

ROUGHLY EDITED FILE

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Shattuck Campus at Morton Street Community Meeting  
April 13, 2021  
6:30 p.m. EDT

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>> REGAN CHECCHIO: I want to welcome everyone to the Shattuck Redevelopment Community Meeting. We're going to allow a few minutes for everyone to join and we'll get started soon. So thank you for your patience.

>> REGAN CHECCHIO: Can we have the next slide?

So hello, everyone. And welcome tonight and thank you for joining DCAMM's public hearing on the Project Proposal for the Shattuck Campus at Morton Street Public Health Campus redevelopment project.

My name is Regan Checchio.

I'm part of the project team, assisting with public engagement and outreach.

I will be moderating tonight's meeting. I will note now this meeting is being recorded to assist with note taking.

The specific purpose of this meeting is to solicit Public Comment on the draft Project Proposal for the redevelopment of the campus.

While we wish we were able to do this meeting in person, we're hoping that we have designed an online public hearing that will provide you with a good overview of the Project Proposal, and facilitate hearing your comments about the proposal.

Before we can begin, I want to review a few technical aspects of the Zoom platform.  
Next slide.

We have interpreters who are translating the meeting tonight into Spanish and Haitian Creole.

If you require these services, please click the Interpretation button on your screen, the globe icon, and select which language you wish to hear.

At this moment I will ask all English speakers to please select English as their chosen language.

This will allow you to hear translated non-English comments during the public comment period.

Next slide

You can view closed captions by clicking the Closed Captions feature and selecting from the options shown.

Show Subtitle will display a caption at the bottom of the screen.

If you hit view transcript it will display the meeting's audio transcription in a window to the right.

Next slide.

As you can see on the tool bar, there is a Q&A feature for tonight's meeting.

If you would like to share a comment, click the Q&A icon at the bottom of the window.

Please only submit ONE comment at a time.

The comments are not visible to other attendees, but they are visible to the Project Team and staff.

If you could go back a moment.

I also want to point out that if you want to submit a comment anonymously, make sure you click the "Send anonymously" checkbox before clicking the Send button.

All comments submitted will be read by DCAMM.

These comments will be reviewed by me, the moderator, and may also be read aloud.

They will become part of the record of public comments on the project.

Next slide.

I also want to share with you the Privacy Policy for the project.

By registering for this meeting, you are signing up to receive project emails and updates at your email address.

Please note that the information you use to register for this meeting, including your name and address, and email, may be disclosed in response to a public records request.

If you prefer to remain anonymous and not have your information shared or retained, please email us at [loryn.sheffner@mass.gov](mailto:loryn.sheffner@mass.gov).

I now would like to introduce Loryn Sheffner, from DCAMM's Office of Real Estate. Loryn?

>> LORYN SHEFFNER: Thank you, Regan.

I am Loryn Sheffner representing the Office of Real Estate at DCAMM.

On screen is the agenda for tonight's meeting.

As you can see, there will be time for public comment at the end of the meeting.

At that point in the meeting, if you would like to share a comment, you may use the Q&A feature Regan just mentioned or you can press the "raise hand" button.

For those joining on the phone, you can raise your hand by pressing star and then 9.

All attendees who speak Spanish or Haitian Creole please raise your hand to provide your comments verbally for the interpreters to hear and share your comments.

All attendees should wait to raise your hand until the public comment portion begins.

When we recognize your name, you will be unmuted and you may speak.

Your video will not be enabled.

Just your microphone.

After you share your comment we will lower your hand and you will then be returned to the muted state.

We'll review this again before the public comment period begins.

Next on the agenda is a discussion of the purpose of the hearing and the project background and project proposal.

We will also discuss next steps in the process before I hand it back to Regan to lead the Public Comment portion of the agenda.

Knowing that there are many people here who wish to comment this evening, we are aiming to keep the presentation portion of the agenda efficient, while also taking the time up front to cover frequently asked questions about the project and process.

The presentation slides that you are seeing this evening will be posted on the same DCAMM web site where you signed up for the hearing tonight.

In attendance tonight are representatives from the proposing agencies.

Secretary Sudders of the Executive Office of Health and Human Services is here with us and we will hear from her a little bit later in the program.

Other representatives of the proposing agencies who are present and listening this evening include Lauren Peters, Undersecretary, Health and Human Services --

Jennifer Barrelle, Chief of Staff, Department of Public Health.

Frank Doyle, Assistant Commissioner, Department of Public Health.

Linn Torto, Executive Director, Interagency Council on Housing and Homelessness.

Carol Gladstone, Commissioner of DCAMM.

And Paul Crowley, Abigail Vladeck and Steven Zeller of DCAMM.

Next slide, please.

We're here this evening because the Asset Management Board is reviewing a proposal for the long-term lease of the Shattuck Campus at Morton Street. I'll be calling the Asset Management Board AMB for short.

AMB approval of this proposal is needed to allow DCAMM to enter into a formal Request for Proposal process to seek potential redevelopment partners.

The AMB requires a two-step process of preliminary and final reviews.

The preliminary review occurred last December.

And a public comment period, including a public hearing, to gather input before making a decision.

We're holding the public hearing tonight.

Next slide, please.

The Asset Management Board was legislatively created in 1990.

The 5-member AMB, Commissioner of DCAMM, Inspector General and 3 Governor-appointees, reviews and authorizes proposals for projects that involve the long-term lease of real estate assets held by state agencies.

The proposal before the AMB now is for the long-term lease of up to 13 acres of the Shattuck Campus at Morton Street for Public Health uses.

Here is an aerial of the 13-acre area.

The Proposing Agencies for the Asset Management Board Proposal are the Executive Office of Health and Human Services, the Department of Public Health, the Interagency Council on Housing and Homelessness, and DCAMM.

At this time I would like to invite Secretary Sudders to speak of the Executive Office of Health and Human Services.

>> MARYLOU SUDDERS: Good evening, everyone. Given the number of participants, I know there's a lot of interest in this issue so I want to thank you for your continued engagement and for attending tonight's public hearing. I'm pleased to be

here on behalf of the Baker administration for the next step in planning for the future of the 13 acre Shattuck Campus in Jamaica Plain. While the hospital's treatment services won't be we relocating to the South End for the next few years, we have the opportunity to start to redevelop parcels of the campus sooner. We're grateful for the community's active engagement and input on this project. It has informed a vision plan that underscores the community's desired uses of the space for continued access to critical health care services, supportive housing and access to green space. At the outset of the project in August of 2018, the urgent need for more supportive housing and access to critical mental health and substance use services have been identified.

The pandemic has only exacerbated these needs. Taking all of the feedback received and the goals and the principles of the vision plan, this marks an exciting --

[ Unstable audio ]

-- step for the project, as we advance the proposal to the AMB for approval.

To bring critical services and housing to the residents of the community --

[ Unstable audio ]

Finally, you have [ Inaudible ] engage the community as we Mass Ave forward with the redevelopment process. I'll now turn it back to Loryn Sheffner from DCAMM who will provide the brief presentation on the project before we open up the meeting for all of your comments. Thank you.

Loryn?

>> REGAN CHECCHIO: Loryn, this is Regan. May I interrupt really quickly? There's some folks having some technical difficulties I just want to address.

I would, a few people had questions about the language options and I may have done that too quickly.

So I will urge, if you look at the Zoom tool bar at the bottom of your screen, you'll see a globe icon, and there you can select the language option that you would like to have tonight. And I would urge if you are an English language user that you do select English tonight. That will enable you to better hear all of the presenters. I know at least one person was having a problem with hearing one of the presenters and that just adjust that issue so please be sure you're on the language channel that works best for you. We've also gotten a few questions about the number of participants at the meeting. You should be able if Zoom is working the way I think it is, if you click the participants tab, you should be able to see the number of attendees but if you cannot for some reason, there are 232 at this moment in time attendees here, along with the 16 panelists whose videos you see in front of you.

And I'm seeing in the chat that there's no participants tab so I will say we are at 233 participants now so Loryn, I apologize for interrupting you and I will let you get back to your presentation.

>> LORYN SHEFFNER: Not at all. Thank you. And I have also adjusted the volume on my computer which I hope will help with my being understandable.

The Project Proposal before you this evening is directly shaped by the Vision Plan and its public process that was completed for this site a little more than a year ago.

My DCAMM colleague Emily Glavey of the Office of Planning will now speak about the Vision Plan and process.

Emily?

>> EMILY GLAVEY: Thank you, Loryn. Can we go to the next slide.

Good evening, everyone.

I'm Emily Glavey.

I work in the Office of Planning at DCAMM and I was the day to day project manager of the Vision Planning process, working closely with Health and Human Services and the department of public health.

I'd like to just take two minutes to review our process over the last 3 years, which has resulted in a cohesive vision for the campus.

Many of you will remember we began this process back in the early part of 2018.

At that time it was also announced the Shattuck hospital would be moving from the Shattuck Campus to the South End. That's now projected to happen in 2024.

DCAMM had proposed a supportive housing project for the Shattuck Campus, and held a couple of public hearings to receive feedback.

We heard, overwhelmingly, from the community that before moving forward with the supportive housing project, we needed to put together a vision for the future of the whole campus.

As a result, we brought on public health experts, architects, landscape architects and others to help complete a health needs assessment and to design a meaningful, participatory planning process to shape the vision.

