



Mary Ellen Welch Greenway – Winthrop Extension






PUBLIC
REALM

Provided by SME Consultant

Civic Space Collaborative

East Boston and Winthrop

Origin	Friends of the Mary Ellen Welch Greenway (FoMEWG), Bike Winthrop, and State Representatives from East Boston and Winthrop
Budget	 Feasibility Study: \$100,000 Design + Construction: \$18+ million
Timeframe	 Feasibility Study: 1 year Design to Construction: TBD
Risk	 High Risk for project implementation due the challenge of working in coastal environments
Key Performance Indicators	<ul style="list-style-type: none"> • Over 1,000 residents were engaged in East Boston on Winthrop during the planning process during the pandemic. • The Feasibility Study was completed on time to meet the MassTrails grant application deadline and on budget.
Partners & Resources	<ul style="list-style-type: none"> • FoMEWG (staffed by Civic Space Collaborative and LivableStreets Alliance), Greenway Council, Bike Winthrop, Friends of Belle Isle Marsh, City of Boston, Town of Winthrop, Representatives Madaro, Former Speaker DeLeo • Feasibility Study Consultants: Kittleson and Weston&Sampson
Diagnostic	<p>FoMEWG are working on extending the Greenway to Revere, Winthrop, and Chelsea, allowing more people to enjoy access to open space and a safe, beautiful, low-stress corridor for active transportation, recreation. In addition, the current Mary Ellen Welch Greenway connects several East Boston business districts, and the new greenway extension will connect to new business districts in East Boston and to nearby communities. At Orient Heights Station and business districts, the Mary Ellen Welch Greenway would connect to the Winthrop Greenway and proposed Revere greenway extension (see map on next page). The Revere extension route alignment follows Bennington Street to Revere Beach.</p> <p>Once connected to the Northern Strand Community Path, these greenway extensions will create a local network for its host communities while supporting the vision for regional greenways promoted by the LivableStreets Alliance’s Emerald Network and the MAPC’s Landline Network.</p>
Action Item	<p>The proposed Mary Ellen Welch Greenway - Winthrop Greenway extension provides a local connection to recreation, beaches and rapid transit. It will be an affordable, safe transportation alternative for residents of, and visitors to, Winthrop to access Downtown Boston. It will provide opportunities for both active and passive recreation, including bird watching, water access, and fishing. Visitors to the Winthrop Greenway will be able to view the saltwater marsh, Belle Isle Marsh, and learn about the importance of salt marsh ecology.</p> <p>One of the first steps for moving this larger vision forward is to create a Feasibility Study, which is a technical study analyzing existing conditions of the site area, and gathering consensual support for the envisioned greenway.</p> <p>The Feasibility Study, completed in April 2021, was approached in several phases due to its size and scope. FoMEWG, in partnership with the Town of Winthrop, applied for MassTrails funding for a site survey and 10% design for sections in Belle Isle Marsh and Winthrop.</p> <p>As part of the Feasibility Study, a list of coastal permits and funding sources were identified which will help to provide further direction with next steps.</p>



Mary Ellen Welch Greenway

Current + Future Greenways

Multi-use paths, bike lanes, and walking paths in East Boston, Winthrop, Revere, and Chelsea.

LEGEND

- Mary Ellen Welch Greenway
- Existing Shared-Use Path
- Under construction Shared-Use Path
- Envisioned Shared-Use Path
- Existing Bike Lane
- Under construction Bike Lane
- Envisioned Bike Lane
- Envisioned Protected Bike Lane
- Existing Shared Road/Lane with marking in the ground
- Existing Foot Trail
- Envisioned Foot Trail
- Greenway extensions
- Blue Line T railroad

0 1/4 1/2 Miles

** Based on MAPC (2019) "East Boston Greenway +" map

Data Sources:
Metropolitan Area Planning Council (MAPC)
Massachusetts Geographic Information System (MassGIS)
Massachusetts Department of Transportation (MassDOT)

Mary Ellen Welch Greenway proposed greenway extension to Winthrop, Revere, and Chelsea (Source: FoMEWG).

AERIAL BASE IMAGE



Greenway route alignment options from Constitution Beach to Morton Street in Winthrop (Source: Mary Ellen Welch Greenway – Winthrop Extension Feasibility Study, April 2021 prepared by Kittleson and Weston&Sampson).

Process

FUNDING + PRE-FEASIBILITY PLAN

FoMEWG and Bike Winthrop contacted their district's state representatives to discuss funding needs for the Feasibility Study. Representatives Madaro and Speaker DeLeo were able to secure funding made possible through the Department of Conservation and Recreation (DCR).

