

Supplemental Phase II CSA / Phase III RAP Addendum / TSS Report, RAM Plan PIP Meeting Notes
January 11, 2021
Tremont and Whittier Streets, Boston (Roxbury), MA
RTN 3-15009

A Public Involvement Plan (PIP) meeting pursuant to the Massachusetts Contingency Plan (MCP) was held on January 11, 2021 at 6:00 pm for the property identified as Parcel P-3 located at the corner of Whittier and Tremont Streets in Roxbury, Massachusetts (RTN 3-15009). Additional RTN 3-36365 is also related to the Site. Due to the COVID-19 pandemic, the meeting was held virtually, via Zoom (<https://bit.ly/3mBvdIg> [meeting ID: 161 993 5065] and a call-in number: 1 (646) 828-7666). The meeting was part of a larger regularly scheduled meeting hosted by the Boston Planning & Development Agency (BPDA), known as the Roxbury Strategic Master Plan Oversight Committee (RSMPOC).

Ms. Kelly Sherman of BPDA moderated the meeting. The topic of environmental assessment and remediation of Parcel P-3 was the 5th item on the RSMPOC agenda. Ms. Ileen Gladstone of GEI Consultants, the Licensed Site Professional (LSP) for the project conducted a formal presentation, followed by a question and answer period. Attached is the PowerPoint presentation slides from the PIP portion of the public meeting (in English, Spanish, and Haitian-Creole).

Welcome

Ms. Morgan McDaniel, Real Estate and Community Development Officer, BPDA opened up the agenda item to talk about P-3. She discussed the historical P-3 timeline and that the final designation with the previous developer expired (November 2019). She indicated that today marked the beginning of the community engagement process for P-3. In the last year, BPDA has been having discussions with stakeholders about their needs. Ms. McDaniel also announced that BPDA has been awarded a \$250,000 grant for environmental remediation.

Ms. McDaniel introduced Ms. Gladstone to give an overview of the contamination at the P-3 site. Ms. Gladstone stated the purpose of the meeting was to provide an update on the site contamination and pending targeted cleanup. Ms. Gladstone also stated that the meeting fulfilled a regulatory obligation of a public involvement process under Massachusetts regulations to present an overview of two important reports that are being filed with MassDEP soon. Ms. Gladstone was joined by Mr. Ryan Hoffman, also of GEI Consultants.

Site History

Ms. Gladstone summarized the site history and release history. The site had been occupied by various industrial, commercial, and manufacturing businesses that used and stored chemicals from the late 1800s to about the 1960s. The contamination was first reported to MassDEP in 1997. The contaminants identified in soil included identified petroleum, polycyclic aromatic hydrocarbons (PAHs), and lead.

Release History

Ms. Gladstone indicated that the City reported the contamination to MassDEP in 1997. She explained that Phase II investigations were completed at the parcel by others at that time, which included the collection of soil and groundwater samples. Contamination was identified on the eastern portion of the Property. The investigations were summarized in a 2002 Phase II/III report, which also included an evaluation of cleanup options. Results of the investigations identified “hot spots” of lead contaminated soil and the recommended cleanup was to excavate the lead hot spot and the large soil mound at the site. However, these plans were never executed.

MCP and Public Involvement Plan (PIP) Process

Ms. Gladstone indicated the disposal site was designated a Public Involvement Plan (PIP) site in 2008 (correction: 2005). The PIP process helps ensure that the public is informed about the cleanup. The plan is tailored to the level of community interest. For this project, a public repository was established at the Roxbury Branch Library for important reports and other documents.

Additional Investigations

Ms. Gladstone explained that in 2016 and 2017, GEI completed additional investigations at the site which included the sampling and analysis of soil and groundwater. This work was performed on behalf of the formerly designated developer, Feldco. The results of the investigations on the western portion of the parcel identified similar contaminants in soil to the eastern portion of the parcel. However, new groundwater data identified reportable concentrations of chlorinated volatile organic compounds (VOCs) in groundwater on the western portion of the parcel. Ms. Gladstone explained that VOCs are typically associated with industrial solvents and dry cleaners.

These additional contaminants were reported by BPDA to MassDEP in 2020. The disposal site is being expanded to include the entire P-3 site. BPDA has been working to return the site back into compliance with Massachusetts regulations. The first step for BPDA (through GEI) is to submit a new Phase II/III report. *This report, which is the first of the two Draft Reports currently available for public comment, will be submitted to MassDEP.* The new Phase II/III report includes all of the data from the original 2002 Phase II report as well as the data from the 2016 and 2017 investigations. The report describes the contamination and also evaluates and recommends cleanup options. The cleanup options are very similar to what was recommended in the 2002 report, specifically removal of the lead hot spot and removal of the large soil mound.

The report concludes there are not any short-term risks but in the long term the site will need to be cleaned up.

Targeted Cleanup

BPDA has recently been awarded a \$250,000 grant for environmental remediation from MassDevelopment. On behalf of BPDA, GEI has prepared a soil cleanup plan, called a RAM (Release Abatement Measure) Plan. *This plan, which is the second of the two Draft Reports currently available for public comment, will be submitted to MassDEP.*

Ms. Gladstone explained that the targeted soil cleanup includes removal of approximately 450 cubic yards of contaminated soil. The entire lead hot spot in the center of the site will be removed, and the most heavily contaminated soil from the soil mound will be removed after further characterization. The soil will be removed from the site for off-site soil disposal. It is anticipated that the targeted soil cleanup will take approximately 2 weeks in the field, where there will be ongoing excavation and trucking.

Community Protection

Ms. Gladstone stated that during soil cleanup activities, dust monitoring and controls will be implemented. She explained that dust monitoring will be monitoring stations across the site. Dust control techniques will include the use of water to keep dust down and limiting further stockpiles on-site by directly loading soil onto trucks during excavation.

Document Repository and Availability

Two documents are available for public review and comment:

- Draft Supplemental Phase II Comprehensive Site Assessment / Phase III Remedial Action Plan Addendum / Temporary Solution; Parcel P-3 (MassDEP RTN 3-15009 and RTN 3-36365): Tremont and Whittier Street, Boston, Massachusetts, January 2021.
- Draft Release Abatement Measure Plan; Parcel P-3 (MassDEP RTN 3-15009 and RTN 3-36365): Tremont and Whittier Street, Boston, Massachusetts, January 2021.

Copies of the documents are available for review at:

- The Roxbury Branch Library, 149 Dudley Street, Roxbury;
- The MassDEP website: <https://eeaonline.eea.state.ma.us/EEA/fileviewer/Rtn.aspx?rtn=3-0015009>.
- The BPDA Plan: Nubian Square: Parcel P-3 website: <http://www.bostonplans.org/planning/planning-initiatives/plan-nubian-square-parcel-p3>

Minutes of the meeting were prepared and distributed to the attendance and mailing list, and within ten (10) days (by January 21, 2021) posted on the MassDEP and BPDA Plan: Nubian Square: Parcel P-3 websites.

Public comments to the two Draft Reports are due in twenty (20) days (by February 1, 2021) and the responses to the comments will be included in the Final Reports. Comments can be provided to Ileen Gladstone at igladstone@geiconsultants.com or 781.424.9924 or William Epperson of BPDA at william.j.epperson@boston.gov or 617.918.6202.

Community Questions

Mr. Devin Quirk, Director of Real Estate, BPDA, underscored that safety to the community during the cleanup work is paramount. Mr. Quirk also explained that BPDA had hoped that the previous developer would clean up the site as part of their redevelopment project, but that did not happen. Mr. Quirk was excited that BPDA has been awarded a grant for the targeted cleanup, but BPDA is committed to cleaning up the whole site. This might be funded by the City, or it might be faster if the cleanup can be put onto the next developer when that developer is identified and designated.

Community members raised comments or questions that were addressed during the public meeting.

1. Where will the contaminated soil be going or eventually be dumped.

Ms. Gladstone indicated the lead contaminated soil will be taken to a landfill in New Hampshire, and the soil from the mound is likely also to go to a landfill in New Hampshire, or possibly in Massachusetts.

2. Did the assessment include test borings and will the new development need test borings?

Ms. Gladstone indicated the assessment that was previously performed did need test borings. The new development may need additional test borings but that would be determined by the developer.

3. Why has this site sat unremediated since 1997?

Mr. Quirk provided some context about the historical timeline of P-3. He didn't know why the site wasn't cleaned up in 1997, but when the developer was designated the cleanup of the site was one of

the highest priorities for the developer to undertake. When the final designation for the developer expired in 2019, BPDA picked it back up 2020 and has acted quickly to position the site for cleanup.

4. When will the cleanup work take place?

Ms. Gladstone indicated a firm schedule has not yet been established but she anticipates it will be performed in 2021.

Other questions were asked via the Chat function but due to time constraints could not be answered during the meeting. These questions are presented and answered below.

5. What have you added [to the P3 redevelopment planning] about the traffic circulation, the other structures in the area, the impact and effects of the police headquarters parking and use, impacts and effects of Madison Park High School, the Reggie Lewis Center and Whittier Housing, and Whittier Health Center impacts? At what point do you actively involve the abutting programs and neighbors in the process and start looking at traffic flow and congestion given the relationship of the site to other programs?

GEI: These broader planning topics are beyond the scope of the targeted environmental remediation to be performed under the MassDevelopment grant. GEI understands that BPDA will address these comments in a future forum.

6. Will the analysis identify how comprehensive the decontamination of the site will be, what will be the cost especially for disposal of contaminated materials and what type of activities can take place given the level of decontamination? Have you considered looking at the State's superfund monies and the Federal Superfund monies and if they are still available? Is there any information on the test borings regarding the depth and scope of the contamination? Groundwater contamination is a constantly moving challenge.

GEI: The assessment and characterization will help identify how much remediation (decontamination) will be required and will help inform the total estimated costs. The currently proposed targeted remediation will be limited to \$250,000, which is the amount of the MassDevelopment Grant. BPDA will evaluate all potential options for other sources of monies, including at the State and Federal level.

It is anticipated that after a comprehensive remediation (decontamination), most any type of activity can take place at the property, including residential uses and open space.

Based on previous test borings, the contamination at the site coincides with an urban fill layer (between 3 and 17 feet thick) that is from a history of backfilling prior to original land development and likely also during subsequent reworking of soil from construction of former buildings.

Groundwater contamination is relatively localized on the western portion of the property. Contamination decreases across the site and is not detectable at the property boundary, indicating that groundwater contaminants are not migrating off the site.

7. Are there any plans by BPDA to lower the cost per square foot or finding money through Brownfields site remediation funds?

GEI: The current grant awarded by MassDevelopment is from the Massachusetts Brownfields Redevelopment Fund.

8. You may want to consider doing an apron or fencing to prevent plume spread which is always at issue when working at open sites. Notices to abutting businesses and programs as to what they can and should do during your remediation process is required by EPA standards.

GEI: Dust monitoring and mitigation is a very important component of the planned remediation. Monitoring instruments will be installed along the perimeter fence line and will provide data in the

field if dust levels are getting close to being exceeded. The contractor will be required to immediately respond and control to rising dust events.

The remediation is being performed under Massachusetts standards, which require notification to public officials, and in the case of the P-3 project, to the local community under the Public Involvement Plan process.

9. With more people at home or near home, it may be more of a challenge to have the cleaning [remediation] take place with so many impactful receptors in the area, including the Health Center.

GEI: The dust monitoring and mitigation protocols are designed to ensure the general public is protected during the work. We do not anticipate there will be any issues regarding health impacts to nearby receptors during the work.

Attachments

B:\Working\BOSTON PLANNING & DEV AGENCY (AKA BRA)\2002082 BPDA Parcel P307_PIP\PIP Meetings\2021-01-11 - Suppl Phase II, Phase III Add, TSS\Minutes\Meeting Minutes_01-11-2021-rev2 DRAFT.docx



Roxbury Strategic Master Plan Oversight Committee

Public Meeting

January 11th, 2021

6:00-7:45PM

Virtual Meeting | <https://bit.ly/3mBvdIq>

Committee Overview of Role and 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.

For more information on the RSMPOC, the RSMP, and previous meetings, please visit bit.ly/theRSMPOC or email rsm poc@gmail.com.

Agenda

1. RSMPOC and BPDA Welcome
2. Planning Update
3. Crescent Parcel RFP Review
4. Crescent Parcel Vote
5. P3 Environmental Remediation Update

Rules of engagement

- All public meetings will be recorded on the zoom platform. Recordings will be available on the RSMPOC website at bit.ly/theRSMPOC
- All public notices about meetings will be sent 3-4 weeks in advance. You can find announcements in the Bay State Banner, Boston Sun, and South End News.
- Meeting flow to allow more time for the public to ask questions and comment
- The public will have an opportunity to ask 6-8 questions, pending time restraints. Please limit your questions and comments and responses to 1-2 minutes so we can address as many questions as time allows.
- When speaking, please introduce yourselves indicating your name, if you represent an organization, and if you are a resident of Roxbury.

Community Engagement

- **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.

RSMPOC MEMEBERS

Catherine Hardaway

Roxbury Business Owner

Charlotte Nelson

Roxbury Resident

Dorothea Jones

Roxbury Resident

Frank Williams

Roxbury Resident

Frederick Fairfield

Dudley Square Main Streets

Lorraine Payne Wheeler

Roxbury Resident

Marisa Luse

Roxbury Resident

Nefertiti Lawrence

Roxbury Resident

Norman Stembridge (Co-Chair)

Roxbury Resident

Steven Godfrey (Co-chair)

Quincy Geneva New Vision

Sue Sullivan

Newmarket Business

Association

True-See Allah

Roxbury Resident

Valeda Britton

Boston University Medical

Campus

EX-OFFICIO MEMBERS

State Senator

Sonia Chang-Diaz

State Representative

Liz Miranda

State Representative

Chynah Tyler

City Councilor President

Kim Janey

Next PLAN: Nubian Square Workshop

Please visit: bit.ly/PlanNubian for more information

2020/2021 RSMPOC PUBLIC MEETINGS –

January 11 , 2021

Virtual Public Meeting

February 3, 2021

Virtual Public Meeting

March 1, 2021

Virtual Public Meeting

April 5, 2021

Virtual Public Meeting

May 3, 2021

Virtual Public Meeting

June 7, 2021

Virtual Public Meeting

July 5, 2021

Virtual Public Meeting

August 2021

--No Meeting--

September 13, 2021

Virtual Public Meeting

October 4, 2021

Virtual Public Meeting

November 1, 2021

Virtual Public Meeting

December 2021

--No Meeting--

IMMEDIATE RESOURCES

If you or someone you know is currently facing displacement as a resident or business, please know in addition to BPDA staff the contacts and resources below are available for assistance:

Boston Home Center

617-635-4663 | [bostonhomecenter.com](https://www.bostonhomecenter.com)

COVID-19 Resources

<https://www.boston.gov/health-and-human-services/covid-19-help-residents>

Office of Housing Stability and Emergency Assistance (OHS)

617-635-4200 | rentalhousing@boston.gov | [Boston.gov/housing/office-housing-stability](https://www.boston.gov/housing/office-housing-stability)

Office of Workforce Development (OWD)

617-635-5283 | [owd.boston.gov](https://www.owd.boston.gov)

Office of Small Business Development

SBCSUPPORT@BOSTON.GOV | [boston.gov/departments/small-business-development](https://www.boston.gov/departments/small-business-development)



Comité de Supervisión del Plan Maestro Estratégico de Roxbury

Reunión pública

11 de enero de 2021

6:00 pm a 7:45 pm

Reunión virtual | <https://bit.ly/3mBvdIq>

Perspectiva general del Comité sobre las funciones y responsabilidades

El Comité de supervisión del plan maestro estratégico de Roxbury (RSMPOC) fue creado en 2004 como resultado del plan maestro estratégico de Roxbury (RSMP). El RSMPOC es ampliamente representativo del vecindario de Roxbury y está conformado por personas nombradas por el alcalde, nominadas por funcionarios electos, asociaciones vecinales y organizaciones comunitarias. El RSMPOC supervisa la implementación del plan maestro estratégico y el PLAN de Roxbury: Nubian Square.

Para obtener más información sobre el RSMPOC, el RSMP, y las reuniones anteriores, visite bit.ly/theRSMPOC or email rsm poc@gmail.com.

Agenda

1. RSMPOC – Bienvenida y orientación
2. Actualización de la planificación
3. Evaluación RFP de la parcela Crescent
4. Voto parcela Crescent
5. Actualización sobre la recuperación ambiental del P3

Reglas de participación

- Todas las reuniones públicas serán grabadas en la plataforma de Zoom. Las grabaciones estarán disponibles en la página web del RSMPOC en bit.ly/theRSMPOC.
- Todos los avisos públicos sobre las reuniones se enviarán con 3 o 4 semanas de antelación. Los anuncios figuran en el Bay State Banner, el Boston Sun y el South End News.
- La reunión se desarrollará de modo que el público tenga más tiempo para hacer preguntas y comentarios.
- El público tendrá la oportunidad de hacer de 6 a 8 preguntas, dependiendo de las restricciones de tiempo. Por favor, limiten sus preguntas y comentarios y respuestas a 1 ó 2 minutos para que podamos responder tantas preguntas como el tiempo lo permita.
- A la hora de intervenir, preséntense con su nombre, e indiquen si representan a una organización, y si son residentes de Roxbury.

Participación de la comunidad

- **Integración:** formar parte del Comité de supervisión del plan maestro estratégico de Roxbury, y/o del Comité de revisión de proyectos (PRC).
- **Participar:** asistir a las reuniones públicas. Hacer preguntas. Invitar a vecinos, grupos, organizaciones cívicas y empresas de Roxbury, y colindantes u otros afiliados comunitarios a reuniones públicas.
- **Actuar:** analizar y comentar los proyectos, avances e iniciativa de planificación.

