AGENDA

EXISTING DUDLEY SQUARE

BIG IMPACT PROJECT

OPEN SPACES

BLACK MARKET/ CULINARY ARTS/ OFFICE/ LAB BUILDING

CULTURAL HALL

ARTIST HOUSING AND MAKER SPACES

PARKING GARAGE
OUR TEAM

RICHARD TAYLOR  
NUBIAN SQUARE DEVELOPMENT, LLC

KAI & CHRIS GRANT  
BLACK MARKET

MARIO SAN JACINTO  
ALMIRANTA CAPITAL

TAMARA ROY  
STANTEC

GREG MINOTT  
DREAM COLLABORATIVE

SHAUNA GILLES-SMITH  
GROUND INC

FRANK NELSON  
NGKF

JARED LACHAPELLE  
CONSIGLI CONSTRUCTION

RICARDO LOUIS  
PRIVE PARKING

ELISA DALY  
RESIDENTIAL BROKER, ENGEL & VOLKERS

JOSEPH FEASTER  
MCKENZIE & ASSOCIATES LEGAL

FERGAL WOODS  
FINANCE BOSTON FINANCIAL ADVISERS

JEN FAIGEL  
COMMONWEALTH KITCHEN

BEVERLY JOHNSON  
BEVCO ASSOCIATES PERMITTING AND ARTICLE 80

KEVIN BYNOE  
UHM PROPERTIES, INC FACILITIES MANAGEMENT
DUDLEY SQUARE TO NUBIAN SQUARE
THE BLAIR'S LOT IS OPPORTUNITY TO TRANSFORM THE SQUARE
LIFE IN THE SQUARE
ART & CULTURE DISTRICT, BLACK MARKET, PURCHASE OF NUBIAN GALLERY, REIGNITE CREATIVE ECONOMY
NUBIAN ASCENDS
COMPLEMENTS EXISTING DEVELOPMENT PROJECTS & HOUSING WITH A VIBRANT, MIXED USE PROJECT
ART STARTS THE PARTY
WE ENVISION THE ENTIRE SQUARE BEING FILLED WITH WORK OF LOCAL ARTISTS
NEW PLAZA, PEDESTRIAN PASSAGE, AND IMPROVED SIDEWALKS
OPEN SPACES WILL HAVE MANY EVENTS & FESTIVALS
PEDESTRIAN PASSAGE FROM WASHINGTON TO HARRISON AVE
NUBIAN ASCENDS ADDS A NEW CROSS-BLOCK CONNECTION
PUBLIC MARKET, INSTITUTE, AND OFFICE BUILDING

MIXED USE BUILDING ADDS TENANTS WHO WILL ACTIVATE NUBIAN SQUARE
NUBIAN SQUARE ASCENDS HAS ALL OF THE COMPONENTS FOR SUCCESS

SUCCESSFUL PROJECTS HAVE - TRANSIT, PARKING, RESIDENTIAL, FOOD VITALITY, CULTURE & CENTER OF COMMUNITY

WHAT WE HAVE LEARNED ABOUT ATTRACTING A DIVERSE TENANT BASE IN THE FENWAY

NKF MEDICAL-ACADEMIC TEAM

40 YEARS IN THE BUSINESS WITH OVER 20M SF OF TRANSACTIONS

LESSONS LEARNED

HOW TO ATTRACT A BREADTH OF DIVERSE TENANTS

1. BE THE ULTIMATE FLEX BUILDING

2. BUILD WITH
   - MAXIMUM CLEAR HEIGHTS
   - VERTICAL SHAFTS
   - AMPLE ROOF SPACE
   - ROBUST GROUND FLOOR STORAGE AND DELIVERY SPACES
   - EASY DIVISIBILITY

3. TENANTS RETURNING TO THE OFFICE IN 2021 ARE OUR TARGET PROSPECTS
   - PRIVATE CORPORATE TENANTS
   - MEDICAL ACADEMIC TENANTS
   - LIFE SCIENCE TENANTS
   - STATE AND FEDERAL ORGANIZATIONS

4. RETURNING 2021 TENANTS HAVE NEVER HAD A CLASS A OPTION IN ROXBURY FOR EMPLOYEES

THE BLAIR LOT/NUBIAN ASCENDS IS A WINNER & WILL ATTRACT GREAT TENANTS
INTERIOR OF MARKET
COMMON GROUND FOR ALL TO MEET, EAT, SHOP, AND PLAY
A SPACE FOR EVERYONE
CULTURAL HALL ON WASHINGTON STREET
CULTURAL HALL PROGRAM IDEAS
ARTIST HOUSING ON HARRISON AVE
ARTIST WORKSPACE ON HARRISON AVE
NEW HOME FOR ROXBURY CULTURAL DISTRICT BOARD & DESIGN STUDIOS
PARKING GARAGE IN THE CENTER OF THE BLOCK

FOR EMPLOYEES, SHOPPERS, PERFORMANCES, OFFICE/LAB WORKERS, NEARBY HOTELS

APPROXIMATELY 350 PARKING SPACES
<table>
<thead>
<tr>
<th>DEVELOPMENT MILESTONES</th>
<th>TARGET DATES</th>
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<tbody>
<tr>
<td><strong>PRE-SELECTION PHASE</strong></td>
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<tr>
<td>Project Submission</td>
<td>2/19/20</td>
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<tr>
<td>BPDA and Community Review/Public Meeting Process</td>
<td>3/1/20-5/31/20</td>
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<tr>
<td>BPDA completes review process</td>
<td>6/8/20</td>
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<tr>
<td><strong>SELECTION PROCESS</strong></td>
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<tr>
<td>BPDA Board awards Tentative Designation</td>
<td>6/18/20</td>
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<tr>
<td>Article 80 and Zoning Process &amp; MEPA Environmental Review Process</td>
<td>8/28/20-1/21/21</td>
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<tr>
<td>Complete Schematic Design Phase</td>
<td>1/15/21</td>
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<tr>
<td>Design Development Phase</td>
<td>1/15/21-7/15/21</td>
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<tr>
<td>Early Permits</td>
<td>3/1/21</td>
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<tr>
<td>Construction Documents/GMP</td>
<td>3/15/21-5/17/21</td>
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<tr>
<td>Complete public and private financing</td>
<td>6/15/21</td>
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<tr>
<td>Construction Loan Closing</td>
<td>8/25/21</td>
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<tr>
<td>Building Permits</td>
<td>9/15/21</td>
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<td><strong>CONSTRUCTION START</strong></td>
<td>9/30/21</td>
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<tr>
<td><strong>PROJECT COMPONENTS</strong></td>
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<td>Garage</td>
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<td>Multi-Purpose Culture Space</td>
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<td>Office Space &amp; Blair’s Market</td>
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<td>Artist Live/Work Spaces</td>
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<tr>
<td><strong>CONSTRUCTION DESCRIPTION</strong></td>
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<td>Building Foundations</td>
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<td>Super Structure</td>
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<td>Roofing System</td>
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<td>Interior Finishes/FF&amp;E</td>
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<td>Exterior Finishes</td>
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<tr>
<td><strong>CONSTRUCTION COMPLETION</strong></td>
<td>9-30-24</td>
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<tr>
<td>Occupancy Permits</td>
<td>12/15/24</td>
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