

# ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE MEETING

March 2, 2026



Planning Department

CITY of **BOSTON**

# MEETING RECORDING

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**At the request of community members, this event will be recorded posted on the Roxbury Strategic Master Plan webpage at [bit.ly/theRSMPOC](https://bit.ly/theRSMPOC) for those who are unable to attend the Zoom event live.**

**Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.**

**If your camera and microphone are off, you can still participate through the text chat feature.**

# INTERPRETATION

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**“Spanish” –for Spanish**

**“Haitian Creole” –for Haitian Creole**

**“English” – for English**

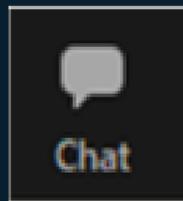
**“Cape Verdean Creole” - Cape Verdean Creole**

# ZOOM TIPS

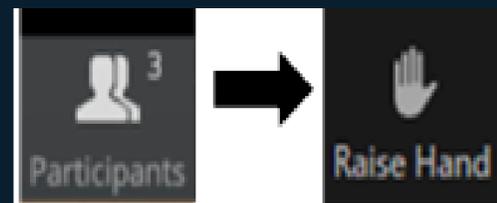
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**Welcome! Here are some tips on using Zoom for first-time users.**

**Your controls are at the bottom of the screen**



**Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat**



**To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box, or press \*9 on your phone**



**Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk. To mute/unmute on your phone press \*6.**



**Turns your video on/off**

# ZOOM ETIQUETTE

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**We want to ensure that this conversation is a pleasant experience for all attendees.**

- **Please remain muted until called on. If you'd like to speak during this time please use the "Raise Hand" function in Zoom so a BPDA moderator can unmute attendees.**
- **Please be respectful of each other's time.**
- **We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.**
- **If we are unable to get to your question at this meeting please put them in the Chat at the end or email [jason.mcdonald@boston.gov](mailto:jason.mcdonald@boston.gov) or [miranda.hall@boston.gov](mailto:miranda.hall@boston.gov)**

# AGENDA

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- 1. P-3 Remediation update**
- 2. Drexel Village/Crescent Parcel update**
- 3. P-3 developers update**

# RSMPOC Welcome



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# RSMPOC OVERVIEW AND UPDATES

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## *First Monday of the month*

January 12, 2026

February, 2 2026

March 2, 2026

April 6, 2026

May 4, 2026

June 1, 2026

July 13, 2026

**\*\*No Meeting in August\*\***

September 14, 2026

October 5, 2026

November 2, 2026

**\*\*No Meeting in December\*\***

# RSMPOC RESPONSIBILITIES

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- **The Roxbury Strategic Master Plan Oversight Committee (RSMPOC) was created in 2004 as a result of the Roxbury Strategic Master Plan (RSMP).**
- **The RSMPOC is broadly representative of the Roxbury neighborhood and is made up of Mayoral Appointees, nominated by elected officials, neighborhood associations, and community organizations.**
- **The RSMPOC oversees the implementation of the Roxbury Strategic Master Plan and PLAN: Nubian Square.**

# JOIN. ENGAGE. TAKE ACTION

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- **Join:** Join the Roxbury Strategic Master Plan Oversight Committee, and/or a Project Review Committee (PRC).
- **Engage:** Attend public meetings. Ask questions. Invite neighbors, Roxbury civic groups and organizations, businesses, abutters or other community affiliates to public meetings.
- **Take Action:** Review and comment on projects, developments, and the planning initiative.

For more information about upcoming meetings, development projects and how to get involved, visit [bit.ly/theRSMPOC](https://bit.ly/theRSMPOC)

# ORIGINAL 2004 MASTER PLAN GOALS

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- **Enhance civic & cultural life in the neighborhood**
- **Promote diverse & sustainable growth with jobs for local residents**
- **Ensure safe & convenient public and private transportation**
- **Expand & improve housing for a variety of socioeconomic and age groups**
- **Create a comfortable, lively, and safe public realm that reflects the diversity of local residents**
- **Enhance community participation and empowerment through increased accountability of government, and institutions and businesses**

