

Woodcliff & Letterfine Open Space

Project Update and Developer Presentation



OVERVIEW

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

INTRODUCTIONS

- **MOH/GrowBoston staff**
- **Development Team**
- **Elected Officials**



Eastie Farm, East Boston

GROWBOSTON

Office of Urban Agriculture



East Cottage Farm, Roxbury

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

GRASSROOTS PROGRAM

Program of GrowBoston



Savin Hill Wildlife Garden, Dorchester

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

About the RFP

MOH LAND DISPOSITION PROCESS



MOH PROCUREMENT PROCESS

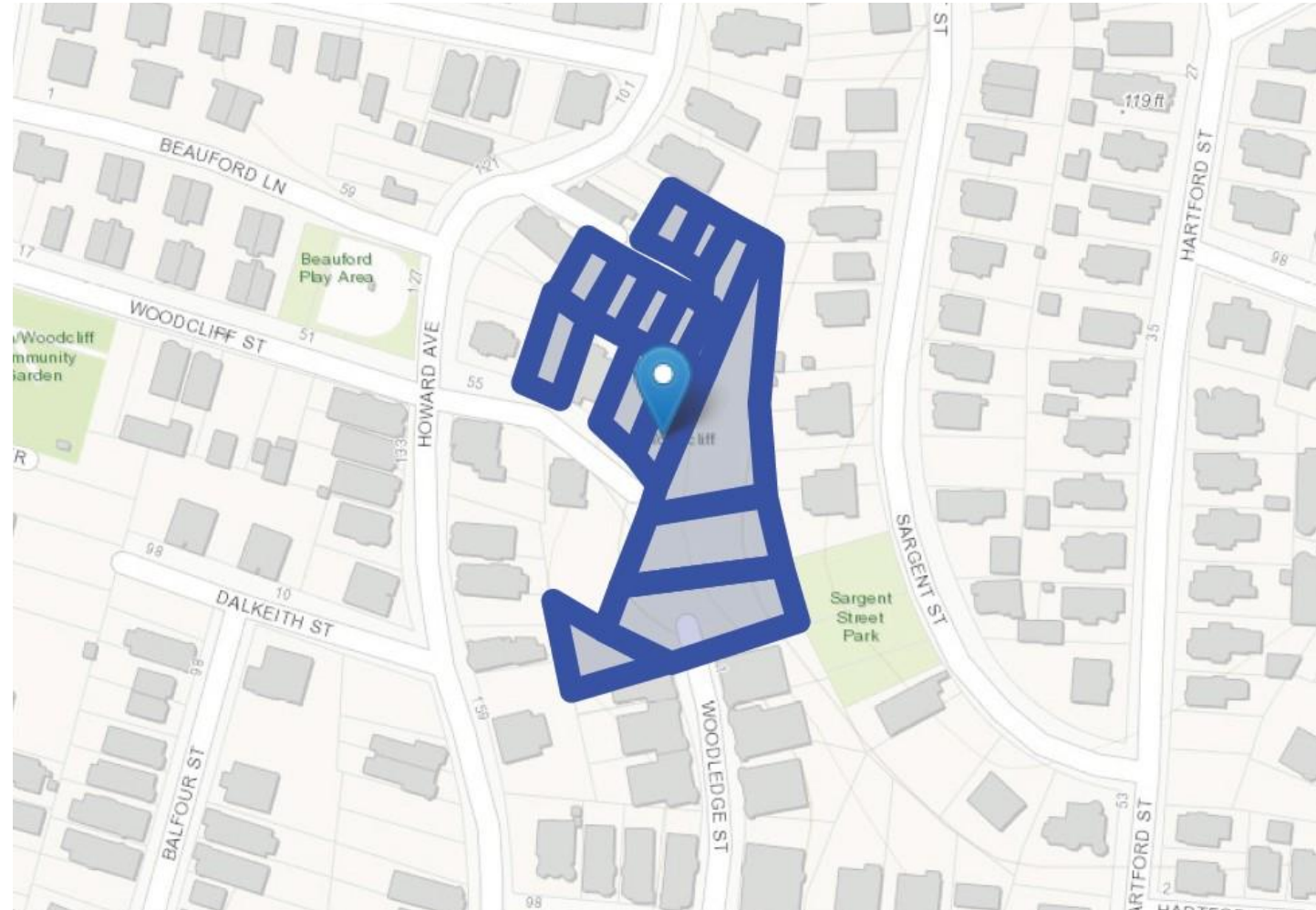
Under Chapter 30B



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

SITE DESCRIPTION AND MAP

- **Location: Roxbury**
- **Total Size: 57,466 sq ft**
- **14 vacant parcels**
 - 1-3 Letterfine Terrace
 - 2-4 Letterfine Terrace
 - 5-7 Letterfine Terrace
 - 6 Letterfine Terrace
 - 10-12 Letterfine Terrace
 - 14-16 Letterfine Terrace
 - 78 Woodcliff Street
 - One (1) unnumbered Letterfine Terrace parcel
 - One (1) unnumbered Woodledge St. parcel
 - Two (2) unnumbered Sargent St. parcels
 - Three (3) unnumbered Woodcliff St. parcels



