



114 Whitwell Street

Quincy, Mass. • 11/21/2017



Neighborhood Meeting

Tuesday, November 21st, 2017

AGENDA

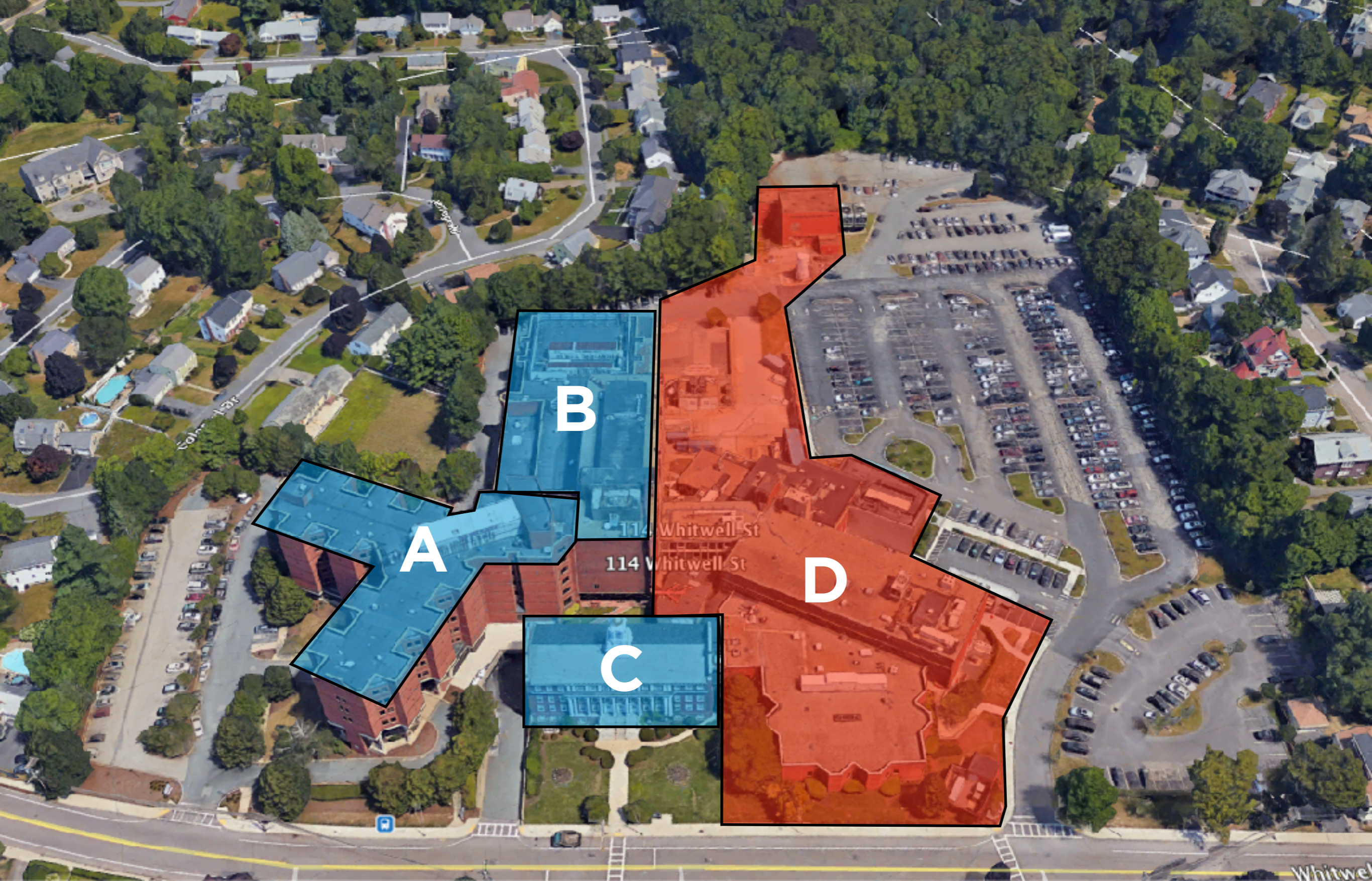
1. Introduction
2. Update on Current Site & Activities to Date
3. Potential Re-development Scenarios
4. Impact of Proposed PUD Amendment
5. Next Steps
6. **Questions & Answers:**
Please save Questions until the end

Steward Satellite Emergency Facility

- 5 Year Lease runs through December 31, 2021
- All redevelopment efforts will account for Steward lease, and ER will remain in operation.
- Massachusetts Dept. of Health regulates these facilities.



