

# RUGGLES

## UPDATE

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### REGISTRY HEADQUARTERS ON SCHEDULE

Structural steel erection and concrete work is well underway on the Registry Building at Ruggles Center, and construction of the nine-story building is on schedule for an opening in January 1994.

Steel erection was completed in early March, and the last floor of concrete will be poured by the beginning of April. "We are excited about the erection of steel. The building is on schedule, and we look forward to moving the Registry in early next year," said Robert L. Green, president of Metropolitan/Columbia Plaza Venture.

In addition to the completion of structural steel erection, construction activities over the next month will include pouring concrete floors, spray-applied fireproofing and commencement of the exterior wall support and brick work.

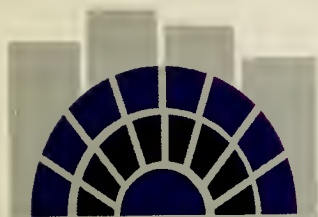
Through February, the first phase of Ruggles Center yielded over 16,300 hours of work for local construction tradespeople. Boston residents accounted for a 67% share of the work, and people of color performed 57% of the work, many of whom reside in the Greater Roxbury area. In addition, Beacon Construction Company was successful in subcontracting more than 40% of the job to local minority-owned construction companies which represents contract awards of \$5.4 million.

MBE firms on the project include Webster Engineering, Global Steel, Dependable Masonry, Reid Electric, Allstate Insulation, Rusco Steel, Metro Boston, Oliver Sheet Metal, Charles' General Contracting, Jet-A-Way, S.K. Security, and Sam's Good Coffee.

Phase I construction will include a centrally located public plaza that will provide a major place of activity and gateway to the Ruggles Center project. The plaza is a reconfiguration of the existing "kiss and ride" area and will serve as a new civic space.

The east-west axis links the main entrance to the Registry Building with the Phase I public parking lot and has a major seating and gathering area at its center -- a place where Registry employees can gather for lunch on a warm day. The north-south axis begins with two seating areas at either end and visually links the Ruggles MBTA Station with the plaza's entry portal facing Tremont Street. Construction of the plaza will begin in late Spring.

The Ruggles plaza will connect with the 52-acre Southwest Corridor linear park. The existing Southwest Corridor Parkland and associated bicycle and pedestrian paths weave through Ruggles Center at the base of the MBTA Station steps, connecting Ruggles to the Back Bay. ❖



RUGGLES CENTER

▲ Artist rendering of the Registry Building and Public Plaza at Ruggles Center.

# Interview With 2nd Suffolk District State Senator Dianne Wilkerson

## What do you view as the priorities for your district?

■ Job creation. I think job creation is the absolute key to the district's residents' ability to deal with a whole host of issues such as health care, day-care, education, and the many problems that face our youth. We must put people back to work -- meaningful work. So my priorities are those projects that create real jobs.

## How can the Commonwealth promote economic development at Ruggles Center and other areas of Roxbury in general?

■ In communities like the one in which Ruggles Center is situated, we are not asking or suggesting that government has an obligation to do something very different than what is done in every other community. It's not about handouts. It's about equity, fairness and opportunity, so that all of the Commonwealth's resources are spent in a way that benefits the entire community.

## What are some examples?

■ The siting of state facilities is an example of the kind of thing that generates jobs. The other thing we can do is enforce the types of rules and regulations that are in place to guarantee that this type of job generation benefits the people that live in the neighborhood where new facilities are located. That's how you revitalize neighborhoods -- by putting people back to work.

## How do you think the Clinton Administration's new economic plan will affect your district?

■ One thing that I feel is a good sign is that based on my conversations with constituents, there seems to be a consensus to at least give the plan a try. They're willing to give it a chance even if it means eking a little bit more out of a budget that is already strapped, as long as it is fair and everyone else pays their share. There is a provision in the plan for structural improvements and job creation. Job creation is key to any real economic revitalization.

## What do you think of President Clinton's call for a national service program?

■ The notion of public service that represents an opportunity and some level of respect is something that the young

people in the district would welcome as a way to pay for college tuition, and something I feel is very positive about the plan. Massachusetts has always been a leader in innovative and progressive initiatives. YouthBuild and City Year are examples of programs that started here and are being used as models for the President's plan.

## Do you have any thoughts on the effect of welfare reform?

■ Welfare reform will affect the district in a major way. I think the clear majority of women heads of households, if given some real options and opportunities, would rather be

things, only much faster, and actually develop policy into laws instead of trying to secure basic fundamental human and civic rights through litigation.

