

2100 Dorchester Avenue

Project Overview



Renderings Courtesy of The HYM Investment Group, My City at Peace & CBT Architects

Overview:

- This week, The HYM Investment Group (HYM) and My City at Peace (MyCAP) will formally file a Letter of Intent (LOI) with the Boston Planning & Development Agency for the redevelopment of 2100 Dorchester Avenue – the former Carney Hospital site.

- The proposed \$850 million redevelopment will transform the former 12.8-acre hospital site into a mixed-use Dorchester Health Campus centered on healthcare access, housing, and community connectivity.
- The project architect is CBT Architects. The site is owned by insurance and institutional funds managed by Apollo Global Management, which had previously held a mortgage on the properties.
- The LOI outlines approximately 970,000 SF across five new buildings dedicated to healthcare, healthcare education, housing, and neighborhood-serving retail/community uses.

Community Engagement:

- To help shape the project's vision, HYM and MyCAP conducted more than 35 meetings with civic associations, elected officials, neighborhood groups, community organizations, and abutters throughout 2025 and 2026.
- Community feedback consistently emphasized the importance of restoring healthcare services on site while also improving housing opportunities, green space, and neighborhood connectivity.

Healthcare Use:

- The proposal includes a 350,000 SF healthcare building. Carney's closure left more than 167,000 residents without nearby healthcare access. HYM and MyCAP are engaging with nonprofit healthcare providers to explore future healthcare use cases on the site.
- The LOI also includes a healthcare education/workforce development building designed to support training and career pathways.

Housing:

- The proposed redevelopment includes approximately 500 residential units across three buildings:
 - 200 units of senior housing, including independent living, assisted living, and memory care.
 - 100 units of market-rate multifamily housing, with potential homeownership opportunities.
 - 200 units of market-rate multifamily rental housing.

Economic Development:

- The proposed 2100 Dorchester Ave. redevelopment would generate:
 - Approximately \$9.236M in Jobs and Housing linkage benefits.
 - Over \$9M in property tax benefits.

- Approximately 970 construction jobs.
- Approximately 2,100 permanent jobs.

Open Space & Connectivity:

- Nearly 54% of the proposed redevelopment consists of landscaped or open space.
- A new public pedestrian spine will connect the campus to Dorchester Park and improve walkability throughout the neighborhood.

Transportation Access:

- The site is served by MBTA bus routes, the Neponset River Shared-Use Path, and the Mattapan Trolley connection to the MBTA Red Line.
- Cedar Grove and Butler trolley stops are both located approximately 0.4 miles from the site.

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Future updates to be available on the project website: 2100dotave.com.