

Disposition Jamaica Plain Parcels Overview

July, 2017



Parcel	Size	Zoning	Highest and Best Use	Minimum Bid
8 Oakdale Street	6,475 Square Feet	Recreational-Open Space	Community Garden	N/A
Bid Parcel 1: 105-111 Call Street	8,443 Square Feet	Three Family – 5,000 Square Feet	Three-unit building	\$135,100
Bid Parcel 2: B108-5 (Located on Call Street)	3,432 Square Feet	Three Family – 5,000 Square Feet	Residential building*	\$55,000
Bid Parcel 3: 81-85 Call Street 71-77 Call Street B101-5 (Located on Everett Street)	34,593 Square Feet	Three Family – 5,000 Square Feet	Four (4) three-unit buildings and one (1) single-family building**	\$985,000
Bid Parcel 4: B114-1 (Located on Spalding Street)	7,662 Square Feet	Recreational-Open Space	Open Space***	\$10,000

**Parcel B108-5 must obtain street frontage to be a buildable parcel. Could be combined with adjacent City-owned parcel which has frontage on Call Street.*

***MassDOT will require in the Invitation to Bid that at least six (6) affordable units be built on Bid Parcel 3.*

****MassDOT will place a deed restriction on Parcel B114-1 requiring that the parcel be used only for affordable housing or open space.*



Parcel Map



8 Oakdale Street

- **Address:** 8 Oakdale Street, Jamaica Plain
- **Lot Size:** 6,475 square feet
- **Zoning:** Recreational – Open Space
- **Allowed Uses:** Active or passive recreational uses -- walkways, physical education areas, children's play areas, swimming pools, skating rinks, and sporting areas, or a combination thereof, where such uses are administered by the Boston Parks and Recreation Department, the Metropolitan District Commission, or any nonprofit organization established for the purposes of carrying out the land uses allowed in this article; such land may include Vacant Public Land.
- **FY 2016 Assessment:** \$127,700
- **Minimum Bid:** N/A
- **Highest and Best Use:** Open space/Community garden
- This parcel will continue to be used as a community garden.



Bid Parcel 1: 105-111 Call Street

- **Address:** 105-111 Call Street, Jamaica Plain
- **Lot Size:** 8,443 square feet
- **Zoning:** Three-Family (5,000 square feet)
- **Allowed Uses:** To provide for new infill construction appropriate to the existing fabric, and to allow minor changes to occur as of right. In a 3F Sub-district, the maximum number of Dwelling Units allowed in a single Building, including a Town House Building or Row House Building, is three (3). Minimum lot size is 3,000 square feet with 2,000 square feet for each additional unit.
- **Minimum Bid:** \$135,100
- **Highest and Best Use:** Three-family detached dwelling.



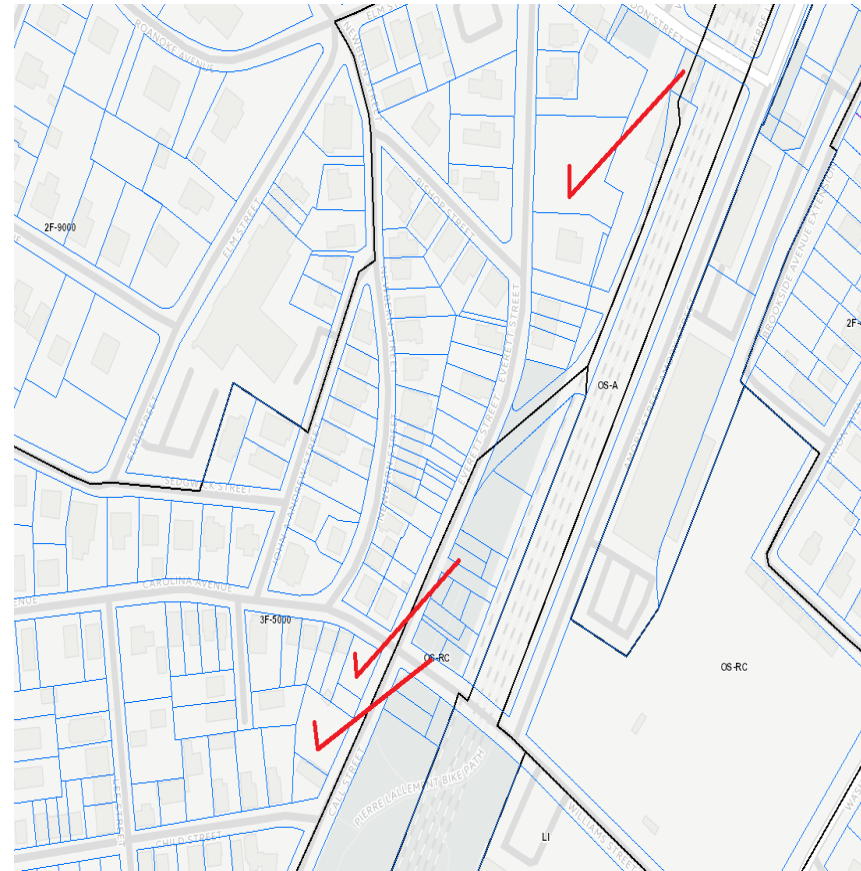
Bid Parcel 2: Parcel B108-5 (Located on Call Street)

