



Roxbury Strategic Master Plan Oversight Committee Meeting
Monday, July 1, 2019
6:00 PM to 7:45pm
Bruce C. Bolling Municipal Building, 2300 Washington St, Roxbury

Attendees

RSMPOC Members: True-See Allah, Valeda Britton, Frederick Fairfield, Steven Godfrey, Dorothea Jones, Nefertiti Lawrence, Marisa Luse, Charlotte Nelson, Norman Stenbridge, Kim Napoli, Susan Sullivan, Lorraine Payne Wheeler, Frank Williams. Curtis Rollins (RNC Representative),

Not in Attendance: Catherine Hardaway, Jorge Martinez, City Councilor Kim Janey (Ex-Officio), Rep. Liz Miranda (Ex-Officio), Rep. Jon Santiago (Ex-Officio), Rep. Chynah Tyler (Ex-officio), State Senator Sonia Chang-Diaz (Ex-Officio)

BPDA Staff: Dana Whiteside, Muge Undemir, Lillian Mensah, Victoria Phillips

DND Staff: Beverly Estes-Smargiassi

Link to PowerPoint: <http://www.bostonplans.org/getattachment/d3136158-664d-43f1-8ca1-4dd929341167>

Opening

On July 1, 2019 Co-Chair Norman Stenbridge of the Roxbury Strategic Master Plan Oversight Committee called the meeting to order. It was asked if there were any members of the press or individuals recording the meeting. No individuals identified themselves. The meeting agenda, committee responsibilities, and Master Plan's original goals were reviewed, as well as the remaining 2019 RSMPOC public meeting calendar.

Planning Update

- Muge Undemir, BPDA Senior Planner, presented the planning update. The update reviewed the June 3rd RSMPOC meeting where the PRC for DND parcels made a recommendation to the RSMPOC on each of the four parcels. The RSMPOC voted in favor of each recommendation, Madison Park for 75-81 Dudley, New Urban Collaborative for 40-50 Warren, New Atlantic and Dream Development for 2147 Washington, and Cruz Development for 135 Dudley Street. Additionally, upcoming RSMPOC and PLAN: Dudley related meetings were outline including the upcoming July 22nd PLAN: Dudley meeting for a presentation and update on the Blair Lot, Parcel 8, and Nawn RFPs which will be held at Boston Water and Sewer Commission.

Development Project Update

Following Planning Update Dana Whiteside, BPDA Deputy Director for Community Economic Development gave a high level description of the following development projects. Each development team was present to answer RSMPOC member questions and then audience questions.

Bartlett Place: <http://www.bostonplans.org/projects/development-projects/bartlett-station-lot-d>

- Bartlett is a multi-phased project proposed/managed by Nuestra CDC and Windale Development Company. There is not a designation for the project as the MBTA has a slightly different process where there is a direct purchase from the MBTA, by the designated developer, Nuestra CDC and Windale Development Company. The total development cost is \$184 million. It consists of commercial, residential, and office/commercial. There are a number of components divided by building type and is a multi-phased project.
- Building E, a homeownership development, was completed in November 2018. Building D, proposed senior housing development, is in process of Article 80 overview with a submission made on October 9, 2018. There were two Article 80 meetings for Building D. The next project review discussion for this project is proposed for July 25, 2019. There will be ample time and public notice for this meeting. The other components of this project are under general review and the development team is working with the BPDA Planning and Design team for consideration.

P-3 Tremont Crossing Project:

[http://www.bostonredevelopmentauthority.org/projects/development-projects/tremont-crossing-\(p-3\)](http://www.bostonredevelopmentauthority.org/projects/development-projects/tremont-crossing-(p-3))

- The project is a partnership between Feldco Development Corporation and the National Center for African-American Artists. It hosts the NCAAA museum as its cornerstone but also the creation of upwards of 700 residential units and other commercial uses. The project received final designation in April 2019. Tremont Crossing is approximately a \$500 million project.
- There is a project review discussion proposed for July 25, 2019.

Parcel 10 - Madison Tropical:

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

- The development is designated. This is an approximant \$57 million project and is proposed by Madison CDC and Tropical Foods. The Tropical Foods in operational and the next components of the project, is 2101 Washington, now 9 Williams which is completed and fully occupied. 2085 Washington is under design review and proposed for commercial/ office. The development team is working diligently on tenanting for the project. The designation runs through the end of May. The project is in pre-construction and marketing underway for the third and final phase of the project.
- The next project update discussion is on July 31, 2019.

P 9 – Melnea Hotel and Residences:

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

- 137 million square feet project, approximately \$50 million dollar development cost. This team has reached final designation meaning they have met all the criteria including securing all financing and pulling of permits for the project. Now the focus is starting construction on the residential component with construction on the hotel underway.

