



JOSEPH A. CURTATONE  
MAYOR



**CITY OF SOMERVILLE, MASSACHUSETTS  
COMMUNITY PRESERVATION COMMITTEE  
FY15 FUNDING APPLICATION  
COVER PAGE**

**1. PROJECT INFORMATION**

PROJECT NAME: Somerville Community Growing Center Upgrade Community Design/Build Planning

PROJECT LOCATION: 22 Vinal Avenue, Somerville, MA

LEGAL PROPERTY OWNER OF RECORD: City of Somerville

ONE SENTENCE DESCRIPTION OF PROJECT: Completion of current in process upgrade planning, using regenerative systems design approach, completion of construction documents, and related experiential/educational events and activities to engage community in process.

*Please indicate (X) the approved category(s) from your Eligibility Determination Form.*

	Open Space	Recreational Land	Historic Resources	Community Housing (blended projects only)
Acquisition				
Creation				
Preservation				
Support				
Rehabilitation/Restoration		X		

ESTIMATED START DATE: Spring 2015

ESTIMATED COMPLETION DATE: Sept 2015

CPA FUNDING REQUEST: \$52,090

TOTAL BUDGET FOR PROJECT: \$69,210

**2. APPLICANT INFORMATION**

APPLICATION NAME / ORGANIZATION: Friends of the Community Growing Center

CO-APPLICATION NAME / ORGANIZATION: City of Somerville, Transportation and Infrastructure Dept.

CONTACT PERSON: Lisa Brukilacchio

MAILING ADDRESS: 16 Holyoke Rd, Somerville, MA 02144

PHONE: \_\_\_\_\_ EMAIL: lisa.bruk@gmail.com

**3. SIGNATURES**

I (we) certify that all information provided in this entire submission is true and correct to the best of my (our) knowledge and that no information which might reasonably affect funding has been excluded. I (we) authorize the Community Preservation Committee and/or the City of Somerville to obtain verification from any source provided.

Name (printed) \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Name (printed) \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

**FOR CPC USE:** Date Received \_\_\_\_\_ Date Reviewed \_\_\_\_\_ Date Applicant Notified \_\_\_\_\_



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## CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE FY15 FUNDING APPLICATION SUBMISSION REQUIREMENTS CHECKLIST

Please check (✓) each item included in your submission, which should include the applicable items in the order listed below.

### GENERAL:

- Application Cover Page (form provided)
- Submission Requirements Checklist (this form)
- Narratives (prompts provided)
- Project timeline: a project schedule showing all major milestones (i.e., study, design, environmental, permitting, construction, etc.), including receipt of other funding sources

### FINANCIAL:

- Budget Summary (form provided)
- Itemized budget of all project costs, including the proposed source for each cost
- At least two written quotes for project costs. If quotes cannot be secured, detailed cost estimates may be used if a thorough explanation of the estimates is included.
- Proof of secured funding (e.g., commitment letters or bank statements), if applicable

### VISUAL:

- Map of the property location showing all features pertinent to the project, including current or future rapid transit stations
- Photos of the project site (not more than 4 views per site); include digital copies

### OWNERSHIP/OPERATION (NON-CITY):

- Documentation of site control or written consent of the property owner to undertake the project, if the owner is not the applicant - *in process with legal department*
- Certificate of Good Standing from the City, if applicable
- 501(c)(3) certification, if operating as a non-profit
- Purchase and sale agreement or copy of current recorded deed, if applicable

### COMMUNITY SUPPORT (RECOMMENDED):

- Letters of support from residents, community groups, other City boards, commissions, or departments, or from City, state, or federal officials - *in process*

### HISTORIC RESOURCES PROJECTS:

- Documentation that the project is listed on the State Register of Historic Places or a written determination from the Somerville Historic Preservation Commission that the resource is significant in the history, archeology, architecture, or culture of Somerville.
- Photos documenting the condition of the property
- Report or condition assessment by a qualified professional describing the current condition of the property, if available.

### PLANS AND REPORTS (IF AVAILABLE)

[if available in 8½ x 11, include in the application. If not, include separately, not bound to the application]

- Renderings, site plans, engineering plans, design and bidding plans, and specifications
- Applicable reports (e.g., 21E, historic structure report, appraisals, survey plans, feasibility studies). Note: for reports of more than 10 pages, applicant may provide 2 copies, rather than 11.

*See concept proposal booklet*

*See concept paper booklet.*

## **Friends of the Community Growing Center CPA Proposal December, 2014**

Somerville Community Growing Center Upgrade Community Design/Build Planning

### **Project Description:**

*1.1. Describe the project, including the project location and the property involved*

This Project is based at the Somerville Community Growing Center at 22 Vinal Avenue, just down the hill from the High School and just outside Union Square. The city-owned property is slightly larger than a quarter acre, adjacent to Nunziato Field on Summer Street.

The project will enlist the additional expertise of two community landscape design based non-profits (Community Outreach Group for Landscape Design and Terra Cura) to:

- 1) Assist the Friends in completing the current community design process that is inclusive of the lawn/labyrinth and the back retaining wall areas but will be comprehensive in the context of the need for landscaping upgrades to the entire space;
- 2) To complete related construction documents that can be used to support funding requests for implementation in partnership with the City. These documents will reflect all required City zoning and permit requirements, as well as complement the educational/experiential history of the site as a community design/build opportunity and the need to continue to serve as a multi-use recreational site for residents of all ages;
- 3) To support related experiential/educational events to actively engage the community in the process, in keeping with the mission of the Growing Center as a place for learning about the interfaces between the natural world and our urban setting.

*1.2. Why is this project needed? How does it preserve and enhance the character of Somerville? How does it benefit the public? What populations does it serve? How will the success of this project be measured*

Results of the Somerville Public Open Space Survey 2008 (n=906) indicated that: The most frequently visited parks were reported to be the Community Path (10% of respondents), 7 parks were cited by 5-8%, 12 parks in the 2-4% response range (including the Growing Center), with the remaining parks at less than <2%. On the question "What open space activities do you attend?" (N=751), 34% responded "the Growing Center". The Growing Center was cited as one of seven "unique, special city parks" in a public open space meeting 4/2008. The Union Sq Open Space Planning district, as designated in the City's Open Space and Recreation Plan 2008-2013, is an area that includes the Growing Center in its range and houses 9,925 residents in 0.54 acres. It was noted in the area study that more active space for young children is needed in this area. The OSRP also stated that this is an area where the creative arts have rapidly increased use of open space--- a practice that was a founding principle of the Growing Center, to actively engage the arts community.

This project would address the reality that the current site was originally designed for a 10-year time frame—but has now served the Somerville community for over 20 years. For example, the growth of trees on site has shifted the functional options for activities such as urban agriculture within the site itself, requiring reallocation of space to preserve and enhance recreational functions. The lawn has been compacted by heavy equipment and use and wooden structures are reaching the end of their natural life span.

This project models the multi-use of urban open and recreational space in keeping with the diversity and density of Somerville. It will serve to expand on and enhance both the physical site characteristics and the capacity to support mixed recreational and urban agriculture programming and activities at this space that has served as a model both locally and

## **Friends of the Community Growing Center CPA Proposal December, 2014**

nationally. The collaborations established to support this project also serve as a model for public-private partnerships to increase meaningful utilization of urban open space. This design will allow the site to serve as a basis (both material and educational) for expansion of urban agriculture, ecological and economic practices to other parks of Somerville and Greater Boston. The upgraded designs will all the site to highlight the principles of permaculture and regenerative system design in the urban setting, providing examples of integration of sustainable practices and urban agriculture—in the scale of a Somerville resident's life experience. The design will enhance the opportunity for residents of all ages to engage in experiential education in a recreational open space setting, bringing sustainable practices and materials into their own homes, enhancing the overall sustainability of Somerville. The CPA funding will allow the completion of a community design process initiated three years ago in partnership with the Boston Architectural Center intern program, providing the funding to move designs to construction and education documents in keeping with all local zoning and permitting requirements. The City Parks & Open Space Department has been in discussion over this period, recommending these steps to insure that the Growing Center space can be considered for upgrades in synch with Nunziato Field to optimize the adjacencies of these city properties to broadly serve the public for many years.

It should be noted that the Center and the work of the Friends has been highlighted at the state and national levels through award recognition and/or invited presentations at national conferences such as two American Community Gardening Association conferences. The Growing Center's existence was one of the reasons that Somerville was invited by the National Parks to apply as a Groundwork community. Gina Foglia, previously of Foglia Design Associates, Inc., and Lisa Brukilacchio, co-founder of the Growing Center, were the initiators of the process that eventually led to national funding and the creation of Groundwork Somerville, with Lisa serving on the founding board of directors representing the Growing Center.

The Growing Center is densely packed, host to diverse plant species in a space that is required to serve many functions-mirroring Somerville. It was an early promoter of urban agriculture—serving organic tomatoes to local food pantries as well as to attendees of cultural events in 1995. Part of the initial intent was to serve as a place where different cultures could come together to learn about each other, to grow and to grow community. This lived out through volunteer programs that were inclusive of diverse populations across age, gender, socio-economic status, ethnicity, language and ability. Another early goal was to support experiential education, partnering closely with the Cummings Elementary and the High School Vocational programs to build much of the site and to develop after school and summer programs. The Arts Council has collaborated to offer a Summer program since 1995, which is still going strong. An annual calendar of events includes agricultural calendar festivals to start and end the growing season as well as a wealth of cultural and educational events across the seasons, free to all residents. A special emphasis on promoting outdoor free play and physical activity has been supported by our Children in Nature Initiative, including weekly playgroups from toddlers through elementary age, in addition to special play focused programs. Outreach and training was provided to local day care centers and kindergartens to promote utilization of this space for young children. Field trips by these programs and school groups are supported by a team of volunteers and a special orientation for teachers.

The Friends manage the volunteer activities that support all the site maintenance and programming, as well as raising all funds to serve the site. The primary expense is a

## **Friends of the Community Growing Center CPA Proposal December, 2014**

consultant to help coordinate volunteers, which is about 80% of the annual budget. In kind support from volunteers from just three programs- the Watering Angels, Garden Team and Open Garden Hosts- represent over 700 hours, worth \$11,900 of services. This does not account for the Board's contributions, the volunteers who run weekly programs, the beekeeper, or the residents who volunteer their talents to teach or perform.

Orientation sessions are held at least monthly during the growing season (April- October) to provide historical, logistical and safety information for interested volunteers. In 2014, 53 new people completed the orientation process. This makes a person eligible to host an event or open the garden to the public (there is an "open door" policy, that when a volunteer is visiting the garden that the door is open and the "OPEN" flag is out to let the public know they are welcome.) The Friends have 496 in our Volunteer database and 609 on our News and Events monthly email news list.

Populations served at the site have evolved over the years. Early days saw many elementary, middle school, and high school students on site due to proximity of the Cummings and the High School as well as serving as a training site for the Groundwork Somerville Green Team. The closing of the Cummings, the end of the Peer Leadership Program at the Somerville Youth Program, and the change in the block schedule at the high school impacted this population's access. Partnering with the Somerville Family Play Groups helped to inspire the Children in Nature Initiative leading to serving a younger population of pre-schoolers. The volunteer base moved from early gardeners, Conservation Commissioners and artists to more of the 25 to 35 years old constituents who now predominate the Somerville demographics. They appreciate the opportunity to meet young and old (our oldest active volunteer is 90) and in-between. For many of the young adults, the Growing Center serves as an entry point to other City programs and initiatives that they have embraced.