- **Address:** None (Located off Call Street)
- **Lot Size:** 3,432 square feet
- **Zoning:** Three-Family (5,000 square feet)
- **Allowed Uses:** Preserve existing structures, to provide for new infill construction appropriate to the existing fabric, and to allow minor changes to occur as of right. In a 3F Sub-district, the maximum number of Dwelling Units allowed in a single Building, including a Town House Building or Row House Building, is three (3). Minimum lot size is 3,000 square feet with 2,000 square feet for each additional unit.
- **Minimum Bid:** \$55,000
- **Highest and Best Use:** Single family detached dwelling.
- The lot has sufficient land area for development but must obtain street frontage to be a buildable parcel. Could be combined with adjacent City-owned parcel which has frontage on Call Street. If street frontage is obtained by the Successful Bidder, MassDOT reserves the right to re-appraise the parcel and to capture the additional value added by the acquired street frontage.



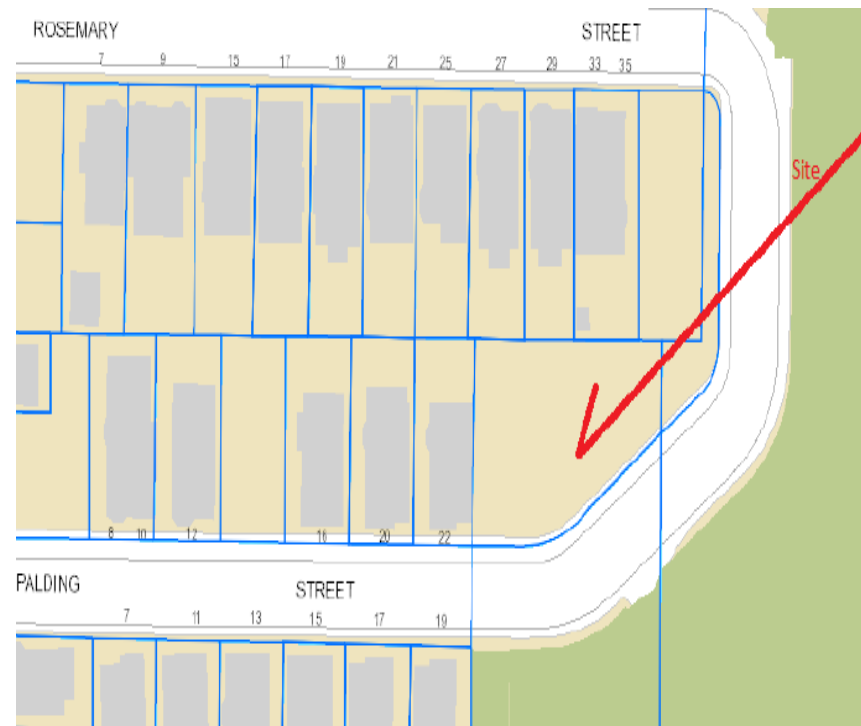
Bid Parcel 3: 81-85 Call Street, 71-77 Call Street, B101-5

