



MASSACHUSETTS
BUILDING CONGRESS

Breakfast Program

P3 Roxbury Presentation

May 15, 2024

7:30-9:30 am



Membership Benefits

- Member pricing for all events
- Corporate listing for four representatives in the online directory
- Access to member mailing list
- Eligibility for scholarship for all employees and employees' immediate family members
- Annual golf tournament open to members only
- Ability to nominate a company or organization for induction into the MBC Hall of Fame
- Members are invited to serve on committees, seek nomination to the Board
- Sponsor events or advertise on MBC website



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New Member

HDR

CITY
POINT
PARTNERS



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Corporate Sponsor

HALEY
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Event Sponsor



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Special Thanks | Annual Sponsors





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Daniel P Peruzzi, Jr., AIA, LEED AP
MBC Board Member & Past President
Principal at Margulies Perruzzi Architects



MASSACHUSETTS BUILDING CONGRESS



Rev. Jeffrey Brown
Founding Partner and CEO
My City at Peace



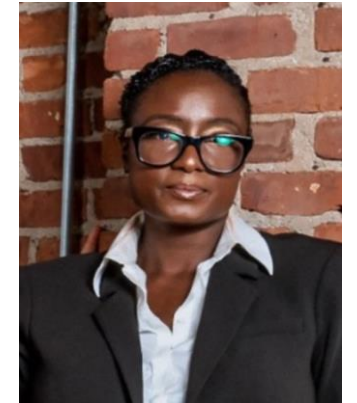
Thomas O'Brien
Managing Partner & CEO
The HYM Investment Group



Greg Minott, AIA LEED AP
Managing Principal
DREAM Collaborative



JC Burton
Chief Executive officer
Maven Construction



Chanda Smart
Co-Founder & CEO
OnyxGroup

Parcel 3

Boston, MA



Team Introductions



Developer

D/R/E/A/M COLLABORATIVE
POWERED BY DIVERSITY

Architect



General Contractor



Retail

Sponsor Team



★ M/WBE or M/WNPO



Co-Sponsor



Co-Sponsor ★



Co-Developer - Affordable Units ★

D/R/E/A/M DEVELOPMENT

Co-Developer - Market Rental Units ★



Co-Developer - Retail ★



Co-Developer - Garage ★



Anchor Tenant ★



Anchor Tenant ★

D/R/E/A/M COLLABORATIVE

Architect ★

BURO HAPPOLD

MEP Engineer



Structural Engineer

Perkins&Will

Life Science Consultant

Agency
Landscape + Planning

Landscape Architect ★

enviENERGY

Sustainability Consultant ★



Wind Consultant



Code Consultant



Geotechnical Engineer

VERTEX

Environmental Engineer



Civil Engineer ★



Traffic Engineer



Permit Packager



Co-General Contractor ★

goulston&storrs

Attorney



Attorney

Location Highlights

Within a 1-mile radius of the world's leading medical schools, universities, and hospitals

MAP KEY

HOSPITALS/MEDICAL SCHOOLS

- 1 Harvard Medical School
- 2 Boston University School of Medicine
- 3 Beth Israel Lahey Health | Beth Israel Deaconess Medical Center
- 4 Dana-Farber Cancer Institute
- 5 Brigham Health | Brigham and Women's Hospital
- 6 Boston Children's Hospital
- 7 New England Baptist Hospital

COLLEGES/UNIVERSITIES




- 1 Northeastern University
- 2 Wentworth Institute of Technology
- 3 MassArt
- 4 Simmons
- 5 Emmanuel
- 6 Roxbury Community College
- 7 Benjamin Franklin Institute of Technology



Location Highlights

Steps from the Ruggles and Roxbury Crossing T Stations Servicing

Boston's Orange Line

-  Direct Access to North Station and Northern Suburbs
-  Direct Access to Back Bay Station and Western Suburbs
-  Connection to South Station and Southern Suburbs, Regional Transit

Needham Commuter Rail Line

Franklin Commuter Rail Line

Stoughton Commuter Rail Line

Providence Commuter Rail Line



Existing Vacant Lot



Roxbury Character



WHITTIER CHOICE NEIGHBORHOOD



NUBIAN STATION, JOE'S PIZZA



DEGAUTIER & SHABAZZ WAYS



BOLLING MUNICIPAL BUILDING



TREMONT AT WHITTIER IN THE 1950'S

- Frequent entries
- Active ground floor facades
- Human-scale façade articulation
- Buildings frame streets as outdoor rooms

Transformative Redevelopment

Project will transform a vacant lot into...