## What made you think you could win?

■ I didn't think the community was getting what it deserved and felt that we could do better. We needed someone who could earn the respect and dignity necessary to deliver resources to the community, and I said to myself -- I think I can do that. Obviously, many people thought so as well. I feel humbled and honored at the trust and responsibility placed in me. I'm confident that I am up to the task. ❖



State Senator Dianne Wilkerson, recently elected to the Massachusetts Legislature to represent the 2nd Suffolk District.

self-sustaining. It's not a whole lot of fun trying to sustain an existence on public welfare. However, the reform must encourage independence and reward people for getting off and staying off, rather than punish them for being on welfare. That's a real change in philosophy. So far, I am optimistic about what is going to happen in this area.

## Why did you run for office?

■ That's a difficult question. It was not a lifelong dream, but something that evolved over time beginning in 1991. I sensed a tremendous amount of frustration in the community. The HUD litigation that I was involved in represented a tremendous amount of progress, but it took 14-15 years -- that's three generations of families that were affected. I thought that through the legislature I could do the same sort of

## Design For New Boston Police HQ Underway

Ruggles Center architects, Stull & Lee of Boston, will continue to play a major role in shaping the Southwest Corridor by designing the City of Boston's new Police Department Headquarters building. Preliminary designs for the facility were completed in December.

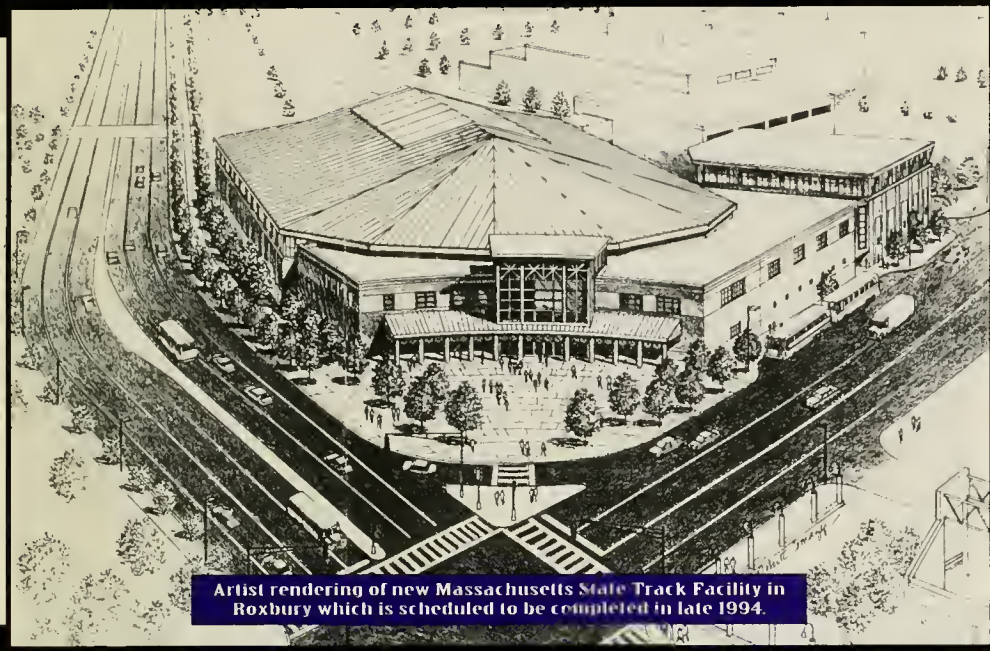
In addition to accommodating administrative offices, the 194,000 square-foot building will house an operations center featuring state-of-the-art 911 controls, a new criminal analysis and ballistics laboratory, and a photo identification unit. Other building features include a day-care center, community meeting room, and employee cafeteria.

The site for the new headquarters building is at the intersection of Tremont and Ruggles Streets, directly across from Ruggles Center. City of Boston's Public Facilities Department will have bid documents for the \$35 million project available in October of this year.

This facility will replace the existing Berkeley Street location in the South End/Bay Cove community. The police headquarters employs a workforce of approximately 400 uniformed and civil employees and attracts over 800 daily visitors. ❖

# Roxbury Southwest Corridor Site Selected For Massachusetts State Track Facility

# M/CPV Contributes \$1,000,000 Linkage



Artist rendering of new Massachusetts State Track Facility in Roxbury which is scheduled to be completed in late 1994.

