



Roxbury Strategic Master Plan Oversight Committee Meeting
Monday, May 1, 2017
6:00 PM to 7:45 PM
Boston Public Library – Dudley Branch, 65 Warren Street, Roxbury

Attendees

RSMPOC Members: Bing Broderick, Charlotte Nelson, Dorothea Jones, Frank Williams, Fred Fairfield, Marzuq Muhammad, Norm Stembridge, Jorge Martinez, Tony Martinez, True-See Allah, Sue Sullivan, Councilor Tito Jackson (Ex-Officio), rep from Sonia Chang-Diaz's office (Ex-Officio)

Not in Attendance: Beverly Adams-Vandingham, Felicia Jacques, Valeda Britton, Evandro C. Carvalho (Ex-Officio), Rep. Byron Rushing (Ex-Officio), Rep. Chynah Tyler (Ex-officio)

BPDA Staff: Lara Merida, Dana Whiteside, Courtney Sharpe

Link to PowerPoint: <http://www.bostonplans.org/getattachment/e2001795-53c3-4f88-a958-5209a447440d>

Opening

On May 1, 2017 the Roxbury Strategic Masterplan Oversight Committee was called to order by Co-Chair Norman Stembridge. The agenda was reviewed and RSMPOC roles and responsibilities were reiterated.

Planning Update

A BPDA Staff member presented an update on the PLAN: Dudley Square process.

- The process began a year and a half ago in conjunction with the Oversight Committee. Part of the process was to begin thinking about and help make decisions about the future of public parcels.
- To successfully plan for the future of public parcels, it is critical to understand the baseline market and to determine what is feasible for the market compared to our goals, while ensuring public benefits are met. In addition, scenario development is important to understand trade-offs and development guidelines to achieve a productive, comprehensive process.

- The original 2004 Masterplan goals were assessed, with most people feeling they still align with 2017 goals.
- Overview of the February workshop which focused on the primary topics since January 2016: job creation, affordable housing, ownership, destination; arts, culture and history. Community expressed that the top goals were job creation and affordable housing.
- Overview of March 20 housing creation workshop with a focus on clarifying definitions in graphics. Risk of displacement refers to people's incomes relative to rents in the area. From the workshop, the primary goals expressed were the possibility to rent to own and home ownership at affordable levels.
- Overview of April 24 workshop; conversation focused on educational attainment in Roxbury and emergent sectors in Boston.

Questions and Comments

- An elected official commented that the sector most aligned is Food and Preparation but that it wouldn't pay enough for people to stay. Asserted the need for more opportunity. Continued, is there expiring use or will we trap people in poverty? We don't want to trap people in poverty.
- An attendee asked if there is a mechanism in place so that people in deed restricted housing will be safe? The answer clarified that deed restrictions have built in protection so that the rent cannot be raised. Adding job training and figuring out the industries and skills and education to make that communities at risk more resilient.
- An RSMPOC member commented that we are seven years past census data, so that might skew the results a bit. Safety is like affordable, means something different to everyone.
- An attendee wanted to know how they can get good paying jobs. The attendee stated that supposedly 15-20% of millennium tower is supposed to be for affordable housing and wanted to know why they don't put the affordable housing in the building instead of making gated communities. The inclusionary development policy (IDP), which requires affordable housing on or off-site for any development requiring variance, was explained.
- An attendee asked about the linkage program stating that it only provides 13% affordable housing, but questioned how affordable is defined. The attendee suggested privately owned land is causing problem with affordability and said colleges should provide housing and make their student housing more affordable as the overflow of college students are causing neighborhood rents to rise. BPDA responded that collectively we need to think about

institutional neighbors and how they're housing their students. Additionally, this presents an opportunity to develop a way to maximize the benefit of public land.

- An RSMPOC Member asked who sets the Area Median Income (AMI). It was explained that the geographic boundaries and income figures are established by the federal Department of Housing and Urban Development.

Whittier Choice Project Update

Presented by Kate Bennett, Boston Housing Authority (BHA)

- After 3 years of planning meetings in collaboration with POAH and MPDC, in December 2016 the project was awarded a \$30M HUD Choice Neighborhood Grant grant to spark investment of nearly \$300M in the adjacent areas
- On and off-site housing components will add an additional 250 market and affordable housing units. There will be a variety of project based vouchers provided throughout the neighborhood to make the program more neighborhood wide. Overall roughly 450 units. The Off-Site Housing design is continuing to evolve.
- This is a preservation project for the 200 families at Whittier today. Most households make around \$17k and pay about 30% of their income at the individual level for rent.
- The project is about more than housing, it's about making neighborhood, infrastructure and public safety improvements to the neighborhood. Working to expand opportunities for the families. They are currently in the planning process for Ruggles St corridor improvements and integrating arts into the plan for the community

Questions and Comments

- An attendee asked if all 200 units have vouchers and will stay. It was explained that there will be 210 deeply subsidized units, though not all will be at the present location. Whole program will be mixed income and in the lower Roxbury area.
- An attendee asked if the current 200 families can return? The answer was yes, they will be relocated in phases for construction. They can be housed in another BHA housing building or provided vouchers for private developments.
- An attendee asked what the age of current residents and expected percentage of returnees is. There is an expected average of 50% who would like to return.

