

A foggy landscape featuring a body of water on the left, a concrete path leading from the foreground into the distance on the right, and a bench on the path. The background shows a hill and some structures under a grey, overcast sky.

CONDOR URBAN WILD

REPAIR, RESTORATION, AND ENHANCEMENT PROJECT

**Community Open House
February 25, 2026**

PROJECT TEAM - CITY STAFF



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MEETING AGENDA

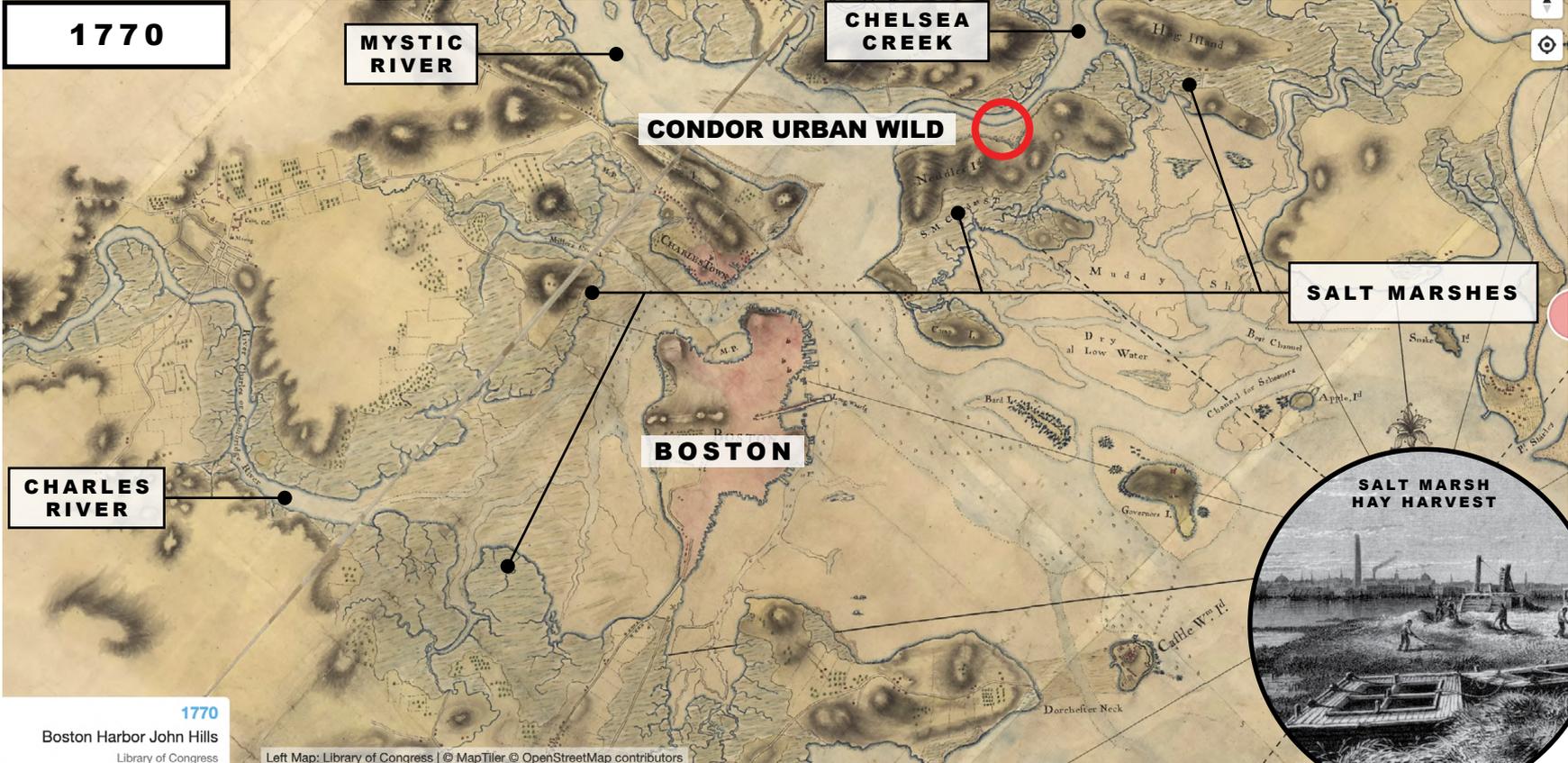
- **Introductions**
- **History of Condor Urban Wild**
- **Current Conditions of the Urban Wild**
- **Conceptual Improvements and Inspiration Images**
- **Discussion and Feedback**



