

CITY PROJECT TEAM

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DEVELOPMENT PARTNER

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Street-Works

New Quincy Center Project

City of Quincy, Massachusetts
Mayor Thomas P. Koch



Quincy, Massachusetts

Location

Within 'Circle of Value'.
On the



Circle of Value

"Downtown" BOSTON

8 miles

QUINCY

Steps towards Revitalization

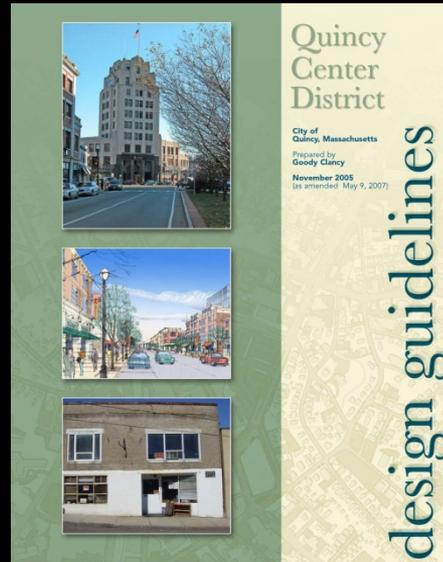
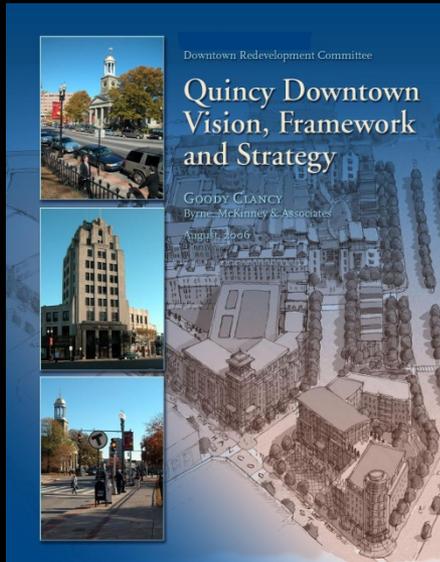
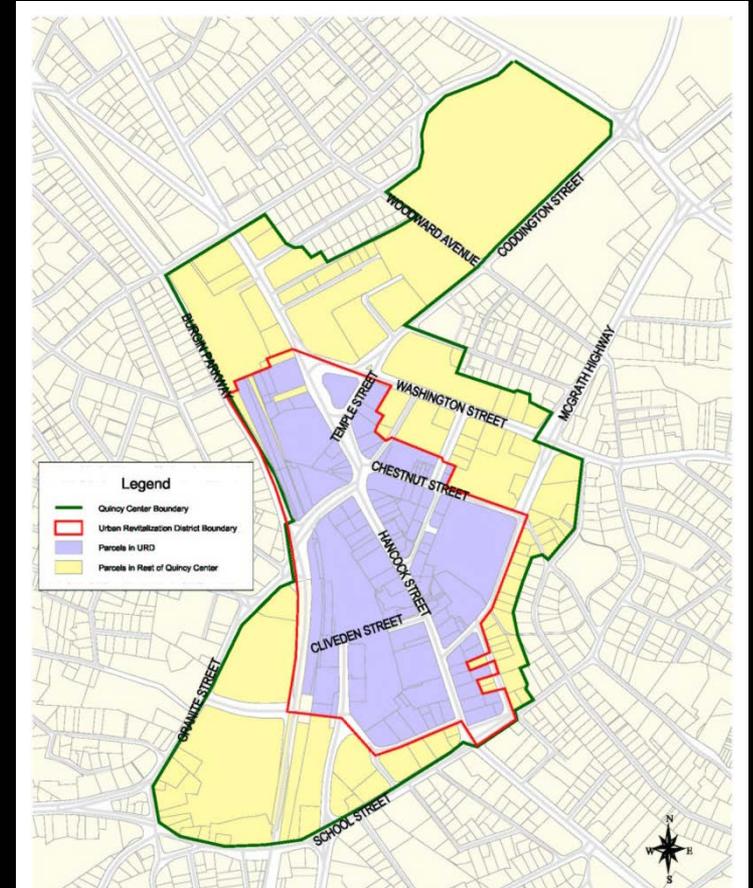
Vision Plan

Downtown Zoning

Design Guidelines

Urban Renewal District Plan

DIF Financial Plan



Steps towards Revitalization

Quincy Center Concourse Roadway

30-years in the making!