We held 3 large community meetings many of you attended in person. Hard to imagine that happening now, as well as several meetings with a Community Advisory Board, also known as the CAB.

We also attended countless neighborhood meetings, have spoken with and continuously reviewed feedback on the future redevelopment.

In February of last year, we released the Vision Plan for the campus, a synthesis of all of the ideas gathered from all perspectives.

Next slide.

I mentioned, the Community Advisory Board, a group we carefully assembled to help us understand the variety of public health perspectives and to advise the Commonwealth on future redevelopment, they have been critical in shaping the process to date.

The CAB is comprised of neighbors, users, public health experts, and housing and open space advocates, as well as leadership from the City of Boston housing, parks and public health departments, and staff from the offices of local elected officials.

Next slide.

The vision for the future of the site lies at the nexus of housing, public health, and increased open space -- you can see described on this slide, as well as illustrated in the graphic -- the goal is to create an innovative and person-centered campus designed to promote health, reduce barriers to treatment and integrate care across health care, behavioral health, and prioritizing connections to the natural environment that are compatible with Franklin Park.

You can see listed here some of the potential program elements identified through our planning process, many of which are reflective of the services that are currently provided on the campus today.

Next slide.

Throughout the planning process, several public health related needs became evident, including the critical need for substance and recovery services, the ongoing housing crisis, particularly for underserved populations, as well as a need for increased open space on the site.

In the Vision Plan, we recorded a series of Planning Principles which you see here, that reflect the need to address these public health needs, by integrating the campus with its distinct surroundings, including connecting to Franklin Park, and increasing open space, while substantially reducing surface parking, as well as improving access, for example, biking and walking to the site from the Forest Hills transit stop, as well as connecting folks across the site with excellent bike and pedestrian infrastructure will be critical.

The other principles focus on meeting our state and municipal sustainability standards and goals and of course creating a minimum of 75 to 100 units of supportive housing.

Next slide.

The last item I'd like to highlight from the Vision Plan are the Design Goals, illustrated and described in depth in the vision plan which I'd encourage folks to go to our Shattuck Campus planning website to download and have a look at if you've not yet had a chance to.

These reflect a consensus set of design elements to be included in any future development.

These goals range from providing access for all modes of travel, to and through the site, as well as reducing parking, and carefully increasing the landscape area.

Future facilities should be designed to be balanced in scale. They should really reflect the unique character of the location, in both form, location, and materials.

Once again, for those that have not, I recommend visiting the Shattuck campus planning website and reading through the extensive Vision Plan to gain more info beyond what I've described here. I'll turn it back over to Loryn Sheffner who will talk through how the vision has really shaped the project proposal that's before the Asset Management Board.

>> LORYN SHEFFNER: Thank you very much, Emily.

The proposal to the AMB carries over directly from the Vision Plan in describing program goals and design goals, while also integrating implementation considerations.

For instance, the supportive housing program is ready for implementation, and there is a known funding model.

This element will be required, so-called "baseline," in all responses.

The other integrated health services described in the Vision Plan are also a core programmatic goal.

The specific programming of these desired public health uses will benefit from the expertise and creativity of private and nonprofit partners.

Therefore, we are planning to structure this aspect of the RFP in a less prescriptive way with these uses described as "desired," which they very much are.

Additionally, RFP respondents would be able to propose any other allowable public health use pursuant to the deed restriction on the site.

For the Design Goals, we will look for all respondents to the RFP to be responsive to the vision plan.

Elements that Emily described earlier while also anticipating that certain specifics will require detailed development following developer designation and as part of the permitting process. with public input.

Next slide.

The Project Proposal introduces two other implementation considerations that I

want to highlight.

First, while the hospital functions will not be moving until 2024, we do want to encourage the selected developer to get started on infrastructure and site improvements as soon as possible prior to that date, as well as a first phase of building construction activity.

Second, respondents may propose a lease area that is up to entirety of the site but could be smaller, allowing flexibility that may be needed to implement the redevelopment Vision.

I will note here that this project only pertains to the Morton Street site that houses the Shattuck Hospital campus.

We have received inquiries about siting some or all of these uses at a nearby lot owned by the MBTA.

However, our discussions with the MBTA have indicated that this is not an option at this time, and we are moving ahead with this project at this site.

Next slide.

Following AMB approval of the project proposal, DCAMM will release an RFP.

It will be much more detailed than what you see on the screen in front of you, but we expect it will include all of these elements, including team qualifications, responsiveness to the program and design goals, financial feasibility, and schedule.

The RFP responses will contain these elements and these will be central to our evaluation of the responses. Next slide.

The RFP will seek a single master developer, it could be a single entity, it could be a partnership, to propose a redevelopment plan and lead the implementation. We will look for a master developer and team with relevant experience and capacity in development and also in operations, in Property Management, and in the provision of services. Next slide. I'll turn back now to process for a couple of slides before we take public comments.

The meeting tonight is one in a series of steps to implement the Vision Plan through public private partnership. The comments received tonight along with others received during the comment period will be made part of the project proposal that will be considered by the AMB. Following AMB approval, DCAMM will issue an RFP for developer response.

After a developer is designated, the developer will enter into a permitting process that will include additional meetings with the community about the development project vision, design, and impacts.

Ultimately the developer will implement a development program and assume site control through long term lease.

Next slide.

And in timeline format, we are looking at drafting and releasing the RFP this calendar year, with developer selection likely taking us into next year, into 2022, calendar year, followed by project permitting and then early start phases of construction which as I said before we're eager to start as quickly as possible. Additional phases of development would follow the hospital relocation in 2024. Next slide.

Here again is the link to find the full proposal, and the web site where DCAMM posts project updates.

Next slide.

We welcome comments on the Project Proposal not only this evening but through

separate written comments, which we will accept until April 23.

Please note, this is an extended deadline for comments, and in fact, the DCAMM website might not even say that date yet but it will very soon if it doesn't now.

I've already started receiving comments. Thank you for those who have written. And if I haven't acknowledged your comment, I expect I will do so shortly.

I'm now pleased to hand this back to Regan Checchio, who will get us organized for comments.

Thank you, Regan.

>> REGAN CHECCHIO: Next slide.

I will also note that there have been some questions about the project presentation and the availability of these slides and Loryn, I can confirm these will be posted on the project website, the link that you just shared, correct? Loryn is nodding at me so that is good.

First thing I'm going to do is actually, I am going to ask, I can see there's a lot of interest in people commenting tonight. I'm going to ask everyone to actually lower their hands right now because there's specific order in which we'll take comments so if you could lower your hands right now. What I'm going to do is I'm going to review our process for tonight. As you know, there are a large number of people here tonight and a lot of people signed up to make comments and I want to make sure we have the right procedure to ensure maximum participation. We're going to accept comments in the following order --

First, the Community Advisory Board members that Emily discussed, we will go to them first. Then we'll go to elected officials and then we'll go to those who have signed up in advance to speak and then we'll alternate between reading comments already submitted and recognizing those who want to pose comments verbally and not signed up already. I'll request everyone be brief so we can hear from as many people as possible. I will also add we'll ask people to limit your verbal comments to under a minute in order to ensure we can hear from as many people as possible. If you speak for more than a minute I may interrupt you and request that you wrap up your remarks. As Loryn mentioned we encourage you to share your additional feedback through written comments. It is always great to get comments submitted in writing. As a reminder when it is your turn if you could also use the Q&A feature at the bottom of the screen to submit your typed comment. We may not have time to read all of the written comments received but we will be reading them and they will be part of the record of public comments on this project tonight. When it becomes time and I give the "go" signal, people who wish to share a comment verbally can press the raise-hand button and for those joining on the phone you can raise your hand by pressing star and then the number 9.

When we recognize your name you'll be unmuted and you may speak. Your video will not be enabled, just your microphone.

After you share your comment we will lower your hand and you will then be returned to the muted state.

A note to our English listeners, I will be repeating all Non-English -- I will. Our interpreters will be repeating all Non-English comments in English for the other interpreters, so, because the interpreters cannot hear each other because they're in separate channels.

So at this time, first I'm actually going to ask Abi if you can go to the screen, with the



information. Exactly right so that way people know exactly where they can send their written comments to and they have the website.

I will ask members of the Community Advisory Board to raise their hands if they would like to make a comment tonight.

So I see Amanda, can you unmute Louis for us, please?

>> AMANDA POGGENBURG: You should be allowed to unmute yourself now, Louis.

>> Louis Elisa: Thank you. And thanks for the opportunity to hear what is happening in the Office of the Community Advisory Board being able to meet further on the issues we raised last year. I just want to say that my concern is that a lot of what we said over the last three years from the very beginning has been overlooked. The issue of the siting of this campus on the Shattuck for people with challenging needs as you've identified is not well thought out. The place is isolated. We said that before. No amount of transportation to the site is going to make it a better space for people with needs and desires to do better in their life if you do not have access to the surroundings, other than Franklin Park, the only surrounding for that community is cemeteries, and so when you say that you've placed it in the area, that's helpful, it should be helpful for people to be able to refer their quality of lives I have questions. The next question comes about the private developer.