CONDOR URBAN WILD AND NEIGHBORHOOD ADJACENCIES

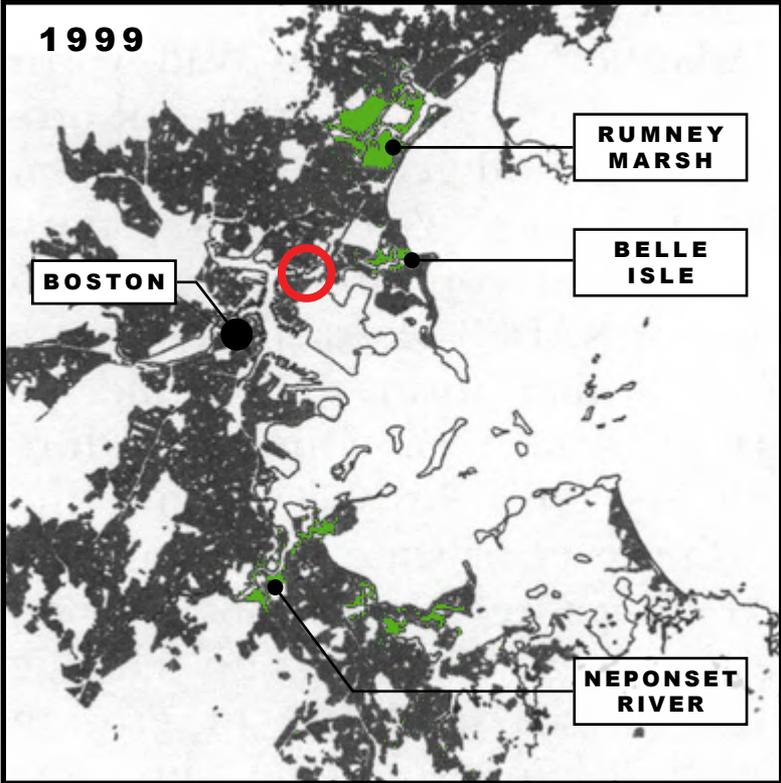
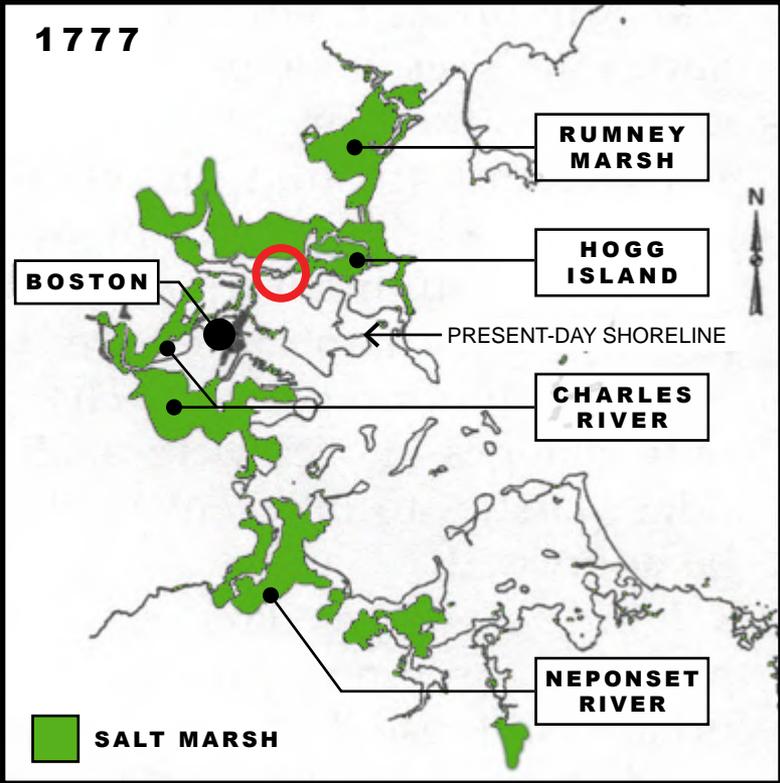


