
Roxbury Strategic Master Plan Oversight Committee Meeting

March 7th, 2022

1. RSMPOC

Welcome and Orientation

Meeting Recording

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

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

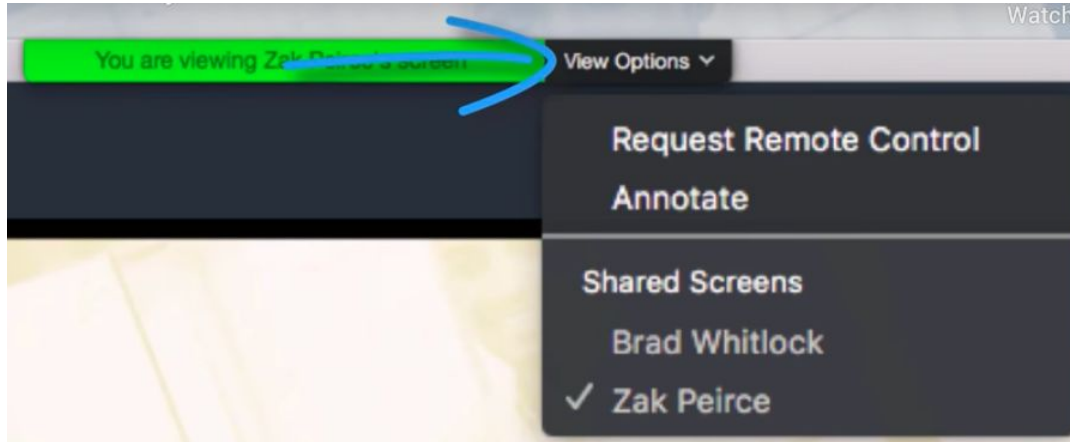
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

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

Interpretation and Translation



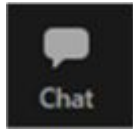
"Spanish" -for Spanish
"Haitian Creole" -for Haitian Creole
"English" -for English



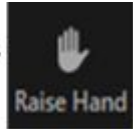
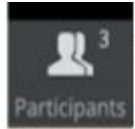
Zoom Tips

