

A background image of a street corner in Roxbury, Massachusetts. On the left is a large, light-colored building with multiple stories, many windows, and a mansard roof with decorative dormers. On the right is a corner building with a more ornate, classical facade. The street has cars parked and driving, and a few pedestrians are visible on the sidewalks. A horizontal line is drawn across the top of the image.

Roxbury Strategic Master Plan Oversight Committee Meeting

January 11th, 2021

1. RSMPOC

Welcome and Orientation

Meeting Recording

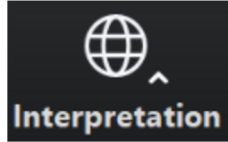
At the request of community members, this event will be recorded posted on the Roxbury Strategic Master Plan webpage at

bit.ly/theRSMPOC for those who are unable to attend the Zoom event live.

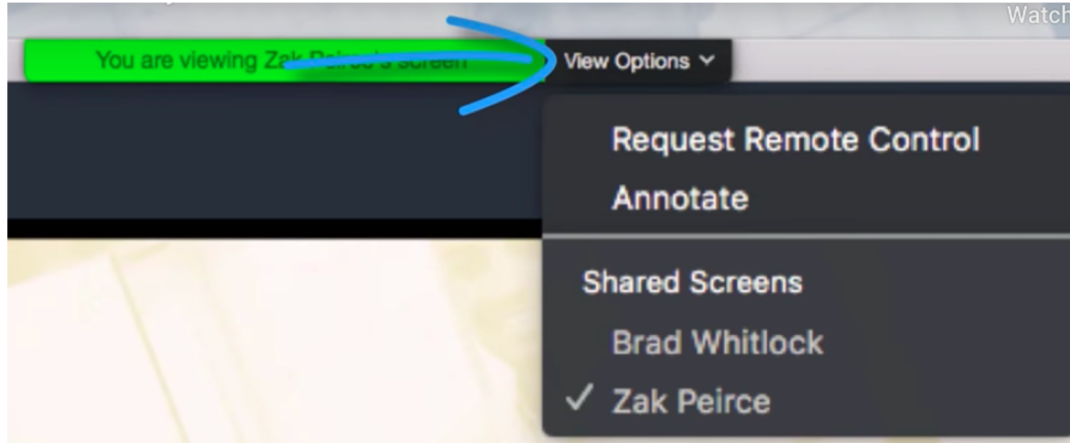
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

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

Interpretation and Translation



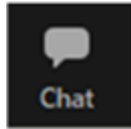
"Spanish" –for Spanish
"German" –for Haitian Creole
"English" –for English



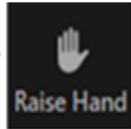
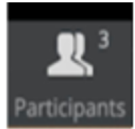
Zoom Tips

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

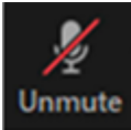
Your controls are at the bottom of the screen



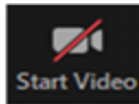
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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

Agenda

- 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

February 3, 2021

March 1, 2021

April 5, 2021

May 3, 2021

June 7, 2021

July 5, 2021

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

September 13, 2021

October 4, 2021

November 1, 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. Engage. Take Action.

- **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.

