

ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE MEETING

June 1, 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

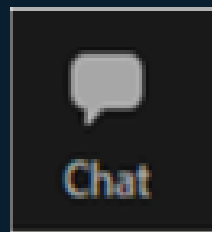
“English” – for English

“Cape Verdean Creole” - Cape Verdean Creole

ZOOM TIPS

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

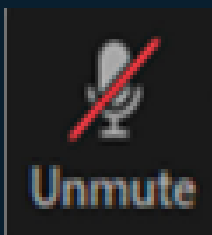
Your controls are at the bottom of the screen



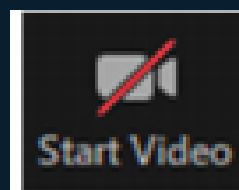
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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 or miranda.hall@boston.gov**

AGENDA



- 1. Franklin Cummings Tech (Update)**
- 2. Blair Lot (Nubian Square Ascends)**

RSMPOC Welcome



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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**

Franklin Cummings Tech (Update)



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Franklin Cummings Tech

June 1, 2026



Franklin
Cummings
Tech

Franklin Cummings Tech

Who Benefits: Mission & Impact on Students and Families



The college mission is to deliver transformative technical and trade education that leads to economic advancement.

54%

First-gen college students

73%

Students of color

93%

Students receiving financial aid

57%

Graduation rate is **twice the national 2-year college average**

80%

Grads are employed in their field full-time or continue their education within 1 year of graduation.

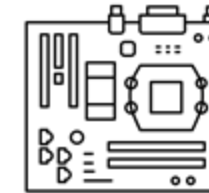
\$57K

Annual Median Salary One year after graduation (working full-time, in field)

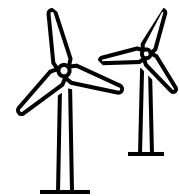
- Early college for high school students
- Certificate Programs
- Associate & Bachelor Degree in Business Management
- Customized workforce training for employers

Automotive Technology

- EV Technology Concentration

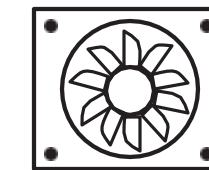


Cybersecurity



Engineering Technologies

- Building Energy Management Concentration



HVAC & Refrigeration Technology

- Heat Pumps Training



Eyecare

Practical Electricity

Setting the Stage—Building Design

Guiding Principles

- Uphold Franklin Cummings Tech’s values of **supporting a diverse community** in all aspects of the project, committing to best practices for contracting with MWBEs and employing a diverse workforce.
- **Optimized the sustainability and flexibility of the building**, allowing it to tread lightly on the environment and evolve to meet future needs.
- Design the building as a **teaching tool for students and visitors**.
- **Design a durable and inspiring building** that conveys Franklin Cummings Tech’s mission as an institution of higher learning with a technology focus to the public and students.
- **Find integrated, cost-effective design and construction strategies** to maximize educational value and meet Franklin Cummings Tech’s principles and sustainability goals while meeting Franklin Cummings Tech’s financial objectives and limited budget.

Building the Construction Team

DEI Results

40%

Of Contract Value Awarded to **MBEs**

26%

Of Contract Value Awarded to **WBEs**

36%

Of Sheet Metal Subs were **Women**

55%

Of Laborers were **People of Color**

89%

Of Roofers were **People of Color**

100%

Of Masons were **People of Color**

42%

Of Iron Workers = **Boston Residents**





Importance of the Construction Team's Involvement

Early engagement is imperative to building successfully in Boston!

Early, constant engagement with:

- City
- Stakeholders
- Trade Partners
- Community

Questions/comments



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Blair Lot (Nubian Square Ascends)



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Nubian Square Ascends



Current Project Phase: Board Approved

Proposed Project Highlights:

- Land SF: 87,879 sq ft
- Gross Floor Area: 365,475 sq. ft.