RSMPOC Comments

- A RSMPOC member asked, are both scheduled PRC meetings for Bartlett and Tremont Crossing on July 25th. A BPDA staff member responded, to clarify the Bartlett PRC will be on Tuesday, July 23rd, the Tremont Crossing will be on Thursday, July 25th, and Bartlett 10 update meeting will be on Wednesday, July 31st.
- A RSMPOC member asked, how is it possible for a Bartlett PRC meeting to be scheduled when it is not clear who is on the PRC as I have been on the committee and have not received any notice. A BPDA staff member responded, notices went out informing of the reconstitution and BPDA staff will resend to ensure the RSMPOC member receives the notice. The goal of the meeting is so new PRC members from orientation and expressed interest in the Bartlett PRC and members who were on the PRC informing them of the reconstitution and advising them to opt-in and continue on the PRC or opt-out.
 - A RSMPOC member followed-up asking, everyone on the PRC old or new should receive all the information so can the PRC be informed who the new members are. A BPDA staff member responded, once confirmation from new and old PRC members have been received within the week a note will be sent out to the whole committee with who is on the PRC and also send along the initial documents.
- A RSMPOC member asked, in the development status updates construction jobs are mentioned but since one of the concerns for this community is permanent jobs and there is retail space that should be opening up very soon, can the RSMPOC receive an update on the permanent job available at these projects. A BPDA staff member responded, our next RSMPOC is in September and a suggestion could be to request the development teams to provide the update on both construction and permanent retail jobs.
 - A RSMPOC member followed-up asking, if any of the retail space is opening before the September RSMPOC meeting can we receive an update prior to then. A BPDA staff member responded, yes.
- A RSMPOC member asked, for clarity can BPDA staff overview the PRC selection process for those of us who are less familiar with it. A BPDA staff member responded, PRCs serve in an advisory capacity, are made up of RSMPOC members and members of the community, and are comprised of 15 individuals. The functions of the PRC include reviewing RFPs and making recommendations to the RSMPOC for a developer for a parcel. Then that PRC serves in the same capacity as an Impact Advisory Group (IAG), which provides advice to the city and other regulatory agencies for looking at the impacts and how to mitigate those impacts. Most projects will be over 50,000 square feet and will have to undergo Article 80 large project review. Once the project team submits its project notification form for Article 80 review the PRC/ IAG becomes the body that looks at the project overall and potential impacts and how to mitigate impacts. Given these larger projects generally have many phases and in listening to the RSMPOC and community suggestions that there is a need to have greater structure as to how PRCs are managed including onboarding and ensuring the longevity of the PRC.

- A RSMPOC member asked, for the Bartlett parcel is a grocery store is still on the table. A Bartlett development team member responded, a grocery store is still there and once the lease is signed there will be a public meeting and there is remaining space that still needs to be occupied which potentially by the PRC meeting we will be able to announce.
 - A RSMPOC member followed-up stating, you mentioned having a public meeting once the lease is signed but it was requested a year ago that the entity come before the RSMPOC again to provide information. After the lease is signed there is no input the RSMPOC can add or questions the community can ask. It is a disservice to the RSMPOC and community by not doing that. A Bartlett development team member responded, the entity has been asked to come back to a meeting but responded it is preferred to meet after the lease is signed because the entity does not want to make commitments as to timing or size of the store until it is in writing which the entity is waiting for as long as possible before the entity's financial closing to sign. It would have been preferred for the entity to sign earlier but this week the development team did ask. The development team cannot force the entity to come but the development team did ask. The entity did a good job getting information out about the store, the program has not changed and the concept is the same so I think they are going to honor what was said at the community meeting.
 - A RSMPOC member followed-up asking, nothing has been seen in writing. For Madison Tropical, the community was promised the sky and they have never come back to follow-up to be held accountable. So this time what needs to be done is before a lease is signed someone from Washington DC should come to the community and hear questions. If the community is disrespected before the entity is here what does that mean for when the entity gets here. A BPDA staff member responded, given there is a July 23rd meeting it would be an opportune time to have representation from the store. A Bartlett development team member responded, we can ask. Then a BPDA staff member continued stating, given the 23rd is the opportunity for the development team to dive into the details if there is specific information the RSMPOC member(s) are looking for this specific programmatic piece, let BPDA staff know what it is so it can be provided.
 - A BPDA staff member asked, the lease will not be signed by July 23rd correct. A Bartlett development team member responded, the financial closing could happen between now and July 23rd. A BPDA staff member stated, if there is more information provided by this entity that can answer questions held by this community let's make an effort to have it shared prior to July 23rd.
- A RSMPOC member asked, who the entity for the grocery store will be. A Bartlett development team member responded, Good Food Market. The entity did a new market study in response to questions asked at the public meeting and in result the store size was adjusted.
 - A RSMPOC member followed-up asking, since the report was updated has it been shared. A Bartlett development team member responded, the executive summary of the report was shared with the PRC before but it can be recirculated. A BPDA staff member followed-up stating, the Bartlett development team can send the report to BPDA staff for it to be distributed to the RSMPOC.
- A RSMPOC member asked, how it can be circulated when there was no PRC to send it to. A BPDA staff member responded, the Bartlett development team will send the report to BPDA staff and BPDA staff will send it to the PRC. A Bartlett development team member followed-up

stating, the executive summary was also sent to everyone who signed-in at the first community meeting.

