



Parcel P-3 PRC Meeting Notes
April 5, 2007
6:00pm-8:00 PM
Central Boston Elder Services
2315 Washington Street

PRC Members Present: Donovan Walker, Norman Stembridge, Sandra Henriquez, Dolly Battle, Reginald Jackson, Marilyn Lynch, Pat Flaherty, Khadijah Brown, Maurice Sequeira, Bruce Bickerstaff, Keith McDermott, Rev. Samuel Hogan; OC Members Present: Beverly Adams

Reggie Jackson (PRC Co-chair) welcomed the PRC and audience. The PRC has 30 minutes to prepare for the Heritage Common (HC) presentation at 6:30. He suggested each member review the responses from the HC team.

Bruce Bickerstaff (PRC) asked about page 3, the Allied Health Career Center, and whether it was included last time and under what umbrella. Jonathan Greeley (BRA) suggested that this was something to ask the developers and to what category this falls under.

Reggie (PRC) stated that this was an interview. The HC team would have 15 minutes to address their response to the questions, followed by 30 minutes of Q&A from the PRC.

Donovan Walker (PRC) asked if the audience would be able to ask questions. Reggie (PRC) responded that the Q&A would be for the PRC. The PRC needs to collect info from HC and we do not want any PRC member leaving tonight thinking that they still need more information. If we don't have answers, we will track down the additional info.

HC Interview

Reggie (PRC) asked who would speak for the team and explained the interview structure. Richard Taylor (HC) introduced himself, as did the rest of the HC team.

Reggie (PRC) asked them to emphasize any points in their response. Keith McDermott (PRC) suggested addressing any points that the HC team wanted to stress.

Richard (HC) spoke first to the leasing requirements and that they had met the \$3/square foot requirement as requested. Our proforma included conservative leasing rates of \$29.50/square foot but HC figures to be closer to \$34-38/square foot. Canyon Johnson would be responsible for 85% of the projects equity component.

Neville (Canyon Johnson) introduced himself and stated that the fund had more than \$1 billion in equity investments across the country. They have focused on the inner city, recognizing the lack of resources and investment. They view opportunity in these

communities. MA state pension funds are now part of our fund. There are 500,000 people within three miles and 50% is a minority population. We invest to help the community and do well financially. We have created 6,000 jobs. Currently, in Charlestown, we are involved in building 146 units for workforce housing condos, a \$55-60 million project.

Richard (HC) stated that they felt it would take \$5 million to go from tentative to final designation. Weston Associates has the capacity to advance this project. We have also done extensive pre-leasing work. There is no housing in this re-submission because the RFP did not emphasize housing.

Frank (Cushman and Wakefield) stated that the LMA area is hot. There are 21 institutions on 214 acres and is one of the biggest economic engines in the city. Even if this location were 100% built out, they would still have a huge need for office space. Parcel P-3 is a logical direction for LMA expansion.

Richard (HC) committed the project to working with the abutting institutions and residents, as well as addressing youth needs. This project can help provide economic solutions to many of the problems in Boston's neighborhoods.

Ron Homer (HC) explained that Community Equity Partners and Taylor Smith would provide 7.5% of the equity in this project. We are looking to offer this opportunity to a wide spectrum of community partners. We are confident in our ability to raise this money and it is a good deal for investors.

Richard (HC) stated it was important to help generate wealth in the community.

Mark Davis (Weston) stated that the project is ready to go and the money is all set. The hotel was eliminated because there is a new one across the street. The housing was no longer financially feasible.

Richard (HC) stated that in sum, we want to do this.

PRC Q&A

Pat Flaherty (PRC) asked about the TIF subsidy and how realistic it was. Mark (Weston) replied that even without this money, we would be able to go forward.

Richard (HC) referenced the Turnpike Air rights project as getting Empowerment Zone funds. We want to go for the money but will adjust if we need to.

Larry Smith (HC) added that the leasing numbers are conservative and indicate an ability to absorb additional cost.

