



Roxbury Strategic Master Plan Oversight Committee Meeting
Monday, January 7, 2019
6:00 PM to 7:45PM
Boston Water & Sewer Commission, 980 Harrison Ave, Roxbury

Attendees

RSMPOC Members: Catherine Hardaway, Charlotte Nelson, Frank Williams, Frederick Fairfield, Kim Napoli, Lorraine Payne Wheeler, Nefertiti Lawrence, Norman Stembridge, Steven Godfrey, Valeda Britton, Curtis Rollins (RNC Representative).

Not in Attendance: Dorothea Jones, Jorge Martinez, Marisa Luse, Susan Sullivan, True-See Allah, 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: Devin Quirk, Lillian Mensah, Muge Undemir, and Viktorija Abolina.

Link to PowerPoint: <http://www.bostonplans.org/getattachment/f57acb1e-d181-4848-97d6-822128be1a78>

Opening

On April 1, 2019 Co-Chair Norman Stembridge of the Roxbury Strategic Master Plan Oversight Committee called the meeting to order. The meeting agenda, committee responsibilities, Master Plan's original goals were reviewed, and 2019 RSMPOC public meeting calendar were reviewed. Following introductions, newly inducted oversight committee members introduced themselves and their dedication to serving on the committee.

Planning Update

- Muge Undemir, BPDA Senior Planner, reviewed the timeline for the PLAN: Dudley Square RFP review stating the dates for upcoming developer presentations scheduled for April 13th for 2147 Washington Street and 40-50 Warren Street. The comment period for the PLAN: Dudley Square RFP responses is open until April 22nd and can be reviewed at: buildinghousing.boston.gov. Video recordings are also available for review at Boston.gov/cable.
- Muge Undemir then addressed the next steps for the RFP review by stating that projects are currently being reviewed by the Project Review Committee and that they are working towards a recommendation to the RSMPOC.

- Tentative date for the upcoming workshop is May 8, 2019 for PLAN: Dudley Square Parcel 8, Nawn Factory, and Blair Lot RFP Language review. It was stated that the Nawn factory is being considered separately from Parcel 8 because of a Neighborhood Choice Grant of approximately half-a-million dollars, which would go directly to the Nawn factory.
- For more information please visit: bit.ly/PlanDudley

RSMPOC Comments

- An RSMPOC member asked about Parcel 8 and the proximity to other sites
- An RSMPOC member commented about Blair Lot and parking disruption and how it could be detrimental. Devin responded that the BPDA would be looking very closely at this and that this type of feedback is important to the process.
- An RSMPOC member asked about Neighborhood Choice Grant and its relationship to Nawn Factory and when the latest point in time that the community can engage to not lose the choice grant. **Kate Bennett** of the **Boston Housing Authority (BHA)** responds that the Nawn needs to be fully build out by the year 2023 and by 2021 there should be shovels in the ground.

Development Project Update

Following Planning Update Devin Quirk, BPDA Director of Real Estate, 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 \$84 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 May 9th 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.

RSMPOC Comments

- An RSMPOC member asked, what are the number of units for building A. A Bartlett Place development team member responded with 42 units.
- An RSMPOC member asked, what the status of the supermarket was, to which a project manager from the team responded that "Good Food market" was on schedule for opening later this year.

Community Comments

- A community member asked regarding building A, what is the age range for people who are able to move in. Project manager responded that the lead developer is partnering with elderly operator and will provide an answer when possible.
- A community member asked, are there any other businesses committed other than “good foods?” Project manager responded with No, not yet.
- A community member asked what the time frame for building E was, to which the development team responded that the National Grid strike shifted the schedule but that they are working to move forward.

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 has tentative designation which allows the development team to have the right to negotiate for aspects of the project and have a number of components and regulatory review to move from tentative to full designation. Tremont Crossing is approximately a \$300-500 million project (a member of the development team stating the \$300 million total development cost outlined on the presentation does not include one of the residential developments.)
- The tentative designation goes through the end of this month. The consideration of the site plan requires relocation of sewer line underneath the proposed parcel as well as considerations to the continuous activity this site will have relative to the Boston Public School (BPS) site right next door. The BPDA has to ensure the site plan with all the proposed components is appropriately reviewed and completed as part of the tentative designations as well as that the financing is in place and regulatory requirements, Article 80 and MEEPA are met. The development team has made significant progress in approvals with BWSC and BPS. The BPDA’s position given the progress of the development team to allow for a further extension of the designation to allow the team to complete its work on the project’s financing.
- They have received their Zoning Commission Approval on March 27, 2019.
- There is a project review discussion proposed for May 23, 2019. It is a public meeting and will allow the development team to have a more extensive conversation about the proposed site and programmatic considerations.

