

Harrison Ave & Albany St Corridor

“Hip, Artsy, and Historical”

Rezoned to create jobs and new investment

Capacity to add 7 million+ square feet, 1/3 retail

Home to great restaurants, a thriving arts community and wonderful pocket parks and historic squares

One of the City's most diverse neighborhoods

Largest Victorian brick row house district in the US



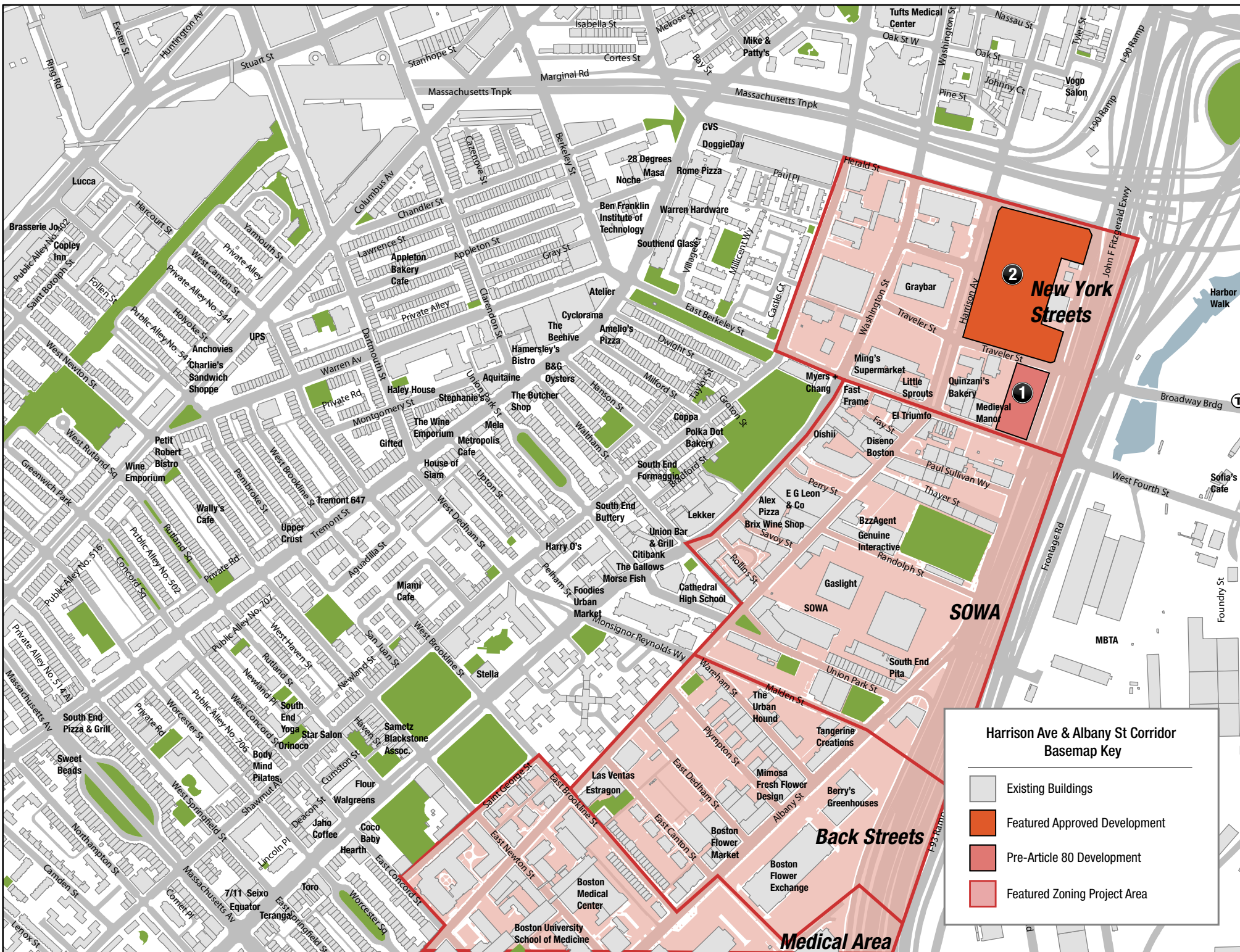
Harrison Ave & Albany St Corridor

South End Planning District Statistics

"This emerging district is poised for growth and economic opportunities."
Mayor Thomas M. Menino



- Households: **16,479**
- Bachelors Degree or Higher: **53.9%**
- Public/Private dollars invested in last decade: **\$1B+**
- Population: **34,669 (6% of Boston)**
- Median Household Income: **\$51,870**
- Nearby Hospitals:
- Households with Children: **17%**
- Number of Housing Units: **17,000**
- Distance from Airport: **10 minutes**



Featured Development Projects

Projects in design, planning, or under construction

Usage Key: Housing Retail Office Space Dining Civic

1 275 Albany St

\$150+M, 300,000 SF, 2,500 SF for retail, 190 residential units, 305-key hotel with rooftop outdoor space, meeting rooms, and bar-restaurant amenities, 165 parking spaces

275 Albany St

Developer: Normandy Realty

2 Ink Block

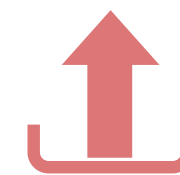
\$200M, 548,900 SF, 82,000 SF for retail, 50,000 SF for grocer, 32,000 SF for retail and restaurant use, 471 residential units

Ink Block

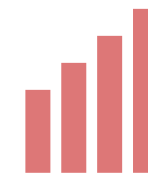
Developer: National Development, expected to break ground 2013

Featured Zoning Project

Harrison Albany Corridor Strategic Plan



Heights between 75-200



7.3M SF of growth potential



20% of residential units affordable

The new zoning creates a high growth district close to downtown, which will lead to job creation and new investment in the city. In the next two to three decades the area could grow by as much as 7.3 million square feet.

The Harrison/Albany corridor is bounded by the Massachusetts Turnpike to the north; Albany Street/Southeast Expressway/Massachusetts Avenue Connector to the east; Massachusetts Avenue to the south; and Washington Street/Harrison Avenue to the west.

The new base development heights adopted into the amended zoning code are between 70 feet and up to 150 feet near the Southeast Expressway/Massachusetts Avenue Connector. The new zoning incentivizes heights from 120 feet in parts of the corridor to 200 feet along the Southeast Expressway. 20% of the units in a residential project must be affordable, which is 5% more than what the Mayor's Inclusionary Development Policy requires citywide. Additionally, under the incentive program commercial projects will create on-site spaces cultural groups or start-up businesses.