

# ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE MEETING

May 4, 2026



Planning Department

CITY of **BOSTON**

# MEETING RECORDING

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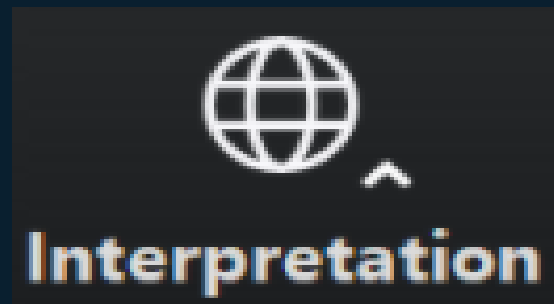
**At the request of community members, this event will be recorded posted on the Roxbury Strategic Master Plan webpage at [bit.ly/theRSMPOC](https://bit.ly/theRSMPOC) for those who are unable to attend the Zoom event live.**

**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**

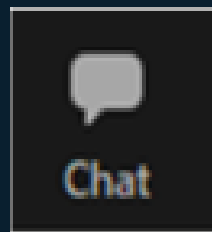
**“Cape Verdean Creole” - Cape Verdean Creole**

# ZOOM TIPS

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

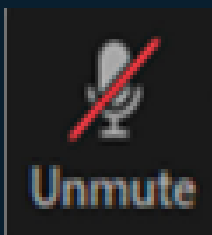
**Your controls are at the bottom of the screen**



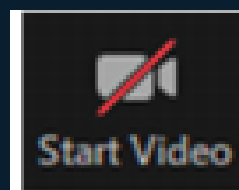
**Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat**



**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**

# ZOOM ETIQUETTE

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**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. 40 - 50 Warren Street**

**2. 2147 Washington Street (Update)**

# RSMPOC Welcome



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\*\***

# 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](https://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**

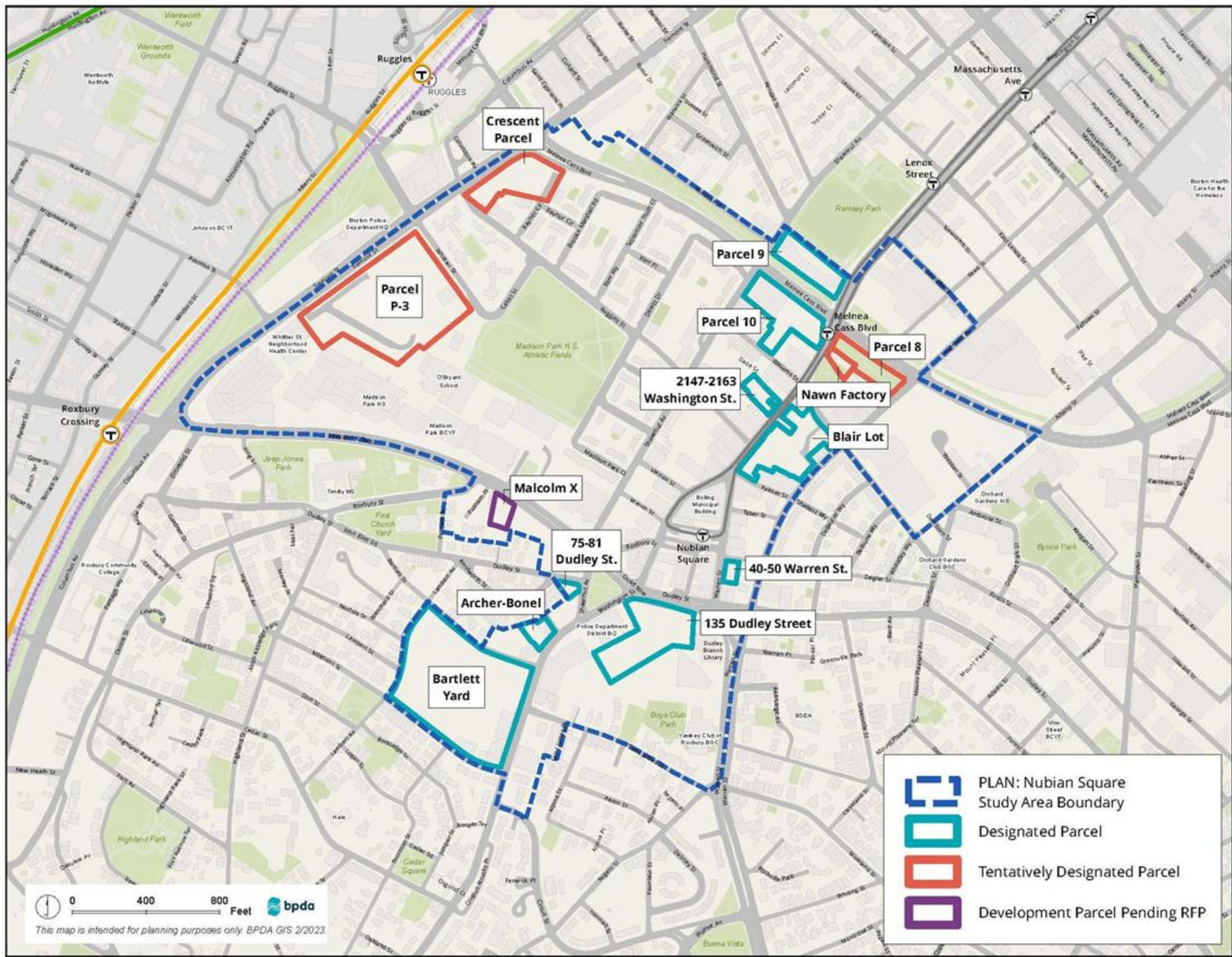
# 40 - 50 Warren Street



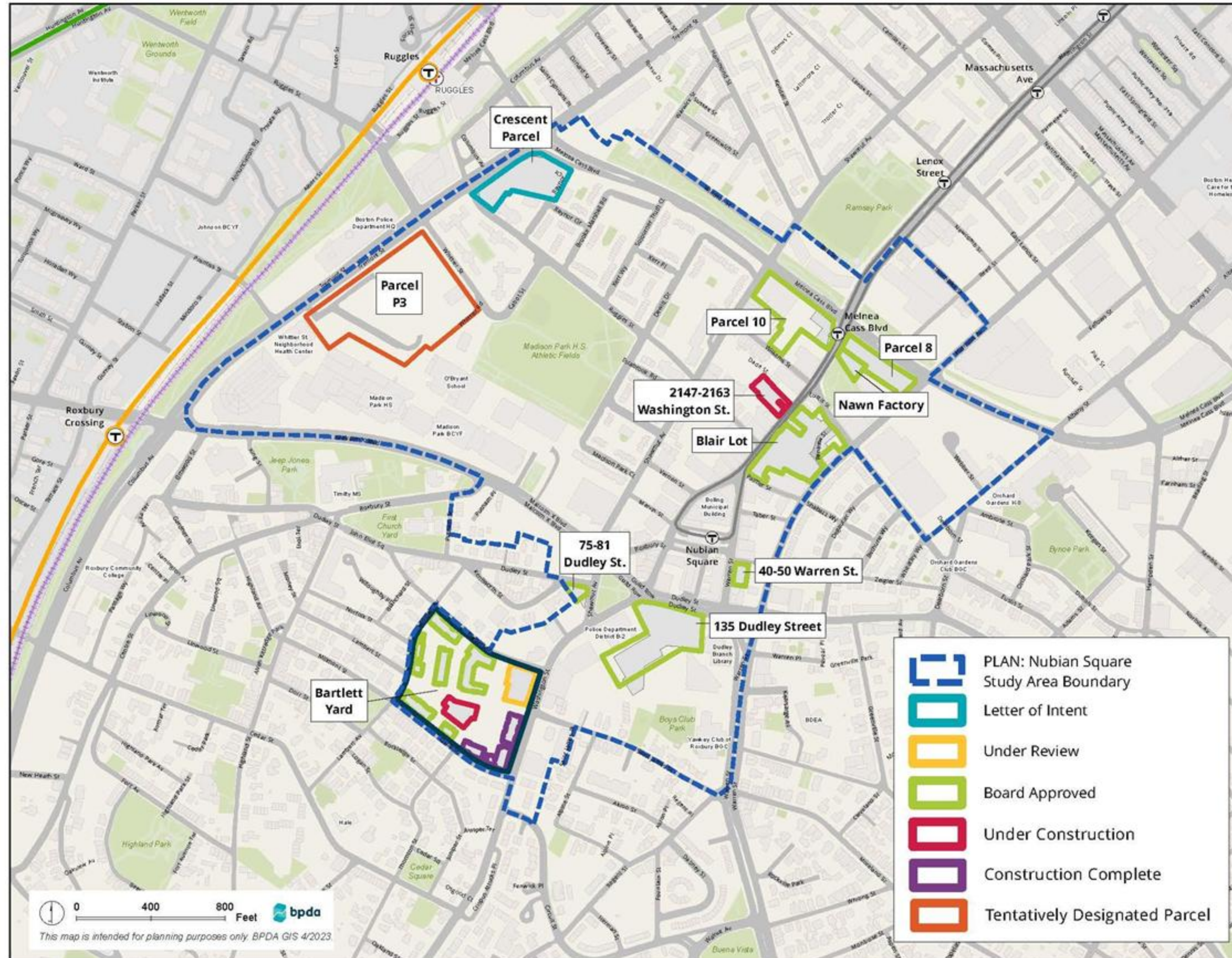
Planning Department

CITY of BOSTON

# Real Estate Disposition Status



# Article 80 Project Phase



# 40-50 Warren St, Regulatory Milestones & Timeline



<u>Milestone</u>	<u>Status</u>	
100% Sold	Apr-29	
Construction Completion	Apr-28	
CONSTRUCTION START	Jan-27	
Construction Finance Closing	Dec-26	
Building Permits	Sep-26	
Bidding	Sep-26	
Complete Construction Documents	Aug-26	
Common Wealth Builders Application	Aug-26	
70% Design Development Phase	May-26	
Zoning Process	Jun-26	<u>&lt; We are here</u>
Article 80 SPC Approval	Complete	
BPDA Design Approval	Complete	
MOH Re-Design Approval	Complete	
BPDA Notice of Project Change	Complete	
City of Boston Grants	Awarded	
DND/PRC Designation	Complete	
BPDA Designation	Complete	

# 40-50 Warren St

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**Current Project Phase: Zoning Approval of updated plans**

