THE LOWER MYSTIC RIVER PROJECT

Funding provided by the District Local Technical Assistance program

Prepared for
City of Boston
City of Chelsea
City of Everett
City of Malden
City of Medford
City of Somerville

Prepared by
Metropolitan Area Planning Council
60 Temple Place, 6th Floor
Boston, Massachusetts 02111
Tel (617) 451-2770
www.mapc.org
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Office of Community Development
Clodagh Stoker-Long, Economic Development Planner

City of Somerville
Office of Strategic Planning and Community Development
Michael Lambert, Director of Transportation and Infrastructure
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Executive summary

Overview
In June 2009 MAPC released a report titled “The Lower Mystic River Corridor Strategy: Working Together to Achieve the Full Potential of the Lower Mystic”. This report included six strategies and an extensive list of action recommendations. MAPC’s work on the continuing Lower Mystic River Corridor project under the Phase III grant focused on:

- Expanding outreach, education and coordination with other allied efforts,
- Improving the information clearinghouse on the project web site, and
- Implementing recommendations via MEPA comments and work to evaluate options and plan better access to the river and associated open space.

Progress on Transportation and Open Space Projects

- Green Line extension.
- Orange Line station at Assembly Square.
- Rutherford Avenue corridor project.
- Clippership Drive in Medford.
- Blessing of the Bay Boathouse.
- Condon Shell in Medford.
- Wellington Greenway in Medford.

Outreach, education and collaboration

- MAPC collaborated with La Comunidad, Inc. on a number of projects.
- MAPC established a relationship with the Muslim American Civic and Cultural Association.
- MAPC expanded its outreach efforts to non-traditional venues such as the Second Annual Mystic River Festival and began producing bi-lingual outreach materials.
- MAPC participated in the Urban Rivers Restoration Conference.
- MAPC sponsored a boat tour of the Mystic River as part of the MetroFuture “walks and talks” series.
- MAPC continued to take a leadership role on the Mystic River Watershed Initiative steering committee, open space subcommittee and the municipal subcommittee.

Lower Mystic River Information Clearinghouse

- MAPC updated and enhanced the Mystic River web page.
- MAPC collaborated with the Mystic River Watershed Association on the development of an electronic environmental atlas.
I. Introduction

In June 2009 the Metropolitan Area Planning Council (MAPC), with the cities of Boston, Chelsea, Everett, Malden, Medford and Somerville, released “The Lower Mystic River Corridor Strategy: Working Together to Achieve the Full Potential of the Lower Mystic” (see the full report at http://www.mapc.org/smart-growth/environment/mystic-river). The Strategy identified eleven priority open space objectives (parcels, pathways, etc.) and sixteen priority transportation projects (roadway, transit, bike/ped, etc.). The Strategy also identified seven development principles for all communities to follow, consistent with MetroFuture and the Commonwealth’s Sustainable Development Principles. Finally, the Strategy established a set of corridor-wide web-based products, including a website, information clearinghouse, and detailed interactive map.

II. Progress on Priority Open Space and Transportation Projects

A. Transportation Projects:

- Green Line Extension: MAPC, in partnership with MaDOT, Somerville and Medford will be launching a community visioning process analyzing potential land use changes if the Green Line is extended to Route 16.
- MAPC led the effort to flex highway funds for the development of a second head house at the future Orange Line Station at Assembly Square.
- MAPC helped get enhancement funding for street lighting on Route 99 in Everett.
- MAPC included the Rutherford Avenue corridor project in the recently awarded $4 million Sustainable Communities grant. This funding will be used to undertake local planning and zoning activities as well as urban open space and green infrastructure planning.
- The first phase of the realignment of Clippership Drive in Medford has begun.

