



NUBIAN
S Q U A R E

ASCENDS

10.18.2022

BOSTON LANDMARKS COMMISSION



D/R/E/A/M COLLABORATIVE
ARCHITECTURE | REAL ESTATE DEVELOPMENT

ground

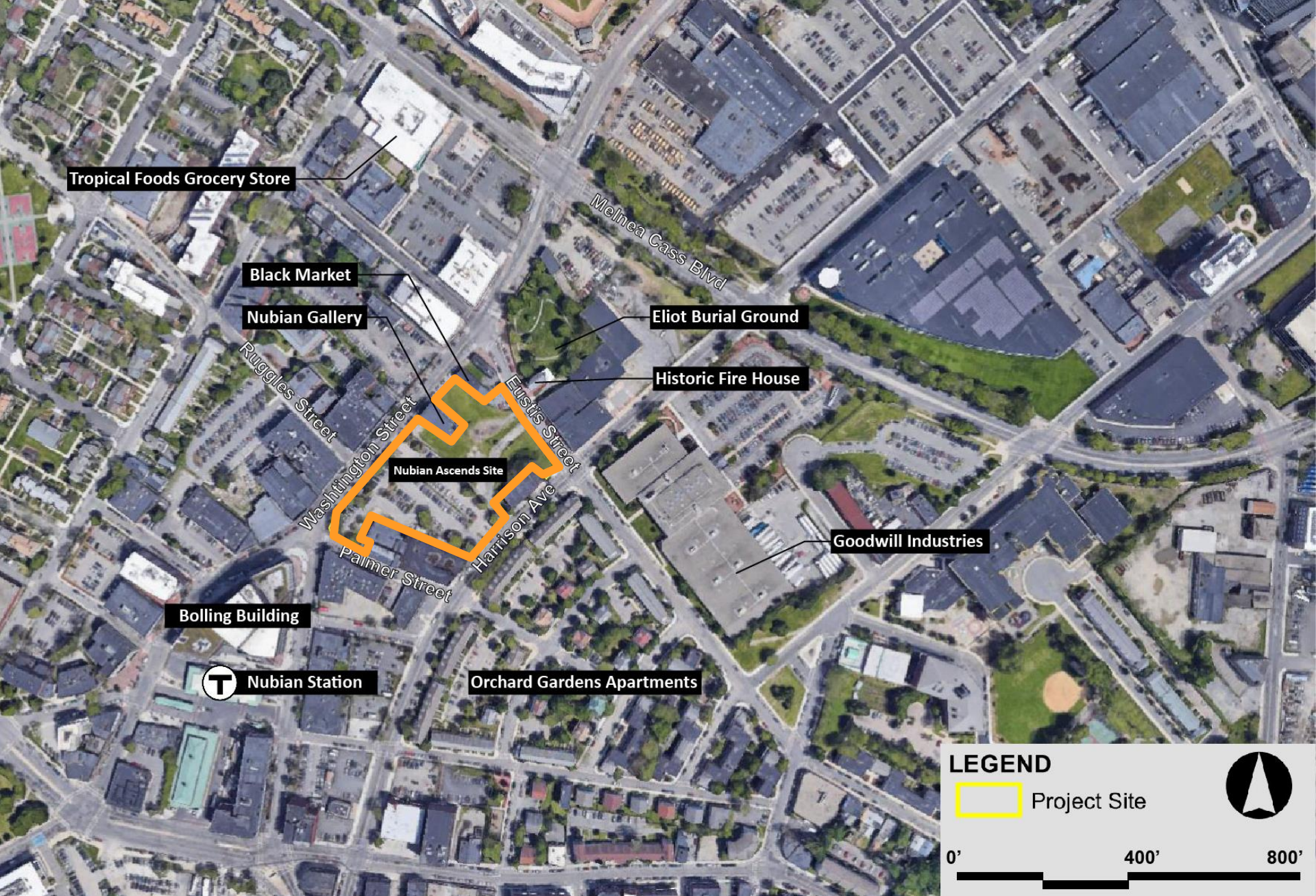


AGENDA:

1. Project Description
2. Historic Resources

Discussion







Fire House
Eliot Burial Ground

Eustis Street

Highland Tap
Black Market

Nubian Gallery

Rowhouses

Harrison Avenue

1127 Harrison

Washington Street

Palmer Street

Ruggles Street

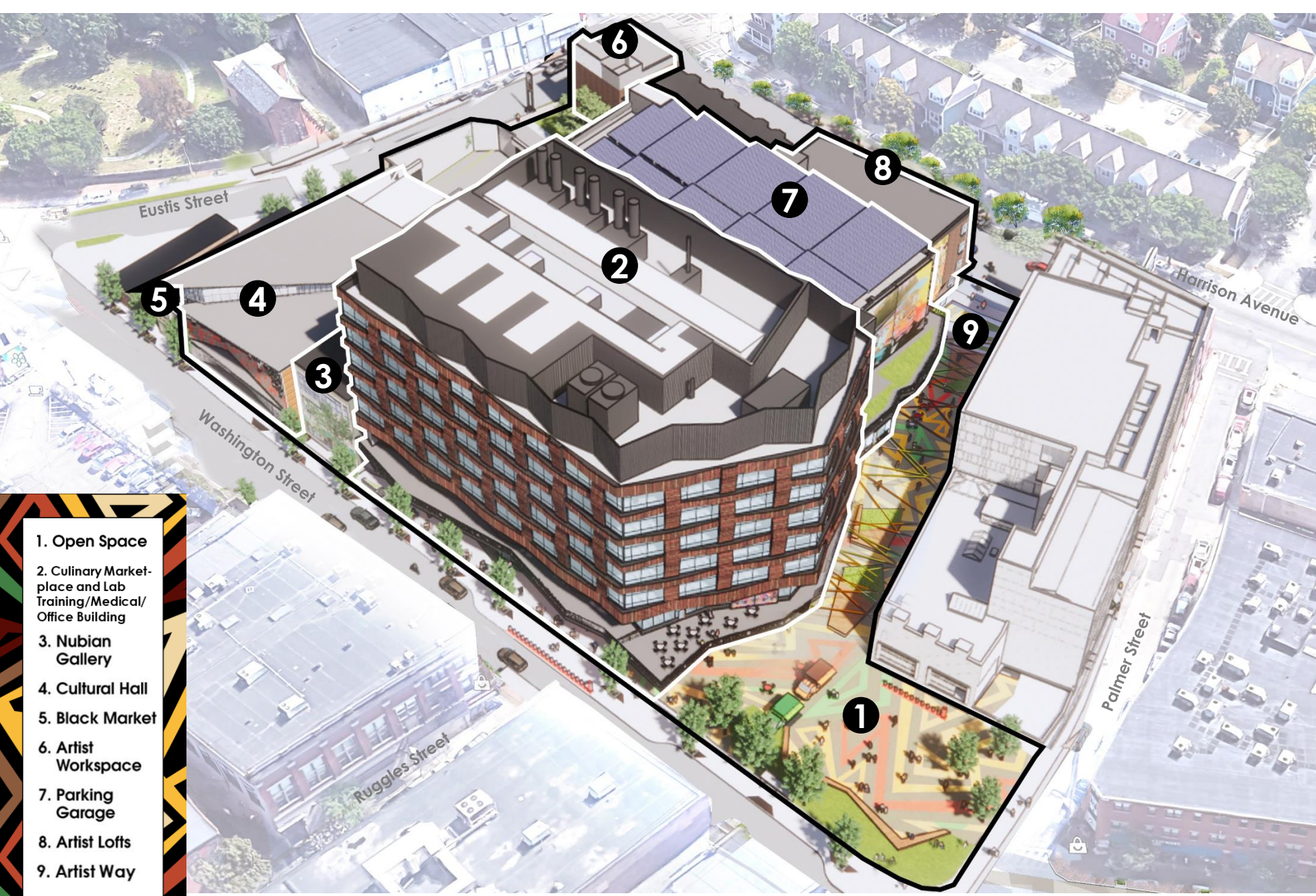
EXISTING SITE – 2.39 ACRES



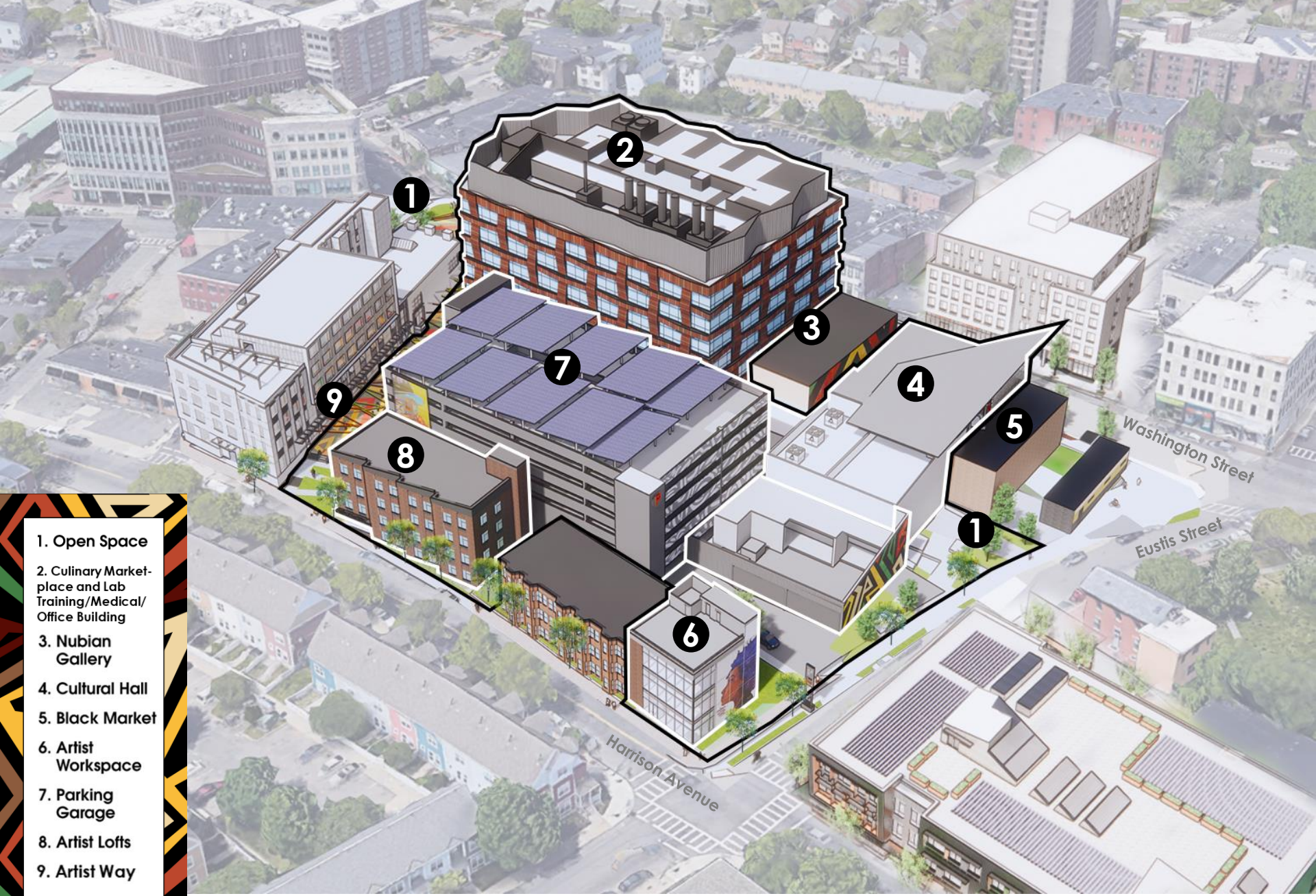
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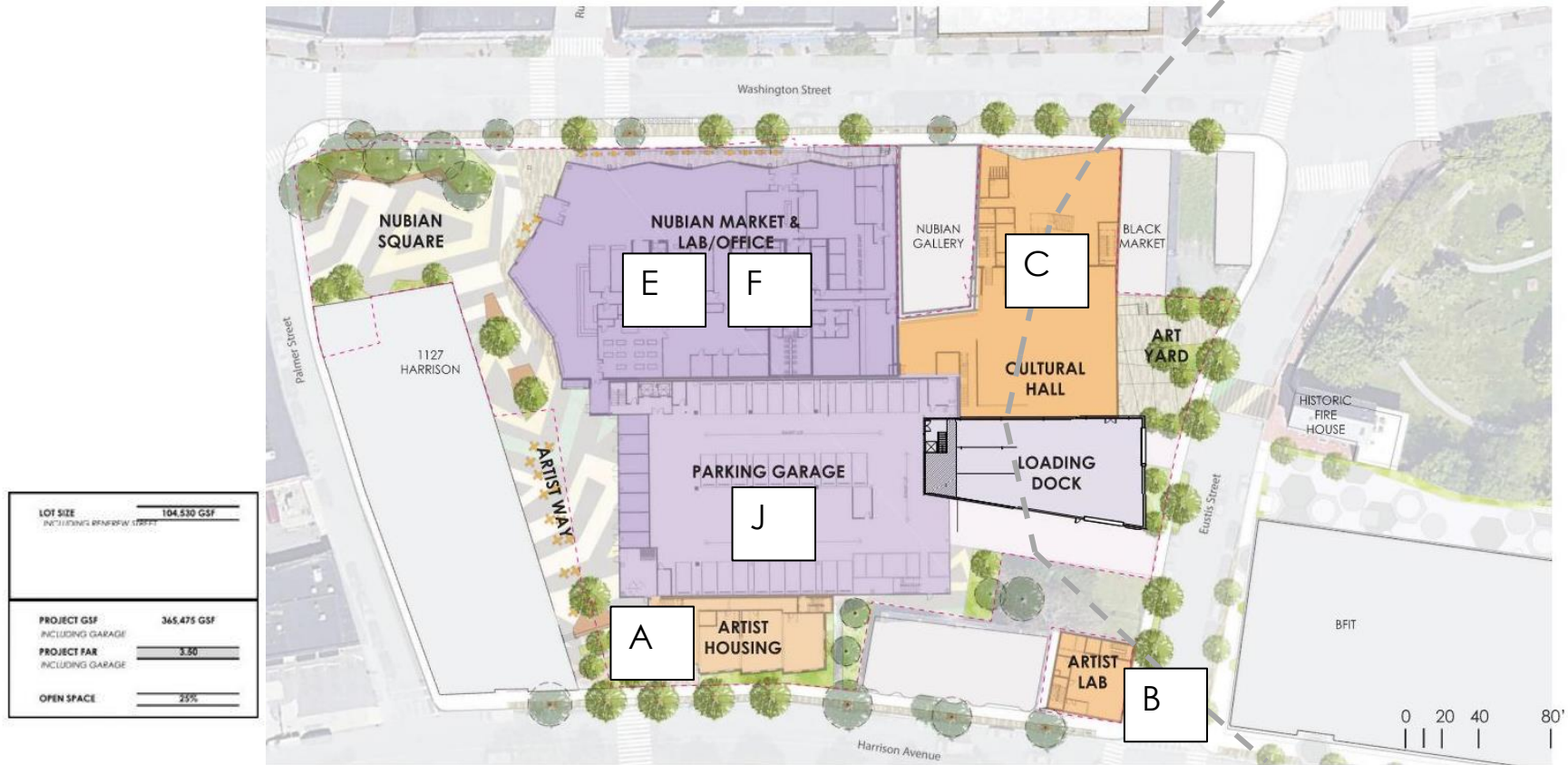