What type of lease are you going to give to this private developer for how long? That should be clean because Garrison Trotter association in Roxbury which the site sits in Roxbury not Jamaica Plain they're opposed to any private developer taking over public land as it serves no public need to make a profit or what should be access to public land so I know it's a minute and I'll stop there but those two issues need to be addressed along with the other benefits that have not been addressed in the meeting before.

>> REGAN CHECCHIO: Thank you very much for your comment. I'm going to turn to Sue Sullivan, Amanda if you could unmute Sue.

>> KATHLEEN CONNOLLY: Sue, you should be able to unmute yourself now.

>> Hi. This is Sue Sullivan. I was asked to unmute.

>> REGAN CHECCHIO: Yes, you can make your public comment.

>> Yes, thank you. I'm Sue Sullivan, the Executive Director of the Newmarket Business Association and a member of the Advisory Board, and I truly believe we should stay with the vision that was intended when we started this process a couple of years ago. We are in desperate need of transformative and affordable housing which this process indicated will be taken care of in large measure at the site. It is also in keeping with the originally intended health purposes for the site and I believe that this particular -- the entire design process that we went through a two-year process that involved the --

>> REGAN CHECCHIO: Sue, we've lost you.

>> -- be a vetted process and I think we should continue, move ahead with that vision. I'll yield any additional time. Thanks.

>> REGAN CHECCHIO: Thank you, Sue.

Kathy Brown, I think Amanda, can you unmute Kathy?

>> Hi there. Thank you so much for allowing me to testify and everybody else here. So, yeah, my name's Kathy Brown. I am the Director of the Boston tenet coalition and I am a long-time JP resident, raised my family here about a half mile or

so from the Shattuck, and I've really enjoyed being a part of the **Advisory Committee** and even more, the process that I found very inclusive in terms of involving park advocates, neighbor advocates, housing advocates, homeless, service advocates, and really stand behind the plan and believe it is so vital. We all know the unbelievable housing crisis, the substance abuse crisis, all of it has just worsened and the need for emergency shelter so please move forward on the plan and make sure that the emergency shelter is part of it and the substance abuse treatment and the supportive housing and all the other pieces that this inclusive process put forward.

And we need to move forward as quickly as possible so it can save lives. Thank you.

>> REGAN CHECCHIO: Thank you very much. I will take a moment to remind folks that we are in, we're taking comments from the community advisory group right now only, so if you're not a member of that group, can you please lower your hand because we want to make sure that we allow all of the CAB members to speak.

So let me see. I thought I had seen another advisory group member here.

With their hand raised. Yes, I'm sorry, so **Sheila Dillon**, Amanda, can you unmute Sheila?

>> Great. Can you hear me?

>> REGAN CHECCHIO: Yes.

>> Great. I've got two community meetings going on. They're both very good so just first, I just wanted to thank the State DCAMM and HHS for really a year and a half, two years, of dialogue and a lot of -- just a lot of good community process. So there was, I thought that every opinion was heard, and I think the document, the planning document, does convey a lot of the opinions that came forward out of that process.

Just, I want to speak from a Housing perspective and a services perspective. You know, it is badly -- we badly need in the City of Boston right now more supportive housing, affordable housing, where people can live in dignity, well managed and we've been talking about this site as being ideal for now many, many years so I'm very happy to see that has remained in the document.

I'm also very concerned, though, that the services that are there now, the types of services that are there now, remain. There's a lot of need in the city right now for services for those that have mental health issues, substance abuse issues, behavioral issues. We really do need service rich environment so I'm very supportive of those two uses but I would be amiss if I didn't recognize the desire from some of the community members in the emerald necklace to have some of this very important property remain open, green, better connected to Franklin Park, and available to the general public.

So I'm happy to see all of those things discussed tonight and I look forward to working with the State as you receive proposals and further vet them with the community. Thank you.

>> REGAN CHECCHIO: Thank you, Sheila. I will go to Amanda if you can unmute Steve Fox.

Amanda, are you there?

Maybe I've lost Amanda so I will allow, Steve, you should be able to speak.

>> Great. Thank you, Regan. Can you hear me okay?

>> REGAN CHECCHIO: Yes.

>> Okay, great. **I'm Steve Fox**. I'm a member of the CAB. I'm also the chair of the **South End forum** which represents the 17 independent neighborhood associations

of the South End. We will be the new host for the Shattuck Hospital, and as such, we have a really important and vested interest in this process, and how the Shattuck Campus is redeveloped.

There are two things that are the most important issues that we must face as a city, as a state, maybe even as a nation. The first is beyond COVID, the opioid crisis that we face and the need for behavioral health services. I don't need to tell anybody on this call how important that is to the folks of the South End of Boston, the epicenter of the opioid crisis and the second as Sheila Dillon just mentioned is the critical need for both temporary and permanent supportive housing.

There are no more important issues or imperatives that we face in our opinion in the city. When we learned that the Shattuck Hospital was going to relocate to the South End, we had very important discussions about the use of this campus, and how it could help the South End. And the recommendations that have come from this process are right on target in terms of how it can help the South End, so I want to make sure that I express tremendous support for this process and for the recommendations to the Asset Management Board and the support of the South End community. Thanks very much.

>> REGAN CHECCHIO: Thank you very much. I am looking at the list. Sorry. Let me see.

We're having some technical difficulties a little bit on the back end here, so if you'd just bear with us for one moment. Liana, I'm going to unmute you right now.

>> Hi. Can y'all hear me?

>> REGAN CHECCHIO: Yes, we can. Welcome.

>> Okay. My name is Liana Poston. I'm Chief of Staff to State Representative Liz Malia, and I'll speak on behalf of the Representative and on behalf of State Senator Sonia Chang-Diaz, both offices were represented on the Community Advisory Board and both the Senator and the Representative want to stand up and speak for the critical, critical need for supportive housing that this project would address.

And we're really happy to see the next phase of the public process happening in spite of pandemic delays. The Representative is keenly aware that alongside of COVID-19, mental health and substance abuse issues need to be addressed this year and we need a continuum of care and this site can address that.

So thank you.

>> REGAN CHECCHIO: Thank you very much.

I will -- I think Michael Carpentier, apologies if I mispronounce. We'll unmute you, Michael.

>> Hi. Can you hear me?

>> REGAN CHECCHIO: Yes, we can.

>> All right, thank you. As a member of the Community Advisory Board for the Shattuck, the Franklin Park coalition has advocated for the representation of neighbors from all sides of the park in the planning process. We do want to thank everyone that was involved for letting us be a part of that processes specially as being one of the few park advocates I think involved fully, and we do view it as a well done and sincere effort to help shape and approve the proposal together from across many different groups and many different perspectives, when this proposal was first made the coalition urged the state to consider returning all or much of the site to public park use. Franklin Park while Boston's largest park and the crown jewel to the Emerald Necklace has seen more than a third of its usable parkland to other uses. We'll they support providing

crate call services proposed it comes with concerns and limitations that I think should be recognized. One being how the State is going to understand or interpret and adhere to deed limitations and how that might impact the suitability of the site for potential development partners, the propriety of Waiver of statutory requirements that would otherwise require legislative input, adequacy of funding to be sure that any final proposal is well implemented and maintained far into the future.

The site's relative isolation from adequate public transportation without significant investment and cooperation with MBTA and Mass DOT. Some other advocates have raised other alternative locations, the [ Inaudible ] area has been raised and the coalition would urge the state to take a long view and give consideration to some of these alternate visions.

I heard Ms. Sheffner allude to that proposal although I wasn't entirely clear on the reason why it wasn't possibly also being pursued other than perhaps difficulty with implementation, but I would say that similar implementation difficulties exist with the current proposal and I don't think those should be overlooked and they should be part of the Board's consideration, like I mentioned, the successful redevelopment of the Shattuck site as a success for all would still require great and substantial interaction with MBTA so the coalition would urge the State to give these proposals that have been made further look and consider -- give them the look that they are due, and consider what that could do as far as returning much or all of the land to its original purpose while still dealing with the great public health crises we're all trying to address here tonight. Thank you.

>> REGAN CHECCHIO: Thank you very much. I am going to -- apologies -- unmute -- wait. Sorry, I've -- I want to make sure I find the right person. I do want to take the moment to remind everyone about the one-minute rule, so please, I appreciate everyone's thoughtfulness and passion on this topic tonight, but please submit written comments. We have a lot of people who are very interested in speaking this evening.

So I do see that Carolyn has her hand raised, so Carolyn, I'm going to unmute you now. And though I am not -- Abi, are you able to unmute Carolyn for me?

>> ABI VLADECK: Yes, I sent Carolyn a request to unmute.

>> Thanks very much. My name is Carolyn Royce. I was on the Community Advisory Board as someone from the Jamaica Plain Neighborhood Council and the Council will submit written comment after we have a discussion but I wanted to say quickly that I thought it was just a really vibrant discussion that we participated in during that vision plan. There was lots of discussion of all the different aspects of the plan, the vision plan's pretty full in my opinion. And I personally gained a great appreciation for really the three public goods that would be involved here, so an appreciation from the public good that comes from the park, an appreciation for the public good that comes from a public health site there, the Shattuck has a long history of providing public health services and it's important. For people referring to the Arborway bus yard, I want to say the Arborway bus yard has a public good as a bus yard that's important to our public transit.

The Council has some experience that that's going to stay a bus yard, so just want to remind people three public goods all that we need to keep in mind. Thanks very much.