A robust economic engine

- ~800,000 SF of lab space
- ~10,000 SF life science workforce training center
- ~46,000 SF of destination retail space
- ~2,400 permanent jobs
- ~1,600 construction jobs

A social and cultural hub

~31,000 SF Embrace Center by Embrace Boston

A vibrant mixed-income community

- 144 affordable condos
- 164 affordable rentals
- 40 market-rate condos
- 118 market-rate rentals



Program Overview

Building A

- ~500,000 RSF
- Class A Life Science & Office Building
- ~270 parking spaces

Building B

- 72 affordable homes
- 82 affordable rentals
- 118 market-rate rentals
- Embrace Boston

Building C/D

- 72 affordable homes
- 82 affordable rentals
- 40 market-rate homes

Building E

- ~336,000 RSF
- Class A Life Science & Office Building
- ~210 parking spaces
- LabCentral Ignite



Urban Design



NEIGHBORHOOD PLAZA FROM WHITTIER STREET

A Vibrant Public Realm:

- Knitted into traditional, human-scaled Roxbury fabric
- Complete, balanced streets that serve all users
- Permeability across site
- Open space integrated into site, centrally located, with areas of shade, sun & seating for pedestrian comfort
- Active uses and transparency along public street frontages
- Step down in scale towards Whittier neighborhood

