

# 20 Townsend Street Project

Organized Urban Wild Pocket Park



# Project Narrative

## Project Concept

The Garrison Trotter Neighborhood Association (GTNA) in conjunction with the neighbors on Townsend street, are requesting to gain ownership over the plot of land located at 20 Townsend Street in Roxbury. We will turn this plot of land into an organized urban wild open space for the community. The plot will be an area where people in the community enjoy nature, take in tranquil views, amongst native plants and trees. This urban wilderness will be a place where the community will meet and gather outdoors for social benefits for mental and physical well being. The unique feature of this urban wilderness is its location between two homes and the welcome changed landscape it will bring to the community. It will serve as a charm in the urban network of pudding stone formations in the Roxbury Area connecting 8 Townsend Street, 48 Townsend Street and Horatio Harris park.

## Goals

1. Create and maintain a beautiful space for the people in our community.
2. Provide additional green space to enjoy.
3. Fix up an overgrown lot into a beautiful urban wilderness/pocket park .

## Project Team

- A) The Townsend Neighbors will partner with the Garrison Trotter Neighborhood Association (GTNA) as well as work with local arborist groups, such as speak for the trees organization.
- B) GTNA is not new to organizing for urban gardening spaces; GTNA played a role in galvanizing community support for the nearby Garrison-Trotter Farm project on Harold Street, which was implemented by The Trust for Public Land, the City of Boston, the Urban Farming Institute of Boston, and Dudley Neighbors Inc. GTNA is currently in the process of getting ownership and developing two other parcels on Townsend street.
- C) Development Team members: The GTNA organization created a Land Trust committee comprised of board members and community members

who will be the stewards. These members will be the primary caretakers of the land. They will make sure that the site is well maintained. In addition to a paid landscaper of color, we will pay a few teenagers from local schools to help maintain the space.

## Our Team

Nefertiti Lawrence, MA, Project Lead

Townsend Street neighbor, Garrison Trotter Neighborhood Association (GTNA) board member, (Roxbury Strategic Master Plan Oversight Committee) RSMPOC member, BPS teacher, who is spearheading urban wild/open space projects.

Nefertiti Lawrence is a high school math teacher in the Boston Public School. She currently teaches math at the John D. O'Bryant School of Mathematics and Science. She is an accomplished teacher who enjoys using her skills to contribute to the educational experience of her students. Nefertiti is a Boston College double eagle with both her bachelors and masters degree in developmental and educational psychology. She also completed a graduate Math For Teaching certification program at Harvard University. Nefertiti's work is rooted in the belief that a great education is foundational to life success.

Louis Elisa, II, President of GTNA

A resident of Boston for more than 48 years, he worked in the private and public sector in various administrative and management capacities. A former candidate for State Senator; Mr. Elisa has been active in local, state and national politics for more than 40 years. He served in critical leadership positions in eight Democratic National Conventions and managed critical field operations in five National Presidential campaigns, three gubernatorial campaigns, four major Senate races and six mayoral races. He served 17 years in the Executive Office of Environmental Affairs; Administrator in the Coastal Zone Management (CZM) program and Special Assistant to the Secretary for Policy; Minority Business Development and Environmental Justice. An active participant and supporter of public education and community empowerment, Mr. Elisa served on numerous boards and committees, the Metropolitan Health Planning Council of Greater Boston, Boston Zoological Society, former Chairman Roxbury Defenders Committee Board, President Garrison-Trotter Neighborhood Association and the Greater Roxbury Development Corporation. A founding member, Franklin Park Coalition, he helped spearhead the restoration of Franklin Park. As a Trustee of Boston State Hospital, he organized

support to preserve it for community use and revitalization. He was a founding member of the Environmental Diversity Forum.

Michael Bryan II

Master of Landscape Architecture I, Class of 2026, Harvard University


Michael Bryan II is a Georgia Tech graduate, originally from Stone Mountain, Georgia; and a current Master in Landscape Architect I student at Harvard University. His current focus is on becoming a built environment educator, and he is interested in learning how elements of landscape architecture can support guiding that knowledge. In particular, his focus lies in understanding the importance of cultural landscapes, as they relate to African American's relationship with land and nature. Supporting the Garrison Trotter Neighborhood Association through his research, Michael will provide the team with designs and renders, visualizing the future of GTNA open space plots. Additionally, He is an alumnus member of the Lambda Delta chapter of Kappa Alpha Psi inc. on Georgia Tech's campus and enjoys supporting the Boston based chapters in service and fellowship, in addition to several organizations around Boston's communities such as the Urban Land Institute and The American City Coalition. On his weekends he enjoys getting out in nature, as well as exploring New England and the Northeast.

