



Astoria Quarter Acre Farm
11-15, 19-21 Flint Street
Comprehensive Farm Review
March 22, 2019

Contact: Barbara Knecht
UFI Farm Site Developer
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917 842 2722

The Urban Farming Institute of Boston is preparing to redevelop this long abandoned lot located two blocks from our recently completed and restored flagship headquarters at the Fowler Clark Epstein Farm on Norfolk St. in Mattapan. This packet is submitted to the BPDA for Comprehensive Farm Review (CFR) in accordance with Article 89 of the city of Boston Zoning code.

The Urban Farming Institute, with a host of volunteers and neighborhood residents, built boxes for a temporary “farm” on the site in the spring of 2017. In the fall of 2018, the site was chosen by Youth Build Boston for its 10 year Anniversary Day of Service. Supervised by Starlite construction and Youth Build, volunteers built a 10’ x 10’ shed that had been previously designed by YBB’s Designery program. This structure is under the 120 SF requirement for a building permit. Also in the fall of 2018, the YBB Designery program undertook a sign design project to the Article 89 specifications and produced a prototype. The sign meets the requirements of 89-4 and includes the option for some temporary information similar to the sign at the Woolson Street garden two blocks away. All of these projects are illustrated in the attached packet.

We are extremely pleased to have received CPA funds to build the Astoria farm this spring. It is conceived as a simple farm that will serve as a farming “annex” to the FCE Farm – a place for production, but also for learning and experimentation with various farming methods. We hope it will be an excellent addition to the City of Boston’s urban agriculture initiative.

Attached you will find:

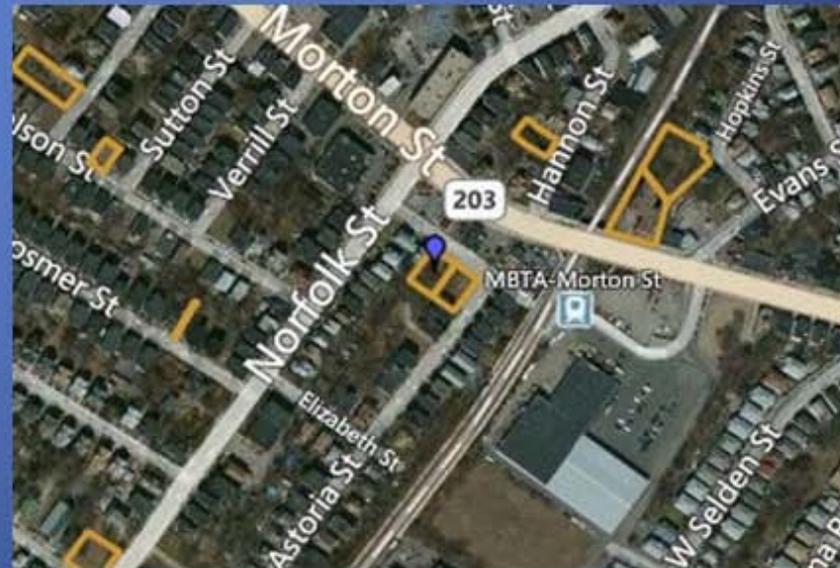
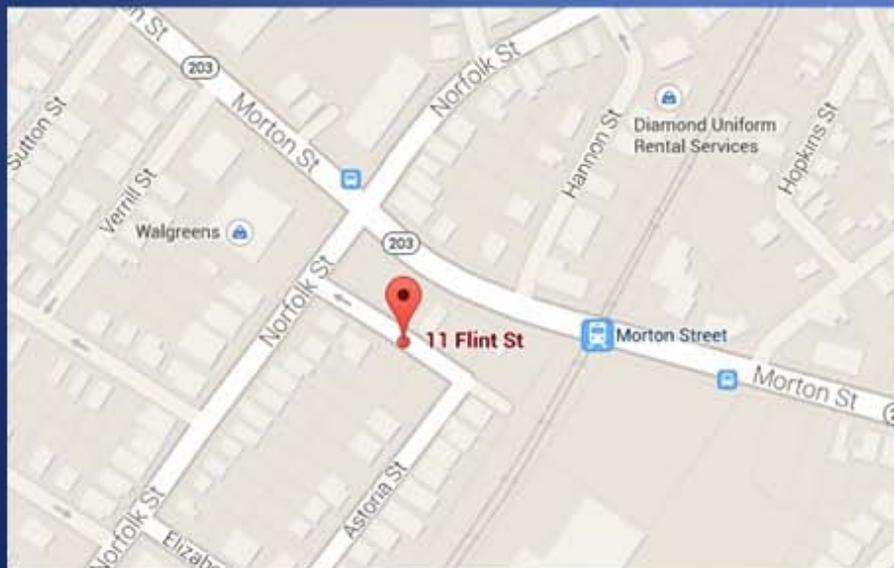
- Photographs
- Existing conditions
- Proposed plan
- Utilities and storm water retention
- Engineer plans for water connection
- Shed – drawings and photos
- Signage – drawings and photos

11-21 Flint Street

Parcel #: 1403901000 & 1403902000

Neighborhood: Mattapan

Lot Size: 6,928 & 6,893



Existing Conditions





Visualization of Proposed Site Plan Astoria St. Quarter Acre Farm



Building the temporary farm 2017



PREPARED FOR:

URBAN FARMING INSTITUTE

ASTORIA ST. QUARTER ACRE FARM

**11-15 & 19-21 FLINT ST.
 BOSTON, MA**

Existing Conditions

11-15 FLINT ST
 PARCEL #: 1403901000
 6,844.65 SQ FT

19-21 FLINT ST
 PARCEL #: 1403902000
 6,728.36 SQ FT

ISSUANCE DATE: February 1, 2019

DRAWN BY: LKH

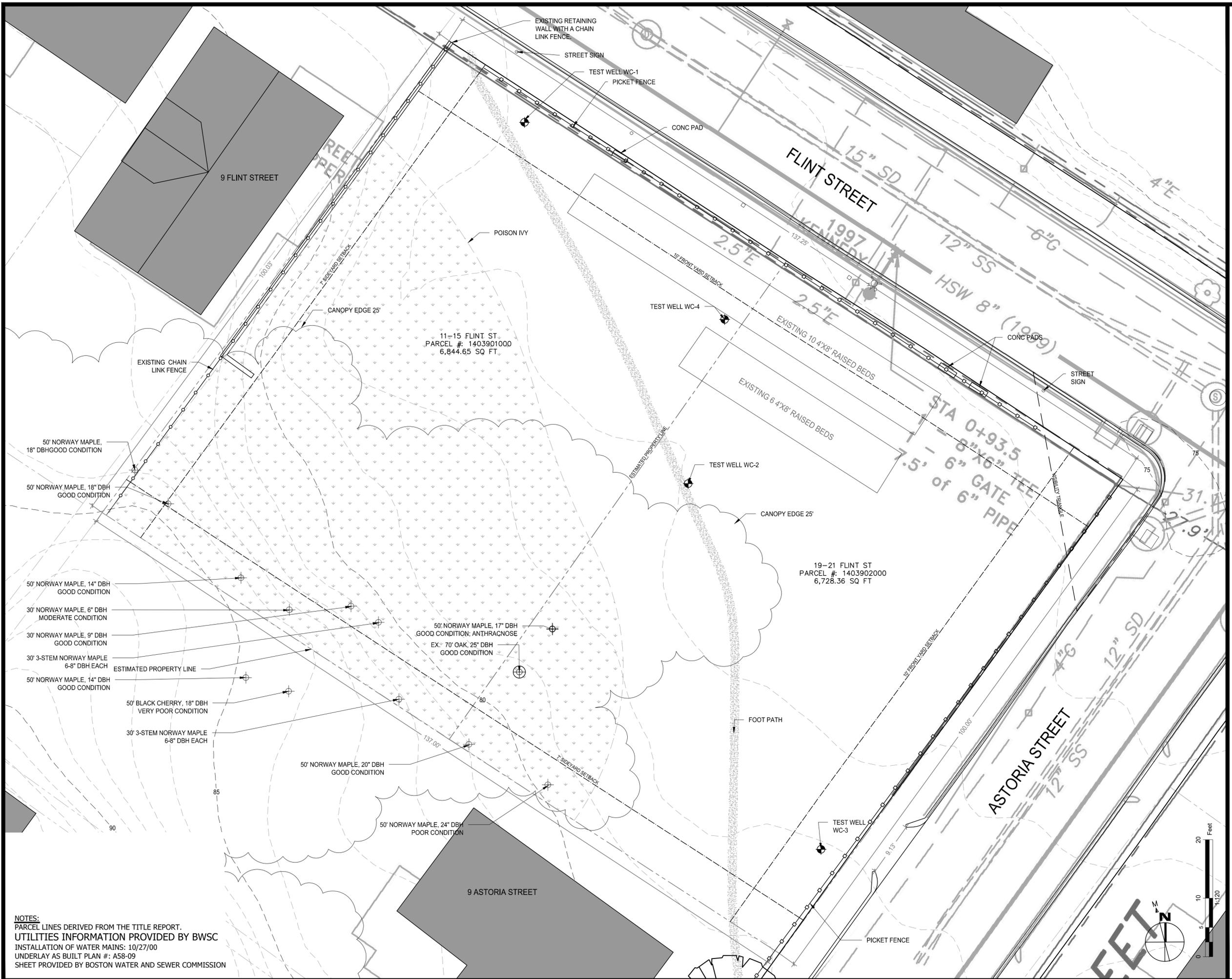
DATE: REVISIONS:

UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: 1" = 10' (18x24 sheet)

DRAWING #	REV.
L1.00	

Print date: 2/1/2019 11:52 AM



NOTES:
 PARCEL LINES DERIVED FROM THE TITLE REPORT.
 UTILITIES INFORMATION PROVIDED BY BWSC
 INSTALLATION OF WATER MAINS: 10/27/00
 UNDERLAY AS BUILT PLAN #: A58-09
 SHEET PROVIDED BY BOSTON WATER AND SEWER COMMISSION

PREPARED FOR:

URBAN FARMING INSTITUTE

ASTORIA ST. QUARTER ACRE FARM

**11-15 & 19-21 FLINT ST.
 BOSTON, MA**

Site Plan

11-15 FLINT ST
 PARCEL #: 1403901000
 6,844.65 SQ FT
 19-21 FLINT ST
 PARCEL #: 1403902000
 6,728.36 SQ FT

ISSUANCE DATE: September 21, 2018

DRAWN BY: LKH

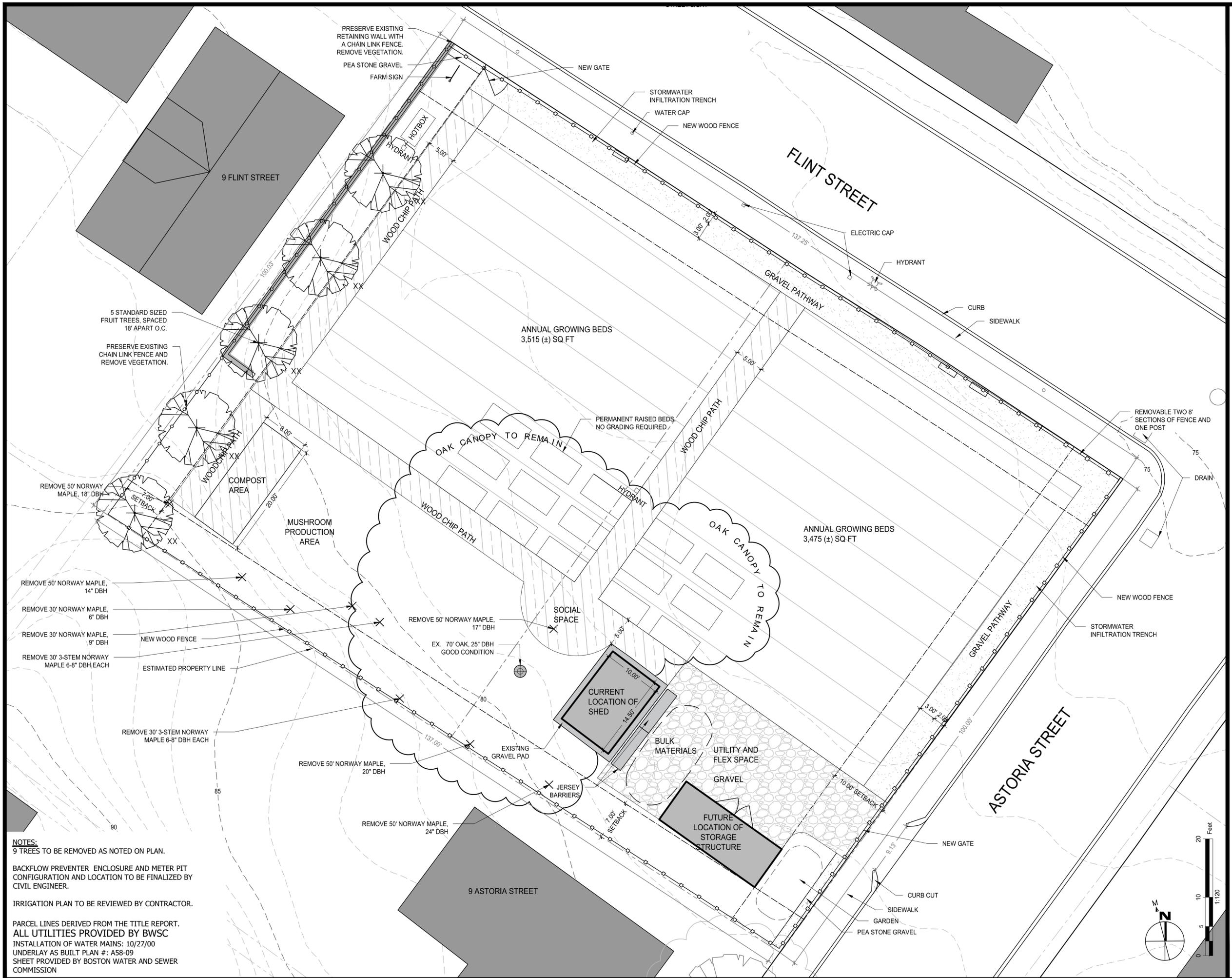
DATE:	REVISIONS:
11-30-2018	Updated location of installed shed
4-3-2019	Added raised beds, fruit trees, updated surface materials

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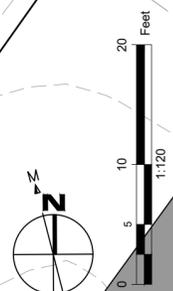
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DRAWING #	REV.
L2.00	

Print date: 4/3/2019 1:44 PM



NOTES:
 9 TREES TO BE REMOVED AS NOTED ON PLAN.
 BACKFLOW PREVENTER ENCLOSURE AND METER PIT CONFIGURATION AND LOCATION TO BE FINALIZED BY CIVIL ENGINEER.
 IRRIGATION PLAN TO BE REVIEWED BY CONTRACTOR.
 PARCEL LINES DERIVED FROM THE TITLE REPORT.
 ALL UTILITIES PROVIDED BY BWSC
 INSTALLATION OF WATER MAINS: 10/27/00
 UNDERLAY AS BUILT PLAN #: A58-09
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PREPARED FOR:
URBAN FARMING INSTITUTE

