

An aerial photograph of the Boston skyline, featuring a dense cluster of skyscrapers and urban development. The city extends to the waterfront, with a large body of water visible in the background under a blue sky with scattered clouds. The foreground shows a mix of older brick buildings and modern high-rises.

BOSTON is BOOMING

Peter Meade
CHIEF ECONOMIC DEVELOPMENT
OFFICER
BOSTON REDEVELOPMENT
AUTHORITY



We're Diverse
We're Young
We're Educated
We're Growing

We're Diverse

Our population: 625,087

Minorities make up **53%** of Boston's population, or about 331,000 residents.

27% of Boston's population was born outside of the U.S.

32% of Boston's 20-34 year olds speak a language other than English at home

We're Growing

We're Young

One in three Bostonians (35%) is between the ages of 20-34 ("ONEin3ers")

Boston has the highest proportion of young adults amongst the 25 most populous cities in the nation.

ONEin3ers add \$1 Billion annually to Boston's gross product

www.onein3boston.com
@ONEin3
#ONEin3BOS

We're Young

48% of Boston's workforce
is made up of ONEin3ers

Over half the bachelor's degrees in
Boston are held by ONEin3ers

58% of ONEin3ers use public
transportation, bike, or walk to work

30% of ONEin3ers are homeowners

www.onein3boston.com
@ONEin3
#ONEin3BOS

We're Diverse

We're Young

We're Educated

We're Growing

Over 44% of Boston's population has at least a bachelor's degree.

Boston is 4th among the 25 largest U.S. cities in terms of educational attainment (ahead of Chicago, NYC, LA, and Dallas).

Metro Boston has the highest percentage (39.2%) of 18-34 year olds nationwide with a bachelor's degree or higher.

We're Growing

Boston is growing faster than:

- San Francisco
- Los Angeles
- New York City
- Dallas

Boston's population **doubles** every workday.

ONEin3ers accounted for **75%** of Boston's growth between 2000-2010.

The Region's Economic Engine

“The state of our city
is striking, sound, and
strong”

-Mayor Thomas M. Menino

682,108 jobs, more than ever before
(728,500 jobs projected by 2016)

Biggest job creators:

Meds:	125,878 jobs
Eds:	53,933 jobs
Financial services:	78,988 jobs
Professional, scientific, & technical services:	81,113 jobs
Hospitality:	54,200 jobs

Meds, Eds, and Financial Services make
up 38% of Boston's jobs.

A city to
live, work, play,
and visit.



Dudley Square

Roxbury

Boston's

Most Historic

Square

“Dudley Square is in the center of Boston and is home to over \$800M of buying power.

Private investors are chomping at the bit to develop nearby city owned parcels, while an iconic building is converted into a state of the art home for the Boston Public School system.

-Mayor Thomas M. Menino

\$610M: 2012 spending power of residents (1 mile radius)

Fall 2014: Opening of Dudley Municipal Office Building – Boston Public Schools Headquarters for 500 employees, LEED Silver

2M SF: projected office, retail, and housing space to be added in the next 5 years

35%: percentage of ONEin3ers

40.7%: residents with a bachelors degree or higher

23%: households with children

South Boston Waterfront

**BOSTON'S
INNOVATION
DISTRICT**

Home of the Innovation District

“The state of our city is striking,
sound, and strong”

-Mayor Thomas M. Menino

Largest privately funded construction
site in the nation

1st public innovation center in the
nation

World Headquarters of Au Bon Pain,
Gillette, and John Hancock

Future world headquarters of Vertex
Pharmaceuticals and State Street

World's best school for
entrepreneurship, Babson College

World's largest startup competition and
accelerator, Mass Challenge

Fenway

Smart, Cultured, and Green

“Fenway has emerged as a lively pedestrian friendly neighborhood where stand out restaurants, high quality housing, premiere office spaces, and Boston Red Sox fans meet. Located minutes from Boston’s world class medical cluster, Fenway is one of Boston’s hottest new neighborhoods.”

-Mayor Thomas M. Menino

\$255.6M: 2012 spending power of residents
(.5 mile radius)

\$900M: 2013 permitted/under construction

1,600+: residential units added since 2000

3.2M: visitors to cultural institutions

77.86%: master’s degrees and above

56.3%: Percentage of ONEin3ers

Longwood Medical Area: 213 acres, 24 institutions, 6 colleges, 45,200 employees, 80,000 university students, 3M seasonal visitors/year

Bulfinch Triangle

West End

Boston's New Kid on the Block

“Bulfinch Triangle is bursting with activity with 286 housing units coming this year, and more than 1,000 additional units on the way. Its downtown location, next to one of Boston's beloved sports arenas and the future home of Converse, makes it one of Boston's fastest growing neighborhoods to live, work, and play.”

-Mayor Thomas M. Menino

\$300M: 2012 spending power of residents
(.5 mile radius)

\$1.4+B: invested in development since 2009

\$77,128: median income

75.3%: master's degrees and above

38.3%: income greater than \$100,000

Future home of **CONVERSE®** headquarters

Massachusetts General Hospital: Best hospital in the U.S. and largest employer in the city

3M visitors, 200 events: at TD Garden

Recently Opened

New Business

South Boston Waterfront

BOSTON'S
**INNOVATION
DISTRICT**



Innovation District

200+
New Companies

4000+
New employees

3,350+
New restaurant seats

New Business

South Boston Waterfront



Innovation District New Jobs

30% from technology companies

21% from creative industries like design and advertising

16% from greentech and life sciences

New Business

South Boston Waterfront



Innovation District New Companies

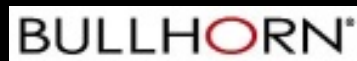
11% in education and non-profit sectors

40% share space in co-working spaces and incubators

25% are small scale with 10 employees or less

New Business Since 2010
South Boston Waterfront

Opened in the Innovation District:

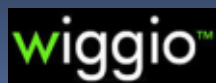


New Business Since 2010

South Boston Waterfront

BOSTON'S
**INNOVATION
DISTRICT**

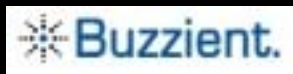
Opened in the Innovation District:



New Business Since 2010 South Boston Waterfront



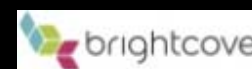
Opened in the Innovation District:



New Business Since 2010 South Boston Waterfront

BOSTON'S
**INNOVATION
DISTRICT**

Opened in the Innovation District:



Green Trade Association



Coming
Soon:



New Business

Downtown Crossing



DOWNTOWN CROSSING

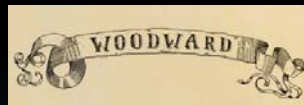
93
New businesses
since 2008

\$50.3M
Invested in new
restaurants and retail

1,500
Jobs created

New Business Downtown Crossing

Opened in Downtown Crossing:



New Business Downtown Crossing

Opened in Downtown Crossing:



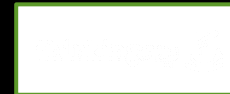
Coming Soon:



king
FRAME

Salvatore's

• ELITE TIME •



Recently Opened Downtown Crossing

BOSTON
OPERA HOUSE

MODERN
THEATRE

PARAMOUNT
CENTER

RESTORATION

45 PROVINCE
\$160M

AMES HOTEL
\$40M



Ames Hotel



Boston Opera House



Paramount
Center



Modern
Theatre



45 Province

*Total
Investment
In Downtown
Crossing
since 2010:
\$396M*

Recently Opened Back Bay

HEADQUARTERS OF LIBERTY MUTUAL

590,000 SF

\$300M

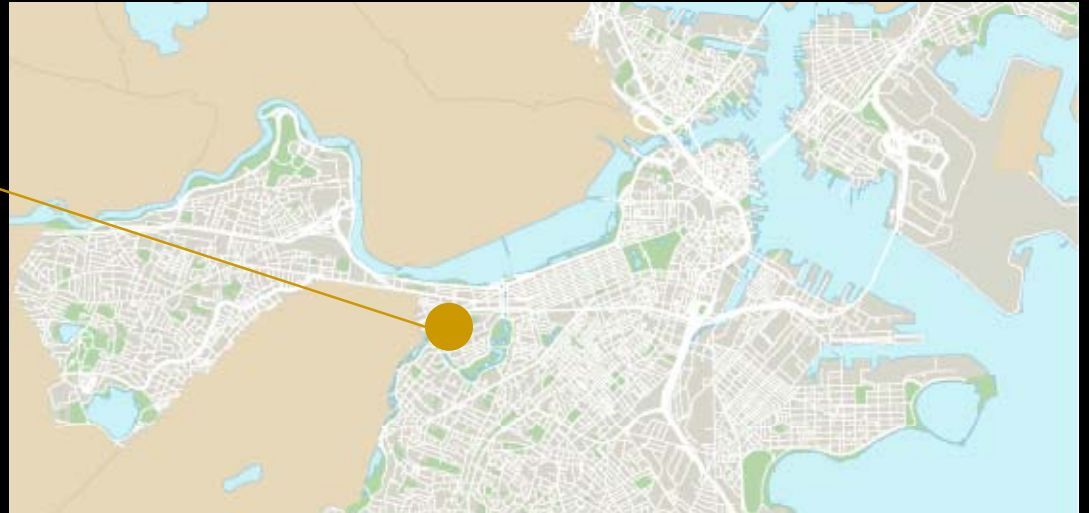


Recently Opened
Fenway
**MARRIOTT RESIDENCE
INN**

\$65M

175 key hotel

117,000 SF



Bar

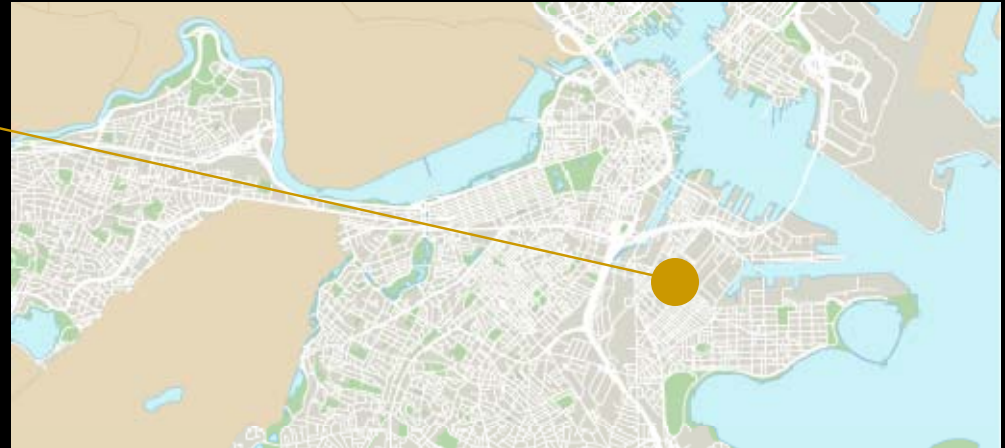


Recently Opened
Innovation District
**MARRIOTT RESIDENCE
INN**

\$50M
120 keys

5,000 SF of ground floor
retail/restaurant

First new hotel in Boston since



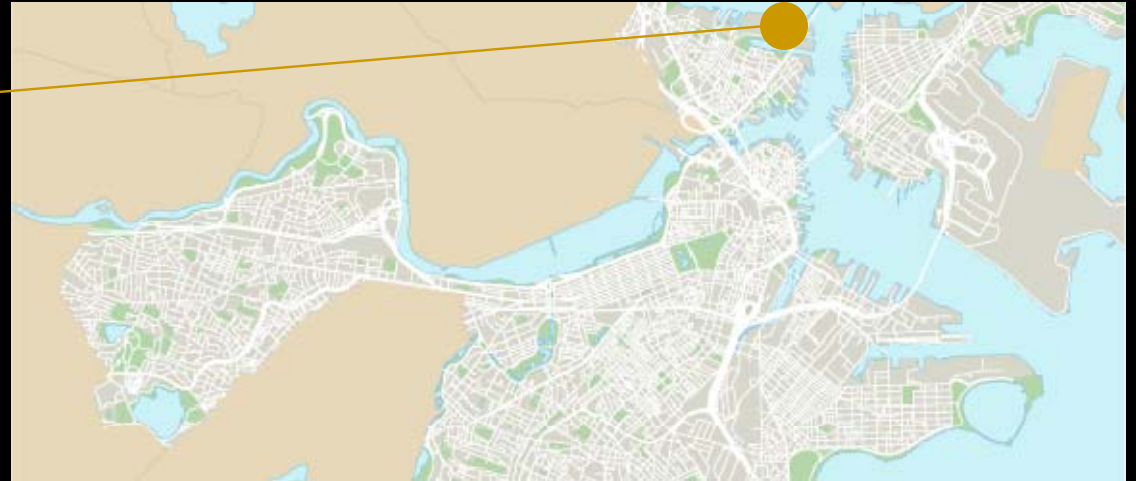
Recently Opened Charlestown

SPAULDING REHABILITATION HOSPITAL

\$225M

132 rooms

Auditorium, aqua
rooftop garden



Under Construction Now

\$5.7B, 12.96M SF

Under Construction Now: \$5.7B, 12.96M SF

DUDLEY MUNICIPAL OFFICE BUILDING

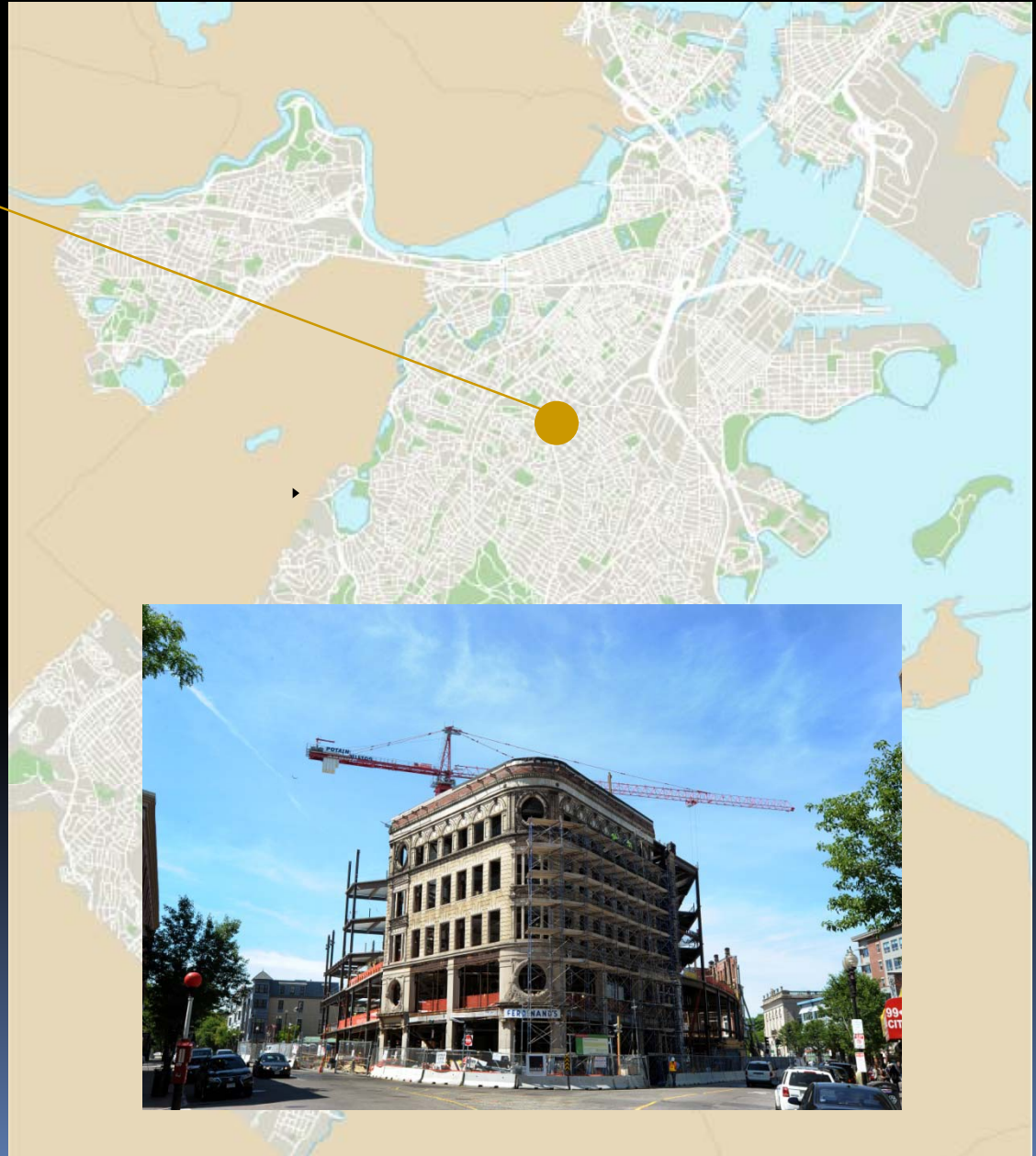
\$115M

215,000 SF

20,000 SF of retail space

Headquarters of Boston

Public Schools



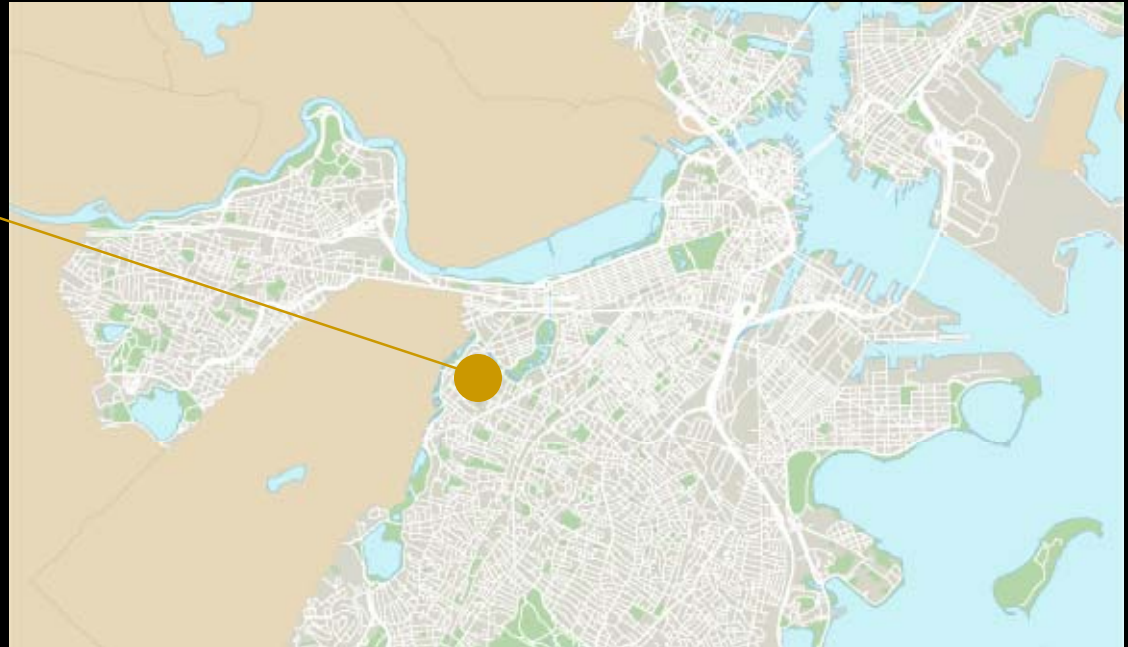
Under Construction Now: \$5.7B, 12.96M SF

LONGWOOD CENTER

\$350M

350,000 SF R&D

Anchor Tenant: Dana-Farber Cancer Institute

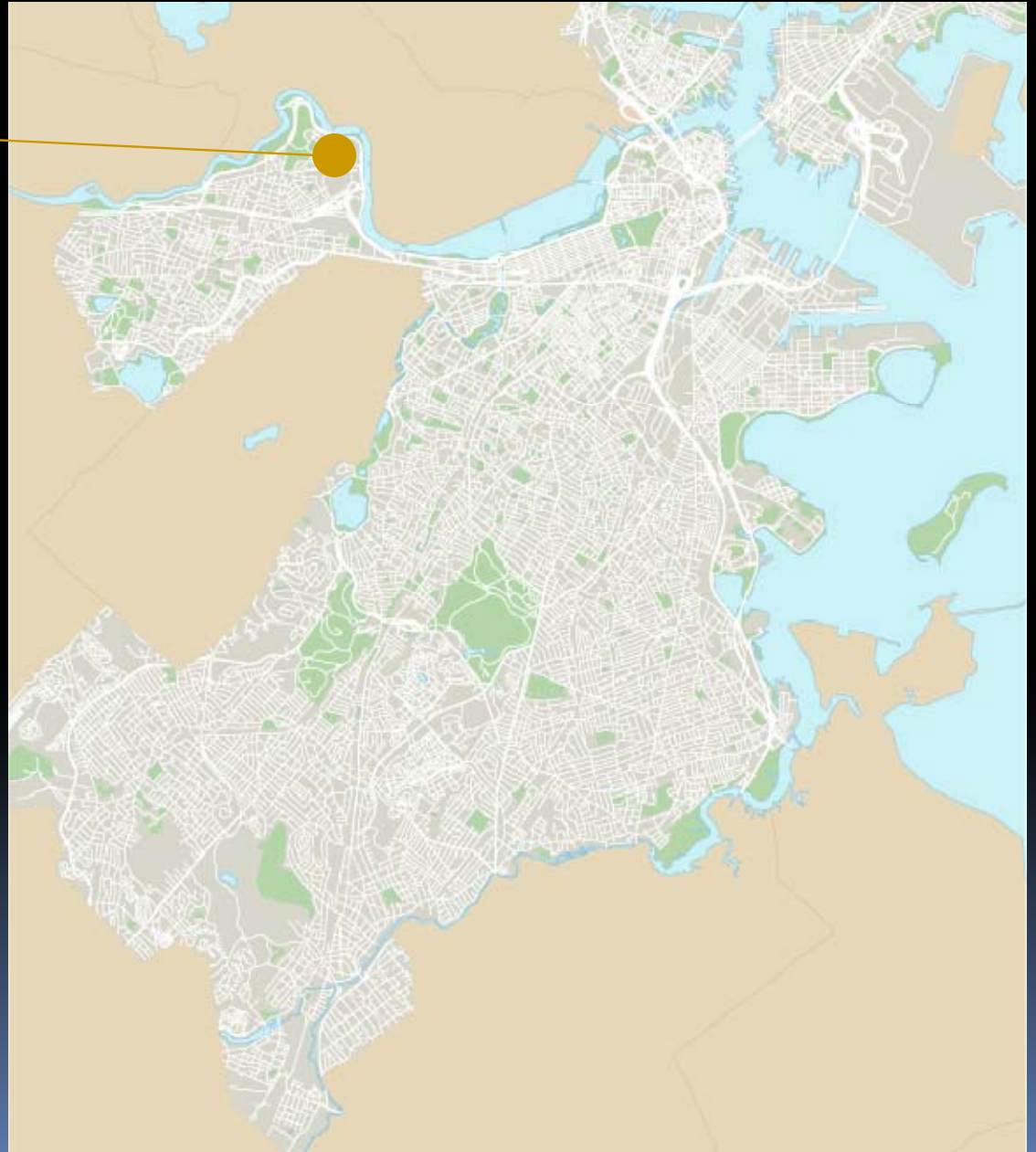


Under Construction Now: \$5.7B, 12.96M SF

HARVARD BUSINESS SCHOOL – TATA HALL

\$100M

150,000 SF

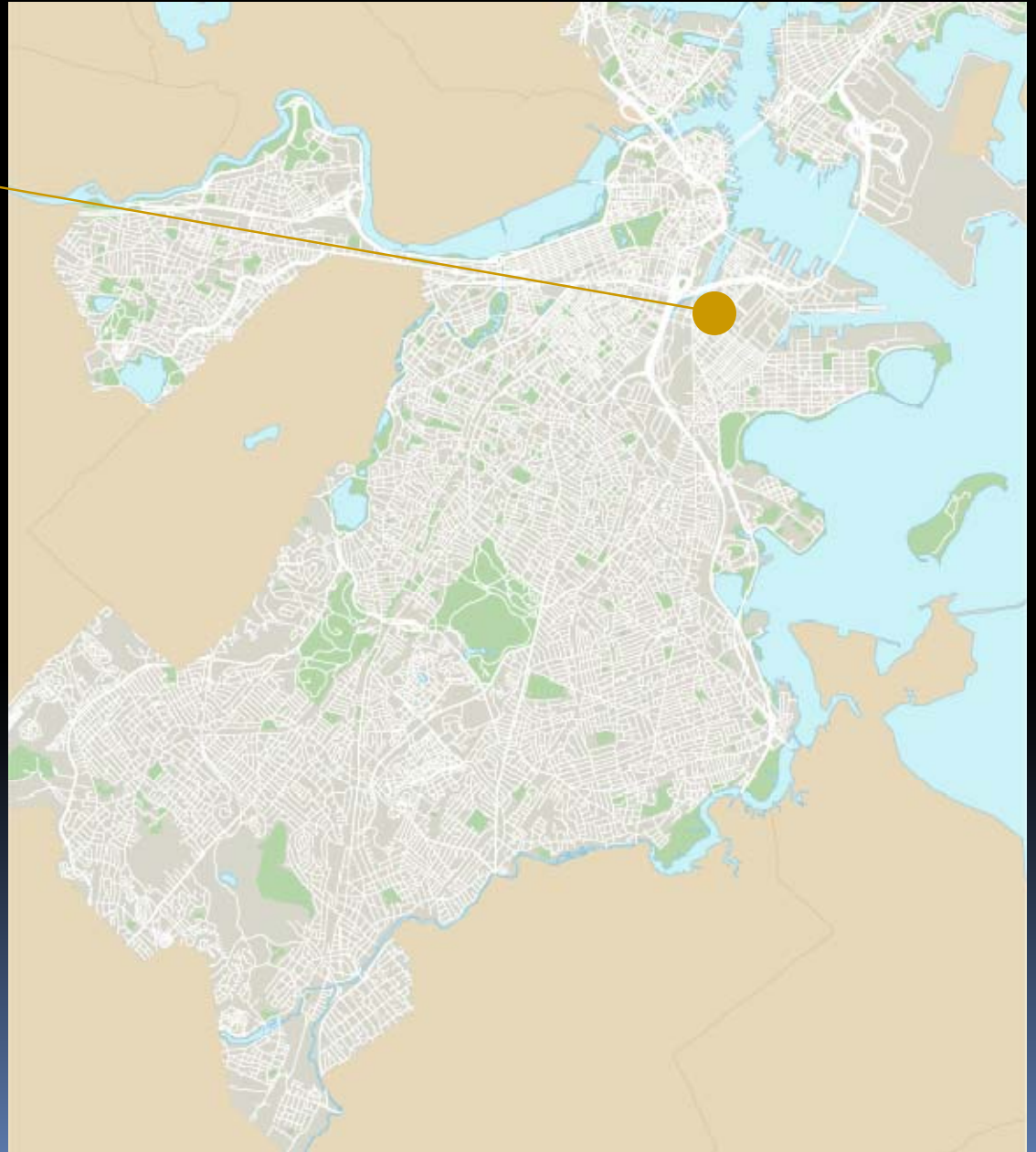


Under Construction Now: \$5.7B, 12.96M SF

NEW OFFICES OF STATE STREET BANK

\$225M

521,000 SF



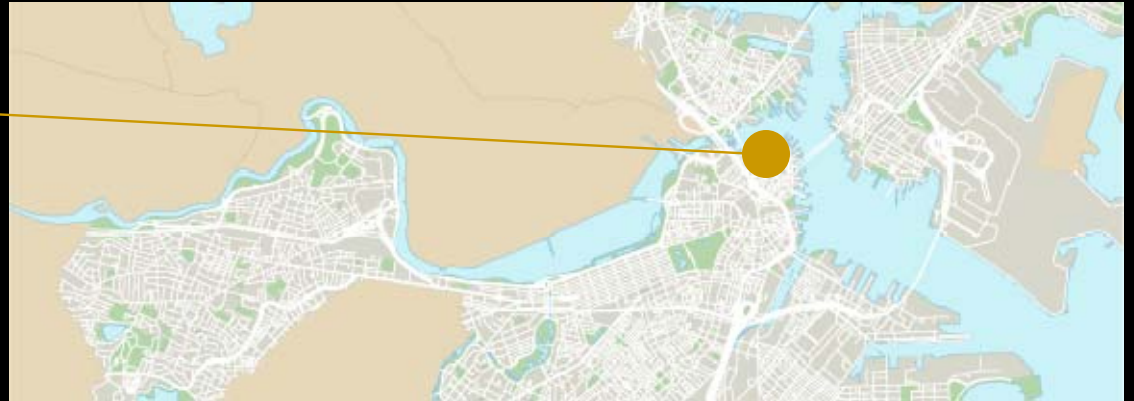
Under Construction Now: \$5.7B, 12.96M SF

THE VICTOR

\$92M

286 residential units

17,000 SF of ground floor retail



Under Construction Now: \$5.7B, 12.96M SF

LOVEJOY WHARF

\$250M

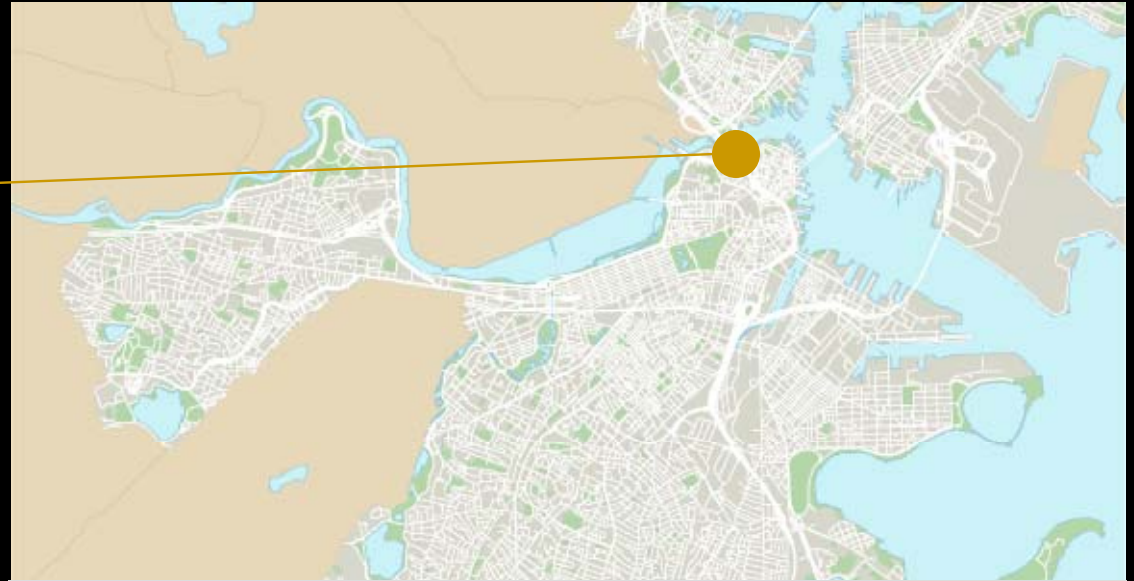
450,000 SF



Headquarters - 187,000 SF

28,000 SF of ground floor retail, including a 300-seat café-style restaurant

100 residential units



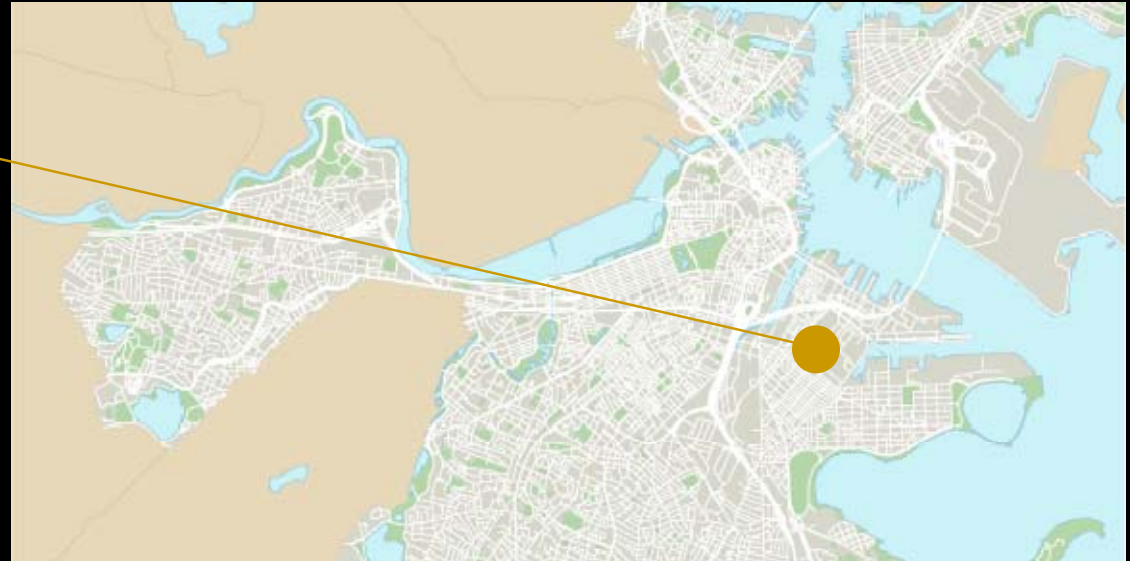
Under Construction Now: \$5.7B, 12.96M SF