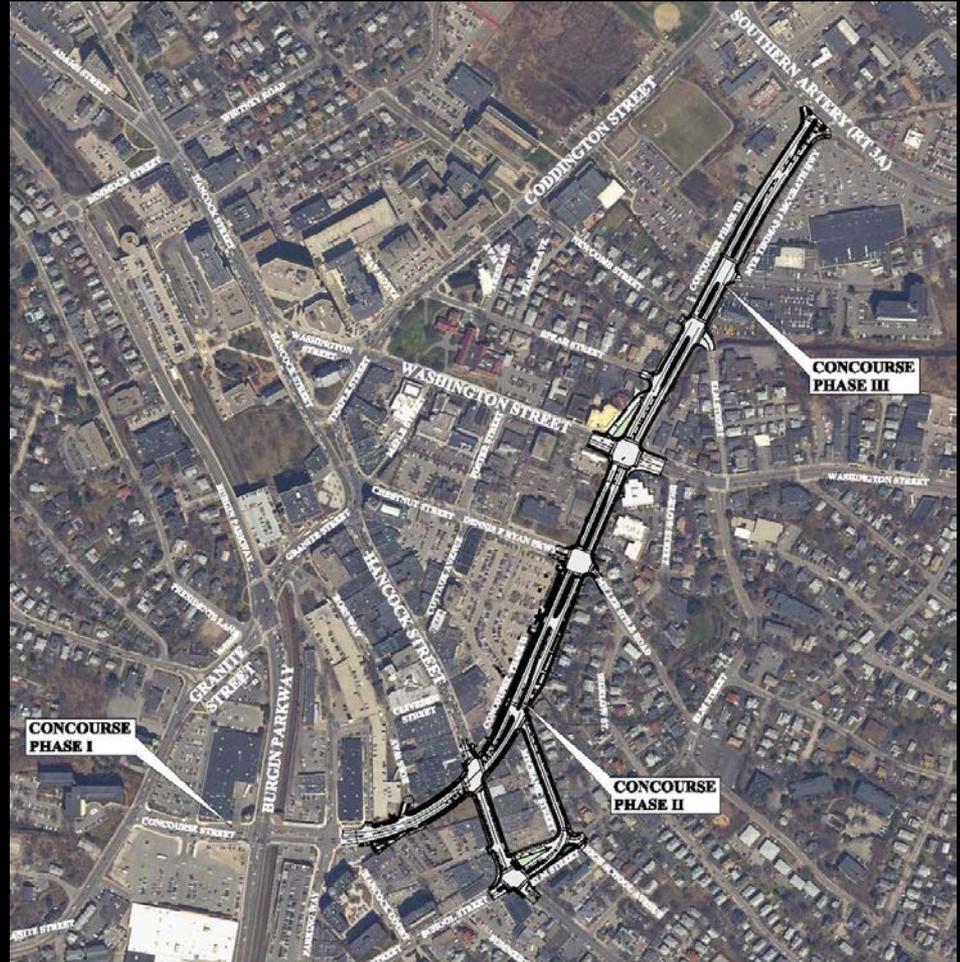
Design

Right-of-Way Acquisition

Right-of-Way Demolition

Roadway Construction

Utility Construction (Underground)



Public Financing **Planning**

2005-2009

District Improvement Financing – DIF
\$30 million

Smart Growth Technical Assistance Grant

Public Works Economic Development (PWED)

Mass Historic Building Survey Grant

American Recovery Reinvestment Act (ARRA)

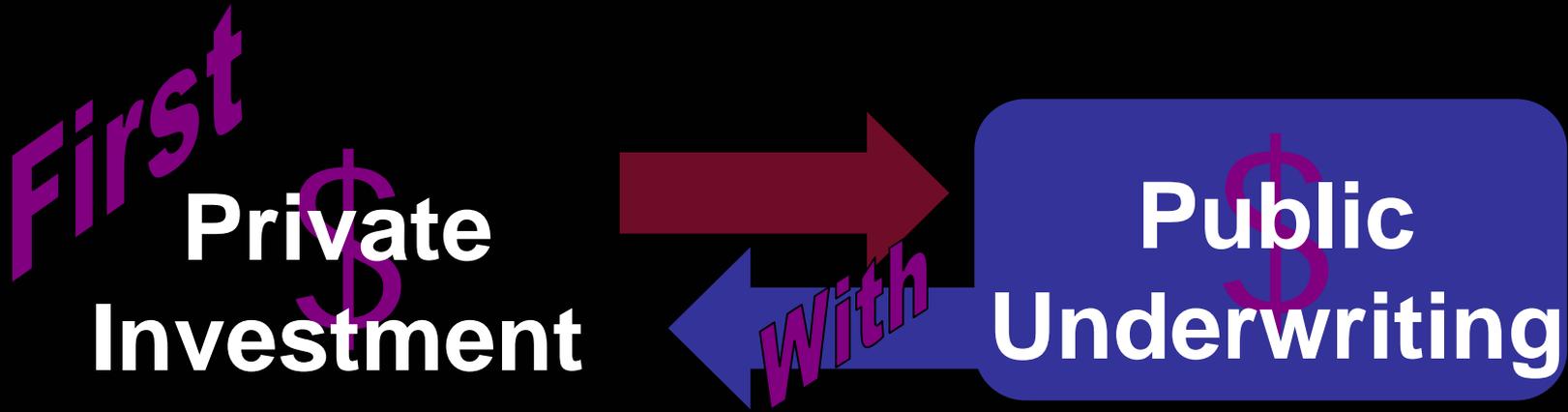


Public/Private **Partnership**

Quincy Center Land Disposition Agreement
January 25, 2011



Public Financing **Redevelopment**



Developer:

Designs and builds private development and supporting parking garages and public utilities.

City:

Purchases each parking garage and public utility improvements at predetermined price **only** when private uses open that will generate property tax and parking revenue at that facility.

Public Financing **Redevelopment**

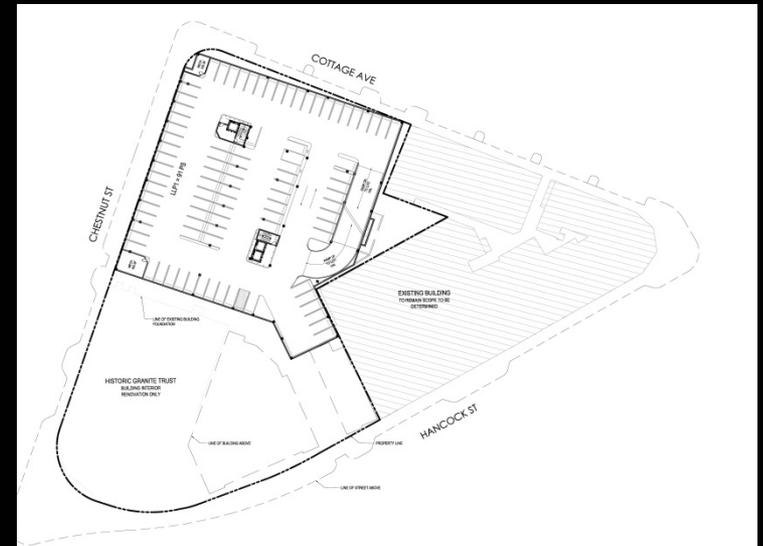
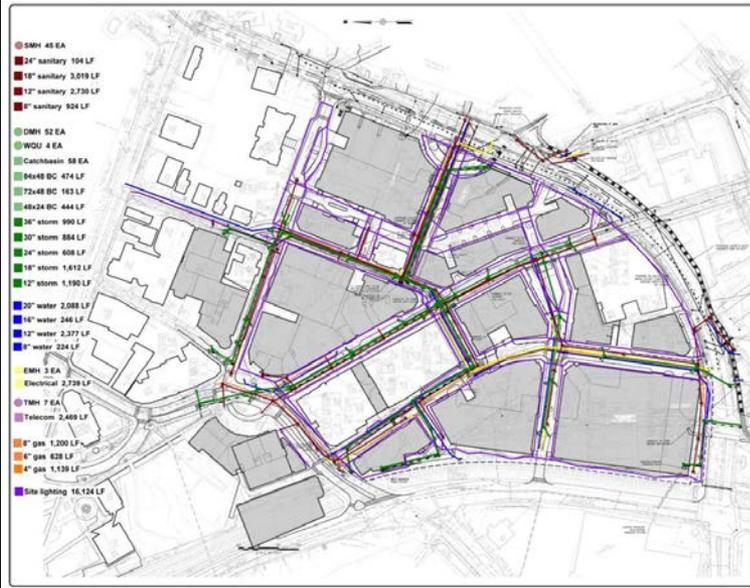
Total
Investment
\$1.6
Billion

