The Talbot-Norfolk Triangle Eco-Innovation District:

An Overview

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Codman Square Neighborhood Development Corporation

Urban Land Institute

Boston, MA

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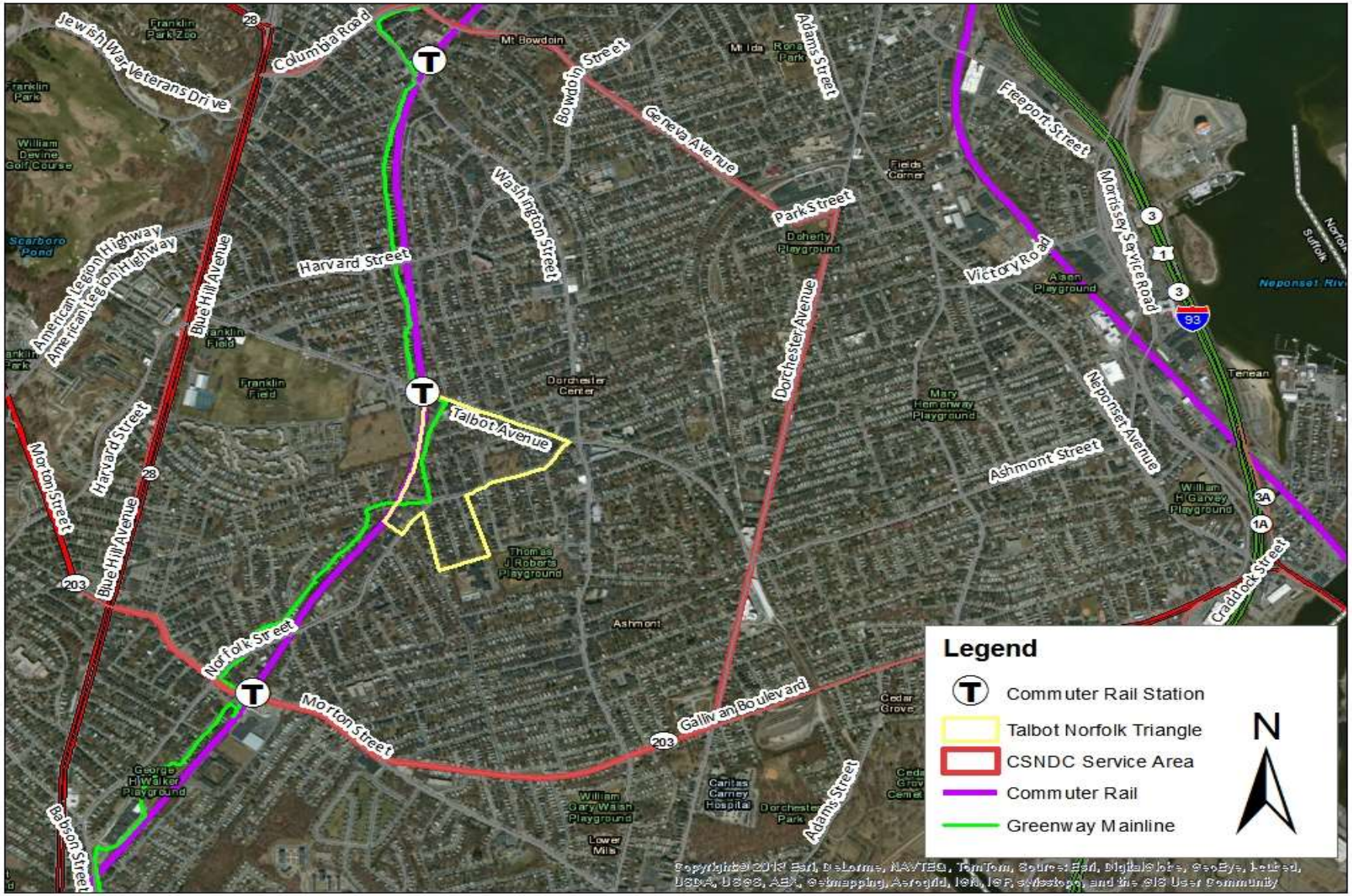
Voses Ln
Google earth

CHARLESTOWN
EAST BOSTON
ALLSTON
DOWNTOWN
BACK BAY
BRIGHTON
SEAPORT
SOUTH END
MISSION HILL
SOUTH BOSTON
Washington St
ROXBURY
JAMAICA PLAIN
DORCHESTER
Talbot Ave
Codman Square
ROSLINDALE
WEST ROXBURY
Norfolk St
MATTAPAN
HYDE PARK