Ron Homer (HC) stated that subsidies are a tool for developers.

Sandra Henriquez (PRC) asked about job creation. Dave McKay (Weston) replied that the total number of jobs would be 2,360. The net gain for jobs would be 180 retail jobs and 1,300 office jobs.

Sandra (PRC) asked about the required skills sets and would retailers be willing to enter into agreements with Whittier Street and Alice Taylor?

Richard (HC) responded that they wanted to start there and continue to focus on creating jobs for the community.

Larry Smith (HC) added that this is not just a real estate development, but rather a social and economic one as well. The RFP was very complicated and catered to social economic achievement. We want to strengthen job training and educational opportunities. We have forged a pact with RCC and other companies involved in LMA. They have entry-level jobs as well as foundations that can help fund programs. We want to address social ills by meeting the RFP.

Dolly Battle (PRC) asked about the issue of union jobs, Many Whittier Street residents are not union employees and it is difficult to get into the union. How can the abutters benefit?

Ron H (HC) responded that he had dealt with this during the Registry Building and were able to get 25% of the jobs on the project for Roxbury residents. It is a tough issue but we are committed to working on it.

Richard (HC) stated that it was important to meet with developers and the PRC to deal with this issue. Let's meet at Whittier Street. We worked with 1 Lincoln and Terminal A to promote MWBE opportunities.

Larry (HC) stated that this was an important issue that needed to be worked on.

Dolly (PRC) stated that union members are often from other communities or even out of state. This needs to be addressed.

Bruce (PRC) suggested keeping questions and responses to 60 seconds. He had four questions. First, will this be large retailers? Second, can you provide more detail on Community Equity Partners? Third, what about streetscape issues and pedestrian access? Fourth, does Canyon Johnson have any plans to support local entrepreneurs?

Richard (HC) stated that the retail would not be big-box. Large retailers help draw traffic that supports smaller retailers, such as Modell's.

Bruce (PRC) felt it still caused leakage outside of the community.

Larry (HC) stated that they would work with the retailers to compensate for that with upward mobility.

Ron H (HC) stated that Community Equity Partners already exists and that they hope to raise the money through outreach. Anyone can invest, with as little as \$1,000.

Neville (Canyon Johnson) stated that his company has a foundation to help partner with investors to create jobs by creating businesses.

Larry (HC) displayed a diagram showing crosswalks on Tremont Street, landscaping and traffic signals. There will be traffic-calming measures at the corner of Whittier Street and the BPD arch.

Cheryl Tougias (Spaulding Tougias) introduced herself as the project architect and stated that a vacant parcel increases traffic speeds. Once the site is developed and curbside parking is introduced, it will slow traffic down. If designated, we will do a complete traffic study and work on signaling. The medians would be widened to make crossing Tremont easier.

Norman Stembridge (PRC) asked for equity clarification. Louis (HC) stated that 30% of the project is equity and 85% of that will come from Canyon Johnson, for 23% of the Total Development Cost.

Donovan (PRC) asked about a long delayer project that Weston was involved in. Mark (Weston) responded that Weston actually came in to complete the project.

Donovan (PRC) stated that traffic is a very serious issue. We need to discuss traffic patterns. Also, the LMA usage will increase traffic flows. Also, the 2 high schools (Madison Park and O'Bryant) have not heard from you. Also, how many jobs will realistically be available to Roxbury residents? If young gets don't have opportunities to earn money legally, they will find a way to make it illegally.

Richard (HC) stated that it was really important to support young people and the unemployed. They will be part of this. We are committed to the community.

Ron (HC) spoke about Section 3 of the RFP and including the community. The project has met with Madison Park regarding their hotel program and will continue to do so with other opportunities in mind. Keep in mind that lots of people in Roxbury work at LMA. We will continue our outreach to schools.

Ron H (HC) felt that the LMA wants to come here with new jobs and hire new employees. It is unlike the case with the Registry employees.