Public
Improvements
\$300,000,000

Private
Development
\$1,300,000,000



Implementing Public Improvements



Core Public Improvement Projects

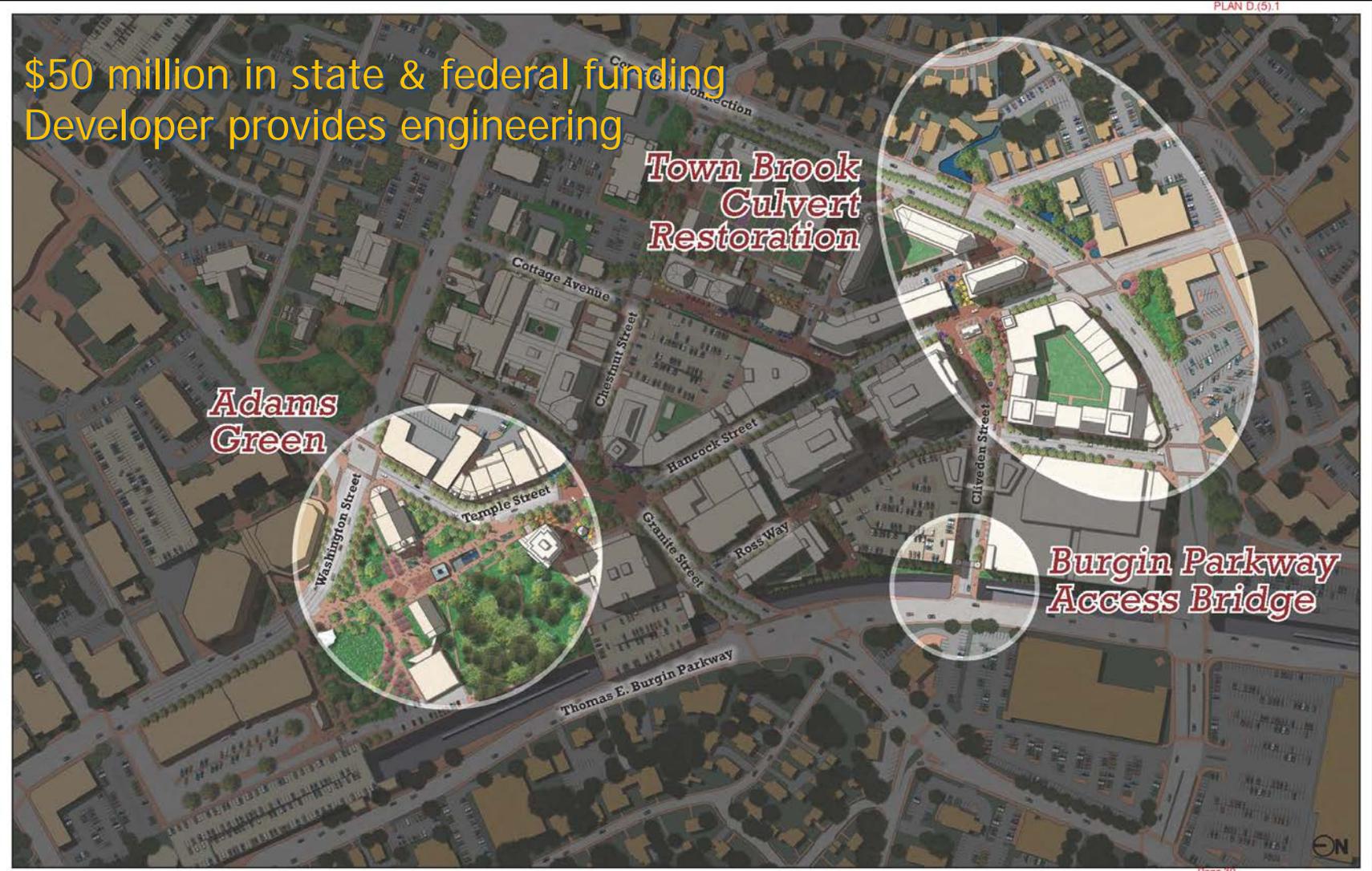
PLAN D.(5).1

\$50 million in state & federal funding
Developer provides engineering

**Town Brook
Culvert
Restoration**

**Adams
Green**

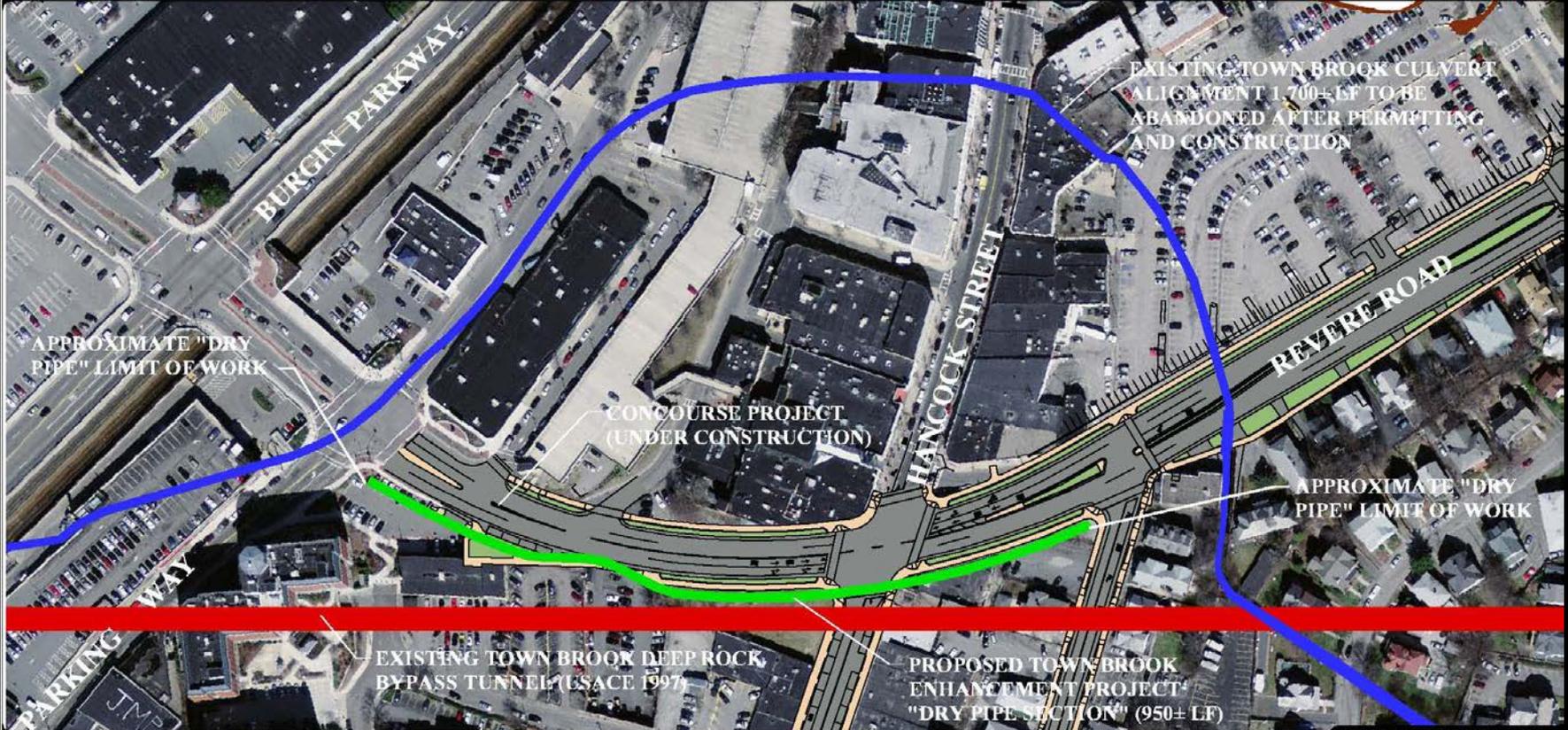
**Burgin Parkway
Access Bridge**



Town Brook Enhancement Project

Town Brook Enhancement Project Quincy, Massachusetts

January 2011
Quincy Center Redevelopment Project



APPROXIMATE "DRY PIPE" LIMIT OF WORK

CONCOURSE PROJECT (UNDER CONSTRUCTION)

EXISTING TOWN BROOK CULVERT ALIGNMENT 1,700± LF TO BE ABANDONED AFTER PERMITTING AND CONSTRUCTION

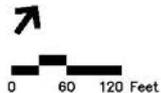
APPROXIMATE "DRY PIPE" LIMIT OF WORK

EXISTING TOWN BROOK DEEP ROCK BYPASS TUNNEL (USACE 1997)

PROPOSED TOWN BROOK ENHANCEMENT PROJECT "DRY PIPE SECTION" (950± LF)

NOTES:

- NO ALTERATION OF THE EXISTING TOWN BROOK IS PROPOSED DURING INSTALLATION OF "DRY PIPE SECTION"
- NO WORK WITHIN RIVERFRONT AREA OF EXISTING TOWN BROOK IS PROPOSED DURING INSTALLATION OF "DRY PIPE SECTION"



This Plan Prepared in Coordination With:



CITY OF QUINCY
CITY HALL
1305 HANCOCK STREET
QUINCY, MASSACHUSETTS



1400 HANCOCK STREET
QUINCY, MASSACHUSETTS

LUCAS ENVIRONMENTAL, LLC
LAND DEVELOPMENT & PERMITTING
129 BEALE STREET, #3
QUINCY, MASSACHUSETTS



111 TREMONT ST
BRIGHTON, MA
617-512-7095

Stephenson Design Group, LLC

Figure 3 January 2011

"Dry Pipe Section"
Town Brook Enhancement Project
Quincy Center Redevelopment Project
Quincy, Massachusetts