RSMPOC Comments

- An RSMPOC member asked, when can we see a shovel, to which the developer responded end of April or May.
- An RSMPOC member asked what the development teams plans were regarding phasing and how they were going to execute the phasing. The development team responded that it would be sequenced and hopefully built all in one phase. The order being 1. First the BJ;s and movie theater and housing along Whittier Street; 2. 412 units with Landmarks; 3. Last sequence second tower that not with joint venture; 4. Office once the tenant is secured.
- An RSMPOC member asked, with the sewer relocation, will there be a disruption to neighbors? The development team responded that construction drawings are completed and stamped by

Boston Water and Sewer Commission and that it is a substantial project but would try to reduce disruption.

- An RSMPOC member asked if Landmark will step in if the two towers become infeasible. The development team answer that they are confident that they will be able to build the second tower.
- An RSMPOC member asked if some of the community benefits would go to Boston Public Schools (BPS). The development team responded by saying that Parcel 3 should be seen as an extension of the classroom, that Boston building trades and community trades program would exist and that they signed a Memorandum of Understanding (MOU) with BPS for 125k/year in perpetuity, matching tenants to jobs as well.
- As RSMPOC member asked if there were opportunities for paid internships for which the development team responded that there will definitely be opportunities for them with the general contractor. RSMPOC member then commented that they should encourage trades learning and other life skills.
- An RSMPOC member asked about permanent employment options. The development team responded with 80k/year subsidy for local entrepreneurs' rent and that in order to help afford the rent they are working with Choice neighborhoods at 100,000/year. They would also be providing micro loans and an incubation consultant up to 5-years.

Community Comments

- A community member asked when phase one would be completed to which the development team responded the beginning of 2023.
- A community member asked when the development team would like to be approached about the retail space. The development team responded by saying they were open to starting conversations and that there would be spaces ranging 1500-2000sqft

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 April 25.
- The development team began the discussion by saying that the commercial building will not be feasible and that they have worked to engage people regarding the commercial occupancy but have not been successful.

RSMPOC Comments

- An RSMPOC member asked what their plans for the development were if they were not pursuing office. The development team responded by saying that they are considering 1000

SF of retail with housing on the floors above the retail. An RSMPOC member commented that the development was supposed to be commercial office building to which the development team responded that they could not find a tenant.

- An RSMPOC member commented that there is a need for homeownership opportunities in Dudley Square.
- An RSMPOC member asked if there was an option for residents to participate in a rent to buy/own program. The development team responded that they would not pursue that type of program but would look at other programs to support ownership such as special mortgage programs or down payment assistance.
- An RSMPOC member asked who owns the property (Parcel 10) to which Devin Quirk responded that Parcel 10 was a land lease and that it has performance terms. The lease is for commercial space and would require an amendment to the lease if the program changes from office to retail/housing. This would result in a notice of project change and would require community feedback.
- An RSMPOC member asked what was happening with the restaurant space at 2105 Washington. The development team responded that they were working with someone on Mass Ave and that an LOI would be signed soon.

No Community Comments

- A community member asked if there was a program to support peripheral businesses in Dudley Square. The development team responded saying that a program like that does not exist but as they approach community benefits they would consider something of that nature.

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.
- The development team stated that the hotel is open and ready to go, that they had 12 hiring events, including a career fair. They hired thirty-six (36) employees with 56-57% from Roxbury, 80% from Boston, 68% female, and 97% minority. The Assistant General Manager and Operations and Chief Engineer with six total managers with only one being non-minority
- The development team stated that they are working in partnership with Roxbury Community College and getting ready to launch a pilot program for careers in May/June. There would be functional skill set training. With the completion, there would be a monetary increase. There are 7 position still open

RSMPOC Comments – not sure if these were rsm poc questions or community questions/comments

- An RSMPOC member asked about long-term community benefits

- An RSMPOC member asked about benefits for employees. The team responded that for full time employees (30 hours per week) there was paid time off, holiday, sick leave, medical, vision, and dental insurance.
- An RSMPOC member asked about the opening to which representatives responded saying that prior to March 1st it was a soft opening but that they are currently fully operational.

Community Comments

- A community member asked about the minority numbers and breakdown to which they responded that they would make those numbers available to the community. A community member also asked about what information provided by employees was public and if they could have access to the self-identification forms.
- A community member asked why advertising for the hotel identified as Boston South End and not Roxbury and that they should promote Roxbury. The representatives responded by saying that Councilor Janey provided a list of vendors for the Hotel and the front desk staff now promote businesses on that list.
 - An RSMPOC member responded that Marriott Boston is in Woburn and that the franchise must get its name from the Marriott.
- A community member asked if there was even space for community. Representatives responded that there is a 1300sqft event room and is open to rent. The charge for a half or full day ranges from \$300-1000, depending on the time of year
- A community member states that the community thought that the hotel was going to be named after Melnea. The general manager said the hotel was in Roxbury but it being labeled as the south end. Racial strategies are being used. It is a disgrace. Causes issue and we don't have to perpetuate something.

Meeting adjourned 8:05PM