

ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE MEETING

November 2, 2026

Planning Department

CITY of BOSTON

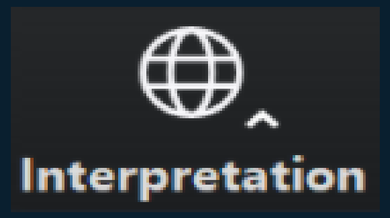
MEETING RECORDING

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

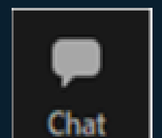


“Spanish” –for Spanish
“Haitian Creole” –for Haitian Creole
“English” – for English
“Cape Verdean Creole” - Cape Verdean Creole

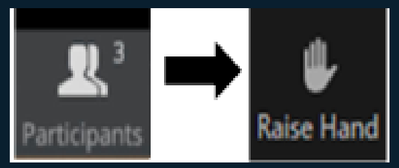
ZOOM TIPS

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

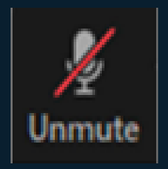
Your controls are at the bottom of the screen



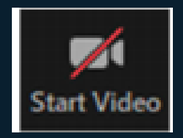
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ Planning Staff will moderate the chat



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 andit 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 Carmellite.Chamblin@boston.gov

AGENDA

1. Marzuq Plaza II
2. Nubian Square Economic Task Force
3. 135 Dudley Street

RSMPOC Welcome

Planning Department

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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, 206
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

Marzuq Muhammad Plaza II



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MTK DEVELOPMENT

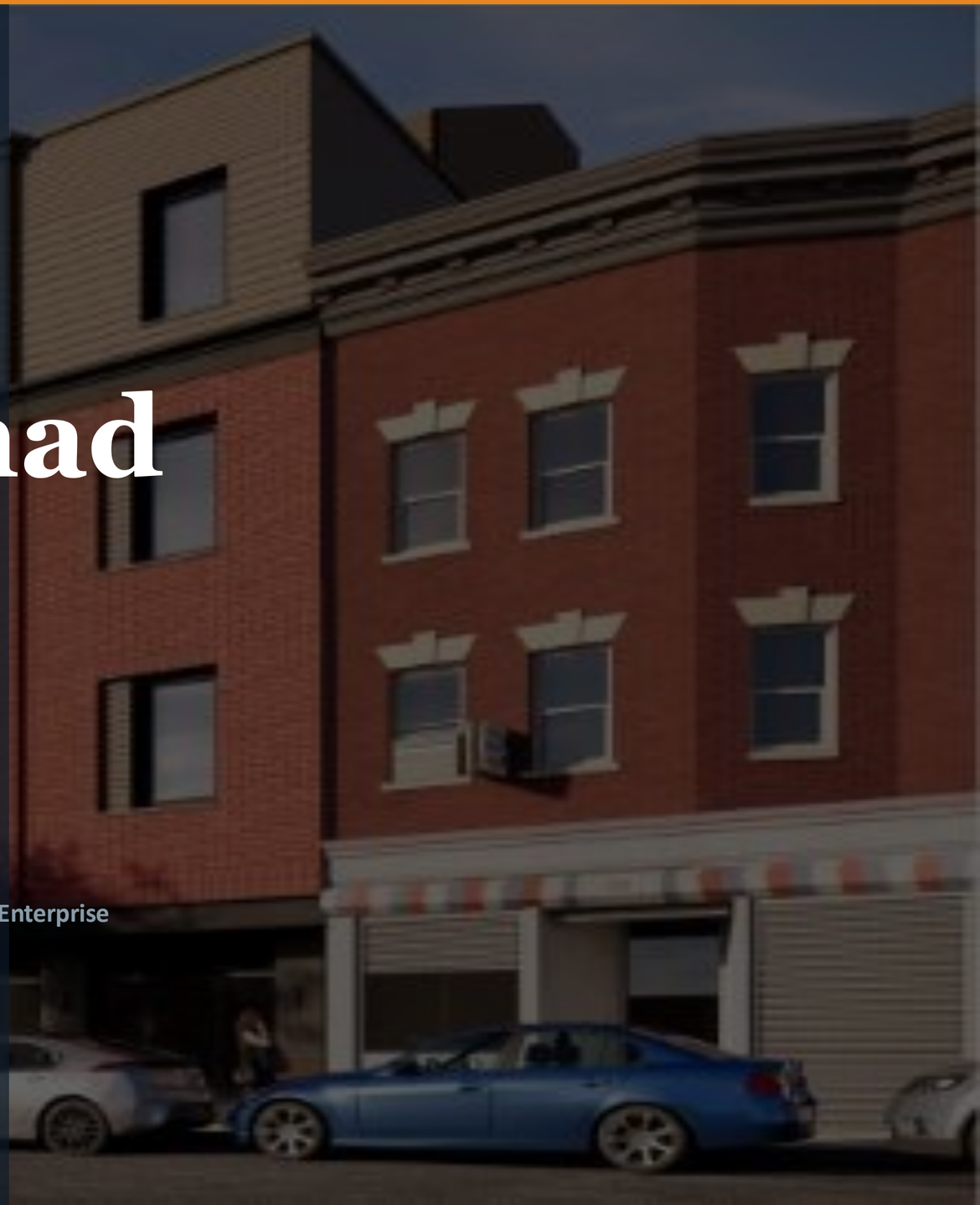
BUILDING CAPACITY FOR PEOPLE IN THE COMMUNITY

Marzuq Muhammad Plaza II

376-384A Blue Hill Avenue

Dorchester, Boston, MA 02121

Developer: MTK Development | Contractor: Prominent Builders, Inc. | Architect: J. Garland Enterprise



MTK Development Team

Info@mtkdevelopment.com



Wadi Muhammad



Jared Harrell



Malik Aziz

MTK DEVELOPMENT

MISSION & LEGACY

Honoring Marzuq Muhammad

(1982 – 2018)

Marzuq was a driving force throughout the Roxbury community, an advocate for equity, and a dedicated pa

— Former Boston Mayor Martin J. Walsh

Marzuq Muhammad was a commercial real estate professional and community leader in Roxbury. He was integral to the Roxbury
founded the Daddy and Me Literacy Program, providing a space for fathers of color to instill the love of reading in their children.

