



Roxbury Strategic Master Plan Oversight Committee Meeting
Monday, February 7, 2017
6:00 PM to 7:45 PM
Boston Public Library – Dudley Branch, 65 Warren Street, Roxbury

Attendees

RSMPOC Members: Bing Broderick, Norman Stembridge, Beverly Adams, Tony Hernandez, Charlotte Nelson, Marzuq Muhammad, Dorothea Jones, Frank Williams, Rep. Councilor Tito Jackson (Ex-Officio), Senator Sonia Chang-Diaz (Ex-Officio)

Not in Attendance: Susan Sullivan, Frederick Fairfield, Valeda Britton, Jorge Martinez, True-See Allah, Felicia Jacques, Michael Curry, Evandro C. Carvalho, Rep. Byron Rushing (Ex-Officio), Rep. Chynah Tyler (Ex-officio)

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

Link to PowerPoint: <http://www.bostonplans.org/getattachment/d714338d-51be-4f22-b9b2-a0a14b9ab82d>

Summary

On February 6, 2017 the Roxbury Strategic Masterplan Oversight Committee was called to order by Co-Chair Norman Stembridge. The agenda was reviewed and RSMPOC roles and responsibilities were reiterated.

Planning Update

A BPDA Staff member presented an update on the PLAN: Dudley Square process.

- The process began about a year ago in conjunction with the Oversight Committee. Part of the initial request was to be able to better understand what good development means and answer questions about true community benefits and affordability.
- Through visioning and thinking about what can be built on the parcels multiple topics have been covered including public realm, transportation, housing, urban design, etc. The original 2004 Masterplan goals were assessed, with most people feeling they are still relevant today. Currently, PLAN: Dudley is in the process of defining values.
- Housing, especially homeownership, has been an important topic and figuring out how to strike the correct balance will be key. At the previous workshop on January 23, 2017 the BPDA heard

that equity is a fundamental value. During the workshop participants worked on defining values. The next meeting will focus refining language and prioritizing values for inclusion in the RFPs.

- The next PLAN: Dudley Square workshop will be held on February 27, 2017 from 5:30 – 8:00pm at the Boston Water & Sewer Commission, 2nd Floor Training Room, 980 Harrison Avenue, Roxbury, MA 02119
- Additionally, February 7, 2017 at 6pm at the Dudley Branch Library there will be a meeting discussing the Dudley Branch Library renovations. More details, including the presentation, can be found here: http://www.bpl.org/branches/branch_capital_projects.htm

Questions and Comments

- In response to a question about the Whittier Housing unit numbers, it was clarified that there are currently 200 families in deeply affordable units – these will all be replaced and an additional tier of moderate and market housing will be added.

Development Project Update

Dana Whiteside, Deputy Director of Community Economic Development, then presented the status of the following development projects:

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

- 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.

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

- Construction is underway for 2101 Washington Street, which although not part of parcel 10 is part of the larger parcel 10 project campus. 2085 Washington St is underway with preconstruction and marketing.

P 9 – Melnea Hotel and Residences:

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

- Finance closing is complete for Melnea Hotel and Residences. Residential lease, financing permits are anticipated to close in spring 2017. Expected to begin hotel construction spring 2017 with a summer 2018 completion. The hotel will begin construction in spring 2017.
- In response to a RSMPOC member's question about the development team interacting with the community the BPDA responded the development team will be required to prepare a construction management plan. Like all projects there is a PRC (Project Review Committee) and there is the desire to have them active not only during tentative designation but when working in final designation as well. The plan is to reconstitute the PRC. Noted will follow up with construction schedule.

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))

- Tremont Crossing is a partnership between Elma Lewis and Feldco. The idea of the project is to promote the intersection of commerce and culture.
- It is a multiphase project including 108,000 sq ft of office; 718 units of residential in two towers with 9 additional Whittier Townhouses totaling 653,400 sq ft of residential; 405,808 sq ft of retail; and the NCAA museum which is 31,000 sq ft.
- The project has Tentative Designation. The original PNF was submitted in 2012 and other documents have since been submitted including responding to the BPDA design team, transportation and housing as well as a supplemental DPIR (Draft Project Impact Report) which have had subsequent comment periods. There has been a PRC and up to 10 meetings and 2 working sessions. The original proposal was for over 2 million sq ft which has been reduced to about 1,198,208 gross sq ft. The Boston Civic Design Commission gave their approval on January 9, 2017.