### *1.3. How does the project meet the general and category-specific priorities outlined in the Community Preservation Plan?*

The Growing Center is applying under Recreational Land category, under the area of Rehabilitation/Restoration. The Growing Center provides both active and passive open space based recreational opportunities for residents. This project clearly addresses priority #4 to **"Rehabilitate and restore existing recreational land according to need."** At the same time, it addresses both #6 (**Creatively and coherently combine multiple uses that meet community need**) and #7 (**Expand urban agricultural opportunities**). The early work of the Center won recognition from the Massachusetts Horticultural Society and Massachusetts Federation of Garden Clubs for creative multi-use of limited open space supporting the recreational activity of gardening collectively in the city, serving as inspiration for subsequent open space developments. The mix of programming space, especially for introducing our youngest residents to play in a naturalized environment, with elements of both urban wilds and urban agriculture—as well as space for cultural events—is unique. As a promoter and supporter of urban agriculture for over 20 years, the Growing Center helped set a foundation that the current administration has translated into policy. Though the site does not support individual growing plots such as the community gardens, it has long supported individuals on the waiting list with a true desire to get their hands into the urban soil and to be part of growing both a better community through active engagement and local produce to be shared by the growers and with local agencies. As the site develops around the proposed design system, it will continue to serve as an educational center for residents to come experience a variety of long successful as well as more newly innovative urban agricultural practices.

## **Friends of the Community Growing Center CPA Proposal December, 2014**

*\*Note- Please refer to the provided booklet--“Somerville Community Growing Center: Design-Build Regenerative Systems Concept Proposal” produced by Terra Cura to complement this proposal through a visual narrative.*

### **Financial**

*2.1 Describe all successful and unsuccessful attempts to secure funding and/or in-kind contributions, donations, or volunteer labor for the project. Describe any cost-saving measures to be implemented.*

The most successful attempts to secure financial support for this project have been the engagement of Community Outreach Group (COGdesign) and Terra Cura as active partners who have jumped in to provide initial in-kind support for proposal development and follow up work over the winter months. COG has 18 years of experience in facilitating community based design projects, enlisting pro-bono support and leveraging resources to help bring professional level skills to bear in community based settings. Terra Cura lends their distinct permaculture and sustainability/systems design to the Friends work, which fit well with their desire for an urban demonstration site to complement their broader NE based design consultation work. The Friends is a volunteer based organization dedicated to the Center meeting the needs of the community. For this project, we are building on the pro-bono community charrettes held with BAC students in 2012—and plan to engage our board and volunteer member base to participate in the Phase II design planning completion in January- March 2015. The crux of this project is to leverage resources and funds to 1) be able to be in a position to participate with the City in the timing for the upgrade implementation for the larger open space of adjacent Nunziato Field and 2) to insure that the ensuing process engages community members in better understanding the numerous considerations in providing multi-use recreational, urban agriculture, and ecologically designed space in our densely developed city. It should be noted that the Friends fundraising role will continue to support the various phases of this project along the way, to supplement the CPA funding.

*2.2 How was the total CPA funding request determined?*

The funding request was developed collaboratively through the proposal team’s meetings to focus on the outcomes of completing community design process with a goal of creation of construction and education documents that can address the Center’s needs while meeting multiple community needs and supporting urban agriculture at this site (emphasizing that a larger part of the design intends to have the community education themselves through the implementation process.). We see this project as a few stages, building on past activities and looking forward to funding the staged implementation of prioritized upgrade across the site. The CPA request was determined accordingly, while honoring significant in-kind and volunteer contributions of all partners, while recognizing the need for paid professional services at this next stage. The contributions of the Friends, Terra Cura and COGdesign reflect a mix of funds requested from the CPA, pro bono services, and funds to cover discounted services or fees incurred over the next 4 months that will be generated from the Friends targeted annual appeal.

*2.3 Will the project require funding over multiple years? If so, please provide annual funding requirements.*

The design completion and construction document phases of this project are intended to fit into one year. What makes this process unique is that the proposed “whole-systems’ design will take into consideration long term implementation and maintenance costs, designing

## **Friends of the Community Growing Center CPA Proposal December, 2014**

around eventual low to zero input use for the site. It is acknowledged that next steps, funding the implementation of the complete upgrade, will be an initial investment over a multi-year process.

### **Project Management**

3.1 Describe the applicant. What is history and background? Provide any relevant information.

The lead applicant is the Friends of the Community Growing Center, Inc. (501c3), in partnership with COGdesign (501c3) and Terra Cura, Inc, (501c3 status-pending) with the City as co-applicant (the Parks Department of OSPCD).

This project is a collaboration of three non-profit organizations, which will work together with the property owner and co-applicant, the City of Somerville, to revitalize the targeted urban open and recreational space. An email query last fall from the Friends to two of the original community design partners, asking for help supporting the needed steps for redesign, has resulted in a timely coming together of forces that are forming this working relationship. This coming together of non-profits around this City space is new- however the players have historical experience in working together, much of it at this site.

### **Friends of the Community Growing Center (FCGC)**

The Friends of the Community Growing Center seek to educate and engage the full population of Somerville, with a focus on children and youth, to provide an open and welcoming location that educates on a broad spectrum of nature related topics and urban agriculture, allows direct engagement with nature, fosters positive community interactions and allows for a culturally enriching experience through internally managed and externally collaborative programs or projects. For twenty years, the Friends have managed the evolving programming and coordinated volunteer efforts to support the program, the people and the place—including fundraising. Founded in 1994, the Friends recently received 501c3 status retroactive to 2010 allowing for more robust fundraising such as this proposal.

**Community Outreach Group for Landscape Design, Inc. (COGdesign)** is a non-profit ~~service~~ organization facilitating: quality landscape design for community based groups, meaningful professional experience for student and practicing landscape designers, and volunteer opportunities for those interested in strengthening communities by creating and improving neighborhood green spaces. COGdesign serves as a facilitator between the community organizations seeking landscape design services and the landscape designers looking for professional development opportunities and community-based field experience.

**Terra Cura, Inc.** is a regenerative design and education organization founded as a non-profit in 2014, currently pursuing 501c3 status. By integrating regenerative land-based design, site management and education, they aim to restore the foundations of community-socially, economically and ecologically. Terra Cura projects are designed to encompass education and experience as a means of empowerment for the community through working collaboratively. Using the principles of permaculture, they focus on efficiency, long term viability and the triple bottom line mentality.

3.2 *Demonstrate that the applicant has successfully completed projects of similar type and scale or has the ability to complete project as proposed.*

## **Friends of the Community Growing Center CPA Proposal December, 2014**

The Friends (FCGC) have managed the space development at the Growing Center since the end of the initial first year of construction (fall 1993- 1994) which had been carried out by the City Planning office, in accordance with city zoning/permits, including construction of the barn built in collaboration with the High School & Next Wave and the implementation of the “Water in the City” elements from a community design process guided by Niall Kirkwood of the Harvard Graduate School of Design. (Niall, who was part of the original community design and build process, most recently served as the connector between the Friends and Terra Cura.) The needs to move the earlier community design process to completion and for professional support for construction drawings led to finding partners with the required expertise and/or experience.

Gina Foglia is the Executive Director of COGdesign. In addition to her extensive professional experience in design and project management, Gina has a long-standing connection to the Growing Center as part of the initial community charrette. As a Union Square business neighbor for years when Foglia Design Associates, Inc. was on Somerville Avenue, she helped facilitate connections and linkages to support the early years of the Center. In this role, Gina worked with the current FCGC president to spearhead a community process which resulted in the birth of Groundwork Somerville. When contacted this fall about helping the Friends, Gina was able to offer the services of COGdesign, including serving as fiscal agent for Terra Cura.

Since 1997, COGdesign has completed over 90 landscape design projects representing work in 30 communities throughout eastern Massachusetts. Projects range in scope from small planting plans to comprehensive master planning.

COGdesign’s services are available to community groups which are prepared to participate actively in the design development process and are challenged by a limited or non-existent budget for landscape development. COGdesign clients include underfunded community organizations such as community gardens, public and private schools, neighborhood parks, Friends groups, affordable housing, churches, historic sites, and municipal agencies

Terra Cura’s design team has a multi-disciplinary combined experience of high level design and engineering background, sustainable farming, education, community outreach and health coaching experience. There is also a support and resource team to help carry out the work at all implementation levels. They have connections to Harvard Graduate School of Design, Bridgewater State University, University of New Hampshire, Marion Institutes, Worldwide Opportunities on Organic Farms USA—among others. The design team integrates skill sets from engineering, architecture, landscape and systems design, holistic health, and sustainable agriculture and community practices across the globe.

*3.3 Identify and describe the roles of all known participants, including the project manager.*

**The Friends** of the Community Growing Center will serve as overall **project manager**, in close collaboration with all partners including the City, throughout. There will be a dedicated board committee that will work with COG design to determine schedules and planning to keep the project on time and progressing towards meeting its goals.

### **COGdesign**

COGdesign’s Executive Director, Gina Foglia, has over 40 years of experience in landscape architecture, land planning, agriculture and horticulture. Her experience includes field work, design, project management and consensus building. For this project, as a representative of COGdesign, she will take on the role **Advisor & Facilitator**. This includes: advising the Friends in making sure schedules are developed and adhered to; all parties are

## **Friends of the Community Growing Center CPA Proposal December, 2014**

communicating with each other and understood by each other, assisting the partners in design within the context supporting urban use and environment. As Facilitator, Ms Foglia will oversee meetings, review sessions and budget conversations, and generally be a guide to the partnership. COGdesign has the experience and capacity in finding professionals, trades-people, and community partners to bring projects to fruition. COGdesign is very much concerned that resources be in place so that projects are sustained over time. COGdesign will act as fiscal agent for Terra Cura, Inc.

### **Terra Cura, Inc**

Terra Cura brings a deep understanding of whole systems and community design to their role of site design. Using the principles of permaculture as a base, their **design and construction and maintenance documents will encompass not only the physical features of the park, but the education and interaction of volunteers and community members with each other as well as the land.** As an organization whose leadership includes Architecture around Ecological Design (Eva Leung) and Ecological Systems Design and Environmental Education (Adam Davenport and Ronald Maribett), they are poised to maintain the integrity of the site while adding innovative design around the goals set by the Friends of the Community Growing Center.

### **City, OPSCD Parks**

The City staff will assist the Friends in insuring that the project team is taking into consideration all requirements for City owned property and the project being undertaken. Attendance at project meetings and/or consultation to designers for working with other City Departments will help to facilitate on time progress.

#### *3.4 Describe the feasibility of the project and how it can be implemented within the timeline and budget included in this application.*

The project is feasible, largely through bringing together a range of expertise to address the needs. This project actually began over two years ago when Boston Architectural Students convened a number of meetings with the FCGC Board and volunteers, as well as interactive presentations at community events, to gather input and information from City residents to inform looking at upgrading the design of the space to meet ever evolving community needs and site conditions. The need to engage design professionals to move to the next step was simultaneous with the release of CPA funds—what appears to be a feasible fit in timing and goals. The fact that this project team has come together in the past two months to generate this proposal (despite multiple personal, family and medical issues impacting key players) bodes well to the potential to carry off the work as laid out.

The phase of Initial Site Visits and Evaluations (Oct/Nov 2014) will inform the Continued Analysis, Research and Design Preparation phase (Dec2014-Mar 2015). Contingent on the award of CPA funding, the Systems Design Development phase (~Mar-May 2015) will commence as allowed by funding cycle. The Construction and Education Documents creation will follow this phase. Throughout, Terra Cura and COGdesign will work with the Friends on 2015 planting and site planning to be in alignment with both site systems and educational goals, making sure to continue the recreational services of educational programming and experiential learning about urban agriculture through the design process. Note that the City and FCGC decision & permitting schedule may change the proposed time line, which may require adjustments. *\*Please refer to pg 24 in the Concept Proposal for a visual of the timeline.*

**Friends of the Community Growing Center  
CPA Proposal December, 2014**

The total budget request is \$52,090, with \$41,690 for design and advisory services and with \$10,400 for supporting materials for initial implementation of design and education principles on site during 2015 gardening season to promote community resident engagement throughout the design/funding/implementation phases. The design service fees cover the system design development and construction & education documents development by Terra Cura principals and/or consultants. In addition, a contingency fee of 10% has been added to help offset any unforeseen complications that exceed the estimated hours of service. The Advisory portion covers COGdesign acting as advisory to both FCGC and Terra Cura in relationship to the design, review, and implementation phases as presented in the Design Concept booklet.