- An attendee commented that we should look at diversity of actual teams to ensure that we use businesses in the community. There is a desire for regular reports on MBE utilization, not just in construction but in all services.

Guscott Rio Grande Presentation

Presented by Lisa Guscott with David Lee

- The team and company were introduced. Shared that Long Bay Development Company was established over 30 years ago in the community and nurtured the success of folks in Roxbury, Dorchester and beyond. Goal of creating wealth among minority led teams based on understanding that those companies would hire from RDM just as they did.
- Guscott family has owned the bank building and building next to it as well as parking lot in the back.
- The goals are:
 - To build an iconic tower in Roxbury with density around public transportation.
 - Desire to compete with all the other amenities being offered in housing across the city
 - To include historic office space
 - Respect architecture and find new ways to use it
 - Incorporate restaurants and legal night life
 - Activate the street at the ground level with restaurants , cafes, locally owned shops
 - Leverage multimodal transportation
 - Create interesting places for people to come hang out
 - Invite people across the city to come hang out in Roxbury
 - Connect the three buildings with atrium. Infuse it with culture and life
 - Bring more people into the neighborhood to support more businesses in the neighborhood
 - Ground floor retail, mid floor office, top floors residential

Questions and Comments

- An attendee asked what the shadow will block. The shadow will move around; it won't block the cemetery. The Letter of Intent (LOI) was just submitted. There will be an IAG that will review shadow impacts, etc. There will be plenty of opportunity to delve into details
- An attendee asked when the project would begin. The LOI was filed April 28 to begin the Article 80 process. We expect to file the Project Notification Form (PNF) sometime in next 3 weeks. The goal is to begin in the fall.

- An attendee asked how they are approaching the excess FAR with regard to the zoning code and expressed concerns about increased traffic. The development team responded that with regard to parking, it's being developed as a Transit Oriented Development (TOD) project and looking at how to possibly do a lower level of parking than would traditionally be required. Also looking at doing parking offsite to reduce impacts on parking on Washington. The Impact Advisory Group (IAG) process will address, air, shadow, etc. BPDA to also have 2-3 general meetings. Generally looking at around 230 housing units right now.
- An attendee commented that envisioning the height and impacts, and looking at Northeastern and towers being proposed for P-3, it connects to 2-3 proposals already on the table in the neighborhood and that we should not look at the project in isolation.
- An attendee commented that they always thought that the Bolling Building could have been higher. They were “very, very encouraged by the team.”
- An attendee commented that fast tracking for ribbon cutting is very ambitious wished the team luck. For whom are these units going to be for? The development team responded that there will be market rate units and 20% affordable units on site and throughout the building. The program is being evaluated now; some may be condo while others will be rental. Want a place to retire in the neighborhood. The team is committed to creating something that will serve everyone in the community regardless of age. The team said that if you want new things in the neighborhood need to get some folks in the neighborhood that have some money.
- An attendee commented that they were thankful to see women of color as part of the development team.
- An attendee asked if these developers going to be committed to paying prevailing wage for construction workers. The response was Yes.
- An attendee expressed happiness to see a development team of color but was concerned about gentrification, shadow impacts, and Northeastern students/parents buying units. That said, the attendee also wanted to be reassured that it will be coming. Closing remarks included thoughts that the Jamaican flag cool but needs to be multinational. The team responded that they are not student housing providers and that they want to provide for our community. They assured the community that they are not in business to court foreign investors.
- An attendee asked what rents would be. The team responded that level at detail was not yet decided but as they go through the Article 80 process those conversations will be had with the community.
- An attendee commented that they were pleased to see team reflective of the community. However, they commented that there is a dilemma if 20% is affordable; we have to

acknowledge 80% are market rate there are few families of color at the \$100k range. Bringing it to fruition will not be reflective of the community the Guscott brothers remembered in the 60s or 70s. The attendee asked for ways to move beyond the 20% to have the possibility to be more reflective of the community and suggested 1/3, 1/3, 1/3 to keep it balanced on the lands. The attendee suggested further that if private developers are bringing in many people the public lands should not be on the table for market rate. It may be an overbalancing towards the market.

Development Project Update

A BPDA Economic Development Staff member, then presented the status of the following development projects:

Bartlett Place

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

- This project has no major updates.

Parcel 10 - Madison Tropical

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

- This project has no major updates; is on track for the fall.

P 9 – Melnea Hotel and Residences

<http://www.bostonredevelopmentauthority.org/projects/development-projects/melnea-hotel-and-residences>

- This project has no major updates.

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))

- This project has no major updates; project approval completed but still needs to get to final designation.

Questions and Comments

- An attendee asked if Landmark is still a part of the P-3 development team. The response was yes. It was understood that student housing is a concern; there will be no purpose built student housing.
- An attendee asked if the east block was currently being marketed for sale. The response was no.
- An attendee asked if there is a movement to change the structure. The response was no, the economic partnership with Landmark is very important to the deal.
- An attendee asked if the development rights were being marketed for sale? The response was that they are testing the market.
- There was a request for an update on all the retail partners going into each of the projects.

Meeting Adjourned approximately 7:45pm