

BHA CHOICE NEIGHBORHOOD/MADISON PARK NDC/BRA MAP AMENDMENT INFORMATION FOR PUBLIC COMMENT

September 22, 2014

Attention Roxbury Community Members:

The Boston Housing Authority ("BHA"), and Boston Redevelopment Authority ("BRA") have filed petitions for a Map Amendment for Urban Renewal Designation ("U") for the Whittier Street Public Housing Development site on Tremont Street, BRA Crescent Parcel at the corner of Tremont Street and Melnea Cass Boulevard, in Roxbury.

The Map Amendment petition is for a BHA Choice Neighborhood Grant application to replace 200 existing subsidized housing units, and construct approximately 300 new mixed income units, plus commercial/retail spaces on BRA and Madison Park NDC Sites.

On September 8, 2014, the project was presented to the community at the Roxbury Strategic Master Oversight Committee ("RSMPOC") public meeting, at the Dudley Branch Library. On September 16, BHA and BRA staff presented the proposed Map Amendment and the BHA Choice Neighborhood Project Application to the St. Katrarine Drexel Parish Council. The RSMPOC and the Parish Council supposed the proposed Map Amendment for a "U" designation.

In order to get further community input, we are asking community members to review and comment on the project for Public Comment on the Map Amendment.

**All comments are welcomed but must be received by the Boston Redevelopment Authority
NO LATER THAN 5:00 PM on Tuesday, October 22, 2014.**

Please send all comments to Hugues Monestime, Senior Planning III by email at: hugues.monestime@boston.gov, or in writing at: Boston Redevelopment Authority, One City Hall Square, Boston, MA 02201



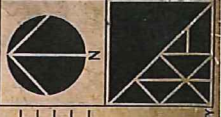
Lower Density Community Housing
 New Housing
 New Institutional
 Existing Institutional
 New Institutional
 High School Campus
 New Commercial
 Open Space and Permeation
 Construction

ILLUSTRATIVE SITE PLAN
 Campus High School
 Urban Renewal Area
 Massachusetts R-129
 BOSTON DEVELOPMENT AGENCY



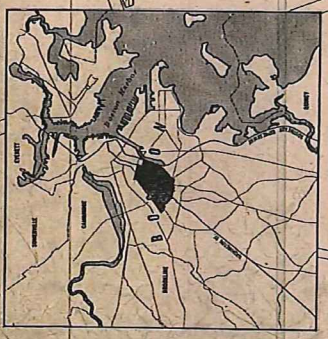


5 - AGENTS, 1912



ILLUSTRATIVE SITE PLAN
 DRAWN BY: J. J. G.
 CHECKED BY: J. K.
 SCALE: 1" = 200'
 DATE: MAY 1966

**South End
 Urban Renewal
 Area R-56**
 BOSTON REDEVELOPMENT AUTHORITY



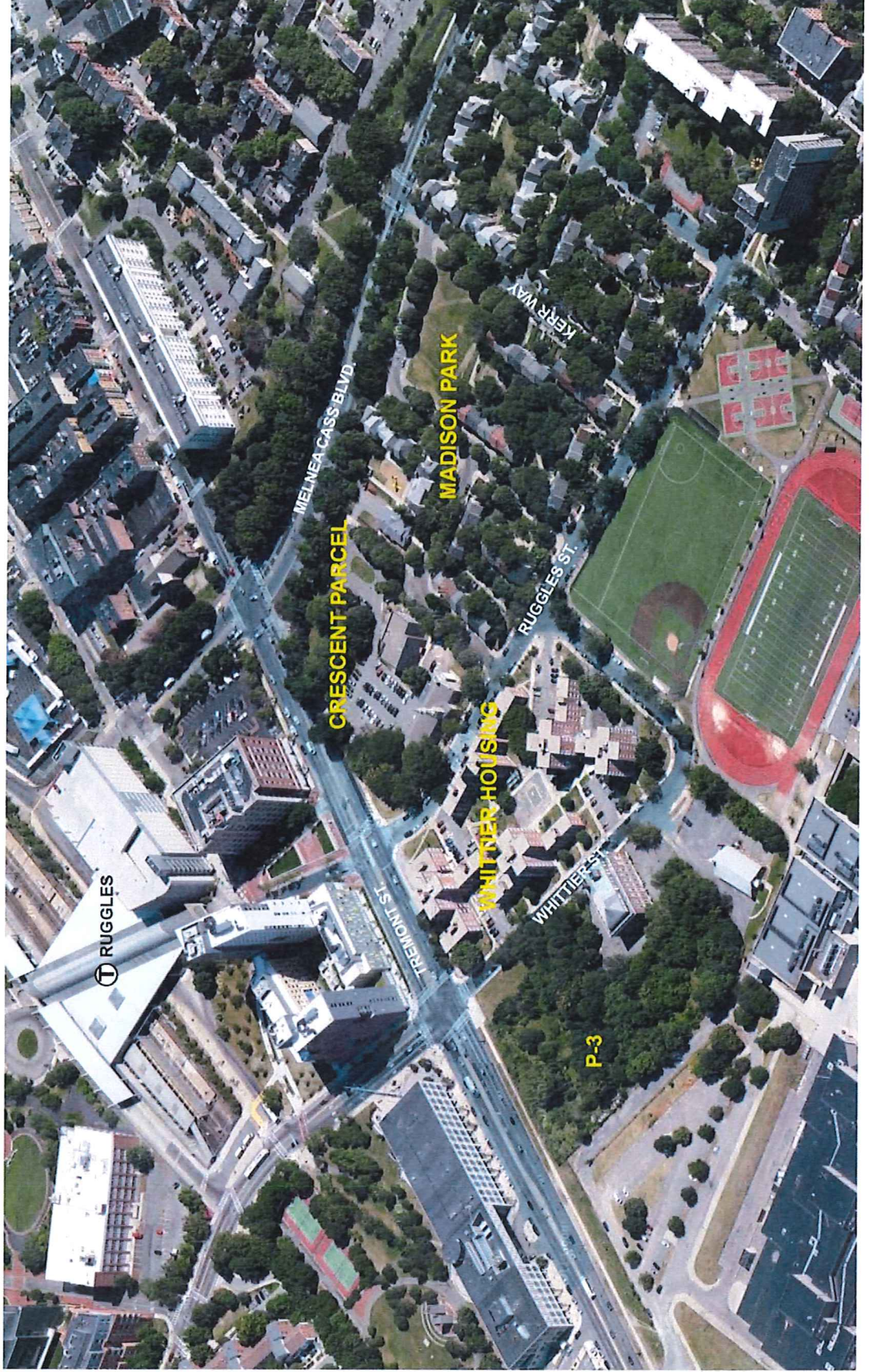
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DISCUSSION PURPOSE ONLY

