

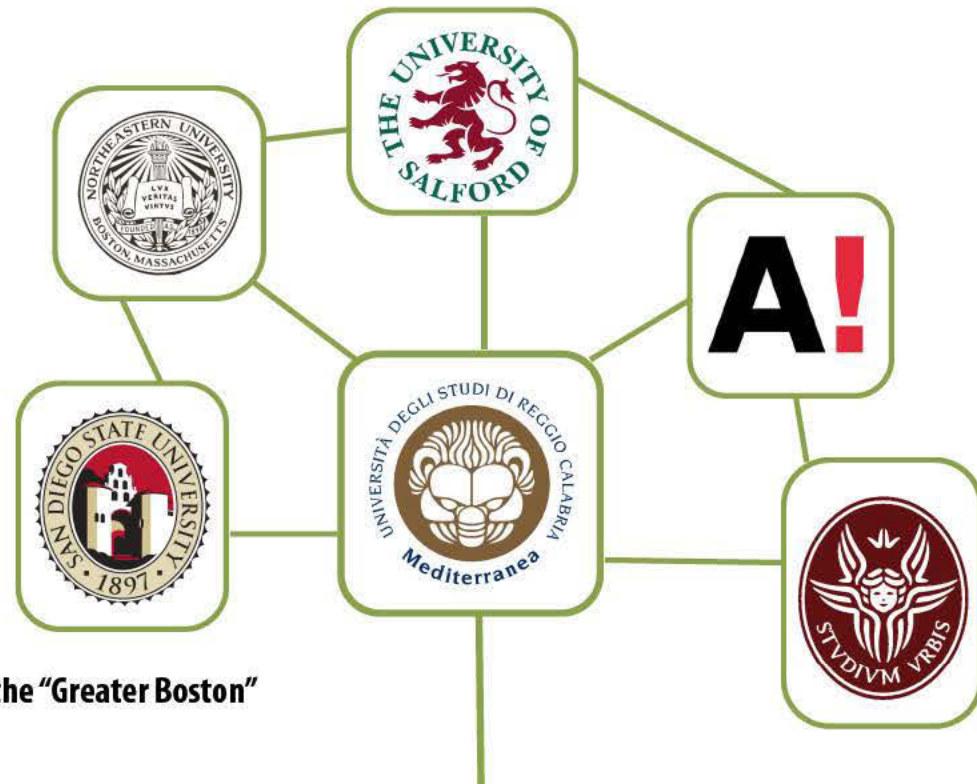


# 7FP MARIE CURIE IRSES / CLUDs PROJECT

## Commercial Local Urban Districts

# BOSTON MARINE INDUSTRIAL PARK

**Pasquale PIZZIMENTI**  
Early Stage Researcher  
REGGIO CALABRIA Unit



**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



*South Boston Naval Annex – US NAVY BASE 1958*



## WHY THIS CASE STUDY?

### Why Boston Marine Industrial Park?

City of Boston  
Economic Initiatives

GreenTech Boston

Boston Innovation District

LifeScience

What services offer these initiatives?

1. Site Location
2. Finance Assistance
3. Training
4. Networking

Boston Marine Industrial Park



## 7FP MARIE CURIE IRSES / **CLUDs** PROJECT

### Commercial Local Urban Districts

Work Package 1 “Urban Management Tool”  
April 2011 - June 2012  
University Mediterranea Reggio Calabria (IT)  
Northeastern University Boston (USA)

## GENERAL INFORMATIONS

Localization: South Boston Waterfront

Area (km<sup>2</sup>): 0,81

Population (2010): No Population within BMIP  
Boundaries

Per capita income (\$): 68.078





## DESCRIPTION CASE STUDY

The Boston Marine Industrial Park is an industrial port area located near the South Boston Waterfront where are concentrated some economic initiatives of City of Boston to enhance economic growth and job creation.

For the public sector the main goal is to achieve the **economic growth** and the **jobs creation**, for the private is that to locate own business in a very competitive area with all the facilities they need.

Activities in the area started in 1977 when the City of Boston bought the area to realize a big industrial park to attract businesses and industries thanks the existence of facilities and infrastructures.

To manage it was instituted the **EDIC**, Economic Development Industrial Corporation, the EDIC is a public instrumentality that within an Economic Development Area (**EDA**) can take land by eminent domain, issue debentures and revenue bonds, buy and sell property, collect rents, enter into contracts, receive grants, and make and receive loans.

An Economic Development Area is a “**blighted open area**” or a “**decadent area**” as defined by Mass. General Laws, which is located in the municipality and is zoned for general or restricted manufacturing uses for general or waterfront industrial uses.



