

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
- Have a mix use of owner and rental properties
- 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

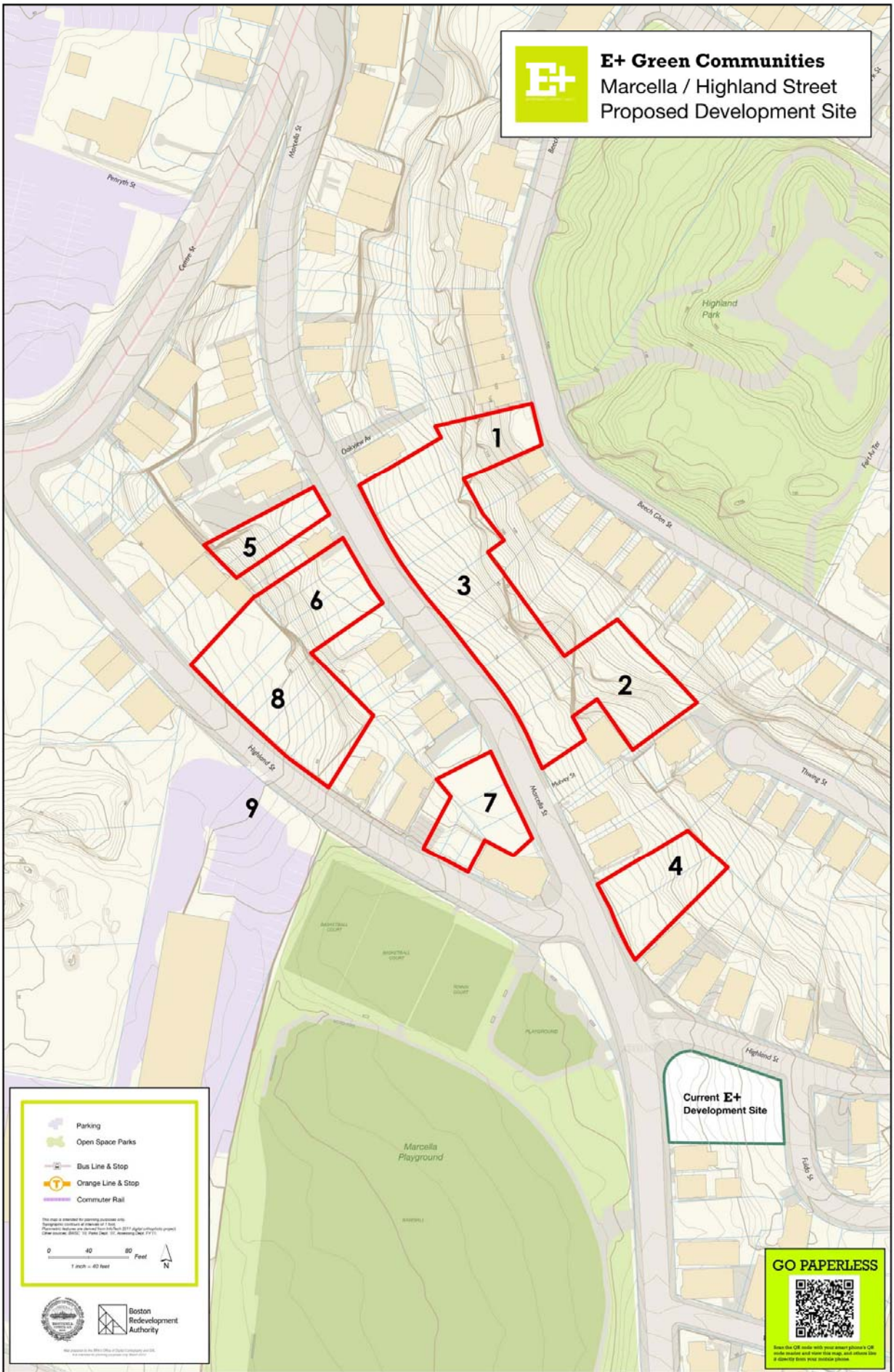
- Improve pedestrian conditions – provide better lighting and wider sidewalks especially along main streets
- Provide new and improve existing connections between open spaces
- Keep density in scale consistent with the existing environment
- Increase density to sustain growth
- Provide a common location 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 though 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



Parking
 Open Space Parks
 Bus Line & Stop
 Orange Line & Stop
 Commuter Rail

This map is intended for planning purposes only.
 It is not a contract of any kind.
 Planning, design and other services provided by E+ Green Communities are subject to the terms and conditions of the project.
 Other symbols: 0000, 10, 2000, 3000, 4000, 5000, 6000, 7000, 8000, 9000, 10000, 11000, 12000, 13000, 14000, 15000, 16000, 17000, 18000, 19000, 20000, 21000, 22000, 23000, 24000, 25000, 26000, 27000, 28000, 29000, 30000, 31000, 32000, 33000, 34000, 35000, 36000, 37000, 38000, 39000, 40000, 41000, 42000, 43000, 44000, 45000, 46000, 47000, 48000, 49000, 50000, 51000, 52000, 53000, 54000, 55000, 56000, 57000, 58000, 59000, 60000, 61000, 62000, 63000, 64000, 65000, 66000, 67000, 68000, 69000, 70000, 71000, 72000, 73000, 74000, 75000, 76000, 77000, 78000, 79000, 80000, 81000, 82000, 83000, 84000, 85000, 86000, 87000, 88000, 89000, 90000, 91000, 92000, 93000, 94000, 95000, 96000, 97000, 98000, 99000, 100000.

0 40 80 Feet
 1 inch = 40 feet



Current E+ Development Site

GO PAPERLESS

Scan the QR code with your smart phone's QR code reader and open the map, and return the map to us by email.

