



**MOH Blue Hill Avenue Action Plan**  
**Project Update: B3 Parcels**  
**September 20, 2023**



**Housing**

## **English: For interpretation in Cape Verdean Creole, Haitian Creole or Spanish,**

1. Go to the horizontal control bar at the bottom of your screen. Click on “Interpretation.”
2. Then click on the language that you would like to hear.
3. You are now accessing this meeting in your selected language.

## **Kriolu Kabuverdianu: Gossim bu ta entra na reuniao na kriolu,**

1. Bai na barra de controlo horizontal na parte inferior di computador bu kalka na “Interpretation”.
2. Depos kalka na idioma qui bu kre ovi.
3. Agora djabu sta ta entra na reuniaun em creole.

## **Haitian Creole: Pou entèpretasyon Kreyòl ayisyen,**

1. Ale nan kontwòl ba nan pati anba ekran an epi Klike sou "Interpretation"
2. Apre sa, klike sou lang ke ou ta renmen tande a.
3. Kounye a ou gen aksè a reyinyon an Kreyòl ayisyen

## **Spanish: Para traducción en Español,**

1. Vaya a la parte baja de la pantalla, en la barra horizontal, y presione la tecla “Interpretation”.
2. Luego seleccione el idioma que desea escuchar.
3. Después de seleccionar, usted entrará a la reunión en el idioma “Español”.



3.





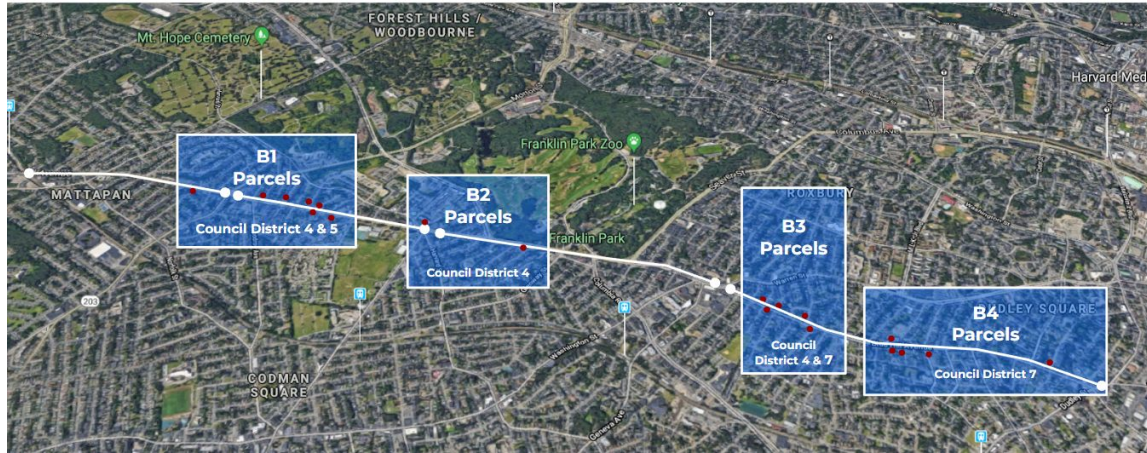
## Meeting Agenda

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- I. Introductions & Meeting Objectives
- II. Project Update
- III. Questions, and Open Discussion
- IV. Next Steps

# Project Summary

- **There are 30 city-owned parcels** along the Blue Hill Avenue corridor in Mattapan, Dorchester, Roxbury. Early in the planning process these parcels were divided into four groups. Since 2021, MOH has issued two RFPs that will bring the following community benefits as of May 2023:
  - 18 parcels have been designated.
  - These will result in over 60 affordable homeownership units.
  - Additionally, there will be 12 affordable rental units.
  - Most parcels will have ground floor commercial spaces.
  - There is also a plan for 1 open space known as Harriet Tubman Freedom Park.





## Project Timeline

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**2019:** MOH conducted an assessment of all city-owned parcels along the corridor.

**2020-2022:** MOH engaged with elected officials, Boston Transportation Department, Boston Planning and Development Agency, and community groups to discuss the project. MOH organized a series of community meetings, surveys, and walking tours, resulting in the following development objectives;

- Revive retail stores and establish community based shopping districts with anchor retail.
- Encourage housing and mixed-use development, combining retail and housing.
- Foster opportunities for residents and businesses to participate in neighborhood development.
- Strive for equity and inclusion by reaching out to historically underrepresented residents and businesses.

**Preferred uses include:** Owner-occupied, Rental, or Cooperative housing (including Artist live/work), Mixed-use (combining housing and commercial), Retail/Commercial, Cultural/Community Space, and Open Space.

## Project Timeline

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**2021:** A Request for Proposals (RFP) was issued for 10 vacant parcels along Blue Hill Avenue in Mattapan. Two development teams were subsequently selected to develop 8 of the 10 vacant parcels.

**2022:** Another RFP was issued on April 25, 2022, for 18 vacant parcels located between Grove Hall and Moreland Street Historic District. Following the RFP release, MOH organized two pre-applicant information sessions. The RFP was open for 90 days with a deadline of July 26, 2022 at 4 PM. MOH conducted a community meeting on September 27, 2022, to discuss the eligible proposals.

**2023:** In January and February, MOH designated three developers for 10 out of the 18 parcels that were part of the second RFP.



# B3 Parcels Between Brunswick Street and Lawrence Avenue





# 391-395 Blue Hill Ave: Aerial View





# 376-384 Blue Hill Ave: Aerial View





**353-359 Blue Hill Ave: Aerial View**

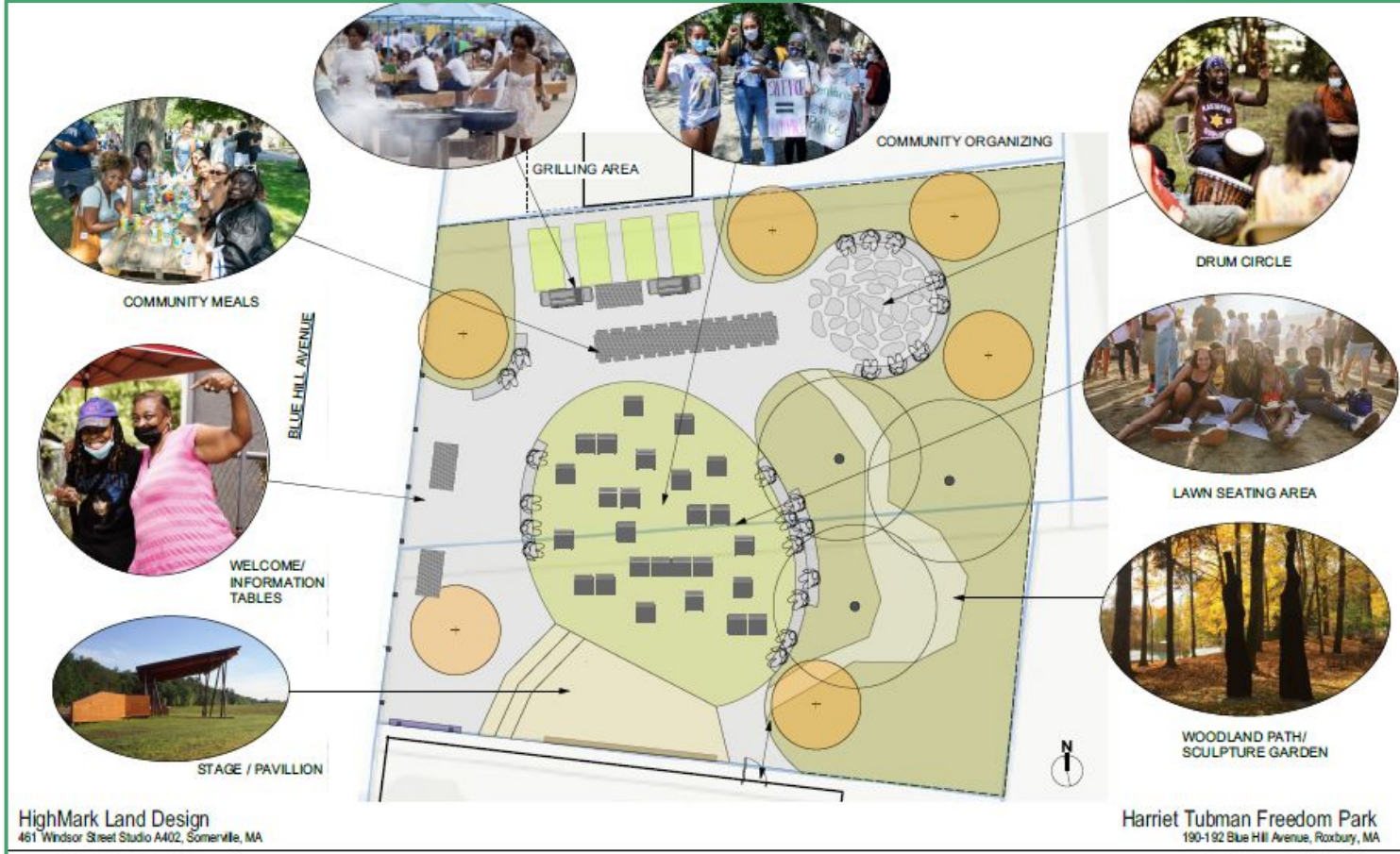




# 190A-192 Blue Hill Ave: Aerial View



# 190A-192 Blue Hill Ave: Harriet Tubman Freedom Park (Concept)





The background is a dark blue wireframe illustration of a city skyline, showing various building shapes and street layouts from an aerial perspective.

# NS Partners

*Developer Proposal for 391-393, 395, and 353-359 Blue Hill Avenue*



# BLUE HILL AVENUE | B3 PARCELS

## PROPERTY DATA

**391-395 BLUE HILL AVE.**  
RENTAL  
LOT: 3,362 SF

**353-359 BLUE HILL AVE.**  
HOMEOWNERSHIP  
LOT: 3,886 SF



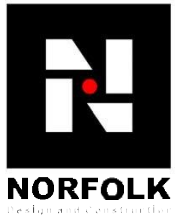
SIMJ



STUDIO  
LUZ

ARCHITECTS





# Agenda



- Introduction of the development team.
- Developer qualifications, including any previous projects.
- Update on Development Plan / Design Overview
  - 391-395 Blue Hill
  - 353-359 Blue Hill

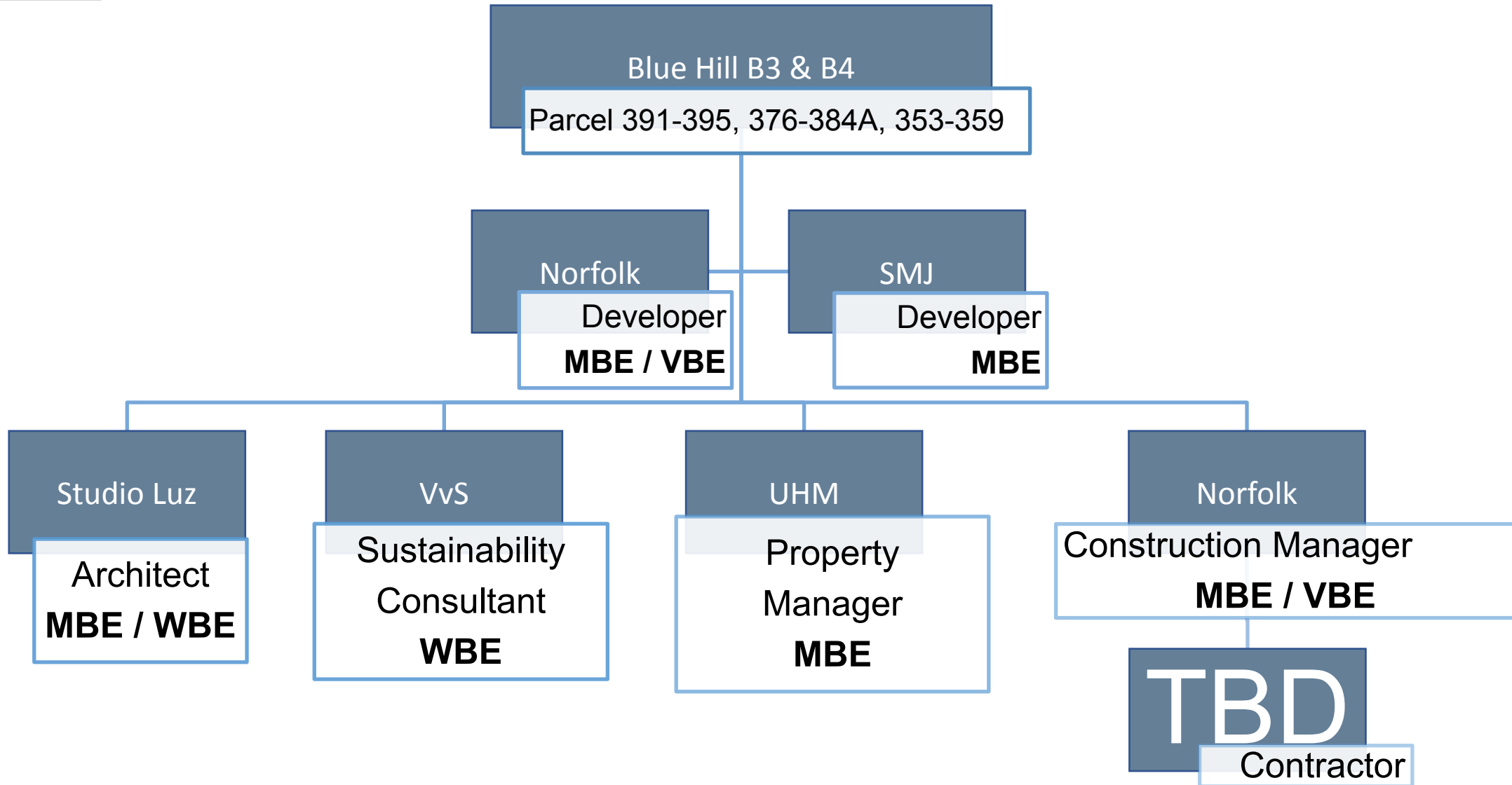


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# Development Team



# Development Team



Adler Bernadin  
President / Founder  
Norfolk Design & Construction



Duane Boyce  
Vice President / Founder  
Norfolk Design & Construction



Juan Barahona  
President / Founder  
SMJ Development

## Education

**Bachelor Degree in Construction Management**  
Wentworth Institute of Technology 2007  
**Master Degree in Project Management**  
Northeastern University