*3.5 Describe any known or potential barriers to the successful on-time commencement and completion of the project, including any permits or inspections required.*

The Friends, CoGdesign and Terra Cura are poised to begin this project and do not see any barriers to this project as presented. However, in order to stay on time for this project, there will need to be on-going communication channels between City partners and project partners to work with the Friends to ensure that no unforeseen barriers arise especially in terms of City finances and/or permitting/inspections.

*3.6 Describe any on-going maintenance required and who will be responsible for it.*

The Friends will be responsible for on-going maintenance of plants and signage, etc., that will be developed to complement the project. This is not anticipated to require support beyond the current volunteer capacity for watering and site support. COGdesign and Terra Cura will advise that sustainable practices and procedures are in place so the strength and sustainability of the site are insured. The proposed whole systems approach by Terra Cura is focused around designing a system throughout the site that increases yields while decreasing both inputs of materials and labor over time. With proper instruction and education, which is a trademark of a Terra Cura design, the Friends will have the knowledge and the skills to maintain and improve the site into the future. There may be opportunity for future separate contracts for horticulture, permaculture, agriculture and environmental education training to insure that new Volunteers and community members are able to benefit from such instruction over time.

***Additional elements of proposal for consideration with submission:***

**Licensing agreement---**The City Legal Department has been working on developing this required agreement. Due to the holiday break, the finalized signed version is not available at the time of this submission, but is well under way and is anticipated to be completed within the next two weeks.

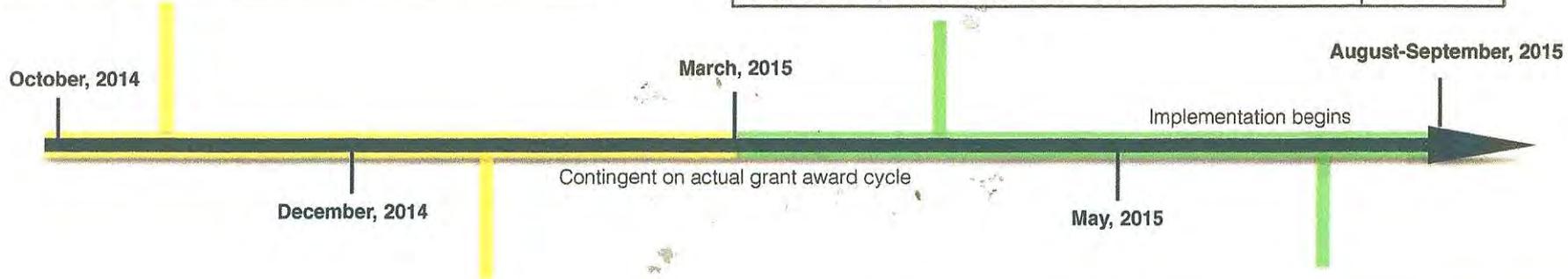
In addition, we have confirmed **support letters** coming from: neighbors, Somerville Garden Club, Somerville Family Learning Collaborative and MA Senator Patricia Jehlen, at a minimum, but were assured that they could be submitted at a later date, within the next week or so.

# DESIGN TIMELINE & DELIVERABLES

Terra Cura In-Kind Donations, Friends of the Community Growing Center
CPA Investment

Systems Design Development	Approx Hrs.
<b>Accurate Site Survey and Base Maps</b>	60
Site & community walkthrough to review concept plan and project goals	
Sector Analysis (Sun Paths/Wind, Microclimates, Hydrology, etc.)	
<b>Systems Design Development</b>	155
<b>Ecological Design</b>	
- Urban Agriculture	
- Waste to Resource Stream	
- Specific Plant Lists Budgeted with Suppliers	
<b>Social Design</b>	
- Education design throughout site	
- Economic opportunity design	
Permitting Requirements (if needed)	
Design and Organize Community Schedule around Implementation	
<b>Design and Implement Repair of Terraced Raised Beds</b>	50

Initial Site Visit and Evaluations	Approx Hrs.
Multiple site visits and evaluations	10
Development of Design Concept	20
Written and Visual Narrative	126



Continued Analysis, Research, Design Prep.	Approx Hrs.
<b>Initial Design Implementation</b>	122
Soil Tests & Plant Evaluations	
Systems Evaluation	
Community Outreach	
Design Prep	

Construction and Education Documents	Approx Hrs.
<b>Fully Rendered Construction Documents</b>	170
Site Maps	
Plant Map	
Use Maps	
<b>Educational Materials</b>	45
Soil and Plant Maintenance	
Compost Methods and Proper use	
Plant and Herbal Use	
Soil and Plant Maintenance	
<b>Economic Design</b>	20
Providing materials and outlines for use of the site to create local economic opportunities	
<b>Design Curriculum Connections for surrounding schools and community.</b>	20
<b>Finalize Schedule for Implementation and Management.</b>	30
Continued outreach to gather community resources for long term site maintenance	
Obtain Quotes and Source for any future upgrade/maintenance options	
Remain a Resource for Correct Implementation and Management	



JOSEPH A. CURTATONE  
MAYOR

Somerville CPA



**CITY OF SOMERVILLE, MASSACHUSETTS  
COMMUNITY PRESERVATION COMMITTEE  
FY15 FUNDING APPLICATION  
BUDGET SUMMARY**

PROJECT NAME: Somerville Community Growing Center Upgrade Community Design/Build Planning  
 APPLICANT: Friends of the Community Growing Center/ Co-applicant: City

SUMMARY OF PROJECT COSTS						
<i>Please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission.</i>						
	PROPOSED SOURCE	EXPENSES				TOTAL
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	
1	Somerville CPA	\$	\$	\$	\$	\$
2	Somerville CPA		\$41,690		\$10,400	
3	Terra Cura		\$10,920			
4	COGdesign		\$600			
5	Friends of the Community Growing Center		\$5,600			
6						
<b>TOTAL PROJECT COSTS</b>		<b>\$</b>	<b>\$52,610</b>	<b>\$</b>	<b>\$10,400</b>	<b>\$63,010</b>

\*Soft costs include design, professional services, permitting fees, closing costs, legal, etc.  
 \*\* Construction includes new construction, preservation, rehabilitation, and/or restoration work

EXPLANATION OF FUNDING SOURCES			
<i>Please explain the status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in application packet</i>			
	SOURCE	SECURED? (Yes/No)	STATUS OF FUNDING SOURCE
2	Terra Cura	yes	pro bono services
3	COGdesign	yes	pro bono services, for client FCGC
4	Friends of the Community Growing Center	no	commitments from board and regular donors for bulk of funds, plus annual appeal
5			
6			

## COST ESTIMATE BREAKDOWN

Terra Cura Lead Designers	Terra Cura In-Kind Donation /Friends Fundraising	
Eva Leung	106	56
Adam Davenport	50	56
Terra Cura Resource Team	0	0
Hourly Rate	\$70.00	\$50.00
COG Design consultation/facilitation	0	10
Hourly Rate	\$60.00	\$60.00
<b>Total Hours</b>	156	112
<b>Cost</b>	\$10,920.00	\$6,200.00
<b>Total Cost In-Kind</b>	<b>\$17,120.00</b>	

Terra Cura Lead Designers	System Design Funded by CPA Investment	
	System Design Development	Construction/Education Documents
Eva Leung	80	170
Adam Davenport	120	60
Consultants	10	10
Terra Cura Resource Team	20	20
Hourly Rate	\$70.00	\$70.00
COG Design consultation/facilitation	35	25
Hourly Rate	\$60.00	\$60.00
<b>Total Hours</b>	265	285
<b>Cost</b>	\$18,200.00	\$19,700.00
Contingency (10% of cost)	\$3,790.00	
<b>Total Cost</b>	<b>\$41,690.00</b>	

Initial Implementation and Education			
Materials	Community Investments	Community Resources for Future Maintenance	Community Outputs
Natural Soil Amendments /Composting Equipment	\$900.00	Community Waste Collection	Economic Opportunities (service for locals)
Plants	\$2,500.00	Traded, Propagated, Gifted	Plant materials to be traded/expanded and shared within community
Raised Bed Materials	\$2,000.00	Generated On-Site	Repair of Terraced Raised Beds
Tools	\$500.00	Locally Sourced / Community Donations	Proper Implementation
Educational Materials [Signage/ Workshop Programs/ Posters etc.]	\$1,500.00	Community / Friends / NGO Partnerships	Education, Efficient use and maintenance
Community Integration/Education [Compensation for guest educators and Implementation guidance etc.]	\$3,000.00	Community Members / Friends / Local Businesses	Education, Community Empowerment
<b>Total</b>	<b>\$10,400.00</b>		

DESIGN TOTAL : \$41,690

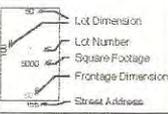
MATERIALS TOTAL : \$10,400

TOTAL INVESTMENT : \$52,090



Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW



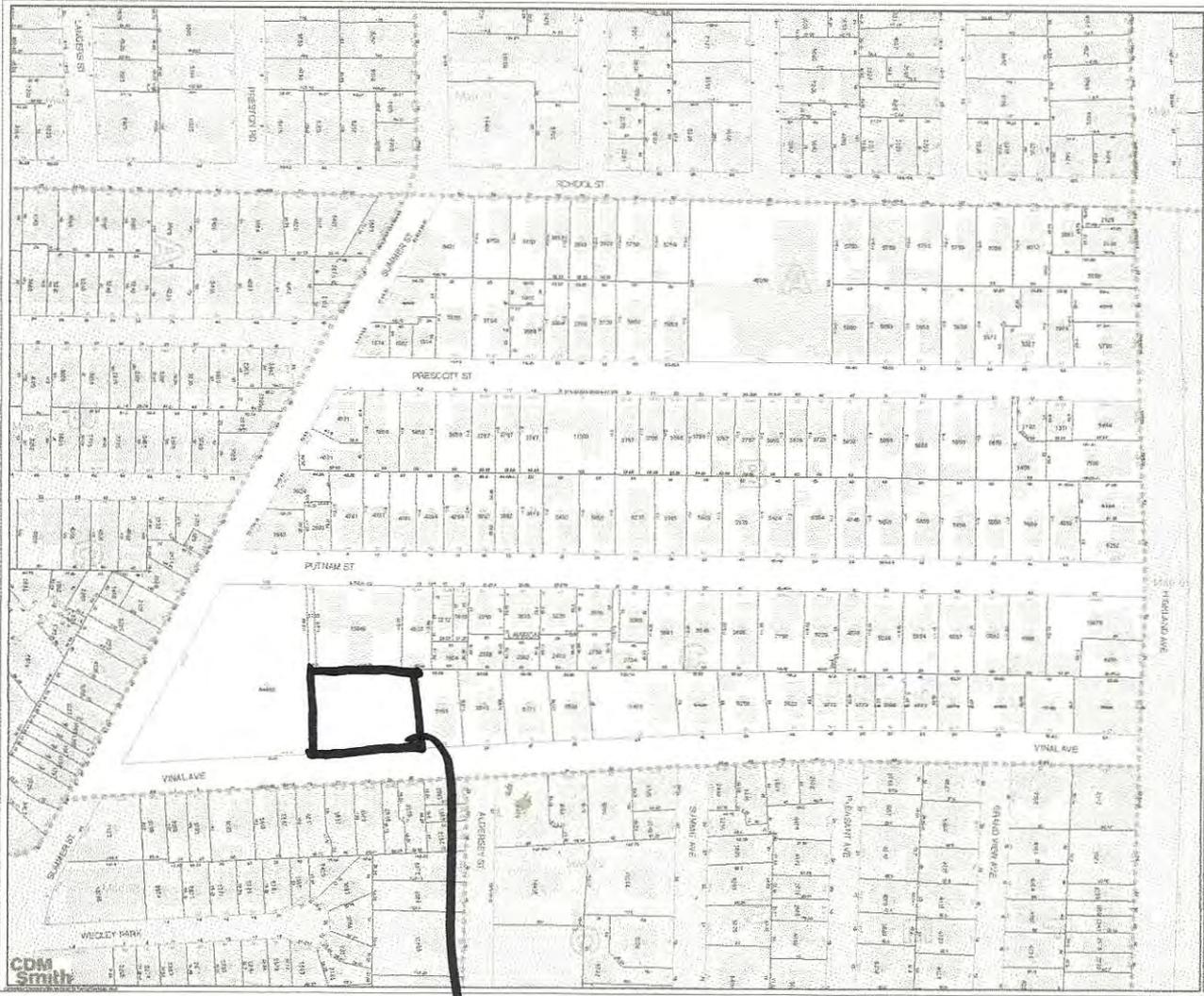
Disclaimer: Rights-of-way and building footprints were originally obtained from the State Street Commission data, 1993 and have been updated by the City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith, 1999 and have been updated by CDM Smith based on City of Somerville records.

