



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

February 10, 2021

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

Location:
Virtually via Zoom
Boston, MA 02201

RECEIVED

By City Clerk at 9:14 am, Feb 08, 2021

Meeting time: 10:10 a.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the Department of Neighborhood Development agenda, be approved by the Commission at its February 10, 2021 meeting:

VOTE 1: James Smith, Senior Environmental Compliance Manager, Real Estate Management & Sales Division

Transfer of the care, custody, management and control from the Department of Neighborhood Development (DND) to the Boston Conservation Commission (BCC):
Vacant land located at seven (7) unnumbered parcels on Colorado Street, six (6) unnumbered parcels on Alabama Street, 169 X Alabama Street, and an unnumbered parcel on Kennebec Street, Mattapan.

Property Transfer

Ward: 18

Parcel Numbers: 02668000, 02648000, 02647000, 02646000, 02645000, 02644000, 02642000, 02641000, 02640000, 02639000, 02638000, 02637000, 02356000, 02348000, and 02347000

Square Feet: 80,000 (total)

Assessed Value Fiscal Year 2021: \$637,400 (total)

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:



Unnumbered Colorado Street, Ward: 18, Parcel: 02668000, Square Feet: 6,000
Unnumbered Alabama Street, Ward: 18, Parcel: 02648000, Square Feet: 16,000
Unnumbered Alabama Street, Ward: 18, Parcel: 02647000, Square Feet: 4,000
Unnumbered Alabama Street, Ward: 18, Parcel: 02646000, Square Feet: 2,000
Unnumbered Alabama Street, Ward: 18, Parcel: 02645000, Square Feet: 14,000
Unnumbered Alabama Street, Ward: 18, Parcel: 02644000, Square Feet: 2,000
Unnumbered Colorado Street, Ward: 18, Parcel: 02642000, Square Feet: 2,000
Unnumbered Colorado Street, Ward: 18, Parcel: 02641000, Square Feet: 4,000
Unnumbered Colorado Street, Ward: 18, Parcel: 02640000, Square Feet: 4,000
Unnumbered Colorado Street, Ward: 18, Parcel: 02639000, Square Feet: 4,000
Unnumbered Colorado Street, Ward: 18, Parcel: 02638000, Square Feet: 4,000
Unnumbered Colorado Street, Ward: 18, Parcel: 02637000, Square Feet: 6,000
Unnumbered Kennebec Street, Ward: 18, Parcel: 02356000, Square Feet: 4,000
Unnumbered Alabama Street, Ward: 18, Parcel: 02348000, Square Feet: 4,000
169 X Alabama Street, Ward: 18, Parcel: 02347000, Square Feet: 4,000

in the Mattapan District of the City of Boston containing approximately 80,000 total square feet of land, 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 Conservation Commission.

VOTE 2: Kirsten Studlien, Project Manager, Neighborhood Housing Development Division

Transfer of the care, custody, management and control from the Boston Transportation Department (BTD) to the Department of Neighborhood Development (DND): Vacant land located at an unnumbered parcel on Hamlet Street and 18 Hamlet Street, Dorchester.

Property Transfer

Ward: 07

Parcel Numbers: 03894000 and 03916000

Square Feet: 35,720 (total)
Assessed Value Fiscal Year 2021: \$1,015,000 (total)
DND Program: Neighborhood Housing

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:

Unnumbered Hamlet Street, Ward: 07, Parcel: 03894000, Square Feet: 34,270

18 Hamlet Street, Ward: 07, Parcel: 03916000, Square Feet: 1,450

in the Dorchester District of the City of Boston containing approximately 35,720 total square feet of land, be and the same hereby is, transferred from the care, custody, management and control of the Boston Transportation Department to the care, custody, management and control of the Department of Neighborhood Development.

VOTE 3: Anne Conway, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the vote of December 18, 2019 to extend the Tentative Designation and Intent to Sell period from 12 to 18 months to The Boston Partnership for Community Reinvestment, LLC: Vacant land located at 21, 22, 28 and 37 Angell Street, 12 and 14 Lorne Street, 17 and 19 Helen Street, 242-244 Norwell Street, an unnumbered parcel on Norwell Street, 78 Spencer Street and 115 Wheatland Avenue, Dorchester.

Time Extension

- 1) TD – 12/18/19 through 12/18/20 = 12 months
- 2) TD extension for an additional six (6) months 12/18/19 through 6/18/21 = 18 months
TD total time is 18 months

Ward: 14

Parcel Numbers: 04224000, 04259000, 04256000, 04229000, 04296000, 04295000, 02219000, and 02220000

Ward: 17

Parcel Numbers: 00345000, 00347000, 00418000, and 00330000

Square Feet: 55,917 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$6,659,599

Assessed Value Fiscal Year 2021: \$1,082,400 (total)

Appraised Value November 8, 2019 and November 15, 2019: \$2,945,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: July 1, 2019

That the vote of this Commission at its meeting of December 18, 2019, regarding the tentative designation and intent to sell the vacant land located at:

21 Angell Street, Ward: 14, Parcel: 04224000, Square Feet: 10,000

22 Angell Street, Ward: 14, Parcel: 04259000, Square Feet: 5,398

28 Angell Street, Ward: 14, Parcel: 04256000, Square Feet: 5,420

37 Angell Street, Ward: 14, Parcel: 04229000, Square Feet: 6,625

12 Lorne Street, Ward: 14, Parcel: 04296000, Square Feet: 3,214

14 Lorne Street, Ward: 14, Parcel: 04295000, Square Feet: 3,214

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

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

242-244 Norwell Street, Ward: 17, Parcel: 00345000, Square Feet: 2,211

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

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

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

in the Dorchester District of the City of Boston containing approximately 55,917 total square feet of land, to The Boston Partnership for Community Reinvestment, LLC, a Massachusetts limited liability company with an address of 55 Bent Street, Cambridge, MA 02141;

be, and hereby is amended as follows:

By deleting the figure and word: “12 months” and substituting in place thereof the following figure and word: “18 months” wherever such may appear.

Sincerely,

Sheila A. Dillon
Chief and Director