



Summary

6 Fort Street is a 34 units of family rental residential development in Quincy, MA. The project will represent the adaptive re-use of a vacant building in a transit-oriented, Downtown Quincy Center location. The program responds to the new Quincy Center Zoning District's Design Guidelines, while remaining sensitive to the surrounding, smaller-scale commercial and residential neighborhood.

Community Benefits

- **Restoration** of a predominantly vacant and disinvested building
- **Creation of a vibrant residential community** in a convenient, environmentally responsible, and walkable location near schools, retail services, and public transportation
- **Enhancement of the pedestrian environment along Fort Street** through improved design of street-level facade
- **Careful rehabilitation of an existing structure** utilizing **green design techniques** to contribute to a more **sustainable future for Quincy**
- **Long-term investment in the local community** through ACDC's continued ownership and careful, community-focused management of the property

The Development Team

ACDC is a community-based, non-profit organization serving Greater Boston. For twenty years, ACDC has worked closely with residents and local organizations to create more than \$100 million of mixed-income, mixed-use residential developments now housing over 800 people in Boston's Chinatown. The organization has extensive experience in taking complex, mixed-use development proposals through multi-agency, multiple stakeholder approval processes. In 2004, ACDC completed its most recent project, The Metropolitan, a groundbreaking 251-unit, mixed-income, mixed-use project. The project architect, Mostue & Associates, has been designing award-winning mixed-income, mixed-use residential developments throughout Greater Boston since 1987.

Contact

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Anticipated Program

TYPE OF SPACE	QUANTITY	GROSS SQ. FT.
Residential	34 Units	42,000 +/-
Community Space		1,000 +/-
Total Building		43,000 +/-

Parking	63 Spaces	
Recreational open space		8,001 +/-

UNIT TYPE	# OF UNITS	% OF UNITS
One bedroom	7	24%
Two bedroom	21	59%
Three bedroom	6	18%
Total Units	34	100%

TARGET MARKET

27 Units (80% of total)	Household earning \$30,000 +/- to \$60,000 +/-
7 Units (20% of total)	Household earning not more than \$30,000 +/-

