

MEMORANDUM

MAY 16, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: KAIROS SHEN, CHIEF PLANNER
JOHN FITZGERALD, SENIOR PROJECT MANAGER
HUGUES MONESTIME, SENIOR PLANNER
DANA WHITESIDE, DEPUTY DIRECTOR OF COMMUNITY
ECONOMIC DEVELOPMENT

SUBJECT: PARCEL 10 OF THE SOUTHWEST CORRIDOR DEVELOPMENT PLAN
IN ROXBURY

SUMMARY: This Memorandum requests an extension of the Tentative Designation of Madison Tropical LLC as the Redeveloper of Parcel 10 for six (6) months until November 16, 2013.

LOCATION AND SITE DESCRIPTION

Parcel 10 is bordered by Melnea Cass Boulevard to the north, Washington Street to the east, Williams Street to the south and Shawmut Avenue to the west. Parcel 10 is located near Dudley Square, Roxbury's commercial and historical center, as well as the Lower Roxbury neighborhood on the northern side of Melnea Cass Boulevard. Parcel 10 is located across from the Melnea Cass Boulevard stop on the Massachusetts Bay Transit Authority ("MBTA") Silver Line and the proposed Washington Street stop of the Urban Ring as well as a quarter mile from the MBTA's Dudley Square Bus Station.

Parcel 10 is approximately 90,270 square feet (\pm 2.1 acre) in area and consists of seven smaller parcels, six of which are owned by the Boston Redevelopment Authority ("BRA") or the City of Boston and consist of 64,335 square feet, and one of which is owned by the Massachusetts Department of Transportation ("MassDOT") and consists of approximately 25,730 square feet. Parcel 10 is located on the southwest corner of the Washington Street and Melnea Cass Boulevard intersection and shares the block with residential buildings and an existing commercial/retail user.

OWNERSHIP OF PARCEL 10

On April 13, 2011 the BRA and MassDOT entered into a Memorandum of Agreement ("MOA") to govern a joint disposition process relating to Parcel 9

and Parcel 10 of the Southwest Corridor Development Plan. The BRA was responsible for preparing and issuing a Request for Proposals (“RFP”) for a ground lease of Parcel 10; conducting the RFP process as described in the Roxbury Strategic Master Plan; and drafting and negotiating the deed(s), ground lease(s), or other disposition instrument(s). The BRA consulted with MassDOT in preparing the RFP, selecting the redeveloper of the Parcel 10, and approving the terms of the proposed ground lease of Parcel 10.

To confirm its agreement with the process undertaken to date relative to a recommendation for Redeveloper of the Site, MassDOT has provided a letter of support.

DEVELOPMENT TEAM

The Development Team includes Madison Park Development Corporation as Master Developer, Tropical Foods International as Development Partner, Next Street Financial as Business Strategy Consultant and Domenech Hicks Krockmalnic (“DHK”) Architects as Master Planner/ Architect, CWC Builders as Construction Engineering/ Cost Estimator, Howard Stein Hudson as Traffic Engineer, Geotechnical Partnership, Inc. as Geotechnical Engineer, Klein Hornig as Counsel for the Development Team, H.W. Moore Associates as Civil Engineer

Madison Park Development Corporation (“MPDC”) has been an active participant in the physical and economic enhancement of the Lower Roxbury district over the past several decades, specializing in the creation of high quality mixed-income housing in both rental and homeownership opportunities comprising approximately over 1,200 units. Similarly MPDC has built a proven record in community development through its leading role in the creation or rehabilitation of approximately over 76,000 square feet of commercial space in buildings that have attracted new business and created over 250 job opportunities.

PROPOSED PROJECT

The Redeveloper has proposed to combine Parcel 10 with the 2101 Washington Street parcel and the abutting 30,000 square foot site (“Tropical Foods Properties”) for the construction of 2 new buildings and the rehabilitation of the building located at 2101 Washington Street to include a newly constructed grocery store, ground floor commercial/retail space, office uses and mixed-income residential units (rental).

Grocery Store Component

One building (Building A) within the proposed three-building project will house the new Tropical Foods Supermarket as part of the first phase of development allowing the current store located at 2101 Washington Street to continue operations until the new

construction and facility are complete. The new facility will provide expanded design for the grocery store as well as additional parking and improved access to the site itself and the store. In addition the new facility will allow for enhanced partnerships between Tropical Foods and area businesses to provide increased food and produce offerings to its customer base.

Office/Retail Component (Washington Street at Melnea Cass)

A second building ("Building B") will create a five-story mixed-use facility at the corner of Washington Street and Melnea Cass Boulevard which will house first floor retail space of approximately 14,600 square feet and additional floors of office/commercial space. This building will also provide below grade and surface parking for its users.

Mixed-Use and Residential Component (2101 Washington Street)

A third building ("Building C") will create a four-story masonry building located at 2101 Washington Street which is the current home of Tropical Foods. Development will occur through rehabilitation of the existing building once its current user is relocated and fully operational. The renovated building will house multi-tenant ground floor retail/management space with upper floors converted to include approximately 30 units of rental housing with an elevator. This facility will also provide below grade and surface parking for its users.

LEASE TERM

The BRA will enter into a long-term Ground Lease Agreement with the Redeveloper for a term of up to 65 years and may be renewed for an additional shorter option of terms upon mutually agreeable terms. The initial annual fixed rent shall be a minimum of two dollars and fifty cents (\$2.50) per gross square foot of land. The fixed rent shall escalate every five years at a rate determined by the cumulative Consumer Price Index ("CPI") increase for the preceding five-year period or as shown in Table 1 in the RFP, whichever is higher. All material terms and conditions of the Ground Lease will be negotiated following the Board's Vote to extend tentative designation of the Redeveloper within the time period specified therein.

RECOMMENDATION

It is, therefore, recommended that the Boston Redevelopment Authority ("BRA") approve an extension of the Tentative Designation of Madison-Tropical, LLC as the Redeveloper of Parcel 10 for six (6) months until November 16, 2013.

An appropriate vote follows:

VOTED: That the Boston Redevelopment Authority ("BRA") extend retroactively the Tentative Designation of Madison Tropical, LLC as the Redeveloper of Parcel 10 of the Southwest Corridor Development Plan, consisting of approximately 90,270 square feet of land in Roxbury, for six (6) months until November 16, 2013, to allow completion of the conditions set forth in "Resolution of the Boston Redevelopment Authority dated May 15, 2012 RE: Tentative Designation of Madison Tropical LLC as Redeveloper of Parcel 10 in the Southwest Corridor development Plan. If Final Designation has not been granted by November 16, 2013, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.