

# E+ Green Communities Highland Park Community Meeting

**Highland &  
Marcella  
Streets**

**City of Boston  
January 26, 2017**



Martin J. Walsh, Mayor

ENVIRONMENT + ENERGY + EQUITY

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



## MEETING OBJECTIVE

To review items discussed at the December 14th community meeting and refine development and design objectives that will be included in a development Request for Proposals (RFP) in early 2017.

## AGENDA

- Welcome/Introductions
- History of Highland Park PRC & Accomplishments
- Highland & Marcella Streets Property Overview
- Summary of December 14th Meeting
- Refinement of December 14th Meeting Points
  - Proposed Site Objectives
  - Review Preliminary Use and Design Guidelines
  - Site Plan Refinement and multiple RFPs
- Next Steps



# HISTORY OF THE HIGHLAND PARK PROJECT REVIEW COMMITTEE





# DND and HIGHLAND PARK PRC Housing Development Accomplishments

## 53 NEW HOMES

### Projects

- 6 Ellis/Cedar/Centre and Highland/Cedar Streets
- 13 Centre and Cedar Streets and Cedar Park
- 9 Putnam and Dudley Streets and Putnam Place
- 6 Millmont and Highland Streets
- 11 Lambert, Dorr and Cedar Streets
- 4 E+ Highland/Marcella Streets
- 4 E+ 156 Highland Street (in construction)

### Tenure and Affordability

- 23 Deed Restricted Affordable
- 30 Market Rate
- 41 Homeownership
- 12 Rental



## DND & HP PRC Supported Developments

- Dorr Street
- Putnam Place and Putnam Street





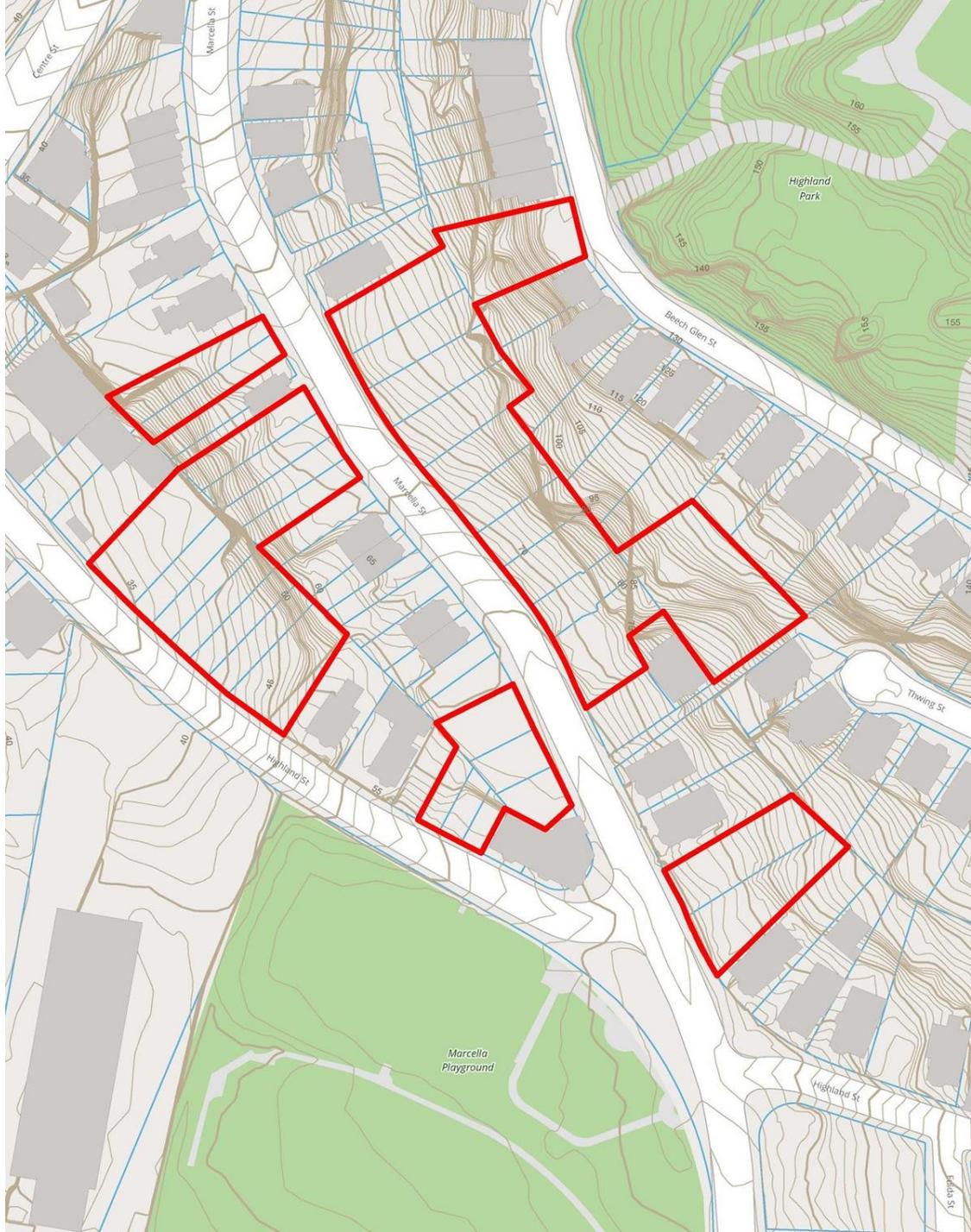
## DND & HP PRC Supported Developments

- Cedar Place





# Marcella Street & Highland Street Public Land Parcels



# Marcella/Highland Streets E+/Green Development

## Parcel Ownership

-  BRA (7)
-  DND (26)



Department of Neighborhood Development  
Sheila Dillon, Director and Chief of Housing



# DECEMBER 14, 2016 COMMUNITY MEETING NOTES

12/14/16 (1)

- MAINTAIN LEDGE ON BEACH QUEN  
◡ AS AESTHETIC FEATURE.
- IS BRICK STILL VIABLE FOR AFFORDABLE HOUSING.
- HOW ARE YOU PAYING ATTENTION TO OPENSOURCE?
- E+ COSTS ARE THERE OFFERS?
- TRANSP. T ORIENTED DEV. WEAVE THIS GOAL INTO THE REGULATIONS. <sup>Yes</sup> <sub>COST HAVE COME DOWN</sub>
- DND/PDA ADVOCATE FOR \$ FOR SOLAR PANELS OR OTHER ALTERN

12/14/16 (2)

- HOW DO THE PROJECT HELP OTHERS THAN HOMEOWNERS AKA RENTERS? HOW IS THE BENEFIT SHARED WITH OTHERS?
- HOW MUCH PARKING IS ENOUGH AND HOW THAT BE DETERMINED? CONCERN ABOUT ACCESS TO LAND TO A SMALL DEV. OR INDIVIDUAL OWNER/BUILDER. ARE THERE OPPORTUNITIES FOR OTHER MODES OF DEVELOPMENT.

