1. RSMPOC
Welcome and Orientation
At the request of community members, this event will be recorded and posted on the Roxbury Strategic Master Plan webpage at [bit.ly/theRSMPOC](http://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 and Translation

“Spanish” – for Spanish
“German” – for Haitian Creole
“English” – for English
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

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 Kelly.sherman@boston.gov
1. RSMPOC Welcome
2. Planning Update
3. Crescent Parcel RFP Review
4. Crescent RFP Vote
5. P3 Environmental Remediation Update
RSMPOC Overview and Updates

First Monday of the month

January 11, 2021  July 5, 2021
February 3, 2021  **No Meeting in August**
March 1, 2021    September 13, 2021
April 5, 2021    October 4, 2021
May 3, 2021      November 1, 2021
June 7, 2021     **No Meeting in December**
RSMPOC Responsibilities

- 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:** 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](http://bit.ly/theRSMPOC)
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

Source: Roxbury Strategic Master Plan, p.4
2. Planning Update
PLAN: Nubian Square Updates

• Recap of December RSMPOC Meeting

• P3 Toolkit Release and P3 website
  http://www.bostonplans.org/planning/planning-initiatives/plan-nubian-square-parcel-p3

• P3 workshop on Feb 15th
3. Crescent Parcel RFP Review
Community Process for Crescent Parcel

• **February 2016** - PLAN: Nubian Square was launched to build on and update the framework for development in the Roxbury Strategic Master Plan and guide the RFPs for nine publicly-owned parcels, including the Crescent Parcel.

• Public engagement has included 30 public workshops, walking tours, community gatherings, and meetings in order to share information, establish a vision for the future, and solicit feedback from the community.

• The foundation of the **Crescent Parcel RFP** is the development guidelines and evaluation criteria crafted by the community through PLAN: Nubian Square (formerly PLAN: Dudley Square).

  - Sustainable, resilient, and healthy development
  - Economic development
  - Consistency with area planning history
  - Affordable housing
  - Development without Displacement
  - Diversity and Inclusion
  - Community benefits
Crescent Parcel Overview

- 74,208 square feet (1.7 acres), composed of parcels owned by the BPDA, DND, and MassDOT
- Located in the Campus High and South End Urban Renewal Areas
- Location at the corner of Melnea Cass Boulevard and Tremont Street forms a gateway to the neighborhood
- Neighboring sites at Whittier Phase 3, P3, and 840 Columbus will also be redeveloped
- Close to major transportation access points: Ruggles, Nubian Station, and Melnea Cass Blvd
Community Process for Crescent Parcel

- **October 2019-February 2020:** The BPDA held **four** public meetings to develop the specific design guidelines for the Crescent Parcel. For each meeting, a draft RFP was released online, and participants had a chance to discuss the content and express the changes they wished to see through comment cards. The RFP was edited to reflect the community’s comments for the next meeting.

- Community feedback focused on the following themes:
  - **Preserving the trees** that already exist on the parcel
  - **Prioritizing open space**
  - Building height and frontage should respect the scale of Tremont Street as well as the adjacent low-height residential development.
  - The development should integrate Roxbury with Tremont street, rather than “wall off” Roxbury.
Community Process for Crescent Parcel

• **March 2019:** The BPDA planned a final meeting in March 2019 to finalize the RFP, but it was postponed due to the COVID pandemic. In the following months, the BPDA used the additional time while the public process was on hold to revisit the design guidelines in light of this feedback.

• **October 2020:** the BPDA presented these revised guidelines at a virtual community meeting.

• We received feedback advocating for stronger protections for existing trees and more explicit requirements for open space. The design guidelines have been revised to reflect these values and requests.

• **January 2021:** We are bringing the final RFP to the RSMPOC for approval.
Design Guidelines: Preserve Trees

- Proponents **must** protect the existing trees and mitigate loss of mature urban canopy to the greatest extent possible, primarily through the preservation of open space.
- Specific heritage trees that **must** be preserved
- The RFP identifies acceptable mitigation for any trees that are not able to be preserved.
Design Guidelines: Gateway Open Space & Green Connection

• Proposals must include publicly accessible open space at the corner of Melnea Cass Boulevard and Tremont Street.