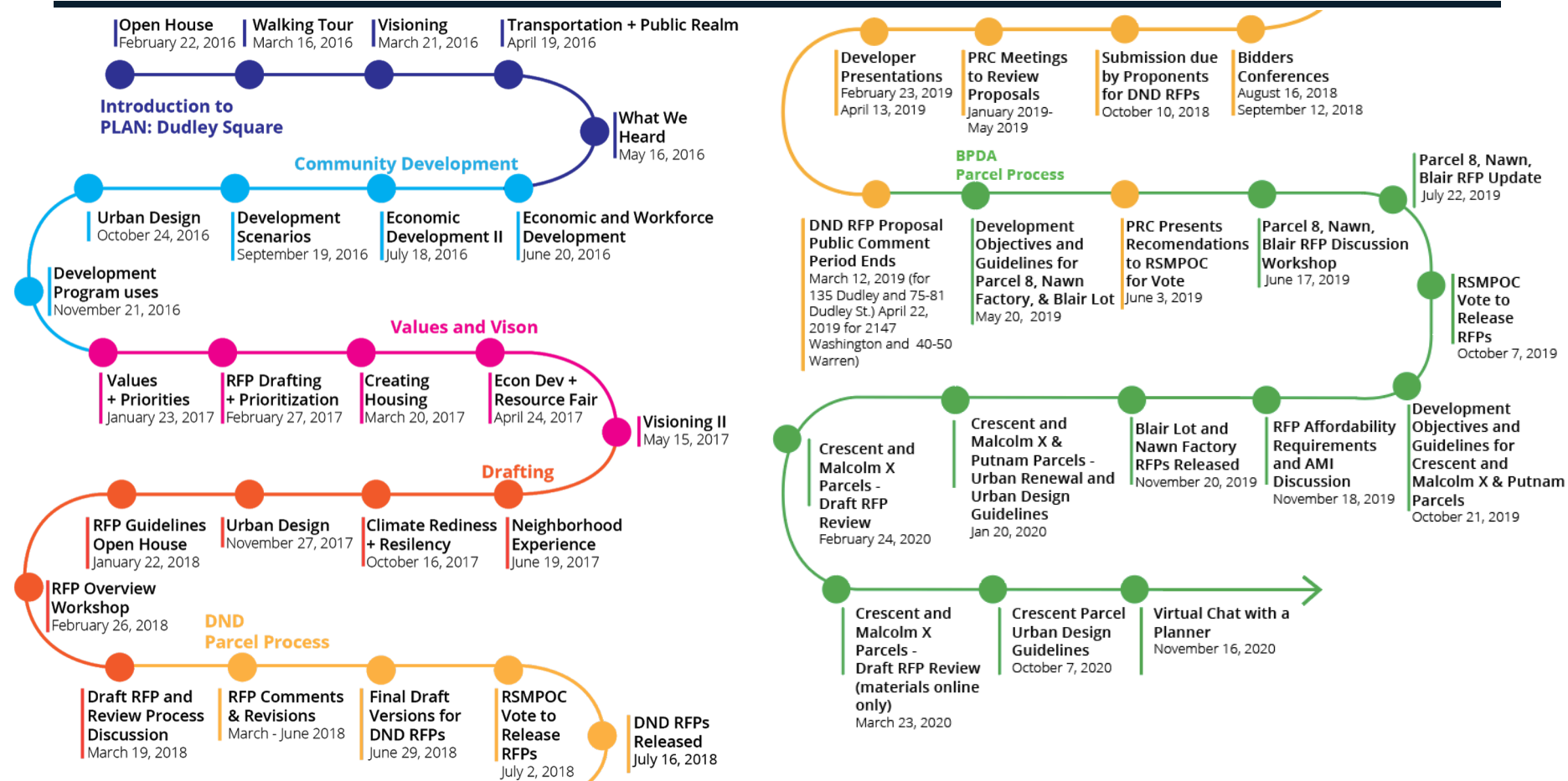
For more information about upcoming meetings, development projects and how to get involved, visit bit.ly/theRSMPOC