## Education

**Bachelor Degree in Mechanical Engineering**  
Boston University 2006

## Education

**Bachelor's Degree in Government**  
Cornell University 1998  
**Master's Degree in Public Administration**  
Cornell University 2001

## Experience

20+ Years of  
Project /Construction Management

## Experience

15+ Years of  
Project /Construction Management

## Experience

20+ Years of  
Project /  
Construction Management

## Highlights

United State Marine Corp Veteran  
Overseen \$160M Annual Capital Program  
Real Estate / Development / Estimating

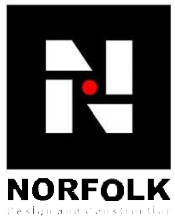
## Highlights

Execute commercial and utility  
infrastructure projects ranging  
from \$500K to \$50M  
Real Estate Professional

## Highlights

Developed/Preserved  
\$500M+ of affordable housing  
Fifth Ave Committee Board Member  
Settlement Housing Fund  
Board Member



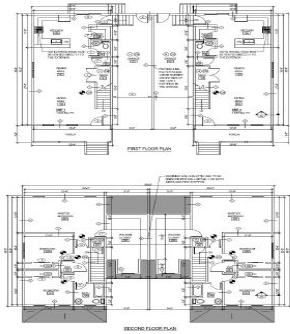


# About Community projects



## 23-25 ROSEBERRY RD, MATTAPAN, MA

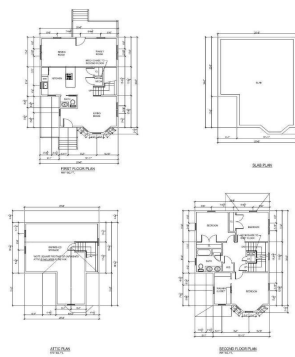
- 2 Affordable Units
- Year Built: 2021
- Open Concept
- 6 Bedrooms Total
- 3 Baths Total
- Approx. 3200 Sq. Ft.
- High Efficiency Water Heater
- High Efficiency Heating Systems
- Central Air Conditioning
- 2 Garages
- Hardwood Floors
- Granite Countertops
- Stainless Steel Appliances



Complete

## HOLBORN STREET DEVELOPMENT DORCHESTER, MA

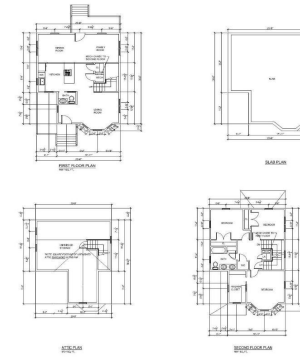
- 6 Affordable Units
- NHI Project
- Year Built: 2022
- 2 & 3 Bedroom Units
- 14 Bedrooms Total
- 7 Baths Total
- Approx. 7500 Sq. ft. Total
- High Efficiency Plumbing & HVAC Systems
- Central Air Conditioning
- Hardwood Floors
- Granite Countertops
- Stainless Steel Appliances
- Washer Dryer Hookup



Construction

## SCATTERED SITES DEVELOPMENT DORCHESTER, MA

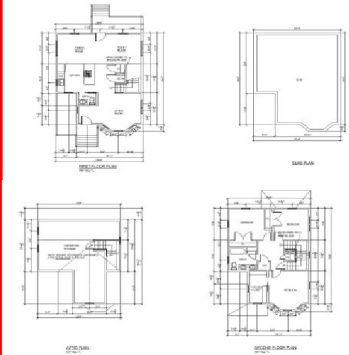
- 9 Affordable Units
- NHI Project
- Year Built: 2022 & 2023
- 2 & 3 Bedroom Units
- 22 Bedrooms Total
- 13 Baths Total
- Approx. 12,000 Sq. ft. Total
- High Efficiency Plumbing & HVAC Systems
- Central Air Conditioning
- Hardwood Floors
- Granite Countertops
- Stainless Steel Appliances
- Washer Dryer Hookup



Permitting / Finance

## ELMONT NORWELL DEVELOPMENT DORCHESTER, MA

- 5 Affordable Units
- NHI Project
- Year Built: 2023 & 2024
- 2 & 3 Bedroom Units
- 22 Bedrooms Total
- 12 Baths Total
- Approx. 12,000 Sq. ft. Total
- High Efficiency Plumbing & HVAC Systems
- Central Air Conditioning
- Hardwood Floors
- Granite Countertops
- Stainless Steel Appliances
- Washer Dryer Hookup



Design Development

(25) Unit Multi-Housing Development With the City of Boston



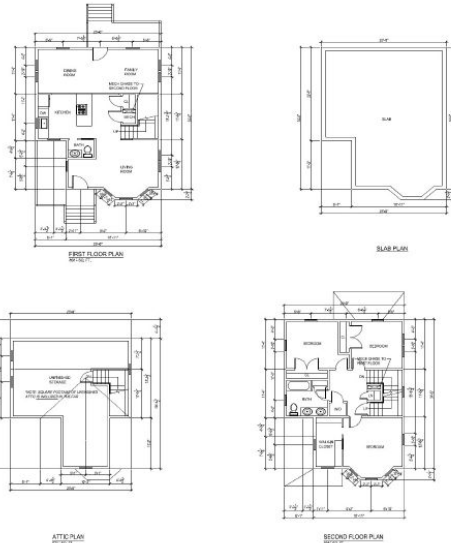
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# Relevant Community projects

HOLBORN STREET DEVELOPMENT  
DORCHESTER, MA

- 6 Affordable Units
- NHI Project
- Year Built: 2022-2023
- 2 & 3 Bedroom Units
- 14 Bedrooms Total
- 7 Baths Total
- Approx. 7500 Sq. ft. Total
- High Efficiency Plumbing & HVAC Systems
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- Washer Dryer Hookup







# Relevant Community projects





# BLUE HILL AVENUE | B3 PARCELS



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Design and Construction

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# 391-395 BLUE HILL AVE

LOT SIZE 3,362 SF | 2 PARCELS



View from corner of **Blue Hill Ave** and **Brunswick Street**

## SQUARE FOOTAGE BREAKDOWN

**Lot Size:** 3,362 SF

**Building Footprint:** 2,250 SF

**Gross Floor Area:** 9,100 SF

## PROGRAM BREAKDOWN

9 Artist Live/Work Rental Units

1 Ground Floor Retail Space

## UNIT BREAKDOWN

UNIT TYPE	UNIT COUNT
STUDIO	6
1 BEDROOM	4
TOTAL UNITS: 10	

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Design and Construction

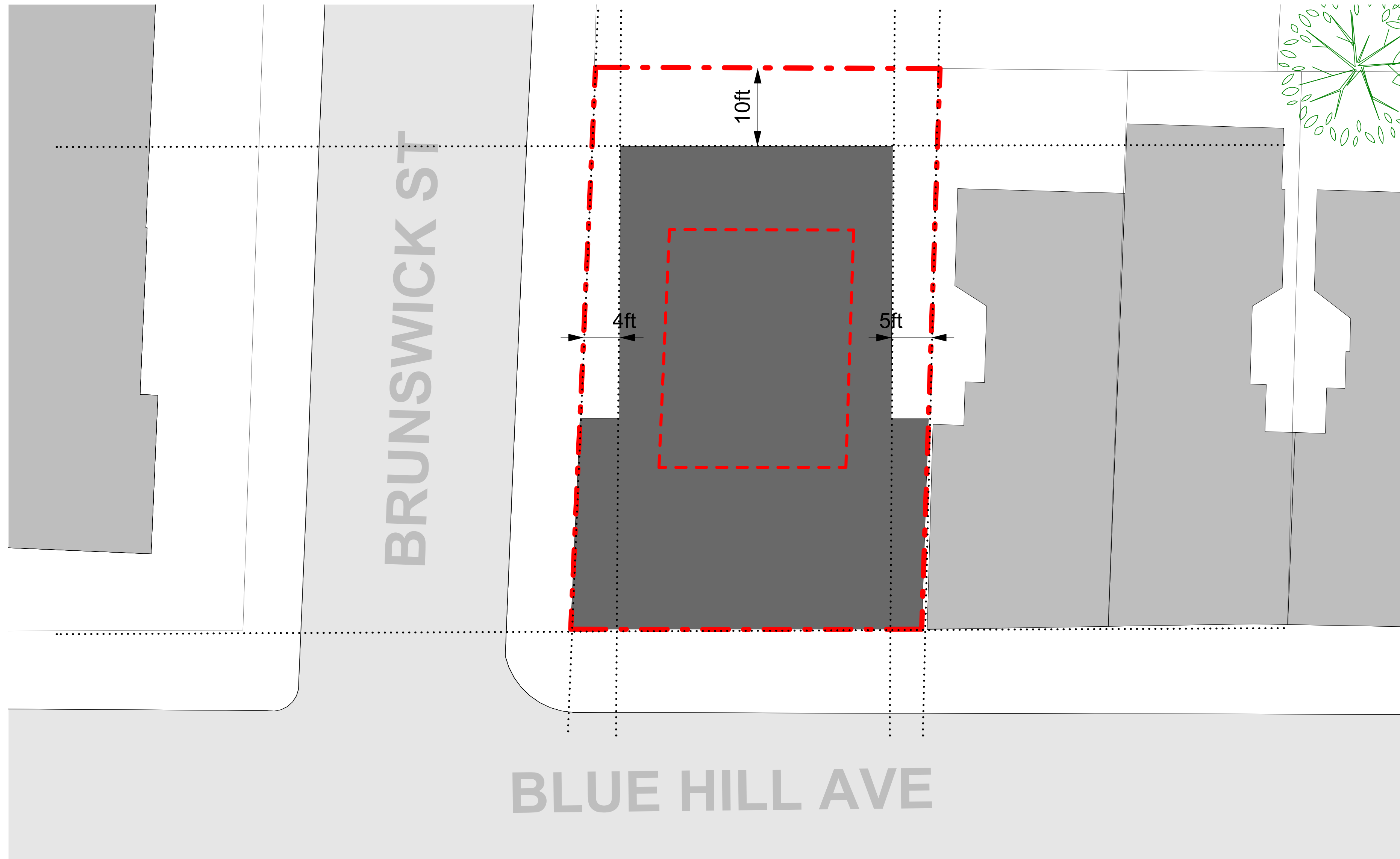
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DIO  
LUZ**

