



Meeting Notes
June 4, 2007
6:00pm-7:45 PM
Dudley Public Library
65 Warren Street

RSMPOC Members Present: Norman Stenbridge, Darnell Williams, Joe Cefalo, Donovan Walker, Marilyn Lynch, Daniel Richardson, Charlotte Nelson, Beverly Adams, Reggie Jackson, Dorothea Jones, Michael Miles, Elected Officials: Senator Dianne Wilkerson, Representative Gloria Fox, City Councilor Chuck Turner; RNC: Julio Henriquez,

Darnell Williams (OC Chair) opened the meeting and welcomed the OC and public. The 5/7/07 meeting notes were unanimously approved with corrections.

Transportation Study

Darnell (OC) introduced representatives from the firm completing the Roxbury Transportation Study, Tetra Tech Rizzo.

Jim Fitzgerald (BRA) introduced himself as the manager of this project on the BRA side. Mike Hall and Joe Beggan represent Tetra Tech Rizzo. The LMA Study was completed last year and will now be expanded into Roxbury. The expansion will determine existing conditions as well as two future scenarios, including a 2012 “known scenario”. Land use scenarios will be explored with the future models.

Mike Hall (TTR) walked the OC through the summer schedule of traffic counts, which would begin this week. This work will be completed by the end of the summer. In September and October TTR hopes to test the land use models based on potential and known development. The current plan is to be able to report back to the community in November. This study will use the same methodology as the LMA/South End Study. They plan to utilize recent Jackson Square and Dudley traffic counts. All signalized intersections in the study area will be included.

The traffic model is based on traffic conditions, and includes pedestrian information. It will look at AM and PM counts. It will be used to help plan for road improvements and developments. It will show the Level of Service (LOS), volume-to-capacity (v/c) ratios, travel speeds, queue lengths, network wide impacts of development, and planning scenarios.

Jim (BRA) stated that we will be able to model uses for the future to evaluate development scenarios and impact of development. It will also allow for an adjustment of signal timing and allow intersections to be evaluated.

Darnell (OC) opened the floor up for OC questions.

Donovan Walker (OC) asked about traffic grades on Melnea Cass. Jim (BRA) did not know the specifics off-hand, but offered to get them to the OC.

Mike (TTR) stated that the goal for intersections in a rating of D, which indicates a 30-35 second delay. Different delay times are measured A-F. F is more than 80 seconds and C is 20-35 seconds.

Joe Cefalo (OC) stated that in the case of individual projects where developers say there is no impact, will this model allow a challenge to those contentions? And when it is shown there is no capacity for development, will development be curtailed? This application is crucial.

Jim (BRA) stated that the Boston Transportation Department (BTD) controls TAPA agreements and this model will allow them to push back on developers. The number will be run on existing, known data, not on developer data.

Mike (TTR) stated that this will allow for a fundamental change in how the city does business, creating a legitimate real-world picture.

Julio Henriquez (RNC) asked what the indicators were to determine traffic density and how future traffic levels were estimated.

Jim (BRA) stated that the study would have access to all existing/old reports and signaling counts. For the future, they are trying to take into account all planned and anticipated development for the next 5 years. For example, if there are 30 proposed units, there is a way to estimate the traffic impact.

Julio (RNC) asked about the Urban Ring and possible Silver Line expansion.

Jim (BRA) replied that they will be included in the future projections. It should be noted that this is a 5-year projection and the Urban Ring is not scheduled to be done by 2012.

Mike (TTR) added that they would need Urban Ring info from the state. Jim (BRA) stated that as the BRA is now more involved in the project and could facilitate that.

Dorothea Jones (OC) questioned whether the summer was the right time of year for the traffic counts. Mike (TTR) replied that school was still in session currently. We will be looking at seasonal adjustments in the data to make sure it is ok. This is common practice in the industry.

Dorothea (OC) asked why all the counts were not being done currently and instead rely on some older data. Mike (TTR) replied that they would be utilizing data from 05-06' in order to allow for further counts at other intersections. There is only a limited amount of money for the traffic counts, so we are trying to be efficient.

Dorothea (OC) asked about the map provided and what the different dots meant. Mike (TTR) responded that the different color dots indicated which intersections had signals currently, not a plan for new signals.

Julio (RNC) asked about pedestrian safety issues. Jim (BRA) responded that the model has pedestrian volumes included, so can look at this.

Donovan (OC) asked a question about the Roxbury Map being displayed. Mike (TTR) replied that it showed the expansion of the previous study.

Darnell (OC) opened it up for audience questions.

Rodney Singleton (Audience) asked if PRC would have access to the model. Jim (BRA) replied that the models are designed to show the community outcomes based on development.

Darnell (OC) added that it would also inform developers as they ran their numbers. Mike (TTR) added that they will test two Roxbury build-out scenarios.

Darnell (OC) asked who would determine whether a proposed development was good or bad based on this information. Mike (TTR) replied that the city would, as the model will be turned over to them.

Allison Fulton (Audience) asked if the LMA/South End Study was available to the public. Jim (BRA) replied that it is used as a tool for in-house analysis. It is a software based model and you would need the software to run the model.

Allison (Audience) asked if this redefined any streets. Mike (TTR) replied that it only determined current traffic conditions. Allison (Audience) asked about pedestrian crossing times. Mike (TTR) replied that it could be included as part of the study.

Ed Bernard (Audience) asked if the BRA would be cross-checking developers to ensure that they are using the proper data in the model? Jim (BRA) replied that the data is locked in the model and will allow for better analysis.

