

Roxbury Strategic Master Plan Oversight Committee Meeting
Monday, September 12, 2016
6:00 PM to 7:45 PM
Dudley Branch Library, 65 Warren Street, Roxbury

Attendees

RSMPOC Members: Frederick Fairfield, Bing Broderick, Valeda Britton, Norman Stenbridge, Susan Sullivan, Jorge Martinez, Tony Hernandez, Charlotte Nelson, Dorothea Jones, Frank Williams

Not in Attendance: Beverly Adams , True-See Allah, Felicia Jacques, Michael Curry, Marzuq Muhammad, Rep. Gloria Fox (Ex-officio), Senator Sonia Chang-Diaz (Ex-Officio), Evandro C. Carvalho, Rep. Byron Rushing (Ex-Officio) Councilor Tito Jackson (Ex-Officio)

BRA Staff: Lara Merida, Dana Whiteside, Lillian Mensah

Link to PowerPoint- <http://www.bostonredevelopmentauthority.org/getattachment/3f7ee5db-9f62-4a6d-a67e-a764c01992a9>

Summary

On September 12th the Roxbury Strategic Masterplan Oversight Committee was called to order by Lara Merida, Deputy Director of Community Planning. The agenda was reviewed and RSMPOC roles and responsibilities related to the scope of the PLAN: Dudley Square planning study were reiterated.

Development Project Update

Dana Whiteside, Deputy Director of Community Economic Development then presented the status of the following development projects:

Parcel 10 - Madison Tropical –

<http://www.bostonredevelopmentauthority.org/projects/development-projects/madison-tropical-parcel-10>

- The second phase of Madison Tropical is 2101 Washington St building B. While the 2101 Washington Street building is not included in Parcel 10, and is instead a private parcel, it is included in the review and purview of RSMPOC.
- The third phase is 2085 Washington and will be office commercial.

- The development team needs to complete the 2101 Washington project in order to get final designation for the third phase.

P 9 – Melnea Hotel and Residences

<http://www.bostonredevelopmentauthority.org/projects/development-projects/melnea-hotel-and-residences>

- The Melnea Hotel and Residence project is located on P9 at the corner of Melnea Cass Blvd. and Washington St.
- The development team is currently working on compiling their article 80 documents and achieved final designation status in the BRA approval process.
- The BRA does not sell land but forms lease agreement.
- They have received a MassWorks Infrastructure grant.

Questions and Comments

- A RSMPOC member asked if all the financing was in place. Dana Whiteside responded that all financing is confirmed before the final designation status is achieved. They are working on the final financing.
- A RSMPOC member asked further about schedule. The Developer stated they expect to finalize the lease by the end of September. They then expect it to take 8 weeks to get building permits. They noted that Cranshaw will do the construction – 40% minority subcontractors (carpenter, mason, electrician etc.) They will begin interviewing in the next 3 weeks.
- In response to a RSMPOC member question about the retail designation, the developer responded that they have not selected anyone. There is the possibility for the hotel to expand if retail does not do well.
- A RSMPOC member asked about the licensing, the developer responded that it is a legal technicality. The licensing agreement should be signed tomorrow. The BRA is coordinating closely with MassDot, which owns part.

Bartlett Place – <http://www.bostonredevelopmentauthority.org/projects/development-projects/bartlett-place>

- The Bartlett place project will be primarily commercial & residential.
- The land was owned by MBTA, through a process was sold out right to Nuestra and was approved under a PDA (Planned Development Area).
- They have received a MassWorks Infrastructure grant.
- The developer stated that building A which was approved in 2013 as part of phase 1. They are approved to build 39,000 sq ft, 42 units moderate – market rate. They are starting to go out for

financing now, as no money is committed. The preliminary budget is \$42 million. Will start with DND, then Mass Housing and equity investors. Five weeks ago Mass housing opened the new guidelines for new applications, which they hope to submit to in the fall.

- In response to a RSMPOC member question about financing on the commercial side the developer answered that it is difficult to get financing with a tentative status.
- A RSMPOC member expressed concern around accountability relating to jobs. The RSMPOC had asked for signs to be put up advertising to residents to apply, and for a mailbox to be put up with applications. The location where it was put was dangerous and there were no applications in either mailbox.
- The developer stated the numbers have been disappointing, they hope to do better with building A. He also noted that Built Rite, who they are working with has a good track record. Additionally, they are open to further suggestions.
- A community member asked about how wealth will be measured, where businesses will come from, and stated it would be great to see businesses subsidized. Dana Whiteside stated that as part of Plan Dudley the goal is to present numbers of retail and other uses that would be appropriate in each space to help codify strategically.
- A RSMPOC member stated the need for the PRC to be in place. He also stated that the RSMPOC was asked by the developer for a letter of support for building A, however, this is a decision the committee needs to make. Another RSMPOC member stated they would not like to discuss it in this format.
- A RSMPOC member stated they would like the opportunity to vet all PRC lists before they are made public. Dana Whiteside responded this can be done.

P-3 Tremont Crossing Project – [http://www.bostonredevelopmentauthority.org/projects/development-projects/tremont-crossing-\(p-3\)](http://www.bostonredevelopmentauthority.org/projects/development-projects/tremont-crossing-(p-3))

- The Tremont Crossing Project is located on P3 on the corner of Tremont St. and Whittier St.
- The PRC (Project Review Committee) serves as an IAG (Impact Advisory Group). They bring recommendations to the RSMPOC. The next meeting will be Thursday September 22, 2016 6:15pm – 7:45pm at Central Boston Elders Services, 2315 Washington St, Roxbury
- There is no longer a hotel component to the project. It is housing, office and retail. The housing is multi-family not student housing

Questions and Comments

- A RSMPOC member inquired about the delay. The developer responded that they faced a structural construction issues. Additionally, they are waiting on certain National Park Service approvals as the old Tropical Foods is a historic building. He does not know the length the delay will be but they are still aiming for completion in September 2017.
- A RSMPOC member asks if 51/51/15 will be met (referring to 51% residents, 51% minorities, and 15% women). The developer answered yes. Currently, they are at about 40% Boston residents, 75-80% minorities and a small percentage of women. He stated they are currently facing a problem finding masons who are Boston minorities and invited anyone to make referrals.

- The developer also stated that they are not dependent on receiving the MassWorks grant at this time as they can cover the deficit without it.
- An audience member asked about retail study that was done two years ago and how coordination is happening across the district. Dana Whiteside answered that the Dudley Vision website has been made available for development teams to use. Additionally, that information will be incorporated into Plan: Dudley which presents an opportunity to be more strategic.
- An audience member asked if we know how many people are available for work and if there is a mechanism for tracking this. Dana Whiteside answered that John Dunham the City of Boston, Jobs Bank Coordinator is working on getting at these types of questions. He is taking on the task of merging job databases.

Planning Update

- The next Plan Dudley workshop is on September 19th at the Bruce C. Bolling Building from 5:30-8:00. The consults NextStreets will be presenting on Development Scenarios and Tools for Development.

Meeting Adjourned 7:48pm