

ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE MEETING

Jan. 12, 2026



Planning Department

CITY of **BOSTON**

MEETING RECORDING

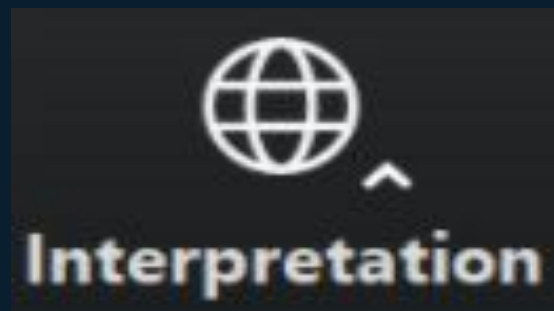


At the request of community members, this event will be recorded posted on the Roxbury Strategic Master Plan webpage at bit.ly/theRSMPOC for those who are unable to attend the Zoom event live.

Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

If your camera and microphone are off, you can still participate through the text chat feature.

INTERPRETATION



“Spanish” –for Spanish

“Haitian Creole” –for Haitian Creole

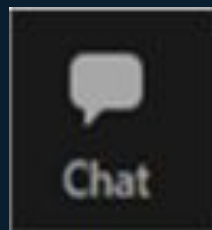
“English” – for English

“Cape Verdean Creole” - Cape Verdean Creole

ZOOM TIPS

Welcome! Here are some tips on using Zoom for first-time users.

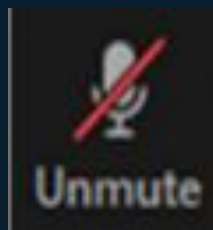
Your controls are at the bottom of the screen



Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box, or press *9 on your phone



Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk. To mute/unmute on your phone press *6.



Turns your video on/off

ZOOM ETIQUETTE



We want to ensure that this conversation is a pleasant experience for all attendees.

- **Please remain muted until called on. If you'd like to speak during this time please use the "Raise Hand" function in Zoom so a BPDA moderator can unmute attendees.**
- **Please be respectful of each other's time.**
- **We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.**
- **If we are unable to get to your question at this meeting please put them in the Chat at the end or email jason.mcdonald@boston.gov or miranda.hall@boston.gov**

AGENDA



1. Kairos Shen, Chief of Boston Planning Department

1. RSMPOC Welcome



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RSMPOC OVERVIEW AND UPDATES



First Monday of the month

January 12 2026

February 2 2026

March 2 2026

April 6 2026

May 4 2026

June 1 2026

July 13 2026

****No Meeting in August****

September 14 2026

October 5 2026

November 2 2026

****No Meeting in December****

RSMPOC RESPONSIBILITIES



- **The Roxbury Strategic Master Plan Oversight Committee (RSMPOC) was created in 2004 as a result of the Roxbury Strategic Master Plan (RSMP).**
- **The RSMPOC is broadly representative of the Roxbury neighborhood and is made up of Mayoral Appointees, nominated by elected officials, neighborhood associations, and community organizations.**
- **The RSMPOC oversees the implementation of the Roxbury Strategic Master Plan and PLAN: Nubian Square.**

JOIN. ENGAGE. TAKE ACTION



- **Join:** Join the Roxbury Strategic Master Plan Oversight Committee, and/or a Project Review Committee (PRC).
- **Engage:** Attend public meetings. Ask questions. Invite neighbors, Roxbury civic groups and organizations, businesses, abutters or other community affiliates to public meetings.
- **Take Action:** Review and comment on projects, developments, and the planning initiative.

For more information about upcoming meetings, development projects and how to get involved, visit bit.ly/theRSMPOC

ORIGINAL 2004 MASTER PLAN GOALS



- **Enhance civic & cultural life in the neighborhood**
- **Promote diverse & sustainable growth with jobs for local residents**
- **Ensure safe & convenient public and private transportation**
- **Expand & improve housing for a variety of socioeconomic and age groups**
- **Create a comfortable, lively, and safe public realm that reflects the diversity of local residents**
- **Enhance community participation and empowerment through increased accountability of government, and institutions and businesses**