Lucille Culpeper- Jones

Lucille Culpepper-Jones is a long-time resident of the urban community of Boston. She is a Board member of the Garrison Trotter Neighborhood Association. She is also the V.P. of the Trustee Board of Pleasant Hill Baptist church. She works for a Neighborhood Land Trust in Boston, continuing the push for real affordable housing. She is an activist and has dedicated her work to promoting equity and inclusion on all levels for individuals. She also organizes and runs a food pantry in her community church. She serves in several advocacy groups in her community addressing displacement and gentrification issues. Lucille holds a Masters degree in Urban Policy and Planning from Tufts University. She is a proud single parent two adult children.

Tamara Lawrence

Tamara (Tia) Lawrence is a lifelong resident of Boston. Most of her time has been spent in the Roxbury area. She has been an educator in the Boston Public Schools for 23+ years prior to moving her career to Malden Public Schools. She wholeheartedly believes in the power of a public school education. Tamara feels that in order for our children to be successful our community and their partners must be commuting out children's



success. This requires a great deal of input from the residents who live here as well as those who interact with our community on a daily basis. The power of education comes from hands-on learning experiences and experiences from the people who make up the community. Tamara's mission is to be able to support our children to reach their greatest potential, through hands-on learning and support from the elders in our community.

#### Joyce Lawrence

Joyce Lawrence is a professional foster parent and retired social worker. She knows the importance of a good home and access to quality health care for long term happiness and has invested her career in fostering children and mentoring adults throughout the years. Over the years, Joyce Lawrence has had a full career in a variety of fields. Earlier in her career she provided macrobiotic meals at Paige Academy. There she served as both a Macrobiotic Chef and nutritionist. She was also a social worker in the Boston Public Schools for the YWCA. There she ran positive parenting classes in addition to providing maternal support. Joyce is also a lay midwife and has assisted with many deliveries. Joyce has spent her entire life serving those around her. She continues to spread her knowledge and supports those in need. Experience along with wisdom makes Joyce Lawrence an invaluable voice in all settings.

#### Mark Sutherland

Mark Sutherland is a valued board member of GTNA. He has been married to his wife Stacy since 1986 and has deep roots in the Roxbury area since the 1930. Roxbury is also known as Sugar Hill and H-Block. Mark and Stacy have three children and have been homeowners in Roxbury since 1995. Mark is retired from the Suffolk county deputy sheriff's office. His goal is to help keep a balance in minority gaining access to homeownership and saving green space. Mark feels strongly about not overcrowding in the neighborhoods.

Stacy Hill-Sutherland

I've lived and farmed in Roxbury my entire life. In 1995 my family bought into the GTNA neighborhood when our children were students at Trotter elementary. I have engaged students in greenspace usage and design since then including Boston Schoolyard Initiative (Trotter), Boston Parks Partners (Marcella Park, Summer Scene, Redesign Charrette), Hawthorne Youth and Community Center (Our Space to Grow 187 Highland Ave, Roxbury), Haley House/HYCC Thornton Street Farm, Youth Job Readiness Training (Grow It, Cook It, Share It).


I spent a decade researching, designing, and leading History tours in Roxbury examining the rich narrative of people and places of note working for Discover Roxbury, Inc. I want to help our GTNA families see the rich assets of our own historic community. Currently, I manage a Freight Farm hydroponic indoor farm in my back yard. I want to help GTNA and my neighborhood to be more in contact with our GREEN assets (Parks and Recreations, Urban Wilds, Urban Farms, including Franklin Park).

## Project Plan

- A) In order to complete the project, we will follow the following steps:
  - a) Identify a General contractor that can complete the project as detailed on the architectural renderings.
  - b) Review timeline and monitor project progress
  - c) Complete the project and present the new space to the community
- B) GTNA engaged in a series of community meetings held over zoom last year. These community meetings helped the community to better understand the availability of parcels and the desired usage. GTNA understands and strongly supports and encourages community input into this project. Our project will be completed shortly after the full land designation to the Garrison Trotter Neighborhood Association. GTNA will secure a general contractor and then start the work. The job will be completed in a timely manner.
- C) GTNA will keep the community informed of the project progress by providing updates on our website and signage at the site. Once complete GTNA will have events at the site encouraging community participation.

