The Talbot-Norfolk Triangle Eco-Innovation District:

Resilience & Sustainability As Pathways To Neighborhood-Scale Improvement

David Queeley, Director of Eco-Innovation

Codman Square Neighborhood Development Corporation

LISC- Federal Reserve

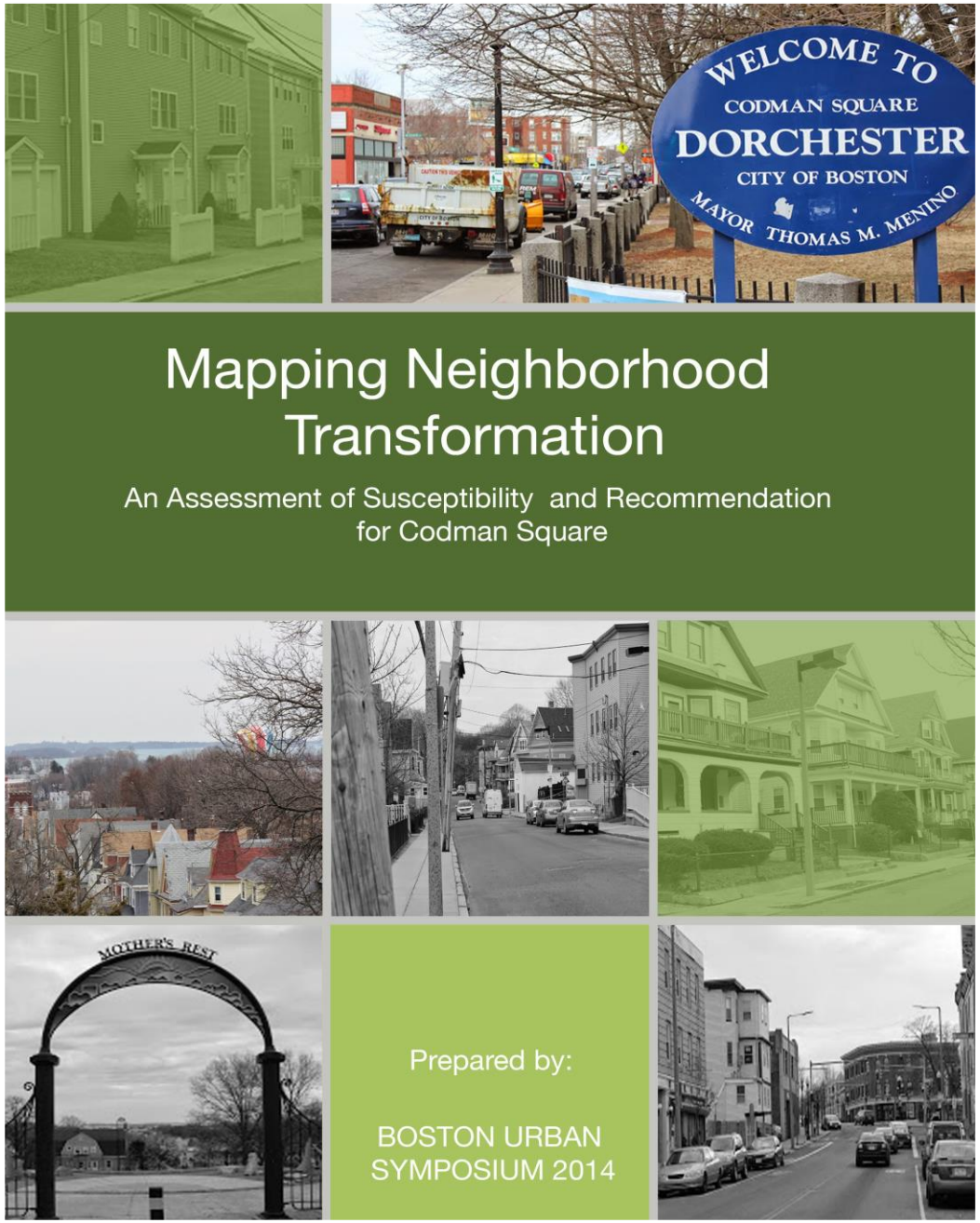
May 10, 2019

“Residents are the foundation for strong communities. If you don’t have great residents willing to participate, you don’t have community”

James Darby

Neighborhood Activist

Aspinwall Road

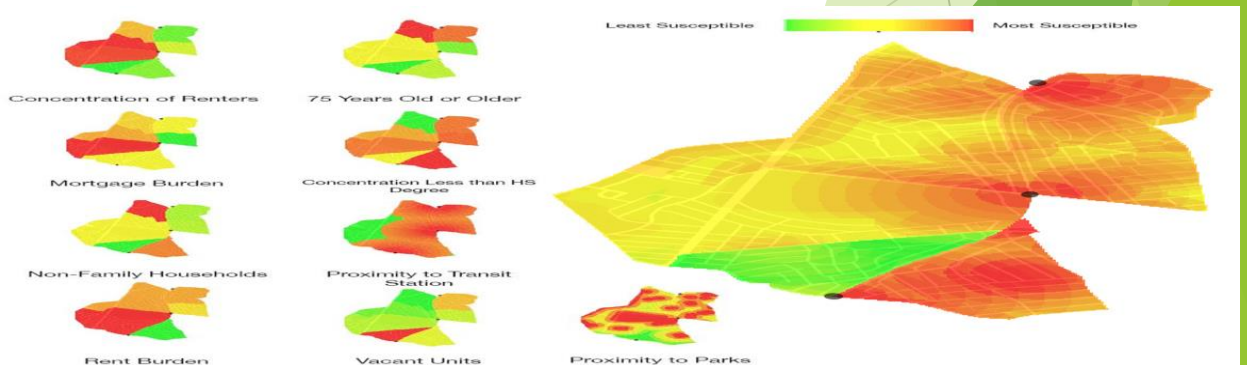


Is Codman Square Gentrifying?