Tremont Street Frontage

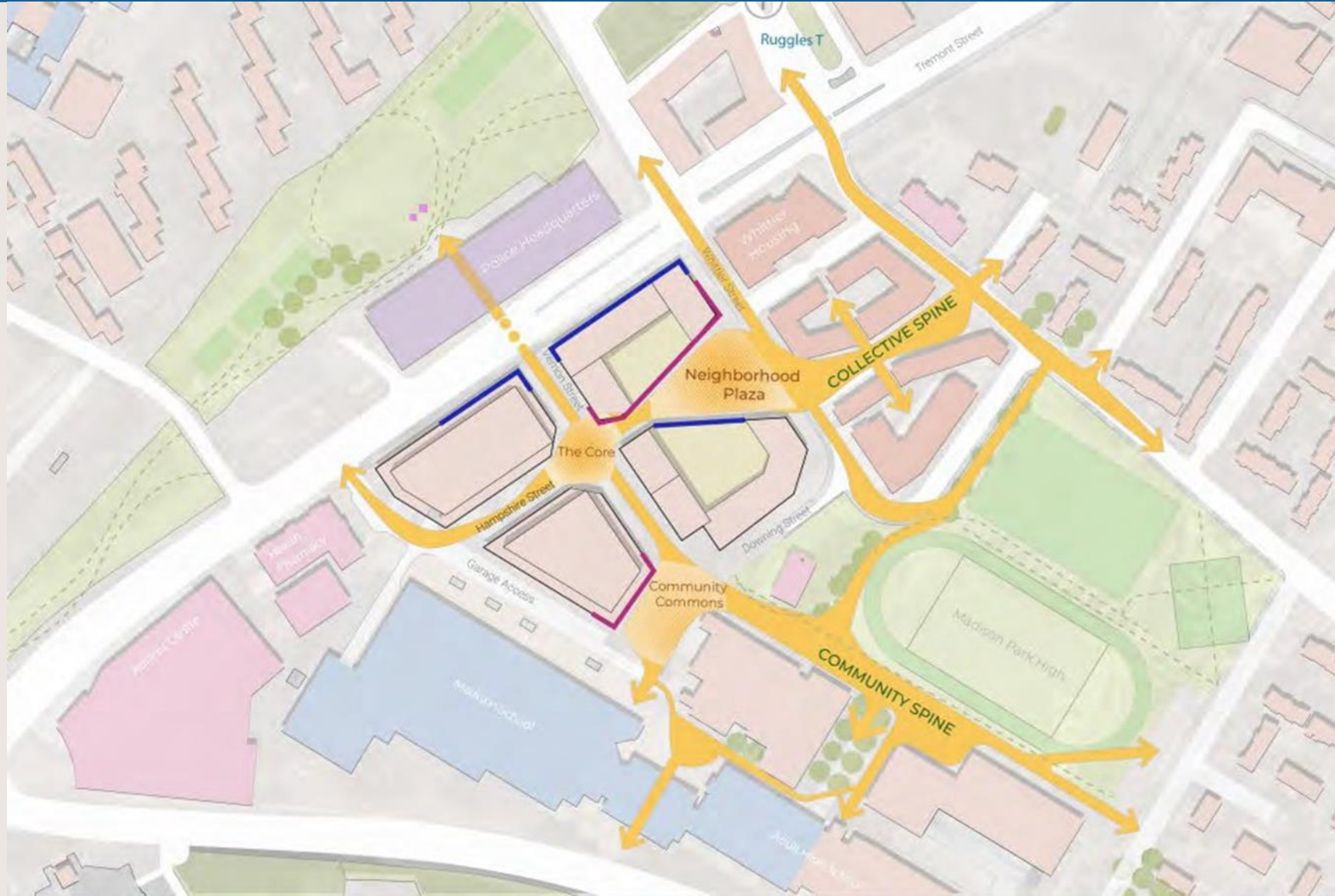


Transformation to an Inviting Frontage:

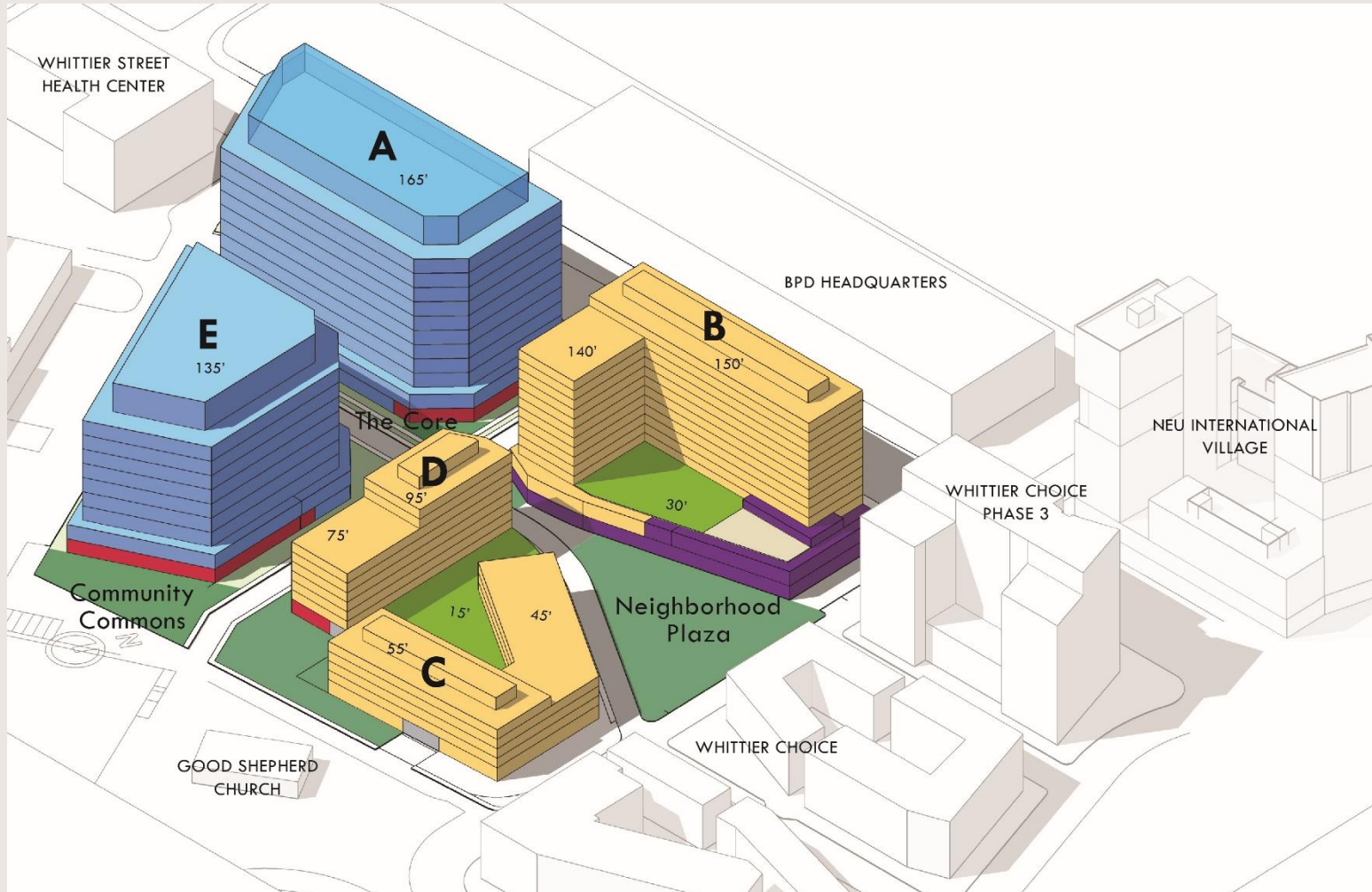
- Ground floor active uses, high transparency facades
- Streets and paths for access through site
- Vernon traffic-calmed as woonerf to balance traffic and pedestrian amenities

