



Roxbury Strategic Master Plan Oversight Committee Meeting
Monday, February 5, 2018
6:00 PM to 8:00 PM
Boston Water & Sewer Commission, 980 Harrison Ave, Roxbury

Attendees

RSMPOC Members: Frederick Fairfield, Tony Hernandez Dorothea Jones, Jorge Martinez, Marzuq Muhammad, Charlotte Nelson, Norman Stenbridge, Susan Sullivan, Frank Williams, Rep. Councilor Kim Janey (Ex-Officio)

Not in Attendance: Valeda Britton, True-See Allah, Beverly Adams, Bing Broderick, Felicia Jacques, Rep. Evandro C. Carvalho (Ex-Officio), State Senator Sonia Chang-Diaz (Ex-Officio), Rep. Byron Rushing (Ex-Officio), Rep. Chynah Tyler (Ex-officio)

BPDA Staff: Courtney Sharpe, Dana Whiteside, Lillian Mensah, Victoria Phillips

Link to PowerPoint: <http://www.bostonplans.org/getattachment/6c89ea50-db02-4e6b-aad8-de9834a0fff8>

Opening

On February 5, 2018 Co-Chair Norman Stenbridge called the Roxbury Strategic Master Plan Oversight Committee to order. The agenda was reviewed and Co-Chairman Stenbridge noted, at the beginning of the Community Input portion of the meeting, the Roxbury Neighborhood Council will share an update. Co-Chairman Stenbridge also overviewed the RSMPOC annual meeting calendar noting, the RSMPOC does not traditionally meet in August or December and reviewed the original 2004 Masterplan goals, highlighting the goal of this committee is to see what we can do to foster positive economic development in this community so that residents of this community of the city get a chance in terms of opportunities to be better their lives.

Then, Co-Chairman Stenbridge, reviewed the RSMPOC's responsibilities stating, our responsibilities is to work with the community and the BPDA in terms returning the public parcels back into some kind of useful state. From the committee itself there are members who will become part of the PRCs [Project Review Committees] which receive the RFPs [Request for Proposals], review them with the developers and then make the best determination of who should be selected for the process. That [the RFPs] is something that is being pursued now and you may know there are guidelines for theses which have been uploaded by the BPDA in terms of what input has been received from this community and committee. Co-Chairman Stenbridge also stated comments and feedback for the guidelines can be submitted to the BPDA.

To close, Co-Chairman Stembridge, walked through the PLAN: Dudley Square area map, highlighting the parcels which the current RPF process is about.

Planning Update

Following the opening Co-Chairman Stembridge, Courtney Sharpe, BPDA Senior Planner, presented the highlights of the PLAN: Dudley Square process.

The process began in February 2016 in conjunction with the Oversight Committee and tonight we are talking, as Norm mentioned, the parcels in light blue [shown on the PLAN: Dudley Square Area Map]. Where we are right now in the process is an open comment period for guidelines that are under consideration for the RFPs. The guidelines are on the website and they were presented at a workshop on January 22, 2018. It is still an open comment period. Our next workshop will continue to look at the guidelines for the RFPs and there will be a focus on Job Standards. The way community members can be involved in addition to providing comments are through the Project Review Committee selections. At the table at the back where you checked-in there are PRC intake interest forms so if you are interested in being on a PRC we encourage you to fill it out here or online. The link to do so online is on the agenda that was also passed out at the sign-in table. Part of the process was to begin thinking about and help make decisions about the future of public parcels.

- The original 2004 Master Plan goals were assessed, with most people feeling they still align with 2017 goals.
- To date there have been 18 different workshops
- The next workshop will be held on February 26, 2018 from 6-8pm at the Boston Water and Sewer Commission.
- Photo Campaign has been launched to help communicate the vision for the future of Dudley Square. Please consider submitting pictures that reflect happy times people have had in the neighborhood, as well as, events or places in Dudley Square, past or present, that make you smile. Photos can extend beyond Dudley Square but should be within Roxbury. For more information please visit: bit.ly/PlanDudley
- Parcel 10, Parcel 9, and Bartlett Place have been designated with Parcel P-3 tentatively designated; others parcels still part of public domain.

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>

- Bartlett has a PDA (Planned Development Area) so the zoning has been approved, if there was a change then that change would need to come before the public.
- Bartlett place is a commercial and residential mixed use project. With approx. 54,000 sq ft of commercial and 323 residential units. The development team has completed important site work including infrastructure, foundation, environmental documents. This project has obtained a MassWorks Infrastructure Grant.