Two Separate Neighborhood Change Studies Done in 2014:

Results:

1. Codman Square extremely susceptible to gentrification
   - Relatively affordable housing
   - High renter population
   - Improved transit access
2. Hard Data on Change Shows Mixed Implications:
   - Racial Diversity, Educational Attainment slightly increasing (white population tiny, but fastest growing)



KCSA Survey Results

- 64% lived in neighborhood 10+ years
- 50% renters; 50% homeowners
- 40% worry about paying bills; 50% worry about pay rent/mortgage
- 72% observed changes in Codman Square
- 70% are satisfied with changes observed
- 50% have seen a rent increase since 2011
- 18% of homeowners rejected for a refinance loan in last 5 years
- 46% want to be involved in doing something @ high housing prices

THE BUILT ENVIRONMENT AND HEALTH

Partnership with Conservation Law Foundation

- 10 year longitudinal study; access health claim data
- Impact of new amenities/built environment on current resident's health (e.g., housing, transit, etc)
- Does it help current residents?
- How do community improvements relate to resident mobility?
- Do improvements result in displacement?
- Codman Square NDC serving as community researcher/outreacher
- Vedette Gavin, CLF

FAIRMOUNT CDC COLLABORATIVE
MULTI-NEIGHBORHOOD STRATEGIC COLLABORATION

- Partnership with Dorch Bay EDC, SWBCDC
- Focus: Fairmount Rail Line
- 3 Key Goals:
  - Transit Equity
  - Transit Oriented Dvlmt (TOD)
  - Greenway along the line

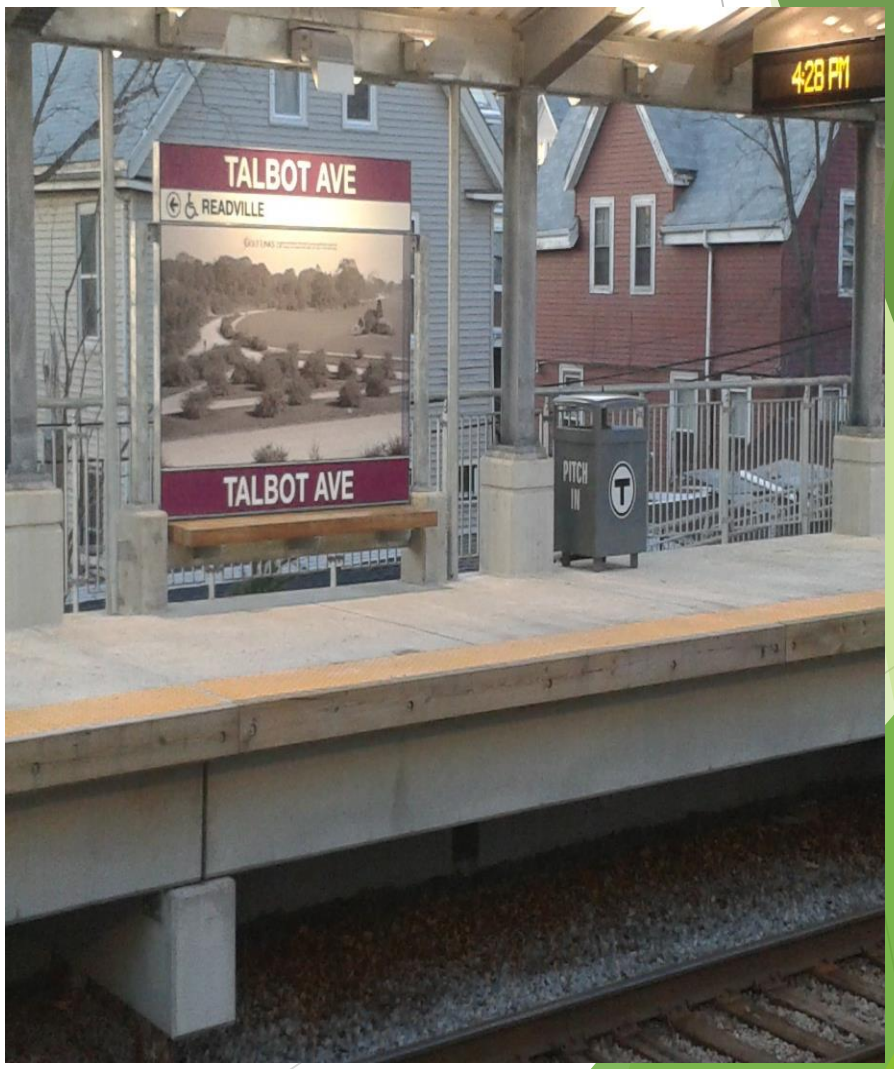
Fairmount Commuter Rail Train, and trash strewn surrounds in 2006

TRANSIT EQUITY ACHIEVED!

2011 GROUNDBREAKING ON THE TALBOT AVE STOP ON FAIRMOUNT/INDIGO RAIL LINE

New Talbot Ave Stop on Fairmount/Indigo

Opened November 2012



Pre-transit oriented development projects done by Codman Square

Erie Ellington Homes, an award winning mixed income housing development by CSNDC, has its front door near the proposed transit station.

The Talbot-Bernard village added 75 family and senior units on a brownfield site. Front door at proposed Talbot Stop.