**Proposed Project Highlights:**

- Land SF: 8,296
- Gross Floor Area: 40, 387

**Development Entities:**

Madison Park Development Corporation

New Urban Collaborative

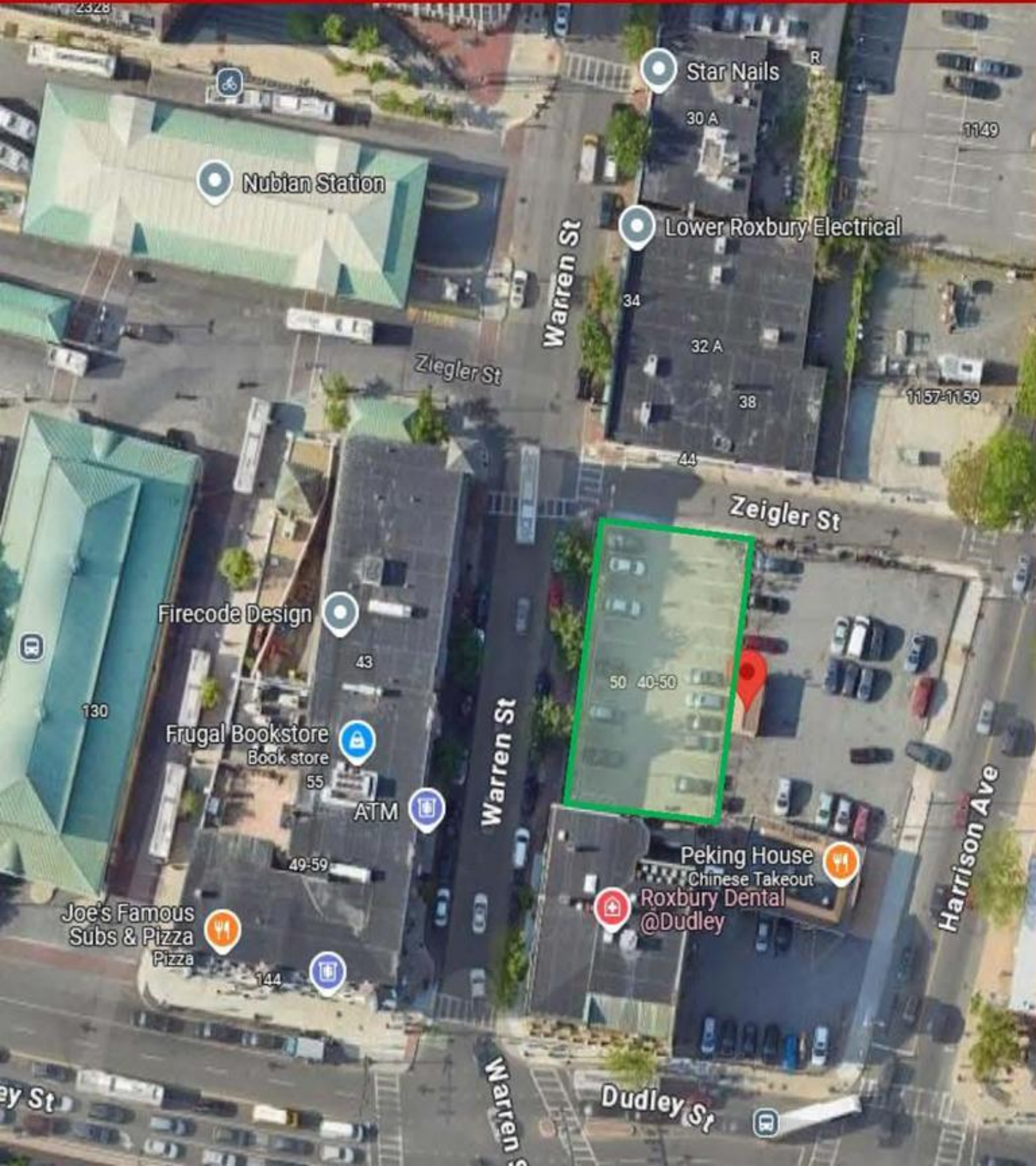
# 40-50 Warren St

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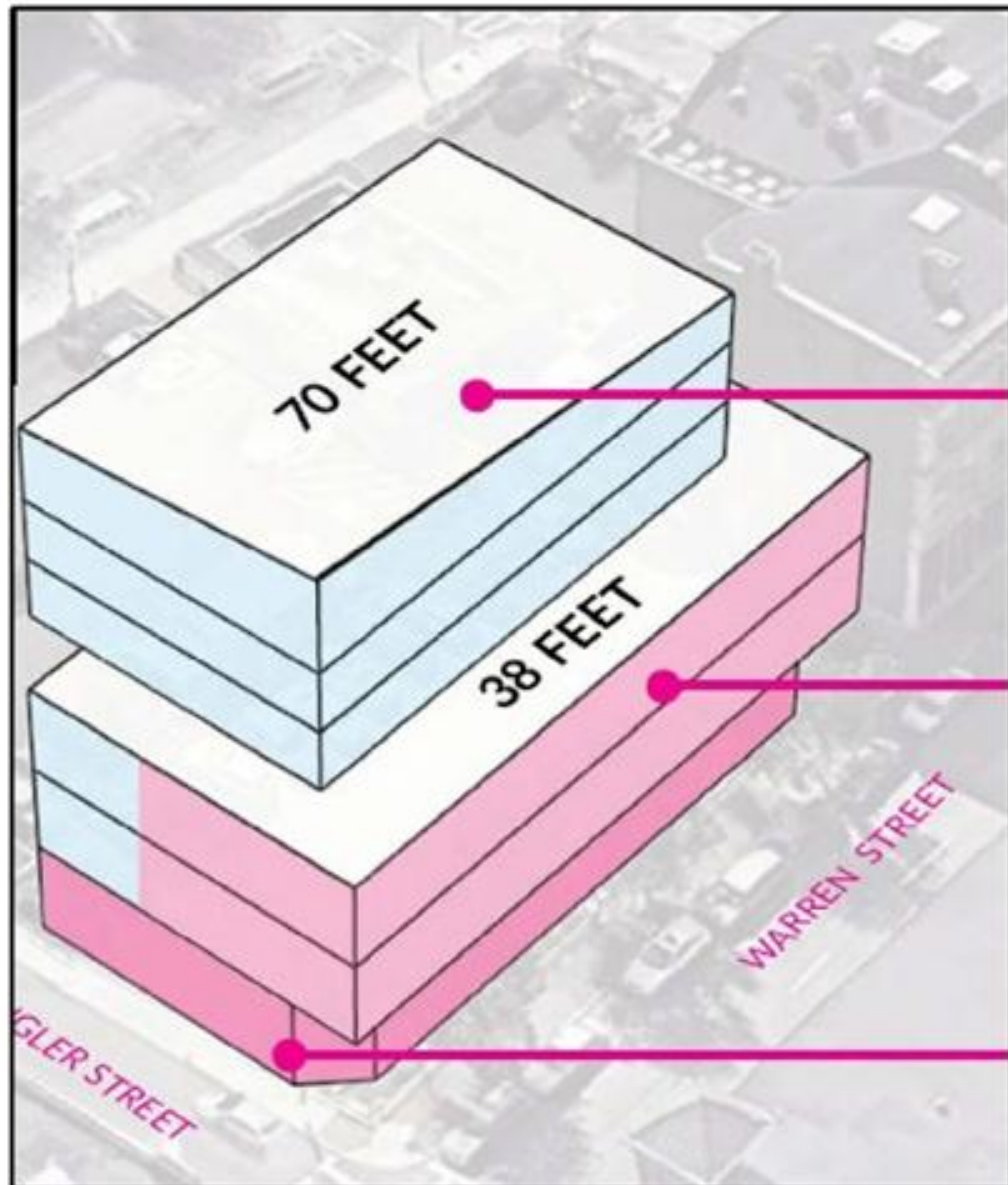


## Project Site Plan

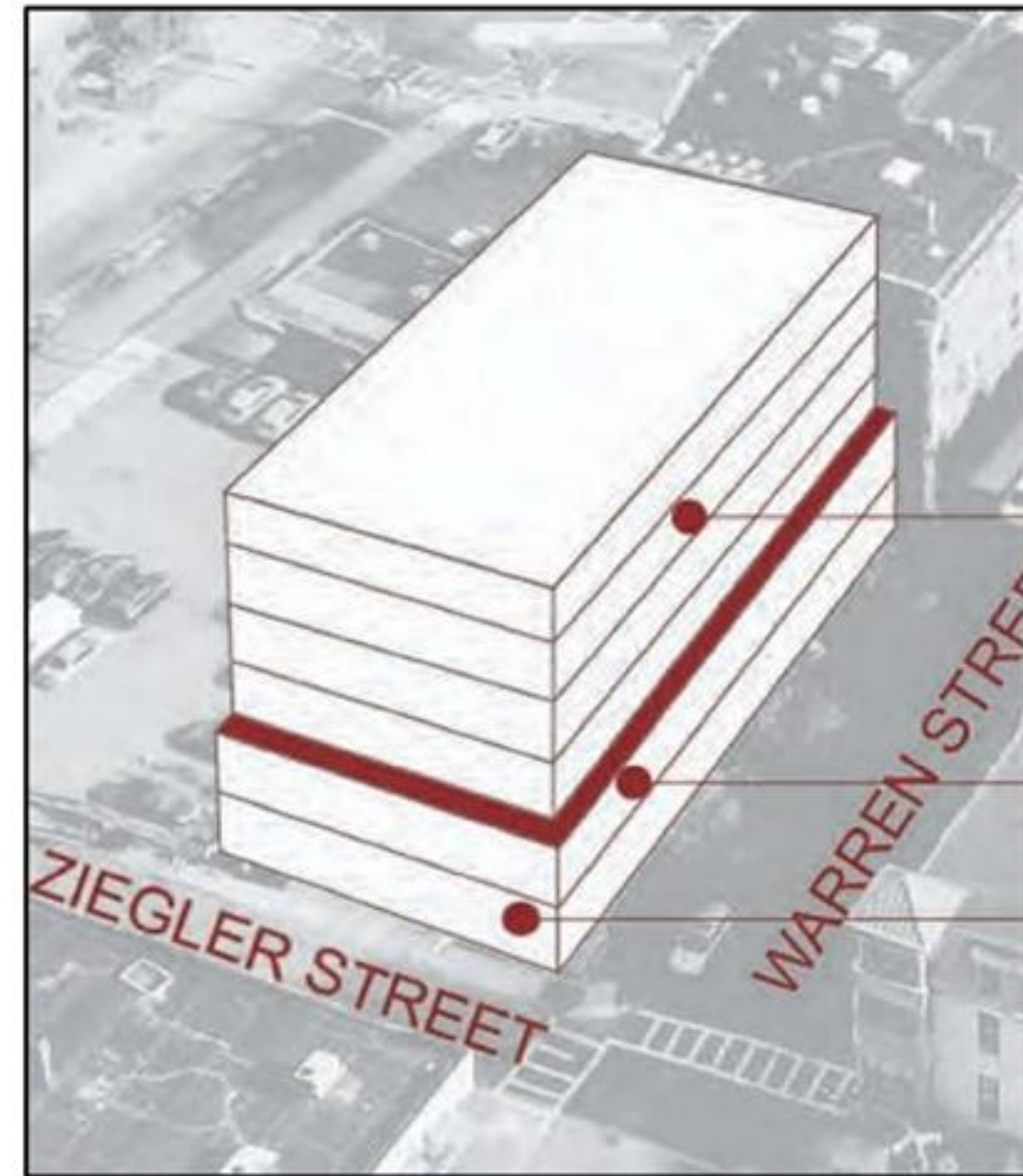
See following slides



Original Massing and Design



Current Massing and Design









# 40-50 WARREN STREET

ROXBURY, MA



## DRAWING LIST

0000	COVER
0001	GENERAL NOTES AND MOUNTING HEIGHTS
0002	PROJECT REFERENCES
A100	FIRST FLOOR PLAN
A101	SECOND FLOOR PLAN
A102	UPPER FLOOR PLAN
A200	NORTH, SOUTH, WESTERLY ELEVATIONS
A201	EAST, WEST, SOUTHWEST ELEVATIONS
A500	TYPICAL WALL DETAILS
A600	CHARGED UNIT PLANS
A601	ENLARGED UNIT PLANS

### OWNER:

■ MADISON PARK DEVELOPMENT CORP  
184 DUDLEY STREET, ROXBURY, MA 02119  
617.849.6228

### ARCHITECT:

■ DAVIS SQUARE ARCHITECTS  
240A ELM STREET, SOMERVILLE, MA 02144  
617.628.5700 (T) 617.628.1717 (F)

### CIVIL ENGINEER:

■ TBD

### STRUCTURAL ENGINEER:

■ TBD

### MEP ENGINEER:

■ TBD

### LOCATION MAP



### BUILDING DATA

FIRST FLOOR	7,014 SF
SECOND FLOOR	6,186 SF
THIRD FLOOR	5,834 SF
FOURTH FLOOR	5,834 SF
FIFTH FLOOR	5,834 SF
BASE FLOOR	6,824 SF
Grand Total	70,387 SF

### UNIT SCHEDULE

Name	Area
<b>GROUND FLOOR PLAN</b>	
UNIT 200 - 201	3078 SF
UNIT 201 - 202	3077 SF
UNIT 202 - 203	3076 SF
UNIT 203 - 204	3075 SF
UNIT 204 - 205	3074 SF
UNIT 205 - 206	3073 SF
UNIT 206 - 207	3072 SF
<b>THIRD FLOOR PLAN</b>	
UNIT 302 - 201	3072 SF
UNIT 301 - 202	3071 SF
UNIT 302 - 203	3070 SF
UNIT 303 - 204	3069 SF
UNIT 304 - 205	3068 SF
UNIT 305 - 206	3067 SF
UNIT 306 - 207	3066 SF
<b>FOURTH FLOOR PLAN</b>	
UNIT 402 - 208	3066 SF
UNIT 401 - 209	3065 SF
UNIT 402 - 210	3064 SF
UNIT 403 - 211	3063 SF
UNIT 404 - 212	3062 SF
UNIT 405 - 213	3061 SF
UNIT 406 - 214	3060 SF
<b>FIFTH FLOOR PLAN</b>	
UNIT 502 - 215	3060 SF
UNIT 501 - 216	3059 SF
UNIT 502 - 217	3058 SF
UNIT 503 - 218	3057 SF
UNIT 504 - 219	3056 SF
UNIT 505 - 220	3055 SF
UNIT 506 - 221	3054 SF
<b>SIXTH FLOOR PLAN</b>	
UNIT 600 - 222	3054 SF
UNIT 601 - 223	3053 SF
UNIT 602 - 224	3052 SF
UNIT 603 - 225	3051 SF
UNIT 604 - 226	3050 SF
UNIT 605 - 227	3049 SF
UNIT 606 - 228	3048 SF
Grand Total	70,387 SF