TREMONT/MELNEA CASS FRONTAGE SITES STUDY

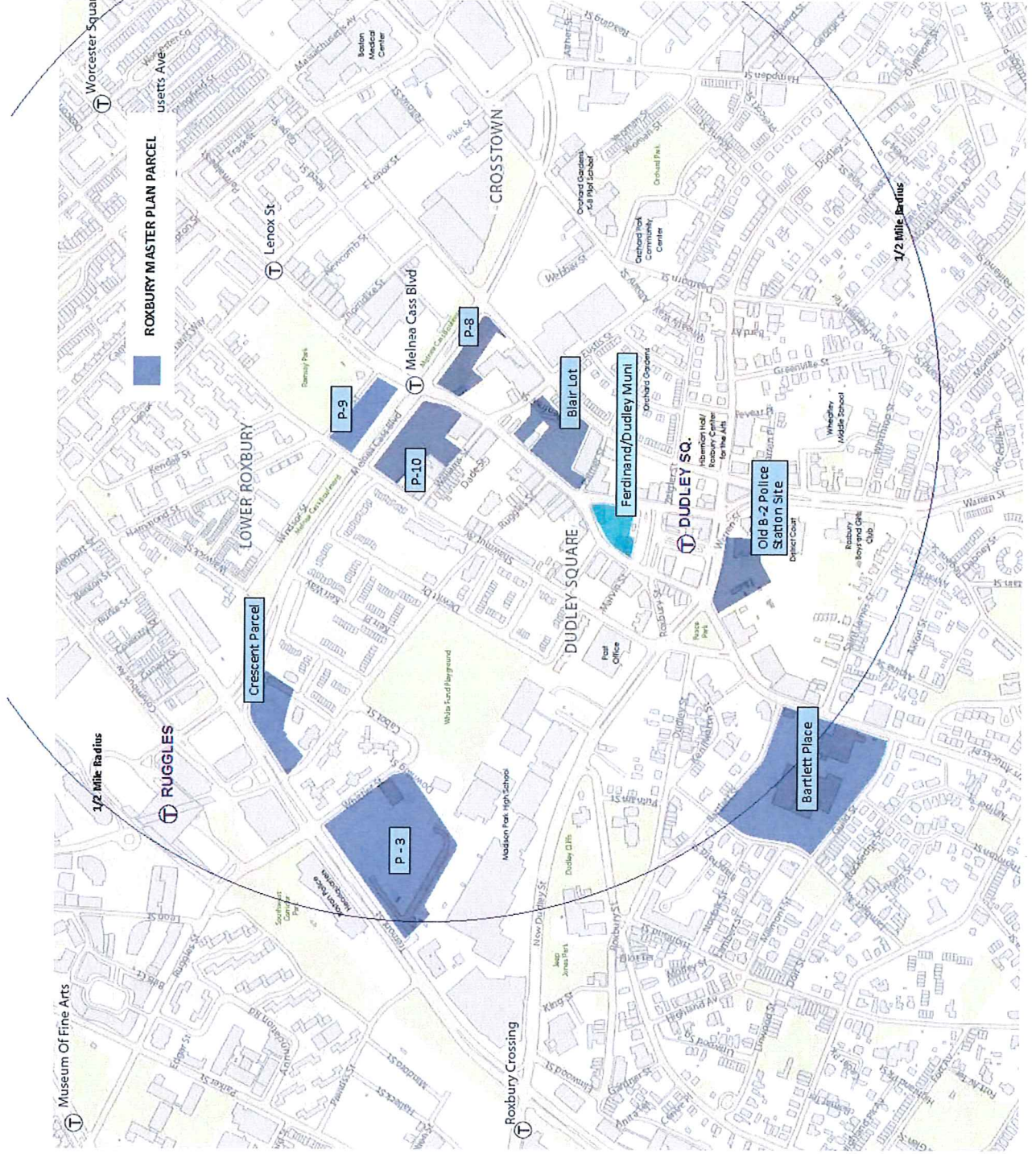
RSMPOC Meeting @ Dudley Branch Public Library
SEPTEMBER 08 2014 BRA



ECONOMIC DEVELOPMENT

Currently \$500 million investments through P-3, P-9, P-10 & Bartlett Place Developments

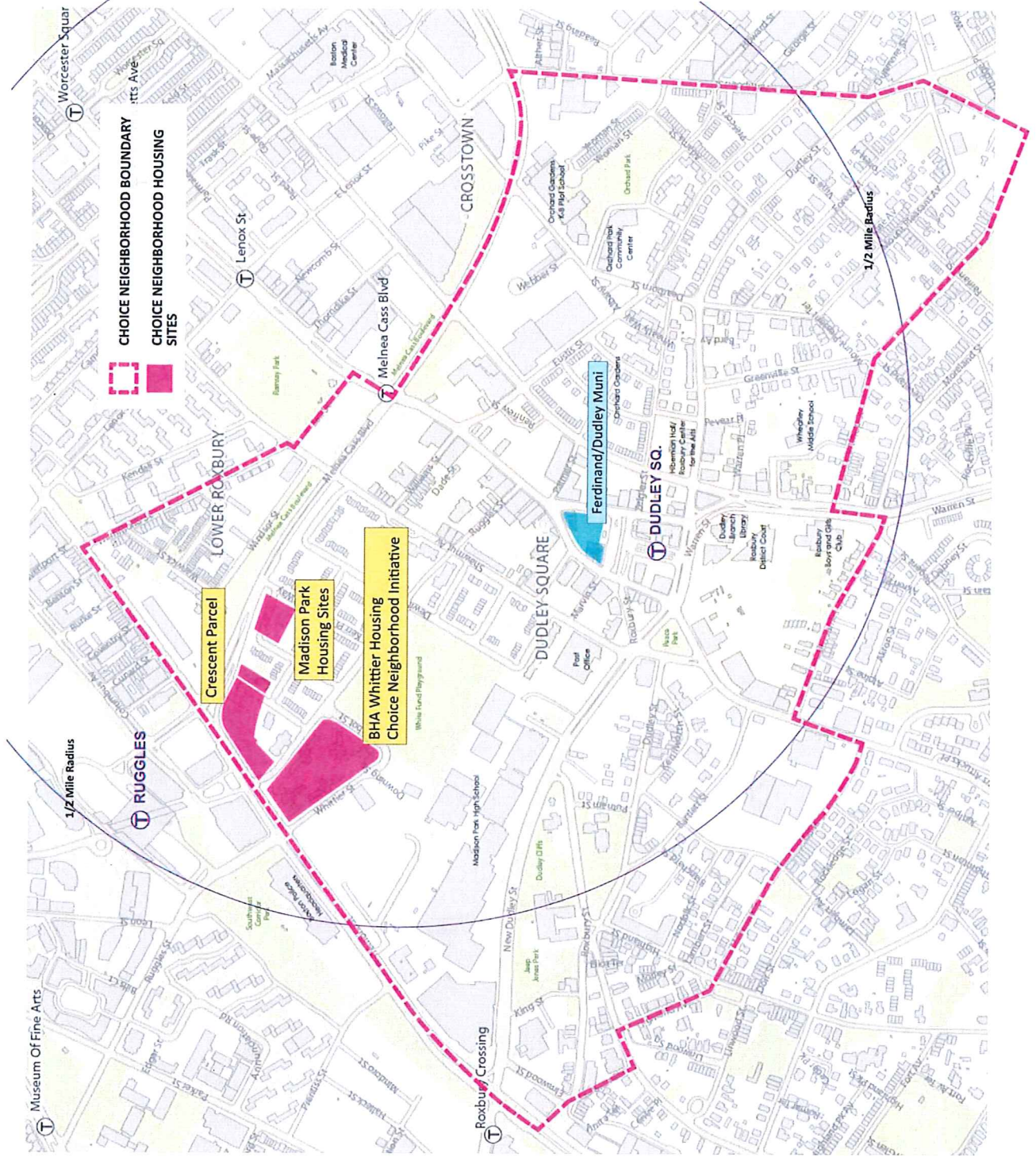
Crescent Parcel, Old B-2 Police Station Site, P-8 & Blair Lot on the development pipeline