ASTORIA ST. QUARTER ACRE FARM
11-15 & 19-21 FLINT ST.
BOSTON, MA

Site Utilities

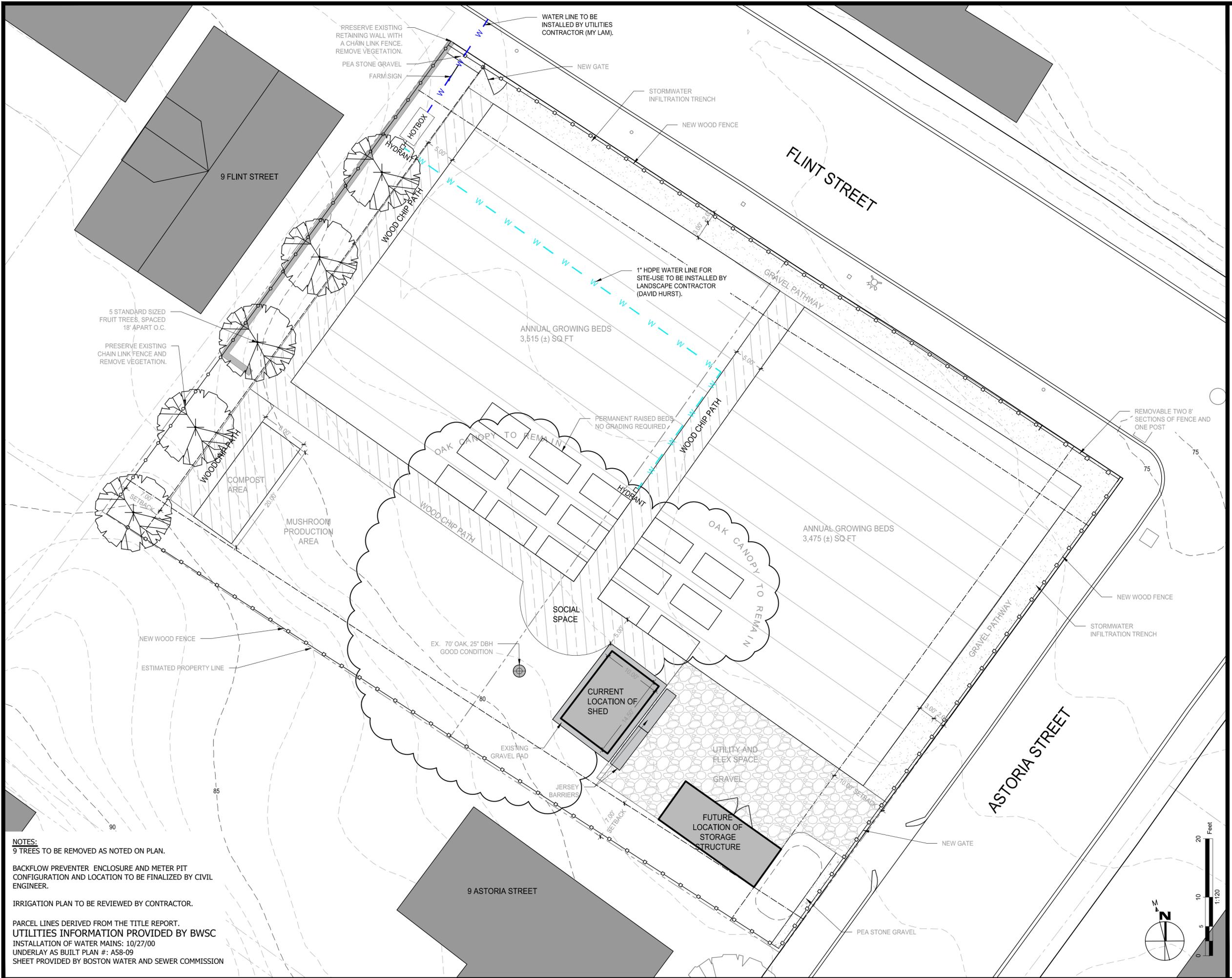
11-15 FLINT ST
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 19-21 FLINT ST
 PARCEL #: 1403902000
 6,728.36 SQ FT

ISSUANCE DATE: February 1, 2019
 DRAWN BY: LKH
 DATE: 4-3-2019
 REVISIONS:
 Changed the water line and hydrant

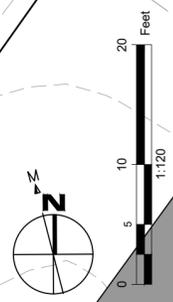
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Print date: 4/3/2019 1:44 PM



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PREPARED FOR:
URBAN FARMING INSTITUTE

ASTORIA ST. QUARTER ACRE FARM
11-15 & 19-21 FLINT ST.
BOSTON, MA

Surfacing Plan

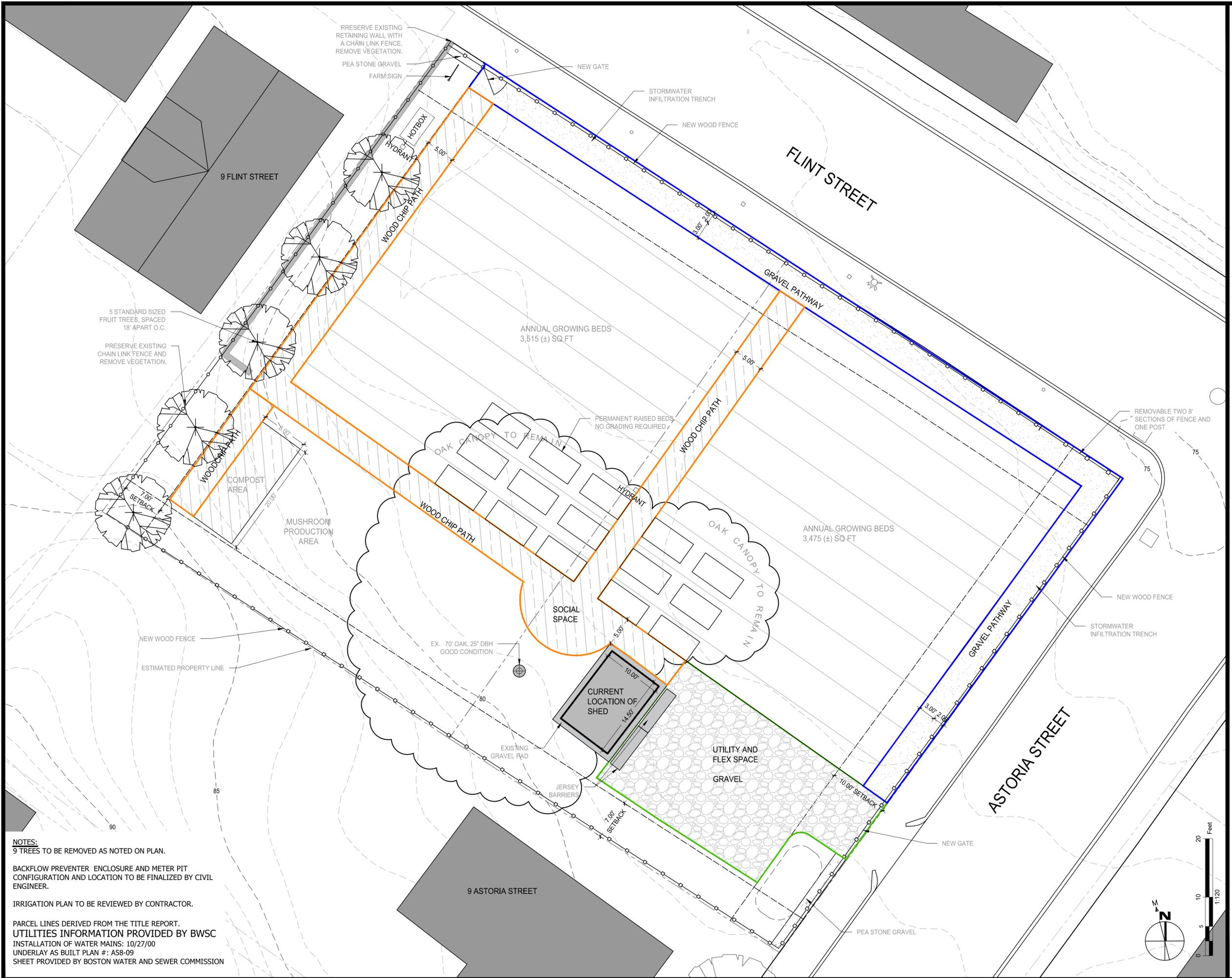
11-15 FLINT ST
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 6,728.36 SQ FT