### AREA SCHEDULE

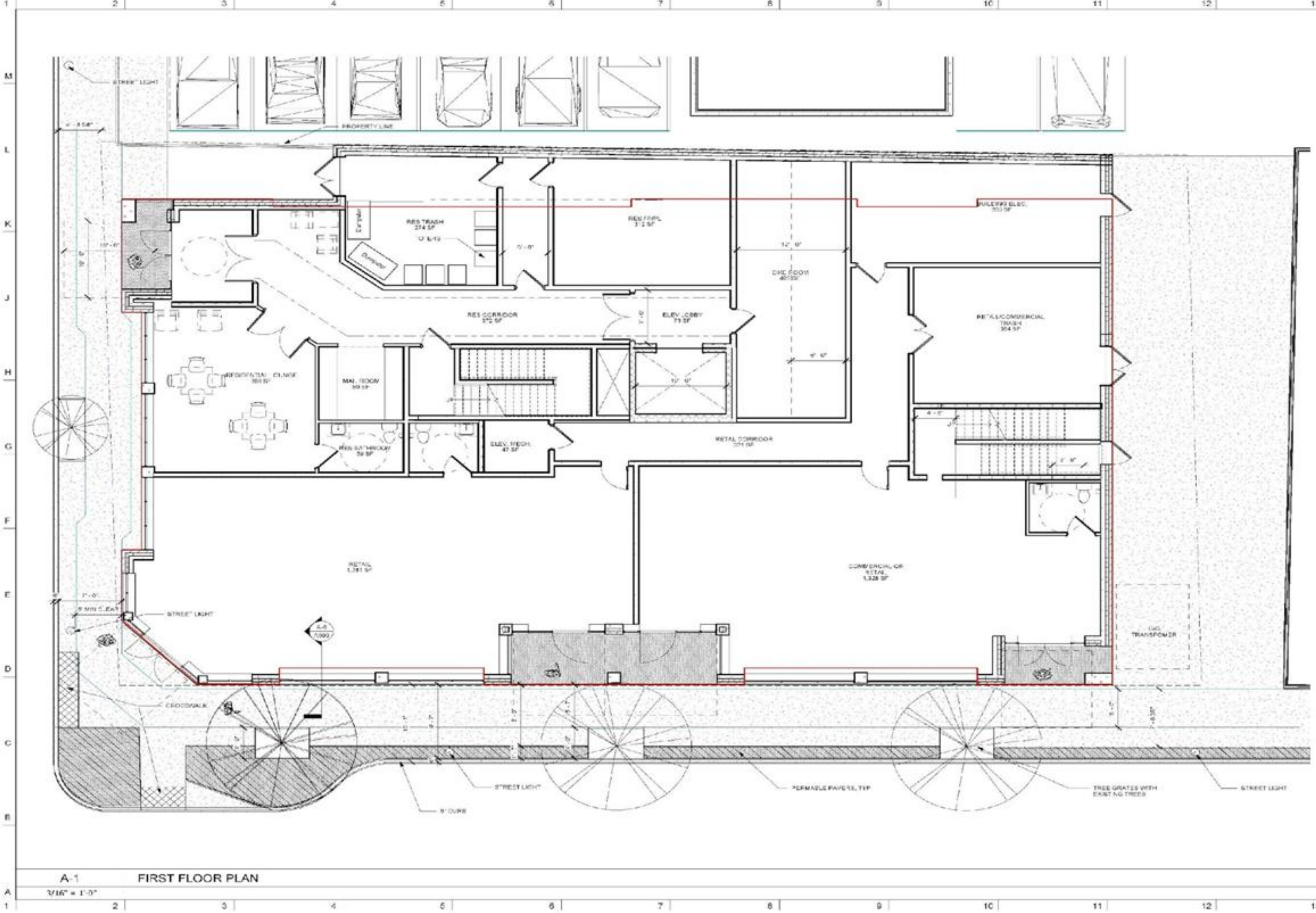
NUMBER	FLOOR	AREA
01	Basement	0 SF
02	Area	0 SF
<b>FIRST FLOOR PLAN</b>		
03	COMMON AREA	1,677 SF
04	RESIDENTIAL	212 SF
05	RESIDENTIAL - COMMON AREA	2,705 SF
06		5,634 SF
<b>SECOND FLOOR PLAN</b>		
07	COMMON AREA	826 SF
08	RESIDENTIAL	5,456 SF
09		6,282 SF
<b>THIRD FLOOR PLAN</b>		
10	COMMON AREA	826 SF
11	RESIDENTIAL	5,454 SF
12		6,280 SF
<b>FOURTH FLOOR PLAN</b>		
13	COMMON AREA	826 SF
14	RESIDENTIAL	5,454 SF
15		6,278 SF
<b>FIFTH FLOOR PLAN</b>		
16	COMMON AREA	826 SF
17	RESIDENTIAL	5,454 SF
18		6,276 SF

SD S  
09-30



PROJECT  
202301





**NOTES**

DO NOT SCALE DIMENSIONS  
**GENERAL NOTE**  
 NUMBERED NOTES

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NO. 10150-01-00-01-000000

**DAVIS SQUARE ARCHITECTS**  
 200A Elm St.,  
 Southfield, MI 48034  
 (734) 333-5700  
 www.davis-square.com

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Project: RENOVATIONS TO  
**40-50 WARREN STREET**  
 ROXBURY, MA

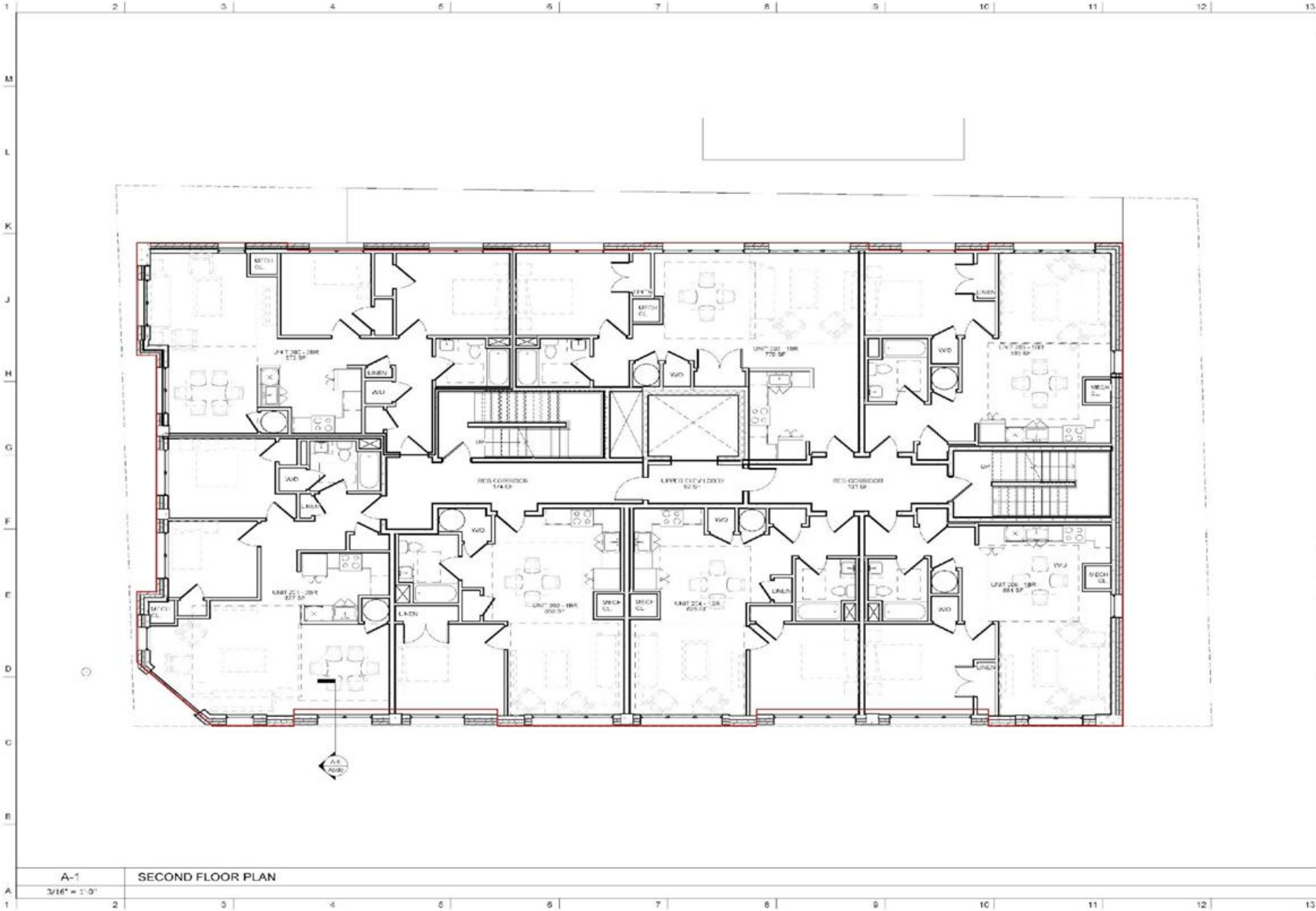
Title: **FIRST FLOOR PLAN**

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Author	Checked
Drawn	Reviewed
Project No.	10150-01-00
Scale	As indicated
Date	05/09/24

**A100**

**A-1 FIRST FLOOR PLAN**  
 3/16" = 1'-0"



**NOTES**

DO NOT SCALE DIMENSIONS

NO.	REVISIONS/DESCRIPTION	DATE

**DAVIS SQUARE ARCHITECTS**

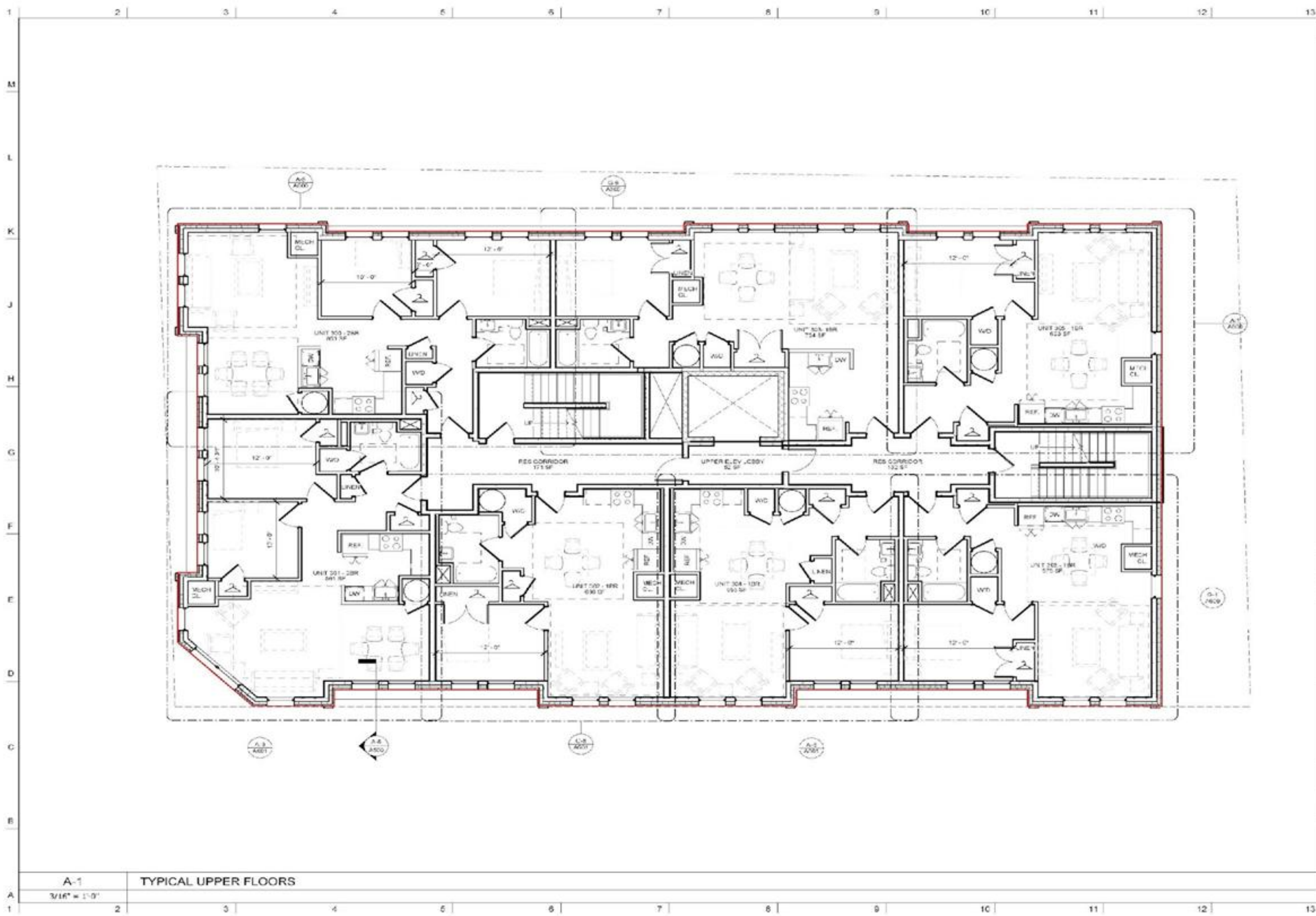
2404 Oak St.  
 Somerville, MA 02144  
 617.628.5700  
 www.davis.squarearchitects.com

Project: RENOVATIONS TO  
**40-50 WARREN STREET**  
 ROXBURY, MA

TR: **SECOND FLOOR PLAN**

Drawing No. <b>A101</b>	Project No. 003501-100 Scale 3/16" = 1'-0" Date 02/09/14
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**A-1 SECOND FLOOR PLAN**  
 3/16" = 1'-0"



