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CITY OF BOSTON

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Boston Redevelopment Authority  
Mark Maloney, *Director*

Clarence J. Jones, *Chairman*  
Consuelo Gonzales Thornell, *Treasurer*  
Joseph W. Nigro, Jr., *Co-Vice Chairman*  
Michael Taylor, *Co-Vice Chairman*  
Christopher J. Supple, *Member*  
Harry R. Collings, *Secretary*

Maps:  
James Alberque

Research Department  
Greg Perkins, *Interim Director*

Report # 590  
October, 2003



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**Commercial Land Use In Boston**

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## Introduction

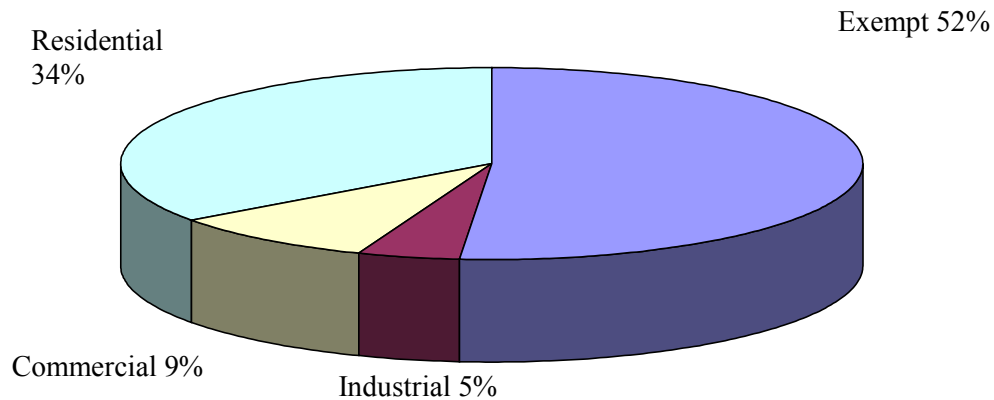
Boston is the largest city in the region and one of the largest in the country in terms of *population*. According to the 2000 census, Boston's *population* of 589,141 makes it the largest city in New England and the 21<sup>st</sup> largest city in the United States. But Boston is a small city when it comes to *land area*. Encompassing only 48.6 square miles, Boston is the second smallest major city in the country, ranking ahead of only San Francisco. Despite its small geographic size, however, Boston is the economic engine of Massachusetts and the New England region. In 2000, Boston generated 688,077 jobs, making it one of the few major cities in the country which creates more jobs than its population. Most of those jobs are generated on the land in the city which is dedicated to commercial use.

This is the third report in a series on land use in Boston. The first dealt with **industrial** land use; the second, land used by **tax-exempt** institutions. Each of those categories is important to the economic and social health of the City of Boston. As this report shows, however, neither of those other categories approaches the impact of **commercial** use when it comes to generating jobs.

## Land Use in Boston

Land is a scarce commodity in Boston. Figure 1 shows the division of land in Boston by land use category. By far the largest category – comprising more than half (52%) of all city land - is devoted to tax-exempt institutions. Residential use takes up another 34% of city land. Industrial use takes up 5%. Commercial use takes up the remainder of the land – 9%.

**Figure 1: Boston's Land Use**



## Commercial Land Use

There are a number of different types of commercial land use in Boston. Each works in concert with each other to create a dynamic urban environment and regional economy. Table 1 lists nine of them – and shows that office, retail, and auto-related (parking/service stations) space each accounts for 19% to 20% of the total commercial use land in Boston, while mixed-use (residential/commercial) accounts for 11%. Undeveloped land accounts for another 15% and land used for entertainment venues 9%. Table 1 also shows land area, building area, number of parcels, floor area ratio, and percentage of commercial land and building area and percentage of total city land by each commercial land use type.

**Table 1: Boston’s Commercial Land Use Groups<sup>1</sup>**

| Use              | Land Square Feet (SF) | Building Area Square Feet | # Parcels     | Floor Area Ratio <sup>2</sup> | % Land SF   | % Building Area | % Total City Land |
|------------------|-----------------------|---------------------------|---------------|-------------------------------|-------------|-----------------|-------------------|
| Office           | 22,828,489            | 69,672,033                | 1,704         | 3.00                          | 20%         | 52%             | 1.9%              |
| Mixed Use        | 13,117,042            | 24,205,397                | 2,380         | 1.85                          | 11%         | 18%             | 1.1%              |
| Retail           | 21,622,795            | 12,537,826                | 1,592         | 0.58                          | 19%         | 9%              | 1.8%              |
| Auto             | 21,831,893            | 12,047,580                | 1,620         | 0.55                          | 19%         | 9%              | 1.8%              |
| Lodging          | 2,748,467             | 7,085,854                 | 232           | 2.58                          | 2%          | 5%              | 0.2%              |
| Sci/Med          | 3,182,177             | 3,180,947                 | 112           | 1.00                          | 3%          | 2%              | 0.3%              |
| Service          | 2,764,183             | 2,649,878                 | 686           | 0.96                          | 2%          | 2%              | 0.2%              |
| Entertainment    | 10,092,736            | 2,065,440                 | 68            | 0.20                          | 9%          | 2%              | 0.8%              |
| Undeveloped Land | 17,461,258            | 1,051,790                 | 1,637         | 0.06                          | 15%         | 1%              | 1.4%              |
| <b>Total</b>     | <b>115,649,040</b>    | <b>134,496,745</b>        | <b>10,031</b> | <b>1.16</b>                   | <b>100%</b> | <b>100%</b>     | <b>9%</b>         |