Worcester Square
T
Boston Medical Center
Worcester Ave
T
Lenox St
T
Melnea Cass Blvd
T
Blair Lot
T
Ferdinand/Dudley Muni
T
DUDLEY SQ.
T
Old B-2 Police Station Site
T
Bartlett Place
T
RUGGLES
T
1/2 Mile Radius
T
Museum Of Fine Arts
T
Crosstown
T
Dudley Square
T
Lower Roxbury
T
1/2 Mile Radius
T

BHA WHITTIER NEIGHBORHOOD TRANSFORMATION PLAN

\$340 Million
Whittier Neighborhood
Transformation Plan
550 Housing Units
50,000 SF Commercial &
Institutional Space



Whittier Choice Neighborhood Transformation Plan



DRAFT for Community Review and Comment

May 15, 2014



Chapter 4

Neighborhood Strategy

4.1 Overall Vision for the Neighborhood

Whittier Neighborhood strategies are based upon the community vision established during the planning process:

The vision for the Whittier Neighborhood is a resurgent community that celebrates its history and welcomes residents from all walks of life. Building on its rich heritage, the neighborhood is steadily modernizing into an attractive, innovative district that has quality, sustainable housing for a variety of income levels; safe, lively streets; excellent schools and economic opportunities for residents; and a thriving array of community services and amenities.

4.2 Priority Needs and Assets

The Whittier community has recognized and articulated the following key priority neighborhood needs:

- **Residents Missing Out on Benefits of Growth.** The significant investment coming into the Whittier Neighborhood is not benefiting low-income residents through services, amenities and opportunities.
- **Difficulty Accessing Support e Resources.** Residents are not aware of or find it difficult to access neighborhood resources.

- **High Crime.** Public safety concerns drive isolation in the neighborhood, and perceived risks impede access to local services and amenities.
- **Pedestrian Needs.** The Whittier Neighborhood is not friendly for pedestrian and recreational opportunities.

At the same time, there is broad consensus that the neighborhood has significant assets upon which the Transformation Plan is built.

Neighborhood assets are enumerated in Figure 4-1 and include proximity to downtown, regional transportation, jobs and services; institutions of higher learning; an award-winning community health center and close proximity to world-class hospitals; a major commercial hub revitalization underway in Dudley Square; dozens of active churches as well as the Islamic Society of Boston Cultural Center; and major transportation hubs at Ruggles Station and the Dudley Bus depot.

The neighborhood is also slated for significant investment that will vastly improve the physical experience of the area, as noted in Figure 4-3.

Planned investment totals almost \$3 billion. However, the Whittier community recognizes that this investment must be managed within the context of targeted strategies to ensure that the benefits of investment accrue to neighborhood residents and support the neighborhood vision. Whittier CNI has sparked the community conversation to develop these strategies.

Chapter 5

Housing Strategy

5.1 Overall Vision for Housing

The Whittier Housing strategy is based on the community's vision:

The community is committed to building housing throughout the Whittier Neighborhood to the highest standards of quality and sustainability including preserving 200 units of deeply affordable housing currently available at the Whittier housing development, while expanding housing options for moderate-income and higher income families; and creating a vibrant new mixed-use district that will become the gateway to historic Dudley Square.

The Whittier redevelopment will adhere to the following principles:

- **Mixed-Income.** Whittier's 200 public housing units will be replaced with 200 deeply subsidized rental apartments plus an equal number or more of moderate-income and market-rate apartments interspersed throughout the new district and the neighborhood.
- **Mixed-Use.** The redevelopment will capitalize on its gateway location through Transit-Oriented Design and a vibrant mix of land uses: commercial, office, institutional and residential.
- **Highest Quality Environmental Design.** The new homes will be energy efficient, healthy, safe, attractive and comfortable. The new community will incorporate the best practices in energy efficiency, Healthy Homes, and Crime Prevention through Environmental Design.



The Corner of Whittier and Tremont Streets (Architect's Rendering/TAT)

- **Economic Development and Social Justice.** The new development will serve neighborhood residents while attracting visitors from beyond the community. Construction and commercial activity will provide critical economic opportunities for community residents and local businesses.

Chapter 6

People Strategy

6.1 Overall Vision for People

The People component of the Whittier Neighborhood Transformation Plan focuses on the residents of the Whittier Street public housing development in pursuit of the community's vision:

Whittier is a connected community whose members enjoy access to a broad spectrum of quality programs and services. Immediate and long-term needs related to financial stability, health, wellness, education, and youth development are addressed through a coordinated, accessible support network offering both on-site and off-site assistance. Through this support network residents experience greater financial stability, lower stress levels, fewer chronic diseases, better school outcomes, more quality enrichment activities, and improved job skills. Moreover, they are engaged in the broader Whittier neighborhood and feel part of a vibrant community.