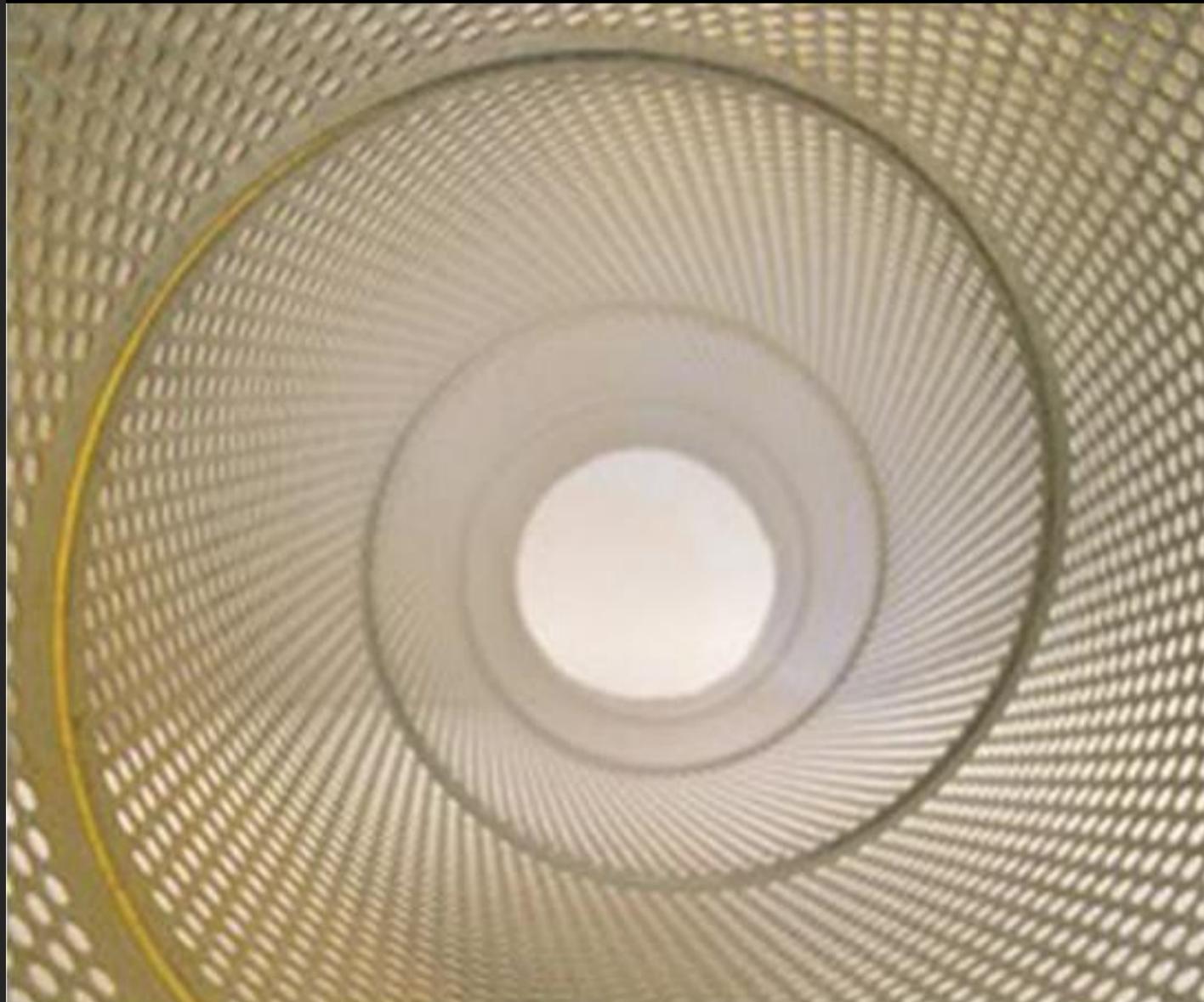
# Parcel P-3 Remediation Update



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# consulting engineers and scientists



Public Involvement  
Plan Meeting  
March 2, 2026

Parcel P-3  
Tremont and Whittier Streets  
Roxbury, Massachusetts

RTNs 3-15009 and 3-36365

# Introduction

## GEI Consultants:

Ileen Gladstone, P.E., LSP

Ryan Hoffman, P.G., LSP

## Purpose:

Update on review of current site conditions

Description of pending report for MassDEP submission



# Parcel P-3



GOOGLE EARTH IMAGE DATED 6/06/2015.



