



Meeting Notes
July 16, 2007
6:00pm-7:45 PM
Dudley Public Library
65 Warren Street

RSMPOC Members Present: Norman Stenbridge, Barbara Barrow-Murray, Joe Cefalo, Donovan Walker, Marilyn Lynch, Daniel Richardson, Charlotte Nelson, Jorge Martinez, Reggie Jackson, Elected Officials: Senator Dianne Wilkerson, City Councilor Chuck Turner; RNC: Julio Henriquez; Public: 30

Dan Richardson (OC Vice-Chair) opened the meeting and welcomed everyone. He announced that the Lease Subcommittee would be moved to the top of the agenda. The meeting notes were passed unanimously.

Lease Fee Subcommittee

Councilor Turner (OC) announced subcommittee had come to a recommendation at their 5/22/07 meeting. He read it aloud.

Dan (OC) asked if there were any questions.

Jorge Martinez (OC) asked what the next steps would be. He then made a motion to accept the recommendation which was seconded.

Dan (OC) asked for a discussion.

Charlotte Nelson (OC) asked how the subcommittee motion would be carried forward.

Councilor Turner (OC) was unsure if all five members of the Roxbury Trust would be interested in participating.

Julio Henriquez (RNC) replied that the structure of the Trust is different, as they are appointed and our goal is to create an elected board.

Councilor Turner (OC) stated that the recommendation is not to merge with the Trust, rather to ask the Trust members to assist us with the process. They have experience setting up a financially independent body. This is not an attempt to merge the two groups.

The motion was unanimously approved.

Jorge (OC) asked what was next for the subcommittee? Should they move forward?

Dan (OC) felt that the expectation would be that they continue their work.

Jorge (OC) asked that it be reflected in the notes that the BRA is a major part of this.

Councilor Turner (OC) stated that it might be good to have a vote to authorize our continued work, putting it on the record.

Joe Cefalo (OC) he suggested the September OC meeting focus on a specific proposal and formal vote.

Dan (OC) agreed.

Roxbury Traffic Model

Hugues Monestime (BRA) displayed the map showing the study area. All signalized intersections will be measured. The model has been initiated and we hope that the consultant will be ready to provide an update to the OC in September. They are testing the model this summer.

Norman Stembridge (OC) asked if they would see the model in September. Hugues (BRA) replied yes.

Reggie Jackson (OC) asked about Melnea Cass. Hugues (BRA) replied that it had been included in an earlier study.

Julio (RNC) asked about Jackson Square and P-3. Hugues (BRA) replied that both are included.

Reggie (OC) asked for the parameters of the study.

Dan (OC) stated that before any presentation, the OC should be sent some background information. Hugues (BRA) agreed.

Parcel P-3 Update

Hugues (BRA) stated that Elma Lewis LLC was tentatively designated by the BRA Board to develop Parcel P-3 on 6/21/07. The development team is now working with the BRA.

Dan (OC) asked what work was going on. Hugues (BRA) replied that staff in a number of departments was working with the developers.

Joe (OC) asked if the designation was on 6/21/07. Hugues (BRA) replied that it was, and that they had 12 months.

Dan (OC) announced that Darnell Williams (OC) would arrive shortly. John Barros (OC) is on a leave of absence and Michael Miles (OC) hopes to arrive shortly as well.

Bartlett Yard PRC

Dan (OC) stated that the PRC had met twice and would be holding a public meeting on July 18th at 6:00 PM. The PRC is evaluating the developers' response to the Bartlett RFP.

Julio (RNC) asked if Highland Park's concerns were being heard.

Dan (OC) replied that they were. If anyone has specific questions, feel free to contact myself or the BRA. We hope to have 7-8 meetings before we come to a recommendation. We are looking forward to coming back to the OC in the fall.

Audience Member Shirley Kressel asked about the possibility of a farm or agriculture. Dan (OC) responded that it had been brought up.

Joe (OC) stated that there has been rooftop gardens included in the proposal. There is no specific agricultural proposal. You should attend Wednesday's public meeting for more information.

Dudley Vision

Dana Whiteside (BRA) introduced himself and that he was coordinating this process for the BRA. A public meeting was held on 6/9/07 where the mayor spoke to the Dudley Square Vision and a new B-2 police station, the Dudley BPL, and the Ferdinand building. The city is attempting to revitalize the buildings in the area. There are lots of questions out of this, including how this affects Dudley businesses, environmental concerns, and transportation. There are a number of City Departments involved: BRA, BTD, DND. There is a working group coordinating city efforts. For example, the Roxbury traffic model will be utilized in this process. Public outreach is extremely important. We do not want people operating in isolation, internal and external communication will be important. We want to ensure the major aspects of this project are vetted through a public process.

