



Meeting Notes
October 15, 2007
6:00pm-7:45 PM
Hibernian Hall
182-184 Dudley Street

RSMPOC Members Present: Donovan Walker, Joe Cefalo, Jorge Martinez, Marilyn Lynch, Beverly Adams, Dan Richardson, Barbara Barrow-Murray, Norman Stembridge, Charlotte Nelson; **Elected Officials:** Councilor Turner

Dan Richardson (OC Vice-Chair) called the meeting to order.

Donovan Walker (OC) asked everyone present to introduce themselves.

Joe Cefalo (OC) asked to be brought up to speed on the BRA's response on the Dudley Vision process. A number of questions remain about the role of the OC in this process. We are looking for a response from the city at the 11/5 meeting.

Norman Stembridge (OC) agreed that a larger dialogue on this should occur, but we need information to have it.

Joe (OC) wanted it to be the first item on the agenda at the 11/5 meeting.

Hugues Monestime (BRA) stated that information was sent to Norman, but after consultation with the Vice-Chair, it does not fully respond to the OC request for information. We want a chance to get the proper information from the project manager of the Dudley Vision Project.

Dan (OC) stated that the BRA was asked to respond to five questions. Dana's response did not fully address them. What about the transportation study?

Hugues (BRA) stated that the traffic model would be ready for a presentation on 11/5. Jonathan Greeley (BRA) added that the existing conditions data has been corroborated with BTD.

Dan (OC) stated that this has taken too long, over a year.

Donovan (OC) asked that since the Chair does not set up committees, why did the chair appoint members without asking for volunteers?

Dan (OC) stated that he assumed Donovan would work on the committee.

Donovan (OC) added that he's been going to meetings.

Dan (OC) felt that there needed to be an Agency response.

Donovan (OC) wanted to remain involved in the Dudley process.

Julio Henriquez (RNC) expressed his concern over the traffic model delay. We want the study to be completed. Bartlett Yard is nearly completed, not to mention Jackson Square and P-3. At the Shelburne meeting we were promised a full report, and we need it to evaluate the impact of development on traffic.

Marilyn Lynch (OC) stated that the model was promised for September and it is now October.

Dan (OC) stated that this needs to be related to BTM.

Hugues (BRA) promised that information would be sent out ahead of the 11/5 meeting.

Dan (OC) urged that the information needed to happen for the November meeting because there is no December meeting.

Julio (RNC) asked for a timeline.

Hugues (BRA) responded that the BRA paid for the study to be supervised by BTM, and completed by a consultant. As a result, the BTM needed to review it before it was presented to the public.

Julio (RNC) was concerned about the timeline and wanted to see the results.

Donovan (OC) urged getting to the agenda.

Disposition Parcel Planning

Hugues (BRA) stated that we have been discussing the next set of parcels for some time. We want the OC to determine how to proceed, whether or not to combine 8, 9 and 10.

Dan (OC) stated that executive committee met with the BRA. Parcel 8 is controlled by the state, and we decided not to combine it as a result. Do we have a motion from the body?

Joe (OC) motioned to move forward with planning of Parcel 9 and 10. Norman (OC) seconded the motion.

Donovan (OC) asked whether or not they would be RFP'd as one.

Julio (RNC) asked what the advantage was to doing that.

Dan (OC) stated that as they are across the street from one another, it might make sense to plan comprehensively.

John Dalzell (BRA) stated that this makes sense in terms of land use planning. In terms of the RFP, there are advantages and disadvantages to combining them in the RFP. This is still a conversation to have.

Dan (OC) suggested voting on the motion.

Joe (OC) suggested leaving it open to allow for flexibility during the planning process. It might lend itself to two development plans.

Jorge Martinez (OC) asked about this rationale.

Norman (OC) replied that their proximity makes it important to think about complimentary uses. Originally were thinking about all three, but we were afraid we would miss something.

Beverly Adams (OC) spoke to excessive development in a small area over a short period of time. Melnea Cass is very congested, making the transportation study important.

Norman (OC) understood her point. We should also be examining the impact of the Urban Ring.

Audience Member asked about Dudley Main Streets and the importance of Blair Lot. Dan (OC) responded that Blair was not up for discussion this evening.

Audience Member responded that in terms of Parcel 9 and 10, there are 100,000 households in the inner city, with a billion dollars of shopping power. Right now, there is Tropical Foods, but it serves just a small part of the market. Will 10 be a focus for food?

Dan (OC) responded that when writing this RFP, this will be flushed out.

John (BRA) suggested clustering for the planning phase, but not necessarily for the RFP phase.

Dan (OC) stated the need to move this forward.

Jorge (OC) wanted to know the downside to the clustering.

Dan (OC) stated that people have expressed a number of issues. There are negatives and positives with any development parcel, but we still need to do the work on the RFP. We'll do the same thing as before, vetting it thoroughly.

