

THIS MATTER WAS SPONSORED BY
MAYOR MARTIN WALSH.

THIS MATTER IS PROPOSED FROM THE
BOSTON REAL STATE AUTHORITY
CONVEYING CERTAIN PARCELS TO THE
PUBLIC FACILITIES COMMISSION WHO
DETERMINED THAT THESE PROPERTIES
ARE NOT NEEDED BY THE
DEPARTMENT.

AS ORIGINAL LIT STATED, THE 17
PARCELS OF LAND IN QUESTION ARE
ONE OF EIGHT CRIMES IN ROXBURY,
52 EL MONT STREET IN ROXBURY, 97
MARCELLUS STREET IN ROXBURY,
93.95 MARCELLUS STREET ROXBURY.
101 MARCELLUS STREET ROXBURY, 1
A 5 MARCELLUS STREET ROXBURY,

113 MARCELLUS STREET ROXBURY.
85 SELDON STREET, DORCHESTER, 0
TUCKER STREET IN MATTAPAN.
436 WARREN STREET IN ROXBURY.
26 WEST CARTER STREET IN
DORCHESTER.
30 WESTVILLE STREET IN
DORCHESTER.

WE HAVE A COUPLE OF TYPOS FROM
THE ORIGINAL FILING.

30 MILDRED STREET IN MATTAPAN
DISTRICT SHOULD READ 30 MILDRED
AVENUE AND 0 TUCKER STREET IN
DORCHESTER SHOULD READ MATTAPAN.
AND 436 SHOULD READ 436 IN
ROXBURY DISTRICT.

I WANT TO MAKE SURE THOSE
TYPOGRAPHICAL ISSUES WERE
ADDRESSED.

ALSO, 52 EL MONT STREET IS -- I
GUESS IT'S DEBATABLE, IF IT'S OH
WHETHER IT'S DORCHESTER OR
ROXBURY.

SOME FOLKS CLAIM 52 EL MONT
STREET IS IN DORCHESTER AND SOME
FOLKS CLAIM IT IS IN ROXBURY.
SO FOR ARGUMENT'S SAKE, WE'LL
MENTION BOTH.

SO THAT SAID, MY COLLEAGUES HAVE
ANY OPENING COMMENTS?

>> A QUICK QUESTION, COLORS.
WELCOME.

THE 30 MILDRED AVENUE IS ACROSS
THE STREET FROM MILDRED AVENUE
SCHOOL.

THE SQUARE FOOTAGE SAYS 3542.
IT'S A CONTINUOUS LOT.
I DON'T KNOW IF THAT IS -- WE'RE
TRYING TO MOVE THAT.
IF THAT'S NOT THE CASE, THIS
FOOTAGE IS WRONG.
I WANTED TO CLARIFY.
>> GREAT.
>> AND WE'RE JOINED TODAY -- JIM
McDONOUGH IS HERE FROM REAL
ESTATE AND MANAGEMENT AND SALES
FROM DND.
SO WHOEVER -- HOWEVER YOU GUYS
WANT TO PRESENT, YOU GUYS HAVE
THE FLOOR.
>> THANKS VERY MUCH.

WE'RE HERE TO DISCUSS THE
TRANSFER FROM THE BRA TO THE
PUBLIC FACILITIES COMMISSION.
IF YOU'D LIKE, I CAN GO THROUGH
EACH OF THESE PARCELS, GIVE YOU
A QUICK SUMMARY AS TO THE PARCEL
ITSELF AND WHAT OUR DISPOSITIONS
PLANS ARE.
THE FIRST IS ONE AKRON.
APPROXIMATELY A 4,800 SQUARE
FOOT PARCEL IN ROXBURY.
THIS PARCEL ABUTS FORMER
PROPERTIES FOR DEVELOPMENTS AS
URBAN FARMS.
IT'S CURRENTLY BEING DEVELOPED
AS THE FARM AND THE COMMUNITY
HAS EXPRESSED THIS PARCEL TO BE
CONTRIBUTED FOR A LARGER FARM
WITHIN THE NEIGHBORHOOD.
THE NEXT IS 11 CHIPMAN STREET IN
DORCHESTER.
APPROXIMATELY 2,400 SQUARE FOOT
PARCEL.
IT'S UNBUILDABLE IN A THREE
FAMILY 6,000 SQUARE FOOT
DISTRICT.
IT HAS THE HIGHEST AND BEST USE
FOR ADDITION TO THEIR YARD OR
FOR PARKING.
THE NEXT WOULD BE 52 ELMONT
STREET.
IT'S APPROXIMATELY 4,000 SQUARE
FOOT PARCEL.
THIS WOULD BE BUILDABLE WITH
SOME ZONING RELIEF.
IT'S IN A TWO FAMILY 5,000
SQUARE FOOT DISTRICT.

