



Roxbury Strategic Master Plan Oversight Committee Meeting
Monday, March 1, 2021
6:00 PM to 7:45pm
Zoom Virtual Meeting

Link to PowerPoint: <http://www.bostonplans.org/getattachment/4dd5925c-87b4-4821-825a-3ea684e0ec7e>

Opening

On March 1st, 2021 Co-Chair Norman Stembridge of the Roxbury Strategic Master Plan Oversight Committee called the meeting to order. Kelly Sherman, BPDA Planner, welcomed all and provided several initial announcements including recording of the meeting, instructions on the use of the Zoom platform, and introduced the Spanish and Haitian Creole interpreters. The interpreters made their initial announcements and instructions to join the interpretation channels. Kelly continued with more instructions and gave a brief overview of the meeting agenda. Norman provided initial greetings and introduced members of the RSMPOC, as well as a brief review of RSMPOC history, goals, and responsibilities, and encouraged the public to reach out and seek opportunities to stay engaged. Kelly then proceeded with the planning update.

Planning Update

Kelly Sherman, BPDA Planner, provided a brief overview of the PLAN: Nubian process to date, including a brief recap of the most recent meeting, a P3 workshop. Kelly also announced the recording of that meeting is posted on the BPDA website, as well as the P3 Toolkit book. The booklet is designed to give all readers a foundational understanding of P3, its history, context, and other facts about the site. Kelly continued with several more announcements, including the next RSMPOC meeting on April 5 will vote on Parcel 8 (P8). In the meantime, the BPDA is aggregating more current data on development in the PLAN: Nubian area and is seeking more community input and requests on what data it would like to see. Also, the BPDA is in the process of updating the PLAN: Nubian parcel map with current status on projects, including those of other city agencies (BTD, DND, etc.). Finally, it was announced that the Crescent Parcel Project Review Committee (PRC) is now open for nominations and the deadline closes on April 1.

Developer Updates

Kelly announced the presentations would be split between RSMP parcels, then PLAN: Nubian parcels, with opportunity after both for RSMPOC and community questions and comments.

Bartlett Place

Andre Jones of Nuestra Comunidad provided the update. Bartlett A is hopefully set to begin construction this month. Bartlett D received Article 80 approval and should begin construction in late April. Bartlett F2 and F4 are going to BPDA Board for approval later in March. The team has also received a MassWorks Infrastructure grant to allow them to begin infrastructure improvements to the sidewalks and Oasis Public Park.

Parcel 10

Bob Pezzini of Madison Park Development Corporation gave the update. 2085 Washington Street is the final of three phases of a multi-phase development also known as Madison Tropical. Review of the design is being heard at the Boston Civic Design Commission (BCDC) meeting later this month. It is hoped that BCDC approval will be granted in April and then BPDA Board approval to follow. Ultimately, it is hoped that construction will begin in 2022.

135 Dudley Street

The team has been finalizing design and financing over the past 18 months and through 12 different meetings. The next step is to receive board approval and apply for zoning and permitting. Construction is targeted to start in spring 2022.

2147 Washington Street

The team has received Article 80 and ZBA approval. They are currently in the process of applying for funding to improve the abutting sidewalk and driveway. There will be more information to report on the financing package next month after the grants are awarded. Construction is targeted to begin later this year, however more community input is sought for the shared art space and public work space components of the project. Occupancy is targeted for 2023.

75 Dudley Street

The only update currently is the team currently reconfiguring the design of the project following community feedback to preserve the abutting trees.

40-50 Warren Street

This project has received Article 80 approval and is offering affordable commercial space for local business owners. Currently awaiting finalization of funding for affordable commercial space, and then set to begin construction.

RSMPOC and Community Questions and Comments

- An RSMPOC member asked the Bartlett Place team if there is still a community process ongoing, specifically a scheduled meeting with the Roxbury Neighborhood Council (RNC), then how can there be a move to go to the BPDA for board approval later this month?
 - The team confirmed there is still a community process ongoing and they are meeting with the RNC. It is under the instruction of the BPDA, which they are following, to go to the board this month.
- An RSMPOC member asked if Bartlett Place had met with Tommy's Rock Association?

