

ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE MEETING

October 5, 2026



Planning Department

CITY of **BOSTON**

MEETING RECORDING

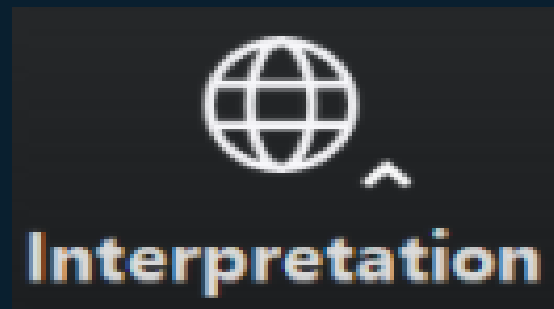


At the request of community members, this event will be recorded posted on the Roxbury Strategic Master Plan webpage at bit.ly/theRSMPOC for those who are unable to attend the Zoom event live.

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

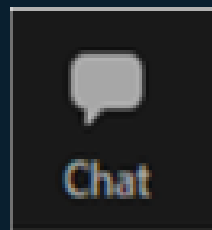
“English” – for English

“Cape Verdean Creole” - Cape Verdean Creole

ZOOM TIPS

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

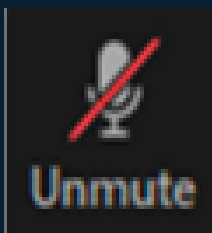
Your controls are at the bottom of the screen



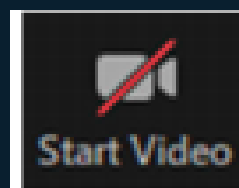
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ Planning Staff will moderate the chat



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 Carmellite.Chamblin@boston.gov**

AGENDA



- 1. Nubian Square Ascends**
- 2. 2085 Washington Street**
- 3. 75-81 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, 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**

Nubian Square Ascends



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Nubian Square Ascends



Current Project Phase: Building A NPC Review

Proposed Project Highlights

Site area: 95,949 SF Building
A: 54,000 GSF 2 floors plus
mezzanine Roof: 46 feet
Penthouse: 60 feet

Nubian Ascend Partners, LLC





NUBIAN SQUARE ASCENDS

Regulatory Milestones & Timeline

Milestone	Status / date
Stabilized Occupancy	Phase 1: Q1 2029*
Construction Completion	Phase 1: Q4 2028*
50% Construction Completion	Phase 1: Q1 2027*
Construction Start	Phase 1: Q2 2027*
Completed Financing	Phase 1: Q4 2025*
State Subsidy Awards	\$50M (June template)
City Subsidy Awards	Favorable Ground Lease Rent
Article 80 Board Approval	12.16.2021 and 9.14.2023
BCDC Approval	12.6.2021
Article 80 Review Start (LOI Filed)	3.29.2021

NUBIAN SQUARE ASCENDS

Project Uses and Programming

Building A use	Proposed area
Life Science Training	20,000 SF
Community Center / Business (Mezzanine)	1,000- 9,000 SF
Theater/Restaurant	23,000 SF
Building A gross area	43,000- 54,000 SF



Sequence 1: 95 parking spaces

NUBIAN SQUARE ASCENDS



Original Concept Rendering



NUBIAN SQUARE ASCENDS



Revised Concept Rendering





NUBIAN SQUARE ASCENDS

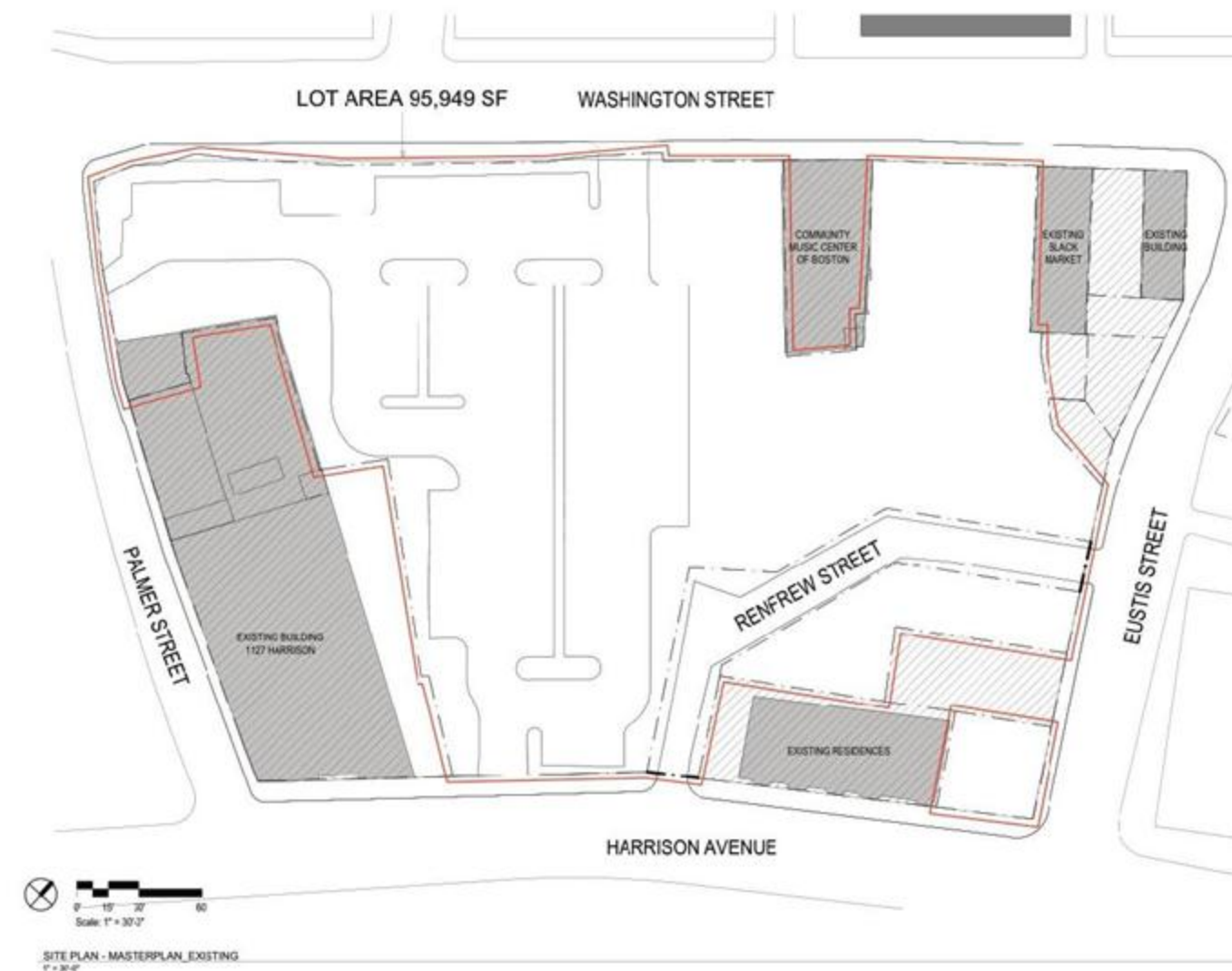
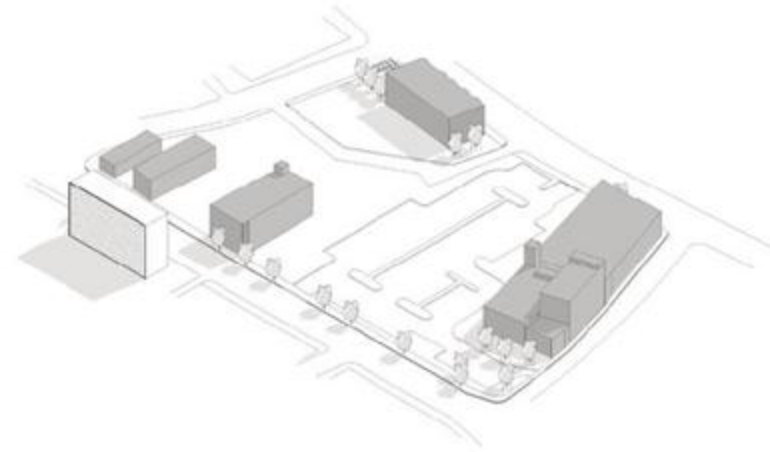
Building A Comparison

Metric	Original	Proposed
Gross area	185,470 SF	43,000-54,000 SF
Life Science Training	40,000 SF	20,000 SF
Marketplace / Culinary Center	50,445 SF	0 SF
Career Center / Community Business Center	0 SF	1,000 - 8,000 SF
Theater / Restaurant	0 SF	21,000 SF
Footprint	25,000 SF	21,500 SF
Height: top of penthouse	128 feet	60 feet
Height: top of roof	105 feet	46 feet
Stories	7 floors	2 floors + mezzanine