## Maintenance, Site Function and Security

The urban wild would be modeled after a pocket park open space. The star of the show will be the beautiful outcropping of puddingstone that takes over much of the space. The



manner in which the stone jets out of the land allows for the designer to create three distinct seating areas that can accommodate a variety of visitors. The lower portion of the site that is street level allows for those who have mobility challenges to enjoy the tree canopy that is adorned throughout the wild. While satisfying younger patrons curiosity with the multiple butterfly gardens that will be planted in the space at different points. Lastly the highest point is easily accessed via a safe lighted gravel path that takes the patron to a small clearing with benches that face out to a glorious unobstructed view of the city. Please see photographs in the Design Elements of Site section for visual reference.

The 20 Townsend street site will be maintained by GTNA with the help of other Townsend Street Neighbors and GTNA members acting as caretakers to the site. We plan to acquire a long term landscaping contract in order to maintain the site annually. GTNA will work with the community throughout the year to organize community clean up events.

The urban wild will have hours of operation determined by the city of Boston urban wilds program. It will serve as a peaceful enclave in a densely settled neighborhood. The site is characterized by a wooded puddingstone outcrop that has an upper clearing. The upper clearing, bordering Brinton Street, offers excellent views of downtown Boston.

Securing the site would be of utmost importance. To this end, the site will be adorned with a beautiful gate that locks to deter and prevent illegal activity during off hours. Hours of operation will be posted on the community bulletin located at the site. Community buy-in will also be a crucial component in security.

We anticipate that the primary users of this urban wild will be residents of the Roxbury neighborhood surrounding the property. We anticipate many individuals will utilize and benefit from the organized urban wild annually, whether enjoying the greenspace, or hiking through.

## **Security**

Securing the site would be of utmost importance. To this end, the site will be adorned with a beautiful gate that locks to deter and prevent illegal activity during off hours. Hours of operation will be posted on the community bulletin located at the site. Community buy-in will also be a crucial component in security.

## Uses

We anticipate that the primary users of this urban wild will be residents of the Roxbury neighborhood surrounding the property. We anticipate over 100 individuals will utilize and benefit from the wilderness, enjoying the greenspace, or taking in the sites and sounds of nature. We anticipate the Butterfly Garden to be a community attraction that encourages local schools to get involved in the educational opportunity that both the puddingstone and rich Roxbury history provides. These are a few uses suggested by the surrounding community for this space.

## Design Submission

### Site at 20 Townsend

This site has never been occupied due to the outcropping of pudding stone on the site .







## Design Submission

The urban wild would be modeled after the city of Boston urban wilds model for preserving urban lands. GTNA will remove invasive species and replant with native species. New plantings include sugar maple, junberry, black and red chokecherry, white birch, gray dogwood, green and white ash, red oak, nannyberry, and white pine.

A beautiful fence along with a locked gate will need to be part of this proposal to deter and prevent illegal activity during off hours.

Site Elements will include:

- Planting trees native to the area
- Removing harmful and or dead trees to ensure the safety of all patrons
- Butterfly garden
- Seating benches that allow patrons to take in nature
- Maple trees and shrubs
- Potential butterfly garden of low-maintenance flowering plants, such as echinacea, rudbeckia, milkweed, and joe pye weed for teaching opportunities, ecological support and beauty.
- Potential flagstone path and patio for accessible gathering on flat ground
- Off set ramp that would allow patrons with disabilities to and mobility issues to safely travel back and forth.
- Gate at the top of the pudding stone ledge to ensure safety
- Gate enclosing the area with lock

The site will post the following in accordance with the city of Boston. These are rules for the public to use these natural spaces. Patrons will be responsible for steward of the Urban Wilds by observing the following:

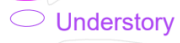
- Urban Wilds are open to the public from dawn to dusk. No trespassing after hours.
- Keep your dog leashed at all times. Clean up and remove all pet waste.
- Respect other visitors and support the quality of their experience.
- Take all your trash out with you.
- Leave rocks, plants, and other natural objects as you find them.
- Observe wildlife from a distance. Do not follow or approach them.

- 
- Stay on the trail. Walking off-trail destroys vegetation and leads to erosion.

