

# HARRISON AVE & ALBANY ST CORRIDOR

“Hip, Artsy, and Historical”

Rezoned to create jobs and new investment

Capacity to add 7 Million+ SF, 1/3 retail

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

One of the City's **most diverse neighborhoods**

Largest Victorian brick row house district in the U.S.

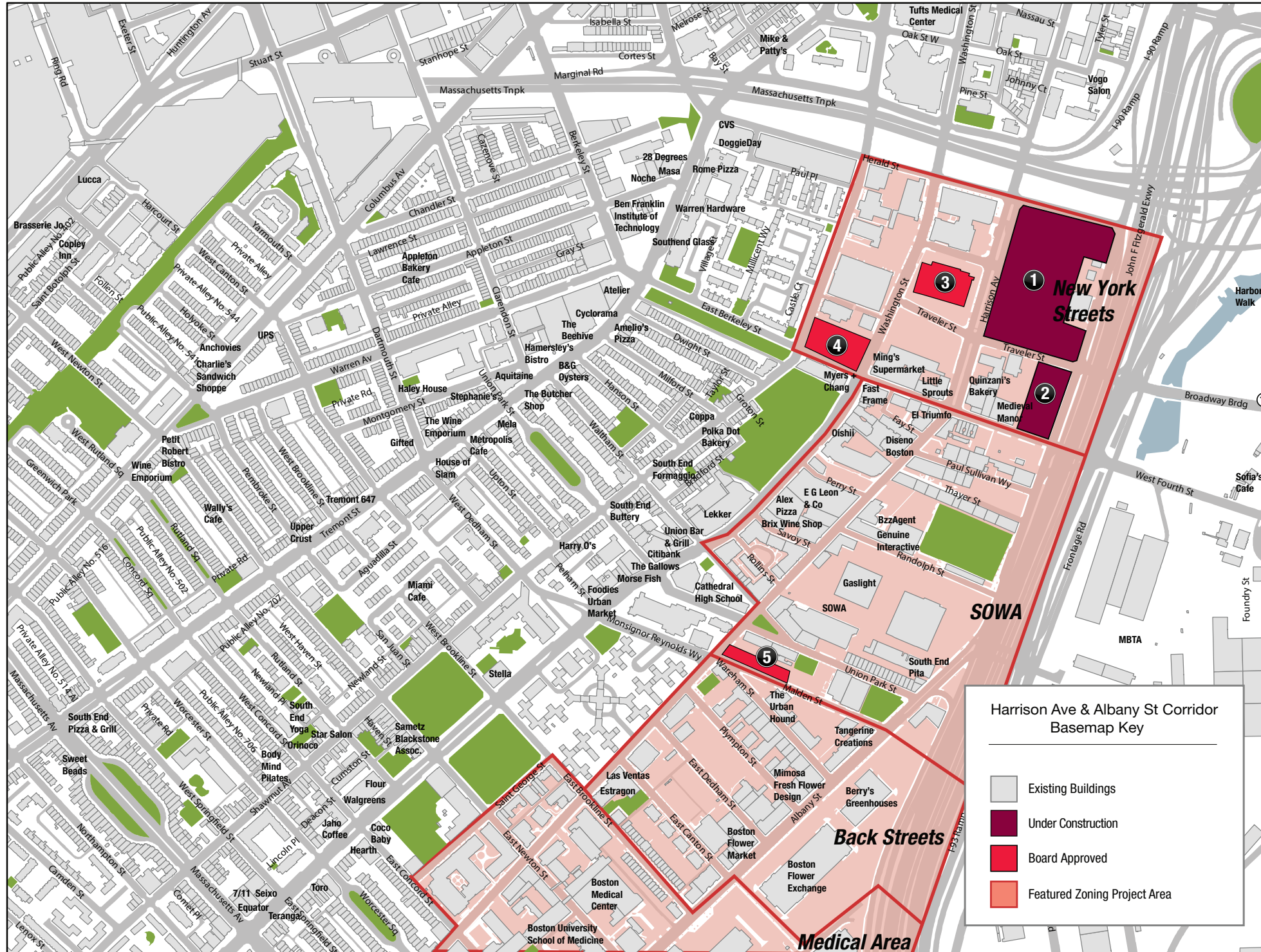


# HARRISON AVE & ALBANY ST CORRIDOR

## South End Planning District Statistics



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

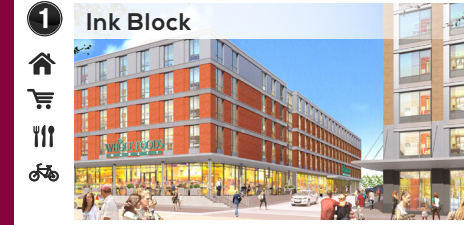


## FEATURED DEVELOPMENT PROJECTS

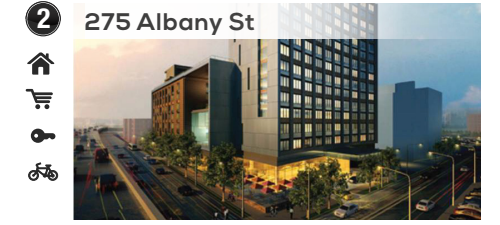
Projects in Design, Planning, or Under Construction

Usage Key: Housing Retail Office Space Dining Hotel Bike Parking

UNDER CONSTRUCTION

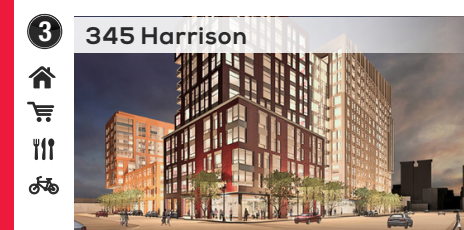


**1 Ink Block**  
\$200M, 548,900 SF, 82,000 SF for retail, 50,000 SF for grocer, 32,000 SF for retail and restaurant use, 471 residential units.

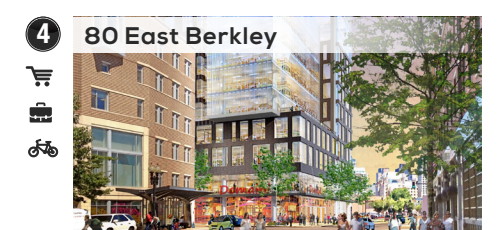


**2 275 Albany St**  
\$150+M, 300,000 SF, 2,500 SF for retail, 190 residential units, 305-key hotel with rooftop outdoor space, meeting rooms, and bar-restaurant amenities, 165 parking spaces.

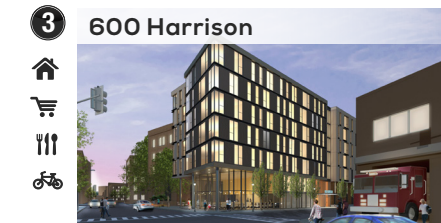
BOARD APPROVED



**3 345 Harrison**  
535,900 total SF, 602 residential units, 33,500 SF for retail.



**4 80 East Berkley**  
308,000 total SF, 18,000 retail, 290,000 SF office.



**3 600 Harrison**  
193,000 SF, 160 dwelling units.

## HARRISON ALBANY CORRIDOR ZONING

FEATURED ZONING PROJECT



Heights between 75-200



7.3 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 new base development heights adopted into the amended zoning code are between 70 feet up to 150 feet near the Southeast Expressway/Massachusetts Avenue Connector. The new zoning incentives 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% above the Mayor's Inclusionary Development Policy requirement. Additionally, under the incentive program commercial projects must create on-site spaces for cultural groups or start-up businesses.