**NOTES**  
DO NOT SCALE DIMENSIONS

NO.	REVISIONS	DATE

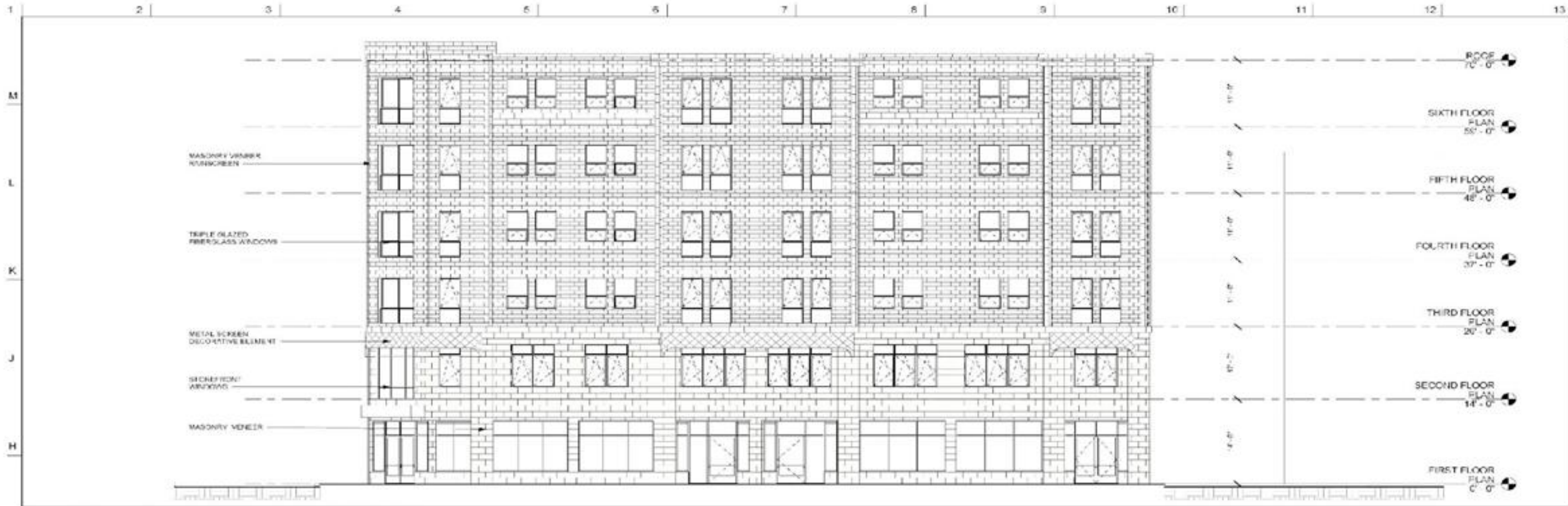
**DAVIS SQUARE ARCHITECTS**  
200A Dale St.,  
Dorchester, MA 02124  
617.528.5700  
www.davis-square.com

Project: RENOVATIONS TO  
40-50 WARREN STREET  
ROXBURY, MA

Title: UPPER FLOOR PLAN

Drawing No. Project No. Scale Date	100001-1200 3/16" = 1'-0" 05/09/14	A102
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A-1 TYPICAL UPPER FLOORS  
3/16" = 1'-0"



G-1 SOUTH ELEVATION - WARREN ST

1/8" = 1'-0"



A-1 NORTH ELEVATION

1/8" = 1'-0"

NOTES

DO NOT SCALE DIMENSIONS

NO. 4456-0425-0450-0000

**DAVIS SQUARE ARCHITECTS**

2404 Oak St.  
Somerville, MA 02144  
617.628.5700  
www.davis.squarearchitects.com

Project RENOVATIONS TO  
**40-50 WARREN STREET**  
ROXBURY, MA

Title **NORTH-SOUTH EXTERIOR ELEVATIONS**

Scale 1/8" = 1'-0"

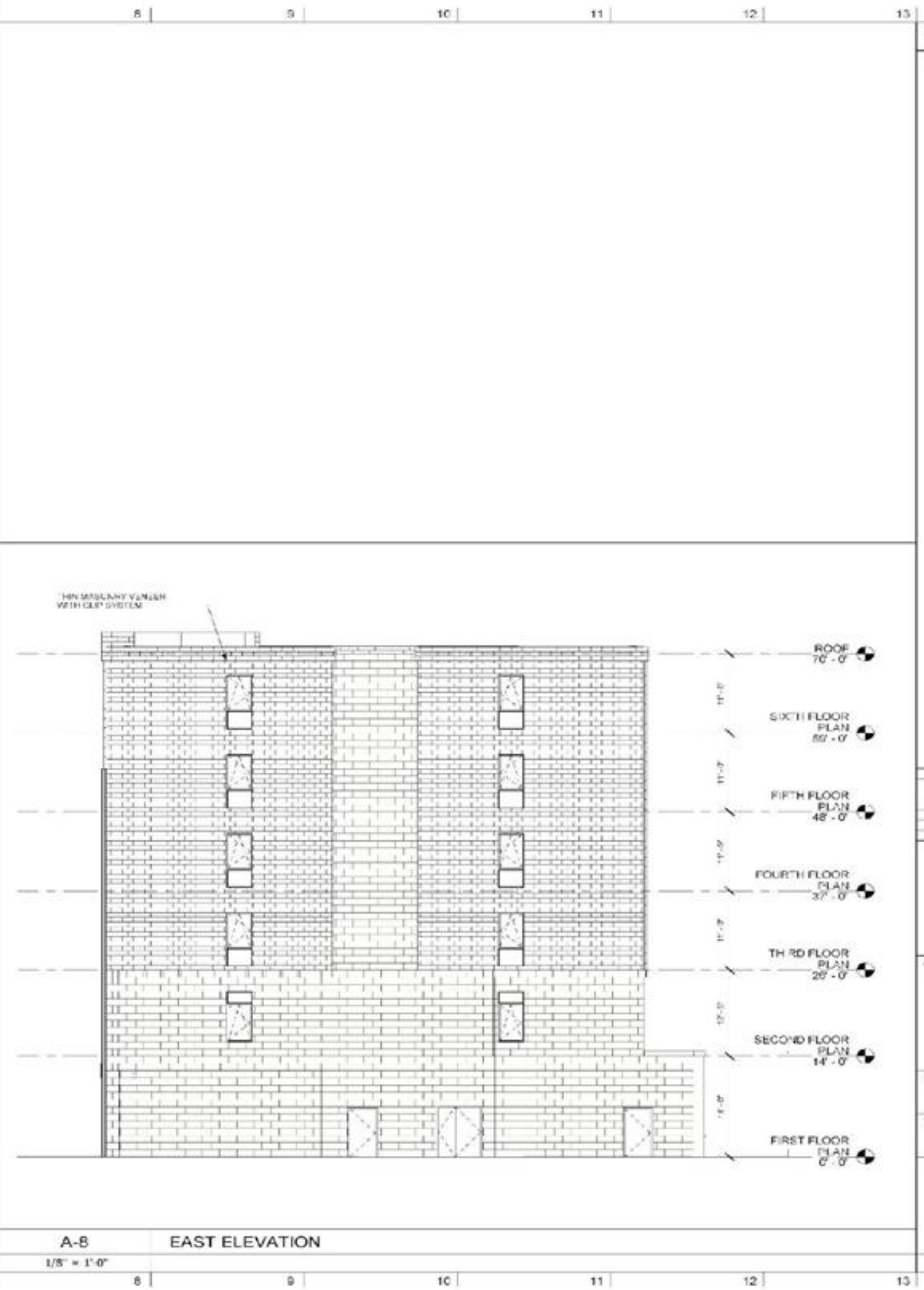
DATE 02/20/24

**A200**



A-1 WEST ELEVATION - ZEIGLER ST.

1/8" = 1'-0"



A-8 EAST ELEVATION

1/8" = 1'-0"

NOTES

DO NOT SCALE DIMENSIONS

No.	REVISIONS/DESCRIPTION	Date

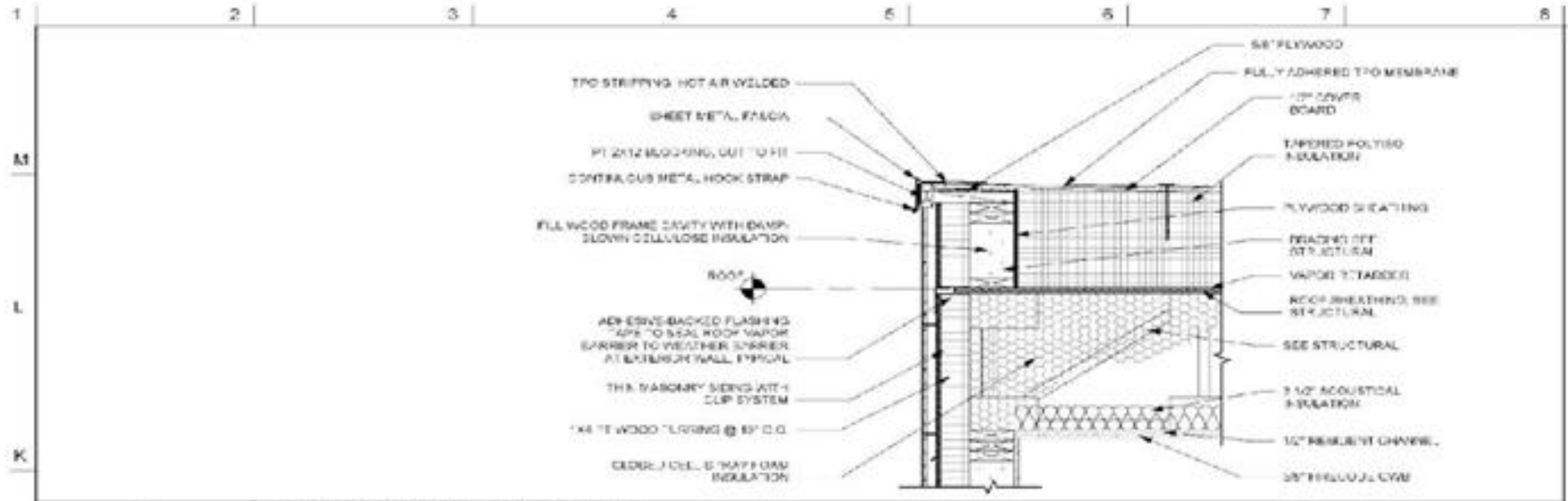
**DAVIS SQUARE ARCHITECTS**

2404 Oak St.  
 Southbury, CT 06488  
 017-628-5700  
 www.davis.squarearch.com

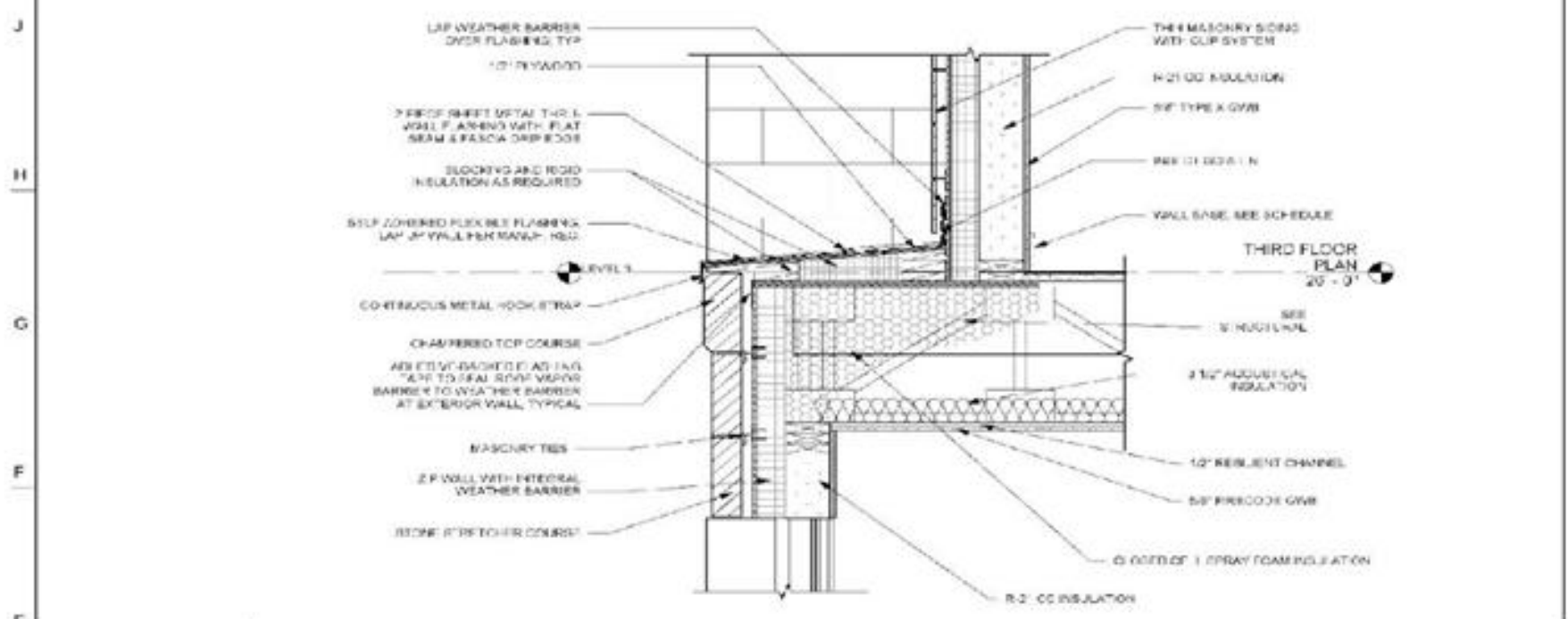
Project RENOVATIONS TO  
 40-50 WARREN STREET  
 ROXBURY, MA