TREMONT ST. GATEWAY, LOOKING DOWN VERNON ST.

Neighborhood Plan



Building Heights



International Village Building Height:
250'

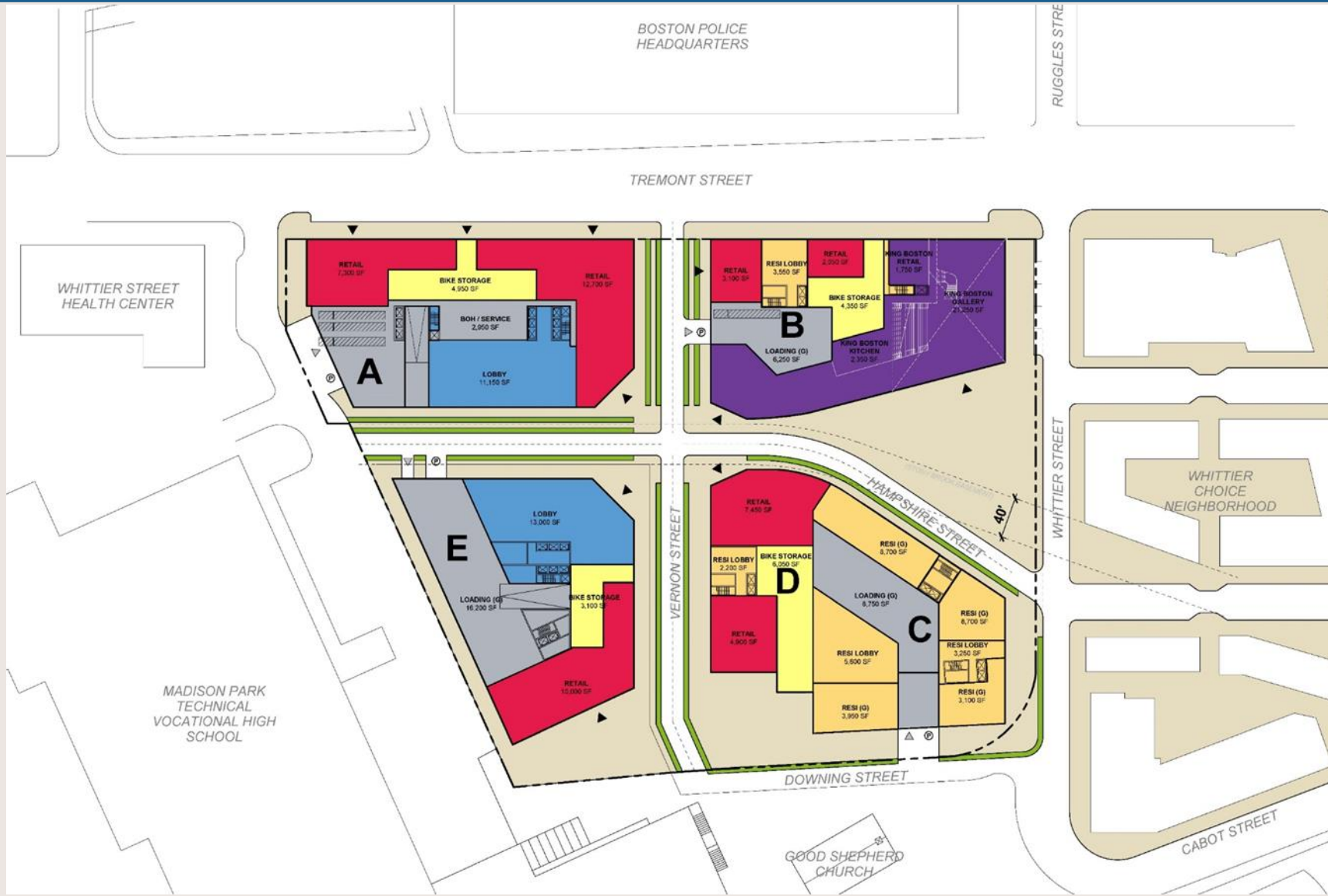


Whittier Choice Building Height:
150'