ISSUANCE DATE: February 1, 2019
 DRAWN BY: LKH
 DATE: 4-3-2019 REVISIONS:
 Changed wood chip paths

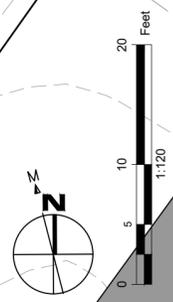
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L4.00	

Print date: 4/3/2019 1:45 PM



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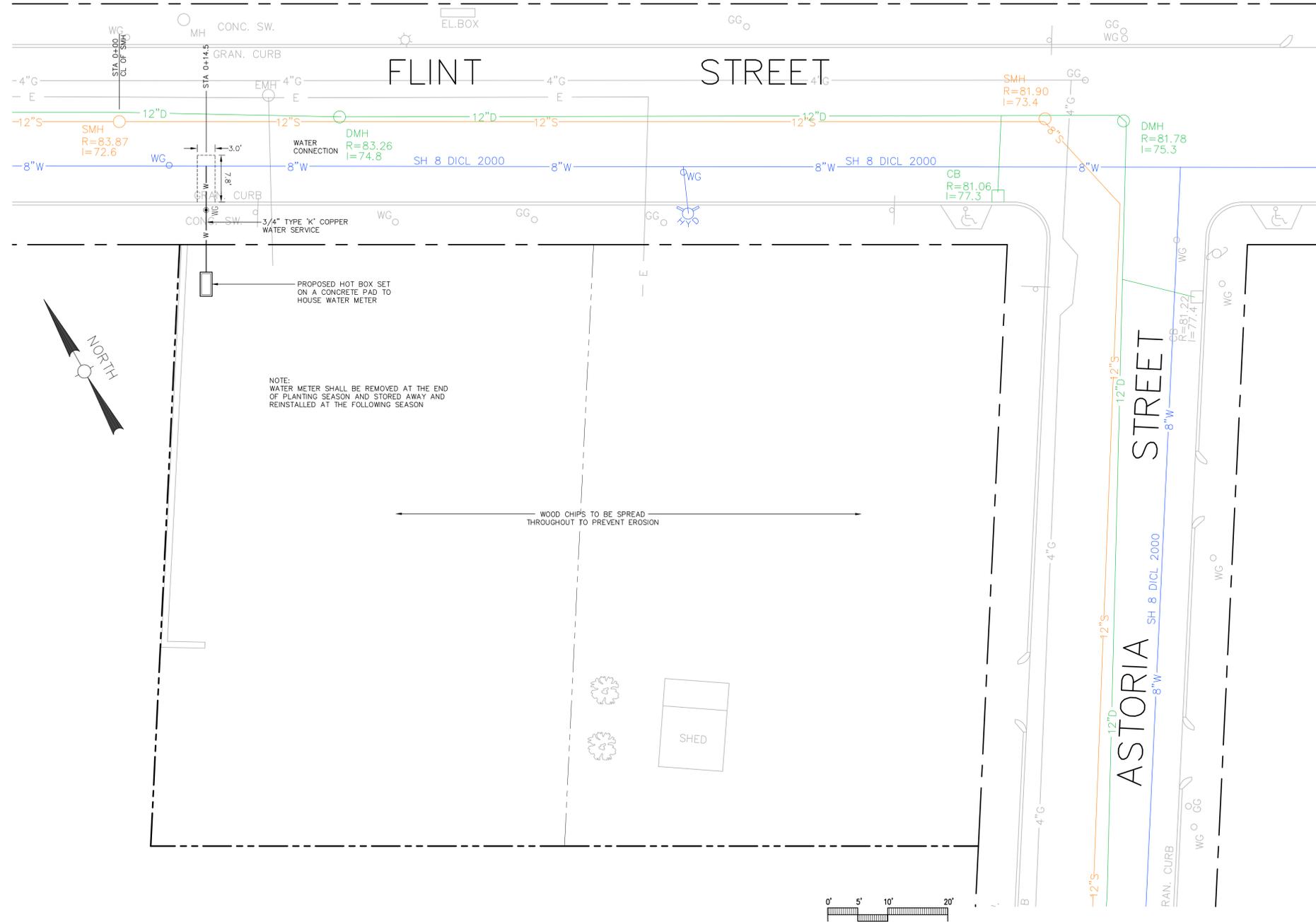


UTILITY LEGEND

- PROPERTY LINE
- W--- WATER LINE
- WG WATER GATE
- SAW CUT LINE

GRADING AND UTILITY NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY AGH ENGINEERING OF STOUGHTON, MA AND IS DATED FEBRUARY 25, 2019.
2. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
3. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH BOSTON WATER AND SEWER COMMISSION STANDARDS.
4. ALL WORK TO BE DONE WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF BOSTON.
5. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
6. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
7. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF GROUND COVER AND A MINIMUM OF 10 FOOT SEPARATION FROM THE SEWER SYSTEM. AT WATER AND SEWER CROSSINGS, THE SEWER LINE SHALL BE ENCASED IN SIX INCHES OF CONCRETE FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING.
8. PRIOR TO FILING FOR THE GSA, THE CONTRACTOR SHALL OBTAIN THE ROUGH CONSTRUCTION SIGN OFF FROM BOSTON INSPECTORIAL SERVICES DEPARTMENT



BWSC INSPECTIONS:

(1) 3/4" WATER LINE	BWSC INSPECTOR	DATE
(2) 5/8" WATER METER	BWSC INSPECTOR	DATE

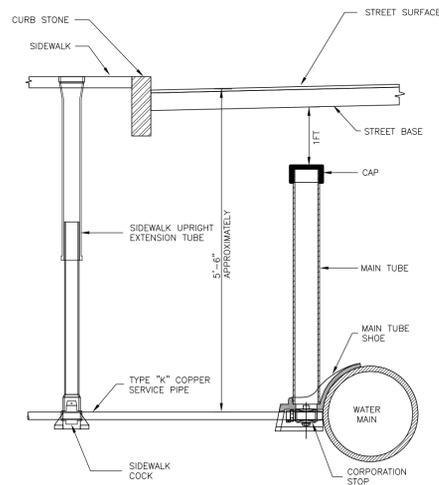
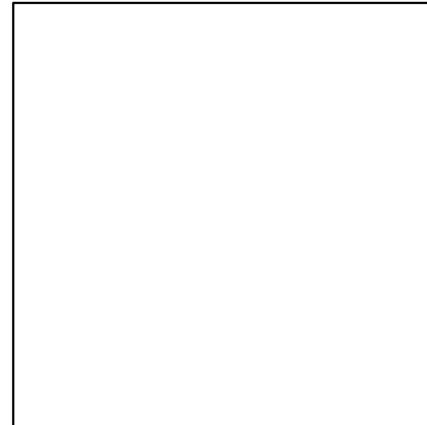
1. Ward & Parcel: Ward 14 Parcels 3901 & 3902
 2. Property Location: 11 & 19 Flint Street
 3. Neighborhood: Mattapan
 4. Site Zip: 02126
 5. Owner: City of Boston
 Department of Neighborhood Development (DND)
 C/O Shani Fletcher
 6. Owner Address: 26 Court Street
 Boston, MA 02108
 7. Owner Telephone No.: 617.635.0466
 8. Type of Premise: Community Garden
 9. New Account: New

LAND USE: COMMUNITY GARDEN

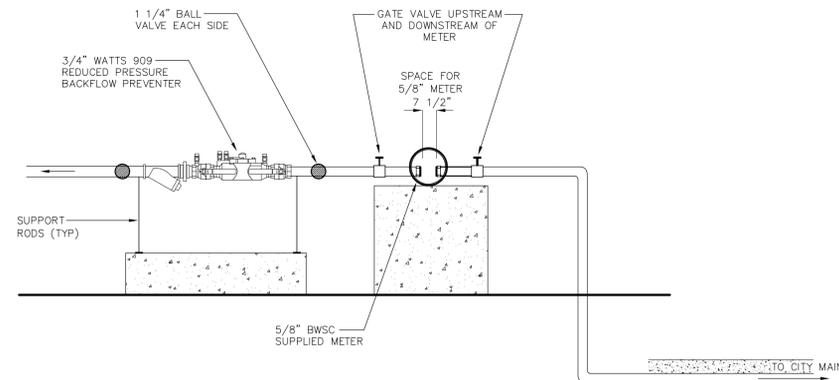
Land Planning, Civil Engineering,
Landscape Architecture
Po Box 307
Foxborough, MA
www.develliszrein.com
tel. 508.473.4114

DeVellis Zrein Inc.

