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April 21, 2021

Loryn Sheffner

Office of Real Estate Management Service

Division of Capital Asset Management and Maintenance, 1 Ashburton Place, 15th Floor
Boston, MA 02108

Dear Ms. Sheffner,

A broad coalition of community members, organizations, neighbors and other organizations in partnership with Emerald Necklace Conservancy believe the Commonwealth of Massachusetts and the City of Boston has an opportunity to supply the much-needed housing and health and supportive services in a superior location while also restoring 13-acres of parkland to high-needs, Environmental Justice Communities surrounding Franklin Park.

Franklin Park is the Wrong Location for these Important Needs

Franklin Park, a 527-acre gem of the Emerald Necklace, was designed in 1895 by Frederick Law Olmsted, and has since become a key open space for neighboring communities, providing a gathering space for events, as well as a welcome respite from city life.

However, much of parkland is no longer truly free and open to the public, with over 200 acres altered, including, the addition of the Franklin Park Zoo, the William J. Devine Golf Course, and the Shattuck Hospital (built on what was formally Heathfield), and other facilities. As can be seen in the included figure 1, these uses are primarily sited on the Dorchester/Mattapan/Roxbury sides of the park, and limit accessible free and open space for those communities. These uses make up over 40% of Franklin Park, restricting open space availability and access in high-needs Environmental Justice Communities.

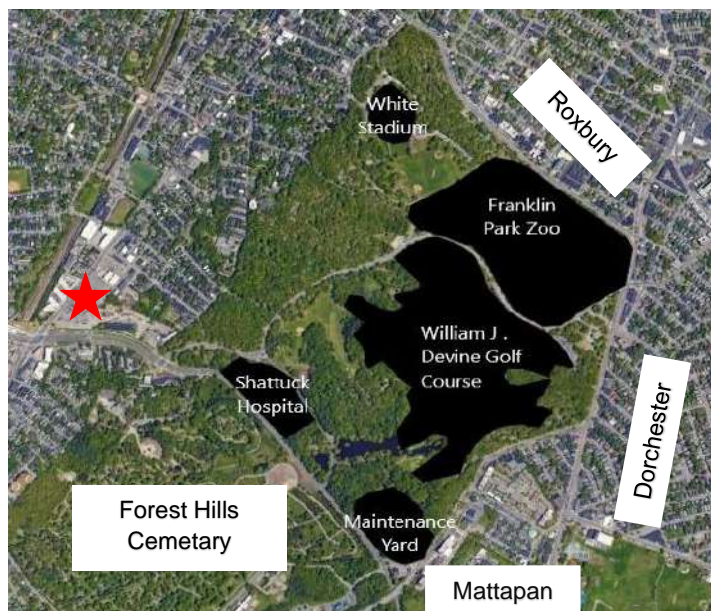


Figure 1: Map of Franklin Park, outlining areas not freely accessible to the public (add neighborhood labels- community names)

★ *Preferred Location of 18-Acre Commonwealth-controlled "Arborway Yard" site*

The Emerald Conservancy supports the new services proposed by HHS, the housing for the formerly homeless, and space to provide replacement facilities for the services not to be moved to the Newton Pavilion. Our work with parks teaches us much about the needs of our community members struggling with health and housing challenges.

Unfortunately, there are key problems with proposal as it currently proposed, we urge the Commonwealth to address:

Lack of Outreach to Important Communities

- Throughout the planning process, there has been little apparent outreach to the communities of Roxbury, Dorchester, and Mattapan about the Shattuck Demolition and proposed services. Additionally, there has been no documented communications with housing programs, churches, social groups, or neighborhood associations within the Black and Latinx communities. This was further apparent in the lack of representation during the April 13th hearing – the vast majority of participants were from Jamaica Plain.

The Ellicottdale, the portion of Franklin Park adjacent to the Shattuck Hospital, is critical to residents of Mattapan, Roxbury, and Dorchester. As COVID-19 has highlighted, access to open space is public health – the Environmental Justice Communities surrounding Franklin Park take solace in the Ellicottdale, a rare urban open space, offering shade from heat islands and free opportunities for recreation. Many of the groups using this area, including the Franklin Park Tennis Group, objects to the current proposal.

The Commonwealth's plan for the Shattuck site does not align with current best practices for supportive services for the formally unhoused and others.

- The services, while essential, would be isolated, as noted by many in the hearing on April 13, 2021. The Shattuck campus does not have access to reliable public transportation, is adjacent to high-speed roads without sidewalks or bike lanes; and is park across from a cemetery. As the site lacks all neighborhood amenities such as a grocery stores, schools, opportunities for work, or houses of worship. All these factors prevent the integration of marginalized community members, many of which who struggle with mental health and other challenges.
- The Commonwealth's plan does not consider the Franklin Park Action Plan and the recent \$28 Million commitment the City of Boston is making to the park. Currently, the Franklin Park Action Plan is designing for the future closure of Circuit Drive and proposes restrictions on vehicular access to this area and is prioritizing integration of uses into the park and connections. This closure would further limit access to and from the Shattuck Campus, which combined with the factors mentioned above, would further isolate those seeking services.

The Shattuck Redevelopment Proposal is not fast, guaranteed, or well-thought out, but we may have to live with its consequences forever.

The current proposal suggests these new services might be developed in 2024 or later, after an RPF is issued, responded to, selected, a design process is completed, scores of waivers are approved and the city's article 80 review process has been completed. This is far from "shovel-ready."

- The current proposal requests a minimum of 75-100 units for the formally homeless, and does not require the much-needed "wrap-around" supportive services, which are critical to the populations utilizing the housing.
- The current proposal plan to offer a private service provider a 99-year lease of publicly owned land to build the housing and services on at their cost, expecting they will need to develop additional space for rent or other revenue generation, is deeply concerning. History tells us a 99-year lease will turn into several centuries, spanning several generations. Leasing formally public parkland to private development when the City of Boston has a growing demand for public space, given the needs of increasingly populated Environmental Justice Communities, seems short-sighted.

**A Community Driven
Option for the Services,
Climate-Resilient
Transportation and Open
Space**

Because of the downsides of the proposed plan for the Shattuck Campus, the Emerald Necklace Conservancy collaborated with Northeastern University on three studies to evaluate alternative sites for services, focusing on nearby, underdeveloped properties also controlled by the Commonwealth. From their research, the Arborway Yard Bus

Facility, currently underutilized, and partly used by the MBTA for out-of-service bus storage and maintenance, was identified as a holistic alternative. This 18-acre site offers a unique opportunity to provide affordable housing and community services (as proposed in the 20-year-old MOU between the City and the MBTA), space for the T's growing electric bus fleet, housing for the formerly homeless, and recovery services adjacent to prime public



Northeastern University
College of Arts, Media and Design
Architecture

Brian Contois, Evan Maras

Figure 2: One of four example concept designs for the redevelopment of the Arborway Yard as researched through a 2021 Northeastern study. Many of the buildings shown have "green roofs" to address heat islands and flooding risks in the area.

transportation, while restoring lost open space for the high-needs areas surrounding Franklin Park.

We believe the Arborway Yard offers a win/win/win for all involved parties, providing enough acreage to support:

- Housing and community needs: 8 acres for mixed-use services, affordable housing, and recreational greenspace for neighboring high-needs communities
- Transportation needs: Space for T's required electric bus facility, including an electric bus fleet and electric transportation
- Health Needs: Mental health and supportive rehabilitation services; 75-100 units of housing for the formerly unhoused
- Access Needs: Locates supportive services adjacent to prime public transportation

The Time is Now – Federal and other funding focused on Resilient Green Transportation Infrastructure Investments like the Arborway Yard Opportunity

We are in a local, regional, and national moment of historic investment in climate supportive transportation, development, and community infrastructure. For example: the MBTA has recently received over \$1 billion in new federal funding between the last two coronavirus relief bills for its capital needs and in total will spend a record \$2 billion in 2021 alone. It is anticipated that the MBTA and others will receive record support in upcoming infrastructure federal funding, prioritizing projects that focus on climate resiliency and transit orientated development and investments – exactly what this project proposes at the Arborway Yard. Not only is this site would a holistic solution, but with timely federal funding, developing, or reusing, unused portions of the site could be faster than developing the Shattuck Site, which still faces a surplus of needed waivers and an Article 80 process.

Doing the Right Project at the Arborway Yards has Broad Support

The Emerald Necklace Conservancy, along with a growing coalition of over 20 local organizations, hundreds of community members, and both former Governor Weld and Governor Dukakis, believe that the Arborway Yard is a viable option that offers superior access to treatment facilities, jobs, schools, and grocery stores, and will allow high-needs individuals to integrate into a community, all while restoring open space to an Environmental Justice Community (see attached Statement of Principles). The growing support of this alternative was made evident during the Public Hearing, in which half of those who testified were in support of the Arborway Yard.

We urge the state and the city to work toward a solution that helps to restore Franklin Park to its preeminence as Boston's most important park for the Roxbury, Jamaica Plain, Mattapan and Dorchester neighborhoods and makes the Arborway Yard a national model for transit-oriented development, with housing and services for the formerly homeless



Connecting People and Parks and Conserving the Emerald Necklace

CHARLESGATE PARK • BACK BAY FENS • RIVERWAY • OLMSTED PARK • JAMAICA POND • ARNOLD ARBORETUM • FRANKLIN PARK

populations, affordable housing and development, and our climate future with a key electric bus facility. Simply put, this is a once-in-a-lifetime opportunity.

We believe the Commonwealth, with the support of our City and communities, can do great things, and we look forward to working together to provide the best solution for all needs.

Thank you for your consideration.

Sincerely,

Karen Mauney-Brodek
President



Connecting People and Parks and Conserving the Emerald Necklace

CHARLES GATE PARK • BACK BAY FENS • RIVERWAY • OLMSTED PARK • JAMAICA POND • ARNOLD ARBORETUM • FRANKLIN PARK

The Emerald Necklace Conservancy

The mission of the Emerald Necklace Conservancy is to restore and improve the Emerald Necklace for all.

The Conservancy connects people and parks and conserves the Emerald Necklace through projects and programs that enrich the visitor experience and restore and renew the landscape, waterways and parkways. To steward the Emerald Necklace's 1,100 acres of parkland extending from Boston's Back Bay through Brookline and Jamaica Plain to Franklin Park in Dorchester, the Conservancy collaborates with its partners on advocacy, maintenance and restoration, education and access and promoting park stewardship through volunteer and youth programs.

A once-in-lifetime opportunity: the right community services and needed housing in the right location, and an opportunity to restore parkland to Franklin Park, a high growth area in a high-needs community.

Background/Site History

- The Shattuck Hospital was built on "Heathfield", originally designed as a large meadow with shade trees, after 13 acres of parkland were transferred from the City of Boston to the Commonwealth for the purpose of building a hospital in 1949.
- The Shattuck Hospital building has now reached the end of its useful life and is slated for demolition by the Department of Health and Human Services (HHS). Most services are planned to relocate to the Newton Pavilion at Boston Medical Center in the South End. At the Shattuck site, HHS plans to build 75-100 units of housing for the formerly unhoused, along with a recovery and supportive services.
- Franklin Park has been a key open space for neighboring communities, providing a gathering space for events, as well as a welcome respite from city life.

The Commonwealth's Nearby Arborway Yards: Superior alternate location in proximity to public transportation

The 18-acre site is the largest underdeveloped area along the Emerald Necklace, offering space to provide the many requirements requested by the MBTA, the City of Boston, the community and HHS, including:

- 8 acres for community services, residential units, and affordable housing (as required by the 2001 MOU between the MBTA and the City of Boston).
- Mental health and addiction rehabilitation services and 75-100 units of housing for the formerly unhoused.
- Sufficient space for the MBTA to meet its bus related needs, including room for an electric bus facility and charging station.
- Mixed-use services and recreational greenspace adjacent to public transportation.

- The agency has not evaluated alternative options or sites for services not moving to the South End.
- The Emerald Necklace Conservancy and a consortium of other groups and stakeholders have been working with Northeastern to explore a superior nearby site, also largely under the control of the Commonwealth.
- Supportive services and housing for the formally homeless adjacent to the Forest Hills T stop and public transportation. These services must be easily accessible to public transportation and fully integrated in the community, not isolated from essential community services.

We, the undersigned, support the following:

1. Returning and restoring the Shattuck Hospital site to public parkland
2. Building the proposed services and supportive housing in a less isolated setting, integrated into the community. The Arborway Yard site provides direct access to public transit, neighborhood amenities and job opportunities.
3. The 18-acre Arborway Yard site presents an opportunity to better accommodate all the populations that it will serve and fulfill prior commitments, including affordable housing and an environmentally friendly bus facility.

Organizations

Arborway Coalition

ArborwayMatters

Boston Cyclists Union

Boston Food Forest Coalition

Brookline GreenSpace Alliance

City Parks Alliance

Emerald Necklace Conservancy

Fiduciary Wealth Partners

Franklin Park Tennis Association

Friends of Post Office

Square

Friends of Ramler Park

Garrison Trotter

Neighborhood Association

Massachusetts

Conservation Voters

Muddy Water Initiative

National Association for

Olmsted Parks

OLMSTED 2022

Speak for the Trees

Trustees Collaborative for

Parks and Open Space

Zoo New England's Franklin

Park Zoo

Individuals

A.A. Levee
Alex Guriev
Alexi Conine
Alida C. Silverman
Andrew Gross Gaitan
Anita Ruthling Klaussen
Ann Stillman
Anne Lusk, Ph.D.
Anne Neal Petri
Arlene Mattison
Beatrice Nessen
Ben Taylor
Beth Worell
Betsy Ridge Madsen
Betsy Shure Gross
Bill Walczak
Brittany Gravely
Brooke Chamberlain Cook
Carroll M. Williamson
Chris Knight
Chuck Anastas
Clayton Harper
Daniel Verinder
David Holzman

David Meshoulam
Dede Petri
Deirdre Rogers
Diane Pacitto
Diane Pierce-Williams
Julia OBrien
Julie Lucier
Julie Waterman
Kay Mathew
Kelly O'Keefe
Linda Freeman
Lisa Vaas
Diane Valle
Dorothy Pazin
Edward Burke
Edward W. Campion, MD
Eliza Parad
Elizabeth Craig-Olins
ellen Forrester
Emily Jacobsen
Emily Wheeler
Faith Girdler
Fredericka Veikley
Genevieve Day

Hassan Makkeh
Hugh Mattison
Isabel M Shattuck
James K. Cornell
James Maguire
Jason Mogel
Jeannine Laing
Jeff Cook
Jeffrey Kaufman
Jennifer Uhrhane
Jeremy Fischer
JoAnn Robinson
Joe Orfant
John D. Lee
John Iappini
John Linehan
Josh Rosenblatt
Louis Elisa
Luis Prado
Margaret Pokorny
Marilyn Ray Smith
Marjorie Foley Hanson
Marjorie Greville
Martha Karchere



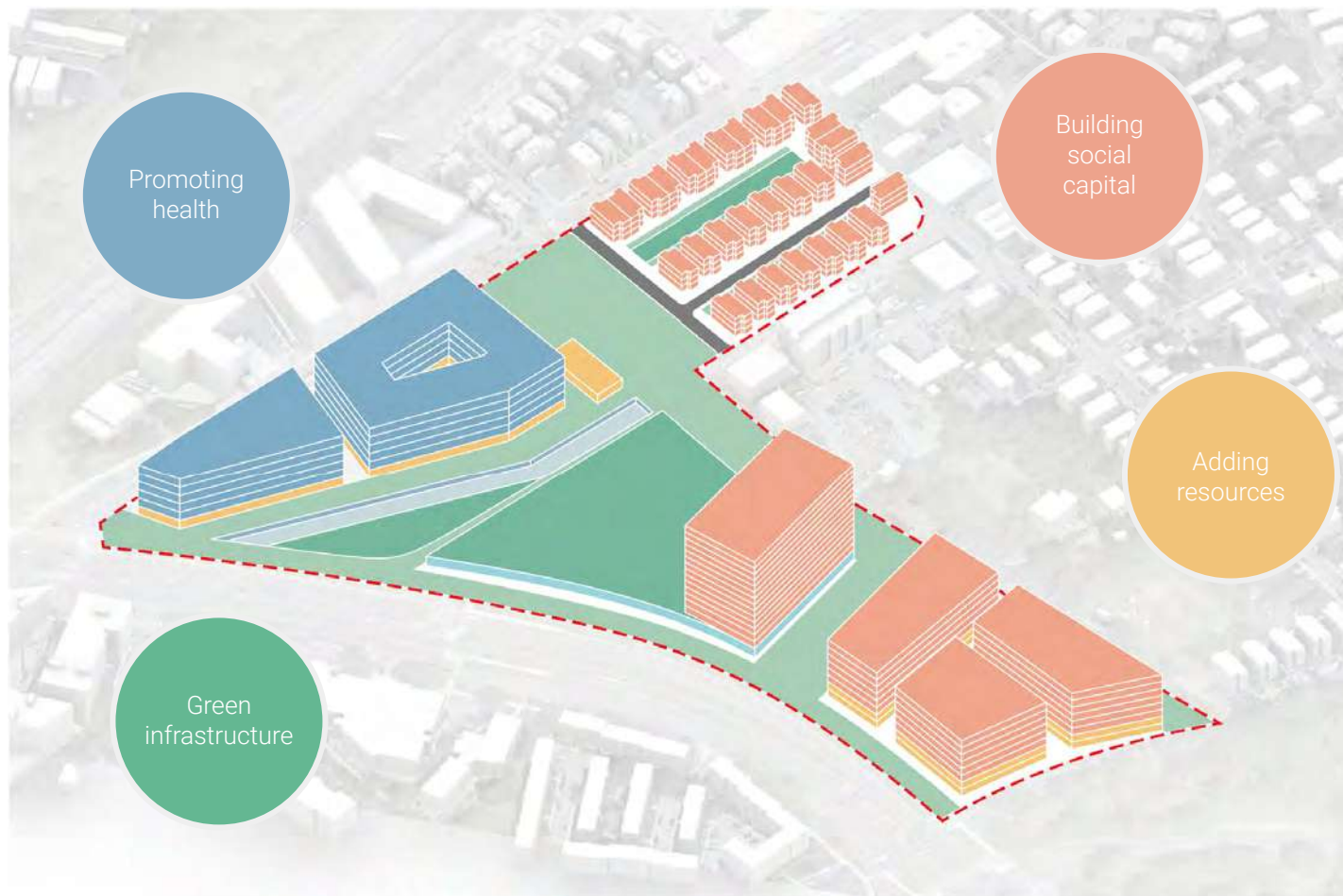
Arborway Yard

Building Well-Being

Designing for Health
Assignment 3

Katerie Boursiquot | Jazmin Cabrera | Tingsong Ou





Promoting health

Building social capital

Adding resources

Green infrastructure

Supportive Housing Service Residential Units BEB Facility Commercial

In danger of...