Development Entities: Nubian

Ascend Partners, LLC

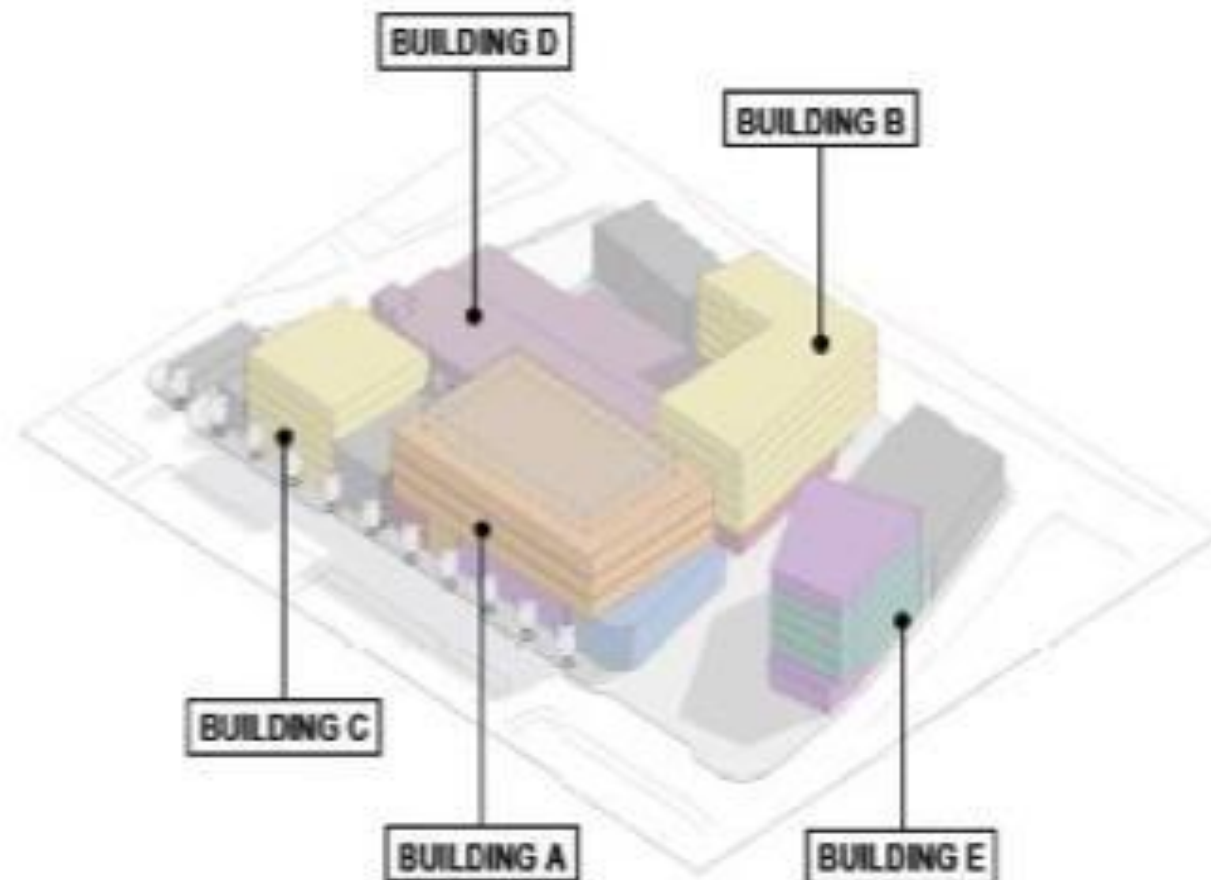


The Missing Link to Nubian Square

Why This Project Matters

- Workforce Pipeline for life sciences and healthcare
- Economic Mobility for Greater Roxbury Residents
- Anchor for Nubian Square's Innovation District
- Unlocks 110 units of new housing

Blair Lot Masterplan



- **PHASE 1: BUILDING A* (TRAINING)
BUILDING B (HOUSING)**

Estimated Groundbreaking: Q1 2027

Estimated Delivery: Q3 2028

- **PHASE 2: BUILDING D (GARAGE)**

Estimated Groundbreaking: Q3 2027

Estimated Delivery: Q3 2028

- **PHASE 3: BUILDING C (HOUSING)**

Estimated Groundbreaking: Q2 2028

Estimated Delivery: Q4 2029

- **PHASE 4: BUILDING E (HOTEL)**

Estimated Groundbreaking: Q2 2028

Estimated Delivery: Q4 2029

NUBIAN SQUARE ASCENDS



Regulatory Milestones & Timeline

Stabilized Occupancy

Phase 1: Q1 2029

Construction Completion

Phase 1: Q4 2028

50% Construction Completion

Phase 1: Q4 2027

Construction Start

Phase 1: Q1 2027

Completed Financing State

Phase 1: Q4 2025

Subsidy Awards City

\$50M

Subsidy Awards Article 80

Will seek funding for Phase 2 housing

Board Approval

December 16, 2021, September 14, 2023

BCDC Approval* 100,00 sqft or significant public realm

December 6, 2021

Article 80 Review Start (LOI Filed)

March 29, 2021

BPDA or Mayor's Office of Housing (MOH Developer Designation)

NUBIAN SQUARE ASCENDS



Project Uses and Programming

Parking Spaces (# of spaces)

200-300

Commercial (sq.ft.)