Title EAST-WEST EXTERIOR ELEVATIONS

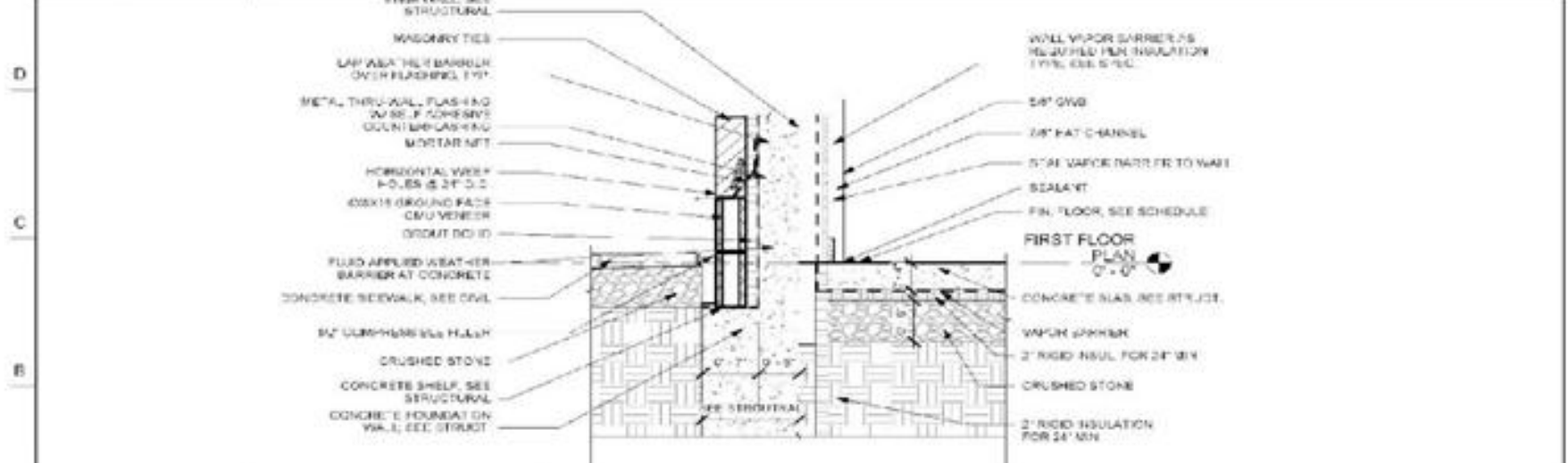
Drawing No. Project No. Scale Date Job No.	003604	<h1>A201</h1>
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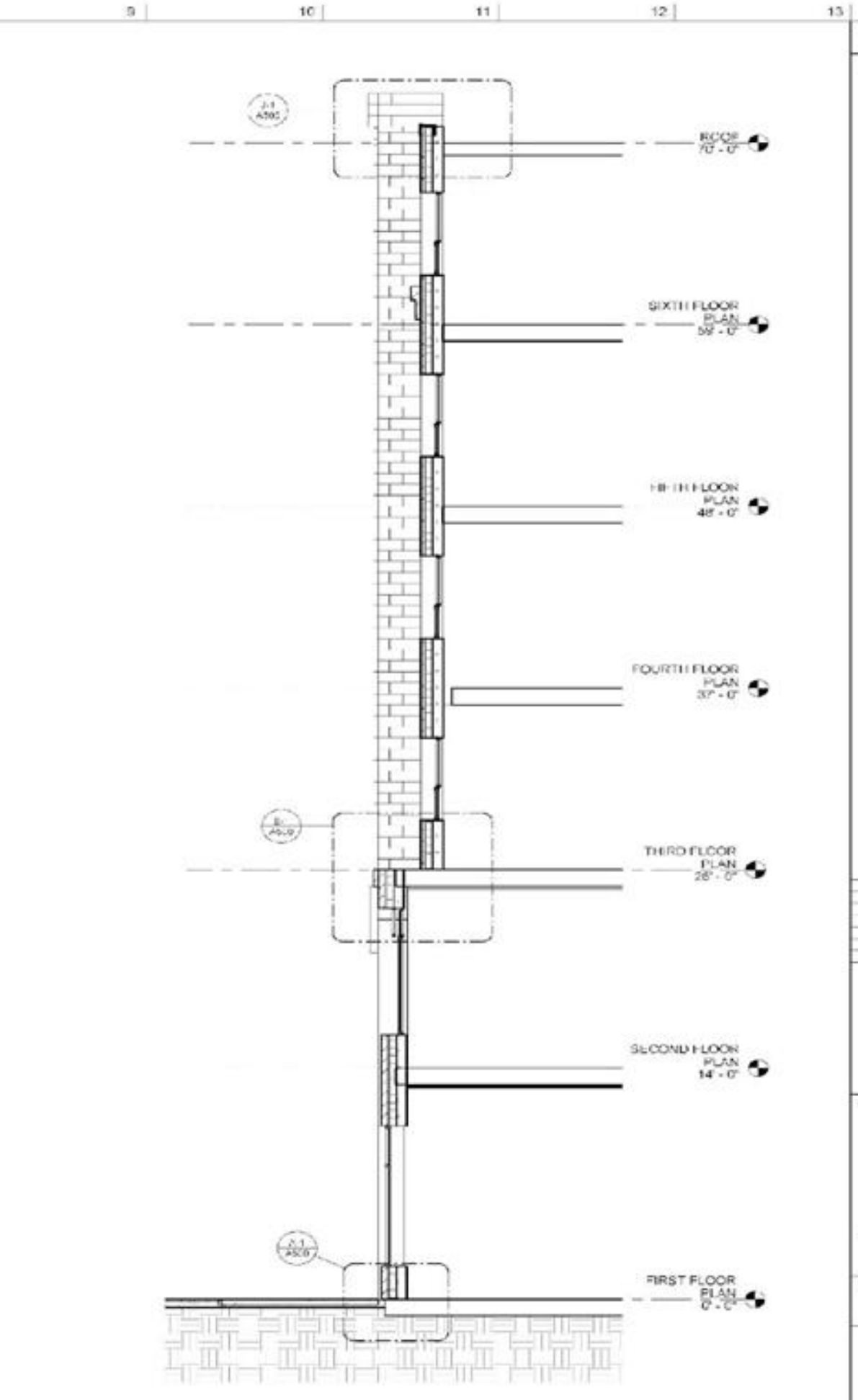
**J-1**  
TYPICAL ROOF EDGE DETAIL  
1" = 1'-0"



**E-1**  
TYPICAL WALL DETAIL AT 2ND FLOOR  
1" = 1'-0"



**A-1**  
TYPICAL FOUNDATION DETAIL  
1" = 1'-0"



**A-8**  
TYPICAL WALL SECTION  
3/4" = 1'-0"

**NOTES**  
DO NOT SCALE DIMENSIONS

NO.	REVISIONS/DESCRIPTIONS	DATE

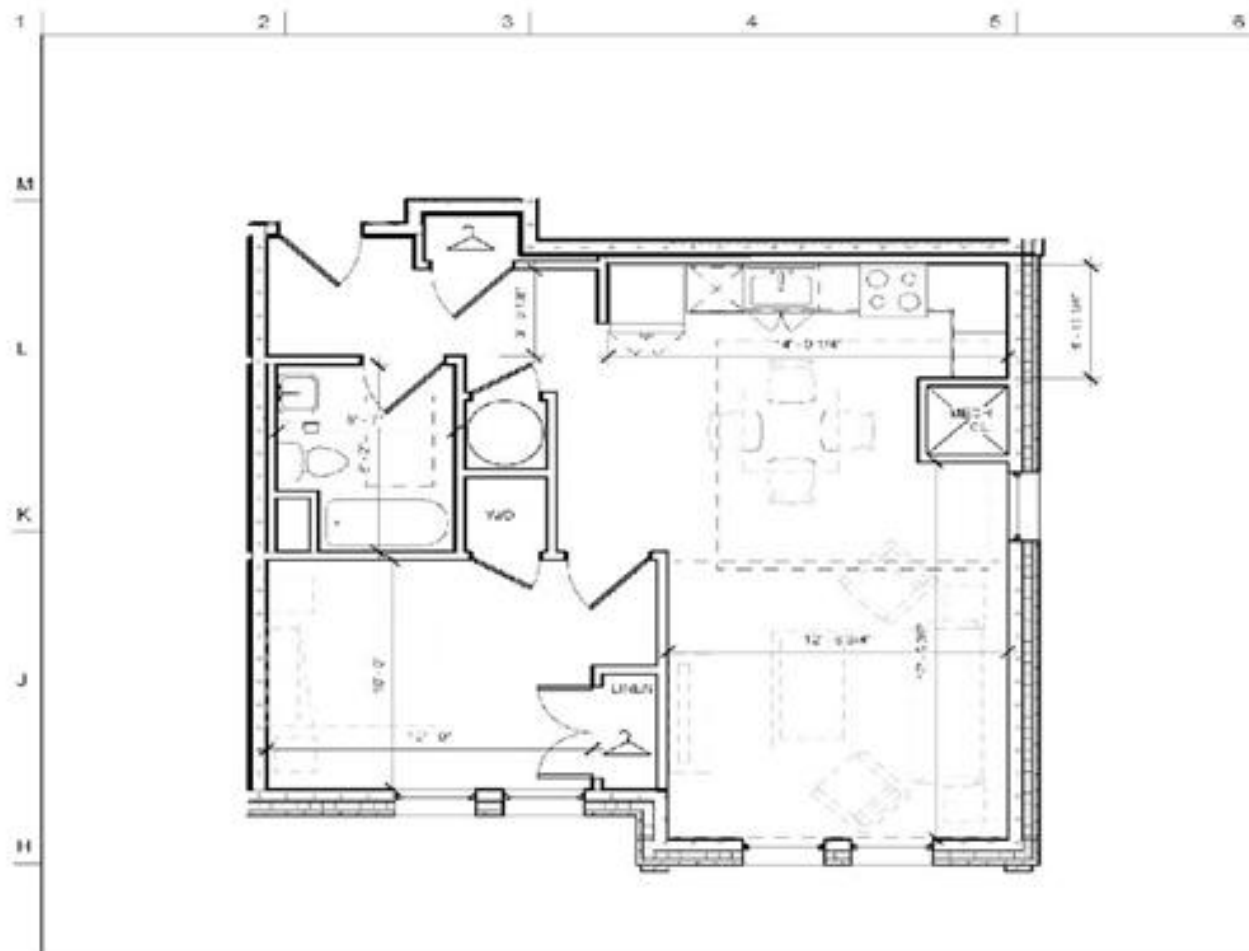
**DAVIS SQUARE ARCHITECTS**  
240A Dix St.,  
Somerville, MA 02144  
617.628.5700  
www.davis-square.com