□ CONDOS VS <sup>OPPORTUNITIES FOR</sup> RENTERS.

- LIM. EQUITY CO-OPS. / RENTERS
- DISCUSS WHAT AFFORDABILITY MEANS

12/14/16 (3)

- ONE REP LIMITS THE OPPORTUNITY FOR SMALL DEVELOPER OR INDIVIDUAL BUILDERS.
- CAN YOU DISCUSS PROS + CONS W/ MORE OR LESS # OF DEVELOPERS!!! \*
- KEEP IN MIND - ABUTTING / POTENTIAL STRUCTURAL DAMAGE.
- AGAIN! WHAT IS THE TENURE TYPE? PROVIDE A HISTORY
- HISTORY OF HOW THE PRC CAME TO BE? AT SUBSEQUENT MTGS. EXAMPLES OF THE SUCCESSSES.



# DECEMBER 14, 2016

## COMMUNITY MEETING HIGHLIGHTS

- Reviewed Planning Process History
  
- Support for 2012 “Community & City Values”
  - Resident Involvement
  - Income Mix of  $\frac{2}{3}$  affordable and  $\frac{1}{3}$  market
  - Sustainable Development
  - Green Building/Energy Positive Goal
  - Strong Urban Design
  
- Positive Response to 2012 Site Planning
  - Urban Design Analysis of the Sites
  - Study of Feasible Building Areas
  - Orientation for Photovoltaics (PV)
  - Schematic Site Plan



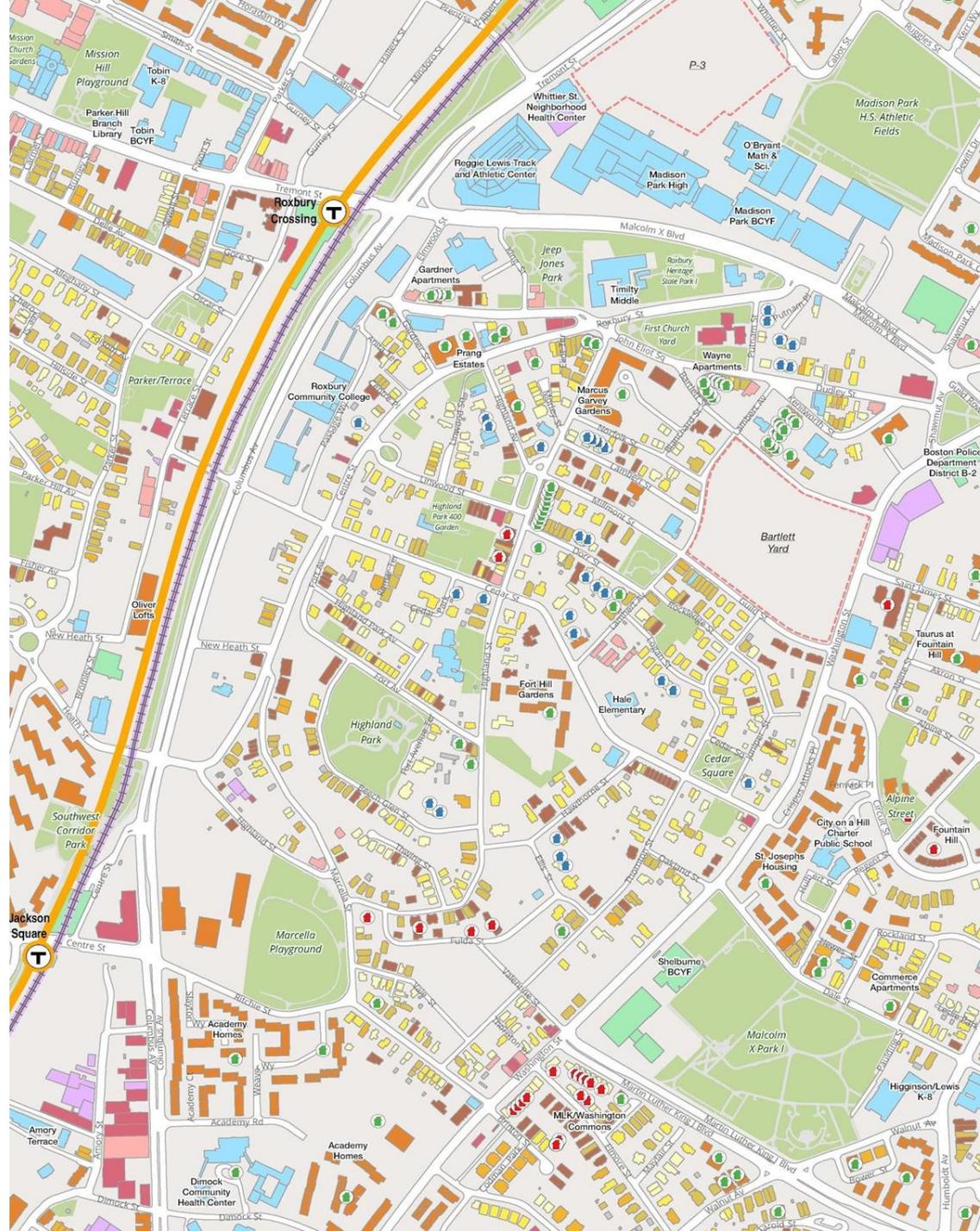
# Highland Park Land Uses

## Building Use

- Single Family Residential
- Two Family Residential
- Three Family Residential
- Residential (4-6 units)
- Apartment
- Condominium
- Mixed Use
- Commercial
- Industrial
- Institutional
- Government
- Garage, Tanks, Other