Our expert development team — led by friends and family of Marzuq — looks to honor his exemplary life by developing high-qual

Project Overview

The Marzuq Muhammad Plaza II project site is a vacant lot in the Dorchester neighborhood of Boston, located between 374 and 386 Blue Hill Avenue. The development will construct a 4-story residential building containing 18 residential units with ground-floor retail and community space.

Total estimated construction duration is approximately 16 months, spanning September 2026 through February 2028. 25,804 SF total development buildout.



18
Affordable Homeownership Units

4
Story Contextual Development

10
Off-Street Parking Spaces

Retail
+ Community Commercial Space

JGE
ARCHITECTURE + DESIGN

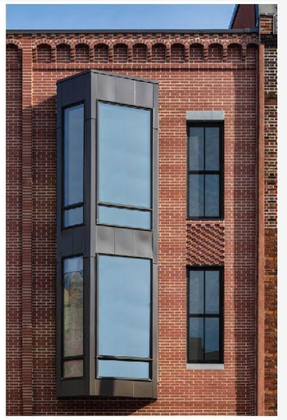
Boston-Based 100% Minority Owned (MBE)



Jonathan C. Garland | President & Founder







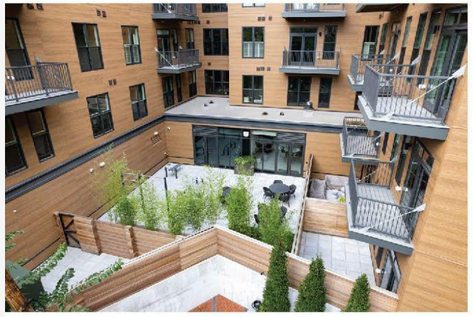






















MTK DEVELOPMENT

PROMINENT BUILDERS



Taylor Harrington
President
tharrington@buildprominent.com



Vincent Carbonneau
Lead Estimator
vcarbonneau@buildprominent.com

GENERAL CONTRACTOR

Prominent Builders, Inc.

Prominent Builders is a construction management firm with decades of experience building in the city of Boston. Completed projects like The Mezz at 420 West Broadway in South Boston and 355 Congress are examples of our expertise in delivering quality buildings to these neighborhoods. Success comes from working together with neighbors and local businesses. Our focus is on the integrity of our employees and collaborative efforts made to ensure the least impact possible on the local community.





Vincent Carbonneau | (617) 553-3715 | vcarbonneau@buildprominent.com

Community Benefits & Design

Community Space

1,300+ sq ft indoor/outdoor space for events, workshops, and programs.

Partner Programs

Family Movement non-profit and Daddy & Me Literacy Program.

Ownership Focus

100% residential and commercial units for sale — increasing BIPOC wealth opportunities.

Sustainable Design

LEED certifiable, bike storage, garden terrace, proximity to mass transit.

Design Character

Red-brick masonry, fiber cement, metal cornice — matching neighborhood character.

Local Economy

Local artist showcases, vendor pop-ups, community enrichment workshops.

25,804 SF Total | 3 Retail Spaces | Approx. 1,456 SF Community Space | Solar Panels | Off-Street Parking

Commercial Tenant

FAMILY Movement Inc.



Moving Families From Homelessness to Homeownership

F.A.M.I.L.Y Movement is a 501(c)(3) mentoring organization serving the Greater Boston area and beyond. Our mission is to help families transition from homeless shelters into stable permanent housing by teaching and mentoring youth and families to achieve financial independence, with the goal of breaking the cycle of generational poverty and homelessness.



MTK Development is focused on maximizing opportunities for residents. The General Contractor has extensive past performance meeting or exceeding DEI goals.

DEI Goals & Community Su

Hiring Priorities:

- Minority Business Enterprise
- Women-Owned Business Enterprise
- LGBTQ+ Owned Business
- Local Business / Section 3 Business

Marketing & Outreach:

- City of Boston required lottery tool
- Affirmative Fair Housing Marketing
- Multi-language signage (print & digital)
- Community-based org distribution