NUBIAN SQUARE ASCENDS

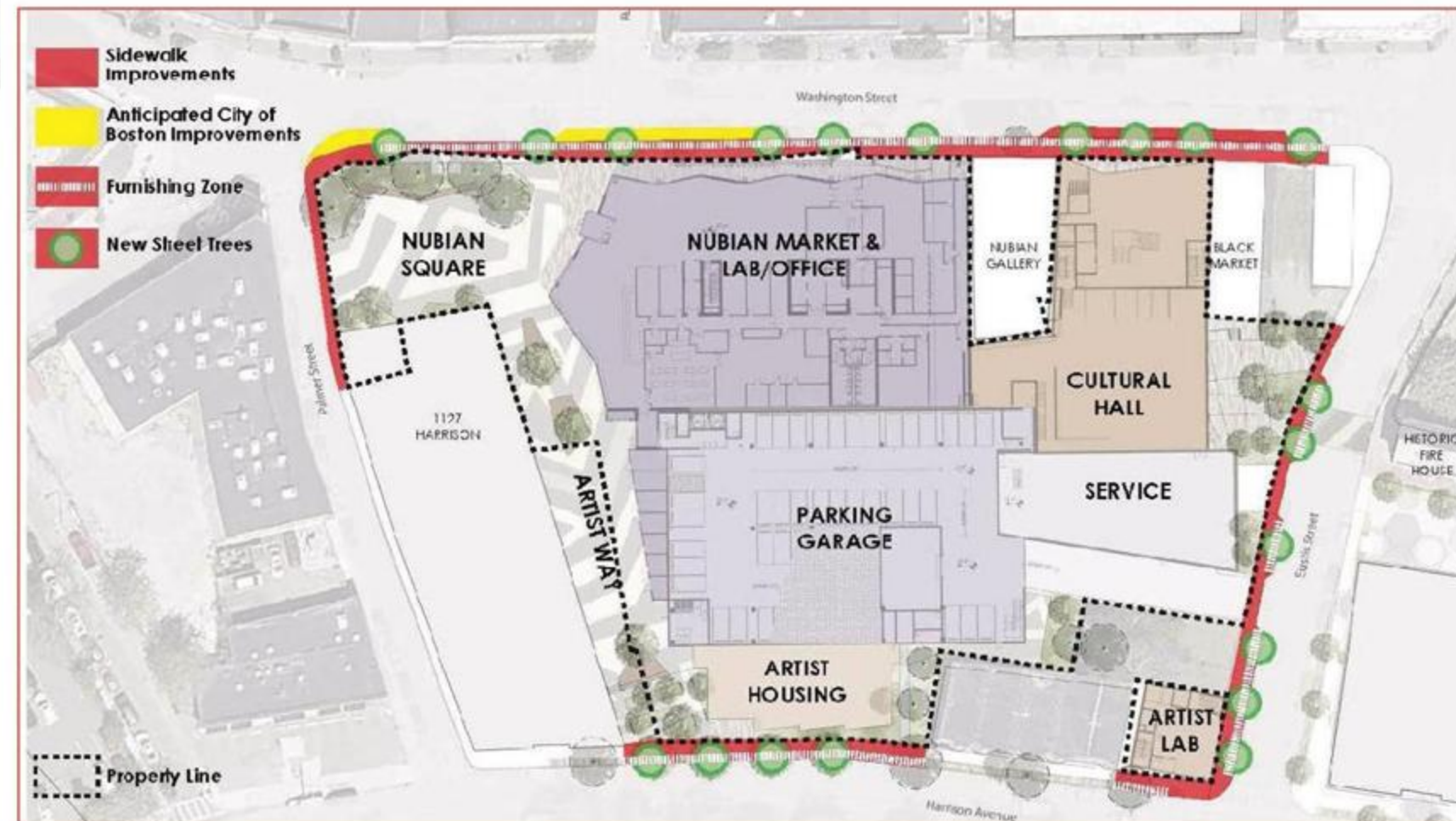


Existing Site



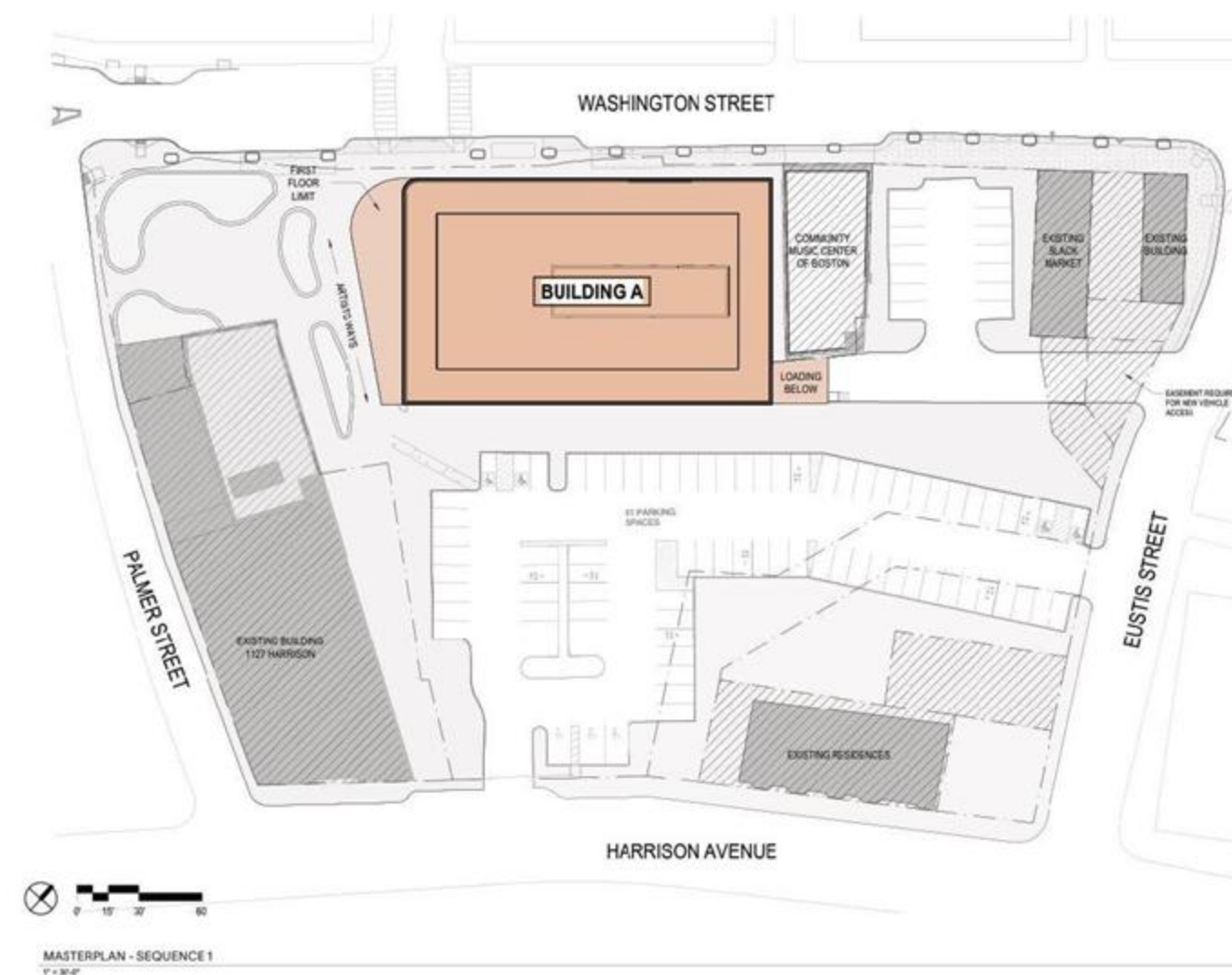
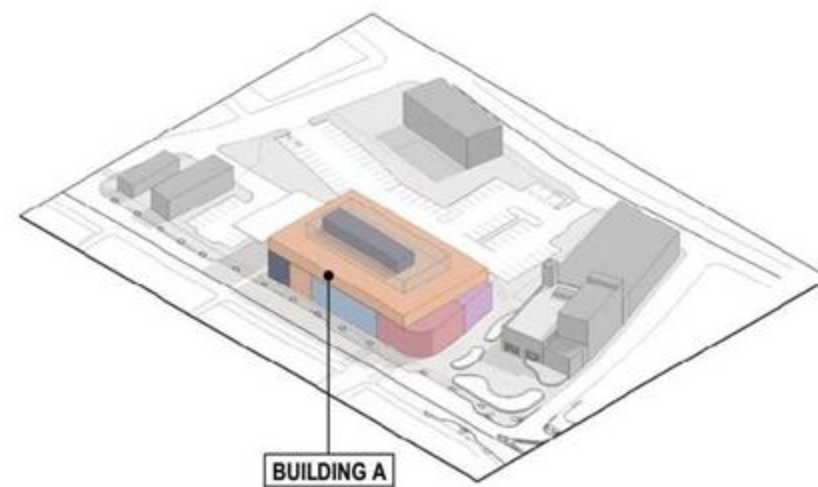
NUBIAN SQUARE ASCENDS