>> REGAN CHECCHIO: Thank you very much. So I don't see any other

Community Advisory Board members here, so I will remind everyone again to please lower your hands if you are not a member of the Community Advisory Board, please. It makes it a little bit easier for us tonight, so if you could do that, I'd appreciate that.

The next thing I will ask is if there are any elected officials, current elected officials, who would like to speak tonight, if you raise your hands now, I'll allow a moment to see if you're able to join.

Okay. I'm not seeing any, so I will ask if there's any former elected officials who would like to speak tonight to raise your hand.

Not seeing any. Now we'll move to the part of the evening where I believe I have a list of signups. Again, I will urge you to, actually I'm going to ask Amanda, can you lower the hands of those who have their hands raised now, just to make things a little cleaner? Thank you. And what I will do is we have the list in the order in which people signed up online. And I will read three names in a row probably, and then we'll ask you, those three individuals to raise their hands and then we'll take them in order and then we'll do this in groups of three tonight.

So let me start off with Ocean Liu, Meg Howard, and Sarah Freeman, if you can raise your hands, since you signed up already.

Give you a moment to do so.

Okay, so Sarah, I will ask Amanda to unmute you.

>> Thank you. I was not on the Community Advisory Board, so I feel like I've missed a lot of the conversations. I want to thank Mike Carpentier for urging you to try a little harder perhaps with the MBTA. I think we have an opportunity to do something really special here, and I want to make it clear that I'm not suggesting displacing the bus uses. It is a bus site. But if they segue to cleaner technology with more compact site, their needs could be met. The other commitments on the site that were promised 20 years ago could be met. And these Shattuck proposed uses have been shown that they could work by some collaborations between the Emerald Necklace, conservancy and Northeastern University. I would urge you to take a look at those. These 13 acres at Franklin Park aren't just another development site. They're part of Olmsted's greatest work in Boston. When they were transferred that was before there was protection of public open space, article 97 in Massachusetts. Since the late 1970s if such a use were considered, the proponent would have to explore alternatives. If they couldn't find a good alternative they'd have to provide replacement land.

>> REGAN CHECCHIO: I'm going to interrupt briefly and just remind you that it's been a little over a minute.

>> Oh. I just urge you then to try to help us work together to get the T to follow through on some of their promises, and get what could be a win-win-win-win for cleaner transit, affordable housing, supportive housing near the transit and restored parkland. Thank you.

>> REGAN CHECCHIO: Thank you very much.

Okay, in addition to the one minute rule I've been reading the Q&A as well, and Abi, I'm wondering if you could go to the slide with the website listed. We've had some requesters. Also a lot of very thoughtful comments in the Q&A so I want to thank everyone for that.

So it looks like Ocean and Meg are not here tonight so we'll jump to the next three names of those who have signed up. Cheryl McDaniels, Fate Ilupshu, apologies if I mispronounced. Dwayne Smoot if you can raise your hands again we'll take these in



the order in which people signed up in advance. Are any of those folks here tonight? Okay.

So I will go next to John Stout, Andy Waxman and Leopold Shorter, if you raise your hands.

All right. And I do want to apologize, I know there were some inconsistencies with the enforcement of the one minute rule. We were having some technical issues on the back end, so I promise I will be enforcing that rule even-handedly for the rest of the evening.

Zoom does not always behave the way we want it to. So it doesn't look like John, Andy or Leopold are here this evening. Okay, so I'm seeing a note in the Q&A that we do have a former Governor here tonight who wishes to speak. But I'm not seeing his name on the attendee list. So I don't know if it's one of the phone numbers, but we were happy to unmute. Does anyone know if it's one of the phone numbers? And you can say in the Q&A if it is, what name it's under in the chat. Not seeing it on the attendee list. I will move on to the order in which -- oh, so there does seem to be, it does seem to be William Weld in the chat. I apologize, we do have over 200 people who are here tonight, although Amanda, can you unmute the Governor, if you see him?

>> AMANDA POGGENBURG: I am actually not seeing that name on the list here.

>> REGAN CHECCHIO: Okay. All right, so we will keep going then with our pre-sign-up list. So Heavenly Mitchell, Ashley Janvier and Catherine Morris have signed up in advance.

If you could raise your hands we will --

Okay, Catherine, Amanda can you unmute Catherine Morris, please?

>> AMANDA POGGENBURG: Catherine, you should be able to unmute yourself now.

>> Hello. Can everyone hear me?

>> REGAN CHECCHIO: Yes.

>> Great. Good evening. My name is Catherine Morris. I represent an organization called Boston art music soul fest. We particularly situate ourselves inside Franklin Park to activate that space for all communities but particularly for communities of color, all walks of life. And I just want to share that it's important that with this plan, to really consider the multiuses and functions, and impact of continuing to support green open space that allows for programmers, allow for arts and culture organizations and presenters to create programming that can support the overall holistic health and wellbeing of people as they enter into this space that's being planned in the future and that's all I have to say.

>> REGAN CHECCHIO: Thank you very much for your comment tonight.

Okay, looking next on my sign-up list, we have Harry Smith, Tom Jacobson and Hope Haff.

If you could raise your hand. Great, so I see Harry. Amanda, can you unmute?

>> Hello. Can you hear me?

>> REGAN CHECCHIO: Yes, thank you.

>> Hi, I'm Harry Smith. I'm a resident of Jamaica Plain in the Forest Hills area, not too far from Franklin Park and a very active user of the park both in sports and leisure activities and big supporter of open space. At the same time I really support this proposal. I think it's a balanced vision. It's not perfect but it's a very balanced plan, and it really addresses the issues of supportive housing and services that are really

needed. I also was very active in the Arborway yard campaigns for many years, and I would not want to see that switch happen. I also feel like it's a non-starter because the State isn't in control of the Arborway yard and to stop now and go to the Arborway use or really push that as an alternative is not viable and would delay things unnecessarily for years.

Thank you.

>> REGAN CHECCHIO: Thank you very much.

**Tom Jacobson**, Amanda, can you unmute Tom, please?

>> Yes, hello.

>> REGAN CHECCHIO: Hello.

>> Can you hear me? Okay.

>> REGAN CHECCHIO: You're all set.

>> I've been a JP resident for over 30 years. I was a former employee at the Shattuck, and I'm a 100% advocate for as much housing as possible, as the proposal suggests. However, I think it's really unfortunate that the yard wasn't considered the northeastern and necklace proposal was not seriously considered. That's an obvious place to go. I want to agree with what Louis said from one of the committees, that it's a much more appropriate setting to have housing down on Washington Street close to the T Station instead of isolated up in the park. In fact, recent developments indicate that the park is now in the process of talking seriously about closing the bottom of Circuit Drive and so that's going to make it even more isolated for the people who live there, plus that 13 acres is of monumental value as parkland, and I'm 100% in favor of returning it to park uses, and moving the housing into Washington Street. That's all. Thanks.

>> REGAN CHECCHIO: Thank you, Tom. Much appreciated.

And it looks like we have Hope has raised her hand, Amanda, if you can unmute Hope.

>> Hello. I'm **Hope Haff**. I have also lived in Jamaica Plain for over 30 years, really quite close to the Emerald Necklace and I will tell you that I bought a simple working-class two-family back in 1988 for \$275,000. It is now worth over a million dollars, just because we are so short of adequate housing.

I'm also on the **Board of the Massachusetts bail fund** and I can tell you that many, many people are in jail because they are homeless, they are caught sleeping places in doorways, and we really need services for the homeless, as well as we need housing and we need supported housing.

I belong to the First Baptist church in Jamaica Plain. We have several members who were formerly homeless and are in supportive housing in Jamaica Plain. I can tell you that they are excellent people to have in your church. We are very privileged to have them, so I really think that it's extremely important to go ahead with the supportive housing and with the mental health and other health services proposed. Can you hear me?

>> REGAN CHECCHIO: Yes, and I think we are at time. So thank you, Hope. I appreciate it.

So I think Julia Damiano has Governor Weld on the phone so Amanda, if you could unmute Julia, that would be great.

>> AMANDA POGGENBURG: You should be able to unmute yourself now.

>> REGAN CHECCHIO: Julia, are you able to hear us?

>> AMANDA POGGENBURG: I see that you're unmuted but I can't hear you if you're speaking.

>> REGAN CHECCHIO: There is a second Julia Damiano, Amanda. I wonder if we unmute that version --

>> AMANDA POGGENBURG: I do see a couple of mentions in the Q&A from Julia about it not working.

>> REGAN CHECCHIO: Oh, okay.

Let's try it one more time. Looks like it's there.

>> Hi. Can you hear me?

>> REGAN CHECCHIO: Yes. Welcome. Apologies for all the technical issues, Julia.

>> Sorry about that so I have Governor Weld here on speaker.

>> Can you hear me now?

>> REGAN CHECCHIO: Welcome Governor, apologies.

>> Thank you so much.

[ Echoing ]

[ captioner unable to hear speaker ]

>> REGAN CHECCHIO: I will actually say the sound quality just went badly so I don't know if --.

>> Can you hear him now?

>> REGAN CHECCHIO: Let's try it one more time.

>> Unmute. Unmute. Can you hear me?

>> REGAN CHECCHIO: Yes, we can, thank you, Governor.