MIEMBROS DE RSMPOC

Catherine Hardaway
Empresario de Roxbury

Charlotte Nelson
Residente de Roxbury

Dorothea Jones
Residente de Roxbury

Frank Williams
Residente de Roxbury

Frederick Fairfield
Dudley Square Main Streets

Lorraine Payne Wheeler
Residente de Roxbury

Marisa Luse
Residente de Roxbury

Nefertiti Lawrence
Residente de Roxbury

Norman Stembridge (Co-presidente)

Residente de Roxbury

Steven Godfrey (Co-presidente)

Quincy Geneva New Vision

Sue Sullivan
Newmarket Business Association

True-See Allah
Residente de Roxbury

Valeda Britton

Campus de la Facultad de Medicina de la Universidad de Boston

MIEMBROS NATOS

Senador del estado

Sonia Chang-Díaz

Representante del estado

Liz Miranda

Representante del estado

Chynah Tyler

Consejal de la ciudad

Kim Janey

Próximo PLAN: Taller plaza Nubian

Para mayor información visite:
bit.ly/PlanNubian

REUNIONES PÚBLICAS DE RSMPOC PARA 2020/2021

11 de enero de 2021

Reunión virtual

February 3, 2021

Reunión virtual

1 de marzo de 2021

Reunión virtual

5 de abril de 2021

Reunión virtual

3 de mayo de 2021

Reunión virtual

7 de junio 2021

Reunión virtual

5 de julio de 2021

Reunión virtual

Agosto de 2021

--Ninguna reunión--

13 de septiembre de 2021

Reunión virtual

October 4, 2021

Reunión virtual

1 de noviembre de 2021

Reunión virtual

Diciembre de 2021

--Ninguna reunión--

RECURSOS INMEDIATOS

Si usted o alguien que usted conoce está actualmente enfrentando un desplazamiento como residente o empresa, sepa que usted cuenta, aparte del personal de la BPDA, con los contactos y recursos que se detallan a continuación para obtener ayuda:

Boston Home Center

[617-635-4663](tel:617-635-4663) | bostonhomecenter.com

Recursos relativos al COVID-19

<https://www.boston.gov/health-and-human-services/covid-19-help-residents>

Oficina para la estabilidad de la vivienda y asistencia en situaciones de emergencia (OHS, por sus siglas en inglés)

[617-635-4200](tel:617-635-4200) | rentalhousing@boston.gov | [Boston.gov/housing/office-housing-stability](https://boston.gov/housing/office-housing-stability)

Oficina de desarrollo de la fuerza laboral (OWD, por sus siglas en inglés)

[617-635-5283](tel:617-635-5283) | owd.boston.gov

Oficina de Desarrollo de la Pequeña Empresa

SBCSUPPORT@BOSTON.GOV | boston.gov/departments/small-business-development

Contacto: Kelly Sherman 617.918.5493 kelly.sherman@boston.gov



Komite Siveyans Plan Direktè Estratejik Roxbury

Reyinyon Piblik

11 janvye 2021

6:00-7:45PM

Reyinyon Vityèl | <https://bit.ly/3IJPex6>

Apèsi Komite a sou Wòl ak Responsabilite yo

Yo te kreye Komite Siveyans Plan Direktè Estratejik Roxbury a (Roxbury Strategic Master Plan Oversight Committee, RSMPOC) nan lane 2004 akòz de Plan Jeneral Estratejik Roxbury a (Roxbury Strategic Master Plan, RSMP).

RSMPOC se òganizasyon ki reprezante katye Roxbury a nan lansanb. Ladann gen Delege Majistra a, e se otorite ki eli yo, asosyasyon katye yo ak òganizasyon kominotè yo ki nonmen delege sa yo. Wòl RSMPOC se pou l siveye ke y ap enplante Plan Jeneral Estratejik Roxbury ak PLAN: Nubian Square.

Pou jwenn plis enfòmasyon sou RSMPOC, RSMP, ak reyinyon ki te fèt anvan yo, tanpri ale nan **bit.ly/theRSMPOC** oswa imèl **rsm poc@gmail.com**.

Ajennda

1. Byenveni RSMPOC ak BPDA
2. Mizajou sou Planifikasyon an
3. Revizyon RFP sou Pasèl Crescent
4. Vòt sou Pasèl Crescent
5. Mizajou sou Reyabilitasyon Anviwònman P3

Règ angajman an

- N ap anrejistre tout reyinyon piblik yo sou platfòm Zoom lan. Anrejistreman yo ap disponib nan sit entènèt bit.ly/theRSMPOC
- N ap voye tout avi piblik sou reyinyon yo 3 a 4 semèn davans. Ou ka jwenn annons yo nan Bay State Banner, Boston Sun, ak South End News.
- N ap veye pou dewoulman reyinyon an fèt defason pou nou bay plis tan pou piblik la poze kesyon ak fè kòmantè
- Piblik la ap gen opòtinite pou l poze 6 a 8 kesyon, selon kontrent tan an. Tanpri, limite kesyon w yo, kòmantè w ak repons ou yo pou yo pa depase 1 a 2 minit, konsa n ap kapab adrese leplis kesyon posib nan tan yo bay la.
- Lè w ap pale, bay non ou pou prezante tèt nou, di si ou reprezante yon òganizasyon e si ou se yon rezidan Roxbury.

Angajman Kominotè

- **Enskri:** Enskri w nan Komite Siveyans Plan Direktè Estratejik Roxbury (Roxbury Strategic Master Plan Oversight Committee), epi/oswa enskri w nan yon Komite kap Revize Pwojè (Project Review Committee, PRC)
- **Angaje w:** Patisipe nan reyinyon piblik yo. Poze Kesyon. Envite vwazen w yo, gwoup sivik Roxbury yo ak òganizasyon, biznis, vwazinaj oswa lòt afilye nan kominote yo pou yo vini nan reyinyon piblik yo
- **Aji:** Revwa epi fè kòmantè sou pwojè yo, devlopman yo ak inisyativ planifikasyon an.

Kontakte: Kelly Sherman 617.918.5493 kelly.sherman@boston.gov

MANM RSMPOC

Catherine Hardaway
Mèt Biznis nan Roxbury

Charlotte Nelson
Rezidan Roxbury

Dorothea Jones
Rezidan Roxbury

Frank Williams
Rezidan Roxbury

Frederick Fairfield
Dudley Square Main Streets

Lorraine Payne Wheeler
Rezidan Roxbury

Marisa Luse
Rezidan Roxbury

Nefertiti Lawrence
Rezidan Roxbury

Norman Stembridge (Ko-Prezidan)

Rezidan Roxbury
Steven Godfrey (Ko-Prezidan)

Quincy Geneva New Vision

Sue Sullivan
Newmarket Business

Association
True-See Allah

Rezidan Roxbury

Valeda Britton
Kanpis Medical Boston University

MANM EX-OFFICIO

Senatè Leta
Sonia Chang-Diaz

Reprezantan Leta
Liz Miranda

Reprezantan Leta
Chynah Tyler

Prezidan Konsèy Minisipal
Kim Janey

Pwochen Seminè sou PLAN: Nubian Square

Tanpri ale nan:
bit.ly/PlanNubian
pou jwenn plis enfòmasyon

REYINYON PIBLIK RSMPOC POU ANE 2020 – 2021

11 Janvye 2021
Reyinyon Piblik Vityèl

3 fevriye 2021
Reyinyon Piblik Vityèl

1ye mas 2021
Reyinyon Piblik Vityèl

6 avril 2021
Reyinyon Piblik Vityèl

3 me, 2021
Reyinyon Piblik Vityèl

7 jen 2021
Reyinyon Piblik Vityèl

5 jiyè 2021
Reyinyon Piblik Vityèl

Mwa dawout 2021
--Pa gen reyinyon--

13 septanm 2021
Reyinyon Piblik Vityèl

4 oktòb 2021
Reyinyon Piblik Vityèl

1ye novanm 2021
Reyinyon Piblik Vityèl

Mwa desanm 2021
--Pa gen reyinyon--

RESOUS IMEDYA YO

Si oumenm oswa yon moun ou rekonèt riske deloje aktyèlman antanke rezidan oswa antanke biznis, tanpri pa bliye ke apade anplwaye BPDA yo, kontak ak resous ki pi ba yo disponib pou ede nou:

Boston Home Center
[617-635-4663](tel:617-635-4663) | [bostonhomecenter.com](https://www.bostonhomecenter.com)

Resous pou COVID-19
<https://www.boston.gov/health-and-human-services/covid-19-help-residents>

Biwo pou Estabilite nan Lojman ak Asistans Dijans (Office of Housing Stability and Emergency Assistance, OHS)
[617-635-4200](tel:617-635-4200) | rentalhousing@boston.gov | [Boston.gov/housing/office-housing-stability](https://boston.gov/housing/office-housing-stability)

Biwo pou Devlopman Mendèv (Office of Workforce Development, OWD)
[617-635-5283](tel:617-635-5283) | owd.boston.gov

Biwo pou Devlopman Ti Antrepriz (Office of Small Business Development)
SBCSUPPORT@BOSTON.GOV | boston.gov/departments/small-business-development

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Roxbury Strategic Master Plan Oversight Committee Meeting

January 11th, 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.

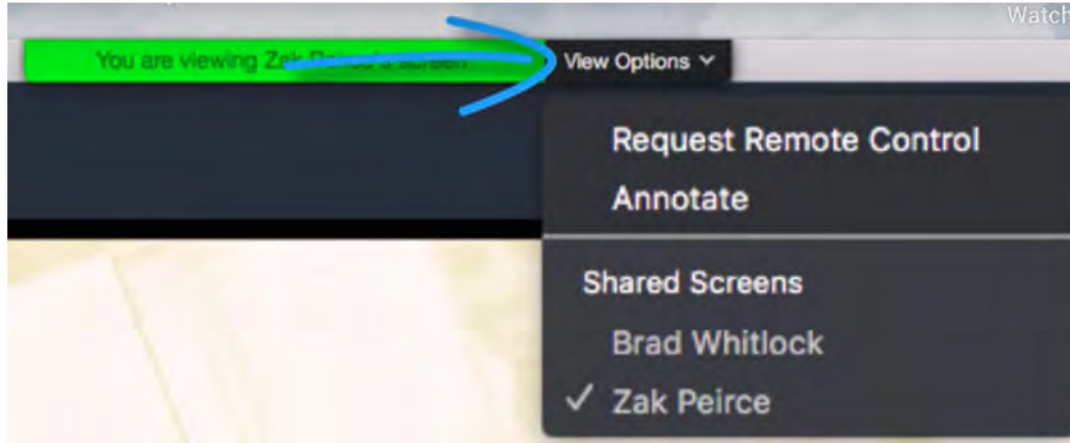
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

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

Interpretation and Translation



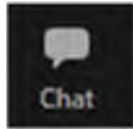
"Spanish" -for Spanish
"German" -for Haitian Creole
"English" -for English



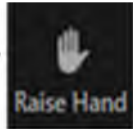
Zoom Tips

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

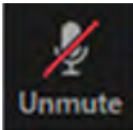
Your controls are at the bottom of the screen



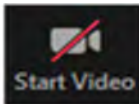
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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. Planning Update**
- 3. Crescent Parcel RFP Review**
- 4. Crescent RFP Vote**
- 5. P3 Environmental Remediation Update**

RSMPOC Overview and Updates

First Monday of the month

January 11, 2021

February 3, 2021

March 1, 2021

April 5, 2021

May 3, 2021

June 7, 2021

July 5, 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.

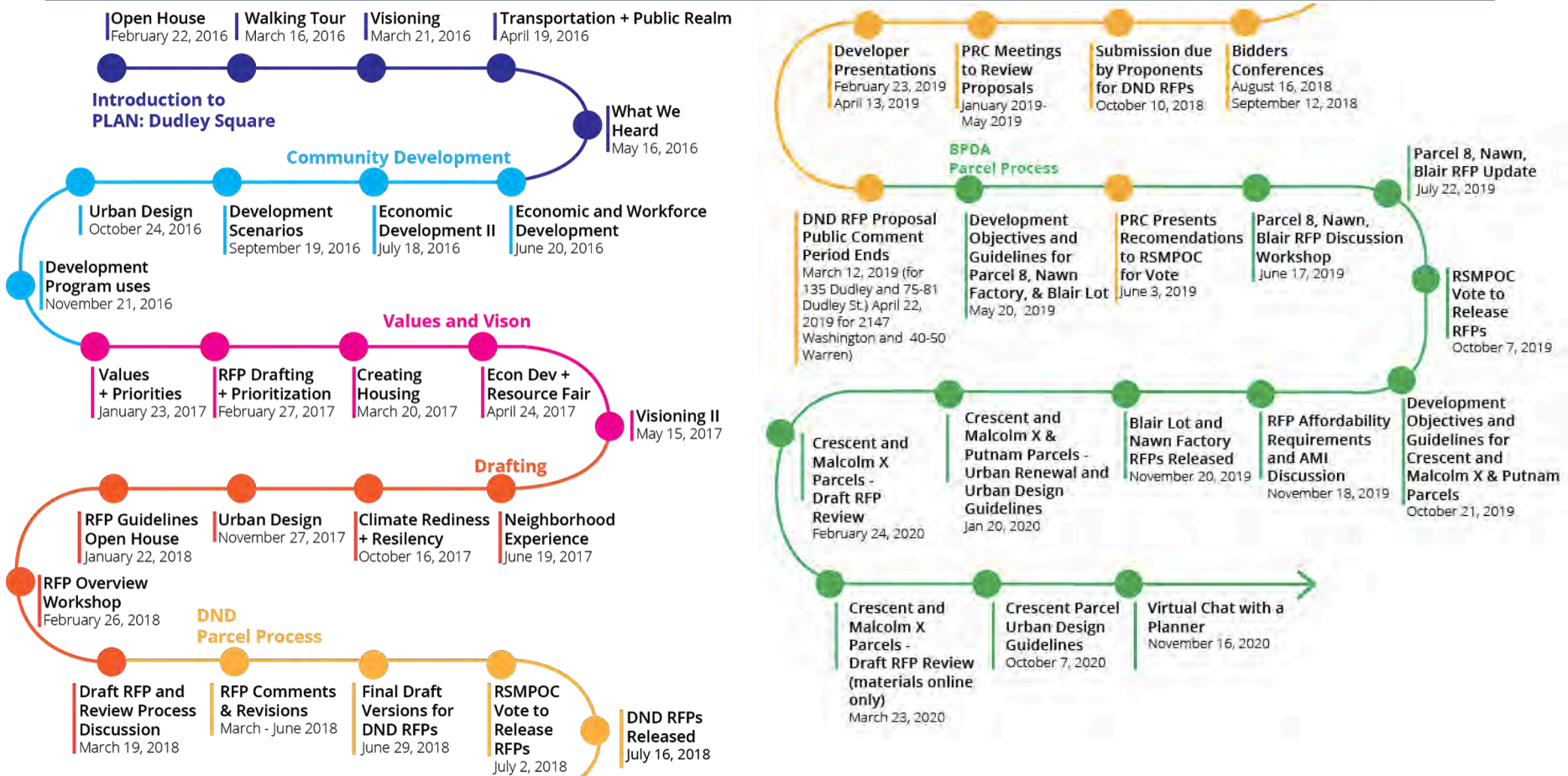
For more information about upcoming meetings, development projects and how to get involved, visit bit.ly/theRSMPOC

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. Planning Update

PLAN: Nubian Square Process to Date



PLAN: Nubian Square Updates

- Recap of December RSMPOC Meeting
- P3 Toolkit Release and P3 website
<http://www.bostonplans.org/planning/planning-initiatives/plan-nubian-square-parcel-p3>
- P3 workshop on Feb 15th

3. Crescent Parcel RFP Review

Community Process for Crescent Parcel

- **February 2016** - PLAN: Nubian Square was launched to build on and update the framework for development in the Roxbury Strategic Master Plan and guide the RFPs for nine publicly-owned parcels, including the Crescent Parcel.
- Public engagement has included **30** public workshops, walking tours, community gatherings, and meetings in order to share information, establish a vision for the future, and solicit feedback from the community.
- The foundation of the **Crescent Parcel RFP** is the development guidelines and evaluation criteria crafted by the community through PLAN: Nubian Square (formerly PLAN: Dudley Square).
 - Sustainable, resilient, and healthy development
 - Consistency with area planning history
 - Economic development
 - Affordable housing
 - Development without Displacement
 - Diversity and Inclusion
 - Community benefits

Crescent Parcel Overview

- 74,208 square feet (1.7 acres), composed of parcels owned by the BPDA, DND, and MassDOT
- Located in the Campus High and South End Urban Renewal Areas
- Location at the corner of Melnea Cass Boulevard and Tremont Street forms a gateway to the neighborhood
- Neighboring sites at Whittier Phase 3, P3, and 840 Columbus will also be redeveloped
- Close to major transportation access points: Ruggles, Nubian Station, and Melnea Cass Blvd



Community Process for Crescent Parcel

- **October 2019-February 2020:** The BPDA held **four** public meetings to develop the specific design guidelines for the Crescent Parcel. For each meeting, a draft RFP was released online, and participants had a chance to discuss the content and express the changes they wished to see through comment cards. The RFP was edited to reflect the community's comments for the next meeting.
- Community feedback focused on the following themes:
 - **Preserving the trees** that already exist on the parcel
 - **Prioritizing open space**
 - Building height and frontage should respect the scale of Tremont Street as well as the adjacent low-height residential development.
 - The development should integrate Roxbury with Tremont street, rather than “wall off” Roxbury.

Community Process for Crescent Parcel

- **March 2019:** The BPDA planned a final meeting in March 2019 to finalize the RFP, but it was postponed due to the COVID pandemic. In the following months, the BPDA used the additional time while the public process was on hold to revisit the design guidelines in light of this feedback.
- **October 2020:** the BPDA presented these revised guidelines at a virtual community meeting.
- We received feedback advocating for stronger protections for existing trees and more explicit requirements for open space. The design guidelines have been revised to reflect these values and requests.
- **January 2021:** We are bringing the final RFP to the RSMPOC for approval.

Design Guidelines: Preserve Trees

- Proponents **must** protect the existing trees and mitigate loss of mature urban canopy to the greatest extent possible, primarily through the preservation of open space.
- Specific heritage trees that **must** be preserved
- The RFP identifies acceptable mitigation for any trees that are not able to be preserved.