Play Me I'm Yours Street Piano Festival at Whittier

BHA WHITTIER HOUSING SITE VISION



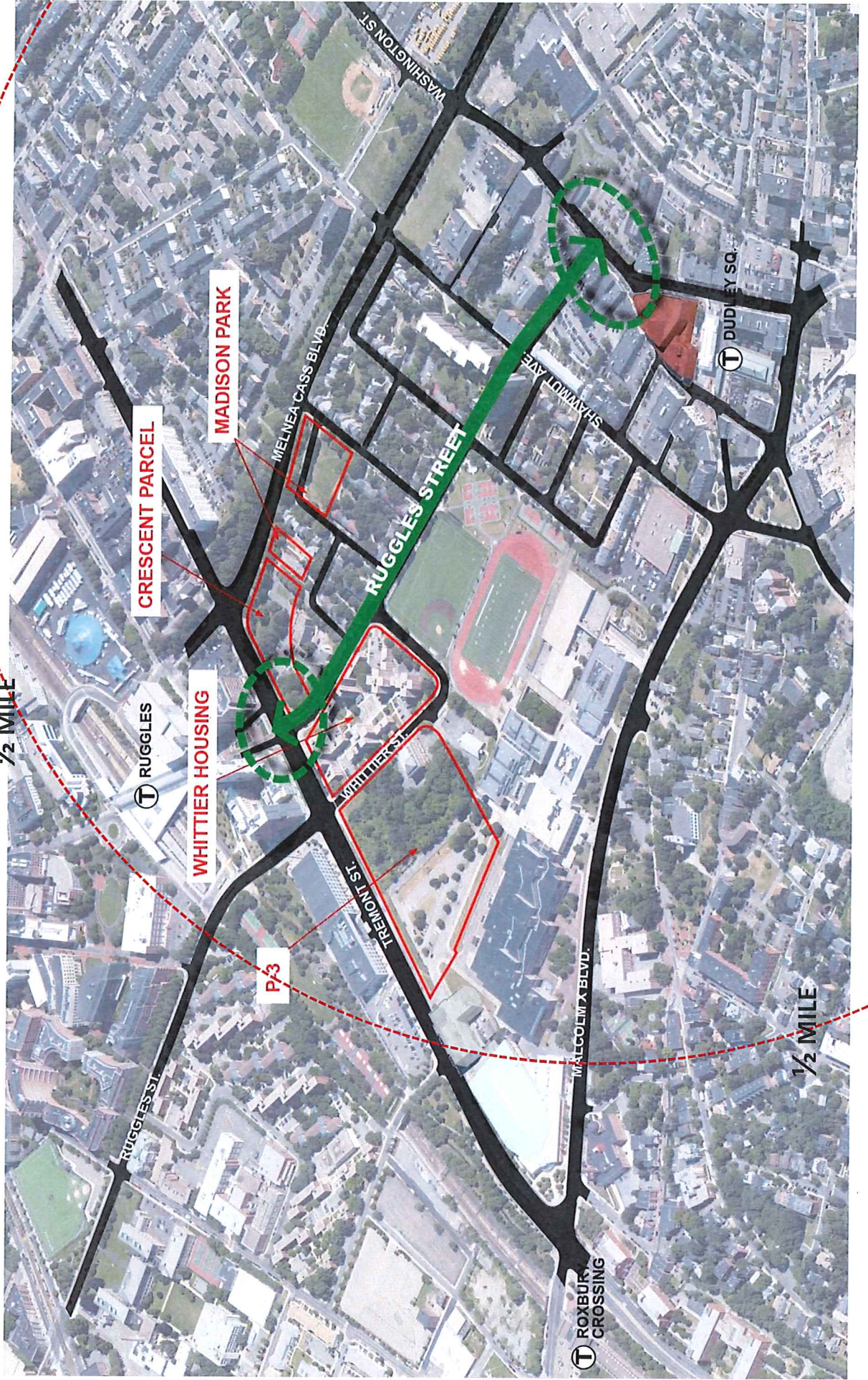
340 units (90 DU/acre)
28,800 SF ground floor use

14-story 175 ft. to
4-story Townhouse
FAR

TREMONT / MELNEA CASS FRONTAGE SITES

P-3, WHITTIER HOUSING, CRESCENT PARCEL & MADISON PARK
ALONG TREMONT ST. & MELNEA CASS BLVD.

