

1. Applicant Information

a. Key Personnel

The key personnel involved in this project is Allston Village Main Streets staff and Board of Directors, as well as contractors hired through KBI Flexi-Pave who will do the physical installation.

b. Partner Organizations/Property Owners Involved

Although Allston Village Main Streets is leading this project, we do have a number of partners involved. We will be working side-by-side with the Department of Public Works, KBI Flexi-Pave, independent contractors, and business owners. Specifically, the Department of Public Works will be involved in creating a memorandum of understanding for maintenance, will be involved in any necessary tree replacements, and will be there for the installation process. This will allow them to gain a better understanding of the process as well as be certified to install in the future.

c. Non-profit qualifications and prior history of completing similar projects

Allston Village Main Streets is an established 501c3. Non-profit status is attached.

Allston Village Main Streets has worked on numerous large scale public realm enhancement projects since its inception in 1996. Allston Village Main Streets was a crucial partner during the median strip project on Brighton Ave in the 1990s when it was decided to fill in the A Line. AVMS was also a partner in bringing bike share lanes on Brighton Avenue in 2012, the Union Square crosswalk on Cambridge Street in 2014, and the parklet installation on Harvard Avenue in 2014. The organization was a leading force in the installation of several big belly trash cans throughout the district and we are currently working with the community and MassDOT on an architectural installation on the Franklin Street Pedestrian Bridge.

Beyond these projects, AVMS has demonstrated detailed project management, financial responsibility, and execution during the organization's largest project to date: POP Allston. POP Allston, a pop-up community space, was created as a way to activate what would otherwise be vacant storefront in Allston's business district. POP Allston acted as an indoor skatepark, vintage market, DIY bike shop, yoga hub, live venue, fashion show venue, special event space, and most importantly a space that fostered community, spurred economic development, and demonstrated a great partnership between AVMS, the community, and the City of Boston.

Throughout AVMS' 20 year history, the organization has proudly demonstrated its ability to manage and execute large scale projects that enhance the Allston community.

2. Project Information

- a. Briefly describe the proposed project. Include a description of the site with a map and identify all property owners. If the applicant is not the sole property owner, please include letters of support from property owner(s).**

Allston Village Main Streets' Tree Pit Initiative involves replacing 56 tree pits in Allston Village with flexi-pave, a permeable pavement. This pavement, which is completely porous, will create a smooth walking surface, increase the accessibility of the sidewalks, and allow for healthy tree growth.

KBI Flexi-Pave is an effective porous paving alternative to traditional concrete or asphalt. It is composed of three parts: wire-free recycle tire granules, rock aggregate, and KBI's proprietary binding agent. The material is LEED certified, ADA compliant, porous, flexible, and non-cracking. Due to its porosity, the material creates a healthy environment for tree growth and provides an optimal method for water and nutrient infiltration. The material is a great for replacement tree pits. The flexible nature of the material prevents cracking from tree roots, settling, or flood events.

The tree pits, or tree surrounds, in Allston Village are currently without grates and filled with dirt or mulch. This create two issues: shortened sidewalks that are not easily accessible and compressed soil that damages the tree roots and creates a depressed pit that harbors trash and debris. Installing Flexi-Pave will allow for a sustainable, cost-effective, easily maintained alternative to tree grates. The smooth walking surface will create wider sidewalks, increased accessibility, and also enhance the aesthetic quality of the sidewalks in the business district.

This project will also include removing existing tree grates and replacing dead or non-existent trees.

Attached under "Images and Renderings", please find a map of the tree pits to be filled, picture of the current state of our tree pits, and a picture of the installation in tree pits in Cambridge by the City of Cambridge. Also attached is a letter of support from the Department of Public Works who owns and maintains the sidewalks/tree pits.

- b. Describe public benefits of the project with reference to review criteria**

Tree pits, or surrounds, in Allston Village are open without any cover material. When filled with mulch, debris are often left on sidewalks and it requires regular replenishment. Their current state leads to uneven surfaces that create tripping hazards,

compacted soil that negatively impacts the trees, and depressed pits that collect trash and debris.

The installation of Flexi-Pave will create a smooth walking surface that eliminates tripping hazards and reduces trash accumulation. The material is porous, allowing water and air to reach the root zones of the trees while also reducing stress and compaction in the root zones. It is adaptable and flexible, allowing tree growth with minimal adjustments and a cost effective alternative to tree grates. The surface is easy to clean and requires minimal maintenance.

