



CITY OF BOSTON • MASSACHUSETTS
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
MARTIN J. WALSH, MAYOR

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2017 NOV -9 P 3:44
BOSTON, MA

November 15, 2017

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner

Location:
Winter Chambers
26 Court Street, 1st Floor
Boston, MA 02108

Meeting time: 9:45 a.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its November 15, 2017 meeting:

VOTE 1: Bernard Mayo, Project Manager, Real Estate Management and Sales

Tentative Developer Designation and Intent to Sell to Urban Edge Housing Corporation:
Vacant land located at Ritchie Street, Roxbury, Massachusetts.

Purchase Price: \$100

Ward: 11
Parcel Number: 00867010
Square Feet: 5,970
Future Use: Recreation Center
Estimated Total Development Cost: \$29,263,464
Assessed Value Fiscal Year 2017: \$67,879
Appraised Value January 4, 2017: \$120,000
DND Program: REMS Land Disposition
RFP Issuance Date: June 19, 2017

That, having duly advertised a Request for Proposals to develop said property, Urban Edge Housing Corporation, a Massachusetts non-profit corporation, with an address of 1542 Columbus Avenue, Roxbury, MA 02119 to be tentatively designated as developer of the vacant land located at Ritchie Street (Ward 11, Parcel Number 00867010) in the Roxbury District of



the City of Boston containing approximately 5,970 square feet of land for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of this parcel; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to Urban Edge Housing Corporation;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

VOTE 2: John Feuerbach, Senior Development Officer, Neighborhood Housing Development

Conveyance to Boston Common Solutions, Inc.: Vacant land located at various parcels in Dorchester, Massachusetts.

Purchase Price: \$2,500

Ward: 14

Parcel Numbers: Various

Square Feet: 128,402 (total)

Future Use: New construction - Housing

Estimated Total Development Cost: \$1,804,200

Assessed Value Fiscal Year 2017: \$1,329,800 (total)

Appraised Values June 20, 2016 and July 20, 2016: \$2,370,000 (total)

DND Program: Neighborhood Homes Initiative

RFP Issuance Date: March 20, 2017

That having duly advertised its intent to sell to Boston Common Solutions, Inc., a Massachusetts corporation, with an address of 11 Lantern Lane, West Roxbury, MA 02132, the vacant land located at:

105-107 Stratton Street, Ward: 14, Parcel: 03068000, Square Feet: 6,300

123 Stratton Street, Ward: 14, Parcel: 03071001, Square Feet: 2,935

127 Stratton Street, Ward: 14, Parcel: 03072000, Square Feet: 3,096

Stratton Street, Ward: 14, Parcel: 03073000, Square Feet: 856

26 Lyford Street, Ward: 14, Parcel: 03074000, Square Feet: 4,620

124 Callender Street, Ward: 14, Parcel: 03039000, Square Feet: 7,200

126 Callender Street, Ward: 14, Parcel: 03038000, Square Feet: 6,000
114-118 Floyd Street, Ward: 14, Parcel: 03081000, Square Feet: 10,400
133 Callender Street , Ward: 14, Parcel: 03079000, Square Feet: 4,500
137 Callender Street, Ward: 14, Parcel: 0308000, Square Feet: 5,001
17 Stratton Street, Ward: 14, Parcel: 03100000, Square Feet: 4,196
19 Stratton Street, Ward: 14, Parcel: 03101000, Square Feet: 4,197
21 Stratton Street, Ward: 14, Parcel: 03102000, Square Feet: 4,210
49 Stratton Street, Ward: 14, Parcel: 03111000, Square Feet: 4,863
17-19 Ashton Street, Ward: 14, Parcel: 03213000 Square Feet: 5,747
12 Ashton Street, Ward: 14, Parcel: 03188000 Square Feet: 4,900
Lucerne Street, Ward: 14, Parcel: 03509000, Square Feet: 4,435
93-95 Woodrow Avenue, Ward: 14, Parcel: 02999000, Square Feet: 3,750
97 Woodrow Avenue, Ward: 14, Parcel: 03000000, Square Feet: 2,600
82 Woodrow Avenue, Ward: 14, Parcel: 03695000, Square Feet: 6,652
86 Woodrow Avenue, Ward: 14, Parcel: 03694000, Square Feet: 6,628
Jones Avenue, Ward: 14, Parcel: 03709000, Square Feet: 6,346
9 Jones Avenue, Ward: 14, Parcel: 03710000, Square Feet: 6,422
23 Jones Avenue, Ward: 14, Parcel: 03714000, Square Feet: 6,337
27 Jones Avenue, Ward: 14, Parcel: 03715000, Square Feet: 6,211

