



Boston Outdoor  
Preschool Network

## Cover Sheet:

**Project Name:** BOPN Woodcliff Street Nature Preschool & Community Greenspace

**Project Address:** 14 contiguous parcels at Woodcliff-Letterfine:

- 1 Letterfine Terrace (1300602000), 2 Letterfine Terrace (1300596000), 5 Letterfine Terrace (1300601000), 6 Letterfine Terrace (1300597000), 10 Letterfine Terrace (1300598000), 14 Letterfine Terrace (1300599000), 78 Woodcliff Street (1300589000), One (1) unnumbered Letterfine Terrace parcel (1300600000), One (1) unnumbered Woodledge St. parcel (1300569000), Two (2) unnumbered Sargent St. parcels (1300628000 and 1300630000), Three (3) unnumbered Woodcliff St. parcels (1300591000, 1300588000, and 1300587000)

**Amount of funds requested:** \$150,000

**Organization name:** Boston Outdoor Preschool Network

**IRS tax-exempt 501c3 number:** 83-4567417

**Executive Director:** Sarah Besse

**Contact Person:** Sarah Besse

**Address:** 11 Delford Street Boston, MA 02131

**Phone number:** 917-692-6946 (Sarah Besse cell)

**Email:** [Sarah.Besse@bopn.org](mailto:Sarah.Besse@bopn.org)

# Development Team Letter of Interest:

April 8, 2024

GrowBoston

Mayor's Office of Housing

The City of Boston

26 Court Street, 11th floor

Boston, MA 02108

On behalf of Boston Outdoor Preschool Network (BOPN) I am pleased to submit the enclosed proposal to the Grassroots Open Space Program, managed by GrowBoston: Office of Urban Agriculture, part of the Mayor's Office of Housing.

With this letter, I am formally expressing BOPN's interest in developing the Woodcliff-Letterfine parcels as a free nature preschool and community green-space in Roxbury. BOPN's intention is to place the land into a Roxbury community land trust such as Dudley Neighbors Incorporated. The property would be developed, managed, and maintained by BOPN. It will be used primarily for BOPN's free universal prek nature preschool, and also for First Teacher family programming and Green City Growers garden program with BPS students. There will be ongoing dialogue with abutters and community residents, including them in both the development of design proposals and the long-term operations of the space, allowing residents to take a leading role in the organization and management of activities.

BOPN is uniquely suited for this project, having founded and run several nature preschools, and having a proven track record of successful partnerships with many other nonprofits and community groups. Our collaborative culture lends itself well to this project.

If you have any questions or need further information, please contact me at [Sarah.Besse@bopn.org](mailto:Sarah.Besse@bopn.org) or 917-692-6946 (cell). Many thanks for your consideration of our proposal.

With gratitude,

Sarah Besse, Executive Director

**PROPOSAL FORM**

**SUBMITTED TO: MAYOR'S OFFICE OF HOUSING**

**DATE RECEIVED BY MOH:** \_\_\_\_\_

**SUBMITTED BY: NAME:** Boston Outdoor Preschool Network

**ADDRESS:** 11 Delford Street Boston, MA 02131

**TELEPHONE:** 917-692-6946 (Sarah Besse cell)

**EMAIL:** Sarah.Besse@bopn.org

Under the conditions set forth by the Mayor's Office of Housing (MOH), the accompanying proposal is submitted for:

**Property Address:** 14 contiguous parcels = 1, 2, 5, 6, ~~and~~ 10, and 14 letterline terrace, one unnumbered letterline terrace, 78 Woodcliff St and 3  
For this proposal to be properly evaluated all questions must be answered by the Proposer. The Awarding Authority (MOH) will regard all responses to questions and all submissions as accurate portrayals of the Proposer's qualifications and any discrepancy between these statements and any subsequent investigation may result in the proposal being rejected.

*unnumbered woodcliff st. & 1 unnumbered woodledge st & 2 unnumbered Sargent st.*

i. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

Boston Outdoor Preschool Network is the main applicant, and we have a few collaborators.

Use separate sheet and attach if additional principals are involved.

ii. The applicant is a/an: corporation  
501c3 nonprofit organization  
(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

A. If applicant is a Partnership, state name and residential address of both general and limited partners: n/a

B. If applicant is a Corporation, state the following:

Corporation is incorporated in the State of: Massachusetts  
President is: Christine Novak  
Treasurer is: William Brinkman  
Place of Business: 11 Delford Street Boston, MA 02131

C. If applicant is a Joint Venture, state the names and business addresses of each person, firm or company that is a party to the joint venture:

n/a

A copy of the joint venture agreement is on file at: n/a and will be delivered to the Official on request.

D. If applicant is a Trust, state the name and residential address of all Trustees as:

n/a

Trust documents are on file at n/a and will be delivered to the Official on request.

iii. Bank reference(s): Rockland Trust  
iv. If business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate required by General Laws, c.110, §5 was filed:

n/a

v. Number of years organization has been in business under current name:

4.5

vi. Has organization ever failed to perform any contract? no Yes/No

If answer is "Yes", state circumstances): n/a

We propose the following purchase price: \$1,400 as stated in the RFP

vii. AUTHORIZATION:

The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion of fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Sarah Besse  
Signature of individual submitting proposal

Executive Director  
Title

Boston Outdoor Preschool Network, inc.  
Legal Name of Organization

Dated at: \_\_\_\_\_

This 5 day of April, 2024.

NAME OF ORGANIZATION:

Boston outdoor Preschool Network

BY: Sarah Besse

TITLE: Executive Director

i. ATTESTATION:

SARAH BESSE being duly sworn deposes and says that (he/she) is the EXECUTIVE DIRECTOR of BOSTON OUTDOOR PRESCHOOL and that all answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 5 day of APRIL, 2024

Notary Public: NL Casimir

My Commission Expires: 03-10-2028,  
(Month) (Year)

NOTE: This proposal form must bear the written signature of the applicant.



NICOLE L. CASIMIR  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires March 10, 2028

# Project Narrative:

## About Boston Outdoor Preschool Network:

Boston Outdoor Preschool Network (BOPN) is a nonprofit organization focused on nature-based early childhood education. We bring families together in community and give children a joyful childhood under the loving guidance of dedicated teachers. Our programs combine early childhood and environmental education. Our goals are to promote children's physical and mental health, encourage environmental stewardship, and to develop habits of mind such as curiosity, persistence, creativity, and responsibility.

BOPN was co-founded in 2019 by preschool teachers Shela Sinelien, Sarah Besse, and Sara Murray. We opened our first nature preschool outdoors at the Arnold Arboretum, and have since expanded to four locations, serving over 150 families each year. We believe that children and adults can only thrive in a world where inequities are noticed and actively challenged. Therefore, we are committed to making nature-based early education accessible to all families, regardless of socio-economic status. We currently provide nature education to 75 preK students at Boston public schools, and we are opening Boston's first 100% free nature preschool at the Franklin Park Zoo in September 2024.

## Our Proposed Project:

We are proposing to build a small nature preschool building and an extensive community green-space. Our nature preschool would provide both childcare and environmental education for up to twenty children ages 3 - 5 (K0 and K1). BOPN is currently a universal preK (UPK) provider, and our proposed preschool at Woodcliff-Letterfine would be 100% cost-free for families. We would provide the outdoor clothing and boots needed for children to play and learn outdoors, rain or shine.

## Why nature preschool?

Research shows that play and learning in natural settings promotes development across many domains: physical, social, emotional, intellectual, creative, and spiritual. Children who play and learn in nature are more likely to grow up to be environmental stewards! Play in natural areas has been proven to support creativity and problem-solving skills, enhance concentration and lessen symptoms of ADD, improve academic performance and social relations, reduce stress, improve eyesight and sleep, and help to prevent obesity. We believe that these benefits should be available to all

children, regardless of socio-economic status or zip code, and we welcome English language learners and children with and without disabilities to enroll.

The quality of environmental education in our program will be measured using two sets of standards: (1) standards from the book Lens on Outdoor Learning by Wendy Benning and Ginny Sullivan, and (2) Guidelines for Excellence in Early Childhood Environmental Education Programs, published by the North American Association for Environmental Education.

### **Unmet demand for nature preschool & youth employment:**

There is unmet demand for nature preschool in Roxbury. During the first week after universal prek opened enrollment for our zoo preschool, 72 families submitted applications for only 20 spots, with more applications coming in every day.

There is also a need in the community for employment opportunities for teens and young adults. During summer 2024 we will employ 40 youth through the city's SuccessLink youth employment program. In addition to on-the-job training, we also offer our teens the opportunity to work toward their teaching license through the state Department of Early Education and Care (EEC teacher certification).

### **Land ownership:**

Dudley Neighbors Incorporated expressed interest in placing the Woodcliff Street parcels into their community land trust; in addition, we are in conversation with the Garrison Trotter Neighborhood Association, which also has a community land trust (see letters from DNI and GTNA below). We are committed to working with a Roxbury-based community land trust so that the land is under Roxbury community control in perpetuity.

### **The importance of collaboration:**

We believe in the value of collaboration. We currently partner with eight nonprofits that own natural areas, as well as several local universities. Our proposed nature preschool at Woodcliff Street would operate 180 days per year, which is the same as Boston public schools. In order to provide the most community benefit, we plan to collaborate with First Teacher, YouthBuild Boston, and Green City Growers:

- First Teacher would like to use the property for their youth and family programming during summers, and potentially during weekends and afterschool hours as well.
- Trainees from YouthBuild's Designery, Pre-Apprentice, and Building Trades programs will work on interior design and construction of the nature preschool building.

- Green City Growers will run garden education programming with BPS students, while also making raised garden beds available for community members to use as individual garden plots upon request.
- Neighbor Safiya Sanyika lives around the corner on Cunningham Street and has expressed interest in using the property for youth arts classes if/once she gets her new nonprofit up and running (see her letter of support for details).

### **COGdesign:**

Community Outreach Group for Landscape Design (COGdesign) has been an active nonprofit for over 26 years with a mission to expand equitable access to green and open spaces through community-focused participatory landscape design, with a strong focus in historically disinvested neighborhoods. To do this, COGdesign connects other nonprofit and grassroots organizations, such as BOPN, with landscape architects and designers to facilitate co-design and community engagement processes. The end result is sustainable designs which prioritize environmental justice, climate resilience, and food sovereignty. COGdesign is working with Lu-la Studio on the BOPN Woodcliff Street project. Lu-la is a landscape architecture studio with expertise in outdoor play and edible planting design, run by Katie Smith and Sara Brunelle, who each have young children of their own.

### **First Teacher:**

First Teacher is a community of parents and caregivers working together to prepare all our children for success in kindergarten and beyond. First Teacher was deliberately founded in Roxbury, Dorchester, and Mattapan, where people are living under the insidious footprint of both the historical and daily impacts of racism. First Teacher seeks to actively dispel the myth that Black and Brown children need to be saved; rather, their powerful parents need to be supported and loved through a powerful community that, together, fights systems which may harm their children.

First Teacher's office is only two blocks away from the Woodcliff-Letterfine property, and they have expressed that this property would be a convenient and appealing location for their summer programming and weekend parent-child groups. Once children of families at First Teacher reach age 3 (K0), they would have the option to apply through universal prek to enroll in our nature preschool.

### **YouthBuild Boston:**

YouthBuild Boston empowers young people of color with essential social, vocational, academic, and life skills necessary to navigate a positive pathway to self-sufficiency, neighborhood responsibility, and careers in the building industry.

Trainees from YouthBuild's Designery, Pre-Apprentice, and Building Trades programs will work on interior design and construction of the nature preschool building. They will install interior framing, drywall, flooring, cabinetry, appliances, etc in order to take the building from an empty shell to a finished space.

### **Green City Growers:**

Green City Growers (GCG) transforms underutilized spaces into biodiverse food production landscapes. GCG is a Boston-based, BCorp, employee-owned company that partners with schools, businesses, senior living communities, and community organizations to design, build, maintain, and provide programming in gardens. The purpose of GCG is to provide inspiring shared experiences to connect and educate people to grow food sustainably. When students have a hand in growing their own vegetables, they are more likely to try them! Green City Growers currently leads garden programming at 50 Boston public schools, exposing students to careers in urban agriculture, environmental science, botany, landscape architecture, and a lot more—all while teaching young people to appreciate the outdoors.

Green City Growers and BOPN will work together to ensure that garden spaces are open to the public and made available for regular community use, while engaging community residents to take a leading role in the vision, organization, and management of garden activities.

One of the garden beds would be designated for BOPN's nature preschool, while all the rest would be for community groups and individuals in the neighborhood, and for Green City Growers to use for garden education with students from their partner schools such as Codman Academy, Bridge Boston Charter School, and other nearby Boston Public Schools, both during spring and fall of the school year and in the summer as well.

The proximity of the Woodcliff-Letterfine site to multiple Boston public schools will facilitate field trips by foot. Six of the schools where Green City Growers already runs garden programming (Trotter Elementary School, Dudley Street Neighborhood Charter School, Winthrop Elementary School, Lilla Frederick Middle School, and Bridge Boston Charter School) are located within .5 miles of the Woodcliff-Letterfine site.

Though Codman Academy is not walking distance to the site, several Codman students participate in maintaining their school's garden in the summer with their GCG farmer educator as part of the Codman Health Center/Codman Academy summer internship program. As part of their summer internship, the students also participate once a week at Commonwealth Kitchen, which is only .3 miles from the Woodcliff & Letterfine site. These students could maintain garden beds to grow crops that they could use for their recipes at Commonwealth Kitchen.

## **Number of individuals served:**

Our nature preschool will provide childcare and environmental education for 20 children. We estimate that there will be 5 - 10 trainees from YouthBuild Boston involved in the design and construction of the interior of the nature preschool building. Green City Growers will host approximately 40 BPS students on the property for gardening field trips each year, as well as 3 Codman Academy students during their summer internship. First Teacher will engage at least 20 families in their programming on the property.

## **Schedule of project tasks & milestones:**

### Before grant agreement is signed:

- We first started community outreach in November 2022. We will continue to do community outreach as we work with COGDesign to finalize the landscape design. We will continue to attend neighborhood association meetings and DSNI SDC meetings.
- Weekly meetings with contractors
- Zoning relief and permitting
- Clearing of debris and litter from all parcels (“the rockies” as well as flat areas)
- Community walk-through event
- Celebration day event (project launch)

### Month 1: (starts when grant agreement is signed):

- Excavation and grading of site for both landscape and building construction
- Installation of foundation footings and walls
- Installation of water and sewer lines

### Month 2:

- Installation of water retention system
- Installation of basement slab
- Begin exterior framing

### Month 3:

- Finish exterior framing
- Install windows
- Install roof

### Month 4:

- Begin exterior siding and begin MEP rough

#### Month 5:

- Finish exterior siding
- Finish MEP rough
- Begin exterior landscape construction including hardscaping, pathways and accessory (stage) structure
- Install erosion control as needed

#### Month 6: *(note: YouthBuild Boston trainees start onsite this month)*

- Install insulation and drywall
- Complete hardscaping and pathways

#### Month 7:

- Begin interior finish and MEP finish
- Complete accessory building
- Finalize landscape grading

#### Month 8:

- Finalize interior finish and MEP finish
- Install raised beds, compost area, play structures (e.g. small slide) and landscape planting

#### Month 9:

- Finish exterior site work and do final interior cleaning
- Finalize all landscape plantings, including reseeding
- Remove erosion control
- Plan for grand opening

#### Month 10:

- City inspections and certificate of occupancy
- Complete childcare licensing through the Department of Early Education and Care (includes safety inspection of building and grounds, review of staff qualifications, emergency procedures, etc.)
- Complete inspection from Universal PreK supervisors

- Install signage to explain landscape features (stormwater management, vegetable and native gardens, etc) and to acknowledge the city and our community partners

Months 11 and beyond:

- Grand opening event
- First Teacher and Green City Growers will begin using the building and grounds for their child and family programming as soon as construction is finished.
- The nature preschool will open with 20 children in September 2026 at the latest. (Depending on construction and UPK funding timelines, we may be able to open earlier, in September 2025).
- Continue to engage abutters and community members in the long-term operations of the space, allowing residents to take a leading role in the organization and management of activities.

# **BOPN Developer Experience Narrative:**

We first started bringing together our development team one year ago, in spring 2023. Our development team includes COGDesign, YouthBuild Boston, and Green City Growers. We are also in conversation with Bloom Architecture and BGI Homes, and will ensure that we are following the city's competitive bid process for selecting contractors. Sarah Besse, Chris Cahill, and Staci Jasin will project-manage the development team to ensure a successful outcome that meets the city's required deadlines.

## **BOPN developer experience:**

BOPN's area of expertise is nature-based early education. Shela Sinelien and Sarah Besse first met while in graduate school for early education at BU-Wheelock, and co-founded BOPN shortly after graduating. Shela, Director of Education, has extensive experience teaching preschool children with and without disabilities. She is trilingual in English, Haitian Creole, and French. Shela oversees state licensing for all BOPN locations and teachers through the Department of Early Education and Care (EEC). She is Director II licensed through the Department of Early Education and Care.

Sarah Besse, Executive Director, has a proven track record of bringing people together in community and turning ideas into reality. She is certified as a Montessori teacher, and enjoys gardening, native plants, and invasive species management. Shela and Sarah work with our teacher coaches and site coordinators to ensure that there is a high quality of education across our toddler and preschool classes.

Director of Operations Chris Cahill oversees BOPN's facilities and back-end operations. He joined BOPN in 2021 with over ten years of experience in wildlife conservation and research. In 2021 Chris successfully worked through complex legal and logistical challenges to re-establish a public way through multiple properties in order to build an emergency exit behind BOPN's community house at 11 Delford Street in Roslindale. He is currently overseeing our facilities projects at the Franklin Park Zoo in Boston and at Unity Farm Sanctuary in Sherborn, which involve permitting and construction management to install yurts. He is successfully project-managing multiple contractors including our architect, builder, excavator, building code consultant, energy code consultant, structural engineer, septic engineer, septic inspector, electrical contractor, etc. During his time at BOPN, Chris has successfully navigated various permitting processes in Boston and 6 towns in the Boston area. Chris works closely with Shela to ensure that our permits, facilities, and grounds meet EEC licensing requirements.

There are hundreds of families in the BOPN community who are committed to our mission and who often provide advice and connections in their professional areas of expertise. We have families across almost every profession in our community. See our google reviews, which speak to families' passion for our programs. In addition, we have several teachers with farming and gardening expertise, including a part-time teacher who also works as a municipal community garden/farm coordinator, and a teacher who was previously an urban farmer in Dorchester.

Here are before and after photos of the front yard of our Community House at 11 Delford Street in Roslindale. We removed concrete and blacktop from the front and back yards and installed landscaping including cedar stumps, native pollinator gardens, rain barrels, and an archway:



### **COGDesign developer experience:**

COGDesign is a nonprofit that offers pro bono landscape design assistance to community-initiated projects. We have been working with COGDesign's Executive Director Staci Jasin and board member Christine Tullius since May 2023. Through COGDesign, we are working with landscape designers Sara and Katie from Lu-La Studio:

See Staci and Christine's bios at: <https://cogdesign.org/our-team/>

See Sara and Katie's bios at: <https://lu-la.studio/about>

### **YouthBuild Boston developer experience:**

Trainees from YouthBuild's Designery, Pre-Apprentice, and Building Trades programs will work on interior design and construction of the nature preschool building. They will

take the building from an empty shell to a finished space by installing interior framing, drywall, flooring, cabinetry, appliances, etc.

Danyson Tavares is the Executive Director at YouthBuild Boston, leveraging his extensive background in architectural design to oversee initiatives in affordable housing, project management, and early design education for Boston public school students. With a BArch and MArch from Wentworth Institute of Technology, Danyson teaches at RISD and Wentworth, focusing on foundational to graduate-level courses. Actively involved in organizations like BosNOMA, AIA, Sasaki Foundation, and the Boston Society for Architecture, he advocates for diversity and inclusivity within the AEC industry. Additionally, he spearheads workforce development initiatives, aiming to create pathways for underrepresented individuals to pursue careers in architecture and related fields, furthering his mission of community empowerment and equitable access to design resources.

Danyson will work together with his colleagues Nathan Polk and Duncan Coakley and for this project.

### **Green City Growers developer experience:**

*Green City Growers partnership with Boston public schools:*

#### Overview:

Green City Growers (GCG) partners with 50 Boston Public Schools in collaboration with the BPS facilities management department, food and nutrition service, and special education department. Each program consists of weekly two-hour educational gardening and maintenance programs. These garden programs span three categories:

- BPS Garden Program serving pre-k to grade 12 depending on the particular school program (37 schools)
- BPS Special Education S.T.R.I.V.E Garden Program serving High School Transition (S.T.R.I.V.E stands for Supported Training to Reach Independence Through Vocational Experience) (6 schools)
- BPS Hydroponic Growing Program serving 6 high schools and 1 elementary school (7 schools)

#### Garden Infrastructure:

The outdoor garden programs take place in school gardens built by GCG.

- Garden Beds:

- 128 sq ft of growing space. Standard bed dimensions are 4' wide x 8' long, but this may vary depending upon site constraints. Standard Height is 22".
- Beds are constructed of sturdy weather resistant rough sawn & unfinished 2" x 6" Northern White Cedar and Steel Corner Brackets.
- Beds have a false bottom drainage system.
- Beds have a rodent control system with Root & Pest Intrusion Horticultural Fabric and hardware cloth.
- Garden Bed Irrigation:
  - Standard Diverter Mounted with Wall Box, Single Zone Timer & Diverter, Ground Box, Pressure Regulation, Mainline, Laterals, Misc. Fittings
- Garden Bed Trellis System
  - Trellises are provided for two of the raised beds.
  - Typical size: 4' tall x 8' long.
  - Constructed of sturdy weather resistant material such as 1.5" square galvanized tubing w/ galvanized 4" x 4" grid.
  - Fittings and end caps are stainless steel.
- Garden Bed Cold Frames
  - Cold frames are provided for half of the raised bed growing area and fit the beds' dimensions.
  - Frames are constructed of sturdy weather resistant Northern White Cedar 1" x 8" Shiplap, kiln dried, surfaced, unfinished.
  - Temperature Actuated Control, Polycarbonate Insulated Panel, Lid Support Arm, Internal Thermometer
- Bioactive Garden Bed Growing Medium
  - soil, compost, peat or peat substitute, vermiculite, fertilizer

### BPS Garden Program:

Green City Growers (GCG) provides hands-on, interdisciplinary garden programs that incorporate science, language arts, art, math, social studies, and social-emotional learning. Students become invested in crops they grow from seed with their own hands. Garden classes increase the amount and variety of produce consumed by children and give them opportunities to apply concepts learned in class to the act of growing food. Students build confidence through connecting with nature and the satisfaction of accomplishing tasks as a team. Learning outdoors offers a refreshing change from traditional classrooms, fostering movement and lively discussions. We invite students to actively participate in every aspect of the growing process, from seed to harvest. Our exploration-based lessons fuel curiosity and agency.

GCG designs garden curriculum with input from BPS staff and students to ensure that students' voices and diverse cultural backgrounds are part and parcel of the garden

curriculum. GCG educators arrive fully equipped with curriculum materials, plants, seeds, and gardening tools.

The objectives of GCG's BPS garden program are as follows:

- Objective #1: Provide hands-on garden education (appropriate to student's developmental needs and integrated with school curriculum) that instills in students the importance of growing and consuming nutritious fruits and vegetables.
- Objective #2: Increase school garden food production, consumption, and enjoyment by students and school community. Students participate in taste tests of the crops they harvest using food-safe practices. Harvested produce is weighed and used in class culinary activities and distributed to the school community.
- Objective #3: Build students' sense of belonging and confidence learning in the garden, including the surrounding outdoor classroom. Build teachers' skills and confidence to incorporate the outdoor garden classroom into their teaching.

