



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

October 24, 2018

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

Location:  
Winter Chambers  
26 Court Street, 1<sup>st</sup> Floor  
Boston, MA 02108

Meeting time: 12:05 p.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 October 24, 2018 meeting:

RECEIVED  
CITY CLERK'S OFFICE  
2018 OCT 19 P 3:29  
BOSTON, MA

**VOTE 1: Jonathan Spillane, Development Officer, Neighborhood Housing Development Division**

**Conveyance to Habitat for Humanity Greater Boston, Inc.:** Vacant land located at 725-727 and 729R Parker Street, Roxbury, Massachusetts.

**Purchase Price: \$200**

Ward: 10  
Parcel Numbers: 00495000 and 00496000  
Square Feet: 5,680 (total)  
Future Use: New Construction - Housing  
Estimated Total Development Cost: \$797,204  
Assessed Value Fiscal Year 2018: \$180,800 (total)  
Appraised Value February 6, 2017: \$115,000 (total)  
DND Program: Neighborhood Housing  
RFP Issuance Date: March 17, 2017

That having duly advertised its intent to sell to Habitat for Humanity Greater Boston, Inc., a Massachusetts non-profit corporation, with an address of 240 Commercial Street, Boston, MA 02109, the vacant land located at:



725-727 Parker Street, Ward: 10, Parcel: 00495000, Square feet: 3,207

729R Parker Street, Ward: 10, Parcel: 00496000, Square feet: 2,473

in the Roxbury District of the City of Boston containing approximately 5,680 total square feet of land, for two consecutive weeks (February 12, 2018 and February 19, 2018) 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 December 13, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Habitat for Humanity Greater Boston, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Habitat for Humanity Greater Boston, Inc., in consideration of Two Hundred Dollars (\$200).

**VOTE 2: Jonathan Spillane, Development Officer, Neighborhood Housing Development Division**

**Amendment to the prior Tentative Designation and Intent to Sell vote on December 13, 2017 to increase the purchase price from \$207,000 to \$295,000 and Conveyance to Z Capital Investments, LLC:** Vacant land located at 21-23 Wensley Street, 53 Wensley Street and unnumbered Fisher Avenue, Roxbury, Massachusetts.

**Purchase Price: \$295,000**

Ward: 10

Parcel Numbers: 01298000, 01299000 and 01321000

Square Feet: 8,783 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$4,288,266

Assessed Value Fiscal Year 2018: \$133,600 (total)

21-23 Wensley St., Appraised Value February 6, 2017: \$115,000

53 Wensley St. and Unnumbered Fisher Ave., Appraised Value November 11, 2017: \$180,000

Combined Appraised Values: \$295,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: March 17, 2017

That having duly advertised its intent to sell to Z Capital Investments, LLC, a Massachusetts limited liability company, with an address of 1089 Commonwealth Avenue, Boston, MA 02215, the vacant land located at:

21-23 Wensley Street, Ward: 10, Parcel: 01298000, Square feet: 3,070

53 Wensley Street, Ward: 10, Parcel: 01299000, Square feet: 1,647

Unnumbered Fisher Avenue, Ward: 10, Parcel: 01321000, Square feet: 4,066

in the Roxbury District of the City of Boston containing approximately 8,783 total square feet of land, for two consecutive weeks (February 12, 2018 and February 19, 2018) 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 December 13, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Z Capital Investments, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Z Capital Investments, LLC, in consideration of Two Hundred and Ninety-Five Thousand Dollars (\$295,000).

