



Roxbury Strategic Master Plan Oversight Committee Meeting  
Monday, January 11, 2021  
6:00 PM to 7:45pm  
Zoom Virtual Meeting

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**Link to PowerPoint:** <http://www.bostonplans.org/getattachment/a4aae4b9-fc1c-4888-a9b2-952b9ef5fc7f>

## **Opening**

On January 11th, 2021 Co-Chair Norman Stembridge of the Roxbury Strategic Master Plan Oversight Committee called the meeting to order and welcomed everyone. Kelly Sherman, BPDA Planner, provided several initial announcements including instructions on the use of the Zoom platform, a detail of the meeting's proceedings, and introduced the Spanish and Haitian Creole interpreters. The interpreters 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. Fred Fairfield of the RSMPOC issued an apology regarding insensitive comments he previously made, and Samuel Hurtado, Chief of Staff for City Council President Kim Janey was welcomed to the meeting. Kelly then proceeded with the planning update.

## **Planning Update**

Kelly Sherman, BPDA Planner, provided a brief overview of the PLAN: Nubian process to date, including the approval of the Blair Lot and Nawn Factory designees at the most recent RSMPOC meeting in December. Kelly also announced the completion of the P3 Toolkit book. The booklet is designed to give all readers a foundational understanding of P3, its history, context, and other facts about the site. Translations of the booklet into Spanish and Haitian Creole are being completed and will be available as well. It was then announced that the first P3 workshop will be held in February. Morgan McDaniel, BPDA Real Estate, provided more details on the PLAN: Nubian timeline leading up to the Crescent Parcel RFP. Morgan gave details on the Crescent Parcel site including its size, location in an Urban Renewal Area, and context of neighboring buildings and transportation. Morgan explained that the PLAN: Nubian principles are reflected in the RFP and this happened intentionally as a result of the four public meetings held for Crescent Parcel between October 2019 and February 2020. Design guidelines that were discussed during these meetings and reflected in the RFP included: preserve trees, gateway open space and green connection, neighborhood context, uses, and massing, height, and orientation. Morgan continued explaining the next steps for the Crescent Parcel. The RSMPOC is set to vote on the approval of the RFP later at this meeting, with that approval, the BPDA Board will vote to release the RFP at their next meeting January 14, the RFP will then be released in late January, and responses to the RFP will be due by late April, which will have several opportunities for community input.

## RSMPOC and Community Response

- An RSMPOC member commented that he commends the Crescent Parcel RFP process
- An RSMPOC member asked what design considerations would be made between Crescent Parcel, Northeastern University, and P3?
  - Muge responded that internally there will be work done to ensure there is communication and cohesion between the parcels through Urban Design review
    - Also as proposals come in they will be presented to the community in context of the other abutting and neighborhood parcels
- A community member asked about the PRC selection process for P3 and Crescent Parcel and about the timeline process for P3
  - Muge replied that once the RSMPOC votes to approve the Crescent RFP, the PRC invitations will be open for any community member to be nominated, or to nominate themselves
  - Morgan added that P3 is on the agenda to be discussed in detail later this evening
- A community member commented that local residents are still unaware of the ongoing events and are looking for better ways to be engaged and informed of the ongoing planning process. He also commented that because of the unawareness building designs do not always reflect what people in the community want to see. Lastly, he asked if current residents of Whittier Housing will be allowed back to their homes after the renovation of the building.
  - Dana Whiteside, BPDA Development Review, responded that the BPDA does its best to share our information with the community, yet we are always looking for ways to improve and welcome any suggestions. Dana also commented that building design is all a part of the process, where community input is welcome during the RFP process as well as after responses are received. Lastly, Dana stated that the Whittier project is a multi-phase project and that while renovations are being done, residents are accommodated elsewhere. By law, those residents receive the right of first refusal when renovations are completed.
  - Muge encouraged all to spread the word to their personal networks.
- A community member asked if the Good Jobs Standard is included in the Crescent Parcel RFP
  - Morgan replied yes.
- A community member commented that fixed income of many Roxbury residents and housing income restrictions cause family households to shift when any changes to income occur. Can residential home ownership opportunities be included in the RFP similarly to DND parcels.
  - Morgan responded that the RFP is open to residential home ownership, however Crescent Parcel is not a very likely site, but welcome at other locations.
- A community member reiterated earlier comments that many local residents are unaware of current plans and asked for more signage to be posted at disposition sites.
  - Morgan replied that signage had been posted at Crescent since September and that flyers and pamphlets have been handed out at the suggestion of the community.
- A community member stated it is important to note who works on the project.