# Overview

Property and Release History

Massachusetts Contingency Plan (MCP) Compliance

Contaminated Site Description

Current Site Conditions

Public Involvement Plan (PIP) Process

Email Community Questions



# Contaminated Site

## Site History, 1880s to present:

Various industries (foundry, manufacturing), former Whittier Street Health Center, Connolly's Tavern, currently vacant

First reported to MassDEP in 1997 by the BRA

Contaminated soil on eastern portion of parcel

Metals (lead) and polycyclic aromatic hydrocarbons (PAHs)



# Parcel P-3



**Soil Mound**



# Massachusetts Contingency Plan

MCP Disposal Site RTN 3-15009 and 3-36365

2002: BPDA (BRA) completed site investigations on eastern portion of property; proposed cleanup of soil mound

2008: Designated Public Involvement Plan Site

2016: GEI performed investigations on behalf of designated developer; identified additional contamination on western portion of property



# Massachusetts Contingency Plan

## 2021: Prepared a Temporary Solution Report

- Evaluated cleanup options

- Site poses no short-term risk

- Final cleanup part of redevelopment

## 2023: Targeted Soil Cleanup

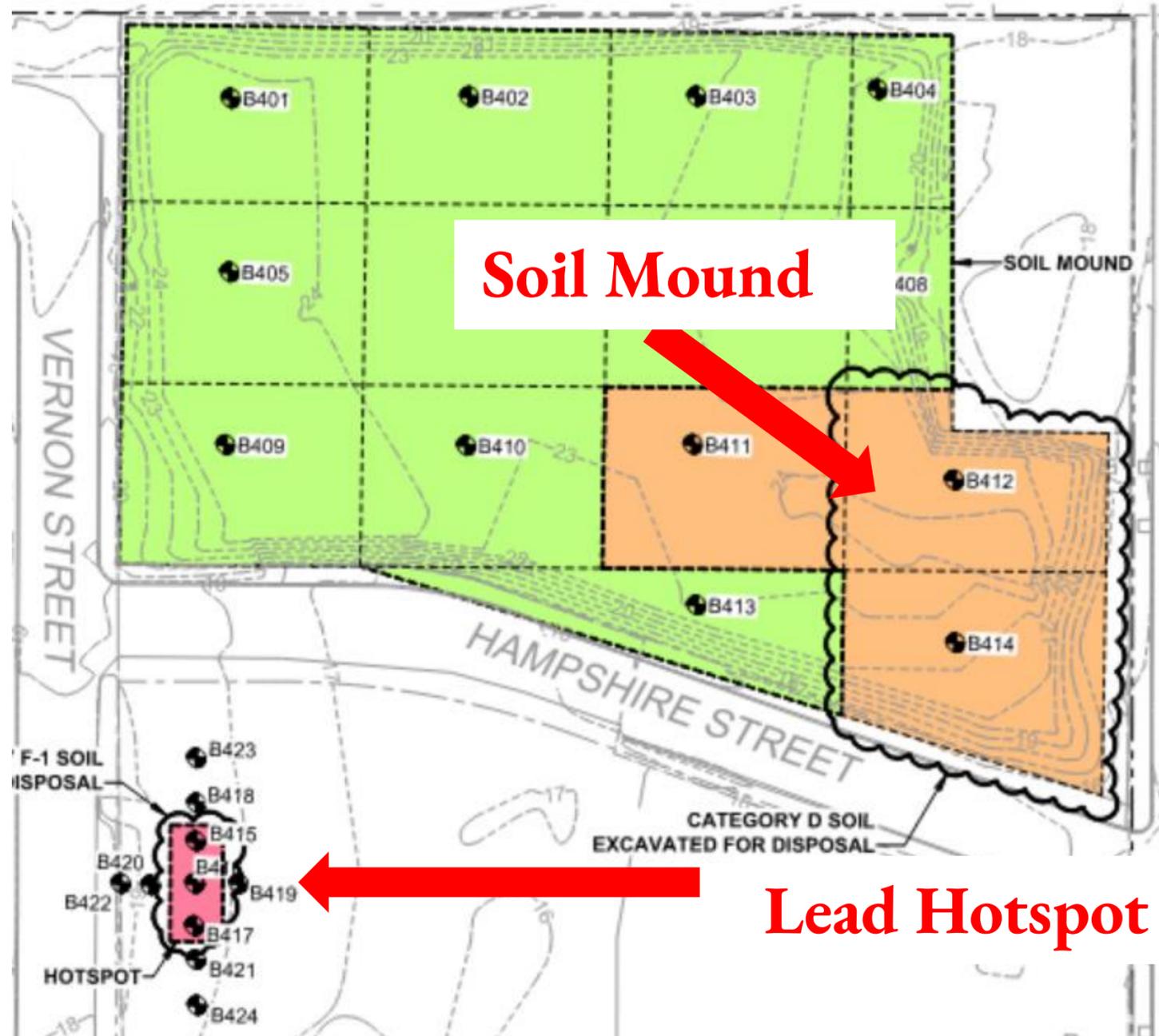


# 2023 Targeted Cleanup

Excavated ~450 cubic yards of soil

- Removed lead hotspot
- Reduced size of soil mound (petroleum)
- Off-site soil disposal

Reduced Risk



## Current Site Conditions

MCP requires review of site conditions every 5 years (since 2021) so Boston Planning reviewed conditions in 2026:

Site conditions have improved due to targeted soil removal

No changes in activities, uses, and/or exposures

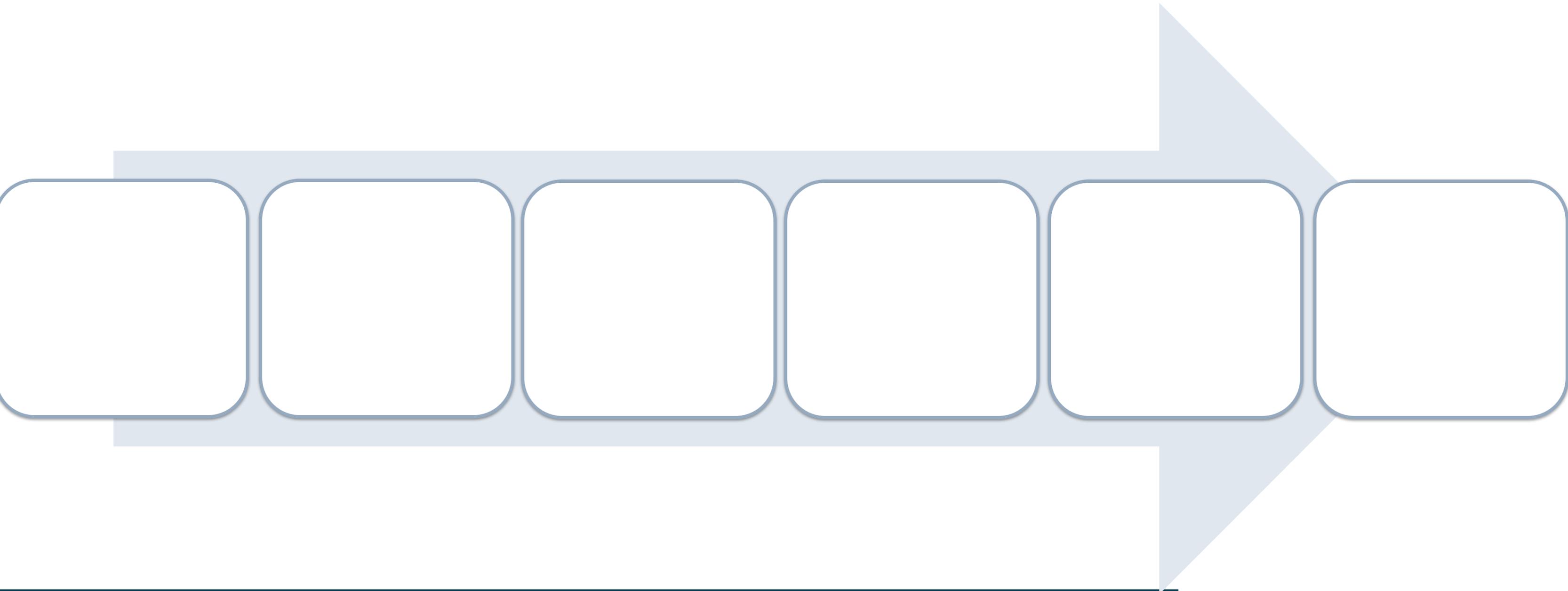
Temporary Solution is still effective

5-Year Periodic Review Opinion Report to be submitted to MassDEP by April 26, 2026

Available for public comment



# Public Involvement Plan Process



# Summary

## Copies of Draft Periodic Review Opinion available:

- Online at MassDEP's website at:

(search by 3-0015009)

- Public Library Branches at Uphams Corner, Shaw-Roxbury, Egleston Square, Grove Hall; and Flat 9 at Whittier

March 12, 2026: Meeting minutes in 10 days

March 23, 2026: 20-day comment period

Report will be finalized following comment period

Report will be submitted to MassDEP



# Proposed PIP Modification

Notification Method	Current PIP	Proposed PIP Modification
Public Repositories	<ul style="list-style-type: none"> <li>• South End Library</li> <li>• Uphams Corner Library</li> <li>• Dudley (now Shaw-Roxbury) Library</li> <li>• Egleston Square Library</li> <li>• Grove Hall Library</li> <li>• Whittier Street Management Office*</li> </ul>	<ul style="list-style-type: none"> <li>• Shaw-Roxbury Library</li> </ul> <p>Consolidate copies of documents into one library - the closest, local library.</p>
Newspapers	<ul style="list-style-type: none"> <li>• Bay State Banner</li> <li>• South End News</li> <li>• Jamaica Plain Gazette</li> <li>• Mission Hill Gazette</li> <li>• La Semana</li> <li>• Boston Sun**</li> </ul>	<ul style="list-style-type: none"> <li>• Bay State Banner</li> <li>• Boston Sun**</li> </ul> <p>Limit to two newspapers most topical to Roxbury and/or that were requested by the community.</p>

\* Now known as Flat 9 at Whittier

\*\* Boston Sun was added in 2021 at the request of the community



# Email Questions

William Epperson (Boston Planning)

phone: 617-918-6202

email: [William.j.Epperson@boston.gov](mailto:William.j.Epperson@boston.gov)

Ileen Gladstone, P.E., LSP (GEI)

phone: 781-424-9924

email: [Igladstone@geiconsultants.com](mailto:Igladstone@geiconsultants.com)



# Drexel Village/Crescent Parcel



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# Drexel Village

Update for RSMPOC | March 2,  
2026



Planning Office for Urban Affairs  
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# About Us

**The Planning Office for Urban Affairs, Inc. (POUA)** is a nonprofit, 501c3 organization affiliated with the Roman Catholic Archdiocese of Boston. We've developed more than 3,100 affordable and mixed-income housing units across Eastern Massachusetts since our founding in 1969.

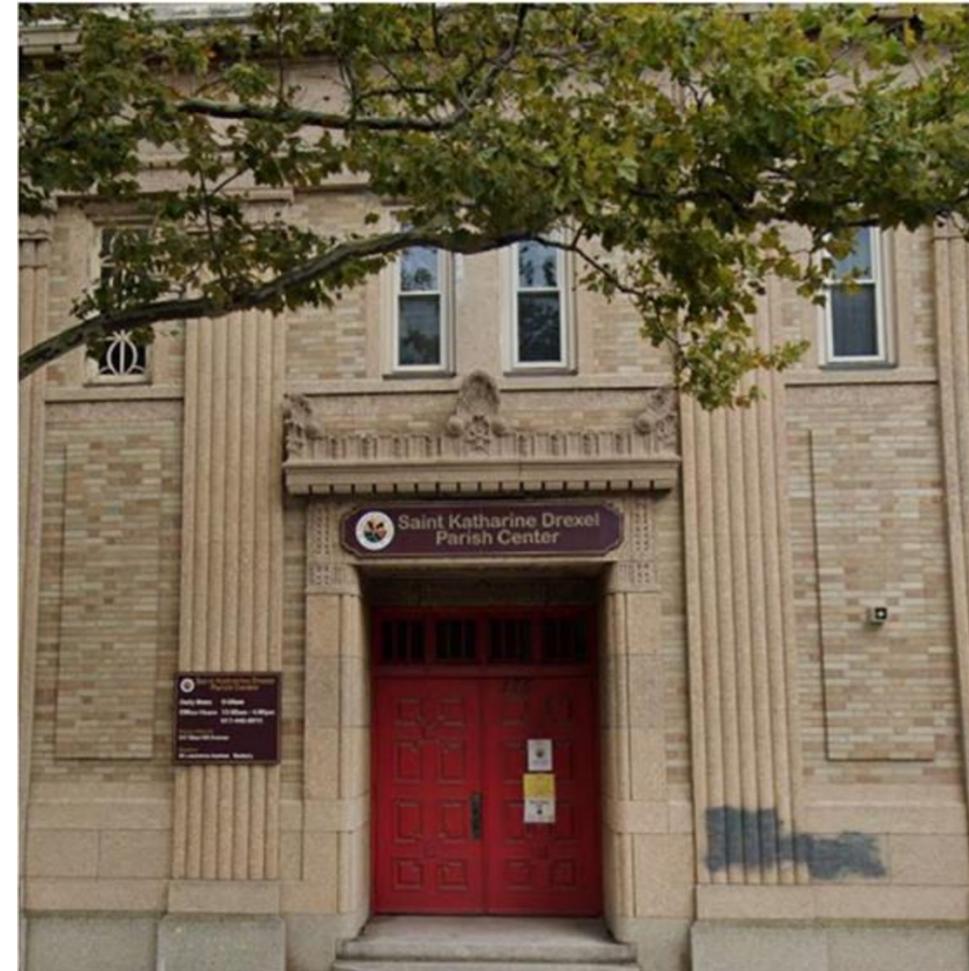
**JGE Development LLC (JGE)** is the real estate development component of J. Garland Enterprises, a Boston-based, 100% minority-owned architecture and design firm. We focus on transforming underutilized parcels into stabilized, income-restricted housing and partner with communities to activate historically disinvested neighborhoods throughout Boston's urban core.



