

Greater Grove Hall Main Streets Business District Visioning



Grove Hall Description

- Statically, Grove Hall is one of the most ethnically diverse communities in the city. Those who enjoy diversity will appreciate the various cultural parades and festivals that go through Grove Hall or take place in the park. Blue Hill Avenue provides an opportunity for people to sample a range of foods from around the world, with Dominican and Jamaican being the most common. The Greater Grove Hall neighborhood also has a wide range of houses of worship that provides opportunities for a range of religious expression, and a place for various ethnic groups to fellowship.
- On the Fairmount Line, residents can get to downtown Boston and be only steps away from the financial district in just 15 minutes. Public transportation along Blue Hill Avenue makes it easy to get to North South hubs in Nubian and Mattapan Square. Those with a car have easy access to nearby arteries such as the expressway. The location of Grove Hall is near the geographic center of Boston, it is also Boston's highest natural elevation, providing some with great views of the city.

Grove Hall Description

- Greater Grove Hall has everything one needs such as its own full-service grocery store (Stop n Shop), drug store (CVS), bank (Bank of America and One United). It has a park (Franklin Park), which is part of the Emerald Necklace, designed by the famous landscape architect Frederick Law Olmsted who also designed central park in New York. The Franklin Park Coalition provides a wide range of programming for the largest and most spectacular open space in Boston. Visitors and residents can enjoy an eighteen-hole golf course. Families near and far have access to the largest Zoo in the region that also has one of the largest playgrounds in the area. In addition to the Franklin Park and the zoo, Grove Hall has excellent amenities for children including a modern library, community center, YMCA, and many local youth serving organizations.
- Grove Hall has roots in American history with landmarks from Paul Revere, Prince Hall and Malcom X in the community. Grove Hall has its own art museum, the National Center of Afro-American Artists and historical artifacts can be found in the Price Hall Masonic Lodge.

Business District Vision & Goals

- **The Goal (s) of the project is to create an overarching “Vision” or “Theme”**
 - This will provide guidance in knowing which types of businesses to recruit to the area.
 - The “Vision” will provide direction for the branding and promotion of the district.

Having a common theme or vision for the area helps make it a destination.
Becoming a destination contributes to economic growth.

Reference Locations

At the intersection of Blue Hill Avenue, Washington and Warren Streets, Grove Hall links Dorchester and Roxbury. Similar to how the North End and Chinatown are destinations, we want to make Grove Hall a destination.

National Examples

- The French Quarter, New Orleans
- Beale Street, Memphis
- The Magnificent Mile, Chicago



The French Quarter



Beale Street

Local Examples

- Chinatown
- The North End
- Newbury St.
- The Longwood Medical Area
- The Seaport District



Chinatown



The North End

Potential Themes

- The City's Playground
- The Highlands
- Health & Wellness
- The Arts
- Festival & Parades
- Culinary & Nutrition

Creating Experiences

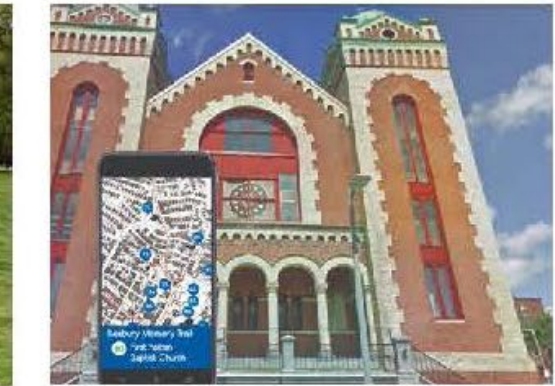
- We are looking to create “Grove Hall experiences.” These improve the quality of life for those living in the area and provide the types of placemaking activities that are referred to as cultural tourism.
- The experiences drive economic opportunity and growth.

Creating Experiences

- There are several ways to do this:
 - Parks & Park Activities
 - Sightseeing/Landmarks
 - Entertainment Venues
 - Festivals and Parades
 - Public Art
 - Meeting Venues



Parks & Park Activities



Sightseeing/Landmarks



Entertainment Venues



Festivals and Parades



Public Art



Meeting Venues

Potential theme 1 – The city’s playground

Leveraging Franklin Park as Boston’s playground

- Keywords:
 - Playful
 - Colorful
 - Activity
 - Fitness
 - Welcoming
 - Nature
 - Inclusive
 - Leverage Unique Location

Kite Festival Franklin Park



Concord Playground, Franklin Park Zoo



Summer Camp, Franklin Park Zoo



Potential theme 2 – Highland

Leveraging the topographic identity – elevational change, slopes and high points

- Keywords:
 - educational
 - climate change awareness
 - hiking
 - fitness
 - artistic
 - storytelling
 - Leverage unique topography

Boston’s skyline on Peter’s Hill, west of Franklin Park



Potential theme 3 – Health & Wellness

Leveraging Franklin Park and Harvard Street Neighborhood Health Center

- Keywords:
 - Wellness
 - Fitness
 - Activity
 - Mental health
 - Physical health
 - Nutrition
 - Accessible
 - Leverage unique location

Playing Field in Franklin Park



Franklin Park Mile Run



Biking Activities



Line Dancing at Franklin Park



Prepared by "Sunny" Yidan Hu - sunnyhu@gsd.harvard.edu

9/17/2020

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GREATER GROVE HA
MAIN STREET

Potential theme 4 – Arts District

Create a vibrant neighborhood with arts

- Keywords:
 - Visual and performing arts
 - Arts and crafts
 - Colorful
 - Festive
 - Welcoming
 - Cultural
 - Expressive

Arts District Los Angeles



Bishop Art District



Hyattsville Art Festival



GREATER GROVE HA

Potential theme 5 – Festival & Parade

Make Grove Hall a celebratory destination

- Keywords:
 - Enthusiastic
 - Lively
 - Celebration
 - Welcoming
 - Inclusive
 - Colorful
 - Playful
 - Excitement

Puerto Rican Festival



Caribbean Carnival



J'Ouvert



Haitian-American Unity Parade



Potential theme 6 – Culinary & Nutrition

Ethnic cuisines + well-balanced nutrition

- Keywords:
 - Cuisine
 - Nutrition
 - Ethic
 - Diversity
 - Variety
 - Celebratory
 - Cultural

Food Festival



The Future Chef



The Commonwealth Kitchen



Themes/Vision Potential Strategies

- **The City's Playground** - Promote things for kids to do in the area, calendar.
- **The Highlands** - Improve environment, environmental justice.
- **Health & Wellness** - New health center, farmer's market, tie-in with Franklin Park activities e.g. Zumba.
- **The Arts** - Increase the amount of public art in general and black art in particular. Murals, bus shelters, etc.
- **Festivals & Parades** - When these events occur, how can we leverage them to increase the economic benefit?
- **Culinary & Nutrition** - What can we do to help Future Chefs and Commonwealth Kitchen?

Potential Business Recruitment: Clothing Retailers

Ashro
Retail, Clothing
Location: online, WI, IL
<https://www.ashro.com/>
Black Women's Clothing, Church Suits,
Wigs & Caftans, Colony Brands® Affiliated



Big frog custom t-shirts
Retail, Clothing, Customize
Location: multiple, franchising
<https://www.bigfrog.com>
A custom T-shirt maker and retailer serving both B2C and B2B customers. In addition to T-shirts, Big Frog designs and creates a variety of clothing items, plus bags and accessories.



Plato's Closet
Retail, Clothing, Second hand
Location: multiple, franchising
<https://www.platoscloset.com>
Plato's Closet is a secondhand clothing store focusing on trendy young adult and teen fashion. The company buys gently used name brand clothing and accessories, especially from millennials and younger Americans, and then resells the items.



Potential Business Recruitment: Kids Clothing

Once upon a child
Retail, Kids Clothing, Second hand
Location: multiple, franchising
<https://onceuponachild.com>
A resale chain that sells new and used goods for children, including toys, clothing and furniture.



Kid to Kid
Retail, Kids Clothing, Second hand
Location: multiple, franchising
<https://kidtokid.com>
A buyer and seller of used children's clothing



Just between friends
Retail, Clothing, Second hand
Location: multiple, franchising
<https://www.jbfsale.com/home.jsp>
Just Between Friends is proud to bring you community-building sales where your family can save hundreds of dollars (and make hundreds of dollars) on everything you need to raise confident, stylish, good-looking kids.



Children's Orchard
Retail, Kids Clothing, Second hand
Location: multiple, franchising
<https://www.childrensorchar.com>
Children's Orchard focuses on the purchasing and reselling of used children's clothes, toys and other necessities, selling them for 50% to 80% less than average retail costs.



Potential Business Recruitment: Kids Clothing and Play

Kido
Retail, Kids Clothing, Black, female owned
Location: Chicago
<https://www.kidochicago.com>
Children's clothing as well as books, toys, and gifts focused on spreading joy and celebrating diversity.



Urban Air Adventure Park
Indoor Playground
Location: multiple, franchising
<https://www.urbanairtrampolinepark.com>
Large-scale indoor trampoline center hosting open jump, fitness classes, dodgeball & parties.



Potential Business Recruitment: Books and coffee

Semicolon
Bookstore, Gallery, Black, female owned
Location: Chicago

<https://www.semicolonchi.com>

Semicolon Bookstore is committed to nurturing the connection between literature, art, and the pursuit of knowledge; while also using the power of words to better our community.



Fulton Street Books & Coffee
Bookstore, Black, female owned, coffee
Location: Tulsa

<https://www.fultonstreet918.com>

Fulton Street is a space to build community and to change our city through civic discourse. It is a space on a mission to increase literacy, with people at the center of all the work that we do. It is a space for coffee, books, and a good time.



Cafe con Libros, Bk
Bookstore, Black, female owned, coffee
Location: Brooklyn

<https://www.cafeconlibrosbk.com>

Cafe con Libros — which means “coffee with books” in Spanish — is an intersectional feminist community bookstore and coffee shop in Prospect Heights.



Potential Business Recruitment: Books and coffee

Bloom and Plume Coffee
Coffee, Black owned
Location: Los Angeles

<https://bloomandplumecoffee.com>

Bloom & plume coffee is a black family owned business serving beauty that uplifts our people through aesthetics. It's a space that is building beloved community while providing an elevated adventure for customers to experience excellent coffee and delicious food.



Mahogany Books
Bookstore, Black owned, Coffee
Location: Washington DC

<https://www.mahoganybooks.com>

MahoganyBooks is a local independent bookstore that believes in social entrepreneurship. We take a leadership role in the African American community by promoting reading, writing, and cultural awareness as tools to improve self-esteem, self-love and ultimately our communities to enrich the lives of motivated individuals.



Mahogany Books
Vintage, Coffee, Black owned
Location: Brooklyn, NY

<https://www.marcheruedix.com>

A cultural concept store located in Crown Heights Brooklyn. We stock a curated assortment of vintage clothing, jewelry, and home goods. We also carry imported coffees, teas, and spices, as well as all-natural skin and hair care products. We are proud to work with some of the best designers and creatives in Brooklyn and beyond.



Potential Business Recruitment: Art Store

Arte Vino Studio
 Art, DIY
 Location: Hoboken, NJ
<https://www.artevinostudio.com>
 We are NJ's premier art and wine studio for BYOB art classes, private parties, corporate events and team building activities. Our handpicked artists will guide you through the creative process and help you complete your artwork.



BLK MKT Vintage
 Retail, Antique store, Collection
 Location: Brooklyn, NY
<https://www.blkmktvintage.com>
 BLK MKT Vintage is a collection comprised of black collectibles, cast-off's and curiosities, representing the richness of black history and lived experience.



String Things
 Retail, Yarn store, Refreshment
 Location: Brooklyn, NY
<https://www.stringthingstudio.com>
 String Thing Studio offers a place where you can meet fellow fiber enthusiasts, take up a new hobby and even reserve our outdoor space for events (birthday parties, showers, book club). We also offer refreshments, making it a fulfilling experience in more ways than one.



Potential Business Recruitment: Fitness

Retro fitness
 Fitness, Gym
 Location: multiple, franchising
<https://retrofitness.com>
 With over 150 gym locations across America, all Retro Fitness owners are local small businesses owned by your neighbors.



Passion 4 fitness studio
 Fitness, Gym, Black, female owned
 Location: Snellville, GA
<http://www.passion4fitness.org>
 Black owned fitness studio



KTX Fitness
 Fitness, Gym, Black owned
 Location: Los Angeles
<https://www.ktxfitness.com>
 KTX's Cycle, Step, and Bands classes are uniquely different and literally an exercise party.



Sidebarre
 Fitness, Gym, Black, female owned
 Location: DC, MD
<https://www.sidebarredc.com/about>
 Sidebarre is a high intensity, low impact full body workout. Our classes build and tone in all of the right places, sculpting your best body yet.



Potential Business Recruitment: Food

NuVegan Café
 Restaurant, Vegan, Black owned
 Location: multiple, DC, MD
<https://www.ilovenuvegan.com>
 With an aim to make vegan food appealing to everyone, the Woodlands craft creative takes on fried chicken sandwiches and cheeseburgers while also serving up healthy sides such as herbed quinoa and ginger-spiced tofu in their cafeteria-style cafe.



Juice for life
 Juice, Black owned
 Location: multiple, NY
<https://juiceforlife.com>
 Juices For Life caters to both the hip and health-conscious with its fresh-pressed juices and smoothies.



Urban Vegan Kitchen
 Restaurant, Vegan, Black owned
 Location: Multiple, NYC
<https://urbanvegankitchen.com/>
 The Urban Vegan is part restaurant and part lounge, and it highlights American Southern food, including staples like fried okra and plant-based burgers.



Bahama Breeze
 Restaurant
 Location: multiple
<https://www.bahamabreeze.com/home>
 Caribbean restaurant & grill



Business for theme: Playground

Playful/entertainment facilities

- Trampoline Park
- Arcade
- Mini Golf
- Kid's indoor playground



Indoor Playground

Business for theme: Health & Wellness

Fitness related businesses

- Gym
- Boxing gym
- Yoga studio
- Dance studio
- Indoor rock climbing
- Cycling studio, etc.



KTX Fitness

Business for theme: Art District

Art related businesses

- Arts and crafts store
- Antique store
- Gallery
- Community crafting space
- Physical “Etsy” DIY store



The Center for Craft, Asheville, North Carolina

Business for theme: Culinary & Nutrition

Food related businesses

- Famous restaurant/food brands that haven't yet opened chains in Boston
- Affordable healthy food options
 - Black-owned healthy food restaurant



Belmont Vegetarian

Experience Grove Hall

- **Franklin Park** –The golf course, and zoo create experiences for both local residents and visitors. Franklin Park provides a range of activities throughout the year.
- **Geneva Ave/Normandy Park** – In the process of being built, by Trust for Public Lands.
- **Sightseeing/Landmarks** – We have created two such experiences
 - Roxbury Memory Trail** – We developed an app to help promote this.
 - Architectural Walking Tour** – We created a walking tour to view the areas history.



Geneva Ave/Normandy Park will have a similar visual.

Experience Grove Hall

- **Entertainment Venues**

- **Prince Hall Masonic Lodge**

- **The Franklin Park Zoo** are both entertainment venues. (We have not really tied-into these events).



Prince Hall Masonic Lodge



Franklin Park Elma Lewis Playhouse

Experience Grove Hall

- **Festivals and Parades** – The best known of these is the Caribbean Festival. We need to find ways to leverage this. Other festivals and parades include Cuban, Puerto Rican, Dominican, and Haitian. These create unique experiences.

- **Is there another?**



Caribbean Carnival

Experience Grove Hall

- **Public Art Clocktower** – Although not classified in the Boston Arts Commission database as a piece of public art, (I think it should be). We received a \$60,000 grant from the Browne to restore in. This project is currently underway, and Pat Loheed is helping supervise the work. Rev. Antony Green was the artist, and it went up in 1999.



Public Art Clocktower

Experience Grove Hall

- **Utility Boxes** – We were able to get a \$5,000 grant from the Boston Main Streets Foundation to paint 16 utility boxes in Grove Hall. We had Ekuia Holmes (Shelly, she is a well known African American artist in the area), manage the project through Mass Art. She found four artists and had each one paint four utility boxes. One box was destroyed and removed after a car ran into it. The city agreed to pay the \$300 to have the artwork replaced. However, we paid the artists \$600, so we have to make up the difference. The same with another box that had to be replaced. That one was done by Larry Pierce (Another fairly well known African-American artists).



The bottom image shows the utility box where artwork needs to be repainted

Experience Grove Hall

- **Murals** - (Quincy Street, African-American woman, Blue Hill Ave, Breadth, and Geneva Ave Nelson Mandela). Worked with Karin Goodfellow on this project. Karin found the artists.
- **Banners Men** – Worked with Larry Pierce to paint and identify other artists to paint portraits of six African-American leaders. These are on display in the Grove Hall library.
- **CVS Display Window** – CVS has a display window in the Grove Hall Mecca Mall. A man named Richard Howland maintains it. I've tried to give him some money to at least cover the costs of materials, but in the past, he said no. There are some challenges with this exhibit. Most importantly, people from the CVS side have stolen exhibits out of the window.



Murals

Experience Grove Hall

- **Median** – We have designs for a re-landscaped median. At one time, this was a wild dream. However, now that the city is planning on redoing Blue Hill Ave., it looks like its going to be included as part of the project. However, we had conceived of there being some type of sculpture in the median. The Brown Fund told us in the past that they would be interested in having more public art in Grove Hall. So that remains an option. Our redesign of the median has public art creation in mind.
- **Artwork at Logan** – We have artwork at Logan.



The proposed new median



Artwork at Logan Airport



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The proposed new median



Artwork at Logan Airport

Experience Grove Hall

- **Grove Hall Plaza Concert Series** – If we include performing arts, we received a grant from the Boston Main Streets Foundation.



Summer concert at the Grove Hall Plaza

Experience Grove Hall

- **Meeting Venues** - ABCD's Thelma Burns Building, ABCD meeting room, Charles Street AME Church basement, Prince Hall Masonic Lodge Function Room, St. Katharine Drexel Parish church basement, Freedom House meeting room (s), Grove Hall Senior Center, Grove Hall Library, St. Katharine Drexel Parish function Hall, John E. Barbour, Jr. community room, Thomas Atkins meeting room, and Franklin Park Zoo has meeting spaces. Franklin Park Club House, Beulah Pilgrim Holiness Church Function Hall.

Experience Grove Hall

Potential Projects

- **Trash Receptacles** – I have/had a project to paint the trash cans. This was a lot harder to get approval than you might think. The idea was, just as fire hydrants and utility boxes are painted, we wanted to do the same thing with the trash cans. Because it hadn't been done before, no one knew who had to approve it. Eventually I got public works and Boston Arts Commission to say yes. More recently Boston Public Works wanted to say no again, because the old trash cans are scheduled to be replaced anyway. I would still do it as a pilot and try perhaps up to five. I would still like to try this. I would like to see what the artists can come up with, and if we do it, we then have a precedent for a program that could be done city wide, similar to the "Paint Box program."

Experience Grove Hall

- **Empty Outdoor Billboards** – We have several opportunities to do this in Grove Hall. There are two, three available on the roof of one building. I have not approached the landlord because we didn't have the money for the project, and I heard he was hard to deal with.
- **Bus Stop Posters** – We do have the opportunity to do something here. We have a piece of art from Larry Pierce that we would like to see go up in one of these spaces. We just haven't gone to it yet because of where we were in terms of priorities and funding.
- **Additional Utility Boxes** – There are a lot more utility boxes to be painted. The ones on Blue Hill Ave., will be painted as part of the project of redoing Blue Hill Ave.



Empty billboards above Porta Classica

Experience Grove Hall

- **Black Women Lead Banners** – The idea here is to create banners for 100 Black women leaders. This was a follow-up to our Black Men Leaders project. However, this had a lot more support and excitement. At one time the thought was the city was going to fund it in preparation for the NAACP convention coming to Boston. I have attached the proposal. What you will be is the creation of a traveling display and creating a book. Educators in particular said they wanted this for their schools. They said, they have nothing like this to help young Black “girls” learn about these role models.



Black Women Lead Banner

Background Data: Square Footage Data

Retail, Personal and Professional Service	# of Businesses	GLA	Share of GLA
Retail	31	107,026	49%

- According to a business inventory in 2011, about 49% of the Gross Leasable Area is used for retail.

Gross Leasable Area versus Disposable Income

- Based on the amount of disposable income for the area, there is excess retail space in the Greater Grove Hall area. As a result, there is a need to identify Non-Retail uses and Non-Residential customers.
- **Non-Retail Usages** - We need to identify non-retail uses for the space
 - e.g. health and fitness, (Yoga, spinning, gym, urgent care) financial services and insurance. Other non-retail uses?
- **Non-Residential Segments** - Commuters, shoppers, and visitors

Potential Non-Resident Segments

- **Commuters** – Businesses must be on the right side of the street, drive through, parking, making it easy to get in and out quickly.
- Twenty-four Hour Traffic Count northbound 24,388 and southbound 25,601 at Blue Hill Ave. and Seaver St. intersection, Sept.27th, 2018.
 1. **Shoe Repair** as it was not obvious there was one in the area and people might drop off and pick up shoes going to and from work.
 2. **Ticket Sales** - A place such as Ace Ticket Sales, or Stub Hub where people could buy tickets for sporting events, and other types of entertainment. BosTix as another.
 3. **Apple Computer Repair** - The MAC Express is an Apple Sales and Service store that has three locations on the south shore and cape. They would be ideal for this area.

Potential Non-Resident Segments

- **Shoppers** – Many of the surrounding trade areas do not have a grocery store, such as Stop n Shop. The Mecca Mall is self-contained, and people can come to shop for groceries, products found at CVS, bank, get coffee, and clothing without leaving the complex. The existing business mix does not provide for many additional shopping opportunities for convenience goods. What other convenience goods could be located in the district?

Potential Non-Resident Segments

- **Visitors** – Visitors to Franklin Park, Zoo and Golf Course. We would like to capture people before or after they go to these places when they go to restaurants, bars, sports bars, and other tourist attractions. These would need to be competitive with similar options in Jamaica Plain, Eagleston Square and Mattapan.
- **Two Challenges**
 - The seasonal nature of these opportunities.
 - The demographics for those visiting versus the business mix in the area.

Destination Businesses

- **Destination businesses** – Where driving to the stores is the purpose of the trip, e.g. flagship store. Another type are those retails with loyal customers like Ikea, Apple, Trader joes, Harley-Davidson.
 - **Unique, or Distant Businesses** – This is the opposite of the shrinkage approach. In this approach, we try to identify businesses that would bring people into the area because they are unique , there is not one in the area.
 - **Black "Themed" Businesses** – These businesses have been successful elsewhere. We would like to see them open a location in Grove Hall.
- These businesses are able to leverage the high percentage of African Americans in the areas, and the areas high population density .

Creating a vision/theme and thus making Grove Hall a destination and creating Grove Hall experience must flow from the data.

Background Data: Greater Grove Hall Main Streets Area

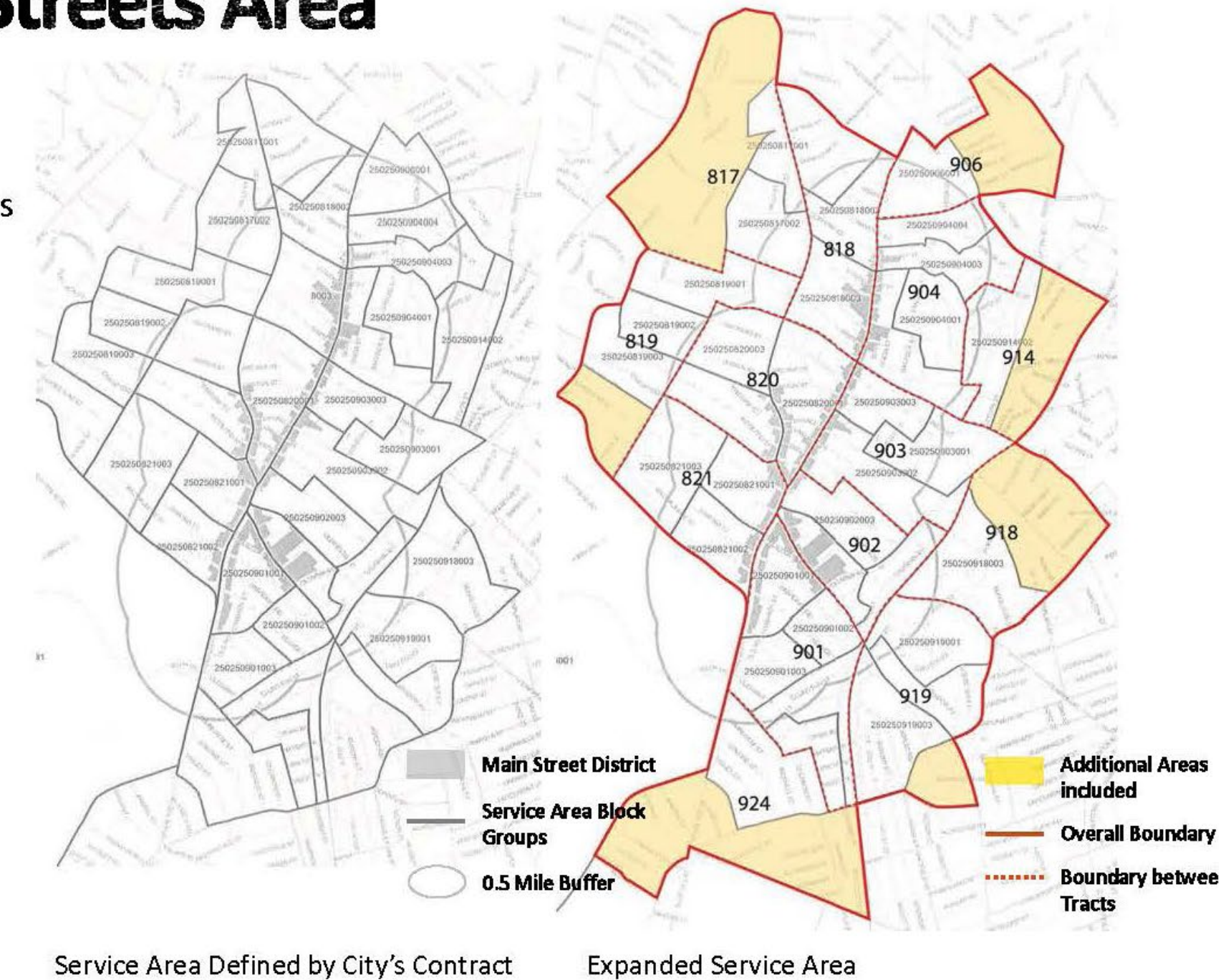
- We are defining Greater Grove Hall as the area in the boundaries below:
 - When data is available in Block Groups, service area is defined by City's contract.
 - When data is only available in Tracts, expanded service area is used. Data based on expanded area will be noted in "*".

List of Service Area Block Groups per City's Contract:

- | | |
|------------------|------------------|
| 1. 250250817001 | 21. 250250902002 |
| 2. 250250817002 | 22. 250250902003 |
| 3. 250250818001 | 23. 250250903001 |
| 4. 250250818002 | 24. 250250903002 |
| 5. 250250818003 | 25. 250250903003 |
| 6. 250250819001 | 26. 250250904001 |
| 7. 250250819002 | 27. 250250904002 |
| 8. 250250819003 | 28. 250250904003 |
| 9. 250250820001 | 29. 250250904004 |
| 10. 250250820002 | 30. 250250906001 |
| 11. 250250820003 | 31. 250250914002 |
| 12. 250250821001 | 32. 250250918003 |
| 13. 250250821002 | 33. 250250919001 |
| 14. 250250821003 | 34. 250250919002 |
| 15. 250250901001 | 35. 250250919003 |
| 16. 250250901002 | 36. 250250924003 |
| 17. 250250901003 | |
| 18. 250250901004 | |
| 19. 250250901005 | |
| 20. 250250901006 | |

List of Tracts in Expanded Boundary:

1. 817
2. 818
3. 819
4. 820
5. 821
6. 901
7. 902
8. 903
9. 904
10. 906
11. 914
12. 918
13. 919
14. 924



Service Area Defined by City's Contract Expanded Service Area

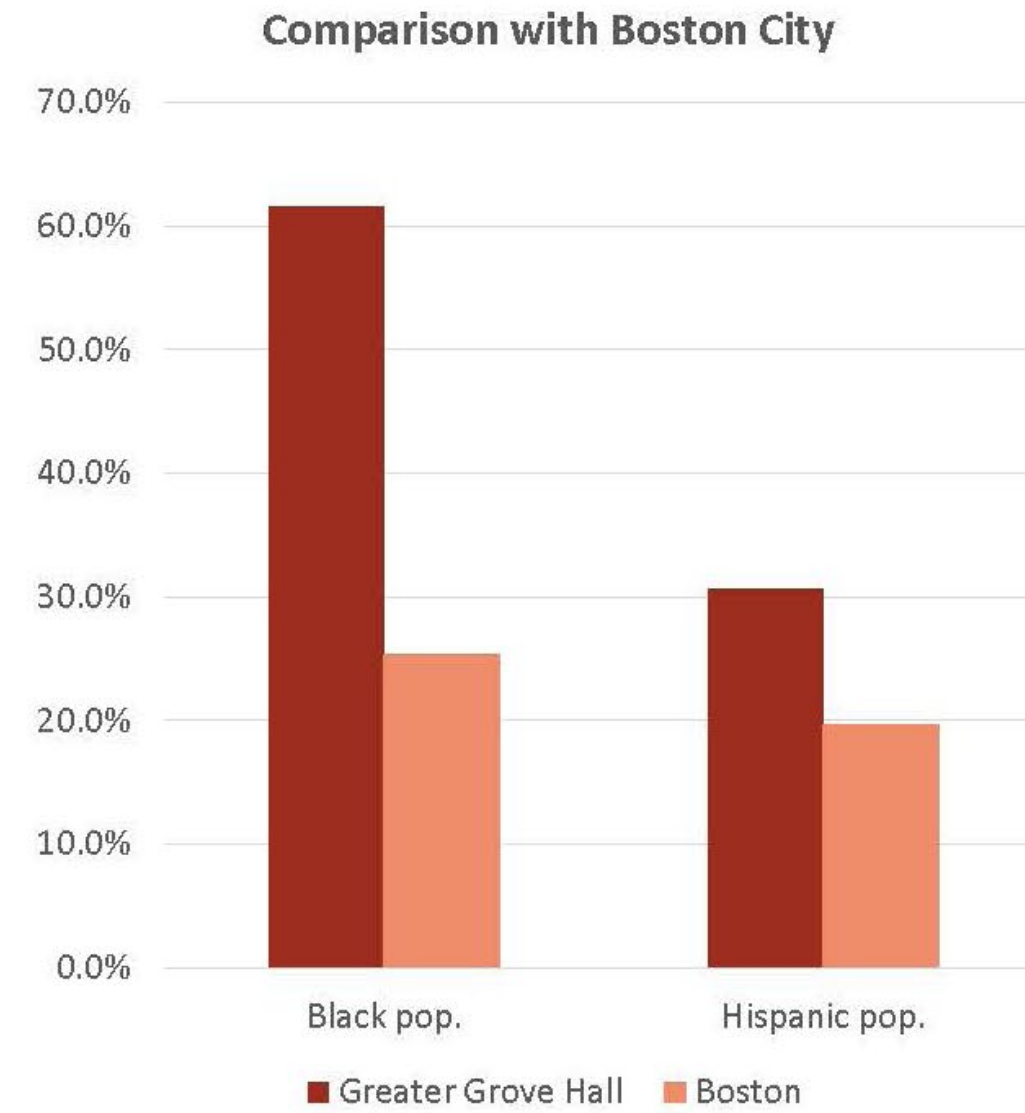
Background Data: Demographics

▪ Race

- Black: **61.6%** (25.3% - Boston)
- Hispanic: **30.6%** (19.7% - Boston)

“Residents most commonly identify their ethnicity or ancestry as Haitian (17.1%). There are also a number of people of Puerto Rican ancestry (17.0%), and residents who report Dominican roots (10.3%), and some of the residents are also of Sub-Saharan African ancestry (4.2%), along with some Jamaican ancestry residents (3.9%), among others. In addition, 25.8% of the residents of this neighborhood were born in another country.”

– NeighborhoodScouts



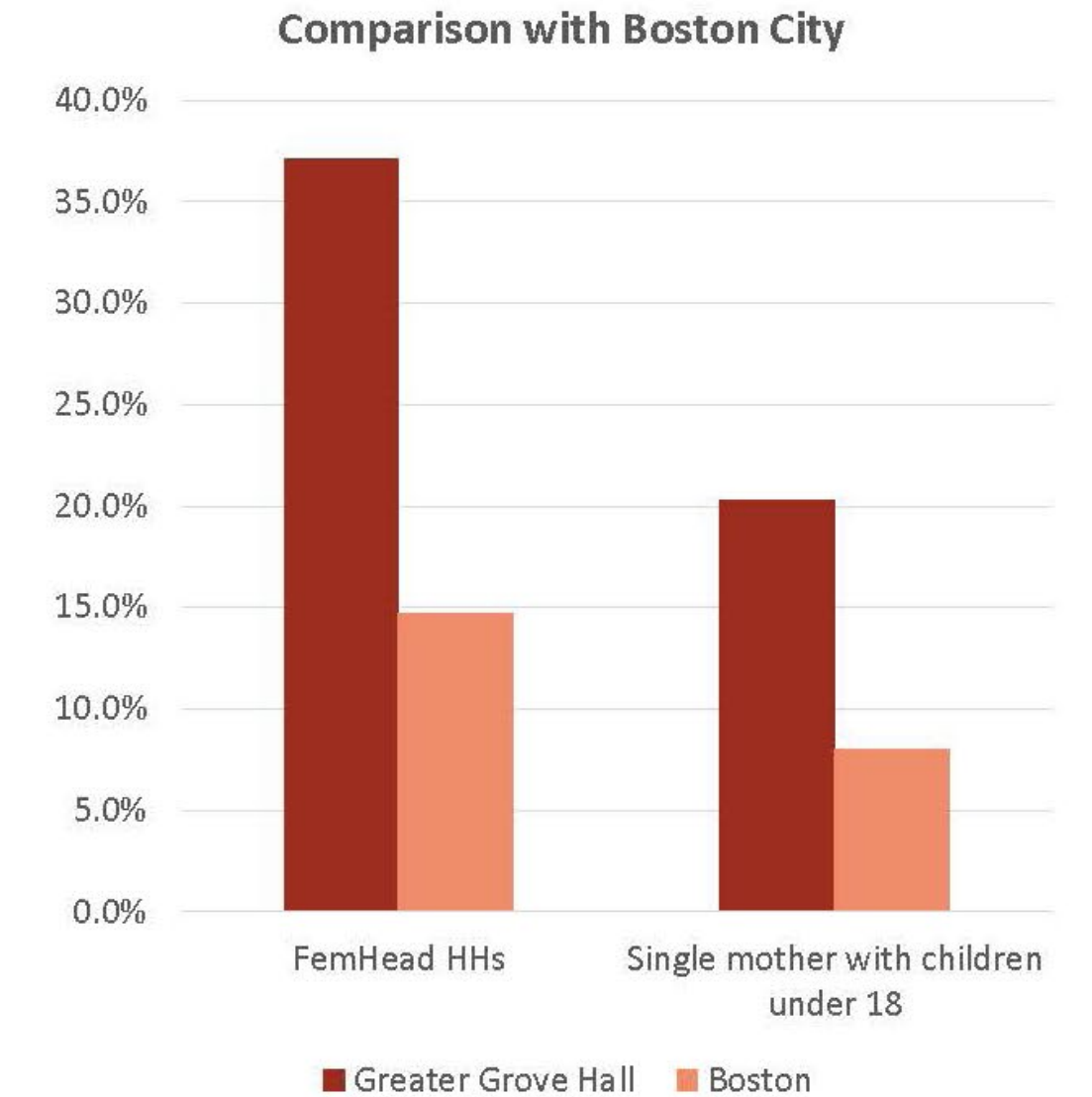
Background Data: Demographics

▪ Gender

- Sex ratio (female to male): **1.23** (1.08 – Boston)
- Female-headed households: **37.1%** (14.7% - Boston)
- Single mother with children under 18: **20.3%*** (8% - Boston)

“Grove Hall neighborhood has more single mother households than 97.5% of the neighborhoods in the U.S.”

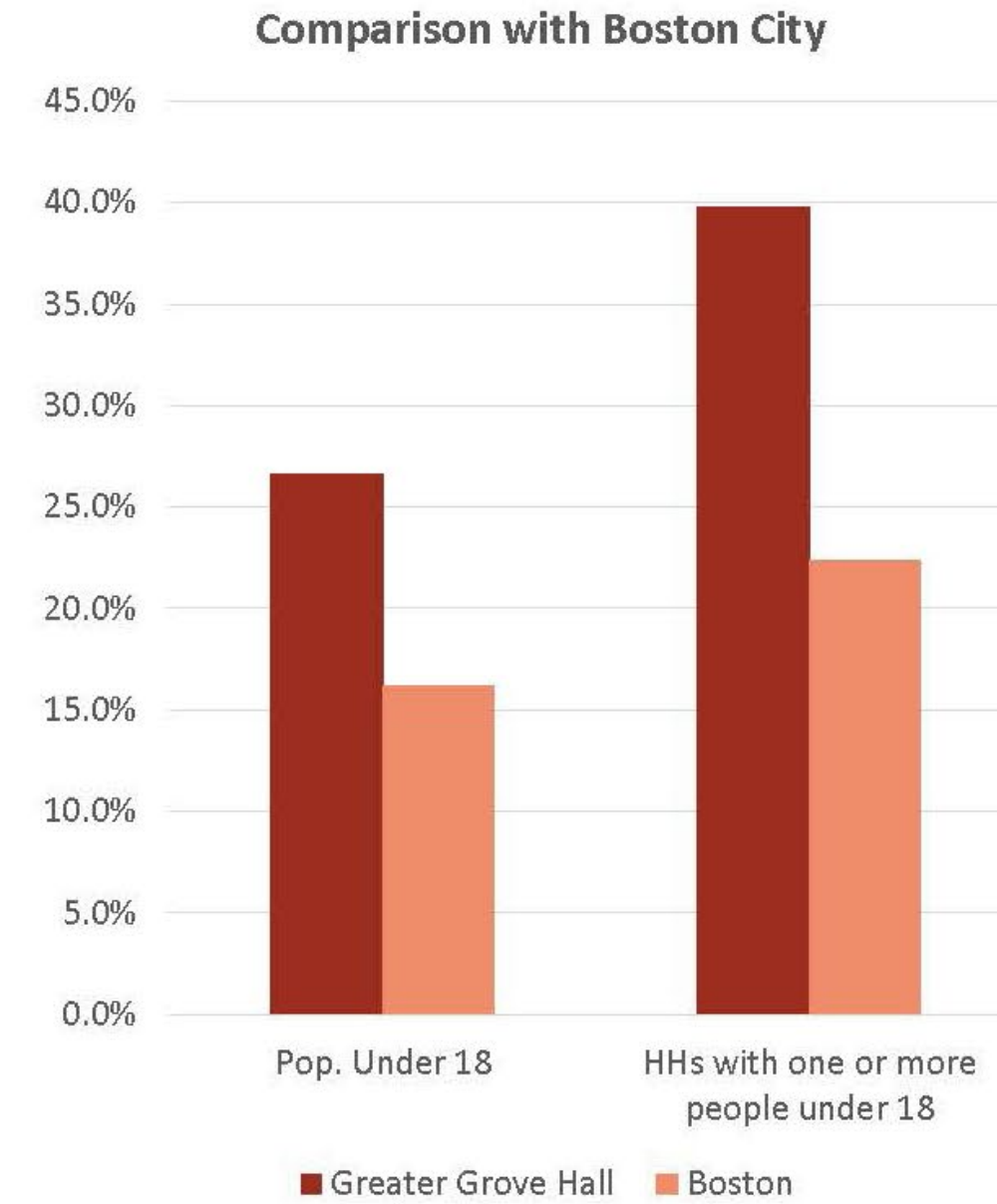
– NeighborhoodScouts



Background Data: Demographics

Age

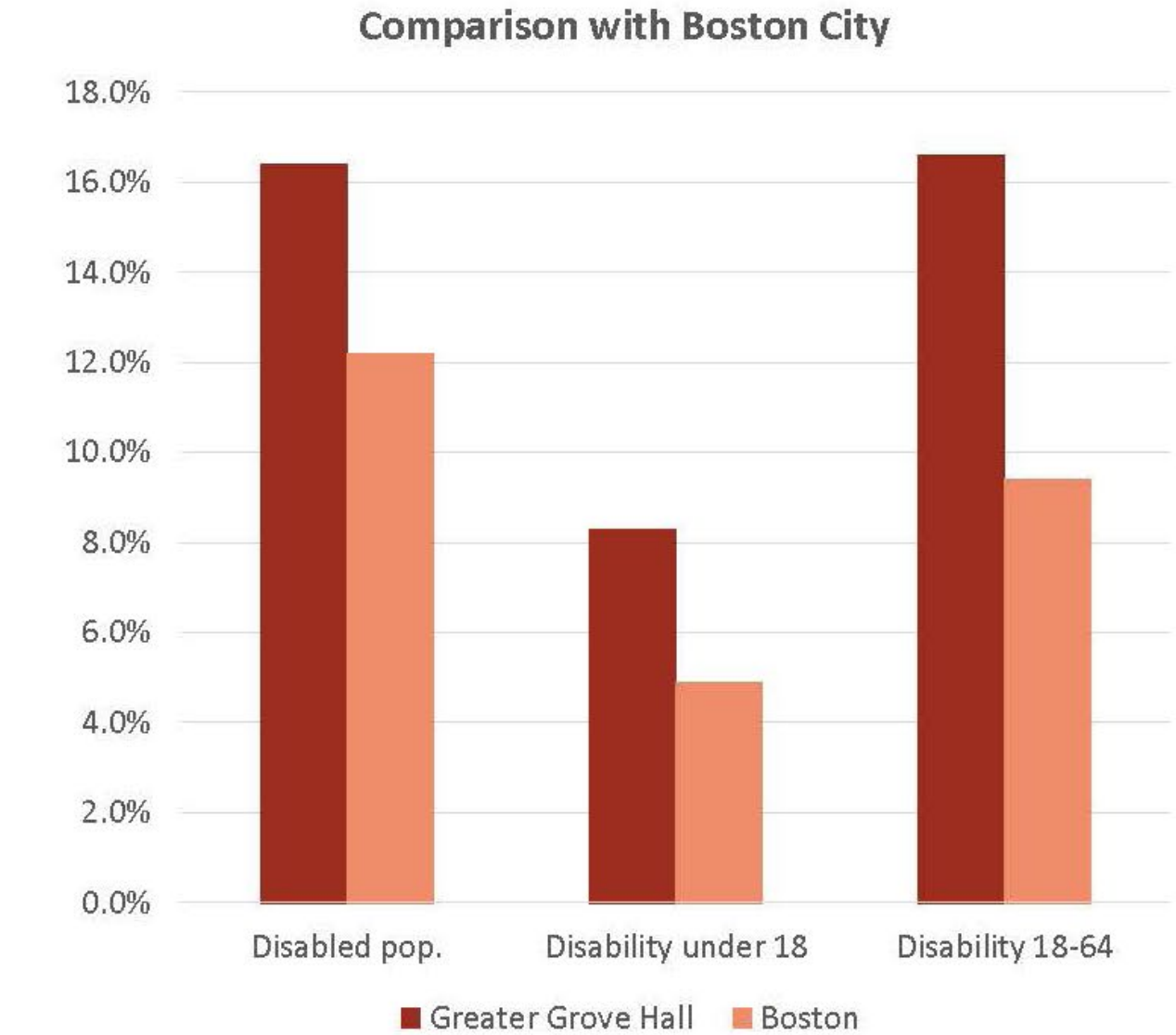
- Under 18: **26.6%** (16.2% - Boston)
- Households with one or more people under 18 years: **39.8%*** (22.4% - Boston)



Background Data: Demographics

Disability

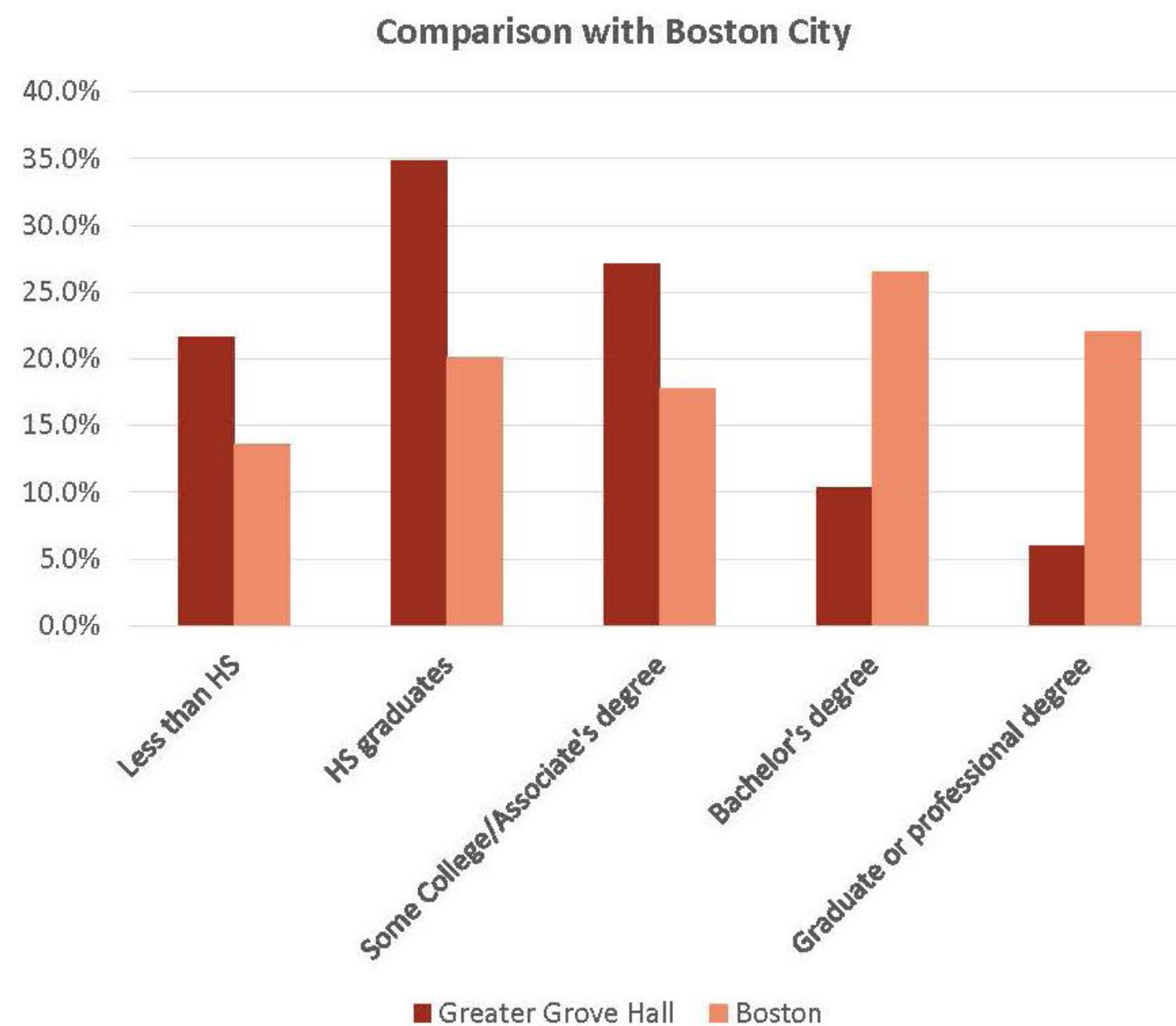
- Total civilian noninstitutionalized population with a disability: **16.4%*** (12.2% - Boston)
- Population under 18 years with a disability: **8.3%*** (4.9% - Boston)
- 18-64-years-olds with a disability: **16.6%*** (9.4% - Boston)



Background Data: Demographics

Lower than average education level

- Less than high school: **21.6%*** (13.6% - Boston)
- High school graduates: **34.9%*** (20.1% - Boston)
- Some college/Associate's degree: **27.1%*** (17.8% - Boston)
- Bachelor's degree: **10.4%*** (26.5% - Boston)
- Graduate or professional degree: **6.0%*** (22.1% - Boston)



Background Data: Demographics

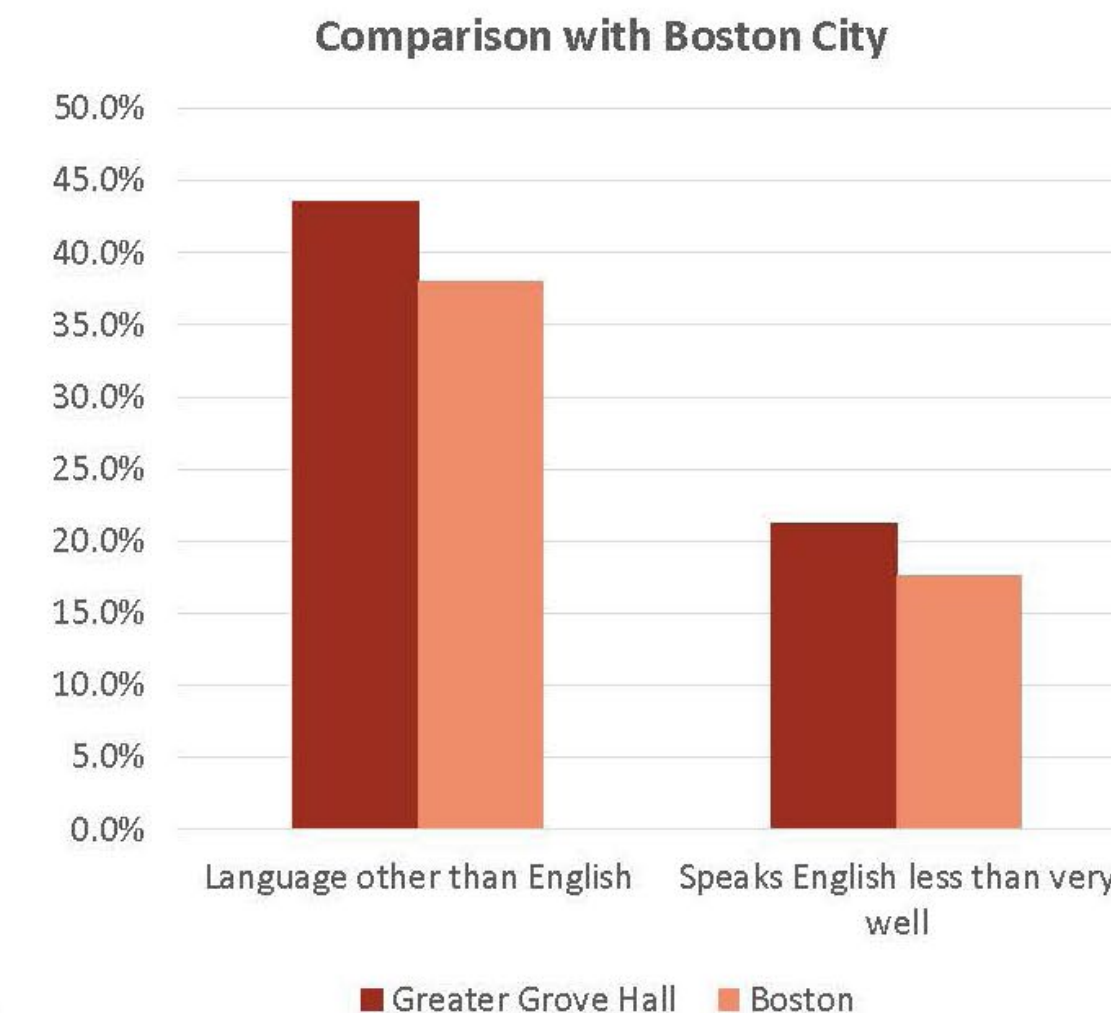
Language spoken at home

- Language other than English: **43.6%*** (38.0% - Boston)
- Speaks English less than very well: **21.2%*** (17.6% - Boston)

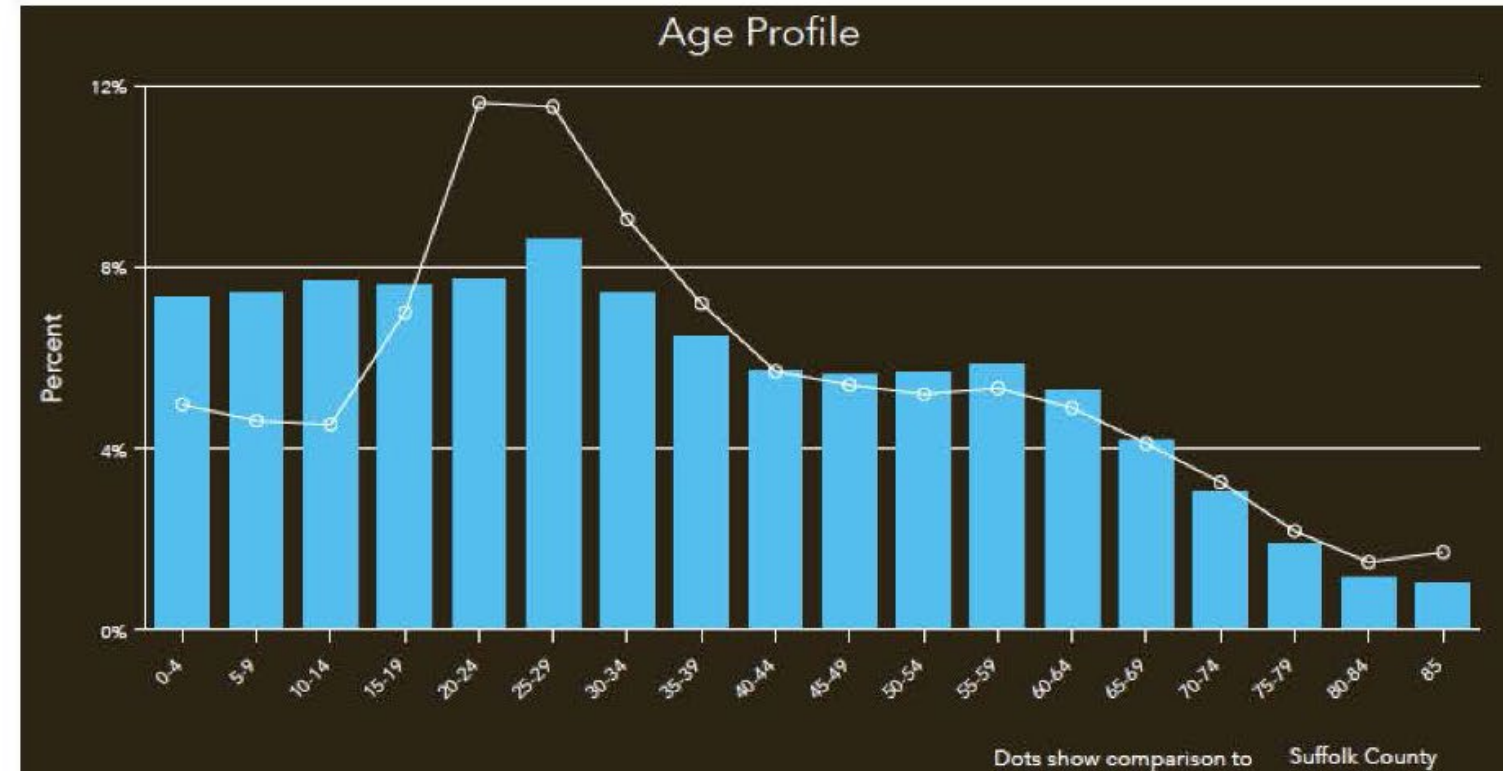
“Important languages spoken here include Spanish and French. Significantly, 8.7% of its residents five years old and above primarily speak French at home.”

While this may seem like a small percentage, it is higher than 99.0% of the neighborhoods in America.”

– NeighborhoodScouts



Background Data: Psychographics



Households By Income

The largest group: <\$15,000 (26.7%)
The smallest group: \$200,000+ (3.1%)

Indicator	Value	Difference
<\$15,000	26.7%	+10.7%
\$15,000 - \$24,999	13.0%	+4.2%
\$25,000 - \$34,999	10.0%	+3.5%
\$35,000 - \$49,999	12.6%	+3.8%
\$50,000 - \$74,999	13.0%	0
\$75,000 - \$99,999	8.3%	-3.0%
\$100,000 - \$149,999	10.1%	-5.9%
\$150,000 - \$199,999	3.3%	-5.4%
\$200,000+	3.1%	-7.7%

Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Midtown Singles (L11)	16,830	89.48%	6.2%	1,443
Next Wave (L13)	1,978	10.52%	3.9%	271

	11A City Strivers 14,675 households	78.0% of Households
	11E City Commons 2,155 households	11.5% of Households
	13E High Rise Renters 1,749 households	9.3% of Households

Background Data: Psychographics

LifeMode Group: Midtown Singles

City Strivers

11A

Households: 962,900
Average Household Size: 2.78
Median Age: 35.3
Median Household Income: \$44,700

WHO ARE WE?

These high density city neighborhoods are characterized by a relatively young foreign-born population who have embraced the American lifestyle, yet retained their cultural integrity. To support their lifestyle, *City Strivers* residents commute long distances to find work in the services, healthcare, or retail industry. Their hard-earned wages and salary income goes toward relatively high rents in older multiunit buildings, but they've chosen these neighborhoods to maintain ties to their culture. Single parents are often the recipients of Supplemental Security Income and public assistance, but their close-knit community provides the invaluable support needed while they work. *City Strivers* consumers are bold in their purchasing decisions; they seek out deals on branded clothing, sometimes indulge in restaurants and personal services, and splurge on their cable TV package.



OUR NEIGHBORHOOD

- Densely populated neighborhoods located primarily in New York, Boston, Washington, or Chicago.
- Primarily renters living in older, multiunit structures built before 1950; smaller buildings with 2-4 units the most popular in this market; relatively high rental rates at more than \$1,100 monthly (Index 108).
- A blend of family households, married couples and single parents with younger or adult children, as well as single-person households; average household size 2.78.
- Work outside their county of residence, with almost one-fourth commuting 60 or more minutes to work; average travel time to work of 38 minutes the highest of any Tapestry market; use of public transportation common.

SOCIOECONOMIC TRAITS

- One in five households here are in poverty, but *City Strivers* residents rely more on wage and salary income. Half have some college education.
- Labor force participation is slightly below the national average - with the unemployment rate above average.
- They work in health care, transportation, social services, and protective services.
- Style and image are important to these consumers. Current trends are a strong influence on their shopping habits.
- They often make impulse purchases and try new brands and technologies, but do look for the approval of their friends.
- These sociable consumers exhibit boldness in their decisions and aren't afraid to share their opinion. They share strong cultural integrity.

78% of the households in Grove Hall

Background Data: Psychographics



LifeMode Group: Midtown Singles
City Commons

11E

Households: 1,106,600
 Average Household Size: 2.67
 Median Age: 28.5
 Median Household Income: \$18,300

WHO ARE WE?

This segment is one of Tapestry's youngest markets, primarily comprised of single-parent and single-person households living within large, metro cities. While more than a third have a college degree or spent some time in college, nearly a quarter have not finished high school, which has a profound effect on their economic circumstance. However, that has not dampened their aspiration to strive for the best for themselves and their children.

OUR NEIGHBORHOOD

- Single parents (Index 315), primarily female, and singles head these young households.
- Average household size is slightly higher than the US at 2.67.
- *City Commons* are found in large metropolitan cities, where most residents rent apartments in midrise buildings.
- Neighborhoods are older, built before 1960 (Index 151), with high vacancy rates.
- Typical of the city, many households own either one vehicle or none, and use public transportation (Index 292) or taxis (Index 299).

SOCIOECONOMIC TRAITS

- Although some have college degrees, nearly a quarter have not graduated from high school.
- Unemployment is very high at 16% (Index 295); labor force participation is low at 53% (Index 84).
- Most households receive income from wages or salaries, but nearly one in four receive contributions from Social Security (Index 287) and public assistance (Index 355).
- Consumers endeavor to keep up with the latest fashion trends.
- Most families prefer the convenience of fast-food restaurants to cooking at home.



11.5% of the households in Grove Hall

Background Data: Psychographics



LifeMode Group: Next Wave
High Rise Renters

13E

Households: 622,500
 Average Household Size: 2.82
 Median Age: 32.2
 Median Household Income: \$22,800

WHO ARE WE?

High Rise Renters are located predominantly in the Northeast, especially in New York City. This market is near the top for density, diversity, presence of adult children, linguistic isolation, and foreign-born population. They travel far for employment, usually in service jobs, and depend on public transportation. These residents are young and struggling to make ends meet; a large portion of their income goes toward rent, demanded by their dense central city locations. *High Rise Renters* are compassionate people; young or old, near or far, they are devoted to their families. The younger generation is equally passionate about music, television, and fashion.

OUR NEIGHBORHOOD

- Located mostly in New York City, housing units are in high-rise multi-unit structures. Almost half were built before 1950.
- Almost all residents are renters (Index 258), paying rents about 20 percent lower than the US average rent.
- This is one of the most diverse markets, with residents from a variety of cultural backgrounds. Almost 1 in 3 residents was born abroad; nearly 1 in 4 households have members who speak little English.
- This market is located in densely populated areas with easy access to public transportation. Commuting times are nonetheless long, and jobs are often in a different county.
- Single-parent and single-person households dominate. Multigenerational households are more common in this market (twice the US average).

SOCIOECONOMIC TRAITS

- Accessible jobs are hard to come by in this young, diverse market. Workers tend to find minimum wage, mostly service jobs in health care, sales and retail.
- Wage income is heavily supplemented by public assistance and Supplemental Security Income.
- Despite high poverty rates, this market is fashion-conscious, often spending beyond their budget.
- Their young families are the priority, but they do explore other interests.
- *High Rise Renters* are risk takers, and believe life should be as much fun as possible.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100.

