

Boston- Jackson Square Redevelopment



Site Details: Mixed Use Community, 11 acres

Zoning: Special Permits

Funding: Grants, Private Developer

Date(s): 2007- present

Goals: Revitalize Jackson Square; Works towards Environmental Justice; Involve the Surrounding Community

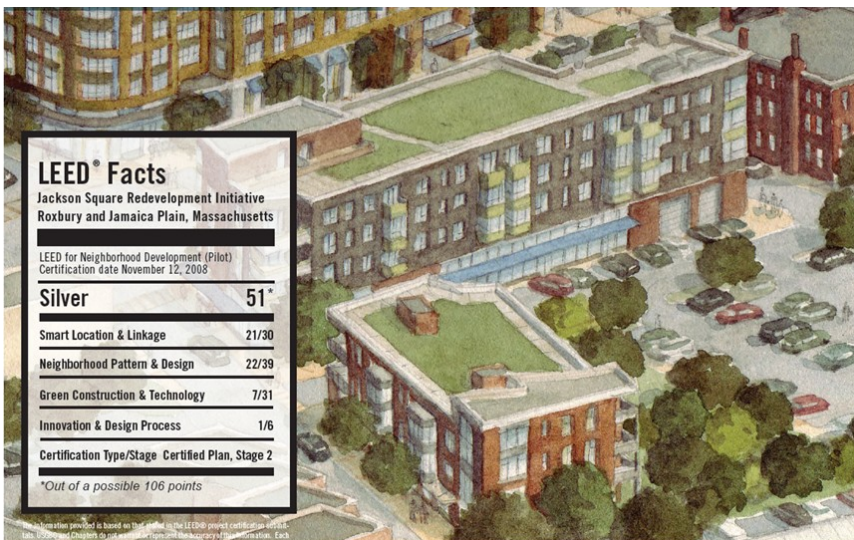


Background

Jackson Square is an area that is desperately in need of both environmental and social justice. The area is poor, has a high rate of crime as well as some of the highest rates of asthma in all of Massachusetts. In order to improve this area, a public-private partnership was formed between the City of Boston, the Commonwealth of MA, and an LLC that will oversee the development called Jackson Square Partners. The plan is to transform 11 acres of public and private land across from the MBTA Jackson Square stop into a mixed-income and mixed-use development. Of the 429 housing units, 58% will be affordable for low income residents and 10% will be for moderate income residents. The Master Plan also includes an ice rink/turf field active recreation center, youth and family center, areas designated for open space, and 67,000 square feet of retail.



Sketch View of Jackson Square Station Looking South
Source: Jackson Square Notification Form



LEED® Facts	
Jackson Square Redevelopment Initiative Roxbury and Jamaica Plain, Massachusetts	
LEED for Neighborhood Development (Pilot) Certification date November 12, 2008	
Silver	51*
Smart Location & Linkage	21/30
Neighborhood Pattern & Design	22/39
Green Construction & Technology	7/31
Innovation & Design Process	1/6
Certification Type/Stage Certified Plan, Stage 2	
*Out of a possible 106 points	

Jackson Square LEED Silver Certification
Source: Jackson Square Partners LLC

Site Development

In 2001, 250 business leaders, youth and residents held a planning charrette to determine a vision for the redevelopment of the intersection at Columbus Avenue and Centre Street in Jackson Square. In 2004, the city issued an RFP to develop this area and the Jamaica Plain Neighborhood Development Corporation, Urban Edge, and the Hyde Square Task Force formed a partnership so as to respond to the request. In order to ensure that this would be a green development, several consulting firms including Buro Happold and BlueWave Strategies LLC were hired to create a process similar to LEED for Neighborhood Development before the LEED accreditation was made official. Jonathan Rose Cos. and Boston-based Green Roundtable were also involved in some of the green planning. A 50 page Green Guidelines Document, primarily authored by Buro Happold, was created and later adopted to the LEED ND application process in order to earn the first designation in the NorthEast. While the project was slated to start construction in 2007, the recession halted the original development schedule. some infrastructure was completed, the project never was able to break ground on schedule because of the housing market drop in 2007.

