



Dorchester Bay City

Mass Building Congress



CAMBRIDGE

BOSTON

JFK/UMASS

DBC

DBC

**UMASS
BOSTON**

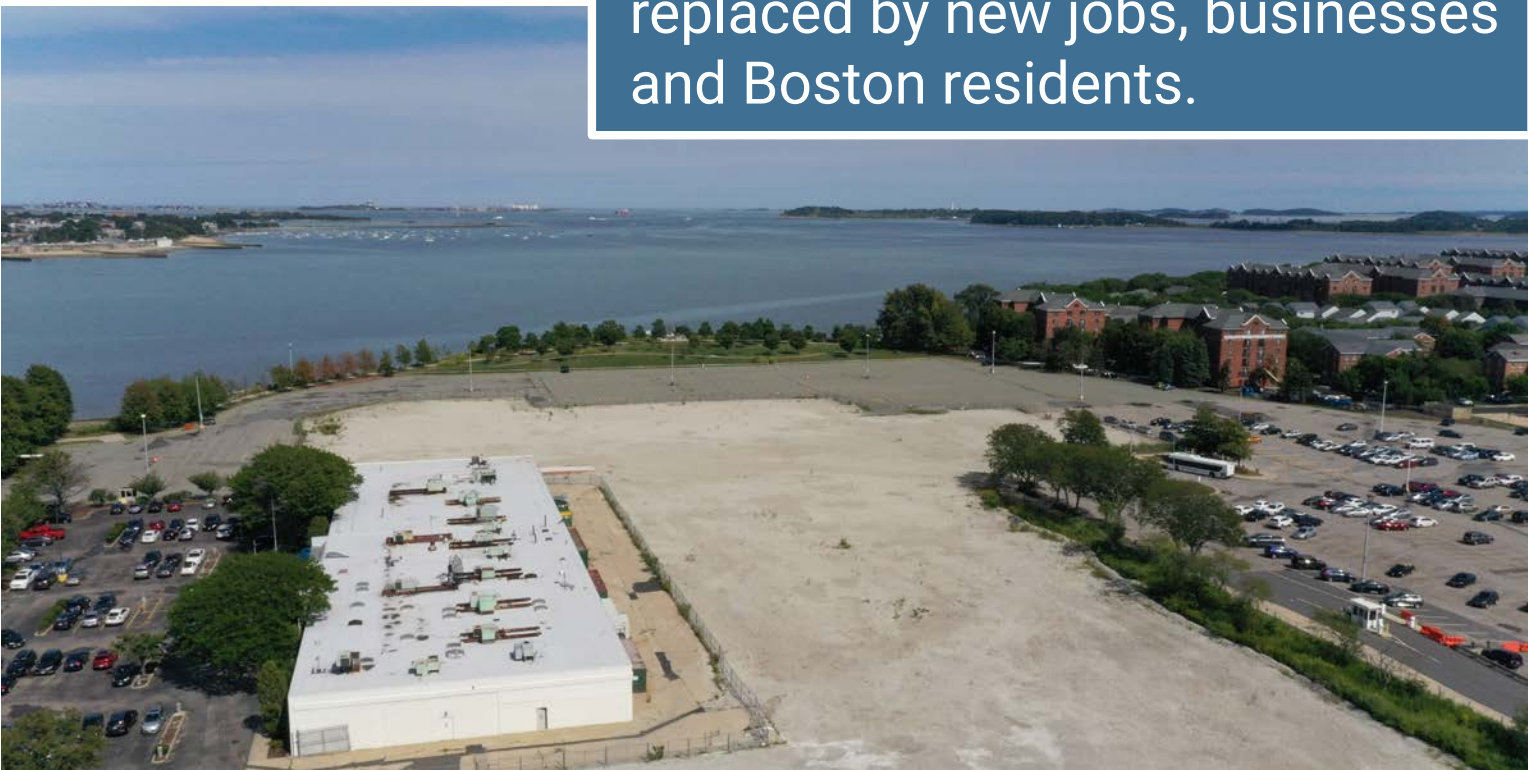
On-Site Existing Conditions

Over 50 Years of Asphalt Parking Lot and Solid Concrete Building Created Barriers to the Open Spaces by the Waterfront



Bayside Site

Cars with an ocean view to be replaced by new jobs, businesses and Boston residents.



