

36 HAMMOND STREET

Community Meeting



February 24, 2026

Scott Greenhalgh, Real Estate Development Officer



Planning Department

CITY of BOSTON

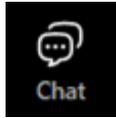
MEETING ETIQUETTE



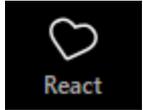
**PLEASE HELP US ENSURE THAT THIS CONVERSATION IS
A PLEASANT AND PRODUCTIVE EXPERIENCE FOR ALL ATTENDEES.**

- Be respectful of everyone's time
- Use kind language
- Keep the discussion focused on the topic
- Remain muted until called on
(use the “Raise Hand” function on Zoom for comments or questions)
- Wait to raise additional questions until all others have had an opportunity
- If we are unable to get to your question tonight, please enter comments on the project website or email scott.greenhalgh@boston.gov

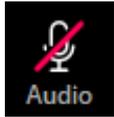
ZOOM TIPS



Use the Q&A or Chat to type a comment or ask a question at any time – Planning Department staff will moderate the chat.



To raise your hand, click on “React” at the bottom of your screen, and then choose the “Raise Hand” option in the box.



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.



Turns your video on/off.



Look for the interpretation icon (globe) at the bottom of your screen and select the language you want to hear.
(Español) Busque el ícono de la interpretación (globo) en el borde inferior de su pantalla y seleccione el idioma en el que desea escuchar.
(Mandarin and Cantonese)

RECORDING



- At the request of community members, this event will be recorded and posted on the project webpage for those who are unable to attend the zoom event live.
- 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 at the end of the presentation.
- Note: These meetings are not subject to Open Meeting Law. Open Meeting Law also does not require that public bodies allow public comment or public participation during meetings.



AGENDA

OBJECTIVE

- 1) Share background
- 2) Gain insights into community ideas / preferences for the site

1 BACKGROUND & VISION

2 DISCUSSION

SUMMARY

PARCEL INFORMATION

Assessing ID	0901905000
Neighborhood	Roxbury
Lot size	1,886 sf



**Property lines shown are approximate.*

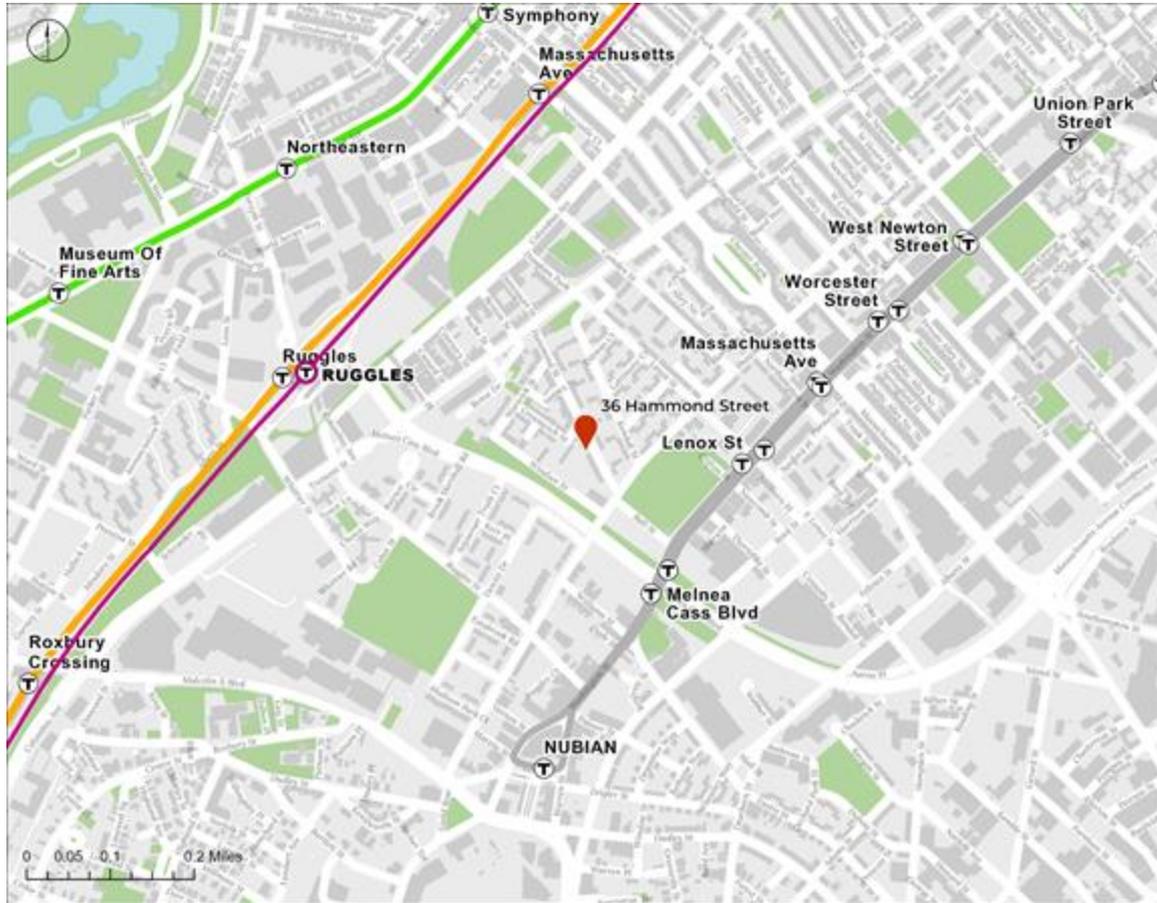
DISPOSITION PROCESS

Goal: Redevelop vacant or underutilized city-owned land to create more affordable, equitable, and resilient uses



... and it's an iterative process!

PROJECT LOCATION



NEIGHBORHOOD



TRANSPORTATION

- 0.4 miles from Ruggles MBTA Orange Line, Commuter Rail, and Bus Station
- Route 43 Bus - Tremont St
- Route 8, 19, 47 Bus - Melnea Cass Blvd
- Silver Line 4 and 5 - Washington St



NEIGHBORHOOD AMENITIES

- Tropical Foods
- Madison Park High School
- John D. O'Bryant School
- Northeastern University



OPEN SPACE

- David Ramsay Park
- Carter Playground

ZONING SUMMARY



ZONING DISTRICT

- Article 50 Roxbury Neighborhood District
- Multifamily Residential (MFR) Subdistrict
- Use regulations (Article 50 Table B)
 - Allowed: residential, open space, child care center, community center
- Dimensional regulations (Article 50 Table F)
 - Maximum height: 4 stories, 45'

OVERLAYS

- Groundwater Conservation Overlay District
- Restricted Parking District

RFP VISION



- Residential use
- Preference for affordability



DISCUSSION

POTENTIAL TOPICS

- Feedback on residential use
- Questions for Planning Department



THANK YOU

HAVE QUESTIONS?

SCOTT GREENHALGH Real Estate Development Officer
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PROJECT WEBSITE <http://bosplans.org/36HammondSt>
Public Comments close 3/10/2026

