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
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“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
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
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

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

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

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
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
PROJECT CONTEXT
SOUTHERN AVENUE TO MALLARD AVENUE PROPOSED PLAN
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