

CITY OF THE PRESIDENTS

QUINCY
Massachusetts



QUINCY CENTER DISTRICT

FIRST AMENDMENT TO

URBAN REVITALIZATION AND DEVELOPMENT PLAN

An Urban Renewal Plan for the

QUINCY CENTER URBAN REVITALIZATION DISTRICT

May 13, 2009



DENNIS E. HARRINGTON
PLANNING DIRECTOR



THOMAS P. KOCH
MAYOR

FIRST AMENDMENT TO QUINCY CENTER DISTRICT URBAN REVITALIZATION AND DEVELOPMENT PLAN

The Quincy Center District Urban Revitalization and Development Plan – An Urban Renewal Plan for the Quincy Center Urban Revitalization District – dated May 7, 2007 (the “URDP”) is hereby amended by means of this First Amendment To Quincy Center District Urban Revitalization and Development Plan (“Amendment”) dated May 13th, 2009. This Amendment shall apply to the Project Area¹ described in the URDP, in order to facilitate the development of land in the Project Area pursuant to the URDP. To the extent that there is inconsistency between this Amendment and the provisions of the original URDP, the provisions of this Amendment shall govern. Except as amended hereby, the URDP shall remain unmodified and in full force and effect.

AMENDMENT TO EXECUTIVE SUMMARY

I. Introduction.

Since the enactment of the Quincy Center District Urban Revitalization and Development Plan – An Urban Renewal Plan for the Quincy Center Urban Revitalization District in May 2007, the City has proceeded vigorously to bring the vision developed in the URDP to life. Toward that end, the City has:

- Approved the Quincy Center District Improvement Financing (DIF) Development and Invested Revenue Plan
- Received a \$9,000.00 survey and planning grant from the Commonwealth of Massachusetts Historical Commission to support a historic building survey update (anticipated to be complete in June 2009)
- Completed design phase of Concourse Roadway Phase III (construction to commence Spring 2009)
- Completed the acquisition of 9 properties and the relocation of 20 tenants in connection with Concourse Roadway Phase II
- Conducted numerous community outreach sessions
- Conditionally designated a redeveloper for a portion of the Project Area
- Guided a more detailed planning and design of the Project Area in collaboration with the redeveloper
- Developed an updated financial analysis for the public improvements and infrastructure in the Project Area
- Applied for federal stimulus monies
- Initiated the process for additional amendments to the Zoning Ordinance to facilitate development in the Project Area

¹ Capitalized terms used but not defined in this Amendment shall have the meanings set forth in the URDP. Unless context requires otherwise, references in this Amendment to the URDP shall include all amendments thereto.

In the course of these initiatives and activities, the City now recognizes that to best facilitate redevelopment in the Project Area, including the redevelopment of the Hancock Lot and the Ross garage area (collectively, the “City Parcels”), it is advisable to adopt more appropriate and comprehensive design guidelines, flexible parking standards, provide for development phasing and a special, more efficient, review process to assure the implementation of the goals outlined in the URDP. As contemplated by Executive Summary Section II F, Summary of the URDP/Potential Developers, this Amendment is necessary to maximize the development potential of the City Parcels and the Project Area generally and to better accomplish the goals of the Urban Revitalization and Development Plan as initially enacted.

The following additional Section IV and Section V are added to the Executive Summary:

IV. ADOPTION OF A PHASED DEVELOPMENT APPROACH

While the original URDP identified a specific development plan for the City Parcels, this Amendment reflects an updated conceptual design for the redevelopment of both the City Parcels and other privately-owned land within the Project Area, with the understanding that more specific development plans for each parcel will be identified and endorsed, on a phase-by-phase basis, upon issuance of a Certification of Consistency by the Planning Board in accordance with the procedures described below. As shown Map 12.02(1) (k), the updated conceptual design is consistent with the redevelopment goals of the original URDP and includes a variety of uses and building sizes, and includes a mixture of low-rise buildings together with taller “signature” towers with heights up to the maximum permitted under the City of Quincy Zoning Ordinance (the “Zoning Ordinance”).

The redevelopment of the entire Project Area as a single project could pose significant challenges based, in part, on financing constraints and the unpredictability of long-range market conditions. More importantly, phasing provides critical planning benefits. As a new phase is brought forward, its consistency and compatibility with the overall redevelopment objectives under the URDP may be measured against the success of the prior phases. In particular, a phased approach provides the City with the opportunity to establish the appropriate parking standards for future phases based on the experience of the operation of the earlier phases and without adherence to a rigid parking standard. Phasing also benefits the City in investing in the new parking facilities and site improvements on the City Parcels and elsewhere by enabling the City to make those investments in smaller increments with greater knowledge in the Project Area of the true parking and infrastructure demands of the development, as it is implemented. The Land Disposition Agreement will reflect the phased development strategy set forth in this Amendment.

V. PARTICIPATION OF ADDITIONAL PROPERTY OWNERS IN THE PROJECT AREA

To the extent that a land owner in the Project Area desires to substantially expand or redevelop the building(s) on its property, it may elect to proceed pursuant to the URDP by

entering into an Urban Redevelopment Covenant (defined below). This will permit the land owner to comply with the development approval process applicable for Urban Redevelopment Projects (defined below) set forth in this Amendment and also provide for the land owner's participation in the shared parking approach described in this Amendment.

Amendments to Section 12.02 (1): Characteristics – Requisite Plans and Associated Information:

Section 12:02 (1) is amended by replacing the following Maps with the Maps attached hereto:

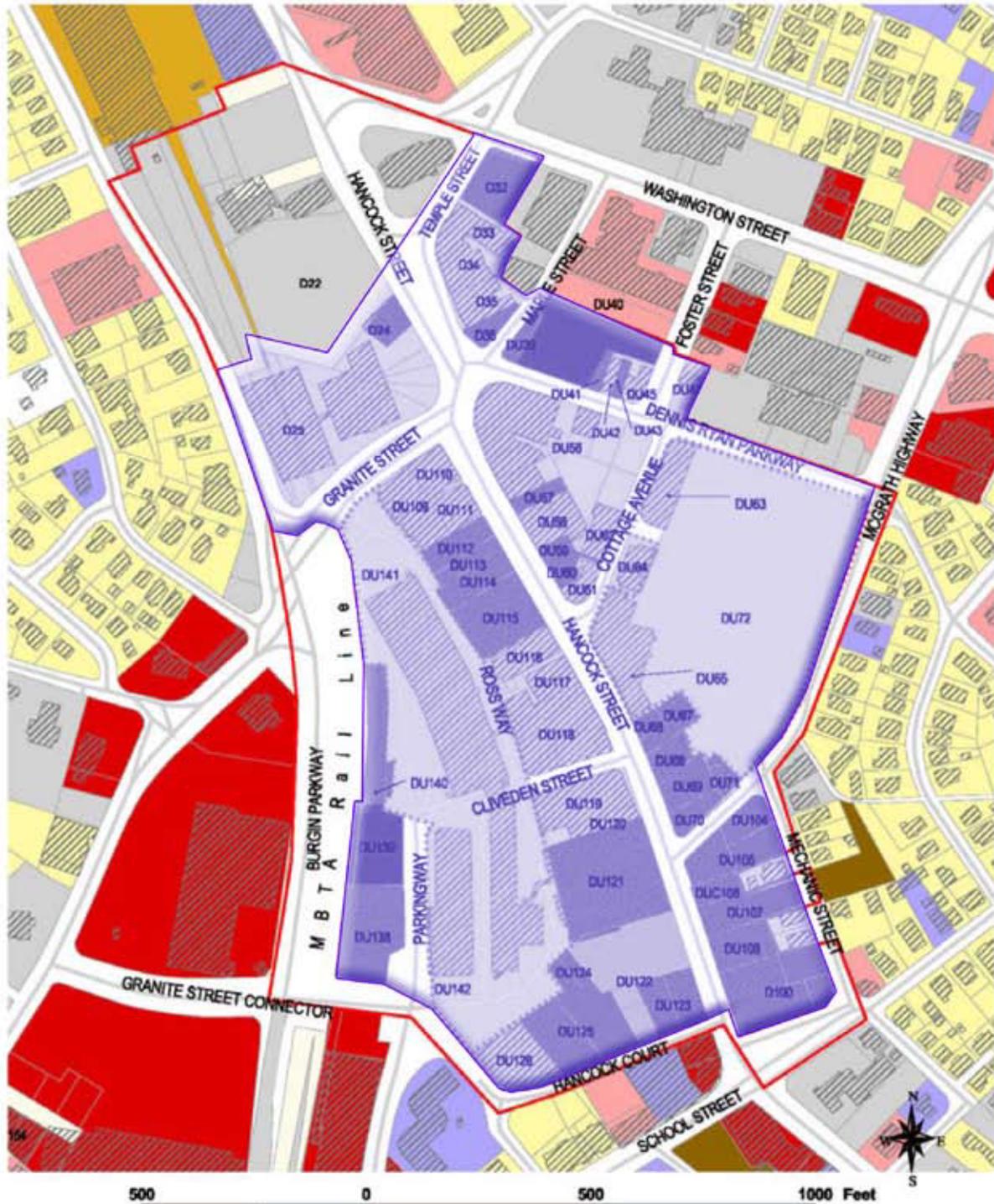
- 12.02 (1) (e-1) Proposed Land Uses
- 12.02 (1) (f-2) Proposed Thoroughfares, Public Rights-of-way, and Easements
- 12.02 (1) (k) Buildings to be Constructed
- 12.02 (1) (l-1) Proposed Public Spaces and Streetscape Improvements

Section 12.02 (1) is further amended by adding the following

- 12.02 (1) (k-1) Urban Revitalization District: Lower Level Plan
- 12.02 (1) (k-2) Urban Revitalization District: Grade Level Plan
- 12.02 (1) (k-3) Urban Revitalization District: Second Level Plan
- 12.02 (1) (k-4) Urban Revitalization District: Upper Level Plan
- 12.02 (1) (k-5) Urban Revitalization District: Roof Level Plan
- 12.02 (1) (k-6) Urban Revitalization District: 3-D Model of Plan (View From West)
- 12.02 (1) (k-7) Urban Revitalization District: 3-D Model of Plan (View From Southeast)
- 12.02 (1) (k-8) Urban Revitalization District: 3-D Model of Plan (View From North)
- 12.02 (1) (l-2) Proposed Infrastructure Improvements
- 12.02 (1) (l-3) Proposed Utility Improvements

Map 12.02 (1) (e1) Proposed land Uses

12.02 (1) (e1) PROPOSED LAND USES



Legend	
	Residential
	Commercial & Retail
	Office
	Mixed Use
	Public Parking
	Private Parking
	Institutional
	Vacant Land
	Industrial
	Urban Revitalization District
	Proposed Mixed Uses

12.02 (1) (C-2) Proposed Thoroughfares, Public Rights-of-way, and Easements

- Grass 128,160 SF
- Site lighting 19,476 LF
- Full depth pavement 159,758 SF
- Mill & overlay 148,967 SF
- Sidewalk pavers 320,583 SF
- Parking ramps 13,986 SF
- Planter 1,117 LF
- Street tree 287 EA
- Island curbing 2,655 LF
- Public Streets & Roads



Map 12.02 (1) (k) Buildings to be constructed

12.02 (1) (k) BUILDINGS TO BE CONSTRUCTED



12.02 (1) (1-1) Proposed Public Spaces and Streetscape Improvements





Street-Works Developing & Constructing Unique Neighborhoods 1000 Main Street, Suite 100 Quincy, MA 01906 781.571.1100 www.street-works.com	LEGEND Wellness Cinema Existing Hotel Retail Residential Office Parking	Quincy, MA PLANS May 6, 2009	Lower Level Plan / P-1 A - 100
---	--	---	--

12.02 (1) (k-2) Urban Revitalization District: Grade Level Plan



LEGEND

Wellness	Cinema	Existing	Hotel	Retail	Residential	Office	Parking

12.02 (1) (k-3) Urban Revitalization District: 2nd Level Plan





12.02 (1) (k-5)