9.3% of the households in Grove Hall

Background Data: Transportation

Commuting method:

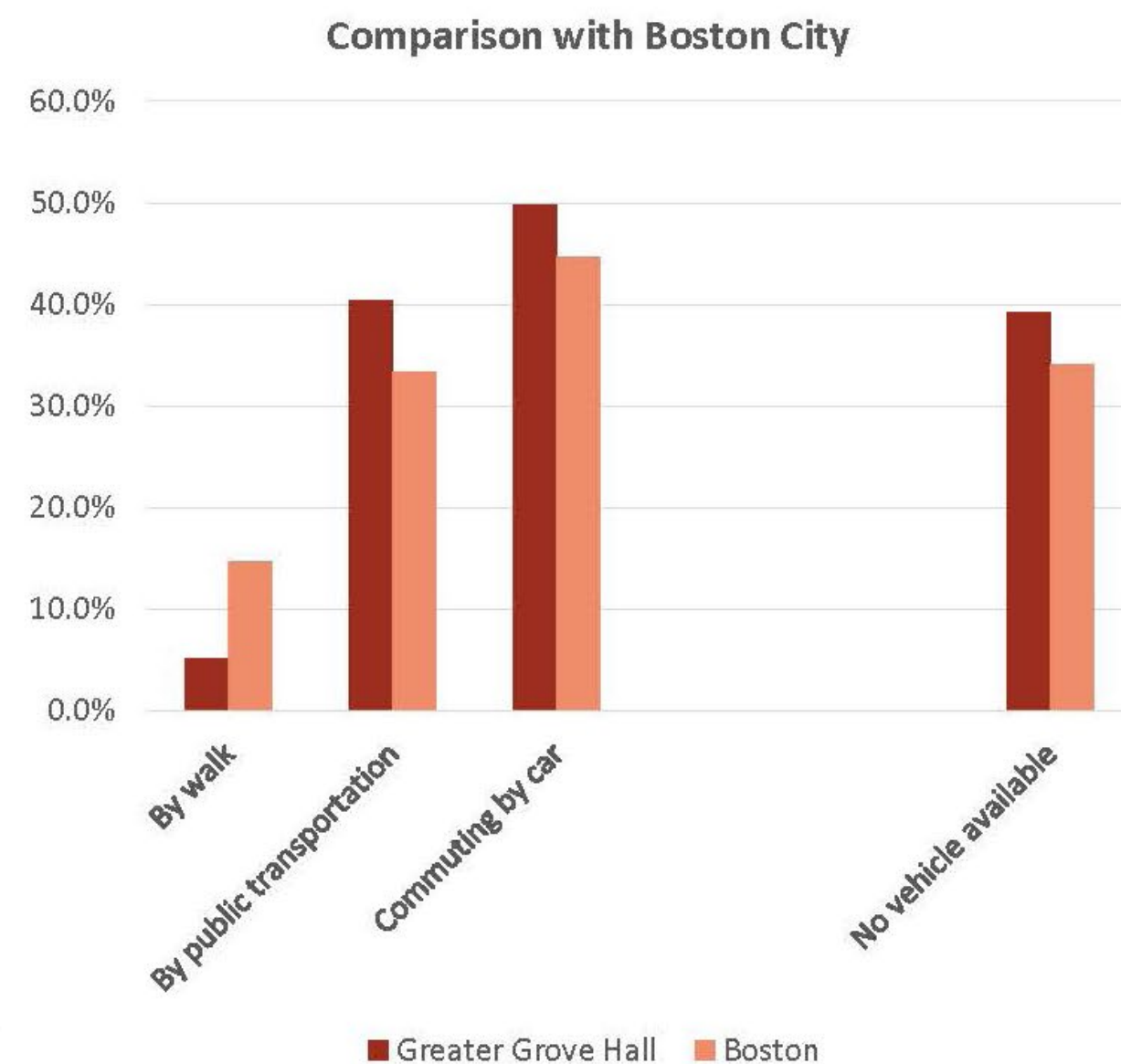
- By walk: **5.2%*** (14.7% - Boston)
- By public transportation: **40.4%*** (33.4% - Boston)
- By car (including carpool): **49.9%*** (44.7% - Boston)
- Mean travel time to work: **32.8 min.***

Vehicles available:

- No vehicle available for the entire housing unit: **39.3%*** (34.1% - Boston)

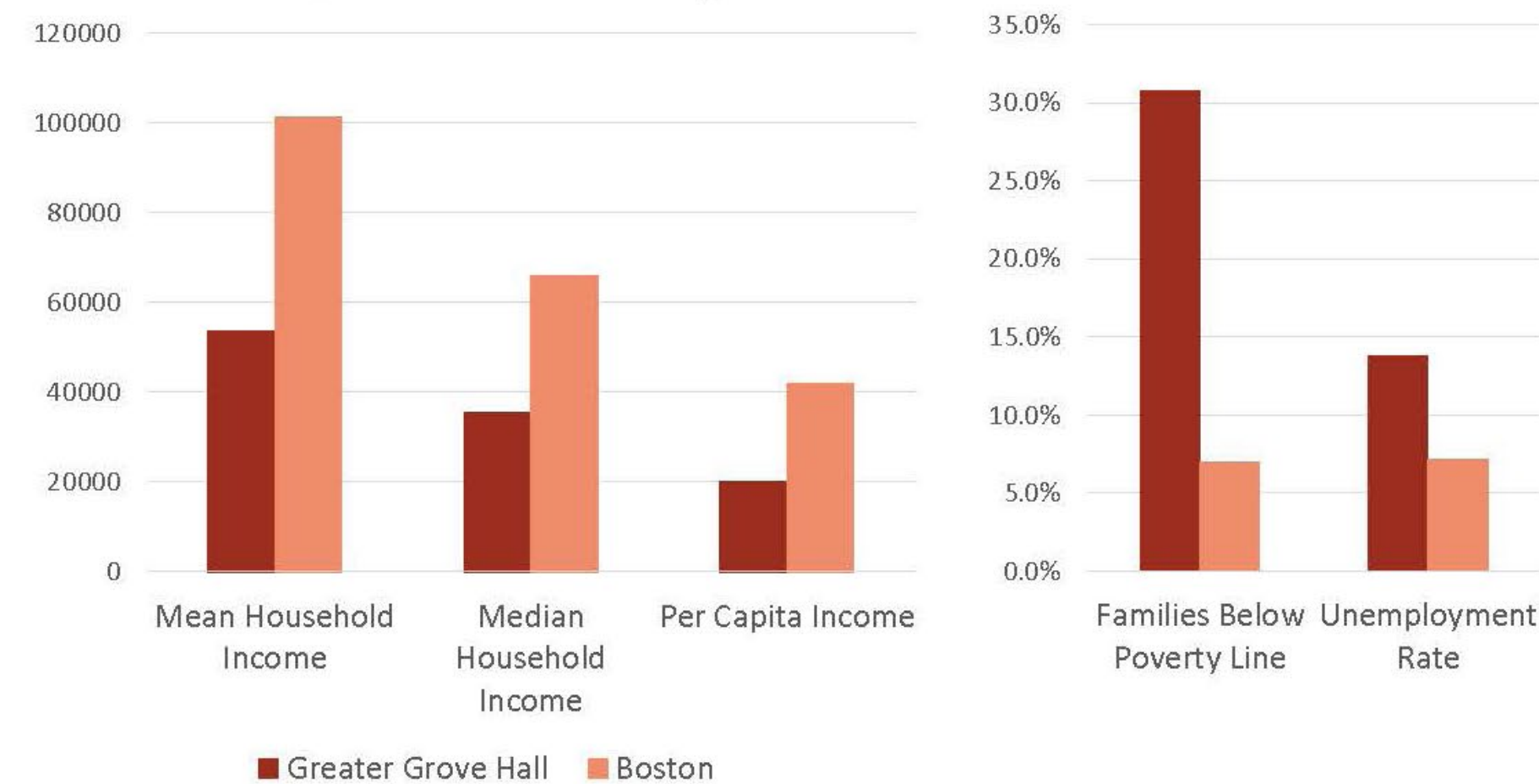
“More commuters here take the bus to work than 99.9% of all American neighborhoods.”

- NeighborhoodScout



The Greater Grove Hall area is one of the poorest areas in the City of Boston

Comparison with Boston City



Mean household income: **53600*** (101300 - Boston)
 Median household income: **35500** (65900 - Boston)
 Per capita income: **20200*** (42000 - Boston)
 Families below the poverty line: **30.8%** (7.0% - Boston)
 Unemployment rate: **13.8%*** (7.2% - Boston)

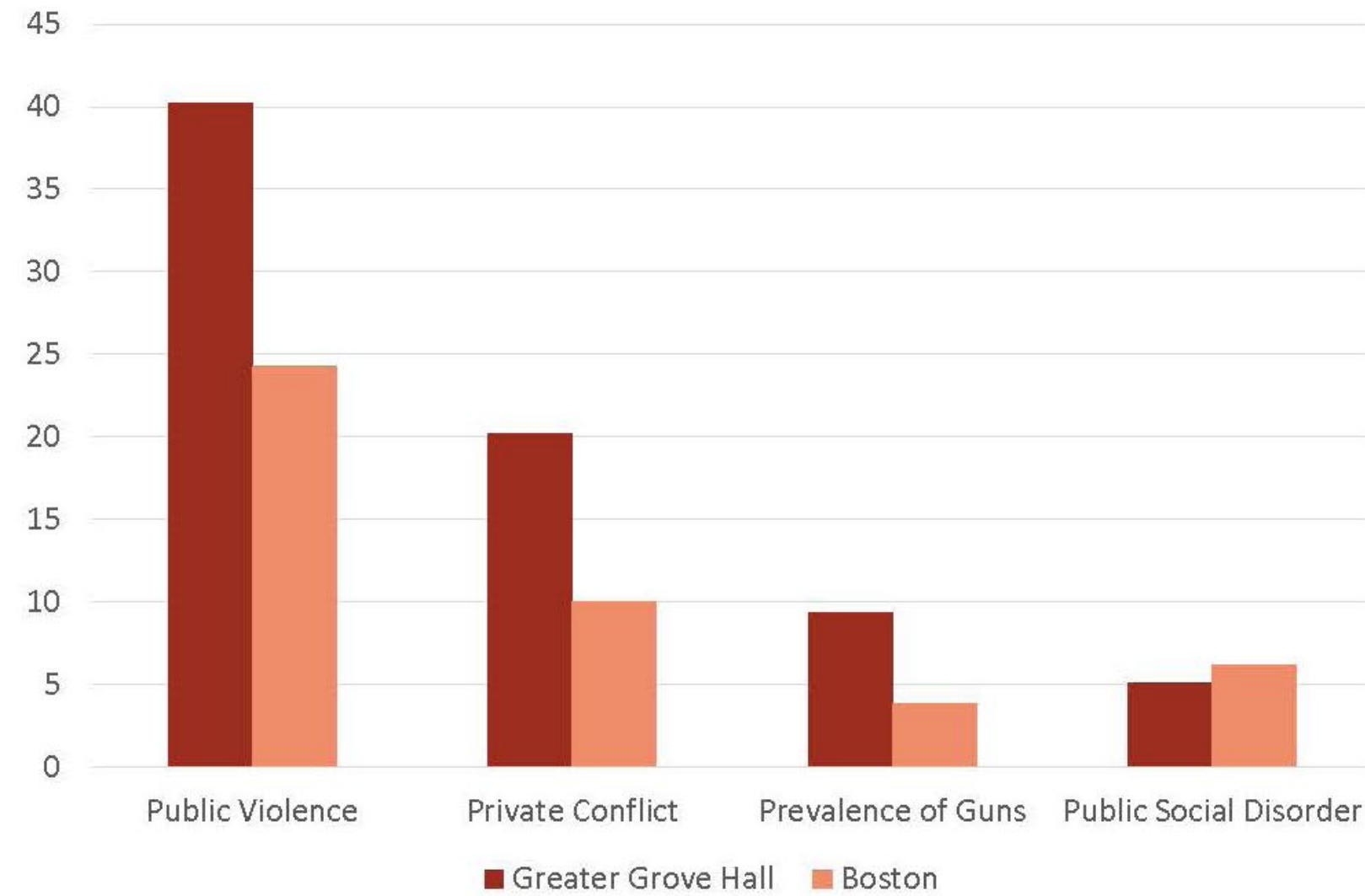
“This neighborhood has an income lower than 91.8% of U.S. neighborhoods. With 54.3% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 94.6% of U.S. neighborhoods.”

– NeighborhoodScout

When potential retailers see those numbers, the belief is the residents don't have enough disposable income to support their type of retail operation.

Public safety is a major concern in the Grove Hall area

Comparison with Boston City



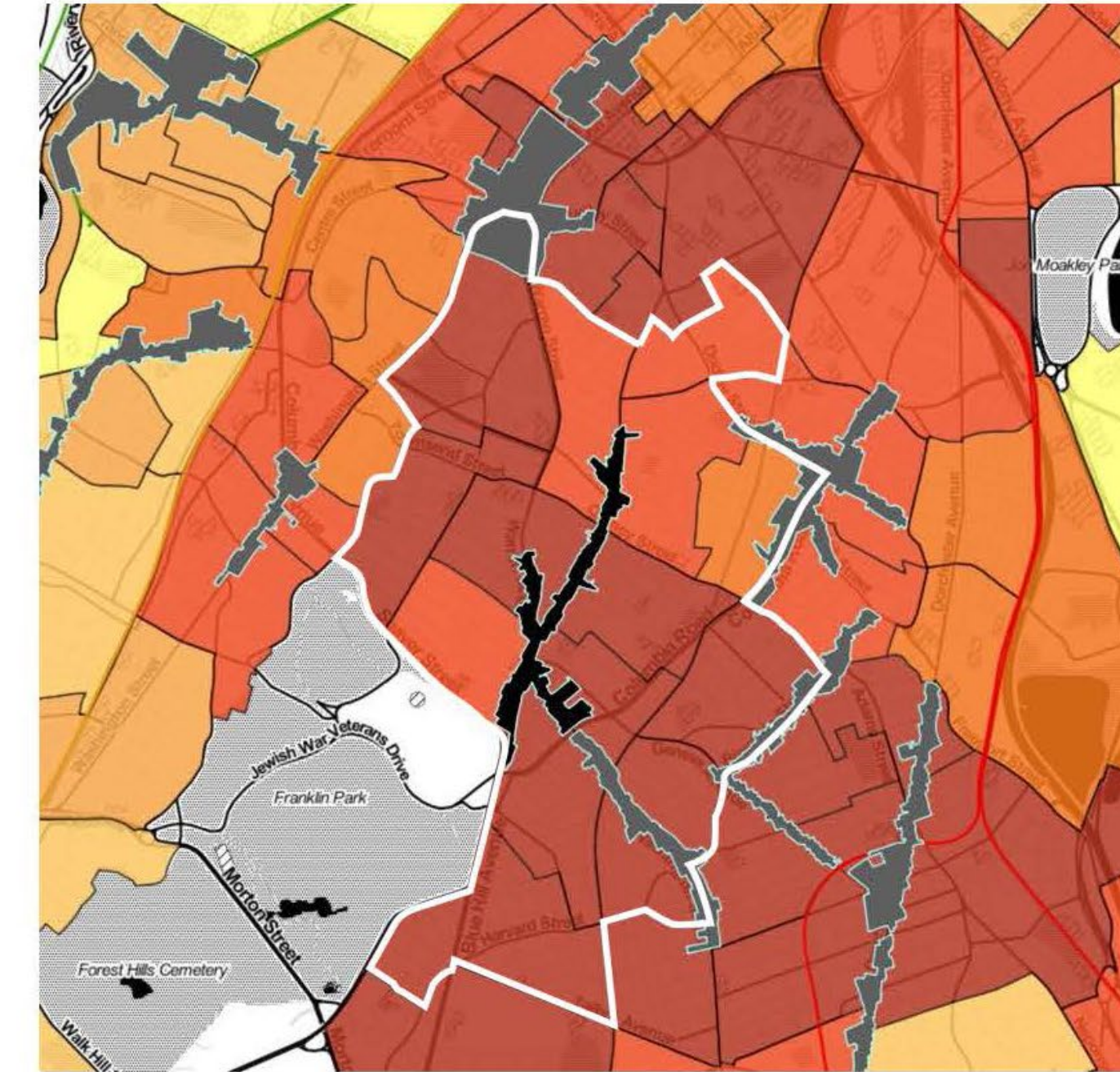
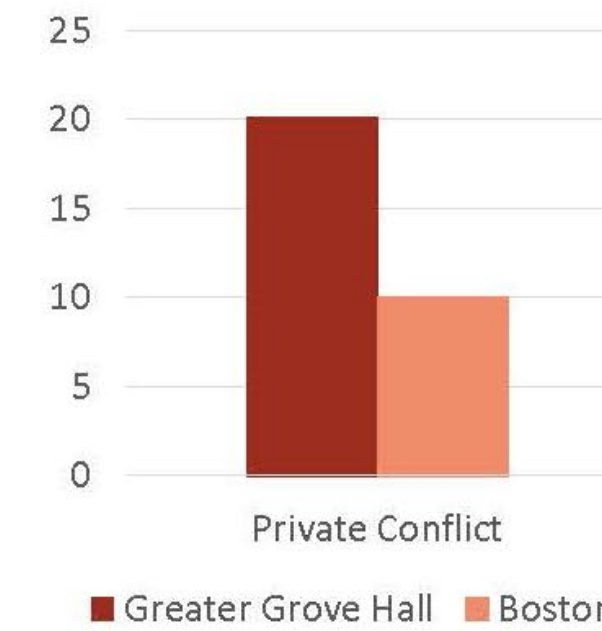
- Public violence: **40.19** (24.27 – Boston)
 - Private conflict: **20.18** (10.06 – Boston)
 - Prevalence of guns: **9.36** (3.87 – Boston)
 - Public social disorder: **5.14** (6.20 – Boston)
- (2018 yearly rate of events per 1000 people)

Map view of Private Conflict

Private conflict:

- Interpersonal conflict in the neighborhood (e.g. landlord/tenant trouble)

Average rate of events compared to the city

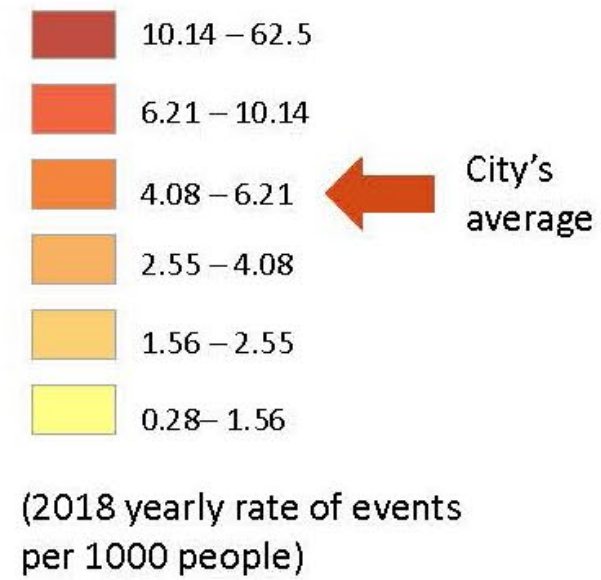
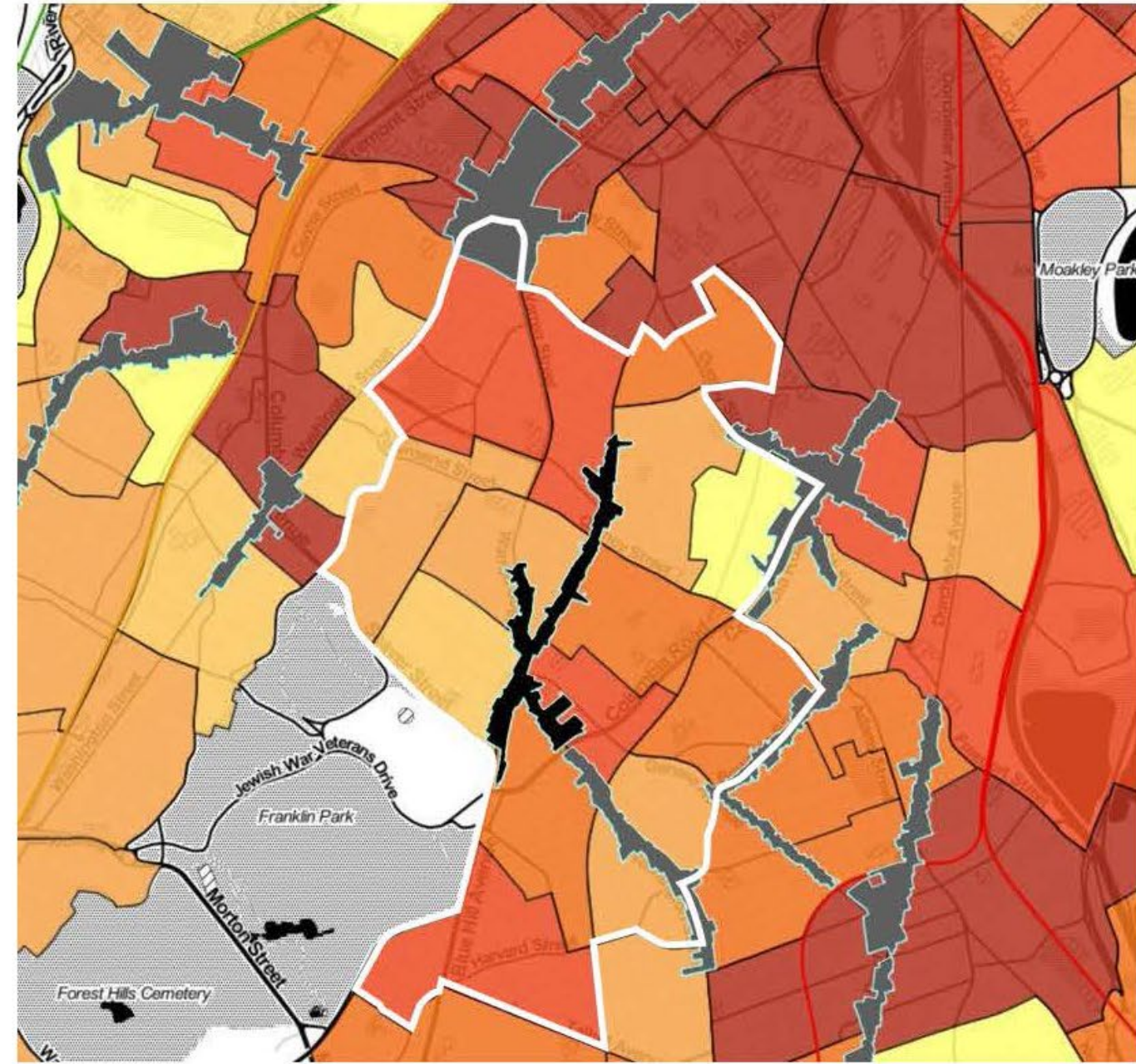
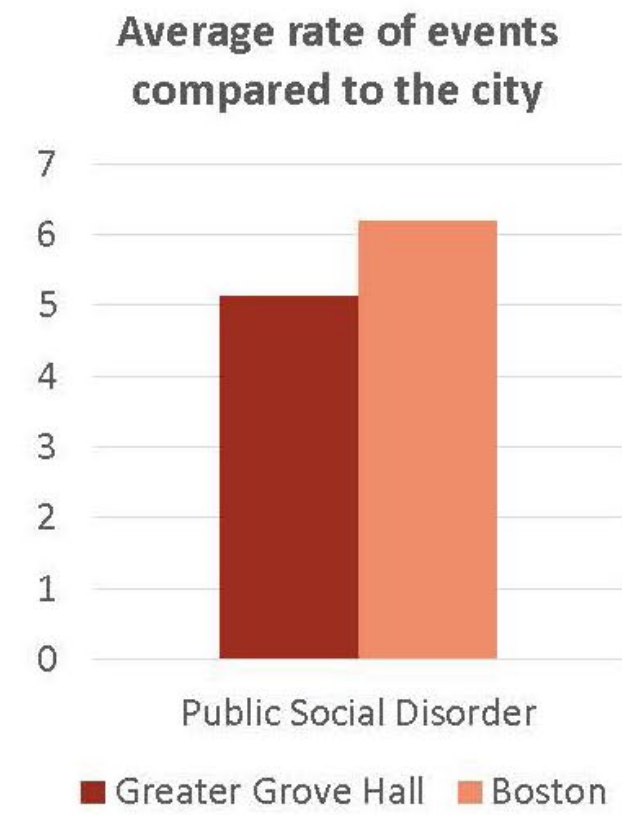


(2018 yearly rate of events per 1000 people)

Map view of Public Social Disorder

Public social disorder:

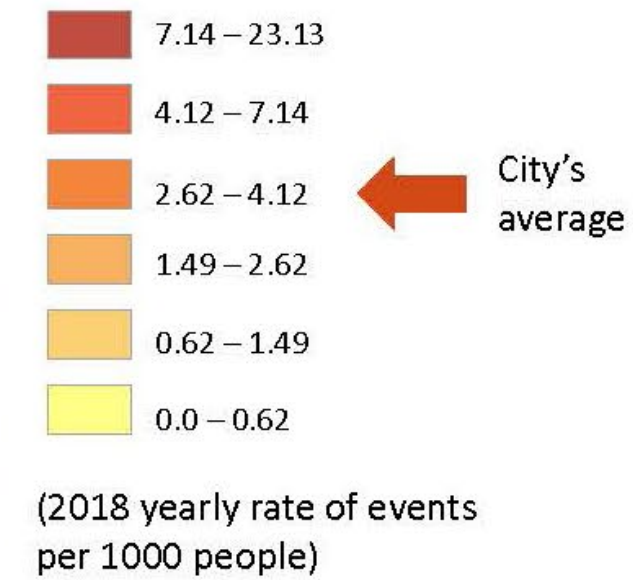
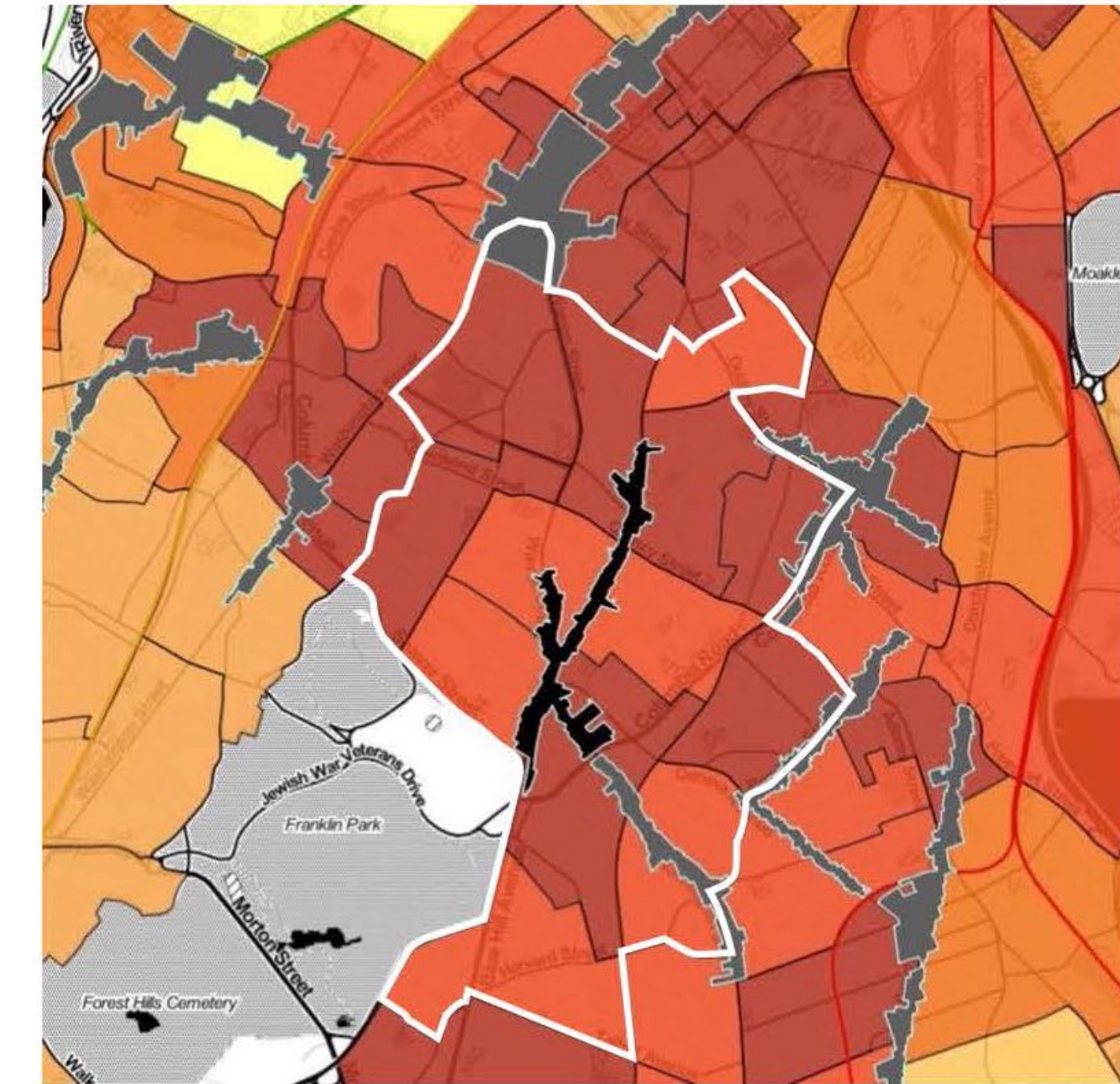
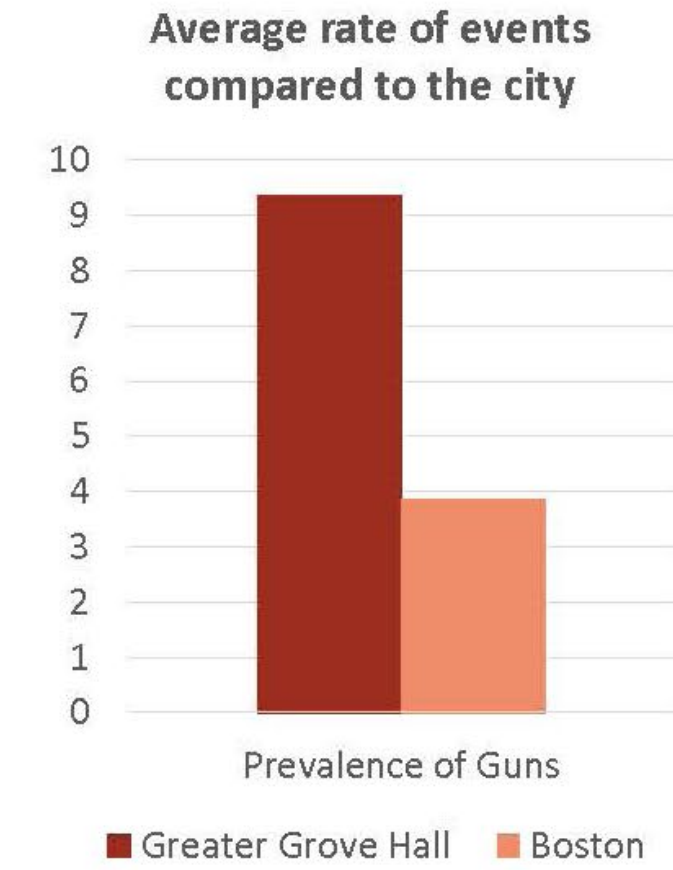
- Social disorder in the public space (e.g. panhandling)



Map view of Prevalence of Guns

Prevalence of guns:

- Events that involve the use of guns (e.g. shooting)

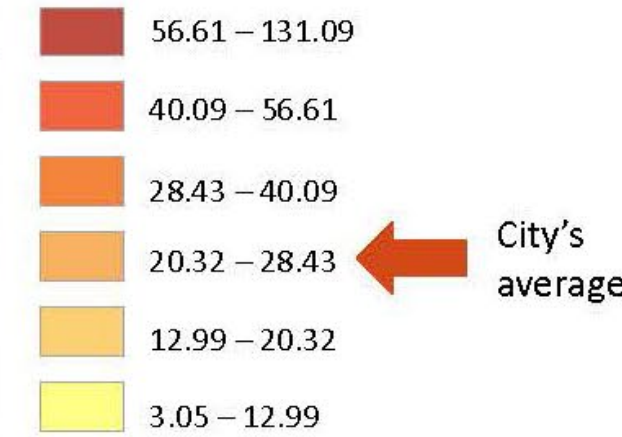
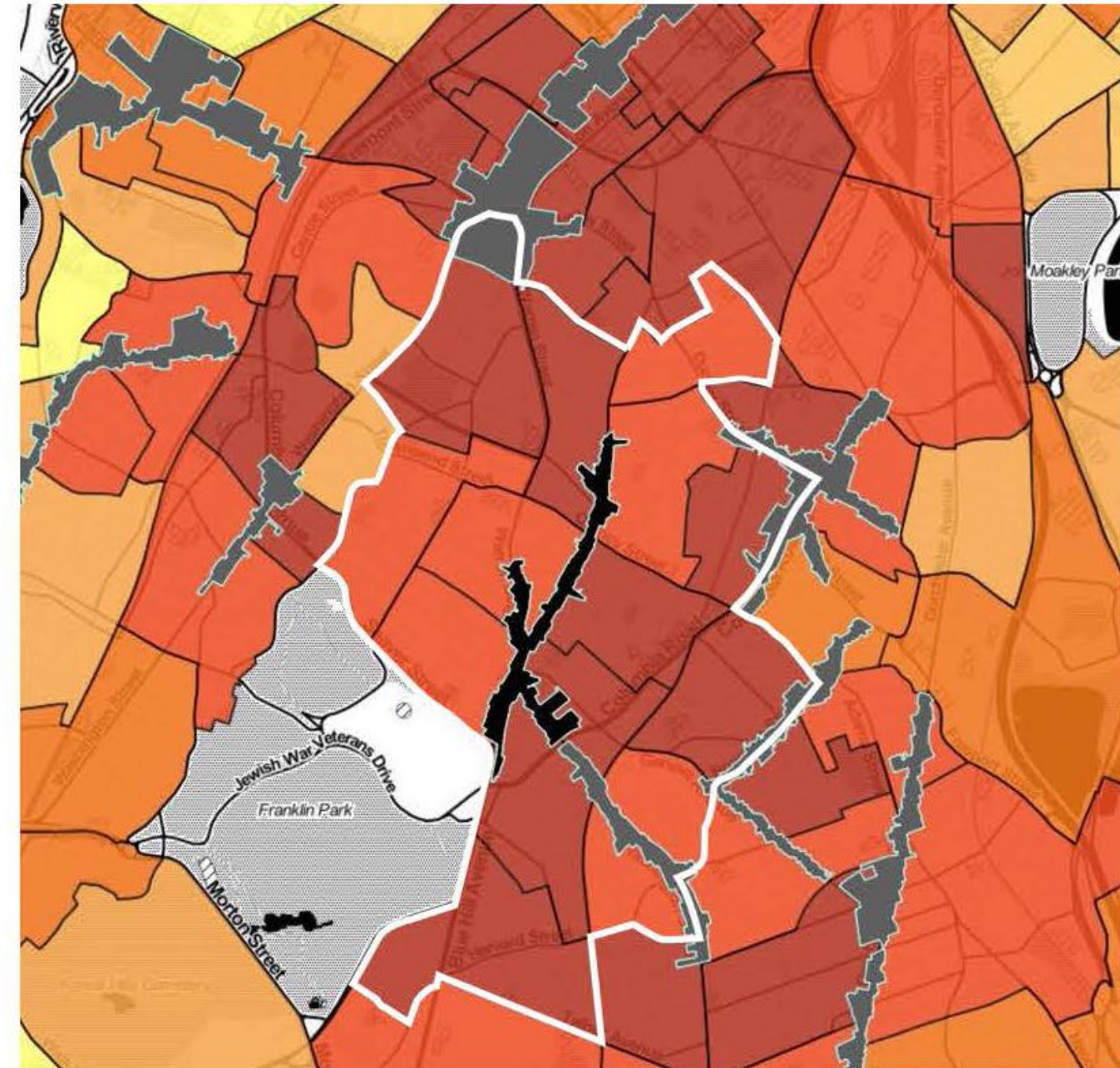
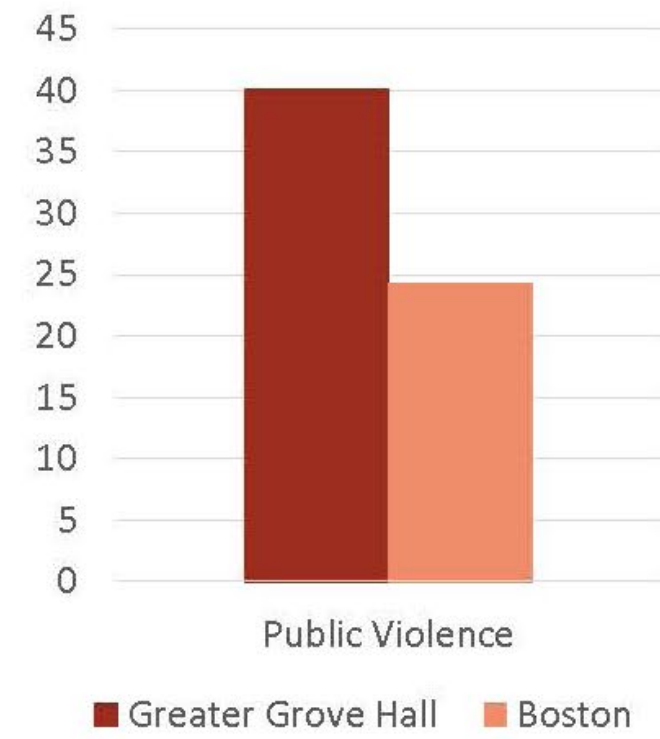


Map view of Public Violence

Public violence:

- Events that reflect violence between individuals (e.g. armed robbery)

Average rate of events compared to the city

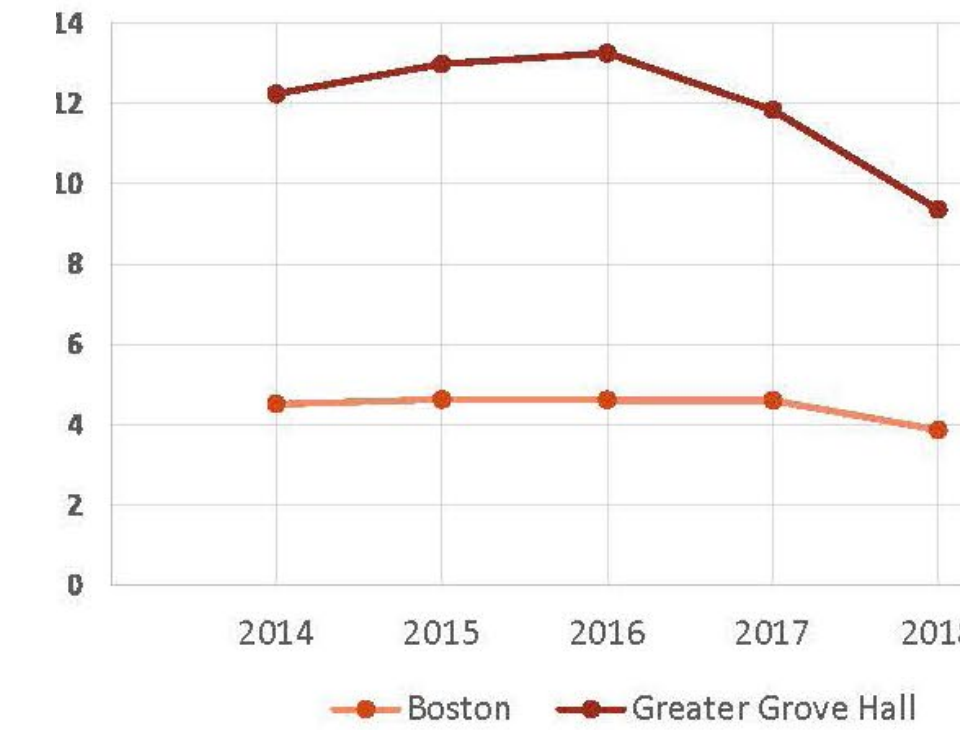


City's average

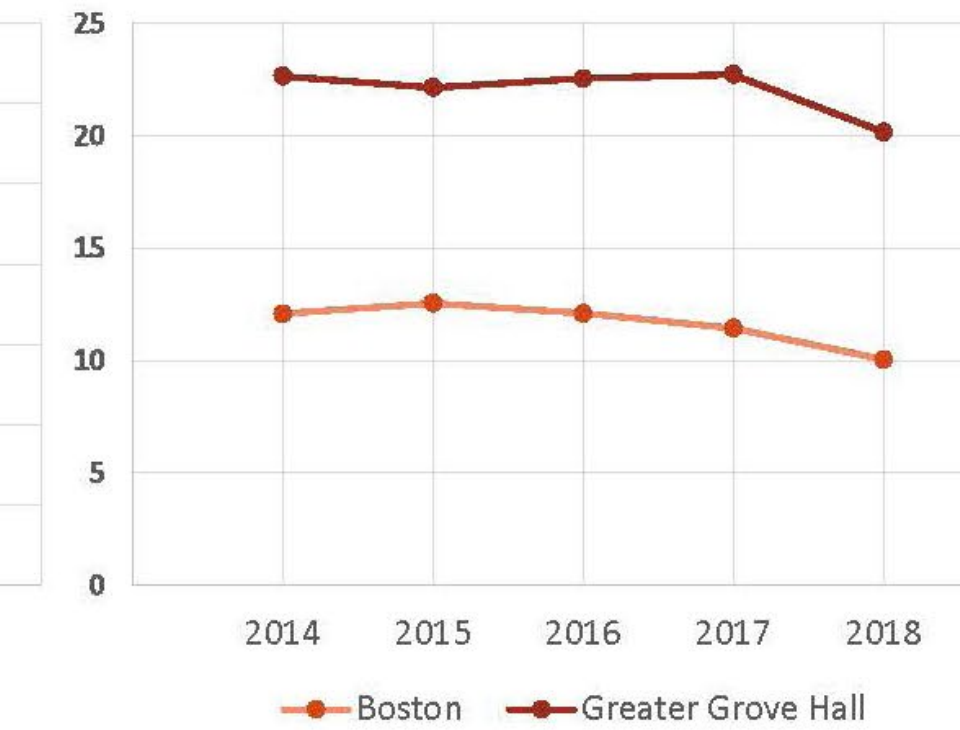
(2018 yearly rate of events per 1000 people)

Even though there has been an improvement, public safety is still an issue

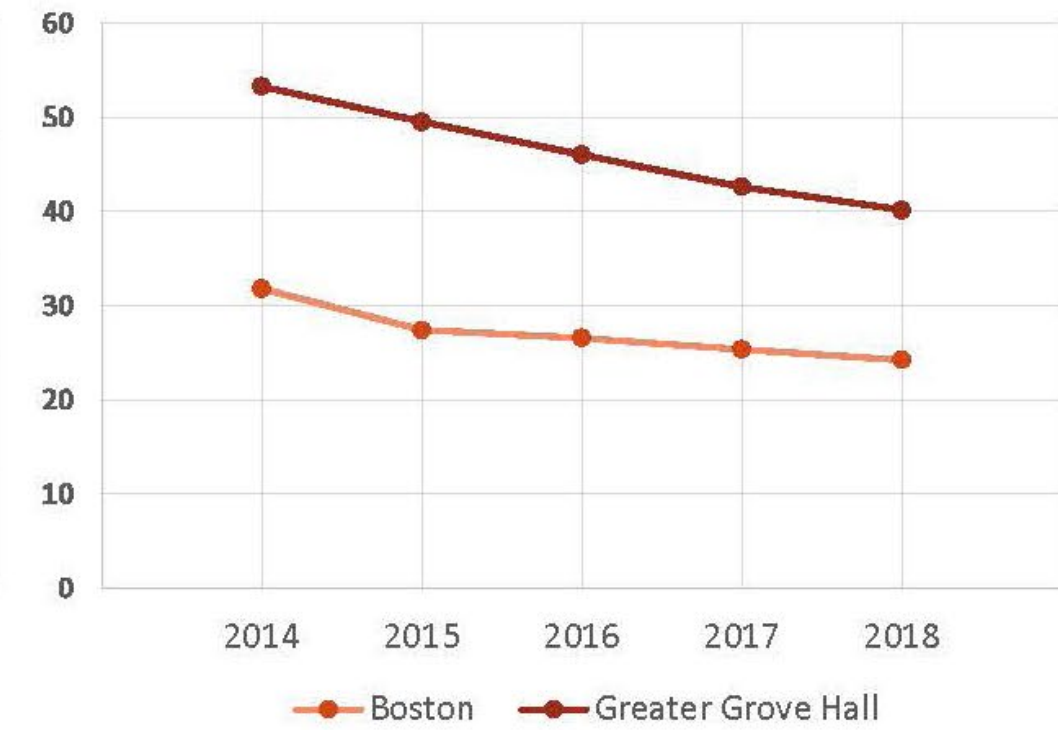
Prevalence of Guns Over Five Years



Private Conflict Over Five Year



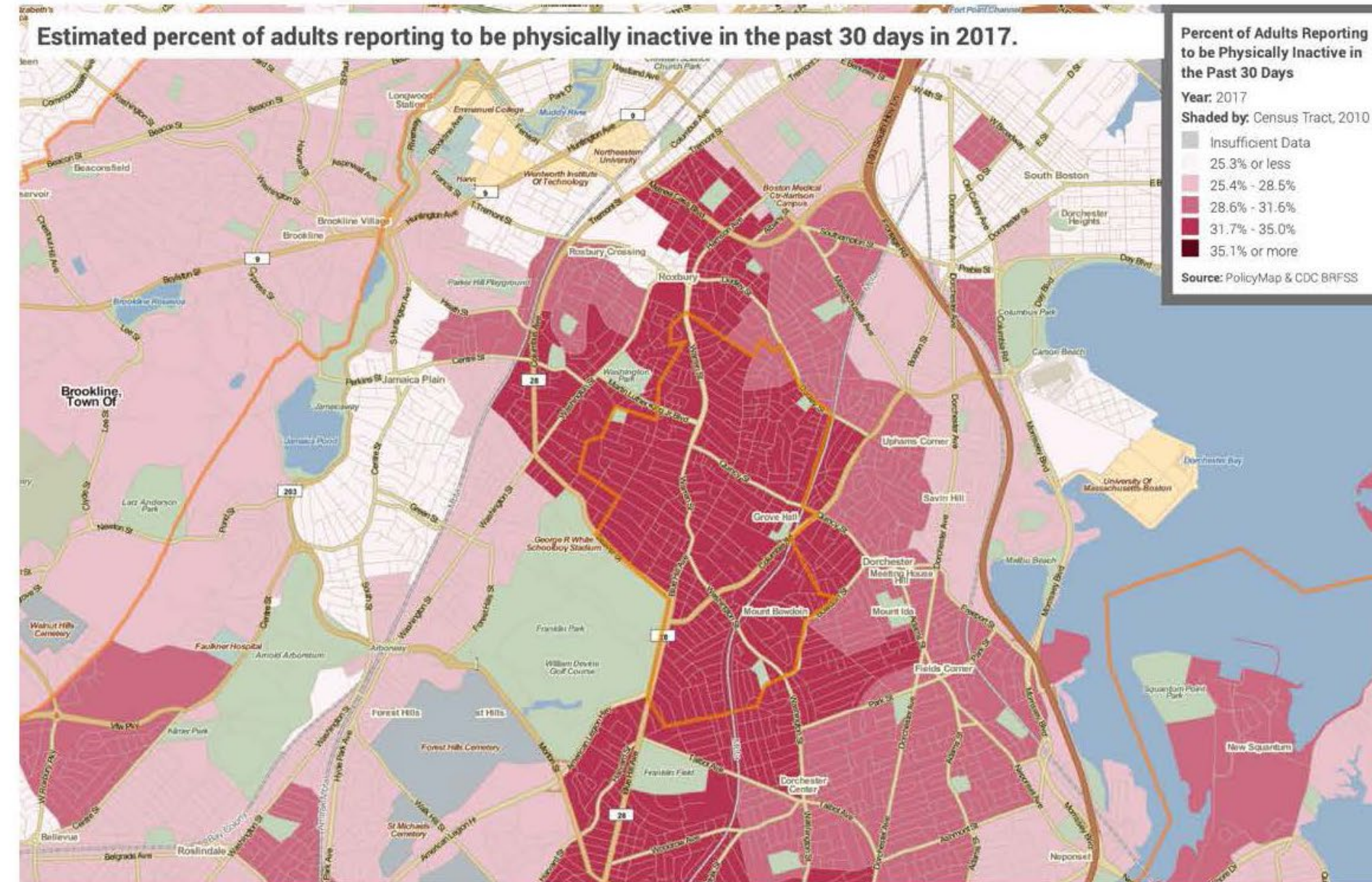
Public Violence Over Five Years



Health and wellness is another concern in the Grove Hall area

Physical activity

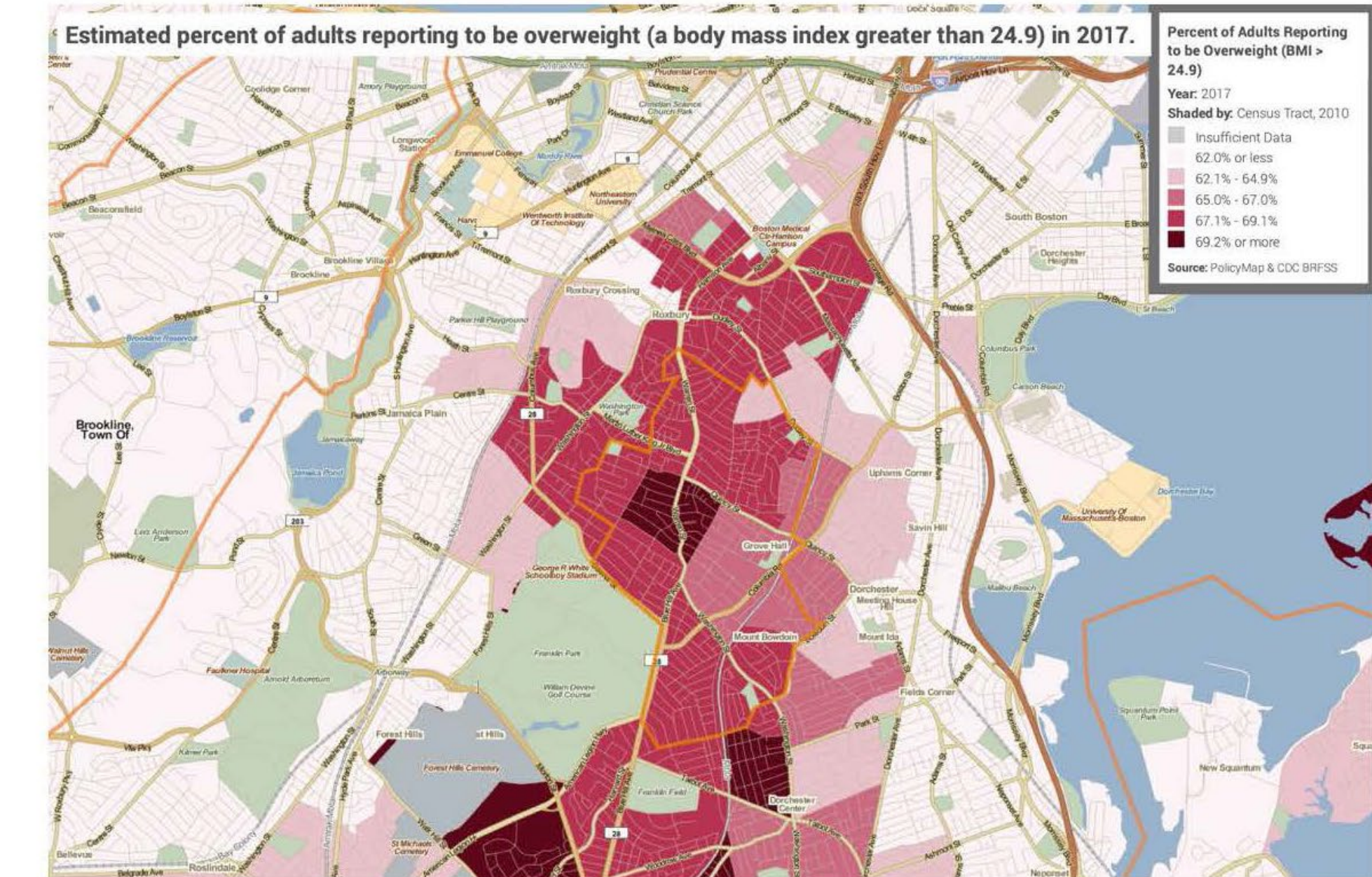
- A lot of the residents are physically inactive.
 - Between 31.7% and 35% of the residents are physically inactive in the past 30 days in 2017.
 - Higher percentage than the surrounding area.



Health and wellness is another concern in the Grove Hall area

Obesity

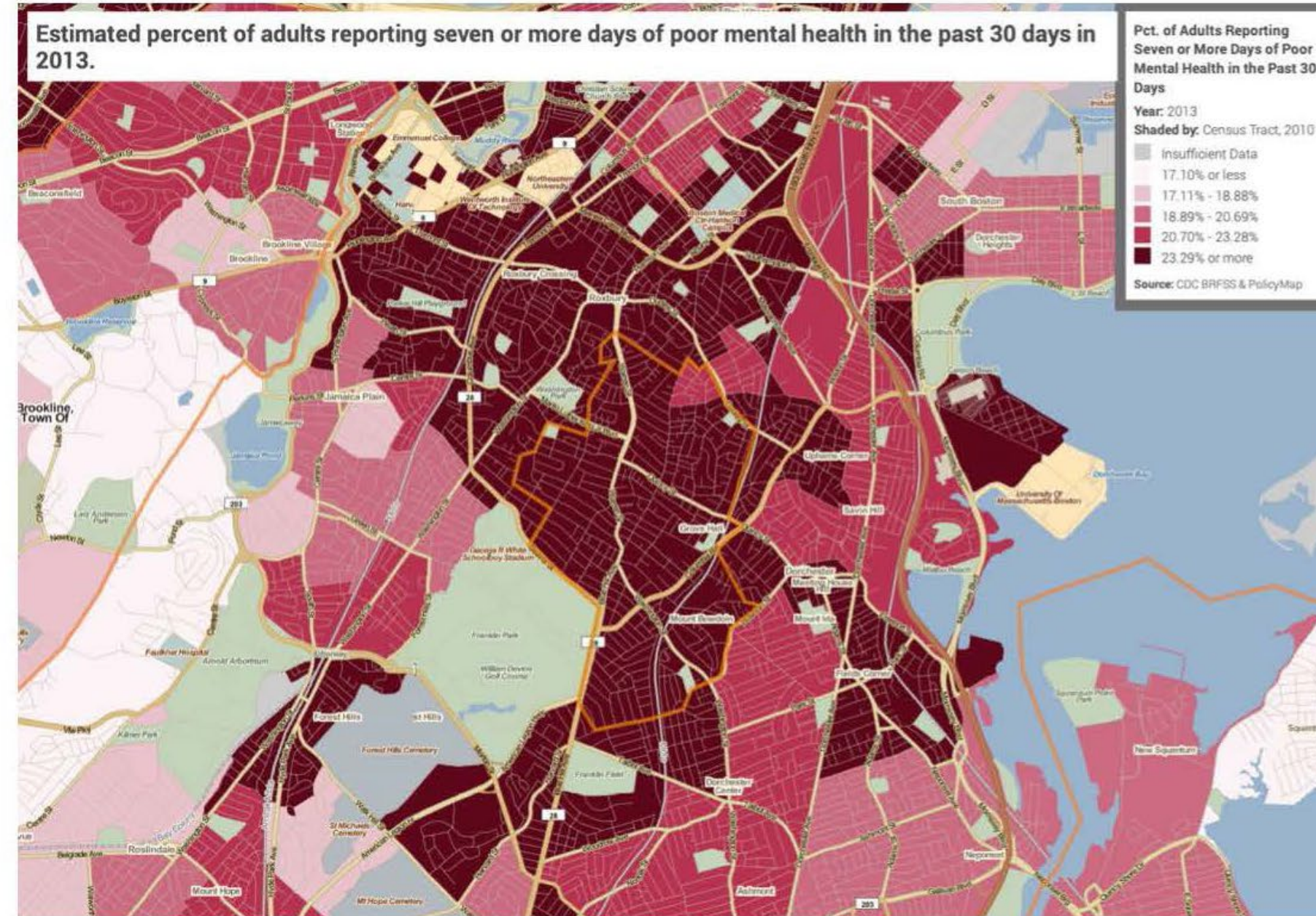
- A lot of the residents are overweight.
 - Higher percentage of overweight population than the surrounding area.



Health and wellness is another concern in the Grove Hall area

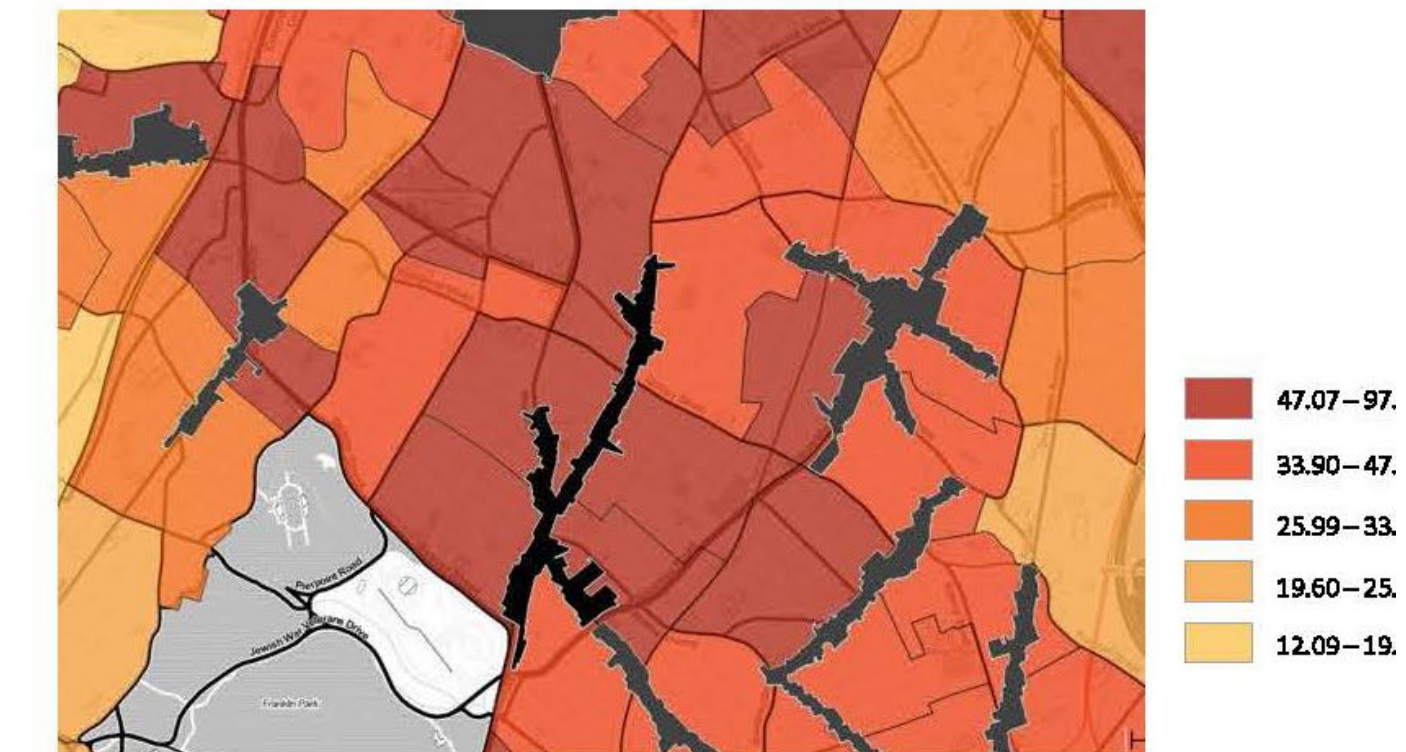
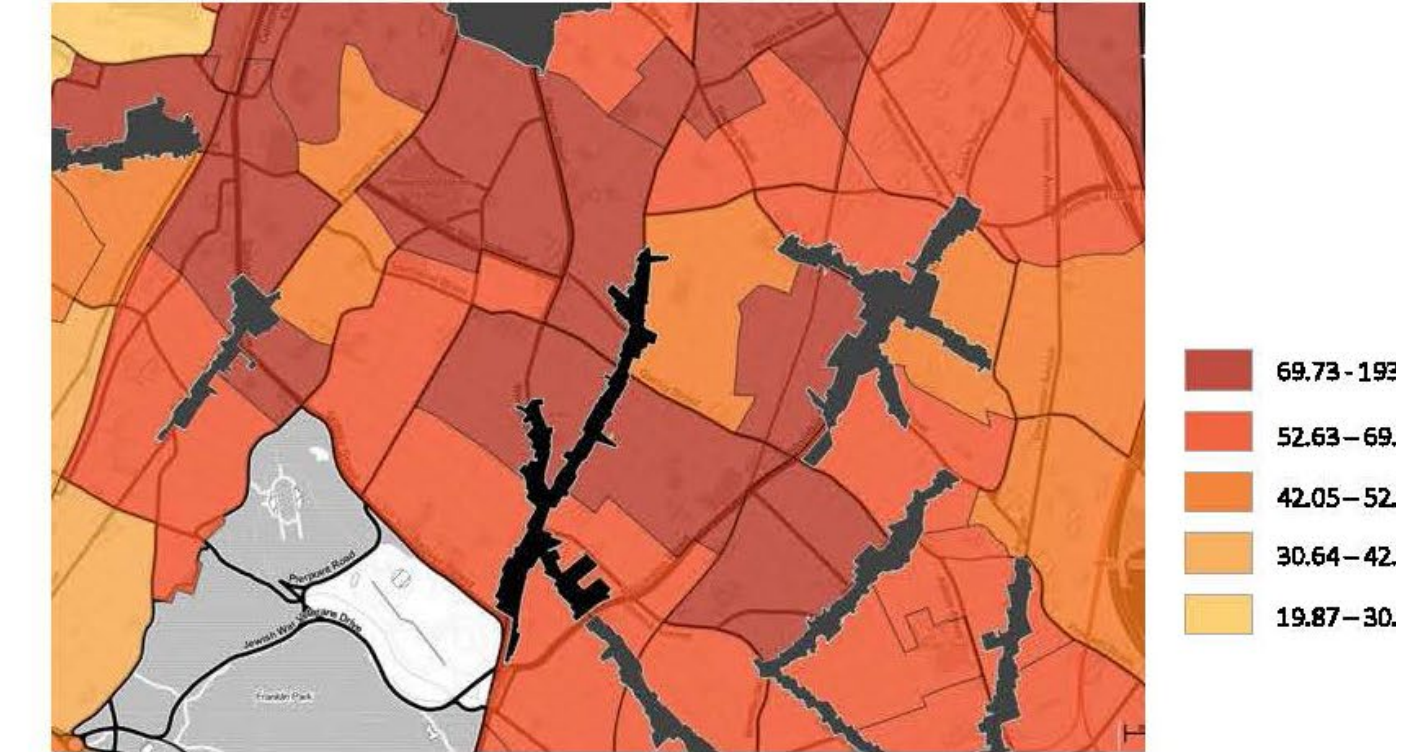
Mental Health

- A lot of the residents are experiencing poor mental health
 - More than 23.9% of the residents are reporting seven or more days of poor mental health in the past 30 days in 2013.