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# 391-395 BLUE HILL AVE

LOT SIZE 3,362 SF | 2 PARCELS



**Lot Size**  
3,362 SF within 2 parcels

**Zoning**  
F.A.R. (Max): 1.0  
Height (Max): 4 Stories, 45 ft

**Zoning District:** Roxbury Neighborhood

**Zoning SubDistrict:** MFR/LS

**Zoning Overlay:** Boulevard Planning District

**Setbacks**  
Front yard min. depth: 20 ft  
Side yard min. width: 10 ft  
Rear yard min. depth: 20 ft

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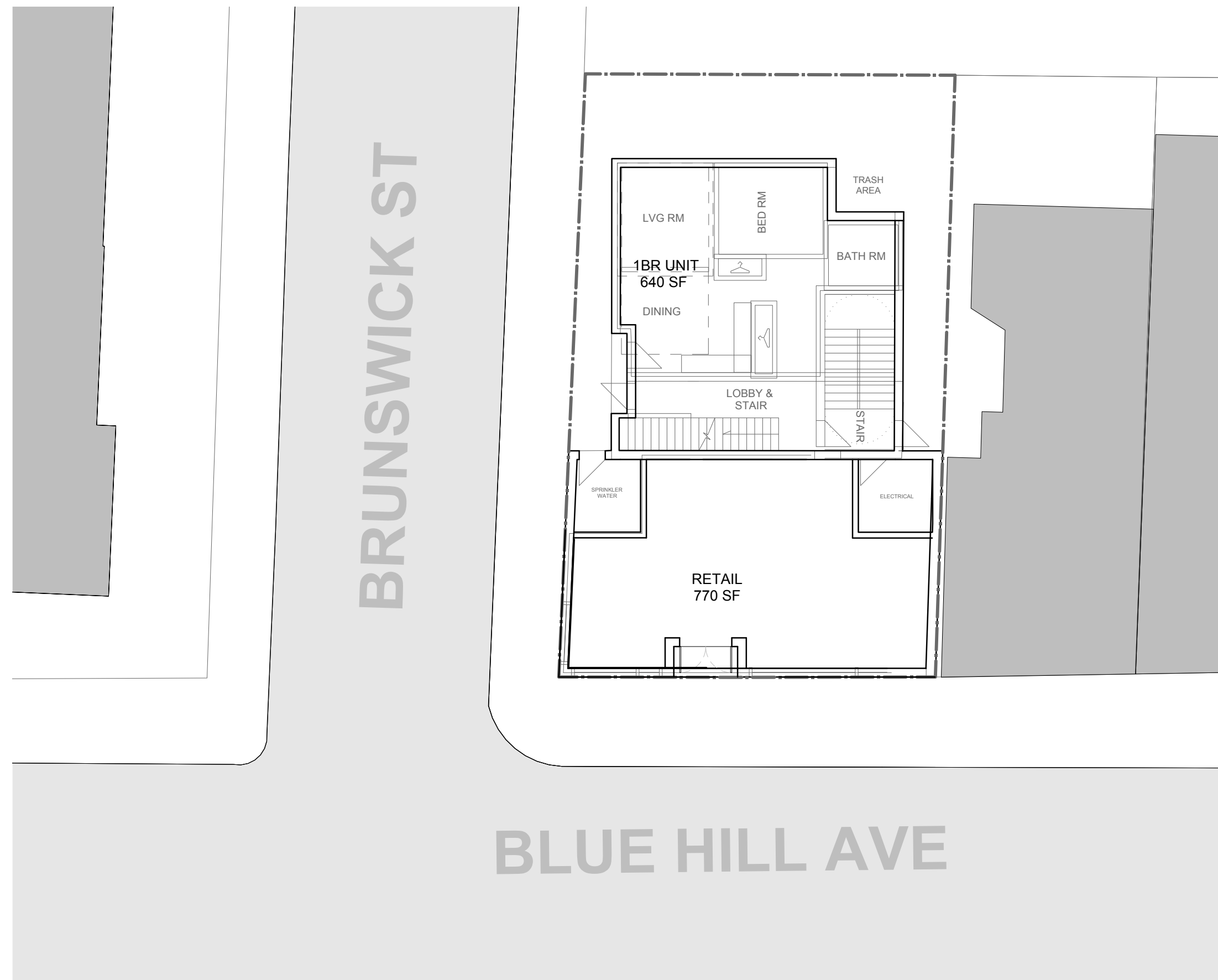
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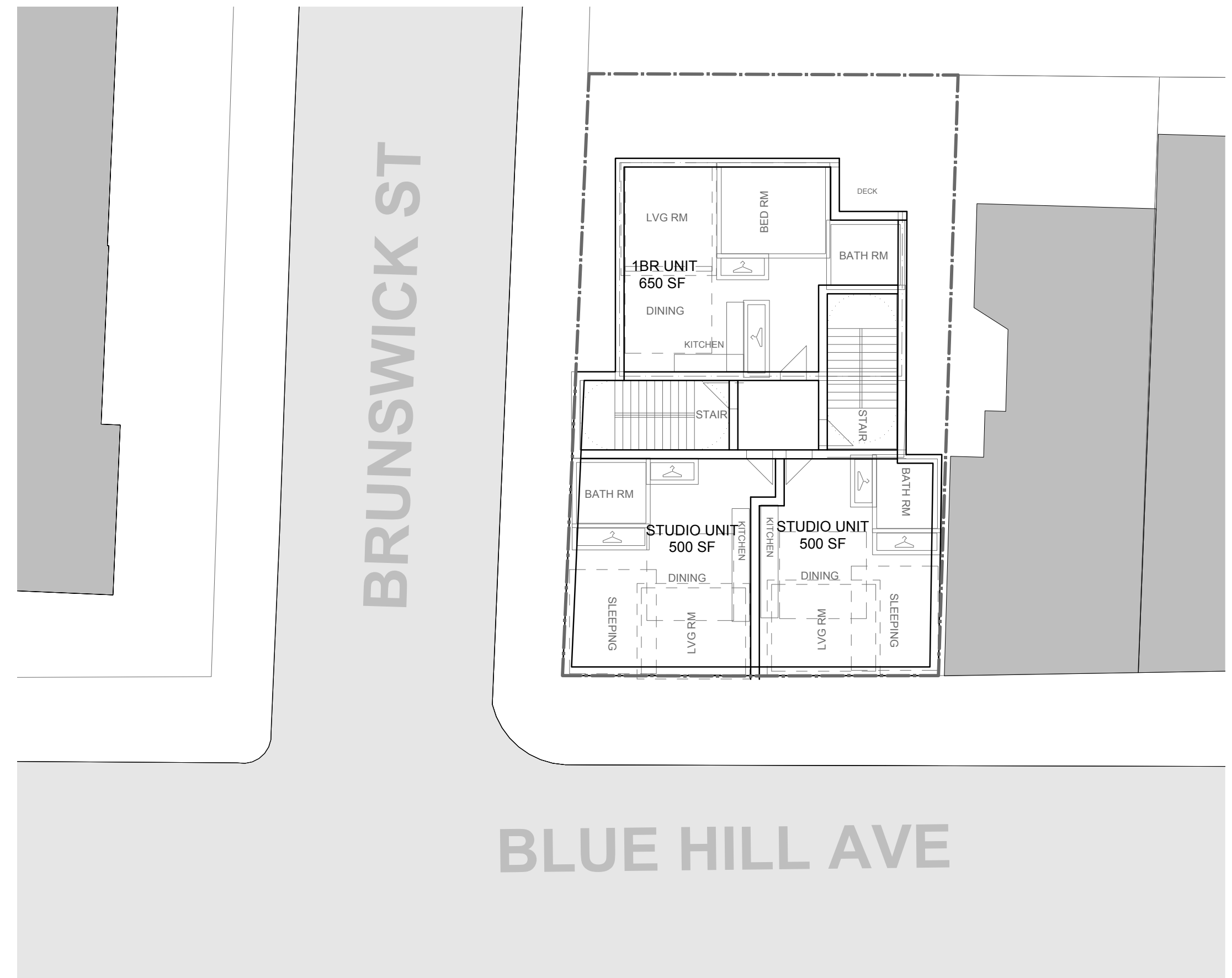