Original 2004 Master Plan Goals

- 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

2. Planning Update

PLAN: Nubian Square Process to Date



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

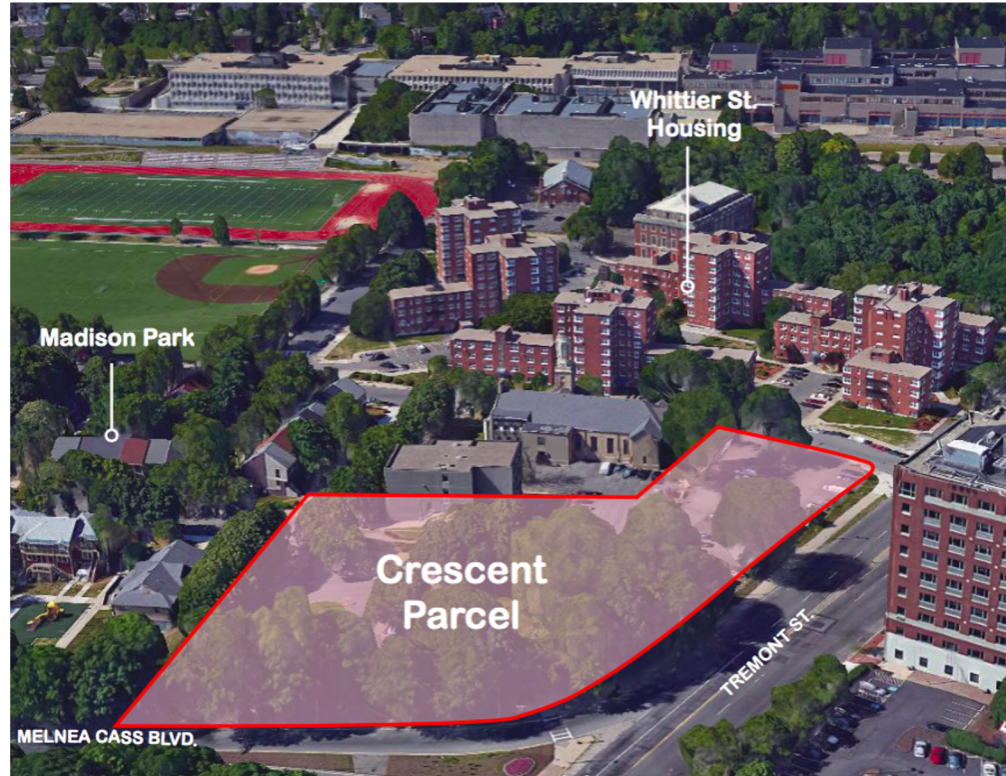
3. Crescent Parcel RFP Review

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
 - Consistency with area planning history
 - Economic development
 - 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.

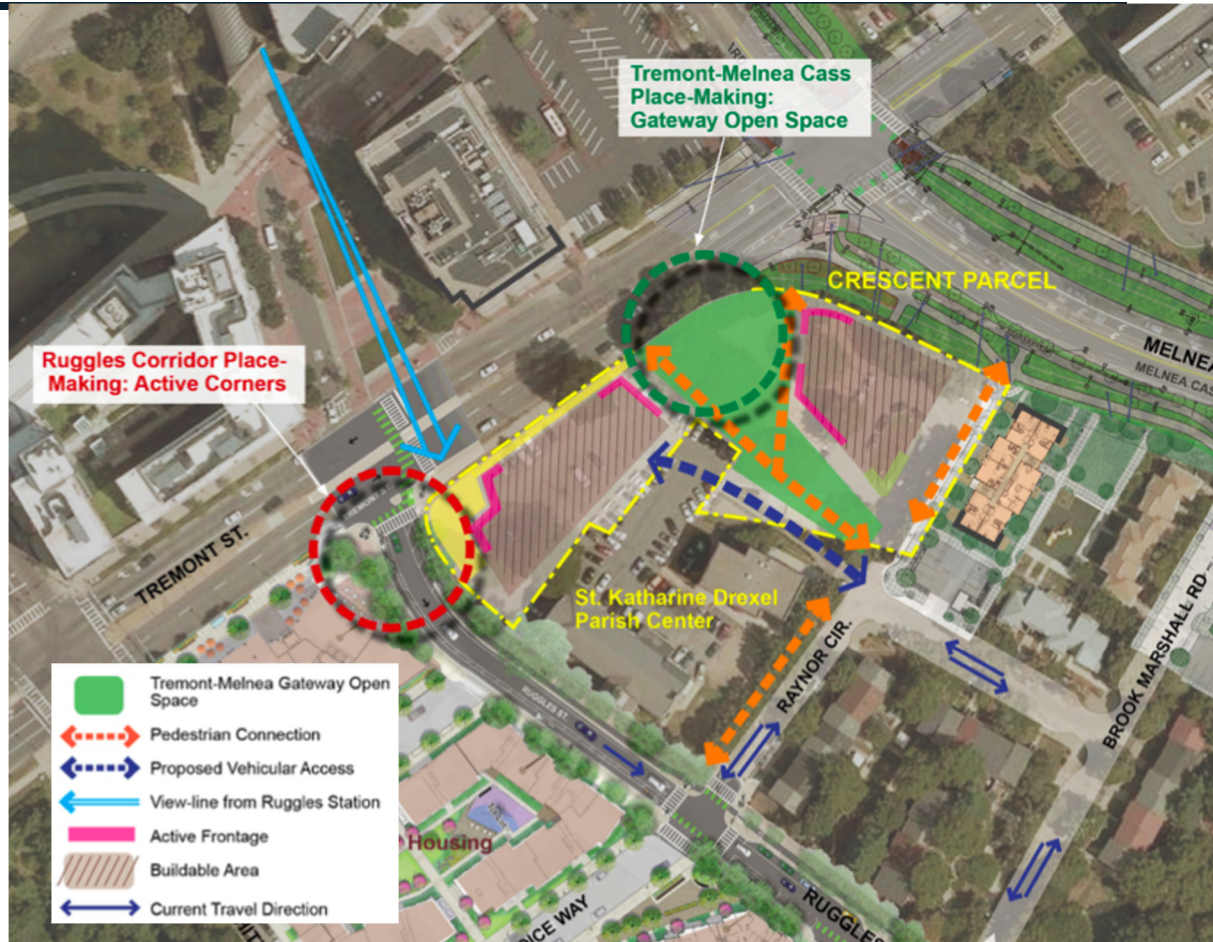
This open space will:

- 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.



Proposed massing viewed from the corner of Melnea Cass Blvd and Tremont St



Proposed massing viewed from 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

BRA authorized to release RFP for Parcel P3
May 2005

RFP for Parcel P3 issued
December 2005

Three proposals received
May 2006

BRA granted Tentative Designation to Elma Lewis Partners for Parcel P3
June 2007

Ruggles Place Project
1.3 million sf of cultural, residential, office, retail, art educational, medical (Whittier Street Health Center), and a 1,044 space parking garage

Tentative Designation extensions granted to Elma Lewis Partners
June 2008
September 2008
October 2008
April 2009

Original Disposition Process 2005-2006

Original Designation: Elma Lewis Partners (2007-2009)

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 with residential 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)

P3-Partners granted Final Designation
April 2019

28 Tentative Designation Extensions granted to P3-Partners
January 2011 - April 2019

P3-Partners presented partnership agreement and proposed revised project
September 2010

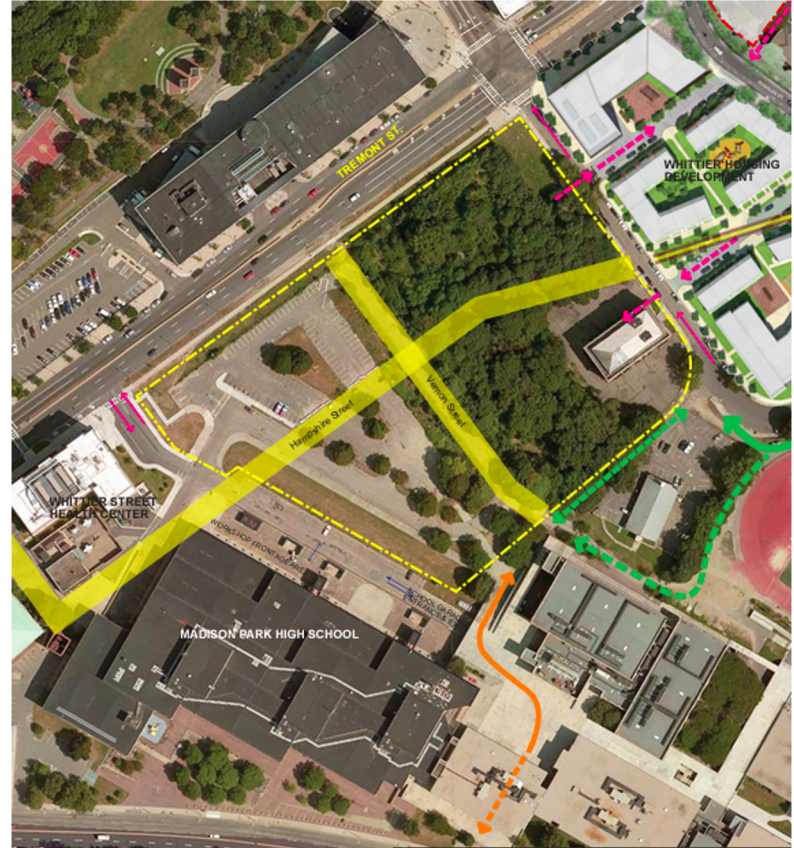
Final Designation expired without the execution of a Ground Lease
November 2019