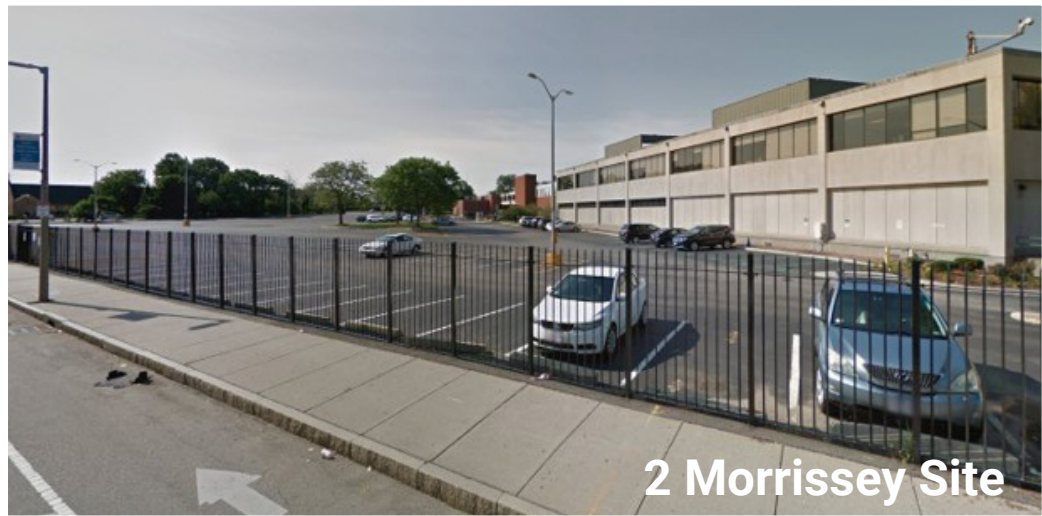
Bayside and BTU Sites

Enhanced waterfront access for all



2 Morrissey Site

Concrete and asphalt to be replaced with new public Green Spaces and Plazas



2 Morrissey Site



Access Road

Off- Site Existing Conditions

DBC Will Help Create Improvement Opportunities for Area Infrastructure Through Public Private Partnerships



We Believe

Access to Better Paying Jobs



Access to Affordable Housing



Access to Improved Infrastructure



Inclusion

Reduced Density, Increased Residential, & Enhanced and Enlarged Public Open Spaces