40%
MBE Goal

10%
WBE Goal

163+
Signatures of Support

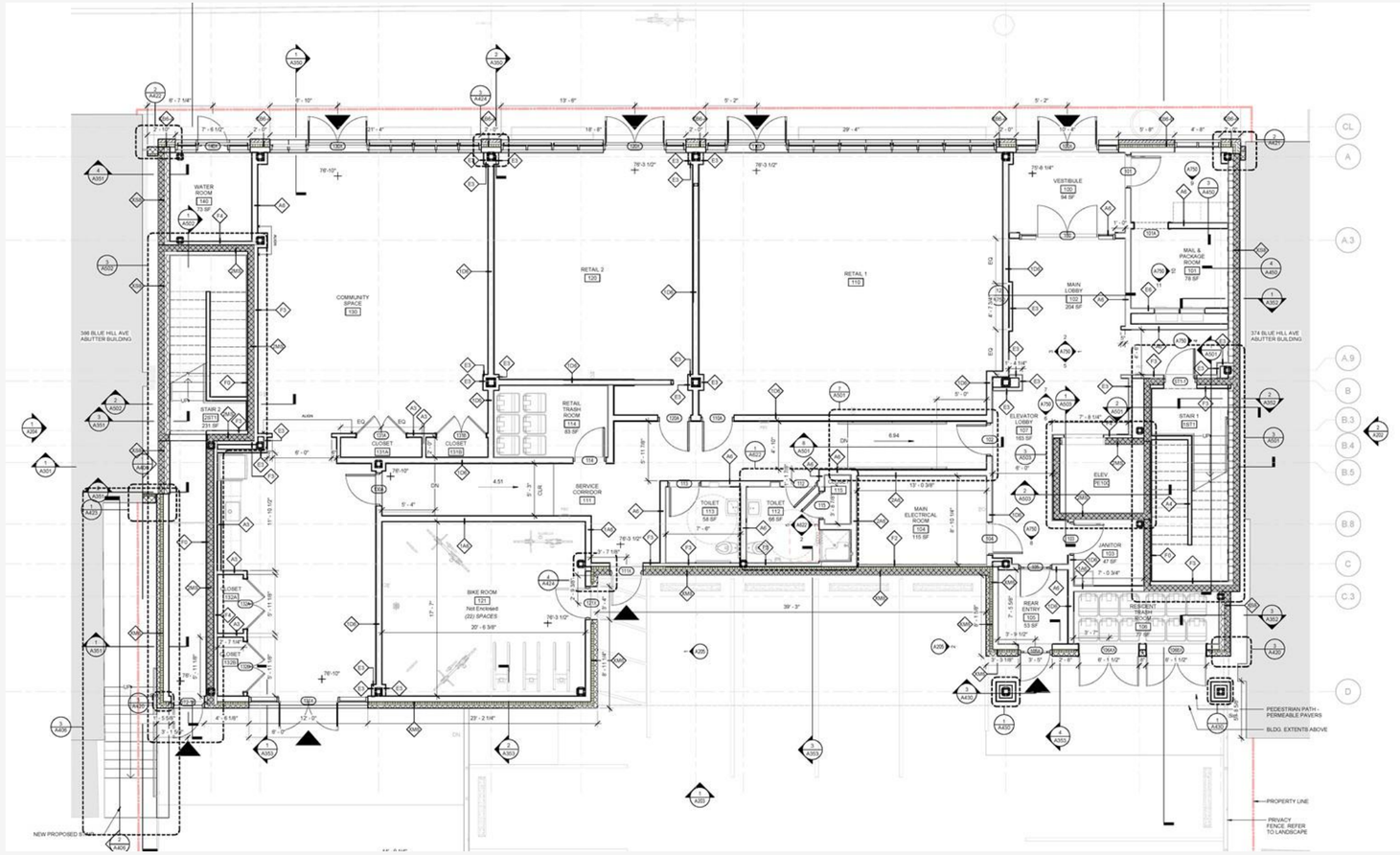
41
Letters of Support

Key Supporters: Councilor Worrell | Senator Miranda | Grove Hall Trust | Roxbury Strategic Oversight Committee | Greater Grove Hall Main Streets

FLOOR PLANS & DESIGN

Ground Level Floor Plan

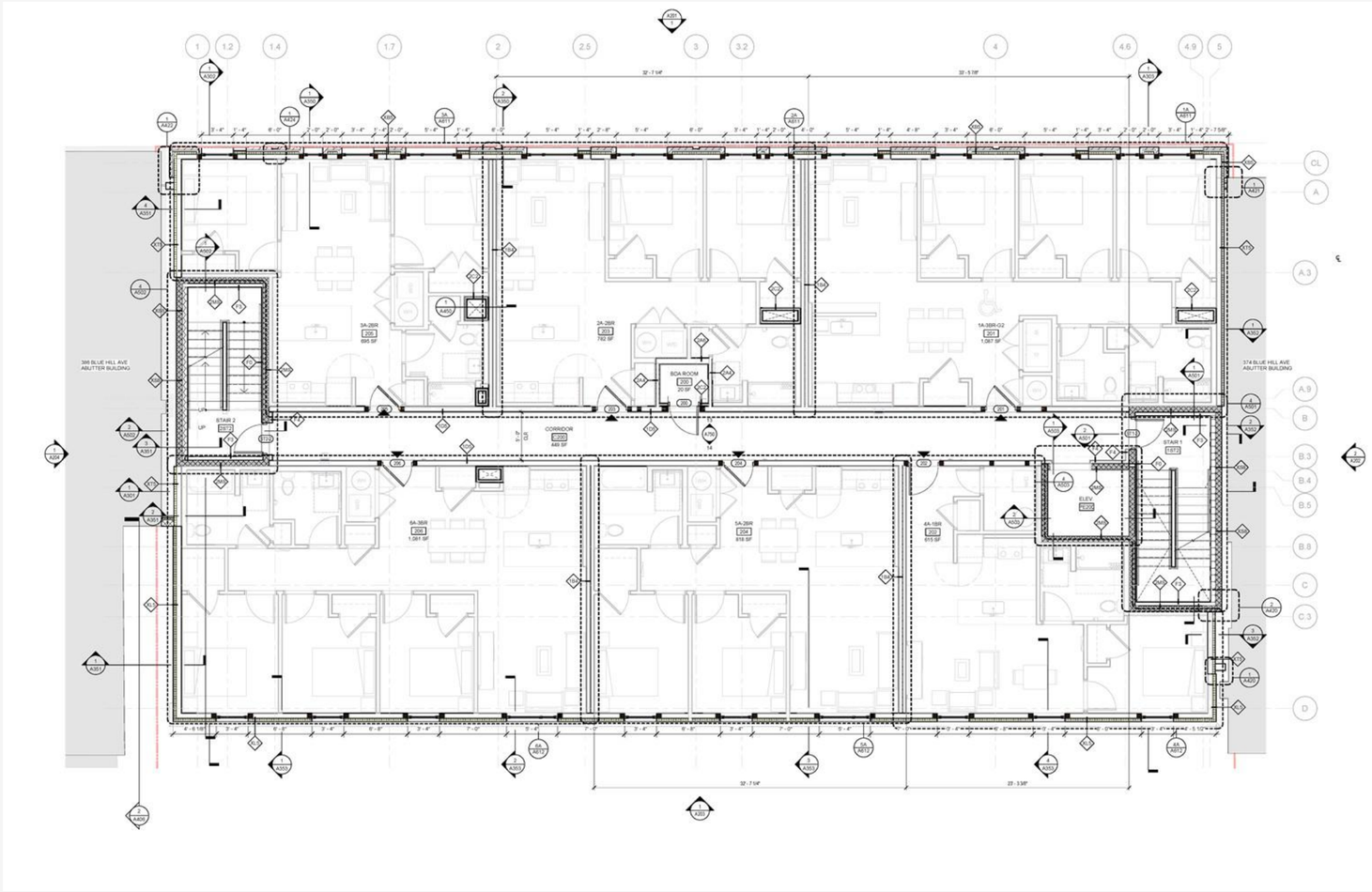
Retail spaces, community room, parking, and lobby at street level.



