

115-123 Bird Street

Community Information Session



MEETING AGENDA



- **Welcome and Introductions**
- **Site Description and Photos**
- **Planning Process and Progress to Date**
- **Proposed Use of Site**
 - *Urban farming*
 - *Affordable housing alternative*
- **Q+A**
- **Next Steps**

WELCOME AND INTRODUCTIONS

Dudley Street Neighborhood Initiative



DSNI's mission is to empower Dudley residents to organize, plan for, create and control a vibrant, diverse and high-quality neighborhood in collaboration with community partners.

Through our community land trust, Dudley Neighbors Inc., we own and steward over 30 acres of land that is in use by the community and for the community:

- *227 units of housing*
- *2 commercial buildings (492 Dudley St and 572 Columbia Rd.)*
- *Urban Farms, Community Gardens, Open Space and Trina Persad Park*

What do we do? With the leadership of our members:

- *Community organizing and planning*
- *Economic development*
- *Arts and cultural organizing and engagement*
- *Direct support during COVID-19*

WELCOME AND INTRODUCTIONS

City of Boston: Grassroots Open Space Program

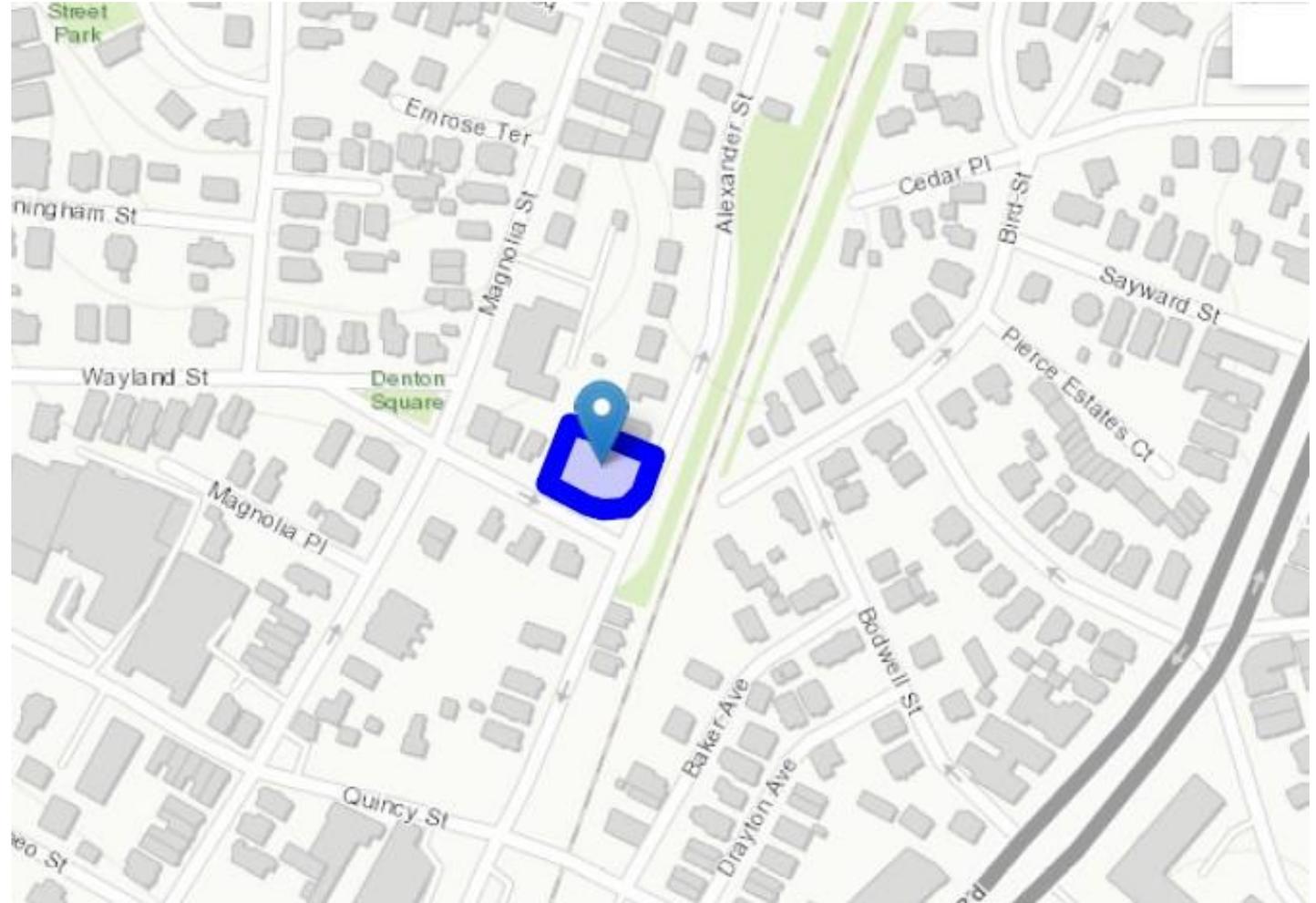


- **Provides City-owned land and grant funding for:**
 - *Community gardens*
 - *Urban farms*
 - *Other open space uses*
- **Relationship with other offices**
 - *Part of GrowBoston: Office of Urban Agriculture*
 - *Under the Mayor's Office of Housing*

SITE DESCRIPTION

115-123 Bird Street, Roxbury

- **1 vacant parcel**
- **Location: Roxbury**
- **Parcel Size: 10,718 sq ft**



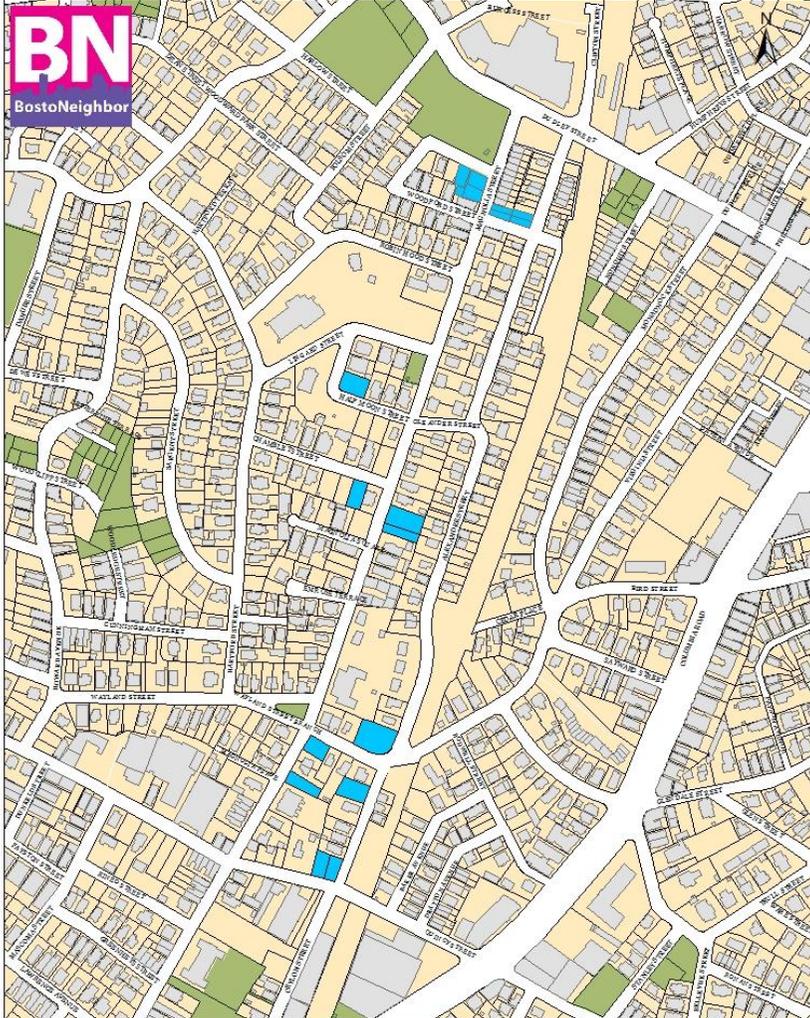
115-123 Bird Street (view from Alexander St.)