## Affordable Housing (DND)

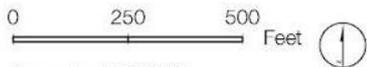
- Ownership
- Ownership/Rental
- Rental
- Open Space
- Roxbury Development Parcel



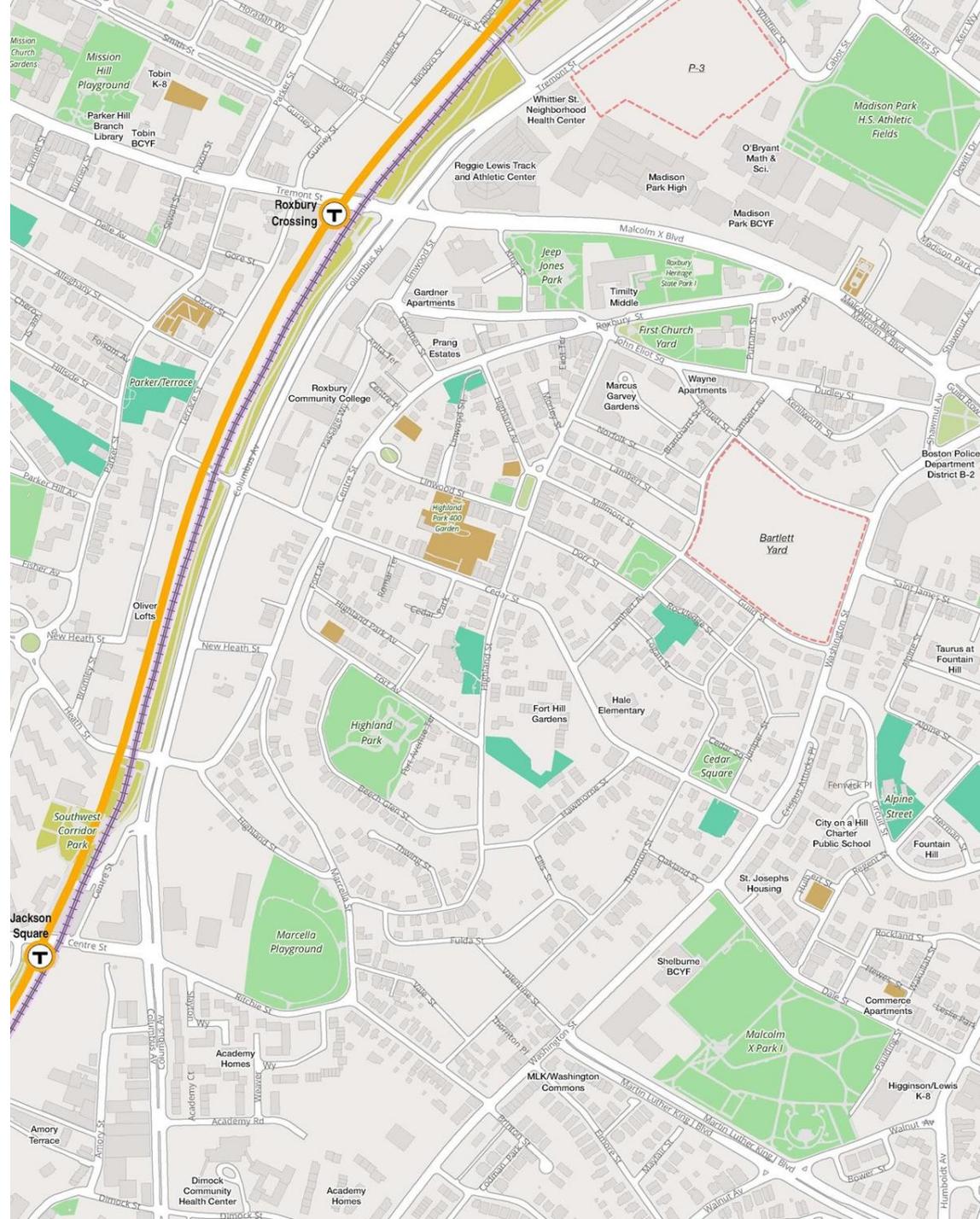


# Highland Park Area Assets

- Community Gardens
- Malls, Squares & Plazas
- Parks, Playgrounds & Athletic Fields
- Parkways, Reservations & Beaches
- Urban Wilds & Natural Areas
- Roxbury Development Parcel



Last updated: 1/12/2017





# ENERGY

## Net Positive Performance



## ENERGY POSITIVE

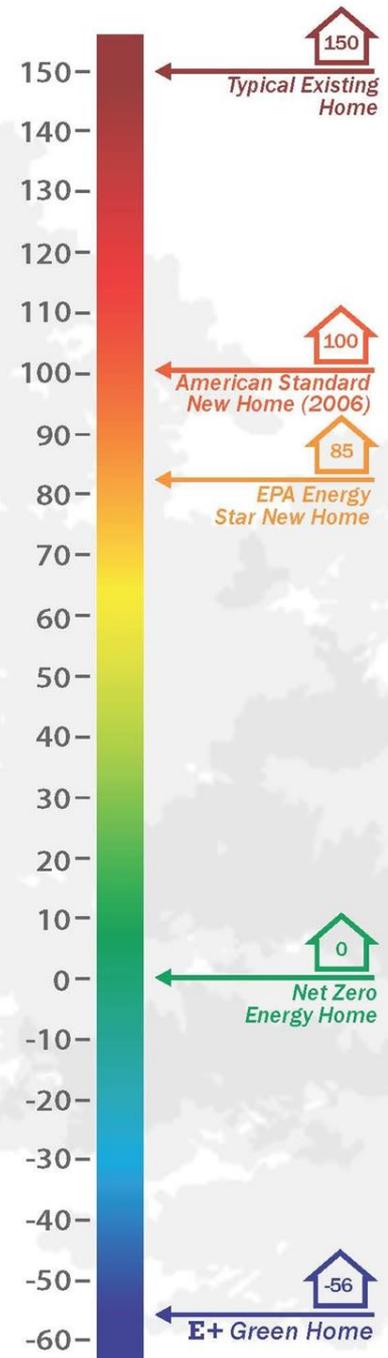
### Home Energy Rating System (HERS)

The E+ Green Building program requires buildings that generate more energy than they use annually as indicated by a HERS Index of less than zero.

