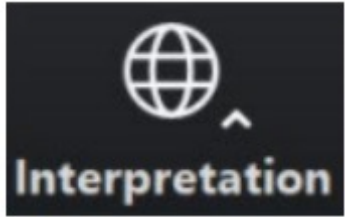




Proceeding with 626 Warren Street Visioning

Interpretation and Translation

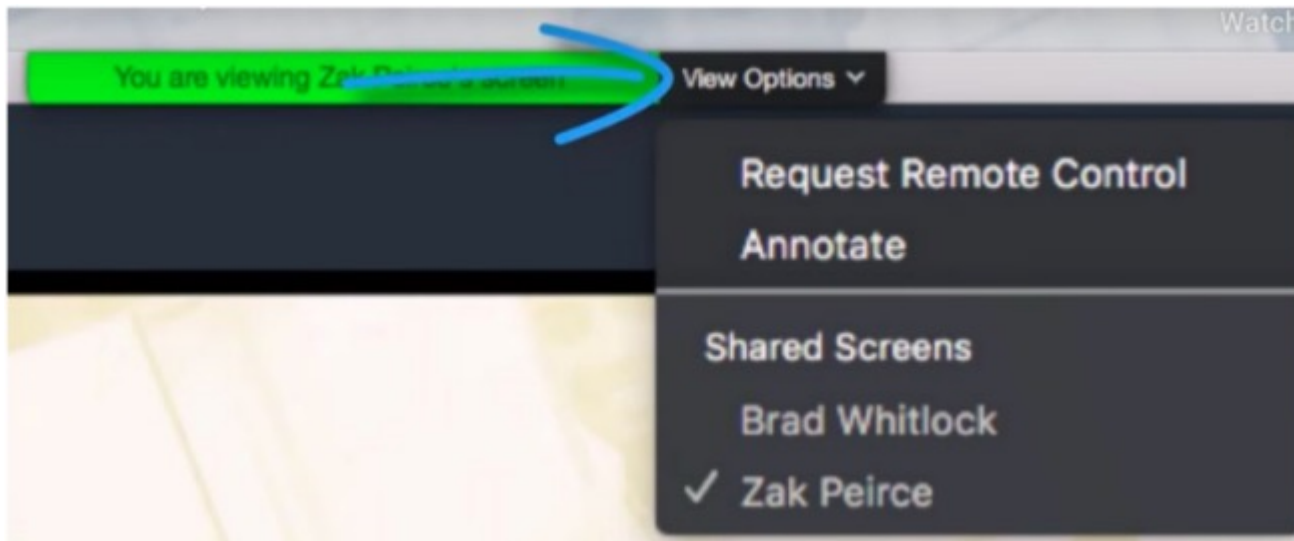


"Spanish" – for Spanish

"Haitian Creole" – for Haitian Creole

"Cape Verdean Creole" – Cape Verdean Creole

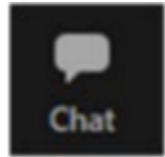
"English" – for English



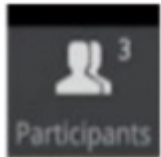
Zoom Tips

Here are some tips on using Zoom for first-time users.

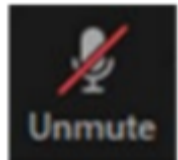
Your Controls are at the bottom of the screen.



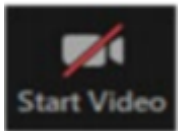
Use the chat to type a comment or ask a question at any time Members of the BPDA will moderate the chat.



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



Recording

- At the request of community members, this event will be recorded posted on the 626 Warren Street Community Meeting Calendar webpage at <https://bit.ly/626WSCM3> 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.