The GCG Boston Public Schools Garden Program curriculum is aligned with the Next Generation Science Standards/Massachusetts Science, Technology, and Engineering Curriculum Frameworks for each grade level. Our curriculum for three and four-year olds integrates the BPS Focus on PreK curriculum themes. In PreK through lower elementary grades our garden programming supports the District Instructional Focus on culturally and linguistically sustaining practices by integrating read-alouds of garden-related children's books. Throughout all grades, our curriculum is adapted to meet the needs and the opportunities for language acquisition of multilingual language learners and special needs students within the setting of the garden.

STEM curriculum topics and skill-building include: what plants need (plant anatomy and physiology/plant form and function, photosynthesis), soil science (decomposition and nutrient cycling, soil composition, and erosion), food systems (where food comes from), and scientific observation, questioning, and experimentation (utilizing microscopes in the garden, scientific drawing, garden journaling).

#### BPS Special Education S.T.R.I.V.E Garden Program:

In addition to the GCG Boston Public Schools Garden Program described above, GCG provides the GCG Special Education Transition Garden Program to six schools. GCG farmer educators work alongside students on all garden maintenance activities from preparing soil and seeding through harvesting. Students build transitional skills while maintaining their outdoor school garden and running indoor hydroponic growing systems to provide fresh vegetables for the school community. Students gain

self-confidence and self-sufficiency as they develop their own skills, whether it be technical skills, such as learning to use a drill or plant a seed, or social skills developed through teamwork. Students develop their gardening skill set, including strengthening their sense of responsibility, time management, and attention to detail. This program provides students with experience relevant to careers in gardening, farming, landscape maintenance, and controlled agriculture (hydroponic growing), as well as the context to develop both interpersonal skills and personal independence.

### **Architect and Builder Developer Experience:**

All construction work will be competitively bid in compliance with the terms of the RFP. We will ensure that we are following this protocol if BOPN is selected as the developer. Please see developer experience, below, from an architect and builder who have already expressed interest in the project:

### **Derek Bloom developer experience:**

Derek Bloom is the President of Bloom Architecture and a BOPN parent. For this proposal he is working together with Designer Jazzmynn Hong. Learn more at: <https://www.bloomarchitecture.com/about>.

### **Matt Pennino developer experience:**

Statement from Matt Pennino at BGI Homes:

My name is Matthew Pennino and my daughter had a wonderful experience at BOPN's nature preschool at the Arnold Arboretum. I am a builder and developer with over twenty years of experience in all areas of construction and real estate development. My company BGI Homes is based in Brighton where I reside with my family. Over the years my company BGI Homes has done everything from kitchen and bathroom remodels in the early years to mid-range multi-family development in the present day. Our current projects are a 25-unit and 55-unit five and six story buildings. Project addresses include 1035 Commonwealth ave and 36-38 Hichborn Street in Allston/Brighton. I also just completed a 46-unit building at 50 Hichborn Street in Brighton. For the past ten years my focus has been entirely in the Boston zip codes. This has allowed us to build strong community relationships and navigate the development and permitting process in the city. In addition we have employed both union and nonunion subcontractors that are based around the city.

If chosen as the builder through a competitive bid process, I would be excited to partner with YouthBuild Boston during the construction of this project, to help train young aspiring designers/builders and to support YouthBuild's important mission. The

Woodcliff project will benefit from many years of experience and a caring hand to see it through from myself personally.

# SHELA SINELIEN

81 Orton Marotta Way • Boston, MA 02127 • (857) 991-6849 • Shela.Sineliem@bopn.org

## TEACHING EXPERIENCE

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### **Boston Outdoor Preschool Network- Co-Founder & Director** ( Roslindale, Ma) **01/2019 - Present**

I founded Boston Outdoor Preschool Network (BOPN) because I believe that learning and playing in nature is important for healthy child development. At BOPN we are committed to nature immersion, inquiry-based teaching, and play. My teaching career began in 2007 at MGH Children's Center, where I taught children ages 3 through 14. In 2011 I started as an infant, toddler, and preschool teacher at Bright Horizons; in 2015, I managed a staff of 25 teachers as Interim Director. During that time, I also earned my Bachelor of Science in Child Studies from Lesley University with a specialization in Children with Special Needs.

For the past five years I have taught children with and without disabilities at a Cambridge public school and earned my Masters of Science in Early Childhood Education from Boston University.

I am excited to expand opportunities for nature-based education through Boston Outdoor Preschool Network. Learn more at [www.bopn.org](http://www.bopn.org).

### **CPS Special Start – Intensive-Integrated Paraprofessional** (Cambridge, MA) **10/2015 – 3/1/2021**

- Collaborate with colleagues to teach a class of 14 children including 7 with severe disabilities
- Plan and lead math, literacy, science, social studies, cooking, and nature-study lessons
- Modify the curriculum to meet each child's IEP goals and unique learning needs
- Help children with extreme behaviors learn how to self-regulate their bodies and emotions
- Collaborate with Occupational Therapists, Physical Therapists, and Speech Pathologists

### **Bright Horizons at Mass Ave – Interim Director** (Cambridge, MA) **11/2014 – 5/2015**

- Supervised 25 toddler and preschool staff members to implement developmentally appropriate curricula
- Collaborated with the Regional Manager to ensure that each classroom met all EEC regulations
- Maintained enrollment through leading tours, open houses, and family nights
- Represented the center to parents and visitors with a professional, friendly, and courteous demeanor
- Made the staff schedule, maintained payroll, and kept student and staff records up to date

### **Bright Horizons at Mass Ave– Lead Toddler and Preschool Teacher** (Cambridge, MA) **7/2013– 10/2015**

- Implemented a developmentally appropriate curriculum based on observations, assessments of individual children, and goals jointly developed with parents
- Supervised and trained Assistant Teachers

### **Graham and Parks – Intensive-Integrated Preschool Student Teacher** (Cambridge, MA) **11/2014 – 6/2015**

- Planned and implemented lessons to meet MA standards
- Modified the curriculum to meet each child's unique learning needs
- Helped children with behavioral challenges learn how to resolve conflicts
- Collaborated with Occupational Therapists, Physical Therapists, and Speech Pathologists

### **Bright Horizons at Tufts– Infant/Toddler/Preschool Teacher** (Boston, MA) **7/2011- 7/2013**

- Supervised and trained my Assistant Teacher
- Helped the Director maintain children's records
- Planned events including Open House and Curriculum Night
- Improved the center's Documentation Boards
- Worked one-on-one with teachers on progress reports
- Trained teachers to use Teaching Strategies Gold
- Answered the office phone and scheduled tours for parents

## CERTIFICATIONS

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- Infant and Toddler Lead Teacher (MA Department of Early Education and Care)
- Preschool Lead Teacher (MA Department of Early Education and Care)
- Director I and II (MA Department of Early Education and Care)
- Greenspan Floortime Certification
- MA Licensure for PreK through second grade (Department of Elementary and Secondary Ed, anticipated spring 2022)

## **EDUCATION**

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**Boston University** (Boston, MA) *2016 –2019*

*Master of Science in Early Childhood Education with MA licensure*

**Lesley University** (Cambridge, MA) *2013 – 2015*

*Bachelor of Science in Child Studies*

*Specialization: Children with Special Needs*

ESPED - 6130: Speech, language & Communication: Development, Disorders & AA

ESPED - 6121: Classroom Management & Behavior Support

ESPED - 6139: Designing Individual Educational Programs

EEDUC - 5057: Intro to DIR (Floortime) Developmental Model for Children with Special Needs

**Bunker Hill Community College** (Charlestown, MA) *2012-2013*

*Associates Degree in Early Childhood Education*

Sarah Besse resume: Please see:

<https://www.linkedin.com/in/sarah-besse-b7318824/>

# STACI JASIN

717.413.4217 · staci.jasin@gmail.com

*Mission-driven leader, experienced project manager, nature-lover, and educator-at-heart dedicated to individual and planetary health and environmental justice through equitable access to the outdoors.*

## EDUCATION

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### **HARVARD GRADUATE SCHOOL OF EDUCATION**, Cambridge, MA | May 2022

*Master of Education, Specialized Studies*

Harvard Graduate School of Education, Sustainability Fellow  
Harvard University Council of Student Sustainability Leaders  
University Climate Leader for Professionals Cohort

### **COLUMBIA UNIVERSITY**, New York, NY | May 2008

*Master of Science, Landscape Design and Urban Planning*

### **UNIVERSITY OF PENNSYLVANIA**, Philadelphia, PA | May 1997

*Bachelor of Arts, Geology and Environmental Studies*

## PROFESSIONAL EXPERIENCE

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COG DESIGN, Somerville, MA

**EXECUTIVE DIRECTOR**- July 2022-present (part-time)

- Lead Boston-based non-profit to fulfill their mission to create accessible green and open space in environmental justice neighborhoods throughout Massachusetts, including parks and playgrounds.
- Manage projects between community clients and design volunteers, from facilitating community engagement sessions to spearheading project fundraising.
- Synthesize research and storytelling when presenting COG's social impact, including at recent Harvard Black Health Matters Conference (February 2023), D-Lab's Social Prescription symposium (October 2022), National Institute for Environmental Health's annual retreat (June 2023).
- Collaborate with public entities to activate City of Boston's greening policies in project program and design, including integration of the Green New Deal in community schoolyards.
- Co-lead strategic plan and evaluation process with Board of Directors and COG stakeholders.
- Re-imagine and execute communication & media, financial, development, and public relations plans.

CLIMATE ON-SITE, Falmouth, MA

**FOUNDER | DESIGNER**- April 2022-present

- Founded non-profit dedicated to hyper-local climate literacy and youth participatory programming for Massachusetts PK-12 schools and informal learning environments.
- Envision and activate relationships with community experts who partner with learning communities.
- Develop evidence-based curriculum sequence aligned with NGSS and proposed inter-disciplinary Massachusetts climate change education legislation (Bills H.4643 and S.2785).
- Start-up funded by grants and education entrepreneurship fellowship through Harvard Innovation Labs.

HARVARD NATURE RX, Cambridge, MA

**FOUNDER | PROJECT MANAGER**- September 2021-December 2022

- Initiated and launched Harvard University as a member of a national consortium that seeks to equitably connect people to nature for the benefit of mental and physical health.
- Developed team of students and University staff to sustain initiative through university-based wellness and research partnerships; advised by epidemiologist-expert in green- and blue-space health benefits.
- Co-created public- maps to identify and describe 100+ community-sourced nature spots throughout Cambridge and surrounding area, including interactive nature exposure app and ArcGIS StoryMaps.

## PROFESSIONAL EXPERIENCE [continued]

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### IN SITU SCHOOLS, Falmouth, MA

#### **FOUNDER | CONSULTANT | COMMUNICATOR**- January 2017-present

- Consult with organizations to design and support high-quality and transformative outdoor learning environments and experiences through equity-centered community engagement & design, research, coalition building advisement, and project execution.
- Write and co-lead messaging for funding proposals, grants, accreditation, and evaluation reports and presentations to support programming, outreach, and strategic planning.
- Facilitate identity-affirming and purposeful communities of practice through participatory design processes, and prioritizing diversity, equity, and inclusion of every stakeholder's voice.
- Align spatial and program design to be climate-forward and contextually relevant with outcome measured by community wellbeing and cohesion, and sustained space use.
- Center environmental and social justice during thought partnership, collaboration, human & nature-centered design processes, and model implementation.
- Clients span the United States and include foundations, early childhood education organizations, K-12 schools, and mission-driven non-profits focused on innovative solutions to complex social and environmental problems.

### NATIVE PLANT TRUST, Framingham, MA

#### **INSTRUCTOR | INSTRUCTIONAL DESIGNER**- July 2018-present

- Vision, develop, and teach professional development courses, including Navigating Public Design, Plant Communities, Child Development and Landscape Design, History of Landscape Architecture.
- Design curriculum to meet diversity and belonging principles and recenter Indigenous perspective to landscape and botany studies.

### THE JANUS SCHOOL, Mount Joy, PA

#### **DIRECTOR OF SPECIAL PROJECTS**- July 2015-May 2020

- Supported by Head of School to initiate, co-design, and launch a high-quality experiential and place-based post-secondary program (open since 2019) seeing new market to expand existing K-12 program and preserve 15 acres of stream-front school property.
- Visioned on-site student-led micro-businesses, including native plant nursery and aeroponic greenhouse production, and engaged students through development of school-to-work community internship network.
- Developed community and research-based partnerships with external stakeholders and local environmental organizations, including the Alliance for Chesapeake Bay, Lancaster Conservancy, and Trout Unlimited.
- Grew program prototype through Board cultivation, fundraising, budgeting, accreditation, marketing strategy and tactics (social media, website, presentations, newsletter), and community events and outreach.
- Led strategic planning and inclusive design processes to develop campus plan with diverse stakeholders.

### NEW YORK BOTANICAL GARDENS, Bronx, NY

#### **INSTRUCTOR | CHILDREN'S PROGRAM DEVELOPER**- September 2010-February 2013

- Collaborated with horticultural, education, and finance departments to conceive Edible Academy vision.
- Created presentations and presented at conferences, including National Horticultural Society Youth
- Taught Children's Garden Design and Ecological Landscape Design, engaging and sustaining expertise from NYBG horticultural and research staff, and meeting needs of designers and STEM educators.

### IN SITU DESIGN, Lancaster, PA

#### **FOUNDER | DESIGNER | PROJECT MANAGER**- January 2009-May 2019

- Designed and managed residential and public projects, with a niche towards developing outdoor spaces which elevate play, biodiversity, and well-being.
- Approached projects with a sustainable ethic and personalized approach, overseeing bidding and contractors and working with and alongside builders, gardeners, and installers.

## PROFESSIONAL EXPERIENCE [continued]

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THE JANUS SCHOOL, Mount Joy, PA

**DIRECTOR OF ACADEMICS**- July 2008-July 2014

- Oversaw all aspects of student-centered operations during 3 leadership changes to sustain school excellence, meet community and family need, and meet evidence-based practices.
- Led academic budget in collaboration with finance and philanthropy departments, including support with annual audit, layout of Annual Report, grant writing, and fundraising events.
- Managed team of educators and support staff and co-created annual individual and organizational evaluation and accountability system.
- Defined scope of newly appointed administrative position in coordination with Head of School, integrating organizational health and community voices, and alignment with mission.
- Envisioned, wrote, implemented, and evaluated school-wide scope and sequence to build and meet transformative standards, and map culturally responsive and outdoor learning to curricular sequences.
- Built professional development through system-wide adoption of coaching cycles that elevated professional learning community culture and widened expertise across faculty around the science of learning.
- Recruited to this position after serving as Director of Admission and Marketing [July 2003-2006] and science teacher [September 1998-2002].

DIRTWORKS LANDSCAPE ARCHITECTURE, New York, NY

**LANDSCAPE DESIGNER**- January 2006-September 2008

- Designed schematics and planting plans for public projects, assisting landscape architects rooted in restorative and regenerative design philosophies.

## OTHER LEADERSHIP & COMMUNITY ENGAGEMENT EXPERIENCE

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CONSERVATION LAW FOUNDATION, Boston, MA

**VOLUNTEER CONSULTANT**- August 2022-present

*Support community resiliency and legal department through research and leading stakeholder input sessions to promote climate adaptation and nature-based solutions policy.*

GREEN SCHOOLYARDS, San Francisco-based / Rhode Island and Eastern Massachusetts site-specific

**COVID RESPONSE OUTDOOR CLASSROOM DESIGNER**- September 2020-October 2021

*Supported schools and districts to stay safely and equitably open during the pandemic by designing outdoor spaces and guiding fundraising and public relations efforts to actualize phased plans.*

FALMOUTH OUTDOOR CLASSROOM COMMITTEE, Falmouth, MA

**COMMUNITY PARTNER**- July 2020-December 2022

*Activated equity-focused community effort to create district-wide outdoor learning spaces and teamed with District Curriculum Director to map existing elementary science curriculum with outdoor learning lessons.*

FARMING FALMOUTH, Falmouth, MA

**FOUNDING BOARD MEMBER**- July 2019-June 2022

*Chair Education Committee. Support visioning, incorporation, and fundraising proposals for non-profit focused on revitalizing local food system by cultivating an informed and engaged food community.*

THE 300 COMMITTEE LAND TRUST, Falmouth, MA

**YOUTH OUTREACH COMMITTEE CHAIR**- November 2016-present

*Lead sub-committee that connects land trust efforts to families, local educators, and tribal communities through outdoor events, stewardship, curriculum design, and partnerships between school district and land trust.*

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Westborough, MA, 01581  
chriscahill122@gmail.com  
(617) 435-3449

# Christopher Cahill

## EDUCATION

**M.S. University of Massachusetts** GPA 4.00 Amherst, MA  
Wildlife, Fisheries and Conservation Biology 2017 - 2020

**B.S. University College Cork** GPA: GPA scale not used. Cork, Ireland  
Wildlife Biology/Zoology 2007 - 2011  
Distinctions: College Scholar all years. First Class Honors all years.

**University of Montana** GPA: 3.79 Missoula, MT  
Distinctions: College of Arts and Sciences Scholar 2009 - 2010  
Grant Recipient: Montana Integrated Learning Experience for Students (MILES).

## WORK EXPERIENCE

**Boston Outdoor Preschool Network, Inc.** Boston, MA  
*Director of Operations* June 2023 - Present  
*Director of Program Operations* October 2022 - June 2023  
*Programs Coordinator* November 2021 - October 2022  
Currently working for a non-profit organization focused on nature-based education for preschool children. Current duties include coordinating organizational expansion, project management to get new facilities operational, grant applications and management, payroll, securing and managing state and city contracts through the state Commonwealth Corp Service internship program, the City of Boston Successlink youth employment program, tuition credit voucher program with Boston University, and the Boston Public Schools Universal PreK program. Prior duties have included but are not limited to: marketing, billing, overseeing renovations of facilities, developing and implementing the Covid-19 policy and protocols, outreach with families, and transitioning the organization to new client management software.

**Partners in Health** Remote, MA  
*Case Investigator/Contact tracer* November 2020 - July 2021  
Worked as a Case Investigator for the Epidemic Intelligence Unit for Partners in Health supporting the Department of Health in MA. Duties included identifying clusters of Covid-19 cases, working with Massachusetts businesses to provide support in limiting the spread of Covid-19 in workplace environments, providing vaccination support for individual employees, and providing resources for workplace vaccination events. Prior work position was as a Contact Tracer for the Contact Tracing Collaborative. Triaged Covid-19 cases and provided support to individuals and households in regard to testing, quarantine, and isolation guidelines.

**University of Massachusetts** Amherst, MA  
*Research Assistant* September 2017 - September 2020  
Conducted a human dimensions study on lead ammunition usage for harvesting white-tailed deer. This project was conducted in collaboration with the U.S. Fish and Wildlife Service and the United States Geological Survey and assessed hunters' attitudes towards a voluntary transition to non-lead ammunition use for harvesting white-tailed deer on National Wildlife Refuges in Region 5.

Christopher Cahill

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(617) 435-3449

**Feinberg & Alban, P.C.**

*Consultant/Digital File Manager/Photographer*

Brookline, MA

December 2013 - Current

Currently work as consultant providing insight and support to attorneys on cases related to construction sites. Prior duties include research, accident scene and client injury photography, recording and editing client video testimonials. Converting a paper filing system to a digital format, document scanning and digital file archiving.

**National Ecological Observatory Network, Inc**

*Seasonal Mammal Lead Field Technician*

Fitchburg, MA

April - November 2015

Managed teams of ecologists in both field and laboratory settings. Coordinated and implemented small mammal abundance and vegetative and invertebrate inventories.

**The Humane Society of the United States**

*Prairie Dog Coalition - Lead Biologist*

Boulder, CO

June - October 2013

Worked in collaboration with non-profit and state agencies to relocate a black-tailed prairie dog colony within a state park. Managed all project logistics, trained and supervised volunteer crews on multiple sites.

**Growing Ideas, LLC**

*Wildlife Biologist*

Denver, CO

September 2012 - June 2013

Assisted in the management and implementation of multiple black-tailed prairie dog relocation projects. Recruited and trained volunteers on aspects of live-trapping and handling of prairie dogs.

**DC2 Services/Fresh Aire Enterprises**

*Landscape Technician*

Denver, CO

February 2012 - August 2013 December 2012

Installed and repaired irrigation systems, fences and retaining walls. Was involved in all aspects of landscape construction and vehicle maintenance.

**Montana Integrative Learning Experience for Students (MILES)**

*Undergraduate Research*

Missoula, MT

May - August 2010

Thesis: Behavioral changes of *Dictyna* spiders towards parasitoid wasps (*Catolaccus* sp. Indet.) following the introduction of an exotic plant.

COURSES AND PRESENTATIONS

“Structured Decision Making”

August 2018

Course taken at the USFWS National Conservation Training Center.

Shepherdstown, WV

“Transitioning To Alternative Ammunition On National Wildlife Refuges”

May 2018

Presentation given at the Massachusetts Cooperative Research Unit 70<sup>th</sup> Anniversary. Westborough, MA

“The Human Dimensions Associated with Lead Ammunition Use”

September 2017

Presentation given at The Wildlife Society Workshop on Hunting Ammunition.

Albuquerque, NM

TECHNICAL SKILLS

R & R-Studio Statistical Software, NVivo Qualitative data analysis software, Microsoft Office Suite - including Excel, Google Workspace, Salesforce software, ArcGIS and Trimble GPS/GNSS ArcPad system.

## Danyson Fragoso Tavares

danysontavares@gmail.com  
508.985.3841

## Education

Wentworth Institute of Technology

**M.Arch** - 2012  
**BS. Arch** - 2011

## Profile

Danyson Tavares is a designer, educator, and project development manager at YouthBuild Boston (YBB). He has vast experience leading architectural projects at various scales through public discussion and municipal review. His work relies on engaging communities through the lens of architectural design and advocating for access to design for all.

Deeply rooted in both his academic and professional experience, Danyson has been passionate in the role that design plays in the reconstruction of communities. Through his experience in working and teaching in various communities in and around Boston, he continues to explore the intersections between identity and the reconstruction of spaces within marginalized communities. Danyson's role at YBB includes developing affordable housing, project management for small to large community projects, fundraising, grant-writing and providing the framework for early design education courses in Boston Public Schools and at the Designery.

He has taught various courses at Wentworth Institute of Technology and Boston Architectural College ranging from foundation studios, undergraduate seminars, and graduate level courses. Danyson is a member of BosNOMA, AIA, and the BSA, where he dedicates his efforts to addressing the lack of diversity in the AEC industry.

## Professional Affiliations

NCARB  
AIA Associate  
Boston Society for Architecture  
BosNoma  
WIT NOMAS

## Professional Boards + Juries

Sasaki Foundation Board of Trustees  
Education Committee  
Fundraising Committee

Boston Society for Architecture  
Board of Trustees  
Early Design Education Board  
School Representative  
Design Awards Jury

National Organization of Minority Architects (Boston Chapter)  
BosNoma Outreach Committee

## Professional Experience

**YouthBuild Boston** - Executive Director, 12/2021 - Current

**Projects** (Design+Build Community and City of Boston Projects)  
Haley House (Thornton Street Farm Outdoor Teaching Kitchen) - Summer 2023  
United Neighbors of Lower Roxbury (Urban Farm) - Summer 2023  
City of Boston - (24 Trull Street 2 Unit Affordable Housing) - Fall 2023  
Paige Academy Teaching Pavilion - Summer 2023  
Boston Farms CLT (Westville Shed) - Completed 2023  
City of Boston Public Libraries (Open Spaces Pavilions) - Completed 2022  
Haley House (Thornton Street Farm Community Garden Beds) - Completed 2021

**Programming** (Architectural Programming for High School Students)  
Architecture Design Boston Public Schools Elective - Ongoing  
Architecture Design High After-School Program - Ongoing  
Architecture Design High School Architecture Summer Internship - Ongoing  
Architecture Design High School One-Day Camps - Ongoing

**Dimella Shaffer Architects** Lead Designer + Project Manager, 2019 - 2021  
Led projects through schematic design through construction administration.