Design Guidelines: Gateway Open Space & Green Connection

- Proposals **must include publicly accessible open space** at the corner of Melnea Cass Boulevard and Tremont Street.

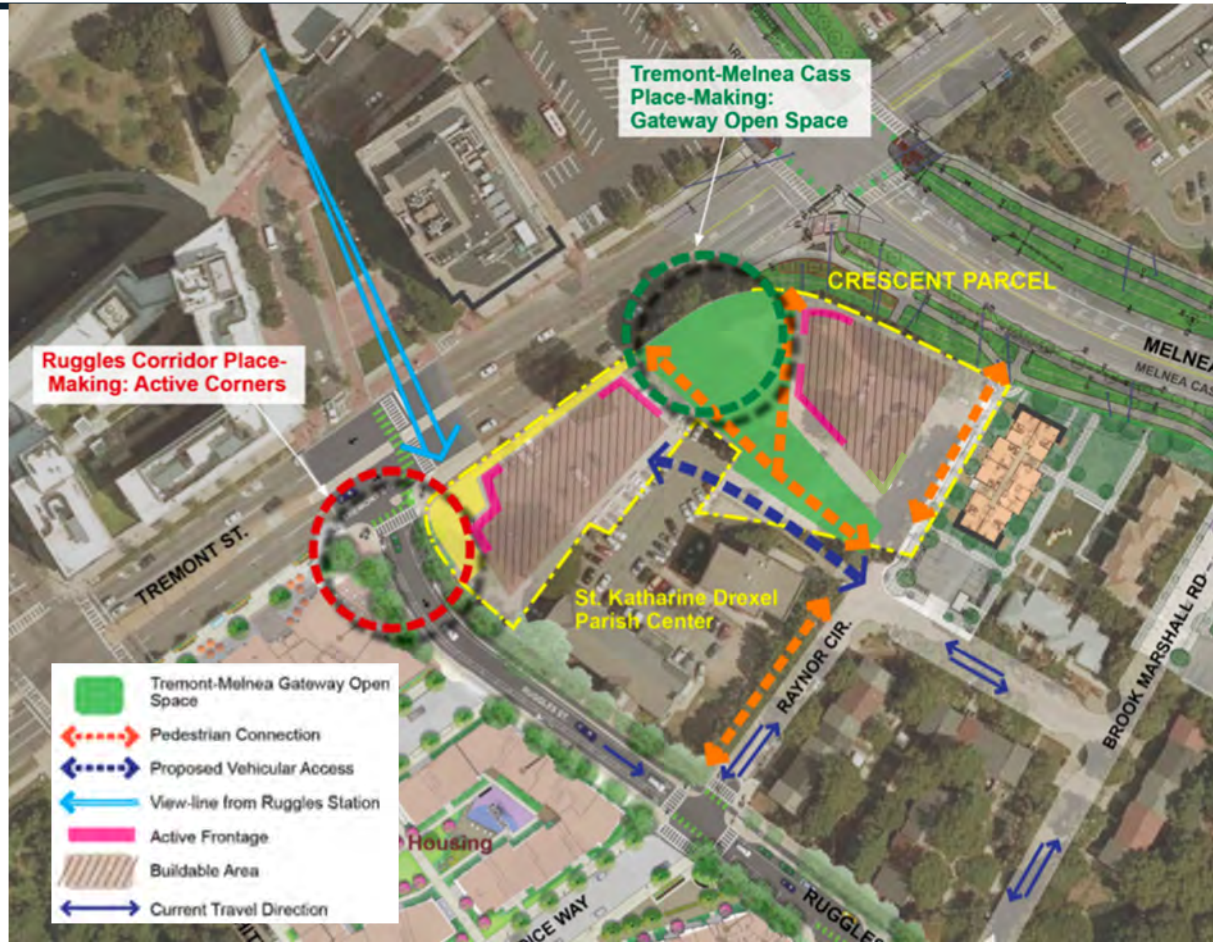
This open space will:

- Advance the community's goals for public open space, support the preservation of trees
- Enhance pedestrian connections through the site
- Contribute to a future network of open space connecting the Crescent Parcel to the Whittier Development and P3.



Design Guidelines: Neighborhood Context

- The corners of Ruggles Street and Tremont Street, as well as Melnea Cass Boulevard and Tremont Street, are identified as place-making opportunities that emphasize these locations as gateways to Nubian Square.
- Redevelopment of the Crescent Parcel will play an integral role in ensuring the compatible transition in urban form and scale among potential redevelopments along the frontage of Tremont Street and Melnea Cass Boulevard: the Parcel P-3 site, the current Whittier Street Housing site and the Madison Park in-fill housing development site.



Design Guidelines: Uses

- Uses may include:
 - Housing
 - Institutional/commercial office
 - Education
 - Retail
 - Open space
 - Community or cultural uses
 - Space for the health sector and green jobs.
- Uses and spaces dedicated to locally owned businesses that cater to the community and activate the corner of Tremont Street and Melnea Cass Boulevard are strongly encouraged.

Design Guidelines: Massing, Height, and Orientation

- Building heights should be thoughtfully designed to reinforce surrounding physical characteristics, expressing the gateway location and recognizing the scale of the adjacent residential developments with taller heights located closest to Tremont Street.
- Development should also respect the low-scale Madison Park housing site and step down towards Raynor Circle.



Proposed massing viewed from the corner of Melnea Cass Blvd and Tremont St



Proposed massing viewed from Raynor Circle

Process for Crescent Parcel going forward:

- **Tonight:** The RSMPOC votes tonight to approve the Crescent RFP
- **January 14:** The BPDA Board votes to issue the RFP.
- **Late January:** The RFP is issued
- **Late April:** Responses are due
- After development proposals are received, there will be multiple opportunities for community input on developer selection.
 - The Project Review Committee made up of community members will evaluate proposals
 - Developers will present to the community for feedback
 - The selected developer will go through the Article 80 process

4. RSMPOC Vote

RSMPOC Voting

- **Only RSMPOC members should virtually raise their hand**
- Kelly will verbally confirm each RSMPOC members vote and then tally votes

5. P3 Environmental Remediation

P3 Timeline

BRA authorized to release RFP for Parcel P3
May 2005

RFP for Parcel P3 issued
December 2005

Three proposals received
May 2006

BRA granted Tentative Designation to Elma Lewis Partners for Parcel P3
June 2007

Ruggles Place Project
1.3 million sf of cultural, residential, office, retail, art educational, medical (Whittier Street Health Center), and a 1,044 space parking garage

Tentative Designation extensions granted to Elma Lewis Partners
June 2008
September 2008
October 2008
April 2009

Original Disposition Process 2005-2006

Original Designation: Elma Lewis Partners (2007-2009)

Project Change: Tremont Crossing
9 ownership units
718 residential rental units
109,000 sf office space
31,000 sf museum space
462,000 sf retail space
1,371 space parking garage

Project Change: Ruggles Place
1.6 million sf of office, retail, museum uses and parking garage with residential component to be determined.
No arts education center.

Sub-parcel P3-i created; Whittier Street Health Center as redeveloper
September 2009

P3-Partners: Elma Lewis Partners & FeldCo Development Corporation (2010-2019)

P3-Partners granted Final Designation
April 2019

28 Tentative Designation Extensions granted to P3-Partners
January 2011 - April 2019

P3-Partners presented partnership agreement and proposed revised project
September 2010

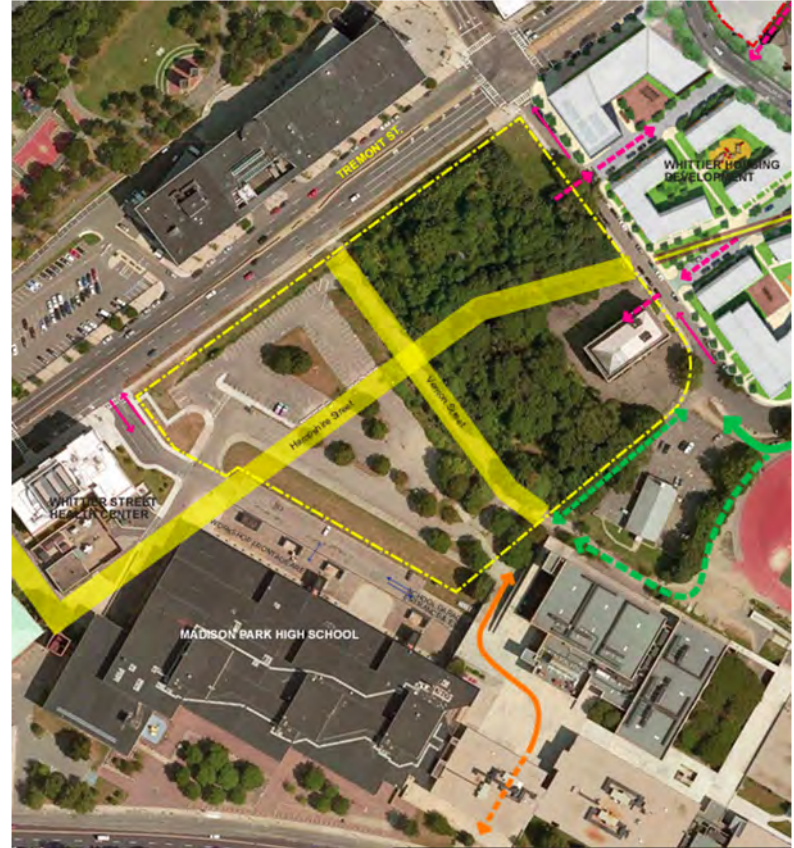
Final Designation expired without the execution of a Ground Lease
November 2019

BPDA incorporates Parcel P3 into PLAN: Nubian Square

Next Steps

Next Steps

- Today marks the beginning of the community engagement process for P3.
- The **PLAN: Nubian principles and evaluation criteria** will be the starting point for the community process.
- The site is different from other PLAN: Nubian Square sites in terms of its size, its infrastructure needs, etc. It will have different challenges and opportunities.



Internal Due Diligence

- **Discussions with stakeholders about their needs**
 - Good Shepherd Church
 - Madison Park
 - Parks Department
 - Boston Housing Authority
- **Learn from the past to set the project up for success**
 - Sewer line
 - Street grid
 - Consider splitting up site
 - Explore options for site prep

Environmental Remediation

- The BPDA has been awarded a \$250,000 grant for environmental remediation at P3.
- Scope of work: Remediate an area of the site with elevated lead levels, which is the area of most concern on the site.
- We are excited to take this first step, and we're committed to taking additional steps to complete remediation.
- The best path forward may be to seek additional resources, or for remediation to be performed as part of the development process.

Tentative Upcoming Planning Process

- **Review the P3 toolkit**
 - We're looking for your input

- **First meeting: February 15**
 - Introduction to the site - background, opportunities, and challenges
 - Start the conversation on development and design guidelines, and what is feasible on the site

consulting engineers and scientists



Public Involvement
Plan Meeting
January 11, 2021

Parcel P-3
Tremont and Whittier Streets
Roxbury, Massachusetts

RTNs 3-15009 and 3-36365

Introduction

GEI Consultants:

Ileen Gladstone, P.E., LSP

Ryan Hoffman, P.G., LSP

Purpose:

Update on the Site contamination and pending targeted cleanup



Parcel P-3



Overview

Property and Release History

Massachusetts Contingency Plan (MCP) Status

Public Involvement Plan (PIP) Process

Contaminated Site Description

Targeted Cleanup Plan

Community Questions



Contaminated Site

Site History, 1880s to present:

Various industries, former Whittier Street Health Center,
Connolly's Tavern, currently vacant

First reported to MassDEP in 1997 by the BRA

Contaminated soil on eastern portion of parcel

Metals (lead) and polycyclic aromatic hydrocarbons
(PAHs)



Massachusetts Contingency Plan

MCP Disposal Site RTN 3-15009

2002: BPDA (BRA) completed:

- Phase II Comprehensive Site Assessment

- Phase III Remedial Action Plan

2002: Proposed Cleanup:

- Excavation of hot spot contaminated with lead

- Reduction of soil mound

2008: Designated Public Involvement Plan Site



Public Involvement Plan Process

Ensures
public is
informed
and involved

Tailored to
level of
community
interest

Established
public
repository

Public
Meetings for
Significant
Deliverables

20-day
Public
Comment
period

Incorporate
Public
Comment



Additional Investigations

2016-2017: GEI soil and groundwater study

Contaminants on western portion of P-3

Chlorinated solvents (TCE, vinyl chloride, DCE) in groundwater

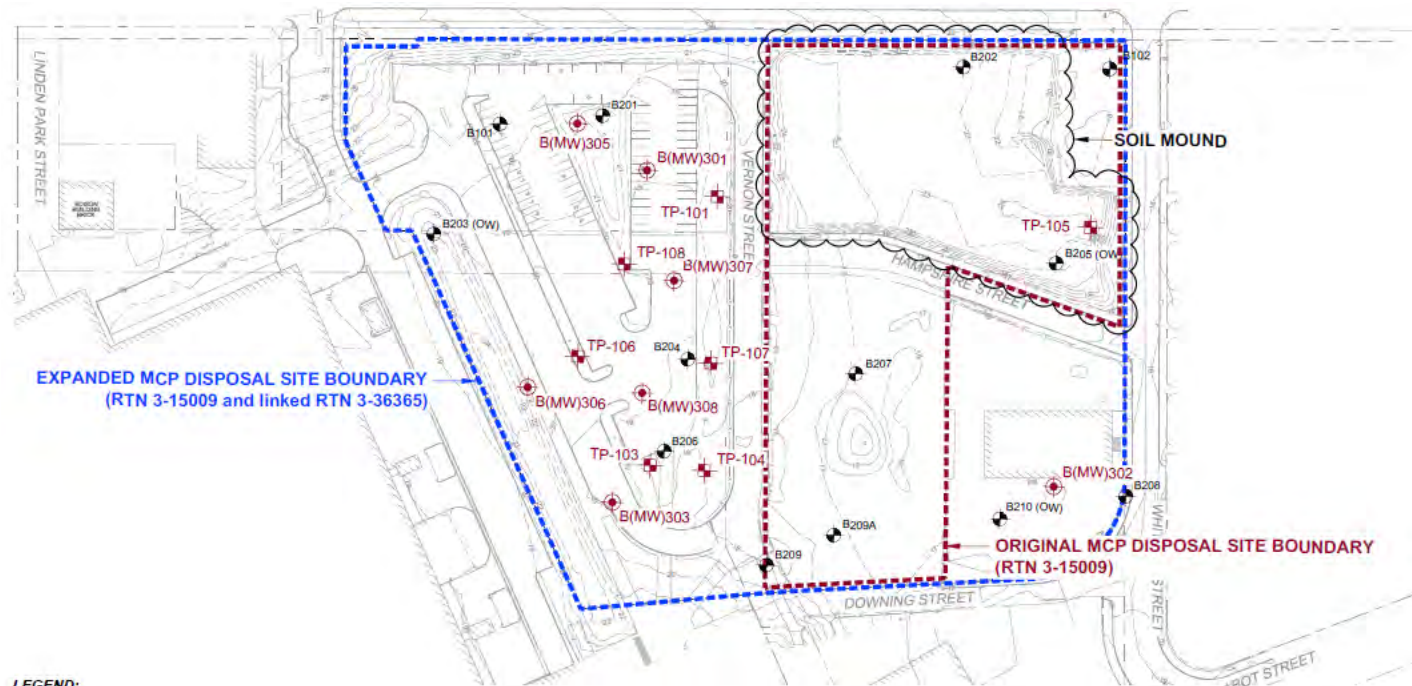
Lead and PAHs in soil

2020: BPDA reported to MassDEP

Expands disposal site, coincident with P-3 boundary



Disposal Site Boundaries



BPDA will return Site to compliance

2021: Phase II/III Report

- Combines the two releases into one Site
- Summarizes Site history and investigations
- Describes Site contamination
- Evaluates cleanup options

2021: Temporary Solution

- Site poses no short-term risk
- Final cleanup part of redevelopment



Targeted Cleanup

MassDevelopment Brownfields Grant - \$250K
2021: Soil Cleanup Plan (RAM Plan)



Hotspot and Soil Mound Removal

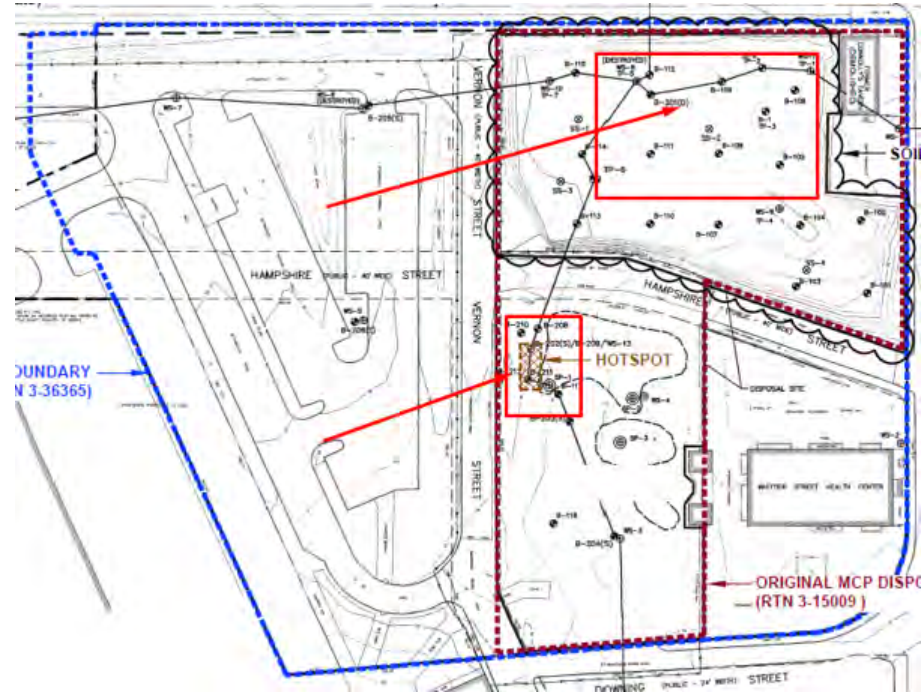
Excavate 450 cubic yards of soil

Remove lead hotspot

Reduce size of soil mound

Off-site soil disposal

Approximately 2-week cleanup



Dust Mitigation

Dust Monitoring

Live-loading soils rather than temporarily stockpiling soils

Covering containers

Spraying misted water

Reducing construction equipment traffic and/or speed



Copies of Draft Phase I/II and RAM Plan available:

- Online at MassDEP's website at:
<https://eeaonline.eea.state.ma.us/portal#!/search/wastesite> (search by 3-0015009)
- Dudley Branch Library

January 21, 2021: Meeting minutes in 10 days

February 1, 2021: 20-day comment period

Reports will be finalized following comment period

Reports will be submitted to MassDEP



Questions

William Epperson (BPDA)

phone: 617-918-6202

email: William.j.Epperson@boston.gov

Ileen Gladstone, P.E., LSP (GEI)

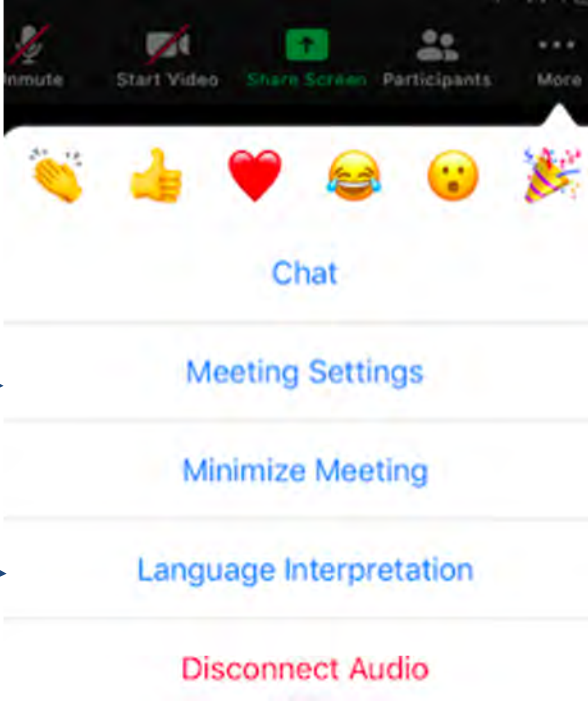
phone: 781-424-9924

email: Igladstone@geiconsultants.com



Appendix

Tablet/Phone Screenshot





Reunión del Comité de Supervisión del Plan Maestro Estratégico de Roxbury

11 de enero de 2021

1. RSMPOC

Bienvenida y orientación

Grabación de la reunión

A petición de los miembros de la comunidad, este evento será grabado y publicado en la página web del Plan Maestro Estratégico de Roxbury en bit.ly/theRSMPOC para aquellos que no puedan asistir al evento Zoom en vivo.

Por otra parte, es posible que los participantes estén grabando la reunión con las cámaras de sus teléfonos u otros dispositivos. Si no desea que se le grabe durante la reunión, desactive el micrófono y la cámara.

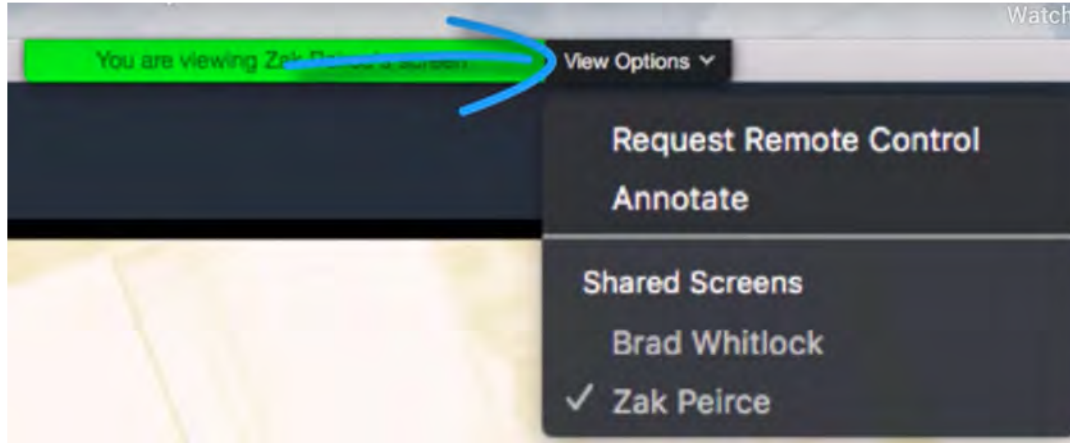
Si su cámara y micrófono están desactivados, puede participar a través de la función de chat de texto.

.

Interpretación y traducción



"Spanish" -para español
"German" -para criollo haitiano
"English" -para inglés



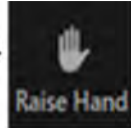
Consejos para utilizar la herramienta Zoom

¡Bienvenido! A continuación, algunos consejos sobre el uso de Zoom para los nuevos usuarios.

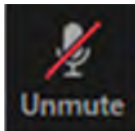
Sus controles están en la parte inferior de la pantalla



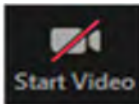
Use el chat para escribir un comentario o hacer una pregunta en cualquier momento – Los miembros del RSMPOC y de la BPDA moderarán el chat



Para levantar la mano, haga clic en “Participantes” en la parte inferior de su pantalla, y seleccione la opción “Levantar la mano” en la ventana del participante



Activar/desactivar sonido – Los participantes tendrán el micrófono desactivado durante la presentación. El anfitrión activará su micrófono durante la discusión si usted levanta la mano y es su turno de hablar



Enciende/apaga su cámara de video

Etiqueta para reuniones en Zoom

Queremos asegurarnos de que esta conversación sea una experiencia agradable para todos los participantes.

- Todos los participantes tendrán el micrófono desactivado hasta la parte de preguntas y respuestas de la conversación. Si desea hablar durante este período, utilice la función “Levantar la mano” en Zoom para que un moderador de la BPDA pueda activar el micrófono de los asistentes.
- Por favor, respeten el tiempo de los demás.
- Rogamos a los participantes que limiten sus preguntas para que los demás puedan participar en la discusión. Si tienen preguntas adicionales, por favor esperen a que todos los participantes hayan tenido la oportunidad de formular preguntas.
- Si no podemos responder a su pregunta en esta reunión, envíela a través del chat que se en final o por correo electrónico a Kelly.sherman@boston.gov

Agenda

- 1. Bienvenida RSMPOC**
- 2. Actualización de la planificación**
- 3. Evaluación de la RFP de la parcela Crescent**
- 4. Voto para las RFP de Crescent**
- 5. Actualización de la recuperación del medio ambiente de P3**

Resumen y actualizaciones del RSMPOC

Primer lunes del mes

11 de enero de 2021

3 de febrero de 2021

1 de marzo de 2021

5 de abril de 2021

3 de mayo de 2021

7 de junio de 2021

5 de julio de 2021

****No habrá reunión en agosto****

13 de septiembre de 2021

4 de octubre de 2021

1 de noviembre de 2021

****No habrá reunión en diciembre****

Responsabilidades del RSMPOC

- El Comité de supervisión del plan maestro estratégico de Roxbury (RSMPOC) fue creado en 2004 como resultado del plan maestro estratégico de Roxbury (RSMP).
- El RSMPOC es ampliamente representativo del vecindario de Roxbury y está conformado por personas nombradas por el alcalde, nominadas por funcionarios electos, asociaciones vecinales y organizaciones comunitarias.
- El RSMPOC supervisa la implementación del plan maestro estratégico y el PLAN de Roxbury: Plaza Nubian.

Integrarse. Participar. Actuar.

- **Integrarse:** formar parte del Comité de supervisión del plan maestro estratégico de Roxbury, y/o del Comité de evaluación de proyectos (PRC).
- **Participar:** asistir a las reuniones públicas. Hacer preguntas. Hacer preguntas. Invitar a vecinos, grupos, organizaciones cívicas y empresas de Roxbury, y colindantes u otros afiliados comunitarios a reuniones públicas.
- **Actuar:** analizar y comentar los proyectos, avances e iniciativa de planificación.
- Para obtener más información sobre las próximas reuniones, proyectos de desarrollo y cómo participar, visite bit.ly/theRSMPOC

Metas del Plan Maestro original de 2004

- Mejorar la **vida cívica y cultural** en el vecindario
- Promover un **crecimiento diverso y sostenible** con empleos para los residente locales
- Garantizar un **transporte público y privado conveniente y seguro**
- Ampliar y mejorar la **vivienda para una variedad** de grupos socioeconómicos y de edad.
- Crear un **entorno público acogedor, dinámico y seguro** que refleje la diversidad de los residentes locales
- Mejorar la **participación y empoderamiento de la comunidad** mediante una mayor responsabilidad del gobierno, las instituciones y las empresas

2. Actualización de la planificación

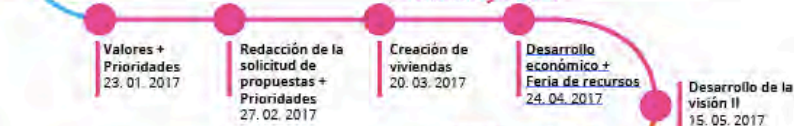
PLAN: PROCESO DE PLAZA NUBIAN HASTA LA FECHA



Desarrollo comunitario



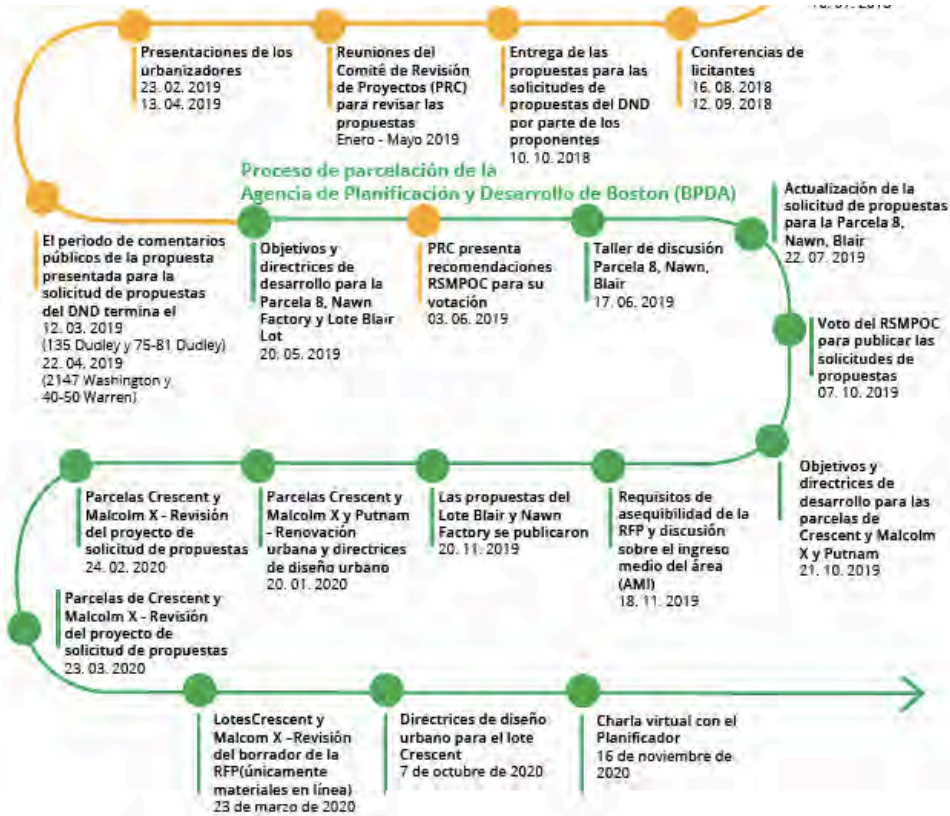
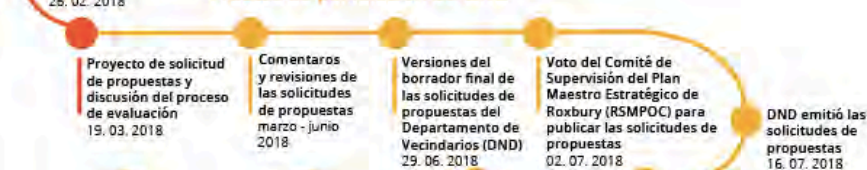
Valores y visión



Diseño y dibujos



Proceso de parcelación del DND



PLAN: actualizaciones Plaza Nubian

- Resumen de la reunión RSMPOC de diciembre
- Lanzamiento del sitio web y kit de herramientas de P3:
bostonplans.org/ParcelP3
- Taller de P3 el 15 de febrero

3. Evaluación RFP de la parcela Crescent

Procedimiento comunitario para la parcela Crescent

- **Febrero de 2016** – El PLAN: plaza Nubian fue lanzado para crear y actualizar la estructura de desarrollo del plan maestro estratégico de Roxbury y servir de guía para las RFP de nueve parcelas de propiedad pública, entre ellas la parcela Crescent.
- La participación pública ha incluido **30** talleres para el público, recorridos a pie, encuentros comunitarios y reuniones para compartir información, establecer una perspectiva para el futuro y solicitar la opinión de la comunidad.
- Las bases de la RFP de la parcela Crescent son las directrices de desarrollo y los criterios de evaluación establecidos por la comunidad a través del PLAN: Plaza Nubia (anteriormente el PLAN: plaza Dudley).
 - Desarrollo saludable, sostenible y resiliente
 - Vivienda asequible
 - Coherencia con el historial de planificación de la zona
 - Urbanización sin desplazamiento
 - Desarrollo económico
 - Diversidad e inclusión
 - Beneficios comunitarios

Descripción general de la parcela Crescent

- 74,208 74.208 pies cuadrados (1,7 acres), constituidos por parcelas propiedad de la BPDA, DND, y MassDOT
- Ubicado en las zonas de renovación urbana del Campus High y South End
- La ubicación en la esquina del Boulevard Melnea Cass y la calle Tremont constituye una puerta de entrada al vecindario
- Los sitios vecinos en la fase 3 de Whittier, P3, y 840 Columbus también serán reurbanizados
- Cerca a los principales puntos de acceso al transporte: Ruggles, la Estación Nubian, y el Bulevar Melnea Cass.



Procedimiento comunitario para la parcela Crescent

- **Octubre de 2019-Febrero de 2020:** la BPDA celebró **cuatro** reuniones públicas para elaborar las pautas de diseño específicas para la parcela Crescent. En cada una de las reuniones, se presentó un proyecto de RFP en línea, y los participantes tuvieron la oportunidad de analizar el contenido y comunicar los cambios deseados en las tarjetas de comentarios. Para la siguiente reunión, la RFP ya había sido editada para reflejar los comentarios de la comunidad.
- Los comentarios de la comunidad se centraron en los siguientes temas:
 - **Preservar los árboles** que ya existen en la parcela
 - **Priorizar el espacio abierto**
 - La altura del edificio y su fachada deben ajustarse a la escala de la calle Tremont, así como a la urbanización adyacente de viviendas de menor altura.
 - The development La urbanización debe integrar Roxbury con la calle Tremont, en vez de "aislar" Roxbury.

Procedimiento comunitario para la parcela Crescent

- **Marzo de 2019:** La BPDA planificó una última reunión en marzo de 2019 para concluir la RFP, pero se postergó debido a la pandemia del COVID. En los meses siguientes, la BPDA utilizó el margen de tiempo adicional que tenía al estar el proceso público pendiente para reexaminar las pautas de diseño a la luz de estos comentarios.
- **Octubre de 2020:** la BPDA presentó estas pautas revisadas en una reunión comunitaria virtual.
- Recibimos comentarios que abogaban por una mayor protección para los árboles existentes y requisitos más explícitos para el espacio abierto. Las pautas de diseño han sido modificadas para reflejar estos valores y peticiones.
- **Enero de 2021:** vamos a presentar la última RFP al RSMPOC para su aprobación..

Pautas de diseño: espacio abierto del portal y conexión verde

- Las propuestas deben incluir un espacio abierto accesible al público en la esquina del bulevar Melnea Cass y la calle Tremont.