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

- P-3 Remediation Update
- Crescent Parcel Minor Modification

RSMPOC Overview and Updates

First Monday of the month

January 10, 2022

February 7, 2022

March 7, 2022

April 4, 2022

May 2, 2022

June 6, 2022

July 11, 2022

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

September 12, 2022

October 3, 2022

November 7, 2022

****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

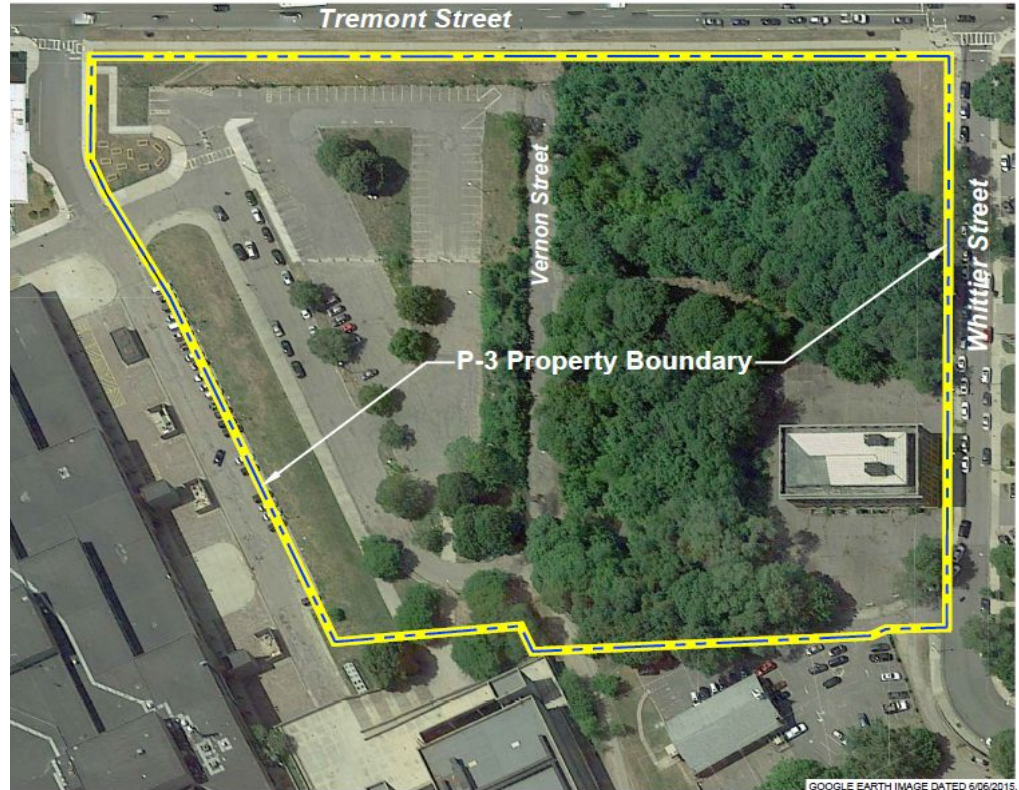
PLAN: Nubian Square Updates

- P-3 Proposal deadline has been extended to March 16th.
- To stay engaged with the P-3 Process please join our email list! (email kelly.sherman@boston.gov to join)
- Applications to be on the Bartlett and P10 PRC/ IAG will open March 21st! Please apply by April 8th

3. P-3 Remediation Update

P-3 Remediation Update

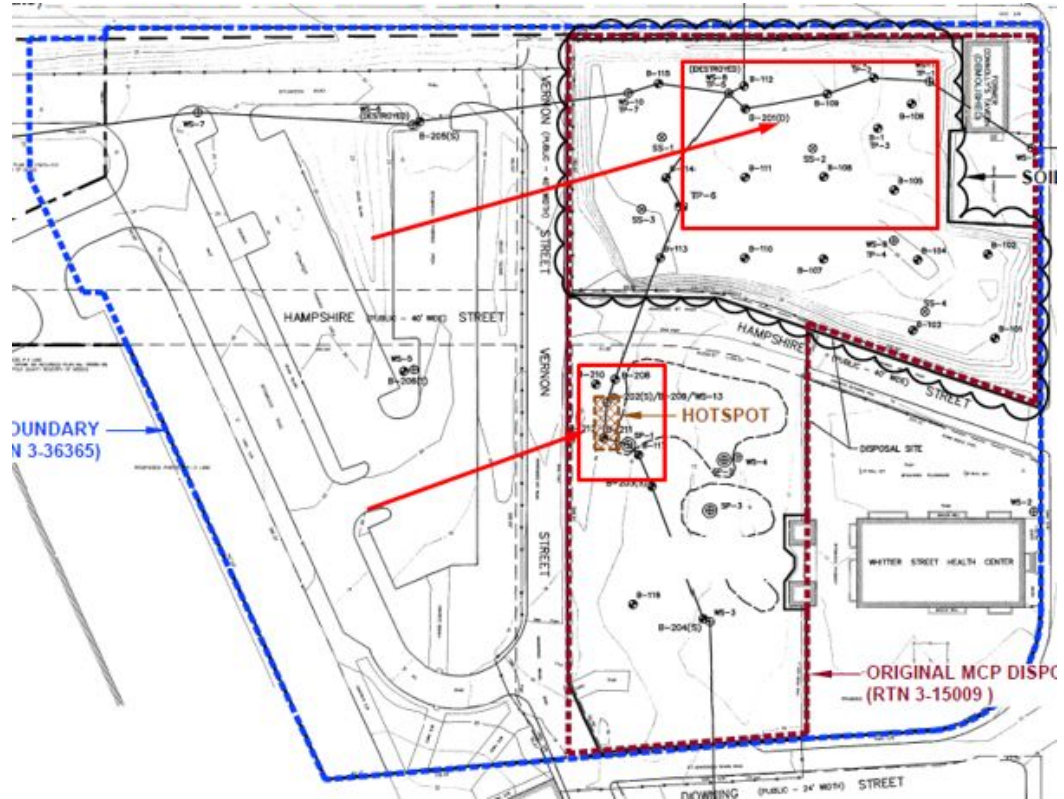
- January 2021: We announced that the BPDA was awarded a \$250,000 Mass Brownfields grant for environmental remediation at P3.
- We later committed an additional \$1M of BPDA funds to the remediation
- We have a brief update on the progress of this work