**Imai Keller Moore Architects** Lead Designer + Project Manager, 2012 - 2019  
Led projects through schematic design through construction administration.

## Awards + Nominations

AIA Associates Award Nomination - 2022 & 2023

## Teaching Experience

**Rhode Island School of Design** - Adjunct Faculty, 2023 - Current

**Wentworth Institute of Technology** - Adjunct Faculty, 2012 - Current  
Resilient Architecture for Communities (Graduate Research Travel Studio) 2023  
[Re]-Constructing Community (Undergraduate Seminar) 2022-Current  
Surface Architecture + Identity (Graduate Research Travel Studio) 2021  
Design as Research (Graduate Thesis Prep) 9/2020 - Current  
Studio 02 - Arch 1500 (Foundation Studios 2) 2012- 2019  
Studio 01 - Arch 1000 (Foundation Studios 1) 2012- 2019

**Boston Architectural College** - Adjunct Faculty, 9/2021 - Current  
BAC Practice ConnEx (Undergraduate Intern Program) 2021-Current  
Community Practice (Graduate Studio) 2021-Current

## Invited Juries

Boston Architectural College, Harvard Graduate School of Design, MassArt, Massachusetts Institute of Technology, Northeastern University, Suffolk University, Texas Tech University, University of Miami, Wentworth Institute of Technology, Woodbury University

## Academic Service + Lectures + Panels

Wentworth Institute of Technology National Organization of Minority Students Faculty Advisor - 2016-Current

Wentworth Institute of Technology Architecture Alumni Club Founder - 2019-Current

BSA Summer Sessions: Professional Practice (Race and Architecture)  
**Organizer + Moderator** - 2022

Massachusetts Institute of Technology (Community Professional Practice)  
**Guest Lecturer** - 2022

## Selected Exhibitions

Design Agency: Youth Architecture Interventions for Boston, 2024  
"Lost in The Academy": Community Projects on Display, 2024

## Selected Publications

"Reconstructions: Creating Collective Communal Spaces," 2023  
Wentworth Architecture Review, V/12, "Architecture, Surface and Identity," 2021

# CAITLIN DWYER-HUPPERT

Medford, MA | cdwyerhuppert@gmail.com | 508.753.9121

## EXPERIENCE

### 2018-PRESENT

#### GREEN CITY GROWERS

**PROGRAM DIRECTOR** SOMERVILLE, MA

- Coordinates project management for garden education programs for schools, senior living communities, corporate/tenant wellness
- Develops and oversees garden curriculum development for each community type served
- Provides training and support for farmer educators
- Conducts garden site visits; develops proposals and programs to best meet the needs of clients
- Identifies and applies for grant opportunities; manages data for ongoing grants and partnerships

### 2016-2017

#### THE CONWAY SCHOOL

**STUDENT DESIGNER & PLANNER** EASTHAMPTON, MA

- Managed three projects of different scales; led community meetings to gather input and present site analyses and alternatives; coordinated with project partners, including local agencies
- Coursework in land use planning, site analyses, design & engineering, GIS, conservation

### 2015-2016

#### NOVARTIS INSTITUTES OF BIOMEDICAL RESEARCH

**COMMUNITY TEACHING LAB TEACHING FELLOW** CAMBRIDGE, MA

- Defined scope, approach, and goals of Community, Exploration & Learning Lab (CELL)
- Designed and taught year-long training to help scientists develop the skills to engage students
- Collaborated with local middle and high school teachers and scientists to develop curriculum

### 2012-2014

#### CONSERVATORY LAB CHARTER SCHOOL

**SCIENCE TEACHER & CURRICULUM DEVELOPER** BRIGHTON, MA

- Developed and co-taught Expeditionary Learning (EL) science “expeditions” with elementary teachers; instructed EL science curriculum in middle school classroom

### 2006-2012

#### UNIVERSITY PARK CAMPUS SCHOOL

**SCIENCE TEACHER & CROSS COUNTRY COACH** WORCESTER, MA

- Designed and instructed cooperative, project-based science (Middle School, Chemistry, and Environmental Science) in diverse, award-winning school located in one of Worcester’s economically poorest neighborhoods and operated in partnership between Worcester Public Schools and Clark University
- Directed the cross-country program and coached co-ed team for grades 7-12 (2006-2012)

## EDUCATION

**MASTER OF SCIENCE IN ECOLOGICAL DESIGN, 2017**

THE CONWAY SCHOOL

**MASTER OF ARTS IN TEACHING, 2003**

CLARK UNIVERSITY HIATT CENTER OF URBAN EDUCATION

**BACHELOR OF ARTS IN BIOLOGY, 2002**

CLARK UNIVERSITY

**Professional History**

Since 1995, Derek Bloom has worked in the Boston area on project types including academic and institutional facilities, corporate offices, retail, custom residences, and multi-family and mixed-use apartment buildings, with extensive focus on green design. The firm's work has appeared in various local and national publications, and was awarded the Best of Boston Award in 2022 for Best Contemporary Architect.

**Selected Projects****Boys and Girls Club, Lynn, MA**

A 3-phase multi-year project, the 20,000sf. Phase I renovation included learning and tech areas, sports, fitness, dance, gaming, and arts for all age groups, including a dedicated teen center, and a school-age child care center. The new, fully accessible facility modernized the aging structure, and created open, flexible, spaces to provide kids with a place to socialize, learn, develop and grow.

**Saint Cecilia Parish, Boston, MA**

Renovation of the lower level of St. Cecilia Church into a new hospitality-inspired community space. Created a new glass entry pavilion with elevator, cafe space, a commercial kitchen, and flexible event space. All new systems. On the upper level a new community room and family center doubles as teen space and ministry meeting area.

**Carmelite Monastery of Roxbury, MA**

Interior Renovations to choir, prayer room, and sisters' community spaces, within historic monastery. Creation of an infirmary for aging-in-place and end-of-life care,

**Boys and Girls Club, Haverhill, MA**

BGCGH is working with BLOOM to develop plans for a new facility just outside of the urban core, in order to greatly expand the club's offerings to include outdoor sports fields, indoor swimming pool, NCAA basketball, and programs for fitness, dance, music, in addition to multiple STEAM spaces, a Teen Center and Administrative office and a school- aged childcare center.

**Girls Inc., Lynn, MA**

Girls Inc.'s programs for elementary thru high school girls, equips kids to navigate gender, economic and social barriers. The project was built in two phases: the first a historic restoration of a 13,000 sq ft shoe making schoolhouse from 1850, and the second a steel framed addition of a 14,000 sq ft multi-function wing. The combined facility contains classrooms, STEM labs, a teaching kitchen, meeting space, office space and a new gymnasium for athletics and performing arts.

**KIPP Academy, Lynn, MA Feasibility Study and Schematic Design** for school addition, classrooms, offices, cafeteria, and gym. 30,000 sq. ft.

**Little Childrens Schoolhouse, Brookline, MA**

Construction of a new 4-story building in Brookline Village, to house a vibrant pre-school, including classrooms, art spaces, and a occupied roof for play space.

**Boston Outdoor Preschool Network, Sherborn, MA**

*Sherborn Yurt*

Design assist for the installation of an accessible napping shelter in the woods, for a full-day preschool program. The fabric and lattice structure treads lightly on the land, supported on posts, and utilizing earthen ramps.

**Boston Public Library, Boston, MA**

*Thomas M. Menino Learning Lab*

Interior Renovations to a portion of the Hyde Park branch, for tutoring, ESL, adult ed., book clubs.

**Professional Experience**

BLOOM Architecture, 2005-present  
 Kao Design Group, Inc. Somerville, MA 2002-2005  
 Baker Design Group, Inc., Boston, MA 1997-2002  
 Cambridge Seven Associates, Cambridge, MA 1995-1997

**Education**

1993 Cornell University - B.Arch  
 1995 M.I.T. Boston/Venice SMarchS Studio

**Affiliations**

Lic. Architect: MA #9983  
 Member: AIA, NCARB

**Teaching**

Endicott College Adjunct Professor 2008-2011  
 Suffolk Univ Adjunct Green Seminar & Studios '01-'05  
 Boston Architecture Center Guest Critic, 1998-99

**Awards**

2022 Best of Boston Award- Best Contemporary Architect  
 2008 Best of Boston Award - Eco-friendly Architecture  
 Rotch Travelling Scholarship- Finalist  
 BSA Build Boston Display Competition- Citation

**Selected Publications**

Winnepesaukee: Boston Home "House of the Future"  
 5 Corners Kitchen: North Shore Magazine  
 Norman House: Design New England  
 GAP Multimedia: Architectural Record  
 Bethel Cabin: NYTimes, Elle Decor, Home  
 Verna Hill Residence: Fairfield County Home

## Professional History

Jazzmynn is a multi-disciplinary designer who explores the conjunction between architecture and technology through a dynamic process of inquiry into architectural principles, artistic theory, and creative technology. Her work focuses on human perception within the space, curating experiences that are sensorial, inspiring, and contemplating. She received her B.S. in Architecture from Tyler School of Art and MFA in Digital + Media from RISD.

## Selected Projects

### Boys and Girls Club, Haverhill, MA

BGCGH is working with BLOOM to develop plans for a new facility just outside of the urban core, in order to greatly expand the club's offerings to include outdoor sports fields, indoor swimming pool, NCAA basketball, and programs for fitness, dance, music, in addition to multiple STEAM spaces, a Teen Center and Administrative office and a school- aged childcare center.

### Boston Outdoor Preschool Network, Boston, MA

Site documentation and architectural studies for proposed new facility. 3D modeling / composting for stakeholder visualization.

### Northeastern University, Boston, MA

*Dodge Hall Classroom Updates*

Modernization and aesthetic + tech renovation of a group of classrooms on multiple floors in Dodge Hall. We introduced dynamic geometries to enliven the teaching environment, while replacing all teaching technology and supporting building systems. Accessibility is improved in case study classroom

### E-vehicle Structure, Marblehead, MA

New modernist e-vehicle carport and bicycle structure built into a granite outcropping with minimalist columns supporting a butterfly roof structure.

### Northeastern University, Boston, MA

*Stetson West Student Amenity and Lobby Renovations*

This interior renovation transforms the aging concrete structure into a series of brightly lit, textured social spaces for students. The program contains a new entry sequence, and areas for study, gathering, socializing and games.

### 20 Bessom St, Marblehead, MA

A conversion of an apartment building from 6 outdated traditional units to 12 modern micro-units for workforce housing, while modernizing all systems, increasing egress capacity, and updating facades and outdoor spaces.

### KK ONE, Sabah, Malaysia \*

The upcoming tallest building (58 floors) in Sabah, Malaysia, and the 2nd

### YUE CITY, Guangzhou, China\*

Worked on a team designing the largest shopping mall in Guangzhou, China with 300k visitors and 13k vehicles. Optimized parametric facade design with 30,000 panels and reduced 35% of manufacturing costs.

### Cuisuba Tourist Center, Guizhou, China \*

Led the 1st organic facade design for the company. Introduced NURBS modeling technique.

Note: (\*) for work completed in prior practice

## Professional Experience

BLOOM Architecture, Boston, MA 2022-present  
Digital FUN, Shanghai, China 2020  
Atelier DYML, Shanghai, China 2018-2019  
West-Line Studio, Guiyang, China 2018  
Charlap Hyman & Herrero, Los Angeles, CA 2017-2018  
Klein Dytham Architecture, Tokyo, Japan 2016

## Education

2022 Rhode Island School of Design (RISD)  
MFA Digital+Media

2017 Temple University, Tyler School of Art  
B.S. Architecture *cum laude*

2016 Temple University Japan, Study Abroad  
B.S. Architecture

## Awards

2017 Davinci Prize, Temple Univ., Tyler School of Art  
2017 Latin Honor. Temple Univ., Tyler School of Art  
2014-2017 Dean's List, Temple Univ., Tyler School of Art

## Exhibitions & Publications

RISD Grad Thesis Show 2022  
RISD Grad Thesis Book, Fleet Libr. Special Collections 2022  
RISD GD Commins Exhibition Design 2022  
RISD Digital + Media Biennial 2021  
New Design and Development Platform - TouchDesigner,  
Digital FUN Studio 2019

# **BOPN Financial and Administrative Capacity:**

## **Administrative Capacity:**

BOPN has the administrative capacity to design and implement the proposed project, conduct self-monitoring for contract compliance, maintain the property, and keep appropriate records. Our Director of Operations will oversee administrative compliance and building and grounds maintenance with assistance from our Associate Director of Programs and Administrative Coordinator. Our Director of Education will oversee EEC licensing compliance, and our Executive Director will oversee our collaborations with community partners.

COGDesign has the administrative capacity to support continued participatory design facilitation so that the final landscape design fully reflects all stakeholder groups. Lu-la Studio will continue design development, and as registered landscape architects, they are ready and positioned to see the project through from schematic design to construction drawings. COGdesign holds the responsibility to support BOPN to finalize landscape contractors, prioritizing local companies for project execution. If needed, BOPN will contract with a construction owners' representative to manage the project to meet all city timelines and ensure an efficient and compliant process.

Once the preschool opens, it is important for BOPN to maintain the grounds and building properly so that we are ready for surprise visits from our EEC licensor and compliance visits from UPK supervisors. We already have the team and systems needed to ensure compliance with both EEC and UPK regulations.

## **Financial Capacity:**

We have the financial capacity to fund 100% of the proposed project from cash on hand. As of April 5th, 2024, BOPN has \$1,557,680 in our checking and savings accounts, as evidenced by the letter from Rockland Trust, below. The cost of our Woodcliff-Letterfine project is expected to be \$386,400 for the building (see building estimate from Daniel Bradshaw Jr.) and \$150,000 for landscaping and associated costs (see separate landscaping budget), for a total of \$536,400.

In addition to cash on hand, we fully expect to have access to funding from Universal PreK if we are selected as the developer for Woodcliff-Letterfine. UPK providers are awarded a grant of \$99,000 for each new UPK location; we may allocate the full \$99,000 to construction costs for the preschool building, since the building is necessary

to achieve EEC licensure. We were already accepted and funded as a Universal PreK (UPK) provider to open a UPK class at the Franklin Park Zoo in September 2024, and would follow the same funding processes and procedures to achieve the exact same amount of funding for the Woodcliff-Letterfine project. Since we are currently part of UPK, and since UPK's goal is to open more childcare seats, we fully expect that our Woodcliff-Letterfine location will be part of UPK as well.

In addition to our (1) \$1,557,680 cash on hand, the (2) \$99,000 in expected UPK funding for the building, and the (3) \$150,000 in expected funding from CDBG, we also have a letter from the Beker Foundation, below, stating that they would "welcome BOPN to submit a grant proposal to help fund construction costs." We plan to apply for funding from Beker and other foundations.

**Education building budget:**

Please see an estimate for the education building, below, from prospective builder Daniel Bradshaw Jr. This quote may be a little higher than actual expenses, since Daniel allocated \$30,000 for (additional) landscaping, and the cedar siding quoted at \$40,000 is fancier than we need.

**Community Green-space landscape budget:**

Please see the completed Appendix 2 form, below, showing the breakdown for the \$150,000 CDGB grant to construct the community greenspace.

April 5, 2024

To whom it may concern,

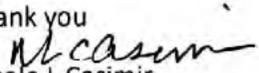
This letter certifies that Boston Outdoor Preschool Network inc. has two accounts at Rockland Trust. The accounts opened May 10, 2019 are in good standing and active. As of today, April 5, 2024, the accounts and balances are:

Checking account # [REDACTED] Balance: \$699846.41

Savings account # [REDACTED] Balance: \$857833.21

If you have further questions, please reach out to us, with our customer's permission.

Thank you

  
Nicole L Casimir

Rockland trust Bank

515 Centre ST

Jamaica Plain, MA 02130

P 857 525 1209 F 508 830 4735

April 5, 2024

Chief Sheila Dillon  
Mayor's Office of Housing  
12 Channel St.  
Boston, MA 02110

Dear Chief Dillon,

The Beker Foundation, a family foundation based in Boston, is writing to express strong support for Boston Outdoor Preschool Network's initiative to transform the Woodcliff Street vacant lot into a vibrant nature preschool and open green space. We work to make a difference by funding organizations and leaders who are addressing some of society's most pressing social challenges. We seek to fund programs that give Boston youth from historically disinvested communities access to unique learning and personal development opportunities.

This project aligns with our commitment to support initiatives that:

- **Support Early Childhood Education:** The Beker Foundation recognizes the critical importance of early childhood education. High-quality programs, particularly those that integrate nature-based learning, have been shown to have a profound and lasting impact on children's cognitive, social, and emotional development. Supporting early childhood education is an investment that yields benefits across a lifetime, both for individuals and society as a whole.
- **Activate Green Space:** Transforming vacant land into a functional green space is a priority for the Beker Foundation. This project offers a unique opportunity to create a dedicated space for nature exploration and environmental education, fostering a connection with nature in the community.
- **Mobilize Community Support:** We value projects that engage residents and stakeholders in the design and development process. This fosters a sense of ownership and ensures the green space and nature preschool meet the needs of the community. We also support programs that build collaboration across organizations and communities, as this transformation is designed to do.

We are impressed by the vision for this project and believe it offers a unique learning and development opportunity for Boston's youth. Given our funding priorities, Boston Outdoor Preschool Network's proposal may be a good fit for grant support. We would welcome them to submit a grant proposal to help fund construction costs.

We commend their efforts and look forward to the positive impact this nature preschool will have on the community.

Sincerely,

Sheri Gurock

Executive Director  
Beker Foundation

**Proposed Budget Woodcliff Project**

78 Woodcliff Road  
Boston, MA

DATE:

ACCT #:

Disp. #0

Bldg. Size

1,000

ITEM	DESCRIPTION OF WORK	HARD BUDGET	ESTIMATE PER SQFT.	CURRENT AMOUNT REQUESTED	PRIOR \$ AMOUNT REQUESTED	TOTAL AMOUNT FUNDED (Prior & Current)	PERCENT COMPLETE	AVAILABLE
1	Excavation (Assumes NO Ledge, Suitable Bearing @ 10' d	\$10,000.00	\$10.00	\$0.00		\$0.00	0%	10,000.00
2	Concrete Foundation, Steel, & Pour 196' wall @ 9'	\$14,000.00	\$14.00	\$0.00		\$0.00		14,000.00
3	Site Drainage System (Recharge tank(s) & stone)	\$7,500.00	\$7.50	\$0.00		\$0.00		7,500.00
4	Basement Slab	\$12,000.00	\$12.00	\$0.00		\$0.00		12,000.00
5	Utilities, Water, Sewer, Electric, Patch Street	\$18,000.00	\$18.00	\$0.00		\$0.00		18,000.00
6	Framing Labor @ approx \$20/sqft.	\$22,000.00	\$22.00	\$0.00		\$0.00		22,000.00
7	Framing Lumber approx \$26/sqft.	\$28,000.00	\$28.00	\$0.00		\$0.00		28,000.00
8	Roofing @ Rubber + Labor, Gutters & Downspouts	\$8,500.00	\$8.50	\$0.00		\$0.00		8,500.00
9	Windows & Exterior Door w/panic feature	\$15,000.00	\$15.00	\$0.00		\$0.00		15,000.00
10	Siding - Cedar Shown @ \$25/sqft material + Install!	\$40,000.00	\$40.00	\$0.00		\$0.00		40,000.00
11	Exterior Trims (Boral or similar)	\$4,000.00	\$4.00	\$0.00		\$0.00		4,000.00
12	Plumbing, Hot Water & Fixtures	\$22,000.00	\$22.00	\$0.00		\$0.00		22,000.00
13	Electrical & Fire Alarm (monitored system)	\$22,000.00	\$22.00	\$0.00		\$0.00		22,000.00
14	Miscellaneous Fixtures Lighting, Etc.	\$8,500.00	\$8.50	\$0.00		\$0.00		8,500.00
15	Heat Furnaces @ Warm Air (Recommended)	\$15,000.00	\$15.00	\$0.00		\$0.00		15,000.00
16	Heat Pump & Air Conditioning	\$20,000.00	\$20.00	\$0.00		\$0.00		20,000.00
17	Insulation (Open & Closed Cell Foam)	\$15,000.00	\$15.00	\$0.00		\$0.00		15,000.00
18	Drywall & Finish	\$8,000.00	\$8.00	\$0.00		\$0.00		8,000.00
19	Interior Trims & Doors (solid core flush)	\$8,000.00	\$8.00	\$0.00		\$0.00		8,000.00
20	Tile & Installation	\$3,500.00	\$3.50	\$0.00		\$0.00		3,500.00
21	Flooring, Laminate, Vinyl	\$8,000.00	\$8.00	\$0.00		\$0.00		8,000.00
22	Cabinetry @ Art Sink & Top	\$4,500.00	\$4.50	\$0.00		\$0.00		4,500.00
23	Reserved	\$0.00	\$0.00	\$0.00		\$0.00		0.00
24	Site Built Shelving & Cabinetry	\$5,000.00	\$5.00	\$0.00		\$0.00		5,000.00
25	Countertops (included above)	\$0.00	\$0.00	\$0.00		\$0.00		0.00
26	Reserved	\$0.00	\$0.00	\$0.00		\$0.00		0.00
27	Appliances (fridge for snacks)	\$1,500.00	\$1.50	\$0.00		\$0.00		1,500.00
28	Landscape (Trees, Shrubs, Grass, Fence, Sidewalk)	\$30,000.00	\$30.00	\$0.00		\$0.00		30,000.00
29	Painting Exterior & Interior	\$18,000.00	\$18.00	\$0.00		\$0.00		18,000.00
30	Contingeny @ 5% budget	\$18,400.00	\$18.40	\$0.00		\$0.00		18,400.00
	<b>TOTAL</b>	<b>\$386,400.00</b>	<b>\$386.40</b>	<b>\$0.00</b>		<b>\$0.00</b>		<b>386,400.00</b>

## GRASSROOTS OPEN SPACE PROGRAM DEVELOPMENT BUDGET FORM

Applicant Name: Boston Outdoor Preschool Network

Project Name: BOPN Woodcliff Street Nature Preschool & Community Greenspace

### INSTRUCTIONS

DEVELOPMENT BUDGET: ITEMIZATION				
	TOTAL (\$)	Grassroots (\$)	Applicant Organization (\$)	
<b>HARD COSTS</b>				
Demo/removals	\$ 2,000.00	\$ 2,000.00	\$ -	Landscape-specific in tandem with building grading
Earthwork/excavation/geotex	\$ 7,000.00	\$ 7,000.00	\$ -	Landscape-specific in tandem with building grading
Drainage/utilities	\$ 4,500.00	\$ 4,500.00	\$ -	Landscape-specific in tandem with building grading
Paving/masonry/concrete	\$ 18,000.00	\$ 18,000.00	\$ -	includes ADA-accessible permeable pathways
Fencing	\$ 14,500.00	\$ 14,500.00	\$ -	
Site furnishings/structures	\$ 10,500.00	\$ 10,500.00	\$ -	
Planting	\$ 18,000.00	\$ 18,000.00	\$ -	
* Other (provide detail below)	\$ 16,000.00	\$ 16,000.00	\$ -	
General conditions	\$ 6,000.00	\$ 6,000.00	\$ -	includes erosion control as needed & temporary signage
<b>Hard costs subtotal (without contingency)</b>	<b>\$ 96,500.00</b>	<b>\$ 96,500.00</b>	<b>\$ -</b>	
Contingency	\$ 10,500.00	\$ 10,500.00	\$ -	
<b>Hard costs subtotal (with contingency)</b>	<b>\$ 107,000.00</b>	<b>\$ 107,000.00</b>	<b>\$ -</b>	
<b>SOFT COSTS</b>				
Construction Documents	\$ 18,000.00	\$ 18,000.00	\$ -	
Bid documents	\$ 3,000.00	\$ 3,000.00	\$ -	
Civil engineering/survey	\$ 5,500.00	\$ 5,500.00	\$ -	
Project management (non-staff)	\$ 5,000.00	\$ 5,000.00	\$ -	
** Other consultants (provide details below)	\$ 3,500.00	\$ 3,500.00	\$ -	
Insurance	\$ 5,500.00	\$ 5,500.00	\$ -	
Permits	\$ 2,500.00	\$ 2,500.00	\$ -	
<b>Soft costs subtotal</b>	<b>\$ 43,000.00</b>	<b>\$ 43,000.00</b>	<b>\$ -</b>	

SUBRECIPIENT COSTS				
Staff time, project management (including fringe)	\$ -	\$ -	\$ -	
Staff time, non-project management (including fringe)	\$ -	\$ -	\$ -	
Materials	\$ -	\$ -	\$ -	
Indirect costs (10% of subrecipient costs)		\$ -	\$ -	
<b>Subrecipient costs subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>TOTAL PROJECT COSTS</b>	<b>\$ 150,000.00</b>	<b>\$ 150,000.00</b>	<b>\$ -</b>	
<b>* Other costs (provide detail on costs included in this category below):</b>				
raised beds and irrigation				
<b>** Other consultants (provide detail on costs included in this category below):</b>				
community design facilitation				

**DEVELOPMENT BUDGET: SOURCES AND USES**

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

SOURCES OF FUNDS		USES OF FUNDS	
	Amount (\$)		Amount (\$)
Grassroots Funds	\$ 150,000.00	Construction	\$ 96,500.00
Applicant Organization	\$ -	Contingency	\$ 10,500.00
Foundation 1: _____	TBD	<b>Subtotal</b>	\$ 107,000.00
Foundation 2: _____	\$ -	Consultants	\$ 3,500.00
Foundation 3: _____	\$ -	Materials	\$ -
Grant 1: _____	\$ -	Staff	\$ -
Grant 2: _____	\$ -	Other soft costs	\$ 39,500.00
In-kind donations	TBD	<b>Subtotal</b>	\$ 43,000.00
		Overhead	\$ -
		Fee	\$ -
		<b>Subtotal</b>	\$ -
<b>SOURCES TOTAL</b>	\$ 150,000.00	<b>USES TOTAL</b>	\$ 150,000.00

# **BOPN Design and Construction:**

## **Landscape Design:**

Please see the initial landscape designs from Lu-La Studio (through COGDesign), below. In addition, please see the most recent designs, which take into account community input, project partner collaborations, and the final property boundaries that ended up in the RFP.

