

Karen Mauney-Brodek, *President*

BOARD OF DIRECTORS

Benjamin Taylor, *Chair*
John R. Cook, Jr., *Vice Chair*
Martin Hall, *Treasurer*
Susan Helms Daley, *Clerk*
Louis Bailey
Peter Barber
Sonya Bhabhalia
Constance Cervone
Ellie Cornish Chu
Christine Cusick
Chris DeSisto
Courtney Forrester
Sarah Freeman
Julie Hume Gordon
Marjorie Greville
Lois R. Kunian
Ted Landmark
Sofia Lingos-Papaliadis
Barbara Millen
Lee Moreau
JoAnn Robinson
Chair, Park Advisors
Peter Sougarides
Leo Swift
Linda Edmonds Turner
Kate Velásquez-Heller
Carroll Williamson

Life Trustees

Michael Dukakis
Wendy Shattuck

PARK ADVISORS

Arboretum Park Conservancy
Arborway Coalition
Arnold Arboretum
Boston Committee of the
Garden Club of America
Boston Society of
Landscape Architects
Brookline GreenSpace Alliance
Charlesgate Alliance
Emerald Necklace
Greenway Project
The Fenway Alliance
Fenway Civic Association
Fenway CDC
Fenway Garden Society
Franklin Park Coalition
Franklin Park Zoo /
Zoo New England
Friends of Jamaica Pond
Friends of Leverett Pond
Friends of the Muddy River
Isabella Stewart Gardner Museum
Jamaica Hills Association
Jamaica Pond Association
MASCO
Museum of Fine Arts, Boston

April 21, 2021

Loryn Sheffner

Office of Real Estate Management Service

Division of Capital Asset Management and Maintenance, 1 Ashburton Place, 15th Floor
Boston, MA 02108

Dear Ms. Sheffner,

A broad coalition of community members, organizations, neighbors and other organizations in partnership with Emerald Necklace Conservancy believe the Commonwealth of Massachusetts and the City of Boston has an opportunity to supply the much-needed housing and health and supportive services in a superior location while also restoring 13-acres of parkland to high-needs, Environmental Justice Communities surrounding Franklin Park.

Franklin Park is the Wrong Location for these Important Needs

Franklin Park, a 527-acre gem of the Emerald Necklace, was designed in 1895 by Frederick Law Olmsted, and has since become a key open space for neighboring communities, providing a gathering space for events, as well as a welcome respite from city life.

However, much of parkland is no longer truly free and open to the public, with over 200 acres altered, including, the addition of the Franklin Park Zoo, the William J. Devine Golf Course, and the Shattuck Hospital (built on what was formally Heathfield), and other facilities. As can be seen in the included figure 1, these uses are primarily sited on the Dorchester/Mattapan/Roxbury sides of the park, and limit accessible free and open space for those communities. These uses make up over 40% of Franklin Park, restricting open space availability and access in high-needs Environmental Justice Communities.

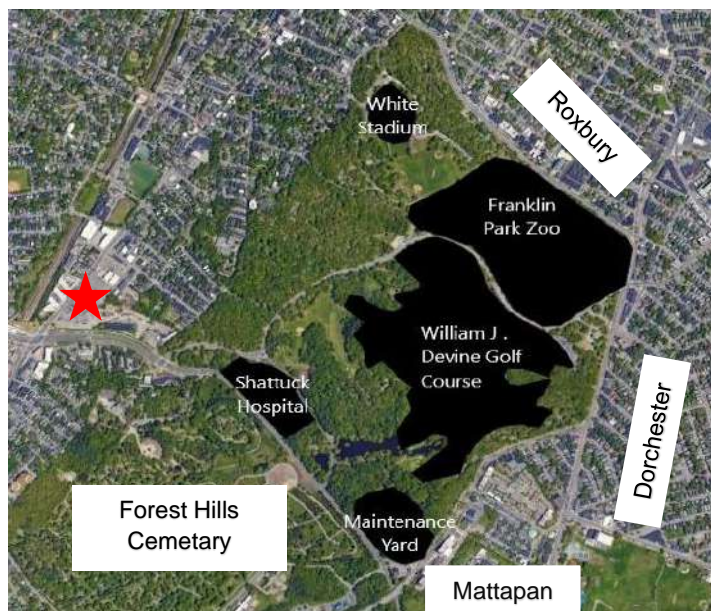


Figure 1: Map of Franklin Park, outlining areas not freely accessible to the public (add neighborhood labels- community names)

★ *Preferred Location of 18-Acre Commonwealth-controlled "Arborway Yard" site*

The Emerald Conservancy supports the new services proposed by HHS, the housing for the formerly homeless, and space to provide replacement facilities for the services not to be moved to the Newton Pavilion. Our work with parks teaches us much about the needs of our community members struggling with health and housing challenges.

Unfortunately, there are key problems with proposal as it currently proposed, we urge the Commonwealth to address:

Lack of Outreach to Important Communities

- Throughout the planning process, there has been little apparent outreach to the communities of Roxbury, Dorchester, and Mattapan about the Shattuck Demolition and proposed services. Additionally, there has been no documented communications with housing programs, churches, social groups, or neighborhood associations within the Black and Latinx communities. This was further apparent in the lack of representation during the April 13th hearing – the vast majority of participants were from Jamaica Plain.

The Ellicottdale, the portion of Franklin Park adjacent to the Shattuck Hospital, is critical to residents of Mattapan, Roxbury, and Dorchester. As COVID-19 has highlighted, access to open space is public health – the Environmental Justice Communities surrounding Franklin Park take solace in the Ellicottdale, a rare urban open space, offering shade from heat islands and free opportunities for recreation. Many of the groups using this area, including the Franklin Park Tennis Group, objects to the current proposal.

The Commonwealth's plan for the Shattuck site does not align with current best practices for supportive services for the formally unhoused and others.

- The services, while essential, would be isolated, as noted by many in the hearing on April 13, 2021. The Shattuck campus does not have access to reliable public transportation, is adjacent to high-speed roads without sidewalks or bike lanes; and is park across from a cemetery. As the site lacks all neighborhood amenities such as a grocery stores, schools, opportunities for work, or houses of worship. All these factors prevent the integration of marginalized community members, many of which who struggle with mental health and other challenges.
- The Commonwealth's plan does not consider the Franklin Park Action Plan and the recent \$28 Million commitment the City of Boston is making to the park. Currently, the Franklin Park Action Plan is designing for the future closure of Circuit Drive and proposes restrictions on vehicular access to this area and is prioritizing integration of uses into the park and connections. This closure would further limit access to and from the Shattuck Campus, which combined with the factors mentioned above, would further isolate those seeking services.

The Shattuck Redevelopment Proposal is not fast, guaranteed, or well-thought out, but we may have to live with its consequences forever.

The current proposal suggests these new services might be developed in 2024 or later, after an RPF is issued, responded to, selected, a design process is completed, scores of waivers are approved and the city's article 80 review process has been completed. This is far from "shovel-ready."

- The current proposal requests a minimum of 75-100 units for the formally homeless, and does not require the much-needed "wrap-around" supportive services, which are critical to the populations utilizing the housing.
- The current proposal plan to offer a private service provider a 99-year lease of publicly owned land to build the housing and services on at their cost, expecting they will need to develop additional space for rent or other revenue generation, is deeply concerning. History tells us a 99-year lease will turn into several centuries, spanning several generations. Leasing formally public parkland to private development when the City of Boston has a growing demand for public space, given the needs of increasingly populated Environmental Justice Communities, seems short-sighted.

**A Community Driven
Option for the Services,
Climate-Resilient
Transportation and Open
Space**

Because of the downsides of the proposed plan for the Shattuck Campus, the Emerald Necklace Conservancy collaborated with Northeastern University on three studies to evaluate alternative sites for services, focusing on nearby, underdeveloped properties also controlled by the Commonwealth. From their research, the Arborway Yard Bus

Facility, currently underutilized, and partly used by the MBTA for out-of-service bus storage and maintenance, was identified as a holistic alternative. This 18-acre site offers a unique opportunity to provide affordable housing and community services (as proposed in the 20-year-old MOU between the City and the MBTA), space for the T's growing electric bus fleet, housing for the formerly homeless, and recovery services adjacent to prime public



Northeastern University
College of Arts, Media and Design
Architecture

Brian Contois, Evan Maras

Figure 2: One of four example concept designs for the redevelopment of the Arborway Yard as researched through a 2021 Northeastern study. Many of the buildings shown have "green roofs" to address heat islands and flooding risks in the area.

transportation, while restoring lost open space for the high-needs areas surrounding Franklin Park.

We believe the Arborway Yard offers a win/win/win for all involved parties, providing enough acreage to support:

- Housing and community needs: 8 acres for mixed-use services, affordable housing, and recreational greenspace for neighboring high-needs communities
- Transportation needs: Space for T's required electric bus facility, including an electric bus fleet and electric transportation
- Health Needs: Mental health and supportive rehabilitation services; 75-100 units of housing for the formerly unhoused
- Access Needs: Locates supportive services adjacent to prime public transportation

The Time is Now – Federal and other funding focused on Resilient Green Transportation Infrastructure Investments like the Arborway Yard Opportunity

We are in a local, regional, and national moment of historic investment in climate supportive transportation, development, and community infrastructure. For example: the MBTA has recently received over \$1 billion in new federal funding between the last two coronavirus relief bills for its capital needs and in total will spend a record \$2 billion in 2021 alone. It is anticipated that the MBTA and others will receive record support in upcoming infrastructure federal funding, prioritizing projects that focus on climate resiliency and transit orientated development and investments – exactly what this project proposes at the Arborway Yard. Not only is this site would a holistic solution, but with timely federal funding, developing, or reusing, unused portions of the site could be faster than developing the Shattuck Site, which still faces a surplus of needed waivers and an Article 80 process.

Doing the Right Project at the Arborway Yards has Broad Support

The Emerald Necklace Conservancy, along with a growing coalition of over 20 local organizations, hundreds of community members, and both former Governor Weld and Governor Dukakis, believe that the Arborway Yard is a viable option that offers superior access to treatment facilities, jobs, schools, and grocery stores, and will allow high-needs individuals to integrate into a community, all while restoring open space to an Environmental Justice Community (see attached Statement of Principles). The growing support of this alternative was made evident during the Public Hearing, in which half of those who testified were in support of the Arborway Yard.

We urge the state and the city to work toward a solution that helps to restore Franklin Park to its preeminence as Boston's most important park for the Roxbury, Jamaica Plain, Mattapan and Dorchester neighborhoods and makes the Arborway Yard a national model for transit-oriented development, with housing and services for the formerly homeless



Connecting People and Parks and Conserving the Emerald Necklace

CHARLESGATE PARK • BACK BAY FENS • RIVERWAY • OLMSTED PARK • JAMAICA POND • ARNOLD ARBORETUM • FRANKLIN PARK

populations, affordable housing and development, and our climate future with a key electric bus facility. Simply put, this is a once-in-a-lifetime opportunity.

We believe the Commonwealth, with the support of our City and communities, can do great things, and we look forward to working together to provide the best solution for all needs.

Thank you for your consideration.

Sincerely,

Karen Mauney-Brodek
President



Connecting People and Parks and Conserving the Emerald Necklace

CHARLESGATE PARK • BACK BAY FENS • RIVERWAY • OLMSTED PARK • JAMAICA POND • ARNOLD ARBORETUM • FRANKLIN PARK

The Emerald Necklace Conservancy

The mission of the Emerald Necklace Conservancy is to restore and improve the Emerald Necklace for all.

The Conservancy connects people and parks and conserves the Emerald Necklace through projects and programs that enrich the visitor experience and restore and renew the landscape, waterways and parkways. To steward the Emerald Necklace's 1,100 acres of parkland extending from Boston's Back Bay through Brookline and Jamaica Plain to Franklin Park in Dorchester, the Conservancy collaborates with its partners on advocacy, maintenance and restoration, education and access and promoting park stewardship through volunteer and youth programs.

A once-in-lifetime opportunity: the right community services and needed housing in the right location, and an opportunity to restore parkland to Franklin Park, a high growth area in a high-needs community.

Background/Site History

- The Shattuck Hospital was built on "Heathfield", originally designed as a large meadow with shade trees, after 13 acres of parkland were transferred from the City of Boston to the Commonwealth for the purpose of building a hospital in 1949.
- The Shattuck Hospital building has now reached the end of its useful life and is slated for demolition by the Department of Health and Human Services (HHS). Most services are planned to relocate to the Newton Pavilion at Boston Medical Center in the South End. At the Shattuck site, HHS plans to build 75-100 units of housing for the formerly unhoused, along with a recovery and supportive services.
- Franklin Park has been a key open space for neighboring communities, providing a gathering space for events, as well as a welcome respite from city life.

The Commonwealth's Nearby Arborway Yards: Superior alternate location in proximity to public transportation

The 18-acre site is the largest underdeveloped area along the Emerald Necklace, offering space to provide the many requirements requested by the MBTA, the City of Boston, the community and HHS, including:

- 8 acres for community services, residential units, and affordable housing (as required by the 2001 MOU between the MBTA and the City of Boston).
- Mental health and addiction rehabilitation services and 75-100 units of housing for the formerly unhoused.
- Sufficient space for the MBTA to meet its bus related needs, including room for an electric bus facility and charging station.
- Mixed-use services and recreational greenspace adjacent to public transportation.

- The agency has not evaluated alternative options or sites for services not moving to the South End.
- The Emerald Necklace Conservancy and a consortium of other groups and stakeholders have been working with Northeastern to explore a superior nearby site, also largely under the control of the Commonwealth.
- Supportive services and housing for the formally homeless adjacent to the Forest Hills T stop and public transportation. These services must be easily accessible to public transportation and fully integrated in the community, not isolated from essential community services.

We, the undersigned, support the following:

1. Returning and restoring the Shattuck Hospital site to public parkland
2. Building the proposed services and supportive housing in a less isolated setting, integrated into the community. The Arborway Yard site provides direct access to public transit, neighborhood amenities and job opportunities.
3. The 18-acre Arborway Yard site presents an opportunity to better accommodate all the populations that it will serve and fulfill prior commitments, including affordable housing and an environmentally friendly bus facility.

Organizations

Arborway Coalition

ArborwayMatters

Boston Cyclists Union

Boston Food Forest Coalition

Brookline GreenSpace Alliance

City Parks Alliance

Emerald Necklace Conservancy

Fiduciary Wealth Partners

Franklin Park Tennis Association

Friends of Post Office

Square

Friends of Ramler Park

Garrison Trotter

Neighborhood Association

Massachusetts

Conservation Voters

Muddy Water Initiative

National Association for

Olmsted Parks

OLMSTED 2022

Speak for the Trees

Trustees Collaborative for

Parks and Open Space

Zoo New England's Franklin

Park Zoo

Individuals

A.A. Levee
Alex Guriev
Alexi Conine
Alida C. Silverman
Andrew Gross Gaitan
Anita Ruthling Klaussen
Ann Stillman
Anne Lusk, Ph.D.
Anne Neal Petri
Arlene Mattison
Beatrice Nessen
Ben Taylor
Beth Worell
Betsy Ridge Madsen
Betsy Shure Gross
Bill Walczak
Brittany Gravely
Brooke Chamberlain Cook
Carroll M. Williamson
Chris Knight
Chuck Anastas
Clayton Harper
Daniel Verinder
David Holzman

David Meshoulam
Dede Petri
Deirdre Rogers
Diane Pacitto
Diane Pierce-Williams
Julia OBrien
Julie Lucier
Julie Waterman
Kay Mathew
Kelly O'Keefe
Linda Freeman
Lisa Vaas
Diane Valle
Dorothy Pazin
Edward Burke
Edward W. Campion, MD
Eliza Parad
Elizabeth Craig-Olins
ellen Forrester
Emily Jacobsen
Emily Wheeler
Faith Girdler
Fredericka Veikley
Genevieve Day

Hassan Makkeh
Hugh Mattison
Isabel M Shattuck
James K. Cornell
James Maguire
Jason Mogel
Jeannine Laing
Jeff Cook
Jeffrey Kaufman
Jennifer Uhrhane
Jeremy Fischer
JoAnn Robinson
Joe Orfant
John D. Lee
John Iappini
John Linehan
Josh Rosenblatt
Louis Elisa
Luis Prado
Margaret Pokorny
Marilyn Ray Smith
Marjorie Foley Hanson
Marjorie Greville
Martha Karchere



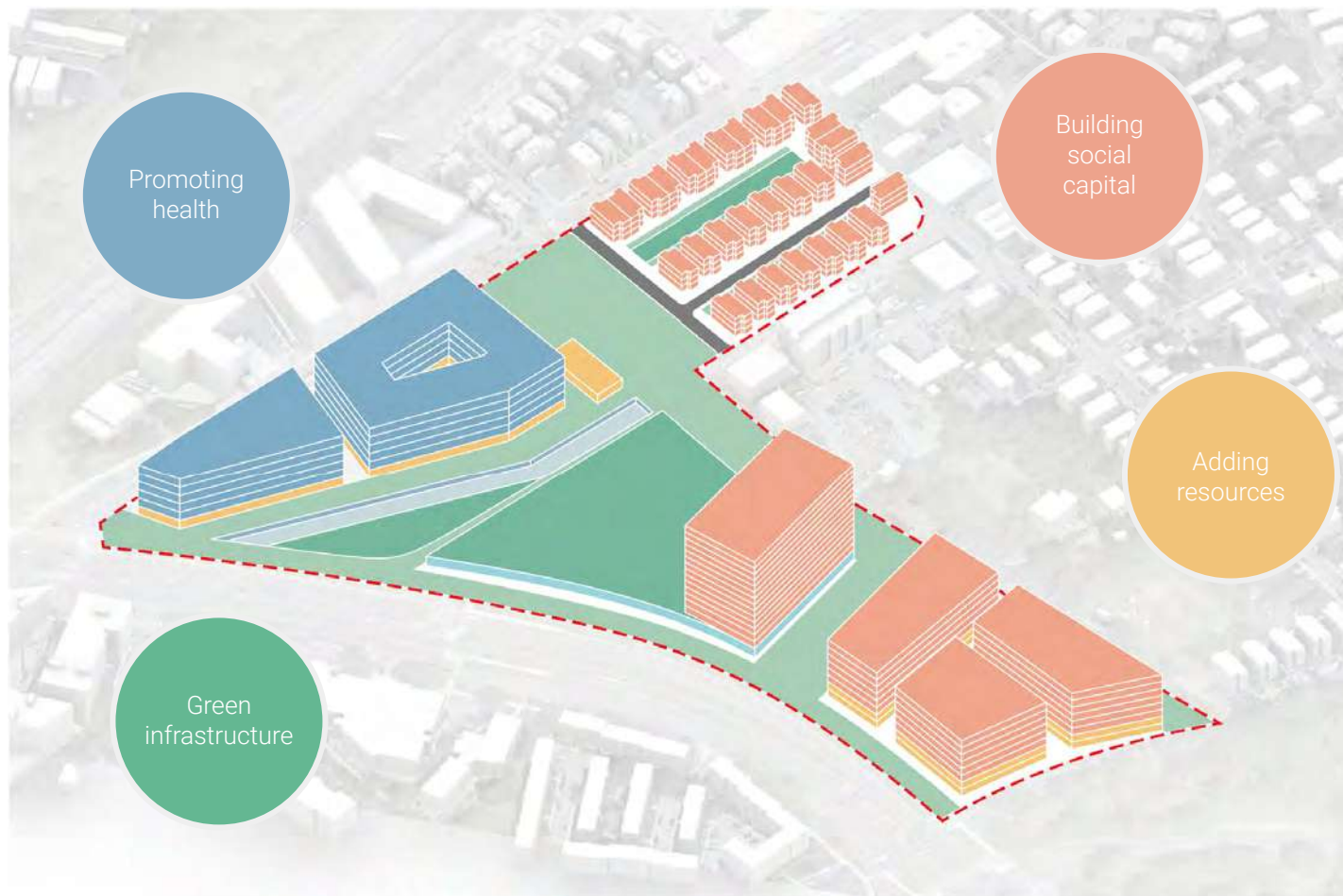
Arborway Yard

Building Well-Being

Designing for Health
Assignment 3

Katerie Boursiquot | Jazmin Cabrera | Tingsong Ou





Promoting health

Building social capital

Adding resources

Green infrastructure

Supportive Housing Service Residential Units BEB Facility Commercial

In danger of...



Stormwater flooding

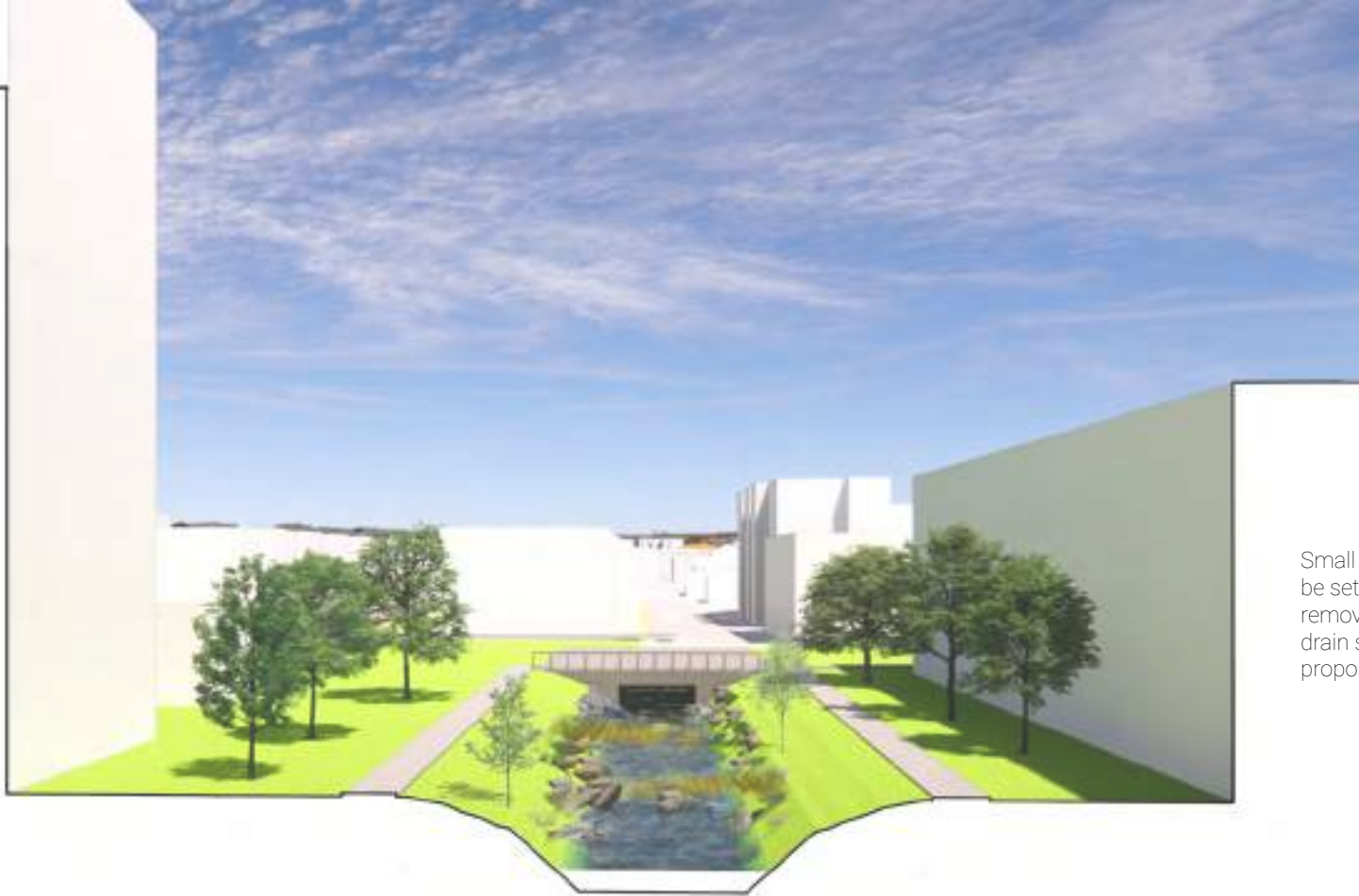


Land surface temperature

Green Infrastructure



Adding Bioswales to the triple decker neighborhood to help control stormwater flooding. Could be implemented through sidewalks by street grid.