1/2 MILE

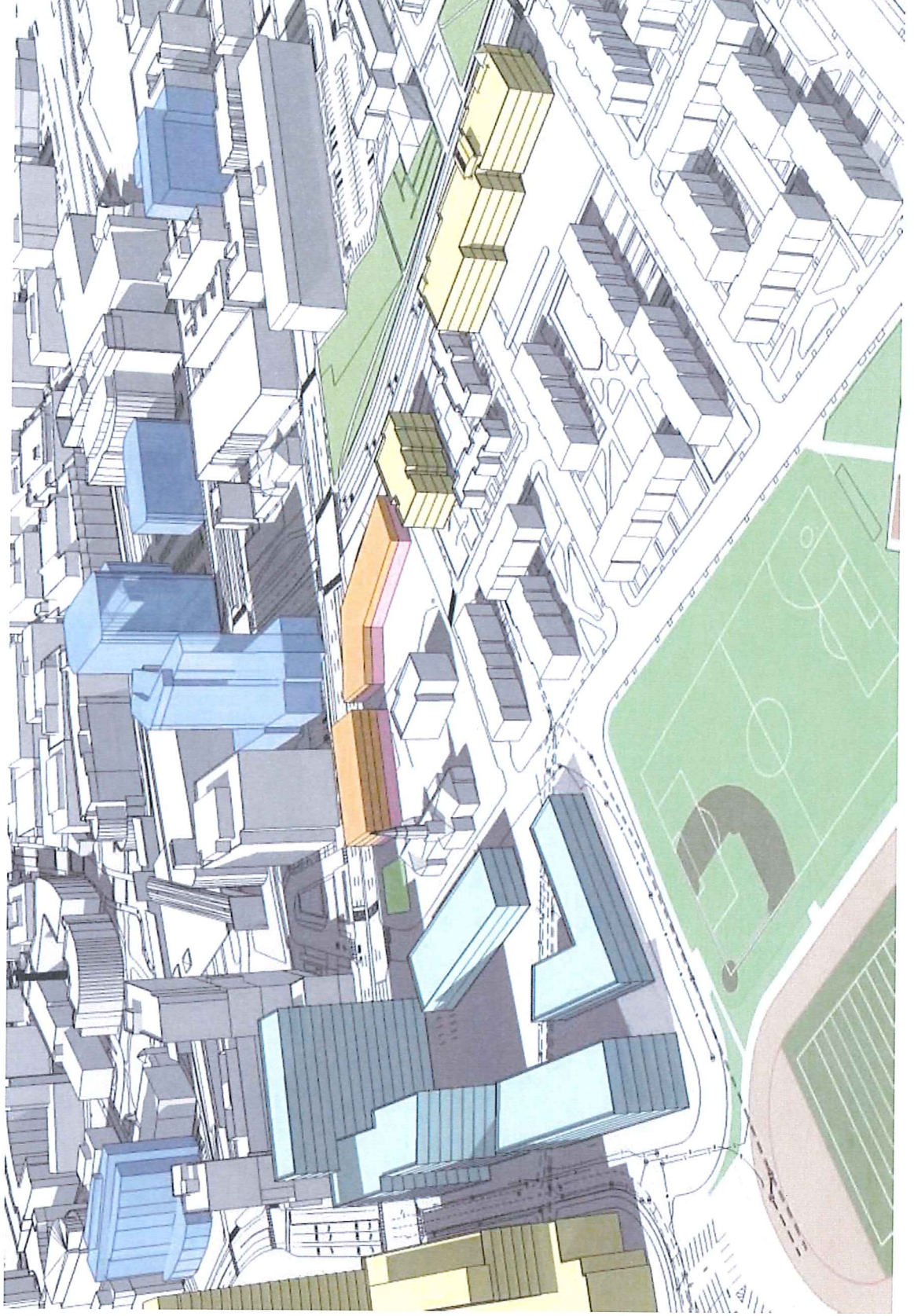


1/2 MILE

CRESCENT PARCEL POTENTIAL

Current Zoning FAR 1.0

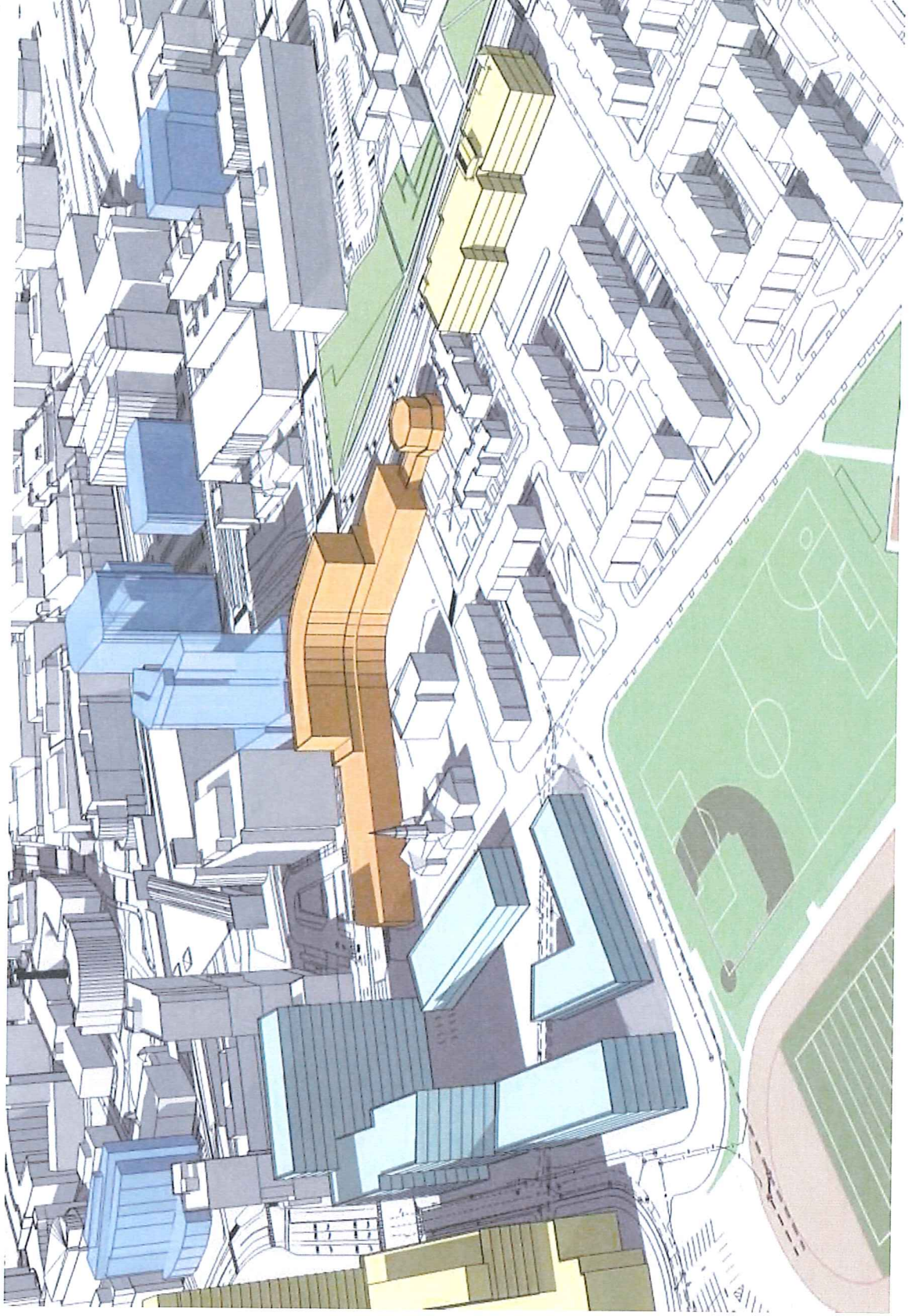
45 ft. (2-4 story)