FLOOR PLANS & DESIGN

Residential Floors 2-4

18 residential units across three upper floors — mix of 1BR, 2BR, and 3BR layouts.



Construction Phases

7 phases spanning September 2026 through January 2028

Site Prep & Excavation	Concrete Foundation	Structure Erection	Utility Connections	Facade & Fit-Out	Hardscaping & Landscaping	Restoration & Final
10 wks	12 wks	16 wks	5 wks	24 wks	10 wks	10 wks
Sep–Nov 2026	Nov 2026–Feb 2027	Feb–Jun 2027	May–Jun 2027	Mar–Aug 2027	Sep–Nov 2027	Oct 2027–Jan 2028

Total Project Duration: ~16 Months | Work Hours: Mon–Fri 7 AM – 6 PM | Saturday (Permit): 7 AM – 7 PM

Sidewalk Closure

Eastern sidewalk on Blue Hill Ave closed. Pedestrians rerouted to western sidewalk via crosswalks at Brunswick St and Intervale St.

Barrier Installation

MASH TL-2 concrete barriers with 36-inch chain link fence installed in the parking lane along the eastern side of Blue Hill Avenue.

Bus Stop Relocation

Route 45 inbound MBTA bus stop temporarily relocated to the far-side of Blue Hill Ave at Intervale St.

Lane Closure Detour

Phase IV: Northbound lane closed on weekends. Detour via Brunswick St → Warren Ave → Intervale St. Southbound maintained (11-ft lane).

Site Access & Truck Routing

Two site access points are designated for construction vehicles:

- Gate A (20-ft swing gate) at the corner of Blue Hill Ave and Intervale St for heavy vehicles
- Gate B (10-ft swing gate) along the shared driveway/alleyway on Intervale St

All trucks must use major arterials (I-93, I-90) and are prohibited from using local residential streets. No on-site construction worker parking is permitted, workers are encouraged to use MBTA transit.

2
Access Gates

4
Avg Trucks/Day

8
Peak Trucks/Day

0
On-Site Parking

MTK DEVELOPMENT

Fire Safety

NFPA 241 plan submitted to Boston Fire Dept.

Dust Control

Wetting agents, covered trucks, street sweepers.

Noise Mitigation

Muffled equipment, no idling, saw-cutting preferred.

Rodent Control

Bi-weekly extermination, tamper-resistant bait boxes.

Snow Removal

Daily clearing of sidewalks & pedestrian routes.

Emergency Access

24-hour emergency vehicle access maintained.

All procedures meet OSHA standards | Dewatering per SWPPP / NPDES requirements | Groundwater monitored

Communication & Coordination

Prominent Builders, Inc. and ownership will provide notices and updates on progress and upcoming expectations for construction activities.

A construction sign with contractor name and phone number will be clearly visible at the site.

Management staff available at all times during construction.

Communication with:

- Direct Abutters
- Local businesses & homeowners
- Neighborhood organizations

24-HOUR EMERGENCY CONTACT

Prominent Builders, Inc.
Frank Scalli
(978) 888-5350

Key Agencies

- Mayor’s Office of Housing
- Inspectional Services Department (ISD)
- Office of Neighborhood Services
- Economic Opportunity and Inclusion
- Boston Transportation Department (BTD)

MTK DEVELOPMENT

WEEKDAY HOURS

Monday – Friday

7:00 AM – 6:00 PM

ond

SATURDAY (PERMIT ONLY)

Saturday

7:00 AM – 7:00 PM

KEY CONDITIONS

- Night/weekend work requires approval from BTD, ISD, and ONS
- All damaged pavement markings, signage, loop detectors, and traffic equipment replaced in kind
- Upon completion, all disturbed infrastructure restored to existing or BTD-approved condition
- All local, state, and federal laws strictly adhered to at all times



MTK DEVELOPMENT

JGE DESIGN THE EXPERIENCE

Marzuq Plaza II — 376-384A Blue Hill Avenue, Boston, MA

Questions/comments



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Nubian Square Economic Task Force

Overview, Objectives, and Accomplishments



CITY OF BOSTON

Nubian Square Economic Activation Task Force

Purpose and Priorities

- The Nubian Square Economic Activation Task Force (Task Force) was created in April of 2026 by Mayor Wu to connect business leaders, non-profit organizations, community advocates, and City of Boston employees to help generate targeted, catalytic investments in Nubian Square's "business district" spanning from the Bolling Building to Melnea Cass Boulevard along Washington Street and the surrounding blocks.
- Its efforts will prioritize projects where community members have set the vision, provided extensive feedback, and/or expressed strong support.
- These investments should accelerate initiatives already underway and build visible momentum in the district.
- The Task Force will conduct its duties over the course of six months.

