

Harvard-Allston Public Realm Flexible Fund

For Allston-Brighton

Application for Funding, 2019

Total Amount Requested \$75,000 (Design / Planning Grant)

Applicant Organization Name: <u>Boston Housing Authority</u>
Organization Address: <u>52 Chauncy Street</u> City: <u>Boston, MA</u> Zip: <u>02111</u>
Contact Person: <u>Dana Alan Dilworth</u>
Title: <u>Senior Project Manager</u>
Telephone Number: <u>617.988.4190</u>
E-Mail Address: <u>dana.dilworth@bostonhousing.org</u>

*Application submission(s) must be authorized and signed by an authorized signatory of the Organization.*

Name and title of Authorized Signatory:

William E. McGonagle, CEO/Administrator

Signature of Authorized Signatory:

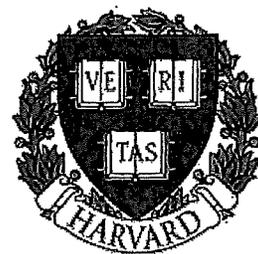
  
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Design and Planning Grant Proposal for Faneuil Gardens  
266 North Beacon Street  
Brighton, MA 02135

The Boston Housing Authority  
52 Chauncy Street  
Boston, MA 02111

Harvard-Allston Public Realm Flexible Fund  
2019 Grant Guidelines and Application

Applications Due: Wednesday, May 15, 2019



## **The Boston Housing Authority's Mission**

The Boston Housing Authority (BHA) provides affordable housing to more than 58,000 residents in and around the City of Boston. Residents are assisted through a combination of public housing and federal- and state-voucher subsidy programs that provide a wide variety of housing opportunities. As the largest public housing authority in New England, the BHA houses close to nine (9) percent of the city's residents.

Our mission is to provide stable, quality affordable housing for low and moderate income persons; to deliver these services with integrity and mutual accountability, and to create healthy living environments.

## **The Proposed Project**

In partnership with members of the Tenant Task Force (TTF) and the residents of Faneuil Gardens, the BHA's design and planning grant proposal consists of the beautification of the property bordering both Faneuil and North Beacon Streets, and improvements to the property's open spaces, to include:

- a community garden with raised beds,
- a quiet seating area / serenity garden for the elderly residents,
- an art installation at the elderly seating area along with murals painted by the resident's children on the crescent-shaped walls,
- a large general play area for ages 9+, which may include a spray pond or playground, with ample seating. This area will also serve as a gathering location for community events, such as the annual Unity Day parties,
- an area with permanent game tables and seats with a play area for ages 4 – 9,
- a separate play area for toddlers, ages 1 – 3, with ample seating for parents and guardians,
- general landscaping improvements and the planting of approx. 50 new trees to naturally help cool the site,
- enhanced site-wide lighting for greater security, and
- removal of deteriorated fencing and replaced with new strategically-place fencing and bushes.

The public benefits of this project will be significant and will have a lasting impact on the welfare of our residents and the children at the property. With the beautification of the property along the two streets and its interior, the construction of defined and safe play areas on the property for the children – and under the watchful eyes of their parents and/or guardians, an area for elders, and a community garden, these improvements will contribute to a safe and healthy environment, encourage outdoor activity and greater interaction between neighbors, and contribute to the building of a stronger and more resilient community.

The BHA/TTF design and planning grant proposal, estimated at **\$75,000**, is for the hiring of a designer to:

- meet with the residents as often as necessary to continue to develop, then finalize, our conceptual plan as per the attached sketch,
- develop biddable construction documents and a specification. These documents will then be used to secure construction funding from the Harvard-Allston Public Realm Flexible Fund (HAPRFF), and other sources as necessary, such as the Department of Housing and Community Development (DHCD), the Browne Fund, and KaBOOM!,
- be available to meet with other potential funders and present the project,
- if construction funds are awarded, provide assists during the bidding and contractor selection process; provide construction administration for the duration of the work, project close-out, and warranty inspection services,
- the project will be designed for an anticipated 20 year useful life span,
- may use a range of local and sustainable products, attempt rain water capture and reuse, and use of trees and landscaping to help naturally cool the property,
- it is anticipated that the project will require the standard regulatory reviews, necessary building department permits, and review by both the BHA's and DHCD's construction division.