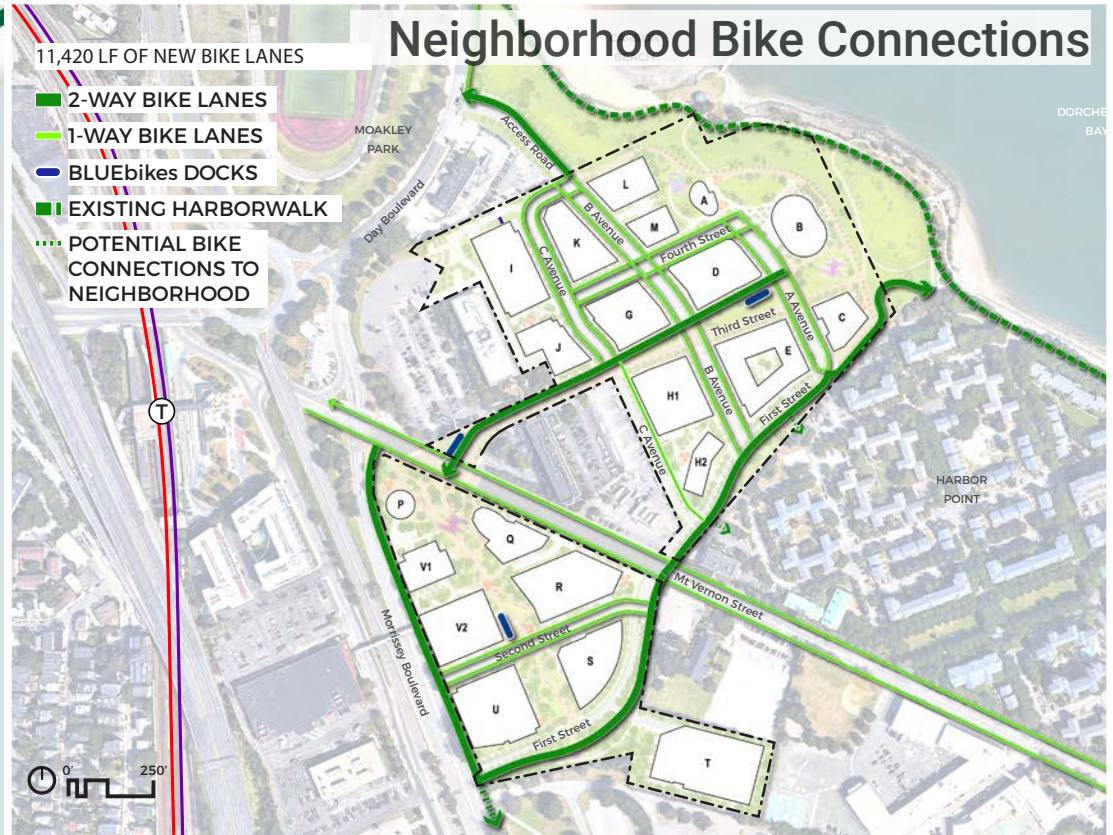
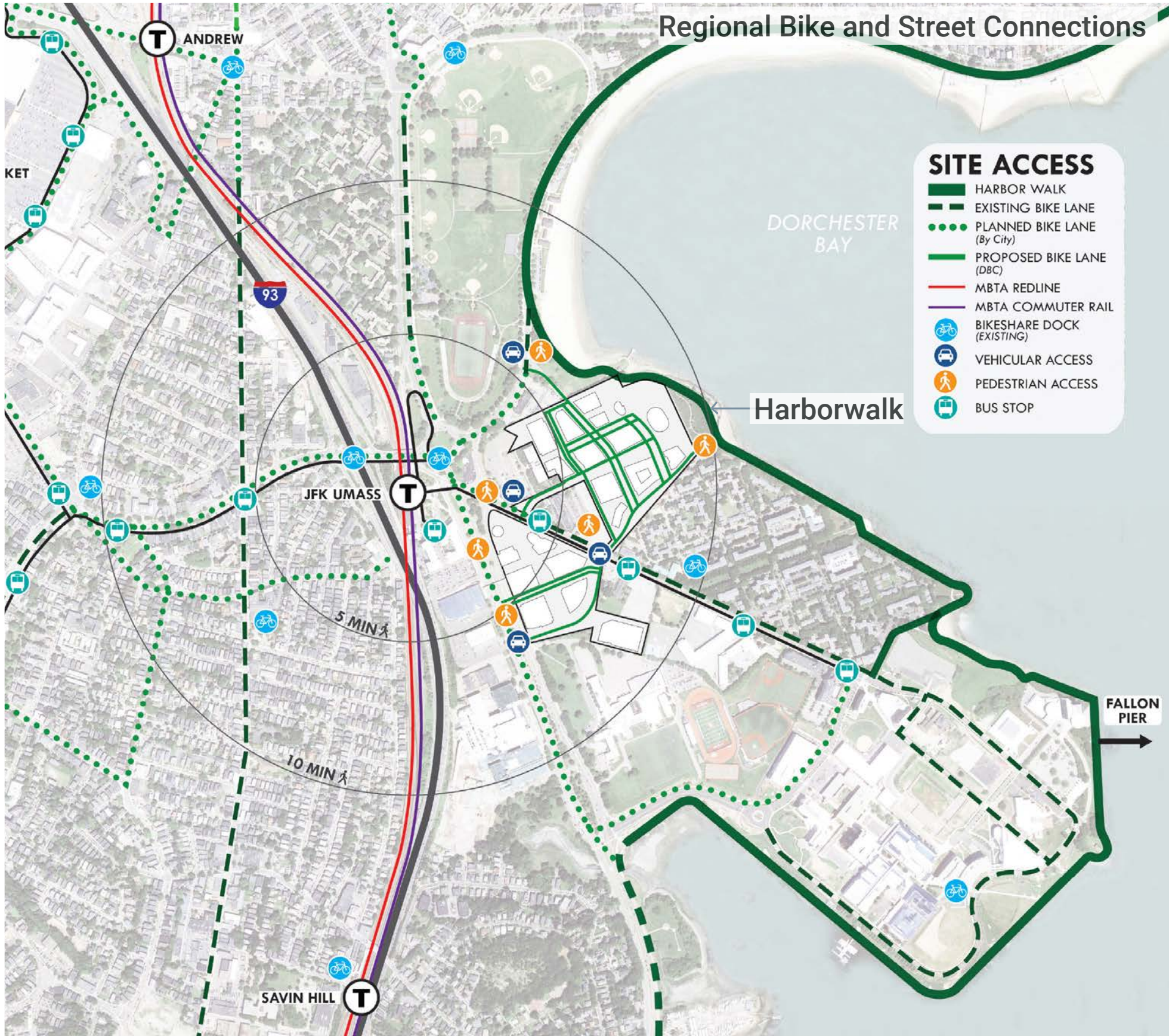
Existing Conditions of the Project Site



