

Beacon Hill Womens Forum

Hampshire House

January 7, 2014

Presents:

Building Boom in Beacon Hill's Backyard!



Randi Lathrop, Director

Business Development Division



AGENDA

1. Business Development Division Overview

Boston Redevelopment Authority

2. Downtown Boston BID

3. Downtown Boston's Building Boom!

Business Development



BOSTON
REDEVELOPMENT AUTHORITY

Business
Initiatives

- › Provide Resources
- › Navigate the Permitting Process
- › Provide Financing Opportunities
- › Help with Site Location

Attraction
Retention
Assistance

Business Development Staff



The BRA's Business Development division has crafted a number of special initiatives to attract and support unique businesses, from a single artists to an entire research laboratory.

Business Development

Resources & Initiatives



LIFETECH BOSTON



Who We Help: Biotechnology, Pharmaceuticals, Medical Devices, Healthcare IT, High Technologies, Other Related Industries.

What We Do: Identify industry gaps, promote Boston as the premier US location for international companies, and connect companies with city and state resources.

Contact:

Martina Toponarski
Life Sciences and High Tech Sector Manager
martina.toponarski@boston.gov
617-918-4457



CLEANTECH BOSTON



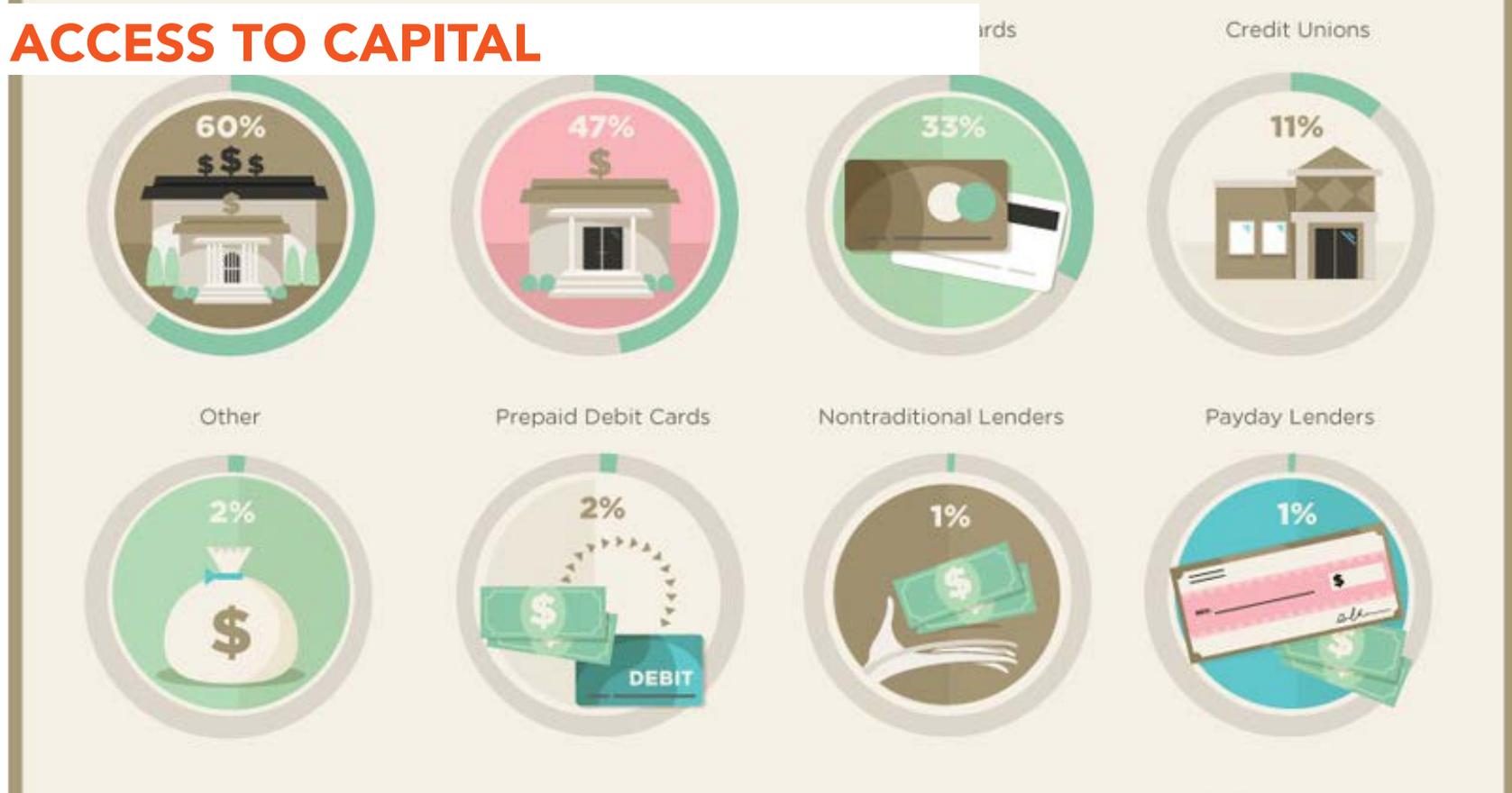
Who We Help: Existing and new clean-tech businesses, new entrepreneurs, community partners.

