

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: KAIROS SHEN, CHIEF PLANNER
JOHN FITZGERALD, SENIOR PROJECT MANAGER
HUGUES MONESTIME, SENIOR PLANNER
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DEVELOPMENT

SUBJECT: THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS
R-56: PARCEL 9 OF THE SOUTHWEST CORRIDOR DEVELOPMENT
PLAN

SUMMARY: This Memorandum requests an extension of the tentative designation of Melnea Partners, LLC as the Redeveloper of Parcel 9 in the South End Urban Renewal Area, Project No. Mass. R-56 for one (1) year, until December 5, 2014.

LOCATION AND SITE DESCRIPTION

Parcel 9 is located within the South End Urban Renewal Area, Project No. Mass. R-56 and is located in the South End/Lower Roxbury section of Roxbury.

Parcel 9 is an approximately 57,238 square foot (± 1.31 acre) vacant parcel. Parcel 9 is bordered by Washington Street to the east, Melnea Cass Boulevard to the south, Ball Street to the north and Shawmut Avenue to the west.

Parcel 9 is also 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 9 is served by excellent roadway, public transit, pedestrian and bicycle networks. Parcel 9 has frontage on Melnea Cass Boulevard, linking it to Boston's regional highway network, including the Central Artery-Southeast Expressway and the Massachusetts Turnpike. The site also fronts on Washington Street, a major roadway leading inbound to Downtown Boston.

The parcel is along the Silver Line bus route of the Metropolitan Boston Transit Authority ("MBTA" or the "T") which connects to a full range of intermodal transit options provided by the MBTA to access points within the city and the region. Additionally the site is along the South Harbor Trail accommodating pedestrians,

runners, and bicyclists. Melnea Cass Boulevard is currently in an extensive design planning stage that will lead to a new redesign by the City Transportation Department. The redesign of Melnea Cass Boulevard is expected to also provide for the MBTA's Washington Silver Line Bus Rapid Transit (BRT) service within its right-of-way, further enhancing transit accessibility of the Parcel 9 site.

OWNERSHIP OF PARCEL 9

On April 13, 2011, the Boston Redevelopment Authority ("BRA") and MassDOT entered into a Memorandum of Agreement ("MOA") to govern a joint disposition process relating to Parcels 9 and Parcel 10. The BRA was responsible for preparing and issuing a Request for Proposals ("RFP") for a ground lease of Parcel 9; 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 Parcel 9, and approving the terms of the ground lease of Parcel 9.

The BRA and MASSDOT have an ownership interest in Parcel 9. The approximate area of each of the MassDOT Parcel is 24,127 square feet, and the approximate area of BRA Parcel is 33,111 square feet. The total approximate area of Parcel 9 is 57,238 square feet.

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 Melnea Partners, LLC ("Redeveloper") as the redeveloper; mod. A. Architect as the Architect of Record; NADAAA as Design Architect; D/R/E/A/M Collaborative as Urban Design Consultant; Landworks Studio as the Landscape Architects; Joseph Feaster, Jr., McKenzie Law PC as Legal Counsel; GeoSolar Energy Systems as Solar Consultant; Gibson Sotheby's International Realty as the realtor Marketing Agent; and Turnkey Development Inc. as the general contractor. Kamran Zahedi is principal of Turnkey Development Inc. and is in charge of the total operation of the construction activities. Urbanica, Inc. is the manager of the Redeveloper team.

Kamran Zahedi, the president of Urbanica, Inc., has for the past twenty-five years designed, developed and built many projects in Metropolitan Boston. More recently he has focused his efforts on RFPs of city-owned historic buildings, and RFPs of the BRA and MassDOT. Urbanica recently finished three publically-awarded projects, a former

police station in Somerville, the former Area D4 police headquarters in Boston's South End, and the Engine 1 Fire State in Belmont.

PROPOSED PROJECT

The Redeveloper has proposed a combined-use building for Parcel 9 including a 145 room hotel, ground floor commercial, restaurant and community space, 50 units of mixed income housing, and underground parking for 122 cars. The uses and gross square footage are as follows:

- 78,000 SF 145 room hotel
- 8,000 SF retail space
- 12,600 SF of shared and building core
- 41,600 SF of 52 residential units
- 45,100 SF of below garage with 122 spaces

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 additional shorter option 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 BRA Board's vote to extend tentative designation of the Redeveloper within the time period specified therein.

TERMS AND CONDITIONS

Pursuant to the terms of the RFP, the Redeveloper is to pay Twenty-Five Thousand (\$25,000) dollars for every 120 day extension of tentative designation, Sixteen Thousand Five Hundred (\$16,500) dollars of which goes to the BRA, and Eight Thousand Five Hundred (\$8,500) goes to MassDOT. The Redeveloper has agreed to pay Seventy-Five Thousand (\$75,000) dollars for a one (1) year extension of the tentative designation.

RECOMMENDATION

It is, therefore, recommended that the BRA approve an extension of the tentative designation of Melnea Partners, LLC as the Redeveloper of Parcel 9 in the south end urban renewal area, Project No. Mass. R-56 for one (1) year, until December 5, 2014.

An appropriate vote follows:

VOTED: That the Boston Redevelopment Authority (“BRA”) retroactively extend the tentative designation of Melnea Partners, LLC as the Redeveloper of Parcel 9 in the South End Urban Renewal Area, Project No. Mass. R-56 consisting of approximately 57,238 square feet of land in Roxbury for one (1) year, until December 5, 2014 to allow for the completion of the conditions set forth in “Resolution of the Boston Redevelopment Authority dated May 15, 2012 RE: Tentative Designation of Melnea Partners, LLC as redeveloper of Parcels X-28A and X-28B in the South End Urban Renewal Area Project No. Mass. R-56 (a/k/a Parcel 9 of the Southwest Corridor Development Plan” on the terms and conditions set forth in the Board Memorandum submitted at the Board meeting held December 5, 2013. If final designation has not been granted by December 5, 2014, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.