CSNDC Service Area



Talbot Norfolk Triangle Eco Innovation District

The Eco Innovation District By the Numbers…

- **46 acres, 252 homes, 13 blocks,**
- **1,500+ residents, in approximately 525 families**
- 400+ children and youth under the age of 18
- 30 small businesses are located in TNT
- 80% of residents are renters, 20% home-owners
- 78% identify as African-American, 8% other race, 5% White,
- 5% are two or more races, 2% American Indian, 2% Asian
- 20% report as Hispanic/Latino ethnicity
- **30% of residents live under the poverty line *($23,850 for a family of four); 33% more live just at the poverty line***
- **The unemployment rate for young men of color is nearly 50%**

<u>Metrics….</u>

- Three green roofs on bus stops as part of EPA's ***Soak Up the Rain*** Campaign
- 30 rain barrels installed in 2015
- 35% of homes retrofit with new insulation; new goal of 50%
- 1 passive park, 1 active park, 1 community garden, 1 urban ag site
- More… trees, green roofs, rain gardens, parks, green infrastructure…

Eco Innovation District Goals

- Create a more vibrant, environmentally aware and sustainability-focused community
- Improve cost savings, health, quality of life for TNT area residents
- Demonstrate neighborhood-scale sustainability in an existing neighborhood
- Measure climate change and related impacts of neighborhood scale change
- Pilot new ways of cooperation and partnership
- Serve as a pilot and demonstration for Boston and beyond

A Brief History of TNT Eco Innovation District Time and Milestones

- **2007: Creation of TNT Master Plan w/ Goody Clancy--first TNT resident planning process of this type**
- **2009: Elmhurst Park opens**
- **2009: TNT Greenspace Master Plan is developed**
- **2011-2013: LISC Resilient Communities, Resilient Families program and funding leads to Millenium 10 planning process**
  - **Mill 10 process ID's 5 key "Big Ideas" as part of its Community Contract, including Eco Innovation, walkability and bikeability**
- **October, 2012: TNTNU, CSNDC, NRDC, LISC, USGBC do LEED-ND charrette, leading to assumption of preliminary LEED ND Silver rating**
  - **Energy Assessment and Weatherization**
  - **Transit-Oriented Development**
  - **Local Energy Generation**
  - **Green Infrastructure**
- **November, 2013: Eco-District Legacy Charrette and Summit**
- **January, 2014: Enterprise Rose Architectural Fellow starts; assists with TOD building designs and process**
- **June, 2014: Awarded USGBC grant to pursue LEED-ND**

Strengths: Green Infrastructure & Buildings

- LEED Certified New Buildings
- Water Efficiency for Landscaping
- Building Reuse

Key TNT Development Sites

Existing Developments

- Levedo Bldg: 24 units, 36,781 SF,

  (LEED Silver Certified)

