

ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE MEETING

Nov 3, 2025



Planning Department

CITY of **BOSTON**

MEETING RECORDING

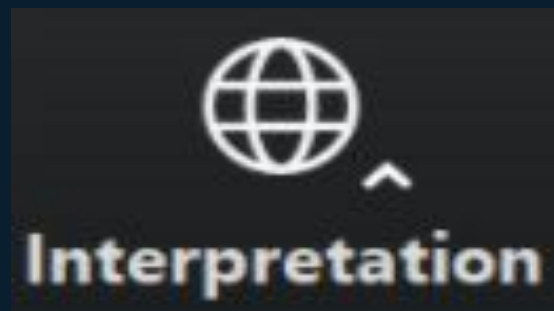


At the request of community members, this event will be recorded posted on the Roxbury Strategic Master Plan webpage at bit.ly/theRSMPOC for those who are unable to attend the Zoom event live.

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

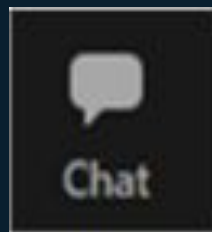
“English” – for English

“Cape Verdean Creole” - Cape Verdean Creole

ZOOM TIPS

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

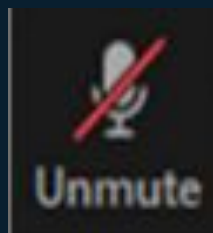
Your controls are at the bottom of the screen



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



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**

AGENDA



1. Crescent Parcel
2. 40-50 Warren Street
3. Parcel 8

1. RSMPOC Welcome



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CITY of BOSTON

RSMPOC OVERVIEW AND UPDATES



First Monday of the month

January 5, 2025

February 3, 2025

March 3, 2025

April 7, 2025

May 5, 2025

June 2, 2025

July 7, 2025

****No Meeting in August****

September 8, 2025

October 6, 2025

November 3, 2025

****No Meeting in December****

RSMPOC RESPONSIBILITIES



- **The Roxbury Strategic Master Plan Oversight Committee (RSMPOC) was created in 2004 as a result of the Roxbury Strategic Master Plan (RSMP).**
- **The RSMPOC is broadly representative of the Roxbury neighborhood and is made up of Mayoral Appointees, nominated by elected officials, neighborhood associations, and community organizations.**
- **The RSMPOC oversees the implementation of the Roxbury Strategic Master Plan and PLAN: Nubian Square.**

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**

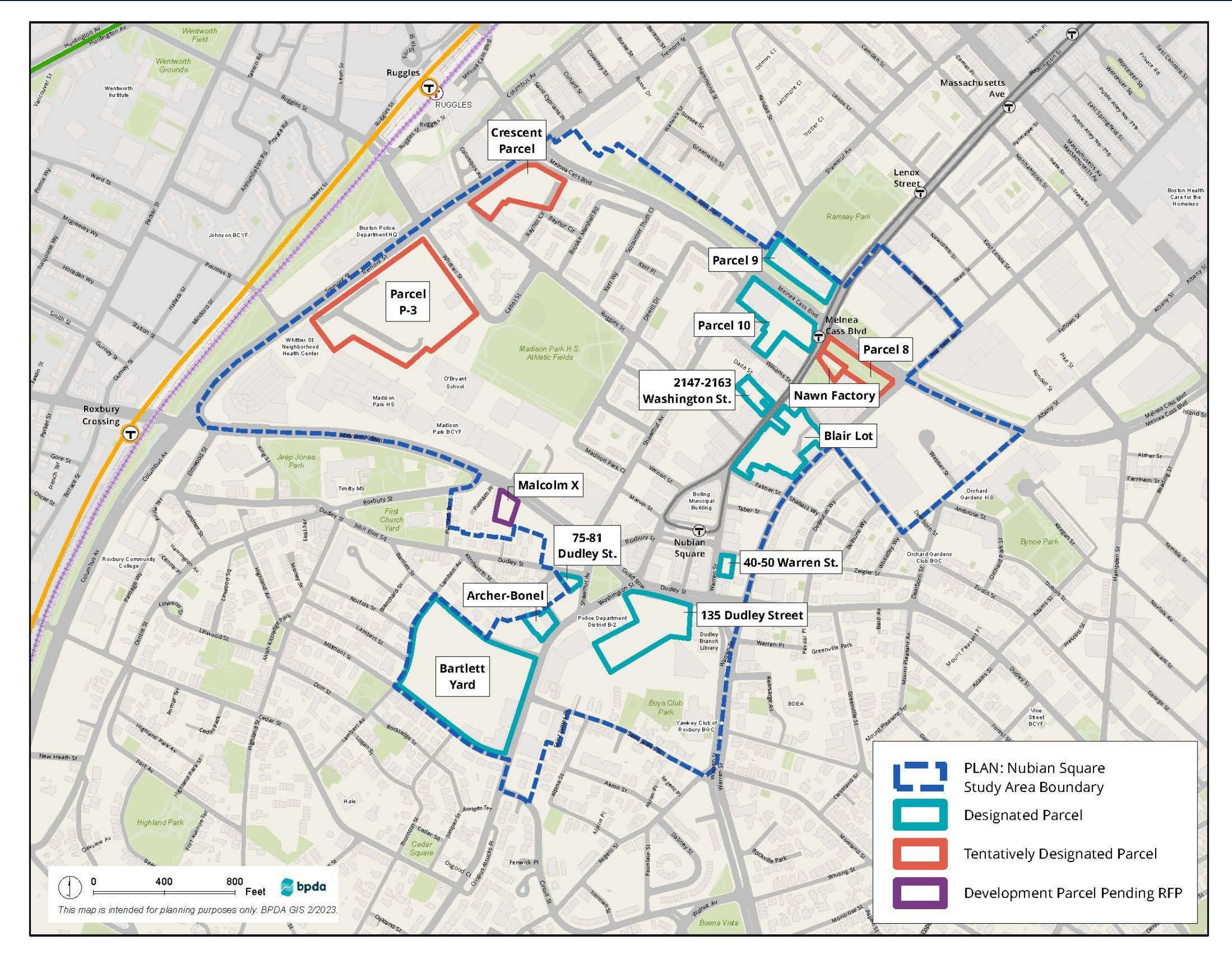
2. Crescent Parcel (Drexel Village)

