
Roxbury Strategic Master Plan Oversight Committee Meeting

October 4th, 2021

1. RSMPOC

Welcome and Orientation

Meeting Recording

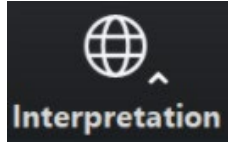
At the request of community members, this event will be recorded and posted on the Roxbury Strategic Master Plan webpage at

bit.ly/theRSMPOC for those who are unable to attend the Zoom event live.

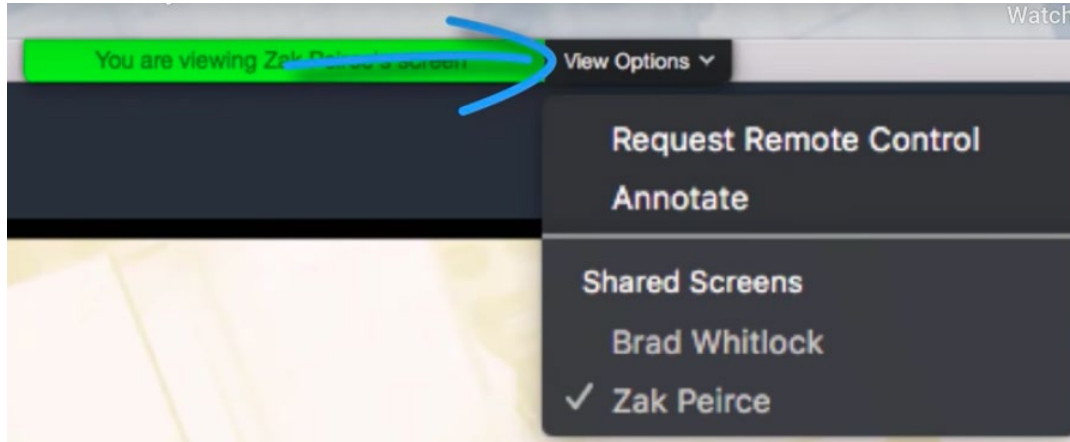
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

If your camera and microphone are off, you can still participate through the text chat feature.

Interpretation and Translation



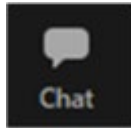
"Spanish" -for Spanish
"Haitian Creole" -for Haitian Creole
"English" -for English



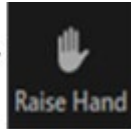
Zoom Tips

Welcome! Here are some tips on using Zoom for first-time users.

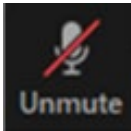
Your controls are at the bottom of the screen



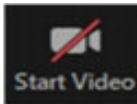
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box, or press *9 on your phone



Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk. To mute/unmute on your phone press *6.



Turns your video on/off

Zoom Etiquette

We want to ensure that this conversation is a pleasant experience for all attendees.

- Please remain muted until called on. If you'd like to speak during this time please use the "Raise Hand" function in Zoom so a BPDA moderator can unmute attendees.
- Please be respectful of each other's time.
- We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.
- If we are unable to get to your question at this meeting please put them in the Chat at the end or email Kelly.sherman@boston.gov

Agenda

- 1. RSMPOC Welcome**
- 2. Crescent Parcel PRC Recommendation and Vote**
- 3. P-3 RFP Update**

RSMPOC Overview and Updates

First Monday of the month

January 11, 2021

February 1, 2021

March 1, 2021

April 5, 2021

May 3, 2021

June 7, 2021

July 12, 2021

****No Meeting in August****

September 13, 2021

October 4, 2021

November 1, 2021

****No Meeting in December****

RSMPOC Responsibilities

- The Roxbury Strategic Master Plan Oversight Committee (RSMPOC) was created in 2004 as a result of the Roxbury Strategic Master Plan (RSMP).
- The RSMPOC is broadly representative of the Roxbury neighborhood and is made up of Mayoral Appointees, nominated by elected officials, neighborhood associations, and community organizations.
- The RSMPOC oversees the implementation of the Roxbury Strategic Master Plan and PLAN: Nubian Square.

Join. Engage. Take Action.

- **Join:** Join the Roxbury Strategic Master Plan Oversight Committee, and/or a Project Review Committee (PRC).
- **Engage:** Attend public meetings. Ask questions. Invite neighbors, Roxbury civic groups and organizations, businesses, abutters or other community affiliates to public meetings.
- **Take Action:** Review and comment on projects, developments, and the planning initiative.