However, over the last couple of years steady progress has been made and construction on the three project sites in Jackson Square as well as pedestrian and bikeway improvements have begun. The redevelopment project has been broken up into three phases, and as of June 2011, infrastructure construction for Phase 1A has been completed. The Jackson Commons project, is slated to start construction in spring 2012 and the Jackson Square Indoor Ice Rink/Turf Field Recreation Center, has just received BRA Article 80 Notice of Project Change Approval. Also, 225 Centre Street will start construction in 2011.

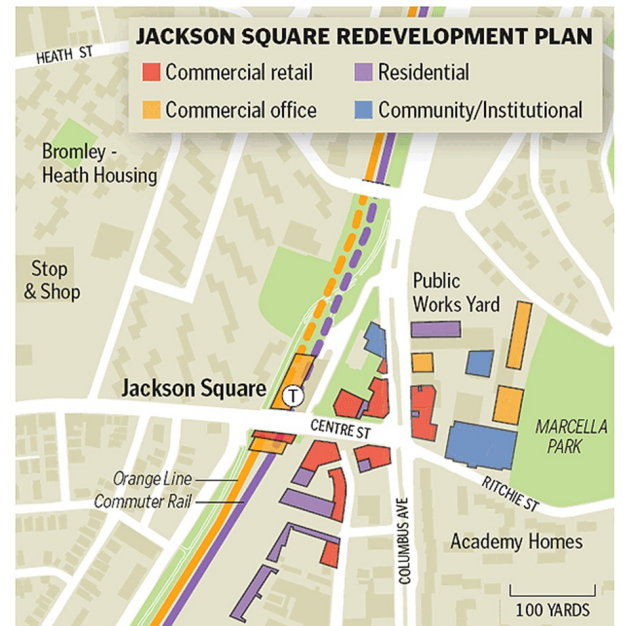
Development Process

The Jamaica Plain Neighborhood Development Corporation, Urban Edge Housing Corporation, and Hyde Square Task Force have formed a partnership called Jackson Square Partners LLC that oversees the entire development process. Mitchell Properties, a for-profit developer, has been brought in to develop 225 Centre St., which includes housing and first floor retail and is the first slated for development. In 2006, Jackson Square Partners received funding from an anonymous foundation in order to incorporate green design into the plans. Much of the project will be funded through grants. Other green funding came from a larger pool granted to the entire Jackson Square development.

Jackson Square and MetroFuture Goals

Transportation Choices

There are 521 public transportation weekday trips within a quarter mile with the Jackson Square MBTA stop is located directly across the street.



Source: Jackson Square Redevelopment



Site Before Redevelopment
Source: Boston Redevelopment Authority



Looking southwest at the Jackson Square Site
Source: Jackson Square Notification Form

Community Vitality

In order to vision this development, there were many large open community meetings held so that stakeholders could be engaged in the planning process. The Jackson Square Partners encouraged healthy attendance through outreach efforts and all of the meetings were held at night with food provided in order to maximize attendance. Over 800 JP and Roxbury residents were involved in the planning process with the Boston Redevelopment Authority and many young people have been involved as well.

Healthy Environment

As part of the redevelopment, new street trees will be planted and open space will be incorporated. Each building is aiming to achieve LEED silver certification and a focus on energy efficiency, indoor air quality, and water conservation is paramount. The developers are striving to install green roofs where feasible - with an original goal of 70% coverage in Jackson Square. The development is part of the LEED for Neighborhood Development pilot program and the Master Plan received silver certification by earning 51 points. In addition, the developers are analyzing the feasibility of incorporating forms of onsite generation of renewable and low-carbon energy from solar, biofuels, and geothermal.

Contact Information

For more information about the Jackson Square Redevelopment Project, contact Noah Maslan, Director of Real Estate Development, Urban Edge, at nmaslan@urbanedge.org.

"We are delighted that the phase 1 public infrastructure is complete and Jackson Square is moving! Construction will start on the first building this fall, which is almost 20 years in the making."

-Noah Maslan, Director of Real Estate, Urban Edge