Small topographic measures can be set in place along with the removal of impervious surfaces to drain stormwater flooding into the proposed daylight creek.



Circulation



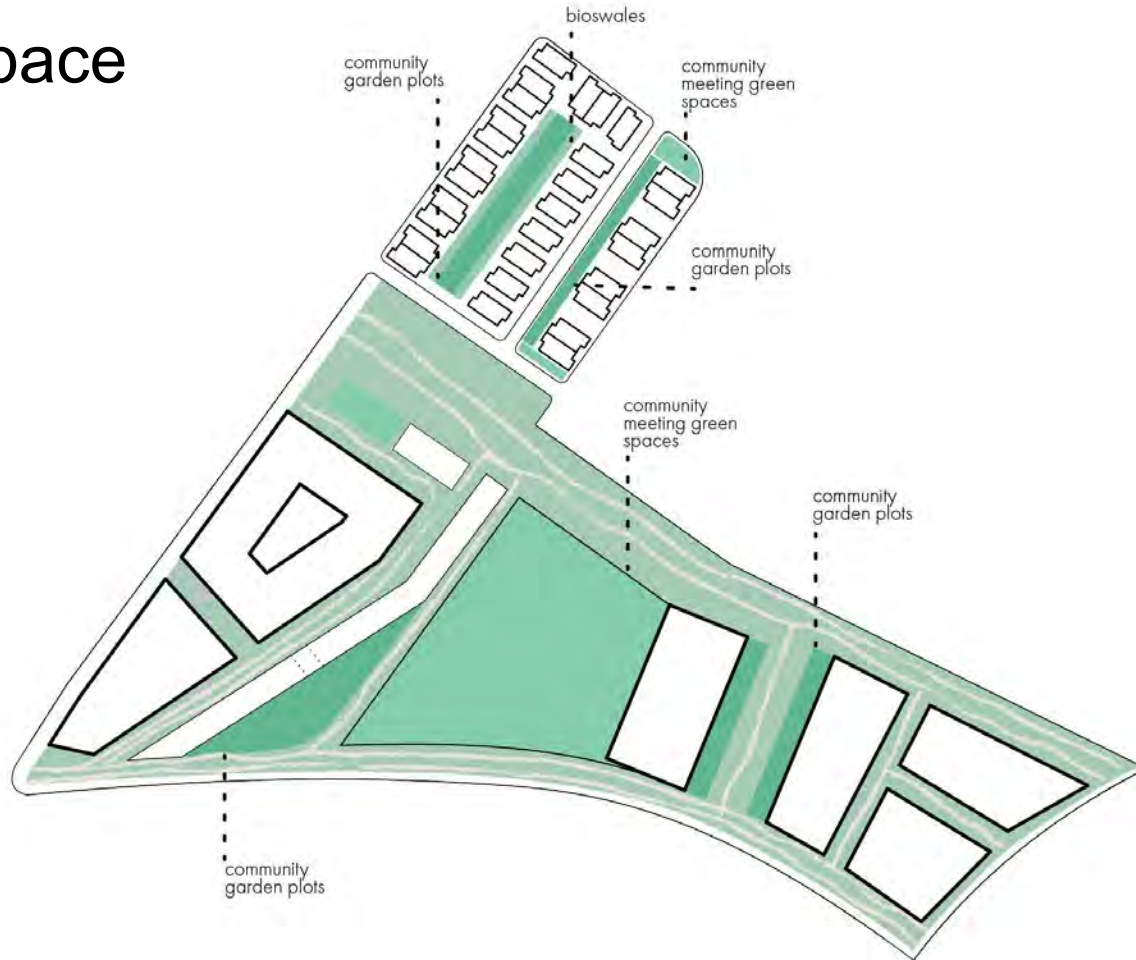
Green Space + Social Capital



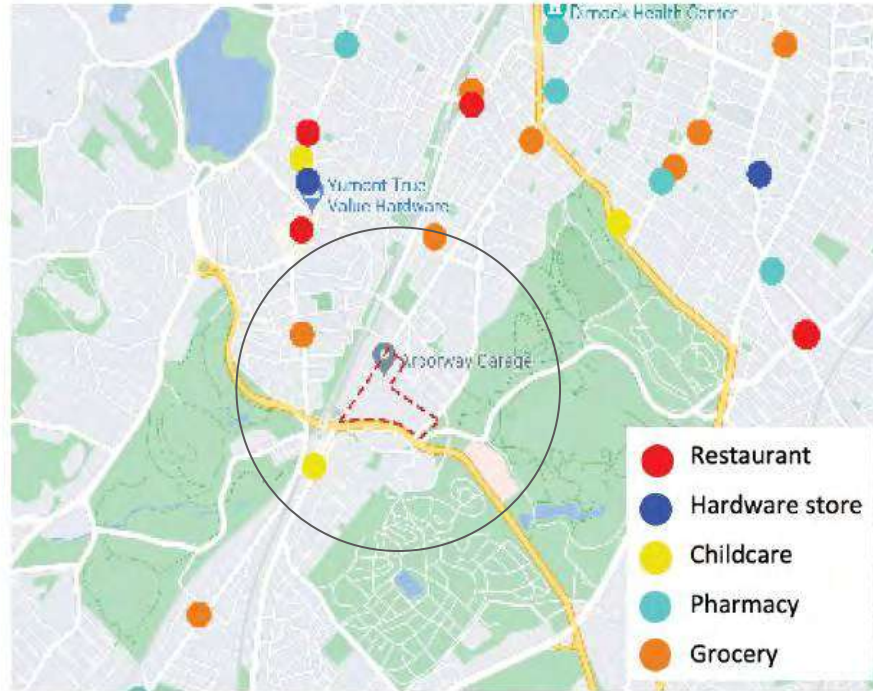
The findings underline the importance of social wellbeing as predictors of stress and, to a lesser extent, general health



Green Space



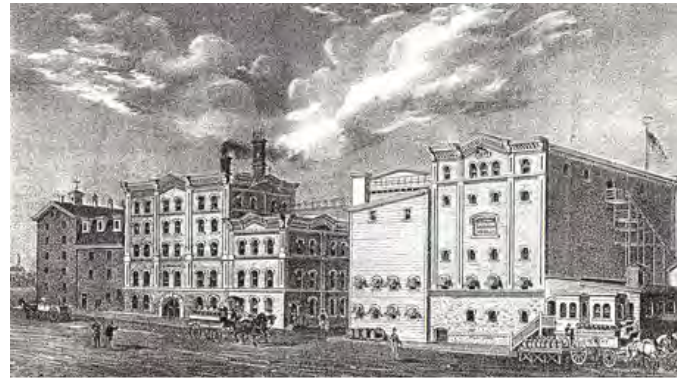
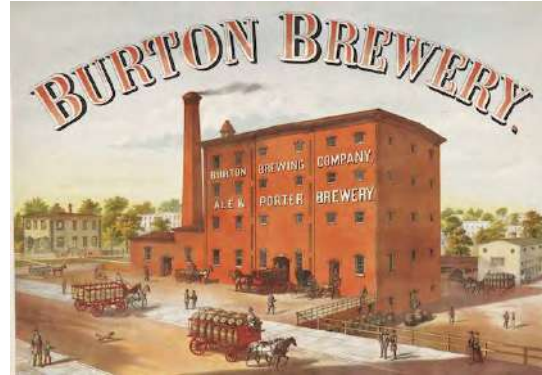
A walkable neighborhood?



Adding a Pharmacy and Hardware Store will not only give Arborway Yard needed resources but also the community surrounding it.

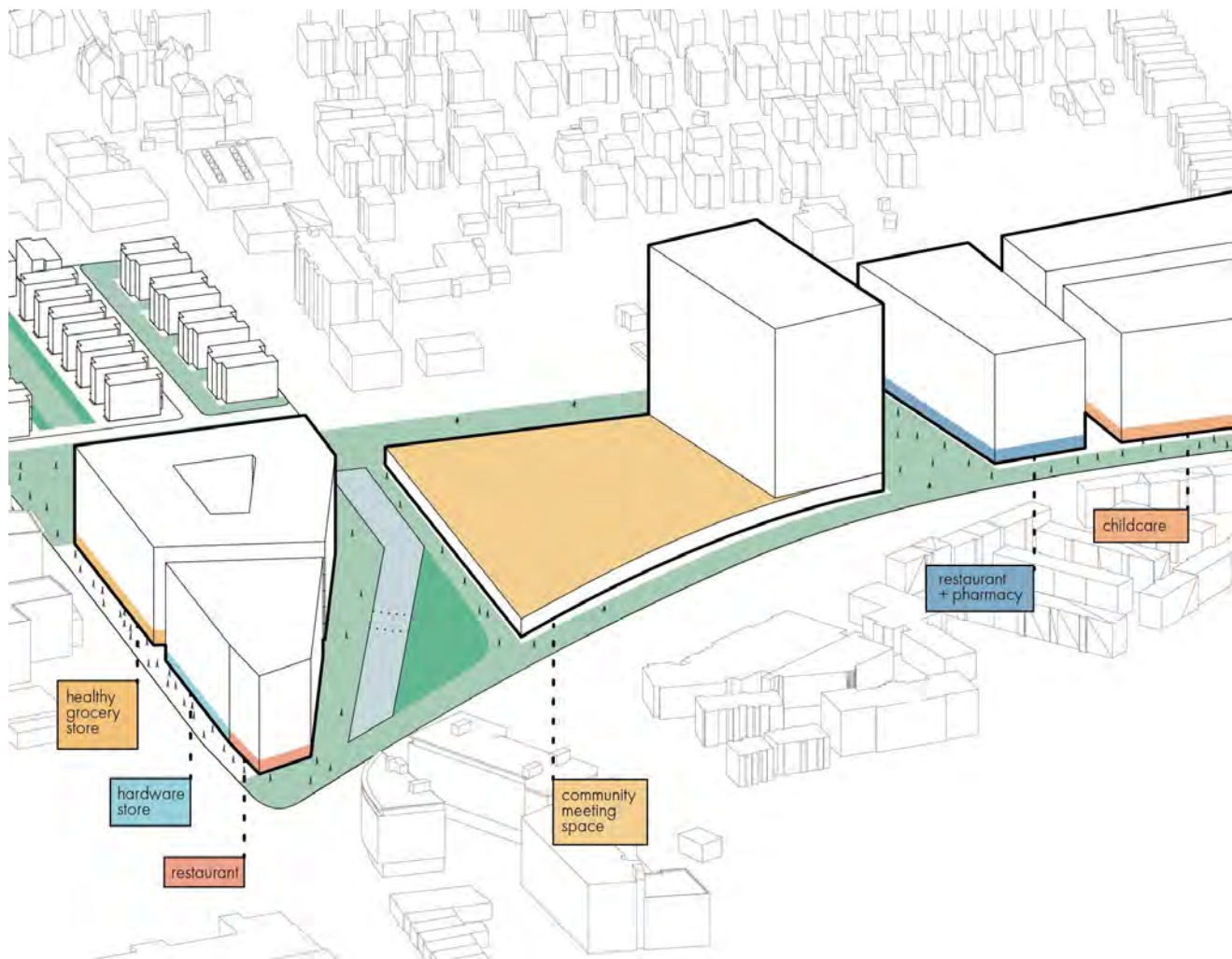
Picture 1. Source: Google Maps

Brewery



G. F. Burkhardt's Ale & Lager Brewery, 1883 From *Western Brewer*



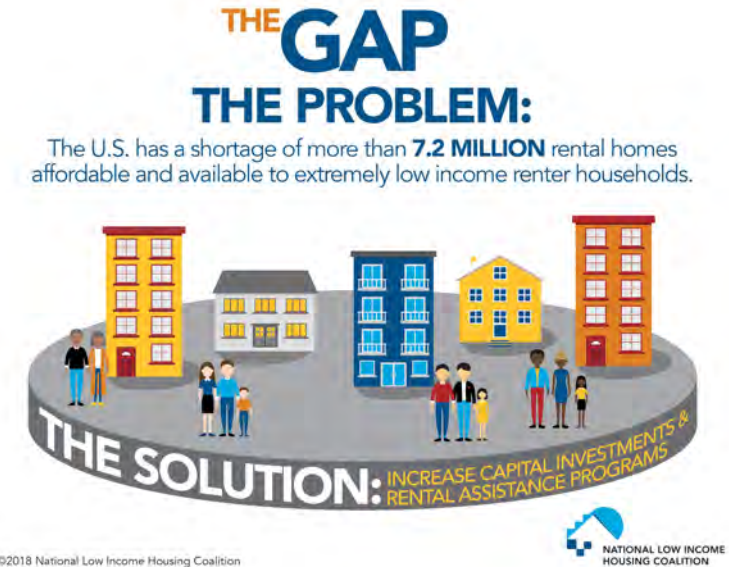


Buildings



One of our stakeholders, MBTA, requires a large portion of the site to be the Battery Electronic Bus facility. Thus we can have limited lands for green space, housing, and supportive service.

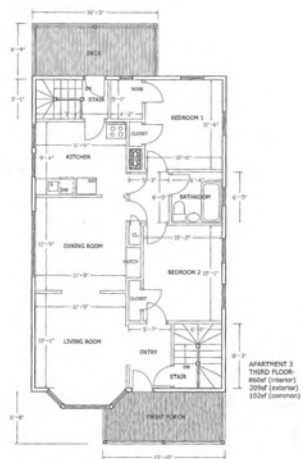
Sources: FHII (2008), MBTA CNG Bus Facility Design (2012)



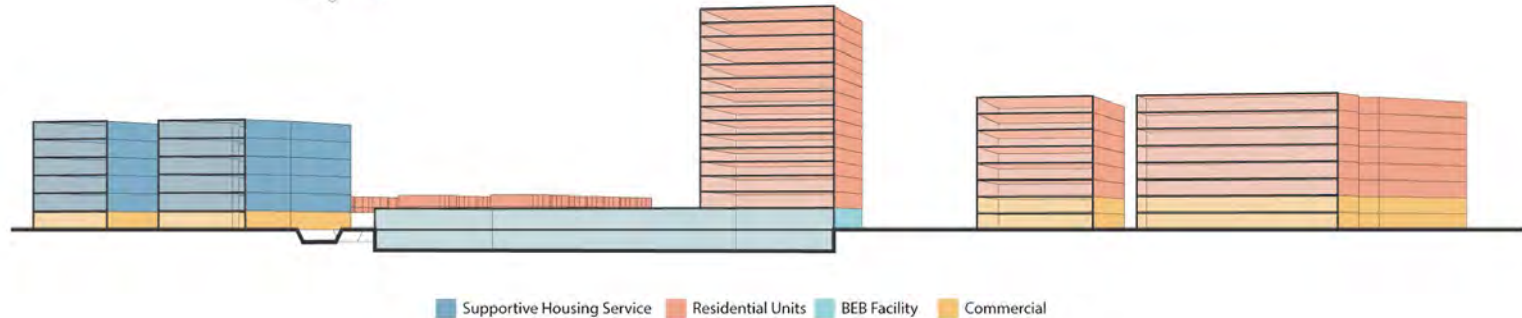
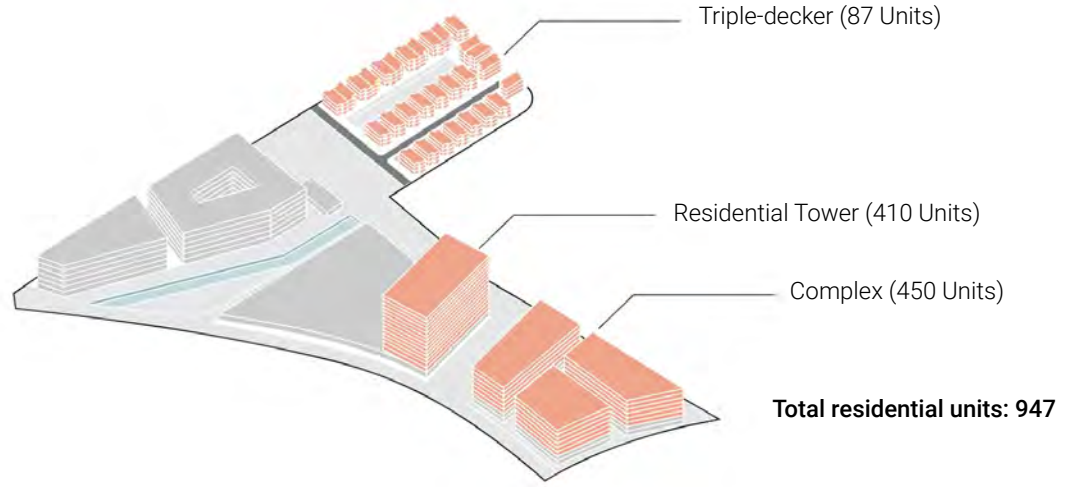
Affordable housing

<https://cohhio.org/report-shows-gap-in-affordable-housing-in-ohio/>

The triple-decker layout makes our project better blend into the surrounding fabric.

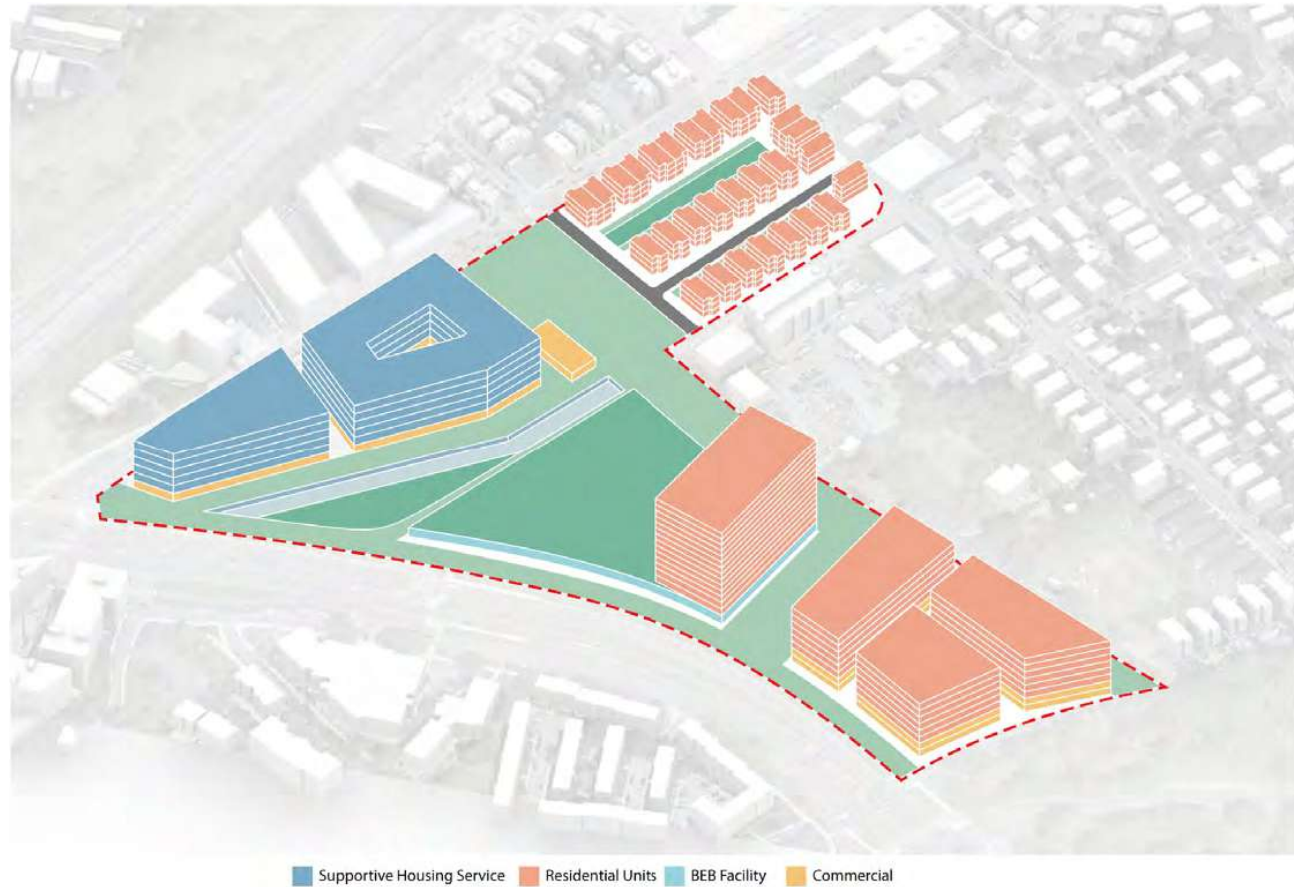


The two-story half-underground bus facility layout reduces this program's footprint, endows the surrounding community more space for affordable houses, greenaries, and community services.