Project: RENOVATIONS TO  
40-50 WARREN STREET  
ROXBURY, MA

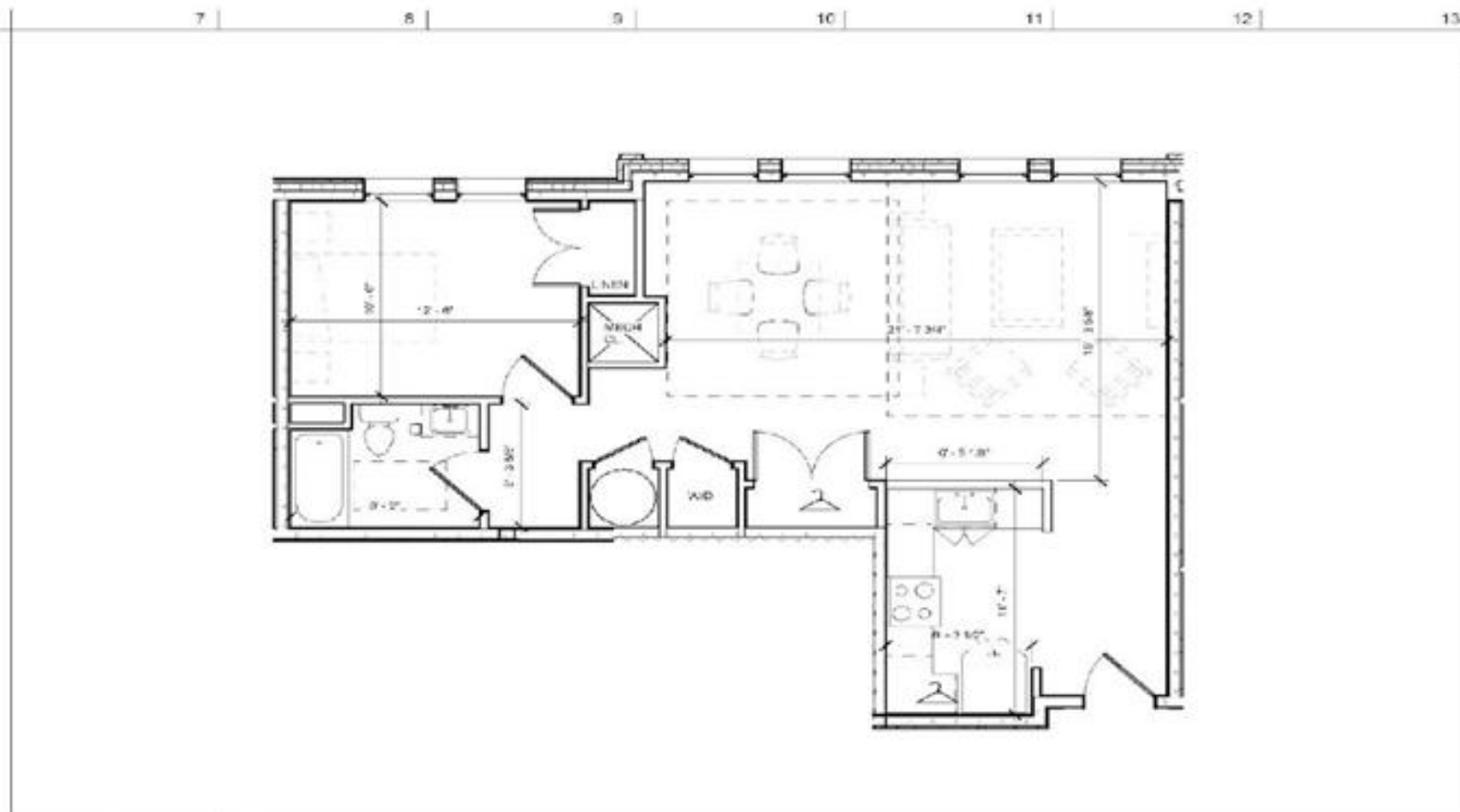
Title: TYPICAL WALL DETAILS

Scale: As indicated  
Date: 05/2014

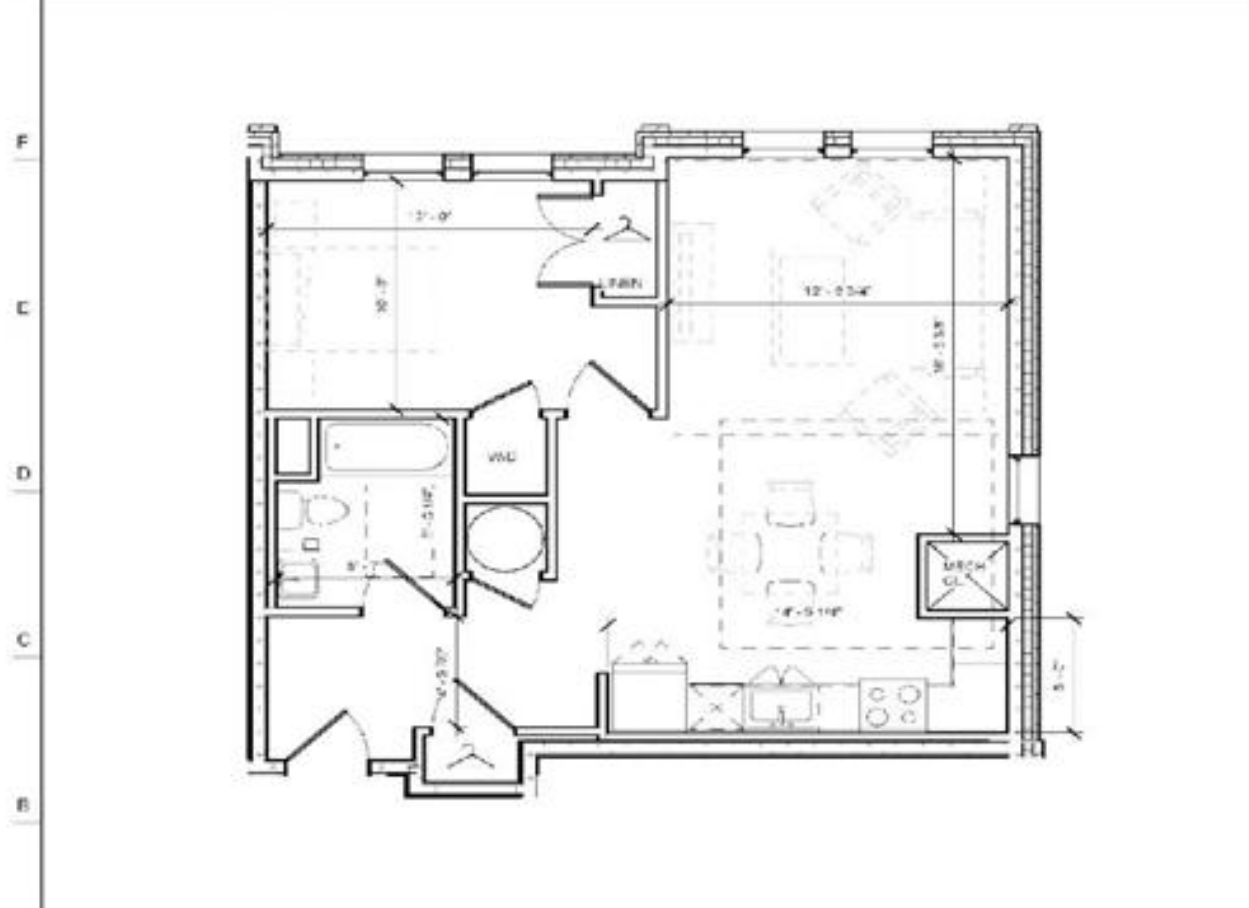
**A500**



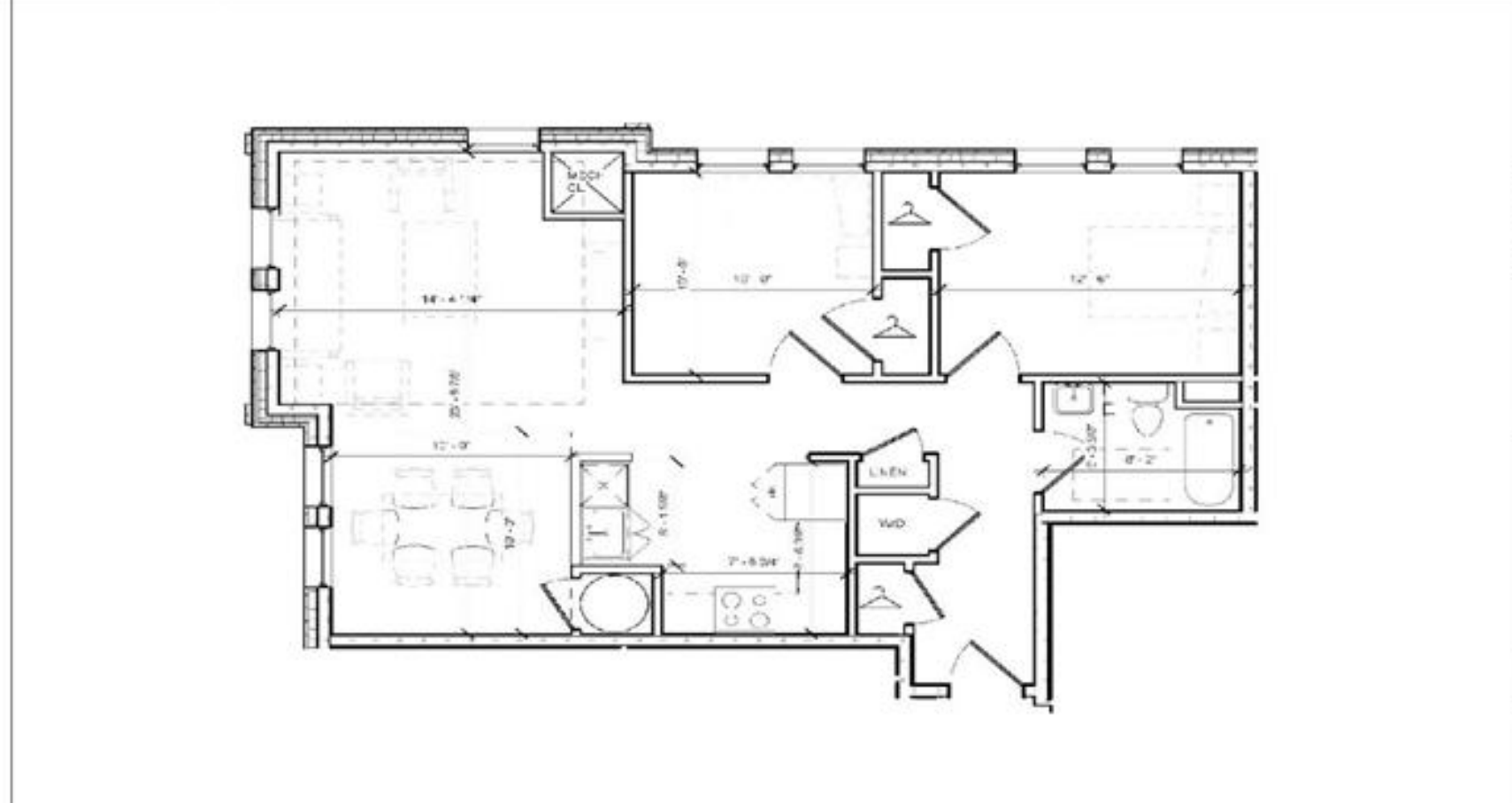
**G-1** UNITS 303-306  
1/4" = 1'-0"



**G-6** UNITS 301-601  
1/4" = 1'-0"



**A-1** UNITS 302-602  
1/4" = 1'-0"



**A-6** UNITS 300-600  
1/4" = 1'-0"

**NOTES**

DO NOT SCALE BETWEEN

No.	REVISIONS/DESCRIPTION	Date



**DAVIS  
SQUARE**  
ARCHITECTS

240A Elm St.  
Somerville, MA 02144  
617.628.5700  
www.davis-square.com

Project: RENOVATIONS TO  
40-50 WARREN STREET  
ROXBURY, MA

Title: ENLARGED UNIT PLANS

Scale: 1/4" = 1'-0"