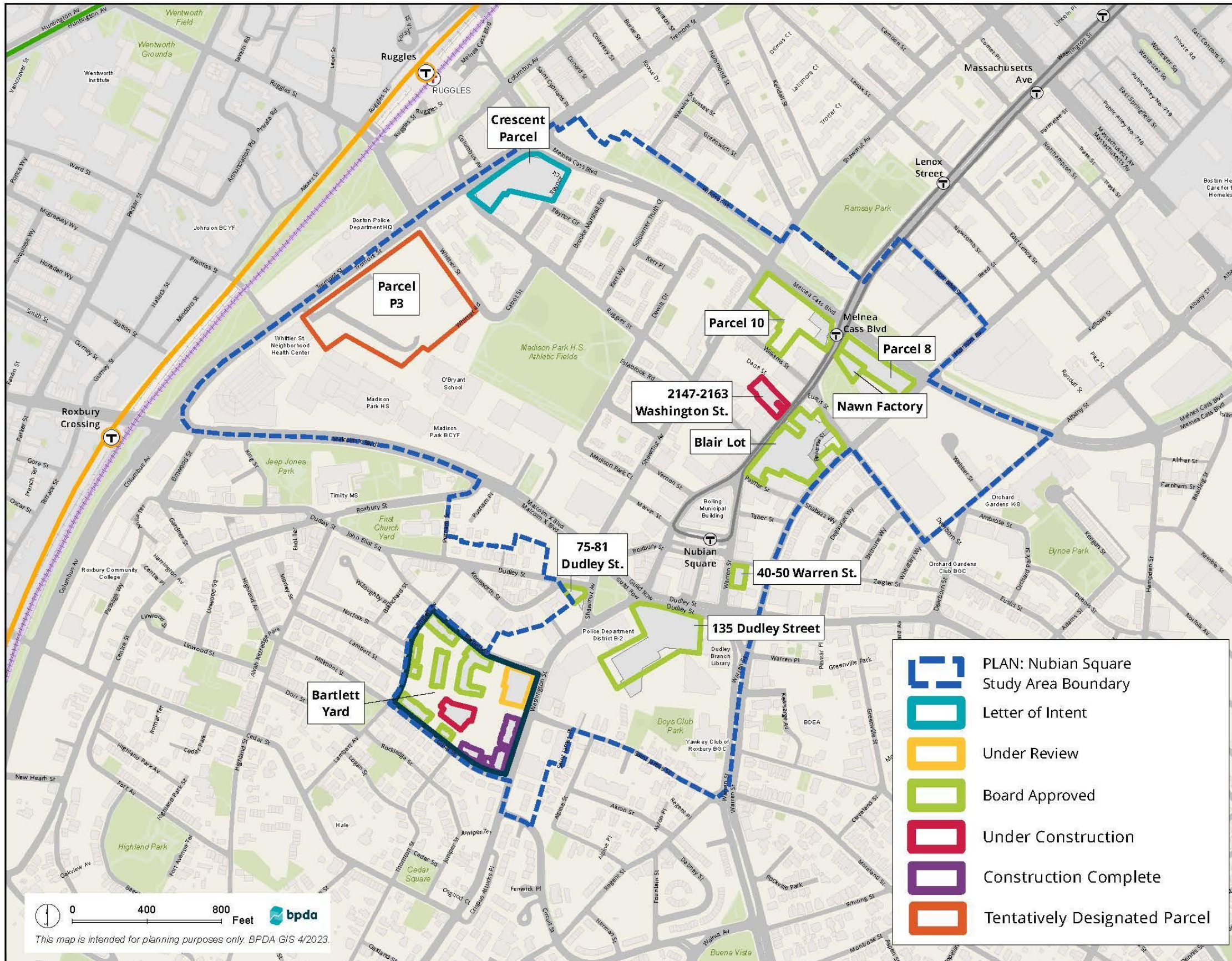


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Real Estate Disposition Status





Drexel Village (Crescent Parcel)



Current Project Phase: 1

Proposed Project Highlights: 217 affordable and mixed-income housing units, ground floor retail, residential amenity space, community space, daycare space, vehicular parking, bicycle parking, renovation of the existing St. Katharine Drexel Parish Center, and new public open space with public art, passive recreation space, playground space and pathways to pedestrian and open space networks in the area.

- Land SF: +/- 110,400
- Gross Floor Area: +/- 343,273

Development Entities: Drexel Village LLC

Drexel Village (Crescent Parcel)



Project Rendering



Drexel Village (Crescent Parcel)



Project Rendering



Drexel Village (Crescent Parcel)



Project Rendering



Drexel Village (Crescent Parcel)



Project Site Plan



Drexel Village (Crescent Parcel)



Regulatory Milestones & Timeline

Date or Expected Date

Stabilized Occupancy	November 2029
Construction Completion	July 2029
50% Construction Completion	July 2028
Construction Start	July 2027
Completed Financing	July 2026
State Subsidy Awards	March 2026
City Subsidy Awards	January 2026
Public Improvement Commission Approval	January 2026
Article 80 Board Approval	January 2025
BCDC Approval* 100,000 sq ft or significant public realm	November 2024
Article 80 Review Start (LOI Filed)	October 2023
BPDA or Mayor’s Office of Housing (MOH Developer Designation)	November 2021

Drexel Village (Crescent Parcel)



Project Uses and Programming

Parking Spaces (# of spaces) up to 60

Commercial (sq.ft.) +/- 1,594

Office (sq.ft.) +/- 2,300

Community (sq.ft.) +/- 20,975

Residential (sq.ft.) +/- 219,842

Open Space (sq.ft.) +/- 76,500

Drexel Village (Crescent Parcel)



Job Creation in Percentages

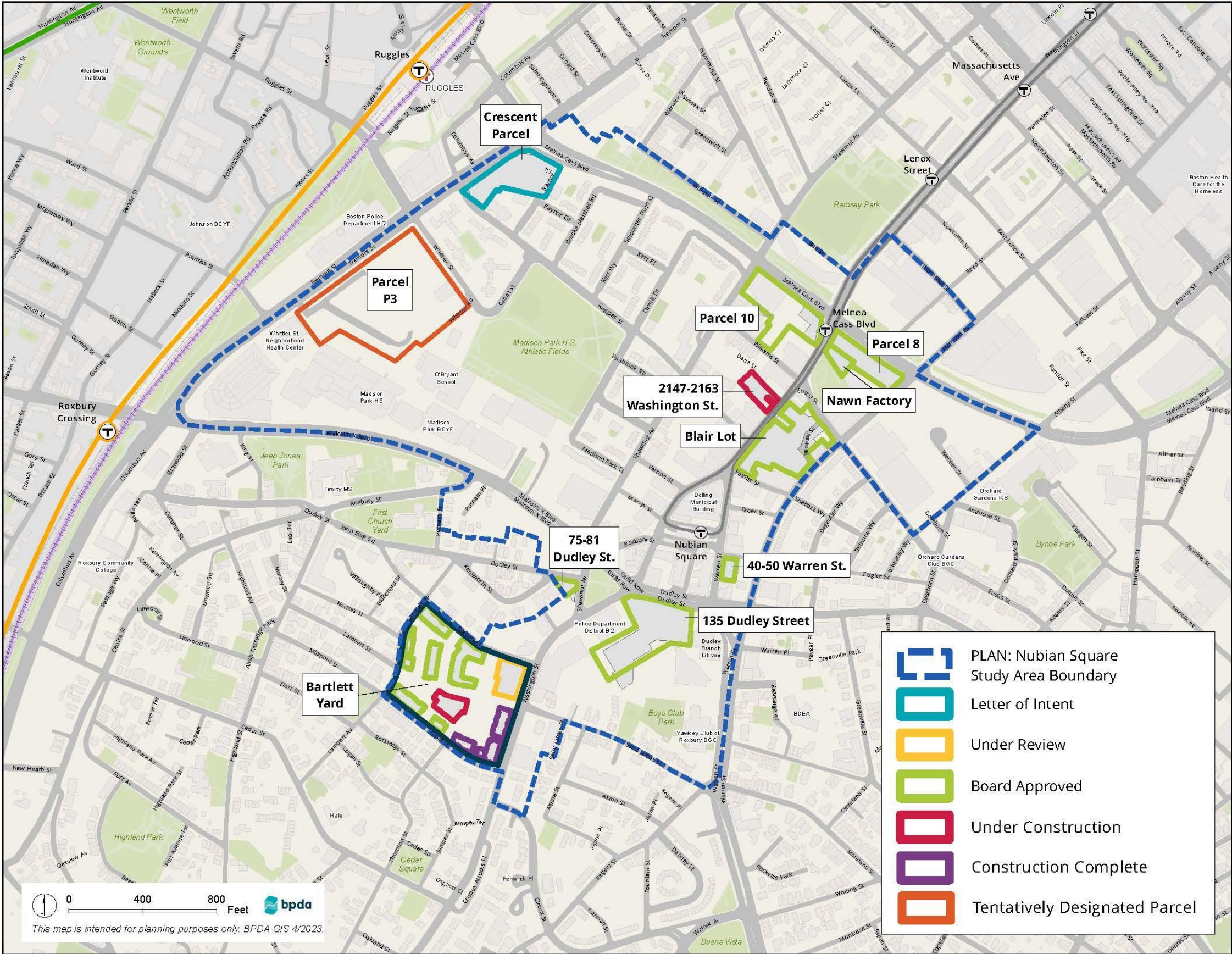
Created	TBD
Minority/Women Business Enterprises (MWBE) Created	TBD
Projected	8 permanent jobs (property management operations)

3. 40-50 Warren St.



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40-50 Warren St, Regulatory Milestones & Timeline



<u>Milestone</u>	<u>Status</u>	
100% Sold	Apr-28	
Construction Completion	Apr-27	
CONSTRUCTION START	Oct-25	
Construction Finance Closing	Sep-25	
Building Permits	Aug-25	
Bidding	Jul-25	
Complete Construction Documents	Jun-25	
70% Design Development Phase	Mar-25	
Zoning Process	Feb-25	<u>ON HOLD</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	

In February 2025 we got notification from the Mayors Office of Housing that the Commonwealth Builder funding which this project relied on was being pulled from this and other projects across the City (and state). There was the possibility that a new funding round would open up over the summer, and it may still be available at some point, but has not yet been released.

The New Urban Collaborative / Madison Park team are unable to advance the project without that critical funding.