Stormwater flooding

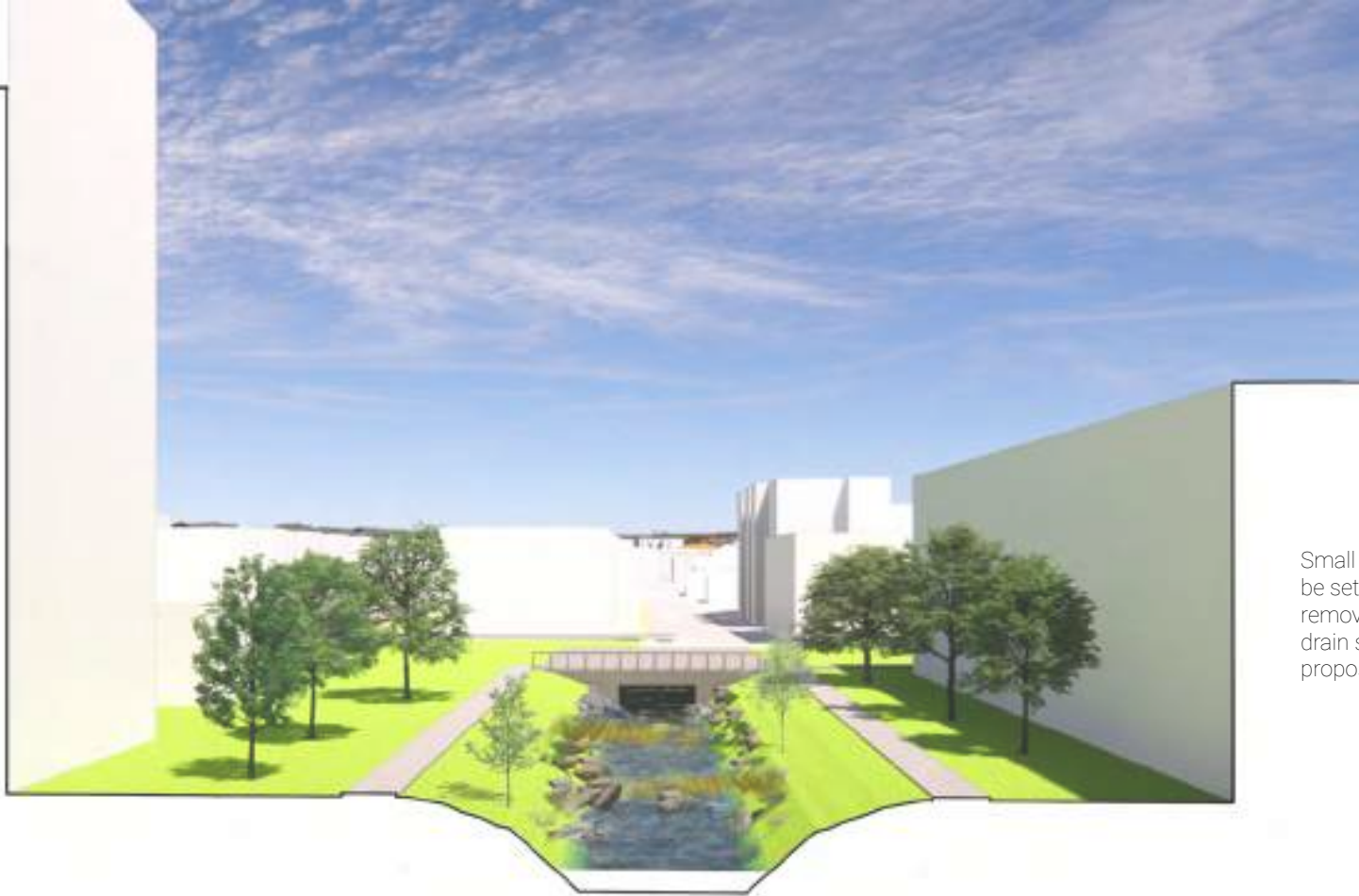


Land surface temperature

Green Infrastructure



Adding Bioswales to the triple decker neighborhood to help control stormwater flooding. Could be implemented through sidewalks by street grid.



Small topographic measures can be set in place along with the removal of impervious surfaces to drain stormwater flooding into the proposed daylight creek.



Circulation



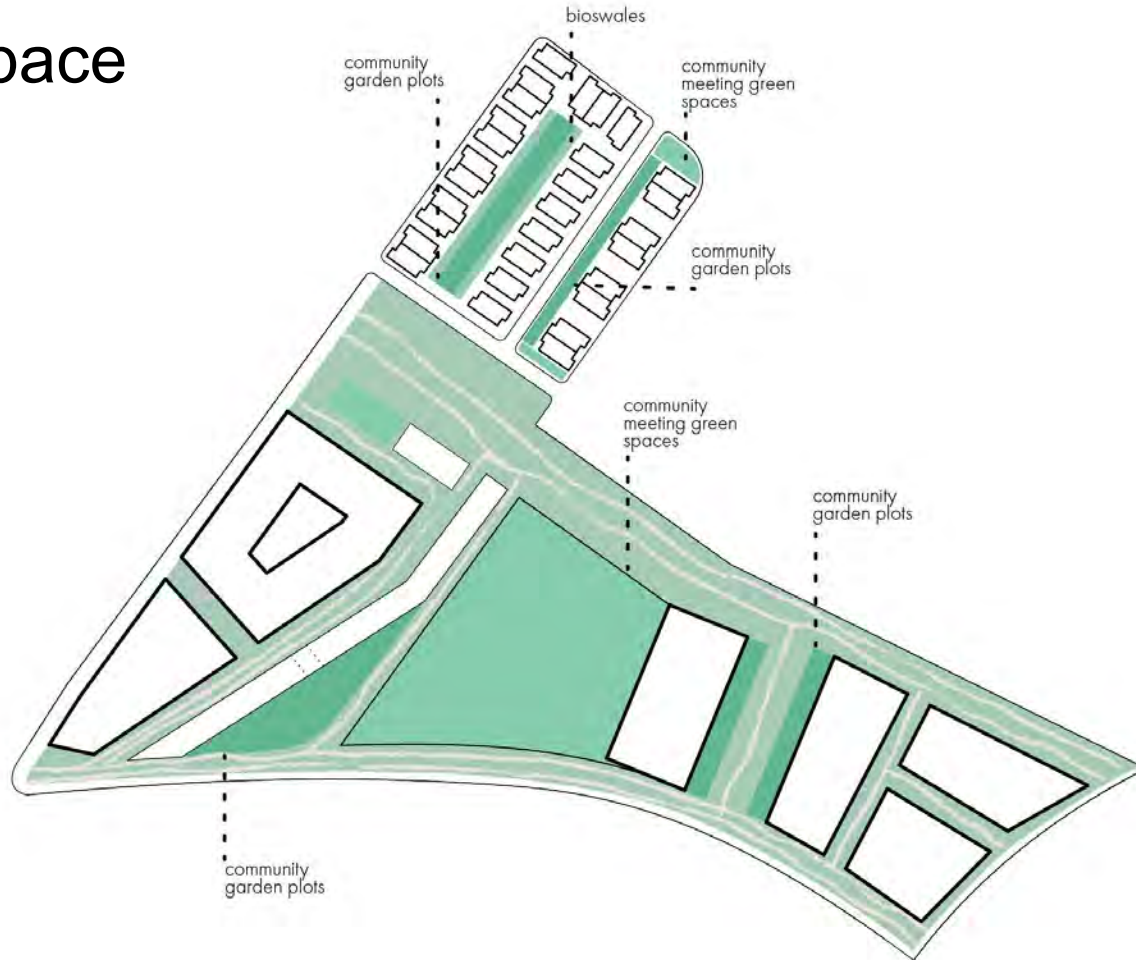
Green Space + Social Capital



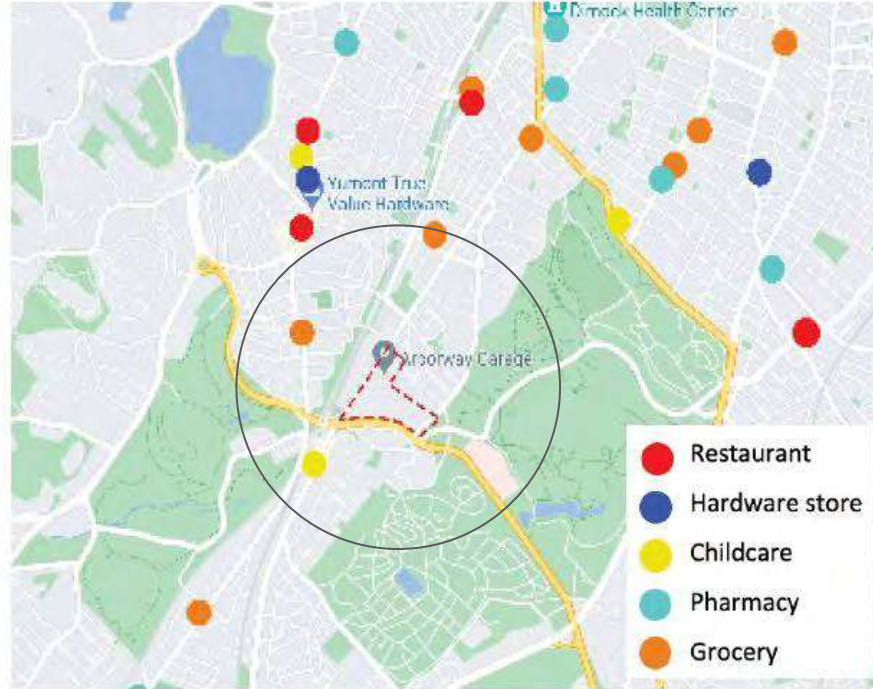
The findings underline the importance of social wellbeing as predictors of stress and, to a lesser extent, general health



Green Space



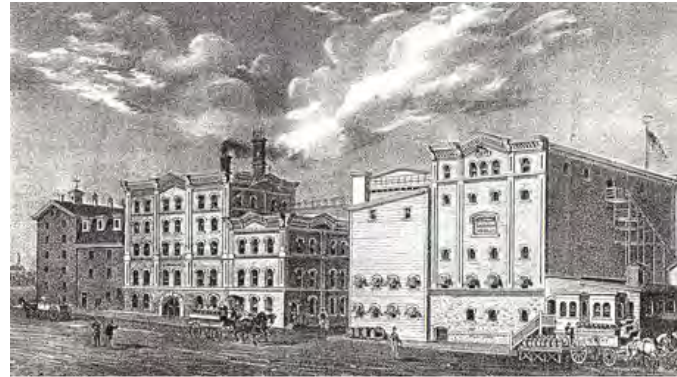
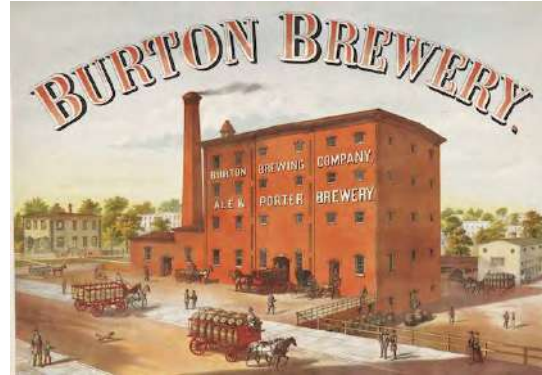
A walkable neighborhood?



Adding a Pharmacy and Hardware Store will not only give Arborway Yard needed resources but also the community surrounding it.

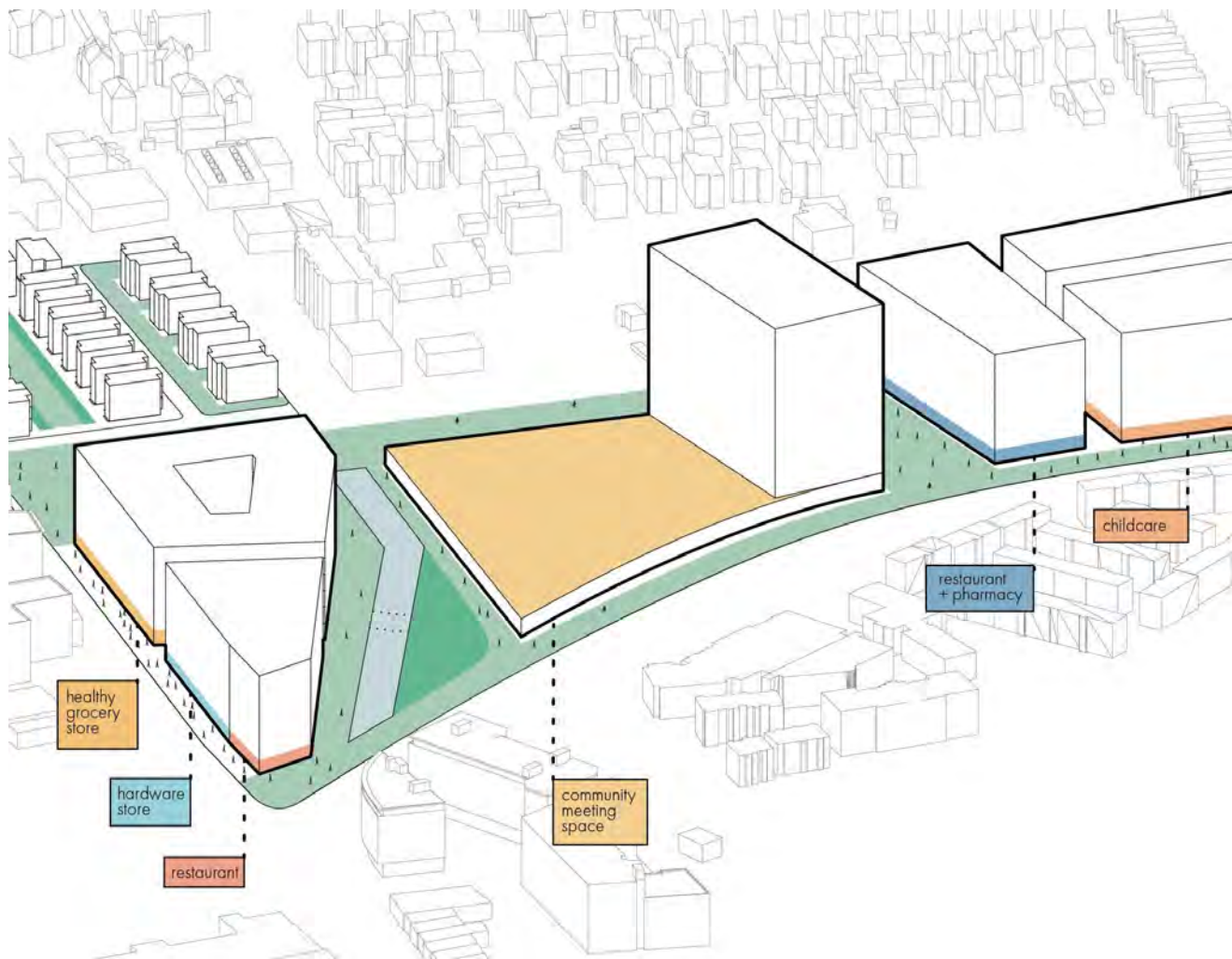
Picture 1. Source: Google Maps

Brewery



G. F. Burkhardt's Ale & Lager Brewery, 1883 From *Western Brewer*



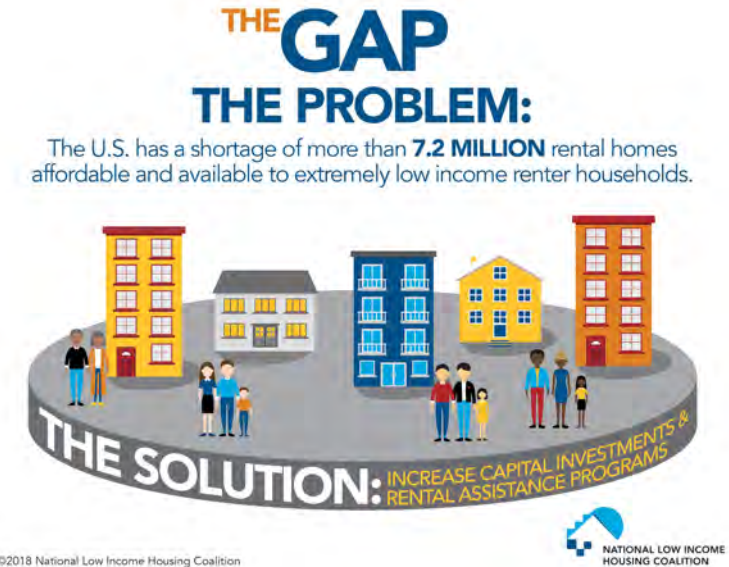


Buildings



One of our stakeholders, MBTA, requires a large portion of the site to be the Battery Electric Bus facility. Thus we can have limited lands for green space, housing, and supportive service.