>> So I think there's an issue of equal protection and racial justice here. This park was designed by Frederick Law Olmsted and came into being 526 acres all parkland in 1895 and it's been whittled away ever since for the golf course, for the Shattuck Hospital, and the surrounding areas are mostly predominantly Black and Brown communities, and I'm not aware and I think I would be aware if there were other parks, state parks, city parks that have been so whittled away as this one, and here everything that was projected to be done at the Shattuck site can be done at the Arborway yards and more and it's right by the Forest Hills subway so it will be much better for the people who will be the beneficiaries of that housing at Shattuck but to me it's almost unthinkable to pass up the opportunity to have Franklin Park be all green. The people that live in the surrounding neighborhoods absolutely depend on that so I think we should recognize that there's an issue of racial justice. Roxbury, Dorchester, Mattapan, and JP are all environmental justice communities and the State and City should be able to come to agreement on this because I think it's a win-win-win. Thank you very much.

>> REGAN CHECCHIO: Thank you very much, Governor. Appreciate your comments.

Amanda, can you unmute, I think...

>> AMANDA POGGENBURG: Yeah, I am working on it right now. Hold on one second. Let me see if I got the right one.

>> Secretary Sudders: **Secretary Dukakis**.

>> You just unmuted me again, sorry.

>> How's that?

>> REGAN CHECCHIO: Wonderful.

>> Can you hear me?



>> REGAN CHECCHIO: Yes.

>> Let me just follow up on what Bill Weld said, and my history on this project goes back a long way, folks. I was a construction worker on this project in the early 1950s. Can you hear me?

Can you hear me?

>> REGAN CHECCHIO: Yes, we can hear you.

>> Okay, so I worked on this project. It never made any sense to me then and it doesn't make any sense to me now. This is precious parkland and the T site is obviously the place for it. I don't understand this, well the T won't agree with it. The T is a public agency. It responds to the Governor. If the Governor whoever that is wants to change that, it will be done. So the notion that somehow the T has a veto power over this is ridiculous. The T site is the obvious place for it. Please study the northeastern study carefully. It was well done by students who I did not supervise but I taught them in the course of their graduate study and I just hope you will take a very good look at this, the Emerald Necklace Conservancy is anxious to work with you and putting this thing a half a mile away makes no sense as all so far as I'm concerned so I hope we can work with you and I hope we can do this right, and I don't want to hear that the T doesn't want it.

Makes no sense to me. What's in the public interest is important. I think it's clear that the Arborway site is the place for this and look forward to working with you on this and with Bill Weld who's a good friend and goes back with me a long way when we were practicing law together back in our youth. So please take a good, hard look at the northeastern study. It's a first-rate piece of work, and that's where this place -- that's where this project ought to go. Thanks.

>> REGAN CHECCHIO: Thank you very much, Governor. Much appreciated. I do want to note that there are some people with some questions in the Q&A about the process for signing up and I will just note that when people registered up until yesterday, there was the ability to pre-sign up in advance so I'm going through that list right now.

When that list is complete, we will open it up to people who did not have an opportunity to sign up in advance so we'll get to all of your comments.

All right, I'm going to go to the next group, which I believe is Sarah McCoy, Stephanie Jackson, and Dorothy Bowers. If you're here, if you want to raise your hands, we will unmute you and take your comments.

Okay, it does not look like any of them are here or wish to speak tonight.

So I will go to **Moira Meehan**, Cynthia Baintan or Patsy Williams.

Looks like Moira is there. Amanda, can you unmute her?

>> AMANDA POGGENBURG: You should be able to unmute yourself.

>> Good evening. Can you hear me?

>> REGAN CHECCHIO: Yes.

>> Wonderful. Thank you. I definitely appreciate the opportunity to comment on this and would comment that my husband and I have lived abutting Franklin Park for over 40 years, and we are supportive of affordable housing and mental health programs et cetera but absolutely believe that the Arbor Way Yard is the way to go and that the Shattuck space should be turned over into open space, and that we support the reinvestigation of those options. Thank you.

>> REGAN CHECCHIO: Thank you very much. Cynthia, Amanda, if you can

unmute Cynthia.

>> My name is Cynthia Baintan and I've lived in Jamaica Plain for 21 years. I'm a member of the social justice action committee, the first Unitarian universalist church. I'm here to support the vision of redeveloping the Shattuck Campus. I was in the meetings and I thought they were inclusive and fair and I hope this project can start and be completed as soon as possible due to the overwhelming need for these services and supportive housing and I would also add the importance of renovations for existing buildings or any new buildings on the campus to be built to passive house standards of energy efficiency, so and also sourced with renewable energy so Boston can meet its net zero carbon emissions goal before the year 2050 if not before. Thank you.

>> REGAN CHECCHIO: Thank you very much. So the next three are Mark Henderly, James Michael and Tom Kieffer. You want to raise your hands?

Amanda, can you unmute Tom, please?

>> Hey everybody, Tom Kieffer, the Director at 7 Jamaica Plain health center and a 45 year resident of JP. I'm also a former chair of the JP Neighborhood Council many years ago and I haven't mentioned that credential for a long time but I have perspective on Arbor Way Yard. I think one of the people that suggested it said we should make them keep the promises they made 20 years ago and we don't have time to wait another 20 years for the Arborway yard to come around. We really need the housing, really need the recovery services. They're going to save a lot of lives of our patients at the health center, of residents across Boston so I would just encourage that we approve this plan and maximize the number of housing units. Thank you.

>> REGAN CHECCHIO: Thank you, Tom.

James, Amanda will unmute you now.

>> Am I unmuted?

>> REGAN CHECCHIO: You are.

>> Okay. Hi, my name is James Michel. I'm a 35 year resident of Boston, not Jamaica Plain although I'm the Chair of the Social Justice Action Committee at First Church in Jamaica Plain. I believe that this is a cross-city issue and, yeah, it's a matter of economic justice. I think the idea of delaying and moving this approved project which really is ready to go is primed, has been through a fair and thorough process, and delaying it is very disappointing to hear. I do not think that William Weld or Mike Dukakis who lives in Brookline and in Belmont are in a position to speak for the Black and Brown and Indigenous communities that surround the park. I think we need now affordable housing and supported housing for folks with behavioral health issues so I'm in complete support of going with the project as approved today.

>> REGAN CHECCHIO: Thank you, James.

The next three signups I have are Robert Redd, Martha Karchere and Luis Requena.

Amanda, can you unmute Luis?

>> Can you hear me now?

>> REGAN CHECCHIO: Yes, welcome.

>> Thank you. I completely agree with the previous speaker, Mr. Michel, and I think the idea that you will have to go to the drawing board to start again all over doesn't make any sense at all and the idea that the park was conceived by Olmsted fine, it was perceived by Olmsted, but it's huge and the idea that we have to recover those 7 acres or 13 acres, whatever it is, doesn't make any sense. I live in the South End. The

replacement of the hospital will be coming about two blocks away from my house, and so we are willing to accept that but at the same time, we want to continue to have services over there. We cannot in the South End just have everything that nobody else wants, so let's have it. Let's go forward. No more delays. Thank you.

>> REGAN CHECCHIO: Thank you, Luis.

**Marjorie Greville**, Elena Saporta and Andrew Sharp are next, if they could raise their hands.

>> AMANDA POGGENBURG: It looks like Martha from our last group just joined.

>> REGAN CHECCHIO: Great. Thank you, Amanda. Can you unmute Martha?

>> Hi. Can you hear me?

>> REGAN CHECCHIO: Yes, welcome.

>> Thank you so much. My name is **Martha Karchere**, and I'm a 32-year-old resident -- 32 years in Jamaica Plain, a much older resident, and past president of Franklin Park Coalition, and I'm a family medicine physician, as well. And so I'm speaking for placing the supportive housing in the Arborway site. It is much more humane. It's according to recommendations about where you place supportive housing. It's much better for the people who live there to be in neighborhoods. It's better to be close to transportation. This is clearly a win-win proposal to get some of the land that was taken over 70 years ago from the park, when so much of the park now is actually not accessible to all the communities around the park, to get those 13 acres back to the park is good, and to put supportive housing in the Arborway yard is better for the people who will live there. Thanks.

>> REGAN CHECCHIO: Thank you, Martha.

Amanda, can you unmute Marjorie for us, please?

>> AMANDA POGGENBURG: Marjorie, you should be able to unmute.

>> Hi. Thank you for taking my comments and good evening to all of you. I want to echo Martha who just spoke, because I think a transient oriented mixed use development is a much better place for mixed use housing. I think the formerly homeless and all the other people who you're designing for will be much more comfortable in a location that is in part of a community, and I think this site, the Shattuck site, is isolated, and when you talk about biking and walking being a priority, a lot of the people you're talking about servicing, biking and walking is difficult for them, and having that distance is a problem.

I also am very concerned that in the future, parkland and green space is going to be even more important than it is today, and I think adding this back into Franklin Park will be a wonderful addition to that -- to that community, and will be just -- people will be thanking you for the next 100 years so I urge you to return it to Franklin Park. Thank you.