- **Complex (8F):**
 - Commercial: 3.67
 - Residential: 11.02 (450 Units)
- **Complex Tower (15F):**
 - Residential: 9.50; (410 Units)
- **Triple-decker (3F):**
 - Total Area: 3.22; (87 Units)
- **Bus Facility (1F and 1UG):**
 - Total Area: 5.84;
- **Supportive Housing Service (6F):**
 - Commercial: 2.01;
 - Shattuck: 10.07;

Total Residential Units: 947



Community Feedback



SURVEYS



SELF-REPORTED STRESS
LEVELS



NEIGHBORHOOD HEALTH
DATA

Arborway Yard Design Proposal

Evan Maras & Brian Contois
ARCH 6340

The Neighborhood

- Jamaica Plain
 - Health
 - Transportation methods
 - 63.5% take car to work
 - 15.5% take the bus
 - 9.2% bike
 - 8.8% walk
 - Households receiving Supplemental Nutrition Assistance: 13%
 - Below Poverty Line: 18.3%
 - Mental Health:
 - Persistent Sadness: 10.7%
 - Persistent Anxiety: 22%
 - Mental Health Hospitalizations: 76.3/10,000
 - Open Space: 37.2%
 - Walk Score: 72-83
 - Asthma Emergency Department Visits: 108.3/10,000
 - Uninsured: 3.4%
 - Adults Getting Enough Physical Activity: 26%

The Neighborhood

- Roxbury
 - Health
 - Transportation methods
 - 54% take car to work
 - 34% take the bus
 - 2.3% bike
 - 8.4% walk
 - Households receiving Supplemental Nutrition Assistance: 33.1%
 - Below Poverty Line: 36.2%
 - Mental Health:
 - Persistent Sadness: 13.3%
 - Persistent Anxiety: 26.4%
 - Mental Health Hospitalizations: 78.2/10,000
 - Open Space: 9.2%
 - Walk Score: 72-83
 - Asthma Emergency Department Visits: 256.8/10,000
 - Uninsured: 4.7%
 - Adults Getting Enough Physical Activity: 19.8%

Health Resources

- Between Franklin Park and Arnold Arboretum, there is a solid amount of green space in the nearby area
- Two major hospitals in close proximity
- Decently walkable neighborhood although it could be better
- Planet Fitness is right in the neighborhood
- Appears to be a track and field but it may be privately owned by the school its on
- 10 schools within walkable distance

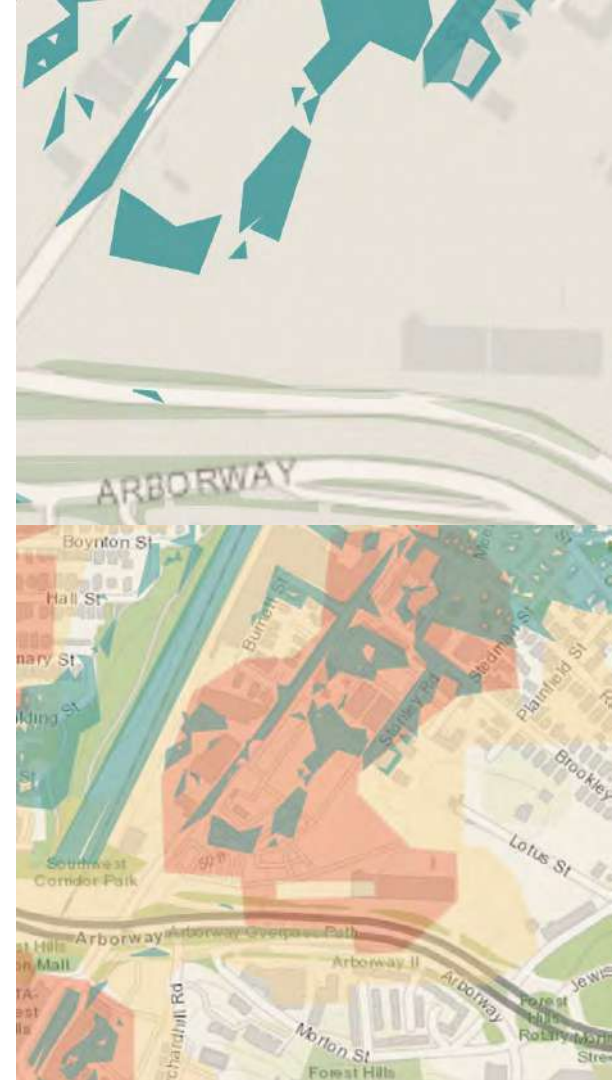
Lack of Health Resources

- Not many walking trails besides the Arboretum which is across busy road
- No public amenities such as playgrounds
- No connection to other green spaces due to a busy main road
- Lack of bike trails or paths
- Not a lot of open space in Roxbury
- No major grocery store in area
- Jamaica Plain considered a food desert
- No major sense of place
- Not scaled to the human at all
 - Can lead to less walking and outdoor activity as it is not incentivized
- Tree canopy on the site is lacking
- Stormwater management is poor
- Heat island effect is an issue

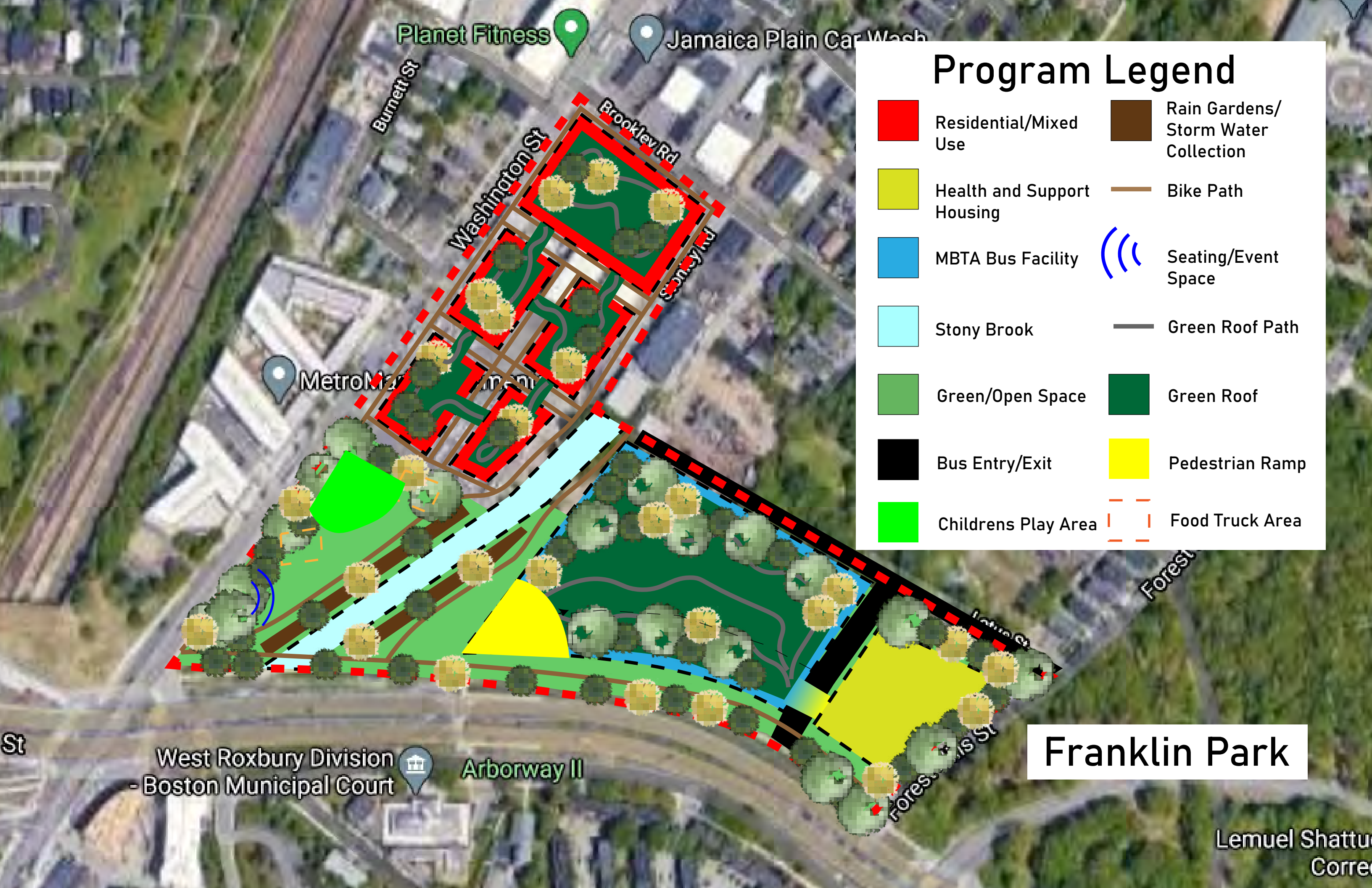
Site Research/Class Information Impacts

- Environmental Research
 - Flood Impact area
 - Heat Risk Zone
- Health Resources
 - Lack of health resources in neighborhood
- Neighborhood Demographic
 - Health habits
- Transportation Trends
- Mental Health Impact from Green space
- Social Impact from Green space

Storm Water Flooding



Heat Risk Zone



Program Legend

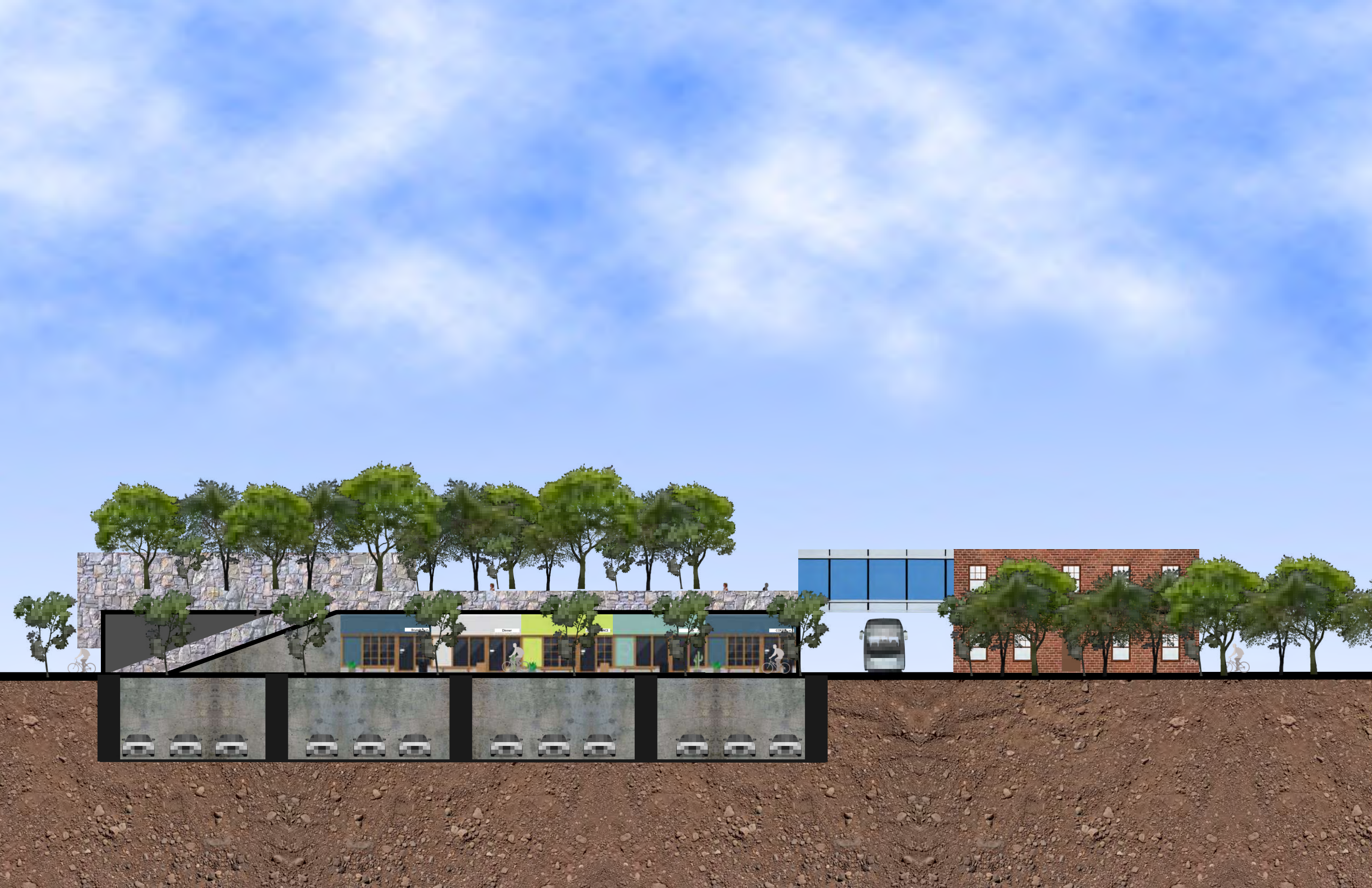
- | | | | |
|---|----------------------------|---|--------------------------------------|
|  | Residential/Mixed Use |  | Rain Gardens/ Storm Water Collection |
|  | Health and Support Housing |  | Bike Path |
|  | MBTA Bus Facility |  | Seating/Event Space |
|  | Stony Brook |  | Green Roof Path |
|  | Green/Open Space |  | Green Roof |
|  | Bus Entry/Exit |  | Pedestrian Ramp |
|  | Childrens Play Area |  | Food Truck Area |

Franklin Park

Lemuel Shattuck
Corridor



Washington St Elevation



Massing Legend



Residential/Retail



MBTA Bus/Retail



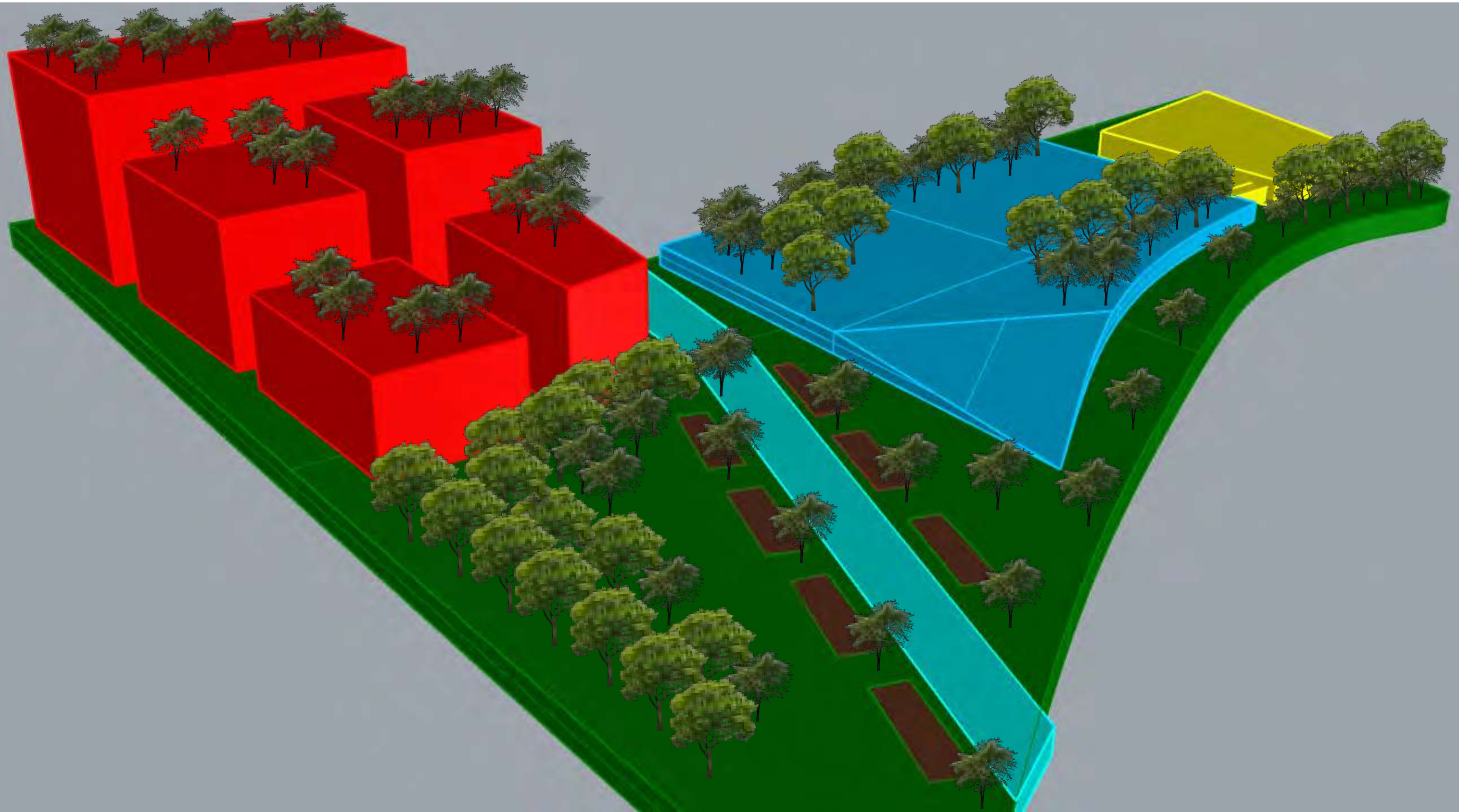
Health & Support
Housing



Stony Brook



Rain Gardens/Storm Water
Collection



Monitoring Plan

- Conduct interviews with locals every 6 months
 - Make sure everything is working as intended and if anything needs maintenance or repair
 - What about the green spaces are working and what is not?
- Ask residents of the health and support housing facility if they are able to enjoy the green roof over the MBTA
 - How often do they use it?
 - How do they feel before and after?
 - How easy is it to access and use?

Resources

- https://www.cityofboston.gov/images_documents/Jamaica_Plain_Planning_District_Profile_tcm3-12993.pdf
- <https://www.point2homes.com/US/Neighborhood/MA/Boston/Jamaica-Plain-Demographics.html>
- https://bphc.org/healthdata/health-of-boston-report/Documents/5_C2_SDH_16-17_HOB_final-5.pdf
- https://www.cityofboston.gov/Images_Documents/Roxbury_Planning_District_Profile_tcm3-12996.pdf
- <https://www.point2homes.com/US/Neighborhood/MA/Boston/Roxbury-Demographics.html><https://www.point2homes.com/US/Neighborhood/MA/Boston/Roxbury-Demographics.html>
- <https://bphc.org/healthdata/health-of-boston-report/Pages/Health-of-Boston-Report.aspx>
- http://sites.tufts.edu/gis/files/2013/02/Lawrence_Kelly.pdf
- <https://storymaps.arcgis.com/stories/1548beb5360e48648a43a595239fe3c5>
- <https://boston.maps.arcgis.com/apps/View/index.html?appid=7a599ab2ebad43d68adabc9a9e0e6&extent=-71.1583,42.2897,-70.9309,42.4060>



Arborway Yard

Bianca Rabbie, Zeina Alkhaja, and
Nathalia Galindo





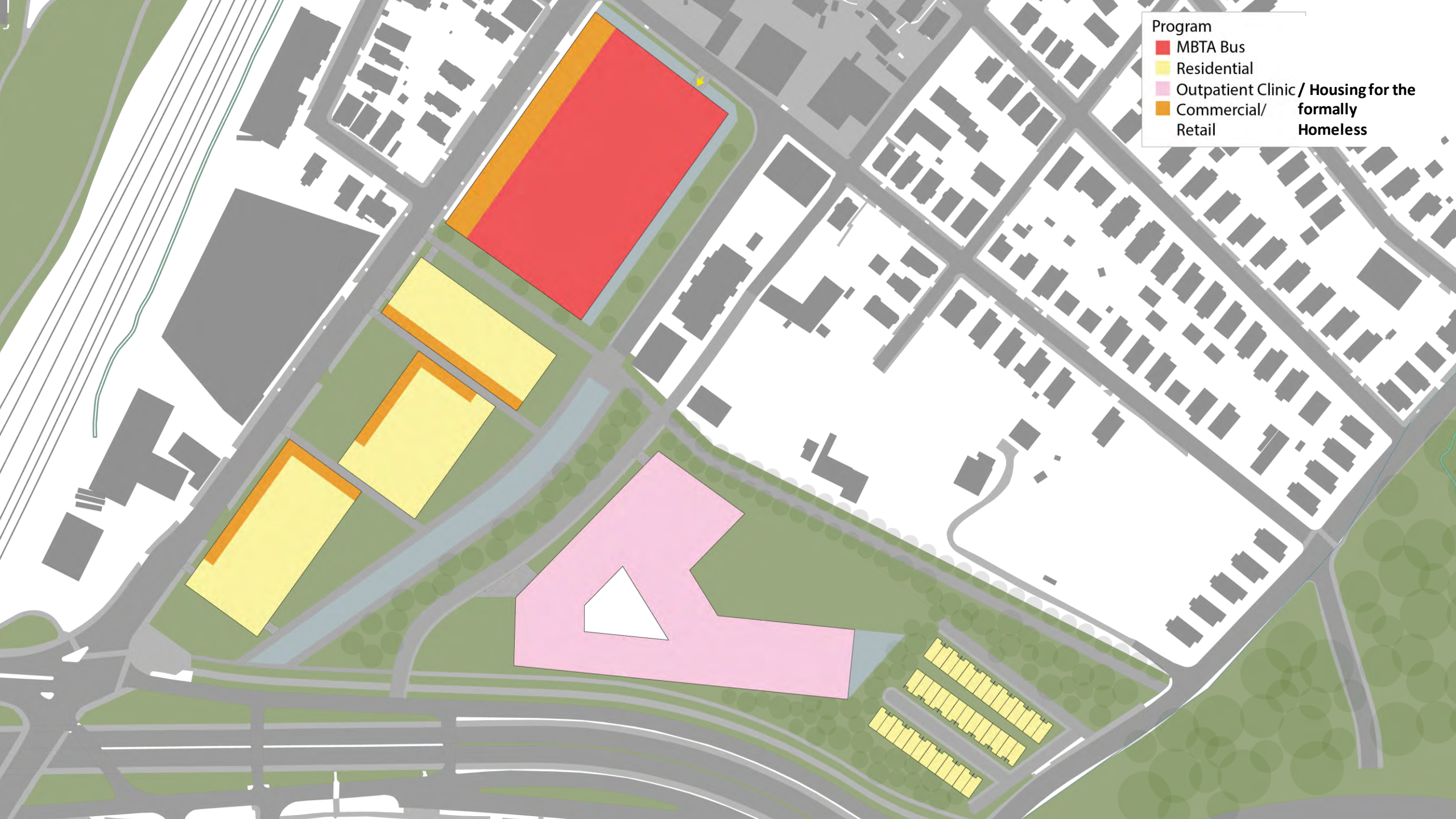
Community Needs

- Community services and amenities (grocery stores, pharmacy, childcare facilities, hardware shop, restaurants)
- Need for: affordable housing, youth recreation, retail, light industrial, the Emerald Necklace Re-Connector and mixed-use development.
- “for continuous pedestrian arcade. ... landscaped plaza areas and opportunities for outdoor seating.”
- more connected mobility network for pedestrians and cyclist
- Develop supportive housing units to accommodate Boston’s growing population of individuals facing severe mental illness, substance use disorders, and homelessness
- environmental justice
 - Assess the status of site contamination and develop the program for soil remediation.
- Improve landscaping and access points to Franklin Park for pedestrian access.
- 70% of respondents said that “wetlands” and “waterbodies” were the most popular park features used by residents
 - increase water-based recreation