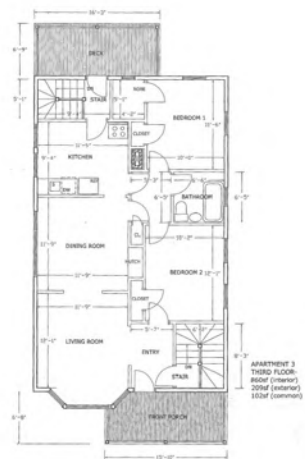
Sources: FHII (2008), MBTA CNG Bus Facility Design (2012)



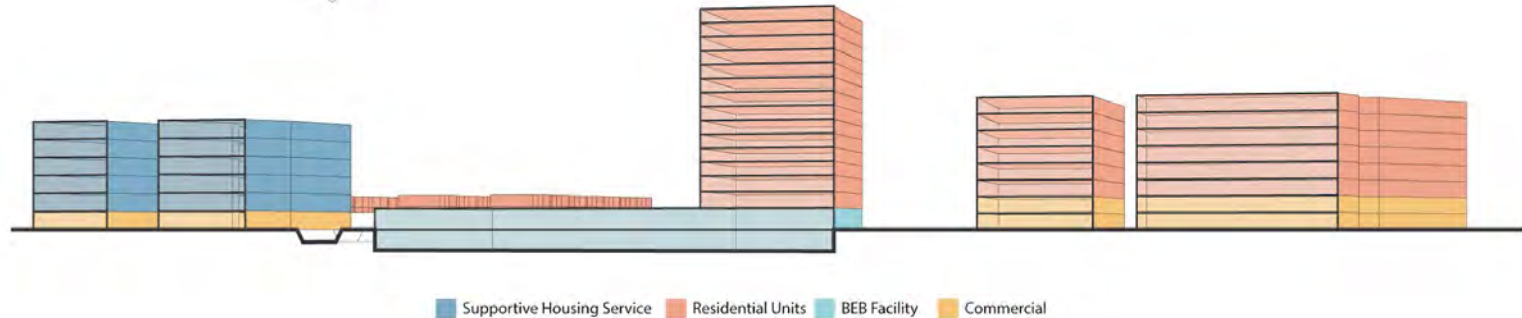
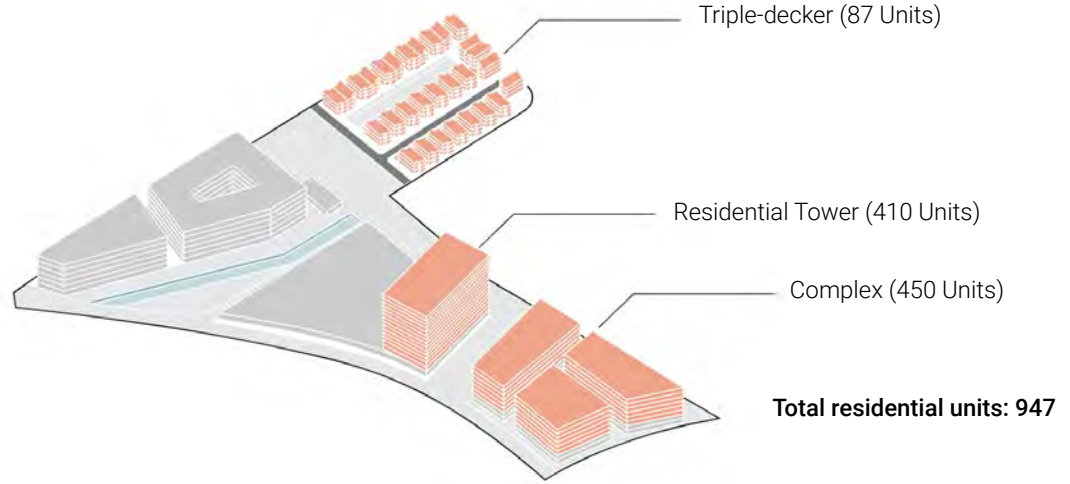
Affordable housing

<https://cohhio.org/report-shows-gap-in-affordable-housing-in-ohio/>

The triple-decker layout makes our project better blend into the surrounding fabric.



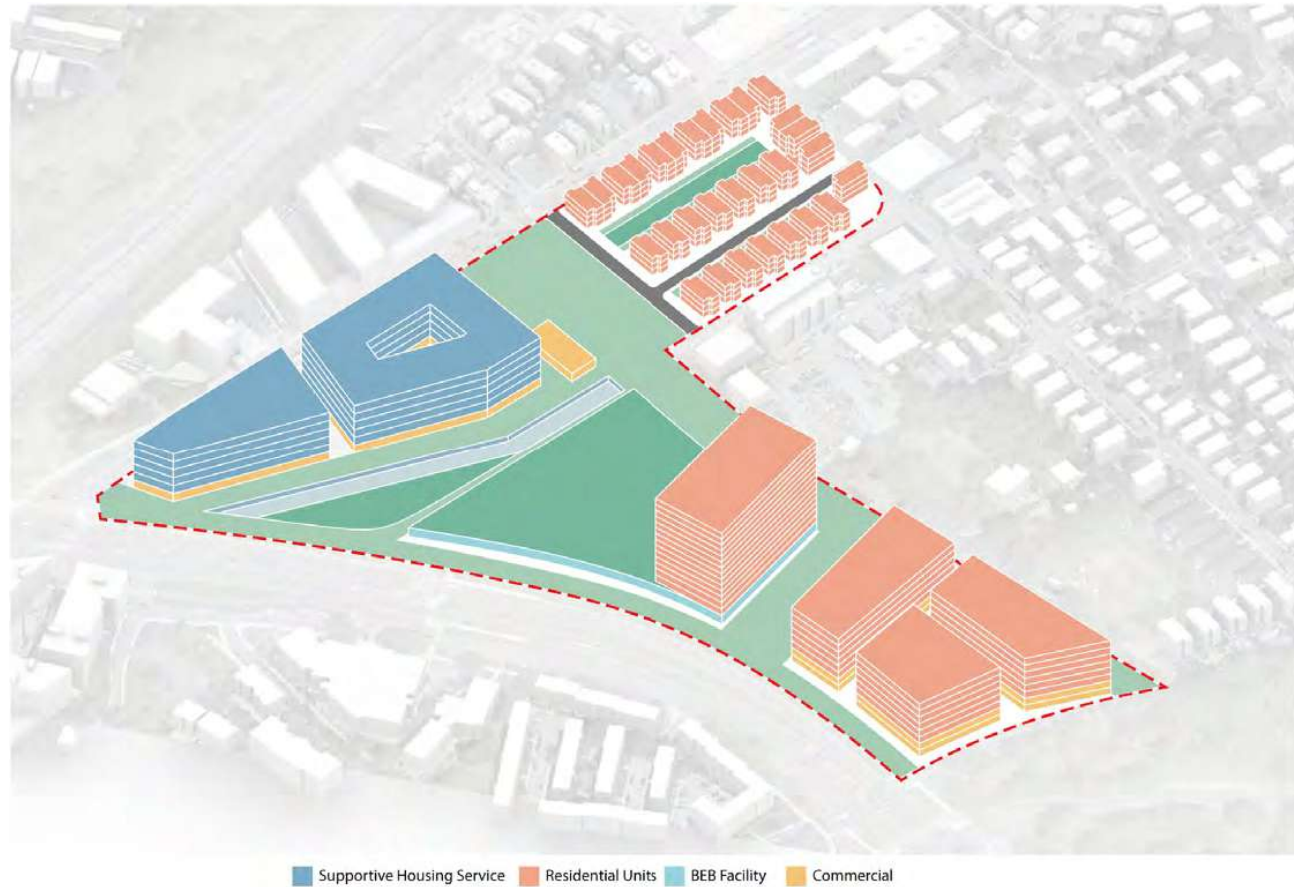
The two-story half-underground bus facility layout reduces this program's footprint, endows the surrounding community more space for affordable houses, greenaries, and community services.



Supportive Housing Service Residential Units BEB Facility Commercial

- **Complex (8F):**
 - Commercial: 3.67
 - Residential: 11.02 (450 Units)
- **Complex Tower (15F):**
 - Residential: 9.50; (410 Units)
- **Triple-decker (3F):**
 - Total Area: 3.22; (87 Units)
- **Bus Facility (1F and 1UG):**
 - Total Area: 5.84;
- **Supportive Housing Service (6F):**
 - Commercial: 2.01;
 - Shattuck: 10.07;

Total Residential Units: 947



Community Feedback



SURVEYS



SELF-REPORTED STRESS
LEVELS



NEIGHBORHOOD HEALTH
DATA

Arborway Yard Design Proposal

Evan Maras & Brian Contois
ARCH 6340

A dark blue diagonal gradient bar that starts from the bottom left corner and extends towards the top right corner, covering the lower half of the slide.

The Neighborhood

- Jamaica Plain
 - Health
 - Transportation methods
 - 63.5% take car to work
 - 15.5% take the bus
 - 9.2% bike
 - 8.8% walk
 - Households receiving Supplemental Nutrition Assistance: 13%
 - Below Poverty Line: 18.3%
 - Mental Health:
 - Persistent Sadness: 10.7%
 - Persistent Anxiety: 22%
 - Mental Health Hospitalizations: 76.3/10,000
 - Open Space: 37.2%
 - Walk Score: 72-83
 - Asthma Emergency Department Visits: 108.3/10,000
 - Uninsured: 3.4%
 - Adults Getting Enough Physical Activity: 26%

The Neighborhood

- Roxbury
 - Health
 - Transportation methods
 - 54% take car to work
 - 34% take the bus
 - 2.3% bike
 - 8.4% walk
 - Households receiving Supplemental Nutrition Assistance: 33.1%
 - Below Poverty Line: 36.2%
 - Mental Health:
 - Persistent Sadness: 13.3%
 - Persistent Anxiety: 26.4%
 - Mental Health Hospitalizations: 78.2/10,000
 - Open Space: 9.2%
 - Walk Score: 72-83
 - Asthma Emergency Department Visits: 256.8/10,000
 - Uninsured: 4.7%
 - Adults Getting Enough Physical Activity: 19.8%

Health Resources

- Between Franklin Park and Arnold Arboretum, there is a solid amount of green space in the nearby area
- Two major hospitals in close proximity
- Decently walkable neighborhood although it could be better
- Planet Fitness is right in the neighborhood
- Appears to be a track and field but it may be privately owned by the school its on
- 10 schools within walkable distance

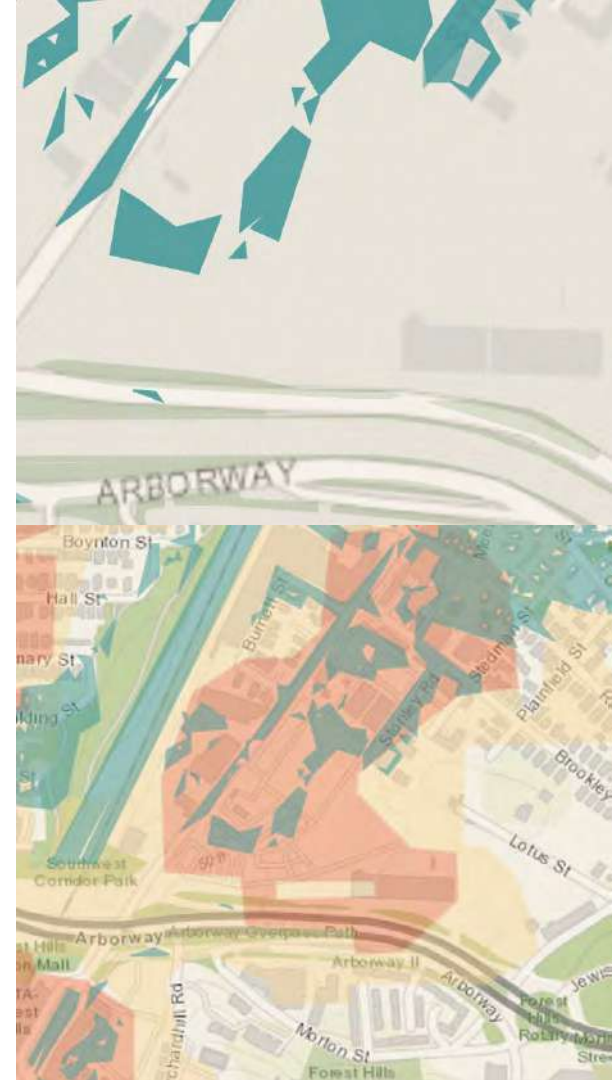
Lack of Health Resources

- Not many walking trails besides the Arboretum which is across busy road
- No public amenities such as playgrounds
- No connection to other green spaces due to a busy main road
- Lack of bike trails or paths
- Not a lot of open space in Roxbury
- No major grocery store in area
- Jamaica Plain considered a food desert
- No major sense of place
- Not scaled to the human at all
 - Can lead to less walking and outdoor activity as it is not incentivized
- Tree canopy on the site is lacking
- Stormwater management is poor
- Heat island effect is an issue

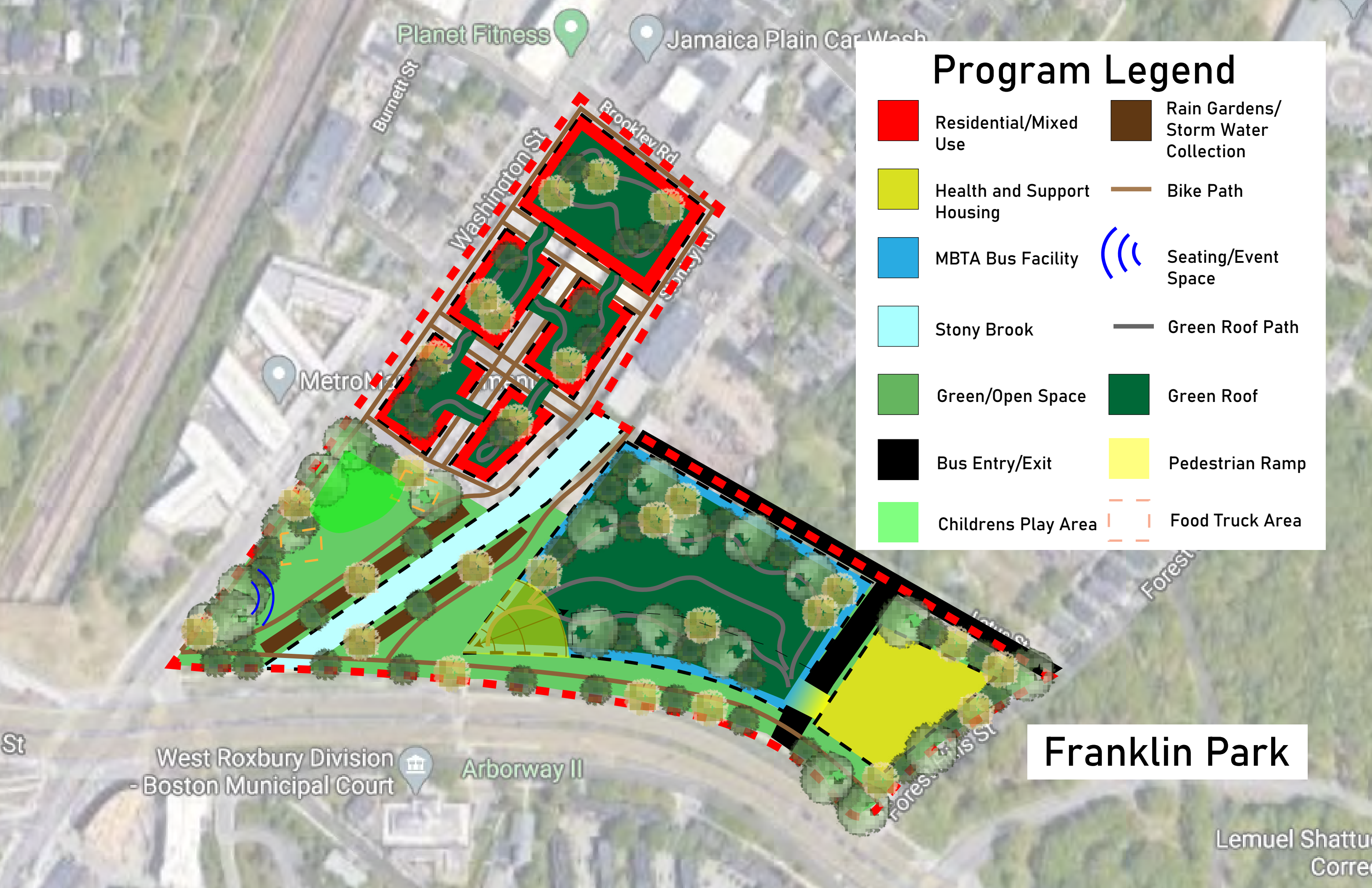
Site Research/Class Information Impacts

- Environmental Research
 - Flood Impact area
 - Heat Risk Zone
- Health Resources
 - Lack of health resources in neighborhood
- Neighborhood Demographic
 - Health habits
- Transportation Trends
- Mental Health Impact from Green space
- Social Impact from Green space

