



Roxbury Strategic Master Plan Oversight Committee Meeting
Monday, January 8, 2018
6:00 PM to 8:00 PM
Boston Water & Sewer Commission, 980 Harrison Ave, Roxbury

Attendees

RSMPOC Members: Valeda Britton, Frederick Fairfield, Dorothea Jones, Jorge Martinez, Marzuq Muhammad, Frank Williams, Charlotte Nelson, Norman Stenbridge, Susan Sullivan, True-See Allah, Tony Hernandez, Rep. Councilor Kim Janey (Ex-Officio)

Not in Attendance: Beverly Adams, Bing Broderick, Felicia Jacques, Rep. Evandro C. Carvalho (Ex-Officio), State Senator Sonia Chang-Diaz (Ex-Officio), Rep. Byron Rushing (Ex-Officio), Rep. Chynah Tyler (Ex-officio),

BPDA Staff: Courtney Sharpe, Dana Whiteside, Lara Mérida, Lillian Mensah

Link to PowerPoint: <http://www.bostonplans.org/getattachment/d4177901-9c73-49dc-8f3f-ea61bad20541>

Opening

On January 8, 2017 Co-Chair Norman Stenbridge called the Roxbury Strategic Master Plan Oversight Committee to order. The agenda was reviewed and RSMPOC roles and responsibilities were reiterated.

He then introduced new District 7 Councilor Kim Janey. She stated she has been coming to meetings since 2008 and knows what it is like to be a concerned and committed resident. Her office is committed to having true, transparent and meaningful engagement. Want to see development without displacement and Dudley square as an economic engine her office is currently monitoring construction jobs but the need is there for permanent jobs in the community.

Councilor Janey can be contacted at **617-635-3510** or **Kim.Janey@Boston.gov**

Planning Update

A BPDA Staff member gave an introduction to the meeting's presentation agenda, stating there will be a highlights of the PLAN: Dudley Square process, developer updates presentation and input from the committee and public.

- The process began nearly two years ago in conjunction with the Oversight Committee. Part of the process was to begin thinking about and help make decisions about the future of public parcels.
- The original 2004 Master Plan goals were assessed, with most people feeling they still align with 2017 goals.
- To date there have been 18 different workshops
- The next workshop will be held on January 22, 2018 from 6-8pm at the Boston Water and Sewer Commission. At this workshop draft RFP language will be presented. Discussion will involve Information on RFP content and what makes each one unique. Final context document to be released later in February.
- Photo Campaign has been launched to help communicate the vision for the future of Dudley Square. Please consider submitting pictures that reflect happy times people have had in the neighborhood, as well as, events or places in Dudley Square, past or present, that make you smile. Photos can extend beyond Dudley Square but should be within Roxbury. For more information please visit: bit.ly/PlanDudley
- Parcel 10, Parcel 9, and Bartlett Place have been designated with Parcel P-3 tentatively designated; others parcels still part of public domain.

Development Project Update

- A BPDA Economic Development Staff member, then presented the status of the following development projects:

Bartlett Place: <http://www.bostonredevelopmentauthority.org/projects/development-projects/bartlett-place>

- Bartlett has a PDA (Planned Development Area) so the zoning has been approved, if there was a change then that change would need to come before the public.
- **Project Review Discussion - January 16, 2018 6:15 at Central Boston Elders – development team will review each building**
- Bartlett place is a commercial and residential mixed use project. With approx. 54,000 sq ft of commercial and 323 residential units. The development team has completed important site work including infrastructure, foundation, environmental documents. This project has obtained a MassWorks Infrastructure Grant.

Parcel 10 - Madison Tropical: <http://www.bostonredevelopmentauthority.org/projects/development-projects/madison-tropical-parcel-10>

- **Project Review Discussion - January 18, 2018 6:15 at Central Boston Elders**
- 2101 Washington Street and is slated to have occupancy completed in January 2018.
- 2085 Washington St is underway with preconstruction and marketing an important consideration for this project will be financing.

P 9 – Melnea Hotel and Residences:

<http://www.bostonredevelopmentauthority.org/projects/development-projects/melnea-hotel-and-residences>

- The project has final designation. In December, 2017 they completed financing thus there is no need to further extend designation again.
- PRC will continue to meet related to construction and monitoring.
- First phase is under construction now

RSMPOC Questions and Comments

- A RSMPOC member asked for clarification around community benefits and what exactly is to be expected. Stating examples of projects in Charlestown and Brighton where community organizations received money.
 - The BPDA responded that allocated community benefits are very project specific. In Plan: Dudley there is opportunity for community benefits move to away from limiting to just parcel specific mitigation and thinking about what will benefit the community overall - balancing act community benefits will not be infeasible
- RSMPOC members discuss the RFP that went out for the \$400,000 for community benefits attached to the Melnea hotel project. A request was made for larger transparency and clarity around distribution.
 - Clarified that the Office of Workforce Development manages the process. More information can be brought to the next meeting, with a future discussion on the RSMPOC's and communities involvement.
- A RSMPOC member asks what kind of jobs and wages are expected to be paid and more information on the commercial programs
 - P-9 developer shared that retail cannot just be given to a real estate agent to find a tenant instead targeted outreach needs to be done to get desirable uses. The had the idea for a small jazz club but heard a larger one may go into the Bolling Building so put that on hold. Has had conversations with {unknown name} about a small sport or training facility has talked to dry cleaners.
 - P-10 developer reminded the audience that there are 3 components to the project:

- 1. Tropical foods, which was completed about 3 years ago
- 2. 2101 Washington Street which is now being called 9 Williams street. This is a 30 unit residential project with low, moderate, and market rate housing. The leasing should be finished in the coming months. On the ground level there is 7000 sq ft of retail which the developers have been actively leasing. Clubhouse Network, a youth STEM organization is under agreement. They will be relocating to Roxbury currently in science museum. There is interest on other 2 spaces that are not yet under agreement, but it is hoped will be leased within 6 months. Some potential tenants include: a hair salon, fitness center, cellphone franchise, or food establishment.
- 3. The corner of Washington and Melnea Cass about 45,000 sq ft office ~12/14 retail driven by needing anchor tenant primarily non-profit and education looking at the space - optimistic because of visibility
- Concern was expressed by an RSMPOC member on the types of businesses being suggested and how they would benefit the community.
- A RSMPOC member asked if information from PLAN: Dudley of what the community wants to see will be shared with developers. The idea of a marketing/demographics booklet was discussed
- A request was made for John Barros and Karilyn Crockett to come speak about how they are going to market area and partner with developers to achieve success in the area.
- Bartlett developer state Good Food Market a non-profit grocery store out of Washington D.C. will be occupying about ~10,000 sq ft of the commercial space. They will be having a meet and greet with the community on January 23, 2018 (location to be confirmed). BMC will be investing \$6 million in financing for Good Food Market.
 - For the 34,000 sq ft space they are actively looking for a healthy retail/activity tenant. A leakage study proved Roxbury residents spend \$33 million at grocery stores outside of Roxbury. Additionally the State department ranks Roxbury among the lowest rates of access to supermarkets and “highest scarcity”
- P-3 developer stated of the 400,000 sq ft at least 100,000 is for office/retail for anchor tenant, BJs who will have a \$14 average wage. Additionally, there will be a Regal Cinema, CVS, Brooklyn boulders, planet fitness, Burlington store. 300,000 sq ft has letters of intent. For jobs generated by the project itself P-3 partners has committed to paying \$15 a/hr. this will be about 1500 jobs generated from the commercial component
- Small local businesses can often not afford rent, so they will offer \$80,000 subsidy to be paid to local entrepreneurs. The created Office of Collaborations who will work with employment needs of tenants and make sure jobs are advertised. It is clarified that originally they had set \$40,000 for minimum of 15 years but have agreed to double to 80,000. The annual choice

neighborhoods partnering adding 20,000 for 15 years. \$360,000 for job training some going to Tmichael and apprentice program people academy, other to other job training

- An RSMPOC member asked of the 286 people who worked on construction how many locals? How keeping accountable can we get hiring report backs wants to have breakdown.
- In response to a question on if numbers are being reviewed it is answered that the construction numbers are reviewed by the Compliance Department in the BPDA.
- In response to an audience question it is clarified the \$15 wage relates to jobs that are created by Tremont Crossing is for things the developers have control over i.e security, snow removal this does not apply to other individual retail tenants.

Community Questions and Comments

- In response to a question on who to contact if an individual knows entrepreneurs who want to participate in getting office space, the BPDA responded, for any of the individual projects talked about to get in touch with the development teams directly. If it is about future opportunities they can connect with Dana or Lara.
- A community member stated a few of their recommendations including setting up a process around issues that are being raised. There were a number of comments about leases about to be set up but they didn't hear what would be paid so would recommend process to restore trust in community for workers - before asking Oversight Committee to take a position suggested they come to OC in public meeting explain what businesses are going to be paying the workers until the community knows. They suggested the Oversight Committee needs to have one meeting with developers and present community benefits because there is confusion on what community benefits mean.
- In terms of RFPS: Boston Jobs Coalition (BJC) had spent months working with the Oversight Committee. Suggested problems will be avoided if standards are established in future projects so we know what will be paid. The BJC has been negotiating in June Mayor said he was ready to move forward but they have been shown contract language that will go into RFPs and is concerned it hasn't been presented publically. He asked that the Oversight Committee to ask John Barros to show community language that has been developed to go in RFPs and if back away from standards say no. Also requested more info from John on AMIs and percentages.
- Community member Bridget Wallace presented an idea that she wanted on the record. In order to facilitate community benefits rent should be collected on one floor of development site which would go into trust and from that would support small business. The community would make decisions about where it goes but money is there in perpetuity and is money would be collected every month from one floor. Looks at community benefits as looking at rents that the community controls

- A resident also speaking on behalf of Reclaim Roxbury expressed concerns around what kind of standards are going to put forward for jobs and housing. He suggested If it is 93% market housing, this will usher in outsiders. He asked the committee to petition to suspend process until fundamental concerns are resolved as a neighborhood. He advocated for a neighborhood meeting not with BPDA to push back so many developments that are happening including the private development that affects neighborhood and precedent Rio Grande sets.
- A resident stated confusion around the \$400,000 in community benefits money that was distributed to the community but not direct abutters developments and projects . Suggests proper outreach was not done and Project Mendela was not involved. She asked why the Office of Collaboration is being created instead of building with who is already here. The community is changing need to help people here with issues such as homelessness and opioids.
- A BPDA staff member clarified specifically focused on definition of community benefits. The Office of workforce handles distribution of money but information can be brought back more on how that is administered. The RFP process is going to be different depending on how money is supposed to be allocated depending on PRC.
- A community member stated it doesn't seem like there is process around community benefits - how are projects so far in the process if don't have jobs lined up when jobs is promised as leading community process. In response a BPDA staff member stated clarity around tenants doesn't always happen when article 80 process is done , most time leasing is not signed on until permits are in place. While it has been expressed by some in this meeting that the regulatory process should be completed first that is often unfeasible for projects.
- Current BPDA Deputy Director for Community Planning Lara Merida announced after almost 10 years at the BPDA she has resigned. Her last day with the Agency will be January 30, 2018. Dana Whiteside and Courtney Sharpe will continue to represent the BPDA at Oversight Committee meetings.

Meeting Adjourned approximately 8:00pm