B. Open Space Projects:

- On February 5, 2010 MAPC submitted comments on the ENF for the River Green Technology Park on the former GE site in Everett. MAPC cited the Lower Mystic River Corridor Strategy report and the importance of creating a trail along the river. The MEPA review letter is attached as Appendix I.
- The City of Somerville has completed a long-term management and operations agreement with DCR and has begun improvements to the Blessing of the Bay Boathouse.
- The first phase of work at the Condon Shell in Medford (renovation of the parking lot and path system along the river) has progressed.
- The Massachusetts Environmental Trust awarded the Mystic Valley Development Commission a $150,000 grant to fund construction of the Wellington Greenway in Medford.
- The City of Everett received a grant from the Massachusetts Environmental Trust to construct its first canoe and kayak launch at Village Landing Park on the Malden River.
III. Environmental justice outreach

A. La Comunidad, Inc. - Through our work on the Everett Open Space and Recreation Plan and the Lower Mystic project, MAPC has developed a very solid relationship with La Comunidad, Inc. in Everett which has been working on Mystic River issues. Our involvement with them includes the following:

- October 5, 2009 Joan Blaustein and James Freas met with Maria Alamo and Antonio Amaya of La Comunidad Inc. to introduce ourselves and talk about the open space plan and the Mystic River project.
- MAPC incorporated art work done for a children’s art exhibit at the October 28 final public meeting for the Mystic River project and showed the art work at MAPC.
- Joan Blaustein attended a January 2010 evening event sponsored by La Comunidad at which their environmental justice group presented a short play about the Mystic River.
- Joan Blaustein and James Freas attended the March 6, 2010 open space focus group that La Comunidad, Inc. organized to solicit input for the open space plan.
- Joan Blaustein attended an April 26, 2010 event with Governor Patrick that was held to celebrate the 11th anniversary of La Comunidad Inc.
- Joan Blaustein convened a meeting at La Comunidad with Joel Barrera, Marc Draisen and Jenny Raitt for the purpose of getting the leadership of the two organizations familiar with each other’s mission.
- Joan Blaustein and Jennifer Garcia attended the August 7, 2010 Mystic River Festival.

B. Second Annual Mystic River Festival - Joan Blaustein and Jennifer Garcia represented MAPC at the Second Annual Mystic River Festival sponsored by La Comunidad, Inc. on Saturday, August 7 in Everett. The event was held at the Village Landing Park. The festival's purpose was to raise public awareness about the environmental degradation of the Mystic River and what can be done to improve the river. At our table we highlighted our work on the Everett Open Space Plan and the Lower Mystic River Corridor Strategy project as well as providing information about MAPC and MetroFuture. A one-page handout about MAPC’s work on the Mystic River (in English and Spanish) was available. A copy of this handout is attached as Appendix II.

During the course of the afternoon we had a chance to talk to many residents about MAPC, parks in Everett and the river.
Everett Marine Police Officer Patrick Johnston reviews a map at the MAPC table.

C. Muslim American Civic and Cultural Association (MACCA)
Staff met with Mohamed Brahimi on August 27, 2010 at the offices of Tri-Cap in Malden. Mr. Brahimi is the founder of an organization, the Muslim American Civic and Cultural Association (MACCA). A copy of notes from that meeting is attached to this report as Appendix III. MAPC invited MACCA to a brown bag presentation for staff on December 9, 2010.

IV. The Lower Mystic River Information Clearinghouse

A. Web page updates: The Lower Mystic River Corridor Strategy Project maintains a web page on the MAPC web site at http://www.mapc.org/smart-growth/environment/mystic-river. The web page includes the final Lower Mystic River Corridor Strategy Plan and maps as well as a wealth of other resources. It has been designed to give users easy access in one location to a wide variety of other plans, reports and studies that relate to the Mystic River such as municipal open space and recreation plan. The page also includes links to the dynamic map and to the web pages of a variety of community organizations. This web page has been kept up-to-date with the following postings:

- EPA Releases new Mystic Brochure (PDF available)
- DCR Releases Mystic River Master Plan (PDF available)
- MAPC attends Mystic River Festival (PDF of handout available and photos posted)
- Posting of a video done by EPA that contains a segment on the Lower Mystic River Corridor project.

