



**NUBIAN**  
S Q U A R E

**ASCENDS**

**10/26/20 — COMMUNITY MEETING**



# 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

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**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**



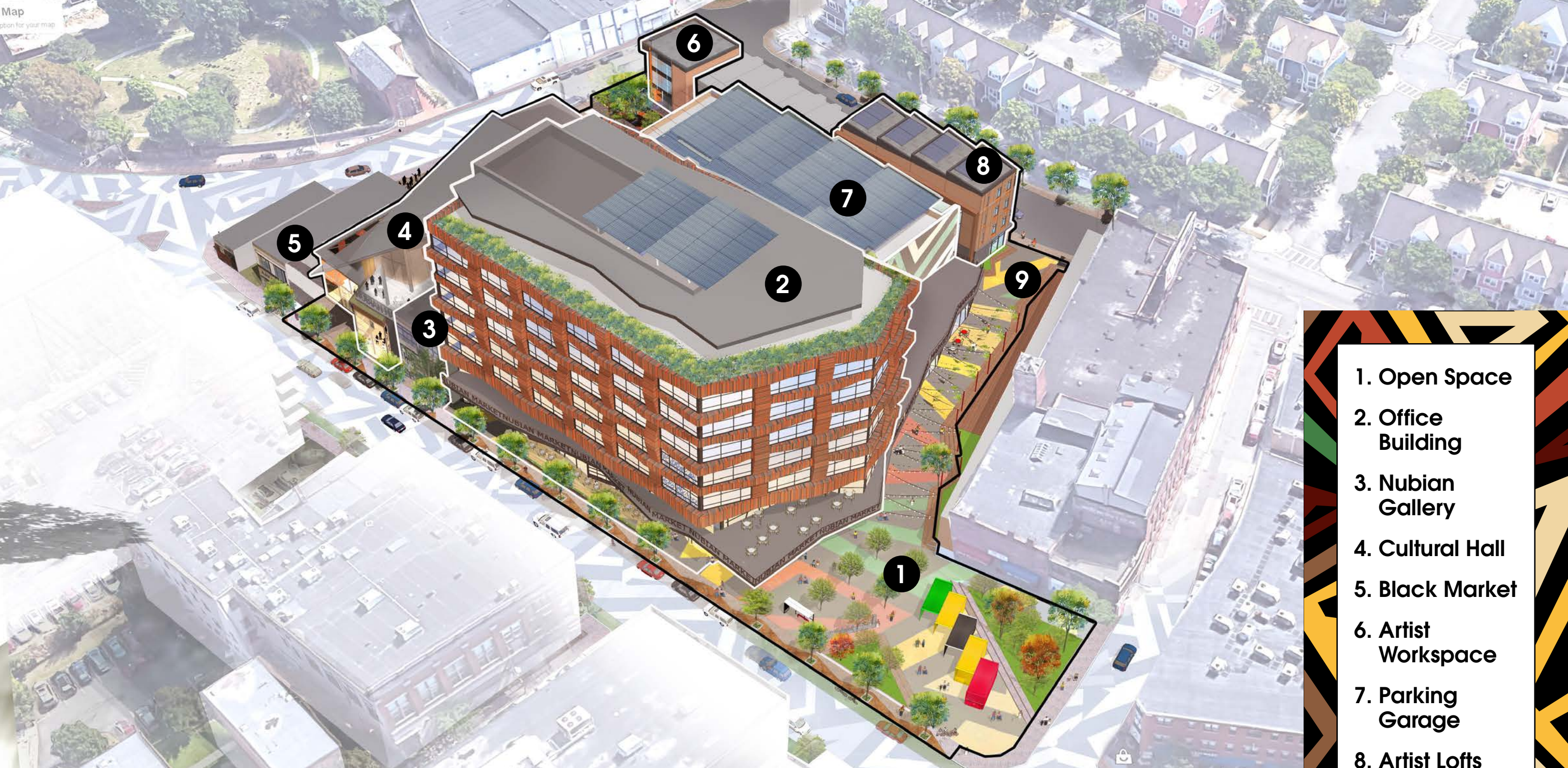




**LIFE IN THE SQUARE**  
**ART & CULTURE DISTRICT, BLACK MARKET, PURCHASE OF NUBIAN GALLERY, REIGNITE CREATIVE ECONOMY**





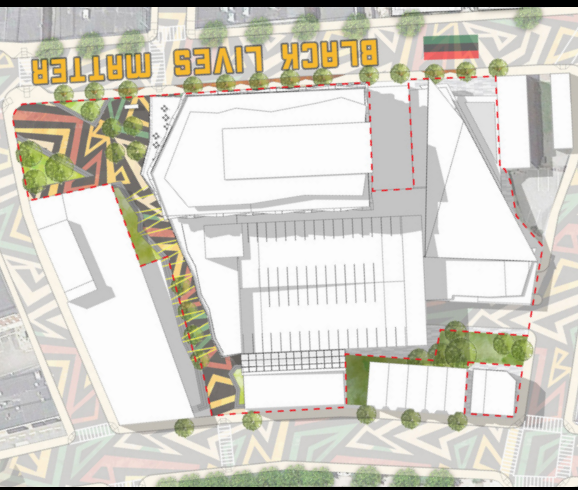


1. Open Space
2. Office Building
3. Nubian Gallery
4. Cultural Hall
5. Black Market
6. Artist Workspace
7. Parking Garage
8. Artist Lofts
9. Artist Alley

# NUBIAN ASCENDS

COMPLEMENTS EXISTING DEVELOPMENT PROJECTS & HOUSING WITH A VIBRANT, MIXED USE PROJECT





- ① Nubian Market
- ② Cultural Hall
- ③ Art Lab
- ④ Artists Live/Work
- ⑤ Painted Parking Garage
- ⑥ Nubian Square Plaza
- ⑦ Artist's Alley
- ⑧ Nubian Gallery
- ⑨ Black Market
- ⑩ Maker Space
- ⑪ Melnea Cass Gateway
- ⑫ Ruggles Gateway
- ⑬ Roxbury Crossing Gateway
- ⑭ Dudley Street Gateway
- m Mural
- s Sculpture
- 15 Haley House
- 16 Bruce C. Bolling Building
- 17 Jazzurbane Cafe
- 18 Dudley Square Bus Station
- 19 Hibernian Hall
- 20 Suya Joint
- 21 Gourdin Park
- 22 John Eliot Square
- 23 Madison Park High
- 24 Ruggles St Reconstruction Proj.
- 25 Tropical Foods
- 26 Boston Public Library

**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**





# NKF MEDICAL-ACADEMIC TEAM

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

## THE CURRENT OFFICE LEASING MARKET

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

NUBIAN SQUARE ASCENDS HAS ALL OF THE COMPONENTS FOR  
SUCCESS



BPDA

## LESSONS LEARNED

HOW TO ATTRACT A **BREADTH OF DIVERSE OF 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