BPDA incorporates Parcel P3 into PLAN: Nubian Square

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

PLAN: Nubian Square

What is P3?

Butterfield Health Center

Butterfield Health Center

Marshall W. Tucker High School

0 1/2 ACRES WITH A CORNER LOT

0.02 ACRES

0.02 ACRES

CORNER BUTTERFIELD STREET HEALTH CENTER

as Dudley Square, "another downtown," a commercial center for businesses and the community. Due to racist and class displacement caused by the relocation of public housing, the Dudley Square economy stagnated.

History of P3

Urban Renewal

A historical map of the city of Naples, Italy, showing the city's layout, including the harbor, the city walls, and various districts. The map is titled 'NAPOLI' and includes a compass rose indicating North.

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
blighted are
developers li
While the inte
towns in rev
clearance" ar
cases, entire
Redevelopme
oversee the li
Boston. The C
Roxbury was

The Campus contained P3 in mind. The create a city be a complete buildings with second and in to create low restricted housing of housing d of this housing low-income families, and Urban Renewal the neighborhoods, rehab improving transportation plan was to p

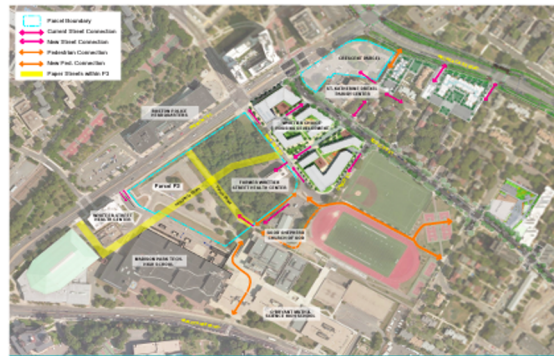
DESIGN CONSIDERATIONS

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 Whittier 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.