PROJECT AERIAL FROM WASHINGTON STREET



PROJECT AERIAL FROM HARRISON AVENUE





LOT SIZE	104,530 GSF
<small>(INCLUDING BROADWAY STREET)</small>	
PROJECT GSF	365,475 GSF
<small>(INCLUDING GARAGE)</small>	
PROJECT FAR	3.50
<small>(INCLUDING GARAGE)</small>	
OPEN SPACE	25%

Table 1-2 Project Program

A- Artists Housing	17,815 sf
B- Art Lab	6,644 sf
C- Cultural Hall	19,696 sf
E- Lab Training/ Medical/ Office Space	135,025sf
F- Retail/Marketplace	50,445 sf
J- Parking (±300 spaces)	135,850 sf
Grand Total GSF	365,475 GSF



135,000 SF LAB TRAINING/ MEDICAL/ OFFICE BUILDING



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ground





+50,000 SF CULINARY MARKETPLACE INTERIOR



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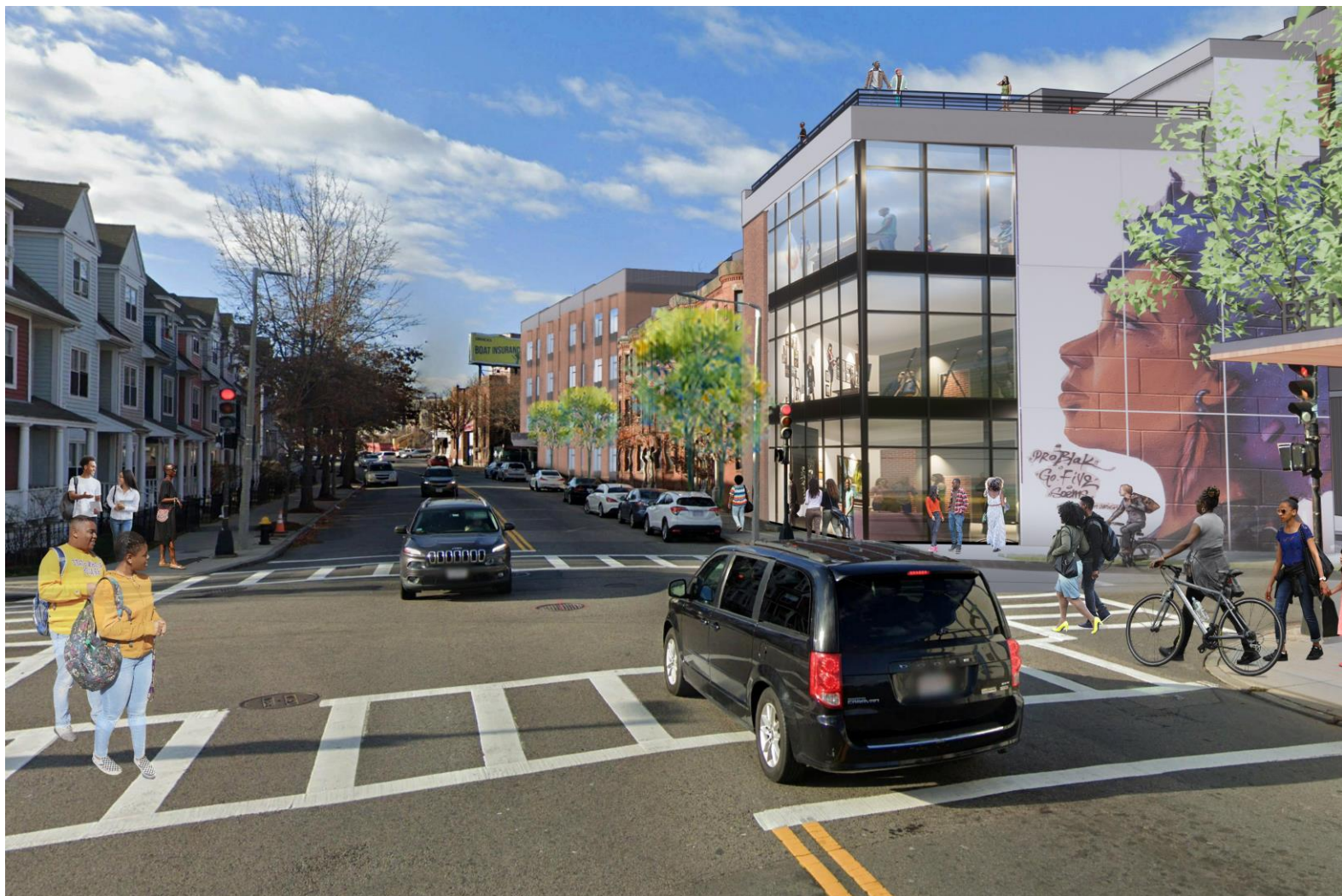
ground