P-3 Remediation Update

Scope of Work:

- Conduct soil testing
- Phase I: Remove lead hotspot and reduce the size of the soil mound (*MassDevelopment funds*)
- Phase II: Remove the rest of the soil mound (*BPDA funds*)
- Safe disposal of contaminated soil
- Approximately two-week cleanup



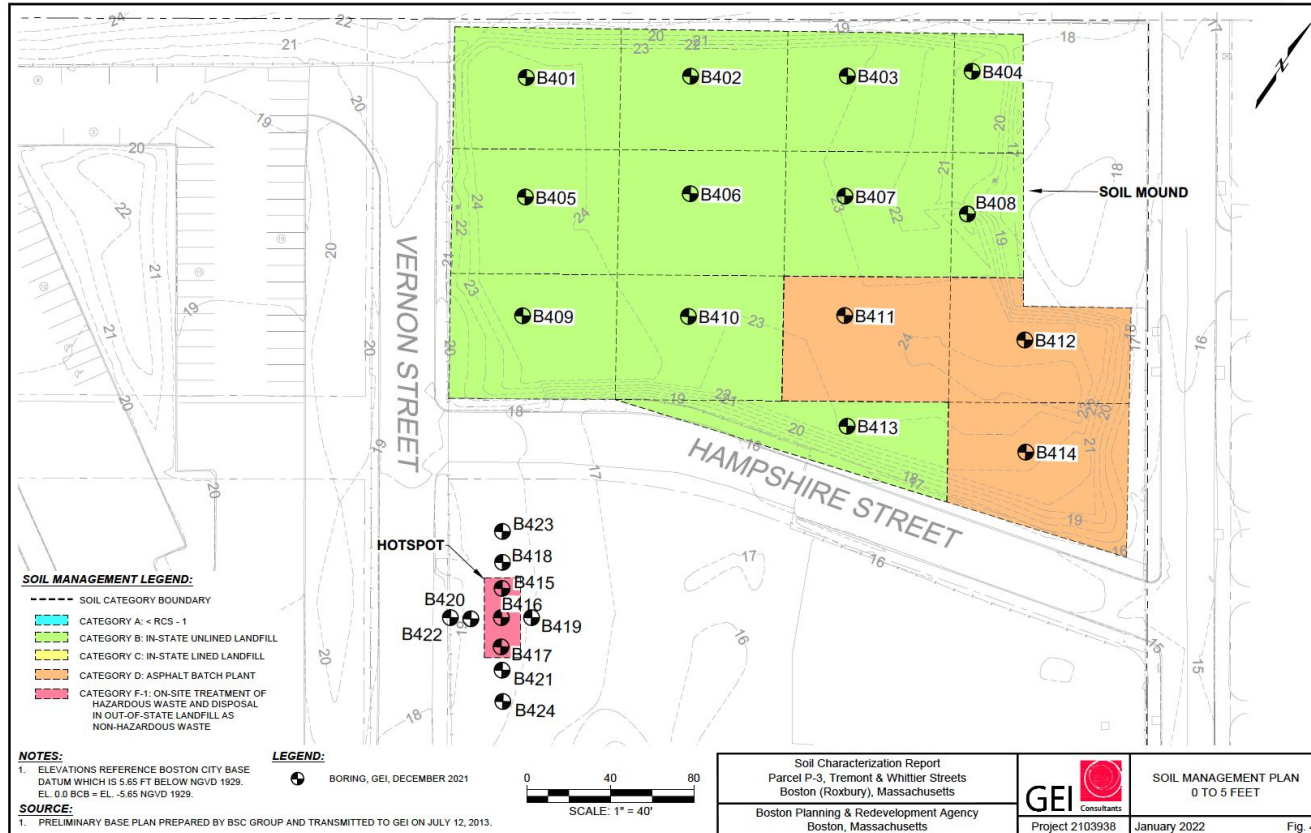
P-3 Remediation Update

Our contractor, GEI, completed the soil testing. 24 bore holes were drilled at two main locations at the site.

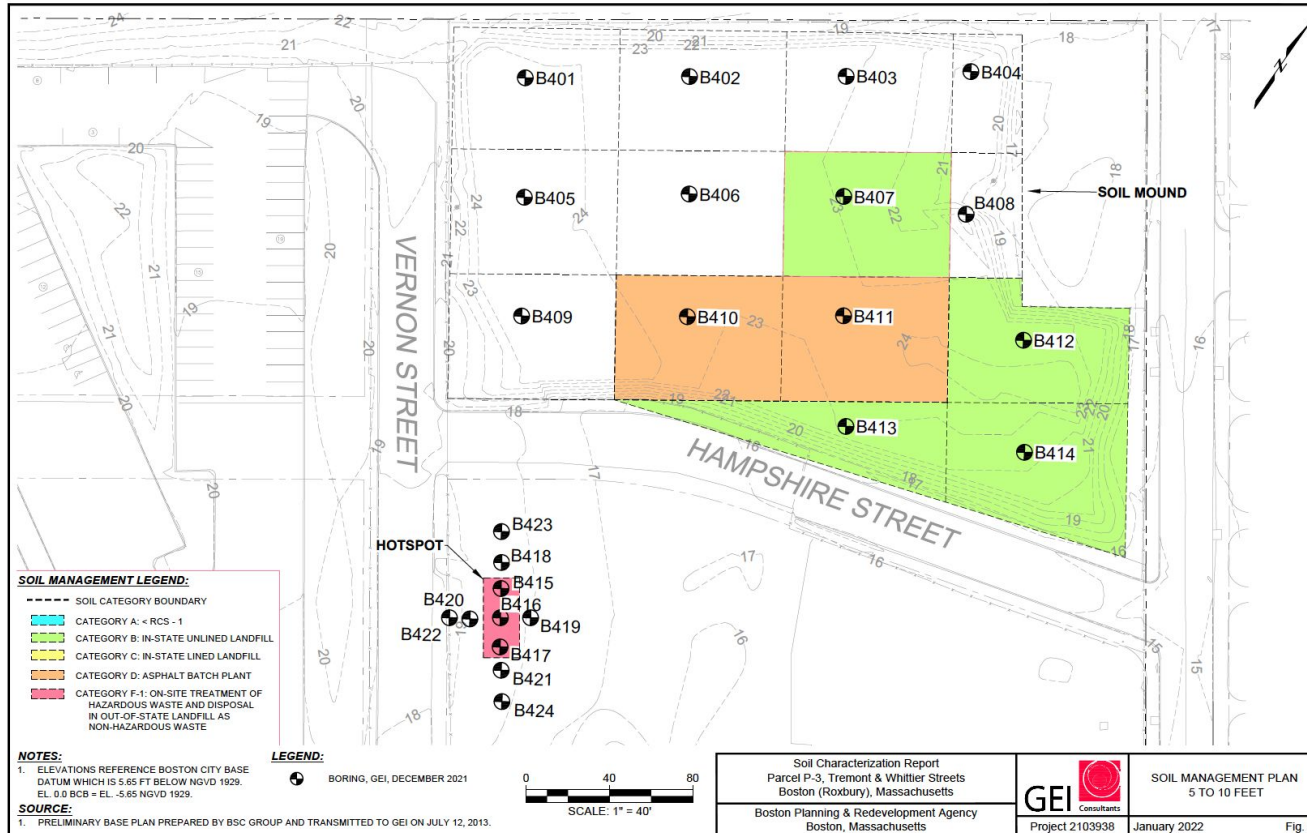
Findings: The results aligned with the hypothesis.

