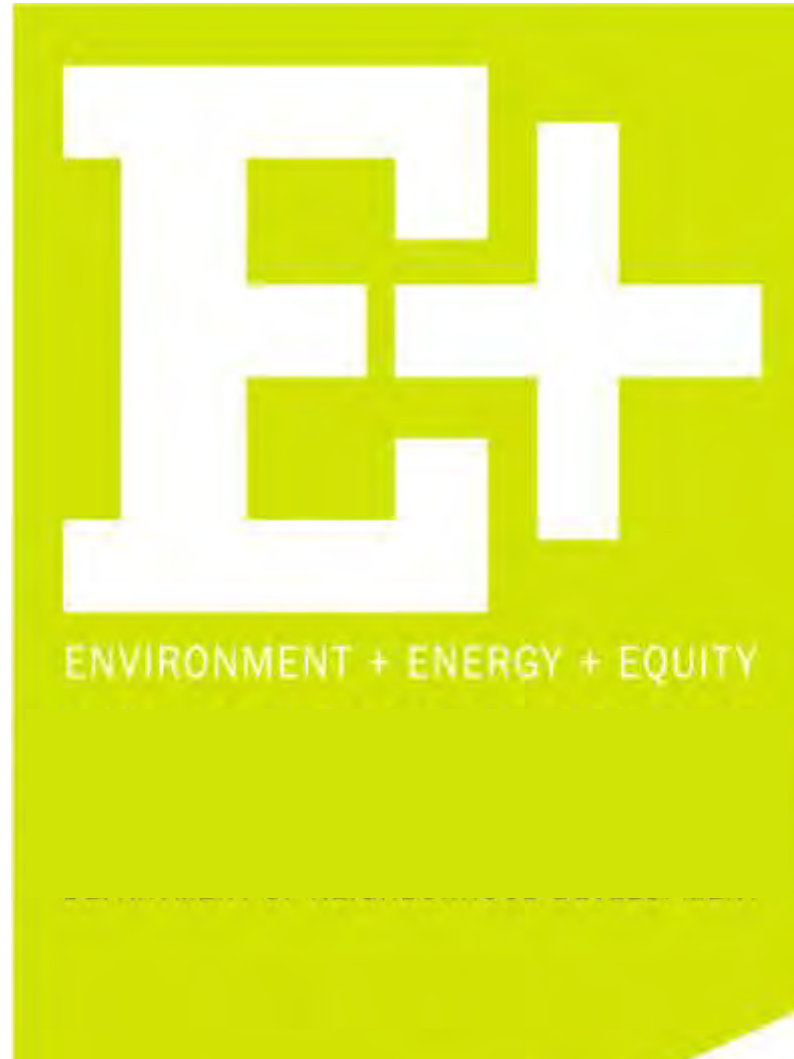


E+ Green Communities Highland Park Community Meeting

**Highland &
Marcella
Streets**

**City of Boston
July 16, 2012**

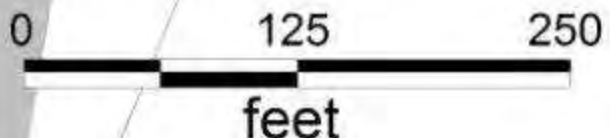
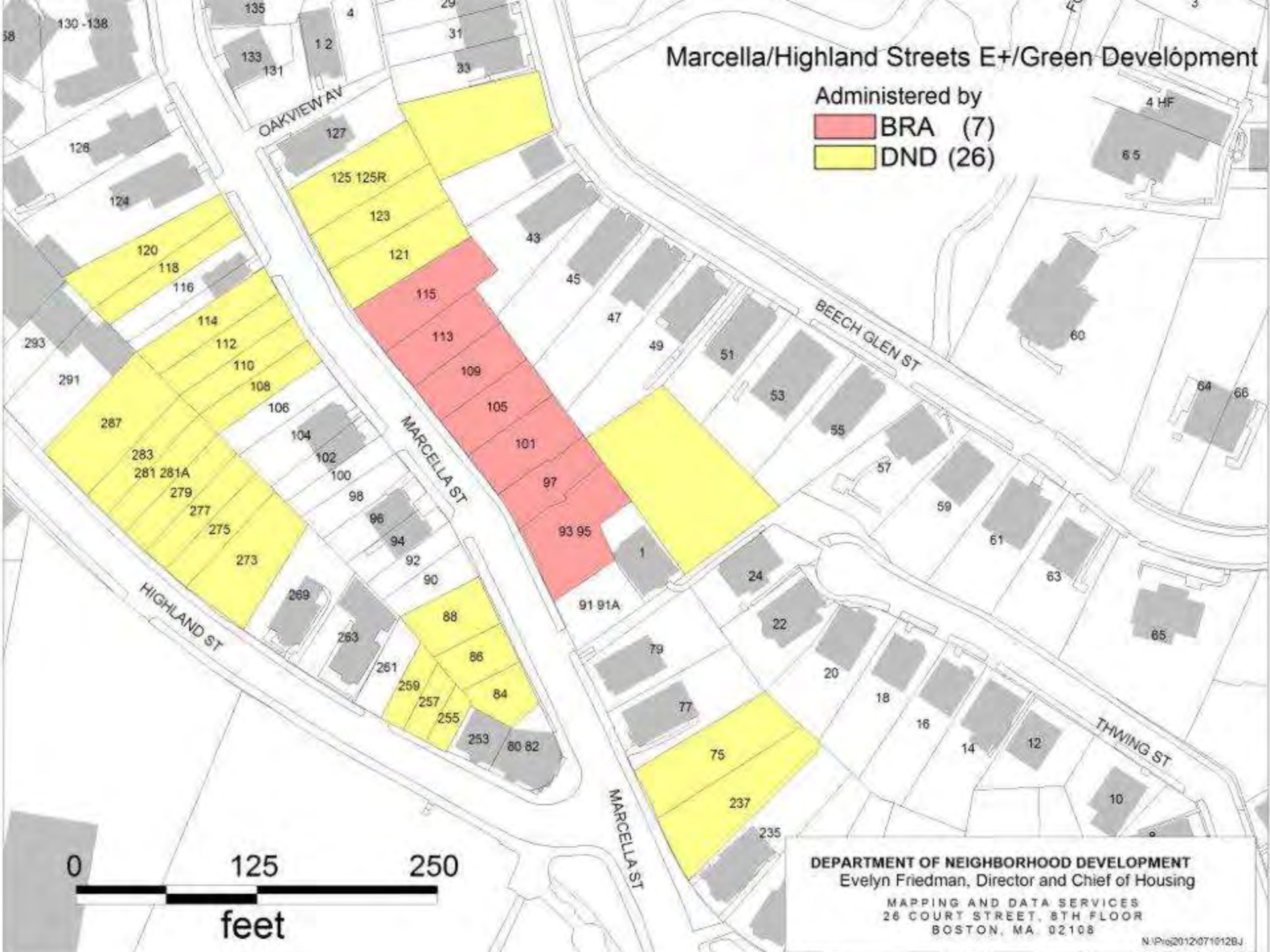


Marcella/Highland Streets E+/Green Development

Administered by

 BRA (7)

 DND (26)



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
Evelyn Friedman, Director and Chief of Housing
MAPPING AND DATA SERVICES
26 COURT STREET, 8TH FLOOR
BOSTON, MA 02108

Marcella/Highland Streets E+/Green Development

Administered by

- BRA (7)
- DND (26)