- A RSMPOC member asked, is the entity coming to Boston to sign the lease. A Bartlett development team member responded, not necessarily. The entity will come to Boston to start hiring and for an update.
 - A RSMPOC member followed-up stating, going on record, it does not appear this store is in the community's best interest and everybody who is at this meeting should be concerned about the store and its community benefits as well as the workforce.

Community Comments

- A community member asked, someone on the RSMPOC is stating the community would like to meet with the entity and it does not sound like it is being made a top priority. A BPDA staff member responded, the Bartlett development team will request that the grocery store entity is at the July 23rd meeting.
- A community member stated, it is understood the entity cannot be forced, the entity is coming to the community and know once the lease is signed it is a done deal which is what makes the pre-conversation so important and why there has to be some level of understanding for the entity to comply. A Bartlett development team member added, a little bit of context at the community meeting last spring, the entity met in-person multiple times with organization in the community who are active in healthy food access including Dudley Street Neighborhood Initiative, the Food Project, the Urban Farm Institute and others with the goal to make sure that what the entity intends to do does not undermine what is already happening in the community and rather have an alliance around not just product but also workforce to train people to be strong in the workforce. A BPDA staff member continued, there is a balancing act to ensure responsiveness to what is being shared here and the development team needing to have its site developed. The entity did come to the community last spring and it is the largely the RSMPOC and PRCs which vet many of these things and now with the opportunity on July 23rd, the entity should really be pushed. Though the entity is not legally obligated it can be made clear as a precursor to signing the lease and as a good corporate citizen presence at the meeting on July 23rd would go a long way.
- A RSMPOC member asked, what is the name of the grocery store entity. A Bartlett development team member responded, Good Food Market. The entity met with the community a year ago and also spoke to the folks from good jobs standard.
- A community member asked, since the entity has last been out to the community changes have taken place to its plans correct. A Bartlett development team member responded, yes that is correct and those changes have been reported on. A community member continued stating, the community has not had a chance to have further conversation. A Bartlett development team member responded, the development team is going to try and make that happen.
- A RSMPOC member asked, what the anticipated closing is. In the update provided to the RSMPOC members it mentions this summer. A Bartlett development team member responded, like everything in real estate it is pretty much work in progress. For the last month, the development team has dealing with real construction estimates from the contractor, there is a gap and as of today it is understood the gap has been closed but it really is up to the funders and investors so ultimately the close date is unknown.

- A community member asked, when are the Melena apartments opening and what are the details on the hotel retail space. A development team member responded, the hotel spaces I cannot speak to but you can contact who manages the hotel piece. For the residential piece the two spaces on the corner are a CrossFit health center and Urbanica Inc. wants to move its offices to Melena Residences and create a space for gathering and art gallery in that building. By moving the offices there, the rent can be paid and then cross-subsidize the art gallery. If that is acceptable to the community then that is what Urbanica Inc. plans to do, have a community art gallery and hire someone to curate the gallery and program the plaza.
 - A RSMPOC member followed-up asking, when will the residences be open. A development team member responded, CrossFit likely sometime in August or September. Then a RSMPOC member asked, and for tenants in the residential part. A BPDA staff member responded, BPDA staff will ask for an update from the hotel as the RSMPOC or community should not have to request an update. Also, clarifying earlier questions, when do the apartments come online? A development team member responded, the apartments are online with 80-90% being leased.
- A community member asked, are the units short-term rentals. A development team member responded, no.
- A community member asked, what the timeline for the gallery is. A development team member responded, the goal is to start around September.
- A community member asked, as a RSMPOC member stated earlier many of us in the room have been on this for many years and have learned many lessons as to what makes permanent jobs work effective and successful and what has been learned is it needs a set of things, good standards for what the jobs are and the employers need accountability for those jobs. Then there needs to be a commitment to hire locally which has been seen in other places and a commitment to work with local players to do that hiring so the pipeline is truly being created. Then we need the community, the PRC whoever some mix people watching what is happening and when something goes wrong having the relationships to have the conversations to make the hiring/ employment practices better. With the city, state, or some entity pushing this along it can be seen employers following along. It is not enough to say the entity will tell you the update, there has to be a pathway and there needs to be pressure to fulfill the pathway.
- A RSMPOC member asked, can the certificate of occupancy for Good Foods Market be withheld until the entity meets with the community. A BPDA staff member responded, that is a good question, BPDA staff can find out and follow-up.
- A RSMPOC member stated, going on record the RSMPOC member will not be able to attend the July 23rd meeting but will try and submit questions ahead of the meeting. The absence from the meeting is not an indication of any disinterest or lack of concern for this issue with the grocery store entity. A BPDA staff member responded, BPDA staff will ensure if the questions are received in advance, the questions will be asked and responses will be reported back.
- A RSMPOC member stated, occupancy means the store is up and the entity is ready to open so there is plenty of time before that. The RSMPOC would like to see the entity long before occupancy.