20,000 SF

Cultural (sq.ft)

22,000 SF

Residential (sq.ft.)

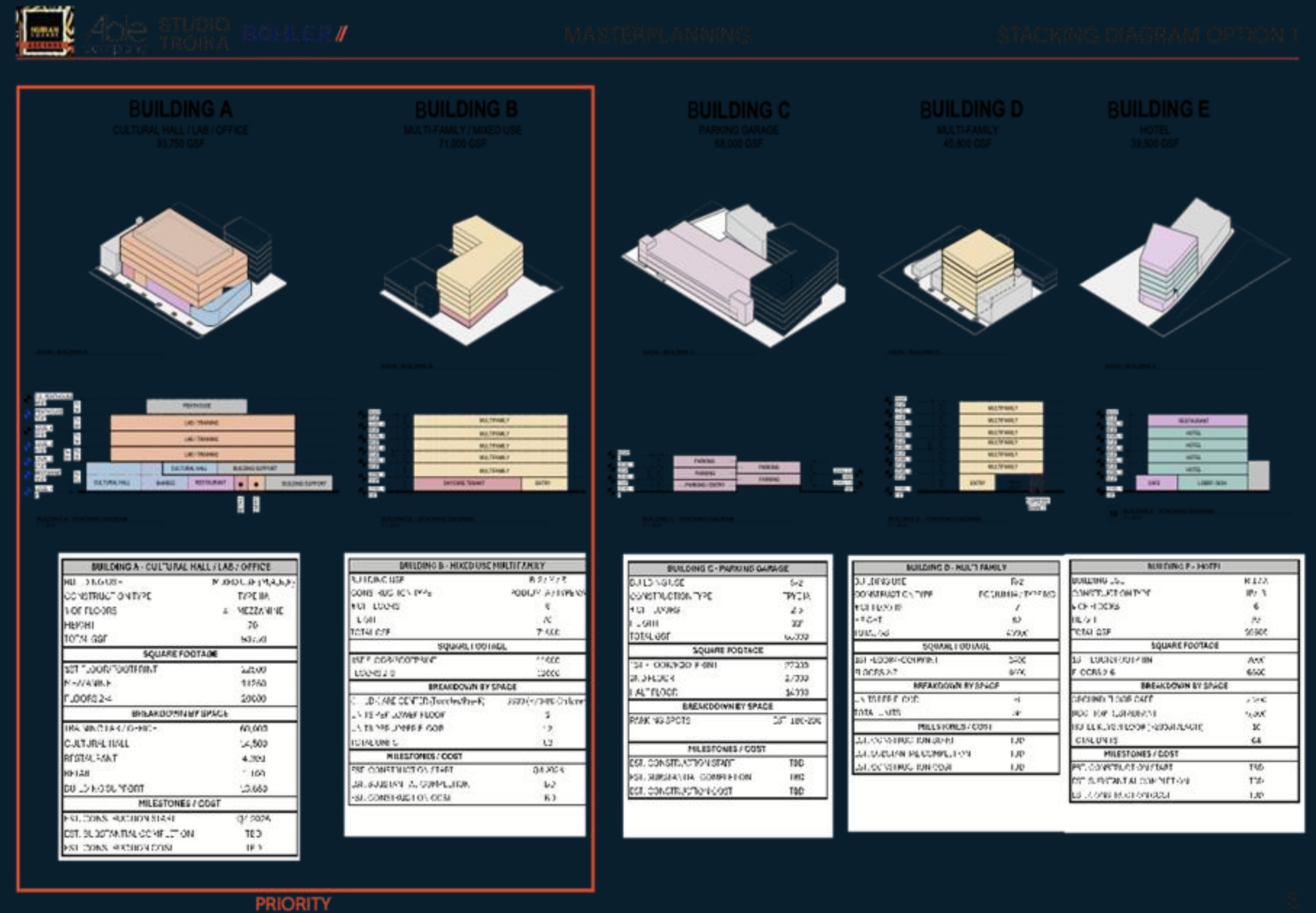
100,000 SF

Open Space (sq.ft.)

