

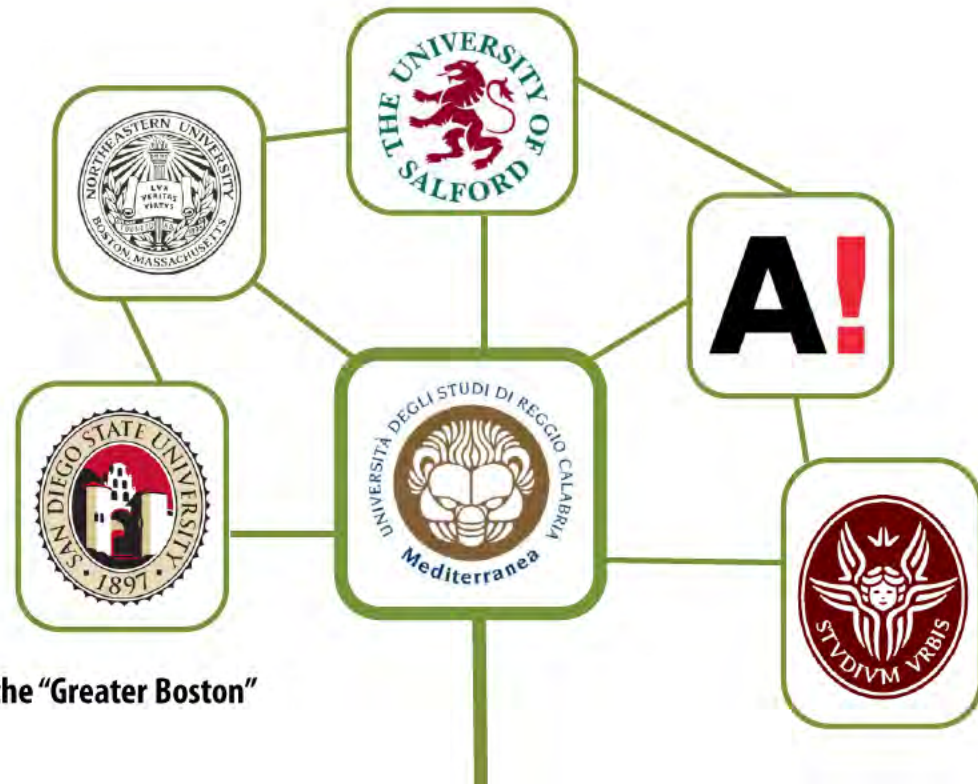


7FP MARIE CURIE IRSES / CLUDs PROJECT

Commercial Local Urban Districts

FORT POINT DISTRICT

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WP1 "URBAN MANAGEMENT TOOL": FIRST FINDINGS FROM BOSTON
Training workshop with the first results of case studies' analysis in the "Greater Boston"
Reggio Calabria IT – 11 June 2012

OUTLINE

- General informations
- Case study description
- The context at that time
- The context today
- Partnership
- Strengths and weaknesses
- Conclusions



GENERAL INFORMATIONS

Localization: Fort Point – South Boston

Area (km²): 0,404

Population (2010): 3240
(male/female) 1704/1536

Per capita income (\$): 56.832



CASE STUDY DESCRIPTION

Fort Point district

- is a light-industry related area along the Fort Point Channel in South Boston
- Is under the jurisdiction of SBMHP
- is characterized by a strategic position within the Boston Innovation District (Economic Development Area)
- is preserved under the Fort Point Channel Landmark District

The BRA, Boston's Planning and Economic Development Agency, involved community and stakeholders to draw up a plan for growth and development within the 100 Acres taking into account the preexistent facilities and infrastructures capacity, in order to encourage the creation of a lively urban district





CASE STUDY DESCRIPTION

Fort Point District 100 Acres Master Plan

- It is a PPP-led initiative disciplined by a Memorandum of Agreement among the partners in order to share risks and allocate responsibility about projects and maintenance
- The **importance of the case study lies in the planning process** that is the core of this kind of public-private partnership
- The area is a Planned Development Area (**PDA**), that is to say a **overlay district** characterized by **special measures**: establishes guidelines for planning objectives, allowed uses, dimensional requirements and the phasing of building
- The **100 acres PDA master plan** establishes rights and public obligations associated with the privately-owned land
- The site's **ownership**, about 90%, is concentrated among several large landowners
- The **B.R.A.** is the coordinator of the agreement and the manager of a Sinking Fund : the public authority guides the development and give the rules to be followed in order to achieve the planning objectives