Task Force Goals

Goals 1-3

- **Goal 1:** Support Businesses Opening this Year
  - *Identify creative ways to drive immediate foot traffic to new establishments, including Jazz Urbane and Haley House, and fully leverage recent anchor additions like Franklin Cummings Tech.*
- **Goal 2:** Fill Storefront Vacancies & Enable Improvements
  - *Invest in new supports to enable small business tenants to fill high profile vacancies in key buildings; Devise a Nubian marketing / recruiting strategy for business tenants at all levels.*
- **Goal 3:** Activate Nubian's Culture & Creative Economy
  - *Strengthen Nubian Square's position as a Cultural & Creative economy hub by integrating cultural production and consumption space into all economic development efforts and deploying interim / meanwhile cultural activations. Support the launch and expansion of existing cultural activations.*

Task Force Goals

Goals 4-6

- **Goal 4:** Spur Construction on Key Development Parcels
  - *Identify specific mechanisms to spur construction, e.g. by recruiting business tenants for the commercial space, providing financing for the housing, or offering philanthropic support for the cultural hall and restaurant space. Provide a direct line of communication between the City and developers of public parcels to unstick projects currently facing financing or other challenges.*
- **Goal 5:** Promote Strategic Investment
  - *Leverage the Square's unique assets and the City's advocacy to attract private and mission-driven partnerships and capital that aligns with the community's wealth-building goals. This includes increasing opportunities for local business and home ownership.*
- **Goal 6:** Community Safety, Public Health, Basic City Services
  - *Work with City staff to improve public health and safety in Nubian Square by identifying gaps in current resources. (Work being done by Nubian Task Force)*

Nubian Square Economic Activation Task Force

North Star

Nubian Square will be Boston's center for Black culture, creativity, community ownership, and economic empowerment; a vibrant destination where residents and visitors can live, work, learn, create, and thrive all day and night.

Nubian Square Economic Activation Task Force Subcommittee Assignments

Goal	Chair(s)	Task Force Members
Goal 1: Support Businesses Opening this Year	Donald Wright and Aliesha Porcena	• Carlos Castillo, Roxbury Main Streets • Dorothea Jones, RSMPOC • Aisha Francis, Franklin Cummings Tech • Maddrey Goode, NECAT • Christopher Loh, M&T Bank
Goal 2: Fill Storefront Vacancies & Enable Improvements	Donald Wright and Aliesha Porcena	• Carlos Castillo, Roxbury Main Streets • Nicole Obi, BECMA • Dorothea Jones, RSMPOC • Rev. Willie Bodrick, Alternatives for Community and Environment • Christopher Loh, M&T Bank
Goal 3: Activate Nubian's Culture & Creative Economy	Joseph Henry	• JD Chesloff, Massachusetts Business Roundtable • Rev. Willie Bodrick, Alternatives for Community and Environment • Trina Martin, BMC • Rahn Dorsey, Eastern Bank Foundation
Goal 4: Spur Construction on Key Development Parcels	Devin Quirk, Sheila Dillon, Rebecca Tomasovic	• Nicole Obi, BECMA • Megan Sandel, BMC • Rev. Willie Bodrick, Alternatives for Community and Environment • Norm Stembridge, RSMPOC
Goal 5: Promote Strategic Investment	Stephen Chan	• Megan Sandel, BMC • Aisha Francis, Franklin Cummings Tech • Richard Taylor, Nubian Square Ascends • Rahn Dorsey, Eastern Bank Foundation • Rafia Zahir-Uddin, JP Morgan Chase • Bob Cooper, One United Bank • Magnolia Contreras, Dana Farber • JD Chesloff, Massachusetts Business Roundtable
Goal 6: Community Safety, Public Health, Basic City Services	Asha Janay, Brianna Millor, Abdullah Beckett	• Richard Taylor, Nubian Square Ascends • Carlos Castillo, Roxbury Main Streets • Rev. Willie Bodrick, Alternatives for Community and Environment

Nubian Square Economic Activation Task Force

Achievements

Since its first meeting, our task force has:

- Drawn on City, Task Force, and partner feedback to identify a **shortlist of partnership initiatives** that could be announced or launched before end of 2026.
- In partnership with TACC, developed a fundable **scope of work for a "Why Nubian?" Action Analysis & Prospectus** to establish a shared investment narrative and guide subsequent investments based on current market conditions and community priorities.
- Explored options for **long-term organizing capacity** in response to the Task Force's question about a potential "BID-like" entity, with an initial focus on defining the functions Nubian needs before determining the appropriate organizational model to fulfill them.
- Fixed Nubian Square public bathroom, re-painted crosswalks, and improved street lighting around the square
- Began work on an audit of existing business and vacancies in Nubian Square to better map the current business landscape
- Explored launching a pop-up permit program in Nubian Square to catalyze usage of vacant storefront space and connect property owners with potential short and long term tenants
- Started work on mural lighting and workforce development program for revitalization of public art, improved public safety, and on-site training in Nubian Square.