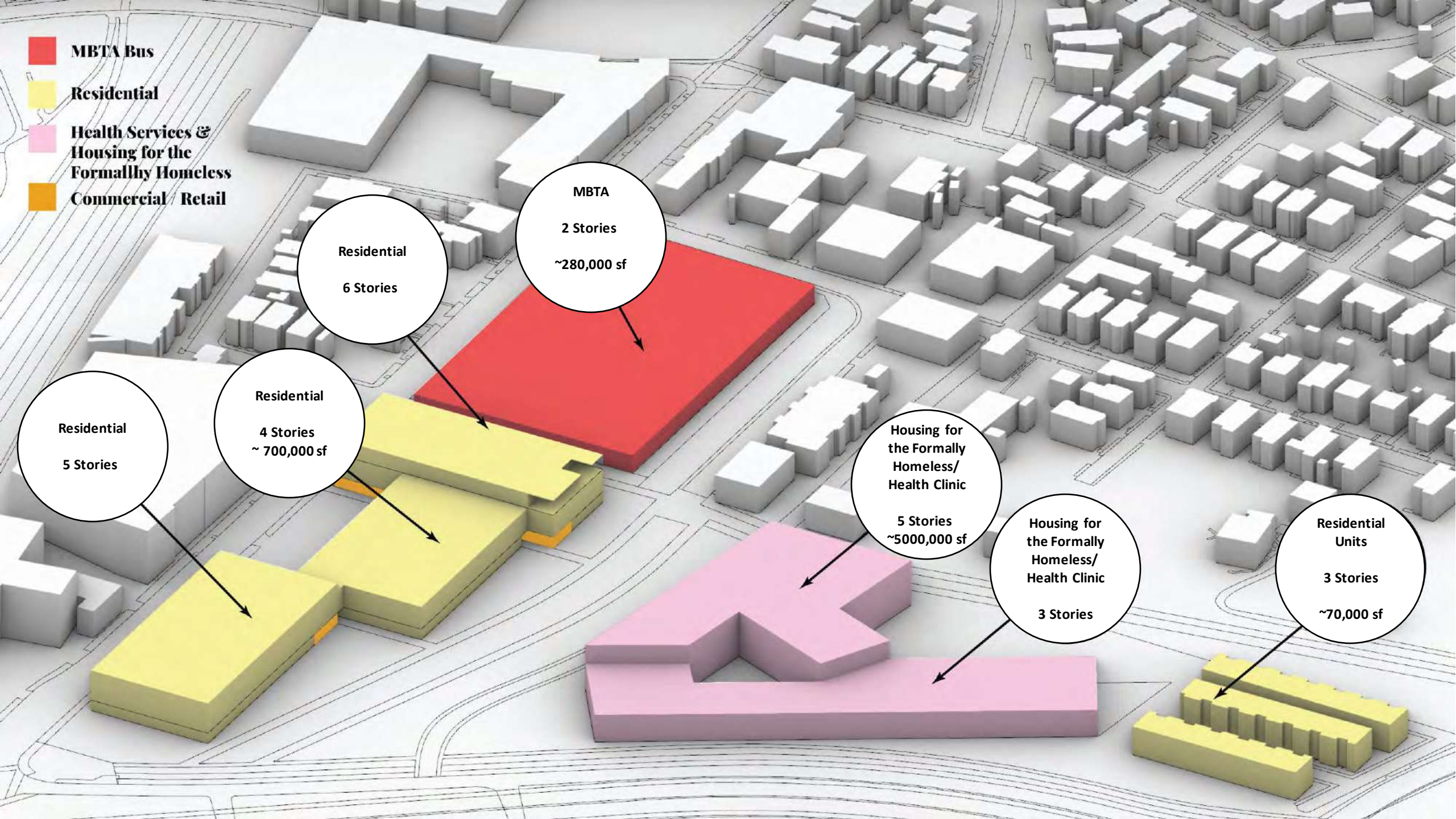
- Design a more modern bus parking, with efficient use of space
- Provide community services and amenities (aiming to provide the "15 min city")
 - Pharmacy
 - Grocery store
 - Hardware Shop
 - Childcare facilities
 - Restaurants
- Stormwater management strategies
 - Constructed Wetlands
 - Increase green space
 - Pervious surfaces
- Provide more outdoor space
 - Seating area
 - Recreational space for children
 - Green connector-extension of Frankling Park
 - Increase tree canopy (Jamaica Plain and Roxbury both experienced a significant net loss of tree canopy in the last decade)





- Program
- MBTA Bus
 - Residential
 - Outpatient Clinic / **Housing for the formerly Homeless**
 - Commercial/ Retail

- MBTA Bus
- Residential
- Health Services & Housing for the Formally Homeless
- Commercial / Retail



MBTA
2 Stories
~280,000 sf

Residential
6 Stories

Residential
4 Stories
~ 700,000 sf

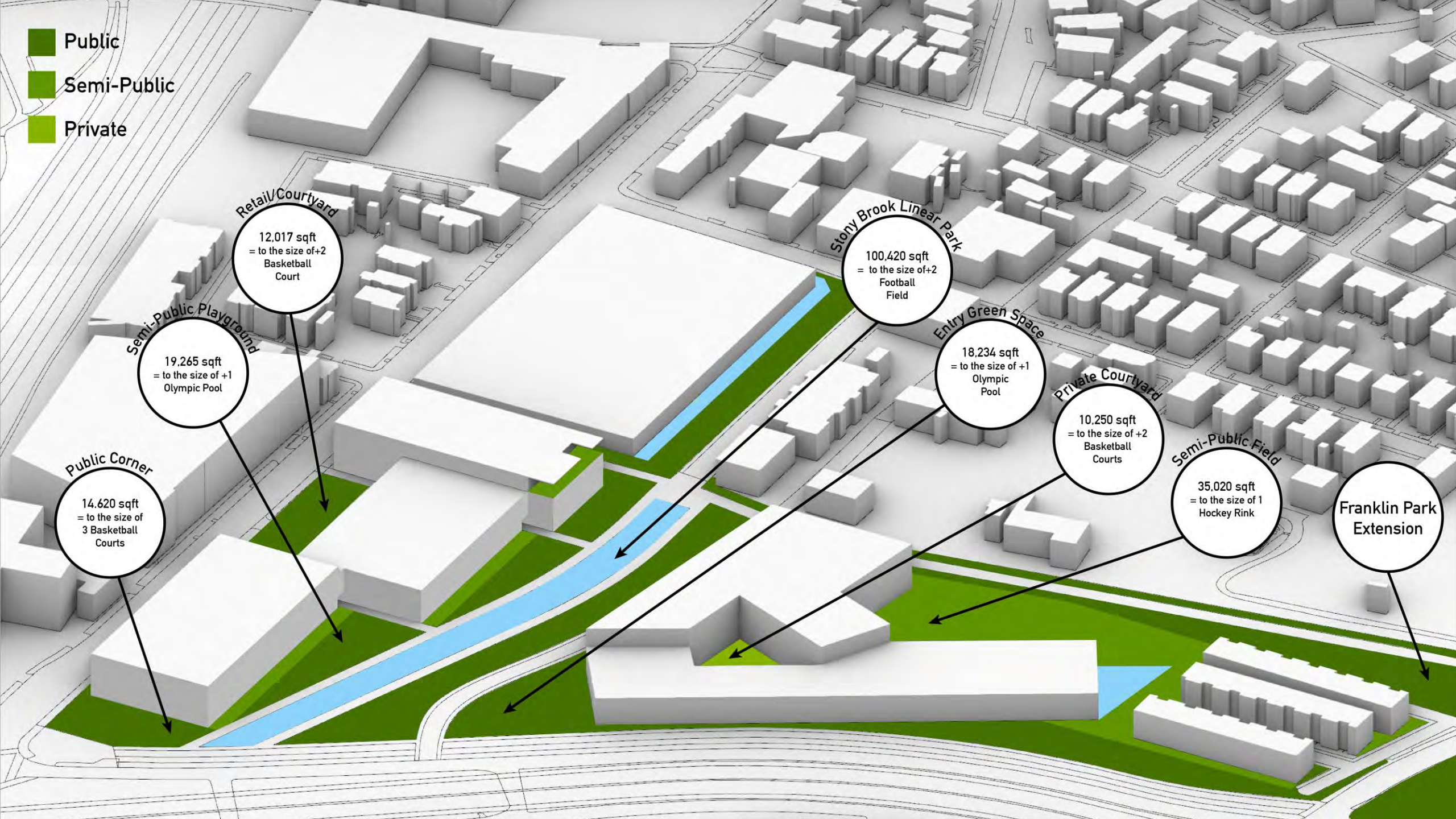
Residential
5 Stories

Housing for the Formally Homeless/ Health Clinic
5 Stories
~5,000,000 sf

Housing for the Formally Homeless/ Health Clinic
3 Stories

Residential Units
3 Stories
~70,000 sf

- Public
- Semi-Public
- Private





Landscaping Ideas?

- Use of permeable floor surfaces.
- Multilevel greenscape to foster curiosity + temporality
- Flowers + leaves at different times





Access Points

- ▲ Pedestrian
- ▲ Private Vehicular
- ▲ Bus

Circulation

- - Private
- - Public
- - Bus

Sidewalk Treatments

- Different sidewalks would allow for different scales of activity.
- Could act as a community hub, continuation of commercial space, or a green corridor.



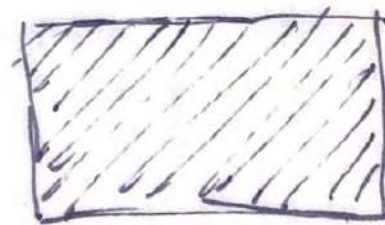
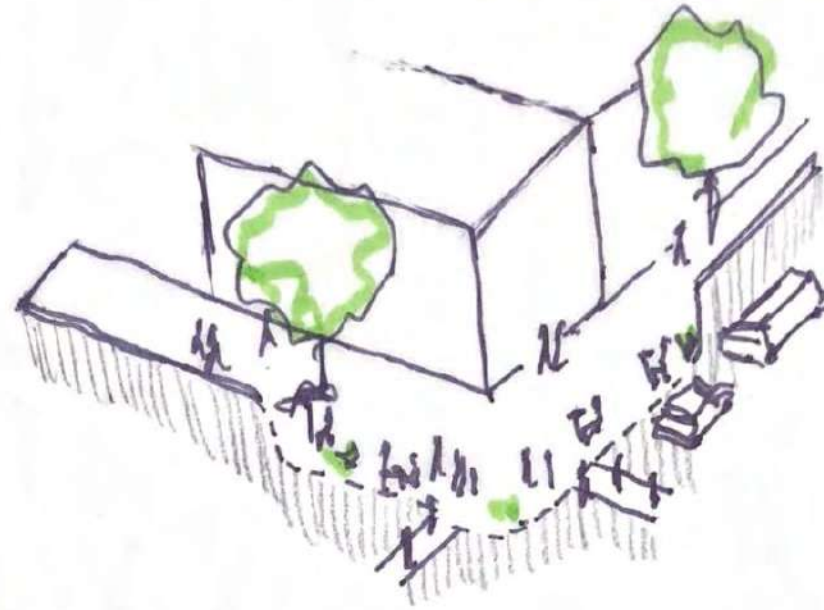
Porosity of Commercial Realm

- People feel able to enter the building + interact with the businesses
- It feels more welcoming
- Fosters community businesses?

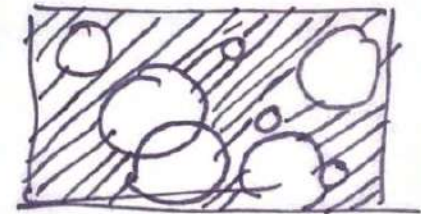


Porosity of Commercial Realm

- The scale of urban block often blocks people from moving into spaces.
- How do we make these locations more accessible?



low
porosity
pathway



highly
porous pathways
that integrate
movement



MARANA AZ

→ 1.2 mi **RICHMOND AMERICAN**

↑ 3.8 mi **MERITAGE HOMES**

← 3.7 mi **D.R. HORTON**

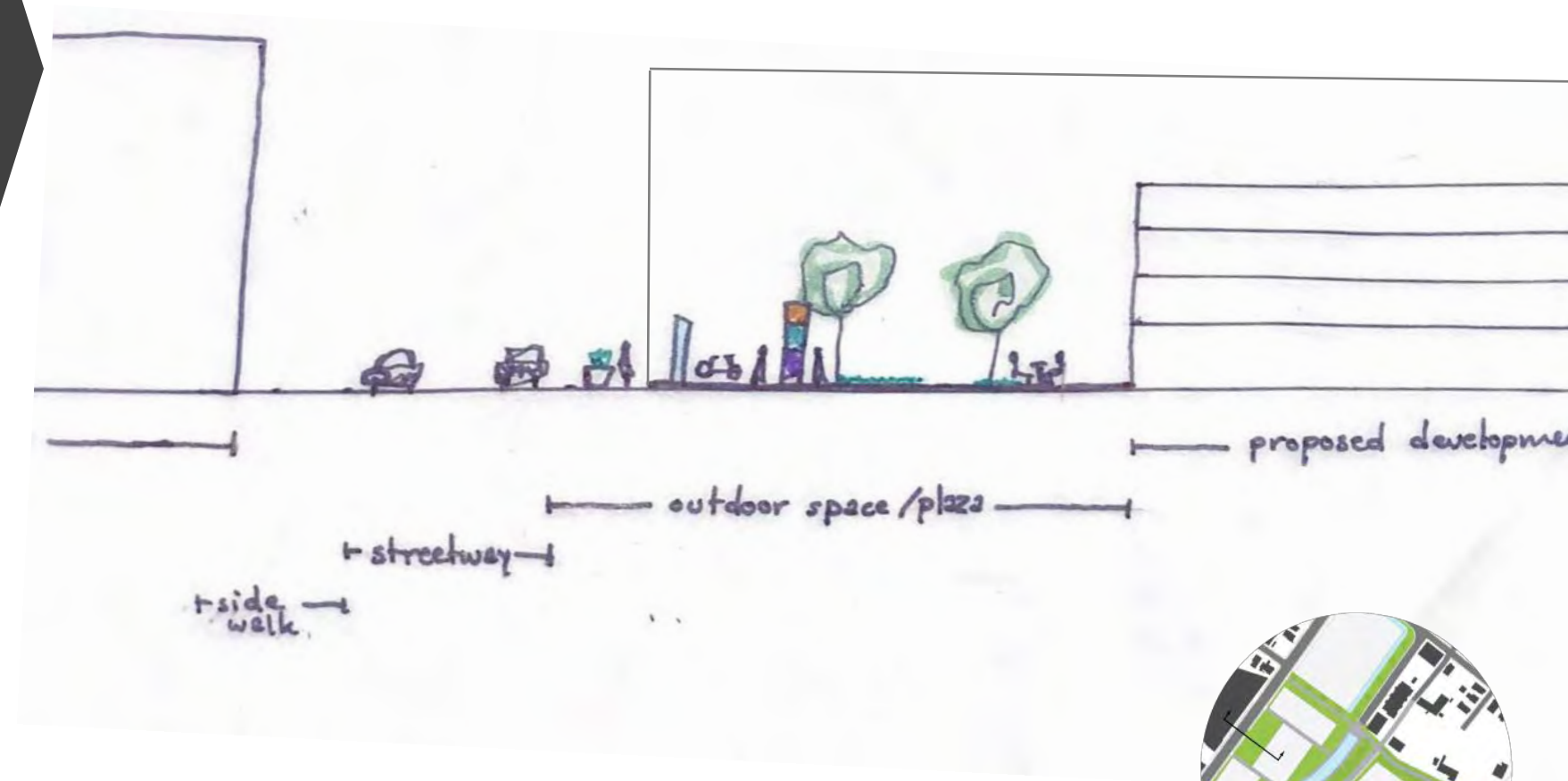
↻ 2 mi **PULTE HOMES**

MARANA AZ

MARANA AZ

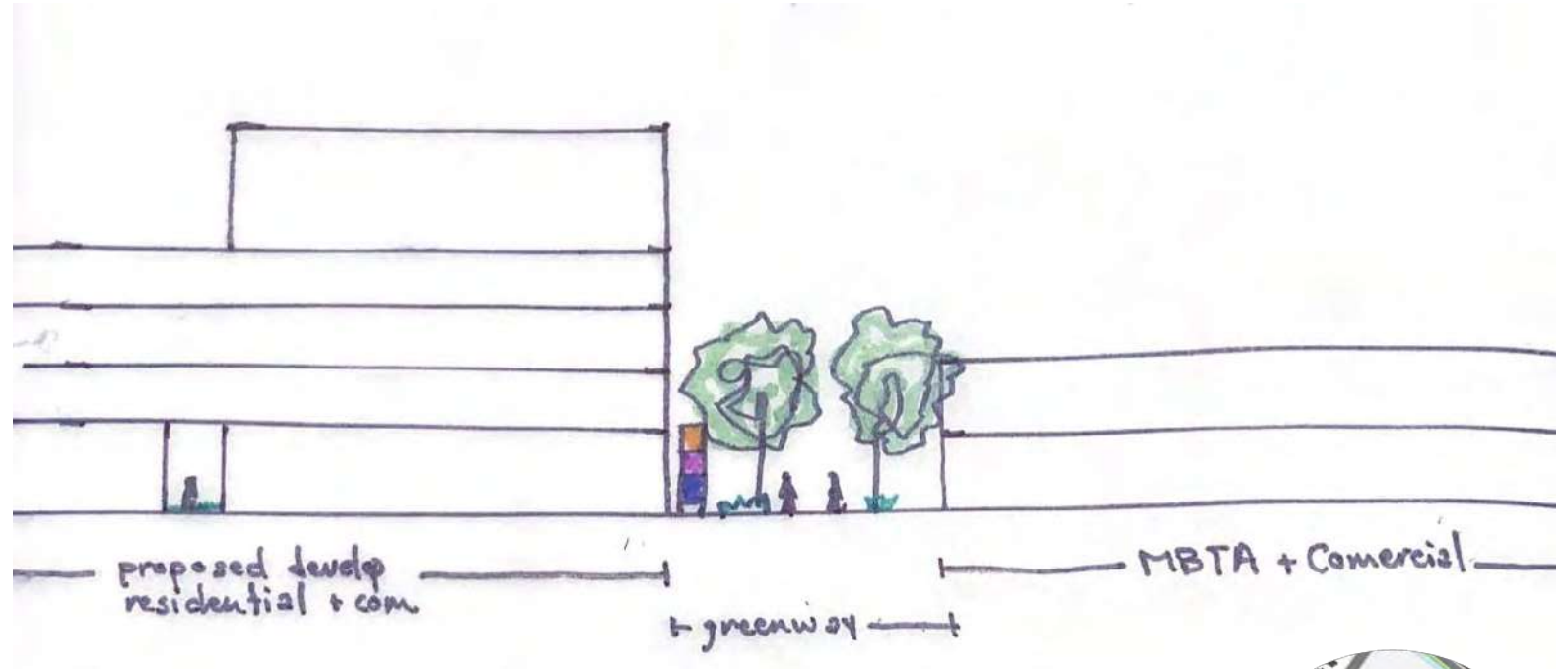
Section

- Plaza-like green space for congregation + infrastructure points (ie hubway or city info)
- Bike safe pathway
- Programmed commercial space



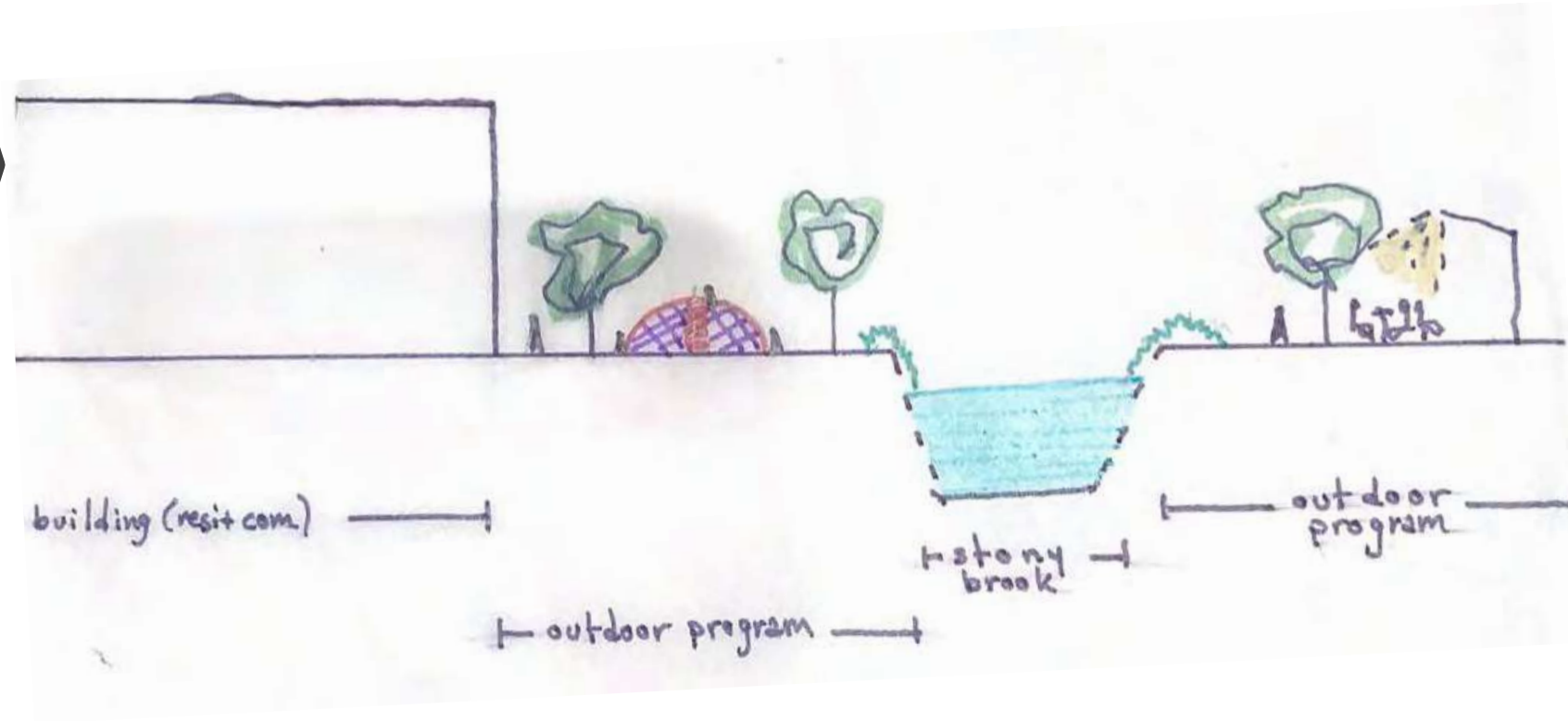
Section

- Greenway with focus on pedestrian + bike circulation
- Small alleyway between buildings



Section

- Mutli-type programmed outdoor space
- Daylight stony brook
- High dense planting + permeable ground





An aerial photograph of a suburban neighborhood, likely in Forest Hills, New York. The image shows a mix of residential houses, green trees, and a road. A large, semi-circular road is visible in the lower half of the image. The text "Arborway Yard: Building Well-Being" is overlaid in a large, bold, black serif font. Below it, the names "Katie-Li Walker, Marissa Eklund and Rachel Berman" are written in a smaller, black serif font. The background image is slightly faded to make the text stand out. In the bottom left corner, the "Google Earth" logo is visible. In the bottom right corner, there is a small compass rose and a scale bar.