- Whittier School: 15 units, 20,974 SF, renovation 3/2016

Planned Developments

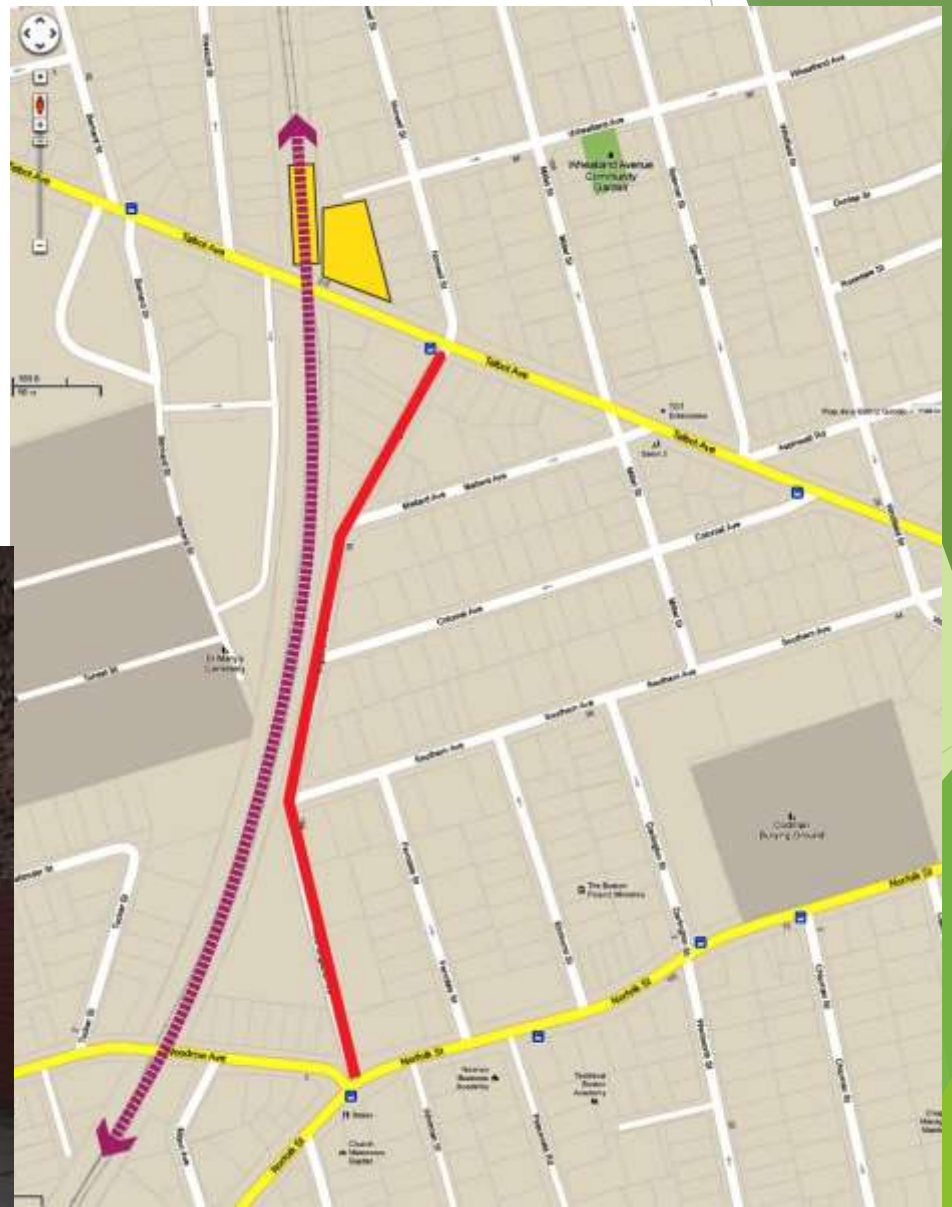
- Talbot Commons I: 36 units, 17,207 SF, start date 2016-2017
- Talbot Commons II: 45 units, ~37,000 SF , start date 2018,
- NEHH (“Church Lots”): 16 units, ~26,000 SF, start date, late 2016
- Whittier Place: 13 units, 15,939 SF, start date 3/2016

Other Development Sites

- “Auto Mall”: 53,459 SF
- Eversource Lots: 14,980 SF

TOD: New England Avenue & Southern Ave

- Immediate proximity to train station
- A new front door for the neighborhood



DO NOT
ENTER

New England Avenue

- Immediate proximity to train station
- Cluster of vacant parcels

GMC
57MC99

CONFIANCE

Provide additional “Eyes on the Street” through front doors, windows and decks facing the street

Establish distinct street edge with mixed use development of architectural significance

On-street parking to serve ground level retail and commercial uses

Traffic calming through textured sidewalks

Active ground level uses fronting tree lined sidewalks

Provide neighborhood amenities through active ground level uses

Establish a distinct street edge of architectural significance

Accommodate street trees and storm water retention strategies in sidewalk design

Provide dedicated bike lanes/ shared bikeways

Employ textured crosswalks as a traffic-calming device

Integrate locally produced art in within the public realm

Focus Areas

- **Transit-Oriented Development**
  - Create new rental, ownership and business opp's near transit station
  - ID opportunities to create Slow Streets project near transit
  - ID, set aside, and develop green infrastructure and community open space that meets community needs
  - Develop sustainable and architecturally interesting designs for the above

- **Energy Retrofits**
  - Work with residents (renters and owners) to do home energy assessments and home weatherization
    - Reach out to 100% of TNT residents re: assessments in Year 1
    - 15% of eligible TNT residents complete weatherization in Year 1; to 35% in Year 2; 2016 goal is 50%
    - Engage more local businesses in NSTAR Small Business Energy Efficiency Program
    - Measure climate and financial impact of outreach campaign and resources leveraged

Focus Areas, cont'd

- Local Energy Generation
  - ID parcels and locations that can be used to generate energy (solar, anaerobic digestion, etc.)
  - Create a pilot or demo project that supports the E-I District and neighborhood
- Green Infrastructure
  - Focus on walkability, bikeability, street level and other quality of life amenities, including:
    - Street trees
    - Bike lanes
    - Commercial space
    - Traffic calming
    - Branding via signage and destination creation

ECO DISTRICTS

VISION

To inspire every city to remake itself from the neighborhood up.