Town Brook Enhancement Project

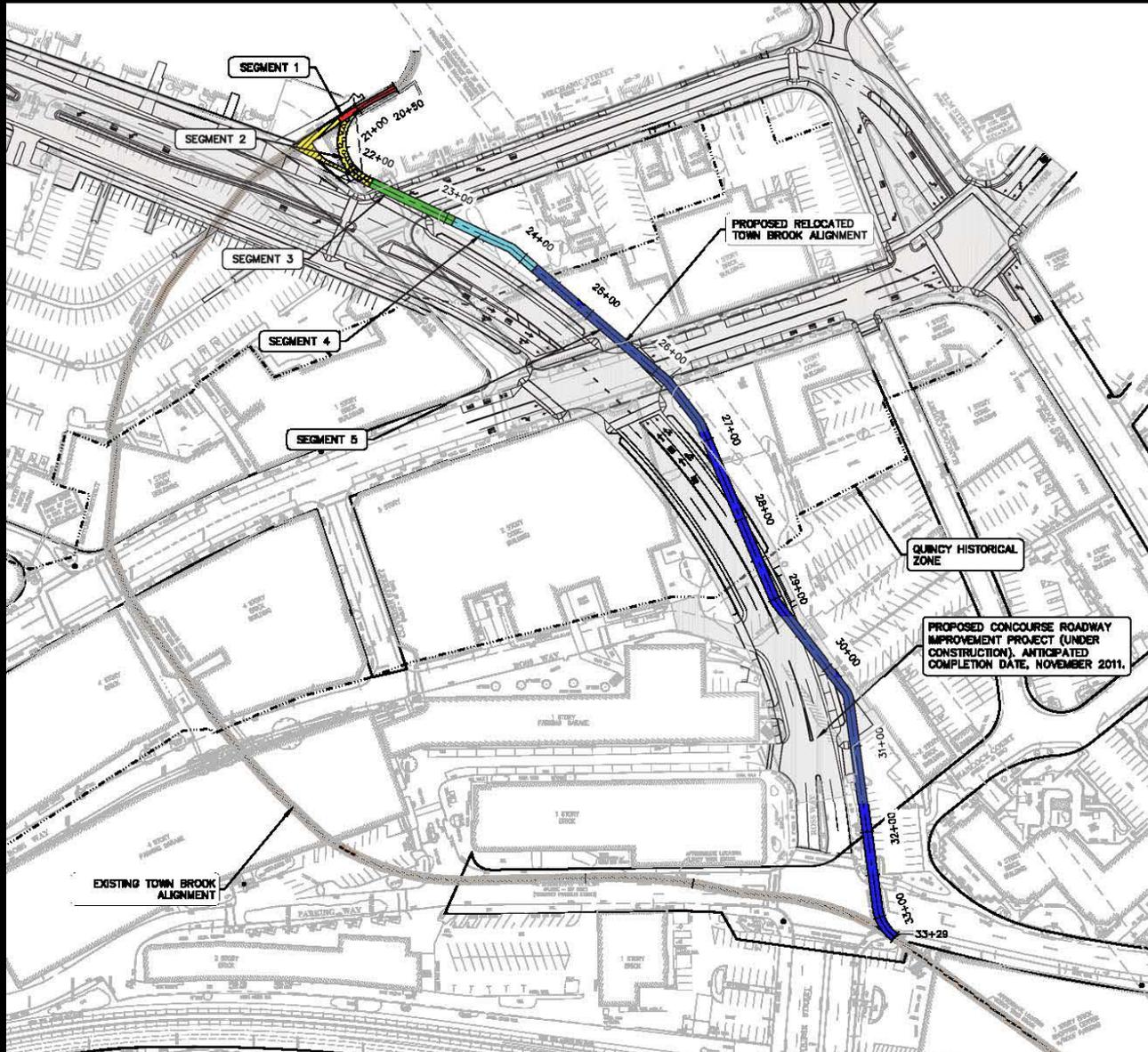
Town Brook Enhancement Project

25 months from concept to completion

Design
MEPA
Right-of-Way
Permitting
Appeals
Funding
Construction



Town Brook Enhancement Project



Town Brook Enhancement Project



PLAN D (5).7

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Mayor Thomas P. Koch

Adams Green

QUINCY, MASSACHUSETTS

- New urban park space connecting the Quincy Center T Station, City Hall, Historic Old Town Hall, and United First Parish Church
- Entails the discontinuance of a portion of a principal arterial roadway to create the park space
- 2006 Downtown Vision Plan lists the park concept as a needed enhancement for revitalization

Existing Conditions



Adams Green Design Schematic



Project Phasing and Funding Strategy

Phase 1

- Design and construction of infrastructure improvements
- Funded with a \$6 million SAFTEA-LU Transportation Earmark
- Currently at 75% design stage
- Anticipate advertising for construction February 2012

Phase 1 Limit of Work



Project Phasing and Funding Strategy

Phase 2

- Design and construction of the park space and associated amenities and interpretative elements
- Design is funded with a \$1 million Commonwealth Gateway Cities Grant
- Design is at 75% stage
- Construction will be funded under the I-Cubed program