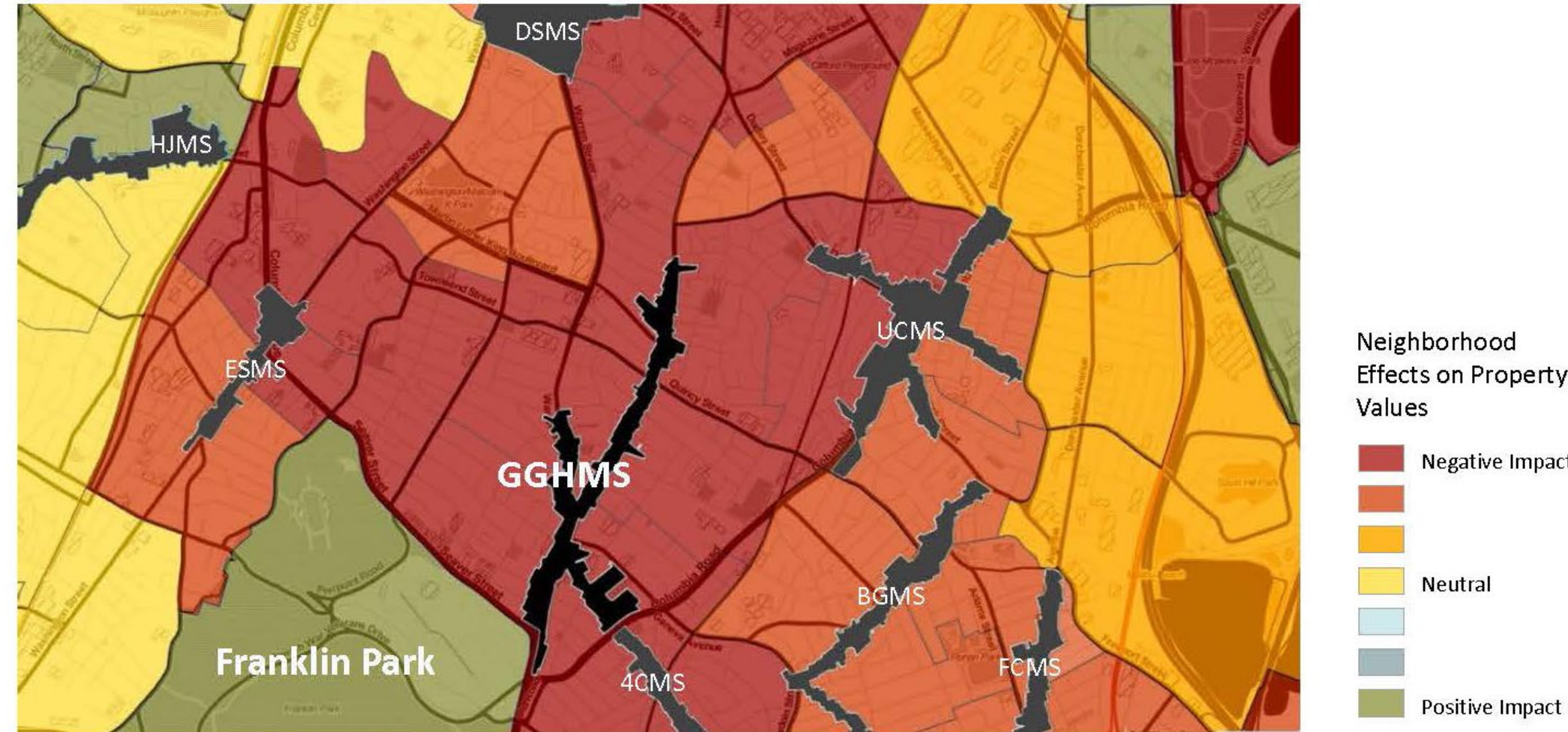


Large number of emergencies around the area

- **Medical Emergencies:**
 - Darker color = more prevalent medical emergencies
- **Youth Health Emergencies:**
 - Darker color = more prevalent youth health emergencies
- The area has a significantly higher rate of medical emergencies, especially surrounding youth health.



Being located in the Grove Hall area has a negative impact on property values.



Real Estate Characteristics

Housing type

- Grove Hall real estate is primarily made up of medium sized (three or four bedroom) to small (studio to two bedroom) small apartment buildings and apartment complexes/high-rise apartments.
- 73.0% of the real estate here are small 2, 3, or 4-unit apartment buildings, which is a higher proportion than found in 99.8% of America's neighborhoods.

Real Estate Characteristics

Housing occupancy

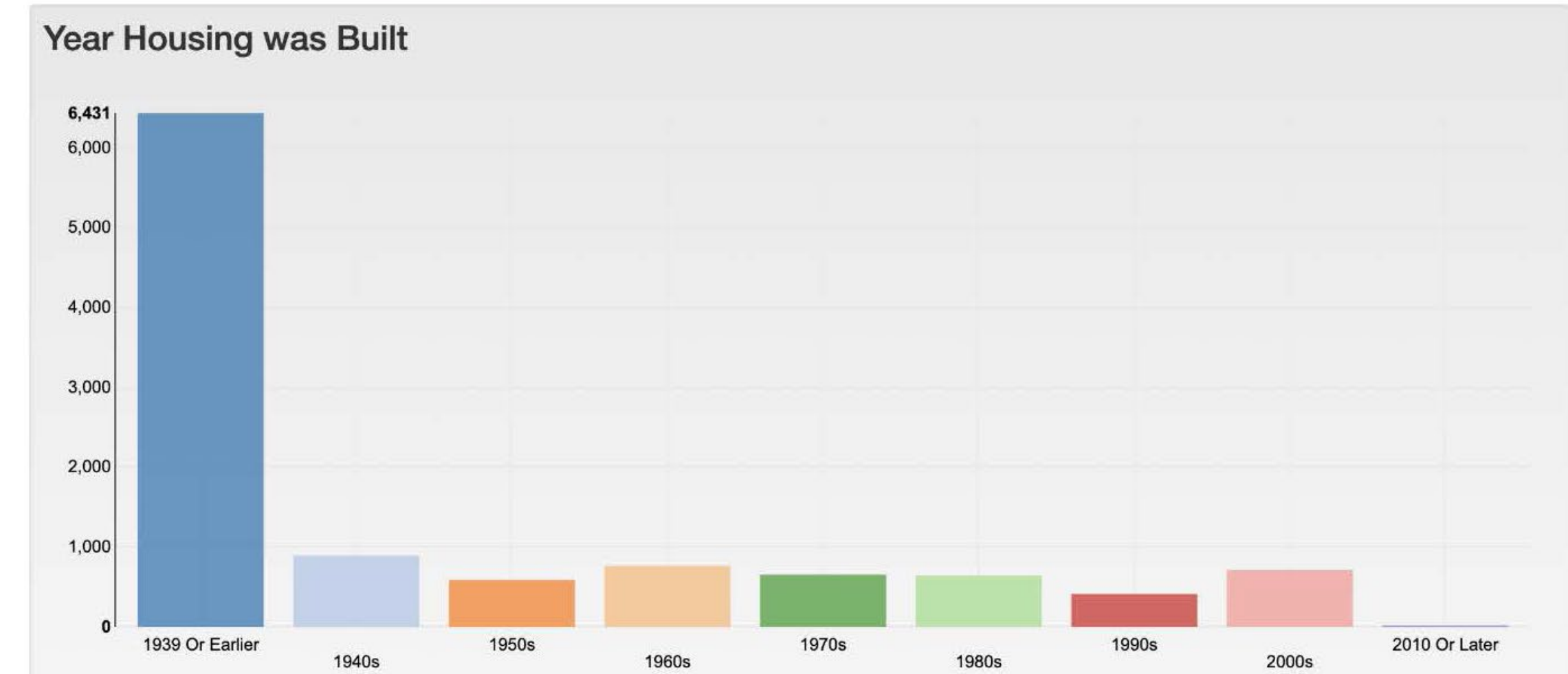
- Grove Hall area has high amount of rental occupied households.



Real Estate Characteristics

Housing age

- “With **66.7%** of the residential real estate in the Grove Hall neighborhood built no later than 1939, and some built considerably earlier, this neighborhood has a greater concentration of historic residences than **97.3%** of all neighborhoods in America.” - NeighborhoodScouts



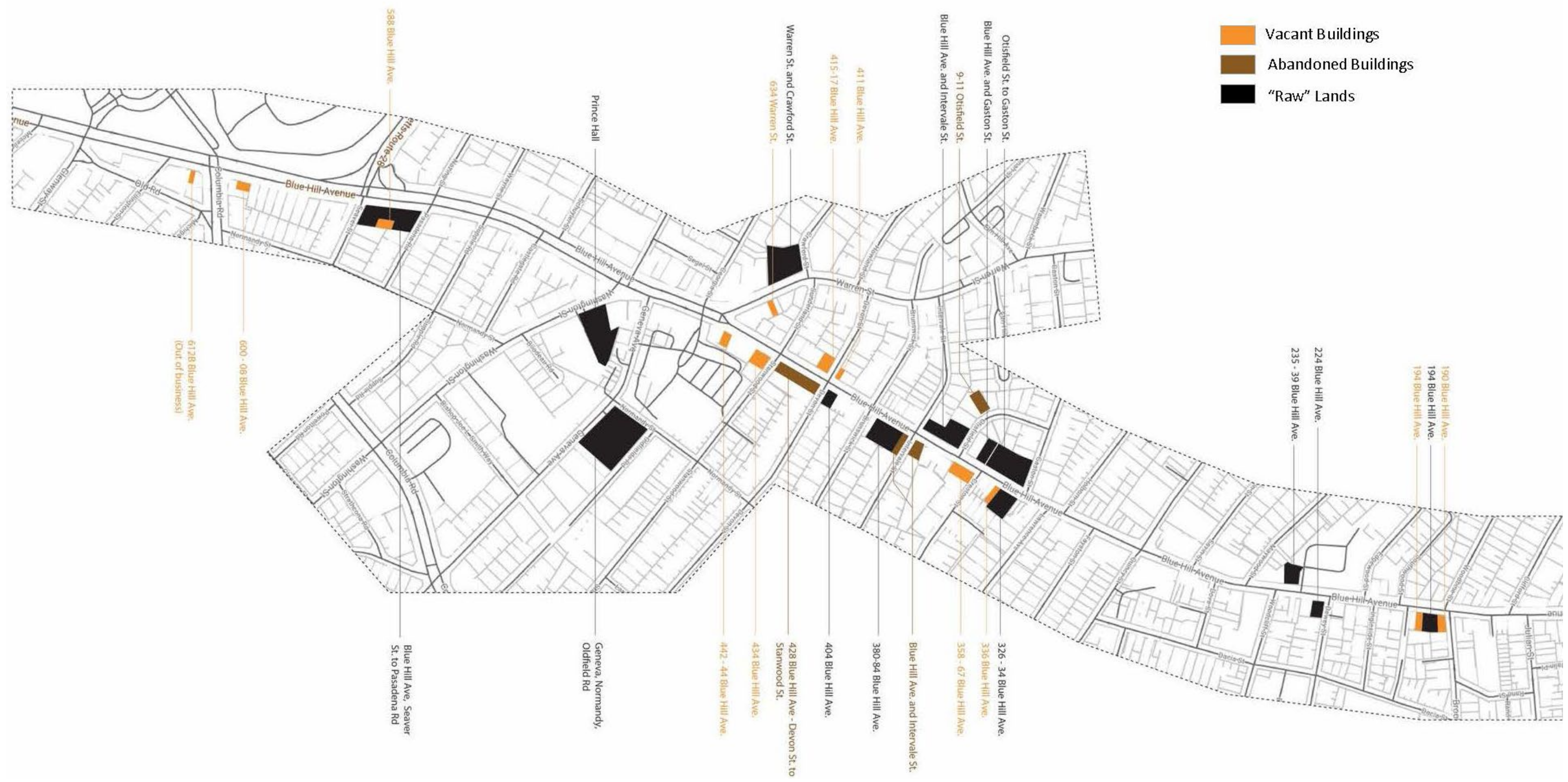
Real Estate Characteristics

Population density

- According to NeighborhoodScout's exclusive data analysis, this neighborhood is more densely populated than 95.5% of neighborhoods in the U.S., with 21,645 people per square mile living here.

Creating a Vision for Greater Grove Hall will guide the development of:

1. "Raw" land publicly (City of Boston) and privately owned.
2. Abandoned buildings in need of development
3. Vacant buildings



1. "Raw" Land Development Opportunity

- 194 Blue Hill Ave.
 - City-owned
- 235-39 Blue Hill Ave.
 - City-owned
- 326-34 Blue Hill Ave.
 - City-owned



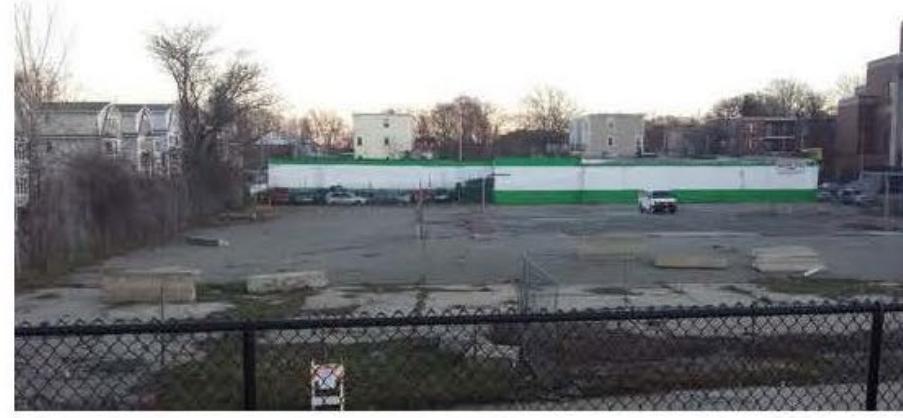
- 224 Blue Hill Ave.
 - City-owned
- Blue Hill Ave. and Intervale St.
 - City-owned



1. "Raw" Land Development Opportunity

- Geneva, Normandy, Oldfield Rd

- Plan to have public park



- Otisfield St. to Gaston St.

- Payette Pop-up Food Truck Park



- Blue Hill Ave, Seaver St. to Pasadena Rd



- 380-84 Blue Hill Ave.

- Codman Square CDC has development plan?



- 404 Blue Hill Ave.

- The Anthony Rodney family owns this lot.



1. "Raw" Land Development Opportunity

- Prince Hall

- Large land – development can have big impact
- Elevation difference allows for underground parking for apartments



- Warren St. and Crawford St.

- Placemaking plan – changeable art on the building wall
- Plan to have housing



- Blue Hill Ave. and Gaston St.

- Breezes Laundromat wants to get this city-owned lot



2. Abandoned Buildings

- 9-11 Otisfield
 - Mt. Olive Kingdom Builders plan to rehab the property
- Blue Hill Ave and Intervale St.
 - Building on the left owned by Stamatos Property Management
 - Building on the right owned by mosque

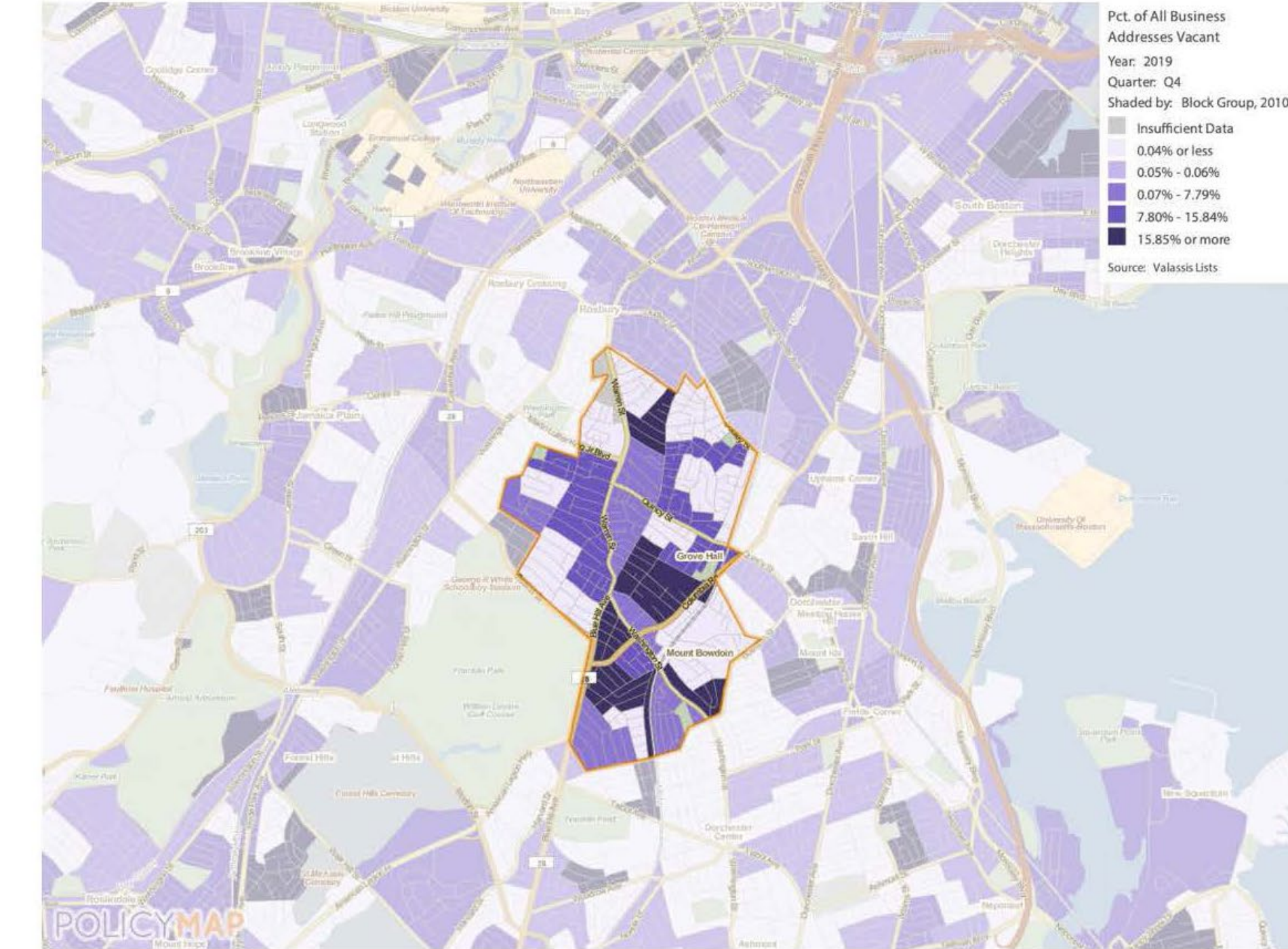


- 428 Blue Hill Ave - Devon St. to Stanwood St.
 - 22 two and three bedrooms with new church and mixed-use retail



3. Vacant Buildings

- Map shows the percent of all business addresses that were vacant in the fourth quarter of 2019.
 - High vacancy rate
 - Overall vacancy rate around 13%



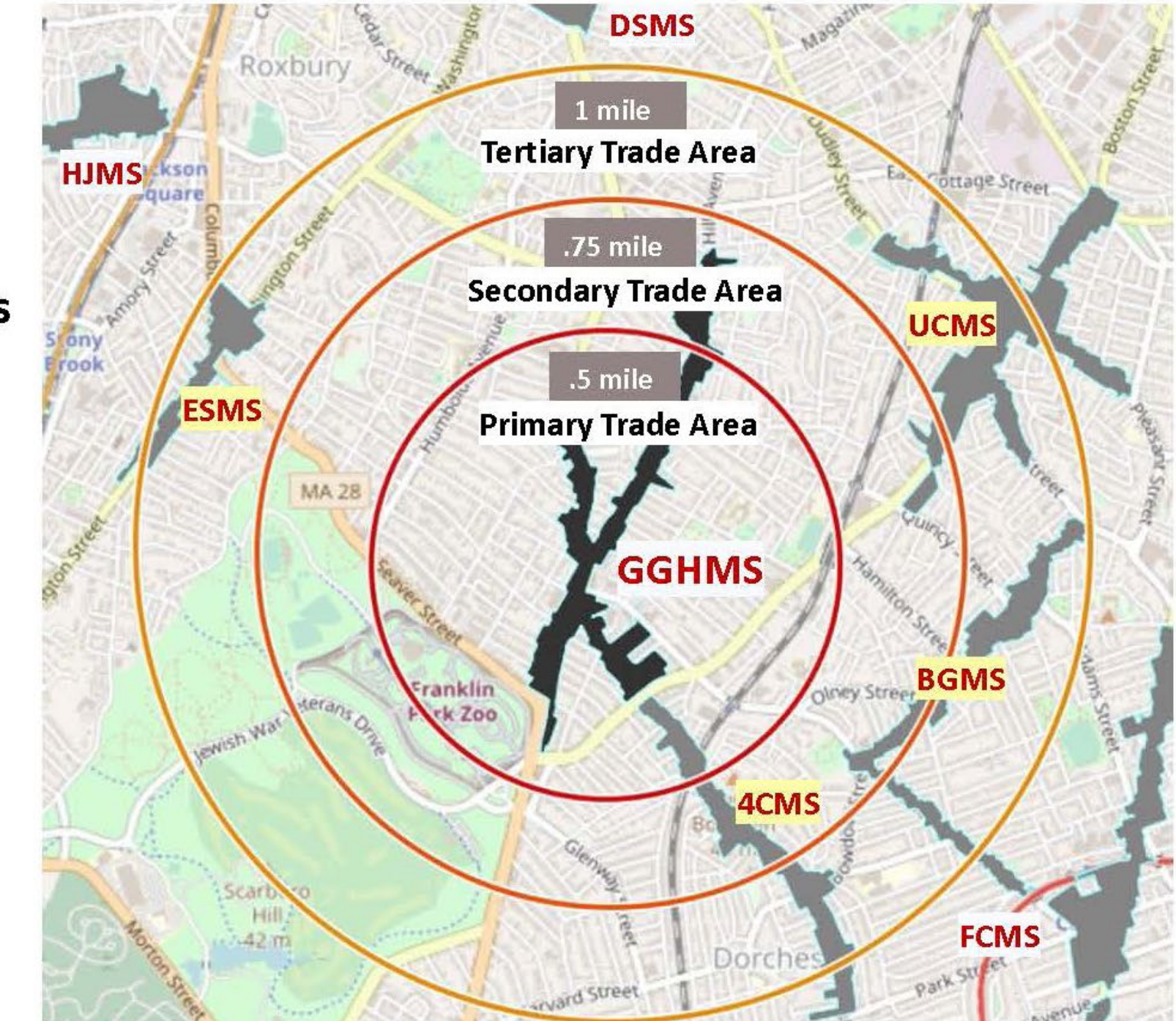
3. Vacant Buildings

	Street No.	Street Name	Notes
1	634	Warren St.	Used to be Dollish Glam
2	190	Blue Hill Ave.	Small informal property?
3	194	Blue Hill Ave.	
4	336	Blue Hill Ave.	Used to be Spot Cleaners
5	358-67	Blue Hill Ave.	Opposite to Breezes Laundro.
6	411	Blue Hill Ave.	
7	415-17	Blue Hill Ave.	Used to be Nova Sheen
8	434	Blue Hill Ave.	Wonderblock Bld.
9	442	Blue Hill Ave.	
10	444	Blue Hill Ave.	
11	588	Blue Hill Ave.	Small structure inside empty land
12	600-608	Blue Hill Ave.	
13	612B	Blue Hill Ave.	Anique Nicole Hair Studio out of business

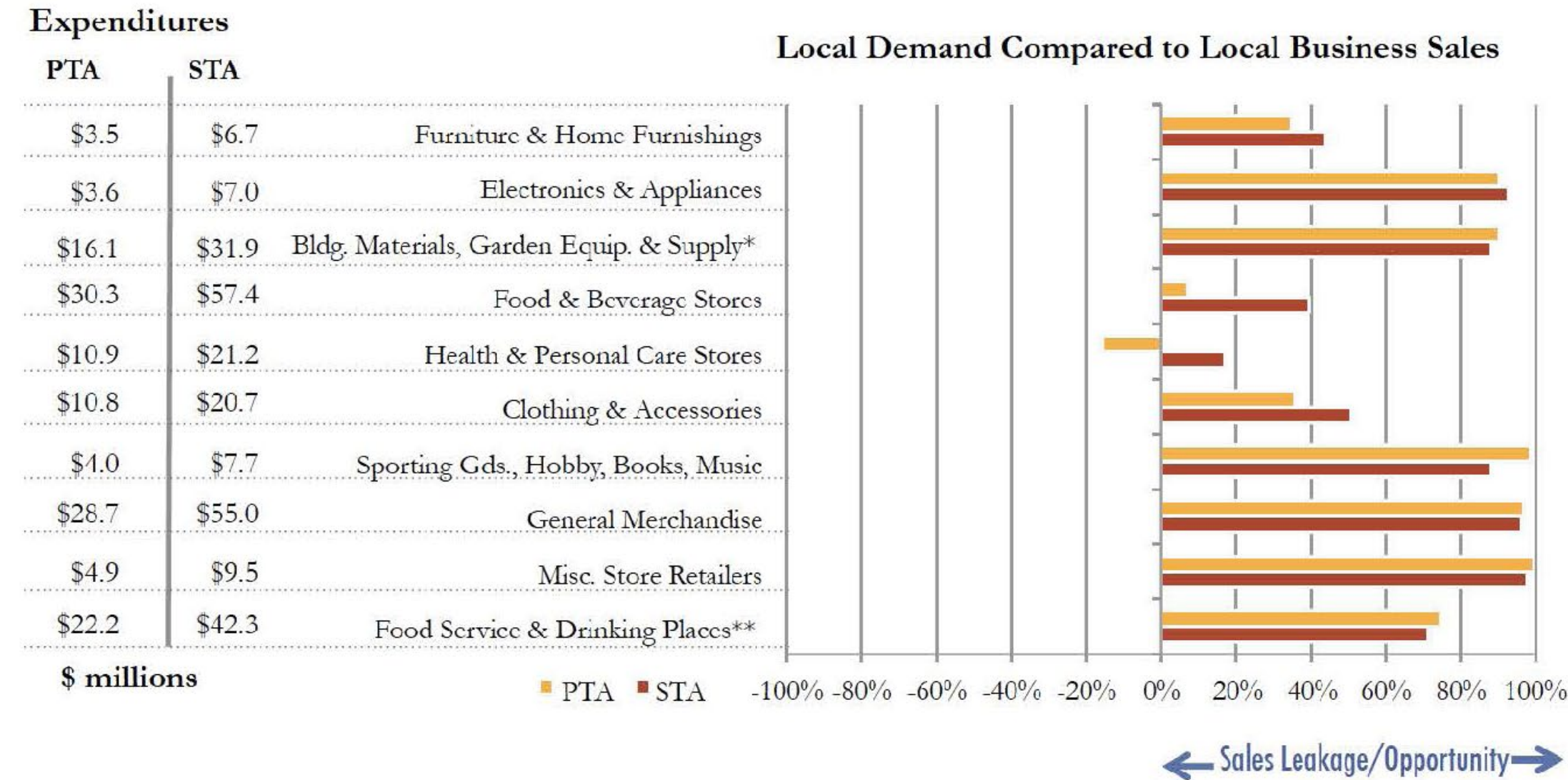


The distances other Main Street Districts are from Grove Hall

- There are four Main Streets within 1-mile radius:
 - Uphams Corner
 - Four Corners
 - Bowdoin/Geneva
 - Egleston Square



Sales Leakage Data - 2015



Top Ten Trends Impacting Real Estate in Boston Commercial Areas

- 1. Desire for experiential shopping, socializing & recreating - good news for business districts**
 Even with the popularity of online shopping, there is still a customer segment that wants to touch, hold and try on merchandise. And, there are those that enjoy an experience to accompany their purchase, like a tasting or a demonstration. Plus, people need a place where they can interact with each other, find restaurants and entertainment options, take a yoga class, go the gym, or attend a cultural event. Neighborhood business districts are well positioned to serve as these “social locations” that people seek.
- 2. Online retail is growing but so is multi-channel retailing; bricks & mortar not disappearing**
 Online retailing continues to grow forcing retailers to rethink business models. This does not signal the end of the brick and mortar store but instead a surge in multiple channel retailing. Today, many bricks and mortar stores, even in neighborhood commercial districts, are participating in e-commerce and serving as wholesalers to supplement their retail “through-the-door” sales. In addition, nationally, there is a segment of previously “purely online” retailers opening brick and mortar locations for the purposes of marketing and serving consumers that desire the entertainment and social aspects of shopping. In coming years, large retailers are expected to trim down store size but not eliminate their bricks and mortar presence.

Top Ten Trends Impacting Real Estate in Boston Commercial Areas

3. Retail development in Boston is on the rise¹

Developers are beginning to respond to rising rents, increasing consumer base and limited developable space. For the first time in decades, Boston's non-core neighborhoods are seeing significant investment in the redevelopment of previously overlooked space. For example, Dudley Square is the site of five major new developments that includes lots of new retail space and Portside Pier in East Boston will include 70,000 square feet of retail. These projects along with the Ink Block in the South End and Millennium Tower in the Financial District contribute to a retail development pipeline of 7 million square feet in Metro Boston.

4. Some neighborhood districts have vacancies and "less than ideal" tenants on ground floor

Some commercial areas, including several Main Street districts, have been experiencing significant vacancy. In some cases, first floor spaces are becoming occupied with tenants that do little to increase foot traffic or enhance the overall business mix. Rather than retail, restaurant or service tenants that contribute to crossover patronage between businesses, first floor spaces are being filled with office tenants or other users that have very little or no walk-in trade and are not open weekends or evenings. Over time, this practice could hurt the leasing environment as the area may become less and less attractive to retail and restaurant tenants.

5. Collaborative workspace is increasing; alternative office space is gaining popularity

Business incubator and co-working spaces provide a variety of options for office tenants. These spaces offer an alternative to a traditional lease with additional services bundled into the cost of rent. This work environment option has become increasingly popular among startups and entrepreneurs, with the number of collaborative workspaces in Boston doubling since 2009.²

¹ Cushman & Wakefield. *Marketbeat Retail Snapshot: Boston, MA*. Q2 2014.

² CBRE Global Research and Consulting. *Boston Office MarketView*, Q1 2014.

Grove Hall Description

- Greater Grove Hall has everything one needs such as its own full-service grocery store (Stop n Shop), drug store (CVS), bank (Bank of America and One United). It has a park (Franklin Park), which is part of the Emerald Necklace, designed by the famous landscape architect Frederick Law Olmsted who also designed central park in New York. The Franklin Park Coalition provides a wide range of programming for the largest and most spectacular open space in Boston. Visitors and residents can enjoy an eighteen-hole golf course. Families near and far have access to the largest Zoo in the region that also has one of the largest playgrounds in the area. In addition to the Franklin Park and the zoo, Grove Hall has excellent amenities for children including a modern library, community center, YMCA, and many local youth serving organizations.
- Grove Hall has roots in American history with landmarks from Paul Revere, Prince Hall and Malcom X in the community. Grove Hall has its own art museum, the National Center of Afro-American Artists and historical artifacts can be found in the Price Hall Masonic Lodge.

Top Ten Trends Impacting Real Estate in Boston Commercial Areas

6. Businesses are maximizing efficiency, office tenants are leasing less space per employee

With fewer permanent, full-time employees, businesses are now able to reach a higher density than in years past. The trend appears to be less office space per employee than we are used to seeing. Some spaces in Boston accommodate up to 9 employees per 1,000 square feet.³

7. Tech businesses are moving within Boston

These businesses are chasing value and vacancy. The Financial District and Downtown Crossing have become the new tech clusters as areas like Kendall Square see high demand.

8. Large companies are relocating to Boston

According to the Urban Land Institute (ULI), the city has been benefiting from a trend toward urbanization, with a variety of companies moving to the city to be closer to a talented, urban workforce. The lack of appropriately sized available space has led large companies like PWC and Goodwin Procter to build spaces of their own.⁴

Top Ten Trends Impacting Real Estate in Boston Commercial Areas

9. New companies moving in has resulted in increased office rents

The influx of large companies into the downtown Boston core has pushed office vacancy rates in the Central Business District below 10%.⁵ Decreased vacancy has led to an increase in average asking rents for Class A office space in the Central Business District to well over \$50 PSF and Class B office space close to \$40 PSF.

10. Mixed-Use Developments are on the rise

The desire to be close to customers has forced many retailers to rethink their typical size and location requirements. As a result, the ground floors of many new housing developments and office complexes are being occupied by retail. Recent mixed-use projects include the Boston Landing complex in Brighton (with over a million square feet of new office space) and Assembly Row in Somerville (with 100,000 of new office space). These two projects together include hundreds of thousands of square feet of new retail space (and two new MBTA stops.)⁶

³ Urban Land Institute. *Emerging Trends in Real Estate*, 2014.

⁴ CBRE Global Research and Consulting. *Boston Office MarketView*, Q1 2014.

⁵ Cushman & Wakefield. *Marketbeat Office Snapshot: Boston, MA*. Q3 2014

⁶ CBRE Global Research and Consulting. *Boston Office MarketView*, Q1 2014.

Greater Grove Hall key asset - Franklin Park

- Franklin Park offers golf, the zoo, and the Elma Lewis playhouse



William J. Devine Franklin Park Golf Course



Franklin Park Zoo



Elma Lewis Playhouse

Franklin Park offers numerous activities

Regular activities:

- Hiking along the trails (Wilderness, Scarboro Hill, Long Crouch Woods)
- Biking in the park
- Ball game at the playing fields
- Weekly fitness activities, including Yoga, Line Dancing, Salsa, Zumba, a walking group, and more



The Wilderness Loop Trail



Biking in the park



Ball games at the playing fields



Line dancing

Franklin Park offers special events

Seasonal events:

- Turkey Trot
- Bike & Kite Festival
- Summer weekly night concert/morning children's show at Elma Lewis Playhouse
- BAMS Fest
- BSO Concerts
- Emerald Necklace Conservancy's Fog X FLO
- Other arts and culture events



Turkey Trot



Kite Festival



Children's show at Elma Lewis Playhouse



BAMS Fest

The Zoo offers a large playground and themed events

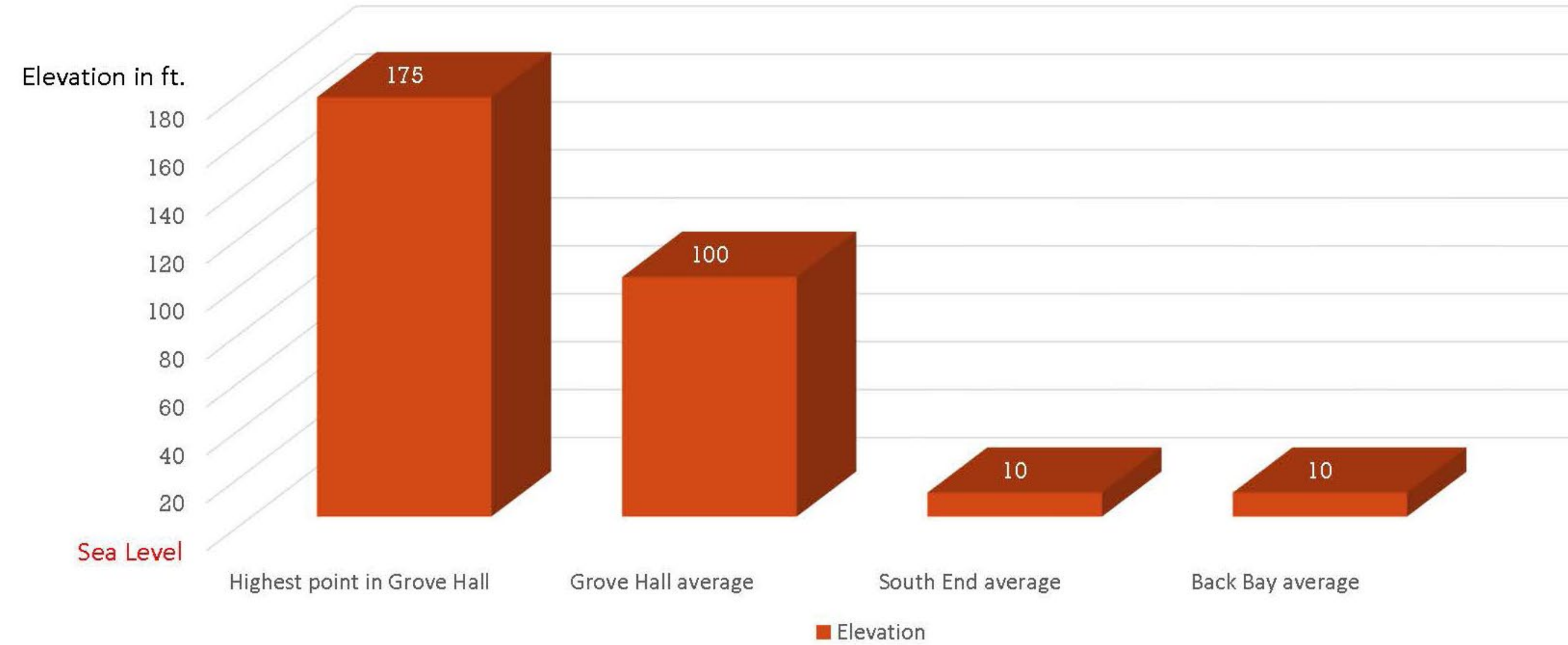
- Concord Playground inside the zoo near Seaver St.
- Themed events at the zoo such as the Brew at the Zoo, an annual beer-tasting event features stations hosted by local breweries and restaurants.



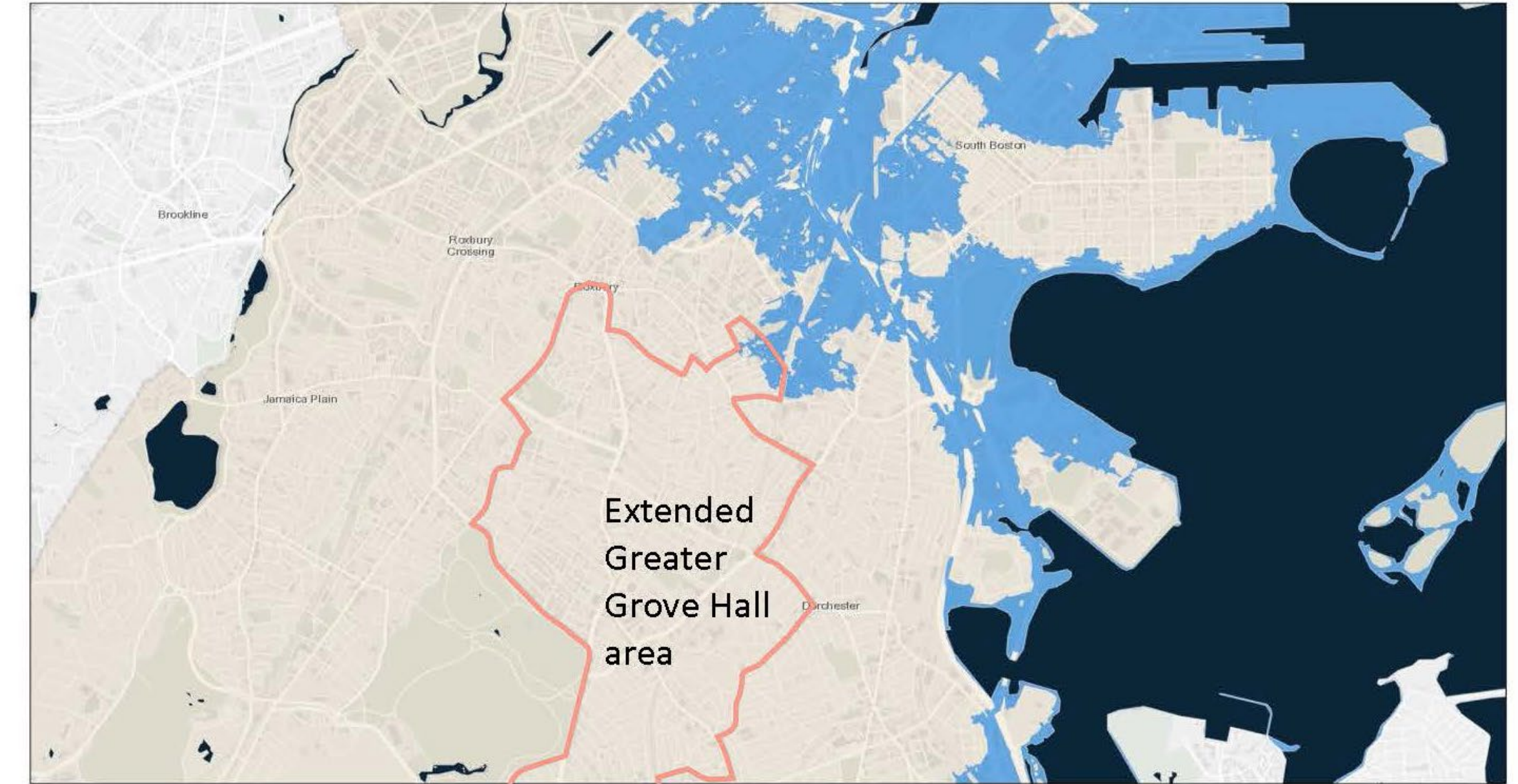
Concord Playground, Franklin Park Zoo



Grove Hall elevation compared to other areas in Boston



Predicted 1% flood map in 2070



Grove Hall key asset – Mecca Mall

- Mecca Mall has a full-service grocery store (Stop n Shop), drug store (CVS), bank (Bank of America and One United), Dunkin' Donuts, etc.



Identifying Projects with High Economic Impact

We reviewed two types of projects:

Development Projects and Community Projects

Development Projects: List of Development Locations

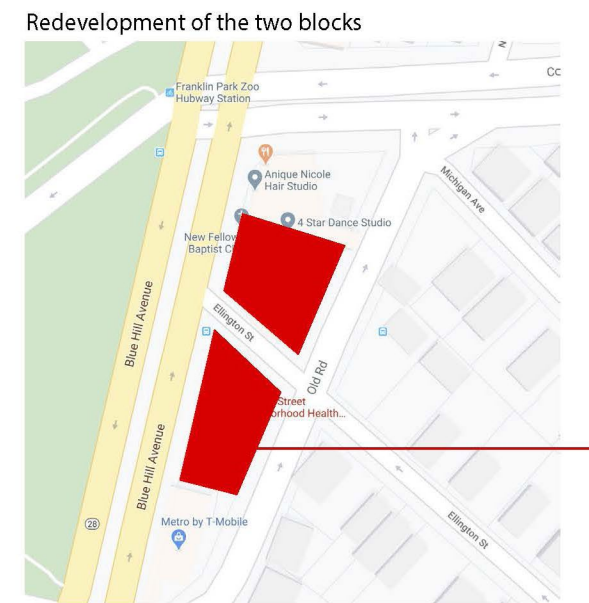
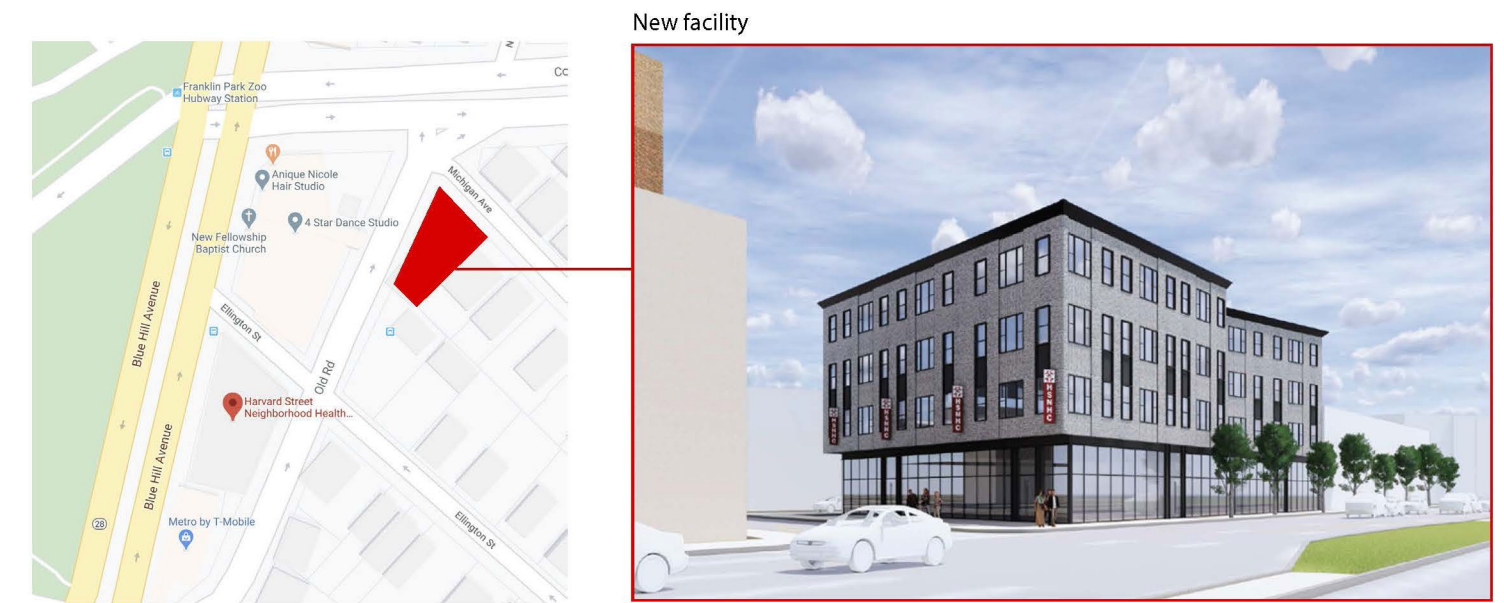
1. Harvard Street Neighborhood Health Center
2. The Most Worshipful Prince Hall Grand Lodge of Massachusetts
3. 320 Blue Hill Ave.
4. Warren St. and Crawford St. + Sunderland St.
5. 428 Blue Hill Ave. - Devon St. to Stanwood St.
6. Geneva, Normandy, and Oldfield Rd. - Artist Housing
7. 632-636 Warren St.
8. 489-493 Blue Hill Ave. + 4 Cheney St.
9. Corner of Blue Hill Ave. & Washington St.
10. 3 - 11 Washington St.



1 Harvard Street Neighborhood Health Center - Priority Project

Harvard Street Neighborhood Health Center has been awarded a new piece of property from the city. They will be building a new facility on that plot of land. That means the old building can be redeveloped to provide more services and housing. While looking at this redevelopment as part of a visioning process, we started exploring the idea of redeveloping the entire block where the Health Center is located and maybe even the adjoining block. This redevelopment would have a major impact on the community in terms of employment and these are good jobs with great career paths. It would help meet more of the medical needs in the community and the health center makes a great anchor for drawing foot traffic for local businesses.

Impact: increase patient visits by 9,000 per year, increase direct economic impact by \$4.5 million per year, and create at least 21 new jobs.



Current condition



Future vision

2 The Most Worshipful Prince Hall Grand Lodge of Massachusetts



Current condition



Proposed

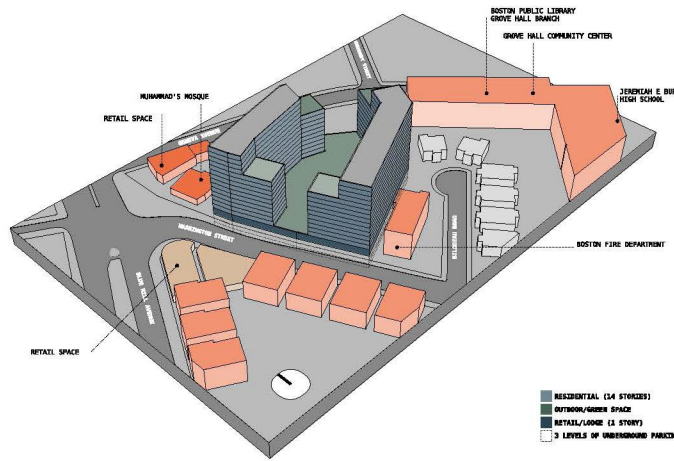
This semi-vacant Development Site consists of three contiguous parcels of land owned by the Grand Lodge that include the Masonic Temple of the Grand Lodge, as well as other uses. The Development Site, accessible by major public transit nodes and corridor points, is a ten-minute walk from the Four Corners Fairmount Commuter Rail station and a five-minute walk from the Franklin Park Zoo and the William J. Devine Golf Course.

The Development Site is both an opportunity and a resource to knit together and enhance existing area uses. Present and past planning meetings, including those with stakeholders of the Grove Hall Main Streets District, demonstrate all involved consider this location a highly desirable, prominent and crucial redevelopment site, due to its excellent transit access and proximity to major neighborhood commercial and residential destinations, as well as to Downtown Boston.

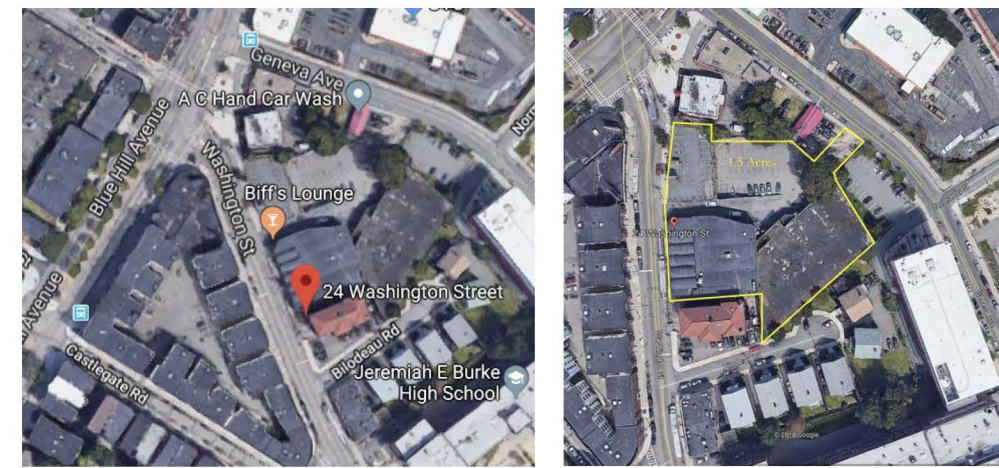
Because of the unique combination of its size, street frontage and strategic visual presence in the Grove Hall Business and Residential District, and the proximity to transit interchanges and community amenities, the Development Site presents an:

Outstanding location for mixed-use activities targeting the need for affordable housing, community support services and function hall space; and

Important opportunity for minority participation in the design, financing, construction, leasing, property management, and long-term ownership of the Project.



RESIDENTIAL (45 UNITS)
COMMUNITY SPACE
RETAIL/COMM (45 UNITS)
3 LEVELS OF UNDERGROUND PARKING



The Development Site consists of Boston Assessor's contiguous parcels 1400749000, 1400751000 and 1400750000, collectively comprising approximately 1.5 acres of land, with frontage on Washington Street and Geneva Avenue. The Development Site abuts Muhammad Mosque No.11, City of Boston Fire Department Ladder at 36 Washington Street, and the newly built Grove Hall Library and Community Center located at 41-47 Geneva Avenue, diagonally across from the Grove Hall Shopping Center.

The Grand Lodge acquired that portion of the Development Site that was once occupied by Blair Foods Supermarket in 1970 and converts a portion of it into an approximately 5,000 square foot space to serve its Masonic obligations. In 1971 the Grand Lodge purchased the enclosed portion of the Development Site abutting the Grove Hall Library and Community Center, property once occupied by the Coca Cola bottling company that now serves as a covered parking garage. Other portions of the Development Site are currently used for surface parking, the William E. Reed Auditorium, a 650-person capacity function space, and Biff's Lounge a 240-person capacity entertainment venue.

3 320 Blue Hill Ave.



Before



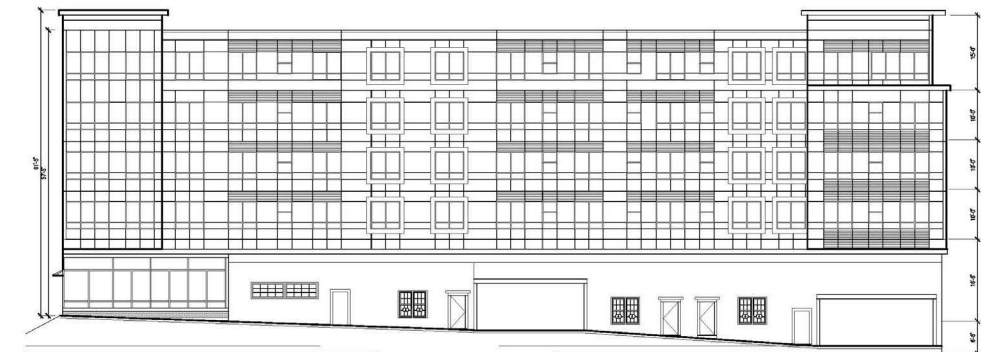
After



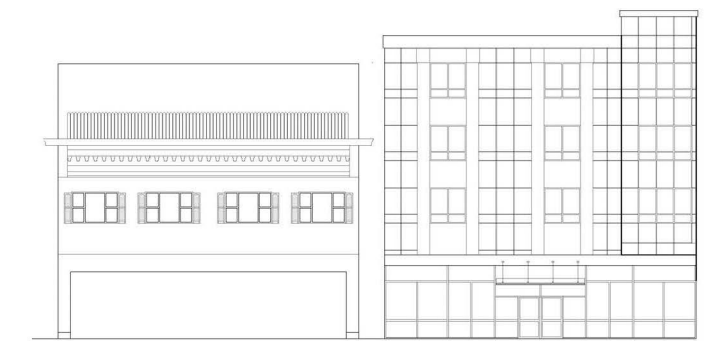
Quincy Geneva/CDC				320 Blue Hill Avenue	
Area Calculations				Boston, MA	
Existing Building	Unit Quantity	Units per Unit	Total Units	Market	Footage
First/Second Floor	126	126	126	1.75	5,050
Townhouses	3	2	6		
Second Floor	3	3	9		13,783
	3	2	6		
	4	2	8		13,783
Third Floor	4	3	12		13,783
	3	2	6		
	3	2	6		13,783
Fourth Floor	4	3	12		13,783
	3	2	6		
	3	2	6		13,783
Fifth Floor	4	3	12		13,783
	4	2	8		
	3	2	6		13,783
Totals:	38		82		55,783

Parking:	37 spaces per 2 levels	Total Land Area:	13,813
Total Units:	82	Green Square Footage:	55,783
Parking spaces reserved:	37	Explored F&B:	4,06
Proposed Parking Spaces:	37		

Parcel ID	Square Footage
1400749000	5,050
1400751000	1,713
1400750000	1,713
1400750000	1,713



Lawrence Ave. elevation

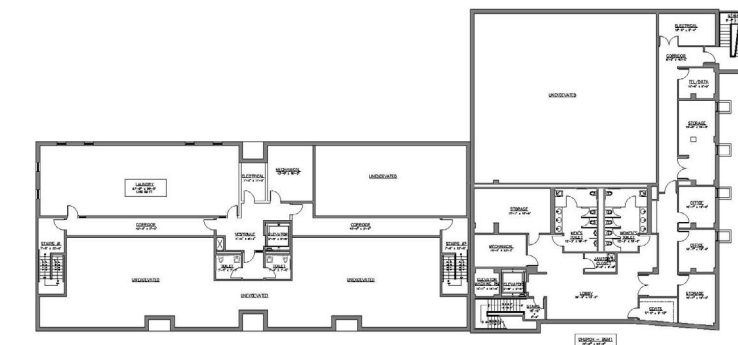


Blue Hill Ave. elevation

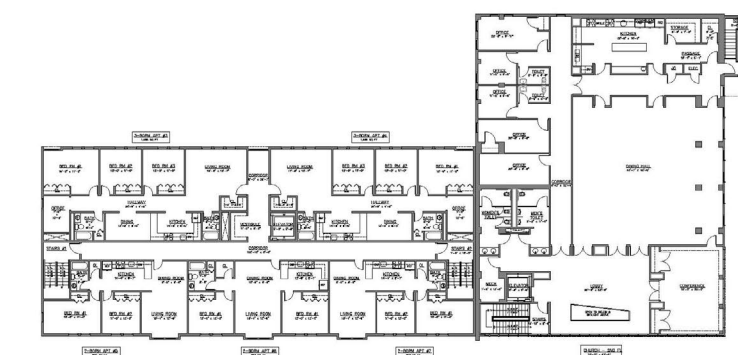
4 Warren St. and Crawford St. + Sunderland St.



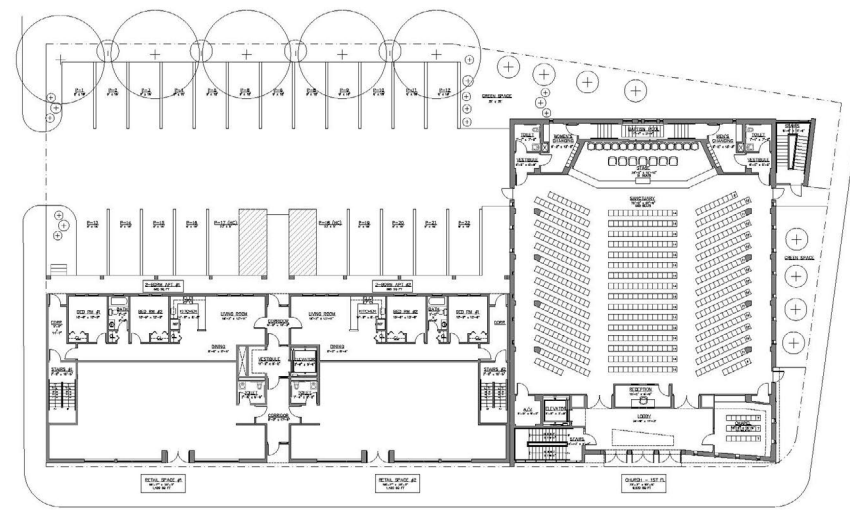
5 428 Blue Hill Ave.



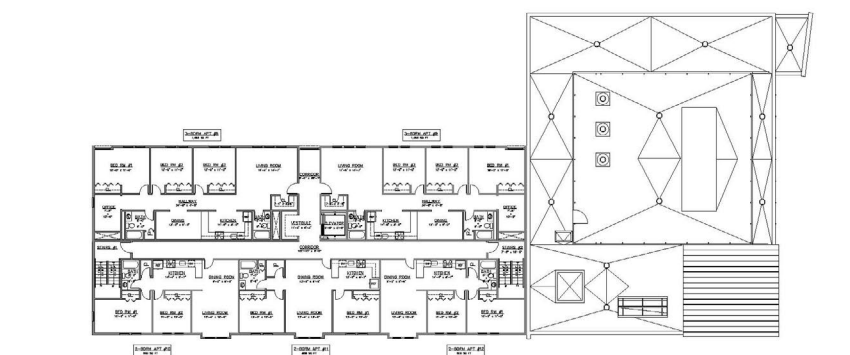
Basement Plan



2nd Floor Plan



1st Floor Plan



3rd Floor Plan

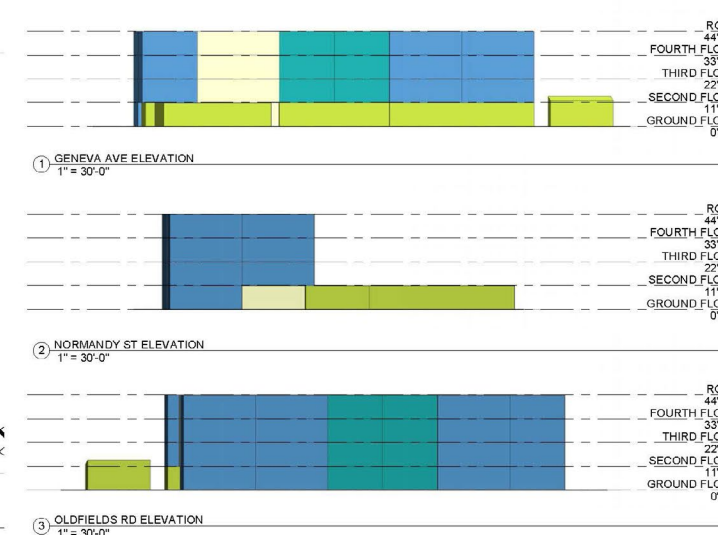
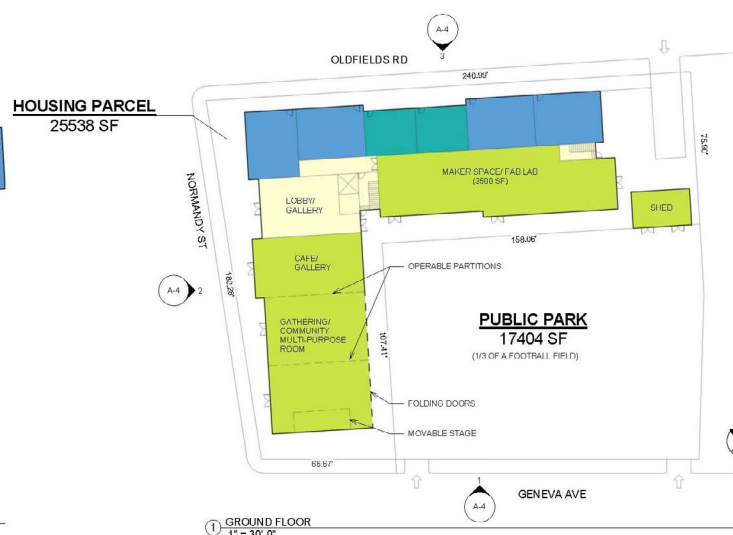
6 Geneva, Normandy, and Oldfield Rd. - Artist Housing



39 ARTIST HOUSING UNITS

(14) 1-BEDROOM	Blue
(25) 2-BEDROOMS	Green
CIRCULATION	Yellow
PUBLIC SPACES	Light Green

The project consists of 39 units of artists housing with visual and performing arts space. Although well-received by all neighborhood stakeholders as well as Sheila Dillon, the challenge is finding a developer who is interested because of the space for visual and performing arts and maker/art studio space. The economics for those parts are different than just housing and the local CDCs are largely unfamiliar with the economics of this type of project.



7 632-636 Warren St.

Current Condition



Lack of building volume is a missed opportunity; "street wall" is discontinuous and, resulting, street does not feel like a "space".

Asphalt shed roof looks "tacked on" and does not provide an adequate sign band.

Signage is either dated or too busy, lacks a consistent position.

Storefront is unengaging, uninviting, cluttered.

Re-envisioned (This lot is sold and is being developed. We don't have the actual rendering.)



Continue roofline of adjacent building for consistent "street wall" defining "urban room".

Cementitious fiberboard facade is a durable, modern and sophisticated cladding and creates a contemporary appearance, beneficially contrasting with neighborhood Victorian brick.

Curved curtain wall and recessed punches to provide a contemporary, three-dimensional experience to the street wall.

Energetic color in surprising places.

Straightforward, modular facade allows tenant flexibility, ample room for product display.

8 489-493 Blue Hill Ave. + 4 Cheney St.



Current Condition:

- Short height of the building is underscaled for square and does not continue volume - defining "street wall".
- Attractive cast stone facade has the innate potential to feel more upscale.
- Awnings of different styles create visual clutter and dissonance.
- Security grates are ugly and show the anticipation of crime.