### **Limited Public Funding**

Capital improvements at the site are funded by DHCD. HAPRFF funds are required since, with very limited resources, the capital grants to the BHA from DHCD are prioritized, rightfully so, on building systems, such as roofs, building envelope, heating and hot water systems. Funding for the site improvements, gardens, and playgrounds as proposed in our submittal are unavailable, or when funds are provided, inadequate with the focus on mitigating tripping hazards.

If a grant is award, but does not cover the full cost of the proposed project, we will work with DHCD and other parties to identify additional sources of funding for the construction contract, which may include a service maintenance component.

### **Applicant Eligibility**

The BHA is a public entity, with a CEO/Administrator and an Executive Committee comprised of senior staff. Faneuil Gardens is:

- located in the Allston-Brighton neighborhood,
- a public property,

- the project has the support of the residents, their elected task force representatives, and the BHA, and,
- will also achieve the following goals:
  - Enhance the aesthetic quality and user experience of the public spaces.
  - Improve accessibility for residents and neighbors.
  - Promote community collaboration.
- Based on a construction award of \$500K (HAPRFF funding would be sought for 100% of the construction costs), a standard capital grant critical path schedule in its entirety (from designer selection, contracts, design, and construction) is estimated at approx. 20 months. The timeline is as follows:
  - Designer under contract in 8 weeks after award of planning grant.
  - Design development and reviews with resident and neighborhood involvement completed in 20 weeks.
  - Review of construction documents by both the BHA's and DHCD's project managers in 4 weeks total.
  - Bidding and GC contract in 10 weeks.
  - Construction in 20 weeks
  - Substantial Completion Inspection, Close-out in 4 weeks
  - Warranty Inspection in 45 weeks (not included in timeline total)
- As with previous third-party awards, the grant will not be used to pay organization salaries or operating expenses. Previous awards include an educational planetary walkway at Mary Ellen McCormack, a playground at South Street, and a community garden at West Broadway.
- This project will be managed as a typical capital improvement project within the BHA and adhering to standard reporting requirements and controls for property owned and managed by a public entity.
- The project will be managed through the BHA's Capital Construction Department, which manages approx. \$15M of capital improvement projects each year. One of the department's project managers will be assigned the project and will procure all the necessary services and deliverables following well-established BHA and DHCD procurement protocols.

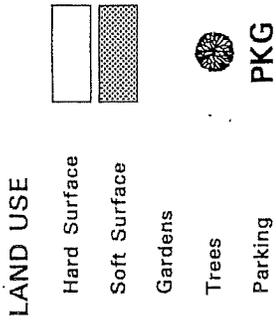
## Contact

The primary contact and key personnel for the award will be:

Dana Alan Dilworth, Senior Project Manager  
 Boston Housing Authority  
 Planning and Real Estate Development  
 52 Chauncy Street, Boston, MA 02111  
 617.988.4190  
[dana.dilworth@bostonhousing.org](mailto:dana.dilworth@bostonhousing.org)

