



Roxbury Strategic Master Plan Oversight Committee Meeting  
Monday, March 7, 2022  
6:00 PM to 7:45pm  
Zoom Virtual Meeting

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### **Attendees**

**RSMPOC Members:** Valeda Britton, Dorothea Jones, Steven Godfrey, Nefertiti Lawrence, Marisa Luse, Charlotte Nelson, Frederick Fairfield, Susan Sullivan, True-See Allah, Frank Williams, Norman Stembridge

**Not in Attendance:** Catherine Hardaway, City Councilor Kim Janey (Ex-Officio), Rep. Liz Miranda (Ex-Officio), Rep. Jon Santiago (Ex-Officio), State Senator Sonia Chang-Diaz (Ex-Officio)

**BPDA Staff:** Kelly Sherman, Jenn Kaplan, Morgan McDaniel, Chris Breen, and Naoise McDonnell

**City Staff:** Councilor T. Fernandes Anderson

**Link to PowerPoint:** <http://www.bostonplans.org/getattachment/d7e1a59e-a09b-4fa0-b853-e425ffb83bc1>

### **Opening**

On March 7, 2022 Co-Chair Norman Stembridge of the Roxbury Strategic Master Plan Oversight Committee called the meeting to order and welcomed everyone. Kelly Sherman, BPDA Planner, welcomed all and made initial announcements of meeting recording and Zoom and interpretation channel instructions. The Spanish interpreter gave their introduction and initial instructions, the Haitian Creole interpreter followed. Kelly continued with zoom etiquette instructions and an overview of the meeting agenda, to include a planning update, a P3 remediation update, and a Crescent Parcel update. Norman then continued with greetings and reviewed the calendar of upcoming RSMPOC meetings over the year, gave a brief overview of the RSMPOC and its responsibilities and encouraged people to get involved and remain engaged.

### **Planning Update**

Kelly Sherman, BPDA Planner, announced that the P3 deadline for proposals has been extended to March 16. Anyone interested in remaining up to date and informed on the entire P3 process can reach out to Kelly in order to be added to the email listserv. It was also announced that the Bartlett Station and Parcel 10 PRC/IAGs have been reviewed and will be expanded. Applications to be added to either of those groups will be opened on March 21, and closed on April 8.

### **P3 Remediation Updates**

Morgan McDaniel, BPDA Real Estate, provided the recap and update on P3 remediation. In January 2021, the announcement was made on remediation of the P3 site. The BPDA was awarded \$250k as a grant, and then included an additional \$1M in BPDA funding to cover full remediation of the site. The initial phase of efforts for remediation included conducting soil testing to confirm the information already on hand, removing the lead hotspot, and reducing the size of the soil deposit on site. The second phase set to begin will remove any necessary additional soil, and disposal of all contaminated soil in a safe and secure manner. Currently the contractor has completed the soil testing at two different locations on site and have confirmed the information already on hand.

Morgan then introduced the contractor to provide more detailed information on the updates. Additional next steps will include preparing design concepts for keeping safe during construction.

### **RSMPOC and Community Questions and Comments**

Kelly Sherman opened the floor for questions and comments from the RSMPOC and Community.

- A community member asked for clarification on how many cubic yards of contaminated soil was identified.
  - The contractor confirmed 250 cubic yards of contaminated soil, a relatively small portion of the site.

Kelly shared information and links to previous conversations held about the site remediation.

- An RSMPOC member asked why we are just in the process of remediation now, when the site has remained vacant for years.
  - Morgan McDaniel replied that remediation was originally left to the previous designated developer of the site. Since that project did not move forward, the BPDA committed to remediating the site prior to the selection of the next developer.
- A community member asked where the contaminated soil goes after it is removed from the site?
  - The contractor responded that first the soil goes through a treatment process on site and then loaded on trucks to and delivered to proper landfill facilities. There are currently none in MA, so the soil will have to go out of state to places designed to receive contaminated soil.

