

Millmont Street Open Space

Project Update and Developer Presentation

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GROWBOSTON

MAYOR'S OFFICE OF HOUSING

OVERVIEW



- **Introductions**
- **About the RFP**
- **Developer Presentation: Comments and Q+A**
- **Next Steps**

INTRODUCTIONS



- **MOH/GrowBoston staff**
- **Highland Park PRC members**
- **Elected officials**
- **Development team**



Eastie Farm, East Boston

GROWBOSTON

Office of Urban Agriculture



East Cottage Farm, Roxbury

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

GRASSROOTS PROGRAM

Program of GrowBoston



Savin Hill Wildlife Garden, Dorchester

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



About the RFP

MOH PROCUREMENT PROCESS



Under Chapter 30B

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

MOH LAND DISPOSITION PROCESS



1 Identify site

2 Evaluate development feasibility

3 Public RFP planning meetings

4 Issue RFP including community feedback

5 Review RFP responses including community feedback

6 Tentative developer designation

7 Developer financing and permitting

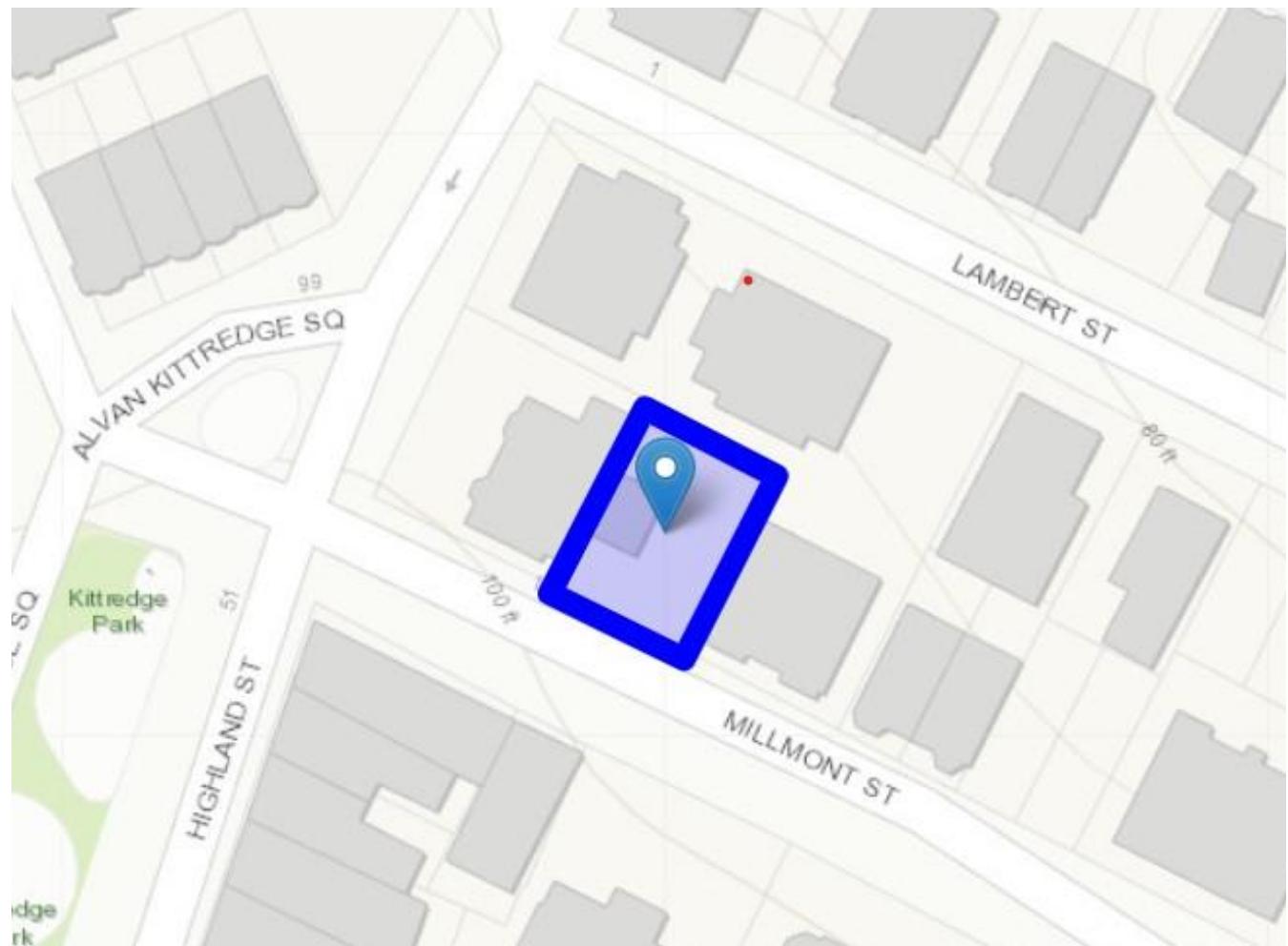
8 Property transferred to developer

9 Construction

SITE DESCRIPTION AND MAP



- **Location: Roxbury**
- **Total Size: 2,898 sq ft**
- **1 parcel**
 - Millmont Street
(0903642000)



SITE PHOTOS

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View of Millmont Street parcel



RFP OVERVIEW



- Millmont Street, Roxbury
- Total Size: 1 parcel, approx 2,898 sq ft sq ft

SITE AND DESIGN OBJECTIVES

- Site should be developed as open space with native or edible plantings.
- Proposals should include a pathway and public seating areas.
- Proposals may include beautification of the garage on site and a plan for its community use. Proposals incorporating the garage should include a plan for a structural assessment and will be required to meet all City of Boston permitting requirements.
- Mature trees on the site over three inches in diameter at breast height should be preserved. Tree pruning and removal should only be undertaken by a Certified Arborist with a certification with the Massachusetts Arborists Association or the International Society of Arboriculture with prior written approval from the City of Boston.
- Proposals must include a comprehensive maintenance plan to keep the site in excellent condition.