Building Re-envisioned:

- Clean and restore existing cast stone facades
- Replace existing aluminum and glass storefronts
- Use sign band consistently
- Remove awnings
- Modular, organized appearance
- Add contemporary sign lighting



Adding Residential Above:

- Add residential above, using similar materials to ground level.
- Provide recessed porches to create relationship of apartment "places" to street "place".
- Create tower elements (extruded from first floor geometry) to address scale of square while recessing top floor to soften building scale.
- Recess parts of top floor to make building scale feel more intimate.



Rear Building (4 Cheney St. - now purchased by Jamaica Plain NDC):

- Retain and restore existing facade.
- Build new residential apartments above with retail on ground level.
- Provide porches to foster relation between residences and square.
- Recess parts of top floor to make building scale feel more intimate.



Adding Residential above + Re-develop Rear Building (4 Cheney St.)

9 Corner of Blue Hill Ave. & Washington St.

Current Condition



This corner has a strong potential for an iconic, "leader" building to address the square and identify Grove Hall into the Boston skyline. The present lack of volume is a discontinuity of the "street wall".

Dilapidated billboards should be activated or removed.

Small storefront windows hinder the relationship with the streetscape and pedestrians and limit customer understanding of the retail offering.

Re-envisioned



- Create a mid- to high-rise tower which will be an icon unique to the neighborhood and identifiable from a distance.
- Utilize the curved nature of the site to create a unique building form.
- Engage color to symbolize the cultural aesthetics of the neighborhood population.
- Use large scale translucent graphics to address the scale of the square, provide character, tell a neighborhood story, and activate vitality. Graphics can help create a sense of place culturally unique to Grove Hall in the context of greater Boston.
- As the "leader" building of the square, emphasize vertically; break and step building scale with glazed elements.
- Provide porches to give the building spaces relatable to the street below.
- Use translucent vertical fins for color, rhythm, and to provide facade activation (as the sun moves in the sky, colorful shadows would move about the building).
- Floors two, three, and four could be a fitness center, with ample glazing (beneath translucent graphics) providing views of patrons exercising, thus activating the square and providing an important community amenity.
- Activate the sidewalk with first floor retail with large, open storefronts with attractive displays.

10 3 - 11 Washington St.

Current Condition



- Dilapidated billboards should be activated or removed.
- Beautiful cast stone facade is an asset.
- Electrical conduit reveals poor attention to quality of design.
- Signage in poor condition; some signs are cluttered and hard to read from a distance.
- Security grate ugly and promotes feeling of crime potential.

Re-envisioned



- Continue "street wall" of left apartment buildings so as to augment scale and make the street feel more place-like.
- Replicate existing masonry character so that additional floors feel integral to the character of the building.
- Create rhythm of large glazed openings providing lightness and a modern counterpart to classical design.
- Cant portions glazed curtainwall inset as gesture toward the nearby square.
- Replace aluminum storefronts with SSG panels allow for view of store offering, product display, and interaction with street.
- Use reverse halo-lit channel letter signage for contemporary, upscale appearance.

Community Projects

Ujima Fund, (the nation's first democratic investment fund)

This fund is now completed and taking investments. Through the Ujima Fund, community residents and other investors will create a pool of funds to be allocated by local stakeholders in ways that benefit Boston neighborhoods and businesses. The initial goal for the fund is to raise \$5 million by 2020 and use the funds to provide loans to Boston entrepreneurs in communities of color. Organizers expect the first loans to be offered by mid-2019. We are in the process of inviting potential investors for the fund. We will also deposit a small amount of money into the fund.

This is going well. At the time we presented the fund wasn't set-up yet. Since then it has received funding and investments from high net worth individuals, religious organizations, foundations and over 400 others. They have raised over a million toward their \$5 million goal and have already started making community investments. We encourage the Suffolk Cares Foundation to make an investment in this fund.



The People's Academy

This program teaches young men of color and those with COR's how to work with sheet metal, such as copper to find employment in the building trades with a union or as an independent contractor. Suffolk showed a strong interest in this program for a number of reasons.

However, T. Michael Thomas, the leader of the People's Academy said he wanted to continue to work with Joe Falco of Millennium Partners. So we are not continuing discussions with T. Michael Thomas and the Peoples Academy at this time.



Manufacturing Connect - Bringing Advanced Manufacturing to The Jeremiah Burke High School

Manufacturing Connect is a program designed for high school students in grades nine through twelve, as a way to get more students interested in careers in advanced manufacturing. We would like to bring the Manufacturing Connect program to the Boston School System, partnering with the Scholar Athlete program. The Scholar Athlete program is already in public schools in Boston such as the Jeremiah Burke High School in Grove Hall.

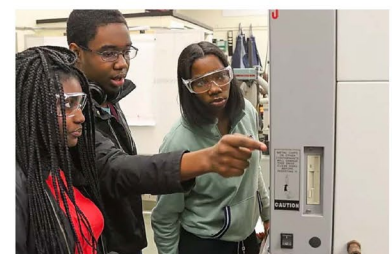
The goal of the program is to ensure that every student in the program graduates with both a college acceptance letter and a job offer in advanced manufacturing. In order to maximize the investment in the equipment, this program would be available to adults on nights and weekends. This is important because Massachusetts is divided into 16 development/investment boards and nine of those have a NIMS certified program.



Manufacturing Support Lab - Buffalo Manufacturing Works by EWI

"Invent it here, build it here." The idea is that Boston/Cambridge in particular are known for being part of the innovation economy. We invent a lot of things here, but often they are manufactured somewhere else. We want to change that, because those manufacturing jobs could be putting people in our state and in particular in our city and neighborhood to work.

Bring a Buffalo Works type facility to Boston/Massachusetts and provide the State of Massachusetts an opportunity to become a center of excellence for advanced manufacturing in the region, if not the nation. Serve the State's 7,000 manufacturers helping them transition to advanced manufacturing, hiring more workers and retaining more jobs and tax revenues in the state as we "invent it here and build it here."



G Code House

A Co-living, Co-learning program for 14 young women of color between the ages of 18-24, where they can learn the skill of computer programming as a way to become employable at a wage high enough to afford rent in Boston. The house provides up to two years of housing while the young women are learning coding. This project has been featured in Fast Company Magazine, Boston Magazine and The Boston Globe. It is being led by an African-American woman, and Sasaki the architectural firm has chosen it as their pro bono project. Recently, in a national competition, G Code was invited to compete for \$15,000 and free incubator space for a year in a competition held by Sasaki and they won. With the national attention the project has received, major foundations have expressed an interest in supporting the project. G Code has already raised the first \$40,000 of the estimated \$3.2 needed to complete the renovations on the 5,000 house and 2,000 carriage house.

Upon the completion of our due diligence, we withdrew our support for the project.



ArtFarm

This is a very exciting project, consisting of building a performing and visual arts space, artist's studios, community gardens and an open air market for local artisans and vendors. The idea is the arts, both performing and visual would draw people into the community. The open market for local vendors is popular in other major cities such as Harlem in New York, Chicago, LA and Miami. The performances would draw people to the area and help support the vendors in the open market. We believe the open market would be a great starting point for those wanting to start a small business. In terms of economic development, the objective is to make this a destination for those both near and far.

This property was owned by the Department of Neighborhood Development and is being transferred to the Parks Department. We now know there will be a park there, but what kind is still to be determined. It could be anything from some basketball hoops and benches with an open athletic field. The city plans to use the next round of CPA funding to do some visioning for the site.

Related to the Artist Housing project.



Neighborhood Stability Fund

One of the common problems we identified as to why there were so many properties that need to be developed was because of a lack of trust between the property owner and the potential developer, knowledge of the development process, the need to finance the soft costs upfront for which it is hard to get funding, and the expertise to know how to source funding for these type of deals. What we see are people or organizations that are "property rich" but cash poor. As a result they don't have the money to pay for the soft costs necessary to move forward. We discovered a few programs that address some of these issues. One is the Chicago Rehab Network. The other is Community Investment Corporation.

Upon doing more due diligence we determined that getting financing to cover the soft costs of initial development was not the root problem driving the lack of development.

Crowdsource Campaign

A three month campaign to solicit ideas on economic development ideas that would have a material impact on the underserved areas of our urban communities. The objective would be to generate 50 great ideas that foundations, social investors and community organizations would be interested in working on or investing.

Berkshire Bank is considering this as part of a campaign to promote its new Reevx Lab in Dudley Square.

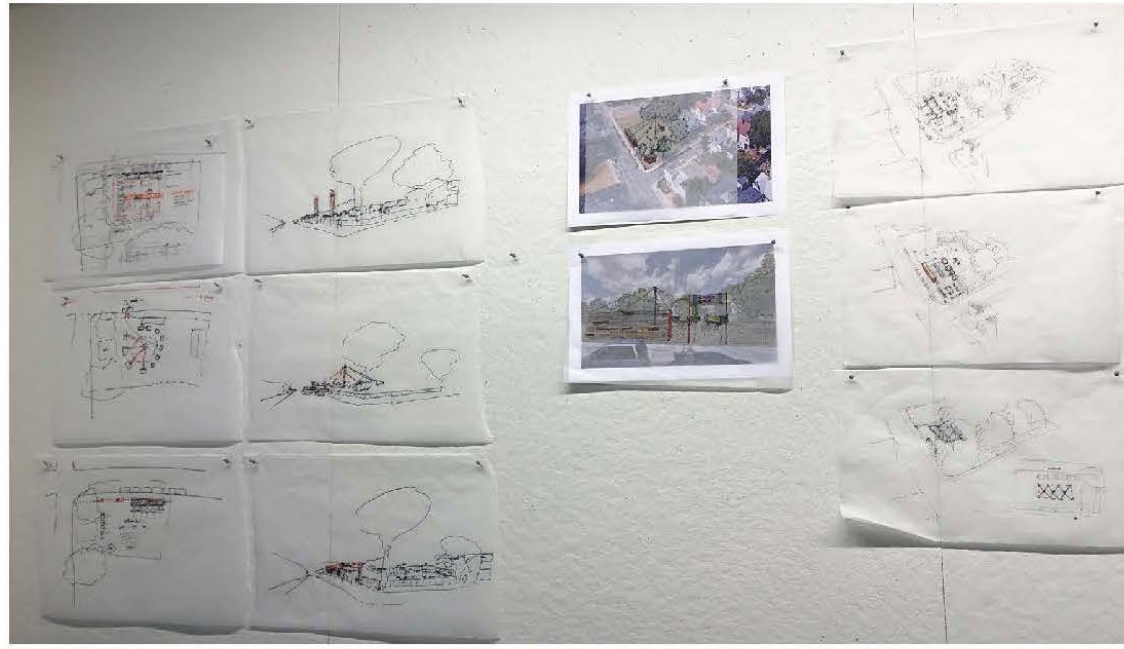
POP-UP FOOD TRUCK PARK (Payette)



POP-UP FOOD TRUCK PARK
GREATER GROVE HALL MAIN STREETS

Grove Hall Dorchester
January 2019





PAYETTE DAY OF SERVICE Community Service Involvement



GREATER GROVE HALL MAIN STREETS

POINT OF CONTACT:
Ed Gaskin, Executive Director

ORGANIZATION GOALS:

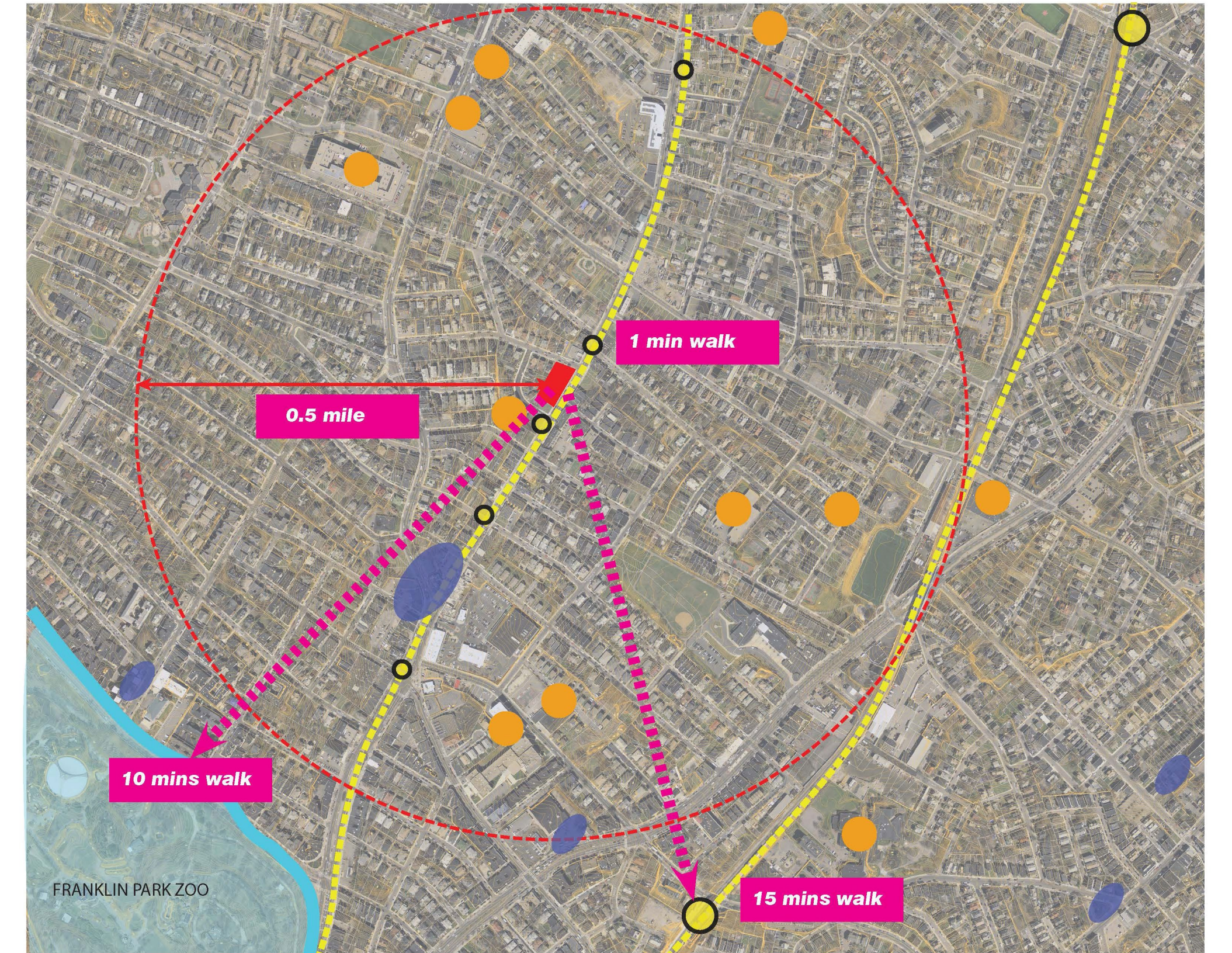
- **IMPROVE** the economic success of existing businesses, recruit new businesses to the area and help foster entrepreneurship and innovation
- **BRIDGE** the digital divide between the consumers of technology and the producers of technology.
- **MAKE** Grove Hall “Cleaner and Greener” which will improve the economic success of the area, and make it more sustainable and resilient.
- **ENHANCE** the quality of life by increasing public art, placemaking, festivals and public safety.
- **ENSURE** the long-term viability of Greater Grove Hall Main Streets

Payette Team Members

- Charles Garcia
- Diana Tsang
- Holly Jin
- Jennifer Hardy
- Mali Ouzts-Gusenleitner
- Milly Baker
- Philippe Genereux
- Thomas Beresford

LEGEND:

- SITE
- ATTRACTIONS
- RESTAURANTS
- SCHOOLS
- TRAIN
- BUS



SITE ANALYSIS Public Infrastructure

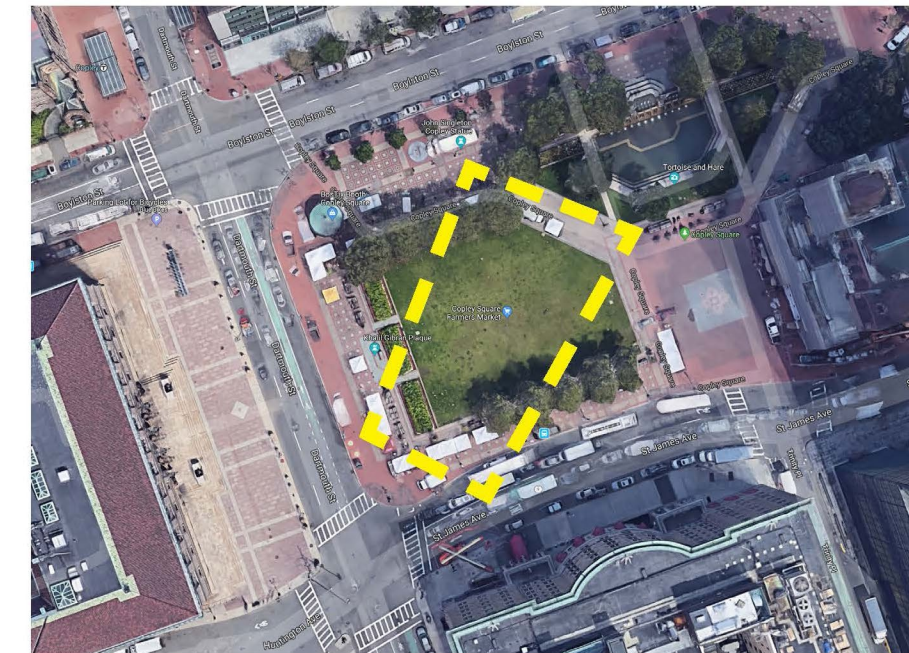


SITE ANALYSIS

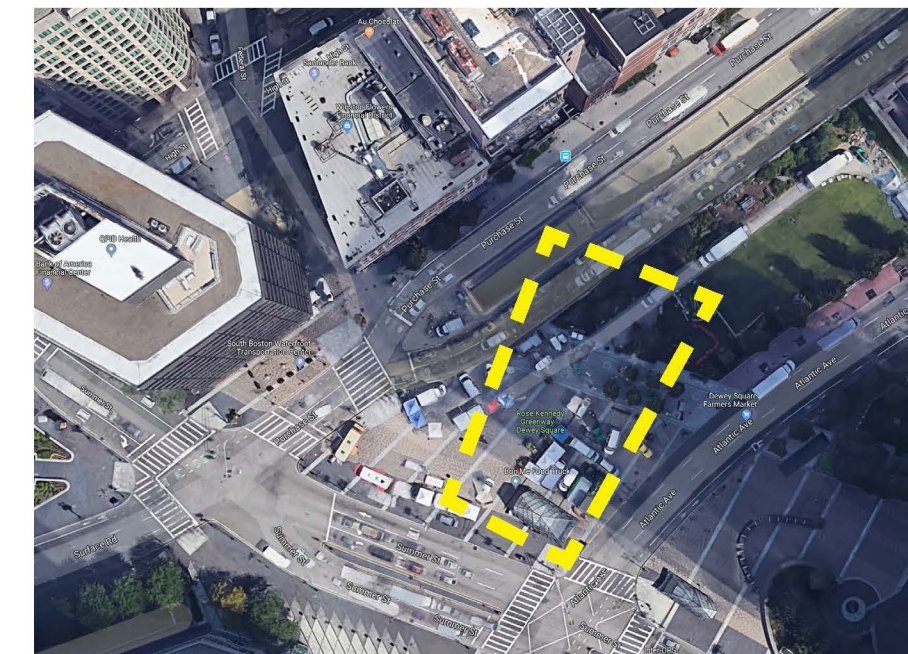
Local Food Culture



Lawn on D (South Boston)



Copley Square (Back Bay)



Dewey Square (Financial District)



Harborwalk Park (Fort Point Channel)

SITE ANALYSIS

Scale Comparison



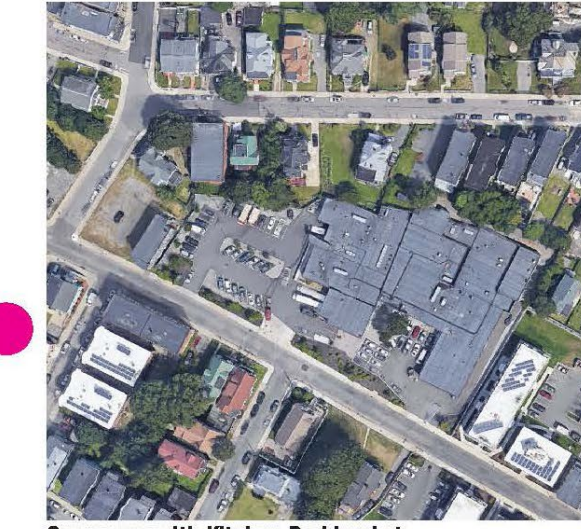
Create a scalable public gathering space for the community accompanied by food, music, and activities.

- **Create neighborhood gathering place**
- **Celebrate local people, food and music**
- **Provide opportunities for special events**
- **Express neighborhood pride and character**

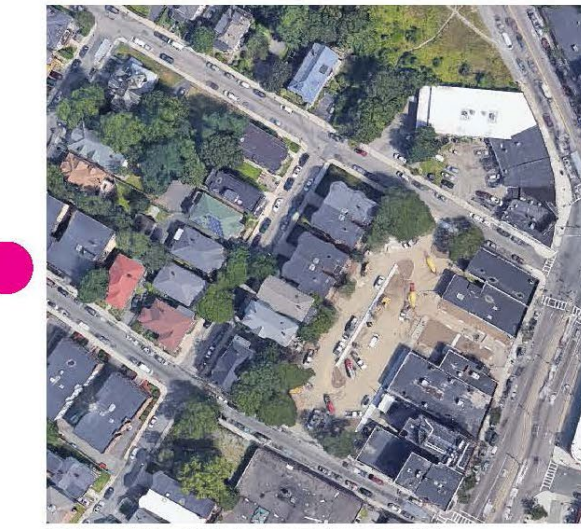
- Create an outdoor room with an entrance gate, sense of enclosure and a central focal point
- Engage the senses: create visual excitement with banners and lights, enrich the environment of sound with music, provide enticing aromas of food.
- Create a space that focuses on safety, openness, and inclusivity.
- Use components that are free or inexpensive, found resources
- Configure trucks, a potential stage and seating areas to allow different levels of engagement including a quick trip to a food truck to pick up dinner or an evening out with the whole family
- Provide opportunities for local art to be displayed
- Allow local businesses to get involved, potential market stalls.
- Create memorable place that represent the best of Grove Hall

DESIGN PROPOSAL

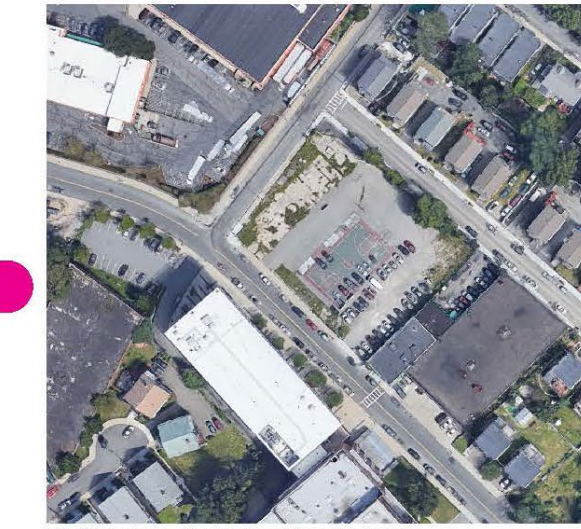
Project Goal



Commonwealth Kitchen Parking Lot



Parking Lot - Mural and seating project

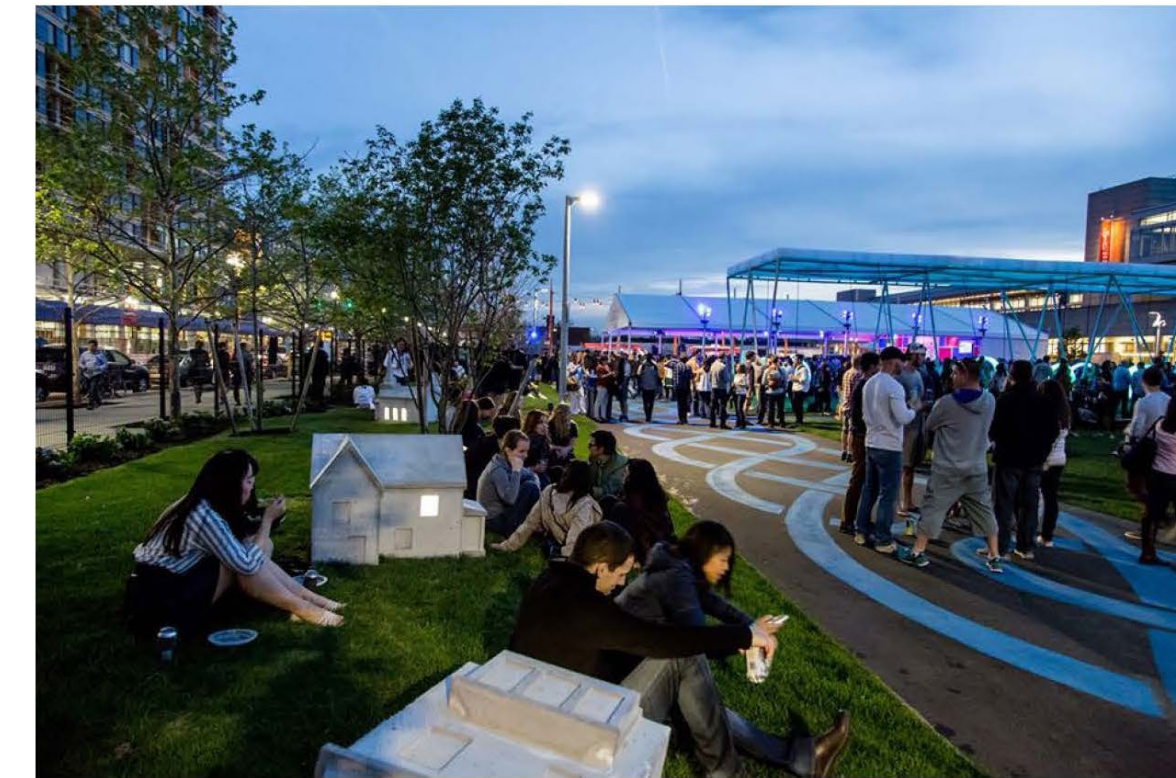


Parking Lot - Artist Housing Project



URBAN POCKETS

Define opportunities to revitalize space

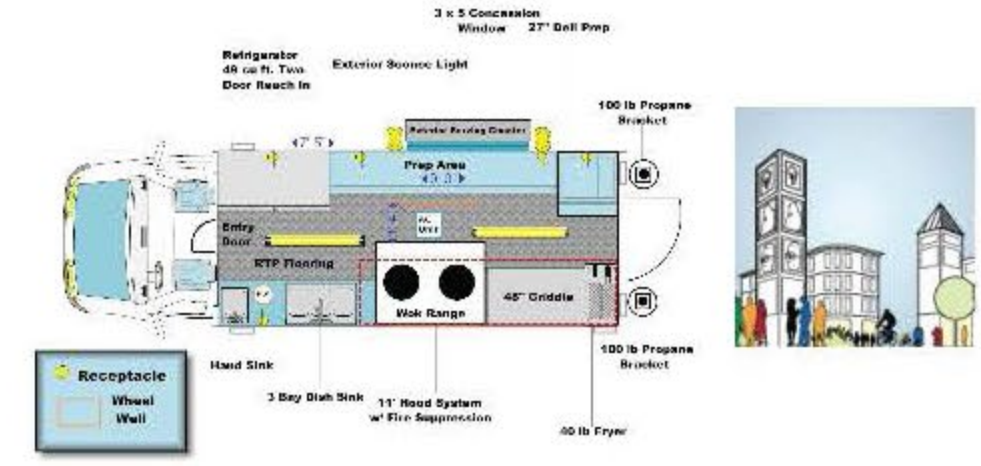
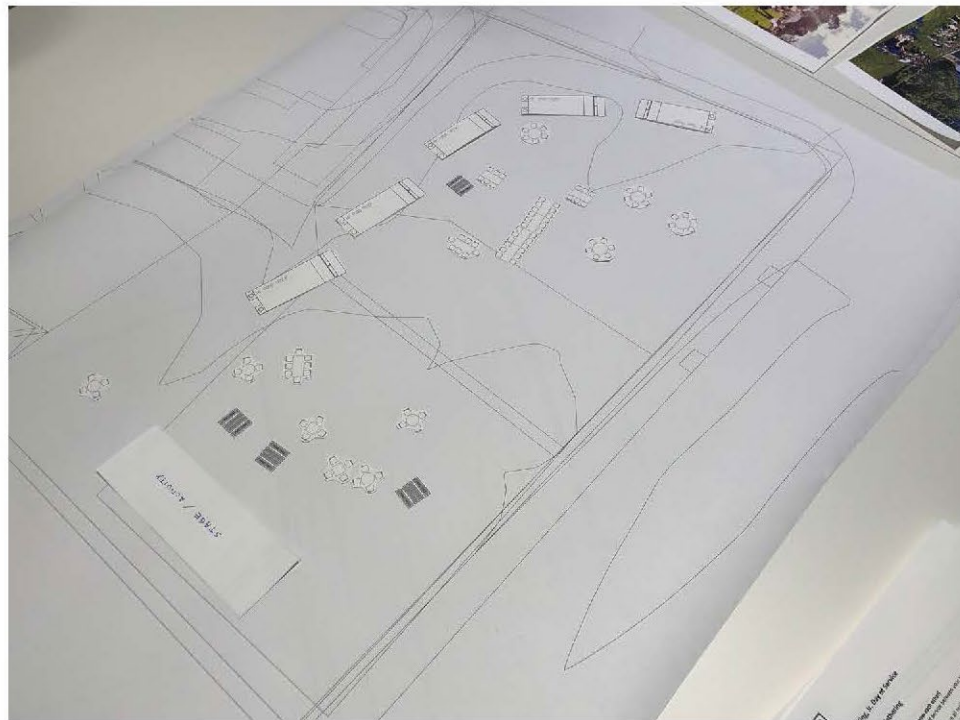


PRECEDENTS
Foodtruck Park

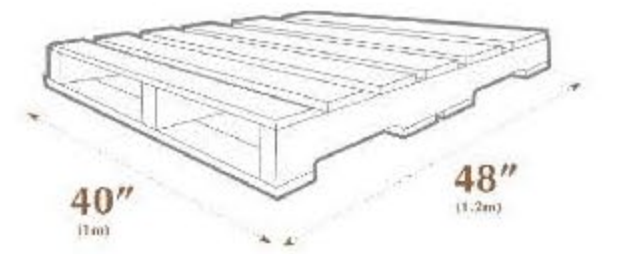
PRECEDENTS
Foodtruck Park

COMPONENTS	SIZE (sqft)	QUANTITY	TOTAL	QUANTITY	TOTAL	NOTES
		250P EVENT		150P EVENT		
Container/ Stage	160	2	320	2	320	20' x 8' footprint; 8'6"H container, 5' H dumpster
	Lighting	0		0		Included
	Power	0		0		Included
	Speakers	0		0		
Gateway (Event Sign/ Banner)	50	1	50	1	50	approx 16'x 3' = 50 pallets - stack 20 high on each side; 10 on top
Seating						
	Individual					
	Group	15	100	50	750	sf per person; made of shipping pallets; located near food trucks
	Lawn	10	150	100	1000	sf per person; loose furniture; located near stage
	Stackable					
Trucks	300	8	2400	4	1200	
Games/ Sports	350	4	1400	2	700	350 sf can accommodate two 13'x 13' bouncy houses
Workshop/ Demo Tables		0		0		included in tent stalls
Tent Stalls	100	10	1000	5	500	10'x 10' standard size tent
Canopy		0		0		option to add over seating area
Trees		0				existing
Fence		0				existing
Porta Potty (44"x48")	16	6	96	3	48	
Porta Potty ADA (67"x85")	40	2	80	1	40	
Trash/ Recycling/ Compost	10	8	80	6	60	assume standard totes
Power Source (on-site Generator)	23	1	25	1	25	assume 6' L x 3'W x 3'H, 18kVA, plus tank
	Total Net Program		8451		4693	
Circulation	x1		8451		4693	assume amount circulation space will be at least equal to programmed space
	Total Sq Ft		16902		9386	

- DESIGN COMPONENTS:**
- 2 Shipping containers 20' x 8'
 - Pallets
 - Cables or wire to span shipping containers
 - Vinyl sign - Greater Grove Hall Main Street
 - Porta Potties
 - Trash Containers
 - Generators (for potential lights and sound system)

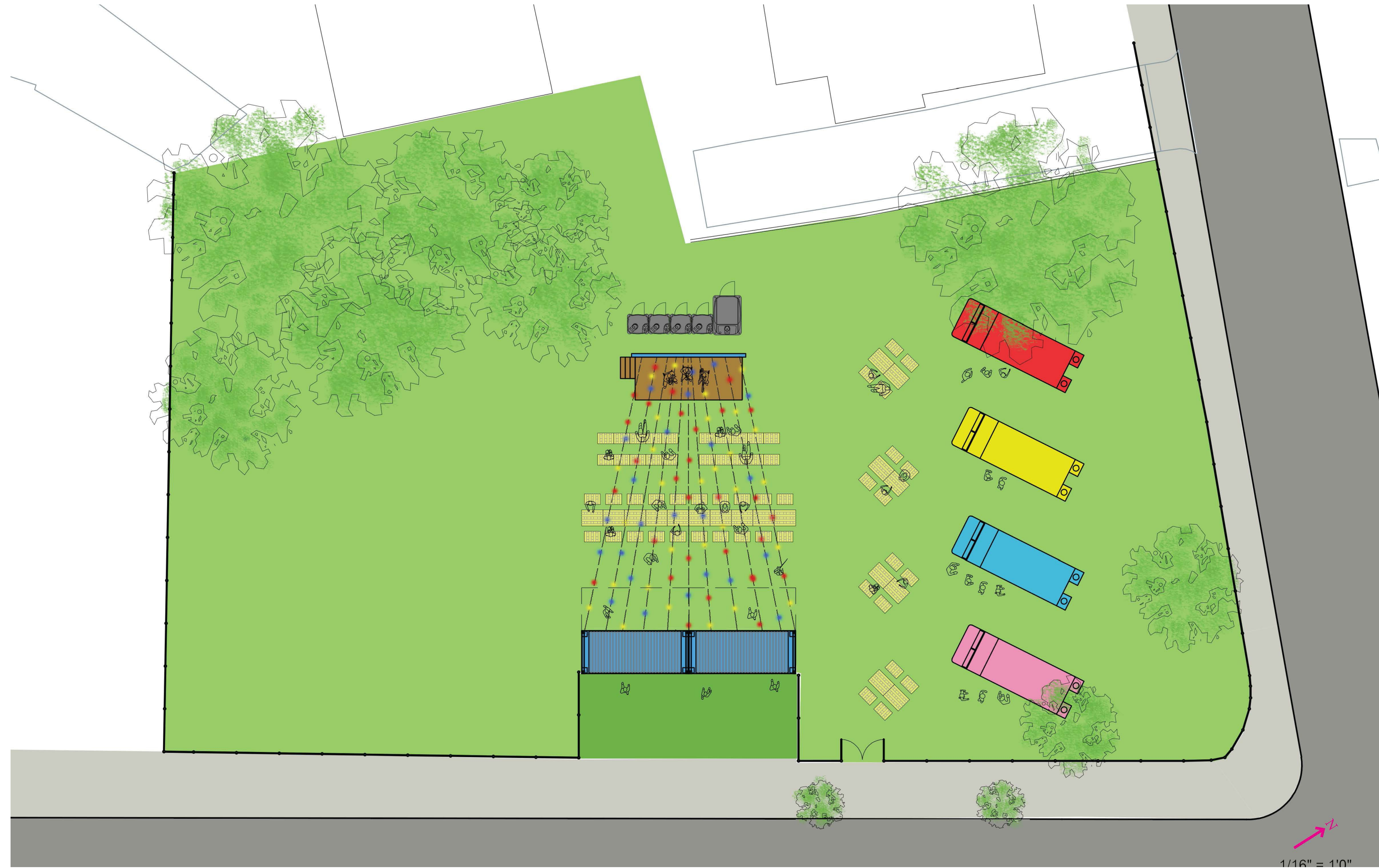
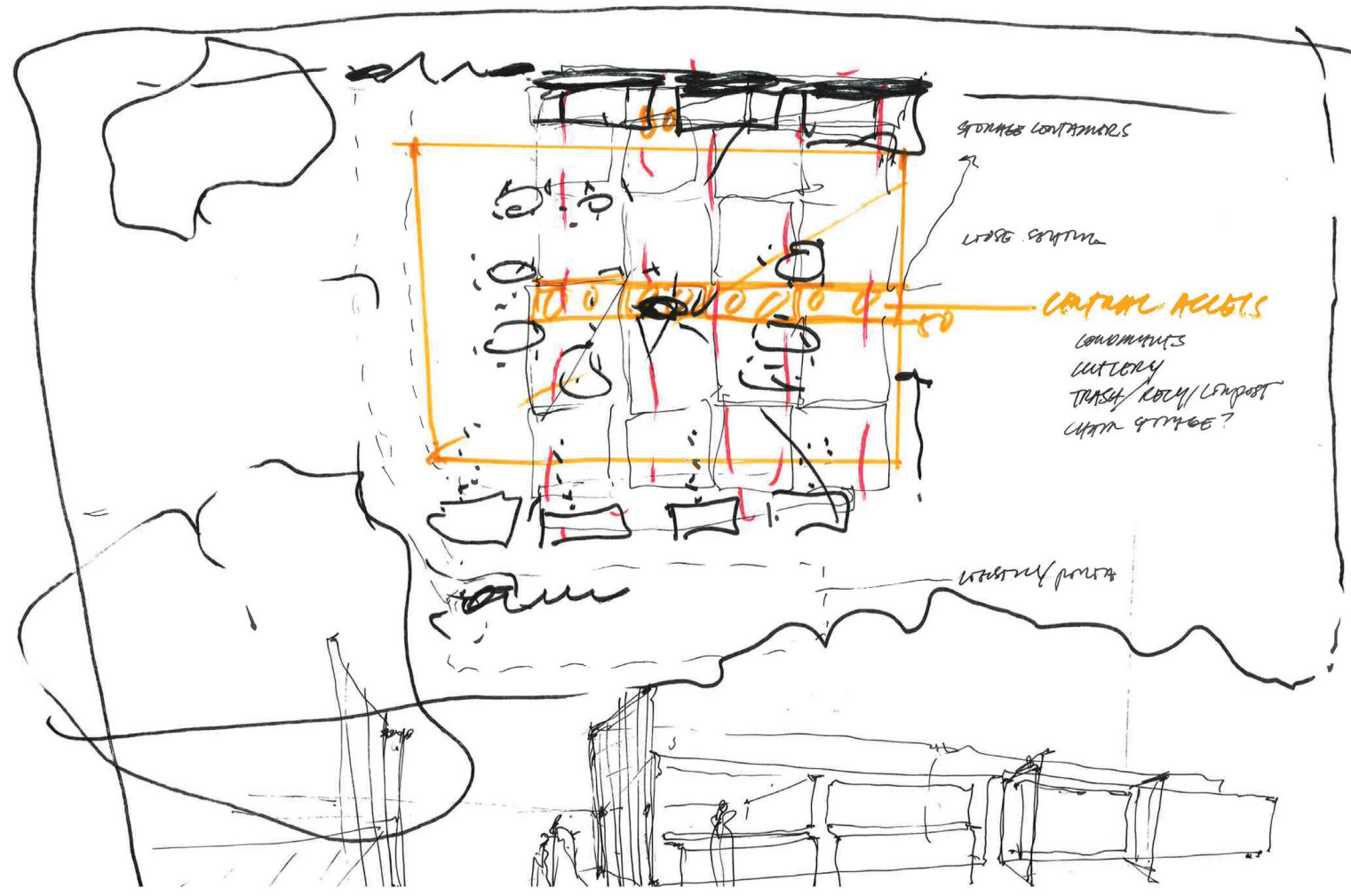
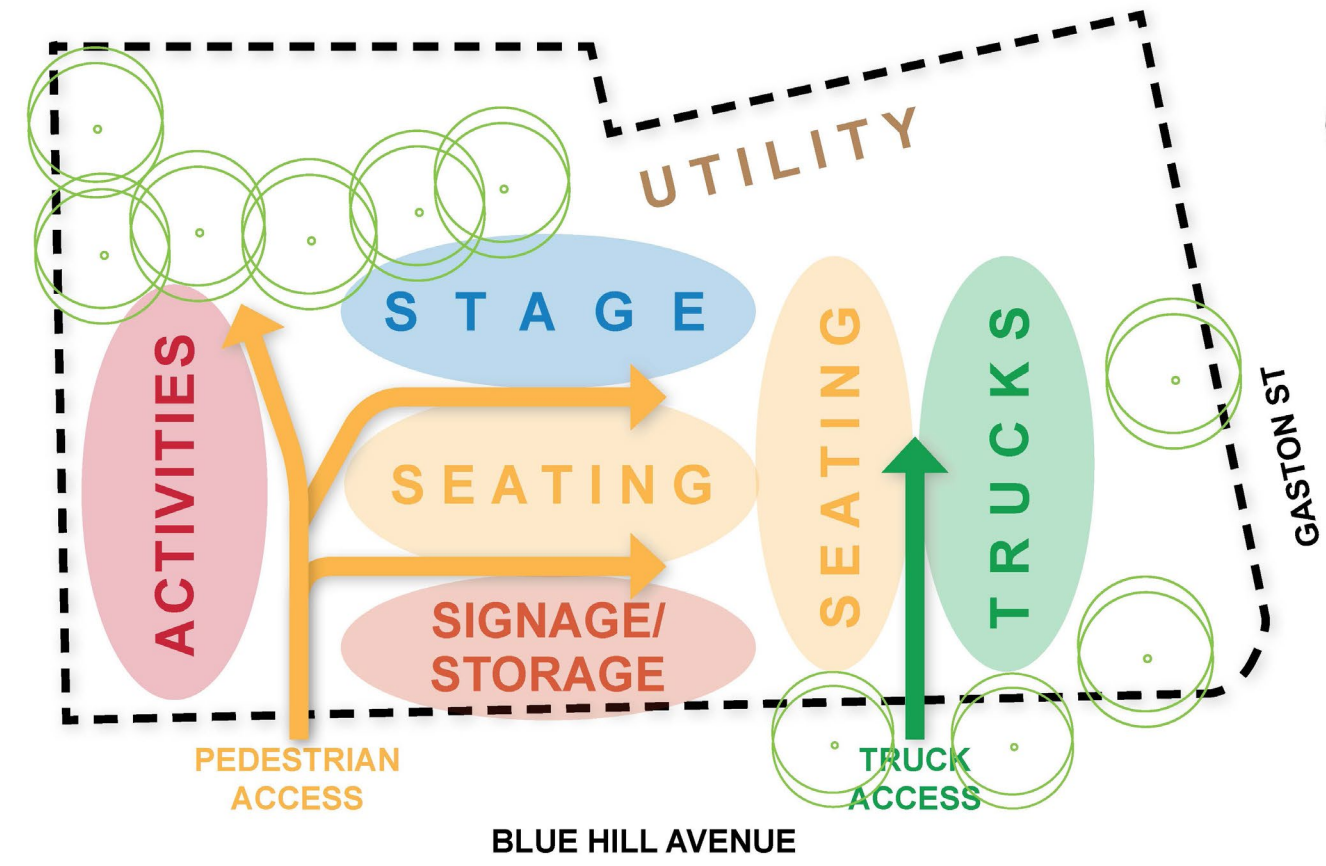


GREATER GROVE HALL MAIN STREETS

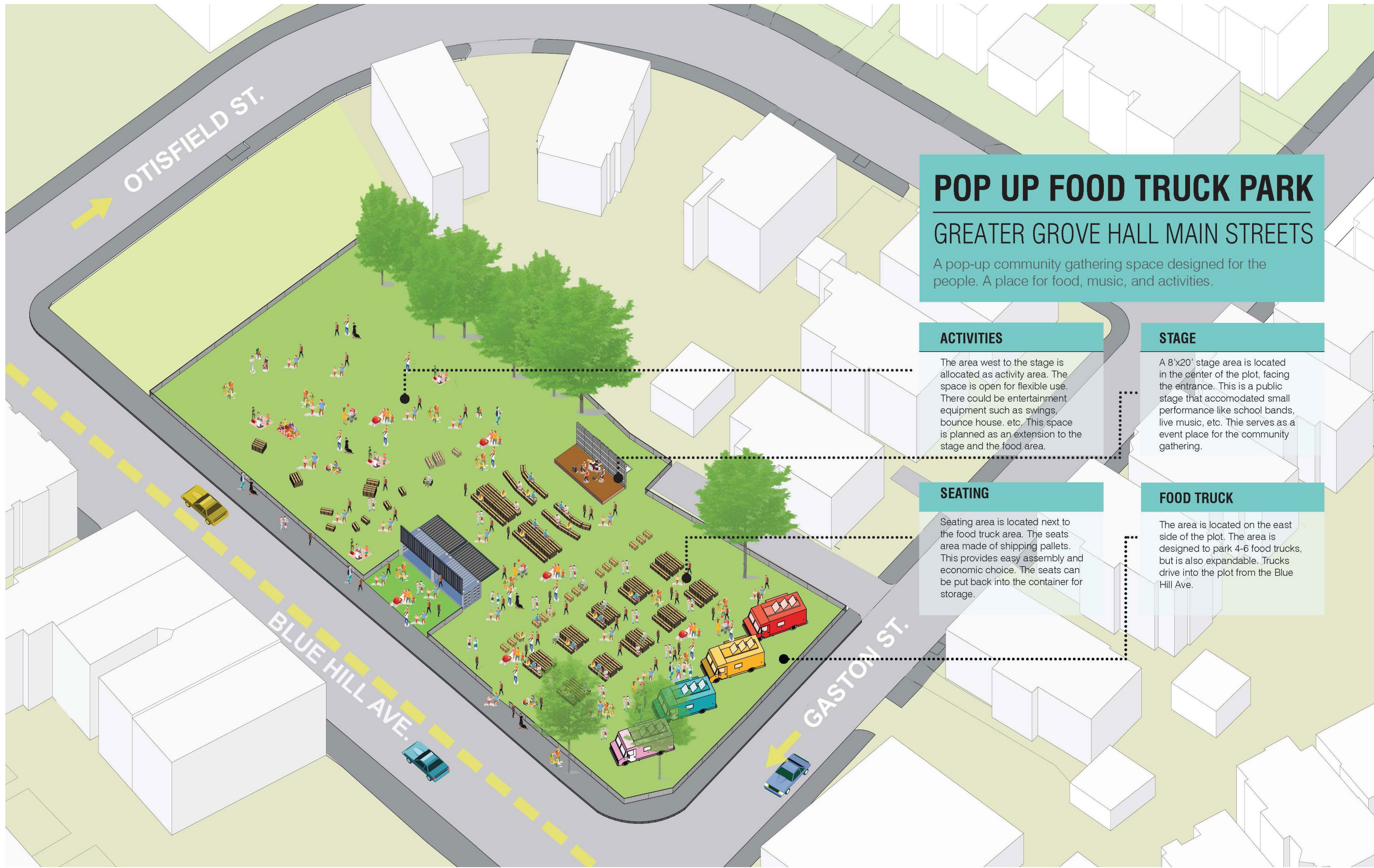


PROGRAMMING STUDY Design Elements

PRODUCT Design Elements



PLANNING STRATEGY
Site Diagram



POP UP FOOD TRUCK PARK GREATER GROVE HALL MAIN STREETS

A pop-up community gathering space designed for the people. A place for food, music, and activities.

ACTIVITIES

The area west to the stage is allocated as activity area. The space is open for flexible use. There could be entertainment equipment such as swings, bounce house, etc. This space is planned as an extension to the stage and the food area.

STAGE

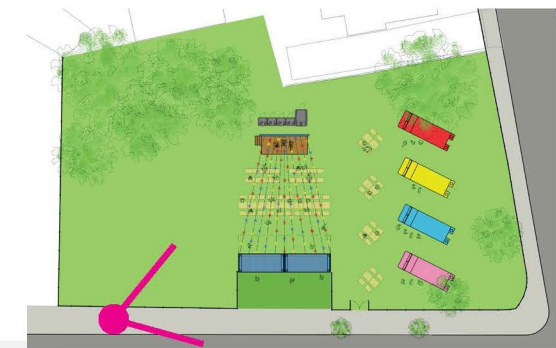
A 8'x20' stage area is located in the center of the plot, facing the entrance. This is a public stage that accommodated small performance like school bands, live music, etc. This serves as a event place for the community gathering.

SEATING

Seating area is located next to the food truck area. The seats area made of shipping pallets. This provides easy assembly and economic choice. The seats can be put back into the container for storage.

FOOD TRUCK

The area is located on the east side of the plot. The area is designed to park 4-6 food trucks, but is also expandable. Trucks drive into the plot from the Blue Hill Ave.



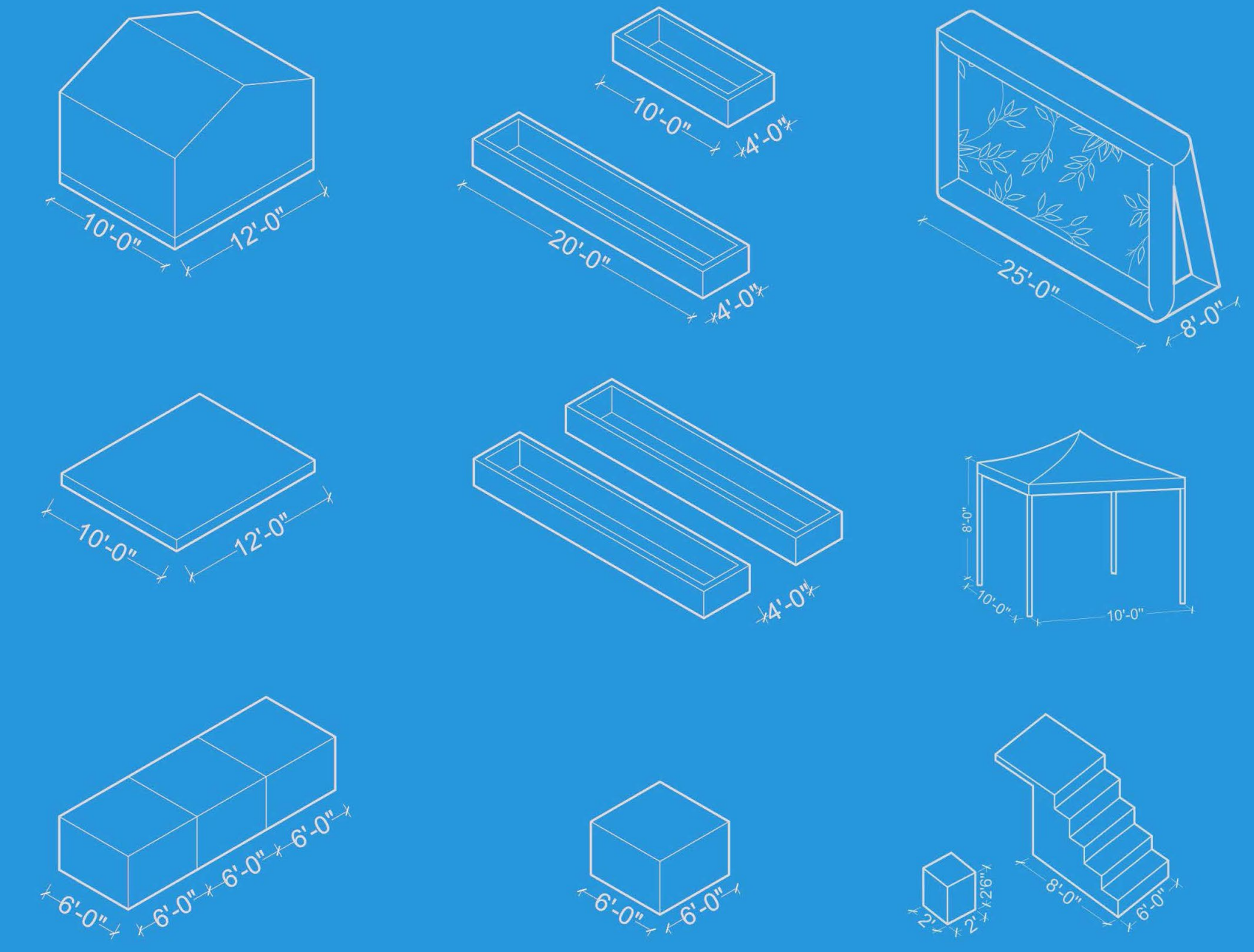




PAYETTE

GREATER GROVE HALL
MAIN STREETS

Brownfields (Payette)



Greater Grove Hall Main Streets

Imaginative re-purposing of brownfield sites to revitalize the Blue Hill community in Dorchester, MA.

Community Partner Ed Gaskin

Team Members

- Mickey Chapa
- Jeff DeGregorio
- Daniel Dudziak
- Kirk Dixon
- Chuqi Huang
- Sophie McKenzie
- Mark Scott
- Shreeya Shakya
- Yuyi Shen
- Jeslyn Tan



BACKGROUND AND MISSION

Greater Grove Hall Main Streets



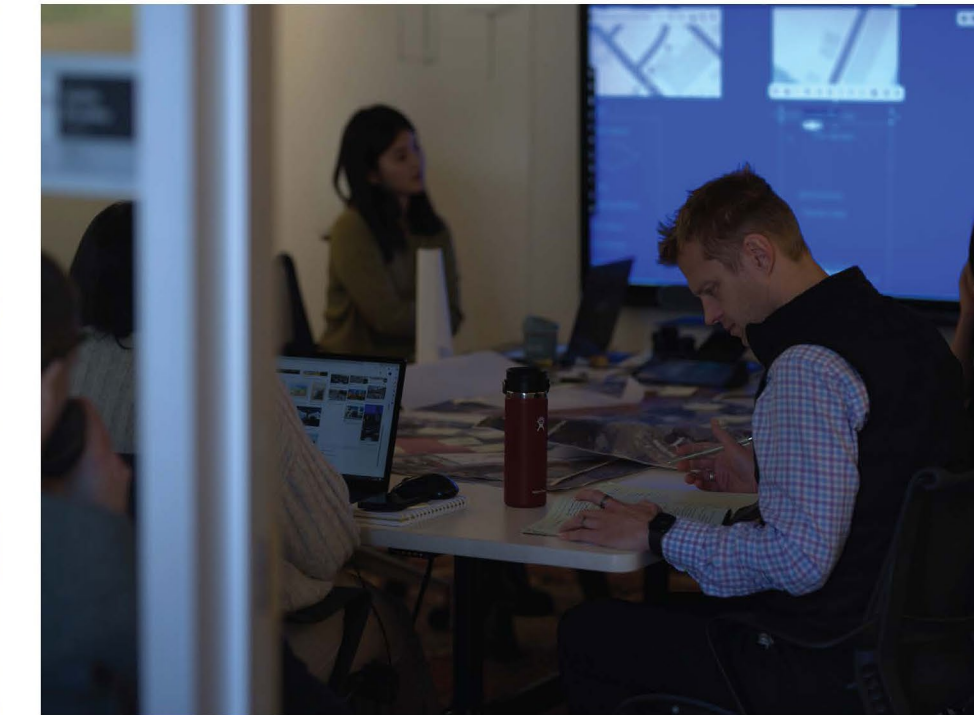
Greater Grove Hall Main Streets, located on Blue Hill Avenue in Dorchester, MA, collaborates with the City of Boston, private enterprises, and community stakeholders to enhance the economic vitality of the Greater Grove Hall area, ensuring that residents can benefit from development without facing displacement. Their active involvement includes advocacy, planning, and support for economic development in the region. Capitalizing on the diverse assets of Greater Grove Hall, this organization focuses on transforming the area into a destination for visitors to “Visit,” “Shop,” and “Enjoy.” This strategic approach aims to generate permanent jobs, establish an optimal mix of businesses, and provide recreational experiences that align with the needs of both residents and visitors to the Boston area.

Greater Grove Hall Main Streets is committed to transforming the area into a cleaner, greener, and more sustainable community while promoting economic success and resilience. The organization focuses on raising awareness of energy-saving programs, green technologies, and encouraging participation in practices such as commercial recycling, urban farming, and gardening. Additionally, Greater Grove Hall Main Streets prioritizes enhancing the quality of life through initiatives like public art, placemaking, festivals, and public safety. The organization actively seeks collaboration with local attractions, increasing community interconnectivity to attract visitors. Originating as the Grove Hall Board of Trade, the organization evolved with Boston’s “Main Streets” program, rooted in a mission to provide a diverse business district while preserving the neighborhood’s historical character and encouraging innovative approaches to economic development.



OBJECTIVES

Reimagining brownfields



The Blue Hill Action Plan, a city of Boston initiative, is looking to dispose of numerous parcels along Blue Hill Ave, a significant quantity of which are brownfield sites in differing stages of development. Greater Grove Hall is a neighborhood with the highest concentration of brownfields in the Boston area, totaling to 58. Grove Hall has a land area that is only 3.33% of Boston but has 38.67% of all brownfields. The vast number of which are developed into housing. However, this area also has a surplus of public housing. This project visualizes different imaginative uses of these brownfield sites. It seeks to research, design, and empower the community with a ‘guide’ to creative uses for a range of brownfields in the area. It begins a dialogue of design discussion and provide the information necessary to take the first steps in bringing an idea to life. This project furthers the work in the “Green Zone” program, providing ideas for community process meetings and offers stakeholders visual leadership. It provides information and renderings of creative uses that incorporate “both/and” thinking, concepts that incorporate mixed-use and produce a diverse set of benefits. The design team was especially intrigued by specific themes and visions presented by the organization: The City’s Playground (to promote activities for children), Health and Wellness (new health center, farmers markets, and tie-in with Franklin Park activities), and The Arts (increase the amount of public art, black art in particular, i.e., Murals). These themes are addressed by appropriate sites.

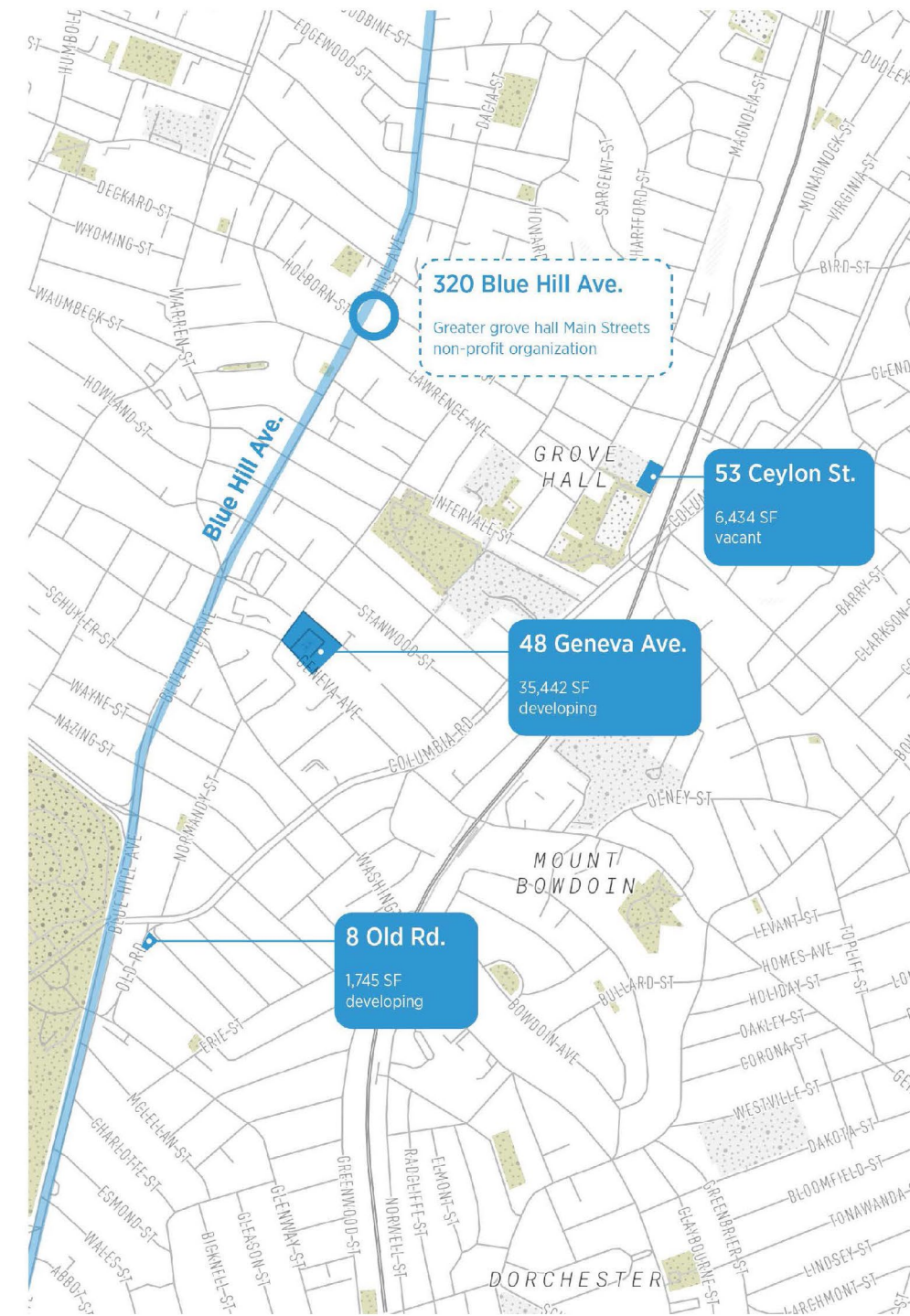
Their Mission Encompasses Five Goals

- 1**
Enhancing the economic success of existing businesses, attracting new ones, and fostering entrepreneurship & innovation.
- 2**
Ensuring businesses are aware of and utilize resources, technical assistance, and professional development opportunities.
- 3**
Proactively recruiting businesses that complement the existing mix, improve the Grove Hall experience, and serve as destinations in themselves.
- 4**
Assisting businesses in leveraging opportunities created by the area’s traffic.
- 5**
Using “Placemaking” activities as a tool to bridge the digital divide, improve opportunities for residents, and foster innovation and entrepreneurship.