315 on A

\$100M

257,000 SF

202 residential units

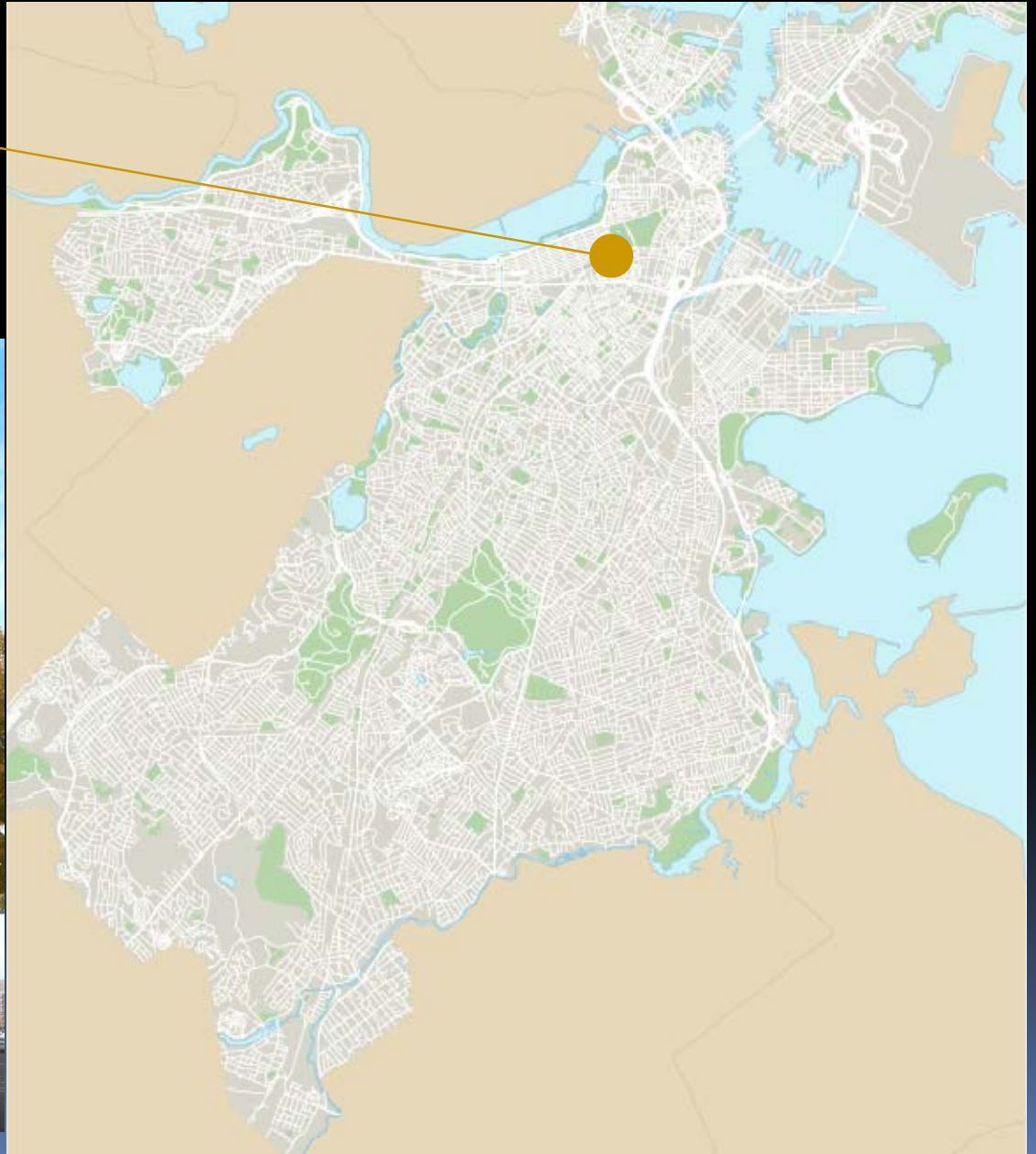


Under Construction Now: \$5.7B, 12.96M SF

100 ARLINGTON

\$65M

128 condominiums



Under Construction Now: \$5.7B, 12.96M SF

**WENTWORTH
INSTITUTE OF
TECHNOLOGY
STUDENT APARTMENTS**

\$43M

110,760 SF

305-bed dorm



Under Construction Now: \$5.7B, 12.96M SF

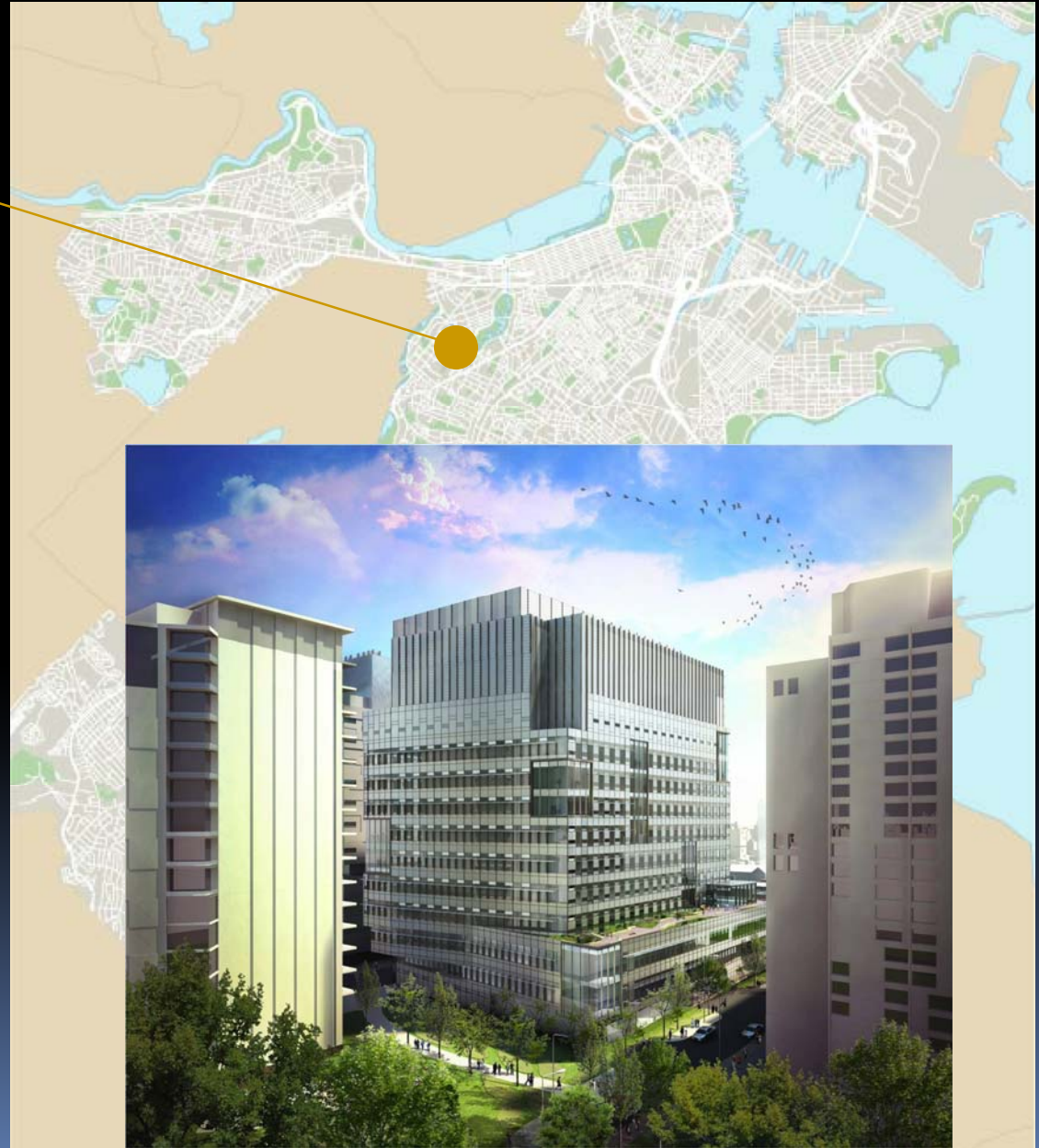
BRIGHAM AND WOMEN'S BUILDING FOR THE FUTURE

\$315M

358,000 SF

288,000 SF of wet lab
research space

70,000 SF of clinical space



Under Construction Now: \$5.7B, 12.96M SF

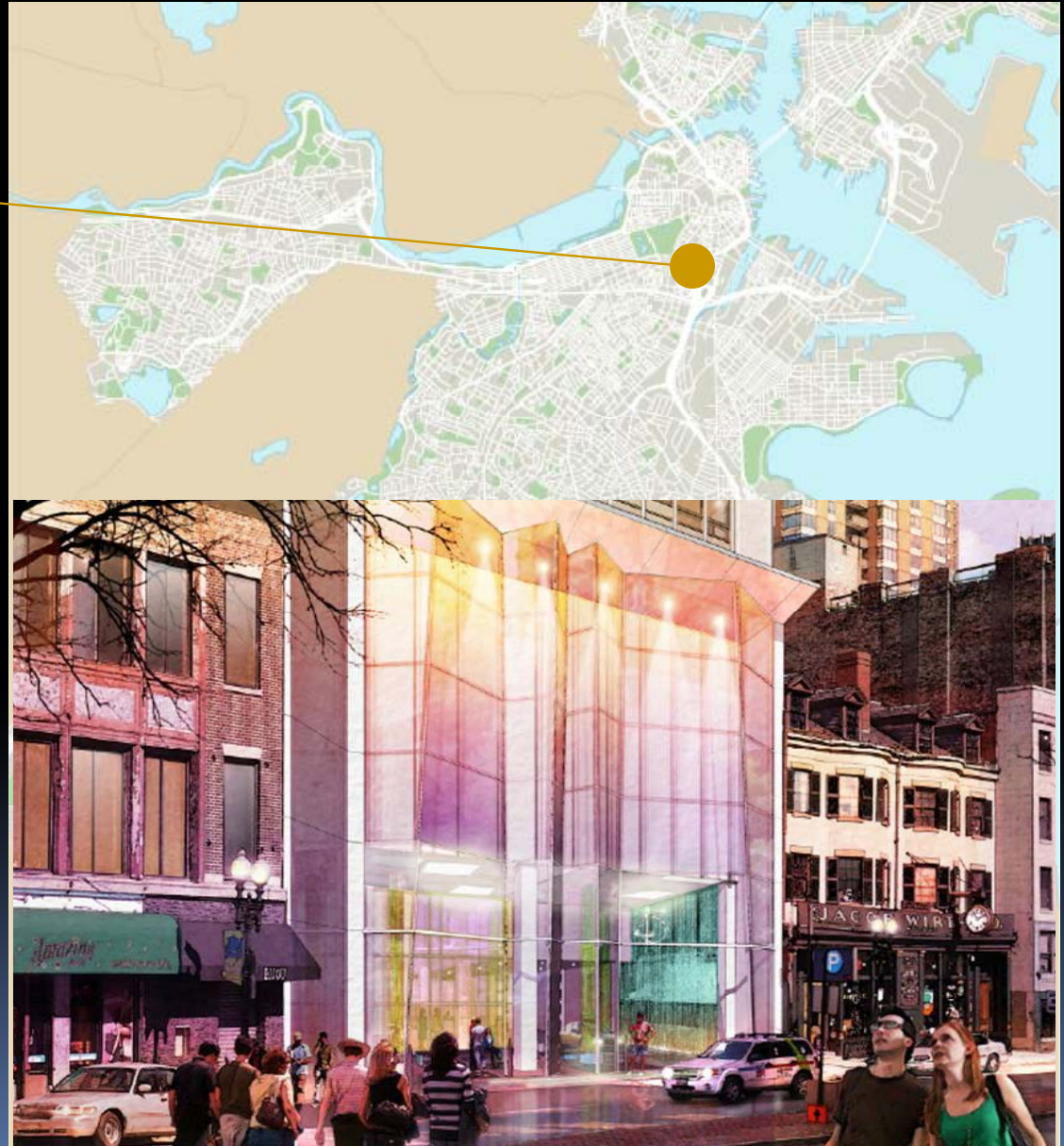
45 STUART STREET

\$125M

29 stories

384,000 SF

404 residential units



Under Construction Now: \$5.7B, 12.96M SF

INK BLOCK

\$200M

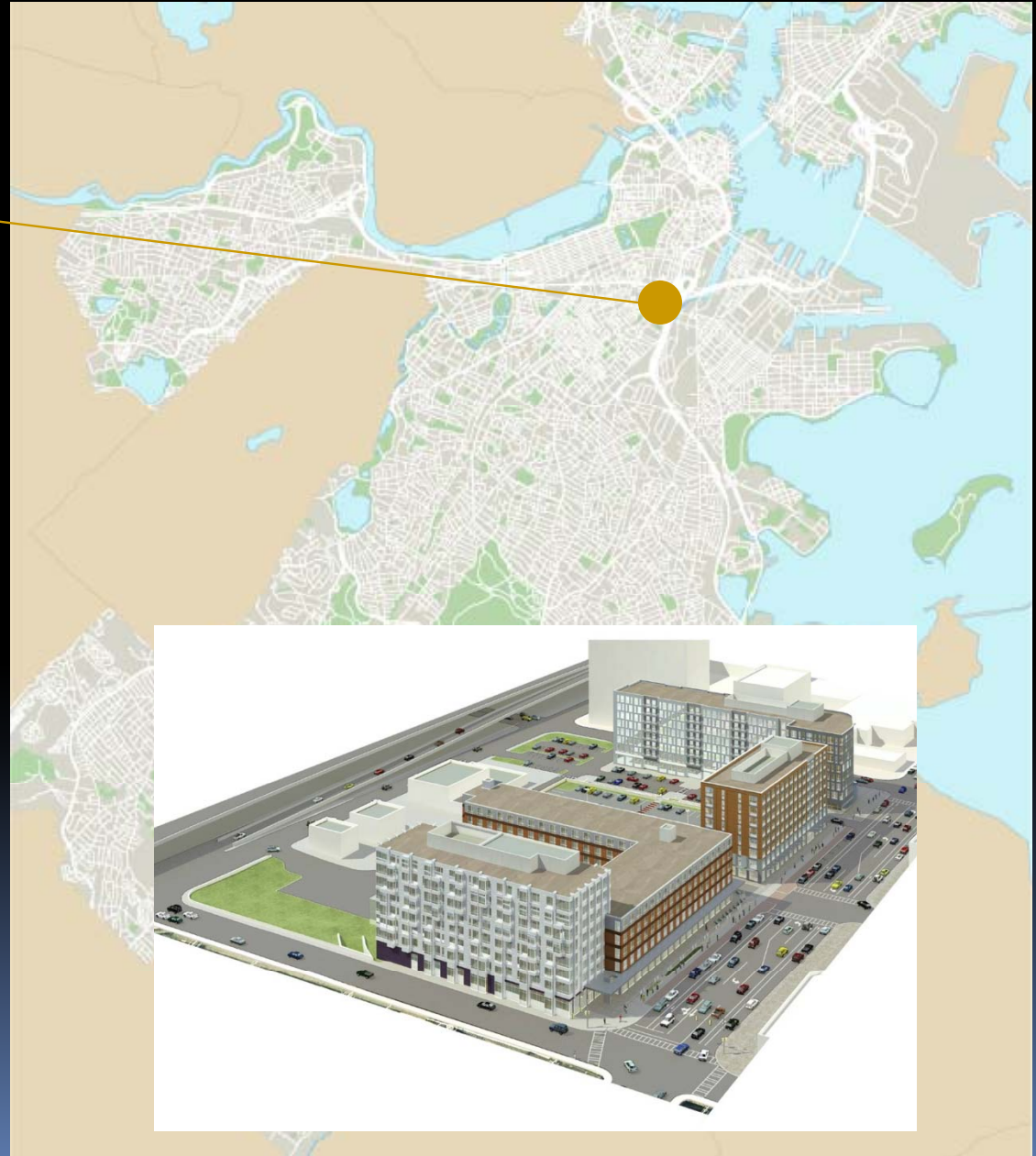
548,900 SF

471 units

85,000 SF of retail

50,000 SF

Flagship S



Under Construction Now: \$5.7B, 12.96M SF

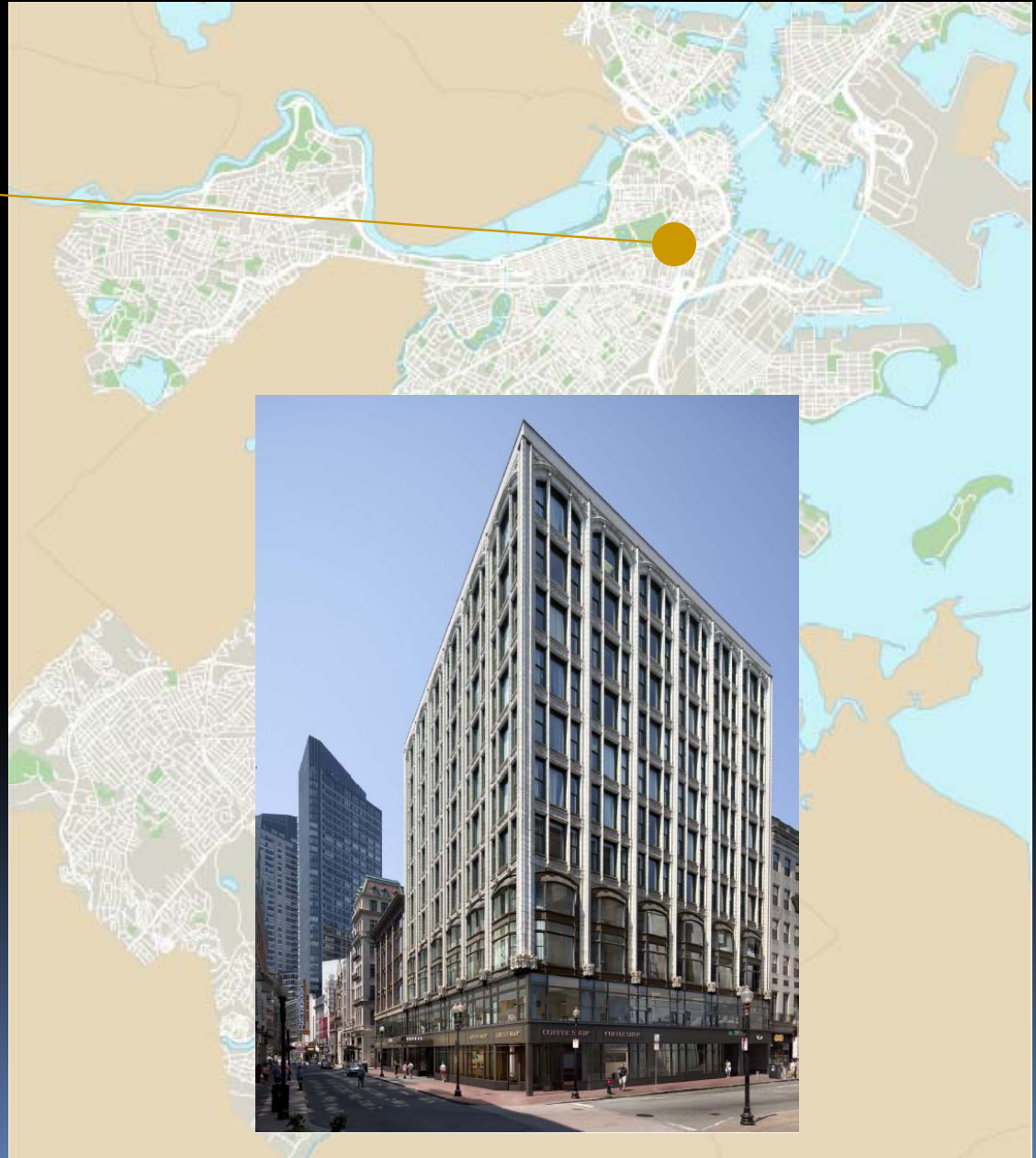
The Godfrey

\$60M

135,500 SF

240 key hotel

9,100 SF for restaurant,
retail, and spa



Under Construction Now: \$5.7B, 12.96M SF

411 D STREET

\$62M

198,335 SF

197 residential units

4,200 SF ground floor retail



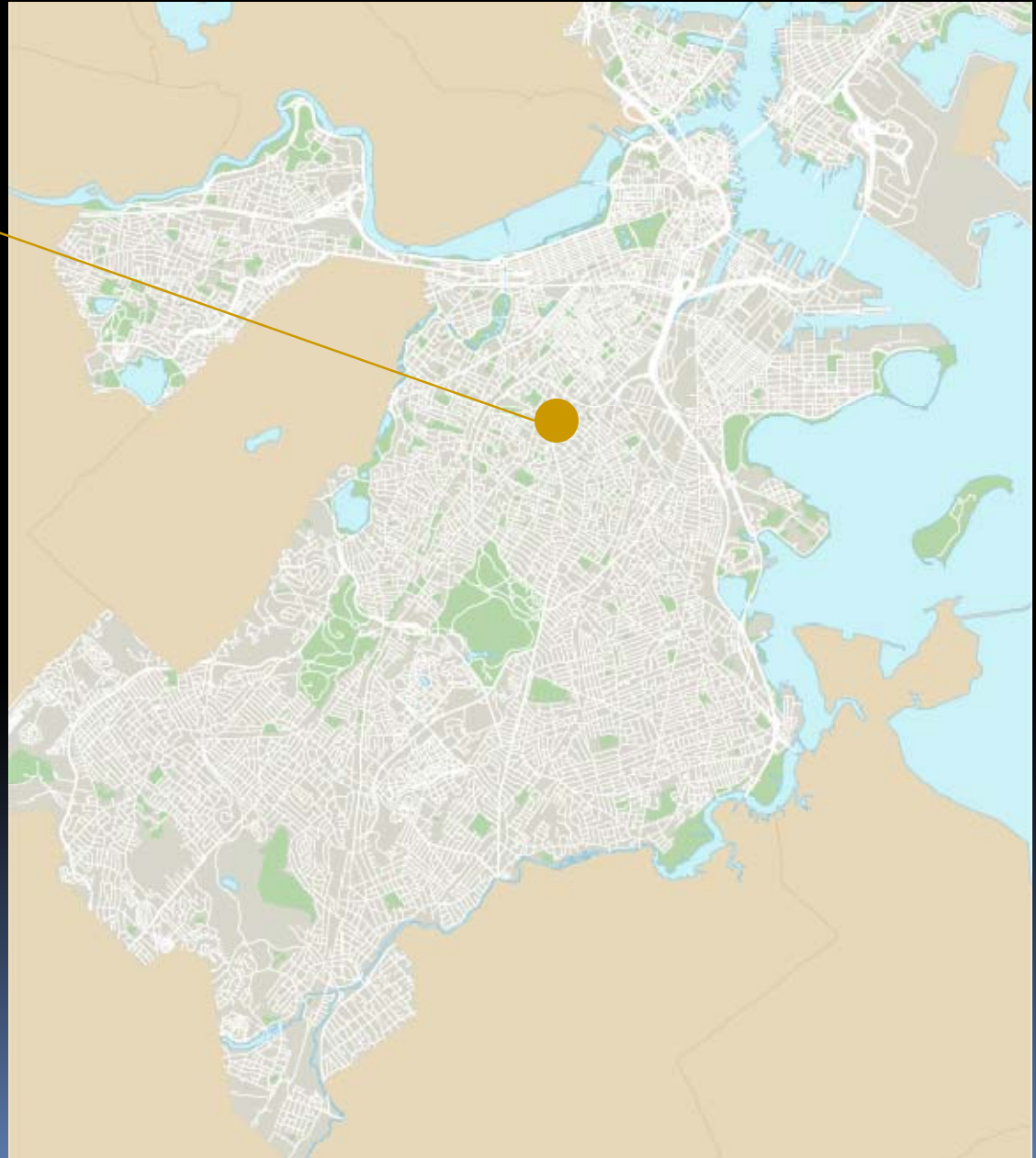
Under Construction Now: \$5.7B, 12.96M SF

DUDLEY GREENVILLE

\$18M

43 affordable residential
units

3,000 SF ground-floor retail



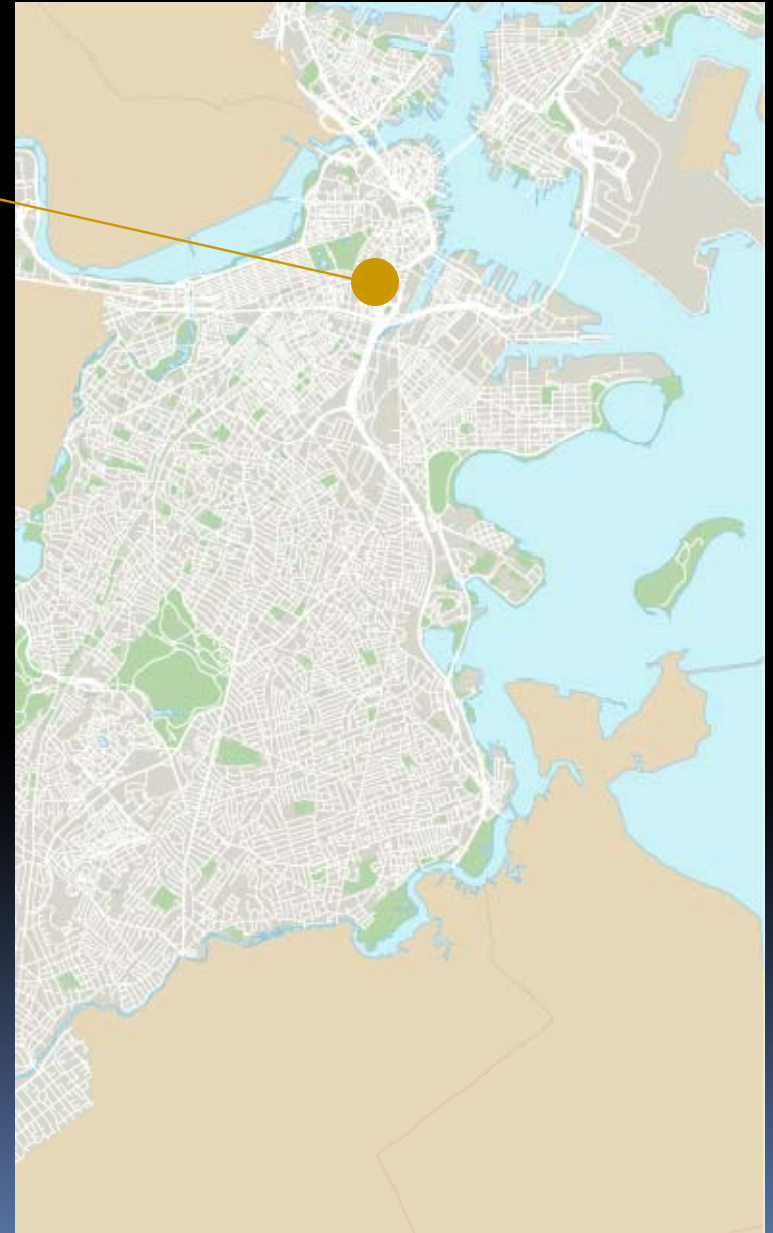
Under Construction Now: \$5.7B, 12.96M SF

120 KINGSTON

\$130M

240 residential units

4,500 SF of ground floor retail



Under Construction Now

Innovation District

1.6 billion
Dollars Invested

3.5 million
Square Feet

1,000+
Housing Units

**Vertex
Pharmaceuticals
\$800M**



**Waterside Place
\$132M**



**319 on A
\$100M**



Under Construction Now

East Boston Waterfront



PORTSIDE AT PIER 1

The First of a 7-building development with 550 residential units

\$46M

5 stories

176 units

Ground floor retail

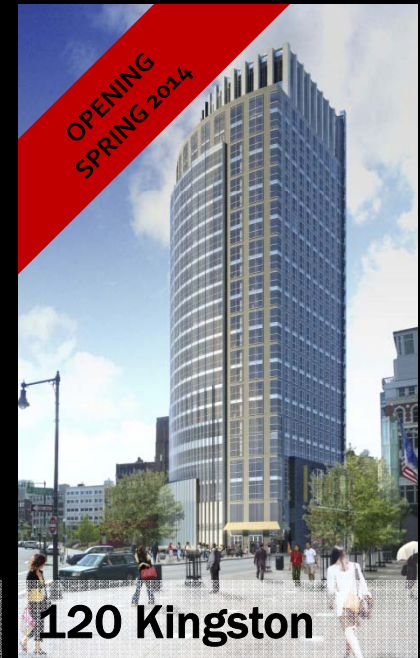
Under Construction Now Downtown Crossing

\$1.75B

2,276

3,000

New residents by 2016



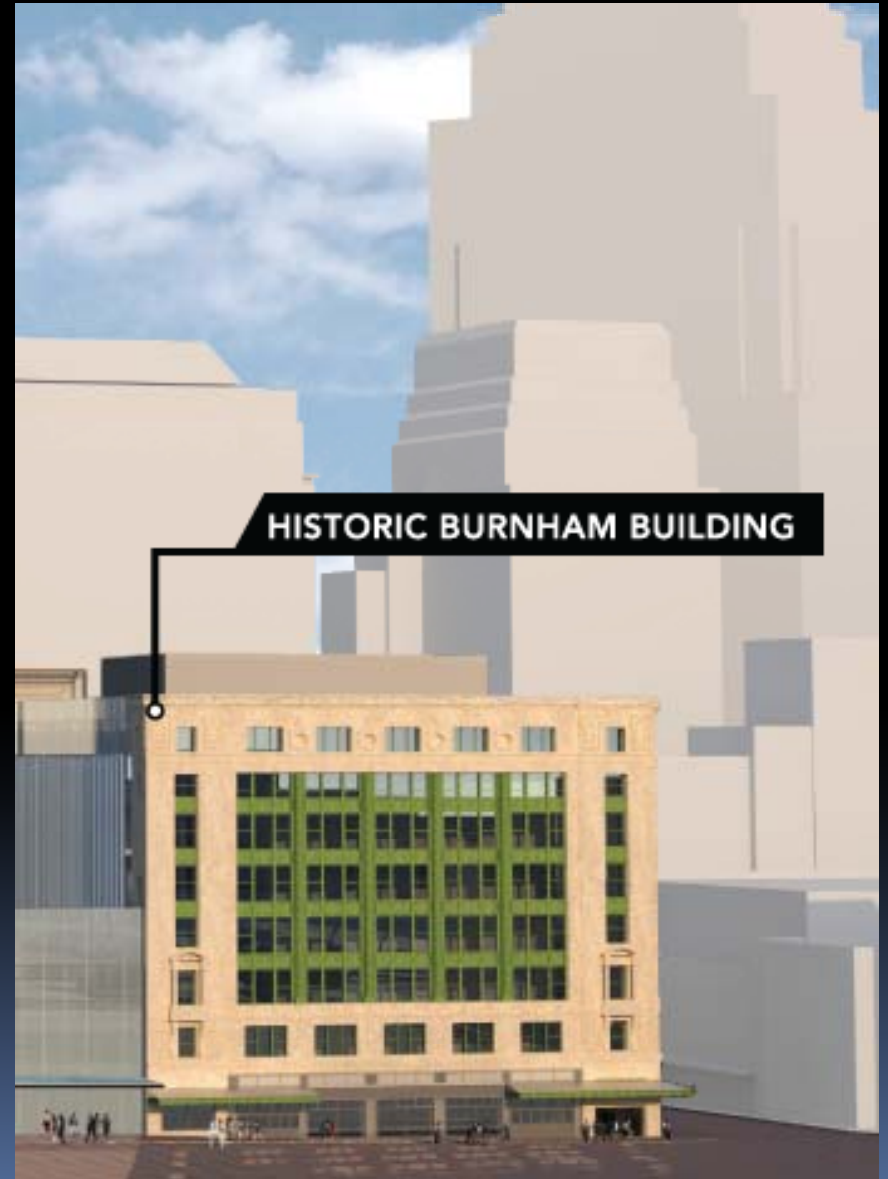
Under Construction Now
Downtown Crossing

**Historic Burnham
Building**

Former flagship
Filene's Basement

200,000 SF

129,900 SF
Retail space



Under Construction Now Downtown Crossing

Millennium Tower & Burnham Building

608 ft.