MISSION

To bring together city builders and entrepreneurs, policymakers and innovators to create vibrant neighborhoods and smart cities.

VALUES

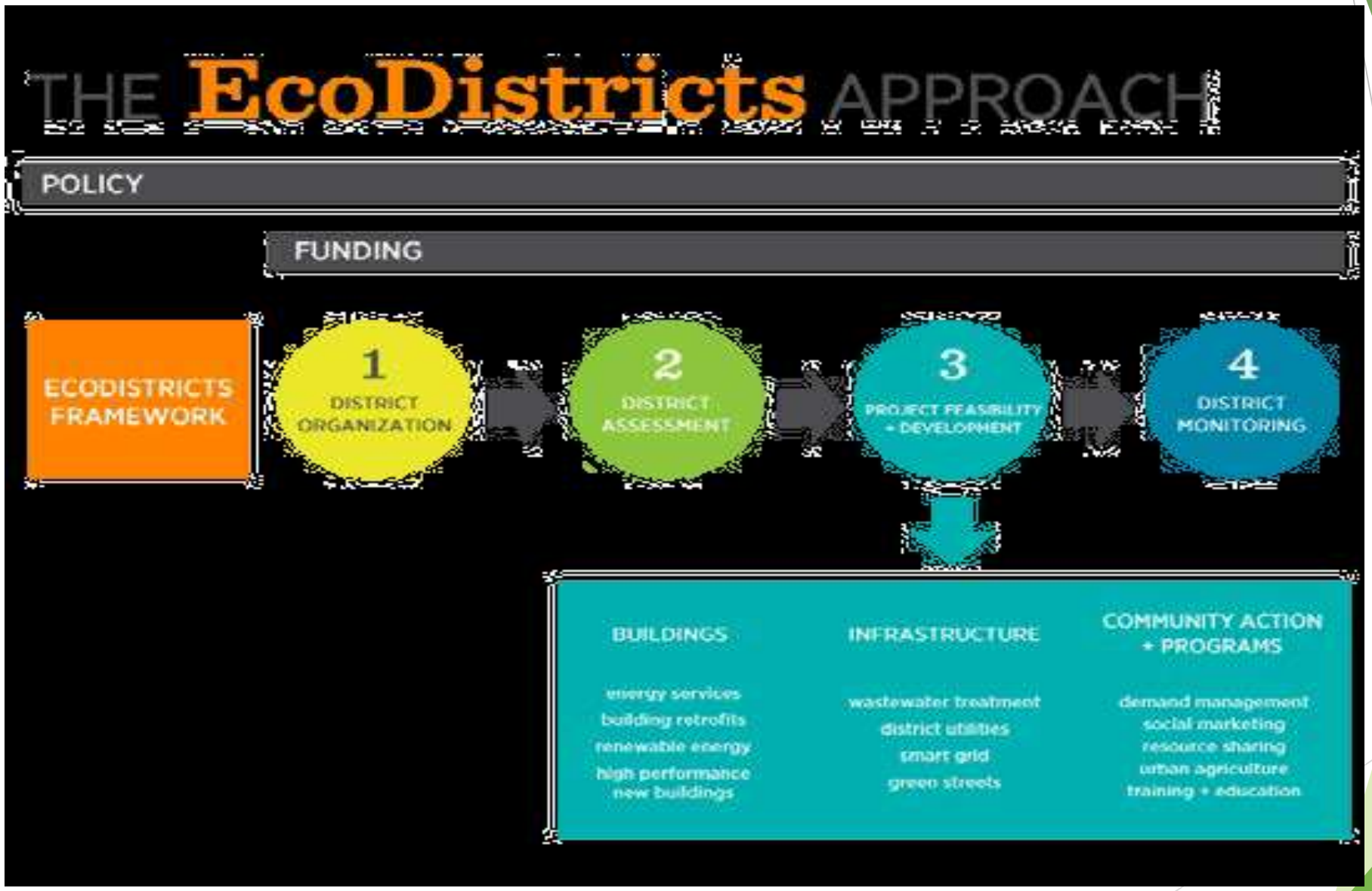
•Neighborhoods are the building blocks of sustainable cities.