## **Landscape Design Narrative:**

The landscape design plans, below, reflect the collaboration between BOPN, Green City Growers, and the community where the project is located. The evidence-based design is based on multiple parcels, a significant grade change, evidence of neglect and debris, and proximity to residential homes. The design presented is schematic and will undergo continued iteration if BOPN is selected as the developer.

The landscape design is child and family-centered, offering open access to an outdoor space that prioritizes nature-play and growing food. Every facet of food growing, from soil cultivation to vegetable washing is present in the design, as are intentional spaces for active and passive play and education. When one enters the outdoor space, from either entrance, one immediately begins a journey from raised beds and fruit trees, along a path towards an outdoor stage and edible native shrubs, and then towards outdoor classroom, play and respite spaces. The schedule and activity needs of the nature preschool, First Teacher parent-child groups, and Green City Growers' BPS partnership program informs the design, with outdoor 'rooms' dispersed across the land, intentionally placed as children and adults explore the outdoors for learning, play, and relaxation in nature.

The outdoor spaces are also designed for all ages and community use. Adults and older children can equally enjoy outdoor classrooms as gathering spaces; a stage for multiple purposes, imagining small gatherings could be held here; and gardening spaces for families. The planting palette concept extends to attracting more biodiversity to the area, with native plants being planned to draw birds and pollinators. Beyond plantings, sustainable features are integral to the design, including the reuse of boulders and concrete slab for seating; rain gardens as needed for on-site stormwater management, and permeable pathways.

The design also prioritizes neighbor privacy and creating a space that is visually aesthetic and reflects a sense of belonging rather than exclusion when viewed at street level, as well as from second and third floors in adjacent buildings. Buffers along

buildings and the location of active areas, such as the small hill slide and outdoor classrooms, are placed away from direct neighbors' property lines; edible plantings that may attract pests are mitigated by the integration of programmatic activity (BOPN and GCG) as well as shrubs that birds will eat before pests; the compost area is slated to be a vermiculture site, where worms will actively decompose biomass.

BOPN is obligated to maintain the grounds and building in good condition in order to meet both EEC licensing and UPK compliance requirements. We will host family volunteer work days on a regular basis, and Green City Growers will help to maintain the raised bed areas that they use for gardening with BPS students. We will hire arborists as needed to inspect the trees for safety and health. We will also actively seek feedback about property maintenance from abutters Allen, Carolyn, George, Ramon, Melissa & Ulises, and the other families and neighbors who will spend time on the property. If we encounter any additional potential community partners beyond First Teacher and Green City Growers who would like to hold regular programming on the property, we will run the idea by the neighborhood association.

### **Education building design:**

Please see the education building design, below, and please *ignore* the landscaping (which has since been completely redesigned with COGDesign).

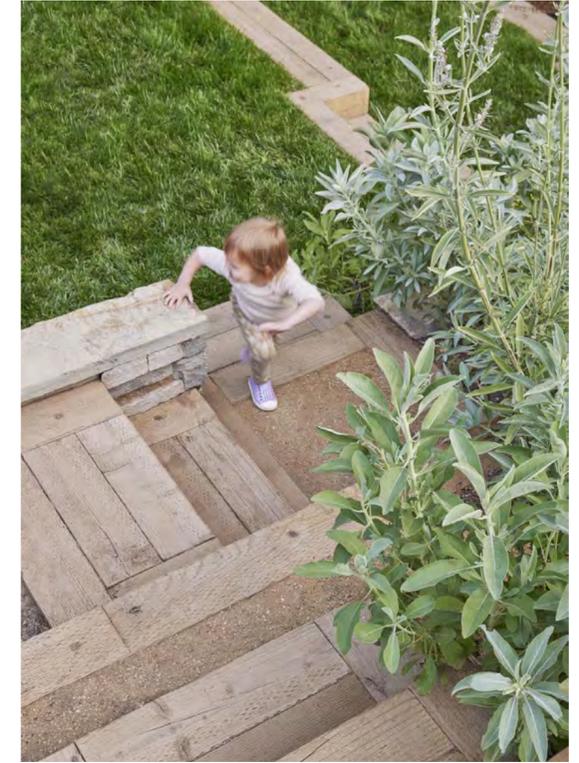
### **Education building narrative:**

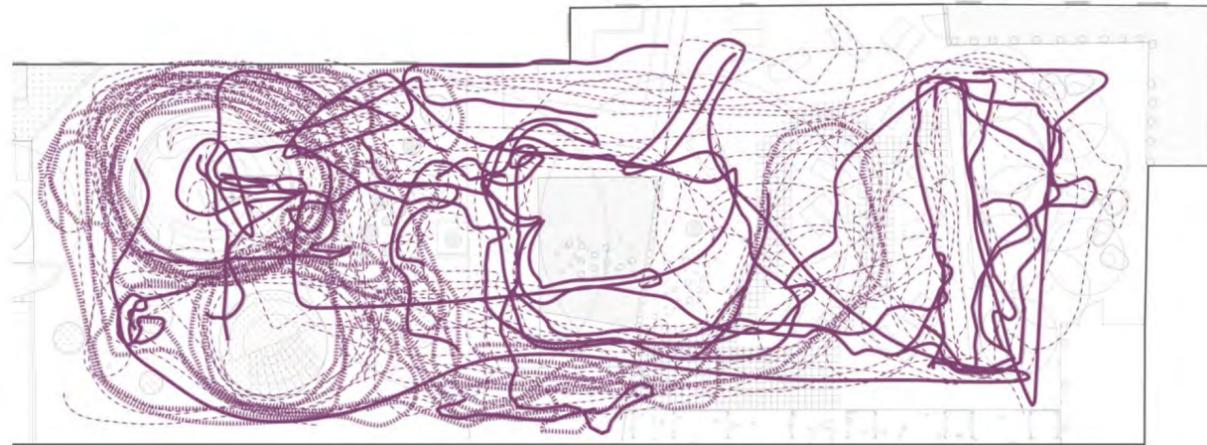
The education building is a 980-square-foot single-story "one room schoolhouse." The building consists of: (1) a 700-square-foot classroom space with a sink for art activities, (2) an office, (3) an ADA-accessible bathroom, and (4) a storage closet. On the exterior of the building there is a bulkhead that leads to a tool storage area in the basement. We will install rain barrels next to the downspouts (ideally the blue-barrel system with multiple barrels linked together) and rain gardens to absorb runoff from "the rockies" (the steep slope) onsite before it reaches the street.

The little "one room schoolhouse" will be a versatile space used by the preschool class mainly for afternoon nap time, and by First Teacher for their parent-child groups and summer programming. The windows are placed intentionally to ensure visibility throughout the building and property. The building will also have security cameras and adequate lighting to ensure safety.

In addition, feel free to check out the utilities map, below.

lu ——— la





A



B



C

**Play Coding:**

The environment was designed to support a wide variety of play types; Gross Motor Play with 'Risky Play' opportunities; Social & Cooperative Play; Constructive and Symbolic Play, and Loose Parts Play. The design approach utilized the concept of affordances; designing an array of passive encounters in the landscape that are perceived and activated by children through play.

Gross Motor Play	Jump, climb, slide, balance, trike, hide, push/pull	
Risky (Challenging) Play	Play at height, speed, sense of getting lost	
Cooperative Play		
Social Conversation		
Symbolic Play	Performing, dramatic & pretend play	
Constructive Play	Building, creating, exploring, catalogue/ classify	
Loose Parts Play	Landscape Elements/ trikes/ sand toys	

*Affordances:*

the experienced and perceived uses, functions, and qualities that an environment provides a person.

‘an affordance points both ways, to the environment and to the observer.’ - Gibson

Gibson, James J. 1979. *The Ecological Approach to Visual Perception*. Boston: Houghton Mifflin, c1979: Boston: Houghton Mifflin.



Play is an opportunity to re-entangle with our environment, an avenue to cultivate diverse and intimate relationships with the living world.

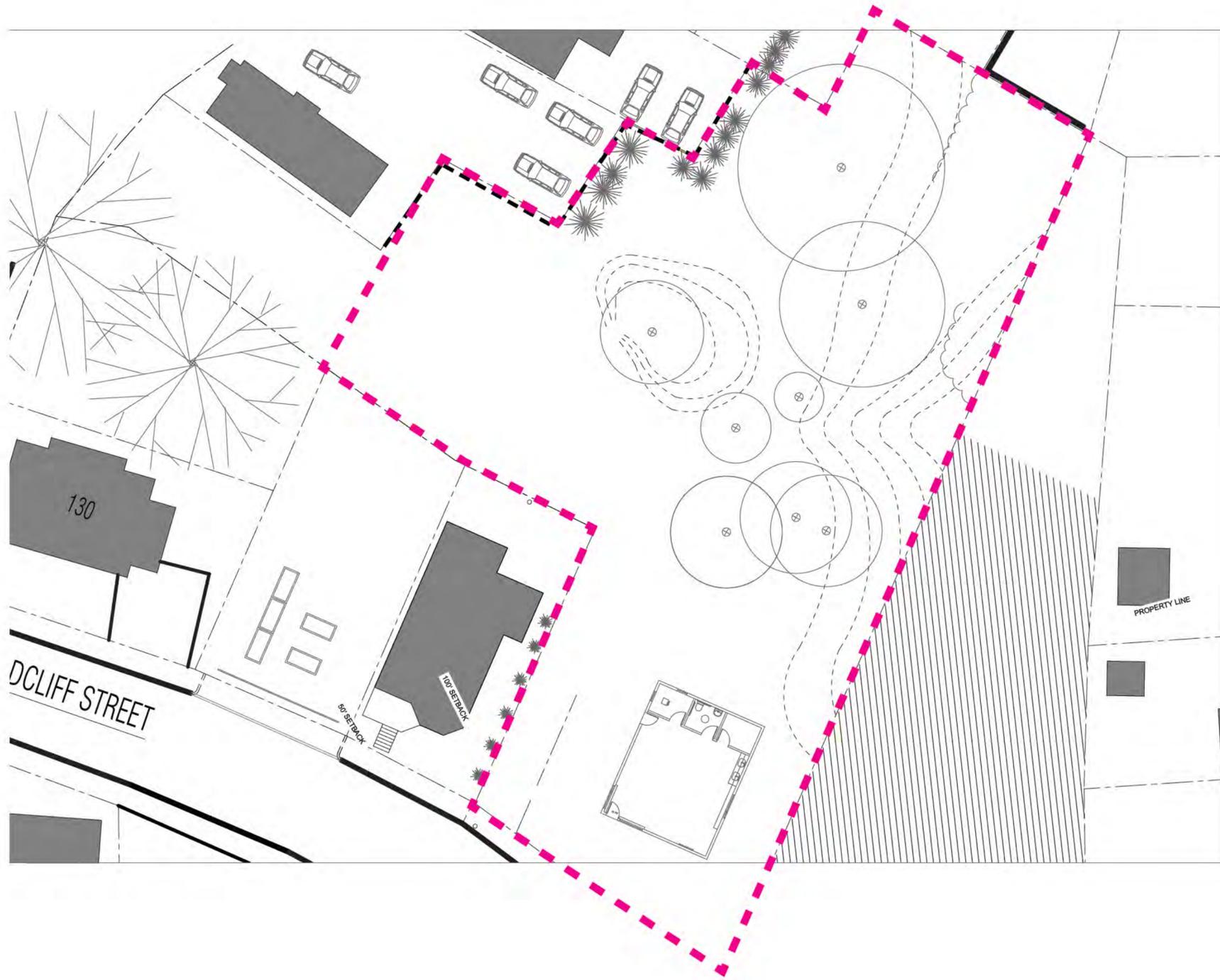


Boston Outdoor Preschool Network Site, Roxbury 10/03/23

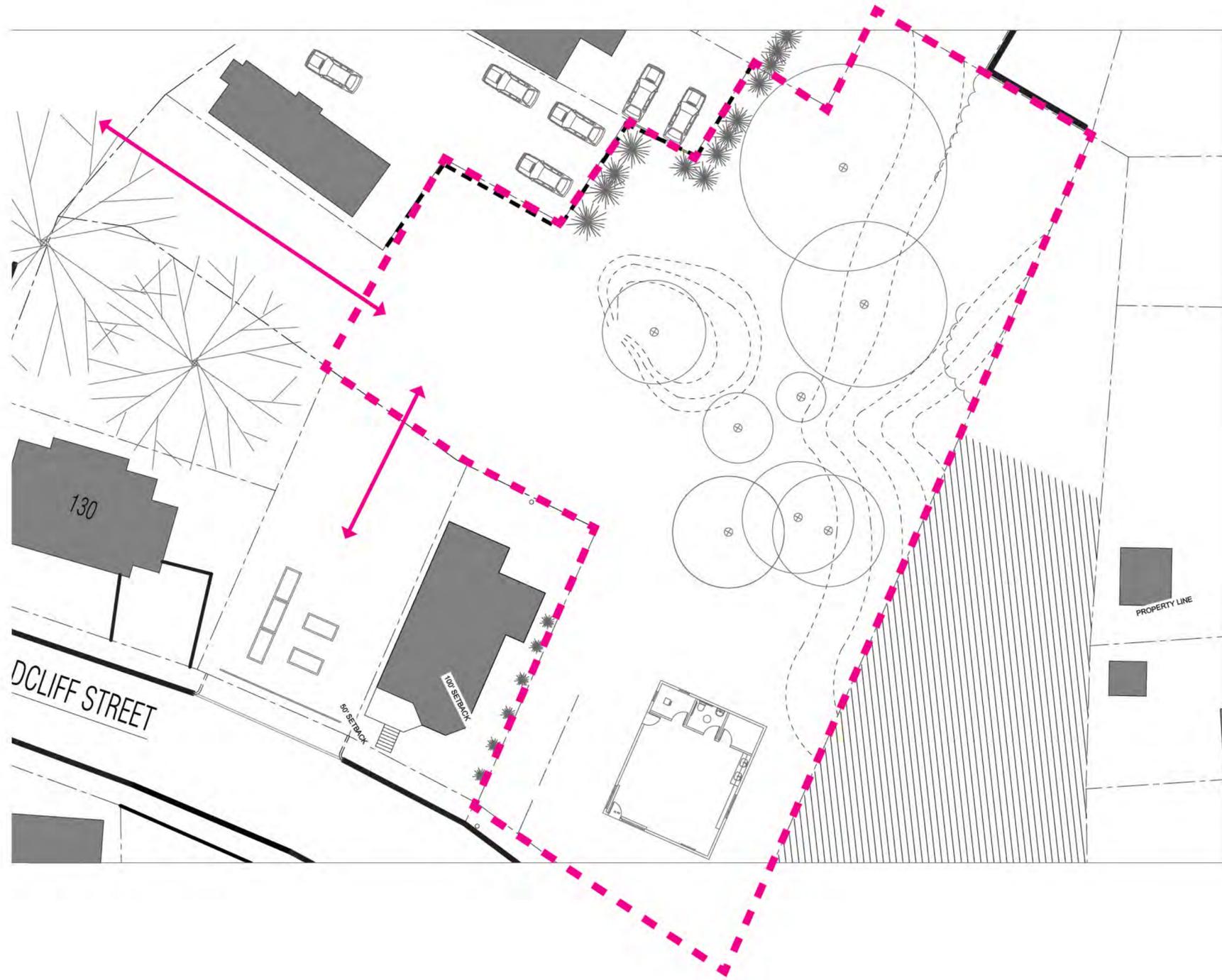


**Concept:**

Deconstruct the preschool classroom, layer it outdoors, and let the trees hold the program.



SITE, NTS



SITE, NTS



SITE, NTS



SITE EDGES, NTS



SITE CANOPY, NTS



Flexible 'Classrooms': covered and open air.

Areas for large group gathering.  
Areas for small group gathering.  
Areas for quiet and alone time.

Designated nap area.

Appropriable surfaces for seating, to be used  
as tables, and scaffolds for building, crafting and  
loose parts.

Child-accessible open storage for personal items  
and loose parts.

Gross Motor play elements.

Open Space.