NUBIAN ARTISAN CRAFT MARKET PLACE

ARTS KITCHENS CLUB

NUBIAN ARTISAN CRAFT MARKET PLACE

MARKET PLACE

CULINARY ARTS

TEST KITCHEN

**INTERIOR OF MARKET**  
COMMON GROUND FOR ALL TO MEET, EAT, SHOP, AND PLAY







**A SPACE FOR EVERYONE**



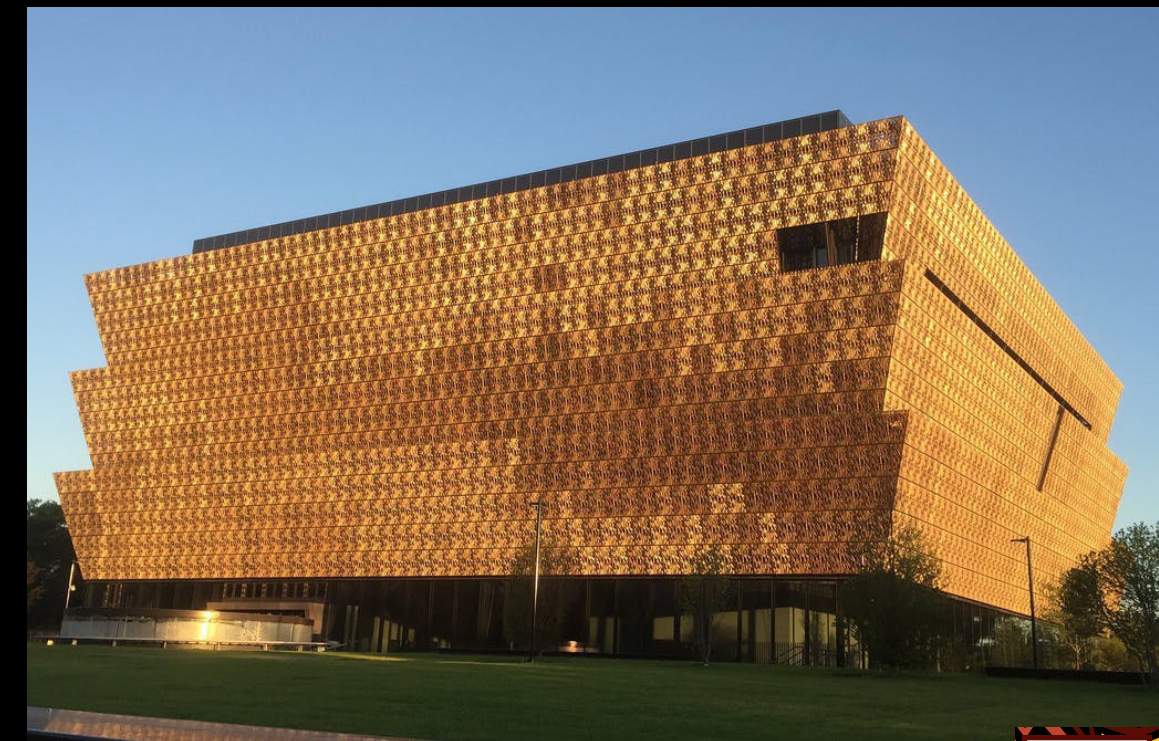




**CULTURAL HALL ON WASHINGTON STREET**







# CULTURAL HALL CONCEPTS



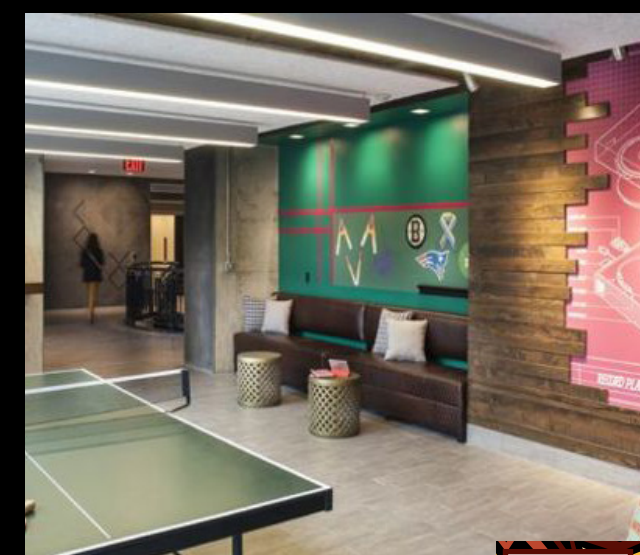
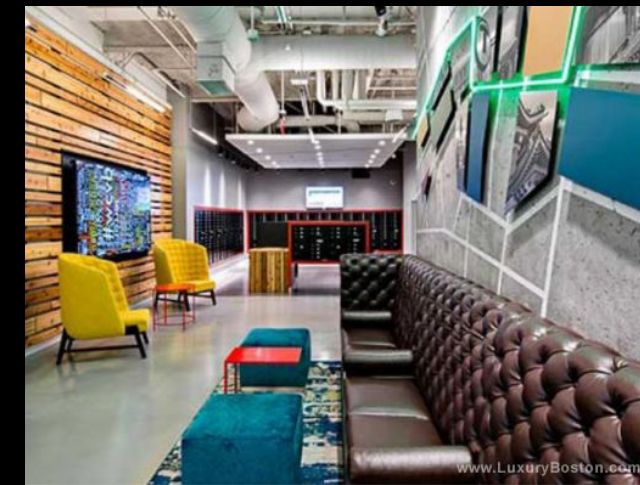




