

**New England Real Estate Journal Feature Article
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**From the Fore River Shipyard to Downtown,
Major Economic Investment is in store for the City of Quincy**

On the heels of establishing new zoning and financing incentives to stimulate economic development in downtown Quincy, the owner of the Fore River Shipyard announced that an internationally recognized design firm has been retained to create a Redevelopment Plan for the 110 acre property. Undertaking the redevelopment of downtown Quincy and the Shipyard property in conjunction with the start of long-planned roadway infrastructure improvements is creating an economic revival in this resilient and historic city located just seven miles South of Boston.

Daniel J. Quirk, new owner of the Fore River Shipyard that has been largely inactive for over 20 years, has brought RTKL Associates, Inc. of Baltimore to the City of Quincy. With 6 offices in the U.S. and 4 others in Europe and Asia, RTKL's experience with waterfront redevelopment is extensive. "After receiving a number of proposals and interviewing several first-rate planning firms we choose RTKL because they seem to have an excellent understanding of the untapped potential of a waterfront site like the Fore River Shipyard" said Dan Quirk.

RTKL has prepared plans for the Baltimore Inner Harbor; the Shanghai, China waterfront; Tampa's Harbor Place; the Rotterdam, Holland waterfront (one of the busiest ports in the world); and the Port Imperial project in New York Harbor to name but a few.

Revitalization plans have been prepared for the downtown cores of many cities including Los Angeles, Colorado Springs, Dallas, and a number of cities in China. Gary D. Maule, AICP a firm principal from the Washington, DC office will spearhead the effort, but can call upon specialized expertise from any of the RTKL offices.

The Shipyard property offers frontage on a functioning ship channel, extensive deep-water berth space, large lay-down and back-up areas, a fully operational railroad, air transportation and road accessibility, and a variety of existing building types and sizes. According to John Dobie, Director of Development Planning for the Shipyard, the master plan will have an emphasis on smart growth and transit-orientated development, including reserving portions of the site for marine-related uses. For additional information please visit the shipyard website at www.forerivershipyard.com.

The City continues to move forward on various planning initiatives associated with the recently adopted Quincy Center Zoning District. 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 an Urban Design Plan for the new zoning district. A community design charrette is scheduled for Saturday, October 1, 2005 from 9:00 am – 3:00 pm at Quincy High School. The charrette will give city residents, government leaders and business representatives an opportunity to collectively dialogue on future development opportunities for downtown Quincy. A comprehensive Urban Design Plan, as well as a new parking plan scheduled to be completed in the Fall will guide new development in a manner that fulfills the needs of a growing economy and protects the quality of life in the downtown.

The new zoning district is 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 further increase incentives for economic investment in Quincy Center the City has designated a Master Tax Increment Financing (TIF) program for the downtown. Establishing a Master TIF means that businesses investing in Quincy Center which create new employment opportunities will receive a 5% local real estate tax exemption. In addition to the local exemption, businesses become eligible for the Massachusetts 5% Economic Opportunity Area Tax Credit.

The City is moving forward in securing legislative approval for the financing phase of the District Improvement Financing (DIF) for the downtown. The establishing of DIF enables the city to use "new" tax growth generated within the defined DIF area to fund public infrastructure and streetscape improvements. Construction of a new parking structure and the completion of the Concourse transportation corridor are just a few of the long planned municipal projects that may soon become a reality as a result of this new financing mechanism.

Ensuring that the city has the roadway infrastructure in place to meet the demands of new growth and development is critical. Two significant roadway projects designed to facilitate an increase in vehicle circulation associated with new development are in their final design phases.

Phase III of the Quincy Center Concourse, an east-west road connection through the heart of downtown Quincy to link Routes 3 and 3A received overwhelming support at a recent public hearing. The McGrath Highway portion of the Concourse will run from the Quincy District Court House at the Washington Street intersection to Route 3A. 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 the state delegation the City will receive \$6 million from the recently approved Federal Transportation Bond Bill. Once completed, the Concourse will create a signature urban boulevard 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.

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 Fall 2005 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 through 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!*