JACKSON SQUARE SITE III

BRA COMMUNITY MEETING
Thursday, June 30, 2016

Find this presentation at jpndc.org
Agenda

• Program Overview
• Community Process
• Design Overview
• Landscape Overview
• Site III Comparisons
• Questions & Answers
1978 – To Present

1984

Program Overview

Community Process

Design Overview

Landscape Overview

Site III Comparisons

Q&A

Neighborhoods Bulldozed

I-95 Defeated

Community Planning Begins

JPNDC and Urban Edge are Born

Community Meetings and Planning Continues

A Vision Over 30 Years in the Making

2004 – 2008 Preparation

BRA Issues RFP

Jackson Square Partners submit Redevelopment Proposal

BRA Designates Jackson Square Partners

BRA Approves Master Plan

Infrastructure Work Begins

2009 – 2015 Development

Infrastructure Work Continues

Development

- 270 Centre Street
- 225 Centre Street
- Jackson Commons

2015 – 2020 Horizon

Infrastructure Work Continues

Development

- 75 Amory Avenue
- 25 Amory Street
- 250 Centre Street
- Jackson Square Recreation Center
Jackson Square Master Plan

- Amory Terrace (Occupied)
- 75 Amory Avenue (In Construction)
- 270 Centre Street (Occupied)
- 252 Centre Street (Under Review)
- Building M (Under Review)
- 225 Centre Street (Occupied)
- Indoor Recreation Center (Future)
- 1541 Columbus Avenue (Future)
- Jackson Commons (Occupied)

AERIAL VIEW OF JACKSON SQUARE
270 Centre Street

Program Detail
Complete, 2011
Residential:
30 units – 100% affordable housing
Commercial:
6,000 SF of retail
Homeless Units:
10
Developer:
JPNDC

Program Overview
Community Process
Design Overview
Landscape Overview
Site III Comparisons
Q&A
Program Detail
Complete, 2013

Residential:
103 units of mixed-income housing

Commercial:
16,000SF of retail

Homeless Units:
10

Developer:
The Community Builders
Program Detail
Complete, 2015

Residential:
37 Units (29 Affordable, 8 Moderate)

Commercial:
13,000 SF (retail/office & neighborhood learning space)

Homeless Units:
5

Developer:
Urban Edge
Program Detail
Construction Start
Sept 2015
Residential:
39 Units,
100% Affordable
Homeless Units:
8
Developer:
JPNDC
Program Detail
New Construction
Anticipated: 2017
Recreational:
75,000 SF
Developer:
Urban Edge
Site III Community and Stakeholder Review

June 2013
November 2013
March 2014
May 2014
November 2015
December 2015
January – May 2016
June 2016

Site III Walking Tour/Charrette
Community Meeting I
Community Meeting II
City Meeting
Community Meeting III
Community Petition (101 signatures)
Site III Article 80 Filing
JP Neighborhood Council Update
BRA and Stakeholder Meetings
Community Petition (245 signatures)
JP Neighborhood Council Approval
BRA Community Meeting
Site III – Final Phase
Site III Proposed Plan

- Building M
  - 44 Units (JPNDC)
  - 100% Affordable Rental

- 250 Centre Street
  - 100 Units (TCB)
  - Mixed Income

- Greenway, Walk/Bike Paths and Plaza

- New Roadway

- Amory Street Extension
Current Site Conditions
Site III – Option 1
Site III – Option 2
Amory Street Extension - Existing Conditions
Amory Street Extension – Site Plan

Green Courtyard Plan

Jackson Square

June 14, 2016
The Plaza and Linear Park from the Orange Line
View from Centre Street
Centre Street at Amory Street
Corner of Amory Street
Open Space - Courtyard
Open Space - Greenway/Plaza
Open Space - Greenway
Cross-section through site
### Site III – Program Comparison

<table>
<thead>
<tr>
<th></th>
<th>Original Submission</th>
<th>Revised Submission</th>
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<tbody>
<tr>
<td></td>
<td>Affordable</td>
<td>Market</td>
</tr>
<tr>
<td>25 Amory Street</td>
<td>36</td>
<td></td>
</tr>
<tr>
<td>250 Centre Street*</td>
<td>36</td>
<td>62</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>72</strong></td>
<td><strong>62</strong></td>
</tr>
<tr>
<td><strong>% Total</strong></td>
<td>54%</td>
<td>46%</td>
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<tr>
<td>Commercial Space (SF)</td>
<td></td>
<td></td>
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<tr>
<td>Parking</td>
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Workforce and Business Diversity: Goals

Jackson Square Partners has set project-wide goals for all phases of the Jackson Square redevelopment

- Construction Hiring:
  - 50% Boston Residents
  - 40% Workers of Color
  - 10% Female Workers

- Business Contracts:
  - 25% to Minority Owned Businesses
  - 10% to Woman Owned Businesses
Workforce and Business Diversity: Ongoing Efforts

- Walk on program to encourage local hiring
- Goals for hiring of neighborhood residents and neighborhood contractors
- Monthly monitoring
- Participation in Boston Pilot Program – partnership between local CDCs, Massachusetts Minority Contractors Association and Massachusetts Association of CDCs to maximize M/WBE participation
- Contract milestones and enforcement for M/WBE workforce and procurement goals
## Workforce and Business Diversity: Results

<table>
<thead>
<tr>
<th>Location</th>
<th>Minority Workers</th>
<th>Boston Residents</th>
<th>Female Workers</th>
</tr>
</thead>
<tbody>
<tr>
<td>270 Centre St</td>
<td>40%</td>
<td>45%</td>
<td>3%</td>
</tr>
<tr>
<td>225 Centre</td>
<td>44%</td>
<td>45%</td>
<td>7%</td>
</tr>
<tr>
<td>Jackson Commons</td>
<td>63%</td>
<td>34%</td>
<td>6%</td>
</tr>
<tr>
<td>75 Amory Avenue (under construction)</td>
<td>52%</td>
<td>38%</td>
<td>3%</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Location</th>
<th>Minority owned businesses (MBE)</th>
<th>Female owned businesses (WBE)</th>
<th>Neighborhood/ Section 3 Businesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>270 Centre Street</td>
<td>12%</td>
<td>1%</td>
<td>-</td>
</tr>
<tr>
<td>225 Centre</td>
<td>19%</td>
<td>12%</td>
<td>-</td>
</tr>
<tr>
<td>Jackson Commons</td>
<td>48%</td>
<td>7%</td>
<td>19%</td>
</tr>
<tr>
<td>75 Amory Avenue (under construction)</td>
<td>42%</td>
<td>14%</td>
<td>14%</td>
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</tbody>
</table>
Percentage Boston Resident Workers

- 270 Centre St
- 225 Centre
- Jackson Commons
- 75 Amory Street (under construction)
- City Average

Program Overview  |  Community Process  |  Design Overview  |  Landscape Overview  |  Site III Comparisons  |  Q&A
## Next Steps

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>December 2015</td>
<td>Site III Article 80 Filing</td>
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<tr>
<td>Ongoing</td>
<td>Neighborhood/Agency Meetings</td>
</tr>
<tr>
<td>June, 2016</td>
<td><strong>Article 80 Community Meeting</strong> <em>(BRA Sponsored)</em></td>
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<tr>
<td>Summer 2016</td>
<td>Infrastructure Funding Proposals</td>
</tr>
<tr>
<td>Winter 2016</td>
<td>Site III Infrastructure Construction Begins</td>
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<tr>
<td>Summer 2017</td>
<td>Site III Development Construction Begins</td>
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Questions & Answers

Thank You!

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