Proposed Public Realm at the Waterfront



Guiding Development and Design Principles | Connectivity



OVER \$365 MILLION INVESTMENT IN PUBLIC BENEFITS

1) TRANSPORTATION

- **\$98.8 MILLION** FOR TRANSPORTATION
 - **\$41.6 MILLION** TO OFF-SITE AND **\$62 MILLION** TO NEW CONNECTIONS/ON-SITE STREETS
RE-CONSTRUCT MT. VERNON STREET (WITH 3.7 MILES OF PROTECTED BIKE LANES)

2) FLOOD PROTECTION FOR NEIGHBORHOOD

- **\$70 MILLION** FOR FLOOD PROTECTION
 - **\$18 MILLION** TO OFF-SITE AND **\$52 MILLION** TO ON-SITE RESILIENCY

3) PUBLIC REALM & OPEN SPACE COMMITMENTS

- **\$114 MILLION** FOR OPEN SPACE

4) ECONOMIC DEVELOPMENT AND HOUSING COMMITMENTS

- **\$63.7 MILLION** FOR HOUSING LINKAGE AND MAHA
- **\$18.1 MILLION** FOR JOBS LINKAGE AND COMMUNITY BENEFITS FUND



Phase 1:

- 2.1 MSF: Three Residential Buildigs; Four Office/ R&D Buildings and a Public Pavillion) with 94 KSF retail and community space

Phase 2:

- 1.5 MSF: Two Residential and two Office/R&D buildings

Phase 3:

- 2.4 MSF: Two Residential; Five Office/R&D Buildings, and A Mixed-use and Public Space Building

Timing:

- BPDA Board Approved the PDA Master Plan in September 2023
- Zoning Commission Hearing Today
- Working on Completion of State approvals
- Start indivudual Building Approvals begining of 2024
- Construction Start Fall 2024