Urban Revitalization District: Roof Level Plan



12.02 (1) (k-6) Urban Revitalization District: 3-D Model of Plan



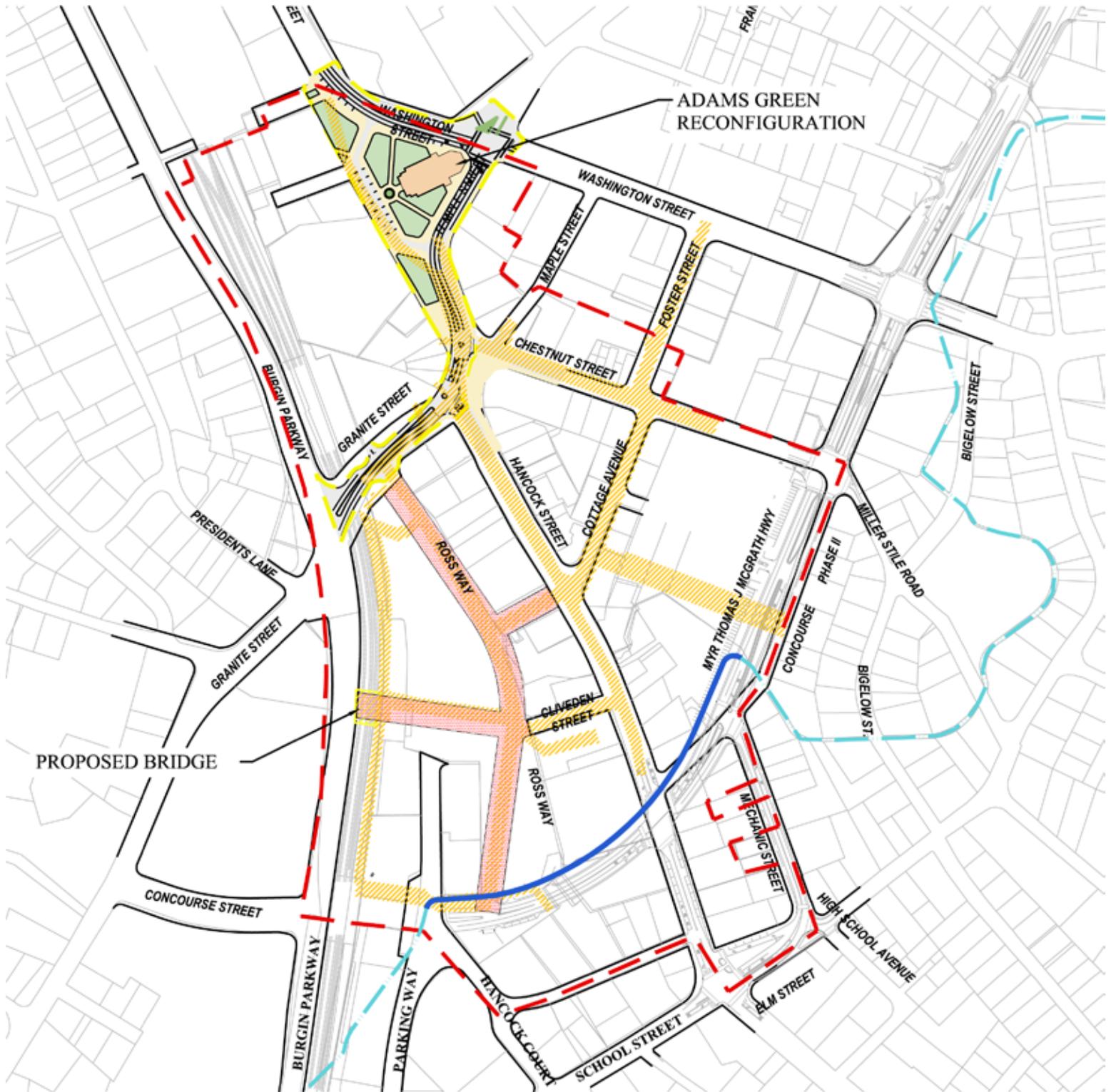
View of Quincy Center from west

12.02 (1) (k-8) Urban Revitalization District: 3-D Model of Plan



View of Quincy Center from north

Map 12.02 (1) (1-2) Proposed Infrastructure Improvements



Legend

-  Urban Revitalization District
-  Utility Infrastructure Improvements
-  Proposed Right of Way
-  Proposed Town Brook Alignment
-  Existing Town Brook Alignment

Map prepared by VHB, Inc. - April 2009
Map data provided by the City of Quincy



Amendments to Section 12.02 (3) Section 2: OVERALL REDEVELOPMENT STRATEGY

The following is added to Section 12.02 (3) Section 2:

Section 12.02 (3) Section 2: Overall Redevelopment Strategy:**A. Introduction and Overview**

While the current Zoning Ordinance is intended to provide controls over the development of property in the Project Area, there is no mechanism under the Zoning Ordinance that would achieve this goal for a redevelopment that would be undertaken in phases through a designated developer. The designation of a developer to acquire the City Parcels and to redevelop them along with additional land in the Project Area, provides an opportunity for the City to implement an ongoing comprehensive review process through the creation of appropriate administrative procedures in the URDP. At the same time, in recognition of the fact that future redevelopment within the Project Area will take place in multiple phases, such an administrative process provides the opportunity for the City to implement an appropriately phased redevelopment not envisioned under the Zoning Ordinance.

Prior to bringing forward any phase of an Urban Redevelopment Project (as defined below) for review and approval, a developer shall enter into a Land Disposition Agreement (as defined below) and/or an Urban Redevelopment Covenant (as defined below) with the City that will impose development obligations with respect to the land in the Project Area burdened thereby, including participating in the costs for infrastructure and parking facilities serving the Project Area.

Once a parcel of land is made subject to a Land Disposition Agreement or an Urban Redevelopment Covenant, the plans for such redevelopment shall be reviewed by the Planning Board for their consistency with the Design Guidelines (as defined below) in lieu of the site plan or special permit approval process under the Zoning Ordinance. Likewise, those projects will be able to benefit from the shared parking standards set forth as part of the URDP and the Design Guidelines in lieu of compliance with the parking requirements of the Zoning Ordinance. However, the bulk and dimensional requirements set forth in Section 17.12.035B of the Zoning Ordinance shall govern development within the Project Area regardless whether the development is reviewed pursuant to the administrative provisions of this URDP.

Each time a phase is submitted for review under the URDP, the developer shall also simultaneously satisfy the applicable public finance requirements of the Land Disposition Agreement or Urban Redevelopment Covenant. The Land Disposition Agreement or Urban Redevelopment Covenant shall set forth the procedures by which it shall be determined whether the financial criteria set forth below has been met for the phase in question.

If at any time the developer elects not to develop its land under the terms of the Land Disposition Agreement or Urban Redevelopment Covenant, the developer shall comply in all respects with the provisions of the Zoning Ordinance including, without limitation, the obligation to secure site plan approval and the applicable special permits from the Planning Board and to comply with the parking standards under the Zoning Ordinance.

B. Adoption of Enhanced Design Guidelines

The Quincy Center Design Guidelines, originally prepared by Goody Clancy in November 2005, have been updated and modified for development in the Project Area. The modified guidelines are attached as Schedule A (the “Design Guidelines”) and are intended to serve as the design criteria for the Planning Board in conducting its review of projects developed pursuant to the URDP.

C. Implementation of Flexible Parking Requirements

It is the intention of this URDP that the number of parking spaces provided to serve redevelopment in the Project Area be developed in an integrated and comprehensive manner, over time, based on the actual parking needs within the Project Area. There are many factors that affect the demand for parking, including the amount of existing parking, the availability and functionality of public transportation, the economics of vehicle ownership and operation as well as the type and scale of the primary and accessory uses of properties in the Project Area. It is the goal of this URDP that actual parking demand in the Project Area be tested at each phase of development activity in order to produce a coordinated and shared parking plan within the Project Area that is responsive to the changing demand for parking over time.

The specific process by which parking requirements are determined for projects within the Project Area is set forth in the Design Guidelines, and is also described further below.

D. Administrative Review Process

This section sets out the process and standards for review by the Planning Board of proposed development pursuant to the URDP. As used in this URDP, the following capitalized terms shall have the following meanings:

Certification of Consistency: A determination made by the Quincy Planning Board after a public hearing undertaken in accordance herewith, that the use, design, parking elements and other components of an Urban Redevelopment Project are consistent with the goals, objectives and requirements of the URDP as reflected in the Design Guidelines.

Land Disposition Agreement: The agreement by and between the City of Quincy and the designated developer that governs the conveyance of the City Parcels to the designated developer and the development activities thereon in accordance with the URDP.

Urban Redevelopment Covenant: The contract by and between the City of Quincy and a developer pursuant to which the developer participates in the costs for the infrastructure and

parking facilities serving the Project Area and voluntarily submits land owned by the developer within the Project Area to terms and conditions imposed by means of the Certification of Consistency on development activities thereon in accordance with the URDP.

Urban Redevelopment Project: Any proposed construction or development work on land in the Project Area that is subject to an executed Land Disposition Agreement and/or an Urban Redevelopment Covenant.

1. Administration

The Planning Board shall review all proposed Urban Redevelopment Projects and, if it determines that the proposed Urban Redevelopment Project is consistent with the goals, objectives and requirements of the URDP as reflected in the Design Guidelines, the Planning Board shall issue a Certification of Consistency pursuant to this Section. No building permit shall be issued for any Urban Redevelopment Project unless a Certification of Consistency has been granted in accordance with this URDP.

To initiate the process to obtain a Certification of Consistency, the applicant shall file an application with the Planning Board that shall contain the following:

1. If applicable, because the proposed Urban Redevelopment Project includes land owned by the City, an executed Land Disposition Agreement.
2. If applicable, because the proposed Urban Redevelopment Project includes only privately owned land, an executed Urban Redevelopment Covenant.
3. Site plan(s) and profile drawings of the proposed development signed and stamped by a professional land surveyor and/or registered professional engineer that show the following:
 - a. An existing conditions plan showing existing structures;
 - b. Proposed access and egress to and from the site(s);
 - c. Proposed lot lines and easements, if any;
 - d. Proposed buildings and structures;
 - e. Proposed landscaping features, open space, walks and lighting;
 - f. Location of parking areas (which may be on separate lots that are included in the Urban Redevelopment Project site or located a reasonable distance therefrom);
 - g. Location of proposed site utilities and supporting data; and
 - h. Loading facilities, if any.

4. A traffic study or comparable analysis containing customary scope prepared by a professional traffic engineer.
5. A parking demand study.
6. Architectural drawings of the proposed buildings developed to the schematic design stage.
7. The proposed location, size, materials and design of signage.
8. If applicable due to a potential shadow impact on an historic building or public space, a shadow study for work having such potential impact. [This analysis should include the 9:00 am, 12:00 noon, and 3:00 pm for the vernal equinox, summer solstice, autumnal equinox, and winter solstice; and a shadow analysis for 6:00 pm for June and September. It should identify existing shadow and net new shadow.]
9. Materials describing the public art component of the Urban Redevelopment Project.
10. A narrative describing the proposed Urban Redevelopment Project in sufficient detail to demonstrate consistency with the goals, objectives and requirements of the URDP.
11. Payment or evidence thereof for required consultant review fees.

The Planning Board shall hold a public hearing, for which notice has been given as provided herein, on any application for a Certification of Consistency within thirty-five (35) days from the date of filing of such application.

Notice of the public hearing shall be given by publication in a newspaper of general circulation in each of two successive weeks, the first publication to be not less than fourteen (14) days before the day of the hearing, and by posting in a conspicuous place in the City Hall for a period of not less than fourteen (14) days before the date of such hearing. Notice shall also be mailed to abutters and owners of land directly opposite on any public or private street or way, as they appear on the most recent applicable tax list. The assessors maintaining any applicable tax list shall certify to the Planning Board the names and addresses of such notice recipients and such certification shall be conclusive for all purposes. If a notice recipient is a condominium, mailed notice addressed to the condominium association shall constitute adequate notice.

Publications and notices required by this section shall contain the name of the petitioner, a description of the area or street address(es) of the Urban Redevelopment Project, or other adequate identification of the location of the area that is the subject of the request for a Certification of Consistency, the date time and place of the public hearing, the subject matter of the hearing and the nature of action or relief requested.

The time period for holding or continuing a hearing, and for taking action thereon, may be extended by the Planning Board with the written concurrence of the applicant. A decision on an application for a Certification of Consistency shall require a vote of a majority of the members of the Planning Board. The decision of the Planning Board shall be made within thirty

(30) days following the conclusion of the public hearing and shall be filed promptly thereafter with the City Clerk. A Certification of Consistency shall be deemed granted if the Planning Board fails to act on an application within the requisite time periods. In such case, the applicant shall file a written notice with the City Clerk within fourteen (14) days from the expiration of such period stating that the Certification of Consistency is deemed granted. The Certification of Consistency shall not take effect until a copy bearing the certification of the City Clerk that sixty (60) days have elapsed after the decision or the written notice of a deemed approval has been filed in the office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, has been recorded in the Registry of Deeds for Norfolk County or filed with the Registry District of the Land Court. A Certification of Consistency shall remain in effect unless and until the governing Land Disposition Agreement or Urban Redevelopment Covenant and Conditions Agreement, as applicable, is terminated in the manner permitted thereunder.

2. Criteria Applicable to Issuance of a Certification of Consistency

The Planning Board shall issue a Certification of Consistency if it finds, based on the application, that the use, design and parking elements of the proposed Urban Redevelopment Project are consistent with the goals, objectives and requirements of the URDP as reflected in the Design Guidelines as follows:

- A. The proposed use or mixture of uses is allowed under the URDP.
- B. The design of the buildings and related elements is consistent with the Design Guidelines.
- C. The proposed number of parking spaces conform to the requirements set forth in the URPD and the Design Guidelines, and will reasonably satisfy parking demand and are located within the Urban Redevelopment Project site or within a reasonable distance therefrom.

The Certificate of Consistency may include reasonable conditions to assure that Urban Redevelopment Project shall conform to the foregoing requirements.

3. Permitted Uses within the Project Area.

The following uses shall be allowed within the Project Area and each may be referred to as an Urban Renewal Use or collectively as Urban Renewal Uses:

- A. Uses allowed as of right or by special permit in the Business C District as set forth in the Quincy Zoning Ordinance, which includes retail, commercial, multi-family, hotel, office;
- B. Municipal parking garage;
- C. Sales places for flowers, plants, garden supplies, agricultural produce conducted partly or wholly outdoors;

D. A combination of the above uses in a mixed use building or structure.

In addition, air rights parcels may be developed in the Project Area and need not be in common ownership with the underlying fee parcel.

4. Evaluation of Parking Requirements

In making a determination with respect to the adequacy and location of the parking components of a proposed Urban Redevelopment Project, the Planning Board shall have flexibility to consider the impact of prior development and infra-structure improvements that have taken place in the Project Area, or that are intended to take place in the future, in order to ensure that the parking elements for the Project Area are developed in an integrated and comprehensive manner that is responsive to actual parking demands. The applicant shall be entitled to demonstrate through its parking study demand analysis that due to the reduced demand for parking reflected therein based on: a) the compatibility of the uses in the Urban Redevelopment Project to serve the parking demands of its individual uses on a shared basis; b) the availability of excess spaces in a public parking facility by reason of the developer underwriting their construction through a c. 121A arrangement or ground lease arrangement with the City or c) other empirical data (such as parking counts from comparable facilities), fewer spaces than might otherwise be required will be adequate; provided however, that such shared parking arrangements shall not be available for residential condominium/cooperative units to which the parking requirements in the Zoning Ordinance shall apply. If the Planning Board accepts this analysis, the applicant shall be required to produce only those spaces as stated in its application. If the Planning Board rejects the applicant’s parking demand analysis, the lesser of a) the number of spaces required by the Zoning Ordinance without variance or b) the following requirements, shall apply.