15 UNITS OF AFFORDABLE HOMEOWNERSHIP





6600 SF ARTIST LAB



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ground





SERVICE BUILDING ALONG EUSTIS STREET





19,000 SF CULTURAL HALL



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ground



Open Space Overview

1. **25% Open Space**
2. **3 new and distinctive open spaces** – Nubian Plaza, Artist Way, and Art Yard
3. **Complete Streets** tie in with City of Boston improvements
4. Green infrastructure - **Blue bike, bus, and bicycle connections**
5. **Art-inspired** character to open spaces
6. Open spaces **connect to neighboring projects and historic resources**





10,560 SF NUBIAN PLAZA – AKA ‘NUBIAN SQUARE’



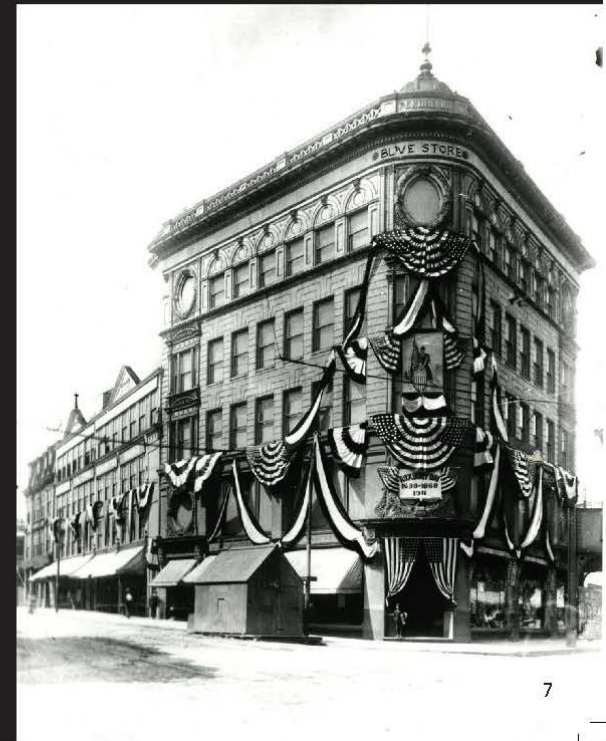
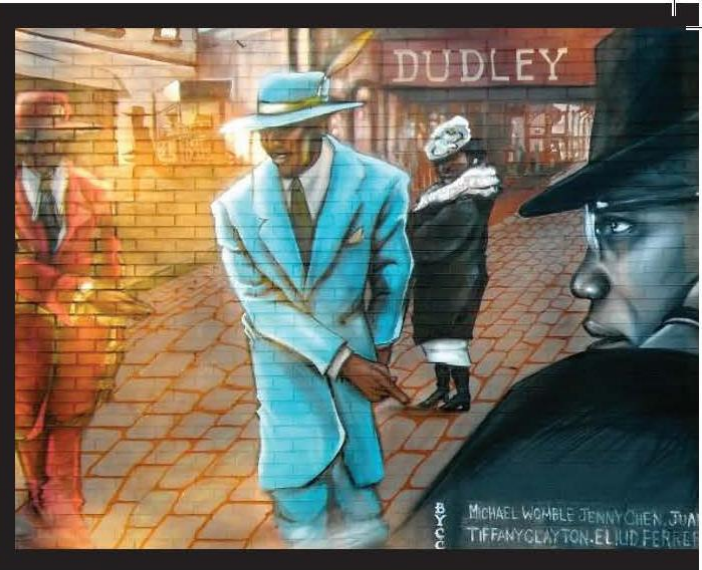
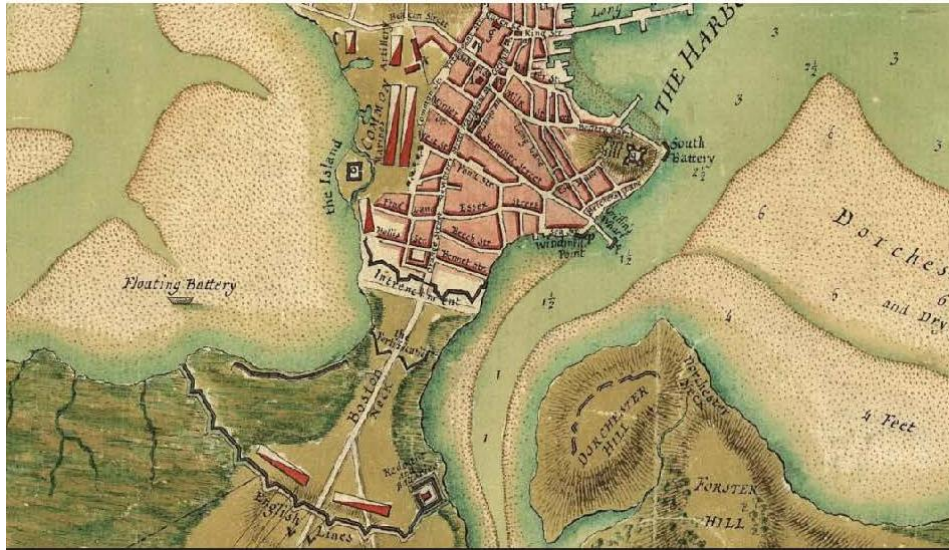
5,065 SF ARTIST YARD & STREET IMPROVEMENTS



