



E+ Green Communities

Bringing energy, environmentally, and social equity positive development to Boston's neighborhoods

HIGHLAND PARK CHARRETTE SUMMARY NOTES

COMMON THEMES

- Celebrate area assets that give the neighborhood its sense of place and identity
- Meetings should be held on actual site(s)
- Develop multiple RFPs for the sites instead on one, each cluster of parcels provides different development opportunities
- Encourage community activity, safety and accessibility
- Regeneration through productive landscape and Green/E Positive technology
- Conserve natural resources; capture storm water, generate energy onsite, keep fill onsite, retain natural elements, bio-remediate
- New uses should be community-supporting- Housing, Open Space, Economic Development
- Reduce traditional transportation demands/encourage walking, biking, zip cars

ASSETS

- The area has great historic heritage, a variety of housing typologies, great location, appealing topography, and is densely populated with a healthy balance of youth and seniors
- There is no lack of community involvement
- With the great quantity of open space in the area there are lots of opportunities for new development and building preservation
- The location has good access to buses and rapid transit
- There are lots of curvy streets which helps keep maintain slow vehicular speed
- Plenty of institutions: HCC, RCC, Mosque, HYCC

CHALLENGES

- There is an over abundance of underutilized and / or aesthetically unpleasing surface parking lots along the corridor
- Vehicular traffic presents a speed / safety problem
- There is a need for economic upward mobility in the neighborhood
- There is a lack of amenities in the neighborhood (e.g. sit down restaurant, banks, etc.)
- There is not enough affordable housing in the area

GOALS

- Connect sites-pedestrian/accessibility/social/landscaping
- "Green" Project- non allergenic, native, food system, roof garden, productive landscape
- Improve safety, security, lighting, accessibility
- Aim for all new construction to be built "off the energy grid", generate enough solar energy - solar hot water heating, solar PV cells to exceed the needs of new uses.
- Explore parking and traffic solutions that calm area traffic, below grade, street calming, signage

USES

- Incorporate local food production though community gardens in the available open space
- Economic Sustainability
 - Incorporate cost effective incentives within building design

- Improve upon existing commercial locations, especial in Elliot and Highland Squares and along Columbus Avenue
- Have a mix use of owner and rental properties
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- Integrate public areas in private spaces
- Social
 - Provide a central location for the community, either in a building or open space
 - Consider traffic patterns to help sustain the businesses in the area
 - Educated people through learning laboratory to teach about subjects such as conservation preservation