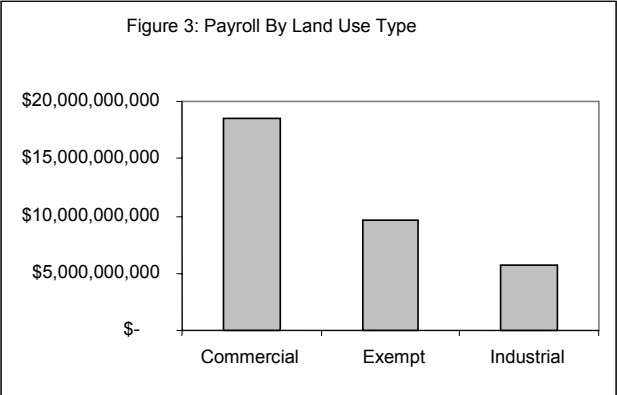
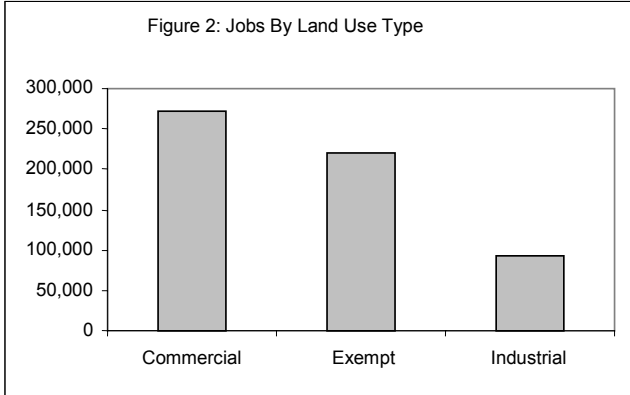
## Commercial Jobs in Boston

Each category of land use generates a certain number and certain kinds of jobs. Figure 2 shows the division of Boston jobs by land use category. Figure 3 also shows that while commercial uses occupy only 9% of the total land in Boston, commercial property generates 271,606 jobs, an astounding 47% of the jobs in the city, as well as 55% of the city’s total payroll. Using slightly more than half as much land, industrial property generates only one-third as many jobs (93,040), only 16% of the jobs in the city.

The high ratio of jobs to commercial land area is understandable for two reasons. The first is that commercial activity, by its very nature, generates jobs. The second is that the office and service categories within the commercial sector generate a very high ratio of jobs to land use because they occur in large (*vertical*) office buildings located on relatively small parcels of (*horizontal*) commercial land.

<sup>1</sup> In this analysis, buildings are classified according to their dominant use. For example, an office building with ground-floor retail shops is counted in the “office” category, while a department store with corporate offices upstairs is completed included in “retail.”

<sup>2</sup> Floor area ratio is a ratio of the total building area divided by the total land area. A low ratio usually indicates small buildings or open space, while a high ratio suggests dense development.



**Table 2** shows the various kinds of commercial jobs, their percentage of total city employment,<sup>1</sup> total payroll and percentage of city payroll. There are more than 88,000 jobs in the finance, insurance and real estate sector, 15% of the city total. Since they are generally higher paying jobs, they make up 31% of the total city payroll. There are almost 67,000 jobs in the professional services sector, 11% of the city total and 15% of the total city payroll. Retail trade jobs account for over 61,000 jobs, 10% of the city total, but, since they are generally less well paying jobs, only 4% of the total city payroll.

It should be noted that the correspondence between economic sector and land use is not exact. For example, while most health care jobs are in hospitals and clinics located on tax-exempt property, some are in private doctor and dentist offices located in taxable commercial buildings. Overall, however, the data provide a good picture of the relationship between Boston’s economy and its land uses.

**Table 2: Boston Employment and Payroll, 2000<sup>2</sup>**

| Sector                             | # Employed     | % Employment | Payroll               | % Payroll  |
|------------------------------------|----------------|--------------|-----------------------|------------|
| Finance, Insurance & Real Estate   | 88,062         | 15%          | 10,372,591,863        | 31%        |
| Professional Services              | 66,909         | 11%          | 5,123,496,565         | 15%        |
| Retail Trade                       | 61,219         | 10%          | 1,281,703,586         | 4%         |
| Non-Professional Business Services | 33,634         | 6%           | 1,085,359,779         | 3%         |
| Personal Services                  | 11,302         | 2%           | 271,279,241           | 1%         |
| Hotel                              | 10,480         | 2%           | 333,425,589           | 1%         |
| <b>Commercial Land Use</b>         | <b>271,606</b> | <b>47%</b>   | <b>18,467,856,623</b> | <b>55%</b> |

Source: Massachusetts Division of Employment & Training (DET), 2000

<sup>1</sup> These employment figures come from the state DET, which collects payroll employment only and does not include partnerships, family businesses, or self-employed employment in their data. This accounts for the difference between the U.S. Bureau of Economic Analysis’ figure of 688,077 jobs in Boston and the lower Commonwealth of Massachusetts DET employment numbers.)