- The team responded no, not related to F2 and F4
- The RSMPOC member then asked why can't these meetings all be coordinated to occur together? Also why can't Bartlett Place seem to do any work without needing funding from the city, state, or federal government to do it? The same question to Parcel 10.
 - The Bartlett Place team responded that it has 10 separate phases but is following the PLAN: Nubian principle of $\frac{1}{3}$, $\frac{1}{3}$, $\frac{1}{3}$, related to affordable housing. Standard financing does not cover affordable housing development, but during their separate phases, they have been able to develop market rate housing with private funding. The team admitted to having disjointed meetings partially due to the pandemic, but they have recently started hosting more meetings and doing more outreach.
 - The Parcel 10 team repeated the sentiments of the Bartlett Place team regarding public funding being necessary for affordable housing development.
 - An RSMPOC member responded that economic development was promised as well as housing, and because projects are taking so long waiting for public funding the neighborhood has suffered waiting for the economic development to come.
 - The Bartlett Place team replied that they have gone above and beyond the city's MWBE standards, while in the process of creating a work/innovation lab, and creating affordable homeownership opportunities.
- A community member reiterated that public funding should not be the sole source of funding for these affordable housing developments. Also that there is a need to emphasize and develop businesses as well as housing.
- A community member asked the BPDA if there is a strategy to engage residents to join the Crescent Parcel PRC outside of engaging through Zoom and the internet?
 - Kelly replied paper copies of the application have been distributed throughout the neighborhood, but the BPDA is looking for more ideas on other ways this engagement can be done.
- A Roxbury Neighborhood Council (RNC) member opposed on record Shanti Development owning or investing in any development or business at Bartlett Place.
- An RSMPOC member reiterated earlier comments and asked if projects are 100% publicly funded.
 - Parcel 10 team answered that approximately 15% of their project is publicly funded, 46% funded through tax credits, and the rest privately funded.
 - Bartlett Place team answered that the majority of their project is privately funded, while public funds are being used for their affordable housing component.
- A community member asked how the affordable commercial tenant of the 40-50 Warren Street development will be selected?
 - 40-50 Warren Street team answered that they currently do not have an exact plan at this time, other than to work closely with the community. They plan to determine that process and details once construction begins.

- 135 Dudley Street team offered that they included in their pro forma a 25% reduced price for their commercial space. They also plan to work with local brokers to find local commercial tenants.
- A community member asked what are the present workforce ratios on 40-50 Warren Street (percentage ppl of color, women, boston based)?
 - 40-50 Warren team clarified they have not yet started construction, but intend to exceed the city's standards.
- A community member implored all to review the Roxbury Strategic Master Plan (RSMP).
- An RSMPOC member asked if the Bartlett Place commercial space has been occupied by a tenant?
 - Bartlett Place team replied yes, all three commercial spaces are leased despite the challenges of the pandemic.
- An RSMPOC member asked about the height of Parcel 10 and its "walling" effect on the abutting graveyard and rest of the neighborhood?
 - The Parcel 10 team responded that they are continuing to work with the Boston Civic Design Commission (BCDC) and the Boston Landmarks Commission.
- An RSMPOC member asked if 135 Dudley Street can share their numbers on current workforce ratios?
 - The 135 Dudley Street team responded yes, they can provide those numbers and they pride themselves on exceeding standards, consistent with other projects they have completed
- An RSMPOC member repeated the same question regarding current workforce ratios to all developers.
 - Bartlett Place committed to a minimum of 60%
 - Parcel 10 committed to the standard minimum of 51%
 - 2147 Washington Street committed to the standard of 51%
 - 75 Dudley Street also committed to the standard minimum 51%
- An RSMPOC member asked about the affordability levels of the condo and rental units of Parcel 10?
- An RSMPOC member asked how Parcel 10 intends to find their tenants?
 - The Parcel 10 team responded that the space could still potentially be used for community programming, but if leased they would engage a broker to find a commercial tenant.
- Kelly made announcements on the findings of the recently completed Disparity Study, and upcoming community presentations on the study.
 - A community member reiterated the need for the community and city to continue to work together to address these barriers.
 - An RSMPOC member asked the community member to clarify their statements.
 - Community member responded that in a previous study it was found that the community does have lots of resources, but they have continued to be displaced due to a lack of stable housing options and stable business environment.

Norman Stembridge, Co-Chair of the RSMPOC, reminded all that the next RSMPOC meeting in April will hold a vote on the projects of Parcel 8. He then closed the meeting and thanked all for joining the conversation.

Meeting adjourned at 7.45pm.