Parcel P-3

January 12, 2026



CITY *of* **BOSTON**

MADISON PARK PROJECT OVERVIEW



Mayor Michelle Wu



MADISON PARK - SCHOOL SUMMARY

- Boston's **only technical vocational high school**, with 20 Career and Technical Education (CTE) programs
 - Programs cover the building trades, communications & technology, human services, and health care
- Serving about 1,000 students in grades 9-12
- **Co-op program** allows students to earn academic credit, gain work experience, and earn a wage during their Junior and Senior years



Building 7 from Malcolm X Blvd



Building 1 from Malcolm X Blvd



Mayor Michelle Wu



PROJECT GOALS

*Madison Park's facilities are outdated and cannot fully support a high-quality student experience. This project will **elevate Madison Park as a state-of-the-art technical-vocational high school** and Boston's premier workforce development center by:*

- **Honoring Advocacy:** Recognize decades of effort by students, families, alumni, and the community for meaningful investment.
- **Making a Historic Capital Investment:** Mayor Wu has made an unmatched commitment of major capital funding to transform Madison Park – likely to be the largest school facility investment in MA because of the unique facilities needs of vocational schools.
- **Modernizing Learning Spaces:** Build advanced shops for Career and Technical Education (CTE) to prepare students for today's workforce; modern classrooms with adequate storage, daylight, and equipment; space for music and arts programs; full accessibility; and community access. .
- **Expanding Student Opportunities and Enrollment:** Offer hands-on training, advanced technology, and direct pathways to strong careers with high-paying jobs in Boston.
- **Building Stronger Partnerships:** Work with Boston's businesses, higher education institutions, and labor partners to align programs with real-world job market demands.



Mayor Michelle Wu



PROJECT TIMELINE

- **Fall 2022 - Summer 2023:** Visioning and Feasibility Study
- **Fall 2023 - Summer 2024:** Labor economist study and program development
- **Fall 2024 - Spring 2025:** Design, cost estimating, swing space strategy analysis
- **April 2025:** Massachusetts School Board Authority (MSBA) Core Program Submission
- **December 2025:** MSBA Invitation to Core Program
- **July 2026 - March 2027 -** MSBA Eligibility Period (required 270 day info gathering)
- **Summer 2027 (tentative):** OPM + Designer Selection
- **Fall 2027 (tentative):** MSBA feasibility study: Community involvement + analysis of different design scenarios
- **2028 (tentative):** Design
- **2030 (tentative):** Construction



FEASIBILITY STUDY + FOLLOWING DESIGN WORK - OPTIONS



MSBA PROCESS

- Renovation option estimates were **\$700-720M** plus operational costs of the swing space strategy; New construction options were **\$680-700M**, including cost of rebuilding the sports fields.
- The City is not willing to sacrifice core elements of the Madison Park academic program to bring the cost down.
- **MSBA partnership was determined to be the best path to deliver this redesign project.** Although working with the MSBA will extend the project timeline, it will allow us to fulfill our original commitments to Madison Park to build a state-of-the-art technical-vocational school – without cutting corners.
- The MSBA process started with submitting a Statement of Interest in April 2025, and resulted in **Madison Park's invitation to the Core Program in December 2025.**

MSBA Core Program Process

- Eligibility Period
- Select Project Team
- Feasibility Study
- Schematic Design
- Project Scope and Budget and Project Funding Agreements
- Design (Design Development, Construction Documentation)
- Bidding
- Construction
- Project Closeout



