



Roxbury Strategic Master Plan Oversight Committee Meeting  
Monday, September 10, 2018  
6:00 PM to 7:45PM  
Boston Water & Sewer Commission, 980 Harrison Ave, Roxbury

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## Attendees

**RSMPOC Members:** Valeda Britton, Frederick Fairfield, Tony Hernandez, Dorothea Jones, Charlotte Nelson, Norman Stenbridge, Susan Sullivan, City Councilor Kim Janey (Ex-Officio), Curtis Rollins (RNC Representative)

**Not in Attendance:** True-See Allah, Beverly Adams, Jorge Martinez, Felicia Jacques, Frank Williams, 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:** Dana Whiteside, Viktorija Abolina, Muge Undemir, Lillian Mensah, Victoria Phillips

**Link to PowerPoint:** <http://www.bostonplans.org/getattachment/4b7df0e8-1609-4d7d-b898-3da061ea388d>

## Opening

On September 10, 2018 Co-Chair Norman Stenbridge of the Roxbury Strategic Master Plan Oversight Committee called the meeting to order. The committee responsibilities as well as the Master Plan's original goals were reviewed. At the last meeting on July 2<sup>nd</sup>, the RSMPOC voted to release the four Department of Neighborhood Development (DND) Request for Proposals (RFPs). Then the agenda was reviewed which included development updates and information about the project review committee (PRC) and RSMPOC nomination process. Mr. Stenbridge then moved to approve the July 2, 2018 meeting notes. The meeting notes were approved with 4 - yes, 0 -no.

## Planning Update

Following the opening, Dana Whiteside, BPDA Deputy Director for Community Economic Development, introduced Viktorija Abolina, BPDA Assistant Deputy Director for Neighborhood Planning, and Muge Undemir, BPDA Senior Planner for Roxbury as new additions to BPDA RSMPOC team.

Then Muge Undemir, BPDA Senior Planner, presented an update on the PLAN: Dudley Square process.

- The process first began with an Open House in February 2016. In total there have been 21 PLAN: Dudley Square workshops. There was an introduction period, followed-by workshops focused on community development, values and visioning, and finally drafting. Most of this year has been focused on initial drafting of the request for proposals (RFPs), receiving feedback and revision.
- Most recent updates include the Department of Neighborhood Development (DND) RFPs were released and a bidders conference was held on August 16<sup>th</sup>, 2018. The RFP proposals for the DND parcels are due October 30<sup>th</sup>, 2018. A second bidders conference will be held on September 12<sup>th</sup>, 2018. Additionally, on September 10<sup>th</sup>, 2018 the Project Review Committee (PRC) nomination forms were released, which can be found on the BPDA website [here](#). The RSMPOC nomination forms will be released on September 11<sup>th</sup>, 2018, which will also be available on the BPDA website.
- For more information please visit: [bit.ly/PlanDudley](http://bit.ly/PlanDudley)

### **Project Review Committee (PRC) and RSMPOC Nomination Process**

Following the PLAN: Dudley Square process update, Dana Whiteside, BPDA Deputy Director for Community Economic Development, detailed the PRC and RSMPOC nomination process.

- The PRCs are an important component of this process in the inclusion and opportunity for community input. The Roxbury Strategic Master Plan and PLAN: Dudley process exist under the RSMPOC purview but an important component of that is looking about how we engage stakeholders from as broad a spectrum as possible. PRCs review RFP responses and provide recommendations for prospective developers as well as review the project itself once it has been selected and submitted to the BPDA for Article 80 review.
- If you are familiar with the Article 80 process you are probably familiar with the term Impact Advisory Group (IAG). For the purpose of the Master Plan and PLAN: Dudley parcels, PRC members act as the IAG once a developer is selected, in addition to engaging with City Staff on the review of the proposals, providing opportunity for recommendation for a developer. The review for the proposals is based on the criteria which were developed through the PLAN: Dudley stakeholder engagement process. Those priorities are outlined in the RFPs which have been released.
- We are beginning the process to solicit nominations for individuals who would like to participate on a PRC. Nominations can be made by self or on behalf of someone. The hope is to obtain as many names as possible not only for the DND parcels which are currently out but also the BPDA parcels in the future. We will make notification for PRC participation when the BPDA parcels are released too. There is also an FAQ available which helps outline roles, responsibilities, and goals.
- Similar nomination and FAQ forms for the RSMPOC will be available online tomorrow, September 11, 2018.