This open space will:
• Advance the community’s goals for public open space, support the preservation of trees
• Enhance pedestrian connections through the site
• Contribute to a future network of open space connecting the Crescent Parcel to the Whittier Development and P3.
Design Guidelines: Neighborhood Context

• The corners of Ruggles Street and Tremont Street, as well as Melnea Cass Boulevard and Tremont Street, are identified as place-making opportunities that emphasize these locations as gateways to Nubian Square.

• Redevelopment of the Crescent Parcel will play an integral role in ensuring the compatible transition in urban form and scale among potential redevelopments along the frontage of Tremont Street and Melnea Cass Boulevard: the Parcel P-3 site, the current Whittier Street Housing site and the Madison Park in-fill housing development site.
Design Guidelines: Uses

- Uses may include:
  - Housing
  - Institutional/commercial office
  - Education
  - Retail
  - Open space
  - Community or cultural uses
  - Space for the health sector and green jobs.

- Uses and spaces dedicated to locally owned businesses that cater to the community and activate the corner of Tremont Street and Melnea Cass Boulevard are strongly encouraged.
Design Guidelines: Massing, Height, and Orientation

• Building heights should be thoughtfully designed to reinforce surrounding physical characteristics, expressing the gateway location and recognizing the scale of the adjacent residential developments with taller heights located closest to Tremont Street.

• Development should also respect the low-scale Madison Park housing site and step down towards Raynor Circle.
Process for Crescent Parcel going forward:

- **Tonight:** The RSMPOC votes tonight to approve the Crescent RFP
- **January 14:** The BPDA Board votes to issue the RFP.
- **Late January:** The RFP is issued
- **Late April:** Responses are due
- After development proposals are received, there will be multiple opportunities for community input on developer selection.
  - The Project Review Committee made up of community members will evaluate proposals
  - Developers will present to the community for feedback
  - The selected developer will go through the Article 80 process
4. RSMPOC Vote
RSMPOC Voting

- Only RSMPOC members should virtually raise their hand
- Kelly will verbally confirm each RSMPOC members vote and then tally votes
5. P3 Environmental Remediation
P3 Timeline

Original Disposition Process 2005-2006
- BRA authorized to release RFP for Parcel P3: May 2005
- RFP for Parcel P3 issued: December 2005
- Three proposals received: May 2006

- Project Change: Tremont Crossing:
  - 9 ownership units
  - 718 residential rental units
  - 109,000 sf office space
  - 31,000 sf museum space
  - 462,000 sf retail space
  - 1,371 space parking garage
- Project Change: Ruggles Place:
  - 1.6 million sf of office, retail, museum uses and parking garage
  - Residual component to be determined.
  - No arts education center.

Sub-parcel P3-i created; Whittier Street Health Center as redeveloper: September 2009

P3-Partners: Elma Lewis Partners & FeldCo Development Corporation (2010-2019)
- 28 Tentative Designation Extensions granted to P3-Partners: January 2011 - April 2019
- P3-Partners presented partnership agreement and proposed revised project: September 2010
- BPDA incorporates Parcel P3 into PLAN: Nubian Square: November 2019

Next Steps
Next Steps

• Today marks the beginning of the community engagement process for P3.

• The **PLAN: Nubian principles and evaluation criteria** will be the starting point for the community process.

• The site is different from other PLAN: Nubian Square sites in terms of its size, its infrastructure needs, etc. It will have different challenges and opportunities.
Internal Due Diligence

• Discussions with stakeholders about their needs
  – Good Shepherd Church
  – Madison Park
  – Parks Department
  – Boston Housing Authority
• Learn from the past to set the project up for success
  – Sewer line
  – Street grid
  – Consider splitting up site
  – Explore options for site prep
**What is P3?**

P3 is a publicly-owned vacant piece of land assembled du
Urban Renewal Plan. Due to its large size, proximity to
to the economic development in the Nubian Square area
community's commitments to affordable housing, arts &

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**HISTORY**

### History of P3

**Urban Renewal**

Historically, Roxbury thrived as an economic and
city's economy. Currently, its strategic location near
towns in rev clearance" a
Redevelopm
over the i
Boston. The i
Roxbury was
The Campus
Boston.

Between 1934 and 1968, the Federal Housing
Authority implemented a policy that would draw
red, yellow, blue, and green lines throughout
these lines were supported by racist and classist decision-
Making processes that can still be identified in
today's geography.