\$625M

1.2 million SF

530

residential units

196,700 SF

of retail space

200,000 SF

of office space

33,900 SF

health club



Under Construction Now

Dudley Square



DUDLEY MUNICIPAL OFFICE BUILDING

Future headquarters of Boston Public Schools

\$115 million

Under Construction Now

Back Bay



AVALON EXETER RESIDENCES

\$100M

240,000 SF

28 stories

187 residential units

1,300 SF of ground floor retail

Under Construction Now

Back Bay



CHANEL FLAGSHIP STORE - NO. 6 NEWBURY

7 stories

49,000 SF

6 luxury residential condominiums

10,000 SF Chanel store

16 parking spaces

Under Construction Now

Back Bay



BERKLEE COLLEGE OF MUSIC DORM AND EDUCATION FACILITY

\$100M project

16 stories

155,000 SF with dining hall, music center, ground floor retail

370 beds

Breaking Ground in 2013

Another \$3B, another 8.4M SF

Breaking Ground in 2013: Another \$3B, another 8.4M SF

NEW BRIGHTON LANDING

\$500M

1.4M SF

World Headquarters



500,000 SF of office space

345,000 SF sports facility

175 key hotel

23,000 SF of restaurant/retail
space



Breaking Ground in 2013: Another \$3B, another 8.4M SF

BARRY'S CORNER RETAIL & HOUSING COMMONS

350,000 SF

325 residential units

45,000 SF of ground floor retail



Breaking Ground in 2013: Another \$3B, another 8.4M SF

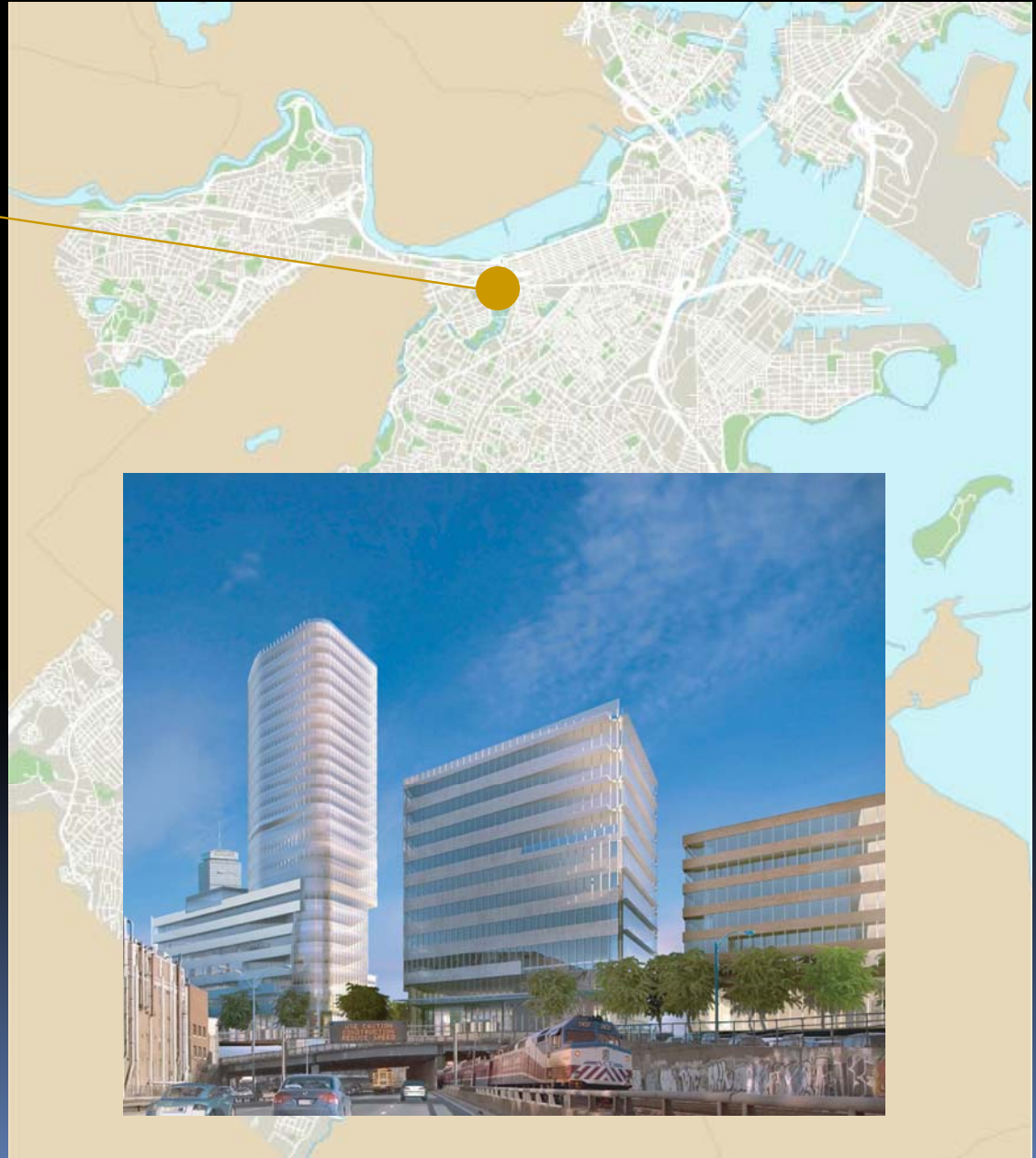
FENWAY CENTER

1.3M SF

330 residential units

167,000 SF of office space

19,000 SF of retail space



Breaking Ground in 2013: Another \$3B, another 8.4M SF

Van Ness

\$315M

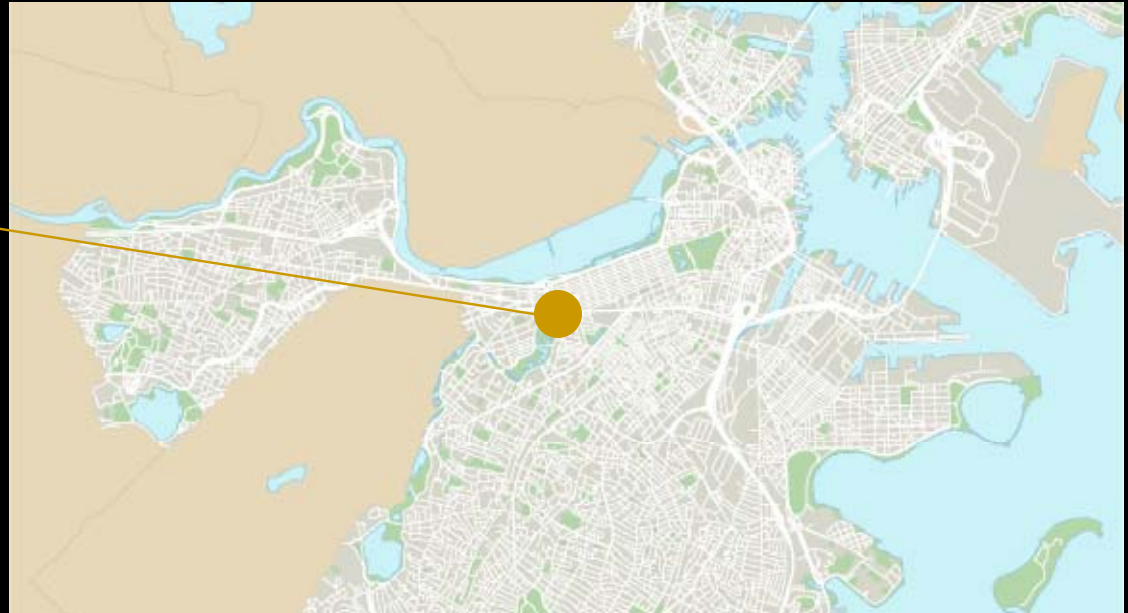
600,000 SF

172 residential units

230,000 SF of office space

215,000 SF of retail space

170,000 SF Target



Breaking Ground in 2013: Another \$3B, another 8.4M SF

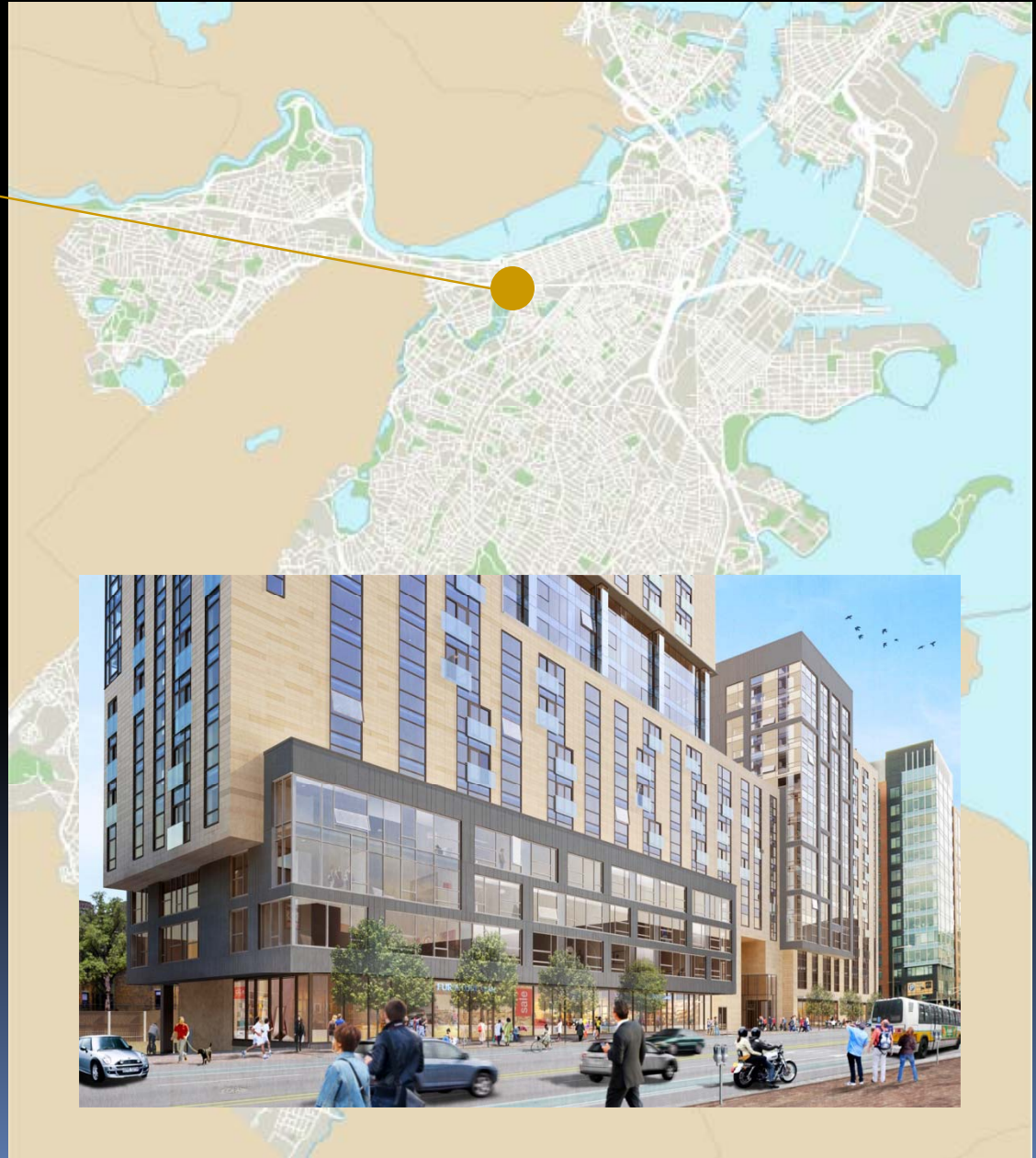
1282 BOYLSTON STREET

\$140M

348,235 SF

350 residential units

10,000 SF of office space

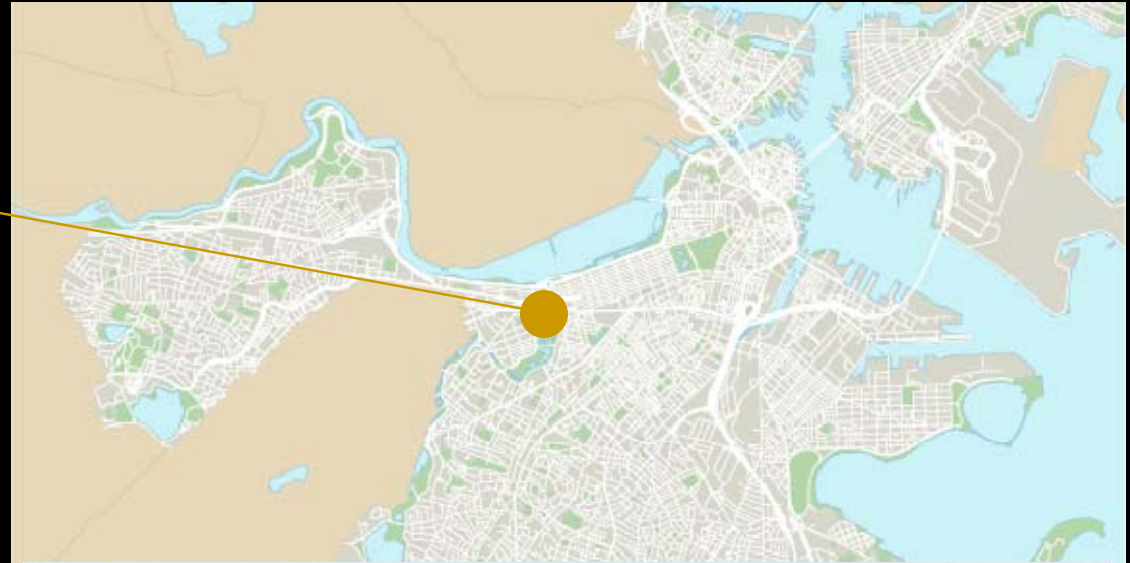


Breaking Ground in 2013: Another \$3B, another 8.4M SF

BOSTON CONSERVATORY

\$10M academic building

20,000 SF



Breaking Ground in 2013: Another \$3B, another 8.4M SF

THE MERANO

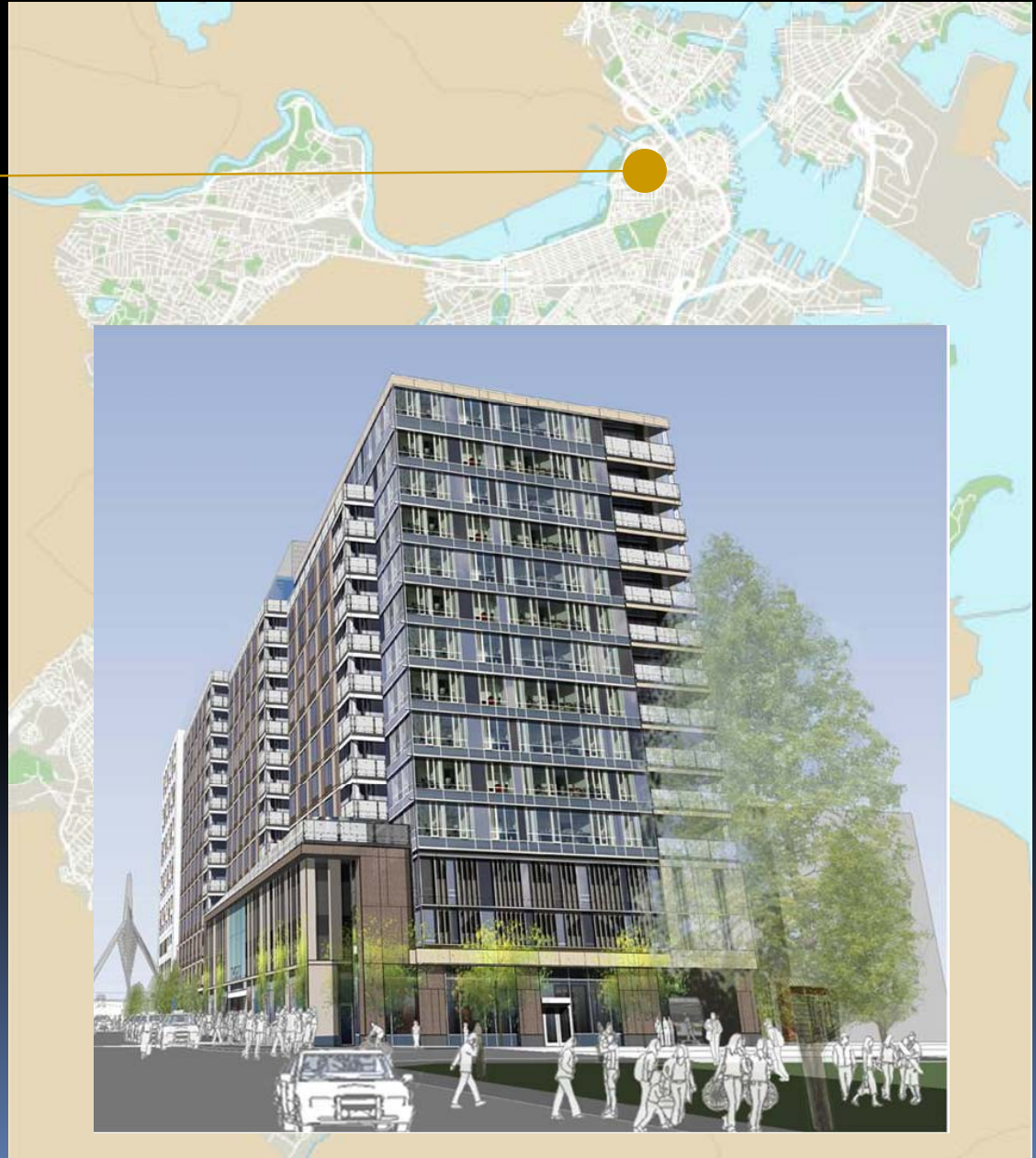
\$1.65M

485,000 SF

231 residential units

219 key hotel

9,200 SF of ground-floor retail



Breaking Ground in 2013: Another \$3B, another 8.4M SF

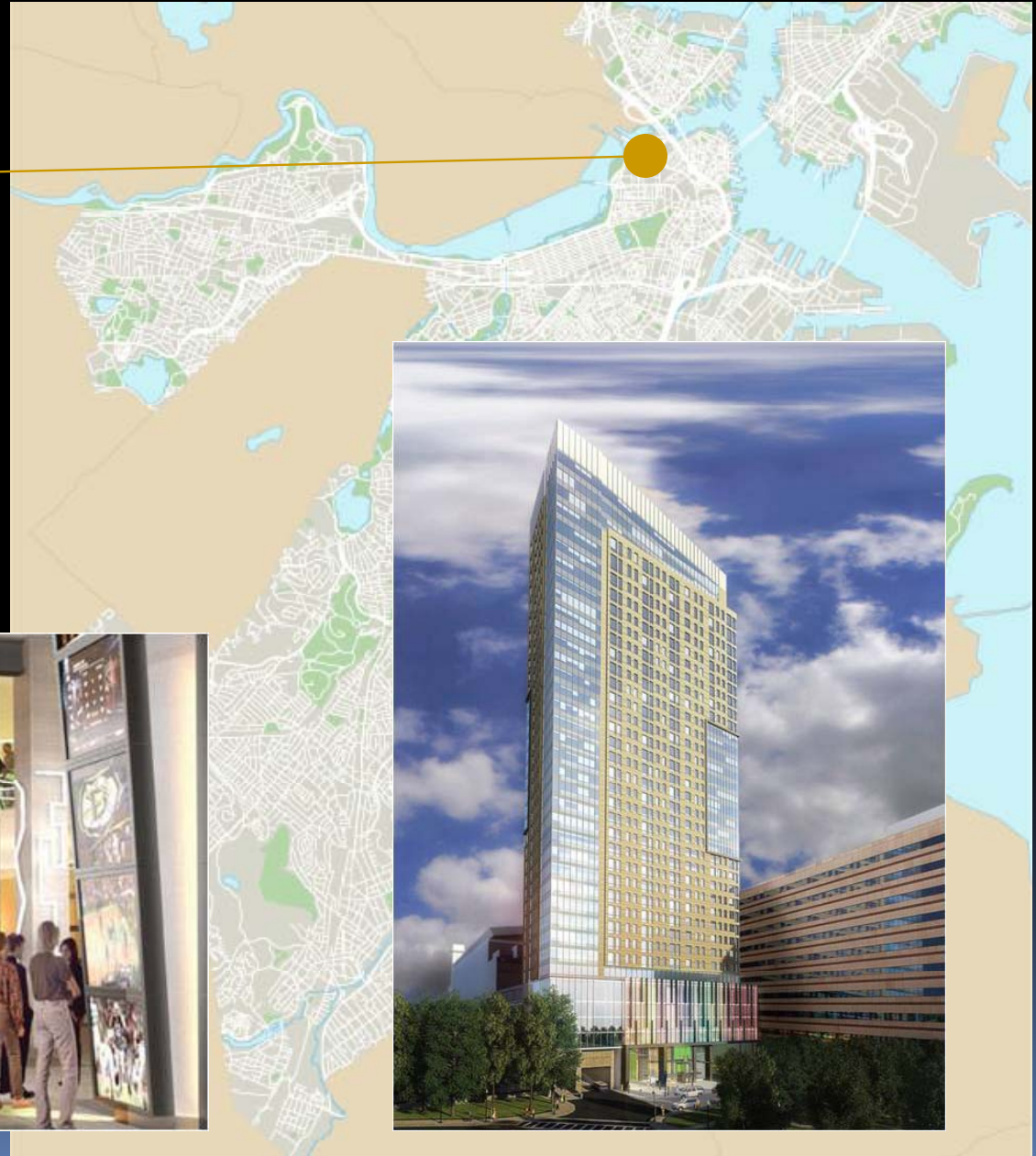
NASHUA STREET RESIDENCES

\$505M

1.6M SF

503 residential units

3,300 SF of retail space



Breaking Ground in 2013: Another \$3B, another 8.4M SF

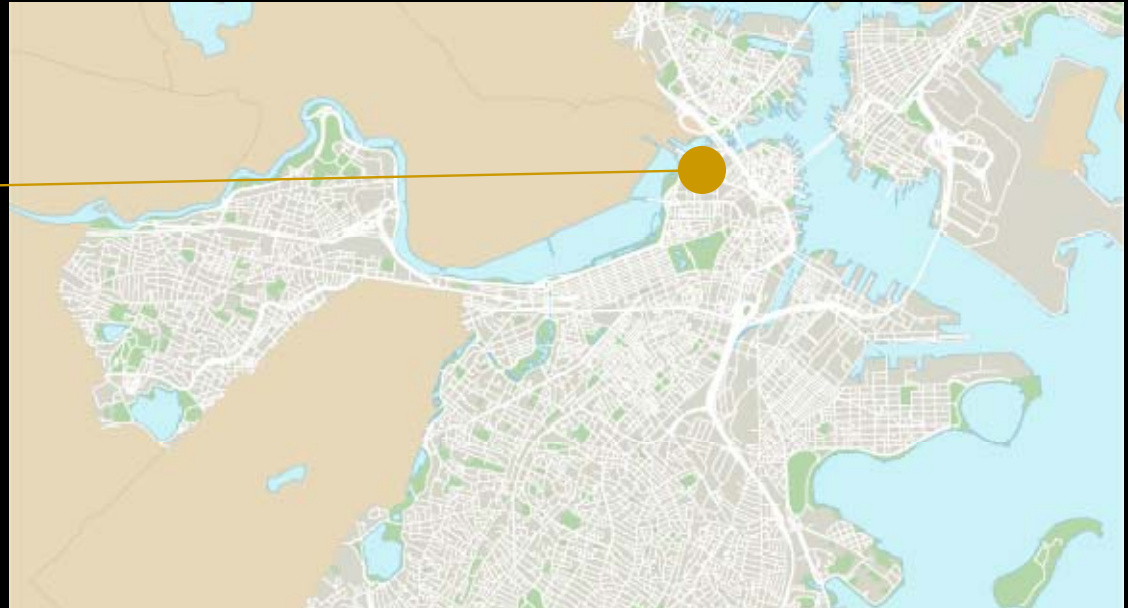
ONE CANAL

\$200M

438,800 SF

320 residential units

21,300 SF of retail space

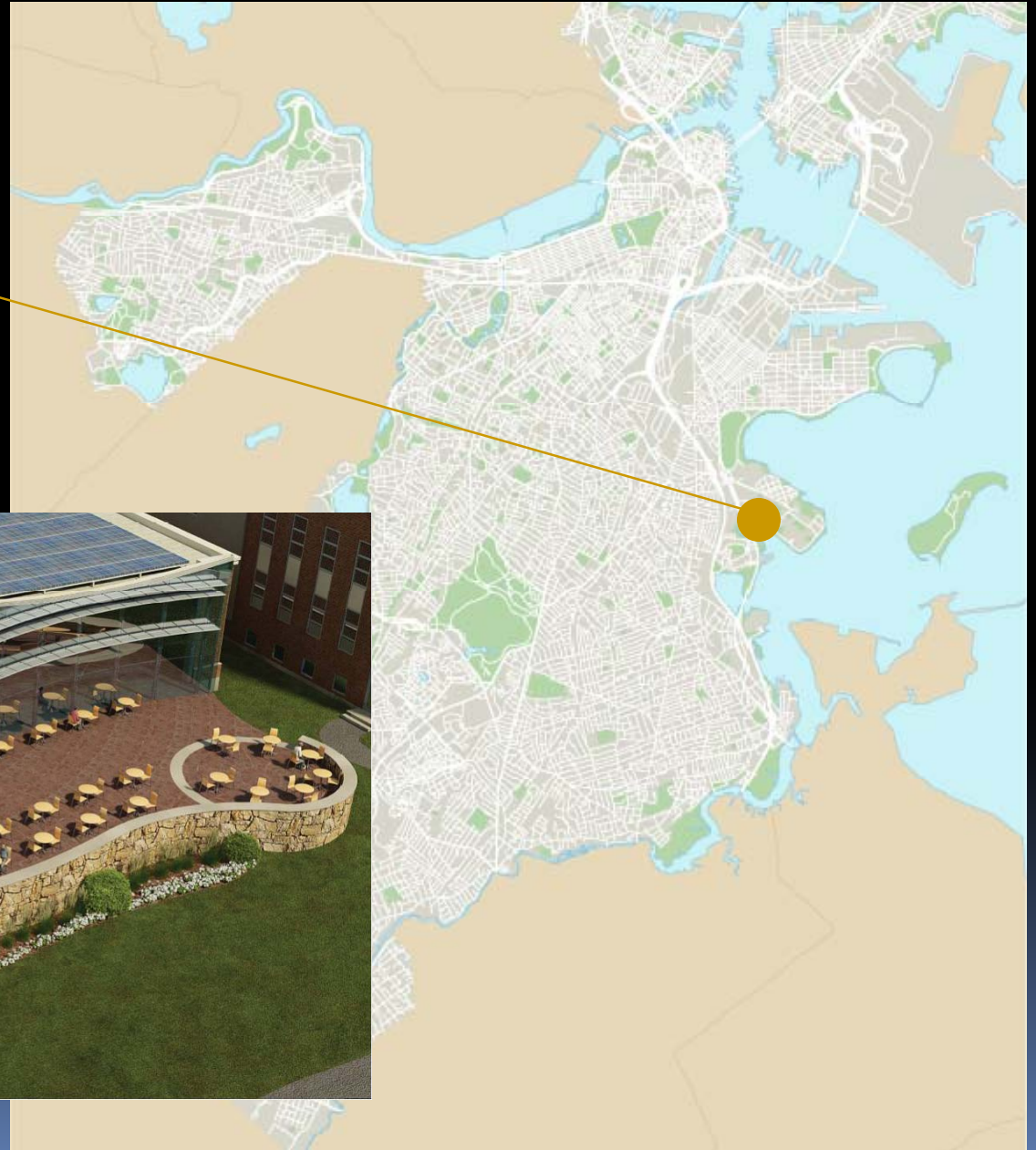


Breaking Ground in 2013: Another \$3B, another 8.4M SF

BOSTON COLLEGE HIGH SCHOOL

\$12M

28,000 SF education and
athletic facility



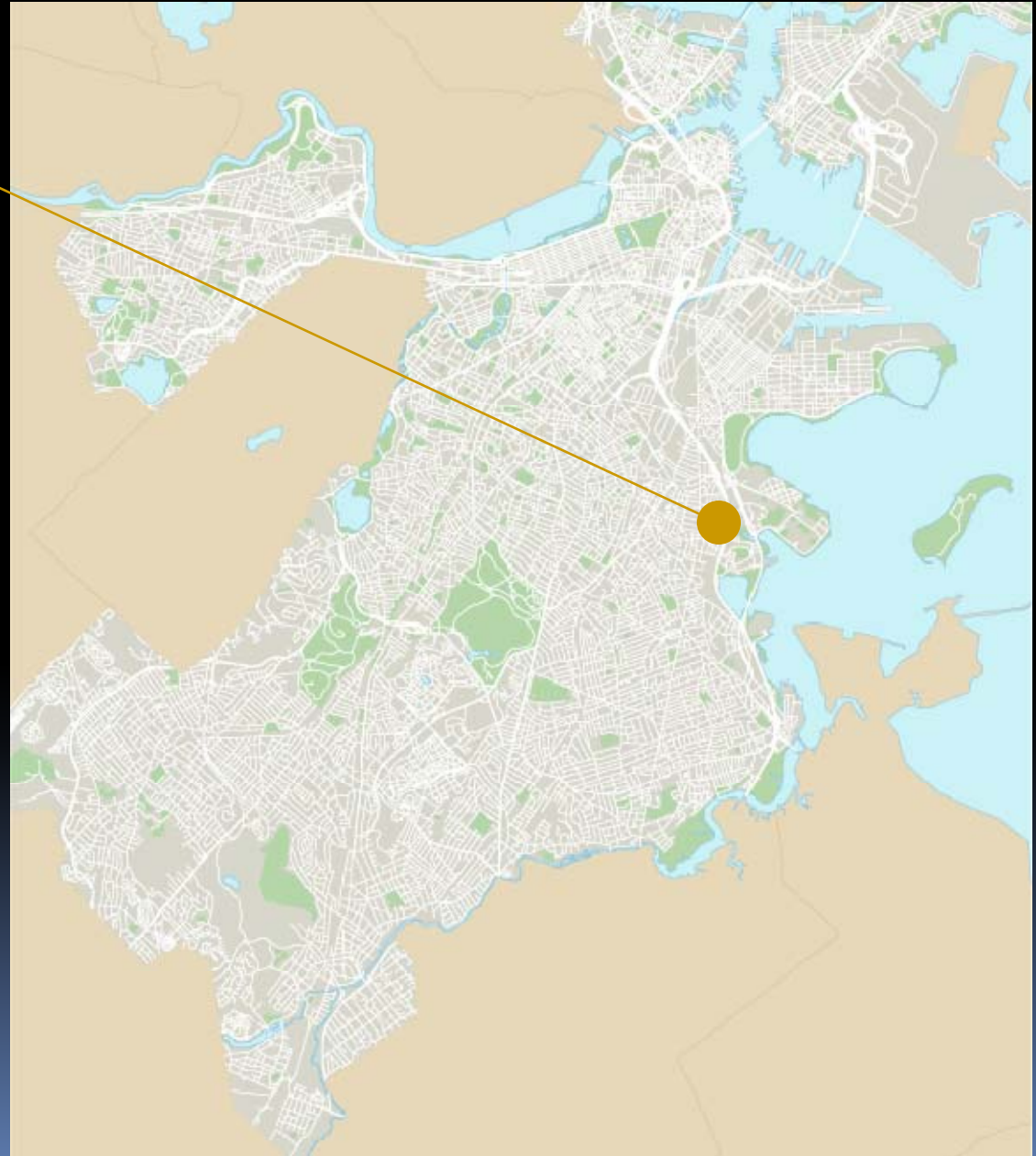
Breaking Ground in 2013: Another \$3B, another 8.4M SF