SITE PHOTOS



View towards Howard Avenue



SITE PHOTOS



View from Woodcliff Street towards Letterfine Terrace



SITE PHOTOS



View from 78 Woodcliff Street towards Letterfine Terrace



SITE PHOTOS



View from 78 Woodcliff Street towards Sargent Street



SITE PHOTOS



View from end of Woodcliff Street towards Woodledge Street



COMMUNITY PROCESS TO DATE

Open Space

- February 23, 2023
 - *MOH presented to DSNI's Sustainable Development Committee to gather feedback about the future of these parcels*
- March 23, 2023
 - *DSNI's SDC voted to support the issuance of an RFP for these parcels for open space*
- April 4, 2023
 - *MOH presented to Fayston Street Resident Association to gather feedback about the future of these parcels*
- **Community members supported using the parcels for open space and creating opportunities for youth education and gardening. Community members want to ensure adequate safety and security measures and a thoughtful approach to any additional cars traffic brought to the area.**

RFP OVERVIEW

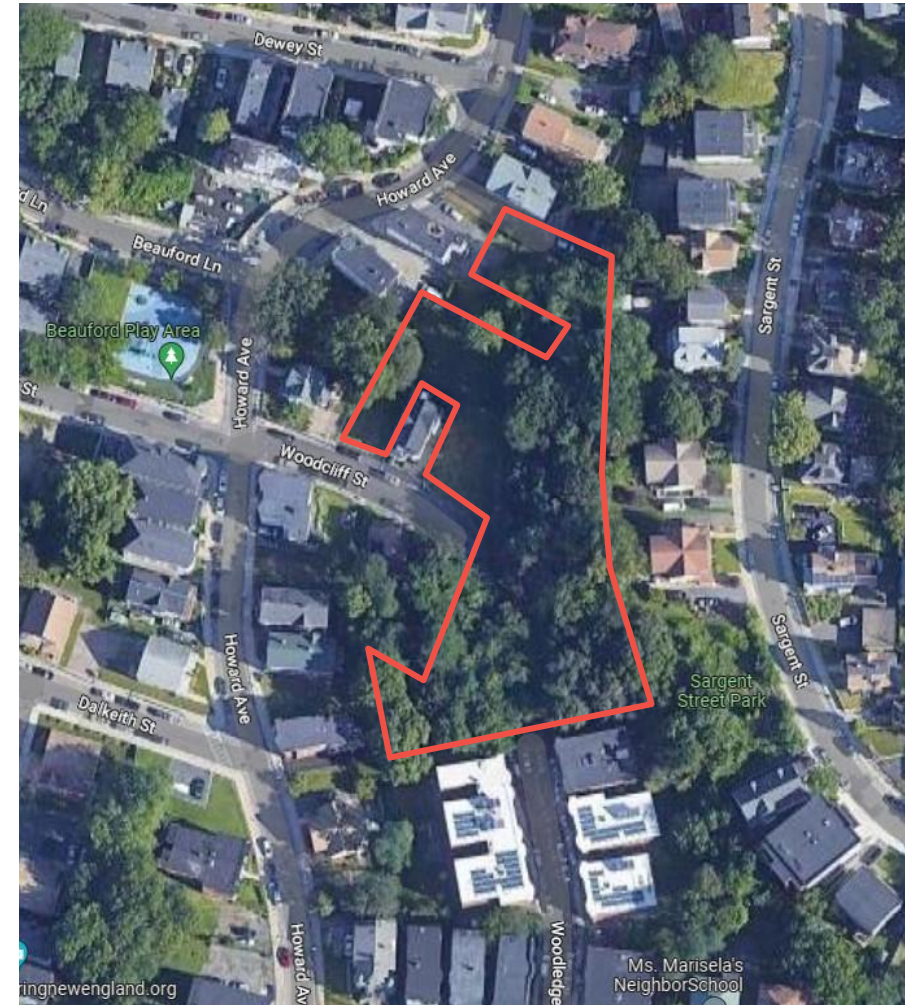
- Woodcliff Street, Letterfine Terrace, Roxbury
- Total Size: 14 parcels, approx 57,466 sq ft

SITE AND DESIGN OBJECTIVES

- Maintained as open space with improvements to promote recreational site use.
- Proposals are encouraged that will create opportunities for youth and community education.
- Proposals for projects with formal educational programming should include a plan to ensure community access and prioritize local participation in such programming.
- Construction of small building allowed

AVAILABLE FUNDING: \$150,000

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



Boston Outdoor Preschool Network

MAYOR'S OFFICE OF HOUSING

MAYOR'S OFFICE OF HOUSING





Boston Outdoor Preschool Network

BOPN is a nonprofit organization founded by [Shela Sinelien](#), [Sarah Besse](#), and [Sara Murray](#).

Our outdoor preschools give children a joyful childhood full of play, exploration and wonder.

We believe in building community and connecting with nature.