Arborway Yard: Building Well-Being

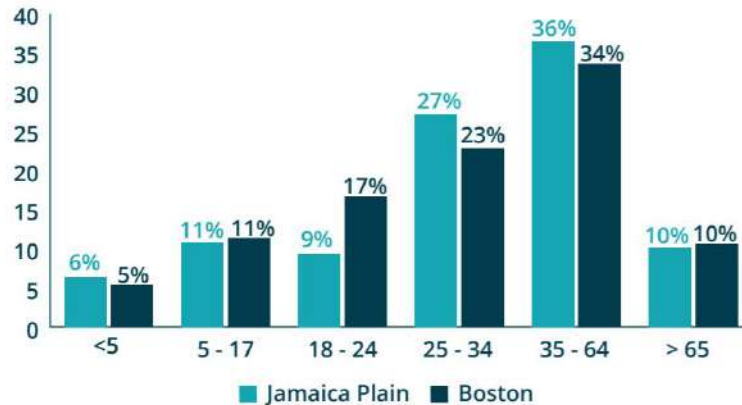
Katie-Li Walker, Marissa Eklund and Rachel Berman

Pre-Design Health Assessment & Existing Conditions

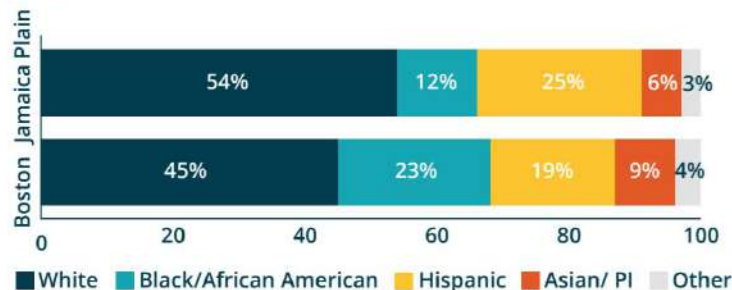
Neighborhood Profile:

- Population: 39,240
- Population density: 12,188 ppsm
- Average age: 35 y.o.
- Large Hispanic community (25%)
- Median income: \$32,41
- 55% of the population is b/w the ages of 25-64 y.o.
- High estimated asthma prevalence rates of 16%
- High mortality rate due to stroke & heart disease
- 34% of households do not own a motor vehicle

Jamaica Plain & Boston Residents by Age
2015



Jamaica Plain & Boston Residents by Race
2015

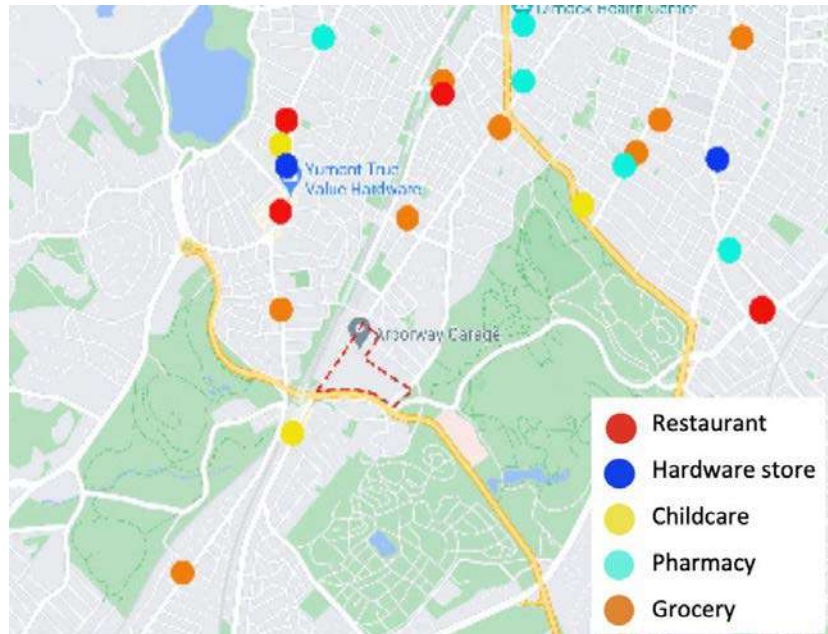
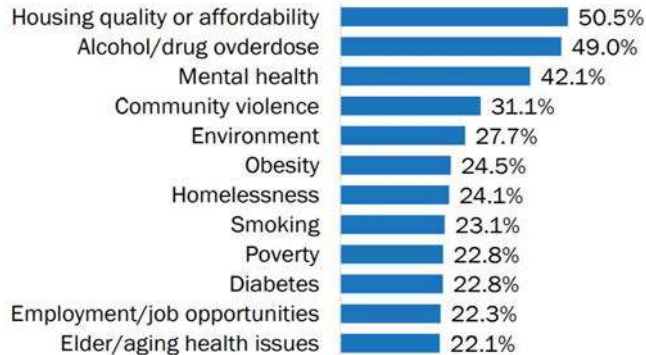


Pre-Design Health Assessment & Existing Conditions

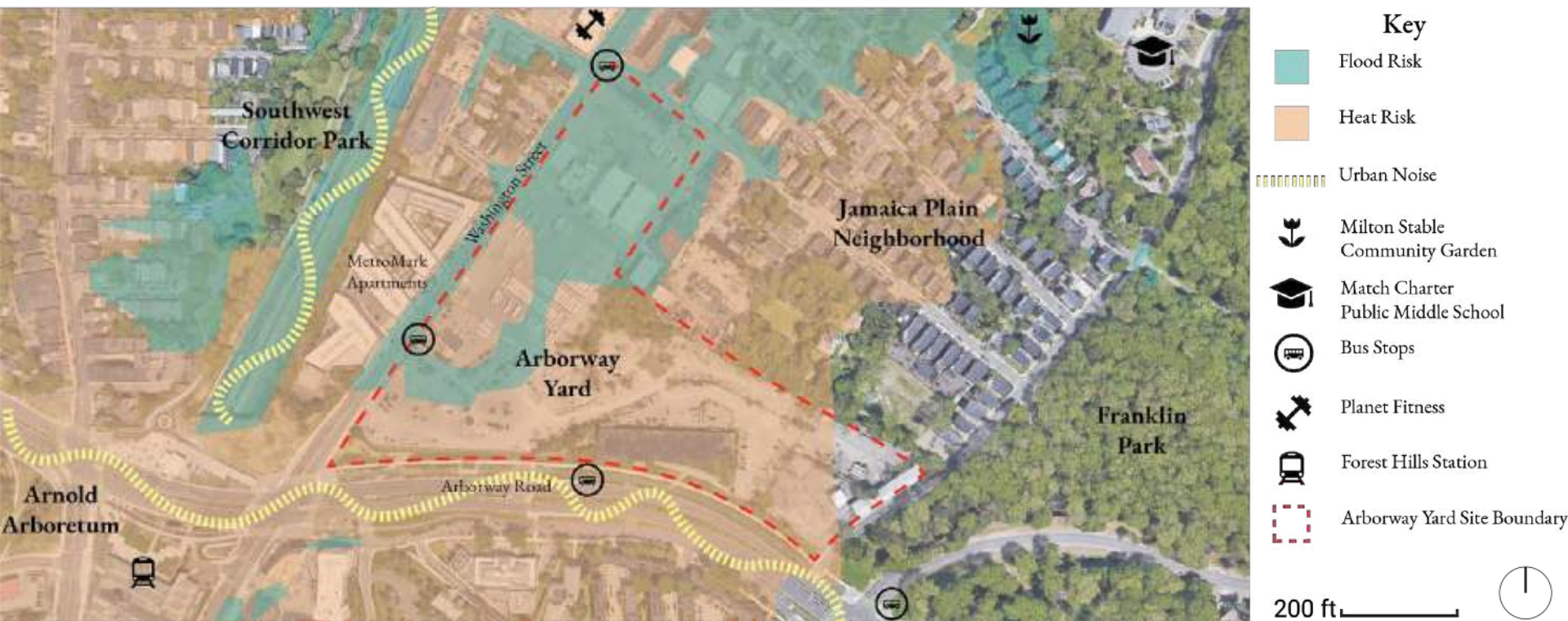
Neighborhood Health Concerns:

- 50% housing quality or affordability emerged as the top leading health concern
- Jamaica Plain reported a higher than Boston rate of suicide
- 51% of adults were reported obese or overweight
- Nearly 1 in 5 residents report being food insecure

Top Concerns in the Community that Affect their Health:



Pre-Design Health Assessment & Existing Conditions

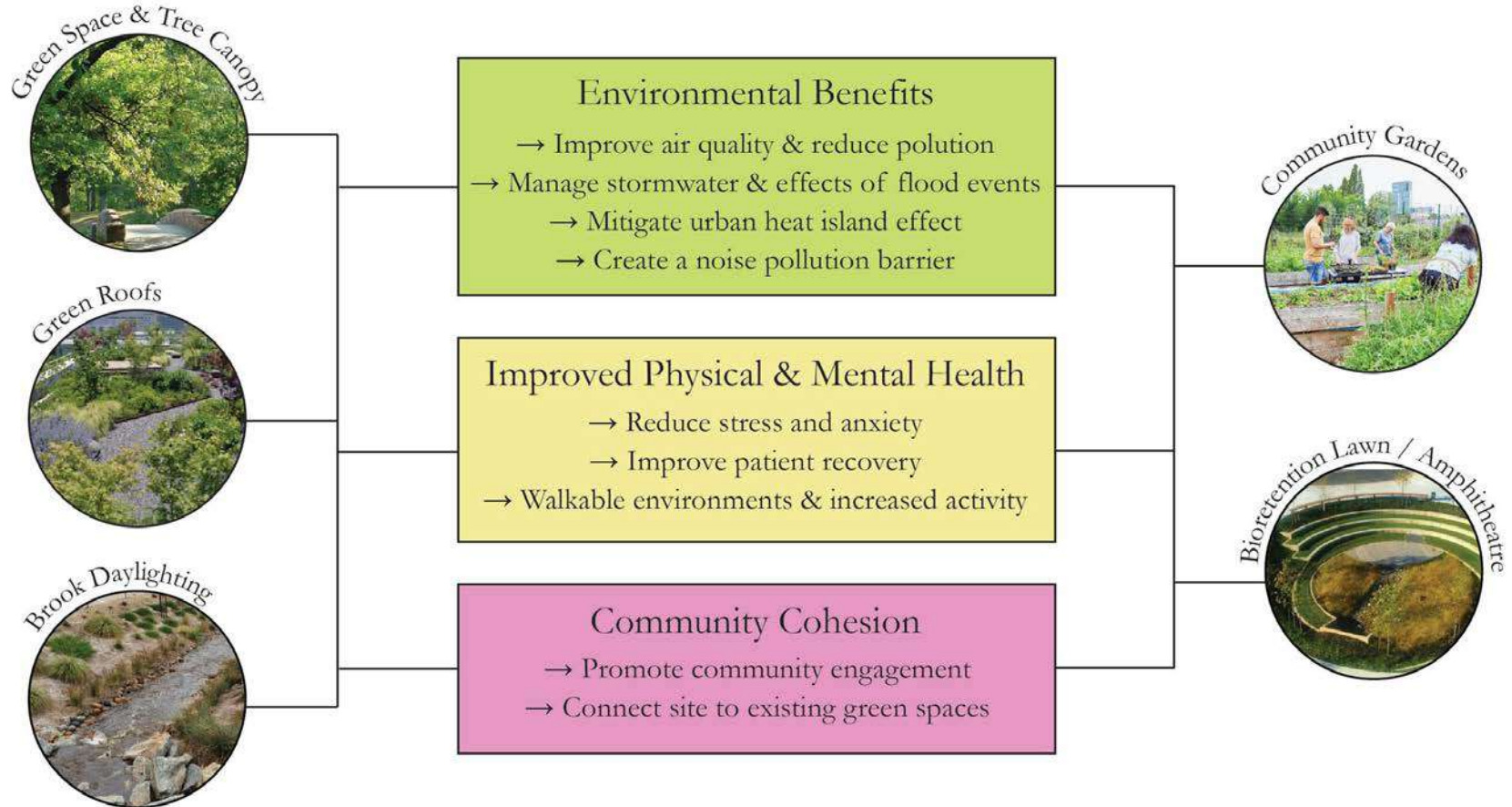


Potential Programs for the Site

- Mixed-Use
 - Daycare Center
 - Convenience Market
 - Community Center
 - Pharmacy
- Health Services
 - Homeless & Addiction Shelter
 - Psychiatric Facility
 - EMS Facility
- Open / Green Space
 - Community & Pollinator Garden
 - Public Playground/ Park
 - Bioretention Lawn / Green Amphitheater



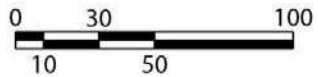
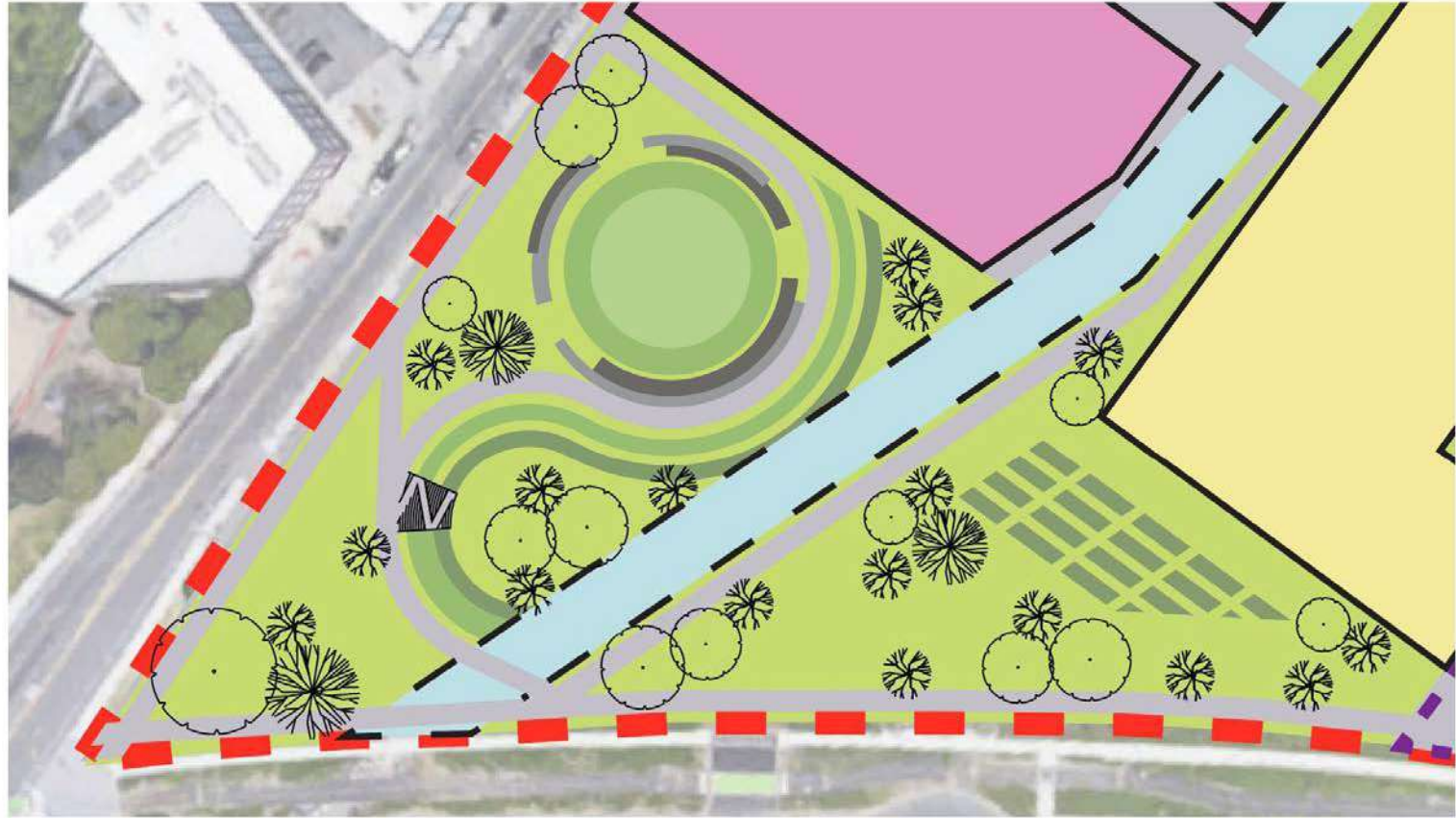
How Healthy Design Strategies Contribute to Health



Proposal Plan Layout



A Closer Look | Green Space Programming



Massing Axonometric

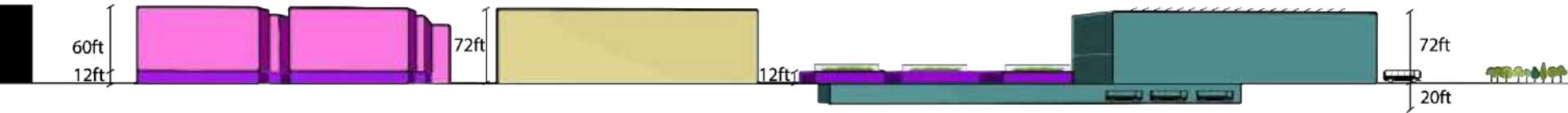


- Residential
- Mixed-Use
- Health/Supportive Services
- MBTA Bus Facility
- Open/Green Space
- Stony Brook

Section



- Residential
- Mixed-Use
- Health/Supportive Services
- MBTA Bus Facility
- Open/Green Space



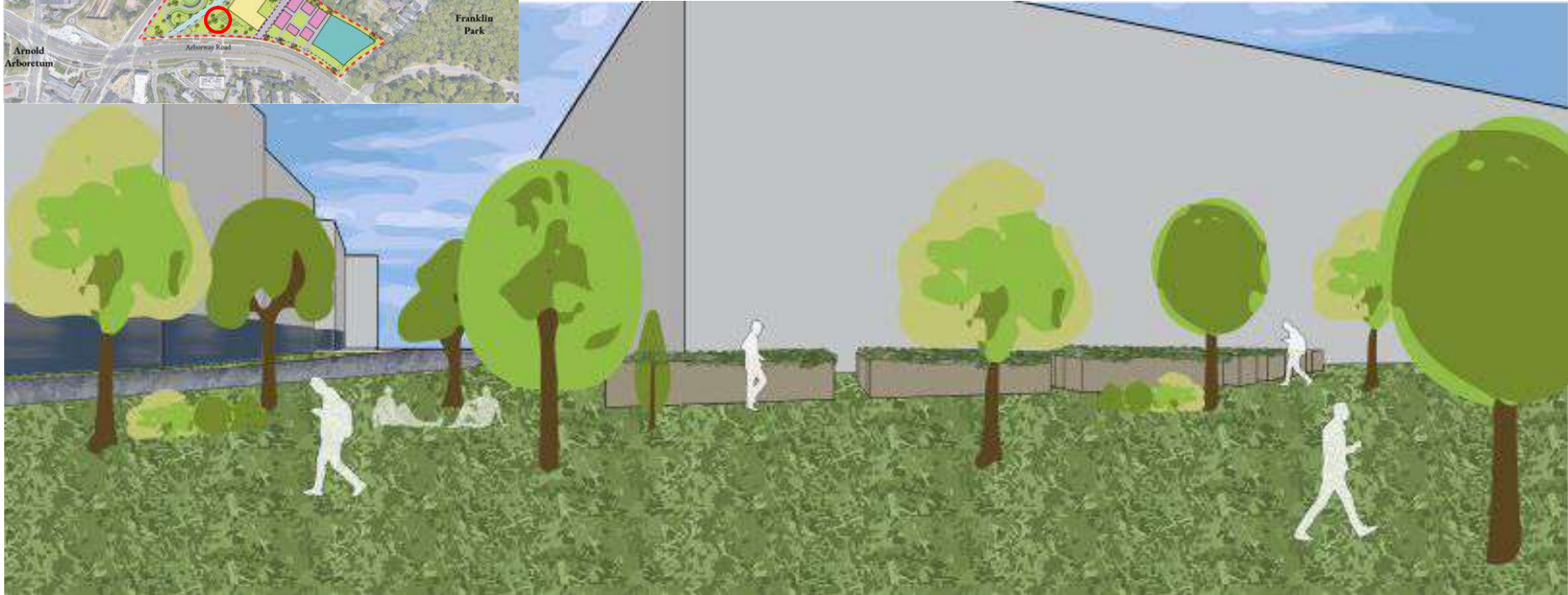
Perspective View



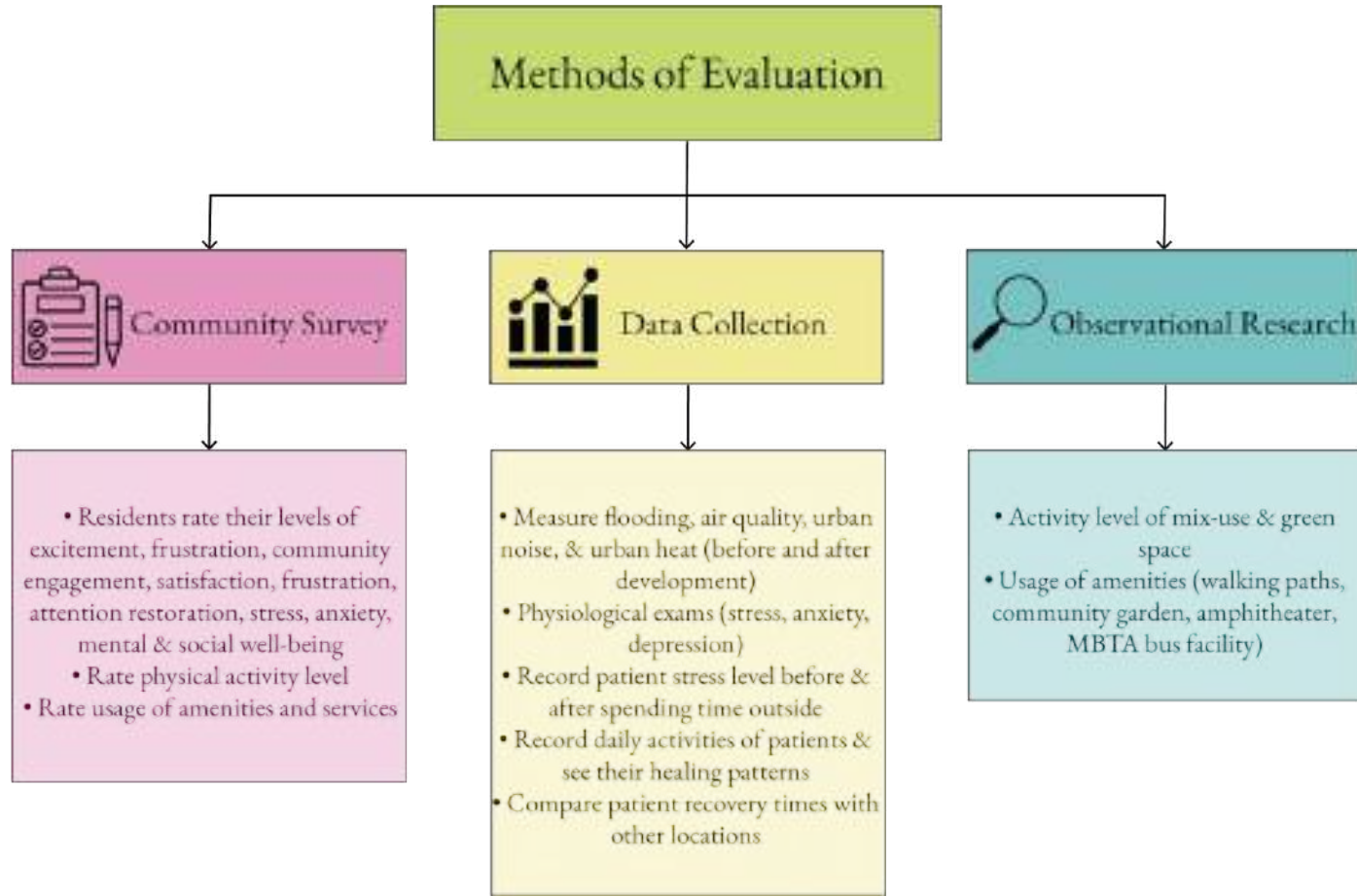
Perspective View



Perspective View



Monitoring Plan



An aerial photograph of a suburban area, likely from Google Earth. The image shows a road intersection with a roundabout. A label 'Forest Hills' is visible near the intersection. The surrounding area includes residential houses, trees, and some commercial buildings. The text 'Thank You!' is overlaid in the center.