AVAILABLE FUNDING: \$150,000

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



Boston Food Forest Coalition

MAYOR'S OFFICE OF HOUSING





BOSTON FOOD FOREST COALITION

Boston Food Forest Coalition

Building an Equitable
Climate Resilient Boston





Orion Kriegman



Alex Alvanos



Liz Luc Clowes



Najee Quashie



Emily Carvalho



Shana Santow



Drew Love



Hope Kelley



April Maly



Mark Araujo



Alice Tilton



Cassidy Chang

BFFC STAFF



BOSTON FOOD FOREST COALITION



COMMUNITY OWNERSHIP



NATURE-BASED DESIGN



LOCAL LEADERSHIP



TRANSFORMING VACANT LOTS INTO
A NETWORK OF CLIMATE-RESILIENT PUBLIC PARKS



STEWARDSHIP & EDUCATION



Impact So Far

14
food forest parks

600
trees and shrubs planted

150,000
square feet conserved

80
community stewards



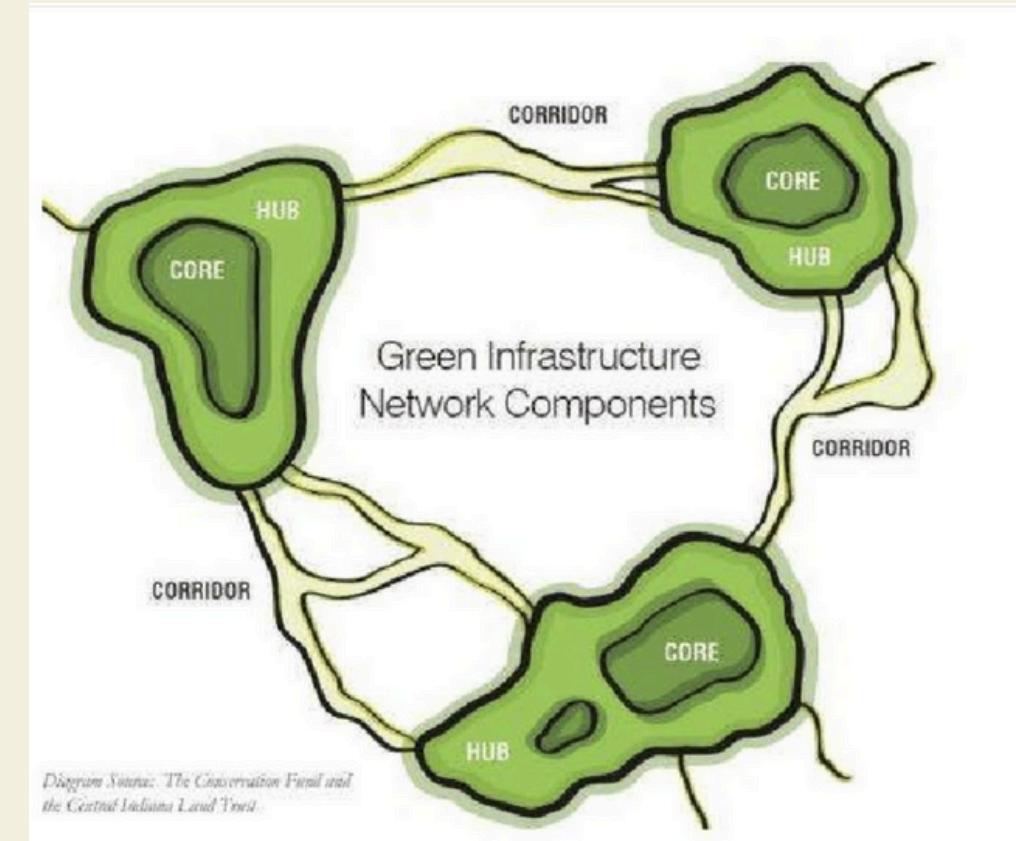


30 Food Forest Parks by 2030

A Network of Resilience

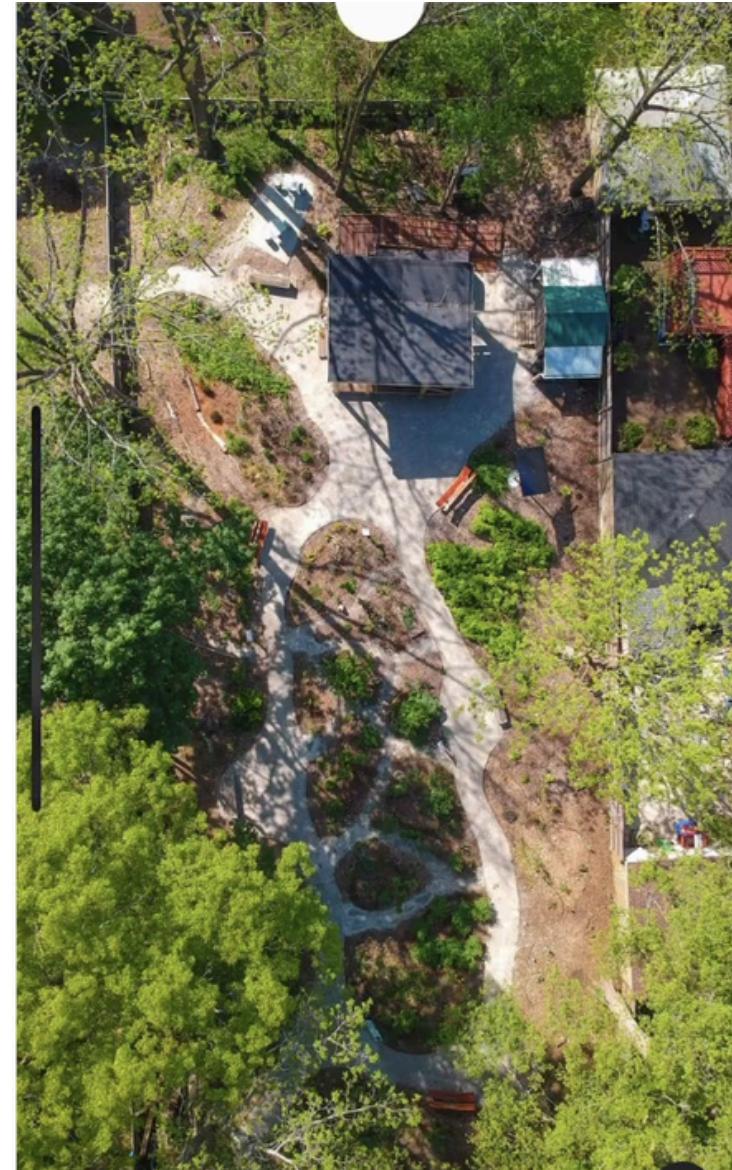
Each food forest contributes to the Boston's green infrastructure network