## 7FP MARIE CURIE IRSES / **CLUDs** PROJECT

### Commercial Local Urban Districts

Work Package 1 “Urban Management Tool”  
April 2011 - June 2012  
University Mediterranea Reggio Calabria (IT)  
Northeastern University Boston (USA)

## DESCRIPTION CASE STUDY

- **BMIP** (*Boston Marine Industrial Park*) is a PPP led initiative:
- Partnership among them consists in a Lease Agreement between the EDIC and directly with the private or with an other subject that sub-rent later to another subject.
- There is not a common expiration date for agreements. It can vary from few years to decades. The private tenant can build own buildings in the parcel according with the city’s rules and prescriptions included in the Code Zoning and in the BMIP (Boston Marine Industrial Park) Master Plan and all the existing Laws: federal and state.

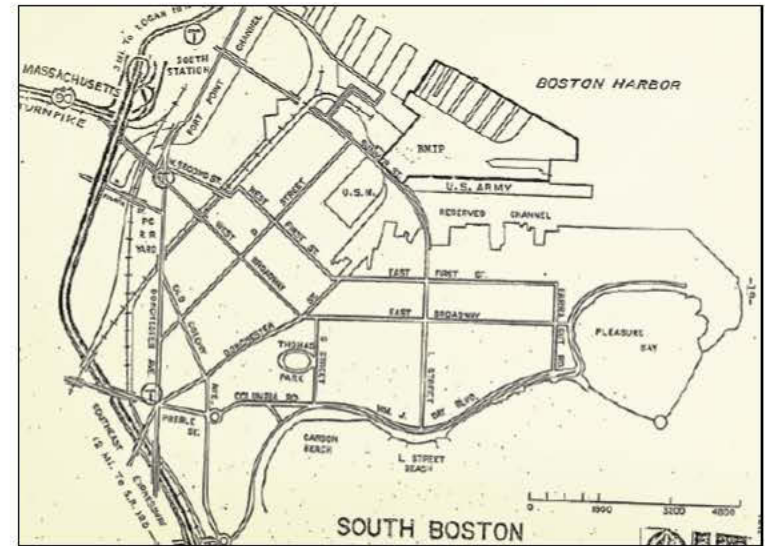
## THE CONTEXT AT THAT TIME

Historically the South Boston neighborhood is one of the city’s center for industrial employment

The initial policy of EDIC was clear:

Encourage types of development, consistent with the public interest, which maximize employment opportunities for the unemployed and underemployed of the city;

Utilize those resources within the framework of a balanced program designed to conserve and expand existing commerce and industry as well as create and attract new industrial and commercial activity which will have the greatest impact on the City of Boston



*South Boston at that time, Boston Marine Industrial Park area  
 Source: EDIC (1976), Economic Development Plan for the Boston Marine Industrial Park*



# 7FP MARIE CURIE IRSES / CLUDs PROJECT

## Commercial Local Urban Districts

Work Package 1 "Urban Management Tool"

April 2011 - June 2012

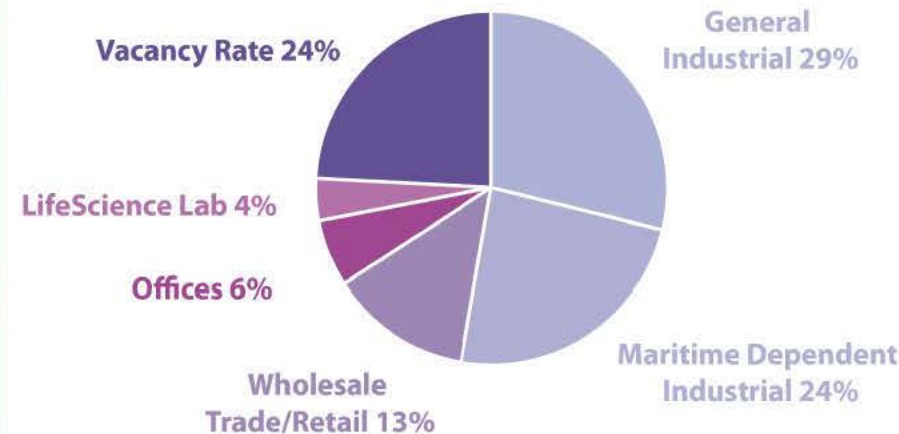
University Mediterranea Reggio Calabria (IT)

Northeastern University Boston (USA)