Julio (RNC) stated that the RSMP is a map. The Melnea Cass parcels are supposed to be mixed-use. They are across the street, similar to P-3 and Northeastern. We also do not want to inconvenience the residents.

Joe (OC) withdrew his motion.

Councilor Turner (OC) saw this as a planning opportunity, stating that there is value in thinking about all three parcels together. It also allows us to think about Dudley. Later on the OC can deal with the sequence.

Charlotte Nelson (OC) stated that the initial wording was the issue.

Joe (OC) made a new motion, that Parcel 8, 9, and 10 be grouped together for the purposes of planning and development of RFPs for the sites, with the final decisions on sequencing resting with the OC. Beverly (OC) seconded the motion.

Voted 7-0-1 in favor.

John (BRA) discussed the planning process going forward. We received good feedback from the Bartlett Yard process. The most important thing is that it occurs via the RSMP. The backbone of the process was the community workshops with OC feedback. We had two workshops, and probably could have had two more. He suggested 3 community workshops to start. We recommend using the RSMP as a starting point. We also do not want to interfere with OC meetings. We also will do a community survey, both written and online. We will also utilize outreach techniques used during the P-3 and Bartlett Yard process. The BRA can organize this process, partnership with the OC. Will use the RFP template and create Use and Design guidelines. We really want your feedback.

Joe (OC) spoke to the importance of notifying the business community as well as residents.

Donovan (OC) added that it was important for the transportation study to be presented on 11/5.

Audience Member Bruce Bickerstaff talked about Backstreets and parking availability in the 8,9, and 10 area. It should support residential and commercial uses.

Joyce Stanley (Main Streets) talked about economic reality and that with Jackson Square, Parcel P-3 and Bartlett Yard, we would have too much housing being developed. All of these do not need to be developed now.

Joe (OC) asked about the reconfiguration of Melnea Cass. Where does that stand?

Charlotte (OC) stated that this was around the Urban Ring, which also has an impact on Parcels 8, 9 and 10. We need a presentation on this.

Dan (OC) agreed.

Joe (OC) wanted this presentation on Melnea Cass.

Dan (OC) replied that we have asked the BRA for this.

Charlotte (OC) stated that the Urban Ring wants to give the OC a presentation. It will run from Albany Street to Ruggles out to the LMA. She asked for the BRA's assistance in summarizing the information.

John (BRA) agreed it was important to educate the OC and the community.

Charlotte (OC) suggested talking to Kairos Shen and Richard Garver from the BRA.

Hugues (BRA) agreed, and hoped to get this done in November.

Marilyn (OC) stated that 15 minutes would not be good enough.

Dan (OC) felt that this was something that should be scheduled and advertised because of its impact on the community.

Julio (RNC) asked how the community would deal with all of this. Also, some of the uses should calm traffic. We need to ensure this works.

Dan (OC) stated that the OC should focus on this meeting.

Hugues (BRA) stated that the OC agenda is up to the OC.

Norman (OC) stated that there were some outstanding tasks, including Transportation and Dudley Square. January can be used for public meetings and workshops.

Dan (OC) stated that the transportation issue is more than just a traffic study.

Charlotte (OC) asked about following up with EOT, determine a date, discuss the impact, and determine next steps.

Dan (OC) asked the BRA to follow-up on this meeting. Charlotte (OC) asked if a public meeting would be scheduled.

Jorge (OC) brought up the issue of resources for the OC, it should be on the agenda.

Councilor Turner (OC) stated that the original purpose of this meeting was to discuss Dudley.

Dan (OC) responded that the issue was raised and will be discussed on 11/5.

Councilor Turner (OC) also wanted to talk about resources for the OC.

Dan (OC) stated that the resource issue has been ongoing for a year. We discussed a scope of work.

Councilor Turner (OC) asked about the Bartlett Yard issue. A letter was sent. He suggested bringing it to the City Council.

Dan (OC) responded that the BRA sent a letter to the MBTA, but the issue is still out there.

Donovan (OC) asked about abutters along the Melnea Cass parcels.

Joyce (Main Streets) asked if the new Dudley Municipal Buildings would be on the 11/5 agenda. She urged examination of the parking issues posed by these buildings. Where will people park?

John (BRA) responded that on the disposition sheet, the new Dudley buildings and parcel have been added.

Dan (OC) stated that the issue has been flagged.

Jorge (OC) urged transparency in this process and where comments are made and who made them.

Dan (OC) responded that this was noted.

Charlotte (OC) asked how the OC tackled things on the agenda. As the OC, we need to discipline ourselves on a timeline.

Dan (OC) stated that it is up to leadership to follow the agenda. Tonight, we'd hoped to finish the agenda from 10/1, as well as other issues. We offer no apologies for the BTB, BRA, and MBTA not doing their job.

Adjourned