BOSTON SALT MARSHES - 1770

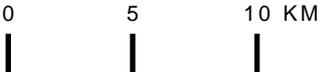


Boston Harbor John Hills
Library of Congress

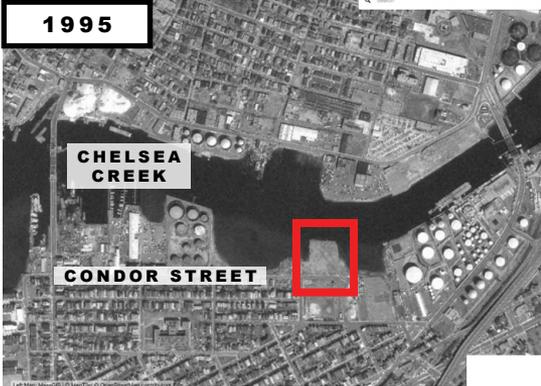
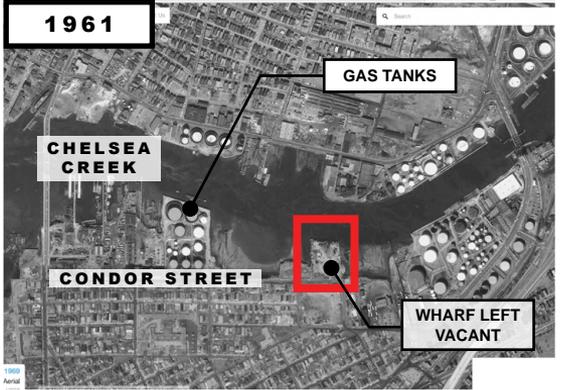
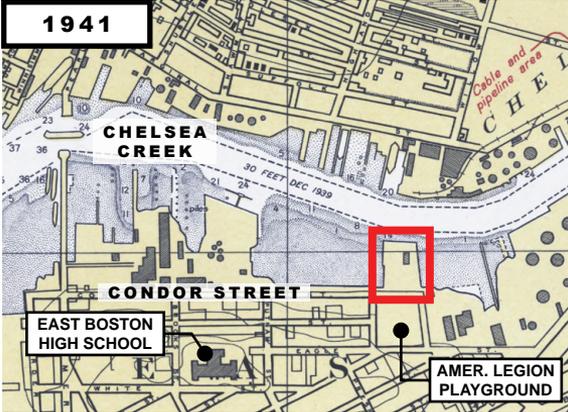
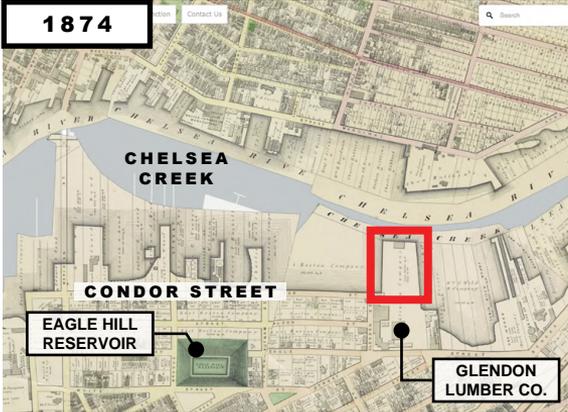
BOSTON SALT MARSHES - 1777 vs 1999