# 391-395 BLUE HILL AVE

LOT SIZE 3,362 SF | 2 PARCELS



Ground Floor



Floors 2,3,4

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# 353-359 BLUE HILL AVE

LOT SIZE 3,886 SF | 1 PARCEL

## PREVIOUS PROPOSAL

8 HOMEOWNERSHIP UNITS



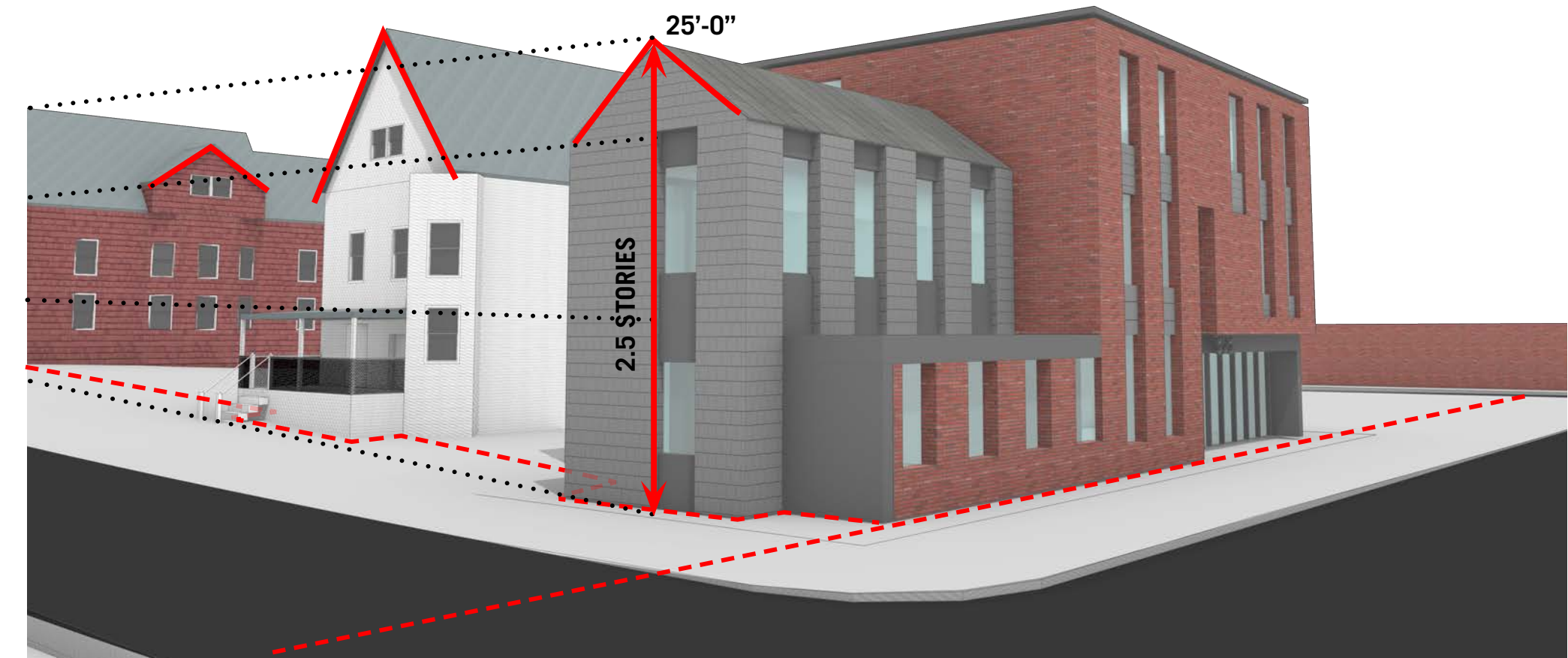
**Building Footprint:** 3,177 sf

**Gross Floor Area:** 10,052 sf

8 Homeownership Units  
1 Ground Floor Retail Space

## REVISED PROPOSAL

5 HOMEOWNERSHIP UNITS



**Building Footprint:** 2,285 SF

**Gross Floor Area:** 6,020 SF (40% Reduction)

5 Homeownership Units  
1 Ground Floor Retail Space

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STUDIO  
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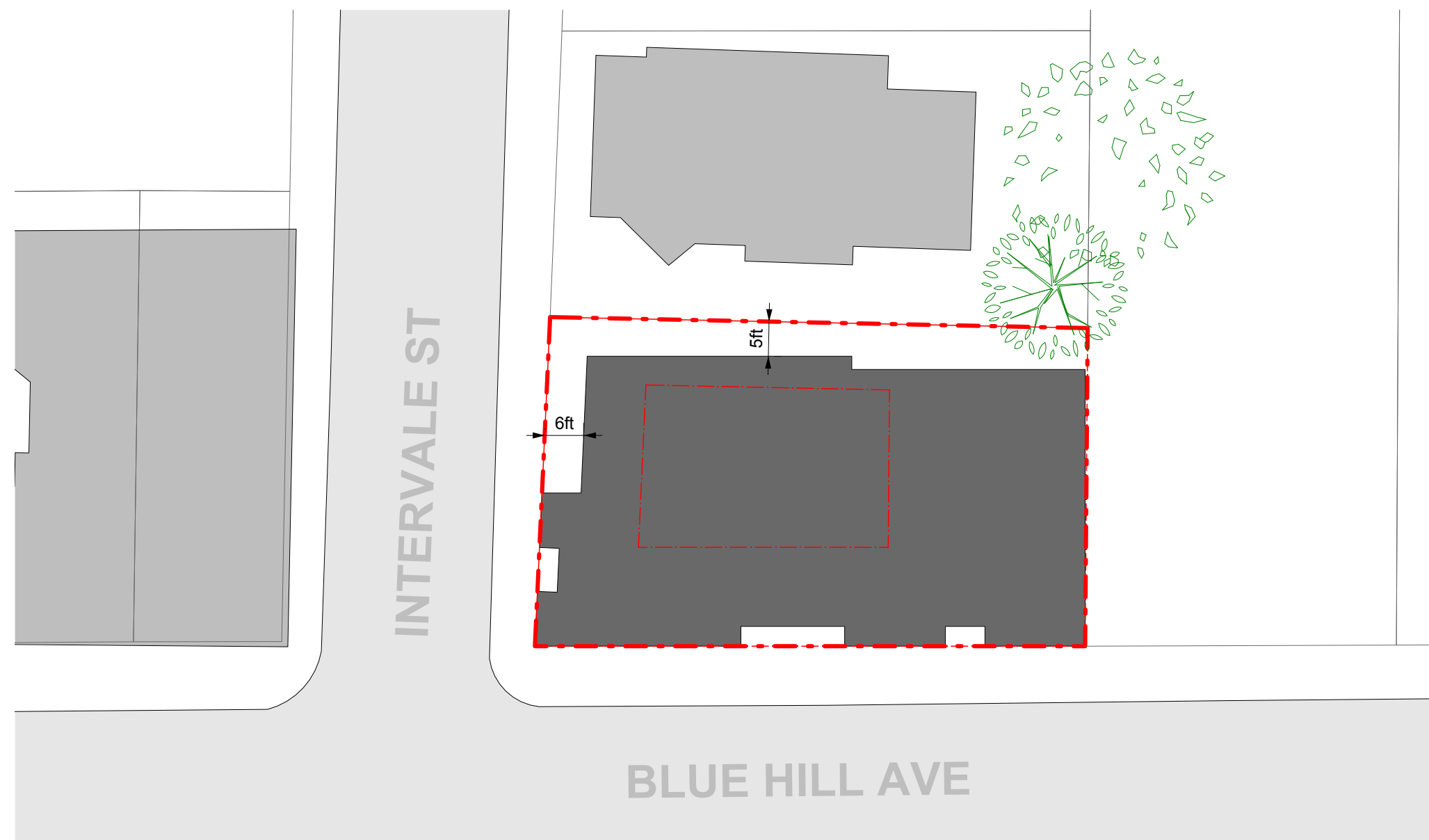


# 353-359 BLUE HILL AVE

LOT SIZE 3,886 SF | 1 PARCEL

## PREVIOUS PROPOSAL

8 HOMEOWNERSHIP UNITS



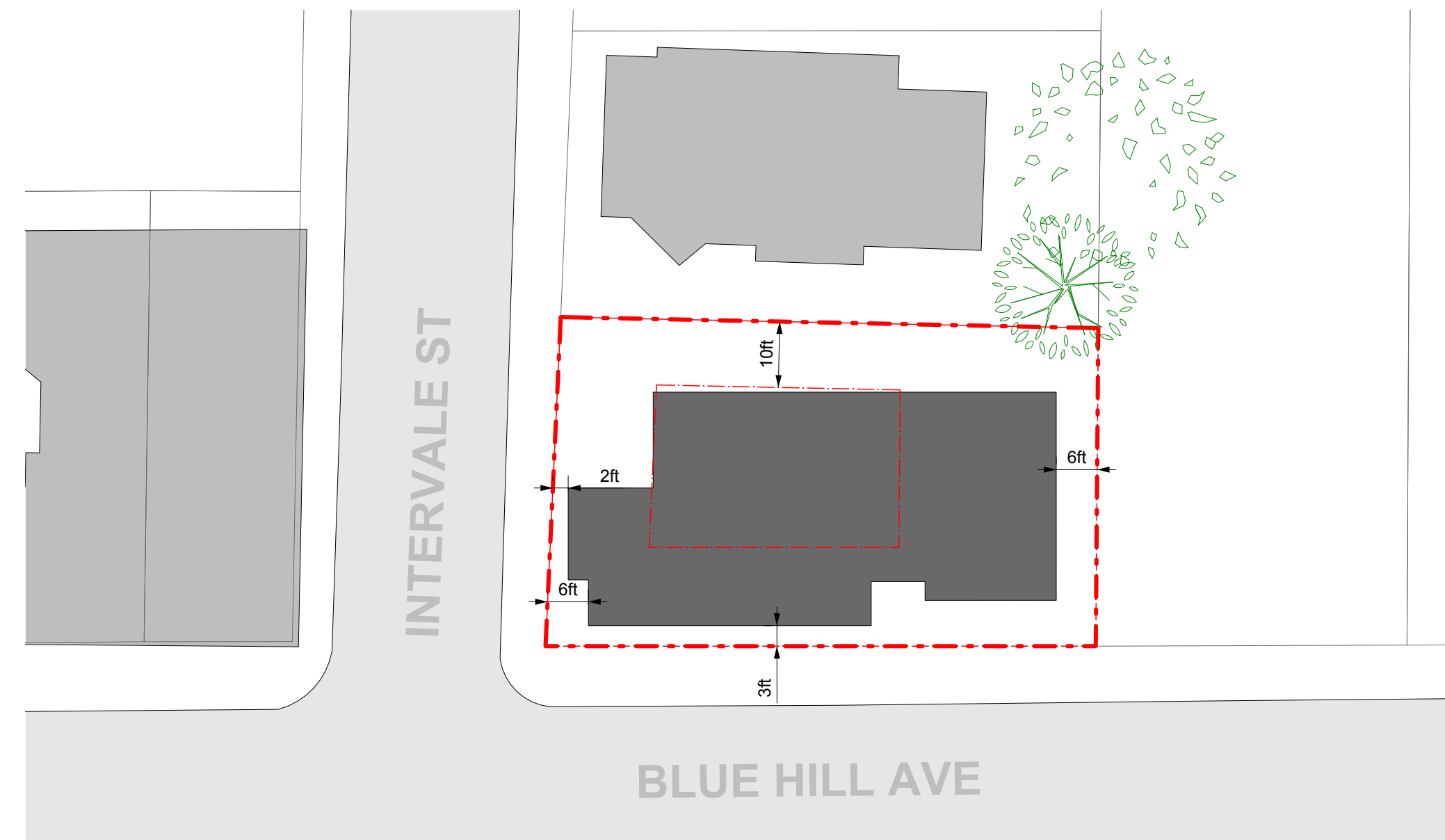
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SIMJ



STUDIO  
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# 353-359 BLUE HILL AVE - DESIGN PRINCIPLES

LOT SIZE 3,886 SF | 1 PARCEL



View from corner of *Intervale St* and *Blue Hill Ave*

## DESIGN PRINCIPLES

- Consistent Height & Massing
- Follows neighboring gable roof
- Maintains 2.5 story typology

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# 353-359 BLUE HILL AVE - DESIGN PRINCIPLES

LOT SIZE 3,886 SF | 1 PARCEL



View from **Blue Hill Ave**

## DESIGN PRINCIPLES

- Consistent Height & Massing
- Building Character - Brick, Cornice
- Continuation of Commercial Storefront

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# 353-359 BLUE HILL AVE

LOT SIZE 3,886 SF | 1 PARCEL

## OPTION 1

**5 UNITS**

*Commercial Space at Corner of Blue Hill & Intervale*



### SQUARE FOOTAGE BREAKDOWN

**Building Footprint:** 2,230 SF

**Gross Floor Area:** 6,090 SF

### PROGRAM BREAKDOWN

5 Homeownership Units

1 Ground Floor Retail Space

## OPTION 1A

**5 UNITS**

*Commercial Space on Blue Hill Ave*



### SQUARE FOOTAGE BREAKDOWN

**Building Footprint:** 2,285 SF

**Gross Floor Area:** 6,020 SF

### PROGRAM BREAKDOWN

5 Homeownership Units

1 Ground Floor Retail Space

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# 353-359 BLUE HILL AVE - OPTION 1

LOT SIZE 3,886 SF | 1 PARCEL



View from corner of Intervale St and Blue Hill Ave

## SQUARE FOOTAGE BREAKDOWN

Lot Size: 3,886 SF

Building Footprint: 2,230 SF

Gross Floor Area: 6,090 SF

## PROGRAM BREAKDOWN

5 Homeownership Units

1 Ground Floor Retail Space

## UNIT BREAKDOWN

UNIT TYPE	UNIT COUNT
1 BEDROOM	3
3 BEDROOM	2
TOTAL UNITS:	
5	

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# 353-359 BLUE HILL AVE - OPTION 1

LOT SIZE 3,886 SF | 1 PARCEL

**5 UNITS**

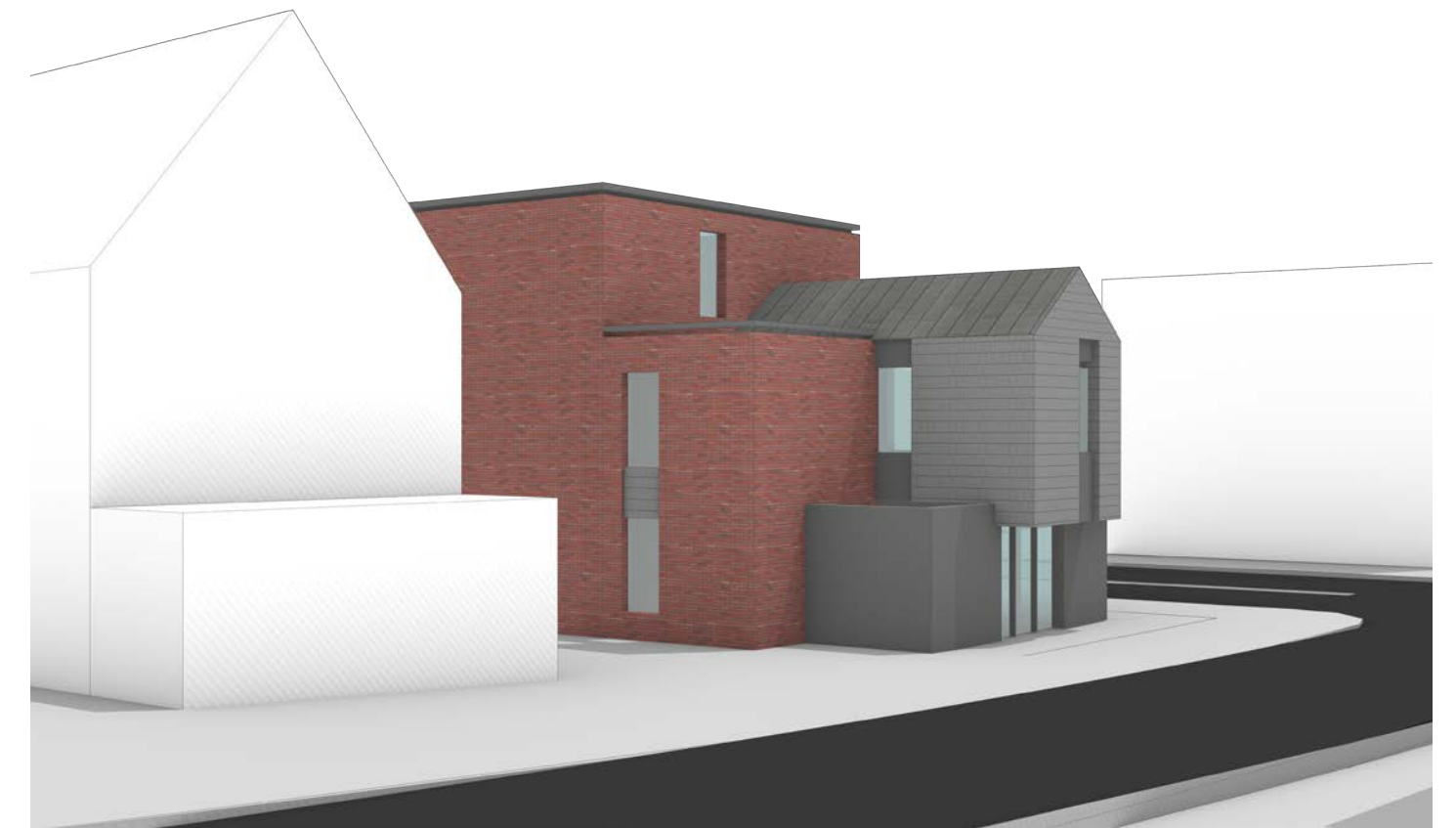
*Commercial Space at Corner of Blue Hill & Intervale*