GAME TABLES  
w/ ACTIVITY AREA  
AGES 4-9

NEW TREES  
w/ RAISED  
PLANTING  
BEDS



SEENITY GARDEN/  
ELDER SEATING  
w/ PUBLIC ART

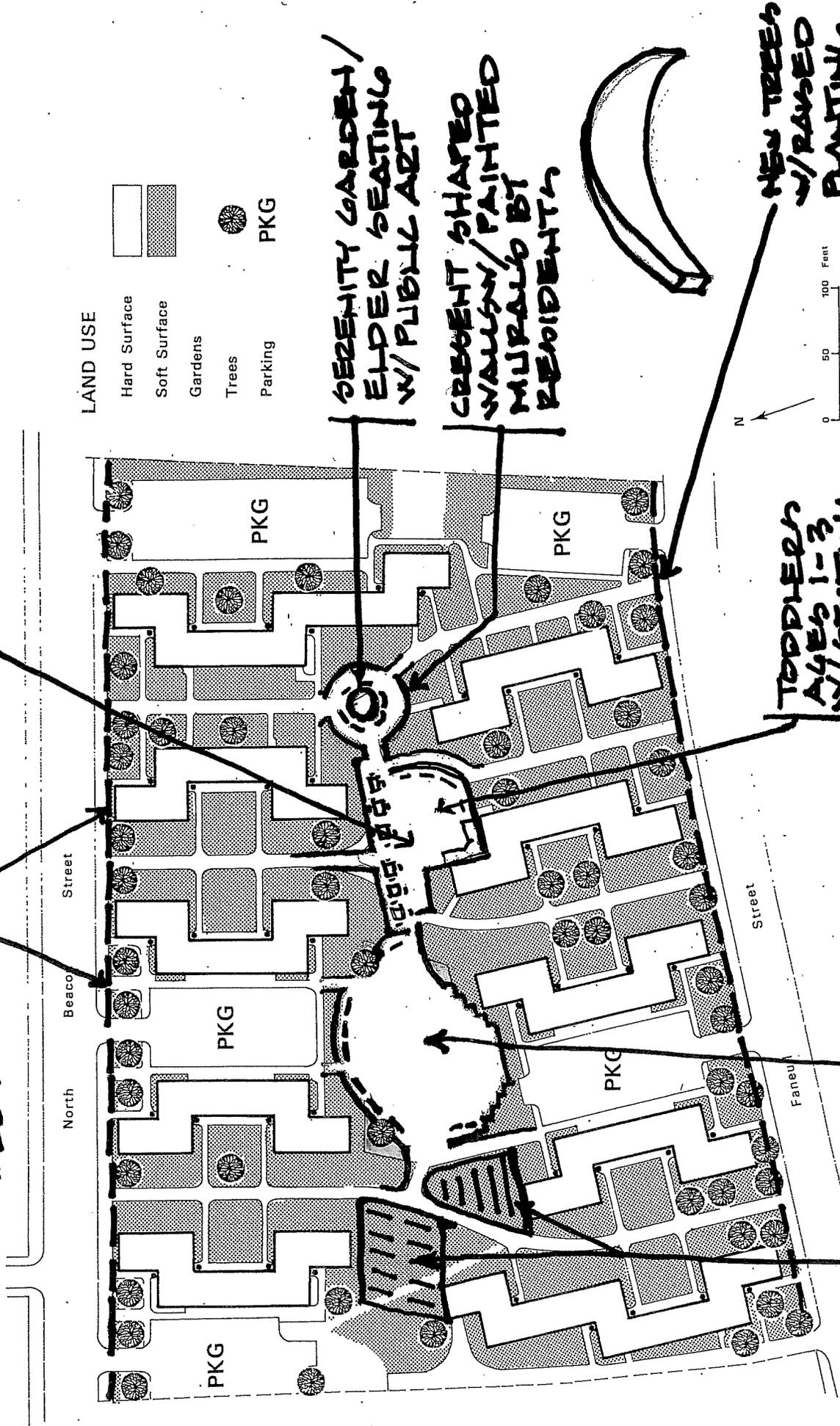
CREENT SHAPED  
WALKWAY/PAINTED  
MURALS BY  
RESIDENTS

NEW TREES  
w/ RAISED  
PLANTING  
BEDS

TODDLERS  
AGES 1-3  
w/ SEATING

GENERAL PLAY  
AREA w/ SEATING  
AGES 9+, AND  
UNITY DAY GATHERING/  
MISC. USE AREA

COMMUNITY  
GARDENS  
w/ RAISED  
BEDS



FANEUIL