40-50 Warren St



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



Project Site Plan

See following slides

RENOVATIONS TO
40-50 WARREN STREET
ROXBURY, MA



DRAWING LIST

G000	COVER
A001	GENERAL NOTES AND MOUNTING HEIGHTS
A002	PROJECT RENDERINGS
A100	FIRST FLOOR PLAN
A101	SECOND FLOOR PLAN
A102	UPPER FLOOR PLAN
A200	NORTH-SOUTH EXTERIOR ELEVATIONS
A201	EAST-WEST EXTERIOR ELEVATIONS
A500	TYPICAL WALL DETAILS
A600	ENLARGED UNIT PLANS
A601	ENLARGED UNIT PLANS

OWNER:
■ MADISON PARK DEVELOPMENT CORPORATION
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



SD SET
09-30-24

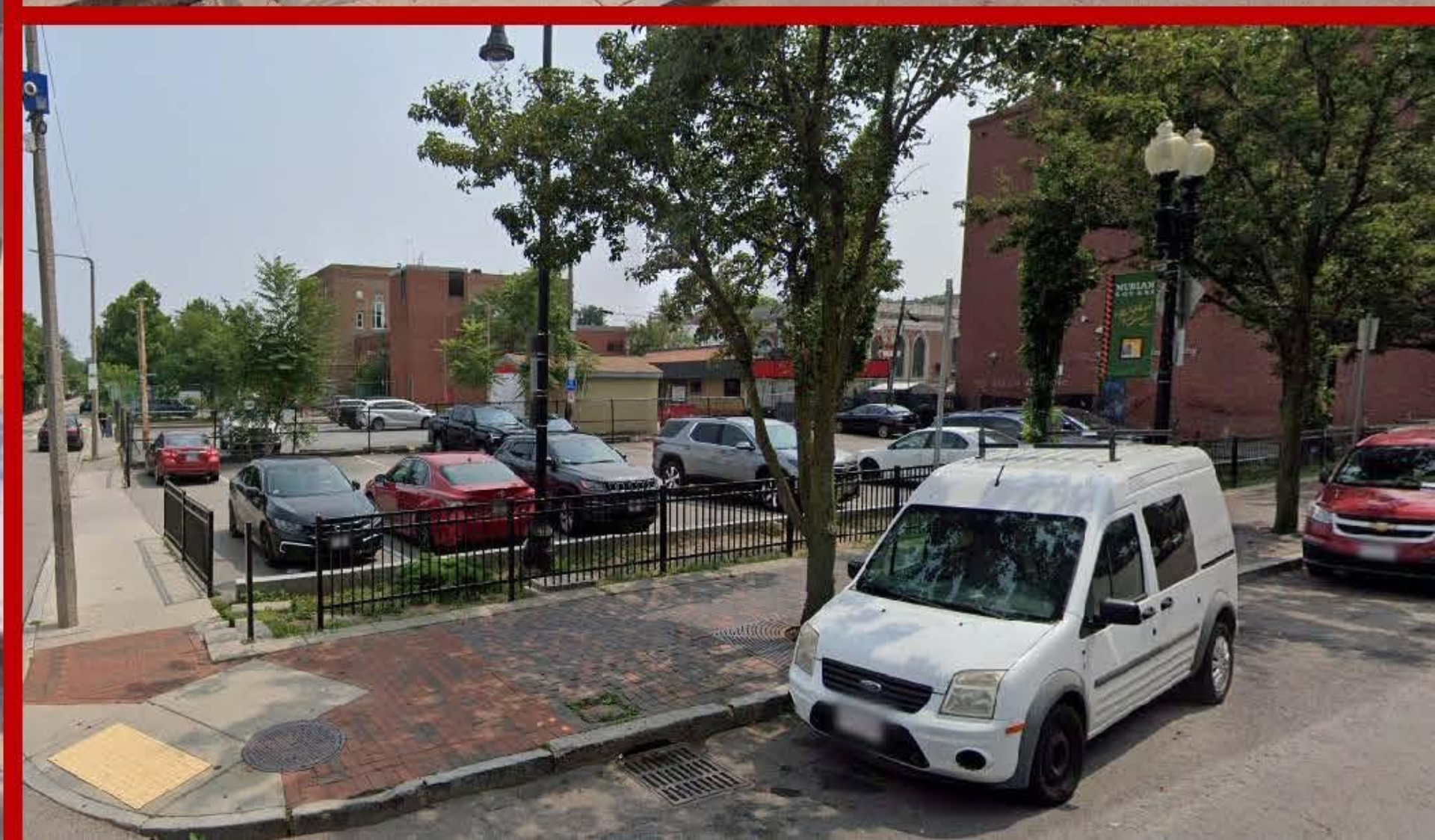
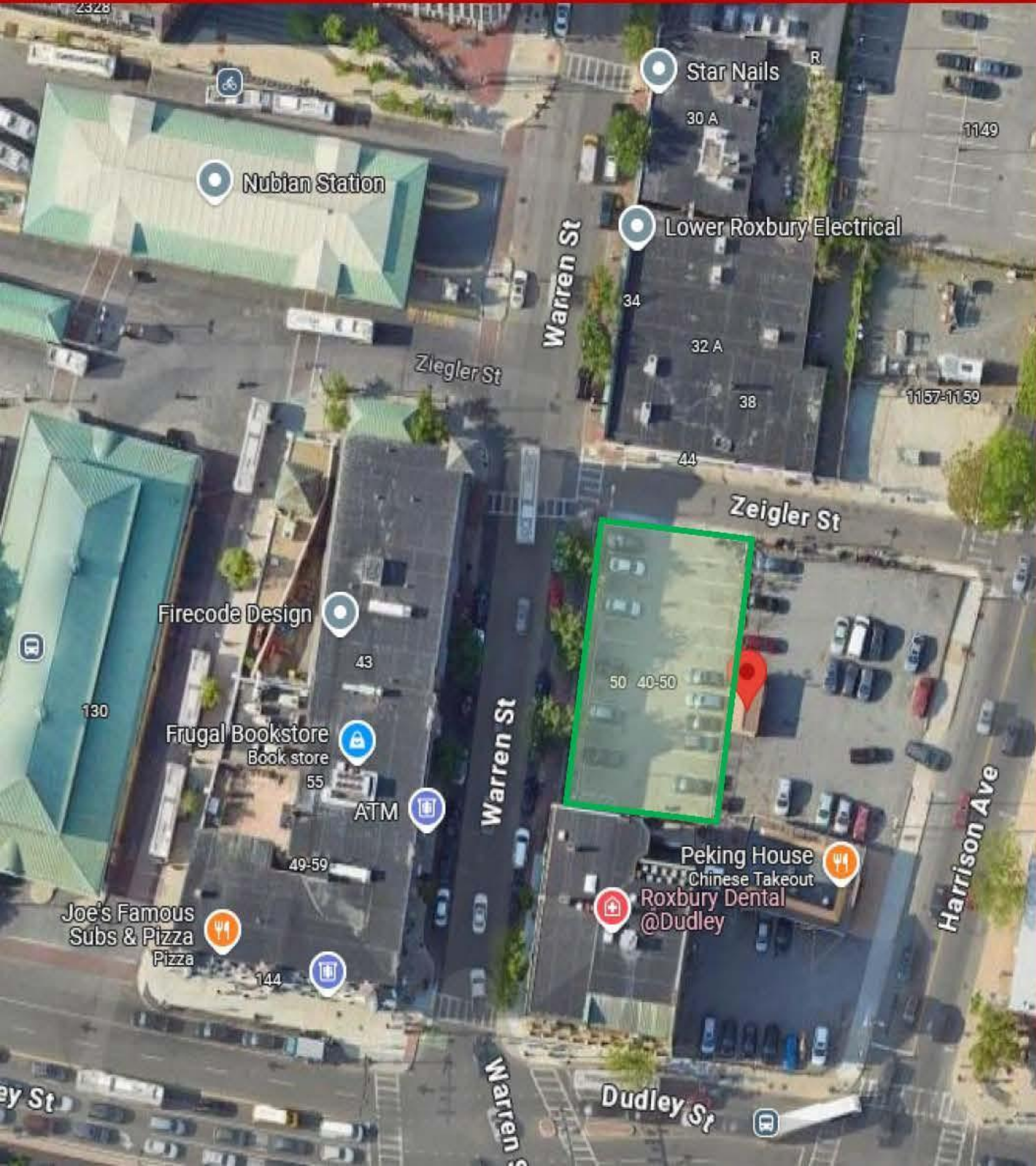