**SITE C**  
*View from Blue Hill Ave*



*View from Blue Hill Ave*



*View from Intervale St*

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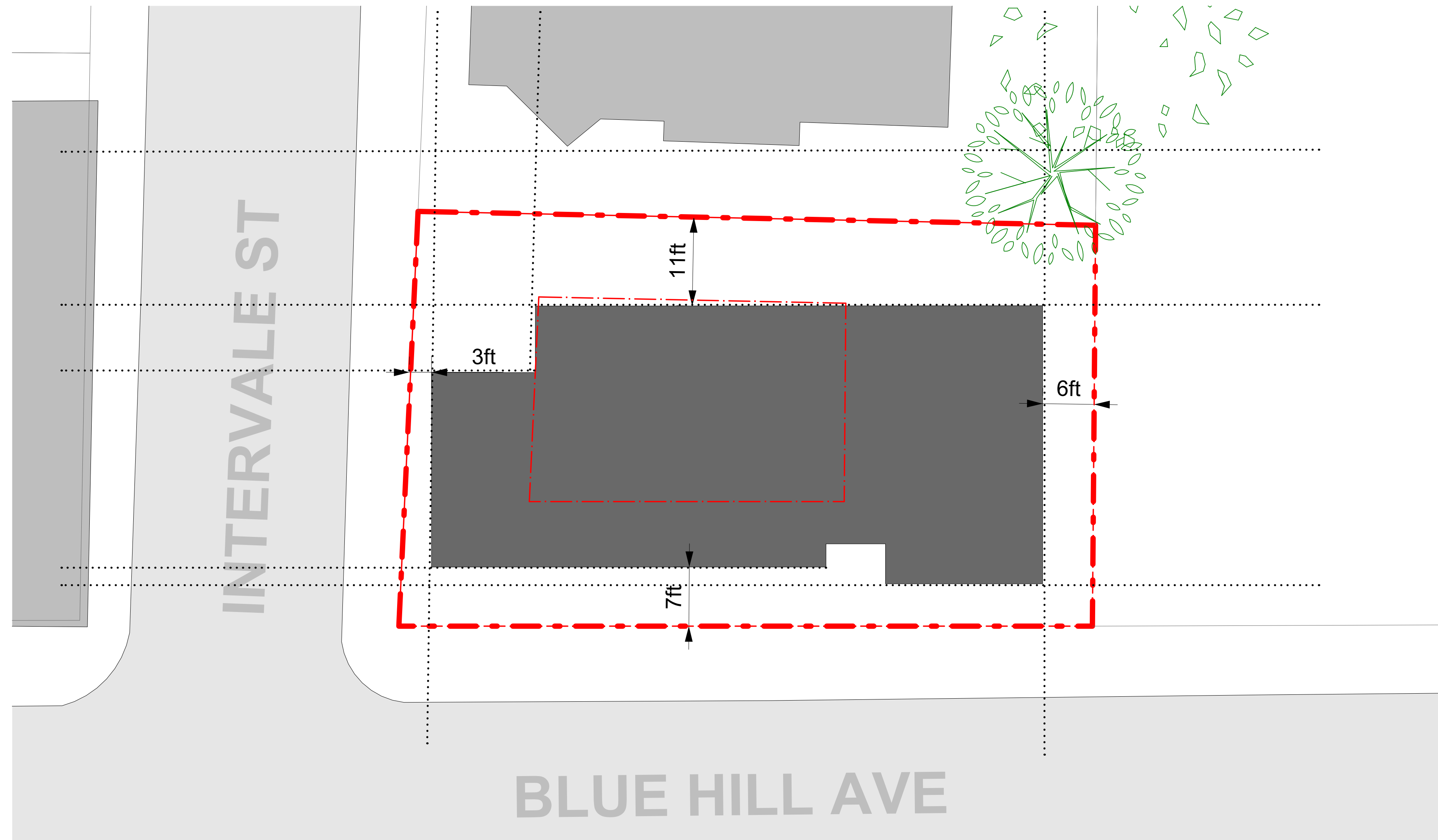
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ARCHITECTS



# 353-359 BLUE HILL AVE - OPTION 1

LOT SIZE 3,886 SF | 1 PARCEL



**Lot Size**  
3,886 SF

**Zoning**  
F.A.R. (Max): 1.0  
Height (Max): 4 Stories, 45 ft

**Zoning District:** Roxbury Neighborhood

**Zoning SubDistrict:** MFR- Multifamily Residential

**Zoning Overlay:** Boulevard Planning District

**Setbacks**  
Front yard min. depth: 15 ft  
Side yard min. width: 10 ft  
Rear yard min. depth: 30 ft

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Design and Construction

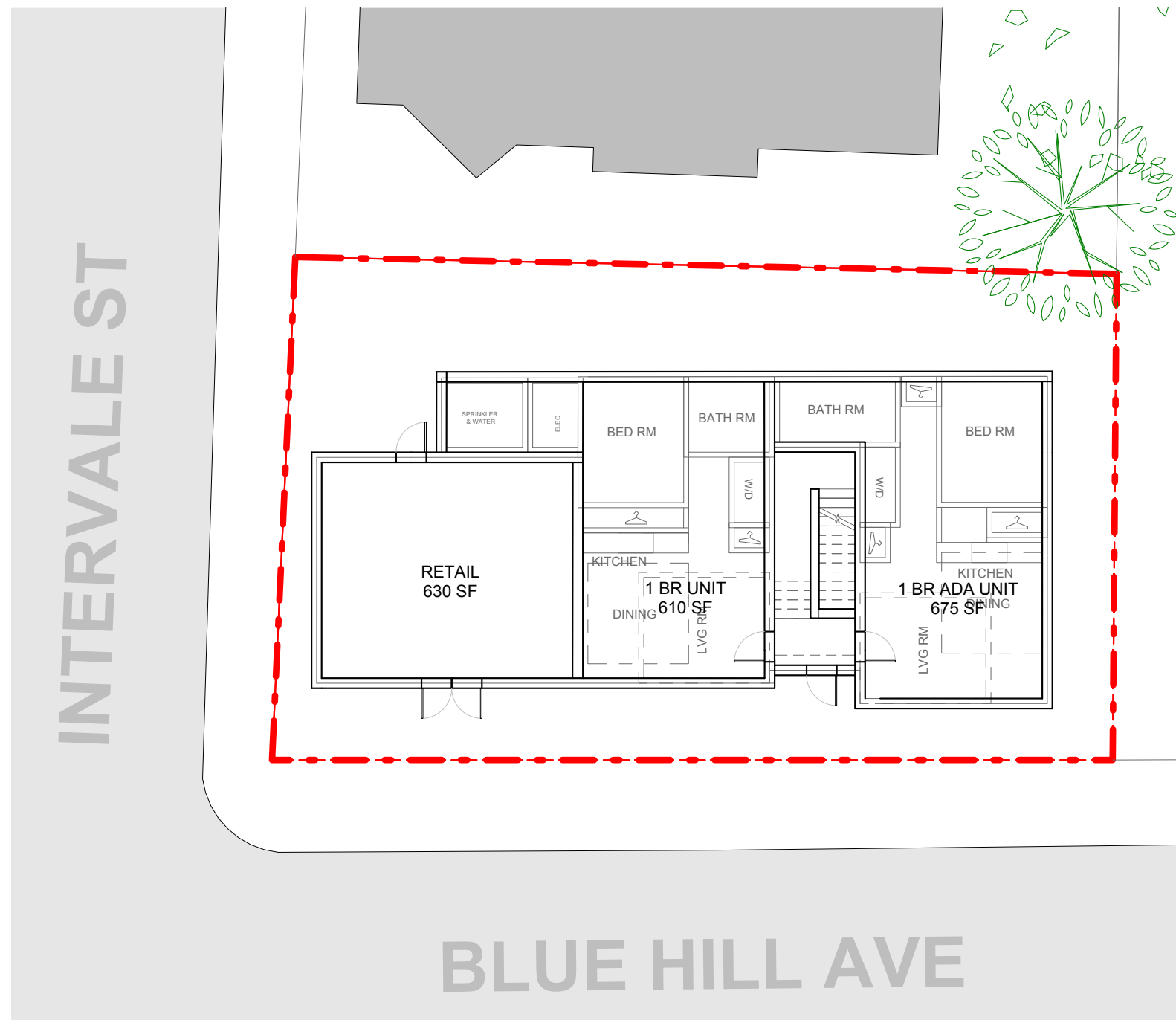
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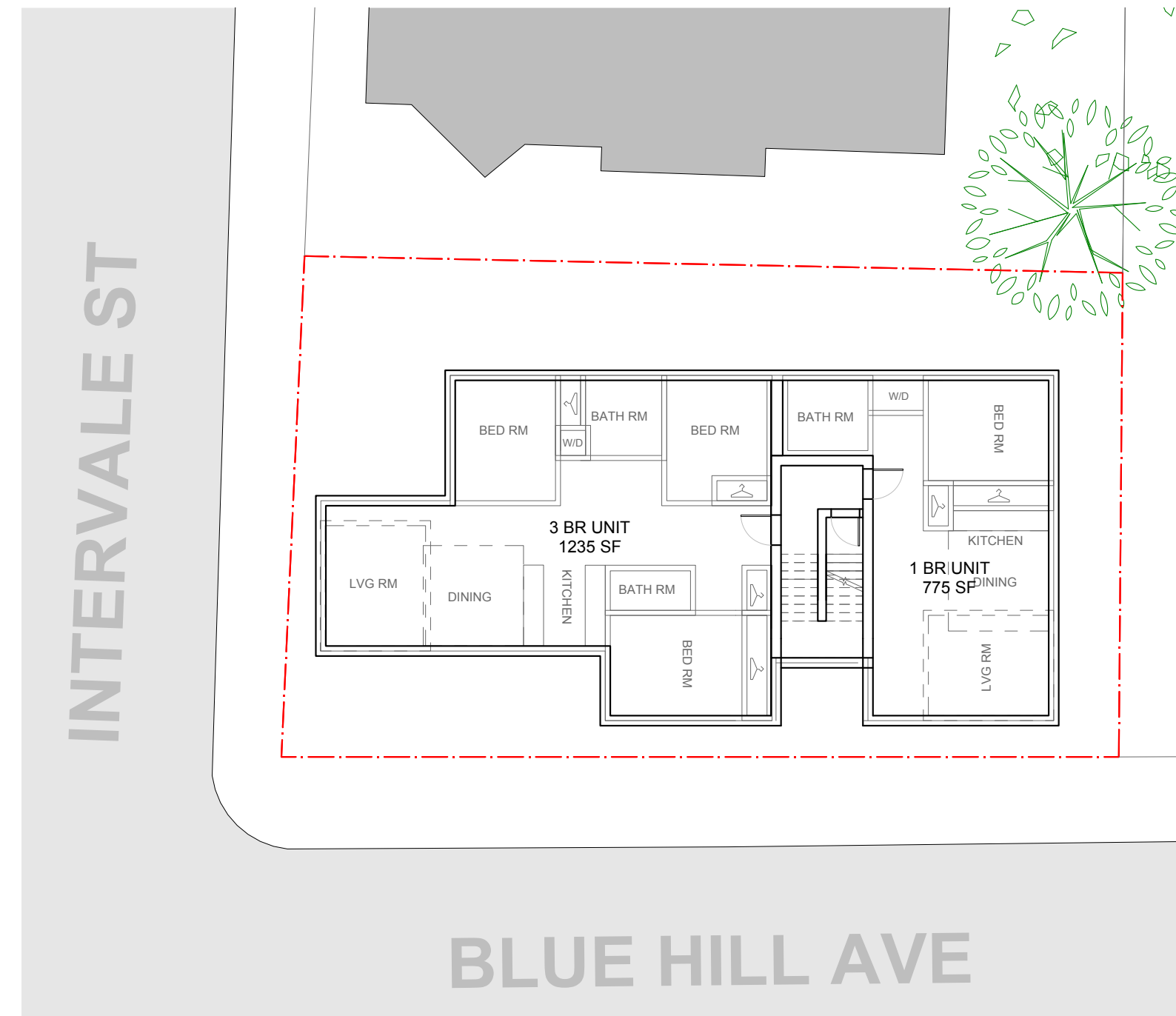


