Residential & Commercial Development

Over $600 million in new residential and commercial development projects are creating approximately 2,200 residential units and over 180,000 sqft. of commercial space.

The following section identifies a variety of residential and commercial development projects currently under construction, permitted or in the midst of the permitting process in the City of Quincy. The projects are listed together by area of the city in which they are located beginning with Quincy Center and the immediate surrounding area.

The time lines identified for each project are estimates provided at the time of this report and are subject to change. To find out the latest information on a specific project please contact the development team directly or the City of Quincy Office of Economic Development at (617) 376-1168.

Chestnut Place

Project Name: Chestnut Place

Project Location: Current Hancock Parking Lot

Primary Development Team: Peter F. O'Connell

Estimated Project Cost: $45 million

Estimated Project Start Date: Winter 2015 - 2016

Estimated Project Completion Date: Spring 2017

Chestnut Place will be a 15 story, fully sprinklered, steel-framed luxury apartment building, containing a total of 126 studio, one and two bedroom units. The first floor will contain retail and commercial spaces. Apartments will have 10 foot ceilings, with 12 foot ceilings on the top two floors and feature luxury finishes and appliances, including washer/dryer. Positive policy for pets. Covered walkway to covered garage parking. Easy walk to the MBTA.

Amenities will include a fitness room with cardio workout equipment, secure access to building and parking, WiFi in common area and private gardens.

Chestnut Place will be Quincy's tallest building and the centerpiece of the new downtown.

chestnut PLACE

Cliveden Place

Project Name: Cliveden Place

Project Location: 1545 Hancock Street

Primary Development Team: Galvcon Development, LLC

Project Website: www.Galvcon.com

Estimated Project Cost: $27 million

Estimated Project Start Date: Spring 2015

Estimated Project Completion Date: Spring 2016

Galvcon Development, LLC., a division of The Galvin Companies, a Quincy, MA based real estate services company, propose Cliveden Place, a new mixed use Commercial and Residential Condominium development located at 1545 Hancock Street in Quincy's new downtown.

Located at the corner of Hancock Street, Cliveden Street and Ross Way the new, two building development has been designed to meet the spirit of the new Quincy Center Design Guidelines by providing a commercial and residential component with onsite parking.

The first level of the five-story Hancock Street building will house The Shoppes at Cliveden, an approximately 8,000-sf commercial space fronted by a 120-foot exterior covered Colonnade. The grand entrance to the residences above will be through a beautifully appointed marble lobby with controlled elevator building access. At the rear of the building there will be a 22 space car park. The first two levels of the six-story Ross Way building will provide for 36 garaged parking spaces on two levels. The residential units will be entranced from a two story glass atrium opening onto Ross Way.

The forty-eight luxury condominiums (twenty-four in each building) will be uniquely designed in a traditional style, but will include specific contemporary elements to bring an urban feel to these Downtown Quincy condominiums – Ten-foot ceiling heights, eight-foot tall windows and large open space floor plans. Standards will include; hardwood floors, stainless steel appliances, in-unit laundry, European cabinetry with contemporary stone countertops and a master en suite with a luxurious soaking bath. An emphasis will be placed on forward-thinking design, including recycled and recyclable materials and energy efficiency.

GALVIN COMPANY
BUILDERS & DEVELOPERS

West of Chestnut

Project Name: West of Chestnut

Project Location: Chestnut/Cottage and Hancock Streets

Primary Development Team: Quincy Mutual Insurance Co. and Gate Residential Properties, LLC

Project Website: www.WestofChestnut.blogspot.com

Estimated Project Cost: $60 million

Estimated Project Start Date: April 2015

Estimated Project Completion Date: September 2016

West of Chestnut Underway in the Heart of Downtown Quincy. Site excavation and demolition work has begun on the mixed-use West of Chestnut residential and commercial development that will bring 169 new residential units to downtown Quincy by late summer 2016. The project restarted a stalled downtown development plan for the city and will consist of two six-story buildings ground-level retail and amenities for residents. The project includes underground and surface parking and will create a new street through the project known as "Chestnut Way".

The project is a joint venture between Quincy Mutual Fire Insurance Co. and Gate Residential LLC. Working closely with Quincy Mayor Thomas Koch, Quincy Mutual identified Gate Residential as a developer who could deliver on the city's commitment to reignite development at the site. The West of Chestnut development is expected to be followed by a second project to be known as East of Chestnut on the other side of Chestnut Street adjacent to the Quincy Mutual company headquarters. West of Chestnut was approved by the Quincy Planning Board in March 2015 and construction is being managed by Quincy-based Dellbrook Construction, LLC.

Site excavation began in April 2015. In late spring, foundations for underground parking and the building foundation will be poured and erection of steel is expected to begin by summer 2015. Topping off for the buildings is expected to take place in the Fall and, weather permitting, interior construction will occur through the late fall and winter.

QUINCY MUTUAL GROUP

GATE RESIDENTIAL™
a REDGATE COMPANY

Liberty Place

Project Name: Liberty Place

Project Location: 999-1003 Hancock Street, Quincy, MA 02169

Primary Development Team: Boston Property Development, LLC

Project Website: www.BostonPropertyDevelopment.com

Estimated Project Cost: $17.7 million

Estimated Project Start Date: May 2015

Estimated Project Completion Date: July 2016

Liberty Place sits on a beautiful 2 acre site only minutes from downtown Quincy, the Quincy Center MBTA train station and just steps from the world famous Adams Historic National Park. The development will boast a "Great Lawn" partially framed by picturesque Furnace Brook which feeds into the nearby Atlantic estuary known as Blacks Creek near Quincy Bay. The building itself will consist of 53 luxury 1 and 2 bedroom residential rental units. The new building is designed with a nod to the historic nature of the great city in which it is located while also embracing the best qualities of modern building design and materiality. Common elements to the building will include a large roof deck with spectacular water views, garage parking, 2 elevators and a fitness room. Each unit will boast hardwood floors, stainless steel appliances, granite kitchen and bathroom counter tops, top of the line HVAC systems.

BOSTON PROPERTY DEVELOPMENT

1505 Hancock Street

Project Name: 1505 Hancock Street

Project Location: 1505 Hancock Street

Primary Development Team: LBC Boston LCC

Project Website: www.LBCBoston.com

Estimated Project Cost: $30 million

Estimated Project Start Date: 2016

Estimated Project Completion Date: 2017

LBC Boston has invested more than $20 million to purchase a number of properties around the Quincy Center area. LBS is proposing a 116-room hotel above ground-floor retail space in a new building at the corner of Cottage Avenue and Hancock Street. The project will dovetail with other plans for the nearby Hancock Parking Lot and LBC is continuing to work on proposals for other areas of the downtown.