PROJECT NO.
2023013.00

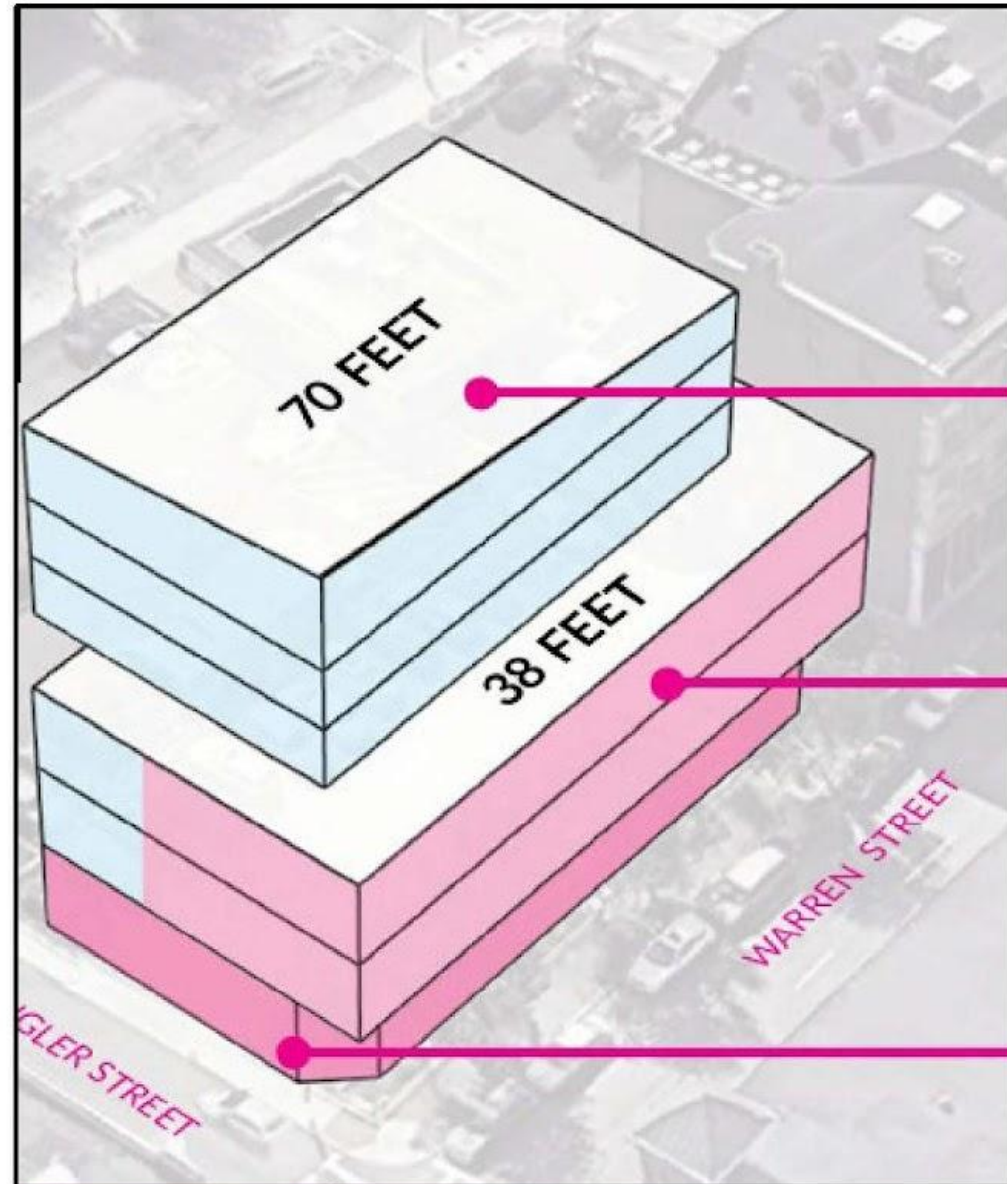
BUILDING DATA	
FIRST FLOOR	7,064 SF
SECOND FLOOR	6,786 SF
THIRD FLOOR	6,634 SF
FOURTH FLOOR	6,634 SF
FIFTH FLOOR	6,634 SF
SIXTH FLOOR	6,634 SF
Grand total	40,387 SF

AREA SCHEDULE		
NUMBER	FLOOR	AREA
Not Placed		
Area	Not Placed	0 SF
FIRST FLOOR PLAN		
COMMERCIAL	FIRST FLOOR PLAN	3,667 SF
RESIDENTIAL	FIRST FLOOR PLAN	212 SF
RESIDENTIAL - COMMON AREA	FIRST FLOOR PLAN	2,735 SF
		6,614 SF
SECOND FLOOR PLAN		
COMMON AREA	SECOND FLOOR PLAN	825 SF
RESIDENTIAL	SECOND FLOOR PLAN	5,496 SF
		6,322 SF
THIRD FLOOR PLAN		
COMMON AREA	THIRD FLOOR PLAN	826 SF
RESIDENTIAL	THIRD FLOOR PLAN	5,404 SF
		6,230 SF
FOURTH FLOOR PLAN		
COMMON AREA	FOURTH FLOOR PLAN	826 SF
RESIDENTIAL	FOURTH FLOOR PLAN	5,404 SF
		6,230 SF
FIFTH FLOOR PLAN		
COMMON AREA	FIFTH FLOOR PLAN	826 SF
RESIDENTIAL	FIFTH FLOOR PLAN	5,404 SF
		6,230 SF

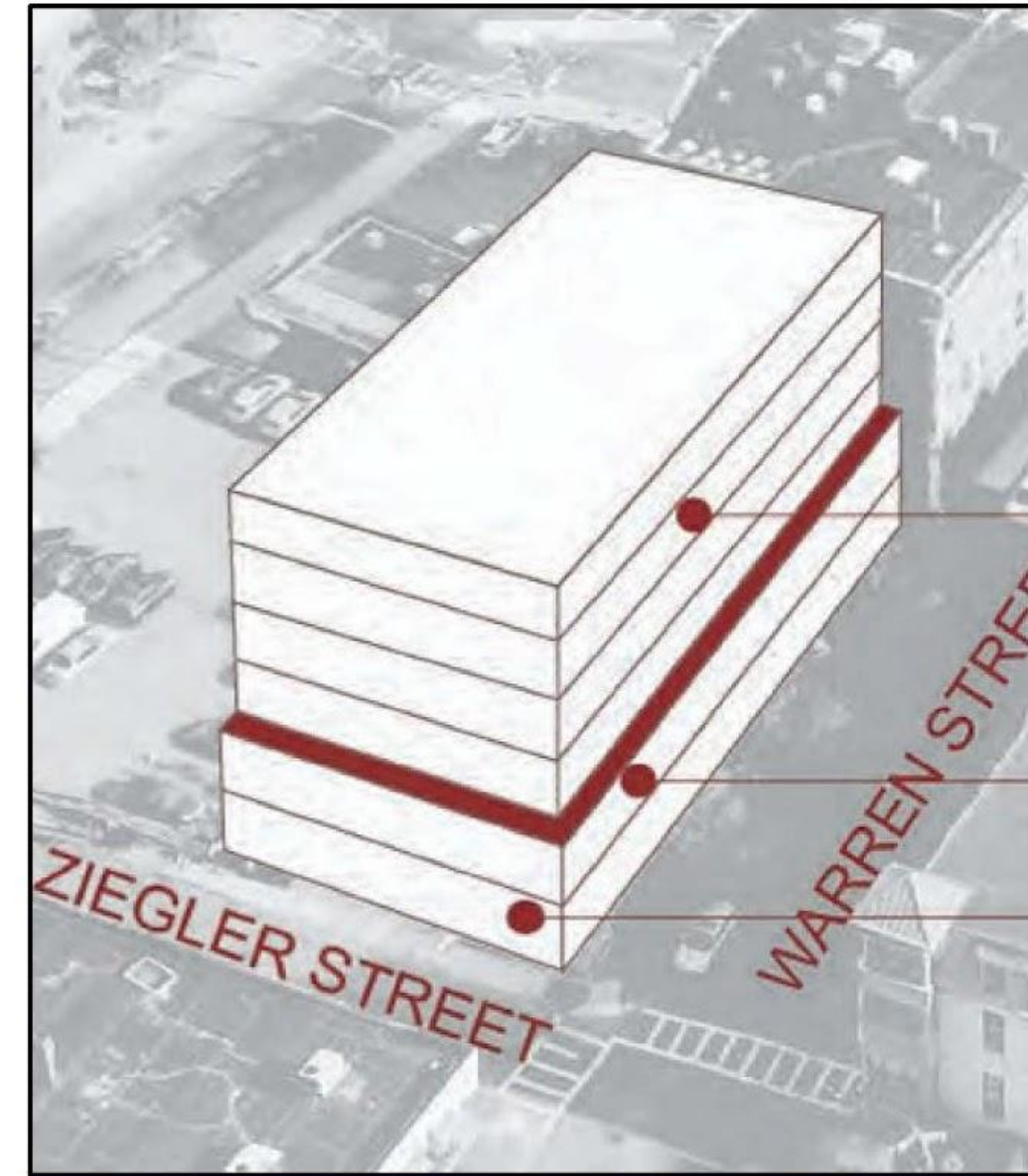
UNIT SCHEUDLE	
Name	Area
SECOND FLOOR PLAN	
UNIT 200 - 2BR	873 SF
UNIT 201 - 2BR	877 SF
UNIT 202 - 1BR	656 SF
UNIT 203 - 1BR	770 SF
UNIT 204 - 1BR	675 SF
UNIT 205 - 1BR	685 SF
UNIT 206 - 1BR	684 SF
THIRD FLOOR PLAN	
UNIT 300 - 2BR	863 SF
UNIT 301 - 2BR	861 SF
UNIT 302 - 1BR	636 SF
UNIT 303 - 1BR	764 SF
UNIT 304 - 1BR	655 SF
UNIT 305 - 1BR	693 SF
UNIT 306 - 1BR	676 SF
FOURTH FLOOR PLAN	
UNIT 400 - 2BR	863 SF
UNIT 401 - 2BR	861 SF
UNIT 402 - 1BR	636 SF
UNIT 403 - 1BR	764 SF
UNIT 404 - 1BR	655 SF
UNIT 405 - 1BR	693 SF
UNIT 406 - 1BR	676 SF
FIFTH FLOOR PLAN	
UNIT 500 - 2BR	863 SF
UNIT 501 - 2BR	861 SF
UNIT 502 - 1BR	636 SF
UNIT 503 - 1BR	764 SF
UNIT 504 - 1BR	655 SF
UNIT 505 - 1BR	693 SF
UNIT 506 - 1BR	676 SF
SIXTH FLOOR PLAN	
UNIT 600 - 2BR	863 SF
UNIT 601 - 2BR	861 SF
UNIT 602 - 1BR	636 SF
UNIT 603 - 1BR	764 SF
UNIT 604 - 1BR	655 SF
UNIT 605 - 1BR	693 SF
UNIT 606 - 1BR	676 SF
Grand total: 35	25,815 SF



