

Community Meeting Summary

Presentation by:

Cummings Properties regarding the expansion of 200 Boston Avenue

April 14th, 2021

Presentation slides are available via the link below:

<http://www.medfordma.org/wp-content/uploads/2021/04/200-Boston-Ave-Addition-Community-Presentation-04-14-2021-Final.pdf>

Cummings Property Representatives Present: Dennis Clarke, Chairman and CEO; Eric Anderson, President; Michael Aveni, Senior Project Architect; Brian Murrphy, Executive Project Leader.

City of Medford Staff Present: Dave Rodrigues, Chief of Staff; Alicia Hunt, Director of Community Development/Environment and Energy; Paul Mochi, Building Commissioner; Viktor Schrader, Director of Economic Development.

Project Overview

Cummings Properties, longtime manager of 200 Boston Avenue, presented a preliminary overview to the community on plans to expand its property to add further commercial space and parking. The development will be an addition to the existing parking garage abutting Boston Avenue.

As presented, the addition will include approximately 60,000 square feet of leasable space and ±120 additional parking spaces. A portion of the existing parking garage will be converted into commercial space for lease.

Cummings Properties has not filed for building permits and information shown during the presentation may be adjusted in response to feedback received during the meeting. Upon submitting an application for permits to the City of Medford, the project will be referred to relevant boards and commissions based on the determination of the Building Commissioner.

About Cummings Properties

Cummings Properties manages more than 10 million square feet of real estate, including commercial office, laboratory, warehouse, medical, and retail space, throughout the Greater Boston area.

Questions?

Please contact Viktor Schrader, Economic Development Director for the City of Medford, at 781-393-2481 or vschrader@medford-ma.gov, for additional information.

Frequently Asked Questions

Is this project approved?

No, Cummings Properties has not applied for a building permit. Once an application is submitted the project will be referred to relevant boards and commissions based on the determination of the Building Commissioner.

Are project plans available for public review?

Yes, the plans presented during the meeting can be found [here](#).

Have tenants been identified for the ground floor commercial spaces?

Not currently. Cummings Properties expects interest in the ground floor amenity spaces to include uses such as a local coffee shop or small restaurant.

Will additional landscaping be added to the property?

Yes, new landscaping including trees, will be added on all sides of the building including the Boston Avenue frontage. The plan also includes outdoor seating spaces adjacent to the amenities at the northern end of the development.

Will the sidewalk, curb, and/or on-street parking be changed?

No, the project is not expected to result in changes to the sidewalk, curb, or on-street parking.

Did the developer consider demolishing the garage to build a new building?

Cummings Properties considered several options for construction. The preferred option for the building addition is to reuse the existing parking structure and keep part of it operational during construction. This option minimizes the impact to the environment associated with demolition, and ensures the site has ample parking throughout construction and in the final condition.

How tall will the new building be?

The building addition will match the height of the existing building at 200 Boston Avenue. The building addition will comprise 5 stories of leasable space and parking.

What type of Lab space is allowed in this location?

The City of Medford permits Bio Level 1 to 3 (BL1 – BL3) research, subject to City Board of Health approval for all genetic, biomedical, and chemical research facilities. Current tenants at 200 Boston Avenue operate up to Bio Level 2.

The City of Medford does not permit Bio Level 4 (BL4) research.

When will construction start and how long will it take?

Construction could start as early as Fall of 2021 and will take approximately 18 months. Construction staging will be largely contained to the site with limited, if any, lane closures on Boston Avenue.