LBC BOSTON Partners Properties

Mechanic Lofts

Project Name: Mechanic Lofts

Project Location: 18 Mechanic Street

Primary Development Team: Heritage Companies

Estimated Project Start Date: September 2015

Estimated Project Completion Date: November 2016

The Proposal includes the removal of the existing two-family house at 18 Mechanic Street and paved parking lot at 22 Mechanic and construction of a new, modern, thirty-four unit residential buildiag at the 29,607 square foot site.

The building, designed by Sheskey Architects of Quincy, will be five (5) stories in height with garage parking under the building and lobby entraace from Mechanic on the first level aad units above. The building will be four (4) stories in appearaace from Mechanic Street and five (5) stories in the rear of the site. The entry lobby will be on grade with Mechanic Street, however, the units will be elevated via an interior stairway consisting of 10 Steps so that the units will be above the street level. The units will consisting of one and two bedroom units for a total of 38 bedrooms.

The Proposal will include additional surface parking spaces, which along with the garage spaces, will include a total of 38 parking spaces or 1 parking space per bedroom. The site will also be improved with a state-of-the-art drainage control system, which will capture, manage and clean the runoff from the bullding roof and site, and landscaped areas will replace the pavement behind the house at 18 Mechanic Street to provide pervious, landscaped green space in close proximity to the Town Brook. These new drainage control measures and added landscaping will greatly improve the existing site conditions and provide amenities to the new residents and abutting neighbors.

HERITAGE
DEVELOPMENT • MANAGEMENT • CONSTRUCTION

Butlers Landing

Project Name: Butlers Landing

Project Location: 10-18 Merrymount Road

Primary Development Team: Boston Property Development, LLC

Project Website: www.BostonPropertyDevelopment.com

Estimated Project Cost: $6.3 million

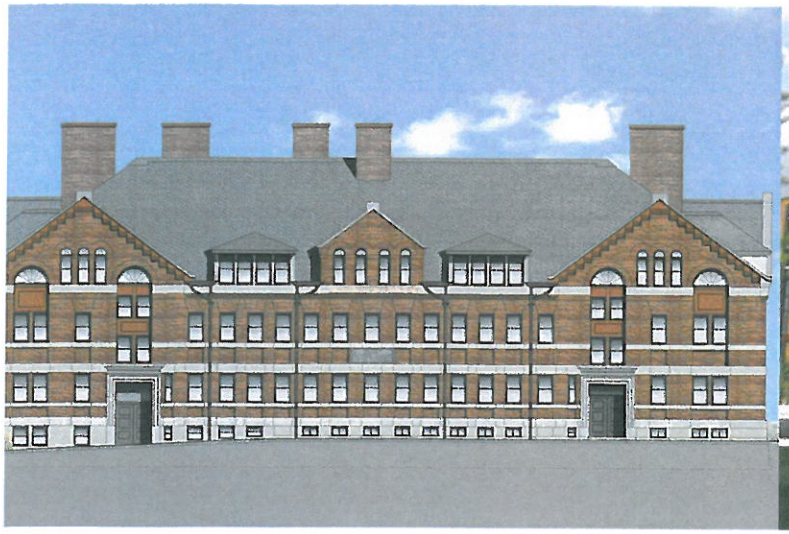
Estimated Project Start Date: November 2014

Estimated Project Completion Date: September 2015

Butler's Landing is located in Quincy's prestigious Merrymount neighborhood. A perfect location due to its proximity to all of the excitement of downtown Quincy while still a part of the tightly knit Merrymount neighborhood that embodies all of the very best qualities that one associates with the great city of Quincy. The building will consist of 23 luxury 1 and 2 bedroom residential rental units. The building itself is constructed brick and mortar and possesses amazing classic brick detailing from an era long past. The development team has added an exterior stairwell and an additional floor to the building, effectively transition the building from its former commercial use to its new luxury residential aesthetic. Each floor possesses ceiling heights of greater than 9' that gives the units a spacious and opulent feel. Each unit will boast hardwood floors, stainless steel appliances, granite kitchen and bathroom counter tops, top of the line HVAC systems. The building will also have a centrally located elevator, a fitness center and additional storage facilities available for the tenants of the building.

BOSTON
PROPERTY
DEVELOPMENT

1022 Hancock Street



Project Name: 1022 Hancock Street

Project Location: 1022 Hancock Street

Primary Development Team: Edgewood Development Company, LLC

Project Website: www.Edgewood-Development.com

Estimated Project Start Date: Summer, 2015

Estimated Project Completion Date: Spring 2016

Located just minutes from Quincy Center and other amenities, this exciting new residential development offers multiple living options in an historic setting. The former Central Middle School will be totally renovated into forty-six (46) ultra-modern condominium homes. Interior amenities will include granite counters, hardwood floors throughout, washer/dryer units, central air and heating. Every unit will be offered exclusive, on-site parking in a well-lit lot immediately adjacent to the building. New doors, windows, heating/cooling and insulation will provide home owners with modern comforts and low maintenance costs in an historic setting.

This beautiful brick and granite building was originally constructed in the late 1800's for the new Quincy High School. The Quincy Historical Commission notes that is an exemplary example of a Romanesque Revival building. Located adjacent to the National Register of Historic Places Mary Quincy Adams home, it is the only "Queen Anne" style of school in the City. The building is located a mere six minute walk from the nearby Quincy Center Red Line MBTA train station. MBTA bus routes on Hancock Street are only a few hundred feet from the front entrance. The Central Business District with its multiple businesses and restaurants is less than a ten minute walk. Unit sales are projected for the spring of 2016.

EDGEWOOD
Development Company, LLC

Deco

Project Name: Deco

Project Location: 675 Burgin Parkway, Quincy MA

Primary Development Team: Cabot, Cabot & Forbes

Project Website: www.cabotforbes.com

Estimated Project Cost: $55 million

Estimated Project Start Date: June 2014

Estimated Project Completion Date: May 2016

Deco is a 180-unit, market rate multifamily housing development scheduled for delivery in Q1 2016. Located directly across the street from the Quincy Adams MBTA Red Line Station and benefitting from superior vehicle access via I-93 and Route 3, Deco is a Transit Oriented Development (TOD) that is the focal point of this important gateway into one of Boston's fastest growing submarkets.