### **Crescent Parcel Update**

Morgan announced that the BPDA is moving forward to the Urban Renewal policy in which the Crescent Parcel is located. As a reminder and for context, in October 2021, Drexel Village was selected as the development for the parcel. The program for Drexel Village includes 217 units, at least ⅓ of which are affordable units, as well as 30,000 sq.ft. of community space and parish services space, open space preserving the existing trees on site, and some surface parking on site.

Crescent Parcel is located in 2 separate Urban Renewal policy areas - South End, and Campus High. The modifications to the Urban Renewal policies will be to allow institutional space, community space, and open space, in addition to the residential and commercial space that are already allowed by the Urban Renewal policies. So the modifications being made to the Urban Renewal policies are to make the legal regulatory changes to allow the Drexel Village to proceed as proposed. This modification will be presented to the BPDA Board on April 14.

## RSMPOC and Community Questions and Comments

Kelly Sherman opened the floor for questions and comments from the RSMPOC and Community.

- A community member asked about the AMI and affordability levels of the proposed Drexel Village.
  - Morgan responded that the PLAN: Nubian consensus calls for  $\frac{1}{3}$  of units affordable up to 50% AMI,  $\frac{1}{3}$  of units affordable up to 80% AMI, and the last  $\frac{1}{3}$  of units market rate.
  - The Project Manager for Drexel Village added that there are a variety of affordability levels in their project with opportunities starting at 30% AMI.
- A community member asked for clarification about the proposed modifications to the Urban Renewal policies.
  - Morgan reiterated that the project remains the same. Currently the Urban Renewal policies that govern the site only allow residential and commercial uses. The proposed modifications are being made to the policies to make the proposed uses of Drexel Village to be allowable.
- A community member asked about the Mayor's announcement to begin sunseting Urban Renewal policies.
  - Chris Breen, BPDA Urban Renewal, clarified the announcement which states that 5 Urban Renewal policies will be sunsetted in April 2022, and 9 policies will be extended until December 2022 and then reviewed. During this period studies will be conducted to ensure there are no unintended consequences such as loss of income-restricted housing, open space, etc. Currently there are about 900 income-restricted housing units in the Campus High Urban Renewal area, and about 3,000 income-restricted housing units in the South End Urban Renewal area.
- A community member asked for clarification about the meaning of sunseting.
  - Chris Breen replied that means the policies will expire or become legally unenforceable.
- D7 Councilor Anderson asked for more clarification on the affordability levels for the proposed Drexel Village, and if there can be more room for discussion about reaching deepest levels of affordability.
  - The Project Manager for Drexel Village replied that roughly 48 rental units are at or below 50% of AMI, about half of those units (34) are below 30% AMI. Another roughly  $\frac{1}{3}$  of units are between 50-80% AMI. The remainder of rental units are at market rate. Of the 11 ownership units, 8 are up to 80% AMI and 3 at market rate.
  - Councilor Anderson responded that a conversation around affordability levels is still necessary.
  - RSMPOC Co-chair Norman Stembridge added that while these projects will not be perfect for everybody's needs, the best is done to accommodate all but there can certainly be more discussion about this.
- A RSMPOC member commented that an emphasis must be placed on more home ownership opportunities rather than rental units.
  - Morgan replied that as part of the PLAN: Nubian process, we continue to want to emphasize ownership units, however currently there are more subsidies available for building rental units than there are for building ownership units.

- A community member emphasized the need for 3+ bedroom units.
  - Morgan agreed and responded that on public parcels the emphasis has been placed on having higher bedroom counts.
  - Kelly added that one of the main reasons the Drexel Village project was recommended by the Crescent Parcel PRC and subsequently selected by the RSMPOC was because it had deeper levels of affordability as well as more 3+ bedrooms than the other proposals received.

Norman informed all that a plan to have an affordable homeownership developer come speak at the RSMPOC meeting is soon to come. He then thanked all for participating, and adjourned the meeting. Meeting adjourned at 7.45pm.