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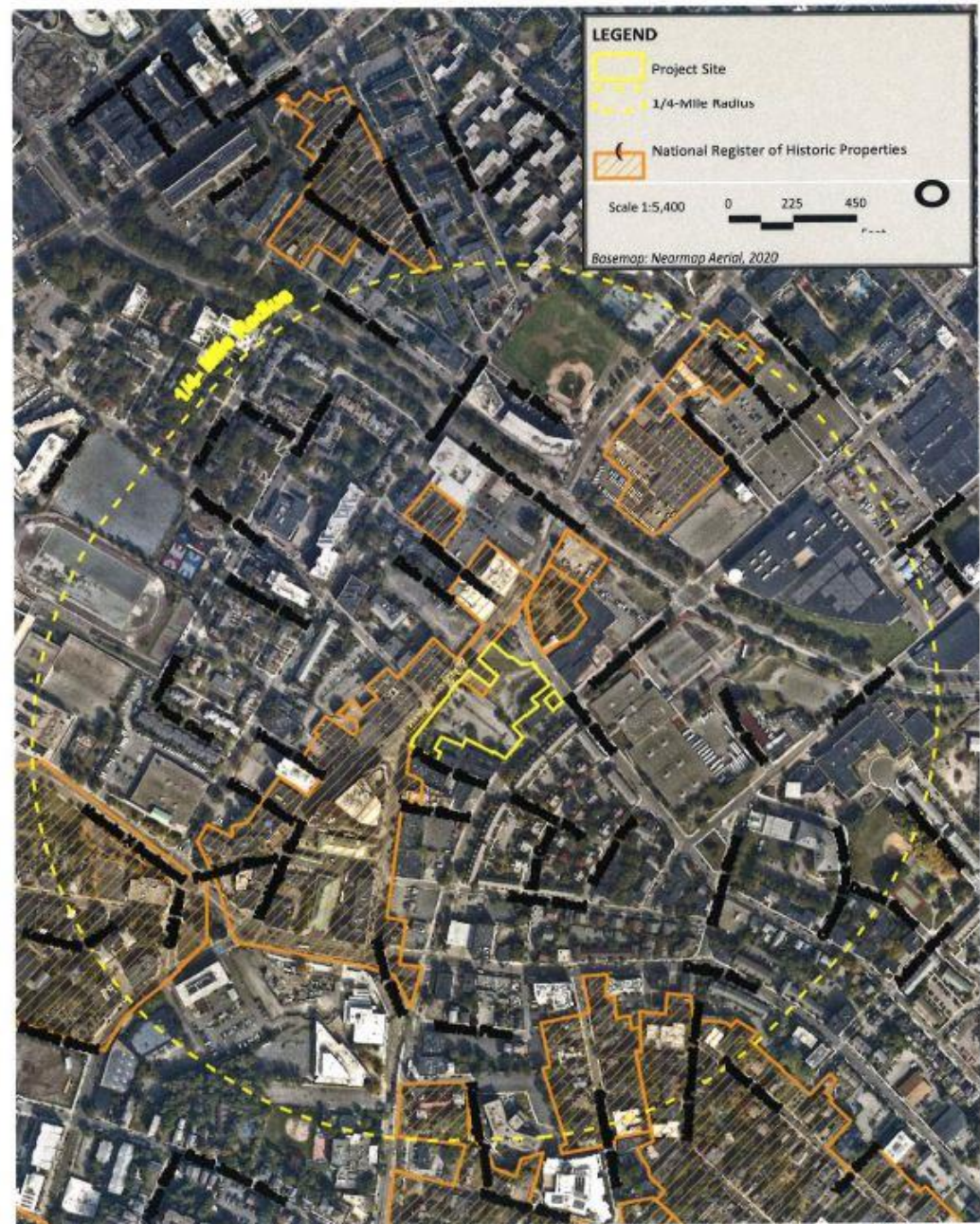
Discussion



Overview

There are no Historic Resources on the project site

Potential urban design & shadow impacts have been considered.