### THE CONTEXT TODAY

Building Address	Tenant Controlling Entity	Total RSF	General Industrial	Maritime Dependent Industrial	Wholesale Trade/Retail	Offices	Life Science	Vacancy Rate
1. Design Center Place	Merchandise Mart Property	555926	0	0	416000	135889	0	4057
1. Harbor Street	ICCNE LLC	211347	25548	50677	14549	25957	0	88618
1 Seafood Way	Legal Seafood	75000	0	70000	0	5000	0	0
2 FID Kennedy Avenue	Mass Turn Pike Authority	28115	28115	0	0	0	0	0
3 Anchor Way	McDonald Steel	12305	12305	0	0	0	0	0
3 Dolphin Way	American Seafood Exchan	106763	0	0	0	0	0	106763
3 Terminal Street	Boston Harbor Patrol	1500	0	1500	0	0	0	0
5-11 Dry Dock Avenue	North Coast	101124	0	74254	3000	9906	0	13964
7 Channel Street	Stavis Seafood	31313	0	31313	0	0	0	0
7 Tide Street	Leachmore Point LLC	35840	13226	0	0	10313	12307	0
8 Seafood Way	Harbor Seafood center	65712	0	65712	0	0	0	0
12 Channel Street	EDIC - Multi - Tenants	357961	187006	0	1311	7327	10350	151367
12 Dry Dock Avenue	Public Parking Garage	431055	431055	0	0	0	0	0
12-34 FID Kennedy Ave(No	Massport	15000	0	15000	0	0	0	0
18 Dry Dick Ave	Verizon	701	701	0	0	0	0	0
21-25 Dry Dock Avenue	Cargo Ventures	831510	348978	0	66482	29990	27500	380550
20 Dry Dock Avenue	Paul's Lobster	21919	0	21919	0	0	0	0
22 Dry Dock Avenue	EDIC	43628	9688	3350	0	18742	0	13846
25 FID Kennedy Avenue	American Seafood Exchan	159323	0	0	0	0	0	159323
26 Dry Dock Avenue	Boston Ship Repair	555761	0	535761	0	0	0	20000
27 Dry Dock Avenue	Zoom Group	275184	106057	0	7746	9483	145379	6519
30 Dry Dock Avenue	Frank Bean	600	600	0	0	0	0	0
36 Dry Dock Avenue	Coastal Cement	24169	0	24169	0	0	0	0
290 Northern Avenue	AC Cruise	378	0	378	0	0	0	0
296 Northern Avenue	BoFA Pavilion	48468	0	0	48468	0	0	0
300 Northern Avenue	Commercial Lobster	12767	0	12767	0	0	0	0
306 Northern Avenue	Harpoon/Nagle	117747	59673	58074	0	0	0	0
310-312 Northern Avenue	New Boston Seafood	72580	0	72580	0	0	0	0
327-333 Northern Avenue	ICCNE LLC	142110	0	0	0	0	0	142110
One Au Bon Pain Way	ABP Corp.	43992	29992	0	0	14000	0	0
<b>Totals</b>		<b>4379182</b>	<b>1250944</b>	<b>1043434</b>	<b>557566</b>	<b>264587</b>	<b>195536</b>	<b>1067115</b>
		<b>100%</b>	<b>29%</b>	<b>24%</b>	<b>13%</b>	<b>6%</b>	<b>4%</b>	<b>24%</b>

General Industrial: 1,250,944 sf  
 Maritime Dependent Industrial: 1,043,434 sf  
 Wholesale Trade/Retail: 557,566 sf  
 Offices: 264,587 sf  
 LifeScience Lab: 195,536 sf  
 Vacancy: 1,067,115 sf