Developed by Residential Energy Services Network, the HERS models building energy performance. A comparable home, the HERS Reference Home, which is built to the specifications of the 2006 International Energy Conservation Code, scores a HERS Index of 100. A Net Zero Energy home scores a HERS Index of 0 and an E+ Green Home scores a negative HERS Index.

Each 1-point decrease in the HERS Index corresponds to a 1% reduction in energy consumption compared to the HERS Reference Home. An Energy Star home must have a HERS Index of 85, or lower, and is 15% more energy efficient than the HERS Reference Home.

The HERS Index system has been developed by Residential Energy Services Network (RESNET). Text courtesy of RESNET. [www.resnet.us](http://www.resnet.us)





# EQUITY

## Affordable Housing and Local Job Opportunities



## LEADERSHIP

Boston's E+ Green Building Program has challenge leading architects, builders, and developers to work together to construct high performance, green, urban homes and to demonstrate the feasibility of regenerative buildings in Boston.

Five key objectives guide the program:

-  **FEASIBILITY**  
Demonstrates the performance, construction, and financial potential for locally built, energy positive, deep green, urban buildings with on-site renewable energy resources.
-  **FUTURE PROTOTYPES**  
Construct high performance, green buildings using "on-the-shelf" products and materials, and replicable strategies that can serve as models for future practice.
-  **HOUSING OPPORTUNITIES**  
Provide new housing opportunities affordable to a range of income earners in sustainable neighborhoods that are connected to nearby transit, work, and amenities.
-  **AWARENESS**  
Raise public and professional awareness of the importance and potential for high performance, residential, green buildings and design and construction practices.
-  **URBAN DESIGN**  
Reinvigorate Boston neighborhoods with new development that is both expressive of its high performance, green building features and is respectful of its context.

*"E+ Green Buildings produce more energy than they use on an annual basis, giving energy back to the grid and saving homeowners money."*



# ENVIRONMENT

## LEED Platinum Green Buildings



## 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 scales credit requirements to the size of the building and both measures and verifies practice in eight key sustainability and environmental impact categories:



#### Sustainable Sites

Discourages building on previously undeveloped land; seeks to minimize a building's impact on ecosystems; encourages regionally appropriate landscaping; rewards smart transportation choices, and promotes reduction of stormwater runoff, erosion, heat island effect and construction-related pollution.



#### Indoor Environmental Quality

Promotes strategies that improve indoor air quality as well as those that provide occupant access to natural daylight and views and improve acoustics.



#### Water Efficiency

Encourages smarter use of water, inside and out. Water reduction is typically achieved through more efficient appliances, fixtures and fittings inside, and water-conscious landscaping outside.



#### Locations & Linkages

Encourages building on previously developed and infill sites and away from environmentally sensitive areas. Rewards homes that are built near existing infrastructure, community resources, and transit and in locations with access to open space for walking, physical activity and time outdoors.



#### Energy & Atmosphere

Encourages commissioning, energy use monitoring, efficient design and construction; efficient appliances, systems, and lighting; the use of renewable and clean sources of energy, generated on-site or off-site; and other innovative measures.



#### Awareness & Education

Encourages home builders and real estate professionals to provide homeowners, tenants and building managers with the education and tools they need to understand what makes their home green and how to make the most of those features.



#### Materials & Resources

Encourages the selection of sustainably grown, harvested, produced, and transported products and materials. Promotes waste reduction as well as reuse and recycling, and especially rewards the reduction of waste at a product's source.



#### Innovation in Design

Rewards the use of innovative technologies and strategies to improve a building's performance well beyond what is required by other LEED credits, or to reward green building considerations that are not specifically addressed elsewhere in the LEED rating system.

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)



## MEETING FOLLOW-UP POINTS FOR 1/26/17:

- Tenure Type - Ownership including cooperative
  - Ownership – Fee Simple
  - Ownership – Condominium
  - Ownership – Cooperative
  - Rental
  
- Development Disposition Strategy
  - One or Multiple RFPs
  - Development Scale – site size, number of units
  
- Development Program - Update
  - Site Planning
  - Building Types
  - Parking
  - Open Space



# Disposition Analysis



## Potential Organizing Criteria:

- Scale - Site Size and Number Of Units
- Similar Buildings - 2/3 Family, Row, Multi Family
- Affordability / Market Mix - Internal Subsidy
- Proximity of Parcels - Continues Sites



