



CLARENDON HILL: **COMMUNITY MEETING**

14 September 2016

Team

Owner/Developer:

- Somerville Housing Authority
- Somerville Community Corporation
- POAH--Preservation of Affordable Housing
- Gate Residential

Architects: ICON Architecture &
Davis Square Architects

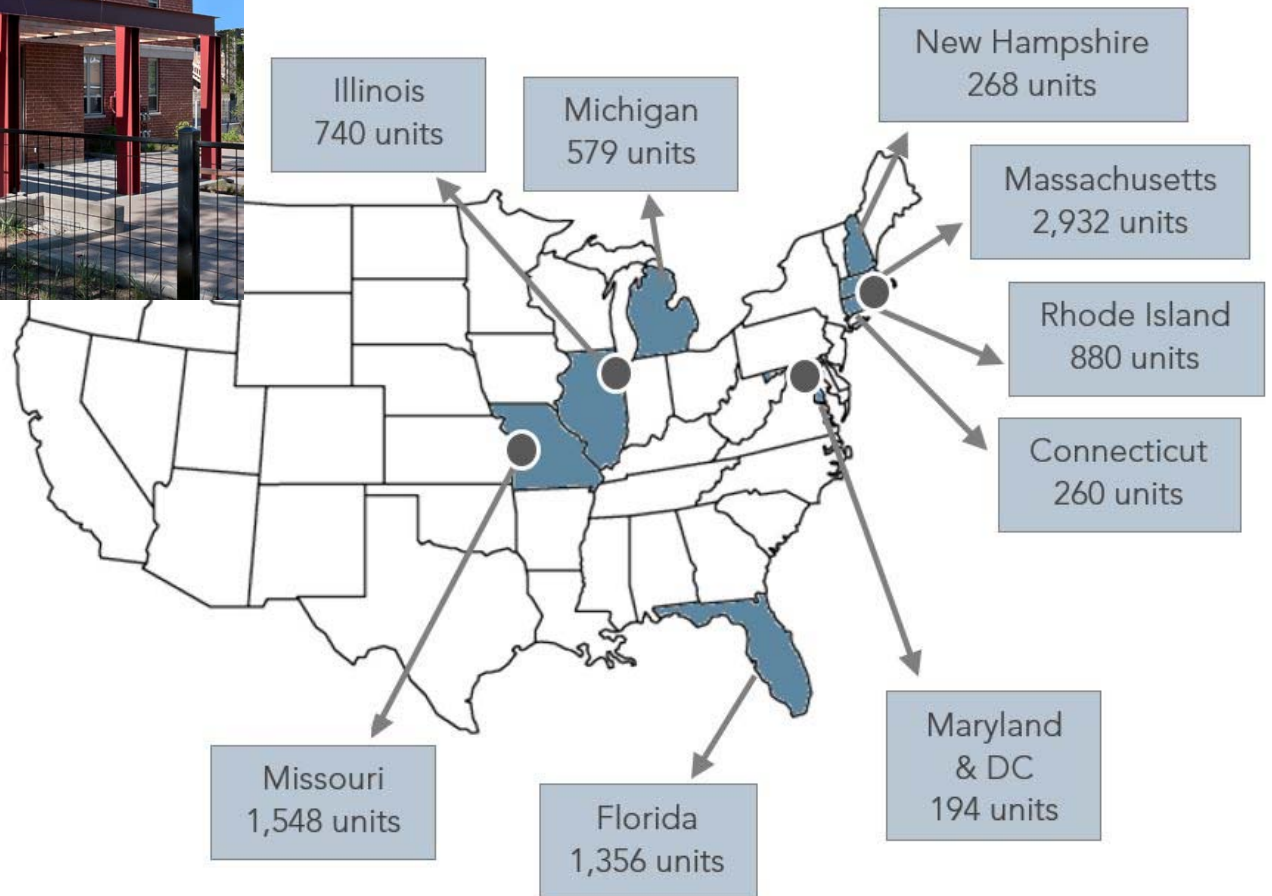
Civil Engineer: Design Consultants, Inc.