Thank You!

Design Research References

- Carter, M., & Horwitz, P. (2014). Beyond Proximity: The importance of green Space Useability to Self-Reported Health. *EcoHealth*, 11(3), 322-332. doi:10.1007/s10393-014-0952-9
- Englander, H., Weimer, M., Solotaroff, R., Nicolaidis, C., Chan, B., Velez, C., Korthuis, P. T. (2017). Planning and Designing the Improving Addiction Care Team (impact) for Hospitalized Adults With Substance Use Disorder. *Journal of Hospital Medicine*, 12(5), 339-342. doi:10.12788/jhm.2736
- Eudy, L., & Jeffers, M. A. (2018). Zero-Emission Bus Evaluation Results: County connection battery electric buses. *FTA Research Report*. doi:10.2172/1488509
- Hess, P. M., Vernez Moudon, A., Catherine Snyder, M., & Stanilov, K. (1999). Site design and pedestrian travel. *Transportation Research Record: Journal of the Transportation Research Board*, 1674(1), 9-19. doi:10.3141/1674-02
- International WELL Building Institute. (n.d.). Retrieved from <https://www.wellcertified.com/>
- Jackson, L. E. (2003). The Relationship of Urban Design to Human Health and Condition. *Landscape and Urban Planning*, 64(4), 191-200. doi:10.1016/s0169-2046(02)00230-x
- Mao, Q., Wang, L., Guo, Q., Li, Y., Liu, M., & Xu, G. (2020). Evaluating cultural ecosystem services of urban Residential Green Spaces from the Perspective of Residents' Satisfaction With Green Space. *Frontiers in Public Health*, 8. doi:10.3389/fpubh.2020.00226
- Pope, D., Tisdall, R., Middleton, J., Verma, A., Van Ameijden, E., Birt, C., Bruce, N. (2015). Quality of and Access to Green Space in Relation to Psychological Distress: Results from a population-based cross-sectional study as part of the EURO-URHIS 2 project. *The European Journal of Public Health*. doi:10.1093/eurpub/ckv094

References

- Analysis of Best Use Options for Arborway Yard
- <http://www.bostonplans.org/getattachment/7987d9b4-193b-4749-8594-e41f1ae27719>
- https://www.cityofboston.gov/images_documents/Jamaica_Plain_Planning_District_Profile_tcm3-12993.pdf
- <https://www.cityofboston.gov/parks/pdfs/os3i.pdf>
- <https://www.brighamandwomensfaulkner.org/assets/Faulkner/about-bwfh/community-health/documents/bwfh-prioritization.pdf>
- https://www.bmc.org/sites/default/files/About_Us/Commitment_to_Our_Community/field_Attachments/BMC-Community-HealthNeedsAssessment-HNA.pdf
- <https://www.brighamandwomens.org/assets/BWH/about-bwh/pdfs/2016-CHNA-Report.pdf>



Connecting People and Parks and Conserving the Emerald Necklace

BACK BAY FENS • RIVERWAY • OLMSTED PARK • JAMAICA POND • ARNOLD ARBORETUM • FRANKLIN PARK

Karen Mauney-Brodek, *President*

April 24, 2019

BOARD OF DIRECTORS

Benjamin Taylor, *Chair*
John R. Cook, Jr., *Vice Chair*
Martin Hall, *Treasurer*
Susan Helms Daley, *Clerk*
Peter Barber
Ellie Cornish Chu
James Cornell
Chris DeSisto
Courtney Forrester
Sarah Freeman
Julie Hume Gordon
Marjorie Greville
Beth Krudys
Sofia Lingos-Papaliadis
Barbara Millen
Lee Moreau
Allison O'Neil
JoAnn Robinson
Chair, Park Overseers
Peter Sougarides
Leo Swift
Linda Edmonds Turner
Kate Velásquez-Heller
Carroll Williamson

Life Trustees

Michael Dukakis
Wendy Shattuck

PARK OVERSEERS

Arboretum Park Conservancy
Arborway Coalition
Arnold Arboretum
Boston Committee of the
Garden Club of America
Boston Society of
Landscape Architects
Brookline Greenspace Alliance
Charlesgate Alliance
Emerald Necklace
Greenway Project
The Fenway Alliance
Fenway Civic Association
Fenway CDC
Fenway Garden Society
Franklin Park Coalition
Franklin Park Zoo/
Zoo New England
Friends of Jamaica Pond
Friends of Leverett Pond
Friends of the Muddy River
Isabella Stewart Gardner Museum
Jamaica Hills Association
Jamaica Pond Association
MASCO
Museum of Fine Arts, Boston

Franklin Park Open Space Restoration (Shattuck Hospital Site)

Dear Representative Malia:

Sometimes a city encounters a rare, pivotal moment when we can make a decision to invest in the long-term needs of our city, its communities and climate by adding in a significant manner to Boston's open space inventory. We are in one now.

In 1949, 13 acres of Franklin Park, the "crown jewel" of Frederick Law Olmsted's Emerald Necklace, were converted into massive buildings and vast parking lots.

Today we have the opportunity to repair the area and restore the 13-acre parcel to its previous use as parkland. We must take the time to explore all options and opportunities to provide the most public open space possible in this high-needs area and at this critical time for climate resilience.

Last year, the Commonwealth of Massachusetts Department of Health and Human Services (DHHS) announced that the 12-story Shattuck Hospital building, currently located within the original boundaries of Franklin Park, would be demolished and replaced with a new development elsewhere in the city. Throughout the summer and fall of 2018 in meetings and letters, the Emerald Necklace Conservancy, and others including the Franklin Park Coalition, asked the state Division of Capital Asset Management and Maintenance (DCAMM) managing this process to consider returning this land to its original purpose as public open space. We also supported the request for an open public process to develop the options for this unique opportunity.

Since then, however, it has become clear that the ensuing process and decisions about land use and the site have not been transparent. **At the last public meeting on January 16th, DCAMM announced without discussion or question that it needed to develop a minimum of 600,000 square feet of new buildings on the site and thus would require use of the entire area.** This came as a surprise, as those leading the process had only discussed the need to provide housing for the formerly homeless, with related uses and existing services adding up to approximately 200,000 square feet. No options or other locations or alternatives have been explored, despite suggestions and feedback from the public.

Given this situation, it is incumbent upon supporters of Boston's parks, communities, and open space—and those concerned with our needs for climate resiliency—to propose a vision for restoring this area, as part of the vital public discourse for this unprecedented opportunity.

Returning open space to the Park and community, as the Emerald Necklace Conservancy advocates, would provide several crucial benefits*:

- Thirteen new acres of restored space would provide needed park amenities for the neighborhoods surrounding Franklin Park, areas that deeply deserve environmental justice.

- Given the thousands of new housing units added in and around Franklin Park in recent years, this land would provide much needed additional open space for these new communities and residents.
- With an investment of \$28 million in Franklin Park over the next several years and a the imminent development of a new master plan, the Mayor and the Boston Parks and Recreation Department are leading with improvements to the Park. This is exactly the right moment to provide this new, restored open space to this landmark plan and investment.
- Today the city and other leaders are looking to add open space, even by purchase. The Shattuck Hospital site presents a wonderful opportunity to return 13 acres of existing public land, land originally intended for that purpose, to the community and public at large.
- The area is currently covered in buildings and parking lots. Converting it back to green space, planting trees and removing impervious surfaces, provides needed benefits and helps achieve the Mayor's and city's goals for a Climate Ready Boston.
- This side of Franklin Park lacks needed pedestrian and bike connections: the Shattuck complex blocks access to the park from and along Morton Street. Adding such connections would have the benefit of improving access to, from and along the street and through this large portion of what had been parkland.

The new uses proposed for incorporation into Franklin Park in the current process include housing for the formerly homeless and related healthcare uses, which would require 200,000 sq. ft. But this site is clearly not the best place for these uses, as it is not integrated into a community; instead these uses would be far better located nearer to transit and other activity areas. Though the process has not explored other options, we request consideration of nearby state-owned property, the under-utilized 18 acres at the Arborway Yard, which could provide at least 200,000 sq. ft. of space. It is located near the park, but is closer to transit and less isolated, making it a far better location. (see attached diagrams)

We ask our elected representatives and other leaders to consider the long-term needs for Boston, our communities' and our climate. The 1949 process through which the open space was converted predates our current Article 97 legislation and would never be allowed today. Today we have a rare opportunity to do something transformational for the park and the public. Let's think harder, more creatively and seize it.

Sincerely,



Karen Mauney-Brodek, President
The Emerald Necklace Conservancy

**Each of these transformational benefits from the restoration of the open space to Franklin Park is further detailed in the following attachments: Benefits of the Restoration of Open Space in Franklin Park.*

Cc:

Senator Will Brownsberger

Senator Sonia Chang-Diaz

Representative Chynah Tyler

Representative Jon Santiago

Representative Nika Elugardo

Representative Russell Holmes

Senator Nick Collins

Marylou Sudders, Secretary of HHS, Commonwealth of Massachusetts

Carol Gladstone, Commissioner, DCAMM, Commonwealth of Massachusetts

Boston City Councilors (all)

About the Emerald Necklace and the Emerald Necklace Conservancy:

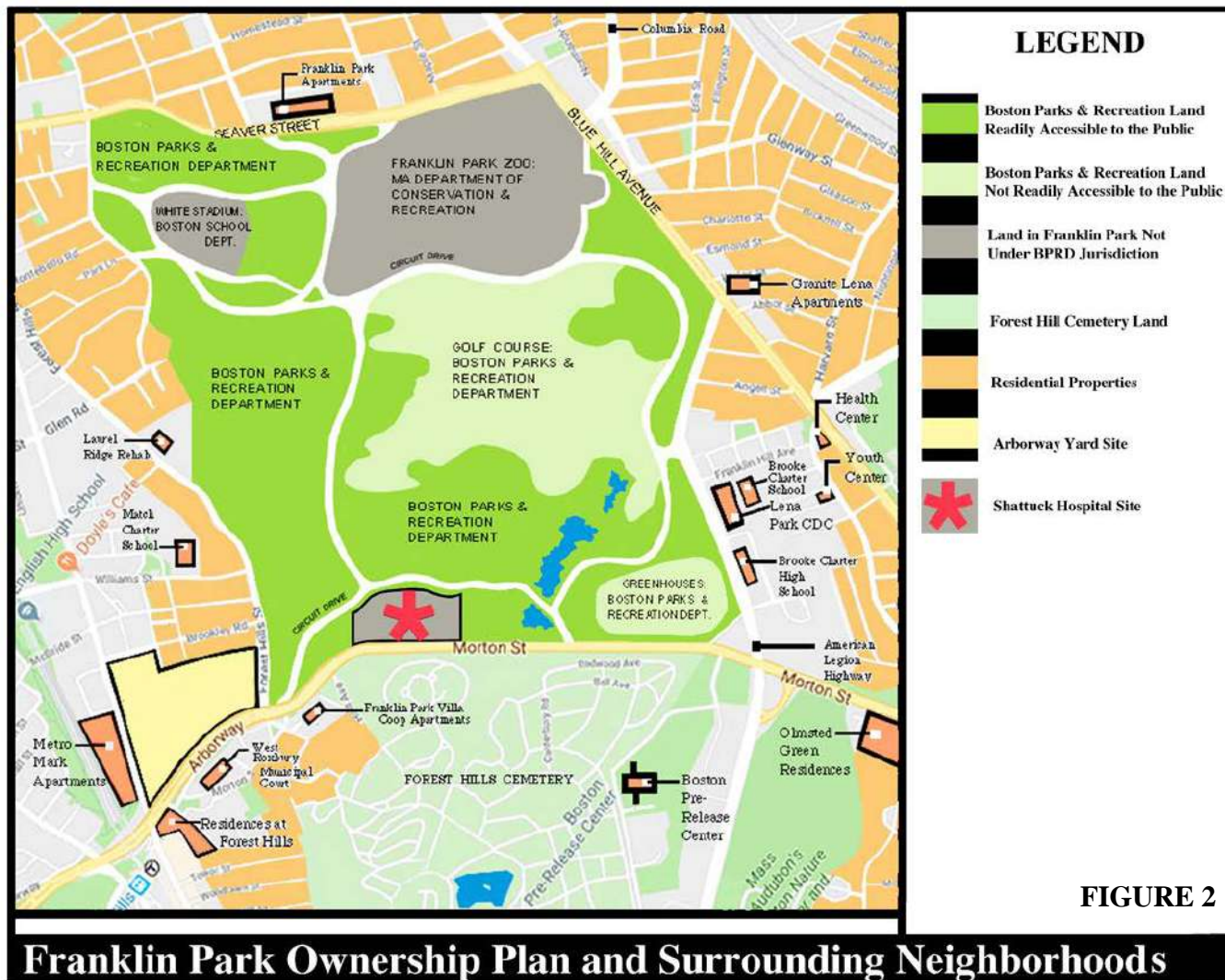
The Emerald Necklace was designed by Fredrick Law Olmsted in the 1800s and Franklin Park is known as the "crown jewel" of the system.



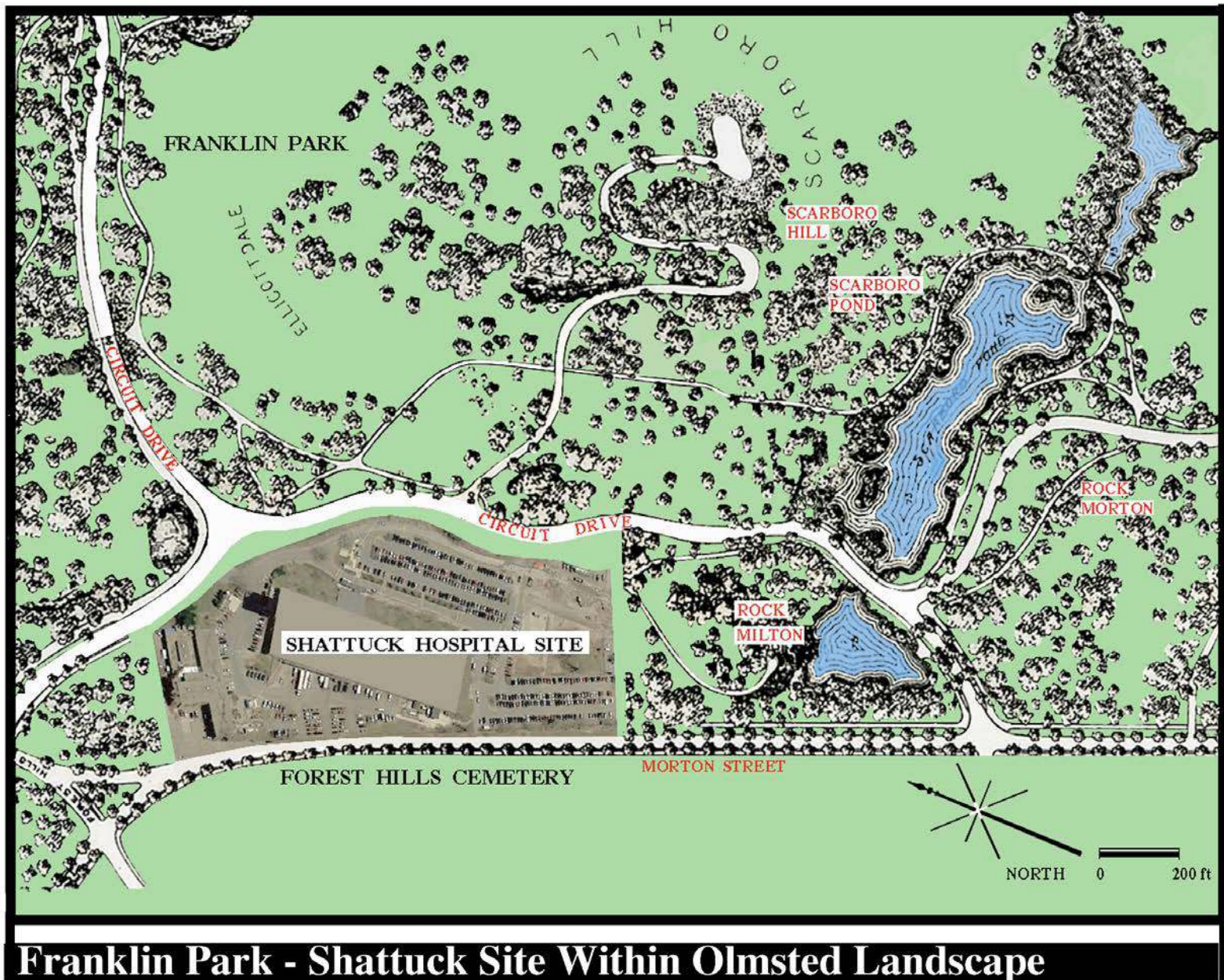
FIGURE 1

Emerald Necklace - City of Boston

The Emerald Necklace is Boston's primary park system

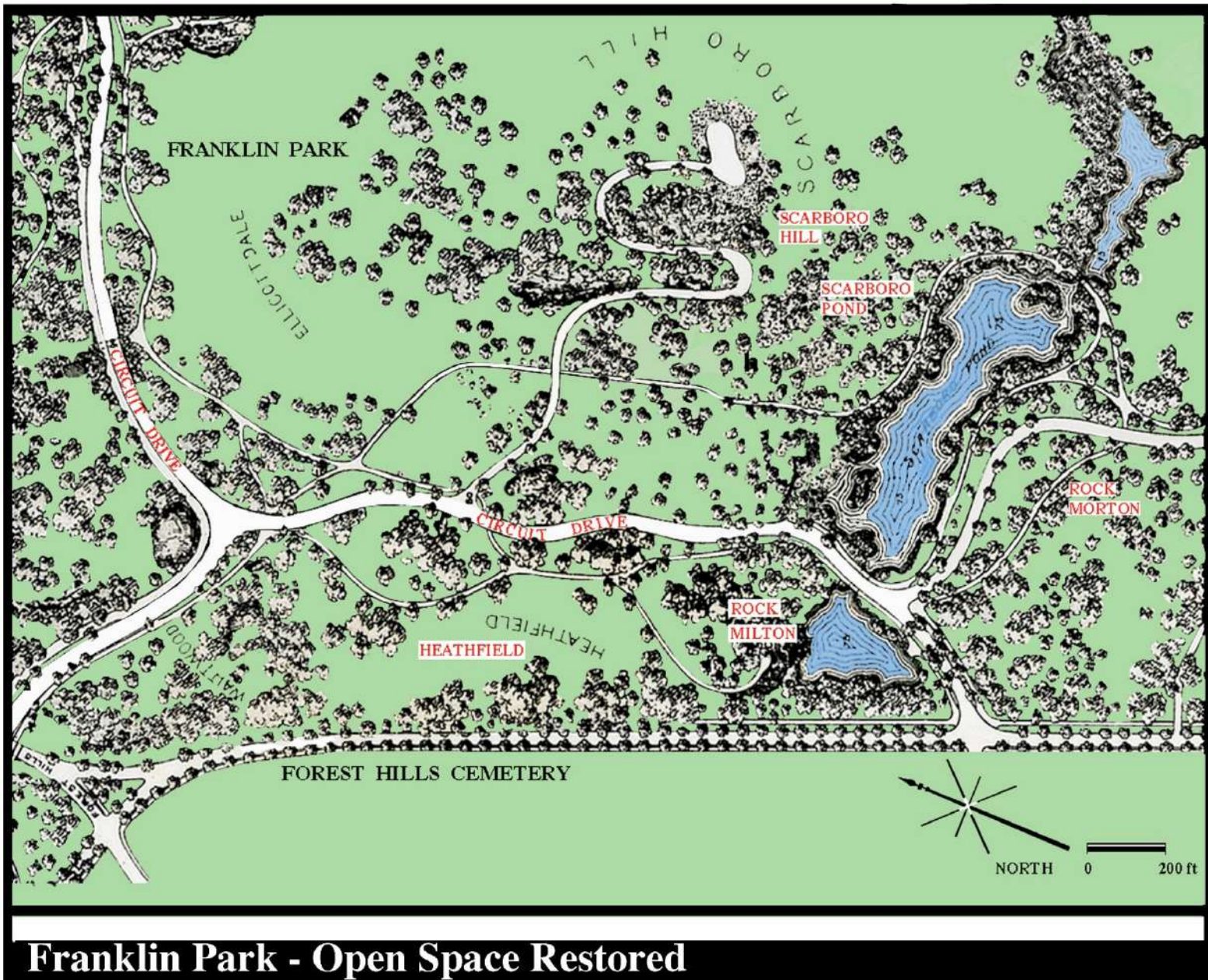


This diagram shows 1) the extent of the park not freely available to the public, 2) significant new housing in the area and resulting need for open space and 3) current location of Shattuck Hospital



This shows the current area of the Shattuck Hospital

FIGURE 3



Example of the area restored to parkland

FIGURE 4



Community Events



Performances



Natural Playground



Special Events



Nature Walks



Kite Flying



Enhanced Tree Canopy



Outdoor Movies



Planting for Pollinators

Open Space Ideas for former Shattuck Hospital Site

These are some of sample images of open space ideas suggested by community members.

FIGURE 5



FIGURE 7

Proposed Arborway Bus Yard Plan

This diagram shows opportune areas that would provide the square footage needed for the new housing and existing services



FIGURE 8

Proposal to accomodate 200,000 SF of development at Arborway Yard Site

This diagram shows the calculation for more than the 210,000 sf needed.

