



Meeting Notes
March 3, 2008
6:00pm-7:45 PM
Dudley Public Library
65 Warren Street

RSMPOC Members Present: Norman Stenbridge, Donovan Walker, Dan Richardson, John Barros, Marilyn Lynch, Joe Cefalo, Charlotte Nelson, Reggie Jackson, Beverly Adams, RNC: Julio Henriquez

Dan Richardson (OC Vice-Chair) called the meeting to order and stated that when the OC had a quorum, the notes would be reviewed.

Parcel P-3 Update

Hugues Monestime (BRA) read through a timeline of the communication between the BRA and the potential developer over the past year.

John Barros (OC) asked for clarification that the Ruggles Place team had been tentatively designated. Hugues (BRA) replied that it had in June of 2007.

Julio Henriquez (RNC) asked what they needed to do. Hugues (BRA) referred to the requests in the timeline, and added that they had to address issues such as financial feasibility and urban design.

Donovan Walker (OC) asked when the project would be coming back to the PRC. Hugues (BRA) replied that once the developer has final designation and has formally submitted a Project Notification Form.

Charlotte Nelson (OC) asked if the timeline was public. Hugues (BRA) replied that it was still a working draft, but that the filing would be public.

Dan (OC) asked that it be distributed to the community when it was finalized. He also added that tentative designation can lead to de-designation or an extension, as was the case with Jackson Square. It is not automatic to move smoothly.

Hugues (BRA) stated that we would bring the Bartlett Yard development team in at some point. We are waiting for them to sign a Purchase and Sale agreement with the MBTA.

Norman Stenbridge (OC) asked for a P-3 update in April. Julio (RNC) asked what they would be presenting. Hugues (BRA) replied that they would be presenting their perspective on the process.

John (BRA) asked that the OC be kept in the loop before any decisions were made. Hugues (BRA) replied that the BRA had committed to do this.

BSA Competition

Hugues (BRA) introduced the design competition as an opportunity to bring positive attention to Dudley Square. He outlined the competition as part of the AIA Conference in May and as sponsored by the Boston Society of Architects. The idea is that young architects will get an opportunity to gain recognition. Ideally, we would like to involve the OC and the Roxbury community in this process. The designs will not have any bearing on the eventual OC process to develop the site. He indicated that he had distributed an information packet and schedule on the contest to the OC.

Dan (OC) suggested that information on the contest should be available at the library. Hugues (BRA) replied that he would do so.

Dan (OC) suggested putting a notice in the paper.

Donovan (OC) asked if the designs would be used in the future, and if not, why toy with the community.

Hugues (BRA) replied that this was designed to create interest and dialogue around Dudley Square.

John (OC) clarified that the community participation was not going to affect the PRC.

Joe Cefalo (OC) stated that this site had been discussed previously, and this process seems to be a waste of time.

Hugues (BRA) felt that it was a good exercise for the community and a way to start the conversation.

Charlotte Nelson (OC) wanted transparency, and asked where ideas generated by this process would go.

Dan (OC) felt that this could cause confusion and wanted assurances that the prize money was not coming from the BRA.

Audience Member Lenny Durant felt that this reminded him of Washington Park Urban Renewal, which created a project that was not good for the community. There is a history of bad development in the Roxbury community.

Dan (OC) stated that the BRA has heard the community concerns and that more information was needed.

Hugues (BRA) stated that this was an academic exercise that happens in towns everywhere. It is intended to bring some visibility and publicity to the Roxbury area, specifically Dudley.

Dan (OC) felt that assurances needed to be made that this would not affect the OC's role in this parcel. The BRA needed to address that.

Joe (OC) asked when this came before the BRA, similar to late notice of the Dudley Vision Task Force.

Hugues (BRA) replied that this had come about very recently.

Donovan (OC) asked who was sponsoring the event.

Dana Whiteside (BRA) stated that this was being funded by the BSA, not the BRA, as part of the AIA conference. They are holding a large convention in May. He stated that the communities concerns and points were well taken.