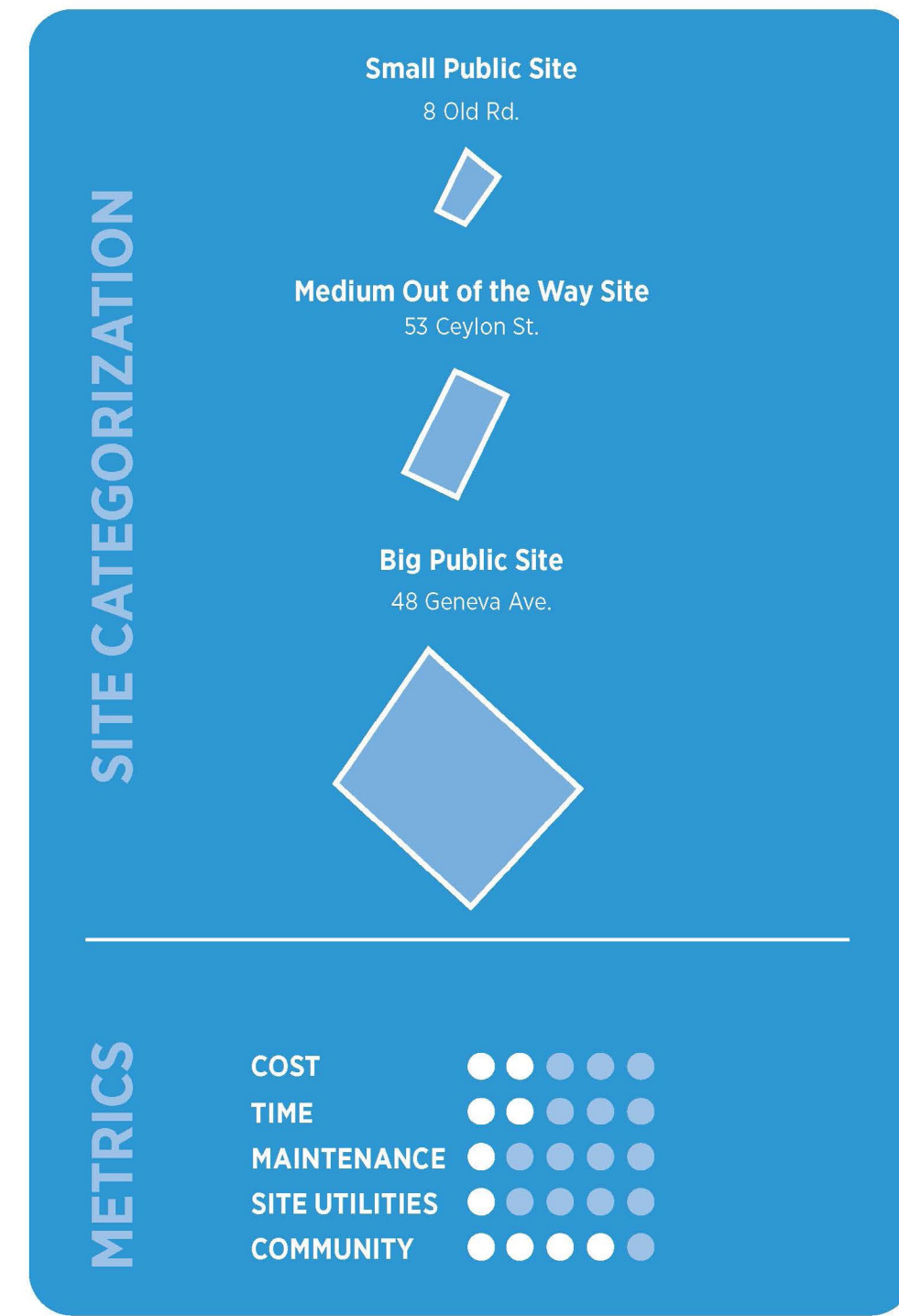
SITE PARAMETERS

Categorization and metrics



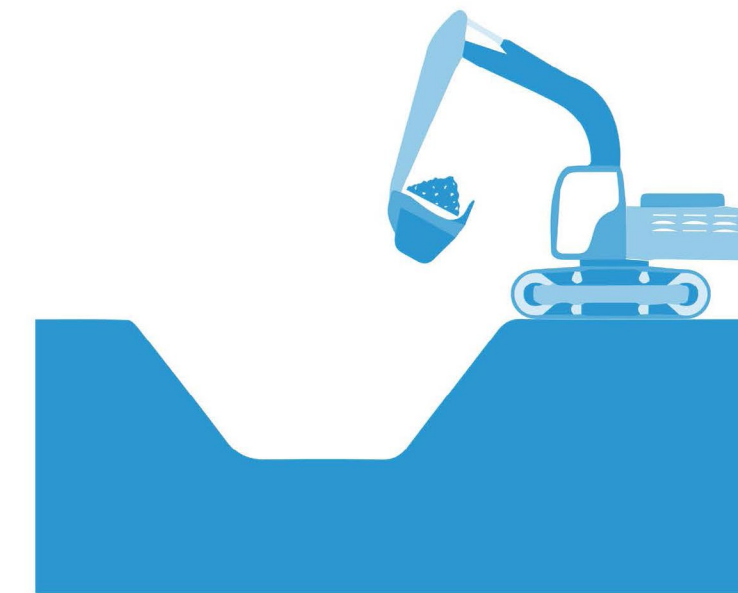
The project team began by researching brownfields, understanding what it means to design on them, and identifying the three common approaches to remediation: excavation and removal, in-situ treatment, and phytoremediation. The team identified three types of brownfield sites within the area of concern: the “Small Public Site” (an area of less than 2,000 sqft with a strong connection to the public way), the “Medium Private Site” (a lot of just over 5,000 sqft adjacent to residential housing and a middle school with little public circulation), and lastly, the “Large Public Site” (an abandoned parking lot with over 35,000 sqft adjacent to the main streets, a shopping complex, and a public library). The team produced a set of precedents, concepts, and design ideas suitable for each kind of site to equip readers with knowledge to discern an appropriate strategy for any brownfield site in mind.

In addition, the team developed a set of metrics to evaluate these ideas by describing, at a glance, the impact of each design and the degree of barriers to entry. These five metrics are: Cost, Time, Maintenance, Site Utilities, and Community. Cost refers to the amount of money or financial investment required to build these designs, including material cost and labor. Time refers to the duration of construction and how efficiently or quickly this construct can be implemented. Maintenance is the effort required after construction is completed to upkeep and preserve its amenities. Site utilities specify the degree of civil infrastructure required, such as water, electricity, foundation, bathrooms, etc. Lastly, community is the potential for engagement with various groups in the neighborhood and opportunities to bring people together.



BROWNFIELD REMEDIATION

Three common approaches

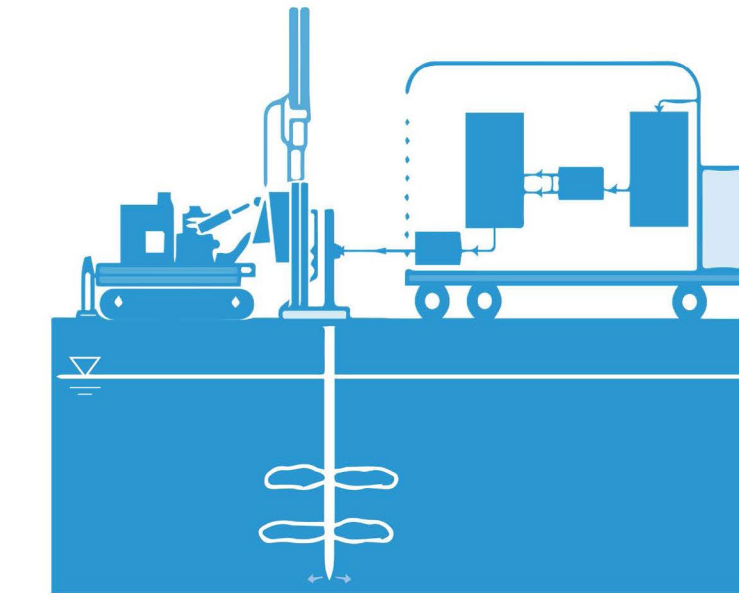


Excavation & Removal

Description: This approach involves physically removing contaminated soil or materials from the site and transporting them to an appropriate disposal facility.

Applicability: Excavation is suitable for sites with localized contamination, especially when the contaminants are concentrated in specific areas. It is effective for removing pollutants such as heavy metals, petroleum hydrocarbons, and certain volatile organic compounds.

Considerations: Proper handling and disposal of excavated materials are crucial to prevent the spread of contamination. Excavation may also disrupt the site and require restoration after remediation.

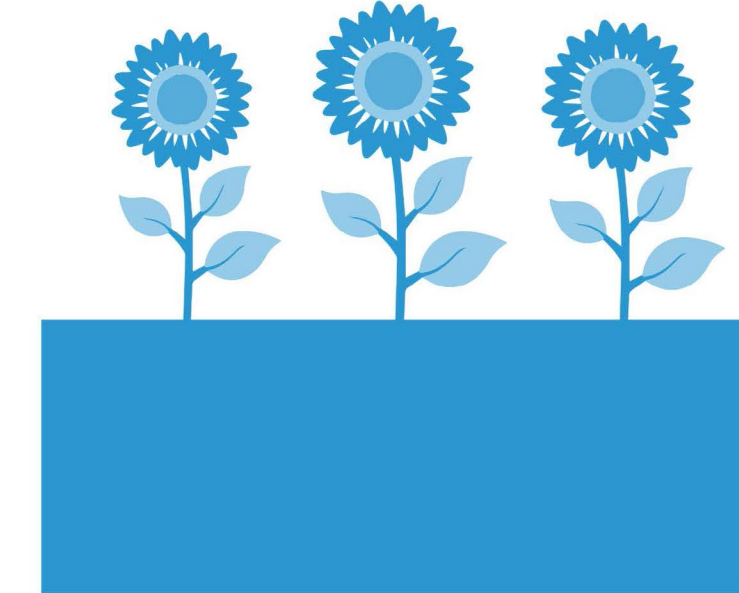


In-Situ treatment

Description: In-situ treatment methods treat contamination without removing the affected soil or groundwater. This approach is conducted on-site, minimizing the need for excavation.

Applicability: In-situ treatments are suitable for sites with widespread contamination or where excavation is impractical. Common in-situ methods include bioremediation, chemical oxidation, and soil vapor extraction.

Considerations: Effectiveness can depend on site-specific conditions, and long-term monitoring is often required to ensure that contaminants are adequately treated.



Phytoremediation

Description: Phytoremediation uses plants to extract, stabilize, or degrade contaminants from the soil. Certain plants have the ability to absorb and accumulate pollutants in their tissues.

Applicability: Phytoremediation is suitable for sites with low to moderate contamination levels and can be effective for metals, organic compounds, and some nutrients. It is often used in conjunction with other remediation methods.

Considerations: The success of phytoremediation depends on factors such as plant selection, climate, and the specific contaminants present. It is a slower process compared to some other remediation methods and may require several growing seasons to achieve significant results.

SMALL PUBLIC SITE

8 Old Road (1,745sqft)

SITE INFO



DESCRIPTION

8 Old Road is located on the corner of Old Road and Michigan Avenue in Dorchester, Massachusetts. These two streets intersect Columbia Road just north of the site, which quickly leads into Blue Hill Avenue to the west. Directly beyond Blue Hill Avenue is Franklin Park and the Franklin Park Zoo, a large green space and attraction for locals and tourists alike. Both Blue Hill Avenue and Columbia Road are lined with restaurants, stores, places of worship, and various other public infrastructure.

Needless to say, the site is in a bustling corner at the edge of Grove Hall and abutting an intersection of two of the busiest streets in the area. For this reason, we've identified the site as an opportunity to engage the community, who may be meeting the neighborhood for the first time. We've learned from our community partner that this site will eventually develop into an extension of the Harvard Street Medical Health Center down Old Road, so we have focused our concepts on creating a temporary extension of the medical center.

SMALL PUBLIC SITE

PRECEDENTS

PUBLIC ART



- COST** ●●●●●
- TIME** ●●●●●
- MAINTENANCE** ●●●●●
- SITE UTILITIES** ●●●●●
- COMMUNITY** ●●●●●

Public art is a great way of showing the identity of a neighborhood. These examples are from NOW + THERE -an organization in Boston that engages community through public art. Their installations like Safe Home (L) and Lot Lab (R) are great examples of quick, temporary, and effective interventions that reclaim public space for public use. Oftentimes local artists are the people who are designing these spaces.

SMALL INSTALLATIONS



- COST** ●●●●●
- TIME** ●●●●●
- MAINTENANCE** ●●●●●
- SITE UTILITIES** ●●●●●
- COMMUNITY** ●●●●●

Small installations can be built to anchor the site and create objects that the community can interact with in multiple ways. These examples are from 100ARCHITECTS in China. These colorful urban interventions precedents Coded Space (L) and Blue Ribbon (R) show spaces similar in scale to our site, that use color and interactive objects to engage the community.

SMALL PUBLIC SITE

PRECEDENTS

OUTDOOR GYM



COST	●●●●●●●●
TIME	●●●●●●●●
MAINTENANCE	●●●●●●●●
SITE UTILITIES	●●●●●●●●
COMMUNITY	●●●●●●●●

Plum Point Park in Norfolk, VA and Garfield Fitness Park in Santa Ana, CA are examples of publicly accessible fitness centers. These fitness parks incorporate simple exercise and calisthenic equipment, walking tracks, and areas for people to get outside and move! This can be a space can be used for events by the health center programs or by neighbors for meetups or to energize a morning walk!

FLOWER MEADOW



COST	●●●●●●●●
TIME	●●●●●●●●
MAINTENANCE	●●●●●●●●
SITE UTILITIES	●●●●●●●●
COMMUNITY	●●●●●●●●

Urban meadows such as Rose Kennedy Greenway Wildflower Meadow and Sunflower Fields in Roxbury and Dewey Square are another method for use in a vacant lot. Bee hives can benefit local ecosystems and food banks alike. Flowers can be used for beautification, or even certain varieties can be used (with oversight) for 'phytoremediation' to actively remove certain hazardous materials from the ground.

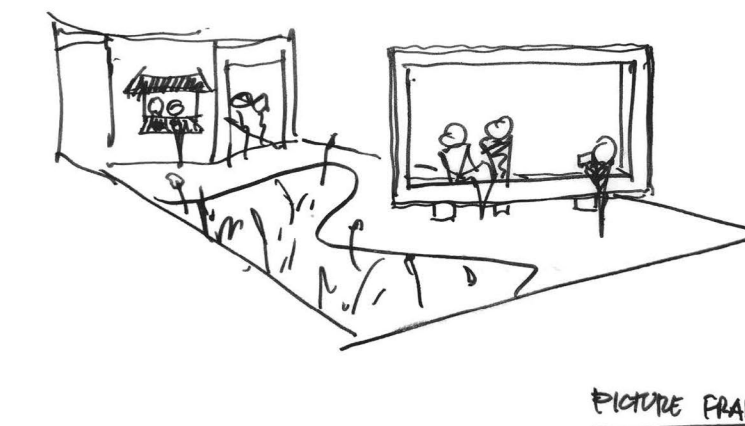
SMALL PUBLIC SITE

CONCEPT

CONCEPT DIAGRAM



NARRATIVE



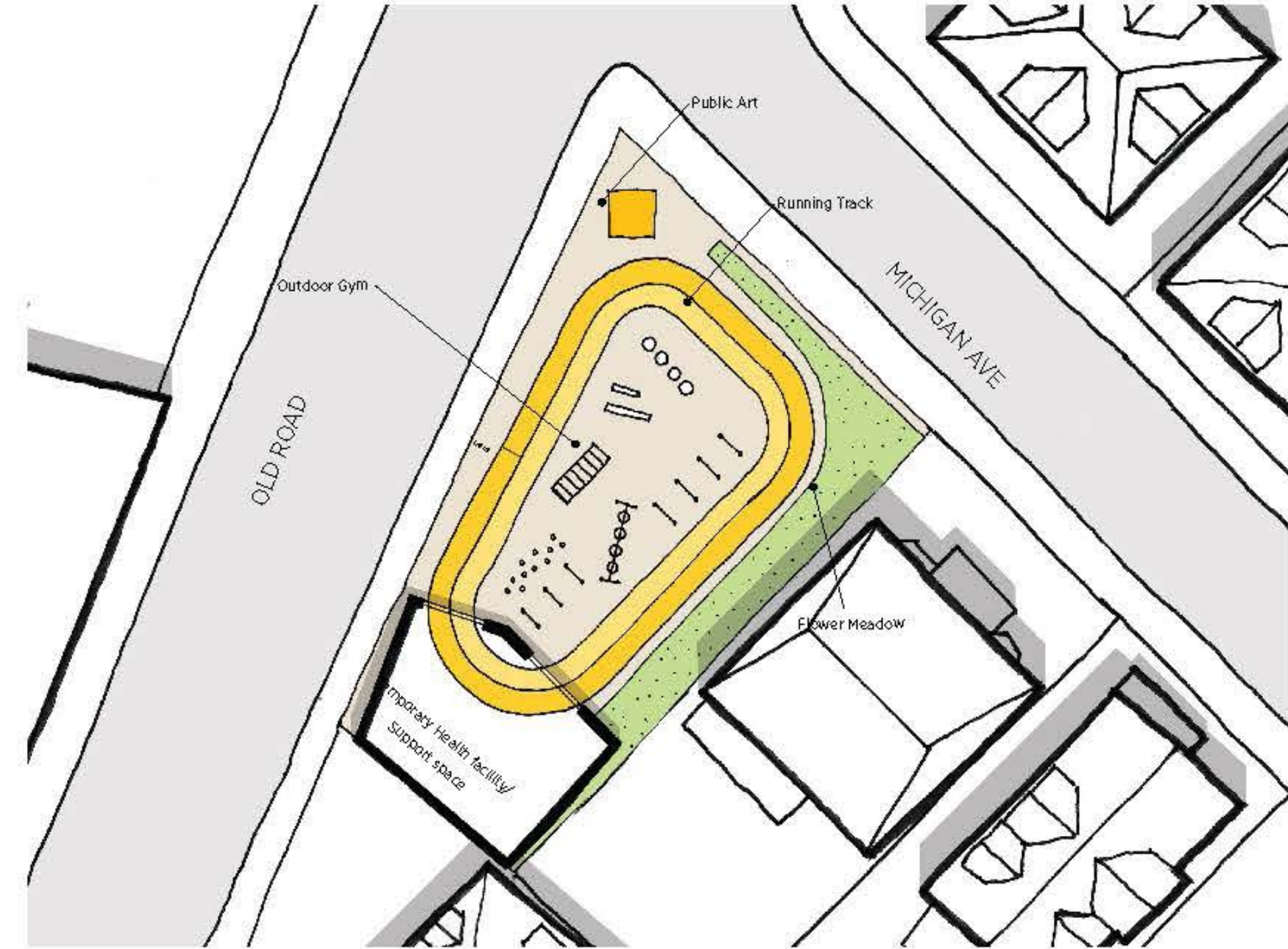
With the potential of the site as an extension of the Harvard Street Medical Health Center down the road, two strategies we explored are a temporary outdoor health gym or a garden that can act as a waiting area.

- Planting as residential buffer
- Existing building as health support space (Vaccinations, Blood drives etc) OR boarded up for art
- Street closures along Old Road for health events at the park

SMALL PUBLIC SITE
PLAN - HEALTH GARDEN



SMALL PUBLIC SITE
PLAN - HEALTH GYM



SMALL PUBLIC SITE

HEALTH GYM RENDER



OUT OF THE WAY SITE - COMMUNITY GARDEN

53 Ceylon St, Dorchester, MA (6,434sqft)

SITE INFO



DESCRIPTION

Located at 53 Ceylon St, this vacant urban brownfield site provides a number of promising opportunities for intervention at the individual and urban scale. Directly behind the Uncommon Schools Roxbury Prep Public School, the site is nestled by a lush forested canopy on the north, a vacant grassy lot to the east, residential homes to the west, and faces a quiet public street opposite a warehouse to the south.

One promising proposal for this vacant lot is a community garden. Elements could include raised planting beds sitting upon a bed of mulch which covers the site. A shed could be erected in back of the lot to house tools, along with a composting station. Park benches under a new solar canopy will provide a zone of respite for the public and users alike.

Access to this garden would be at the North and South faces of the site. To the north, a path through the woods would connect it to the back of the school, providing convenient access to students for school-oriented activities. On the south, a new fence could be installed, with planters of meadow grasses providing further seclusion from the public avenues while also tying in more elements of the natural ecosystem, lastly, in conjunction with the owners of the adjacent warehouse, we would propose a mural be painted along the street-facing blank wall which would add some valuable public art to the site and the surrounding community. We envision this new garden as a zone of enrichment for public users to reconnect with the natural environment and provide a teaching space for the students of the local school.

COMMUNITY GARDEN

PRECEDENT

POLLINATOR GARDEN



COST ●●●●●●

TIME ●●●●●●

MAINTENANCE ●●●●●●

SITE UTILITIES ●●●●●●

COMMUNITY ●●●●●●

A pollinator garden plays a crucial role in promoting bio-diversity and sustaining a healthy ecosystem. By strategically selecting plants with phytoremediation functions, it not only supports pollinators but can also act as part of brownfield solution.

RAISED BED / PLANTER



COST ●●●●●●

TIME ●●●●●●

MAINTENANCE ●●●●●●

SITE UTILITIES ●●●●●●

COMMUNITY ●●●●●●

A planted area could serve as a catalyst for community bonding. This shared space not only brings residents together through gardening activities but also offers an opportunity for nearby schools to incorporate it into their after-class programs.

COMMUNITY GARDEN

PRECEDENT

PICNIC AREA / COMMUNAL GATHERING



COST ●●●●●●

TIME ●●●●●●

MAINTENANCE ●●●●●●

SITE UTILITIES ●●●●●●

COMMUNITY ●●●●●●

Picnic and gathering spaces help to bring a vibrant atmosphere for not only the resident nearby, but potentially the entire neighborhood. These communal spaces foster a lively vibe and help bringing people together with a sense of community.

MURAL



COST ●●●●●●

TIME ●●●●●●

MAINTENANCE ●●●●●●

SITE UTILITIES ●●●●●●

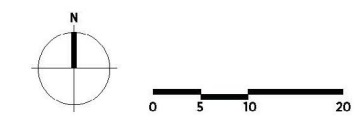
COMMUNITY ●●●●●●

Integrating murals into nearby walls offers an effective way for artistic expression. It not only beautifies the neighborhood space but also provides visual delight for the community, enhancing the overall aesthetic appeal of the surroundings.

COMMUNITY GARDEN

CONCEPT

PLAN



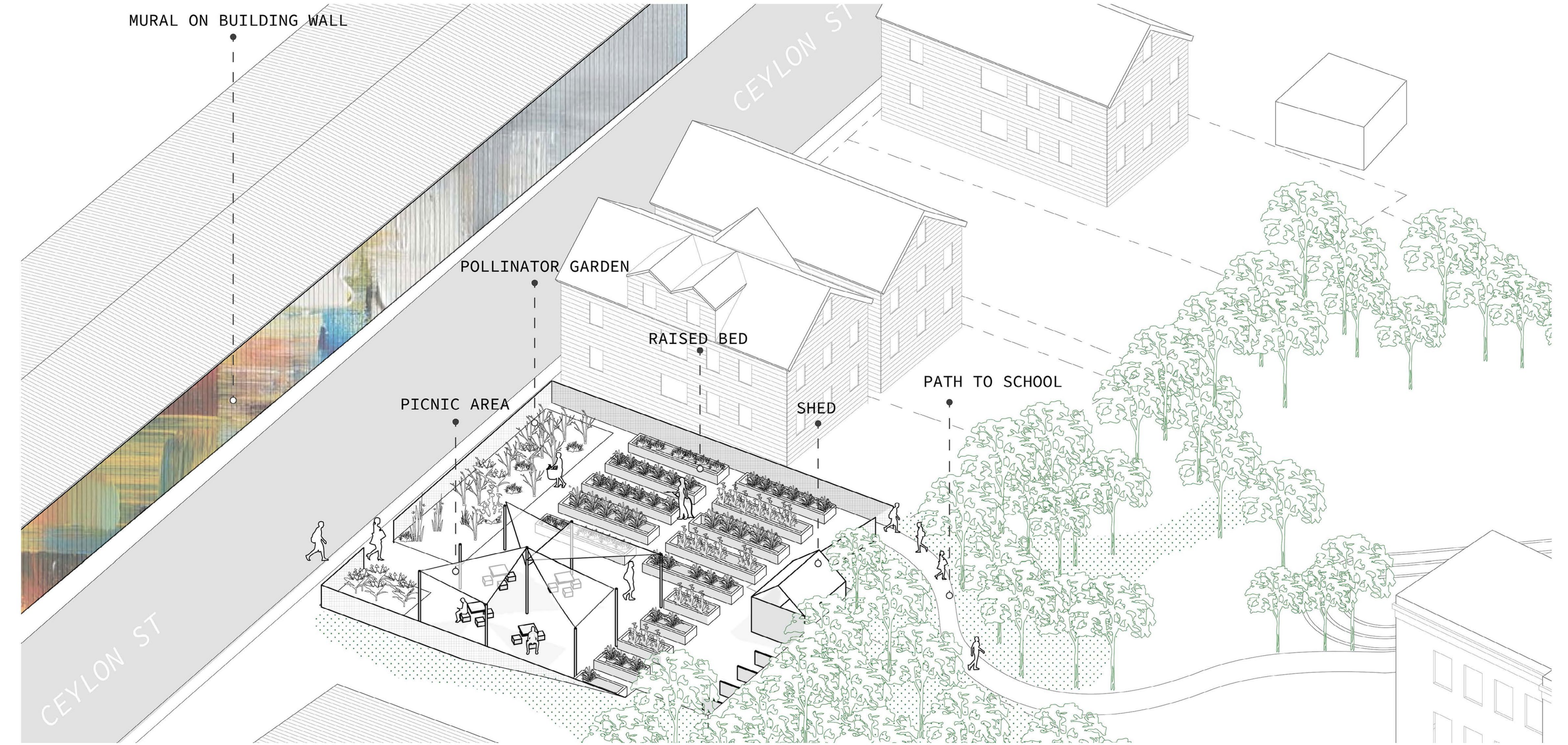
DIMENSIONS



The plan is laid out focusing on key modules for the garden. The raised beds are arranged in two sizes: 4'x10' and 4'x20'. 4' aisles are spaced between the raised beds to facilitate activities and maintenance. While the compost boxes may have flexible dimensions in practice, they are illustrated as 6'x6'. The shed occupies a space of 10'x12', and there is an adjoining concrete pad measuring 10'x12' for outdoor benches, as well as potential placement for a future shed.

COMMUNITY GARDEN

AXON



COMMUNITY GARDEN

RENDER



BIG PUBLIC SITE - MIXED USE PARK

48 Geneva, Dorchester, MA (35,442sqft)

SITE INFO



DESCRIPTION

48 Geneva Ave is a large expanse of urban brownfield bordered by three open street fronts: a public library to the south, residential housing to the north, and Stop & Shop to the west. Our vision for this site is to create a dynamic programmatic intersection of its neighbors and be a catalyst for fostering community partnership. Currently functioning as a parking garage with asphalt paving, the site is underway for the development of a youth center. Thus a critical question arises as to what types of intervention can be minimally intrusive and temporary yet breathe vitality into this extensive parking lot, transforming it into an inclusive public area.

We envisage our design inventory to be in dialogue with adjacent programs while fully embracing the temporary nature of the brief, employing movable props, asphalt as a canvas for paint, and structures designed for effortless installation and disassembly.

- Outdoor Library + Seating (coauthored by the public library)
- Pop-up Market (Stop & Shop)
- Bike and Running Track
- Barbecue in the Park
- Art Installation
- Outdoor Movie Theater

MIXED USE PARK

PRECEDENT

POP-UP MARKETS



- COST ●●●●●
- TIME ●●●●●
- MAINTENANCE ●●●●●
- SITE UTILITIES ●●●●●
- COMMUNITY ●●●●●

Pop-up Markets create space for community vendors to sell products direct to their target consumers and advertise to potential customers who might not otherwise find them. Markets can be as simple or elaborate as desired and allows fluidity for function and arrangement of the space. Copious power and data connections are most ideal for successful operation.

ART PAVILION



- COST ●●●●●
- TIME ●●●●●
- MAINTENANCE ●●●●●
- SITE UTILITIES ●●●●●
- COMMUNITY ●●●●●

An art pavilion provides space for local artists to display small or large scale installations for predetermined periods of time. The site can be divided into smaller plots that utilize an orthogonal grid or meandering path to lead visitors to the works of art. Coordination of setup, duration and removal of installations are noted as the major considerations.

MIXED USE PARK

PRECEDENT

OUTDOOR LIBRARY NOOKS



- COST ●●●●●
- TIME ●●●●●
- MAINTENANCE ●●●●●
- SITE UTILITIES ●●●●●
- COMMUNITY ●●●●●

Outdoor library nooks provide reading and seating opportunities for reading enthusiasts within the community. Protective structures are built to store literary assets and keep them safe from the elements. Initial construction and fabrication costs of nooks are offset by low maintenance costs as users trade books with neighbors.

OUTDOOR SEATING



- COST ●●●●●
- TIME ●●●●●
- MAINTENANCE ●●●●●
- SITE UTILITIES ●●●●●
- COMMUNITY ●●●●●

A large volume of movable inexpensive seating engages a space to become an area of rest and encounter. People of all ages can sit to read, meet up, or arrange an outdoor classroom during the warmer months. This intervention requires no site utilities other than storage spaces, and can be made out of low-cost materials. In addition, outdoor seats can be re-purposed or relocated to another area of use.

MIXED USE PARK

PRECEDENT

PAINTED SPORTS TRACKS



- COST ●●●●●
- TIME ●●●●●
- MAINTENANCE ●●●●●
- SITE UTILITIES ●●●●●
- COMMUNITY ●●●●●

Interactive public art and useful sports track, a thoughtfully painted mural on the ground is an inexpensive way and effective way to brighten up a space and encourage activity for people of all ages and interests. In addition, this is an opportunity for local artists to collaborate with others and produce large scale works.

TEMPORARY SPORTS COMPLEX



- COST ●●●●●
- TIME ●●●●●
- MAINTENANCE ●●●●●
- SITE UTILITIES ●●●●●
- COMMUNITY ●●●●●

Community sports complexes bring residents together, promoting active lifestyles and unity through versatile spaces for sports and recreation. These hubs also enhance physical well-being, teamwork, and serve as venues for community events, fostering social interaction and improving residents' overall quality of life. These may require as little as painted lines and posts for nets.

MIXED USE PARK

PRECEDENT

OUTDOOR BARBECUE



- COST ●●●●●
- TIME ●●●●●
- MAINTENANCE ●●●●●
- SITE UTILITIES ●●●●●
- COMMUNITY ●●●●●

A community barbecue pit promotes social bonding by offering a shared space for residents to gather and connect over meals. It instills a sense of community pride through collective maintenance and use. This shared amenity creates a welcoming environment for diverse interactions and outdoor enjoyment. It requires minimal site utilities, most importantly an upfront investment to install it.

OUTDOOR GYM



- COST ●●●●●
- TIME ●●●●●
- MAINTENANCE ●●●●●
- SITE UTILITIES ●●●●●
- COMMUNITY ●●●●●

Providing publicly accessible fitness centers are beneficial in residential adjacent areas. These fitness parks incorporate simple exercise and calisthenic equipment, walking tracks, and areas for people to get outside and move. This encourages citizens to gather in the park for individual or group fitness. These require minimal maintenance but provide great potential for community connection and health.

MIXED USE PARK

CONCEPT

Pop of Corner

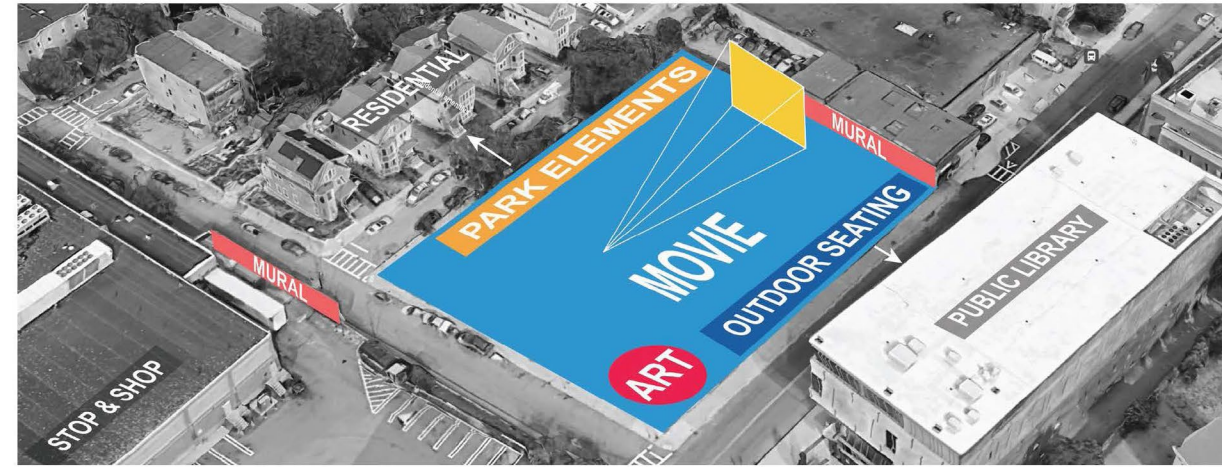
The bustling southeast corner, drawing the highest foot traffic, is envisioned as the primary entry point to the site. Here, we propose showcasing an art installation to attract pedestrians.

Side Anchors and Soft Belly

Given that the site has uninterrupted street-level access to the public library and residences, our plan includes anchoring programs on both the north and south perimeters. Meanwhile, the central expanse of the site will house flexible programs that evolve throughout the week. On the southern side, the anchor program features mobile outdoor libraries that can be conveniently stored within the library itself. The northern edge will have park amenities such as picnic tables and gym elements lining the residential street.

Mural Link

Another distinctive feature for the site is the presence of two murals at the southeast and northwest corner. We thus propose to paint on the existing asphalt to visually identify this diagonal linkage.



MOVIE



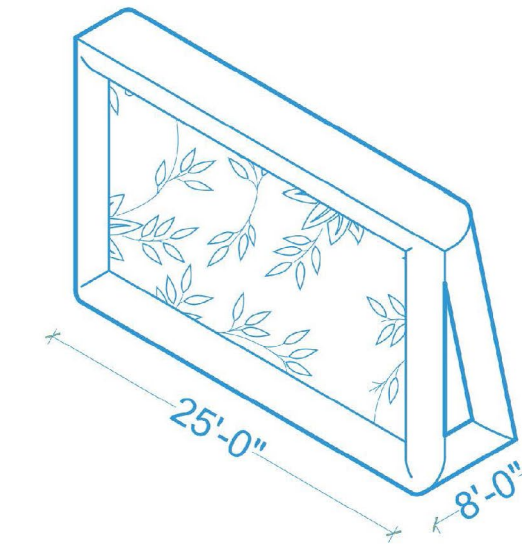
SPORT



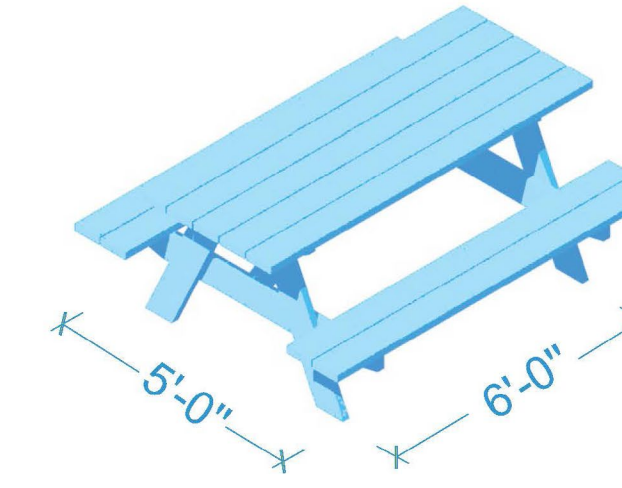
MARKET

MIXED USE PARK

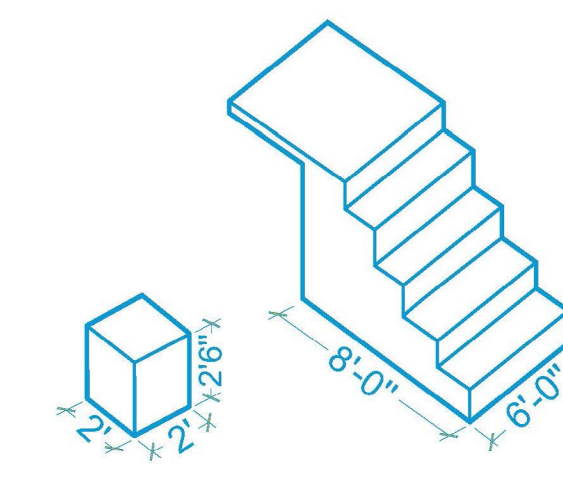
DIMENSIONS



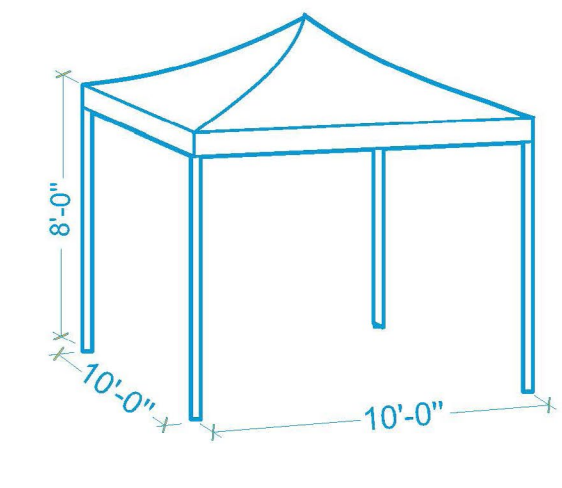
Outdoor Movie Screen



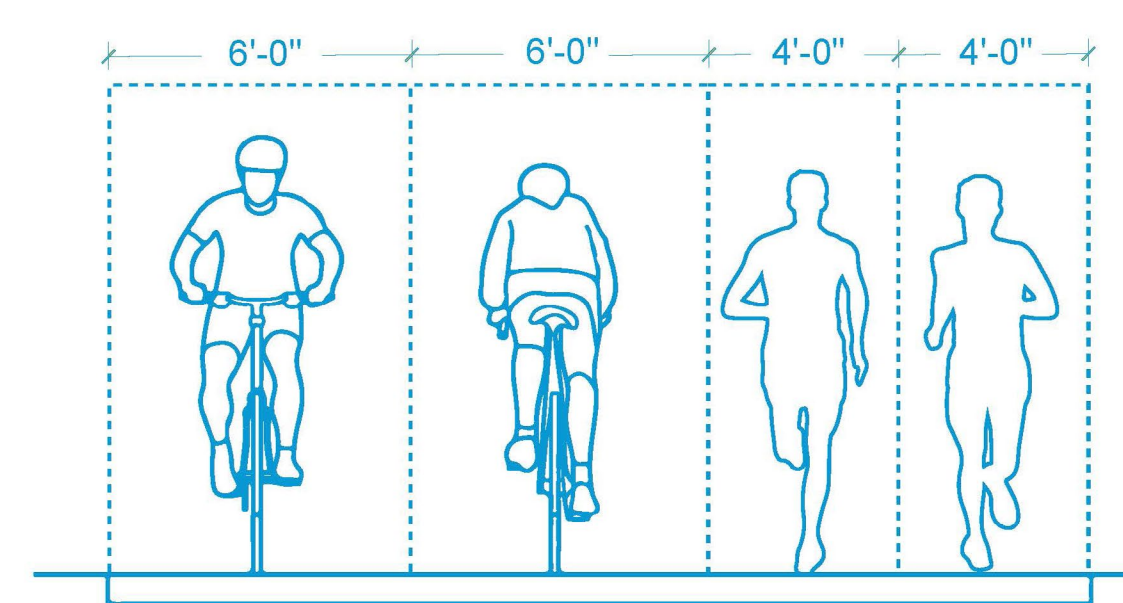
Outdoor Library



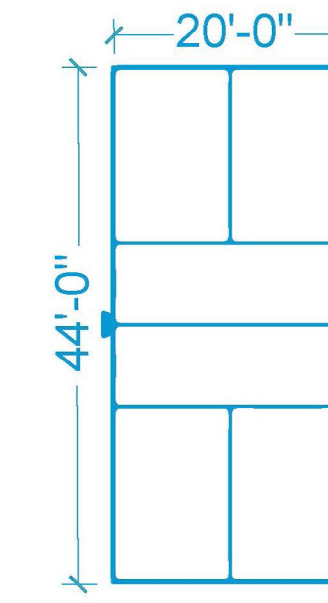
Outdoor Seating



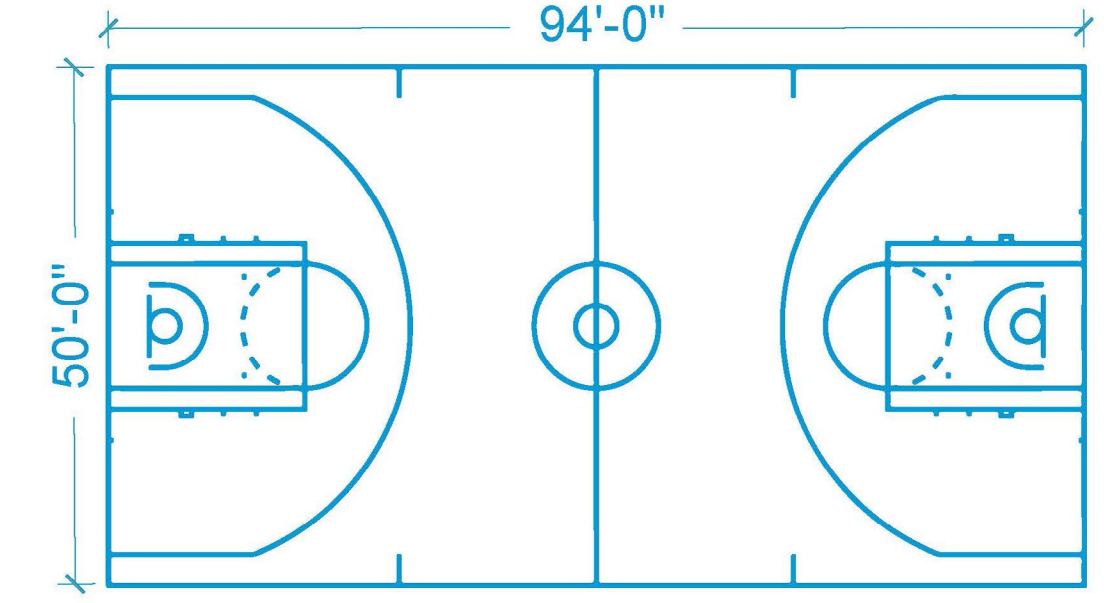
Market Tent



Sports Track



Pickle-ball



Basketball Court

MIXED USE PARK

PHASE 1

PLAN



Even without additional interventions at the center of the site, we can still animate the space by setting up an inflatable movie screen and providing an expansive area of picnic blankets, inviting people to gather and enjoy an outdoor movie. This space could also be set up for outdoor concerts and large gathering venues with minimal site interventions venues

MIXED USE PARK

PHASE 1

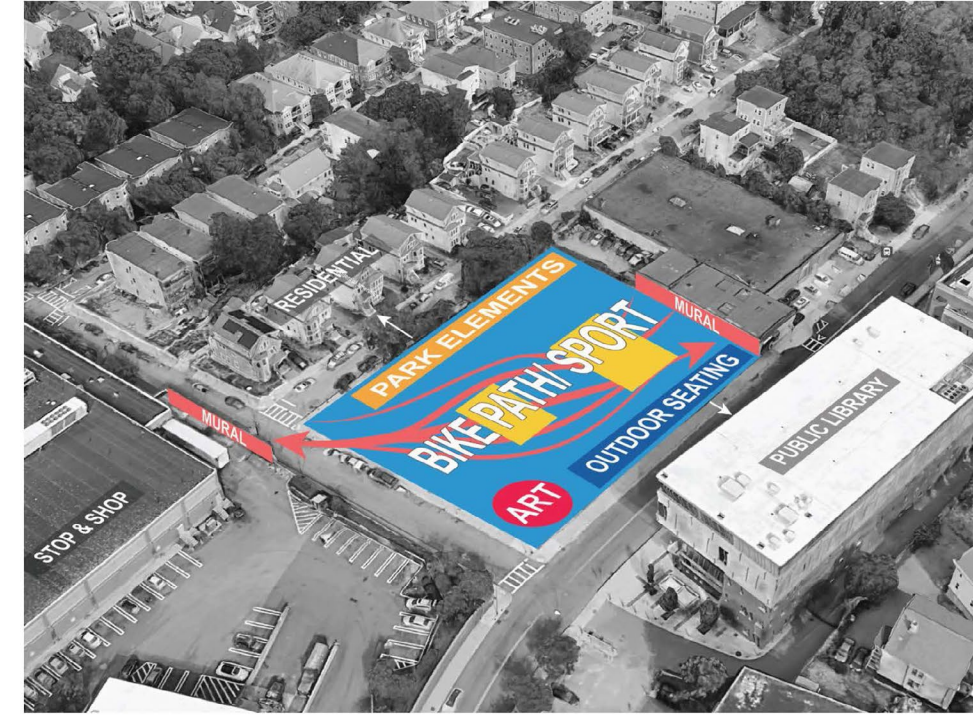
AXON



MIXED USE PARK

PHASE 2

PLAN



To activate the center for sports activity, we painted the ground with vibrant colored bands, which not only create public art, provide visual interest, and draws a connection between the adjacent murals, it also delineates the biking and running paths. At the two centers of the infinity-shape track, we introduced 2 pickle-ball courts and 1 basketball court.

MIXED USE PARK

PHASE 2

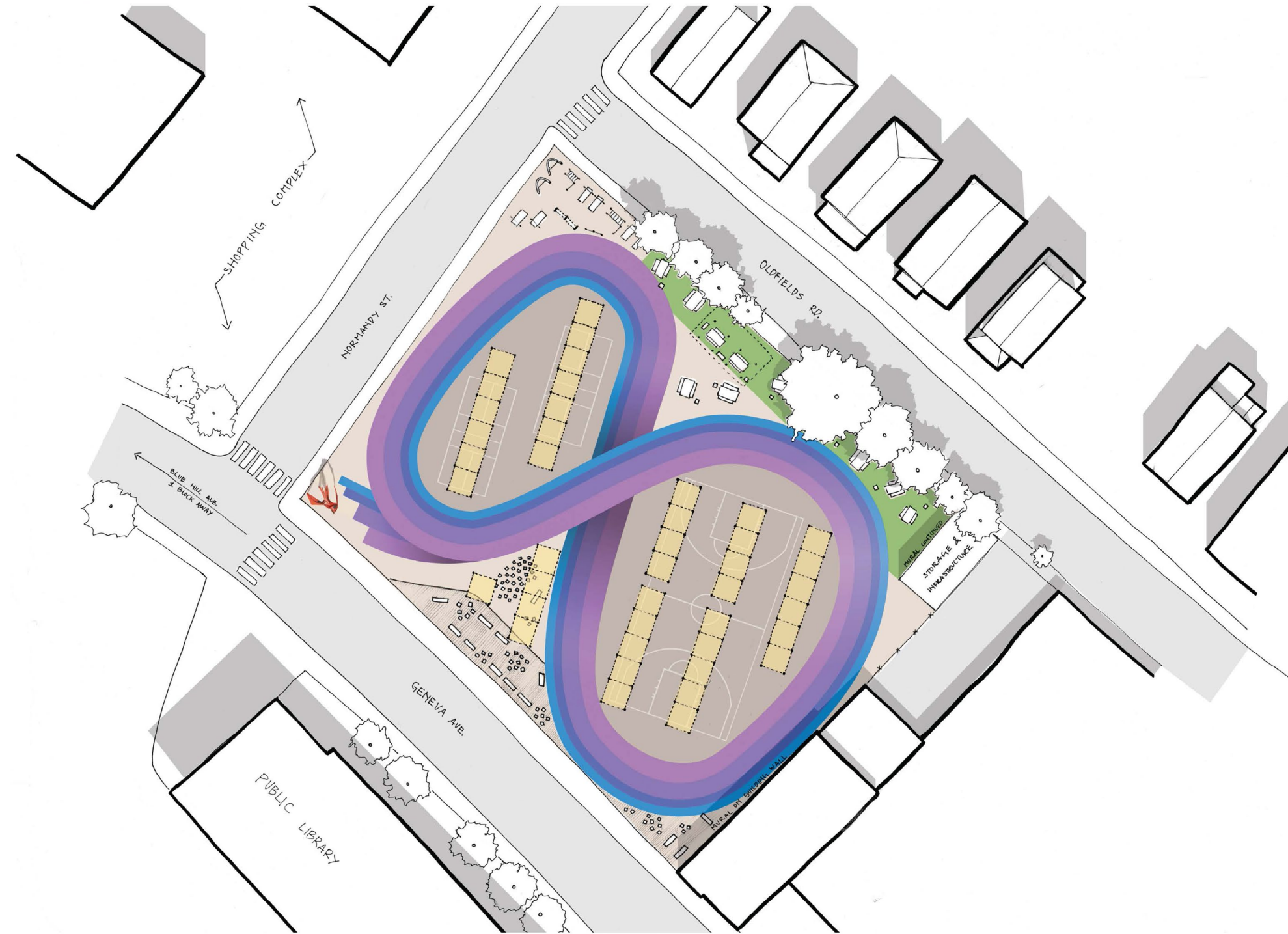
AXON



MIXED USE PARK

PHASE 3

PLAN



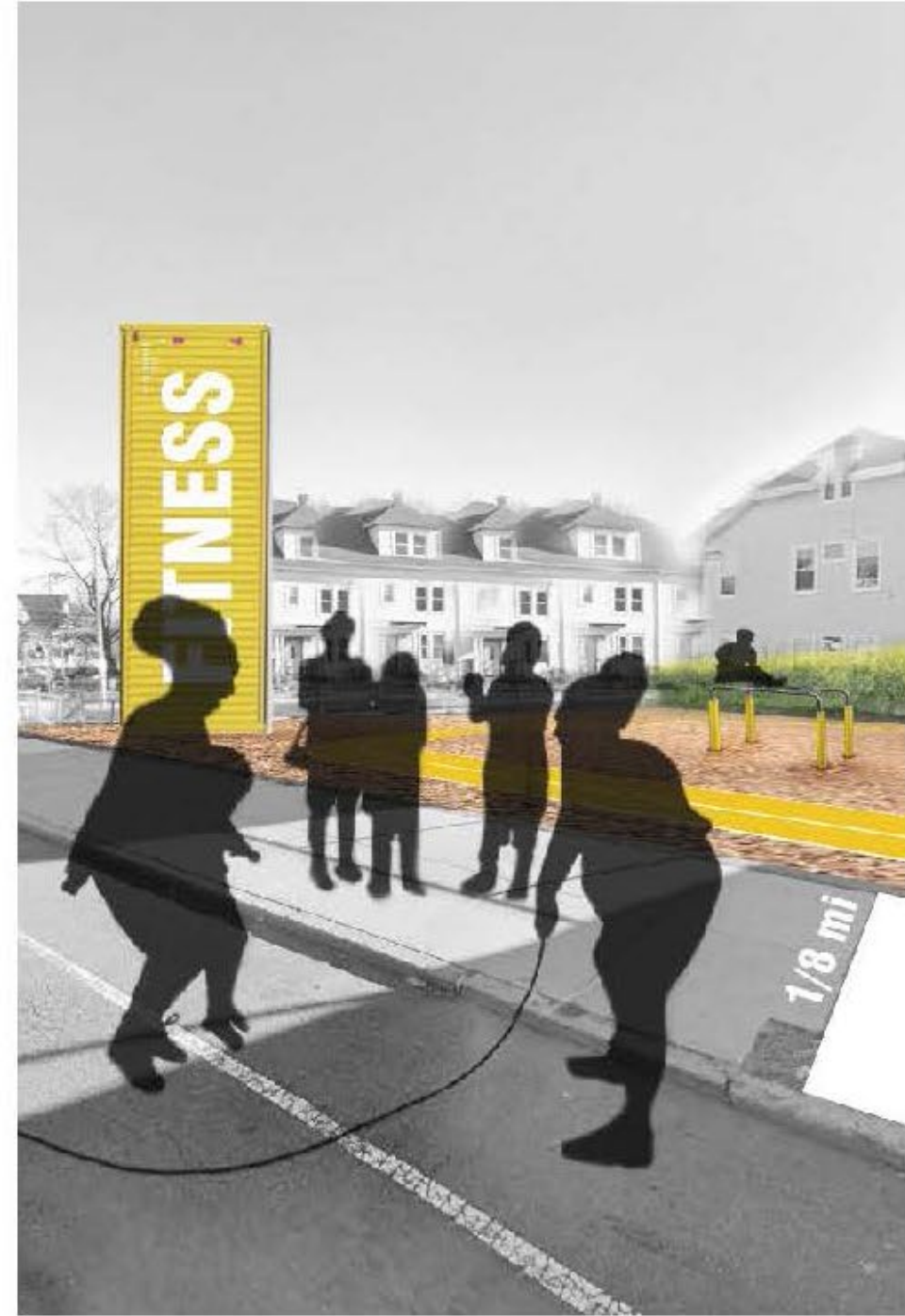
On the weekend, the site welcomes a total of 44 tents set up for a pop-market, functioning as an extension of Stop & Shop. This can provide a space for weekly farmer's markets, seasonal vintage markets, cultural food fairs, and many more. Providing the community an opportunity for economic growth and small business incubation.

MIXED USE PARK

PHASE 3

AXON





Creating a Visual and Performing Arts



Creating a Visual and Performing Arts Destination:

For Artists of Color in Grove Hall

In the City of Boston's Arts and Cultural Plan, Boston Creates, the need for new infrastructure was identified; infrastructure for work, performance and exhibition space as well as artists housing. While numerous strengths were identified in Boston's Arts and Cultural community, the report states, "the Boston Creates community engagement process found a strong consensus that Boston's infrastructure for arts and culture seems deficient in key respects. Critical issues include:

- A need for new affordable cultural spaces and facilities, and difficulties in meeting the costs of and maintaining existing spaces and facilities;
- An acute and increasing lack of affordable housing and work space for Boston artists;

Given the reports focus on equity and inclusion, the idea of locating such a facility in Grove Hall makes sense. This site would meet the needs of the stakeholders in the community as well as the needs of the arts community. There are various examples of this type of project. The Sugar Hill Arts District in Detroit is an example of an arts destination.

Creating a Park

The current goal for the site is to create a park. Creating a park is not in conflict but is rather a complement, as many artistic activities occur in parks e.g. plays and performances, arts fairs, and shows. The arts infrastructure would help local artists and students participate in the creative economy. Learning to make and sell arts and crafts successfully is the first step in entrepreneurship. Attracting people to the park for a performance, to view an exhibition or open market will help the local economy.

We believe Boston's artists of color are an important asset for the city of Boston, and that important asset must be protected if not receive investment. However, artists in general and artists of color have been losing exhibition space and housing. Recent examples include;

Members of the African-American Master Artists-in-Residence Program (AAMARP) at Northeastern are losing their space.

Piano Factory and Dudley Square - Artists who live in the Piano Factory and in a building in Dudley Square are losing their housing.

Given the issue of gentrification, housing is very important in the city and income restricted housing for artists in particular. We want to create artist housing as a way to protect artists and keep them in the city of Boston as opposed to having them commute to Boston from other cities.

However, we want to do more than build artists housing. We want to create a destination for visual and performing artists of color in Boston. We want things such as:

- An open market like SOWA in the South End, or the Black Market in Dudley Square or similar markets in Harlem (Malcolm Shabazz Harlem Market), Chicago (Maxwell Street Market) and Miami (Flea Market USA)
- Makerspace like a Artisan's Asylum, Boston Makers, Cambridge Hackerspace, MakeshiftBoston, Framingham Makerspace that would include a fab lab.
- The ArtFarm in Somerville, MA
- Stage for Performances, e.g. Elma Lewis Playhouse in the Park
- Art Gallery for visual arts
- Community Meeting Room – Which could be used for arts programming, classes, and workshops.

Activating the Space Through the Arts

Because the City says this project could take three to five years before it is completed, there is strong interest in activating the space using the arts. That would start to build the reputation for the area as an arts destination. Ekua Holmes has been holding placemaking activities on the site using the arts.

Economic Development

We would like to use this opportunity to build infrastructure for the creative economy. By using both the visual and performing arts to create a destination, this project will help drive economic development in the area.

The Black Market in Dudley has proven to be very successful. <https://www.weshopblackmarket.com/#top> One way to become an entrepreneur is to be able to start a small arts and crafts or food business or other type of home based business. From there a small vendor could go online or into a storefront. But it is a low capital, low risk way to start.

In the case of the Visual and Performing Arts Destination, we would have a weekend market similar to the Black Market. An example of this type of model is SOWA that has a weekend open market, artists housing and galleries.

The Visual and Performing Arts destination would also provide another venue similar to the Ema Lewis Playhouse in the Park for artist to perform. With the performing arts infrastructure, people could be attracted to the destination to see a performance. The people coming to the performances could also patronize the small vendors, or vice versa. People coming to the area might take this opportunity to visit the art gallery. This creates a symbiotic relationship. For weekend events, concerts, and special events, food truck from Commonwealth Kitchen could park along the street and those small businesses could benefit.

We imagine that people coming into Grove Hall to visit one of the businesses in the district or the Mecca Mall might see the open market or performance and want to stop and check it out. Or someone coming to the open market might stop at one of the local businesses while they are in the area. This project should be seen as creating a new asset in the community, and as a key part of Grove Hall's economic development.

Housing

Last November, City Councilors Kim Janey, Lydia Edwards, Michael Flaherty and Michelle Wu were part of a hearing on Gentrification and Displacement that was attended by 350 people. Shortly after the hearing when more residents heard about the use of the Geneva Ave and Normandy lot for a park, we received comments like tis:

I spoke to numerous people at the Gentrification Hearing called by Kim Janey which was great but there is a need for affordable and moderate housing over parks. We have enough people and dog parks in Boston and people need to live in Roxbury, Mattapan, and Roxbury. How many units are coming online to fill that goal?

There is a major shortage of affordable and moderate housing for the poor and especially the working poor. There are too many people that can't buy any of the over priced condos and live in this immediate neighborhood and if they are lucky, they find a unit in the Ashmont or South Boston or in Lynn or New Bedford.

There is a well-documented need for housing. This concept to use part of the land for housing seemed like a good compromise to both neighborhood wide and city-wide needs.

Workforce Development - Having a Maker space including a fab lab is not only an asset, amenity for artists, but it provides workforce development opportunities where community residents can be taught critical job skills using these tools.

The Various Groups and Needs for the Park

This is a very exciting project; to create a park that serves as a visual and performing arts cultural destination (for the artists) that serves the needs of the local residents (seniors, library patrons, Burke and other area schools) and is the type of destination that would draw people from the area as well as tourists. (Which would help with the economic development of the community.) In addition to the performing and visual arts space, the park will have artist's live work space, galleries, retail and an open air market for local artisans and vendors and space for arts programming, classes, workshops, and demonstrations as well as a fab lab.

Seniors - They are across the street and have limited space. They would like to be able to walk across the street and have activities there. Examples included a walking track, Tai Chi, yoga, knitting, and other arts and crafts type programming. Ekua has also led senior painting. That can be done on top of an athletic field.

Franklin Park (and other parks) - have activities such as Line Dancing, Zumba and Aerobics in the park. These are all great community activities that could take place on the site. This is more related to programming but does have an impact on the infrastructure.

The Library - They have a children's activity room, but they too would like to be able to use the park for activities. Communities have put up a tent(s) with picnic tables where activities are held. A tent and tables are also flexible infrastructure. Ekuha Holmes has led various artistic activities in the library such as ornament decorating for holiday trees. Family Movie Night – Currently we don't really have a place for an outdoor movie night in the summer. This could be the place.

Artistic Placemaking - Ekua Holmes has led various activation activities on the Geneva Ave and Normandy site like Fence decorating. She has also held Grove Hall in color events on the sites.

Staging for Performing Arts - Theater, events, etc. This could be anything from pop-up and temporary to semi-permanent to permanent. This would be used by the school and community groups.

Art Gallery for Visual Arts - Right now there are few places for African-American artists to display their artwork, and that number is decreasing. The Grove Hall library has become an art museum of last resort. We have also been using the display windows in front of the CVS. I can see having a gallery on the site.

Open Market - The inspiration was taken from places such as The Malcolm Shabazz market in Harlem or the Maxwell Street Market in Chicago. Imagine a market like Boston's SOWA with more of a flavor that reflected the diversity in the community. People really like Black Market in Dudley Square, which is a weekend market for artisans and would like something like that on the site on weekends. The idea is this type of market helps potential entrepreneurs get a start. They don't need to start with a storefront, just a table or a booth on the weekend. The idea is to have synergy between the events taking place in the park that would draw people to the park and those selling. Also see (Flea Market USA Miami)

Artists Live Work Space or Studios - The space for an artist(s) studio is shrinking because of high real estate prices in Boston. In keeping with an artistic theme, there is a desire to have some studio space. The Piano Factory is changing from artists housing to luxury housing. Northeastern is losing its African American Master Artists-in-Residence Program or AAMARP for short.

Athletic Spaces – The school has expressed an interest for a practice field for an activity such as soccer. The greenspace can be programmed for athletic practice, a pop-up market, or a concert or movie night.

Fab Lab - Several have stakeholders expressed having a fab lab on the site. This would help both artists and residents in the community. With instruction, the Fab Lab could be a valuable asset for Workforce development. Having access to a Fab Lab is a key link in the creative economy.

Commonwealth Kitchen - They are in this area on Quincy Street. They recently had an event called, "Friday Night Bites," this was a great community event. They have food trucks and small food vendors that could be part of the programming.

Main Street Makeover



The Greater Grove Hall Area Reflected Years of Deferred Maintenance

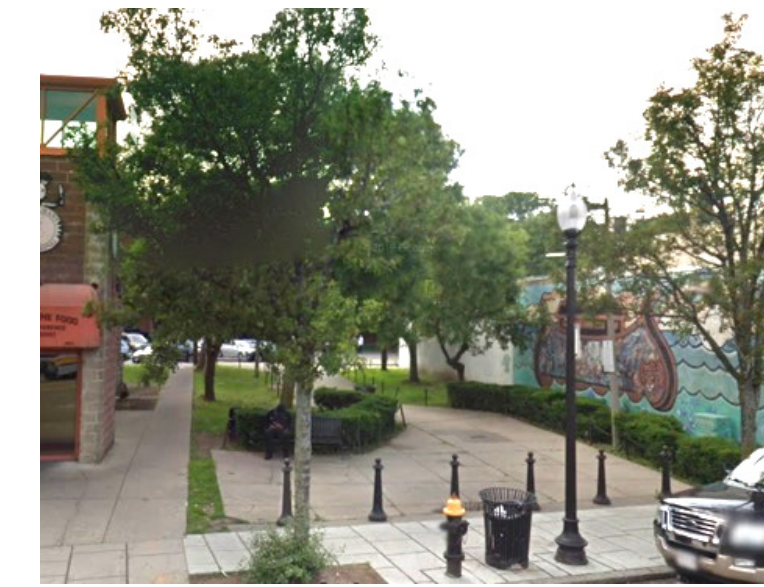
- There were 13 streetlights out in the heart of the Grove Hall business district.
- There were trees missing.
- A report titled “Boston’s rich and poor neighborhoods show sidewalk repair disparity” in The Boston Globe showed the poor quality of the sidewalks in the area.
- There were visible signs of neglect throughout the district.