•Everyone deserves to live in a healthy, safe, connected and vibrant neighborhood.

•Economic opportunity, community well-being, and ecological health are fundamental ingredients for sustainable neighborhoods and cities.

•Neighborhood sustainability requires a new model for action – rooted in collaboration and inclusion – to co-create innovative district-scale projects.

•Our organization – board and staff – is committed to meeting the mission and reflecting the diversity of the clients and communities we serve.


THE EcoDistricts APPROACH
POLICY
FUNDING
ECODISTRICTS FRAMEWORK
1 DISTRICT ORGANIZATION
2 DISTRICT ASSESSMENT
3 PROJECT FEASIBILITY + DEVELOPMENT
4 DISTRICT MONITORING
BUILDINGS
energy services
building retrofits
renewable energy
high performance new buildings
INFRASTRUCTURE
wastewater treatment
district utilities
smart grid
green streets
COMMUNITY ACTION + PROGRAMS
demand management
social marketing
resource sharing
urban agriculture
training + education

Eco District Performance Areas and Eco Innovation District

Equitable Development:

- TOD of T Commons, and Whittier Place
- Development of “Church Lots”
- Continued progress with MBTA re: transit schedules
- Ongoing discussions about equity, displacement, and gentrification

Health and Well Being:

- Green and healthy buildings as part of new development
- More greenspace
- More bikeability and walkability

Community Identity:

- Creating a burgeoning sense of place as TNT evolves
- Green Infrastructure WG

Access and Mobility:

- New Talbot Ave. station on the Fairmount Line
- TOD
- Bike lanes
- Bus connections directly at stations
- Hubway is coming

Energy:

- Local energy generation possibilities
  - Solar: CSS and other forms for businesses and residents
  - Anaerobic digestion

Water:

- Green infrastructure to reduce runoff and create new public spaces
- Green walls and roofs

Habitat and Ecosystem Function:

- Rain gardens
- Green walls and roofs; new open spaces

Materials Management:

- Reuse and rehab of existing buildings whenever possible

TNT Slow Streets Pilot Next Steps

- Public input
- Draft design plans
- Approvals
- Implementation Summer/Fall 2016