What We Do: In addition to helping identify possible locations in one of Boston's neighborhoods it offers an array of very competitive office and light industrial space in the Boston Marine Industrial Park and access to financial resources.

Contact: Rich Pellagrini
CleanTech/ Advanced Manufacturing Sr. Manager
rich.pellagrini@boston.gov
617-918-4375



ACCESS TO CAPITAL



Who We Help: Help entrepreneurs and early stage companies navigate the sometimes complex world of capital access.

What We Do: Facilitate conversations, make introductions, educate.

Contact:

Rich Pellagrini
rich.pellagrini@boston.gov
617-918-4375

BACKSTREETS BOSTON



Who We Help: Manufacturing businesses processing raw materials, Wholesale, Commercial Services, Logistics, Buildings and Contractors, Food Processing and Importing.

What We Do: Provides individual businesses and districts in the city with a range of comprehensive industrial planning services and strategic advice. These services foster commerce and encourage entrepreneurship in the area businesses.

Sal DiStefano

Contact: Industrial /Wholesale Sr. Manager
sal.distefano@boston.gov
617-918-4338

BACKSTREETS
BOSTON
Industrial | Wholesale



CREATE BOSTON



Who We Help: Film, Music, Media, Design, Visual Arts/Craft, Performance

What We Do: Create conditions that allow creative businesses and individuals to reach their full potential, help create and retain high-paying jobs based in the creative economy, connect creative industries to new audiences, markets and resources, assist in building a sustainable future creative workforce, and provide a collaborative environment by connecting arts and cultural non-profit organizations.

Contact: Carole Walton
Creative Economy & Technology Manager
carole.walton@boston.gov
617-918-4259



INNOVATION BOSTON



Who We Help: Existing and new innovative businesses to develop the City's entrepreneurial ecosystem, New Entrepreneurs, Community Partners.

What We Do: Take advantage of the City's existing knowledge base, the area's opportunity for growth, and world-class infrastructure to produce world-class products and services while supporting entrepreneurship and mentor new ideas and projects.

Contact: Andrew Grace
Interim Innovation Boston Manager
andrew.grace@boston.gov
617-918-4379

INNOVATION
BOSTON

ONE IN 3 BOSTON



Who We Help: Young adults 20-34 year old, Young entrepreneurs.

What We Do: Links Boston's young adults population with the city's social, civic and professional resources and with each other; helps to provide more efficient access to the city's resources while developing long-lasting networks and incentives to stay in Boston; Provides an open forum for 20-34 year-olds to discuss neighborhood issues and collaborate to solve them.

Contact: Chloe Ryan
Manager, Onein3
chloe.ryan@boston.gov
617-918-4350



RETAIL BOSTON



Who We Help: Existing retail and 'front-end' industries, New entrepreneurs, Community partners

What We Do: Provides individual businesses and districts in the city with a range of comprehensive industrial planning services and strategic advice. These services foster commerce and encourage entrepreneurship in the area businesses.