“Why Nubian” Plan & Community Engagement

Aim: A “Why Nubian” prospectus and market action analysis that lays out the strengths on which this next chapter builds, and what the neighborhood wants and needs next.

Five Core Components

1. Investment Narrative & Progress
2. Community & Stakeholder Engagement
3. Business Mix & Assessment Pathways
4. Anchor Opportunities & “High-Potential” Employers
5. Civic Memory & Evidence for Decisions

Timeline

- **Stage 1:** Information gathering for baseline; Civic Memory; Engagement Plan development
- **Stage 2:** Engagement underway (Starting **November 2nd**); Baseline research completed;
- **Stage 3:** Draft developed; Shared for preliminary input
- **Stage 4:** Synthesize feedback; revise and release

Questions/comments



Planning Department

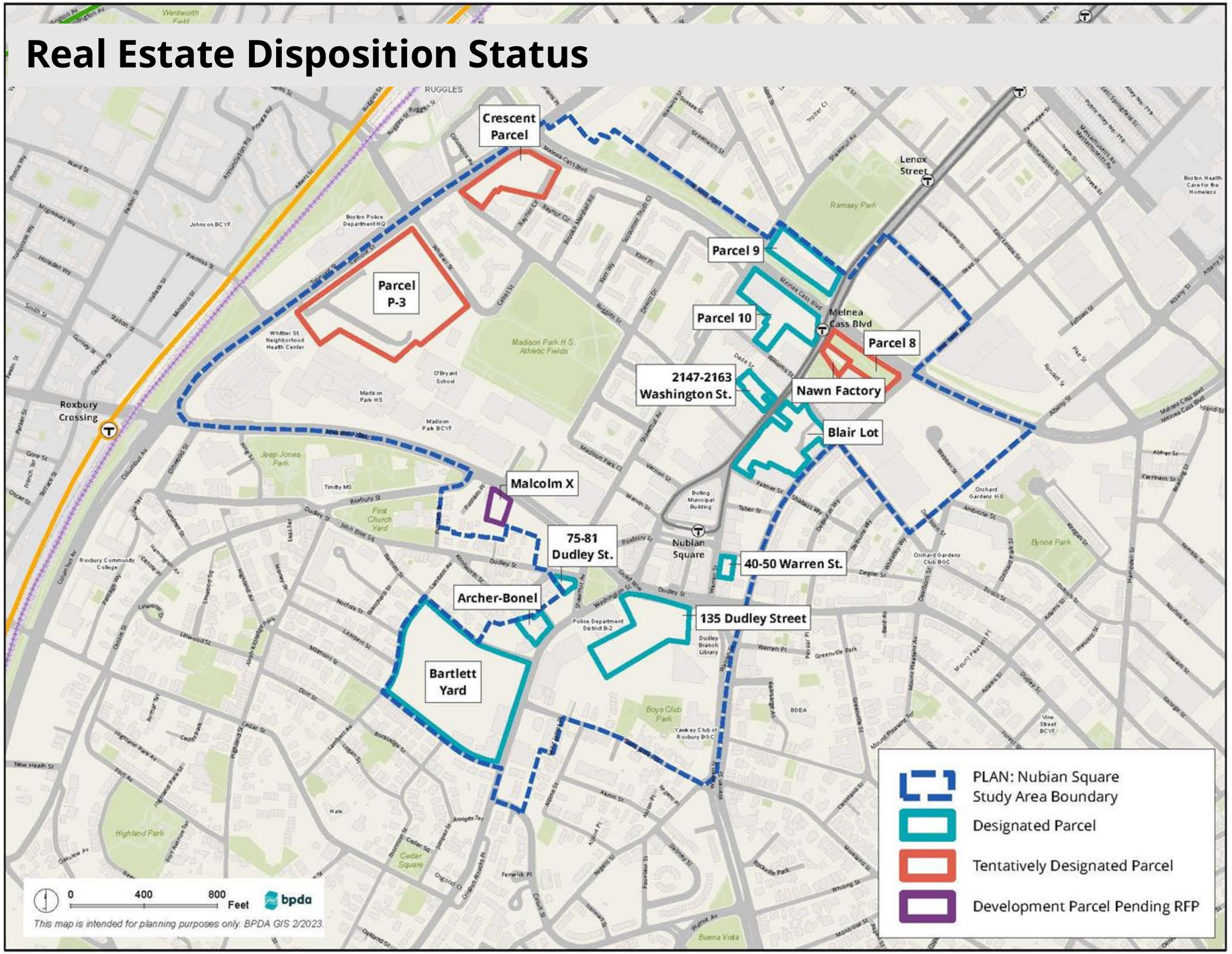
CITY of BOSTON

135 Dudley St

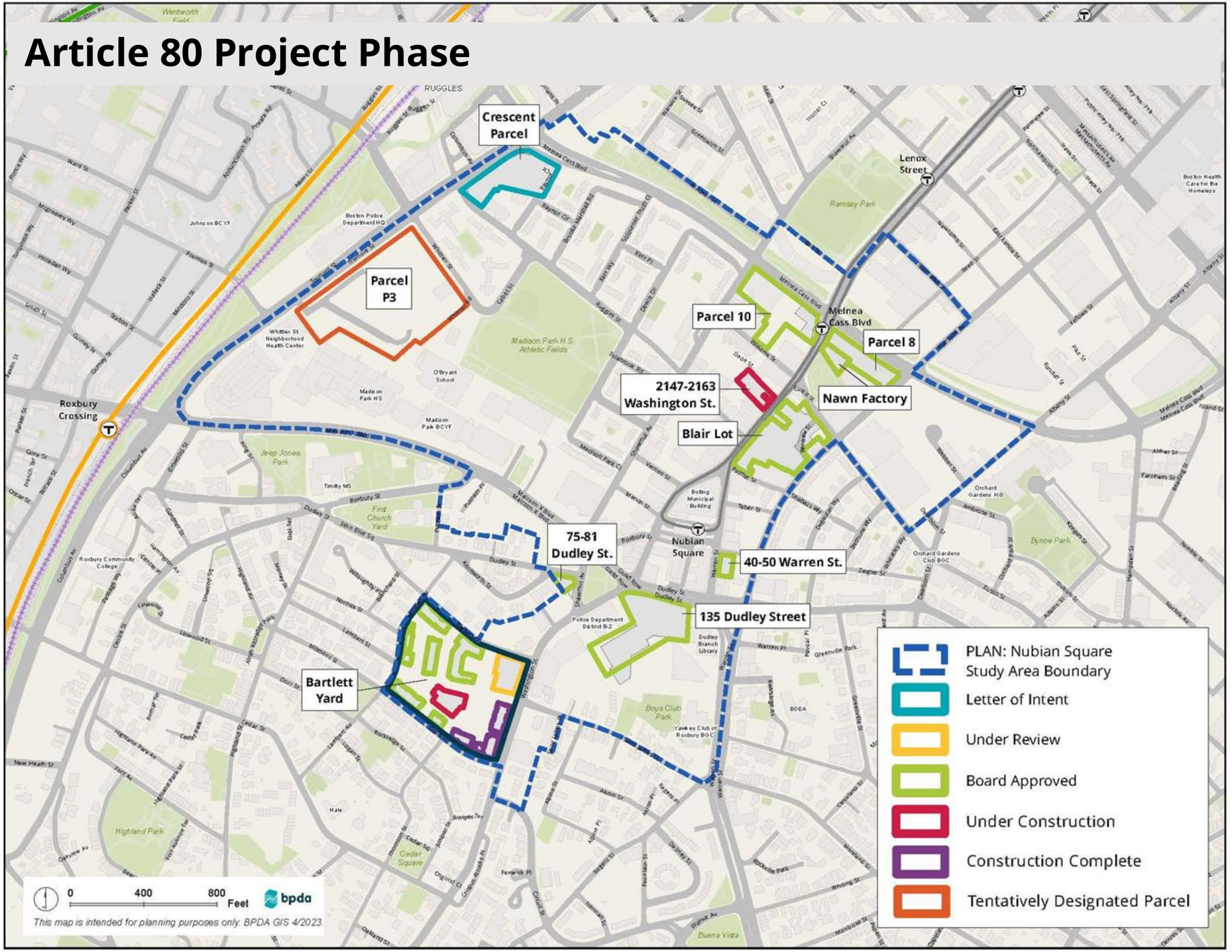
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Real Estate Disposition Status



Article 80 Project Phase



135 DUDLEY STREET

Current Project: Project is proposed in 2 phases. Phase 1, which is a 60-unit structure of affordable rental housing is slated to start construction December of 2026. We are still in need of additional sources for the 2nd phase of this project.

Proposed Project Highlights:

- Land SF – 67,664±
- Gross Floor Area 211,541sf ±

Development Entities:

CRUZ DEVELOPMENT CORPORATION

Project Page

135 DUDLEY STREET



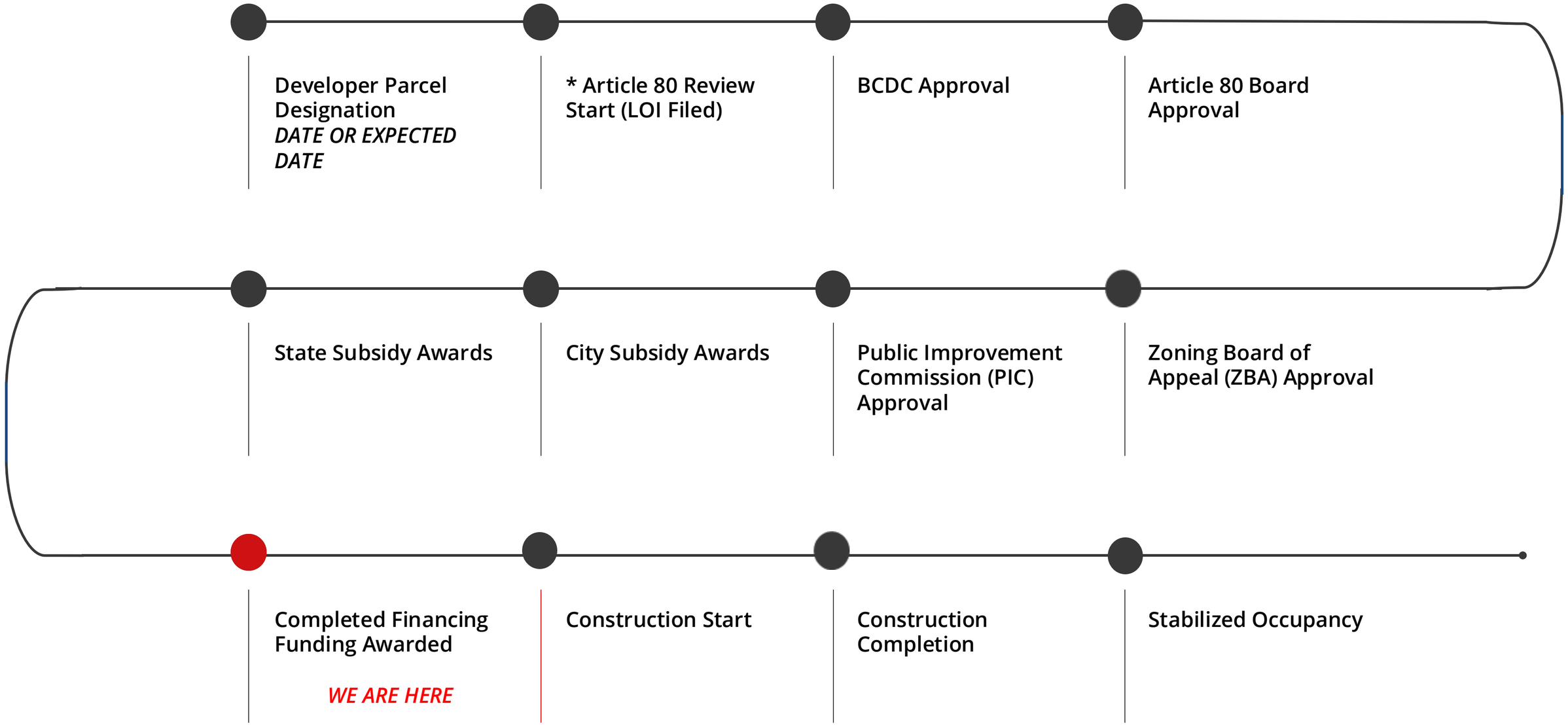
[Project Page]