<sup>2</sup> In collecting payroll employment data, the Massachusetts Division of Employment and Training (DET) collects statistics for payroll jobs only, and does not include partnerships, family businesses or self-employed persons in their employment totals. This accounts for the difference between the U.S. Bureau of Economic Analysis figure of 688,077 jobs in Boston and the lower figure from DET.

### **Commercial Land and Building Space by Neighborhood**

Commercial *land* exists throughout the City of Boston and its neighborhoods, as illustrated by Figure 4, a map showing the concentration of commercial land use throughout the city. While the map reveals that downtown Boston is home to much of that commercial activity, it also shows the considerable amount of commercial land which exists in the neighborhoods of Dorchester, East Boston, Allston/Brighton, and South Boston. The map also shows the pockets of commercial land located in neighborhood business districts throughout the city, areas which are the social as well as economic centers of their communities.

**Table 3: Commercial Land Use Sub-Groups**

| Use              | Sub-group                  | Building   | Land       | % Building | % Land | FAR  |
|------------------|----------------------------|------------|------------|------------|--------|------|
| Office           | Class A                    | 38,577,136 | 6,007,007  | 55%        | 26%    | 6.42 |
| Office           | 3-9 story                  | 15,988,186 | 6,340,814  | 23%        | 28%    | 2.52 |
| Office           | Other                      | 15,106,711 | 10,480,668 | 22%        | 46%    | 1.44 |
| Office           | Total                      | 69,672,033 | 22,828,489 | 100%       | 100%   | 3.05 |
| Mixed Use        | Commercial                 | 7,158,476  | 4,440,413  | 30%        | 34%    | 1.61 |
| Mixed Use        | Residential                | 17,046,921 | 8,676,629  | 70%        | 66%    | 1.96 |
| Mixed Use        | Total                      | 24,205,397 | 13,117,042 | 100%       | 100%   | 1.85 |
| Retail           | Shopping establishments    | 9,563,826  | 14,696,918 | 76%        | 68%    | 0.65 |
| Retail           | Supermarket                | 1,172,859  | 3,002,757  | 9%         | 14%    | 0.39 |
| Retail           | Bars and restaurants       | 1,801,141  | 3,923,120  | 14%        | 18%    | 0.46 |
| Retail           | Total                      | 12,537,826 | 21,622,795 | 100%       | 100%   | 0.58 |
| Auto             | Parking lot/garage         | 8,968,941  | 11,110,481 | 74%        | 51%    | 0.81 |
| Auto             | Repair/service/auto supply | 2,793,612  | 9,928,212  | 23%        | 45%    | 0.28 |
| Auto             | Car wash, showroom         | 285,027    | 793,200    | 2%         | 4%     | 0.36 |
| Auto             | Total                      | 12,047,580 | 21,831,893 | 100%       | 100%   | 0.55 |
| Lodging          | Hotel                      | 6,093,835  | 2,287,794  | 86%        | 83%    | 2.66 |
| Lodging          | Motel, inn, resort, B&B    | 992,019    | 460,673    | 14%        | 17%    | 2.15 |
| Lodging          | Total                      | 7,085,854  | 2,748,467  | 100%       | 100%   | 2.58 |
| Sci/Med          | Medical office             | 1,896,188  | 1,344,810  | 60%        | 42%    | 1.41 |
| Sci/Med          | Nursing home               | 829,904    | 1,467,542  | 26%        | 46%    | 0.57 |
| Sci/Med          | Private hospitals          | 242,445    | 227,001    | 8%         | 7%     | 1.07 |
| Sci/Med          | Laboratory                 | 75,050     | 47,635     | 2%         | 1%     | 1.58 |
| Sci/Med          | Med clinic outpatient      | 131,720    | 72,662     | 4%         | 2%     | 1.81 |
| Sci/Med          | Veterinary hospital        | 5,640      | 22,527     | 0%         | 1%     | 0.25 |
| Sci/Med          | Total                      | 3,180,947  | 3,182,177  | 100%       | 100%   | 1.00 |
| Service          | Laundromat/Cleaner         | 350,920    | 608,413    | 13%        | 22%    | 0.58 |
| Service          | Day care use               | 44,068     | 64,256     | 2%         | 2%     | 0.69 |
| Service          | Funeral home               | 98,816     | 192,726    | 4%         | 7%     | 0.51 |
| Service          | Training/priv ed           | 914,052    | 419,146    | 34%        | 15%    | 2.18 |
| Service          | Private social club        | 457,793    | 519,094    | 17%        | 19%    | 0.88 |
| Service          | Other                      | 784,229    | 960,548    | 30%        | 35%    | 0.82 |
| Service          | Total                      | 2,649,878  | 2,764,183  | 100%       | 100%   | 0.96 |
| Entertainment    | Race track                 | 402,134    | 4,873,731  | 19%        | 48%    | 0.08 |
| Entertainment    | Boat house/marina          | 79,306     | 1,456,213  | 4%         | 14%    | 0.05 |
| Entertainment    | Recreational land          | 6,628      | 1,439,267  | 0%         | 14%    | 0.00 |
| Entertainment    | Other                      | 1,577,372  | 2,323,525  | 76%        | 23%    | 0.68 |
| Entertainment    | Total                      | 2,065,440  | 10,092,736 | 100%       | 100%   | 0.20 |
| Undeveloped Land | Undeveloped land           | 1,051,790  | 17,461,258 | 100%       | 100%   | 0.06 |