Parcel P-3 Disposition Process

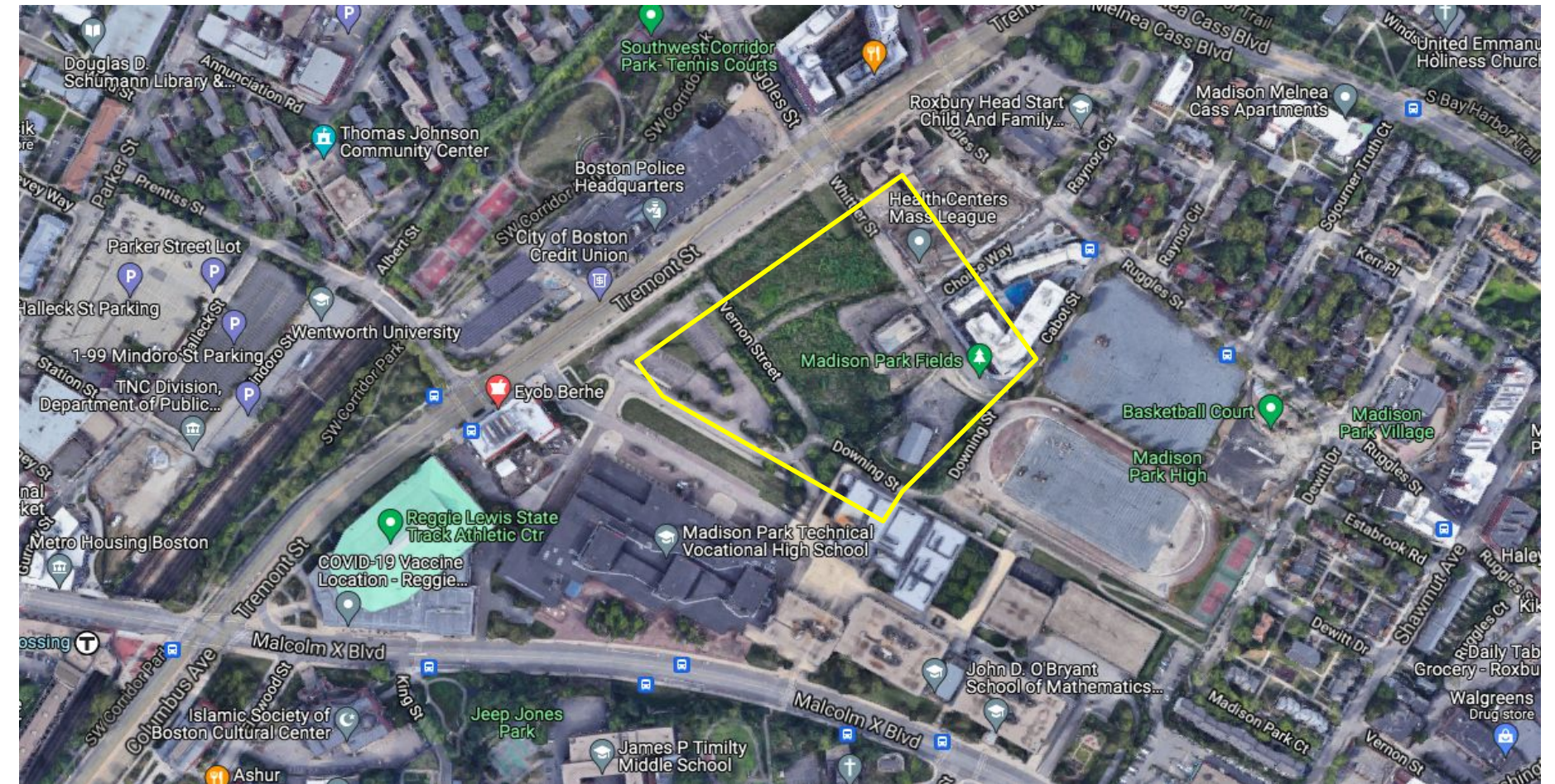


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PARCEL P-3 SITE

- 330,939 SF of land owned by the BPDA located along the south side of Tremont St, southwest of the intersection with Ruggles St and MBTA Ruggles Station
- The site has underlying urban design considerations including underground utility lines and existing street grid
- Remediation work was undertaken in 2021 to address most urgent soil contamination



PARCEL P-3 TIMELINE



Pre-RFP

- Site previously designated for development from 2007-2019
- PLAN: Nubian adopted in 2019
- January-September 2021: 10 site-specific meetings on P-3 redevelopment

RFP Evaluation and Selection

- October 2021: RFP released
- March 2022: RFP proposals submitted

Designation

- January 2023: HYM and MyCAP tentatively designated to redevelop P-3
- January 2023-December 2026: Pre-development for P-3 project, Two designation extensions

PARCEL P-3 REQUEST FOR PROPOSALS



Purpose:

“The BPDA seeks to convey the Property to allow **mixed-use development** that will fulfill the Property’s potential for **transformative economic development** in the Nubian Square area while advancing the **community’s commitments to affordable housing, arts & culture, and equity.**”

This RFP seeks proposals which will **create opportunities for wealth generation** for the residents of Roxbury as well as for **small, local, minority owned, and women owned firms** which may participate in the development.”

