

# 115-123 Bird Street

*Project Update and Developer Presentations*



# OVERVIEW

- **Introductions**
- **Land disposition process and timeline**
- **RFP Overview**
- **Developer Presentations: Comments and Q+A**
- **Next Steps**

# INTRODUCTIONS

- **MOH/GrowBoston staff**
- **Development Teams**



*Eastie Farm, East Boston*



# GROWBOSTON

Office of Urban Agriculture



East Cottage Farm, Roxbury

- **GrowBoston's goal is to increase food production and support local food producers in Boston, including gardeners, farmers, beekeepers, and more.**
  - *Support for innovative food production strategies*
  - *Technical assistance to farms and gardens*
  - *Educational resources*
  - *And more!*
- **Part of the Mayor's Office of Housing (MOH)**



# GRASSROOTS PROGRAM

*Program of GrowBoston*



*Savin Hill Wildlife Garden, Dorchester*

- **Provides City-owned land, grant funds, and technical assistance to neighborhood groups and non-profits for:**
  - *Community gardens*
  - *Urban farms*
  - *Other open space uses*





# About the RFP



# MOH LAND DISPOSITION PROCESS



# MOH PROCUREMENT PROCESS

Under Chapter 30B



- [M.G.L. c. 30B \(Chapter 30B\)](#) establishes an advertised proposal process that COB must follow in acquiring and disposing real estate property by purchase, sale or rental with a value greater than \$35,000.
- **Under Chapter 30B** we are required to conduct an **open and fair competitive process** that places all proposers on common footing, solicit information that will allow **manageable and meaningful comparisons of offers** and base decisions solely on the information solicited (what we've heard from the community).



# RFP OVERVIEW

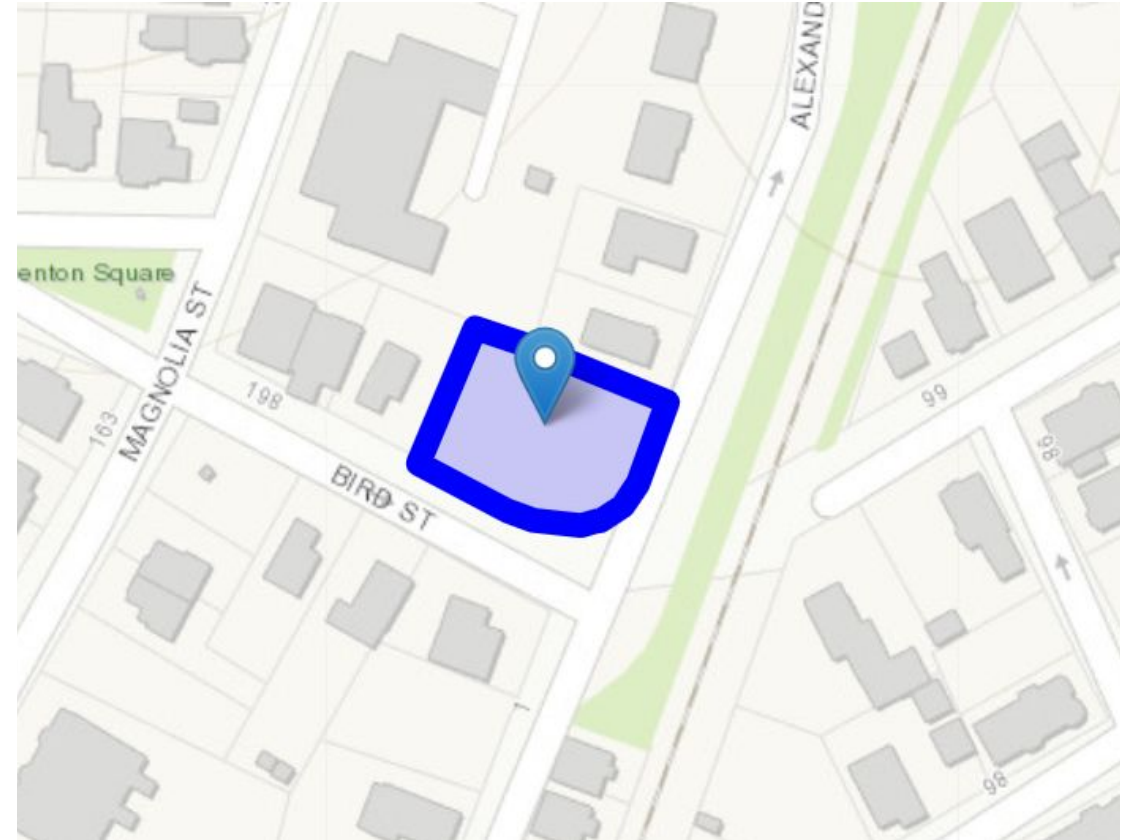
- 115-123 Bird Street, Roxbury
- Total Size: 10,718 sq ft
- 1 parcel