Type of Urban Redevelopment Project Use	Number of parking spaces/square feet of gross floor area
Office	2/1000
Medical Office	3/1000
Retail - Anchor	2/1000
Retail – Street	.5/1000
Restaurant	2/1000
Health Club	2.5/1000
College	4/1000
Residential – condo/coop	1/dwelling unit
Residential – rental apartment	.5/dwelling unit
Hotel	.3/key
Movie	.14/seat

5. Project Changes

Once an Urban Redevelopment Project or phase thereof has received a Certification of Consistency from the Planning Board hereunder, unless otherwise stated in the Design Guidelines, material changes thereto shall be reviewed and approved on an administrative basis by the Planning Board in the case of: i) a change that results in an aggregate increase or decrease in overall gross floor area by ten percent (10%) or less; or ii) a change in use where the Urban Redevelopment Project would continue to be consistent with the mixed-use characteristics expressed in the Design Guidelines. Any changes to an approved Urban Redevelopment Project in excess of the foregoing ten percent (10%) threshold or that are inconsistent with the mixed-use characteristics of the Design Guidelines shall require a properly noticed public hearing and issuance by the Planning Board of a formally amended Certification of Consistency in accordance with the procedures set forth herein. In no event shall any such project changes be deemed an amendment of the URDP.

6. Appeals

Decisions of the Planning Board may be appealed by a civil action the nature of certiorari pursuant to Massachusetts General Laws, c. 249, §4, and not otherwise. Such civil action may be brought in the Superior Court or the Land Court and shall be commenced within sixty (60) days of the filing with the City Clerk of the decision of the Planning Board or the filing of the written notice of the deemed approval based on the failure of the Planning Board to act with the requisite time periods.

Amendment to Section 12.02(4) Sections 2, 3 and 5:

The following is substituted for Section 12.02 (4) Sections 2, 3 and 5:

12.02 (4) Section 2: Site Preparation Costs:

Detailed costs for site preparation are described in 12.02(4) Section 7.1. The costs reflect due diligence investigations of numerous properties in the Project Area as well as the conditions of the utilities providing service to them. The parcels to be acquired will be tested for hazardous materials before any demolition is started. The site preparation will include building demolition, foundation removal, geotechnical preparation and clearance of any hazardous materials on the site.

12.02 (4) Section 3: Public Improvement Costs:

Detailed cost estimates of proposed public improvements in the Project Area have been developed for the following categories:

- Streetscape improvements (Phases I, II and III)
- Intersection improvements
- New public spaces
- Replacement and enforcement of public utilities
- Relocation and upgrade of drainage facilities, including the relocation of Town Brook
- Installation of a drainage control project sufficient to remediate flooding in the Bigelow Street Area

12.02(4) Section 5: Project Costs:

Detailed cost estimates for the proposed redevelopment of the Project Area are provided below. For purposes of this Section, gross project cost shall consist of the total of all costs associated with the redevelopment and the general preparation of the Project Area for redevelopment, including, but not limited to, planning, disposition of land, construction and improvement of public facilities and utilities in the Project Area, and financing and administrative and soft costs. The net project costs shall be the gross project cost less revenue anticipated from disposition of land and other income. It is anticipated as the final design and planning for the redevelopment of the Project Area occur, further adjustments to costs will be made.

Amendment to Section 12.02 (4) FINANCIAL PLAN

The following is substituted for Section 12.02 (4) Section 6:

12.02 (4) Section 6: Financing Approach:

Ongoing due diligence of the Project Area has revealed the necessity of substantial utility replacement and upgrades for water, sewer and drainage and that significant geotechnical and hazardous waste remediation will be required. In addition, traffic improvements beyond the Concourse will be required to provide for traffic flow compatible with a successful urban renewal effort. Finally, substantial public parking facilities will be constructed to meet the reasonable demands of the urban renewal project. The need to address these issues has resulted in significant increases in the costs for the redevelopment of the Project Area.

The City has identified a financing mechanism that will provide an enhanced and predictable revenue stream to serve as the source of repayment of the substantial amount of municipal bonds that will be required to finance these costs. It is anticipated that the bonds will be general obligation bonds but may include other forms of bonds, such as revenue bonds.

Typically, the only additional increases in revenue available to support these bonds would be from the increases in real estate taxes attributable to the higher assessed values associated with the new development. The use of C. 121A 6A agreements provides, however, the opportunity for greater municipal revenues from individual properties where individual property owners, by agreement, undertake to pay them. The Land Disposition Agreement with the designated developer will require the implementation of these additional revenue arrangements through the use of C. 121A agreements and, where applicable, ground leases of portions of the City Parcels or other land held by the City.

The anticipated increase in revenues will substantially increase the City's bonding capacity:

Increments to bonding capacity²:

Phase I:	\$ 85,500,000
Phase II:	\$ 61,000,000
Phase III:	\$ 43,000,000
Total =	\$189,500,000

² The increased revenue associated with each phase has been capitalized to arrive at the incremental increase in bonding capacity assuming current financing rates and 25-year terms.

Amendments to 12.02(4) Section 7 PROJECT BUDGET:

The following is substituted for Section 12.02 (a) Section 7.1

12.02 (4) Section 7.1: URDP Project Costs

<u>POTENTIAL EXPENSES</u>	<u>PHASE I</u>	<u>PHASE II</u>	<u>PHASE III</u>	<u>TOTAL</u>
A. ACQUISITION				
Land Assemblage	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000
Subtotal:	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000
B. SITE PREPARATION				
Demolition Ross Garage and Buildings	\$ 4,736,870	\$ 4,517,130	\$ 311,540	\$ 9,565,540
Infrastructure (utilities, environmental, geotechnical)	\$ 22,860,025	\$2,095,162	\$ 1,942,196	\$ 26,897,383
Subtotal:	\$ 27,596,895	\$6,612,292	\$ 2,253,736	\$ 36,462,923
C. RELOCATION BUDGET				
Hancock Lot Acq.	\$0 -	\$0 -	\$0 -	\$0 -
Ross Garage Acq.	\$0 -	\$0 -	\$0 -	\$0 -
Subtotal:	\$0 -	\$0 -	\$0 -	\$0 -
D. PUBLIC IMPROVEMENTS CONCOURSE				
Concourse	\$ 12,850,000	\$ 2,000,000	\$ -	\$ 14,850,000
Adams Green	\$ 6,962,363	\$ -	\$ -	\$ 6,962,363
Related Roadways & Off-Site	\$ 11,064,038	\$13,991,101	\$ 4,021,070	\$ 29,076,209
Subtotal:	\$ 30,876,401	\$15,991,101	\$ 4,021,070	\$ 50,888,572
Replacement Parking Public Parking (5 Structured Parking Garages of over 4,000 spaces)	\$ 27,500,000	\$26,000,000	\$20,000,000	\$ 73,500,000
Subtotal:	\$ 27,500,000	\$26,000,000	\$20,000,000	\$ 73,500,000
Design & Contingency Factors				
Design Fees (25%)	\$ 21,993,324	\$12,150,848	\$ 6,568,702	\$ 40,712,874
Execution/Construction Supervision (6%)	\$ 6,597,997	\$ 3,645,254	\$ 1,970,610	\$ 12,213,862
Contingency & Escalations (15%)	\$ 17,484,693	\$ 9,659,924	\$ 5,222,118	\$ 32,366,735
Subtotal:	\$ 46,076,014	\$25,456,027	\$13,761,430	\$ 85,293,471
Total:	\$134,049,310	\$74,059,420	\$40,036,236	\$248,144,966
E. PLANNED STUDIES/EVALUATION				
Market Studies	\$ 75,000			\$ 75,000
Appraisals	\$ 25,000			\$ 25,000
Relocation Plan	\$ 25,000			\$ 25,000
Other Studies	\$ 50,000			\$ 50,000
Total:	\$ 175,000	\$ -	\$ -	\$ 175,000
F. ADMINISTRATION**	\$ 7,400,000	\$10,800,000	\$ 1,800,000	\$ 20,000,000
G. LEGAL	\$ 1,340,493	\$ 740,594	\$ 400,362	\$ 2,481,450
TOTAL EXPENSES:	\$142,789,803	\$85,600,014	\$42,236,598	\$270,626,415

The following is substituted for Section 12.02 (a) Section 7.2

12.02 (4) Section 7.2 URDP Funding Sources

POTENTIAL SOURCES	PHASE I	PHASE II	PHASE III	TOTAL
A. GRANTS				
Concourse Federal Grant	\$ 6,000,000			\$ 6,000,000
State Funds	\$25,000,000	\$ 25,000,000	\$ -	\$ 50,000,000
Economic Stimulus Grant	\$16,500,000			\$ 16,500,000
CDAG (Adams Green)	\$ 1,000,000			\$ 1,000,000
TOD (Adams Green)	\$ 50,000			\$ 50,000
Subtotal:	\$48,550,000	\$ 25,000,000	\$ -	\$ 73,550,000
B. REVENUE FROM SALE OF ASSETS				
Hancock Lot (5 acres)	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000
Ross Garage (5 acres)	\$ -	\$ -	\$ -	\$ -
Subtotal:	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000
C. BOND FINANCING	\$92,500,000			\$196,500,000
Concourse	\$ 7,000,000			\$ 7,000,000
Downtown Redevelopment	\$85,500,000	\$61,000,000	\$43,000,000	\$189,500,000
Subtotal:	\$92,500,000	\$61,000,000	\$43,000,000	\$196,500,000
Total Revenues	\$143,050,000	\$86,000,000	\$43,000,000	\$272,050,000
NET SURPLUS/(LOSS)	\$ 260,197	\$ 399,986	\$ 763,402	\$ 1,423,585

**Includes Construction Interest

Amendment to Section 12.02 (7): PUBLIC IMPROVEMENTS

Section 12.02 (7) Section 2 Parking is amended by replacing all but the first paragraph with the following:

Subsequent to the preparation of the Rizzo Associates Parking Study, the City retained Walker Parking Consultants to perform additional analysis of the anticipated parking demand associated with the redevelopment of the Project Area. That analysis reflects a need for up to 4,000 spaces to be constructed or put in service through replacement and expansion of the facilities located in the Ross Garage and on the Hancock Street Lot.

The repositioning of public parking facilities, including their expansion to accommodate, new development, is a costly undertaking and cannot be borne either by the developer or exclusively by the City. To enable the redevelopment to occur and given the integrated arrangements between parking facilities and the uses that they are intended to serve, it is appropriate for the designated developer to take the responsibility to construct the parking facilities, but with appropriate levels of reimbursement from the City. Master developer shall provide adequate parking to serve patrons and users of the Hancock Surface Parking facility.

Under the Land Disposition Agreement, the City will cause these facilities to be created by obligating the designated developer to bear the risk of constructing them (or where applicable, renovating existing garage facilities) but with the City being obligated to reimburse the designated developer upon their completion by the City's purchase of them under a predetermined price mechanism that requires certain financial and other conditions to be met. The Land Disposition Agreement will provide that, with respect to each phase, the designated developer will enter into financial arrangements with the City under a Chapter 121A agreement or ground leases of portions of the City Parcels, or both. These arrangements would provide revenues over and above taxes currently assessed on the developer properties. Up to 65% of this excess revenue would be paid to the City to serve as a source of support, along with the operating revenues of the parking facilities and parking meters, to fund the debt service payments on the bonds issued to fund the construction of the parking facilities.

In addition, owners of property in the Project Area other than the designated developer that desire to redevelop their property in accordance with the URDP and have the benefit of the newly created parking capacity may do so by entering into an Urban Redevelopment Covenant. In the alternative, if the property owner elects not to enter into an Urban Redevelopment Covenant, it shall comply with the parking standards under the Zoning Ordinance.

The URDP proposes multiple parking strategies for providing parking alternatives and increasing overall parking efficiency:

- On-street parking on all major roads to encourage retail usage;
- Metered parking for short-term usage ensuring parking revenues for the City;

- Replacement of parking lots with garages to allow higher density development at these sites;
- Shared parking between residential and commercial uses; and
- Access to new parking garages from multiple major roadways to allow an efficient flow of traffic.

ATTACHMENT AA

Developer Designation



City of Quincy, Massachusetts

City Hall

OFFICE OF THE MAYOR

Thomas P. Koch
Mayor

April 14, 2008

Mr. Kenneth Narva
Ms. Lucy Wildrick
Street-Works Development LLC
30 Glenn Street
White Plain, NY 10603

RE: Urban Renewal Plan to Revitalize Downtown Quincy

Dear Mr. Narva and Ms. Wildrick:

As you know, the City, with the approval of the Department of Housing and Community Development, has adopted an amended urban renewal plan for the revitalization of downtown Quincy (the "Redevelopment Plan"). A central goal of the Redevelopment Plan is to enhance Downtown Quincy to insure the retention of significant employers and to attract new ones.

As one of these employers, Stop & Shop has been contemplating several options with respect to the location of its headquarters. To explore the option of remaining in Quincy Center, Stop & Shop engaged you, nationally recognized for urban streetscape revitalization, to evaluate the potential for creating a dynamic work environment for its employees. We also know that you are part of a partnership that has made a major real estate investment through the purchase of the landmark Granite trust building in the center of the downtown. The city recognized that for more than two (2) years your firm has undertaken a number of studies with respect to the Quincy Center Redevelopment Plan, both from a design and economic standpoint, you have participated in presentations to City officials, and you have also demonstrated your ability to execute the Redevelopment Plan through the planning and construction of your West Hartford project. You have shown an unmatched enthusiasm for the revitalization of downtown Quincy (not the least through your own investment) and have earned the confidence of both Stop & Shop and Quincy officials to bring our collective goals for the downtown to fruition.

Based on these and other factors, the Quincy PCD has selected you as the designated developer for the purposes of the acquisition and sale of certain properties to be

*Conditional Designation:
See page 2, paragraph 1*

*Document remains subject to
conditions as of June 15, 2009*

developed as part of the Redevelopment Plan, and I am pleased to advise you of your selection.