Award Winning Erie Ellington & Talbot Bernard Homes

157 Washington St: Fairmount TOD Development Before and After

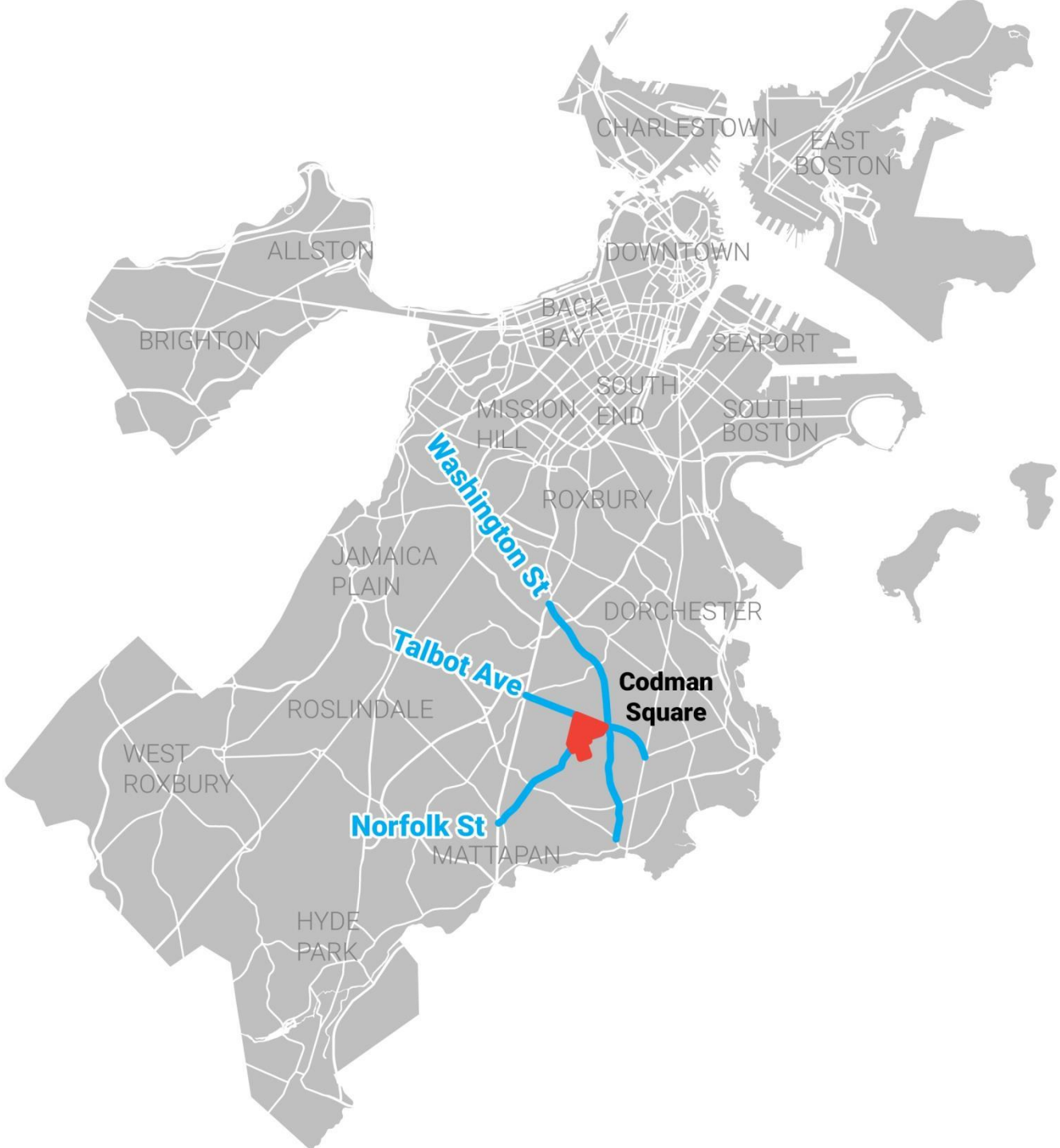
OASIS ON BALLOU URBAN AG SITE

- FAIRMOUNT GREENWAY SITE
- MEN OF COLOR MANAGED ALL ASPECTS OF SITE DEVELOPMENT
- PARTNERED WITH URBAN FARM INSTITUTE FOR TRAINING PURPOSES. BALLOU IS MOC PRACTICUM
- 2016 HARVESTED 600 LBS OF FRESH PRODUCE
- 2018 HARVESTED 1700 LBS OF FRESH PRODUCE
- DISTRIBUTED LOW/NO COST TO COMMUNITY
- PARTNER WITH CS HEALTH CTR & FARMERS MKT