Donovan (PRC) stated that the PRC was a bad example. Ron H (PRC) replied that the point was we have learned from past experiences.

Keith (PRC) was encouraged by the incorporation of the abutters. He mentioned that Richard Taylor was involved in the creation of the Reggie Lewis Center and that initial projections were for 15 jobs, now there are 55. How do you plan on working with the community long-term?

Richard (HC) stated that they would work with the community on a range of issues. This cannot be done without the community as a partner.

Maurice Sequeria (PRC) asked about what types of labs would be on P-3. Also, is retail space a ground floor tenant? What about the garage across the street?

Richard (HC) replied that the garage is a separate project.

Cheryl (Spaulding Tougias) stated that retail would be focused on the first floor and would be brought into the interior of the sight to ensure it as an active space.

Reggie (PRC) thanked the HC team for their time.

PRC Discussion

Donovan (PRC) acknowledged Julio Rodriguez as an 8-time City Champ Coach in track and influential in building the Reggie Lewis Center.

Reggie (PRC) suggested the PRC reflect and discuss with the time left.

Khadijah Brown (PRC) asked why the HC team did not bring up the Jazz Center. Also, how real is the LMA growth?

Sandra (PRC) replied that the growth there is very strong. Norman (PRC) replied that it is an economic engine.

Dolly (PRC) stated that the RSMP did not call for research. What kind of labs will these be? We do not want any Level 4 labs. Also, the Jazz Club will cause noise for the abutters.

Bruce (PRC) stated that he had a matter that the PRC should address. Reggie (PRC) responded that the PRC would focus on HC for the rest of the meeting.

Rev. Samuel Hogan (PRC) expressed concern that some developer would land bank P-3. We need to make sure that they have the money to get this rolling. It has been sitting there too long already. This needs to be addressed with all the groups.

Beverly Adams (OC) asked if there was a clause in the RFP that states a developer cannot do this? Rev. Hogan (PRC) replied that there was, but we still want to address this.

Keith (PRC) stated that this parcel has been designated before.

Reggie (PRC) stated that once designated, a development team would have a certain amount of time to demonstrate their ability to complete the project.

Audience Member Julio Henriquez (RNC) was concerned about the commitment to young people in this project. Madison Park has a number of programs, such as Health Services, that should also be involved. We need to hear more about this.

Keith (PRC) stated that as the Reggie Lewis representative, the Allied Health Careers program is open to Madison Park students, so some of this is happening already. We have a responsibility to continue these types of opportunities.

Sandra (PRC) felt that it should be built into this deal.

Julio (RNC) felt that they did not do enough to connect with BPS.

Donovan (PRC) stated that they reached out to Madison Park, but not to the O'Bryant.

Marilyn Lynch (PRC) stated that not all students in this area are from Roxbury. There needs to be a focus on Roxbury kids.

Keith (PRC) stated that a large number of students at RCC are Roxbury and Dorchester kids.

Maurice (PRC) questioned why the project focused so much on the LMA. How did this comply with the RSMP? This seems to be focused on the medical industry. Also, the retail seems focused on Tremont Street. They have offered a Laundromat and shopping, but what are the specifics? Where are the jobs?

Bruce (PRC) stated that the jobs are just for researchers and in retail. This project will need carpenters, plumbers, and others to support it. It is not just scientists. There will be a large variety of jobs and lots of support. The RSMP was designed to make the city and business community think differently, but also to challenge ourselves.

Dolly (PRC) stated that construction jobs did not require brainpower. What do we (WSH) care about a daycare? Who needs it?

Reggie (PRC) had an issue with the traffic piece. Where will the traffic go? There is a need to mitigate traffic needs and it remains difficult to cross the street.

Sandra (PRC) stated that once designated, the developer would conduct a traffic study.

Reggie (PRC) stated that problem exists now and needs to be addressed. He thanked everyone for attending and the next meeting will be on 4/12 with Tremont Center.

Meeting Adjourned.