This designation is subject to the execution and delivery of a Land Disposition Agreement and related documents by the City, acting through the PCD (the "LDA"). As recommended by PCD, we will be coordinating with the Director of the PCD, the City's financial consultants, and SWD-LLC to continue our review of the financial aspects of your plan to confirm that the project will not adversely impact the tax base or the overall financial condition of the City, and we will execute and deliver the LDA only after this financial review has been completed to the satisfaction of the City of Quincy.

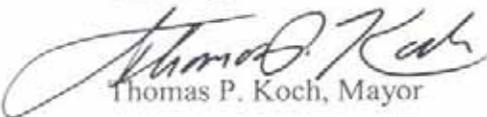
Given the magnitude of your anticipated participation in the downtown redevelopment, you can be assured that the City understands the financial implications associated with the design and construction of this project. In addition to dedicating the Ross Garage and the Hancock Parking Facility parcels for redevelopment, the City is also committed to pursuing the eminent domain takings that will be required for the proposed public improvements (while acknowledging that there will be no taking of land solely for private development purposes).

The City is prepared to maximize the funding sources through the use of the incremental revenues associated with the downtown redevelopment. The City is also prepared to pursue any available alternatives for grants and awards that can be applied to the Quincy Center Redevelopment Plan.

You have proposed a financing model that places the financial burden primarily on the developer from predevelopment through construction to project opening. In this way, the City assumes the financial risk only when the mechanisms are in place to support that risk. In that context, we are jointly considering and evaluating a diverse financing strategy, including DIF financing, TIF incentives, and if possible the establishment of Betterment Assessment District which, in addition to income received from parking revenues, will create adequate cash flow to enable the City to pay its bond debt. It is our intent to ensure that the financial model is effectively tax-neutral for the existing tax base.

We look forward to working closely with StreetWorks Development to bring our shared vision of a vibrant downtown Quincy forward.

Sincerely,



Thomas P. Koch, Mayor

xc: Dennis E. Harrington, Planning Director
James E. Farseas, Executive Secretary

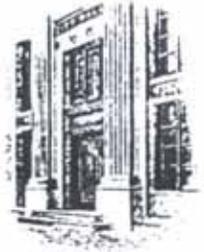
ATTACHMENT AB

Evidence of Public Hearing



City of Quincy, Massachusetts

Mayor James R. McIntyre City Hall
1305 Hancock Street
Quincy, Massachusetts 02169



TEL: (617) 376-1131
FAX: (617) 376-1139
TTY: (617) 376-1375

Office of the City Clerk
JOSEPH P. SHEA
City Clerk

MAUREEN L. HALLSEN
Assistant City Clerk

NOTICE OF PUBLIC HEARING

2009-130

First Amendment to the Urban Revitalization District Plan (URDP)

The Quincy City Council will hold a **Public Hearing on Thursday, May 28, 2009 at 6:00PM.** in the City Council Chambers, City Hall, 1305 Hancock Street, Quincy for the purpose of providing the public an opportunity to comment on a proposed First Amendment to the Quincy Center Urban Revitalization District Plan (URDP) to be filed pursuant to M.G.L. c. 121B, Section 48.

The City of Quincy Planning and Community Development Department recognizes that to best facilitate redevelopment in the Project Area, including the redevelopment of the Hancock Parking Lot and the Ross Garage area (collectively, the "City Parcels"), it is advisable to adopt more appropriate and comprehensive design guidelines, flexible parking standards, provide for development phasing and a special review process to assure the implementation of the goals outlined in the URDP. As contemplated by Executive Summary Section II F, Summary of the URDP/Potential Developers, this Amendment is necessary to maximize the development potential of the City Parcels and the Project Area generally.

A report on the Public Hearing will be placed on file with the City Council and will be included in the Amendment submitted to The Massachusetts Department of Housing & Community Development (DHCD).

Copies of the Amended URDP application, compiled pursuant to M.G.L. c. 121B Section 48, may be reviewed in the Department of Planning at City Hall, 1305 Hancock Street 3rd Floor and in the Thomas Crane Public Library main branch at 40 Washington Street.

Joseph P. Shea
Clerk of Council

**NOTICE OF PUBLIC HEARING 2009-130 FIRST AMENDMENT TO THE
NOTICE OF PUBLIC HEARING**

2009-130

First Amendment to the Urban Revitalization District Plan (URDP)

The Quincy City Council will hold a Public Hearing on Thursday, May 28, 2009 at 6:00PM. in the City Council Chambers, City Hall, 1305 Hancock Street, Quincy for the purpose of providing the public an opportunity to comment on a proposed First Amendment to the Quincy Center Urban Revitalization District Plan (URDP) to be filed pursuant to M.G.L. c. 121B, Section 48.

The City of Quincy Planning and Community Development Department recognizes that to best facilitate redevelopment in the Project Area, including the redevelopment of the Hancock Parking Lot and the Ross Garage area (collectively, the "City Parcels"), it is advisable to adopt more appropriate and comprehensive design guidelines, flexible parking standards, provide for development phasing and a special review process to assure the implementation of the goals outlined in the URDP. As contemplated by Executive Summary Section II F, Summary of the URDP/Potential Developers, this Amendment is necessary to maximize the development potential of the City Parcels and the Project Area generally.

A report on the Public Hearing will be placed on file with the City Council and will be included in the Amendment submitted to The Massachusetts Department of Housing and Community Development (DHCD).

Copies of the Amended URDP application, compiled pursuant to M.G.L. c. 121B Section 48, may be reviewed in the Department of Planning at City Hall, 1305 Hancock Street 3rd Floor and in the Thomas Crane Public Library main branch at 40 Washington Street.

Joseph P. Shea

Clerk of Council

5/20/09

Appeared in: **The Patriot Ledger** on Wednesday, 05/20/2009

Powered by [myPublicNotices.com](http://www.mypublicnotices.com)

OFFICE OF THE
BOARD OF ASSESSORS



Quincy City Hall
1305 Hancock Street
Quincy, MA 02169

Marion A. Fantucchio, MAA, Chairperson
James P. Papile, MAA, Assessor

Phone: (617) 376-1170
Fax: (617) 376-1185

City of Quincy

May 26, 2009

Rob Stevens, Senior Planner
Department of Planning & Community Development
1305 Hancock Street
Quincy, MA 02169

Dear Mr. Stevens:

This is to certify that the attached list of abutters of property located within the Quincy Center Urban Revitalization District, Quincy, Massachusetts is correct, according to our records. Also enclosed are a set of mailing labels for each parcel identified.

Very truly yours,

BOARD OF ASSESSORS

ABUTTERS LIST FOR MAP #'S 1135-1137
QUINCY, MA

Location	Map	Block	Lot	Grantee	Mailing Address	Mailing Address 2	City	St. Zip
1306 HANCOCK STREET	1135	1		FIRST CONGREGATIONAL SOCIETY	1306 HANCOCK STREET		QUINCY	MA 02169
25 TEMPLE STREET (-35)	1136	1	A	TRACKE LTD	110 CLARK ROAD		BROOKLINE	MA 02146
13 TEMPLE STREET (-17)	1136	2		RICCIOBAGI LIGERIA M TREE	C/O REBARK NATL ASSOC ATTN SER 911 MAIN STREET SUITE 1500		KANSAS CITY	MO 64105
1342 HANCOCK STREET (-1368)	1136	3		QUINCY ADAMS	110 CLARK ROAD		BROOKLINE	MA 02146
1370 HANCOCK STREET	1136	4		MERT	QUINCY SAVINGS BANK CONDOS	343 HENFORD AVE	QUINCY	MA 02170
1372 HANCOCK STREET #0101	1136	4		EVANS FRANCIS A ETAL TREES	1372 HANCOCK STREET	UNIT 101	QUINCY	MA 02169
1372 HANCOCK STREET #0102	1136	4		ELFADRY ANAM TREE	1372 HANCOCK ST #0102		QUINCY	MA 02169
1372 HANCOCK STREET #0201	1136	4		QUINCY SOW PUBLISHING	1372 HANCOCK ST #0201		QUINCY	MA 02169
1372 HANCOCK STREET #0202	1136	4		RANDALL DOUGLAS A &	1372 HANCOCK ST #0201		QUINCY	MA 02169
1372 HANCOCK STREET #0203	1136	4		SOME THOMAS F & MAUREEN E	1372 HANCOCK ST #0202		QUINCY	MA 02169
1372 HANCOCK STREET #0204	1136	4		ABATE ROBERT E ETAL TREES	50 HOLLY CIRCLE		KINGSTON	MA 02364
1372 HANCOCK STREET #0205	1136	4		IC/TECH-CARIS JOHN A	35 TREASURY LANE		BRAintree	MA 02184
1372 HANCOCK STREET #0301	1136	4		MCCARTHY TERRANCE J	1372 HANCOCK STREET	UNIT # 205	QUINCY	MA 02169
1372 HANCOCK STREET #0302	1136	4		JOYCE EDWARD M ETAL TREES	1372 HANCOCK ST #0301		QUINCY	MA 02169
1372 HANCOCK STREET #0303	1136	4		ROBERTS MICHAEL E &	1372 HANCOCK ST #0302		QUINCY	MA 02169
1372 HANCOCK STREET #0304	1136	4		CHAM JOSEPH LM & AMT B L RO	1372 HANCOCK ST #0302		QUINCY	MA 02169
1372 HANCOCK STREET #0401	1136	4		CORLITTEBEN KAREN A TREE	138 COLONIAL DRIVE		QUINCY	MA 02169
1372 HANCOCK STREET #0402	1136	4		MATHEA ANTHONY L ETAL TREES	1372 HANCOCK STREET #0401		QUINCY	MA 02169
1372 HANCOCK ST #0403	1136	4		MATHEA ANTHONY L ETAL TREES	1372 HANCOCK ST #0402		QUINCY	MA 02169
2 CHESTNUT STREET (-8)	1136	5		AFERA LLC	1372 HANCOCK ST #0403		QUINCY	MA 02169
18 MAPLE STREET	1136	6		UNITED STATES	1 MAPLE STREET		QUINCY	MA 02169
47 WASHINGTON STREET	1136	8	B	UNITED STATES OF AMERICA	6 GRIFFIN ROAD MONTH		WTHROGON	CT 06006
24 CHESTNUT STREET	1136	14		KILAT NEIL J	47 WASHINGTON & MAPLE S		QUINCY	MA 02169
71 WASHINGTON STREET	1136	17		CENTRAL BAPTIST CHURCH	24 CHESTNUT STREET		QUINCY	MA 02169
67 WASHINGTON STREET	1136	18		CENTRAL BAPTIST CHURCH	71 WASHINGTON STREET		QUINCY	MA 02169
26 CHESTNUT STREET (-26A)	1136	21		EDWARDS JAMES P TREE OF	67 WASHINGTON STREET		QUINCY	MA 02169
28 CHESTNUT STREET	1136	22		SULLYS SPA INC	26 CHESTNUT STREET		QUINCY	MA 02169
30 CHESTNUT STREET	1136	23		AREDEM DANA D ETAL TREES	28 CHESTNUT STREET		QUINCY	MA 02169
32 CHESTNUT STREET & POSTER	1136	24		BOCO REALTY LLC	7 SHORE AVENUE		QUINCY	MA 02169
1384 HANCOCK STREET (-1388)	1136	25		FRESH TOMATO ENTERPRISES	32 CHESTNUT STREET		QUINCY	MA 02169
61 WASHINGTON STREET	1136	34	B	QUINCY MUTUAL FIRE	28 REEVES STREET		SUBURBT	MA 01776
12 CHESTNUT STREET (-18)	1136	35	A	QUINCY MUTUAL FIRE	57 WASHINGTON ST		QUINCY	MA 02169
15 POSTER STREET	1137	2		MARONEY DAVID F TREE	57 WASHINGTON STREET		QUINCY	MA 02169
17 POSTER STREET (-19)	1137	3		FENCT EDWARD F & AUB H	15 POSTER STREET		QUINCY	MA 02169
25 POSTER STREET	1137	4		FENCT EDWARD F &	78 JERUSALEM RD		CORASSET	MA 02025
29 POSTER STREET &	1137	5	7	CENTRAL BAPTIST CHURCH OF	C/O EDWARD F. FENCT	17 POSTER STREET	QUINCY	MA 02169
111 WASHINGTON STREET	1137	8	6	R RAYCH & SON	69 WASHINGTON ST		QUINCY	MA 02169
6 MTA MCGWATHS BMT (-14)	1137	10	4	MCDIFFIE BETHLA R ETAL TNS	C/O RICKFORDS FAMILY RESTAURAN 1330 SOLDIERS FIELD ROAD		BOSTON	MA 02135
7 POSTER STREET (-11)	1137	22		KELLY LAUREN A TREE	23 STURDIVANT RD		QUINCY	MA 02169
91 WASHINGTON STREET #01	1137	24	081	FLYVEROA JAINIE &	7-11 POSTER STREET		QUINCY	MA 02169
91 WASHINGTON STREET #02	1137	24	082	DEVINCENZIS LILLIA	91 WASHINGTON STREET #01		QUINCY	MA 02169
91 WASHINGTON STREET #03	1137	24	083	EDMUND ROSE QIAN HUA	91 WASHINGTON STREET #02		QUINCY	MA 02169
91 WASHINGTON STREET #04	1137	24	084	CLASIS CHARLES A	91 WASHINGTON STREET #03		QUINCY	MA 02169
91 WASHINGTON STREET #05	1137	24	085	MCTIERNAN DOMOTRY	C/O DOONHIGHEL MTCR INC	P O BOX 59810 TAX DEPT	SCHAUMBURG	IL 601590810
91 WASHINGTON STREET #06	1137	24	086	BOURDON EDUARD P	249 ADAMS STREET		QUINCY	MA 02169
91 WASHINGTON STREET #07	1137	24	087	KIDANROSKI JOHN	91 WASHINGTON STREET #06		QUINCY	MA 02169