25%

Other Uses (please specify) (sq.ft.)

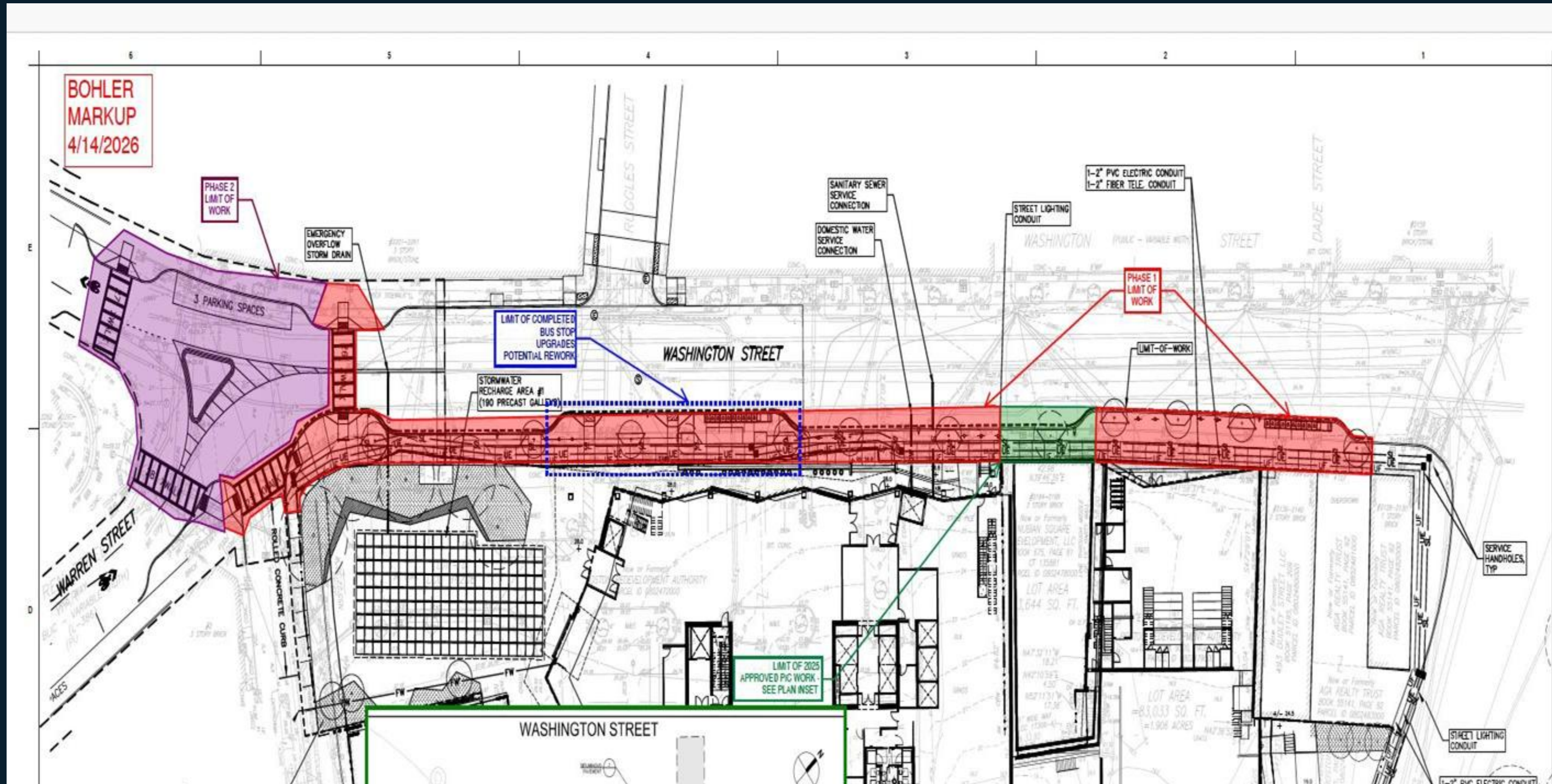
Artist Lab: 1,000 SF



NUBIAN SQUARE ASCENDS



Early Enabling October 2026 Pedestrian/Public Realm Improvements



Questions/comments



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THANK YOU



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