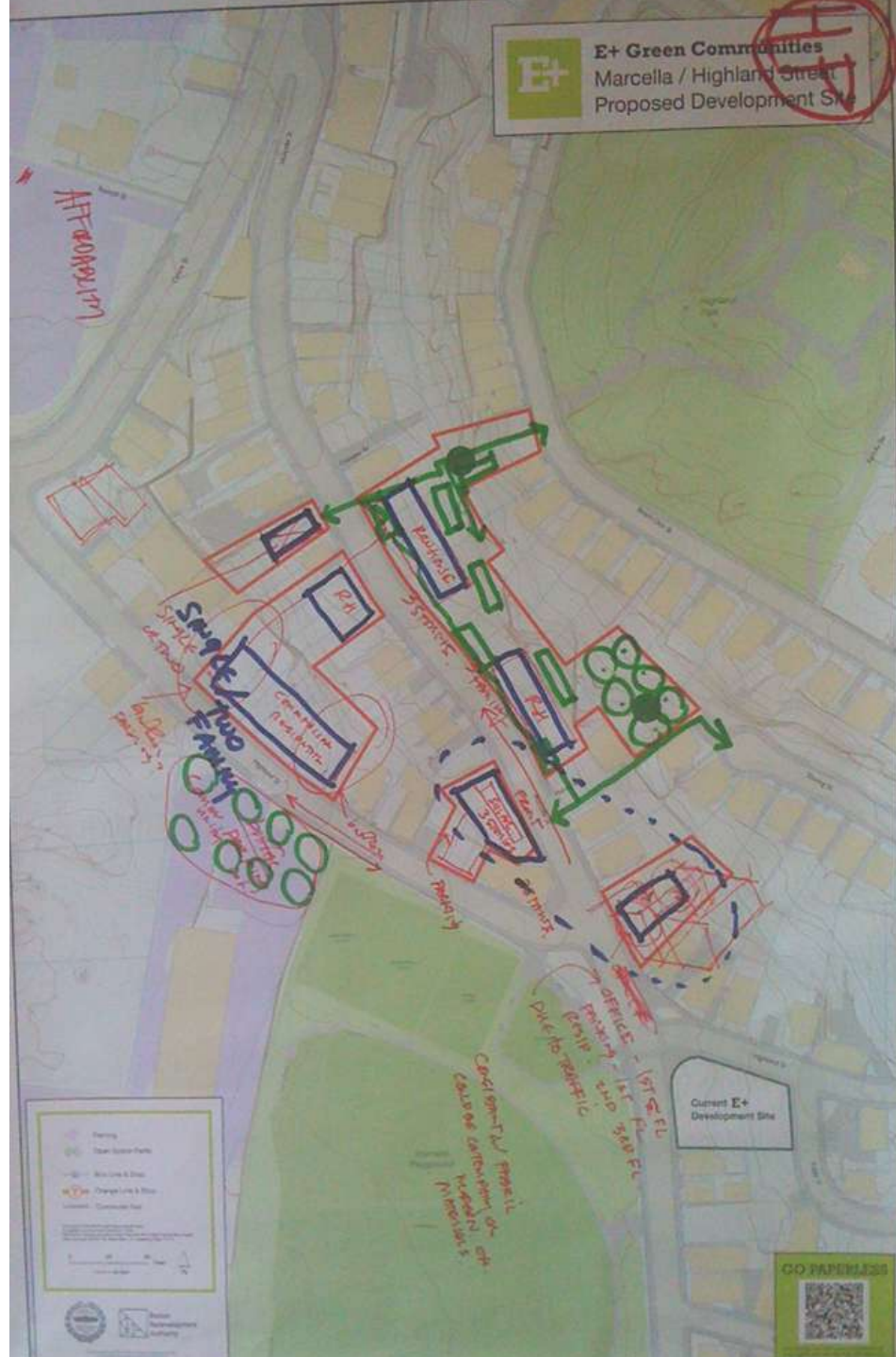
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
Evelyn Friedman, Director and Chief of Housing

MAPPING AND DATA SERVICES
26 COURT STREET, 8TH FLOOR
BOSTON, MA. 02108



Community Charrette

H/HP
community space opportunity site (1, 2, 3) *note: highest high floor*
integration of public + private space
keep ^{focus on} scale of existing environment
mixed use residential/office (7)
cost effective incentives of design
open space (1) *community/interior - through block (beach + marina)*
commercial (office) (4) *roughly (E+, 1, 7)*
mixed use (4) residential
large structure could be placed on site (E)
residential (5, 5) *current as existing, etc. plan*
office (2)
specific retail/residential - secondary hospital





Community
Vision

COMMUNITY VISION – Draft as of July 16, 2012

CELEBRATE HIGHLAND PARK COMMUNITY

- Historic Buildings and Historic Neighborhood
- E+/Green Development To Spotlight Highland Park

PROMOTE COMMUNITY SOCIAL SUSTAINABILITY

- Mixed-income Development: Rental And Ownership
- Community Gardening And Fresh Food
- Local Entrepreneurship And Local Businesses/Services
- Increase Affordable Housing

PROMOTE SUSTAINABLE DEVELOPMENT

- E+ Green Building and Renewable Energy
- Promote Energy Efficiency/Green Technology To Existing Residents/Owners
- Preserve Local Unique Geographical Features
- Connect Open Spaces, Pathways And Passages
- Reduce Car Use / Promote T, Biking, Walking, Shared Cars
- Open Space Within Developments