>> REGAN CHECCHIO: Thanks. Thanks, Marjorie. I will, I know Elena is next. I'm going to read the next three names of I think I said Andrew Sharp, **Betsy Ridge Madsen**, Teronda Ellis. While we're getting everyone in there, I also want to acknowledge there's a lot of really great comments tonight in the Q&A, very thoughtful ones but there are some questions that we're getting repeated so I do want to sort of turn to our Project Team and Loryn and Emily and team, first to ask, there's a question about the 99-year lease, and what recourse residents, clients, neighbors, et cetera would have if any issue arise so is there any way you can speak more to the 99-year lease model? Sorry to put you on the spot.

>> LORYN SHEFFNER: I'd like to come back to that or potentially address it in a longer -- in another manner.

>> REGAN CHECCHIO: Okay. So I guess I will turn it over to Elena right now. Amanda, can you unmute Elena?

>> Can you hear me?

>> REGAN CHECCHIO: Yes, sorry.

>> Good evening my name is Elena Saporta and I represent the Boston Society of landscape architects, the museum necklace Conservancy. One thing the pandemic revealed how essential public parks and access to nature are important to physical and psychological well being of urban dwellers. They designed the park to serve as Boston's own central park. It continues to be located in the geographic center of the city. It's considered to be the crown jewel of the Emerald Necklace and is one of Olmsted's foremost works. Close to 70 years ago the Shattuck Hospital site Heathfield as it was then known in his day was removed from Franklin Park. We have the opportunity to reclaim and restore this critical missing piece of our beloved park. Or bore way yard is and housing for the formerly homeless than the Shattuck hospital site. It provides excellent access to transit, urban amenities and job opportunities. Planning for the Arborway site has stalled for far too many years. We have before us the tremendous opportunity to enact a win-win scenario one that gives parkland back to the people and provides a potential to create a state of the art Transit Oriented Development in the very heart of Boston. Thank you.

>> REGAN CHECCHIO: Okay, thank you.

Betsy, Amanda if you could unmute Betsy.

>> Betsy Ridge Madsen, can you hear me?

>> REGAN CHECCHIO: Yes.

>> Great, I'd like to make two points. First, the future of this site is really of national concern. It's not only local but as you've seen from the number of people who have registered this hearing is getting national attention and we're talking about a piece of one of the most famous Olmsted designs in the country. We have a chance to restore the site and we should do that. By contrast DCAMM proposal is giving it away to a developer for 99 years. That's three generations from now.

The second point, DCAMM proposal asks for about 27 different waivers of Massachusetts general law. Two things are striking about this request. One is that they're saying that this is surplus property. How could it be surplus? And the other is that they're asking the State, that State and local polling not be required, by these waivers the Asset Management Board takes all control from the people of the Commonwealth.

Why should they be granted these waivers? We the people need to have a voice. Thank you.

>> REGAN CHECCHIO: Thank you, Betsy. Okay, so it looks like we have Ann Walsh, Aurelius Poe and Joanne Robinson next.

Ann, Amanda, will unmute you now.

>> AMANDA POGGENBURG: You should be able to unmute yourself, Ann.

>> REGAN CHECCHIO: Ann, can you hear us?

>> I'm all set, thank you.

>> REGAN CHECCHIO: Great, thank you.

You mean your all set? No comment, Ann?

>> No comment.

>> REGAN CHECCHIO: Okay, great. All right, I guess next on my list would be Karen Mauney, Renee Welch and Jeffrey Jacobson.

Okay. Jessica Ingram, Heather Mikreto and Patrice Trisvan.

So Amanda will unmute you, Jeffrey.

>> Hello. So locating the facility in the Arborway is a great idea, but is it just a mirage? Is it something that could be done with just a year or two delay? Without knowing that, I can't take that proposal seriously.

On the other hand, we've got a plan to rebuild Shattuck, to serve people who need it most. The park is huge. It really -- we really can afford a small amount of green space to care for the least fortunate among us and that benefits the whole community. It's a realistic plan that can get done, and it needs to be done soon.

>> REGAN CHECCHIO: Thank you, Jeffrey.

Heather, Amanda will unmute you.

>> Okay. Can you hear me?

>> REGAN CHECCHIO: Yes, welcome.

>> Okay, thank you. Yes, I moved to Jamaica Plain in 1983, and I've lived in the Forest Hills neighborhood across from Forest Hills Station for about 14 years. And I agree with the comments about how the pandemic has shown the need for being out in green spaces and spending time in nature. I couldn't agree more but the pandemic has also exacerbated the epidemic of opioid overdoses and the housing crisis. In 2020 there were at least 81,000 opioid overdose deaths.

My son, who suffered with mental illness and addiction, lost his battle with opioids five years ago. The only place he was able to find treatment was the Shattuck, and believe me, we looked and you would think in a world-class city for medicine like Boston, you'd be able to find treatment for people with dual diagnosis but the only place we could find was the Shattuck.

I would say that the services for housing and for --

>> REGAN CHECCHIO: Heather, I'm just going to let you know we're a little over time, I'm sorry.

>> I also just want to mention that 13 acres out of 526 or 27 is just under 2.5% of the park, which seems an insignificant -- a small amount to sacrifice for taking care of people.

>> REGAN CHECCHIO: Thank you Heather.

I will also note, Teronda Ellis, we called you a little while ago and I noticed in the queue -- you may not have heard me so I will ask you if you could raise your hand. Great, Amanda will unmute you now.

>> AMANDA POGGENBURG: You should be able to unmute yourself.

>> There we go. Good evening everyone. Thank you. Teronda Ellis, City of Boston resident, life long resident, participant in many, many activities at Franklin Park since my childhood.

I just want to speak on behalf of my dual role as a City of Boston resident, a person of color, and now as the CEO of JPND. I think it's exciting to hear so many people with strong comments. I think we have to remember that we're all kind of working towards the same set of principles here, and so I would just encourage us to understand that our positions need to be flexible. I think we've heard a lot about what is ideal and we know that getting work done in this city, we need to take advantage of the moment.



We have a number of crises that we are dealing with, and I can tell you as a person of color who grew up in the projects and has many, many different iterations of family life, the one that is the most disturbing to me is having a number of family members who have suffered from multiple, multiple years where a call hasn't been answered on substance abuse, and so if we have an opportunity to deal with this now, we will have more opportunity to talk about the Arborway yard. There are commitments outstanding but I don't think we can say that it's a one or the other. We need to find ways to find common ground and get together around these issues and get moving.

>> REGAN CHECCHIO: Thank you, Teronda. I will note that I saw Karen Mauney had her hand raised. It doesn't appear to be raised any longer. There it is. Amanda, can you unmute Karen, please?

>> Hi everyone. Can you hear me?

>> REGAN CHECCHIO: Yes.

>> Hi. Thank you very much. My name's Karen Mauney Brodek the President of the Emerald Conservancy. Boston's Emerald Necklace is a very important park system for the City of Boston and I really do appreciate as we work in the parks every day, the importance and the challenge of the opioid and the homeless challenges the city deals with and for that reason is what we heard and we know this is really an important set of needs and we must find a location so we looked at all of the opportunities around us, using the assistance of northeastern and determined that the Arborway yard site provides so many better advantages in terms of access to transportation and other things. There's been a long planning process. A lot of people said we love the Arborway yard site as a possibility but it's just too hard, it's so complicated but we're here trying to propose the radical idea that two State Agencies work together to do the right thing for the long term. We're talking about hundreds if not thousands of years of development that will be based on decisions we make today. I absolutely feel the need to do something quickly but the plan before you today which issues an RFP today and the developer is selected next year and two years now after an article 80 process doesn't provide a quick solution at the Shattuck yards. Instead the or bore way yard site is 13 acres of well undeveloped space and can allow for both a new electric bus yard, affordable housing the community was promised 20 years ago and these important services located in a location that would be better for them and I hope we can pull together to do something that would be best for the city long-term. There's a massive amount of federal money available right now.

>> REGAN CHECCHIO: We are at time, Karen, I'm so sorry. Sorry. On the sign-up list I have, I'm not sure if I called already but Patrice Trisvan, Ben Taylor and Jonathan Bowen-Leopold.

>> Hey, folks, thank you. I didn't think you'd call me. I'm a statewide advocate, so one thing I just want to mention is that I've heard good things from some mental health experts about the Pine Street site at Shattuck. It has a good reputation, there's good human rights. Folks can gather to have coffee and cigarettes with their friends and their staff and the folks who are there to help them and we're concerned about people being discharged to the street from public mental hospitals. Sending them to an approved large area where folks can stay at a shelter for free and have large full males, often those folks have trouble shopping and buying and preparing meals so they can stay there for free. That what I'd try to priorities. I don't have the expertise otherwise but that's what I would strongly recommend. Just prioritizing free shelters, people just

being discharged from mental hospitals, they eat well with a clean place to sleep. I just want that too be the priority as much as possible.

>> REGAN CHECCHIO: Thank you, Jonathan.

I think we have Tyler Moulton, Joseph Galioto and Touray Turnbull next.

Not seeing those hands raised. I would move to Jan Griffin, Leslie Martin, and Kathleen Harrison.

Jan, Amanda will unmute you now.

>> Hi. Can you hear me?

>> REGAN CHECCHIO: Yes.