BPDA Approved Masterplan



NUBIAN SQUARE ASCENDS

Revised Masterplan: Sequence 1



NUBIAN SQUARE ASCENDS



Revised Rendering: Artists Way



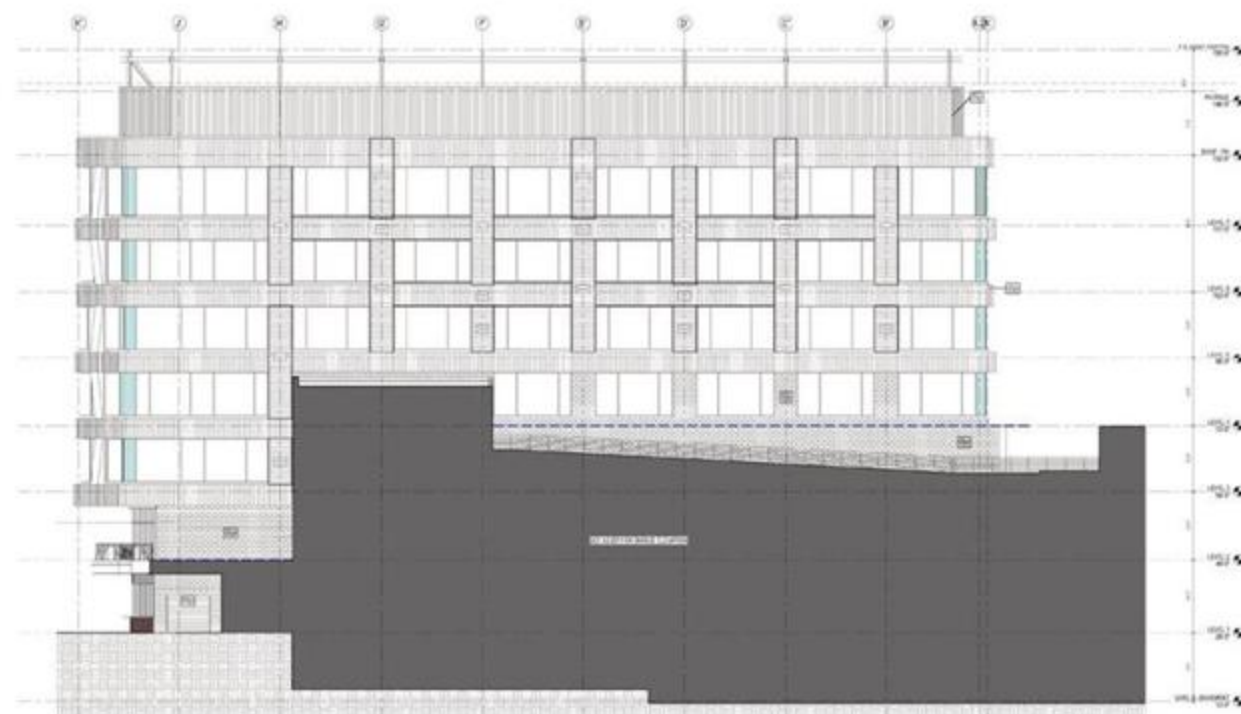
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NUBIAN SQUARE ASCENDS

Original Elevations



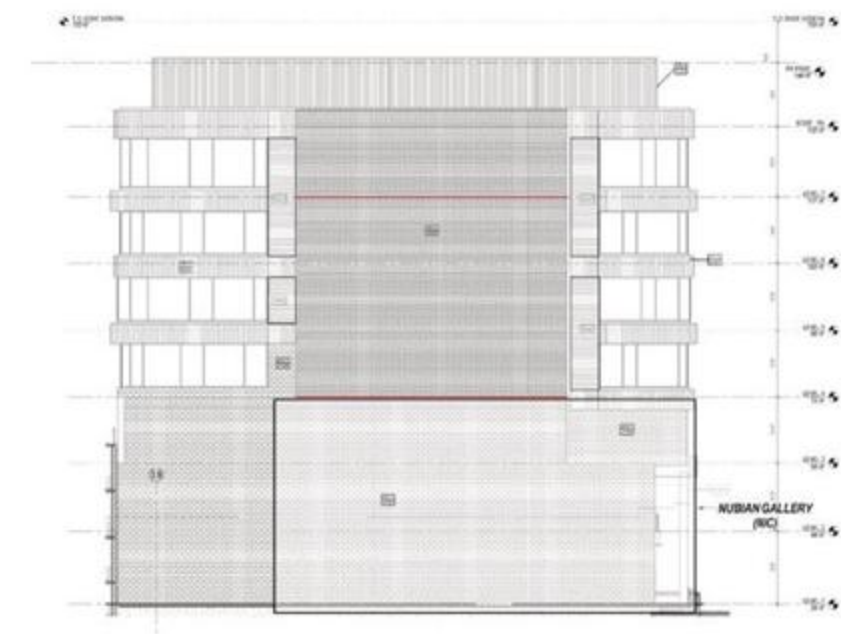
WASHINGTON STREET ELEVATION (WEST)



HARRISON AVE ELEVATION (EAST)



ARTIST WAY ELEVATION (SOUTH)



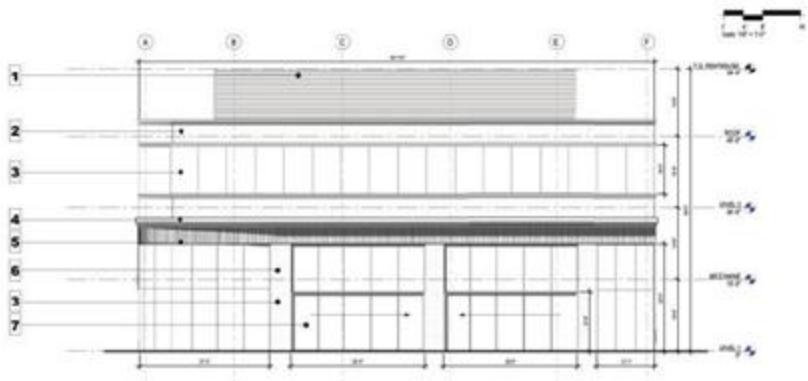
EUSTIS ST ELEVATION (NORTH)

NUBIAN SQUARE ASCENDS

Revised Elevations

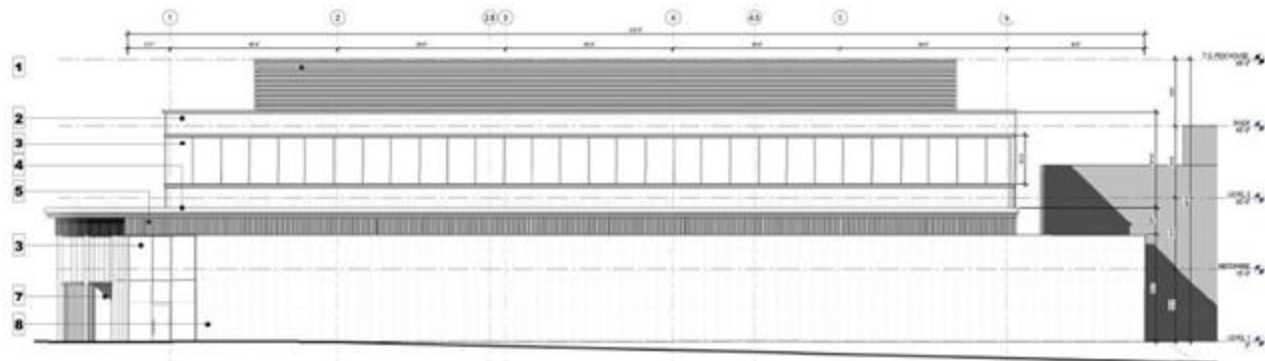


WASHINGTON STREET ELEVATION (WEST)

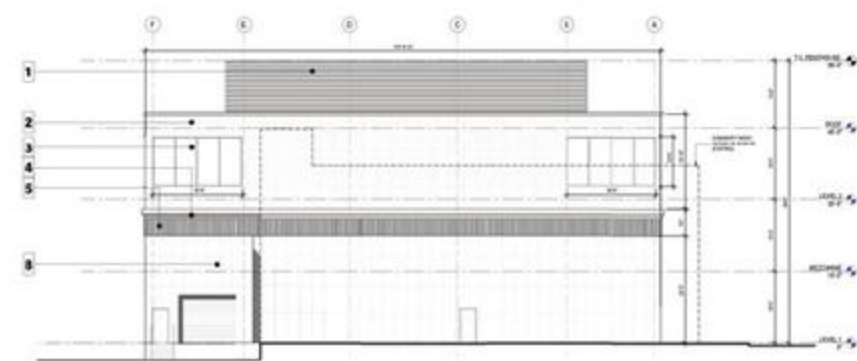


ARTIST WAY ELEVATION (SOUTH)

MATERIAL LEGEND			
1	PERFORATED MECHANICAL SCREENING	5	FLUTED ACM RAINSCREEN
2	TERRACOTTA RAINSCREEN (PATTERN A)	6	TERRACOTTA RAINSCREEN (PATTERN B)
3	FIXED CURTAINWALL GLAZING	7	OPERABLE GLASS RAINWALL
4	ACM CORNICE	8	TERRACOTTA RAINSCREEN (PATTERN C)