# Design Drawings

## GTNA Puddingstone Plaques

### Plantings

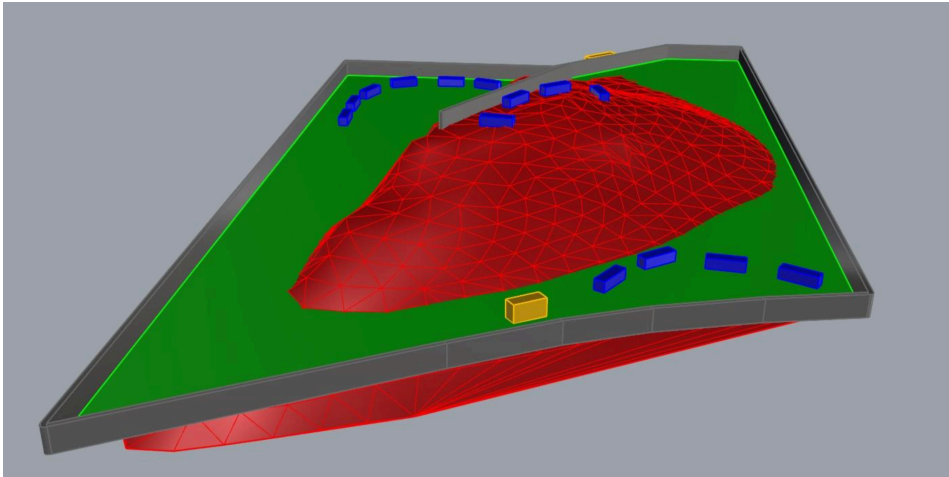
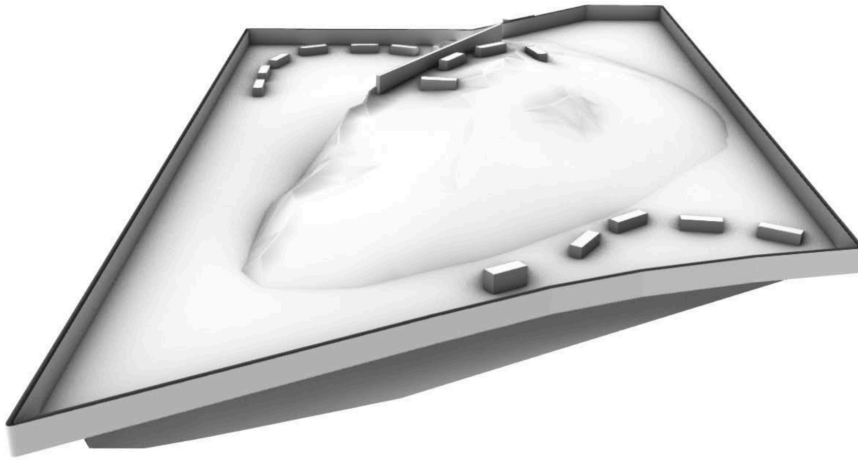