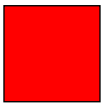

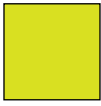



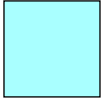







Storm Water Flooding



Heat Risk Zone



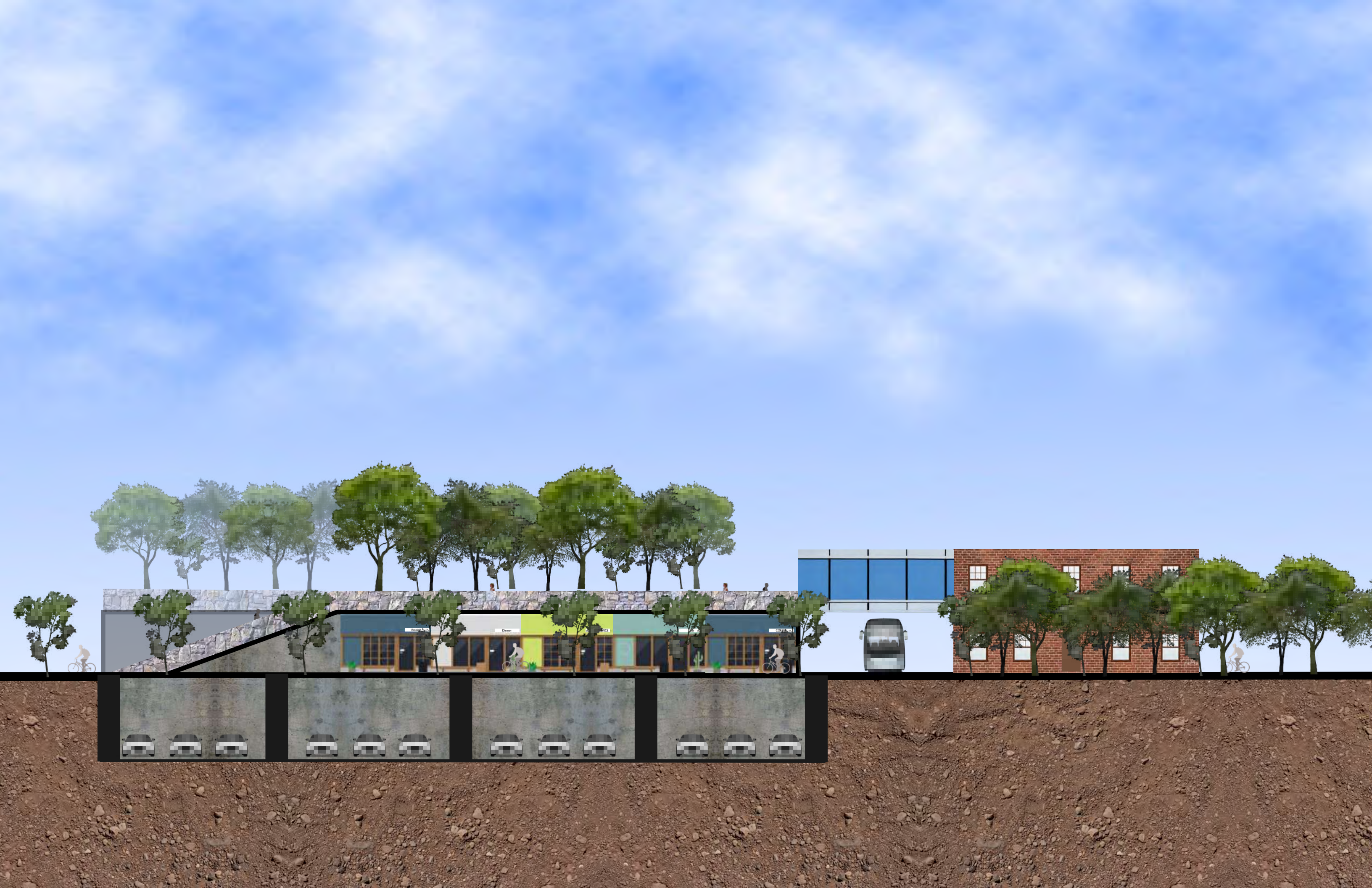
Program Legend

- | | | | |
|---|----------------------------|---|--------------------------------------|
|  | Residential/Mixed Use |  | Rain Gardens/ Storm Water Collection |
|  | Health and Support Housing |  | Bike Path |
|  | MBTA Bus Facility |  | Seating/Event Space |
|  | Stony Brook |  | Green Roof Path |
|  | Green/Open Space |  | Green Roof |
|  | Bus Entry/Exit |  | Pedestrian Ramp |
|  | Childrens Play Area |  | Food Truck Area |

Franklin Park



Washington St Elevation



Massing Legend



Residential/Retail



MBTA Bus/Retail



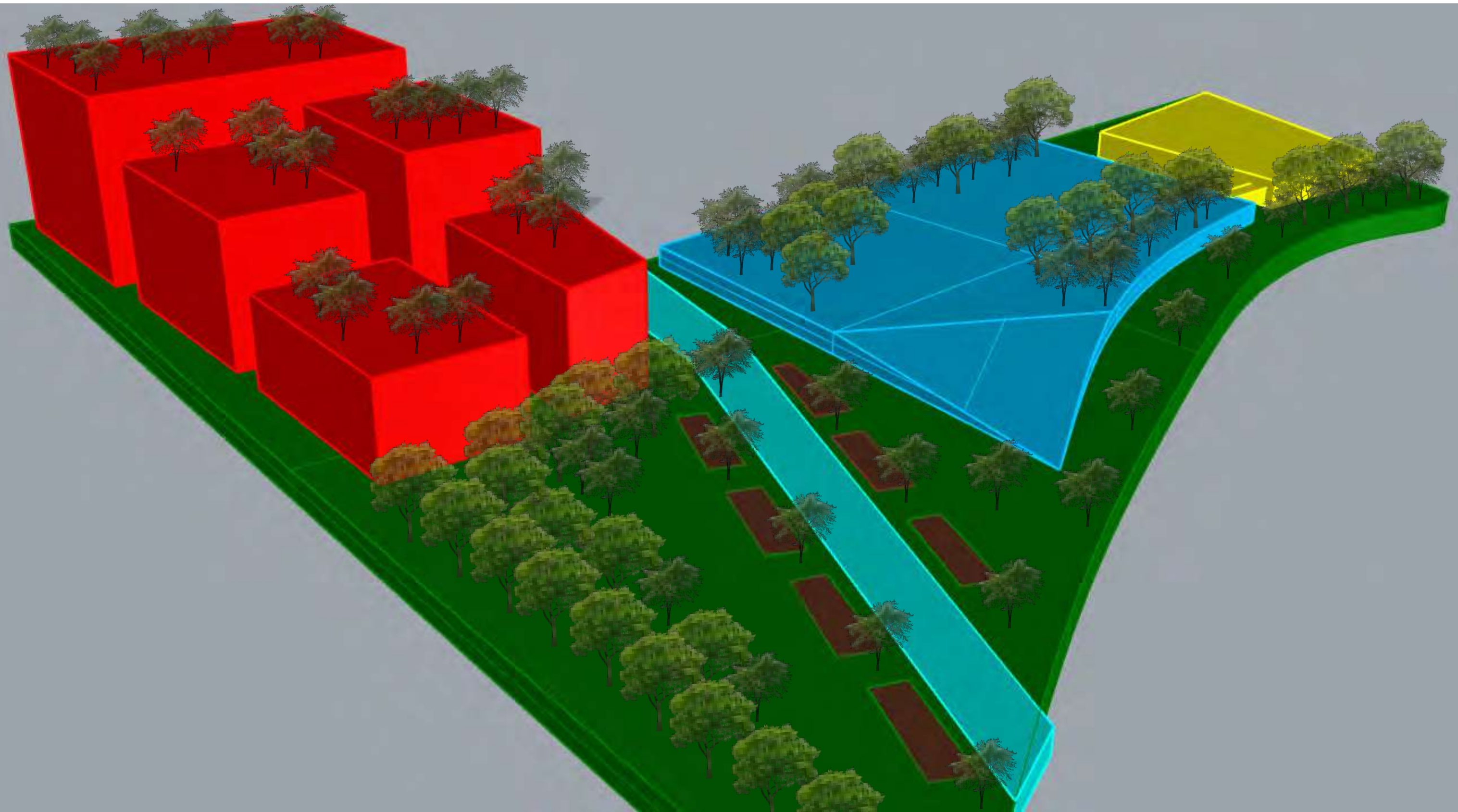
Health & Support
Housing



Stony Brook



Rain Gardens/Storm Water
Collection



Monitoring Plan

- Conduct interviews with locals every 6 months
 - Make sure everything is working as intended and if anything needs maintenance or repair
 - What about the green spaces are working and what is not?
- Ask residents of the health and support housing facility if they are able to enjoy the green roof over the MBTA
 - How often do they use it?
 - How do they feel before and after?
 - How easy is it to access and use?

Resources

- https://www.cityofboston.gov/images_documents/Jamaica_Plain_Planning_District_Profile_tcm3-12993.pdf
- <https://www.point2homes.com/US/Neighborhood/MA/Boston/Jamaica-Plain-Demographics.html>
- https://bphc.org/healthdata/health-of-boston-report/Documents/5_C2_SDH_16-17_HOB_final-5.pdf
- https://www.cityofboston.gov/Images_Documents/Roxbury_Planning_District_Profile_tcm3-12996.pdf
- <https://www.point2homes.com/US/Neighborhood/MA/Boston/Roxbury-Demographics.html><https://www.point2homes.com/US/Neighborhood/MA/Boston/Roxbury-Demographics.html>
- <https://bphc.org/healthdata/health-of-boston-report/Pages/Health-of-Boston-Report.aspx>
- http://sites.tufts.edu/gis/files/2013/02/Lawrence_Kelly.pdf
- <https://storymaps.arcgis.com/stories/1548beb5360e48648a43a595239fe3c5>
- <https://boston.maps.arcgis.com/apps/View/index.html?appid=7a599ab2ebad43d68adabc9a9e0e6&extent=-71.1583,42.2897,-70.9309,42.4060>



Arborway Yard

Bianca Rabbie, Zeina Alkhaja, and
Nathalia Galindo





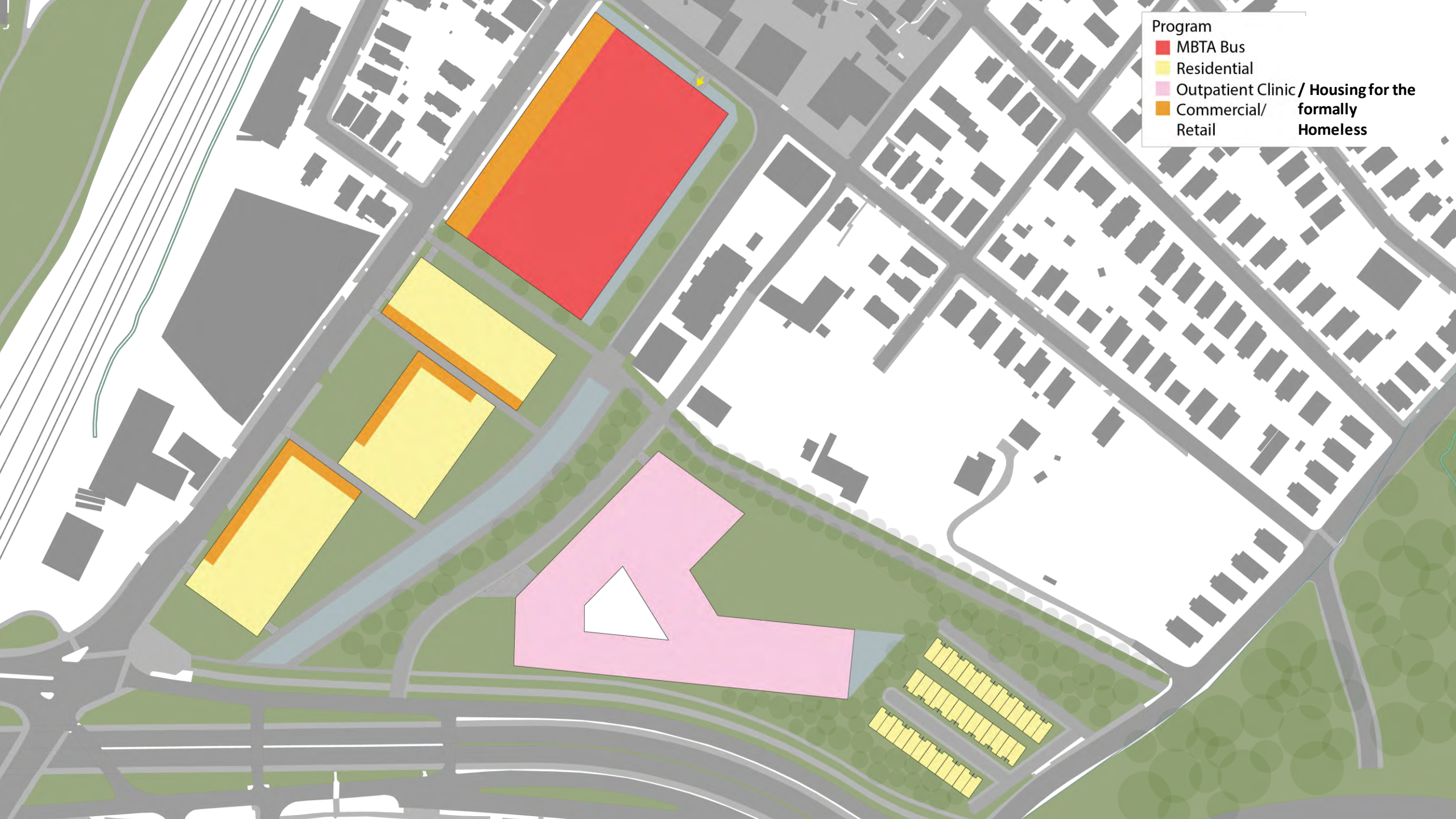
Community Needs

- Community services and amenities (grocery stores, pharmacy, childcare facilities, hardware shop, restaurants)
- Need for: affordable housing, youth recreation, retail, light industrial, the Emerald Necklace Re-Connector and mixed-use development.
- “for continuous pedestrian arcade. ... landscaped plaza areas and opportunities for outdoor seating.”
- more connected mobility network for pedestrians and cyclist
- Develop supportive housing units to accommodate Boston’s growing population of individuals facing severe mental illness, substance use disorders, and homelessness
- environmental justice
 - Assess the status of site contamination and develop the program for soil remediation.
- Improve landscaping and access points to Franklin Park for pedestrian access.
- 70% of respondents said that “wetlands” and “waterbodies” were the most popular park features used by residents
 - increase water-based recreation

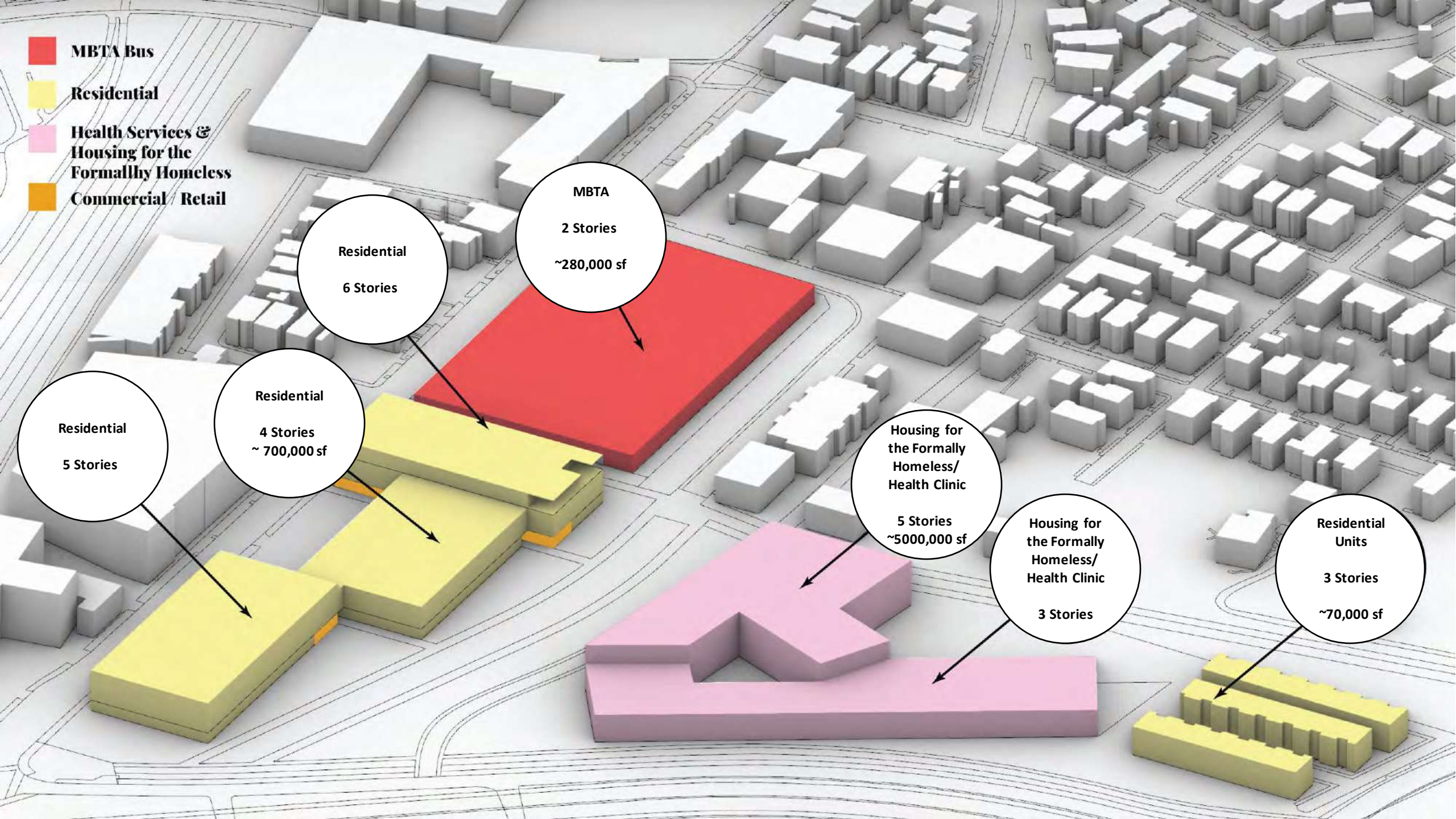


- Design a more modern bus parking, with efficient use of space
- Provide community services and amenities (aiming to provide the "15 min city")
 - Pharmacy
 - Grocery store
 - Hardware Shop
 - Childcare facilities
 - Restaurants
- Stormwater management strategies
 - Constructed Wetlands
 - Increase green space
 - Pervious surfaces
- Provide more outdoor space
 - Seating area
 - Recreational space for children
 - Green connector-extension of Frankling Park
 - Increase tree canopy (Jamaica Plain and Roxbury both experienced a significant net loss of tree canopy in the last decade)