# CULTURAL HALL PROGRAM IDEAS



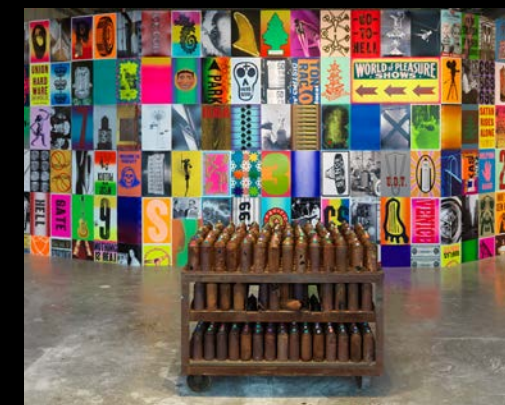




# ARTIST HOUSING ON HARRISON AVE



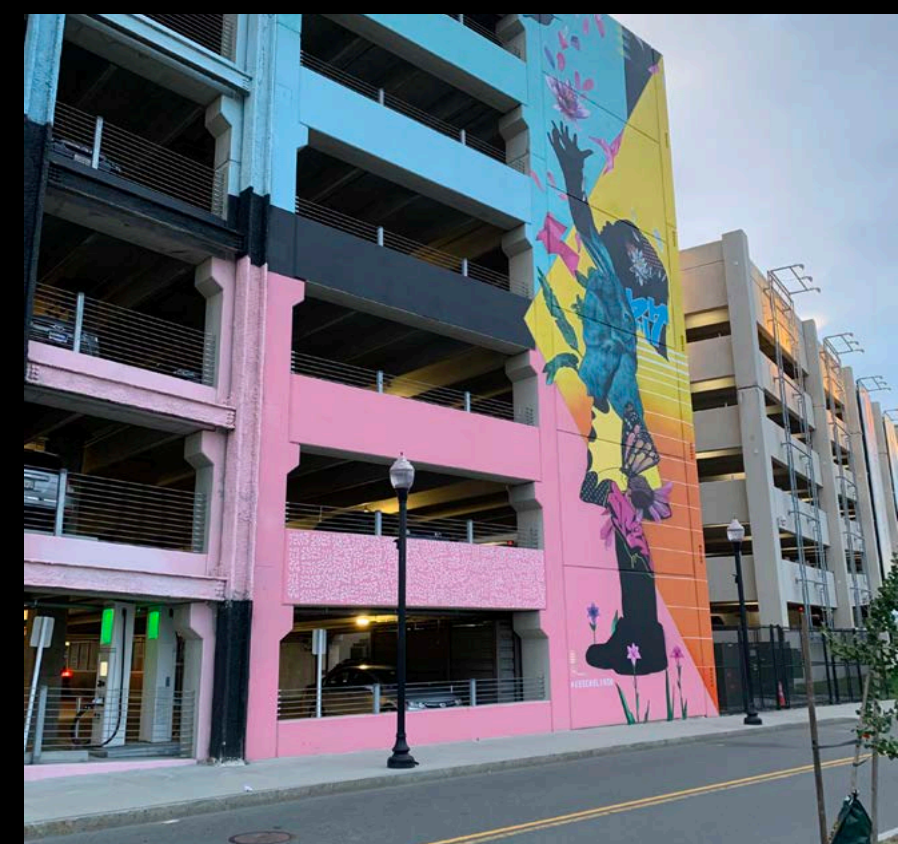
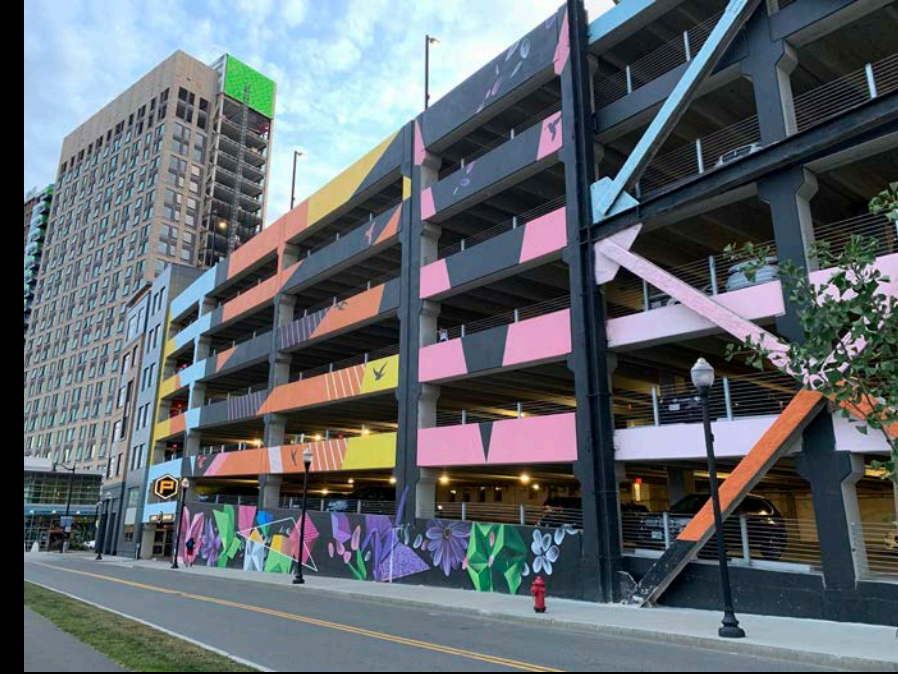
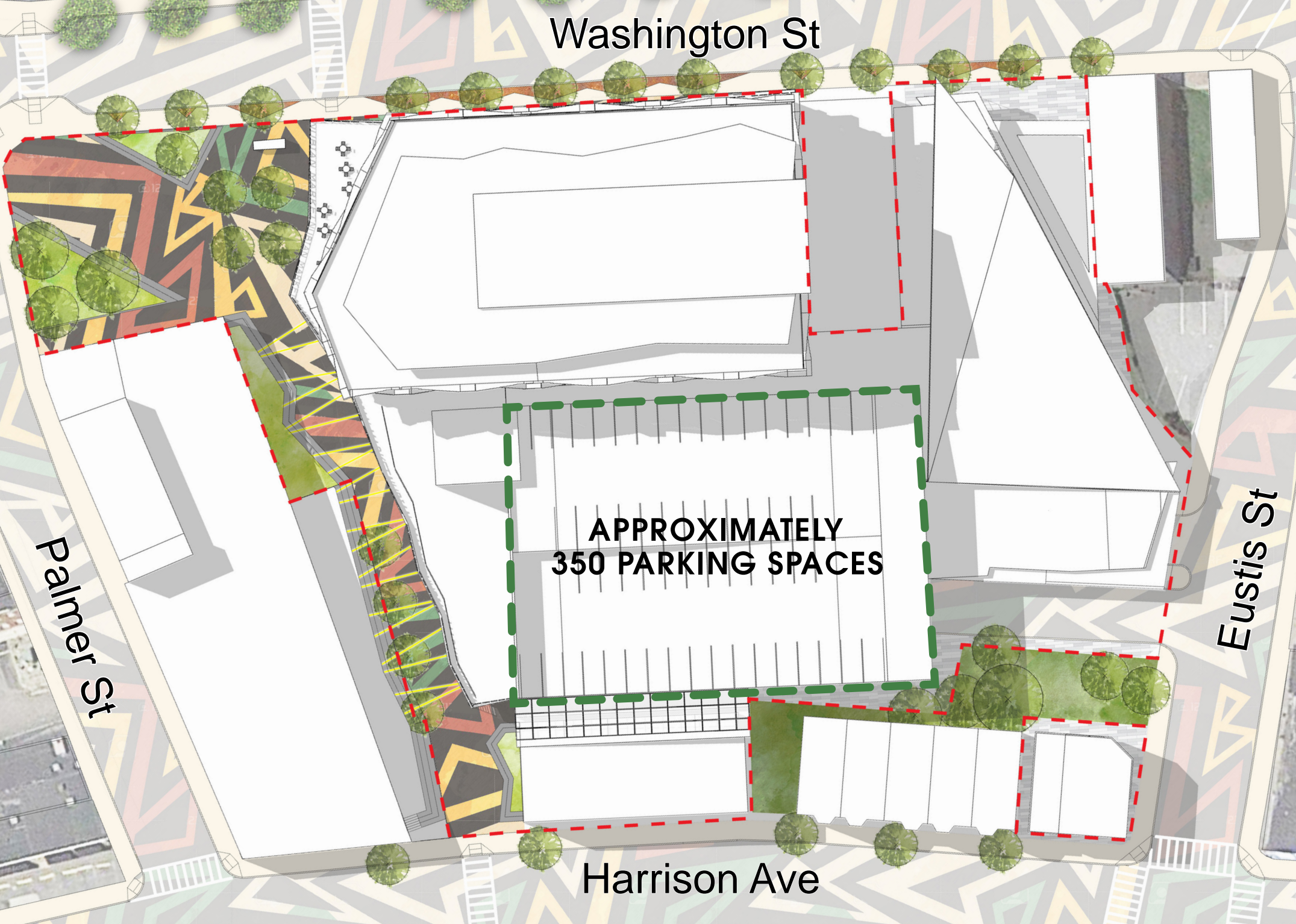