For more information about upcoming meetings, development projects and how to get involved, visit bit.ly/theRSMPOC

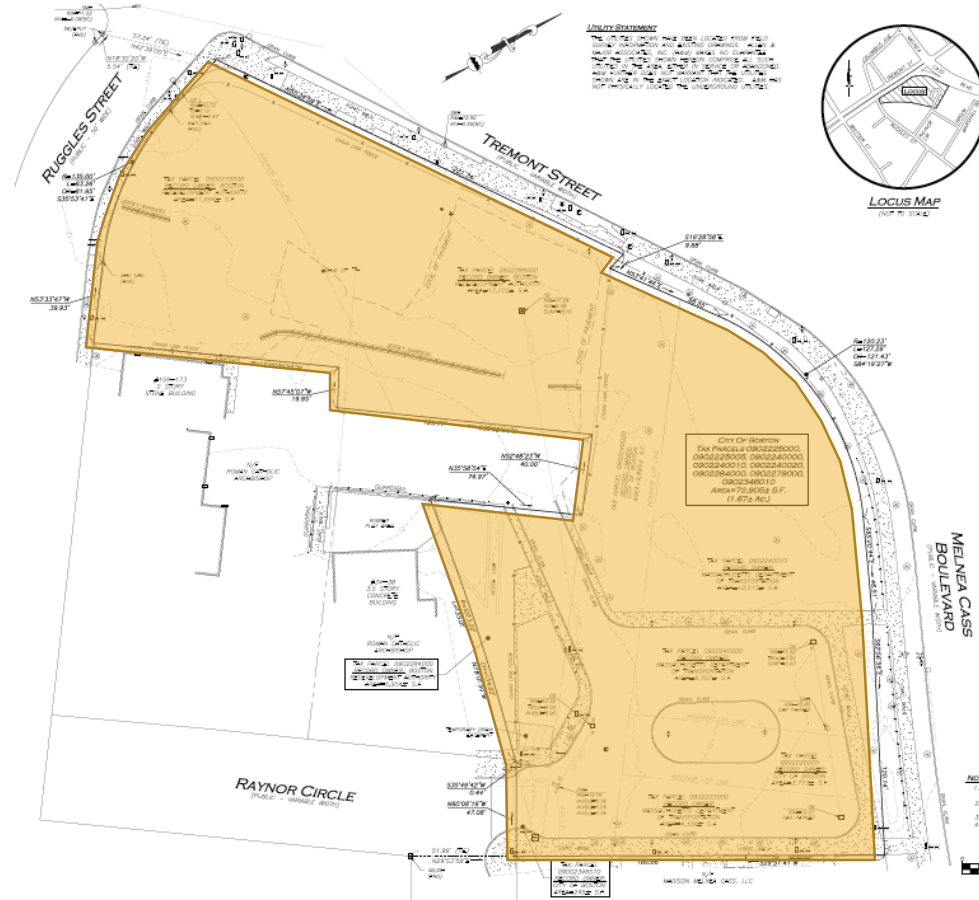
Original 2004 Master Plan Goals

- Enhance **civic & cultural life** in the neighborhood
- Promote **diverse & sustainable growth** with jobs for local residents
- Ensure **safe & convenient public** and **private transportation**
- Expand & improve **housing for a variety** of socioeconomic and age groups
- Create a **comfortable, lively, and safe public realm** that reflects the diversity of local residents
- Enhance **community participation** and **empowerment** through increased accountability of government, and institutions and businesses

2. Crescent Parcel PRC Recommendation and Vote

The Crescent Parcel

- 72,905 SF of land located at the corner of Melnea Cass Blvd and Tremont Street
- The site is an assemblage of BPDA, City, and MassDOT-owned parcels
- The adjacent parcel is owned by the Archdiocese of Boston



RFP Process

- The PLAN: Nubian process was launched in 2016 to guide the RFP process for 10 publicly owned properties.
- The three year and ongoing community engagement consisted of public workshops, walking tours, and community gatherings in order to share information, establish a vision for the future, and solicit feedback from the community.
- The resulting RFP development objectives were driven by community needs, including affordable housing, economic development, development without displacement, good jobs standards, diversity and inclusion, sustainability, and additional community benefits.

RFP Process

- The BPDA held four public meetings focused on the Crescent Parcel between October 2019 and February 2020.
- A final meeting in March 2020 was postponed due to the COVID pandemic.
- The BPDA presented a revised RFP in October 2020 at a virtual meeting. Community feedback advocated for stronger protections for existing trees and more explicit requirements for open space. The final design guidelines were revised to reflect these requests.
- The RFP was issued in January 2021 and developer responses were submitted in April 2021.