## Development Project Update

Following the introduction to the Project Review Committee (PRC) and RSMPOC nomination process Dana Whiteside, BPDA Deputy Director for Community Economic Development, presented the status of the following development projects, first stating members of each development team are present with us tonight and are available to answer questions during Q&A:

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

- Bartlett is a multi-phased project proposed/ managed by Nuestra CDC and Windale Development Company. The project is predominantly housing with some residential. Building B and E have construction underway with expected completion this fall. Building A, which is at the corner of Washington and Bartlett, is undergoing design development with the Article 80 process complete. A project like this has multiple phases that take multiple years to complete but the development team is moving at a pace to get certain pieces, in particular the housing components completed. This is a project that a detailed update and review would be welcomed so a proposed meeting has been set for September 25<sup>th</sup>, 2018 which will be advertised with location, etc.

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

- Phase 2, the former 2101 Washington St is complete. The development team is currently working on Phase 3, which is a large commercial component with some residential. This is an approximant \$52 million project. The project is currently under designation with the development team working to complete various finance aspects for Phase 3.

**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.

**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 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 project is a partnership between Feldco Development Corporation and the National Center for African-American Artists. It hosts a cultural components as its cornerstone but also the creation of upwards of 700 residential units and other commercial uses. The project has tentative designation which is still in existence. The project has Article 80 approval but has a couple other zoning permitting requirements to meet and is working on its financing. It has also received its Massachusetts Environmental Policy Act (MEEPA) approval. A PRC discussion has been scheduled for September 27<sup>th</sup>, 2018 where a formal presentation by the development team will be given.

## RSMPOC Questions and Comments

- A RSMPOC member asked, if there is an update for Bartlett Place by the numbers. Additionally, the RSMPOC member asked, Good Food Market came to a RSMPOC meeting in January 2018 and since the team is going forward with the market would it be possible to have them attend another RSMPOC meeting to give an update on what exactly is going to be happening since the space allotted for the marker has been cutback.
  - A member of the Bartlett Place development team responded, the summary provided to the RSMPOC is a statement of program from the original master plan approved through the BPDA Article 80 process, so these are our program goals for the whole site. For example, our goal is 60% NBE contract, for building B we are at 45% which is below our goal but above the City goal which is 40%, I believe. Our goal for Boston workers is 50%, we are at about that. The goal for workers of color is 60%, we are at 63%. There have only been minor changes to this since 2013. Regarding Good Food Market, we could certainly have them again. One of the things that came from that meeting, is the question as to whether or not another grocery store would be viable in Dudley Square so there was a request to do an in-depth market study. We did that, we raised the money and did a brand new study, not an update of an old study. One of the takeaways from the study is the optimal size is 6,700 square feet, rather than where they were originally at 10,000 square feet. Still the same product lines, maybe carrying a smaller selection of processed and pre-packaged foods, but still the same, if not more, fresh produce and vegetables.
- A RSMPOC member followed-up asking, for the workforce goals can the reality of the numbers be shared in relation to the goals. Also for the study, if a copy can be provided.
  - A member of the Bartlett Place development team responded, an executive summary containing the market study will be released. For the update on the numbers, those are provided every month in the update to the RSMPOC so you should have it.
- A RSMPOC member followed-up stating, the monitoring committee has not met recently but the numbers are not that great and the committee will need to convene back together.
  - A member of the Bartlett Place development team responded, when the meeting is announced we will be there.

- A RSMPOC member asked, if the Bartlett Place development is accepting applications for rentals. If so, when did that start and where would people go for that.
  - A member of the Bartlett Place development team responded, yes applications were released on August 20<sup>th</sup>, 2018. There were ads in the Banner and we tried to circulate it widely on social media. The open application is for rental apartments in building B. The application will be open until September 24<sup>th</sup>, 2018. There is a City of Boston Metrolist listing online or go to [nuestralive.com](http://nuestralive.com). You can also pick-up an application at our management office, the Winn Management Office, 215 Blue Hill Avenue. There will be a lottery in accordance with the plan which was approved by the Fair Housing Commission.
- A RSMPOC member asked, do you have a meeting coming-up on the design for the plaza?
  - On August 2<sup>nd</sup>, we had our first community design workshop on the arts plaza at Bartlett Place. We introduced the design team, who was chosen to co-create the vision of the plaza with the community as well as the artist planning team which created that initial vision and who helped design the surveys and focus groups held in the spring. The second meeting is this Wednesday September 12<sup>th</sup>, 6pm at the B-2 Precinct community room on the second floor. Anyone is welcome. We will see initial images for reaction and feedback. In particular, we hope to get as many abutters there because they are going to be neighbors and there will be a visual impact on what it looks like and what types of events will be there. We are doing door-to-door flyering on the blocks around Bartlett to make sure they know about it.
- A BPDA staff member stated, for those joining us now, there are two meetings scheduled, the first for Bartlett Place which is on September 25<sup>th</sup>, 2018 which will be duly advertised with location and time. For Tremont Crossing, there will be a PRC meeting on September 27<sup>th</sup>, 2018 also duly advertised with location and time. As well as, the nomination form for PRCs have been released today and can be found on the back table or online at the BPDA website. The RSMPOC member nomination forms will be released on September 11<sup>th</sup>.