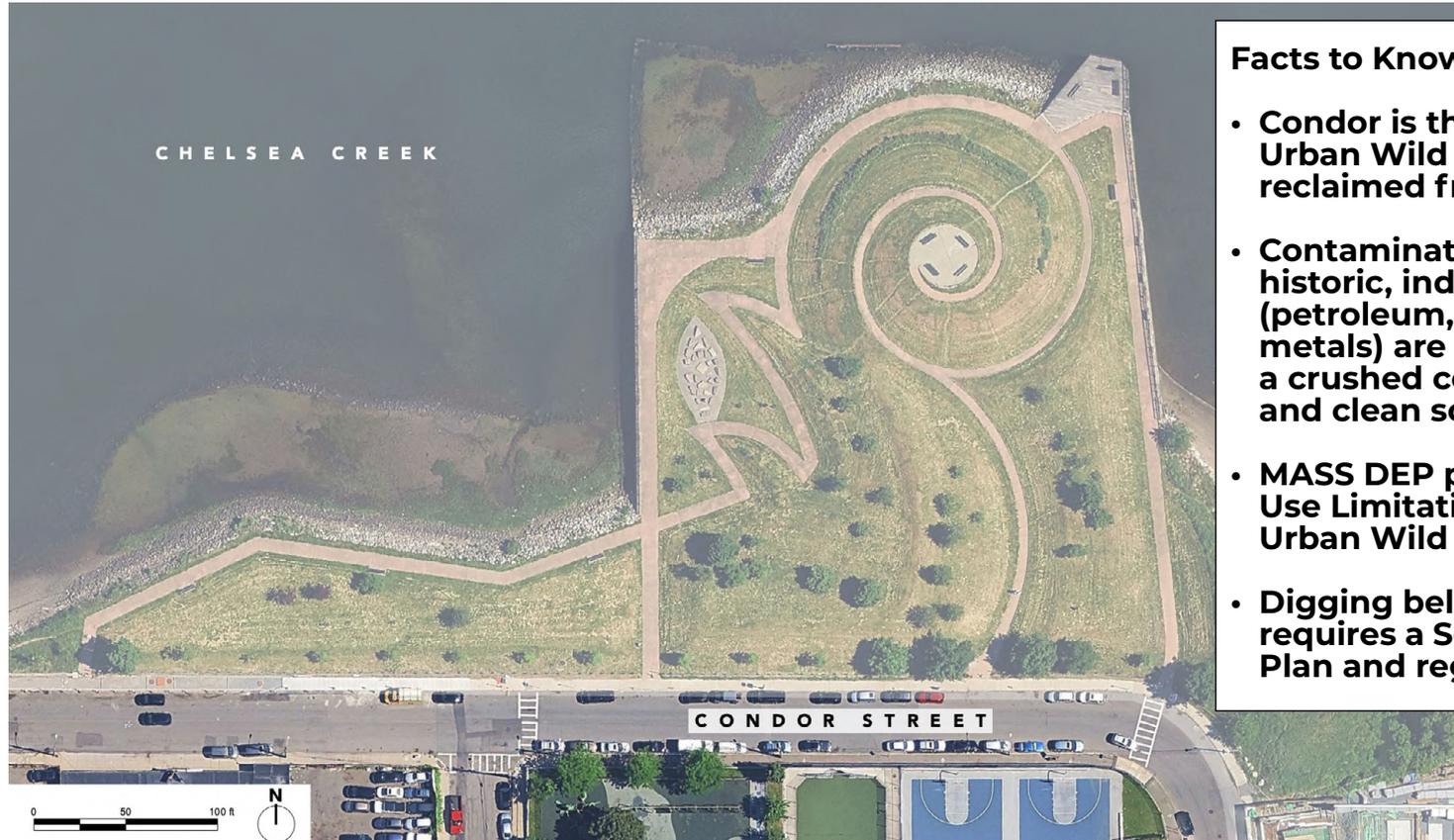
Source: Bromberg, KD and MD Bertness. 2005. "Reconstructing New England Salt Marsh Losses Using Historical Maps." *Estuaries* 28: 823-832.