## SITE AND DESIGN OBJECTIVES

- Site to be used for urban agriculture
  - *Preference for an urban farm with a single entity responsible for management*
- At least one public seating area
- Site beautification along sidewalks
- Preservation of existing mature trees
- Must include permanent protection via a land trust

## AVAILABLE FUNDING: \$150,000

- Projects must be open to the public and made available for regular community use



# COMMUNITY PROCESS TO DATE

*Open Space*

- RFP released for urban agriculture (Jan 2024)
- Community meeting, DSNi votes to support RFP issuance for urban agriculture (May 2023)
- Neighborhood doorknocking by DSNi (Mar 2023)
- Community informational session held (Jan 2023)
- Community meeting confirms urban agriculture use (Mar 2022)
- Community notification letter mailed (Aug 2022)
- RFP released for urban agriculture (2016)
  - *Selected developer unable to complete project*
- Magnolia-Alexander Corridor Planning Process (2015)



# SITE PHOTO



*Views from Bird Street*





# Trustees of Reservations



# Bird Street Community Garden Proposal





# Development Team





Development  
Team

Trustees





# Relevant Projects

Winthrop CG,  
Roxbury





# Relevant Projects

Berkeley CG,  
South End





# Relevant Projects

Windermere CG,  
Dorchester



**Windermere  
Community  
Garden**



Garden generously supported in part by the  
Boston Committee of the Garden Club of America

**Interested in becoming  
a member of this garden?**

Contact [communitygardens@thetrustees.org](mailto:communitygardens@thetrustees.org)  
or call 617.542.7696 x2114.

**Do's & Don't's:**

- No smoking, drinking, or drug use.
- No pets allowed.
- Do not litter - dispose of your own trash appropriately.
- Stay on pathways. Do not enter (or harvest) from other gardeners' plots.
- Use organic pesticides, fertilizers, and soil amendments only.

**Open daily, sunrise to sunset.**



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# Diversity & Inclusion Plan





# Development Plan

## Site Plan



CONCEPT DESIGN

**BIRD STREET COMMUNITY GARDEN**

DORCHESTER, MA

FEBRUARY 2024



# Development Plan

## Development Costs & Fundraising Plan

ITEM:	QUANTITY:	UNIT COST:	SUB-TOTAL:	NOTES:
Landscape design	1	ALLOW	\$40,000	With community process and Construction drawings
Soil testing	1	ALLOW	\$15,000	By LSP to meet MassDEP standards
General Conditions/ Mobilization	1	ALLOW	\$8,000	By contractor
Sidewalk permit	1	\$6,500	\$6,500	
Remove existing fence	1	ALLOW	\$5,000	
Sub-grade site	1	ALLOW	\$50,000	Import fill to meet accessible grading
Soil remediation	9750 SF	\$18	\$175,500	Assumes a 2' strip and dispose with new soil
Retaining walls	1200 SF	\$55	\$66,000	To retain grades on upper and lower sections
Water service	1	\$30,000	\$30,000	Assumes no existing water service on property
Water distribution within garden	1	\$10,000	\$10,000	Spigots on granite posts
Fencing- 4' chain link	395 LF	\$78	\$30,810	Perimeter fencing
Gates	2	\$2,500	\$5,000	Double gates
Granite garden bed edging	850 LF	\$60	\$51,000	Per concept
Concrete pathways	3,400 SF	\$25	\$85,000	Per concept
Landscape plantings	1	ALLOW	\$20,000	
Picnic tables and storage shed	1	ALLOW	\$8,500	
TOTAL:			\$606,310	
Contingency (10 %)			\$60,631	
TOTAL:			\$666,941	



