

## DRAFT

### Hynes Convention Center Proposal

By Lisa Jeanne Graf, March, 2020

#### **Possible Restrictions on a Sale:**

Restrictions to a possible sale could include:

1. The person who purchased the property would need to develop it as a mixed income cooperative so that it could remain permanently affordable for all income groups.
2. Some convention space would remain to not hurt the business of local hotels. 50% sounds about right if occupancy is at about 44%.
3. Any Development would be a renovation, not a teardown and rebuild, for environmental impact reasons.

#### **Details on how the Hynes Building could be developed:**

1. Convention space could remain for art related events (possibly including 150,000 square feet of event space)
2. The roof could have green space. The center could be opened up to contain a courtyard with a green house glass roof.
3. Uses of the space could include:
  - a. Artist live/work spaces for visual artists. The spaces with north light could be set aside for artists who require this lighting for their work. Each space could include a gallery space as well.
  - b. Artist live/work spaces for sculptors including woodworking, metal work, ceramics, etc. Each space could include a gallery space as well.
  - c. Artist live/work spaces facing the Prudential Mall and the streets outside the building could include storefronts. If there was an enclosed courtyard added then live/work spaces facing the courtyard could also have storefronts.
  - d. House the residences of The Boston Center of the arts so the artists there would not need to be displaced (the state saves the day for those artists!) Another option would be for any displaced artists to have spaces at the Hynes.
  - e. A large Artist Gallery for group shows or one person shows
  - f. A cooperative gallery that would include artists from all neighborhoods in Boston
  - g. An artist's career resource center where artists could get help with marketing their career, and research opportunities, network, etc

- h. Recording studios
  - i. Performance spaces
  - j. A movie theater
  - k. Some spaces set aside for small business owners who desire live/work space with storefronts (to save money on starting a new business)
  - l. The building would be sold to and controlled jointly by artists, and small business owners in the form of a mixed income cooperative
  - m. Possibly some spaces could be rented as well to allow greater access for more artists
  - n. The piano factory would be a template for the pricing structure, and income guidelines.
4. Artists would be allowed to both sell their artwork and have side businesses that help them make enough money, like crafts, design, and any other side gig.
  5. A Partnership could be developed with **Mass College of Art** so that recent graduates could have live/work space for a year or two to help jump start their careers.
  6. Possibly other colleges could partner as well with various artistic disciplines. The Professional Arts Consortium schools could all partner together as these schools already allow for enrollment in classes at each of their schools. The schools in this group are Berklee College of Music, Boston Architectural College, Boston Conservatory at Berklee, Emerson College, Massachusetts College of Art and Design, New England Conservatory, and School of Museum of Fine Arts at Tufts.
  7. A Community Development Corporation could develop this like The Fenway FCDC or a developer with experience with artist's live/work buildings.

**Funding Sources could include:**

- Community benefits from non profit arts organizations, arts colleges and hospitals (who are funding housing and career development initiatives)
- Partnerships with local colleges to support artists starting their careers including Mass College of Art.
- Affordable housing development subsidies (for artists, seniors, families, residents without homes, etc):
  - Boston's Neighborhood Housing Trust Funds
  - Community Development Block Grant Funds
  - [Inclusionary Development Policy Funds<sup>1</sup>](#)
  - Subsidy - Rental and Cooperative Developments Policy Funds

- State Department of Housing and Community Development's housing programs including:
  - Low Income Housing Tax Credits
  - HOME Funds
  - Affordable Housing Trust Funds
  - Housing Stabilization Funds
  - and similar funding sources
- Section 8 Funds
- [Community Preservation Act<sup>2</sup>](#)
- (CPA) funding for affordable housing development projects.
- Funding from [Small Business Development<sup>3</sup>](#) in the City of Boston. This department provides loans to support economic growth through job creation and developing local commercial districts. This program is administered by our Business Capital and Finance Unit.
  - In Boston \$3 million in small business resources are available under the Community Development Block Grant Program and more than \$3 million in investment in small businesses within and outside of the 20 Main Streets districts
- Arts and Cultural Funds possibly including:
  - [Mass Cultural Council<sup>4</sup>](#)
  - National Endowment for the arts funds
  - [The Edward Ingersoll Browne Fund<sup>5</sup>](#)

The main focus of this funding appears to be public art, but providing a space for art in the community that would benefit a maximum number of people (like a performing space or a gallery space in a storefront) would appear to be an approved use of these funds.
  - [Artist Artspace program<sup>6</sup>](#)

The initiative is a collaboration with other city agencies including the Mayor's Office of Arts and Culture, the Boston Planning & Development Agency, and the Department of Neighborhood Development. Boston is particularly interested in projects which create spaces that:

    - are permanently dedicated to artists,
    - are located in zones between industrial and residential neighborhoods in locations that do not support traditional family housing,
    - and offer live/work spaces or work-only spaces for rent and for purchase at a variety of prices.

- [Boston Main Streets<sup>7</sup>](#)
  - Boston Main Streets is a public-private initiative of the City of Boston to revitalize its neighborhood commercial districts through locally established organizations. The Boston Main Streets network is funded through City resources, as well as through the generous support of Boston's business community and area residents. Boston Main Streets receives assistance through financial and in-kind support from local businesses, corporations and institutions.
  - This group already provides funding for [Storefront Improvements<sup>8</sup>](#). One possibility is that funding could be expanded to include renovations to storefronts to create live spaces.
- [Boston Main Streets Foundation<sup>9</sup>](#)

### Sources:

1. Inclusionary Development Funds  
<http://www.bostonplans.org/planning/planning-initiatives/inclusionary-development-policy-2019-update>
2. Community Preservation Act Funds  
<https://www.boston.gov/community-preservation-act>
3. Small Business Financing  
<https://www.boston.gov/departments/economic-development/small-business-financing>
4. Mass Cultural Council  
<https://massculturalcouncil.org/artists-art/artist-space-resources/artist-space-guide/acquisition-of-artist-space/>
5. Edward Ingersoll Browne Fund  
[https://www.cityofboston.gov/images\\_documents/Browne%20Fund%20Application.pdf](https://www.cityofboston.gov/images_documents/Browne%20Fund%20Application.pdf)
6. ArtistSpace Program  
<http://www.bostonplans.org/housing/artistspace-program/artistspace-housing-overview>
7. Boston Main Streets  
<https://www.boston.gov/economic-development/boston-main-streets>
8. Storefront Improvements  
<https://www.boston.gov/departments/small-business-development/storefront-improvements>
9. Boston Main Streets Foundation <https://bostonmainstreets.org/>

### Press:

1. <https://www.bostonglobe.com/business/2019/12/12/colliers-picked-market-hynes-but-could-tricky-assignment/IDg91iSZ5UprgKr0kLVCiK/story.html>
2. <http://www.bostonhospitalityindustry.com/?m=1>
3. <https://www.bisnow.com/boston/news/commercial-real-estate/bill-filed-to-sell-hynes-convention-center-expand-bcec-101413>
4. <https://www.bisnow.com/boston/news/commercial-real-estate/bill-filed-to-sell-hynes-convention-center-expand-bcec-101413>
5. [https://www.bisnow.com/boston/news/commercial-real-estate/bill-filed-to-sell-hynes-convention-center-expand-bcec-101413?utm\\_source=CopyShare&utm\\_medium=Browser](https://www.bisnow.com/boston/news/commercial-real-estate/bill-filed-to-sell-hynes-convention-center-expand-bcec-101413?utm_source=CopyShare&utm_medium=Browser)