HISTORY OF CONDOR URBAN WILD



CONDOR URBAN WILD: PRESENT DAY



Facts to Know:

- Condor is the only Urban Wild on built land reclaimed from the ocean
- Contaminated soils from historic, industrial uses (petroleum, PAH's, and metals) are buried beneath a crushed concrete barrier and clean soil cap
- MASS DEP put an Activity Use Limitation (AUL) on the Urban Wild
- Digging below cap layer requires a Soil Management Plan and regulatory review

UNIQUE SITE CHARACTER TO PRESERVE AND ENHANCE



Custom Fence Panel (Artist: Leigh Hall)



Tall Landform



360° Views (of River and Chelsea)



Proximity to Water



Open Meadow Character Within the City



Citizen Science Engagement



Landform Creates Escape from the City



Salt Marsh

POTENTIAL IMPROVEMENT AREAS



SALT MARSH & COASTAL BANK



1. Salt Marsh & Coastal Bank

EXISTING CONDITIONS: SALT MARSH & COASTAL BANK



Notes & Observations:

- Salt marsh grass has receded significantly with sea level rise (only present in higher elevations)
- Sill stones at the edges of the marsh are small and easily displaced with the tides
- Some sea lavender and other marsh species are present in the rip-rap revetment coastal slope
- Eastern coastal slope has eroding concrete and rip rap



SALT MARSH CONSTRUCTION PHOTOS - 2002



SALT MARSH DEGRADATION 2022 - 2025

SEPT. 2022



DEC. 2022



JUNE 2023



JUNE 2024



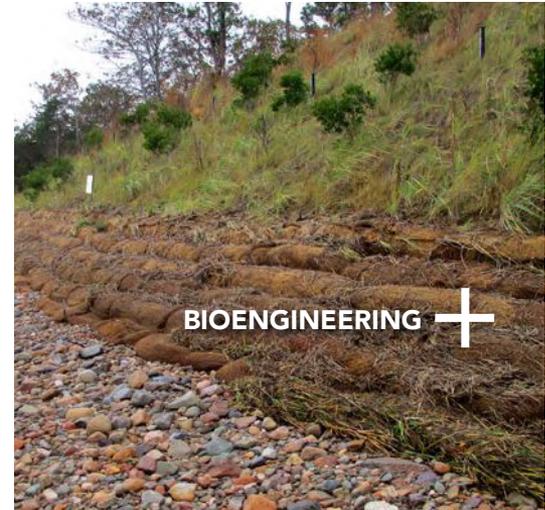
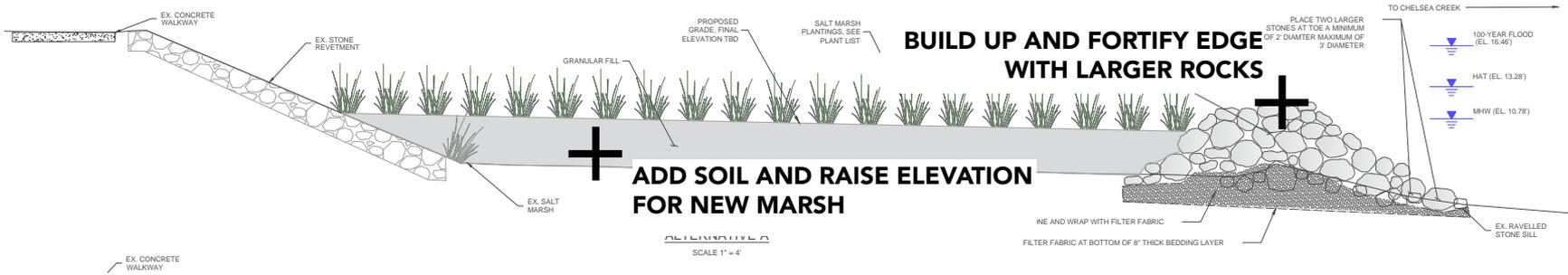
OCT. 2024