Project Review Committee Members

RSMPOC Members:

- Norm Stembridge
- Steven Godfrey
- Valeda Britton
- Fred Fairfield
- Frank Williams

Local Residents and Business Owners:

- Alison Pultinas
- Zara Zsido
- Melissa Mills
- WaWa Bell
- Nina LaNegra

PRC Process

- The PRC met six times between June and August 2021
- Activities included:
 - Public presentations of the proposals by developers
 - Interviews with the three development teams
 - Site visit
 - Review of public comments
 - In-depth analysis of the proposals against the evaluation criteria

Crescent Parcel Proposals:

Planning Office of Urban Affairs & J. Garland Enterprises

Uses: 313,000 built square feet

- 253,000 SF Residential (217 units, two-thirds affordable)
- 31,000 SF community space and parish services
- 40,000 SF building common space
- 65,000 SF open space
- 94 parking spaces



Crescent Parcel Proposals:

OnyxBoston

Uses: 277,000 built square feet

- 146,000 SF Residential (164 units, two-thirds affordable)
- 37,000 SF commercial space
- 32,000 SF open space
- 202 parking spaces



Crescent Parcel Proposals:

Trinity Financial & Madison Park Development Corporation

Uses: 317,000 built square feet

- 263,000 SF Residential (177 units, two-thirds affordable)
- 12,000 SF community space
- 83 parking spaces



PRC Recommendation

The PRC recommends the Planning Office of Urban Affairs & J. Garland Enterprises for designation for the Crescent Parcel.

- **Development Concept:** Includes the highest number of residential units, the greatest amount of 2, 3, and 4 bedrooms to meet the needs of families, and space for social service uses that currently exist on the parcel. The development program is able to holistically integrates the entire block due to site control of the adjacent parcel.
- **Urban Design:** Exceeds the required amount of open space and includes a thoughtful and feasible plan for preserving the greatest number of trees possible on the parcel.
- **Diversity and Inclusion Plan:** Extremely robust, deeply thoughtful outreach plans across multiple aspects of the development. One of two development partners is MWBE, and there are multiple MWBEs already committed to the project team. Janey Construction proposes a comprehensive outreach and recruitment plan to achieve high levels of MWBE subcontractor spending.
- **Financial Capacity/Development and Operating Cost Feasibility:** The proponent has the ability to successfully finance the development as proposed. The principals have sufficient assets to fund pre-development costs, the sources of funds assumed are reasonable and achievable, and construction costs are appropriate for the proposed development.

Next Steps

The PRC has concluded the first phase of its work, but the community process continues from here.

- The Roxbury Strategic Master Plan Oversight Committee votes tonight
- The BPDA awards Tentative Designation
- The developer apply for approvals, permits, and public subsidy. This includes the Article 80 development review process.
- The Roxbury Strategic Master Plan Oversight Committee will continue to monitor each project in the broader neighborhood context.
- The PRC will transition into a new role as Impact Advisory Group and work closely with City staff and continue working as a community in ensuring a collaborative agreement on public benefits, budgets, and schedules.

Questions/Comments from RSMPOC

Questions/Comments from Community

RSMPOC Vote

RSMPOC Vote

- Catherine Hardaway
- Charlotte Nelson
- Dorothea Jones
- Frank Williams
- Frederick Fairfield
- Lorraine Payne Wheeler
- Marisa Luse
- Nefertiti Lawrence
- Norman Stembridge
- Steven Godfrey
- Sue Sullivan
- True-See Allah
- Valeda Britton

3. P-3 RFP Update

P-3 Request for Proposals

- **February Workshop 1:** To understand the existing conditions, how we can plan with the site, and identify potential uses for the site in the context of Nubian Square.
- **March Workshop 2:** Discuss potential for the site layout, uses, opportunities, and challenges.
- **April Workshop 3:** Discuss urban design considerations
- **May:** Diverse Developer Outreach Conference, in partnership with Builders of Color Coalition
- **June Workshop 4:** Review of uses, opportunities, and challenges.
- **August Workshop 5:** Present draft RFP for feedback
- **August 23 Chat with a Planner:** Informal opportunity to discuss the RFP and get feedback
- **September RSMPOC:** RSMPOC voted to approve the P-3 RFP including comments received by September 24
- **September 29:** P-3 Networking Event

October RSMPOC: Update on final P-3 RFP including comments

Feedback since September 13

Context

- **Page 6** - Added a description of the Reggie Lewis Track and Athletic Center and the Madison Park Community Center to the Site Description as neighborhood amenities.
- **Page 7** - Revised the "History of the Property" section to emphasize Roxbury's importance as a commercial and cultural center, using Connolly's as a key example.

Open Space

- **Page 40** - Added language that the proposed location of 20,000 sf of consolidated open space in the RFP is recommended, not required. An alternate location for the consolidated open space may be considered if the same connectivity and open space goals are achieved.

Former Whittier Street Neighborhood Health Center

- **Page 7** - Added language to the description of the building saying that some community members are interested in preserving and reusing the building.