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 jonathan.short@boston.gov

Agenda

1. **Presentation on P-3 Environmental Remediation**
2. **Recap of 626 Warren Street Meetings**
3. **Discussion for Additional Community Guidance**

consulting engineers and scientists



Public Involvement
Plan Meeting
August 22, 2023



Parcel P-3
Tremont and Whittier Streets
Roxbury, Massachusetts

RTNs 3-15009 and 3-36365

Introduction

GEI Consultants:

Ileen Gladstone, P.E., LSP

Ryan Hoffman, P.G., LSP

Purpose:

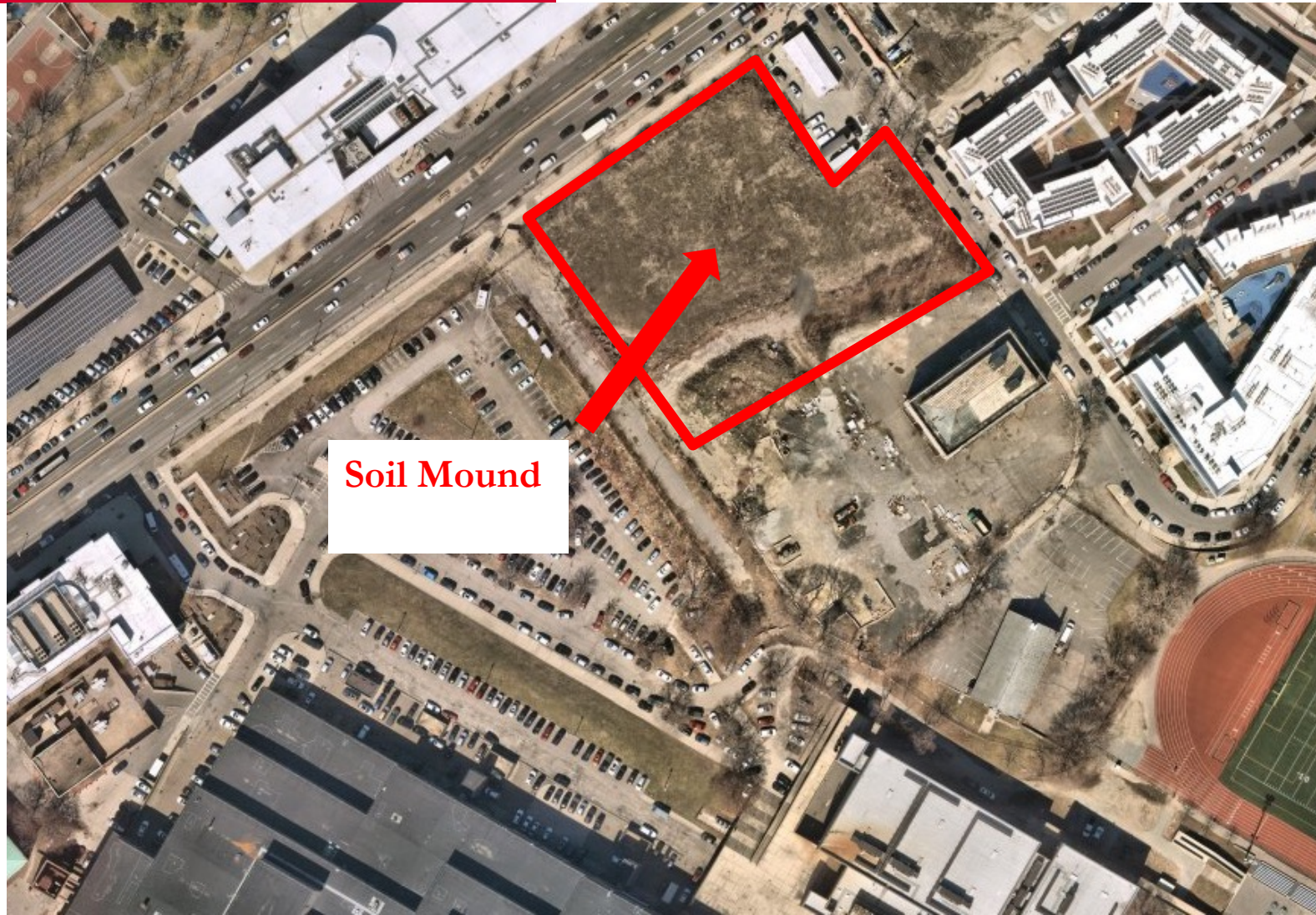
Update on the recently completed targeted cleanup at Parcel P3



Parcel P-3



Parcel P-3



Soil Mound



Overview

Public Involvement Plan (PIP) Process
Contaminated Site Description
Targeted Cleanup Plan
Community Questions