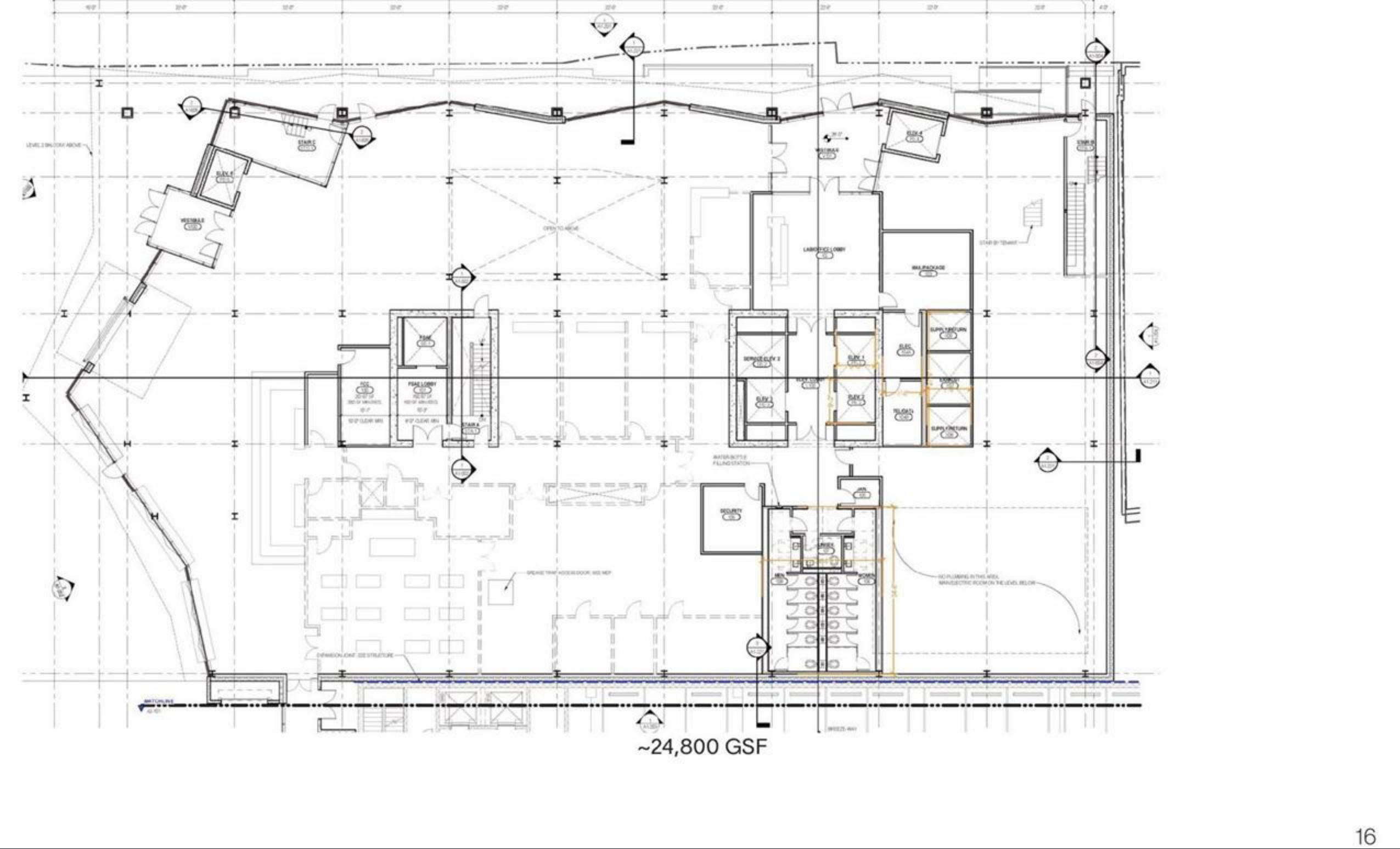
HARRISON AVE ELEVATION (EAST)



EUSTIS ST ELEVATION (NORTH)