NOTE: The measurements on these maps indicate distances and direction locations of specific locations in the City of Somerville. They are NOT survey data and should not be treated as such.



±

62



CDM Smith

→ Somerville  
Community  
Growing  
Center

Please see land concept paper  
for additional maps.

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:

JUN 09 2011

FRIENDS OF THE COMMUNITY GROWING  
CENTER INC  
16 HOLYOKE RD  
SOMERVILLE, MA 02144-3232

Employer Identification Number:

04-3397617

DLN:

17053043403043

Contact Person:

CUSTOMER SERVICE

ID# 31954

Contact Telephone Number:

(877) 829-5500

Accounting Period Ending:

December 31

Public Charity Status:

170(b)(1)(A)(vi)

Form 990 Required:

Yes

Effective Date of Exemption:

May 15, 2010

Contribution Deductibility:

Yes

Addendum Applies:

Yes

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

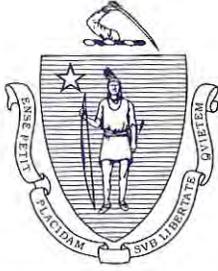
Sincerely,



Director, Exempt Organizations

Enclosure: Publication 4221-PC

Letter 947



The Commonwealth of Massachusetts  
MASSACHUSETTS SENATE

**SENATOR PATRICIA D. JEHLLEN**

*Second Middlesex District*

Medford, Somerville, Cambridge and Winchester

STATE HOUSE, ROOM 513  
BOSTON, MA 02133-1053

OFFICE TEL: (617) 722-1578  
FAX: (617) 722-1117

PATRICIA.JEHLLEN@MASENATE.GOV  
WWW.MASENATE.GOV

*Chair*  
ELDER AFFAIRS

*Vice Chair*

EDUCATION

SENATE WAYS AND MEANS

HEALTHCARE FINANCING

JUDICIARY

HOUSING

December 2, 2014

The Community Preservation Committee  
City of Somerville, Massachusetts  
93 Highland Avenue  
Somerville, MA 02143

Dear Community Preservation Committee,

I write in strong support of the recent application of the Friends of the Community Growing Center to support design and construction documentation to upgrade the Growing Center.

As a long-time Somerville resident and elected official, I have had the pleasure of enjoying the multiple functions of this unique City space that has been stewarded by the Friends for 20 years of active programming and collaboration, such as the OPEN AIR CIRCUS, Spring Garden Day plant exchanges, community gatherings and dance performances by my daughter and her company. My grandchildren, too, have enjoyed a variety of programs and events at the Growing Center.

Directing some portion of the required open space and recreation funds from the Somerville Community Preservation Act revenue toward upgrading the Center so that it can continue to serve as a multi-functional community space in Somerville would be a worthy investment in the future of our community. The collaborative nature of the proposal, engaging two other non-profits to work with the Friends and the City, embodies the history of creative resourcing from the Friends in their efforts to make certain that the Growing Center continues to break new ground in urban open space and recreational use.

Thank you for carefully considering the Friends proposal for a regenerative systems design approach to integrate the site design and management with site programming, including urban agriculture and cultural and educational events for the community at large. I encourage you to fund their request.

Sincerely,

Patricia D. Jehlleen  
State Senator



CITY OF SOMERVILLE, MASSACHUSETTS  
ARTS COUNCIL  
JOSEPH A. CURTATONE  
MAYOR

December 2, 2014

The Community Preservation Committee  
City of Somerville, Massachusetts  
93 Highland Ave, Somerville, MA 01243

Dear Community Preservation Committee:

I am writing in support of the recent application to your committee by the Friends of the Community Growing Center to support design and construction documentation to upgrade the Growing Center.

I have had the pleasure of enjoying the multiple functions of this unique City space that has been stewarded by the Friends for 20 years of active programming and collaboration. Examples of our partnering over the years include the long standing summer Art in a Garden program engaging youth in art and nature, collaborations with growing special herbs and plants to complement our Nibble multi-ethnic cooking class series, and the Center hosting local artists and performers that we direct their way.

Open space and recreation funds from the Somerville Community Preservation Act revenue would be well spent to help upgrade the Center so that it can continue to serve as a multi-functional community space in Somerville. There is a strong history of creative resourcing by the Friends in their efforts to make certain that the Growing Center continues to break new ground in urban open space and recreational use. Thank you for seriously considering the Friends proposal for a regenerative systems design approach to integrate the site design and management with site programming including urban agriculture and cultural and educational events for the community at large—including the significant arts community here in Somerville.

Sincerely,

*Gregory Jenkins*

Gregory Jenkins  
Executive Director



December 3, 2014

The Community Preservation Committee  
City of Somerville, Massachusetts  
93 Highland Ave, Somerville, MA 01243

Dear Community Preservation Committee:

As Director of the Somerville Family Learning Collaborative, I am writing in support of the recent application to your committee by the Friends of the Community Growing Center to support design and construction documentation to upgrade the Growing Center.

In our role in the Somerville Public Schools, we provide opportunities for parents and caregivers as they raise, nurture and educate their children. In our work over the past decades, we have had the pleasure to partner with the Friends and the Growing Center on many efforts. Just a few would include: Outdoor Literacy Playgroups, family events including the initial Storywalk program, multi-lingual literacy programs and supporting the Friends Children in Nature Initiative events. The first playgroup on which we partnered has continued, under volunteer parents for eight years, a testament to the desire and interest in such programming. Currently, we are planning for expanding our collaborations to provide evening and weekend opportunities for working parents who are requesting such options, building on the successful programs run by the Friends, bringing some of our resources to the table to be able to extend such offerings for more weeks. We are very excited about this potential—and for how the eventual upgrades to the Center will make it even more “family friendly” for collaborative educational programming.

Dedicating funds from the Somerville Community Preservation Act revenue to upgrade the Center so that it can continue to serve as a multi-functional community space in Somerville would be a worthy investment in the future of our community. The SFLC’s collaboration with the Growing Center has become an integral and highly valued component of our family and literacy programming. We thank you for seriously considering the Friends proposal for a regenerative systems design approach to integrate the site design and management with site programming including urban agriculture and cultural and educational events for the community at large.

Sincerely,

Nomi Davidson,   
Director, Somerville Family Learning Collaborative  
Somerville Public Schools





SOMERVILLE  
GARDEN CLUB

P.O. Box 441895  
Somerville, MA 02144  
[www.somervilllegardenclub.org](http://www.somervilllegardenclub.org)

December 8, 2014

The Community Preservation Committee  
City of Somerville, Massachusetts  
93 Highland Ave, Somerville, MA 01243

Dear Community Preservation Committee:

As an officer in the Somerville Garden Club, I am writing in support of the recent application by the Friends of the Community Growing Center to your committee. We are believers in the Friends' efforts to upgrade the Growing Center by the development, and eventual construction, of a design that will enable the Growing Center to better serve and interact with the community, as well as sustain the Growing Center for future activities.

The Somerville Community Growing Center and the Somerville Garden Club were founded at about the same time, in 1994; indeed our memberships both included many of the same residents who cared about ways to become actively engaged in the fabric of the City by getting their hands dirty and digging in. A number of Garden Club members also served as early volunteers during the Growing Center's building phases.

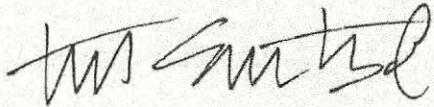
Over the past 20 years, some Garden Club members have continued to offer their horticultural expertise, whether through offering annual hands-on pruning workshops, volunteering at the Center, or programming for seniors from the Somerville Home. In the early years of the Center, the Garden Club partnered with the Growing Center on a number of projects such as "Healthy Rivers, Healthy Gardens", and "Trees of Somerville". The Garden Club also provided a board member when asked by the Center to join the founding board of Groundwork Somerville. In addition, the Center served as a key stop on the Somerville Garden Club's Edible Gardens Tour and was the site of one of our meetings. Finally, the Garden Club has donated plants from our annual plant sale to help support the Growing Center.

We have a keen appreciation of the Community Growing Center's role in the community as a unique multi-functional open space and recreational site and

strongly support the dedication of funds from Somerville Community Preservation Act revenue to upgrade the Center. This funding will help the Center continue to serve as a multi-functional community space in Somerville and will be a worthy investment in the future of our community.

Thank you for considering the proposal of the Friends of the Community Growing Center.

Sincerely,

A handwritten signature in black ink, appearing to read "Teri Swartzel". The signature is fluid and cursive, with the first name "Teri" written in a larger, more prominent script than the last name "Swartzel".

Teri Swartzel  
Somerville Garden Club President

FELICIA ROBB VARGAS

26 Vinal Avenue #3, Somerville, MA 02143 ♦ 617-710-1993 ♦ feliciarobbvargas@gmail.com

December 3, 2014

The Community Preservation Committee  
City of Somerville  
93 Highland Ave  
Somerville, MA 01243

Dear Community Preservation Committee:

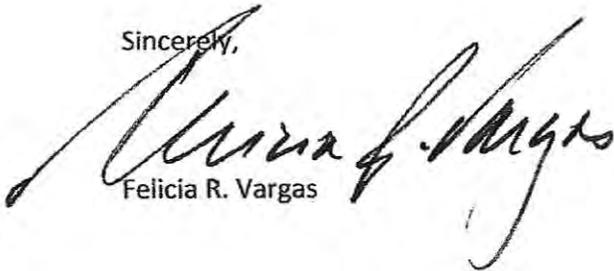
I am writing in support of the recent application to your committee by the Friends of the Community Growing Center to support the design and construction documentation to upgrade the Growing Center.

As a neighbor who lives right next door to this precious green space, I am an eyewitness to the countless contributions the Community Growing Center makes to the City of Somerville. This space is a vibrant hub for gardening enthusiasts, local performers, and people of all ages. I commend the leadership of the Friends of the Community Growing Center for their thoughtful stewardship of this urban oasis.

I strongly urge the committee to allocate Community Preservation Act funds to upgrade the Center to ensure it can continue to serve as a multi-functional community space in Somerville. This step would be a worthy investment in the future of our neighborhood.