Public Involvement Plan Process

Ensures
public is
informed
and
involved

Tailored to
level of
community
interest

Established
public
repository

Public
Meetings
for
Significant
Deliverables

20-day
Public
Comment
period on
Draft
Report

Incorporate
Public
Comment
into Final
Report

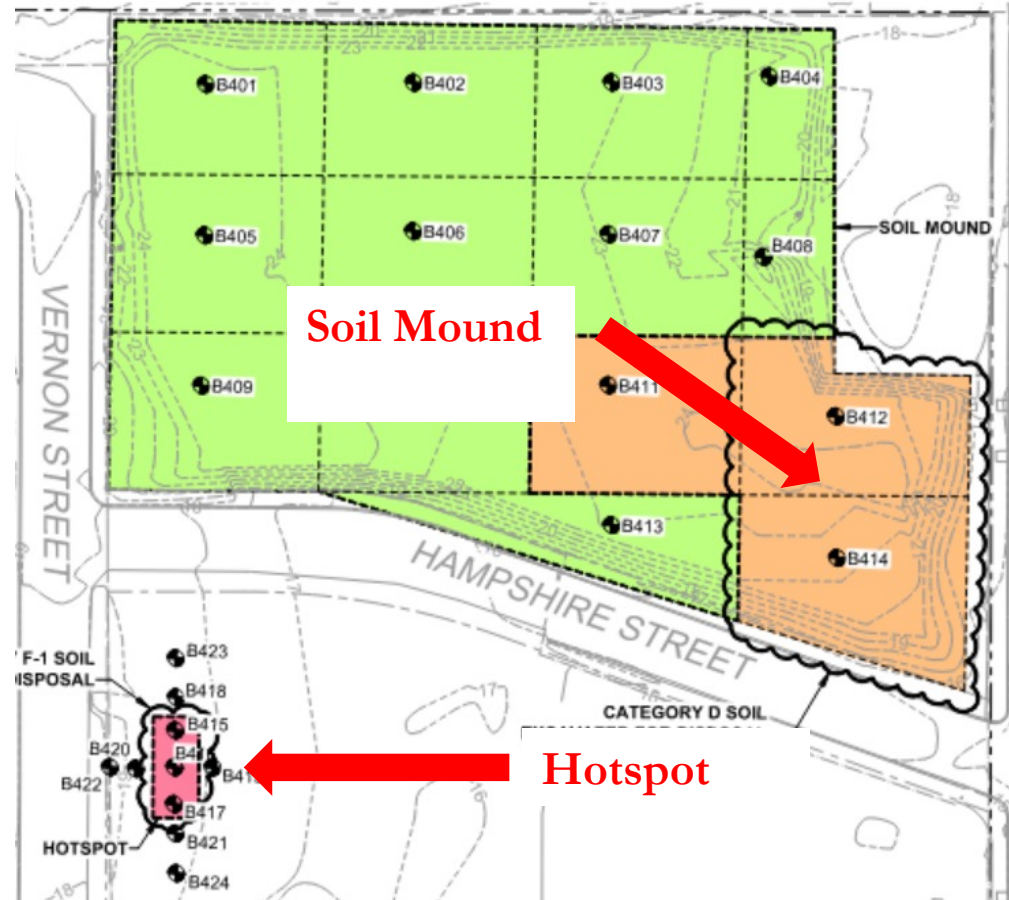


Hotspot and Soil Mound Removal

Excavated ~450 cubic yards of soil

- Removed lead hotspot
- Reduced size of soil mound (petroleum)
- Off-site soil disposal

Performed in late May and early June 2023, over 2-week period



Dust Monitoring

Dust Monitoring performed during all soil excavation, handling, and loading activities

- Measured dust concentrations at all monitoring stations were below the established Action Level



Summary

Copies of Draft RAM Completion Report available:

- Online at MassDEP's website at:
<https://eeaonline.eea.state.ma.us/portal#!/search/wastesite> (search by 3-0015009)
- Public Library Branches at Roxbury, Uphams Corner, South End, Egleston, Grove Hall; and Flat 9 at Whittier