>> Okay, great, thank you T I'm Jan Griffin representing the Pine Street Inn and the Inn is in full support of the vision plan of 2020 for the Shattuck Campus. The Inn's vision is a permanent home and community for everyone. As you know, a shelter for persons experiencing homelessness has been on the Shattuck Campus for decades. The adult individuals staying there tonight deserve to be in housing. Our job as the agency running the Shattuck shelter is to make the experience of homelessness rare, brief and one time. The only obstacle in the way of achieving that goal is the overwhelming lack of affordable supportive housing in Boston. The Shattuck Campus site is extraordinary. It is the perfect setting for supportive housing. To state the obvious, opportunities abound for therapeutic gardens, landscapings to help residents move through health through interactions with nature, additionally we see the opportunity to focus on the creation of a person centered campus where critical behavioral health systems can work together. This is an opportunity like no other and we applaud you for thinking creatively. Thank you.

>> REGAN CHECCHIO: Thank you, Jan.

[ Captioner disconnected - 8:10 p.m. ET ]

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Question	Asker Name
Thank you for a plan that prioritizes our most marginalized community members	Maia BrodyField
Could you please define or describe exactly what Supportive Housing is? What services are offered? Who is the target recipient of such housing? Is this long-term or short-term housing?	Dan Ferrell
Good evening! What changes will occur to the current campus, and how will it impact the staff and patients currently on campus, outdoor space, recreation space!	Anonymous Attendee
Is the whole campus being demolished? Does that include the hospital? and the power plant?	Louise Johnson
As a lifetime JP resident and a public health practitioner for 25+ years, I fully endorse this proposal for its use to support our most marginalized community members. I would ask that you consider racial equity in contracting procedures.	Maia BrodyField
As a clinician at the current Shattuck Hospital. I respectfully request that the AMB reconsider allowing construction to begin onsite before the Shattuck Hospital is moved. The patients at the Shattuck have already lost important treatment and recreation space given ongoing space needs and the pandemic. Morale of both patients and staff is extremely low given the ongoing effects of the pandemic and our planned move to a less desirable location. The patients have already been subjected to considerable construction noise for upkeep and changes in the current hospital and it seems unnecessarily harmful and unfair to subject these patients to continued construction noise and destruction of the site of which our patients (and staff) will not reap the benefits.	Anonymous Attendee
I would love to see a workforce development model at Shattuck. Unemployment is a major issue in our community and alot of industries will not be coming back 100% anytime soon. Is there room to implement workforce training ?	Brian Worrell
How will you prevent the developer from putting in a big box store or luxury housing to make the site economically sustainable?	Mitchell Rosen
great to see several form of communication close Capt and language for everyone great job	Andrew Sharpe
My name is Red Burrows. I've lived in this area since 1998. I served 10 years on the JP neighborhood Council. I support this project. I think that the design reflects what the neighborhood wants.	Edward Burrows
I worry about projects that reduce parking drastically. Much as we would like to reduce reliance on parking, people drive--sometimes more than one car per family. How about striving to have adequate parking rather than reduced parking. This is a subtle nuance, but I think it makes a difference. Given the isolated location, cars will be required no matter how much we'd like to believe people will walk, ride bikes, take the T (almost non-existent T in the area)	Patricia Knight
How can you call this a planning process when the "goal" is predetermined and the advisory board has a dominance of health care members? A more regional planning process would include the properties owned by the MBTA, the City of Boston and the state in the local area. DCAM is better than this.	Anonymous Attendee
who is the housing going to....will the Community benefit....there are many housing developments no housing needed	Andrew Sharpe
Will preference be given to Bostonians? Will this be a form of re-entry for former inmates?	Anonymous Attendee
If the selected developer receives a 99 year lease, what recourse will residents, clients, neighbors, etc have if any issues arise? This model seems very removed from participation or input from concerned stakeholders during the very long lease period.	Karen Wheeler
Stephen Fox here. I am a member of the CAB and chair of the South End Forum	Stephen Fox
How does this plan propose to address the issue of isolation and access? The location of this facility is not a good placement for those in the therapeutic community in need of a better quality of life. The idea that this project is a benefit for those who were formerly homeless is a sham.	Louis Elisa
Love this plan. I work at the Shattuck Hospital and enthusiastically support this proposal as I witness the great unmet need for affordable housing and substance abuse services. And by the way, the location is not isolated; there are two bus lines that go to Forest Hills--takes about 3 minutes--as well as a bus that goes to Nubian Square.	Karen Johnson
how are we going to help the Dorchester Community....do are we say ok nt moving mass ave problem to Dorchester???	Andrew Sharpe
I have to step away but I am wholly in favor of utilizing the Shattuck space for affordable housing, homeless services, substance abuse services, and green space. Our city needs more spaces like this and I believe the current plan will be a great benefit to Boston city residents. Not only that, but it will help us approach the challenging crises that are facing us in the wake of economic changes and Covid-19. Thank you. - Aadil Sulaiman, Dorchester resident	Aadil Sulaiman
Stephen Fox is 100% correct that the biggest public health crisis we have in the US is the opioid crisis, as anyone can see in Boston driving down Melnea Cass in the South End. Of course the South End likes this proposal, since it would move all of these vulnerable people to Franklin Park, together, isolated, and totally unintegrated into the community, even MORE SO than along Melnea Cass. Out of sight, out of mind!	Anonymous Attendee
My name is Pamela Bender. I live in JP close to the Shattuck site and I am a frequent user of Franklin Park. I fully support this proposal. This site is a unique opportunity to build supportive housing at a scale that makes it cost effective. If we have learned anything from the pandemic it is that we must care for the most vulnerable among us. I really hope that this proposal becomes a reality soon, as it will, as a CAB member stated, save lives. Thank you for implementing such a robust community process.	Pamela Bender
It is incredibly disappointing to hear that the option to better integrate supportive housing units into the community (e.g., at the "temporary" Arborway bus yard), is not being considered. Locating vulnerable communities, in the same place, isolated, in an under-funded public park...I mean, what could go wrong!? These housing units must be better integrated into communities. It is a lose-lose-lose-lose situation for the park, for those who use the park, for neighboring communities, and for the people this development is intended to benefit. How does Mayor Janey respond to the plan put forth under Mayor Walsh? Will there be options to review these plans after this meeting?	Deirdre Rogers
Please don't forget the amazing mental health services that happen at the shattuck!! It's just not the public health devices!	Anonymous Attendee
I want to state my full support and excitement to see this project coming to this stage. I have lived in Jamaica Plain for many years and I work in Public Health and have worked closely with people who are in need of supportive and affordable (truly affordable) housing and access to recovery services. Housing is public health and health is a human right. I am excited to welcome new neighbors to this wonderful neighborhood. Thank you	Rebecca Stouff
can someone say what is happening with the 28 million dollars that is meant for improving Franklin Park and how that relates to the current proposal ?	Patricia Feeley
We have plenty of park land in the area to enjoy. Shattuck occupies only a small part of Franklin, and the plan's benefits are great for the least fortunate among us. Helping them helps the community a lot more than a bit more grass.	Jeffrey Jacobson
can you speak about the integration of this plan with the Franklin Park Action Plan? This plan's documents seem out of date/out of sync with that plan.	Laurie Hutcheson
I want to clear up some history that there were people here in Boston before colonizers and Olmstead and if we want to return land to original purpose then we should be honest that this land is native land and was stolen. There should be at minimum some involvement of indigenous peoples and acknowledgement of whose land we are on.	Anonymous Attendee
remember the environment climate change we need public space parks...	Andrew Sharpe
The city/state have a history of not honoring their stated commitments in Jamaica Plain. The temporary (5 year?) bus yard was created in 2004, and it has been an eye-sore ever since. This could be an enormous opportunity to address multiple issues simultaneously by re-opening this discussion to consider locating (at least some of) the proposed drug treatment services and formerly housing units in the Arborway yard. These are critical needs, but they cannot be all isolated into one space. Franklin Park should be a park, and housing and drug treatment services should be integrated into the community. Just on the edge of the park, but NOT in the park.	Deirdre Rogers
So much concern for green space, so little concern for human beings with substance use disorder. Perhaps with help they too will someday be able to enjoy a park. Right now the park near my house near Mass and Cass has needles instead of wildflowers.	Marla Smith
What would the cost be to try to build this in the Arbor Yard? Uncertainty? MBTA rejection?	Anonymous Attendee



