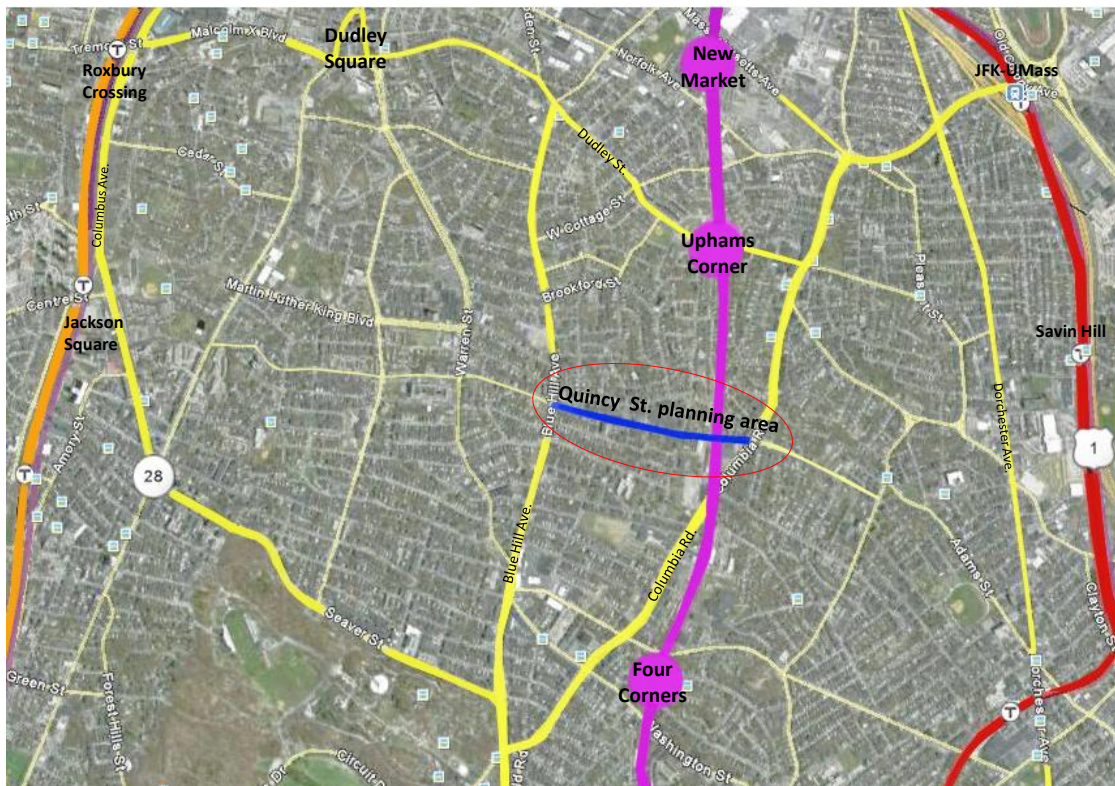


Quincy Street Corridor Revitalization

A Comprehensive Vision for Community Transformation

May 2010

Dorchester Bay Economic Development Corporation is leading a broad-based community effort to secure reinvestment and promote comprehensive revitalization in the Grove Hall neighborhood of Boston along Quincy Street, between Columbia Road and Blue Hill Avenue. This effort is located in the heart of the nationally-recognized Fairmount/Indigo Rail Line Corridor project that is bringing \$143 million of federal investment in the creation of four new commuter rail stations and improved rail service to the Dorchester, Mattapan, and Hyde Park communities of Boston. The redevelopment effort, which is being led locally by a collaborative of four non-profit community development corporations: Dorchester Bay EDC, Codman Square NDC, Mattapan CDC, and SW Boston CDC, was recently selected as one of only five projects nation-wide to participate in President Obama's Sustainable Communities initiative, bringing together the resources of HUD, EPA and the Dept. of Transportation to the planning and implementation effort.