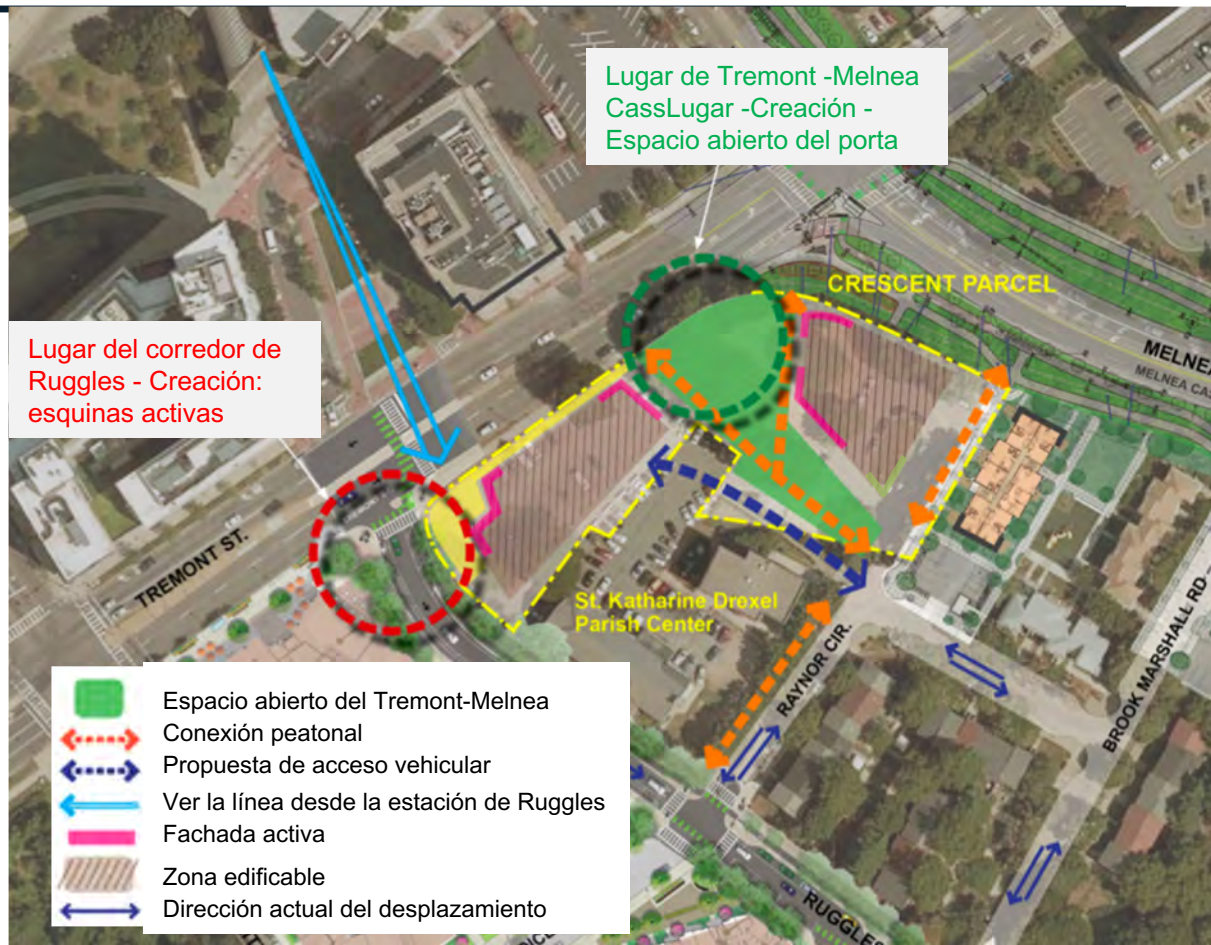
Este espacio abierto:

- Adelantará en los objetivos de la comunidad para el espacio público abierto, apoyar la conservación de los árboles.
- Mejorará las conexiones peatonales en el sitio.
- Contribuirá a una futura red de espacio abierto que conecte la parcela Crescent con la urbanización Whittier y el P3.



Pautas de diseño: contexto del vecindario

- Las esquinas de las calles Ruggles y Tremont, así como el bulevar Melnea Cass y la calle Tremont, se identifican como oportunidades de creación de lugares que hacen hincapié en estos lugares como puertas de entrada a la Plaza Nubian.
- La reurbanización de la parcela Crescent desempeñará un papel integral para asegurar la transición compatible en forma y escala urbana entre las posibles reurbanizaciones a lo largo de la fachada de la calle Tremont y el bulevar Melnea Cass: el sitio de la parcela P-3, el sitio actual de viviendas de la calle Whittier y el sitio de urbanización de viviendas de relleno del parque Madison.



Pautas de diseño: Usos

- Los usos incluyen entre otros:
 - Vivienda
 - Oficinas comerciales institucionales
 - Educación
 - Comercio minorista
 - Espacio abierto
 - Usos comunitarios o culturales
 - Espacio para el sector de la salud y empleos ecológicos.
- Se recomiendan encarecidamente los usos y espacios destinados a las empresas de propiedad local que atienden a la comunidad y dinamizan la esquina de la calle Tremont y el bulevar Melnea Cass.

Pautas de diseño: concentración, altura y orientación

- El diseño de la altura de los edificios debe ser cuidadosamente concebido para reforzar las características físicas de los alrededores, mostrando la ubicación de la puerta y respetando la escala de las urbanizaciones contiguas con alturas mayores, ubicadas cerca de la calle Tremont.
- La urbanización también deberá considerar el sitio de viviendas de baja escala de Madison Park y bajar hacia Raynor Circle.



Propuesta de concentración vista desde la esquina del bulevar Melnea Cass y la calle Tremont.



La propuesta de concentración vista desde Raynor Circle

Procedimiento para la parcela Crescent Parcel en adelante:

- **Esta noche:** el RSMPOC votará esta noche para aprobar la RFP de Crescent
- **14 de enero:** la junta de la BPDA votará para la emisión de la RFP
- **Fines de enero:** se emitirá la RFP
- **Fines de abril:** se deben presentar las respuestas
- Una vez que se reciban las propuestas del proyecto de desarrollo, habrá múltiples oportunidades para que la comunidad contribuya al proceso de selección de los promotores.
 - El Comité de Evaluación de Proyectos, compuesto por miembros de la comunidad, evaluará las propuestas
 - Los promotores harán una presentación a la comunidad para conocer su opinión
 - El promotor seleccionado se someterá al proceso del artículo 80

4. Voto del RSMPOC

Votación del RSMPOC

- **Únicamente los miembros del RSMPOC podrán levantar la mano virtualmente**
- Kelly confirmará verbalmente cada voto de los miembros del RSMPOC y luego contará los votos

5. Recuperación ambiental del P3

P3 Timeline

La BPA autorizó la publicación de la RFP para la parcela P3
Mayo de 2005

Se emitió la RFP para la parcela P3
Diciembre de 2005

Se recibieron 3 propuestas
Mayo de 2006

La BPA concedió una designación provisional a Elma Lewis Partners para la parcela P3
Junio de 2007

Proyecto de Ruggles Place
1.3 millones de pies cuadrados de espacio cultural, residencial, de oficina, comercio minorista, educación artística, médico (centro médico de la calle Whittier) y 1,044 espacios de estacionamiento

Prórrogas de designación provisional concedidas a Elma Lewis Partners
Junio de 2008
Septiembre de 2008
Octubre de 2008
Abril de 2009

Disposición original
Proceso 2005-2006

Designación original:
Elma Lewis Partners (2007-2009)

Cambio de proyecto: Tremont Crossing
9 unidades de propiedad individual
718 unidades residenciales para alquiler
109,000 pies cuadrados de espacio para oficinas
31,000 pies cuadrados de espacio para museos
462,000 pies cuadrados de espacio destinado al comercio
1,372 espacios de estacionamiento

Cambio del proyecto: Ruggles Place
1,6 millones de pies cuadrados de oficinas, comercios minoristas, usos de museos y estacionamiento con componente residencial por determinar. No hay centro para la educación artística.

Creación de la subparcela P3; el centro de salud de la calle Whittier como promotor
Septiembre de 2009

P3 - Partners: Elma Lewis Partners y FeldCo Development Corporation (2010-2019)

Designación final concedida a P3-Partners
Abril de 2019

28 Prórrogas provisionales de designación otorgadas a socios P3
Enero de 2011 - Abril de 2019

P3-Partners presentó el acuerdo de asociación y propuso una revisión del proyecto
Septiembre de 2009

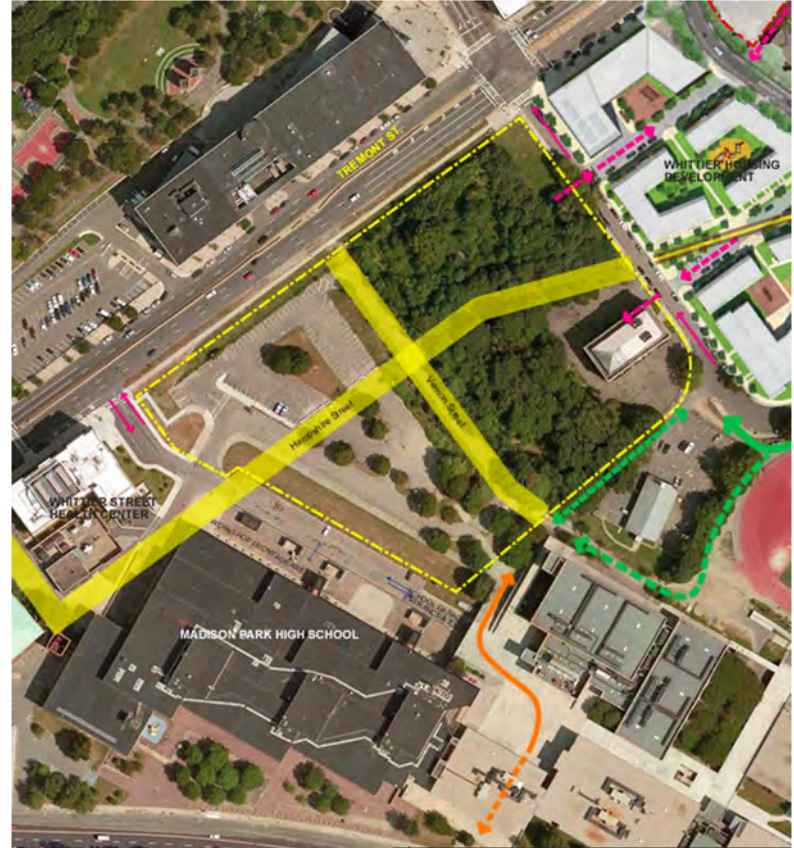
La designación definitiva expiró sin haberse ejecutado el contrato de arrendamiento del predio
Noviembre de 2019

La BPDA incorpora la parcela P3 en el PLAN: plaza Nubian

Próximos pasos

Próximos pasos

- Este día marca el comienzo del procedimiento de compromiso comunitario para el P3.
- **Los principios y criterios de evaluación del PLAN Nubian** será el punto de partida del procedimiento comunitario.
- El sitio es diferente a los demás sitios del PLAN: plaza Nubian en lo que respecta a tamaño, necesidades de infraestructura, etc. Tendrá diferentes retos y oportunidades.



Diligencia debida interna

- **Conversaciones con interesados sobre sus necesidades**
 - Iglesia Good Shepherd
 - Parque Madison
 - Departamento de Parques
 - Autoridad de la Vivienda de Boston
- **Aprender del pasado para crear un proyecto exitoso**
 - Línea de alcantarillado
 - Malla vial
 - Considerar la posibilidad de dividir el sitio
 - Explorar las opciones para la preparación del sitio

Kit de herramientas del P3

PLAN: Nubian Square P3 Toolkit

P3 AT A GLANCE

What is P3?

P3 is a publicly-owned vacant piece of land assembled during the Urban Renewal Plan. Due to its large size, proximity to roads, and educational facilities, this site has the potential for economic development in the Nubian Square area. The City of Boston's commitments to affordable housing, arts & culture, and community development are central to the plan.



P3 in Context

Roxbury is known for its vibrant Black community both in the past and present, with over 50% of the neighborhood's population identifying as Black. The area has been home to a number of activists, civil rights leaders, artists, and musicians. Roxbury was designated as a Cultural District in 2017, elevating the area's art, history, and community.

as Dudley Square, another downtown, a commercial center with businesses and the relocation of public t Square economy stay

HISTORY

History of P3

Urban Renewal

Historically, Roxbury thrived as an economic and commercial hub for the City of Boston, but eventually declined due to policies and practices that included redlining and urban renewal.



Between 1934 and 1968, the Federal Housing Authority implemented a policy that would draw red, yellow, blue, and green lines throughout cities in order to determine where mortgage loans were to be awarded. This process would decide where financial services should be limited and where they should be invested. The criteria to the designation of the location of these lines were supported by racist and classist decision-making processes that can still be identified in today's geography.

Urban renewal was created by Congress under Title I of the Housing Act of 1949. It was directed at declining cities by providing federal

government two-thirds of blighted are developers While the int towns in rev clearance" ai cases, entire Redevelopm oversee the Boston. The Roxbury was

The Campus contained P3 in mind. The create a city be a comple buildings wit second and li to create low restricted ho of housing d of this housi low-income families, and Urban Rene the neighb areas, rehab improving tra plan was to p

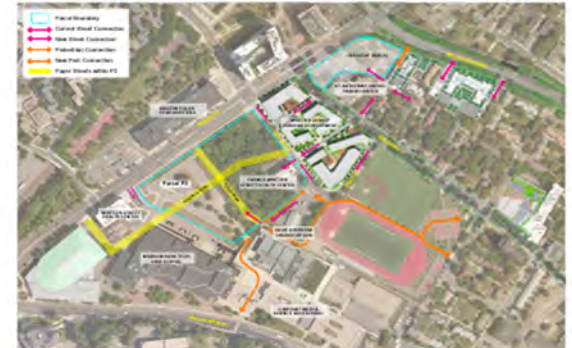
DESIGN CONSIDERATIONS

Circulation

There are two unpaved public ways on the site, Hampshire Street, running northeast to southwest between Whittier Street and the Reggie Lewis Center, and Vernon Street running between Tremont Street and Downing Street, which borders P3 on the southeast.

Any development will have to maintain this street grid, although it is possible to propose adjusting the street alignment to better connect it with abutting sites and specifically with the Whittier Choice Neighborhood to the north. Additionally, future development will likely need to connect

Vernon Street to Downing Street and may need to connect Downing Street to Whittier Street for proper circulation. The site will also likely require new pedestrian improvements that connect the site to the Madison Park playing fields.



P3 Current Street Alignment and Connections

Se puede descargar en bostonplans.org/ParcelP3

Recuperación ambiental

- La BPDA ha recibido una subvención de \$250.000 para la recuperación ambiental del P3.
- Alcance del trabajo: recuperamiento de una zona del sitio con niveles elevados de plomo, la cual es la más preocupante del sitio
- Nos entusiasma dar este primer paso, con el compromiso de adoptar medidas adicionales para completar la recuperación.
- La mejor vía para avanzar podría ser procurar recursos adicionales, o que la recuperación se hiciera como parte del proceso de desarrollo.

Próximo proceso de planificación provisional

- **Evaluación del kit de herramientas del P3**
 - Estamos solicitando su opinión
- **Primera reunión: 15** de febrero
 - Introducción al sitio - antecedentes, oportunidades y desafíos
 - Iniciar las conversaciones sobre el desarrollo y las pautas de diseño, y qué es factible en el sitio

Ingenieros y científicos consultores



Reunión sobre el plan
de participación pública
11 de enero de 2021

Parcela P-3
Calles Tremont y Whittier
Roxbury, Massachusetts

RTN 3-15009 y 3-36365

Introducción

Consultores de GEI:

Ileen Gladstone, P.E., LSP

Ryan Hoffman, P.G., LSP

Objetivo:

Actualización relativa a la contaminación del sitio y la limpieza específica pendiente



Parcela P-3



Descripción general

Historial de propiedades y comunicados

Estado del Plan de Contingencia de Massachusetts
(MCP)

Procedimiento del plan de participación pública (PIP)

Descripción del sitio contaminado

Plan específico de limpieza

Preguntas de la comunidad



Historia del sitio, de 1880 a la actualidad:

Varias industrias, el antiguo centro de salud de la calle Whittier, la taberna de Connolly, actualmente desocupados

Inicialmente informado a MassDEP en 1997 por BRA

Suelo contaminado en la parte este de la parcela

Metales (plomo) e hidrocarburos aromáticos policíclicos (HAP)



Plan de contingencia de Massachusetts

Sitio de eliminación del Plan de contingencia de Massachusetts
(MCP) RTN 3-15009

2002: BPDA (BRA) completado:

- Fase II Evaluación integral del emplazamiento

- Fase III Plan de acción correctiva

2002: Limpieza propuesta:

- Excavación de un punto caliente contaminado con plomo

- Reducción de los montículos de tierra

2008: Emplazamiento del plan de participación pública previsto



Procedimiento del Plan de participación del público

Garantizar que el público esté informado y que participe

Adaptar al nivel de interés comunitario

Establecer un depósito público

Reuniones públicas para los entregables más importantes

Período de 20 días para comentarios del público

Incorporar los comentarios del público



Investigaciones adicionales

2016-2017: Estudio del suelo y las aguas subterráneas de GEI
Contaminantes en la parte occidental del P-3

Disolventes clorados (TCE, cloruro de vinilo, DCE) en el agua subterránea

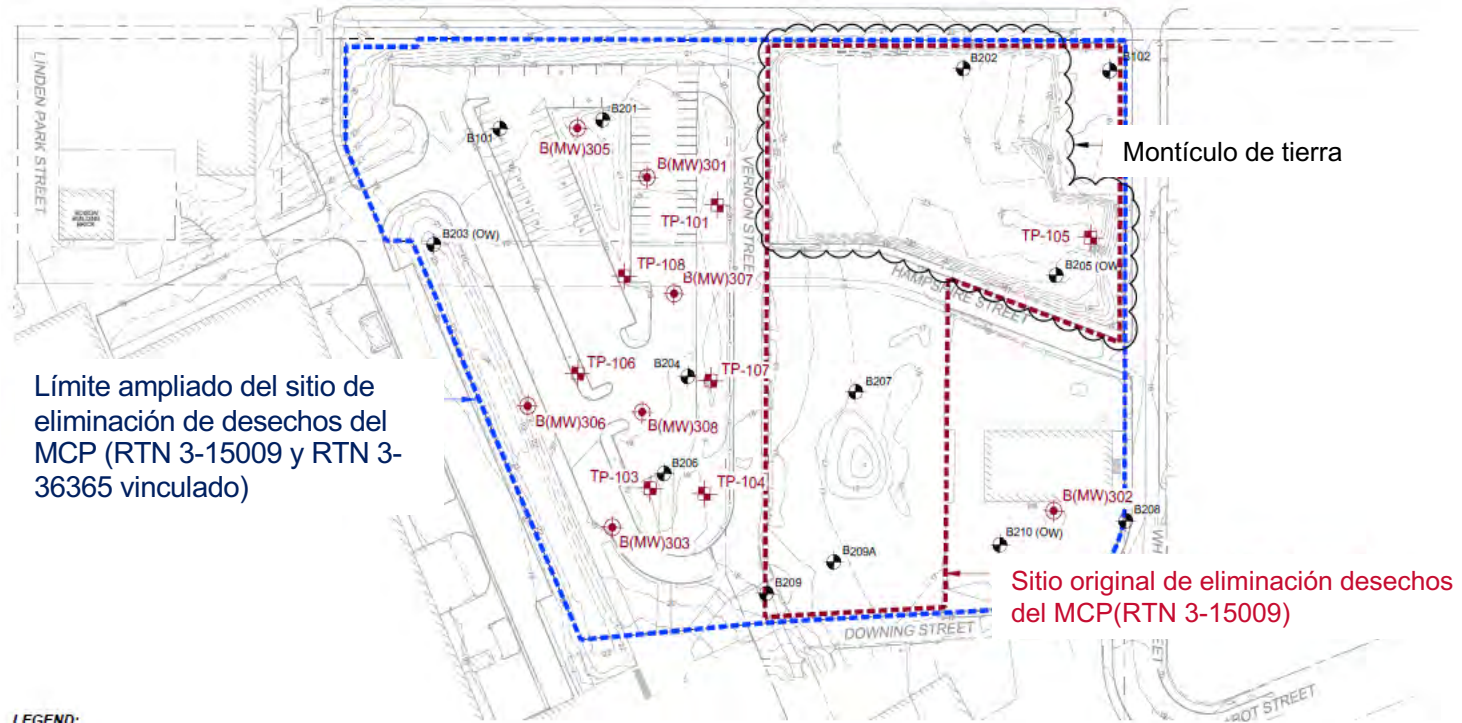
Plomo y HAP en el suelo

2020: La BPDA informó a MassDEP

Amplía el sitio de eliminación de desechos, coincidiendo con los límites del P-3



Límites del sitio de eliminación de desechos



Límite ampliado del sitio de eliminación de desechos del MCP (RTN 3-15009 y RTN 3-36365 vinculado)