The lots at the end of Woodcliff Street are owned by the city and have been vacant since the 1980s.

Our proposal is to build a **small nature preschool building and a large community green space with gardens.**

We will provide **preschool at no cost to families** through the city's [Universal PreK](#).



BOPN Woodcliff Street Nature Preschool vision:

- Twenty children ages 3 and 4 (K0 & K1)
- Funded by [Universal PreK](#) (no tuition)
- Goal of priority enrollment for families who might not otherwise have access to nature preschool (at least 60% low-income)
- Outdoor clothing and boots provided at no cost
- Above-market salaries for lead teachers, and excellent health and dental benefits for all full-time staff
- Employing youth ages 15 - 24 through [SuccessLink Youth Employment Program](#)
- Welcoming English language learners





BOPN developer qualifications:

- Expertise in nature-based early education
- Opened our first preschool at the Arnold Arboretum in 2019. Currently operating at four locations (150 children attending each day)
- Opening Boston's first free nature preschool at the Franklin Park Zoo in September through universal prek
- Collaborations with 7+ other nonprofits and community groups

Diversity and Inclusion:

- BOPN staff:
 - Leadership team is currently 75% female and 50% people of color
- Land ownership:
 - Roxbury community land trust
- Landscape design:
 - COGDesign participatory design process
- Building construction:
 - Collaboration with YouthBuild Boston
- Nature preschool programming:
 - Goal for low-income families to be placed first in line for at least 60% of spots

Collaborators:

I. Design & Build:

- Landscape design:
 - [COGDesign](#) (Staci & Christine)
 - [Lu-La Studio](#) (Sara & Katie)
- Architect:
 - [Bloom Architecture](#) (Derek)
- Builders:
 - BGI Homes (Matt)
 - [YouthBuild Boston](#) design and construction trainees (Danyson)

II. Programming:

- Garden education:
 - [Green City Growers](#) garden programs with nearby BPS partner schools (Caitie & Anna)
- Parent Empowerment:
 - [First Teacher](#) gatherings for families & summer program (Karla, Kim & Latisha)



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Illustrated Plan of Proposed Design



Illustrated Collage of Proposed Design

Education Building:



YouthBuild Boston (YBB)

YouthBuild Boston (YBB) located in Roxbury is dedicated to serving community partners by blending vocational training with community development.

Collaborating with local organizations, YBB prepares young individuals (14-24) for careers in the architecture, engineering, and construction industries while addressing community needs.

Through projects like building affordable housing and renovating community spaces, trainees gain hands-on experience and certifications, making tangible contributions to their neighborhoods.

YBB's commitment to these partnerships enriches both the trainees and the community, fostering empowerment and sustainable development.



Green City Growers (GCG)

- We install, maintain and provide educational programming for vegetable gardens.
 - High-quality, durable, accessible raised beds
 - Full season garden education and inputs (plants, seeds, fertilizers) to neighbors and community members that would like to grow in the community garden.
 - We provide educational programs to people of all ages: Pre-k through senior residents
- Many connections between GCG and neighboring BPS schools.
 - Students we work with at school can now garden at home in their neighborhood.
 - Lots of potential for schools to have field trips to Woodcliff Community Garden.





At First Teacher we believe that every parent has the power to be their child's most important brain builder, most powerful advocate, and their most influential teacher.

We create spaces and structures for parents and caregivers to form relationships, be part of a supportive non-judgmental community, and work together to gain new skills, strategies and perspectives.

Through this supportive community and the relationships formed by parents, our children become lifelong learners who will be prepared for success in kindergarten and in life.

Development Cost & Fundraising Plan:

Sources of Funds:		Notes:
Community Development Block Grant	\$150,000	City of Boston
CPA grant (open space)	\$100,000	State of MA
Universal PreK grant	\$99,000	City of Boston
Foundation grants	\$60,000	
BOPN Fundraising	\$25,000	Individual donations
BOPN savings	\$202,400	
Total:	\$636,400	
Uses of Funds:		
Landscaping and Gardens:	\$250,000	
Education Building:	\$386,400	Quote from a builder
Total:	\$636,400	

Maintenance & Operations Plan:

BOPN is obligated to maintain the property in good condition in order to meet EEC (state) licensing and UPK (city) compliance requirements. Our annual operating budget will be mostly covered by universal prek and supplemented with grants.





Please reach out to Shela.Sineliem@bopn.org & Sarah.Besse@bopn.org to share feedback or to schedule a time to visit our nature preschools!

Q&A + Comments

NEXT STEPS

- Additional comments may be submitted until **July 1st**
 - Email: theresa.strachila@boston.gov
 - Phone: 617-635-0627
 - Website: bit.ly/woodcliff-letterfine
- After the public comment period, the evaluation committee will recommend a developer designation based on:
 - *Evaluation criteria in RFP*
 - *All public comments received*



CONTACT INFORMATION

- **Theresa Strachila**
 - Program Manager, GrowBoston
 - theresa.strachila@boston.gov
 - 617-635-0267
- **Project website:**
 - bit.ly/woodcliff-letterfine