135 DUDLEY STREET Regulatory Milestones & Timeline

Stabilized Occupancy	Rental – Summer of 2029 (Phase 1)
Construction Completion	October, 2028 (Phase 1)
50% Construction Completion	November, 2027 (Phase 1)
Construction Start	December, 2026 (Phase 1)
Completed Financing	June, 2026 (Phase 1)
State Subsidy Awards	Awarded January 22, 2024 (Phase1)
City Subsidy Awards	Awarded September 27, 2023 (Phase 1) Awarded January 13, 2026 (Phase 2)
Public Improvement Commission Approval	Pending
Zoning Board of Appeal Board (ZBA)	October 19, 2021, Extended August 5, 2025
Article 80 Board Approval	August 19, 2021
BCDC Approval* 100,000 sq.ft or significant public realm	February 21, 2021
Article 80 Review Start (LOI Filed)	September 27, 2019
BPDA or Mayor's Office of Housing (MOH Developer Designation)	July 19, 2019

WE ARE HERE

Project Name Regulatory Milestones & Timeline



To see full time of bpda Article 80 Review Process visit Project Page

135 DUDLEY STREET

Project Uses and Programming

Parking Spaces (# of spaces)	125
Commercial (sq.ft.)	4,652±
Office (sq.ft)	951±
Cultural (sq.ft)	
Residential (sq.ft.)	203,541± (160,313± total unit sf)
Open Space (sq.ft.)	20,332± (Plaza)
Other Uses (please specify) (sq.ft.)	57,795± (Parking Garage & Ancillaries)

Project Page

135 DUDLEY STREET

Rental Units Overview

	Homeless set-aside 30% AMI *# of Units / Average Rent*	**Low Income Voucher** *# of Units / Average Rent*	**Middle Income Up to 60% AMI** *# of Units / Average Rent*	**Middle Income Up to 80% AMI** *# of Units / Average Rent*	**Up to Market Rate** *# of Units / Average Rent*	**Total Rental Units**
Studio						
1 Bedroom	4 / $918	4 / $2,377	16 / $1,836			24
2 Bedroom	4 / $1.102	4 / $2,827	23 / $2,203			31
3+ Bedroom	1 / $1,273	1 / $3,418	3 / $2,546			5
Total Units	9	9	42			60
Percent Total Units	15%	15%	70%			100%

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

[Project Page]

135 DUDLEY STREET

Homeownership Units Overview

	Middle Income Up to 80% AMI *(# of Units) / Average Sales Price / Average Mortgage Price*	**Middle Income Up to 100% AMI** *(# of Units) / Average Sales Price / Average Mortgage Price*	**Up to Market Rate** *(# of Units) / Average Sales Price / Average Mortgage Price*	**Total Homeownership Units**
Studio	1 / $199,314		3 / $499,000	4
1 Bedroom	2 / $241,977	3 / $316,830	15 / $698,000	20
2 Bedroom	8 / $284,970	7 / $368,973	66 / $907,450	81
3+ Bedroom		1 / $416,707	4 / $932,489	5
Total Units	11	11	88	110
Percent Total Units	10%	10%	80%	100%

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

[Project Page]

135 DUDLEY STREET

Job Creation in Percentages

Created	
Minority/Women Business Enterprises (MWBE) Created	
Projected	35 Permanent and 150 Construction Jobs
Minority/Women Business Enterprises (MWBE) Projected	26 Permanent and 112 Construction Jobs

Project Page

135 DUDLEY STREET

BRJP Report for Projects Under Construction

		Worker Hours By Timesheet (simple) Total		Worker Hours By Timesheet (simple) Resident			Worker Hours By Timesheet (simple) POC		Worker Hours By Timesheet (simple) Female		
Subcontractor Name	Trade	Sum of Worker Hours This Period	Total #	Res. %	Res #	Res Hrs.	POC Hrs,	POC %	Fem Hrs.	Fem %	Fem #

Questions/comments



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THANK YOU

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