Hi there. I participated in the CAB process. Undersecretary Peters actually looked into the Arborway Yard and spoke with the MBTA. She said that the MBTA would need to conduct a fair market value process and potentially public bidding process. And it would be years before the state would acquire the property from the mSo much of what is being said about the arborway contradicts with what she said.	
Can you all please clarify the process here? I'm very concerned that misinformation is being spread	Desi Murphy
can someone say what is happening with the 28 million dollars that is meant for improving Franklin Park and how that relates to the current proposal ?	Patricia Feeley
Please outline the years-long efforts to build housing in the Arborway Yard. I have been reading about the lack of success of municipal efforts to re-purpose the Arborway Yard for over 10 years. This is a dead issue!	Hope Haff
Do we get to discover what actual conversations w MBTA occurred? Was there EVER a serious effort to study the wonderful opportunity the Arborway Yard site offers for housing in locations close to subway and bus routes?	Tom Jacobson
Can you please state which services will remain here in JP?	Deirdre Rogers
If we all agree that housing is needed then let's pursue housing and development at both locations. Why limit ourselves? I think people here in the hearing and represented on the CAB could join together to get the MBTA to keep its promise with the Arborway Yard while this project continues.	Rebecca Stouff
Instead of assuming delays if Arborway Yard is chosen as a site for supportive housing along with T use, would DCAM explore and respond to the Governor's statement that the current governor can influence and determine MBTA use without substantial delay.	Anonymous Attendee
Thank you so much for cal out the stupidity of the bickering and walking gammit which has no basis in reality except to appeal to those that know NOTHING about the needs and demands of the dependent community.	Louis Elisa
Isolation becomes an even greater issue as it is necessary to have access and communications with ones surrounding community in order to encourage change and intergration.	Louis Elisa
Has there been any consideration of setting side an easement that connects the park with the arborway and the other	Anonymous Attendee
could we have more free shelters and updated soup kitchens? people discharged to the st have a lot of help from free, full meals and free shelters! good human rights - coffee, smoke breaks with staff and friends! free homeless overflow space is best for winter! thanks!	Jonathan Bowen-Leopold
can you speak to how arborway yard is not feasible	Kathy Brown
thanks! more free full meals and shelters! best for any weather! bless you all!	Jonathan Bowen-Leopold
Was the sitting governor at the time consulted when the MBTA said no to the proposal at that time	Dorothy Keeney
The arborway yard would be a better place, but is it a realistic option? Is it an idea that might never happen? Or could it be done with only a year or two delay? Without that information, I can't take the arborway proposal seriously.	Anonymous Attendee
The arborway yard would be a better place, but is it a realistic option? Is it an idea that might never happen? Or could it be done with only a year or two delay? Without that information, I can't take the arborway proposal seriously.	Jeffrey Jacobson
My comment: Private development in all the surrounding communities has removed much of the tree canopy. We need to remedy this by reinvesting in open space and restoring 13 acres for public enjoyment!	Reva Levin
This opiate crisis is our #1 issue & concern for our City. It is affecting families, neighborhoods, etc. The Shattuck Hospital should be reused for much needed housing that is badly needed for this population . The SE, Dudley Sq , Back Bay& especially Newmarket Market Sq is greatly being effected by this opiate crisis. It is time that decentralization needs to happen now! I am for open space however this opiate crisis needs to be spread throughout our City and beyond.	Randi Lathrop
Can we take back land from the golf course??	Jana Pickard-Richardson
I have lived in Jamaica Plain for 15 years and I love the parks too. But we need Shattuck rebuilt more.	Jeffrey Jacobson
Why are we calling this a public meeting when we have no ability to see who is in attendance, even when they are speaking? We have the technology to use gallery view, and be in true community. Using this format is frustrating, and takes the 'public' out of the meeting.	James Michel
Please release this RFP now. It's time to serve this population with services, and housing. My nephew , was mentally ill and took his life. There is NOT enough housing now. JP and this location is perfect for this use and commend the CAC. I urge elected officials, State Depts. move this RFP. As a resident of the SE since 1986, this area cannot take on anymore services in our areas. Let's get this done NOW at this Hospital site .	Randi Lathrop
The Greater Mattapan Neighborhood Council (GMNC) under Article 80 is the organization that would be addressing the zoning and land use including - housing, environmental protection, and transportation elements. There needs to be an alignment between the redesign of Franklin Park, Blue Hill Ave redesign and the Master Planning process happening in the surrounding communities. The GMNC will not support any design that minimizes transportation access across our own neighborhoods or exacerbates inequities in both health and shriking open space.	FATIMA ALI-SALAAM
Yes! Let's rebuild Shattuck Hospital AND build affordable housing in the arbor yard.	Jeffrey Jacobson
I am a Black, 35-year resident of Jamaica Plain, former MBTA Board member, and current BPDA Board member. The Northeastern teams, which I oversaw as a Public Policy faculty member and Director of the Dukakis Center, focused on moving the housing and Shattuck social services to the Arborway site for two reasons - the services would be closer to public transportation, and a mixed use development could generate long-term commercial revenues for the MBTA. The City and MBTA can rapidly negotiate terms for a Shattuck relocation to the Arborway site as long as there's a social justice-focused goal tied to better access to social services and an intent to generate new revenues for the T. The Arborway site is a gateway to Jamiaca Plain and should be respected as such for accessible social services and revenue generation purposes. It's time to review the proposed plan, in light of changes in City governance and a new sense of how racial justice must influence public policies. Let's plan this right, with sensitivity.	Karen Mauney-Brodek
JP is already blessed with an embarrassment of riches with respect to green space. Arnold Arboretum, Jamaica Pond, Sowthwest Corridor and most notably Franklin Park. They can afford 13 acres.	
Many of the people suffering from Opiate use disorder on Mass/Cass are there because there are no comprehensive treatment options. Massachusetts desperately needs all the opiate treatment campuses it can get. Should the washington Street lot become available, we should also use it too. It's not an either or.	
Therefore I strongly support the current proposal.	Andrew Brand
Comment: Much of community gathering in FP occurs across from the Shattuck now; extending open space in that area would really benefit the surrounding community.	Reva Levin
JP has SO much open space !	Randi Lathrop
Hi. This is Ben Taylor, chair of the Emerald Necklace Conservancy. I tried to raise my hand, but for some reason, you couldn't find my raised hand. I applaud the state for addressing the issues of supportive housing and the public health crisis. I think the Arborway Yard offers a vastly superior option for the proposed housing and recovery campus. And still have room for the needs of the T and the commitment to affordable housing made by the city 20 years ago. This can be a win/win.	Karen Mauney-Brodek
As a longtime, daily Franklin Park user, I would love to see a "neighborhood" on the Shattuck site with mixed income housing, including transitional housing. A healthy park is only possible with a healthy neighborhood next to it! Today it's a barren site with no real connection to the park unfortunately. There could be park resources on the site for a new neighborhood - a playground, more tennis courts (long sought by the Franklin Park Tennis Association) and lots of trees (almost none on site now). Thank you!	Christine Poff
I am the Executive Secretary of the Boston Parks and Recreation Commission. I am here to listen.	Carrie Marsh Dixon

I've lived near the Forest Hills station for 30 years. The need for supportive housing for formerly homeless people (POC and working class) in is a crisis.	
The Arborway proposal is a black hole. We in JP have tried that with affordable housing & environmentally sound transportation and green space for 13 years and it never happened. To throw that down now as an option is a total red herring.	
My kids went to the Shattuck Child Care Center for over 8 years.	
Across the street from the hospital is Eliot Field; I coached Regan League baseball and played adult softball there for 25 years.. I ran the Doyles race for 15 years there and have gone on hundreds of family walks in the woods.	
There is ample green space. Across the street is Forest Hills Cemetery. A block from Forest Hill is the Arboretum. At the end of the Arboretum is JP Pond. We are engulfed in Forest Hills with green space. It is beautiful! But the dire need now for supportive affordable housing is for low-income people and POC. Thank you.	Kevin Whalen
The site is quite close to many services & easily walkable from Forest Hills station in about 10 minutes.	Sarah Horsley
I've been listening to the comments and have the following observations: 1) I can't think of a better place for supportive housing than a small chunk of Franklin Park. Many of the speakers mentioned the importance of green space to the community, but why wouldn't the benefits of green space also accrue to those in supportive housing? 2) I don't follow those that are advocating Arborway Yards over the Shattuck site, but I noted that most of the people advocating Arborway yards appear to be more interested in keeping the project out of Franklin Park than doing what is best for those in need of supportive housing. The accessibility argument doesn't resonate as a reason to change the site. 3) As a long-term resident of Jamaica Plain and frequent user of Franklin Park near the campus, my biggest concern is safety and clean-up around the supportive housing. I've seen substance abuse on the campus when taking walks and discarded trash on the grounds around the campus.	
Thank you.	Anonymous Attendee
While JP has been mentioned MANY times tonight, Franklin Park also serves many residents living in Roxbury, Dorchester, and Mattapan, which do not have as much green space. - Erica Mattison, JP resident	Erica Mattison
I grew up in Jamaica Plain and I am a long time resident of Dorchester. Franklink Park has been a green space that my family and friends have used for generations. I believe that we should be focusing on the best interest of human beings and not solely on green space. We must focus on affordable housing, substance abuse assistance and mental health issues. I would ask Governor Baker to use his powers to use the MBTA space, which could possibly allow for even more housing.	Theresa Latson
Several speakers are under the erroneous assumption that the Shattuck site proposal includes affordable housing, in addition to housing for the formerly homeless. People need to be made aware of the fact that the Shattuck site can only be used for Health-related services. Please enter this fact into the record.	Anonymous Attendee
I am Maryanne Frangules, MOAR, Massachusetts Organization for Addiction Recovery, Executive Director. We support use of the Shattuck Campus for necessary housing support and services for persons in need of addiction support. Too many have died. Too many are experiencing homelessness and in need of multiple supports. We appreciate the time and consideration for this necessary project.	Maryanne Frangules
Boston needs treatment and housing, we need to move forward with the plan as presented. Thanks.	Joe valley
This whole process is a sham. You could have been working in any dictatorship in the world and not have done a greater job at destroying the process of communication and open access to meetings. There is no need to comment because you are not listening to what people have to say as you have already made up your mind and your do not give a good damn what people have to say. You all are disgraceful	Louis Elisa