Montículo de tierra

Sitio original de eliminación desechos del MCP (RTN 3-15009)



Cumplimiento del MCP

La BPDA hará que el sitio vuelva a cumplir con las normas

2021: fase II e informe III

- Combina los dos lanzamientos en un solo sitio
- Resume la historia del sitio y las investigaciones
- Describe la contaminación del sitio
- Evalúa las opciones de limpieza

2021: solución temporal

- El sitio no plantea ningún riesgo a corto plazo
- La limpieza total es parte de la reurbanización



Limpieza específica

Subvención de MassDevelopment Brownfields - \$250K
2021: plan para la limpieza del suelo (Plan RAM)



Eliminación de puntos calientes y montículos de tierra

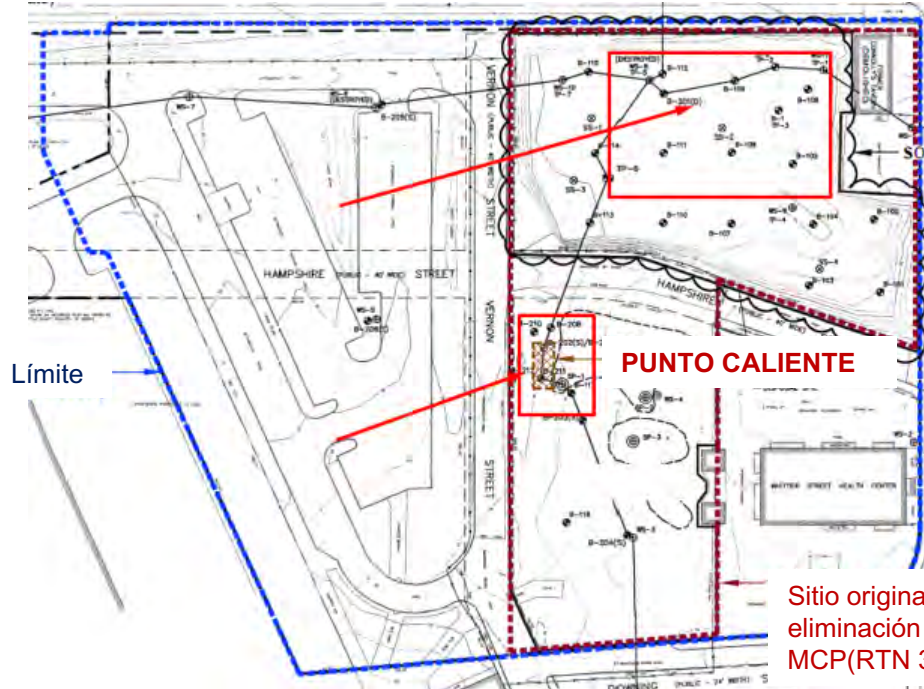
Excavar 450 yardas cúbicas de suelo

Eliminar el punto caliente de plomo

Reducir el tamaño de los montículos de tierra

Desecho del suelo fuera del sitio

Aproximadamente 2 semanas de limpieza



Mitigación del polvo

- Monitorización del polvo
- Presión lateral del suelo en vez de apilamiento temporal de los suelos
- Cubrir los contenedores
- Rociar agua nebulizada
- Disminuir el tráfico y/o la velocidad de los equipos de construcción



Resumen

Las copias del anteproyecto de la fase I y II y del plan RAM se encuentran a su disposición aquí:

- En línea en el sitio web deMassDEP:

<https://eeaonline.eea.state.ma.us/portal#!/search/wastesite> (search by 3-0015009)

- Dudley Branch Library

21 de enero de 2021: minutas de la reunión en 10 días

1 de febrero de 2021: período de 20 días para comentarios

Los informes se ultimarán después del período de comentarios

Los informes se presentarán a MassDEP



Preguntas

William Epperson (BPDA)

Teléfono: 617-918-6202

Correo electrónico: William.j.Epperson@boston.gov

Ileen Gladstone, P.E., LSP (GEI)

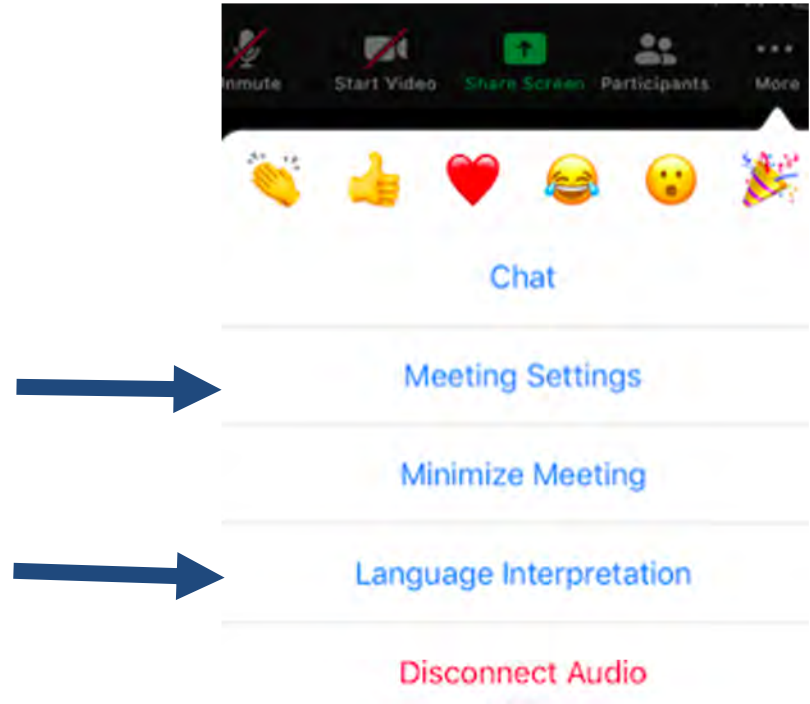
Teléfono: 781-424-9924

Correo electrónico: Igladstone@geiconsultants.com



Apéndice

Captura de pantalla del tablet/teléfono



Reyinyon Komite Siveyans Plan Direktè Estratejik Roxbury a

11 janvye 2021



1. RSMPOC

Byenvini ak Oryantasyon

Anrejistreman Reyinyon an

Poutèt manm kominote a mande sa, n ap anrejistre epi poste evènman sa a sou paj wèb Plan Direktè Estratejik Roxbury a sou [**bit.ly/theRSMPOC**](https://bit.ly/theRSMPOC) pou sa ki paka patisipe nan evènman Zoom nan andirèk.

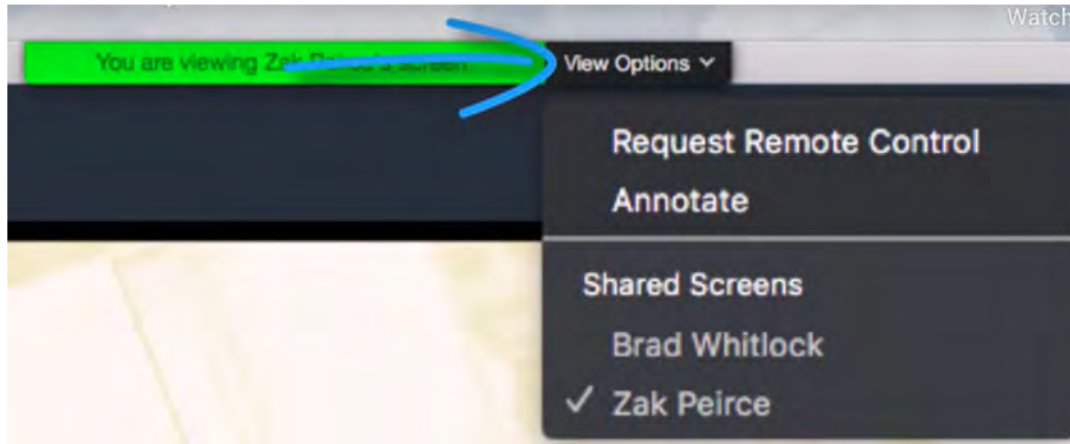
Epitou, li posib ke patisipan yo ka anrejistre reyinyon an ak kamera telefòn yo oswa ak lòt aparèy. Si w pa ta swete yo anrejistre w pandan reyinyon an, tanpri etenn mikwofòn ou ak kamera w.

Si kamera w ak mikwo w dezaktive, ou ka patisipe kanmèm atravè opsyon tchat avèk tèks la.

Entèpretasyon ak Tradiksyon



“Spanish” -pou panyòl
“German” -pou kreyòl ayisyen
“English” -pou anglè



Gid pou itilize Zoom

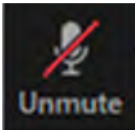
Byenvini! La a n ap jwenn kèk konsèy pou moun k ap itilize Zoom pou premye fwa yo. Kòmman ou yo parèt sou pati anba ekran an.



Itilize tchat la pou w tape yon kòmantè oswa poze yon kesyon nenpòt lè – Manm RSMPOC/ BPDA yo ap anime tchat la

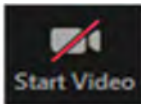


Pou w leve men w, klike sou “Participants (Patisipan)” ki parèt sou anba ekran w nan, epi chwazi opsyon “Raise Hand (Leve Men)” nan kazye patisipan an, oswa fè *9 nan telefòn ou



Mete/retire sou silans – N ap mete patisipan yo sou silans pandan prezantasyon an –

animatè a ap retire w sou silans pandan diskisyon an si w leve men w epi se tou pa w pou pale Pou mete/retire sou silans sou telefòn ou, fè *6.



Aktive/dezaktive fonskyon videyo ou a

Pwotokòl Zoom

Nou vle asire nou ke konvèsasyon sa a se yon eksperyans ki enteresan pou tout patisipan yo.

- Tanpri, rete ansilans pandan apèl la. Si w ta renmen pale pandan tan sa a, tanpri, itilize fonksyon “Raise Hand (*Leve Men*)” ki nan Zoom nan konsa yon moderatè BPDA ap ka retire patisipan yo sou silans.
- Tanpri respekte tan ke yo bay nou chak la.
- N ap mande patisipan yo pou yo limite kesyon yo konsa lòt moun yo ap ka patisipe nan diskisyon an. Si w gen plis kesyon, tanpri tann jiskaske tout lòt patisipan yo jwenn opòtinote pou yo poze kesyon.
- Si w pa rive jwenn kesyon w nan nan reyinyon sa a, tanpri mete yo nan Tchat ki nan fen an oswa voye yon email bay Kelly.sherman@boston.gov

Ajennda

- 1. Byenveni RSMPOC**
- 2. Mizajou sou Planifikasyon an**
- 3. Revizyon RFP sou Pasèl Crescent**
- 4. Vòt RFP sou Crescent**
- 5. Mizajou sou Reyabilitasyon Anviwònmanal P3**

Prezantasyon ak Mizajou RSMPOC

Premye lendi mwa a

11 janvyè 2021

3 fevriye 2021

1ye mas 2021

5 avril 2021

3 me 2021

7 jen 2021

5 jiyè 2021

****Pa gen reyinyon nan mwa Out****

13 septanm 2021

4 oktòb 2021

1ye novanm 2021

****Pa gen reyinyon nan mwa Desanm****

Responsabilite RSMPOC

- Komite Siveyans Plan Direktè Estratejik Roxbury a (RSMPOC) te kreye nan lane 2004 apre Plan Direktè Estratejik Roxbury (RSMP) a.
- RSMPOC a reprezante katye Roxbury a yon fason laj epi li konpoze ak Mè ki Nome yo, moun ke fonksyonè ki pase nan eleksyon nome, asosiyasyon katye ak òganizasyon kominotè.
- RSMPOC a sipèvize aplikasyon Plan Direktè Estratejik Roxbury a ak PLAN an: Nubian Square.

Enskri. Angaje. Fè Aksyon.

- **Enskri:** Enskri nan Komite Siveyans Plan Direktè Estratejik Roxbury a ak/oswa yon Komite Analiz Pwojè (PRC).
- **Angaje:** Patisipe nan reyinyon piblik. Poze kesyon. Envite vwazen, gwoup ak òganizasyon sivik Roxbury, antrepriz, moun nan zòn nan oswa lòt manm afilye kominote a nan reyinyon piblik.
- **Fè Aksyon:** Analize epi fè kòmantè sou pwojè yo, devlopman yo ak inisyativ planifikasyon an.

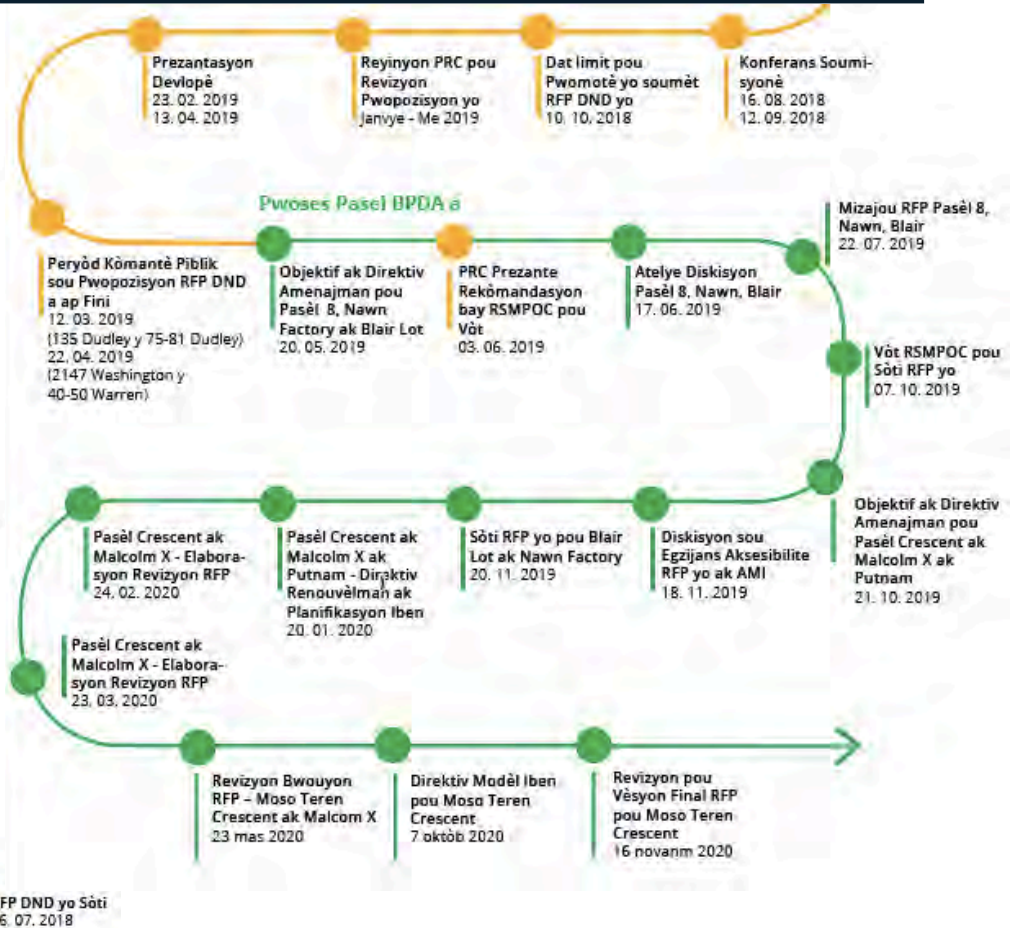
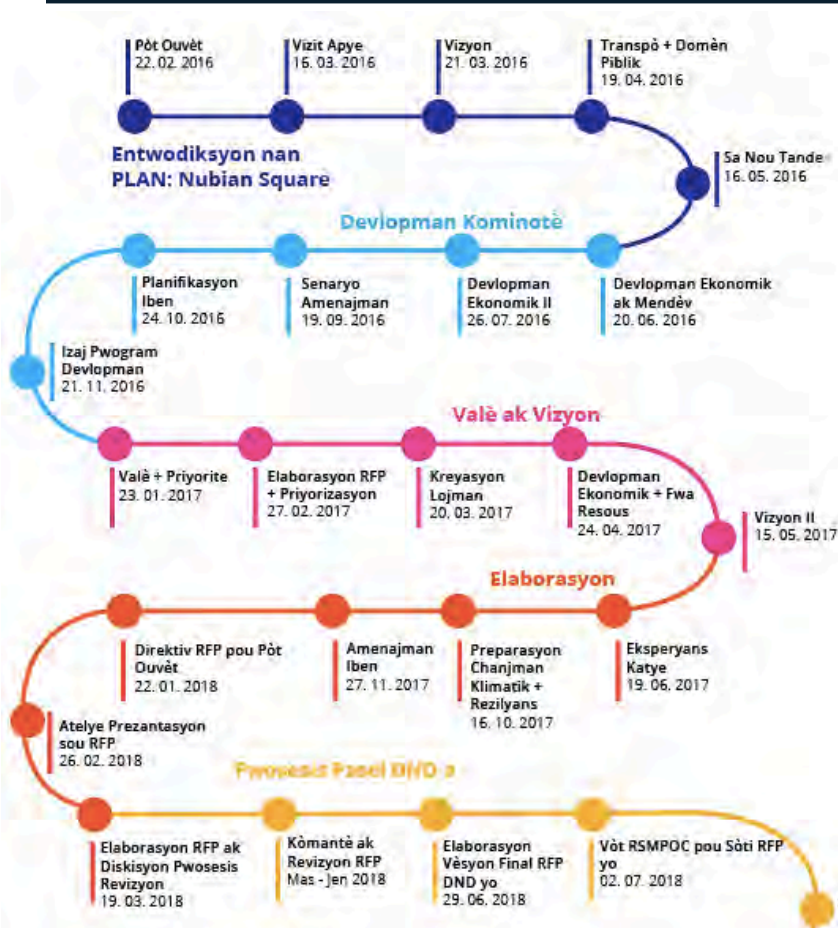
Pou plis enfòmasyon sou reyinyon ki gen pou fèt yo, pwojè devlopman yo ak fason pou enplike, ale sou bit.ly/theRSMPOC

