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ROXBURY

## Three-story retail, office building proposed for Dudley Square in Roxbury

Posted by Matt Rocheleau March 27, 2012 03:06 PM

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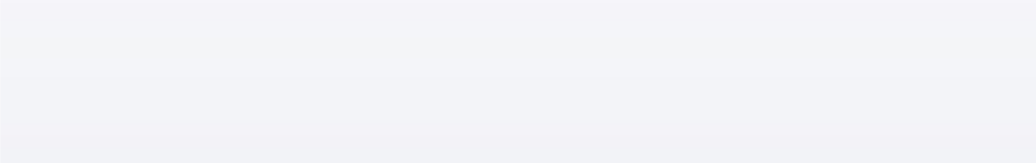
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By Matt Rocheleau, Town Correspondent

A local developer is proposing to build street-level retail space below two floors of office space in a 23,550-square-foot building on a vacant former parking lot in the Dudley Square section of Roxbury.

The three-story project calls for 7,850 square feet of ground-floor retail space, 15,700 square feet of second- and third-floor office space and improvements to landscaping and pedestrian access to a 9,150 square-foot site at the corner of Warren and Taber streets in Dudley Square.

Details of [the proposal](#) were filed with the city in mid-January by developer Toula Politis of West Roxbury, who owns the properties at 2-14 Taber St. The project, located along the 300-foot-long road that connects Warren Street and Harrison Avenue, is going through a city's public review process.

The building would be constructed in two phases, under the plans. The first would build the basement and first floor, which would be designed to structurally support a three-story building. The second phase would add the upper two floors, according to plan filings.

No vehicle parking would be added, but installing a bicycle rack is included in the plan, developers said in the filing. Walking, bike riding and use of the nearby MBTA bus station would be encouraged over driving.

The development would be designed to match the neighborhood's architectural character, plans say.

The commercial property the project would be built on is assessed by the city at a combined value of \$70,800, according to public records.

About 30 construction workers would be hired to complete the project over a 10 month period.

The proposed project would be built steps from where city officials [broke ground earlier this month](#) on a \$115-million plan to redevelop the long-abandoned Ferdinand department store and two adjacent buildings.

A seven-story complex with [57 housing units for low-income seniors](#) and a [new district police station](#) were recently unveiled in Dudley Square. City officials hope to renovate the public library branch in Dudley Square, which has seen other [real-estate related activity](#), including the [potential for a nearby Walmart](#), an idea city leaders have opposed.

For a site about one quarter mile from the Taber Street proposal, a committee has recommended that the city redevelop three-and-a-half acres of vacant, publicly-owned land [by choosing proposals from private developers](#) that include a 10-story hotel with more than 150 rooms, a supermarket, and 118 housing units, along with office and retail space.

And, along a nearby stretch of Tremont Street across from the city's police headquarters, a [new health center facility recently opened](#) on a long-vacant plot of land that was sub-divided out from the city-owned Parcel 3.

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