The project includes Class-A unit finishes and robust common area amenities such as a fitness center, clubhouse and landscaped courtyards that feature a pool and other recreational activities. Deco is LEED Certifiable and complies with Stretch Energy Code. It will be the first major multifamily apartment community completed in Quincy in more than a decade.

Cabot, Cabot & Forbes

Self Storage Facility

Project Name: Self Storage Facility

Project Location: 27-47 & 53 Liberty Street

Primary Development Team: SSG Development

Project Website: ssgdevelopment.com

Estimated Project Cost: $14 million

Estimated Project Start Date: In progress

Estimated Project Completion Date: December 2015

SSG Development and Construction is redeveloping an underutilized Industrial property most recently occupied by PV Sullivan as a plumbing supply warehouse. The development will create a new 4-story, 118,000 square foot Class A self-storage facility that will compliment the gateway to the city center on Burgin Parkway. The self-storage facility will be fully climate-controlled and have a secure fenced-in loading area, a modem showroom, two elevators and bold exterior architectural features, including two glassed towers. The modem and light showroom will allow customers to reserve storage units ranging in sizes from 5'x5' to 10'x30' and purchase packing and moving supplies. The building will be built to a sliver LEED equivalent with heavily insulated walls, motion sensors on all light fixtures and a very low water usage. The placement of the building on the site will also increase the front setback to allow a 25' green area on the street and increase visibility for the traffic on Liberty Street and improve the area with new landscaping and sidewalks.

SSG
development | construction

Marina Bay Residential Development

Project Name: Marina Bay Residential Development

Project Location: Marina Bay

Primary Development Team: Hines

Estimated Project Start Date: May 2015

Estimated Project Completion Date: First units in latter half of 2016

The project consists of a 352-unit class-A apartment community in 2 buildings with approximately 20,000 sf of retail along an expanded boardwalk at Marina Bay. This best-in-class project will target both young professionals and empty-nesters seeking a convenient waterfront location at a significant discount to downtown Boston rents for comparable quality buildings and amenities.

Overlooking Dorchester Bay with views of the Boston skyline and marina, the project will feature an amenity package superior to other properties in the submarket including garage parking, three landscaped courtyards equipped with a pool, sundecks, fire pits and a multi-purpose green, two fully equipped fitness centers and multiple social gathering spaces such as a club room, cyber café, dining room and library.

Hines

The Watson

Project Name: The Watson

Project Location: 116 East Howard Street

Primary Development Team: Bill Caulder, 6M Development
David Crocini, Crocini Consulting

Estimated Project Cost: $37 million

Estimated Project Start Date: Spring 2015

Estimated Project Completion Date: Winter 2017

The Watson will consist of 140 market rate rental units with full service building amenities; outdoor heated pool, bocce court, fire pit, fitness center, business center, great room, concierge, and covered parking. Unit amenities will include wood, carpet, and tile flooring, stainless appliances, and granite countertops. The unit mix will consist of studio, 1 bedroom, and 2 bedroom units.

Located in Quincy Point, the residential development has convenient access to route 3A, route 3, public transportation and Downtown Quincy.

Avalon Quincy

Project Name: Avalon Quincy

Project Location: Quarry Street

Primary Development Team: Avalon Bay Communities, Inc.

Estimated Project Cost: Over $80 Million

Estimated Project Start Date: Summer 2015

Estimated Project Completion Date: Summer 2017

Avalon Quincy is a 395-apartment mid-rise community located in Quincy, MA containing five five-story wood framed buildings, two of which will be on top of integral podium parking, as well as an integral leasing office and numerous on-site amenities. The community will offer granite counters, stainless appliances, oversized outdoor balconies,

integral parking, complimentary shuttle service to mass transit, 24-hour fitness center, clubhouse, heated pool, dog park, and numerous outdoor socializing areas.

Avalon Quincy is built on a former hilltop granite quarry that features tremendous views of Quincy Bay, Downtown Quincy, the Blue Hills Reservation, and the Boston skyline and excellent linkages to downtown Boston.

Brook Road Residences

Project Name: Brook Road Residences

Project Location: 168 School Street

Primary Development Team: Heritage Companies

Estimated Project Start Date: June 2015

Estimated Project Completion Date: June 2016

Heritage Companies of Quincy is proposing a residential proposal of thirty-two (32) residential condominium units at 168 School Street. The property is a triangular shaped, vacant parcel of land in Fort Square, consisting of approximately 199,254 square feet, which was the subject of an earlier townhouse proposal.

The proposal, designed by Sheskey Architects of Quincy, provides for thirty-two (32) condominium flats in one, three (3) story building with parking under the building for approximately fifty-three (53) parking spaces with an additional thirteen (13) spaces outside the building for a total of sixty-six (66) spaces (more than 2 spaces per unit). The building will be located in the front of the site along School Street and Brook Road and will remain at least 25 feet from the identified wetland boundary. The rear of the site will remain undisturbed to provide a natural wooded buffer for the neighbors in the rear of the site.

HERITAGE
DEVELOPMENT • MANAGEMENT • CONSTRUCTION

Crown Colony Apartments

Project Name: Crown Colony Apartments

Project Location: Marriot Drive

Primary Development Team: John Flatley Company

Estimated Project Start Date: October 2015

Estimated Project Completion Date: October 2018

Crown Colony Apartments will be located within the Crown Colony Office Park off of Marriott Drive and will consist of 492 one- and two-bedroom dwellings. The site will be beautifully landscaped and have a centrally located 6,900 square foot clubhouse that will provide a fitness center, studio, conference room, lounge, and clubroom that will be available for the use of all residents. Adjacent to the clubhouse will be an inground pool and deck that will be surrounded by additional ornamental landscaping. Around the exterior of the site will be a half-mile long walkway that can be used for exercise or simply enjoying the views.

Access to areas off-site within the Crown Colony Park can be easily reached via the numerous sidewalks within the site, or by use of the Crown Colony shuttle bus that will be provided to residents of the site to reach areas within Crown Colony Park as well as the nearby MBTA rail station, should residents wish to travel to Boston or points further north or south on the MBTA. Quincy center, including Quincy City Hall and numerous shopping and dining opportunities are located only 2 miles away. Based on the location of Crown Colony Apartments, as well as the amenities that are within minutes of the site, make Crown Colony Apartments the perfect Live, Work, and Play destination for future residents.

JOHN FLATLEY
Company

Commercial Reinvestment/ Development Opportunities

The following section identifies the numerous commercial properties that have recently undergone significant reinvestment and/or are in the process of undertaking significant renovations. The commercial real estate market in Quincy has experienced a resurgence, fueling new growth and expansion opportunities throughout the City.