URBAN DESIGN

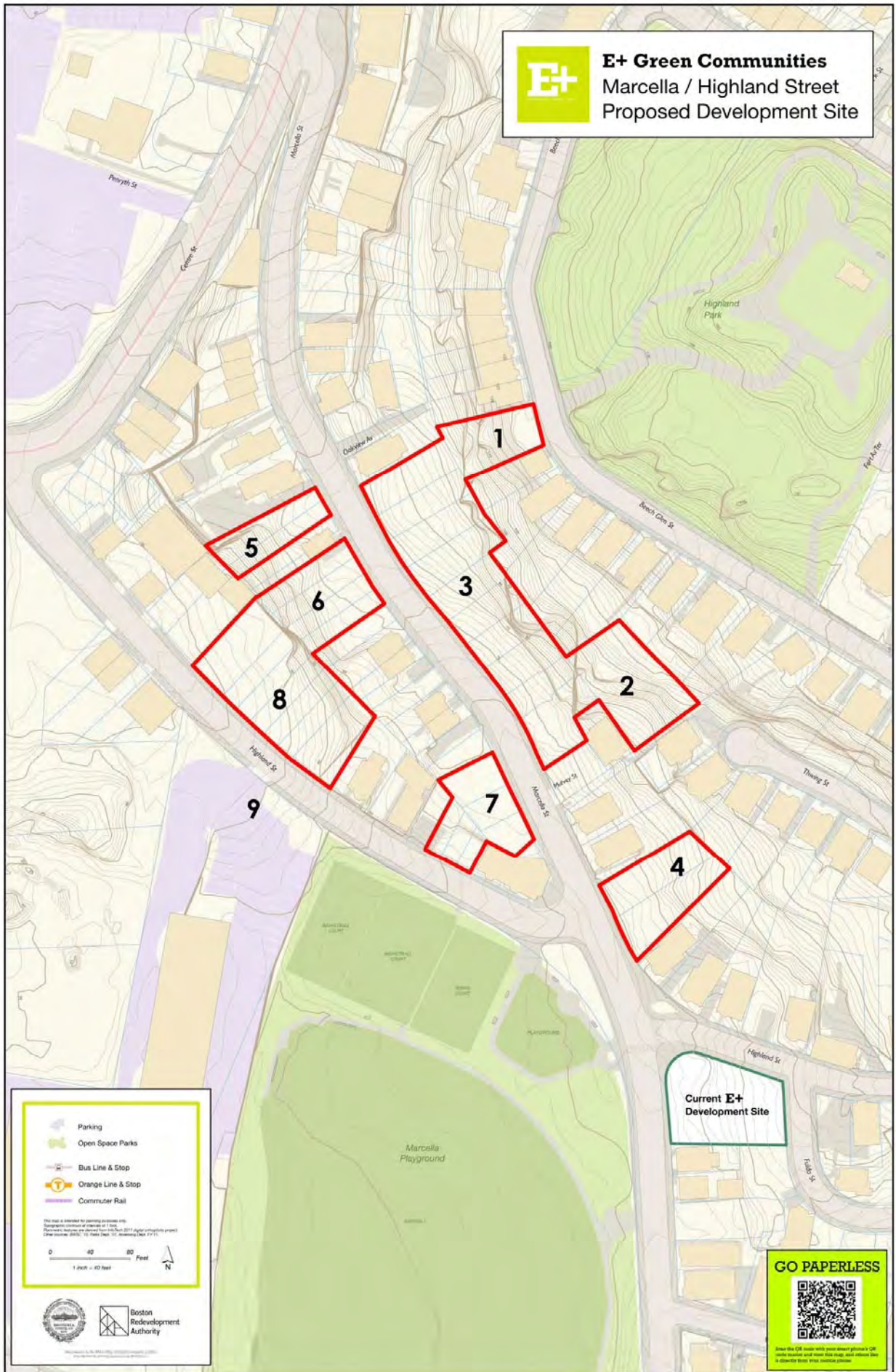
- Improve pedestrian conditions – provide better lighting and wider sidewalks especially along main streets
- Provide new and improve existing connections between open spaces
- Keep density in scale consistent with the existing environment
- Increase density to sustain growth
- Provide a common location for community water collection and for other recycling possibilities
- Design a water feature, such as a “waterfall”, utilizing the area’s natural topography
- Reintroduce pre-existing vegetation, the area once had lots of fruit trees
- Incorporate efforts to create a liter free neighborhood

SITES and USES – See attached number map

1. Preserved open space – Recreational Park for people and pets, also provide a connection through the neighborhood block
2. Preserved open space – Orchard/ Community Garden
3. Community center opportunity (Learning lab), Mix-use, Residential (Row houses), prospect for an east west-pedestrian connection through the back of side of the site
4. Mix- use: Office commercial use with residential above
5. Residential use – Single family
6. Residential use – Two family
7. Mix-use – Three story building with parking in the rear along highland St.
8. Large footprint could be placed on this site Commercial, Residential, prospect for a north-south pedestrian path along left side of the site
9. Ask to property owner to provide a vegetative buffer on site across from site (8) along highland Street



E+ Green Communities
Marcella / Highland Street
Proposed Development Site



Boston
Redevelopment
Authority

GO PAPERLESS



Scan the QR code with your smart phone's QR code reader and view this map, and other E+ documents from your mobile phone.

E+ Green Communities Charrette

Highland / Marcella Site Summary Notes



M/HP
community space opportunity site (1, 2, 3) note: highland high traffic
integration of public + private space
keep ^{density in} scale of existing environment

- mixed use residential/retail (7)
- cost effective incentives w/ design
- open space (1) connection/linkage through block (beach + marcella)
- commercial (office) (4) together (E, 9, 7)
- mixed use (4) res/retail
- large structure could be placed on site (E)
- residential (5, 3) corner w/ 5 venting
- urban wild (2)
- specific retail/industrial - veterinary hospital