B. Maintain and enhance the dynamic map: The dynamic map was created to provide an on-line repository for multi-media resources related to the Lower Mystic River project. At the same time, the Mystic River Watershed Association (MyWRA) became a Data Common affiliate in order to map extensive data on water quality that they had collected. The Mystic River DataCommon is an online mapping tool. Sponsored by the Mystic River Watershed Association, the website makes available a wide range of geographic data about water quality of the Mystic River, features in the Mystic River watershed, and a wide variety of
additional data. Explore data, print out maps, and create your own maps using our DataMap tool. The project also contains a sampling of the data available on an easy-to-use interactive map called The Mystic River Electronic Environmental Atlas.

Through discussions that took place between MAPC and the Mystic River Watershed Initiative open space subcommittee, a decision was made to consolidate several mapping efforts using the Environmental Atlas which MAPC prepared for the Mystic River Watershed Association. The Environmental Atlas allows users access to the dynamic map without having to download additional software and provides them with the ability to view pre-set maps that require no additional work or to add and subtract data layers to meet their specific needs. This mapping initiative is in the development phase and will be available later in 2011. A sample image of the mapping web site is included as Appendix IV.

V. The Mystic River Watershed Initiative

A. Participate in the Mystic River Watershed Initiative Steering Committee and municipal subcommittee: MAPC has been a member of the steering committee of the Mystic River Watershed Initiative since its’ inception. The Mystic River Watershed Initiative is a collaborative effort convened by EPA with the goal to improve water quality and environmental conditions as well as to create and protect open space and public access to the Mystic River and its tributaries through safe public pathways and access points. The Initiative is guided by a steering committee composed of 22 organizations including not-for-profit community groups, local, state, and federal governmental agencies. Unlike MAPC’s Lower Mystic River Corridor project, it covers the entire watershed. The steering committee has been an excellent forum for sharing information and making connections with other stakeholder organizations.

The Steering Committee met on the following dates:
   January 20, 2010
   March 31, 2010
   September 15, 2010
   November 17, 2010

Some of the topics discussed at these meetings included a presentation on the DCR Mystic River Reservation Master Plan, a presentation by DEP on the Chapter 91 regulations, the annual EPA Mystic River report card and the importance of involving municipalities and the business community through the formation of subcommittees.

The municipal subcommittee met on the following dates:
   July 29, 2010
   October 28, 2010

Martin Pillsbury was scheduled to make a presentation on stormwater ordinances, education and outreach but that presentation had to be rescheduled to January due to time constraints. The focus of this subcommittee so far has been on stormwater issues which tie in with other work that MAPC has been doing. The meetings have generally been held in the
upper watershed with many of the participants being municipal staff from the NSPC communities.

The February meeting of the Steering Committee will be held at MAPC. At that meeting the Steering Committee will be discussing 5-6 priority projects for 2011 and will also discuss ways to integrate work on the Mystic River with the Sustainable Communities grant.

B. Participate in the Mystic River Watershed Initiative Open Space Subcommittee

Through participation in the open space subcommittee, an effort has begun to consolidate data from three separate mapping efforts into a stable and user-friendly platform. MAPC and the Mystic River Watershed Association worked together to create and launch the MyWRA Environmental Atlas. This atlas can be accessed through the MyWRA website and through the MyWRA data common page on the MAPC Data Common. MyWRA has expressed a high level of satisfaction with the end product and reports that the atlas is being frequently accessed and used by the general public. When the Mystic River Watershed Initiative steering committee and subcommittees were given a demonstration of the atlas, all parties agreed that the format was preferable to the dynamic map that MAPC created using Google Earth. The environmental atlas was created by Christian Spanring at MAPC and uses a more sophisticated program than the dynamic map.