SITE PROGRAM, NTS



CLARITY & CIRCULATION, NTS



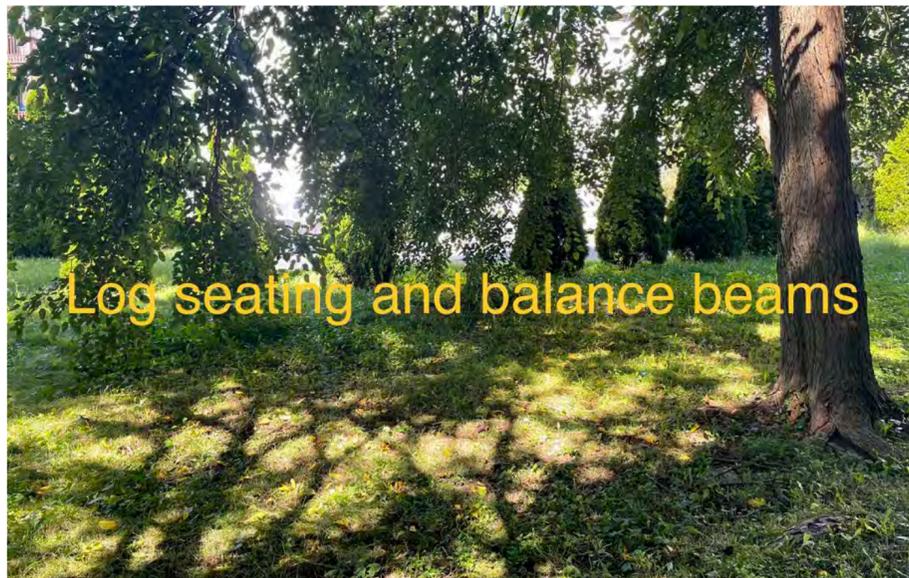
Rubble wall  
Fill with 8" ewf



Hill slide



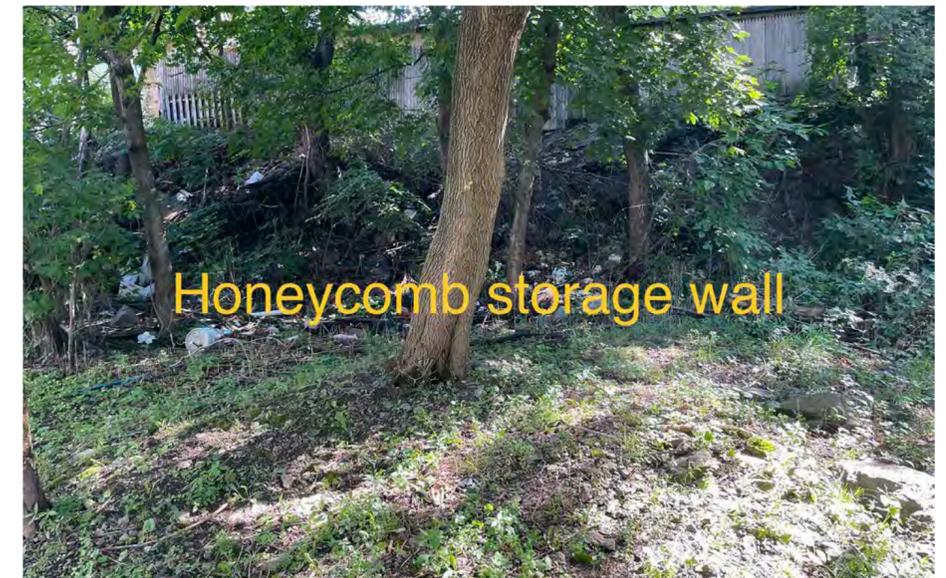
Pergola/  
Stage room



Log seating and balance beams

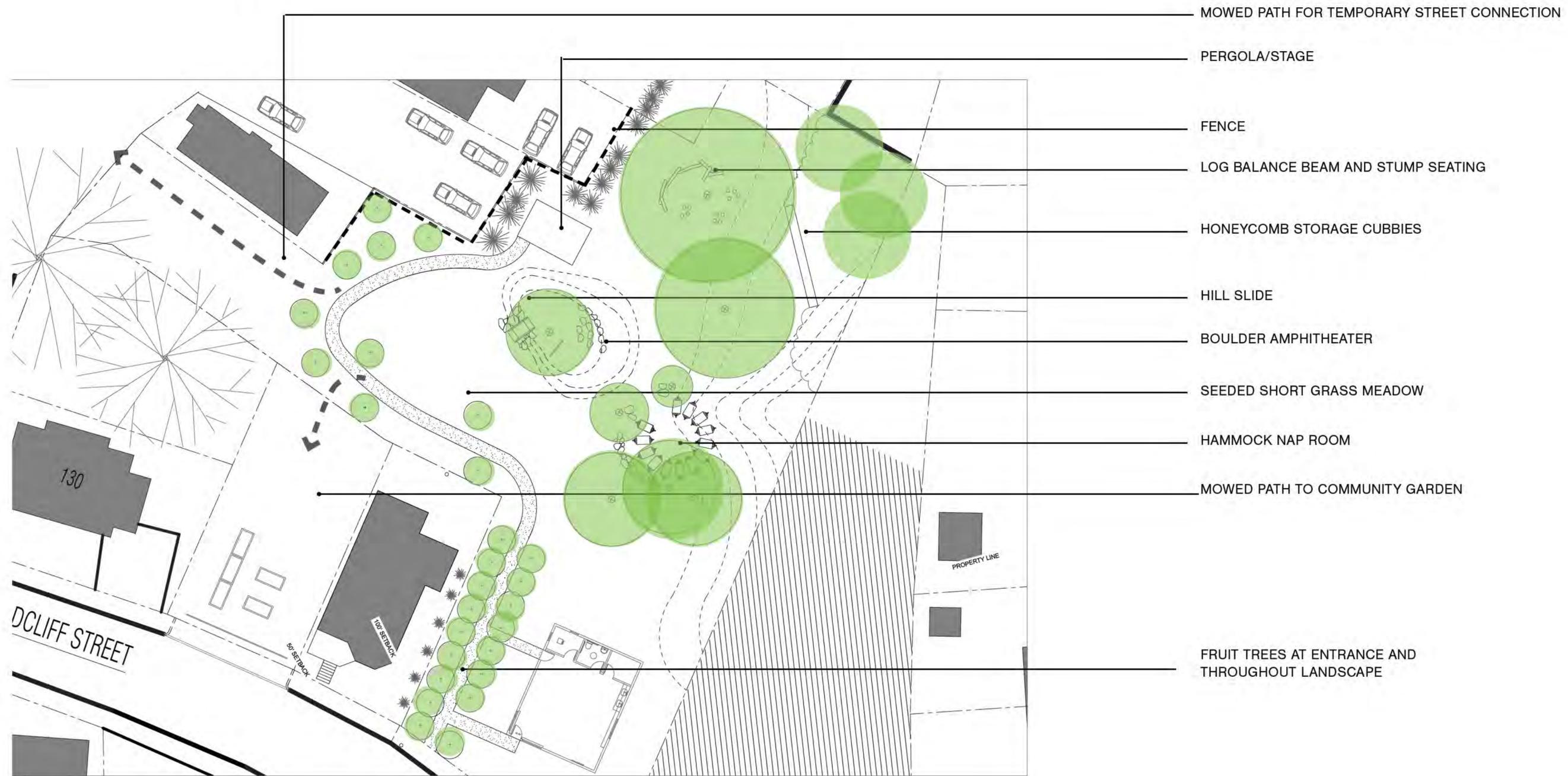


Amphitheater

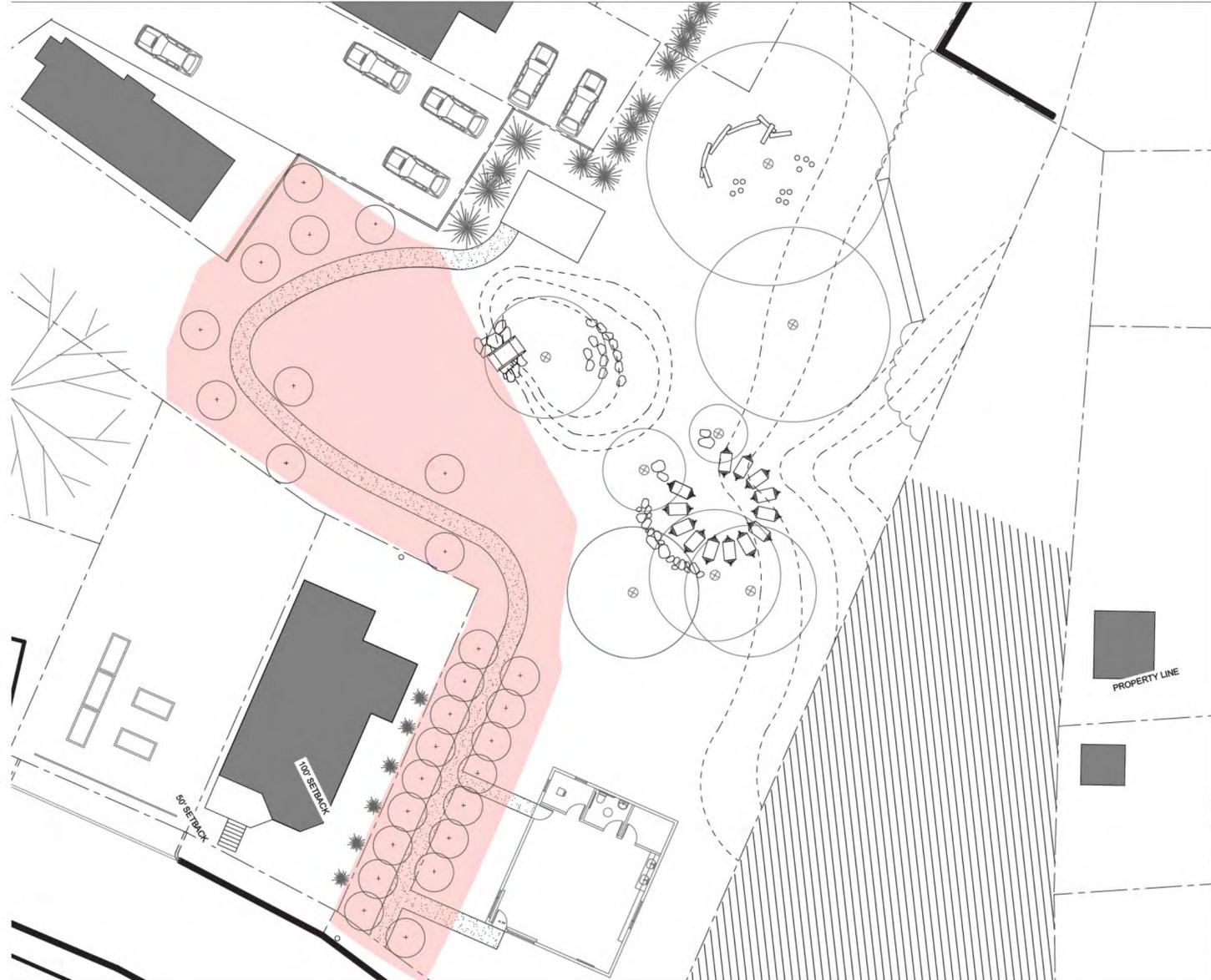


Honeycomb storage wall

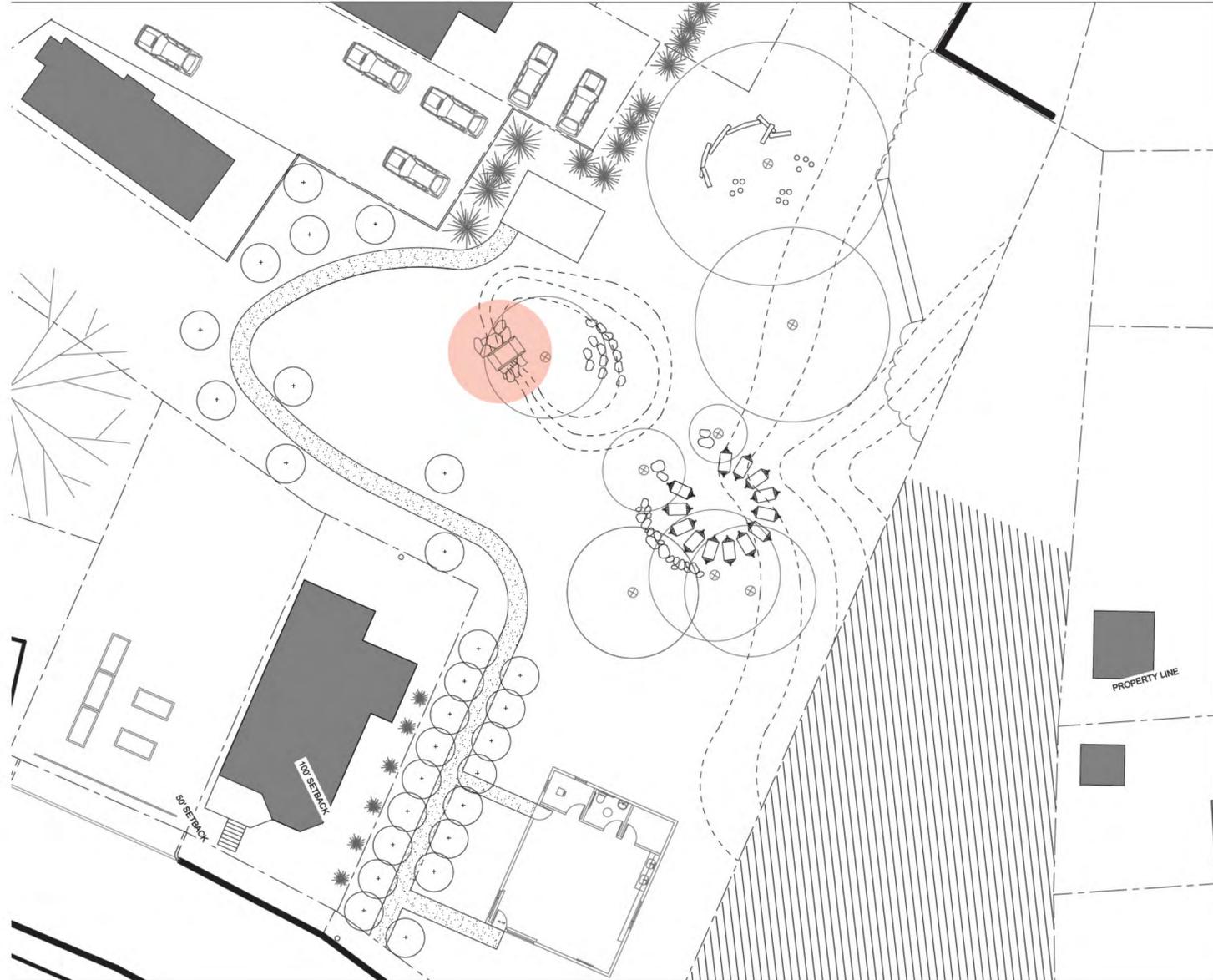
SITE DESIGN 10/03/23



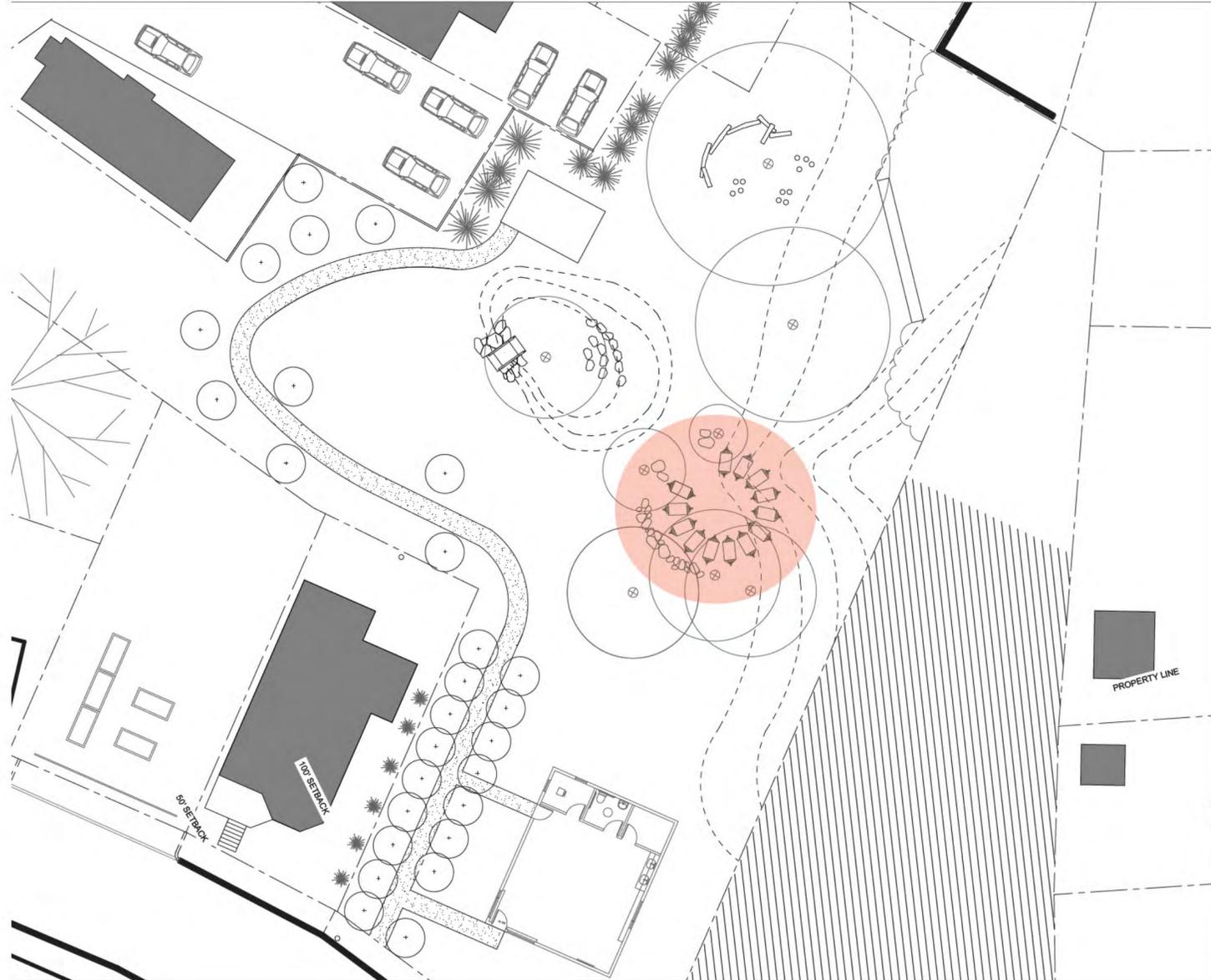
CONCEPTUAL PLAN, NTS



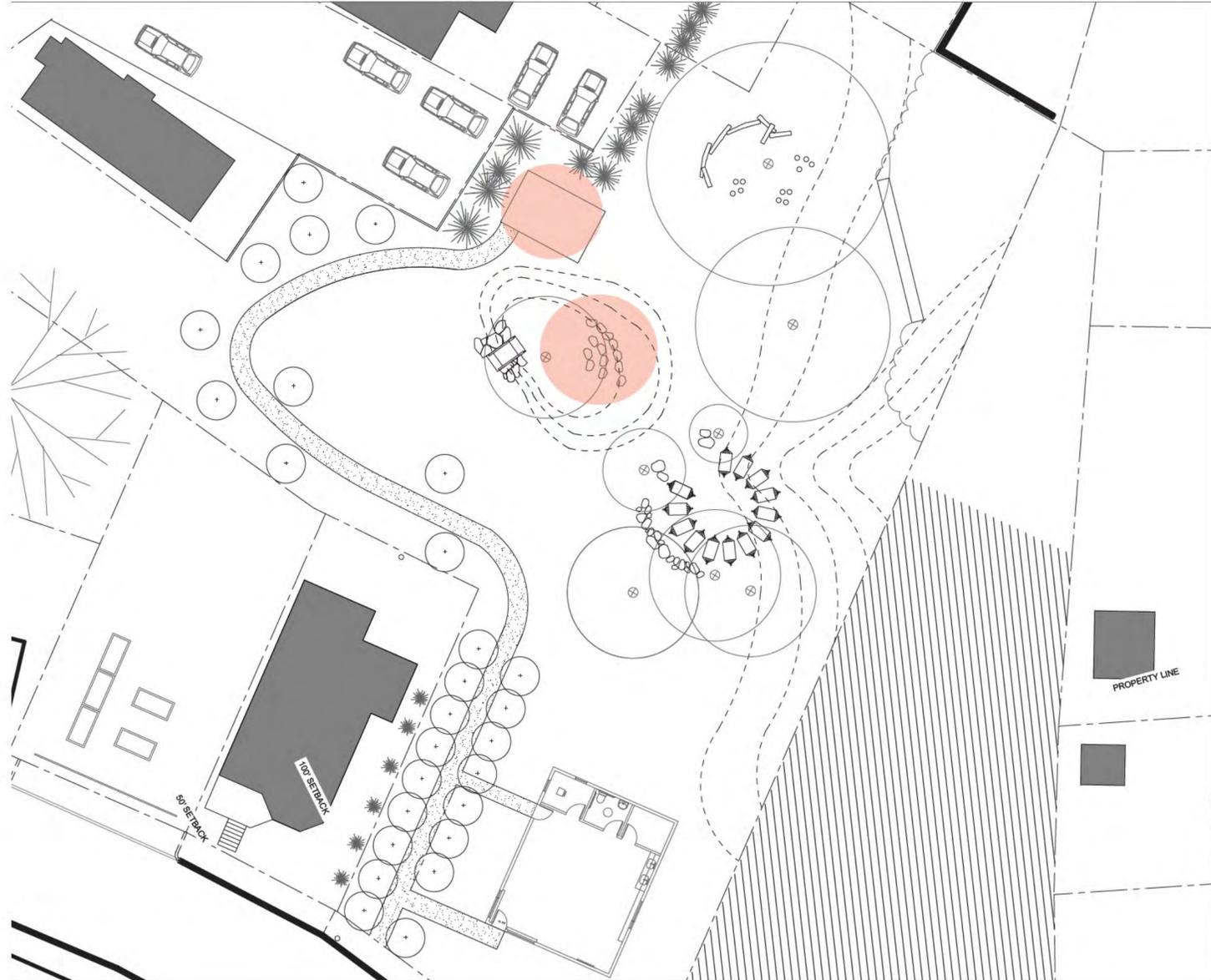
FRUIT TREES AND SHORT GRASS MEADOW



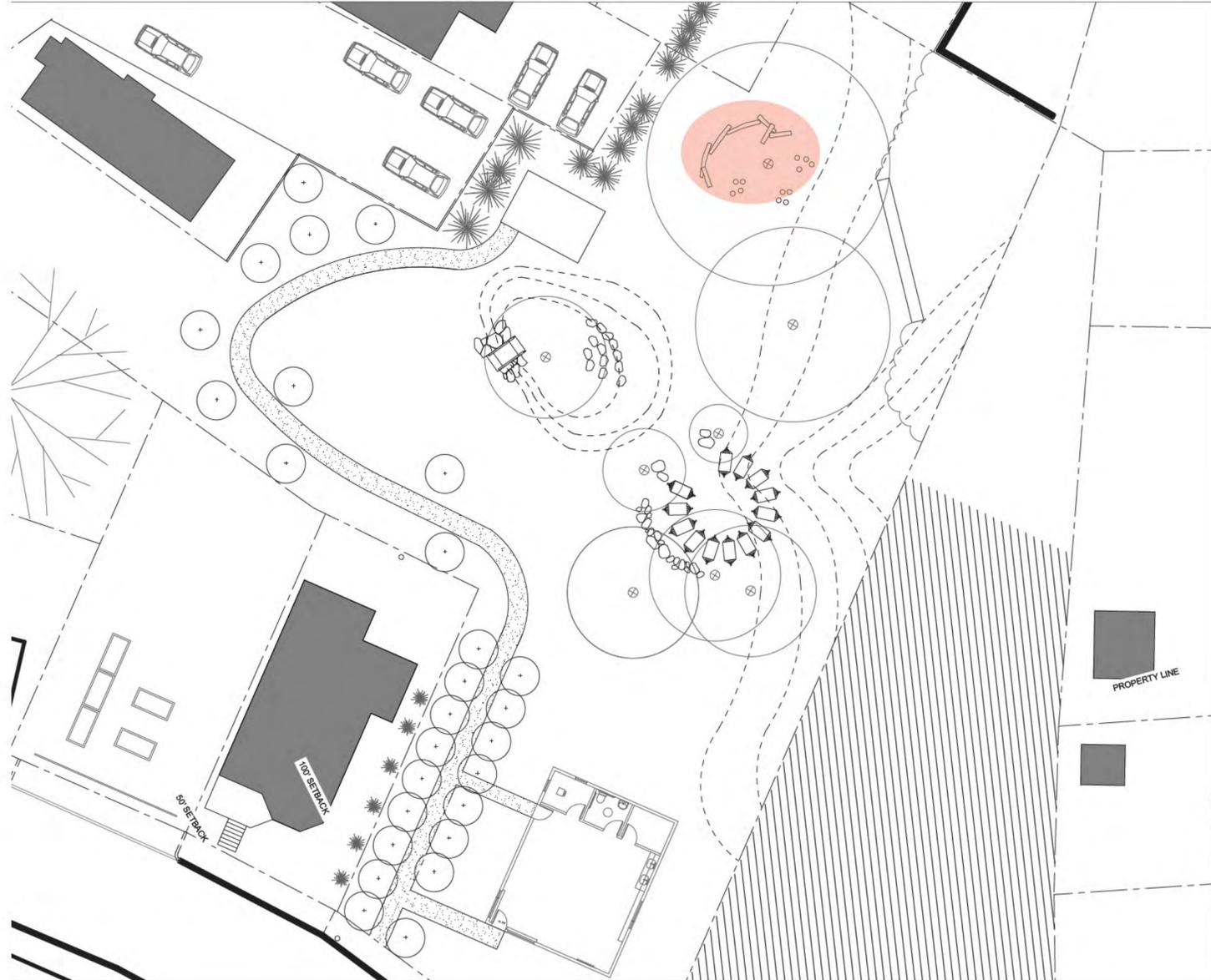
HILL SLIDE



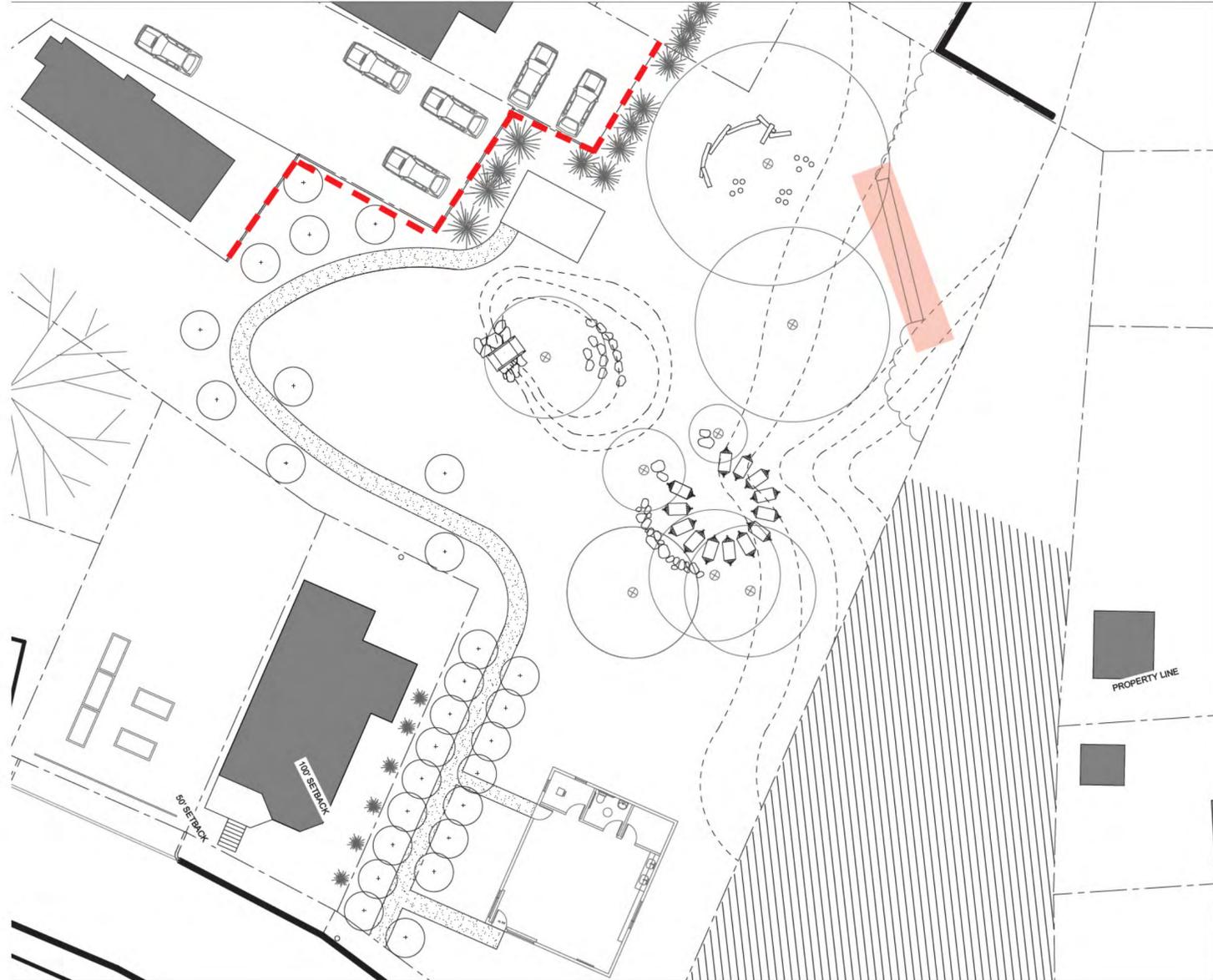
HAMMOCK NAP ROOM WITH SITE RUBBLE WALL



BOULDER AMPHITHEATER AND PERGOLA/STAGE



LOG BALANCE BEAMS/LOG SEATING



HONEYCOMB CUBBIES AND FENCE

FORD  
MOUND

HOWARD AVE

WOODCLIFF STREET

HILL SLIDE AT EXISTING 3' RUBBLE MOUND

COVERED STAGE

NATIVE FOOD BEDS (AMELANCHIER, WILD NATIVE STRAWBERRY, ARONIA MELANOCARPA, RUBUS ODORATUS)