# The St. Katharine Drexel Parish

***SKD is our primary community partner.***

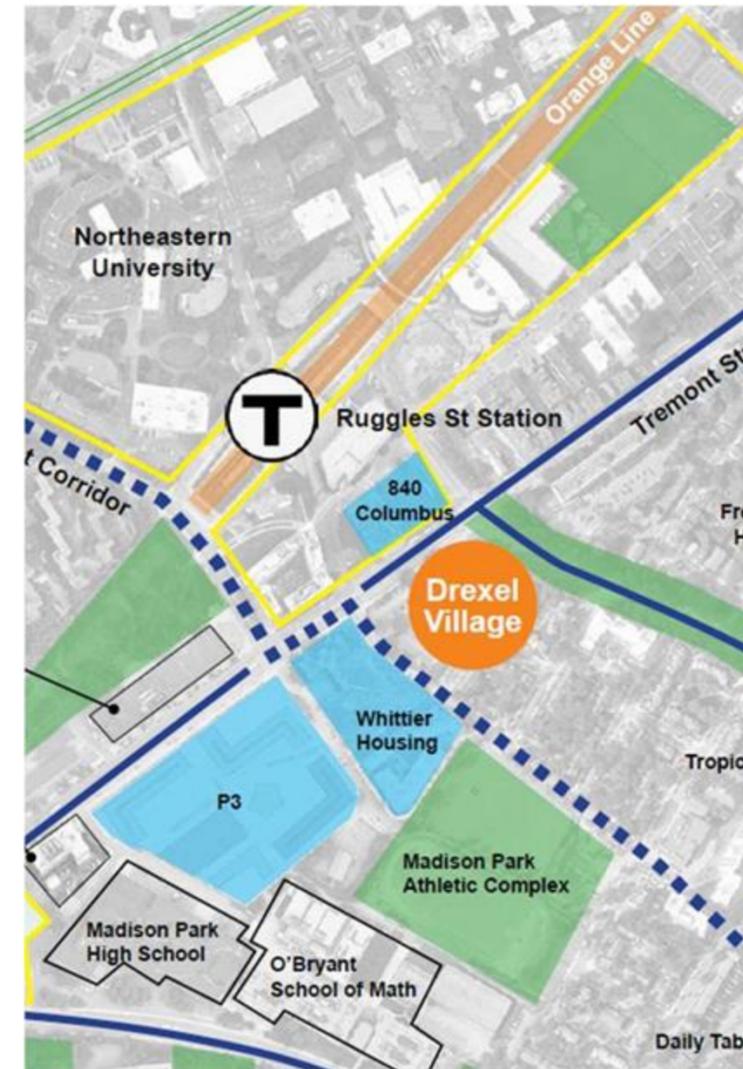
- With deep historical roots in the community, SKD provides vital services including education, social development, and the overall well-being and empowerment of neighborhood youth.
- Current programming includes the Sister Mary Hart Children's Program, Timothy Smith Network, and a food pantry.
- We are developing new programming space through which SKD can expand their transformative services.