- MBTA Bus
- Residential
- Health Services & Housing for the Formally Homeless
- Commercial / Retail



MBTA
2 Stories
~280,000 sf

Residential
6 Stories

Residential
4 Stories
~ 700,000 sf

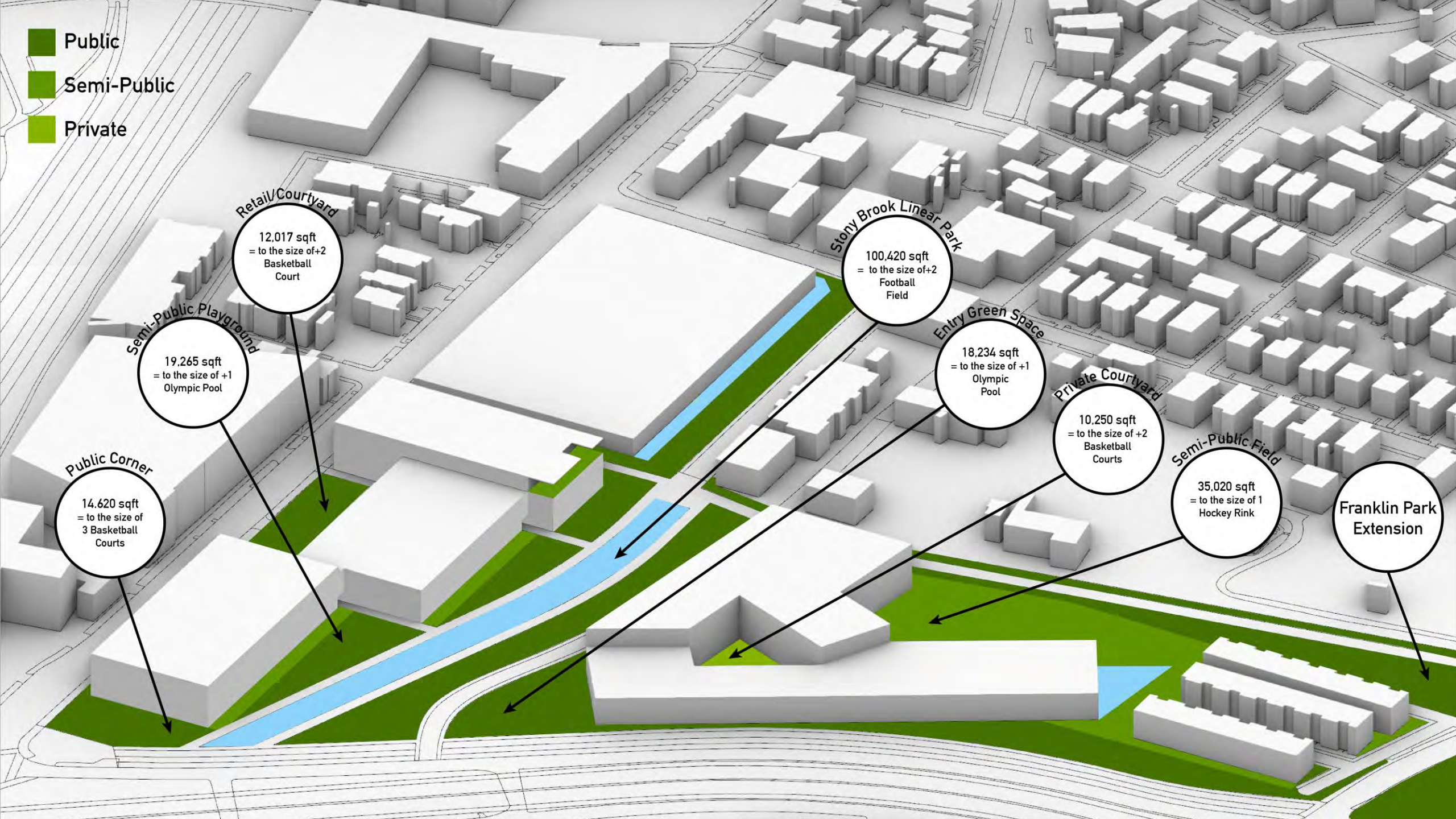
Residential
5 Stories

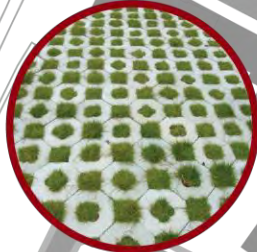
Housing for the Formally Homeless/Health Clinic
5 Stories
~5,000,000 sf

Housing for the Formally Homeless/Health Clinic
3 Stories

Residential Units
3 Stories
~70,000 sf

- Public
- Semi-Public
- Private





Landscaping Ideas?

- Use of permeable floor surfaces.
- Multilevel greenscape to foster curiosity + temporality
- Flowers + leaves at different times





Access Points

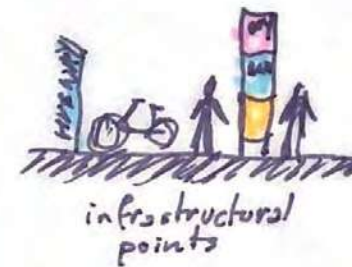
- ▲ Pedestrian
- ▲ Private Vehicular
- ▲ Bus

Circulation

- - Private
- - Public
- - Bus

Sidewalk Treatments

- Different sidewalks would allow for different scales of activity.
- Could act as a community hub, continuation of commercial space, or a green corridor.



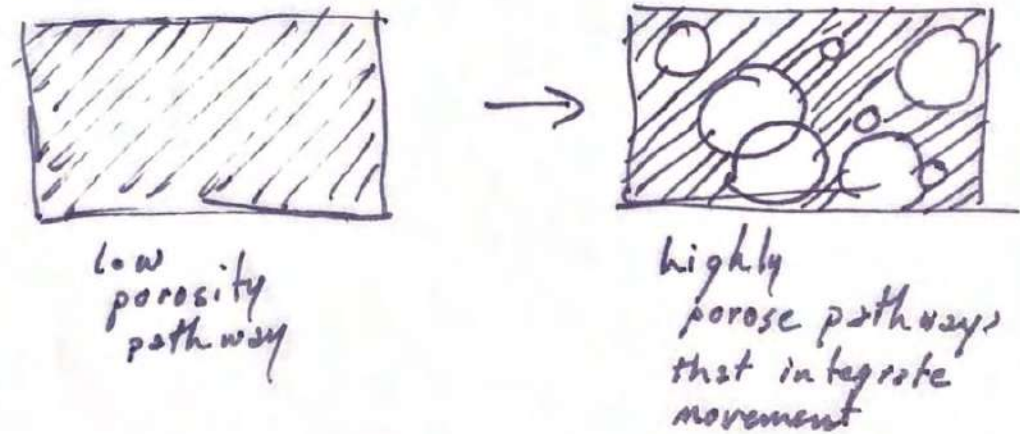
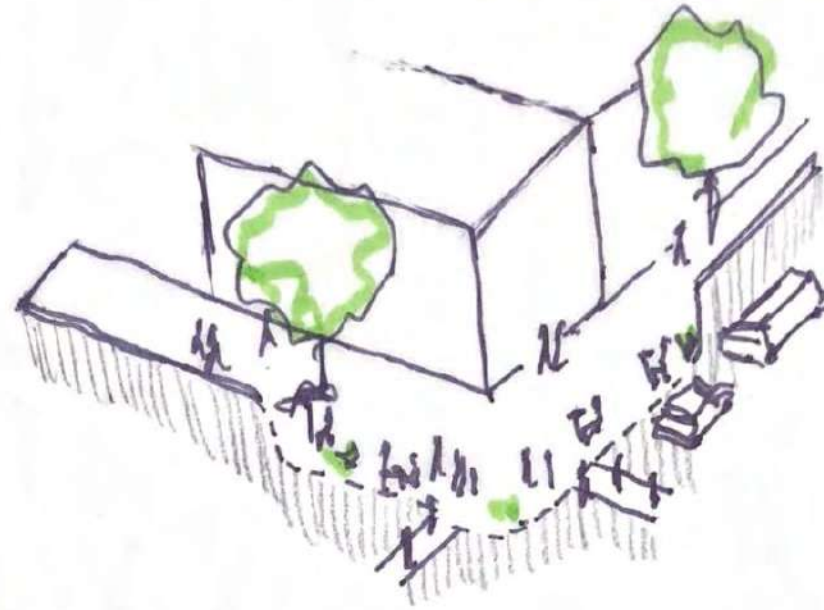
Porosity of Commercial Realm

- People feel able to enter the building + interact with the businesses
- It feels more welcoming
- Fosters community businesses?



Porosity of Commercial Realm

- The scale of urban block often blocks people from moving into spaces.
- How do we make these locations more accessible?





MARANA AZ

→ **RICHMOND AMERICAN**
1.2 mi

↑ **MERITAGE HOMES**
.38 mi

← **D.R. HORTON**
3.7 mi

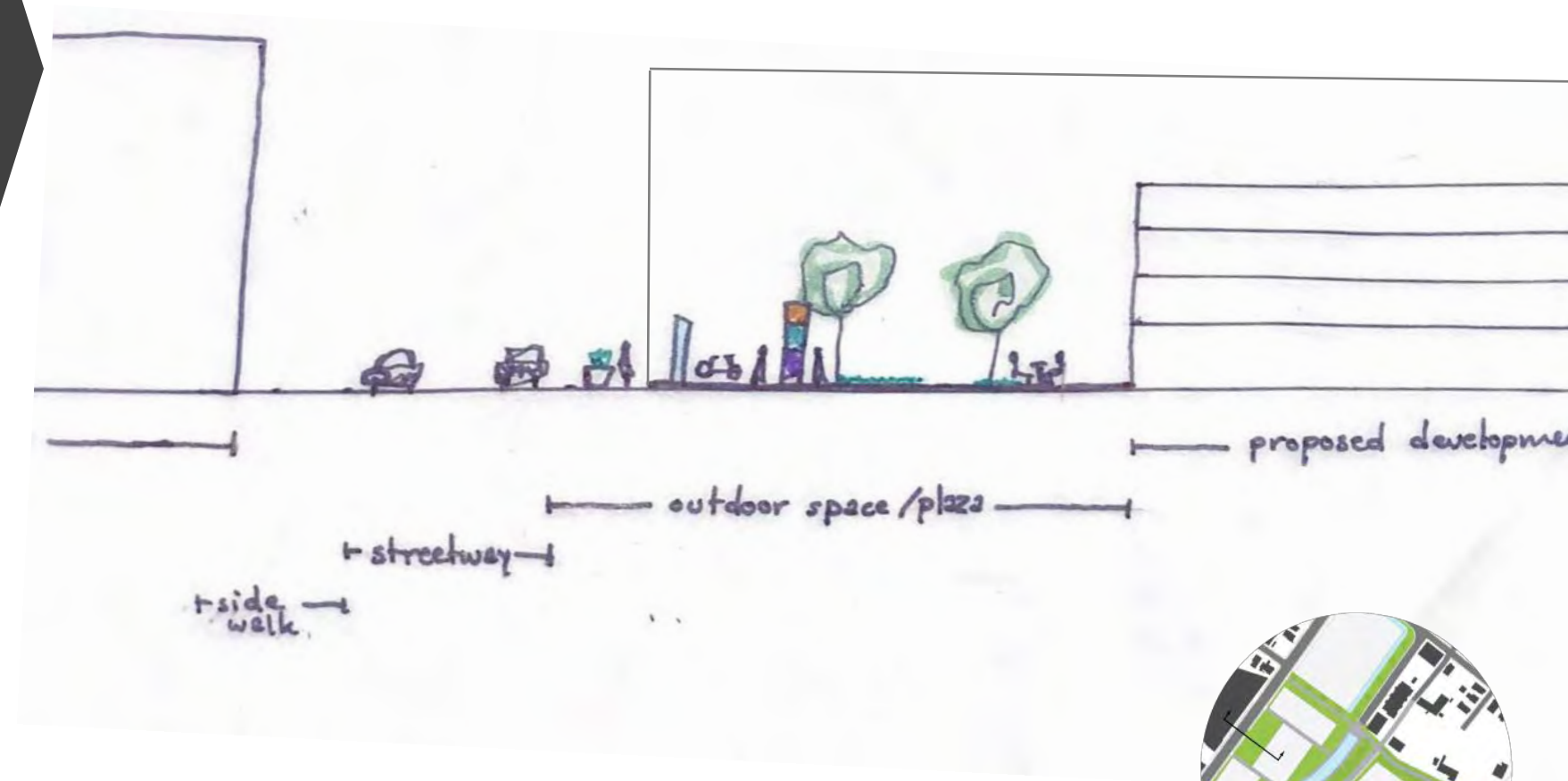
↻ **PULTE HOMES**
.5 mi

MARANA AZ

MARANA AZ

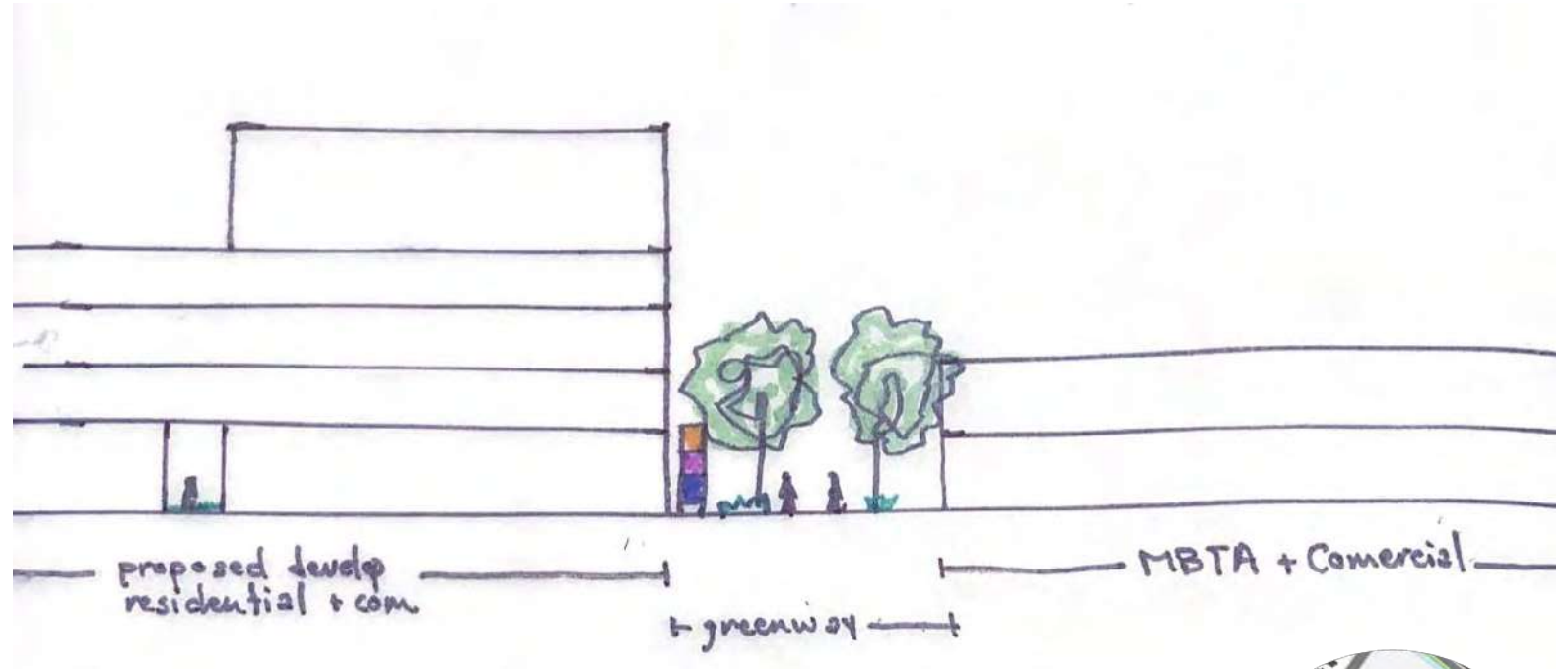
Section

- Plaza-like green space for congregation + infrastructure points (ie hubway or city info)
- Bike safe pathway
- Programmed commercial space