September 1, 2023: Meeting minutes in 10 days

September 11, 2023: 20-day comment period

Reports will be finalized following comment period

Reports will be submitted to MassDEP



Next Steps

- This parcel is designated for development with HYM and My City at Peace by BPDA Board in January 2023
- Pre-development work scheduled to start this Fall



Questions

William Epperson (BPDA)

phone: 617-918-6202

email: William.j.Epperson@boston.gov

Ileen Gladstone, P.E., LSP (GEI)

phone: 781-424-9924

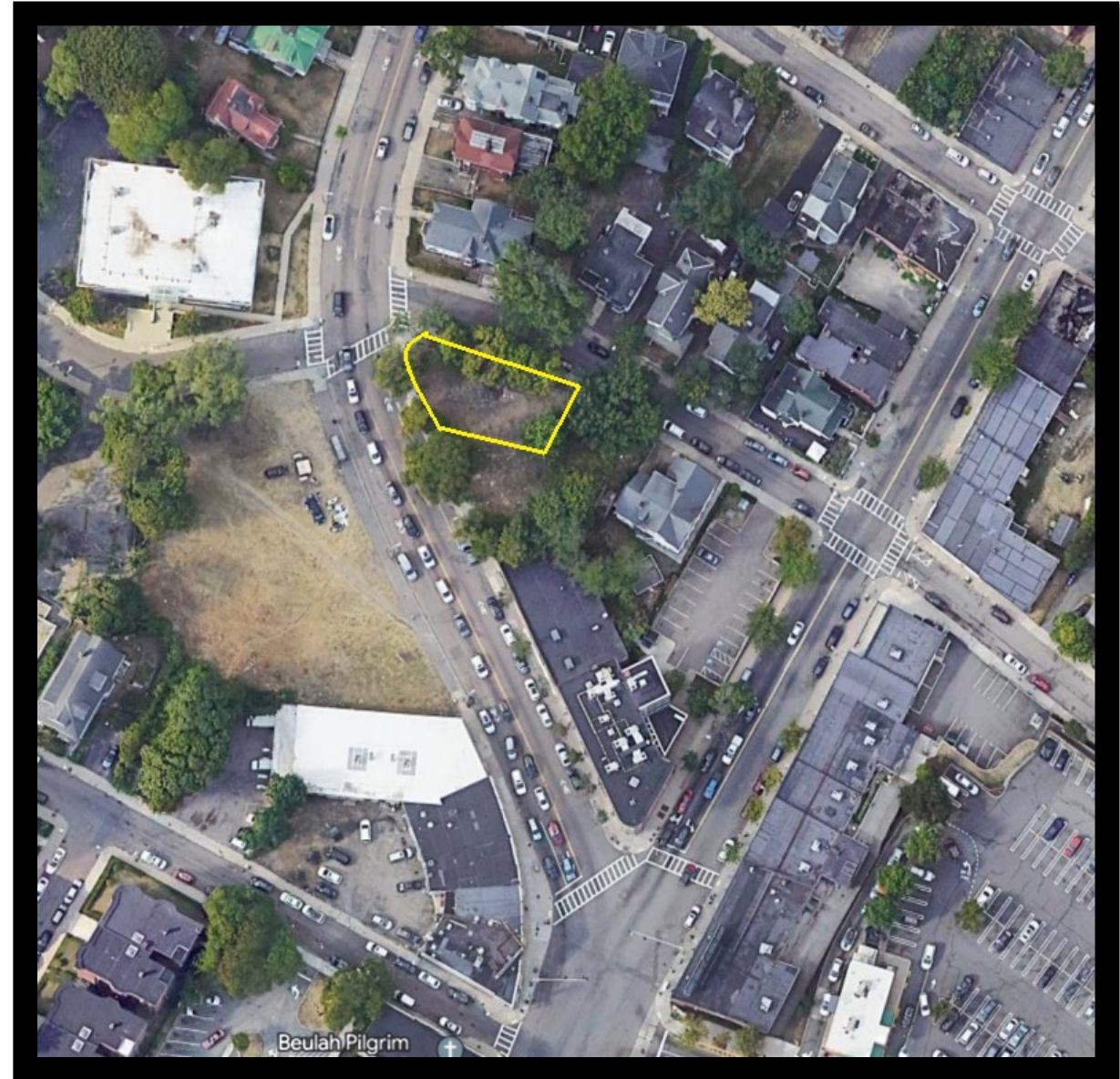
email: Igladstone@geiconsultants.com



626 Warren Street

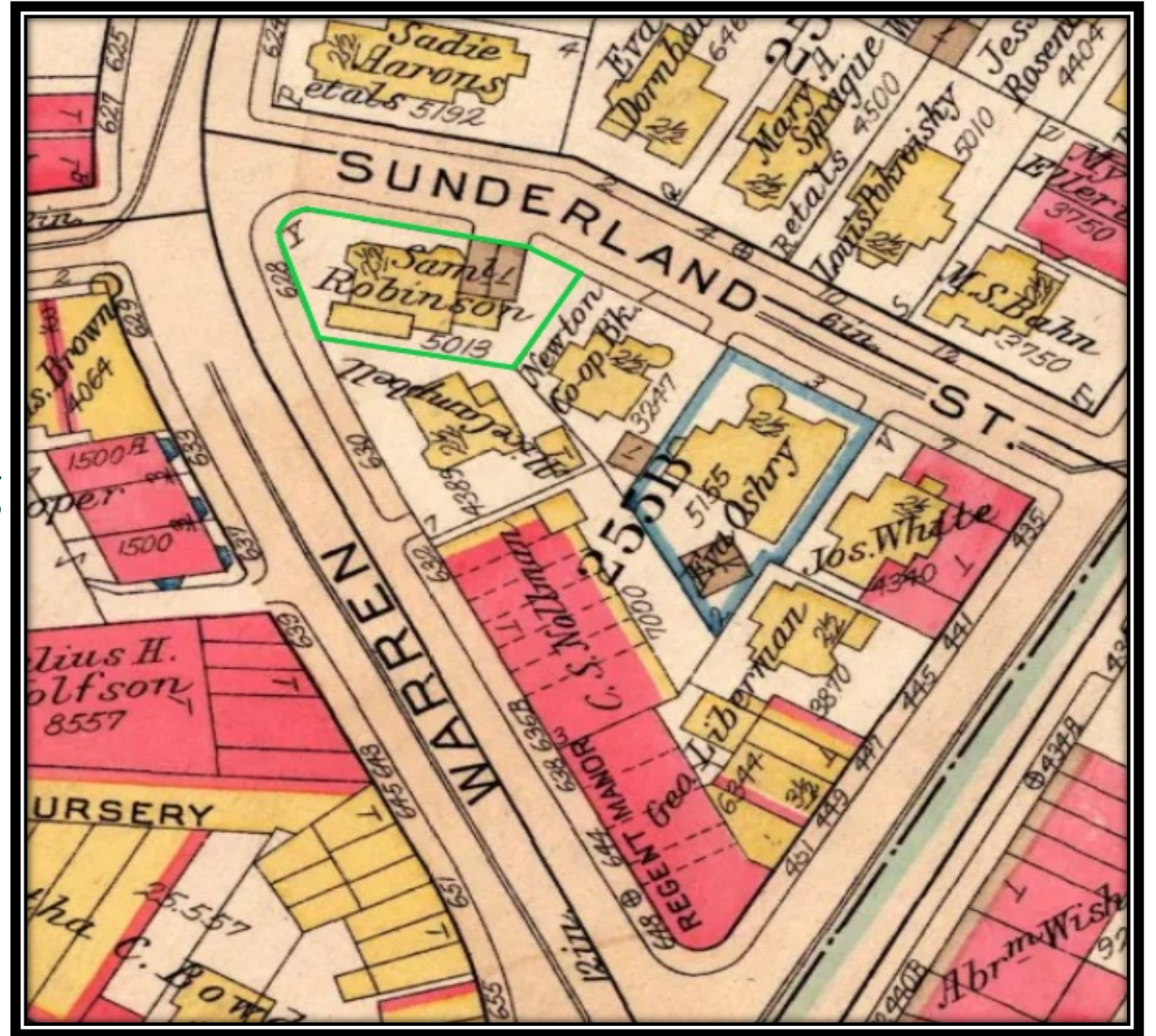
What is Our Focus Today?

