

I. Proposal Narrative for Grant Applications up to \$25,000

Introduce your organization

1. INTRODUCTION:

Richard Rogers and Victoria Stock, long term Royal Street, North Allston residents and gardeners, have formed a neighborhood group called Friends of the Lincoln Street Green Strip.

Together, with the cooperation of the Allston / Brighton Community Development Corporation, acting as the fiscal sponsor, we seek to design a master plan and implement it to transform the parcel known as the “Lincoln Street Green Strip” from an overgrown, menacing force of invasive plantings, to a sustainable landmark greenspace and tranquil crossing into Lower Allston.

In 2008-2009 the Allston/Brighton CDC helped to coordinate the excavation and artwork installation on the Lincoln Street Green Strip.

The Allston Brighton CDC has led initiatives since 1980 that enhance and protect open spaces so residents can call Allston Brighton home for the long-term and has pledged to organize an annual volunteer clean ups for this project as well as to act as the fiscal sponsor for this grant.

History:

Richard Rogers and Victoria Stock are 21-year Lower Allston residents and homeowners since 2003. They own a business in Allston on Braintree Street, and are landlords on Royal Street. Together, they rehabilitated two adjacent, distressed Victorian homes on Royal Street, planting fruit trees, vegetable gardens, and native species, influencing the same trends in the immediate neighborhood.

Co-gardeners, with a 22-year history of community gardening in the Fenway Victory Gardens, Richard Rogers and Victoria Stock have served together on the board of the Fenway Garden Society and as a team they organized, funded, contracted, and completed three large-scale capital improvement projects, cooperating with Boston City Parks Department in the Back Bay Fens.

Mission – Goals:

It’s time to make Allston’s green spaces beautiful and functional. Allston needs strong, committed park advocates to improve the green space that we have available. The Lincoln Street Green Strip is nearly a full acre of untended field with lovely artistic planters. Lower Allston is aching to properly utilize this space.

Rogers and Stock are excited to apply their experience to green space in Lower Allston, starting with the Lincoln Street Green Strip and Friends of the Lincoln Street Green Strip.

The goal is to build on a regular maintenance plan for the green strip, which is already in progress, and partially funded by Rogers and Stock, in a partnership with the adjacent building owners at 500 Lincoln Street that focuses on creating a formal master plan that will start with invasive irradiation, soil transformation, and finally implementing sustainable plantings with ongoing upkeep.

Previous experience:

Victoria Stock managed a large scale urban composting operation for 3 years in the Fenway Victory Gardens, creating a sustainable system to manage hundreds of cubic yards of plant waste through mobilizing groups of volunteers to turn compost, and creating signage to minimize contamination. This cut the existing waste management and hauling costs in half.

Richard Rogers designed and funded through neighborhood grants, then contracted and implemented a complete irrigation system for a 7-acre city park to replace a leaky and outdated system, resulting in enormous water savings for the city and reliable irrigation serving 500 individual community garden plots in the Fenway.

Rogers and Stock coordinated, funded through community grants, then contracted and implemented a new perimeter fence replacement, covering 7 acres of city park land in the Back Bay Fens, in cooperation with the Boston Parks Department.

Rogers and Stock were instrumental in establishing an Endowment fund for Fenway Garden Society to secure the organization's future.

Richard Rogers also acted as tree warden for the Fenway Garden Society, and worked with an arborist to identify and name each tree in the Fenway Victory Gardens, creating a full tree inventory map, pruning guidelines, and ongoing maintenance plan.

Examples of effective services provided to the impact area:

Rogers and Stock's previous experience with greenspace projects have been in Boston, although not in the immediate impact area. Until now, their greenspace projects have been limited to the Fenway Victory Gardens, Back Bay Fens. The Lincoln Street Green Strip will be their first Allston greenspace project.

Their experience with city greenspace improvements like fencing, tree care, compost management, and irrigation in the Fens, combined with a track record of working together on large projects, are well suited for this purpose.

2. Discuss the needs of North Allston/Brighton residents who would benefit from the program.

The subject area in need of rehabilitation and regular maintenance is known as the Lincoln Street Green Strip. This 1-acre, gateway parcel of land is in a highly visible location, and is within the impact area of North Allston/Brighton. As one of only two access points between the impact area and the rest of Allston, this parcel is improved by concrete stairs, and a concrete ramp providing access between Cambridge Street and Lincoln Street that supports a constant and steady stream of pedestrians. The land is also improved by permanent graffiti-resistant artwork including ornamental sculptures and large planters that were installed in 2008.