NUBIAN SQUARE ASCENDS

Original Level 1 Plan



NUBIAN SQUARE ASCENDS

Revised Level 1 Plan: Core & Shell



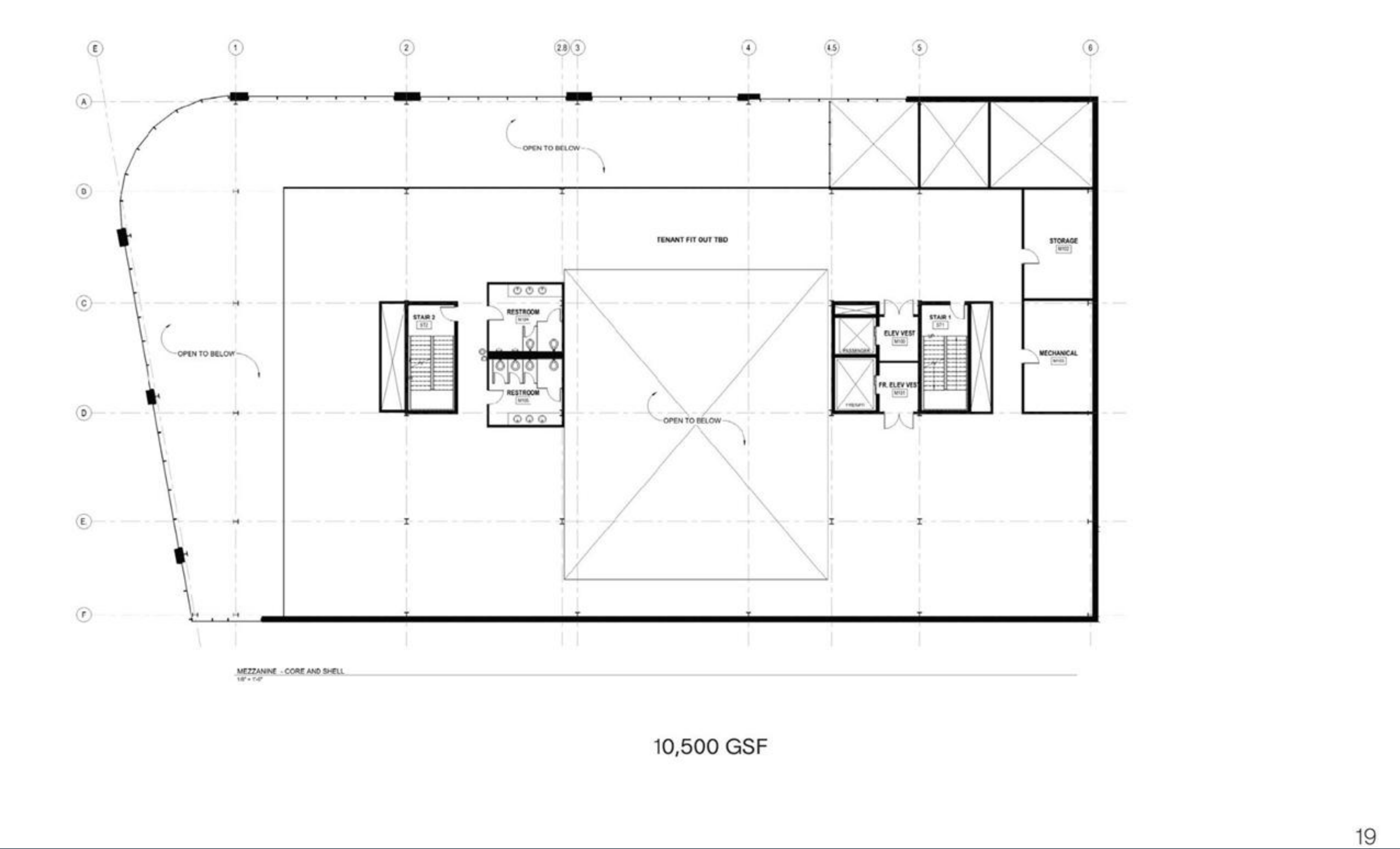
NUBIAN SQUARE ASCENDS

Revised Level 1 Plan: Test Fit



NUBIAN SQUARE ASCENDS

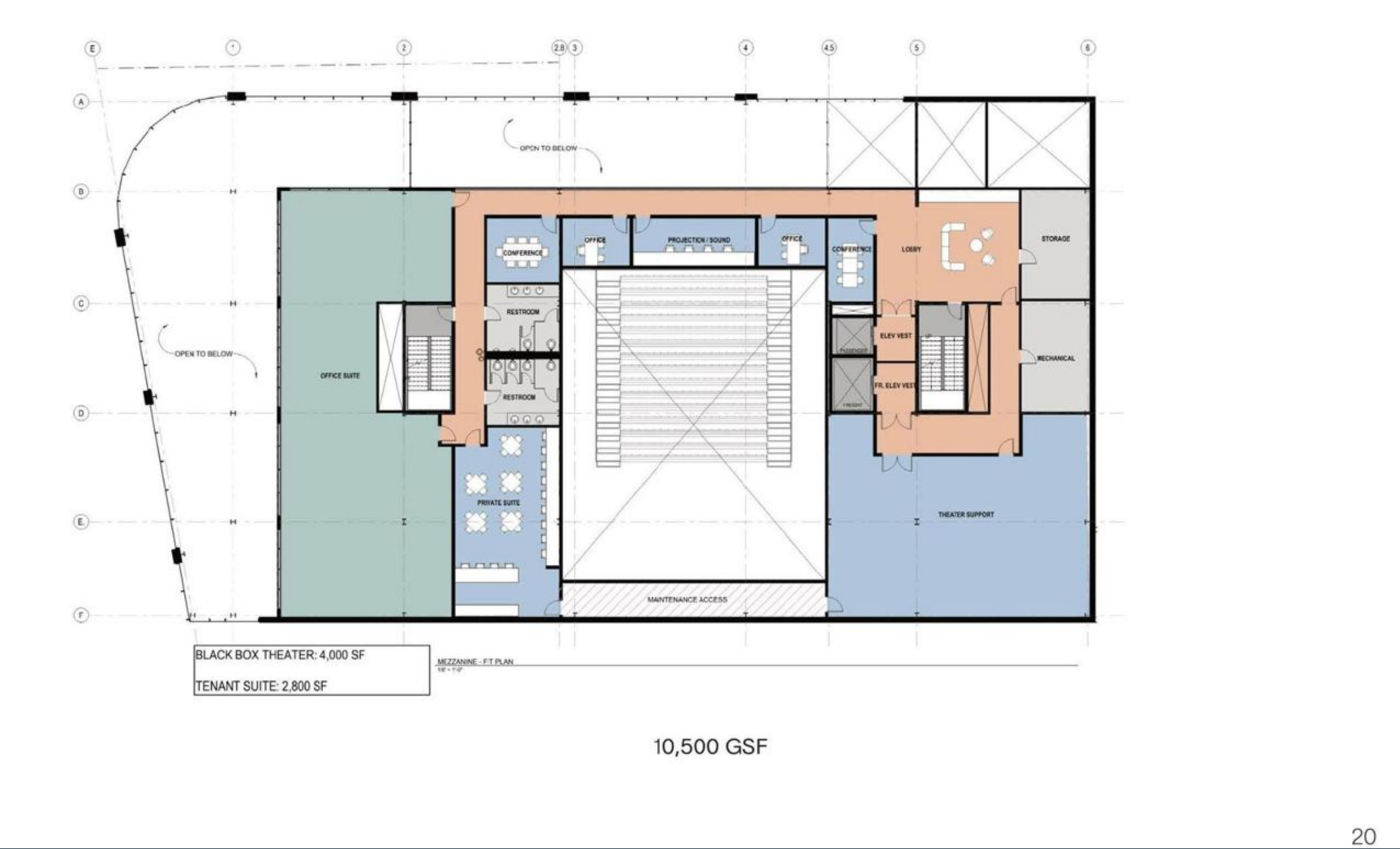
Revised Mezzanine: Core & Shell



10,500 GSF

NUBIAN SQUARE ASCENDS

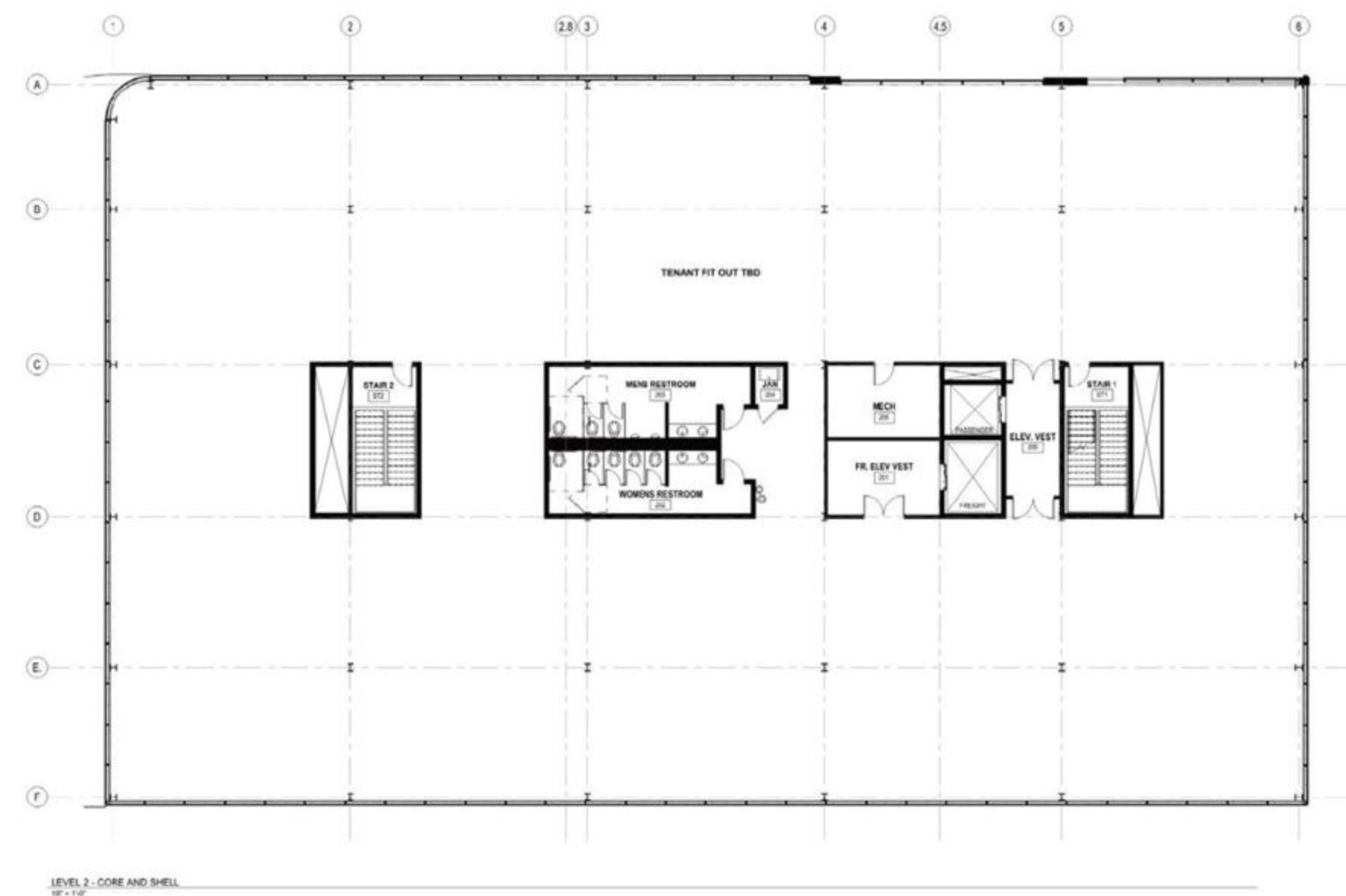
Revised Mezzanine: Fit Out



~25,000 GSF

NUBIAN SQUARE ASCENDS

Revised 2nd Floor: Core & Shell



~19,000 GSF

NUBIAN SQUARE ASCENDS

Revised 2nd Floor: Test Fit



~19,000 GSF

NUBIAN SQUARE ASCENDS



Revised Rendering: Washington Street



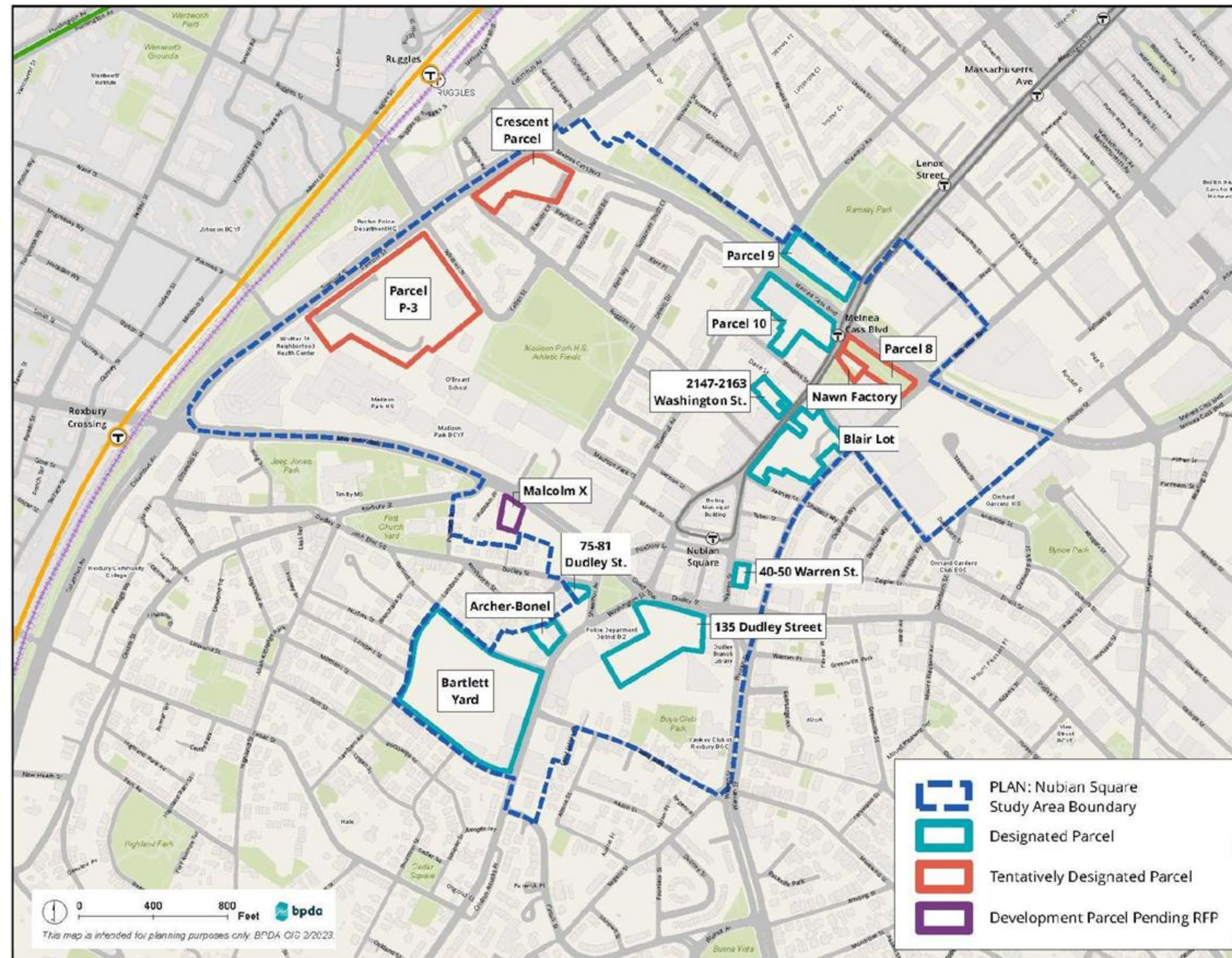
2085 Washington Street

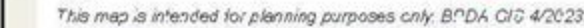


Planning Department

CITY of BOSTON

Real Estate Disposition Status





2085 Washington Street



Current Project Phase: Schematic Design Set – MOH + Planning Dept. Design Review

Proposed Project Highlights:

- Land = 25,588 sq. ft.
- Building size = 84,316 sq. ft.
- Gross floor area = 3.3 Floor Area Ratio
- New construction
- Unit mix and square footage

	<u>Unit Count</u>	<u>Average Unit Sq. Ft.</u>
Studio	6	424
One-Bedroom	44	606
Two-Bedroom	24	768
Three-Bedroom	6	1103
Total	80	



Development Entities: P10 Phase 3 LLC

Note: Existing plaza landscape shown; currently being redesigned

2085 Washington Street



Existing Conditions

2085 Washington Street



2023 Approved Project

2085 Washington Street



Proposed Changes

1. Height reduced from 10 stories to 7 stories (119' to 92').
2. Unit count reduced from 96 units to 80 units.
3. Basement level and associated parking eliminated.
4. Simplify the ground floor to improve building efficiency and site planning.

Proposed Project Changes

2085 Washington Street



Proposed Project



2085 Washington Street



Project Site Plan

2085 Washington Street



	<u>2023 Approved Project</u>	<u>Proposed Project</u>
Rental		
Studio	6 (30-80% AMI)	6 (30-80% AMI)
One-Bedroom	28 (30-80% AMI)	44 (30-80% AMI)
Two-Bedroom	27 (30-80% AMI)	24 (30-80% AMI)
Three-Bedroom	3 (30-80% AMI)	6 (30-80% AMI)
Home Ownership		
One-Bedroom	8 (80-100% AMI)	0
Two-Bedroom	24 (80-100% AMI)	0
Total	96	80

2085 Washington Street, Regulatory Milestones & Timeline



<u>Milestone</u>	<u>Date</u>
All Units Leased	June 2029
Construction Completion	March 2029
50% Construction Completion	June 2027
Construction Start	September 2027
Completed Financing	May 2027
Public Improvement Commission Approval	March 2027
State Subsidy Awards	December 2026
City Subsidy Awards	September 2026 (renewal)
Zoning Board of Appeal Board (ZBA)	Completed
Article 80 Board Approval	Completed (December 2026 updated approvals)
BCDC Approval* 100,00 sq. ft. or significant public realm	Completed
Article 80 Review Start (LOI Filed)	Completed (October 2026 PNF filing)
BPDA or Mayor’s Office of Housing (MOH Developer Designation)	Completed (in the process of renewing)

WE ARE HERE

2085 Washington Street



Project Uses and Programming

<u>Use</u>	<u>Footage</u>
Parking Spaces (# of spaces)	11
Commercial (sq.ft.)	0
Office (sq.ft)	541 sq. ft. (management)
Cultural (sq.ft)	Open space includes public art displays
Residential (sq.ft.)	54,256 sq. ft.
Open Space (sq.ft.)	2,000 sq. ft. (approximate)
Recreational (sq.ft.)	1,848 sq. ft. (857 sq. ft. = community room) (991 sq. ft. = fitness room)
Other (sq. ft.)	

2085 Washington Street



Rental Units Overview

	Homeless set-aside 30% AMI (tenants pay 30% of income) <i># of Units / Average Rent</i>	Low Income Up to 50% AMI <i># of Units / Average Rent</i>	Middle Income Up to 60% AMI <i># of Units / Average Rent</i>	Middle Income Up to 80% AMI <i># of Units / Average Rent</i>	Up to Market Rate <i># of Units / Average Rent</i>	Total Rental Units
Studio	2 / \$2,400	1 / \$1,350	2 / \$1,620	1 / \$2,160		6
1 Bedroom	8 / \$2,497	4 / \$1,446	28 / \$1,736	4 / \$2,315		44
2 Bedroom	4 / \$2,975	2 / \$1,735	16 / \$2,083	2 / \$2,777		24
3+ Bedroom	2 / \$3,555	1 / \$2,005	2 / \$2,407	1 / \$3,209		6
Total Units	16	8	48	8		80
Percent Total Units	20%	10%	60%	10%		100%

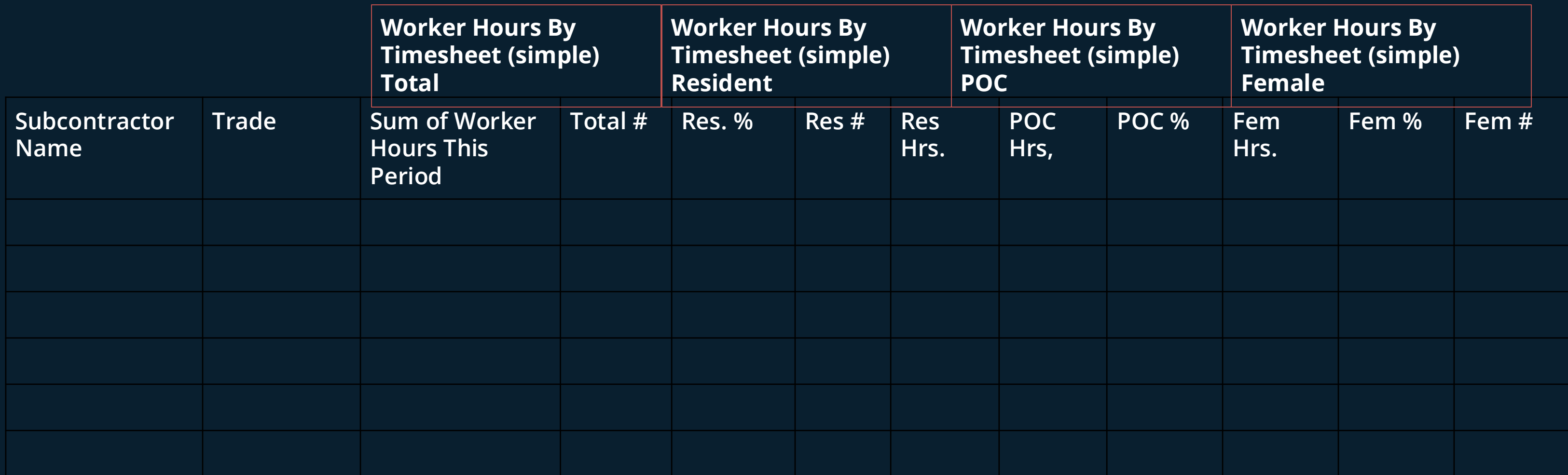
2085 Washington Street



Job Creation in Percentages

Created	
Minority/Women Business Enterprises (MWBE) Created	
Projected	Approx. 70 FTE construction jobs Min. 51% MBE, 51% Bostonians, and 12% WBE Approx. 35% of projected soft costs are to MWBE firms