in the Dorchester District of the City of Boston containing approximately 128,402 total square feet of land, for two consecutive weeks (August 28, 2017 and September 4, 2017) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of July 20, 2017, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Boston Common Solutions, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Boston Common Solutions, Inc. in consideration of Two Thousand Five Hundred Dollars (\$2,500).

VOTE 3: Robert Jones, Housing Development Officer, Neighborhood Housing Development

Amendment to the vote of September 14, 2016 to extend the Tentative Designation and Intent to Sell period from 36 to 48 months to Codman Square Neighborhood Development Corporation: Vacant land located at 10 and 22 Bowdoin Street, Dorchester, Massachusetts.

Time Extension

- 1) TD – 10/01/2014 through 10/01/2015 = 12 months
 - 2) TD extension for an additional 12 months 10/01/2015 through 10/01/2016 = 24 months
 - 3) TD extension for an additional 12 months 10/01/2016 through 10/01/2017 = 36 months
 - 4) TD extension for an additional 12 months 10/01/2017 through 10/01/2018 = 48 months
- TD total time is 48 months

Ward: 14

Parcel Numbers: 01419000 and 01418000

Square Feet: 25,642 (total)

Future Use: Mixed use

Estimated Total Development Cost: \$13,297,953

Assessed Value Fiscal Year 2014: \$232,400

Appraised Value March 2014: \$770,000

DND Program: Neighborhood Housing

RFP Issuance Date: June 2, 2014

That the vote of this Commission at its meeting on October 1, 2014 and, thereafter, amended on October 21, 2015 and September 14, 2016 regarding the tentative designation and intent to sell the vacant land located at:

10 Bowdoin Street, Ward: 14, Parcel: 01419000, Square Feet: 6,871

22 Bowdoin Street, Ward: 14, Parcel: 01418000, Square Feet: 18,771

in the Dorchester District of the City of Boston containing approximately 25,642 total square feet of land, to Codman Square Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 587 Washington Street, Dorchester, MA 02124;

be, and hereby is amended as follows:

By deleting the figure and word: “36 months” and substituting in place thereof the following figure and word: “48 months” wherever such may appear.

VOTE 4: Neriliz Llenas, Project Manager, Real Estate Management and Sales

Transfer of the vacant land from the Department of Neighborhood Development to the Boston Parks and Recreation Department: Vacant land located at 460-464 Hyde Park Avenue, Roslindale and 66 Fort Avenue, Roxbury, Massachusetts.

Property Transfer

Wards: 18 and 11

Parcel Numbers: 06245000 and 00500001

Square Feet: 13,202 (total)

Use: Park and Tot Lot

Assessed Value Fiscal Year 2017: \$154,800 (total)

DND Program: REMS Land Disposition

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12) the vacant land located at:

460-464 Hyde Park Avenue, Ward: 18, Parcel: 06245000, Square Feet: 4,802

66 Fort Avenue, Ward: 11, Parcel: 00500001, Square Feet: 8,400

in the Roslindale and Roxbury districts of the City of Boston containing approximately 13,202 total square feet of land and, further, be and the same hereby is, transferred from the care, custody, management and control of the Department of Neighborhood Development to the care, custody, management and control of the Boston Parks and Recreation Department.

VOTE 5: William Epperson, Assistant Director, Real Estate Management and Sales

Tentative Developer Designation and Intent to Sell to Habitat for Humanity Greater Boston, Inc.: Land with building thereon located at 172 Fairmount Street, Dorchester, Massachusetts.