Allston Village's sidewalks are narrow and with the addition of uncovered, uneven tree pits the width is significantly decreased. For example, in front of Carlo's Cucina at 131 Brighton Avenue the width of the sidewalk to the curb is 112 inches (9.33 feet). With the addition of the tree pit the width of the walkable sidewalk is decreased to 50 inches (4.2 feet). In front of Myung Dong at 90 Harvard Avenue the width of the sidewalk is only 90 inches (7.5 feet) and is decreased to 54 inches (4.5 feet) with the addition of a tree pit. The installation of flexi-pave would not only create additional walkable sidewalk, but it would enhance aesthetic quality and pedestrian experience of Allston Village's sidewalks. This project would be an incredible enhancement to our business district, affecting not only pedestrians but business owners by enhancing the quality of sidewalk in front of their storefront.

c. Explain with NIF funding is required

NIF funding is required because although we have gained support from the Department of Public Works the installation and upkeep will be the responsibility of Allston Village Main Streets. We do not have access to public sources of finance for this project. We are a non-profit and must fundraise or apply for grants to cover the cost of projects at this scale.

d. Explain if this project/funding would be part of a larger phased project, and if NIF funding would be sought for future phases

This grant proposal and scope of work is the complete phase of the project.

e. Timeline (start date, end date, milestones)

June 2016: work with the City and the Department of Public Works to gain support.

August 2016: apply for BC NIF grant.

September 2016: watch a Flexi-Pave install by the City of Cambridge

Fall 2016: Work with Department of Public Works on the creation of a maintenance plan and Memorandum of Understanding; Receive funding

Late winter 2017: begin preparation: schedule installation, touch base again with business owners

June 2017: begin installation!

f. Project maintenance requirements, protocols, and sources of funding

KBI Flexi-Pave is a low maintenance installation - and that is what makes it such an incredible alternative to tree grates. Flexi-Pave will be maintained in the same manner as the sidewalks: sweeping. A couple times a year, mainly after winter, it might be necessary to power wash the Flexi-Pave to remove salt and dirt build. This aids in maintaining the porous nature of the Flexi-Pave.

Allston Village Main Streets will be applying for additional funding through the 75 Brainerd Road Project Allston Community Benefit Fund.

g. Anticipated project sustainability/life span

The life span and sustainability of this project is indefinite. AVMS hopes that this project can act as a pilot program for a city-wide installation in business districts!

3. Materials

a. Budget, including anticipated total cost and percentage to be funded by NIF

Attached

b. Other funding sources, if applicable, and amount and status (e.g. funds granted, requested, date when status will be known)

Allston Village Main Streets will be applying to the 75 Brainerd Road Project's Allston Community Benefit Fund to leverage maintenance funds for the Tree Pit Initiative. This budget will include anticipated maintenance for the next 5 years.

This grant is due September 21, 2016 and can be found here:

<http://www.bostonredevelopmentauthority.org/getattachment/c8df39b7-4e28-4024-aa57-c8f8464a0285>

c. Images, renderings, and other relevant information

Budget

AVMS has requested a total of \$36,000.00 to cover project implementation. Anticipated future maintenance costs will be leveraged through additional grant proposals.

Expense	Cost	Notes
Flexi-Pave Installation		
47 5'x5' tree pits	20000.00	
9 3.5'x4.5' tree pits	3500.00	
freight	2000.00	
Prepwork		
Contracted	6500.00	scope of work attached to proposal
Mobilization		
	2000.00	
Tree replacement		
5 trees	1000.00	200.00 per tree
Permitting		
	1000.00	
Future Maintenance		
power washer	500.00	
labor	15000.00	5 years of anticipated labor
tree pit replacement	2500.00	anticipated replacement of 5 tree pits over 5 years
TOTAL PROJECT BUDGET	54000.00	
BC NIF TOTAL ASK	36000.00	Does not include maintenance costs highlighted in orange

Images and Renderings cont'd:

Myung Dong, 90 Harvard Avenue





Carlo's Cucina, 130 Brighton Avenue



Mulch in tree pits:



Additional example:



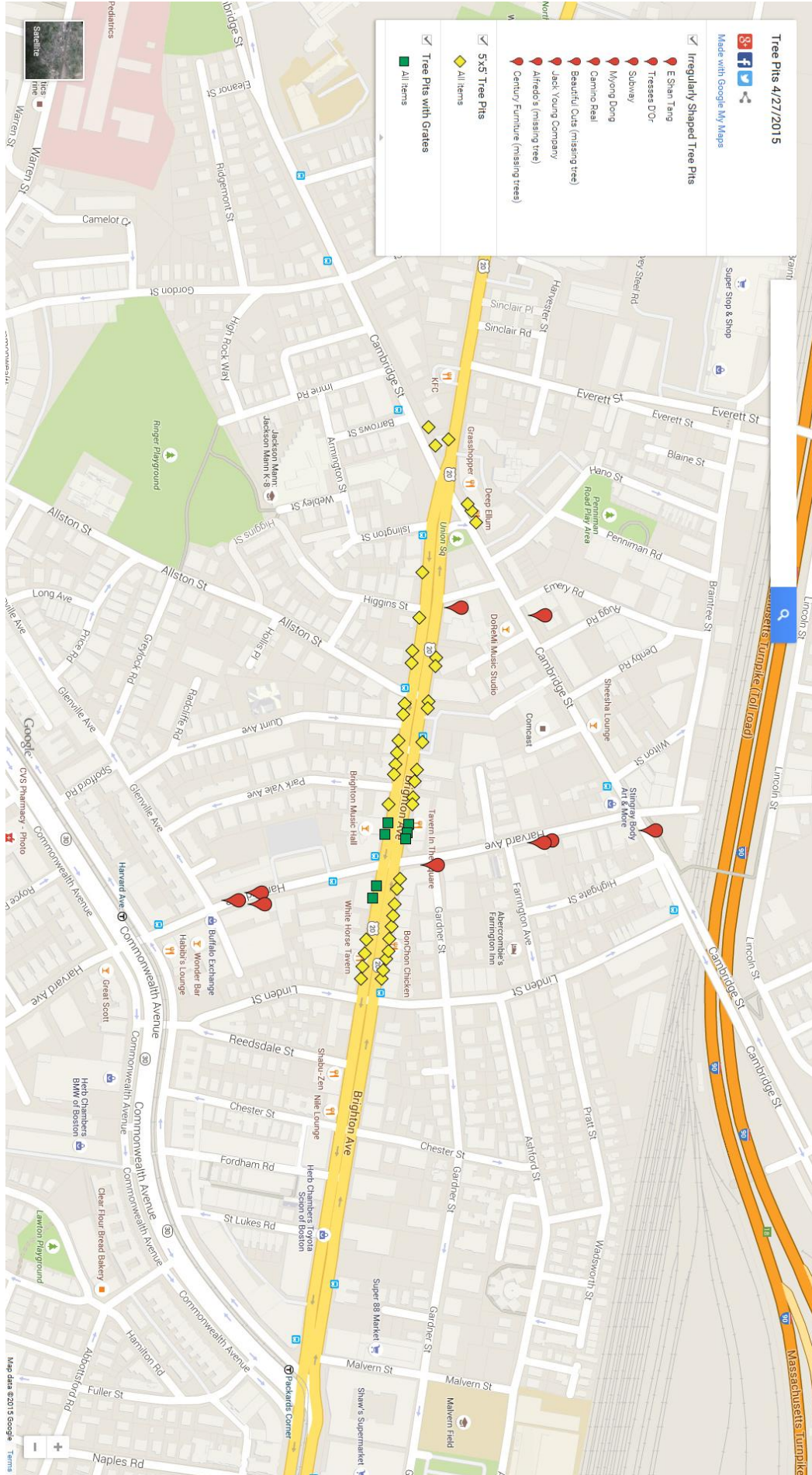
Flexi-Pave Example (City of Cambridge):



Tree Pits 4/27/2015

Made with Google My Maps

- Irregularly Shaped Tree Pits
 - E Shan Tang
 - Tessas D'O-
 - Subway
 - Myong Dong
 - Carnino Real
 - Beautiful Cuts (missing tree)
 - Jack Young Company
 - Alfredo's (missing tree)
 - Century Furniture (missing trees)
- 5x5 Tree Pits
 - All items
- Tree Pits with Grates
 - All items



INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:

Employer Identification Number:
04-3340511

DLN:
117224078

ALLSTON VILLAGE MAIN STREETS, INC.
161 HARVARD AVENUE
ALLSTON, MA 02134-1936

Contact Person:
D. A. DOWNING
Contact Telephone Number:
(513) 241-5199

Accounting Period Ending:
June 30

Foundation Status Classification:
509(a)(1)

Advance Ruling Period Begins:
January 15, 1997

Advance Ruling Period Ends:
June 30, 2001

Addendum Applies:
No

Dear Applicant:

Based on information you supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably expect to be a publicly supported organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

Accordingly, during an advance ruling period you will be treated as a publicly supported organization, and not as a private foundation. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must send us the information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, we will classify you as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, we will classify you as a private foundation for future periods. Also, if we classify you as a private foundation, we will treat you as a private foundation from your beginning date for purposes of section 507(d) and 4940.

Grantors and contributors may rely on our determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you send us the required information within the 90 days, grantors and contributors may continue to rely on the advance determination until we make a final determination of your foundation status.

If we publish a notice in the Internal Revenue Bulletin stating that we

Letter 1045 (DO/CG)



Allston Brighton

COMMUNITY DEVELOPMENT CORPORATION

Working Together, Building Community ©

Boston College Allston Brighton Task Force
Boston College Neighborhood Center
480 Washington Street
Brighton, MA 02135

Board of Directors

Anthony D'Isidoro
President

Aida Franquiz
Vice President

Diane Kline
Treasurer

Regina Pagan
Clerk

Marcia Chong

Ben Hires

Brighton Lew

Meghan Nam

Alana Olsen

Erin Roussinova

Gosia Tomaszewska

Charlie Vasiliades

Alejandra Velasquez

Carol Ridge Martinez
Executive Director

Dear Committee Members,

I am writing in support of Allston Village Main Streets' Tree Pit Improvement Initiative and proposal for a grant from the Boston College Neighborhood Improvement Fund. This proposal will address a critical infrastructure need in Allston Village by improving accessibility throughout the business district.

The Tree Pit Improvement Initiative will fill 56 tree pits in Allston Village with flexi-pave, a permeable pavement. Currently, tree pits in Allston Village are left without covers leading to tripping hazards, compressed soil suffocating the trees, and the collection of debris and trash.

This installation will allow for continuous smooth walking surface – enhancing not only aesthetic of our streetscape, but increasing the accessibility of Allston Village's sidewalks. Flexi-pave is an accessible, environmentally friendly, and cost effective alternative to tree grates.

The Allston Brighton Community Development Corporation supports the funding of this crucial sidewalk improvement project.

Sincerely,

Carol Ridge Martinez
Executive Director
Allston Brighton Community Development Corporation

August 24th 2016

To whom it may concern:

The City of Boston Public Works Department is in support of Allston Village Main Streets grant proposal for the installation of permeable tree pits in the Allston neighborhood of Boston. We look forward to working with the Allston Village Main Streets Director on the conditions of a Memorandum of Understanding (MOU). That document will include the agreement between the City and the Allston Village Main Streets on the maintenance and installation of the material used in the designated tree pits. Both parties acknowledge that a fully executed MOU will need to be in place before instillation begins.

If you have any additional questions please reach out to Eric Prentis at (617)635-2992 or via email at Eric.Prentis@Boston.Gov.



Michael Brohel, Deputy Commissioner



ALLSTON CIVIC ASSOCIATION

Mailing address: 44 Aldie St. Allston, MA. 02134

August 24, 2016

Boston College Allston-Brighton Task Force
% Boston College Neighborhood Center
480 Washington St.
Brighton, MA 02135

Dear Committee Members,

I am writing to support the proposal from Allston Village Main Streets to fill tree pits in Allston with “Flexi-Pave”. The tree pits are presently without any type of cover and are both a safety concern as well as unhealthy for proper growth. The soil is compacted and presents tripping hazards as well as collecting trash.

This material will make the pits attractive and provide a level surface for walking. They will also solve the trash problem. Flexi-pave is also ADA compliant and environmentally friendly.

We would appreciate your support in funding this grant proposal.

Sincerely,
Paul Berkeley
Paul Berkeley
President