BRJP Report for Projects Under Construction



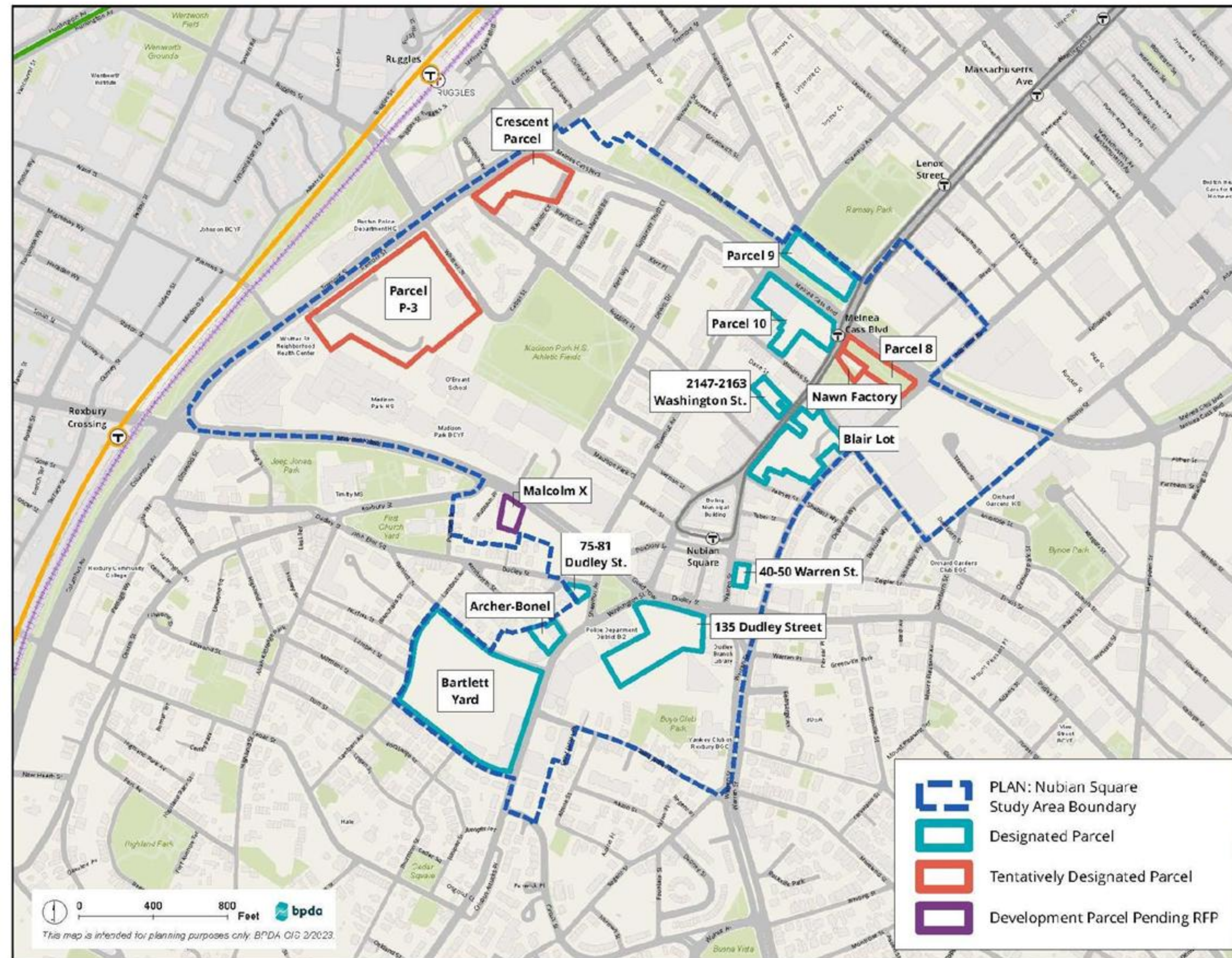
75-81 Dudley Street



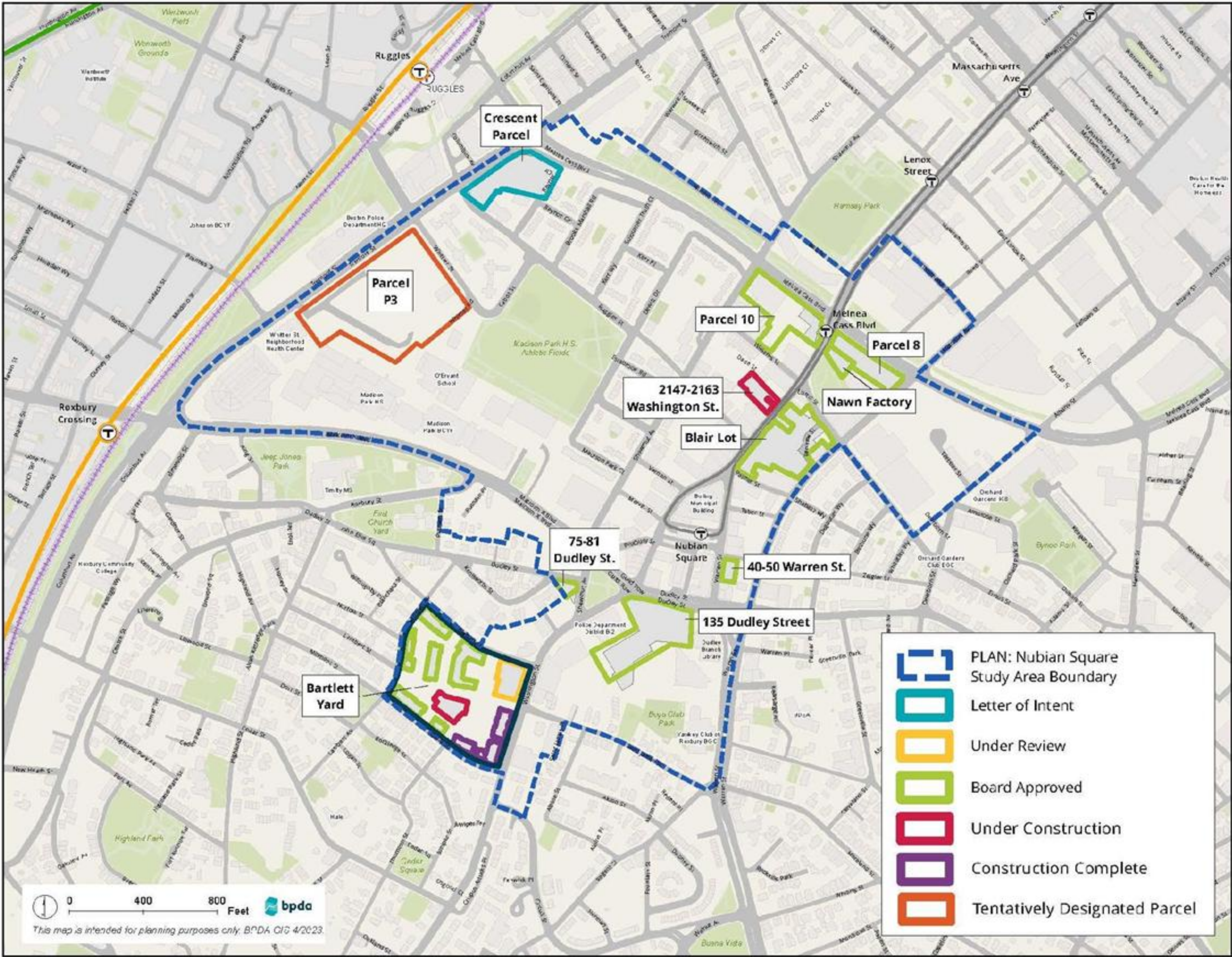
Planning Department

CITY of BOSTON

Real Estate Disposition Status



Article 80 Project Phase



75 – 81 Dudley Street

Current Project Phase: Under Construction

Proposed Project Highlights:

- Land = 8,265 sq. ft.
- Building size = 18,031 sq. ft.
- Gross floor area =2.18
- New construction
- Unit mix and square footage

UNIT TYPE	UNIT SF	UNIT COUNT
1 BEDROOM	615 - 645	4
2 BEDROOM	750 - 900	8
3 BEDROOM	1,050 - 1,195	3
		TOTAL UNITS:15



Development Entities: 75 Dudley LLC

[75 Dudley Project Page](#)

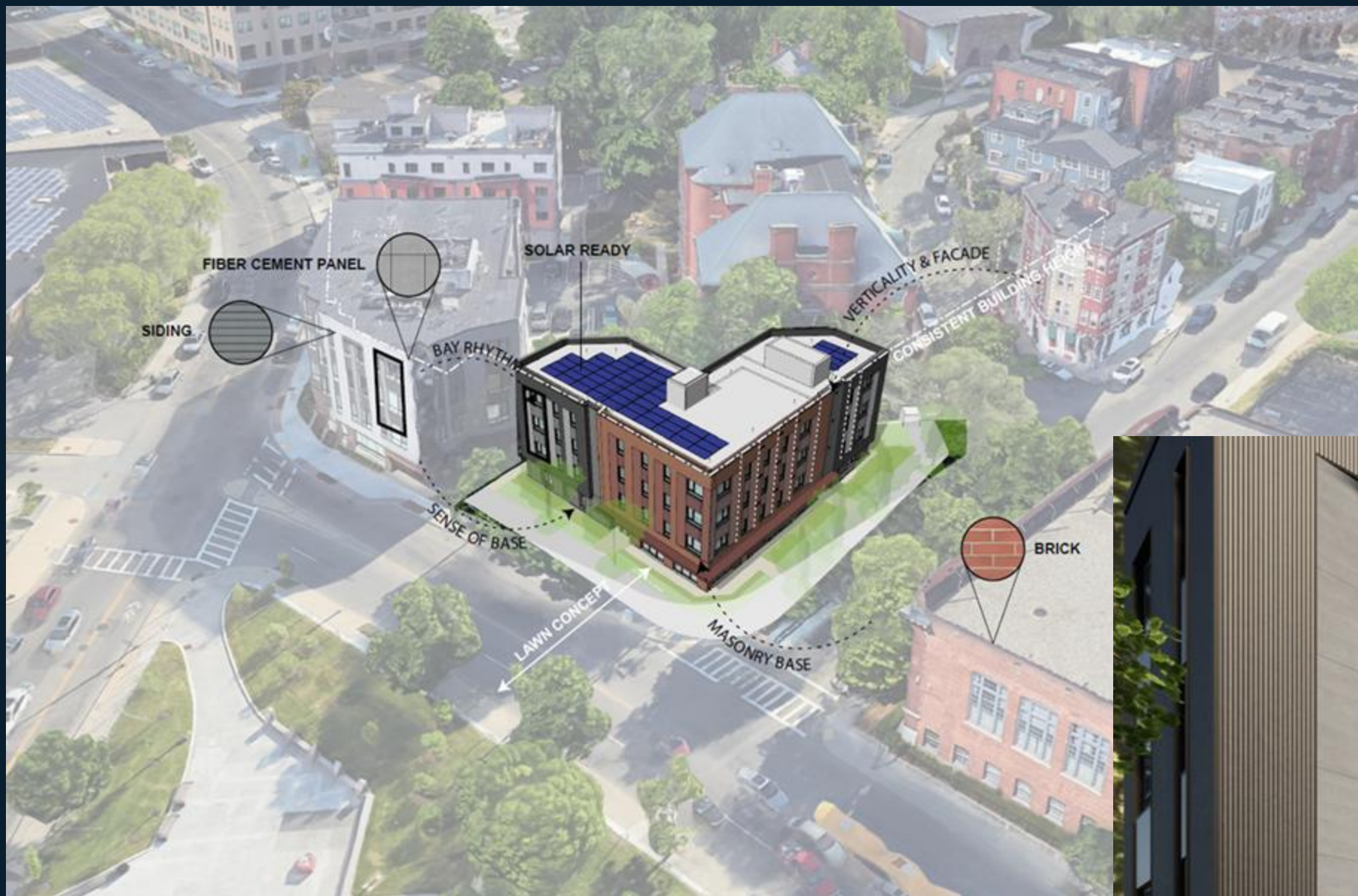
View from Corner of Dudley Street and Guild Row