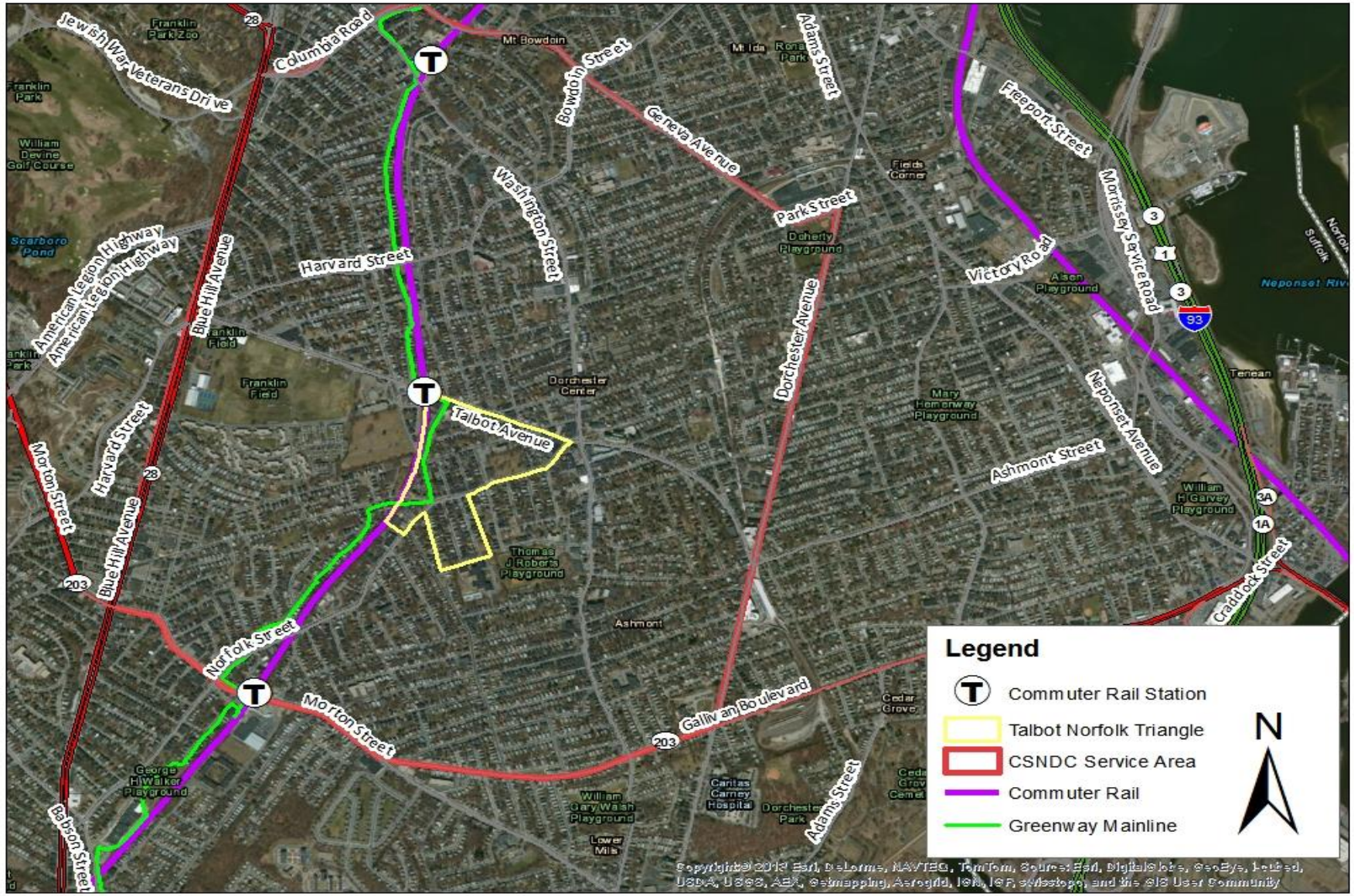
Transit Oriented Development In the Talbot Norfolk Triangle Eco-Innovation District

Adjacent to Talbot Ave Stop

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



The Eco Innovation District By the Numbers…

- **46 acres, 252 homes, 13 blocks,**
- **1,500⁺ residents, in approximately 525 families**
- **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%**
- 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

<u>Metrics….</u>

- Three green roofs on bus stops as part of EPA's ***Soak Up the Rain*** Campaign
- 32 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

Key TNT Development Sites

Existing Developments

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

  (LEED Silver Certified)

- Whittier School: 15 units, 20,974 SF

- Whittier Place: 13 units, 15,939 SF (LEED Gold certification pending)

Planned Developments

- Talbot Commons I: 36 units, 17,207 SF, start 2019

- Talbot Commons II: 45 units, ~37,000 SF

- NEHH: 16 units, ~26,000 SF (under construction)