The Main Street Makeover for Grove Hall

- ***Finally, we are launching Main Streets Makeovers. Starting with Bowdoin-Geneva in Dorchester and Grove Hall in Roxbury, we'll provide public space up grades and extra help for small businesses. We are making every square inch of Boston thriving, healthy, and innovative for every resident of our city***
- Mayor Walsh's State of the City Address, January 13th, 2015

Completed Work

- **Pocket Park** – Now called Grove Hall Plaza, completed (Top image)
- **Municipal Lot #23** – Redesigned and resurface. Additional parking spaces, easier to plow in winter, handicapped compliant lighting, fencing, and landscaping (Bottom image)



Before



After: Grove Hall Plaza



Before



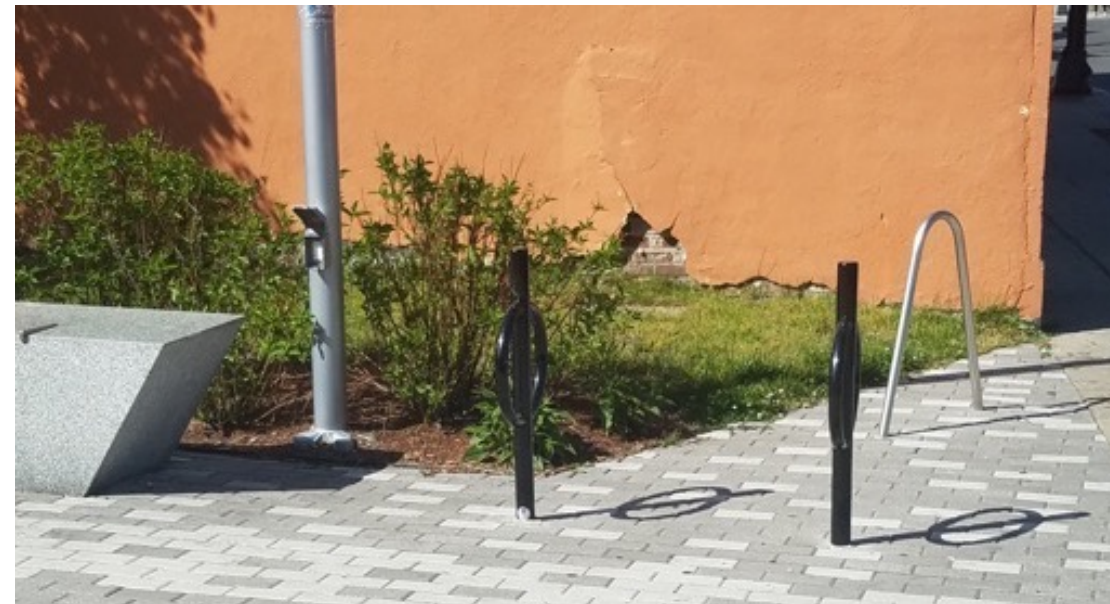
After: new lot

Completed Work

- **Grove Hall Plaza Re-landscaped** – Zoo New England applied for and received a grant that helped pay for the re-landscaping of this park. (Top images)
- **14 New Bike Racks** – (Bottom image)
 - Two racks at the Community Center (on Geneva Ave)
 - Two racks at the front entrance of the Burke High School (on Washington St)
 - Three racks at the front of ABCD Thelma D. Burns building
 - Two racks at Grove Hall Plaza
 - Two racks on the corner of Blue Hill Ave & Warren St, near Grove Hall Pizza
 - One rack in front of Edward's Barbershop on Blue Hill Ave.
 - Racks for the Lilla G. Frederick Pilot Middle School



Grove Hall Plaza Re-landscaped



New Bike Racks



Completed Work

- **New Fences** – City owned property in Grove Hall now has new fencing (Top images)
- **Welcome to Grove Hall Sign** – Installed (Bottom left image)
- **Streetlights** – 13 burnt out streetlights replaced (Bottom right image)
- **Signal Modifications** – For Blue Hill Ave/Warren and Blue Hill/Washington



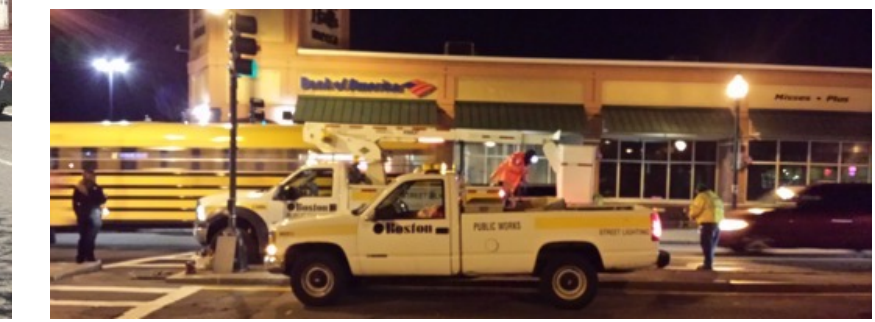
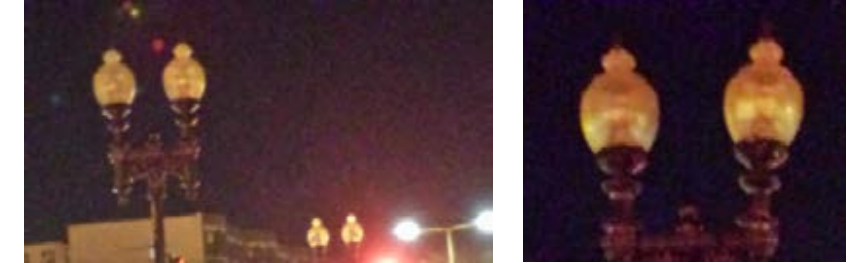
Example of old fences



Example of new fences



Sign installed



Example of burnt out streetlights and BPW fixing them



Completed Work

- **Graffiti** – Removed at designated locations (Top images)
- **Paint Box Program** – With a grant from Boston Main Street Foundation, 16 utility boxes were painted (Bottom images)



Example of a graffiti



Example of the graffiti removed



Examples of painted utility boxes

Completed Work

- **Grove Hall Architectural Walk** – (Top image)
- **Benches** – Seven new benches placed in district from the Age Strong program (Bottom images)



Tour Starts at 60 Washington St. Dorchester, MA 02121
Public · Hosted by Greater Grove Hall Main Streets

During the course of this 90-minute tour, we will have the opportunity to learn the vocabulary of historic architectural design as illustrated by buildings representing a variety of architectural styles from the Queen Anne and Colonial Revival styles of the late 1800s through the Craftsman and Art Deco styles of the 20th century. The tour is led by Ed Gordon, a historical architect, president of the Victorian Society of America, New England chapter, Director of Museum Programs at the historic Old Schwamb Mill and co-author Victorian Boston Today: Twelve Walking Tours. [See Less](#)

Architectural walk



Examples of new benches



Completed Work

- **Completed Murals – (See images)**



GREATER GROVE HALL
MAIN STREETS

Completed Work

- **New Parking Signs –** Limiting parking for two hours in the 600 Block of Blue Hill Ave. Blue Hill Ave from Glenway to Columbia Rd. (Top image)
- **Trash Cans –** 25 new trash cans, rusted trash cans painted black, trash cans redeployed to optimal locations (Bottom images)



New parking signs



Examples of new trash cans

GREATER GROVE HALL
MAIN STREETS

Completed Work

- **New Crosswalk and Traffic Calming**
– Near Mother Caroline Academy
(Top image)



New crosswalk and traffic calming near Mother Caroline Academy

- **New Traffic Calming Interventions**
– Geneva Ave near Senior Center
(Bottom images)



New Traffic Calming Interventions near Senior Center

Completed Work

- **Blue Hill & Quincy St. – Resurface/re-striped** (Top images)
- **Resurface Intersection – The intersection at Blue Hill and Warren St.** (Bottom left image)
- **New Crosswalk - Blue Hill & Castlegate –** (Bottom right image)



Quincy St. Before



After redesign



Resurfaced intersection at Blue Hill Ave. and Warren St.



New crosswalk Blue Hill Ave. and Castlegate

Completed Work

- **Crosswalk Striping –** All needed crosswalks were re-striped (See images, more on next page)



Blue Hill Ave & Devon St. - Before



After re-striping



Blue Hill Ave & Cheney St. - Before



After re-striping

Completed Work

- **Crosswalk Striping –** All needed crosswalks were re-striped (See images)



Blue Hill Ave & Clifford St. - Before



After re-striping



Blue Hill Ave & Holborn St. - Before



After re-striping

Completed Work

- **Pothole Filling and Resurfacing – Blue Hill Ave. and Georgia St.**
(See images)



Blue Hill Ave & Georgia St. - Before



After pothole filling and resurfacing



Completed Work

- **ADA Accessible Curb Cuts –**
From Dudley and Blue Hill Ave. to Warren St. and Blue Hill Ave. These have been done on one side and they are getting done on the other. (See images)



Example of Handicap Compliant Sidewalks



New crosswalk stripping leading to the ADA accessible curb cut

Completed Work

- **Sidewalk Replacement** – At specific locations (See images)
- **Sidewalks Power Washed** - The sidewalks in the business district were power washed.
- **Cleaning City Owned Lots** – These are being mowed on a regular basis.



Examples of new sidewalks



Completed Work

- **Trees Trimmed** – At specific locations.
- **Tree Pits** – Zoo New England provided a team of volunteers, a truck and a load of mulch to mulch the trees in the business district and Grove Hall Plaza (Top right image)
- **Trees** – 12 new trees (Top left image)



Volunteers mulching trees



Example of new trees

Completed Work

- **Banners** – 114 new banners for district. (Top image)
- **New Artwork at Logan Airport** – to promote Grove Hall (Bottom images)



Examples of new banners



New artwork at Logan Airport

Completed Work

- **The Wonder Block Building** – This building has been renovated and leased out. ISD played a role in this project. (See images)



Before



After: The wonder block building

Completed Work

- **Walnut Ave - Street Safety Intervention** (Top image)



Safe Route to School project

- **Wicked Free Wi-Fi - Installed** (Bottom image)

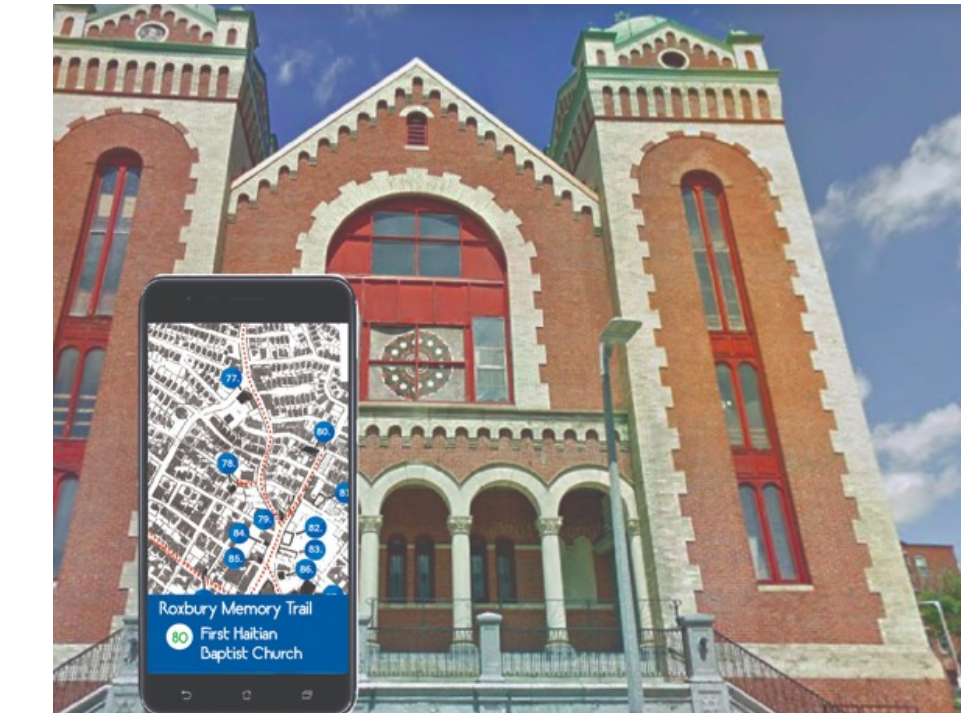


Mayor launching the Wicked Free Wi-Fi in Grove Hall

GREATER GROVE HALL
MAIN STREETS

Completed Work

- **Roxbury Memory Heritage Trail App (RMT)** – The RMT app has been released. (Top image)



Roxbury Memory Heritage Trail App

- **Summer Concert Series** – First placemaking event in Grove Hall Plaza. (Bottom image)



Summer concert at the Grove Hall Plaza

GREATER GROVE HALL
MAIN STREETS

Completed Work

- **New Signages for Businesses** – (See images)



Porta Classica old signages



New signages



Lulu's old signage



New signage

Completed Work

- **New Signages for Businesses** – More examples (See images)



Examples of other new signages

Completed Work

- **Renovation of Unity Plaza –** New sidewalks, trees, signages for businesses, and the addition of a bench (See images)



The renovated Unity plaza

Completed Work

- **Bent Pylon and Broken Island Repaired –** (See images)



Bent pylon



Broken island



Pylon and island fixed

Work to Be Done

- **Median Beautification** – Median re-landscape project. Design proposed by Payette. (See images)



Median re-landscape project current condition



The proposed new median

Work to Be Done

- **Cement Median** – Blue Hill Ave between Georgia St. to Washington St., fix/replace the broken tiles/pavers (Top images)
- **Bike Lanes** – Needed for main streets.
- **Streetscapes** – Need to be redone as they have not been done in at least 25 years.



Cement median repairs needed



Bike lane needed

Work to Be Done

- **Wall Mural** – On Post Office Wall, Warren St. and Blue Hill Ave. (Top image)
- **Wall Mural** – On the CVS wall, 468 Blue Hill Ave. (Bottom left image)
- **Wall Mural** – On church wall boarding Grove Hall Plaza, Beulah Pilgrim Holiness Church 455 Blue Hill Avenue. (Bottom right image)



Wall mural to be placed on post office wall



Wall mural to be placed on the CVS wall



Wall mural to be placed on the church wall

Work to Be Done

- **Wall Mural** – On Breeze laundromat wall (Top left image)
- **Wall Mural** – On Central Convenience wall (Top right image)
- **Wall Mural** – On Walthall Chapel wall (Bottom left image)
- **Public Art and MLK opportunity** – at Freedom House (Bottom right image)



Breeze laundromat wall



Central Convenience wall



Walthall Chapel wall



Freedom House

Work to Be Done

- **Black Women Lead Banner** – Artistic portrayals of 100 past and current Boston Black women leaders from historical figures such as Phillis Wheatley to contemporary leaders such as congresswoman Ayanna Pressley. (See image)



Black Women Lead Banner

Work to Be Done

- **Grove Hall Plaza Light Pole Electrical wiring** – Currently only 10 Amps. (Top image)
- **Blue Bikes** – Add new Blue Bike Station near Mecca Hall, Grove Hall Plaza area.



Electrical pole needs to be rewired

Work to Be Done

- **Car Share Boston** – For municipal Lot #23. This lot used to have spots reserved for Car Share vehicles. Thirty-nine percent of the households in Grove Hall have no car for the entire housing unit (Top image)



Car Share spots before redesigning the lot

- **Surveillance Cameras** – For municipal Lot #23 (Bottom right image)



Handicapped parking sign needed for physical therapy business



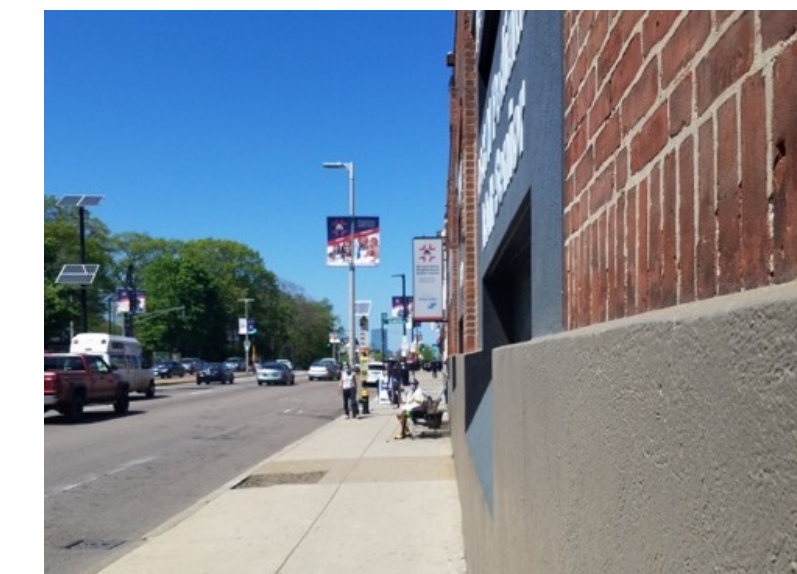
This is one of the many cars that have been vandalized in the parking lot. In this case, someone slit all four tires. Surveillance camera is needed for this lot.

Work to Be Done

- **Bus Stop Redesign** – Warren St. @ Sunderland St. to reduce litter (Top images)
- **Bus Shelter Redesign** – Bus shelter needs to be redesigned in front of Harvard St. Neighborhood Health Center. People currently crowd the entrance to stay out of the elements - hot sun, rain, snow. (Bottom left image)



Warren St. @ Sunderland St. bus stop



Bus shelter needed

Work to Be Done

- **Clean Up Lot** – Backside of First Haitian Baptist Church (Top images) and Blue Hill Ave. and Sunderland St. problem property (Bottom image)



Problem property



Work to Be Done

- **Bus Shelter Repair** – Blue Hill @Quincy, Blue Hill @Devon, Blue Hill @Woodcliff, Blue Hill @Pasadena. These bus shelters have missing glass panels.



Blue Hill @Quincy bus stop



Blue Hill @Devon bus stop



Blue Hill @Woodcliff bus stop



Blue Hill @Pasadena bus stop

Work to Be Done

- **Billboards Above Porta Classica** – Artistic, PSA opportunities (Top images)
- **Parking Sign** – 647 Warren St., Needs to be replaced (Bottom left image)
- **Clocktower Repair** – In process (Bottom right image)
- **Brochure of Business Services** – We would like for the city to provide us a list of services each department provides for businesses.
- **Banners** – Replace banners that were thrown out by the city.



Billboards above Porta Classica



Parking sign needs to be replaced



Clocktower repair

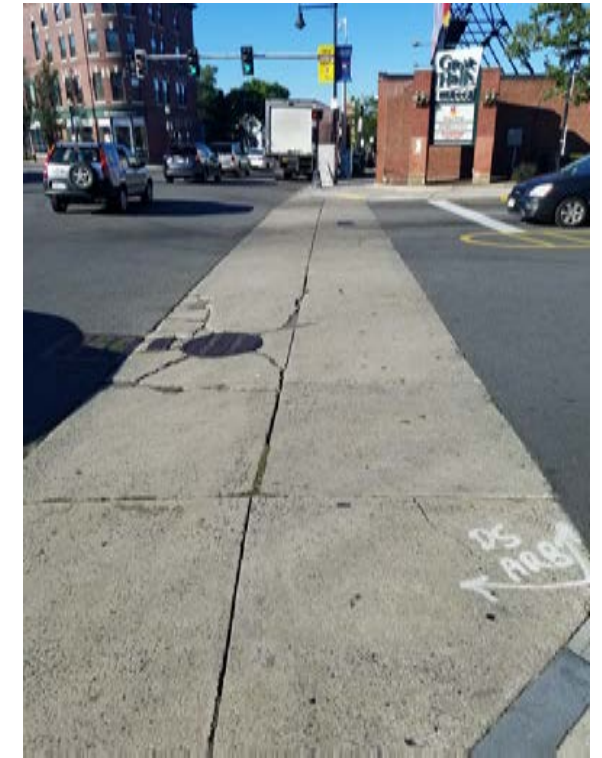


Work to Be Done

- **Redesign Crosswalk** – To avoid water. Nazing St. and Blue Hill Ave. (Top left image)
- **Crosswalk Needed** – Entrance to the Grove Hall's Mecca Mall (Top right image)
- **Fix Wicked Free Wi-fi** – Need funding to complete work (Bottom image)



Redesign crosswalk



Crosswalk needed to cross Georgia St. on Blue Hill Ave. on the Grove Hall Mecca side



Person standing under the Wi-Fi sign searching for signal



Work to Be Done

- **Renovate Post Office** – Built in 1959 (Bottom images)



Renovate post office



Work to Be Done

The following work will be explained in detail in appendix

- **Trees** – Replace 19 missing trees.
- **Sidewalk Replacement** – At specific locations.
- **Remove Sidewalk Tripping Hazards** – Need to be removed at certain locations.
- **Abandoned Pay Phones** – Removal.
- **Trash Cans** – We have a project to paint the frames of trash cans. Some need to be repainted. Some owners' trash cans need to be replaced. There are some places where trash cans need to be requested.
- **Graffiti** – Needs to be removed from items/places in district.
- **Utility Boxes Paint Program** – City of Boston will paint more on Blue Hill Ave.
- **Repaint Streetlight poles** – There are a couple of them that needs repainting.
- **Bus Stop Posters** – At potential locations.

Appendix

Replace 19 missing trees:



From left to right:

- Woodcliff St. and Blue Hill Ave. (next to bus stop) (311 case no. 101003276382)
- 338 Blue Hill Ave – Dead tree (311 case no. 101003276451)
- Georgia St. and Blue Hill Ave across street from Mecca (311 case no. 101003276489)
- 490 Blue Hill Ave (311 case no. 101003276572)
- 517 Blue Hill Ave (311 case no. 101003276609)

Appendix

Replace 19 missing trees (cont'):



From left to right:

- 455 Blue Hill Ave. (311 case no. 101003295646)
- 457 Blue Hill Ave. (311 case no. 101003434302)
- The 600 block of Blue Hill Ave. – Eight trees missing from the entire street segment (311 case no. 101003295648)
- 496 Blue Hill Ave. in front of Millennium Market (311 case no. 101003295649)
- One Otisfield St. (311 case no. 101003434307)

Appendix

Replace 19 missing trees (cont’):



From left to right:

- 367 Blue Hill Ave. (311 case no. 101003434316)
- 425 Blue Hill Ave. (311 case no. 101003341866)

Appendix

Sidewalk replacement:

- Dove St. and Blue Hill Ave. (both sides of Dove St.) – Asphalt patch (311 case no. 101003276391: We have sent an engineer to evaluate and will take care of any immediate public safety hazards. When the COVID-19 pandemic is over, the City will be out to make permanent repairs)
- 244 Blue Hill Ave. – Broken sidewalk by a grown tree (311 case no. 101003276402)



Appendix

Sidewalk replacement (cont’):

- Brunswick St. and Blue Hill Ave – Northwest corner patchy sidewalk (311 case no. 101003276459: We have sent an engineer to evaluate and will take care of any immediate public safety hazards. When the COVID-19 pandemic is over, the City will be out to make permanent repairs.)



Appendix

Sidewalk replacement (cont’):

- Devon St. and Blue Hill Ave – Sidewalk lifted by a grown tree (311 case no. 101003276475)
- 428 Blue Hill Ave. – Sidewalk lifted by a grown tree (311 case no. 101003342338)



Appendix

Sidewalk replacement (cont’):

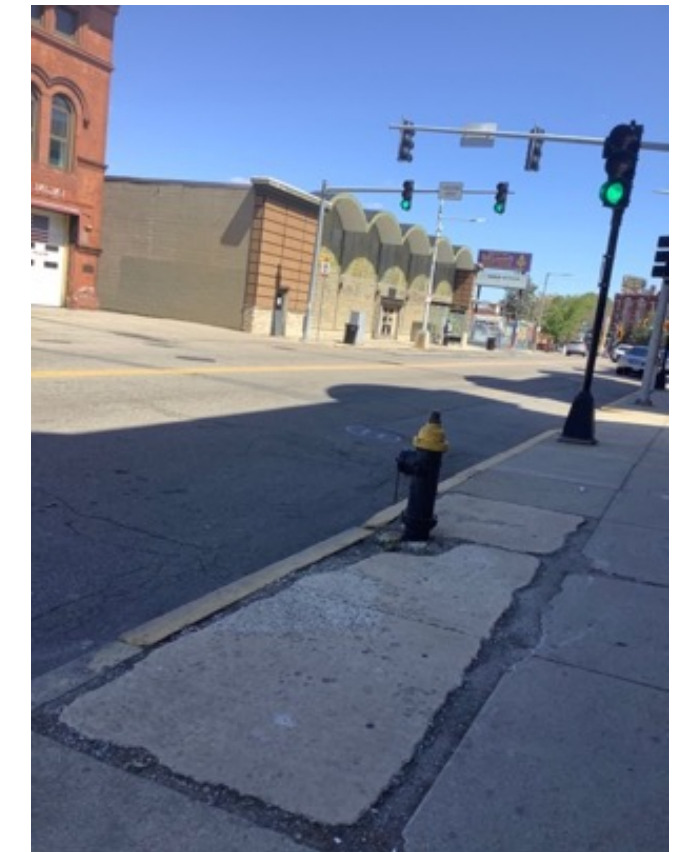
- 24 Washington St. – Broken sidewalk (311 case no. 101003276560)
- 495 Blue Hill Ave – Asphalt patch on sidewalk (311 case no. 101003276613)



Appendix

Sidewalk replacement (cont’):

- 27 Washington St. – 2 Broken sidewalk (311 case no. 101003276556) (101003276558)



Appendix

Sidewalk replacement (cont’):

- Nazing St. and Blue Hill Ave. – Asphalt patch on both sides of Nazing sidewalks (311 case no. 101003295625: Duplicate of existing case?)
- Pasadena Rd. and Blue Hill Ave – Asphalt patch on sidewalk (311 case no. 101003295629: Duplicate of existing case?)



Appendix

Sidewalk replacement (cont’):

- Crawford St. to. Blue Hill Ave. on Warren St. – The entire stretch of sidewalk is in asphalt. (311 case no. 101003298393: Public Works reports this is on private property.)
- 547 Blue Hill Ave. (311 case no. 101003434209)



Appendix



Tripping Hazard:

- Across the street from the Holy Tabernacle Church – Tripping hazard resulted from a removal of sign pole. (311 case no. 101003276513)
- 283 Blue Hill Ave. – Tripping hazard resulted from a removal of sign pole. (311 case no. 101003434206)



Appendix

Abandoned Pay Phones

- 636 Warren St.
- 236 Blue Hill Ave.
- 120 Blue Hill Avenue
- 46 Washington St.
- 600 Blue Hill Ave.

Payphone base to be removed

- 632 Warren St.
- Next to post office



Example of abandoned payphone on 46 Washington St.



236 Blue Hill Ave.



Payphone base to be removed at 632 Warren St.



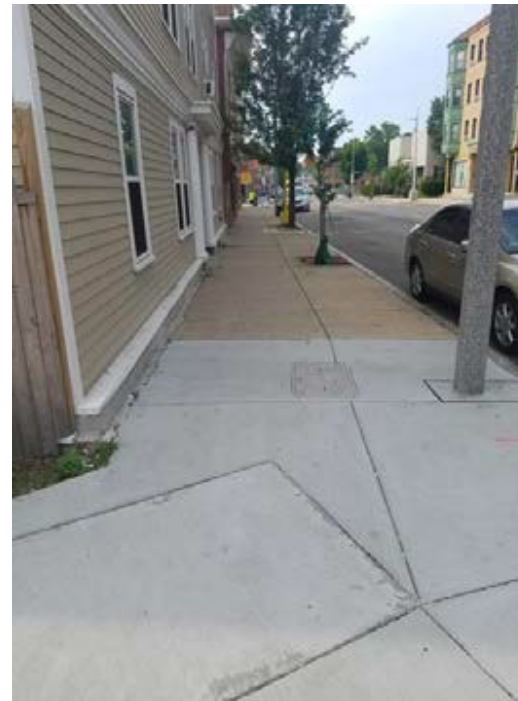
Appendix

Trash cans to be placed:

- We have a few places where we would like trash cans to be placed.
 - Holborn St. and Blue Hill Ave. (311 case no. 101003371775. Spoke with the district supervisor, the area has an adequate amount of barrels. No additional barrels needed)
 - Blue Hill Ave. and Lawrence to Creston St. (311 case no. 101003371781. Spoke to the district supervisor, no additional barrel needed at this location.)
 - Blue Hill Ave. and Lawrence to Fayston St. (311 case no. 101003434202)



Holborn St. and Blue Hill Ave. - entire street segment has no trash bin



Blue Hill Ave. and Lawrence to Fayston St.



Blue Hill Ave. and Lawrence to Creston St. - entire street segment has no trash bin

Appendix

Trash can to be replaced:

- Replace owner's trash can with one from the city.
 - 160 Blue Hill Ave
 - 170 Blue hill Ave
 - 10 Washington St.
 - 46 Washington St.



Examples of an owner's trash can: 160 Blue Hill Ave, 46 Washington St.

Appendix

Graffiti to be removed:

- Washington St. and Normandy St. South corner – Graffiti on mailbox (311 case no. 101003295602)



Appendix

Potential sites for additional paintboxes:

- Woodbine St. and Blue Hill Ave. NW corner (See illegal graffiti page)
- 24 Washington St. (Top left image)
- In front of Mother Caroline Academy & Education Center. Box can be painted by students. (Top right image)
- Unity plaza (Bottom image)



Appendix

Repaint Streetlights poles:

- Blue Hill Ave. and Seaver St. (left)(311 case no. 101003296061: Case Noted in graffiti file)
- Blue Hill Ave. and Columbia St. (right)(311 case no. 101003296065: Case Noted in graffiti file)



Appendix

Potential bus stop art/poster locations:



From left to right:

- Blue Hill Ave @ Woodcliff St
- Blue Hill Ave @ Castlegate Rd
- Warren St @ Crawford St

Imagine Boston 2030, Franklin Park



Franklin Park meaning Franklin Park, William Devine Golf Course and Zoo New England are major destinations in the Grove Hall area. People come from other New England states to visit these attractions. How can Franklin Park help with economic growth and opportunity in the Greater Grove Hall area?

Nature Center – Could we build something similar to the Mass Audubon’s Boston Nature Center and Wildlife Sanctuary that could have meeting rooms and classroom space, offices, and retail space? The idea would be to provide facilities that would complement or enhance the park. Perhaps there could be regularly scheduled guided tours of the park so people can learn more about wildlife and green space. Classes on a wide range of outdoor activities. Perhaps a class on bird watching or identifying wild flowers in the park, or foraging for edible food. What comes to mind is LL Bean’s Outdoor Discovery School Adventures that includes classes on fly fishing, snowshoeing, cross country skiing, hiking, fishing demonstrations, etc. Perhaps the facility would provide rental options for bikes, cross country skis, kayaks, snow shoes, etc. for use in the park. The idea would be to make it easier for people to enjoy the open space of the park, provide reasons for people to come back more frequently and learn more about nature. Perhaps something similar to Thompson Island’s Outward Bound program might exist in Franklin Park. In terms of offices, it might be for those non-profits that have a conservation mission. The retail store(s) might focus on various aspects of recycling such as reclaimed materials, or “upcycled” materials. If these are gifts such as jewelry, then many local vendors could merchandise their goods at the store. The Sierra Club and World Wildlife Federation have gift adoptions of animals. This idea could be adopted as well.

Restaurant - I understand that Franklin Park used to have a restaurant that had great views because of where it was located. Perhaps that could be rebuilt.

Rebuild the Refectory – In the spirit of Frederick Olmsted and conservation, one idea is to rebuild a replica of the Refectory, that was a part of the park and have it house the above ideas, e.g. restaurant, nature center, offices, equipment rental for park use, classes, meetings, etc.

Enhance Existing Facilities and Programing – currently there are existing programs that take place in the park. Do they need infrastructure upgrades? What is on the “Wish List” of the Franklin Park Coalition in terms of infrastructure upgrades? Do we need more, better or different types of parking? More parking near Peabody Circle would help support the Zoo, those participating in activities in the park and local businesses. Could investments be made that would improve the golf course or the Zoo?

Access - Franklin Park is located near census tracts that have some of the lowest incomes in the city. I believe

QUESTION

How could Franklin Park best support local businesses’ health, economic development, economic mobility, and resiliency?

It would be ideal if there were businesses in and around the park (The Park, Golf Course, Zoo) that could extend the experience of going to the park, zoo and golf course. For example, many golf courses have a nice restaurant or bar. The current club house has neither.

One of the challenges is that businesses in and around Franklin Park don’ benefit from the high level of visits the park receives. For example, depending upon which exit one uses to leave the park, the range of shopping or eating opportunities is limited. Similar destinations/attractions have shopping opportunities, often outlets, souvenir and gift shops, other forms of family entertainment, e.g. indoor kid park, fun pizza destinations, mini golf, arcades, driving range, Trampoline Park, play maze, etc. So if a family visits the zoo or an activity in the park, what do they do after they complete that event/activity? Those activities are limited. The right mix of businesses would not only benefit from those visiting the park, but would improve the business mix of the area. The Grater Grove Hall area is densely populated and businesses that appeal to family entertainment could be of service to the community.

Events and Programming

Many of the events that take place at Government Center or on Boston Common, could take place at Franklin Park. Greenfest or the Scooperbowl are such an example of many. In some situations, it doesn’t have to be either or, but could be both/and.

Fair/Carnival - In the part of the park where the kite festival is held, we could have a fair or carnival in the park, which many communities use to raise funds as they receive a percentage of the ticket sales.

Fair/Carnival - In the part of the park where the kite festival is held, we could have a fair or carnival in the park, which many communities use to raise funds as they receive a percentage of the ticket sales.

Farmer’s Market/Weekend Market – Harvard Street Neighborhood Health Center in particular is interested in a farmer’s market in or near the park. This concept could be expanded to include a weekend market that might include items from the local Commonwealth Kitchen.

What are the business opportunities that come with enhancing Franklin Park? How can we better welcome the local business community?

Park Activation and Business Opportunities – There seems to be a disconnect between activities that occur in the park and business opportunities. Perhaps a next step is an ideation session(s) with the Franklin Park Coalition and those interested in exploring related business opportunities.

The idea would be to look at existing programming and try to think of related business opportunities. We could also think of new types of activities that would be synergistic with economic development. The zoo has done a good job of this by creating events such as the “Zoo Howl” or “Brew at the Zoo.”

How has your business been affected by major events? (e.g. parades)

The West Indian Carnival is the largest one day event in the area. However, instead of bringing revenues to local businesses, the majority of businesses close for the day, so they actually lose money. The city might have to take a more active role in managing this event as it could be a much larger driver of economic activity in the area.

There are relatively few vendors, e.g. food, merchandise in the Peabody Circle area and these are often from outside of the city. Perhaps like food trucks that bid on specific locations, spots at the end or along the parade route could be something that we encourage more local vendors to participate.

Take the West Indian Carnival, Blue Hill Avenue is closed for the day anyway. What is done in some cities is when a street is closed, the parking spaces along the street are bbbopen for vendors to sell food and merchandise. For other parades that don’t require the street to be closed for the entire day, there could be vendor opportunities at the terminal point of the parade, which is often Peabody Circle.

What other types of improvements would you like to see?

Parking

There is a shortage of parking for the zoo and local businesses. Adding additional parking is challenging because of Franklin Park’s historic park status. The challenge is to sensitively design expanded parking in ways that are sensitive to the function and aesthetic of the Park. The scope is limited to the parking area at the entrance on Blue Hill Ave.

The redesign of the existing parking and sensitive expansion of parking used by the zoo, those participating in activities organized by the Franklin Park Coalition and local businesses and in some places the golf course. We would like to have the best space for a farmer’s market identified. Having a farmers market in the area, would increase pressure on parking.

How does this project help the organization achieve its mission?

The Zoo and the Park are unique, regional attractions, this proposal supports economic development as it makes it easier for people to use the amenities of the park. That in turn attracts users to the Park, Zoo and local businesses, which helps economic development.

On top of the 400,000 visitors that come to the zoo annually, the Park is getting increased utilization for other events, gatherings and activities as well, such as cultural festivals, multi-school cross-country meets (at both the high school and collegiate levels), large family reunions, etc.

There are a number of days each year when zoo visitors simply cannot find parking and must change their plans and go home or elsewhere.

What led your organization to identify this project as a need in your community?

The lack of parking in this specific area was pointed out by the various stakeholders.

Harvard Street Neighborhood Health Center

We would like to create a health and wellness hub, which integrates Harvard Street Health Center with Franklin Park. Active use of the park is good exercise, and a critical part of health and wellness.

Nature - Seamless integration with Franklin Park so Franklin Park can be leveraged in health and wellness activities, e.g. hiking, biking, runners group, and urban gardening.

Imagine Boston 2030, Franklin Park



grove hall plaza

vision

Great neighborhoods start with a series of great destinations, where neighbors and visitors are drawn to shop, play, eat, browse, and relax. Greater Grove Hall Main Streets and partners are dedicated to growing the number, variety and vitality of great destinations in Boston's Grove Hall neighborhood business district through a community-led process. In 2014 Grove Hall residents and non-profits worked with Project for Public Spaces (PPS) to create a vision to improve several sites in Grove Hall through placemaking. Placemaking is way to improve public spaces by activating them through creating destinations that people want to hang out in. In the heart of Grove Hall, the community partners envision transforming the plaza next to Flames Restaurant through installation of a variety of outdoor seating, a stage for performance, a lawn, food trucks, a pop-up market, and art installations. A local property owner will champion the plaza and safeguard the improvements. Together these improvements would help create a wonderful destination for Grove Hall residents and visitors to the neighborhood, enhancing the business climate and quality of life for all.

the plan

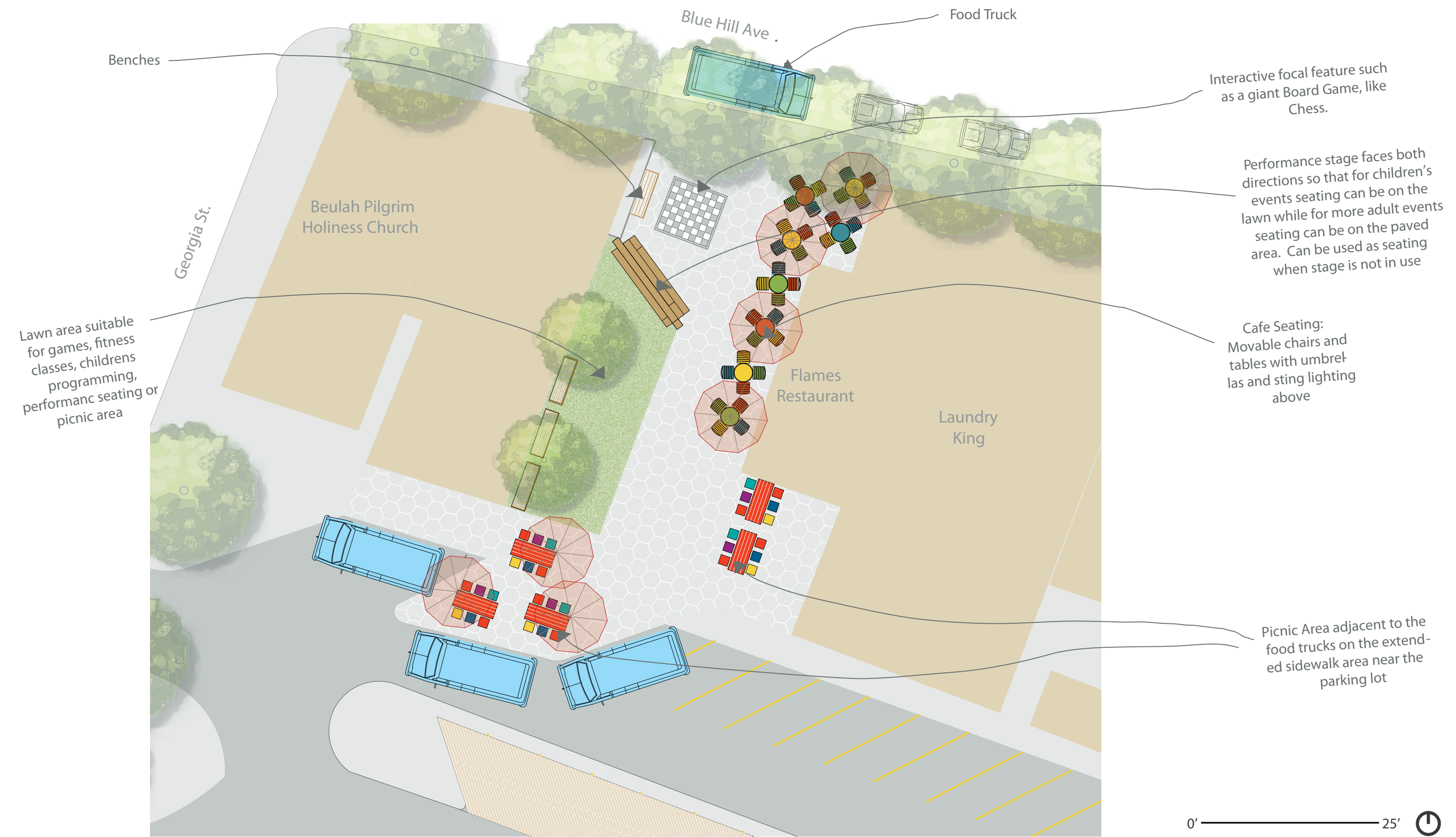
The plan for improvements around Flames and municipal parking lot include:
Food trucks - on busy Blue Hill Avenue right at the plaza
Pop-up market - on the plaza or the adjoining city parking lot
Outdoor temporary seating - benches, cafe seating and picnic tables
Stage - designed for both performances and casual seating
Lawn area - for performances and picnics

implemenation

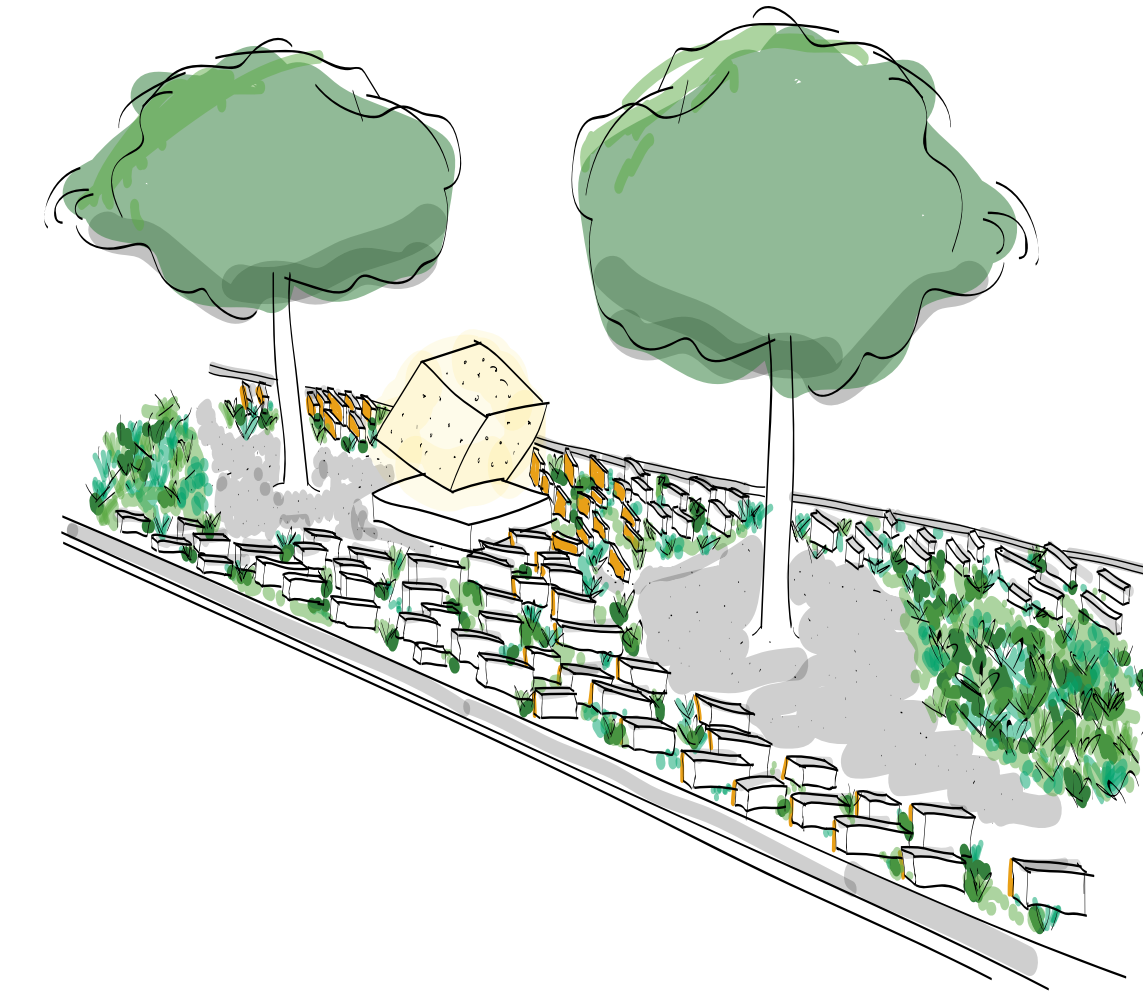
Phase 1 (\$5,000)
Purchase and install benches and picnic tables
Phase 2 (\$5,000)
Install stage and host performance series
Phase 3 (\$5,000)
Launch pop-up market



- Roxbury Great Neighborhood Coalition**
- Greater Grove Hall Main Streets
 - Neighborhood Corporation of Grove Hall
 - Project, RIGHT, Inc
 - Quincy Geneva Housing Corporation



GREATER GROVE HALL
MAIN STREETS
GREEN MEDIAN



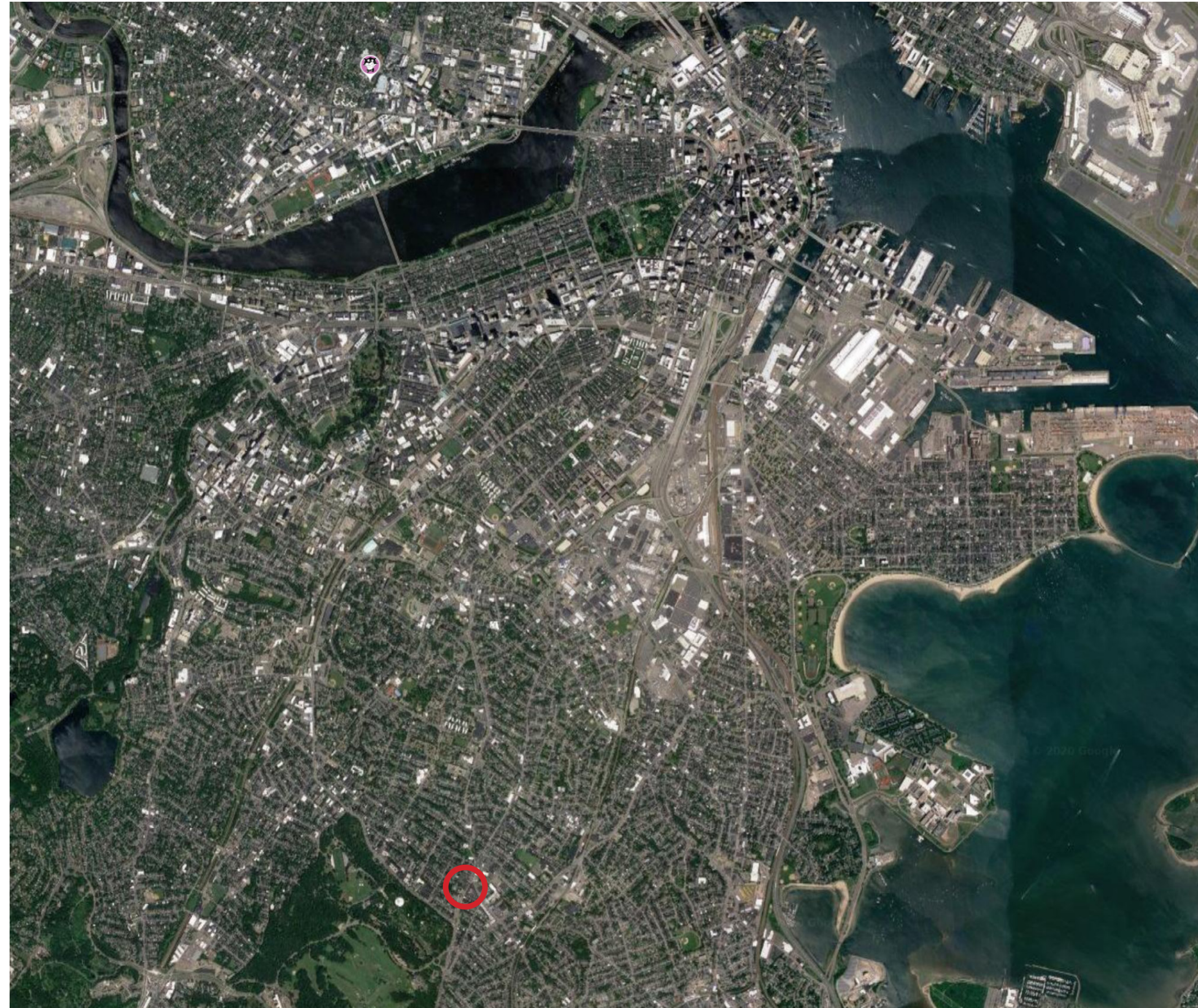
**GREATER GROVE HALL
MAIN STREETS
GREEN MEDIAN**

Community Partner:

Ed Gaskin, Greater Grove Hall Main Streets

Team Members:

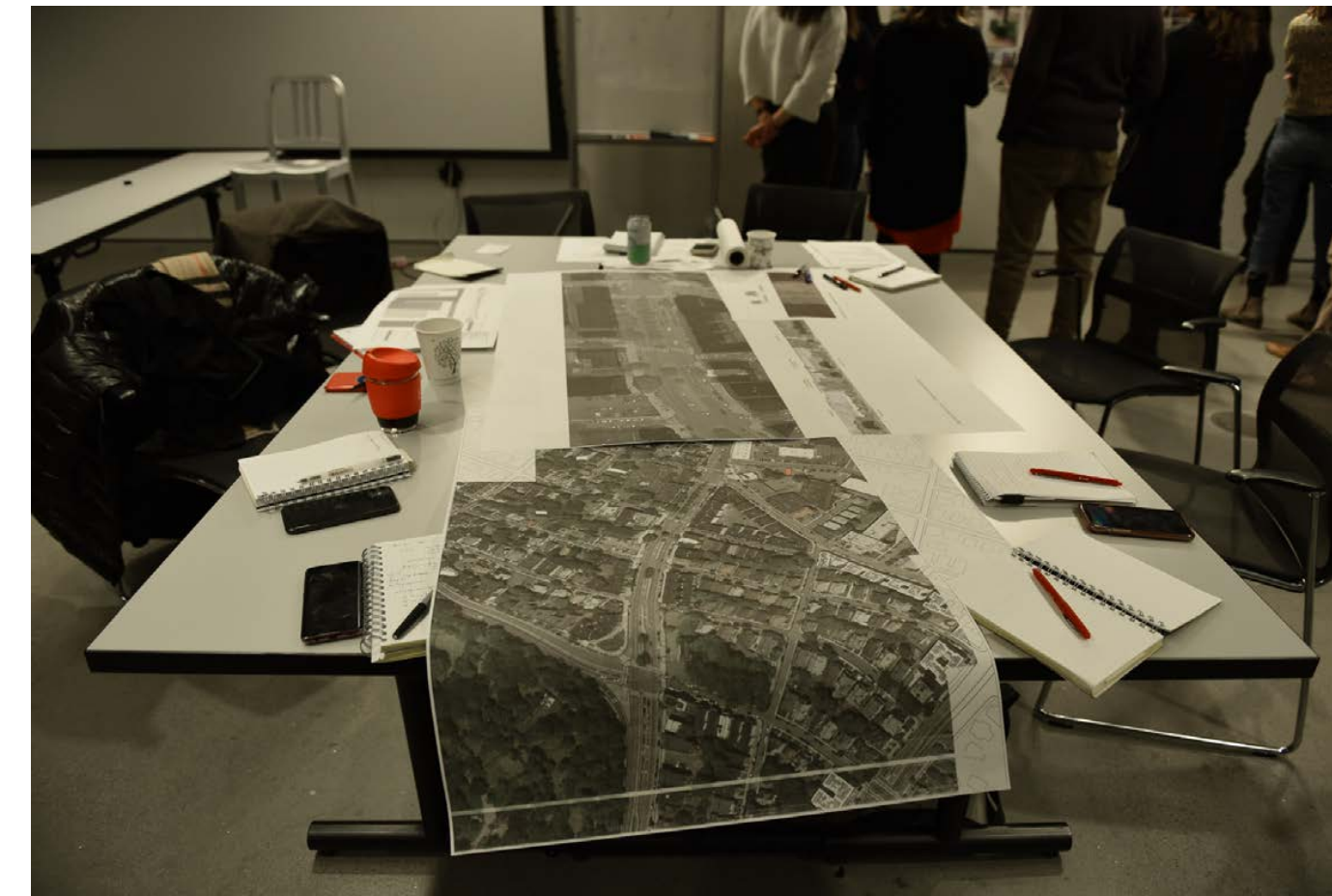
Laura Devine
Melanie Silver
Adam Anderson
Dane Clark
Diana Tsang
Gunn Chaiyapatranun
Josh Aronson
Stacy Krieg
Yuan Zhang



Introduction

This project explored opportunities in designing a median located on Blue Hill Avenue for the Greater Grove Hall Main Streets organization. The goal of the project is for Payette to provide visual leadership through a set of documents which can be presented to a range of stakeholders to gain support and funding for the renovation of this median, as well as develop a language for how to design other medians in the area. With the input of local stakeholders and Greater Grove Hall Main Streets Organization, Payette is able to provide a creative visual representation for future installation.

The project team researched possible sustainable strategies ranging from rain-gardens and pervious paving for managing storm water runoff, to specific plantings and ground cover for help with the urban heat island effect. Simultaneously, the design looked for opportunities to incorporate public art, vibrancy and color, as well as place-making for community members, to create a green space of respite in an otherwise hard and concrete environment.



About Greater Grove Hall Main Streets

Greater Grove Hall Main Streets (GGHMS) is a non-profit community organization that works to promote the economic success of a diverse business district while maintaining the historical character of the neighborhood.

Greater Grove Hall Main Streets partners with the City of Boston, private businesses and community stakeholders to improve the economic vitality of the Greater Grove Hall area such that residents can enjoy the benefits of development without displacement. We take an active role in advocating, planning and supporting economic development in the Greater Grove Hall area.

Given the rich and diverse assets of the Greater Grove Hall area we are working to increase the number of people who view Grove Hall as a destination to, "Visit" "Shop" and "Enjoy" and as a result create more permanent jobs, an optimal mix of businesses and recreational experiences that meets the needs of the residents and visitors to the Boston area.

-Excerpted from the Greater Grove Hall Main Streets "About Us"

GGHMS has five organization goals as follows:

- IMPROVE the economic success of existing businesses, recruit new businesses to the area and help foster entrepreneurship and innovation
- BRIDGE the digital divide between the consumers of technology and the producers of technology.
- MAKE Grove Hall "Cleaner and Greener" which will improve the economic success of the area, and make it more sustainable and resilient.
- ENHANCE the quality of life by increasing public art, placemaking, festivals and public safety.
- ENSURE the long-term viability of Greater Grove Hall Main Streets.



Existing mature trees with poor soil conditions. Also frequent "j-walkers" cross the median at places other than the crosswalks.



South end of the project median with a pedestrian crosswalk and adjacent bus stop.



Another median on Blue Hill Ave where a similar design could be implemented.



North end of the project median looking towards the commercial district of Greater Grove Hall.

Existing Conditions

The medians in Grove Hall along Blue Hill Ave are in need of a makeover. They tend to be brown and muddy due to poor soil quality, pedestrian desire lines, and litter. The medians with trees and grass are currently maintained by the Boston Parks Department. They maintain plantings at the north end of the median and regularly mow the mostly barren soil during the summer months. However, the medians have a string of healthy, mature trees that are valued by the community for their beauty and shade. Maintaining and enhancing the health and beauty of the existing trees is key for a successful project.

The median has crosswalks on both ends that are coordinated with traffic lights for pedestrian safety. However, many community members use the median as a place of respite and safety as they cross Blue Hill Ave at places other than the crosswalks. This serves to further compact the poor soil and trample any vegetation.

The profile of the median is currently crowned up the bases of the trees in the middle. This sheds the rainwater off the soil onto the roads preventing it from watering any plants on the median and adding volume to the combined sewer system.

Vision

A new landscape design for the Blue Hill Ave median could help to define the existing diverse business district and signal the economic fortitude of the community. Further investment into the public space will support the ongoing efforts of GGMS and help foster community pride. A unique design along Blue Hill Ave will help to create a sense of place and identity for the neighborhood and transform a long-term eye sore into an asset. The median's design offers spaces for the display of local art work, creating opportunities for community members to occupy and engage with the space and art. In addition, the beautification of the median improves the environmental benefits of the land by reducing rainwater run off and mitigating urban heat island effect.

The primary **goals** of the design are to:

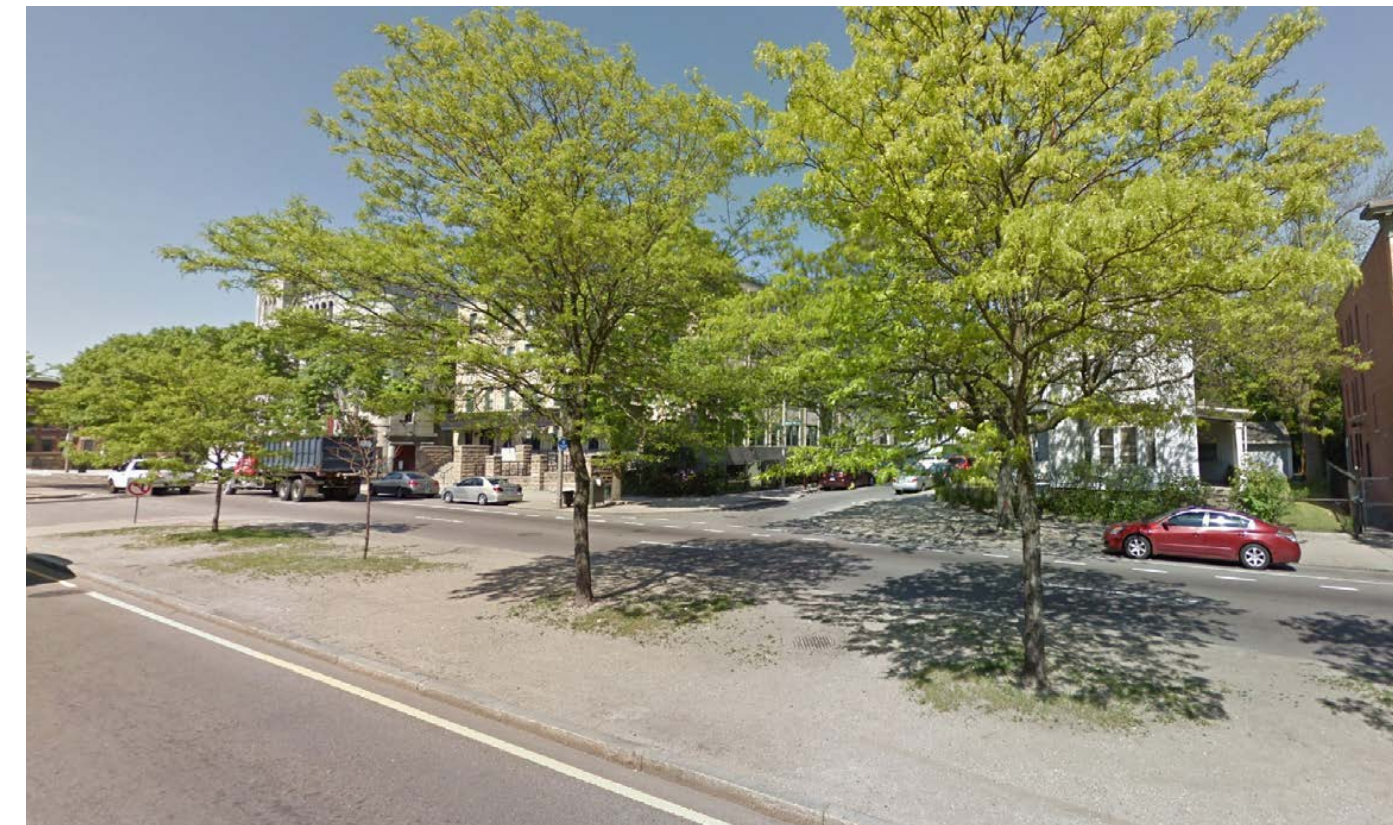
- Support the ongoing efforts of GGMS within the community
- Create a sense of place and identity through color and design
- Improve the environmental benefits of the land
- Discourage j-walking across the busy road
- A design that can be replicated on additional medians along Blue Hill Ave
- A budget-wise strategy that can be publicly funded through the City of Boston

The design **constraints** are both environmental and practical. They are to:

- Preserve the existing healthy, mature trees.
- Minimal disturbance to the existing ground (in order to maintain the trees) prohibiting major re-grading
- The trees are at the top of a crown causing rainwater to shed off of the median
- There is heavy salting during the winter months that sprays at least onto the edges of the median
- No additional irrigation can be provided
- Trash removal needs to be easy
- Cannot disturb existing utilities such as street lights and pedestrian crossing signs
- Electrical utilities run below the median

Why not green infrastructure?

While the project was initially considered as a green infrastructure (GI) intervention, the above constraints led the design team and community partner to decide this median was not an ideal candidate for this type of intervention. The preservation of the existing trees is a vitally important consideration in this design, and the transformation into GI would put the trees at risk. Considering the changes which would be required in order to create a functioning GI intervention, including regrading, cutting deep depressions, extra salt deposits and underground utility conflicts, it was decided that this could be more destructive than beneficial to the site. Additionally, the current available i only available for projects within the Charles River watershed. Unfortunately, Blue Hill Avenue does not fall within that area.