### Seating

### Ledge Railing

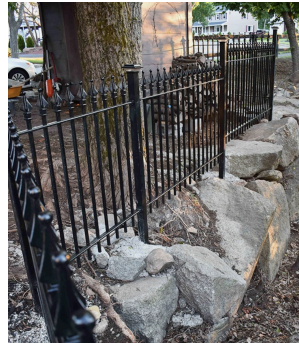
### Puddingstone Outcrop





## Visual References





## Financial Submission

### A) Sheet 1: Development Budget

<b>GRASSROOTS OPEN SPACE PROGRAM DEVELOPMENT BUDGET FORM</b>	
Applicant Name:	Garrison Trotter Neighborhood Association
Project Name:	20 Townsend Street- Urban Wilde
<b>INSTRUCTIONS</b>	
<p>Please review these instructions, including definitions below, and complete the development budget form for this project. The Itemization and Sources and Uses are both required. The Total Project Costs at the bottom of the Itemization should match the Total Project Costs at the bottom of the Sources and Uses. Please contact Theresa Strachila, Program Manager, at <a href="mailto:theresa.strachila@boston.gov">theresa.strachila@boston.gov</a> with any questions.</p> <p><i>Note: Cells with totals and subtotals contain formulas that are locked for editing.</i></p>	
<b>DEFINITIONS</b>	
<b>BUDGET CATEGORY</b>	<b>Description and examples of expenses</b>
<b>Hard costs</b>	
<i>Costs directly related to construction, including materials, labor, etc.</i>	
Demo/removals	Demolition of existing structures on site; removal of debris from demolition; trash removal; tree or plant removals; etc.
Earthwork/excavation/geotex	Site grading; removal of contaminated soils; import of clean soil; purchase and placement of soil barriers; etc.
Drainage/utilities	Installation of water and electrical connections; French drain installation; installation of new spigots/lighting; irrigation purchase and installation; etc.
Paving/masonry/concrete	Install or replacement of pathways, plazas, sidewalks, retaining walls, etc.
Fencing	Permanent fencing installation, including gates
Site furnishings/structures	Materials and labor to construct garden beds, sheds, wash stations, greenhouses, pergolas, other structures; construction of permanent seating areas; etc.
Planting	Purchase and install of permanent plantings (i.e. trees, shrubs, bulbs, etc.); excludes annual plants and seeds
Other	Only to be used if expenses fit into no other cost category, detail must be provided at bottom of the budget worksheet
General conditions	Site management and safety costs (i.e. temporary fencing, portable toilets, erosion controls, mobilization, site cleanup)
Contingency	Reserve to cover unexpected costs; 10% of hard costs strongly recommended
<b>Soft Costs</b>	
<i>Costs not directly tied to physical construction, but necessary for the project's completion</i>	
Construction Documents	Designs and architectural drawings
Bid documents	Documents to facilitate a bid process; excludes designs/drawings
Civil engineering/survey	Costs associated with surveying or other engineering work
Project management (non-staff)	Contracted (non-staff) project managers
Other consultants	Consultants whose work does not fit into the above categories; detail must be provided at the bottom of the budget worksheet
Insurance	Insurance costs directly related to the capital improvement project
Permits	Permitting costs
<b>Subrecipient Costs</b>	
<i>Costs incurred by the subrecipient in carrying out the project</i>	
Staff time (project management)	Include hourly plus fringe benefits rate for staff working directly to complete the project (i.e. planting, spreading mulch, leading volunteers). Weekly timesheets must be provided with requisitions to bill for staff time. Only include project management in this category.
Staff time (non-project management)	Include hourly plus fringe benefits rate for staff working directly to complete the project (i.e. planting, spreading mulch, leading volunteers, purchasing materials). Weekly timesheets must be provided with requisitions to bill for staff time. Do not include project management in this category.
Materials	Materials purchased by the grantee to carry out the program, not direct construction materials, which should be included in "hard costs"
Indirect costs	Nonprofit organizations may include 10% of the direct subrecipient costs (soft costs only) as indirect costs in the budget without providing additional documentation. If the organization has a different negotiated indirect costs rate with the federal government, please contact the Program Manager.

DEVELOPMENT BUDGET: ITEMIZATION			
	TOTAL (\$)	Grassroots (\$)	Applicant Organization (\$)
<b>HARD COSTS</b>			
Demo/removals		\$ 10,000.00	
Earthwork/excavation/geotex		\$ 20,000.00	
Drainage/utilities		\$ 4,000.00	
Paving/masonry/concrete		\$ 15,000.00	
Fencing		\$ 10,000.00	
Site furnishings/structures		\$ 30,000.00	
Planting		\$ 10,000.00	
* Other (provide detail below) Site Markers		\$ 5,500.00	
General conditions		\$ 5,000.00	
<b>Hard costs subtotal (without contingency)</b>	\$ -	\$ 109,500.00	\$ -
Contingency		\$ 6,000.00	
<b>Hard costs subtotal (with contingency)</b>	\$ -	\$ 115,500.00	\$ -
<b>SOFT COSTS</b>			
Construction Documents			\$ 9,500.00
Bid documents			
Civil engineering/survey			
Project management (non-staff)			
** Other consultants (provide details below)			
Insurance		\$ 650.00	
Permits		\$ 1,000.00	
<b>Soft costs subtotal</b>	\$ -	\$ 1,650.00	\$ 9,500.00
<b>SUBRECIPIENT COSTS</b>			
Staff time, project management (including fringe)		\$ 15,000.00	
Staff time, non-project management (including fringe)			
Materials			
Indirect costs (10% of subrecipient costs)			
<b>Subrecipient costs subtotal</b>	\$ -	\$ -	\$ -
<b>TOTAL PROJECT COSTS</b>	\$ -	\$ 117,150.00	\$ 9,500.00
* Other costs (provide detail on costs included in this category below):			
** Other consultants (provide detail on costs included in this category below):			
<b>DEVELOPMENT BUDGET: SOURCES AND USES</b>			
Please complete this page with the sources and uses of funds. The Sources Total should equal the Uses Total, and each of those should equal the Total Project Costs from the budget itemization. Please edit the names of funding sources to match actual funding sources for this project.			
SOURCES OF FUNDS		USES OF FUNDS	
	Amount (\$)		Amount (\$)
Grassroots Funds		Construction	
Applicant Organization		Contingency	
Foundation 1: _____		<b>Subtotal</b>	\$ -
Foundation 2: _____		Consultants	
Foundation 3: _____		Materials	
Grant 1: _____		Staff	
Grant 2: _____		Other soft costs	
In-kind donations		<b>Subtotal</b>	\$ -
		Overhead	
		Fee	
		<b>Subtotal</b>	\$ -
<b>SOURCES TOTAL</b>	\$ -	<b>USES TOTAL</b>	\$ -