CONFIANCE
AUTO BODY
& REPAIR
739 SL5

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

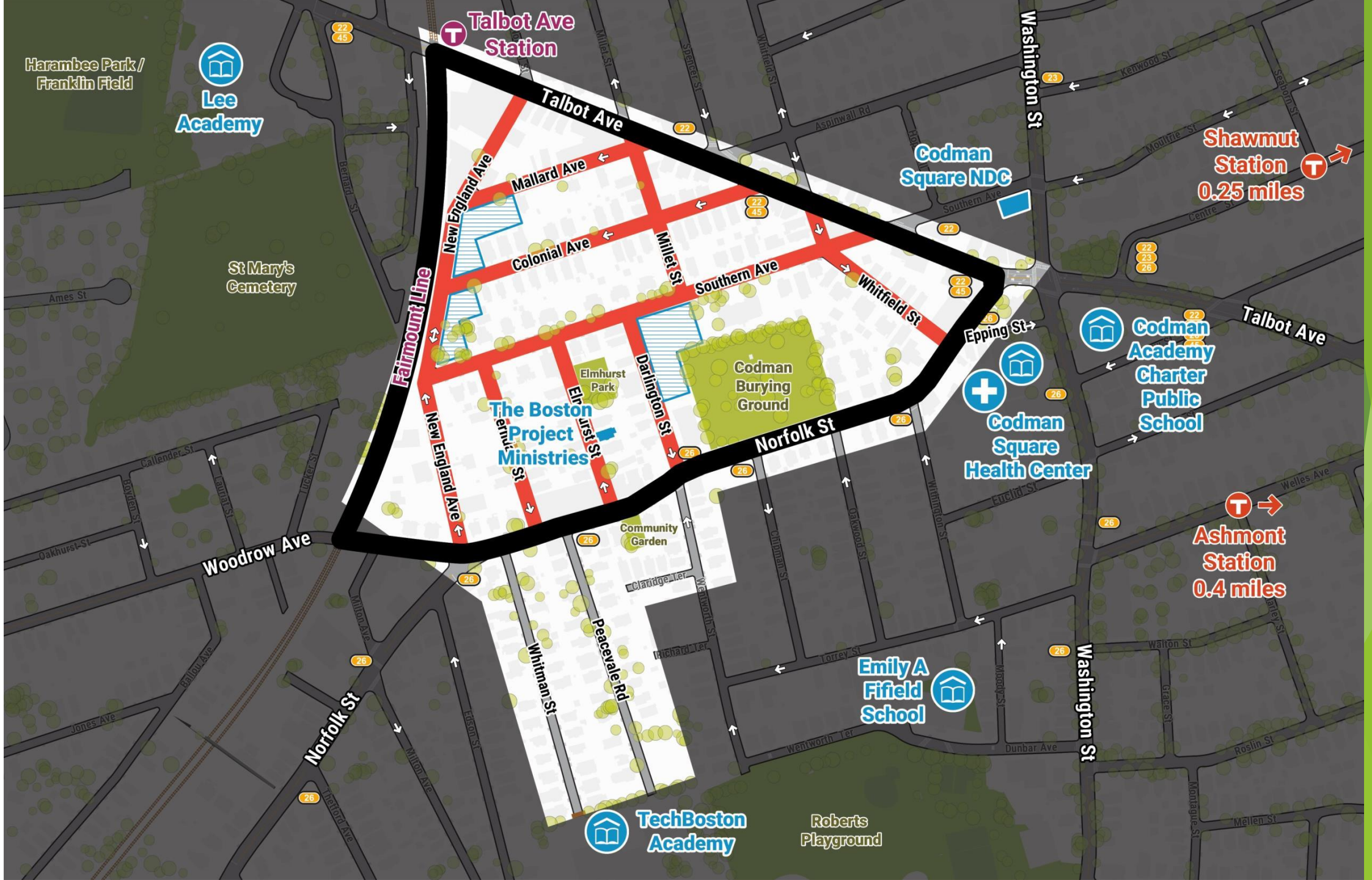
Focus Areas

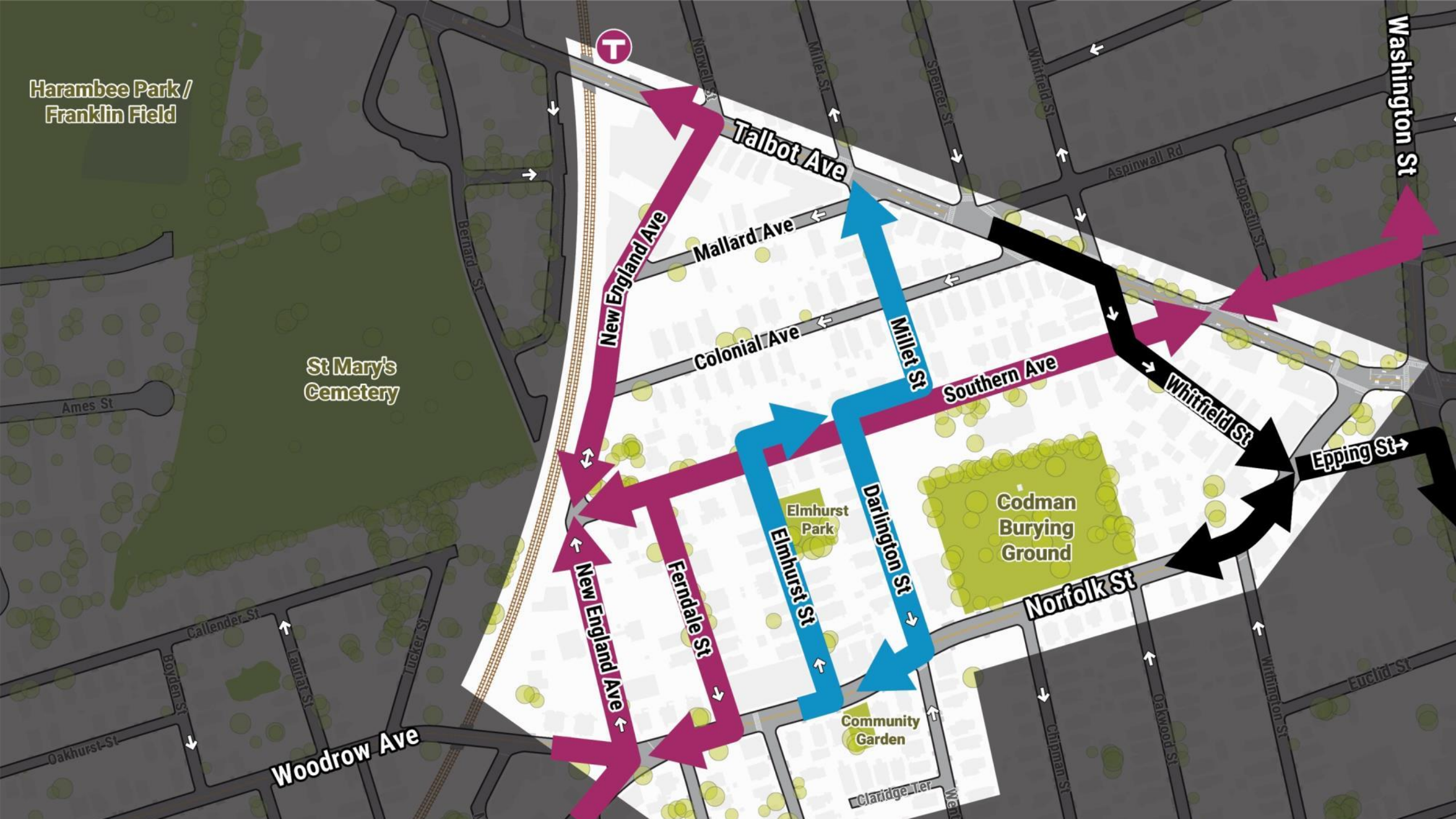
- **Transit-Oriented Development**
  - Create new rental, ownership and business opp's near transit station
  - ID opportunities to create complete streets project near transit
  - ID and set aside community open space that meets community needs
  - Develop sustainable and architecturally interesting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