HOLISTIC FLOOD PROTECTION NEEDED FOR THE NEIGHBORHOOD

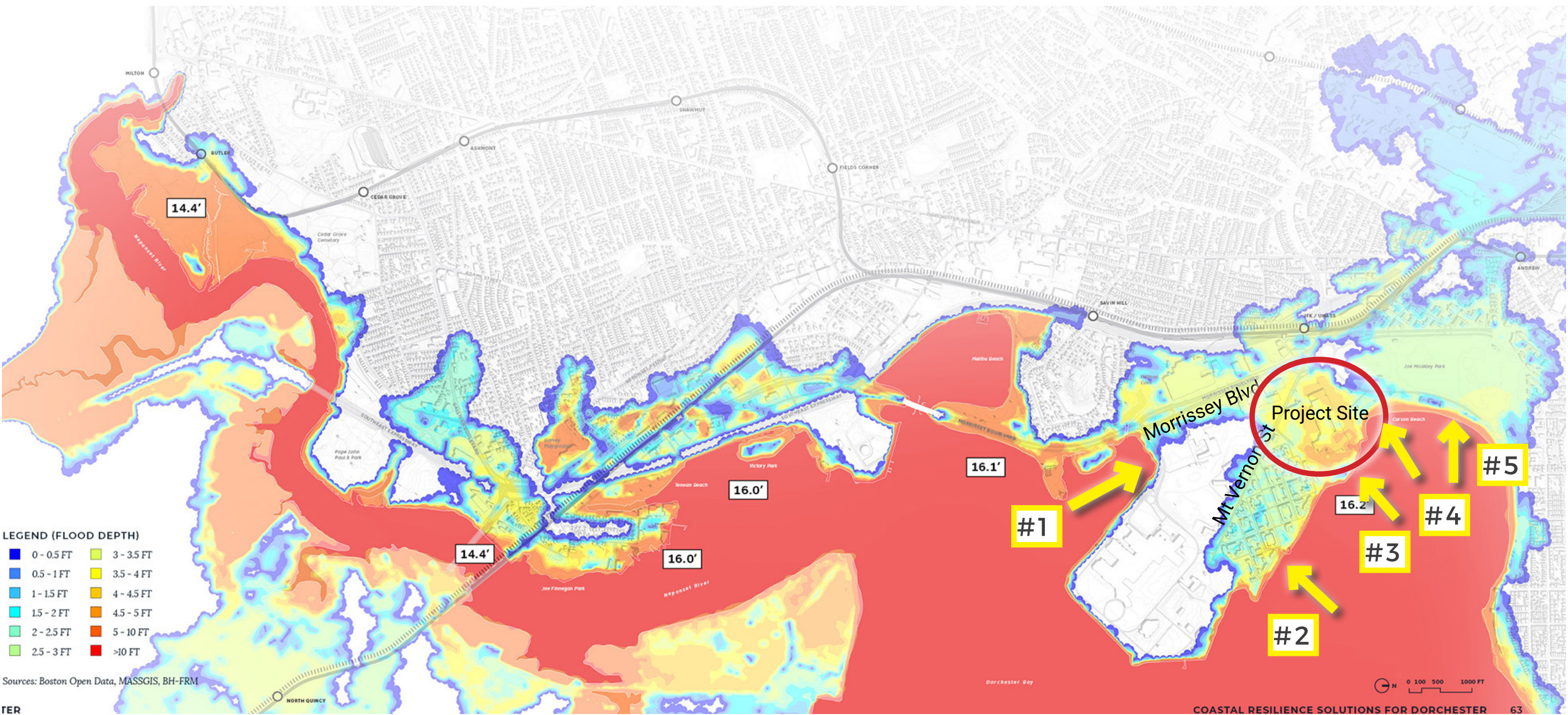
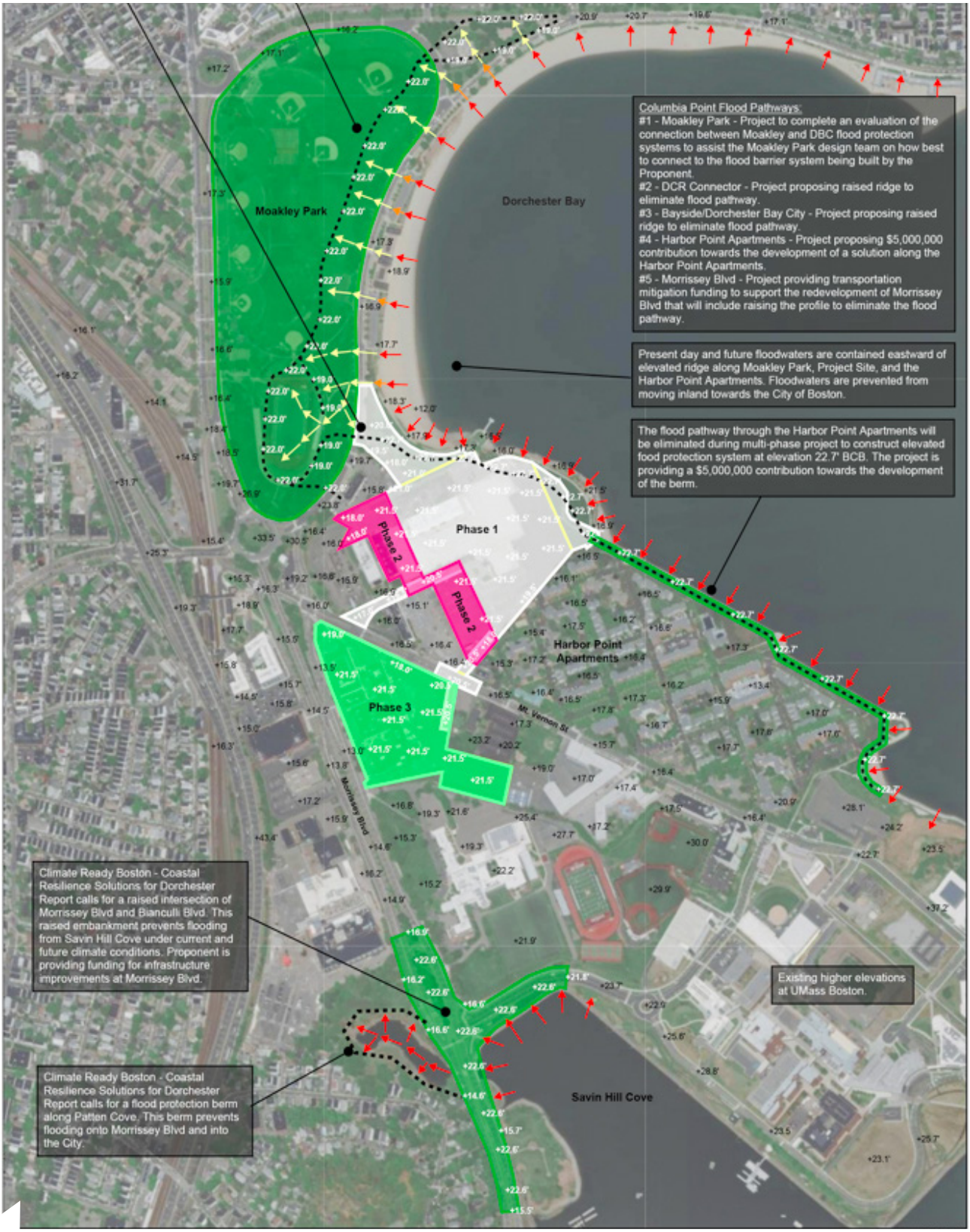