Thank you for seriously considering the Friends' proposal for a regenerative systems design approach to integrate the site design and management with site programming including urban agriculture and cultural and educational events for the community at large.

Sincerely,



Felicia R. Vargas

# Somerville Community Growing Center

## Design-Build Regenerative Systems

Concept Proposal | Terra Cura Inc.  
December 1, 2014



Illustration layouts by Eva Leung for Terra Cura Inc.. No part of this document may be transmitted in any form by any means without permission in writing from Terra Cura Inc.



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## INTRODUCTION - NON-PROFIT PARTNERSHIPS

This project is a collaboration of 3 non-profit organizations — Friends of the Community Growing Center, Community Outreach Group, Inc. and Terra Cura Inc. They will work with the City of Somerville [property owner], to revitalize the targeted urban open and recreational space. An email query last fall from the Friends to two of the original community design partners, asking for help supporting the needed steps for redesign, has resulted in a timely coming together of forces that are forming this working relationship.



### FRIENDS OF THE COMMUNITY GROWING CENTER



The Friends of the Community Growing Center [FCGC] seeks to educate and engage the full population of Somerville, with a focus on children and youth, to provide an open and welcoming location that educates on a broad spectrum of nature related topics and urban agriculture; allows direct engagement with nature; fosters positive community interactions and allows for a culturally enriching experience through internally managed and externally collaborative programs or projects.

For 20 years, FCGC has managed the evolving programming and coordinated volunteer efforts to support the program, the people and the place—including fundraising. In addition, FCGC has managed the space development at the site, in accordance with city zoning/permits, including construction of the barn built by High School youth and the implementation of the “Water in the City” elements from a community design process guided by Niall Kirkwood of the Harvard Graduate School of Design. Niall recently served as the connector between FCGC and Eva Leung, co-founder of Terra Cura.

### COMMUNITY OUTREACH GROUP, INC.



Community Outreach Group, Inc. [COGdesign] is a non-profit service organization fostering: quality landscape design for community based groups, meaningful professional experience for student and practicing landscape designers, and volunteer opportunities for those interested in strengthening communities by creating and improving neighborhood green spaces.

COGdesign serves as a facilitator between the community organizations seeking landscape design services and the landscape designers looking for professional development opportunities and community-based field experience. Gina Foglia is the current Executive Director. In addition to her extensive professional experience in design and project management, Gina has a long-standing connection to the Growing Center as part of the initial community charrette.

As a business neighbor for years when Foglia Design Associates, Inc. was in Union Square, she has helped facilitate connections and linkages to support the early years of the Center. In this role, Gina worked with the current FCGC president to spearhead a community process which resulted in the birth of Groundwork Somerville. When contacted this fall about helping the Friends, Gina was able to offer the services of COGdesign, including serving as the fiscal agent for Terra Cura.

## DESIGNER OVERVIEW - TERRA CURA INC.

### OUR MISSION

Founded in 2014, Terra Cura Inc. is a regenerative design and education organization pursuing 501(c)(3) status. By integrating regenerative land-based design, site management and education, we aim to restore the foundations of community - socially, economically, and ecologically.

Our projects are designed to encompass education and experience as a means of empowerment for the community we work with collaboratively. Using the principles of permaculture, we focus on efficiency, long term viability, and a triple bottom line mentality.

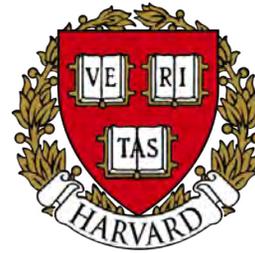
### A MULTI-DISCIPLINARY TEAM

Our lead design team has a **multi-disciplinary combined experience** of high level design and engineering background, sustainable farming, education, community outreach and health coaching experience. We also have a dedicated and resourceful team who will be supporting our mission at all implementation levels.

*Eva Leung* - Lead Designer/ Project Manager  
*Adam Davenport* - Lead Designer/ Project Manager  
*Ronald Maribett* - Professor/ Environmentalist/ Farmer/ Entrepreneur  
*Gabrielle Bastien* - Marketing/ Community Events Organizer  
*Jacqueline Millar* - Real Estate Lawyer/ Educator  
*Jason Herbert* - Accountant & Business Consultant



WORLDWIDE OPPORTUNITIES  
ON ORGANIC FARMS HOST /  
30+ YEARS FARMING EXPERIENCE



Harvard University  
Graduate School of Design  
MASTERS IN ARCHITECTURE



CERTIFIED PERMACULTURE DESIGNERS



BRIDGEWATER  
STATE UNIVERSITY  
PROFESSOR for SUSTAINABILITY



University of  
New Hampshire  
B.SCIENCE CIVIL ENGINEERING



CERTIFIED HOLISTIC HEALTH PRACTITIONER



CONNECTING  
FOR CHANGE  
MARION INSTITUTE  
YOUTH COORDINATOR



HEALTH COACHING | EDIBLE & THERAPEUTIC LANDSCAPING



# Part I : Context

Site Overview | Location Map | Existing Conditions



The initial evaluation of the Somerville Community Growing Center was extremely positive. The dedication of Friends for the Growing Center over the past 20 years has created a strong foundation for the community. The location is walking distance from several schools and many businesses. It is centered in the midst of residential blocks filled with home gardens, and has already acted to integrate cultural diversity within the city of Somerville.

The physical state of the site is in need of repair and re-design. Planned for 10 years from its inception in 1994, the center's infrastructure has outlived the original design. From a lack of signage and educational materials to compacted soil and damaged raised beds, we believe a regenerative design addressing ecological to social short-comings could provide tremendous potential to rebuild and enhance this urban agriculture hub and recreational space to better serve the Somerville community for decades ahead.

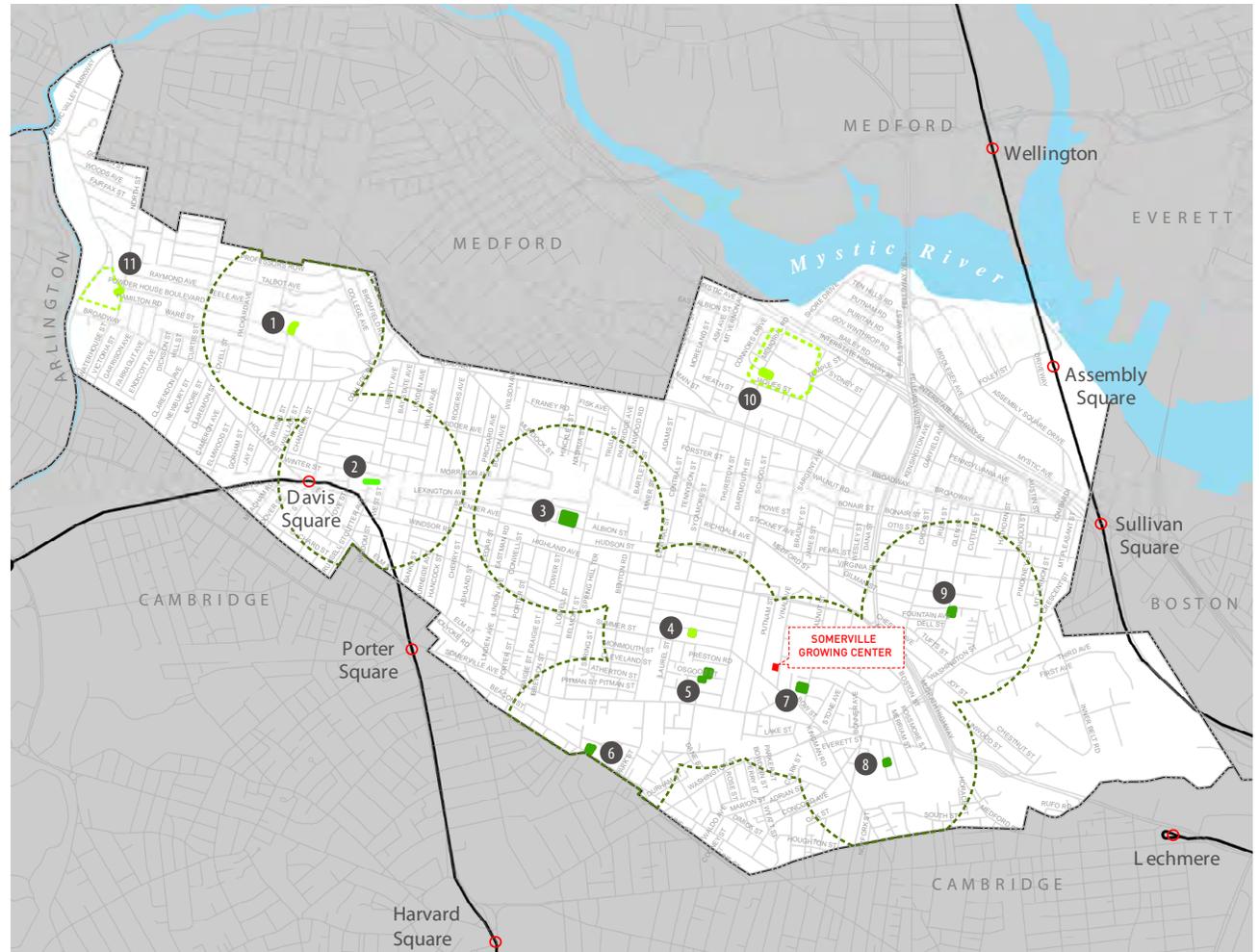
# CONTEXT - SITE OVERVIEW

## DEMOGRAPHICS

The Growing Center is located within the City of Somerville, home to a population of 75,754 [per 2010 census] within approximately 4 square miles. From its humble beginnings as a sand pit, the Growing Center has been serving the most densely populated community in New England and one of the most ethnically diverse cities in the nation since its initiation in 1994.

## ACCESSIBILITY

Somerville Growing Center is centrally located within a network of existing community gardens and public amenities. It is easily accessible - close to Union Square and Somerville High School by foot; within a 10 minute drive or 25 minute bus or bike ride to nearby hubs such as Davis Square, Porter Square and Harvard Square through public transportation.

