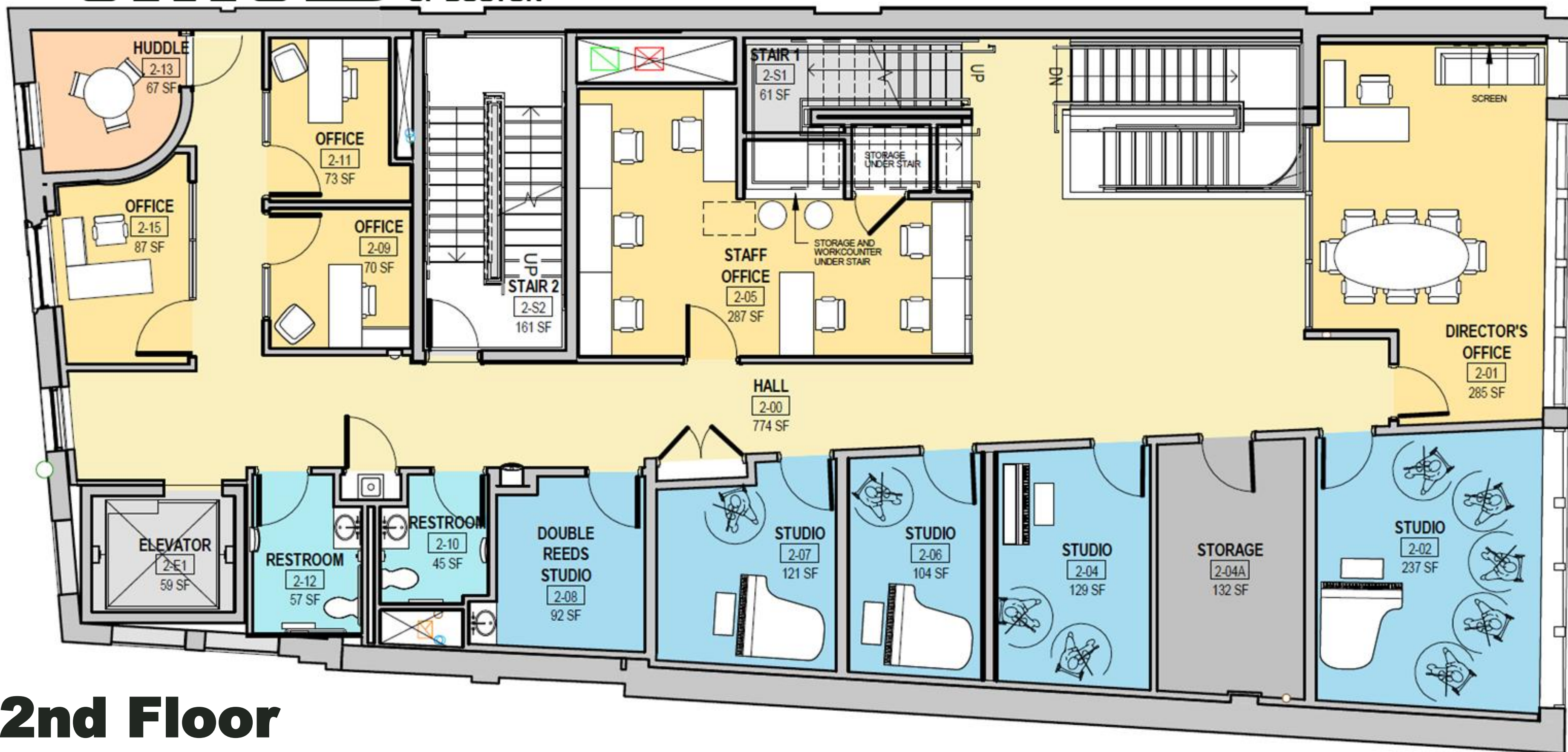


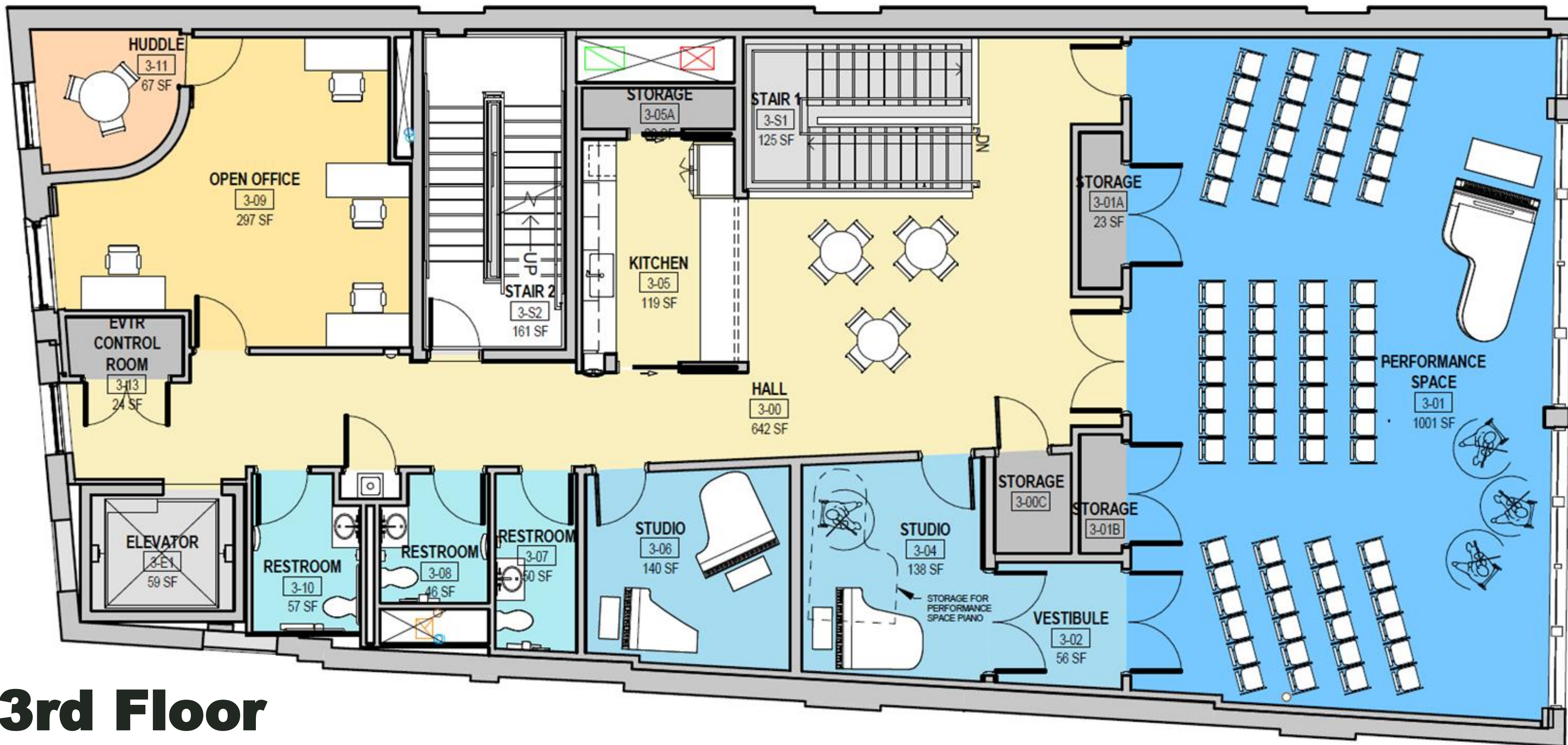


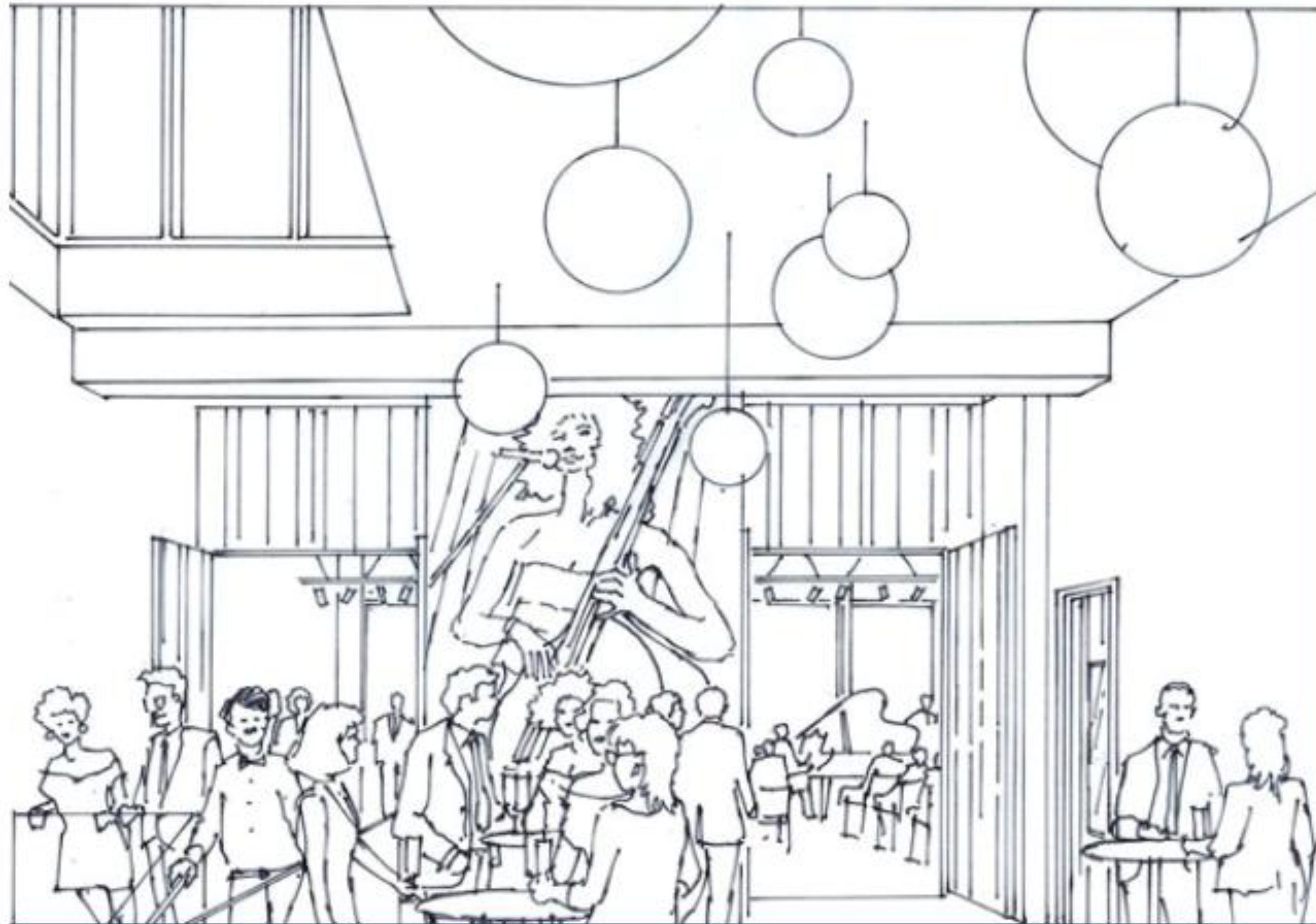
Lower Level







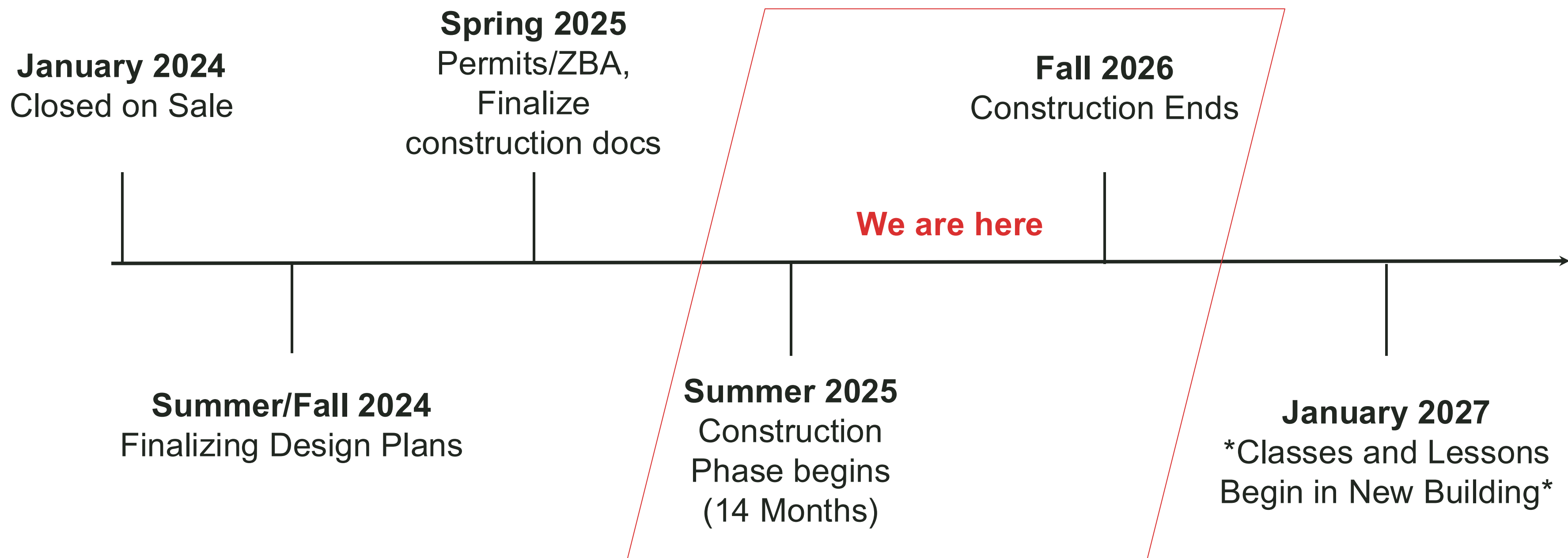


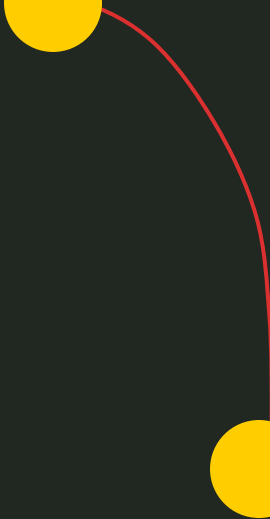


Construction Impacts

- Generally modest. Follow on <http://cmcb.org> and [Commodore Construction's](#) site
- Temporary sidewalk closures (None in front of commercial space)
- Occasional noise and coming/going of heavy trucks
- Brief periods of crane use
- Occasional adjustments to traffic patterns (no major disruptions)
- One tree being replaced, per city
- “Reflection Eternal” by ProBlaK and Marka27 is being preserved

Timeline





Questions/Comments?