## B) Operating Budget

The Garrison Trotter Neighborhood Association respectfully requests the acquisition of one BPDA-owned parcel in Roxbury (16-20 Townsend Street) and \$117,500 in funding to transform



the brush/puddingstone ledge into an organized urban wilderness. This greenspace will be a space for the community to enjoy for years to come.

## GTNA Financials



US702 | BR618  
R0P 450  
P.O. Box 7000  
Providence, RI 02940

GARRISON-TROTTER NEIGHBORHOOD ASSOCIATIO  
PO BOX 191938  
BOSTON MA 02119-0036

### Business Account Statement

Page 1 of 3

Beginning September 01, 2023  
through September 30, 2023

Questions? Contact us today:



**CALL:**  
Business Account Customer Service  
1-800-862-6200



**VISIT:**  
Access your account online:  
citizensbank.com



**MAIL:**  
Citizens  
Customer Service Center  
P.O. Box 42001  
Providence, RI 02940-2001

GARRISON-TROTTER NEIGHBORHOOD ASSOCIATIO  
Clearly Better Business Checking  
XXXXXX-820-7

#### Clearly Better Business Checking for XXXXXX-820-7

##### Balance Calculation

Previous Balance		133,947.76
Checks	-	.00
Debits	-	79.64
Deposits & Credit	+	.00
<b>Current Balance</b>	=	133,868.12

As a Clearly Better Business Checking customer, you do not pay a monthly maintenance fee. We appreciate your continued business.

Your next statement period will end on October 31, 2023.

#### TRANSACTION DETAILS FOR BUSINESS CHECKING ACCOUNT ENDING 820-7

##### Debits \*\*

\*\*May include checks that have been processed electronically by the payee/merchant.

Date	Amount	Description	Previous Balance
			133,947.76
			<b>Total Debits</b>
<b>ATM/Purchases</b>			
09/08	79.64	5416 DBT PURCHASE - LY1PDA ZOOM.US 888-799-96WWW.ZO S CA	- 79.64

Please See Additional Information on Next Page

Member FDIC Equal Housing Lender

## Letters of Support



Boston City Council  
**TANIA FERNANDES ANDERSON**  
Councilor – District 7

Arthur Jemison  
Chief of Planning/Director  
Boston Planning & Development Agency  
One City Hall, Ninth Floor  
Boston, Massachusetts 02201

Dear Chief Jemison,

I am writing to express my strong support for the development of the parcels of land at 20 Townsend Street and 48 Townsend Street. The proposed projects, which include a community garden at 48 Townsend Street and an urban wild pocket park at 20 Townsend Street, align perfectly with our shared goals for a thriving and vibrant community.

These developments hold significant potential to enhance our neighborhood's quality of life by providing spaces that promote well-being and community engagement. The establishment of a community garden at 48 Townsend Street is a promising initiative that could offer a green oasis for residents. This space can encourage healthy living, sustainable practices, and a stronger sense of community by bringing neighbors together for a common purpose. In a time when green spaces are increasingly important for urban dwellers, this project fills a notable gap in our neighborhood. Similarly, the concept of an urban wild pocket park at 20 Townsend Street is an exciting prospect. Such a park would not only provide a natural escape within our urban environment but also contribute to the preservation of local flora and fauna. It could serve as an educational resource for our community, offering an opportunity for residents, especially children, to learn about and connect with the natural world.