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

- 2101 Washington Street and is slated to have occupancy completed in January 2018.
- 2085 Washington St is underway with preconstruction and marketing an important consideration for this project will be financing.

P 9 – Melnea Hotel and Residences:

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

- The project has final designation. In December, 2017 they completed financing thus there is no need to further extend designation again.
- PRC will continue to meet related to construction and monitoring.
- First phase is under construction now

Community Questions and Comments

- Two members of the Roxbury Neighborhood Council stated, I would like to share the history. Back in the 70s and 80s residents made the decision despite the blight the neighborhood was seeing to stay united and take a stand by being proactive and working to strengthen zoning law. In the 90s they took on the task of the Roxbury Masterplan and Article 50 which gave legitimacy to the RNC. Article 50 remains the most important state and city law [to the neighborhood]. Today the biggest assault is currently being made by the agency responsible for carrying out the Mayor’s mission. The fact that a BPDA official can declare Roxbury is not for poor people is unconscionable. It is discriminatory language and behavior bent on displacing Roxbury residents. This is an outrage should demand moratorium until more equitable safeguards are put in place. I implore the Committee for a city moratorium on public land disposal.
- A community member asked, about community impact agreements and further details on community benefits and how agreements will be worked out between developers and community.
- A community member asked, what order will parcels go out.

- A RSMPOC member responded, there is more work to be done around community benefits. The prioritization order has not been finalized as guidelines are still being developed. My personal opinion is the Blair lot, for example, currently provides parking and will not be prioritized as first.
- A BPDA staff member followed-up stating, the sequencing has not been determined yet, and market factors will also be at play. Additionally it may make sense for some parcels to go out in groups. Must follow up on jobs piece and language around jobs which will be included.
- A RSMPOC member followed-up stating, adds that in PRC there is the opportunity to talk about what is viable and discuss and work out community benefits with developers.
- A community member acknowledged that the BPDA highlighted the importance of getting people on PRCs, while it's good to have more voices what is the actual power and main function of the PRC? Can they say they don't want a development?
 - A BPDA staff member answered the PRCs will look at proposals and be involved in developer interview process and will make recommendations to RSMPOC. Once the selection process is completed they then work with the City and developer. PRCs make suggestions about community benefits to developer and are involved in process from the beginning. If they don't think any proposals are appropriate can make recommendation for none of them.
- A community member expressed, the importance of ownership and employing local people. He stated ownership produces value and that you have to make sure that public land is committed to the public and gets organizations like non-profits. He highlighted the importance of green space, ownership and responsible development for preferable organizations, while making sure that you do not give it all to the rich and leave the poor.
- A community member echoed the sentiments and concerns shared by the Roxbury Neighborhood Council, commenting on the predatory practices that are happening at the BPDA. They also asked on the status of the RSMPOC nomination process as there are empty chairs.
 - A RSMPOC member responded, in 2004 there was a masterplan released. It outlined some general principles that were based on the priorities of the community so that is what this process is trying to see through - this is the continuation of that plan with the draft RFPs we are trying to make sure the community benefits reflect these broader goals. In past 18 months, almost two years, this process has been to form language that reflected these goals to be incorporated in the RFPs that will be released in the future. We are still trying to figure out when exactly they will be released and the priority of which are released.