Community
Charrette





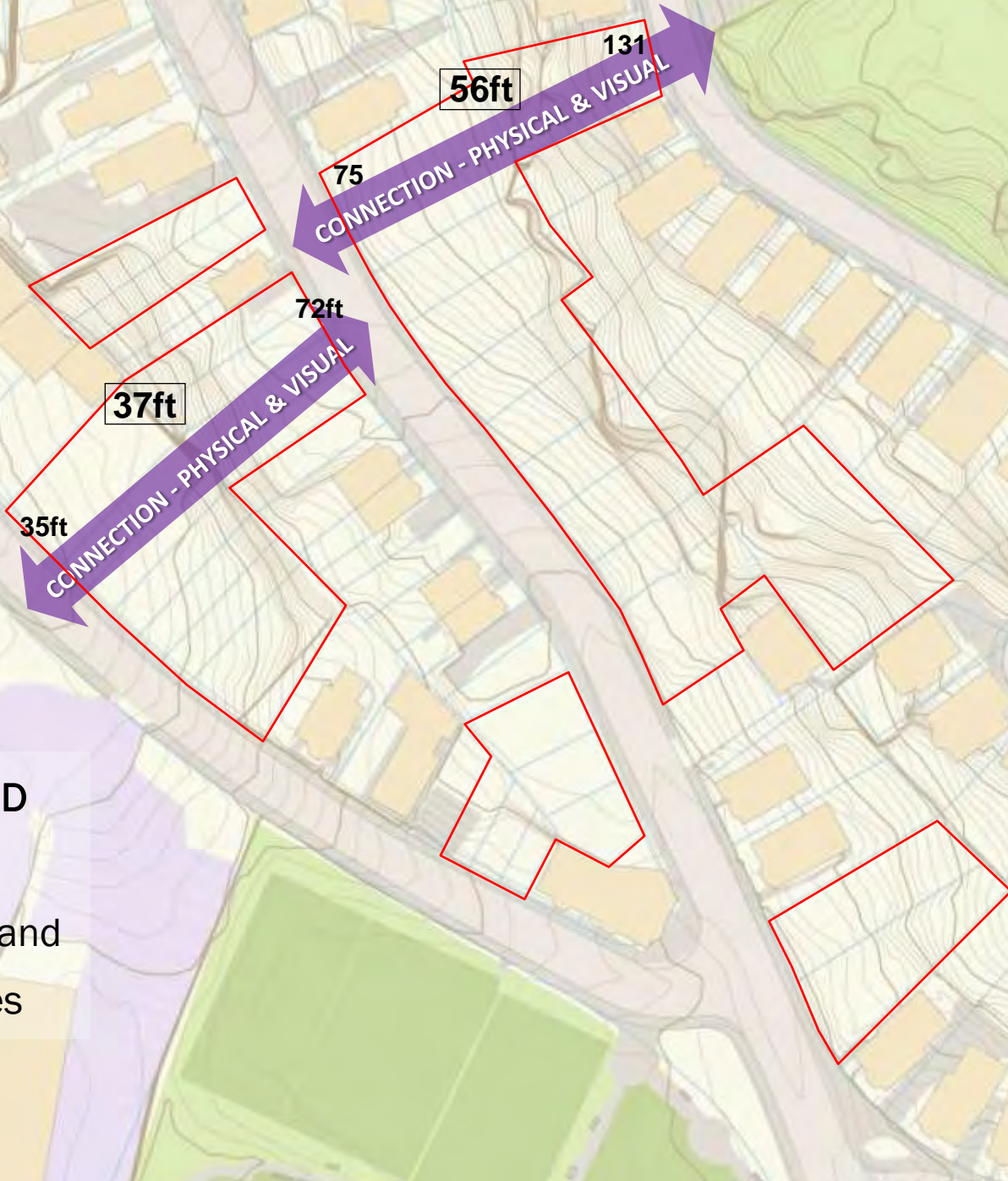
Urban Design
Analysis

NEIGHBORHOOD
CONNECTIVITY





Urban Design
Analysis

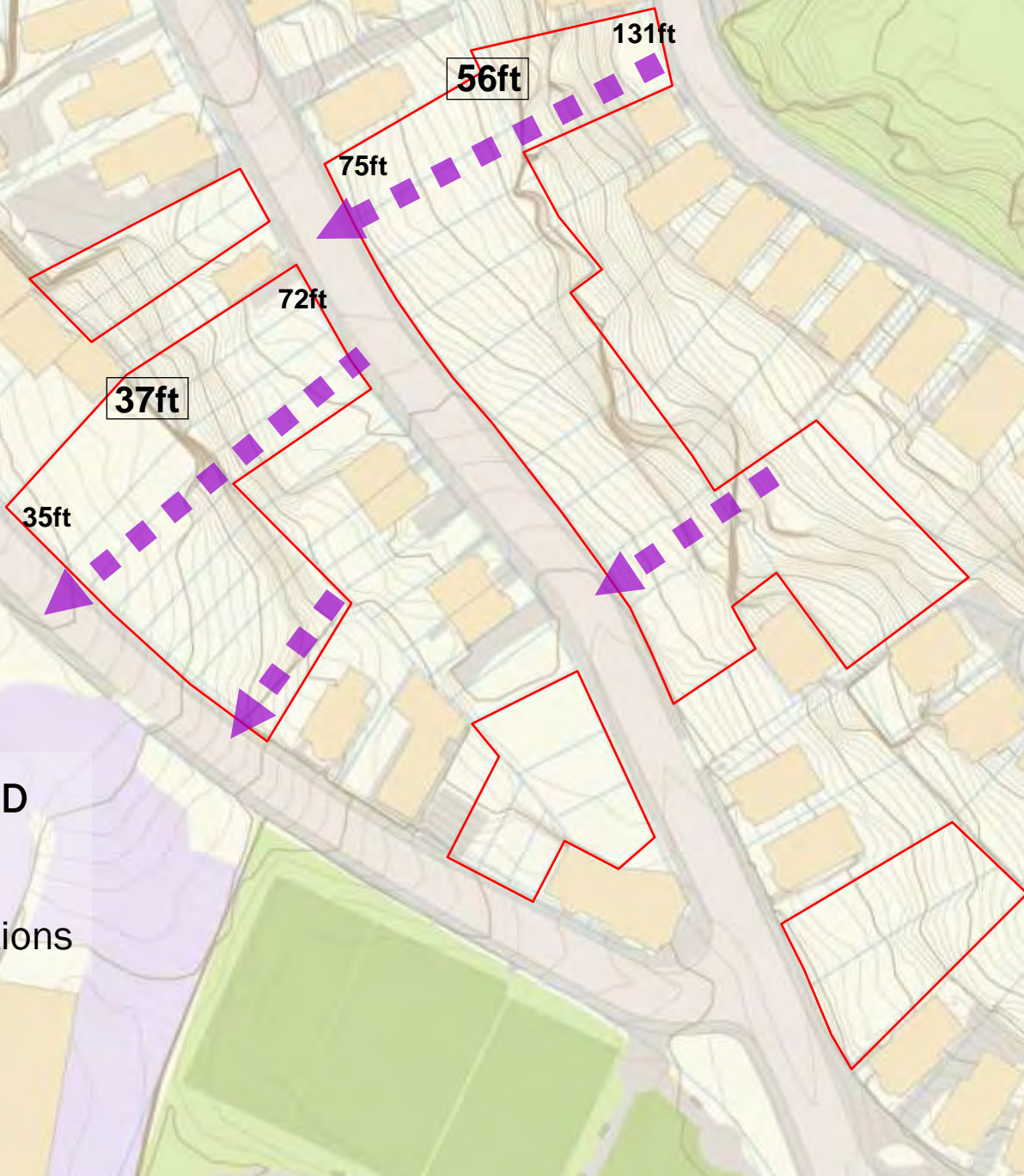


**NEIGHBORHOOD
CONNECTIVITY**

-Grade change and
slope challenges



Urban Design
Analysis



**NEIGHBORHOOD
CONNECTIVITY**

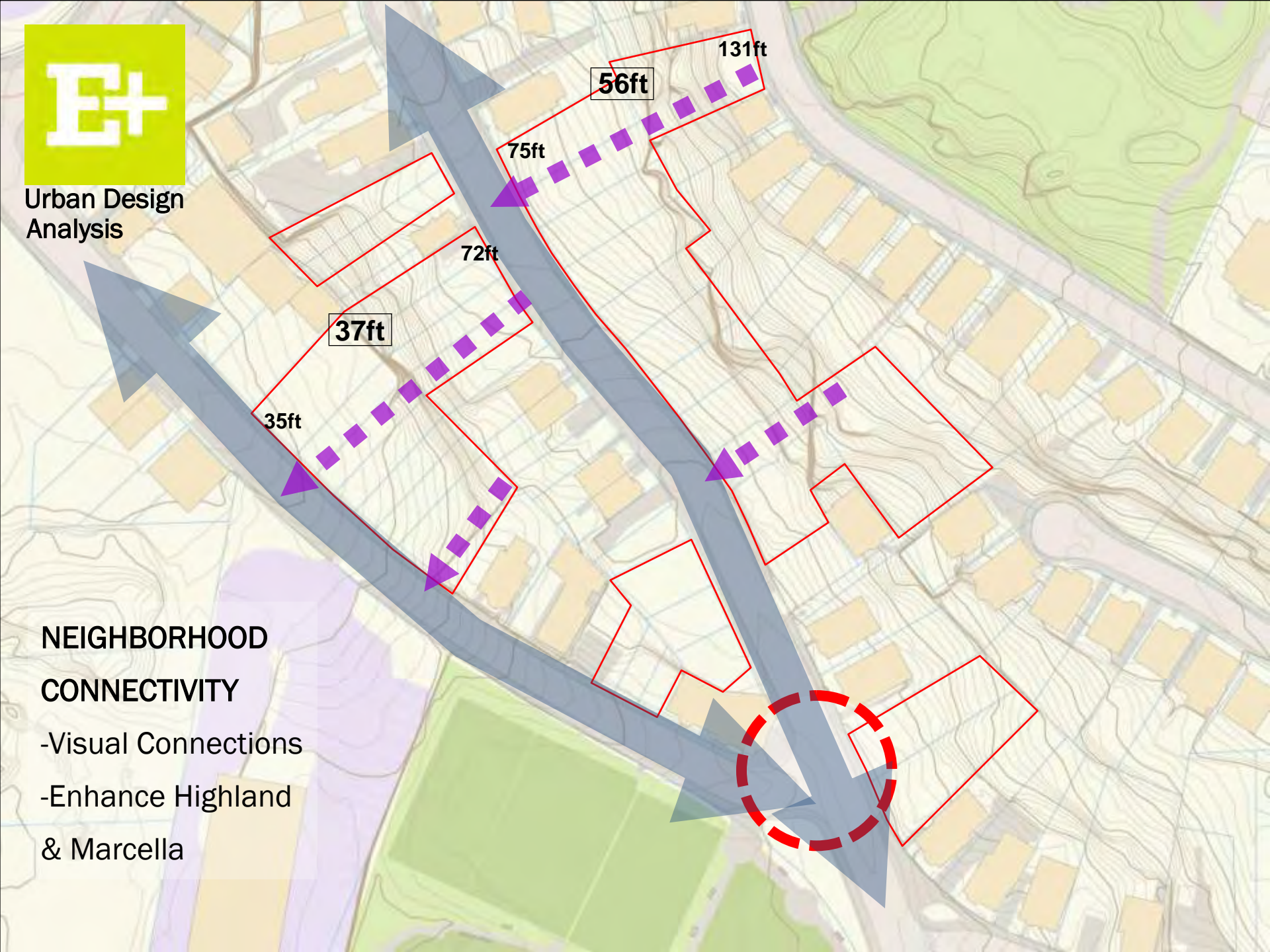