**RESIDENCES AT
MORRISSEY
BOULEVARD**

\$50M

220,000 SF

278 residential units



Breaking Ground in 2013: Another \$3B, another 8.4M SF

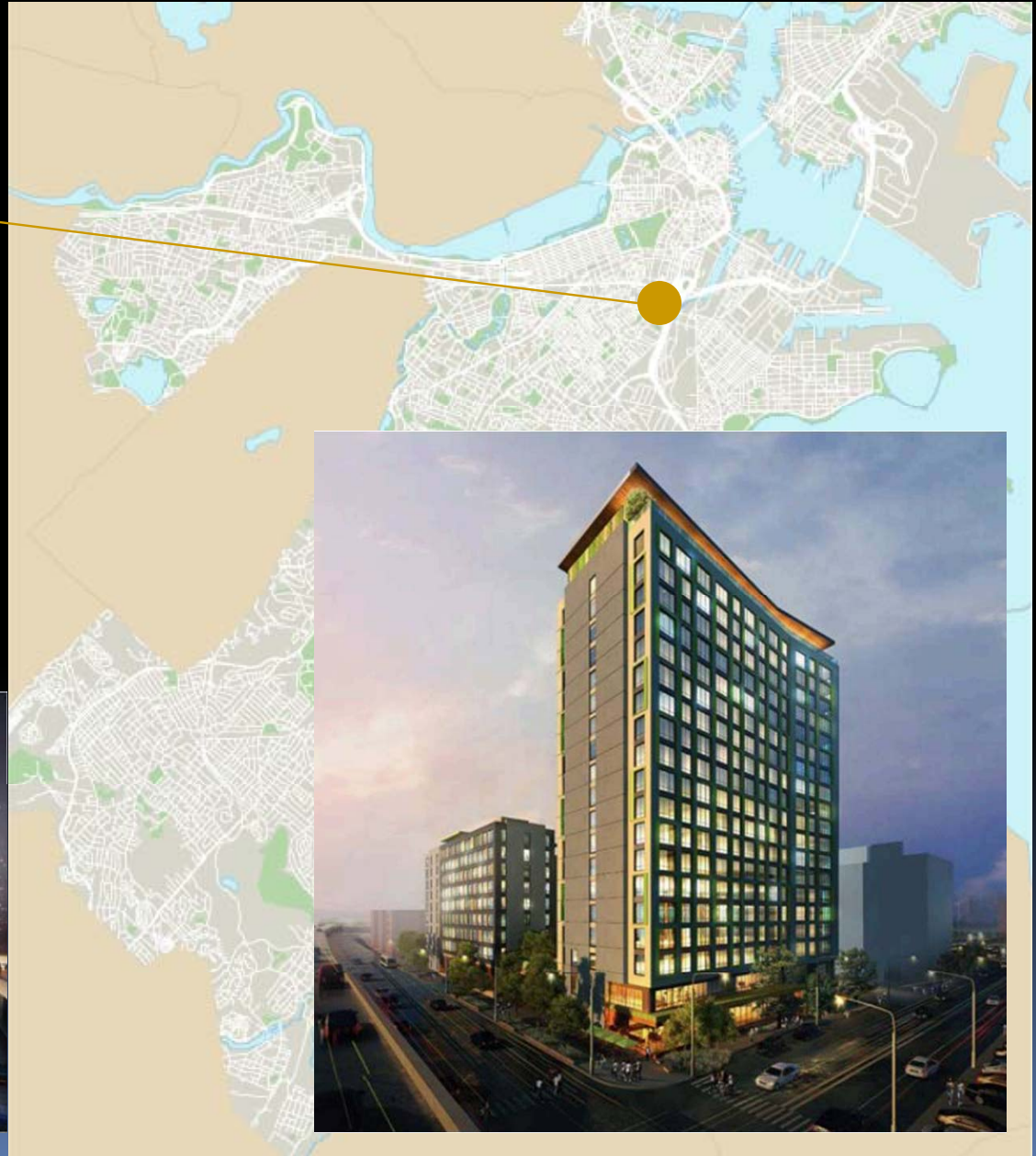
275 ALBANY

\$145M

330,000 SF

19-story tower with 220
residential units

11-story tower with 180
residential units



Under Construction

\$5.6 Billion, 12.5 million SF

+

Breaking Ground This Year

\$3 Billion, 8.4 million SF

Total:

\$8.6 Billion, 20.9 million SF

BUSINESSES

Choosing Boston in 2012



Planning

E+ Green Building Program

Energy, Environment, Equity



Promoting the next generation of high performance, energy positive residences that return energy to the grid.

Under Construction: 1-4 unit residential buildings on City-owned parcels in Roxbury and Jamaica Plain



Catherine Street, Jamaica Plain



Marcella Street, Roxbury

Planning Urban Agriculture

URBAN AGRICULTURE



Let's talk about Urban Agriculture and Access to Healthy Food!

**COME JOIN YOUR
NEIGHBORS**

*The City of Boston is developing a new
section of the Zoning Code to address the
growing interest in urban agriculture*



TO CREATE CLEAR GUIDANCE, WE WILL BE DISCUSSING THESE KEY ELEMENTS:

- Commercial Ground Level and Rooftop Farms
- Farm Composting
- Farmers Markets and Farm Stands
- Farm Soil Safety
- Aquaculture, Hydroponics & Aquaponics
- Conditions for Backyard Keeping of Hens and Bees

YOU ARE WELCOME TO JOIN THE CONVERSATION AT ANY OF THESE MEETINGS:

**BEACON HILL/CHINATOWN/
DOWNTOWN/NORTH END/
WEST END/CHARLESTOWN**
6:00 PM - 8:00 PM
Monday, June 3, 2013
Suffolk University Law School
Function Room, 1st Floor
120 Tremont St., Boston

ROXBURY/MISSION HILL
6:30 PM - 8:30 PM
Wednesday, June 12, 2013
Roxbury Community College
Student Center Cafeteria, 2nd Fl.
1234 Columbus Ave., Roxbury

JAMAICA PLAIN
6:00 PM - 8:00 PM
Tuesday, June 18, 2013
English High School Auditorium
144 McBride St., Jamaica Plain

TWITTER CHAT #UrbanAgBOS
12:00 pm - 1:00 pm
Wednesday, June 19, 2013

ALLSTON/BRIGHTON
6:00 PM - 7:45 PM
Wednesday, June 26, 2013
Honan Branch Library
300 N. Harvard St., Allston

DORCHESTER
6:30 PM - 8:30 PM
Monday, July 1, 2013
Dorchester House
1353 Dorchester Ave., Dorchester

DORCHESTER
6:30 PM - 8:30 PM
Monday, July 15, 2013
The Great Hall
6 Norfolk St., Dorchester

EAST BOSTON
6:00 PM - 7:45 PM
Monday, July 8, 2013
Maverick Landing Community Rm.
31 Liverpool St., East Boston

ROSLINDALE/WEST ROXBURY
6:30 PM - 8:30 PM
Wednesday, July 10, 2013
Roche Community Center
1716 Centre St., West Roxbury

HYDE PARK/MATTAPAN
6:30 PM - 8:30 PM
Wednesday, July 17, 2013
Municipal Building Auditorium
1179 River St., Hyde Park

**BACK BAY/SOUTH END/
BAY VILLAGE/AUDUBON
CIRCLE/FENWAY/KENMORE/
LONGWOOD**
6:00 PM - 8:00 PM
Wednesday, July 24, 2013
Copley Branch BPL (Raab Hall)
700 Boylston St., Boston Back Bay

SOUTH BOSTON
6:30 PM - 8:30 PM
Wednesday, July 31, 2013
Condon Elem. School Cafeteria
200 D St., South Boston

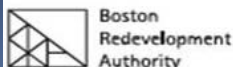
You can download a copy of Draft
Article 89, as well as review
materials from the Mayor's
Urban Agriculture Working Group
meetings at [http://tinyurl.com/
BRARezoneUrbanAgriculture/](http://tinyurl.com/BRARezoneUrbanAgriculture/)

SEND QUESTIONS AND WRITTEN COMMENTS TO:

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(617) 918-4264

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marie.mercurio.BRA@cityofboston.gov
(617) 918-4352

1 City Hall Square, 9th Floor
Boston, MA 02211
Attn: Urban Agriculture



For **Translation & Interpretation** Services, call
(617) 918-4352 at least one week before the meeting



#planbos

Planning

Downtown Waterfront Planning Initiative

Next step in the implementation of the **Greenway Guidelines** to shape the future of Boston's Downtown Waterfront

Developing a **Waterfront Activation and Public Realm Plan**

The Greenway Guidelines:

preserve and activate the Greenway's open space resources

enhance connections between the Downtown's neighborhood districts and waterfront.

serve as the master planning framework for the development of a new Downtown Waterfront Municipal Harbor Plan (MHP) which will harmonize the Guideline's recommendations with the state's Waterways Regulations.

www.downtownwaterfrontplanning.org
#boswaterfront #planbos

Planning

Downtown Waterfront Planning Initiative

Developing a **Waterfront Activation and Public Realm Plan**

Getting There

How can we strengthen the links to the waterfront?

Connecting the Greenway and the Waterfront

Where should we add wayfinding between the two?

Enhance and Protect Open Spaces

How can we improve existing open space? What should we add?

Water-Dependent Uses

What transportation/activities would you add?

Creating an All-Season, All-Hour Destination

What would bring you to the waterfront in the winter?

Tag your ideas on Twitter
#boswaterfront #planbos

www.downtownwaterfrontplanning.org

Planning

Fairmount Indigo Planning Initiative

Building New Connections to Your Neighborhood

Developing strategies for improving capital investment and job access

Along 9.2 mile MBTA Fairmount Indigo
commuter rail line

Links South Station to Readville

Crosses through Roxbury, Dorchester,
Mattapan, and Hyde Park

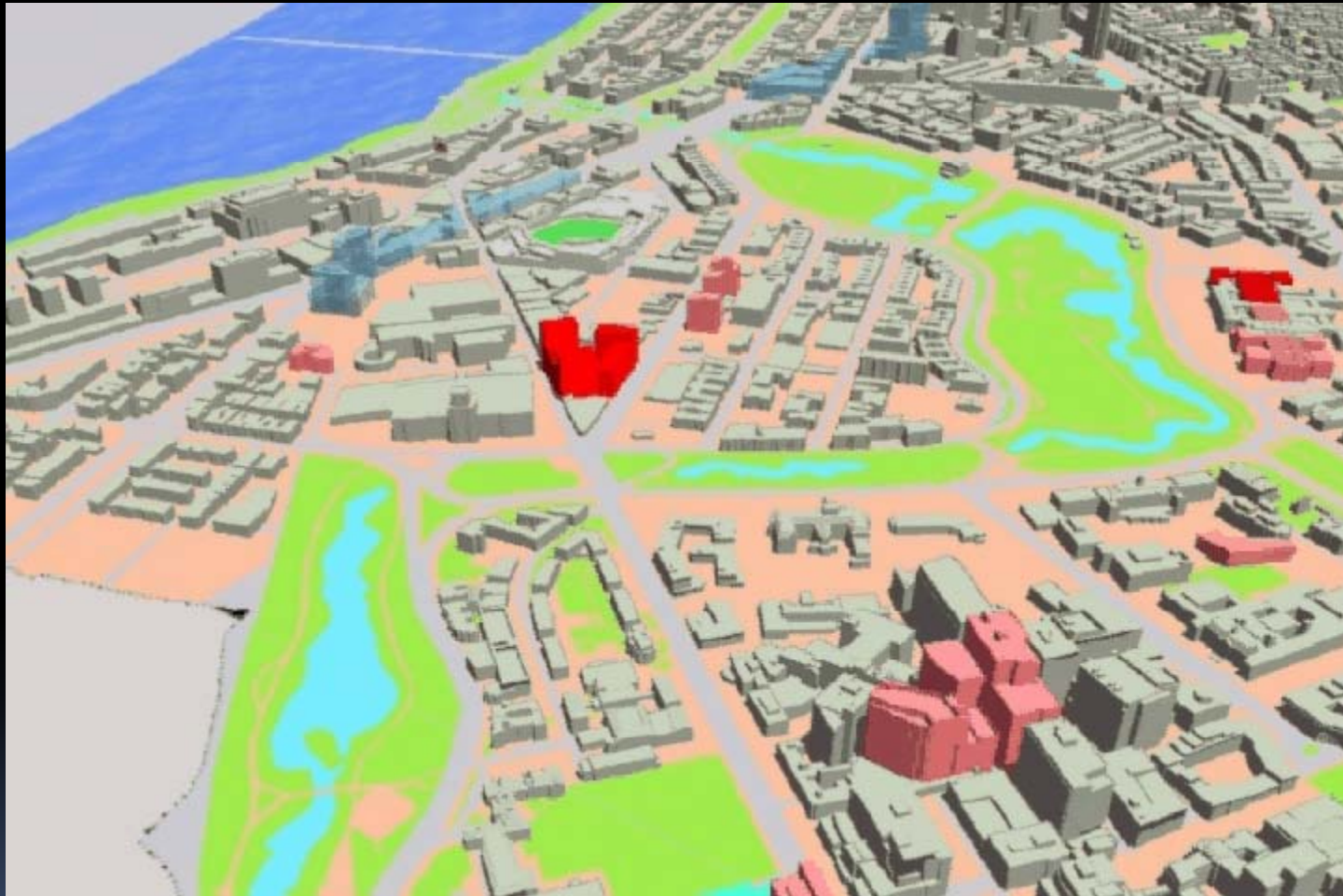
132,000 residents live within a half-mile
of the commuter rail line.

“The Fairmount Indigo Planning Initiative is about building neighborhoods and reducing the unemployment line by connecting communities to economic opportunities, jobs, transit, and housing.”

Mayor Thomas M. Menino

www.fairmountindigoplanning.org
#fipi #planbos

Boston 2050



The following animation morphs forward through time from 1775 to 1995. It was designed to show how the Boston Convention and Exhibition Center (BCEC) site relates to the making of Boston land.

1775



1775



1775





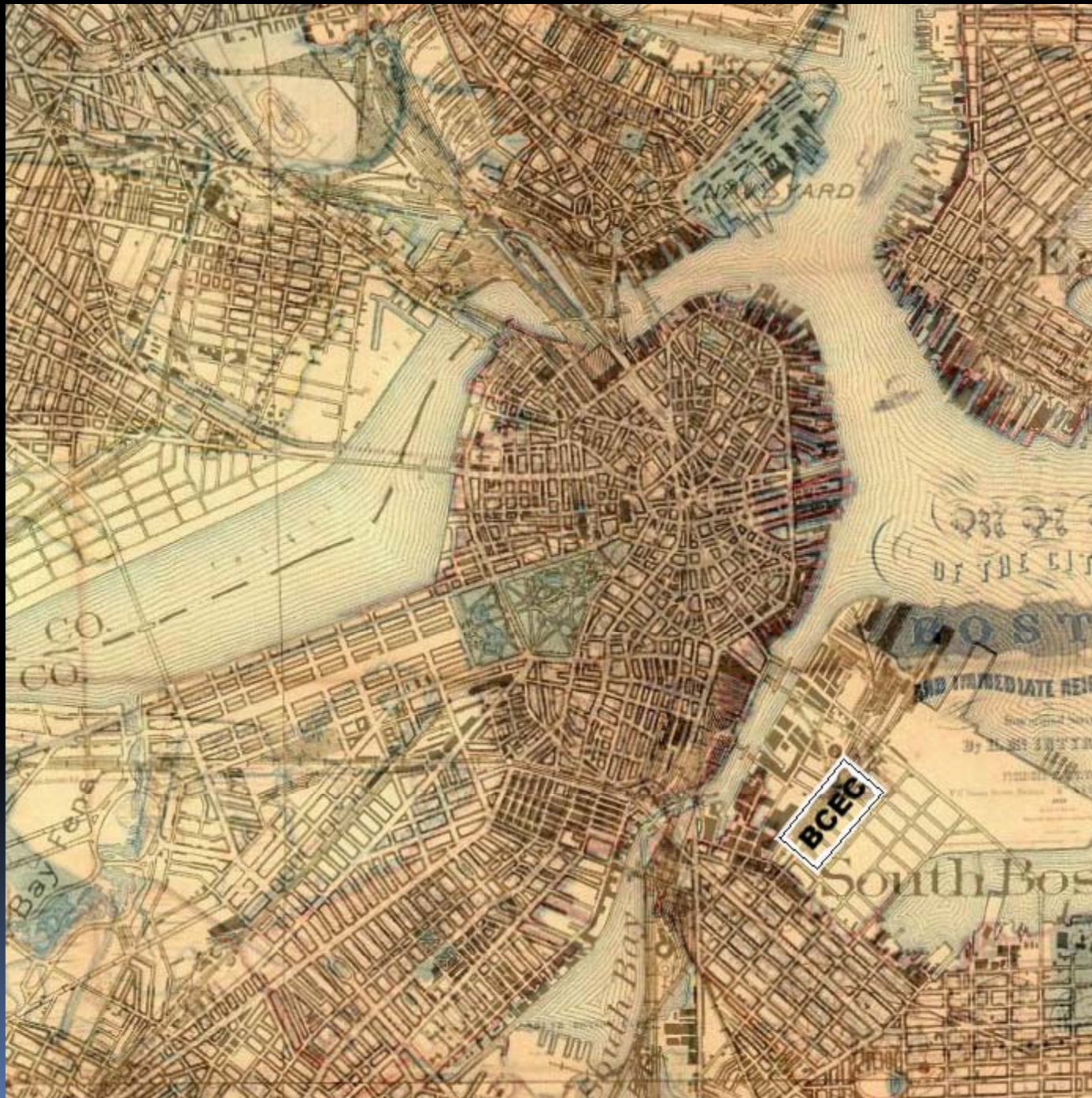
1854



1854



1854





1903



1903



1903





1930s



1930s



1930s





1954



1954



1954





1995



The following animation morphs forward through time from 1955 to 2011 and beyond.
It shows the evolution of the South Boston Seaport District.

1955



1955





The following animation morphs forward through time from 1955 to 2011 and beyond.
It shows the evolution of the area around Greenway.