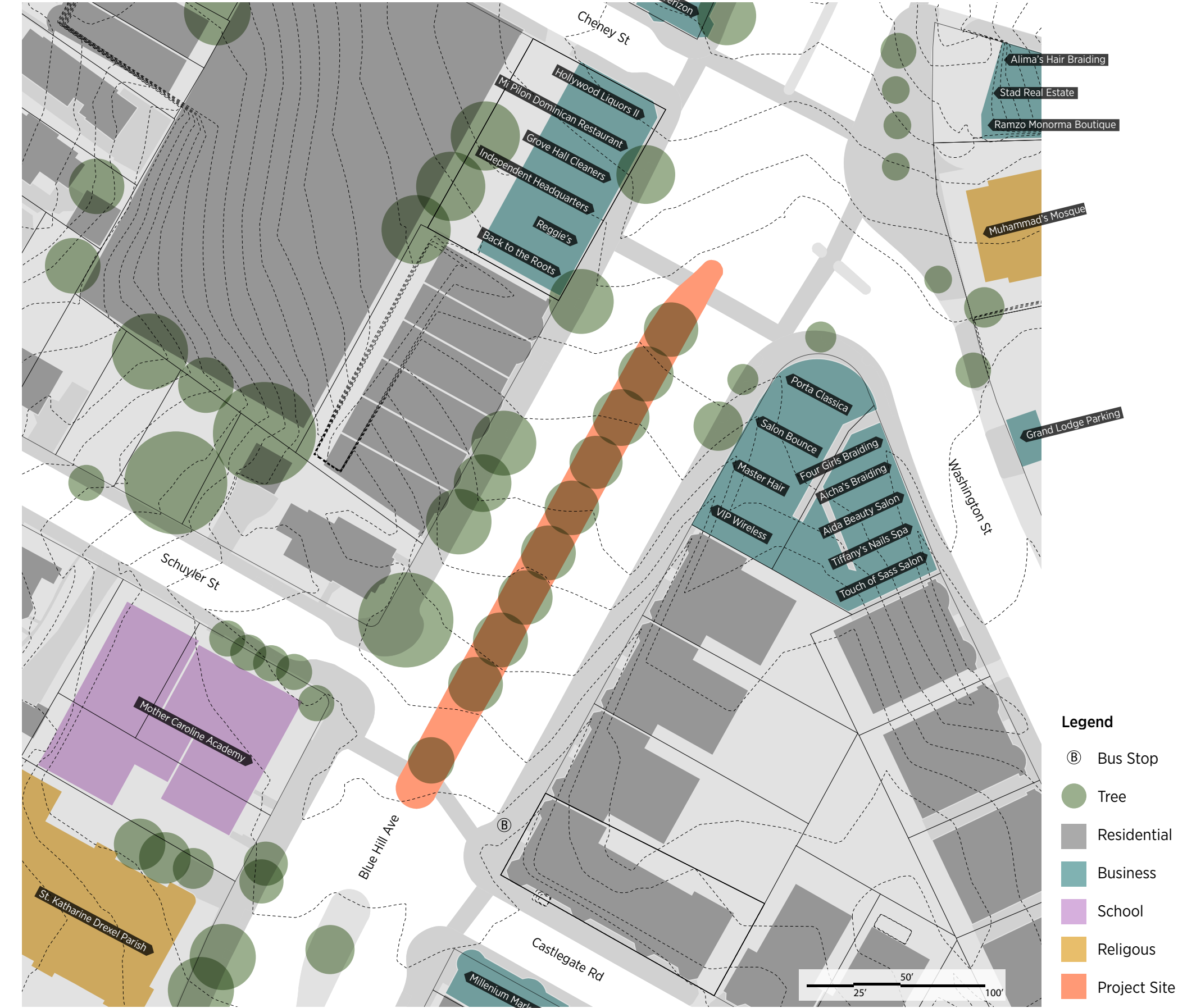
A string of existing healthy, mature trees that run down the center of Blue Hill Ave.

Site Analysis

The Greater Grove neighborhood has a successful, diverse business district as well as several community assets. Blue Hill Ave connects many communities in Boston and runs alongside Franklin Park Zoo.

Key community assets include small locally-owned businesses, a branch of the Boston Public Library, the adjoining Grove Hall Community Center, a variety of places of worship, and two schools.

- Legend**
- Bus Stop (B)
 - Bus Route
 - Residential
 - Business
 - School
 - Religious
 - Public Services
 - Project Site
 - Future Applications



On the north end, the project median points into a significant intersection between Blue Hill Ave and Washington St. This intersection is home to commercial as well as religious buildings, and defines one edge of the business district.

On the south end, the project median is directly adjacent to the Mother Caroline Academy and St. Katherine Drexel Parish which are key community stake holders.

The topography of the streets slopes downward to the north, and the median changes 7' in elevation from north to south. The adjacent blocks also have several trees which offer shade to the street.

Site Size Comparison



The Blue Hill Ave Median is 22' wide at its widest. To understand the scale, a series of familiar Boston medians are presented. The Blue Hill Ave median is about 7' wider than both the Upham's Corner and Seaport Boulevard.

Mattapan Square had a median greening project but was restricted by a 4' width. Raised beds with flowers were installed to add greenery and color to the community while trying to impede j-walking.

Boston's Rose Kennedy Greenway has a generous width of 134' which beautiful park-like landscapes were installed. The undulation of topography and distance from the road makes this project especially enjoyable.



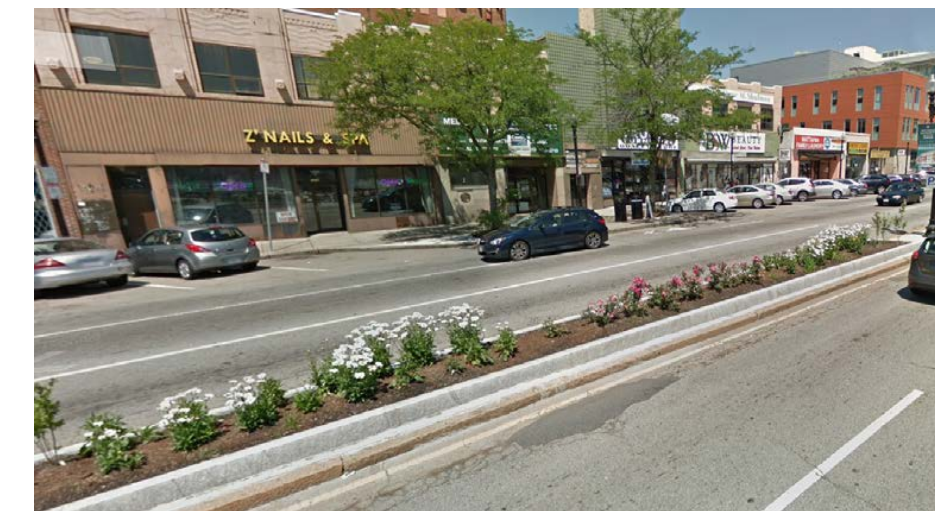
SITE - BLUE HILL AVE
MEDIAN WIDTH: 22'



UPHAM'S CORNER
MEDIAN WIDTH: 15'



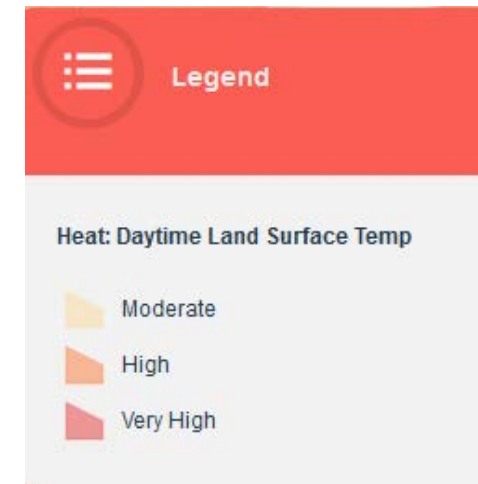
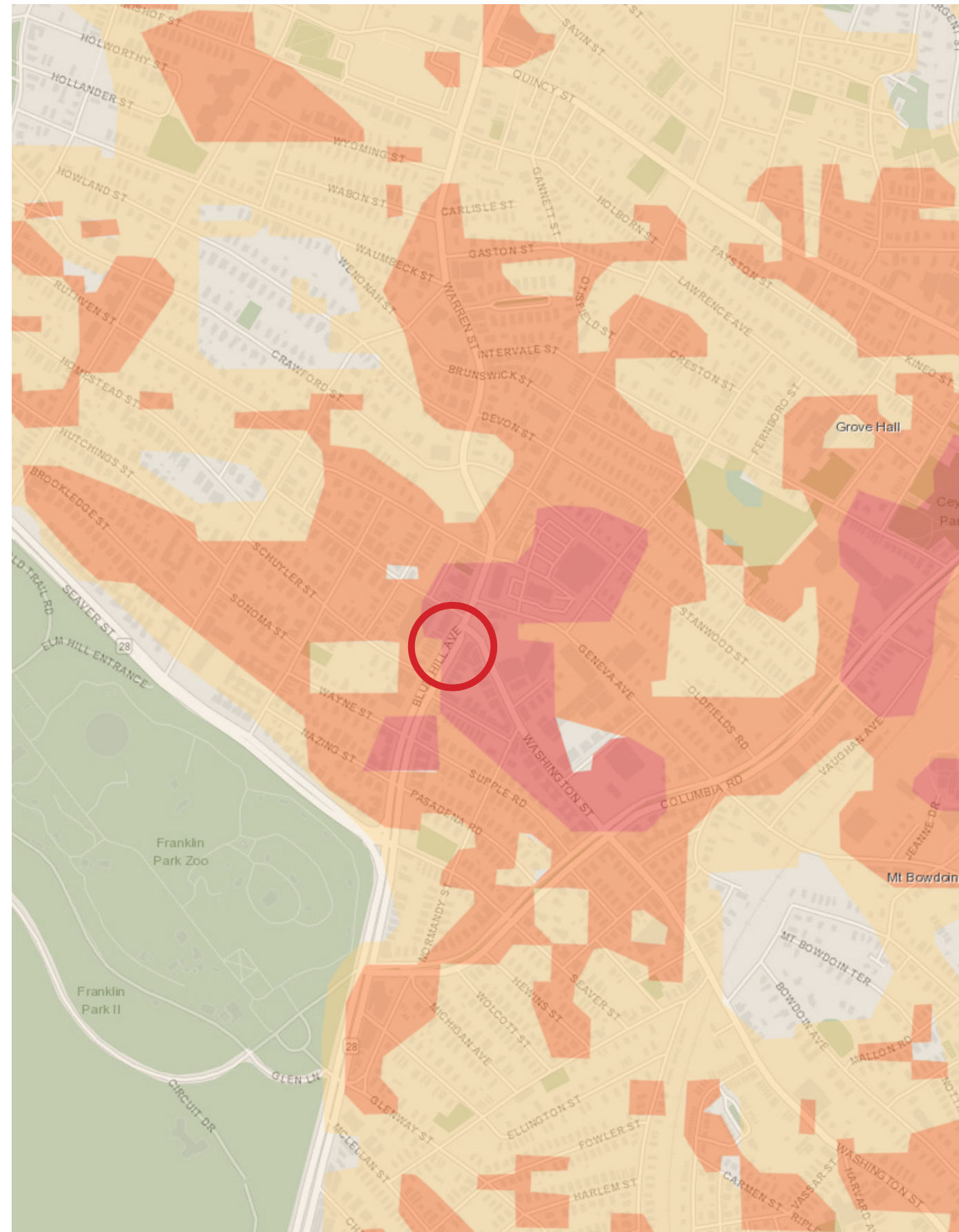
SEAPORT BOULEVARD
MEDIAN WIDTH: 15'



MATTAPAN SQUARE
MEDIAN WIDTH: 4'



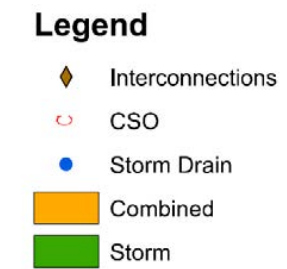
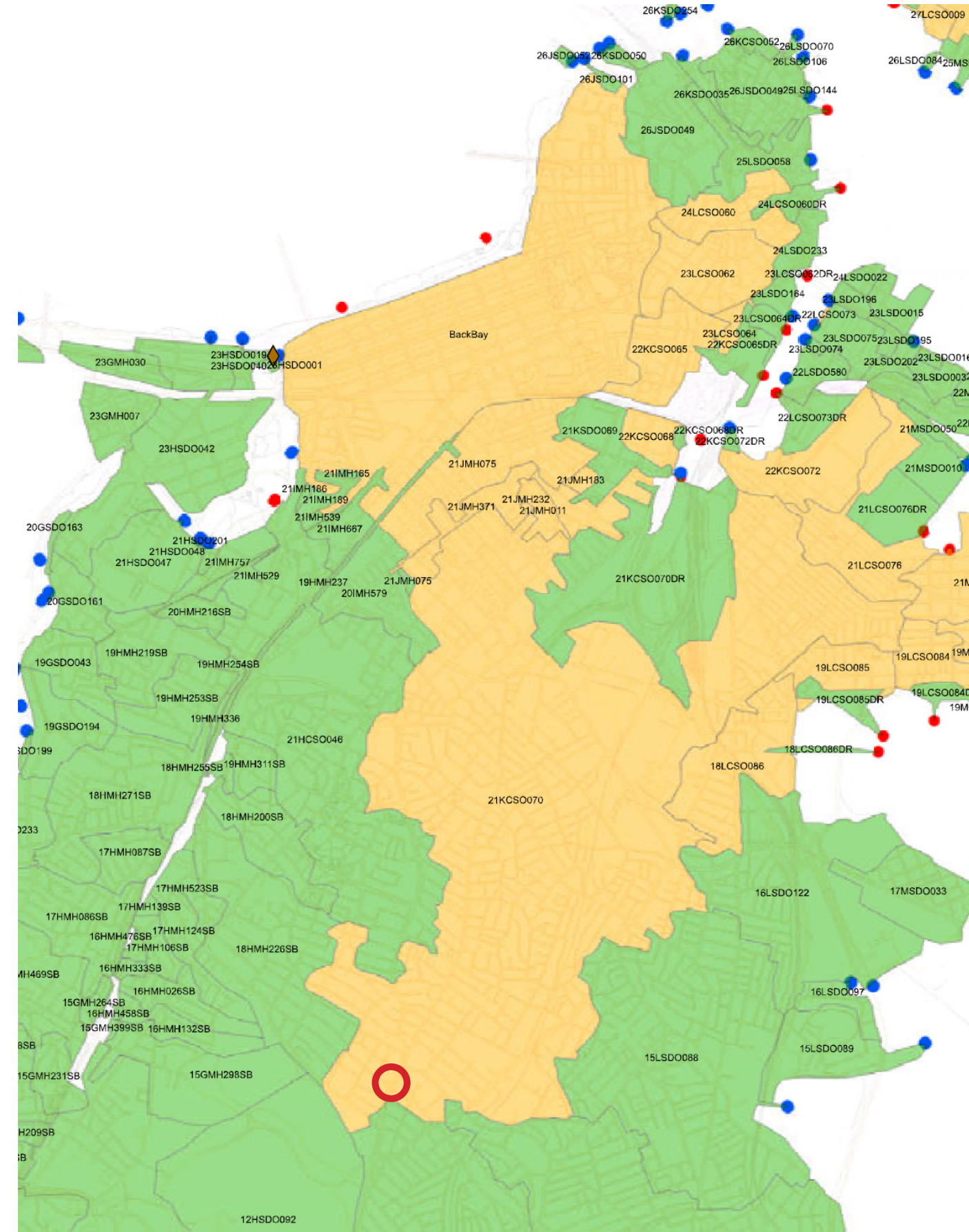
ROSE KENNEDY GREENWAY
MEDIAN WIDTH: 134'



Heat Risk

Climate Ready Boston explores which areas of the city are projected to be at risk of extreme heat (due to rising temperatures and the urban heat island effect).

The Greater Grove Hall neighborhood shows an increased risk of extreme heat. This can be mitigated in part by increasing vegetation and using lighter colored, more reflective hard surfaces.



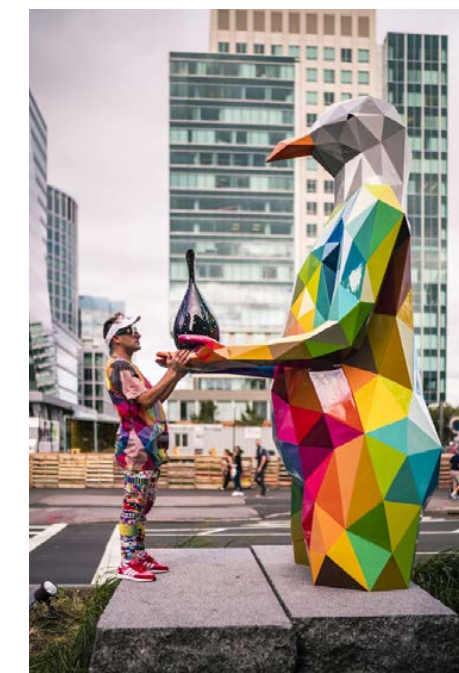
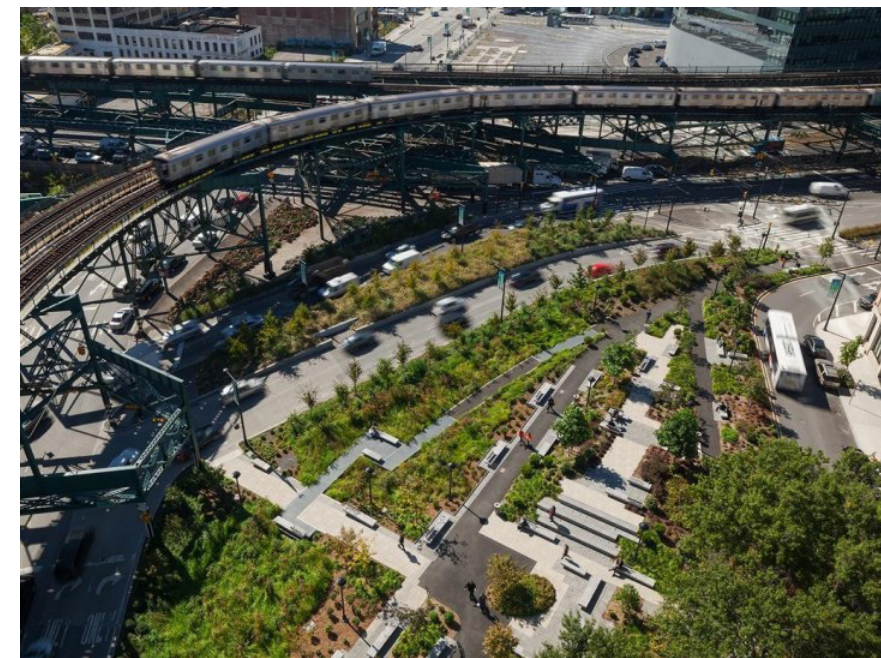
Storm water Management - Combined Sewage Overflow (CSO)

The Greater Grove median falls in the storm water catchment area that is part of a combined storm water and sewage system. Combined sewers collect both wastewater and storm water which are diverted for treatment. During large wet weather events, combined sewers may reach capacity and the untreated wastewater is diverted to CSOs that flow directly into local bodies of water.

Hard, impermeable surfaces do not allow storm water to absorb into the ground, which contributes to the amount of rainwater diverted into the sewer system, exacerbating this issue of CSO drainage. CSO events can be minimized by increasing the amount of rainwater put back into the soil rather than the sewer system with pervious surfaces within the city.



DUTCH KILLS GREEN
LONG ISLAND CITY, QUEENS, NYC
WRT MARGIE RUDDICK LANDSCAPE
 The Dutch Kills Green in Long Island City highlights and contrasts moments of lush, vibrant colorful plantings woven between sculptural rockscapes. The plants are drought-tolerant and non-invasive.



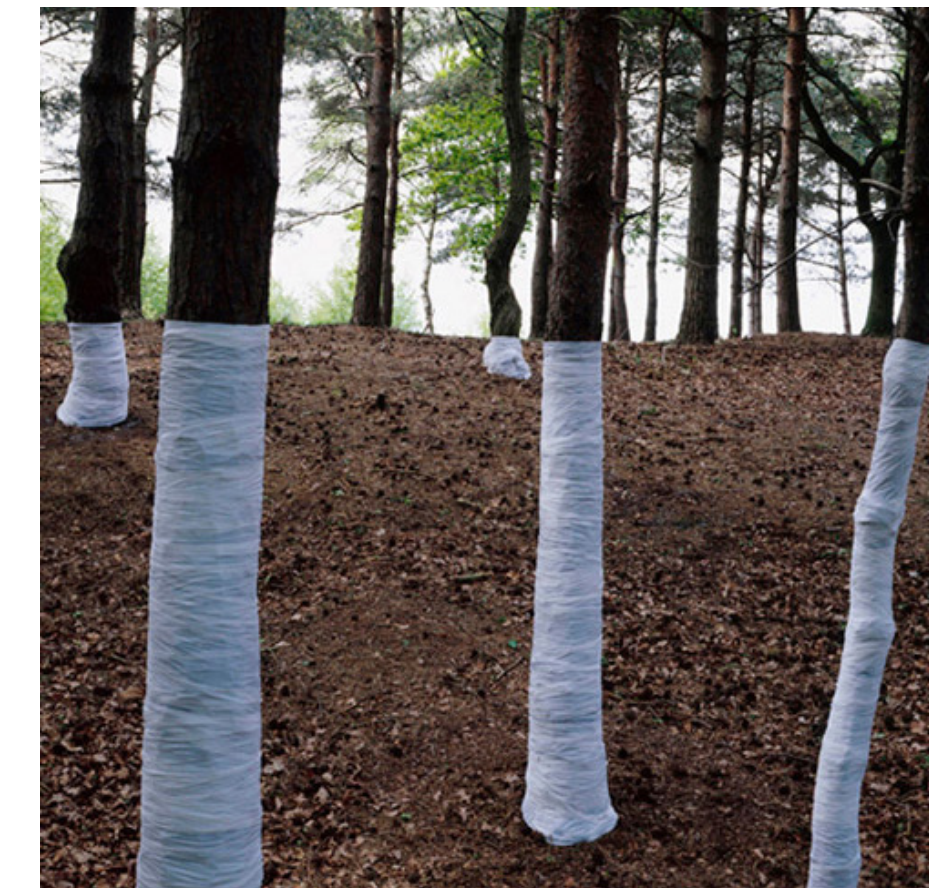
AIR SEA LAND
SEAPORT BLVD, BOSTON
OKUDA SAN MIGUEL
 Stone plinths lift and highlight colorful artwork located at alternating intersections up and down Seaport Boulevard's median.



COLUMBIA ROAD PROPOSAL
SEAPORT BLVD, BOSTON
NBBJ
Nearby streetscape project including green infrastructure.



THE BLUE TREES - KONSTANTIN DIMOPOULOS
MONTCLAIR ART MUSEUM YARN BOMB TREE, LINE - ZANDER OLSEN
The existing trees in the median provide a beautiful natural landscape, but can also lend themselves as a place for artistic opportunities as seen in these examples of tree art which bring additional color to the surrounding space.





LIGHT HUED STONE



PERMEABLE SURFACES AND DROUGHT-RESISTANT, EASY TO MAINTAIN PLANTS



SEVEN MAGIC MOUNTAINS BY UGO RONDINONE
SEVENMAGICMOUNTAINS.COM

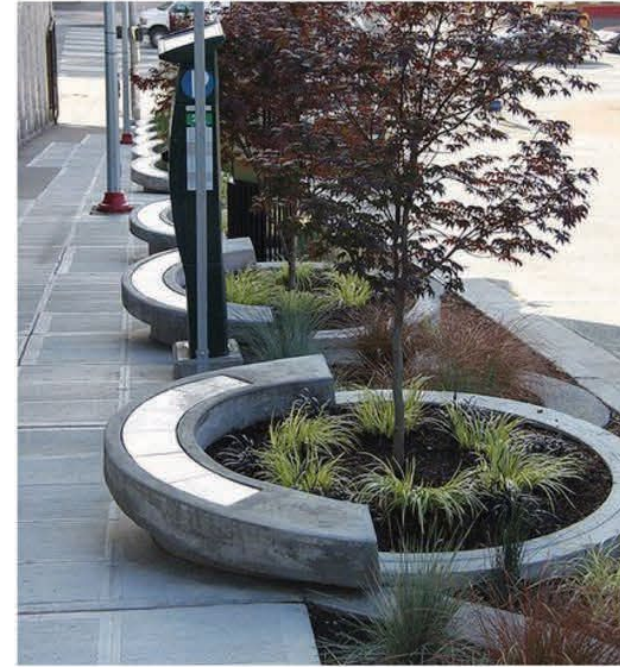


BY HYBYCOZO HYBYCOZO.COM



THERE'S NO PLACE LIKE HOME BY EUKA HOLMES
EUKAHOLMES.COM

COLOR THROUGH PUBLIC ART BY LOCAL ARTISTS, SCULPTURE, AND PAINT



PUBLIC BENCHES



ARTISTIC LIGHTS / GLOWING ART

For placemaking, public safety, and public art. Fluorescent paint and decorative lighting could be changed to create different visual appeals on pots, pebbles, stepping stones, and tree stumps.





PLANTING STRATEGY

Planting is an important element of the design. Two colorful perennial gardens at the cross walk, with one 'braided river' of planting and natural materials flows from one end of the median to the other.

We use two ornamental grasses that have different colors and volume to create contrast and visual interest. They are both hardy, salt tolerant species, and are easy to maintain (cut back once a year after fully established).

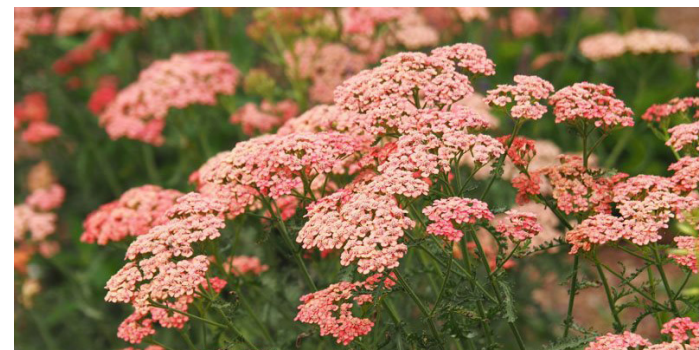
In the perennial gardens, we select species and the palette based on these criteria: 1. Thornless 2. Seasonal interest throughout the year 3. Attracts pollinators. 4. Hardy. These planting provides educational opportunities for kids to learn about nature, ecology and sustainability.

ORNAMENTAL GRASS PLANTING

- A *Carex pennsylvanica* Pennsylvania sedge
- B *Helictotrichon sempervirens* Blue Oat Grass



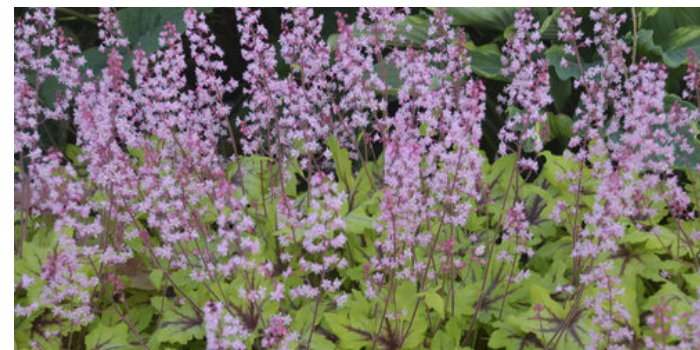
Anemone tomentosa 'Robustissima' Japanese Anemone



Achillea millefolium Yarrow



Nepeta Catnip



Heucherella 'Pink Fuzz' Foamy Bells



Ilex verticillata Winterberry



Allium Onion



DIVIDERS / GARDEN EDGING

Community groups and residents may want to have a small garden in the median. The edges of the garden can be created using various natural objects.



Site Plan

**INSPIRATION:
FRIENDSHIP BRAID**



A
Decorative plantings at end nodes



B
Benches surrounding existing tree



C
Public art location



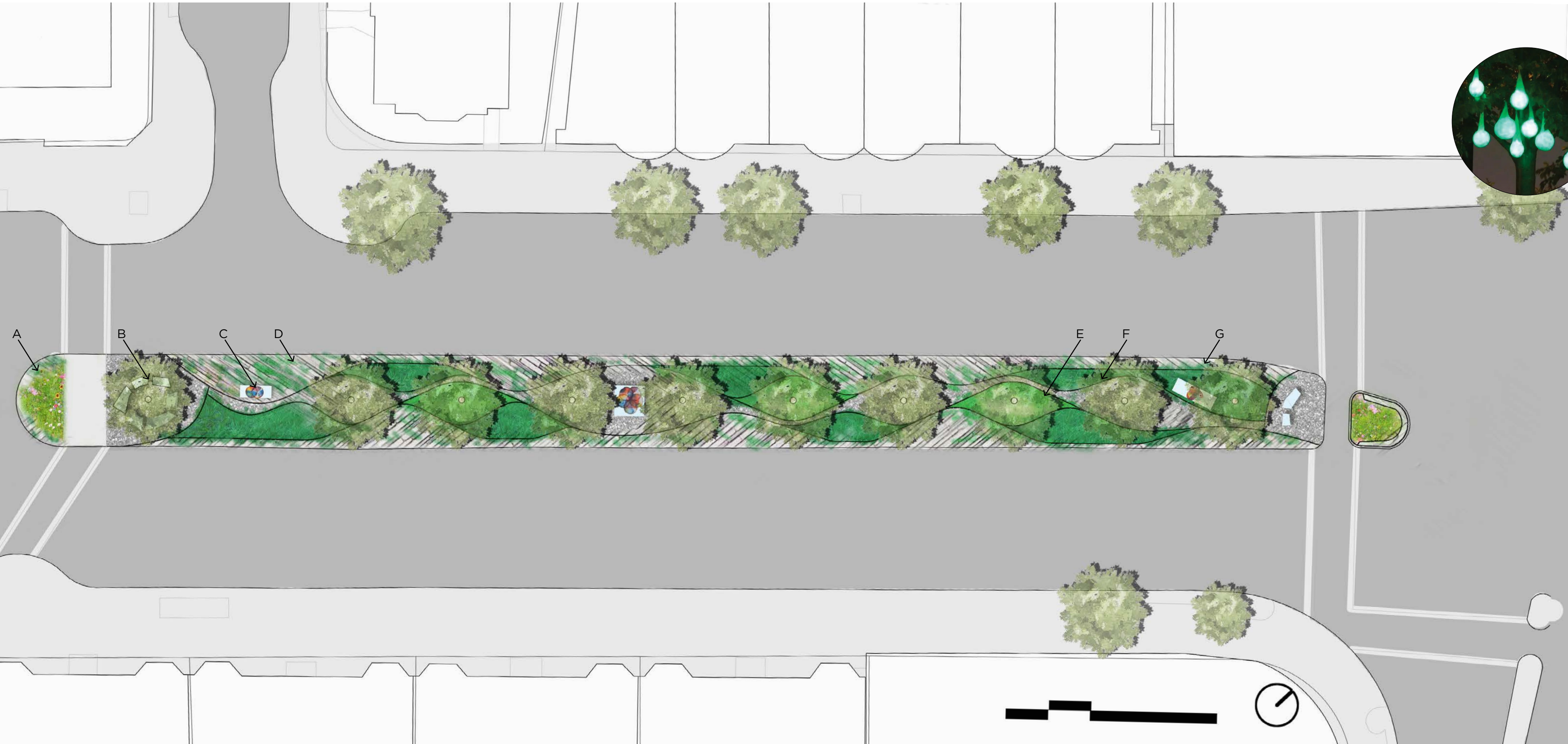
D
Green plants mixing with stone



A'
Educational signage



D'
Natural divider



E
Tree decoration

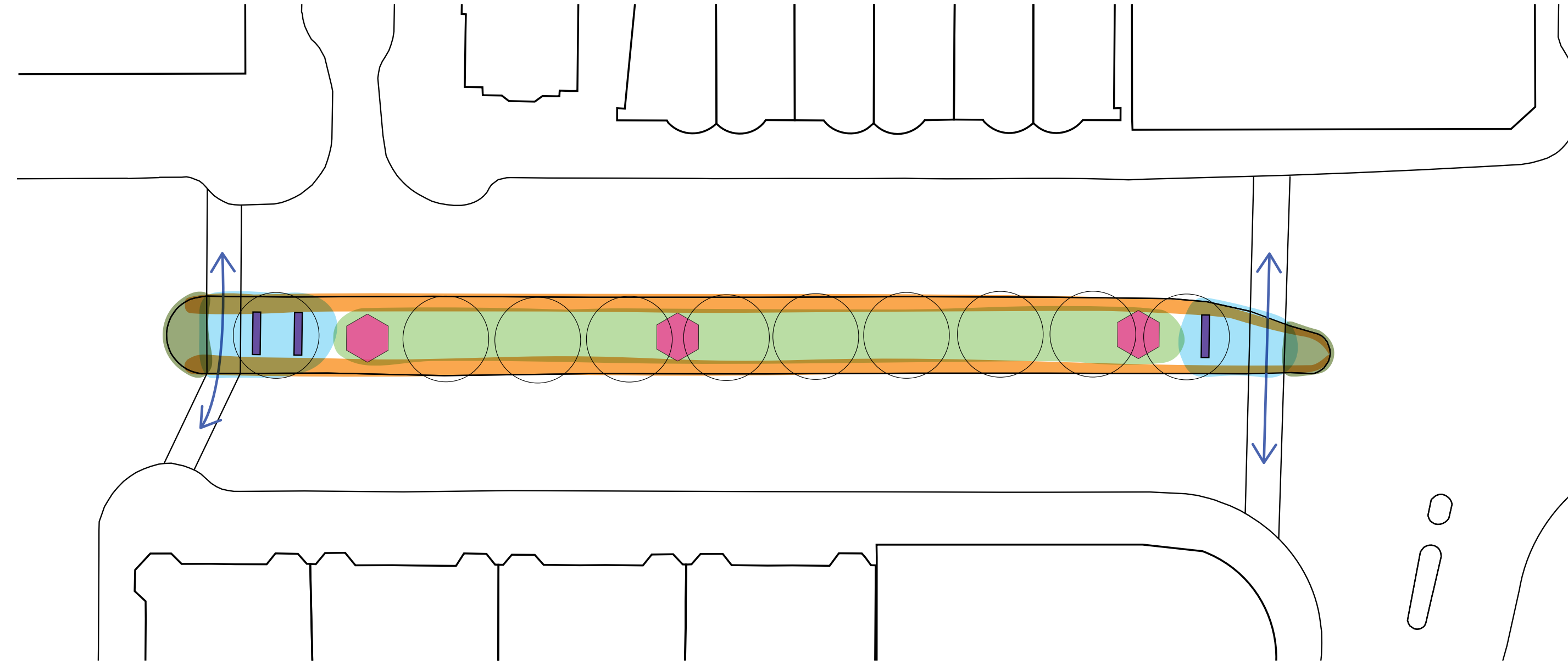


F
Low maintenance green plants



G
Directionally laid stone

Median Zones

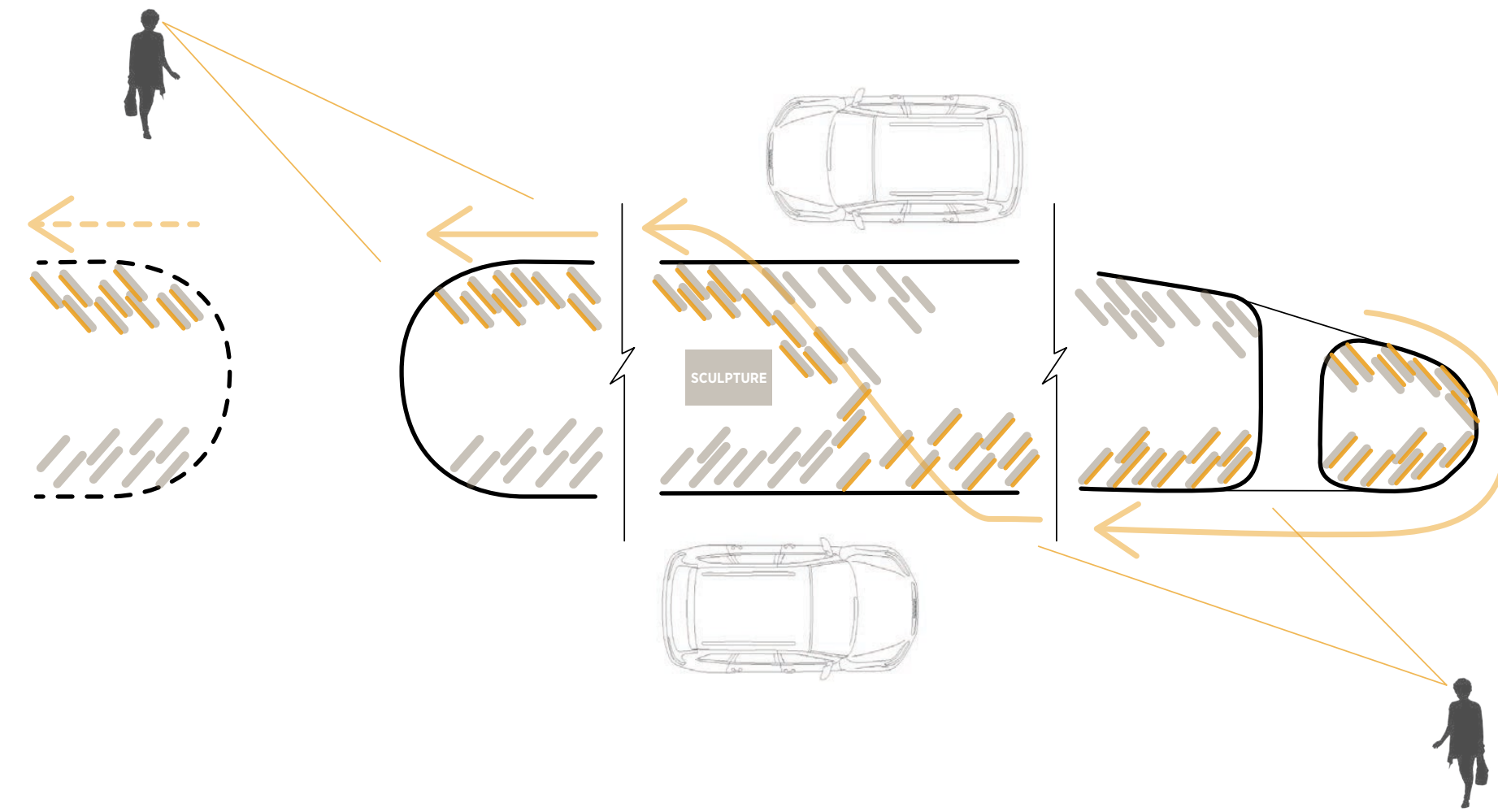


- Legend**
- Pedestrian Crossing
 - Occupied
 - Bench
 - Street Buffer
 - Existing Tree
 - Landscape Braid
 - Sculpture
 - Decorative Plantings (maintained by City of Boston)



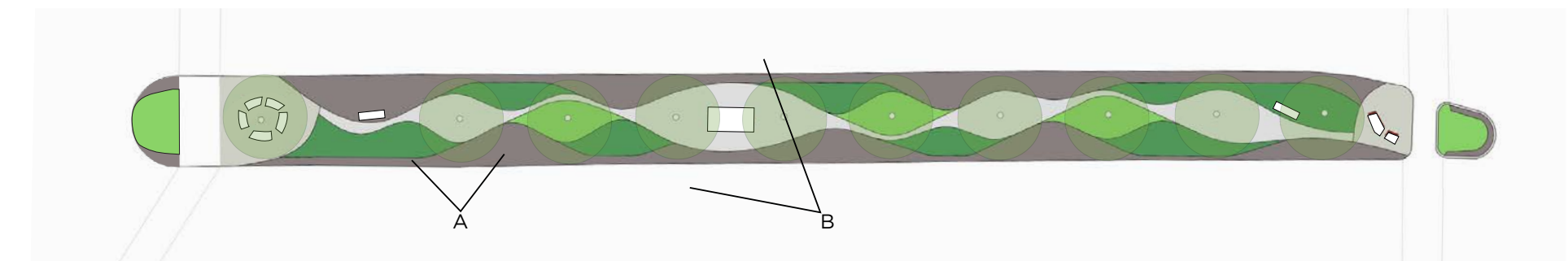
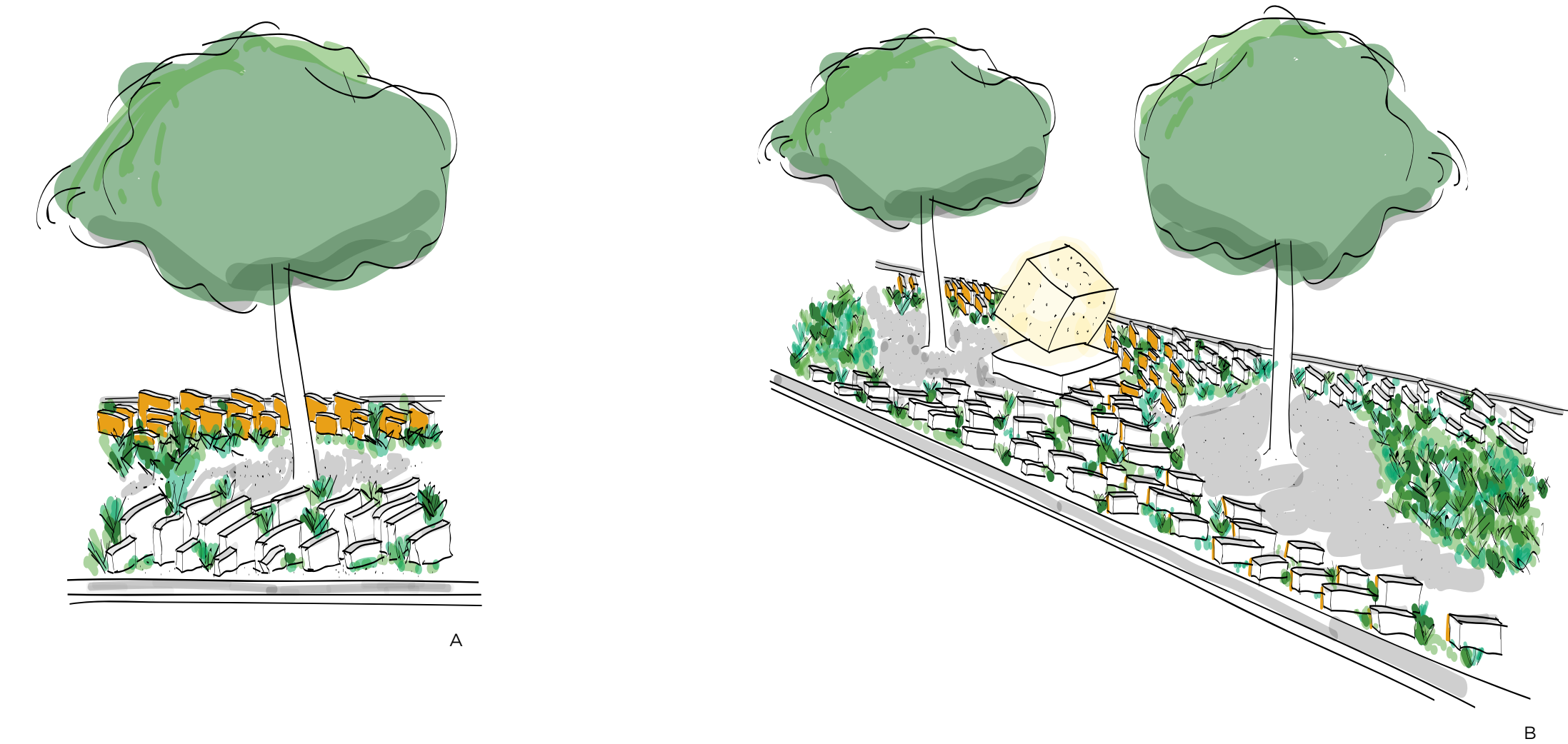
Concept Image

Diagram



Light colored stones circle the median in a chevron pattern in order to buffer against salt spray in the winter and hazardous pedestrian j-walking. At moments, one side of each stone is painted with a bright color, shown in yellow, to lead your eyes through the composition. The painted thread begins at the head of the median on the north side near the commercial zone and crosses over the center of the median at the sculptures on display. The paint is always on the side opposite car traffic, so as not to distract drivers, but to offer a surprise to people walking through the neighborhood.

Design Vignettes



Concept Sections



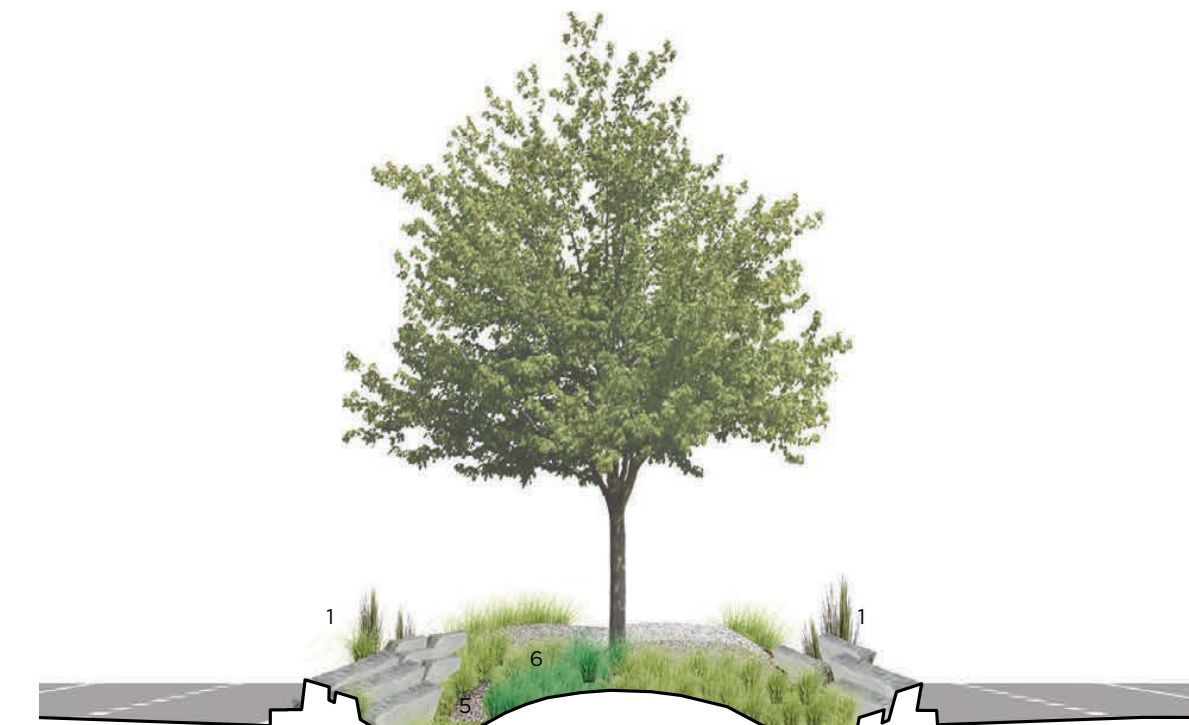
Section A — Occupiable Bench



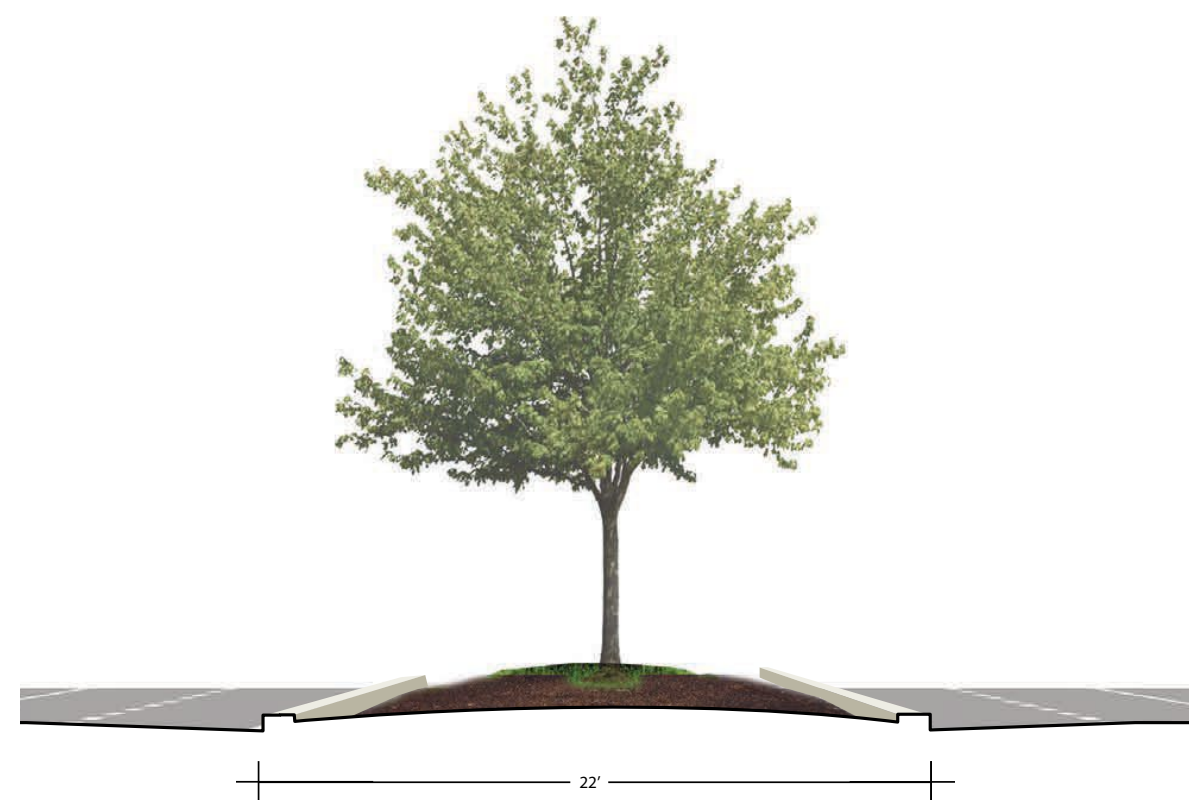
Section B — Central art platform



Section B — Central art platform



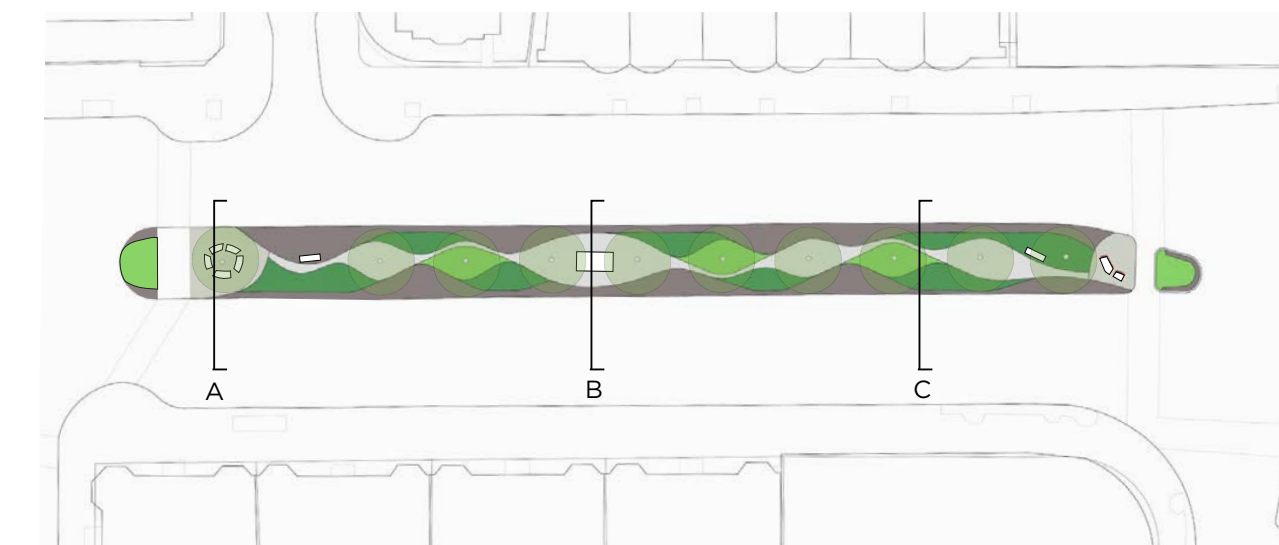
Section C — Green carex plantings



Existing Condition

Features

- 1 Protective Stone Slabs
- 2 Art Plinth/Bench
- 3 Art Piece
- 4 Tree Trunk Installation
- 5 Gravel
- 6 Carex Plantings



Key Plan



Existing Street Section

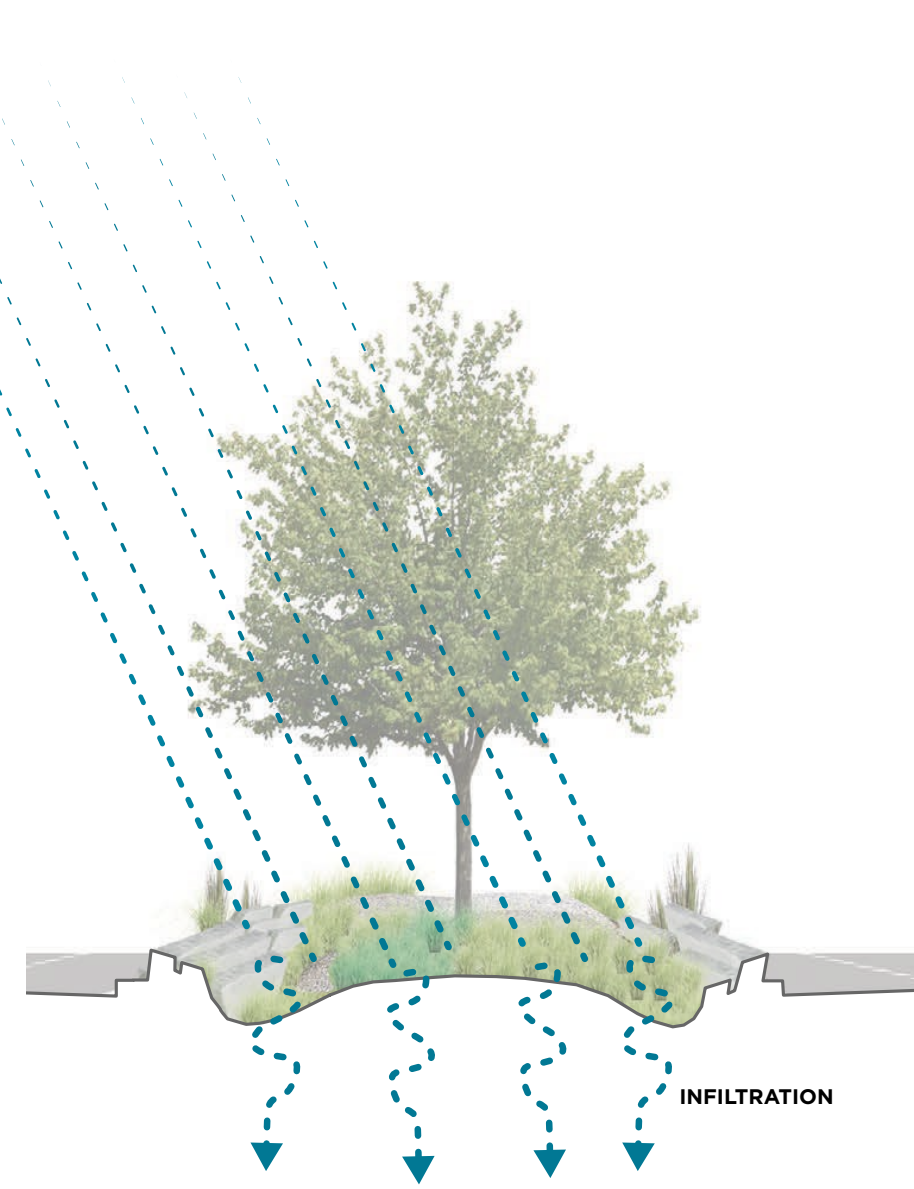


Proposed Street Section

25

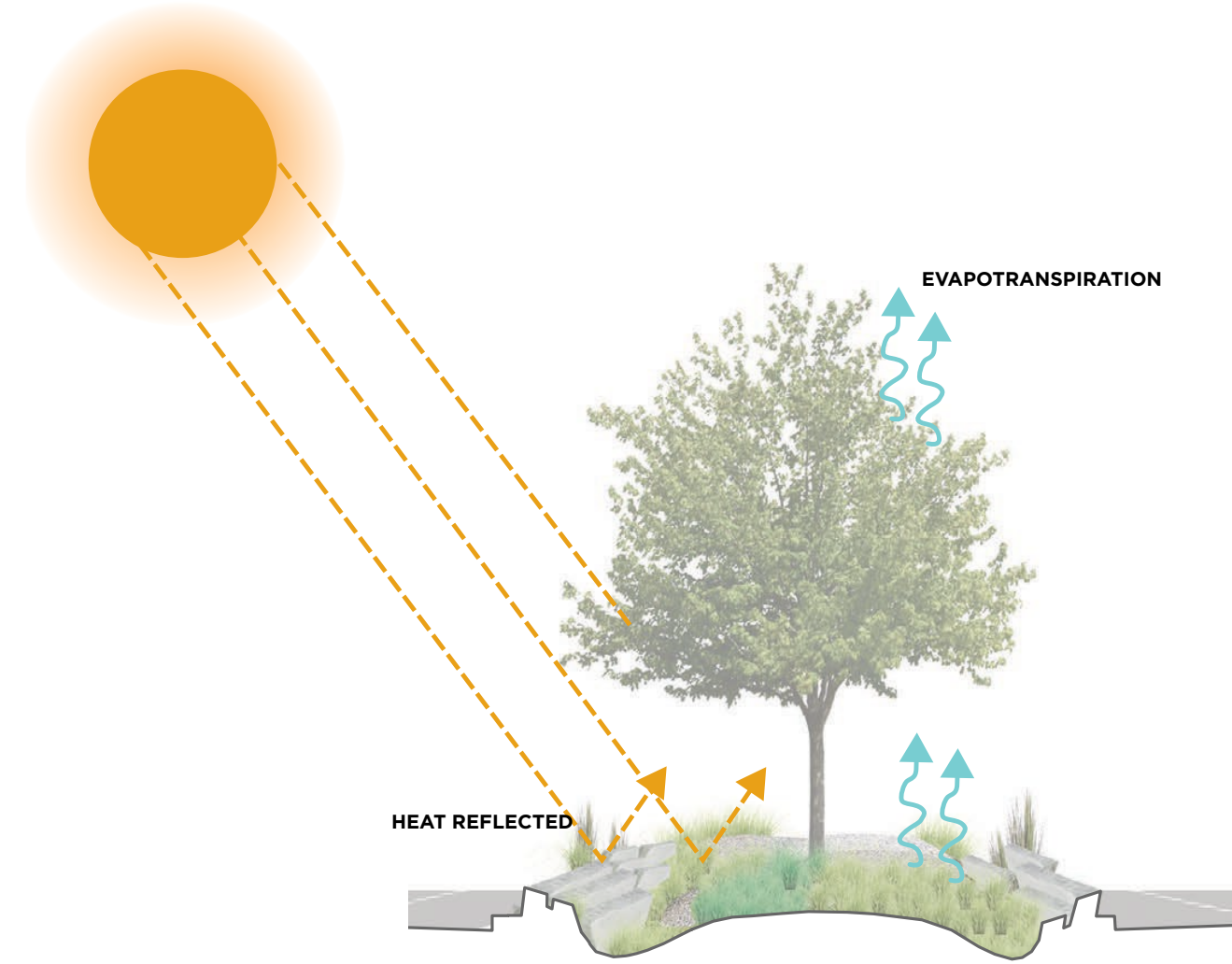
26

Sustainability



Storm water Infiltration

Rather than packed dirt which has a poor ability to allow storm water to infiltrate, the median will be almost completely porous. Gravel, plantings, and porous pavers will allow all storm water that falls on the site to infiltrate back into the ground. This will reduce the total storm water runoff for the catchment area that the median is in and contribute to reducing the occurrence of CSO events.



Urban Heat Island Effect




Adding more plants, maintaining the existing tree cover, and installing light colored, pervious hard surfaces helps to reduce the urban heat island effect. This will create a cooler micro-climate along Blue Hill Ave during hot summer months.



Urban Scale Application

The unique design language of the median can be applied to additional blocks on Blue Hill Avenue. Median renovations can help to define this district as a destination and provide a beautiful and sustainable amenity for the residents.

Legend

-  Band of color connecting multiple medians
-  Band of protective stone
-  Sculpture location

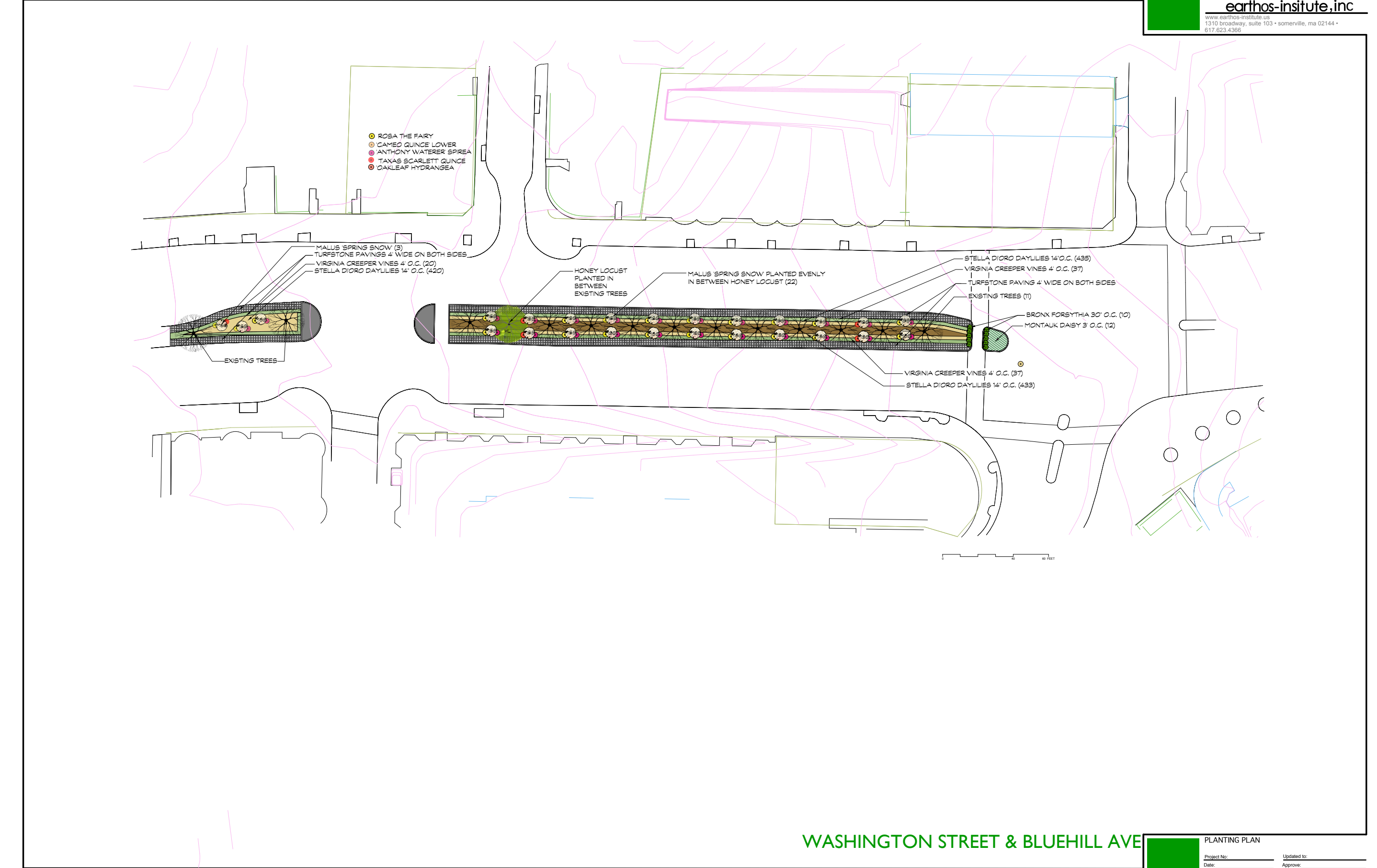


2020 MLK DAY OF SERVICE

**GREATER GROVE HALL
MAIN STREETS**

PAYETTE

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earthos-insitute inc
www.earthos-insitute.com
1310 Broadway, Suite 103 • Somerville, MA 02144 •
617.652.4366

WASHINGTON STREET & BLUEHILL AVE PLANTING PLAN

Project No: _____
Date: _____
Approved: _____

Public Feedback

The major concern from the community was maintenance. Maintenance was one of the things taken into consideration when the design was created. Another concern was given the length of the block, should there be a cut through. One question concerning the cut through is, will it encourage “jay walking” since there is no crosswalk there.