- Hotspot with approximately 250 cubic yards of lead adjacent to Vernon Street
- Soil mound adjacent to Tremont Street contained typical contaminants expected and pervasive around Boston

P-3 Remediation Update



P-3 Remediation Update



P-3 Remediation Update

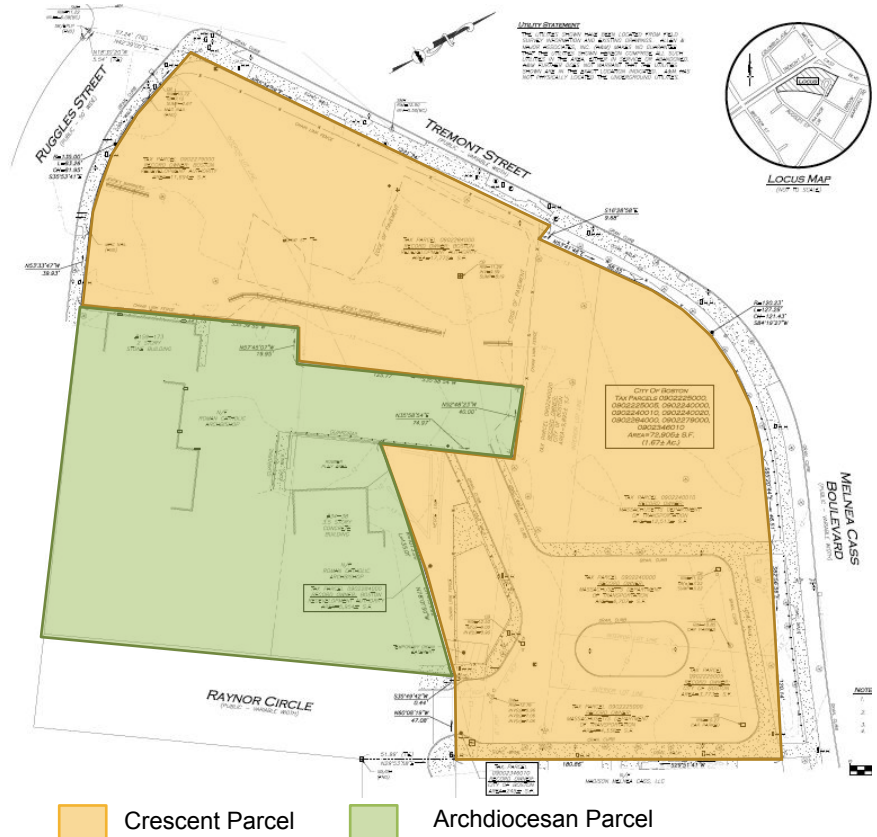
Next steps:

- Proceed with construction documents for Phase I
- Safety and dust mitigation:
 - Dust Monitoring
 - Live-loading soils rather than temporarily stockpiling soils
 - Covering containers
 - Spraying misted water
 - Reducing construction equipment traffic and/or speed

4. Crescent Parcel: Minor Modification

Crescent Parcel: Minor Modification

- 72,905 SF of land located at the corner of Melnea Cass Blvd and Tremont Street
- The site is an assemblage of BPDA, City, and MassDOT-owned parcels
- The adjacent parcel is owned by the Archdiocese of Boston
- In October 2021, the RSMPOC voted to recommend the Drexel Village proposal for designation on the Crescent Parcel. The proposal includes the adjacent Archdiocesan parcel.