Landscape Architect: Copley Wolf Design Group

Somerville Community Corporation



POAH Overview



● Corporate Office

POAH Overview



Before



After



Woodlawn Park
Chicago, IL



Before



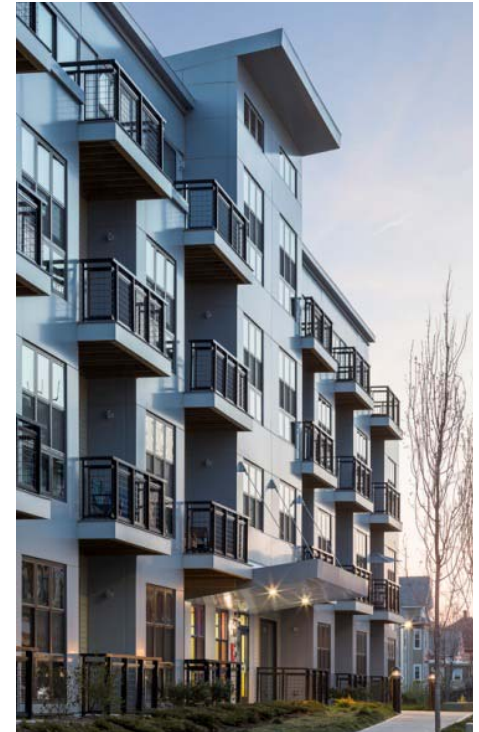
After

Temple Landing
New Bedford, MA



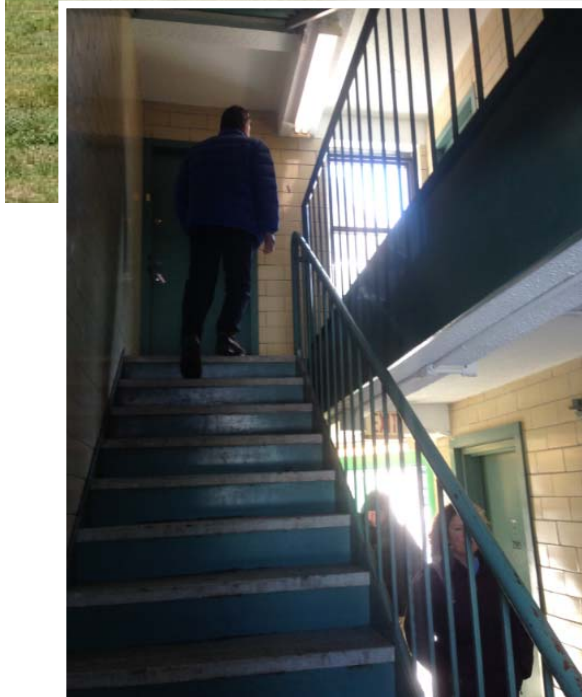
- ➔ Preserve current level of affordability for existing and future residents
- ➔ Build high quality, energy efficient housing that is affordable to a range of incomes
- ➔ Create inviting and meaningful connections to the surrounding community

Gate Residential Overview





Why Redevelopment is Needed



Existing Site & Buildings

- *Lots of Pavement*
- *Little Parking*
- *Steep Slopes*
- *Uniform Buildings*
- *Worn*
- *Small Units*
- *Poor Fire Egress*
- *Outdated HVAC*

**What are
we doing?**



Initial Design Ideas

Goals for Redesign

- **Make Connections**
- **Draw on Neighborhood Image**
- **Design Contemporary Buildings that engage neighbors – and meet unit mix**
- **Build “Green Buildings”**
 - *Leading Energy Efficiency*
 - *Healthy Homes*