Original Massing and Design



Current Massing and Design

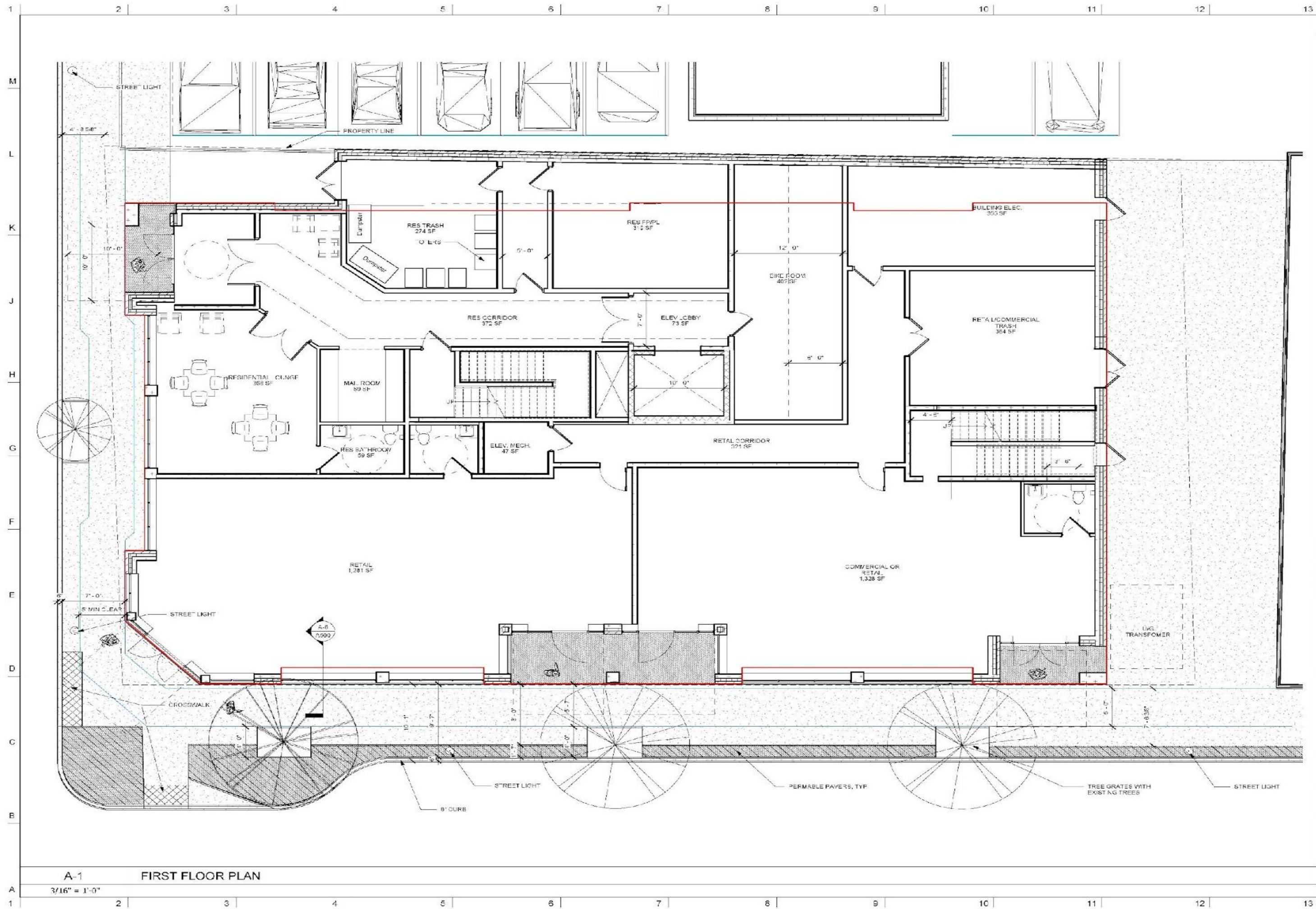








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NOTES

DO NOT SCALE DRAWINGS.

GENERAL NOTES

NUMBERED NOTES

KEY:

No.	REVISIONS/REVISIONS	Date

DAVIS
SQUARE
ARCHITECTS

240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davisquarearchitects.com

Consultant

Project

RENOVATIONS TO
40-50 WARREN STREET
ROXBURY, MA

Title

FIRST FLOOR PLAN

Author

Project No.

2023011.00

Scale

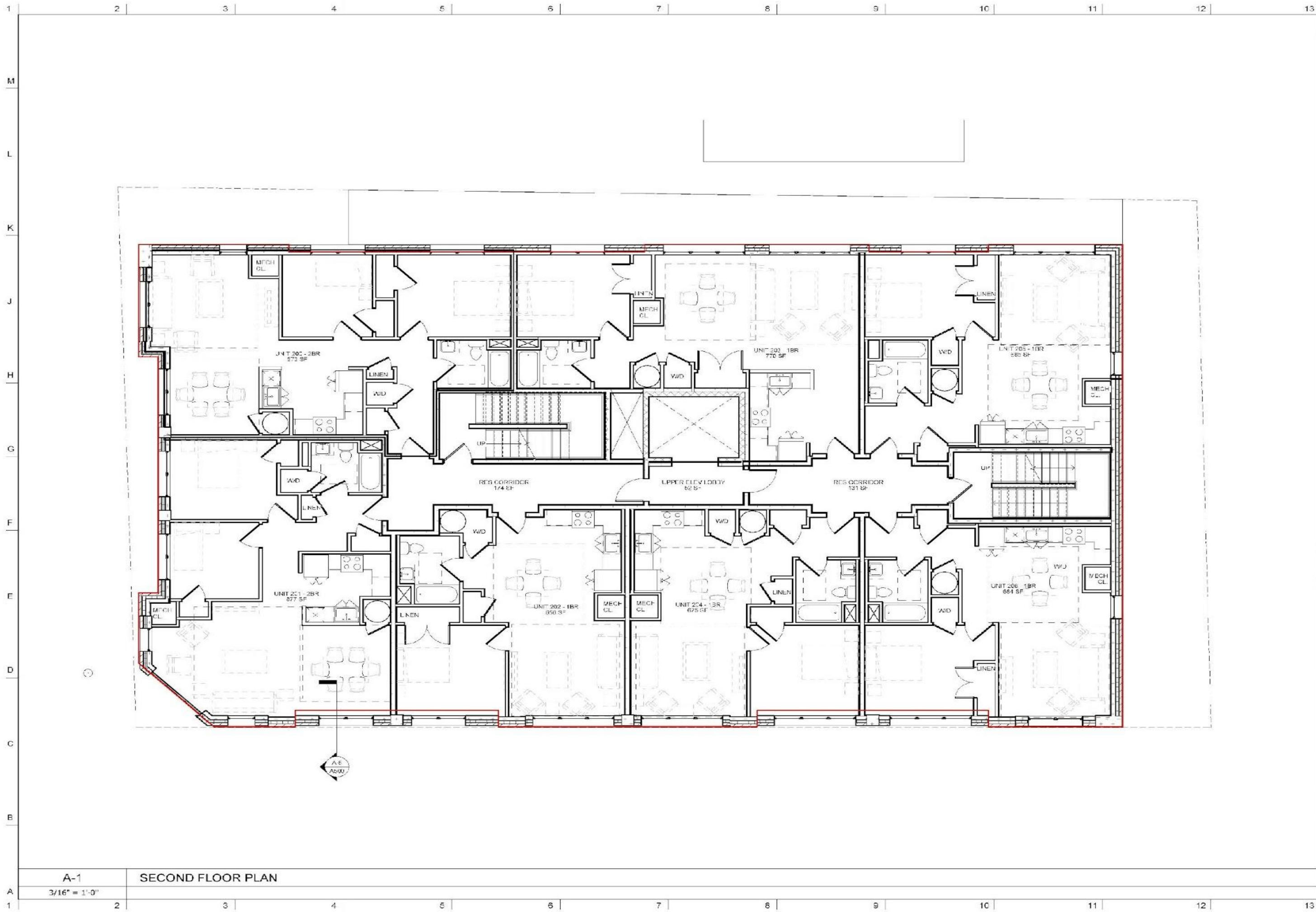
As indicated

Date

02/02/24

Drawing No.