I firmly believe that these developments are essential for the continued improvement of our neighborhood. They have the potential to make our community a more desirable place to live and foster a stronger sense of belonging among its residents. The positive impact of these projects cannot be overstated. I kindly request that you and your team continue to support and advance these initiatives. Thank you for your attention to this matter. I look forward to seeing these projects come to fruition and the positive changes they will bring to our neighborhood.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tania Fernandes Anderson", written over a light blue circular stamp.

Tania Fernandes Anderson  
Boston City Councilor  
District 7



Members, Alliances, Collaborations & Partners:  
 Holborn, Gannett, Gaston, Otisfield Betterment Association  
 Garrison Trotter Neighborhood Association  
 Devon, Normandy, Brunswick Residents Assoc.  
 Fayston Street Residents Association  
 Pasadena, Supple & Columbia Roads Neighborhood Association  
 Intervale/Normandy Street Residents Assoc.  
 Stanwood Street/Columbia Road Residents Association  
 Elm Hill Park Improvement Association  
 Crawford, Howland, Ruthven, Wrennah, Waumbek BlockWatch Association  
 Lawrence Avenue Group  
 Blue Hill Avenue, Quincy St., Magnolia St. & Howard Avenue Neighborhood Assoc.  
 Nine Streets United Neighborhood Assoc.  
 Grove Hall Residents Association  
 Sonoma-Maple-Schuyler Tenants Association  
 Washington Heights Tenants Association  
 United Granite Tenants of Grove Hall, Inc.  
 Franklin Park Highlands Tenants Association  
 Theroch Tenants Association  
 Alaska/ Perrin Association  
 Jeremiah E. Burke High School  
 Quincy Geneva Housing Development Corp.  
 Roxbury Multi-Service Center, Inc. (RMSC)  
 Mike & Al's Basketball League  
 Grove Hall Safe Neighborhood Initiative  
 Franklin Park Zoo  
 Friends of Franklin Park Zoo  
 Mount Calvary Holy Church of Boston  
 Greater Grove Hall Main Streets  
 Caribbean Foundation/Urban Homemakers  
 ABCD Elm Hill Family Service Center  
 First Haitian Baptist Church of Boston  
 Lilla G. Frederick Pilot Middle School  
 Friends of the Lilla G. Frederick Pilot Middle School  
 Women of Color AIDS Council, Inc. (WCAC)  
 Roxbury YMCA  
 The William Monroe Trotter K-6 School  
 Roxbury YouthWorks  
 Institute for Health and Recovery (IHR)  
 Martin Luther King Jr. K-6 School  
 MassHousing  
 Freedom House  
 Black Ministerial Alliance  
 Institute for Health & Recovery  
 Health Resources in Action  
 Dorchester Bay EDC  
 Nuestra Comunidad CDC  
 Fairmount Indigo Transit Coalition  
 Sheriff Steven Thompkins  
 Boston Police Department

October 20, 2023

Boston Planning and Development Agency  
 One City Hall Plaza  
 Boston, MA 02201

To whom it may concern,

On behalf of Project RIGHT, Inc. (PRI), I submit this letter of support for the Garrison Trotter Neighborhood Association's (GTNA) proposal for two parcels of land that they are looking to develop. The parcels are located at 20 Townsend Street and 48 Townsend Street, which is in their target area. Each parcel is unique in that for the GTNA's plans will be to develop them into as neighborhood green spaces. The first parcel will become a beautiful community garden at 48 Townsend Street. The second parcel will be an organized urban wild pocket park at 20 Townsend Street. GTNA recognizes the importance of open spaces in our Roxbury neighborhood as a great resource for excellent mental health and well being.

PRI is a proud partner with the Garrison Trotter Neighborhood Association and its many creative initiatives. PRI is a collaboration of over 40 neighborhood resident associations, tenant groups, community agencies, faith based institutions and schools organizing on addressing the public safety and quality of life issues in the Grove Hall neighborhood. We look forward to working together with the GTNA on this much needed project. If you have any questions, or need further information, contact me at 617.541.5454.x102 or [mkozu@projectrightinc.org](mailto:mkozu@projectrightinc.org).