CRESCENT PARCEL POTENTIAL

Master Plan Massing & Height

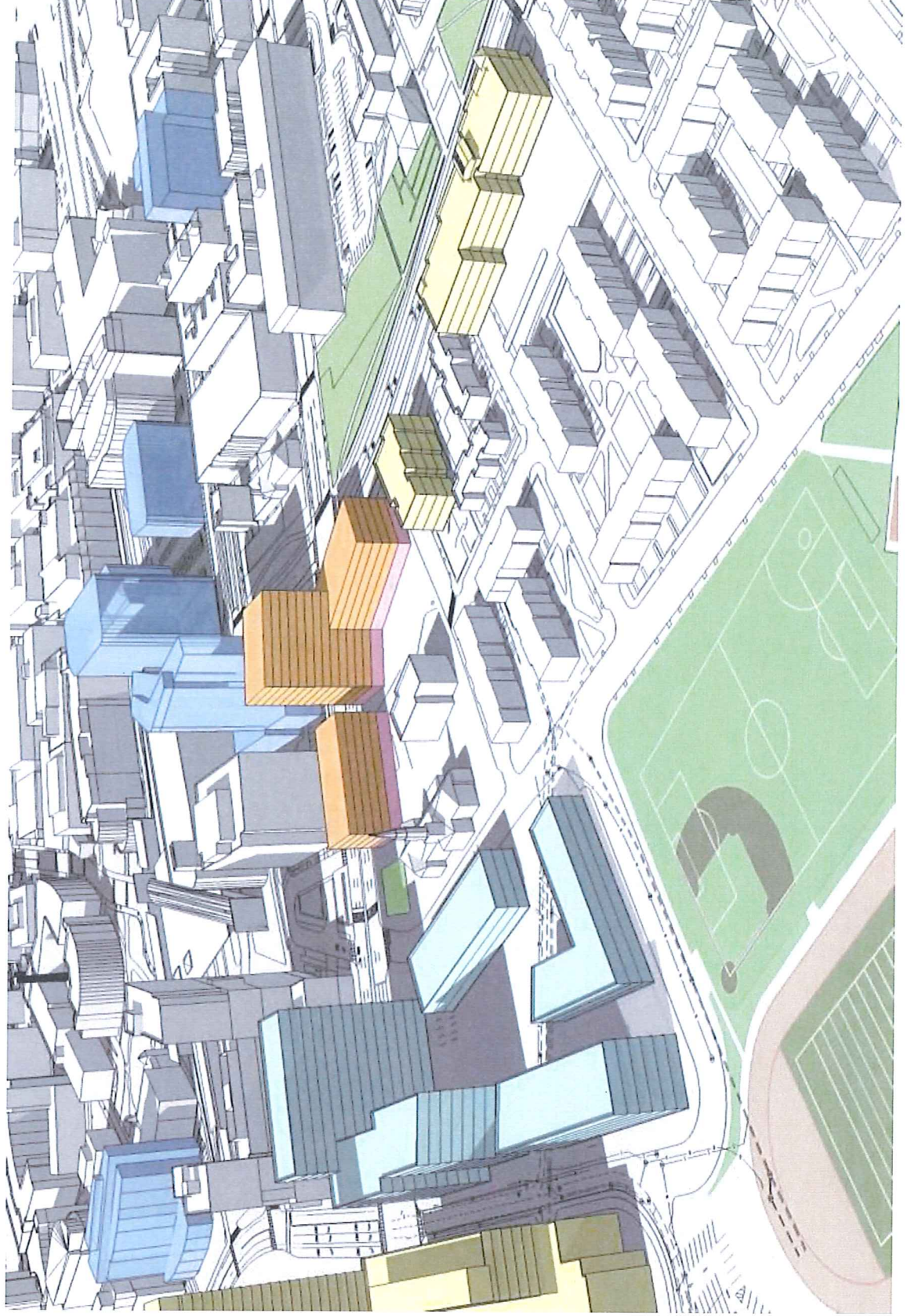
95 ft. (9 story) | 35 ft. (3 story)



CRESCENT PARCEL POTENTIAL

Massing Study at Proposed Height

150 ft. (14 story) | 65 ft. (6 story)



150 FT. DEVELOPMENT COMPARABLES

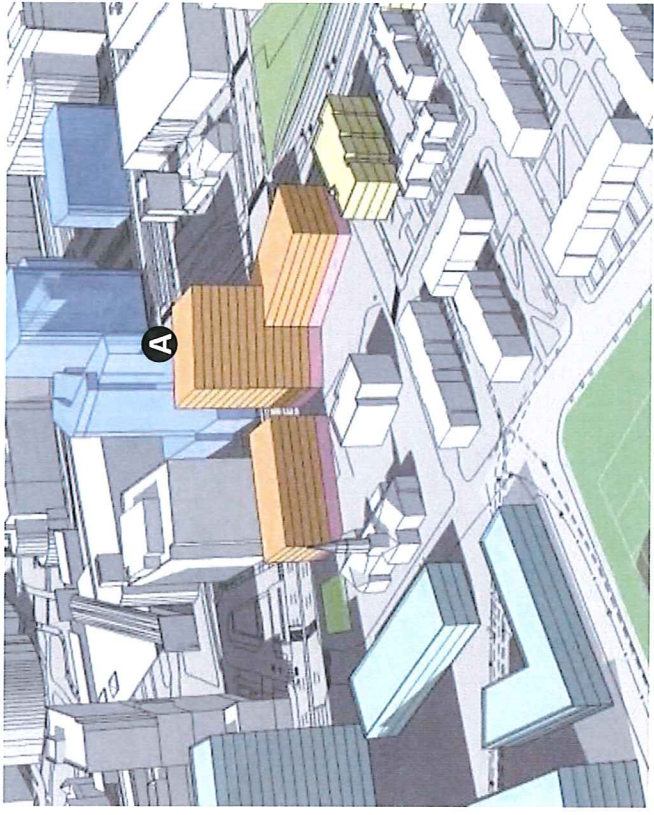
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505 ATELIER ON TREMONT STREET @150 FT.