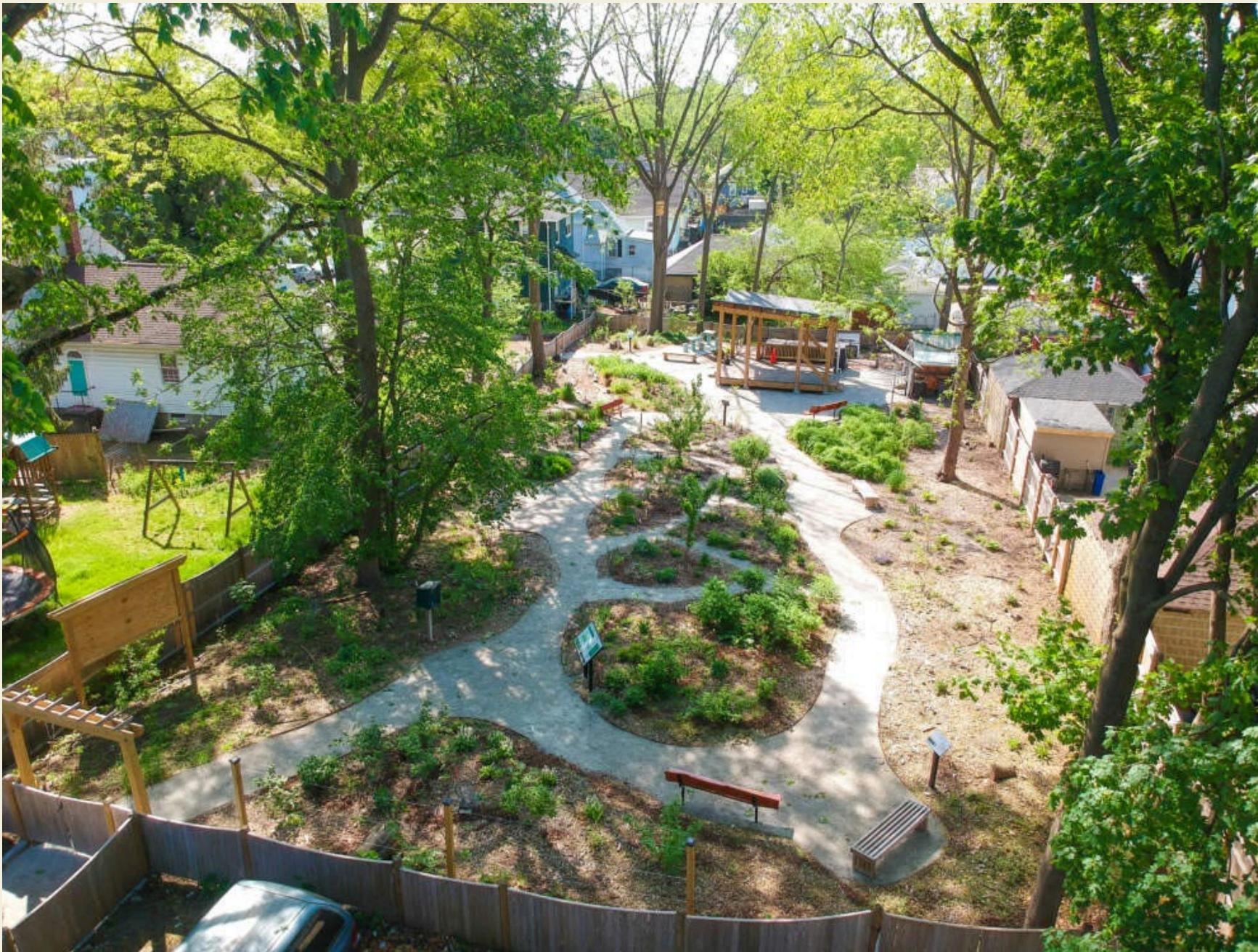
- Food forest as core spaces = increase food, canopy, social connections
- Hubs are 5-min walk radius
- Increase in biodiversity
- Increase in social connections
- Mitigation of fragmentation
- Corridors to increase Habitat migration & green infrastructure