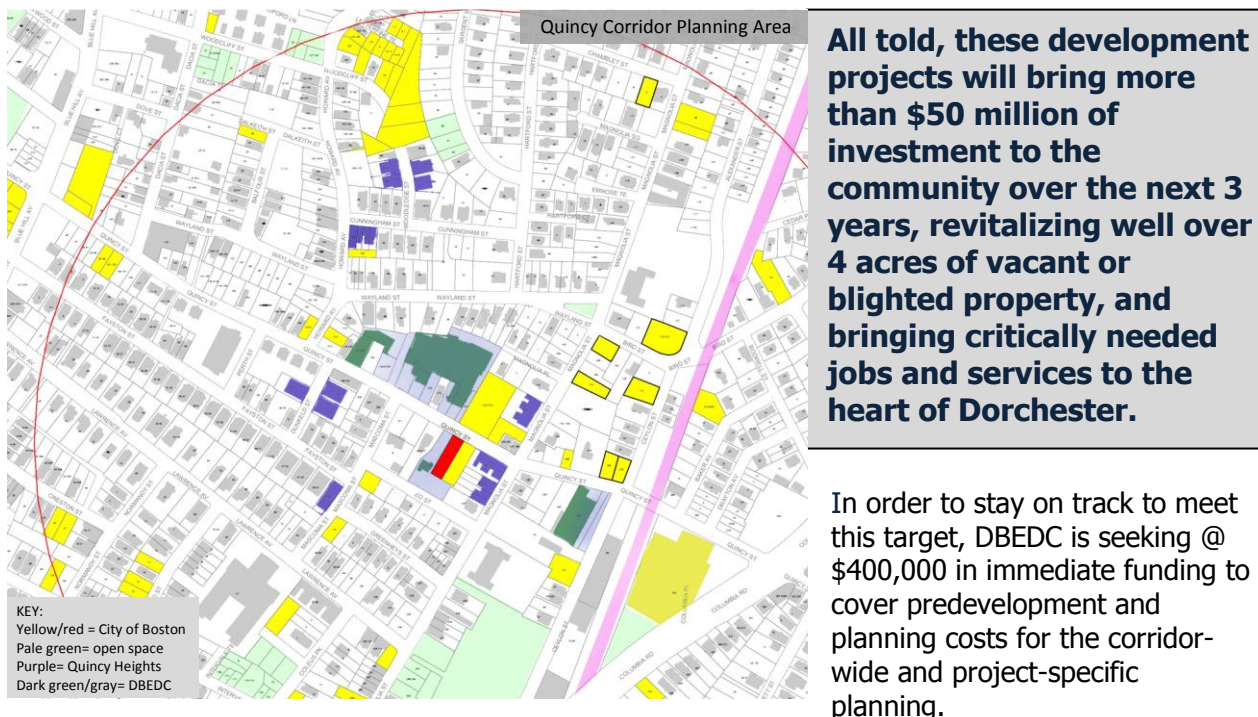


The area around Quincy Street has some of the highest poverty and unemployment rates in the City, including a greater than 40% unemployment rate within a ½ mile radius of the mid-Quincy St. blocks. Overall, the average annual family income along the Fairmount corridor is @ \$31,000; or \$17,000 less than the Boston average. Over 50% of residents near Quincy St. depend on public transit, with an average commute of @ 1hr 15 minutes on buses and trains.

DBEDC's focus area is located @ 3/4 mile from the new Four Corners commuter rail station currently in construction. It is located at a key intersection of Quincy St. and Columbia Rd, at the site of a proposed 5th new station along the Fairmount/Indigo line. The area is adjacent to major bus routes at Columbia Rd. and Blue Hill Ave., and is a key east-west street connector.

Dorchester Bay EDC's redevelopment strategy integrates affordable housing, commercial development, public improvements, and community economic development initiatives to maximize opportunities and investment, including:

- Development of a new **22,000 SF state-of-the-art job training and placement center and youth arts program** in collaboration with the New England Center for Arts and Technology, modeled after Bill Strickland's Pittsburgh-based Manchester-Bidwell Corporation;
- Preservation and redevelopment of **129 units of affordable housing** for families, including substantial renovation of 81 units and development of 48 new replacement units on neighboring parcels to improve the living conditions of multiple families. An **additional 88 unit preservation** project soon follows;
- Redevelopment of the **2-acre vacant and blighted Pearl Meats site into a commercial use**, providing much needed jobs and services to the community;
- Integration of **green/sustainable design strategies** into every aspect of the redevelopment effort;
- **Public infrastructure improvements** to address traffic issues, pedestrian safety, and public transportation access to the neighborhood.



QUINCY ST. CORRIDOR REVITALIZATION PROJECT STATUS

MAY 2010

259 Quincy Street: a partnership of Dorchester Bay EDC and the New England Center for Arts and Technology in partnership with Sodexo, with support from the National Center for Arts & Technology/Manchester-Bidwell Training Center.

Development of 22,000 SF culinary arts job training and placement center and youth arts program on site currently owned by DBEDC

- Culinary arts job training program is expected to train and place 35 adults annually; also assessing medical coding training program;
- Youth program expected to provide ceramics and digital media classes to 100+ youth annually through after school and summer programs
- Feasibility work and curriculum development under way, and expected to be complete fall '10
- Financing sources include Federal EDA, Federal OCS, NMTC, capital campaign
- Construction start in 2011
- Total development cost: @ \$10 million



Quincy Heights (formerly Marrant Bay): a partnership of Dorchester Bay EDC, United Housing and Quincy-Geneva CDC; preservation and redevelopment of 129 units of affordable housing for families

