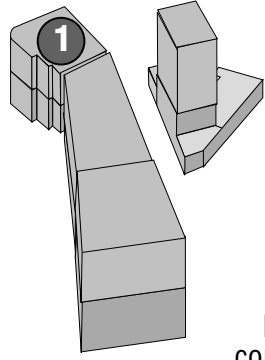


THE VISION FOR DOWNTOWN QUINCY

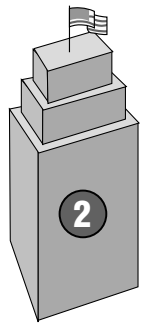


Zoning

Taller buildings and the possibility of more housing downtown are the driving factors behind Mayor William Phelan's plan to change the building rules downtown. Under his proposal, the height limit for buildings would be relaxed from six stories to 15 stories. Population density requirements would also be altered to allow for new apartments or condominiums downtown, especially the

kind built above businesses.

The idea is to make Quincy Center attractive enough for developers to buy several pieces of property and put them together for a major development. "This is where development belongs," Phelan said. "This is not sticking eight townhouses in a single lot on Houghs Neck."



The Granite Trust building

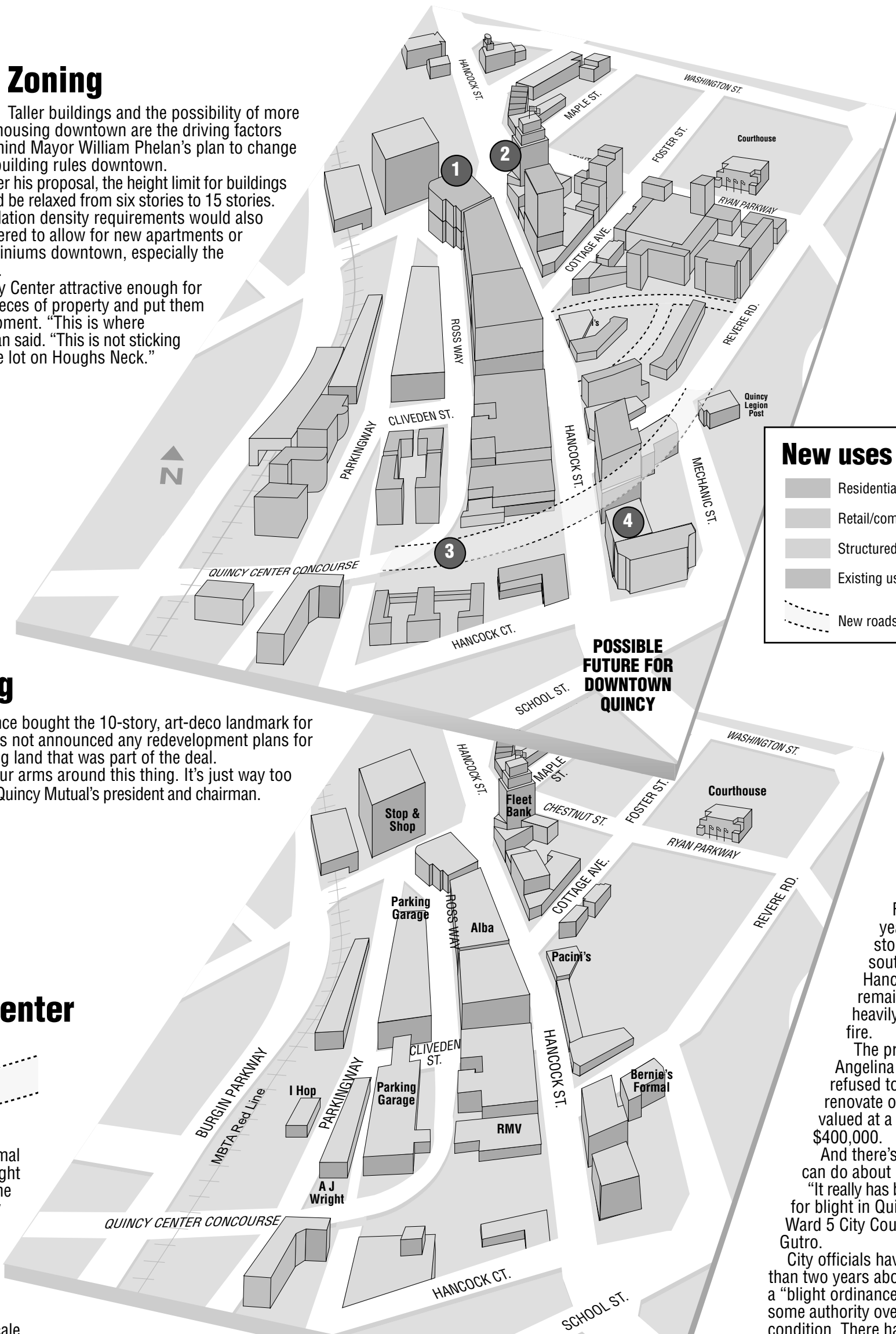
Quincy Mutual Fire Insurance bought the 10-story, art-deco landmark for \$5.45 million in July, but has not announced any redevelopment plans for the building and surrounding land that was part of the deal. "We're still trying to get our arms around this thing. It's just way too soon," said Douglas Briggs, Quincy Mutual's president and chairman.

The Quincy Center Concourse

There's been very little formal movement on this long-sought project over the last year. The city is waiting on state money to pay for much of the project, and is looking to raise up to \$4 million to pay for likely land-takings.

The road is seen as critical to attracting large-scale development to downtown Quincy by providing much easier access than current traffic patterns.

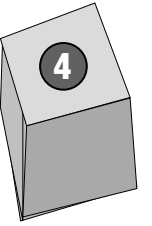
Mayor William Phelan says the city wants to use a tax incentive program to raise money to pay for land-takings, which would be on a portion of Hancock Street somewhere near Revere Road, and likely smaller slivers along Mechanic Street.



New uses

- Residential
- Retail/commercial
- Structured parking
- Existing uses
- New roads

POSSIBLE FUTURE FOR DOWNTOWN QUINCY



Blight

For more than three years, a block of storefronts at the southern end of Hancock Street has remained shuttered, heavily damaged from a fire.

The property's owner, Angelina LaFerla, has refused to redevelop, renovate or sell the property, valued at a little more than \$400,000.

And there's nothing the city can do about it. "It really has become the symbol for blight in Quincy Center," said Ward 5 City Councilor Douglas Gutro.

City officials have talked for more than two years about implementing a "blight ordinance" to give city hall some authority over buildings in poor condition. There has been no movement on that measure.

10+ stories:
85-125 ft.

6th-9th stories:
55-85 ft.

4th & 5th stories:
35-55 ft.

2nd & 3rd stories:
15-35 ft.

1st story:
0-15 ft.