## Comparing Land and Building Space by Neighborhood

While 60% of the commercial *land* area in Boston exists in five neighborhoods (four of them outside downtown), 60% of the commercial *building* space is concentrated primarily in the two downtown neighborhoods of Central and Back Bay/Beacon Hill. This is understandable given the concentration of high-rise office buildings in those two areas. Nevertheless, the disparity shown by Table 4 is dramatic. The bulk of Boston’s commercial building space and the jobs generated in that space are located downtown.

**Table 4: Neighborhood Commercial Land Use**

| Neighborhood         | Land Square Feet (SF) | Building Area Square Feet | # Parcels     | Floor Area Ratio | % Land SF   | % Building Area | % Total City Land |
|----------------------|-----------------------|---------------------------|---------------|------------------|-------------|-----------------|-------------------|
| Central              | 13,004,062            | 58,246,222                | 2,027         | 4.48             | 11%         | 43%             | 1.1%              |
| Back Bay/Beacon Hill | 4,800,795             | 22,205,796                | 711           | 4.63             | 4%          | 17%             | 0.4%              |
| Fenway/Kenmore       | 4,793,060             | 9,061,186                 | 471           | 1.89             | 4%          | 7%              | 0.4%              |
| Allston/Brighton     | 12,527,678            | 7,280,229                 | 732           | 0.58             | 11%         | 5%              | 1.0%              |
| South Boston         | 12,168,044            | 7,014,708                 | 1,017         | 0.58             | 11%         | 5%              | 1.0%              |
| Dorchester           | 17,002,699            | 5,976,190                 | 1,180         | 0.35             | 15%         | 4%              | 1.4%              |
| South End            | 3,124,667             | 4,970,656                 | 461           | 1.59             | 3%          | 4%              | 0.3%              |
| Jamaica Plain        | 5,143,739             | 4,067,182                 | 421           | 0.79             | 4%          | 3%              | 0.4%              |
| Roxbury              | 6,340,882             | 3,617,838                 | 814           | 0.57             | 5%          | 3%              | 0.5%              |
| Charlestown          | 4,367,772             | 3,237,513                 | 258           | 0.74             | 4%          | 2%              | 0.4%              |
| East Boston          | 14,044,912            | 2,753,342                 | 661           | 0.20             | 12%         | 2%              | 1.1%              |
| West Roxbury         | 5,850,296             | 1,720,736                 | 327           | 0.29             | 5%          | 1%              | 0.5%              |
| Mattapan             | 3,516,291             | 1,669,960                 | 281           | 0.47             | 3%          | 1%              | 0.3%              |
| Hyde Park            | 5,550,399             | 1,471,995                 | 326           | 0.27             | 5%          | 1%              | 0.5%              |
| Roslindale           | 3,413,744             | 1,203,192                 | 344           | 0.35             | 3%          | 1%              | 0.3%              |
| <b>Total</b>         | <b>115,649,040</b>    | <b>134,496,745</b>        | <b>10,031</b> | <b>1.16</b>      | <b>100%</b> | <b>100%</b>     | <b>9%</b>         |

## Commercial Land and Building Uses by Type of Activity and By Neighborhood

The various types of commercial activity use various amounts of land and building space in the City of Boston. Table 6 shows the various types of commercial activity and the amount of land and building space they occupy in each of Boston’s neighborhoods. Used with Table 1 and Table 3, it also shows the concentration of some of these types of commercial activity in certain neighborhoods.

**Office** space is only one of the three leading types of commercial *land* use in the city, occupying 20%. But office space is by far the leader when it comes to commercial *building* use, accounting for over half of the total commercial building area in the city (134.5 million square feet). The majority of Boston’s office space is Class A, modern facilities in prime locations. Class A office towers represents 26% of all the office land area and 55% of all office building space. Office buildings of 3 to 9-stories account for 28% of all office land area and 23% of all office building space.