In November, Ruggles Center developers, Metropolitan/Columbia Plaza Venture, presented a check for one million dollars for affordable housing in Chinatown and Roxbury. Boston Mayor Raymond L. Flynn, BRA Director Paul Barrett, Parcel 18 Task Force Chairman Rev. Tony Bethel, and Chinatown/South Cove Neighborhood Council moderator Bill Moy, accepted the check on behalf of the city and Chinatown and Roxbury communities.

Also at the event, Metropolitan representatives expressed thanks to the permanent lenders, a group led by the Massachusetts State Carpenters Pension and Guaranteed Annuity Funds.

Carpenters Funds' President Andris J. Silins reinforced the union's commitment to finance worthy projects in Massachusetts by saying, "Clearly there has been a credit crunch in real estate with traditional lenders simply unwilling to participate. We firmly believe in financing economically sound and important projects like Ruggles Center, so that construction workers can go back to work in good jobs."

Other pension funds participating in the permanent financing include City of Boston Retirement System, Plumbers Local #12 Trust Funds, Middlesex County Retirement System, Iron Workers District Council of New England, Medford Retirement System, Massachusetts Laborers, Bricklayers and Masons Pension Fund of Boston and Roofers Union Local No. 33. Bank of Boston, Shawmut Bank and Banque Indosuez are providing construction financing. ❖

- Locker rooms, classrooms, offices and on-site parking.

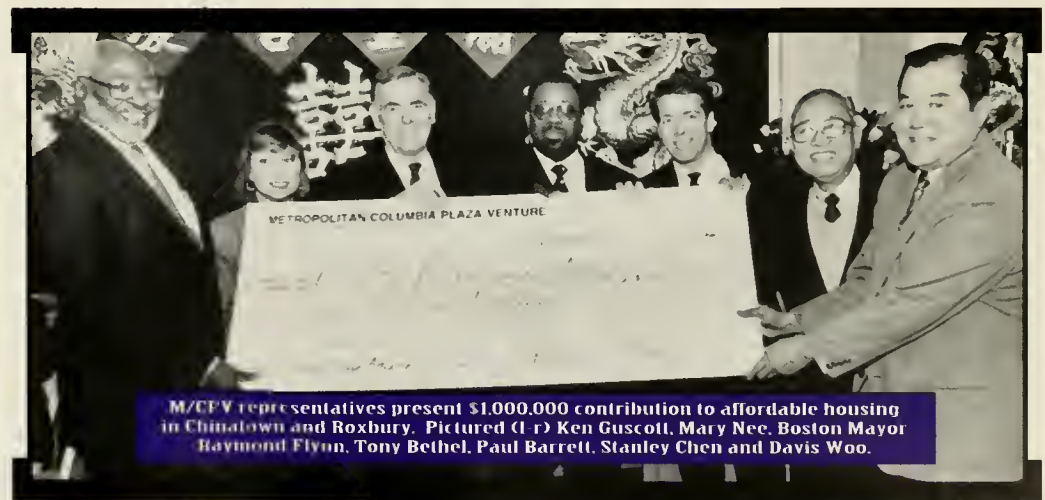
The Commonwealth of Massachusetts Division of Capital Planning and Operations expects to select a design/build team for the \$17 million facility by early Spring, start construction this summer and open the facility in late 1994. ❖

Plans have recently accelerated for the long-awaited Massachusetts State Track facility. The 126,000 square-foot, multi-use facility will be located at the intersection of New Dudley and Tremont Streets near Ruggles Center, adjacent to Roxbury Community College (RCC).

The indoor facility will serve the practice and competition needs of high school track and field athletes and provide RCC students, faculty and staff with space for recreational, intramural and intercollegiate sports activities. Community residents will use the building for various recreation and public events.

The proposed track includes:

- Six lane fixed-banked track
- Eight infield sprint lanes
- Facilities for all field events
- Weight and fitness rooms
- Seating for 3,000 spectators and participants
- 500-seat basketball gymnasium with practice and exhibition courts



M/CPV representatives present \$1,000,000 contribution to affordable housing in Chinatown and Roxbury. Pictured (l-r) Ken Guscott, Mary Nee, Boston Mayor Raymond Flynn, Tony Bethel, Paul Barrett, Stanley Chen and Davis Woo.

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