The Talbot-Norfolk Triangle Eco-Innovation District:
An Overview

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May, 17, 2016
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%

Metrics....
- 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
New England Avenue

- Immediate proximity to train station
- Cluster of vacant parcels
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 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
Provide dedicated bike lanes/ shared bikeways

Employ textured crosswalks as a traffic-calming device

Integrate locally produced art in within the public realm

Accommodate street trees and storm water retention strategies in sidewalk

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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

ECODISTRICTS FRAMEWORK

1. DISTRICT ORGANIZATION
2. DISTRICT ASSESSMENT
3. PROJECT FEASIBILITY + DEVELOPMENT
4. DISTRICT MONITORING

FUNDING

POLICY

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
    o Solar: CSS and other forms for businesses and residents
    o 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
Why use a zone-based approach?

- Reduces transfer effect
- Everyone wins
- Significant safety benefits for entire neighborhood
- Improved quality of life
- Low-cost and easy to implement
- Community driven process

Source: New York City Neighborhood Slow Zones
Curb Extensions / Daylighting/Green Infrastructure
Green Infrastructure and Traffic Calming
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