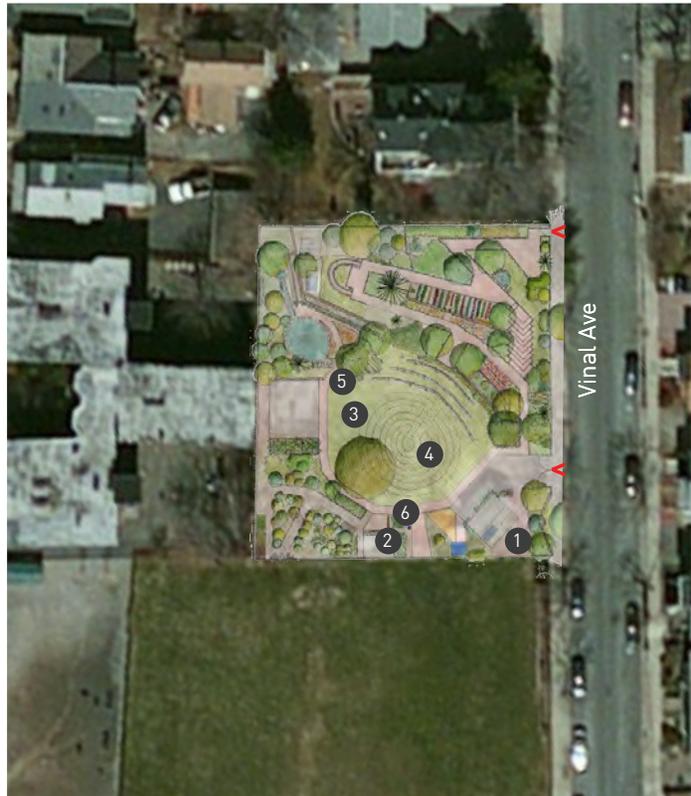


- 1 Tufts Community Garden
  - 2 Bikeway Community Garden
  - 3 Albion Park & Garden
  - 4 Avon Community Garden
  - 5 Osgood Park & Garden
  - 6 Durell Park & Garden
  - 7 Walnut Street Park & Garden
  - 8 30 Allen Street Park & Garden
  - 9 Glen Park & Garden
  - 10 Mystic Apartments Community Garden
  - 11 Clarendon Hill Community Garden
- Areas within 1/4 Mile of Community Gardens
  - Areas served by Community Gardens sanctioned by Somerville Housing Authority
  - City-Owned Community Gardens
  - MBTA Community Gardens
  - Privately-Owned Community Gardens
  - MBTA Subway lines

source:  
Map adapted from somervillema.gov

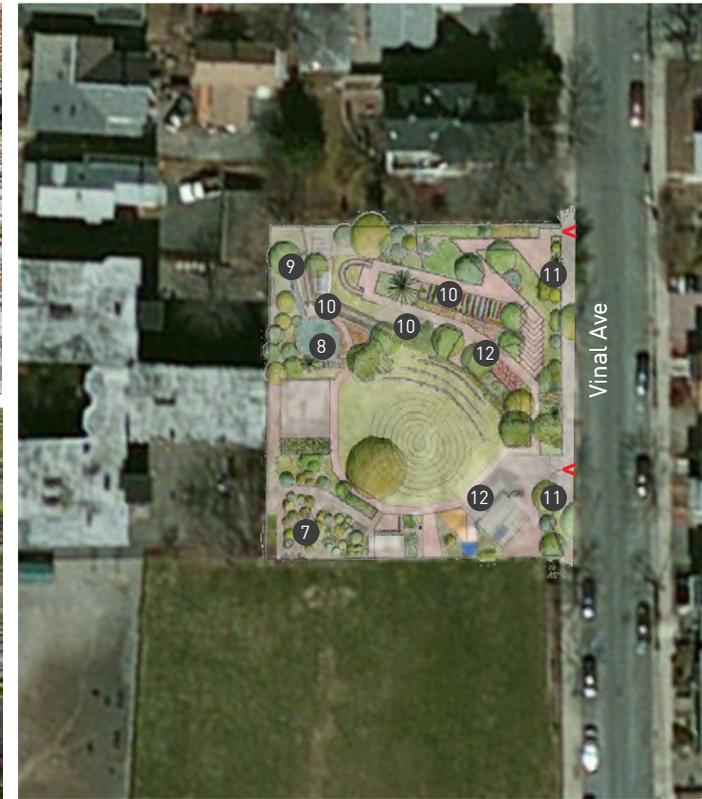


# SITE - INITIAL ASSESSMENT OF EXISTING CONDITIONS



- 1 Inadequate Water Harvesting Equipment & Waste Organization
- 2 Bare Winter Soil Observed
- 3 Soil Compaction Observed
- 4 Soil Compaction / Damaged Labyrinth Brick Inlay
- 5 Inefficient Planting Layouts
- 6 Outdoor Sink & Filtration System Needs Upgrade

SITE - INITIAL ASSESSMENT OF EXISTING CONDITIONS



- 7 Under-developed Composting Area / Loose Play Space / Storage
- 8 Clogged Water Feature Requires Maintenance
- 9 Rock Swale Requires Re-grading / Apiary Support Needs Upgrade
- 10 Damaged Terraced Raised Beds / Under-developed Planting Layout
- 11 Lack of Interactive Art Display / Infrastructure
- 12 Need for Better Educational Signages / Display Materials



## Part II : Design Concept

Project Description | Mission Statement |  
Capital Flow | Strategy | Key Objectives



## PROJECT DESCRIPTION

### MISSION OVERVIEW

Through a Regenerative Systems Design we strive to create a more effective interactive community space that can continue to serve as a center for experiential education for another two decades and beyond. Through interaction on and with the site, the Somerville Community Growing Center will be a hub of sustainable and regenerative practices - urban agriculture, ecological economic opportunities, cultural and community integration, environmental healing, resource management and long term efficiency and production.

As a design team we recognize the importance to combine both material and social design to our projects. Using experience in permaculture design, architecture, engineering, entrepreneurship, education, holistic health, farming/gardening, community leadership, cultural experience and educational event planning, our design will engage and enable many elements of a community.

### BASIS OF CONCEPT

Many of our human practices have created a situation of degradation over time. Be it the loss of topsoil due to tillage, pollution of air and water, dependance on foreign resources, most of our human practices have reached a point where the state of sustainability [the ability to continue a defined behavior indefinitely<sup>1</sup>] itself is insufficient to reverse certain negative impacts we have imposed upon our environment.

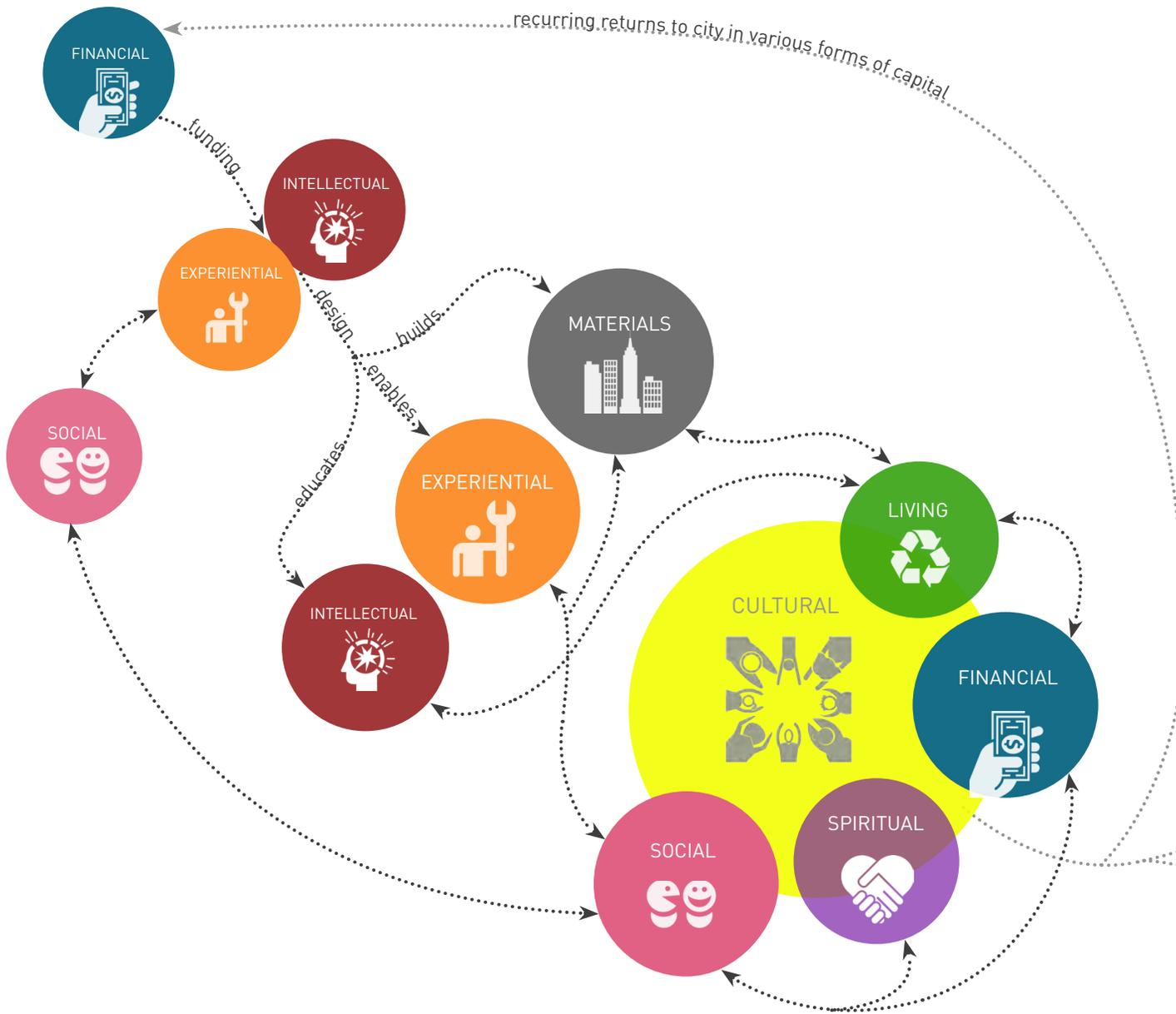
Through working with cycles and patterns of nature, we believe that mindfully designed human practices can not only sustain, but regenerate the environment and improve the value and experience of social interactions.

<sup>1</sup> [www.merriam-webster.com/dictionary/sustainable](http://www.merriam-webster.com/dictionary/sustainable)





# WHY TERRA CURA? DESIGNING A REGENERATIVE & REPLICABLE CAPITAL FLOW



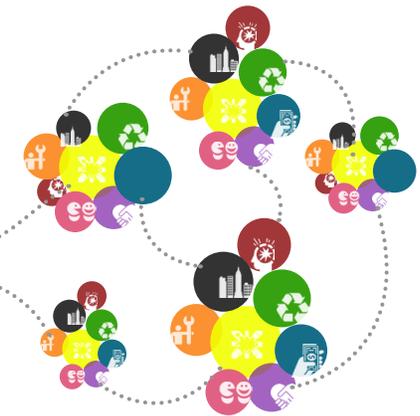
## 8 FORMS OF CAPITAL<sup>1</sup>

The Oxford American Dictionary defines capital as “wealth in the form of money or other assets” and a “valuable resource of a particular kind.”

What if we look beyond financial capital as the primary currency of value? One of our main goals as designers is to activate flows of ‘other assets’ through setting up beneficial connections among all forms of capital.

CAPITAL FORMS	CURRENCY	“PRODUCT”
social	connections	influence
material	physical resources	tools, buildings
financial	money	securities
living	water, carbon	living soil, land
intellectual	ideas, knowledge	education material
experiential	action	shared wisdom
spiritual	prayer, intention	spiritual attainment
cultural	story, music	community

<sup>1</sup> Adapted from works of Eihan Roland, 8forms.org



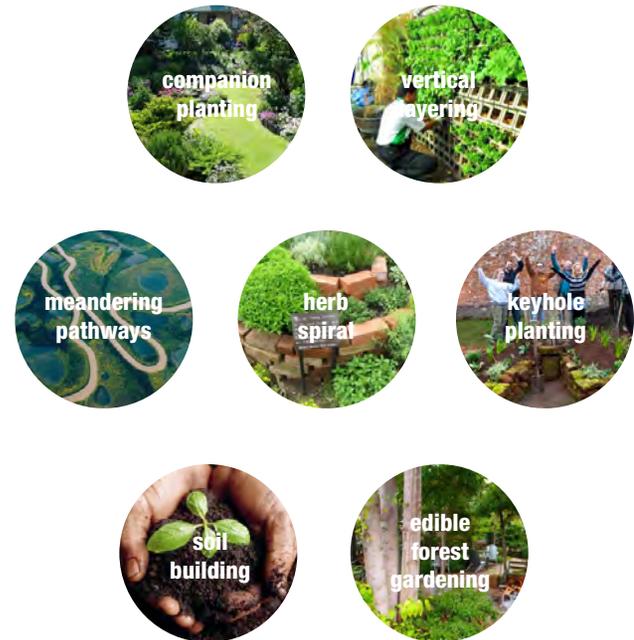
# STRATEGY - A HOLISTIC APPROACH BASED ON PERMACULTURE PRINCIPLES

## PERMACULTURE AS A DESIGN FRAMEWORK

Permaculture is a design system that is based on three main ethics - land care, people care and sharing surplus resources. Permaculture-based systems use a variety of science, technology, innovation, indigenous wisdom and instinct to create whole systems that meet these main ethics. Designing around root-caused solutions to problems is a main focus of this practice. The design development phase shall utilize Permaculture as a guiding design framework, incorporating, implementing design principles and techniques that would address key objectives described in pages 18 to 21. Examples of design principles and techniques are described below:



-  Maximize Edges. Value the Margin  
*important things happens at intersections*
-  Use & Value Diversity  
*diversity leads to greater resilience*
-  Integrate  
*capitalize on how things work together*
-  Design from Pattern to Detail  
*observe natural & social patterns & apply them to design*
-  Produce No Waste
-  Obtain a Yield  
*ensure valuable results*
-  Self-Regulate. Accept Feedback  
*be open to modify dysfunctional outcomes*
-  Catch & Store Energy  
*harvest while it is abundant*



# KEY OBJECTIVES - HOW CAN WE IMPROVE THE HEALTH OF LOCAL ECOLOGY & COMMUNITY?

key principles:



GROW LIVING SOIL - What happens under our feet is a magical process. Understanding what soil needs as a web of living organisms is essential to viability of long term, cost effective food production. Developing a hygienic compost and soil management system is a key aspect of our regenerative design.