ABUTTERS LIST FOR MAP # 1165
QUINCY, MA

Location	Map	Block	Lot	Grantee	Mailing Address	Mailing Address 2	City	St Zip
59 SCHOOL STREET	1165	10	C	KALPAKIDIS JOHN TREE FIFTY-	60 FRANKINGTON STREET		QUINCY	MA 02170
198 PARKINGWAY	1165	44	B1	DORIAN DANIEL K &	45 LONGMEADOW RD		BEAUMONT	MA 02178
65 SCHOOL STREET	1165	46	B3	TRIGLIA JAMES G TREE	50 SPRINGFIELD STREET		QUINCY	MA 02169
95 SCHOOL STREET	1165	48		MASSACHUSETTS MAY	150 CAUSEWAY STREET		BOSTON	MA 02114
153 PARKINGWAY (-205)	1165	50		ATLANTIC-QUINCY REALTY LLC	C/O ATLANTIC MANAGEMENT CORPOR 205 MEMBURY ST		FRANKINGHAM	MA 01701
223 PARKINGWAY (-241)	1165	57		ATLANTIC-QUINCY REALTY LLC	C/O ATLANTIC MANAGEMENT CORPOR 205 MEMBURY ST		FRANKINGHAM	MA 01701
164 PARKINGWAY	1165	62	1	HANCOCK PARK LIMITED	C/O WELCH HEALTHCARE & RETIREM 52 ACCORD PARK DRIVE		HORNELL	MA 02061
45 SCHOOL STREET	1165	63	2	HANCOCK HOUSE LLC	500 VICTORY ROAD		QUINCY	MA 02171
119 PARKINGWAY (-151)	1165	70		ATLANTIC-QUINCY REALTY LLC	C/O ATLANTIC MANAGEMENT CORPOR 205 MEMBURY ST		FRANKINGHAM	MA 01701

ABUTTERS LIST FOR MAP #'S 1135-1137
QUINCY, MA

Location	Map	Block	Lot	Grantee	Mailing Address	Mailing Address 2	City	St Zip
91 WASHINGTON STREET #08	1137	24	088	TUNG LEE W	91 WASHINGTON STREET 088		QUINCY	MA 02169
91 WASHINGTON STREET #09	1137	24	089	WU MAI KUEN	91 WASHINGTON ST 089		QUINCY	MA 02169
91 WASHINGTON STREET #010	1137	24	0910	MREE SHEILA S ETAL	91 WASHINGTON STREET 0810		QUINCY	MA 02169
91 WASHINGTON STREET #011	1137	24	0811	MURPHY KEVIN G	91 WASHINGTON STREET #11		QUINCY	MA 02169
91 WASHINGTON STREET #012	1137	24	0812	RYLAND DAVID S	91 WASHINGTON ST 0812		QUINCY	MA 02169
91 WASHINGTON STREET #014	1137	24	0814	ORRIS MOAT A	91 WASHINGTON ST 0814		QUINCY	MA 02169
91 WASHINGTON STREET #015	1137	24	0815	SARRELLA MARIA	91 WASHINGTON STREET 0815		QUINCY	MA 02169
91 WASHINGTON STREET #016	1137	24	0816	LAMERGE ANTHONY G	PO BOX 690763		QUINCY	MA 02269
91 WASHINGTON STREET #017	1137	24	0817	DESOTO MARIEL	91 WASHINGTON ST 0817		QUINCY	MA 02169
91 WASHINGTON STREET #018	1137	24	0818	REAMAN SHARON	91 WASHINGTON ST 0818		QUINCY	MA 02169
91 WASHINGTON STREET #019	1137	24	0819	DEKANO RITA L	91 WASHINGTON ST 0819		QUINCY	MA 02169
91 WASHINGTON STREET #020	1137	24	0820	BURNS KELLY	91 WASHINGTON ST 0820		QUINCY	MA 02169
91 WASHINGTON STREET #021	1137	24	0821	LO YA EREN	91 WASHINGTON ST 0821		QUINCY	MA 02169
91 WASHINGTON STREET #022	1137	24	0822	DONOVAN CHRISTOPHER J	4313 MADISON STREET		STATTSVILLE	MO 20781-1625
91 WASHINGTON STREET #023	1137	24	0823	HUANG BOHY L	C/O FENG MEI LIN	91 WASHINGTON ST 0823	QUINCY	MA 02169
91 WASHINGTON STREET #024	1137	24	0824	CHAN BRILEY A	91 WASHINGTON ST 0824		QUINCY	MA 02169
91 WASHINGTON STREET #025	1137	24	0825	BENSON JANE I	91 WASHINGTON ST 0825		QUINCY	MA 02169
91 WASHINGTON STREET #026	1137	24	0826	GOULIS JOSEPHINE	91 WASHINGTON ST 0826		QUINCY	MA 02169
91 WASHINGTON STREET #027	1137	24	0827	GUARDIA MIRTA C	91 WASHINGTON ST 0827		QUINCY	MA 02169
91 WASHINGTON STREET #029	1137	24	0829	CHEN MARIE	91 WASHINGTON STREET 0828		QUINCY	MA 02169
91 WASHINGTON STREET #030	1137	24	0830	KANALLI SEBAFINO A	33 EDDIE STREET		QUINCY	MA 02169
91 WASHINGTON STREET #031	1137	24	0831	FALVET LAWRENCE J JR	38 ROBERTSON STREET		QUINCY	MA 02169
91 WASHINGTON STREET #032	1137	24	0832	CHAN SENG PINGAN A	91 WASHINGTON ST 0831		QUINCY	MA 02169
91 WASHINGTON STREET #032	1137	24	0832	MACKAY ALLEN B	91 WASHINGTON STREET 0832		QUINCY	MA 02169
91 WASHINGTON STREET #032A	1137	24	012A	KELLY ANNE MARIE	91 WASHINGTON ST 0812A		QUINCY	MA 02169
91 WASHINGTON STREET	1137	24	18 MGT		C/O CONDOMINIUM ASSOCIATION	91 WASHINGTON STREET	QUINCY	MA 02169
50 CRESTWOT STREET	1137	29	A	MORFOLK COUNTY OF	RICH ST		DEERHAM	MA 02026

ABUTTERS LIST FOR MAP #'S 1140-1142
QUINCY, MA

Location	Map	Block	Lot	Grantee	Mailing Address	Mailing Address 2	City	St. Zip
1400 HANCOCK STREET (-1446)	1140	3		VILLAGE PLACE I INC	C/O CB RICHARD HILLIS	50 MILK STREET 20TH FLOOR	BOSTON	MA 02109
1486 HANCOCK STREET	1140	10	C	CJMK LLC	1486 HANCOCK STREET		QUINCY	MA 02169
14 COTTAGE AVENUE (-24)	1140	11	HEMT	CLEARY PAUL TREE CLEARLY	C/O MARIE LOCK	84 COUNTRYSIDE LANE	MILTON	MA 02186
14 COTTAGE AVENUE (-24) U814	1140	11	U814	SAMI REALTY INC	16 COTTAGE AVENUE		QUINCY	MA 02169
14 COTTAGE AVENUE (-24) U816	1140	11	U816	SAMI REALTY INC	16 COTTAGE AVENUE		QUINCY	MA 02169
14 COTTAGE AVENUE (-24) U818	1140	11	U818	GIANG KING PHDOC	3 FERNS HILL ROAD		QUINCY	MA 02169
14 COTTAGE AVENUE (-24) U820	1140	11	U820	GIANG KING PHDOC	3 FERNS HILL ROAD		QUINCY	MA 02169
14 COTTAGE AVENUE (-24) U822	1140	11	U822	GIANG KING PHDOC	3 FERNS HILL ROAD		QUINCY	MA 02169
14 COTTAGE AVENUE (-24) U824	1140	11	U824	TONGSARK REALTY INC	11 GULLIVER STREET		MILTON	MA 02186
1450 HANCOCK STREET (-1462)	1140	17	B1	HUTTEN LINDA LAM &	118 RUSSELL PARK		QUINCY	MA 02169
1442 HANCOCK STREET (-1446)	1140	20	A	MALIK MIRAJ & BINJINDER SINGH	P O BOX 453		BRIDGEWATER	MA 02324
1464 HANCOCK STREET (-1466)	1140	21	C	KARAGIANNAS APOSTOLOU &	85 CAREY AVE		WATERTOWN	MA 02172
1468 HANCOCK STREET (-1476)	1140	22	C	B & C HANCOCK STREET LLC	637 WASHINGTON ST STE 200		BROOKLINE	MA 02445
23 CHESTNUT STREET (-29)	1142	7		SULLIVAN JAMES M TRUSTEE	P O BOX 850918		BRATTLESTREET	MA 02185C
31 CHESTNUT STREET (-39)	1142	8		SULLIVAN JAMES M TRUSTEE	P O BOX 850918		BRATTLESTREET	MA 02185C
1570 HANCOCK STREET (-1576)	1142	1		CONSOLI GUY & JOSEPHINE TRUST	80 WALKER ROAD		WESTWOOD	MA 02090
1562 HANCOCK STREET (-1568)	1142	2		ROBERTSON EILEEN FRANCES TRZE	P O BOX 1094		SAGAMORE BEACH	MA 02562Z
1500 HANCOCK STREET (-1530)	1142	5	B	DASSEZ LIMITED	C/O ROHEX CORP	PO BOX 81335	WELLSLEY HILLS	MA 024810
14 REVERE ROAD	1142	20	C	QUINCY CITY OF	1305 HANCOCK STREET		QUINCY	MA 02169
1534 HANCOCK STREET (-1538)	1142	22	2	RICCIARDI ROSE	197 RIGLAND AVE		QUINCY	MA 02170
1550 HANCOCK STREET (-1556)	1142	25	A	YANAGIYAMA DIMITRIOS TRZE	325 WASHINGTON STREET		QUINCY	MA 02169
15 COTTAGE AVENUE (-19)	1142	35	B	BAIRBAKE LLC	15-19 COTTAGE AVENUE		QUINCY	MA 02169
1546 HANCOCK STREET	1142	38		KAUR MOUNDEEP TREE QUINCY	69 MORRISON AVENUE		SOMERVILLE	MA 02144
00 CHESTNUT STREET	1142	40	B	QUINCY CITY OF	COTTAGE ST		QUINCY	MA 02169

ABUTTERS LIST FOR MAP # 1145
QUINCY, MA

Location	Map	Block	Lot	Grantee	Mailing Address	Mailing Address 2	City	St Zip
1630 HANCOCK STREET (-1642)	1145	3	5	HANLOC LIMITED PARTNER	C/O R. COLMAN	58 SOUTH STREET #203	QUINCY	MA 02165
11 BEVERE ROAD	1145	6		QUINCY CITY OF	1305 HANCOCK STREET		QUINCY	MA 02165
1586 HANCOCK STREET (-1594)	1145	9	1	QUINCY CITY OF	1305 HANCOCK STREET		QUINCY	MA 02165
1596 HANCOCK STREET (-1603)	1145	10	2	QUINCY CITY OF	1305 HANCOCK STREET		QUINCY	MA 02165
1604 HANCOCK STREET (-1612)	1145	11	3	AGHETTI ARTHUR J ETAL THREE	21 FRANKLIN STREET		QUINCY	MA 02165
15 MECHANIC STREET	1145	12	5	BEFORE THOMAS J &	15 MECHANIC STREET		QUINCY	MA 02165
25 MECHANIC STREET	1145	13	A	CARDAS JETSEL &	25-27 MECHANIC ST		QUINCY	MA 02165
29 MECHANIC STREET	1145	14	B	DORFMT BREHDAN &	31 MECHANIC STREET		QUINCY	MA 02165
1620 HANCOCK STREET (-1626)	1145	15	C	LAFELLA ANGELINA M	38 WHITWELL ST		QUINCY	MA 02165