WE TARGETED THIS FOR THE NEIGHBORHOOD HOMES INITIATIVE. I'M SPEAK ABOUT THAT AND REFERENCE IT GOING FORWARD MANY TIMES, THIS IS OUR HOMEOWNERSHIP PROGRAM WHERE WE HAVE 2/3s AFFORDABLE HOUSING AND A THIRD MARKET UNRESTRICTED HOUSING. THE 2/3s ARE TARGETED TO 80% HOMEOWNERS AND 100% HOMEOWNERS. WE PUT THAT OUT WITH SPECIFIC MODELS FOR EACH SITE THAT WE VET WITH THE COMMUNITY. WE STREAMLINE THE PROCESS BY HAVING PREDEVELOPED PLANS. WE WOULD LIKE TO ENGAGE THE COMMUNITY IN THAT PROGRAM ON THIS PARCEL. THE NEXT IS 24 LESTON STREET IN MATTAPAN. APPROXIMATELY 3,000 SQUARE FEET. WOULD BE BUILDABLE WITH SOME ZONING RELIEF. WE WOULD LIKE TO TARGET THIS FOR THE NEIGHBORHOOD HOMES INITIATIVE. THE NEXT PACKAGE, SEVEN PARCELS ON MARCELLUS STREET. D&D HAS COLLABORATED WITH THE BRA FOR THESE PARCELS AND OTHER CITY-OWNED PARCELS FOR AFFORDABLE HOUSING. SIMILAR TO THE NEIGHBORHOOD HOMES INITIATIVE. IN THIS PARTICULAR PACKAGE, WE WON'T PRESCRIBE THE HOME MODELS AND INSTEAD ASKING DEVELOPERS TO PROPOSE MODELS MORE CONTEXTUAL WITH THAT HISTORIC NEIGHBORHOOD. THE NEXT IS THE PARCEL AND QUESTION THAT WE HAD A QUESTION ON, 30 MILDRED AVENUE IN MATTAPAN. 3,500 SQUARE FEET. IT ABUTS SEVERAL OTHER PARCELS WITHIN DND'S INVENTORY. THE TOTAL SITE WOULD BE 14,000 SQUARE FEET AND CHANGE. THIS WE WOULD LIKE TO DISCUSS A COUPLE COMMUNITY OPTIONS. WE WOULD LIKE TO CONSIDER A HOMEOWNERSHIP OPPORTUNITY ON THE SITE THAT THE CITY HAS CONTROL OVER.

WE RESPECT THERE'S AN ELEMENTARY SCHOOL AND COMMUNITY CENTER ACROSS STREET AND MAY BE OTHER OPTIONS THAT THE COMMUNITY WOULD LIKE TO DISCUSS, SOME OTHER FORM OF OPEN SPACE OR RECREATION. WE'LL HAVE A BLANK CANVASS ON THIS ONE AND SEE WHAT WORKS BEST.

THE NEXT IS 85 SELDON STREET IN DORCHESTER. APPROXIMATELY 6,000 SQUARE FEET. IT'S A BUILDABLE PARCEL AND WE WOULD LIKE TO INCLUDE THIS IN THE NEIGHBORHOOD HOMES INITIATIVE.

IT'S NEXT DOOR TO THE BOSTON INTERNATIONAL HIGH SCHOOL. THE NEXT IS AN UNNUMBERED PARCEL IN MATTAPAN. 7,800 SQUARE FEET.

ALTHOUGH IT'S AN UNBUILDABLE PARCEL BECAUSE OF THE ODD SHAPE. IT'S SITUATED AND WRAPS AROUND AN EXISTING THREE-FAMILY HOUSE. WE ANTICIPATE THE HIGHEST AND BEST USE OF THE PARCEL TO BE A SUBDIVISION AND SALE EITHER AS ADDITIONAL YARD SPACE.