-Visual Connections



Urban Design
Analysis

**NEIGHBORHOOD
CONNECTIVITY**

- Visual Connections
- Enhance Highland
& Marcella





**Urban Design
Analysis**

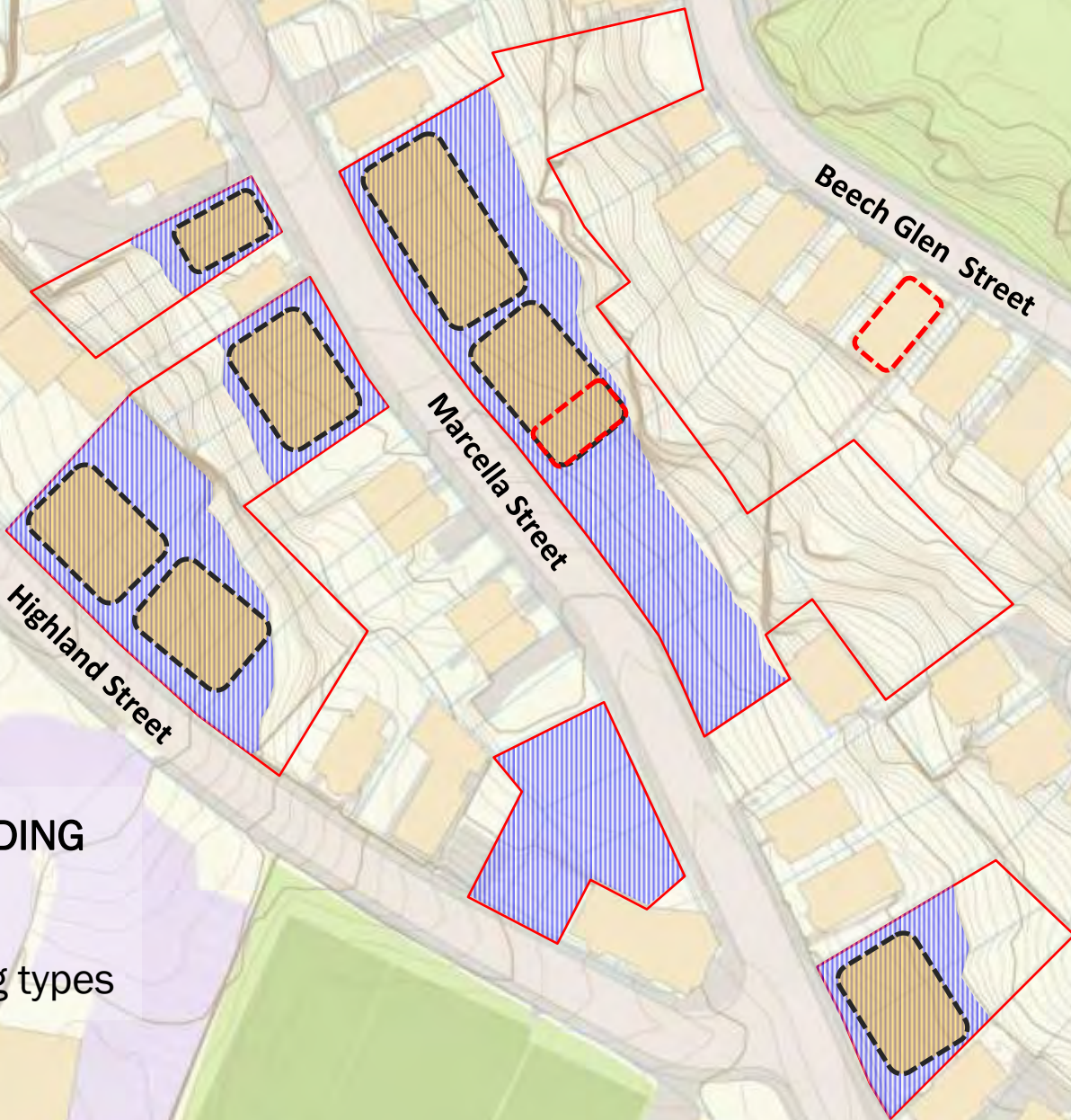


**FEASIBLE BUILDING
AREAS**

- Moderate slope
- Street frontage



Urban Design
Analysis

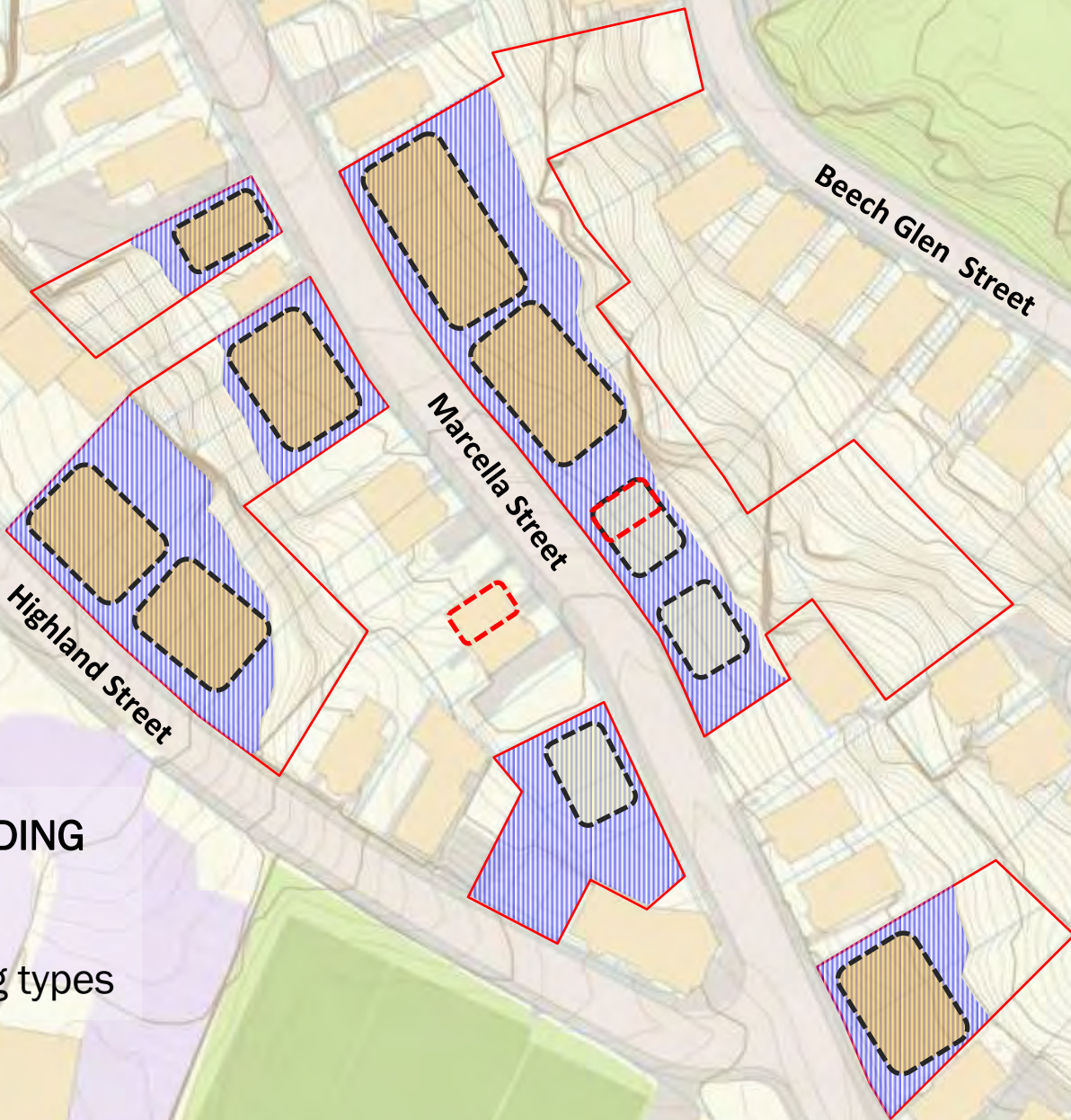