One inspiration for the design was that the area has lots of cement, asphalt, concrete e.g. sidewalk, streets, brownstone buildings, etc. In addition to creating a heat island effect, it's very “cold.” The increased use of plants, and small stones is to provide a sense of nature, a visual respite in the area. We kept in mind, this median was the front yard for a lot of residents and would make walking a more enjoyable experience.

Garrison Trotter Neighborhood Association:

We would like some colorful flowers that can also withstand the weather so that maintenance is not an issue.

We would also like art/sculptures to reflect the history and culture of the neighborhood.

Blue Elm Unites Estates

Improving the curb appeal of the medians located in the Grove Hall/Blue Hill Ave section of Dorchester. It is something that is needed.

The tree lighting not only provides an opportunity for public art, but will improve public safety by bringing more light to the area at night.

Mother Caroline Academy:

We like the general concept of the design.

The location is not a safe one, therefore we would be hesitant to send kids to do hands-on projects in the median unless there will be some barriers to protect people from the traffic. However, we would be interested in doing beautification projects such as art displays.

Pasadena Supple Columbia Roads Neighborhood Association:

I like the general idea of the proposed work.

My concern lies in what the plan is for maintenance and upkeep. Who will maintain the trees, grass, and flowers? How do you mitigate the ongoing issue of people throwing trash in medians? Could you or would you consider letting a local artist design whatever you are going to put in the medians?

Robert Chabot:

Conceptually I like this plan. I was also part of this exercise with Payette. I would say I don't have concerns about it. Adding green space to reduce the urban heat effect is a great idea. Making sure there are pedestrian cut-throughs across the medians is also important because people will do that anyway. Maintenance availability should be a major consideration, and along with that goes plant choices, watering requirements, choice of building materials, etc. The DOT has site-line regulations that need to be adhered to for the safety of drivers.

Patricia Loheed:

Grove Hall deserves a first-class Blue Hill Ave streetscape that can be maintained to a high level in a cost-effective way while doing traffic calming and increasing pedestrian safety, plus mitigating heat island effect. Green complete streets that reduce peak stormwater runoff are also helpful in that they increase percolation of rainfall into the fresh groundwater and aid plant growth.

Increase durable, native plants that are tough cultivars, disease-resistant, replicate, or fill in quickly, which are hard to kill and easy to maintain. Median plants and trees need to be salt and saltwater spray tolerant. Plants, where plowed snow piles accumulate, need to be snow weight tolerant.

The granite is an excessive expense for what it gives. For me “armoring” the median strip sends the wrong message; Roxbury/Dorchester needs more green soft plantings that are tough enough to survive City maintenance crews. Granite is one of the most durable materials there is, but it will collect street blown litter in the cracks between and be a maintenance headache.

Patricia Loheed:

Provided the following information and the attached drawing.

“I also have an attractive, cost effective idea for the Blue Hill Median strip that has trees and soil, that uses a precast concrete perforated paver that can work as a rain garden in a band 3 or 4 ft wide along the longitudinal curb lengths on the median that I thin BWS would buy into. It could be paired with really tough, native, low growing (4ft max to 16”) shrubs and perennials that are known to increase number/size and cover the ground scape. So, the rain garden would store and release water to the new plantings, plus existing the trees. We could just do a low maintenance, stable 3-inch layer of stone mulch under the trees in the middle which could be leaf blown or raked once a year. That should make the park maintenance folks happy. “

“I am suggesting a 4' wide precast perforated paver edge 4 or 6 inches below top of curb to catch and infiltrate rainwater into the treed planting median, inboard on both sides will be vines, daylilies and mixed masses of hardy native shrubs that are salt tolerant that retain more of the collected soil moisture. The area under the existing Honeylocust trees will have a crushed stone mulch that is easy to rake, or leaf blow, which will also retain soil moisture. No more mowing. There are also vertical, narrow width short disease resistant crabapples. In the midst of the shrub beds that will add seasonal color in all four seasons.

The native Virginia creeper planted every four feet in the daylily row will grow out into the perforated paver collection area and further slow water movement to encourage it to go into the stone and perforated pvc pipe water catchment trench which will infiltrate rainwater to the trees and planting bed.

The plan has three major attributes: a low maintenance/visually safe for pedestrian crossing and drivers' sight distance, self-watering from rain garden catchment (after initial establishment period), seasonally attractive and hardy (salt tolerant, disease resistant, drought, and freeze tolerant) landscape. The concept could be reiterated elsewhere along Blue Hill where the median situations are similar.”

Other notes

1. Raingarden water storage options in section details, more expensive sub perforated Turf Stone Paver water storage dual 8" or 10-inch storage vaults

set on 4" depth of washed crushed blue stone with Mirafi 140NL non-woven geotextile wrap. If we use the larger vault storage units, then there would have to be Neenah cast steel curb inlets put into the existing curb in one or two uphill grade places. And there would have to be a drain from the vaults to a nearby catch basin as an emergency overflow on both edges of the median island. If we only deal with catching rainwater, then the paver edge could be just 4" down from the top of the existing curb, and the sub base water storage would be in the stone with a single corrugated, perforated flexible pvc pipe with end caps at both ends. This would be less \$\$ and would capture water sub grade to help support the existing mature trees and the newly proposed plantings.

2. Planting strategy: catch water through perforated precast concrete Ideal block Turf Stone edging on existing island of two end to end 24" pavers, i.e. 4' width from back of curb to staked Ryerson Metal edging 8" or 10" with a 6 or 8" reveal at central edge planting. The perforated pavers are set on a compacted sand base, over a Mirafi 140NL non woven fabric, over washed, crushed bluestone 1/2-3/4 size, that is wrapped on sides and floor of trench. At the base of the trench with the corrugated perforated, pvc flex pipe with end caps is placed at the bottom of the stone; in the 160 Vault option, there is 4" of crushed stone under the open base of the vaults, not sure of size 8 or 12" double row length of curb edge, both sides of island.

3. Planting: next to metal vertical edge, plant Virginia Creeper Vines, 4 yr. plants 4 ft o/c full length of metal edging. The concept is the vines will fill the paver area and slow down runoff for better infiltration into the voids in pavers that are filled with stone dust. Next a row of Stella di'Oro Daylilies, 2yr. Plants, 14" o/c.

4. Next: Crabapples: Spring Snow, 1.5" Cal., to be planted at center point between existing mature trees adjacent to the day lily row so they get sun to get larger. This is a smaller crab, fruitless and disease resistant. Look at the Payette diagrams to compute how many. They should be on both sides of the island. There is also a missing mature tree that we should replant; need to determine what the existing trees are, ck utilities in missing tree location, and select something.

Low, native shrub plantings inboard from the daylily edge: Montauk Daisy (Evergreen/fall flower), Rosa the Fairy, Anthony Waterer Spirea (shade),

Cameo Quince Lower or Texas Scarlett Quince Higher, Oakleaf Hydrangea (taller/shade/not near intersections). Plant in groups of three 3.5 ft o/c, 2.5ft ht. Plants. Put in a row if the plants stay small; do offset if the plants are expansive growers (Rosa the Fairy, Texas Scarlett Quince, Oakleaf Hydrangea). Residual area under the mature trees will be 3" depth of the crushed blue stone 1/2-3/4, this mulch does not have to be washed.

The planting beds should have an additional 8" of planting mix added mounded up behind the metal edge, the whole planting bed area should be rototilled to an 18 " depth before the new soils are brought in.

5. Cross walk side walk, back of sidewalk treatment: Bronx Dwarf forsythia plants 30" o/c

Important that it is the Bronx fositythia which only grows 18" high. Willow leaf cotoneaster could be an alternative."

**GREATER GROVE HALL
MAIN STREETS**

July 4, 2021

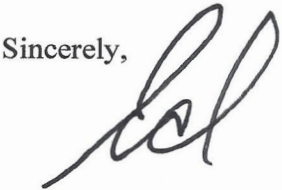
The Honorable Pete Buttigieg, Secretary
United States Department of Transportation
1200 New Jersey Avenue, S.E.
Washington, DC 20590

Dear Secretary Buttigieg:

Please accept this letter of support for the City of Boston's proposed Blue Hill Avenue Corridor project to the U.S. Department of Transportation's RAISE Program. This multi-modal project, with a dedicated transit component, has been in the making for more than a decade. It is driven by close collaboration between civic associations, small-businesses, residents, and city and state public agencies. At its core, the project improves access to quality public transportation for Environmental Justice communities by expanding reliable connections to economic opportunity and community services.

This funding is critical for the continuous improvement of Blue Hill Ave, especially implementing a 'Green Median' which would both beautify the area and improve environmental sustainability by helping with storm water management.

Sincerely,



Ed Gaskin
Executive Director
Greater Grove Hall Main Streets

Greater Grove Hall Main Streets
Business District Visioning



The Greater Grove Hall Area Reflected Years of Deferred Maintenance

- There were 13 streetlights out in the heart of the Grove Hall business district.
- There were trees missing.
- A report titled “Boston’s rich and poor neighborhoods show sidewalk repair disparity” in The Boston Globe showed the poor quality of the sidewalks in the area.
- There were visible signs of neglect throughout the district.

The Main Street Makeover for Grove Hall

- ***Finally, we are launching Main Streets Makeovers. Starting with Bowdoin-Geneva in Dorchester and Grove Hall in Roxbury, we'll provide public space up grades and extra help for small businesses. We are making every square inch of Boston thriving, healthy, and innovative for every resident of our city***
- Mayor Walsh's State of the City Address, January 13th, 2015

Completed Work

- **Pocket Park** – Now called Grove Hall Plaza, completed (Top image)
- **Municipal Lot #23** – Redesigned and resurface. Additional parking spaces, easier to plow in winter, handicapped compliant lighting, fencing, and landscaping (Bottom image)



Before



After: Grove Hall Plaza



Before



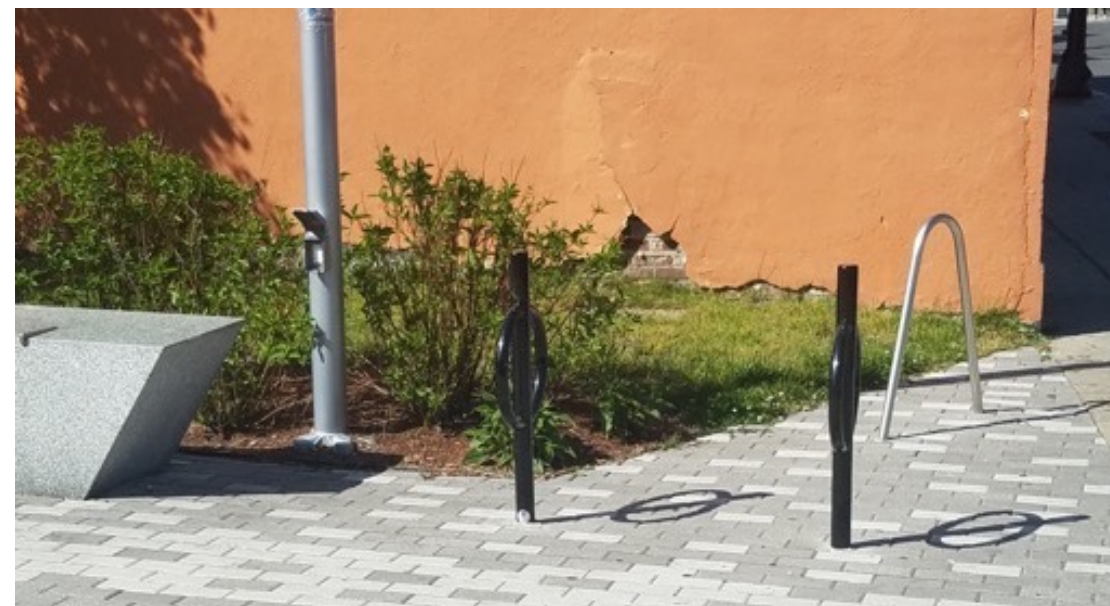
After: new lot

Completed Work

- **Grove Hall Plaza Re-landscaped** – Zoo New England applied for and received a grant that helped pay for the re-landscaping of this park. (Top images)
- **14 New Bike Racks** – (Bottom image)
 - Two racks at the Community Center (on Geneva Ave)
 - Two racks at the front entrance of the Burke High School (on Washington St)
 - Three racks at the front of ABCD Thelma D. Burns building
 - Two racks at Grove Hall Plaza
 - Two racks on the corner of Blue Hill Ave & Warren St, near Grove Hall Pizza
 - One rack in front of Edward's Barbershop on Blue Hill Ave.
 - Racks for the Lilla G. Frederick Pilot Middle School



Grove Hall Plaza Re-landscaped



New Bike Racks



Completed Work

- **New Fences** – City owned property in Grove Hall now has new fencing (Top images)
- **Welcome to Grove Hall Sign** – Installed (Bottom left image)
- **Streetlights** – 13 burnt out streetlights replaced (Bottom right image)
- **Signal Modifications** – For Blue Hill Ave/Warren and Blue Hill/Washington



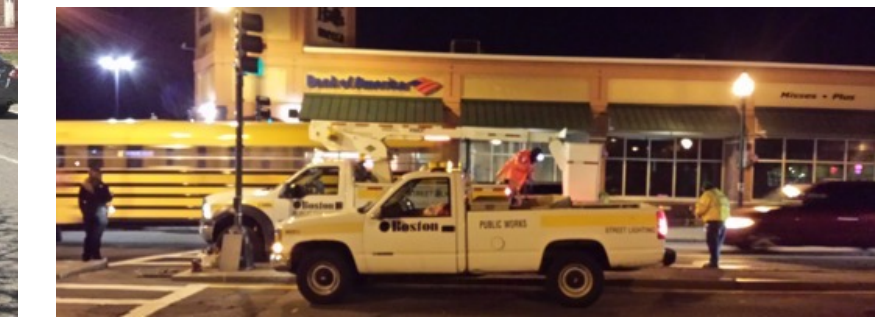
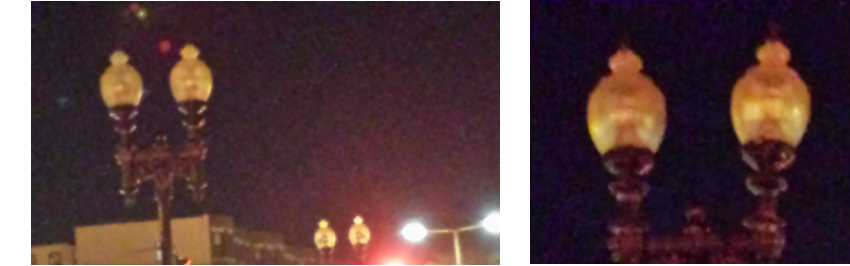
Example of old fences



Example of new fences



Sign installed



Example of burnt out streetlights and BPW fixing them



Completed Work

- **Graffiti** – Removed at designated locations (Top images)
- **Paint Box Program** – With a grant from Boston Main Street Foundation, 16 utility boxes were painted (Bottom images)



Example of a graffiti



Example of the graffiti removed



Examples of painted utility boxes

Completed Work

- **Grove Hall Architectural Walk** – (Top image)
- **Benches** – Seven new benches placed in district from the Age Strong program (Bottom images)

Tour Grove Hall's Rich Collection of Architecture

Tour Starts at 60 Washington St. Dorchester, MA 02121

Public · Hosted by Greater Grove Hall Main Streets

During the course of this 90-minute tour, we will have the opportunity to learn the vocabulary of historic architectural design as illustrated by buildings representing a variety of architectural styles from the Queen Anne and Colonial Revival styles of the late 1800s through the Craftsman and Art Deco styles of the 20th century. The tour is led by Ed Gordon, a historical architect, president of the Victorian Society of America, New England chapter, Director of Museum Programs at the historic Old Schwamb Mill and co-author Victorian Boston Today: Twelve Walking Tours. [See Less](#)

Architectural walk

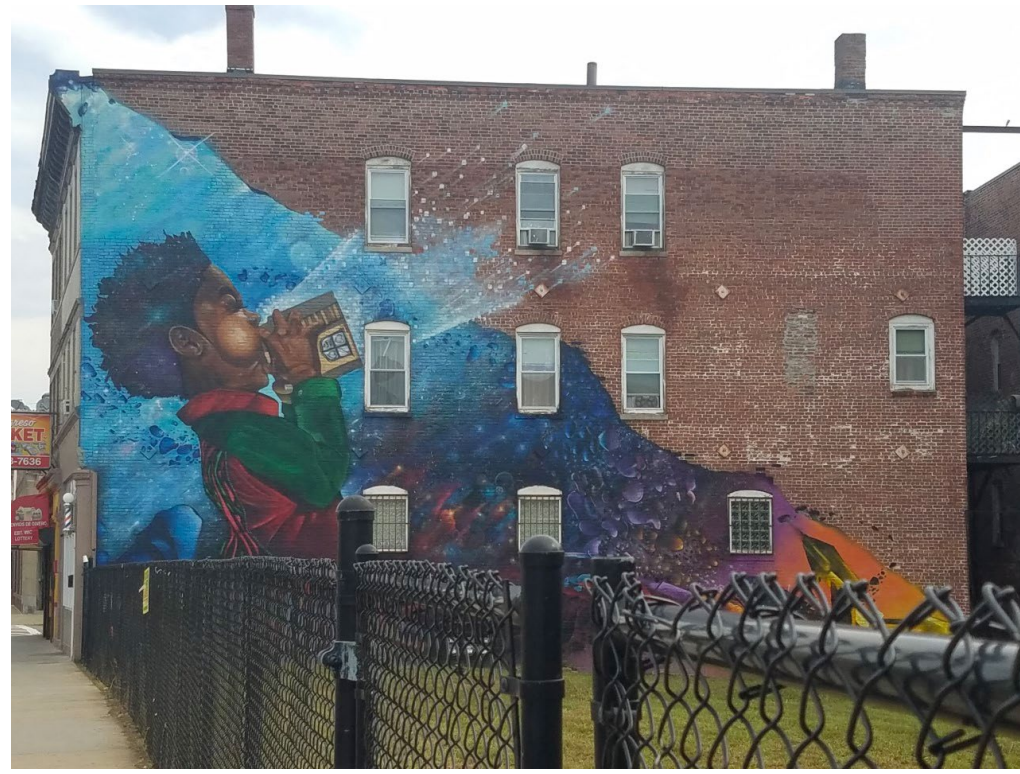


Examples of new benches



Completed Work

- **Completed Murals – (See images)**



GREATER GROVE HALL
MAIN STREETS

Completed Work

- **New Parking Signs –** Limiting parking for two hours in the 600 Block of Blue Hill Ave. Blue Hill Ave from Glenway to Columbia Rd. (Top image)
- **Trash Cans –** 25 new trash cans, rusted trash cans painted black, trash cans redeployed to optimal locations (Bottom images)



New parking signs



Examples of new trash cans

GREATER GROVE HALL
MAIN STREETS

Completed Work

- **New Crosswalk and Traffic Calming**
– Near Mother Caroline Academy
(Top image)



New crosswalk and traffic calming near Mother Caroline Academy

- **New Traffic Calming Interventions**
– Geneva Ave near Senior Center
(Bottom images)



New Traffic Calming Interventions near Senior Center

Completed Work

- **Blue Hill & Quincy St. –**
Resurface/re-striped (Top images)
- **Resurface Intersection –** The intersection at Blue Hill and Warren St. (Bottom left image)
- **New Crosswalk - Blue Hill & Castlegate –** (Bottom right image)



Quincy St. Before



After redesign



Resurfaced intersection at Blue Hill Ave. and Warren St.



New crosswalk Blue Hill Ave. and Castlegate

Completed Work

- **Crosswalk Striping –** All needed crosswalks were re-striped (See images, more on next page)



Blue Hill Ave & Devon St. - Before



After re-stripping



Blue Hill Ave & Cheney St. - Before



After re-stripping

Completed Work

- **Crosswalk Striping –** All needed crosswalks were re-striped (See images)



Blue Hill Ave & Clifford St. - Before



After re-stripping



Blue Hill Ave & Holborn St. - Before



After re-stripping

Completed Work

- **Pothole Filling and Resurfacing** – Blue Hill Ave. and Georgia St. (See images)



Blue Hill Ave & Georgia St. - Before



After pothole filling and resurfacing



Completed Work

- **ADA Accessible Curb Cuts** – From Dudley and Blue Hill Ave. to Warren St. and Blue Hill Ave. These have been done on one side and they are getting done on the other. (See images)



Example of Handicap Compliant Sidewalks



New crosswalk striping leading to the ADA accessible curb cut

Completed Work

- **Sidewalk Replacement** – At specific locations (See images)
- **Sidewalks Power Washed** - The sidewalks in the business district were power washed.
- **Cleaning City Owned Lots** – These are being mowed on a regular basis.



Examples of new sidewalks



Completed Work

- **Trees Trimmed** – At specific locations.
- **Tree Pits** – Zoo New England provided a team of volunteers, a truck and a load of mulch to mulch the trees in the business district and Grove Hall Plaza (Top right image)
- **Trees** – 12 new trees (Top left image)



Volunteers mulching trees



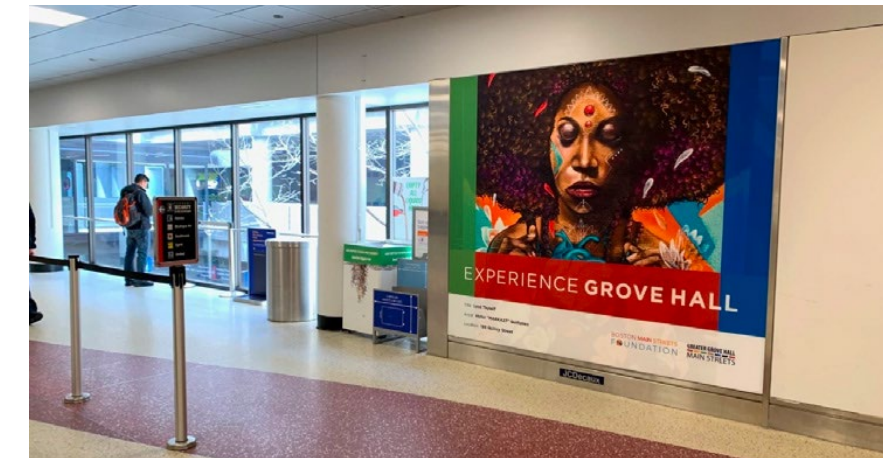
Example of new trees

Completed Work

- **Banners** – 114 new banners for district. (Top image)
- **New Artwork at Logan Airport** – to promote Grove Hall (Bottom images)



Examples of new banners



New artwork at Logan Airport



Completed Work

- **The Wonder Block Building** – This building has been renovated and leased out. ISD played a role in this project. (See images)



Before



After: The wonder block building



Completed Work

- **Walnut Ave - Street Safety Intervention** (Top image)



Safe Route to School project

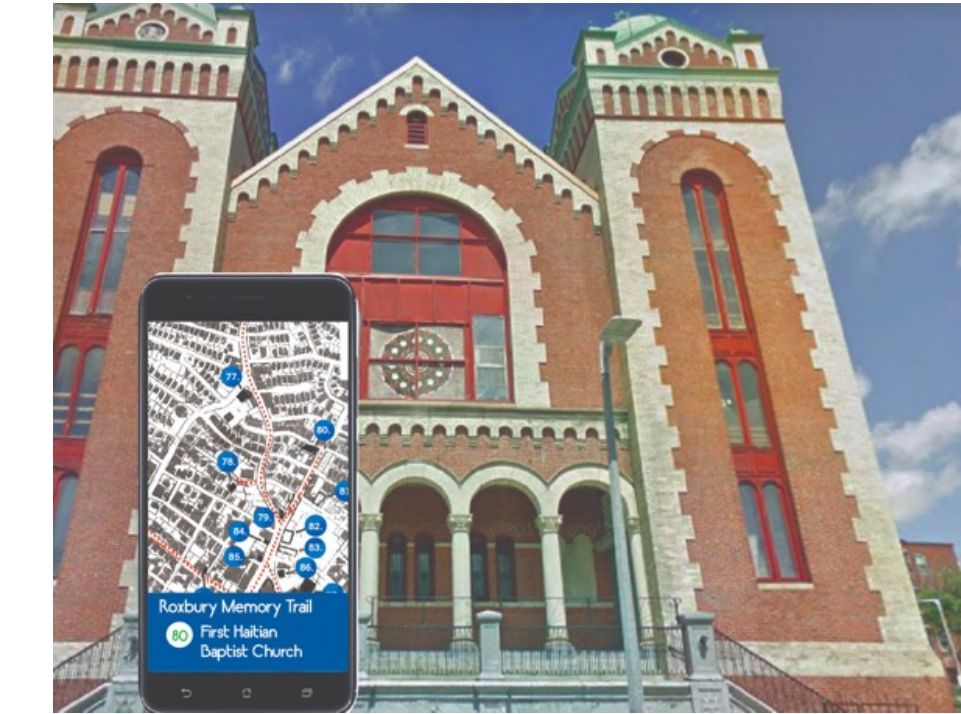
- **Wicked Free Wi-Fi - Installed** (Bottom image)



Mayor launching the Wicked Free Wi-Fi in Grove Hall

Completed Work

- **Roxbury Memory Heritage Trail App (RMT)** – The RMT app has been released. (Top image)



Roxbury Memory Heritage Trail App

- **Summer Concert Series** – First placemaking event in Grove Hall Plaza. (Bottom image)



Summer concert at the Grove Hall Plaza

Completed Work

- **New Signages for Businesses –**
– (See images)



Porta Classica old signages



New signages



Lulu's old signage



New signage

Completed Work

- **New Signages for Businesses –**
More examples (See images)



Examples of other new signages

Completed Work

- **Renovation of Unity Plaza –** New sidewalks, trees, signages for businesses, and the addition of a bench (See images)



The renovated Unity plaza

Completed Work

- **Bent Pylon and Broken Island Repaired –** (See images)



Bent pylon



Broken island



Pylon and island fixed

Work to Be Done

- **Median Beautification** – Median re-landscape project. Design proposed by Payette. (See images)



Median re-landscape project current condition



The proposed new median

Work to Be Done

- **Cement Median** – Blue Hill Ave between Georgia St. to Washington St., fix/replace the broken tiles/pavers (Top images)
- **Bike Lanes** – Needed for main streets.
- **Streetscapes** – Need to be redone as they have not been done in at least 25 years.



Cement median repairs needed



Bike lane needed

Work to Be Done

- **Wall Mural** – On Post Office Wall, Warren St. and Blue Hill Ave. (Top image)
- **Wall Mural** – On the CVS wall, 468 Blue Hill Ave. (Bottom left image)
- **Wall Mural** – On church wall boarding Grove Hall Plaza, Beulah Pilgrim Holiness Church 455 Blue Hill Avenue. (Bottom right image)



Wall mural to be placed on post office wall



Wall mural to be placed on the CVS wall



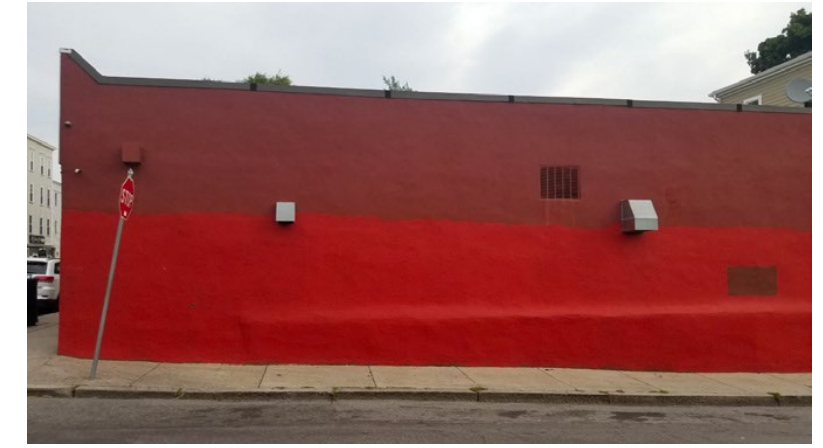
Wall mural to be placed on the church wall

Work to Be Done

- **Wall Mural** – On Breeze laundromat wall (Top left image)
- **Wall Mural** – On Central Convenience wall (Top right image)
- **Wall Mural** – On Walthall Chapel wall (Bottom left image)
- **Public Art and MLK opportunity** – at Freedom House (Bottom right image)



Breeze laundromat wall



Central Convenience wall



Walthall Chapel wall



Freedom House

Work to Be Done

- **Black Women Lead Banner** – Artistic portrayals of 100 past and current Boston Black women leaders from historical figures such as Phillis Wheatley to contemporary leaders such as congresswoman Ayanna Pressley. (See image)



Black Women Lead Banner

Work to Be Done

- **Grove Hall Plaza Light Pole Electrical wiring** – Currently only 10 Amps. (Top image)
- **Blue Bikes** – Add new Blue Bike Station near Mecca Hall, Grove Hall Plaza area.



Electrical pole needs to be rewired

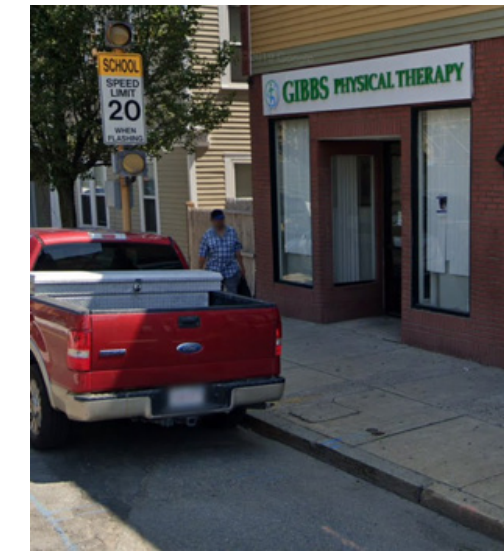
Work to Be Done

- **Car Share Boston** – For municipal Lot #23. This lot used to have spots reserved for Car Share vehicles. Thirty-nine percent of the households in Grove Hall have no car for the entire housing unit (Top image)



Car Share spots before redesigning the lot

- **Surveillance Cameras** – For municipal Lot #23 (Bottom right image)



Handicapped parking sign needed for physical therapy business

- **Request Handicapped Parking Permit Sign for Physical Therapy Business** – 316 Blue Hill Ave. (Bottom left image)



This is one of the many cars that have been vandalized in the parking lot. In this case, someone slit all four tires. Surveillance camera is needed for this lot.

Work to Be Done

- **Bus Stop Redesign** – Warren St. @ Sunderland St. to reduce litter (Top images)
- **Bus Shelter Redesign** – Bus shelter needs to be redesigned in front of Harvard St. Neighborhood Health Center. People currently crowd the entrance to stay out of the elements - hot sun, rain, snow. (Bottom left image)



Warren St. @ Sunderland St. bus stop



Bus shelter needed

Work to Be Done

- **Clean Up Lot** – Backside of First Haitian Baptist Church (Top images) and Blue Hill Ave. and Sunderland St. problem property (Bottom image)



Problem property



Work to Be Done

- **Bus Shelter Repair** – Blue Hill @Quincy, Blue Hill @Devon, Blue Hill @Woodcliff, Blue Hill @Pasadena. These bus shelters have missing glass panels.



Blue Hill @Quincy bus stop



Blue Hill @Devon bus stop



Blue Hill @Woodcliff bus stop



Blue Hill @Pasadena bus stop

Work to Be Done

- **Billboards Above Porta Classica** – Artistic, PSA opportunities (Top images)
- **Parking Sign** – 647 Warren St., Needs to be replaced (Bottom left image)
- **Clocktower Repair** – In process (Bottom right image)
- **Brochure of Business Services** – We would like for the city to provide us a list of services each department provides for businesses.
- **Banners** – Replace banners that were thrown out by the city.



Billboards above Porta Classica



Parking sign needs to be replaced



Clocktower repair



Work to Be Done

- **Redesign Crosswalk** – To avoid water. Nazing St. and Blue Hill Ave. (Top left image)
- **Crosswalk Needed** – Entrance to the Grove Hall's Mecca Mall (Top right image)
- **Fix Wicked Free Wi-fi** – Need funding to complete work (Bottom image)



Redesign crosswalk



Crosswalk needed to cross Georgia St. on Blue Hill Ave. on the Grove Hall Mecca side



Person standing under the Wi-Fi sign searching for signal



Work to Be Done

- **Renovate Post Office** – Built in 1959 (Bottom images)



Renovate post office



Work to Be Done

The following work will be explained in detail in appendix

- **Trees** – Replace 19 missing trees.
- **Sidewalk Replacement** – At specific locations.
- **Remove Sidewalk Tripping Hazards** – Need to be removed at certain locations.
- **Abandoned Pay Phones** – Removal.
- **Trash Cans** – We have a project to paint the frames of trash cans. Some need to be repainted. Some owners' trash cans need to be replaced. There are some places where trash cans need to be requested.
- **Graffiti** – Needs to be removed from items/places in district.
- **Utility Boxes Paint Program** – City of Boston will paint more on Blue Hill Ave.
- **Repaint Streetlight poles** – There are a couple of them that needs repainting.
- **Bus Stop Posters** – At potential locations.

Appendix

Replace 19 missing trees:



From left to right:

- Woodcliff St. and Blue Hill Ave. (next to bus stop) (311 case no. 101003276382)
- 338 Blue Hill Ave – Dead tree (311 case no. 101003276451)
- Georgia St. and Blue Hill Ave across street from Mecca (311 case no. 101003276489)
- 490 Blue Hill Ave (311 case no. 101003276572)
- 517 Blue Hill Ave (311 case no. 101003276609)

Appendix

Replace 19 missing trees (cont'):



From left to right:

- 455 Blue Hill Ave. (311 case no. 101003295646)
- 457 Blue Hill Ave. (311 case no. 101003434302)
- The 600 block of Blue Hill Ave. – Eight trees missing from the entire street segment (311 case no. 101003295648)
- 496 Blue Hill Ave. in front of Millennium Market (311 case no. 101003295649)
- One Otisfield St. (311 case no. 101003434307)

Appendix

Replace 19 missing trees (cont’):



From left to right:

- 367 Blue Hill Ave. (311 case no. 101003434316)
- 425 Blue Hill Ave. (311 case no. 101003341866)

Appendix

Sidewalk replacement:

- Dove St. and Blue Hill Ave. (both sides of Dove St.) – Asphalt patch (311 case no. 101003276391: We have sent an engineer to evaluate and will take care of any immediate public safety hazards. When the COVID-19 pandemic is over, the City will be out to make permanent repairs)
- 244 Blue Hill Ave. – Broken sidewalk by a grown tree (311 case no. 101003276402)



Appendix

Sidewalk replacement (cont’):

- Brunswick St. and Blue Hill Ave – Northwest corner patchy sidewalk (311 case no. 101003276459: We have sent an engineer to evaluate and will take care of any immediate public safety hazards. When the COVID-19 pandemic is over, the City will be out to make permanent repairs.)



Appendix

Sidewalk replacement (cont’):

- Devon St. and Blue Hill Ave – Sidewalk lifted by a grown tree (311 case no. 101003276475)
- 428 Blue Hill Ave. – Sidewalk lifted by a grown tree (311 case no. 101003342338)



Appendix

Sidewalk replacement (cont’):

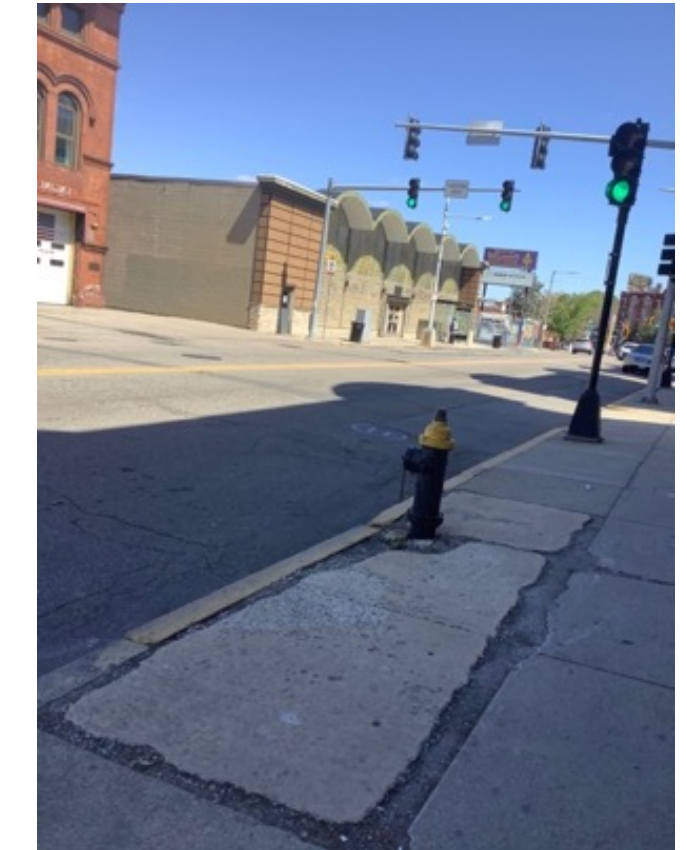
- 24 Washington St. – Broken sidewalk (311 case no. 101003276560)
- 495 Blue Hill Ave – Asphalt patch on sidewalk (311 case no. 101003276613)



Appendix

Sidewalk replacement (cont’):

- 27 Washington St. – 2 Broken sidewalk (311 case no. 101003276556) (101003276558)



Appendix

Sidewalk replacement (cont’):

- Nazing St. and Blue Hill Ave. – Asphalt patch on both sides of Nazing sidewalks (311 case no. 101003295625: Duplicate of existing case?)
- Pasadena Rd. and Blue Hill Ave – Asphalt patch on sidewalk (311 case no. 101003295629: Duplicate of existing case?)



Appendix

Sidewalk replacement (cont’):

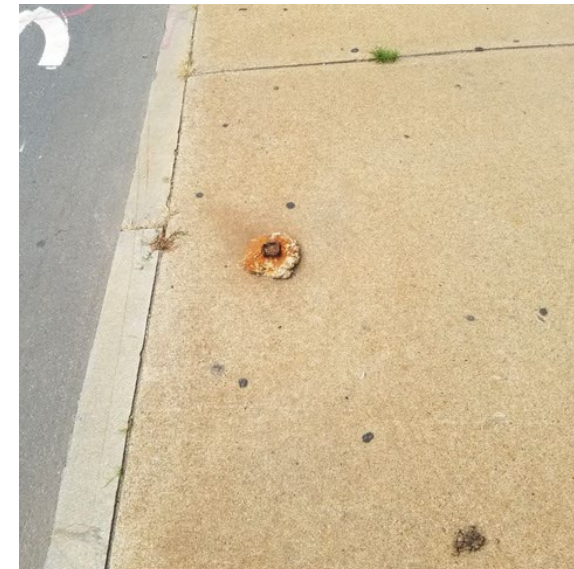
- Crawford St. to Blue Hill Ave. on Warren St. – The entire stretch of sidewalk is in asphalt. (311 case no. 101003298393: Public Works reports this is on private property.)
- 547 Blue Hill Ave. (311 case no. 101003434209)



Appendix

Tripping Hazard:

- Across the street from the Holy Tabernacle Church – Tripping hazard resulted from a removal of sign pole. (311 case no. 101003276513)
- 283 Blue Hill Ave. – Tripping hazard resulted from a removal of sign pole. (311 case no. 101003434206)



Appendix

Abandoned Pay Phones

- 636 Warren St.
- 236 Blue Hill Ave.
- 120 Blue Hill Avenue
- 46 Washington St.
- 600 Blue Hill Ave.

Payphone base to be removed

- 632 Warren St.
- Next to post office



Example of abandoned payphone on 46 Washington St.



236 Blue Hill Ave.



Payphone base to be removed at 632 Warren St.



Appendix

Trash cans to be placed:

- We have a few places where we would like trash cans to be placed.
 - Holborn St. and Blue Hill Ave. (311 case no. 101003371775. Spoke with the district supervisor, the area has an adequate amount of barrels. No additional barrels needed)
 - Blue Hill Ave. and Lawrence to Creston St. (311 case no. 101003371781. Spoke to the district supervisor, no additional barrel needed at this location.)
 - Blue Hill Ave. and Lawrence to Fayston St. (311 case no. 101003434202)



Holborn St. and Blue Hill Ave. - entire street segment has no trash bin



Blue Hill Ave. and Lawrence to Fayston St.



Blue Hill Ave. and Lawrence to Creston St. - entire street segment has no trash bin

Appendix

Trash can to be replaced:

- Replace owner's trash can with one from the city.
 - 160 Blue Hill Ave
 - 170 Blue hill Ave
 - 10 Washington St.
 - 46 Washington St.



Examples of an owner's trash can: 160 Blue Hill Ave, 46 Washington St.

Appendix

Graffiti to be removed:

- Washington St. and Normandy St. South corner – Graffiti on mailbox (311 case no. 101003295602)



Appendix

Potential sites for additional paintboxes:

- Woodbine St. and Blue Hill Ave. NW corner (See illegal graffiti page)
- 24 Washington St. (Top left image)
- In front of Mother Caroline Academy & Education Center. Box can be painted by students. (Top right image)
- Unity plaza (Bottom image)



Appendix

Repaint Streetlights poles:

- Blue Hill Ave. and Seaver St. (left)(311 case no. 101003296061: Case Noted in graffiti file)
- Blue Hill Ave. and Columbia St. (right)(311 case no. 101003296065: Case Noted in graffiti file)



Appendix

Potential bus stop art/poster locations:



From left to right:

- Blue Hill Ave @ Woodcliff St
- Blue Hill Ave @ Castlegate Rd
- Warren St @ Crawford St

January 26, 2024

Tania Fernandes Anderson
Councilor, District 7
1 City Hall Square, Suite 500.
Boston, MA 02201

Jascha Franklin-Hodge
Chief of Streets, City of Boston
1 City Hall Square, Suite 500.
Boston, MA 02201

Dear Councilor Anderson and Chief Franklin-Hodge

This is a follow-up to my prior letter on the Blue Hill Ave Transportation Action Plan.

On the website, “BLUE HILL AVENUE TRANSPORTATION ACTION PLAN”, you will see 10 reports or updates on Mattapan. There is nothing comparable for the Grove Hall or any other section of Blue Hill Ave. I have read all the other Blue Hill Avenue Updates and Materials and noticed very little input from outside of Mattapan.

A session should be done with the D7 Advisory Council – As a community group with an interest in the transportation issues related to traveling on Blue Hill Ave.

The Blue Hill Ave Transportation Plan Stops at the Intersection of Blue Hill Ave and Warren St. This plan should continue from the Blue Hill Ave and Warren St. intersections to Dudley St. as the problems are just as bad if not worse on that section of Blue Hill Ave.

The improvement of Blue Hill Ave in the Grove Hall section has a different history than the Mattapan section. That history isn’t covered. The improvement of the Grove Hall section of Grove Hall started with Mayor Walsh’s first State of the City address, where he committed to create a “Main Street Makeover” for Grove Hall and Bowdoin-Geneva. Greater Grove Hall Main Streets working with the departments of transportation, public works, parks, arts and culture, and Age Strong Boston, among others, made several improvements.

Vineet Gupta was one of the individuals working with Greater Grove Hall Main Streets who saw the transformation from the beginning. Improvements such as:

- Resurfacing -The Intersections of Blue Hill Ave and Warren St. and Blue Hill and Quincy Streets.
- Graffiti Removal
- Fixing Broken Street Signs
- New Trash Receptacles where none existed.
- Iconic Clocktower Restored and Clock Repaired
- Crosswalks Redesigned and Restriped
- Broken Sidewalks Replaced
- 13 Street Lights Fixed, Power Restored, and Street Lights Fixed
- Trash can Frames Repainted.
- Renovation of Municipal Parking Lot #23
- Grove Hall Plaza Relandscaped
- 14 New Bike Racks
- 18 New Trash Cans
- 7 New Benches
- 114 New Banners
- Eight New Trees
- New Fencing of City-owned property
- New Welcome to Grove Hall Sign
- New Parking Signs
- New Crosswalks
- New Traffic Calming Interventions
- New Pocket Park
- Sidewalks Power-washed
- City and Private lots cleared.
- Crosswalks Restriped.
- New Curb Cuts to make crosswalks Accessible.
- Sidewalks Made ADA Accessible
- Tree Pits Mulched
- Intersections Redesigned.
- Missing Panels in Bus Shelters Replaced
- New bus shelters
- Three sets of Blue Bikes
- 28 New Store Fronts Renovated
- Bent Pylons Fixed.
- Renovation of Unity Plaza
- Billboard problem Fixed.
- New Car Share Program

- Public Art – New Murals, Bus Shelter Posters
- Painted utility boxes
- Holiday Lights

This is all captured in a video called, “The Transformation of Grove Hall: A Case Study.” The video can be found on YouTube.

Here is what the community is interested in for the Grove Hall area as it relates to the Blue Hill Transportation plan.

- **Streetscapes** - We have not had our streetscapes updated in 40 years.
- **Sidewalks** - The sidewalk replacement project was started but not completed. There is a need to replace sidewalks in designated areas.
- **Crosswalk Blue Hill Entrance to Mecca Mall** - There was to be a crosswalk put in at the entrance to the Grove Hall Mecca and an Island in the middle so people could stop halfway across.
- **Green Median** - We have done extensive research on making the median in Blue Hill more sustainable and part of a larger beautification project. The median in Grove Hall is the same width as the one in the Seaport. The one in the seaport is landscaped and has sculptures. The one in Grove Hall has dirt and dead grass.
- **Surveillance Cameras** - For municipal lot #23. When the community was asked what they wanted to see when the parking lot was renovated, the community said security cameras.
- **Cement Median** – Blue Hill Ave between Georgia St. to Washington St., fix/replace the broken tiles/pavers.
- **Redesign Crosswalk** – Some of the crosswalks were redesigned to improve safety and in other cases to eliminate flooding. However, there are other crosswalks such as Nazing & Blue Hill Ave.
- **Conduct New Walkability Audit/Implement Findings**
- **Painted Trash Cans** – Similar to the painted utility box program, except for trash cans along Blue Hill Ave. We have the approval but don’t have the funding.
- **Bus Shelter Poster Project** – To display the art of local artists at bus shelters along Blue Hill Ave.
- **Murals** – There was discussion that there would be funding to do more murals along Blue Hill Ave.
- **Grove Hall Plaza Light Pole Electrical Wiring** – Currently only 10 Amps., Grove Hall Plaza 467 Blue Hill Ave
- **Repaint Selected Light Poles** - On Blue Hill Ave there is a need to repaint selected light poles.
- **Replace Missing Trees** – As needed.
- **Replace Missing Bus Shelter Panels** – As needed.

- **Redesign of Parking at the Entrance of Franklin Park** – Peabody Circle. This should be done in conjunction with the changes taking place at Franklin Park.

Some of these are easier to implement than others and would be candidates for early action or part of the regular maintenance program. The Green Median project is the largest and most impactful item on the list. I have submitted those documents in a prior letter.

The “Green Median” project is consistent with the input from the community outside of Grove Hall, such as 75% wanting more trees and greenery along the corridor, and increased public art. Other public realm improvements are consistent with some of the items we have identified above.

Thanks,

Ed Gaskin
Executive Director
Greater Grove Hall Main Streets
617 460-2326

January 20, 2024

Tania Fernandes Anderson
Councilor, District 7
1 City Hall Square, Suite 500.
Boston, MA 02201

Dear Councilor Anderson:

RE: Small Business Listening Session

Testimony

In the first round of grants from its Small Business Relief Fund, Boston awarded \$7.5 million with the expectation of helping approximately 1,900 small businesses. However, according to the city’s small business strategic plan, there are over 40,000 small businesses in the city and only 2,600 applied! Many believe the most recent economic crisis caused by Covid-19, was one of the worse one in decades. *Yet, only 7% of the city’s small businesses even applied for grants from the city.* Small businesses didn’t engage with the city to get much needed funding, when they desperately needed it, This should provide us with some insight into how well we are serving our small businesses.

Why were there so few applications for financial assistance during one of the worst economic periods in the last century?

Build Contact Database and Outreach

The city has information on businesses in the city in terms of registrations, taxes, permits and licenses. They city is good at collecting information from businesses. *The city is not good at providing information to businesses.*

The city needs a CRM database for all businesses, especially gig workers who have their own small business and micro businesses. These businesses never get important information from the City, on city programs and resources that would be beneficial to them.

This CRM database would have other applications besides financial ones. For example during Covid-19, the City, State and Federal government wanted to get important public health information to businesses. The CRM database could be used for such an application.

Communication Methods

Many of our small, micro and/or immigrant businesses do not use email for business. They do not follow the city of Boston or its departments on social media. The city needs to use communication methods often used by these businesses such as ‘What’s App’ and text.

Mayor’s Office of Financial Empowerment

The current scope of this department is personal but should be expanded to include gig workers and microbusinesses. If you are a Uber driver and/or a 1099 employee, you are your business and your business is you. But even a gig worker has separate business expenses that are different from their personal expenses. That has application for their tax filings. For microbusinesses, the personal credit of the business owner is the credit of the business. In order to grow the business, these need to be separate. The Mayor’s Office of Financial Empowerment could help with that.

Office of Financial Empowerment & The Unbanked - There is a large segment of the population that is unbanked. *There are more unbanked businesses than unbanked individuals* because of the number of people who have car and mortgage loans, credit cards, checking and savings accounts. Banks have products for personal customers such as first-time home buying classes, secured credit cards etc. There is no such thing on the commercial side. We have small business owners who co-mingle their business and personal funds. Others who work as independent contractors do not treat their work as a business. And thus, do not take advantage of potential tax deductions.

Comprehensive List of Services City Agencies Provide Businesses

The City of Boston is the largest provider of technical assistance to businesses by far. However, there is no list or web page that lists all of the services the city provides for businesses. For example the Boston Police Department provides a program called “Business Watch.” But good luck trying to find information about the program online. What we have done at Greater Grove Hall Main Streets is include on our site the list of business services the City of Boston provides, **that we know of** or have been able to get information. We would like to expand it to make it comprehensive. This is something the city of Boston should do for the benefit of the business community.

Language Access

This is an issue, as those who don’t speak English as their first language pay the same amount of taxes as everyone else, but don’t receive the same level of services. This is improving in terms of launching programs in multiple languages, but there is still room for improvement, and this is a barrier. **English for Entrepreneurs** – This is a class offered by or through English for New Bostonians. We need to make sure we can find funds for this program.

Metrics and Reporting – *The City Council should request/demand that all banks doing business in the City of Boston report the demographics of those that applied for these small business loans and those who were approved.* We as a City should know where the various lending intuitions rank when it comes to helping the small businesses of color. Perhaps this could be an extension of the CRA reporting requirement.

Comprehensive List of Business Service Organizations – When the City of Boston’s Office of Economic Development did its strategic plan, they discovered there were over 250 organizations that provide business services. I got the list from LISC. We posted it on the Greater Grove Hall Main Streets website. But someone needs to go through and do an evaluation of the organizations. It should be posted on the City of Boston’s Office of Economic Development website. It could also be posted on BECMAs website if the city is not interested in maintaining the list. This should be fairly easy to implement, get the list and at least have an intern go through it. We could review the list to see where there are gaps.

Rethink Restore – The City of Boston provides money to help business owners get a new sign and a new façade. In the age of ‘online store fronts,’ perhaps we should see if that money could be used to help businesses with their digital storefront. This would help with the “Digital Disruption.” In terms of implementation, it might just take a review to see if CBDG money can be used this way.

Digital Divide and Small Business – Many of our small businesses have not yet made the transition to the digital world. Covid-19 has made the situation worse as people look for contactless transactions, delivery, curbside, take away options. Perhaps the City of Boston could sign a contract with a provider such as Toast to provide local restaurants the ability to get online. We could do something similar with eCommerce, POS providers and email marketing providers.

Rights of Employers/Employees Concerning Immigration – In the early days of the Trump Administration, when they were quite vocal about their ant-immigrant policy, some employers were fearful of hiring Latin X employees because they didn’t want to get raided by ICE. They would say, “they didn’t want trouble.” This often meant even American born Hispanics were discriminated against in hiring. The City of Boston does

not have material on this, but I was able to find material elsewhere. (Attached) the city of Boston should make this available.

Leverage Caribbean Festival – This is one of Boston’s largest events and could be an economic benefit to the city as 80,000 people come. We need to think of how to make it more like the old Beantown Jazz Festival. That did provide opportunities for local businesses and vendors. When we close off the street, the empty parking spaces become ideal locations for street vendors.

Commercial Space Gentrification – In the same way we have gentrification for residential space, the same is happening for commercial space. This is making it difficult for small mom and pop businesses to afford space.

Online Retailing Class/Workshop – We might be able to help our existing small businesses generate additional income by selling online e.g. opening an Amazon Store, selling through Etsy, etc. This might also become a new source of revenue for those who need to be at home. I took a course at Bunker Hill on how to sell on Amazon. We could do something similar by webinar through the Office of Economic Development.

Black Tech Business Conference – BECMA has brought a Black Business Conference back to Boston, but we, “The City” have to do more to make it comparable to what is done in other cities. Afrotech – Oakland, CA, Black is Tech – New York, NY, Blacktech week – Miami, FL, Culture Shift Weekends – San Francisco, CA, eMerge Americas – Miami, FL, Tech x Oakland Summit– Oakland, CA, Afrotech – Detroit, Urban Tech Connect – LA, ATL (BLK) TCH, [T.H.E. State of Black Tech Summit](#).

Walking Beat Officers in Business Districts - Work with the Boston Police Department to ensure the assignment of permanent walking beat officers during the day (8am-4pm) and evening (4pm-12pm) shifts in each business district.

Opioid Crisis – Is having a deleterious impact on many of our neighborhood business districts.

Guide on Commercial Lease/Rental Basics – Create a resource for first-time business renters/leasers on key terms, "At-Will" Triple Net., etc. and what they should know.

Business Mix Tax Incentives - Provide incentives such as lower property taxes for a period of time to attract the types of businesses we want to the business district.

BPDA Neighborhood/Main Streets Planning - Imagine Boston 2030 was the City of Boston's strategic plan for the city. It identified particular neighborhoods for investment in its final report. Each Main Street district should have some insight into what the city is thinking or planning for their neighborhood. This does not need to be a “master plan” or even a light master plan.

Market Profile - The BPDA should produce a market profile for all 20 Main Street districts. (See attached) This would include population demographics, ethnicity, disposable income, primary trade area, expenditures, capture, shrinkage, non-store retail, traffic counts and business mix.

Tracking of Taxes and Revenues – The revenues from each cannabis store should be tracked to ensure a *comparable* amount comes back to the local community instead of just going into the general fund. This would be similar to the Community Preservation Act money process. The secondary benefit is it would help keep the ownership in Boston.

Travel and Tourism – While the City of Boston does receive significant revenues from travel and tourism, most of that money goes to well known tourist destinations. We need to do more to include all of the city’s neighborhoods. With the upcoming King Memorial, we should have a King tour as well as a Black History tour. Our Roxbury Memory Trail App is an example of the type of tourist trail that could be created.

City of Boston Credit Union – Can we do more to serve the unbanked and underbanked? People who use cash checking services, cashier’s checks and money orders, instead of a checking account, high interest “cash advance” loans, etc.

Supporting the Creative Economy in Boston – We need to find ways to support the creative economy of Boston. It has already been mentioned that we could provide workshops on online selling. The city has not updated its report since the BRA did a report in 2005.

Hold CDCs and Related Agencies e.g. Boston Housing Authority, Mass Housing Investment Corporation (MHIC) **Accountable** – CDCs in Roxbury, Dorchester and Mattapan fail to satisfy the statute requiring that CDCs expand economic opportunities by not providing more opportunity of minority owned contractors.

In Massachusetts, the law defines a community development corporation (CDC) as an organization whose purpose is to “engage local residents and businesses to work together to undertake ... projects ... which develop and improve urban ... communities in sustainable ways that create and expand economic opportunities for low and moderate income people.” In 2010, the Massachusetts legislature created a formal process for certification that requires written affirmations that CDCs adhere to certain **statutory requirements in the Massachusetts General Laws** Ch. 40H. Nonprofit CDCs such as Madison Park, Dorchester Bay, Urban Edge, and Nuestra have each signed certifications stating that they are engaging Black and Latino residents in their economic development projects in a sustainable way, and that they have expanded economic opportunities for those groups.

Parades and Festivals – These can attract traffic to local business districts. However, we don’t leverage them as well as we could. In Grove Hall we had the Haitian, Dominican

and Puerto Rican parades, that could have been done differently to have a larger economic impact, similar to the *St. Peter’s* Fiesta in Boston.

Crowd Source Economic Development Ideas – Have a citywide campaign to get everyone’s ideas for economic development. The inspiration was taken from numerous idea competitions such as The X-Prize or The Better Government Competition. An article in Governing titled, **Government Problems and the Power of Prizes**, says, “There’s a reason the public sector is increasingly turning to competitions for innovative solutions. They work.” We believe the crowd sourcing model would be inclusive, and fair. Project ideas could range from policy recommendations to projects.

Permits and Licensing - Under the current system, permits and licensing act as a type of additional tax. Those with the capital can hire attorneys or experts who know the system and how to expedite the process. Those who don’t, wait months for the proper permits and in some cases go out of business before they start, because the wait is so long. For example, it is not uncommon for someone who wants to start a restaurant to be all set up and paying rent months before they can open their doors. (In many cases the would be entrepreneurs do not have enough working capital to pay for months of rent before they open their doors.

Unions and Developers- There is a challenge of getting Blacks in the Union and if in the Union on a job site. The city as a developer should use its leverage to insist the unions hire out of order to get Black union workers on construction sites.

Land Banking – We have property owners who own property that is in disrepair and they have no interest in developing it. Other cities impose a tax or use incentives for owners to develop property.

Zoning Status of Existing Businesses - Provide the zoning status of every business in the main street districts.

Leasing/Rental Basics - Document for first-time business renters/leasers on key terms, "At-Will" Triple Net., etc.

Business Mix - It would be great if we could provide incentives to attract the types of businesses we want to attract to the district, such as lower property taxes or something for a given period of time.

BPDA Neighborhood/Main Streets Planning - Some Main Street districts have gone through a strategic planning process. I am not aware that the output of those have been communicated to BPDA. Imagine Boston 2030 was the City of Boston's strategic plan for the city. It identified particular neighborhoods for investment in its final report. Each Main Street district should have some insight into what the city is thinking or

planning for their neighborhood. This does not need to be a “master plan” or even a light master plan.

Market Profile The BPDA should produce a market profile for all 20 Main Street districts. (See attached) This would include population demographics, ethnicity, disposable income, primary trade area, expenditures, capture, shrinkage, non-store retail, traffic counts and business mix. We used to have Fine Point Consultants do this type of report. I think the BPDA should have a narrative description that identifies that neighborhood’s strengths and characteristics.

Available Space – Monthly, I get a request from a potential commercial renter looking for space. I would be willing to email someone Office of Economic Development, BPDA, etc. of available space and have them produce a consolidated list from the 20 districts.

Transactions - It would be great to know from the landlord when there is a new tenant. If we knew, we could tell the new business about restore, TA and other services the Office of Economic Development has. We could also provide use phone numbers such as ISD for getting a range of approvals and permissions.

Public Art and Placemaking – Invest in public art and placemaking in our Main Street business districts to create distinctive shopping experiences.

Using Convention Center Visitors - To support local pushcart, and tabletop businesses as a path to larger retail stores and online businesses. This is similar to how we use convention center visitors to support local food trucks. Uphams Corner does something similar by having local businesses at the entrance to the Strand Theatre. I think we could do something similar with the convention center.

Armed Robbery of Convenience Stores – They occur in waves. Someone holds one up and then continues. We would like the BPD to provide a heads-up to Main Streets Directors, so we can get the word out to the convenience stores in our district.

Start-Up Grants – Both the State \$700 million and the City of Boston were able to make grants to existing businesses. Some money should be set aside for equity investments in Black businesses.

Common Grant Application for Businesses – A number of private and for-profit companies have made grants available to small businesses to help them. The challenge is each application is slightly different and takes time to complete. In the same way colleges have agreed on a common application, we would like to see a common app for businesses. Perhaps these could be on file somewhere so the applicant would not have to spend time recreating the application.

Commonwealth Kitchen Infrastructure – In a time of food insecurity, we should be able to make better use of this infrastructure. This supports many of the city’s food entrepreneurs. Jen Faigel has a plan to get SNAP and FEMA money for feeding people and use that to help our food businesses. We could also cancel the food contract to the firm supplying food to Boston Public Schools and use that money to support local food businesses.

Advanced Manufacturing – Given advanced manufacturing is a growth industry and from a workforce development perspective, it doesn’t require a secondary education, we should explore zoning to make sure we have space for manufacturing and job training for advanced manufacturing. At the moment, we don’t have an advanced manufacturing program in the city. We should have some urban manufacturing space available in Boston, or there will just be service jobs and expensive houses. We want to leverage Boston/Cambridge’s innovation and make sure what is invented here is made here and thus link our white and blue-collar jobs.

Career Paths for Those Not Considering a Secondary Education – As part of the City’s Office of Economic Development, Workforce Development programs, one should be increasing opportunities for those who are not considering a secondary education, or adults who were not able to pursue a secondary education earlier in their life. There are jobs such as Pharm Tech, that don’t require a secondary education and provide middle class incomes. Ease of Implementation, I would at a minimum create a committee with Jewish Vocational Services, (JVS) and Lisa Cook, Director, Continuing Ed and Trustee, Job Creation and Retention Trust, City of Somerville. To explore a partnership.

College Savings – Because the statistics show that families who save a little for their child’s education, the process increases the chance that the child will go to college. Could we have those who live-in low-income housing have part of their rent payment \$5 per child go into a college savings account, that could be used for college or any type of secondary education at age 18? Ease of Implementation, working with the Boston Housing Authority, I think this might be possible.

Ed Gaskin
Executive Director
Greater Grove Hall Main Streets
617 460-2326

