

Roxbury

45° | traffic | transit



The Supermarket for Everyone!

Roxbury's Neighborhood Supermarket since 1974
2101 Washington St. (Dudley Square)
Click [HERE](#) to go to tropicalfoods.net



- home
- news
- events
- discussions
- search

< [Back to front page](#)

Text size - +

ROXBURY

Roxbury developer eyes vacant lots near Dudley Square

Posted October 14, 2010 10:53 AM

[E-mail](#) | [Link](#) | [Comments \(1\)](#)



(Courtesy Madison Park Development Corporation)

A rendering of the proposal for the five-story mixed-use building at 205-211 Dudley St.

By Matt Rocheleau, Town Correspondent

A Roxbury-based non-profit developer is proposing a five-story residential building with a first floor used as commercial/retail space and a separate four-story residential building on two properties near Dudley Square that have been vacant for decades.

The combined cost of the [two projects on Dudley Street](#) is estimated at \$17 million, which would include city, state, and federal tax credits for offering affordable housing, said Travis Lee, project manager at [Madison Park Development Corporation](#).



(Courtesy MPDC)

A rendering of both sites.

that's been vacant for decades," and these projects would be part of the area's ongoing revitalization efforts.

Construction is projected to take about one year, and work could start as early as fall 2011, though any setback in the approval process could push the start of construction into 2012, he said. "We picked these sites because they're important to the urban fabric," Lee said. "It's a very critical location on the fringe of Dudley Square ...

Connect to Your Town Roxbury on Facebook

You like **Your Town Roxbury**. Unlike · [Admin Page](#) · [Error](#)
You and 23 others like this. 23 people like this.
Unlike · [Admin Page](#) · [Error](#)

ADVERTISEMENT

Prime MOTOR GROUP HONDA

YOUR CHOICE!
\$89
A MONTH!

Lease a **NEW 2011 AUTOMATIC HONDA CIVIC LX or ACCORD LX** for just **\$89** per month!

With \$999 down. [Click for details.](#)

ROXBURY REAL ESTATE »

67

Homes for sale

20

Rentals available

0

Open houses this week

0

New listings this week

ADVERTISEMENT

Prime MOTOR GROUP HONDA

YOUR CHOICE!
\$89
A MONTH!

Lease a **NEW 2011 AUTOMATIC HONDA CIVIC LX or ACCORD LX** for just **\$89** per month!

With \$999 down. [Click for details.](#)

Roxbury Headlines »

- [Officials isolate vent system pulling odor into Roxbury school \(1 day ago\)](#)

Flyerboard

[VIEW ALL](#)

The 40,000 square-foot, five-story location at [205-211 Dudley St.](#) – on a vacant lot between Greenville Street and Pevear Place – is planned to house 31 residential units above 3,000 square-feet of commercial and retail space on the first floor.

Lee said he does not expect to see businesses interested in leasing the first-floor space until construction begins, but the development company is planning to build one section of the floor so that it's "restaurant-ready."

The other vacant lot, [223-229A Dudley St.](#), is next to an existing four-story brick building between Greenville Street and Bard Avenue, he said. Plans there call for a 24,000 square-foot, four-story, 12-unit residential building.

The combined 43 units would be a mix of one-, two- and three-bedroom spaces. Nine of the units would be made affordable for families making at or below 30 percent of the area's median income, while the other 34 would be made affordable to families making at or below 60 percent of the area's median income, Lee said.

Behind each property would be space for parking and outdoor recreation use.

The projects will go before the city appeals board for a hearing in two weeks and is currently under review for state funding.

Planning for the buildings began about a year and a half ago after the development company was awarded the two lots along with three others by the city's housing authority in 2006, Lee said.

The project at one of the other three lots was recently completed. Located at the corner of Eustis and Adams streets, the [Twenty at Luma development](#) is currently filling the 20 affordable single family homes for first-time buyers that were completed in late July.

E-mail Matt Rocheleau at mjrochele@gmail.com.



(Courtesy Madison Park Development Corporation)

The MPDC's Twenty at Luma development at the corner of Eustis and Adams streets was completed over the summer.

- [Franklin Park Zoo gorilla Kiki gives birth](#) (2 days ago)
- [Trial over, Turner returns to work on City Council](#) (3 days ago)
- [Colleges have demonized Four Loko, but students need to be smarter about risks](#) (3 days ago)



Local advertising by PaperG

Also From Roxbury

SOUTH END-ROXBURY LINE



[Residents face identity crisis](#)

NIGHTLIFE



[Diamond in the rough](#)

COMMUNITY



[Fear revisits a Boston neighborhood](#)

EATING LOCALLY



[On the street where you live](#)

Roxbury On Twitter »

[SoWa Open Market, Boston - tomorrow \(10/31\) from 10:00am to 4:00pm - http://b.globe.com/96o3EB 7 days ago](#)

[HalloweenFest, Prudential Center, Boston - tomorrow \(10/23\) from 10:00am to 4:00pm - http://b.globe.com/cj5pwp 15 days ago](#)

[SoWa Open Market, Boston - tomorrow \(10/17\) from 10:00am to 4:00pm - http://b.globe.com/9q1U0a 21 days ago](#)

[SoWa Open Market, Boston - today \(10/3\) from 10:00am to 4:00pm - http://b.globe.com/ckpiXF 34 days ago](#)



You like Roxbury developer eyes



[◀ Previous entry](#)

[Next entry ▶](#)

[Follow other Boston.com Tweets](#) | [What is Twitter?](#)

MORE FROM BOSTON.COM

[Construction begins on \\$400m Mission Hill medical, residential project](#) *(Your Town)*

[Cancer trials suspended for new patients](#) *(Local News)*

[Work on \\$16M Dudley Square elderly housing project begins](#) *(Your Town)*

[Voters head to polls for District 6 City Council primary](#) *(Your Town)*

MORE FROM THE WEB

[How I Managed—Barely—to Survive My Refinancing](#) *(Currency)*

[6 Ways to Impress Your Next Landlord](#) *(Currency)*

[Home sellers can renege in many legal ways](#) *(BankRate.com)*

[12 Depression Busters for the Unemployed](#) *(Beliefnet.com)*

[Sponsored links]



READER COMMENTS »

[View reader comments \(1\)](#) » [Comment on this story](#) »

[Home](#) | [News](#) | [Events](#) | [Schools](#) | [Sports](#) | [Discussions](#) | [Marketplace](#)

[Contact Us](#) | [Contact Boston.com](#) | [Contact The Boston Globe](#) | [Privacy Policy](#) | [Help](#) | [Advertise](#) | © 2010 NY Times Co.