Benefits of Restoring Open Space in Franklin Park

Open Space for a High-need Environmental Justice Neighborhood

- Franklin Park is surrounded by neighborhoods that deserve far more environmental justice. By converting this site back to open space, we would be providing more public park land for the people of Roxbury, Mattapan, Jamaica Plain, and surrounding neighborhoods.
- As the population near the park continues to grow, environmental justice requires that people have high-quality, low-to-no-cost opportunities close to home for outdoor recreation and connecting with nature. As shown in the diagrams attached to this memo, much of what appears to be “green space” in the area is not freely available to the general public (golf course, zoo, etc.). This makes it crucial that the city ensure free recreational opportunities for families and individuals in the area, including spaces where they can simply spend time in nature. The recent transformation of other parks in Boston and around the country demonstrate what can be done when city and citizens invest in open space and commit to improving connectivity and access.
- We all know of the health benefits that open space provides for urban communities. When Frederick Law Olmsted created the Emerald Necklace in the 19th century, he was guided by the notion that for city dwellers to be healthy, they require access to natural settings where they can escape the hustle and bustle of their daily lives. Today this is ever more important. Many studies document the benefits that trees offer to our physical health and that spending time in nature offers to our mental health.

With **thousands of new housing units added in and around Franklin Park** and the area, residents require more open space than ever before.

- In recent years, hundreds of new units of housing have been added to the neighborhoods surrounding Franklin Park, such as Olmsted Green along Morton Street. In addition, thousands more units of housing and tens of thousands of square feet of new retail are under construction and about to open in the Forest Hills neighborhood.
- Today the city and other leaders are looking to add open space, even by purchasing it; this is an opportunity to add 13 acres from existing public land, originally developed for that purpose, to the community and public at large.

The Mayor and Boston Parks and Recreation Department are leading the way, investing \$28 million in Franklin Park for improvements over the next several years and developing a new master plan starting this year. This makes right now the ideal moment to provide this new open space for this landmark plan and investment. The city has made significant improvements in the past several years, including an investment of over \$7 million for pathways and other improvements, with more to come.

The area is currently covered in buildings and parking lots; converting it into green space, including planting trees, would provide needed benefits and help achieve climate goals.

- Many key leaders—including Governor Baker, Mayor Walsh, and the Legislature—state that climate resilience is a high priority. Green space, in the form of pervious surfaces, is a cost-effective and crucial element as the city plans to cope with the impacts of climate change: increased precipitation, sea level rise, flooding, heat waves, etc. Paved impervious surfaces are our enemy when it comes to climate resilience.

Needed pedestrian and bike connections are absent along and through this end of Franklin Park, as the Shattuck Complex blocks access to the park from and along Morton Street. This change could provide improvements to, from and along Morton Street and through this large portion of what had been parkland.

- Continuous greenways for active transportation, with bike and pedestrian connections, are important for public health. This area would connect to the new Casey Arborway improvements with new bike lanes and sidewalks. Renovations could extend the bike and pedestrian improvements to connect to other communities and parts of the park.

- By reintegrating the Shattuck site into Franklin Park and the broader Emerald Necklace and pending Emerald Network, we can break down the divides between different sections of Boston, and also improve connectivity between them and strengthen our sense of community. Neighbors will have more places to gather, to hold events, to enjoy outdoor activities, and to connect with nature and each other.

Summary of Planning Process to Date Managed by the Commonwealth's Division of Capital Asset Management and Maintenance (DCAMM)

July 2017 DCAMM prepared an RFP for a 2-acre parcel of the Shattuck campus for 75 to 100 units of supportive housing plus all required services; it was to go to private developers. The public was given no opportunities for input. It is our understanding that this RFP did not go forward at that time. At this meeting DCAMM expressed its intention to have a transparent and inclusive process in planning for the use of the 13 acre parcel.

4/26/18 Public meeting at English High School: public announcement to award a 99-year lease to a private entity to build 75 to 100 units of low-threshold housing (housing for the formerly homeless) on a 2-acre parcel and begin a 12-month planning process for that portion of the site. Various groups submitted comments; these included the Emerald Necklace Conservancy, the Franklin Park Coalition, and the Boston Parks and Recreation Commission. Among the questions raised: Would this use for housing be in keeping with the public health requirements of the land tenure?

9/27/18: Public meeting in the clubhouse of the Franklin Park Golf Course. The presentation still referred to 2 acres of housing. See presentation here: <https://www.mass.gov/files/documents/2019/01/31/community-meeting-1-9-27-2018.pdf>

1/16/19: Public meeting at Franklin Park led by consultant HRiA presenting a series of site plans showing approx. 600,000 sf. of new building (120,000 sf. of supportive housing, 70,000 sf. of existing services and 410,000 sf. of health offices/institution) covering the full site.

At this point in the process the community and neighbors have lost confidence that they will be given any chance to express their opinion about the use of the site for the following reasons:

- Although DCAMM has expressed its intention to have a planning process that would be both transparent and inclusive, an RFP for private developers (for a 2-acre parcel) was drawn up prior to the first public announcement about the project.
- Until January 16th of 2019 the agency had never stated explicitly that it intended to use the whole site for its purposes. At that meeting the public were shown conceptual plans showing coverage of the entire site. The audience was given no real choices, only four similar options to consider, and a request that they represent their own preferred schemes using "a minimum of 600K sf" of coverage on the site. When a couple people in the audience asked why this assumption of 600K sf was not open to discussion, no other explanation was offered, only that this would be required to fund the site's development.
- The Community Advisory Committee convened for this project does not adequately represent the need for open space and other community uses. The "advisory meetings" have not allowed for community guidance or discussion and feedback on the process, on the content of the meetings or on the assumptions of the plan.

From: [Reuven Steinberg](#)
To: [Sheffner, Loryn \(DCP\)](#)
Subject: comment regarding Shattuck Campus Redevelopment Plan
Date: Friday, April 23, 2021 9:09:56 PM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hello -

I am a neighbor of Franklin Park / the Shattuck Campus. I live in Forest Hills.

I am writing to oppose the current plan as proposed by EHS/DCAMM. Instead, I support the Emerald Necklace Conservancy's creative plan to site the proposed development on the MBTA Arborway yard and conserve Franklin Park instead.

The state has the authority to make this swap happen. Now is a great time to fulfill the long-dormant promise of creative re-use of the MBTA Arborway yard, and to allow Franklin Park to re-cover the parkland that it lost years ago to short-sighted decision-making.

I am fully supportive of the needs of the development itself - and I think the Arborway Yard is a more suitable place for those needs to be met. The arborway is closer to transit, easier for services provision, and better meets the needs of the intended development.

Thank you,
Reuven Steinberg

From: [Claudia Dunne](#)
To: [Sheffner, Loryn \(DCP\)](#)
Subject: In Support of Shattuck Redevelopment Plan
Date: Friday, April 23, 2021 8:15:09 PM
Attachments: [ShattuckRedevelopment Plan.ltr.docm](#)

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Loryn Sheffner

Office of Real Estate

One Ashburton Place, 15th Floor

Boston, MA 02108

Dear Ms. Sheffner,

My name is Claudia Dunne, and I am a long-time resident of the Forest Hill area in JP . I **write today to express my strong support of the state's Shattuck campus.**

2024, but

working together, including the Franklin Park Coalition.

Recently, the Emerald Necklace Conservancy has suggested that when the hospital moves, the supportive housing and remaining services should be moved to the Arborway Yard. This suggestion is neither practical nor responsible. Because of the MBTA's financial troubles, it is unlikely to honor the 20+ year old MOU, in which it promised to transfer 8 acres of Arborway Yard to the City of Boston. The Arborway Yard also does not have enough space to house the services proposed for the 13-acre Shattuck campus.

There is plenty of space in Franklin Park for multiple uses and the Conservancy does not need to it while those who will be serviced by the Shattuck Redevelopment Plan do. Additionally, our tendency to push those who need help and support into areas that are more "industrial" and lack any green space or beauty needs to stop. As we all know, being in nature boosts people's sense of well-being and overall health.

I urge the Commonwealth to fulfill the community's 2021 vision of a public health campus that integrates desperately needed housing and services with green space available to all.

Sincerely,

Claudia Dunne, LICSW

42 Woodlawn St. #!

Jamaica Plain, MA 02130

Claudia Dunne, LICSW
claudiadunne@gmail.com
617-686-7540

From: donnastig@aol.com
To: [Sheffner, Loryn \(DCP\)](#)
Subject: Keep Shattuck shelter, housing, and behavior health program in the Renewed Design Plan
Date: Friday, April 23, 2021 5:09:54 PM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hello!

Please save the

Loryn Sheffner
Office of Real Estate
One Ashburton Place, 15th Floor
Boston, MA 02108

Dear Ms. Sheffner,

My name is Donna Stiglmeier and I am a current resident of Roslindale, though, lived in Jamaica Plain for 15 years, the vast majority of those years on Morton Street at the former Shay Circle! I continue to enjoy Franklin Park, Forest Hills Cemetery, and travel through the Forest Hills area. **I write today to express my strong support of the state's Preliminary Project Proposal for the redevelopment of the Shattuck campus.**

I understand that the Shattuck State Hospital will be moving to a new site near Boston Medical in 2024, but the shelter and several behavioral health programs will remain on the current Shattuck campus. In addition, the state wishes to add 75-100 critically needed supportive housing units to the redeveloped site.

I support the current proposal for the Shattuck campus because it will meet a crucial challenge: the dire need for supportive housing and behavioral health services.

I volunteered at the Shattuck over the years, worked at United Way on a team that funded housing, workforce development, and programs for homeless and at-risk neighbors. I understand the critical need that these services address. I also understand the lengthy community process to develop these plans...keep them underway.

The Shattuck Redevelopment Vision Plan includes behavioral health services, the shelter, and 75-100 units of supportive housing. The Plan also includes integrating the campus with Franklin Park and including components that will be accessible to the community, such as a community garden or a child care center. The plan was created by diverse stakeholders working together, including the Franklin Park Coalition.

Recently, the Emerald Necklace Conservancy has suggested that when the hospital moves, the supportive housing and remaining services should be moved to the Arborway Yard. This suggestion is neither practical nor responsible. Because of the MBTA's financial troubles, it is unlikely to honor the 20+ year old MOU, in which it promised to transfer 8 acres of Arborway Yard to the City of Boston. The Arborway Yard also does not have enough space to house the services proposed for the 13-acre Shattuck campus.

I urge the Commonwealth to fulfill the community's 2021 vision of a public health campus that integrates desperately needed housing and services with green space available to all.

Sincerely,
Donna

Donna Stiglmeier
49 Fairview Street, Roslindale, MA 02131
617-230-3623

From: [ELLEN HAFER](#)
To: [Sheffner, Loryn \(DCP\)](#)
Subject: Lemuel Shattuck property plan
Date: Friday, April 23, 2021 10:19:00 PM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

I am writing to ask that you consider carefully the needs and opportunity to provide a unique facility fir rehab on the historic site of the Shattuck. Also please consider the lack of faith and community distrust in the potential for the arborway Bus area to be used to meet this need. Is it likel to happen. I am tempted to support the sense of perfection of restoring the land to the park. But that is a blip. We need to commit to maintain and restore what is there already in the park and ensure and encourage full use and access by residents and to meet needs of the community from motor bikes to walkers everyday. The use of this edge will not limit that use. Continued neglect will. So I just ask you to weigh is there a real need for these acres in the park and is there really an option for the need to treat community members with substance abuse and mental health problems humanly. Best in your decision making.
Ellen Hafer 6 Park Lane Jamaica Plain MA 53 year resident

Sent from my iPhone

From: [Gerry DiPierro](#)
To: [Sheffner, Loryn \(DCP\)](#)
Cc: nba@newmarketboston.org
Subject: long term solution for short an long term rehabilitation
Date: Monday, April 26, 2021 10:58:16 PM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Im in favor of redevelopment of shaddock hospital site
Gerry DiPierro

Gerry DiPierro
President

DiPierro Construction, Inc.
875 Massachusetts Ave.
Boston, MA 02118

T: (617) 592-6447
F: (617) 391-0011
gerry@dipierroconstruction.com
[Visit our new website](#)
[Like us on Facebook](#)
<https://youtu.be/SbtTnqXfCbk>
<http://www.starmarkcabinetry.com/Pages/Find-A-Dealer.aspx>

“One Team One Goal”

From: [Bunny Meyer](#)
To: [Sheffner, Loryn \(DCP\)](#)
Subject: proposal for the Shattuck
Date: Saturday, April 24, 2021 7:50:34 AM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear Loryn Sheffner,

I urge you to reconsider your recommendation for the use of the Shattuck property. It is possible both to provide housing and other support services for those Bostonians who are homeless and in other ways marginalized, and also to preserve the precious green space that was historically an integral part of Franklin Park. The MBTA's Arborway Yard is an ideal site for the services you have described - far better in so many ways than the Shattuck.. The Shattuck campus is an invaluable piece of green space. Allowing it to remain green is a gift for future generations of Bostonians, and is especially important as we as a city and a nation are faced with the grave danger of climate change.

Sincerely yours,
Barbara [Bunny] Meyer
6 Rockview Place
Jamaica Plain, MA 02130

617-524-0592

From: [Kathy MacDonald](#)
To: [Sheffner, Loryn \(DCP\)](#)
Subject: Proposed Shattuck Campus Redevelopment at Morton St.
Date: Tuesday, April 27, 2021 3:28:36 PM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Loryn Sheffner
Office of Real Estate
One Ashburton Place, 15th Floor
Boston, MA 02108

Dear Ms. Sheffner,

My name is Kathy MacDonald and I have been a resident of Jamaica Plain for more than 36 years. **I write today to express my strong support of the state's Preliminary Project Proposal for the redevelopment of the Shattuck campus.**

I understand that the Shattuck State Hospital will be moving to a new site near Boston Medical in 2024, but the shelter and several behavioral health programs will remain on the current Shattuck campus. In addition, the state wishes to add 75-100 critically needed supportive housing units to the redeveloped site.

I support the current proposal for the Shattuck campus because it will meet a crucial challenge: the dire need for supportive housing and behavioral health services. As a social worker, nearly 20 years of my career have been spent working in homeless services, managing permanent supportive housing programs for individuals and families who face many challenges. In the city of Boston, there are over 10,000 individuals who experience homelessness each year. The state has identified that there is a need for over 3,300 supportive housing units in Eastern Massachusetts. Permanent Supportive Housing provides stabilization and support for people who struggle to maintain their housing due to mental illness, substance use disorder, domestic violence, and disabilities of various kinds. The supportive services provided in Permanent Supportive Housing enable people to stay housed. Without stable and supportive housing, people end up in the ER or in an inpatient unit, which is worse for them and more costly for all of us.

Fortunately, Boston has developed strong civic-mindedness around the crucial needs of housing and behavioral health services. When the state conducted a comprehensive planning process in 2019, stakeholders from the surrounding neighborhoods, community groups, green space advocates, housing, and health care groups came to consensus on a Vision Plan. The Vision Plan includes behavioral health services, the shelter, and 75-100 units of supportive housing. The Plan also includes integrating the campus with Franklin Park and including components that will be accessible to the community, such as a community garden or a child care center. Importantly, while the Franklin Park Coalition initially advocated for the land to be returned to the park, they participated in the planning process and ultimately **supported** the Vision Plan.

Recently, the Emerald Necklace Conservancy has suggested that when the hospital moves, the supportive housing and remaining services should be moved to the Arborway Yard. This suggestion is neither practical nor morally responsible. Because of the MBTA's financial troubles, it is unlikely to honor the 20+ year old MOU, in which it promised to transfer 8 acres of Arborway Yard to the City of Boston. Arborway Yard simply does not have enough space to house the services proposed for the 13-acre Shattuck campus.

Those in favor of "returning the land to the park" seek to fulfill Frederick Law Olmsted's 1878 vision of a complete Emerald Necklace. In 2021, now 143 years later, the needs of the community have changed. As someone who lives on the Arborway, I recognize the the Emerald Necklace already has a lot of housing at its edges and we should share this privilege with others, particularly those in need of supportive housing.

I urge the Commonwealth instead to fulfill the community's 2021 vision of a public health campus that integrates desperately needed housing and services with green space available to all.

Sincerely,

Kathy MacDonald, LICSW
75 Arborway
Jamaica Plain, MA 02130
kathymac45@earthlink.net

Kathy MacDonald
kathymac45@earthlink.net

April 23, 2023

Loryn Sheffner
Office of Real Estate Management Services
Division of Capital Asset Management and Maintenance
Boston, MA

Dear Ms. Sheffner,

I have worked for many years with non-profit boards and organizations supporting communications and strategic planning for communities, parks, and the arts. For many years I taught at the Boston Architectural College in the Landscape Architecture Department. I completed my education as a landscape historian at Radcliffe Seminars.

When the Commonwealth announced that the Shattuck Hospital would be demolished and issued an RFP that turned the site over to a private developer, the opportunity to return the site to parkland was never a consideration for the Executive Office of Health and Human Services (HHS).

I am concerned about the disposition of this chunk that was carved out of Franklin Park, and the process for the future. The HHS Master Plan for the Shattuck site cannot be quickly implemented. The current HHS estimate is that the Shattuck will be taken down in about 2024, but this date has been repeatedly pushed out. And even if the supportive housing could be built first, I believe that the wrap around services that are currently available on the Shattuck land would require another RFP process to be included on the site at a later date.

This reminds me of how long it took to build Shattuck Hospital to begin with. Mayor Curley turned the land over to the Department of Public Health in 1949 for the purpose of building a hospital to treat TB. By the time the building was completed in 1954, TB was no longer a chronic health problem.

After many public meetings, the idea of having good walking/bike paths and open spaces on the Shattuck site was built into the HHS Proposal and accepted by the proponents for building on the site. However, the developer might not be held to this principle once the land is leased. And a lease up to 99 years (the proposed term) might as well be an outright sale for anyone alive today.

Clearly, there is a need to provide the health and supportive housing services that are proposed by HHS. But the best solution is to

- relocate the proposed services to a residential community with good public transportation, access to stores, etc., and
- restore the parkland for the benefit of the neighborhoods that surround Franklin Park

I have heard the comments from people who feel they can't fully support the effort to provide both an alternate site at the Arborway Yard and return parkland to serve the neighborhoods – especially people from Dorchester, Roxbury and Mattapan who do not have easy access to large open spaces.

I understand that after waiting for nearly twenty years, the idea of initiating a new Arborway Yard project would be difficult -- but currently the federal government is committed to funding infrastructure (in this case transportation improvements) and the MBTA is reassessing their project timeline to address climate resilient transportation options in high-need communities first.

The current thinking supports the opportunity to update the plan for developing the Arborway Yard – a new plan can include the original uses that were approved for this site as well as accommodate the supportive housing and health services described by the HHS project. I hope that the Commonwealth agencies and the City of Boston will collaborate to reinvent the Arborway Yard location and effectively use this site to benefit all.

The Massachusetts General Hospital recently reported that “many studies have found that exposure to greenspaces and nature, even in urban settings are associated with reduced stress and better mood. The researchers said they hoped their findings would help motivate city planners to find more ways to incorporate trees [and greenspaces] into urban landscapes for the psychological and air quality benefits they provide.” April 2021

I urge you to reconsider the benefits of serving two urgent needs: increasing parkland in neighborhoods with growing populations and providing supportive housing and health services in a community environment.

Thank you for your attention to this letter,
Sincerely,

JoAnn Robinson

From: [Dorothy Fennell](#)
To: [Lee Glenn](#)
Cc: [Sheffner, Loryn \(DCP\)](#)
Subject: Re: Disposition of the Shattuck acreage in Franklin Park
Date: Friday, April 23, 2021 7:29:05 PM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Lee,

Thanks so much for including me on your response, my family has been meaning to make time to speak up on this important issue. I echo ALL of Dr Glenn's comments, 100%. We need a park that meets the needs of the city of Boston, now... not a questionable utopian vision of the past. We can't uphold some philosophies of Olmstead without also recognizing his classist and exclusionary perspectives too.

What a gift to those in most need in our community, those without housing security, to have convenient access to open space and public transit networks on land that is ALREADY being used for housing and public health program assistance. There is more than enough space to accommodate the many uses that Franklin Park has been pitched to include.

Quality access to green space should not be limited by one's ability to buy into high income earning neighborhoods, we need to build a public commons that is easily accessible to all.

Thank you for your time,

Dorothy

493 Walnut Ave, Jamaica Plain

On Fri, Apr 23, 2021 at 9:41 AM Lee Glenn <leeglenn@verizon.net> wrote:

Good morning, Ms Sheffner.

I am a homeowner on Park Lane, JP. My street leads directly to the entrance to Franklin Park near the White Stadium. I have lived here for over 50 years and have raised small children here and watched major changes for the good happen to the Park over that time.

I admire the work of Frederick Law Olmsted and fully agree about the benefits to us humans to have green space in which to walk, picnic, play and "restore ourselves spiritually", as Olmsted envisioned.

I also believe that repurposing the several acres on which the Shattuck buildings sit is a noble endeavor. To support the "least among us" who need shelter and services can serve as a model for what is possible in a community dedicated to doing the right thing for our fellow human beings in need. That is what an admirable human community and city does for one another.

While the idea of reclaiming that acreage is aesthetically appealing, it is a small part of the park and we've done wonderfully well with it used for health, education and well being for many years. The advocates of reclamation are wrong on this one.

I petition you to decide in favor of serving those in need, not those with an abstract vision of putting the park back the way it was many years ago. This need not be a precedent, just good sense on this particular decision.

Thank you for your consideration of my thoughts. Please feel free to contact me by e-mail or by telephone at 617-435-3555.

Sincerely yours,

Dr. Lee Glenn, 14 Park Lane, Jamaica Plain

1
April 19, 2021

Dear Joryn Sheffner, DCAMM

There is an ongoing need for supportive housing for those who do not have a stable living place. The Shattuck site stands ready to receive them. Since 1954 the Shattuck has embodied its public health mission. Now, however, the site is in need of extensive renovation. Turning the Shattuck site into supported housing for the homeless couldn't be a better re-use of the site.

For those who argue that such a use would not be in line w/ Alameda's vision, I refer you to our resident historian of Alameda, Gerry Wright, an unwavering proponent of Alameda's vision. He's in favor of the re-purpose of the Shattuck.

I favor a beautiful green renovated building, surrounded by the healing of nature, yet off to the side of the Park, accessible to MBTA buses, subway, and commuter rail, in line with Alameda's vision of greenspace as a component of public health. Samuel Shattuck established the first Board of Public Health in 1869. The use of the building bearing his name for the stability & health of those without homes should make us proud. Let's do it!

Yours truly,
Pam Kristan
John Andrew & # 2; JP 02130

From: [Maryanne Frangules](#)
To: [Sheffner, Loryn \(DCP\)](#)
Subject: RE: Shattuck Campus at Morton Street Public Hearing Follow Up
Date: Friday, April 23, 2021 7:04:14 PM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear Loryn Sheffner,

As MOAR, Massachusetts Organization for Addiction Recovery,
I am sending a short follow up to the presentation regarding Shattuck Campus at Morton Street.
For quite awhile, I have been communicating with concerned about the growing population
of those experiencing homelessness, suffering from addiction and mental health issues.