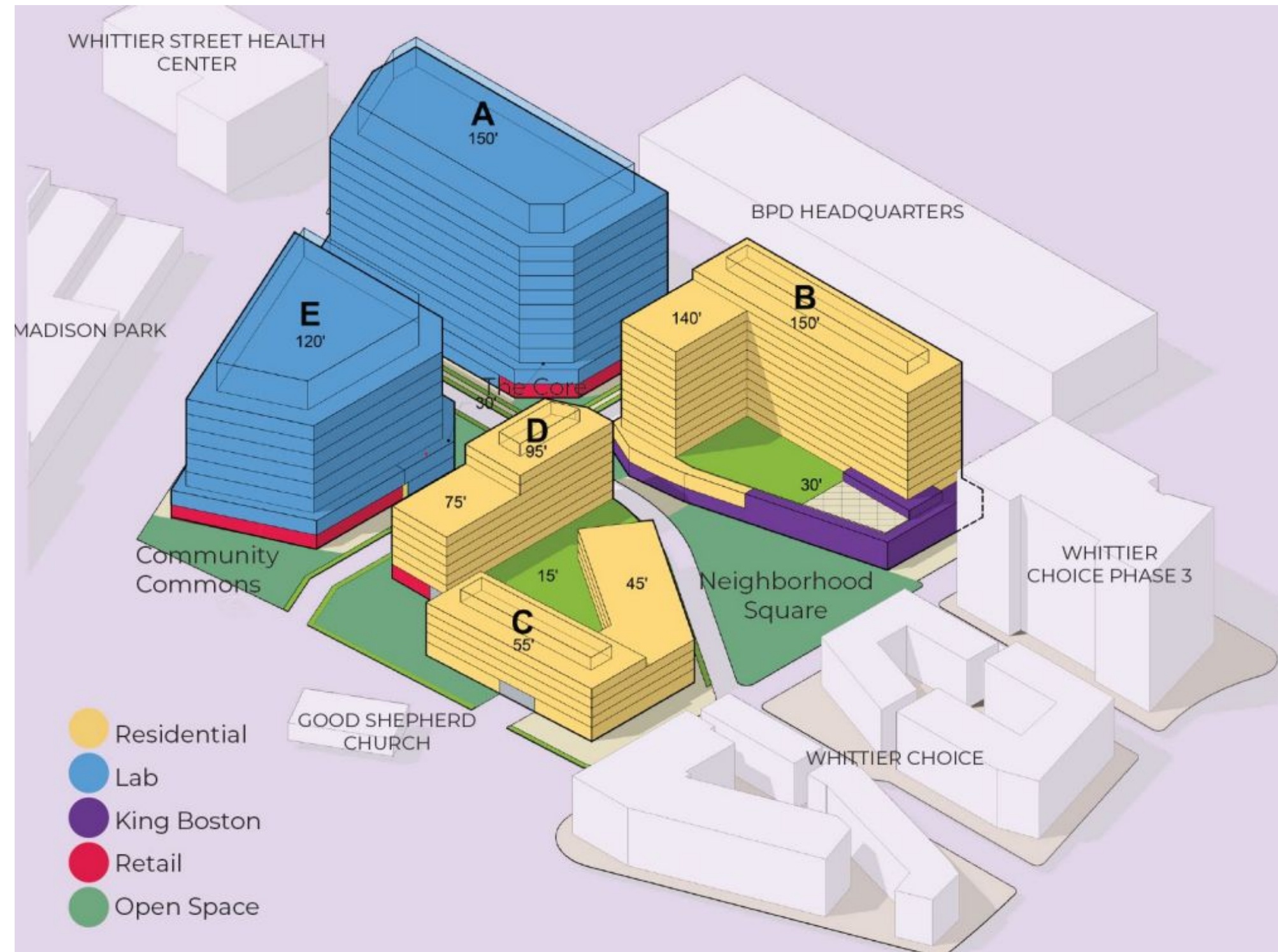
PARCEL P-3 SELECTED PROPOSAL

Project Team

- My City at Peace, HYM, Madison Park Development Corporation, DREAM Development, The Onyx Group, Prive Parking