Great Open Spaces

- *Playgrounds*
- *Nearby Dilboy Field*
- *Cemetery*
- *Parkway*



Mix of Nearby Uses and Neighborhood Character



Great Variety

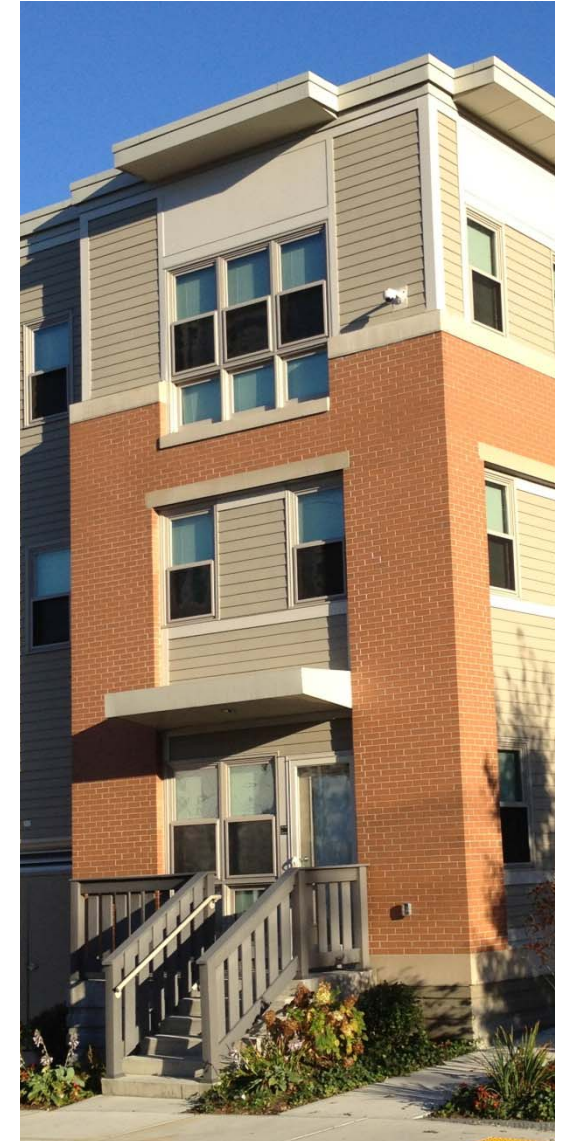
- *Lowrise*
- *Highrise*
- *Commercial*
- *Grocery*



New Midrise Apartments to Meet Unit Mix



Multiple Entries/ Stoops -- “eyes on street”

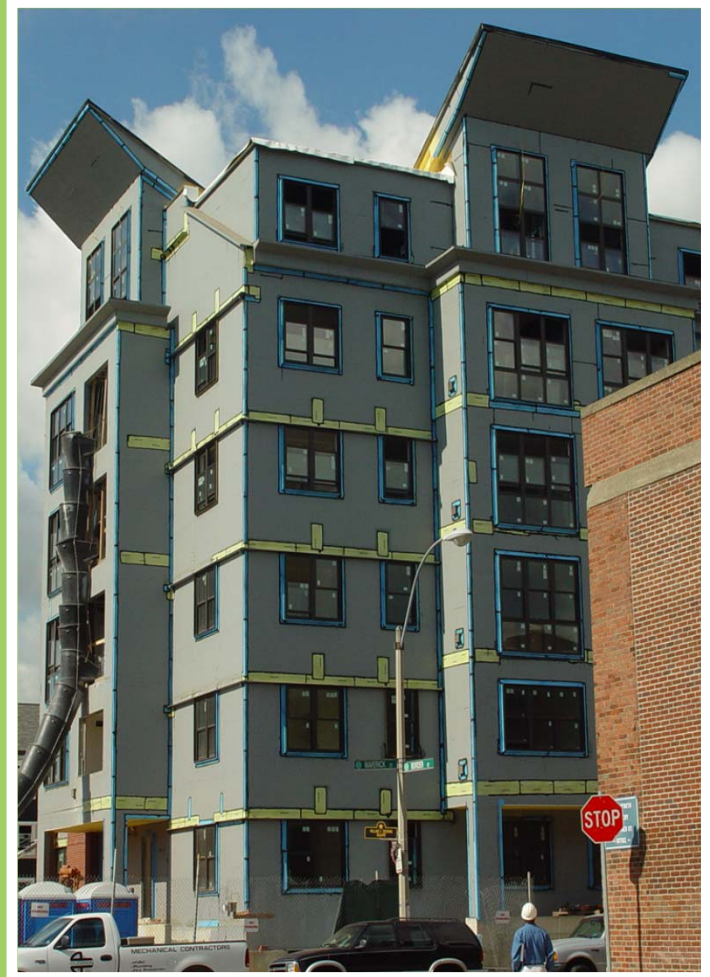


Contemporary Living



Build High Performance Buildings

- Continuous Insulation on Exterior
- Air Sealing (Infiltration & pest control)
- Air Barriers
- High Performance Windows
- High Albedo (TPO) Roof
- Roofs set up for solar arrays
- Enterprise Green & LEED Gold