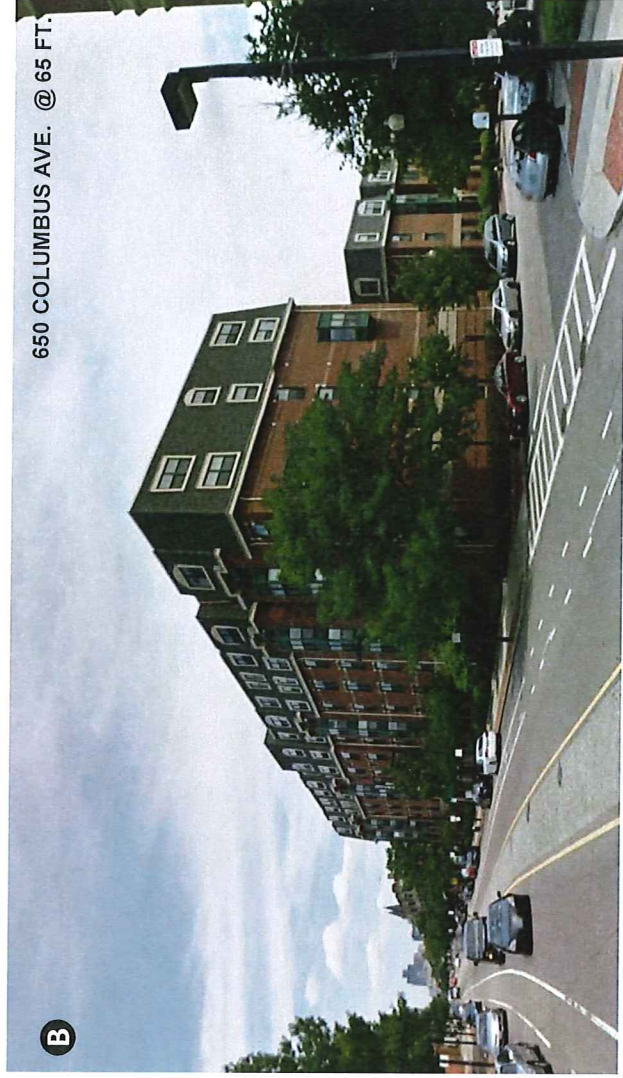
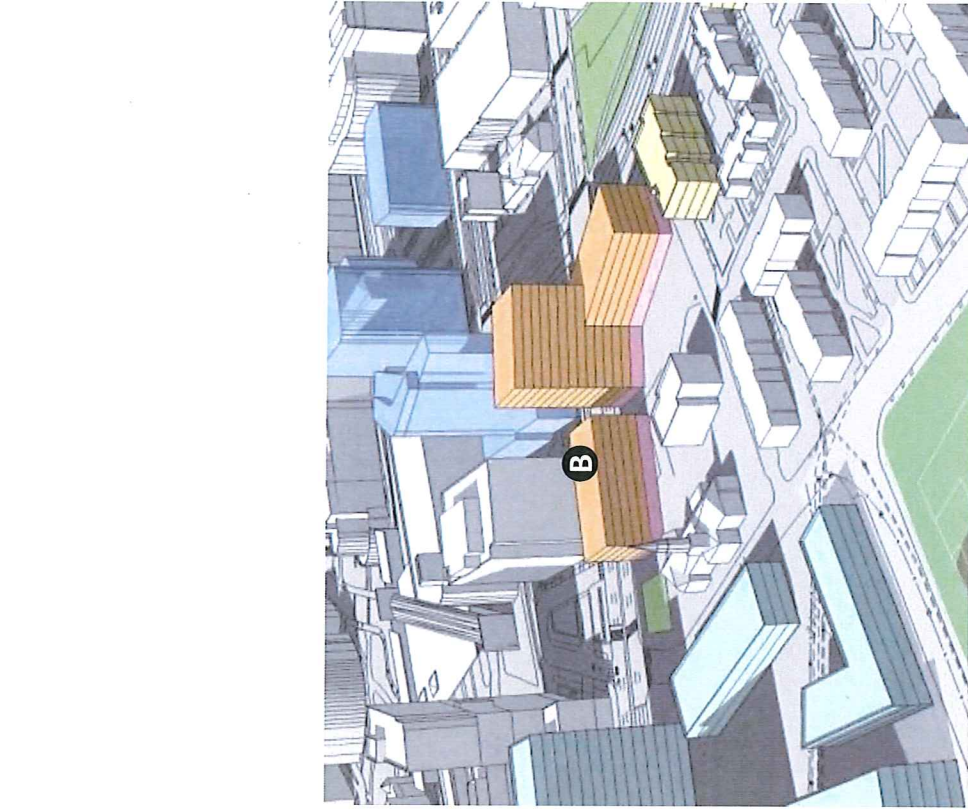


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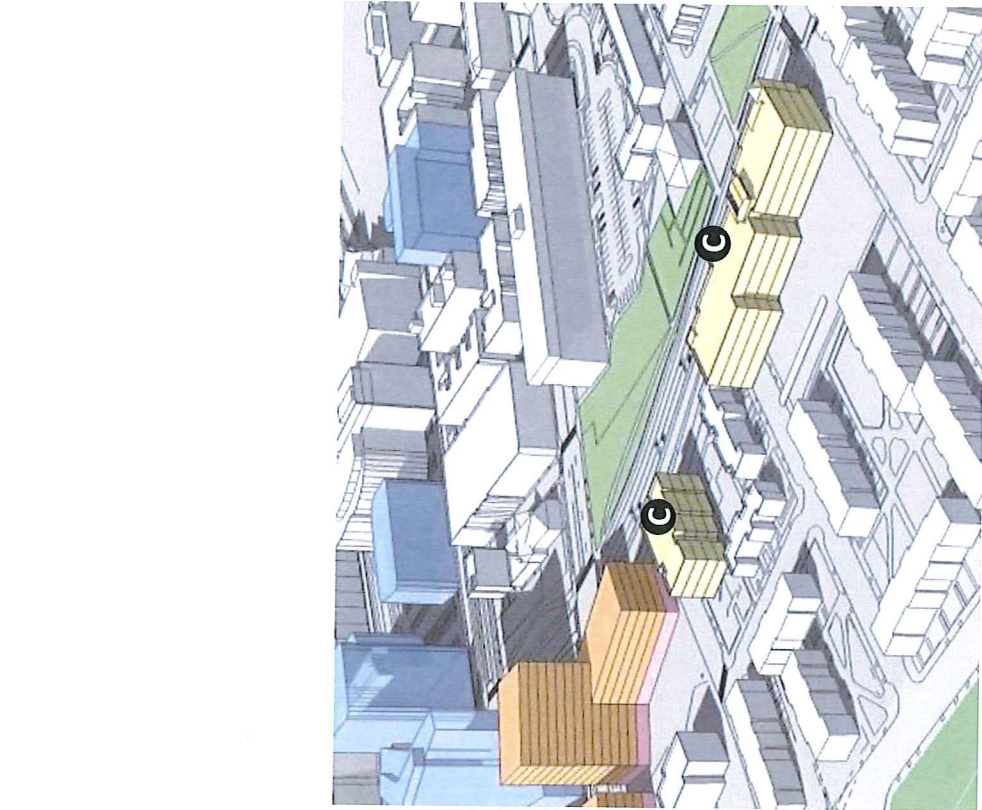
CROSTOWN CENTER HAMPTON INN @ 100 FT.
OFFICE @ 70 FT.