### **Community Input**

- A member of the Tremont Crossing development team asked, are you currently looking to reconstitute the RSMPOC with the acceptance of applications for nominations.
  - A BPDA staff member responded, there will be additions to the RSMPOC.
- A community member asked, will there be a conflict of interest clause for the RSMPOC. Also there is an option to be on the PRCs for the PLAN: Dudley BPDA parcels, have there been drafts released for those parcels. I am hoping they have not been released because I have heard there will be space for the community to have input about the affordability standards as the 1/3, 1/3, 1/3 is not deeply affordable enough.
  - A BPDA staff member responded, for Impact Advisory Groups (IAGs), PRCs, and any committee under a City of Boston public process, it is required any person which sits or wishes to sit on a committee make a notification there is no conflict of interest. We

cannot allow for conflicts so there will be a concerted effort to ensure that. For the BPDA parcels that are part of the PLAN: Dudley process, the Request for Proposals (RFPs) have not been drafted. We will have a very similar process to DND parcels which went through the community process earlier this year. We are accepting nominations for PRCs with hope that when the BPDA parcel RFPs are ready to go, we will have people for the PRCs ready. It is important to know, by the time BPDA parcel RFPs are drafted it is likely we will look to accept nominations again to give folks multiple opportunities to submit their names.

- A RSMPOC member asked, to clarify on the conflict of interest. Potentially there are people who sit on a committee that may have a conflict with a particular project that comes along where in that instance they must recuse themselves from the project but it does not stop them from sitting on the committee.
  - A BPDA team member responded, in looking at that question it is that no individual on the RSMPOC or PRC should have beneficial interest in any of the proposals or related teams that are being put forth. Certification is sought that there is no conflict of interest. Clarification from lawyers will be sought to confirm but current understanding is those with any conflict of interest are not to serve.
- A RSMPOC member followed-up stating, the practice to recuse yourself from a project has been accepted since 2006. Membership was different but now I am glad there is a nomination, vetting, and appointment for PRC and IAG members. The practice has been a RSMPOC member would recuse themselves from a specific PRC or IAG which they have a conflict of interest.
  - A BPDA tem member responded, this point of clarification will be taken up with general counsel so a clear answer can be provided. The current understanding is based on engagement with previous experiences and practices, not necessarily the absolute correct one but the safest. The goal in articulating the current understanding for now is to ensure assurance and clarity around participation can be collectively provided.
- A community member asked, how you get on and off the committee given the three-year terms are stated in the Master Plan. They advocated following the Master Plan.
- A community member asked, for the July vote, the RSMPOC insisted on going ahead even though there was not full members. The committee said they had quorum but where is a citation about a quorum and how can the RSMPOC look like a legitimate body after the vote.
  - A BPDA staff member responded that opening the nomination process is an opportunity to bring new members on. However, the desire to bring on new members will not be used as a time to ask people to leave, although some may self-select off the committee. The body itself has existed for quite some time but I think it is valid that the City can look to more intentionally managing terms going forward. There was a quorum present at meeting. It's about there being quorum present. The question is about the number of people on committee present and the number of people present. Legal counsel can be asked for a citation about a quorum.
- A RSMPOC Ex-Officio member stated, they echo questions about process and transparency, not to direct it at any individuals, but clarity around process is needed. The process should be very

public for credibility and legitimacy. The need for institutional information is understood but these questions need some clarity.