1955



1955



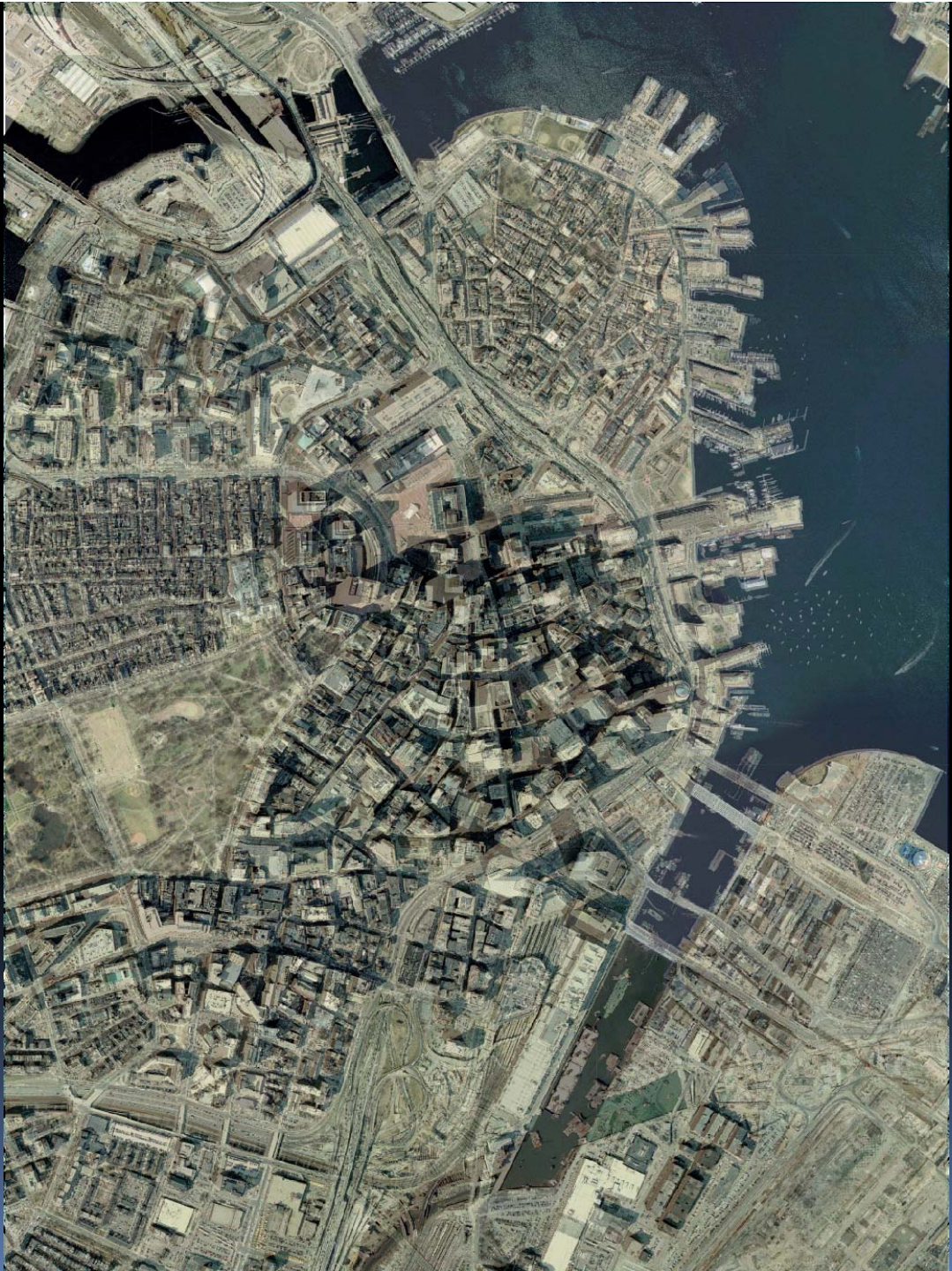


1994

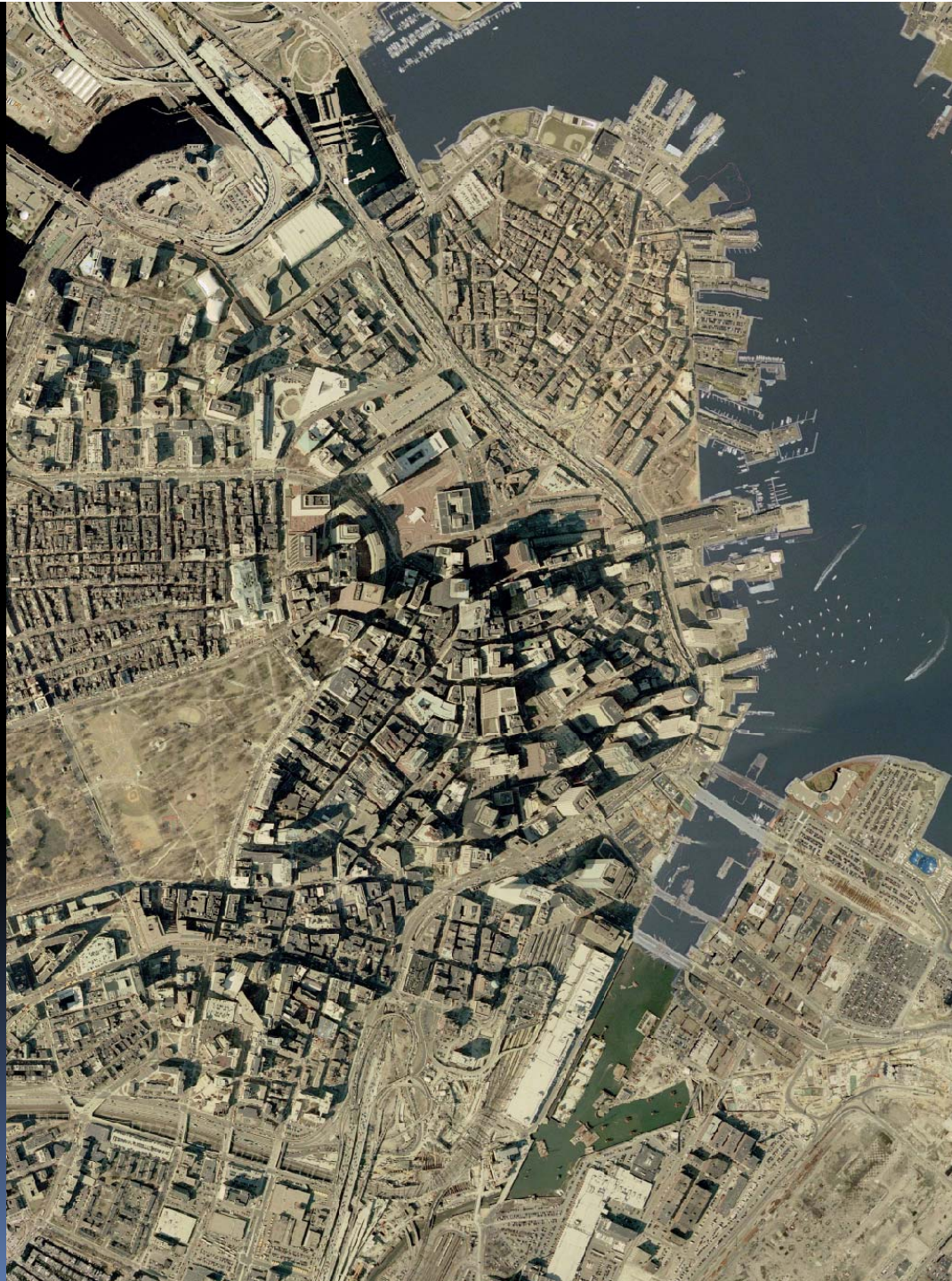


1994

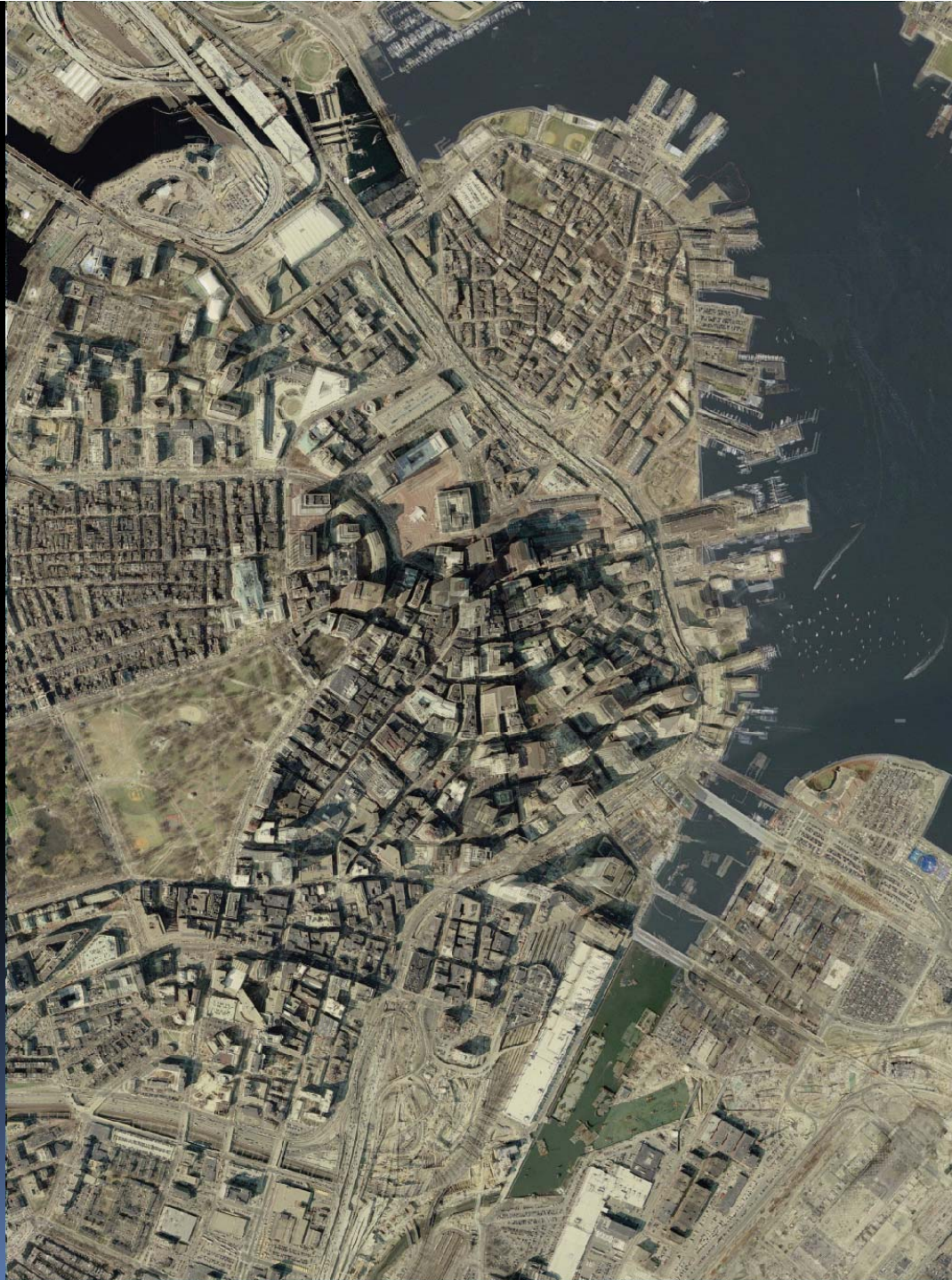


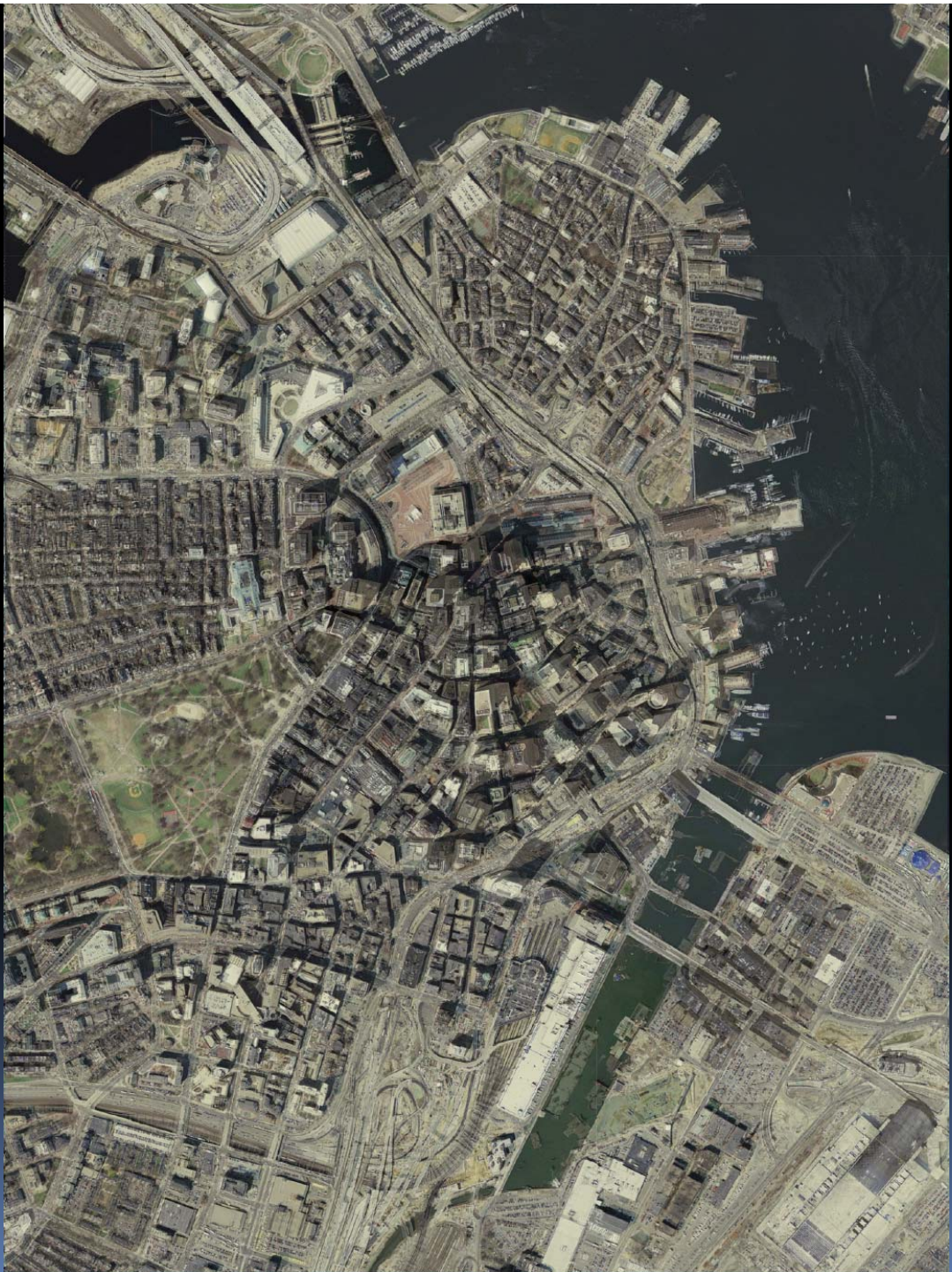


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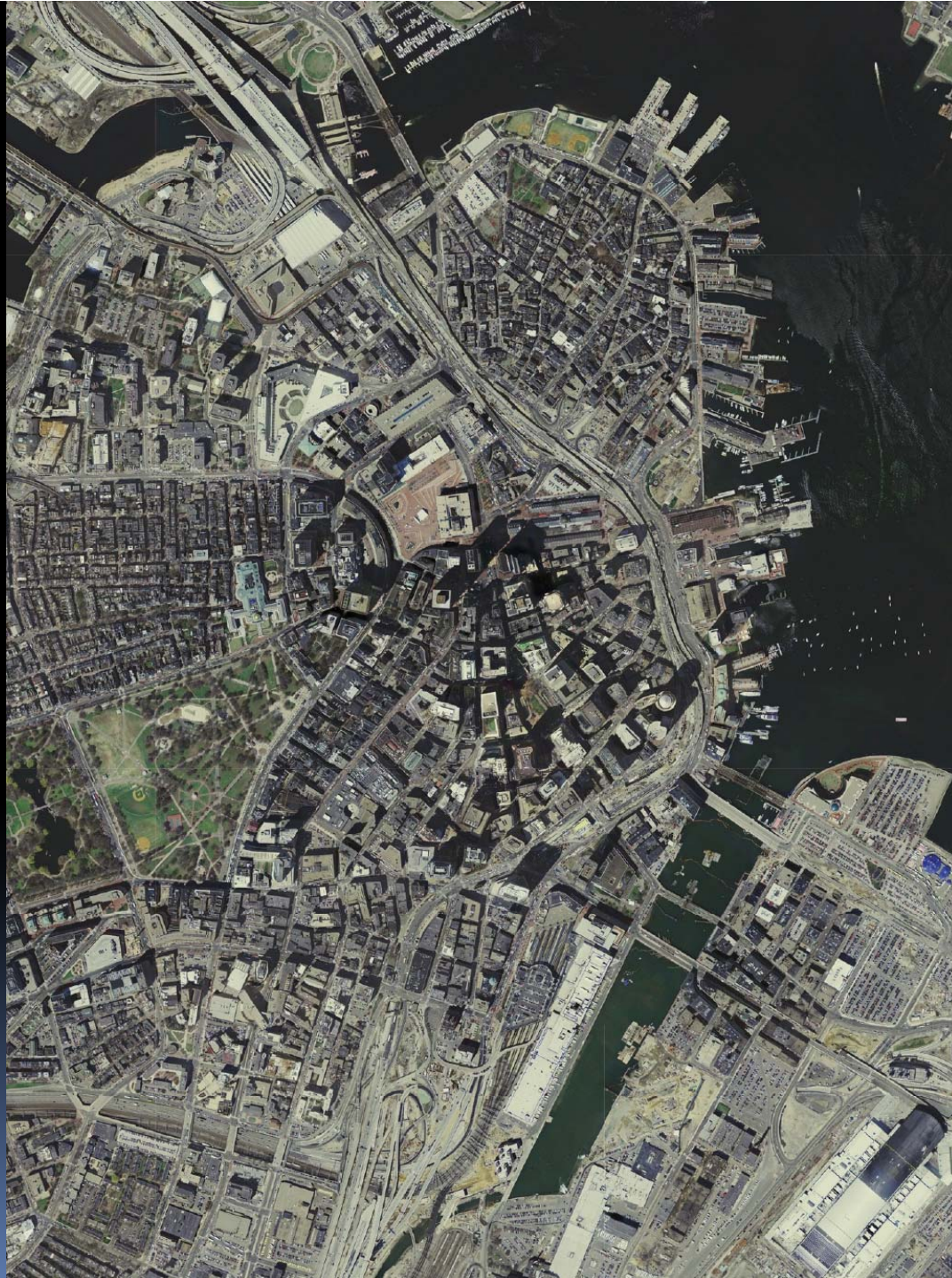


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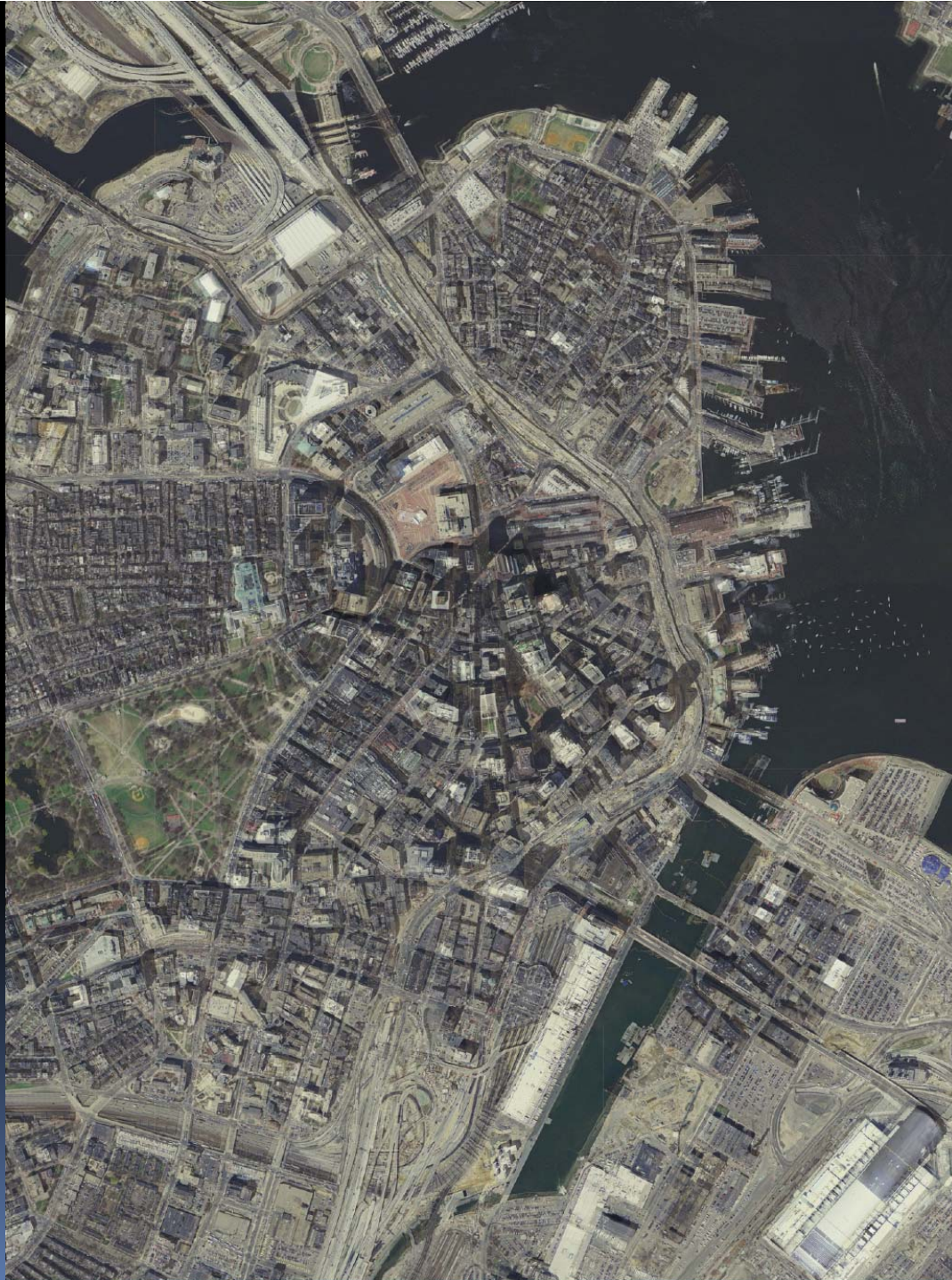