75 – 81 Dudley Street



Site context

75 – 81 Dudley Street



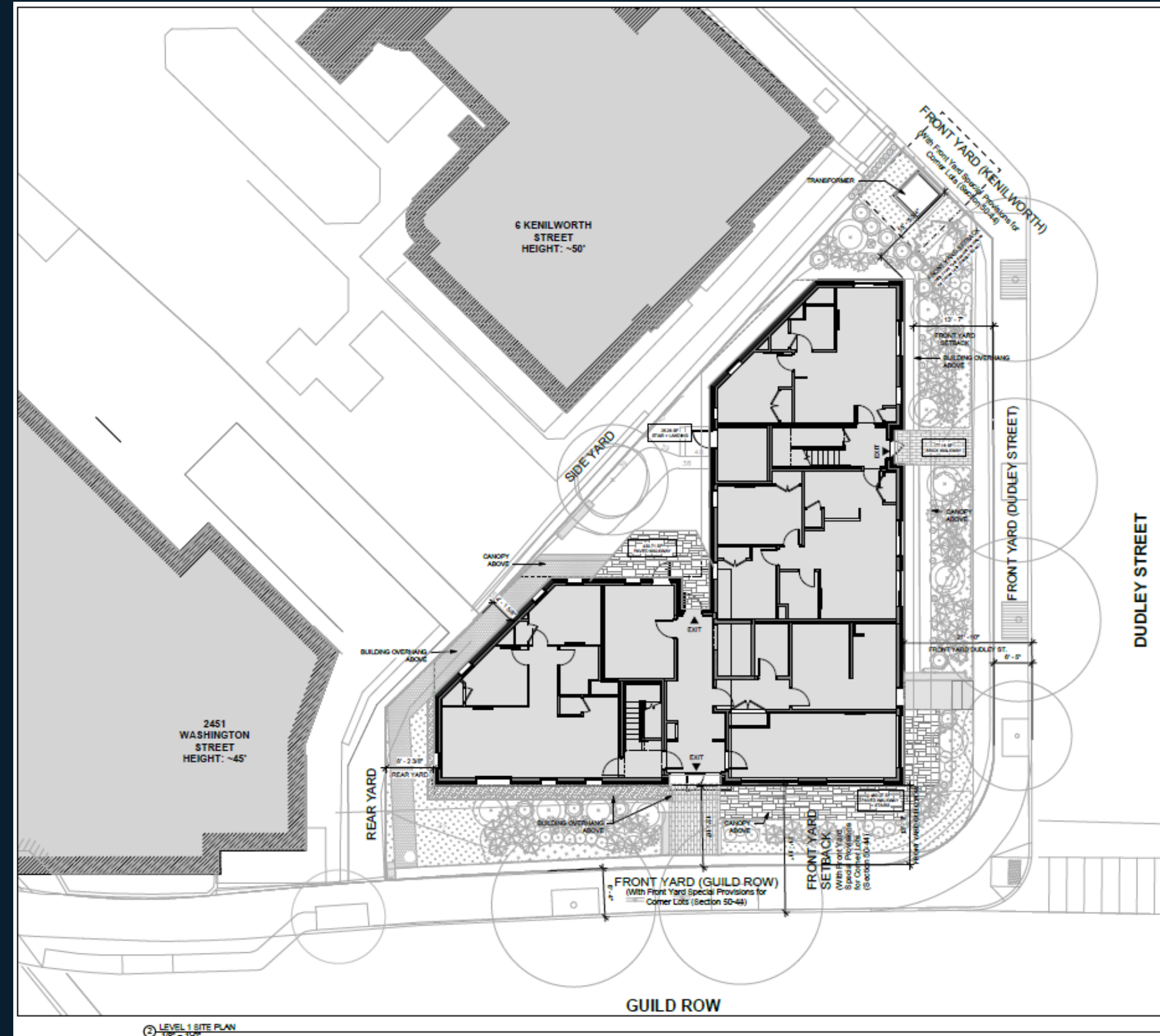
Materials in context



View from Guild Row

75 – 81 Dudley Street

Project Site Plan



75 – 81 Dudley Street, Regulatory Milestones & Timeline



Milestone	Date
All Units Sold	February 2028
Construction Completion	May 2027
50% Construction Completion	October 2026
Construction Start	January 2026
Completed Financing	January 2026
State Subsidy Awards	N/A
City Subsidy Awards	Renewed July 2023; and again in March 2025
Public Improvement Commission Approval	March 2025
Zoning Board of Appeal Board (ZBA)	May 2024
Article 80 Board Approval	March 2024
BCDC Approval* 100,00 sqft or significant public realm	N/A
Article 80 Review Start (LOI Filed)	October 2023
BPDA or Mayor's Office of Housing (MOH Developer Designation)	Renewed June 2024

WE ARE HERE

75 – 81 Dudley Street



Project Uses and Programming

Use	Footage
Parking Spaces (# of spaces)	0
Commercial (sq.ft.)	0
Office (sq.ft)	0
Cultural (sq.ft)	0
Residential (sq.ft.)	13,128 sq. ft.
Open Space (sq.ft.)	4,141sq. ft. or 276 sq. ft. / unit
Recreational (sq.ft.)	369 sq. ft.
Other (sq. ft.)	0

75 – 81 Dudley Street



Rental Units Overview

	Homeless set-aside 30% AMI <i># of Units / Average Rent</i>	Low Income Up to 50% AMI (Includes homeless set-aside) <i># of Units / Average Rent</i>	Middle Income Up to 60% AMI <i># of Units / Average Rent</i>	Middle Income Up to 80% AMI <i># of Units / Average Rent</i>	Up to Market Rate <i># of Units / Average Rent</i>	Total Rental Units
Studio						
1 Bedroom						
2 Bedroom						
3+ Bedroom						
Total Units						
Percent Total Units						

75 – 81 Dudley Street



Homeownership Units Overview

	Middle Income Up to 80% AMI <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	Middle Income Up to 100% AMI (reserving option of up to 120% AMI for some units dependent on financing) <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	Up to Market Rate <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	Total Homeownership Units
Studio				
1 Bedroom	3 \$241,977 sales \$234,718 mortgage	1 \$316,830 sales \$307,325 mortgage		4
2 Bedroom	4 \$284,970 sales \$276,421 mortgage	4 \$368,973 sales \$357,904 mortgage		8
3+ Bedroom	1 \$327,633 sales \$317,804 mortgage	2 \$416,707 sales \$404,206 mortgage		3
Total Units	8	7		15
Percent Total Units	53%	47%		100%

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

75 – 81 Dudley Street



Job Creation in Percentages

Created	
Minority/Women Business Enterprises (MWBE) Created	
Projected	Approx. 70 FTE construction jobs Min. 51% MBE, 51% Bostonians, and 12% WBE Approx. 35% of projected soft costs are to MWBE firms

75-81 Dudley Street

For More Information Contact:
Andre' Barbour @ 781-885-3716



Current Project Status:

Beginning to work on Roofing, Finishing Rough Framing.

Current Participation:

Total Workers: 59

Total Hours Worker: 5446.50

3% Boston

83% People of Color

4% Women

Have Construction Experience?!

Apply Online!



Looking for Construction Training?!

Register for Upcoming Training



75 – 81 Dudley Street



BRJP Report for Projects Under Construction

[illegible]

75-81 Dudley Street



<u>Sub Name</u>	<u>Trade</u>	<u>Worker Hrs. This Period</u>	<u>Total #</u>	<u>Res %</u>	<u>Res Hrs.</u>	<u>Res #</u>	<u>POC %</u>	<u>POC Hrs.</u>	<u>POC #</u>	<u>FEM %</u>	<u>FEM Hrs.</u>	<u>FEM #</u>
DJ Plumbing	Plumbing	402	7	0	0	0	56	225	1	12	48	1
JMO Group	Rough Carpentry	2499.50	27	0	0	0	97	2424.50	27	7	182.50	2
JWC Steel	Structural Steel	129.25	3	0	0	0	67	86.17	2	0	0	0
MT Mayo	Sitework	907	7	0	0	0	27	247	2	0	0	0
Monahan Tech	HVAC	159	3	0	0	0	0	0	0	0	0	0
NEI General Contracting	General Labor	95.50	2	97	92.50	2	100	95.50	2	0	0	0
T&Y Concrete	Concrete	424	10	0	64	1	100	424	10	0	0	0

Apply Online

Register for Training



For More Information Contact:
Andre' Barbour @ 781-885-3716



Questions/comments



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THANK YOU



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