Parcel 8 (Nuba Residences)



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Parcel 8 – NUBA Residences

Current Project Phase:

- Public Improvements Commission (PIC) – Received approval in September 2025
- City Conservation Commission – Received approval in September 2025
- Department of Conservation & Recreation – Received approval in October 2025
- Boston Parks Department Commission – Received approval in October 2025
- Final Designation – Received in October 2025
- Massachusetts Historical Commission (MHC) Received approval in May 2025
- Boston Redevelopment Authority BPDA – Received approval in November 2025
- Boston Inspectional Services Building Permit – Received approval in May 2026
- Closing – Expected by the end of July 2026
- NUBA Homes will begin construction in August 2026 (expected)

Proposed Project Highlights:

- Land SF - 47,333 SF
- Building GSF - 110,500 GSF

Development Entities

- Urbanica Inc – NUBA Homes Lead Developer
- NHP Foundation – NUBA Apartments Lead Developer

[Project Page](#)



APPROACH ON MELNEA CASS BLVD



GATEWAY PARK



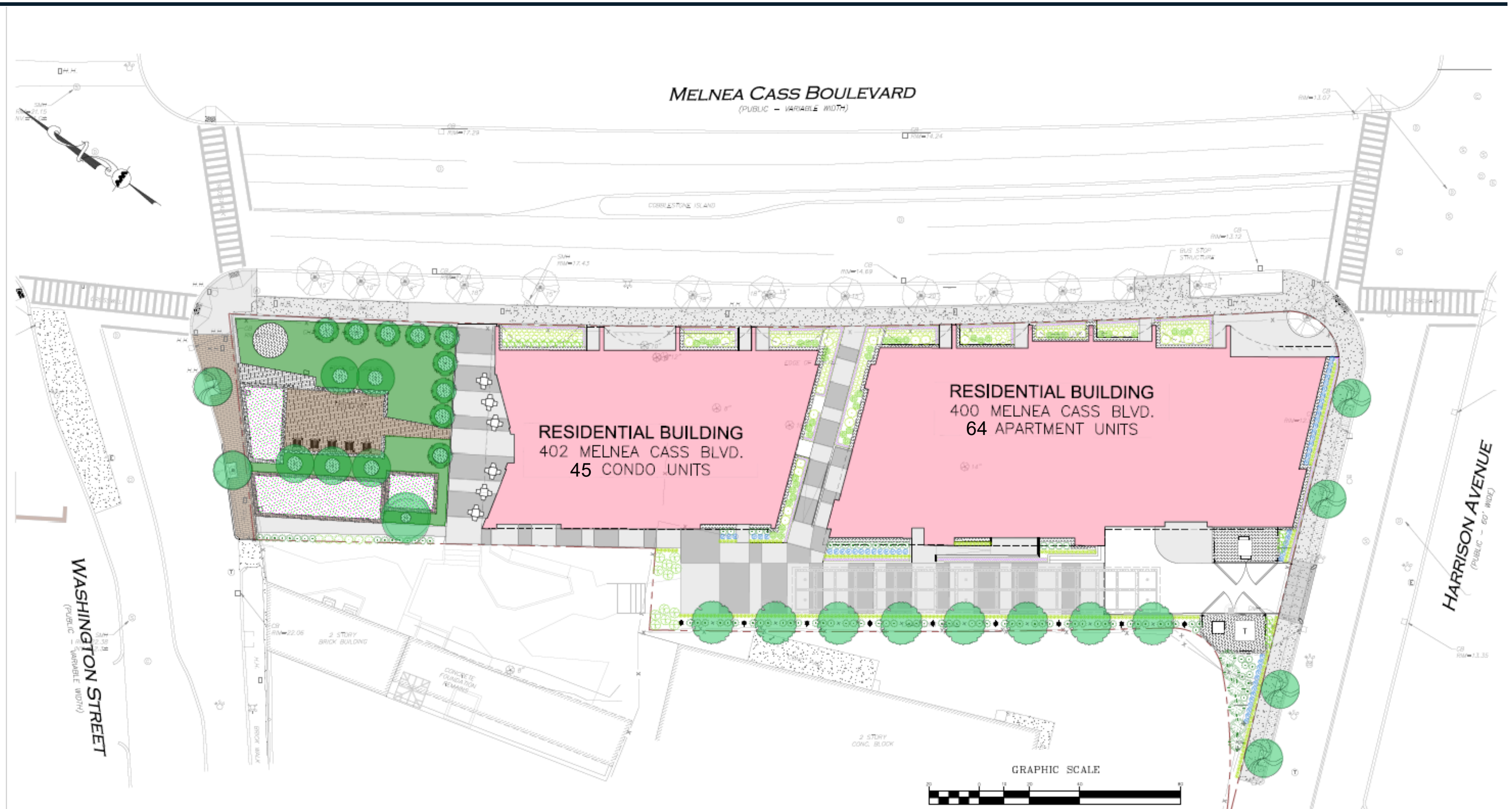
HARRISON AVE/ MELNEA CASS BLVD



ART WALK ON BACKSIDE OF BUILDING



Parcel 8 – NUBA Residences



Parcel 8 – NUBA Residences Timeline

Stabilized Occupancy	6 months after Construction Completion
Construction Completion	August 2028 (expected)
50% Construction Completion	August 2027 (expected)
Construction Start	August 2026 (expected)
Completed Financing	July 2026
City & State Subsidy Awards	June 2026
Building Permit	May 2026
Public Improvement Commission Approval	September 26, 2025
Zoning Board of Appeal Board (ZBA)	September 27, 2022
Article 80 Board Approval	June 16, 2022
BCDC Approval* 100,00 sqft or significant public realm	March 1, 2022
Article 80 Review Start (LOI Filed)	September 21, 2021