Boston’s office buildings, for example, are almost all located in just two areas – Central and Back Bay/Beacon Hill. As Table 6 shows, while more commercial *land* exists in other parts of the city, 60% of the commercial *building* space exists in those two neighborhoods. This includes the vast majority of the city’s office space. From an urban planning perspective, this makes perfect sense.

They are both convenient to public transit, highway, rail and the airport. The centers of state and city government are also located in these areas, as are other commercial amenities, such as retail, eating and drinking establishments and services.

**Mixed-use** space – buildings with commercial and residential uses - accounts for 11% of commercial land (13.1 million square feet) and 19% of commercial building space (24.2 million square feet). Approximately 70% (17 million square feet) of the mixed-use building space in the city is residential, however. Commercial building space in mixed-use properties makes up the other 30% (7 million square feet).

Neighborhoods with the most building space of mixed uses are Central (5.6 million square feet), South End (2.9 million square feet), Allston-Brighton (2.3 million square feet), Back Bay/Beacon Hill (2.3 million square feet), and Fenway/Kenmore (2.2 million square feet).

**Retail** space totals 21.6 million square feet of land (19% of total) and 12.5 million square feet of building area (9% of total). Retail stores - including strip malls, department stores, discount stores and service establishments - account for 68% of all retail land (14.7 million square feet) and 76% (9.6 million square feet) of all retail building space. Food service establishments - restaurants, bars and fast food places - account for 18% of retail land (3.9 million square feet) and 14% of all retail building area (1.8 million square feet). Supermarkets account for 9% of retail land (1.2 million square feet) and 14% of retail building space (3.0 million square feet).

Neighborhoods with the most retail land are Dorchester (4.8 million square feet), Allston-Brighton (2.5 million square feet) and West Roxbury (2.5 million square feet). Much of that land is devoted to surface parking lots for customers or loading areas, however. Areas with the most retail building space include Dorchester (1.9 million square feet), Fenway/Kenmore (1.8 million square feet), Central (1.6 million square feet) and Allston-Brighton (1.5 million square feet).

**Auto-related** uses account for 19% of Boston's commercial land use and 9% of all commercial building space in the city. Parking – including surface lots, garages and underground parking - account for over 51% of all auto land uses and 74% of all the auto building space. There are 11.1 million square feet of parking in the city and 8.9 million square feet of that is building space. This does not include parking in office or apartment buildings, since buildings are categorized according to their primary use. Repair and service stations are the second largest auto use accounting for 9.9 million square feet and 2.8 million square feet of building area.

Neighborhoods closest to the highway and airport have the largest amount of auto-related land. South Boston (3.1 million square feet), Allston-Brighton and East Boston each has 2.8 million square feet and Dorchester (2.3 million square feet). The area with the largest auto building space is Central with 4.0 million square feet, due to the many parking garages located there.

**Entertainment**, in this report, includes all taxable properties - such as racetracks, health clubs, bowling alleys, marinas, theaters and sports facilities. It does not include certain museums, libraries, theatres and other cultural institutions which are tax-exempt from property taxes according to state law. Entertainment uses account for 9% of all commercial land, (10.1 million square feet) but only 2% of all commercial building space (2.1 million square feet). Suffolk Downs in East Boston accounts for almost half of all the entertainment land square footage. Marinas in Charlestown, South Boston, East Boston and Dorchester combined represent 15% of all entertainment uses. Recreational land accounts for 1.4 square feet, or 14% of all entertainment land in the city.

**Science and medical** uses that are taxable represent 3% of all commercial land area and 2% of all commercial building space. These properties do not include the city's tax-exempt hospitals or university properties. Taxable science and medical uses total 3.2 million square feet. The majority of space is nursing homes (1.5 million square feet of land and 829,904 square feet of building space) and medical offices (1.3 million square feet of land and 1.9 square feet of building space). Private doctor offices not associated with hospitals or universities are included.

**Lodging** - hotels, motels and inns - represent 2% of the city's total commercial land area and 5% of all commercial building space. Hotels account for 83% of all lodging land area and 86% of all lodging building space. There are 2.7 million square feet of hotel land area and 7.1 million square feet of building space.

Like office space, the bulk of hotel space is located primarily in the Central and Back Bay/Beacon Hill districts. Combined, these two areas account for 56% of all lodging land area and 85% of all hotel building space. Hotels in Boston tend to be geared toward the business traveler and have large amounts of meeting space. Downtown hotels are located close to office, retail and service establishments as well as Boston's cultural and recreational attractions. In 2000, the reference year for this report, Boston had 14,150 hotel rooms.

**Service** uses - such as day care, laundry services, and private education/training establishments - represent 2% of commercial land, 2% of commercial building space. Service uses are the smallest commercial land use category. Service land area ranges from a high of 464,694 square feet in Dorchester to a low of 70,658 square feet in Hyde Park. Fenway/Kenmore 671,259 has the most service building space in the city, while the South End has the lowest amount, 9,899 square feet of service building space.