Pat Hoey (BTD) introduced himself and stated that he was working on this project. This will be an effective tool to work with developers and help with mitigation efforts. We hope to be able to balance growth and public benefits.

Darnell (OC) thanked Jim and the TTR representatives. HE stated that there would be more questions after P-3, Jackson Square and Bartlett Yard.

Jim (BRA) stated that they would be back to the OC in the fall. Darnell (OC) stressed the importance of the presentation being something the OC could comprehend and not be too technical. Mike (TTR) agreed.

Parcel P-3

Hugues Monestime (BRA) stated that we have received the OC recommendation and a letter from the P-3 PRC. The BRA is working in-house on this.

Darnell (OC) asked if the BRA would change the recommendation. Hugues (BRA) replied that the BRA looks at project feasibility. By providing the developers of P-3 with a tentative designation, they can complete their due diligence.

Kairos Shen (BRA) clarified that the BRA has done an internal evaluation as well. The next step is to go in front of the BRA Board to ask for 1st Stage designation for the Ruggles Place team. He expected this would take place at the 6/21 Board Meeting or in July.

Councilor Turner (OC) asked if the BRA approved the 1st Stage designation, what would the time period be? Kairos (BRA) replied that tentative designation would come with a series of tasks for the developer and that will have to complete in a specific time period: financing, project schedule, lease terms, etc. Once these criteria are met, they can go for final designation.

Councilor Turner (OC) asked if it was realistic to expect at least 12-months to pass between Board votes.

Kairos (BRA) said it could be sooner, but there will be a time limit. I am working on the time limit with the director. This project will need a lot of money to get going and the tentative designation allows them to get started. Pre-development work is a money issue.

Donovan (OC) asked when it would come back to the IAG. Kairos (BRA) replied that it would once the developer files a PNF. This will depend on how quickly the development team is able to move.

Donovan (OC) wanted to confirm that the PRC was the IAG. Kairos (BRA) said that this was likely.

Dan Richardson (OC) stated that the RSMP calls for the PRC to serve as the IAG.

Kairos (BRA) stated that it goes back to the IAG when the PNF is ready to be filed.

Donovan (OC) asked if this would be an Article 80 process. Kairos (BRA) replied that it would be.

Dan (OC) made a point of information that the PRC expects to work throughout the tentative designation process.

Bartlett Yard

Hugues (BRA) stated that notifications had been sent out to PRC members. While a permanent meeting location has not been confirmed yet, the PRC hopes to be able to meet on Wednesday or Thursday nights.

Darnell (OC) stated that 5 members were from the OC, and the rest were nominees from the RNC and the elected officials.

Michael Miles (OC) announced that but he and Dan Richardson (OC) would be acting as Co-Chairs. He hoped to be able to meet at the Shelburne Center.

Darnell (OC) read the names of the PRC aloud.

Representative Gloria Fox (OC) announced that she worked on this list. Darnell (OC) made a request that this be noted on the membership form.

Shirley Kressel (Audience) asked if there was a provision to use Bartlett Yard for urban agriculture. Darnell (OC) responded that they could examine the RFP after the meeting.

Dudley Square

Kairos (BRA) announced that the Mayor would be holding a public meeting in Dudley on Saturday to discuss the B-2 Police Station and the Ferdinand Building. There is money available for the design of a new B-2 station, and money coming from the City Council. The Ferdinand has been acquired through eminent domain by the BRA. The city is working to determine what offices will be housed there. The overall question is how do we revitalize Dudley Square?

Joe (OC) asked if Blair Lot would be the next RSMP parcel.

Kairos (OC) stated is that our thought is that Parcel 8, 9, 10 would be next and that the Blair Lot could be used to mitigate construction parking. The mayor is considering utilizing the OC during the public process. We want to try to coordinate this as well as possible. It could essentially be the 8th Parcel when the B-2 station opens. The BRA would take the Roxbury Children's Services Building. There are a number of City departments involved.

Representative Fox (OC) wanted confirmation that Saturdays' meeting would not be an announcement of formal plans.

John Dalzell (OC) made an urban design presentation, including 5 possible development scenarios. The goal is to create a better police facility as well as reactivate the commercial edge of the square.

Councilor Turner (OC) indicated that he had received a phone call from the Friends of the BPL, concerned with improvements to the library's facade.

Kairos (BRA) replied that the BPL has come up in discussions. Once the new police station is built, we'd like to improve the BPL.

Councilor Turner (OC) preferred the BPL work to take place at the same time.

Kairos (OC) stated that there are timing issues, but there is a realization that the BPL needs improvements.

Councilor Turner (OC) stated that there is money for a new station, but not for the BPL. The Council should address this. The Friends of the BPL are being ignored. He asked that they be included at Saturday's meeting.

Donovan (OC) asked for clarification on the geography of the site plans. The BPD needs to make sure it follows its commitments. He gave the example of parking in front of the HQ on Tremont Street.

Reggie Jackson(OC) asked if they would have the opportunity to review this.

Representative Fox (OC) repeated the question.

Darnell (OC) heard the request that the OC work as partners on this, but he felt it could be cumbersome to take this on as a full PRC.

Kairos (OC) replied that he understood.

Julio (RNC) asked why the late date? There is too much going on here.

Dorothea (OC) asked if there was someone handling minority participation in this, specifically MWBEs?

Kairos (BRA) replied that there was.

Darnell (OC) adjourned the meeting.