# Disposition Analysis

## RECOMMENDATION

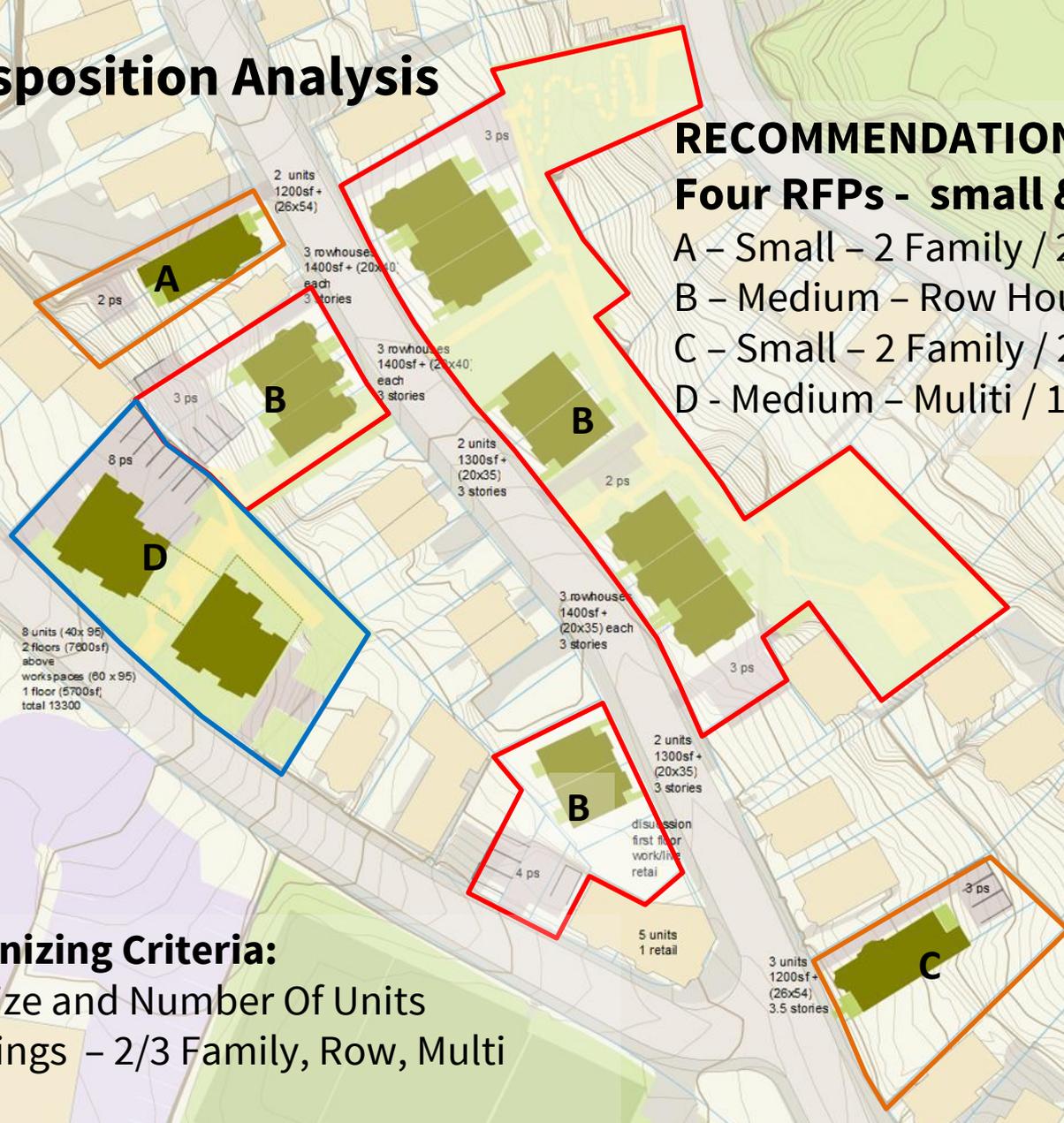
### Four RFPs - small & medium:

A - Small - 2 Family / 2 Units

B - Medium - Row House / 13 - 16 Units

C - Small - 2 Family / 2 Units

D - Medium - Multi / 12 to 20 Units



## Potential Organizing Criteria:

- Scale - Site Size and Number Of Units
- Similar Buildings - 2/3 Family, Row, Multi Family
- Affordability / Market Mix - Internal Subsidy
- Proximity of Parcels - Continues Sites



