



The Project entails the demolition of existing housing to allow construction of new residential and community buildings in a combination of townhouses and midrises. A total of approximately 373 housing units are proposed to replace the 331 existing public housing units on a one-to-one basis plus an additional 42 units of non-public housing to create a revitalized mixed-income community. The Project also includes the construction of a new community center and management office, a new public park, and significant roadway connectivity improvements for vehicles, pedestrians, and cyclists.

# Orient Heights Master Plan

The Project's most significant design elements include the following:

**A new vision for the neighborhood** – New construction of the residential buildings will provide a healthy atmosphere for residents to thrive. Unit sizes will meet modern standards with floor plans that facilitate contemporary lifestyles. The Project aims to achieve a high level of sustainability across the Project Site and throughout the design of the buildings and building systems, targeting a minimum of LEED Silver certifiability.

**New Gateway Park and new community center** – The new Gateway Park and community center will create an inviting site entry for the residential community and visitors, blending indoor and outdoor recreation and activities. The ground level community center will open onto the center of the Project Site and onto the new park.

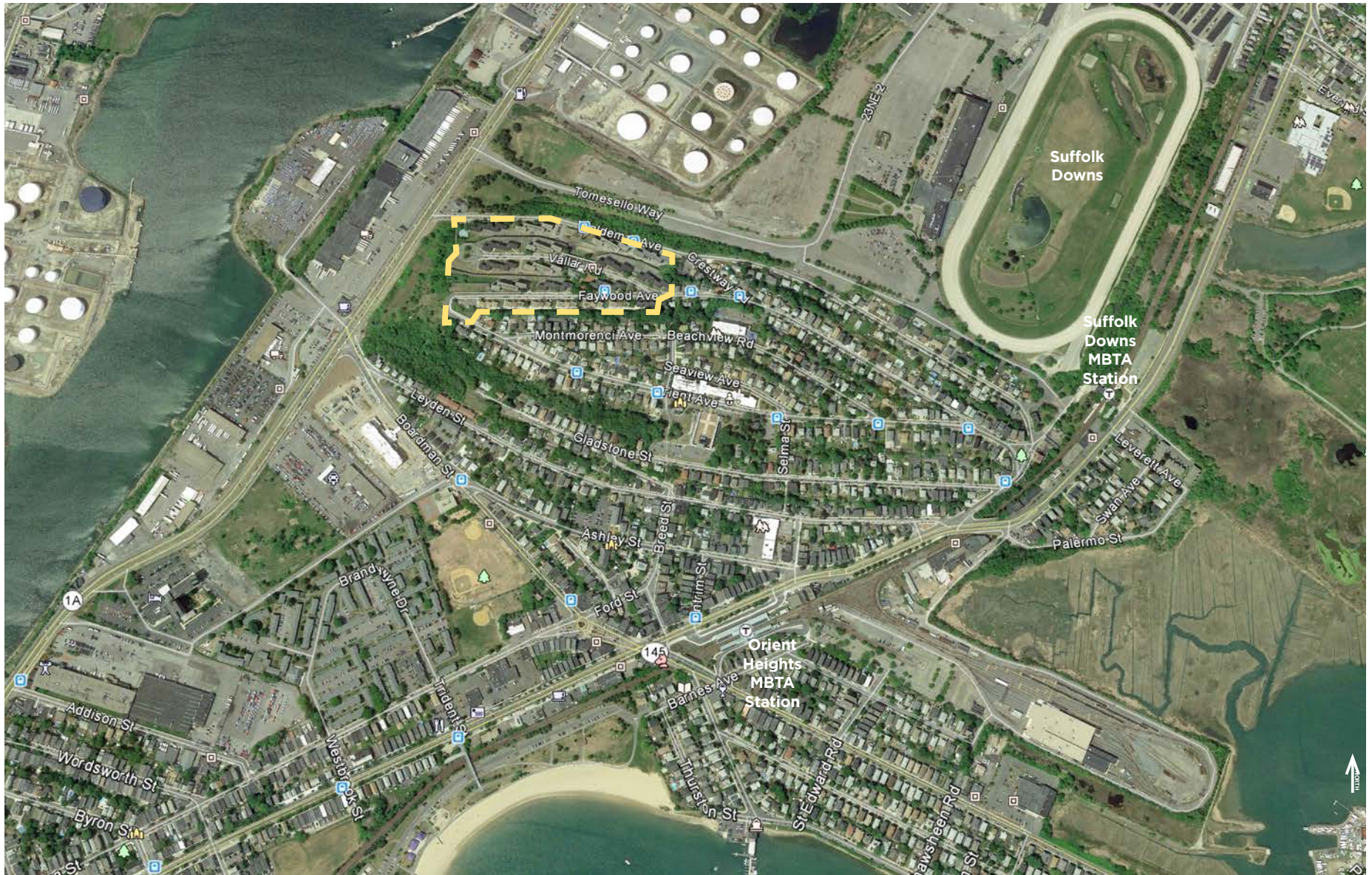
**Extension and reconstruction of Vallar Road to improve connectivity** – Vallar Road will be lengthened, reconfigured, and partially regraded to connect Faywood with Waldemar Avenue, allowing, for the first time, physical connections between the northern and southern portions of the site. The entire length will be widened to accommodate two-way travel with street parking on both sides. The improvements to Vallar Road will benefit vehicles, cyclists, and pedestrians.