Phase 2 Limit of Work



ADAMS GREEN QUINCY MASSACHUSETTS
HALDRUPSON DESIGN PARTNERSHIP

PLAN VIEW
3/19/2010



View from Old City Hall Looking East on Hancock Street



Adams Green Park | Old City Hall - Before and After
September 20, 2012



View from United First Parish Church looking East on Hancock Street

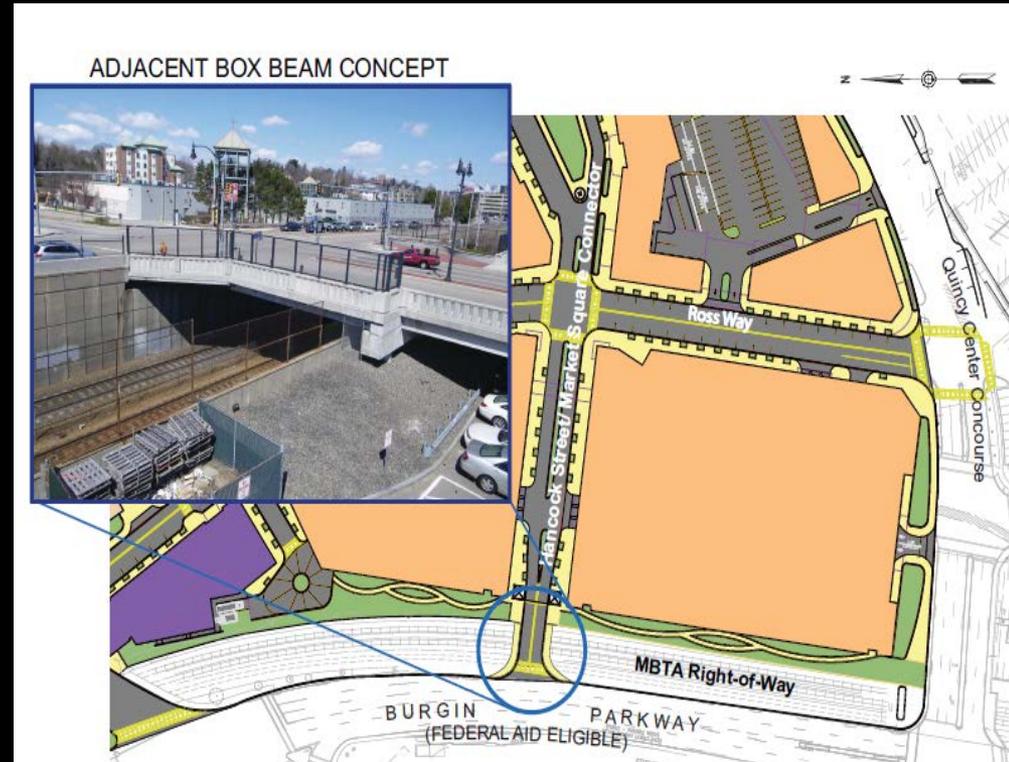


Adams Green Park | United First Parish Church - Before and After

September 20, 2012

Burgin Parkway Access Bridge