- A community member asked, if somebody wants to apply for the IAG for the new PRCs that are being set-up for the new RFPs going out, where they get the information for how to apply. A BPDA staff member responded, there is a form online which has remained active since the last process. In addition to that, paper forms will be brought to RSMPOC and PLAN: Dudley meetings which can be submitted at the meeting, mailed-in, or emailed, an email blast will be sent out, and newspaper articles with information and the link will be sent out.
 - A community member followed-up asking, at the June meeting attendees were informed that IAGs were being formed so does the information just shared apply to both the IAG and PRC. A BPDA staff member responded, anyone who is on the PRC for these PLAN: Dudley Square first four DND parcels will be able to transfer to the IAG. To fill the additional IAG positions needed for each project, there will be a separate process from the PRC nominations but both processes will be announced in the same way. A BPDA staff member followed-up stating, for clarification, for the four PLAN: Dudley parcels which already went out for RFP there was one PRC to review the developer proposals. Now that the proposal selection have been recommended there will be four projects, depending on the size each may need an IAG.
- A community member asked, are the IAG meetings open to the public. A BPDA staff member responded, yes.
- A community member asked, how often the IAG meets. A BPDA staff member responded, more often than not an Article 80 reviews process takes one to two years and the IAG meetings are usually once a month. This depends on how the project is coming along, progress the development team is making in responding to community and stakeholder comments, the meetings can occur more frequently but generally once a month.
- A RSMPOC member asked, how does one apply for the IAG. A BPDA staff member responded, much like the PRC process for the IAG, nominations are taken and vetted internally by the BPDA, Department of Neighborhood Development in conjunction with the Mayor's Office of Neighborhood Services.
- A RSMPOC member asked, how soon that process will commence. A BPDA staff member responded, because these four development teams have been named, two things have to happen the creation of the IAG and the development team formally submitting their project proposal. The IAG is generally formed in close timing to the proposal submission but since this has been an ongoing process, the IAGs may be created sooner to have everything ready to go. Additionally, since some of these development teams are likely relying on public funding with application rounds it is advantageous for them to submit their proposal earlier. A BPDA staff member followed-up stating, in short the IAG + PRC nominations should be going out by early next month.
- A community member asked, can there be a preference for local residents for the IAG. A BPDA staff member responded, individual's nomination forms are elevated when they are either a Roxbury resident or Roxbury business owner. What an individual's relationship and connection to this neighborhood is an important factor for anyone who serves on the IAG or PRC.

- A community member followed-up asking, can the majority of IAG members be residents versus business owners and people who do not live in Roxbury. A BPDA staff member responded, looking at the current PRC for the four PLAN: Dudley parcels, approximately 90% of the members are Roxbury residents. The specific breakdown can be provided at a later meeting.
- A RSMPOC member stated, following-up on the question, at the last community meeting a resident did share that the representation on the PRC may be more homeowner and things like that so that there needs to be more of a cross-representation of Roxbury residents on the IAG going forward. A BPDA staff member added, one of the questions asked on the nomination form is what your connection to this process is. From that response and other form questions, applicants are mapped out where they live so geographically the members are diverse. The question about rental or homeownership was not asked. In effort to respect those who do not want to provide that information but it is something that can be looked into. A BPDA staff member followed-up stating, there is a balancing act of ensuring a cross-representation while also respecting boundaries and privacy of individuals. In addition to the certificate of occupancy for the entity piece, this question will also be asked to BPDA general counsel. It is a good question, BPDA staff want to make sure the right answer is provided.
- A RSMPOC member asked, for Bartlett and the building that has 30% affordable units that also say artist workspace and am wondering if that building can also consider what the Melena Hotel building is doing to give a preference as there really is a desperate need. A Bartlett development team member responded, the team would be happy to do that and are pleased to hear it was managed like that at Melena Hotel and will look to see how it was done and build it into this process.
- A community member stated, in speaking with our local farmers who is connected to the healthy food scene in Roxbury the sense they are providing is that the grocery store entity is not with the community. Though the entity did meet with the community the questions of who the entity is really for remains to be seen to clearly understand their intentions. A BPDA staff member responded, which is all the more reason to push to have the entity present for the July 23rd meeting.

Meeting adjourned 7:40pm