- finalizing plans for reconfiguration/demolition of existing units and replacement on neighboring public & private parcels
- City and State affordable housing funding expected to be secured by December 2010
- Construction start spring 2011
- Total development cost: @ \$35 million

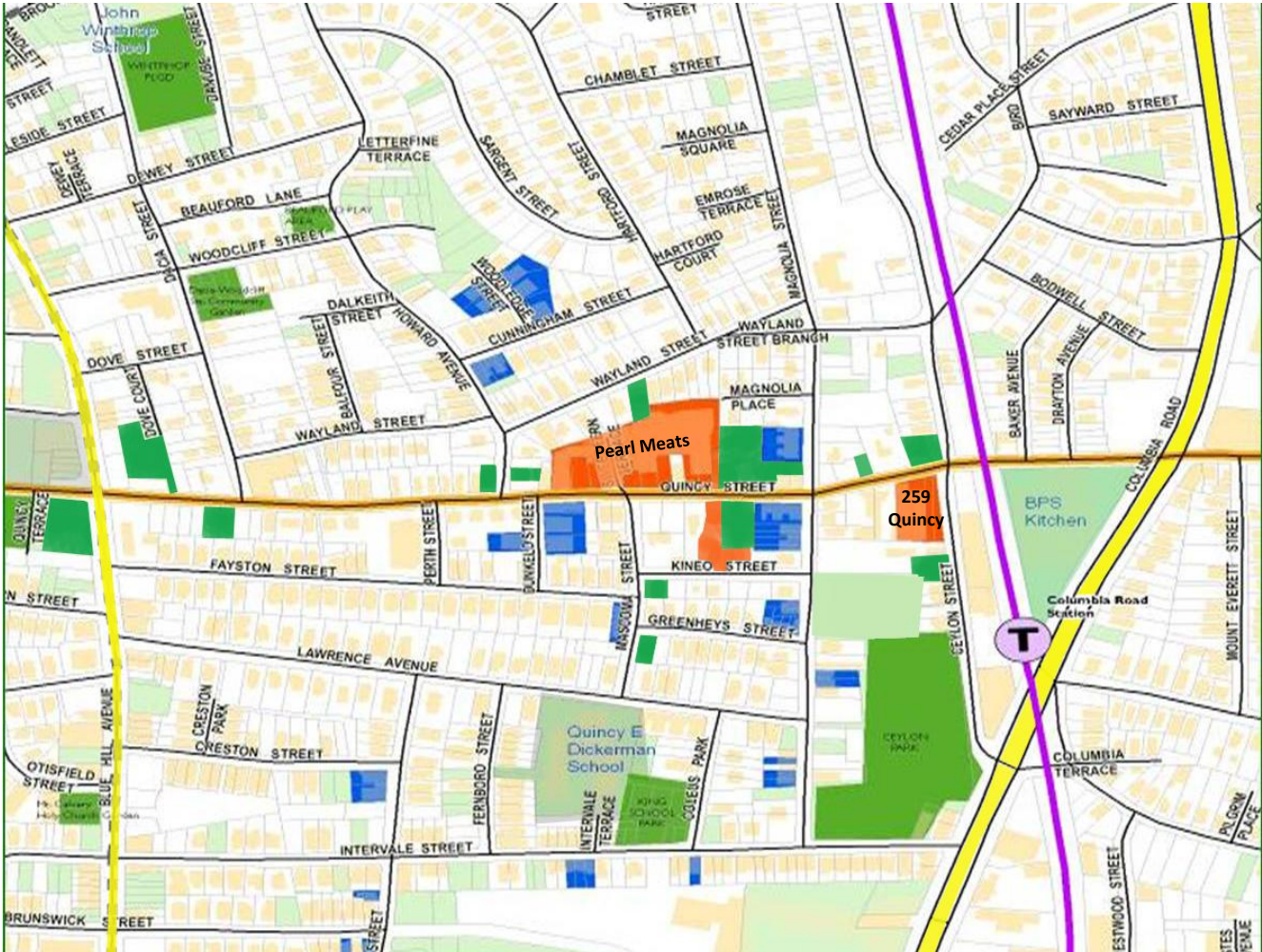


Pearl Meats: Redevelopment of @ 80,000 SF site currently owned by DBEDC to provide local jobs and services for community residents

- Actively marketing the building & site for commercial uses. Potential tenants who have expressed serious interest in the space to date include: regional cooperative grocery store, a local fitness center, a dairy processing facility, and a construction job training facility.
- Start-up construction job training program to temporarily occupy starting summer 2010
- Construction start contingent on identifying viable commercial user(s)



Quincy Street Corridor Revitalization Planning Area



Quincy Street Corridor Planning Area:
 Blue= Quincy Heights/Morant bay
 Orange= other DBEDC-owned properties
 Green= City of Boston

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