**ARTIST WORKSPACE ON HARRISON AVE**  
**NEW HOME FOR ROXBURY CULTURAL DISTRICT BOARD & DESIGN STUDIOS**







**PARKING GARAGE IN THE CENTER OF THE BLOCK**  
FOR EMPLOYEES, SHOPPERS, PERFORMANCES, OFFICE/LAB WORKERS, NEARBY HOTELS







**NUBIAN**  
S Q U A R E

**ASCENDS**

**QUESTIONS?**



| <b>BLAIR LOT — PRELIMINARY DEVELOPMENT SCHEDULE</b>               |                     |
|---|---------------------|
| <b>DEVELOPMENT MILESTONES</b>                                     | <b>TARGET DATES</b> |
| <b>PRE-SELECTION PHASE</b>  |                     |
| Project Submission  | 2/19/20             |
| BPDA and Community Review/Public Meeting Process                  | 3/1/20-5/31/20      |
| BPDA completes review process                                     | 6/8/20              |
| <b>SELECTION PROCESS</b>  |                     |
| BPDA Board awards Tentative Designation                           | 6/18/20             |
| Article 80 and Zoning Process & MEPA Environmental Review Process | 8/28/20–1/21/21     |
| Complete Schematic Design Phase                                   | 1/15/21             |
| Design Development Phase  | 1/15/21-7/15/21     |
| Early Permits   | 3/1/21              |
| Construction Documents/GMP  | 3/15/21-5/17/21     |
| Complete public and private financing                             | 6/15/21             |
| Construction Loan Closing   | 8/25/21             |
| Building Permits  | 9/15/21             |
| <b>CONSTRUCTION START</b>   | <b>9/30/21</b>      |
| <b>PROJECT COMPONENTS</b>   |                     |
| Garage  |                     |
| Multi-Purpose Culture Space                                       |                     |
| Office Space & Blair's Market                                     |                     |
| Artist Live/Work Spaces   |                     |
| <b>CONSTRUCTION DESCRIPTION</b>                                   |                     |
| Building Foundations  |                     |
| Super Structure   |                     |
| Waterproofing   |                     |
| Building Enclosure  |                     |
| Roofing System  |                     |
| Interior Construction   |                     |
| Building Systems  |                     |
| Interior Finishes/FF&E  |                     |
| Exterior Finishes   |                     |
| <b>CONSTRUCTION COMPLETION</b>                                    | <b>9-30-24</b>      |
| Occupancy Permits   | 12/15/24            |