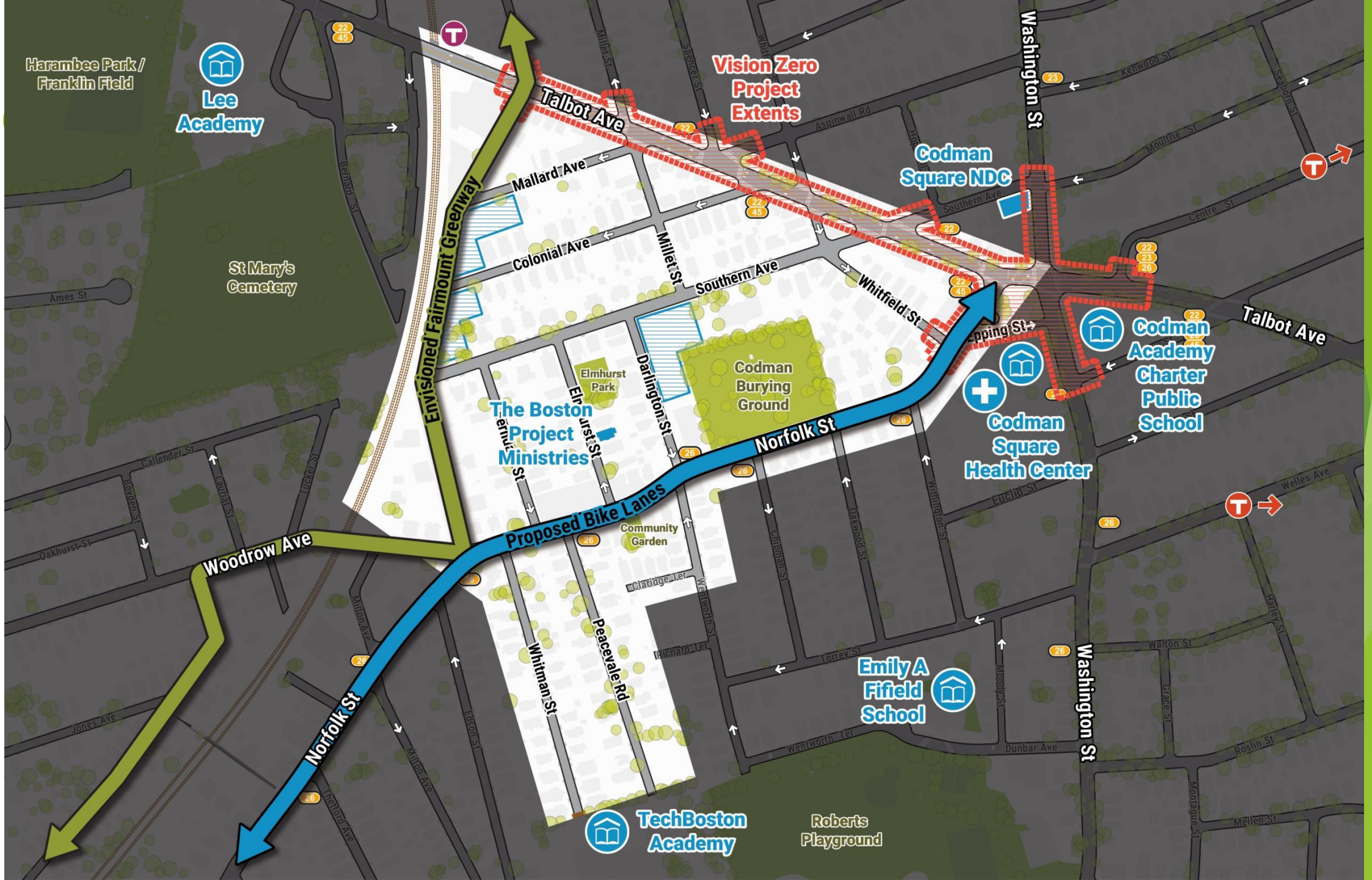
- **Energy Retrofits**
  - Work with residents (renters and owners) to do home energy assessments and home weatherization
    - Reach out to 100% of TNT residents re: assessments in Year 1
    - 15% of eligible TNT residents complete weatherization in Year 1; to 35% in Year 2; 2016 goal is 50%
    -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


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
Fairmount Line
St Mary's Cemetery
Epping St
Codman Academy Charter Public School
Codman Square Health Center
Elmhurst Park
Codman Burying Ground
The Boston Project Ministries
Darlington St
Norfolk St
Woodrow Ave
Community Garden
Claridge Ter
Peacevale Rd
Whitman St
Ashmont Station 0.4 miles
Emily A Fifield School
Norfolk St
TechBoston Academy
Roberts Playground