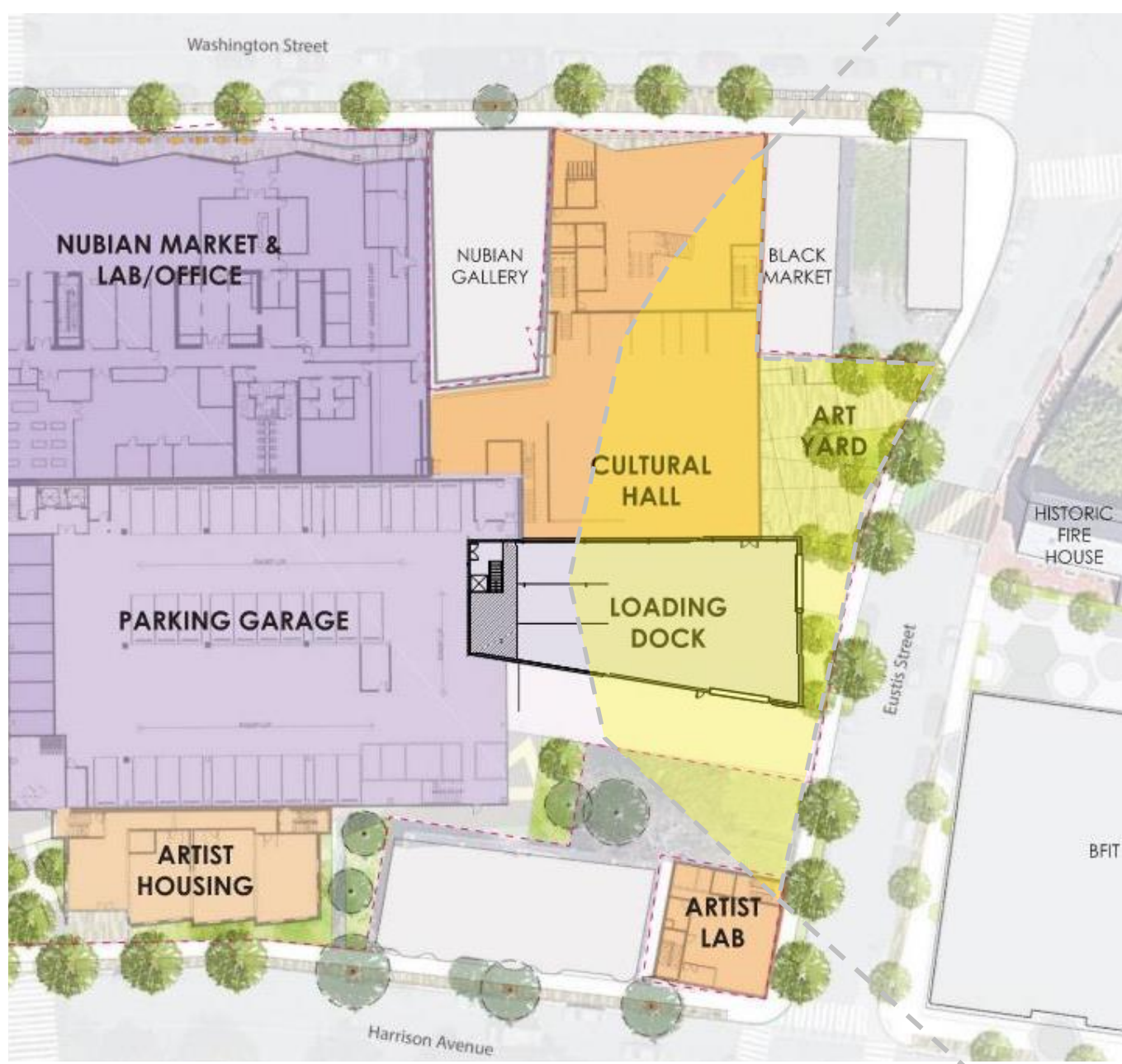


A portion of the site is within the **Eustis Street Architectural Conservation District Protection Area Boundary**.

Design review is confined to 5 areas:

- Demolition – none
- Land coverage - 59%
- Height - varies
- Topography - varies
- Landscape features – see proposed

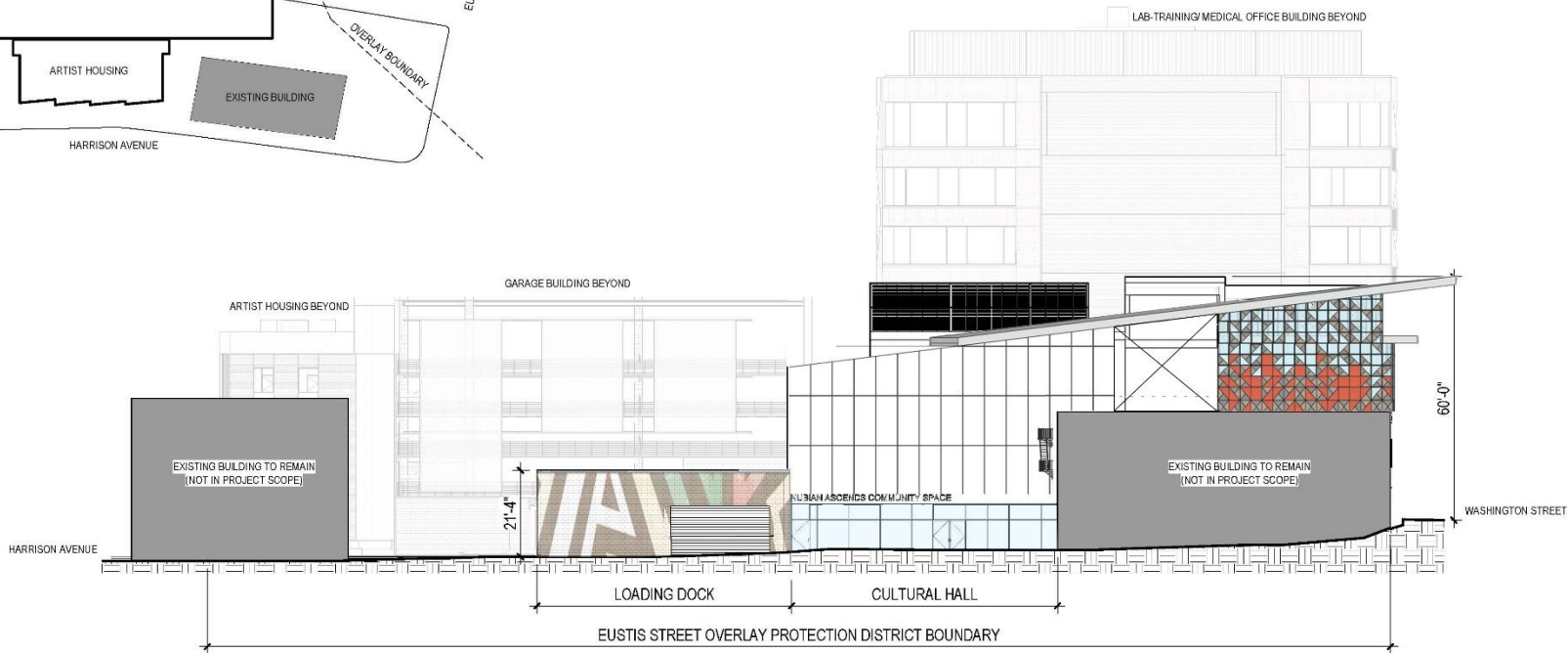
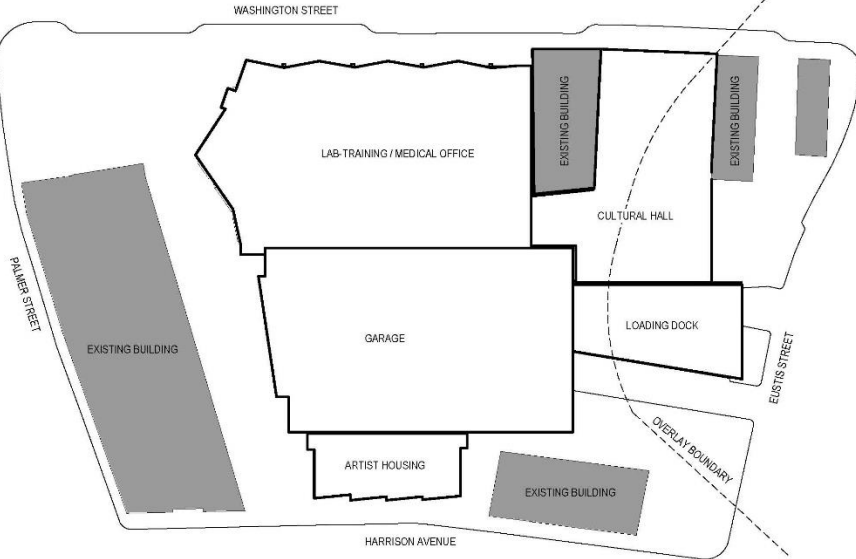
The project is sensitively designed to meet applicable standards.