# 353-359 BLUE HILL AVE - OPTION 1

LOT SIZE 3,886 SF | 1 PARCEL



Ground Floor



Second Floor



Third Floor

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LUZ  
ARCHITECTS



# 353-359 BLUE HILL AVE - OPTION 1A - ALTERNATE COMMERCIAL SPACE

LOT SIZE 3,886 SF | 1 PARCEL

## SQUARE FOOTAGE BREAKDOWN

Lot Size: 3,886 SF

Building Footprint: 2,285 SF

Gross Floor Area: 6,075 SF

## PROGRAM BREAKDOWN

5 Homeownership Units

1 Ground Floor Retail Space

## UNIT BREAKDOWN

UNIT TYPE	UNIT COUNT
1 BEDROOM	3
3 BEDROOM	2
TOTAL UNITS:	
5	



View from corner of Intervale St and Blue Hill Ave

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Design and Construction

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DIO  
LUZ

ARCHITECTS



# 353-359 BLUE HILL AVE - OPTION 1A - ALTERNATE COMMERCIAL SPACE

LOT SIZE 3,886 SF | 1 PARCEL

**5 UNITS**

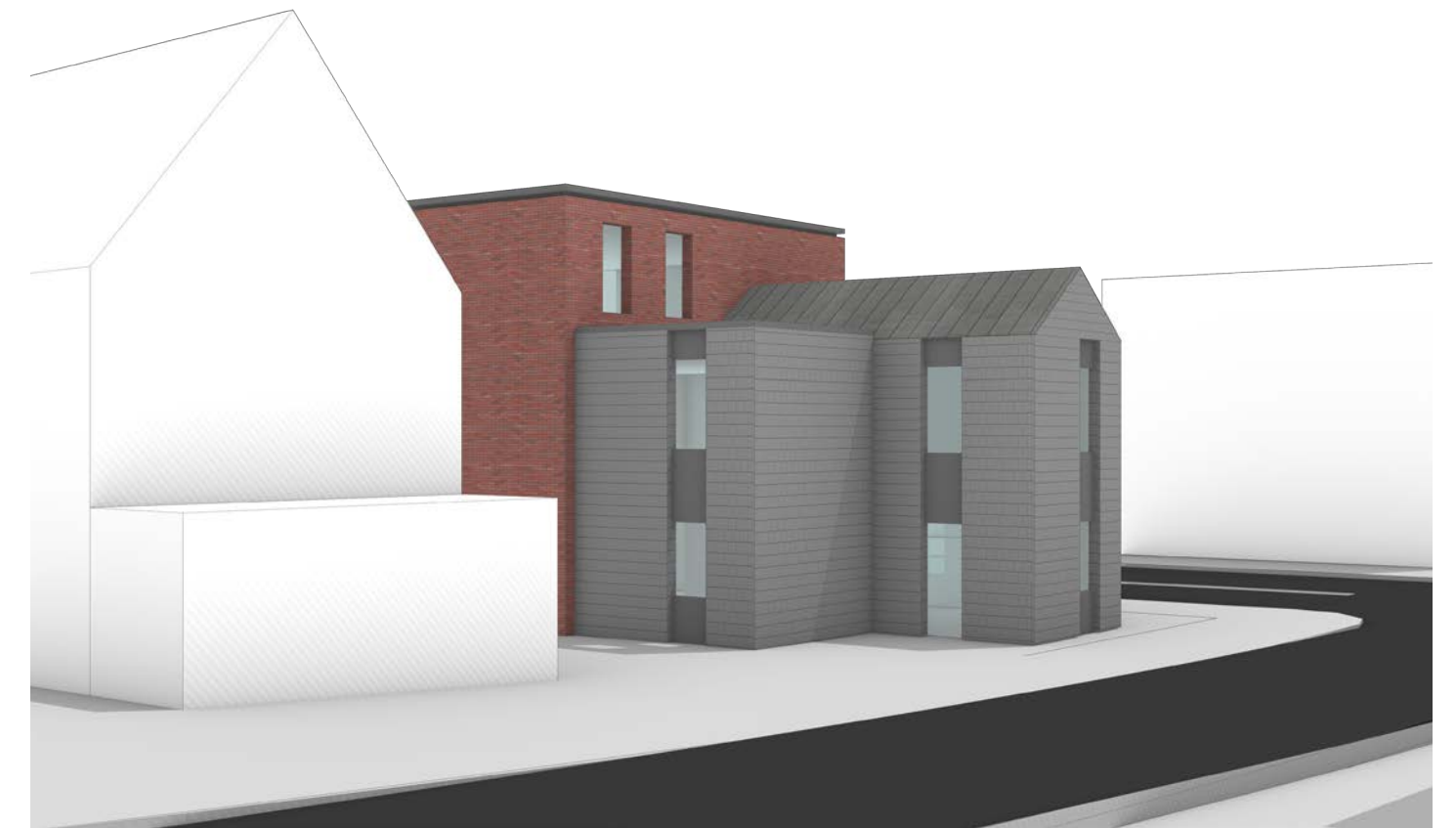
*Commercial Space on Blue Hill Ave*



**SITE C**  
*View from Blue Hill Ave*



*View from Blue Hill Ave*



*View from Intervale St*

SIMJ



**NORFOLK**  
Design and Construction

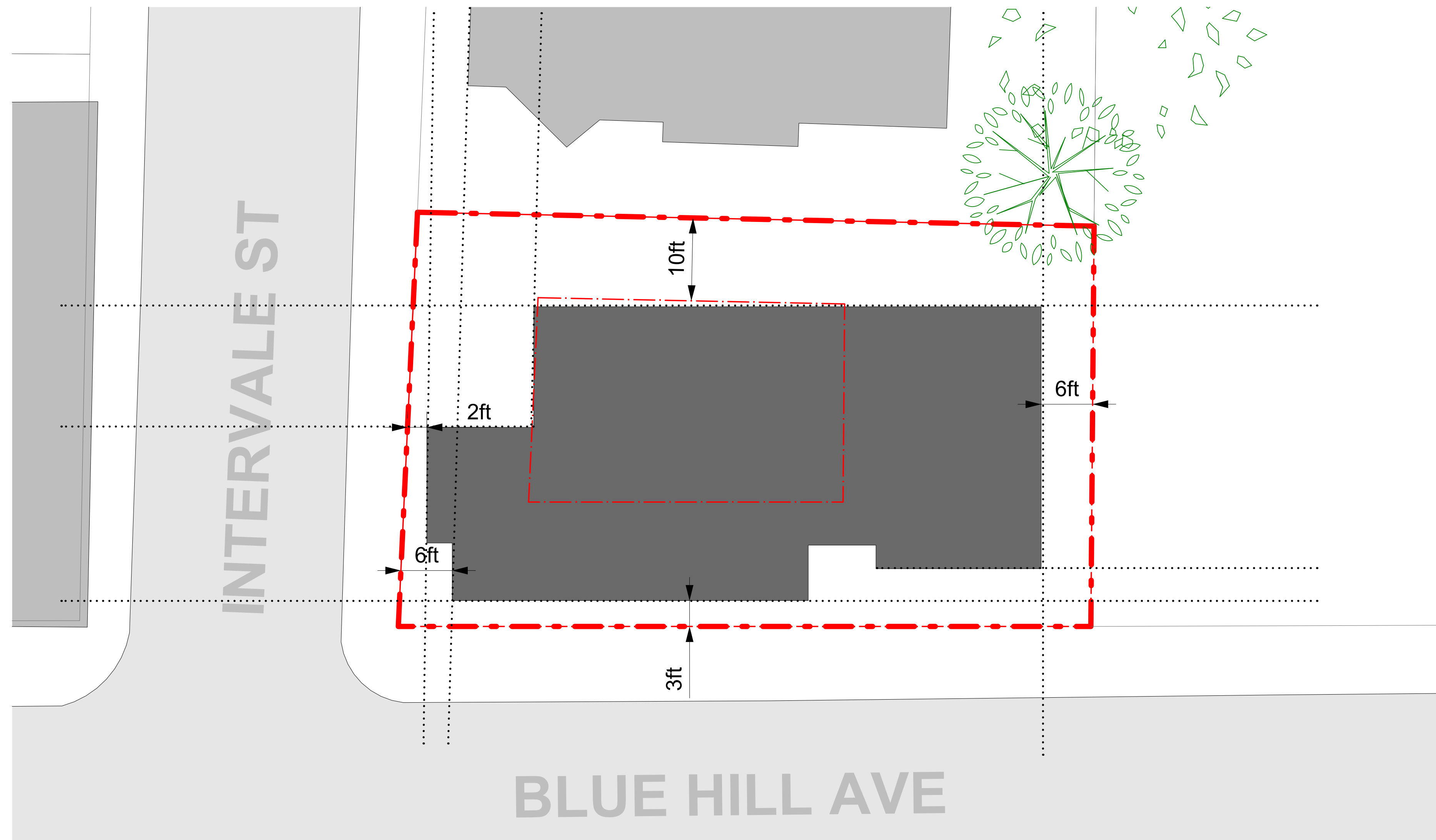
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LUZ**

