

Dock 51-Northwood Development Meeting
Goodwill's Workforce Development Center (118 52nd Street)
Multi-Purpose Room
Tuesday, November 9th
6:30 PM

Introduction

Northwood Development is proposing renovations to 27 51st Street (currently occupied by Sears Outlet) for "Dock 51," for commercial use. Dave Breingan opened up the meeting with a review of the community process and ground rules. Everyone agreed to the ground rules.

Project Presentation

Mr. Breingan introduced David Figgins of Northwood Development, a subsidiary of Northwood Investments. Mr. Figgins indicated that he grew up in Pittsburgh and moved to Boston in 2009. He expressed excitement to be working in his hometown. He noted that the site is a 300,000sqft building with riverfront orientation, and is currently occupied by Sears Warehouse. The site was acquired as part of a grouping of warehouses that the company purchased a few years ago. David reviewed the history of the site, which included the Lucy Furnace--an original holding for Andrew Carnegie. Since 1950s, it has served as a warehouse for Sears, a trucking company, and others.

Mr. Figgins aims to keep the classic brick appearance, repair the roof, and create new front door/arrival point on 51st Street, develop new courtyard area, and and six flexible spaces within the building.

On the exterior, the development team intends to clean up site, create new 15,000 square feet of new green space.

Figgins also detailed location for future Green Boulevard, and expressed the importance of alternative transportation uses. The developer is proposing 150 bicycle spaces and a transit videoscreen system to inform tenants of upcoming buses.

Facilitated Q & A

Owen Lampe: Would there be showers?

DF: Each space will have a set aside for showers.

Mahoney: Do you have access to property behind it?

DF: No access to that site.

Mahoney: How are you moving people through the site?

DF: Creating two lanes in order to aid in better circulation.

Owen Lampe: What are considering for the riverfront?

DF: Creating a green buffer between site and river. Currently a 60 degree drop. Longterm goal of working with Army Corp of Engineers to address rivers' edge.

Mahoney: What about the transformers on 51st?

DF: Currently in operation.

Tom Barr: How set are you on office suites?

DF: That's our approach now based on the scale of the building with 320,000sqft and 18-20ft ceilings

Tom Barr: Will you look at smaller spaces?

DF: Market will dictate.

Tom Barr: Projected occupancy?

DF: Few hundred to 1000. Not currently set.

Tom Barr: Timeline?

DF: Hasn't gone to Zoning. Goal of 9/1/19 construction start date.

Owen: Parking?

DF: Current plan: 655 spaces.

Owen: Variances?

DF: Parking is the big one.

Don: Do you have tenants in line?

DF: Plan is to do this plan and then attract tenants

Don: Do have any tenants on-board?

DF: None have been secured yet—other than Sears.

Mahoney: What is the maximum ceiling height in the building?

DF: Max is 20ft.

Mahoney: Are you retail developers or just commercial?

DF: Northwood has 4 specialties.

Mahoney: Considering an entertainment center?

DF: Not to date. Maybe a restaurant / coffee shop

Dave B: Any loading areas? Truck traffic?

DF: 10 bays currently with heavy around holidays for Sears. 2 loading bays are contemplated in the new plan

Dave B: Staffing plan for construction & permanently?

DF: Good timing for the question. Goal is to meet local hiring requirements.
Property maintenance could be a place for local hiring.

Tom Barr: Ripping off whole roof?
DF: Yes

Tom Barr: Sustainability components?
DF: Addressing heat island with new roof; probably not a green roof. Structure is light & haven't looked into it.

Don: Looking at multiple stories on site?
DF: No, single story users only.

Tim Schooley: Preliminary budget?
DF: Working through that right now. Will know before we apply to zoning?

Owen Lampe: Phasing?
DF: No.

Dave B: Submitted to Zoning?
DF: No.

DF: What specific concerns do you have?
Mahoney: Need to get neighbors up river to get access. Need retail center/artsy & crafty incubator as interim strategy

Closed Door Conversation:
Glad there won't be new truck traffic
office space is a preferred use
Green Boulevard good piece
Would like to see national tenants (Kohl's)