**FEASIBLE BUILDING
AREAS**

-Typical building types



Urban Design
Analysis



**FEASIBLE BUILDING
AREAS**

-Typical building types



Urban Design
Analysis

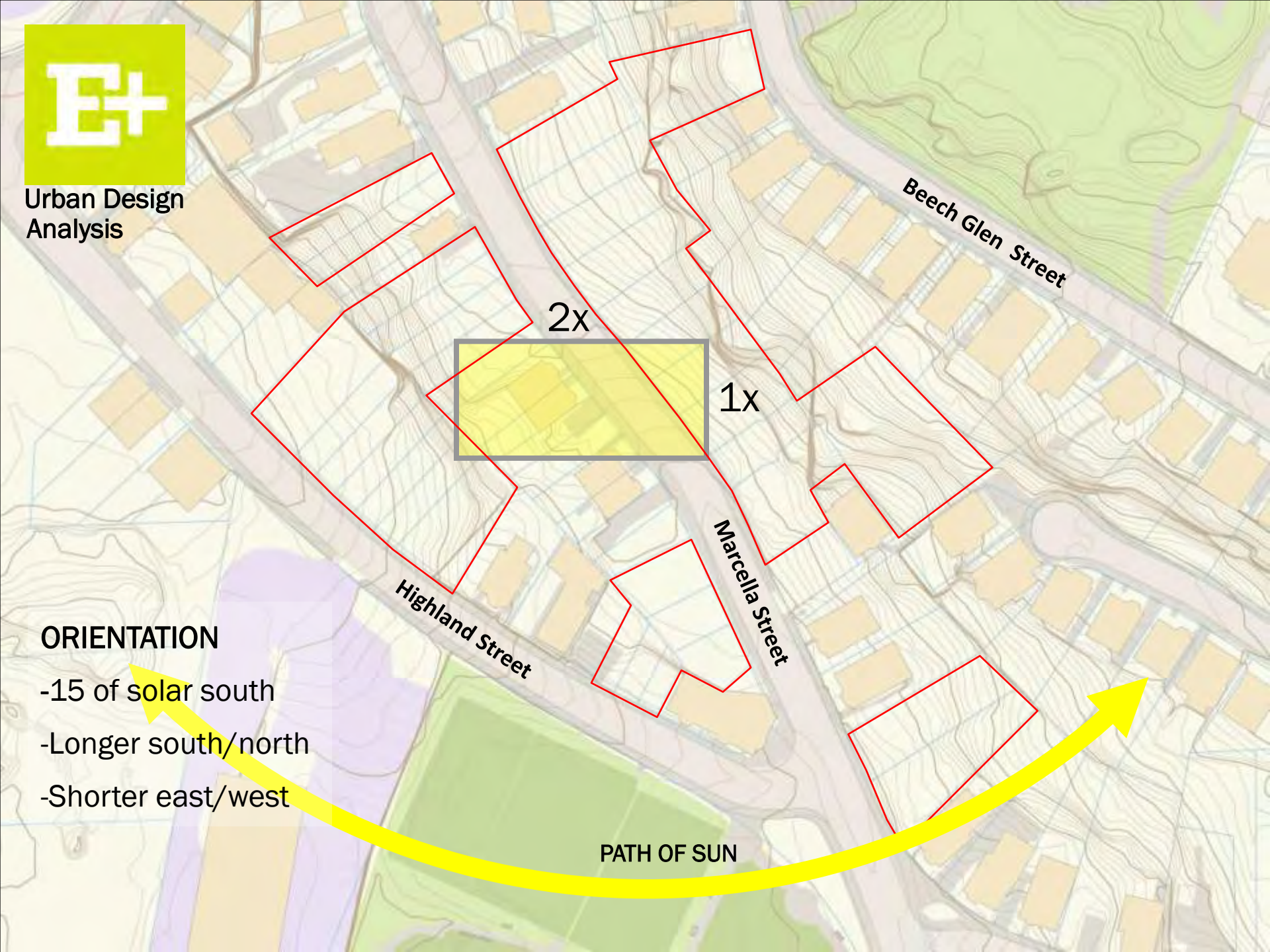


STREET WALL

-Street wall not
walled street



Urban Design
Analysis



2x

1x

Beech Glen Street

Marcella Street

Highland Street

