

Quincy Munroe Place



Site Details: Mixed Use Building,
202,549 sq ft, 110 residential units
Zoning: Special Permits
Funding: Private Developer

Date(s): Completed May 2004
Goals: Revitalize Downtown Quincy;
Build Residences Downtown



Background



Front view of Munroe Place

When the developer, The Grossman Companies, Inc., was initially considering the parcel where Quincy Munroe Place would be constructed, they had several conversations with the mayor to discuss the best possible use. Through the discussions, they determined that one of the major issues that downtown Quincy was facing was very sparse after work activity. Grossman wanted to build residential units to keep people downtown after 6 o'clock and to provide customers for retail and restaurant establishments. This development would be a great place for people to live for a variety of reasons. The building would be located adjacent to the red line MBTA stop Quincy Center as well as a number of bus routes. Residents would have the opportunity to walk to nearby shops and restaurants as well as to arrive in downtown Boston after a quick 25 minute train ride.

Site Development

Quincy Munroe Place was completed in May 2004 and it has already helped to revitalize the downtown area. The gross area of the building is 202,549 square feet. The structure is an 8 story mixed use building, including 110 market-rate units of apartments and condominiums as well as 1st floor retail. There are also two and a half levels of underground parking. Zoning requires that one and a half spots be provided for each unit. Munroe Place is located close to the historic center of downtown Quincy, adjacent to the historic Munroe Building as well as the nearby red line MBTA Quincy Center stop.



A bus station located to the rear of Munroe Place

Development Process

The fact that The Grossman Companies, Inc. has a good reputation in Quincy and has been doing work there for over 100 years contributed to the success of the development. Before Munroe Place was constructed, there was mainly parking on the parcel along with an old wooden insurance company. Grossman purchased the adjacent property which had two parking lots and the Munroe Building, a historic office building. They permitted one of these parking lots and kept the other for the Munroe Building. The area where the Munroe Place Building now stands was originally zoned as a downtown business district that did not allow for the number of stories that Grossman wanted. In order to develop the project through they had to apply for special permits through the Zon-

ing Board of Appeals. The developers also worked with the City Counsel to gain the necessary approvals for the new development to be constructed. Most of the abutters were commercial establishments and, because there was little opposition, it only took 6 months to get the permits. Once the permits were attained, Grossman sold them to Abbott Development, another developer that specializes in transit-oriented projects and Abbot built the physical structure.

Munroe Place and MetroFuture Goals

Transportation Choices

Quincy Munroe Place is located adjacent to the Quincy Center Red Line MBTA Stop and also has a bus station located at the rear of the building.



View From Quincy Center Red Line MBTA Stop



View of Mixed Use on Hancock Street at Quincy Munroe Place

Sustainable Growth Patterns

Quincy Munroe Place is located downtown among many retail and restaurant establishments. It was constructed in an area that is already developed in an attempt to create a more walkable neighborhood and to encourage people to use their cars less frequently.

Housing Choices

Munroe Place provided residences downtown so that people could choose to live closer to work and public transportation.

Contact Information

For more information about Munroe Place contact Richard McKinnon, Director Brokerage Services, Grossman Companies at richmck@grossmanco.com

“It is important to have a good local counsel and local architect who works in the area, who is well respected, and who has done presentations for the planning board previously”- Richard McKinnon, Director Brokerage Services, Grossman Companies