**Urban  
Design  
Analysis**

**URBAN DESIGN VALUES**

**CONNECTIVITY**

Visual and physical

**SITE CONDITIONS**

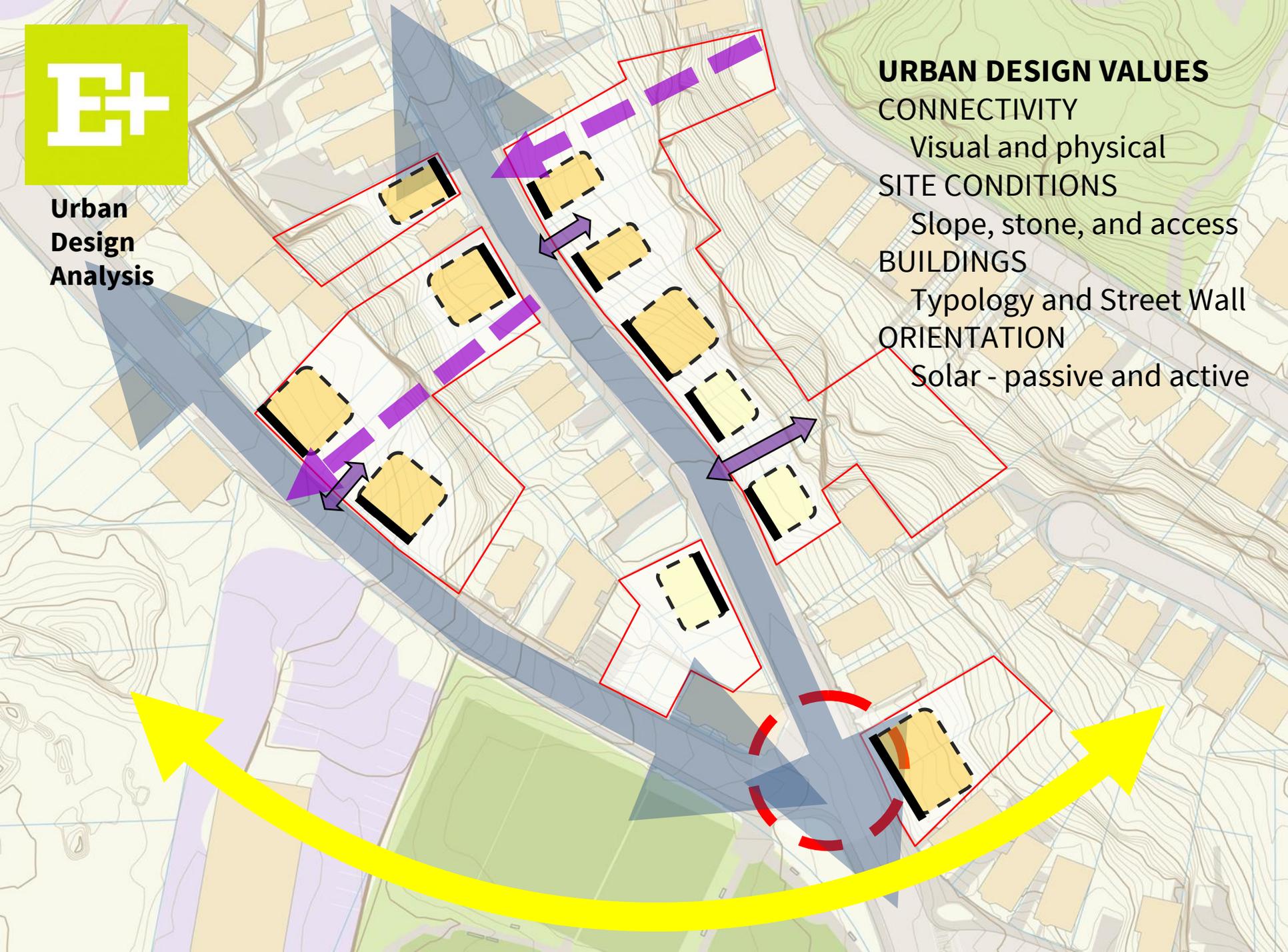
Slope, stone, and access

**BUILDINGS**

Typology and Street Wall

**ORIENTATION**

Solar - passive and active



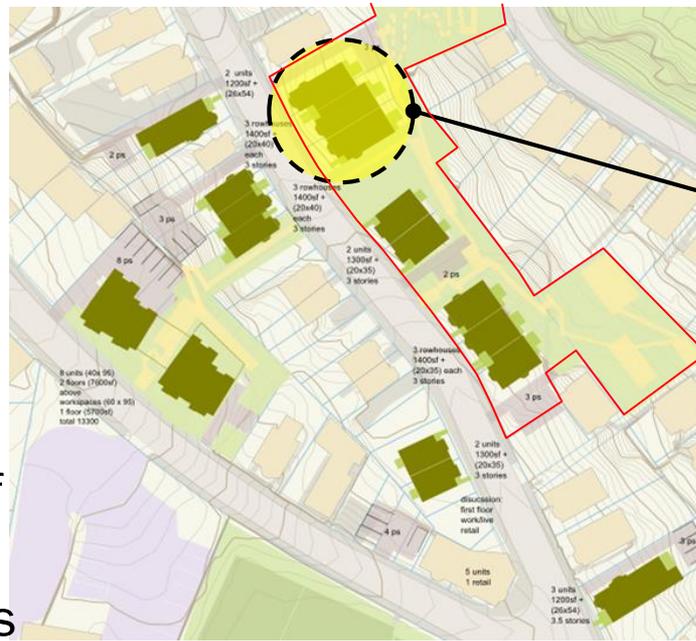


# Urban Analysis Design





- Rowhouse
- 3 units
- 2 to 3 BR / unit
- 1200sf - 1600sf / unit
- 3 parking spaces





- Rowhouse
- 2 units
- 2 to 3 BR / unit
- 1200sf - 1600sf / unit
- 2 parking spaces



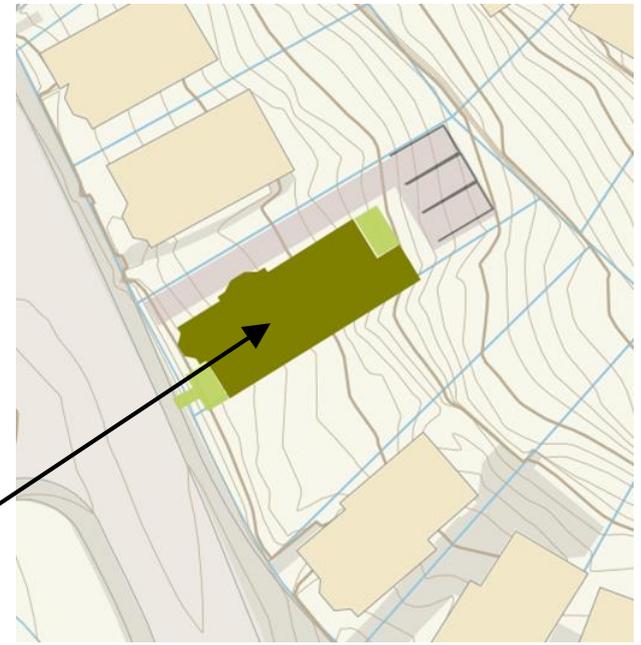


- Rowhouse
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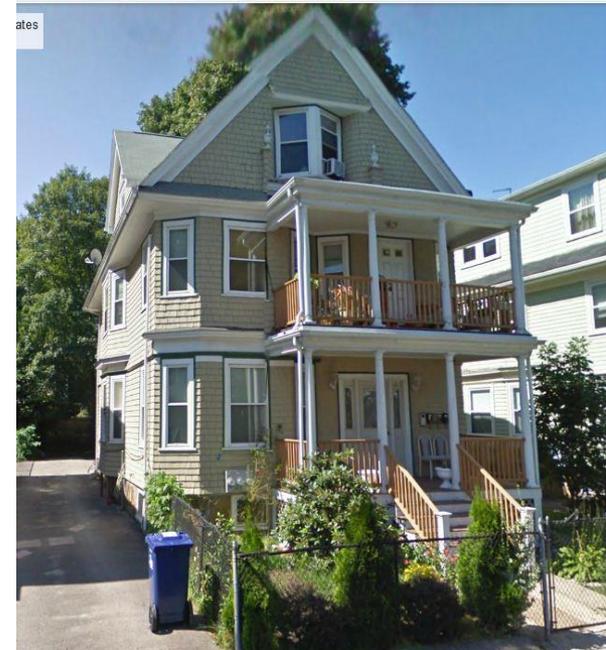
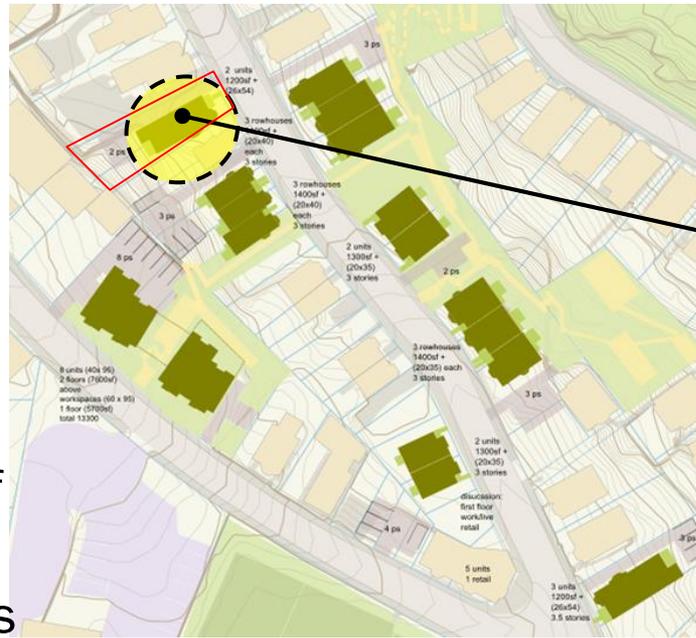