# Development Plan

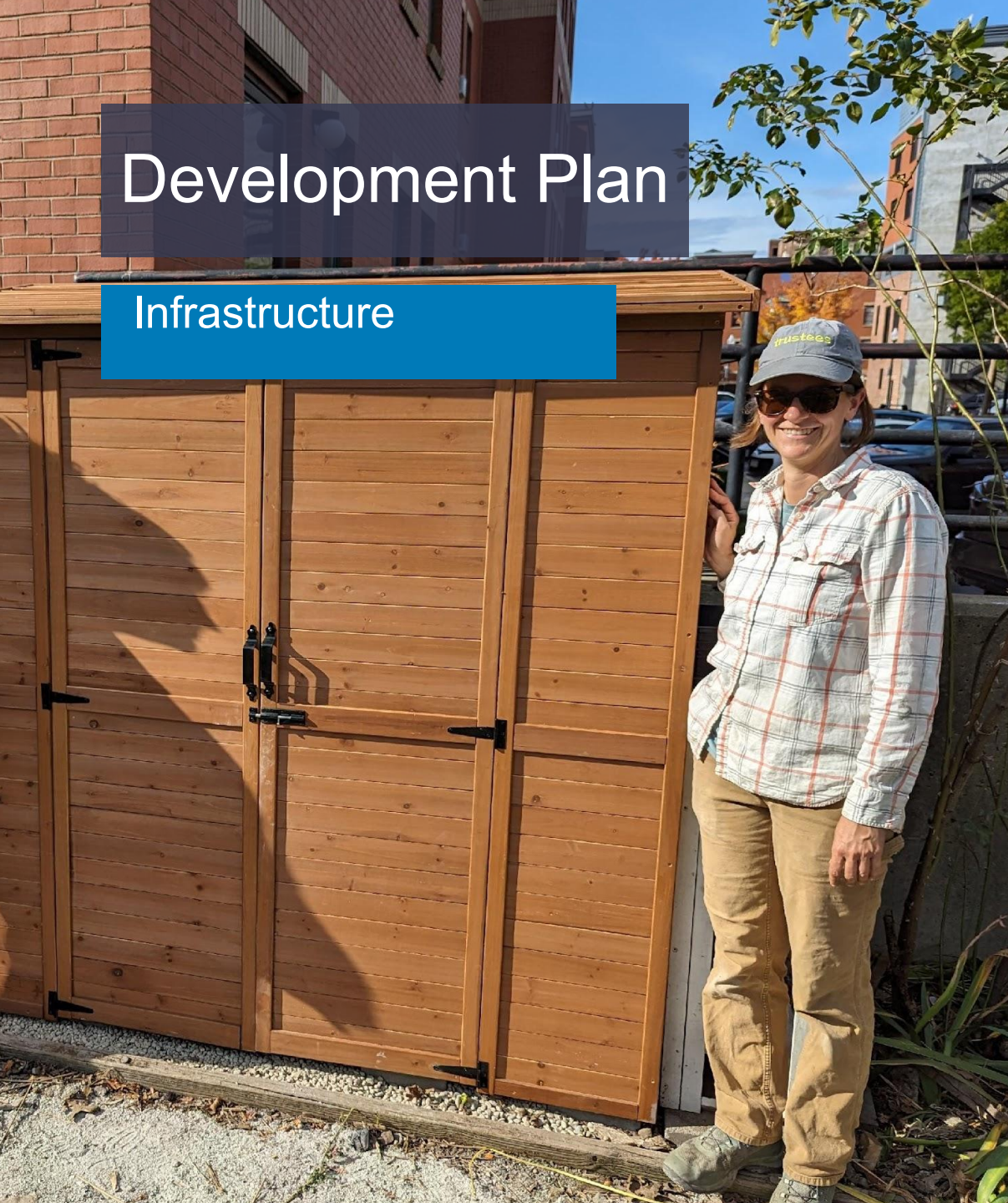
## Perennial Borders





# Development Plan

## Infrastructure





# Maintenance Plan

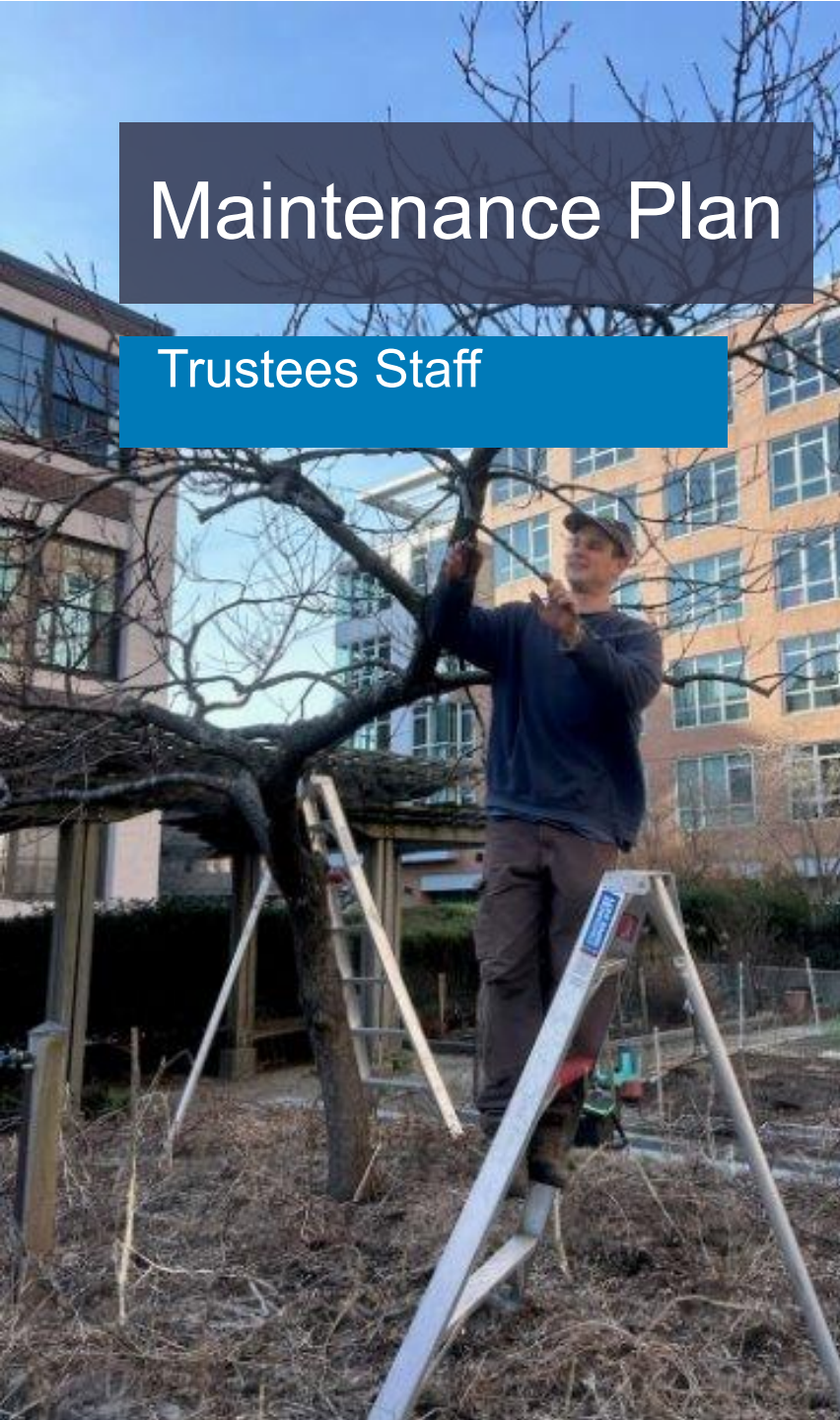
Gardeners &  
Coordinators





# Maintenance Plan

Trustees Staff





# Maintenance Plan

Trustees Colleagues