“ THE NATION THAT DESTROYS ITS SOIL DESTROYS ITSELF. ” - Franklin D. Roosevelt



Potential Additional Composting Station Up-slope

Develop/ Upgrade/ Organize Existing Composting Station



# KEY OBJECTIVES - HOW CAN WE INCREASE COMMUNITY'S PRODUCTION & ACCESSIBILITY TO LOCAL PRODUCE?

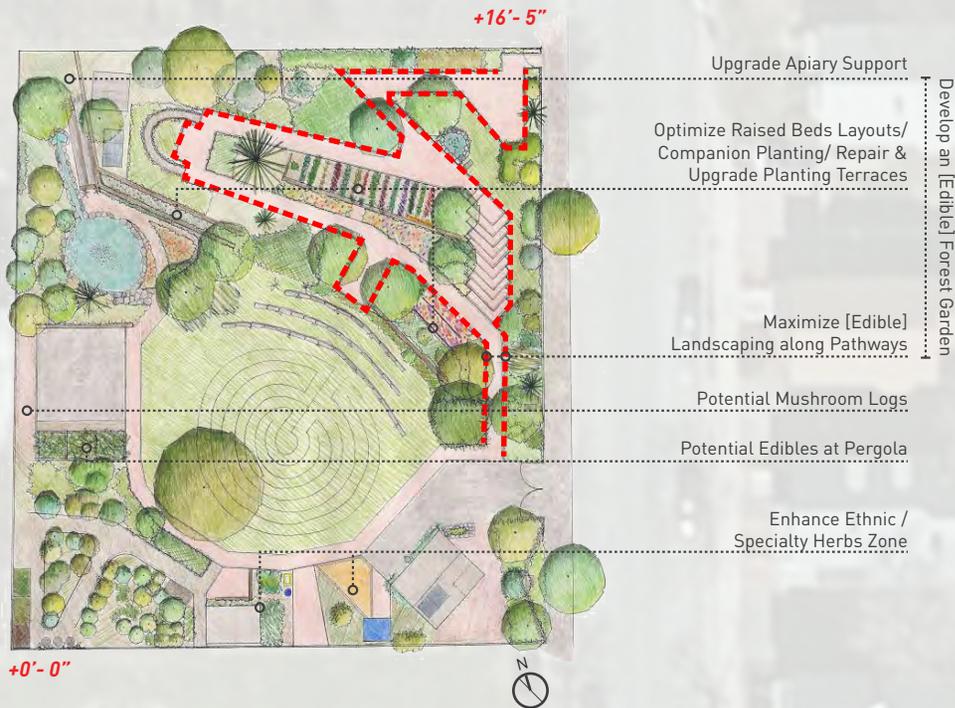
key principles:



VALUE-ADDED URBAN AGRICULTURE - Capitalizing on the unique existing elevational changes and meandering pathways, the design proposal shall develop strategies for maximizing and diversifying food production, with emphasis on seasonal specialty produce to serve the diverse ethnic population of Somerville - transforming living capital into regenerative economic & cultural capital, both locally and regionally.



**“ GROWING FOOD IS LIKE GROWING YOUR OWN MONEY, PLUS YOU GET STRAWBERRIES.”**  
- Ron Finley



# KEY OBJECTIVES - HOW CAN WE INTEGRATE EAT, PLAY, LOVE IN A PUBLIC SPACE?

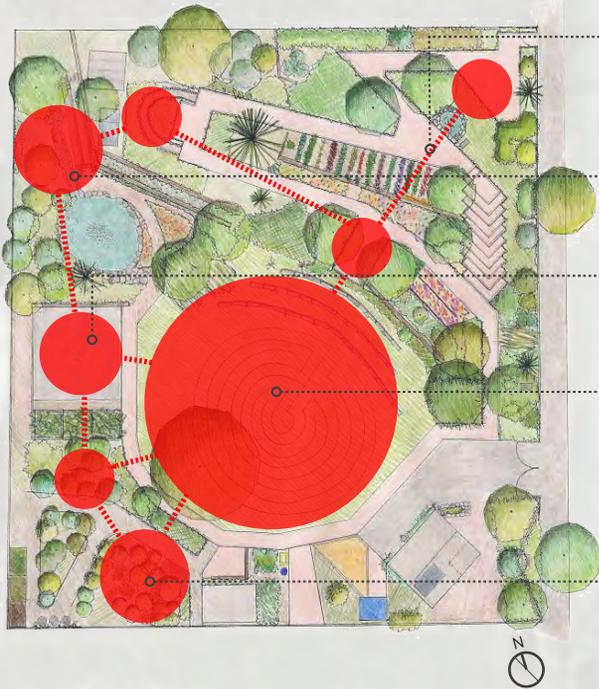
key principles:



MULTI-FUNCTIONAL RECREATIONAL & SOCIAL INFRASTRUCTURE -  
To enhance and create a network of beautiful, natural and fun loose play space for children.  
The design shall add and enhance various scales of recreational space for individuals, families and schools while incorporating unlimited potential for experiential education.



“ PLAY IS THE HIGHEST FORM OF RESEARCH. ” - Albert Einstein



Improve Physical & Programmatic Connections among Common Areas

Repair Terrace/ Regrade Creek Area/ Re-design secondary "theater" space

Develop Provisions for Multi-Media Display

Repair Labyrinth/ Regrade and Remediate Soil

Add/ Re-Design Loose Play Spaces to Better Integrate with Other Programs



## KEY OBJECTIVES - HOW CAN DESIGN ENABLE & FACILITATES COMMUNITY ENGAGEMENT?

key principles:



DESIGN THAT ENABLES ARTS & PARTICIPATORY DESIGN - To design the implementation and management of the center so as to maximize community engagement. Through distribution, installation and organization of informational material, signages and events, design becomes the medium through which the community and place connect. Our role as designers expands to the realm of facilitators and active educators.



“WHAT THOUGHTS ARE TO THE INDIVIDUAL, ART IS TO THE COMMUNITY AS A WHOLE. THAT’S WHERE YOU REFLECT ON WHO YOU ARE, WHO YOU HOPE TO BE, WHAT YOU’VE GONE THROUGH, AND WHERE YOU HOPE TO GO.”

- Wendell Pierce





# Part III : Finance & Timeline

Design Timeline & Deliverables | Budget

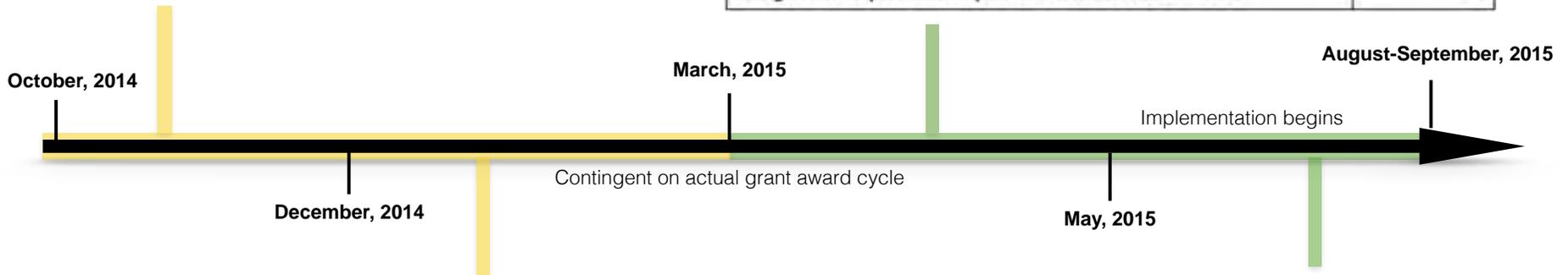


# DESIGN TIMELINE & DELIVERABLES

<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> Terra Cura In-Kind Donations, Friends of the Community Growing Center
<span style="display:inline-block; width:15px; height:15px; background-color:green;"></span> CPA Investment

Initial Site Visit and Evaluations	Approx Hrs.
Multiple site visits and evaluations	10
Development of Design Concept	20
Written and Visual Narrative	126

Systems Design Development	Approx Hrs.
<b>Accurate Site Survey and Base Maps</b> Site & community walkthrough to review concept plan and project goals Sector Analysis (Sun Paths/Wind, Microclimates, Hydrology, etc.)	60
<b>Systems Design Development</b> Ecological Design - Urban Agriculture - Waste to Resource Stream - Specific Plant Lists Budgeted with Suppliers Social Design - Education design throughout site - Economic opportunity design Permitting Requirements (if needed) Design and Organize Community Schedule around Implementation	155
<b>Design and Implement Repair of Terraced Raised Beds</b>	50



Continued Analysis, Research, Design Prep.	Approx Hrs.
<b>Initial Design Implementation</b>	122
Soil Tests & Plant Evaluations	
Systems Evaluation	
Community Outreach	
Design Prep	

Construction and Education Documents	Approx Hrs.
<b>Fully Rendered Construction Documents</b>	170
Site Maps	
Plant Map	
Use Maps	
<b>Educational Materials</b>	45
Soil and Plant Maintenance	
Compost Methods and Proper use	
Plant and Herbal Use	
Soil and Plant Maintenance	
<b>Economic Design</b>	20
Providing materials and outlines for use of the site to create local economic opportunities	
<b>Design Curriculum Connections for surrounding schools and community.</b>	20
<b>Finalize Schedule for Implementation and Management.</b>	30
Continued outreach to gather community resources for long term site maintenance	
Obtain Quotes and Source for any future upgrade/maintenance options	
Remain a Resource for Correct Implementation and Management	

## COST ESTIMATE BREAKDOWN

Terra Cura Lead Designers	Terra Cura In-Kind Donation /Friends Fundraising	
Eva Leung	106	56
Adam Davenport	50	56
Terra Cura Resource Team	0	0
Hourly Rate	\$70.00	\$50.00
COGDesign consultation/facilitation	0	10
Hourly Rate	\$60.00	\$60.00
<b>Total Hours</b>	156	112
<b>Cost</b>	\$10,920.00	\$6,200.00
<b>Total Cost In-Kind</b>	<b>\$17,120.00</b>	

Terra Cura Lead Designers	System Design Funded by CPA Investment	
	System Design Development	Construction/Education Documents
Eva Leung	80	170
Adam Davenport	120	60
Consultants	10	10
Terra Cura Resource Team	20	20
Hourly Rate	\$70.00	\$70.00
COGDesign consultation/facilitation	35	25
Hourly Rate	\$60.00	\$60.00
<b>Total Hours</b>	265	285
<b>Cost</b>	\$18,200.00	\$19,700.00
Contingency (10% of cost)	\$3,790.00	
<b>Total Cost</b>	<b>\$41,690.00</b>	