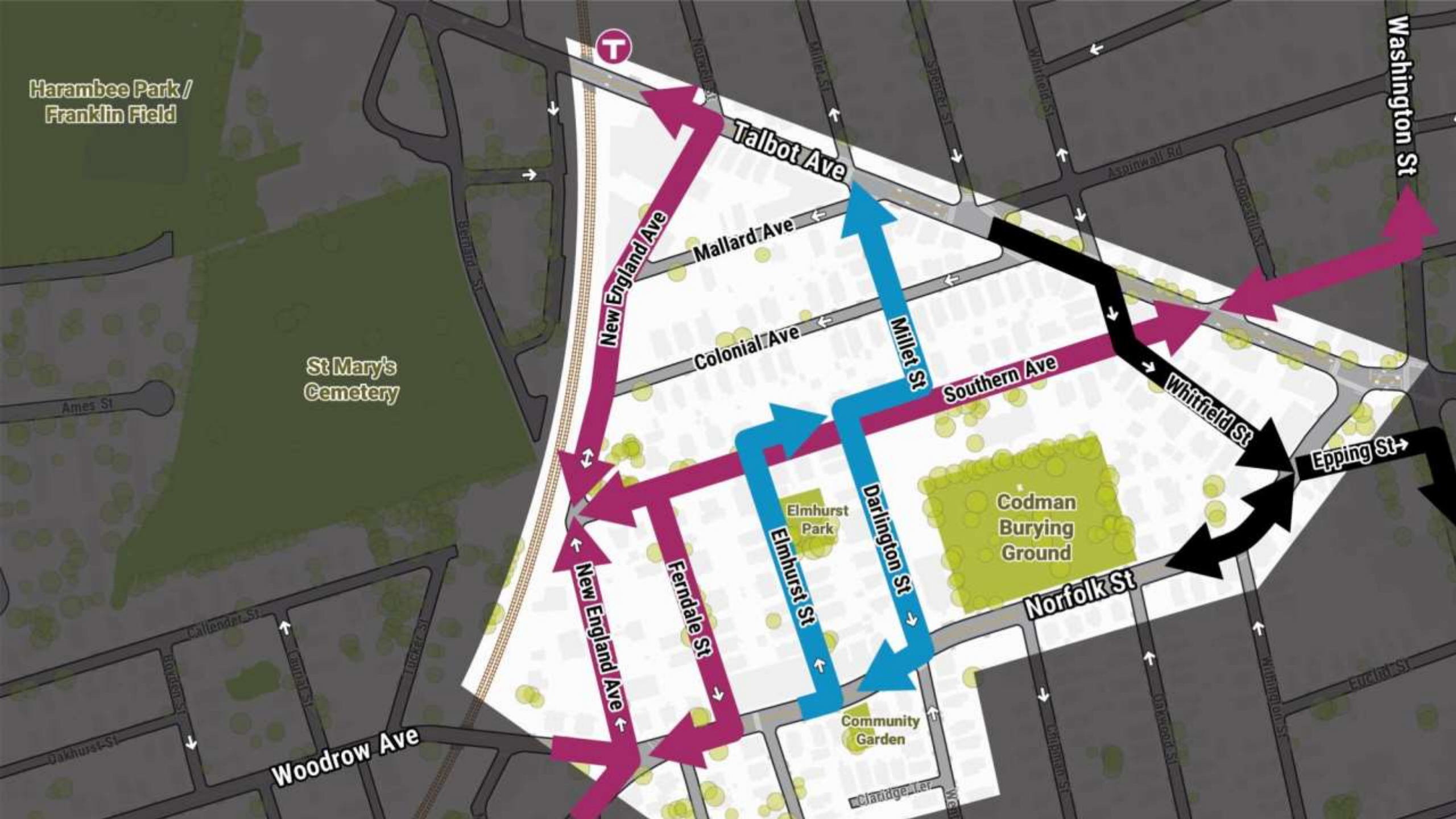
Gateway Treatment, NYC

Source: New York City Neighborhood Slow Zones

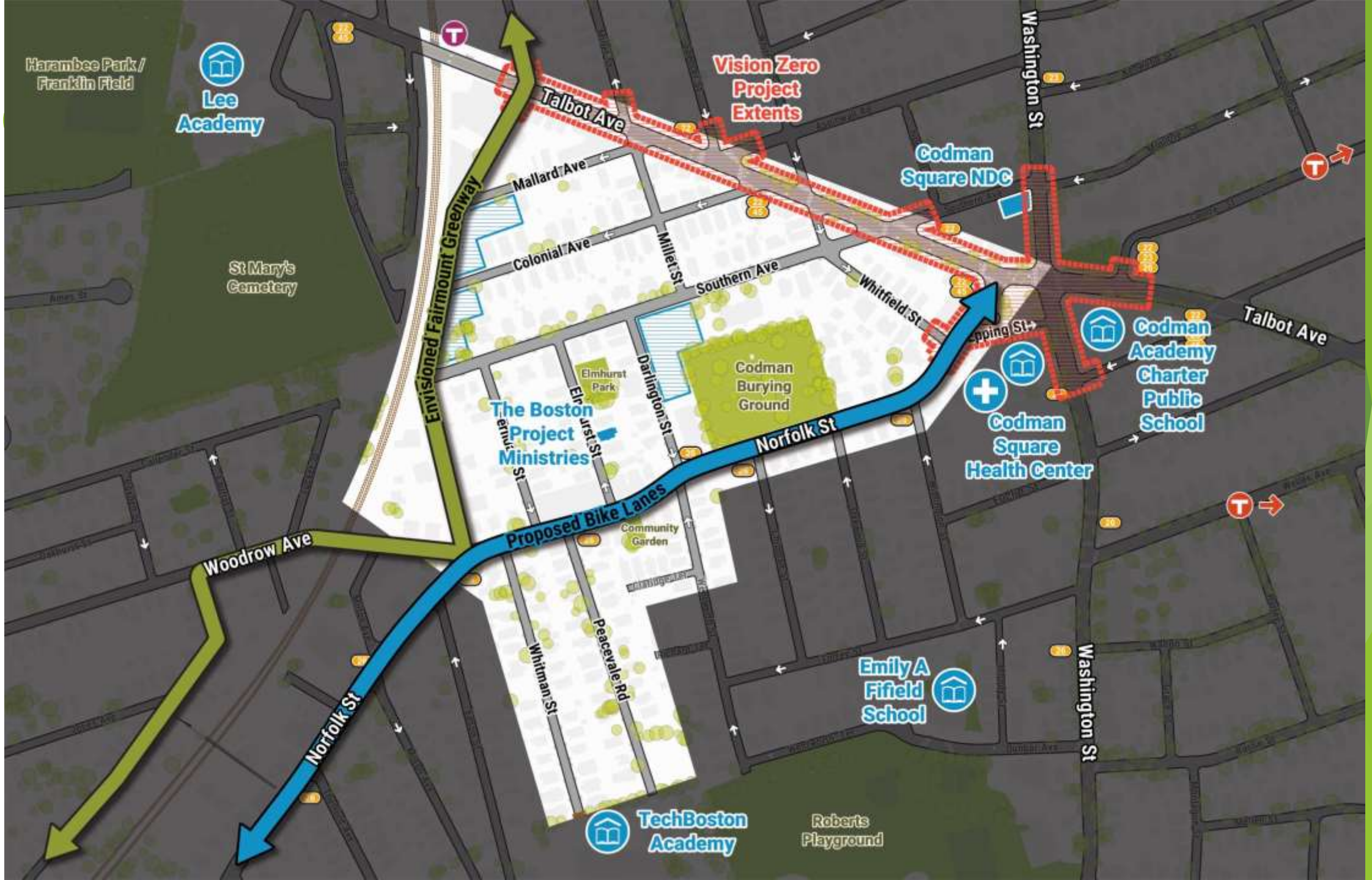
Curb Extensions / Daylighting/Green Infrastructure