Historically, this land was forgotten and previously fenced in, unmaintained, and polluted with debris and rubbish. Re-dedicated in 2009 as a partnership between the New England Foundation for the Arts and the City of Boston's Department of Neighborhood Development, the chain link fencing was removed, land excavated, and artwork installed. The goal of the original project, according to the original plan was to produce an, "urban meadow where grass and weeds grow in curving arabesque designs."

At present, this strip which abuts the Massachusetts Turnpike, Cambridge Street, and Lincoln Street is difficult to maintain and hosts numbers of invasive plantings listed on the Massachusetts Invasive Plants list including black Swallow wort, bittersweet, coltsfoot, sumac, and Japanese knotweed. In addition, listed invasive trees include Norway maple trees and Trees of Heaven.

These invasive plants not only strangle growth for healthy plant life and grasses in the space, but also seed prolifically. The seeds spread throughout the North Allston/Brighton community causing propagation of prohibited plantings in gardens, businesses, and public land causing contamination and property damage. Just one Tree of Heaven alone can produce over 250,000 seeds in one year. Trees of Heaven can be found in sidewalks, foundations, bridge abutments or just about any place where a seed can lodge. These trees grow quickly and have a short life span and easily crack concrete. A cluster of Trees of Heaven on the Lincoln Street Green Strip fell on Lincoln Street power lines causing much of the neighborhood to lose electric and telephone service for several days in 2010. The similarly damaging plant, Japanese Knotweed has been known to damage concrete bridge abutments and building foundations.

The goal is to create a master plan that uses the existing space, and installed artwork, including the planters. The master plan includes invasive weed irradiation, replacement, and removal of invasive trees, and creates a low maintenance environment that controls soil erosion, dampens traffic noise for the neighborhood. It will be a beautiful landmark parcel that lifts the area to a new standard that creates a sense of pride for the neighborhood.

3. Scope of Work: What would this grant be used to accomplish in the next twelve months.

Description of the proposed program

The proposed program is to work within the existing structure of the Lincoln Street Green Strip as excavated and improved, with the existing artwork in place to create a Lincoln Street Green Strip Master Plan that encompasses short- and long-term goals and solutions to ensure it remains a beautiful landmark parcel that will be sustainable for many years to come.

The first step is to create a professional master plan, that ensures the feasibility of the short-term rehabilitation, as well as the long-term goals of sustainability. Once the master plan is in place we will then work on the removal of invasive species and do soil tests to determine both the composition and contaminants. This is key to identifying the correct way to eradicate the plants and trees currently growing in the area that are on the Massachusetts Prohibited Plants List published by the Department of Agricultural Resources. After these steps are complete we will implement the soil remediation, earthwork or terracing as recommended by the new master plan to prevent further erosion.

Once stabilized the space will be planted with a herbaceous layer and canopy layer of hardy natives and perennials. Following the initial installation of the new plantings the space will require weekly maintenance and biological applications to ensure invasive irradiation and the success of the new plantings for the first year.

After the first year of rehabilitation, a minimal and regular maintenance plan can be easily implemented that will keep the Lincoln Street Green Strip beautiful and in good health.

Long-term quality of life benefits

Currently, this gateway parcel is home to prohibited invasive plantings that act an incubator that propagates black Swallow wort, bittersweet, coltsfoot, sumac, and Japanese knotweed. In addition, the listed invasive trees also include Norway maple trees, Trees of Heaven and others.

These invasive species travel great distances and cause serious property damage to homes and business as well as to the public infrastructure. These current invasive plantings make for a space that is difficult to maintain and detracts from the existing artwork that should be a landmark for the North Allston/Brighton neighborhood. Currently, many residents do not realize the artwork exists on the site as they will tend to only remember the overgrown weeds.

Having the Lincoln Street Green Strip free of invasive plants, and cultivated to form a gateway, and landmark parcel that is environmentally sound and chiefly self-sustaining would create a space in which residents can take great pride.

How many residents served

This project and the transformation of the Lincoln Street Green Strip will serve all residents of North Allston/Brighton, turning into a known landmark for North Allston/Brighton, as well as a clean, and nearly self-sustaining open space that can invoke a sense of neighborhood pride. This

is a gateway location, and all residents on foot, mobility devices, bicycles, or those who travel by car benefit from a beautiful, landmark public open space.

