

**A Message from Christine Araujo  
Executive Director**



Connecting People to Place. TACC has been extremely busy this past year and we look forward to continuing some projects, closing others and working on new projects which will further TACC's goal of connecting people to place.

In our last newsletter, we described the Waterways project, funded by the Barr Foundation's Waterfront Initiative. In this edition, we have updates on the project and share our findings from focus groups

conducted with residents, stakeholders and downtown businesses. Last summer and fall, family-friendly activities brought Roxbury and North Dorchester residents to the waterfront to enjoy trips to Spectacle Island, Harbor cruises, and walking tours on the Harborwalk in the Innovation District. Read on to learn more about these past activities and upcoming events in Roxbury and North Dorchester in March.

TACC is pleased to continue its collaboration with the Boston Housing Authority assisting with the implementation of the Whittier Choice Critical Community Improvements Plan. These federal and city investments in the community will result in small business supports such as storefront improvements and a small business loan fund among other investments.

The Roxbury Cultural District's **Celebrate! 2019** event is scheduled for May 17 and we hope that you will mark your calendar and join us in celebrating the multifaceted expressions of Roxbury's rich cultural diversity.

I am pleased to provide an exciting update on the Comfort Station at 611 Columbia Road in Upham's Corner. Construction is underway and *The Sip and Spoke Bike Kitchen* is anticipated to occupy the space later this year. A special thank you to the many of you who donated to last summer's Commonwealth Places crowdfunding campaign last summer. With your support and the match from MassDevelopment, \$101,770 was raised for the interior buildout making the building fully functional. So, we invite you to frequent this new business.

Michael Corcoran joined TACC's Board of Directors in October 2018. In January, TACC welcomed two new staff members, Jason Tockey and Therese Fitzgerald.

Please feel free to contact me with any ideas, thoughts, or recommendations that you may have. I look forward to hearing from you!

Warm Regards,  
Christine

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Michael Corcoran

Dharshi Dupee

Heidi Glunz

Rickie Golden

John Mostyn

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## Connecting People to Place: An Update

### **WATERWAYS: CONNECTING RESIDENTS OF ROXBURY & NORTH DORCHESTER TO BOSTON'S WATERFRONT**

In December, TACC and our Waterways partners, Kelley Chunn & Associates and Denterlein, issued *Findings from Focus Groups with Residents and Stakeholders*. Funded by the Barr Foundation's Waterfront Initiative, Waterways seeks to give voice to residents from Roxbury and North Dorchester to influence programs, policies, and accessibility to ensure that, as the waterfront continues to evolve, the needs and interests of these communities are considered and implemented.

*Findings from Focus Groups with Residents and Stakeholders* is a summary document that shares key themes about the Boston Waterfront elicited from residents of Roxbury and North Dorchester as well as stakeholders. In six focus groups, participants identified perceptions of, experiences on, interests in, and barriers to accessing the waterfront. Four focus groups were held with residents of public and subsidized housing communities. Two additional focus groups were held; one with neighborhood stakeholders and the second with downtown Boston waterfront stakeholders.

In two-hour structured conversations, participants discussed and identified key issues and themes related to familiarity and perceptions, experiences, current use, public access, barriers, inclusivity, and climate change.

Participants offered a range of specific suggestions to reduce barriers and create a more inclusive waterfront over the short-, mid-, and long-terms that include expanding publicity and outreach in the neighborhoods; developing maps and resources that visualize connections between all of Boston's residents and the waterfront; and improving transportation options to the waterfront for recreation and employment.

Additional findings and action items can be found in the full summary document.

The focus groups are one phase of a six-phase, 18-month project that seeks to 1) Expose and engage Roxbury and North Dorchester residents to the potential recreational, social, educational, economic, and environmental opportunities for their communities along the waterfront; and 2) Gather resident input to improve the understanding of what it would take to develop a stronger waterfront connection.

This summer and fall, TACC partnered with housing communities and neighborhood organizations to develop trips that encourage Roxbury and North Dorchester families to participate in existing waterfront activities which have included harbor cruises with Boston Harbor Now (BHN) and the National Park Service (NPS); and visits to the New England Aquarium. By providing transportation, translation, and food, Waterways removed some of the barriers to participation. Data collected through pre and post-surveys helps us learn more about residents' experiences on Boston's waterfront.