Existing Buildings



Paths Forward

ADAPTIVE RE-USE



- Existing buildings not suitable for acute care hospital
- Current site does not reflect quality and prestige of the neighborhood
- Total buildout cost and building issues may be cost-prohibitive for medical users

NEW DEVELOPMENT



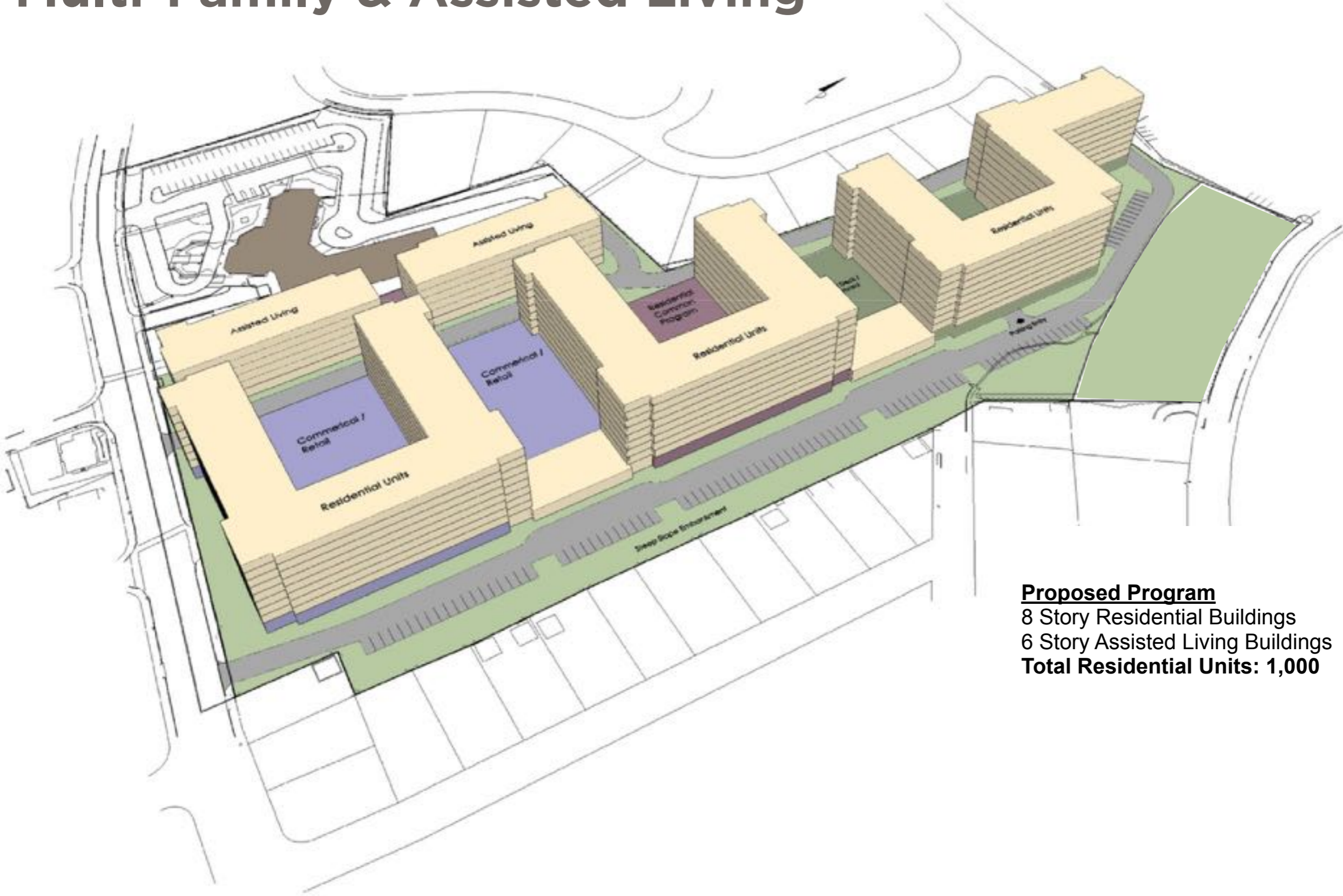
Planned Unit Development (PUD)

- 1. Planned Communities**
- 2. Height: 8 Stories**
- 3. Density: 4.0 FAR**

Modern Medical Campus



Multi-Family & Assisted Living



Proposed Program
8 Story Residential Buildings
6 Story Assisted Living Buildings
Total Residential Units: 1,000

Proposed Restrictions Under PUD Amendment

HEIGHT:

8 Stories → **6** Stories

DENSITY:

4.0 FAR → **2.5** FAR

GLENDALE PARK:

Protected

With Task Force for Future Planning

STEWARD E.R.:

Thru 2021

Occupancy Through End Of Lease



Next Steps

Initiate approvals process in 2018 for 114 Whitwell

Focus on finalizing an agreement with the Mayor's office and City Council for downtown redevelopment, with heavy medical focus



Office Hours:

Wednesday 12/6/2017
6:30PM

1495 Hancock Street, 4th Floor

Contact Us & Mailing List:

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