With Long Island Campus no more and its future a distance away,
the current Shattuck Hospital lacking physical structure,
it appears to me the plan to have coordinated addiction, mental health,
primary care, and living quarters on one campus –
just make sense.

It is not going to take over Jamaica Pond or Franklin Park,,,,it
is going to be right where the Shattuck was,
and allow for coordinated care.

Thus MOAR is in favor.

Best,
Maryanne Frangules
MOAR Executive Director

From: Loryn Sheffner <loryn.sheffner@mass.gov>
Sent: Wednesday, April 21, 2021 4:55 PM
To: Maryanne Frangules <Maryanne@moar-recovery.org>
Subject: Shattuck Campus at Morton Street Public Hearing Follow Up

[View this email in your browser](#)



Thank you for your feedback!

Thank you to everyone who was able to attend last Tuesday's public hearing on the redevelopment of the Shattuck Campus at Morton Street. We had over 250 participants, and appreciated all of the thoughtful comments and questions we received.

The slides from the meeting are available for review at the project proposal web page at <https://www.mass.gov/service-details/shattuck-campus-redevelopment-at-morton-street-proposal>.

As a reminder, we encourage written comments on our Draft Project Proposal, which may also be found at <https://www.mass.gov/service-details/shattuck-campus-redevelopment-at-morton-street-proposal>.

We will be accepting comments **until 5pm on Friday, April 23**. You can email your comments to me (loryn.sheffner@mass.gov), or mail them to:

Loryn Sheffner, DCAMM
1 Ashburton Place, 15th Floor
Boston, MA 02108

After April 23 we will review all comments and questions received via all channels, and will address them in our Final Project Proposal to the Asset

Management Board.

Sincerely,
Loryn Sheffner
Office of Real Estate

Our mailing address is:

1 Ashburton Place, 15th Floor, Boston, MA 02108

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).

This email was sent to maryanne@moar-recovery.org

[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)

DCAMM - Division of Capital Asset Management & Maintenance · 1 Ashburton PI · Boston, MA 02108-1518 · USA

Email Marketing Powered by Mailchimp



From: [Bowen-Leopold, Jonathan \(DMH\)](#)
To: [Sheffner, Loryn \(DCP\)](#)
Cc: [Bowen-Leopold, Jonathan \(DMH\)](#)
Subject: RE: Shattuck Shelter - a good idea
Date: Monday, April 26, 2021 11:20:34 AM

Thanks!

Hear from you soon!

Jonathan

From: Sheffner, Loryn (DCP)
Sent: Friday, April 23, 2021 6:14 PM
To: Bowen-Leopold, Jonathan (DMH)
Subject: RE: Shattuck Shelter - a good idea

Thank you for your comments and interest in the project.

We read all correspondence carefully and will take it all into consideration as the project moves forward.

Your comments and others received during this period will also be made part of the Final Project Proposal that is provided to the Asset Management Board.

Again thank you for your comments and interest.

Loryn Sheffner

From: Bowen-Leopold, Jonathan (DMH) <jonathan.bowen-leopold@mass.gov>
Sent: Thursday, April 22, 2021 12:18 PM
To: Sheffner, Loryn (DCP) <Loryn.Sheffner@mass.gov>
Cc: Bowen-Leopold, Jonathan (DMH) <jonathan.bowen-leopold@mass.gov>
Subject: Shattuck Shelter - a good idea

Hi!

Good community discussions!

We are worried about how to best help people discharged from MH hospitals to the street.

Shattuck Shelter has good recovery services and human rights.

Free meals and free shelter are good, and really help people's futures.

Not worrying about a treatment bill, and having a coffee and cigarette with staff and other people in recovery are very helpful.

We should have a lot more help like Shattuck Shelter offered free!

Thanks,

Jonathan

[dmh-logo-color-1_5in][Good-Mental-Health-for-letterhead]

Confidentiality Notice: Protected Health Information from the Massachusetts Department of Mental Health
Protected Health Information (PHI) is personal and sensitive information related to a person's health care. If this email contains PHI, It is being sent to you after appropriate authorization from the person or under circumstances that do not require the person's authorization.

From: [samuel.plimpton](#)
To: [Sheffner, Loryn \(DCP\)](#)
Subject: Re: Shattuck/ Arborway
Date: Friday, April 23, 2021 6:57:09 PM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear Loren,

I hope this means you will analyze the merits of relocating the project to the Arborway (a better more accessible site), and restoring the Emerald Necklace area that the Shattuck trampled. I know there will be philanthropic support for restoration.

Please confirm if my understanding is correct, or if it is not.

Sincerely

Sam Plimpton

Sent from an iPhone, excuse the typos

> On Apr 23, 2021, at 6:45 PM, Sheffner, Loryn (DCP) <loryn.sheffner@state.ma.us> wrote:

>

> Thank you for your comments and interest in the project.

>

> We read all correspondence carefully and will take it all into consideration as the project moves forward.

>

> Your comments and others received during this period will also be made part of the Final Project Proposal that is provided to the Asset Management Board.

>

> Again thank you for your comments and interest.

>

> Loryn Sheffner

>

> -----Original Message-----

> From: samuel plimpton <splimpton@me.com>

> Sent: Thursday, April 22, 2021 8:25 AM

> To: Sheffner, Loryn (DCP) <Loryn.Sheffner@mass.gov>

> Subject: Shattuck/ Arborway

>

>

> CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

>

>

> Dear Ms Sheffner,

> Please analyze the clear advantages of using the Arborway site for the program, versus restoration of the Emerald Necklace at the Shattuck site. The value of open space has never been greater, and the State must not miss the opportunity to restore former parkland. The Arborway site has obvious transport, user density, and access advantages.

> Sincerely

> Samuel Plimpton

> Boston Resident

>

> Sent from an iPhone, excuse the typos

From: [Cinda Stoner](#)
To: [Sheffner, Loryn \(DCP\)](#)
Subject: Re: Support for the redevelopment of the Shattuck Campus at Morton Street
Date: Saturday, April 24, 2021 6:54:31 AM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi, Loryn,

I corrected my email that I sent you. A period was needed between "Jamaica Plain and I". As well, at the bottom of my email, I meant to type "Boston" instead of " Brookline Street". Please use my corrected version as part of the Final Project Proposal.

Thank you.

Cinda

From: Sheffner, Loryn (DCP)
Sent: Friday, April 23, 2021 6:16 PM
To: Cinda Stoner
Subject: RE: Support for the redevelopment of the Shattuck Campus at Morton Street

Thank you for your comments and interest in the project.

We read all correspondence carefully and will take it all into consideration as the project moves forward.

Your comments and others received during this period will also be made part of the Final Project Proposal that is provided to the Asset Management Board.

Again thank you for your comments and interest.

Loryn Sheffner

From: Cinda Stoner <cstoner1@verizon.net>
Sent: Thursday, April 22, 2021 6:52 AM
To: Sheffner, Loryn (DCP) <Loryn.Sheffner@mass.gov>
Subject: Support for the redevelopment of the Shattuck Campus at Morton Street

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

I support the redevelopment of the Shattuck Campus at Morton Street, Jamaica Plain. I need only to travel through the Mass/Cass area and am always startled and deeply saddened to see so many people experiencing the consequences of homelessness, drug addiction, poverty, social injustices, etc.

The Shattuck Campus at Morton Street will offer to many of these people the availability of desperately needed services: health care, behavior health and housing services.

Cinda Stoner
East Brookline Street
Boston

From: [Patricia Daley](#)
To: [Sheffner, Loryn \(DCP\)](#)
Subject: Redevelopment of the Shattuck Campus
Date: Friday, April 23, 2021 11:25:51 PM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Sheffner:

My name is Patricia A. Daley and I have lived my entire life in Jamaica Plain. I strongly support the state's Preliminary Project Proposal for the redevelopment of the Shattuck campus.

The shelter and several health programs need to remain on the current Shattuck campus. The state wishes to add 75-100 critically needed supportive housing units to the redeveloped site.

I have volunteered at the shelter for years and know the wonderful work accomplished at that site. Seeing the progress that the guests made is something to see. It would not happen without these programs.

Moving to the Arborway yard is not a solution. It cannot accommodate all the guests. Helping these individuals with a problem is so needed in this day and age. This group needs assistance and it should be given to them.

I strongly urge the Commonwealth to fulfill the community's 2021 vision of a public health campus that integrates desperately needed housing and services with green space available to all.

I urge you to handle this situation with an open mind and heart. If it was your family member I know you would want the best. Let's give the guest the housing and behavioral health services that are needed.

Thank you for this consideration.

Sincerely,

Patricia A. Daley
82 South Street
Jamaica Plain, MA 02130
p25daley@aol.com

From: [ivonne lalyre](#)
To: [Sheffner, Loryn \(DCP\)](#)
Subject: Shattuck campus proposal
Date: Wednesday, April 28, 2021 10:46:51 AM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Sheffner,

I live in Roxbury and am concerned about the proposal to reduce the green space at Franklin Park. I support the existing Shattuck site being returned to parkland for Franklin Park and suggest that the needed services be sited at the MBTA's Arborway bus yard instead. There is no advantage in rushing plans to later regret the isolation of the site, as Louis Elisa has noted. Furthermore, any decisions made during this time of limited communication will leave the perspective of many of my less connected neighbors ignored. Such an important project deserves to have the input of most of the residents of Roxbury.

Thank you for heeding my comments, and I hope you have a great day.

Yvonne Lalyre, Ed.D.
17 Greenwich Street
Boston, MA 02120

From: [Elaine Reily](#)
To: [Sheffner, Loryn \(DCP\)](#)
Subject: Shattuck campus redevelopment -- public comment
Date: Saturday, April 24, 2021 2:52:39 PM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Sheffner,

My name is Elaine Reily and I've lived in Jamaica Plain for over 40 years. I am writing to express my support for the state's proposal for the redevelopment of the Shattuck campus where it belongs, in Franklin Park.

One of the jewels of this neighborhood is being next to Franklin Park. It has been a balm to all of us here over the years — having that large expanse of green space in the city, open to *all* our residents, really does save our collective health; mental and physical.

Over the pandemic lockdown Franklin park has been a refuge for everyone, the clients/patients of the Shattuck and the residents of surrounding neighborhoods. It should continue to play that role for people in need of healing and needing stable places to live, as included in the redevelopment proposal. Having nature nearby to help deal with the stressors and crises in life should be easily accessible to those who aren't privileged enough to own or rent a home nearby. The new community plan is a reflection of many stakeholders and I think it reflects what Olmstead had planned for this park — a place of refuge for city dwellers, not a place set apart for the privileged few.

I strongly disagree with the proposal by the Emerald Necklace Conservancy to move the Shattuck's program to Arborway yard. The last thing people who are dealing with addiction and homelessness need is to have to dodge traffic in order to get to green space. And that assumes a project could be built at that location, which seems remote.

I urge the Commonwealth to honor the community work and vision for a public health campus for this existing site. Our neighborhood and city need housing and treatment services — and they belong right next to the green space that Franklin Park provides.

Thank you for your time,

Elaine Reily
195 Chestnut Ave
Jamaica Plain MA 02130

From: billbalogna@aol.com
To: [Sheffner, Loryn \(DCP\)](#)
Subject: Shattuck Campus
Date: Sunday, April 25, 2021 9:15:37 AM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

I know I'm too late for the public comments. Sorry about that. I had commented during the hearing, but just now have some more thoughts.

I have spent the last 28 years working at the Shattuck Hospital and am very familiar with the campus.

One of arguments coming from Emerald Necklace Conservancy supporters is that the campus is isolated and so they purportedly worry about what that means for the future residents and clients. I did comment during the hearing about the fact that Forest Hills is easily accessible by either the 21 or 31 bus. I can attest to the fact that they run frequently. But I believe I neglected to mention the 16 bus which has a stop on Circuit Dr., near the shelter. That goes to South Bay with all its shopping options, and the DTA office is near there as well. I have often taken that bus with patients from the Shattuck.

Their proposal to locate services in the MBTA bus yard is almost laughable. There is high-end housing already there and no doubt, more to come. No way are the residents or developers going to allow a methadone clinic in that neighborhood. Nobody wants a methadone clinic in their backyard, myself included.

Yours is a good proposal and deserves to stand as is.

From: gsimurphy@gmail.com
To: [Sheffner, Loryn \(DCP\)](#)
Subject: Shattuck Hospital closure
Date: Sunday, May 2, 2021 1:01:30 PM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Ms. Sheffner,

I write to urge DCAM to consider the Arborway Yard in Jamaica Plain as an alternative site to building on the existing Shattuck Hospital footprint.

It's a prime location for the services currently provided at the Shattuck Hospital and for the planned for housing.

Thank you.

Gregory Murphy

Sent from [Mail](#) for Windows 10

From: [Nathan Davis Hunt](#)
To: [Sheffner, Loryn \(DCP\)](#)
Subject: Shattuck plan
Date: Monday, April 26, 2021 4:07:41 PM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear Loryn,

Apologies for this email arriving shortly after the comment period's expiration.

I write in strong support of JP NDC's proposed plan for integrated housing and mental health supportive services at the Shattuck Campus redevelopment. As a JP resident and frequenter of Franklin Park, I want to see this well considered project move forward.

Thank you,
Nathan

Nathan Davis Hunt

(832) 344-6256

--> for CPA/GBIO coms, please use nathan@cpa.coop

From: [Andrea Atkinson](#)
To: [Sheffner, Loryn \(DCP\)](#)
Subject: Shattuck plan
Date: Monday, April 26, 2021 11:26:19 AM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

As an abutting neighbor of Franklin Park I am strongly in support of the redevelopment of the Shattuck into a campus supporting Housing/mental health and the environment. I am in disagreement with the Emerald Necklace Conservancy's position.

Andrea

From: [David Geltman](#)
To: [Sheffner, Loryn \(DCP\)](#)
Subject: Shattuck
Date: Friday, April 23, 2021 7:00:48 PM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

I am writing to express my support for plans to relocate the Shattuck Hospital, and for the new much-needed human services to be developed on the MBTA Arborway Yard site. The current proposal to site these services in Franklin Park perpetuates the current use of parkland for development and misses an historic opportunity to return the land to its intended purpose and increase public green space, the need for which has been accentuated by the pandemic.

While housing advocates note the urgency of the housing shortage, the current site is not ideal due to its distance from commercial activity, transportation, and other residences. This decision will have long-term consequences. The MBTA site is much better situated for integrating these services into the existing fabric of the Jamaica Plain neighborhood over the long term.

Thank you,

David Geltman

From: [Betsy Ridge Madsen](#)
To: [Sheffner, Loryn \(DCP\)](#)
Subject: Shattuck
Date: Friday, April 23, 2021 5:01:07 PM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

DCAMM : The a department of Asset management for the commonwealth

What are the assets being considered? Please look at the 31 acres of state and city owned land along the Arborway, not just the 13 acres where the Lemuel Shattuck now stands. You are in a position to look at the assets of the commonwealth and to think about what is best for the commonwealth I urge you to do so!

Assets are items of value. The current plan shoves 13 acres of valuable land into the hands of a private enterprise. Whether it's for housing or parkland this is land that belongs to the community. There is talk about "public private partnership. A lease is not a partnership. In a lease, The community is stripped of its asset.

Why do you want to lease this land to some one enterprise rather than constituting a public response? And why 99 years? That's just short of a century! Even the current Hospital campus has. Become obsolete in just 70years. I seek to understand both why you need to call for. A lease and why such a long term required.

So the first issue is keeping our public asset public.

The second is use. The idea of siting supportive housing and health services in this location makes no sense when there are better options available just a half mile down the street. Why is "down the street" better? Because It's adjacent to public transit, it's closer to a neighborhood, it's not isolated. Long term Recovery's depends on jobs and socialization which are best achieved in community, not in isolation.

The third is a justice issue.

On one side of FP the gates are open. On the others there is little or no access. On one side of FP the neighbors can easily enjoy the open space; on the others it id nearly impossible. By re-siting the uses the 13 acres campus could give neighbors in Rixbury, Dorchester and Mattaoan an equal opportunity to enjoy the open space and all of its benefits that neighbors on the other side of the park enjoy now.

Have you involved neighbors in Roxbury, dorchester- and Mattapan? Many folks I have talked to had heard nothing about the demise of the Shattuck until very recently. Their voices were not part of the lengthy review process.

In summary, yes, we are in dire need of supportive housing and health services. But we need to use our assets wisely and look at the larger picture. I urge you to think of the while 31 acres of state and city land and make a proposal that makes the best use of the entire area.

As you can see from my address I am not a neighbor; I live an hour away from the Shattuck site.

However I am passionate about finding a better solution. I have worked in Dorchester for over 25 years, and I have been involved in various projects in FP since the late 1970's when I helped to start the first kite festival through The Committee for the Better Use of Air. I have also worked on the restoration of the Rock Garden at FPZ going back some 30 years. In addition, I was instrumental in helping to clean up the land now part of the Arboretum Park Conservancy , helping with grant funding to annex the site to the Arboretum. Here was another example of misused open space, a former dump, today completely transformed. I know we can work together to correct wrongs. I am confident that we can do better with the

Shattuck campus to open it up to the public again. We need the help of DCAMM to do better. We need to align our assets with all of the needs of all of the community. I urge you to do better for the Commonwealth.

I believe that this is a statewide issue, even an issue of national concern. We need to do the right thing by our important assets in the very heart of Boston. I hope I can count on the AMB and DCAMM to reconsider the ill-advised proposal on the table.

Sincerely yours. Betsy Ridge Madsen

--

Betsy Ridge Madsen
P.O. Box 407
Essex, MA 01929

From: [Camille Gladieux](#)
To: [Sheffner, Loryn \(DCP\)](#)
Subject: Support for Shattuck Campus Redevelopment
Date: Friday, April 23, 2021 9:17:13 PM
Attachments: [LOC- CGladieux.docx](#)

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear Loryn,

Please find a letter attached for my support for the Shattuck Campus Redevelopment plan. This project is desperately needed, especially as we continue to see the fall out of COVID-19's impact on the housing market in Boston. Supportive housing is needed more than ever and co-creating with stakeholders across the city is critical to incorporate. This property should not be annexed by the Emerald Necklace Conservancy. Keep Boston affordable, and keep Boston's residents first.

All my best,
Camille Gladieux

From: [Joe Mullin](#)
To: [Sheffner, Loryn \(DCP\)](#)
Subject: Support for Shattuck Campus Vision
Date: Tuesday, April 27, 2021 10:26:54 AM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear Loryn:

I support the Vision Plan submitted by DCAMM and the work of the Community Advisory Board and the recommendations of the State Department of Health and Human Services.

The Commonwealth desperately needs more supportive housing and behavioral health treatment locations focused on mental health and substance use disorder. I support the state dedicating the 13 acre Shattuck campus to these important public health needs.

These public health goals are the right direction. Dedicating more campus space to open parkland in this time of an epidemic proportion crisis would betray the commitment to those in desperate need and ignore the most pressing public health issue confronting the city and the state. Let's face it: conditions at Mass Cass are not good for anybody and the Shattuck site offers a solution.

We must not allow plans for these vital priority services to be derailed. There is no greater priority for the city or the state.

Thank you

Joe Mullin

From: [gisela.griffith](#)
To: [Sheffner, Loryn \(DCP\)](#)
Subject: vision plan/supportive housing
Date: Saturday, April 24, 2021 8:01:21 AM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

To: State Asset Management Board
Loryn Sheffner, Office of Real Estate
Subject: Support for Shattuck Campus Vision

Dear Loryn:

I support the Vision Plan submitted by DCAMM and the work of the Community Advisory Board and the recommendations of the State Department of Health and Human Services>

The Commonwealth desperately needs more supportive housing and behavioral health treatment locations focused on mental health and substance use disorder. I support the state dedicating the 13 acre Shattuck campus to these important public health needs. We must not allow plans for these vital priority services to be derailed. There is no greater priority for the city or the state.

Thank you
Gisela Griffith
195 St. Botolph St.
Apt. 3
Boston, MA 02115

From: [David Moir](#)
To: [Sheffner, Loryn \(DCP\)](#)
Subject: Written Comment on the Shattuck Hospital redevelopment Draft proposal
Date: Tuesday, April 27, 2021 1:03:53 AM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hello Loryn Sheffner,

Thank you for receiving my comments on the proposal.

I have been on the board of the Jamaica Pond Association since 1995 with a special interest in the zoning and development project review that comes before the JPA. I am a certified real estate lawyer and congenital architect who operates a small development company of "hi-end" residential properties overseeing all site design and building aspects.

I can see that the Shattuck campus property is listed to be about 13 acres in size, however the Shattuck Hospital main building and the support buildings (the fully developed property) comprise an area which is less than ½ the property, with roadways and parking areas and green-space currently comprising more than ½ the property. Roughly speaking it appears that about 45% of the site is fully developed and 55% is parking and open space. The Shattuck building is not sited in an orthogonal relationship to Morton Street, but it is clearly located with a close functional relationship with Morton Street which the Draft RFP calls to be enhanced, and with a significant set back from Circuit Drive which will continue to provide rear access to the site. Considering these spatial and functional realities, and the history of Shattuck Hospital property being carved out of Franklin Park and conveyed to the Commonwealth for a public health rather than a park or open space purpose, I am troubled by the proposal's statement: "The lease site ("Lease Area") will be up to 13 acres located within the area shown The exact location and size of the Lease Area will be determined upon further coordination with the Proposing Agencies, developer selection and negotiation of a lease." The proposing agencies do not include an open space or parks planning agency. The proposal does not include any explicit parameters of a zoning or land planning nature such as giving required building set-back and open space requirements. Instead the proposed draft request for proposal includes vague language about how the proposed development project need to be "located in a setting that prioritizes connections with the natural environment and is compatible with neighboring Franklin Park."

Especially since DCAMM is seeking to have GL c7C Sec. 33 and 35 waived (which will constrain the public and state overview process), the Request for Proposal needs to give more explicit site use and design parameters so that the developer will better understand the footprint of the project itself, which should be only about 45% of the site, with most parking to be located underground rather than spread out over the current 13 acres site. Also, the open space elements of the project need to be developed in close consultation with the Boston Parks planning department, and not just left to the developer which will not be fully informed on park design, so that the open space of the "Campus" is properly re-integrated with the present purposes of Franklin Park.

Thank you for considering these concern as you work to finalize the proposal,

David Moir

From: [Angel Bond](#)
To: [Sheffner, Loryn \(DCP\)](#)
Subject: Shattuck campus
Date: Friday, April 23, 2021 5:03:04 PM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear Loryn,

I am emailing to voice support for the State's vision for the Shattuck campus.

There is not enough supportive housing and SUD treatment options available in Boston.

This project is critical for helping people in need who require housing and services. I strongly endorse this project.

Thank you.

Angel

Angel Bond

CUSSES

cussesmusic@gmail.com

<http://cussesmusic.com/>

<https://www.instagram.com/bondangelbond/?hl=en>

<https://www.facebook.com/cussesmusic>

<http://www.youtube.com/user/musicofcusses>

WE ARE ALL CUSSES!