

Planning Board Preview

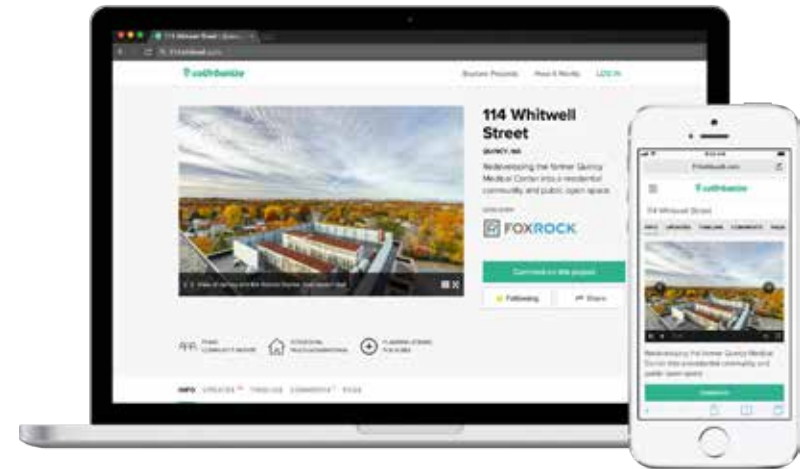
Wednesday, September 5th, 2018



Development Process

www.114whitwell.com

Past meetings, updates, and presentations available on project website at www.114whitwell.com.



2016

December 16, 2016

FoxRock purchases 114 Whitwell

2017

December 27, 2017

Hospital Hill Neighborhood Association Board Meeting

January 7, 2017

Neighborhood Meeting: Introduction to FoxRock

February 7, 2017

Hospital Hill Neighborhood Association Meeting

March 15+16, 2017

Office Hours

April 2017

Glendale Park picnic tables & fence installed

May 6, 2017

Cleaner, Greener Quincy 2017

August 31, 2017

Neighborhood Meeting: Update on Redevelopment Efforts

October 13, 2017

Office Hours

November 21, 2017

Neighborhood Meeting: PUD Amendment and Conceptual Master Plan

December 6, 2017

Office Hours

December 12, 2017

Planning Board Public Hearing: Voted 5-0 in favor to recommend the proposed PUD Amendment (Order 2017-189)

December 18, 2017

City Council Public Hearing (2017-189): Voted 7-2 in favor of PUD Amendment

2018

March 20, 2018

Hospital Hill Neighborhood Association Meeting

April-May, 2018

Glendale Park Task Force Meetings

May 5, 2018

Cleaner, Greener Quincy 2018

June 29, 2018

“Goatscaping” clean-up in Glendale Park

July 24, 2018

Neighborhood Meeting: Master Plan Presentation

Existing Conditions

- 14.9 acre site
- Located in Planned Unit Development District (PUD)
- 370,000+ SF of former Hospital buildings
- Steward Satellite Emergency Facility occupying ~30,000 SF through 2021
- Phased redevelopment plan will allow for ongoing occupancy by Steward E.R.



Master Plan

- Focus on *green space* more than *open space*, with central green connecting from Whitwell Street to Glendale Park.
- Prioritize walk-ability and access to public transportation.
- Administration building to remain as a centerpiece of the campus.
- Master Plan allows for multi-family housing, senior living, independent living uses as demand allows.



Main Site Entrance

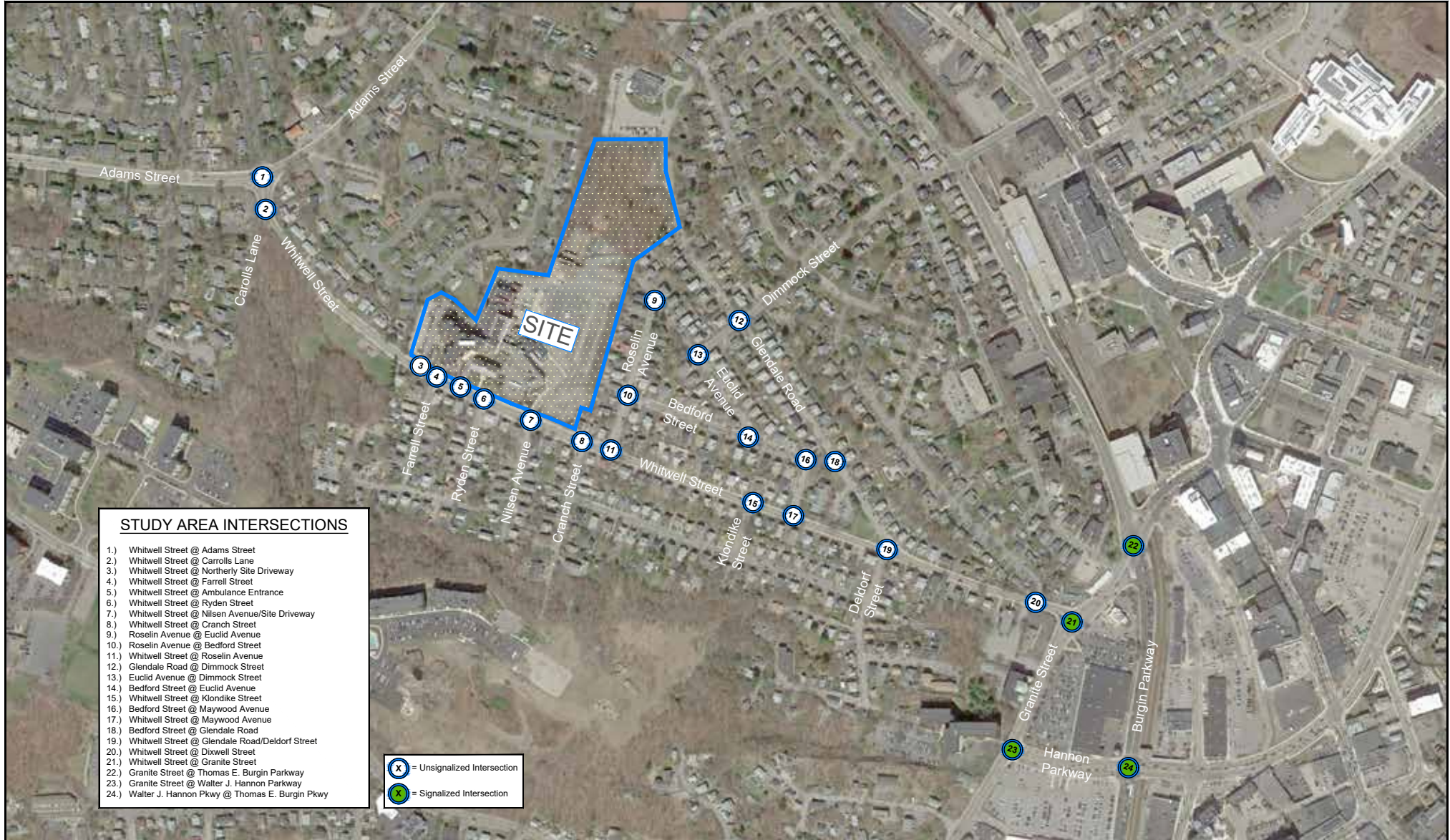


Project Characteristics

- Total of 598 units across multiple building types:
 - 3 Story Rowhouses
 - 3 Story Townhouses
 - 3-6 Story Multifamily buildings
 - Adaptive-reuse of historic Administration building
- Parking is located predominantly within building envelopes, allowing for 60% open space.
- Maintain a minimum 25' setback from property lines, and step-back buildings along the edges.



Traffic Analysis



114 Whitwell Street