Urban renewal was created by Congress
under Title I of the Housing act of 1949. It was
directed at declining cities by providing federal
government two-thirds of the blighted area
developers. While the i
was a
in mind. The
be a complex
buildings
second and i
to create low
restricted Our
of housing
families, and

**Design Considerations**

### Circulation

There are two unpaved public ways on the site, Hampshire Street, running
northeast to southwest between Whittier Street and the Reggie Lewis Center,
and Vernon Street running between Tremont Street and Downing Street, which
borders P3 on the southeast.

Any development will have to maintain this street
grid, although it is possible to propose adjusting
the street alignment to better connect it with
abutting sites and specifically with the Whitter
Choice Neighborhood to the north. Additionally,
future development will likely need to connect
Vernon Street to Downing Street and may need
to connect Downing Street to Whittier Street for
proper circulation. The site will also likely require
new pedestrian improvements that connect the
site to the Madison Park playing fields.

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Download at bostonplans.org/xxxx
Environmental Remediation

• The BPDA has been awarded a $250,000 grant for environmental remediation at P3.

• Scope of work: Remediate an area of the site with elevated lead levels, which is the area of most concern on the site.

• We are excited to take this first step, and we’re committed to taking additional steps to complete remediation.

• The best path forward may be to seek additional resources, or for remediation to be performed as part of the development process.
Tentative Upcoming Planning Process

• **Review the P3 toolkit**
  – We’re looking for your input

• **First meeting: February 15**
  – Introduction to the site - background, opportunities, and challenges
  – Start the conversation on development and design guidelines, and what is feasible on the site
Public Involvement Plan Meeting
January 11, 2021
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 the Site contamination and pending targeted cleanup
Overview

Property and Release History
Massachusetts Contingency Plan (MCP) Status
Public Involvement Plan (PIP) Process
Contaminated Site Description
Targeted Cleanup Plan
Community Questions
Site History, 1880s to present:
  Various industries, 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)
MCP Disposal Site RTN 3-15009

2002: BPDA (BRA) completed:
   Phase II Comprehensive Site Assessment
   Phase III Remedial Action Plan

2002: Proposed Cleanup:
   Excavation of hot spot contaminated with lead
   Reduction of soil mound

2008: Designated Public Involvement Plan Site
Public Involvement Plan
Process

- Ensures public is informed and involved
- Tailored to level of community interest
- Established public repository
- Public Meetings for Significant Deliverables
- 20-day Public Comment period
- Incorporate Public Comment
Additional Investigations

2016-2017: GEI soil and groundwater study
Contaminants on western portion of P-3
  Chlorinated solvents (TCE, vinyl chloride, DCE) in groundwater
  Lead and PAHs in soil
2020: BPDA reported to MassDEP
Expands disposal site, coincident with P-3 boundary
Disposal Site Boundaries

EXPANDED MCP DISPOSAL SITE BOUNDARY (RTN 3-15009 and linked RTN 3-36365)

ORIGINAL MCP DISPOSAL SITE BOUNDARY (RTN 3-15009)
BPDA will return Site to compliance

2021: Phase II/III Report
- Combines the two releases into one Site
- Summarizes Site history and investigations
- Describes Site contamination
- Evaluates cleanup options

2021: Temporary Solution
- Site poses no short-term risk
- Final cleanup part of redevelopment
Targeted Cleanup

MassDevelopment Brownfields Grant - $250K
2021: Soil Cleanup Plan (RAM Plan)
Excavate 450 cubic yards of soil
  Remove lead hotspot
  Reduce size of soil mound
  Off-site soil disposal
Approximately 2-week cleanup
Dust Mitigation

Dust Monitoring
Live-loading soils rather than temporarily stockpiling soils
Covering containers
Spraying misted water
Reducing construction equipment traffic and/or speed
Copies of Draft Phase I/II and RAM Plan available:

- Online at MassDEP’s website at: https://eeaonline.eea.state.ma.us/portal#!/search/wastesite (search by 3-0015009)
- Dudley Branch Library

January 21, 2021: Meeting minutes in 10 days
February 1, 2021: 20-day comment period
Reports will be finalized following comment period
Reports will be submitted to MassDEP
Questions

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Appendix