- **Address:** 81-85 Call Street, 71-77 Call Street, B101-5 (Located on Everett Street)
- **Lot Size:** 34,593 square feet
- **Zoning:** Three-Family (5,000 square feet)
- **Allowed Uses:** Preserve existing structures, to provide for new infill construction appropriate to the existing fabric, and to allow minor changes to occur as of right. In a 3F Sub-district, the maximum number of Dwelling Units allowed in a single Building, including a Town House Building or Row House Building, is three (3). Minimum lot size is 3,000 square feet with 2,000 square feet for each additional unit.
- **Minimum Bid:** \$985,000
- **Highest and Best Use:** Four (4) three-unit buildings and one (1) single-family building.
- MassDOT will require in the Invitation to Bid that at least six (6) affordable housing units be built on this bid parcel.
- Combining these parcels into one bid parcel creates a cross-subsidization opportunity that allows more affordable units to be built.



Bid Parcel 4: B114-1 (Located on Spalding Street)

- **Address:** None (off Spalding Street)
- **Lot Size:** 7,662 square feet
- **Zoning:** Open Space – Recreational
- **Allowed Uses:** Active or passive recreational uses, including walkways, physical education areas, children's play areas, swimming pools, skating rinks, and sporting areas, or a combination thereof.
- **Minimum Bid:** \$10,000
- **Highest and Best Use:** Open Space
- MassDOT will sell this parcel for a nominal fee and place a deed restriction on the parcel requiring that the parcel be used as open space or affordable housing.
- If the parcel is re-zoned for residential use, three affordable housing units could be built.



Changes from ITB Outline

- The parcels will be grouped into four bid parcels instead of six individual parcels.
- The number of required affordable housing units went from three to six, with the possibility of more.
- MassDOT has dropped the right to have Bid Parcel 4 re-appraised if it is re-zoned by the Successful Bidder. There will also be a deed restriction that limits use on Bid Parcel 4 to open space or affordable housing. If the parcel is re-zoned for residential use, three affordable units could be built.
- Release schedule has been pushed back to accommodate meeting with the JPNC and public feedback period for the ITB.
- MassDOT will require any affordable housing units be for people making 80% of the Area Median Income (AMI). However, it is encouraged that the Successful Bidder(s) work with the City to obtain subsidies that would allow for units that are less than 80% of the AMI.
- MassDOT will not advocate for variances to the zoning code in order to complete the disposition of any parcel.
- MassDOT has included language in the Invitation to Bid that requires potential bidders in their responses to include any history of eviction challenges, citations from the City or State, tax delinquencies and housing violations.



Additional Community Requests

- There should be a deed restriction making these parcels 100% affordable.

MassDOT has a statutory obligation to maximize revenue from surplus land. MassDOT has recently released TOD Guidelines which state that all residential projects should have a 20% affordability component. We have surpassed this benchmark as the total affordable units will makeup at least 35% of the total units built on all parcels.

- The abutters to these parcels should have a right-of-first refusal on all bids.

MassDOT has a statutory obligation to designate the highest responsive bidder for each bid parcel. By doing this, MassDOT will ensure a fair, transparent and open bid process. The abutters to these parcels are encouraged to submit bids if interested.

- Language should be included in the Invitation to Bid that encourages owner occupancy.

MassDOT will not place language in the ITB that favors owner occupancy over rental units.



Schedule

- **May 16th:** Jamaica Plain Neighborhood Council – Housing & Development Committee.
- **June 7th:** MassDOT public community meeting, including discussion on draft Invitation to Bid (ITB).
- **July 18th:** Meeting with the JPNC.
- **Late-July:** Public feedback period on the ITB.
- **August:** Release of the ITB.
- **September:** On-site Pre-Bid Meeting.
- **Late-October:** Deadline for submission of proposals.
- **Late-November:** Designation of buyers for all parcels.
- **June, 2018:** Deadline for conveyance of all parcels.



Thank You