In partnership with ACEDONE, Roxbury residents explored Spectacle Island during a Waterways trip.

## Connecting People to Place: An Update

In September, TACC partnered with African Community Economic Development of New England (ACEDONE) on a trip that brought a group of Somali families to Spectacle Island. The group participated in the Fall Frolic, a day of activities on the island organized by Save the Harbor/Save the Bay, BHN and the NPS.

TACC is hosting two family-friendly events to bring waterfront resources into the neighborhoods of Roxbury and North Dorchester. An event for Roxbury residents will be on Wednesday, March 13 from 4:30 p.m. to 7:30 p.m. at the Roxbury Innovation Center, 2300 Washington Street; an event for North Dorchester residents will be on Saturday, March 16 from 10:30 a.m. to 1:30 p.m. at the Kroc Corps Community Center, 650 Dudley Street. To learn more about these events and get involved please email [waterways@tamcc.org](mailto:waterways@tamcc.org).

### **A COMMUNITY-DRIVEN ECONOMIC COLLABORATION: ROXBURY CULTURAL DISTRICT**

On May 18, 2017, the Roxbury Cultural District (RCD) was formally designated as Boston's third cultural district and will provide the sustained, collaborative focus on activating and marketing the neighborhood's arts and cultural resources, strengthen collective impact, and expand the potential economic opportunities for residents, artists, business owners, and entrepreneurs.

As one partner instrumental in establishing the RCD, TACC has continued to support the RCD's transition into an independent non-profit.

**Celebrate 2019!** will be held on Friday, May 17 at the Bruce C. Bolling Municipal Building. Please save the date to enjoy this premier event. Details about the event can be found at [roxburyculturaldistrict.org](http://roxburyculturaldistrict.org).

### **A COMMUNITY-DRIVEN ECONOMIC COLLABORATION: COMFORT STATION**

For the past three years, TACC supported the redevelopment of the historic Comfort Station in Upham's Corner by surveying residents about local needs, providing pre-development services and fundraising. 611 Columbia Road is now under construction! Developed by Historic Boston, Inc., it is anticipated to open in the spring. When the doors open, Noah Hicks De Amor's *The Sip & Spoke Bike Kitchen* will bring a comfortable community space and a reasonably priced café and bike repair services to the neighborhood.

Thank you for participating in last summer's Commonwealth Places crowdfunding campaign to support the interior buildout. We raised \$101,770 with MassDevelopment's match.





Michael J. Corcoran is President of Corcoran Jennison Companies, a real estate development and management firm with more than \$4 billion worth of assets under management and development, where he has worked for the past 30 years. Corcoran Jennison provides a full-range of real estate services including acquisition/disposition, feasibility, financing, planning and development, asset management, construction administration, accounting, deal structuring and both low-income housing and historic tax credit rehabilitation.

Michael has vast experience with institutional real estate clients. He formed a private real estate investment trust (REIT) which raised capital from plan sponsors to purchase existing multifamily properties. He has also served as the Dublin Port Company's real estate advisor, reporting directly to its Chief Executive Officer from 2008 to 2011. During this same period, Corcoran Jennison, through its subsidiary Corcoran Jennison Europe, managed more than 1,500 units of housing in Dublin.

Presently, Michael is overseeing the expansion of two Corcoran Jennison-owned hotels in Boston, the buildout of a 1,600-unit development in Pittsburgh in partnership with the Housing Authority of the City of Pittsburgh, the expansion of Ocean Edge Resort in Cape Cod, and the buildout of a newly acquired 600-acre golf resort in New Hampshire. In addition, he is responsible for the asset management of the Corcoran Jennison existing real estate portfolio, which is comprised of over 100 real estate partnerships with a value in excess of \$4 billion.

Michael is a past or present member of several industry organizations including Urban Land Institute Multi-Family Council, National Multi-Family Housing Council, Mortgage Bankers Association, Pension Real Estate Association, and the National Housing Roundtable.



## STAFF UPDATES

2019 brings two new staff members to the TACC team. Therese Fitzgerald joins us as Director of Research. Therese comes to TACC from her position as the Director of Healthcare Research, Analytics and Insights at the Massachusetts Medical Society, publishers of the New England Journal of Medicine. Jason Tockey joins TACC as the Associate of Special Projects. Jason has an extensive background in non-profit operations and programming. Welcome to the team, Therese and Jason!

