



## Mayor Menino's **E+ Green Communities Program** **Parker and Terrace Streets- FACT SHEET**

The Mission Hill Parker & Terrace Street site is leading the Mayor's *E+ Green Communities Program*, which seeks to advance Boston's green building and sustainable development efforts to the next level by creating deep green, energy positive, healthy and sustainable communities.

- *E+ Communities* expands upon the Mayor's *E+ Green Building Program*, which is bringing a new generation of ultra-efficient, energy positive deep green residential proto-types to Boston's neighborhoods.
- E+ is a pilot initiative of DND, BRA and the Office of Environment, in partnership with the Enterprise Foundation, the US Green Building Council Massachusetts Chapter, and the Boston Society of Architects and with the support of NSTAR and National Grid.

### **The Parker and Terrace Streets RFP:**

- **Site 1)** 790 – 796 Parker Street, approximating 15,007 square feet, for **housing development**, including 6 – 9 residential units in up to 3 buildings, and
- **Site 2)** 778 – 788 Parker Street and 77 Terrace Street, approximating 42,450 square feet, **for community garden space** (approximately 14,000 Sq. Ft of dedicated community gardens) **on the portion of Parker Street**, combined with **housing** (up to 25 to 35 residential units), **mixed use housing/commercial** (25 to 35 residential units and up to 8,000 Sq. Ft. of space for local retail, commercial, and or light industrial uses) **or commercial and light industrial uses on Terrace Street.**
- **Community Process:** A series of community meetings were held between January and December of 2012, including a Community Symposium and Community Charrette, both held in March 2012. During these meetings and subsequent community workshops, DND and BRA gathered ideas, guidance and feedback from the broader community. Each meeting included presentations by DND and BRA staff followed by breakout groups and group discussions. The recommendations and thoughts from each group were documented and analyzed to inform the direction of the planning process. Development guidelines were created with neighborhood input and incorporated in the RFP.
- **Community Garden:** A portion of the site fronting on Parker Street is to be devoted to gardening for the local community and should be secure and accessible for the community gardeners. The RFP called for additional open

spaces and paths interconnecting the garden to the Terrace Street portion of the parcel. The RFP also called for garden space, independent from that developed on Parker Street as a community garden, to be considered in areas not built upon on Terrace Street.

- **Art Elements:** The RFP encouraged applicants to take inspiration from the community Art Part on Parker Street, and incorporate art elements into the project design including the creation of interior and green space nodes for education, performance, gathering and both temporary and permanent art installations.
- **E+ (Energy Positive):** The redevelopment of Parker and Terrace will further the Mayor's E+ Green Building Program by demonstrating the feasibility of net energy positive residential buildings including 1 to 4 unit, multi-unit, and mixed use building types. *E+ buildings are ultra energy efficient and utilize the sun to produce more energy on-site than is needed for the buildings on an annual basis.*
- **Deep Green Buildings:** The residential homes on Parker Street, and residential, mixed use and/or commercial/light industrial uses on Terrace Street, are to be designed and constructed to surpass the US Green Building Council's LEED for Homes Platinum requirements or most applicable LEED rating system. Key elements include: *Indoor Air Quality; Energy Efficiency; Renewable Energy; Water Efficiency; Materials Selection; Transit Oriented Development.*
- **Affordability:** Parker Terrace is a market driven development. Housing provided on Parker and Terrace Street must at a minimum comply with the Boston Inclusionary Development Program, with 15% of market units being affordable. Preference will be given to applications that exceed the affordability requirement while not requiring public assistance.

**Want to view Application Designs?** Go to [www.cityofboston.gov/DND](http://www.cityofboston.gov/DND)

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