In a related effort, several members of the open space subcommittee embarked on a pilot project to walk along the Mystic River in Charlestown, Everett and Somerville, take geo-coded photographs and to map trails, gaps in the trails, existing conditions and opportunities for trail connections and future open space. This data was also brought into the environmental atlas.

The enhanced environmental atlas is in the development phase and is not currently available live from any public website. It will have separate folders for each of these mapping efforts and within those folders are the datalayers that were generated by each effort. Another enhancement is the creation of pre-set maps that can be easily accessed by clicking on a button for users who do not want to create their own by selecting layers. This collaborative effort is an excellent example of the value of participating in the Mystic River Watershed Initiative. This mapping effort is still in development and will require additional resources to realize its full potential. MAPC will use some of the UPWP funds allocated for our walking routes to the river project to fund additional work on the transportation and transit access portion of the atlas.

VI. The Lower Mystic River Steering Committee

The Lower Mystic River Steering Committee met on Monday, May 10, 2010. The agenda for that meeting was:

**Overview of the MET grant: Improvements to the Lower Mystic River in Somerville**- One of the recently announced Massachusetts Environmental Trust grants is to the City of Somerville (and partners) for improvements to the Blessing of the Bay Boathouse and for development of the Blueback Herring River Route from Foss Park to Blessing of the Bay Boathouse. We will review the scope of the project and progress to date.
**Discuss network of routes:** We will discuss the overall concept of a network of walking routes to the river(s) and how to grow the network of routes. If you have specific ideas for routes that you would like to include in this network, please bring a map showing the route.

**Logo Review:** Obtain your input on the logo and signage that would be used for these walking paths. The idea is to develop a logo that captures the overall vision of the Mystic as a clean and accessible river and that can be used, along with other graphics and text, to mark other walking routes developed in the future. The Mystic River Watershed Association is heading up this task and has hired a graphic designer to work on the logo.

**Community Updates:** This will be an opportunity to share information on the status of any relevant projects in your community.

**VII. Other Related Activities**

**MEPA Reviews** – On February 5, 2010 MAPC submitted comments on the ENF for the River Green Technology Park on the former GE site in Everett. MAPC cited the Lower Mystic River Corridor Strategy report and the importance of creating a trail along the river. Using the MEPA process to advocate for Mystic River issues was one of the strategies in the Lower Mystic River report.

**Metro Future boat tour** – As part of the MetroFuture walks and talks series, a boat tour of the Lower Mystic River was held on the evening of September 16, 2010. Over 20 interested residents joined the tour. The Lower Mystic is an urban river with a history of abuse and neglect, but the tour was designed to highlight some of the river's many success stories and to educate participants about the concerted effort to continue to improve water quality and recreational access. The tour went past new developments and budding parks on old brownfields.

**Poster session at the Urban Rivers Restoration Conference** - Joan Blaustein attended the Urban Rivers Restoration Conference in Cambridge on March 7-9. In advance of the conference, she prepared a series of posters highlighting various aspects of MAPC’s work on the Lower Mystic River. The posters were displayed throughout the conference. The three poster panels are attached to this report as Appendix VI.
VIII. Related Efforts Not Funded by DLTA

A. Massachusetts Environmental Trust (MET) grant: Improvements to the Lower Mystic River in Somerville - The City of Somerville has received a grant from MET to make improvements to the Blessing of the Bay Boathouse and for development of the Blueback Herring River Route from Foss Park to the Blessing of the Bay Boathouse. MAPC is one of several project partners. Our role will be to document the process by which the Blueback Herring River Route was developed and implemented and to develop a tool kit for communities who want to plan similar routes.