Image: Coastal Resilience Solutions for Dorchester Report

Resiliency | Conditions with Flood Protection

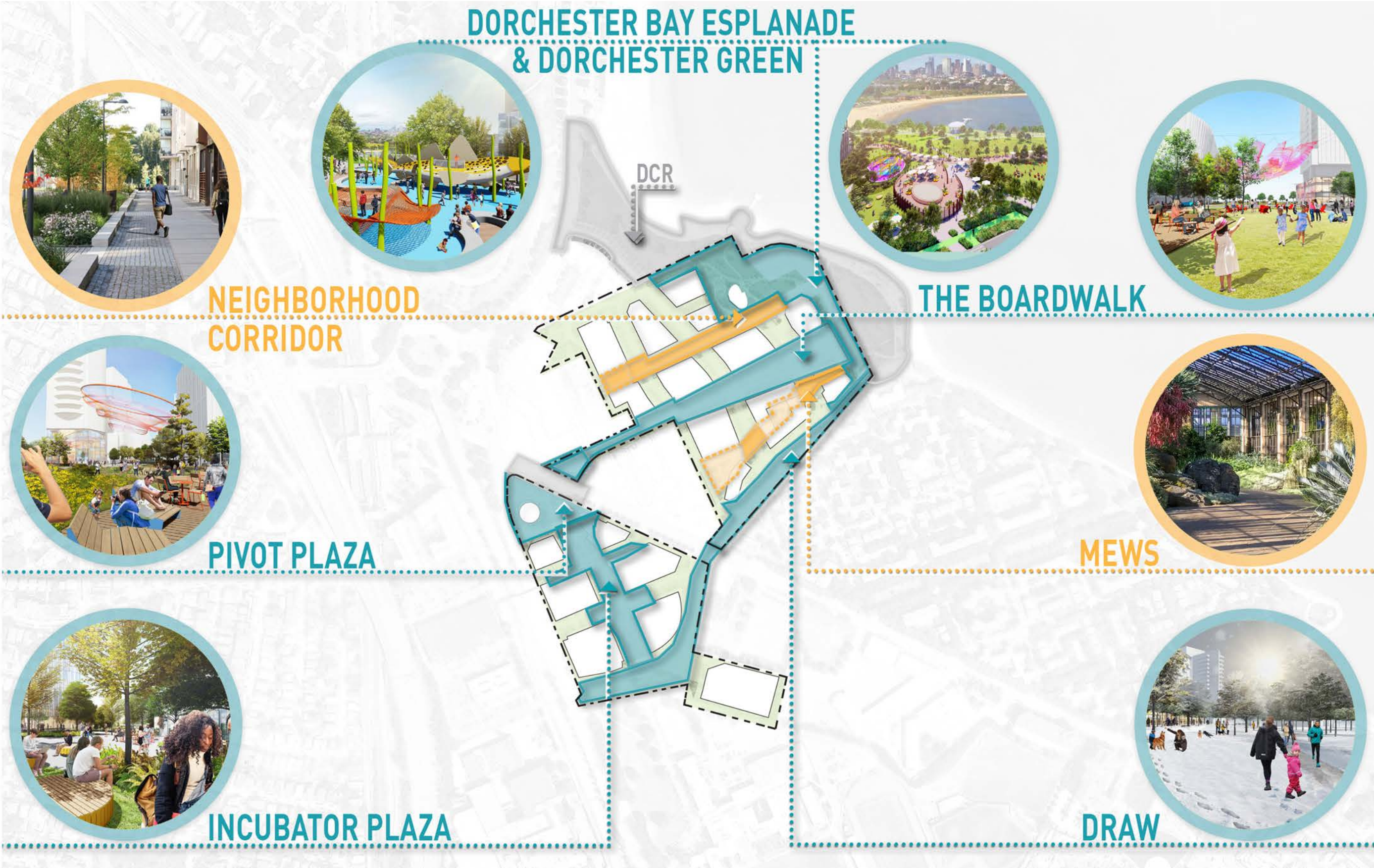


- Build a raised ridge :
 - * In front of Bayside and behind Carson Beach
 - * Raise the Project sites
- Connect the raised ridge to Moakley Park's flood protection
- \$5 Million to DCR for flood protection in front of Harbor Point