Purchase Price: \$5,000

Ward: 17

Parcel Number: 02612000

Square Feet: 5,006

Future Use: Rehabilitation - Housing

Estimated Total Development Cost: \$658,771

Assessed Value Fiscal Year 2017: \$417,400

Appraised Value June 30, 2016: \$230,000

DND Program: Neighborhood Homes Initiative

RFP Issuance Date: February 21, 2017

That having duly advertised a Request for Proposals to develop said property, Habitat for Humanity Greater Boston, Inc., a Massachusetts non-profit corporation, with an address of 240 Commercial Street, Boston, MA 02109 be tentatively designated as developer of the land with building thereon located at 172 Fairmount Street (Ward 17, Parcel Number 02612000) in the Dorchester District of the City of Boston containing approximately 5,006 square feet of land for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper development of this parcel; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to Habitat for Humanity Greater Boston, Inc.;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

VOTE 6: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development

Tentative Developer Designation and Intent to Sell to Oxbow Urban, LLC: Vacant land located at 17 and 19 Helen Street, 242-244 Norwell Street, Unnumbered Norwell Street and 78 Spencer Street, Dorchester, Massachusetts.

Purchase Price: \$600

Wards: 14 and 17

Parcel Numbers: 02219000, 02220000, 00330000, 00345000, 00347000, and 00418000

Square Feet: 22,046 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$2,028,264

Assessed Value Fiscal Year 2017: \$230,000 (total)

Appraised Value April 15, 2017: \$566,000 (total)

DND Program: Neighborhood Homes Initiative

RFP Issuance Date: April 18, 2017

That, having duly advertised a Request for Proposals to develop said properties, Oxbow Urban LLC, a limited liability company, with an address of 75 Arlington Street, Suite 500, Boston, MA 02116 be tentatively designated as developer of the vacant land located at:

17 Helen Street, Ward: 14, Parcel: 02219000, Square Feet: 3,770

19 Helen Street, Ward: 14, Parcel: 02220000, Square Feet: 3,765

115 Wheatland Avenue, Ward: 17, Parcel: 00330000, Square Feet: 5,500

224-244 Norwell Street, Ward: 17, Parcel: 00345000, Square Feet: 2,211

Norwell Street, Ward: 17, Parcel: 00347000, Square Feet: 2,188

78 Spencer Street, Ward: 17, Parcel: 00418000, Square Feet: 4,612

in the Dorchester District of the City of Boston containing approximately 22,046 square feet of land for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper development of this parcel; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to Oxbow Urban LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

VOTE 7: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development

Amendment to the vote of November 16, 2016 to extend the Tentative Designation and Intent to Sell period from 24 to 36 months to Cruz Development Corporation: Land with buildings located at 280, 282, 284, and 290 Warren Street and Warren Street, Roxbury, Massachusetts.

Time Extension

- 1) TD – 08/05/2015 through 8/5/2016 = 12 months
 - 2) TD extension for an additional 12 months 08/05/2016 through 08/05/2017 = 24 months
 - 3) TD extension for an additional 12 months 08/05/2017 through 08/05/2018 = 36 months
- TD total time is 36 months

Ward: 12

Parcel Numbers: 00491003, 00491002, 00491001, 00149000, and 00492000

Square Feet: 6,051 (total)

Future Use: Mixed use

Estimated Total Development Cost: \$22,093,238

Assessed Value Fiscal Year 2017: \$483,000 (total)

Appraised Value August 22, 2016: \$127,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: August 25, 2014

That the vote of this Commission at its meeting on August 5, 2015 and, thereafter, amended on November 16, 2016 regarding the tentative designation and intent to sell the land with buildings located at:

280 Warren Street, Ward: 12, Parcel: 00491003, Square Feet: 921

282 Warren Street, Ward: 12, Parcel: 00491002, Square Feet: 931

284 Warren Street, Ward: 12, Parcel: 00491001, Square Feet: 931

290 Warren Street, Ward: 12, Parcel: 00491000, Square Feet: 2,871

Warren Street, Ward: 12, Parcel: 00492000, Square Feet: 397

in the Roxbury District of the City of Boston containing approximately 6,051 total square feet of land, to Cruz Development Corporation, a Massachusetts corporation, with an address of 1 John Eliot Square, Roxbury, MA 02119;

be, and hereby is amended as follows:

By deleting the figure and word: "24 months" and substituting in place thereof the following figure and word: "36 months" wherever such may appear.

Sincerely,

Sheila A. Dillon
Chief and Director