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**Private and Public Sector Investment is creating
an economic revival throughout the City of Quincy**

Undertaking the redevelopment of downtown Quincy and the Fore River Shipyard property in conjunction with the start of long-planned roadway infrastructure improvements has stimulated renewed public and private sector investment in this historic city located just seven miles South of Boston.

The establishment of new zoning and financing incentives designed to stimulate economic development in downtown Quincy is already creating the benefits envisioned after only a few short months of adoption. Street-Works Development Group from White Plains, NY recently purchased the historic Granite Trust Building located at 1400 Hancock Street in Quincy Center. The property, purchased from Quincy Mutual Fire Insurance, includes the 10-story building, several adjoining one-level storefronts and a large parking area. Although there are no definitive plans in place, Street-Works has spearheaded several major mixed-use urban redevelopment projects throughout the country that blend office, residential and retail uses.

Phase II and III of the Quincy Center Concourse, an east-west road connection through the heart of downtown Quincy to link Routes 3 and 3A is on the forefront of community planning as a result of \$13 million in committed and proposed public sector investment.

Phase III, which is the McGrath Highway portion of the Concourse running from the Quincy District Court House at the Washington Street intersection to Route 3A, will be funded by a \$2 million Public Works Economic Development Grant. The project is in the final design phase and is scheduled to go out to bid in the Spring of 2006.

The City received a tremendous boost in the design and construction of Phase II of the Concourse (Hancock Street crossing), which is the most complicated and costly phase. Through the dedicated efforts of Mayor Phelan, Senator Kennedy, Senator Kerry and Congressman Delahunt the City will receive \$6 million from the recently approved Federal Transportation Bond Bill. In addition, the State Delegation has included a \$5 million direct appropriation for the project in the Senate's version of the Economic Stimulus Bill. The Road Right of Way option for phase II will result in the purchase and removal of nine downtown commercial properties, which is currently under review by the Quincy City Council. Once completed, the Concourse will create a signature urban boulevard through downtown Quincy that will not only improve vehicular traffic flow and pedestrian access, but at the same time open additional parcels of land for public and private development opportunities.

These successes can be attributed to the new Quincy Center Zoning District and Tax Increment Financing incentives proposed by Mayor Phelan and recently adopted by the Quincy City Council. The initiatives are designed to promote sustainable development by encouraging mixed-uses adjacent to the many public transportation services and infrastructure amenities currently in place within the downtown environment. Highlights include increasing height allowances for buildings from 6 stories to 10 and 15 stories, and easing density requirements to allow for the creation of additional housing and commercial uses. The zoning ordinance also includes the establishment of a more predictable permitting process by designating the City's Planning Board as the Special Permit Granting Authority for all projects within the new zoning districts.

To maintain a balance between quality economic growth and the preservation of the historic character of the downtown, the City has retained the services of the architectural design firm Goody, Clancy & Associates to create Design Guidelines for the new zoning district. Recently endorsed by the City's Planning Board, the Design Guidelines will guide new development in the creation of a more pedestrian friendly and lively downtown that values the public realm and encourages private sector investment by streamlining the government review process.

In addition to exciting developments in Quincy Center the public planning process for the 110 acre Fore River Shipyard property is underway and is receiving a great deal of support by the local communities. Daniel J. Quirk, new owner of the Fore River Shipyard that has been largely inactive for over 20 years, has brought the internationally recognized design firm RTKL Associates, Inc. of Baltimore to create a redevelopment plan for the property. Although it is very early in the planning process it is anticipated that the redevelopment master plan will have an emphasis on smart growth and transit-orientated development, including reserving portions of the site for marine-related uses. One of the first development projects on the site will be the conversion of the Administration Building into 140 units of loft-style residential housing. Mr. Quirk has hired The Architectural Team, Inc. of Chelsea, Mass to design the building.

To help facilitate the shipyard public planning process Quincy 2000 Collaborative, a public/private economic development agency for the City of Quincy, established a Steering Committee comprising representatives from Quincy and Braintree. Members of the committee include local officials, residents and business owners whose mission is to be the communication link between local governments, including but not limited to the surrounding communities of Quincy, Braintree and Weymouth, area residents and local businesses. The Steering Committee will work with the development team to maintain an open public planning process, as well as

provide input in an advisory capacity to the development. Two-thirds of the shipyard property is located in Quincy, one-third is located in Braintree and Weymouth abuts the property along the Fore River. For additional information please visit the shipyard website at www.forerivershipyard.com

There are many other prime examples of private sector investment currently underway throughout the City of Quincy. The Residences at Presidents Place is near completion, adding another 200 luxury residential units in the heart of Quincy Center. Blue Cross Blue Shield has recently completed a \$90 million investment in a 345,000 sqft. building purchased in 2003 in order to relocate several hundred workers to the City of Quincy. Boston Scientific is undergoing a \$12 million expansion and renovation project at their North Quincy Facility. Granite Lofts Condominiums, a 74 unit residential project with 10,000 sqft, of commercial space, is scheduled to open in April 2006. The construction of a 280 unit residential development in North Quincy will soon replace several old manufacturing buildings, providing spectacular views of Boston and the waterfront area. These exciting projects are just some of the many examples of the private sector investment the City is proud to encourage and support.

Another critical economic engine for the city is the Crown Colony Office Park, which is adjacent to Quincy Center and located directly off Interstate 93 and Route 3. A new \$18 million highway access ramp is in the final design phase and is being considered for Spring 2006 advertisement for construction by Mass Highway. This new ramp system will provide the approximately 5,000 employees and visitors of the Office Park direct highway access, as well as allow for the development of additional office space within the park itself. \$2 million in design funding was provided by Crown Colony businesses and property owners, and \$18 million in construction will be paid though federal and state funding.

The City welcomes the opportunity to boast of the investment opportunities within our rejuvenated downtown, historic Fore River Shipyard, or in one of our many professional office parks and smaller business districts. Whether a company requires public transportation, a deep sea port, commercial rail, a beautiful waterfront, access to major highways, proximity to Boston, a quality workforce or a diversified community - Quincy is the place to live, work and invest in. Quincy 2000 Collaborative and the City administration are eager to convince you that here in Quincy *We Mean Business!*