# Site Conveyance & Community Process

**JGE and POUA** were designated as developer of this 2.5-acre site by the BPDA in 2021. Our designation was the product of a robust public evaluation process, which included a Project Review Committee made up of community residents and stakeholders, and close coordination with RSMPOC.

Several additional community meetings were held during the Article 80 review process, plus further meetings with BCDC and RSMPOC. We continue to coordinate with RSMPOC and city design staff as the project progresses.



# Existing Site



*Parking area at the western portion of site,  
along Tremont Street*



*Undeveloped area at the northern portion of  
site, behind the Parish, along Melnea Cass*

# Project Design

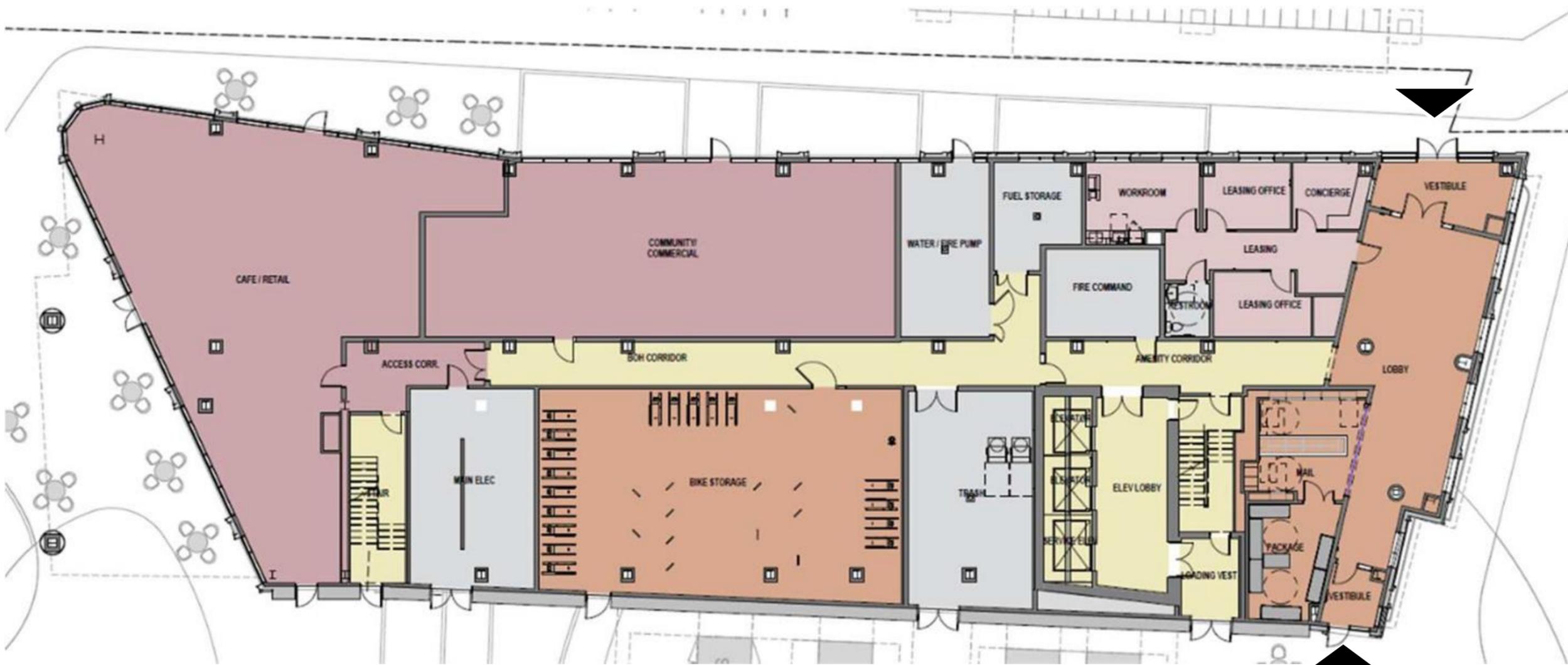
*A campus-like development with landscaped features and a network of threaded pathways throughout the site*