Sincerely,

Michael Koza  
 PRI Co-Director

Project R.I.G.H.T., Incorporated 320-A Blue Hill Avenue, Dorchester, MA 02121-4367  
 617-541-5454 (main) 617-427-7160 (fax)  
[www.facebook.com/PRI.Grove Hall](http://www.facebook.com/PRI.GroveHall) [www: ProjectRIGHTinc.org](http://www.ProjectRIGHTinc.org)

## Appendix Documents

### Price Proposal for 20 Townsend

1. Name of the individual or entity submitting proposal Garrison Trotter Neighborhood Association

Address: P.O. Box 191938  
Roxbury, MA 02119

Telephone: (617) 501-2131

E-Mail: garrisontrotter@gmail.com

2. Please check one of the following:

Corporation, incorporated in the State of:  
MASSACHUSETTS

Partnership, names of partners are:  
\_\_\_\_\_  
\_\_\_\_\_

Individual:  
\_\_\_\_\_

Other:  
\_\_\_\_\_  
\_\_\_\_\_

3. Sale Price Offer \$ 100

In words: one hundred dollars.

Signature of authorized representative:





**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

**INSTRUCTION SHEET**

**NOTE:** The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

**Section (1):** Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

**Section (2):** Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

**Section (3):** Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

**Section (4):** Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

**Section (5):** Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

**Section (6):** List the names and addresses of **every** legal entity and **every** natural person that has or will have a **direct or indirect** beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

**Section (7):** Write "none" in the blank if none of the persons mentioned in Section 6 is employed by DCAMM. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM.

**Section (8):** The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

**Section (9):** Make sure that this Disclosure Statement is signed by the correct person. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate  
Division of Capital Asset Management and Maintenance  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108

**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

- (1) REAL PROPERTY:  
20 Townsend Street Roxbury MA 02119
- (2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:  
sale of public land
- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:  
Boston Planning and Development Agency
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):  
Garrison Trotter Neighborhood Association
- (5) ROLE OF DISCLOSING PARTY (Check appropriate role):
- |   |   |
|---|---|
| <input type="checkbox"/> Lessor/Landlord                | <input type="checkbox"/> Lessee/Tenant            |
| <input type="checkbox"/> Seller/Grantor                 | <input checked="" type="checkbox"/> Buyer/Grantee |
| <input type="checkbox"/> Other (Please describe): _____ |   |

- (6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

<u>NAME</u>	<u>RESIDENCE</u>
Garrison Trotter Neighborhood Association	P.O. Box 191938 Roxbury, MA 02119

- (7) None of the above-named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none):
- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

*No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been*

**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**


*filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.*

*Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.*

*The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.*

- (9) This Disclosure Statement is hereby signed under penalties of perjury.

Garrison Trotter Neighborhood Association  
PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

 10/18/23  
AUTHORIZED SIGNATURE of DISCLOSING PARTY DATE (MM / DD / YYYY)

Neferthi Lauer  
PRINT NAME & TITLE of AUTHORIZED SIGNER



---

### BPDA and CITY OF BOSTON DISCLOSURE STATEMENT

Any person submitting a development proposal to the BPDA and/or City of Boston must truthfully complete this statement and submit it prior to being designated for any project. (please attach extra sheets if necessary).

1. Do any of the principals owe the City of Boston and/or BPDA any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?
2. Are any of the principals employed by the City of Boston and/or BPDA? If yes, in what capacity? (Please include name of agency or department and position held in that agency or department).
3. Do any of the principals own any real estate in Boston? If yes, where and what type of property?
4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?
5. Have any of the principals ever been convicted of any arson related crimes or currently under indictment for any such crimes?
6. Have any of the principals been convicted of violating any law, code, ordinance regarding conditions of human habitation within the last three (3) years?

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

SIGNED under the penalty of perjury.

Date: 10/18/23

Signature: [Handwritten Signature] Signature: \_\_\_\_\_

Address: 23 Townsend St Address: \_\_\_\_\_

Roxbury, MA  
02119



## Submission Checklist

This checklist should be completed and included as part of the proposal submission. If items are not included, a written explanation of why they have been omitted should be included.

- Project Narrative (PDF file)
- Design Submission (PDF file including the items below)
  - Design Narrative
  - Design Drawings
- Financial Submission (PDF file including the items below, except Financial Submission Workbook)
  - Evidence of financing and operating revenue
  - Price Proposal Form
  - Financial submission workbook (Excel file)
- Disclosures (PDF file including the items below)
  - Disclosure Statement for Transaction with a Public Agency Concerning Real Property
  - City of Boston & BPDA Disclosure Statement
  - Certificate of Tax, Employment Security, and Contract Compliance
- Submission Checklist (PDF file)