Project Program

- 282 rental units, 58% income restricted
- 184 homeownership units, 78% income restricted
- 47,500 SF Retail
- 617,700 SF Life Sciences
- 31,300 SF King Boston
- 10,000 Lab Central Ignite
- 43,500 SF Open Space



POSSIBILITY FOR MADISON PARK AT P3



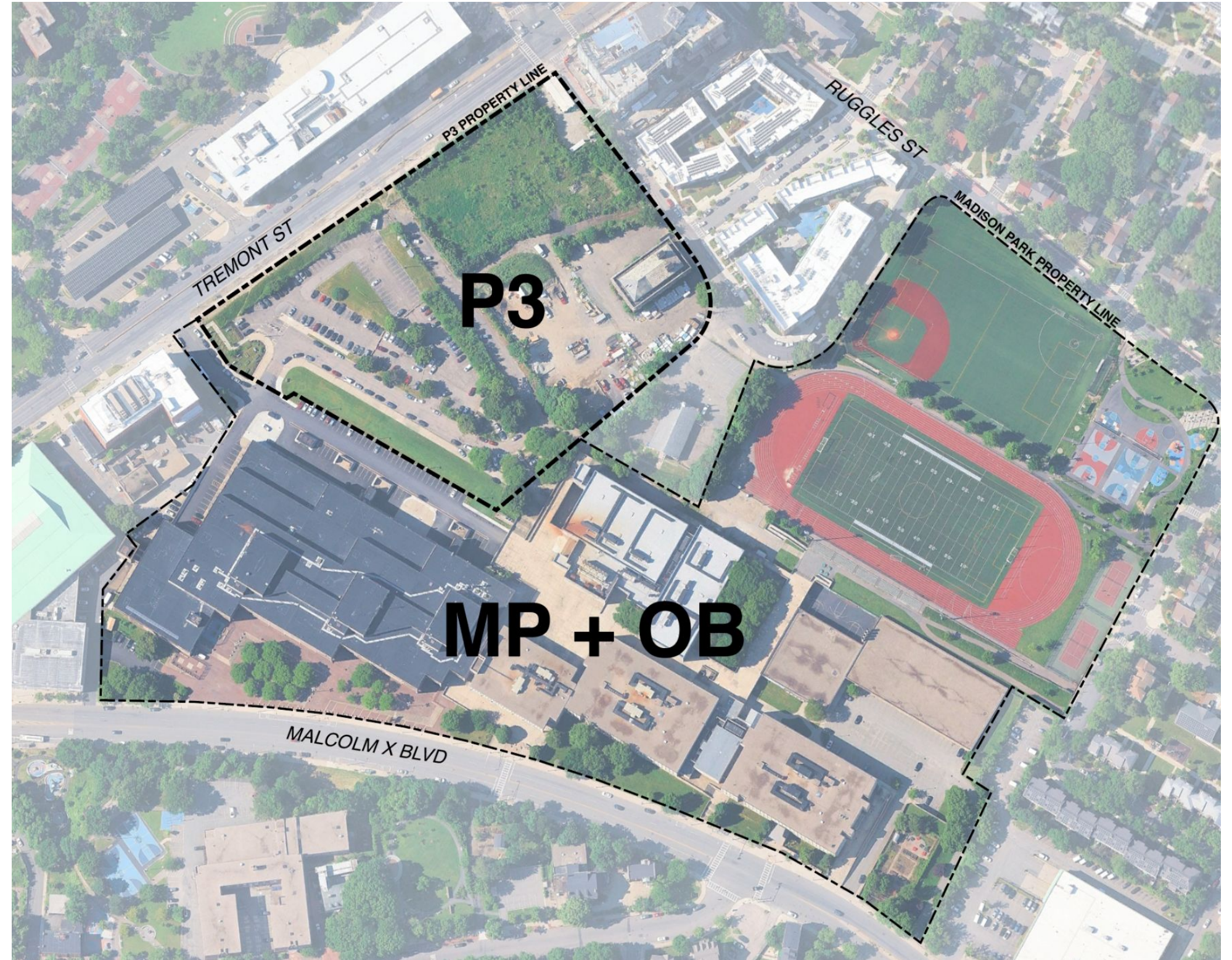
Mayor Michelle Wu



THE P3 OPTION

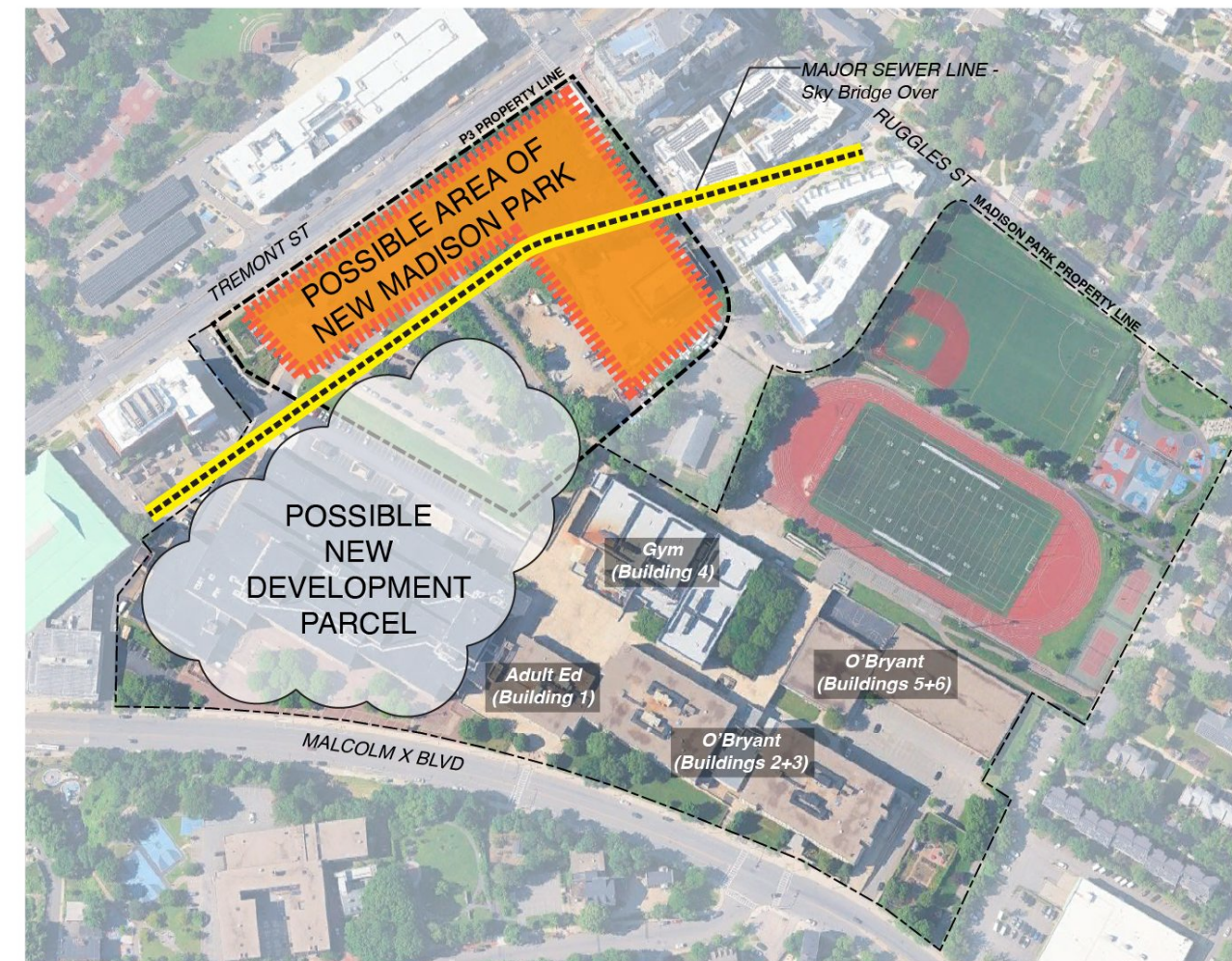
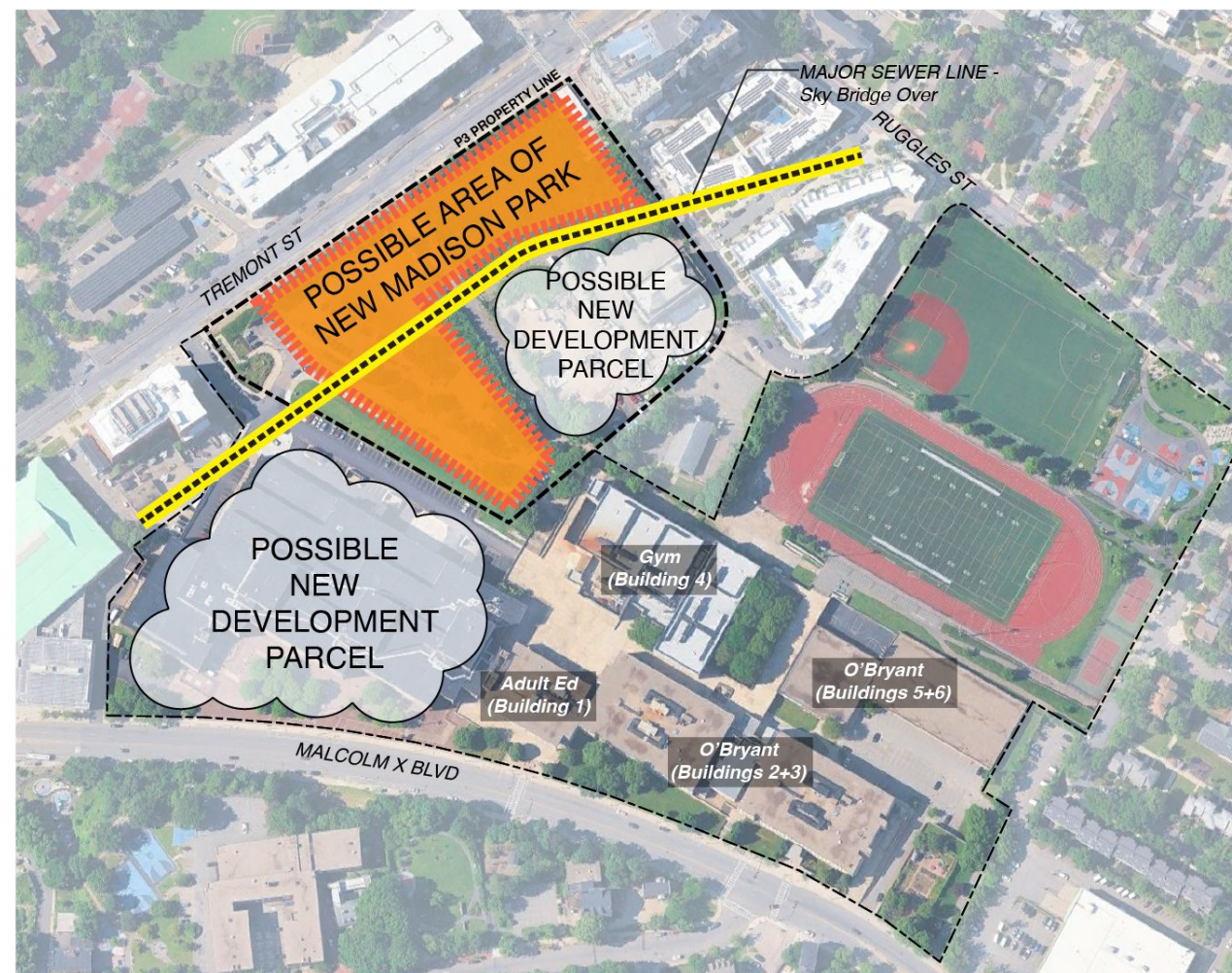
Opening up a new-build option at P3 has the following possible advantages:

- Save an estimated \$84-\$147M depending on design
- Sports fields do not need to go offline for 4+ years or be reconstructed
- New Madison Park would stay located on a main street (Tremont) instead of on a smaller, more local street (Ruggles), reducing neighborhood transportation concerns and keeping Madison highly visible
- BPS Adult Education and the Re-Engagement Center may be able to stay in place in Building 1



POSSIBLE FUTURE DEVELOPMENT OPPORTUNITY

- If a new Madison Park is constructed on P3, there is potential for a new development parcel to be created.
- The new Madison Park wants as much retail street frontage as possible for possible public facing/serving programs like Auto-Tech, Culinary, etc.
- A new RFP process (anticipated for 2028) would be initiated with a community process to help establish development and design guidelines for the reconfigured site



THANK YOU



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