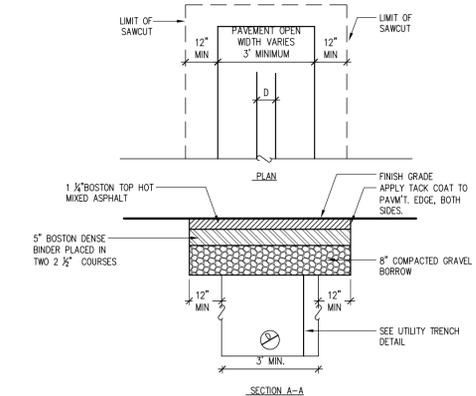
FOR BOSTON WATER SEWER USE ONLY



WATER CONNECTION DETAIL



WATER METER DETAIL



STREET PATCHING DETAIL

WATER CONNECTION PLAN
SITE PLAN #

SCALE: 1" = 10'
 JOB: 2G1S-391
 FILE: 2G1S-391-GU
 DRAWN: IAZ
 CHECKED:
 DATE: 03.15.19

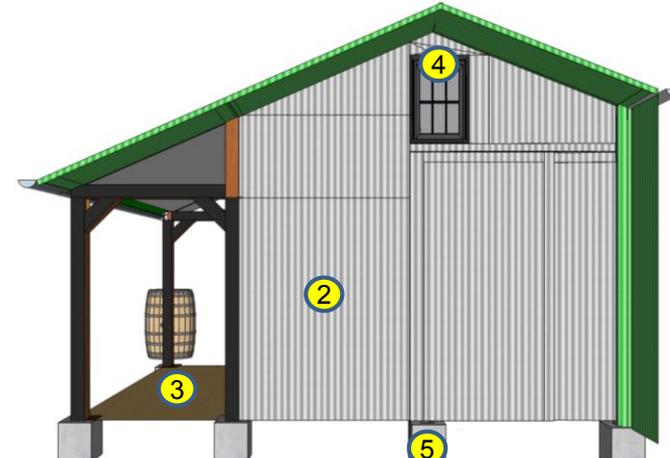
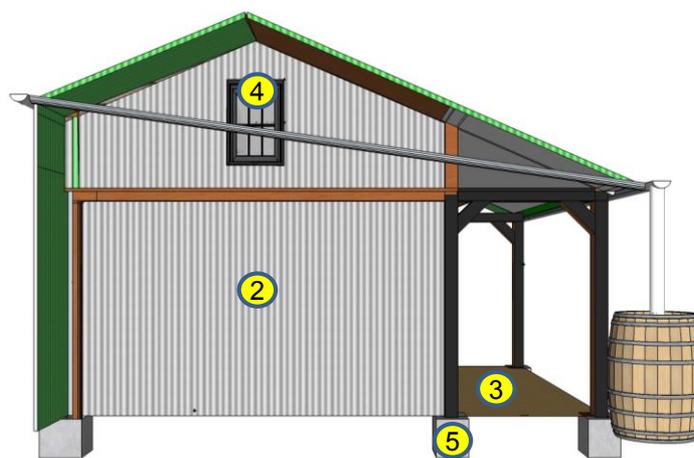
C-1

Branding + Function

The focus of the UFI Shed design is to combine the utility of a traditional shed (storage of tools & equipment) with a modern design that showcases UFI's brand while meeting its mission to develop and promote commercial urban farming in communities that need it the most.

Features include:

- 1 Lockable Barn Door system for easy access to shed interior
- 2 Corrugated metal exterior for durability, ease of construction, & purchased w/ UFI colors
- 3 Covered "porch" for extra protection from elements
- 4 Window or similar type of opening for natural interior light
- 5 Structure to be anchored to concrete block, sonotubes, or similar

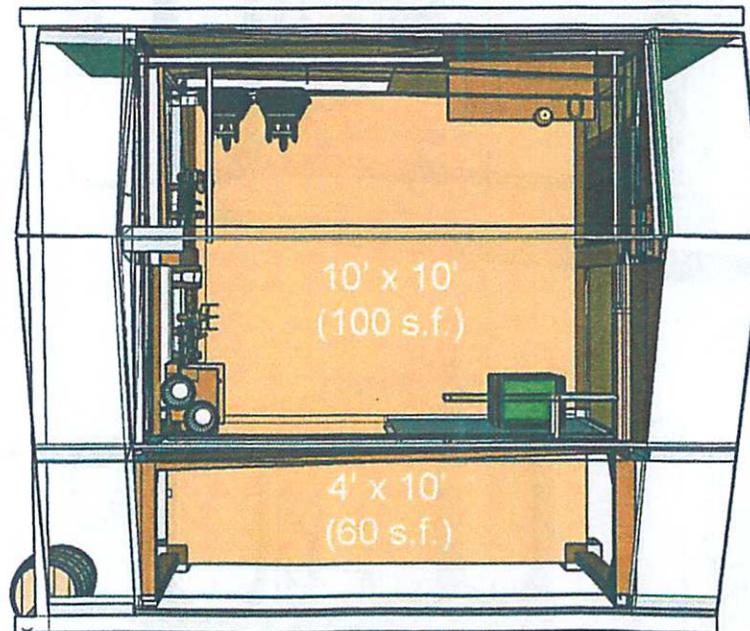
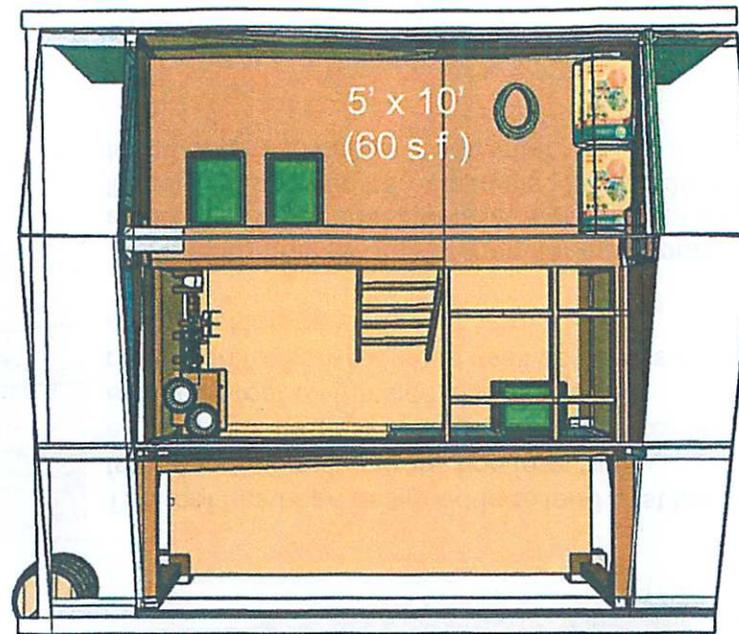
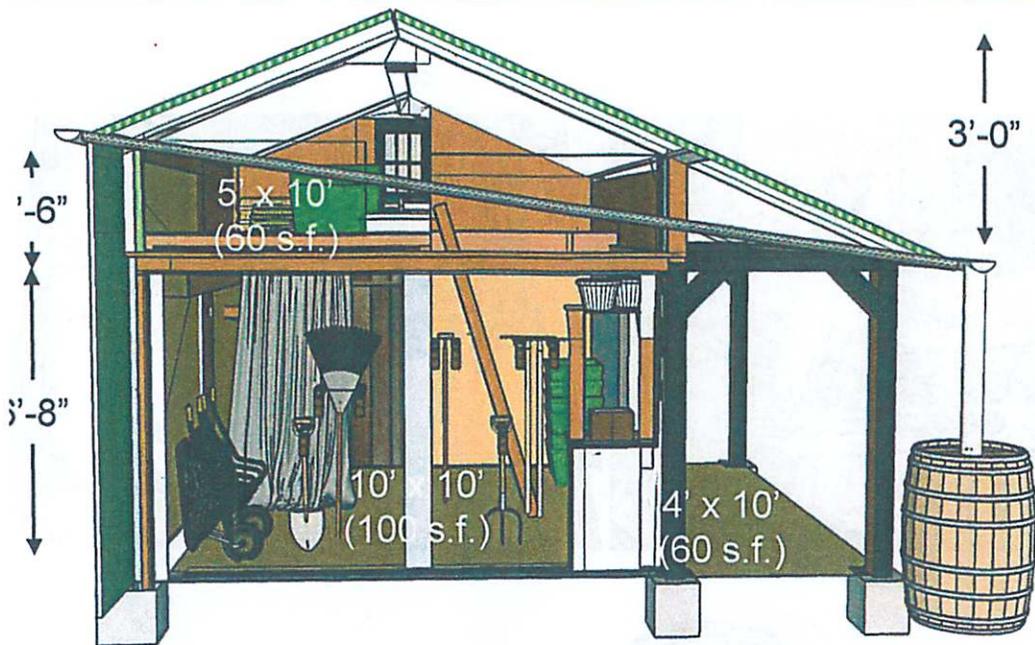