# Maintenance Plan

## Volunteers







# Questions for the Trustees





# Boston Farms Community Land Trust



# Community *Meeting*

BOSTON  
FARMS

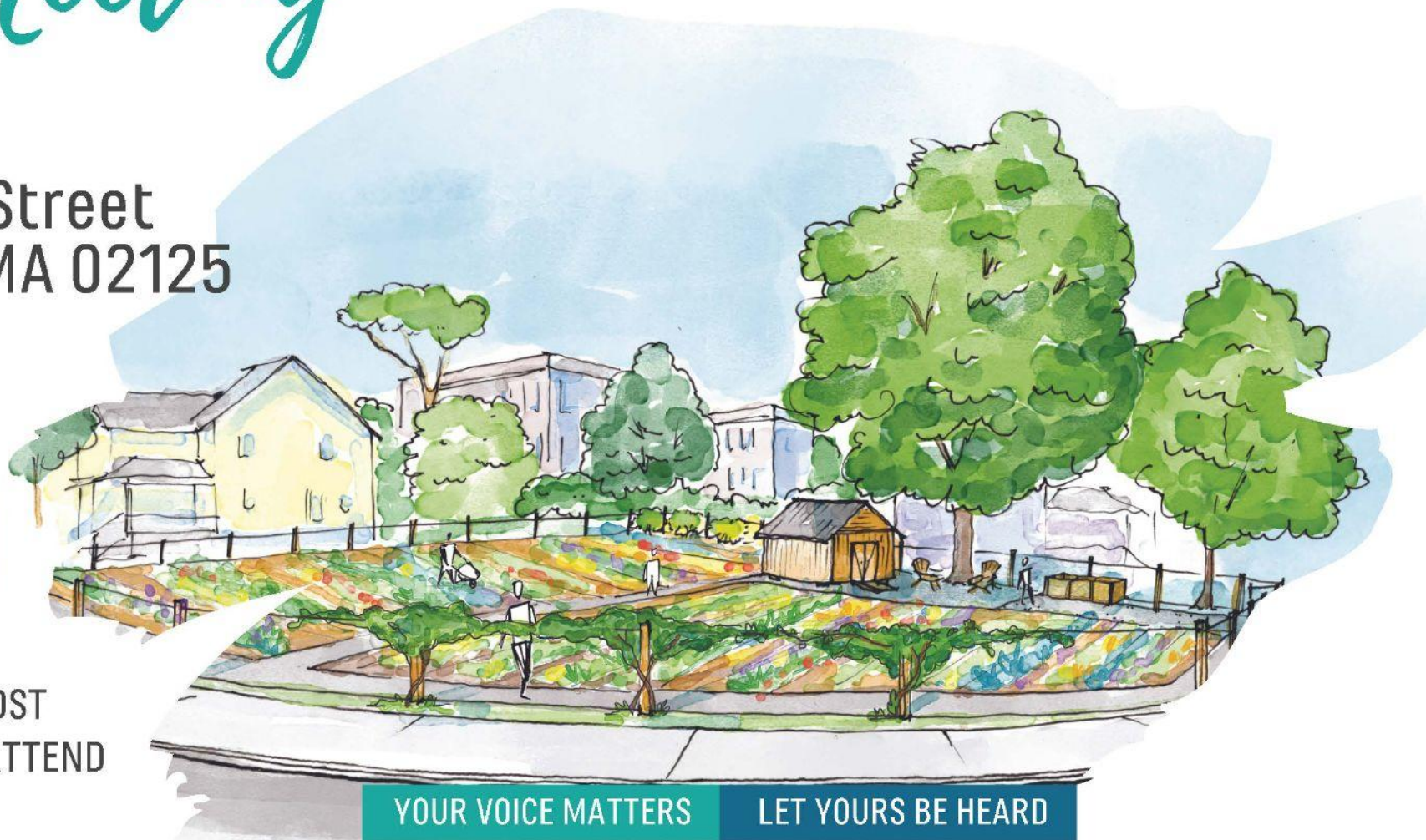
Regarding

115-123 Bird Street  
Dorchester, MA 02125

Via  
Zoom



ZOOM LINK: [BIT.LY/BIRDST](https://bit.ly/birdst)  
SCAN THE QR CODE TO ATTEND



YOUR VOICE MATTERS

LET YOURS BE HEARD



# OUR CAUSE

To combat the historical repercussions of land, food, and resource loss, we work to eliminate the barriers that Black and Brown people face by rebuilding thriving ecosystems that community members can access as farmers, neighbors, or households seeking fresh, nutrient-rich food.