P3 Current Street Alignment and Connections

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

consulting engineers and scientists



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

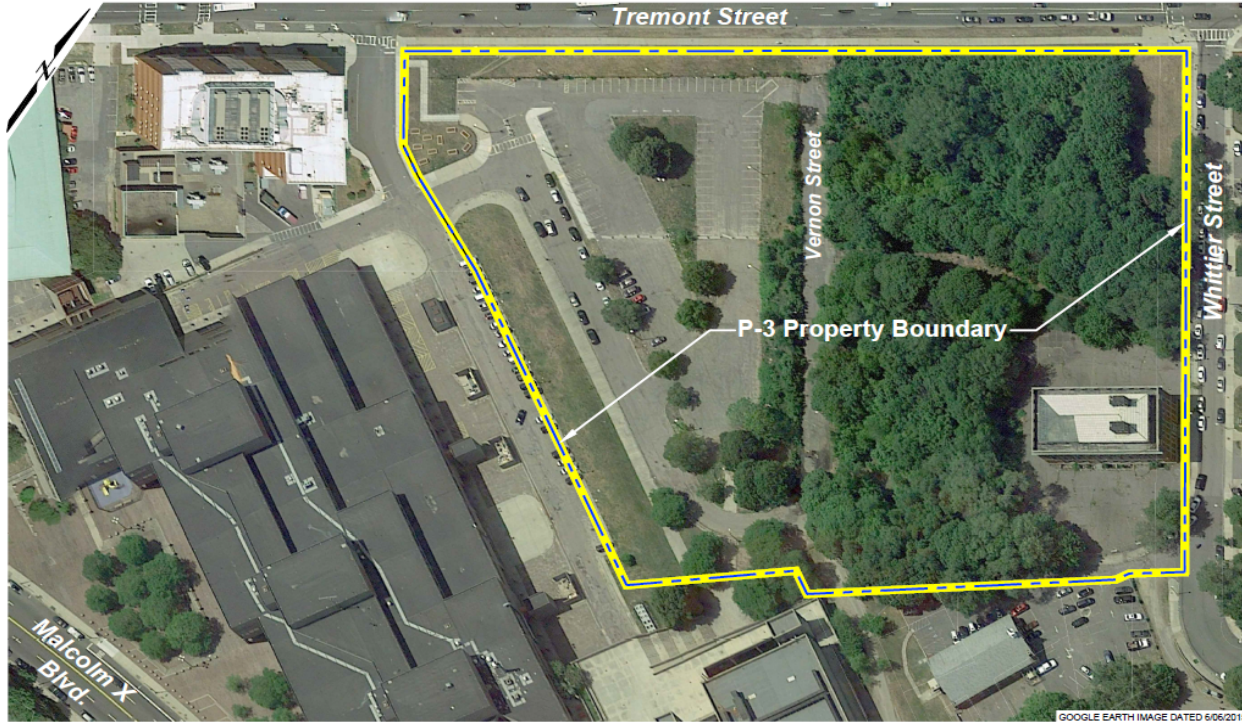
Ryan Hoffman, P.G., LSP

Purpose:

Update on the Site contamination and pending targeted cleanup



Parcel P-3



Overview

Property and Release History

Massachusetts Contingency Plan (MCP) Status

Public Involvement Plan (PIP) Process

Contaminated Site Description

Targeted Cleanup Plan

Community Questions



Contaminated Site

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)