Condition With Protection by Accordia, DCR and City of Boston





New Open Spaces at DBC Create Contiguous Public Realm along the Waterfront

October 11, 2023

Music in the Summer at DBC



Enjoy Spring at DBC - Farmers Market

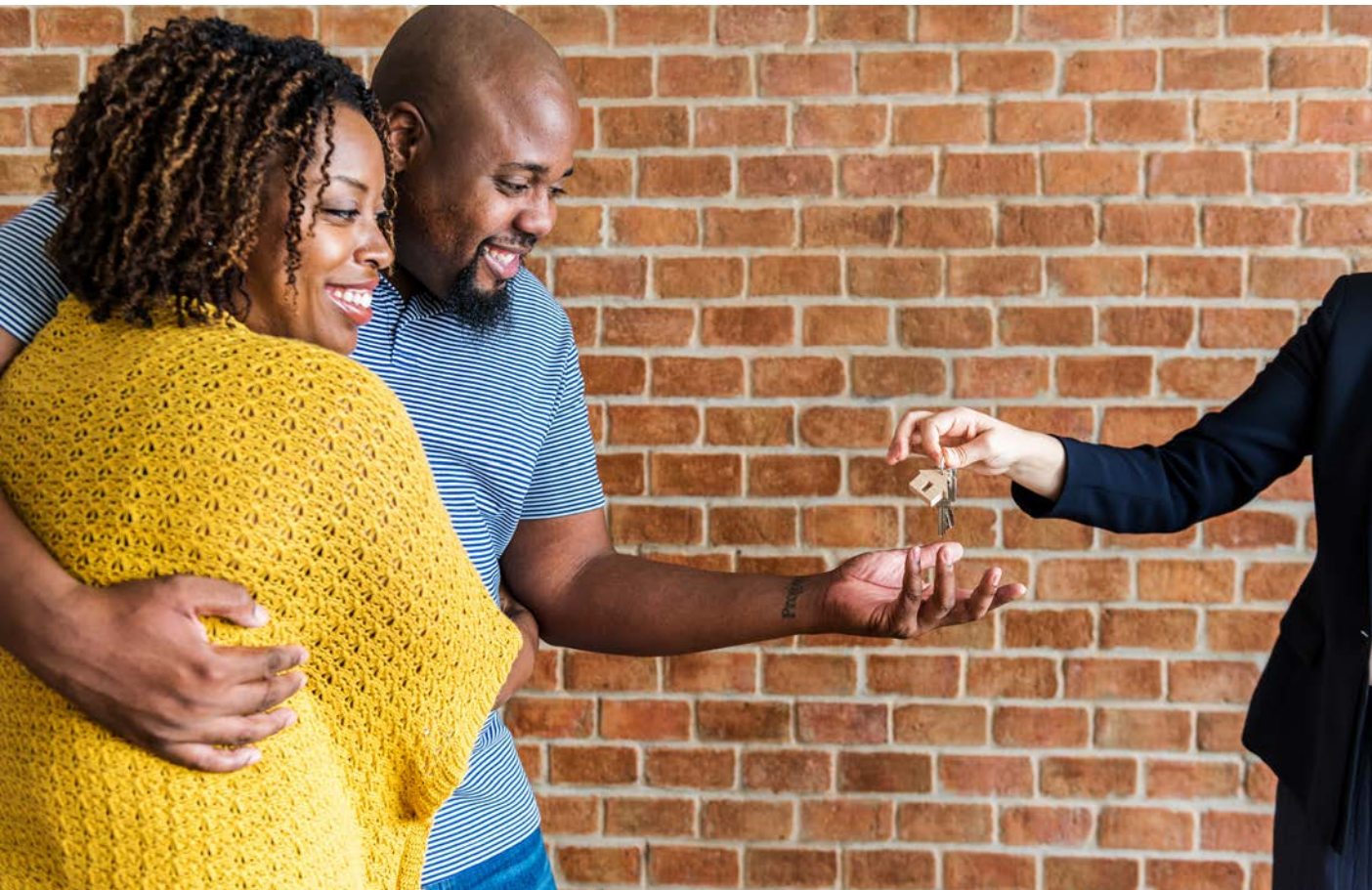


Winter Festivities at DBC



CURRENT CONDITIONS





Affordable Rental On-Site

- Creating a total **1,957** new housing units more than doubling the housing stock on the Peninsula
- Creating **391** new affordable housing units (**20%**) at an average of 70% AMI
- Contribute **\$53.7 Million (\$13psf)** in Housing Linkage to the Neighborhood Housing Trust

