

Quincy, A City on the Move...

Downtown Revitalization



Quincy, a City on the Move....

Yesterday *A City built upon patriotic principles,
innovation, enterprise, and vision.*

Today...We must continue in this spirit

- > *Take stock of our tremendous assets*
- > *Build upon strong foundations laid before us*
- > *Exhibit leadership and vision with a renewed confidence of success*
- > *Expand our tax base and create jobs for our citizens*

Tomorrow *A 21st-century City that is reinvigorated
physically, socially, and economically.*

Why Downtown Revitalization?

- City of **Neighborhoods**.
- Quincy Center, a place for **people to come together to shop, do business, and enjoy friends and family.**

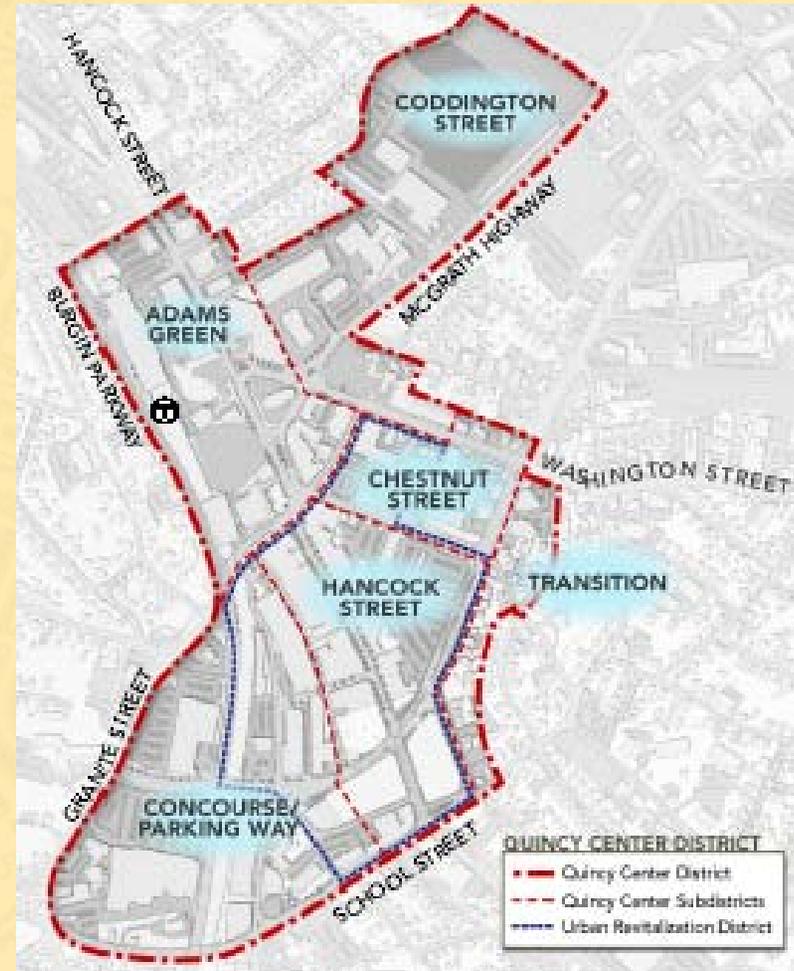


Why Downtown Revitalization?



Downtown Revitalization Initiative

- Launched in **2003**
- Organization of the Mayor's
**Downtown Revitalization
Committee**
- Enlisted the services of leading
urban consultants



Consulting the Community

- **November 2003:** *The Patriot Ledger* published “City Smarts”.
- **January 2004:** Two public forums with presentations by City and State leaders and urban consultants.
- **April 2004:** Planning Charrette analyzed the challenges and explored opportunities.
- **October 2005:** 2nd Planning Charrette developed a public consensus for revitalization actions.