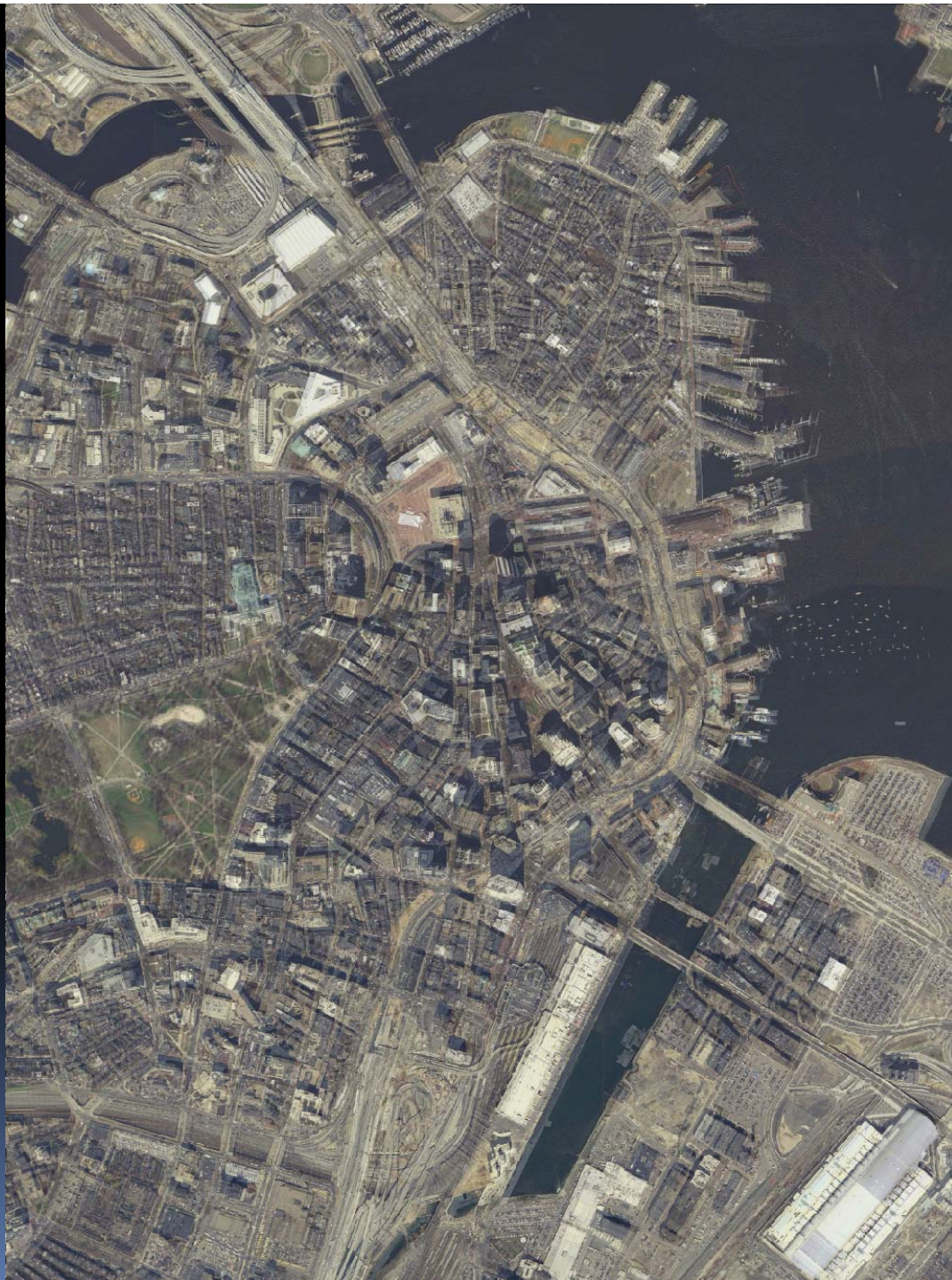


2003

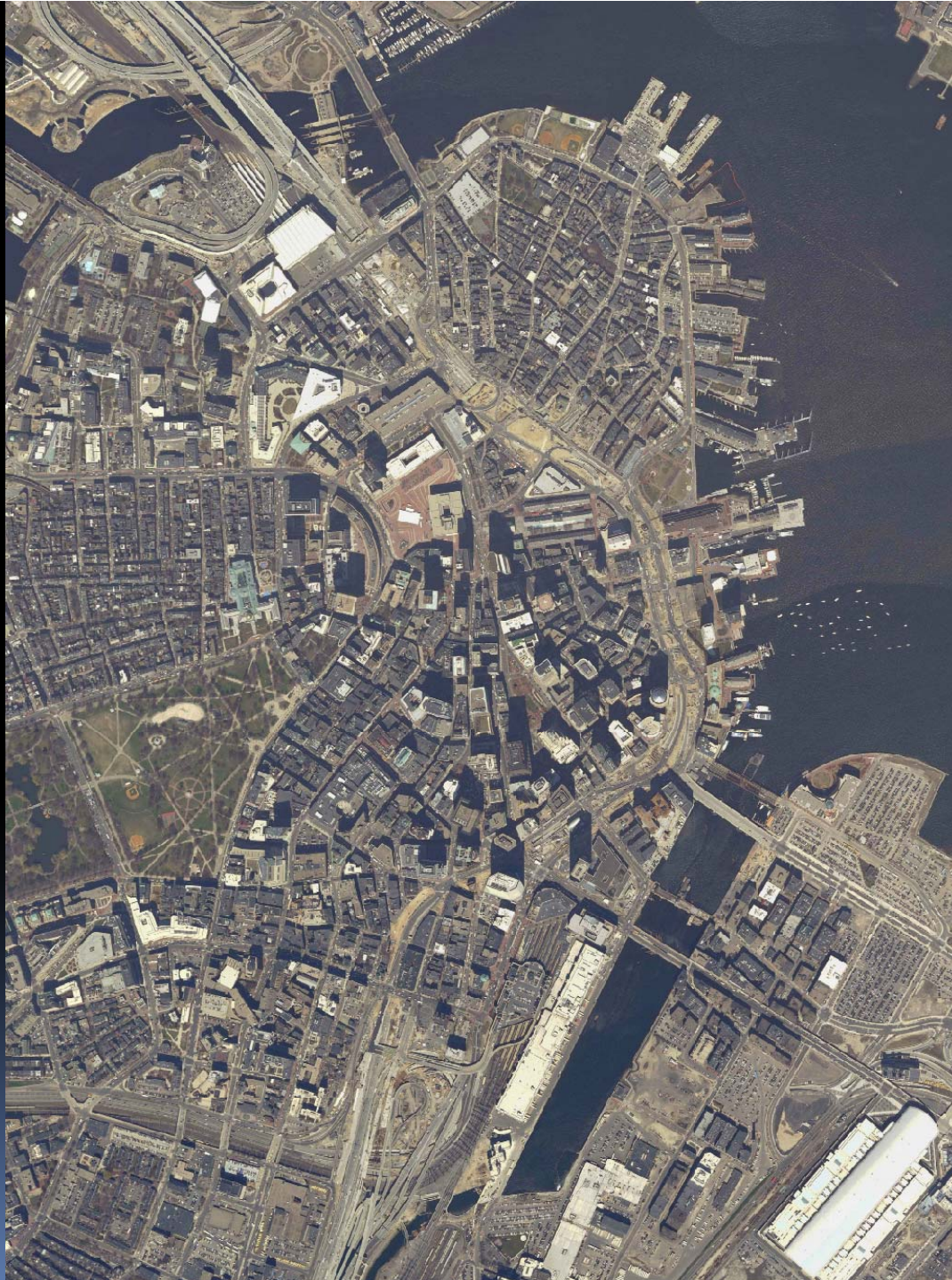


2003

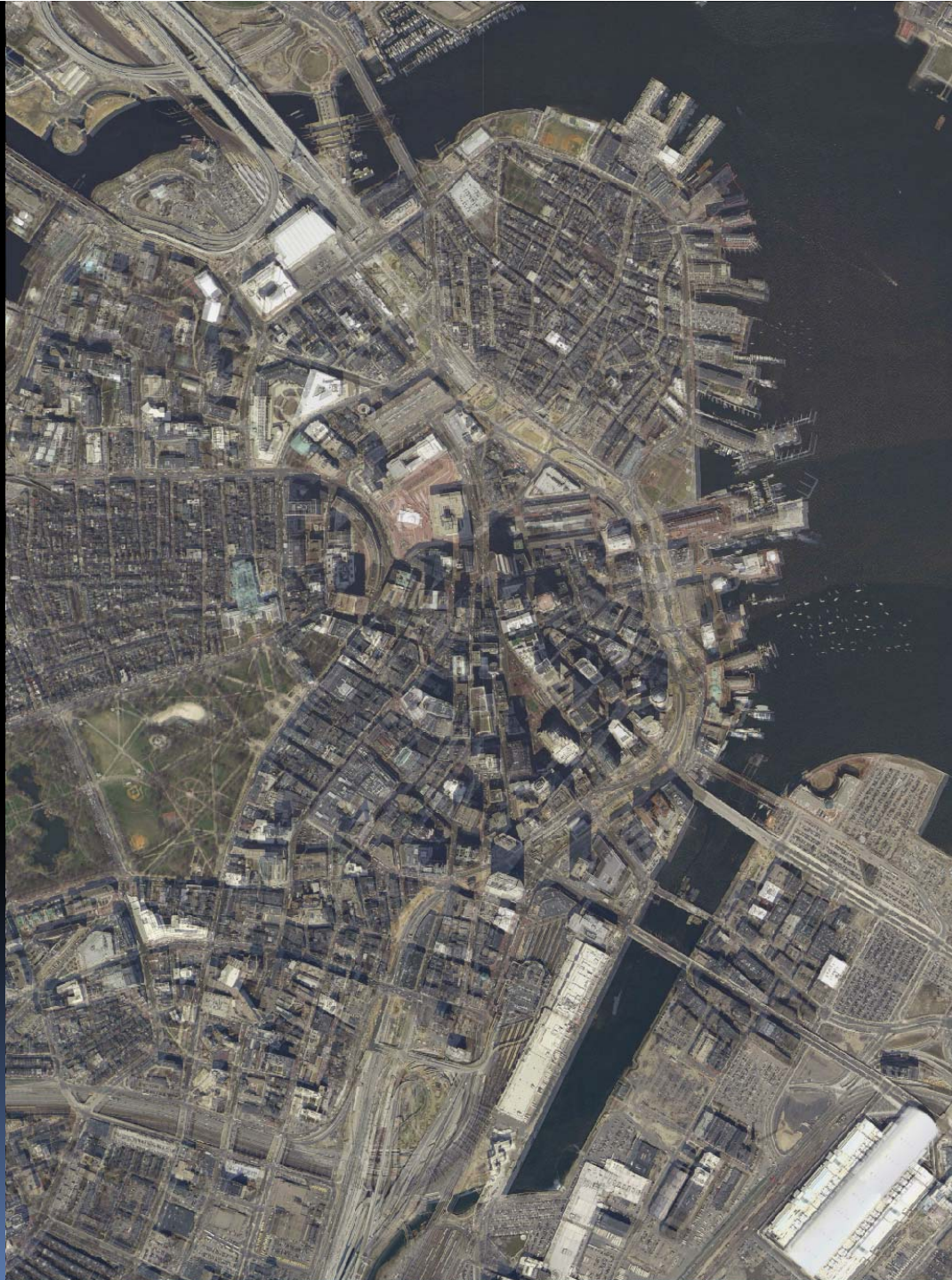


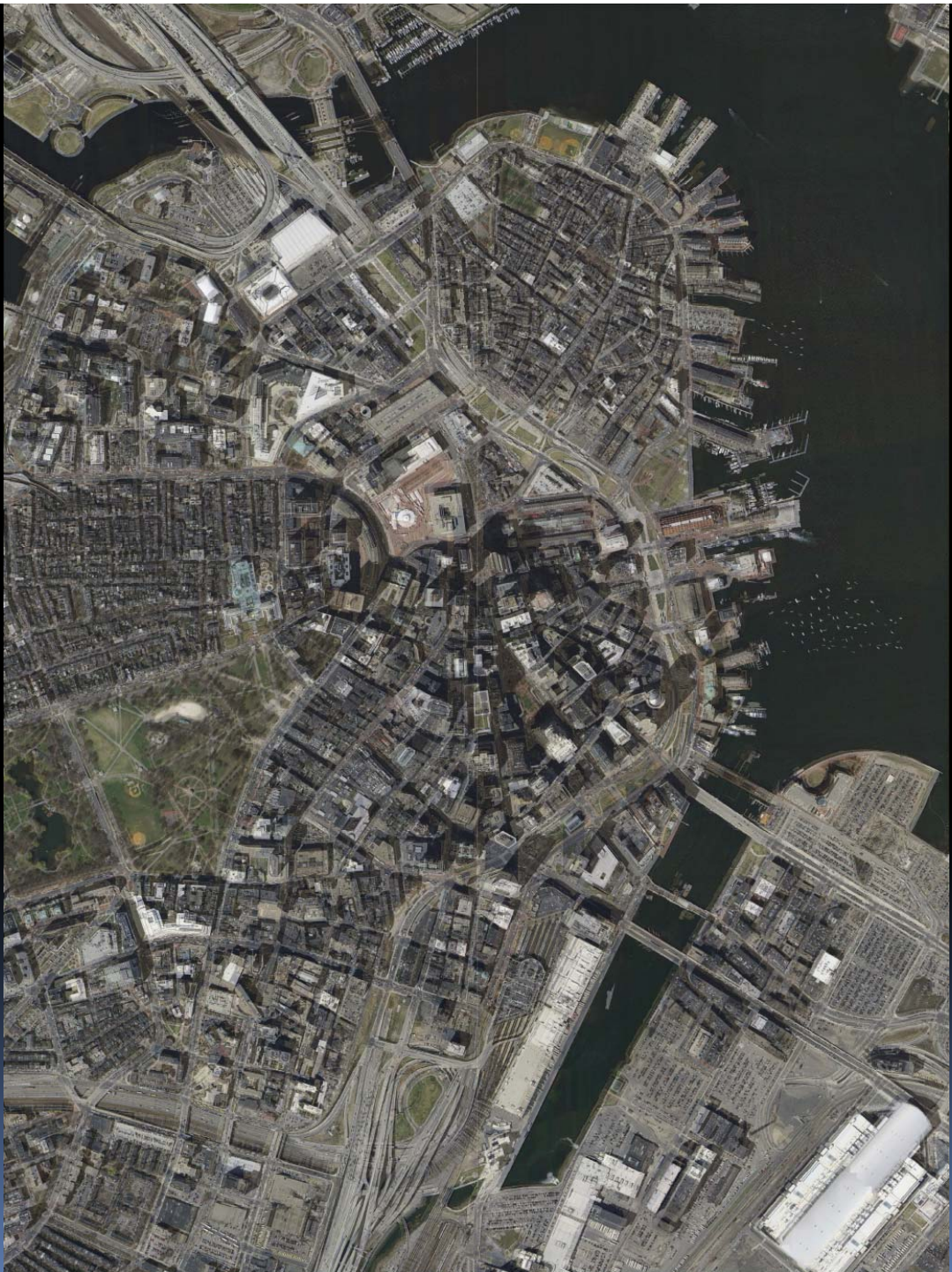


2005

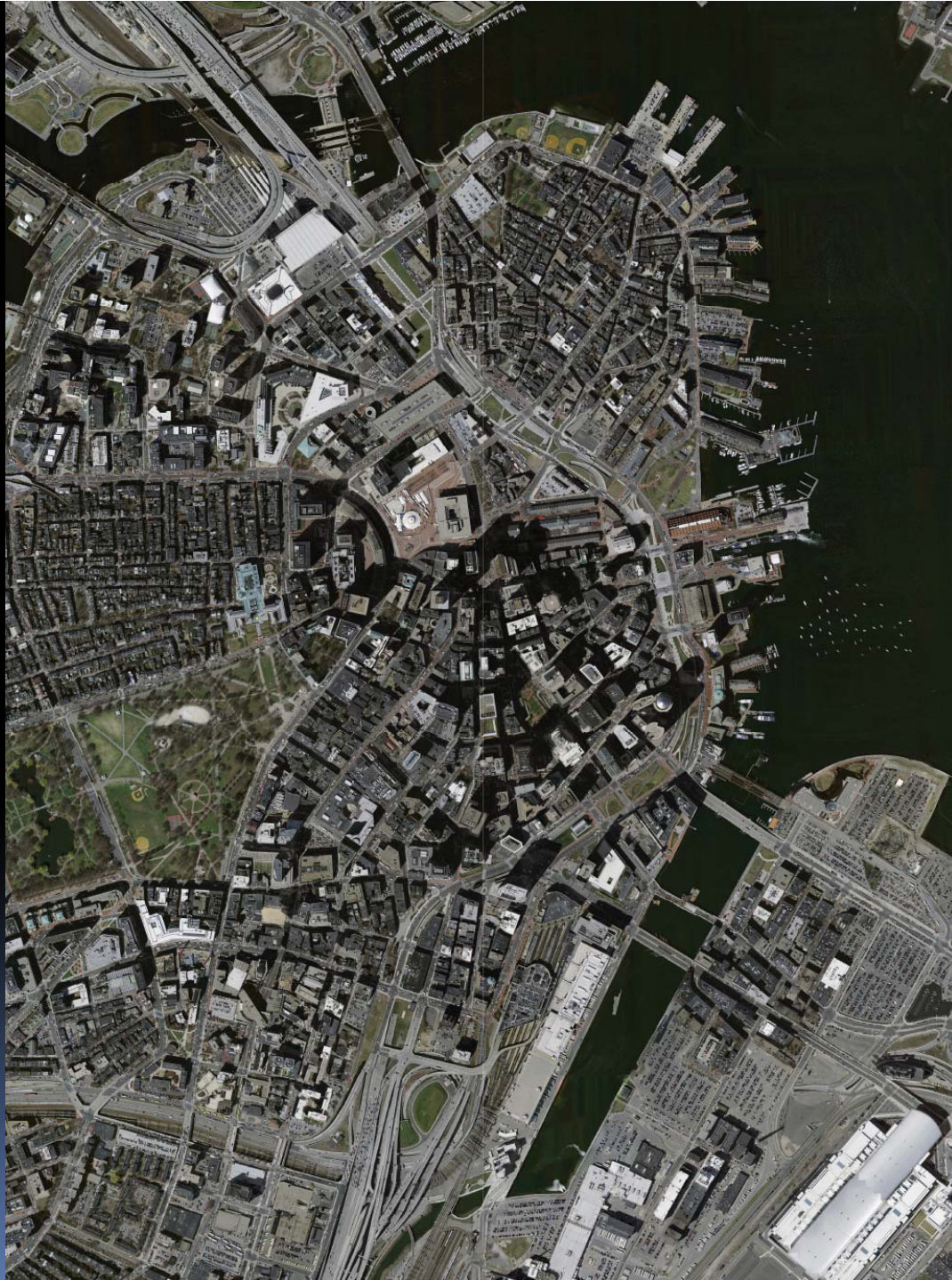


2005

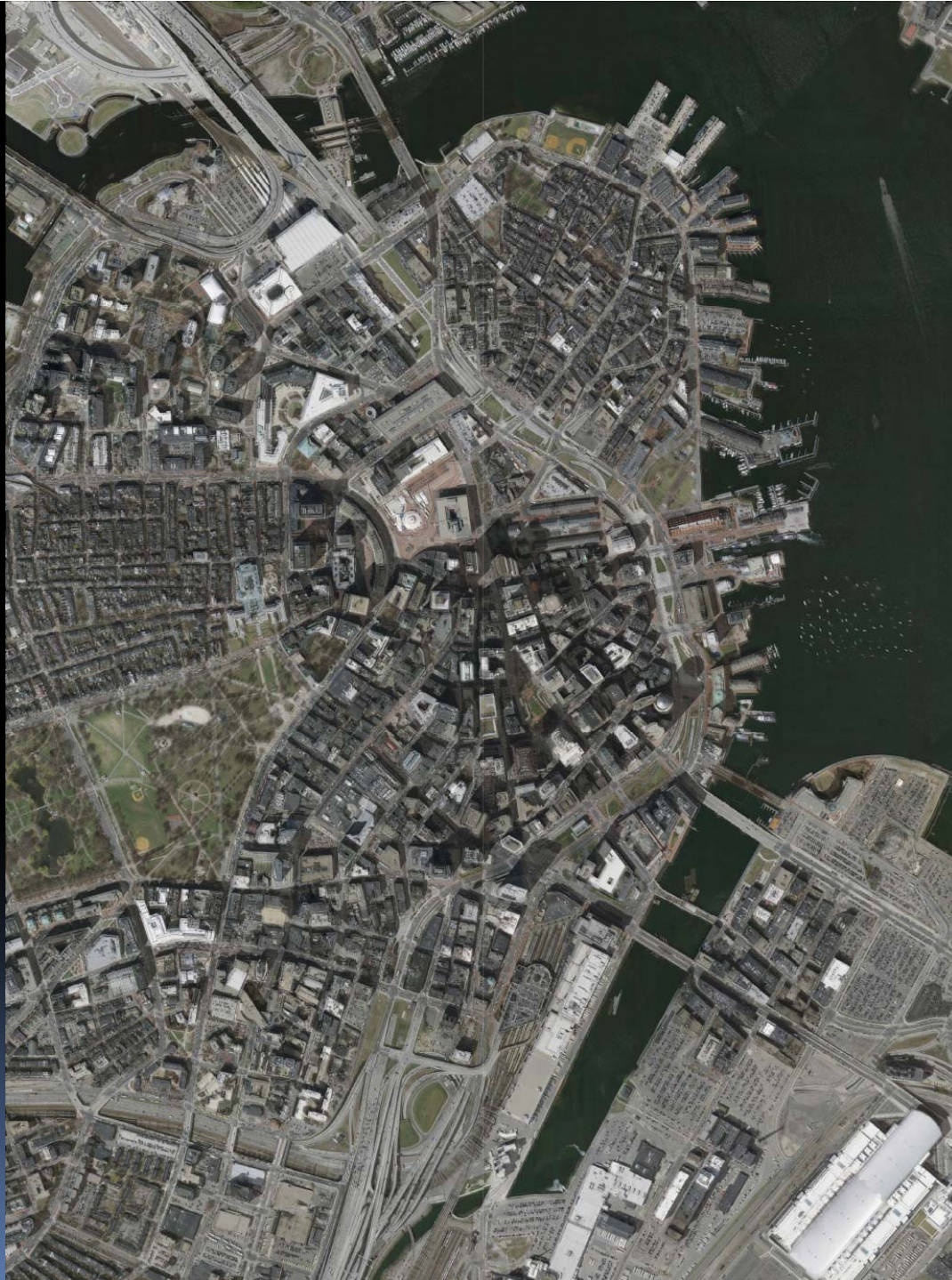


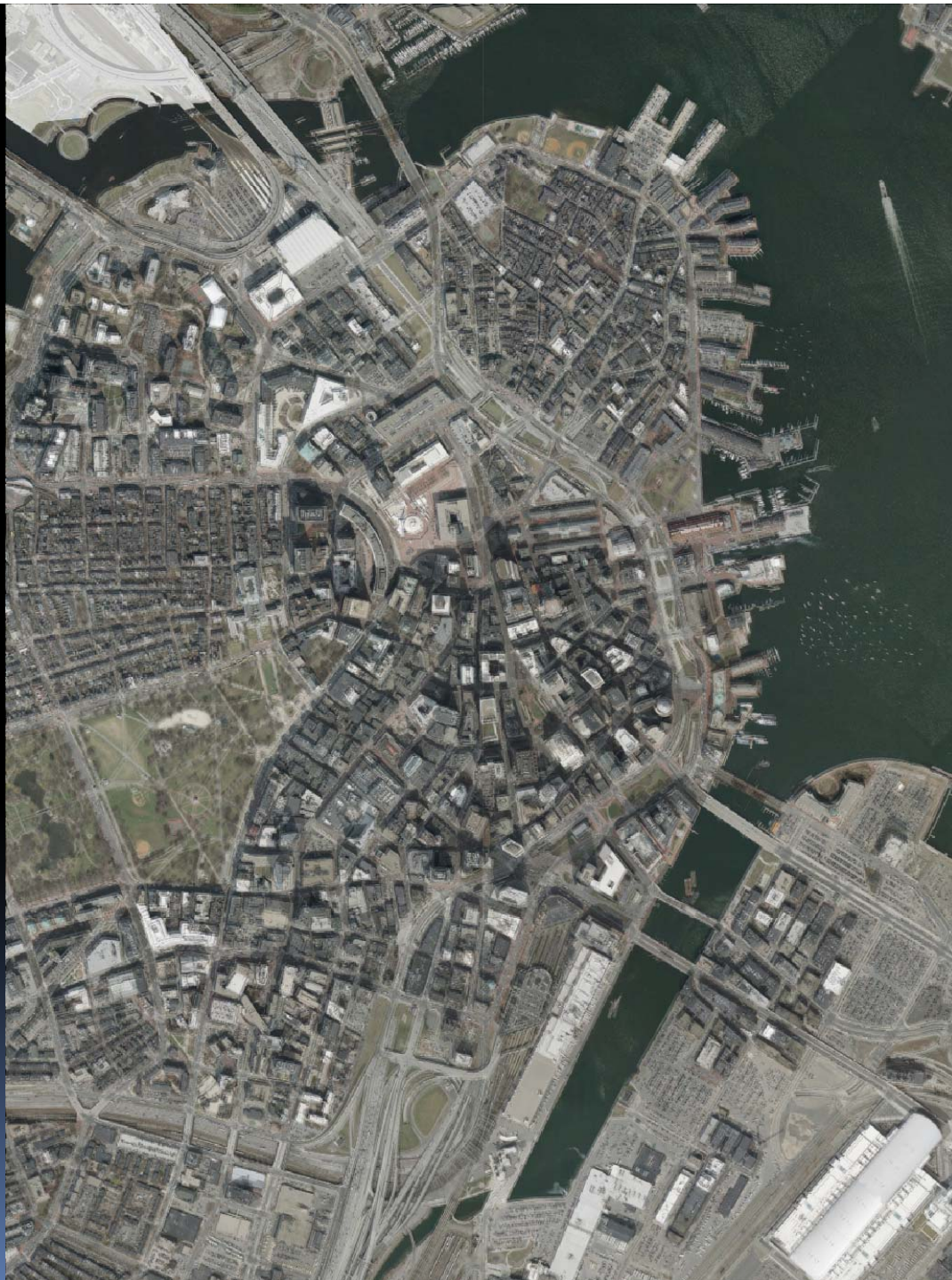


2008

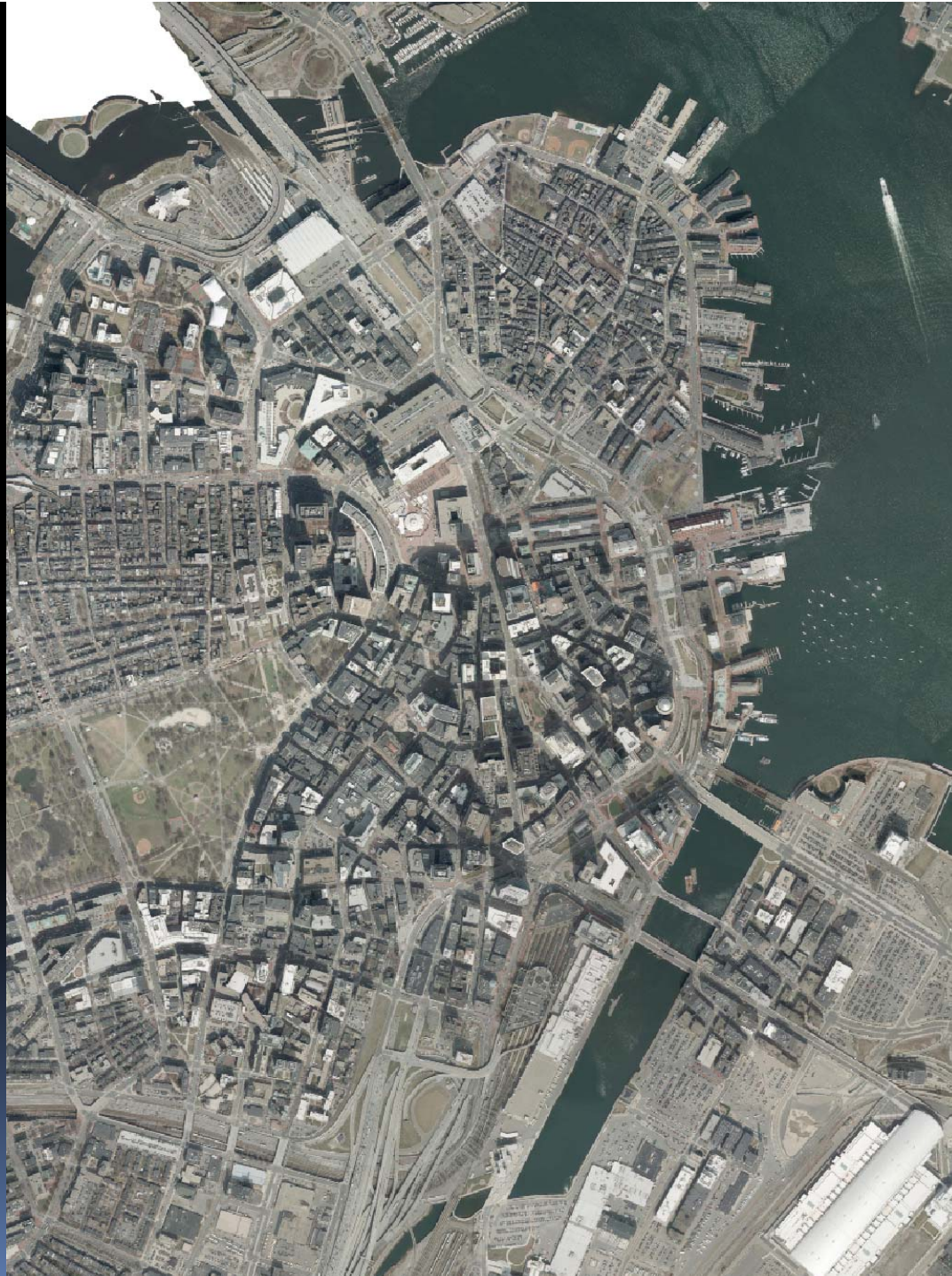


2008





2011



2011





2013





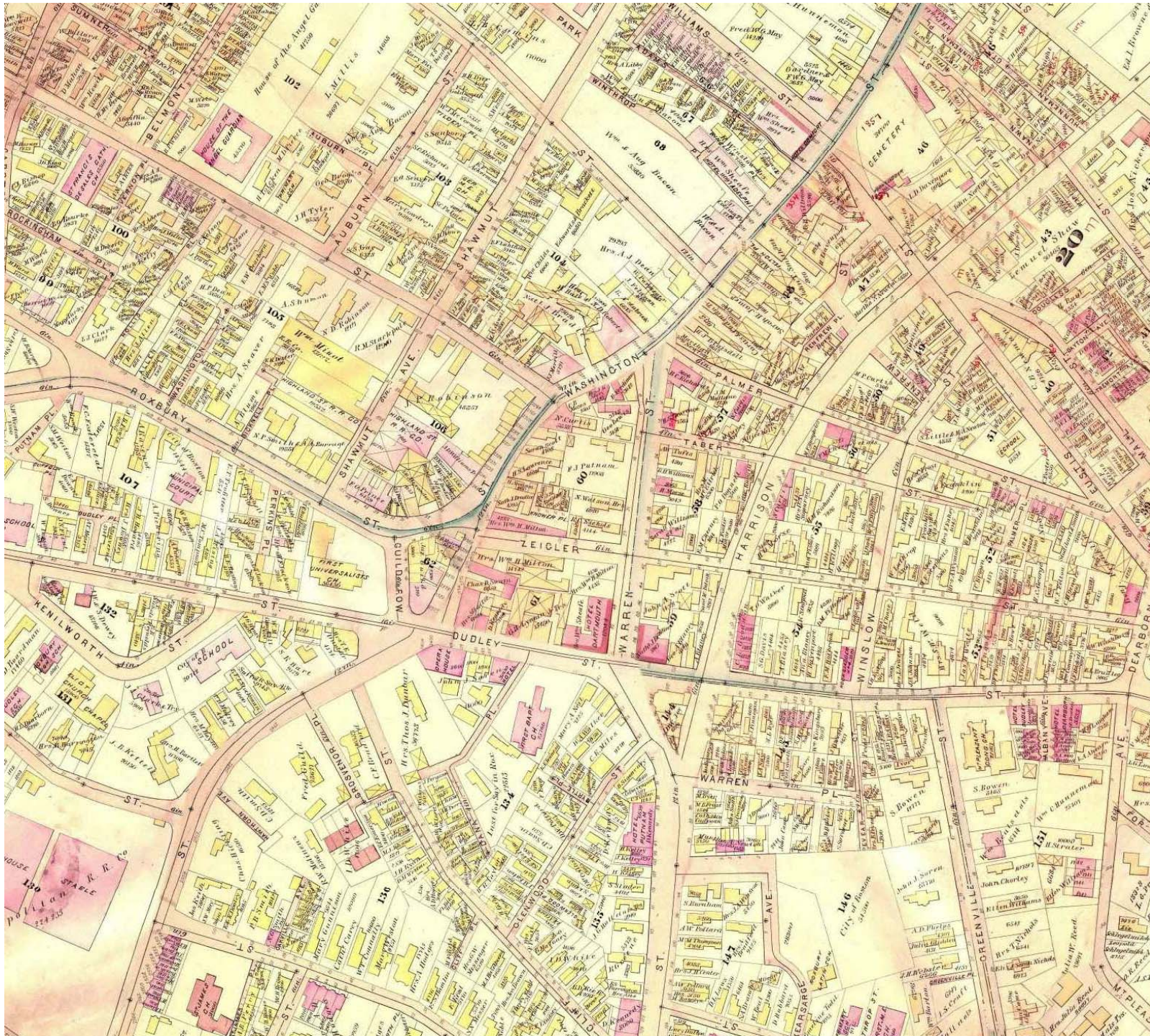
Traffic on
the elevated Central Artery
in 1990s.



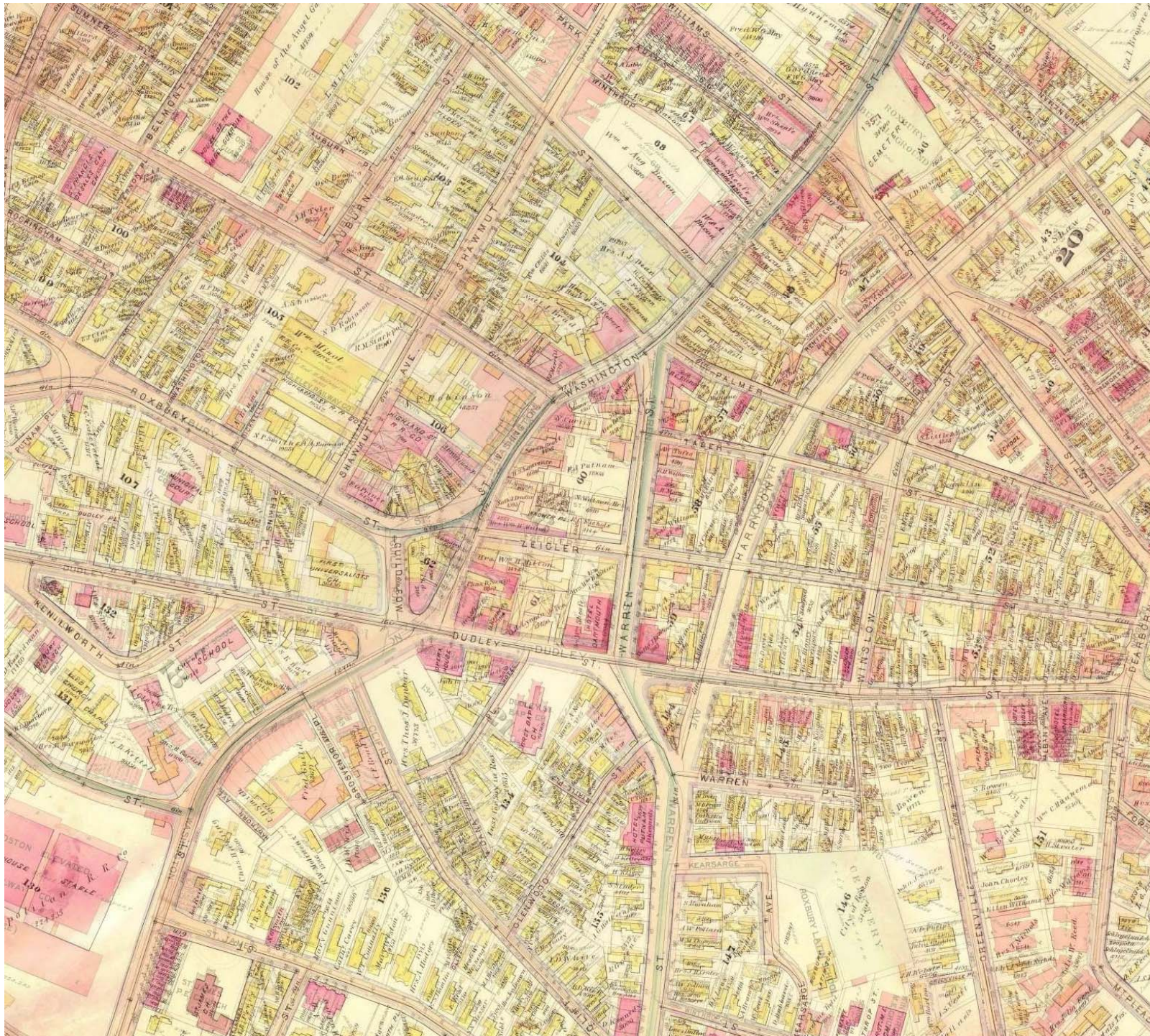
Computer simulation of
the Greenway as designed
in 2000.

Source: GeoSpan, BRA, Future Boston, Neoscape

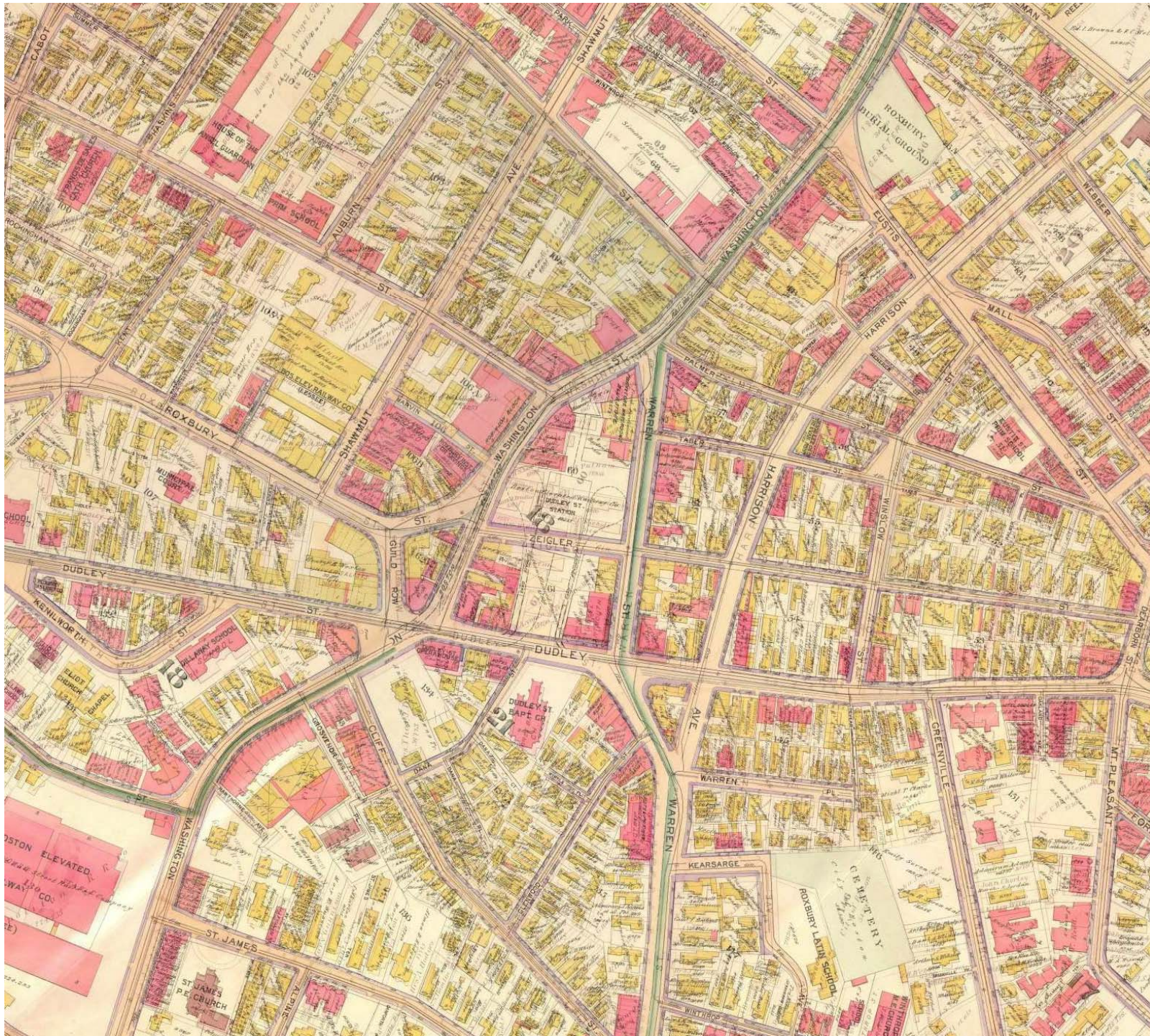
The following animation morphs forward through time from 1884 to 2011 and beyond.
It shows the evolution of the area around Dudley Square in Roxbury.