# 7FP MARIE CURIE IRSES / CLUDs PROJECT

## Commercial Local Urban Districts

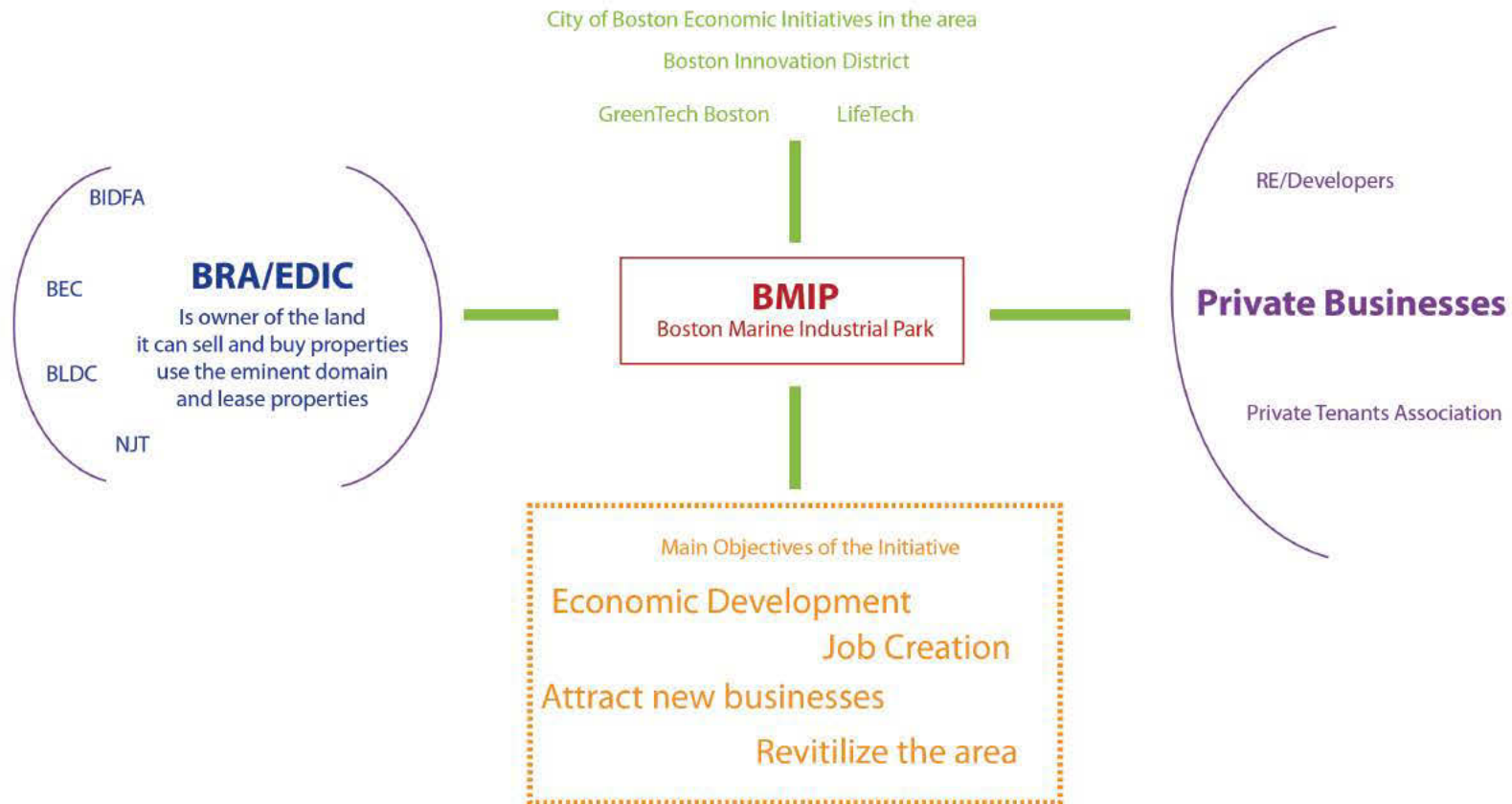
Work Package 1 “Urban Management Tool”  
 April 2011 - June 2012  
 University Mediterranea Reggio Calabria (IT)  
 Northeastern University Boston (USA)

### PARTNERSHIP

Public Actors

Objectives and Tools

Private Actors





## STRENGTHS AND WEAKNESSES

### Strenghts

- Businesses attraction and retention
- Synergies among economic initiatives
- Fiscal Advantages
- Flexibility
- Assistance for businesses
- Economic advantages for the City of Boston and for the Boston Residents
- Infrastructures
- Urban Economic Development

### Weaknesses

- Environmental impacts of commercia and light industrial activities



## CONCLUSIONS

Started more than 30 years ago it is still on going.

More than 3000 jobs created, more than 300 companies are located within the Boston Innovation District.

A well supplied area to whom it concerns infrastructures, nearby downtown open to local and regional markets.

A possible threat could be represented by the high number of trucks in the area, that could increase the air pollution especially for the community of South Boston. However the City of Boston is working on this item thanks to its Climate Change policy.

Within the “Lease Contract” is asked to companies to hire bostonian residents, minorities people and people who are under the poverty level status.

The area changed over time because it was a Navy Base. Few old buildings remain. New ones were built by privates that within the Lease Contract have to specify the project and respect City Zoning Code and limitations.

## IMAGES GALLERY

**American Seafood Exchange**, a \$68.9 million, 422,000 square foot state-of-the-art facility featuring a public display auction, cold storage/fresh transfer house and public packing house, will revolutionize the way seafood is processed, bringing it from the ocean to consumers in record time.

