



Roxbury Strategic Master Plan Oversight Committee Meeting  
Monday, November 2, 2020  
6:00 PM to 7:45pm  
Zoom Virtual Meeting

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**Link to PowerPoint:** <http://www.bostonplans.org/getattachment/37d08e33-66f0-49d6-89f0-4f3d5e5e9b07>

### **Opening**

On November 2nd, 2020 Co-Chair Norman Stembridge of the Roxbury Strategic Master Plan Oversight Committee called the meeting to order and welcomed everyone. Norman continued to give a brief overview of the meeting agenda. Kelly Sherman, BPDA Planner, introduced the Spanish and Haitian Creole interpreters, who made their initial announcements and instructions to join the interpretation channels. Norman continued to provide a review of RSMPOC history, goals, and responsibilities, and encouraged the public to reach out and seek opportunities to stay engaged.

### **Brief Overview**

Kelly Sherman, BPDA Planner, continued with several announcements including an overview of the meeting agenda, which would include several developer presentations. Kelly also provided tips and instructions for using the Zoom platform, made an announcement of the meeting being recorded, provided feedback from recent meetings, and reminded all of the next RSMPOC meeting in December.

### **Development Update**

John Tobin, of Northeastern University, introduced their team and began their presentation for the development project at 840 Columbus Ave. Kathy Spiegelman continued the presentation giving an update on Columbus Avenue and projects Northeastern has completed there. The current project, 840 Columbus Ave., is the proposed redevelopment of a surface parking lot. It proposes 925 student beds in housing units, atop a 5-story "podium" building with space for community, economic development, and academic programming. It is estimated that this proposal will cost \$250 million, and generate \$2 million per year in real estate taxes and 12 permanent jobs. David Manfredi, provided more detail on the project, including different iterations of the project since initial filing of the PNF one year earlier. One change mentioned, due to community feedback, was pushing the massing of the building back from the streetface. Victoria Spies, provided information on some current NEU economic development programs

and then provided some detail on community and economic development programming at the project site, listed in their presentation.

Dan Cruz began the presentation for 135 Dudley St. This project currently proposes 52 rental units and 108 condominiums (½ market rate and ½ affordable housing units), as well as 8700 sq. ft. of commercial space, and 146 space parking garage. This project is estimated to cost \$101 million and seeks to commit 60% construction proceeds to minority and women owned enterprises, and 60% of jobs after construction to local minority residents. One change mentioned since the initial filing of the PNF in 2018 was the reduction in spaces at the parking garage, from 270 originally.

Greg Minott began the presentation for the development at 2147 Washington St. This project proposes 62 rental units at a variety of affordability levels, 8 condominium units (½ market rate, ½ affordable housing). The proposal also includes commercial space for the Hailey House, and is estimated to create 194 jobs during construction and 34 permanent jobs for local residents, and is expected to be completed in early 2023.

Leslie Reid of Madison Park Development Corporation introduced the presentation of the development at 75 Dudley St. Meg Reagon, Project Manager, provided more detailed information on the project. It proposes 20 units of 100% affordable homeownership in 1, 2, and 3 bedroom units. The staff reiterated their history, goals, and intent to provide work opportunities to local residents.

Jefrey DuBard presented on the development at 40-50 Warren St. This project proposes 25 rental units (20 at a variety of affordability levels, 5 market rate), and also a commercial/ office component, which has been redesigned due to COVID. The development will also be named after the late, local civil rights activist, Ruth Batson.

Bob Pezzini provided the presentation for 2085 Washington St, also known as Madison Tropical. This project is estimated to cost \$68 million to complete and is expected to be fully operational by Winter 2021.

David Price provided the final developer presentation of the evening for Bartlett Yards. This development proposes 11 projects in total, 10 buildings and 1 public space. Two buildings have been completed at this point, Building B and Building E. The project is also expected to create roughly 900 construction jobs and 100 permanent jobs while seeking to meet and exceed local hiring and diversity requirements. All buildings in Bartlett Yards will be minimum LEED Neighborhood Gold certified.