This section of the report also identifies and development opportunities in the City of Quincy. Whether one requires a Class A office environment in move-in condition; a light industrial or manufacturing space; or a vacant parcel ready to accommodate a building to suit current and future growth aspirations, one will find the opportunity in Quincy.

Although the City of Quincy is a built-out urban community, one can still find many new growth and development opportunities. Whether seeking to be part of the Economic Revival in Downtown Quincy, or looking to locate a commercial operation near convenient public transportation hubs one will find the right opportunity at the right price in Quincy.

Presidents' Place Lobby Renovation/ Signage and Awning Project

Project Name: Presidents Place

Project Location: 1250 Hancock Street

Primary Development Team: Boston Andes Capital LLC and Related Beal

Project Website: www.presidentsplacequincy.com

Estimated Project Cost: $2,300,000

Estimated Project Start Date: December 2012

Estimated Project Completion Date: September 2015

When Related Beal/Boston Andes Capital acquired Presidents' Place in December of 2014, one of the attractive benefits was the unique mixed-use aspect of the property. The two anchor tenants, Quincy College and Harvard Vanguard bring many unique and positive attributes to both the property and the community. With Quincy College's student base of over 3,500 and Harvard Vanguard servicing over 500 patients per day, Presidents' Place is a vibrant hub of activity that requires the need for a 1st class retail experience.

The concept of the Presidents' Place lobby renovation project is to turn the current interior retail program out to Hancock Street in order to take advantage of the Adam's Green project. Our Two million dollar project will enhance the curb appeal of the exterior and interior of Presidents' Place by upgrading the Building's signage and awning program that has already brought up-scale retail tenants such as Barnes and Noble @ Quincy College, Mass Bay Credit Union and The Townshend Restaurant and Bar featuring outdoor patio seating. We will continue to pursue 1st Class retailers to enhance our retail program. In addition, this project will focus on upgrading the outdated lobby finishes with a new contemporary design. This design will feature a new flooring concept, updated wall finishes, energy efficient lighting, modern Atrium furniture and a Visitor center. These improvements are in addition to projects we have already completed which include elevator control upgrades, elevator cab renovations and the installation of automated garage pay stations and control equipment.

RELATED BEAL

Heritage Point

Heritage Two

Project Name: Heritage Landing – a three building campus that includes One Heritage, Two Heritage and Heritage Point

Project Location: One Heritage Drive, Two Heritage Drive & 108 Myrtle Street, Quincy

Primary Development Team: Campanelli

Project Website: www.heritagelandingma.com

Estimated Project Cost: $45,000,000 +

Estimated Project Start Date: June 2013

Estimated Project Completion Date: June 2015

Campanelli, a full-service commercial real estate development, acquisition and construction management company noted a gap in the market for companies priced out of downtown Boston, the Seaport and Cambridge but still looking for Class A office space, modern amenities and Red Line T access. That's why the value-add acquisitions team strategically acquired three Class A office buildings totaling over half a million square feet in North Quincy over the past two-years. The three properties now comprise Heritage Landing, Quincy's newest urban waterfront campus that includes Heritage One, Heritage Two and Heritage Point (formerly 108 Myrtle Street). Renovations have helped Heritage Landing become the fastest leasing office space south of Boston with 130,000 square feet of new leases signed. Over 70 percent of those new tenants have moved from Boston to Quincy, confirming the efficacy of the strategy.

New amenities at Heritage Landing include a full-service café featuring the downtown eatery Sebastians, a grab-and-go coffee kiosk, a high-end fitness center and a modern, and a flexible 70-seat conference center Heritage Two also features the first ever Micro-Mart in a multi-tenant suburban building. The Micro-Mart offers snacks, drinks and sandwiches that can be accessed via a tenant's FOB 24/7 with an automated pay station. This was created to cater to the young, innovative companies in the building that work off-hours. Tenants can also enjoy an outside-patio during warmer months, benefit from a 4 space per 1,000 square foot parking ratio with garage and surface parking options and enter through two sleek new entrances leading to a modern lobby with feature-wall. Campanelli is now one of the largest property owners in Quincy.

Campanelli

Industrial Waterfront Property Available

Project Name: Industrial Waterfront Property Available
Project Location: Fore River Shipyard
Primary Development Team: CASHMAN Company

AREA 23.7 acres, Upland 15.3 acres, Riparian 8.4 acres.

Located on the Fore River Shipping Channel the property is zoned to support a variety of Heavy Industrial Allowed Uses including Laboratory/Research and Development; Distribution; Manufacturing; Warehousing; etc.; Marine/Rail/Truck Terminal; Storage of flammable liquids/gases; Contracting Yard; Equipment Storage/Service/Sales; Processing/Recycling/Industrial Operations and Wholesale; Storage; Commercial Boat Operations.

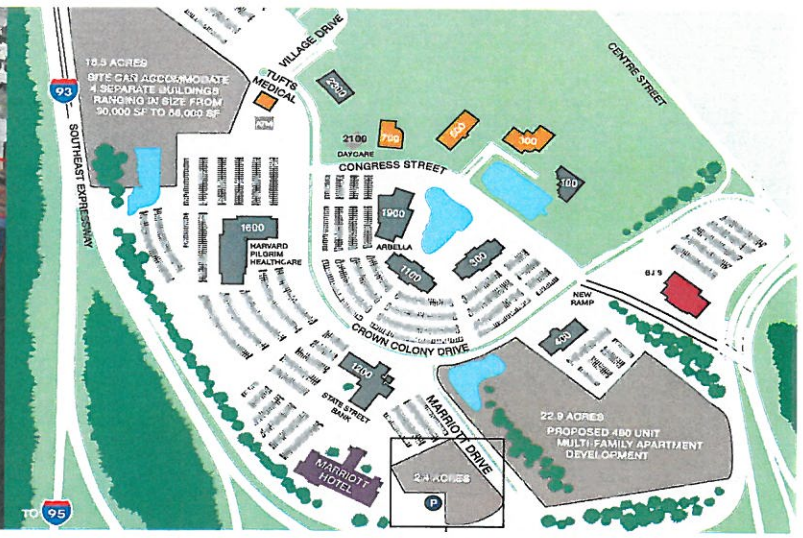
The Waterfront property includes a 38' Water Depth at MLW with 1,600 linear feet of deep-water pier space and access to the only roll-on transfer bridge in Boston area.