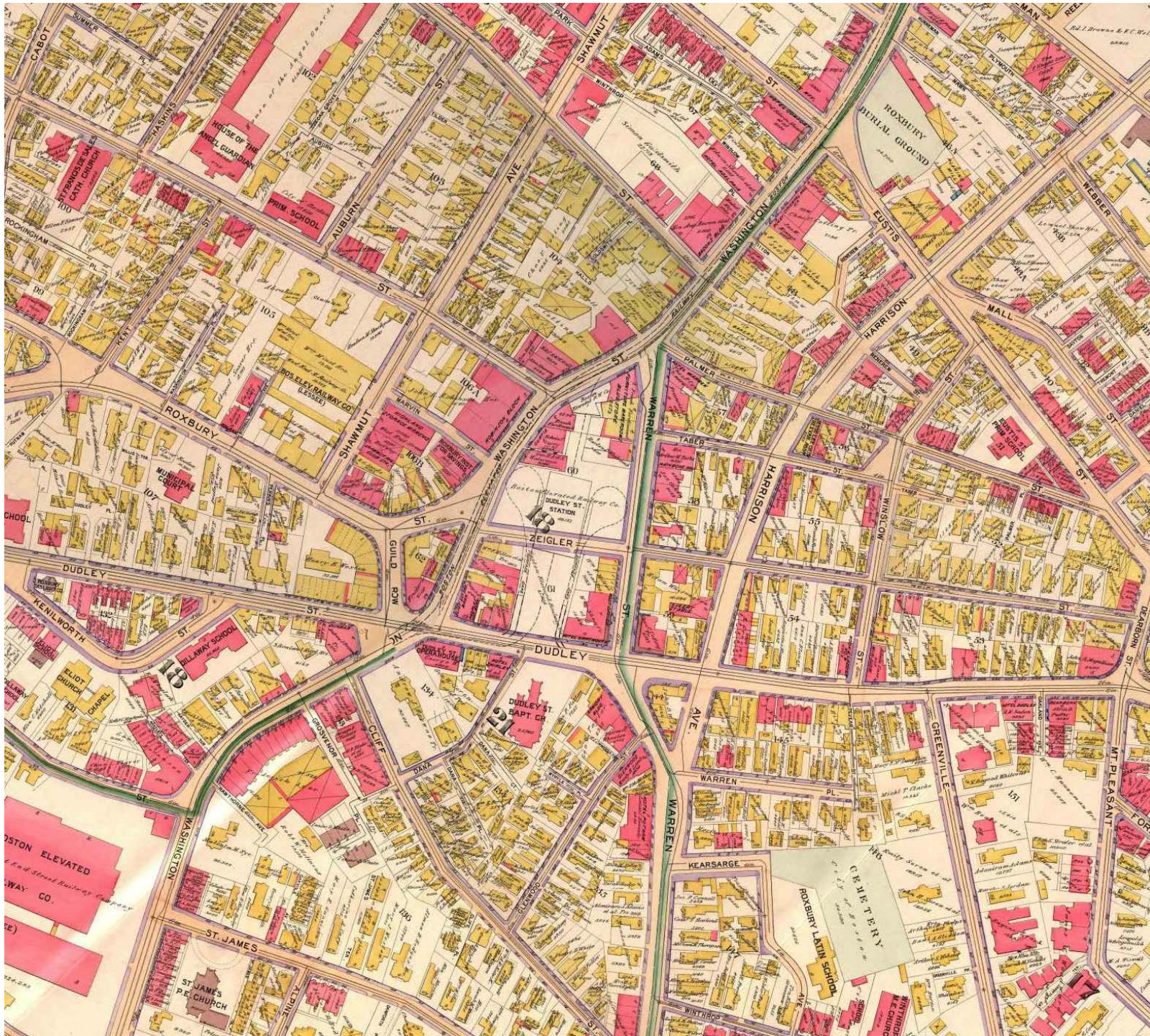


1884

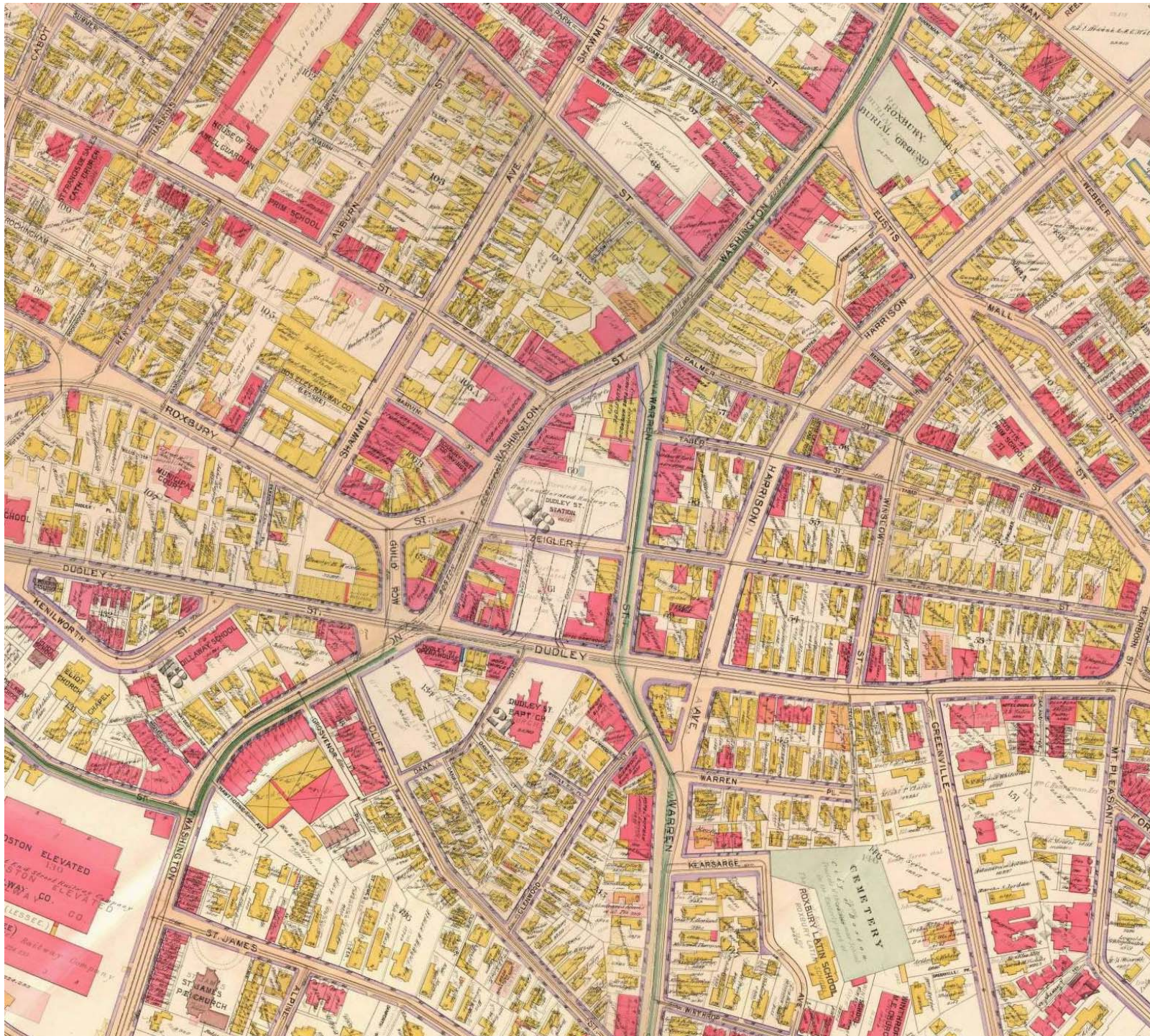


1884

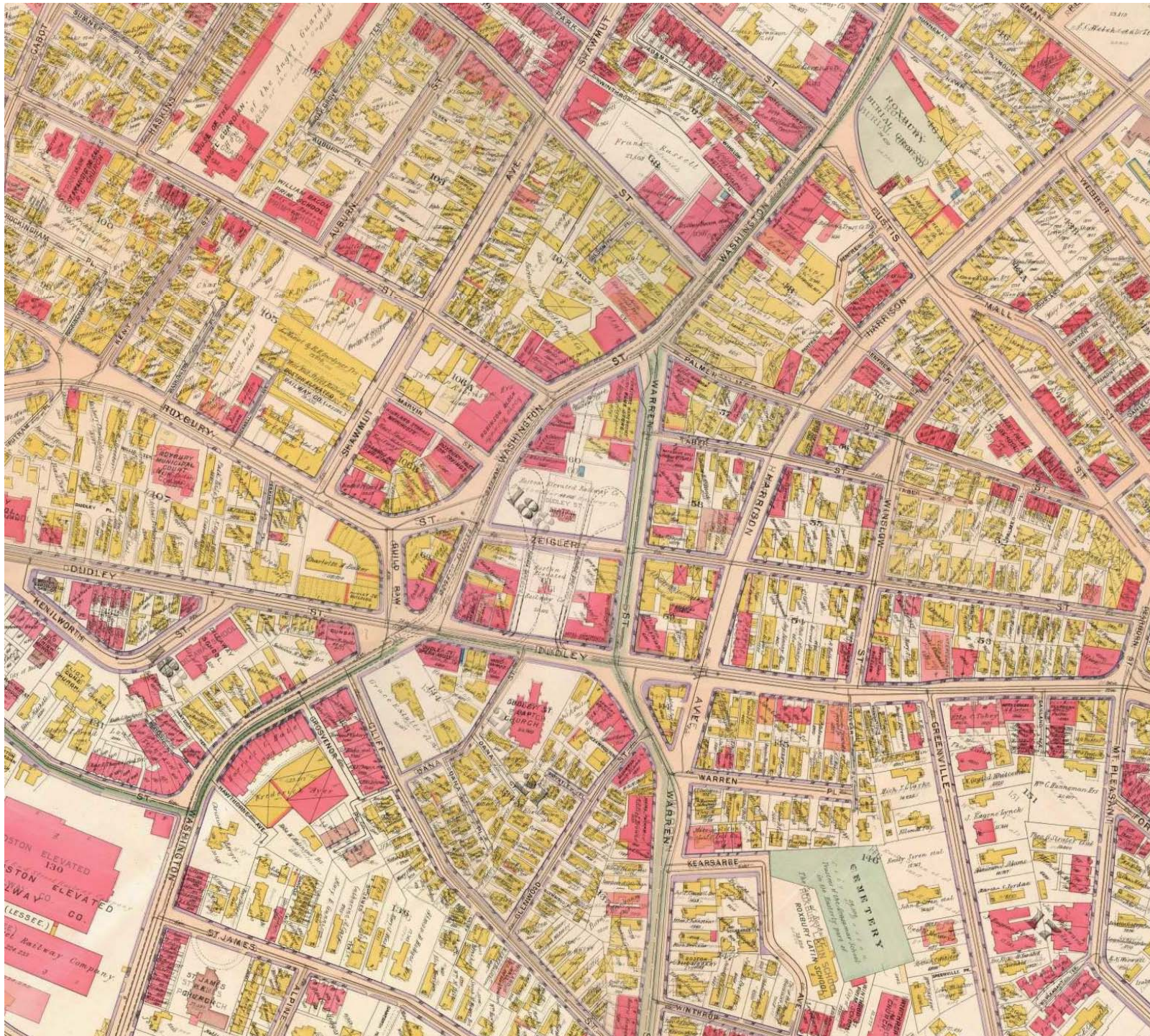


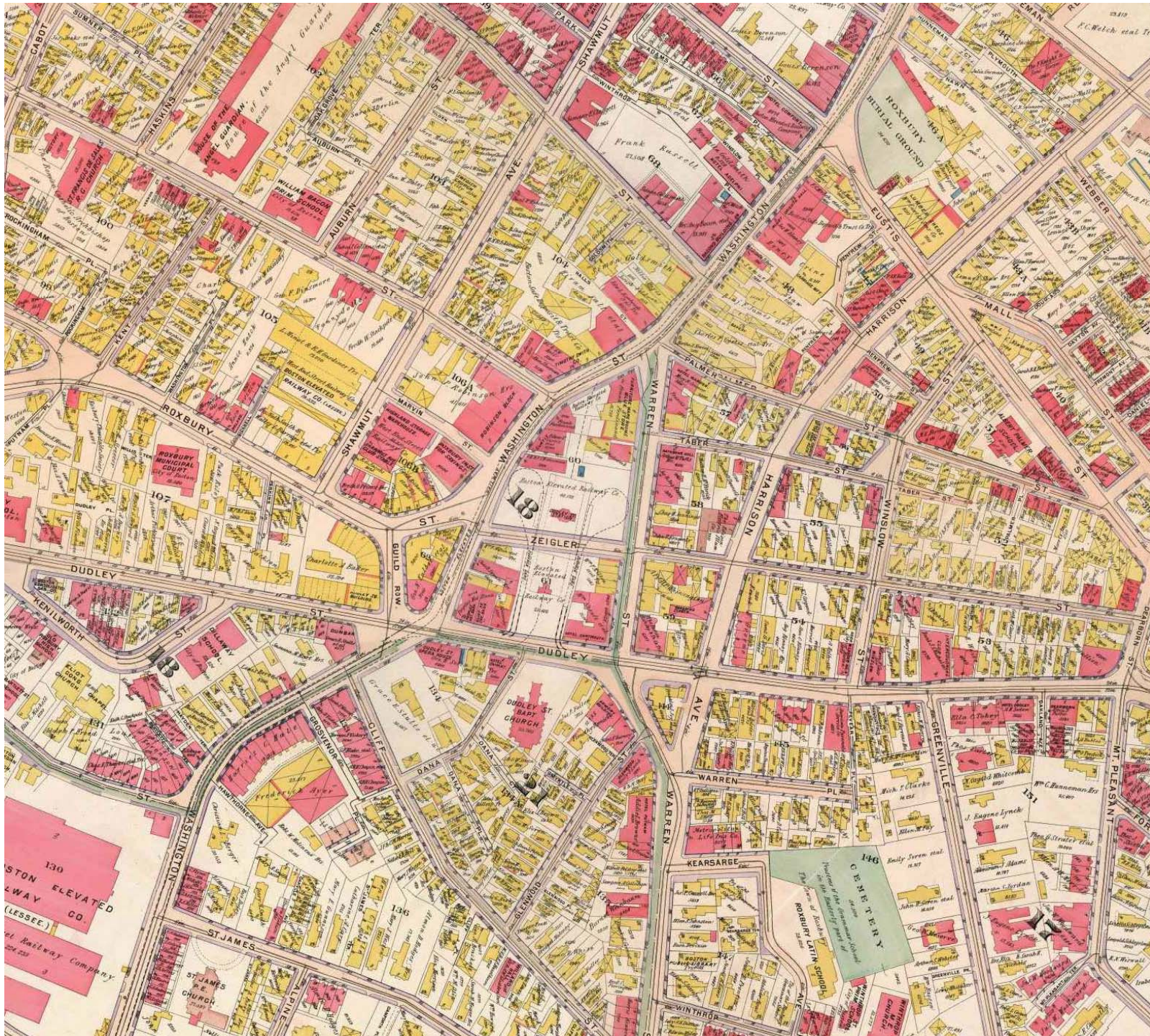


1899

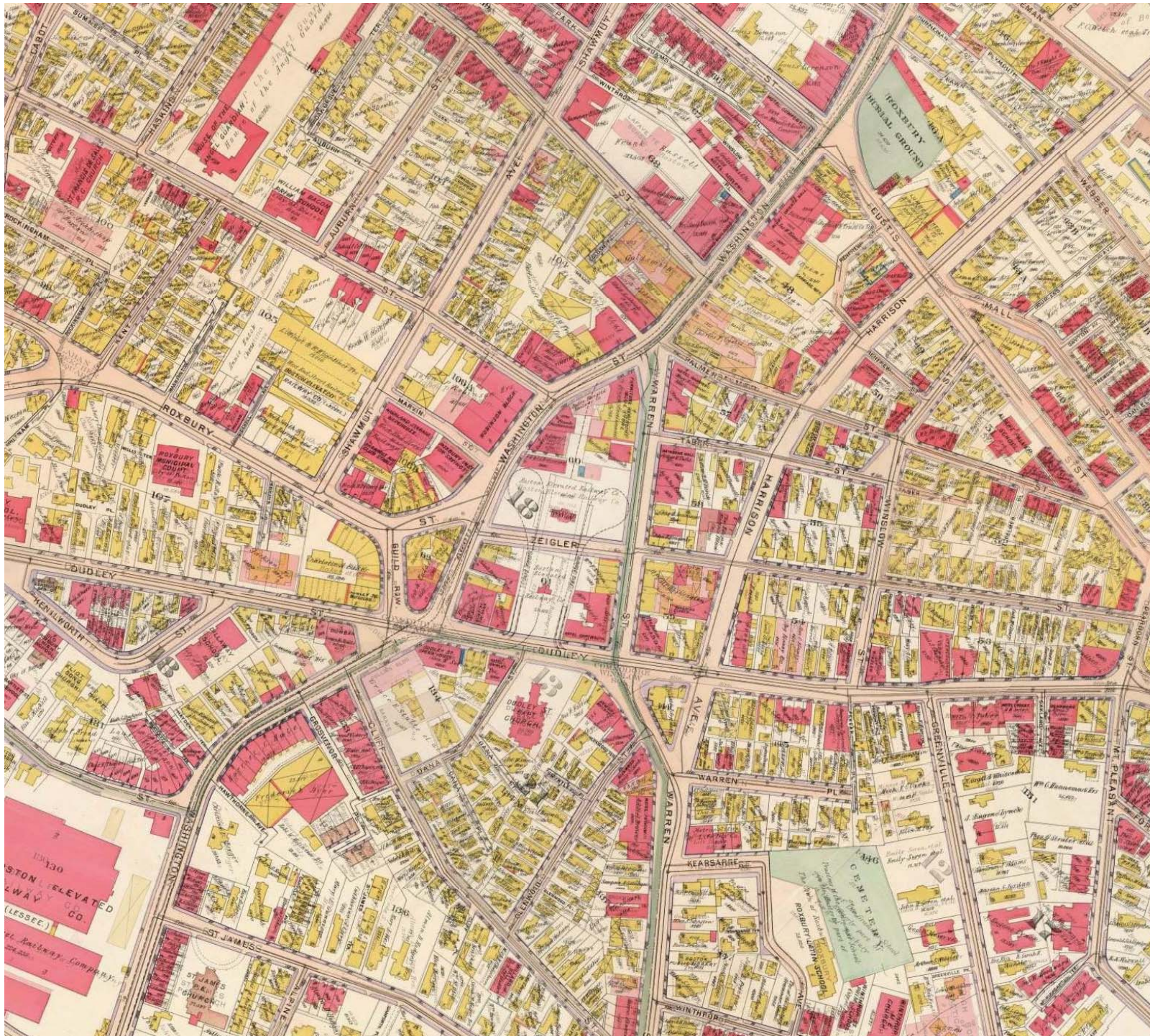


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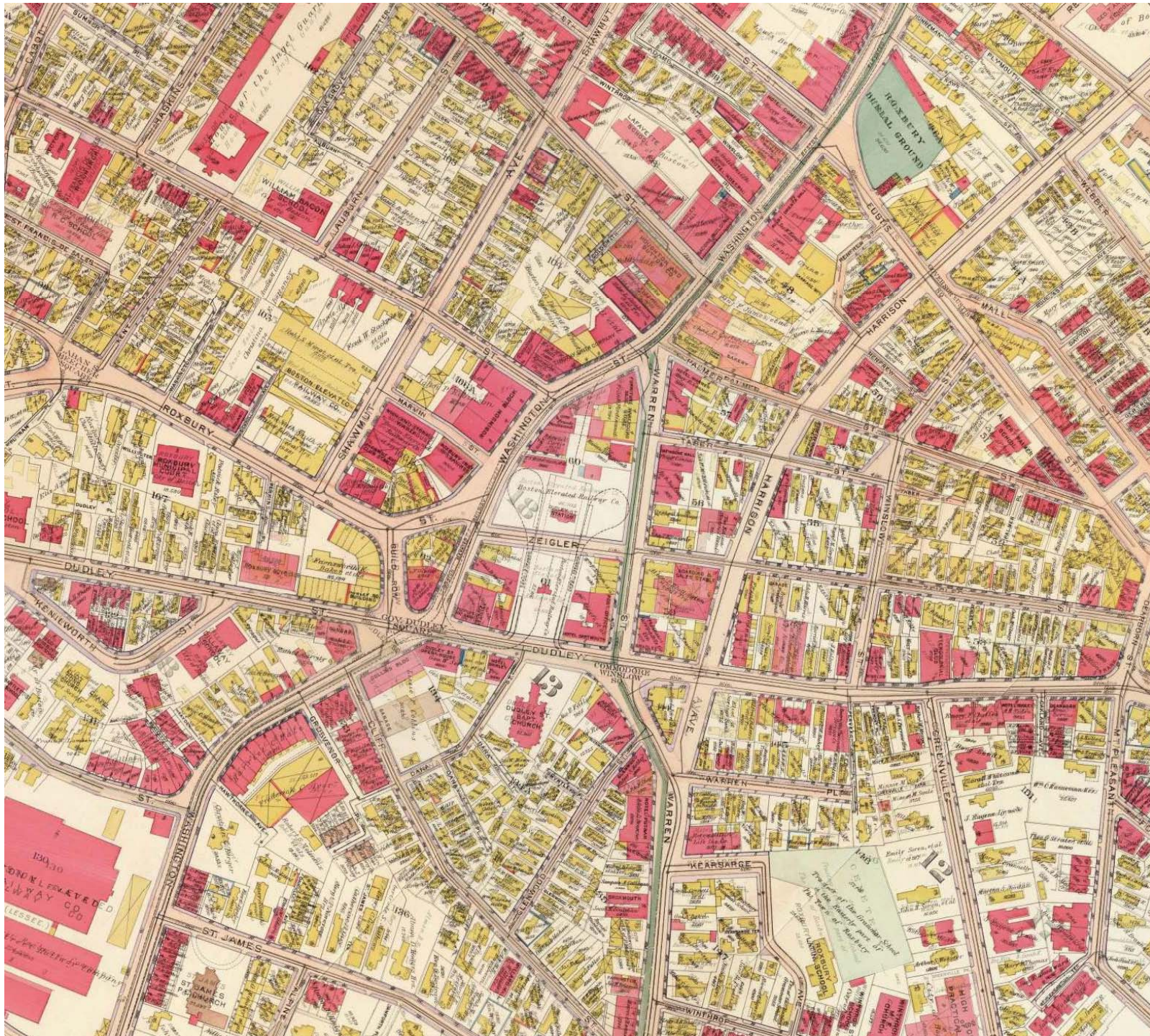




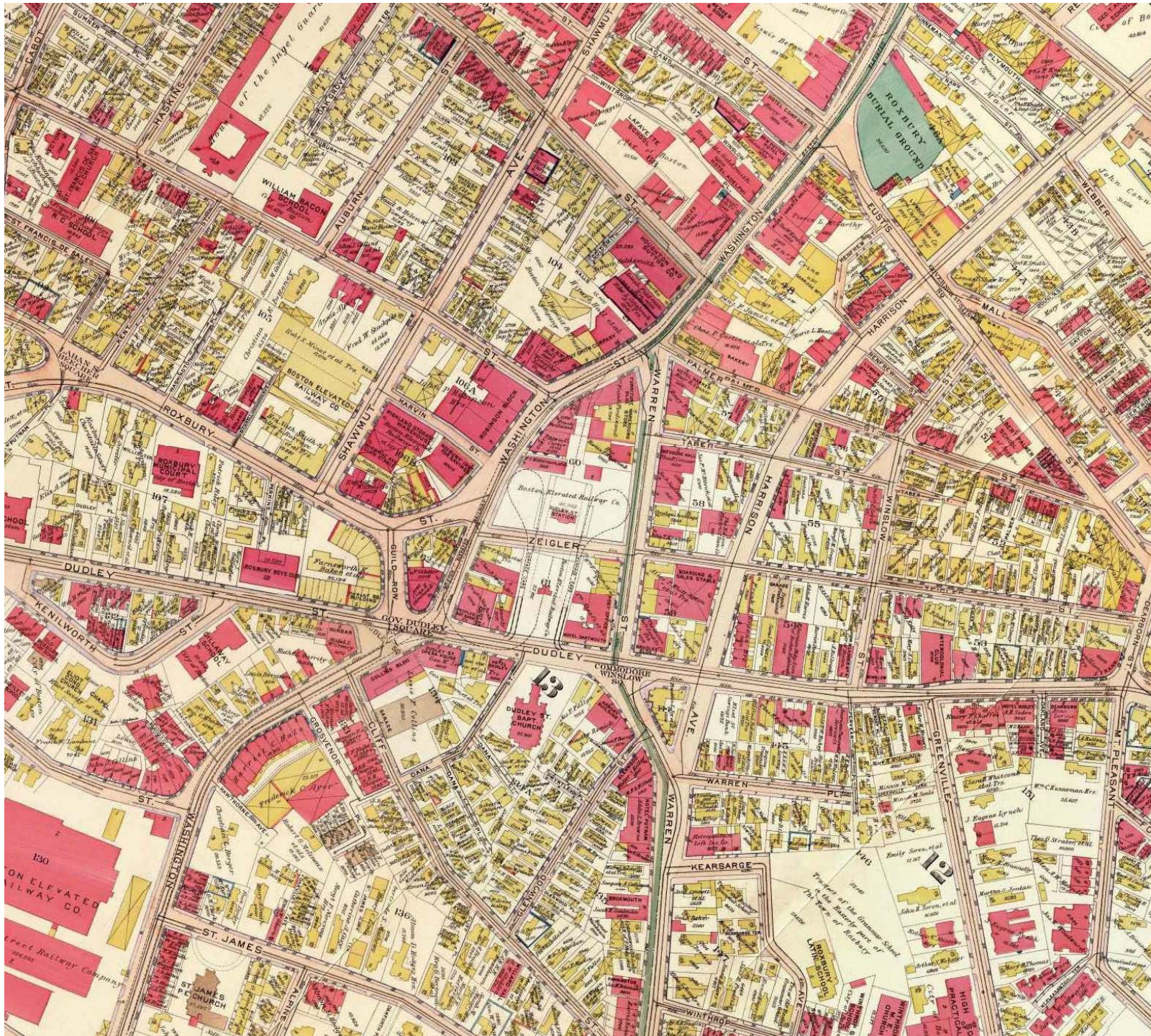
1906

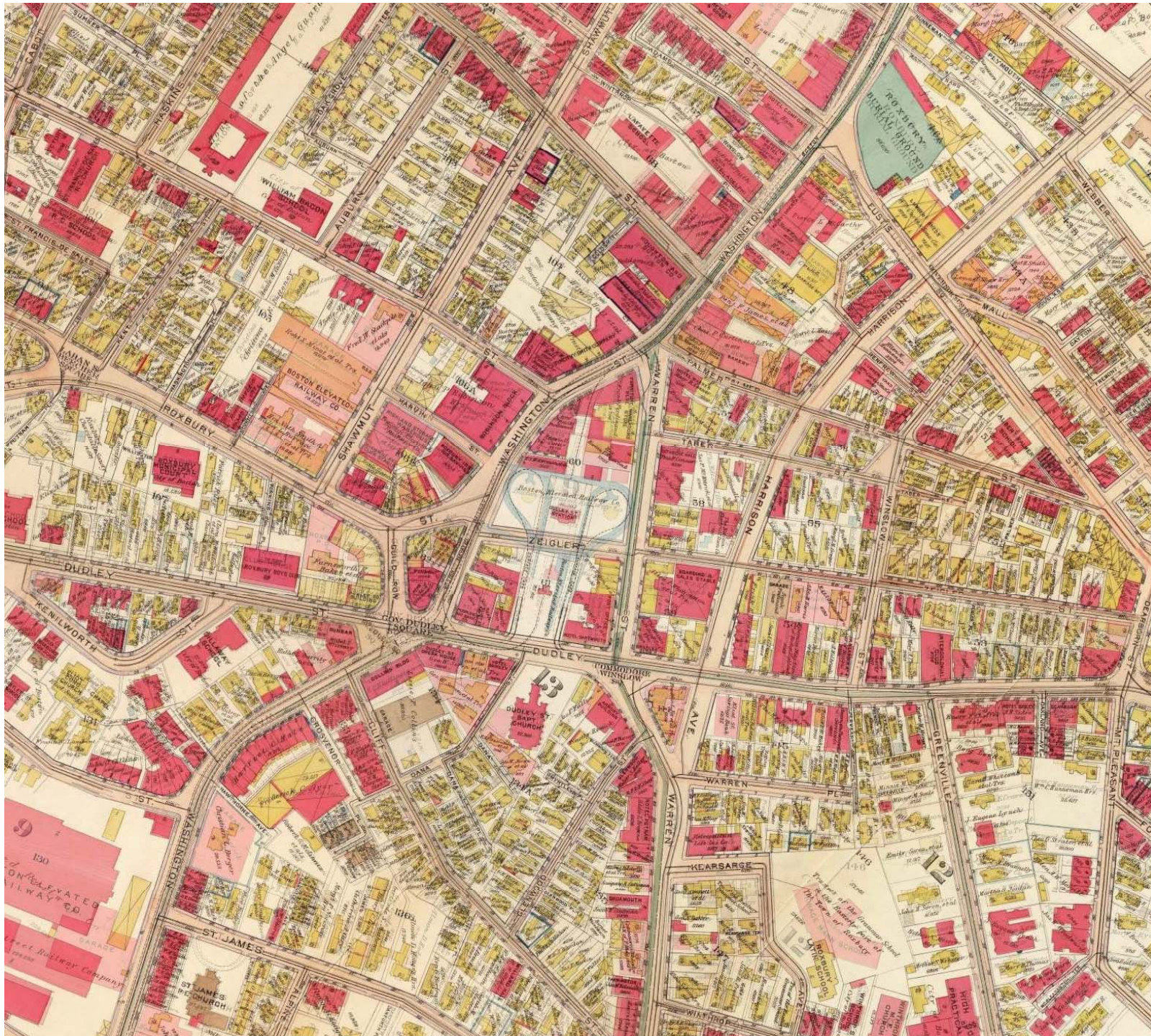


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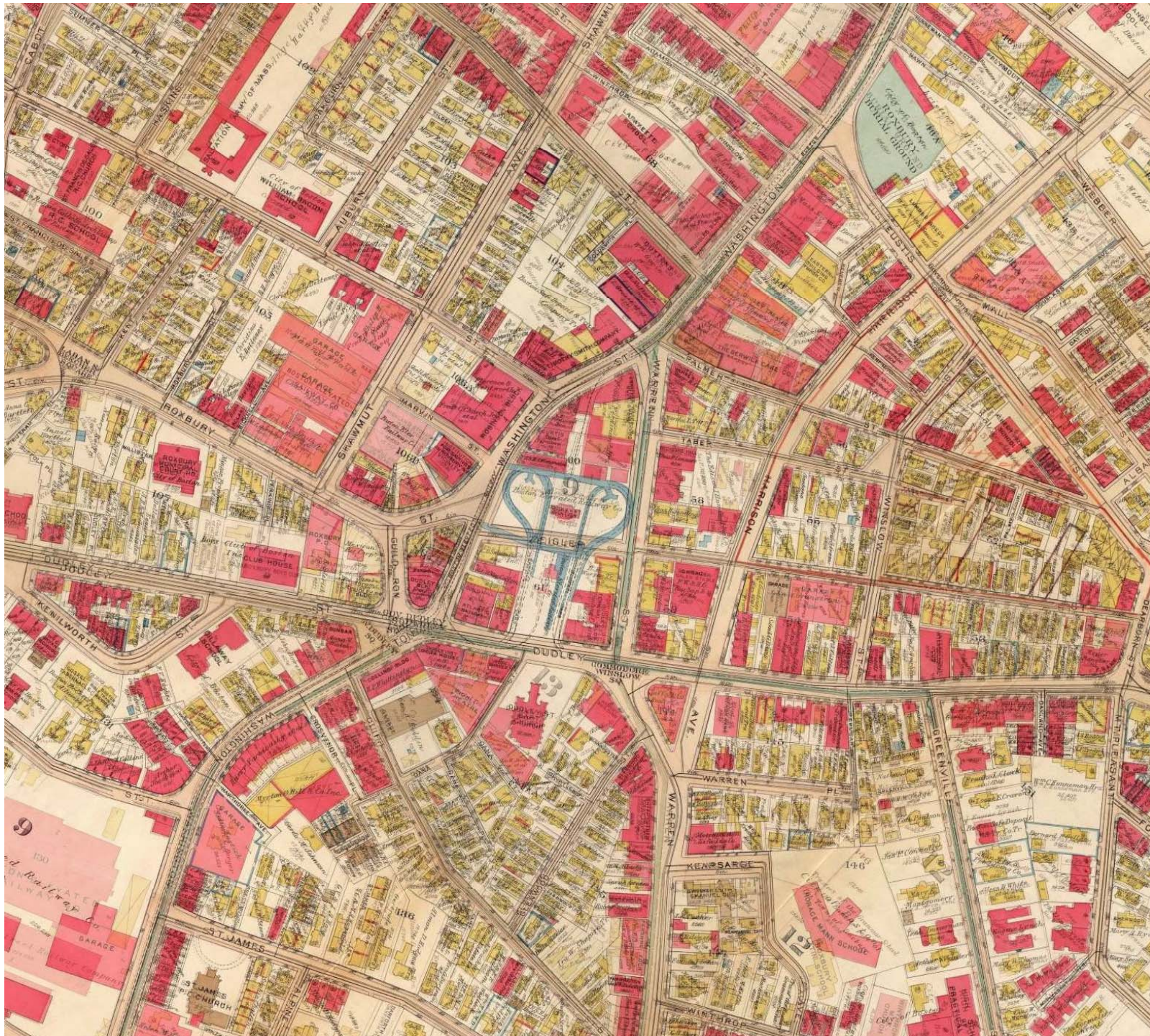