Landscape Ecology principles of
Patch-corridor-Matrix (T.T. Forman, Harvard 1986)

Previous Project: Edgewater Food Forest





Partner:

Mattapan Food & Fitness Coalition

Address:

640 River St, Mattapan, MA 02126

Grand Opening: 2021

Existing Parks



Diversity & Inclusion Plan

Boston Food Coalition has reached out to local schools and other agency with diverse residents. We understand that diversity and inclusion are a strength in this community. The Millmont Food Forest Stewardship Team will represent the diversity of Highland Park.

In terms of landscape construction, we continue to build our partnerships with diverse contractors. We've reached out to those in the Boston Supplier Diversity Office, WMBE program, as well as to those who are participating in the state program. We have also received recommendations for landscape contractors from a community CNDC that works with many construction partners. The list of contractors includes FNL Landscaping, Hurst Landscaping, Friends of Garden, Parterre Ecology, Casablanca Landscaping, and Cityscapes. Each of these businesses is either minority-owned, woman-owned, or has more than 50% people of color or women on staff.

Our plan for outreach and community inclusion focuses on:

Neighbors, abutters and other residents: are already involved in the planning and design, and more outreach will be led to gather and create a stewardship team. A few months have lagged due to delays; however, neighbors have been anticipating the building of a food forest.

Ongoing education: Boston Food Forest Coalition brings permaculture teachers and ecological gardeners to teach workshops that support the development and maintenance of our food forests. Workshop topics will include tree planting, winter pruning, companion planting, soil health, and herbal remedies, among others.

Organizational Partnerships: We will develop connections with organizations in the neighborhood. Our list of agencies can be found in the asset mapping list.