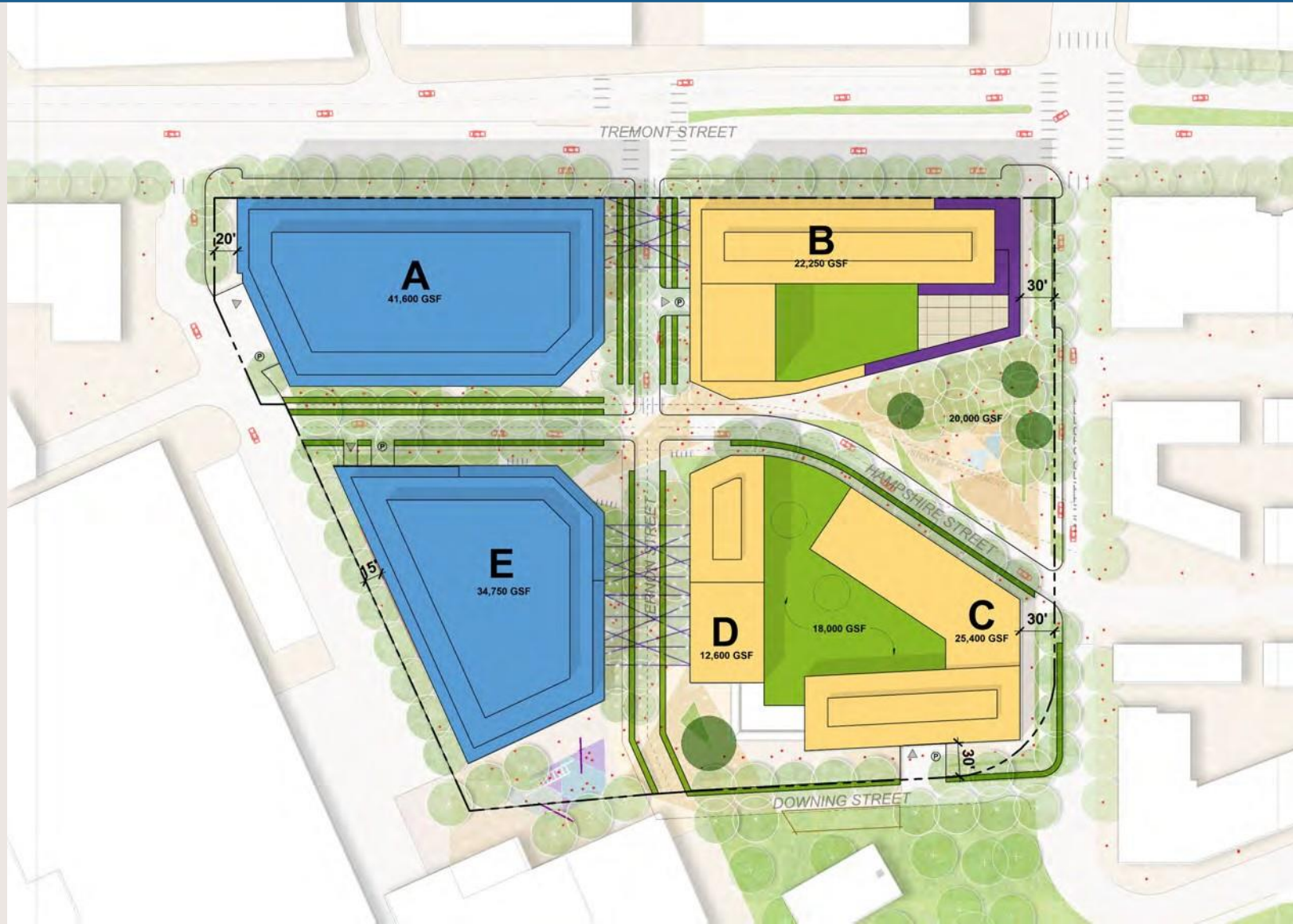


Our Proposed Building Heights:
30' -165'