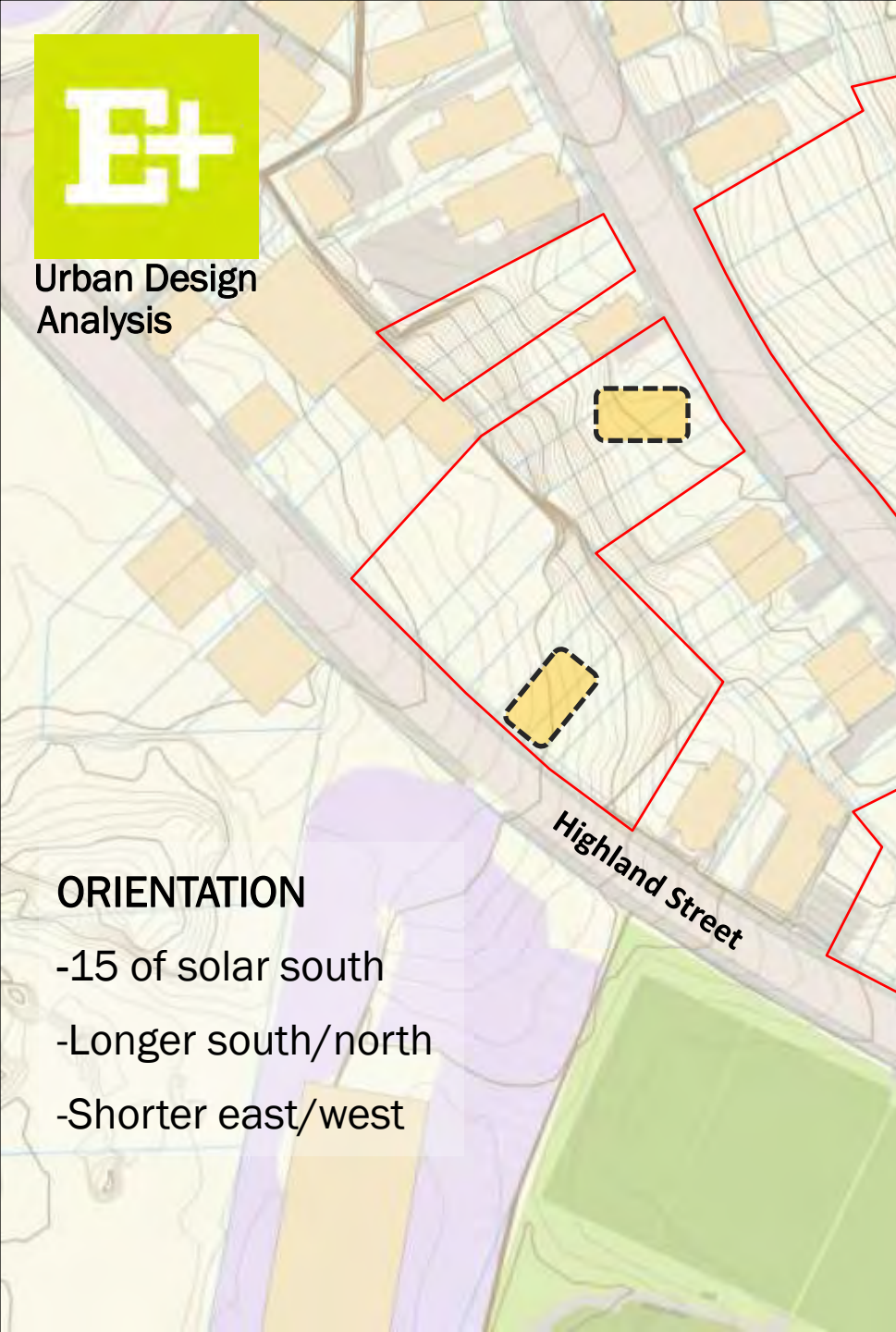
ORIENTATION

- 15 of solar south
- Longer south/north
- Shorter east/west

PATH OF SUN



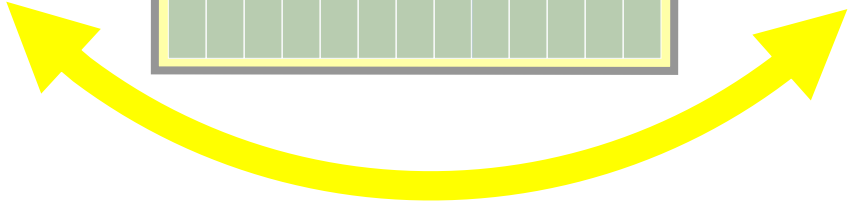
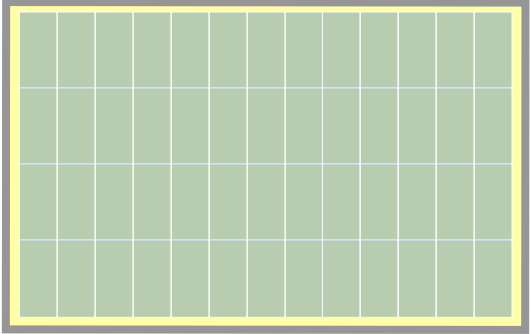
**Urban Design
Analysis**



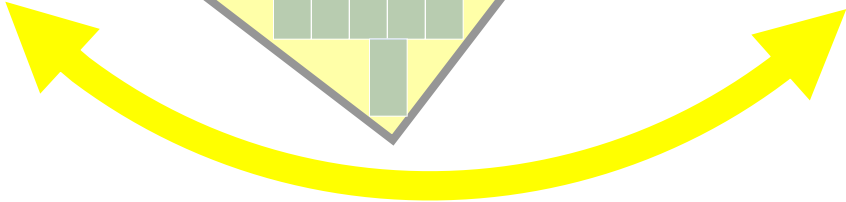
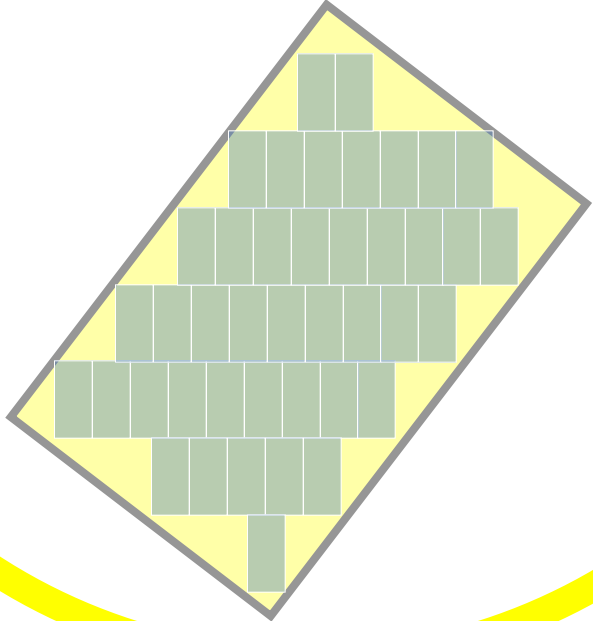
ORIENTATION