UFI Shed Design Proposal



The roof has been designed to extend past the front door to provide protection from the elements for farmers and visitors to the site. The extended roof on the side also provides protection for both the shed itself as well as extra areas for storage/work.

The interior features lots of room for tool storage as well as an optional 2nd-level storage area for lighter items. A rain barrel can also be attached to the gutters to collect stormwater.

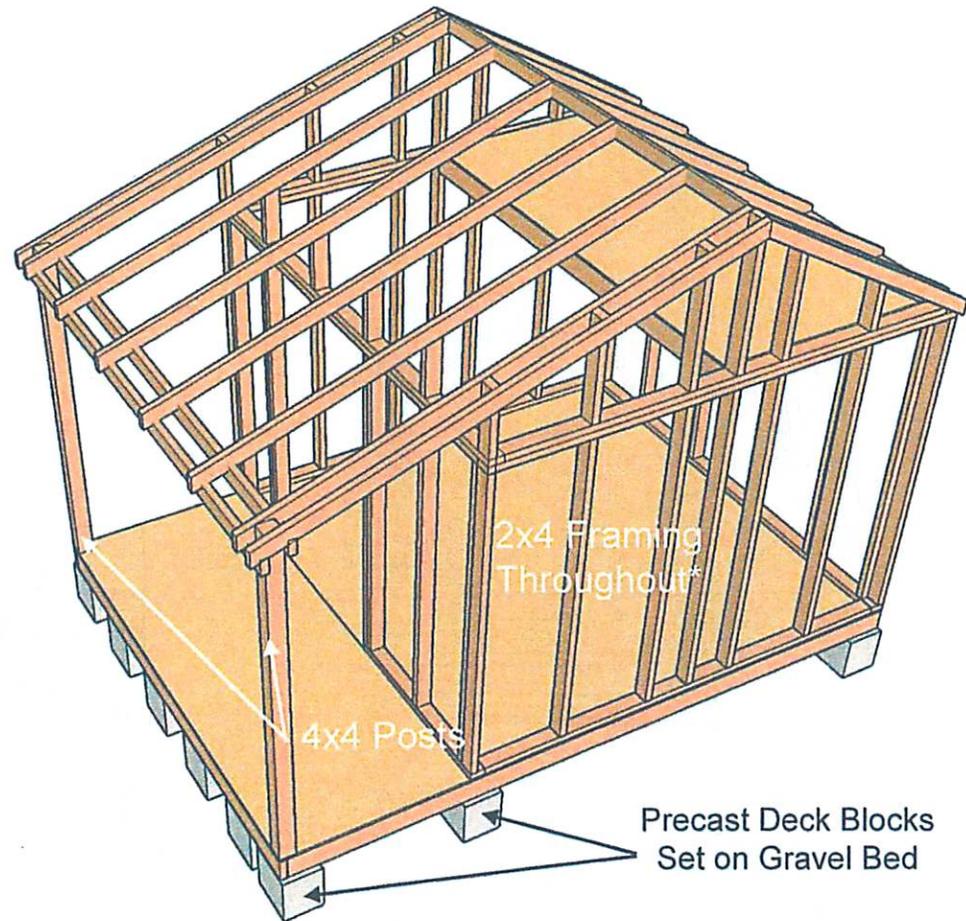
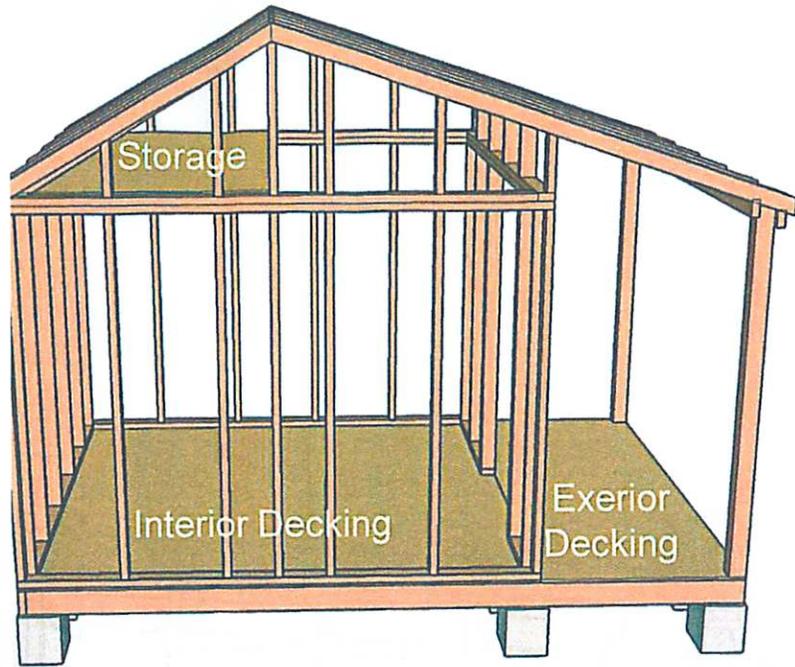


The bottom of the shed is a standard 10x10' clearance area (100 s.f.). For general tool and equipment storage. It will have a minimum 6'-8" overhead clearance.

Above the main area, there will be a 60 s.f. storage area for additional small tools, pots, etc. The highest point will be at 3'-0" and the back of the storage will have a height of 1'-6".

There will also be a 4'x10' covered front porch for protection from the elements. The roof will also extend 2' past each side for additional protection.

The structure will be made of wood and bottom of frame will remain a minimum of 6" above the gravel base below. The exterior siding will be corrugated metal.



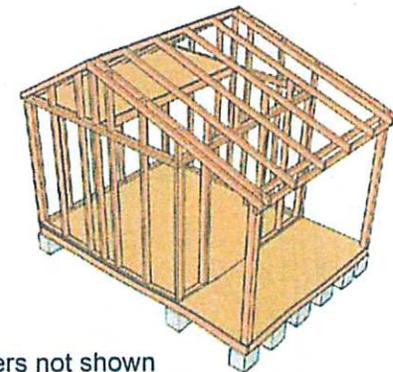
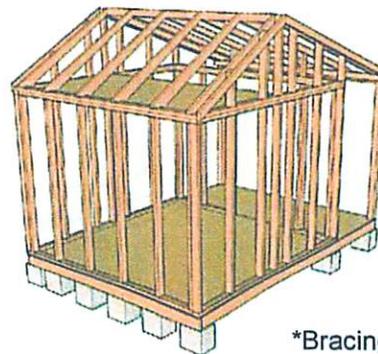
Shed framing consists mostly of 2x4 studs at 24" OC, 16" OC if needed.

