

115-123 Bird Street

Project Update and Developer Presentations

B



GROWBOSTON

MAYOR'S OFFICE OF HOUSING

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



1 Identify site

2 Evaluate development feasibility

3 Public RFP planning meetings

4 Issue RFP including community feedback

5 Review RFP responses including community feedback

6 Tentative developer designation

7 Developer financing and permitting

8 Property transferred to developer

9 Construction

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).

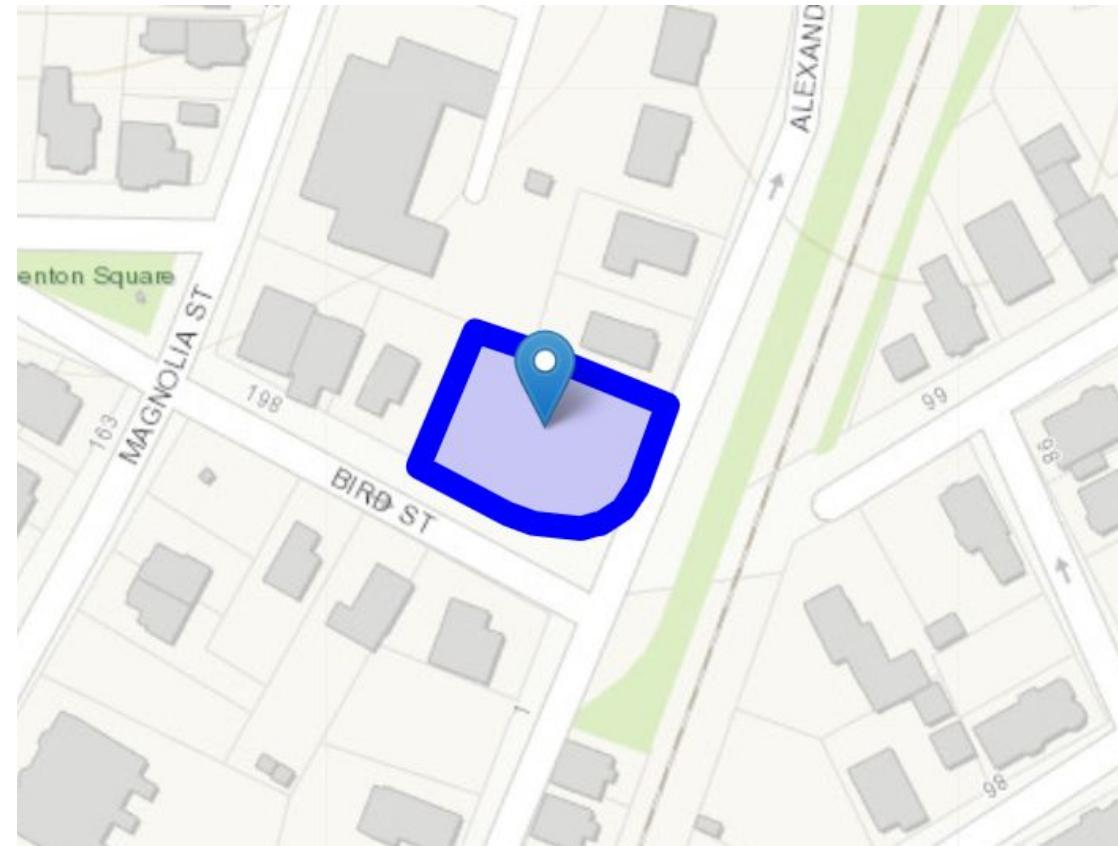
RFP OVERVIEW



- 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

B
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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