Green Infrastructure and Traffic Calming

Talbot Ave Station
Harambee Park / Franklin Field
Lee Academy
Talbot Ave
Washington St
Codman Square NDC
Shawmut Station 0.25 miles
Mallard Ave
New England Ave
Colonial Ave
Millet St
Southern Ave
Whitfield St
St Mary's Cemetery
Fairmount Line
Epping St
Codman Academy Charter Public School
Talbot Ave
Elmhurst Park
Darlington St
Codman Burying Ground
The Boston Project Ministries
Codman Square Health Center
Norfolk St
New England Ave
Community Garden
Ashmont Station 0.4 miles
Woodrow Ave
Whitman St
Peacevale Rd
Emily A Fifield School
Washington St
Norfolk St
TechBoston Academy
Roberts Playground



Harambee Park / Franklin Field
St Mary's Cemetery
Talbot Ave
Mallard Ave
Colonial Ave
New England Ave
Millet St
Southern Ave
Whitfield St
Epping St
Washington St
Aspinwall Rd
Norfolk St
Codman Burying Ground
Elmhurst Park
Elmhurst St
Darlington St
Ferndale St
New England Ave
Community Garden
Woodrow Ave
Ames St
Callender St
Oakhurst St
Bernard St
Horwell St
Millet St
Spencer St
Whitfield St
Hopestill St
Euclid St
Chipman St
Oakwood St
Whittington St
Claridge Ter


Harambee Park / Franklin Field
Lee Academy
St Mary's Cemetery
Vision Zero Project Extents
Talbot Ave
Washington St
Codman Square NDC
Mallard Ave
Colonial Ave
Millet St
Southern Ave
Whitfield St
Spring St
Codman Academy Charter Public School
Codman Square Health Center
Talbot Ave
Envisioned Fairmount Greenway
Elmhurst Park
Darlington St
Codman Burying Ground
The Boston Project Ministries
Elmhurst St
Norfolk St
Proposed Bike Lanes
Community Garden
Woodrow Ave
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Peacevale Rd
Emily A Fifield School
Washington St
Norfolk St
TechBoston Academy
Roberts Playground

Speed Humps

Partnerships….

A key component of an ongoing process….

Talbot Norfolk Neighbors United The Boston Project Ministries Codman Square Farmer's Market

Barr Foundation LISC-Boston NRDC Mayor's Office Enterprise Community Partners

Codman Square Health Center Codman Square Neighborhood Council

CSNDC Programs Community Cafe Millenium 10 Mayor's Office Greenovate BRA

DND Renew Boston NSTAR NGRID MA Clean Energy Center

Codman Academy 2nd Church Eco Districts USGBC

BU Sustainable Neighborhoods Lab Tufts University Next Step Living

Coop Power