- Two Family
- 2 units
- 2 to 4 BR / unit
- 1200sf - 1600sf / unit
- 3 parking spaces





- Two Family
- 2 units
- 2 to 4 BR / unit
- 1200sf - 1600sf / unit
- 2 parking spaces



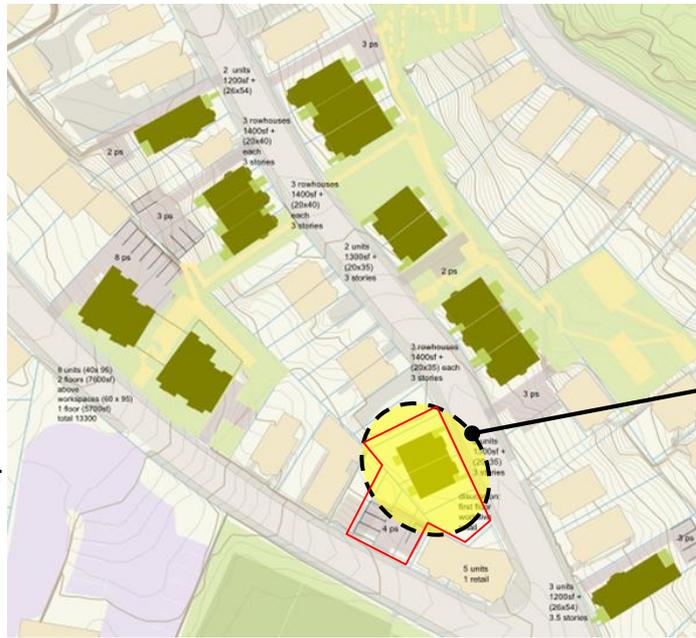


- Rowhouse
- 3 units
- 2 to 3 BR / unit
- 1200sf - 1600sf / unit
- 3 parking spaces





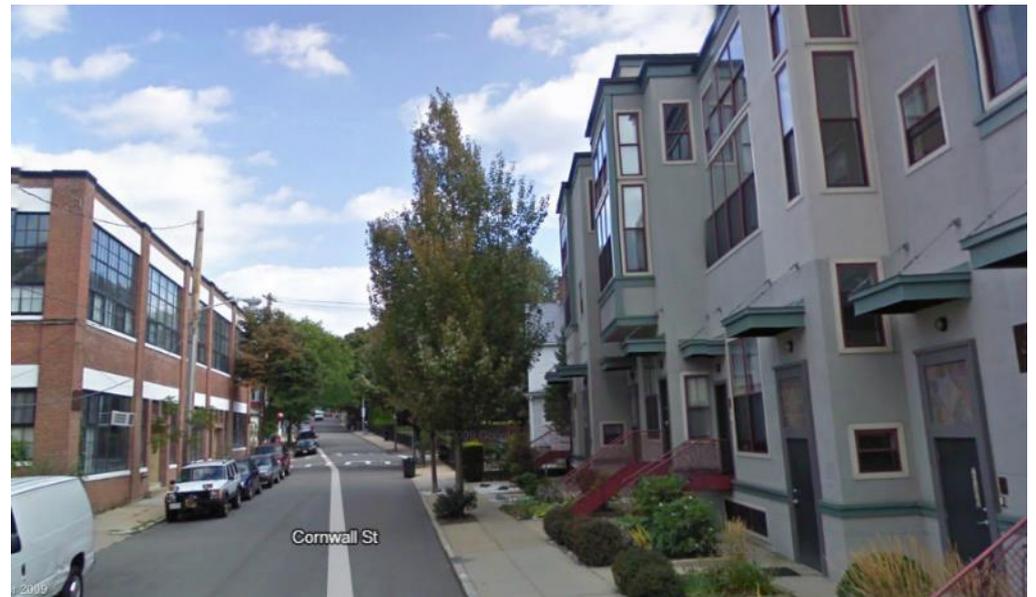
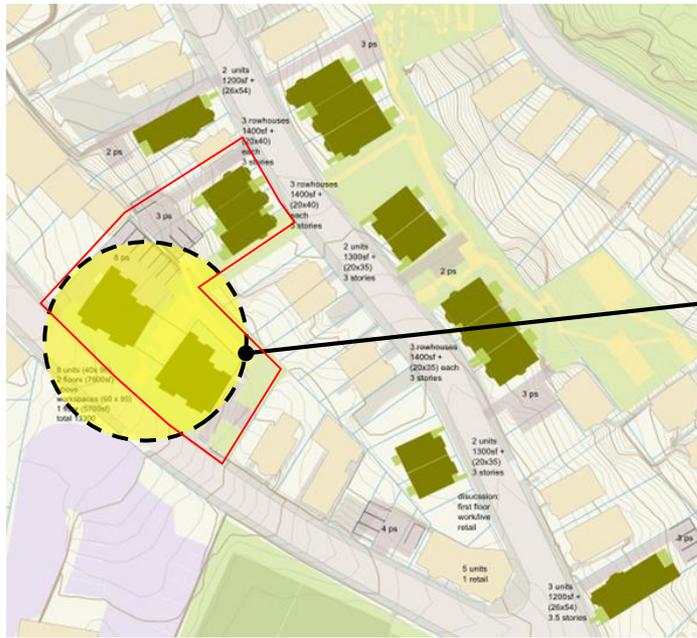
- Rowhouse
- 2 or 4 units
- 2 to 3 BR / unit
- 1200sf - 1600sf / unit
- 2 or 4 parking spaces





## Multi-Family Live / Work Space

- 12 to 20 units
- 1 to 3 BR / unit
- 800sf - 1600sf / unit
- 6 to 10 parking spaces





## SUMMARY

Are We on the same Page?