1915

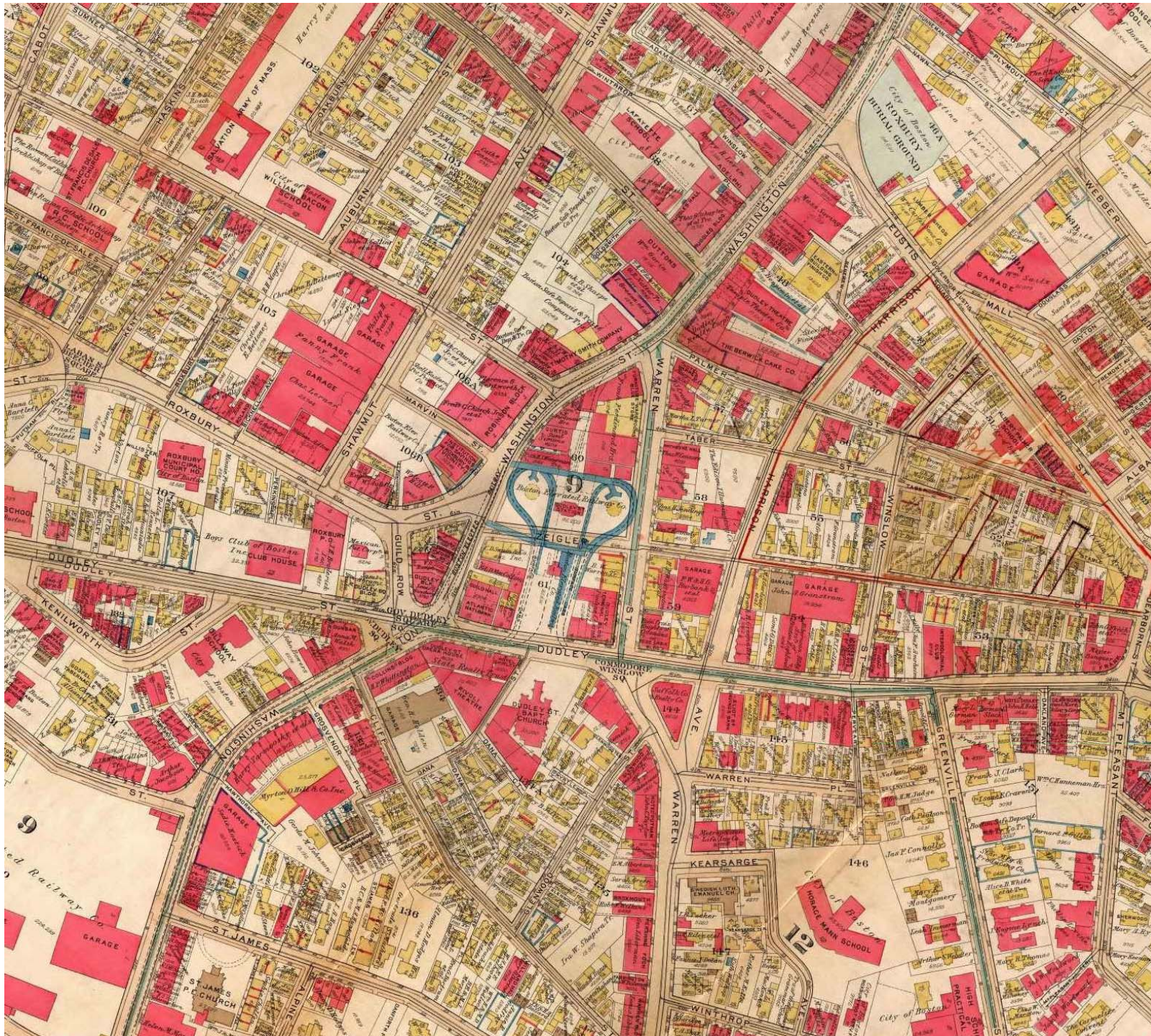




1915



1931





1931





1994



1994

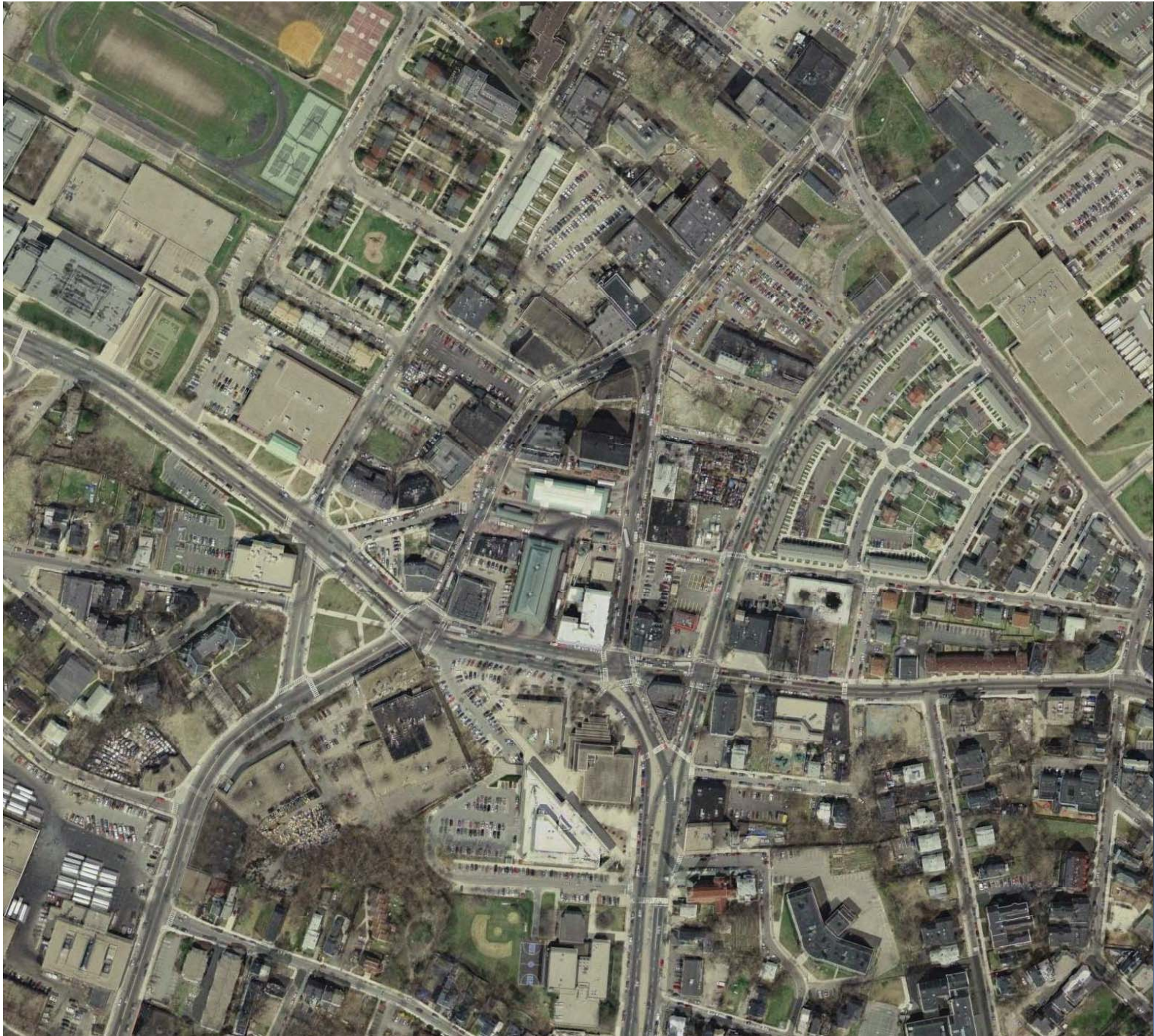


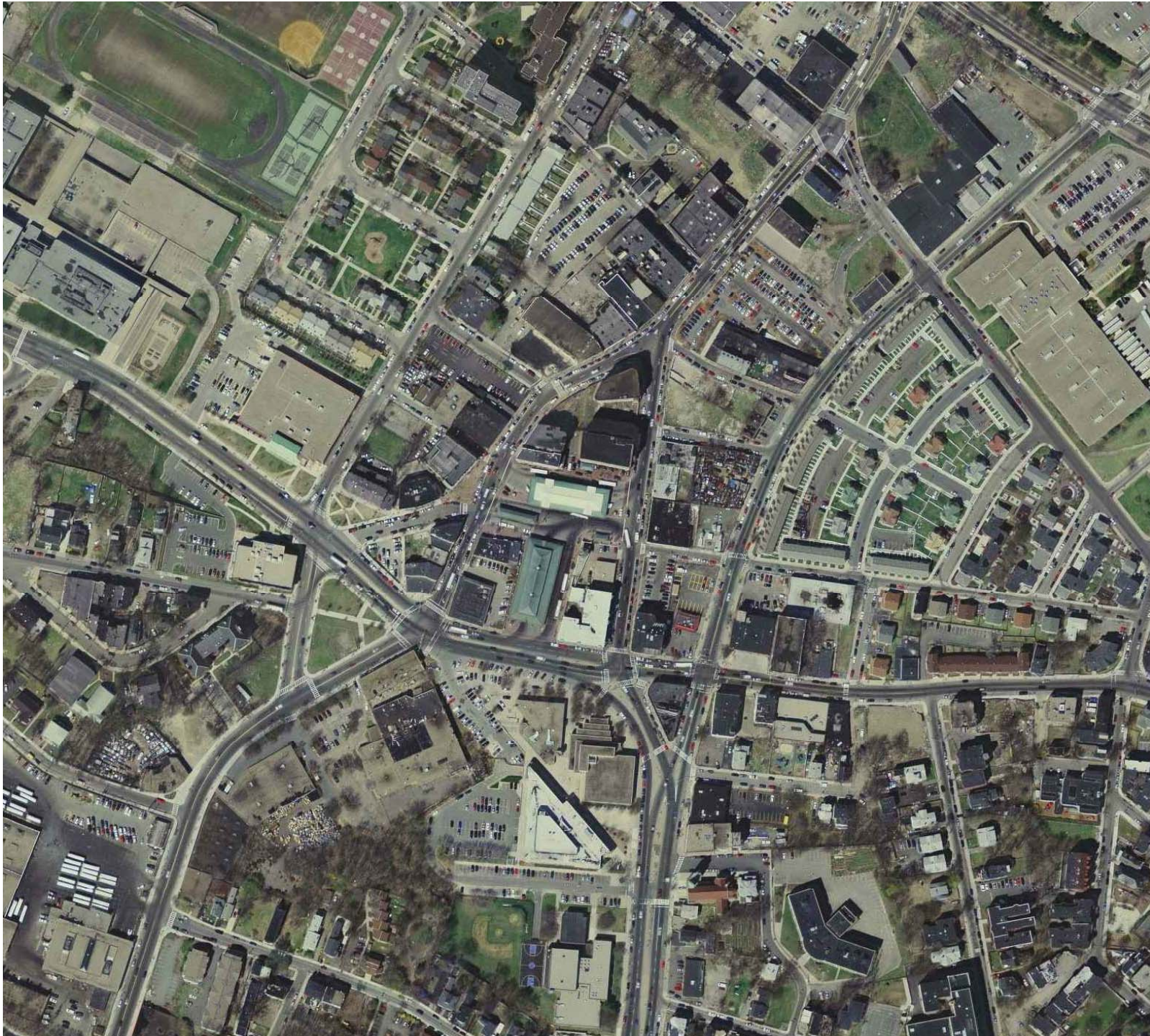


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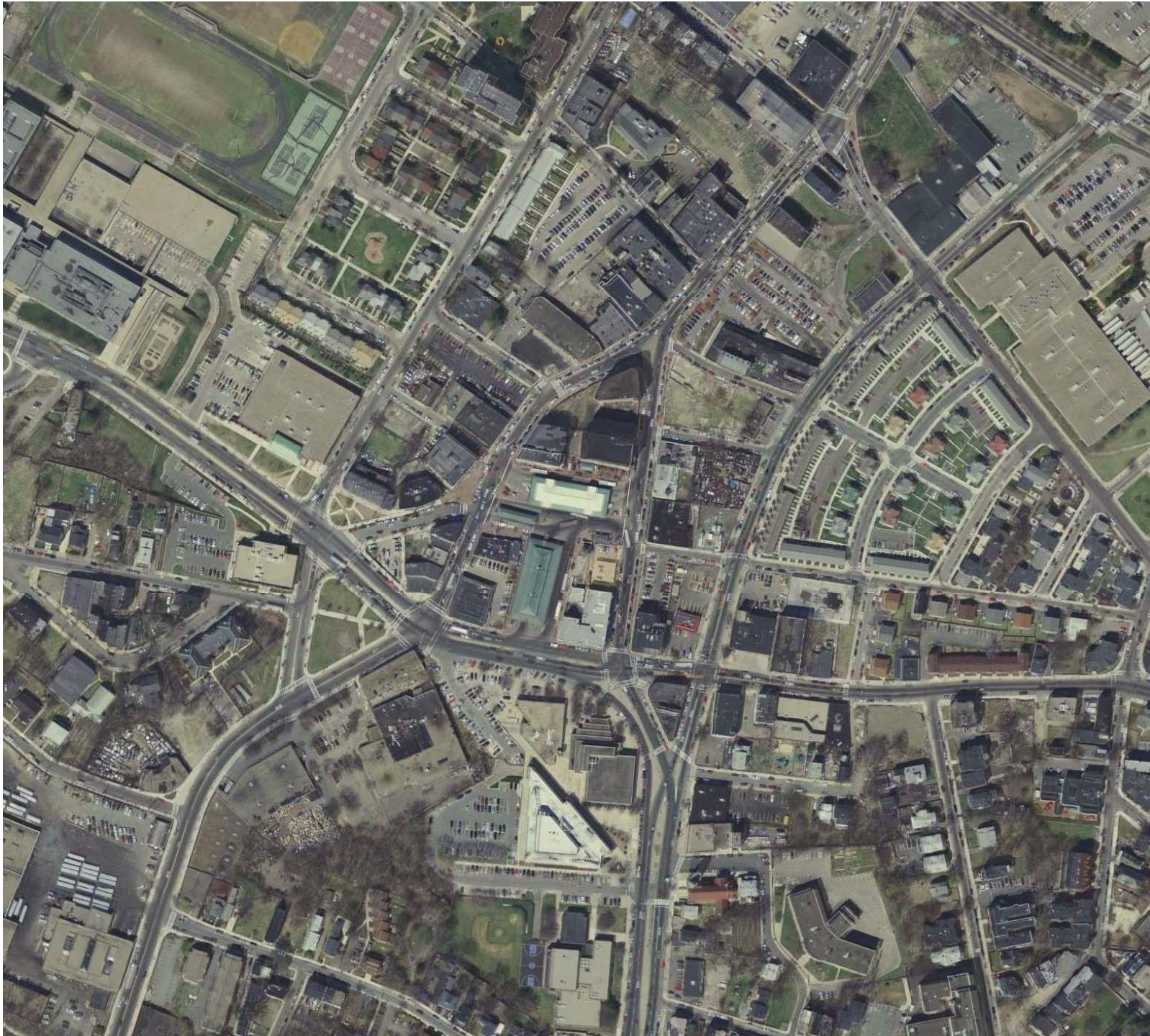


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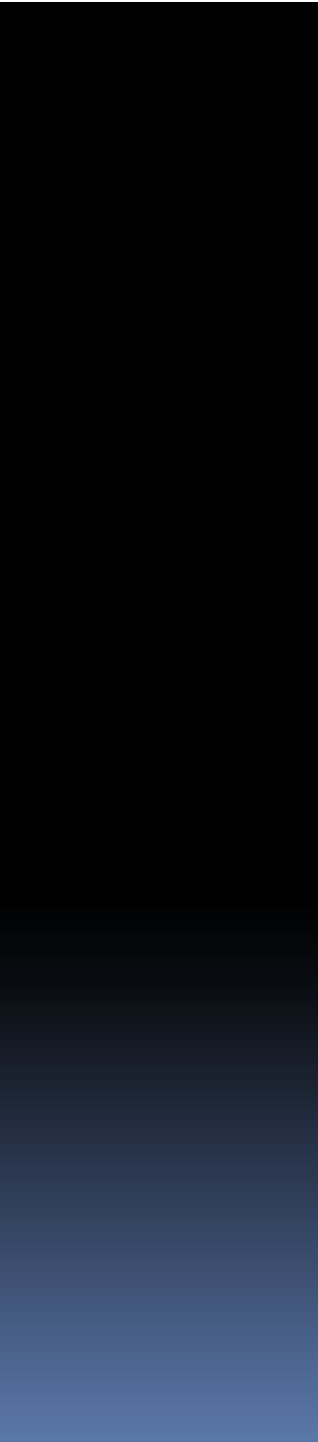
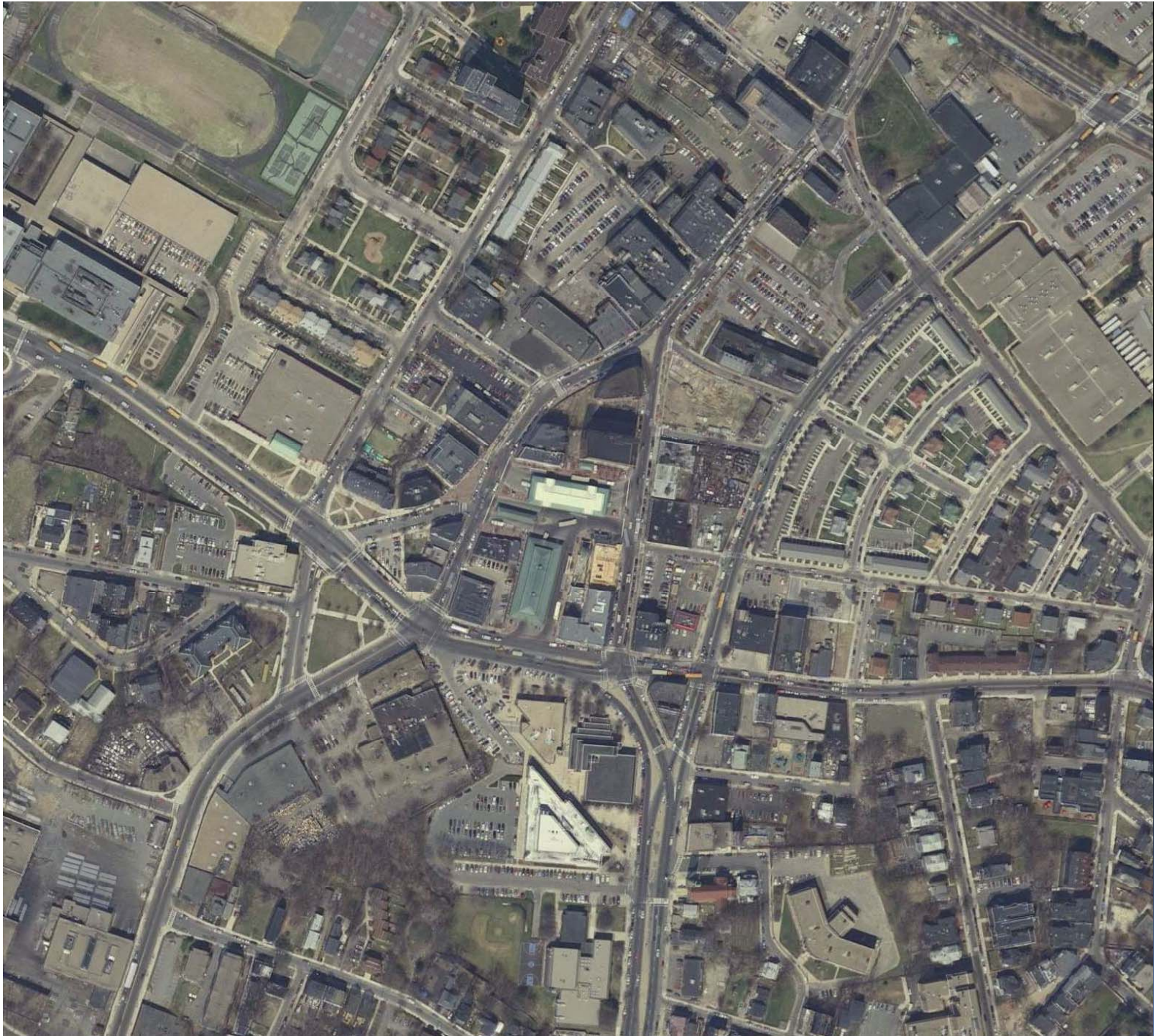


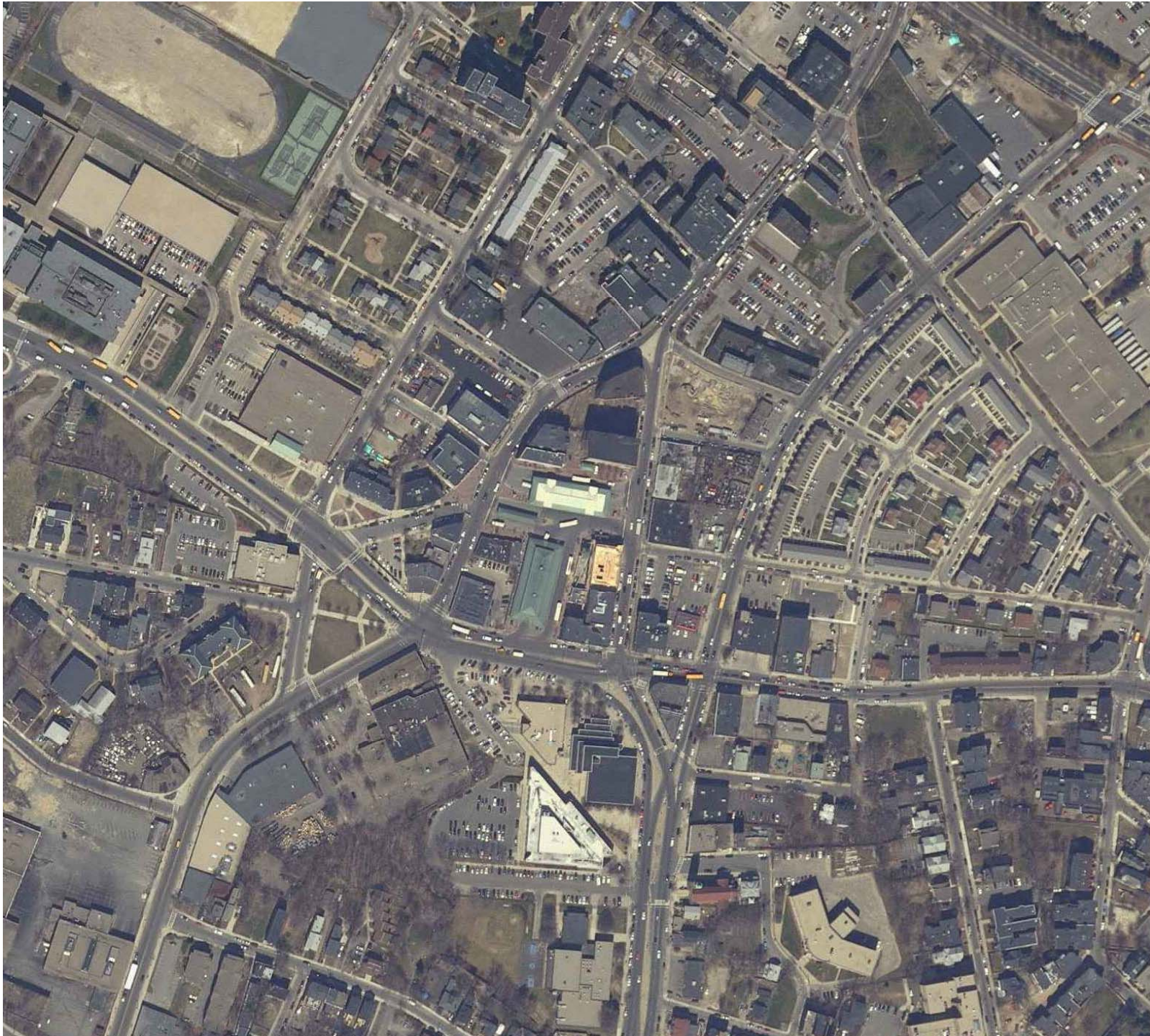


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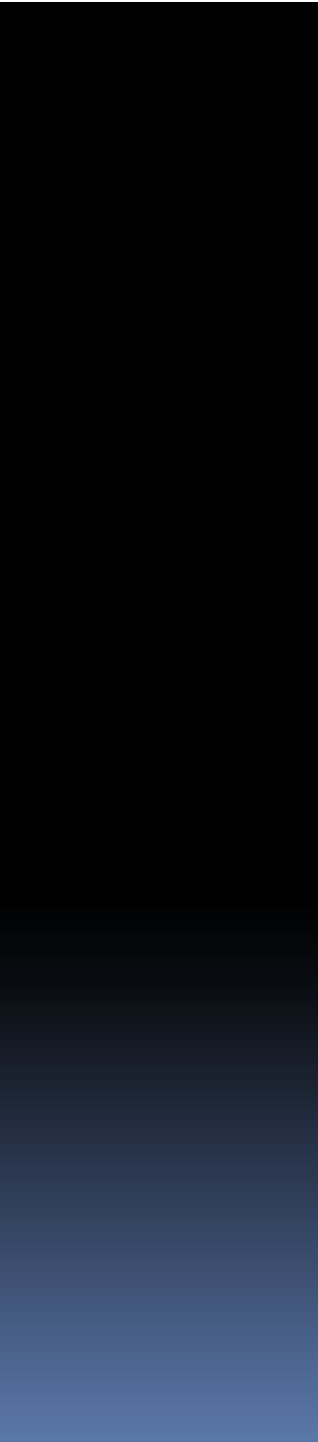
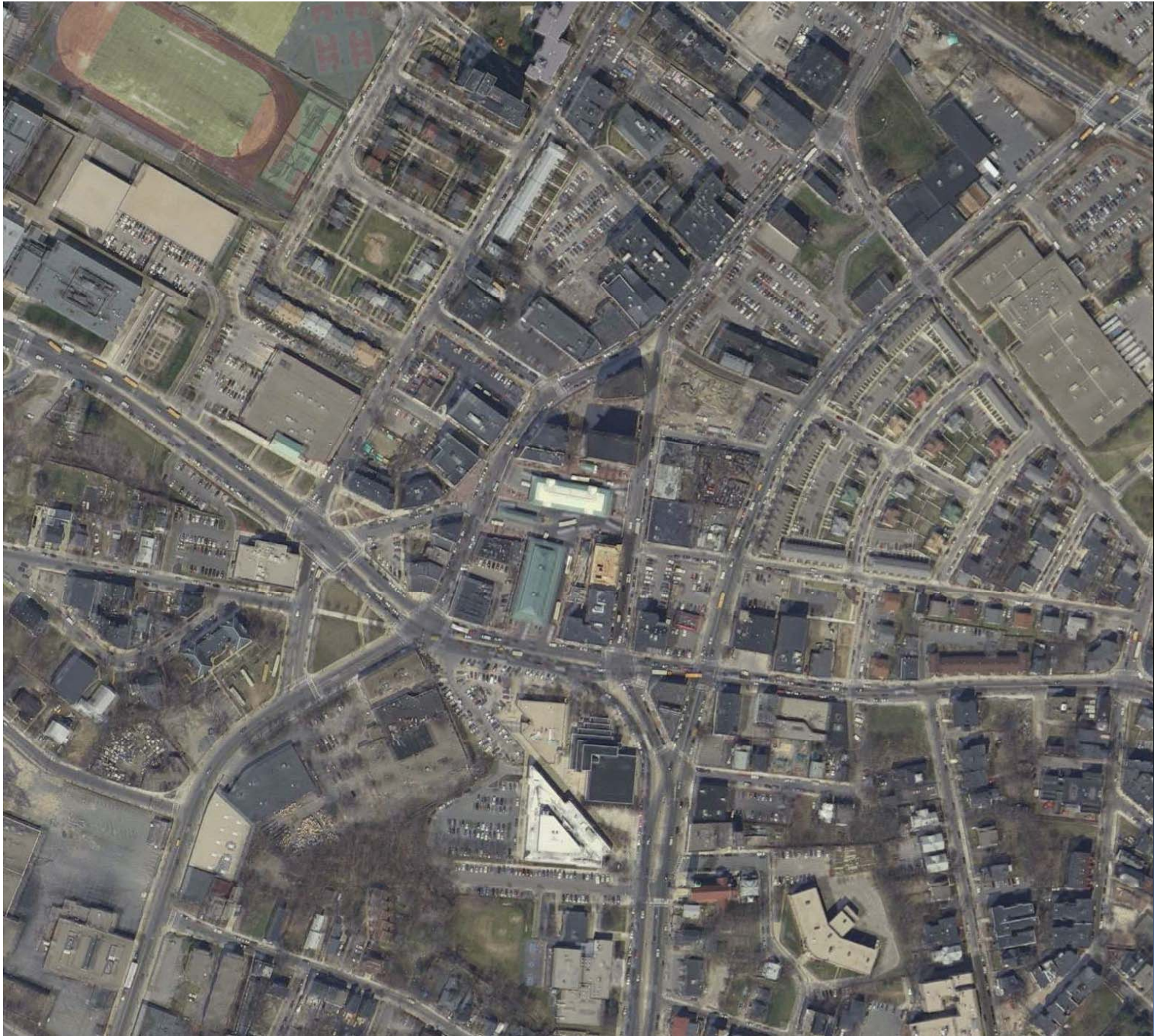


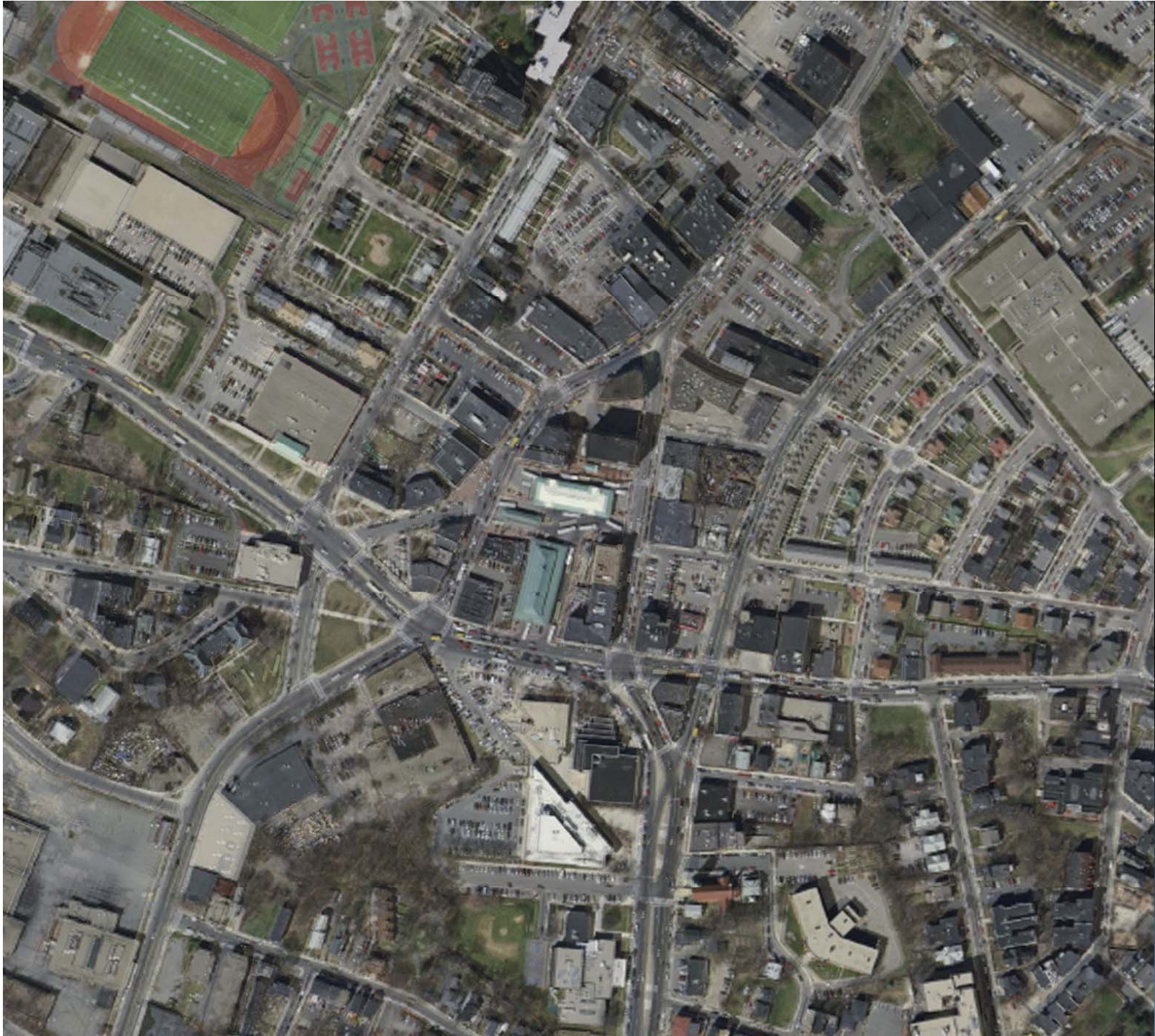
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2005



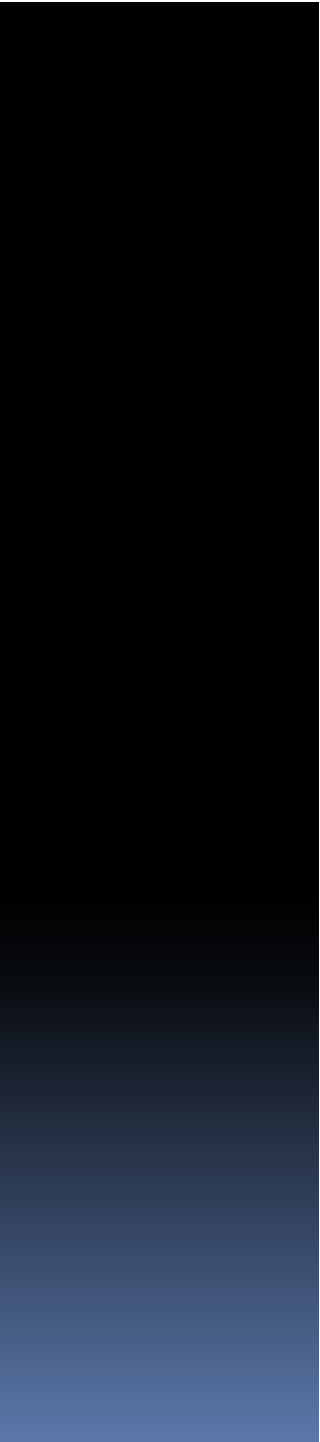
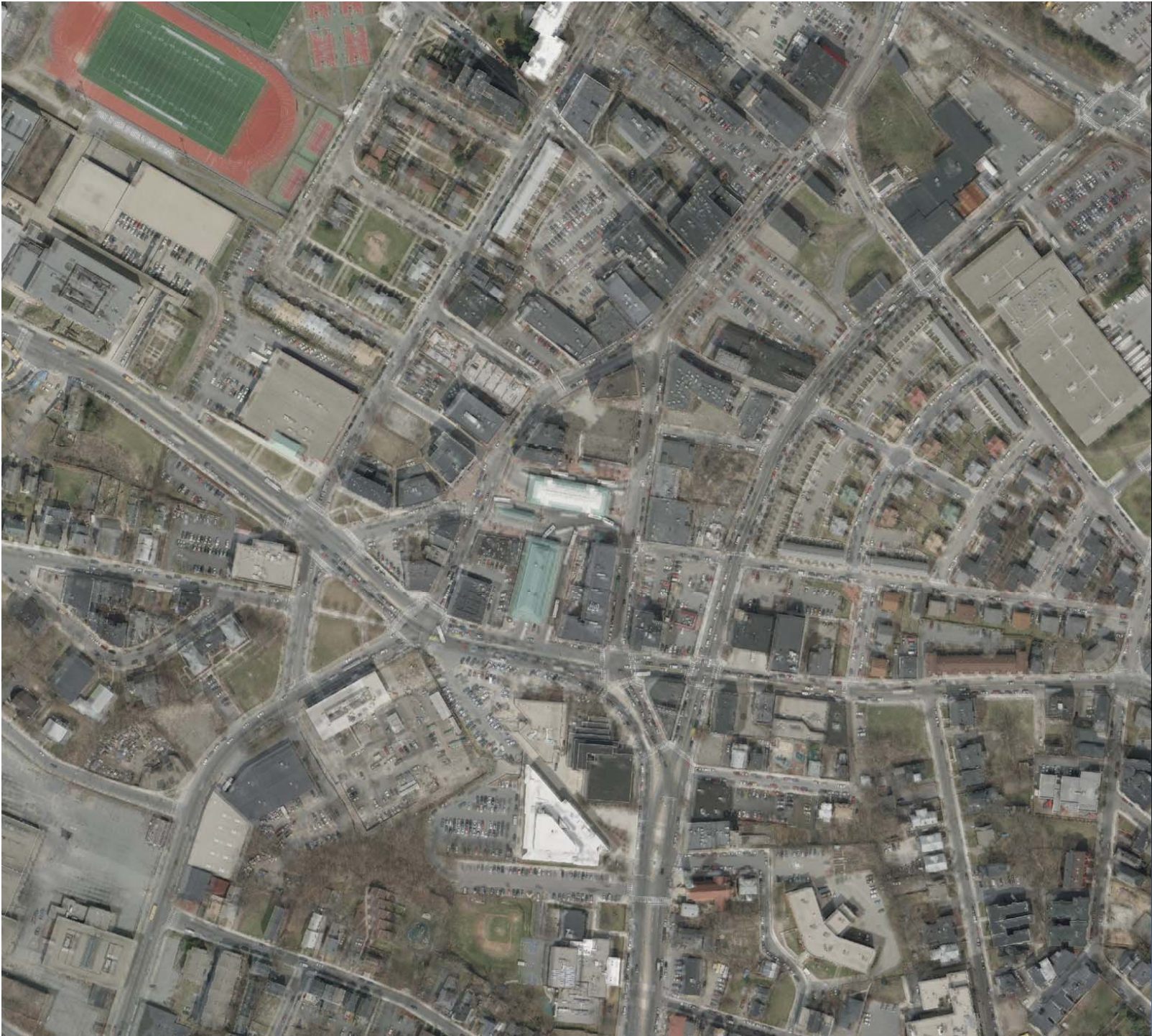




2008



2008





2011