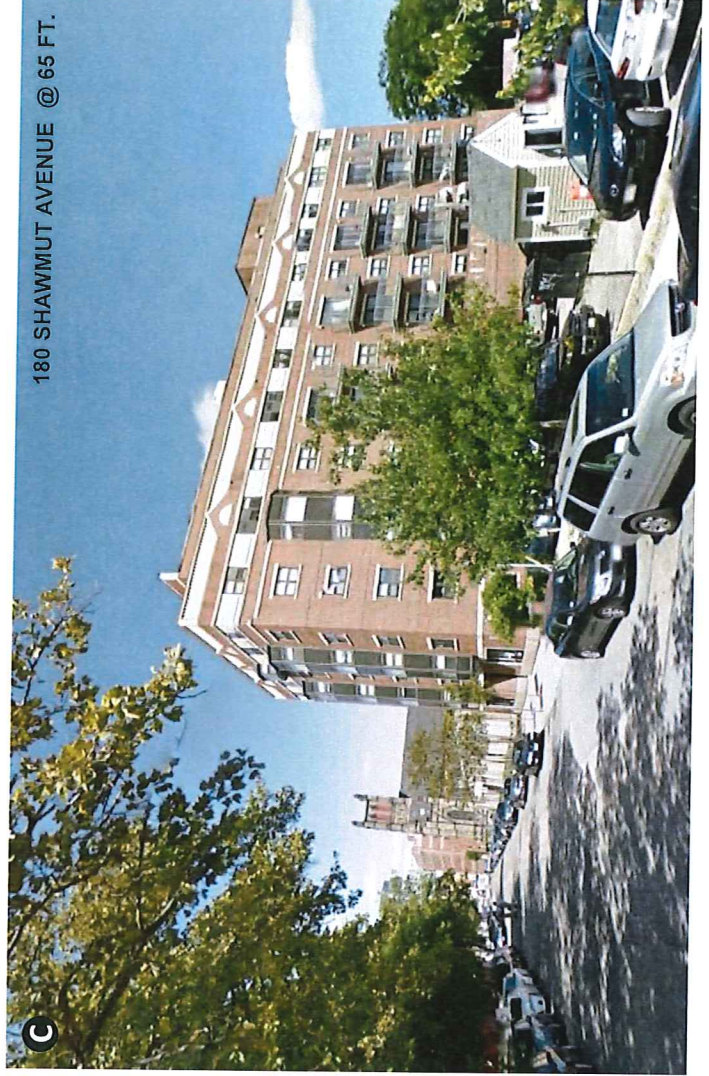
65 FT. DEVELOPMENT COMPARABLES



45 - 65 FT. DEVELOPMENT COMPARABLES

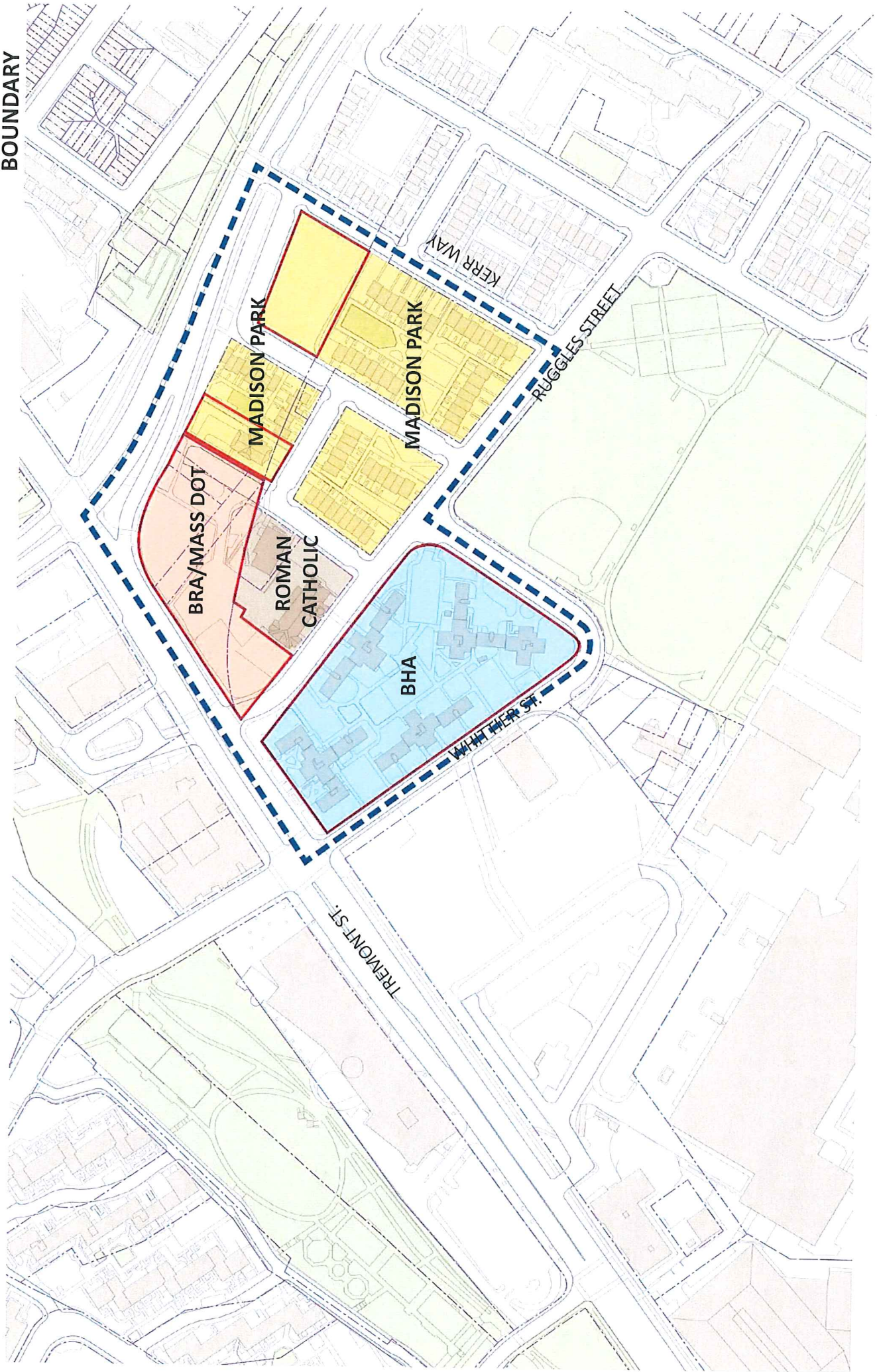


DAVENPORT & TREMONT STS @ 45 FT.



180 SHAWMUT AVENUE @ 65 FT.

**POTENTIAL URBAN RENEWAL("U") DISTRICT OVERLAY
BOUNDARY**



ZONING MECHANISM

DIMENSIONAL GUIDELINES OVERVIEW

