

Demonstration Project Application

11 Ashmont Park



November 18, 2025

Ben Merker, Real Estate Development Officer



CITY of BOSTON

INTERPRETATION AND TRANSLATION



Available Interpretation Languages:

- English
- Vietnamese



Translated Slides Link:

- English



- Vietnamese



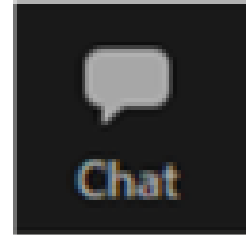
MEETING ETIQUETTE



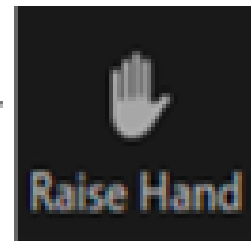
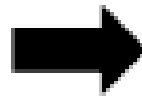
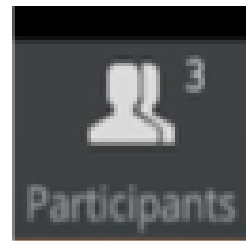
**PLEASE HELP US ENSURE THAT THIS CONVERSATION IS
A PLEASANT AND PRODUCTIVE EXPERIENCE FOR ALL ATTENDEES.**

- Be respectful of everyone's time
- Use kind language
- Keep the discussion focused on the topic
- Remain muted until called on
(use the "Raise Hand" function on Zoom for comments or questions)
- Wait to raise additional questions until all others have had an opportunity
- If we are unable to get to you to speak tonight, please enter comments on the project [website](#): or email benjamin.merker@boston.gov

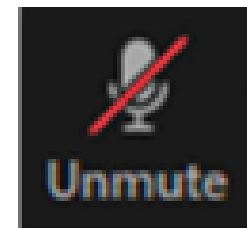
ZOOM TIPS



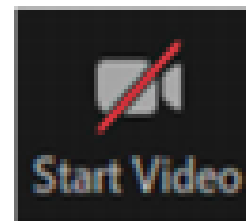
Use the chat to type a comment or ask a question at any time – Planning Department staff will moderate the chat



To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box



Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk



Turns your video on/off

RECORDING



- At the request of community members, this event will be recorded and posted on the project webpage for those who are unable to attend the zoom event live.
- It is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- If your camera and microphone are off, you can still participate through the text chat feature at the end of the presentation.

AGENDA

OBJECTIVE

Review the Demonstration Project Application in order to acquire the property at 11 Ashmont Park

1 CONTEXT

2 WHAT IS A DEMONSTRATION PROJECT AND OUTREACH

3 THE NEXT STEPS



If you have a follow-up item, please contact Ben Merker at benjamin.merker@boston.gov

1. CONTEXT

- The Boston Planning and Development Agency (BPDA) will acquire the 11 Ashmont Pk property, by way of a Demonstration Project Plan, in order to assist with the future capital improvement project of the Boston Fire Department Engine 18 Firehouse
- While an Engine 18 capital improvement project is not currently scheduled, as it is incorporated into the City's capital plan in the future, the BPDA will work with the City of Boston Operations Cabinet and Boston Fire Department to realize the project. Acquiring the parcel is the first step.

Parcel ID: 1603091000
Approx. Size: 3,900 Sq. Ft.



2. WHAT IS A DEMONSTRATION PROJECT AND OUTREACH

- A Demonstration Project is a process the BPDA uses, under Massachusetts General Laws Chapter 121B, Section 46(f), to create a development plan for a specific property outside of an urban renewal area. This process also allows the BPDA to acquire properties.
- The BPDA demonstration project plan process for acquisitions includes community involvement.

Outreach

- Notify Dorchester Liaison
- Post Demonstration Project Application Letter on project website
- Hold public meeting
 - Advertised via email, social media and local and city-wide newspapers in English and Vietnamese
- Distributed flyers
- Briefed Councilor FitzGerald

3. Next Steps



Action	Timeline
Community Meeting	November 2025
Public Comment Period	Late October 2025 - Early December 2025
Board action to pursue a Demonstration Project Plan	December 2025

THANK YOU



HAVE QUESTIONS?

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PROJECT WEBSITE

<http://bosplans.org/11AshmontPkDemonstration>

Public Comments close 12/02/2025



Planning Department

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