Boston Farms believes that by turning land into regenerative farms, we can develop a network of food hubs to strengthen our community's capacity to cultivate the food that sustains us, and continue to deepen the skills and knowledge that grow collective resilience.







David Hurst

Hurst Landscape &  
Site Services



Dwayne Frederick

Green Team Drains



Chi Man

HardyMan Design



Keith Zaltzberg

Regenerative Design  
Group



Joy Gary

Executive Director

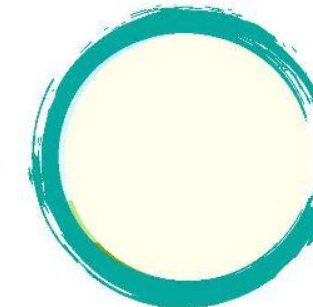
**BOSTON  
FARMS** 

# OUR DEVELOPMENT TEAM



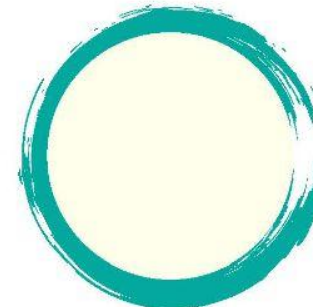
Julissa Antigua

Executive Assistant



TBD

Land Acquisition &  
Farm Development  
Manager



TBD

Ag Technical  
Assistance Manager



# OUR FARMS

We launched in 2017 to build and protect urban farms across the neighborhoods of Roxbury, Dorchester, and Mattapan, making our farms accessible to Black and Brown farmers to create economic opportunity and community health.

We currently manage 5 sites:

- Astoria Farm – 11 Flint Street, Mattapan
- Garrison Trotter Farms – 227 Harold Street, Dorchester
- Glenway Farms – 131 Glenway Street, Dorchester
- Tommy's Rock Farm – 3 Akron Street, Roxbury
- Westville Farm – 100 Westvile Ave, Dorchester







## WESTVILLE STREET FARM

The Tommy's Rock Farm was designed by Regenerative Design Group and includes a greenhouse which was constructed by the Trust for Public Land in 2017. In 2021, it will become the first site made available directly to neighborhood farmers for commercial growing.

## ASTORIA FARM

The Tommy's Rock Farm was designed by Regenerative Design Group. Leased out by the Urban Farming Institute of Boston to help train farm interns.





# OUR PROGRAMS

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## LAND ACCESS



## FUNDING ACCESS



## BUSINESS DEVELOPMENT





# DIVERSITY & INCLUSION PLAN

## OUR GOVERNANCE MODEL = WE ARE WHO WE SERVE

Boston Farms CLT's model for community land ownership

- Farmers
  - Neighborhood Black & Brown Farmers
- Farmer Selection Committee
  - 1/3 Abutters, 1/3 Neighbor representatives, 1/3 Boston Farms board, facilitated by Boston Farms Agricultural Technical Assistance Manager
- Board membership
  - At least 2/3 people of color, 2/3 neighborhood residents, 1/5 immediate neighbors, 1/5 farmers or growers
- Staffing
  - 100% people of color, 75% neighborhood residents