**New midrise buildings integrate into the existing slope** – Three new midrise buildings have been strategically integrated into the existing slope to minimize height and moderate steep grade changes. A gracious plaza will mark the entry for a midrise on Waldemar Avenue, housing a mix of apartment sizes. A midrise located at the base of Vallar Road will create a new, welcoming entry to the development from the west. Between Vallar Road and Faywood Avenue, a third midrise will frame the new public park, while stepping up the hillside.

**New townhouses front on new streets** – Stepping down the hillside and along the improved streets, new townhouses will create a consistent street wall with stoops and front doors meeting the public street. Stoops and porches will enhance the neighborhood's character and provide a balanced residential feeling to connect residents to the public realm.

**Widened Faywood Avenue** – Demolition of the existing state public housing units along Faywood Avenue will allow Faywood to be widened for two-way access. This improvement will allow residents who live and park along Faywood Avenue to access their homes more directly rather than driving through an extensive one-way street system.

**Improvement of existing retaining walls** – The existing retaining walls have a dominant impact on the urban landscape on the Project Site. The Project will reduce the visual impact of the retaining walls with a variety of mitigating measures. While the existing retaining walls will largely remain in place, plantings and landscaping will obscure height and a mix of evergreen and deciduous trees and shrubs will be used to screen the walls. Earth slopes abutting the retaining walls will also decrease the effective height of the walls. At the top of each retaining wall, landscape plantings will visually screen a secure fence-line.





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Existing Conditions  
Orient Heights Master Plan, East Boston, Massachusetts



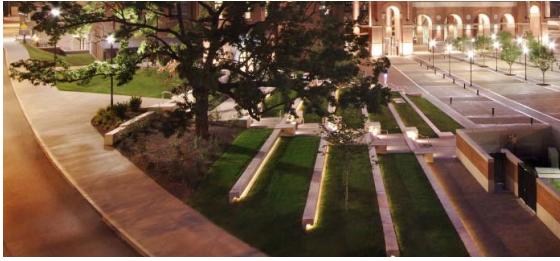
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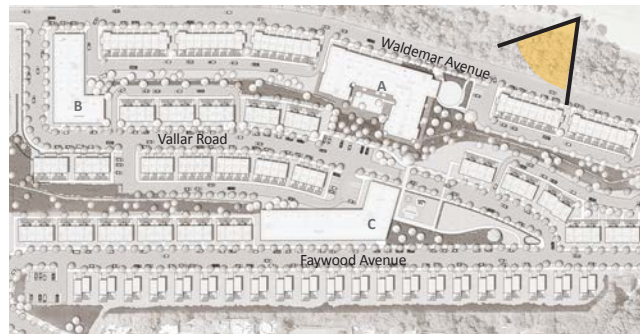
**Proposed Site and Phasing Plan**  
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Detail of Open Space  
Orient Heights Master Plan, East Boston, Massachusetts



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**View along Waldemar Avenue**  
Orient Heights Master Plan, East Boston, Massachusetts



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**View of Plaza on Waldemar Avenue**  
Orient Heights Master Plan, East Boston, Massachusetts

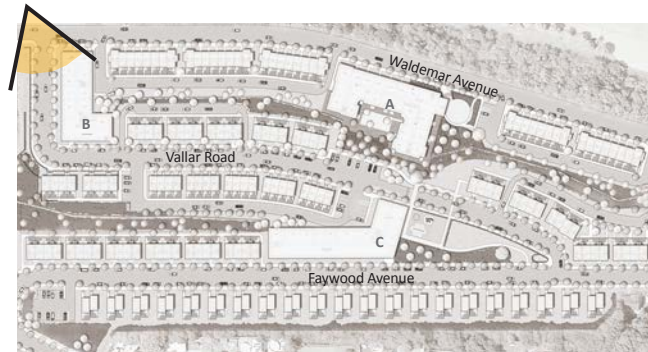


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**View on Waldemar Avenue**  
Orient Heights Master Plan, East Boston, Massachusetts

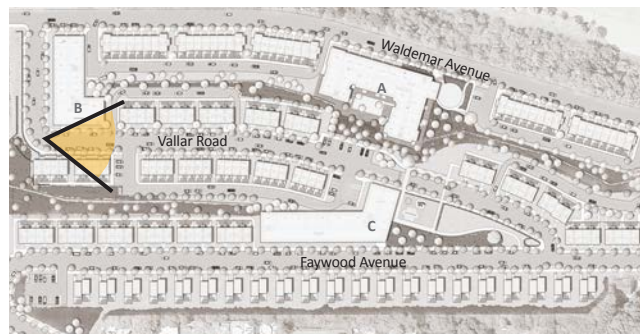




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**View up Vallar Road Extension at Waldemar Avenue**  
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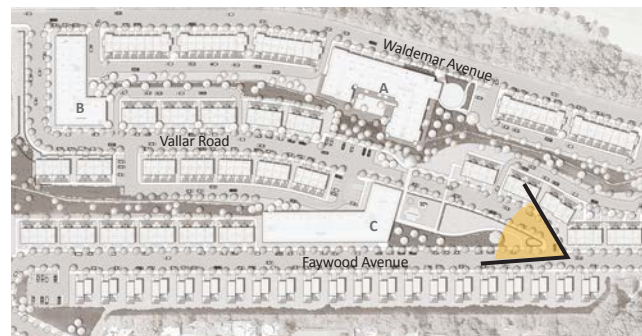
**View up Vallar Road**  
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**Overlook from Vallar Road**  
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**View of Gateway Park**  
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**View of Play Area from Faywood Avenue**  
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**View of Faywood Avenue towards Orient Avenue**  
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