**VOTE 3: Joseph Backer, Development Officer, Neighborhood Housing Development Division**

**Conveyance to DREAM Development, LLC:** Vacant land located at 24 Westminster Avenue, Roxbury, Massachusetts.

**Purchase Price: \$115,000**

Ward: 11

Parcel Number: 01703000

Square Feet: 10,077

Future Use: New Construction - Housing

Estimated Total Development Cost: \$3,069,836

Assessed Value Fiscal Year 2018: \$177,500

Appraised Value June 27, 2016: \$115,000

DND Program: Neighborhood Housing

RFP Issuance Date: November 2, 2016

That having duly advertised its intent to sell to DREAM Development, LLC, a Massachusetts limited liability corporation, with an address of 236 Huntington Avenue, Suite 303, Boston, MA 02115, the vacant land located at 24 Westminster Street, (Ward: 11, Parcel: 01703000) in the Roxbury District of the City of Boston containing approximately 10,077 square feet of land, for two consecutive weeks (August 7, 2017 and August 14, 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 June 21, 2017 and, thereafter, amended on June 13, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to DREAM Development, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to DREAM Development, LLC, in consideration of One Hundred and Fifteen Thousand Dollars (\$115,000).

**VOTE 4: Joseph Backer, Development Officer, Neighborhood Housing Development Division**

**Amendment to the prior Tentative Designation and Intent to Sell vote on October 26, 2017 to increase the purchase price from \$600,000 to \$670,000 and Conveyance to Sebastian Mariscal Studio, Inc.:** Vacant land located at 77 Terrace Street and 778, 780, 782, 784, 786, 788, 790, 792, 794, and 796 Parker Street and, Roxbury, Massachusetts.

**Purchase Price: \$670,000**

Ward: 10

Parcel Numbers: 00396000, 00437000, 00436000, 00435000, 00434000, 00433000, 00432000, 00431000, 00430000, 00429000, and 00428000

Square Feet: 57,757 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$25,055,948

Assessed Value Fiscal Year 2018: \$1,879,300 (total)

Appraised Value May 30, 2018: \$1,340,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: June 27, 2013

That having duly advertised its intent to sell to Sebastian Mariscal Studio, Inc., a Massachusetts corporation, with an address of 202 River Street, Cambridge, MA 02139, the vacant land located at:

77 Terrace Street, Ward: 10, Parcel: 00396000, Square Feet: 28,300

778 Parker Street, Ward: 10, Parcel: 00437000, Square Feet: 2,174

780 Parker Street, Ward: 10, Parcel: 00436000, Square Feet: 2,200

782 Parker Street, Ward: 10, Parcel: 00435000, Square Feet: 2,204

784 Parker Street, Ward: 10, Parcel: 00434000, Square Feet: 2,394

786 Parker Street, Ward: 10, Parcel: 00433000, Square Feet: 2,577

788 Parker Street, Ward: 10, Parcel: 00432000, Square Feet: 2,901

790 Parker Street, Ward: 10, Parcel: 00431000, Square Feet: 2,926

792 Parker Street, Ward: 10, Parcel: 00430000, Square Feet: 3,817

794 Parker Street, Ward: 10, Parcel: 00429000, Square Feet: 5,526

796 Parker Street, Ward: 10, Parcel: 00428000, Square Feet: 2,738

in the Roxbury District of the City of Boston containing approximately 57,757 total square feet of land, for two consecutive weeks (December 2, 2013 and December 9, 2013) 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 November 7, 2013 and, thereafter, amended on November 5, 2014, November 9, 2015, October 5, 2016 and October 26, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Sebastian Mariscal Studio, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Sebastian Mariscal Studio, Inc., in consideration of Six Hundred and Seventy Thousand Dollars (\$670,000).

**VOTE 5: John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to Marcella 120 LLC:** Vacant land located at 118 Marcella Street and 120 Marcella Street, Roxbury, Massachusetts.

**Purchase Price: \$137,500**

Ward: 11

Parcel Numbers: 00814000 and 00813000

Square Feet: 5,281 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$1,565,407

Assessed Value Fiscal Year 2018: \$61,700 (total)

Appraised Value August 16, 2017: \$137,500 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: November 13, 2017

That, having duly advertised a Request for Proposals to develop said properties Marcella 120 LLC, a Massachusetts limited liability company, with an address of 142 Berkeley Street, Suite 402, Boston, MA 02116 be tentatively designated as developer of the vacant land located at:

118 Marcella Street, Ward: 11, Parcel: 00814000, Square Feet: 1,848

120 Marcella Street, Ward: 11, Parcel: 00813000, Square Feet: 3,433

in the Roxbury District of the City of Boston containing approximately 5,281 total 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 these parcels; 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 properties to Marcella 120 LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties 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: John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to New Urban Collaborative Limited:** Vacant land located at 108, 110, 112 and 114 Marcella Street, 93-95, 97, 101, 105, 109, 113, 115, 121, 123 and 125-125R Marcella Street, unnumbered Beech Glen Street and unnumbered Thwing Street, Roxbury, Massachusetts.