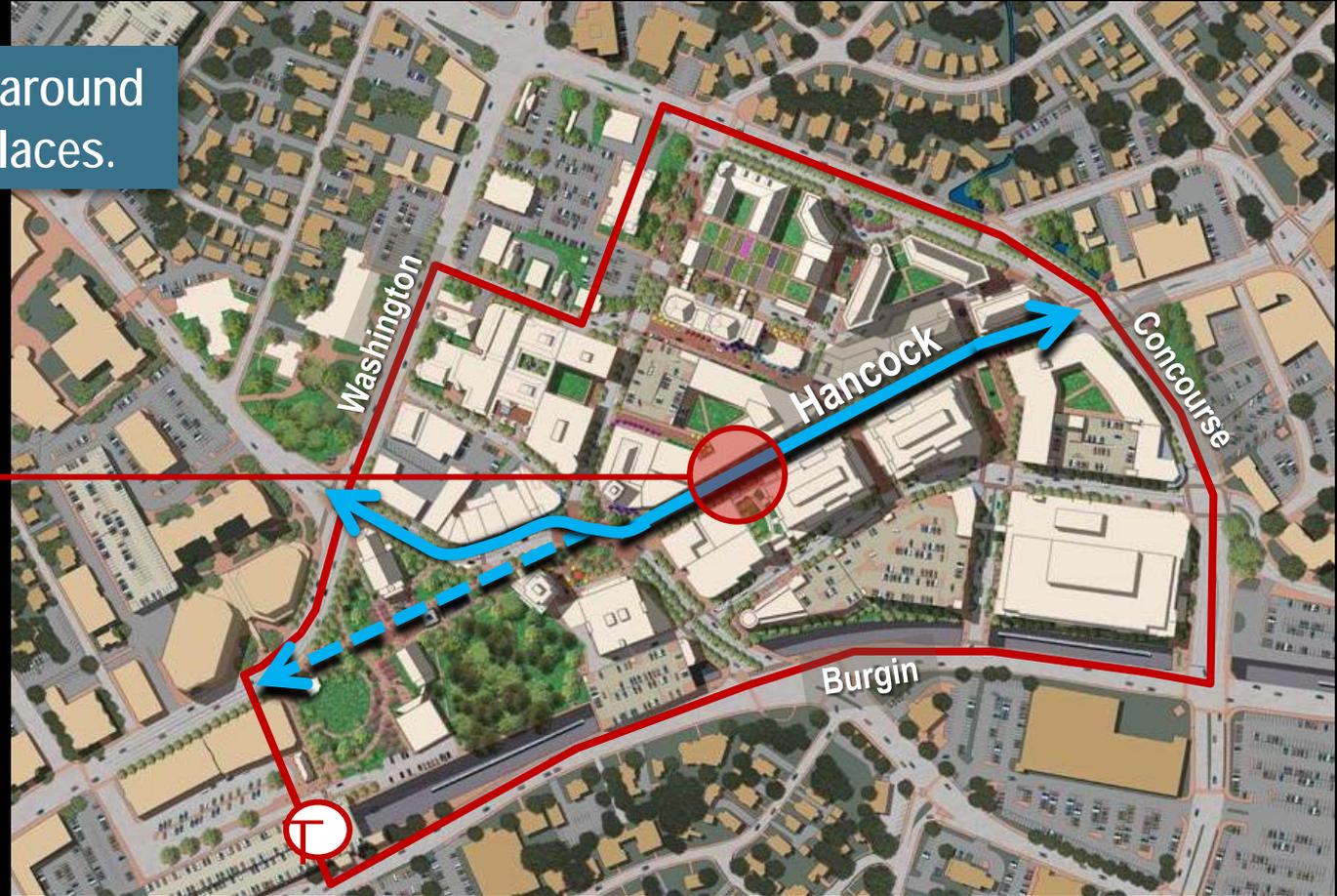
- Construction of a second bridge spanning over the MBTA tracks from Burgin Parkway into the Quincy Center commercial area
- Bridge will serve as a major entry point into the future redevelopment area
- Bridge construction will be managed by MassDOT and funded under the I-Cubed program.
- Accelerated construction techniques will be employed



The Project: GreatAddresses.

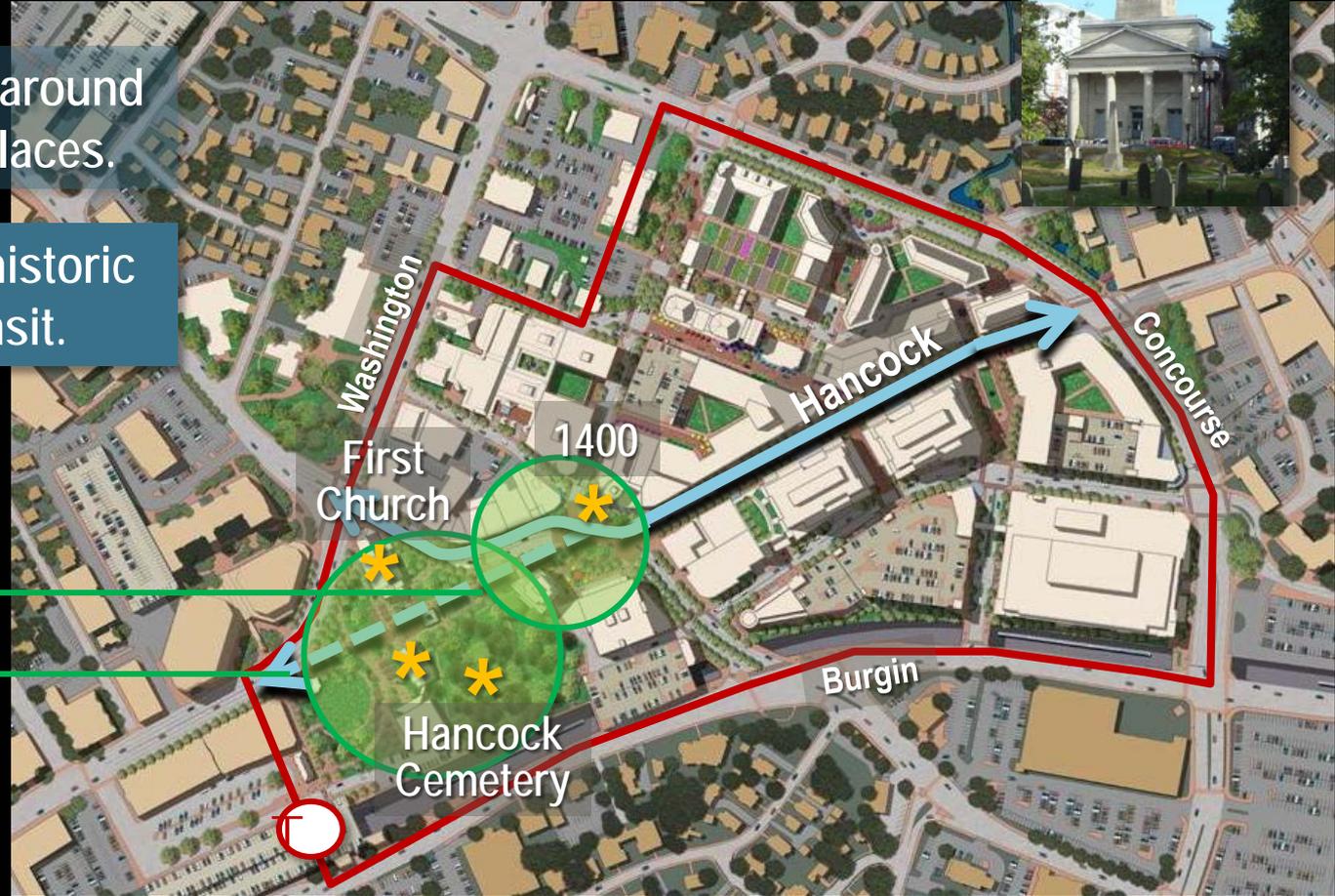
1. Anchor downtown around a great street and places.