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



Harambee Park / Franklin Field
Lee Academy
St Mary's Cemetery
Envisioned Fairmount Greenway
Talbot Ave
Vision Zero Project Extents
Codman Square NDC
Washington St
Mallard Ave
Colonial Ave
Millet St
Southern Ave
Whitfield St
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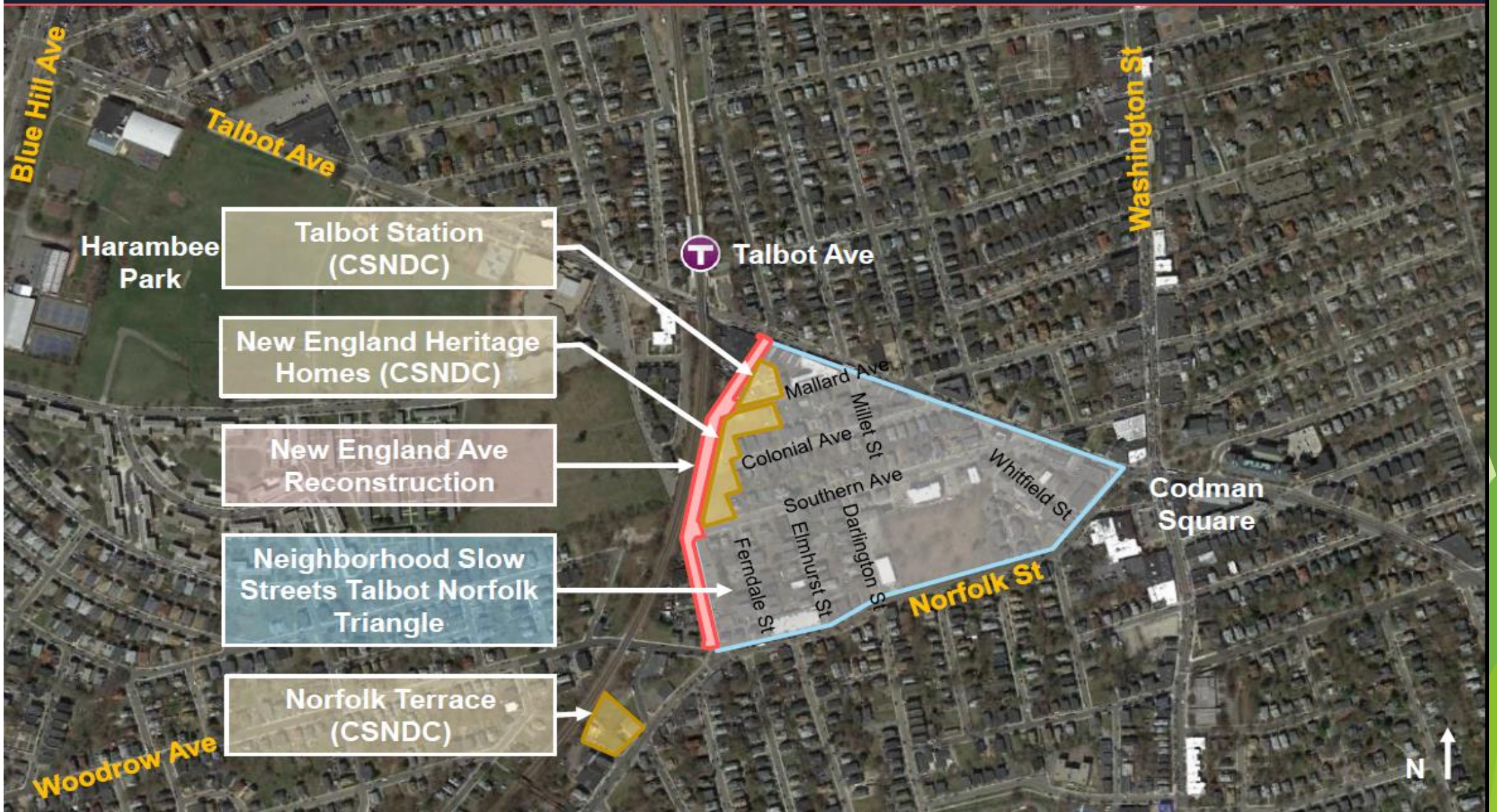
Oakhurst St
Jones Ave
Bernard St
Millet St
Spencer St
Aspinwall Rd
Kenwood St
Moultrie St
Centre St
Seaborn St
Southern Ave
Euclid St
Welles Ave
Chipman St
Oakwood St
Withington St
Wentworth St
Claridge Ter
Richard Ter
Torrey St
Walton St
Moody St
Grace St
Harley St
Dunbar Ave
Roslin St
Montague St
Mellen St
Edson St
Milton Ave
Thetford Ave
Boyden St
Laurial St
Tucker St

Gateway Treatment, NYC

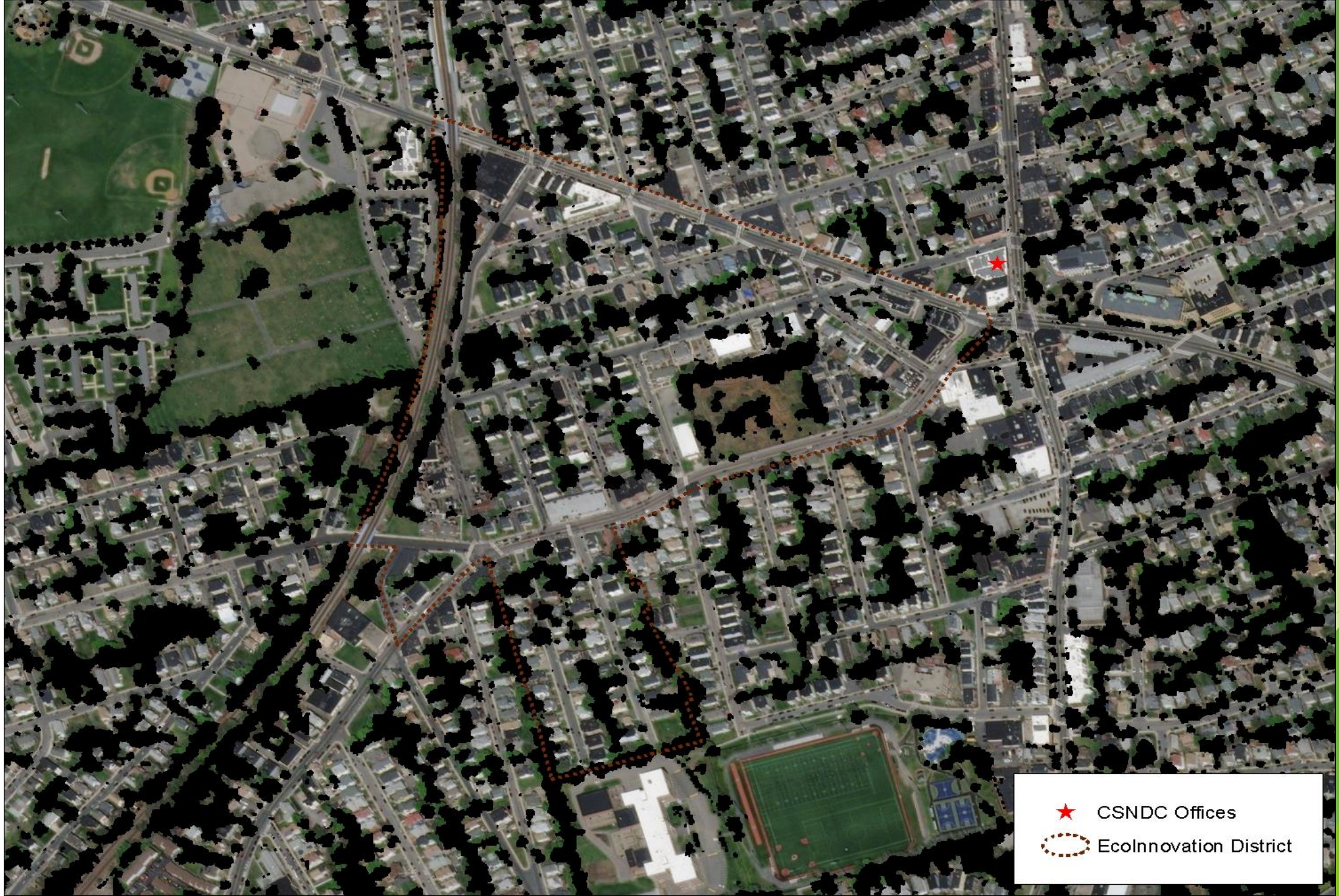
Source: New York City Neighborhood Slow Zones