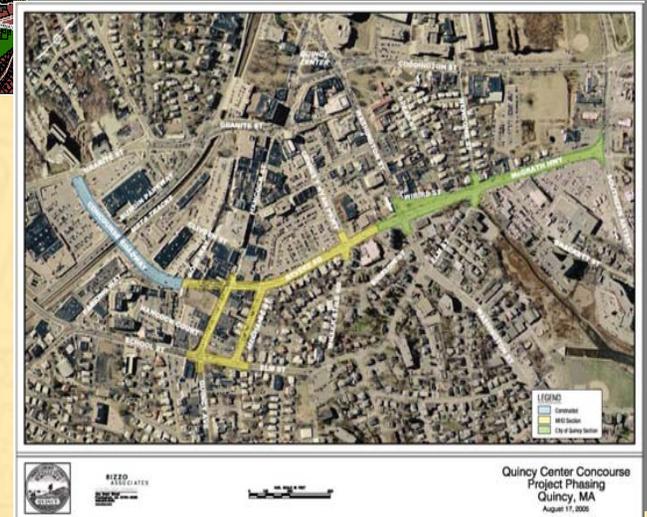
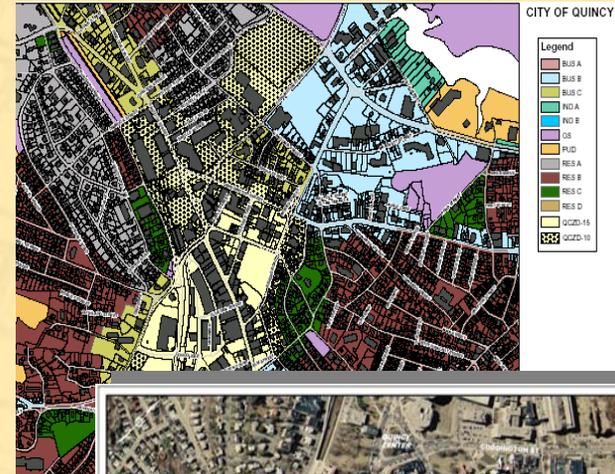
“Any good plan is going to take into consideration the realities involved in it coming to fruition. The Plan will involve a process by which it can be done.” Mayor Phelan, 2003



Building Upon Strong Foundations

Downtown Revitalization Actions:

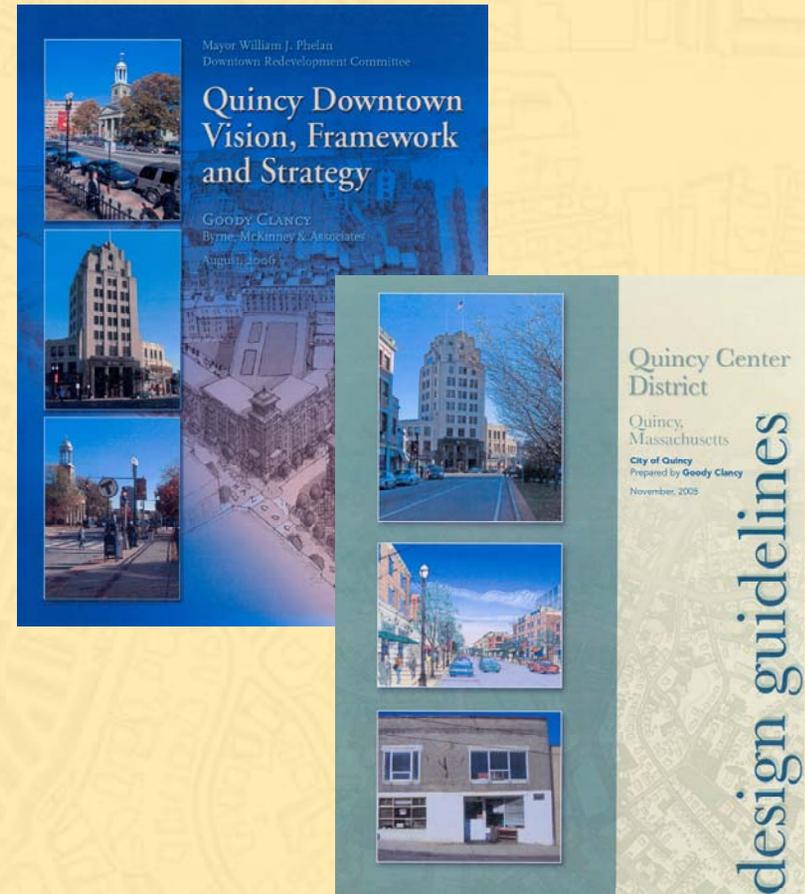
- **June 13, 2005:** New Downtown Zoning Districts adopted.
- **May 31, 2005:** Quincy first community in the State to adopt a DIF District.
- **June 7, 2005:** New Quincy Center Master TIF zone created.
- **December 20, 2005:** City Council approval of Concourse right-of-way.