ARCHITECTS



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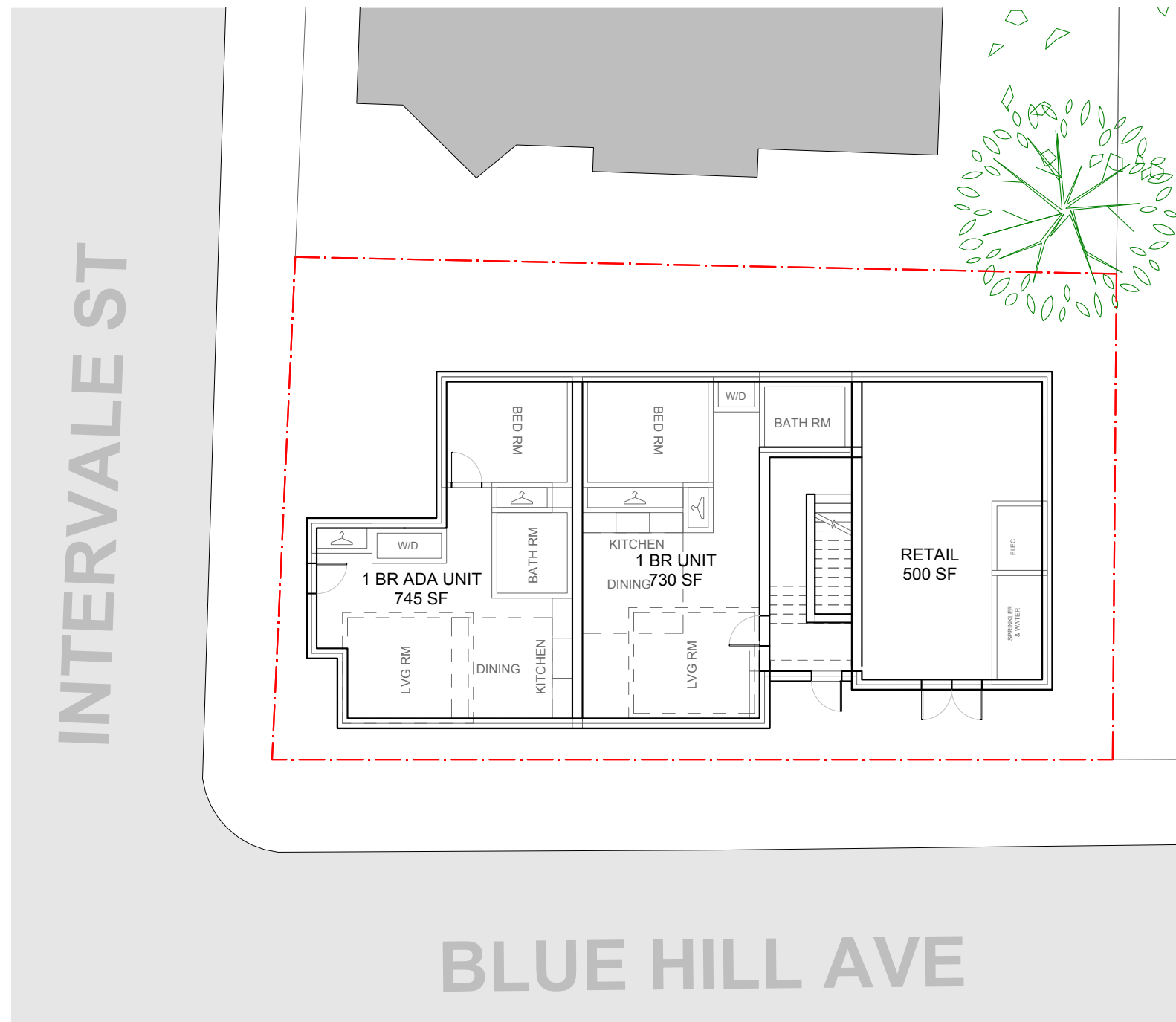
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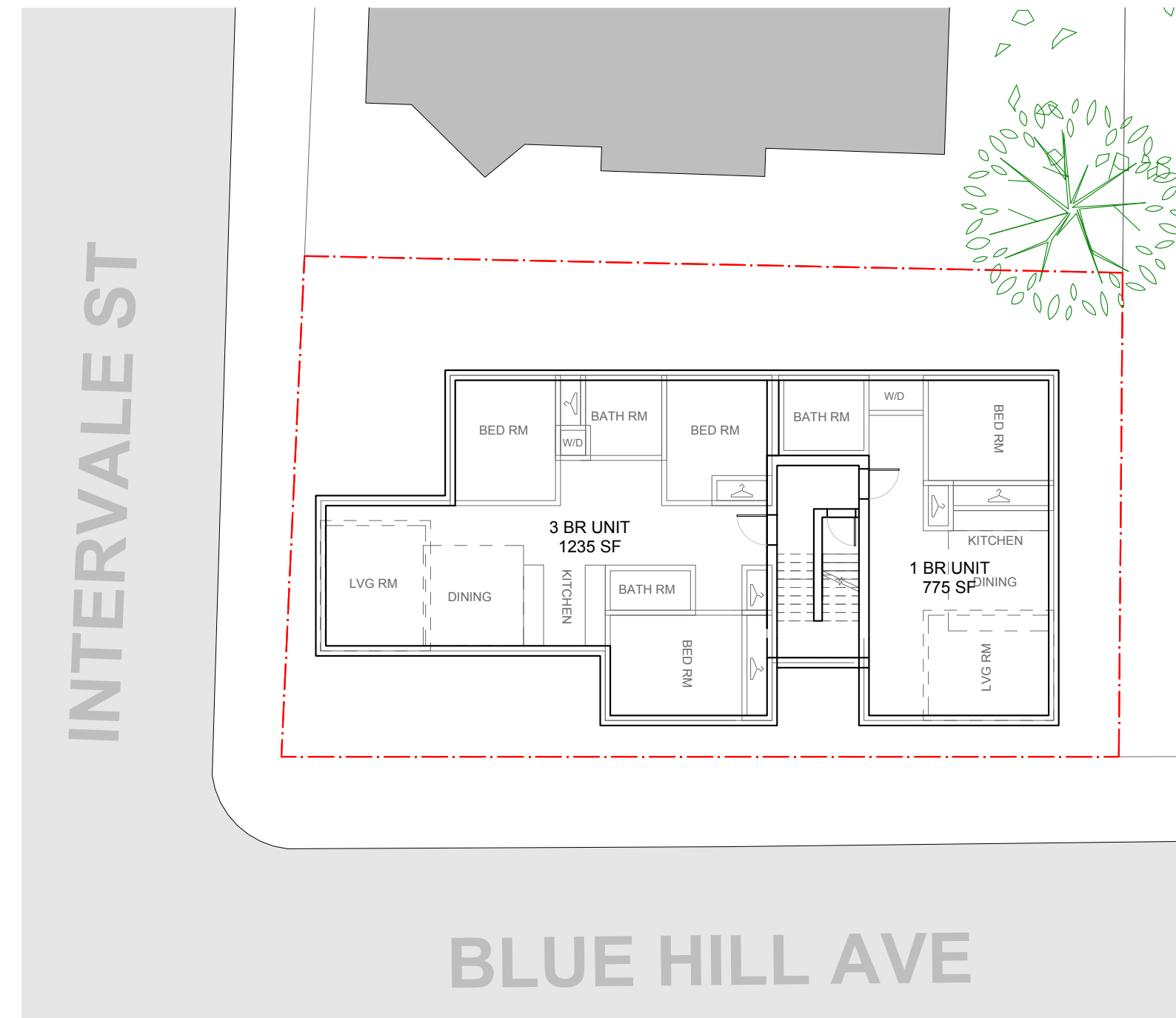


# 353-359 BLUE HILL AVE - OPTION 1A - ALTERNATE COMMERCIAL SPACE

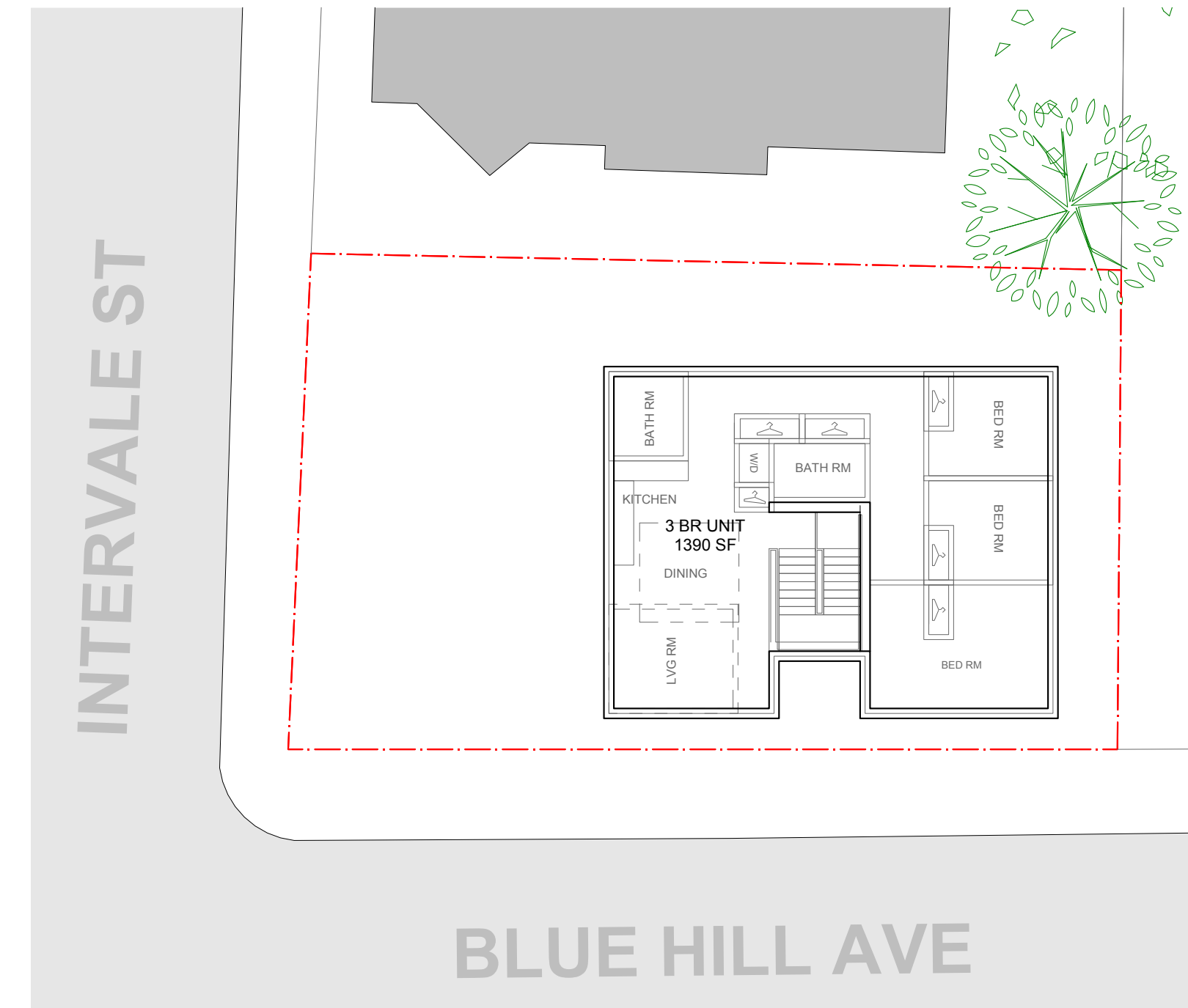
LOT SIZE 3,886 SF | 1 PARCEL



Ground Floor



Second Floor



Third Floor



The background is a dark blue wireframe illustration of a city skyline, showing various building footprints and structures from an aerial perspective. The lines are white and create a sense of depth and urban density.

# MTK Development

*Developer Proposal for 376-384A Blue Hill Avenue*



An aerial photograph of a residential neighborhood. In the foreground, a large, rectangular lot is overgrown with tall grass and weeds. To the left of this lot is a street with several parked cars. To the right, a portion of a brick building with a flat roof and a white HVAC unit is visible. In the background, there are several multi-story residential buildings in various colors (red brick, blue, green, yellow) and styles, interspersed with mature green trees. The overall scene suggests a city or town with a mix of older and newer housing.

# Marzuq Plaza II

376 - 384 Blue Hill Avenue



# Marzuq Muhammad (1982 – 2018)

Marzuq Muhammad was a commercial real estate professional and burgeoning young community leader in Roxbury. Both personally and professionally, Marzuq strived to make an indelible positive impact in Roxbury. Former Boston Mayor Marty Walsh said “Marzuq was a driving force throughout the Roxbury community, and advocate for equity, and a dedicated partner in creating a Boston for all”.

Marzuq balanced self-fulfillment and civic engagement. He was an integral part of the Roxbury Strategic Oversight Committee, Fairmont Indigo Initiative, the Achieve Program, and the Museum of African American History. He also founded the Daddy and Me Literacy Program, which provides a space for fathers of color to instill the love of reading in their children.

Marzuq was a devoted member and volunteer of Masjid Al Quran. For his efforts, the community named the building on the corner of Intervale St. and Blue Hill Ave. ‘The Marzuq Muhammad Plaza’. As a community builder, Marzuq, was not only focused on the physical buildings but on how the physical spaces could help build community.

Marzuq’s resilience, passion and commitment to improving the outcomes of young people and families from his community left a tremendous legacy and impact. Our expert development team led by friends and family of Marzuq looks to honor his exemplary life and develop high quality affordable housing that meets the present and future needs of residents in Grove Hall.



# MTK Development Team

[Info@mtkdevelopment.com](mailto:Info@mtkdevelopment.com)



Wadi Muhammad



Jared Harrell



Malik Aziz





City of Boston – B3 Parcels





Marzuq Plaza II – 376-384 Blue Hill Ave



# Community Benefits



- Partner with existing community institutions to provide comprehensive services for residents
  - Family Movement non-profit
  - Masjid Al-Quran
    - Amal Women's Center
  - Daddy & Me Literacy Program
  - Access to workforce development e.g. PowerCorpsBOS, WORC<sup>2</sup>



## Community Preservation

- Naming the building after community leader
- Coordinate project goals with main abutters
- 1,300+ sq ft Indoor/Outdoor Community Space

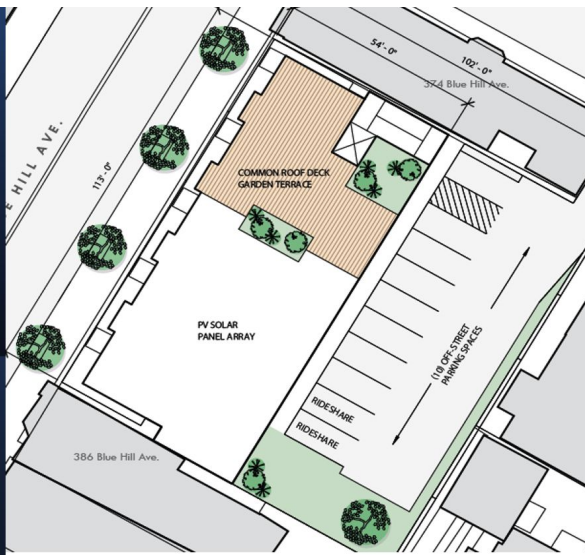


# Community Benefits cont.



- Increase ownership & wealth opportunities for BIPOC
  - Promote local economic and entrepreneur opportunities
    - Shea Butter Smoothies
    - 100% residential and commercial units for sale
      - 2k sq ft commercial space for rent or sale

Rooftop: Solar  
& Common  
Space



## Sustainable Development

- Promote broader mobility and connectivity
  - Rideshare and EV charging station
  - Proximity to mass transit
- Rooftop solar and Garden Terrace



# Programming

The Residential portion of the building will be sold as Affordable Condo units.