As one of only two passages between North Allston and Allston Village, as well as being an access point to the green line trolley, and bus services including the 64, 66, 501 and 503 routes, keeping this green space safe, beautiful and litter free improves the lives of all who pass by or through.

Controlling the invasive species will prevent neighborhood gardens from contamination, as well as preventing damage to businesses and public infrastructure from harm due to invasive tree propagation. Creating a healthy, low maintenance open space that is beautiful, functional, and environmentally sound, in such a significant gateway position on the North Allston border, strengthens the neighborhood, and reinforces the sense of pride residents and visitors take in the area.

How it supports purpose of fund for neighborhood improvement and cultural enrichment

Parks and open space are of the utmost importance in an urban environment. This particular area of North Allston / Brighton has a deficit in public open space, and in this instance one of the only such spaces is found in distress.

Drawing of a master plan and rehabilitating the Lincoln Street Green Strip will result in a measurable impact of the North Allston / Brighton community.

The location is highly visible within the impact area and will greatly improve the neighborhood.

4. Discuss staffing, equipment, facility or other needs of organization.

No staff, equipment or facilities are required to execute this plan. Use of a contractor initially, and utilization of community volunteers, supervised by the Allston Brighton CDC are all that are required. This project is being developed because the Lincoln Street Green Strip has no government agency acting as a steward of this land.

5. Who are the key staff and volunteers for the work to be funded by this grant?

The proposed contractor:

The proposed contractor is Speakeasy Gardens. They are an ecological edible landscaping company. They create spaces that serve both the needs of humans and the environment. The owner Reia Marie Bustolin attended school for both traditional horticulture and sustainable agriculture. She has been working interchangeably as a farmer, gardener, and landscaper for 12 years. She presently holds a Bachelors degree in sustainability, a permaculture certification, and is working on the completion of a certificate under Dr. Elaine Ingham (U.S. soil biologist) to

become a certified soil consultant. Reia is also head farmer at Red Tail Ridge Food Forest in Hamilton, MA.

Community Involvement:

The community supervisors providing the leadership and coordination for this project are Richard Rogers and Victoria Stock. Both of whom are residents of North Allston/Brighton since 1996, currently living on Royal Street. They are committed to seeing this project to fruition by coordinating with the chosen contractor(s) to help create the master plan, co-supervise the physical work, and ensure ongoing maintenance.

Richard Rogers and Victoria Stock are 22-year members of the Fenway Garden Society, both having served on the Board of Directors. They also have maintained individual plots in the Back Bay Fens Victory Gardens. In addition to their personal experience and passion for greenspace, gardening and horticulture, they also have been instrumental in mobilizing groups of volunteers to turn compost and do park related community service. They have coordinated projects to implement fencing and irrigation in city parks that involves planning, contractor selection, obtaining proper approval from all involved parties, and successfully executing plans that result in long-term, lasting benefits for the City of Boston and neighborhood residents.

Additionally, Victoria Stock has published articles on invasive irradiation, and has been a guest speaker for Boston Natural Areas Network now known as The Trustees of Reservations. Richard Rogers has acted as tree warden for the Victory Gardens.

6. Describe how you will measure success at the end of one year.

In short, success will be measured by the creation and execution of a master plan that creates a Lincoln Street Green Strip that is free of invasive species, has healthy soil, and is considered a beautiful landmark, and gateway to the North Allston/Brighton neighborhood, all of which will require minimal maintenance for ongoing sustainability.

7. Describe your plan for sustaining this effort beyond this grant cycle, and your strategy for building or maintaining your funding base. What other funds support your organization? ATTACH the Donor / Prospect list to this section.

Beyond the first year, this project is designed to create a space that will require minimal maintenance through the seasons because of the choice of plantings. The project includes creation of a Master Plan that will transcend interested parties and allow for the continued sustenance and achievement of the ultimate goal where the Lincoln Street Green Strip is maintained as a landmark open space that creates a sense of beauty and pride in the North Allston/Brighton community.

The master plan will detail the current conditions, note the regular maintenance requirements, and detail the stages of transformation, including long and short term goals for soil, plantings,

access pathways and hardscape, artwork, invasive tree replacement, and methods for continued sustainability for the space.