Crescent Parcel: Minor Modification

Drexel Village proposed program:




Uses: 313,000 built square feet

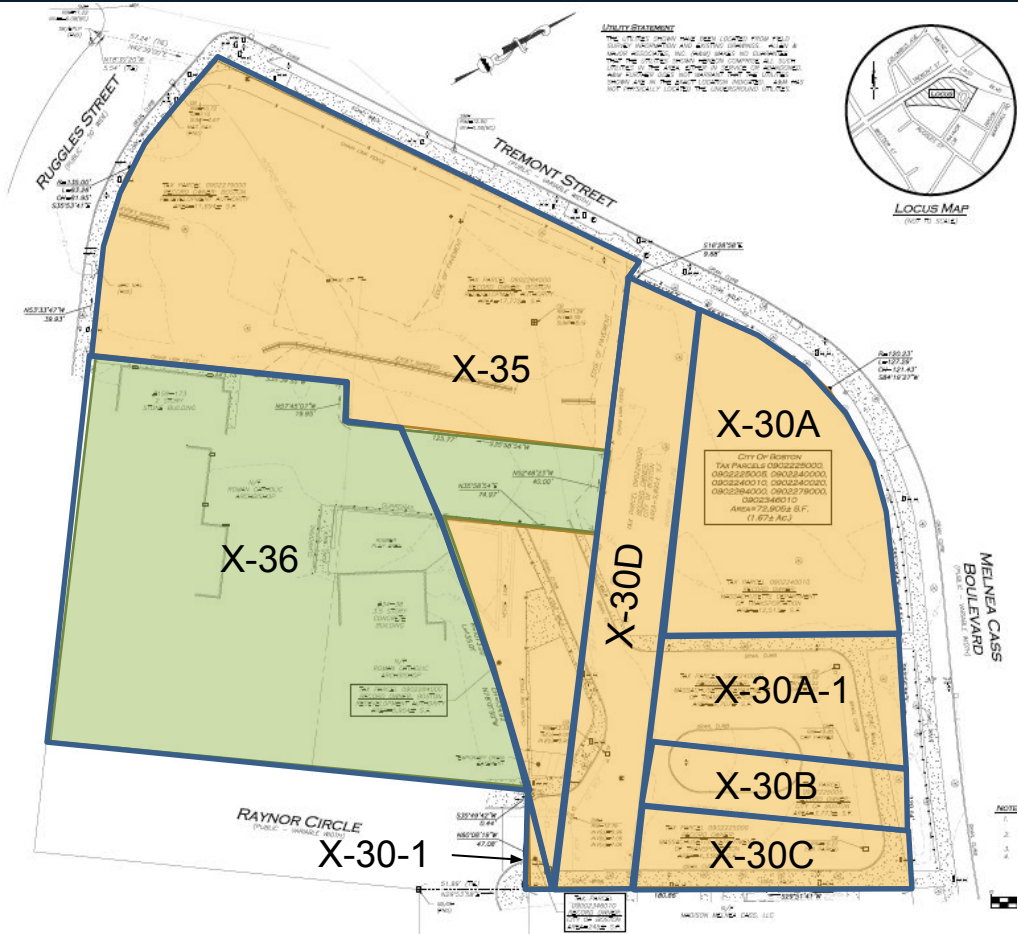
- 253,000 SF Residential (217 units, two-thirds affordable)
- 31,000 SF community space and parish services
- 40,000 SF building common space
- 65,000 SF open space
- 94 parking spaces



Crescent Parcel: Minor Modification



- The Crescent Parcel is in the South End Urban Renewal Area and the Campus High Urban Renewal Area
- The Urban Renewal Plan governs the uses allowed on the parcel
- Residential and commercial uses are currently allowed

-  Crescent Parcel Boundary
-  Archdiocesan Parcel
-  Urban Renewal Parcels



Crescent Parcel: Minor Modification

- The BPDA proposes a minor modification to allow institutional, open space, and community uses to allow the Parish uses in the development program

-  Parish Uses
-  Urban Renewal Parcels



Crescent Parcel: Minor Modification

Next Steps:

- The BPDA Board will vote on the minor modification on April 14
- Send any comments to morgan.e.mcdaniel@boston.gov

Appendix

Tablet/Phone Screenshot