- The Questions
 - What are your thoughts on the development of this Site?
 - What ideas needs to be added or taken away?
- This is your chance to guide the development of these sites.
- All thoughts and opinions matter. There are NO WRONG IDEAS.
- Please feel free to speak your mind!!!



History

- Buildings constructed were mainly residential homes on Sunderland and Warren
- 2 ½ Story Residential Frame Building
- Same Building Types on Abutting Parcels
- Housing Razed between 1931-1969



Roxbury Bromley Atlas
1931

Current Condition

- The majority of the land is open green space.
- The edge of the parcel is surround by trees
- Pile of rocks in the northeast corner
- Land is held in with a retaining wall along Sunderland St.



Thoughts Gathered in Community Visioning

- “Restaurant or dine-in situation would be great for that spot”
- “Attract a dine-in restaurant to this parcel...would be a convenient option for food service”
- “Reasonable affordable home ownership options”
- “There should be no more development of micro-unit. Focus on less dense, family focused developments
- “Grove Hall should be a vibrant commercial corridor...”
- “The community should have a bigger say in what's going on”
- “As much open space or green space as possible”
- “There should be a minimum open space requirement on this parcel to encourage public quality of life”

The Path Forward

Overarching Community Opinion

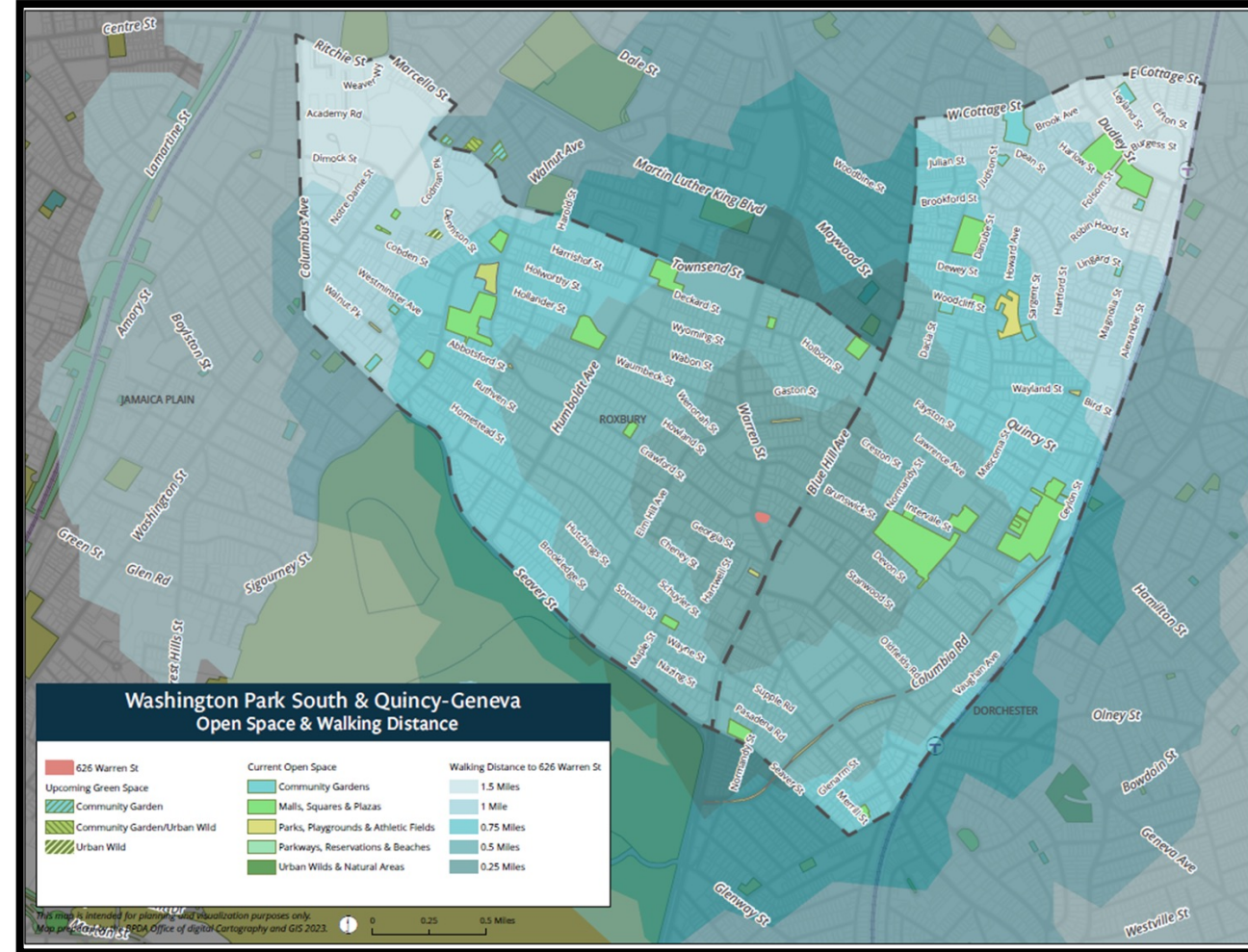
- The community would like to see the development of restaurant and homeownership opportunity
- The maintaining green space and low-density development is preferred
- The community must have a say in the development