Affordable Homeownership Off-Site

- DBC proposes to contribute **\$10 Million** to support the Massachusetts Affordable Housing Alliance's (MAHA) STASH program for downpayment assistance for first time home buyers
 - STASH's downpayment assistance program will match program graduates savings at a **significant increase** in matching power
 - **97%** of participants are people of color



New Job Creation / Workforce Training

Diverse and Inclusive Employment Opportunities



- Create **25,000** Construction Jobs
- Create **15,000** Permanent Jobs
- Areas of Employment include:
 - Life Sciences/ Research, Office, Retail, Restaurant, Services, Maintenance, and Construction

Jobs Linkage

- Contribute approx. **\$9.9M** in Job Linkage
 - Direct 50% of Linkage (\$4.95M) to train for jobs at DBC
- Training and Outreach to connect the **40,000 jobs** to the neighborhood for the next 10+ years of developments and through operations

Workforce Training Center

- Creation of an Education and Innovation Center during Phase 1 of development



Connecting Diverse Communities to Jobs and Business Opportunities



- Negotiating Project Labor Agreement with enhanced provisions for recruitment and hiring of people of color, women and Boston residents
- Creating an Diversity Monitoring Committee to achieve maximum inclusion of people of color and women construction vendors and laborers
- Committing a contribution to a fund to assist the construction workforce in retaining high quality child care consistent with work schedules.
- Partnering with Business Equity Initiative (BEI) and other organizations to identify and contract with M/WBE firms
- Support and Partner with UMass Boston - Third most diverse University in the country



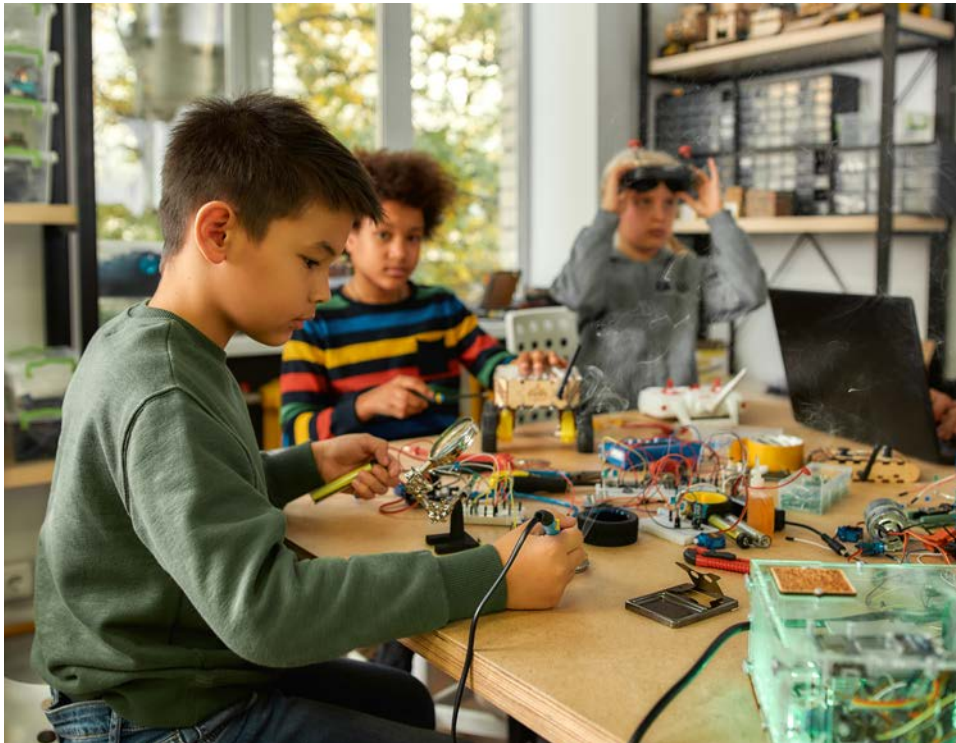
Economic Development

Supporting Local Arts, Business, and Non- Profits

- Support Arts, Cultural and Non-Profit sectors through creation of community and cultural facilities
- **20,000sf** of Civic and Cultural Spaces to for local art, civic and cultural activities
- Create **25,000sf** of Affordable Retail for Independent Local-, Minority-, and Women- Owned businesses

Community Benefits Fund

- **\$8.2 Million** to support local non-profits engaging in community revitalization, economic development, arts, and education activities benefiting the Dorchester and South Boston Community



NOW....



Dorchester Bay City...