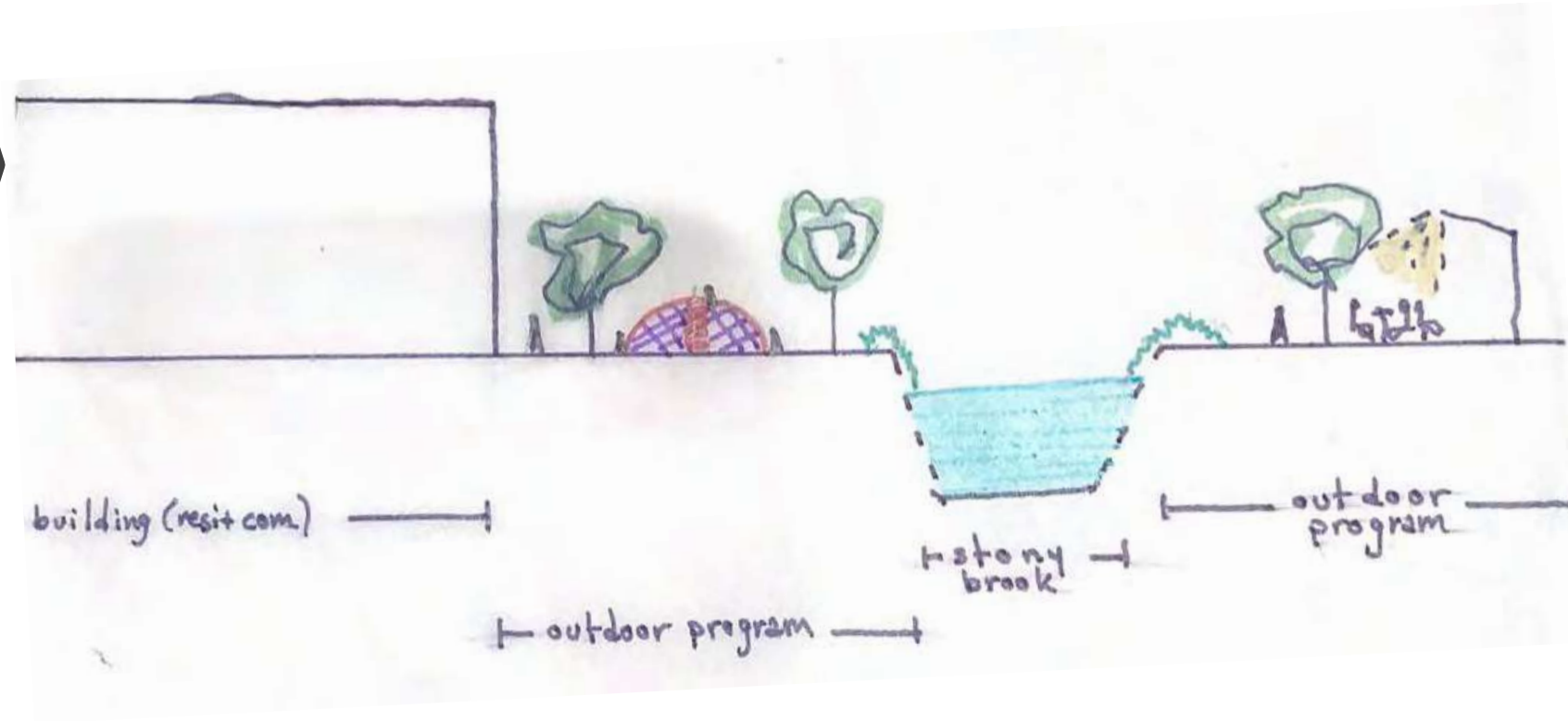
Section

- Greenway with focus on pedestrian + bike circulation
- Small alleyway between buildings



Section

- Mutli-type programmed outdoor space
- Daylight stony brook
- High dense planting + permeable ground





An aerial photograph of a suburban neighborhood, likely in Forest Hills, New York. The image shows a mix of residential houses, green trees, and a road. A large, multi-story building is visible in the center. The text "Arborway Yard: Building Well-Being" is overlaid on the image in a large, bold, black serif font. Below the title, the names "Katie-Li Walker, Marissa Eklund and Rachel Berman" are listed in a smaller, black serif font. The background image is a Google Earth satellite view, with the "Google Earth" logo visible in the bottom left corner. A north arrow is located in the bottom right corner.

Arborway Yard: Building Well-Being

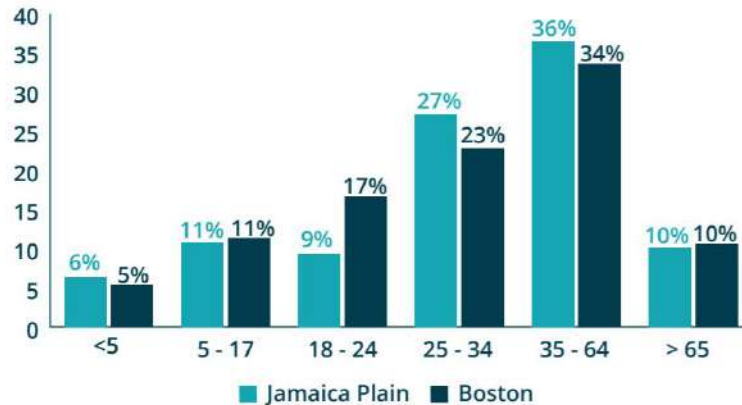
Katie-Li Walker, Marissa Eklund and Rachel Berman

Pre-Design Health Assessment & Existing Conditions

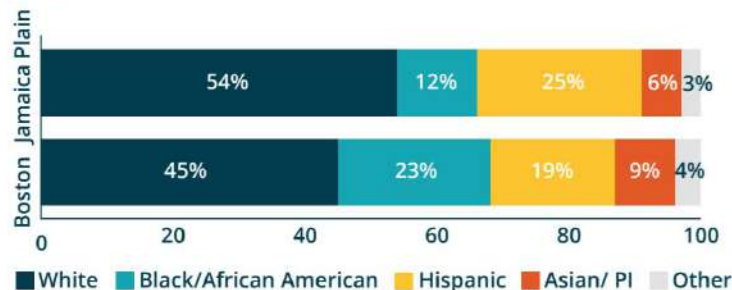
Neighborhood Profile:

- Population: 39,240
- Population density: 12,188 ppsm
- Average age: 35 y.o.
- Large Hispanic community (25%)
- Median income: \$32,41
- 55% of the population is b/w the ages of 25-64 y.o.
- High estimated asthma prevalence rates of 16%
- High mortality rate due to stroke & heart disease
- 34% of households do not own a motor vehicle

Jamaica Plain & Boston Residents by Age
2015



Jamaica Plain & Boston Residents by Race
2015

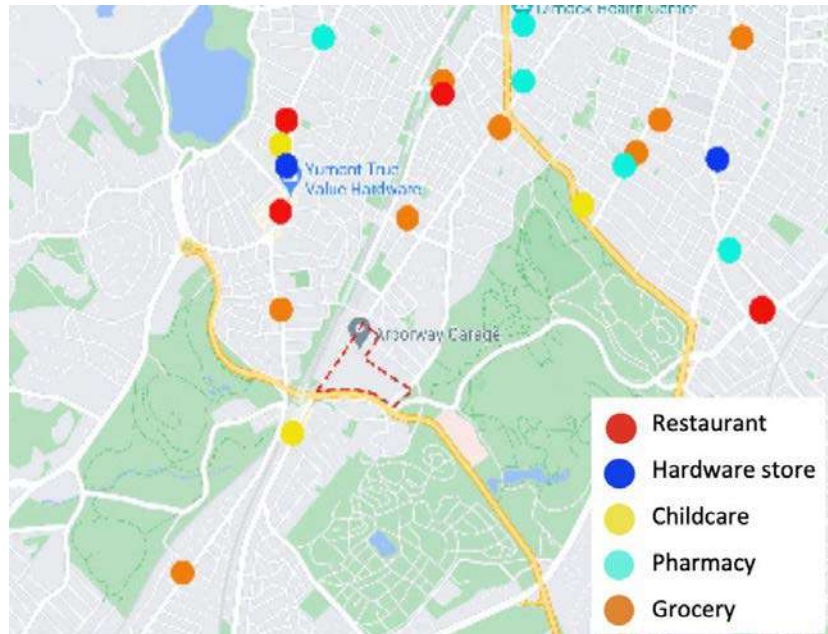
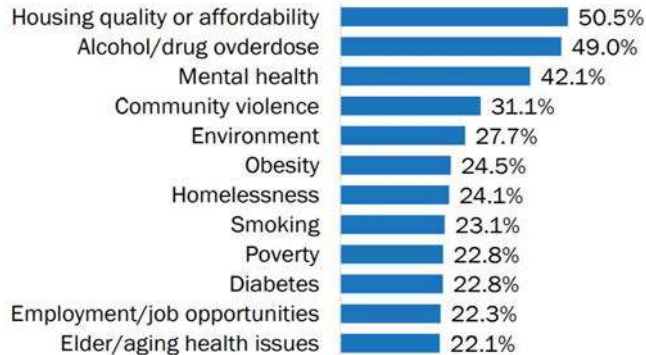


Pre-Design Health Assessment & Existing Conditions

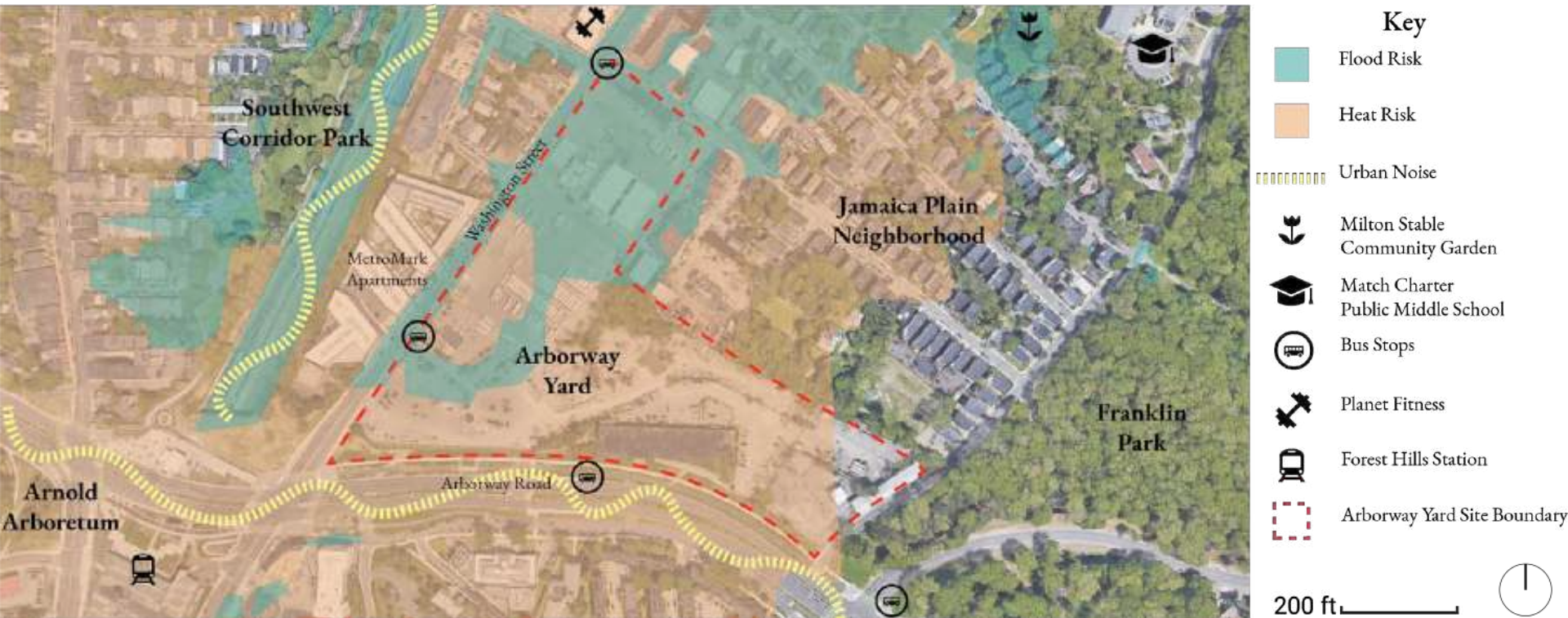
Neighborhood Health Concerns:

- 50% housing quality or affordability emerged as the top leading health concern
- Jamaica Plain reported a higher than Boston rate of suicide
- 51% of adults were reported obese or overweight
- Nearly 1 in 5 residents report being food insecure

Top Concerns in the Community that Affect their Health:



Pre-Design Health Assessment & Existing Conditions

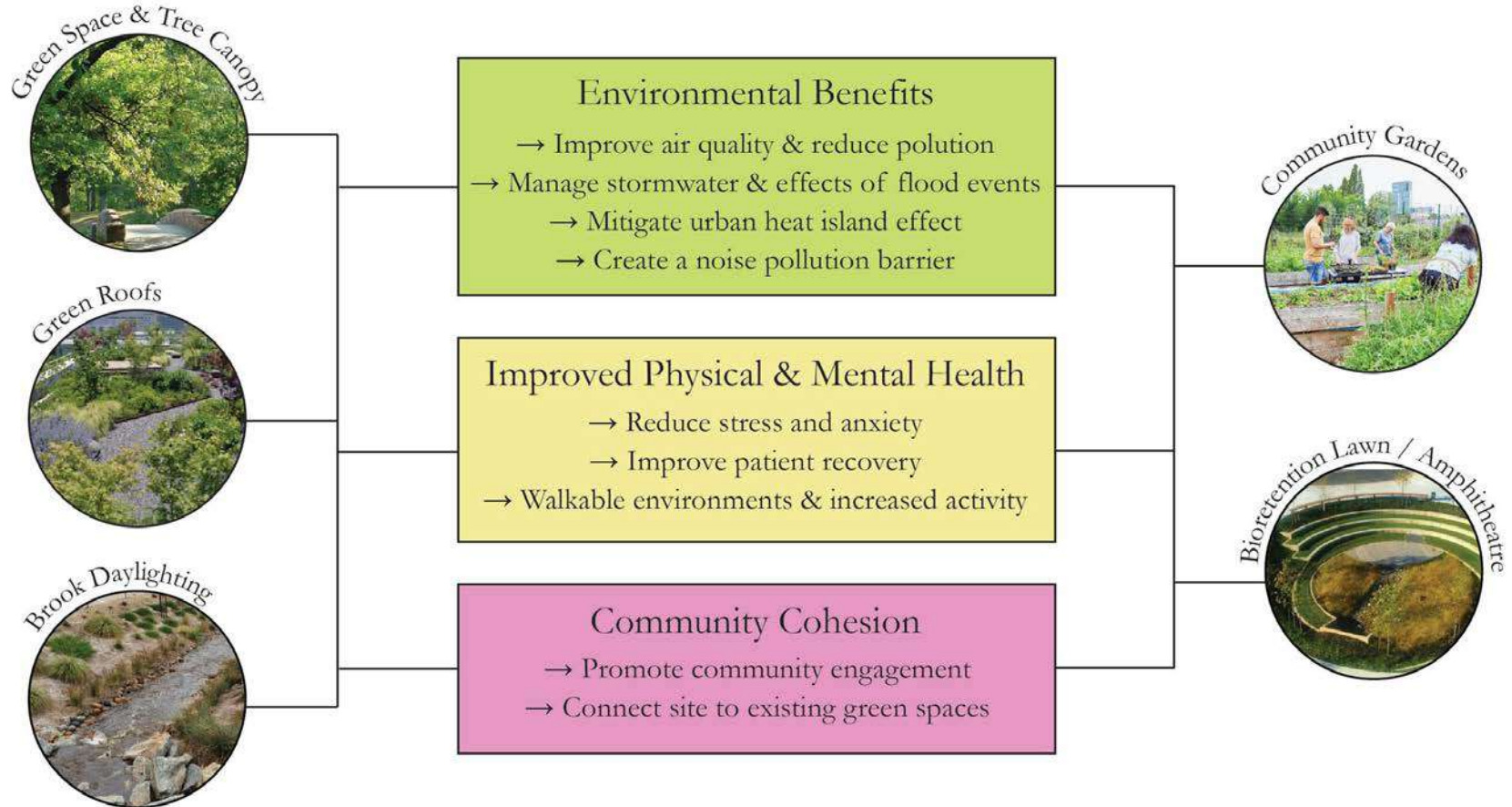


Potential Programs for the Site

- Mixed-Use
 - Daycare Center
 - Convenience Market
 - Community Center
 - Pharmacy
- Health Services
 - Homeless & Addiction Shelter
 - Psychiatric Facility
 - EMS Facility
- Open / Green Space
 - Community & Pollinator Garden
 - Public Playground/ Park
 - Bioretention Lawn / Green Amphitheater