## TOTAL DEVELOPMENT PROGRAM

### 18 Residential Family-Style Units

- 3 1-Bedroom 683 SF Units (17%)
- 9 2-Bedroom 778 SF Units (50%)
- 6 3-Bedroom 1,114 SF Units (33%)

### 3,272 SF Ground Level Retail/Community Use

- Retail 1 (1,025 SF)
- Retail 2 (941 SF)
- Community Space (1,306)

**25,804 SF Total Development Buildout**





# DESIGN UPDATE

Our project proposal is carefully designed to reflect the urban design goals expressed in the City of Boston, Mayor's Office of Housing RFP. Our design seeks to ground the 4-story building within the adjacent and surrounding built context for the area. The exterior of the building is clad in a rich toned red-brick masonry, fiber cement and metal cornice bands at the podium and attic story levels of the building. The roof plane provides definition and scale to the building in keeping with the overall architectural character of the neighborhood. Some design features include:

- ❖ Ground floor commercial retail
- ❖ Street tree plantings
- ❖ Exterior signage bands and lighting
- ❖ Flexible community space
- ❖ Common roof deck
- ❖ Covered bike storage
- ❖ Open green space
- ❖ Off-street parking



# JGE



## Architect:

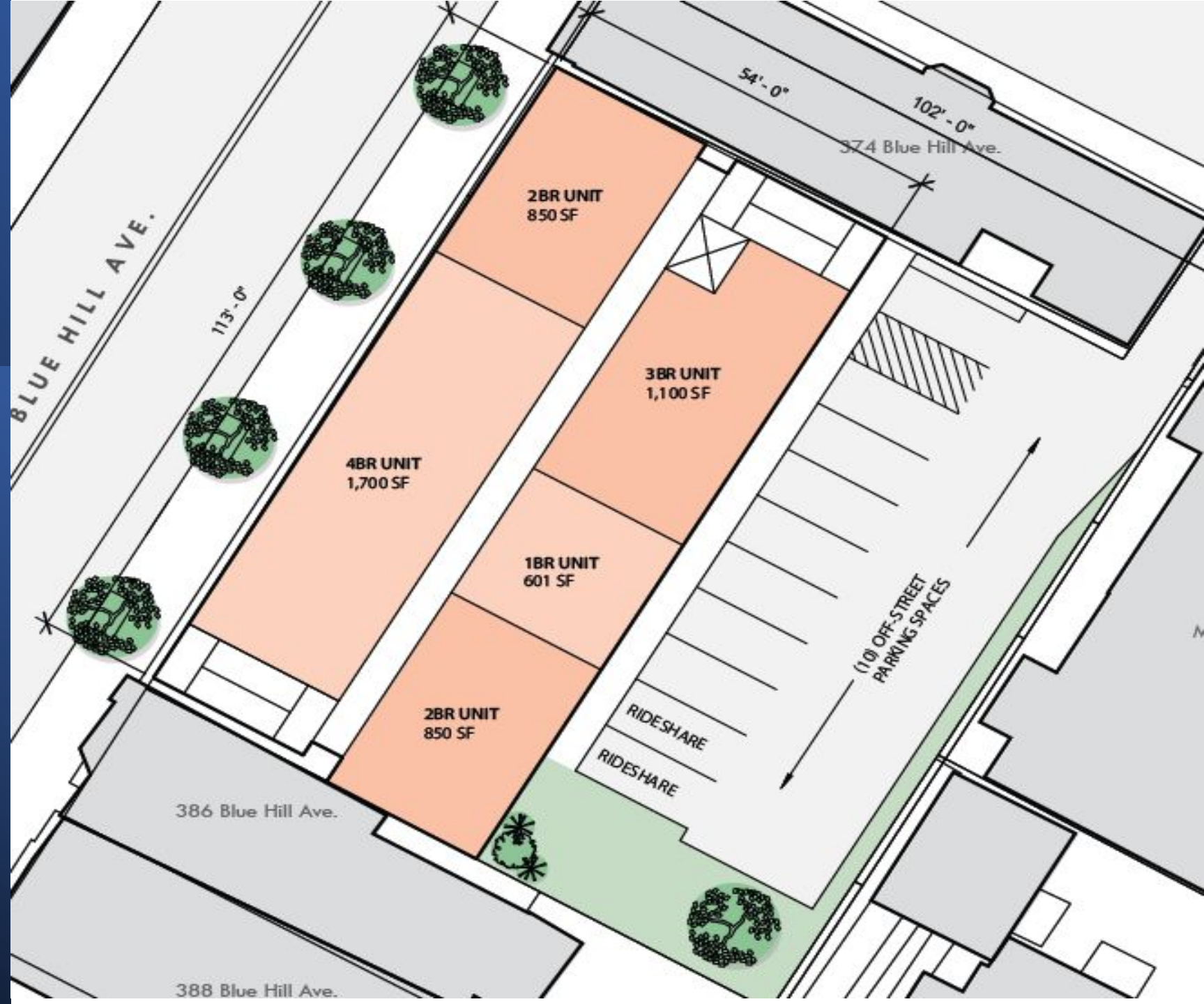
**J. Garland Enterprise** is led by President & Creative Director Jonathan C. Garland who brings over two-decades of professional experience in the commercial development industry. He is experienced in uniquely crafting well-designed architectural solutions while working with clients to build and strengthen meaningful community relations and obtain regulatory permits and approvals. The diverse team of design professionals includes senior project architects with 35 years of practice in the field, experienced project managers and talented designers.

# Floor Plan: Ground Level



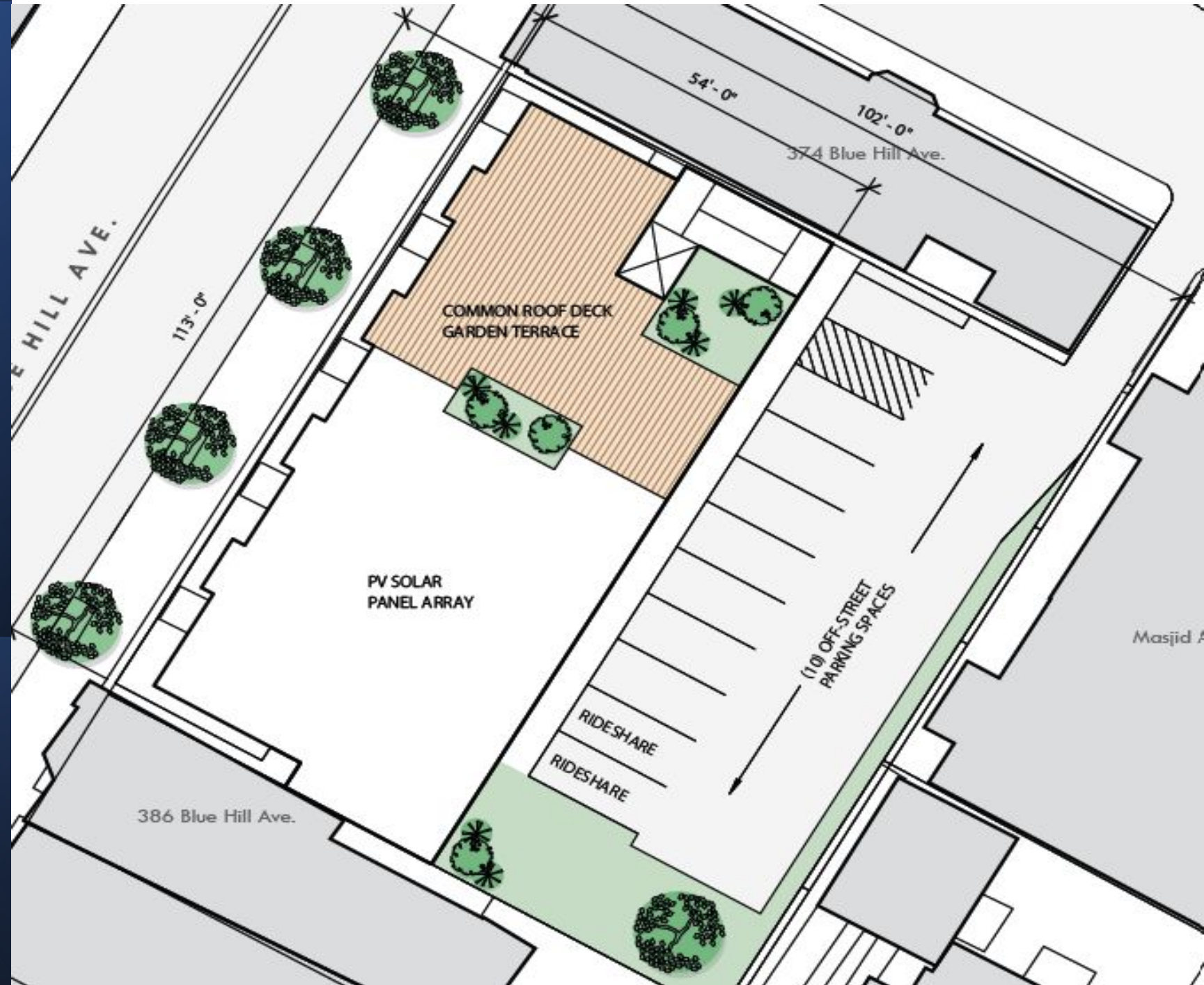


# Residential Floors 2-4





# Rooftop: Solar & Common Space

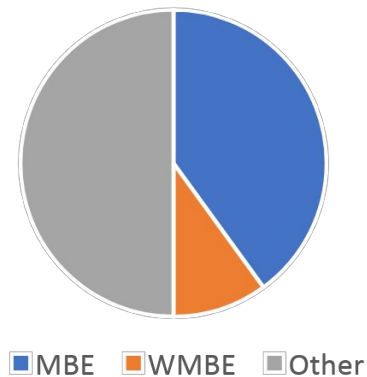




# Diversity & Inclusion Goals

The vision for Marzuq Plaza II is to strengthen and preserve communities by providing affordable quality housing for local families. Thus, MTK Development Team is focused on maximizing opportunities for local residents. MTK Development will select a General Contractor with extensive past performance meeting or exceeding DEI goals set forth. MTK Development has set 40% MBE and 10% WBE participation goals for this project. MTK Development and its partners will prioritize communities local to the project for new hires. MTK Development will encourage and facilitate the prioritization of local workers with all subcontractors.

## Participation Goals



- 40% MBE
- 10% WBE

## Mandatory Hiring Requirements:

- Minority Business Enterprise
- Women-Owned Business Enterprise
- LGBTQ+ Owned Business
- Local Business
- Section 3 Business

# Marketing & Outreach

MTK shall utilize the City of Boston's required lottery tool and coordinated advertising for affordable housing. We are committed to market units, select applicants, and screen housing seekers in accordance with Affirmative Fair Housing Marketing requirements. MTK will identify various community partners and utilize broad notifications throughout the community.

## **Meaningful Community Outreach:**

MTK will work with the Boston Home Center to ensure maximum outreach

- Distribution of notifications through community-based organizations (i.e Family Movement, Project Right, Greater Grove Hall Main Streets)
- Distribution of flyers, notifications throughout the local area and neighborhood associations.
- Post-multi-language signage in both print and digital media
- Place ads in local newspapers
- Internet advertisements



# Community Outreach and Support

MTK Development conducted extensive outreach which included door to door canvassing, 1 on 1 with key community members and groups, mailer to homeowners, and attending community meetings. From these efforts, the development team has collected over 163 signatures of support and 41 individual letters of support from homeowners, business owners and key stakeholders.



# Letters of Support (Included)

- Councilor Worrell (District 4)
- Councilor Anderson (District 7)
- Grove Hall Trust
- Senator Miranda (2<sup>nd</sup> Suffolk)
- Masjid Al-Quran (main abutter)
- MAQ LLC (main abutter)
- Roxbury Strategic Oversight Committee
- Greater Grove Hall Main Streets (Design Committee)
- Tito Jackson
- Jeanne Dubois (Fmr Executive Director Dorchester Bay Development Corp)
- Marzuq Muhammad's Family
- Sabir Family (Homeowners on Intervale St. for 30+ years)
- Donnell Singleton, Owner of Food For the Soul







## Next Steps

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This meeting will be recorded and shared on the Building Housing project page, along with a copy of the presentation.

For additional questions or information, please reach out to the MOH project manager, Julio Pilier, at (617) 635-0214 or via email at [julio.pilier@boston.gov](mailto:julio.pilier@boston.gov)

### Ways to Stay Involved:

To stay updated on the Blue Hill Avenue Action Plan, consider joining our [mailing list](#) or visiting the Building Housing project page: [boston.gov/departments/neighborhood-development/blue-hill-avenue-action-plan-1](https://boston.gov/departments/neighborhood-development/blue-hill-avenue-action-plan-1)

You can continue to share your thoughts and comments until October 4, 2023, by completing the Google Form: <https://forms.gle/X42dU7e3Q8QgvfvaA>