The site features a Designated Port Area; Less than 10 miles to Boston via designated truck route; Strategic Inner Boston Harbor location; Rail connecting to CSX; Truck scale on site; Heavy power, natural gas, water, sewer on site and located opposite 700MW Exelon power plant.

The Owner is willing to subdivide, build to suit as well as provide lease or sale opportunities.

CASHMAN
Think Impossible.

Flatley Group at Crown Colony Office Park



Project Name: Flatley Group at Crown Colony Office Park
Project Location: Crown Colony Office Park
Primary Development Team: The Flatley Company
Project Website: www.flatleyco.com

Located 9 miles south of Boston, Crown Colony Office Park is a 143-acre office campus located in Quincy, close to the I-93 and Route 3 interchange. The park constitutes nearly half of the Class A office supply in the Quincy area.

Tenants in the park include: State Street Bank, Arbella Insurance Company, Boston Financial Data Services, Harvard Pilgrim Healthcare, Crown Colony Medical Center, Shields Healthcare and Tufts Medical.

Crown Colony Office Park is master-planned for up to 20 first-class office buildings. Currently 15 buildings have been developed. The complex is located adjacent to the Quincy Adams Red Line "T" station and includes a Four Star Marriott Hotel and a Bright Horizons child care center.

The Flatley Company recently completed a "build-to-suit" medical office building for Tufts Medical within the Park.

There are two development sites being offered by The Flatley Company totaling 19 acres with the potential for 360,000 SF of office space.

The larger site (16.5 acres/300,000 SF) is located adjacent to the Boston Financial Data Services building and can accommodate one single tenant building or be divided into 4 separate office buildings ranging from 30,000 SF to 86,000 SF.

The smaller site (2.4 acres/60,000 SF) is near the Marriott Hotel. It is fully permitted and is ready for construction. The site is ideal for medical office with a large parking ratio including covered parking.

Both sites can accommodate ground leases or "build to suit" possibilities and there is ample parking available.

THE FLATLEY COMPANY

Fore River Shipyard

Project Name: Fore River Shipyard

Project Location: East Howard Street

Primary Development Team: Quirk Auto

The 113-acre former Fore River Shipyard is a prominent opportunity for a company looking to establish a campus style location that includes R&D and a manufacturing setting tailored to a company's individual needs and standards. The property has tremendous waterfront access, a deep water shipping channel, berthing spaces and a commercial rail running through the site. A completed master plan for the property emphasizes smart growth and transit oriented development principals, making this a very attractive site opportunity.

The property is at the mouth of the Fore River, which flows into Boston's Outer Harbor and can accommodate off-load vessels directly into the property. The predominant area of the Shipyard is in the City of Quincy, and is zoned Industrial B. Approximately 1/3 of the Shipyard is in the Town of Braintree and is zoned Highway Business.

QUIRK CARS

1495 & 1515 Hancock Street

Project Name: 1495 & 1515 Hancock Street

Project Location: 1495 & 1515 Hancock Street

Primary Development Team: Advanced Realty Management

Project Website: www.Advancedremgt.com

Estimated Project Cost: $10 million

Estimated Project Start Date: April 2015

Estimated Project Completion Date: On-going

Headquartered in Quincy, Massachusetts with regional offices in Boston, Lynn and Worcester, our diversified portfolio specializes in the development and long term management of multifamily, commercial, retail and mixed-use properties. Our portfolio is comprised of 1,500 apartment homes and over 500,000 square feet of associated commercial and retail space.

Advanced Realty Management has begun exterior and interior upgrades which have attracted over a dozen tenants totaling 50,000 RSF. Both buildings offer a variety of available space including office, loft and retail space.

Advanced Realty Management

Boston Scientific

Project Name: Boston Scientific
Project Location: Commander Shea Blvd.
Primary Development Team: Boston Scientific
Project Website: www.bsi.com
Estimated Project Cost: $40 million
Estimated Project Completion Date: Ongoing

Boston Scientific transforms lives through innovative medical solutions that improve the health of patients around the world. As a global medical technology leader for more than 35 years, they advance science for life by providing a broad range of high performance solutions that address unmet patient needs and reduce the cost of healthcare. Their US Customer Fulfillment Center is located at the northern end of the City in the Marina Bay section. Recently the Company completed renovation of 680K SF of warehouse and distribution space, and achieved the following:

- LEED Silver rated
- Energy Star Certified
- Installed a 1.2 Megawatt, roof mounted solar array producing approximately 1,500,000 kWh per year

The Company is currently evaluating additional investments at the Marina Bay location.

Facility renovations and improvements in recent years are in excess of $40 million, with an additional few million more in near term capital investments.

Granite Telecommunications

Project Name: Granite Telecommunications
Project Location: 100 & 150 Newport Avenue Extension
Primary Development Team: George Meegan
Estimated Project Cost: $8 million
Estimated Project Start Date: September 2013
Estimated Project Completion Date: April 2016

Granite Telecommunications, LLC, a national provider of telecommunications and data services has expanded its North Quincy campus by adding a building at 150 Newport Avenue, Ext.

The building creates room for new and existing employees and houses state-of-the-art training facilities for Granite University and Granite's Network Operations Center (NOC). The new building-together with Granite's existing headquarters-creates a corporate campus setting. Granite has more than doubled its office space by adding 125,000 square foot of office space, larger and improved parking and pathways interconnecting both buildings.

The new building comes at an ideal time, as Granite is in the process of bolstering several products and services that will supplement the solutions that it offers to multi-site businesses, including offering voice products over its own business-class Internet Protocol network and Multiprotocol Label Switching to transmit voice and data over its highly reliable and secure network. The new state-of-the-art NOC allows employees to monitor real time connections for customers across the United States and Canada. Granite University will encompass an entire wing of the expansion. This internal Training and Development Department will educate new and existing employees in hands-on product demonstration labs and computer classrooms. Granite is the process of making its campus buildings more environmentally efficient by replacing mechanical systems and adding insulation, energy management systems and more efficient lighting.

68 Beale

Project Name: 68 Beale

Project Location: 68 Beale Street

Primary Development Team: 68 Beale Street, LLC.
C/O The Heritage Companies

Project Website: www.68beale.com

Estimated Project Start Date: May 2014

Estimated Project Completion Date: May 2015

The Heritage Companies , 68 Beale Street, LLC of Quincy opened the 22 unit residential development at 68 Beale Street in Wollaston.

The Twenty-Two (22) unit residential building was designed by Sheskey Architects of Quincy, and consists of four stories in height with an Eleven (11) car parking garage on the first level and Twenty-Two (22) small, one bedroom, residential units on the upper levels. The garage is serviced by an entry door on Beale Street and secondary exit door at the rear is the property onto a shared right of way.