B. Walking Routes to the River – MAPC has secured funding through the Unified Planning Work Program (UPWP) to develop a plan for a system of walking routes from schools and parks throughout the corridor to the river. This work will begin in early 2011 and will expand on similar work in Somerville under the MET grant.
February 5, 2010

Ian A. Bowles, Secretary
Executive Office of Energy & Environmental Affairs
Attention: MEPA Office
Anne Canaday, MEPA # 14478
100 Cambridge Street, Suite 900
Boston, MA 02114

RE: Rivergreen Technology Park, Everett, # 14478 SEIR

Dear Secretary Bowles:

The Metropolitan Area Planning Council (MAPC) regularly reviews proposals deemed to have regional impacts. The Council reviews projects for consistency with *MetroFuture*, the regional policy plan for the Boston metropolitan area; MAPC’s Smart Growth Principles; the Commonwealth’s Sustainable Development Principles; as well as impacts upon the environment. MAPC has reviewed the above-referenced Single Environmental Impact Report (SEIR) and offers the following comments.

The proponent, Berkeley Green II LLC (Berkeley) is proposing to construct the RiverGreen Technology Park on a 40 acre site adjacent to the Malden River. The site is a vacant brownfield, remediated by the former owner (GE) to allow the proposed industrial, office, and research and development uses. Five buildings are proposed, with a total area of up to 500,000 square feet. The project site directly abuts the 7.7 acre City of Everett Park, land that was conveyed to the city by GE in 2004. Existing infrastructure at and accessible to the project site includes electrical transmission and distribution lines and City of Everett water and sewer distribution systems. Access to the project site is provided by AirForce Road, off the southeastern corner of the site. The project will include the phased development and construction of a public, multi-use path and scenic overlook connecting the City of Everett Park to the Malden River waterfront. The path will include public parking, including vehicular and bicycle parking for passive recreational use and enjoyment of the riverfront. The project proponent has made a commitment to provide a shuttle bus service that will be available to the public as well as to RiverGreen tenants, taking passengers to the MBTA Wellington station. Based on City of Everett parking requirements for industrial uses, the proponent is proposing 387 parking spaces. Phase One consists of Buildings 2 and 3 in the middle of the site, and a Phase One Waiver was requested.

The project is consistent with many of the goals of MAPC’s regional plan *MetroFuture*, since it will redevelop a brownfield site in an area already served by infrastructure. The proponent will construct LEED certified buildings, and will generate some of the buildings’ energy via photovoltaic panels on all the project building roofs. The proponent also has agreed to donate to the design of the Northern Strand Trail, located immediately adjacent to the site.
We believe the SEIR has adequately fulfilled the MEPA requirements, and we commend the developers on their sustainable and energy efficient designs and their commitment to provide good pedestrian, bicycle, and transit access to the site.

Thank you for the opportunity to comment on this important project.

Sincerely,

[Signature]

Marc D. Draisen
Executive Director

cc: Marzie Galazka, Director, Community Development, Everett
MAPC and the Mystic River

What is MAPC?
MAPC is a regional planning agency serving the people who live and work in the Boston area. We help cities and towns to protect the environment, produce affordable housing, plan for parks and recreation, improve public transportation, create jobs and ensure public safety.

Our past projects on the Mystic River
- Everett Open Space and Recreation Plan
- We worked with Everett and 5 other cities to plan for open space and better access to the Mystic River.

Future Projects
- Working with communities to plan safe walking routes from neighborhood parks to the Mystic River.

For more information:
http://www.mapc.org/smart-growth/environment/mystic-river

Call Joan Blaustein (617) 451-2770 X 2023
E-mail: jblaustein@mapc.org

MAPC y el Río Místico

Qué es MAPC?
MAPC es una organización sirviendo a las personas que viven y trabajan en la región de Boston. Ayudamos a las ciudades y los pueblos a proteger el medio ambiente, producir viviendas económicas, planear para los parques y recreo, mejorar la transportación pública, crear trabajos y mejorar la seguridad pública.

Nuestros proyectos previos sobre el Río Místico
- Proyecto para los parques y recreo en Everett.
- Trabajamos con Everett y cinco otras ciudades para planear parques y mejor acceso al Río Místico.

Proyectos Futuros
- Trabajar con las comunidades a planear rutas seguras para caminar desde los parques hasta el Río Místico.