ABUTTERS LIST FOR MAP # S 1147-1149
QUINCY, MA

Location	Map	Block	Lot	Grantee	Mailing Address	Mailing Address 2	City	St. Zip
1625 HANCOCK STREET (-1639)	1147	5	A	MGA REALTY CORPORATION	P O BOX 690393		QUINCY	MA 02169
31 HANCOCK COURT	1147	8		PARKINWAY ENTERPRISES	31 HANCOCK CT		QUINCY	MA 02169
148 PARKINWAY	1147	9	2	QUINCY CITY OF	1305 HANCOCK STREET		QUINCY	MA 02169
150 PARKINWAY THRU TO	1147	12	3	ENTERPRISES LIMITED	31 HANCOCK CT		QUINCY	MA 02169
1601 HANCOCK STREET (-1621)	1147	14	C	QUINCY CITY OF	1305 HANCOCK STREET		QUINCY	MA 02169
1869 HANCOCK STREET (-1597)	1147	15	1	MESSINA QUINCY FAIR LIMITED	400 FRANKLIN STREET		BRAINTREE	MA 02184
1543 HANCOCK STREET (-1557)	1147	17	1	RICCIARDI DANA D TREE 1545 *	218 WILLARD STREET		QUINCY	MA 02169
1563 HANCOCK STREET	1147	18	2	GALVIN COMMERCIAL	21 TODMAN STREET		QUINCY	MA 02169
1445 HANCOCK STREET (-1453)	1148	4		RICCIARDI LYDIA M TREE	P O BOX 690307		QUINCY	MA 02269
1513 HANCOCK STREET (-1537)	1148	7	A	QUINCY LIMITED	316 WASHINGTON STREET	C/O EARL CATE	QUINCY	MA 02481
86 PARKINWAY	1148	9		QUINCY CITY OF	PARKING AREA		WELLESLEY HILLS	MA 02481
1505 HANCOCK STREET (-1511)	1148	12		QUINCY COMMUNITY ACTION	1509 HANCOCK STREET		QUINCY	MA 02169
1455 HANCOCK STREET	1148	18	B	SITT EDIEE ETAL TREES OF THE	2038 FLATBUSH AVE		QUINCY	MA 02168
1465 HANCOCK STREET (-1489)	1148	20	2	WALCOFF CORP	1050 COMMONWEALTH AVE		BROOKLYN	NY 11234
1495 HANCOCK STREET (-1497)	1148	21	3	DANIEL JAMES REALTY LLC	1495 HANCOCK STREET		BOSTON	MA 02215
1459 HANCOCK STREET (-1465)	1148	23	1	STEPHENS FACE GROUP LLC	7 ALDENGATE WAY		QUINCY	MA 02169
95 PARKINWAY (-109)	1148	35		MIRANDA CARL'N ETAL TREES	79 PARKINWAY		NO READING	MA 01864
100 PARKINWAY (-134)	1148	37	A	ATLANTIC-QUINCY REALTY LLC	C/O ATLANTIC MANAGEMENT CORP	205 NEWBURY ST	QUINCY	MA 02169
378 PARKINWAY (-93)	1148	58	A	MIRANDA CARL H ETAL TREES	79 PARKINWAY		FRAMINGHAM	MA 01701
2433 HANCOCK STREET (-1439)	1148	58	2A	SALOMON HANCOCK LLC	645 BEACON STREET		QUINCY	MA 02169
8 GRANITE STREET (-16)	1148	59	1B	10 GRANITE BUSINESS	10 GRANITE STREET		BOSTON	MA 02215
10 GRANITE STREET #1	1148	59	081	10 GRANITE BUSINESS	10 GRANITE STREET 081		QUINCY	MA 02169
10 GRANITE STREET #2	1148	59	082	DEVINE ADAM W TREE TEN	C/O XS BROKERS INSURANCE	10 GRANITE STREET 082	QUINCY	MA 02169-5
10 GRANITE STREET #3	1148	59	083	10 GRANITE BUSINESS	10 GRANITE STREET 081		QUINCY	MA 02169
10 GRANITE STREET #4A	1148	59	084A	10 GRANITE BUSINESS	10 GRANITE STREET 081		QUINCY	MA 02169
10 GRANITE STREET #4B	1148	59	084B	10 GRANITE BUSINESS	10 GRANITE STREET 081		QUINCY	MA 02169
10 GRANITE STREET #4C	1148	59	084C	APRYON CO LLC *	10 GRANITE STREET 081		QUINCY	MA 02169
10 GRANITE STREET #4D	1148	59	084D	10 GRANITE BUSINESS	10 GRANITE STREET 081		QUINCY	MA 02169
10 GRANITE STREET #4E	1148	59	084E	10 GRANITE BUSINESS	10 GRANITE STREET 081		QUINCY	MA 02169
1415 HANCOCK STREET (-1425)	1148	60	1A	M & J REALTY LLP	67 CODDINGTON STREET		QUINCY	MA 02169
1309 HANCOCK STREET	1149	3	A	QUINCY CITY OF	1305 HANCOCK ST		QUINCY	MA 02169
1355 HANCOCK STREET (-1365)	1149	4	C1	QUINCY CENTER REALTY LLP	67 CODDINGTON STREET		QUINCY	MA 02169
1319 HANCOCK STREET (-1351)	1149	11		HANCOCK CEMETERY	1319-1351 HANCOCK ST		QUINCY	MA 02169
1381 HANCOCK STREET (-1383)	1149	16	A	CAMPANELLI JOSEPH NICHOLAS ROW	CAMPANELLI QUINCY TRUST		QUINCY	MA 02169
00 THOMAS BUNGIN PARKWAY	1149	18		BOYARKE BRIAN W ETAL TREES	1185 HANCOCK STREET		121A QUINCY	MA 10196 MA 02169

ATTACHMENT AC

Planning Board Finding



Department of Planning and Community Development
1305 Hancock Street, Quincy, Massachusetts 02169
Tel. (617) 376-1362 FAX (617) 376-1097
TTY /TDD (617) 376-1375



DENNIS E. HARRINGTON
Director

THOMAS P. KOCH
Mayor

COMMUNICATION

May 18, 2009

Mr. Joseph P. Shea, Clerk of Council
Mr. James H. Davis, Council President
1305 Hancock Street
Quincy, MA 02169

RE: FIRST AMENDMENT URBAN REVITALIZATION DISTRICT PLAN (URDP)

Dear Mr. President and Members of the City Council:

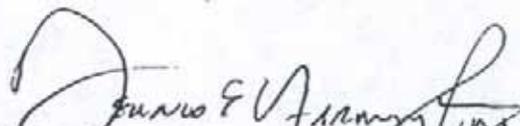
Find herewith a communication from the Planning Director/Planning Board regarding the First Amendment to the Quincy Center Revitalization District Plan.

At its May 13, 2009 meeting, the Planning Board held an open public hearing which was closed on that date. The Board then voted to affirmatively recommend approval of the First Amendment to the Quincy Center Revitalization District Plan. (see attached documents)

Also for your records find herewith a copy of the revised Quincy Center District Design Guidelines as amended May, 2009 and approved by the Board on May 13, 2009.

It is the determination of the Planning Board that all requirements have been met for the City Council to call a Public Hearing with respect to the First Amendment to the Quincy Center Revitalization District Plan.

William Adams, Chairman
Quincy Planning Board


Dennis E. Harrington, Planning Director



**Department of Planning and
Community Development**
1305 Hancock Street,
Quincy, Massachusetts 02169
Tel. (617) 376-1362 FAX (617) 376-1097
TTY /TDD (617) 376-1375



DENNIS E. HARRINGTON
Director

THOMAS P. KOCH
Mayor

QUINCY CENTER DISTRICT

FIRST AMENDMENT URBAN REVITALIZATION DISTRICT PLAN (URDP)

The City of Quincy Planning Board at its open public meeting on Wednesday May 13, 2009 voted the following:

WHEREAS, the Quincy Planning Board is required pursuant to s. 48 of Chapter 121B of the General Laws and Chapter 898 of the Acts of 1973 to reach certain conclusions regarding the Quincy Center District Urban Revitalization and Development Plan (the "Plan") as submitted to this body; and

WHEREAS, the URD Project Area, as identified in the Plan, remains a decadent area; and

WHEREAS, the URD Project Area would not by private enterprise alone, without either government subsidy or the exercise of governmental powers, be made available for urban redevelopment; and

WHEREAS, the proposed land uses and building requirements in the URD Project Area will afford maximum opportunity to privately financed urban renewal and revitalization consistent with the needs of the locality as a whole.

NOW, THEREFORE, BE IT RESOLVED by the Quincy Planning Board that we:

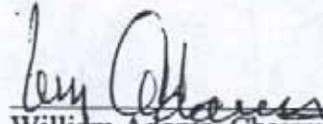
1. Report to the Director of the City's Office of Planning and Community Development, the Mayor, and to the Quincy City Council the following:
 - a. we have determined that the Plan is based on a local survey and ;
 - b. we have determined that the Plan conforms to a comprehensive plan for the locality as a whole.
2. The Board recommends that the Quincy City Council approve the First Amendment to the Quincy Center Urban Revitalization District Plan which

include the revised Quincy Center District Design Guidelines, as amended, and dated May 2009.

3. The Board recommends that the City Council authorize the Mayor to proceed with land disposition activities on the City's behalf as set forth in the Plan.

Respectfully,

Quincy Planning Board



William Adams, Chairman



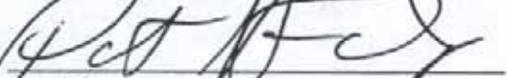
Coleman Barry, Member



William Geary, Member



James Fay, Member



Patrick Foley, Member

ATTACHMENT AD

City Council Approval

INTRODUCED BY: Planning Department acting as the Quincy Urban Redevelopment Agency

**CITY OF QUINCY
IN COUNCIL**

ORDER NO: 2009-130

June 15, 2009

ORDERED:

WHEREAS, the City Council approved and adopted the Quincy Center District Urban Revitalization and Development Plan (the "Plan") on May 21, 2007.

WHEREAS, in accordance with and pursuant to Mass. General Law c. 121B, sec. 48, the Plan was approved by the Commonwealth of Massachusetts, Department of Housing and Community Development on July 6, 2007.

WHEREAS, subsequent to the adoption and approval of the Plan, the City has undertaken additional study and reviewed additional information pertaining to the scope and costs of redevelopment of the area covered by the Plan (the "Project Area").

WHEREAS, the Quincy Planning Department, acting as an Urban Renewal Agency (hereinafter the "Agency") has approved a First Amendment to the Plan (the "Proposed Amendment"); and

WHEREAS, the Agency has determined that the Proposed Amendment is necessary and advisable to further the goals of the Plan by, inter alia, refining the redevelopment plan for the Hancock Parking Lot and the Ross Parking Garage area (the "City Parcels"), adopting more comprehensive design guidelines, providing flexible parking standards within the Project Area, providing for a phased redevelopment program, creating a more efficient development review process, and revising the financial analysis for the redevelopment of the Project Area; and

WHEREAS, as required by the Plan, at a meeting on April 22, 2009 and May 6, 2009, the Citizens Advisory Committee reviewed the Proposed Amendment, voted to support the changes to the Plan made therein and issued a report dated May 15, 2009; and

WHEREAS, following a duly noticed public hearing on May 13, 2009, the City of Quincy Planning Board approved the Proposed Amendment and found that the proposed changes are in conformance with the general plan for the community as a whole; and said hearing was held and closed on that date; and

WHEREAS, at an open meeting on May 18, 2009, the Quincy City Council duly called for a public hearing on the Proposed URDP Amendment to be held on May 28, 2009; and

WHEREAS, on June 9, 2009, at an advertised open meeting of the City Council Downtown & Economic Growth Committee, the Committee unanimously voted to recommend that the City Council approve the Proposed Amendment subject to a modification clarifying the parking requirements applicable to certain residential uses (as so modified, the "Amendment").

YEAS Coughlin, Davis, Finn, Gutro, Keenan, Kelly, McFarland, McNamee, Raymondi

NAYS Coughlin, Davis, Finn, Gutro, Keenan, Kelly, McFarland, McNamee, Raymondi

**CITY OF QUINCY
IN COUNCIL**

ORDER NO: 2009-130

June 15, 2009

ORDERED:

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL:

1. That it is hereby found and determined that based on further study and additional information pertaining to the scope and projected costs of redevelopment of the Project Area, certain amendments to the Plan are necessary and advisable.
2. That it is hereby found and determined that by refining the redevelopment plan for the City Parcels, adopting more comprehensive design guidelines, providing flexible parking standards within the Project Area, providing for a phased redevelopment program, creating a more efficient development review process, and revising the financial analysis for the redevelopment of the Project Area, the Amendment furthers and enhances the goals and objectives set forth in the Plan.
3. That it is hereby found and determined that as amended, the Plan continues to conform to the general plan for the community as a whole.
4. That it is hereby found and determined that except as modified by the findings above, the findings made by the City Council on May 21, 2007 with respect to the Plan are hereby reaffirmed.

NOW, THEREFORE, in accordance with the requirements of Mass. General L. c. 121B, sec. 48, the City Council hereby approves the Amendment and requests the Agency to cause the Amendment to be forwarded, along with such additional information the Agency determines to be necessary or advisable, to the Commonwealth of Massachusetts Department of Housing and Community Development for consideration and final approval.

PASSED TO BE ORDAINED, JUNE 15, 2009

ATTEST:


CLERK OF COUNCIL



Page 2 of 2

YEAS Coughlin, Davis, Finn, Gutro, Keenan, Kelly, McFarland, McNamee, Raymond

NAYS Coughlin, Davis, Finn, Gutro, Keenan, Kelly, McFarland, McNamee, Raymond



A true copy
Attest:

James Shea
City Clerk

ATTACHMENT AE

Notice of CAC Meeting



Urban Revitalization District Citizens Advisory Committee

City of Quincy, Massachusetts

City Hall, 1305 Hancock Street

Quincy, Massachusetts 02169



Planning Director
Dennis E. Harrington

Chairman
Angus Jennings

Committee Members
Dave McCarthy
Walter Hannon
Dean Rizzo
Maralin Manning

Advisors and Staff
Robert Stevens

AGENDA

Wednesday April 22, 2009

- I. Welcome and Introductions
- II. Recap of DHCD's approval of the Quincy Center Urban Revitalization District Plan (URDP) in July 2007 and the actions the City has taken since that time.
- III. Presentation by Street-Works LLC
- IV. Discussion on regulatory changes (Zoning, Design Guidelines, and URDP) needed to accommodate Street-Works proposed development program
- V. Discussion on draft URDP revision/amendment
- VI. Schedule for local approval
- VII. Other Business
- VIII. Close meeting and schedule next CAC meeting



Urban Revitalization District Citizens Advisory Committee

City of Quincy, Massachusetts

City Hall, 1305 Hancock Street

Quincy, Massachusetts 02169



Planning Director
Dennis E. Harrington

Chairman
Angus Jennings

Committee Members
Dave McCarthy
Walter Hannon
Dean Rizzo
Maralin Manning

Advisors and Staff
Robert Stevens

Meeting Notes April 22, 2009

Committee Members Angus Jennings, Walter Hannon, Dean Rizzo, and Maralin Manning were present. Member Dave McCarthy was absent.

Advisors and staff present include Planning Director Dennis E. Harrington, Senior Planner Robert Stevens, and VHB Advisor Jef Fasser.

Guests present include Richard Heapes, Street-Works, Jack Godshall, Street-Works, Bob Davis, Goulston & Storrs, and Dave Mahoney, Mahone & Harnais PC.

1. Planning Director Dennis E. Harrington welcomed attendees to the Urban Revitalization District Citizen Advisory Committee (CAC) meeting and introductions were made.
2. The Planning Director updated CAC Members on local and state approval of the Quincy Center URDP in 2007 and the activities undertaken by the City since them. Items discussed include:
 - DHCD approval of the Quincy Center URDP on July 6, 2007
 - The City is moving forward with additional planning including initial due diligence review of existing utility, soils, water and other infrastructure conditions.
 - Transitioning from Mayor Phelan administration to the Mayor Koch administration.
 - Conditional selection of Street-Works LLC as the Designated Developer under the Quincy Center URDP. Designation subject to the execution of a Land Disposition Agreement and sound financial plan.
3. Richard Heapes of Street-Works LLC made a presentation to the CAC on its proposed development program. Highlights of the presentation include:
 - Street-Works has been in the City since 2004. They embrace the Goody Clancy Vision Plan.
 - Project area is from the MBTA station south to the Concourse Roadway.
 - The model used for the presentation is conceptual.