ON THE NORTHERN PORTION, WE EXPECT THAT COULD BE BEST COMBINED WITH THE ADJACENT PRIVATELY HELD LAND FOR A HOMEOWNERSHIP OPPORTUNITY. WE MAY HAVE CHOPPING OF THIS ONE TO DO.

NEXT PARCEL, 436 WARD STREET IN ROXBURY. APPROXIMATELY 11,000 SQUARE FEET.

BUILDABLE PARCEL THAT ABUTS TWO OTHER PARCELS IN DND'S INVENTORY.

CREATES A TOTAL SITE AREA FROM LATIN ACADEMY.

WE THINK THIS IS A GOOD OPPORTUNITY FOR A MIXED USE DEVELOPMENT WITH GROUND FLOOR RETAIL SPACE, COMMERCIAL SPACE, NEIGHBORHOOD COMMUNITY SPACE AND STORE FRONT AND SOME HOUSING ABOVE AND BEHIND.

THE NEXT PARCEL, 26 WEST COTTAGE STREET IN DORCHESTER.

AN UNBUILDABLE PARCEL.
HOUSEST AND BEST USE FOR YARD
SPACE OR PARKING.
AND THE LAST PARCEL IS 3
WESTVILLE STREET IN DORCHESTER.
APPROXIMATELY 11,400 SQUARE
FEET.
THIS PARCEL ABUTS ANOTHER PARCEL
WITHIN THE CITY'S INVENTORY THAT
DND HAS CONTROL OVER.
TOTAL SITE AREA IS 23,000 SQUARE
FEET.
LOOKING TO ENGAGE THE COMMUNITY
IN THE HOMES INITIATIVE.
ONE OF THESE IS ZONED OPEN SPACE
GARDEN.
THERE'S BEEN EXISTING PREFERENCE
FOR OPEN SPACE IN THE COMMUNITY.
WE WOULD LIKE TO FIGURE A WAY TO
BRING IN NEW HOMEOWNERSHIP
OPPORTUNITIES AND GARDEN SPATE
OPPORTUNITIES.
THOSE ARE THE 17 PARCELS AND I'M
HAPPY TO ANSWER ANY ADDITIONAL
QUESTIONS YOU MAY HAVE.
>> VERY QUICKLY, THE APPRAISED
VALUE FOR THESE PARCELS, HAS AN
APPRAISAL BEEN DONE?
>> WE JUST BROUGHT THEM IN TO
OUR INVENTORY.
WE'LL CONDUCT AN APPRAISAL FOR
THE HIGHEST AND BEST USE THAT
WILL BE TAKEN INTO CONSIDERATION
WHEN WE DO OUR OFFERING.
THE TOTAL ASSESSED VALUE IS
\$790,000 FOR ALL PARCELS.
>> WHEN THE APPRAISAL IS DONE
AND YOU ADVERTISE THAT IS -- IS
AN ABUTTER'S LOT -- WHAT IS THE
PROCESS WHERE THE DIRECT ABUTTER
GETS A KNOCK ON THE DOOR OR A
LETTER SPECIFIC TO THEM, BUT THE
LANDOWNER WOULD GET AN
OPPORTUNITY RIGHT OF FIRST
REFUSAL FOR A LOT NEXT TO THEM?
>> FOR THOSE PARCELS THAT ARE
OTHERWISE UNBUILDABLE WHERE THE
HIGHEST AND BEST USE.
>> AND WHERE THERE'S MULTIPLE
ABUTTERS --
>> WE REACH OUT TO THE ABUTTERS
WITH THE RESIDENTIAL PROPERTY OF
THEIR OWN.
MOST LIKELY WE WOULD PUT OUT AN

OFFERING WITH THE APPRAISED
VALUE CLEARLY LISTED AND SOLICIT
THE HIGHEST OFFER.

>> IN THE INTEREST OF SOMEONE IN
THE PRIVATE MARKET WANTS THEIR
MARKET RATE.

IS THERE AN OPPORTUNITY FOR
MARKET RATE FOLKS OR --

>> THAT'S WHAT'S GREAT ABOUT THE
INITIATIVE.