Diversity & Inclusion Plan



Development Plan

Site Plan



CONCEPT DESIGN
BIRD STREET COMMUNITY GARDEN
DORCHESTER, MA
FEBRUARY 2024



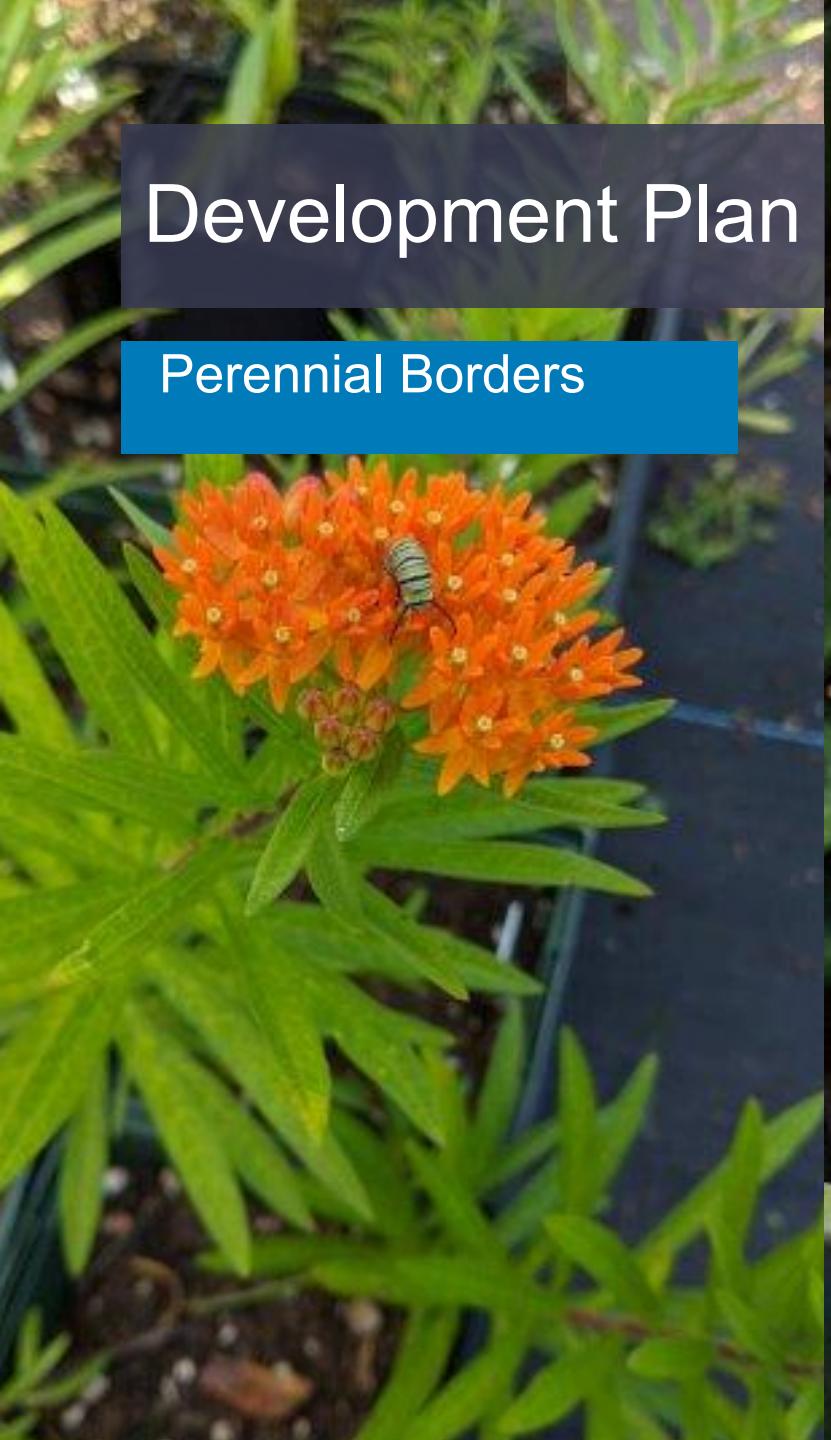
Development Plan

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



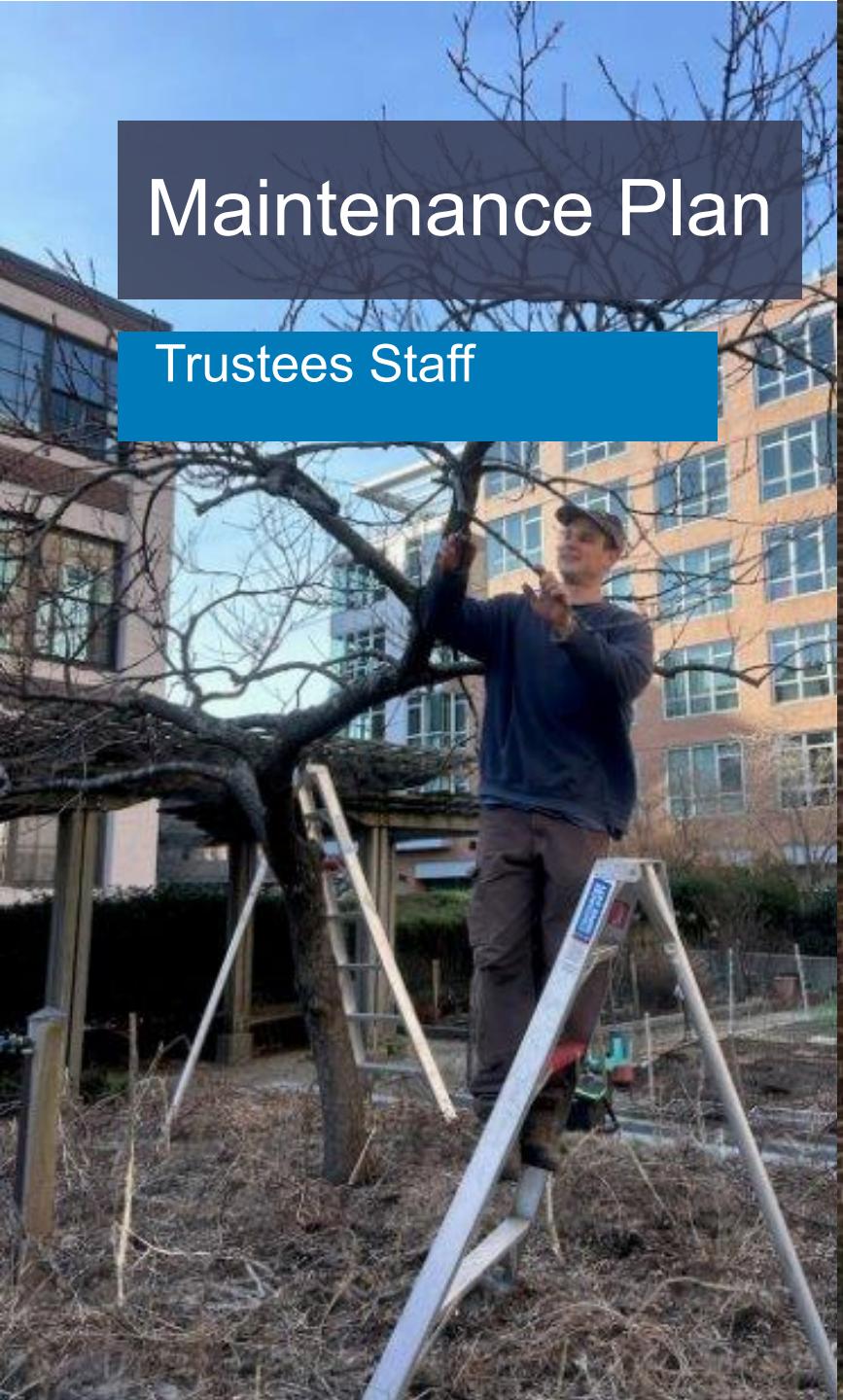
Maintenance Plan

Gardeners &
Coordinators



Maintenance Plan

Trustees Staff



Maintenance Plan

Trustees Colleagues



Maintenance Plan

Volunteers





Questions for the Trustees



Boston Farms Community Land Trust

Community *Meeting*

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.



OUR DEVELOPMENT TEAM



David Hurst
Hurst Landscape &
Site Services



Dwayne Frederick
Green Team Drains



Chi Man
HardyMan Design



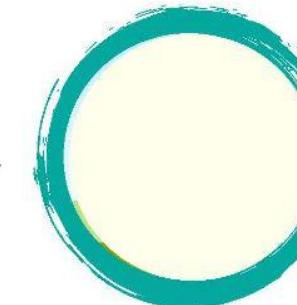
Keith Zaltzberg
Regenerative Design
Group



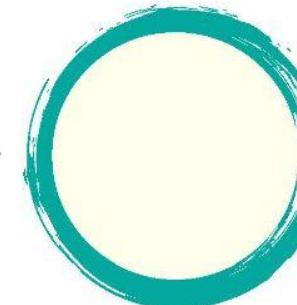
Joy Gary
Executive Director



Julissa Antigua
Executive Assistant



TBD
Land Acquisition &
Farm Development
Manager



TBD
Ag Technical
Assistance Manager

BOSTON
F FARMS CT

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





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.



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.

OUR PROGRAMS

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



Image capture: Nov 2022 © 2023 Google United States Terms Privacy Report a problem

BIRD STREET FARM



BIRD STREET FARM



hosted by
Regenerative Design Group
Collaborative



DEVELOPMENT COSTS

DEVELOPMENT BUDGET: ITEMIZATION

	TOTAL (\$)	Grassroots (\$)
HARD COSTS		
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

SOFT COSTS			
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	
SUBRECIPIENT COSTS			
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	
TOTAL PROJECT COSTS	\$ 276,500.00	\$ 138,250.00	

FUNDRAISING PLAN

Our Funding Partners



DEVELOPMENT BUDGET: SOURCES AND USES

Please complete this page with the sources and uses of funds. The Sources Total should equal the Uses Total to 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

QUESTIONS?



**BOSTON
FARMS** CT

Contact Information



@bostonfarmsclt



@bostonfarmsclt



www.bostonfarms.org



info@bostonfarms.org



NEXT STEPS

- Additional comments may be submitted until Friday, April 12, 2024.
 - Email: theresa.strachila@boston.gov
 - Phone: 617-635-0627
 - Website: 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
 - 617-635-0267
- **Project website:**
 - bit.ly/115123birdstreet