A100



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Consultant

Project

RENOVATIONS TO
40-50 WARREN STREET
ROXBURY, MA

Title

SECOND FLOOR PLAN

Author

2023/11/08

Scale

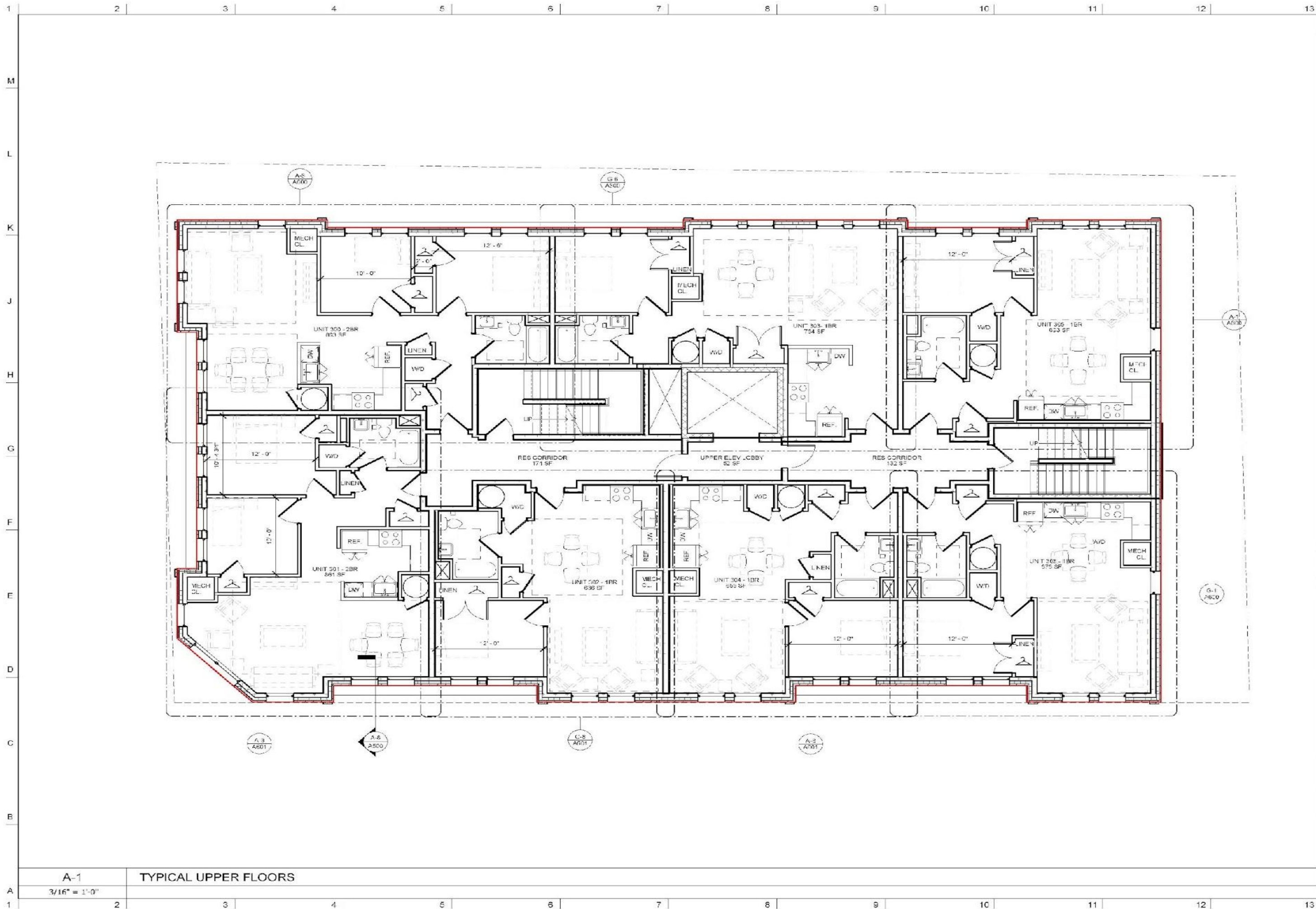
3/16" = 1'-0"

Date

02/09/24

Drawing No.

A101



NOTES

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Consultant

Project

RENOVATIONS TO
40-50 WARREN STREET
ROXBURY, MA

Title

UPPER FLOOR PLAN

Author

Project No.

Scale

Date

20230117.00

3/16" = 1'-0"

02/02/24

Drawing No.

A102



NOTES

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Consultant

Project

RENOVATIONS TO
40-50 WARREN STREET
ROXBURY, MA

Title

NORTH-SOUTH EXTERIOR ELEVATIONS

Author
Designer
Reviewer
Project No.
2023011.00
Scale
1/8" = 1'-0"
Date
05/02/24

Drawing No.