**Vacant** land is rare in Boston – especially downtown. Table 5 shows that while 15% (17.5 million square feet) of commercial land in Boston is classified as vacant, the percentage in the Central and Back Bay/Beacon Hill districts is essentially 0%. Table 5 also shows that more than 69% (12 million square feet) of the vacant commercial land across the city is classified by the Boston Assessing Department as secondary commercial land or unusable land- defined as vacant unimproved land that is not considered a prime location because of inadequate road access, irregular shape or poor topography. In fact, most neighborhoods in the city have more secondary than prime commercial land. Only Dorchester has more than 1.0 million square feet of prime vacant land.

**Table 5: Boston's Vacant Commercial Land**

| Neighborhood         | Prime     | Secondary  | Total Land | % Prime of Total Land |
|----------------------|-----------|------------|------------|-----------------------|
| Back Bay/Beacon Hill | 11,901    | 10,054     | 21,955     | 0.1%                  |
| Charlestown          | 52,752    | 475,102    | 527,854    | 0.3%                  |
| South End            | 57,476    | 173,518    | 230,994    | 0.3%                  |
| Central              | 70,910    | 344,052    | 414,962    | 0.4%                  |
| Roslindale           | 111,213   | 203,397    | 314,610    | 0.6%                  |
| Jamaica Plain        | 145,478   | 228,698    | 374,176    | 0.8%                  |
| Fenway/Kenmore       | 145,527   | 26,824     | 172,351    | 0.8%                  |
| West Roxbury         | 154,020   | 401,163    | 555,183    | 0.9%                  |
| Mattapan             | 272,381   | 591,742    | 864,123    | 1.6%                  |
| Roxbury              | 319,444   | 1,357,664  | 1,677,108  | 1.8%                  |
| Hyde Park            | 592,385   | 607,210    | 1,199,595  | 3.4%                  |
| East Boston          | 610,647   | 2,251,848  | 2,862,495  | 3.5%                  |
| Allston/Brighton     | 735,245   | 178,790    | 914,035    | 4.2%                  |
| South Boston         | 890,424   | 2,587,469  | 3,477,893  | 5.1%                  |
| Dorchester           | 1,238,794 | 2,615,130  | 3,853,924  | 7.1%                  |
| Total                | 5,408,597 | 12,052,661 | 17,461,258 | 31%                   |

## Conclusion

Despite its small geographic size, Boston is the economic engine of the Massachusetts – generating 17% of all the jobs in the state. Similarly, despite making up only 9% of Boston's land area, commercial land use generates almost half of the jobs in the city.

Boston's 114 million square feet of commercial land area exists throughout the city. Five different neighborhoods contain more than 10 million square feet each and the remaining 10 neighborhoods contain from 3 million to 6 million square feet each. The commercial sector is balanced by types of activity – 19% is classified as office, 19% retail, 19% auto-related, and 11% mixed use, with other types using less of the city's land. But when it comes to commercial building space, the majority of that space (60%) is located primarily in just two areas of the city – Central and Back Bay/Beacon Hill - and an even higher percentage (almost 70%) of the city's commercial activity is concentrated in the office and mixed-use sectors.