Assure Healthy Homes



- **No Smoking/No Food-** during Construction
- **Fresh Air Directly into Units** – thermal comfort; seal unit from building
- **Minimize Chemicals** – doors, sealants
- **Carpet Free Units (\$\$\$)** minimize allergens
- **Pest Control** – cabinet layout, air sealing, landscaping

Create useable, open space



CONNECT: Creating Place through Landscape

Paths connecting people



Places to play & relax



Engage the slopes



Parking

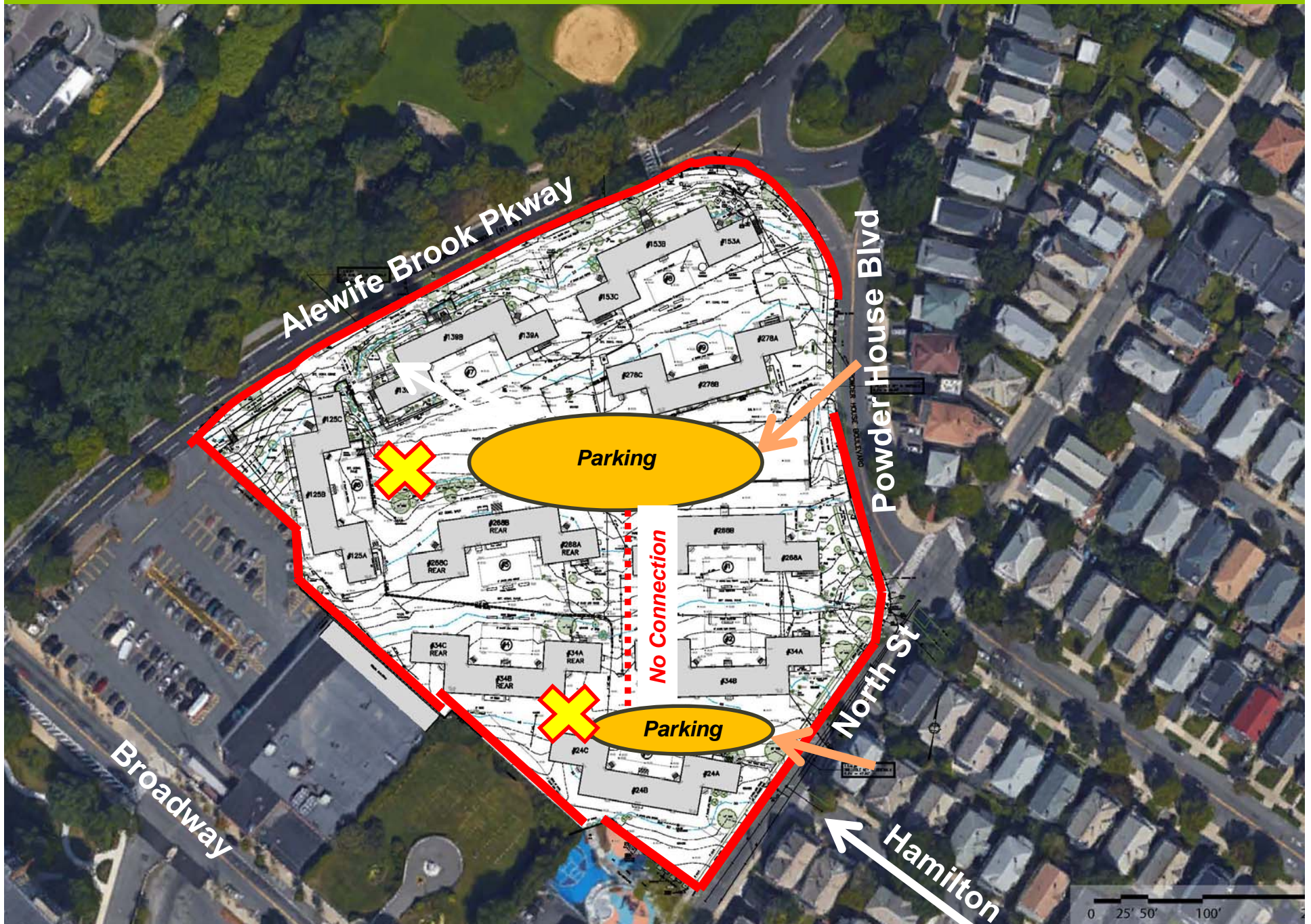


On-Street Parking

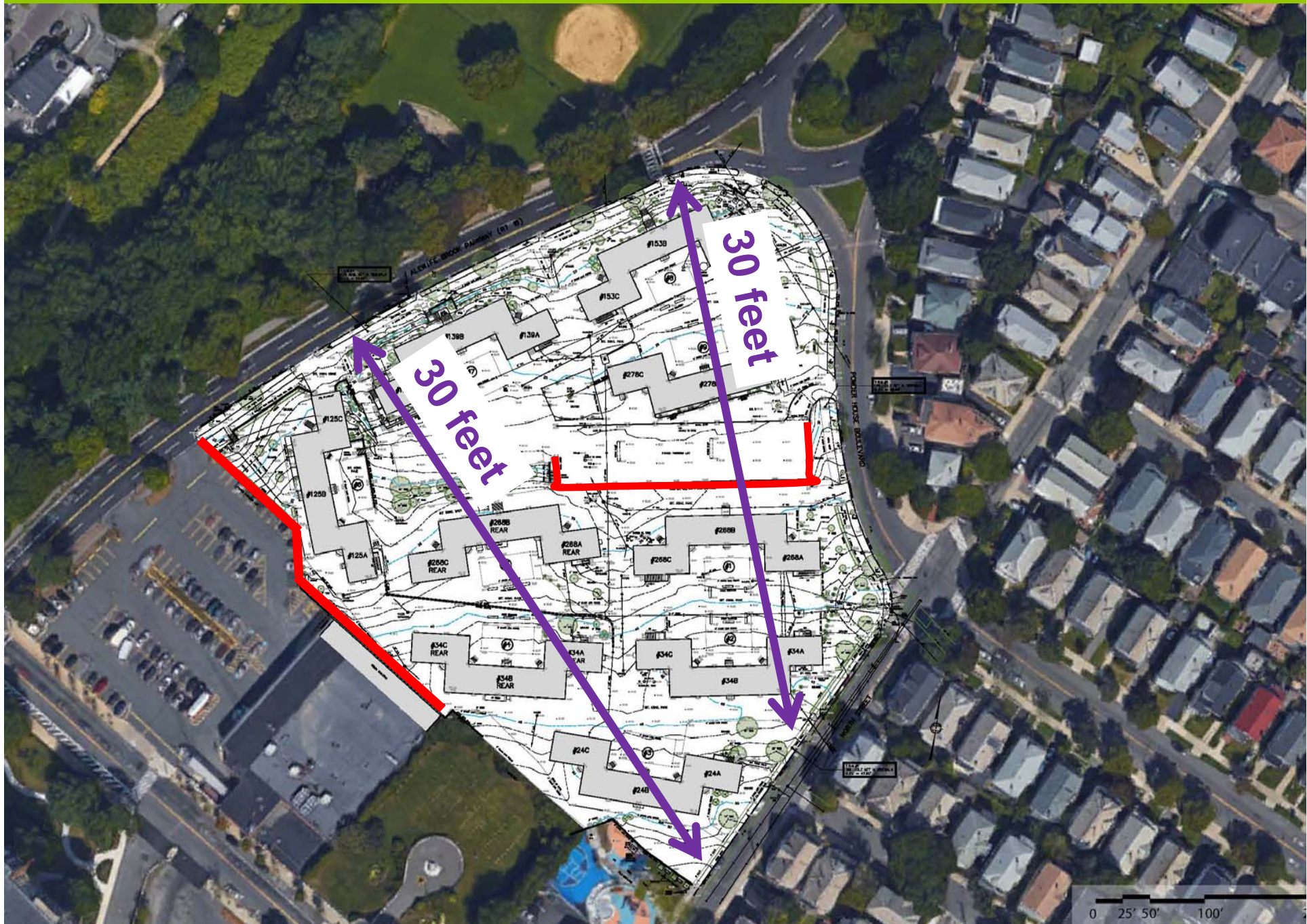
Parking tucked under buildings and courtyards