MAY 2025



COASTAL RESTORATION AND IMPROVEMENT EXAMPLES



OBSERVED SALT MARSH SPECIES AT CONDOR URBAN WILD



Ardea alba -
Great Egret



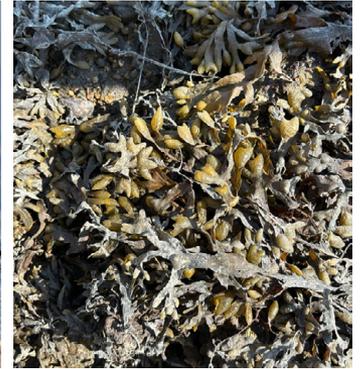
Calidris minutilla -
Least Sandpiper



Carcinus maenas -
European Green Crab



Charadrius vociferus -
Killdeer



Fucus spiralis -
Spiral Rockweed



Limonium carolinianum -
Sea Lavender



Limulus polyphemus -
Horseshoe Crab



Mergus serrator -
Red-breasted merganser



Solidago sempervirens -
Seaside Goldenrod



Spartina alterniflora -
Smooth Cordgrass

WATERFRONT GATHERING



2. Waterfront Gathering

EXISTING CONDITIONS: WATERFRONT GATHERING

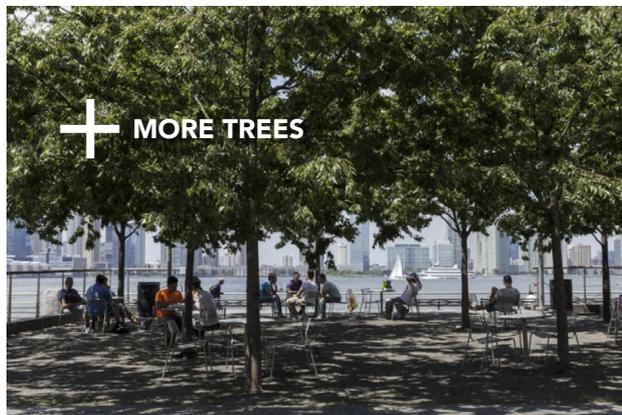
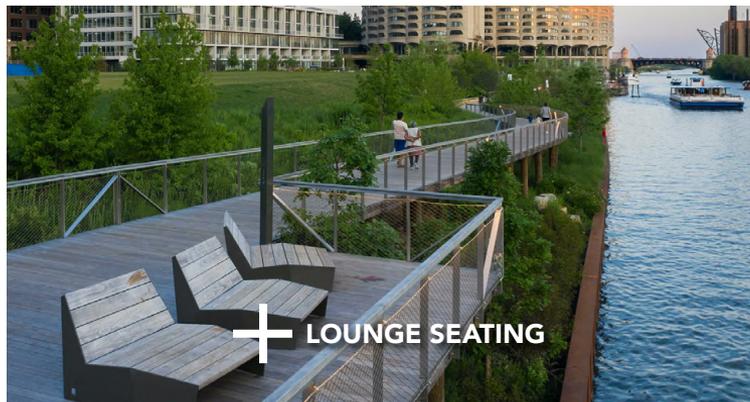


Notes & Observations:

- Pier is popular destination, provides access to water via fishing
- Pier is frequently vandalized; 20-year old wood decking is in need of repair and replacement
- Granite block ship sculpture is a commissioned art piece
- Waterfront provides some seating close to the water
- No shade



WATERFRONT IMPROVEMENT EXAMPLES



WATERFRONT IMPROVEMENT EXAMPLES



SUMMIT



3. Summit

EXISTING CONDITIONS: SUMMIT

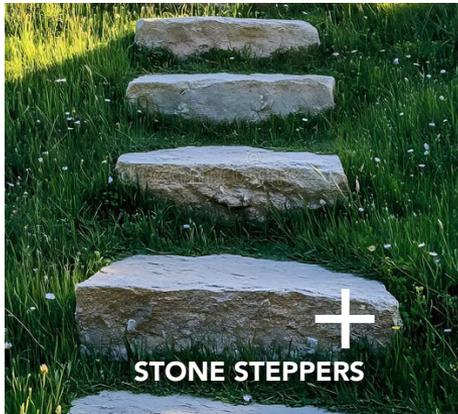


Notes & Observations:

- Offers 360 degree views
- Concrete terrace needs repair
- Many footpaths or “desire lines” up the steep slopes of the summit (people create shortcuts rather than take the spiral path)
- Frequently traveled footpaths damages vegetation, causes erosion, and exposes bare soil
- Cobble edging along paths are in good condition



SUMMIT STABILIZATION IMPROVEMENT EXAMPLES: STEPS



SUMMIT STABILIZATION IMPROVEMENT EXAMPLES: PLANTING



URBAN MEADOWS



4. Urban Meadows

EXISTING CONDITION: URBAN MEADOWS



Notes & Observations:

- **Lower, flatter east meadow & higher, hilly west meadow**
- **Provides good views**
- **Tree growth is limited and does not provide adequate shade**
- **Meadows are limited to grasses only; lacks bio-diversity and seasonal interest**
- **Paths at outside edges of meadow; no internal path**



OBSERVED UPLAND SPECIES AT CONDOR URBAN WILD



Betula populifolia -
Gray Birch



Bombus impatiens -
Common Bubble Bee



Carpinus caroliniana -
Hornbeam



Centaurea stoebe -
Spotted Knapweed



Cichorium intybus -
Chicory



Danaus plexippus -
Monarch Butterfly



Panicum virgatum -
Switchgrass



Securigera varia -
Purple Crownvetch



Potentilla argentea -
Silver Cinquefoil



Schizachyrium scoparium -
Little Bluestem

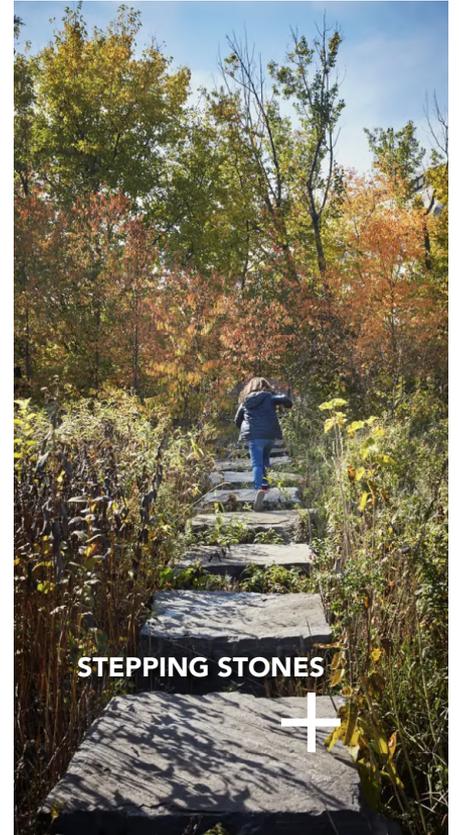


Invasive Species being managed by the Urban Wilds Program

TREE HEALTH INVENTORY



URBAN MEADOW IMPROVEMENT EXAMPLES: PATHS



URBAN MEADOW IMPROVEMENT EXAMPLES: DIVERSE PLANTINGS



ENTRANCES



6. Entrances

EXISTING CONDITIONS: ENTRANCES



Notes & Observations:

- Four entries into the park
- Old signage, trash cans, and bollards in need of repair
- Vehicles speed around corner of Condor Street
- Line of oak trees along sidewalk
- Wooden guardrail along street front



ENTRANCE IMPROVEMENT EXAMPLES: UPDATED SITE AMENITIES



IMPROVEMENT GOALS AND PRIORITIES

PRIMARY GOALS



1) Make Repairs to Improve Health and Safety



2) Restore Salt Marsh Habitat

SECONDARY GOALS



3) Additional Site Amenities and Improvements

SUMMARY OF POTENTIAL IMPROVEMENTS



-  **1.** Coastal Habitat Restoration
-  **2.** Shaded Seating
-  **3.** Spiral Stabilization
-  **4.** Vibrant and Diverse Meadows
-  **5.** Welcoming Entrances

LISTENING AND DISCUSSION IN SMALL GROUPS

Suggested Topics:

- **How do you use the site?**
- **Are there specific site features that are meaningful to you and why?**
- **What would you most like to see improved? And in what order or priority?**