A200





NOTES

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Consultant

Project

RENOVATIONS TO
40-50 WARREN STREET
ROXBURY, MA

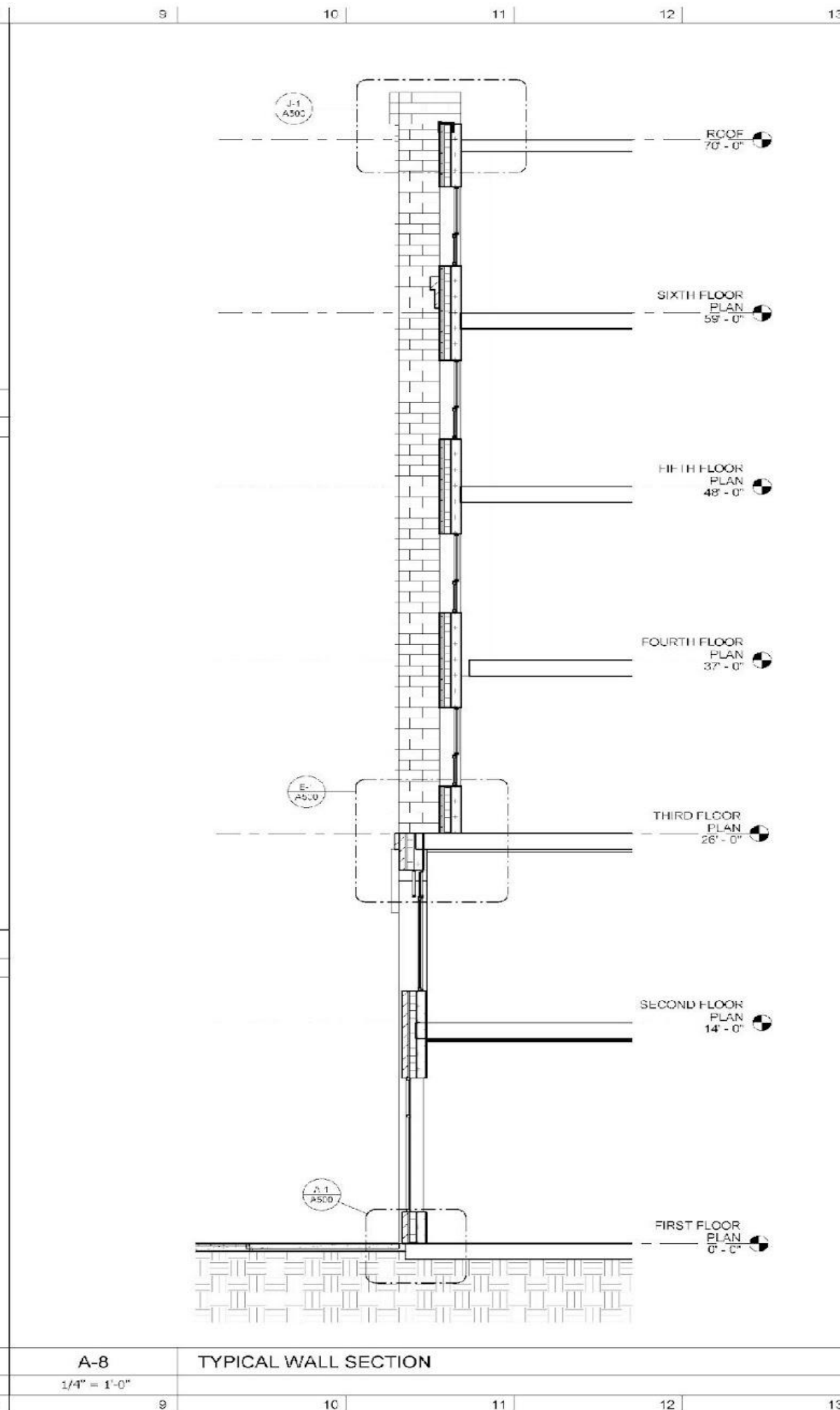
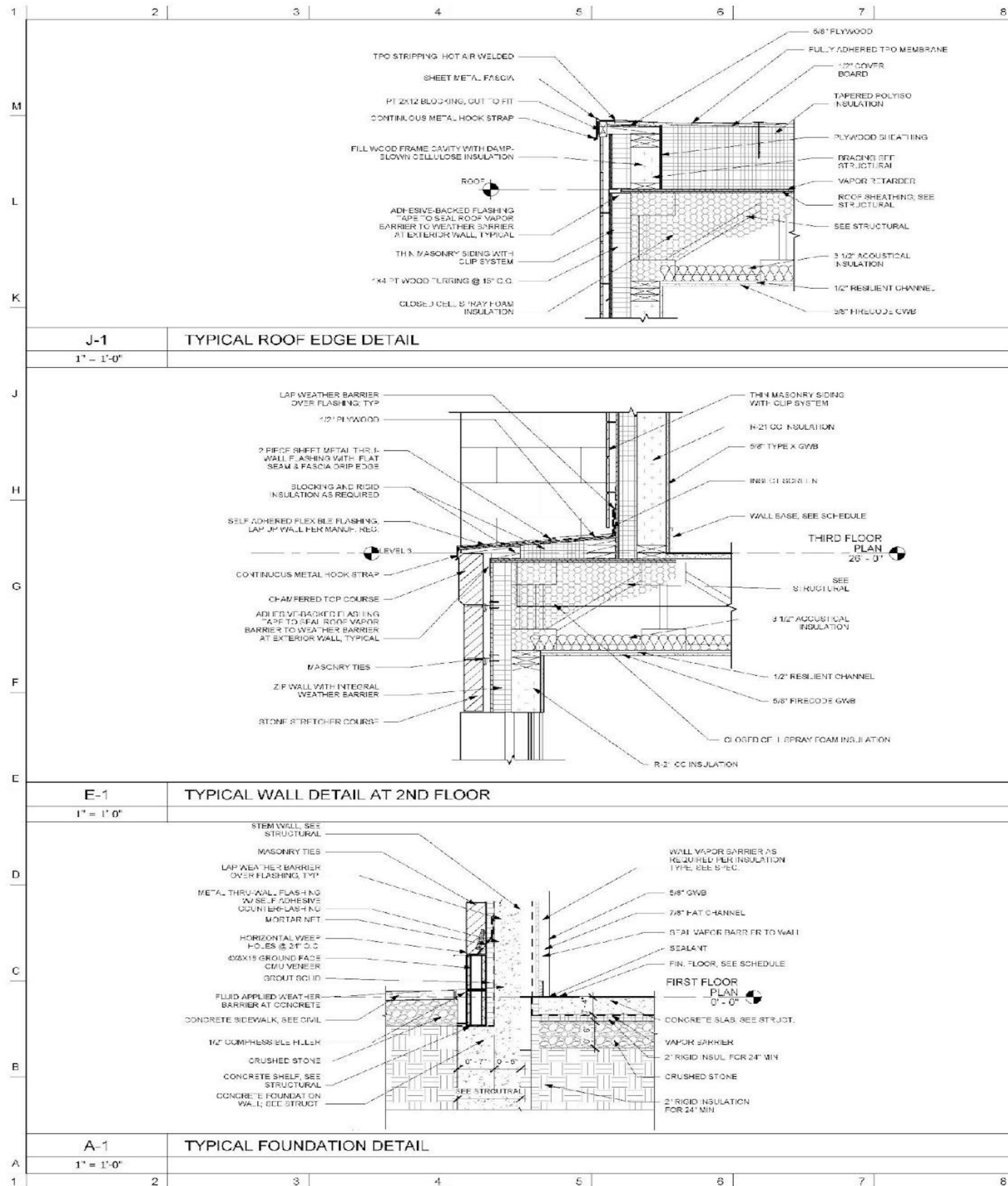
Title

EAST-WEST EXTERIOR ELEVATIONS

Author
2023/11/08
Scale
1/8" = 1'-0"
Date
02/02/24

Drawing No.

A201



NOTES
DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
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Salem, MA 02144
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Consultant:

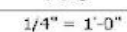
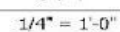
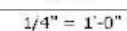
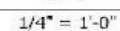
Project: RENOVATIONS TO
40-50 WARREN STREET
ROXBURY, MA

Title: TYPICAL WALL DETAILS

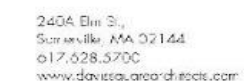
Author	Checker	Drawn	Scale	Date

Project No.: 2023017.00
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Date: 09/30/24

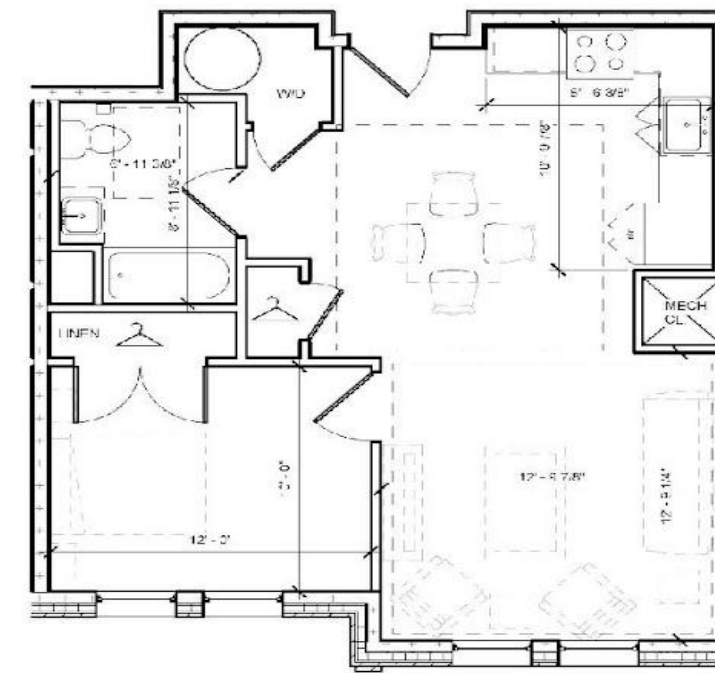
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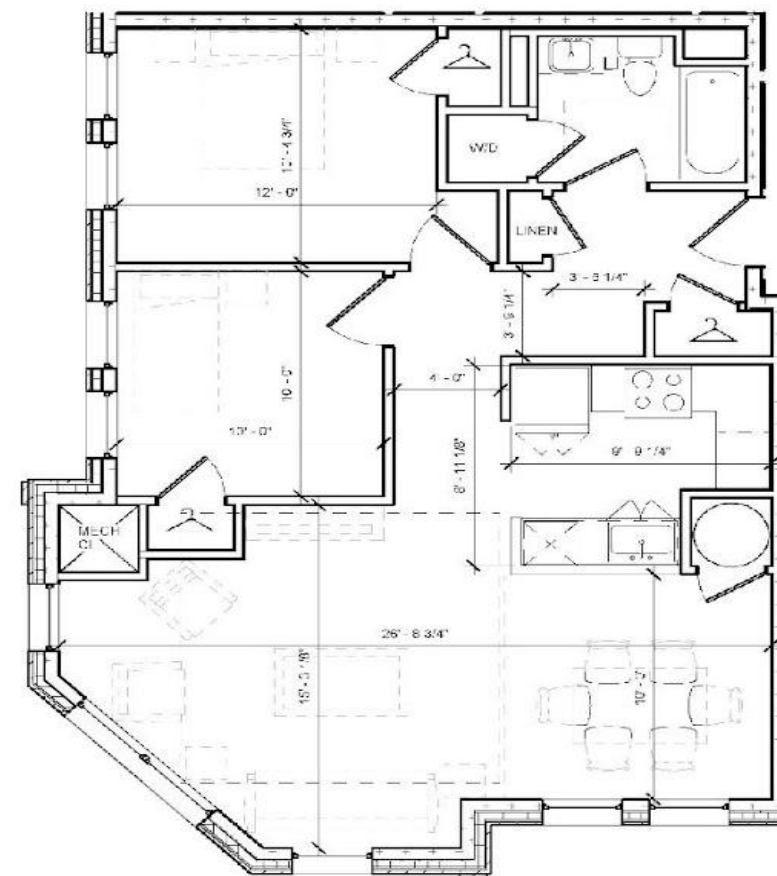
A600