Plan of Action for The BPDA

- The BPDA will begin to put together an RFP for a mixed-use development that will provide commercial space on the first floor for food services and homeownership opportunities on the floors above
- Another meeting will be scheduled for the beginning of April to give the community an opportunity to discuss Development Objectives & Design Guidelines
- We will work to reduce the overlap between this development and the new transit line

Current Green Space

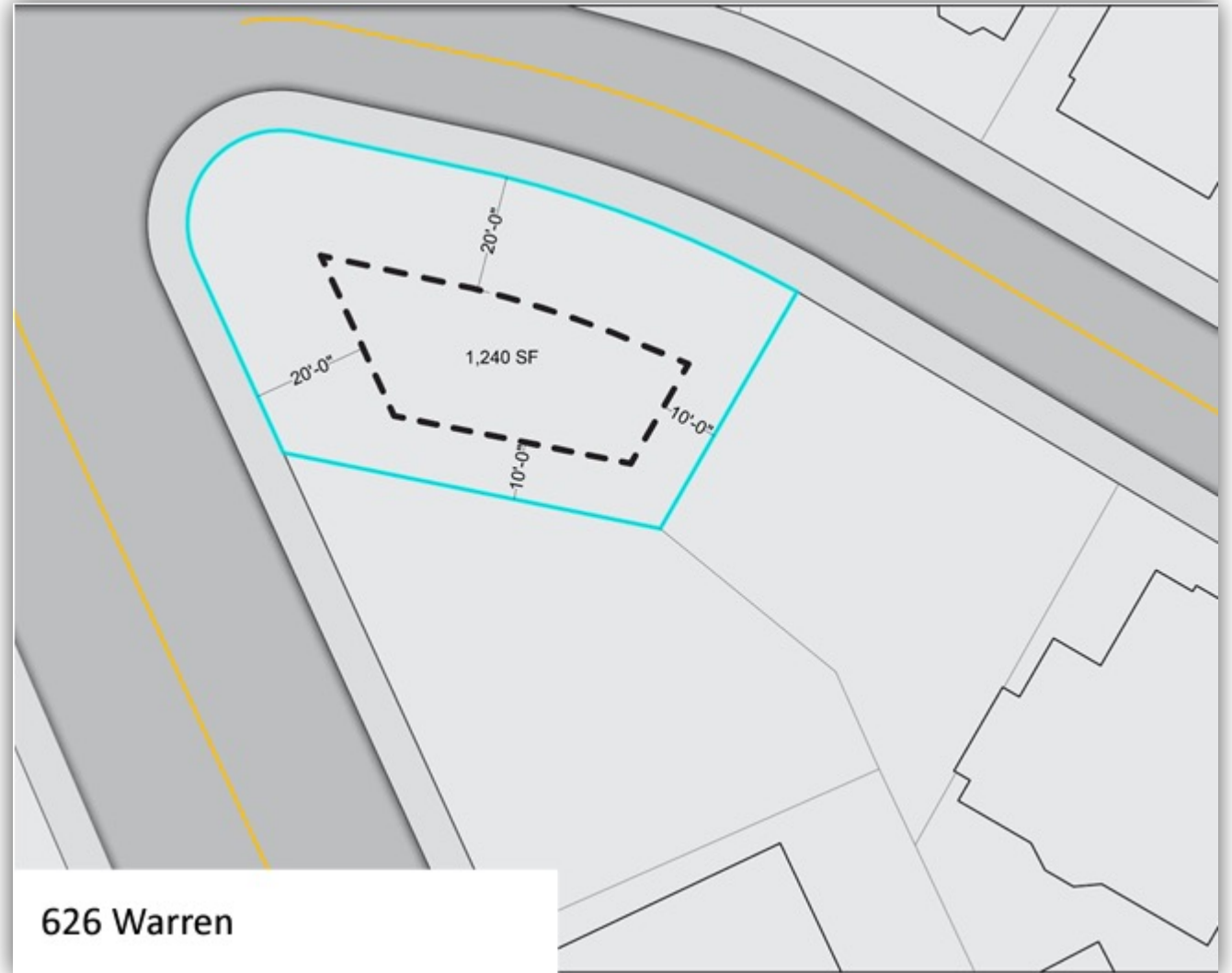
- Grove Hall is one of only four NS districts in Roxbury
- 55,569 SqFt. of vacant land actively going through disposition for open space, parks, and community gardens
- Minor Modification to the Washington Park Urban Renewal Plan to reflect projects
 - 44 Maple Street (UR:L-25)
Open Space and or Community Garden/Urban Wild.
 - 1 Fenner Street (UR: S-10)
Open Space and or Community Garden/Urban Wild.