ADA ACCESSIBLE PATH COMPACTED STONE DUST

NATIVE FOOD BEDS (BLACKBERRY AND RASPBERRY PATCH)

ROBUST BLUEBERRY HEDGE SCREENING

COMMUNITY GARDEN GROWING BEDS

VERMICOMPOSTING STATION (WORM FARM)

GATHERING CIRCLE, STUMPS AND LOGS FOR SEATING AND PLAY

HONEYCOMB CUBBIES FOR LOOSE PART PLAYS, FORAGING AND OTHER NATURE TREASURES

OUTDOOR CLASSROOM EXISTING SITE BOULDERS AND GRANITE SLABS

REMOVABLE CHILD SIZED (SMALL) HAMMOCK FOR OUTDOOR NAPPING

MULBERRY TREE

FRUIT TREE GROVE

VEGETABLE WASHING STATION

EDUCATIONAL BUILDING



FRUIT TREES



HILL SLIDE



OUTDOOR CLASSROOM



NAP HAMMOCKS



HONEYCOMB CUBBIES



GATHERING LOGS



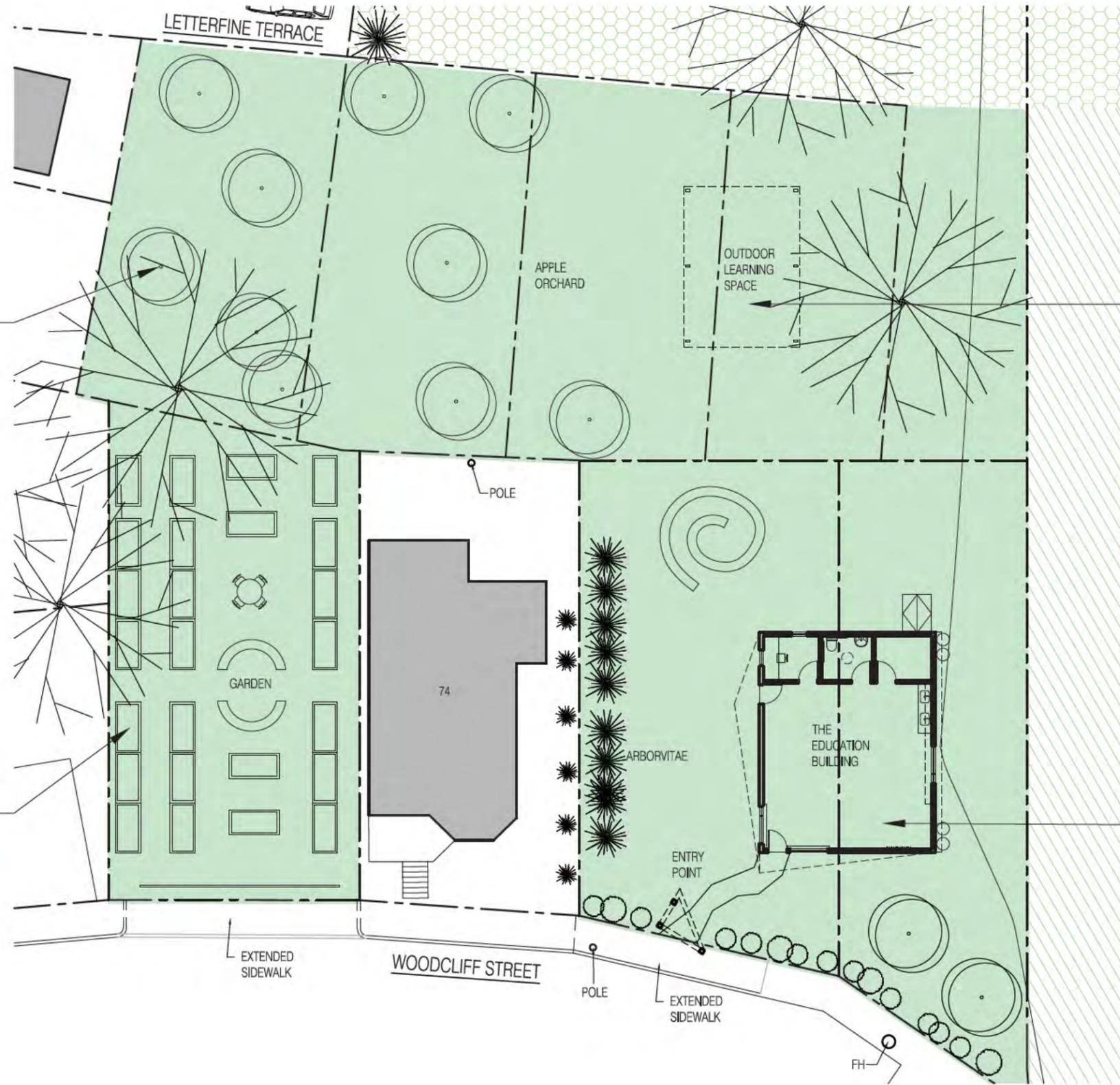
COVERED STAGE

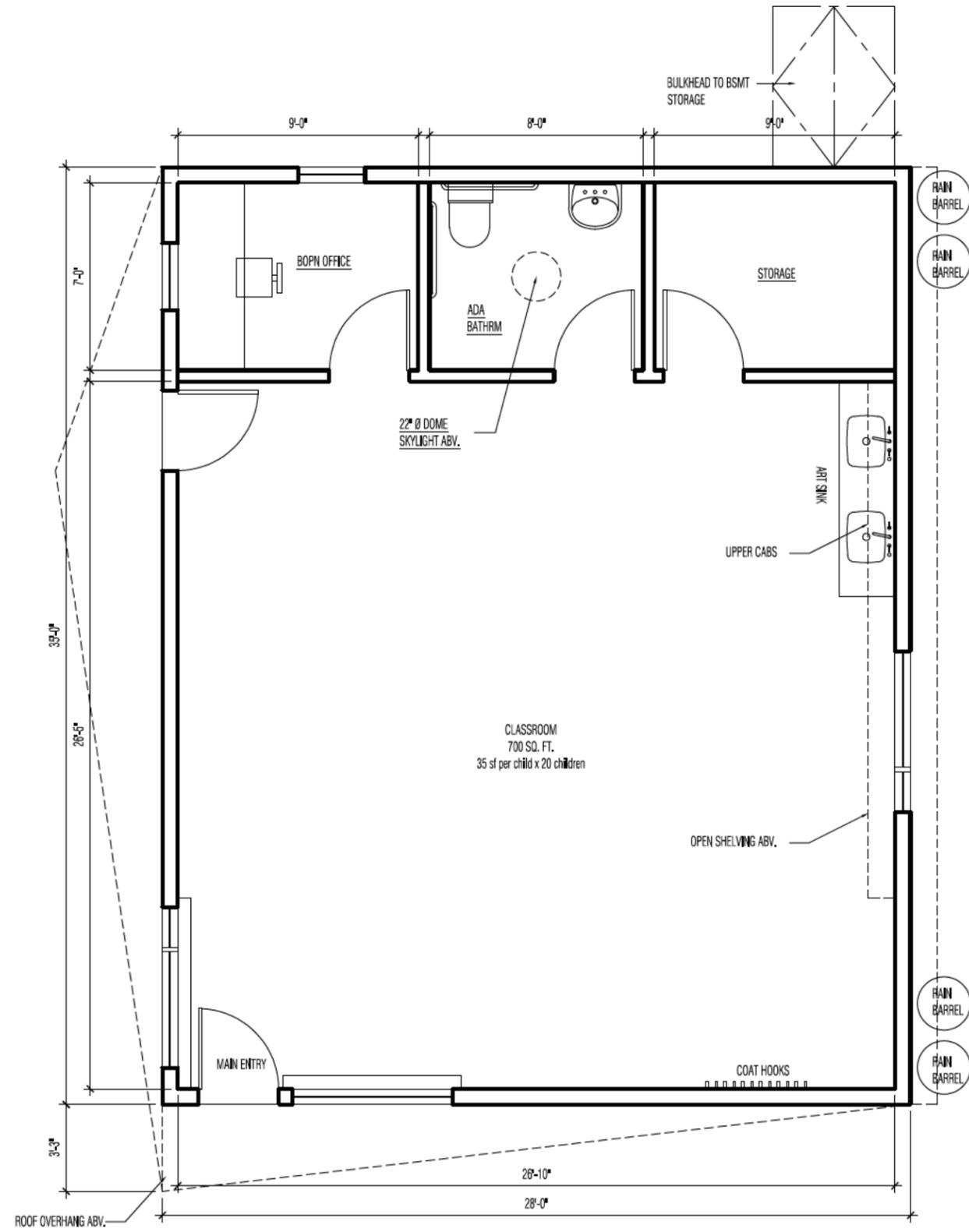
N ↑  
NTS



SITE CANOPY, NTS













# BOPN Community Participation & Support:

We first started reaching out to neighbors to listen to their ideas for the vacant lot in November 2022. Neighbors expressed interest in green-space, gardens, and education, which is why these three elements are central to our proposal. We then knocked on doors to show initial concepts to neighbors and to ask for feedback.

Shela Sinelien and Sarah Besse presented BOPN's proposal and listened to feedback at Dudley Street Neighborhood Initiative's Sustainable Development Committee meeting on December 1st, 2022. We also presented at Project RIGHT neighborhood association on March 1st, 2023, and have since attended two additional Project RIGHT meetings.

We did an extensive second round of community engagement in the months leading up the RFP's release, spending hundreds of hours engaging with neighbors, community members, and various groups in person and through email, zoom, and phone.

Please see our 70+ letters of support, below:

1. Abutters:
  - Allen Redwing (most impacted abutter, as the parcels surround his house on all sides)
  - Ulises Serret & Melissa Miranda-Serret
  - Carolyn Lewis
  - George Garner
  - Ramon Vazquez
2. Residents of apartment buildings on Woodledge Street (abutters & close neighbors):
  - Jacqueline Smothers & Jorge Arroyo
  - Milagros Peña, Leonida Aguasviva, Maura Arias
  - Nora Berrios
  - Adilson Corrain
  - Alexis Long
  - Britney Freeman
  - Carmen Burges
3. Community residents:
  - Safiya Sanyika, Hawa Sillah, Madeline Walker, Hannah Stockbridge, Kevin & Brittany Kelly, Sol Cintron, Tenzin Sherhb, Hawa Munye, Tiffany Robinson, Abdulhameed Ritwan, Waika Bernabel, Alexandra Zaccagnino, Brainely Mendez Guzman, Charles A. Aikens, Mike Johnson, Dailin Soto, Angel V., Antonio Garcia, Deb Aubuchon, Desiree Franjul, Trayvia Williams & Lia Tesfu, Teresa Pregizer, Patricia Knight, Paris Peters, Regis Lino-Kelly, Elsa Mianda, Elisset Perdomo, Mauricio Lopes, Rickea, Emily Sesno, Gina Bertolozzi, Janiel Duarte, Karamba Diallo, Margarita Lebrón, Noris Grullón, Kenneth Whitt, Jacob Rust, Mike Prokosch, Antonio Bonges, Shela Williams, Wanda Braddy, Tara Joh,

Thomas Taldon, Al Beasley, Wilfredo Nunez, Mark Monroll, Lydia Santiago, Jonathan Thanas, Charles Desesuare, and Cheyenne Moore.

4. Elected Officials:

- Brian Worrell
- Ruthzee Louijeune

5. Community Groups, Nonprofits, & Collaborators:

- First Teacher
- Dudley Neighbors Incorporated community land trust
- Garrison-Trotter Neighborhood Association
- YouthBuild Boston
- He is Me Institute
- Bridge Boston charter school
- Codman Academy charter school
- Neighborhood Villages
- Roxbury Roots Montessori

I'm Allen Redwing, Military Veteran, resident at 74 Woodcliff Street, Boston, Ma 02125, a property abutting the planned Boston Outdoor Preschool Network's proposed nature preschool and community green space initiative. I pray to see this space as an early childhood environmental and gardening education and express my unequivocal support for this project.

I truly feel anyone living in Dorchester, MA, if given the chance to invest in our community the way Sarah envisions and were afforded the knowledge of her full plans would welcome this.

As a retired Military Veteran, parent of two great school aged children, I've lived here since 2011 and witnessed many community changes; some vibrant, such as culinary, entrepreneurial and artistic education programs, as well as social conservation projects, others victimizing and destructive.

The latter, I feel is largely due to the stigma that products of our environment can only reflect its contributors conscious input and actions. While our children are not products in the traditional sense, in context, they are products of our community and legacy. As we age, I strongly feel our hope is that we've given them both place and purpose, a place where they can feel and become equipped to go abroad to create a better world and a purpose to know that where they've come from enables them to know how to do so.

Sarah and her BOPN organization's proposal initiative does just this. It gives our community a constructive outlet to cultivate a rich communal experience, helps to diversify rather than gentrify how we groom our community and legacy by giving our children a safe, eco-centric educational foundation.

I've read that some neighbors are concerned about the parking, however, I strongly feel the benefits far outweigh the drawbacks of parking discrepancies as strategies for effective transportation coordination have been proposed and open on-going discussions are being sought and remedied.

There are many people that have worked over the years to build an equitable, safe, and thriving community and Sarah and her organization are a part of this legacy creation.

Graffiti, Gangs, Gun Violence, ***we begrudging put up with it***; Eco-friendly Art, Evolved Adolescents, Equipped to Actualize, ***let's support it so we don't ever have to.***

Please reach out to me at 857-271-9588 or [aredwing@storygenius.ai](mailto:aredwing@storygenius.ai) with any questions.

Thankfully,

*Allen Redwing*

Allen J. Redwing

Ulises Serret & Melissa Miranda-Serret  
**7 Chamblet Street**  
**Boston, MA 02125**

March 9, 2024

To the City of Boston:

As the owners of three properties that abut the Woodcliff Street parcels, we are writing to express support for Boston Outdoor Preschool Network's proposal to create a community green space and nature preschool on Woodcliff Street. BOPN's proposal will make nature preschool accessible to neighborhood families at no cost, while preserving the vast majority of the property as open green-space, with gardens and nature-play areas for families and neighbors to enjoy year-round.

We believe that this is the right location for a nature preschool because it is a rare pocket of nature in an urban area, and is across the street from a playground. BOPN's proposed nature preschool would be the only nature preschool in Roxbury, providing a unique opportunity for young children to play and learn outdoors. Since BOPN would not operate in the summer or during school breaks and weekends, the little "one room schoolhouse" and the grounds would be open to other nonprofits and community groups, such as First Teacher, for their educational programming. This shows a commitment on BOPN's part to ensure that the property is open for use by various community groups, and the value that they put on partnerships and collaborations across the organization.

I am also writing to express opposition to any proposal from the Trustees of Reservations. The [organizational culture](#) of the Trustees would need to improve drastically before I could support a proposal of any kind from them.

Sincerely,

Ulises Serret & Melissa Miranda-Serret

This letter was dictated by Carolyn Lewis to Sarah Besse on 4/4/24. Allen Redwing was a witness.

Letter of Support

Name: Carolyn Lewis

Address: 71 Woodcliff St. Dorchester,

Date: 4/4/24 Boston; MA 02125-3001

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a nature preschool and community green space at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

"I would like to see the preschool separate graduated to kindergarten, as said first grade, to continue to schools at a higher level."

Sincerely,

TO: All American at New England  
Ms Carolyn Lewis (71 W)

Letter of Support

Name: George Gann

Address: 130 HOWARD ST BOSTON MA 02115

Date: 4/10/14

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

I support to BOPN's.

Sincerely,  
George Gann

Letter of Support

Name: Ramon Varquez

Address: 109 Howard ave Dorchester MA 02125

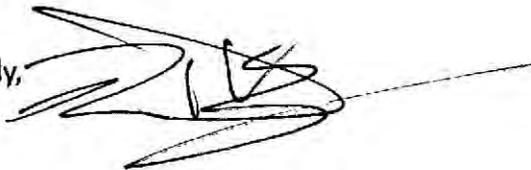
Date: 3/24/24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

I live next to the property, and I Ramon Varquez support ~~support~~ the Nature preschool

Sincerely,



## Letter of Support

Name: Jacqueline Smothers & Jorge Arroyo

Address: 96-98 Woodledge St IR, Dorchester, MA, 02125

Date: 3/23/24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **community green space and nature preschool** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

We would absolutely love to see this happen here in our neighborhood because it would not only encourage our newer generation to get back outside and have a safe place to learn without the fear of being rejected due to lack of resources or finances. It would also create some job opportunities for our younger teenagers. With how hard life is now to afford life, and or school it creates a lack of work life balance. This school would really alleviate some stress on some families that may be missing out due to not being able to. I work at as an early child educator myself and it breaks my heart to see some children having to leave the center all because of less ~~income~~ income. I wouldn't even be able to send my young child to early education because of how expensive it is. Why should early education cost so much!?

Sincerely, Jacqueline & Jorge 

Letter of Support

Name: <sup>APT 3</sup> Milagros Penta, Leonida Aguasviva, <sup>APT 1</sup> Maura Arias

Address: 99 Woodcliff St Dorchester MA 02125

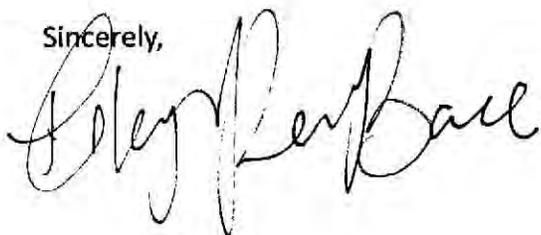
Date: 03/21/2024

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

In apartment 2 there are 9 children we would like to see a preschool.

Sincerely,



## Letter of Support

Name: Nora Berrios

Address: 106 Woodledge St. #6  
Dorchester Ma. 02125

Date: 3/23/2024

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **community green space and nature preschool** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

This is a great idea! There are so many kids around this neighborhood, it would really work for them, and programs like this always works good for the community.

Sincerely, Nora Berrios

Letter of Support

Name: ADILSON CORRÊA

Address: 99 WOODCLIFF ST.

Date: March 24<sup>th</sup> 2024

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

I think it's a great idea and support the nature school.

Sincerely,



Letter of Support

Name: Alexis Long

Address: 96 Woodledge St. 02125

Date: 3/24/24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

I have 3 kids and I think the idea of a nature preschool in the community would be amazing.

Alexis Long

Sincerely,

Britney Freeman  
104 Woodledge St #3  
Dorchester, MA 02125  
857-453-9983

Shacara 1987@icloud.com

Britney Freeman

Dear Mayor's office of housing

I support BOPN proposal to build a Free nature  
Preschool. I work within the Dorchester Area  
as a School-Age director and believe that each  
child needs this type of experience. This area lacks  
these types of resources that are so desperately  
needed for our young children growing up in the  
areas. I believe that this type of opportunity will  
help develop our children in a positive way, to  
help them gain the experience needed to build  
a well rounded children and develop the skills  
need to nurture them as they grow.

When my daughter was younger she had opportunities  
that many other children in my neighborhood did  
not due to the school she went to. As I too try  
to help our youth (at my job) experience things  
that they would not have otherwise, I under-  
stand ~~the~~ the need for this program. Please  
think about our youth as they are our next  
generation and they need more than ever before.  
They are our future, lets put them first.

## Letter of Support

Name: *Garnet Burgos*

Address: *97 Woodledge St Apt 2 Dorchester Mass.*

Date: *05-23-24*

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **community green space and nature preschool** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

*I support the preschool My son will love the school.*



Sincerely,

Safiya Sanyika  
33 Cunningham Street  
Dorchester, MA 02125

3/25/24

To the Mayor's Office of Housing:

I am expressing **enthusiastic support** for Boston Outdoor Preschool Network's proposal to build a small nature preschool and large community green space on the Woodcliff Street vacant lots. I would love to see this space used for early childhood education, environmental education, and gardening.

As a motivational speaker, Multiple Sclerosis Warrior, and small business owner, I understand the importance of developing the whole child. That's why I'm excited to announce the launch of The Esther Christine Performing Arts Institute, a place that offers a diverse range of courses for all ages, with an emphasis on ages 5-12 (I am in the process of becoming a non-profit). The institute is named after my grandmother, a passionate tap dancer, who instilled in me a love for the performing arts. Today, I'm continuing her legacy by providing transferable skills that will help participants build self-confidence, public speaking skills, and job readiness. Our courses cover a wide range of topics, from skin and hair care to healthy eating and exercise, and from interview and audition techniques to movement, acting, and modeling. Our goal is to help participants develop into well-rounded individuals who are prepared to face any challenge with confidence and determination.

What a lucky coincidence that Sarah Besse from BOPN came knocking on my door just as I was looking for space for my nonprofit! Since we are both educators, we hit it off right away, and together we decided that, if the city approves this proposal, **the fledgling Esther Christine Performing Arts Institute will use the building and green space to host arts classes for neighborhood youth during summer, after-school hours, weekends, and break weeks.** It would be so great to have a space right down the block to hold performing arts classes with neighborhood youth.

I understand that a couple of my neighbors are concerned about parking. Still, it is clear to me that the benefits of a nature preschool and performing arts classes and space for gardening far outweigh the drawbacks of a few more cars parked in the neighborhood during the daytime. We should turn the vacant lot into a place for youth education rather than just having it sit there empty. Please reach out to me at [ssanyika@gmail.com](mailto:ssanyika@gmail.com) or 617-682-6667 if you have any questions.

Sincerely,  
Safiya

## Letter of Support

Name: Hawa Sillah

Address:

97 Woodledge St Apt 4  
Boston, MA 02125

Date:

3-23-24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **community green space and nature preschool** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

We would like to see more programs in the city that introduces kids to nature and get them to be more into environmental activities.