Objektif Plan Direktè Orijinal 2004 yo

- Amelyore **lavi sivik ak kiltirèl** nan katye a
- Fè pwomosyon **kwansans divèsifye epi dirab** avèk travay pou rezidan lokal yo
- Asire **transpò piblik** ak **prive ki sekirize epi pratik**
- Agrandi epi amelyore **lojman pou yon varyete** gwoup sosyo-ekonomik ak laj
- Kreye yon **domèn piblik ki konfòtab, vivan epi sekirize** ki reflekte divèsite **rezidan lokal yo**
- Amelyore **patisipasyon** ak **otonomizasyon kominote a** gras ak ogmantasyon responsabilizasyon gouvènman an ak enstitisyon yo epi antrepriz yo

2. Mizajou Planifikasyon an

PLAN: Pwosesis Nubian Square Jiska Jodi a



Mizajou PLAN: Nubian Square

- Recap nan Desanm Reyinyon RSMPOC
- Lansman Referansyèl P3 / Sitwèb P3: www.bostonplans.org/ParcelP3
- Seminè P3 nan dat 15 fevriye

3. Revizyon Demann Pwopozisyon (RFP) sou Pasèl Crescent

Pwosesis Kominotè pou Pasèl Crescent

- **Fevriye 2016** – PLAN an: Yo te lanse Nubian Square pou soutni ak fè mizajou nan estrikti pou amenajman kap fèt nan Plan Direktè Estratejik Roxbury a epi pou l konseye Demann Pwopozisyon (RFP) yo pou nèt pasèl ki pou piblik la, ikonpri Pasèl Crescent la.
- Pami angajman ki fèt ak piblik la gen **30** atelye piblik, vizit gide, rankont kominotè ak reyinyon pou pataje enfòmasyon, etabli yon vizyon pou lavni epi pou mande kominote a bay opinyon li.
- Fondasyon **Demann Pwopozisyon (RFP) pou Pasèl Crescent** la se kritè direktiv amenajman ak evalyasyon kominote a te elabore atravè PLAN: Nubian Square (ansyen PLAN: Dudley Square).
 - Amenajman solid, sen e dirab
 - Lojman Abòdab
 - Konsistans ak istwa planifikasyon zòn lan
 - Amenajman san Deplasman
 - Devlopman Ekonomik
 - Divèsite ak Enklizyon
 - Avantaj Kominotè

Prezantasyon Pasèl Crescent

- 74,208 pye kare (1.7 ak), ki konpoze ak pasèl BPDA, DND, ak MassDOT posede
- Li chita nan Campus High ak Zòn Renovasyon Iben South End
- Li lokalize nan kwen Melnea Cass Boulevard ak Tremont Street e se yon antre pou kominote a
- Epitou yo pral redevlope tou sit vwazen Whittier Faz 3, P3 ak 840 Columbus
- Li toupre pwen aksè prensipal transpòtasyon: Ruggles, Nubian Station, ak Melnea Cass Blvd



Pwosesis Kominotè pou Pasèl Crescent

- **Oktòb 2019-Fevriye 2020** : BPDA te òganize **kat** reyinyon piblik pou l devlope direktiv pou konsepsyon espesifik pou Pasèl Crescent. Yo afiche yon bwouyon Demann Pwopozisyon (RFP) sou entènèt la pou chak reyinyon, epi patisipan yo te gen chans pou yo diskite sou sa ki gen ladann epi yo itilize kat pou kòmantè yo pou di ki chanjman yo ta renmen wè. Yo te modifye Demann Pwopozisyon an (RFP) pou yo mete kòmantè kominote a nan pwochen reyinyon an.
- Kòmantè kominote a konsantre sou tèm suivan yo:
- **Pwoteje pyebwa** ki deja sou pasèl la
 - **Bay espas ouvè priyorite**
 - Wotè ak davanti bilding yo fèt pou respekte echèl dimansyon Tremont Street ak respekte wotè-ba amenajman rezidansyèl ki akote a.
 - Amenajman an fèt pou l entegre Roxbury ak Tremont Street, olye pou l “separe” Roxbury.

Pwosesis Kominotè pou Pasèl Crescent

- **Mas 2019:** BPDA te planifye yon dènye reyinyon an mas 2019 pou l finalize RFP a, sepandan yo te ranvwaye li poutèt pandemi COVID la. Nan mwa ki te vin apre yo, BPDA te itilize tan adisyonèl la pandan ke pwosesis piblik la te sispann pou l te ka revwa rekòmandasyon konsepsyon an dapre kòmantè yo.
- **Oktòb 2020:** BPDA te prezante rekòmandasyon yo te revize yo nan yon reyinyon kominotè vityèl.
- Nou te resevwa kòmantè ki mande pou nou pwoteje pyebwa ki la yo pi plis ak plis egzijans eksplisit pou espas ouvè yo.
- **Janvyè 2021:** N ap soumèt Demann Pwopozisyon (RFP) final la bay RSMPOC pou li apwouve l.

Direktiv Konsepsyon yo: Pwoteje Pyebwa yo

- **Fòk** pwomotè yo pwoteje pyebwa ki egziste yo ak diminye pèt kouvèti vejetal ki byen devlope yo leplis ke posib, sitou prezève espas ouvè yo.
- **Fòk** yo pwoteje pyebwa ki gen yon eritaj espesifik
- Demann Pwopozisyon an (RFP) fèt pou l idantifye atenyasyon akseptab pou nenpòt pyebwa yo pa ka pwoteje.



Direktiv Konsepsyon: Espas Louvri Antre a & Koneksyon Ekolojik

- Nan Pwopozisyon yo, **fòk yo mete espas louvri** ki aksesib nan kwen Melnea Cass Boulevard ak Tremont Street.

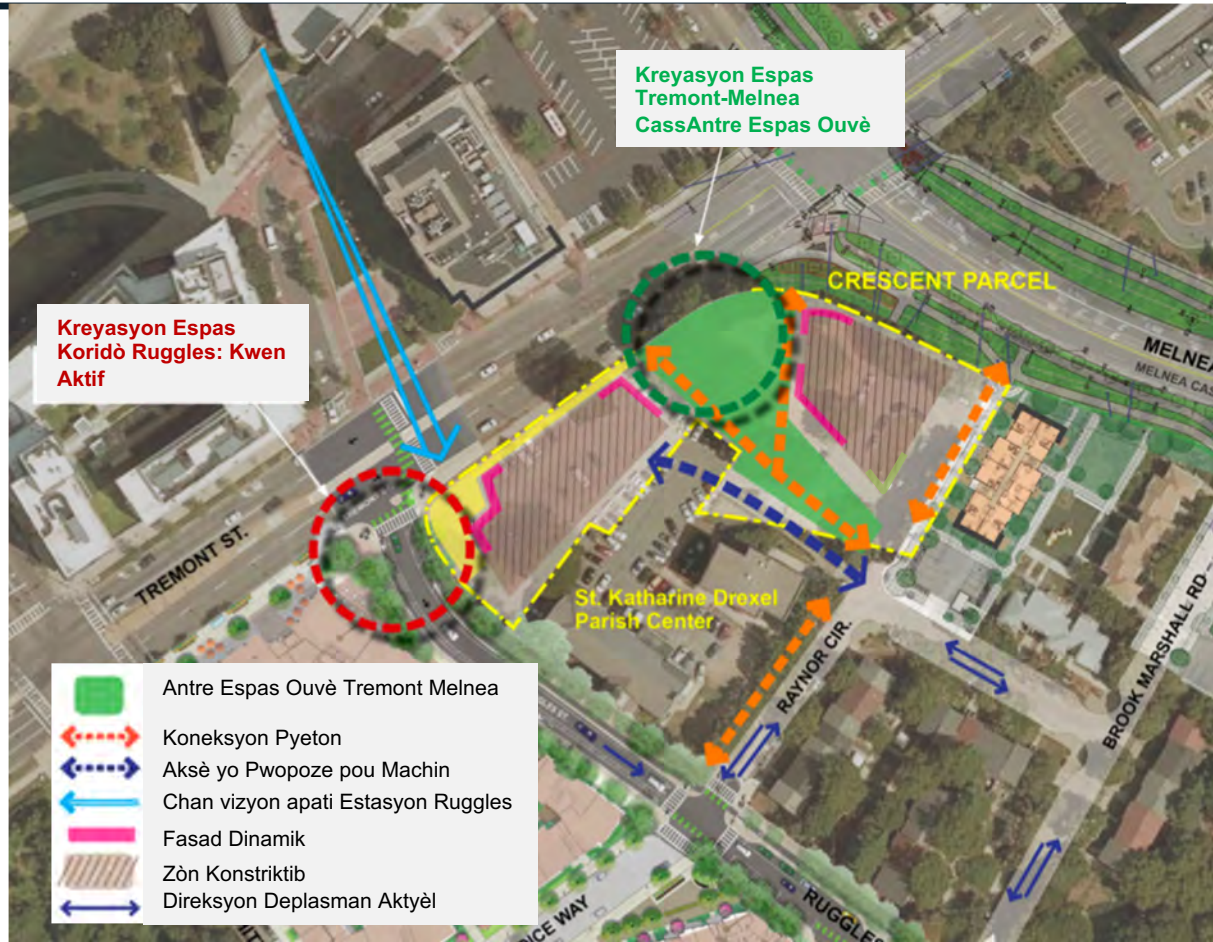
Espas louvri sa a pral:

- Fè objektif kominote a fikse pou l gen espas louvri piblik avanse, l ap sipòte prezèvasyon pyebwa yo
- Amelyore koneksyon pyeton atravè sit la
- Kontribye pou gen yon rezo espas louvri nan lefti ki konekte Pasèl Crescent la nan Amenajman Whittier ak P3.



Direktiv Konsepsyon yo: Kontèks Katye

- Yo idantifye kwen Ruggles Street ak Tremont Street, ansanm ak Melnea Cass Boulevard ak Tremont Street, kòm opòtinite pou kreyasyon espas ki kapitalize kote sa yo antanke antre Nubian Square.
- "Re-amenajman Pasèl Crescent la pral jwe yon wòl entegral nan asire tranzisyon konpatib fòm ak echèl iben nan mitan re-amenajman posib sou fasad Tremont Street ak Melnea Cass Boulevard: Pasèl sit P-3, sit aktyèl Lojman Whittier Street ak sit amenajman lojman nan mitan bilding Madison Park la.



Direktiv Konsepsyon yo: Lizaj

- Lizaj yap fè yo ka se pou:
 - Lojman
 - Biwo enstitisyonèl/komèsyal
 - Edikasyon
 - Vant andetay
 - Espas louvri
 - Lizaj kominotè oswa kiltirèl
 - Espas pou sektè sante ak anplwa ekolojik.
- Yo vreman ankouraje lizaj ak espas ki rezève pou biznis ki gen mèt ki lokal ki desèvi kominote a ak aktive kwen Tremont Street ak Melnea Cass Boulevard..

Direktiv Konsepsyon yo: Volimetri, Wotè, ak Oryantasyon

- Yo dwe kalkile wotè bilding yo avèk atansyon pou ranfòse karakteristik fizik vwazinaj la, montre lokalizasyon antre a epitou rekonèt echèl amenajman rezidansyèl akote a
- Amenajman an dwe tou respekte echèl ba global sit lojman Madison Park la epi rapwoche yo arebò Raynor Circle.



Volimetri yo pwopoze apatide kwen Melnea Cass Blvd ak Tremont St



Volimetri yo pwopoze apatide Raynor Circle

Pwosesis pou Pasèl Crescent lan Dorenavan:

- **Aswè a:** RSMPOC ap vote aswè a pou yo apwouve Demann Pwopozisyon (RFP) Crescent lan
- **14 janvyè:** Konsèy BPDA a ap vote pou li lanse Demann Pwopozisyon an
- **Fen janvyè:** Yo lanse Demann Pwopozisyon an (RFP)
- **Fen Avril:** Dat limit pou repons yo
- Lè yo fin resevwa pwopozisyon pou amenajman yo, kominote a ap gen anpil opòtinite pou l patisipe nan seleksyon devlopè a.
 - Komite ki Revwa Pwojè a ki gen manm kominote yo ladann, pral evalye pwopozisyon yo
 - Devlopè yo pral prezante bay kominote a pou l kòmante
 - Devlopè yo seleksyone a pral pase anba pwosesis Atik 80

4. Vòt RSMPOC

Vòt RSMPOC

- **Se sèlman manm RSMPOC yo ki dwe leve men yo yon fason vityèl**
- Kelly pral konfime vòt chak manm RSMPOC yo yon fason vèbal epi l ap konte vòt yo

5. Reyabilitasyon Anviwònmental P3

P3 Delè

BRA te otorize piblikasyon yon apèl d'òf pou Pasèl Teren P3 nan
Me 2005

Piblikasyon apèl d'òf pou Pasèl Teren P3 nan
Desanm 2005

Yo te resevwa twa pwopozisyon nan
Me 2006

BPA akòde yon tantativ pwovizwa pou Elma Lewis Partners pou Pasèl Teren P3 nan
Jan 2007

Pwojè Ruggles Place

1.3 milyon pye kare: lokal kiltirèl, rezidansyèl, biwo, lavant andetay, ansèyman atistik, medikal (Sant Medikal Ri Whitter) ak 1,044 espas garaj pakin

Ekstansyon Deziyasyon Pwovizwa akòde pou Elma Lewis Partners

Jen 2008
Septanm 2008
Oktòb 2008
Avril 2009

Pwosesis Dispozisyon Orijinal
2005-2006

Deziyasyon Orijinal:
Elma Lewis Partners (2007-2009)

Chanjman Pwojè: Pasaj Tremont

9 inite pwopriyete
718 inite lojman lway rezidansyèl
109,000 pye kare espas biwo
31,000 pye kare espas mize
462,000 pye kare espas lavant andetay
1,372 espas pakin garaj

Chanjman Pwojè: Plas Ruggles

Yo pral detèmine 1.6 milyon pye kare espas biwo, lavant andetay, itilizasyon mize ak pakin garaj avèk konpozan rezidansyèl. Pa gen sant edikasyon atistik.

Kreyasyon Sou-Pasèl P3;
Sant Sante Ri Whitter kòm redevlopè
Septanm 2009

Patnè-P3: Elma Lewis Partners & FeldCo
Kòporasyon Devlopman (2010-2019)

Patnè-P3 yo te akòde deziyasyon Final
Avril 2019

28 Akòde Ekstansyon Deziyasyon Pwovizwa pou Patnè-P3 yo

Janvyè 2011-Avril 2019

Patnè-P3 yo te prezante yon akò patenarya ak pwopozè yon pwojè revize
Septanm 2010

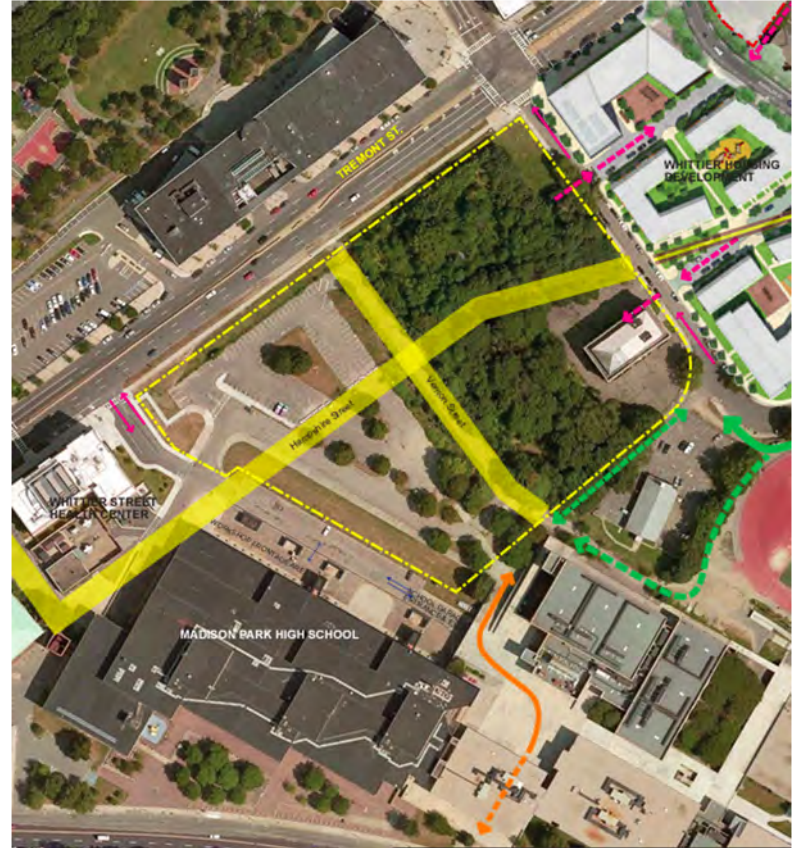
Deziyasyon Final te ekspire san egzekisyon yon Kontra Lway
Novanm 2019

BPDA entegre Pasèl Teren P3 nan PLAN: Nubian Square

Pwochen etap yo

Pwochen Etap yo

- Jodiya se jou ki make kòmansman pwosesis angajman kominotè pou P3.
- **Prensip ak kritè evalyasyon PLAN: Nubian** lan se li ki pral pwen de depa pou pwosesis kominotè a.
- Sit la pa menm ak lòt sit PLAN: Nubian Square la an tèm de gwosè, enfrastrikti li bezwen, elatriye. L ap prezante diferan defi ak plizyè opòtinite.