John (OC) stated that he felt that BRA had good intentions here, but that vetting with the OC earlier might have been helpful.

Dudley Square

Dana (BRA) introduced himself to the OC and audience. He indicated that he would be providing a broad Dudley Square update. The new B-2 police station would be the first project to get underway, followed by the new municipal building and the BPL renovations. Later on, the OC be responsible for leading a community process to create an RFP for the new developable site. The Dudley Vision Advisory Task Force (DVATF) has been created to work with city agencies to help with the planning for these projects. After working with the elected officials, a nomination list has been submitted to the Mayor for approval.

Julio (RNC) asked about the process of determining these projects.

Dana (BRA) replied that the reasoning has been discussed previously in this forum. The Ferdinand Building has long been blighted and the new police station and clean-up of the Modern site are both important. They will be taking place on city owned land and city projects, with the uses being appropriate for the location. The OC is viewed as the premier community group in Roxbury and it was logical to ask the OC for input. The uses are predetermined because they are municipal buildings, but it is very early on in the process and there is a tremendous amount of planning to be done. The BRA recognizes that the OC has a lot on its plate.

Julio (RNC) commented that when this plan was announced it indicated that the OC would be involved following a set process.

Dana (BRA) replied that the Mayor announced this initiative in June of 2007, there has been no shift in those plans.

John (OC) reminded him that the OC was included after the fact at the request of our Elected Officials. An OC subcommittee looked at language around this, and the BRA has accepted this document, but has not responded in writing. We do not want to be a rubber

stamp. It is unfortunate that public dollars are being spent on uses and design not vetted with the community. I am confused as to why the mayor has moved forward on this.

Norman (OC) agreed with John and indicated that he had worked on this document. He was not aware that it had been moved forward and had heard no official response. He indicated that the OC had been debating this since September 2007.

Dana (BRA) replied that he was aware of the document and that it remained under review. It spoke to how the Dudley taskforce would work.

Norman (OC) indicated that it looked at Dudley as a whole.

Audience Member was upset with the BRA for showing the plans as done and expecting the community to blindly accept.

Charlotte (OC) asked about the timeline and the two projects going forward simultaneously.

Dana (OC) indicated that nomination of the Dudley Vision Advisory Task Force was imminent.

Dan (OC) stated that it needed to happen.

Donovan (OC) stated that he was at the June meeting where the Senator asked for OC involvement and the Mayor agreed. He understood that B-2 was a priority, which was fine with him. How many members will be on this committee?

Dana (BRA) replied that the DVATF would have 15-19 members. We all want this finalized and the community's point about waiting is well taken.

Pat Brophy (PCM) introduced himself as from the City's Department for Property and Construction Management. He indicated that his engineers are excited to work with the community and await their input. There is a tremendous amount of pre-development work to be done. A number of discussions need to be had and no decisions have been made.

Dana (BRA) indicated that a lot of due diligence had been done.

Donovan (OC) asked when the Children's Services building would be demolished.

Pat (PCM) replied within a year. Dana (BRA) added that some environmental issues needed to be examined. It comes down to timing, which has been admittedly poor so far.

Charlotte (OC) wanted a summary of issues in Dudley issued to the OC so they would be up to date.

Dana (OC) stated that could be done.

Dan (OC) wanted more information ahead of time since the OC lacked the infrastructure.

Julio (RNC) spoke to better information distribution for the OC and the community.

Dana (BRA) offered to work on the Dudley piece of that issue.

Norman (OC) asked about the OC document sent to the BRA? Dana (OC) replied that he would have a response by the April meeting.

Marilyn Lynch (OC) asked about meeting minutes. Dan (OC) asked members to look at the proposed calendar.

Donovan (OC) asked about a newsletter for Dudley. Dana (BRA) replied that it was a good idea and he would take it under advisement.

Donovan (OC) suggested monthly updates.

Hugues (BRA) stated that staff would be bringing these ideas back to Kairos.

John (OC) was fine with it without the reserved dates.

Joe (OC) hoped for an update regarding Parcel 8, 9 and 10.

Meeting Adjourned