The property's close proximity to the Wollaston MBTA station makes the property an ideal site for a transit oriented development, as discussed during the recent Wollaston redevelopment meetings and the "September 2013 Re-Envisioning Wollaston Report". The proposal adds Class A rental units to the community for residents who do not own a vehicle and rely primarily upon public transportation for their transportation needs.

HERITAGE
DEVELOPMENT • MANAGEMENT • CONSTRUCTION

East Howard Street Veteran Home

Project Name: East Howard Street Veteran Home

Project Location: East Howard Street

Primary Development Team: NeighborWorks

Project Website: www.nwsoma.org

NeighborWorks of Southern Massachusetts, formerly known as Neighborhood Housing Services, has completed over 180 units of affordable housing. The latest project, East Howard Street, providing 12 units of affordable housing for formerly homeless veteran families. NeighborWorks has over 100 units in the pipeline bringing in over 10 million in investments to the area.

NeighborWorks®
SOUTHERN MASS
Working Together for Strong Communities

City of Quincy Projects

The City of Quincy and its leadership at all levels understands that investment in public infrastructure is a vital catalyst to private growth. It's good schools, safe streets, functional roads and bridges, new parks and the stewardship of historic assets that create the foundation for economic expansion.

Over the last several years, the City has embarked on a sweeping program of major infrastructure improvements by leveraging federal, state and local financing. Projects totaling more than $400 million are either completed or underway – ranging from the preservation of the City's historic old City Hall, to a new Quincy High School and Central Middle School, to the creation of a new road through Quincy Center.

From transportation infrastructure to neighborhood revitalization and quality of life improvements, these projects directly relate to the future economic growth of the City. And all contribute to the increase in property values throughout the City over the last several years.

Restoration to Quincy Town Hall

Project Name: Old City Hall
Project Location: Quincy Center
Estimated Project Cost: $13 million
Funding Source: City

Built in 1849, Quincy's City Hall is believed to be among the oldest functioning local government buildings in all of America. Deteriorated to state a near-failure, this historic preservation essentially saved the building. The project includes the full restoration of the both the building's and exterior and interior, including the recreation of its "Great Hall" as a centerpiece public meeting place as it was originally intended. The project will also include meeting rooms and historic display place, allowing it to dovetail into the Adams Green park project that will connect City Hall to the historic First Parish Church, the resting place of John and John Quincy Adams, across the street.

Neponset River Bridge Reconstruction

Project Name: Neponset River Bridge Reconstruction
Project Location: North Quincy/Boston
Estimated Project Cost: $40 million
Funding Source: State
Estimated Project Completion Date: 2013

One of the major gateways to the City of Quincy and a highly trafficked access point Interstate 93, the Neponset River Bridge was completely rebuilt and financed by the state government. The scope of work included new bicycle lanes, ornamental lighting, and signage throughout. The bridge was in a state of a serious disrepair prior to its reconstruction, with its support structure the first to be totally overhauled followed by the travel deck.

Hannon Parkway

Project Name: Hannon Parkway
Project Location: Quincy Center
Estimated Project Cost: $10 million
Funding Source: Federal
Estimated Project Completion Date: 2012

The final phase of the long-planned east-west connector through Quincy Center was opened to traffic in 2012, creating one of the lynchpins to future private development in downtown. The City's north-to-south arteries have traditionally functioned well, but the lack of east-west routes have created historical choke points. The roadway provides a long-necessary connection from Burgin Parkway to Southern Artery (Route 3A) for commuters and access to the downtown area for visitors. In just a few years, the road has become a primary travel route for local commuters.

Adams Green

Project Name: Adams Green
Project Location: Quincy Center
Estimated Project Cost: $8 million (Transportation Phase)
Estimated Project Start Date: Date
Funding Source: State/Federal
Estimated Project Completion Date: Fall 2015

For decades, one of the City's most important historical sites, the First Parish Church where President John and John Quincy Adams are entombed, has essentially been in the middle of a four-lane rotary in the heart of Quincy Center. The transportation of the Adams Green project will transform the traffic patterns in the area by eliminating traffic in front of the church, creating the first step of a new public park that will take shape following this phase of the project. Providing better access to the Church, and City Hall, has always been a key element of the City's efforts to revitalize its downtown, and this project is a critical step toward that goal.

East/West Squantum and Hancock Street Intersection

Project Name: East/West Squantum and Hancock Street Intersection
Project Location: North Quincy
Estimated Project Cost: $5.4 million
Funding Source: State/City
Scheduled Completion: Fall 2015

Financed by both the State and City, the project will completely rebuild the highly travelled intersection of Hancock Street and East and West Squantum Streets in North Quincy. The area is a hub for both drivers and pedestrians, as it includes the North Quincy MBTA station and North Quincy High School. The project includes road widening, dedicated turn lanes, new traffic signal alignment, and improved pedestrian access. The project will also create a new pick-up and drop-off area in front of North Quincy High School.

North Quincy High School Campus Expansion Plan

Project Name: North Quincy High School Campus Expansion Plan
Project Location: 316 Hancock Street
Estimated Project Start Date: June 2015
Estimated Project Completion Date: Fall 2016

The North Quincy High School Campus Expansion Plan consists of a totally rebuilt 2-acre synthetic turf and shock pad, outfitted for multi-sports activities including football, soccer and lacrosse. This new campus will include a 600 seat grandstand bleachers, scoreboard, sound system and field lighting, along with new restrooms and concession stand. Connecting the field and school is a newly expanded parking lot with a total of 157 parking spaces, newly designed walking paths and school bus drop-off area.

Citywide Infrastructure

Project Name: Citywide Infrastructure
Project Location: Citywide
Estimated Project Cost: Rolling
Funding Source: City/State/Federal

Over the last several years, the City has made an unprecedented commitment to upgrade its aging infrastructure, including dozens of miles of new water and sewer lines, reconstructed roads, traffic improvements and flood relief projects. These projects are undertaken with the belief that there are few things more important to future economic development and quality of life for residents than protecting and improving vital public assets. In most cases, funding sources are leveraged through a variety of sources, limiting the impact on the City's financial capacity.

East/West Howard Street and Quincy Avenue Intersection

Project Name: East/West Howard Street and Quincy Avenue Intersection
Project Location: Quincy Point
Funding Source: State

This major gateway from Braintree to Quincy had not functioned properly for many years prior to this project, in which it is being completely rebuilt. The reconstruction includes new approaches, new signals and safer pedestrian crossings. The project ties in to the reconstruction of the Fore River Bridge at the other end of East Howard Street.