**Purchase Price: \$1,600**

Ward: 11

Parcel Numbers: 00819000, 00818000, 00817000, 00816000, 00564000, 00565000, 00566000, 00567000, 00568000, 00569000, 00570000, 00571000, 00572000, 00573000, 00511000, and 00537000

Square Feet: 47,013 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$5,245,512

Assessed Value Fiscal Year 2018: \$613,200 (total)

Appraised Value August 16, 2017: \$1,011,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: November 13, 2017

That, having duly advertised a Request for Proposals to develop said properties New Urban Collaborative Limited, a Massachusetts non-profit corporation, with an address of 183 West Canton Street, Suite 4, Boston, MA 02116 be tentatively designated as developer of the vacant land located at:

108 Marcella Street, Ward: 11, Parcel: 00819000, Square Feet: 1,738

110 Marcella Street, Ward: 11, Parcel: 00818000, Square Feet: 1,795

112 Marcella Street, Ward: 11, Parcel: 00817000, Square Feet: 1,852

114 Marcella Street, Ward: 11, Parcel: 00816000, Square Feet: 1,909

93-95 Marcella Street, Ward: 11, Parcel: 00564000, Square Feet: 3,450

97 Marcella Street, Ward: 11, Parcel: 00565000, Square Feet: 2,004

101 Marcella Street, Ward: 11, Parcel: 00566000, Square Feet: 2,132

105 Marcella Street, Ward: 11, Parcel: 00567000, Square Feet: 2,202

109 Marcella Street, Ward: 11, Parcel: 00568000, Square Feet: 2,172

113 Marcella Street, Ward: 11, Parcel: 00569000, Square Feet: 2,101

115 Marcella Street, Ward: 11, Parcel: 00570000, Square Feet: 3,000

121 Marcella Street, Ward: 11, Parcel: 00571000, Square Feet: 3,000

123 Marcella Street, Ward: 11, Parcel: 00572000, Square Feet: 2,746

125-125R Marcella Street, Ward: 11, Parcel: 00573000, Square Feet: 2,804

Unnumbered Beech Glen Street, Ward: 11, Parcel: 00511000, Square Feet: 5,708

Unnumbered Thwing Street, Ward: 11, Parcel: 00537000, Square Feet: 8,400

in the Roxbury District of the City of Boston containing approximately 47,013 total 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 these parcels; 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 properties to New Urban Collaborative Limited;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties 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: John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to Rees-Larkin Development LLC:** Vacant land located at 273, 275, 277, 279, 281-281A, 283 and 287 Highland Street, Roxbury, Massachusetts.

**Purchase Price: \$700**

Ward: 11

Parcel Numbers: 00840000, 00841000, 00842000, 00843000, 00844000, 00845000, and 00846000

Square Feet: 16,354 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$9,183,970

Assessed Value Fiscal Year 2018: \$256,300 (total)

Appraised Value August 16, 2017: \$690,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: November 13, 2017

That, having duly advertised a Request for Proposals to develop said properties Rees-Larkin Development LLC, a Massachusetts limited liability company, with an address of 179 Boylston Street, Building P, Boston, MA 02130 be tentatively designated as developer of the vacant land located at:

273 Highland Street, Ward: 11, Parcel: 00840000, Square Feet: 3,747

275 Highland Street, Ward: 11, Parcel: 00841000, Square Feet: 1,592

277 Highland Street, Ward: 11, Parcel: 00842000, Square Feet: 1,592

279 Highland Street, Ward: 11, Parcel: 00843000, Square Feet: 1,708

281-281A Highland Street, Ward: 11, Parcel: 00844000, Square Feet: 1,629

283 Highland Street, Ward: 11, Parcel: 00845000, Square Feet: 1,640

287 Highland Street, Ward: 11, Parcel: 00846000, Square Feet: 4,446

in the Roxbury District of the City of Boston containing approximately 16,354 total 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 these parcels; 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 properties to Rees-Larkin Development LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties 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 8: Winnie Zhang, Project Manager, Real Estate Management and Sales Division**

**Tentative Developer Designation and Intent to Sell to Carlos Castillo:** Vacant building located at 11 Hesston Terrace, Dorchester, Massachusetts.

**Purchase Price: \$100,000**

Ward: 13

Parcel Number: 01504000

Square Feet: 2,891

Future Use: Rehabilitation – Housing

Estimated Total Development Cost: \$505,650

Assessed Value Fiscal Year 2018: \$632,000

Appraised Value June 15, 2018: \$570,000

DND Program: REMS – Building Sales

RFP Issuance Date: July 23, 2018

That, having duly advertised a Request for Proposals to develop said property, Carlos Castillo, an individual, with an address of 2371 Washington Street, Roxbury, MA be tentatively designated as developer of the vacant building located at 11 Hesston Terrace, (Ward: 13, Parcel: 01504000) in the Dorchester District of the City of Boston containing approximately 2,891 square feet, 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 Carlos Castillo;

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 9: James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales Division**

**Conveyance to FCA Realty LLC.:** Vacant land located at an unnumbered parcel on Leo M. Birmingham Parkway, Brighton, Massachusetts.

**Purchase Price: \$12,000**

Ward: 22  
Parcel Number: 02762010  
Square Feet: 14,332  
Future Use: Open Space  
Estimated Total Development Cost: N/A  
Assessed Value Fiscal Year 2018: \$260,000  
Appraised Value March 8, 2018: \$57,000  
DND Program: REMS – Land Disposition  
RFP Issuance Date: June 11, 2018

That having duly advertised its intent to sell to FCA Realty LLC, a Delaware limited liability company, with an address of 1000 Chrysler Drive, Auburn Hills, MI, the vacant land located at an unnumbered parcel on Leo M. Birmingham Parkway (Ward: 22, Parcel: 02762010), in the Brighton District of the City of Boston containing approximately 14,332 square feet of land, for two consecutive weeks (October 8, 2018 and October 15, 2018) 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 September 19, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to FCA Realty LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to FCA Realty LLC, in consideration of Twelve Thousand Dollars (\$12,000).

**VOTE 10: Christopher Rooney, Development Officer, Real Estate Management and Sales Division**

**Conveyance to Jamaica Plain Neighborhood Development Corporation:** Vacant land located at 79 Call Street, Jamaica Plain, Massachusetts.

**Purchase Price: \$100**

Ward: 11  
Parcel Number: 03041000  
Square Feet: 1,380  
Future Use: New Construction - Housing  
Estimated Total Development Cost: \$3,166,188  
Assessed Value Fiscal Year 2018: \$25,500  
Appraised Value January 19, 2018: \$51,512  
DND Program: REMS – Land Disposition  
RFP Issuance Date: January 29, 2018

That having duly advertised its intent to sell to Jamaica Plain Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 31 Germania Street, Jamaica Plain, MA 02130, the vacant land located at 79 Call Street, (Ward:11, Parcel: 03041000) in the Jamaica Plain District of the City of Boston containing approximately 1,380 square feet of land, for two consecutive weeks (June 4, 2018 and June 11, 2018) 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 May 16, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Jamaica Plain Neighborhood Development Corporation; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Jamaica Plain Neighborhood Development Corporation, in consideration of One Hundred Dollars (\$100).

**Presenter: Sheila Dillon, Chief and Director**

**Presentation for Discussion:** DND's Diversity Inclusion Plan for Requests for Proposals (RFPs) concerning the sale of property interests in City owned land and buildings.

Sincerely,

Sheila A. Dillon  
Chief and Director