BPDA or Mayor’s Office of Housing (MOH Developer Designation)	April 15, 2021

} **WE ARE HERE**

Parcel 8 – NUBA Residences

Project Uses and Programming

Residential (sq.ft.)	81,330 sq.ft.
Commercial (sq.ft.)	10,500 sq.ft. (5 artist work spaces)
Office (sq.ft)	NA
Cultural (sq.ft)	2,000 sq.ft. space for NCAAA- National Center of Afro-American Artists
Open Space (sq.ft.)	8,626 sq.ft. Gateway Park
Parking Spaces (# of spaces)	10

Parcel 8 – NUBA Residences

Rental Units Overview

	Homeless set-aside 30% AMI <i>8 Project Based Vouchers from BHC</i>	Low Income Up to 50% AMI <i>20 units 1 BR: \$1,223 2 BR: \$1,380 3 BR: \$1,545</i>	Middle Income Up to 60% AMI <i>4 units 1 BR: \$1,484 2 BR: \$1,680 3 BR: \$1,880</i>	Middle Income Up to 80% AMI <i>11 units 1 BR: \$2,009 2 BR: \$2,278 3 BR: \$2,554</i>	Up to 120% AMI <i>20 units 1 BR: \$3,056 2 BR: \$3,476 3 BR: 3,900</i>	Total Rental Units
Studio						
1 Bedroom	1	8	4	2	6	21
2 Bedroom	5	7	0	8	13	33
3+ Bedroom	2	6	0	1	1	10
Total Units	8	21	4	11	20	64
Percent Total Units	13%	33%	6%	17%	31%	100%

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

* * PBV Rents are based on 2025 BPDA Affordable Rent Limits

Parcel 8 – NUBA Residences

Homeownership Units Overview

	Middle Income Up to 80% AMI <i>1BR / \$241,977** 2BR / \$284,970</i>	Middle Income Up to 100% AMI <i>1BR / \$316,830** 2BR / \$368,973</i>	Up to 120% AMI <i>1BR / \$387,935** 2BR / \$445,590</i>	Total Homeownership Units
Studio				
1 Bedroom	13	12	7	32
2 Bedroom	3	4	6	13
3+ Bedroom	0	0	0	0
Total Units	16	16	13	45
Percent Total Units	36%	36%	28%	100%

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

* * Avg. Sales Price are based on 2025 BPDA Affordable Rent Limits

Questions/comments



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THANK YOU



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