

OFFERED BY COUNCILOR MINIARD CULPEPPER



CITY OF BOSTON

IN THE YEAR TWO THOUSAND TWENTY SIX

**RESOLUTION IN SUPPORT OF MORE
TRANSPARENCY AND COMMUNITY
ENGAGEMENT WITH RESPECT TO EXTENDING
THE TEMPORARY DESIGNATION STATUS OF AND
INVESTMENTS IN THE PARCEL P-3 AND
MADISON PARK PROJECT**

WHEREAS, Parcel P-3 in Roxbury is the largest undeveloped publicly owned parcel in the City of Boston and has remained vacant and underutilized for decades, despite its central location in Nubian Square and its significant potential to serve as an economic, educational, and cultural hub for the surrounding community; *and*

WHEREAS, Parcel P-3 has been the subject of many years of community-based planning through the Roxbury Strategic Master Plan, reflecting a shared vision for a development that supports educational excellence, economic opportunity, workforce development, housing, and long-term community benefit; *and*

WHEREAS, In January 2023, the Boston Planning & Development Agency granted tentative designation to a joint venture led by My City at Peace, LLC and the HYM Investment Group, LLC to redevelop Parcel P-3 through a mixed-use proposal that included housing, commercial and life science space, workforce training facilities, cultural space, and community-serving uses; *and*

WHEREAS, Since receiving tentative designation, My City at Peace and HYM have continued to advance planning efforts, engage City partners, and maintain communication with community stakeholders, including the Roxbury Strategic Master Plan Oversight Committee; *and*

WHEREAS, As such tentative designation is set to expire at the end of this month, the Administration announced that the City will not extend the temporary designation status of Parcel P-3 and will build a new Madison Park Technical Vocational High School on Parcel P-3, following anticipated approval from the Massachusetts School Building Authority, as part of a shared commitment to delivering a modern, state-of-the-art facility that reflects Madison Park's essential role in workforce development and economic mobility for Boston students; *and*

WHEREAS, Community members and stakeholders have expressed frustration over a lack of consultation and communication regarding the City's new proposal to prioritize the Madison Park campus, particularly its lack of explanation in how the proposed project aligns with prior planning efforts and economic development goals for Parcel P-3, including unresolved questions related to cost, phasing, and the integration of workforce and economic opportunity components; *and*

WHEREAS, Article 50, Section 2 of the Boston Zoning Code codifies the Administration's responsibility to incorporate community participation and feedback in determining appropriate land use regulations and zoning in the neighborhood of Roxbury; *and*

WHEREAS, Meaningful investment in Madison Park Technical Vocational High School is long overdue and will require a transparent process that ensures information regarding project costs and long term site planning is accessible and carefully evaluated to support informed decision-making and sustained public confidence in the process; *and*

WHEREAS, The future of Parcel P-3 and Madison Park will benefit from a collaborative partnership between the City Council, the Administration, and the community, grounded in mutual respect, transparency, and a commitment to equity; **NOW, THEREFORE BE IT**

RESOLVED: That the Boston City Council supports extending the tentative designation of My City at Peace, LLC and the HYM Investment Group, LLC for Parcel P-3 in order to preserve economic development options and maintain continuity; affirms the importance of ongoing collaboration and partnership between the City Council and the administration on land use and public infrastructure decisions on Parcel P-3; encourages enhanced transparency and information-sharing regarding the scope, cost, and phasing of the proposed Madison Park project; and supports continued, meaningful engagement with community stakeholders, including the Roxbury Strategic Master Plan Oversight Committee, to ensure that educational excellence, economic opportunity, and long-standing community priorities advance together for the benefit of Madison Park students and the Roxbury community.

Filed on: January 28, 2026