Ground Floor Plan

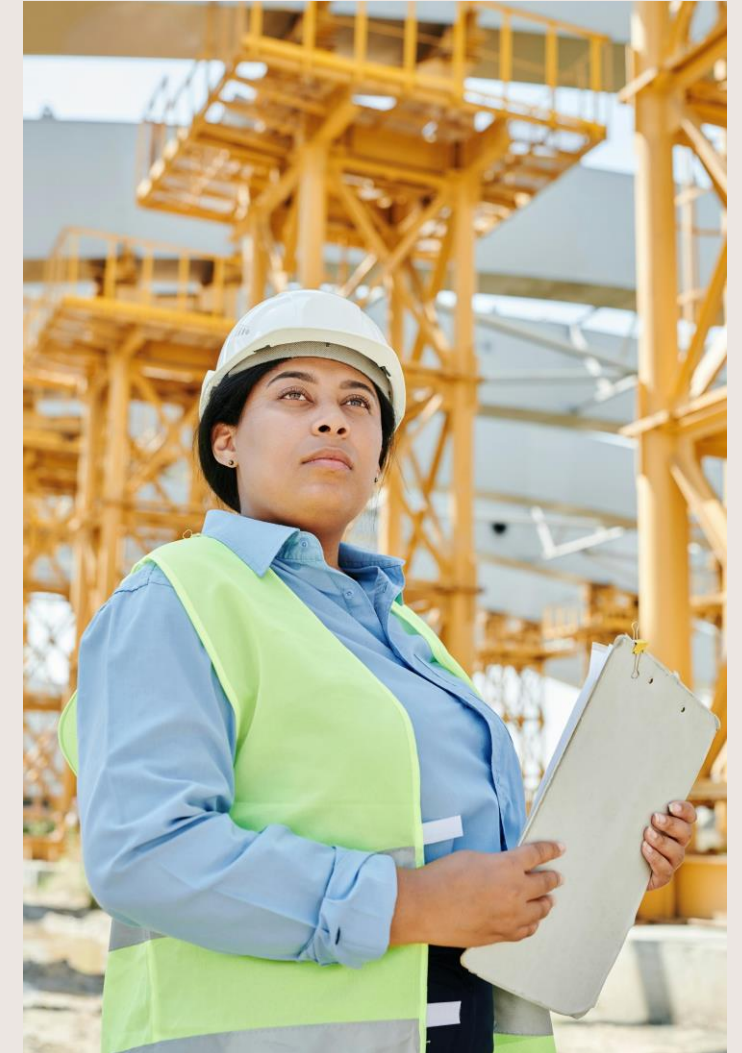


Roof Plan



Job Creation & Training

- **Construction Jobs**
 - 1,600 jobs created
 - \$336.4 M total paid in wages
 - \$90/ hour average wage (incl. benefits)
- Prioritize opportunities for Boston **residents, women, and minority individuals** and subcontracts in hiring and bidding practices.
- Work with **trade schools and programs**, including Madison Park Technical Vocational High School to provide exposure and training to the various building trades.
- Encourage subcontracts to provide **apprentice and pre-apprentice opportunities to students and Boston residents**



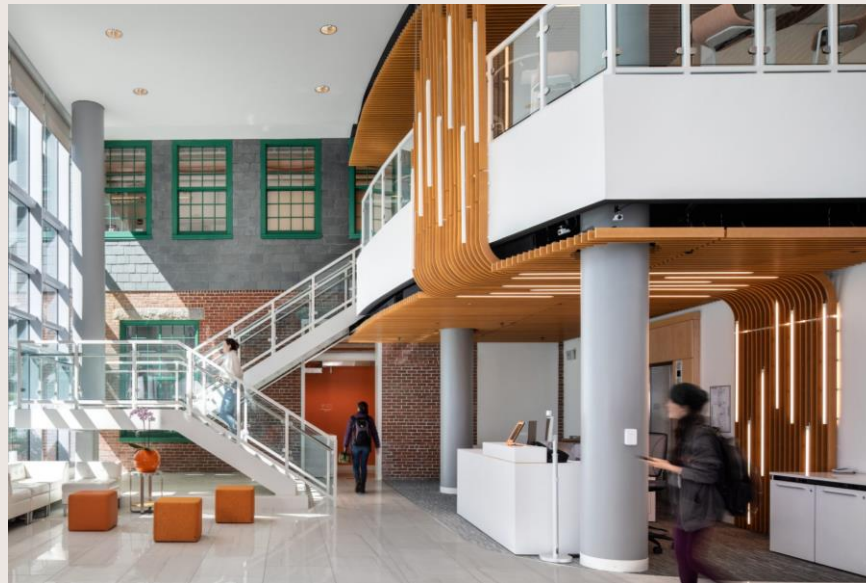
Program Overview

LabCentral Ignite will Provide Training for Local Students and Workers, Make Life Sciences Accessible for All



LABCENTRAL IGNITE

LabCentral Ignite is a mission-driven, mission-aligned subsidiary of LabCentral that provides incubator space to early-stage biotechnology researchers with a specific focus on fueling greater diversity and inclusion in the biotechnology sector. We are proud to welcome LabCentral Ignite to Parcel 3 as our first life sciences tenant, occupying a 10,000 SF training and incubator space.



Program Overview

Embrace Boston will Infuse Site with Activity, Celebrate Cultural Excellence of Black Boston



EMBRACE BOSTON

Embrace Boston is a program of the Boston Foundation working closely with the City of Boston to honor the legacy of Dr. Martin Luther King, Jr. and Coretta Scott King. Working at the intersection of arts and culture, community, and research to dismantle structural racism, Embrace Boston envisions a radically inclusive and equitable Boston where everyone belongs and Black people prosper, grounded in joy, love, and well-being.



Thank you!

Rev. Jeffrey Brown, My City at Peace:
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Thomas N. O'Brien, The HYM Investment Group:
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Greg Minott, DREAM Collaborative:
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JC Burton, Maven Construction:
JC@mavenbld.com

Chanda Smart, OnyxGroup:
csmart@onyxbos.com



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UPCOMING EVENT

Golf Tournament 2024

June 17, 2024

11:00 AM – 8:00 PM

Ferncroft Country Club