EUSTIS ST. PROTECTION AREA – CURRENT VIEW

EUSTIS ST OVERLAY PROTECTION DISTRICT





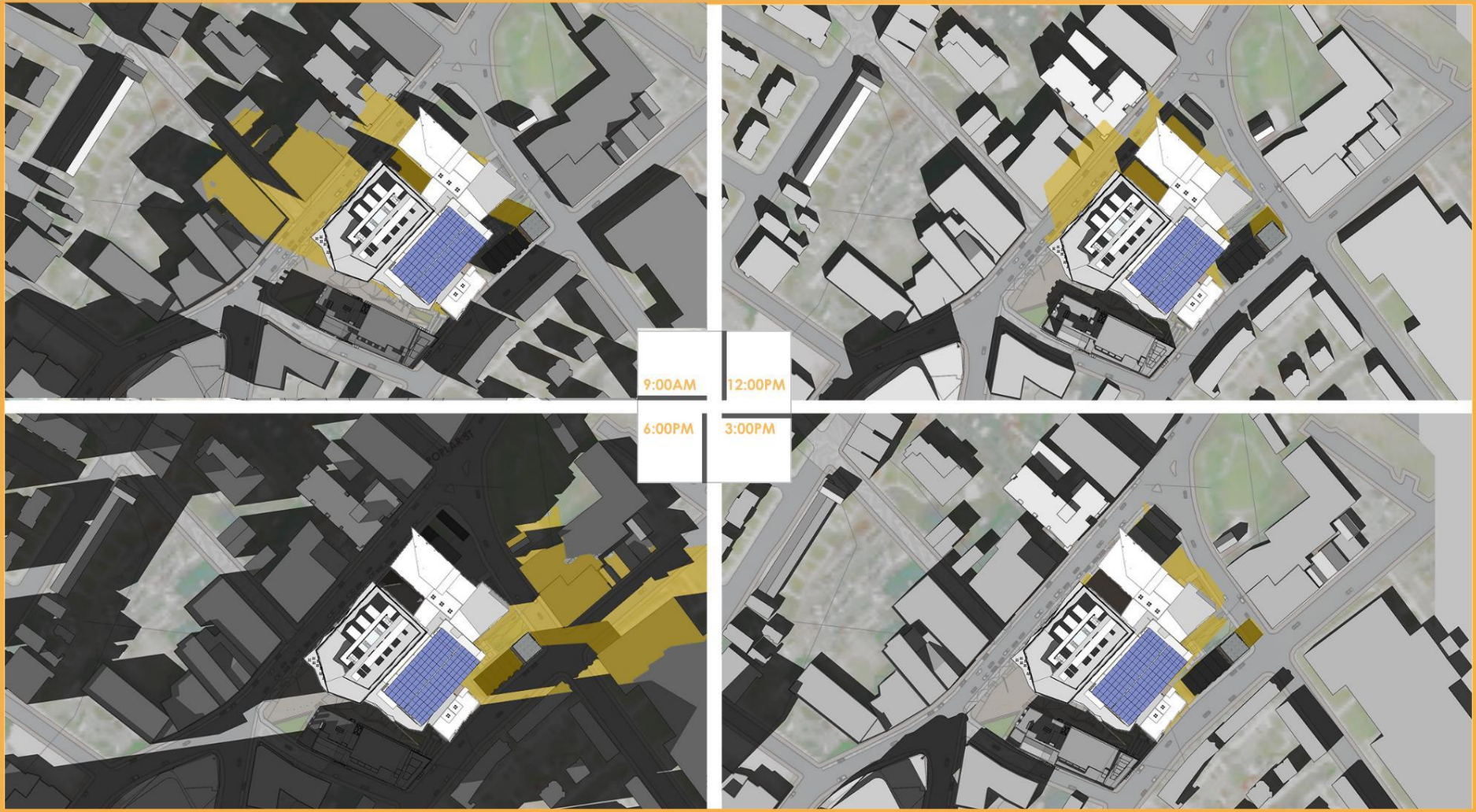
EUSTIS ST. PROTECTION AREA - PROPOSED



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9:00AM 12:00PM
6:00PM 3:00PM