Julio (RNC) was concerned with the sober house nearby. Homeless people are being dropped off in Dudley Square. How do they fit into a revitalized Dudley?

Dana (BRA) indicated that he was taking notes and would get back to the OC on issues raised this evening.

Jorge (OC) felt that it was important to not tell the homeless they were not welcome. There are resources that can help.

Joe (OC) expressed concern at the role of the OC in this. If the city envisioned this process prior to the RSMP it makes no sense. This will seriously impact our work. We need to see a definitive plan and timeframe to inform our work. He recommended getting more information before proceeding.

Dana (BRA) responded that the OC should be included as much as possible. This has taken shape recently.

Dan (OC) felt the concern and stated that some OC members felt sandbagged a bit. How are we involved?

John Dalzell (BRA) stated that the B-2 and Ferdinand plans have not changed that much since the RSMP. What has changed is the land use options.

Dan (OC) understood, but expressed concern about moving the BPD to a contaminated site.

Councilor Turner (OC) expressed concerns about new development in the area such as Bartlett Yard and Madison Park CDC and how this would affect congestion. He felt too many things were occurring at once that could negatively affect the Dudley business community. He suggested coordinating a meeting with private developers.

Dana (BRA) felt this sounded like a good idea.

Councilor Turner (OC) suggested that local merchants' organizations be involved as well.

Barbara Barrow-Murray (OC) felt that this should be folded into the RSMP process.

Charlotte (OC) asked what his perspective was on the OC role.

Dana (BRA) responded that the Dudley Vision Process was just getting started. His sense was that the OC should be as involved as possible and that information would be shared to inform the OC's primary focus. My role is to ensure that our work is well coordinated.

Charlotte (OC) responded that the OC has made suggestions.

Dana (BRA) stated that he would come back to the OC. Charlotte (OC) asked for a timeline.

Dana (OC) stated that he estimated a 3-5 year window, specifically with B-2 and the Ferdinand. This could increase. There will be a follow-up community meeting in the near future.

Senator Wilkerson (OC) felt that Dana's answers have been helpful. She was present at the 6/9/07 public meeting. The OC's oversight in the community was intended to avoid this. It seems to be layer on top of layer.

Dana (BRA) indicated that this role was not intended to preclude the OC from its other roles.

Senator Wilkerson (OC) stated that the OC spends time generating plans for Roxbury. Tasks should not be divided and the OC should be involved.

Dan (OC) opened the floor to audience questions.

Audience Member Bruce Bickerstaff asked about the MBTA's involvement. Dana (BRA) replied that this was a good question that was being worked on currently. He added that his role was to address the difficult questions.

Dan (OC) stated that he wanted to get through the agenda.

Donovan Walker (BRA) stated that at the 6/9/07 community meeting that this would be treated like an 8th parcel and suggested assigning to OC members to each development parcel to oversee it.

Audience Member asked what wealth creation meant. He urged looking at the whole area and creating a vision to inform the issue. Dudley Main Streets has a lot of ideas on this issue.

Dan (OC) felt this was a good idea.

Senator Wilkerson (OC) asked the BRA to come back in September with a plan for B-2 and Ferdinand.

Dana (OC) replied that with B-2 and Ferdinand, he envisioned the OC role being similar to what the previous process has been. He indicated that he would work to clarify this for the September meeting. He wanted a consistent community process.

Barbara (OC) re-emphasized the oversight piece. Ferdinand and B-2 are near RSMP parcels and should be added to the development sheet.

John (BRA) replied that this was a good idea.

Councilor Turner (OC) urged moving meeting locations to allow for more discussion.

Julio (RNC) asked why the city was planning this without the OC's involvement.

Joe (OC) felt this was convoluted. The OC's role is creating RFPs, then staff the PRC. The city has to figure aspects of these projects out. But, the Article 80 process has not yet begun.

John (BRA) referred to the 7 Parcel sheet. What should the OC do next? How do we begin the community process? We held two charrettes for Bartlett Yard. We also will update the Dudley Vision process for you. We would like the OC to consider the possibility of clustering 8, 9 and 10.

Joe (OC) felt that the September Agenda would be too crowded.

Donovan (OC) stated that 8, 9 and 10 should go together. Also, what about the Laidlaw garage? There are not enough PRC members.

Charlotte (OC) stated that 8, 9 and 10 should go together.

John (BRA) stated that this is just a proposal for discussion.

Dan (OC) stated that they needed to sit down and think about this. Please come to the Wednesday PRC meeting.