- A community member followed-up asking, who reviews the nominations and makes determinations on who can be on PRC, specifically if members of the RSMPOC review.
  - A BPDA staff member responded, the RSMPOC itself does not determine who is on the PRC. For a PRC, five members from the RSMPOC serve and then the remaining 10 are non-RSMPOC members. There is a review that happens with Office of Civic Engagement, and senior staff at the BPDA and Department of Neighborhood Development (DND). The formal appointment comes from BPDA Director, Brian Golden for BPDA parcels, and for DND parcels, DND Chief, Shelia Dillion.
- A community member asked, hearing from RSMPOC that the quorum was based on having a smaller number of committee members, has this been updated. People would not know the decision is being made based on number of committee members. Also, can you elaborate on the information for the conflict of interest? It is not clear what the criteria is and what the decision being made is based on.
  - A BPDA staff member responded, clarification on the conflict of interest requirements will come from general counsel and is an opportunity for us to be very clear in what are the intention and criteria.
- A community member asked, how long is the lottery list for Bartlett Place affordable units. There are 38 units at various levels.
  - A Bartlett Place development team member responded, we do not know yet. We will not know until all applications are in. In comparison, for the Atkins Apartment building on Blue Hill Ave there were 1600 applicants for about 45 apartments.
- A RSMPOC member stated, we can appreciate committee serving terms but for Dudley Square Main Streets I ended up serving for 20 years, same thing for Boys and Girls Club. In practice it is about stepping up to plate.
  - A BPDA staff member responded, it is not lost that need to manage terms more effectively and we want to use this opportunity to do so and I think we will get a lot of interested folks.
- A community member asked, what is status of Roxbury Neighborhood Council (RNC), do they meet regularly and is the list made public? The nomination process in the master plan states the RNC oversees process. Is there a distinction here with the RNC process?
  - A RSMPOC RNC representative member responded, yes there is a member's list for the website. However, the website is being built but the list of members can be added.
  - A BPDA staff member followed-up responding, understanding that RNC is vetting while nominations come from RNC and other bodies. The RSMPOC is appointed by the Mayor.
  - A community member followed-up stating, there is a big issue with transparency. As a resident I want to know who is already on list which is important for issues of conflict of interest, etc.
- A community member asked, how many vacancies on the RSMPOC are there.
  - A BPDA staff member responded, there are five vacancies.
- A community member stated, if we've learned anything from the election it is that young people and people of color want to participate, really want to move forward. It isn't an issue that people don't want to participate but that they are running up against a wall. There should be

clarity and it should be posted everywhere. Hopefully we can all do better. The community receiving the information needs to happen sooner rather than later.

- A BPDA staff member responded, these points are not being lost. Part of the purpose for this form is not a lack of desire but desire to determine interest. These questions will provide basis for going forward.
- A RSMPOC member stated, there are two people who mentioned housing, one mentioned about soon being displaced and one mentioned the lottery at Bartlett. The RSMPOC is very concerned about displacement. How is displacement being considered in Bartlett and other projects. There should be some way for those who have lived in Roxbury for a long time to have priority for housing, similar to how veterans are weighted in getting civil service jobs. Those at risk of being displaced should be weighted.
  - A RSMPOC Ex-Officio member followed-up stating, this is a huge issue. On Wednesday [September 12<sup>th</sup>] at 12pm for City Council, I am introducing a hearing order on gentrification and displacement. In the meantime, because there is a lottery closing in September there should be some way that there is weight or community benefit for those in Roxbury who are at risk of being displaced.
- A community member asked, the nomination form is very vague but one of the things I do not see is a minimum list of requirements. There are no qualifications listed to know what the minimum requirements are to be on PRC or RSMPOC.
  - A BPDA staff member responded, the idea with this nomination form is to solicit interest not be prescriptive. Within the form there is a way to articulate your interest or skill set. The intent was to solicit interest and open the opportunity without hindering people from applying.
- A community member stated, the RNC with help of other organizations, initiated and are pushing for the hearing targeting gentrification. It would be helpful to know expertise of current members to know how to have a fully rounded committee. As we saw Councilor Pressley say, “change can’t wait” - we need to apply that there. They stated they were a part of the original Master Plan drafting and acknowledged people are present and are committed to building an equitable and fair community. As Councilor Pressley also said “those closest to pain should be closest to power”.
- A community member asked, when is the next vote for moving forward? Feel since the whole conflict interest was not a stab in the dark it should be fair enough to have current face residents on committee. If there is conflict of interest, they should be made aware.
  - A BPDA Staff member responded, they have gathered a lot of information and questions from this meeting. There is a commitment to come back with more clarity. The only vote in the future will be the BPDA parcels, which will not happen for some time because drafting process has not happened. Will come back to community to review and draft these RFPS. The parcels are not ready to go out. The hope is that nominations happens prior.
- A community member stated, this is the first meeting I've been to but have followed what goes on. Came after Garrison Trotter meeting and want RSMPOC members to be aware of perception that neighborhood has of them. Residents feel that the committee is not for community. If you're representing our community you need to evaluate how you're getting out information

and how you speak to people in the room. It is important to ask how you can turn your back when there is an overwhelming amount of people in opposition in the room.

- A RSMPOC member stated, they want the City, from a teaching perspective, to lay out all the roles and responsibilities as succinctly as possible as elected officials have a role but have not been mentioned in the entire conversation this evening.
  - A RSMPOC member followed-up stating, for the RSMPOC and PRCs, community advocacy is important, but especially for PRC it is important to have different expertise who can speak to different categories.

Meeting adjourned