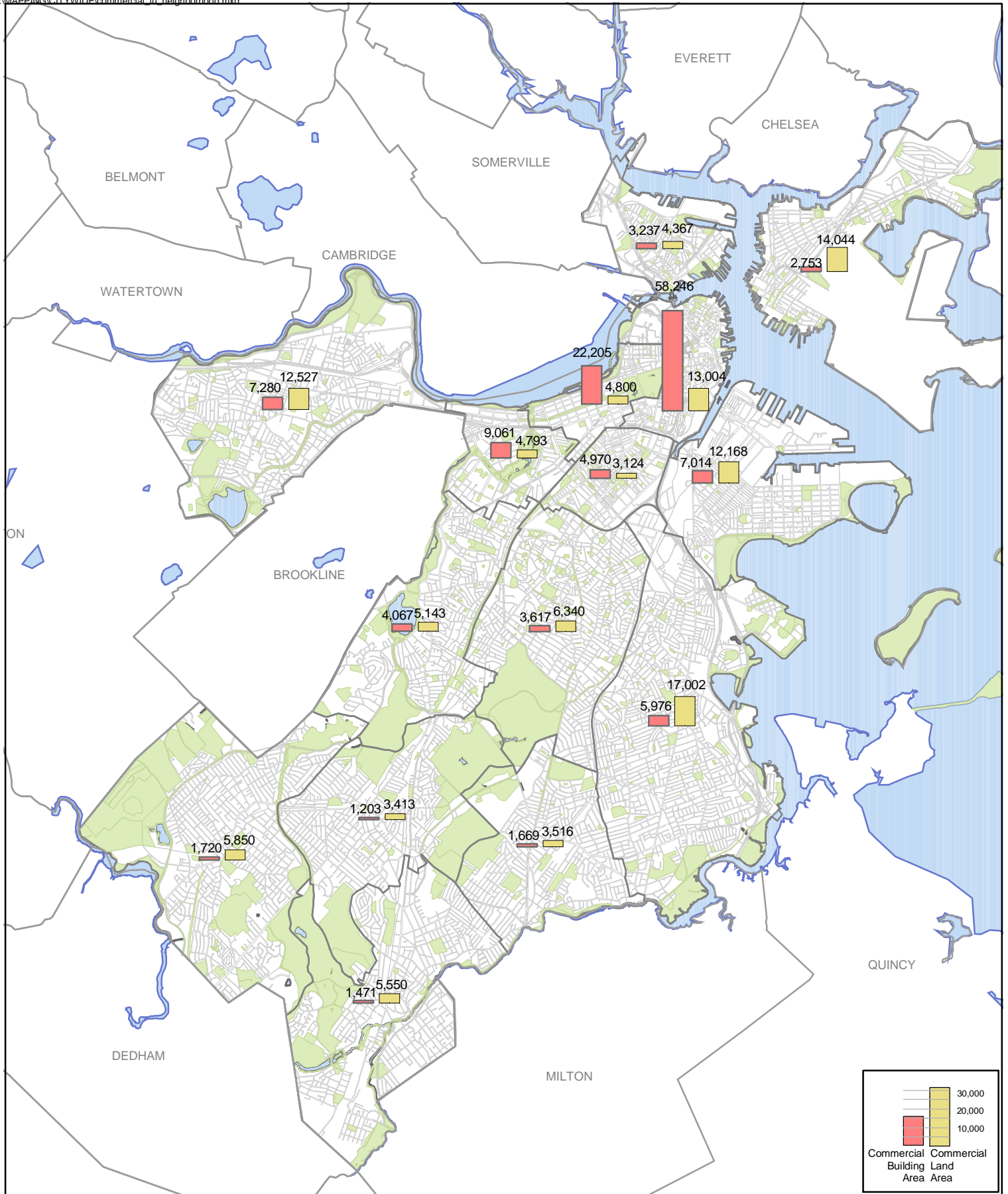
Boston's commercial sector is remarkably efficient in fueling the economy of the city and the region. If the commercial sector is to continue to grow, however, it needs space to grow – both building space and land area. As we have seen, there is precious little vacant land area in those two areas where growth could take place.

Continued commercial growth in Boston, then, appears to demand that two paths are pursued. The first is to take advantage of any re-development opportunities *inside* the downtown core and to re-build on obsolete or under-utilized sites as they become available. The second is to be alert for opportunities for commercial growth *outside* downtown – whether in the Seaport District or elsewhere – when appropriate.

Continued efficient commercial land use is crucial to the continued growth of the city, the continued increase in jobs, and the continued interplay between residents, workers, shoppers, and those seeking entertainment that make Boston such a vibrant place to live, work and visit.