Para más información:
http://www.mapc.org/smart-growth/environment/mystic-river

Llame a Joan Blaustein (617) 451-2770 X 2023
E-mail: jblaustein@mapc.org
Outreach meeting with Mohamed Brahimi of the Muslim American Civic and Cultural Association

I met with Mohamed Brahimi on August 27, 2010 at the offices of Tri-Cap in Malden. Mr. Brahimi is the founder of an organization, the Muslim American Civic and Cultural Association (MACCA). MACCA is not yet incorporated as a 501 (C) 3 non-profit but operates out of the offices of Tri-Cap in Malden. The following description of the organization and its mission is from their website http://www.maccaonline.org

The Muslim American Civic and Cultural Association (M.A.C.C.A.) is a grassroots volunteer group conceived by a handful of Muslim Americans living in and around the metropolitan Boston area in order to provide the legal and structural framework for a community based group. MACCA's mission statement revolves around:

- English literacy
- Civic engagement
- Community development
- Dialogues and interfaith gatherings
- Humanitarian ad hoc projects

Mr. Brahimi is Moroccan and came to the United States 20 years ago. He has lived in Everett, Malden, Chelsea, Revere and now lives in Franklin with his wife and six children. He founded the organization because he was concerned that many recent Moroccan immigrants were not bothering to learn English because most had the mindset that they would be returning to Morocco after they had made enough money.

Mr. Brahimi participated in the Initiative for Diversity in Civic Leadership (IDCL) where he received a good introduction to how government functions. That experience led him to broaden the mission of MACCA beyond English literacy.

When asked about the issue of illegal immigration, he noted that currently, about 80% of Moroccan immigrants are documented and that there are approximately 6,000 visas given per year to Moroccans.

MACCA is trying to get together with other immigrant organizations including the Great Wall Center (Richard Chang), the Church of the Immaculate Conception in Everett representing the Hispanic community, A Better Tomorrow which is a Haitian organization, Sister Lizette who
represents the Brazilian community. These groups are forming a loose stakeholder coalition and they are planning a mini-conference to talk about issues of common concern sometime this fall.

**Issues that are of concern:**

Representation on the City Council; there are no Muslims. MACCA held a meeting with city officials awhile back to talk about a vision for the future.

Code enforcement – If trash is placed outside in violation of the city ordinance the fines can be as high as $250. Non-English speakers get fined more often than English speaking residents. Building code violations are also more common for non-English speaking residents. The Moroccan community has started to pay inspectors to look the other way which is how business was conducted in Morocco.

Parking is also an issue as well as the lack of open space.

**MAPC Issues**

I talked about MetroFuture and gave Mr. Brahimi a copy of the summary document. I also told him about the subregions and said that I would add him to the IC list. I forwarded him a copy of the draft Malden Open Space and Recreation Plan. I also explained about the work we do with MEPA reviews and how our work intersects with the cities. I indicated that I would be interested in attending their mini-conference. It appears that currently the focus of the organization is not heavily on the types of issues that MAPC is involved in and aside from an interest in the Malden Open Space plan, there is no direct Lower Mystic connection or environmental justice focus to their mission but I do see value to continuing to develop a relationship with them in terms of broader MetroFuture issues.

**Follow-ups:**

Jenny should add Mr. Brahimi to the IC e-mail list.

[mohamed.brahimi@maccaonline.org](mailto:mohamed.brahimi@maccaonline.org)

Amanda should add him to the Regional Record list.

We can help publicize their conference at least by notifying the Inner Core communities.
Appendix V

Image from the Mystic River Electronic Environmental Atlas
Appendices V and VI

Appendix V: The Lower Mystic River Corridor Strategy: Working Together to Achieve the Full Potential of the Lower Mystic.

Appendix VI: The Urban Rivers Restoration Conference Poster

Both of these appendices are very large files which are best viewed and downloaded through the MAPC website. To access these files please go to http://www.mapc.org/smart-growth/environment/mystic-river.