Ongoing soil enhancement, perennial dividing and litter removal will still be required, and can be maintained through the establishment of just a few community participation days where North Allston/Brighton residents, businesses, and university “green teams,” can perform the necessary volunteer labor required. The Allston Brighton CDC has pledged to organize an annual clean-up day as well.

Currently the Massachusetts Department of Transportation supplies a litter crew in a Trial Court program that will continue to maintain the space in that capacity to keep it regularly free of litter and debris.

Of note, the owners of 500 Lincoln Street, formerly Cambridge Metals located across from and next to the space, have agreed to pay for half the cost of regular mowing and trimming every two to three weeks as needed in the regular season until the Master Plan implementation begins. Richard Rogers and Victoria Stock have agreed to also pay half for up to one year or until the master Plan implementation begins. This will utilize existing contractors used by 500 Cambridge Street managed by LM Asset Management, LLC and is currently pending a release from DCR which is being coordinated by Kevin McLaughlin at the Office of Boston City Council, Mark Ciommo.

Ongoing funding needs will be minimal and potential sources include the Boston College Neighborhood Improvement Fund, and the City of Boston Love Your Block grant.

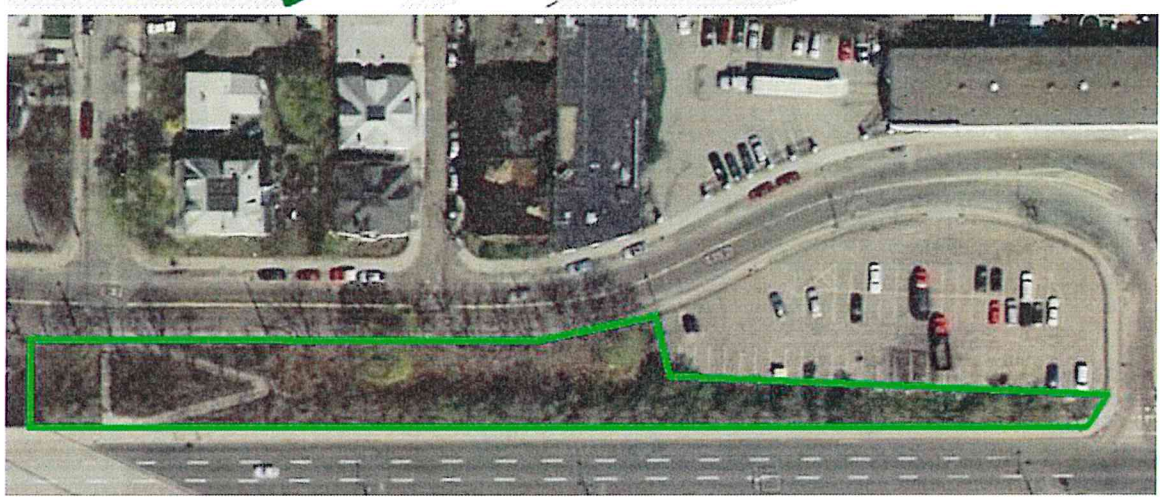
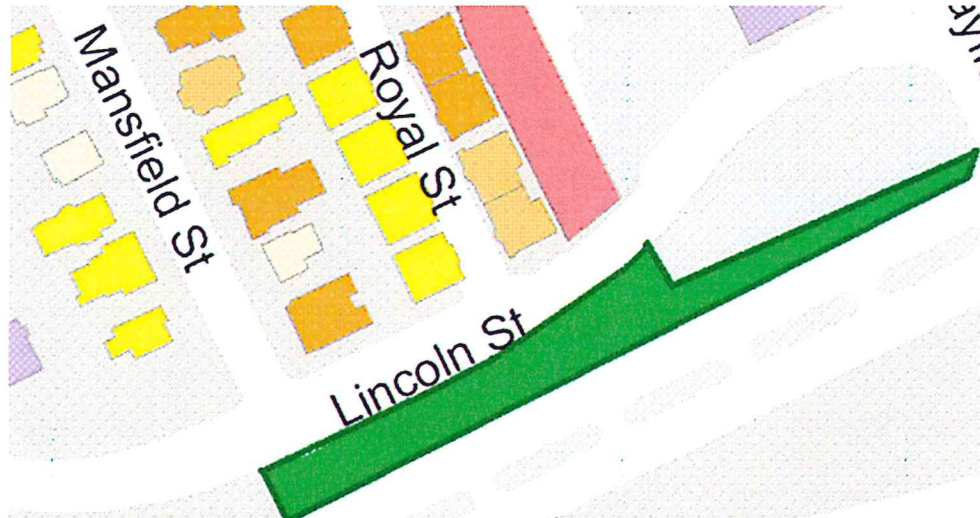
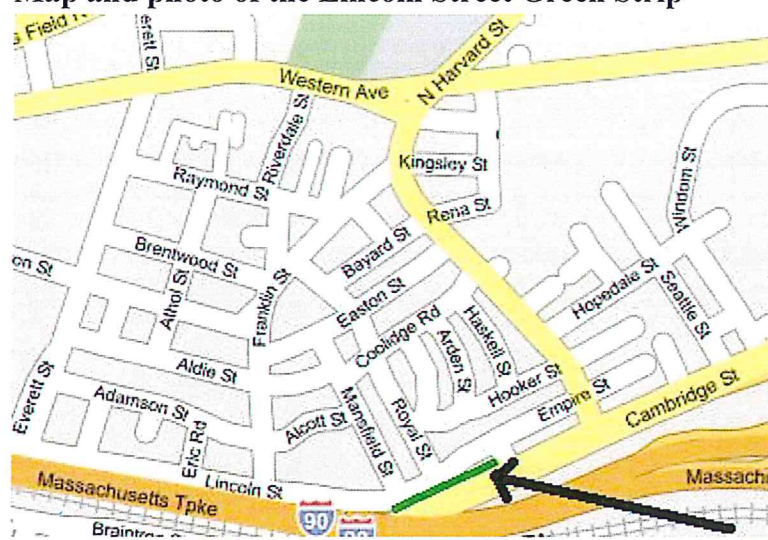
Donor Prospect List