Community planning process timeline



MAGNOLIA STREET CORRIDOR



2015: Magnolia/Alexander Corridor Planning

- Multiple City-owned parcels
- 2015 plan:
 - New affordable housing
 - Garden at Magnolia/Alexander and urban farm at Bird St. (2016 RFP and designation)
 - Work to be done in 2 phases

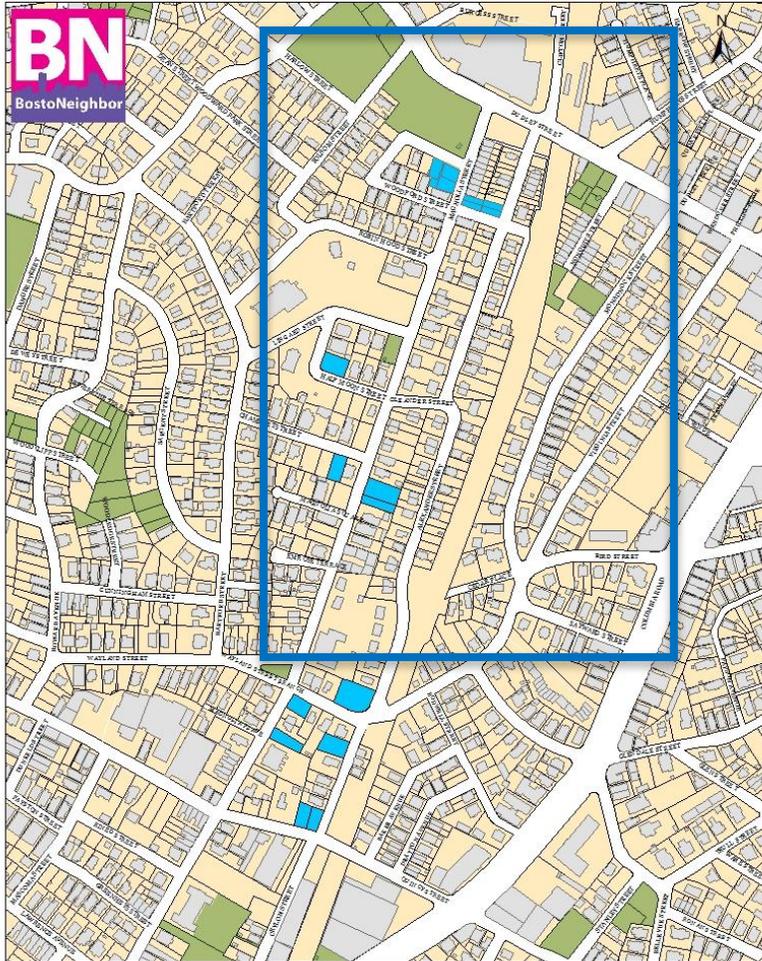
2022: Status check-in from City of Boston

- City returns to community meeting to verify original Bird St. plans- March DSNI Sustainable Development Committee meeting
- City notifies community of plan to release Request for Proposals (RFP)

2023: Bird St. Info Session

Magnolia, Woodford, Chamblet, Half Moon and Alexander Streets: Today's condition- construction underway or completed