How Healthy Design Strategies Contribute to Health



Proposal Plan Layout



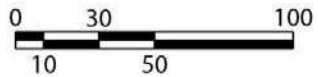
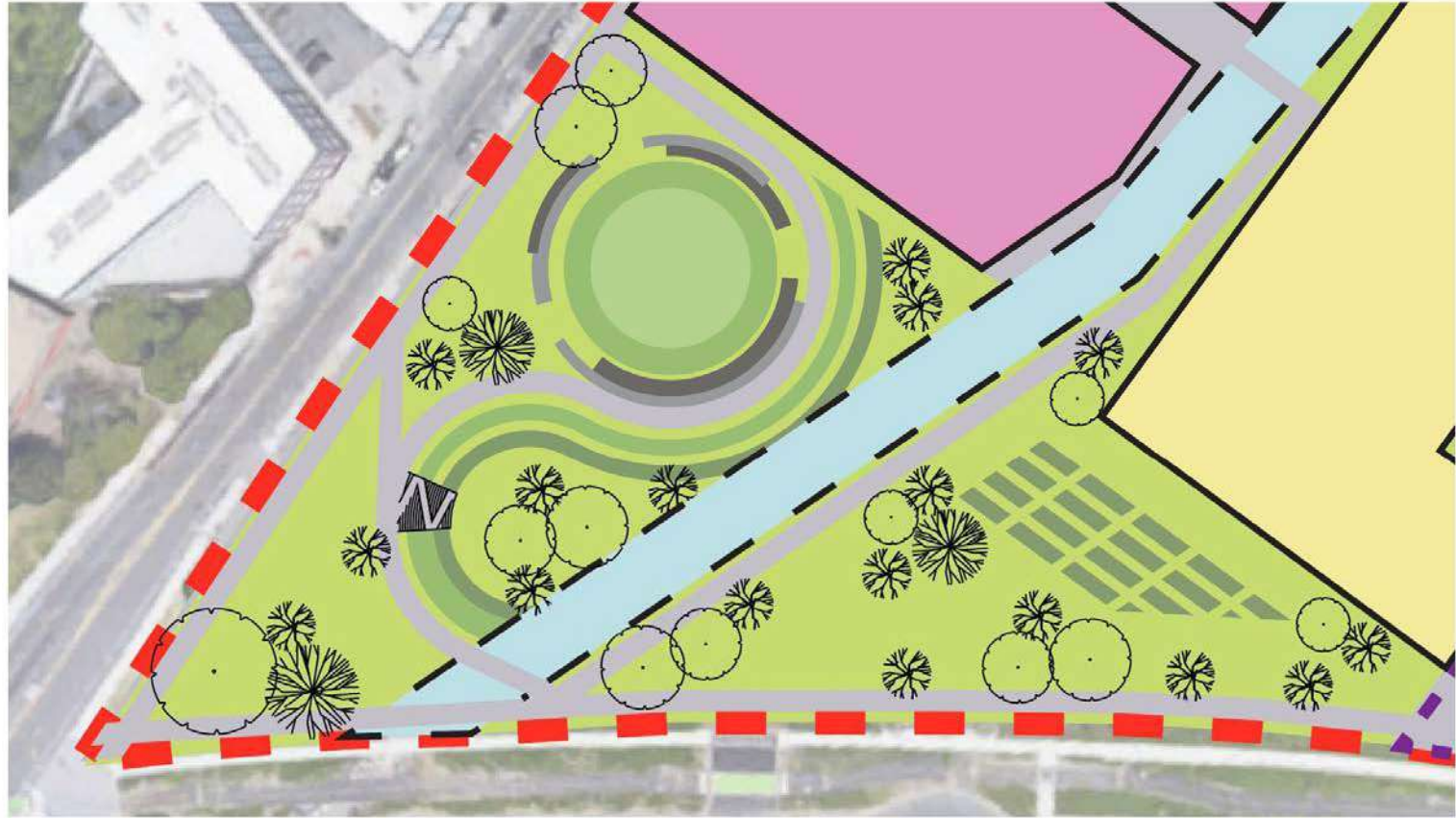
Scenario Key

- Residential/Mixed-Use Development (422,031 SF)
- Health/Supportive Services & Housing (190,414 SF)
- MBTA Bus Facility (252,604 SF)
- Stony Brook (13,257 SF)
- Open/Green Space (154,678 SF)
- Underground Bus Entrance/Exit
- Site Boundary (335,802 SF)

200 ft



A Closer Look | Green Space Programming



Massing Axonometric

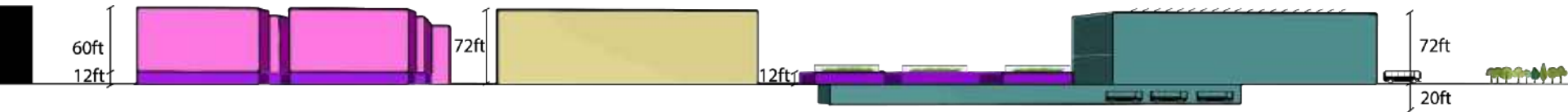


- Residential
- Mixed-Use
- Health/Supportive Services
- MBTA Bus Facility
- Open/Green Space
- Stony Brook

Section



- Residential
- Mixed-Use
- Health/Supportive Services
- MBTA Bus Facility
- Open/Green Space



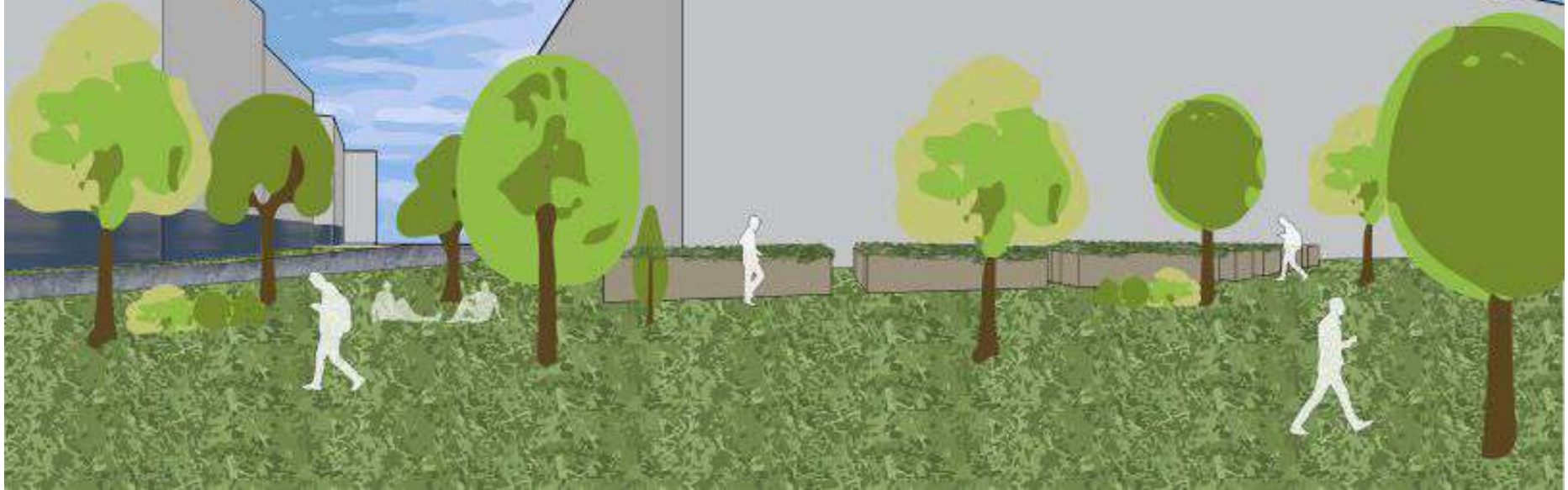
Perspective View



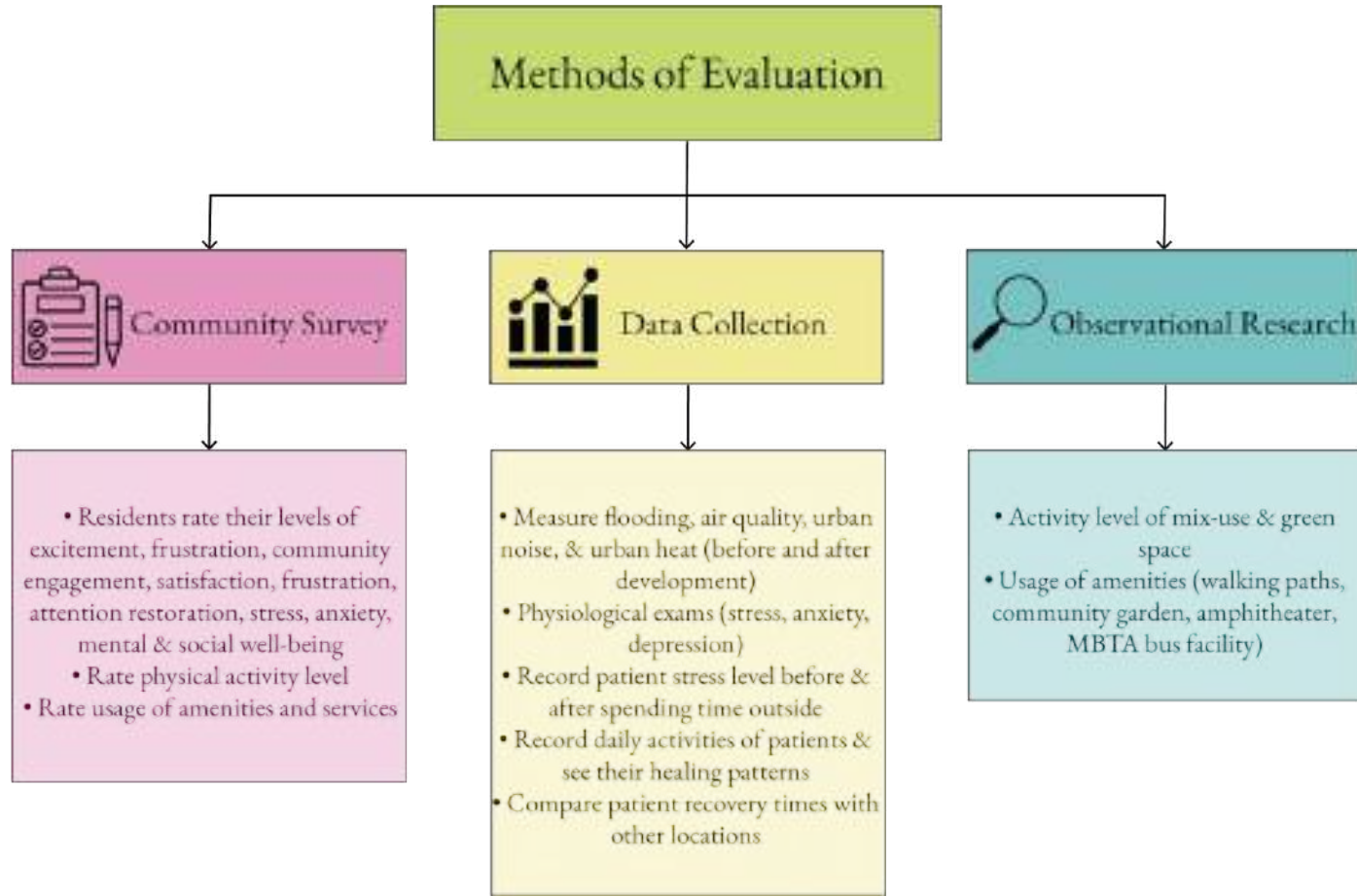
Perspective View



Perspective View



Monitoring Plan



An aerial photograph of a suburban neighborhood. The image shows a mix of residential houses with dark roofs, green trees, and a network of roads. A prominent road intersection is visible in the lower-left quadrant. The text "Thank You!" is overlaid in the center in a large, bold, black serif font. The Google Earth logo is in the bottom-left corner, and a north arrow is in the bottom-right corner.

Thank You!

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- <https://www.cityofboston.gov/parks/pdfs/os3i.pdf>
- <https://www.brighamandwomensfaulkner.org/assets/Faulkner/about-bwfh/community-health/documents/bwfh-prioritization.pdf>
- https://www.bmc.org/sites/default/files/About_Us/Commitment_to_Our_Community/field_Attachments/BMC-Community-HealthNeedsAssessment-HNA.pdf
- <https://www.brighamandwomens.org/assets/BWH/about-bwh/pdfs/2016-CHNA-Report.pdf>



Connecting People and Parks and Conserving the Emerald Necklace

BACK BAY FENS • RIVERWAY • OLMSTED PARK • JAMAICA POND • ARNOLD ARBORETUM • FRANKLIN PARK

Karen Mauney-Brodek, *President*

April 24, 2019

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Zoo New England
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Friends of Leverett Pond
Friends of the Muddy River
Isabella Stewart Gardner Museum
Jamaica Hills Association
Jamaica Pond Association
MASCO
Museum of Fine Arts, Boston

Franklin Park Open Space Restoration (Shattuck Hospital Site)

Dear Representative Malia:

Sometimes a city encounters a rare, pivotal moment when we can make a decision to invest in the long-term needs of our city, its communities and climate by adding in a significant manner to Boston's open space inventory. We are in one now.

In 1949, 13 acres of Franklin Park, the "crown jewel" of Frederick Law Olmsted's Emerald Necklace, were converted into massive buildings and vast parking lots.

Today we have the opportunity to repair the area and restore the 13-acre parcel to its previous use as parkland. We must take the time to explore all options and opportunities to provide the most public open space possible in this high-needs area and at this critical time for climate resilience.

Last year, the Commonwealth of Massachusetts Department of Health and Human Services (DHHS) announced that the 12-story Shattuck Hospital building, currently located within the original boundaries of Franklin Park, would be demolished and replaced with a new development elsewhere in the city. Throughout the summer and fall of 2018 in meetings and letters, the Emerald Necklace Conservancy, and others including the Franklin Park Coalition, asked the state Division of Capital Asset Management and Maintenance (DCAMM) managing this process to consider returning this land to its original purpose as public open space. We also supported the request for an open public process to develop the options for this unique opportunity.

Since then, however, it has become clear that the ensuing process and decisions about land use and the site have not been transparent. **At the last public meeting on January 16th, DCAMM announced without discussion or question that it needed to develop a minimum of 600,000 square feet of new buildings on the site and thus would require use of the entire area.** This came as a surprise, as those leading the process had only discussed the need to provide housing for the formerly homeless, with related uses and existing services adding up to approximately 200,000 square feet. No options or other locations or alternatives have been explored, despite suggestions and feedback from the public.

Given this situation, it is incumbent upon supporters of Boston's parks, communities, and open space—and those concerned with our needs for climate resiliency—to propose a vision for restoring this area, as part of the vital public discourse for this unprecedented opportunity.

Returning open space to the Park and community, as the Emerald Necklace Conservancy advocates, would provide several crucial benefits*:

- Thirteen new acres of restored space would provide needed park amenities for the neighborhoods surrounding Franklin Park, areas that deeply deserve environmental justice.

- Given the thousands of new housing units added in and around Franklin Park in recent years, this land would provide much needed additional open space for these new communities and residents.
- With an investment of \$28 million in Franklin Park over the next several years and a the imminent development of a new master plan, the Mayor and the Boston Parks and Recreation Department are leading with improvements to the Park. This is exactly the right moment to provide this new, restored open space to this landmark plan and investment.
- Today the city and other leaders are looking to add open space, even by purchase. The Shattuck Hospital site presents a wonderful opportunity to return 13 acres of existing public land, land originally intended for that purpose, to the community and public at large.
- The area is currently covered in buildings and parking lots. Converting it back to green space, planting trees and removing impervious surfaces, provides needed benefits and helps achieve the Mayor's and city's goals for a Climate Ready Boston.
- This side of Franklin Park lacks needed pedestrian and bike connections: the Shattuck complex blocks access to the park from and along Morton Street. Adding such connections would have the benefit of improving access to, from and along the street and through this large portion of what had been parkland.

The new uses proposed for incorporation into Franklin Park in the current process include housing for the formerly homeless and related healthcare uses, which would require 200,000 sq. ft. But this site is clearly not the best place for these uses, as it is not integrated into a community; instead these uses would be far better located nearer to transit and other activity areas. Though the process has not explored other options, we request consideration of nearby state-owned property, the under-utilized 18 acres at the Arborway Yard, which could provide at least 200,000 sq. ft. of space. It is located near the park, but is closer to transit and less isolated, making it a far better location. (see attached diagrams)

We ask our elected representatives and other leaders to consider the long-term needs for Boston, our communities' and our climate. The 1949 process through which the open space was converted predates our current Article 97 legislation and would never be allowed today. Today we have a rare opportunity to do something transformational for the park and the public. Let's think harder, more creatively and seize it.