- A community member followed-up asking, if we are talking about masterplan goals does that mean you will be taking nominations for this Oversight Committee spot for the Roxbury Neighborhood Council.
- A BPDA staff member responded, we have talked a lot about the PRCs as an important way of engaging a broader spectrum of the community in the process related to development and RFPs. The Oversight Committee has been strongly discussed and looking at the ways in which we can broaden our process even more . So we are open to it, it is a conversation we want to continue to have and one which we want to move forward with as openings and opportunities to come on board.
- A community member followed-up asking, so there is no process right now.
- A BPDA staff member responded, there is a process. A RSMPOC member then followed-up stating, there is a process and it is legitimate.
- A RSMPOC Ex-Officio member stated, I want to speak to your concerns, as someone sitting at this table as a newly elected official, these are concerns that have been highlighted and outlined for years now. I first started coming to these meetings probably back in 2009, that is almost 10 years and we continue to hear concerns around what is the process, how do people get on the committee, is there transparency there does not seem to be transparency, are there going to be minutes. So what I would like to do as someone who is newly sitting here as an elected official is to encourage us to move forward because to come to this for the first time in 2009 and to hear some of these same things being debated nine years later, I think is problematic. We have an opportunity here to move forward as a community, to hear community voice, to make sure community voice is valued, and I think we undermine this process, we undermine everything if we are not engaging together. So I hope that we could maybe have a designated meeting to really outline some of this stuff because I think there is just lack of information and lack of transparency. I would like to see us move forward and so I would encourage that of the members here and certainly your office [the BPDA].
- A RSMPOC member stated, I do believe that the masterplan had the instruction on how the Oversight Committee would be structured and that is where someone referenced earlier the RNC is part of that section and so if that can be pulled from the masterplan and incorporated into your slides so that we can see that on a consistent basis then were educated, all of us, as to where the residents come from and the whole nominating and appointment by the mayor process works.
 - A BPDA staff member responded, there is a process similar to the PRC selection process, where there are nominations that are by self and by elected officials and then as the RSMPOC member just mentioned, it is ultimately selected by the mayor. To answer the earlier question, yes the RNC can submit nominations for the Oversight Committee.

- A community member asked, if the BPDA can provide information in regards to advertising for affordable housing and whether the city left leaning towards privatizing public housing and if so, what does that mean for all these other parcels and how they will be disseminated, developed.
 - The BPDA responded, this is my first time hearing of the prospect of privatizing public housing. You raise a good point that it is something that we should be questioning and will come back to the conversation on that.
- A community member asked, whether the projects that are substantially completed or completed have met the construction jobs goals and objectives outlined in Article 7. Additionally the community member shared, their concern about the illusion of inclusion and asked whether any of the councils or committees have veto power. That means when a project comes and it does not meet our criteria and does not go where we want or need it to go in order to sustain this community and give opportunities to people who live here, do these committee have the veto power to say this project cannot move forward.
 - A BPDA staff member responded, the answer is yes. A RSMPOC member followed-up and shared their experience sitting on the Parcel 9 and 10 PRC. They explained how the PRC will have four or six proposals in front of them and you work at this for several months going over each proposal with a fine tooth comb. PRC members questions if proposals meet the needs of the community, meet the criteria of the RFP, is it financially viable. At the very end that PRC, not the BPDA, comes out with a recommendation of what development to recommend to the Oversight Committee to then recommend to the BPDA. They stated they had not seen one in Roxbury yet that has not gone according to what the PRC and Oversight Committee recommended.
- A community member expressed frustration at what seemed like the City's sudden interest after decades of disinvestment in respective public services, adding bike lanes that folks around here do not really use and it is getting Dudley prepared for something else. He stated that what constitutes community participation and community benefit needs to be reevaluated and redefined.
- A community member advocated for slowing down to give the community a chance to use CPA (Community Preservation Act) funds for planning and resident development projects. They stated that the goals are not static, and we need to understand the pressures communities are facing now to be included in this, suggested the word displacement be included do to its importance. We need to create the values and the measurements for what the community is looking for when making these decisions.
- A community member asked, the RSMPOC if they will be supporting the PLAN: Dudley Square process going forward and whether the RSMPOC will be taking a vote on this support tonight.
 - A RSMPOC responded, we are not voting and are continuing to work on the plan to make it as best as possible.
 - A community member followed-up stating, I think community members appreciate that you will not be voting tonight because we all want to participant and be part of this process to make this work together so thank you for not voting.