Contact:

Randi Lathrop
Citywide

Martina Toponarski
Innovation District Retail

BOSTONRetail

Downtown Boston Business Improvement District



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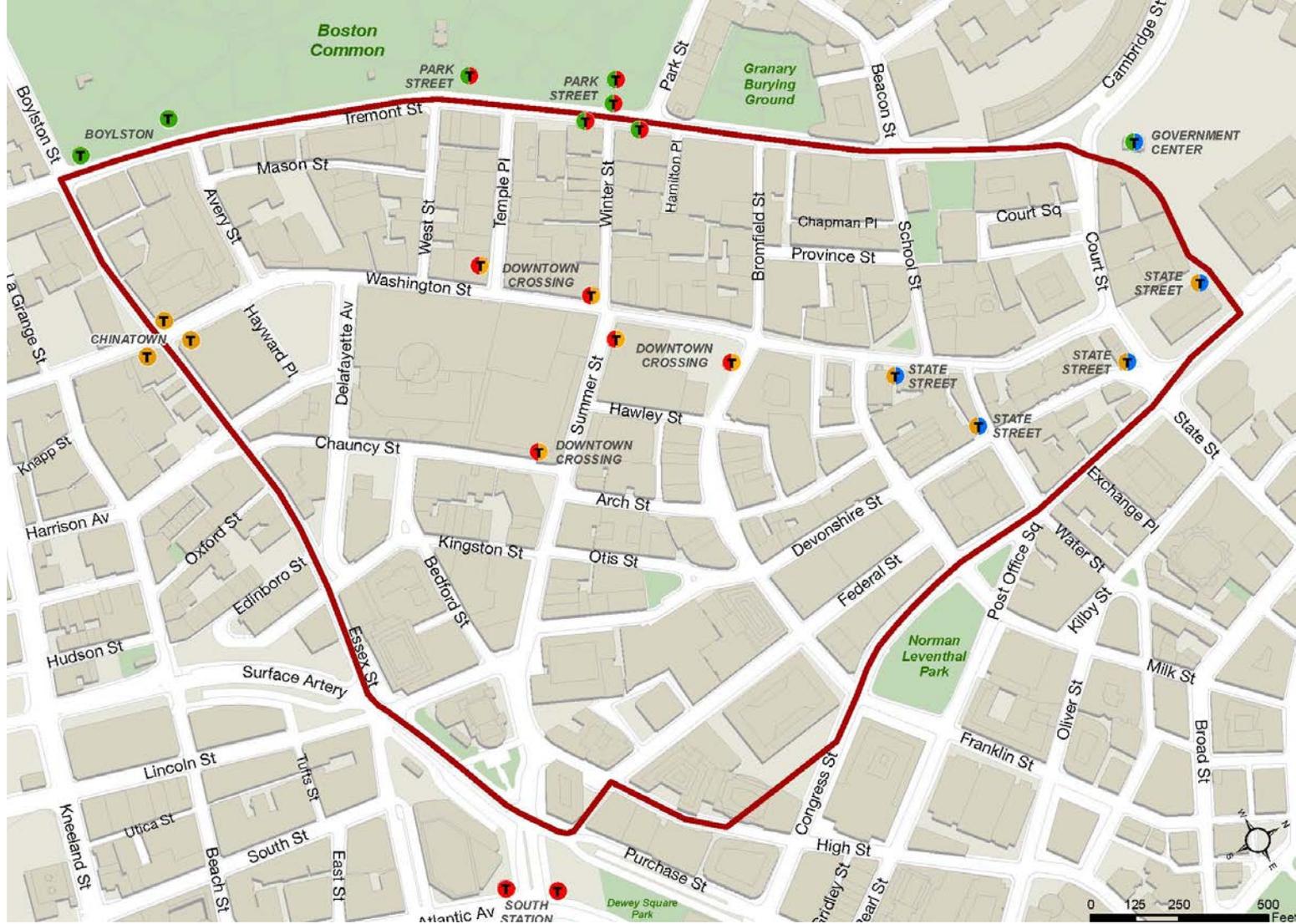