Building Upon Strong Foundations

Downtown Revitalization Actions:

- **November 2005:** Downtown Design Guidelines were created.
- **November 2005:** Downtown Parking Inventory and Analysis completed.
- **May 2006:** Town Brook Drainage Study completed.
- **August 2006:** Downtown Vision, Framework and Strategy completed
- **November 2006:** Quincy Center Financial Analysis completed.



Building Upon Strong Foundations

Downtown Revitalization Actions:

- **January 2007:** Adams Green Traffic Analysis Completed
- **May 4, 2007:** Quincy center DIF & URD Financial Analysis
- **May 2007:** Quincy Center Urban Revitalization District Plan completed
- **May 2007:** Quincy Center DIF Financing Plan



Goals & Objectives

Downtown Revitalization Strategies:

- Redevelop the **two city-owned** properties.
- Encourage **Stop & Shop** Supermarket Company to stay in downtown.
- Complete the **Concourse** roadway.
- Improve the **streetscape**.
- Add **public space** elements throughout downtown.



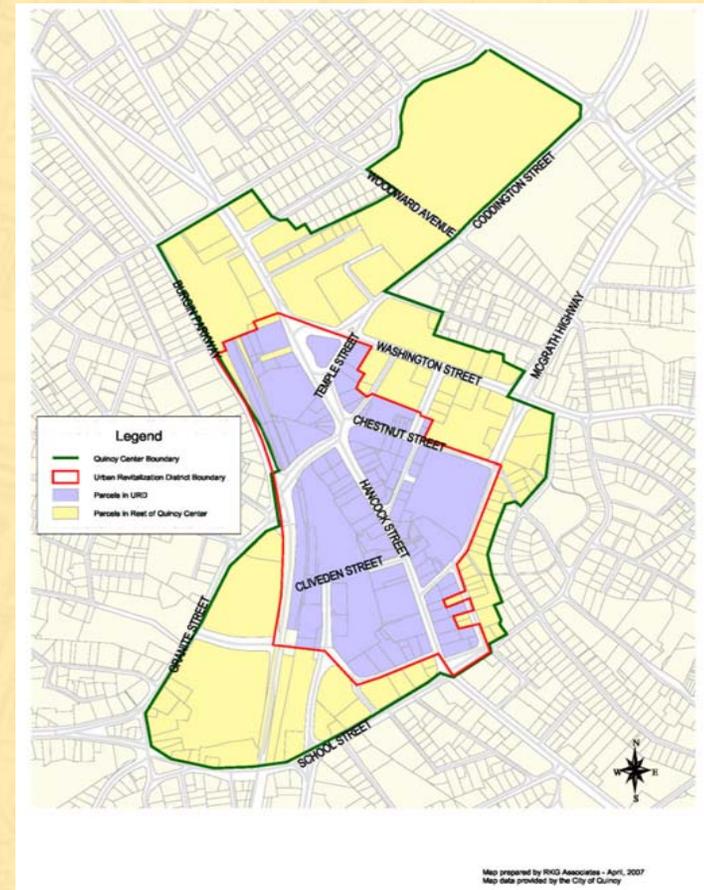
Quincy Center Comprehensive Plan



Vision Plan

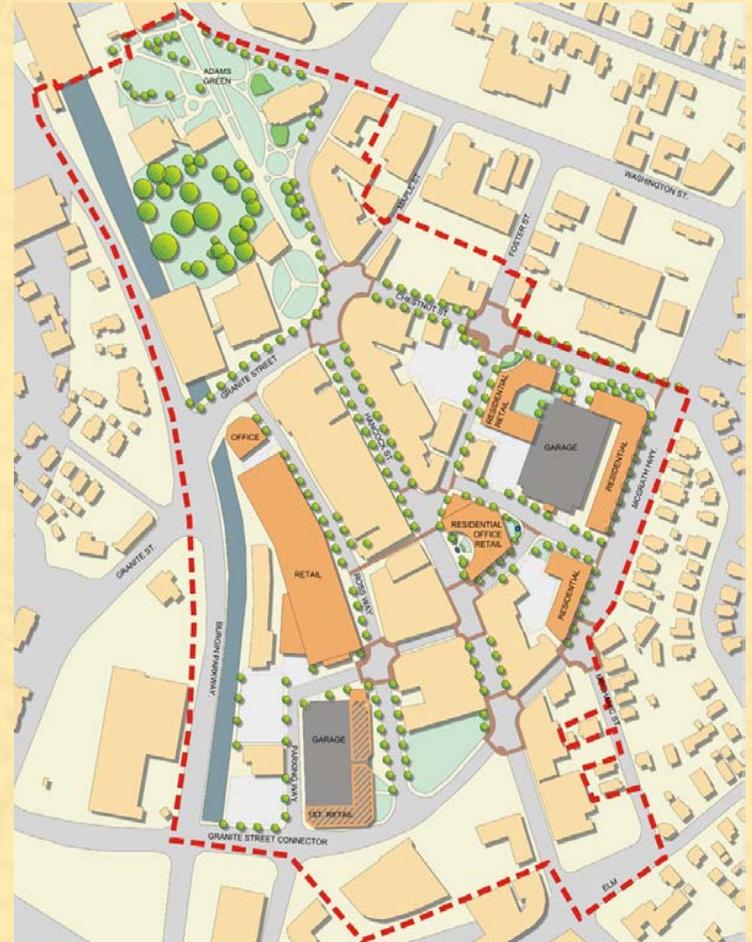
Urban Revitalization District Plan (URDP)

- A municipal **development tool** of action used by communities all across the state.
- A URDP has been created for a **portion of downtown**.
- The plan lays out our **Vision** for Quincy Center.



Vision Plan

- Dispose of the **Hancock Lot** and **Ross Garage**.
- Create signature **public space** between United First Parish Church and City Hall.
- Carry out **streetscape** and **public space improvements**.



“A remarkable new place to gather and enjoy history in the heart of Quincy”



Financial Plan

District Improvement Financing (DIF)

- A municipal **financing tool**.