IT'S A THIRD, A THIRD AND A
THIRD.

THERE'S 30% OF THE HOMES IN THAT
PROGRAM ARE UNRESTRICTED MARKET
RATE.

WE DON'T WANT THEM OPERATED AS
RENTAL PROPERTIES.

>> AND LIKE IN MY NEIGHBORHOOD,
EVERYBODY IS BEING PRICED OUT.
IT'S A BALANCING ACT THAT YOU
GUYS SEE IN YOUR CAPACITIES.
BUT DIDN'T KNOW WHETHER THOSE
OPPORTUNITIES WERE MADE
AVAILABLE.

>> YES.

>> AND I GUESS OTHER THAN THE
NONDEVELOPABLE LOTS, WHAT ELSE
GETS CATEGORIZED IN SURPLUS
PROPERTY?

LIKE MARCELLUS STREET, IT'S LIKE
A HALF A BLOCK.

>> ALL RIGHT.

THOSE ARE OUT IN AN RFP IN
COOPERATION WITH THE BRA.

WE TOOK THE THEN CITY OWNED
PROPERTY AND BRA PROPERTY COME
TO THE CITY AND PUT OUT AN RFP
FOR HOMEOWNERSHIP OPPORTUNITIES.
MIXED INCOME OPPORTUNITY BUT WE
HAVE A STRONG PREFERENCE FOR
AFFORDABLE HOUSING.

IT'S DIFFERENT IN THE
NEIGHBORHOOD HOMES INITIATIVE
AND THAT PARTICULAR PACKAGE.
THE NEIGHBORHOOD HOMES
INITIATIVE, WE PRESCRIBE TO THE
HOUSING TYPE AND THE MODEL OF
THE HOME ON THAT PACKAGE LONE,
MARCELLUS, WE WANT THE
DEVELOPERS TO PROPOSE THEIR OWN
ARCHITECTURE FOR EACH SITE.

>> AND THE FOR EXAMPLE OF 0
TUCKER, IS THERE AN OPPORTUNITY
FOR THE DISTRICT ABUTTER TO

ACQUIRE THAT SITE AND REPOSITION
THE ENTIRE PARCEL OR PROPERTY,
COMBINE THE TWO?

>> THEY WOULD BE ABLE TO TAKE
THE BOTTOM RIGHT PORTION OF THE
PARCEL AND USE THAT AS A YARD
EXPANSION.

THEY DON'T REALLY HAVE ANY
OPPORTUNITY TO CREATE A
BUILDABLE LOT OF THEIR OWN.
THERE IS A PROPERTY OWNER TO THE
NORTH WHO HAS A VACANT LOT COULD
TAKE OUR NORTHERN PORTION OF OUR
PARCEL.

WE ANTICIPATE POSSIBLY DOING A
SUBDIVISION ON THAT ONE OR
ALLOWING SOMEONE TO DO A
SUBDIVISION ON THEIR OWN.

>> THE FIRST GOAL IS TO GET IT
FROM BRA TO DND.

>> ABSOLUTELY.

>> AND GET IT OUT FROM THERE.

>> OUT THE DOOR AS QUICKLY AS WE
CAN.

>> VERY GOOD.

THAT SATISFIES MY LINE OF
INQUIRY UNLESS YOU HAVE ANYTHING
ELSE TO ADD.

PRETTY STRAIGHTFORWARD STUFF.

AS THE CHAIR, I'LL ISSUE A
COMMITTEE RECORD FOR WEDNESDAY'S
HEARING AND HAVE AN OPPORTUNITY
TO DIRECT IT TO MY COLLEAGUES
AND SEE WHAT IF ANY ADDITIONAL
CONCERNS THEY MAY HAVE AND MY
EXPECTATION IS TO HAVE IT BEFORE
THE COUNSEL FOR A VOTE ON
WEDNESDAY.

>> VERY GOOD.

THANKS VERY MUCH.

>> THANK YOU.

ENJOY THE HOLIDAYS NEW YEAR.
WITH RESPECT TO THIS DOCKET,
DOCKET 1462 REGARDING SURPLUS
PROPERTY, THE COMMITTEE ON
ECONOMIC DEVELOPMENT HAS
ADJOURNED.

>> THANK YOU.