- 15 of solar south
- Longer south/north
- Shorter east/west

Solar Orientation: 100% Efficiency/ 52 PV Panels



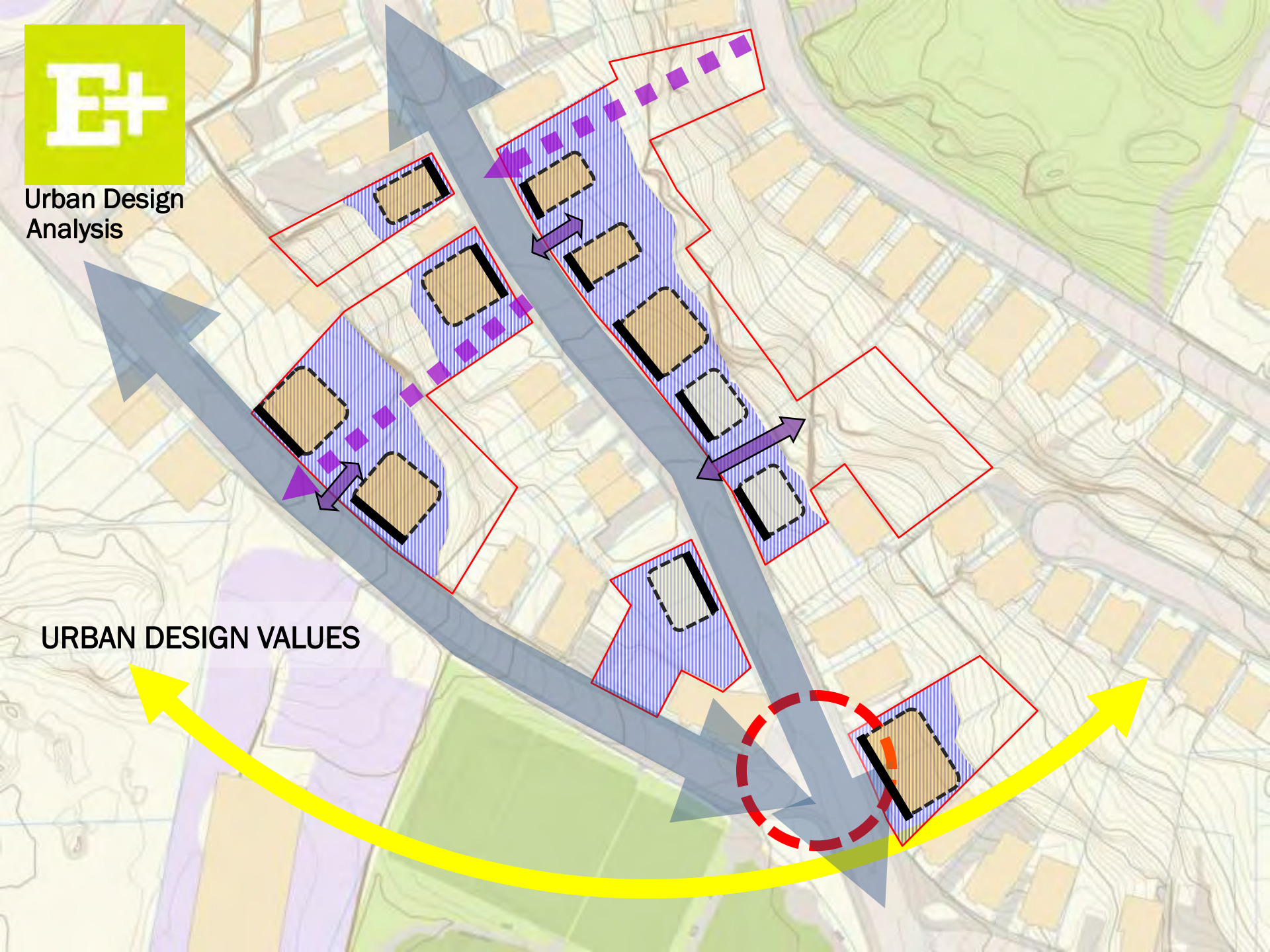
Site Orientation: 80% Efficiency/ 42 PV Panels





Urban Design
Analysis

URBAN DESIGN VALUES



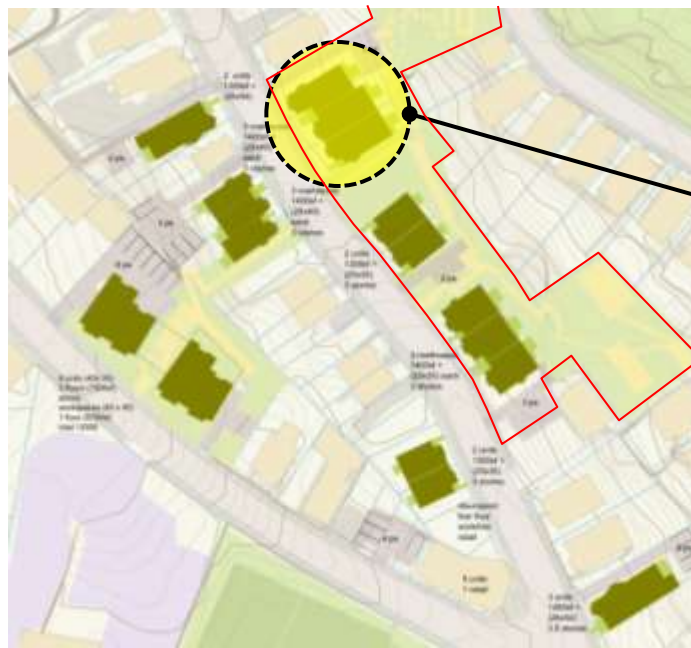


Urban Design Analysis



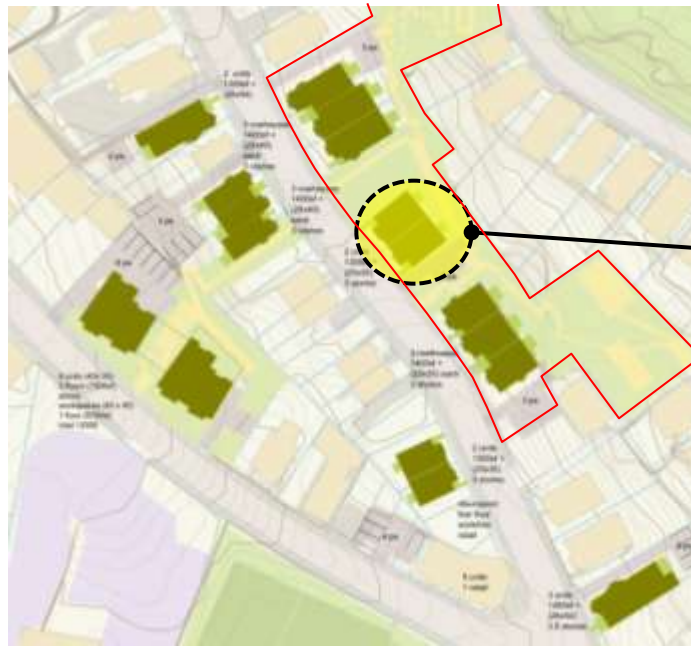
Site 3a

- 3 units duplex
- 3 stories
- 2 BR per unit
- 1200sf + per unit
- 3 parking spaces



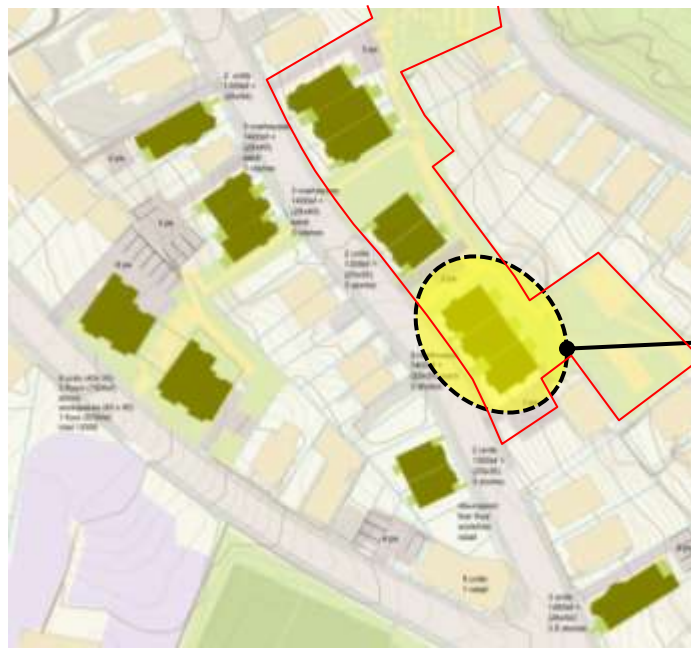
Site 3b

- 2 family house
- 3 stories
- 3BR per unit
- 1200sf + per unit
- 2 parking spaces