SHADOW STUDIES: MARCH 21

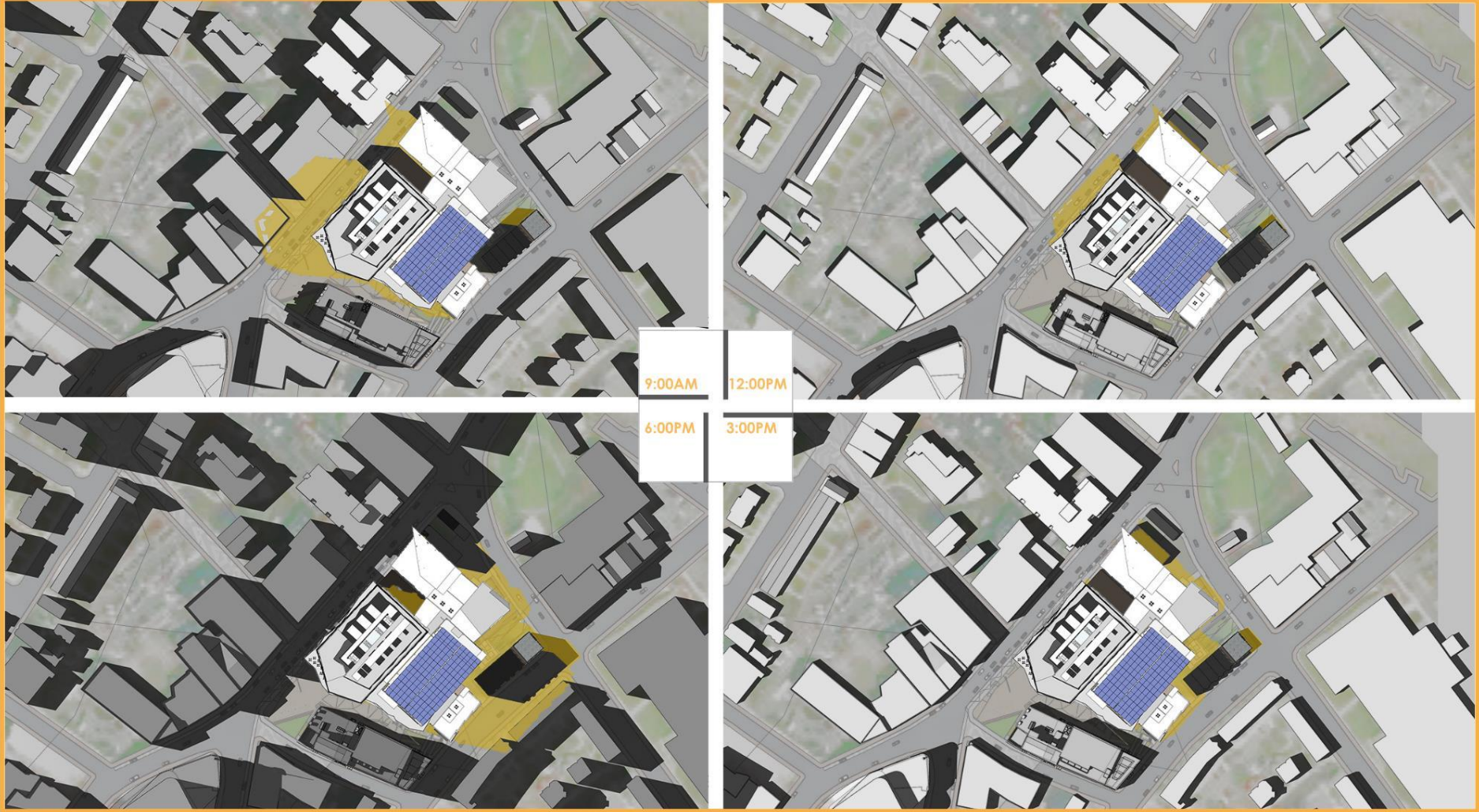
2216 WASHINGTON STREET
BOSTON, MA



COLOR KEY:
 — EXISTING SHADOWS
 — NET NEW SHADOW
 EST UTC-4

NUBIAN SQUARE ASCENDS
 ROXBURY, BOSTON, MA





SHADOW STUDIES: JUNE 21

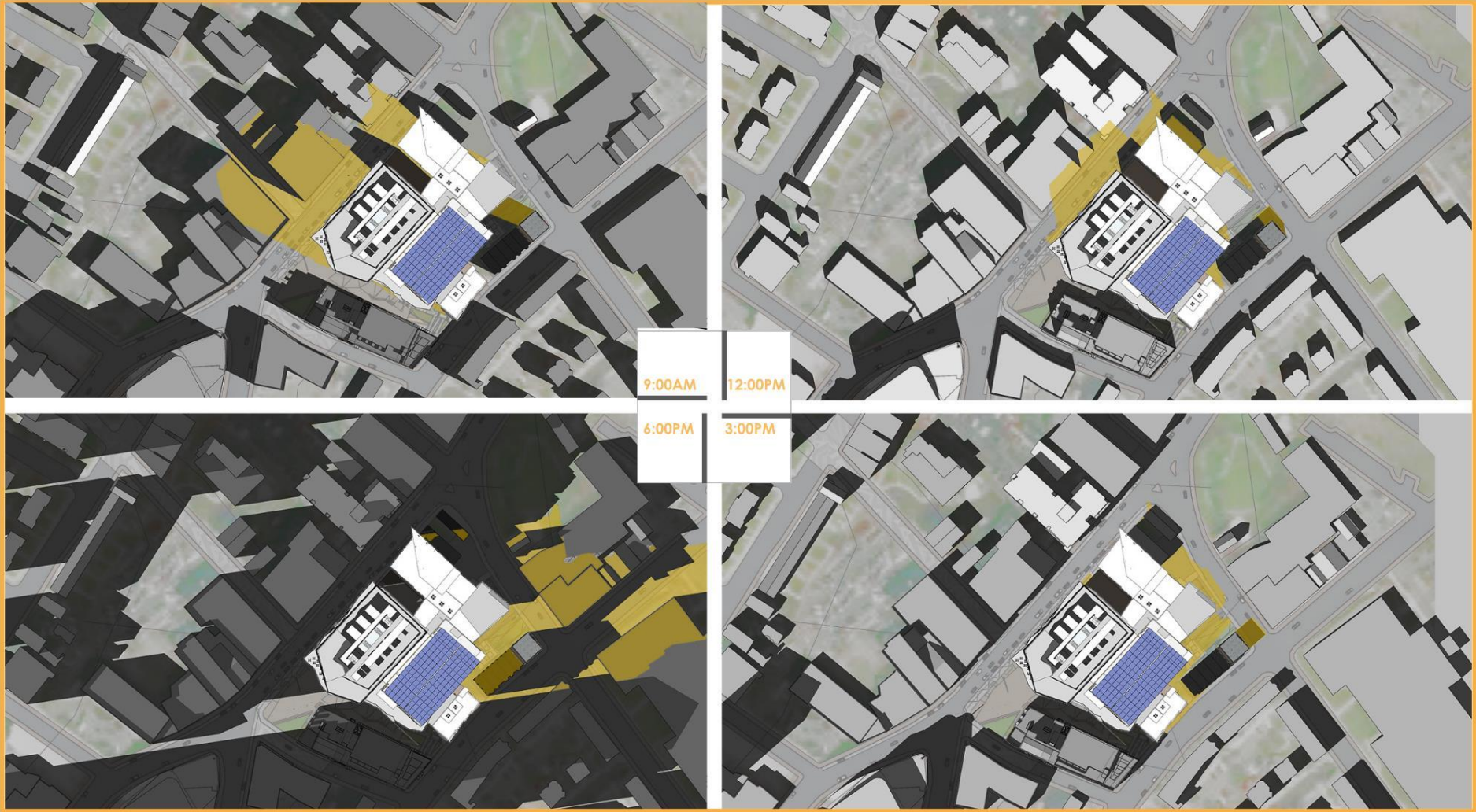
2216 WASHINGTON STREET
BOSTON, MA



COLOR KEY:
 — EXISTING SHADOWS
 — NET NEW SHADOW
 EST UTC-4

NUBIAN SQUARE ASCENDS
ROXBURY, BOSTON, MA





SHADOW STUDIES: SEPTEMBER 21

2216 WASHINGTON STREET
BOSTON, MA



COLOR KEY:
 — EXISTING SHADOWS
 — NET NEW SHADOW
 EST UTC-4

NUBIAN SQUARE ASCENDS
ROXBURY, BOSTON, MA





9:00AM 12:00PM
6:00PM 3:00PM

SHADOW STUDIES: DECEMBER 21

2216 WASHINGTON STREET
BOSTON, MA



COLOR KEY:
 — EXISTING SHADOWS
 — NET NEW SHADOW
 EST UTC-5

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Q & A