- A community member asked if there has been any commitment of reciprocity between Crescent and the abutting church site.
  - Morgan responded that the church is currently soliciting offers for development at their site and once a developer for that site has been selected there can be discussions of reciprocity, however they have not happened yet.

#### **RSMPOC Vote**

- Kelly Sherman announced the start of the RSMPOC vote to approve of the Crescent Parcel RFP.
  - All 12 members voted Yes.

#### **P3 Environmental Remediation Update**

- Morgan McDaniel began a brief overview of the P3 history up to date and this marks the beginning of the new P3 process. Internal due diligence has included talking with local and abutting stakeholders and learning from the past to set the new project up for success. Also the BPDA has received a \$250,000 grant from Mass Development for environmental remediation. Although this is a good first step, additional resources may be needed to fully cover remediation or it may need to be done by the project developer. The total cost for remediation is close to \$1.3 million. The first P3 workshop will be held on February 15 to discuss the background of P3 and potential design guidelines.
- GEI Consultants were introduced and made their announcement on the site contamination. They provided a history of the site that led to the contamination, and a history of the evaluation and assessment of the contamination at the site.
- Devin Quirk, BPDA Real Estate, commented that the BPDA is committed to getting the entire site remediated either through other funding resources or through the selected developers but the intent is to make the site fully remediated.

#### **Community Questions**

- Morgan read a community question asking if any minority representatives are working on the P3 site.
  - Devin listed several Minority Business Enterprises (MBEs) contracted for the site, he also mentioned our new DEI Director who will be aiding these efforts, and lastly mentioned our current Disparity study which could lead to more direct contract preferences for Minority and Women Business Enterprises (MWBES).
- Morgan read a comment from a community member asking where contaminated soil will eventually be dumped.
  - GEI Consultants replied that one pile of soil will make it to a state sanctioned landfill in New Hampshire and one soil pile potentially at a landfill in Massachusetts.
- A RSMPOC member commented that we should have spent the money to remediate the site back when it was known to be contaminated in the 1990's and relatively less expensive.

- Devin responded that one reason for this plan is the advocacy of local residents and since the failed recent proposal for P3 in 2017 the responsibility now falls on the BPDA to find a remediation solution.
- A community member asked what study has been done on the traffic implications of all the development in the area and what level of decontamination will take place because unless the site is comprehensively decontaminated, it will restrict many uses? It was also stated that engagement should take place within local organizations, not just walking along the streets. Lastly, during the decontamination process, some kind of covering must take place.
- Samuel Hurtado, Office of Council President Janey, asked what the timeline is for the decontamination process?
  - GEI Consultants responded it is not fully scheduled yet, but should be completed this year.
  - Samuel mentioned it should be aimed to be completed before students physically return to the local abutting schools, also that he is open to helping find ways to help with the engagement of local residents.
- Kelly noted that we have come to the conclusion of our time, but due to the interest we will find ways to continue the conversation on P3.
- An RSMPOC member asked for clarification on the date of the P3 workshop.
  - It was clarified that there is only one meeting for P3

Norman Stembridge, Co-Chair of the RSMPOC, closed the meeting and thanked all for joining the conversation.

Meeting adjourned at 7.45pm.