Sincerely,

Hawa Sillah

## Letter of Support

Name: *Madeline Walker*

Address: *45 Sargent St #2 Dorchester MA 02125*

Date: *3/23/24*

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **community green space and nature preschool** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

*I support this because I have a 1 year old and also pregnant so this will help out a lot.*

Sincerely,

*Madeline*

## Letter of Support

Name: Hannah Stockbridge

Address: 16 Woodcliff Street

Date: 3/26/24

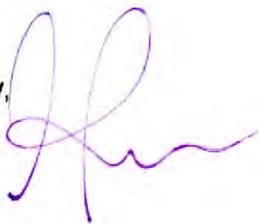
To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **community green space and nature preschool** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

I support Bopn natural school.

I am a teacher for Bps and this would provide employment opportunities for the City's youth.

Sincerely,



Letter of Support

Name: Kevin & Brittany Kelly

Address: 15 Dacia St apt 1

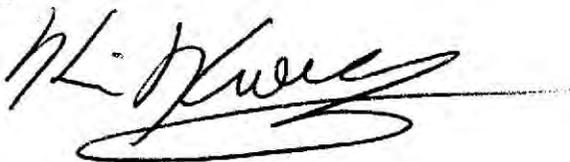
Date: 4-4-24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

We have 7 children & Fully support  
The Project for the Betterment of the  
Neighborhood

Sincerely,



## Letter of Support

Name: Sol Cintron

Address: 10 Woodcliff St #1

Date: 3/26/24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **community green space and nature preschool** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

We need more services in the area for younger kids. I have a 4 year old child

Sincerely,



## Letter of Support

Name: *TEEN SHEPARD*

Address: *8 Sargent St  
Boston Ma, 02125*

Date: *March / 26 / 2024*

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **community green space and nature preschool** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

*I support the nature preschool.  
I have three year old.*



Sincerely,



## Letter of Support

Name: Hawa Munye

Address: 17 Sargent

Date: 3/23/24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **community green space and nature preschool** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

I would like to support  
the project for the kids

Sincerely,



Letter of Support

Name: Tibbany Robinson

Address: 15 Sargent St Boston

Date: 3/29/27

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

I have 5 grandchildren and I love to see a nature preschool in the community

Sincerely, Tibbany Robinson

Letter of Support

Name: *Abdulhameed O. Kuduwan*

Address: *57 Woodbine Street,*

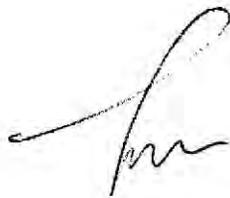
Date: *4/4/2024*

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

*I have a child age 2, I will love to see a nature preschool in my neighborhood.*

Sincerely,



Letter of Support

Name: Waike Bernabel

Address: 218 dacia st Apt 7 Dorchester 02125

Date: 4/4/24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

APOYO la Propuesta de  
construir un preschool  
tengo dos hijos uno de  
1 años una niña de  
8 años.

Sincerely,

Waike Bernabel

Letter of Support

Name: Brainely Mendez Guzman

Address: 17 Cunningham St. Apt 7 02125

Date: 03/24/2024

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

I'm interested in joining this group for the summer.  
I'm also part of a recycling club in school and this seems like a good idea for the community.

Sincerely,

Bmendez

## Letter of Support

Name: *Charles A. Aikens*

Address: *31 Dewey St*

Date: *3/26/2024*

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **community green space and nature preschool** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

*I support The NATURE PRE-school.*

Sincerely,

*Charles A. Aikens*

## Letter of Support

Name: Mike Johnson

Address: 100 Howard AV

Date: 3/25/2024

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **community green space and nature preschool** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

I support the idea of pre-school  
I'm a parent of two girls

Sincerely,

Mike Johnson

Cristina Medrano

Dailin E Soto B

102 - Woodledge St. Apt. 4 Boston Ma.

Yo apoyo la escuela preescolar la Naturaleza.

~~Gustavo Soto B~~

Letter of Support

Name: Angel

Address: 21 Cunningham St.

Date: 3/23/24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **community green space and nature preschool** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

Money in the community is  
money well spent.

Sincerely, Angel V.

Nombre: Antonio Garcia

Email: ~~Antonio~~antonio59@outlook.com

Address: 102 Howard Ave

"Yo apollo que construya  
la escuela en Woodcliff."

Antonio Garcia

**Deb Aubuchon**  
**69 Saint James Street**  
**Roxbury, MA 02119**  
**03/05/24**

To the City of Boston:

As a BOPN parent and resident of Roxbury, I am writing to express support for Boston Outdoor Preschool Network's proposal to create a community green space and nature preschool on Woodcliff Street. BOPN's proposal will make high-quality preschool accessible to neighborhood families at no cost through universal pre-k. This is important because childcare is essential for working parents, yet the average cost of childcare for 4-year-olds in Massachusetts is over \$15,000, which is out of reach for most families.

Our family has had two children attend BOPN at the Arboretum location, and it has been incredibly impactful on their overall development. Engaging in nature on a daily basis has sparked their curiosity for the world around them in a way I could never have imagined. We are very fortunate to have been able to provide these experiences for our children. It saddens me to know that Roxbury lacks equivalent programs, when the children of Roxbury have the most to gain from such opportunities. I hope you will consider supporting this initiative, and bring nature based educational opportunities to the children of Roxbury.

I would also like to express support for BOPN's intention to preserve the vast majority of the property as open green-space, with gardens and nature-play areas for families to enjoy year-round. If BOPN is selected by the city to move forward with this proposal, the green space and little community building will be a wonderful setting to attend community events and gatherings!

Sincerely,  
Deb Aubuchon



## Support Letter for BOPN's Roxbury Proposal

Desiree Franjul  
78 Zeigler St,  
Boston, Ma 02111

March 25, 2024

To the Mayor's Office of Housing:

As a parent of a 4 year old and long time community activist, I am writing to express support for Boston Outdoor Preschool Network's proposal to create a community green space and nature preschool on Woodcliff Street. BOPN's proposal will make high-quality preschool accessible to neighborhood families at no cost through universal prek. This is important because childcare is essential for working parents, yet the average cost of childcare for 4-year-olds in Massachusetts is over \$15,000, which is out of reach for most families. This is a huge opportunity for low-income Roxbury residents that are excluded from high tuition schools in Boston. Additionally the children in inner city communities would highly benefit from not just being in nature but learning about it. Access to green space and nature is extremely beneficial to the development of children specially those impacted by inner city life such as crime, drug abuse and violence.

There are currently no nature preschools in Roxbury, and it would be great to have a nature preschool option in the neighborhood!

I would also like to express support for BOPN's intention to preserve the vast majority of the property as open green-space, with gardens and nature-play areas for families to enjoy year-round. If BOPN is selected by the city to move forward with this proposal, the green space and little community building will be a wonderful setting to attend community events and gatherings.

As a long time Roxbury resident, community organizer and member of the Orchard Gardens Resident Association I am in full support of BOPN's Roxbury location and I urge the Mayor's Office of Housing to select this proposal as it will positively impact the families in our community!

Sincerely,

Desiree Franjul,  
Board Member of **Orchard Garden Resident Association (OGRA)**  
78 Zeigler St.  
Boston, MA 02111  
(857) 236-0085  
Desiredhealth617@gmail.com

Letter of Support

Name: Traykia Williams / Lia Tesfu.

Address: 551 Dudley st

Date: 3-24-2024

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

I support kids having options on where they can go to school and learn.

Sincerely,

Lia Tesfu

Teresa Pregizer  
**78 Hutchings St. #1,  
02121**

3/4/24

To the City of Boston:

As a BOPN parent, Roxbury resident, and as a preschool educator I am writing to express support for Boston Outdoor Preschool Network's proposal to create a community green space and nature preschool on Woodcliff Street. BOPN's proposal will make high-quality preschool accessible to neighborhood families at no cost through universal prek. This is important because childcare is essential for working parents, yet the average cost of childcare for 4-year-olds in Massachusetts is over \$15,000, which is out of reach for most families.

I am currently taking classes at Bunker Hill Community College and learning about what makes a high quality early learning experience. It is only solidifying my confidence of BOPN as a quality preschool. What I am learning is that fostering a child's sense of wonder and instilling a love of learning is a main marker of a high quality program. This is what my almost 5 year old has experienced at BOPN since beginning there when she was 2. She is curious and observant about the natural world. She is also very good at navigating interpersonal relationships and has an active imagination. I feel very confident that her time at BOPN will set her up for future success. I think this opportunity should be made available in my neighborhood.

I would also like to express support for BOPN's intention to preserve the vast majority of the property as open green-space, with gardens and nature-play areas for families to enjoy year-round. If BOPN is selected by the city to move forward with this proposal, the green space and little community building will be a wonderful setting to attend community events and gatherings!

Sincerely,

Teresa Pregizer

April 3, 2024

To the City of Boston,

This is a letter of support for the Boston Outdoor Network's proposal for a community green space and Nature Preschool on Woodcliff Street.

The average private school has a student-teacher ratio of 11:1; BOPN is proposing a ratio of half that amount—5:1. The program will afford twenty young children the opportunity to become familiar with nature within an urban setting. Appreciating and engaging with nature can give children a different perspective of their community and help them to develop a respect for their surroundings. So many in our area litter the streets and have a disregard for trees and green space. It will be nice to give little ones the chance to see the area in which they live in a different way.

There are issues that will require the support and focus of the City in order for BOPN to execute effectively—notably parking, security and signage in the area. Still, the possibility to diversify educational options in the community and to give preschool children a chance to understand and appreciate nature holds a lot of appeal to many.

It is also appealing to have a green space within the community that will be protected from development in perpetuity. There is so much pressure on land in the neighborhood; it is nice to know that proposals for greenspace are actually being entertained. We need a few more!

I look forward to hearing the board's selection decision and to working with Project Right, my Fayston St/RA/Lawrence Avenue Group, and the selected organization for this RFP on whatever is to be in this space.

Sincerely,

Patricia KNIGHT  
53 Fayston St  
Dorchester, MA 02121

Letter of Support

Name: *Paula Peters*

Address: *7 Beaufort Ln  
Dorchester MA 02125*

Date: *3/25/24*

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round. *Our children are driven to the Blue Hills area to get outdoor experience.*

*Thank you,  
Paula Peters*

Sincerely,

Letter of Support

Name: Regis Lind-Kelly

Address: 100 Howard Ave, Boston, MA, 02125

Date: 3-25-24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

I am in total support of BOPN in my community.

Sincerely,



Letter of Support

Name: Elsa Miranda

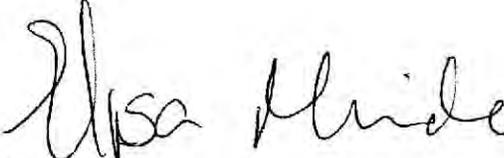
Address: 33 Dacia St  
Boston ma 02125

Date: 4-11-24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

I support the nature pre-school  
Great Idea for other kids

  
Sincerely,

yo apago la escuela con poco  
niño meno de 20 de BOPN.

Elisset Perdomo

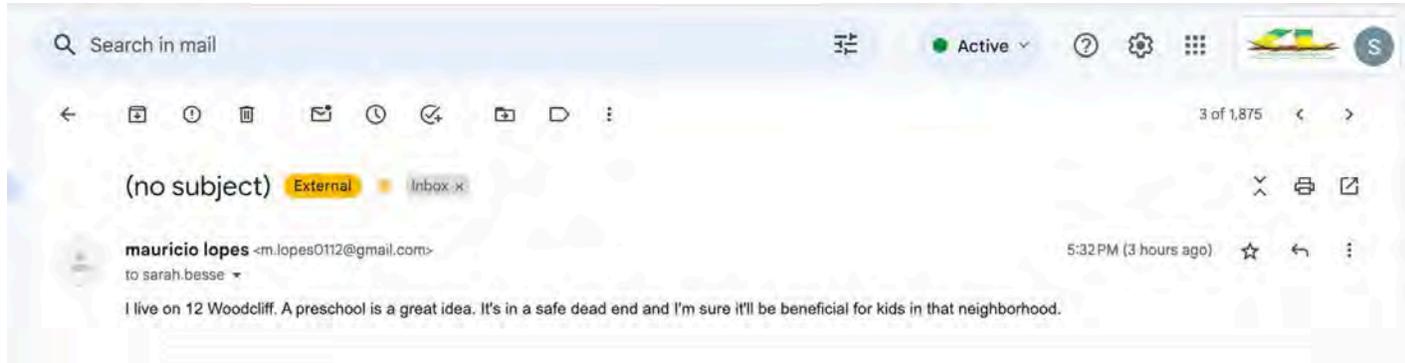
116 Howard Ave #2  
Dorchester MA 02125

tel: 857-230-9340

Email from Mauricio Lopes (m.lopes0112@gmail.com) to Sarah Besse ([Sarah.Besse@bopn.org](mailto:Sarah.Besse@bopn.org)) on 3/28/24 at 5:32 p.m.:

“I live on 12 Woodcliff Street. A preschool is a great idea. It’s in a safe dead end and I’m sure it’ll be beneficial for kids in that neighborhood.”

Screenshot of email:



Letter of Support

Name: Richea

Address: 29 Cunningham

Date: 3/24/24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

I support the nature preschool because I feel <sup>like</sup> Boston needs more opportunities for kids

Sincerely,

Richea

Janiel Juarez  
2100 Woodledge St. Apt. 1  
Dorchester MA 01925

Pedimos e agradecemos aos  
Governantes que apoiem  
os projetos do Psi-Escola,  
BiOPP.

Janiel Juarez

Letter of Support

Name: Karamba Diallo

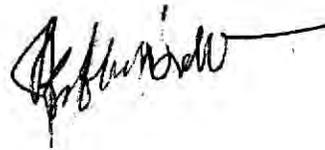
Address: 31 Dacia Street  
Boston Ma. 02125

Date: 04/04/24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

The future of the Tomorrow is ours Kids  
We have to make sure we give all for them  
This project will be the best think to do  
if possible -



Sincerely,

## Letter of Support

Name:

Margarita Lebrón

Address:

30 Sargent St Dorch, Ma 02125

Date:

3/26/2024

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **community green space and nature preschool** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

I support the preschool I agree its a good idea for the community.

Sincerely,

Margarita Lebrón

Yo quiero Jardines.

Mi nombre es

Noris Grullón

102 Howard St. Dorchester, Mas

Tel. 857-~~500~~<sup>544</sup>-1839

Yo apoyo el proyecto de Jardines

y Pre escolar ...

Noris Grullón

## Letter of Support

Name: KENNETH WHITT

Address: 22 SARGENT ST.

Date: MAR/26/2024

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **community green space and nature preschool** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

A NATURE PRESCHOOL WOULD BE A  
NICE ADDITION TO THE NEIGHBORHOOD

Sincerely,

Kenneth Whitt

MAR 26 2024

Letter of Support

Name: Jacob Rust

Address: 66 Hartford Street, Dorchester MA

Date: 3/28/24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **community green space and nature preschool** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

~~Wood~~ I think it would be a good  
for the local youth to get to see  
nature.

Sincerely,



Letter of Support

Name: **Antonio Borges**  
Address: **169 HOWARD-AVE BOSTON.MA**  
Date: **4/9/24**

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

Sincerely,



Letter of Support

Name: Shala Williams

Address: 6 Beauford Ln

Date: 3/25/2024

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

Sincerely,

A handwritten signature in black ink, appearing to be 'Shala Williams', written over a faint circular stamp or watermark.

Letter of Support

Name: **Wanda Brady**

Address: **37 Dacia St**

Date: **4/7/2024**

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

Sincerely,

Letter of Support

Name: Tara Suh.

Address: 94 Howard Ave. Rochester MA

Date: 3/24/24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

Sincerely,



## Letter of Support

Name: THOMAS TRALDON

Address: 28 SARGENT

Date: MAR - 28 - 2024

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **community green space and nature preschool** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

Sincerely, Thomas Traldon

Good Luck

Letter of Support

Name: A.L. BEASLEY

Address: 15 HOWLAND AVE

Date: 4/4/24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

Sincerely,

A. Beasley

Letter of Support

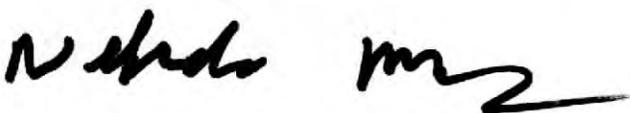
Name: Wilfredo Munoz

Address: 51 Hartford St

Date: 3-28-24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **community green space and nature preschool** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

Sincerely, 

Letter of Support

Name: Mark Montroll

Address: 280 MIK

Date: 9/24/24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

Sincerely,

Letter of Support

Name: Lydia Santiago

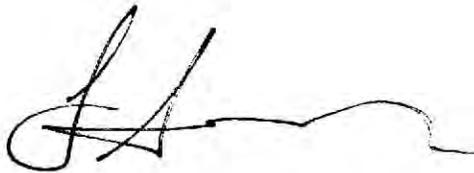
Address: 135 Townsend St, #C-12.

Date: Dorchester, MA, 02121

3/23/24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **community green space and nature preschool** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.



Sincerely,

Letter of Support

Name: JONATHAN THANAS

Address: 47 Sargent St, Unit 5, Dorchester, MA 02125

Date: 3/24/24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

Sincerely,



Letter of Support

Name: CHARLES DesesAURE

Address: 152 HOWARD AVE 1st Fl

Date: 3/24/24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **nature preschool and community green space** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

Sincerely,

Charles B. DesesAure

## Letter of Support

Name:

Cheyenne Moore

Address:

19 Cunningham St Boston Ma 02125

Date:

3/23/24

To the Mayor's Office of Housing:

I am writing to express support for Boston Outdoor Preschool Network's (BOPN) proposal to create a **community green space and nature preschool** at the end of Woodcliff Street. BOPN's proposal would make high-quality preschool accessible to neighborhood families at no cost. I would also like to express support for BOPN's intention to preserve most of the property as open green-space, with gardens for various community members and groups to enjoy year-round.

Sincerely,





**Boston City Council**

**BRIAN WORRELL**

Councilor - District 4

March 12, 2024

Chief Sheila Dillon  
Mayor's Office of Housing  
12 Channel St.  
Boston, MA 02110

To Chief Dillon,

I am writing to express support for Boston Outdoor Preschool Network's proposal to create a community green space and nature preschool on Woodcliff Street. BOPN's proposal will make high-quality preschool accessible to neighborhood families at no cost through universal pre-K. We're all aware of the lack of preschool seats across the state, and adding more is a priority that cannot only help give our children the early learning needed to succeed during their school-age years, but it can also free up parents to enter back into the workforce.

I would also like to express support for BOPN's intention to preserve the vast majority of the property as open green-space, with gardens and nature-play areas for families, neighbors, and community members to enjoy year-round. If BOPN is selected by the city to move forward with this proposal, the green space and little community building will be a beautiful setting for community events and gatherings.

If there are any questions, please contact my office.

Sincerely,

*Brian Worrell*

Brian Worrell  
Boston City Councilor, District 4



**RUTHZEE LOUIJEUNE**  
**BOSTON CITY COUNCIL PRESIDENT**

April 2, 2024

Chief Sheila Dillion  
12 Channel Street, 9th Floor  
Boston, MA 02210

Dear Chief Dillion,

I support Boston Outdoor Preschool Network's ("BOPN") proposal to create a nature preschool and community green space on Woodcliff Street. BOPN's proposal will make high quality preschool accessible to families at no cost through universal prek. In addition, the preschool will provide employment opportunities for youth ages 14 - 24 through SuccessLink youth employment program. BOPN intends to preserve most of the property as open green-space for neighbors and families to enjoy year-round.

BOPN is collaborating with several other nonprofits and community groups: trainees from YouthBuild Boston would be involved with constructing the interior of the small education building, families from First Teacher would use the property for their summer programming, and Green City Growers would manage garden and education activities for students and community members during the spring, summer, and fall. Furthermore, if BOPN's proposal is selected, the land would be placed into a Roxbury community land trust such as Dudley Neighbors Incorporated so that the land remains under community control in perpetuity.

Thank you for your consideration, and please feel free to reach out to my office with any questions.

Sincerely,

Ruthzee Louijeune  
Boston City Council President



# First Teacher

POWER TO THE PARENTS

First Teacher  
221 Blue Hill Ave  
Roxbury, MA 02119

3/25/24

To the Mayor's Office of Housing:

First teacher strongly supports Boston Outdoor Preschool Network's proposal to transform the Woodcliff Street vacant lots into a nature preschool and community green space.

First Teacher is a community of parents and caregivers working together to prepare all our children for success in kindergarten and beyond. We were deliberately founded in Roxbury, Dorchester and Mattapan, where people are living under the insidious footprint of both the historical and daily impacts of racism. At First Teacher, we seek to actively dispel the myth that Black and Brown children need to be saved; rather, their powerful parents need to be supported and loved through a powerful community that, together, fights systems which may harm their children.

BOPN's nature preschool would provide a unique benefit to the community by combining early childhood and environmental education. Furthermore, nature preschools meet the needs of all children. The National Association for the Education of Young Children reports: "In child-care centers, expulsion rates are 13 times higher than they are in K-12 classrooms, with as many as 39 percent of childcare providers reporting at least one expulsion in the past year. Many more children, both with and without diagnosed disabilities, across all early childhood settings and sectors, are suspended, with data reflecting severe racial disparities." Nature preschools like

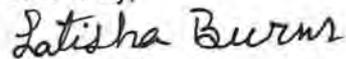
BOPN's help reverse this alarming trend by providing an environment that encourages active, hands-on outdoor play and learning.

First Teacher is particularly interested in collaborating with BOPN because of their plan for the property to be used by multiple community groups. **Our offices are only two blocks away, and we would like to use the property as a home base for our summer family programming.** If the city selects BOPN to move forward with this proposal, we would definitely want to reserve the property for First Teacher events and programming outside of BOPN preschool hours. We would also like to offer gardening activities with families in collaboration with Green City Growers!

Once the children in our programs reach age 3 (K0), they will have the option to enroll in BOPN's nature preschool at no cost. BOPN's program would be the only nature preschool option available in Roxbury. Furthermore, BOPN will provide the outdoor clothing and boots that children need to learn and play, rain or shine.

In conclusion, First Teacher supports BOPN's proposal both because we support their vision for the nature preschool, and also because we are eager to have a beautiful indoor and outdoor space near our offices to use for our own family programming. We encourage the city to select this proposal to move forward with!

Sincerely,



Kim Nicoll and Latisha Burns

First Teacher Partnership Coordinators



---

550 Dudley Street, Roxbury, MA 02119

Tel: 617-442-9670

March 22, 2024

Sarah Besse  
Boston Outdoor Preschool Network

Re: Woodcliff & Letterfine Request for Proposal; Letter of Intent

Dear Sarah,

On behalf of Dudley Neighbors Inc. (DNI), I am pleased to write this letter to confirm DNI's intention to partner with Boston Outdoor Preschool Network (BOPN) to respond to the City of Boston's RFP for open space development of fourteen parcels located at Woodcliff Street, Letterfine Terrace, Woodledge Street, and Sargent Street.

The mission of DNI is to implement the Dudley neighborhood's community revitalization plan, which espouses development without displacement and includes affordable housing, economic development, open space and other amenities of the Urban Village. We have more than 30 years of experience as a community development organization, with 228 affordable homes, 2 urban farms, a greenhouse, and 3 community gardens located on our community land trust.

DNI's role in the partnership with BOPN will be limited to taking ownership of the land and providing long-term stewardship. BOPN will be responsible for all aspects of the development project, including securing financing, permitting, and managing the construction of the project.

We look forward to working with BOPN to meet the needs of neighborhood residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharon Cho", is written in a cursive style.