Town Brook Restoration

Project Name: Town Brook Relocation
Project Location: Quincy Center
Estimated Project Cost: $12 million
Funding Source: State
Estimated Project Completion Date: 2014

For nearly four decades, an aging and crumbling culvert of the Town Brook ran directly underneath a major city-owned parcel of land — preventing any possible development of the area. This project moved the culvert away from the lot and in the process dramatically improved the flow, conditions and public access to the waterway. More than 1,000 feet of the culvert is now in the open air and visible at two pocket parks in the downtown. The restoration of the Brook culvert has also created development opportunity for the Hancock Parking lot.

Quincy High School Park

Project Name: Quincy High School Park
Project Location: Quincy Center
Estimated Project Cost: $1 million
Funding Source: City
Estimated Project Completion Date: Summer 2015

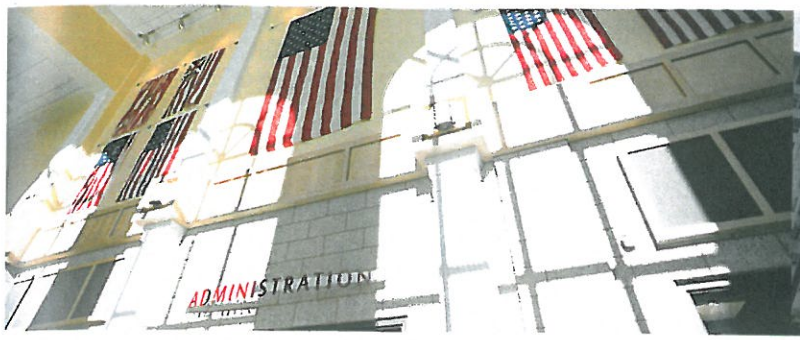
One of the final pieces of a total transformation of the Coddington Street gateway into Quincy Center, this new park takes the place of old Quincy High School, which was demolished following the opening of a new building next door in 2011. The project consists of a sweeping green space with benches, plantings and other amenities that will be used by both students and the general public. Together with the construction of the new Quincy High, the restored Coddington Building, the new track and field facility, and a new YMCA, this short street has seen an investment of more than $150 million in just the last few years.

Faxon Field Track

Project Name: Faxon Field Track
Project Location: Quincy Center
Estimated Project Cost: $1.5 million
Funding Source: City
Estimated Project Completion Date: 2013

A gift to the City of Quincy more than a century ago by the family of Henry Faxon, Faxon Field was transformed into the City's first regulation 400-meter running track and a new infield. Prior to construction, the field was one of the least utilized playing fields in the City, but since opening it is now among the most popular by organized youth groups and residents just out for a stroll. The project also included major drainage work that has helped chronic flooding in the nearby neighborhood.

New Central Middle School



Project Name: New Central Middle School
Project Location: Wollaston
Estimated Project Cost: $35 million
Funding Source: State/City
Estimated Project Completion Date: 2013

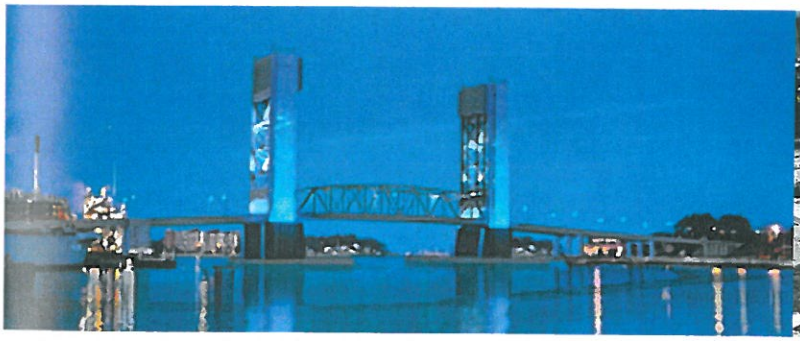
The centerpiece of a citywide school construction and renovation program, the new Central Middle School replaced an aging 100-year-old building a few blocks away. It is the second new school to open in Quincy within a three-year span, and designs are underway for additional school projects around the City. The school sits at the gateway between the City's Merrymount and Wollaston neighborhoods, and is flanked by a new park and fountain.

Coddington Building

Project Name: Coddington Building
Project Location: Quincy Center
Estimated Project Cost: $11 million
Funding Source: City
Estimated Project Completion Date: 2014

The Coddington Building was built in 1809 as a school and designed by famed architect Charles Brigham, who designed Boston's Museum of Fine Arts. This full restoration transformed the aging, tired school into state-of-the-art administrative office space for the City of Quincy while at the same time restoring the building rich's architectural heritage. The project was awarded the prestigious Paul Tsgonas Preservation Award by Preservation Massachusetts in 2015.

Fore River Bridge



MassDOT is currently overseeing the construction of a new permanent vertical lift bridge that will cost approximately $244 million to build and will carry the 32,000 vehicles that use the 3A corridor daily.

Once completed the new bridge will entail the following:

- Built on the footprint on the 1936 structure providing motorists with a straight right-of-way.
- Provide ADA-compliant sidewalks and a bicycle accommodating shoulder in both directions.
- Improve the horizontal channel clearance from the current 175 feet up to 250 feet, providing better access to the Fore River's Designated Port Area (DPA).
- Improve the vertical clearance in the closed position to 60 feet, allowing almost all of the sailboats in the Fore River basin to pass beneath the bridge without requiring an opening, thereby reducing impacts to traffic.
- The new bridge will have a quiet-riding asphalt deck.

Future City Projects

- Phase I Infrastructure Improvements in Quincy Center which will include sidewalk, lighting and associated streetscape and signage amenities.
- New Public Parking Garage on the Hancock Parking Lot site to support new residential/commercial development.
- Design of a new Quincy Center MBTA Station with a commercial development component.
- Design and construction of a new Public Safety Headquarters for Police and Fire Departments.
- Design and Construction of a new Sterling Middle School in West Quincy.

Economic Development Initiatives and Resources

This section identifies a variety of resources, services and initiatives available in the City of Quincy designed to support and encourage economic investment and business development. Whether it is the many small business development services provided by Quincy 2000 Collaborative, or regional planning initiatives conducted to expand and strengthen Quincy's role in the regional economy, the City administration and Quincy Chamber of Commerce work in collaboration daily to support the economic and social fabric of the community.