- Commonwealth passed DIF legislation in **2004**.
- **New tax growth** within a designated district will **fund projects**.
- Downtown will **pay for itself** without **burdening the tax-payer**.



Financial Plan

Why DIF in Quincy Center?

- In 1999, Quincy Center made up **3.4%** of the **total assessment** of the City. In **2004** it dropped to **2.4%**.
- DIF **will not negatively impact** taxes.
- Past Quincy Center revitalization efforts had **no method to pay** for **area-wide** public improvements.
- **Reverse decline** of property values in downtown.



Initial Investment

Initial \$30 million investment

- Disposition of **Hancock lot**
- **Roadway** improvements
- **Streetscape** improvements
- Creation of **Adams Green** and other **public space improvements**
- Replacement **parking**
- **Studies** and evaluations



Support from the Commonwealth

\$5 million Economic Stimulus Grant

- Will compliment DIF Financial Tool allowing us leverage \$ now to commence with necessary improvements.
- Demonstrates the Commonwealth's commitment to the City of Quincy.



Support from the Community

The City is grateful for the time and effort from...

- The citizens of Quincy
- Business Community
- Quincy's Legislative Delegation
- Quincy City Council
- Mayor's Downtown Committee
- URD Citizens Advisory Committee

And, for the service of the best consultants around.

- Goody, Clancy & Associates
- Rizzo Associates
- Foley, Hoag LLP
- First Southwest Company
- RKG Associates
- New England Economic Development Corp.
- Boston Survey Consultants
- Sleeper Associates

Quincy, a City on the Move....

*“We need to respect our past, honor our present,
and embrace the future”*,

John Mullin, Dean of University of Massachusetts Graduate School of Planning.