THE CONTEXT AT THAT TIME

1. South Boston neighborhood: one of the city's center of industrial employment
2. The Boston Wharf Company was the first landowner within the 100 Acres, owning buildings containing approximately 1.1 million square feet
3. In 1900 it became the center of the wool trade stored on Boston Wharf Company's warehouses
4. The industry within the area shifted many times from iron, glasswork and rail shipping to machinery, brick, wagons and beer manufacturing
5. SBMC- South Boston Manufacturing Center since 1900 the largest industrial employer in the city



THE CONTEXT TODAY

- **The area:** 88.7 acres, of which 35 is currently underutilized.
- **Characterized by** the typical architecture of industrial and manufacturing activities
- Lack of an organized urban frame, occupied by the big parking lots
- a strong art-district character many artist live-work studios
- **The state of the master plan implementation** is in progress
- **The most important projects** are still waiting for financial resources
- **The actual vacancy rate** is 14%, after the Master Plan implementation it is expected to be the 5%

Population per race



- White*
- Black or African American*
- American Indian
- Asian* + Native Hawaiian and other pacific Islander*
- Two or More Races
- Some Others

Employed per Race



- White
- Black or African-american
- American Indian
- Asian
- two or more race
- Some others

PARTNERSHIP

1. It allows the public sector to deliver services and infrastructure through private funds
2. Private investors and owners to build the **Public Realm Enhancement**
3. Compromise among parties
4. Gillette Company- USPS major actors
5. Participatory urban process
6. The B.R.A. approved the **Fort Point District 100 Acres Master Plan** in 2006



BUDGET

- Expenditure will be \$ 2.3 billion (all private)
- Income expected 50 million
- There is a **Sinking Fund**
- Fair share percentage for each partners: USPS 60%- Gillette 32%- W2005 8%
- maintenance of open spaces to be shared



STRENGTHS AND WEAKNESSES

Strengths

1. Innovative way of involving Private sectors for building and long-term maintenance of open spaces and roads
2. Communities are involved since the first beginning of the project
3. Agreement between the major private land owners and the City on the master plan implementation.
4. Community benefits are gathered through private funds
5. All infrastructure and Public Realm improvements will be phased and executed as part of the planned new private development.

Weaknesses

1. The Master Plan even if approved since 2007, does not have an implementation, just few project have been built

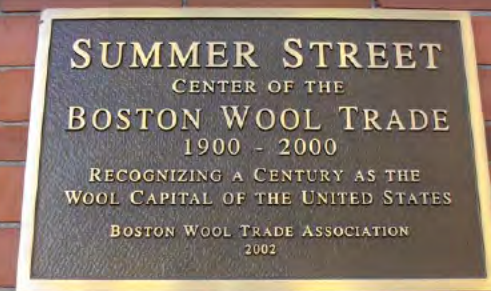




CONCLUSIONS

- *interesting opportunities could be found in specific use of the public-private partnership (the role of public sector as facilitator)*
- *both parties reached their aim with the final version of the Master Plan*
- *participation process strongly contributed to the success of the planning initiatives*
- *the most part of the planning initiatives under the 100 Acres Master Plan did not started as predicted*
- *there is a particular role of public sector within the partnership which take both long range benefits, such as tax payments, job creation, and immediate ones, such as the transformation of an industrial area into a mix used neighborhood preserving some of the preexistent features, using private money and skills*
- *economic interest do not predominate the public one*

IMAGES GALLERY



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Work Package 1 "Urban Management Tool"

April 2011 - June 2012

University Mediterranea Reggio Calabria (IT)

Northeastern University Boston (USA)

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CONFERENCE: First International Workshop "Economic Development Strategies" Reggio Calabria June 11, 2012

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