Initial Implementation and Education			
Materials	Community Investments	Community Resources for Future Maintenance	Community Outputs
Natural Soil Amendments /Composting Equipment	\$900.00	Community Waste Collection	Economic Opportunities (service for locals)
Plants	\$2,500.00	Traded, Propagated, Gifted	Plant materials to be traded/expanded and shared within community
Raised Bed Materials	\$2,000.00	Generated On-Site	Repair of Terraced Raised Beds
Tools	\$500.00	Locally Sourced / Community Donations	Proper Implementation
Educational Materials [Signage/ Workshop Programs/ Posters etc.]	\$1,500.00	Community / Friends / NGO Partnerships	Education, Efficient use and maintenance
Community Integration/Education [Compensation for guest educators and Implementation guidance etc.]	\$3,000.00	Community Members / Friends / Local Businesses	Education, Community Empowerment
<b>Total</b>	<b>\$10,400.00</b>		

DESIGN TOTAL : \$41,690

MATERIALS TOTAL : \$10,400

TOTAL INVESTMENT : \$52,090



# Appendix

Designers Detailed Profile





**Eva Leung M.Arch**  
 lyweva@gmail.com  
 eva.leung@terracura.org  
 347-701-0253

*role:*

Lead Designer / Project Manager

*key responsibilities:*

Oversees concept design, research, design development, point of contact with FCGC and COGdesign, coordination with consultants, contractors, produce construction documents & educational material, on-site implementation

Eva Leung is the Co-founder of Terra Cura, Inc. in 2014, a regenerative design and education organization pursuing 501(c)(3) status. Her passion lies in exploring mindful transformation of individuals through meditation, movement, and active participation in creating a healing environment and edible landscape that supports self and community empowerment. She firmly believes sustainability is not a goal, but a baseline from which maximum diversity and regeneration can be achieved.

Eva is a certified Permaculture Designer, holds B.A. Architecture from National University of Singapore, and Master in Architecture from Harvard University Graduate School of Design. Since 2001, Eva has designed and participated in numerous projects worldwide that aims at maximizing regenerative impact of local architectural interventions by strategic alignment of interest across political, economical and ecological platforms. She was part of the research and logistic team of the Youth Expedition Project for the expansion of Yuhu Elementary School in Lijiang, China, a UNESCO World Heritage site. Her undergraduate final project includes a Master Plan for Siem Reap Cambodia and the design of a time-shared Backpackers' Inn / Agronomy Community Center that facilitates a reciprocal relationship between seasonal tourism and local farmers' education and income source. Her Master's thesis includes a 50-year preemptive urban design scheme using phytoremediation to protect the Western Seaboard of USA from the anticipated death of Salton Sea, a highly saline endorheic basin fed by mono-agricultural run-offs the size of 11 Manhattans.

During her GSD career, Eva served as a teaching assistant for the Landscape Architecture course GSD6323/SCI0632300 Brownfields Practicum: Regeneration and Reuse of Brownfield Lands, as well as a guest juror for Harvard GSD Career Discovery program.

She has done independent coursework with the Center for Geographic Analysis at Harvard University, analyzing Red Tides Intensity & its Relation to Natural & Man-made Patterns at the Gulf of Mexico. She has also conducted independent research with the Dept. of Landscape Architecture on Phyto-remediation Technology for the Containment and Treatment of Military Munitions & Explosives (TNT, RDX).

Since 2012, Eva has been working as an architectural designer at Peter Rose + Partners, where her primary role involves designing and producing construction documents and construction administration for sustainable single-family residential new construction. Her previous professional experience between 2005 and 2008 covered diverse scales, typologies and programs – from design-built interiors, institutions to commercial high-rise in United States, Singapore and the Middle East.

As a lead designer, her responsibilities includes overseeing conceptualization, design development, construction documentation, bid negotiation, construction administration, client management, collaboration with engineers and contractors.

During her career at Perkins+Will NYC, Eva was part of the lead design team for the winning competition entry of Yeshivah High School in 2007, as well as the Kempinski Hotel & Residences Sail Tower in Abu Dhabi, winner of the Architectural Review Future Projects Awards in 2008.

In 2014, Eva continues to expand her holistic design knowledge by completing the Vastu Architecture program with Maharishi University, as well as the Soil Food Web course under tutelage of Elaine Ingham, an internationally renowned leader in soil microbiology.

In order to maintain a healthy internal and external ecosystem, Eva also enjoys practicing yoga, Vipassana meditation as well as Muay Thai kick-boxing.



**Adam Davenport BSc, CHHC**

adam.dav321@gmail.com

508-561-0064

*Life's Epiphany - Regenerative Living  
Edible & Therapeutic Landscaping  
Health Coaching*  
www.lifeseiphany.org

*role:*

Lead Designer / Project Manager

*key responsibilities:*

Oversees design development, research,  
coordination with consultants, contractors,  
produce construction documents &  
educational material, on-site implementation

Adam Davenport is the Co-founder of two businesses working to improve the health of the land, individuals and our communities as a whole. Starting in 2013, Adam co-founded Life's Epiphany, a regenerative living business offering solutions to stress management through Holistic Health Coaching and Edible and Therapeutic Landscape design and services. Noticing the limitations of a small business to accommodate many people in his community, he Co-founded Terra Cura Inc., a design and education organization pursuing 501(c)(3) status, which focuses on restoring community through regenerative design with the intent to reach those affected by inequality.

Adam is an avid naturalist and has ventured into the wilderness with a learning mind since his youth. He has made it a point to quiet his mind to learn from patterns of nature and bring these lessons back into his work. He took this curiosity to the University of New Hampshire where he studied Civil Engineering. Not having a sustainability route at the time, Adam created his own path taking classes in Environmental Engineering, Water Management, Sustainable Engineering, Natural Resources and Wildlife Ecology. He finished his Engineering degree conducting a senior project on the research and design of a Zero-Energy apartment building for a campus development.

Graduating with a Bachelors degree in Civil Engineering, Adam saw a missing link with engineering practices and the overall social and environmental issues that our country and world face. Seeing education as a solution to this, with an interest in psychology and social interaction he took a position as a Trip Leader to high school students with Adventures Cross Country. Becoming certified as a Wilderness First Responder, he led youth groups of 18 students on month-long educational and community service oriented trips throughout Costa Rica and China. While helping to build bridges, sidewalks, and waste systems in small towns, he focused on integrating his students into extreme cultures while dealing with the travel, budget and emotional logistics of his groups. Adam continued his cultural expansion with travel throughout Australia and small villages of Rwanda, Africa.

Returning to the United States, Adam took a position at Dartmouth High School while earning his Massachusetts teaching license in General Science. He worked as a Teacher's Assistant in the Autism Spectrum Disorder department introducing him to the Special Education field. Upon earning his license he took a position as a Counselor and Middle School Science Teacher at Milestones Therapeutic Day School. For 3 years as a counselor and teacher, Adam gained skills in Special Education including; psychology, executive functioning, de-escalation and non-violent communication. Designing his own curriculum to meet frameworks, Adam was able to advocate for and build and maintain a school garden, create an experiential based learning system and use the park next-door as an educational playground.

Through recognizing the connection between food and stress management of his students, Adam also attended the Institute for Integrative Nutrition. He became a Board Certified Holistic Health Practitioner in 2014 and has helped many individuals reclaim their health through holistic practices and balancing their diets. He has studied herbalism and the healing power of food both through the school and his own independent study.

Recently he took a position with a solutions based non-profit, The Marion Institute, as the Youth Coordinator for the 10th annual Connecting for Change Conference. He organized over 1,000 youth to attend the conference while developing a curriculum centered around youth empowerment, environment, and social justice while working within the community of New Bedford.

Becoming a Certified Permaculture Designer has connected many dots of Adams experience. He is able to use this design science while designing edible landscapes, holistic health programs, youth education curriculum, and his business dynamics and economics. He is proud to be debt free paying off \$50,000 of school loans while continuing to develop his business. Adam is currently involved with many community groups throughout the South Coast and Massachusetts.

In his free time, Adam can be found working in one of his many garden and farm projects, cooking healthy food for his family or serving as a mentor to his 'little brother' of 5 years, youth from his therapeutic garden service and the foster children that his parents take in from the surrounding cities.



**Ronald L.C. Maribett, M.Ed**

rmaribett@bridgew.edu

781-588-4251

*role:*

Design Advisor

*key responsibilities:*

Advise and support lead designers through all design and implementation phases, Outreach Coordinator

Ronald Maribett is a Co-founder of Terra Cura, Inc. in 2014, a 501(c)(3) regenerative design and education organization. His passion lies in reinvigorating civilizations' collective understanding of soil and the biodiversity that springs from it, and their collective role in human survivability as a species.

Ron has served over 20 years as a public and private administrator and policy specialist and as a farmer and teacher/lecturer. He served as a senior manager in the Massachusetts Department of Environmental Protection's Bureau of Resource Protection. He participated directly in the formation, chartering and incorporation of 5 private and non profit organizations, specializing in environmental policy, program and farm business development and implementation. His work has included service as President of the Jones River Watershed Association, Program Director at the Southeastern Massachusetts Environmental Education Alliance, Legislative Liaison for the Northeast Organic Farmers Association Board of Directors, where he testified before Congressional committees and in Senate Offices for inclusion of organic farming research and program funding for the 2010 Farm Bill.

In 2011, Ron assisted the South Shore Community Action Council in developing its "Healthy Harvest Program," which delivered upwards of 30 tons of local, organic and conventionally grown, fresh produce annually to constituents of this human service delivery agency which include Head Start programs and Councils on Aging kitchens. He has been a tireless advocate for healthy food and nutrition for all segments of our population including having presented a policy paper to Senator Tom Harkins on the benefits of opening up Farmer's Markets to food stamp eligible families.

After serving four years in the United States Navy, Ron received his Bachelor of Arts in Comparative Literature from the University of Massachusetts through an Independent Concentration program involving 2 years of study at the University of Barcelona, Spain. While there he travelled and visited early efforts by Spanish organizations to re-establish or establish environmentally sustainable communities throughout the country and in the Balearic Islands in the early post Franco era. He went on to receive his Masters of Education in Teaching Curriculum and Learning Environments from the Harvard Graduate School of Education.

Ron has received his Permaculture Design Certification in 2014 after practicing many of the principles on his 6 acre organic homestead in Kingston, Massachusetts, which received the first organic certification of a blueberry operation in Massachusetts in 1987.

Since 2006, 'Professor' Maribett has served at Bridgewater State University as visiting lecturer of Environmental and Human Geography and conducted First Year Seminars on Sustainability Issues and Concepts, incorporating permaculture and holistic theories and principles into student writing activities. He was recently nominated for "Adjunct Professor of the Year" for the 2014/15 academic year.

Ron has presented at conferences and forums throughout the United States on Organic Farming methods, practices and education and most recently presented a paper on the subject of the "Linguistics of sustainability-How we talk across the world about sustainability," at The Second Annual Educational Leadership Conference at Tafila University in Jordan. While there he visited the Ministry of Agriculture in Amman and viewed program reports on permaculture and reforestation style desert reclamation projects in southern Jordan. His participation in educational forums have brought him to Nicaragua and and two Canadian provinces.

# We Look Forward to Serving the Community. Thank You!

## Main Contacts for the Somerville Community Growing Center Project:

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(c) 347.701.0253

Adam Davenport, Co-Founder  
(c) 508.561.0064

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Lisa Brukilacchio, Current President /Board Member  
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