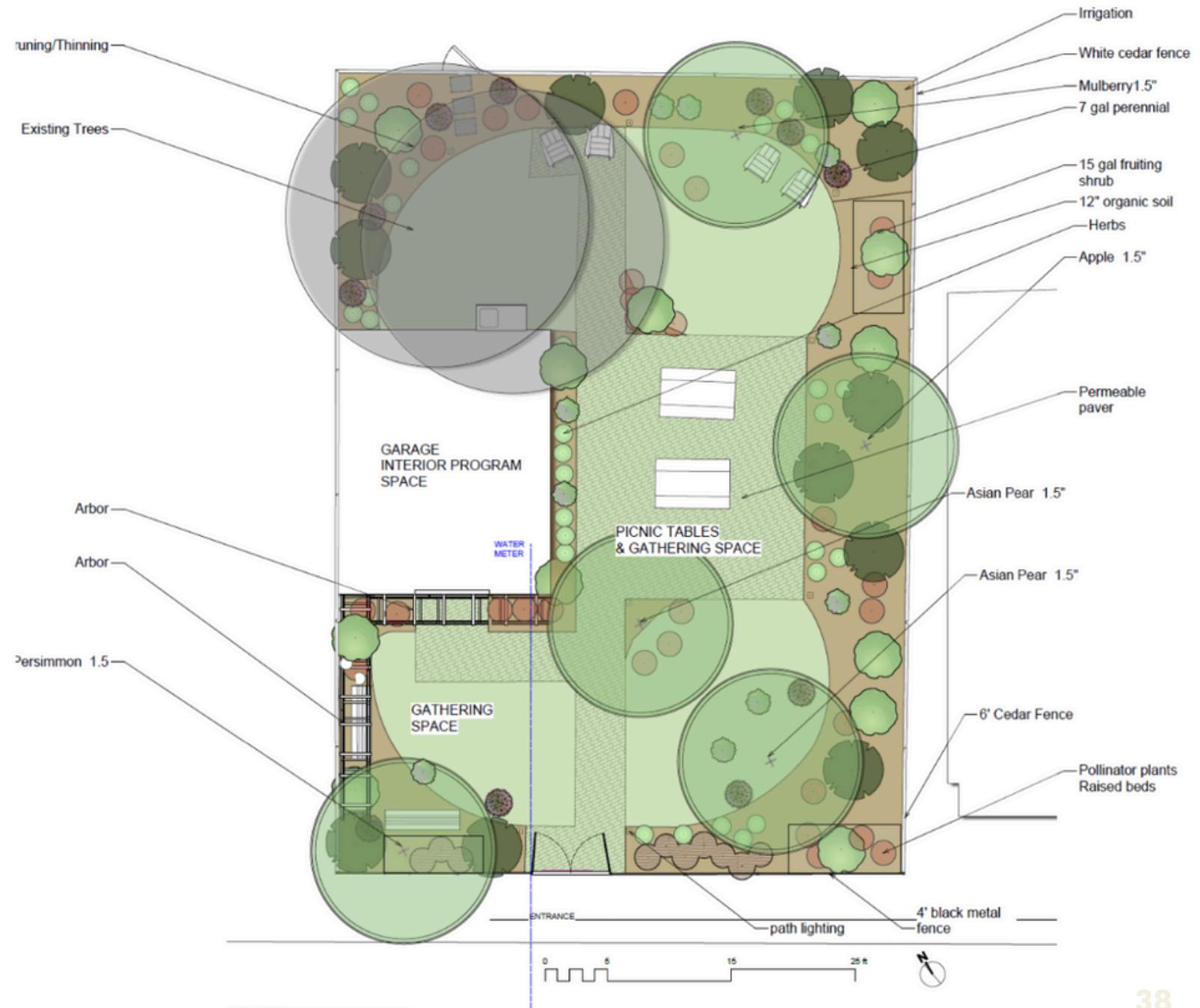
Engagement Team – We seek to engage the community using the successful engagement practice at sites throughout Boston, bring our lived experiences that are similar to those of the community, and celebrate the various food-growing traditions of this unique neighborhood.

Site Design (Preliminary)

Highlights of this illustrative drawing are:

- Gathering space w/ picnic tables
- Shady and sunny places to sit
- ADA compliant paths
- Water connection & lighting
- Raised planters
- New fencing
- Fruit trees and berry bushes
- Existing trees remaining
- Garage access at existing curb cut

*To be completed with neighbors



Development Costs & Fundraising Plan

Individual Donations	86,145	Received
Commission for Environmental Cooperation	85,000	Awarded\Partially Received
Jamaica Plain Company	75,086	Received
Cummings Foundation	30,000	Awarded\Partially Received
Social Innovation Forum	23,448	Received
PIE Foundation	15,000	Received
Philanthropy Connection	12,500	Awarded\Partially Received
Beker Foundation	10,000	Received
Wild Geese Foundation	10,000	Received
Forest Foundation	9,700	Received
Beacon Hill Garden Club	5,000	Received
Eastern Bank Foundation	2,000	Received
Garden Club of the Back Bay	2,000	Received

Boston Food Forest Coalition is in a stage of continued organizational growth and development. Our Audit Report for 2022 & 2023, and bank statements showing our cash on hand is included. Attached is our 2026 projected budget for the upcoming fiscal year, January 1, 2026, through December 31, 2026.

