

Roxbury Strategic Master Plan Oversight Committee Meeting
Monday, June 6, 2016
6:00 PM to 7:45 PM
Dudley Branch Library, 65 Warren Street, Roxbury

Attendees

RSMPOC Members: Frederick Fairfield, Bing Broderick, Valeda Britton, True-See Allah, Felicia Jacques, Beverly Adams, Susan Sullivan, Charlotte Nelson, Dorothea Jones, Frank Williams, Marzuq Muhammad

Ex-Officio: Councilor Tito Jackson

Not in Attendance: Tony Hernandez, Norman Stembridge, Michael Curry, Rep. Gloria Fox (Ex-officio), Senator Sonia Chang-Diaz (Ex-Officio), Evandro C. Carvalho, Rep. Byron Rushing (Ex-Officio)

BRA Staff: Lara Merida, Hugues Monestime, Dana Whiteside, Lillian Mensah

Link to PowerPoint- <http://www.bostonredevelopmentauthority.org/getattachment/24e23dbf-ba5d-4fdc-9220-0d30dbf7bf71>

Committee Scope and Responsibilities

The agenda was reviewed and RSMPOC roles and responsibilities were related to the scope of the PLAN: Dudley Square planning study were reiterated.

Planning Update

- BRA staff gave a summary of the all the workshops that occurred so far for PLAN: Dudley Square and reviewed the responses from meetings.
- BRA staff presented a PowerPoint presentation, which explained the PLAN: Dudley Square Strategic Planning Area (SPA). PLAN: Dudley square will that outlined the need to assess existing conditions, update the vision for the area, and assess impacts of economic and housing feasibility.
- The next workshop is on Economic & Workforce Development on June 20, 2016 at the Bruce C. Bolling Municipal Building from 5:30 – 8:00pm.

Questions and Comments

- An audience member commented that jobs need to be of good quality and workforce development does not mean jobs to them.
- Discussion of Blair Lot community process and old B2 site – uncomfortable with lack of process
 - A BRA staff person stated that this would be part of what was being reviewed during the planning process. Implementation strategies will be put forth that will include in what order RFPs will be released.
- A RSMPOC member asked about who is currently parking in the lot. It is up to the group to determine what parcels go out, but it is urgent to determine who is parking there.
- A RSMPOC member stated that parking there is a benefit that city employees should have to claim on their income tax forms. Money received from parking there should go into a community benefit fund.
- Need guidelines for serious conversation.
 - A BRA staff person stated that the numbers of what exactly is feasible will be figured out by the economic development consultant.
- A RSMPOC member asked if we can have a session just on parking and the need to look not only parcel by parcel but whole overview.
 - A BRA staff person clarified that we will be looking holistically across the whole area, but then will need to assess how to divide up what goes on each parcel so it is cohesive within the larger context.
- A RSMPOC member stated that with the right direction, feasibility consultants can be very good at showing what site needs what amount of what type of use. They disagreed on having a session where the community says what should go on each site – we need to hear from the experts. For example, attracting retail often has to do with equation on how far you will walk, and consultants can provide these numbers.
- A RSMPOC member commented that Dudley Square has recently lost about 5 businesses, is there any immediate action being taken on Nubian Notion’s closing?
- An audience member asked a question about financial linkage and procurement. How to partner with anchor institutions.
 - A BRA staff person will bring questions to the Chief of Economic Development.
- An audience member asked about the previous traffic workshop.
 - A BRA staff person answers that the previous studies were presented by BTM at the PLAN: Dudley Workshop on April 19, 2016

Development Project Update

BRA staff presented the status of the following development projects. After each project, questions were taken from first the Oversight Committee and then audience.

P 9 – Melnea Hotel and Residences

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

- They achieved have final designation status in the BRA approval process.
- They have received a MassWorks Infrastructure grant.
- They are now working on compiling their article 80 documents.

Questions and Comments

- A RSMPOC member asked if this project will go under 51% Residents / 51% MBE's / 15% WBE's?
 - The developer answered yes. A follow-up request is made to get it in writing.
- A RSMPOC member asks if in the future the number of jobs being created both construction and permanent, can be added to slides.
 - A BRA staff person answers that the slides continue to evolve and that yes, that information can be included in future presentations.
- An audience member asked a question on the breakdown of 8000 sq ft of retail.
 - A BRA Staff person answered at early stages of development, the team is still working to determine the mix of retail.
 - The Dudley Vision did a retail survey that compiled general info. This can be shared with developers.
- Discussion around making sure developers employ local services in project such as construction, cleaning, landscaping etc.
 - The developer states they just reviewed the bids for construction and are happy to say there were many local applications. The hotel will keep locals in mind for other positions.
 - A BRA staff person mentioned that it is not uncommon for a developer to host job fair.
 - A RSMPOC member stated we should create a detailed list of small business owners and services so developers and others are aware when hiring.
 - A RSMPOC member stated they would like to remind everyone it was Boston Jobs Coalition that put this concept on table in major way and are still working on it.
- A RSMPOC member asks what economic guidelines apply to the 50 units
 - A BRA staff person answers 15% of units will be at 70% of AMI, distributed through lottery; the others will be market rate.
- What is the cash price of the apartments?
 - This information will be brought next time.

Parcel 10 - Madison Tropical –

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

- Phase 1 is complete, Phase 2 – 2101 Washington St building.
- Explained that the 2101 Washington Street building is not included in Parcel 10, and is instead a private parcel, but is included in the review and purview of RSMPOC.
 - Approvals are in place, financing closing is in process.
 - Underway, hope for full occupancy by 2017.
- Phase 3 is in the front of the bus stop.
- The development team working on it there needs to complete the 2101 Washington project in order to get final designation for the third phase.

Questions and Comments

- A RSMPOC member stated that a monitoring committee has begun monitoring every 2 weeks.
- Developers should know that a conditions are being monitored biweekly.
- An audience member asked if there can be more transparency around monitoring.
 - Members will work on bringing that information back.
- A RSMPOC member stated that one problem is that developers can only do their best faith effort – without legal ramifications.
 - If a report card is kept and a track record is maintained – that provides leverage.
 - A RSMPOC member noted there is a PRC for each project. With the information, we can look at past hiring history in making decisions going forward

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

- Land was owned by MBTA, through a process was sold out right to Nuestra.
- They have received a MassWorks Infrastructure grant.
- Will be primarily commercial & residential.
- In the early phase a Harvest Co-op was purposed for the retail component of this site.
- The Conservatory Lab Charter School withdrew proposal for Bartlett project. The development team will now be working to find another use.

Questions and Comments

- A RSMPOC member noted that the school was presented as being in addition to other components, so how are the numbers changing now without it.
- The developer is not present to answer questions, but it is important to note there was a strong sentiment amongst many that a school was not a strong enough economic driver.

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))

- Noted that development team has a tentative designation. Since this a large project, it is in the midst of the Article 80 development review process.
- Noted that the next PRC meeting is on June 23 at Central Elders at 6pm.

Questions and Comments

- A RSMPOC member asks where we are in terms of leasing.
 - There is fully executed and signed lease with BJs.
 - Office has been moved to phase 2.
- An audience member asked if land will be taken from Madison Park.
- A BRA Staff person clarified that this project will stay within its boundaries and no land will be taken from Madison Park.
- An audience member asks why BJ's is being considered for this site, which is right around the corner from the New Tropical Foods.
 - A BRA staff person notes this can be discussed at the next PRC meeting.

Meeting Adjourned.