Can we transition to DRAFT Guideline language?

Then what .....

- March 11 Community Meeting  
DRAFT RFP Language at Meeting
- March/April Highland Park PRC Working Meeting  
Refine Development and Design Guidelines
- Spring 2017  
Issue RFPs



Please join  
 Mayor Martin J. Walsh  
 and  
 Sage Builders, LLC  
 for an

# E+ Green Building Open Wall Tour



Placetaylor

**Saturday, January 28<sup>th</sup>, 11:00 – 3:00**  
 156 Highland Street  
 Roxbury, Boston, MA 02131

Project builders and suppliers will be on hand to provide a behind-the-walls tour exposing the innovative practices and systems that go into an E+ (energy positive), LEED Platinum building and to advancing the Mayor's Carbon Free Boston 2050 commitment.





For further information, please visit:

[www.EPositiveBoston.org](http://www.EPositiveBoston.org)

or contact:

**John Feuerbach, DND, 617-635-0353**

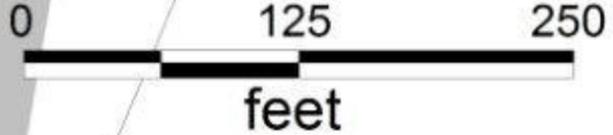
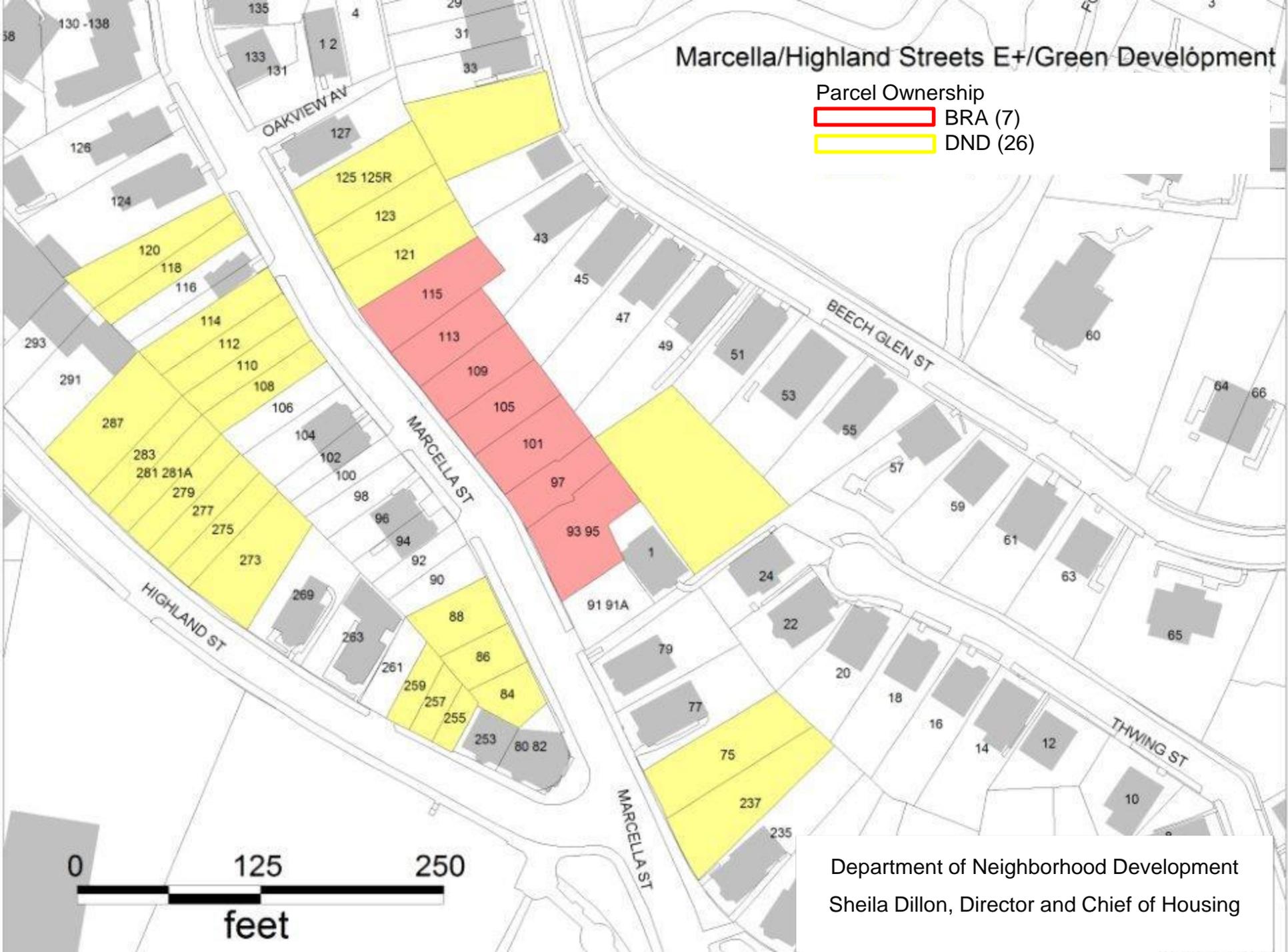
[John.Feuerbach@Boston.gov](mailto:John.Feuerbach@Boston.gov)

**John Dalzell, BRA, 617-918-4334**

[John.Dalzell@Boston.gov](mailto:John.Dalzell@Boston.gov)

# Marcella/Highland Streets E+/Green Development

Parcel Ownership  
[Red Box] BRA (7)  
[Yellow Box] DND (26)



Department of Neighborhood Development  
Sheila Dillon, Director and Chief of Housing