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## **Enhanced transportation networks stimulate investment in Southern Gateway to Quincy**

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Enhancing transportation networks within a community is a key stimulator of economic growth. The city of Quincy has direct access to the Southeast Expressway, four MBTA stations, public bus service and commuter boat service to Logan International Airport and downtown Boston. This offers businesses and residents a comprehensive transportation system providing convenience and accessibility to a diverse regional market area.

As this waterfront community seven miles south of Boston continues to grow and flourish it is essential that existing transportation networks meet current and future demands. This will help preserve and protect the quality of life that makes so many residents and employers chose Quincy as a place to live and work. Through strategic partnerships among local, state and federal transportation agencies, the city of Quincy has leveraged critical private sector investment to incorporate transportation enhancements into several major planning initiatives. From the revitalization of Quincy Center, redevelopment of the Fore River Shipyard and to the expansion of the Crown Colony Office Park, new transportation systems are in place to support current and future growth and development.

One of the critical economic engines for the city is the Crown Colony Office Park and adjoining commercial properties located directly off I-93, Rtes. 3 & 128, and abutting the Quincy Adams MBTA station. As demand for new commercial growth in this "Southern Gateway" of the city continues to rise, new development could not occur without improved highway access and improvements to associated transportation networks.

Through the leadership and vision of the late Thomas Flatley and The Flatley Company, over \$2 million in design funding was raised in recent years by Crown Colony Park businesses and property owners to design a new highway ramp system. As a result, over \$18 million in construction funding was provided by federal and state agencies and work is now underway by Mass Highway to construct the new highway access ramp and associated infrastructure enhancements. This new ramp system will provide the approximately 5,000 employees and visitors of the office park direct highway access, as well as allow for the development of additional office space within the park itself.

The new ramp will not only ease traffic flow in and around the office park, it will reduce current traffic congestion issues that occur in the surrounding downtown business district and residential neighborhoods.

Located just seven miles from Boston, the 175-acre Crown Colony Park is master planned for up to 20 first class office buildings amid extensive landscaping and greenspace. Thirteen buildings encompassing 1.5 million s/f have already been established and now four additional sites totaling 775,000 s/f are being planned by The Flatley Company for development.

Several prominent companies residing in Crown Colony today include State Street, Arbella

Insurance, The Patriot Ledger, Shields Healthcare, Boston Financial Data Services, Harvard Pilgrim Health Care and a 460-room Marriott with associated function and meeting facilities. Existing sites prepared for new development range from one acre to over 22 acres, provide an exciting opportunity for companies seeking to locate in a prestigious business park with convenient access and major highway visibility and identity.

At the entrance to the Crown Colony Office Park a 7.5 acre site currently owned by The Patriot Ledger has a signed purchase agreement with BJ's Wholesale Club, contingent on local and state permits. The proposal by BJ's to construct an 89,680 s/f retail warehouse would not be possible without the infrastructure improvements underway.

BJ's is not the only big box retailer that has strong interest in this southern end of Quincy. The permitting process is currently underway for a 102,000 s/f Lowe's Improvement Store and a 40,000 square foot office/retail building at the opposite corner of the BJ's site off Burgin Pkwy. If the BJ's and Lowe's proposals are approved they will join an adjacent Home Depot, which will create a vibrant retail environment with direct highway and public transportation access to the expanding south suburban consumer market.

It is no secret that the South Shore is a very desirable area for companies looking for convenient access, public transportation and community amenities at very competitive purchasing and leasing rates. Blending its rich history, cultural diversity and economic prosperity, the city of Quincy has established itself as a flourishing 21st Century urban community that is in high demand for both commercial and residential development.

City and business leaders welcome the opportunity to showcase Quincy's many attributes, including its efficient public transportation facilities, access to major highways, quality workforce, 27 miles of beautiful coastline, diverse population, proximity to Boston and its role as the region's gateway to the Cultural Coast. Quincy is the place to live, work and invest in.

Contact Quincy 2000 Collaborative to receive a copy of a new promotional DVD and see why so many companies call the city of Quincy their corporate home. Quincy 2000 Collaborative and the city administration are eager to convince you that here in Quincy We Mean Business!

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