**Table 6: Commercial Lot Size and Building Area by Neighborhood**

| <b>Lot Size</b>      |                   |                      |                   |                  |                   |                   |                   |                  |                  |
|----------------------|-------------------|----------------------|-------------------|------------------|-------------------|-------------------|-------------------|------------------|------------------|
| <b>Neighborhood</b>  | <b>Auto</b>       | <b>Entertainment</b> | <b>Land</b>       | <b>Lodging</b>   | <b>Mixed Use</b>  | <b>Office</b>     | <b>Retail</b>     | <b>Sci/Med</b>   | <b>Service</b>   |
| Allston/Brighton     | 2,802,495         | 218,111              | 914,035           | 282,279          | 2,259,723         | 2,540,345         | 2,537,080         | 799,364          | 174,246          |
| Back Bay/Beacon Hill | 165,583           | 17,136               | 21,955            | 488,157          | 691,213           | 2,857,687         | 348,661           | 7,807            | 202,596          |
| Central              | 1,362,491         | 385,999              | 414,962           | 1,045,634        | 1,305,183         | 7,565,030         | 556,680           | 22,984           | 345,099          |
| Charlestown          | 1,113,684         | 171,666              | 527,854           | -                | 522,285           | 1,465,427         | 393,780           | 38,869           | 134,207          |
| Dorchester           | 2,271,854         | 1,882,277            | 3,853,924         | 302,754          | 1,222,949         | 1,974,758         | 4,791,190         | 238,299          | 464,694          |
| East Boston          | 2,784,389         | 5,061,114            | 2,862,495         | 300,614          | 1,094,948         | 467,489           | 1,364,674         | 37,889           | 71,300           |
| Fenway/Kenmore       | 896,610           | 459,279              | 172,351           | 163,171          | 639,326           | 976,567           | 1,142,344         | 186,833          | 156,579          |
| Hyde Park            | 1,372,287         | 102,972              | 1,199,595         | -                | 359,075           | 175,915           | 1,904,286         | 365,611          | 70,658           |
| Jamaica Plain        | 667,924           | 1,439,267            | 374,176           | -                | 639,236           | 300,545           | 842,199           | 807,796          | 72,596           |
| Mattapan             | 812,640           | 16,000               | 864,123           | -                | 477,181           | 22,462            | 1,066,410         | 83,321           | 174,154          |
| Roslindale           | 895,625           | 8,097                | 314,610           | -                | 381,545           | 165,704           | 1,519,361         | 12,553           | 116,249          |
| Roxbury              | 1,374,295         | 21,289               | 1,677,108         | -                | 1,310,721         | 317,609           | 1,263,081         | 40,320           | 336,459          |
| South Boston         | 3,137,593         | 271,285              | 3,477,893         | 163,362          | 729,240           | 3,184,042         | 855,895           | 73,237           | 275,497          |
| South End            | 520,605           | 18,320               | 230,994           | 2,496            | 1,269,760         | 344,037           | 529,489           | 112,723          | 96,243           |
| West Roxbury         | 1,653,818         | 19,924               | 555,183           | -                | 214,657           | 470,872           | 2,507,665         | 354,571          | 73,606           |
| <b>Total</b>         | <b>21,831,893</b> | <b>10,092,736</b>    | <b>17,461,258</b> | <b>2,748,467</b> | <b>13,117,042</b> | <b>22,828,489</b> | <b>21,622,795</b> | <b>3,182,177</b> | <b>2,764,183</b> |
| <b>Building Area</b> |                   |                      |                   |                  |                   |                   |                   |                  |                  |
| <b>Neighborhood</b>  | <b>Auto</b>       | <b>Entertainment</b> | <b>Land</b>       | <b>Lodging</b>   | <b>Mixed Use</b>  | <b>Office</b>     | <b>Retail</b>     | <b>Sci/Med</b>   | <b>Service</b>   |
| Allston/Brighton     | 705,883           | 127,983              | 290,087           | 372,400          | 2,345,721         | 1,351,223         | 1,466,609         | 563,350          | 56,973           |
| Back Bay/Beacon Hill | 157,317           | 55,230               | 1,142             | 2,973,304        | 2,336,486         | 15,637,717        | 739,797           | 43,975           | 260,828          |
| Central              | 4,520,025         | 483,517              | 51,260            | 3,058,976        | 5,608,250         | 42,176,237        | 1,576,856         | 194,333          | 576,768          |
| Charlestown          | 696,082           | -                    | -                 | -                | 961,408           | 1,367,802         | 157,827           | 28,800           | 25,594           |
| Dorchester           | 556,320           | 367,433              | 51,979            | 157,714          | 1,411,848         | 1,157,390         | 1,925,867         | 145,180          | 202,459          |
| East Boston          | 241,801           | 431,052              | 4,856             | 115,045          | 1,186,275         | 238,219           | 475,556           | 20,349           | 40,189           |
| Fenway/Kenmore       | 612,219           | 263,222              | 82,361            | 388,415          | 2,181,477         | 2,284,068         | 1,783,172         | 794,993          | 671,259          |
| Hyde Park            | 240,156           | 46,872               | 43,597            | -                | 254,647           | 61,324            | 634,144           | 159,185          | 32,070           |
| Jamaica Plain        | 1,955,476         | 6,628                | 65,435            | -                | 730,063           | 164,735           | 442,960           | 573,914          | 127,971          |
| Mattapan             | 213,902           | 15,200               | 10,036            | -                | 732,404           | 12,843            | 542,223           | 45,346           | 98,006           |
| Roslindale           | 147,424           | 7,015                | 9,792             | -                | 252,027           | 84,973            | 618,173           | 7,420            | 76,368           |
| Roxbury              | 388,737           | 22,406               | 83,252            | -                | 1,973,539         | 240,335           | 736,004           | 28,316           | 145,249          |
| South Boston         | 774,224           | 190,242              | 344,327           | -                | 1,177,695         | 3,926,916         | 430,332           | 54,716           | 116,256          |
| South End            | 630,639           | 26,316               | 1,320             | 20,000           | 2,929,574         | 791,826           | 230,999           | 330,083          | 9,899            |
| West Roxbury         | 207,375           | 22,324               | 12,346            | -                | 123,983           | 176,425           | 777,307           | 190,987          | 209,989          |
| <b>Total</b>         | <b>12,047,580</b> | <b>2,065,440</b>     | <b>1,051,790</b>  | <b>7,085,854</b> | <b>24,205,397</b> | <b>69,672,033</b> | <b>12,537,826</b> | <b>3,180,947</b> | <b>2,649,878</b> |



# Commercial Land By Neighborhood

0 2,000 4,000 8,000 Feet

This map is intended for planning purposes only. Commercial area figures derived from City of Boston Assessor's office and reflects January 1, 2000. All figures shown on this map are in thousands of square feet.



September, 2003

# Commercial Land

## Commercial Category

- |  |  |
|--|--|
|  Office          |  Retail             |
|  Commercial Land |  Science/Medicine   |
|  Entertainment   |  Service            |
|  Lodging         |  Mixed Use          |
|  |  Automotive/Parking |



0 0.5 1 2 Miles



This map is intended for planning purposes only, the location of features is approximate. Commercial area figures compiled from City of Boston Assessor's data. Assessor's data reflects January 1, 2000.