The project will integrate the latest industry technology, facilities and equipment with green building technology and a sustainable design aimed at meeting LEED certification, directly reflecting the vision of Mayor Thomas M. Menino’s Innovation District initiative while re-establishing Boston’s maritime leadership.



## IMAGES GALLERY

### Boston’s Seafood industry into the 21 st century

#### Industry Advantage

- Incorporates industry best practices under one roof, providing a state-of-the-art infrastructure to give seafood companies a significant advantage over competing East Coast ports
- Uniquely convenient waterfront location in close proximity to Logan Airport and interstate highways I-90 and I-93

#### Economic Impact

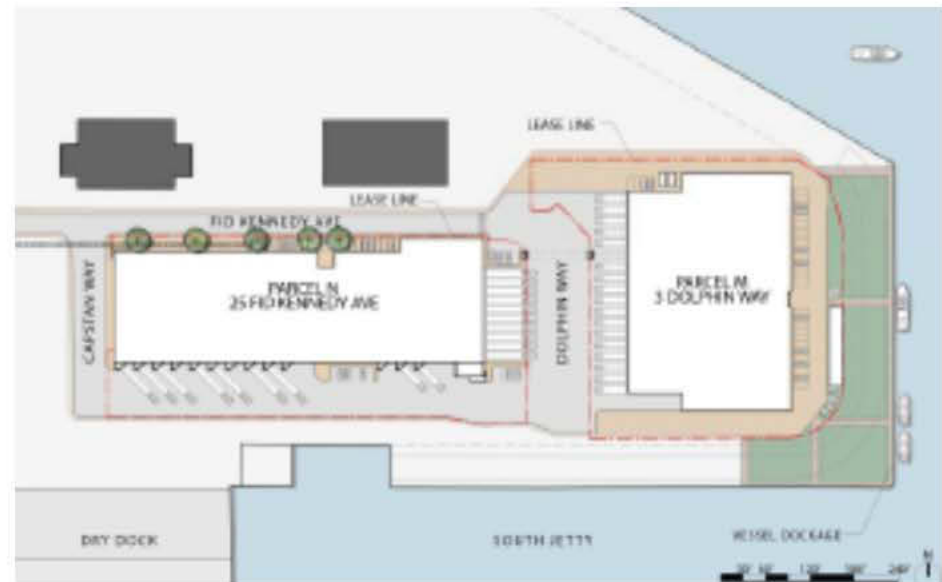
- Up to 1,500 new permanent jobs
- Spin-off jobs in related seafood, retail, construction, and logistics industries

#### Fishing Industry

- Electronic display auction will maximize industry profits and allow buyers to view and bid on the day’s catch
- Infrastructure for ice, fuel and vessel services will support an expanded fishing fleet

#### Public Attraction

- Unique vantage point from the elevated walkway around the building and public viewing area above the display auction
- Restaurant and food retail





**7FP MARIE CURIE IRSES / CLUDs PROJECT**  
**Commercial Local Urban Districts**

Work Package 1 “Urban Management Tool”  
April 2011 - June 2012  
University Mediterranea Reggio Calabria (IT)  
Northeastern University Boston (USA)

# Thank you



Johns  
Nabors  
306 NORTHERN AVE

**Brewery Offices**  
Tours, Tastings  
& Brewery Store



HARBOR ST

HELP KNOWS NO BORDERS

Don't give up on those without borders  
Text WEF to 80888 for more info

STOP



WALKING  
CROSSING  
AHEAD  
PEDESTRIAN  
CROSSING  
AHEAD  
PEDESTRIAN  
CROSSING  
AHEAD  
PEDESTRIAN  
CROSSING  
AHEAD

P

P

P





HARBOR ST.

**THE INTERNATIONAL  
CARGO CENTER OF NE**

**1**

**HARBOR STREET**

**TRUCK COURT**



**WEST ENTRY**



**SOUTH ENTRY**



**P**

**PUBLIC  
PARKING**



**CRUISE  
TERMINAL**



**BRONSTEIN  
CENTER**



**88 BLACK  
FALCON**





Atlas Van Lines



PERSONAL MOVERS

PERSONAL  
MOVERS

GIANT



WILLIAMS  
SCOTTAMAN  
800.702.1500  
www.williams.com

32A



**BOSTON SHIP REPAIR, INC.**  
(617) 330 - 5045

Drydock Avenue

32  
DRYDOCK AVE

modspace.com  
603-633-7918

155-8114









← BAG CHECK  
↑ CARRY-ON BAGS TO SHIP









au bon pain