Feedback since September 13

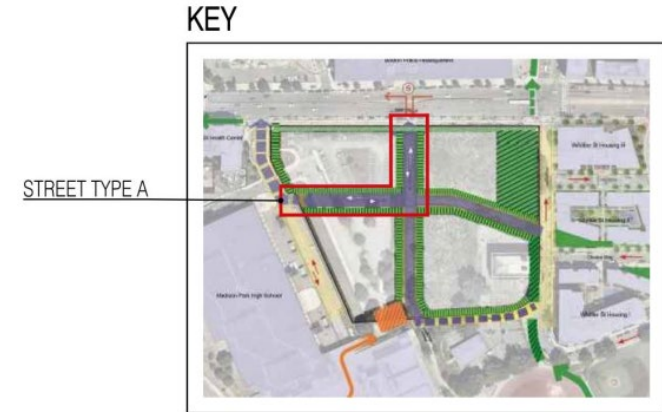
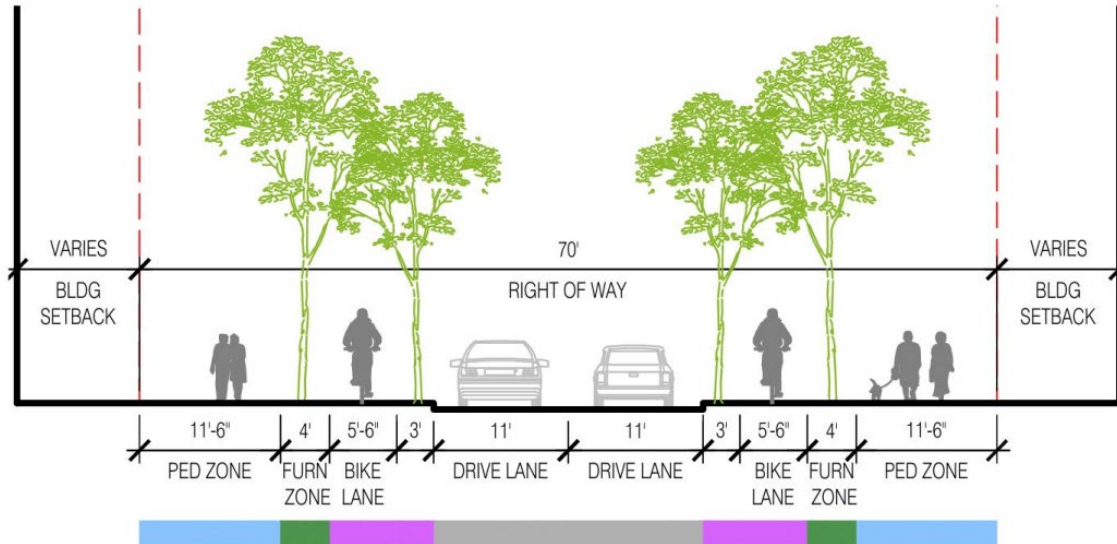
Employment and Wealth Development

- **Throughout the document** - Replaced "wealth creation" and "wealth generation" with "wealth creation/development"
- **Page 15** - Add "green jobs" to the list of potential new employment opportunities
- **Page 16** - Edited language regarding job training to apply to all uses that generate employment, including commercial, manufacturing, life science, green jobs, etc, and added additional text to emphasize jobs in the planning phase and operations/maintenance phase
- **Page 17** - Edited language on wages to incorporate the Good Jobs Standards. "Wages associated with all jobs should be appropriate for their associated categories and provide for an enhanced quality of life and the prospect of economic mobility for area residents. *The "good wage" as defined by the Good Jobs Standards on page 53 should be considered a minimum.*"
- **Page 17** - Moved "Community members have expressed a strong preference for homeownership as an opportunity to develop wealth" to a more prominent place to emphasize it more strongly.
- **Page 21** - Added more detail in the "Partnership Opportunities with Boston Public Schools" on benefits, training, and programming BPS would like to see a development generate for Madison Park/O'Bryant students

Feedback since September 13

Transportation

- **Page 31** - We received feedback expressing concern that the RFP is suggesting 70-75' width for certain portions of Vernon Street and Hampshire street.
 - To clarify, this width is not 70' of street lanes. It is intended to allow space for the elements of Complete Streets design, including sidewalks, bike lanes, street furniture, street trees, and one driving lane in each direction.



P-3 Request for Proposals

Next Steps:

- **PRC nominations are open:** <https://bit.ly/P-3PRC>
- **October 14:** BPDA Board votes to release P-3 RFP
- **October 27:** P-3 RFP is released (tentative date)
- **2022:** Selection process begins

November RSMPOC Meeting

- **November 1:**
 - **BFIT Presentation**
 - **Review of Nubian Square development**

Appendix

Tablet/Phone Screenshot