Sharon Cho  
DNI Director



GARRISON-TROTTER NEIGHBORHOOD ASSOCIATION

April 5, 2024

Nefertiti Lawrence  
Garrison-Trotter Neighborhood Association  
P.O. Box 191938  
Roxbury, MA 02119

Theresa Strachila  
Mayor's Office of Housing  
GrowBoston: Office of Urban Agriculture  
12 Channel Street, 9th Floor,  
Boston MA 02210

Dear Mrs. Strachila,

The Garrison-Trotter Neighborhood Association is aware of the city's RFP for the Woodcliff Letterfine parcels. We strongly encourage the city to consider only applicants who intend to partner with a **community land trust based in Roxbury**. As you are aware, the Garrison Trotter Neighborhood Association has a land trust and would be willing to engage and assist in this process. We would support the creation of a nature school at this location. To advance the interests of the community, it is essential that the land is owned by a local community land trust.

Sincerely,

*Nefertiti Lawrence*

Garrison-Trotter Neighborhood Association



He is Me Institute  
29 Humphreys St. 2F  
Boston, Massachusetts 02125  
4/4/23

To the Mayors Office of Housing:

He is Me Institute (HIM) is a nonprofit organization dedicated to transforming the landscape of education by increasing the presence and impact of Black male educators across Massachusetts and beyond. Established with the vision to empower, support, and elevate Black men into teaching roles, HIM actively addresses the critical shortage of Black male teachers and the profound need for diverse role models in education.

He is Me Institute is aware that Boston Outdoor Preschool Network is responding to the Woodcliff-Letterfine RFP with a proposal to build a community green space and nature preschool on the vacant lot at the end of Woodcliff Street. We understand that BOPN's proposal will make high quality preschool accessible to neighborhood families at no cost. Furthermore, we see that BOPN is collaborating with several other nonprofits, including YouthBuild Boston, Green City Growers, and First Teacher. We understand that the building and grounds will be available for multiple nonprofits and community groups to use outside of BOPN's preschool hours; if BOPN's proposal is selected by the city, He is Me Institute would be interested in hosting meetings, events, and youth programming on the property.

He is Me Institute collaborates closely with various educational institutions, community organizations, and industry partners to develop effective, scalable solutions that address barriers facing Black male educators. We are currently collaborating with BOPN to launch a small-scale pilot program to begin in summer 2024. He is Me Institute will engage teens in our proven curriculum for Black male youth that addresses self-identity, social-emotional learning, and pedagogical skills through the lens of the Black male identity. At the same time, BOPN will offer our youth hands-on teaching experience and job training, compensation through SuccessLink youth employment program, and a pathway to state EEC teacher licensure. Assuming that our pilot program goes as planned this summer, He is Me Institute would be excited to place aspiring Black male teachers at BOPN's proposed Woodcliff Street nature preschool. This setting would provide a unique opportunity for our aspiring young teachers in Roxbury to learn about environmental/outdoor education in addition to early childhood education.

Sincerely,

Janelle Engerman  
Chief Impact Officer  
He is Me Institute



April 5, 2023

Mayor's Office of Housing, City of Boston

To Whom it May Concern:

On behalf of Bridge Boston Charter School, I am writing to express support for Boston Outdoor Preschool Network's (BOPN's) proposal to create a community green space and nature preschool on Woodcliff Street that will include garden beds built by Green City Growers (GCG).

Our partnership with GCG began last year. GCG planned, constructed, and now maintains a high quality, beautiful, and productive urban school garden during weekly classes with students. This garden has provided an incredible opportunity for the students to learn how to grow fresh, delicious vegetables that they harvest and provide to their school cafeteria to serve the school community. Students in Kindergarten and grade 6 have directly participated in weekly garden programming. Inspired by our work with GCG, we aim to expand hands-on learning opportunities in the garden to every grade in the school through classes integrated with their Curriculum.

Bridge Boston Charter School is .5 miles from the Woodcliff & Letterfine Street site. We support BOPN's intention to preserve the vast majority of the property as open green space, with gardens and nature-play areas for the community to enjoy year-round. If the city selects BOPN and GCG to move forward with this proposal, the green space, and community garden would be a great destination for Bridge Boston student field trips to explore urban agriculture and make connections between how their garden is growing and how urban agriculture is happening in their community.

We wholeheartedly support the work of Green City Growers

Sincerely,

Patti McKenna  
Senior Director of Development and External Affairs  
Bridge Boston Charter School



Codman Academy  
CHARTER PUBLIC SCHOOL

**CODMAN<sup>2</sup>**  
CODMAN SQUARED  
A PARTNERSHIP BETWEEN CSHC+CACPS

637 Washington Street  
Dorchester, MA 02124  
617.287.0700 [p]  
617.287.9064 [f]  
[www.codmanacademy.org](http://www.codmanacademy.org)

April 3, 2024

To Whom it May Concern:

On behalf of Codman Academy Public Charter School, I am writing to express support for Boston Outdoor Preschool Network's (BOPN's) proposal to create a community green space and nature preschool on Woodcliff Street that will include garden beds built by Green City Growers (GCG).

Our partnership with GCG spans over four years. Over the course of this collaboration, we have planned, constructed and managed a thriving urban community garden with GCG that optimally utilizes the outdoor spaces. The GCG team has been creative, innovative and an invaluable addition to all of school's effort to promote art and science of growing food. Combined with their excellent school community garden construction, their farmer educators have been invaluable for our thriving community garden, a space used by school students as well as staff from Codman Square Health Center and our school. This garden has provided an incredible opportunity not just to Codman students. It is a space where the staff of the school and the community health center connect with Codman youth, purchase the food they grow, and develop healthy eating habits. At Codman we integrate food & agriculture curricular activities into the classroom and provide experiential learning opportunities in the gardens and on farm field trips. If BOPN and GCG are selected by the city to move forward with this proposal, the green space and community garden would be a great destination for Codman student field trips as they explore urban agriculture in their community.

Roxbury is a vibrant community that has been underserved by the city's resources. We are in support of BOPN's intention to preserve the vast majority of the property as open green space, with gardens and nature-play areas for the community to enjoy year-round. The need of the hour is to create sustainable food and agriculture systems within our communities, so our younger generation is not only encouraged to eat healthily, but actively participates in cultivating and growing food. We are excited to support BOPN and wish them success in their grant application and future work. Please reach out if you need any additional information.

Sincerely,  
Chetna Naimi *Chetna M Naimi*  
Partnership Director  
Codman Academy Charter Public School  
Codman Squared Partnership  
[cnaimi@codmanacademy.org](mailto:cnaimi@codmanacademy.org)  
cell: 404-617-7775  
637 Washington St. Dorchester, MA 02124



Sarah Muncey  
Co-President and Chief Innovation Officer  
Neighborhood Villages  
[smuncey@neighborhoodvillages.org](mailto:smuncey@neighborhoodvillages.org)

To Whom it May Concern:

As someone who has dedicated my career to improving access to affordable, high-quality education and care, and who has sent my daughter to Boston Outdoor Preschool Network, I fully support their proposal to create a nature preschool and green space on Woodcliff Street. We are in a childcare crisis, and BOPN's proposal will make high-quality preschool accessible to neighborhood families at no cost.

Please feel free to contact me with any questions at [smuncey@neighborhoodvillages.org](mailto:smuncey@neighborhoodvillages.org).

Sincerely,

A handwritten signature in blue ink that reads 'Sarah Muncey'.

---

Sarah Muncey, Co-President and Chief Innovation Officer  
Neighborhood Villages



27 Centre Street, Roxbury MA 02119 | P: 617.445.8887 | F: 617.427.3950 | W: [youthbuildboston.org](http://youthbuildboston.org)

To Whom it May Concern:

YouthBuild Boston supports Boston Outdoor Preschool Network's proposal to build a small nature preschool and to create a community green space at the vacant lots at the end of Woodcliff Street. We are eager to support this project because it aligns with our work to empower youth, strengthen neighborhoods, and diversify the workforce by training young people in the building trades. We plan to have the youth in our Designery Program and Pre-Apprentice program and Building Trades Exploration work with BOPN on both design and construction. Many of the youth we serve live in Roxbury and Dorchester, and YouthBuild Boston is based nearby in Roxbury, so we are excited for the youth to work on a project that will positively impact their community.

Best Regards,

*Danyson Tavares*

Danyson Tavares  
YouthBuild Boston  
Project Development Manager  
508-985-3841  
[dtavares@ybboston.org](mailto:dtavares@ybboston.org)



Roxbury  
ROOTS  
Montessori



A Wildflower School

Renee Jolley  
Co-Head of School  
Roxbury Roots Montessori  
2565 Washington Street, Suite A  
Roxbury, MA 02119  
info@roxburyrootsmontessori.org

To Whom it May Concern:

Roxbury Roots Montessori supports Boston Outdoor Preschool Network's proposal to create a nature preschool and green space on Woodcliff Street. BOPN's proposal will make high-quality preschool accessible to neighborhood families at no cost. This is important because we are in a childcare crisis. Childcare is essential for working parents, yet the average cost of childcare for 4-year-olds in Massachusetts is \$15,000. To help solve this problem, both Roxbury Roots Montessori and BOPN are planning to partner with Universal PreK to make our programs tuition-free for families with children ages 3 and 4.

Furthermore, we are glad that BOPN is going to preserve most of the property for gardens, apple trees, and green open space. I look forward to taking my preschool class over to do gardening and to press apples for juice together with BOPN's preschool class.

Sincerely,

DocuSigned by:

12/21/2022

Renee Jolley, Co-Head of School  
Roxbury Roots Montessori



We the undersigned neighbors of the vacant lots at the end of Woodcliff Street (Parcels # 1300596000, 1300597000, 1300598000, 1300599000, 1300591000, 1300589000, 1300588000, 1300587000, 1300628000, 1300630000, & 1300569000) support the proposal of Boston Outdoor Preschool Network to create a **community green-space and free nature preschool** featuring:

- Community green-space with gardens, apple trees, pergola, and pathways
- Small single-story nature preschool that can be used by community groups on evenings and weekends

First Name/ Nombre	Last Name/ Apellido	Phone/ Telefono	Email	Address /Direccion
Chloe	Averett	857-417-2441 <del>857-417-2441</del>	ChloeAverett@gmail.com	10 Beauford Lane Dorchester
Carolyn	Lewis	617 427 0370		71 WOODCLIFF ST DORCHESTER MA 02125
Ana	Stobbs	116 Howard Ave	ANASTOBBSIE@GMAIL.COM	116 Howard St
ANTONIO	GARCIA	617-889-2790	antio57@gmail.com CENTRO DE LA COMUNIDAD	102 HOWARD AVE DORCHESTER MA 02125 (SPRINGS)
Jariley Lutz	Lutz	857-511-5155	JarileyLutz@gmail.com	111 Howard Ave Dorchester MA
Janet Schulz	Kinckle	401-297-4658		152 Howard Ave Dorchester
Christine Clark	Clark	857-880-6601	Christine.clark@gmail.com	77 Fayston St Dor.
Alexis	Davis	617-534-0210	Acadavis@gmail.com LADY SURFACESYSTEMS@yahoo.com	142 Howard Ave
Shawn Fournier	FREDERICK			14 BAKER AVE DORCHESTER MA
Kather	Douglas			176 Howard Ave



# **BOPN Diversity and Inclusion:**

## **DEI in Ownership: Roxbury community land trust:**

If we are selected as the developer, the land will be owned by a Roxbury-based community land trust such as Dudley Neighbors Incorporated (see DNI's letter of intention).

## **DEI in Operations: Boston Outdoor Preschool Network & First Teacher**

BOPN was co-founded by three women teachers, two of whom are white and one of whom is black. Our leadership team currently includes one white woman, one black woman, one asian woman, and one white man. In all hiring we aspire to build a diverse staff, prioritizing outreach to underrepresented communities. We are currently developing a diverse pipeline of nature-based early childhood teachers through our partnerships with the city's SuccessLink Youth Employment Program and our new collaboration with He is Me Institute. For summer 2024 we are employing 40 Boston youth workers ages 14 - 24 from diverse backgrounds.

First Teacher was founded by parents and caregivers in Roxbury, Dorchester, and Mattapan. The First Teacher movement seeks to dispel the myth that Black and Brown children need to be saved by others; rather, parents of color in cash-poor neighborhoods need the same support and benefits afforded to our more affluent white peers in order to prepare our children to be school & world-ready.

## **DEI in Building Design and Construction:**

We first started the conversation with Danyson Tavares at YouthBuild Boston about our Woodcliff-Letterfine proposal in November 2022. Danyson spearheads workforce development initiatives, aiming to create pathways for underrepresented individuals to pursue careers in architecture and related fields, furthering his mission of community empowerment and equitable access to design resources. We are excited to collaborate with YouthBuild!

BOPN will follow all RFP requirements to ensure an equitable bidding process, as outlined in the RFP. Please see Bloom Architecture's DEI statement, below.

## **DEI in Landscape Design:**

COGDesign's participatory design process democratizes and creates equal access to the design process and final outcome. This 'designing for justice' approach follows DEIB

principles, whereby the landscape design is a reflection of the community, neighborhood culture, and site ecology. Through community engagement sessions and iterative design processes, multiple stakeholders' voices are heard and incorporated into the design. As an example, the current schematic design reflects neighbors' concerns about child drop-off and the design was adapted to address this concern. Another example is neighbors' interests in creating a space that is interesting to children of all ages, including those living in an abutting building. The design reflects outdoor spaces that are interesting to varying developmental stages, and edible garden spaces that are interesting to groups of children and individual visitors enjoying the open space. If BOPN is selected as the developer, COGdesign will continue the participatory design process until the final design is agreed upon and reflects the neighborhood's and BOPN's needs and desires.

## Diversity and Inclusion Statement

BLOOM Architecture, located in the Roxbury neighborhood of Boston, is committed to equity, diversity and inclusion in our staffing, our collaborators, our projects and our communities. We believe that an equitable, diverse and inclusive culture is critical to the positive evolution of our profession. This culture enriches BLOOM's studio environment and design process, and it is important for representation in the diverse communities where we build.

We strive to consistently carry these principles into our:

- Recruiting and Hiring, as well as retaining staff, from a multiplicity of backgrounds.
- Mentoring, hosting internships and teaching- encouraging underrepresented groups to enter the profession and give them a welcoming place to learn and work.
- Collaborations & Consultants, working with other companies who share our values and whose ownership and/or staff composition reflect these values.
- Outreach- seeking input from the communities in which we build, and incorporating residents' concerns in our designs to make our projects respectful and reflective of their community.
- Typology- BLOOM is deeply involved with planning, designing and building facilities for non-profits and organizations centered on improving the lives of children in historically underserved communities. Among these are Boys and Girls Clubs in three municipalities (Lynn, Watertown and Haverhill), Salem Pantry, Boston Outdoor Preschool Network, and Girls Inc. and KIPP Academy both in Lynn.

We take action in these same realms beyond the walls of our practice, and there are multiple ways in which BLOOM directly contributes to this mission. BLOOM financially contributes to local mission-driven non-profits Roxbury Main Streets and the Eliot School. We have worked pro bono for 3 Squares (formerly Hyde/Jackson) Main Streets, Salem Food Pantry and Boston Nature Center. Lastly, BLOOM offers discounted fees for local neighborhood entrepreneurs in Roxbury, South End, and Nubian Square struggling with building department requirements to open new businesses.

We also seek to work with partners who are themselves SBE/MBE/WBE/VBE, groups that have been historically underrepresented in the profession. For the current project, we propose a design team of the following partners:

ARCHITECT	BLOOM	SLBE/SBE
STRUCTURAL ENGINEER	B+AC	MBE
CODE CONSULTANT	JS Engineering	WBE
COST ESTIMATOR	Miyakoda Consulting	WBE / MBE

BLOOM Architecture is a SLB / SLBE company, registered with the City of Boston (see attached certification)

## **BOPN Operating Budget:**

Please see our annual operating budget for this project, below. We expect to be awarded 20 seats for children ages 3 and 4 for this project (the same as we were previously awarded for our preschool at the Franklin Park Zoo). The school year 2024 - 2025 UPK funding amount for 20 preschool seats is \$285,704. To supplement our reliable annual UPK funding, we also expect to raise an additional \$30,000 each year through fundraising and foundation/corporate grants.

Our largest expense is staff salaries. EEC requires a teacher-to-child ratio of 10:1; in order to operate a high-quality nature preschool that includes children with disabilities, we aim to have a 5:1 ratio for most of the day, and especially while we are playing and learning outdoors. When budgeting, we prioritize excellent teacher-to-child ratios and paying our Lead Teachers above market-rate.

We plan on offering use of the building and grounds free of charge to First Teacher, Green City Growers, and potentially community groups that may request to use the space for meetings or educational classes outside of preschool hours, with consent from abutters and community members.

<b>Annual Revenue</b>	
Universal PreK (city funding)	\$285,704
Fundraising & Grants	\$30,000
<b>Total Revenue</b>	<b>\$315,704</b>
<b>Annual Operating Expenses</b>	
Staff salaries (Director, Lead Teacher, Assistant Teachers, and Youth Workers)	\$228,415
Staff health and dental benefits	\$21,000
Staff professional development	\$15,000
Supplies & equipment	\$5,000
Utilities	\$7,000
Building repairs & improvements	\$6,000
Grounds maintenance & improvements	\$10,000
Government fees	\$1,000
Replenishing outdoor gear for children	\$2,000
Community Events & Engagement	\$7,000
Program contribution to BOPN central admin staff time and overhead	\$12,000
<b>Total Expenses</b>	<b>\$314,415</b>
<b>Total Surplus/Deficit</b>	<b>\$1,289</b>

## **AFFIDAVIT OF ELIGIBILITY FORM**

Developer's Name: Boston Outdoor Preschool Network

Any person submitting an application for under this RFP must truthfully complete this Affidavit and submit it with their application.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?  
no
  
2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of principal, name of agency or department, and position held in that agency or department).  
no
  
3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?  
no
  
5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?  
no
  
6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?  
no

Signed under the pains and penalties of perjury this

8th \_\_\_\_\_ day of April \_\_\_\_\_, 20<sup>24</sup> \_\_\_\_\_

SIGNATURE: Jarah Besse \_\_\_\_\_

TITLE: \_\_\_\_\_

ORGANIZATION: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**CHAPTER 803 DISCLOSURE STATEMENT**

In compliance with Chapter 60, Section 77B of the Massachusetts General Laws as amended by Chapter 803 of the Acts of 1985, I hereby certify that I have never been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the fraudulent filing of a claim for fire insurance; nor am I delinquent in the payment of real estate taxes in the City of Boston, or being delinquent, an application for the abatement of such tax is pending or a pending petition before the appellate tax board has been filed in good faith.

This statement is made under the pains and penalties of perjury this   eighth   day of   April   (month),   2024   (year)

  Sarah Bessie    
Applicant Signature

\_\_\_\_\_  
Co-Applicant Signature (If Applicable)

**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

**INSTRUCTION SHEET**

**NOTE:** The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

**Section (1):** Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

**Section (2):** Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

**Section (3):** Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

**Section (4):** Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

**Section (5):** Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

**Section (6):** List the names and addresses of every legal entity and every natural person that has or will have a direct or indirect beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

**Section (7):** Check "NONE" in the box if none of the persons mentioned in Section 6 is employed by DCAMM or an official elected to public office in the Commonwealth of Massachusetts. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM or an official elected to public office.

**Section (8):** The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

**Section (9):** Make sure that this Disclosure Statement is signed by all required parties. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

DCAMM's acceptance of a statement for filing does not signify any opinion by DCAMM that the statement complies with applicable law.

This completed and signed Disclosure Statement should be emailed to [realestate.dcammm@mass.gov](mailto:realestate.dcammm@mass.gov) or otherwise delivered to:

Deputy Commissioner for Real Estate  
Division of Capital Asset Management and Maintenance  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108

**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(1) REAL PROPERTY:

Fourteen contiguous parcels at Woodcliff-Letterfine: 1 Letterfine Terrace (1300602000), 2 Letterfine Terrace (1300596000), 5 Letterfine Terrace (1300601000), 6 Letterfine Terrace (1300597000), 10 Letterfine Terrace (1300598000), 14 Letterfine Terrace (1300599000), 78 Woodcliff Street (1300589000), One (1) unnumbered Letterfine Terrace parcel (1300600000), One (1) unnumbered Woodledge St. parcel (1300569000), Two (2) unnumbered Sargent St. parcels (1300628000 and 1300630000), Three (3) unnumbered Woodcliff St. parcels (1300591000, 1300588000, and 1300587000)

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:

Sale

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

Mayor's Office of Housing

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY:

Boston Outdoor Preschool Network, inc is a corporation.

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

<input type="checkbox"/> Lessor/Landlord	<input type="checkbox"/> Lessee/Tenant
<input type="checkbox"/> Seller/Grantor	<input type="checkbox"/> Buyer/Grantee
<input type="checkbox"/> Other (Please describe): _____	

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

<u>NAME</u>	<u>RESIDENCE</u>
Boston Outdoor Preschool Network is a 501c3 nonprofit organization, with a legal address of 11 Delford Street Boston, MA 02131.	
_____	_____
_____	_____

(7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (Check "NONE" if NONE):

**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

NONE

NAME:

POSITION:


- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

*No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.*

*Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.*

*The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.*

- (9) This Disclosure Statement is hereby signed under penalties of perjury.

\_\_\_\_\_  
PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

*Jarah Besse*  
\_\_\_\_\_  
AUTHORIZED SIGNATURE of DISCLOSING PARTY      DATE (MM / DD / YYYY)

\_\_\_\_\_  
PRINT NAME & TITLE of AUTHORIZED SIGNER

**Conflict of Interest Affidavit Form**

The undersigned hereby certifies, under the pains and penalties of perjury, that neither they, nor those with whom they have business ties, nor any immediate family member of the undersigned, is currently or has been within the past twelve months, an employee, agent, consultant, officer or elected or appointed official of the City of Boston Mayor's Office of Housing. For purposes of this affidavit "immediate family member" shall include parents, spouse, siblings, or children, irrespective of their place of residence.

I declare under penalties of perjury that the foregoing representations are true, correct, accurate, complete and correct in all respects.

WITNESS: Ayelet Reiter

BORROWER: Sarah Besse

Ayelet Reiter

Sarah Besse

THE COMMONWEALTH OF MASSACHUSETTS

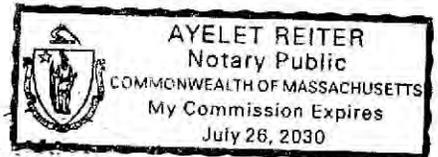
Suffolk, ss.

March 26 2024

Then personally appeared the above named Sarah Besse, (title) of (organization) and executed the foregoing instrument and acknowledged the foregoing instrument to be (his/her) free act and deed as (title) aforesaid and the free act and deed of (organization), before me.

Ayelet Reiter  
Name: Ayelet Reiter  
Notary Public

My Commission Expires: 7/26/2030



Date: **JUN - 2 2020**

BOSTON OUTDOOR PRESCHOOL NETWORK  
INC  
C/O MORGAN LEWIS & BOCKIUS LLP  
KATHLEEN M RYAN  
ONE FEDERAL STREET  
BOSTON, MA 02110

Employer Identification Number:  
83-4567417  
DLN:  
29053042308000  
Contact Person:  
JULIE CHEN ID# 31261  
Contact Telephone Number:  
(877) 829-5500

Accounting Period Ending:  
June 30  
Public Charity Status:  
170(b)(1)(A)(ii)  
Form 990/990-EZ/990-N Required:  
Yes  
Effective Date of Exemption:  
April 15, 2019  
Contribution Deductibility:  
Yes  
Addendum Applies:  
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

BOSTON OUTDOOR PRESCHOOL NETWORK

We sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

*Stephen A. Martin*

Director, Exempt Organizations  
Rulings and Agreements

Letter 947