Site Zoning Examples

- Zoned MFR
 - FAR 1.0
 - 4 stories, 45' max
 - 800 SF (200/unit) open space
- Setbacks
 - 20' front yard
 - 10' side yard
 - 20' rear yard

1.0 parking ratio

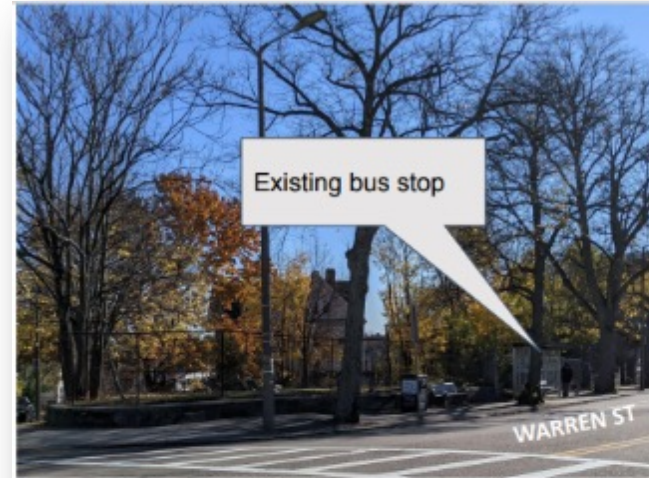


Design Approach Concept

The design approach shown are for discussion purposes only

- 626 Warren St.
 - Accommodate expanded bus stop
 - Negotiate acute corner at intersection of Warren and Sunderland
- Any combination of parcels
 - Relate to existing context (mix of commercial and residential, no buildings in immediate vicinity taller than 3 stories)
 - Maintain existing trees
 - Potentially expand sidewalks to conform with Complete Streets standards

Most options need zoning relief for parking requirements



Comment, Question, and Polling

- Please click the raise your hand option to be called on OR place your question in the comment section.
- **What are your thoughts about the play of action?**
- **What are your questions or thoughts about the designs shown?**
- **What changes would you like to see?**

THANK YOU FOR COMING!

- Please send any additional comments to my email below
- Jonathan.short@boston.gov
- The comment period will be left open for 2 weeks
- Going forward these parcels will be divided into their own projects
- The next meetings for the Warren parcels will discuss the development of the RFPs
- SEE YOU THERE!



boston planning &
development agency

FIN

Comment Period Ends September 5th

Email: Jonathan.Short@boston.gov