MARQUEE ATTRACTIONS
Downtown Cinemas & Theaters



- Downtown Boston BID established in 2010
- First BID created in Boston, 7th BID in Massachusetts
- Campaign spearheaded by BID's predecessor, the DCP, with strong support from the BRA and Mayor's Office





- BID encompasses 34 square blocks
- Approx. 250 commercial and tax-exempt property owners, controlling 750 tax parcels, make up BID membership
- Approx. \$4.2 million annual budget

BID Programs: Cleaning & Hospitality



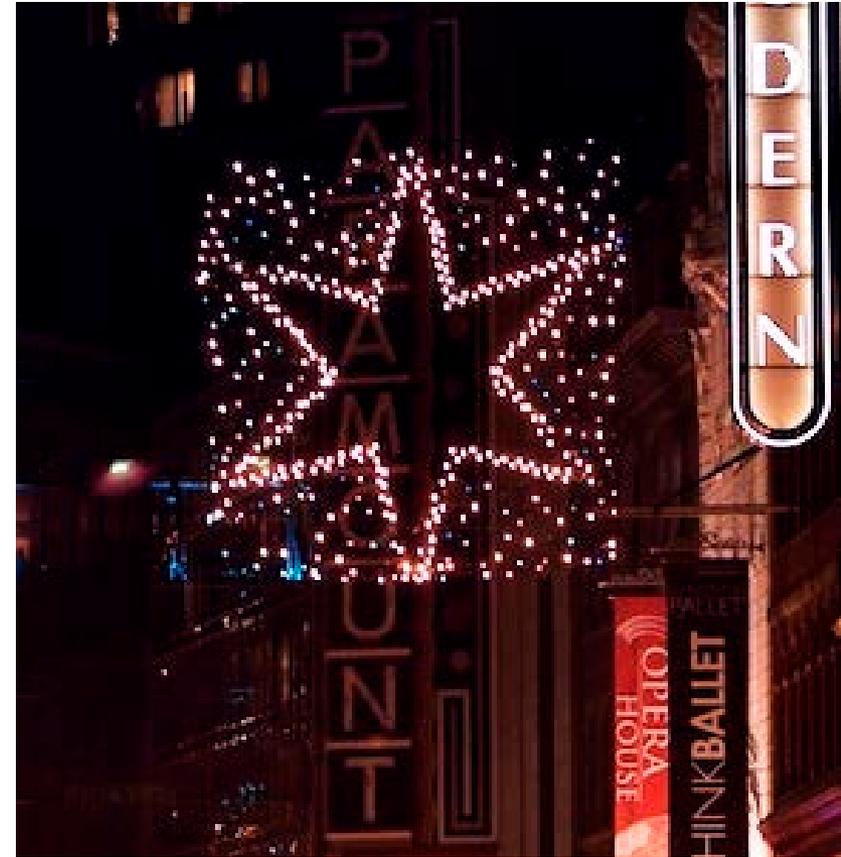
BID Ambassadors are on-call 24/7/365 providing

- Litter & graffiti removal; Powerwashing & snowshoveling
- Helping tourists/visitors with directions/escorts
- Reporting vandalism/broken streetlights, etc. to BID property owners and the city

Wayfinding: Pilot program Spring 2014



BID Programs: Streetscape Beautification



The BID's capital improvements initiatives include:

- Seasonal decorations: year-round plantings, banners, holiday starlights
- Ongoing collaboration with City/BRA to standardize benches, sidewalk & paver materials, plant holders, & wayfinding

BID Programs: Marketing/Promotions & Special Events



Downtown Boston BID marketing/promotions & special events include:

- Weekly E-Newsletter, Website, Social media channels
- Advertise in Boston Magazine, Improper Bostonian, Playbill/Panorama, etc.
- Year-round special events on Summer Street Plaza, Walgreens Plaza, etc.