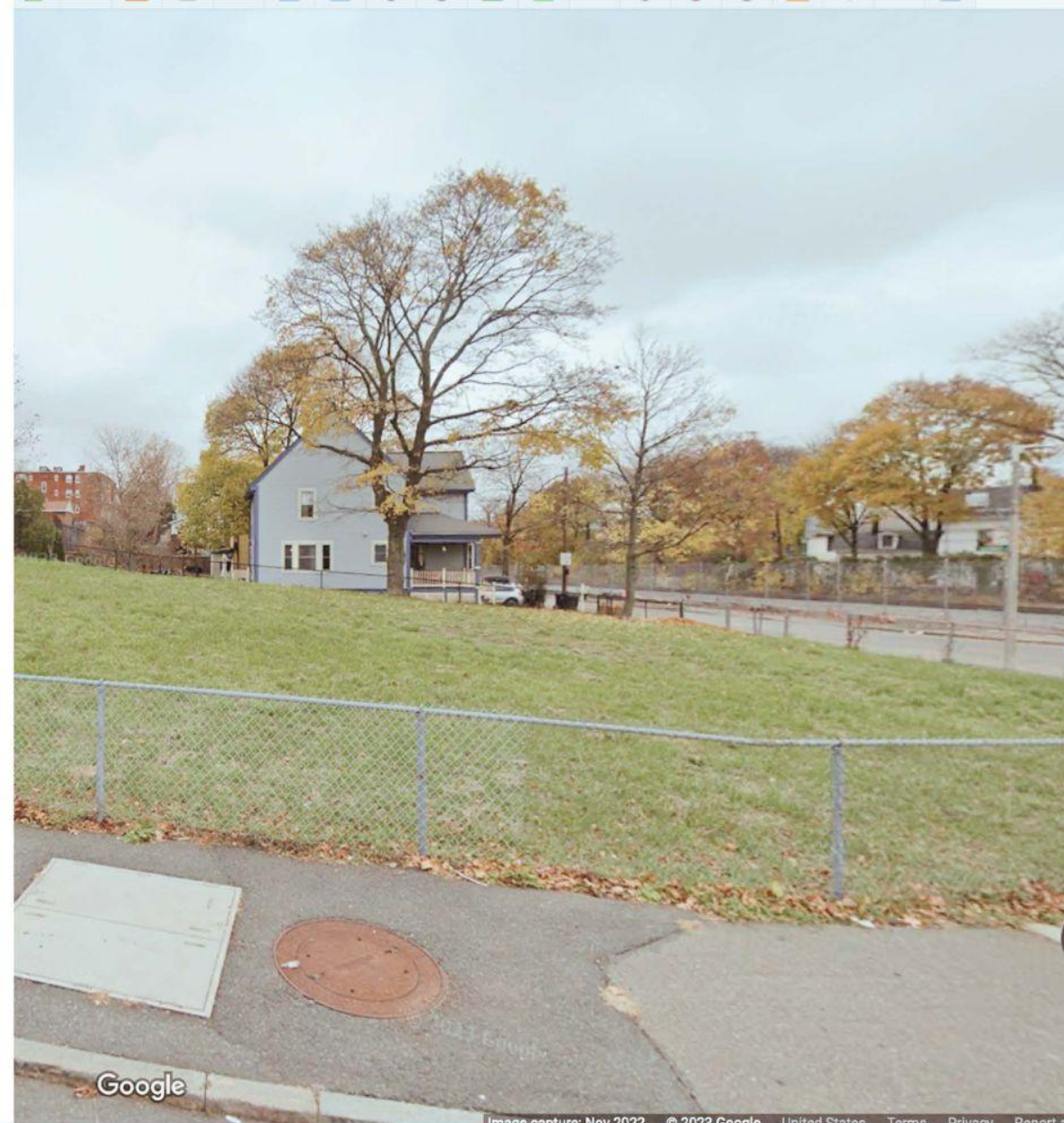




# SITE DESIGN

## PROPOSED DESIGN ELEMENTS

- New Perimeter Fencing with a 10' gate at the entrance
- 10'x10' shed with a 5'x10' wash pack station on the back
- 10'x30' Parking Spot + Material Depot
- 3-Bay Compost System
- 5' Central Path
- 3' Perimeter gravel paths with Gravel Infiltration Paths along the south the east side
- 8,275 SF of designated growing space. 3' Garden beds with 2' paths