- 76,000 SF of publicly accessible open space
- Preservation of dozens of mature trees
- Public art installations
- Improved pedestrian + bike infrastructure









in Affairs



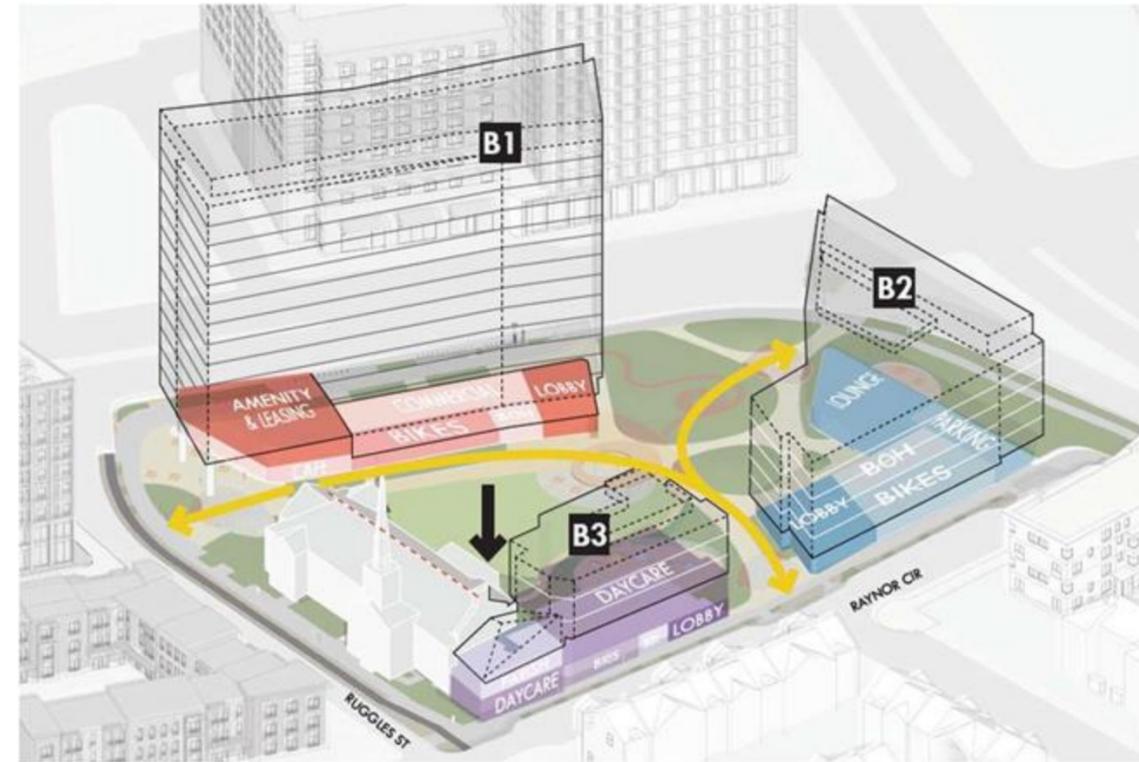
# Development Program

## Key Elements

- 3 new construction buildings
- 217 all-affordable housing units
- Community-focused retail space
- Renovations to the existing Parish
- New programming space for the Parish
- New daycare space operated by ABCD

## Other Features

- Significant infrastructure improvements
- Passive House design
- Community room
- Resident amenities: lounge, fitness center, bike storage



# Cost & Funding Challenges

This is a complex project with unique cost challenges, including:

- The RFP's requirement to **preserve 30+ existing mature trees**, resulting in decreased site maneuverability;
- **Preservation of the existing Parish**, which necessitates interior and exterior renovation, including to the core and shell of the building and its systems; and
- Significant **infrastructure improvements** to support housing, including demolition, landscaping, and structural requirements.

And funding challenges, including:

- There is currently **no City funding, and limited State funding**, for affordable homeownership; and
- There is also a **shortage of MRVP vouchers** to support ELI and VLI households.

# Notice of Project Change

***These challenges necessitate this NPC***

1. Conversion of the affordable homeownership units to affordable rental units
2. Exclusion of the 60-space parking garage and replacement with 22 surface parking spaces

# Next Steps

## **NPC**

- March 2<sup>nd</sup>: Meeting with RSMPOC
- March 9<sup>th</sup>: Meeting with community
- April 16<sup>th</sup>: BPDA Board vote on NPC

## **Overall Timeline**

- Secure all funding commitments March 2027
- Commence construction September 2027
- Complete construction September 2029

# Parcel P-3

Updates from the Developers



**THANK YOU**



**CITY of BOSTON**