Peak of roof framing can be connected to either a ridge board or rafter hardware connections, whichever is better & easier.

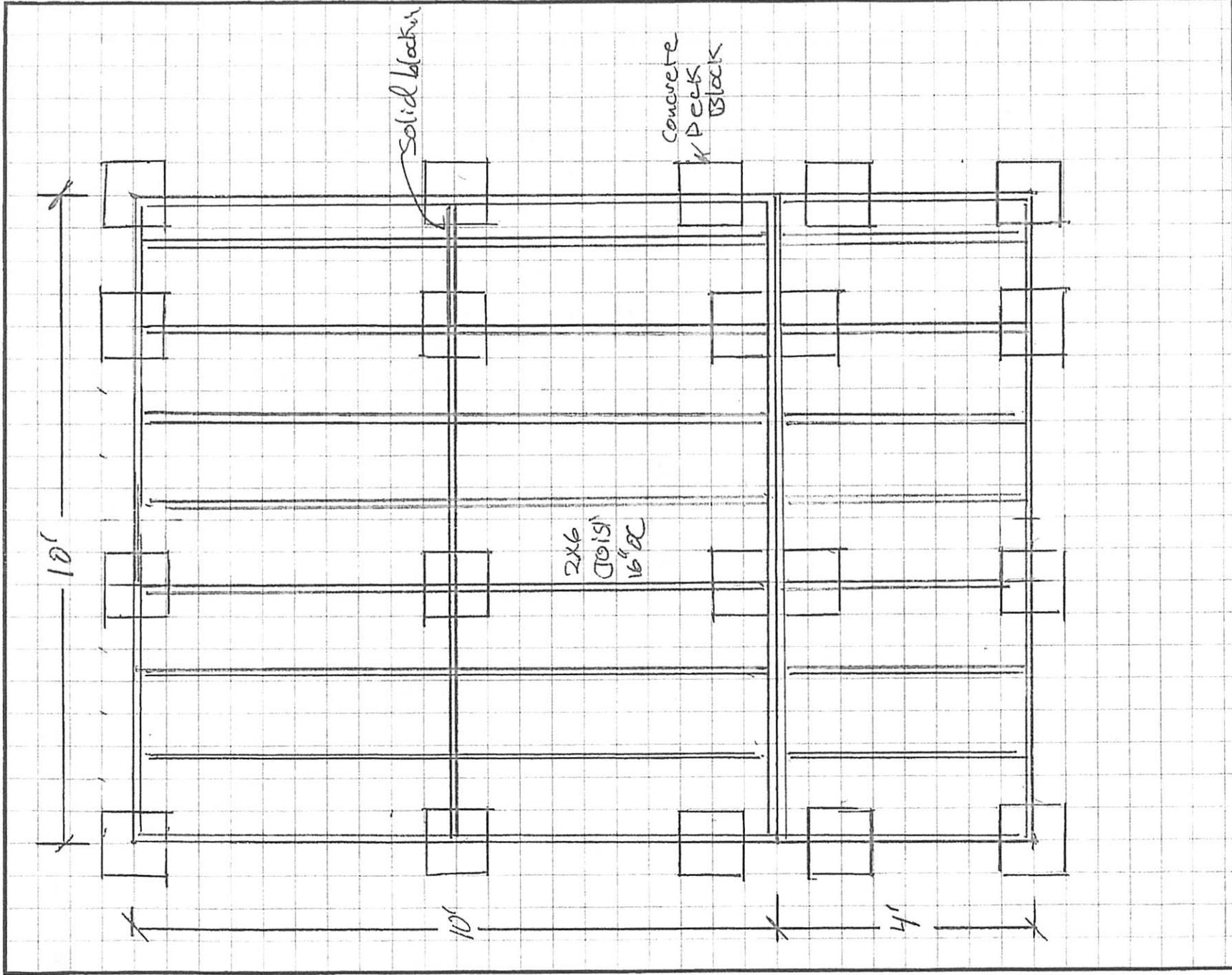
Floor joists are PT and sit at least 4-6" above grade (gravel bed below)

Box/frame for small window needed but not shown

Exterior to be wrapped in corrugated metal, attached directly to studs



*Bracing, blocking, headers not shown



JOB NO.	DESCRIPTION	BY: Gary Sherr
	UFI Shed 1st Floor Framing Scale 1/2" = 1'	DATE: 9-13-18 GCSK: 1/5 REF:

2 Plate Form
 1 @ 10x10 1 @ 4x10

Area 10x14 = 140 SF

1- 10x10
 Rim Joist 4/10' 2x6
 Joist 7/10' 2x6
 Solid blocking 2/10' 2x6
 Hangers 2x8 25

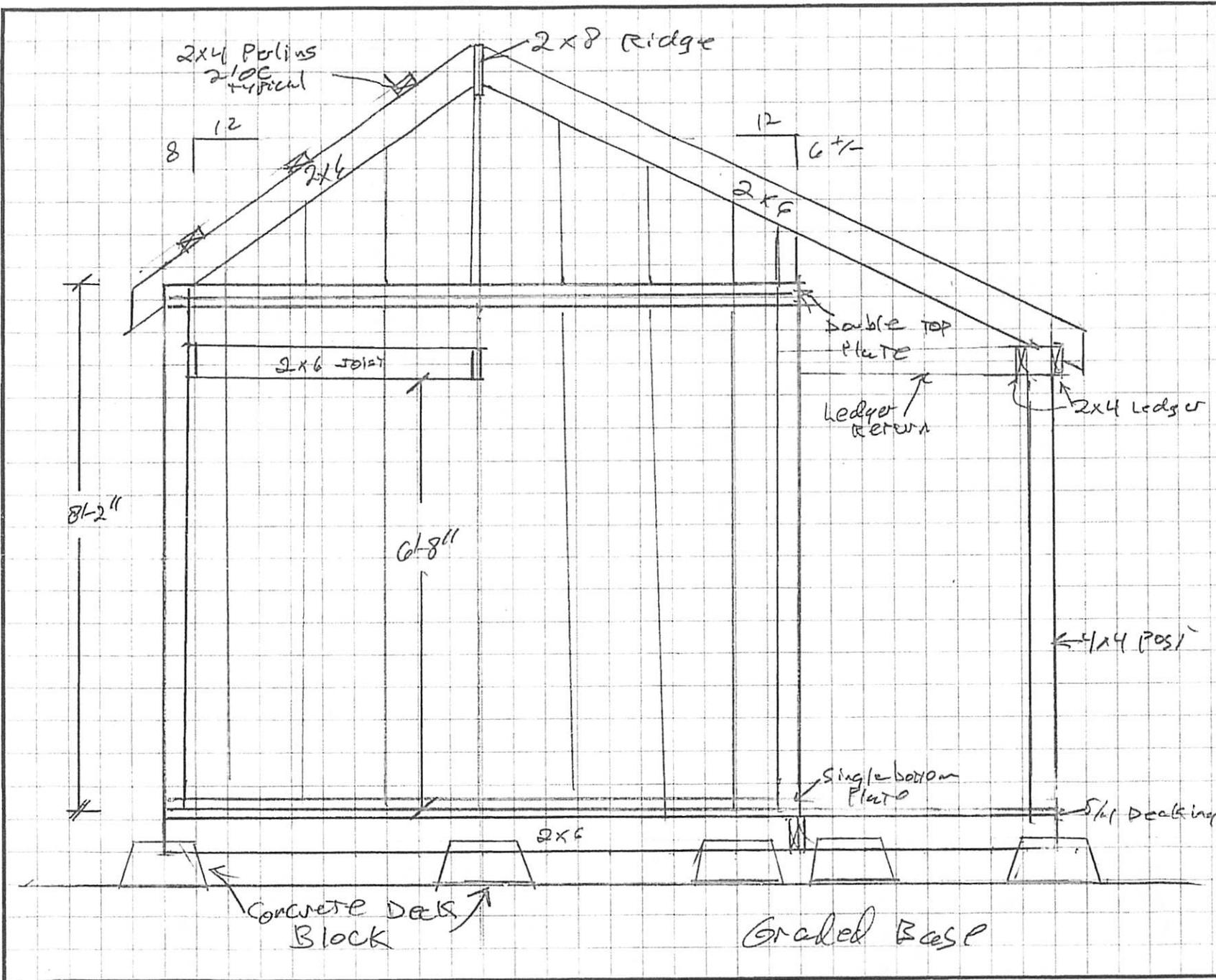
2- 4x10
 Rim Joist 2/10' 2x6
 2/4' 2x6 → 1/8'
 Joist 7/8' 2x6 → 4/8'