The FoMEWG created a Greenway Extensions Committee to oversee the process and created an RFP for sending to select consultants. The Committee reviewed, interviewed and selected Kittleson and Weston&Sampson as consultants for the study.

FEASIBILITY PLANNING PROCESS

The Feasibility Study Planning Process (July 2020 to April 2021) included the following key steps overseen by the Extensions Committee and FoMEWG:

1. Existing Conditions Analysis + Environmental Review
2. Property Owner Outreach:
 - Stakeholder interviews with property owners (DCR, MTBA, MWRA, City of Boston, Town of Winthrop, and private property owners.);
 - Two focus groups with (1) property owners and (2) resident leaders.
3. Feasibility, Evaluation, and Summary of Route Alignments
4. Base Map with Route Alignment + Diagrams
5. Community Surveys
6. Community Meetings / Engagement
7. Final Feasibility Study (April 2021)



Site visit with FoMEWG, Bike Winthrop, City of Boston, DCR, Kittleson and Weston&Sampson. (photo: Civic Space Collaborative)



Multi-site community open house to collect community feedback on route options. In Winthrop, Morton Street was an open street for the event and Halloween costumes were encouraged. (photo: Bike Winthrop)



Gove Street hosted a weeklong pop-up tactical plaza. (Source: MAPC)

Process, continued

COMMUNITY OUTREACH + ENGAGEMENT

Approximately 1,000 people were engaged during the feasibility study planning process, which greatly helped to gain, build, and show community support for the proposed Greenway. As a result, the Extensions Committee now has the contact information of many new greenway supporters and will engage them in future planning and design efforts.

1. Site Visit: One (1) site visit with community and agency representatives
2. Committee Meeting: Two (2) committee meetings with the consultant team
3. Survey #1 (August/September 2020): 530 responses
4. Neighborhood Association Presentations (October-November 2020): Two (2) presentations, 75 residents in East Boston
5. Greenway Council Meeting (Ongoing): Monthly updates, typically 15 -20 participants
6. Multi-site Open House (October): 50 participants in East Boston and Winthrop
7. Community Meeting (December): 50 participants
8. Survey #2 (December 2020/January 2021): 581 residents

NEXT STEPS

The Friends of the Mary Ellen Welch Greenway and the Town of Winthrop worked together on a MassTrails grant application that includes a site survey and 10% design for the Winthrop Greenway section, which runs from the Belle Isle Marsh Ecology Park in Winthrop to the North-West border of the Belle Isle Marsh (DCR's property in East Boston). Since this greenway will be used for recreation and transportation, these have been key selling points for gaining City and State support.

FoMEWG are working to simultaneously support the Revere extension and work along Chelsea Creek to build out a regional greenway network.



Shared Use Path Connection
 Interim Shared Street Connection
 Proposed Greenway Extension to Suffolk Downs and Revere
 Existing Greenways

Proposed phasing for the greenway extension with short and long-term options (Source: Mary Ellen Welch Greenway – Winthrop Extension Feasibility Study, April 2021).

Shared Used Path Design Guide Cost Estimator			
PROJECT COST SUMMARY			
Project Name:	MEWG - Winthrop Extension: Morton Street		
Project Location:	Winthrop, MA		
PROJECT CATEGORY		ESTIMATED PRICE	
<u>Path</u>	Length: 920 ft # Segments: 1	Width: 10 ft # Intersections: 0	\$190,600.00
<u>Structures</u>			\$13,300.00
<u>Landscaping Restoration & Enhancements</u>			\$45,600.00
<u>Lighting & Security</u>			\$0.00
CONSTRUCTION COST			
<u>Traffic Control</u>	Traffic cost not included		TTCP COST \$0.00
			SUBTOTAL \$249,500.00
			Contingency (assume 15%) \$37,425.00
			CONSTRUCTION COST \$286,925.00 **
<u>Cost Escalation</u>	Construction Year: 2023 Assumed 4.47% increase in costs per year		CONSTRUCTION TOTAL \$313,150.00
			COST PER MILE \$1,797,210.00
**Use this estimated cost on PIF forms - escalation is already included on the MassDOT Website			
NON-CONSTRUCTION COSTS (NOT ESCALATED)			
<u>Survey</u>	Based on existing conditions		SURVEY COST \$13,100.00
<u>Design</u>	Assume 16% of construction cost		DESIGN COST \$44,858.00
			PROJECT TOTAL \$371,108.00

MassTrails shared use path calculator worksheet to determine project budget for Winthrop segment (Source: Mary Ellen Welch Greenway – Winthrop Extension Feasibility Study, April 2021).