- The Street-Works proposed program will require a single managed parking management structure.
 - Identified 3 areas of development:
 1. *Stop & Shop Office Building/1400 Hancock Street/Ross Garage north:* Vision of a new major office building (up to 400,000 sf), hotel, and other mixed use elements.
 2. *Ross Way/Cliveden Street:* Large format retailer, new public space, wellness center, and other mixed use developments.
 3. *Hancock Lot:* 1,100 new residential units consisting of both ownership and rentals with a 10% affordability set aside.
4. Planning Director Harrington informed the CAC that in order to identify Street-Works LLC as the *Designated Developer* and adopt its proposed redevelopment program for the URD, there will need to be some modifications to the current regulatory mechanisms including the Quincy Center Zoning District (QCZD) and associated Quincy Center District Guidelines and the Quincy Center URDP.

The necessary modifications will add the reality of current market conditions to the City's conceptual plan. They include a new approval procedure for projects in the URD area "Certificate of Consistency", the ability to build up to 20 stories in the URD area, additional language guiding streetscapes, store-fronts, and signage, and the adoption of the land disposition agreement or LDA between the City and Street-Works LLC.

The Planning Director indicated that the City is undertaking disposition appraisals (The Foster Appraisal Company) for the Hancock Lot and Ross Garage sites. In addition, RKG Associates will reprise their role as financial advisor on the plan and Jef Fasser, AICP will reprise his role as URDP advisor.

5. Jef Fasser spoke to the CAC about the revisions to the URDP that are underway including:
- Revised Executive Summary reflecting the anticipated designation of Street-Works LLC.
 - Selected Chapter revisions that replace text that talked about the City's "Vision" with elements of Street-Works proposed program.
 - Selected revised graphics and graphs.
 - Revised financial plan.
 - Noted that there will be no changes to the findings or Goals and Objectives.
6. CAC Members will be responsible for reviewing the revisions/amendment to the Quincy Center URDP and for providing comments on the changes through a CAC Report that will be distributed to local officials and will be part of the submission to DHCD. The Planning Department will forward a draft UPDP document when its available to CAC Members for their review.
7. CAC Members agreed to reconvene Wednesday May 6th.
The meeting was adjourned.



Urban Revitalization District Citizens Advisory Committee

City of Quincy, Massachusetts

City Hall, 1305 Hancock Street

Quincy, Massachusetts 02169



Planning Director
Dennis E. Harrington

Chairman
Angus Jennings

Committee Members
Dave McCarthy
Walter Hannon
Dean Rizzo
Maralin Manning

Advisors and Staff
Robert Stevens

AGENDA

Wednesday May 6, 2009

- I. Welcome and Introductions
- II. Review Draft URDP Amendment
- III. Review revised Quincy Center District Guidelines
- IV. Discussion on Planning Board and City Council schedule
- V. Discussion on Citizens Advisory report
- VI. Close meeting and schedule next CAC meeting



Urban Revitalization District Citizens Advisory Committee

City of Quincy, Massachusetts

City Hall, 1305 Hancock Street

Quincy, Massachusetts 02169



Planning Director
Dennis E. Harrington

Chairman
Angus Jennings

Committee Members
Dave McCarthy
Walter Hannon
Dean Rizzo
Maralin Manning

Advisors and Staff
Robert Stevens

Meeting Notes May 6, 2009

Committee Members Angus Jennings, Walter Hannon, Dean Rizzo, David McCarthy and Maralin Manning were present.

Advisors and staff present include Planning Director Dennis E. Harrington, Senior Planner Robert Stevens, and VHB Advisor Jef Fasser.

Guests present include Karen Keplar, Goulston & Storrs.

1. Planning Director Dennis E. Harrington welcomed attendees to the Urban Revitalization District Citizen Advisory Committee (CAC) meeting and introductions were made.
2. The Planning Director handed out copies of the proposed revision to the Quincy Center District Design Guidelines to CAC Members and summarized the changes made to the document.

The Planning Board is expected to review the revised Design Guidelines and potentially adopt them at its May 13th meeting. Furthermore, once adopted, the revised Design Guidelines will be forwarded to the City Council for their record. It will also be an "Attachment" to the City's First Amendment to the Urban Revitalization District Plan submitted to DHCD for approval.

Highlights include:

- *Section 3 – Review Process:* New language added that describes the new "Certificate of Consistency" with the Urban Renewal Plan which replaces "Site Plan Approval" from approval process.
- *Section 4 – Guidelines:* In general this entire section was reviewed and some minor revisions to existing text were made to reflect current conditions.
- *Section 4 – Guidelines:* The subsection on "Streets" was revised to include greater detail on road network, roadway dimensions, and streetscape elements. Additional street cross-section graphics were added.
- *Section 4 – Guidelines:* A new subsection was added to Section 4 entitled "Public Art & Place-Making Program". This subsection will assist the

Public Art Commission with carrying out the mission of the Public Art and Place-Making Ordinance.

- *Section 5 – Urban Revitalization District:* This section is new to the Design Guidelines and will apply to the Urban Renewal District only. Additional elements of the section include information on specific blocks, URD review process, parking and transit considerations, storefront requirements, and signage.

3. The Planning Director discussed the proposed First Amendment to the Urban Revitalization District plan (URDP A-1). Copies of the document were sent to CAC Members prior to the meeting.

The Planning Director explained that since the enactment of the Quincy Center District Urban Revitalization and Development Plan – An Urban Renewal Plan for the Quincy Center Urban Revitalization District in May 2007, the City has proceeded vigorously to bring the vision developed in the URPD to life.

In the course of these initiatives and activities to move the plan forward, the City has determined that to best facilitate redevelopment in the Project Area, including the redevelopment of the Hancock Lot and the Ross garage area, it is advisable to amend the original URDP. The First Amendment to the URDP involves more appropriate and comprehensive design guidelines, flexible parking standards, provide for development phasing and a special, more efficient, review process to assure the implementation of the goals outlined in the URDP.

The CAC Members were informed that the City, through a qualified land appraiser, is executing disposition appraisals for the city-owned Hancock Parking Lot and Ross Parking Garage in accordance with M.G.L 121B. The reports are expected to be completed by the end on May.

CAC Members discussed elements of the draft First Amendment to the URDP. Comments included the structure of the financial plan, revised parking ratios, the proposed revisions to the Quincy Center Zoning Ordinances, and the proposed adoption of a Downtown Public Art and Place-Making Program.

4. Planning Director Harrington informed CAC Members the Planning Board will hold a public hearing on the proposed First Amendment to the URDP at its May 13th meeting. If after the public hearing the Planning Board reviews the First Amendment of the URDP and votes an affirmative recommendation, the document will be submitted to the City Council at its May 18th meeting.
5. The CAC Members were asked to prepare a Citizens Advisory Committee (CAC) Report on the proposed First Amendment to the URDP prior to the May 13th Planning Board meeting.
6. The meeting was adjourned.



Urban Revitalization District Citizens Advisory Committee

City of Quincy, Massachusetts

City Hall, 1305 Hancock Street

Quincy, Massachusetts 02169



Planning Director
Dennis E. Harrington

Chairman
Angus Jennings, AICP

Committee Members
Dave McCarthy
Walter Hannon
Dean Rizzo
Maralin Manning

Advisors and Staff
Robert Stevens

To: Quincy City Council
From: Citizens' Advisory Committee
Re: Proposed Amendment to Quincy Center Urban Revitalization and Development Plan
Date: May 15, 2009

I. Background re: CAC

The City of Quincy Planning and Community Development Department, acting as the City's Urban Renewal Agency, is proposing the amendment of the approved Urban Revitalization Development Plan (URDP) for Quincy Center.

In compliance with 760 CMR 12.02 (11), the consideration of the URDP amendments has involved citizen participation, including:

- A series of more than twenty public outreach events that have been sponsored by the Office of the Mayor and by the selected redeveloper, Street-Works Development LLC. These events have been held in locations around the City, and have been well advertised in the local media, to encourage public awareness of the proposed redevelopment and the proposed amendments to the Zoning Ordinance and to the URDP.
- The actions of the Citizen Advisory Committee (CAC), which has met to review and consider the proposed amendments to the URDP and design guidelines. The CAC held meetings on April 22 and May 6, 2009. Meeting minutes are included as attachments to this report.

The members of the CAC were appointed to serve in the best interests of the citizens of Quincy. We take this responsibility seriously, and we have tried to be sensitive to the needs of Quincy citizens as well as the economic and quality of life impacts that may result from this initiative.

The Citizen's Advisory Committee is composed of Chairman Angus Jennings, Walter Hannon, Maralin Manning, Dave McCarthy, and Dean Rizzo. Technical support has been provided by Planning Director Dennis Harrington and Senior Planner Rob Stevens, as well as the consultant team from VHB led by Jef Fasser.

Per 760 CMR 12.02 (11), this memorandum is intended to serve as a report outlining citizen participation in the development of amendments to the URDP.

II. Concurrence with recommended URDP amendments

The CAC is unanimous in its support for the URDP amendments including the associated amendments to the Quincy Center Design Guidelines. We believe that the amendments will increase the likelihood that redevelopment will occur in Quincy Center that is consistent with the planning and policy objectives set forth in the URDP.

III. Additional Comments

We offer the following comments for your consideration:

- The amended URDP includes a financial plan including a statement of anticipated public infrastructure costs and associated revenues, including a combination of public and private financing. We understand that the City is engaging a specialized consultant to evaluate the soundness of the financial plan, and a detailed review of that plan is beyond the scope of this report and in fact exceeds the capacity of the CAC.

However, we would like to take this opportunity to comment on the financial plan as it affects or may affect Quincy taxpayers in the future. It is our understanding that the majority of public financing is to be supported by Mass. Gen. Laws Ch. 40Q District Improvement Financing (DIF). We understand that this financing mechanism provides that the debt service resulting from public bonds in support of new infrastructure will be provided by the incremental new tax revenues resulting from new development in the District. We understand that such borrowing is likely to result in General Obligation Bonds rather than Revenue Bonds.

We are aware of precedents in other Massachusetts municipalities setting up such financing based on projections of future growth in which the developer has provided a guarantee to fund the City's debt service payments in order to reduce the risk to the City in the event that the private investment on which the DIF is based does not take place, or does not result in the level of projected new local tax revenues on which the bond issue was based. We suggest that the City Council pursue whatever security can reasonably be provided within the DIF and/or a Land Disposition Agreement or an Urban Redevelopment Covenant. Such security would serve to minimize any risk associated with bond issues, and is recommended insofar as such security would not undermine the feasibility of a beneficial project to move forward.

- The amended URDP reduces the parking requirements for new development in Quincy Center. We understand the urban planning justification for reduced parking standards in a downtown location that is served by public transportation, and agree with the idea behind the proposed amendments. However, we note that the parking requirements are well below typical parking requirements, particularly for retail uses

(both “anchor” and “street”) and residential uses, especially rental apartments. The proposed reductions raise a couple of questions:

- We question the practicality of applying different parking ratios to ownership and rental housing. Case law in Massachusetts has determined that zoning cannot prescribe the form of ownership (i.e. condo or rental) and, while a Certificate of Consistency approving a particular development may include reasonable conditions, it is not clear that the City has the authority to require that a particular development be maintained as condo or rental housing over time. Since the buildings that will be constructed in Quincy Center will exist for many decades, it is highly possible that the form of ownership of a single building may change over time, such as through conversion from rental units to condo units. It is not clear how the Planning Board would ensure compliance with these varying requirements over time, and in the event of such a change. We suggest that it may make more sense to apply a single parking standard for residential units, whether rental or ownership.
 - Of perhaps greater significance is the fact that Sec. 4 of the URDP amendment, as written, sets the parking standards as a ceiling, not as a floor. Our reading of the language suggests that the Planning Board, in its review authority, could reduce the parking requirements for a specific project based upon a finding, but could not require more parking than set forth in the URDP. As a general issue of policy, we think this approach is beneficial as it is ultimately in the developer’s interest to ensure adequate parking supply to maintain a commercially viable project. However, given the very low parking ratios included in the URDP, including relative to other downtown locations, we are concerned that this language could limit the Planning Board’s authority in the event that the required parking ratios prove insufficient over time.
- The CAC recommends that residential developments within Quincy Center include construction of affordable units on-site in favor of off-site affordable units or “cash in lieu” payments. We understand that this is a matter of policy that cannot be addressed within the URDP, but we wanted to take this opportunity to express our interest in this matter. We believe that the production of mixed income housing, including local preference guidelines for affordable units to the maximum extent allowed (up to 70% local preference), will ensure that the projected redevelopment activity in Quincy Center will maximize housing opportunities for existing Quincy residents, workers and municipal employees.

Thank you for you opportunity to comment. We will be pleased to support the Council in any way as you proceed with your consideration.

cc: The Honorable Mayor Thomas P. Koch
Quincy Department of Planning and Community Development

SCHEDULE A

Design Guidelines



Quincy Center District

City of
Quincy, Massachusetts

Prepared by
Goody Clancy

November 2005
(as amended May, 2009)

design guidelines

SCHEDULE B

Quincy Center Zoning District Amendment CO# 2009-086

**CITY OF QUINCY
IN COUNCIL**

ORDER NO: 2009-086

April 6, 2009

ORDERED:

ZONING AMENDMENT

Be it ordained by the Quincy City Council that the Quincy Municipal Code is amended as follows:

Title 17 ZONING:

1. In Title 17 Zoning, Chapter 17.08 Definitions - Section 17.08.02 "General Definitions" add the following definition after the definition of "Building":

"Certification of Consistency" means a determination made by the planning board with respect to the consistency of the design, parking elements and other components of an Urban Renewal Use with the Urban Renewal Plan in accordance with the procedures set forth in the Urban Renewal Plan.

2. In Title 17 Zoning, Chapter 17.08 Definitions - Section 17.08.02 "General Definitions" add the following two definitions after the definition of "Structure":

"Urban Renewal Plan" means the Quincy Center District Urban Revitalization and Development Plan dated May 7, 2007, as amended, and the Quincy Center District Design Guidelines dated November 2005, as amended.