RSMPOC Questions and Comments

- A RSMPOC member noted that at the most recent Tremont Crossing PRC meeting members who were present recommended that the project be able to move forward, understanding the public process will continue until the deal is completely formalized. The BPDA responded that the first major milestone was project approval in concept and design, this is not where the work stops, and the next major milestone will be Final Designation. The proponent has been meeting with the BJC (Boston Jobs Coalition) to look at job numbers.
- A RSMPOC member stated there needs be a timeline as this has been going on for a long time. They would like to see the project go forward and would hate to see this conversation continue beyond this year. They hope if key decisions require meeting on an expedited schedule this can be done so the project can be completed, or, call the whole thing off called off. The BPDA responded that some of the considerations depend on development team. Over the next several

months they will be finalizing financing. They will be sharing information with the PRC and by extension Oversight Committee.

- In response to a clarifying question the BPDA responds the PRC did make a recommendation to allow the project to move forward and the next step would be for the Oversight Committee to vote for if the project should go before the BPDA board for a vote on final designation.
- A RSMPOC member asked about community benefits and if they would be ongoing. The proponent highlights the Office of Collaborations and Partnerships. To make sure things are baked into the process \$125,000 will initially be used to cover salaries and administrative expenses, but it will exist in perpetuity. They will be entering in to co-op agreement to codify all benefits to allow appropriate escalations to be made in perpetuity.
- A RSMPOC member asked if it is possible for the number of people being employed full time and in construction jobs to be reported on a monthly or quarterly basis for every development. The BPDA responded that those numbers can be required to be included in monthly updates submitted. Additionally, will be coming back with a plan and update on reconstituting the PRCs.
- An ex-officio member stated any PRC actions should be noted on the agenda. Member also expressed desire for higher number of affordable units at a lower percentage of Area Median Income.
- The BPDA noted his questions are not lost. How public land is used is significant. Willing to look at process of use of BPDA land and how leases are structured.
- A RSMPOC member stated they would like to see the old B-2 site used for the community instead of BPS employees. The BPDA responded they will take this comment to BTM and come back with update.
- A RSMPOC member questioned the policy around leasing and possibility for tying it to community benefits. The BPDA responded that there is not currently a process to look at leasing linked to community benefits but will have conversations with senior management and RSMPOC to develop process. The negotiation of the lease is the purview of the agency and the developer and we want to ensure it is beneficial for the community. Talking about it for P-3 will serve as backdrop.
- Additionally, noted looking at feasibility as it relates to benefits and thinking through other processes including understanding land value.
- Councilor Jackson stated dollars that come to BPDA and should go back to neighborhood.

Community Questions and Comments

- A community member expressed they were tired of empty lots but also did not want to be pushed out of homes because of new development. Need to let local union locals build. Need to make it look more presentable. Stated if you want to build go all the way or have nothing.

- A community member asked if Elma Lewis is still the major equity holder at 51%. The proponent answered Elma Lewis remains major partner in addition to facilities continuing ownership in endowment - so something doesn't become less but were never at 51% deal was drawn at 50/50.
- A community member noted they would like non-union workers such as carpenters to be included in construction.
- In response to a question about studio unit size of units the proponent answers the average size is of a studio is 500 sq ft with some up to 600 sq ft. It is a typical multi-family studio mix with 31% being studios, 36% one bedrooms at approx. 725 sq ft, 25% two bedrooms at approx. 1050 sq ft and 9% three bedrooms at approx. 1150-1250 sq ft. This unit mix had adjusted mostly because of community feedback.
- A community member expressed the need to involve students. The proponents noted they have met with Madison Park and are committed to having P-3 serve as a classroom. Have met with Boston building trade to expand programs and discussed different ways for mentorships. Will extend to permanent jobs and will have collaboration. A RSMPOC member added that a model was initiated with the creation of the Bolling Building where they were able to work with city to have Madison Park High School students come and this can serve as a precedent.
- A community member noted they are happy to see a project where they can go for entertainment and food in their own neighborhood so they do not have to go downtown to spend money. Another community member stated it is critical that we do these types of development because it important that dollars stay in community and trickle back with jobs that are given to people in community.
- A community member commented they have sat down with Feldco and are on the same page as them. Additionally, noted the importance of youth, getting sponsors, and people trained.
- A community member stated they think it is a good project and are tired of seeing empty lots.
- A RSMPOC member stated they would like to take a vote to move the project forward for public hearing before BPDA board with more input along the way. The motion was seconded. A vote was taken in favor of moving to the BPDA board for project approval.

Meeting Adjourned approximately 8:00pm