- A community member asked, what are the plans for small and medium size businesses that are struggling to survive? Will there be any kind of program or funding to support the businesses in our community so they can continue to thrive as these new buildings are developed.
 - A BPDA staff member responded, the PLAN: Dudley process is centered on the Request for Proposals for the parcels in question. One of the principles which has been talked about throughout the process is equity and ownership, and tying that to your specific question, at this point at time there is no action being taken to create any small business fund in the PLAN: Dudley process. That being said, the point at which the opportunity for this to happen would be for the PRCs to say support of small business is very important. So at this time there is not a motion to create a small business fund for the PLAN: Dudley process but that does not mean it cannot happen during the development process.
 - A community member asked, where would that motion come from.
 - A RSMPOC member followed-up stating, if I am not mistaken, P-3 has a fund to assist small businesses.
 - A BPDA staff member responded, the development team for P-3 has made part of its development program that creation of a fund which will assist small businesses, particularly those which are looking to expand on its project with a particular grant. That is example of where a development team or proposal can use the parcel to create the opportunity. A BPDA staff member also followed-up on the earlier question asking, where would the motion come from, responding, it really is the PRC that can make it happen. With the PRCs being made up of RSMPOC members and members of the community, who know small businesses are important, they can make it part of the review process.
- A community member stated, they took part in the original masterplan as part of the Neighborhood Council and expressed it has been unfortunate due to its hiatus, that here is now an opportunity for the revived Neighborhood Council to be on both sides of the table to join the conversation about what is real community benefit and how do we join in the redevelopment of Roxbury. It is within the first five pages of the masterplan the duties and responsibilities of the Roxbury Neighborhood Council (RNC).
 - A RSMPOC member responded, it would be beneficial for a lot of us to have those who were there in 2004 to educate and market what the RNC does because a lot of people who have been coming to the meetings for the past four years have no idea and the rumor was the RNC was defunct. There is a need to educate the community on what the RNC does.
 - A community member followed-up stating, I defer to those who are part of the organization and take the time to be here so it is not about me it is about us.
 - A RSMOC member stated, I have been a Roxbury resident almost my entire life. I am also concerned about the community benefits, the housing situation and that longstanding Roxbury residents are able to purchase and make an investment in the community they love. I am also concerns about the developments that we have on paper here and if they are living up to the standards that we expect as a community. we need to also concentrate on the PRCs and the projects that are currently being developed to make sure there is inclusion. We need to make sure we are asking the

developers that hard questions at every meeting, why is someone from Washington D.C. coming in to Roxbury to present a supermarket.

- A community member stated, I would like to speak to your [RSMPOC member's] comments that I truly appreciate what you are saying and I hope and pray that you are not suggesting that what we're doing here is purposely trying to slow things down.
 - A RSMPOC member followed-up stating, that is not what I am saying at all.
 - A community member responded stating, we are looking to come alongside this committee. It has been mentioned that the RNC has a spot on this Oversight Committee, we have been talking with the Oversight Committee for almost a year since we have come back together again. We still do not have that spot but beyond that, many of us have come to these meetings over the years asking the same questions and we are very hopeful and very much want to see this Oversight Committee to help make sure that the questions and concerns of the Roxbury community are heard and addressed. A question that was asked to Dana by myself, he said to us that around Rio Grande, that you have a final decision about projects that are accepted by the BRA. Ultimately, asking what is your role on the Rio Grande.
 - A BPDA staff member responded, for those of you who do not know Rio Grande is a project proposed by the Guscott family, in which he is the project manager.
 - A community member followed-up asking, and what is your role in the BRA, Deputy Director. If you go to the BPA Board with that suggestion that they move toward tentative or final designation, what will the Board do.
 - A BPDA staff member responded Part of my role is to number one facilitate the process, working with the Oversight Committee and the PRCs in this case. I would not take a recommendation to the BPDA Board for Article 80 approval or tentative designation if there was not community support for that process.
- A community member asked, did you read the March 2006 letter on why P-3 being owned privately is problematic, especially around the community benefits.
 - A BPDA staff member responded, I did. This is a case where the PRC, the consensus of that body was that the tentative designation should continue and the project should move forward.
- A community member raised some process issues including providing meeting minutes and asked when does the community get the opportunity to weigh-in in-depth of what the BPDA has put into the draft that was given out. If one day that draft appears in front of the Oversight Committee and is asked to speak to it, then that means there really hasn't been a community process because the community has not had the chance to look at it, make their comments, and share that with the Oversight Committee. Bringing it here for two hours is not giving the community an opportunity to participate.
 - A BPDA staff member responded, notes for these meetings are on our website and they have been for the last couple of years unless I am mistaken.
 - A community member responded, they are not there. There is no website for the Oversight Committee, it was taken down two years.
 - A BPDA staff member followed-up responding, notes are taken at these meetings and if they are not up they should be. If they are not there we will make sure they are. With regard to the language piece, we certainly are going to focus on the jobs piece. What

was received at the last PLAN: Dudley conversation was a draft document which there is a comment period for Oversight Committee members to provide comments and input. The idea is not to use this meeting but the workshop sessions for language review. Obviously we are devoted the 26th specifically on jobs and we heard a lot of questions around housing and the housing conversation will also need to be woven into language discussion specific to that topic so that is our commitment to make sure we do the same thing for the language piece as well.