MAGNOLIA STREET CORRIDOR

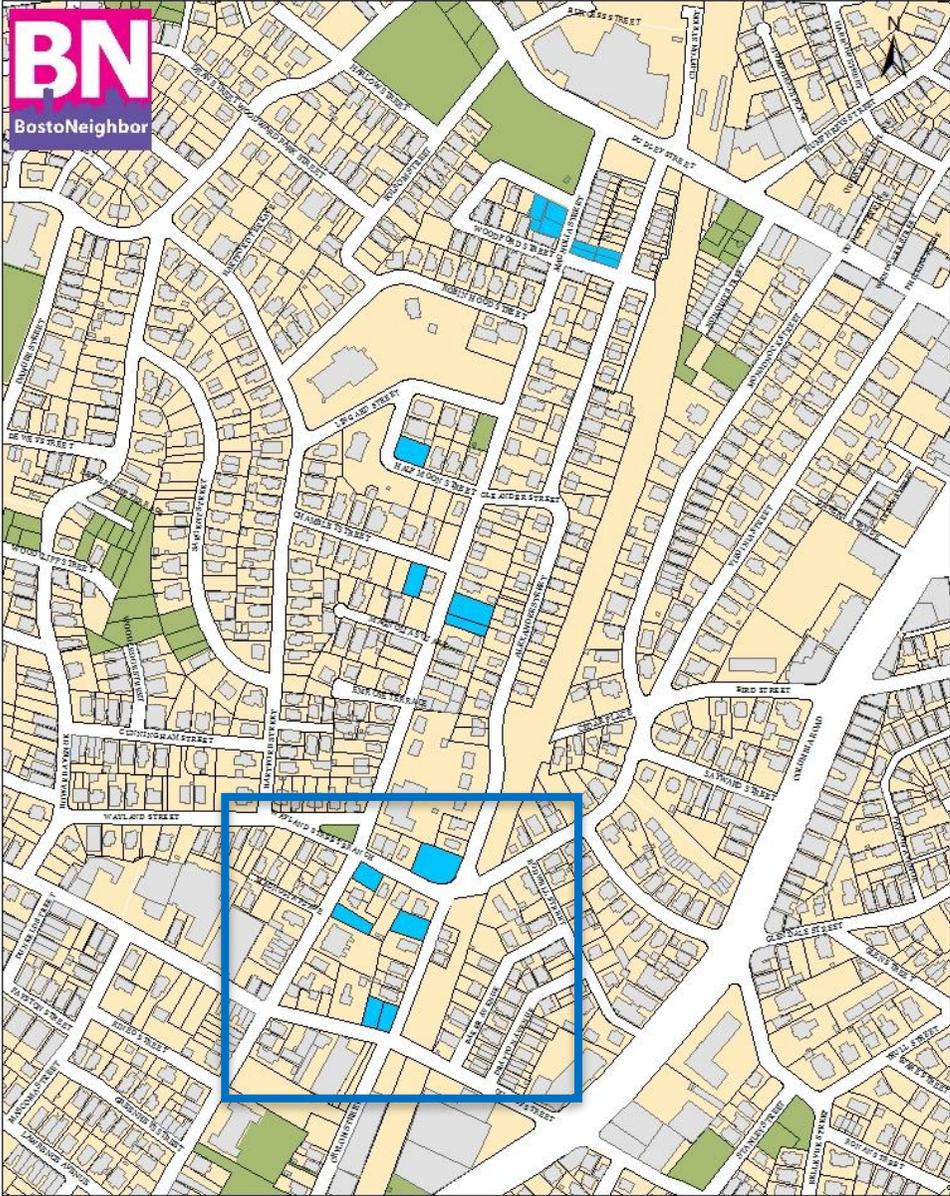


Garden at Alexander and
Magnolia Streets



Housing at Magnolia
and Woodford Streets

MAGNOLIA STREET CORRIDOR



Ceylon, Bird and Magnolia Streets: Today's condition- housing construction est. 2024



Image from 2015 planning process

PROPOSED FUTURE USE: 2015 PLANNING



Open Space



- **Urban Farming**

- *Good future urban agriculture site due to sun exposure, size*
- *Regular site use by farm operators to plant, harvest, weed*
- *Limits added parking pressure to area*
- *Substantial community process to date*
- *RFP issuance late winter/early spring*

2016: URBAN FARMING RFP ISSUED



REQUEST FOR PROPOSALS

115-123 Bird Street, Roxbury

CITY OF BOSTON
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

for the purpose of
Urban Agriculture



- **Key Dates**

- *Issued: February 8, 2016*
- *Due: March 16, 2016*

- **Response**

- *3 proposals received*

- **Result**

- *Selected developer unable to complete the project*

URBAN FARM RENDERING



Conceptual View



URBAN FARM EXAMPLE

ReVision Urban Farm, Fabyan Street, Dorchester



ALTERNATIVE FUTURE USE

Housing



- **Affordable Housing**
 - *New community process required before RFP issuance*

QUESTIONS AND COMMENTS

MAYOR'S OFFICE OF HOUSING
DUDLEY STREET NEIGHBORHOOD INITIATIVE



NEXT STEPS



CONTACT INFORMATION



- **City of Boston**

- Theresa Strachila
- Program Manager, GrowBoston
- theresa.strachila@boston.gov
- 617-635-0267

- **DSNI**

- Minnie McMahon
- Community Organizer
- mmcmahon@dsni.org
- 617-442-9670 ext. 8

THANK YOU!

**MAYOR'S OFFICE OF HOUSING
DUDLEY STREET NEIGHBORHOOD INITIATIVE**



ADDITIONAL INFORMATION

About the disposition process

MAYOR'S OFFICE OF HOUSING
DUDLEY STREET NEIGHBORHOOD INITIATIVE



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 cost 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).

PROJECTED PROJECT TIMELINE

For urban agriculture