Hancock Street



The Project: Great Addresses. Hancock St.

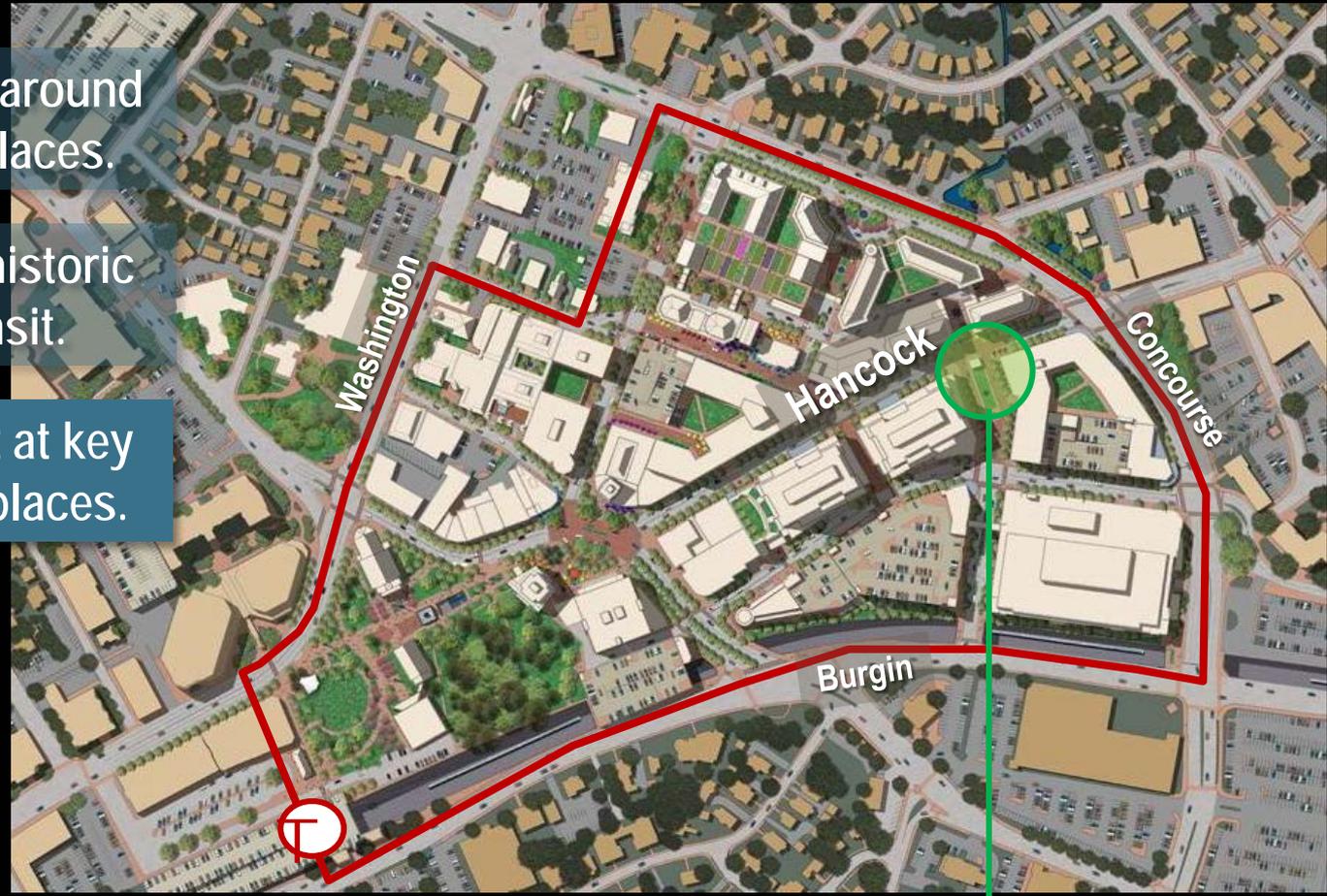
1. Anchor downtown around a great street and places.
2. Tie Master Plan to historic sites and mass transit.



Quincy Square
Adams Green

The Project: Great Addresses. Market Sq.

1. Anchor downtown around a great street and places.
2. Tie Master Plan to historic sites and mass transit.
3. Focus development at key anchors and great places.



Market Square

The Program: Downtown Needs.

The Retail Strategy.

Shopping in the new Quincy Center.