## **RSMPOC and Community Comments**

- Norman Stembridge (RSMPOC) asked Northeastern to specify their General Contractor for their project.
  - Jason Wills of American Campus said it is John Moriarty, also General Contractor of the nearby completed Liveview project.
  - Norman encouraged the hiring of local and minority and women owned businesses

- Valeda Britton asked Northeastern about current Economic Development programs, and the Opportunity Scholarships and Outreach programs.
  - Victoria replied with an example of an existing Northeastern STEM based program.
  - John replied he has more of this data broken down after a previous request.
- Dorothea Jones raised concern about density and wind impacts of the Northeastern project and how density and height and massing will relate to nearby P3.
  - David responded with the goal to push massing away from the street and other methods they would be happy to discuss further.
- Nefertiti Lawrence asked Northeastern about their project parking impacts and a separate question about more opportunities for community students.
  - Kathy replied that there is no parking provided from this project, yet they encourage students not to use cars, but there are drop off and bicycle provisions.
  - John T reported that they are open to exploring and strengthening partnerships among local community schools, etc.
- Sue Sullivan asked Northeastern if certain students are required to live on campus and isn't their idea to bring students back on to their campus.
  - Kathy responded that freshmen and sophomores are required to live on campus, upperclassmen are allowed to live off campus. The project idea is to take students out of neighborhoods and give them convenient housing options they want.
- Dorothea Jones asked Dan Cruz about their difficulties filling other commercial spaces and what they have done for this project 135 Dudley St.
  - Dan replied that 1,000 out of the project's 8,700 sq. ft. will be donated to NAACP for 10 years at no cost.
  - He also stated they are still about 4 years away from Certificate of Occupancy, so they have not yet begun to reach out much, but their ultimate goal is to find all minority and women owned businesses for commercial space.
- Norman Stembridge asked for clarification around Mass Historical Society negotiations for 2147 Washington St.
  - Greg replied that those dealings have already been completed.
- Charlotte Nelson asked if there is a target audience for housing at 2147 Washington St.
  - Greg replied there is a preference for artists and the goal is to support creative economy by providing live/work space.
- Dorothea Jones asked 40-50 Warren St. developers about the naming of the building after Ms. Ruth Batson, is it a matter of financial incentive, or is there an aspect of the building project related to her.
  - Jeffrey responded there will be representation of who she is and what she has done, but that has not been decided on yet.
  - Dorothea asked for regular updates on this decision.
  - Jeffrey welcomed any input from others.
  - Charlotte Nelson stated her interest in being involved in this aspect of the project.

## Community Questions

- A community member raised concerns of the Northeastern development and asked what about this project addresses issues of affordable housing for the city or community.
- Kelly Sherman, BPDA Planner, read a question from the chat referring to what can NE do to meet and exceed diversity quota requirements during construction.
- A community member asked if people will be moved out of the adjacent residential building during any point of construction of 135 Dudley St.
  - Dan replied that no current residents will be displaced.
- Kelly Sherman asked a question from the chat related to the reduction of commercial space in the redevelopment project of Bartlett Yards.
  - David acknowledged that commercial space has reduced from roughly 55,000 originally to closer to 26,000 sq. ft. and this was because a subsidy disappeared in 2019. However, he mentioned there will be other wealth creation aspects included in the redevelopment.

Kelly Sherman, BPDA Planner, encouraged people to submit their questions through the chat feature and reminded all that chats will be officially part of the meeting recording. Dana Whiteside, BPDA Development Review, reiterated that all chats will not only be recorded, but any and all questions will be answered. Muge Undemir, BPDA Planner, addressed the pace of the meeting, citing that we have not had a chance to meet with all developers recently and again reiterated that questions in that chat will be answered.

Norman Stembridge, Co-Chair of the RSMPOC thanked all for joining, closed the meeting, and reminded everyone that the next RSMPOC meeting will be Monday, December 7, 2020.

Meeting adjourned at 7.45pm.