Sincerely,



Karen Mauney-Brodek, President
The Emerald Necklace Conservancy

**Each of these transformational benefits from the restoration of the open space to Franklin Park is further detailed in the following attachments: Benefits of the Restoration of Open Space in Franklin Park.*

Cc:

Senator Will Brownsberger

Senator Sonia Chang-Diaz

Representative Chynah Tyler

Representative Jon Santiago

Representative Nika Elugardo

Representative Russell Holmes

Senator Nick Collins

Marylou Sudders, Secretary of HHS, Commonwealth of Massachusetts

Carol Gladstone, Commissioner, DCAMM, Commonwealth of Massachusetts

Boston City Councilors (all)

Chief Christopher Cook, Chief of Environment, Energy, and Open Space

About the Emerald Necklace and the Emerald Necklace Conservancy:

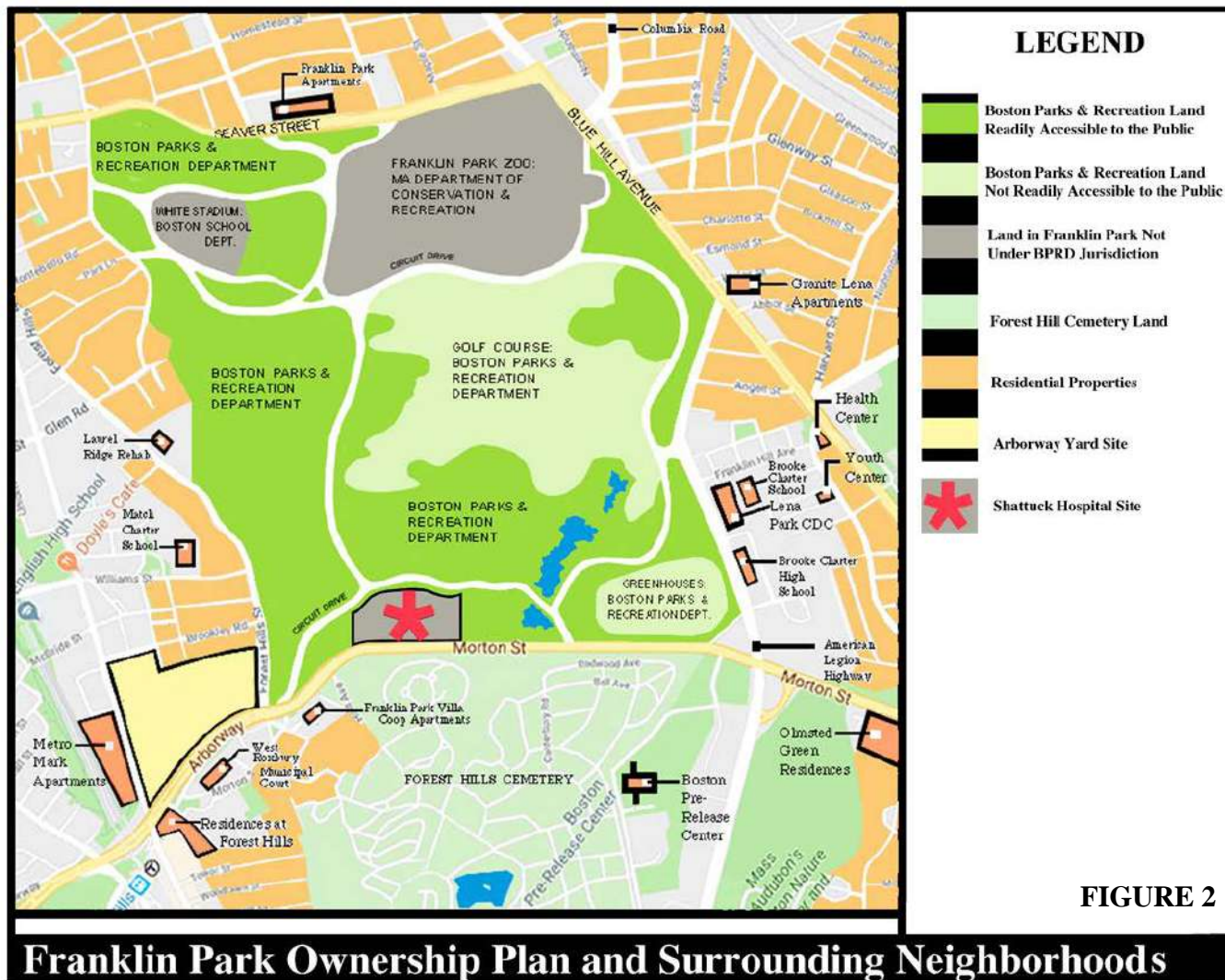
The Emerald Necklace Conservancy supports and advocates for the Emerald Necklace's 1,100 acres of parkland extending from Boston's Back Bay through Brookline and Jamaica Plain to Franklin Park in Dorchester. The Conservancy's work includes advocacy, maintenance and restoration, education and access improvements, and promoting park stewardship through volunteer and youth programs. The Emerald Necklace was designed by Fredrick Law Olmsted in the 1800s and Franklin Park is known as the "crown jewel" of the system. In collaboration with the City of Boston, the Town of Brookline, and the Department of Conservation and Recreation, the Conservancy serves an invaluable role as convener and facilitator of the many parties with a stake in the future of the Emerald Necklace. The Conservancy's leadership includes a committee of Park Overseers which convenes the institutions, organizations and friends groups sharing a common interest in the preservation, restoration and public enjoyment of the Emerald Necklace now and in the future.



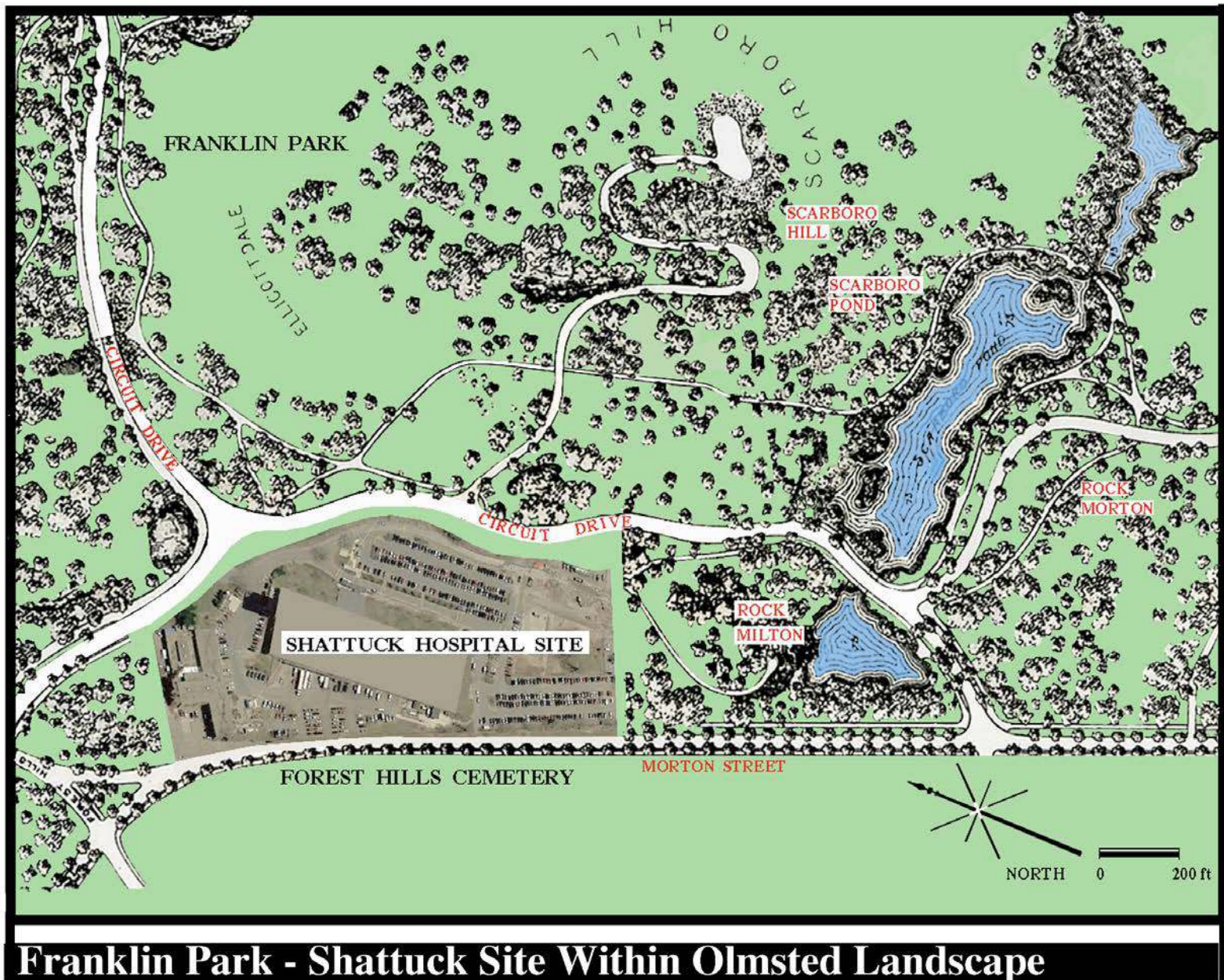
FIGURE 1

Emerald Necklace - City of Boston

The Emerald Necklace is Boston's primary park system

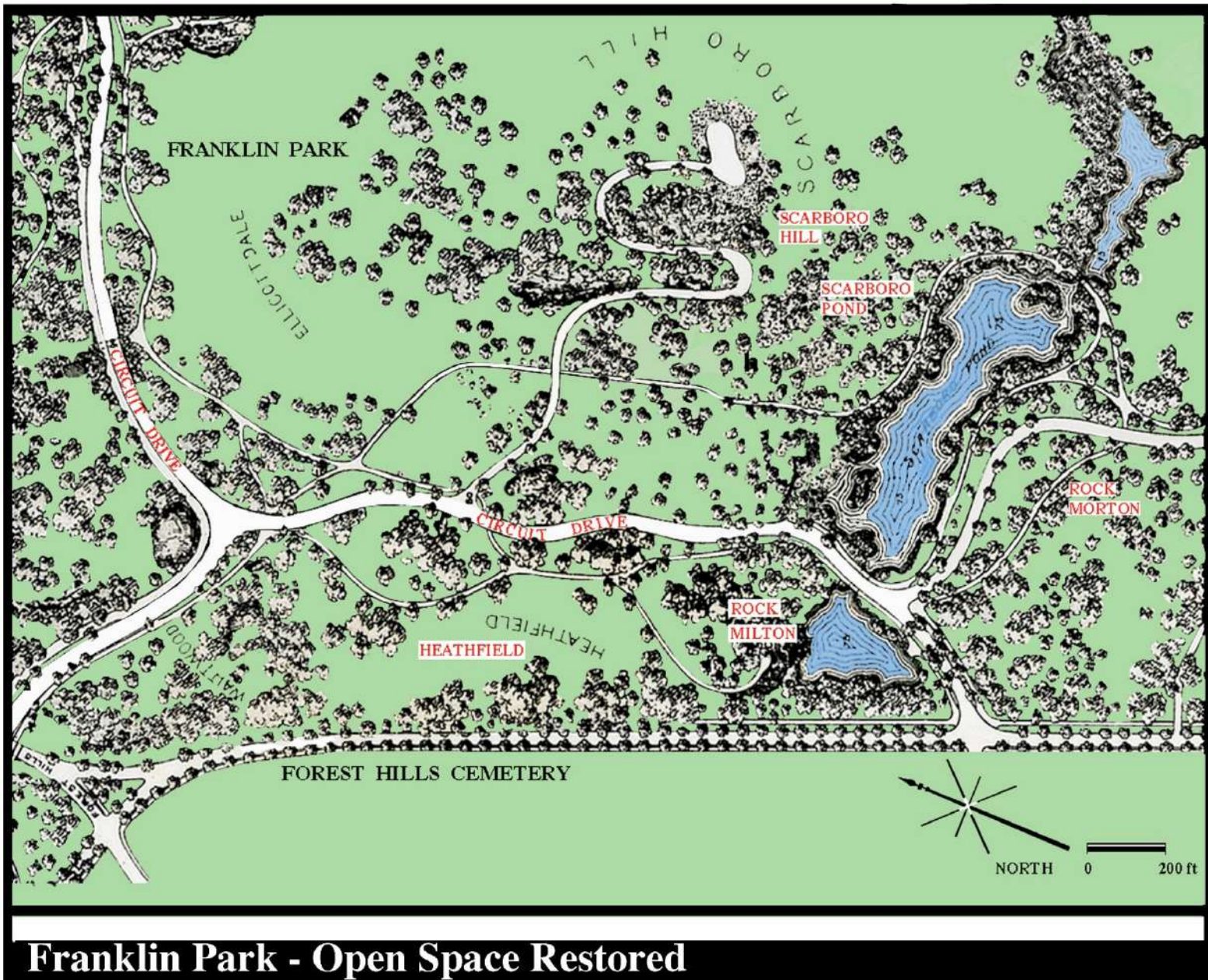


This diagram shows 1) the extent of the park not freely available to the public, 2) significant new housing in the area and resulting need for open space and 3) current location of Shattuck Hospital



This shows the current area of the Shattuck Hospital

FIGURE 3



Franklin Park - Open Space Restored

Example of the area restored to parkland

FIGURE 4



Community Events



Performances



Natural Playground



Special Events



Nature Walks



Kite Flying



Enhanced Tree Canopy



Outdoor Movies



Planting for Pollinators

Open Space Ideas for former Shattuck Hospital Site

These are some of sample images of open space ideas suggested by community members.

FIGURE 5



This diagram indicates the existing, state-owned, underutilized Arborway Yard located near Franklin Park with greater access to transit.

FIGURE 6



FIGURE 7

Proposed Arborway Bus Yard Plan

This diagram shows opportune areas that would provide the square footage needed for the new housing and existing services



FIGURE 8

Proposal to accomodate 200,000 SF of development at Arborway Yard Site

This diagram shows the calculation for more than the 210,000 sf needed.

Benefits of Restoring Open Space in Franklin Park

Open Space for a High-need Environmental Justice Neighborhood

- Franklin Park is surrounded by neighborhoods that deserve far more environmental justice. By converting this site back to open space, we would be providing more public park land for the people of Roxbury, Mattapan, Jamaica Plain, and surrounding neighborhoods.
- As the population near the park continues to grow, environmental justice requires that people have high-quality, low-to-no-cost opportunities close to home for outdoor recreation and connecting with nature. As shown in the diagrams attached to this memo, much of what appears to be “green space” in the area is not freely available to the general public (golf course, zoo, etc.). This makes it crucial that the city ensure free recreational opportunities for families and individuals in the area, including spaces where they can simply spend time in nature. The recent transformation of other parks in Boston and around the country demonstrate what can be done when city and citizens invest in open space and commit to improving connectivity and access.
- We all know of the health benefits that open space provides for urban communities. When Frederick Law Olmsted created the Emerald Necklace in the 19th century, he was guided by the notion that for city dwellers to be healthy, they require access to natural settings where they can escape the hustle and bustle of their daily lives. Today this is ever more important. Many studies document the benefits that trees offer to our physical health and that spending time in nature offers to our mental health.

With **thousands of new housing units added in and around Franklin Park** and the area, residents require more open space than ever before.

- In recent years, hundreds of new units of housing have been added to the neighborhoods surrounding Franklin Park, such as Olmsted Green along Morton Street. In addition, thousands more units of housing and tens of thousands of square feet of new retail are under construction and about to open in the Forest Hills neighborhood.
- Today the city and other leaders are looking to add open space, even by purchasing it; this is an opportunity to add 13 acres from existing public land, originally developed for that purpose, to the community and public at large.

The Mayor and Boston Parks and Recreation Department are leading the way, investing \$28 million in Franklin Park for improvements over the next several years and developing a new master plan starting this year. This makes right now the ideal moment to provide this new open space for this landmark plan and investment. The city has made significant improvements in the past several years, including an investment of over \$7 million for pathways and other improvements, with more to come.

The area is currently covered in buildings and parking lots; converting it into green space, including planting trees, would provide needed benefits and help achieve climate goals.

- Many key leaders—including Governor Baker, Mayor Walsh, and the Legislature—state that climate resilience is a high priority. Green space, in the form of pervious surfaces, is a cost-effective and crucial element as the city plans to cope with the impacts of climate change: increased precipitation, sea level rise, flooding, heat waves, etc. Paved impervious surfaces are our enemy when it comes to climate resilience.

Needed pedestrian and bike connections are absent along and through this end of Franklin Park, as the Shattuck Complex blocks access to the park from and along Morton Street. This change could provide improvements to, from and along Morton Street and through this large portion of what had been parkland.

- Continuous greenways for active transportation, with bike and pedestrian connections, are important for public health. This area would connect to the new Casey Arborway improvements with new bike lanes and sidewalks. Renovations could extend the bike and pedestrian improvements to connect to other communities and parts of the park.

- By reintegrating the Shattuck site into Franklin Park and the broader Emerald Necklace and pending Emerald Network, we can break down the divides between different sections of Boston, and also improve connectivity between them and strengthen our sense of community. Neighbors will have more places to gather, to hold events, to enjoy outdoor activities, and to connect with nature and each other.

Summary of Planning Process to Date Managed by the Commonwealth's Division of Capital Asset Management and Maintenance (DCAMM)

July 2017 DCAMM prepared an RFP for a 2-acre parcel of the Shattuck campus for 75 to 100 units of supportive housing plus all required services; it was to go to private developers. The public was given no opportunities for input. It is our understanding that this RFP did not go forward at that time. At this meeting DCAMM expressed its intention to have a transparent and inclusive process in planning for the use of the 13 acre parcel.

4/26/18 Public meeting at English High School: public announcement to award a 99-year lease to a private entity to build 75 to 100 units of low-threshold housing (housing for the formerly homeless) on a 2-acre parcel and begin a 12-month planning process for that portion of the site. Various groups submitted comments; these included the Emerald Necklace Conservancy, the Franklin Park Coalition, and the Boston Parks and Recreation Commission. Among the questions raised: Would this use for housing be in keeping with the public health requirements of the land tenure?

9/27/18: Public meeting in the clubhouse of the Franklin Park Golf Course. The presentation still referred to 2 acres of housing. See presentation here: <https://www.mass.gov/files/documents/2019/01/31/community-meeting-1-9-27-2018.pdf>

1/16/19: Public meeting at Franklin Park led by consultant HRiA presenting a series of site plans showing approx. 600,000 sf. of new building (120,000 sf. of supportive housing, 70,000 sf. of existing services and 410,000 sf. of health offices/institution) covering the full site.

At this point in the process the community and neighbors have lost confidence that they will be given any chance to express their opinion about the use of the site for the following reasons:

- Although DCAMM has expressed its intention to have a planning process that would be both transparent and inclusive, an RFP for private developers (for a 2-acre parcel) was drawn up prior to the first public announcement about the project.
- Until January 16th of 2019 the agency had never stated explicitly that it intended to use the whole site for its purposes. At that meeting the public were shown conceptual plans showing coverage of the entire site. The audience was given no real choices, only four similar options to consider, and a request that they represent their own preferred schemes using "a minimum of 600K sf" of coverage on the site. When a couple people in the audience asked why this assumption of 600K sf was not open to discussion, no other explanation was offered, only that this would be required to fund the site's development.
- The Community Advisory Committee convened for this project does not adequately represent the need for open space and other community uses. The "advisory meetings" have not allowed for community guidance or discussion and feedback on the process, on the content of the meetings or on the assumptions of the plan.