BID Programs: Community Relations/Social Services



BID community relations/social services include:

- Collaboration with Police, Fire, DPW, and other municipal agencies
- Partner with St. Francis House, St. Anthony Shrine, etc.
- Actively participate with neighborhood organizations: MPPNA, etc.
- Employ full-time social outreach coordinators

Downtown Boston's Building Boom

- \$6 Billion under construction city-wide
- Additional \$10 billion of development in pipeline
- \$1.7+ billion in Downtown Crossing
- 103 new businesses in last 3 years Downtown Crossing
- Over 45 new food establishments in past 5 years



Millennium Place, Washington Street
256 Residential Units, Legal Crossing, Caffé Nero



Millennium Tower: Opening Spring 2016
600 Residences and Flagship Retail



Burnham Building: Opening Fall 2014
Office, Retail and Roche Bros. Food Market



401-407 Washington: Former Fox Furs building
14 residential units plus commercial space



59 Temple Place: Godfrey Hotel Opening Fall 2014
273 rooms and 2 ground floor restaurants



120 Kingston Street
240 Residential units

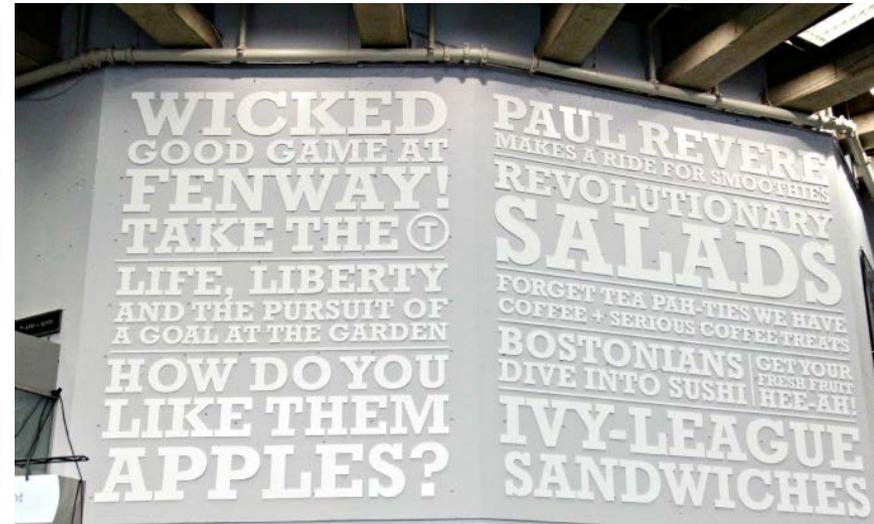


FRONT ELEVATION
3/18/19

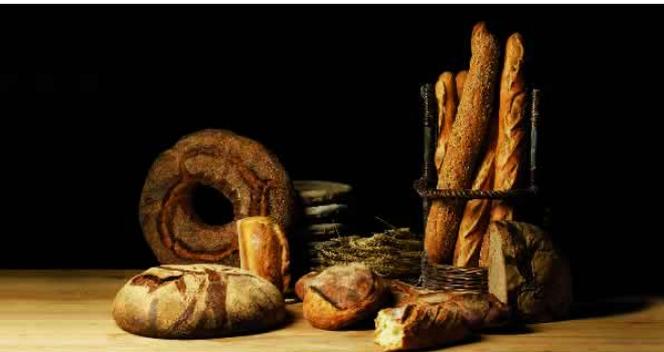
NOTE:
ALL STORE FRONT TO BE PAINTED BLACK.
EX'G BRICK TO BE POWER WASHED TO REMOVE EX'G PAINT AND TO BE RE-POINTED

1-4 Winter Place: Former Locke-Ober

6 units residential and 2 commercial spaces



Walgreens Emporium: Opened Spring 2013
Flagship location



1 Boston Place: Paul Opening Spring 2014
Flagship location



467 Washington: Liberty Travel
Flagship location

Contact INFO

Randi Lathrop

Director of Business Development

randi.lathrop@boston.gov

617-918-4302

Andrew Grace

Deputy Director of Business Development

andrew.grace@boston.gov

617-918-4379