Decking
 5/4x6 PT Decking

2.25 LF = 15F
 Total SF 140 x 2.25 = 315 LF 1/2
 ADD 5'6" 16
 330 LF

Deck Blocks 20

JOB NO.	DESCRIPTION	BY: Gary Sheer
	OFI Shed 1st Floor Materials	DATE: 9-13-18 GCSK: <div style="font-size: 2em; margin-left: 100px;">2/5</div> REF:



BY: Cary Shaw DATE: 9-13-18 GCSK: 3/5 REF:	DESCRIPTION	UFI shed Section	Scale 1/8" = 1'

Wall Framing

Main Building

Plates

- Double top plates + single bottom plate 3x4 = 12/10' 2x4

- STUDS

- 2x4x8'
 = 9 ea for each wall

36/8' - 2x4

- Ceiling Joist

• Rim JOIST - 2/10' 2x6

2/10' - 2x6

• JOIS - 7/5' 2x6

4/10' 2x6

• Hanger

14/2x4

- Ply wood sheathing
 10x15

2 sheets 3/4

- ROOF

• Ridge 4/10' 2x8

1/10' 2x8

16 oc.

• Rafters 8 pitch

9/8' 2x6

4 pitch

9/12' 2x6

• Opening 12/10' 2x4

12/10' 2x4

- Porch Post

• 2 - 4x4x8'

2/8' 4x4

- Porch Ledger

• 2/10' 2x4

2/10' 2x4

- 2/8' 2x4

2/8' 2x4

Gable End Framing

- 8/8' 2x4

8/8' 2x4

- 9/1 Cripples under Shed

2/8' 2x4

Lot Ladder

- 2/10' 2x6

2/10' - 2x6

- 2/8' 2x4

2/8' - 2x4

JOB NO.

DESCRIPTION

BY: Gary Shaw



UFI Shed
 Framing List

DATE: 9-13-18

GCSK:

4/5

REF:

Roofing:

- Classic Rib Steel Roof Panel
- Cedar Cholesterol

24' x 12' 6
 24' x 8' 6
 1 ridge cap
 screws

- RAKE overhang

• Frame out of PT Ledge exposed 12/8' 2x4 PT

Windows

Home Depot

Jeld win 23 1/2 x 35 1/2 @ \$150 ea total 2

Side Wall

- use same corrugated roof product
- solid blocking

18/10' 2x4

- corrugated sheet good

8/36" x 8'

- 4 Ridge cap

8/36" x 12

Box of screws

Sliding Barn Door → \$280

- National Hardware N105-7265116 Track \$50
- Plain Box Rail 8' Galvanized

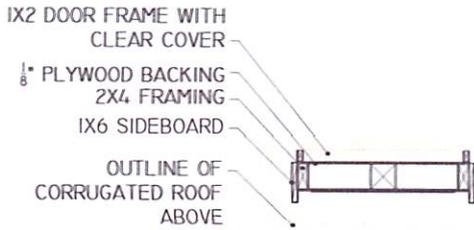
- Field made Batten door
- 1x8 PT 6/8' 1x8 PT

- Bottom keep 1 1/2 aluminum angle \$35 ea

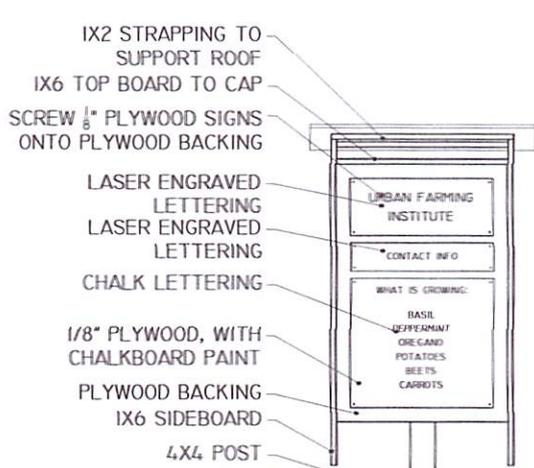
National Hardware N42-102-5005 Box Rail Hangers 2 total
 Stanley 104380 Single Box Rail Splice Brackets 4 total
 4 @ \$20 ea

JOB NO.	DESCRIPTION	BY: Gary Shaw
	Materials Cont Roofing, Sidewall, window, + Door	DATE: 9-13-18 GCSK: 5/5 REF:

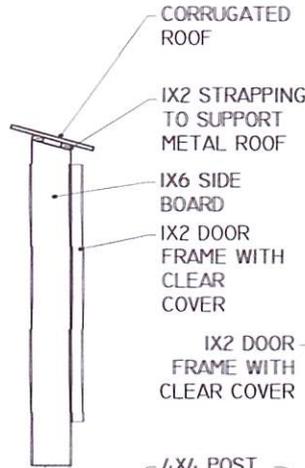




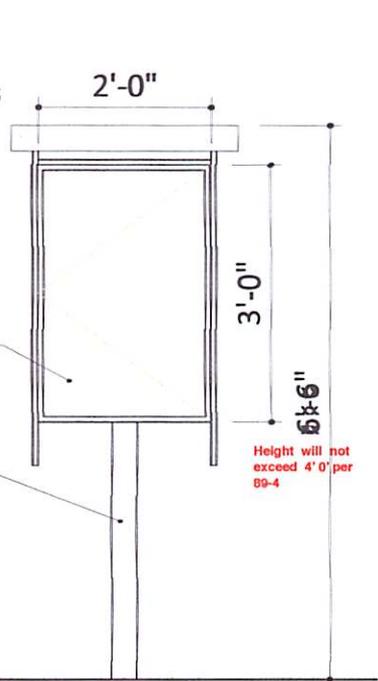
PLAN VIEW



FRONT VIEW (FASTENED SIGN)



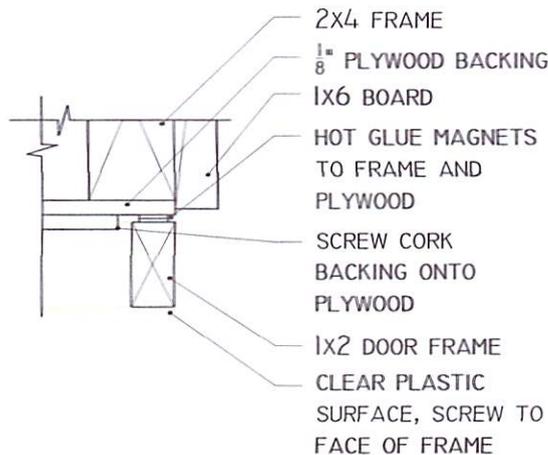
SIDE VIEW



BACK VIEW (SWINGING DOOR)

1 ORTHOGONAL VIEWS

SCALE: 1/2" = 1'-0"



1 DOOR CLOSING DETAIL

SCALE: 1" = 1'-0"

Prototype



Astoria Quarter Acre Farm

The Urban Farming Institute

Phone: 617-989-9920

Email: info@urbanfarminginstitute.org

I build.
I serve.
I am.

I build.
I serve.
I am.

I build.
I serve.
I am.