Site 3c

- 3 units duplex
- 3 stories
- 2 BR per unit
- 1200sf + per unit
- 3 parking spaces



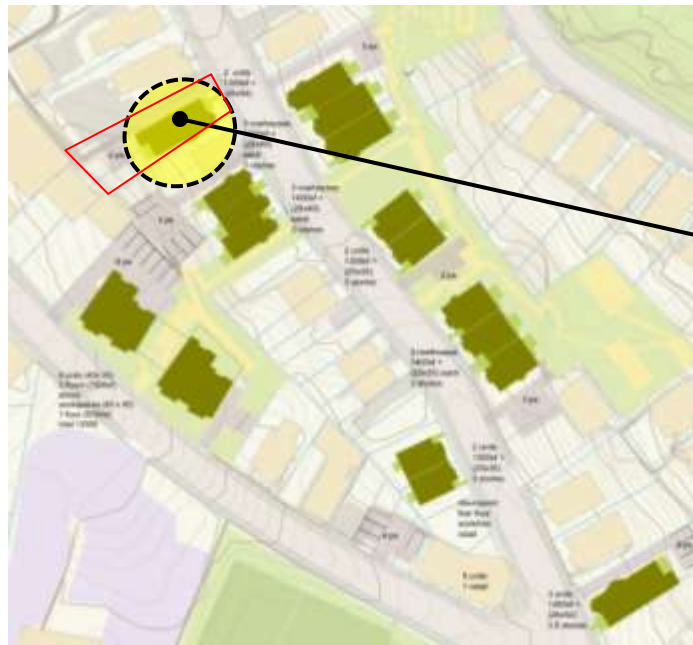
Site 4

- 3 units
- 3 stories
- 3 BR per unit
- 1200sf + per unit
- 3 parking spaces



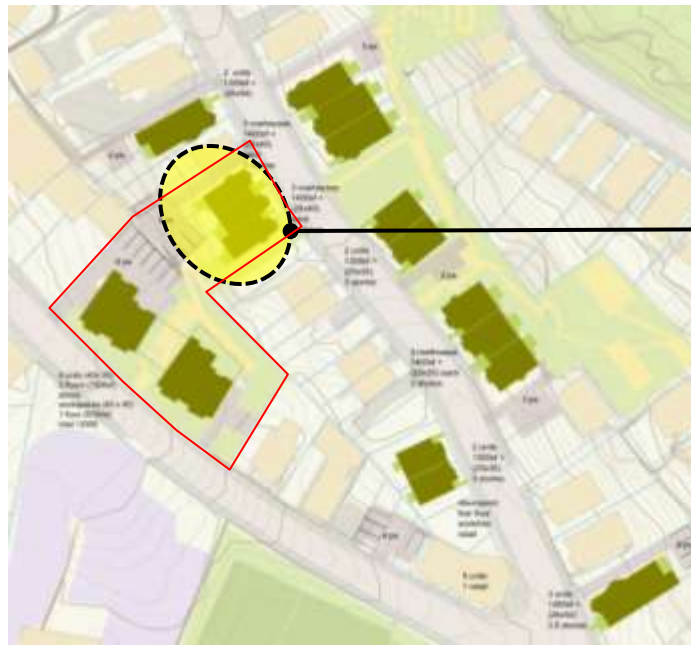
Site 5

- 2 units
- 3.5 stories
- 3 BR per unit
- 1200sf + per unit
- 2 parking spaces



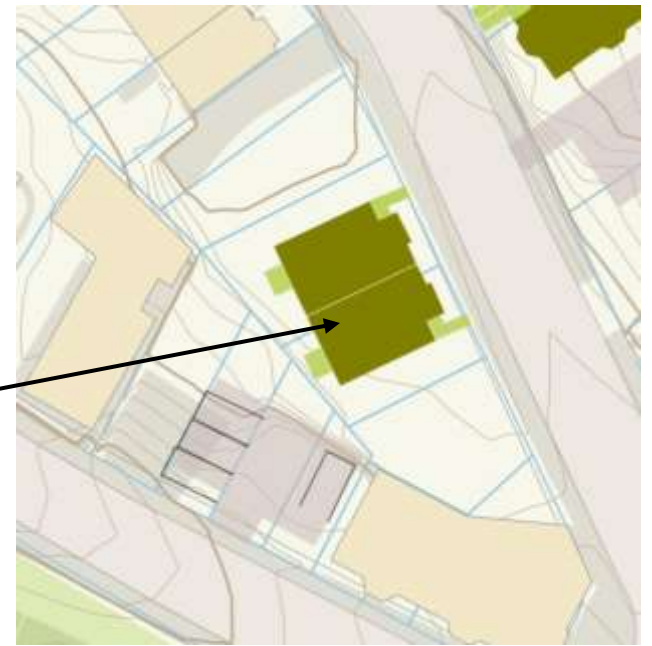
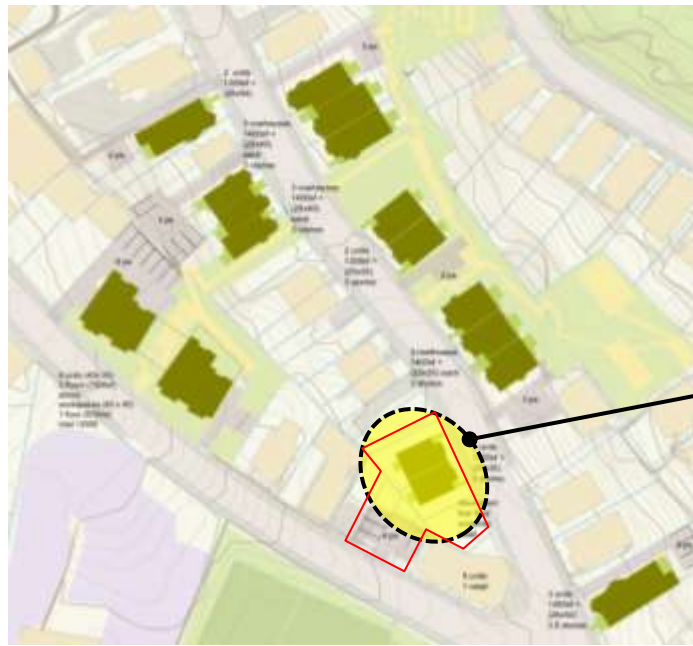
Site 6

- 3 rowhouses
- 3 stories
- 3 BR per unit
- 1400sf + per unit
- 3 parking spaces



Site 7

- 4 stories
- 3 residential units
- 1 retail
- or workspace
- 4 parking spaces



Site 8

- 8 units
- 2 floors (7600)
- Workspace below
- 1400sf + per unit
- 8 parking spaces





Pathway though steep sloped landscapes



Housing and sloped landscapes



For further information, please contact:

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John.Dalzell.BRA@cityofboston.gov