Life Sciences Corridor

In May 2014 the five communities along the MBTA Red Line Corridor, Quincy, Braintree, Boston, Cambridge and Somerville entered into a formal collaboration to market the region as great location for biotech and life science companies. Building on the individual strengths of each community the collaboration works with state public and private sector partners to promote the location opportunities within the five community corridor.

The Cambridge/Boston market is home to the largest cluster of life science companies in the world, and Quincy's close proximity via public transportation and major highways makes it a natural location alternative for companies seeking the right space at a reasonable price.

Quincy is a Platinum rated community by Mass Bio, the highest rating for a community seeking to attract and support biotech and life science companies. The entire Life Sciences Corridor is sustained by skilled labor force availability, access to leading universities, established innovative research and development districts, major research hospitals and the presence of venture capital resources.

Collaborative initiatives among the corridor partners include joint marketing thru event sponsorships, participation in select conventions/ trade shows and the sharing of leads as companies seek to find the right location within the Life Sciences Corridor.

Visit www.lifessciencescorridor.com.

Life Sciences Corridor
SOMERVILLE CAMBRIDGE BOSTON QUINCY BRAINTREE

Wollaston Center Visioning and Parking Study

In 2013 the City of Quincy retained the services of the Metropolitan Area Planning Council (MAPC) to analyze opportunities for transit oriented development around the Wollaston MBTA Station. This analysis was primarily focused on the commercial corridors of Beale Street, Hancock Street, and Newport Avenue around the MBTA station. The Wollaston Station is highly utilized, and has both pedestrian and vehicle traffic that could help support revitalization activities in proximity of the station. Wollaston has a high potential for revitalization, and the City—building from prior planning efforts and a neighborhood planning process —has developed a vision, reviewed zoning needed to implement the vision, and looked at multimodal transportation access for the station area.

The overall vision from the residents, businesses, and property owners in Wollaston Center was to maintain a convenient, walkable, transit-friendly, and diverse neighborhood while adding new housing options and businesses to enliven the atmosphere in the Center. Building upon the core concepts of what makes successful transit oriented development, MAPC and the City outlined a series of recommendations to capitalize on the opportunities and overcome impediments in order to reinvigorate Wollaston Center.

Reports on the Wollaston Visioning and the Wollaston Parking Study are available on the City of Quincy website under the Department of Planning and Community Development (www.quincyma.gov).

Housing Symposium

Mayor Koch hosted a housing symposium in partnership with the Metropolitan Area Planning Council (MAPC) on October 15, 2014. The purpose of the meeting was to provide local stakeholders with information on key housing data/trends in Quincy and to discuss strategies and barriers to advancing housing production in Quincy. MAPC's presentation highlighted several important issues to Quincy's housing planning efforts, including:

- the importance of attracting and retaining young workers to support a growing regional economy
- the projected need for at least 4,000 new housing units in Quincy between 2010 & 2030
- the continuing need for family-sized units (3+bedrooms) so that families can grow roots in Quincy
- the ongoing crisis of affordability
- Quincy's enviable position as a transit-rich community where many households can live with only one car or none at all.

Quincy Center for innovation

Established in October 2013, the Quincy Center for Innovation (QCI) is a 20,000 sqft. co-working environment located within the Eastern Nazarene College Business Administration facility in the Wollaston section of Quincy. The QCI provides a variety of amenities and services to help start-up and early phase companies grow and prosper in the City of Quincy, all within walking distance of the Wollaston Red Line MBTA Station.

The QCI currently provides a home to a variety of industry clusters including companies from the Biotech, Clean-tech, Healthcare, Hi-tech, Non-profit and Financial Services sectors of the Massachusetts economy.

The QCI by the numbers:

45 Companies

92 individuals working in these companies

16 different industry clusters represented

2,000 cups of coffee per day consumed!

Visit QuincyInno.com.

Quincy Economic Target Area

The Quincy Economic Target Area (Quincy ETA) is a regional economic development sub-entity under Quincy 2000 Collaborative. Established in 1996, the Quincy ETA represents a regional economic target area designated by the Massachusetts Office of Business Development (MOBD). The Quincy ETA is a consortium of the following ten communities: Quincy, Braintree, Weymouth, Hingham, Hull, Stoughton, Norwood, Canton, Randolph and Dedham. All Tax Increment Financing (TIF) programs offered within these communities are the result of their inclusion in the Quincy ETA.

The Quincy ETA recently completed an Economic Resource Analysis and Branding Strategy on the region through the assistance of a Regional Economic Development Organization Grant provided by MOBD. The completed analysis identified that as a whole the region has everything required to stimulate business development: a strong, diverse commercial and industrial base, excellent transportation infrastructure, and an attractive living and recreational environment that can successfully house employees at all levels.

The next step in the process is to develop a marketing strategy to promote the strengths and diversity of the communities — working together to create and even more attractive environment for businesses and their employees.

Quincy College Biotech Program

Quincy College, known for its highly respected Nursing Degree Program, has a Biotechnology and Compliance Curriculum to service the fast-paced and growing industry. Following industry trends, Quincy College's Biotechnology and Compliance program will prepare students with the skills required to enter the biomanufacturing industry in areas of the biotech sector where there is a pressing need for workers.

The program is designed to prepare students for entry level positios in the biotechnology industry. Students develop a broad laboratory science based background through courses focused in the life and chemical sciences, and will obtain industry specific knowledge in the areas of quality control and good manufacturing practices.

The program was started in 2013 through the support of a $3 million federal grant and a $645,000 state grant to train students for careers in the biotechnology industry, The funds were used to develop curriculum, design and build a new laboratory, stock the laboratory with state-of-the-art equipment and single-use supplies, as well as hire new faculty.

Visit QuincyCollege.edu.

Business Assistance Services and Resources

Quincy 2000 is the Economic Development arm of the Quincy Chamber of Commerce, providing a variety of small – business assistance programs to help start-up and existing businesses grow and prosper in the City of Quincy.

- Small Business Loans ranging from $25,000 - $200,000 thru the City of Quincy CDBG Program and the Quincy Loan Pool supported by local banking partners.
- One-on-One Small Business Counselling to help aspiring entrepreneurs as well as established businesses.
- Permitting and Licensing assistance to guide individuals thru the local approval process.
- Site Finder services to help find the right space to fulfill the business goals and objectives.
- Entrepreneurial training programs and workshops to guide individuals interested in starting a business.
- Marketing initiatives to attract businesses and commercial investment to the City of Quincy and the individual Business Districts.