Street Retail and Restaurants

- Day-to-day goods services
- Not competing with fashion oriented mall or lifestyle
- Not a majority of chain stores
- All types from fancy to take out
- Food is up to 60% of street retail



Entertainment Retail

- Movie Theater and/or other entertainment
- Activate the street at night and weekends
- Reinforces food users



Large Format Destination Retail

- Anchor for value oriented, neighborhood/community tenants
- Urban big-box ala Target
- Small format grocery store
- 'Up in the air' with street retail



The Program: Downtown Needs.

The Retail Strategy.

Shopping in the new Quincy Center.

710,000 sf.

Quincy Center retail offers large floor plates, strong access and visibility, and prominent signage opportunities.



The Program: Downtown Needs.

The Office Strategy.

Working and learning in the new Quincy Center.



Wellness Platform

- Full state-of-the-art health club
- Master lease to major HC provider
- Doctors' offices and street retail
- Wellness/preventative medicine



Education Platform

- Growth is outpacing other formats
- Consumer cost more manageable
- Good anchor for downtown with transit and amenities
- Has campus identity
- Reinforces brand of other uses



Class A

- Many top professionals prefer a managed environment
- High image companies with some public interaction
- Centralized to wealthy neighborhoods with no commute
- Alternate to non-descript suburbs

The Program: Downtown Needs.

The Office Strategy.

Working and learning in the new Quincy Center.

1,055,000 sf.

Quincy Center offers an as-of-right platform for forward-looking growth industries including medical, academic and technology.



The Program: Downtown Needs.

The Residential Strategy.

Living in the new Quincy Center.



Rental, Loft Residential

- Low-rise lofts of all sizes, shapes and price points
- Young Professionals (25 to 35)
- Branded neighborhood
- 'Green' oriented lifestyle attitude
- Low-cost urban experience



High-Rise Residential

- Condos of all sizes, price points
- Middle age city dwellers (45 to 65)
- High-rise luxury towers
- Branded neighborhood
- 'Green' oriented lifestyle attitude
- Urban Boston experience



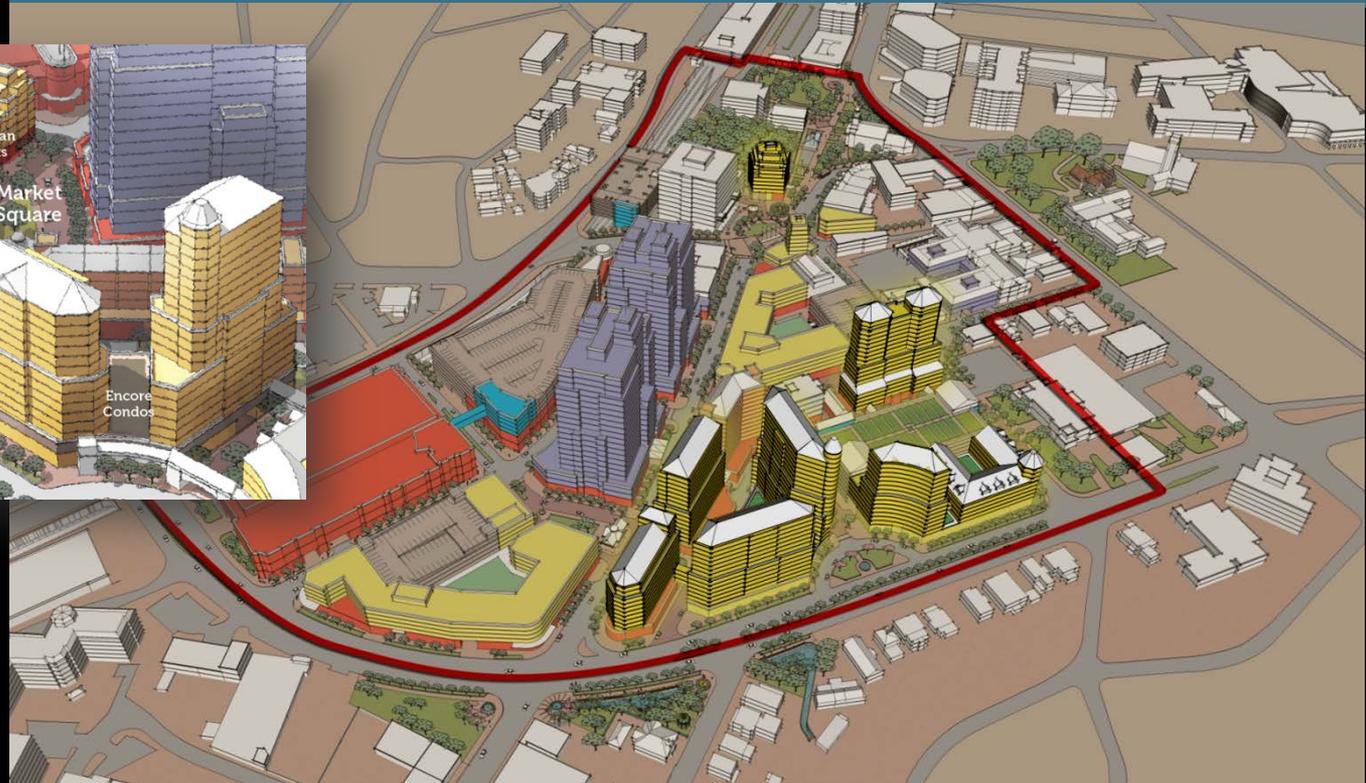
The Program: Downtown Needs.

The Residential Strategy.

Living in the new Quincy Center.

1,400 units.

Quincy Center will feature diversified residential offerings to both the Baby Boom and Millennial generations.



The Phasing: Building from the **Address.** Initial Development.

Block 4.

The initial development capitalizes on the new Adams Green and has every element of the future NQC.



The Phasing: Building from the Address. Initial Development.

Block 4.

The initial development capitalizes on the new Adams Green and has every element of the future NOC.



The Phasing: Building from the **Address.**

Step One Development.

Blocks 7,8,9,and 11..

The first step of development adds the critical mass to catalyze the rest of the whole downtown.



The Phasing: Building from the **Address.** Total Development.

Rest of the Downtown.

The final build-out happens a building or block at a time like any other urban core area.



“Destiny is not a matter of chance,
it is a matter of choice;
it is not a thing to be waited for,
it is a thing to be achieved.”

William Jennings Bryan

QUINCY.