Massachusetts Contingency Plan

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

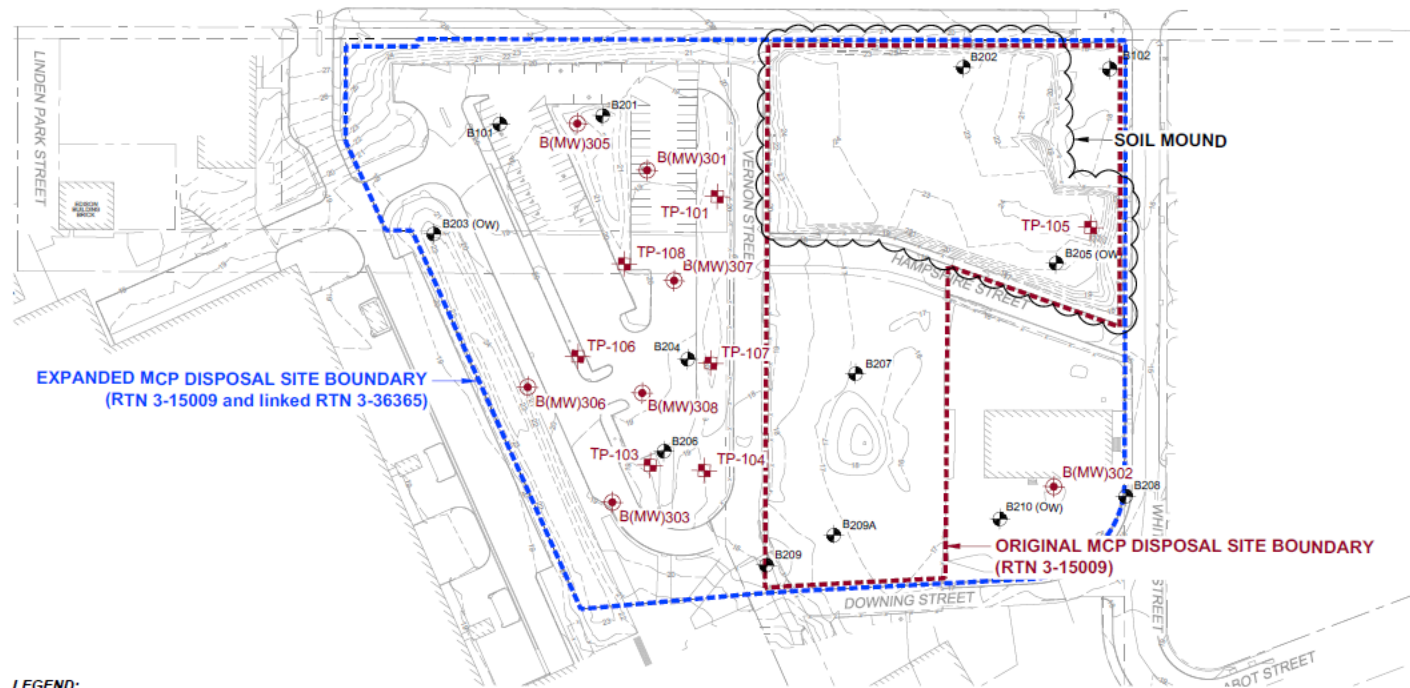
Lead and PAHs in soil

2020: BPDA reported to MassDEP

Expands disposal site, coincident with P-3 boundary



Disposal Site Boundaries



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)



Hotspot and Soil Mound Removal

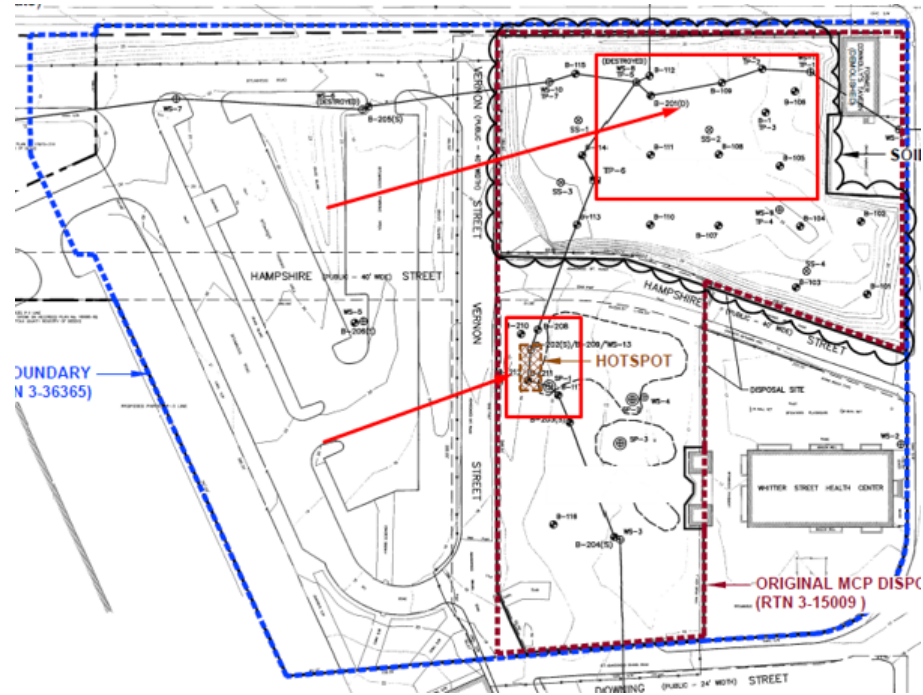
Excavate 450 cubic yards of soil

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



Summary

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

William Epperson (BPDA)

phone: 617-918-6202

email: William.j.Epperson@boston.gov

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

phone: 781-424-9924

email: Igladstone@geiconsultants.com



Appendix

Tablet/Phone Screenshot