Pwosedi Entèn Kontwòl Dilijan

- **Diskisyon ak pati konsène yo sou sa yo bezwen**
 - Good Shepherd Church
 - Madison Park
 - Parks Department
 - Boston Housing Authority
- **Pran leson sou sa ki te pase anvan pou pwojè a ka gen siksè**
 - Kanalizasyon pou evakye dlo egou
 - Griy ri yo
 - Konsidere divize sit la
 - Eksplòre opsyon pou prepare sit la

P3 Twous zouti

PLAN: Nubian Square P3 Toolkit

P3 AT A GLANCE

What is P3?

P3 is a publicly-owned vacant piece of land assembled during the Urban Renewal Plan. Due to its large size, proximity to roads, and educational facilities, this site has the potential for economic development in the Nubian Square area. The site also reflects the community's commitments to affordable housing, arts & culture, and community development.



P3 in Context

Roxbury is known for its vibrant Black community both in the past and present, with over 50% of the neighborhood's population identifying as Black. The area has been home to a number of activists, civil rights leaders, artists, and musicians. Roxbury was designated as a Cultural District in 2017, elevating the area's art, history, and community.

as Dudley Square, "the other downtown," a commercial center with businesses and the presence of artists. Due to racist and classist displacement caused by the relocation of public housing from Dudley Square economy stage

HISTORY

History of P3

Urban Renewal

Historically, Roxbury thrived as an economic and commercial hub for the City of Boston, but eventually declined due to policies and practices that included redlining and urban renewal.



Between 1934 and 1968, the Federal Housing Authority implemented a policy that would draw red, yellow, blue, and green lines throughout cities in order to determine where mortgage loans were to be awarded. This process would decide where financial services should be limited and where they should be invested. The criteria for the designation of the location of these lines were supported by racist and classist decision-making processes that can still be identified in today's geography.

Urban renewal was created by Congress under Title I of the Housing act of 1949. It was directed at declining cities by providing federal

government financing. Two-thirds of blighted areas were to be developed by private developers. While the intent was to provide "clearance" in cases, entire blocks were to be demolished. Redevelopment was to be overseen by the City of Boston. The City of Roxbury was

The Campus Center contained P3 in mind. The plan was to create a city block with a complete building with second and third floors to create low-restricted housing of housing for low-income families, and Urban Renewal areas, rehabilitation, and improving transportation plan was to p

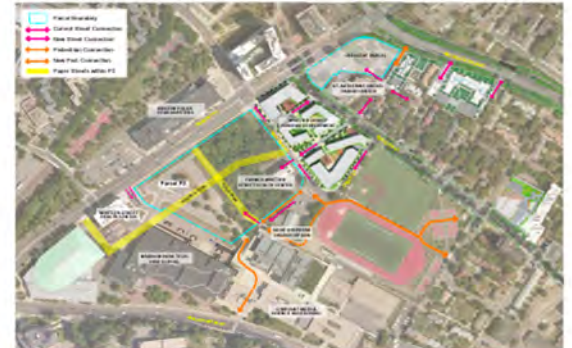
DESIGN CONSIDERATIONS

Circulation

There are two unpaved public ways on the site, Hampshire Street, running northeast to southwest between Whittier Street and the Reggie Lewis Center, and Vernon Street running between Tremont Street and Downing Street, which borders P3 on the southeast.

Any development will have to maintain this street grid, although it is possible to propose adjusting the street alignment to better connect it with abutting sites and specifically with the Whittier Choice Neighborhood to the north. Additionally, future development will likely need to connect

Vernon Street to Downing Street and may need to connect Downing Street to Whittier Street for proper circulation. The site will also likely require new pedestrian improvements that connect the site to the Madison Park playing fields.



P3 Current Street Alignment and Connections

Reyabilitasyon Anviwònmantal

- BPDA resevwa yon sibvansyon \$250,000 reyabilitasyon anviwònmantal P3.
- Anplè travay la: Reyabilite yon zòn nan sit ki gen nivo plon elve, ki se sa ki bay plis enkyetid nan sit la.
- Nou pa ka tann pou n kòmanse premye etap sa a, e nou pran angajman pou n fè plis pa pou n konplete reyabilitasyon an.
- Pi bon chimen nou ka pran pou n vanse se chèche resous adisyonèl, oswa pou yo fè reyabilitasyon an antanke pwosesis devlopman an.

Pwosesis Planifikasyon Preliminè Pwochènan

- **Revize zouti P3 yo**
 - Nou ta renmen gen kòmantè w
- **Premye reyinyon an: 15 fevriye**
 - Entwodiksyon nan sit la – enfòmasyon jeneral, opòtinite, ak obstak yo
 - Antame konvèsasyon sou amenajman ak direktiv konsepsyon yo, ak kisa ki ka fèt nan sit la

Konsèy savan ak enjenyè yo



Patisipasyon Piblik la
Reyinyon Planifye pou
11 janvye 2021

Pasèl P-3
Tremont ak Whittier Street
Roxbury, Massachusetts

RTN 3-15009 ak 3-36365

Entwodiksyon

Konsiltan GEI :

Ileen Gladstone, P.E., LSP

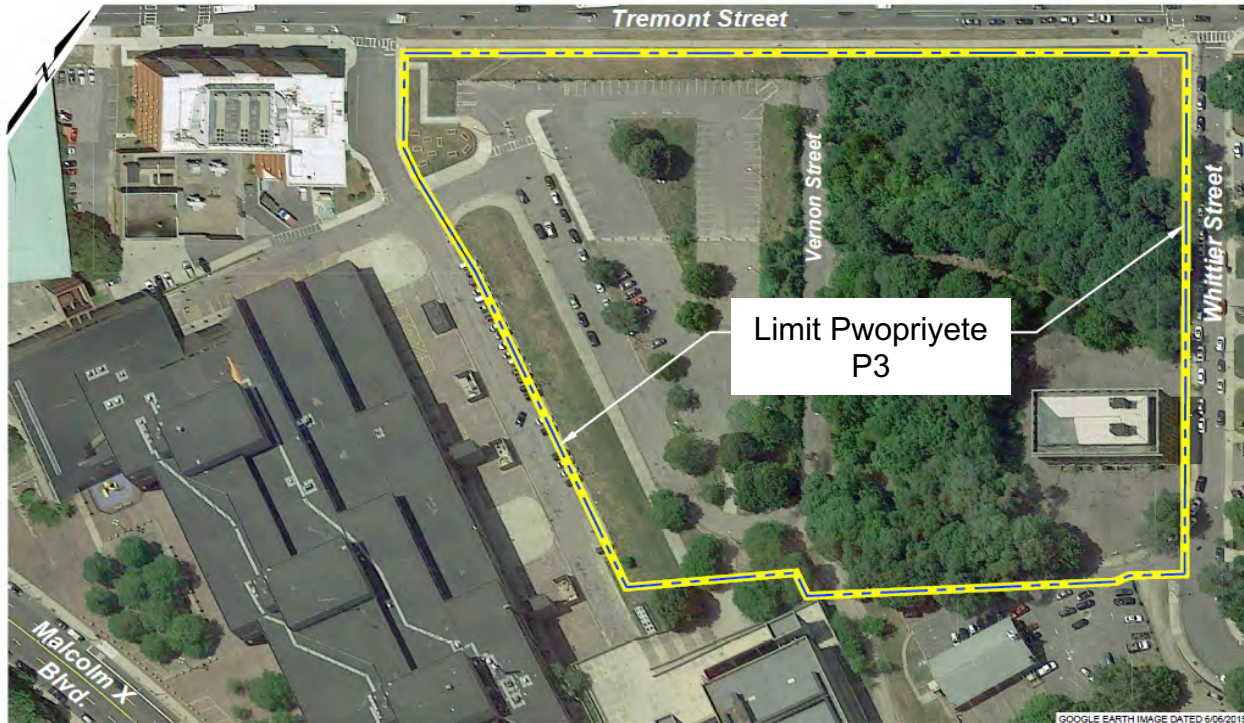
Ryan Hoffman, P.G., LSP

Objektif:

Mizajou sou kontaminasyon Sit la ak netwayaj y ap planifye fè



Pasèl P-3



Enfòmasyon Jeneral

Istwa Pwopriyete a ak Kominike
Estati Plan Dijans Massachusetts (MCP)
Pwosesis Plan Patisipasyon Piblik la (PIP)
Deskripsyon Sit ki Kontamine a
Plan Netwaj yo Sible
Kesyon Kominote yo



Sit Kontamine

Istwa Sit la, depi lane 1880 yo jiska prezan:

Divès endistri, ansyen Whittier Street Health Center,
Connolly's Tavern, aktyèlman vid

Premye fwa BRA te rapòte l bay MassDEP se te
nan lane 1997

Se pòsyon lès pasèl la ki kontamine

Metal (plon) ak idwokabi awomatik polisiklik (PAH)



Plan Dijans Massachusetts

Sit Dechaj RTN 3-15009 MCP

2002: Yo te konplete BPDA (BRA):

 Evalyasyon Konplè Sit la Faz II

 Plan Aksyon Koreksyon Faz III

2002: Netwayaj yo Pwopoze:

 Fouye kote ki kontamine ak anpil plon

 Diminye montikil tè yo

2008: Kote yo deziyen pou patisipasyon piblik la
nan plan sit la



Pwosesis Plan an pou Patisipasyon Piblik la

Asire
piblik la
enfòmè e
ke li
patisipe

Adapte
nan nivo
enterè
kominote
a

Depo
piblik ki
etabli

Reyinyon
Piblik pou
Eleman
Livrab
Enpòtan

Peryòd
20-jou
pou
Kòmantè
Piblik

Kòmantè
Piblik
Enkòpore



Investigasyon Anplis

2016 - 2017: Etid GEI fè nan sòl la ak nan dlo sou teren

Yo jwenn kontaminan nan pòsyon lwès P-3

Solvan klòwe (TCE, klòri vinil, DCE) nan dlo sou teren

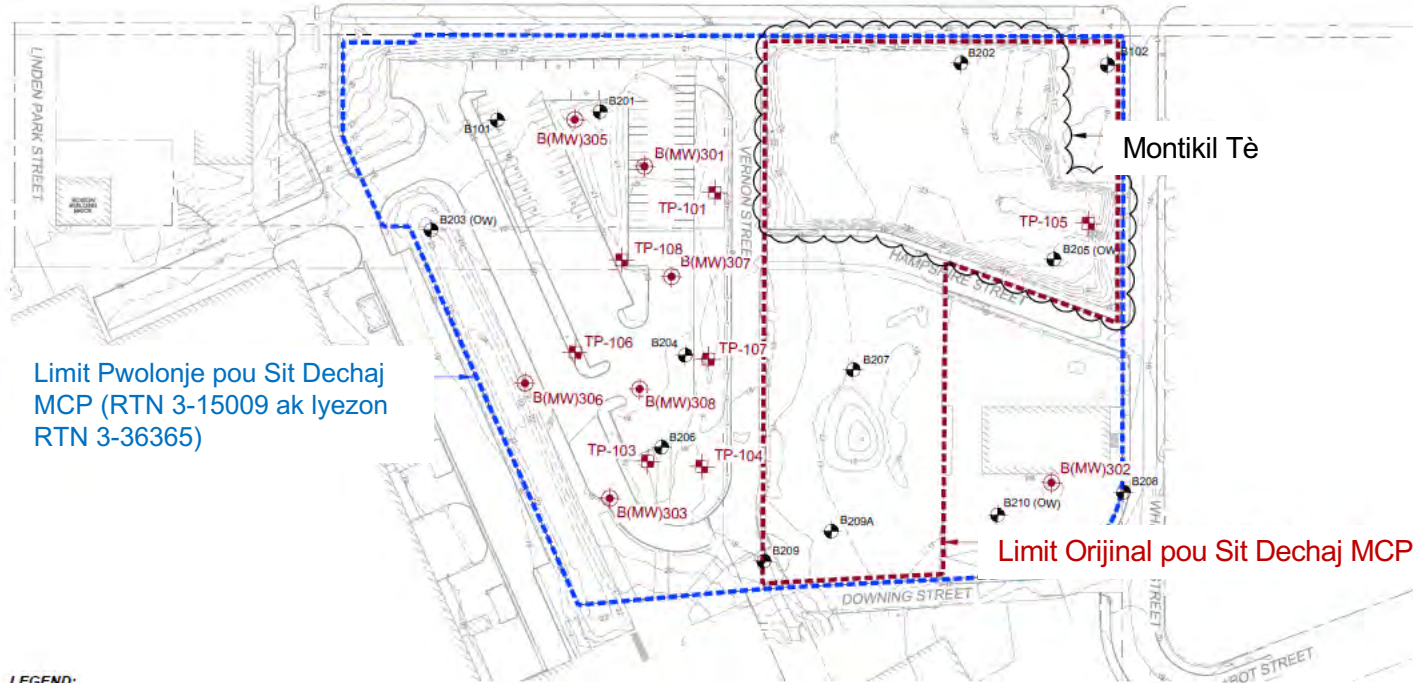
Plon ak PAH nan sòl la

2020: BPDA te rapòte l bay MassDEP

Ag randi sit depo a, pou l koresponn ak lizyè P-3



Lizyè Sit Depo yo



Limit Pwolonje pou Sit Dechaj
MCP (RTN 3-15009 ak lyezon
RTN 3-36365)

Montkil Tè

Limit Orjinal pou Sit Dechaj MCP

LEGEND



BPDA pral fè sit la vin konfòm ankò

2021: Rapò Faz II/III

Konbine de kominike yo nan yon Sit
Rezime istwa ak investigasyon Sit la
Dekri kontaminasyon Sit la
Evalye opsyon netwayaj yo

2021: Solisyon Tanporè

Sit la pa prezante okenn risk akoutèm
Netwayaj final la fèt patide reyamenajman an



Sibvansyon MassDevelopment Brownfields - \$ 250,000
2021: Plan Newayaj Sòl la (RAM Plan)



Zòn arisk ak Anlèyman Montikil Tè yo

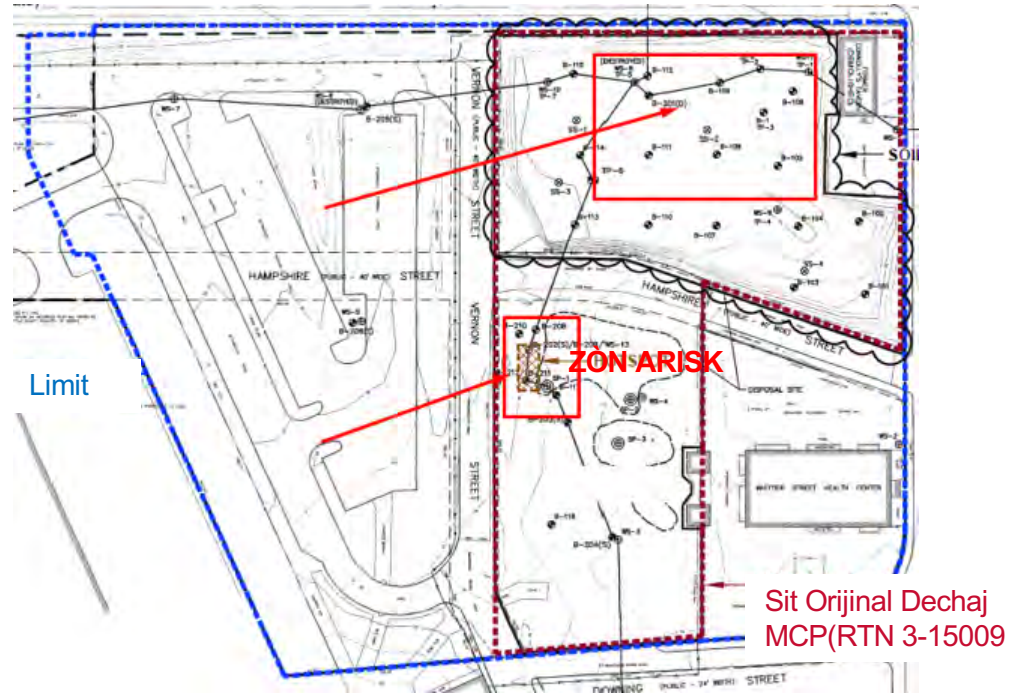
Fouye 450 yad kibik sol

Retire zòn arisk ki gen plan

Diminye g wosè montikil tè

Jete tè a andeyò sit la

Apeprè 2-semèn netwayaj



Mezi Kontwòl Pousyè

Siveyans Pousyè

Kite tè yo mete a olye pou estoke tè tanporèman

Kouvri konntenè yo

Aspèje dlo evapore

Diminye trafik ekipman
konstriksyon ak/oswa vitès



Kopi Bwouyon Faz I/II ak Plan RAM disponib:

- Sou entènèt nan sitwèb MassDEP nan:
<https://eeaonline.eea.state.ma.us/portal#!/search/wastesite> (search by 3-0015009)
- Dudley Branch Library

21 janvyè 2021: Minit reyinyon an nan 10 jou

1yè fevriye 2021: Rapò peryòd kòmantè 20-jou yo
ap finalize apre peryòd kòmantè a

Y ap soumèt rapò yo bay MassDEP



Kesyon

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telefòn: 6 17-918-6 202

imèl: William.j.Epperson@boston.gov

Ileen Gladstone, P.E., LSP (GEI)

telefòn: 781-424-9924

imèl: Igladstone@geiconsultants.com



Anèks

Foto Ekran Tablet/Telefòn