# BIRD STREET FARM





**BIRD STREET FARM**



**BIRD STREET FARM**



# DEVELOPMENT COSTS

## DEVELOPMENT BUDGET: ITEMIZATION

	TOTAL (\$)	Grassroots (\$)
<b>HARD COSTS</b>		
Demo/removals	\$ 6,500.00	\$ 3,250.00
Earthwork/excavation/geotex	\$ 47,500.00	\$ 23,750.00
Drainage/utilities	\$ 37,500.00	\$ 18,750.00
Paving/masonry/concrete	\$ 11,500.00	\$ 5,750.00
Fencing	\$ 25,000.00	\$ 12,500.00
Site furnishings/structures	\$ 60,000.00	\$ 30,000.00
Planting	\$ 1,000.00	\$ 500.00
* Other (provide detail below)	\$ -	
General conditions	\$ -	
Hard costs subtotal (without contingency)	\$ 189,000.00	\$ 94,500.00
Contingency	\$ 20,000.00	\$ 10,000.00
Hard costs subtotal (with contingency)	\$ 209,000.00	\$ 104,500.00

<b>SOFT COSTS</b>		
Construction Documents	\$ 12,000.00	\$ 6,000.00
Bid documents	\$ 2,000.00	\$ 1,000.00
Civil engineering/survey	\$ 10,000.00	\$ 5,000.00
Project management (non-staff)	\$ 7,000.00	\$ 3,500.00
** Other consultants (provide details below)	\$ -	
Insurance	\$ 500.00	\$ 250.00
Permits	\$ 2,000.00	\$ 1,000.00
Soft costs subtotal	\$ 33,500.00	\$ 16,750.00
<b>SUBRECIPIENT COSTS</b>		
Staff time, project management (including fringe)	\$ 30,000.00	\$ 15,000.00
Staff time, non-project management (including fringe)	\$ 4,000.00	\$ 2,000.00
Materials	\$ -	
Indirect costs (10% of subrecipient costs)	\$ -	
Subrecipient costs subtotal	\$ 34,000.00	\$ 17,000.00
<b>TOTAL PROJECT COSTS</b>		
	\$ 276,500.00	\$ 138,250.00



# FUNDRAISING PLAN

## DEVELOPMENT BUDGET: SOURCES AND USES

Please complete this page with the sources and uses of funds. The Sources Total should equal the Uses Total equal the Total Project Costs from the budget itemization. Please edit the names of funding sources to match this project.

SOURCES OF FUNDS		USES OF FUNDS
	Amount (\$)	
Grassroots Funds	\$ 150,000.00	Construction
Applicant Organization	8000	Contingency
Foundation 1: EFOD (Loan Fund)	\$ 150,000.00	Subtotal
Foundation 2:		Consultants
Foundation 3: _____		Materials
Grant 1: Conservation Law Foundation	\$ 100,000.00	Staff
Grant 2: USDA UAIP	\$ 50,000.00	Other soft costs
In-kind donations		Subtotal
		Overhead
		Fee
		Subtotal
SOURCES TOTAL \$ 458,000.00		USES TOTAL

## Our Funding Partners





# QUESTIONS?



**BOSTON  
FARMS**

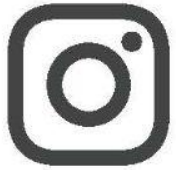


# Contact Information

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@bostonfarmscit



@bostonfarmscit



[www.bostonfarms.org](http://www.bostonfarms.org)



[info@bostonfarms.org](mailto:info@bostonfarms.org)





# NEXT STEPS

- Additional comments may be submitted until Friday, April 12, 2024.
  - Email: [theresa.strachila@boston.gov](mailto:theresa.strachila@boston.gov)
  - Phone: 617-635-0627
  - Website: [bit.ly/115123birdstreet](https://bit.ly/115123birdstreet)
- After the public comment period, the evaluation committee will recommend a developer designation based on:
  - *Evaluation criteria in RFP*
  - *All public comments received*





# CONTACT INFORMATION

- **Theresa Strachila**
  - Program Manager, GrowBoston
  - [theresa.strachila@boston.gov](mailto:theresa.strachila@boston.gov)
  - 617-635-0267
- **Project website:**
  - [bit.ly/115123birdstreet](https://bit.ly/115123birdstreet)