- A BPDA staff member responded to a question about a March meeting stating, much like the PLAN: Dudley sessions we have had before, on the 26th we will focus on jobs. We will also do a session which will focus on housing as well.
 - A community member followed-up asking, will people give their response to what has been written in the draft RFP by the BPDA.
 - A BPDA staff member responded, that is correct.
- A community member stated, earlier the hearing regarding Parcel 3 was brought up and at that hearing, and this is why the notes are important as well, because Ted Landsmark, who is on the Board as well, said Dana you have a problem because the community is divided by P-3 and he said you needed to fix that chasm and I do not know how it has been addressed. What was that conclusion in bringing the two sides together because there is still division about community benefits, housing, how one of the largest parcels gets developed. This speaks to the issue of how are we moving forward with developed, confronted, and mended. We are not saying we do not want development, we do, I want the value of my house to go up but we want development that is equitable in a way for everybody not just for the few.
 - A community member stated, to follow-up, Columbia Point, Corcoran and Jensen, and Franklin Hill, Trinity, those are two housing developments I can speak of right away that were privatized. 67% of Columbia Point residents are no longer people that were there in the beginning. After anything heard, is there any way of inviting Cable Community or somebody to video or film there programs so folks who cannot get here can pick this up. The last part of my earlier questions was important in clarifying, you said “yes”, did you say to both parts of the question, both, sharing whether projects are meeting the goals and objectives set, as well as, that we have the authority to veto. Is that yes to both things.
 - A BPDA staff member responded, that is yes to both. As to the first part of your question, we can certainly look into what it would entail to have these meetings videoed and we can get back to you.
 - A community member stated, in spirit of the listening session, I would implore the committee to part attention to the level of expertise on this side of the table as well as that of other who could not make it. We have people who are veterans of this conversation and somehow it's just not making its way to into this process, whether it is via minutes or taping. This is a very important issue at a very important time and place and that is why the conversation about RNC because this is not the beginning of anything. The reason for being so divided on Parcel 3 is because there is a lot of debate and discourse to be had but unfortunately what happens, folks are asked to answer two very narrow, somewhat tangential questions which clearly did not

come from the community. The question was does Roxbury need or want more homeownership or affordable rental opportunities when the answer is the room for everybody was both. You are creating an arbitrary question, calling it community participation and feedback, taking no minutes, broadcasting it to nobody, and then saying this is where we are in the a process. Assume this body has been duly constituted, then this body needs to be stewed of the integrity of what community, process, participation, and benefit means.

- A community member stated, you said you are the Deputy Director and then the Director of a project, can you explain to me whether or not there is a conflict of interest in that and why not.
 - A BPDA staff member responded, I work for the agency and my portfolio is to be what the agency needs me to be. Sometimes that is to oversee an Article 80 projects, to assist with planning initiatives like PLAN: Dudley. It is not a conflict of interest for me to serve as a project director or project manager for a project that is undergoing a process related to Article 80.
 - A RSMPOC clarified, it may not be realized that every project in the City has a project director that is a member of the BPDA so it is not Dana working for the developer, he is the City's project manager.
- A community member expressed the need for food and childcare at evening meetings. Lastly, it is very difficult to fit on the PRCs as community members, both jobs of helping to figure out what the community needs and then also being the watchdog of it when you are not being funded or trained to do that so I think there is an opportunity on the developer side. Developers can come in and do a very good job at trying to measure what is the culture, trying to preserve, what does it mean for folks to life here, and the historical preservation aspect as well. I have seen projects where developers spend money for their team to try and work with the community to capture all of that. So I would really encourage you to put money and resources behind that and if they do not want to do that, then is falls on you [the BPDA] to be funding that.

RSMPOC Questions and Comments

- A RSMPOC member thanked community members. My goal for tonight was is to listen and hear what the community is saying. I agree with the comment to being a good steward for this process and to take the input we are receiving so we can realign this process to be satisfactory for all. I joined this committee with that intent and so I wanted to make that clear and I am sure many of my fellow committee members feel similarly so I wanted to be sure to share that piece.
- A RSMPOC member asked, when is the next PLAN: Dudley meeting, what is the meeting about.
 - A BPDA staff member responded, the next meeting is February 26th, the meeting will focus on RFPs and also the specific language around jobs.
- A RSMPOC expressed they expected to roll up their sleeves as a community and work on the 26th.

Meeting Adjourned approximately 8:00pm