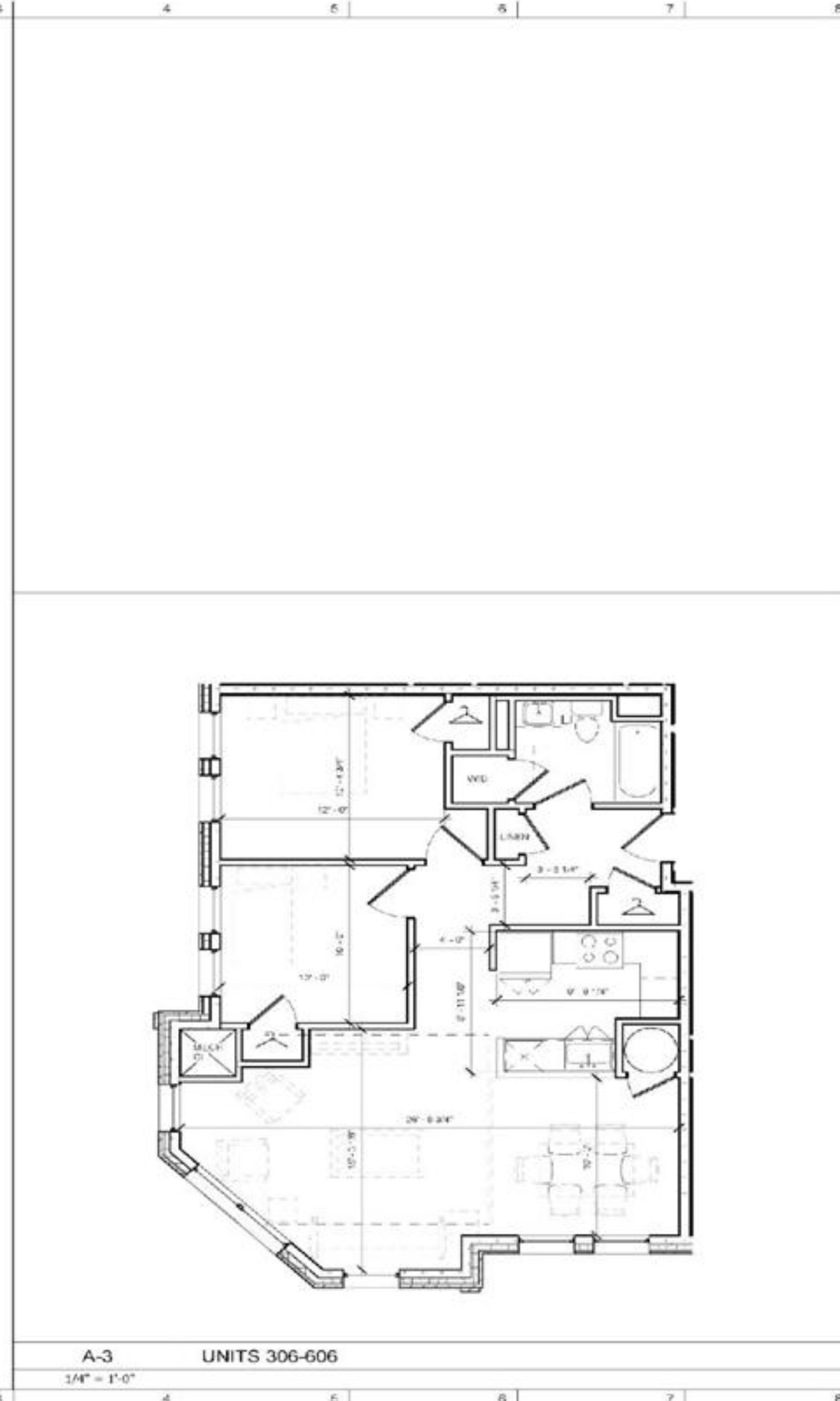
Sheet No.: 005004

Project No.: 005001-100

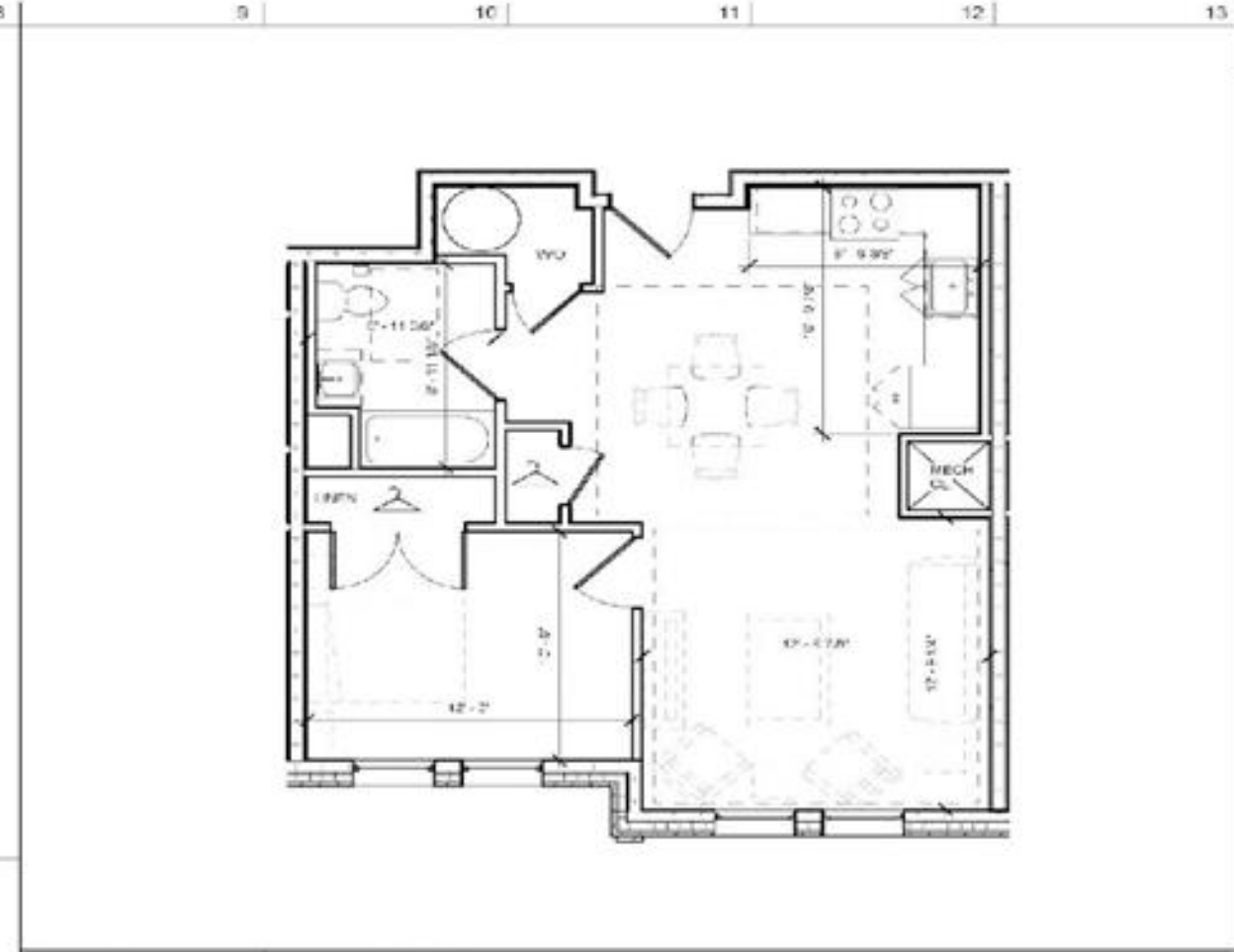
Revision No.: 005004

**A600**

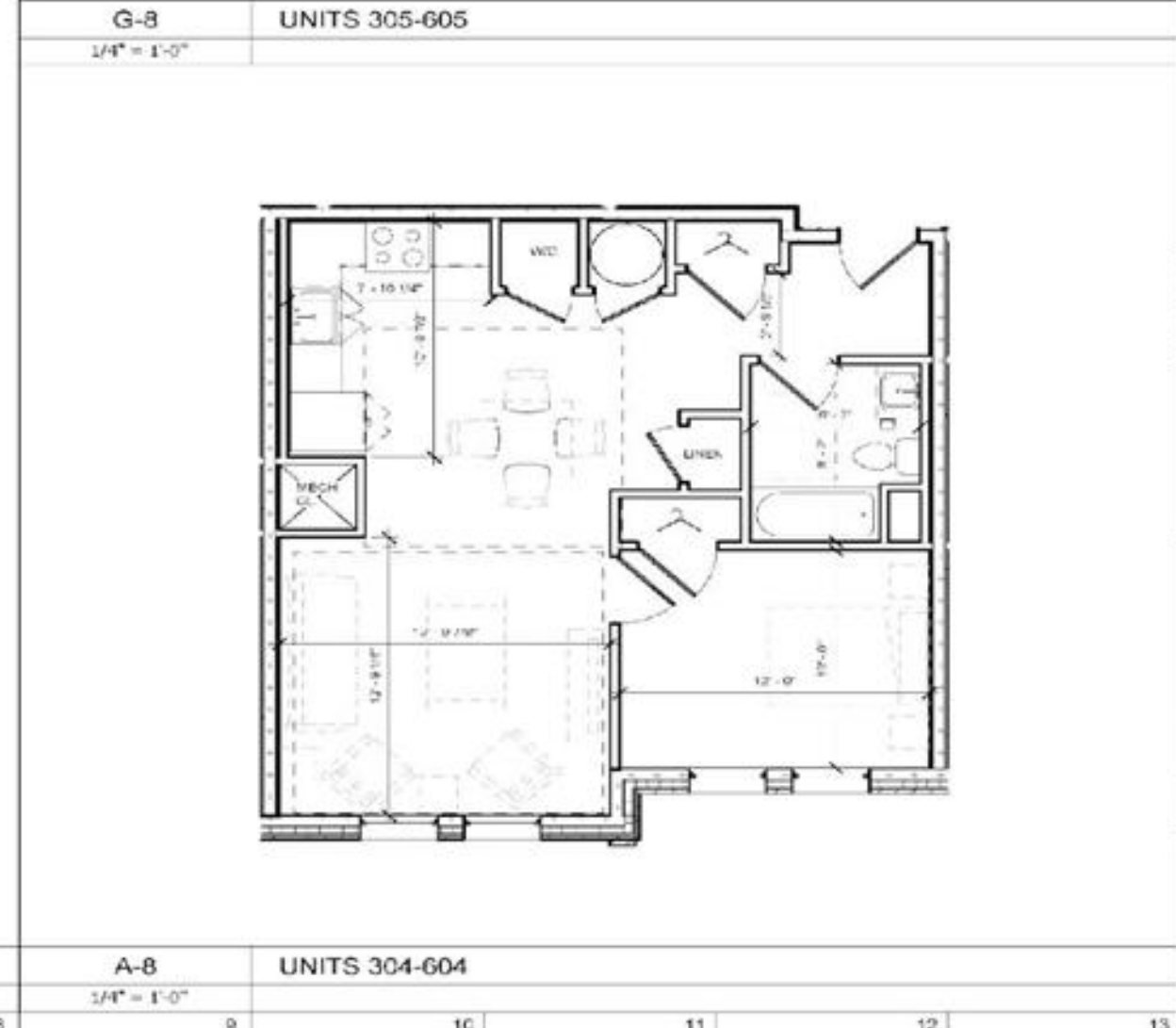
1  
M  
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D  
C  
B  
A



**A-3** UNITS 306-606  
1/4" = 1'-0"



**G-8** UNITS 305-605  
1/4" = 1'-0"



**A-8** UNITS 304-604  
1/4" = 1'-0"

**NOTES**  
DO NOT SCALE DIMENSIONS

NO.	REVISION	DATE

**DAVIS SQUARE ARCHITECTS**  
2406 Dix St.,  
Somerville, MA 02144  
617.228.5700  
www.davis.squarearchitects.com

Project: RENOVATIONS TO  
40-50 WARREN STREET  
ROXBURY, MA

Title: ENLARGED UNIT PLANS

Scale: 1/4" = 1'-0"  
Date: 05/20/24

**A601**

# 40-50 Warren St

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## Project Uses and Programming

Parking Spaces (# of spaces): N/A; this is a transit-oriented development across the street from Nubian Station

Commercial (sq.ft.): 2,600

Office (sq.ft)

Cultural (sq.ft)

Residential (sq.ft.): 25,825

Open Space (sq.ft.)

Other Uses (please specify) (sq.ft.): common area/lobby, trash, circulation, etc

# Project Name



## Homeownership Units Overview

	<b>Middle Income Up to 80% AMI</b> <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	<b>Middle Income Up to 100% AMI</b> <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	<b>Up to Market Rate</b> <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	<b>Total Homeownership Units</b>
<b>Studio</b>				
<b>1 Bedroom</b>	10 \$228,280 / \$1,899	10 \$298,896 / \$2,376		20
<b>2 Bedroom</b>	8 \$268,840 / \$2,173	7 \$348,088 / \$2,703		15
<b>3+ Bedroom</b>				
<b>Total Units</b>	18	17		35
<b>Percent Total Units</b>	51%	49%		100%

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

# Project Name

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## Job Creation in Percentages

The development team is currently being assembled. We can provide an estimate once a GC is on board to help with pre-construction.

Created	
Minority/Women Business Enterprises (MWBE) Created	
Projected	



# Questions/comments



Planning Department

**CITY of BOSTON**

# 2147 Washington Street (Update)



Planning Department

CITY of **BOSTON**

# 2147 WASHINGTON STREET

## PRESENTATION TO THE RSMPOC

**D/R/E/A/M** DEVELOPMENT  
POWERED BY DIVERSITY



# COMMUNITY-LED DEVELOPMENT

- Housing without displacement
- 74 new residential units (95% affordable) with live/work opportunities for creative professionals
- Elevation of the community through economic development
- Inclusion of Haley House as a significant formal partner
- New home for the 2,800 sf JAE Dance Center
- Supporting local artists and entrepreneurs through 4,000 sf shared workspace
- Robust community participation

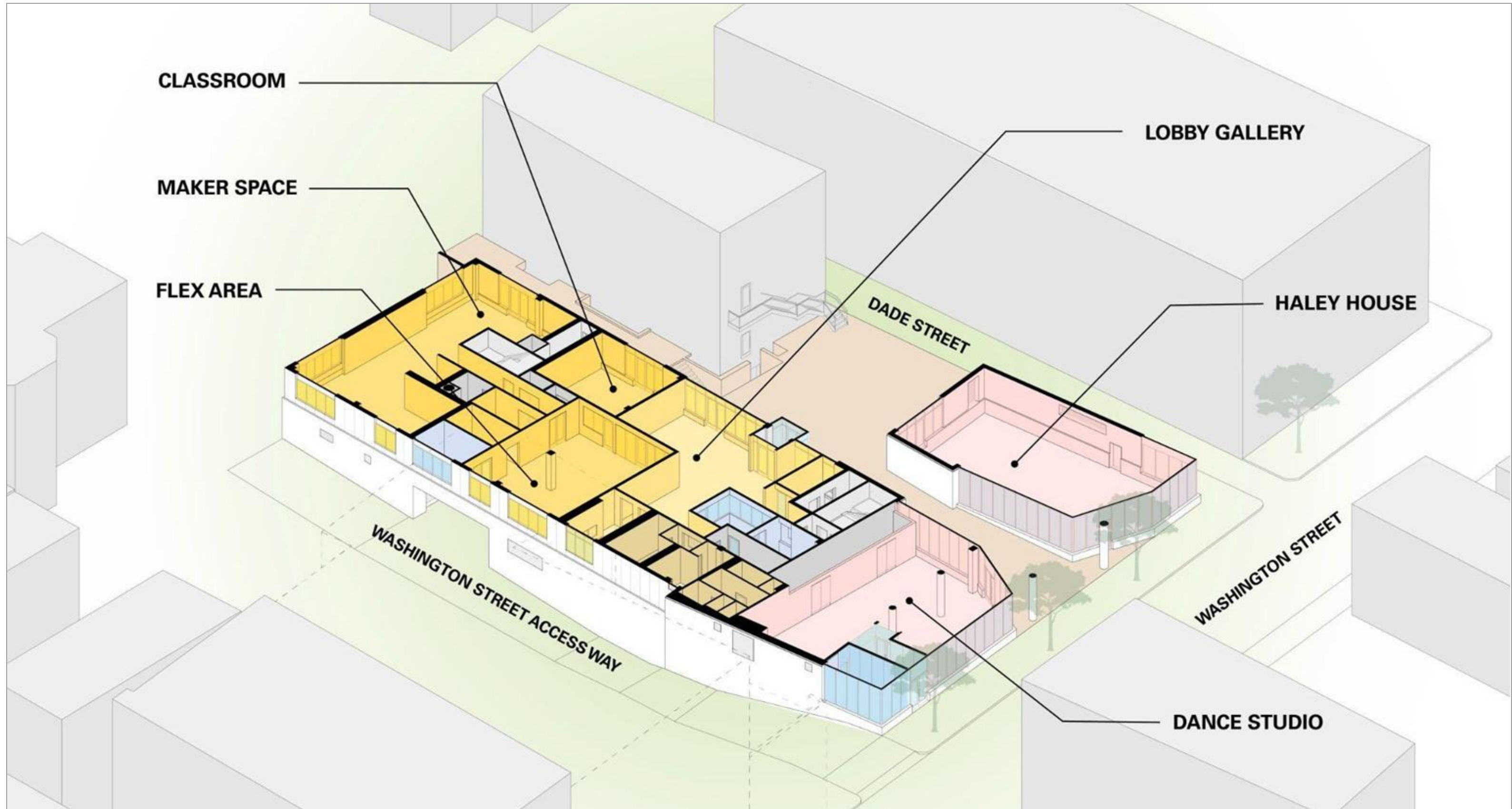
# PROGRAM

<b>Parking Spaces (# of spaces)</b>	Garage – 32; Surface - 11
<b>Commercial (sq.ft.)</b>	4,800 sf
<b>Office (sq.ft)</b>	0
<b>Cultural (sq.ft)</b>	4,000 sf
<b>Residential (sq.ft.)</b>	90,700 sf
<b>Open Space (sq.ft.)</b>	4,900 sf
<b>Other Uses (please specify) (sq.ft.)</b>	NA