"Urban Renewal Use" means a use:

- A) that is one or more of the following: i) allowed as of right or by special permit in a Business C District; ii) a municipal parking garage; iii) a sales place for flowers, plants, garden supplies, or agricultural produce, conducted partly or wholly outdoors; or (iv) a combination of more than one of the preceding uses in a single building or structure; and
 - B) for which a Certification of Consistency has been granted by the Planning Board pursuant to the Urban Renewal Plan.
3. In Title 17 Zoning, Chapter 17.12, Quincy Center Districts - Section 17.12.035A "Permitted Uses" add the following
 - 5) Urban Renewal Use

YEAS Coughlin, Davis, Finn, Gutro, Keenan, Kelly, McFarland, McNamee, Raymondi

NAYS Coughlin, Davis, Finn, Gutro, Keenan, Kelly, McFarland, McNamee, Raymondi

**CITY OF QUINCY
IN COUNCIL**

ORDER NO: 2009-086

April 6, 2009

ORDERED:

4. In Title 17 Zoning, Chapter 17.12, Quincy Center Districts - Section 17.12.035B "Dimensional Requirements" delete the existing section in its entirety and replace it with the following:

B. Dimensional Requirements:

Within the Quincy Center Districts, the following dimensional requirements shall apply:

Minimum Lot Size (square feet)	15,000; 7,500 for Urban Renewal Use
Minimum Lot Area per Dwelling Unit (square feet)	325; N/A for Urban Renewal Use
Maximum Number of Stories: Quincy Center District - 15	15; 20 by Special Permit for Urban Renewal Use
Maximum Number of Stories: Quincy Center District - 10	10

For an Urban Renewal Use where air rights parcels are created, common ownership of a Lot shall not be required.

5. In Title 17 Zoning, Chapter 17.12, Quincy Center Districts - Section 17.12.035C "Off-Street Parking" delete the last row of the chart "Office" and replace it with the following:

Office**	Number of square feet of gross floor area requiring one space	600
Urban Renewal Use other than residential condominium/cooperative units		The number of spaces shall be as determined by the planning board in accordance with the Certification of Consistency
Urban Renewal Use comprised of one or more residential condominium/cooperative units		One space per dwelling unit

** For new construction with a net increase in gross floor area of 10,000 square feet, parking shall be provided at a ratio of 1 space for every 400 square feet of office or retail use and at a ratio of 1 space for every 300 square feet of restaurant use.

YEAS Coughlin, Davis, Finn, Gutro, Keenan, Kelly, McFarland, McNamee, Raymondi

NAYS Coughlin, Davis, Finn, Gutro, Keenan, Kelly, McFarland, McNamee, Raymondi

**CITY OF QUINCY
IN COUNCIL**

ORDER NO: 2009-086

April 6, 2009

ORDERED:

6. In Title 17 Zoning, Chapter 17.12, Quincy Center Districts - Section 17.12.035D, "Special Permit Required; Uses": delete the section and replace it with the following:

D. Special Permit Required; Uses:

All uses allowed pursuant to Section 17.12.035A, 4. and Urban Renewal Uses in excess of 15 stories shall require the issuance of a Special Permit.

7. In Title 17 Zoning, Chapter 17.12, Quincy Center Districts - Section 17.12.035E, "Special Permit Required; Site Plan Review": delete the first sentence and replace it with the following:

E. Special Permit Required; Site Plan Review:

Except for Urban Renewal Uses, all uses and structures within the Quincy Center Districts shall require the issuance of a Special Permit after site plan review.

8. In Title 17 Zoning, Chapter 17.28, Parking and Loading - Section 17.28.010 "Parking space requirements" add the following new sub-section D:

D. Parking space requirements for Urban Renewal Uses. The provisions of Chapter 17.28 shall not apply to parking spaces developed in connection with Urban Renewal Uses. In lieu thereof, the number of parking spaces and the design, ownership and location of parking facilities developed in connection with Urban Renewal Uses shall be reviewed for approval by the planning board as part of a Certification of Consistency granted pursuant to the Urban Renewal Plan.

9. In Title 17 Zoning, Chapter 17.28, Parking and Loading - Section 17.28.060 "Loading facility requirements" add the following new sub-section D:

D. Loading facility requirements for Urban Renewal Uses. The provisions of Chapter 17.28 shall not apply to loading facilities developed in connection with Urban Renewal Uses. In lieu thereof, the number of loading bays and the design and location of loading facilities developed in connection with Urban Renewal Uses shall be reviewed for approval by the planning board as part of a Certification of Consistency granted pursuant to the Urban Renewal Plan.

YEAS Coughlin, Davis, Finn, Gutro, Keenan, Kelly, McFarland, McNamee, Raymondi

NAYS Coughlin, Davis, Finn, Gutro, Keenan, Kelly, McFarland, McNamee, Raymondi

INTRODUCED BY: Mayor Thomas P. Koch

**CITY OF QUINCY
IN COUNCIL**

ORDER NO: 2009-086

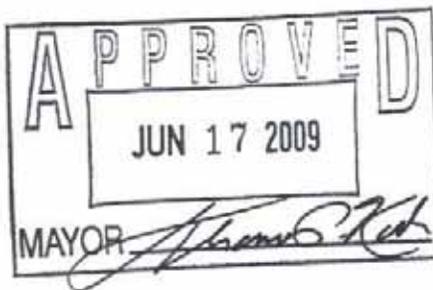
April 6, 2009

ORDERED:

10. In Title 17 Zoning, Chapter 17.32, Signs - Section 17.32.020 "General requirements" add the following new paragraph at the end of the existing text:

The provisions of Chapter 17.32 shall not apply to signs provided in connection with Urban Renewal Uses. In lieu thereof, the location, size, design and installation of signs developed in connection with Urban Renewal Uses shall be reviewed for approval by the Planning Board as part of a Certification of Consistency granted pursuant to the Urban Renewal Plan.

PASSED TO BE ORDAINED, JUNE 15, 2009



ATTEST:

CLERK OF COUNCIL

A true copy

Attest:

City Clerk



YEAS Coughlin, Davis, Finn, Gutro, Keenan, Kelly, McFarland, McNamee, Raymond

NAYS Coughlin, Davis, Finn, Gutro, Keenan, Kelly, McFarland, McNamee, Raymond

SCHEDULE C

Downtown Public Art Ordinance CO# 2009-112

CITY OF QUINCY
IN COUNCIL

ORDER NO: 2009-112

May 4, 2009

ORDERED:

Be it ordained by the Quincy City Council, that the Revised Ordinances of the City of Quincy, 1993, as amended, be further amended as follows:

In Title 17. Zoning Chapter 17.12 Zoning Districts.

Section 17.12.035 Quincy Center Districts – Requirements - add the following new sub-Section I entitled, “Public Art Program” as follows:

I. Public Art & Place-Making Program:

It is the purpose of this sub-section to lessen the visual impact of development and to create a Public Art & Place-Making Program for new development and redevelopment in the Quincy Urban Redevelopment District and the Quincy Center Zoning Districts on plots greater than one-quarter acre. The Public Art & Place-Making Program, through the requirements of this sub-section, shall further the commitment of the City of Quincy to the aesthetic enrichment of the community through the creation, preservation and protection of works of art.

1.) Definitions - For the purposes of this section, the following words and phrases shall have the following meanings:

(a) *Artist or Professional Artist* means a practitioner in the visual arts, and shall include visual artists, landscape artists and architects, as well as graphic artists, generally recognized by critics and peers as a professional of serious intent and ability. Indications of a person’s status as a professional artist or place-maker include, but are not limited to, income realized through the sole commission of artwork, frequent or consistent art exhibitions, placement of artwork in public institutions or museums, receipt of honors and awards, and training in the arts.

(b) *Art, Artwork or Works of Art or Place-Making* means tangible creations by artists exhibiting the highest quality of skill and aesthetic principles and includes all forms of the visual arts conceived in any medium, material, or combination thereof, including, but not limited to, paintings, sculptures, engravings, carvings, frescos, stained glass, mosaics, mobiles, tapestries, murals, photographs, video projections, digital images, bas-relief, high relief, fountains, kinetics, collages, drawings, monuments erected to commemorate a person or an event, functional furnishings, such as artist designed seating and pavers, architectural elements designed by an artist, and artist designed landforms or landscape elements. The following shall not be considered artwork or works of art for purposes of this chapter:

(i) Reproductions or unlimited copies of original artwork.

(ii) Art objects which are mass produced.

(iii) Works that are decorative, ornamental, or functional elements of the architecture or landscape design, except when commissioned from an artist as an integral aspect of a structure or site.

YEAS Coughlin, Davis, Finn, Gutro, Keenan, Kelly, McFarland, McNamee, Raymondi

NAYS Coughlin, Davis, Finn, Gutro, Keenan, Kelly, McFarland, McNamee, Raymondi

**CITY OF QUINCY
IN COUNCIL**

ORDER NO: 2009-112

May 4, 2009

ORDERED:

(c) *Development* means any construction, or redevelopment of any private or public building within the **Quincy Center Urban Redevelopment District or the Quincy Center Zoning Districts**.

(d) *Public Art Commission* means the entity appointed by the Mayor to administer the Public Art & Place-Making Program and administer the Public Art Fund.

(e) *Public Art Fund* means a separate, interest bearing account set up by the City to receive monies for the Public Art & Place-Making Program.

(f) *Remodeling or converting* means changes to the façade of a building, changes to the interior of a building, increases or decreases in the floor area of a building and changes to exterior improvements.

2.) Public Art Commission.

(a) There is hereby established a commission to be known as the **Public Art Commission**.

(b) The Public Art Commission shall consist of five (5) members plus an additional two (2) alternates and one (1) non-voting high school student, all of whom shall be appointed by the Mayor.

(c) The Public Art Commission members shall be nominated as follows:

One (1) nomination by the president of the City Council

Two (2) nominations by the Mayor

One (1) nomination by the Planning Board

One (1) nomination by the Director of the Urban Redevelopment District Agency

One (1) alternate nominated by the Mayor

One (1) alternate nominated by the Planning Director

One (1) non-voting student nominated by the Mayor

(d) A quorum shall consist of three (3) voting members.

3.) Powers and Duties of Commission.

The Public Art Commission powers and duties shall include but not be limited to:

(a) Adoption of Public Art & Place-Making Program Guidelines and amendments thereto;

(b) Authorizing expenditures of \$20,000.00 or less in furtherance from Public Art Program;

YEAS Coughlin, Davis, Finn, Gutro, Keenan, Kelly, McFarland, McNamee, Raymondi

NAYS Coughlin, Davis, Finn, Gutro, Keenan, Kelly, McFarland, McNamee, Raymondi

**CITY OF QUINCY
IN COUNCIL**

ORDER NO: 2009-112

May 4, 2009

ORDERED:

(c) Recommending to the Mayor other expenditures of the Public Art Fund in excess of \$20,000.00;

(d) Establishing an annual administrative budget for the Commission.

(e) Establish an annual calendar which shall include not less than six open public meetings of the Commission.

4.) On-site and Off-site Contributions.

(a) All development, redevelopment, remodeling or converting greater than 20,000 square feet in gross floor area which are in non-residential districts, or within mixed use or multi-family districts on plots greater than one-quarter acre within the **Quincy Urban Redevelopment District or the Quincy Center Zoning Districts**, shall participate in the Public Art & Place-Making Program. When construction is phased, the aggregate gross square footage of the entire project or development shall be added together to determine whether the 20,000 square foot threshold is reached.

(b) Owners have the three choices for participating in the Public Art & Place-Making Program as follows:

(i) **Off-site option:** The owner of a development or re-development may pay as mitigation 1% of the development hard costs, exclusive of land acquisition expenses, to the Commission's Public Art Fund prior to the issuance of a building permit; or

(ii) **On-site option:** The owner of a development or re-development project may provide artwork located at the development site equal to or greater than 1% of the development hard costs, exclusive of land acquisition expenses, for the project.; or

(iii) The owner of the development and the Public Art Commission may agree to allocate part of the funding to pay for "**on-site**" art and place the remainder of the contribution into the "**off-site**" Public Art Fund.

5.) Public Art Fund.

(a) There is hereby created a Public Art Fund administered by the Public Art Commission which shall consist of all contributions received from projects as defined under Part V of this section. The Public Art Fund shall also include cash grants and donations to the City for public art and Place-Making projects from governmental or private resources, and all other funds allocated by the City through DIF funding or any budgetary process for the provision of public art.

YEAS Coughlin, Davis, Finn, Gutro, Keenan, Kelly, McFarland, McNamee, Raymond

NAYS Coughlin, Davis, Finn, Gutro, Keenan, Kelly, McFarland, McNamee, Raymond

CITY OF QUINCY
IN COUNCIL

ORDER NO: 2009-112

May 4, 2009

ORDERED:

(b) The Public Art Fund shall be used solely for the Commission's administrative budget and expenses associated with the selection, commissioning, acquisition, transportation, maintenance, public education, promotion, administration, removal and insurance of the works of art or in relation thereto.

6.) Public Art & Place-Making Program Guidelines.

The Public Art Commission shall prepare, and from time to time revise, Public Art and Place-Making Program Guidelines, as part of the **Quincy Center District Design Guidelines** which shall provide guidance for program organization; organizational governance and staffing responsibilities; procedures for project planning; artist selection; art selection criteria; art placement criteria; donations; loans and memorials; collection management; and, administration of the Public Art Fund. Such Guidelines shall be made available to the public.

7.) Severability.

If any part, sentence, clause, or phrase of this amendment is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this amendment.

PASSED TO BE ORDAINED JUNE 1, 2009

ATTEST:



CLERK OF COUNCIL



A true copy
Attest:


City Clerk

YEAS Coughlin, Davis, Finn, Gutro, Keenan, Kelly, McFarland, McNamee, Raymondi

NAYS Coughlin, Davis, Finn, Gutro, Keenan, Kelly, McFarland, McNamee, Raymondi