*This is a partial list. These are not specific funds for Millmont FF.

BFFC has experience working together to install and manage food forest gardens that contain all of the planned elements and features in our design for the Millmont Street food forest. Liz Luc Clowes, BFFC Director of New Food Forest Construction and Community Engagement, will manage and supervise the development process and has experience doing so in all phases of development. An example of her projects can be found at the Codman Academy Charter School Microforest, an MOH-funded project for 2021-2022. BFFC also has full-time staff dedicated to both finance and operations on our team.

Maintenance & Operations Plan

The Operations and Maintenance plan is developed using the methods that are at the core of the communal land trust model which we've developed with community members across the 13 existing sites. The goal is to provide site operations that the community develops and manages according to the community needs for keeping the site safe, beautiful, and enjoyable by all.

PARK HOURS

The site will remain open from sunup to sundown. Stewards open and close the park accordingly.

An annual program of community and maintenance activities will be managed by local stewards, with support from the Boston Food Forest Coalition (BFFC) Community Engagement and Education teams.

STEWARDSHIP TEAM

The site will be managed and maintained by a food forest Stewardship Committee of 8-10 members. BFFC has a dedicated team of full time staff who provide maintenance support, funding for maintenance projects, and education to train stewards how to do garden tasks. The Stewardship Committee and BFFC will work together to organize three workdays per season. Work days are 3 hours, or longer, and involve dozens of volunteers who weed, remove trash, and care for the plants.

Weekly tasks such as weeding, harvesting, or snow removal are organized by the neighborhood stewardship team, with ongoing support from BFFC staff.

DESIGN FOR LOW MAINTENANCE

The site is designed with the goal of low maintenance. Drought tolerant plants, an irrigation system, planting zone for fruiting shrubs and trees, permaculture principles of groundcover, and the re-use of plant detritus in garden beds are integral to the site design. Plants are selected based on the least amount of maintenance, maximal beauty for the community, biodiversity, and food productivity throughout the year.

SITE MAINTENANCE - GENERAL

The Stewardship Committee will also perform weekly site visits to identify and address any maintenance concerns. These tasks include, but are not limited to:

- watering, pruning, mulching, inspection for pest management, fruit and nut collection weeding and trash pick up.

MAINTENANCE MEASUREMENTS & STANDARDS

- Landscaped areas are considered properly maintained when they are relatively free of weeds, with the exception of those areas designated as a part of the Food Forest.
- All plant material will be pruned as needed to maintain sightlines and avoid walkway impediments throughout the growing season.
- Pruning may include selective cutting or shearing, in addition to clearing of deadwood/spent foliage. (Stewards who are trained can do it however BFFC staff Plant material will be pruned or renovated at the appropriate time of the year, using correct horticultural pruning practices.

When properly trimmed, the plant material will look natural, and be proportionate to the area in which it is growing. If a plant produces blooms, pruning will occur at the appropriate time to avoid disturbing the bloom period.

Only sustainable growing practices and natural pesticides will be deployed in the garden. Spraying for weeds, insects or disease will be done as-needed by qualified team members based upon the type of shrub or tree and its propensity for hosting insects or disease. Application should be done in appropriate temperatures, and wind conditions.

Thank you!

Questions???





Q&A + Comments

NEXT STEPS

- Additional comments may be submitted until **December 12th**
 - Email: theresa.strachila@boston.gov
 - Phone: 617-635-0627
 - Website: bit.ly/millmontstreet
- After the public comment period, the evaluation committee will recommend a developer designation based on:
 - *Evaluation criteria in RFP*
 - *All public comments received*



CONTACT INFORMATION



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 - theresa.strachila@boston.gov
 - 617-635-0267
- **Project website:**
 - bit.ly/millmontstreet