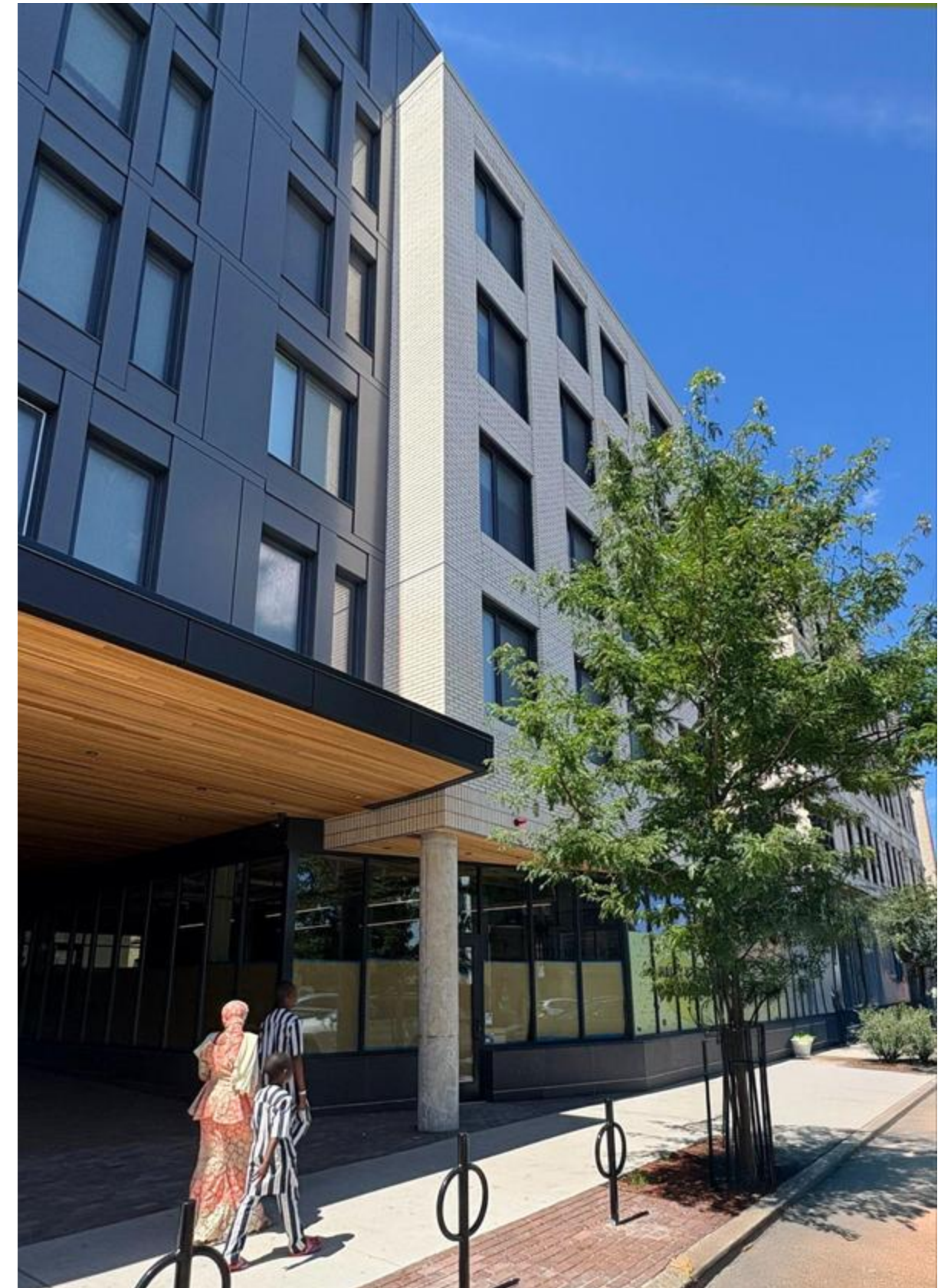
# SITE PRIOR TO DEVELOPMENT



# GROUND FLOOR PROGRAM



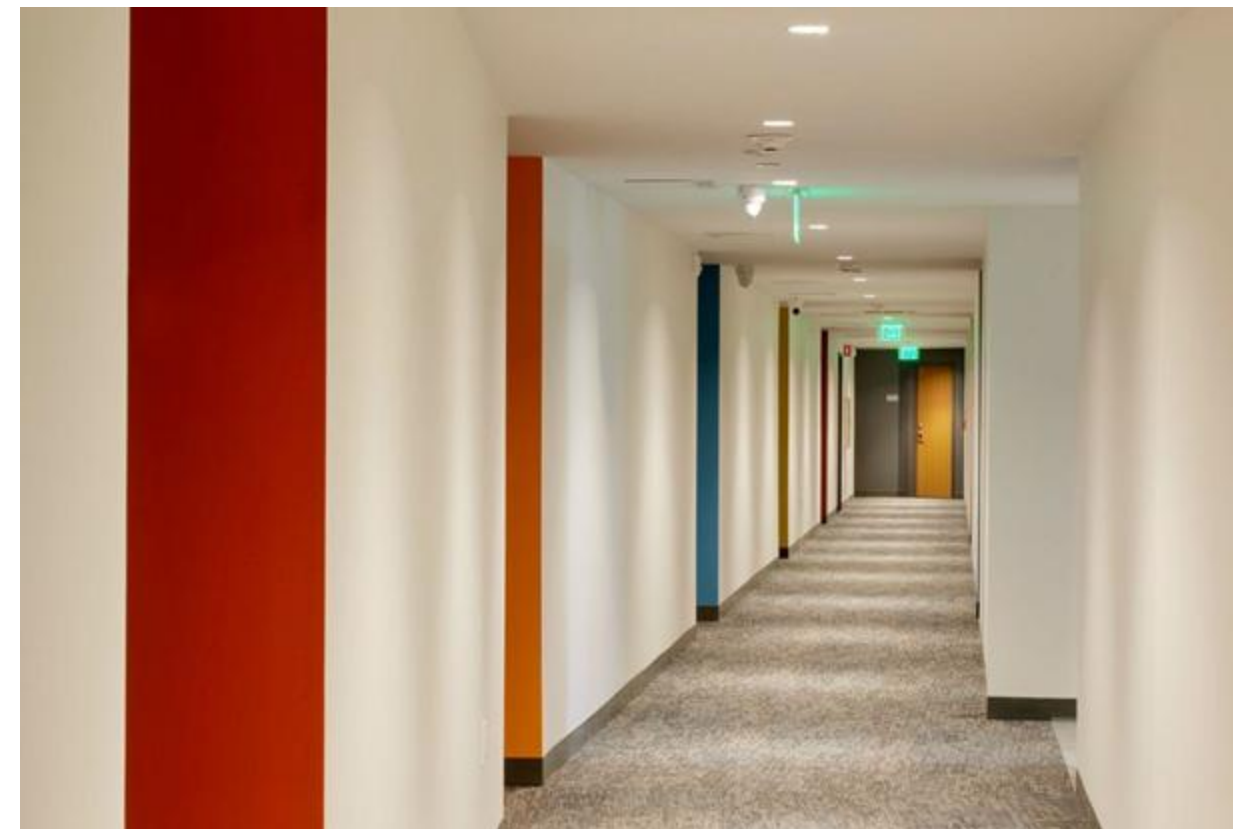
# STREET LEVEL VIEW



# COURTYARD



# RESIDENTIAL UNITS



# HOME OWNERSHIP UNIT SALES

UNIT	BR	INCOME
601	2	Market
602	3	Market
603	1	100%
604	2	Market
605	2	70%
606	2	70%
607	2	100%
608	2	100%
609	2	100%
610	0	Market
611	1	70%
612	2	70%

# RENTAL UNIT MIX

AMI	STUDIO 1 BATH	1 BED 1 BATH	2 BED 1 BATH	3 BED 1.5 BATH	TOTAL
30% AMI	2	7	6	1	16
50% AMI	1	3	4	2	10
60% AMI	2	13	4	0	19
80% AMI	2	8	6	1	17
<b>TOTAL</b>	<b>7</b>	<b>31</b>	<b>20</b>	<b>4</b>	<b>62</b>

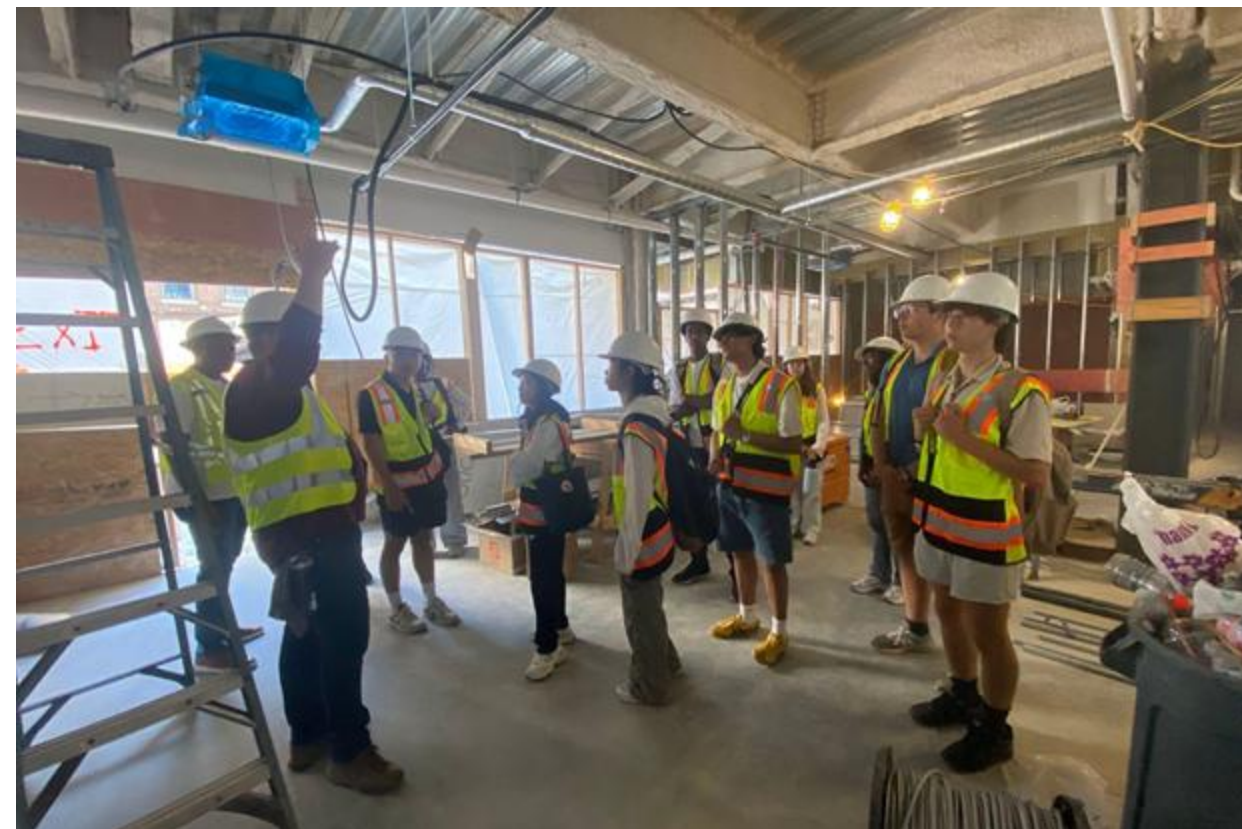
# CURRENT VACANCY

- There is currently only one vacant unit - a market rate 2BR condo (#604) for sale at \$661,649.

# FINAL BRJP NUMBERS

<b>TOTAL PROJECT WORKHOURS</b>	132,688
<b>RESIDENTS</b>	34%
<b>PERSONS OF COLOR</b>	79%
<b>WOMEN</b>	5%

# CONSTRUCTION MENTORSHIP



# YOUTH MENTORSHIP



# JACK AND JILL BOSTON CHAPTER TOUR



# JAE DANCE CENTER



# MAKERSPACE

- The ground floor makerspace will serve as a collaborative, hands-on workshop designed to foster creativity, innovation and technical skill development.
- Equipment for the makerspace will arrive this month.



# HALEY HOUSE BAKERY CAFÉ



- The new Haley House Bakery Café is a transformative project that relocates and expands on past café operations, creating increased access to essential community services and employment opportunities.
- Construction has started, with expected completion August 2026.



# 2147 WASHINGTON STREET

## THANK YOU!

**D/R/E/A/M** DEVELOPMENT  
POWERED BY DIVERSITY



# Questions/comments



Planning Department

CITY of BOSTON

**THANK YOU**



**CITY of BOSTON**