There are no other pending grant applications for this project and no other donor prospects being considered at this time.

List of required permits for neighborhood improvement projects

No permits will be required to execute this plan. However, approval and/or release from the City of Boston and DCR may be required.

Map and photo of the Lincoln Street Green Strip



Harvard Allston Partnership Fund

Grant Budget

Salaries

Position Title	Hourly Rate	Hours Billed to Grant	Total
No salaries...			
Total Salaries			\$ 0.00
Fringe Rate: %	Total Salaries x Fringe Rate = \$		
Total Salaries + Fringe:\$			

Contractors

Functional Description	Hourly Rate	Hours Billed to Grant	Total
Chief install labor	\$35	50	1,750.00
Labor - 5 workers	\$23	35	4,025.00
Total Contractors			\$ 5,775.00

Expenses

Item Description	Unit Price	# of Units	Total Cost
Greenway Master plan	\$4,000.00		\$4,000.00
Soil Restoration	3,600.00		3,600.00
Herbaceous plants, trees, seeds	6,000.00		6,000.00
Weekly maintenance full season	5,600.00		5,600.00
Total Program Expenses			\$ 19,200.00

Salaries, Fringe, Contractors + Expenses = Total Grant Budget: \$ 24,975.00

See attachment from Speakeasy Gardens.

Narrative for Expense Items: See also Budget Narrative and time line.

Explain how items would be used, and attach supporting documents (internet quotes, fee schedules, invoices, service quotes, retail price, etc) for items valued over \$100.

Example:

16GB flash drives will be distributed to 20 students in [educational] program. Retail cost: \$9 each (Staples). Total cost: \$180.

Allowable expenses include program supplies, furnishings, equipment, and fees. Indirect costs are not allowable.

Budget Narrative for Expense Items:

The Greenway Master Plan will be a comprehensive document, taking into account input from the community, that details the Lincoln Street Green Strip's current condition, and identifies the phases of transformation. The document will be designed to transcend interested parties and provide a short, medium and long-term framework for the space.

Soil restoration is an essential process including composting and soil enrichment to allow for invasive eradication and the ability to introduce healthy native plantings that will thrive in the space.

Herbaceous plants, trees and seeds will include native species and approved plantings that will enhance the space and landscape.

Full season of weekly maintenance will include soil enrichment, compost tea, trimming, planting, dividing, pruning and cleaning the space at least once per week.

Timeline for the project

January 2018:	Finalize master plan
March/April:	Begin soil remediation
March/April:	Excavation and Terracing for drainage
Spring/Summer/Fall:	Planting and installation
Ongoing through March 2019:	Weekly Maintenance
April 2019 onward:	Seasonal maintenance and continued execution of master plan