Curb Extensions / Daylighting/Green Infrastructure

PROJECT CONTEXT



SOURTHERN AVENUE TO MALLARD AVENUE
PROPOSED PLAN


CSNDC Offices
EcoInnovation District

CSNDC Offices
EcoInnovation District
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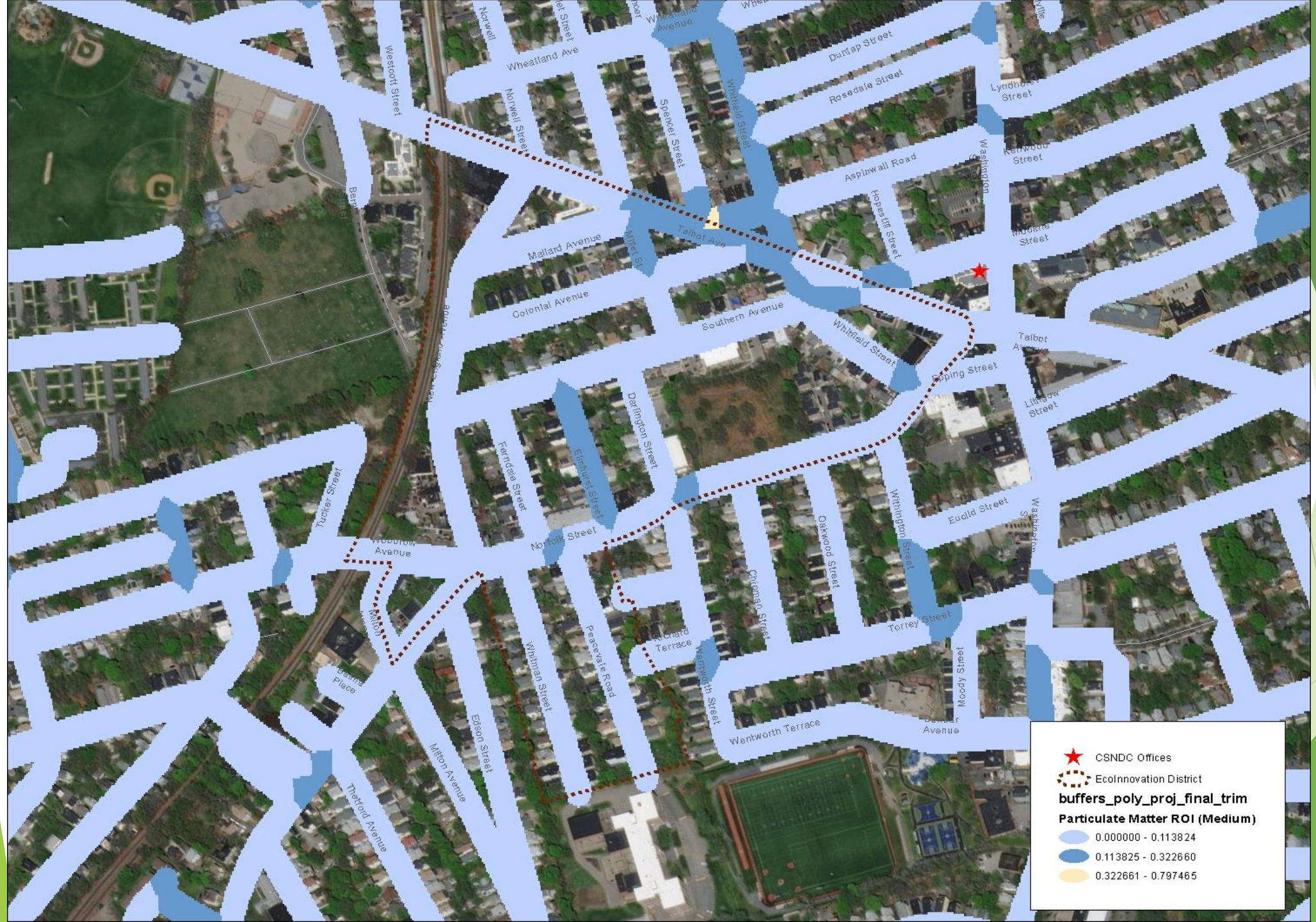
Tree Cover
25 - 40%
15 - 25%
5 - 15%
0 - 5%
Wheatland Ave
Norwell Street
Westcott Street
Spencer Street
Whitfield Street
Dunlap Street
Rosedale Street
Aspinwall Road
Hopestill Street
Talbot Ave
Mallard Avenue
Colonial Avenue
Southern Avenue
Whitfield Street
Epping Street
Darlington Street
Ferndale Street
Elmhurst Street
Tucker Street
Norfolk Street
Euclid Street
Oakwood Street
Withington Street
Chipman Street
Torrey Street
Peacevale Road
Whitman Street
Richard Terrace
Wentworth Street
Wentworth Terrace
Moody Street
Edson Street
Milton Avenue
Thetford Avenue



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Moody Street
Wentworth Terrace
Edson Street
Milton Avenue
Thetford Avenue
CSNDC Offices
EcoInnovation District
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Particulate Matter ROI (Medium)
0.000000 - 0.113824
0.113825 - 0.322660
0.322661 - 0.797465

Social Vulnerability

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