G-8

$$1/4'' = 1'-0''$$

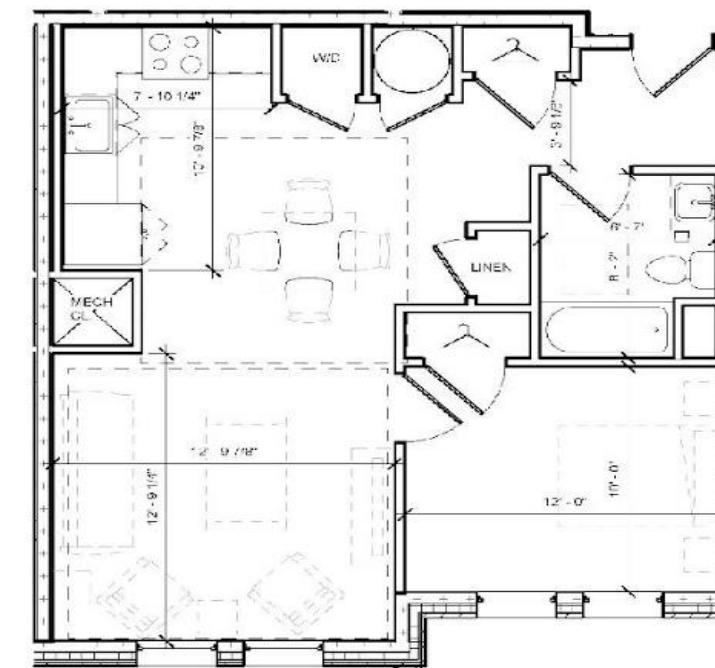
UNITS 305-605



A-3

1/4" = 1'-0"

UNITS 306-606



A-8

1/4" = 1'-0"

UNITS 304-604

NOTES

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No.	REVISIONS/SUBMISSIONS	Date



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Consultant

Project RENOVATIONS TO
40-50 WARREN STREET
ROXBURY, MA

Title **ENLARGED UNIT PLANS**

Designed	2023/11/06
Checked	09/30/24
Author	
Project No.	
Scale	1/4" = 1'-0"
Date	

Drawing No.

A601

40-50 Warren St



Project Uses and Programming

Parking Spaces (# of spaces): N/A this is a transportation oriented development that will be converting a public parking lot

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

40-50 Warren St



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 <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	10/\$228,280/\$1,899	10/\$298,896/\$2,376		25
2 Bedroom	8/\$268,840/\$2,173	7/\$348,088/\$2,703		10
3+ Bedroom				
Total Units	18	17		35
Percent Total Units	51%	49%		100%

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

40-50 Warren St



Job Creation in Percentages

The development team is currently being assembled. We can provide an estimate next time as a GC will be on board to help with pre-construction.

Created

Minority/Women Business Enterprises (MWBE) Created

Projected

40-50 Warren St

Instructions: For projects under construction please insert your most recent BRJP report data. Feel free to add more rows if needed.



BRJP Report for Projects Under Construction

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

4. Parcel 8 NUBA Residences



Planning Department

CITY of BOSTON

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
- Submitted 100% Park Design to Massachusetts Historical Commission (MHC) in October 2025 – still awaiting approval
- ISD submission – November 2025 (expected)
- Land closing – Expected approval from Mass Housing on the first week of November 2025 , Land closing in January 2026 (expected)
- NUBA Homes will begin construction in January 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



APPROACH ON MELNEA CASS BLVD



GATEWAY PARK



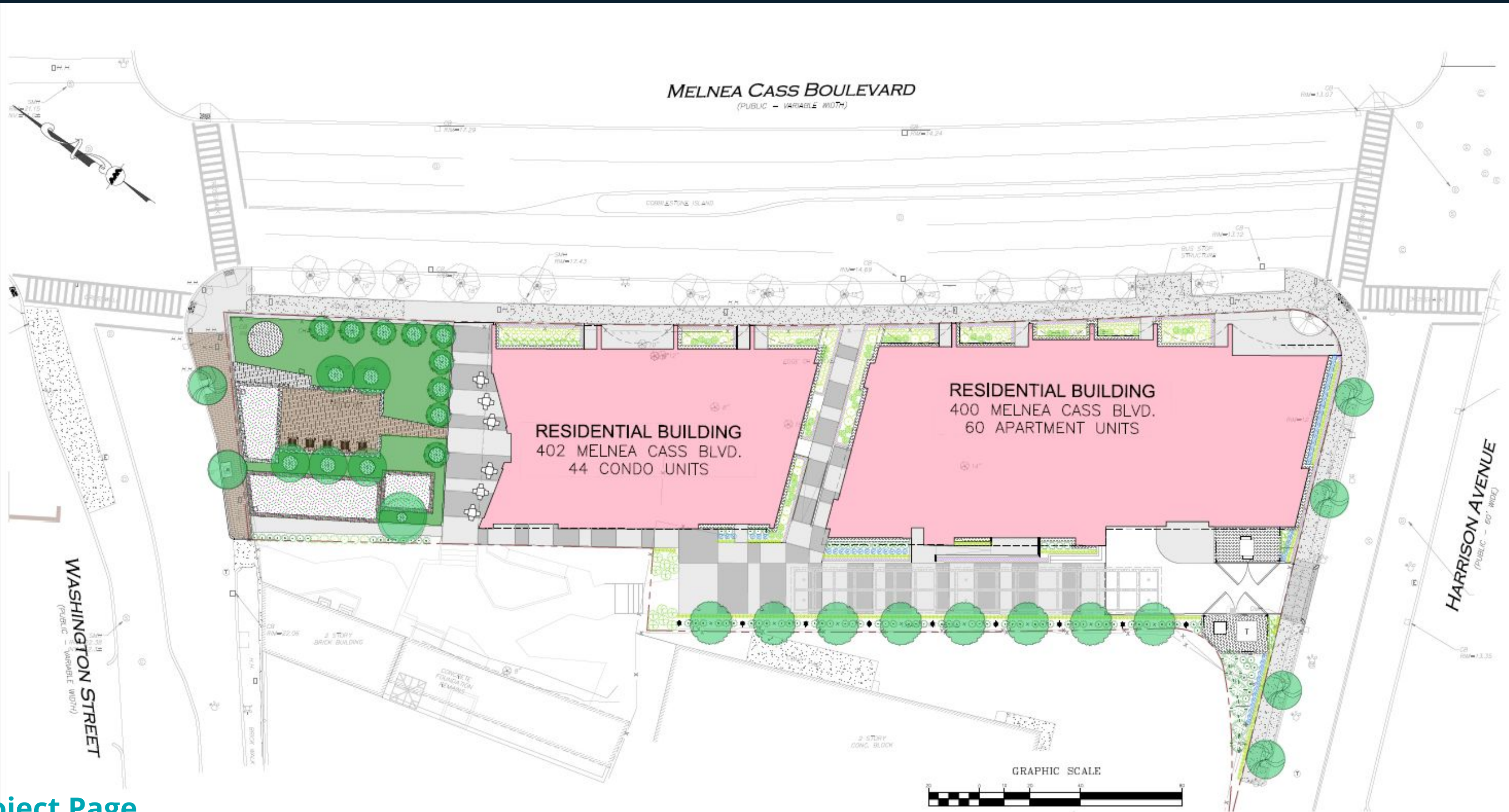
HARRISON AVE/ MELNEA CASS BLVD



ARTWALK ON BACKSIDE OF BUILDING



Parcel 8 – NUBA Residences



Parcel 8 – NUBA Residences Timeline

Stabilized Occupancy	6 months after Construction Completion	
Construction Completion	Spring 2028 (expected)	
50% Construction Completion	Spring 2027 (expected)	
Construction Start	Spring 2026 (expected)	
Completed Financing	Spring 2026 (expected)	
City & State Subsidy Awards	We received the City subsidy. State subsidy – December 2025 (expected)	} WE ARE HERE
Building Permit	December, 2025 (expected)	
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	

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 Art Gallery/Exhibition Space
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

Parcel 8 – NUBA Residences

Job Creation in Percentages

Created	NA
Minority/Women Business Enterprises (MWBE) Created	NA
Projected	150 new jobs projected
Minority/Women Business Enterprises (MWBE) Projected	>30% projected

Project 8 - Nuba Residences

Instructions: For projects under construction please insert your most recent BRJP report data. Feel free to add more rows if needed.

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



Planning Department

CITY of BOSTON