

# E+ 36-38 Colonial Avenue

PARCEL ID: 1701545000 and 1701544000

Lot Area: 7,200 SF

Ownership: DND

## ZONING

Sub-district: 3F – 6000

FAR Max.: 0.4

Height Max.: 35'

Good Solar Orientation



## BOSTON E+ GREEN BUILDING PROGRAM

*Neighborhood homes and buildings that give back to the grid, give back to the environment, and give back to the local community, that's E Positive!*

**Environmentally Positive:** Contribute to the environmental health and well being of the site and neighborhood. Building must exceed the requirements for LEED Platinum and be certified by the US Green Building Council.

**Equity Positive:** Contribute to the social and economic well being of the community. Projects include affordable units, generate local jobs, and strengthen the local community.

**Energy Positive:** Contribute to the local energy network. Buildings are very energy efficient and include enough on-site renewable energy to surpass the needs of the building occupants.

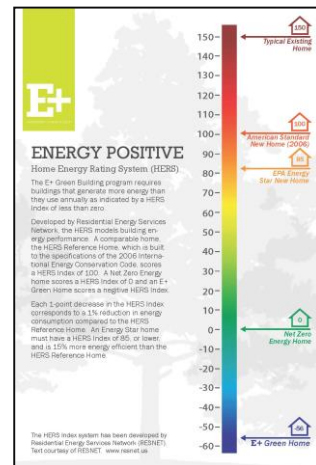
**Success:** To date, two building projects consisting of six housing units have been completed and are occupied. Another 48 units are in permitting including a 44 unit project. Several private building projects have commented to E+ performance.

**BEYOND PLATINUM**  
Green Building Leadership in Energy & Environmental Design (LEED)  
The E+ Green Building Program requires buildings that are environmentally positive and exceeding LEED for Homes Platinum, the highest certification level.

LEED® is the US Green Building Council's internationally-recognized green building certification system that provides building owners and operators with a framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions. LEED for Homes applies strict requirements to the size of the building and both measures and verifies practices in eight key sustainability- and environmental impact categories:

- Sustainable Sites
- Water Efficiency
- Energy & Atmosphere
- Materials & Resources
- Indoor Environmental Quality
- Locations & Linkages
- Awareness & Education
- Innovation in Design

The LEED® Rating systems has been created by the US Green Building Council. Symbols and text courtesy of the USGBC. For more information on LEED, please visit [www.usgbc.org](http://www.usgbc.org)



# E+ 36-38 Colonial Avenue

## GOAL

To advance the work of the TNT Eco-Innovation District by constructing environmental, equity, and energy positive homes in the district.

## MEETING PURPOSE

Community and Eco Innovation District support to include 36-38 Colonial Ave in the E+ Program and to issue an Request for Proposals for the redevelopment of the site

## BUILDING AND DEVELOPMENT PROGRAM (proposed)

- Four residential units; two 3 bedroom units and two 1 ½ bedroom units, approximately 5,280 SF.
- Units configured side-by-side with one duplex unit (two floors) over one flat unit (one floor) on each side.
- Two private off-street parking driveways, one each side.
- Shared private back yards and individual private back porches.
- Three stories, bow-front, flat roof, wood frame home.

## Key Questions:

1. *Building Typology and Character?*
2. *Housing Units and Configuration?*
3. *Housing Affordability?*

## CONTACTS – for questions and comments, please contact either:

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- Located at the heart of the Talbot Norfolk Triangle (TNT) Eco-Innovation District.
- Previously developed sites, currently vacant.
- Surrounded by generally well maintained triple decker homes.
- Adjacent property to the right recently suffered a major structural fire and is now vacant and boarded.