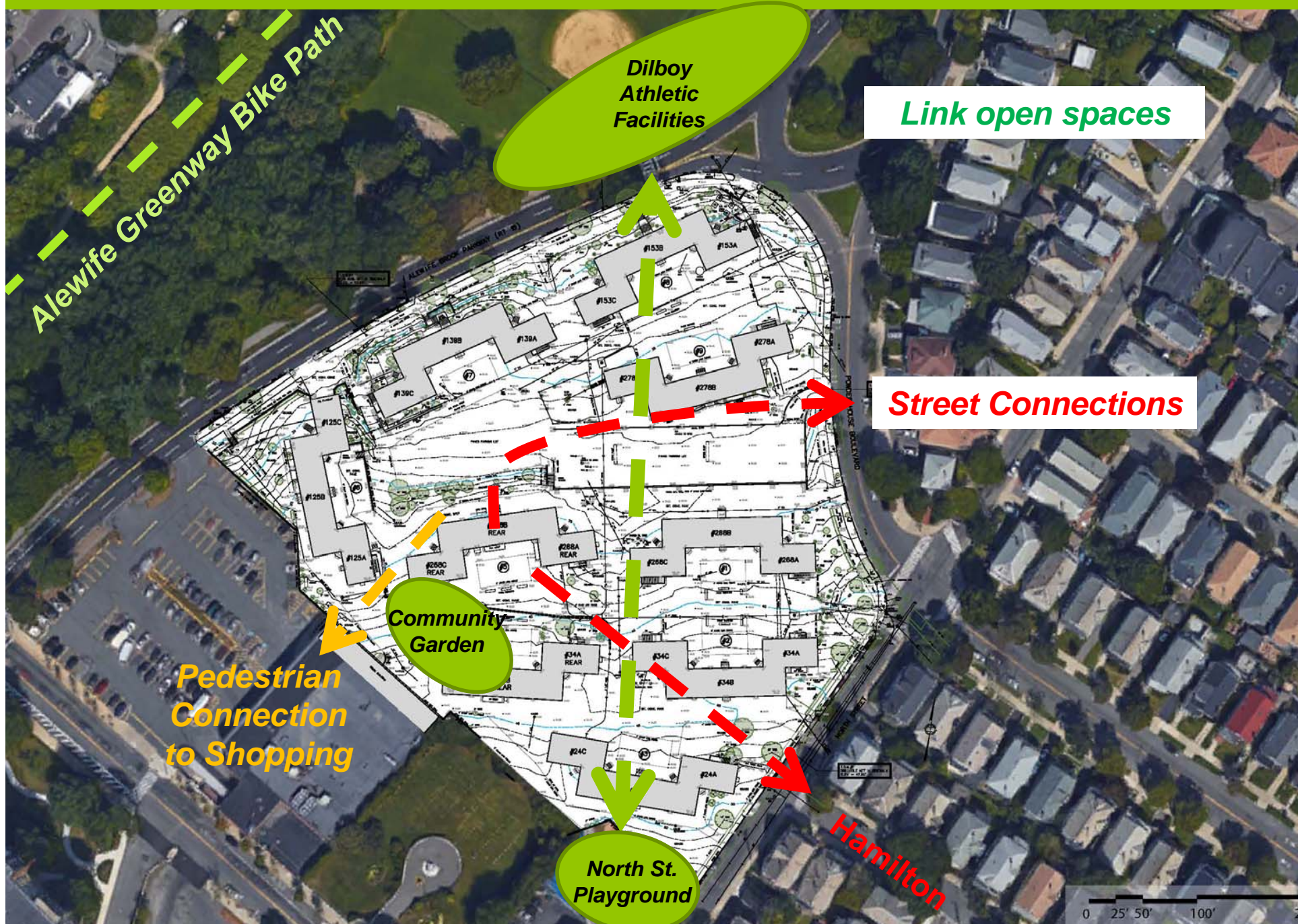


Existing Conditions – Disjointed Site Circulation

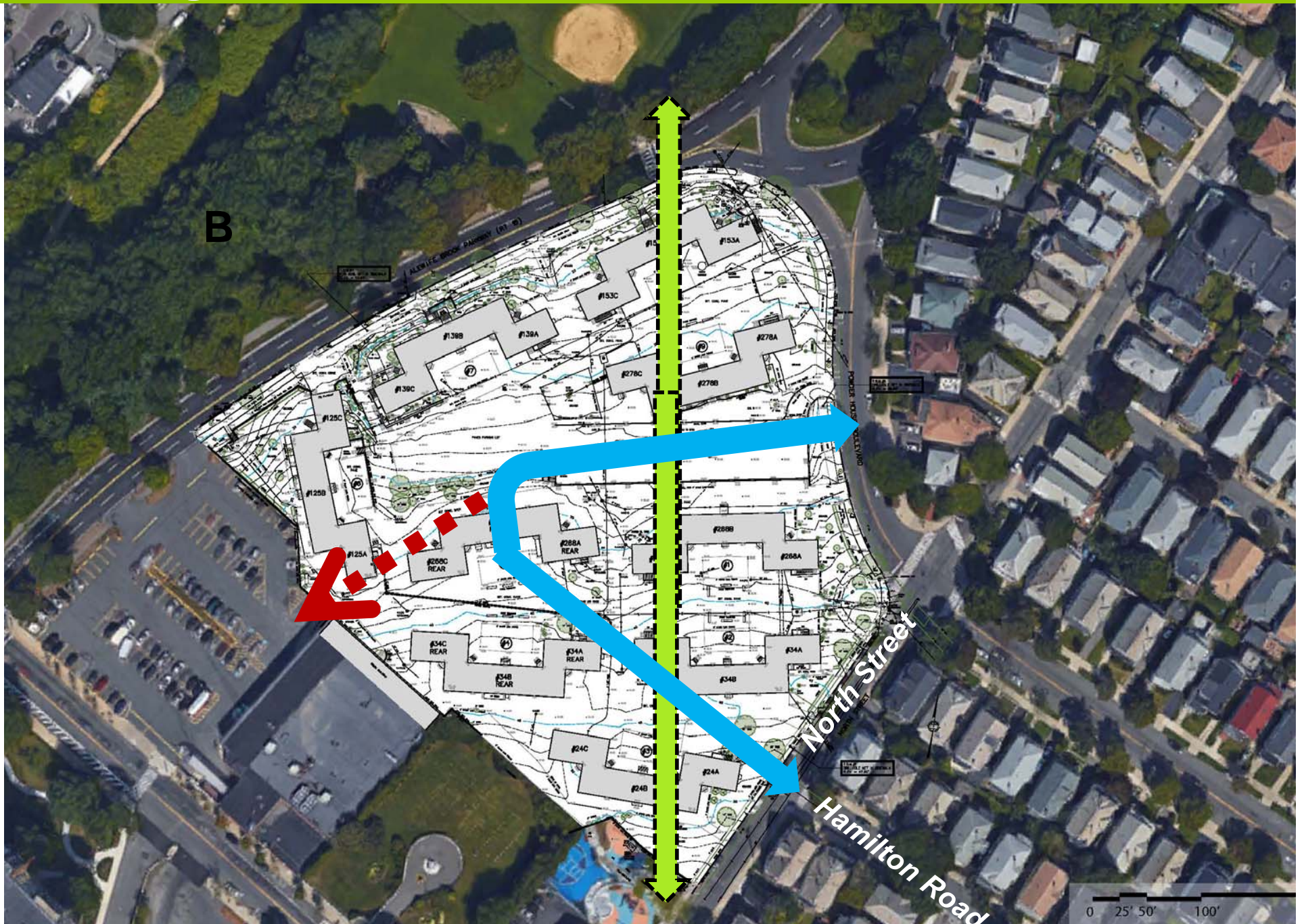


Existing Conditions – Steep Grades





Site Diagram



Site Diagram



Site Diagram



Next Steps

Three Additional Community Meetings

- Meeting 2 – Wednesday, **October 19th**
- Meeting 3 – Monday, **November 14th**
- Meeting 4 – Wednesday, **December 7th**

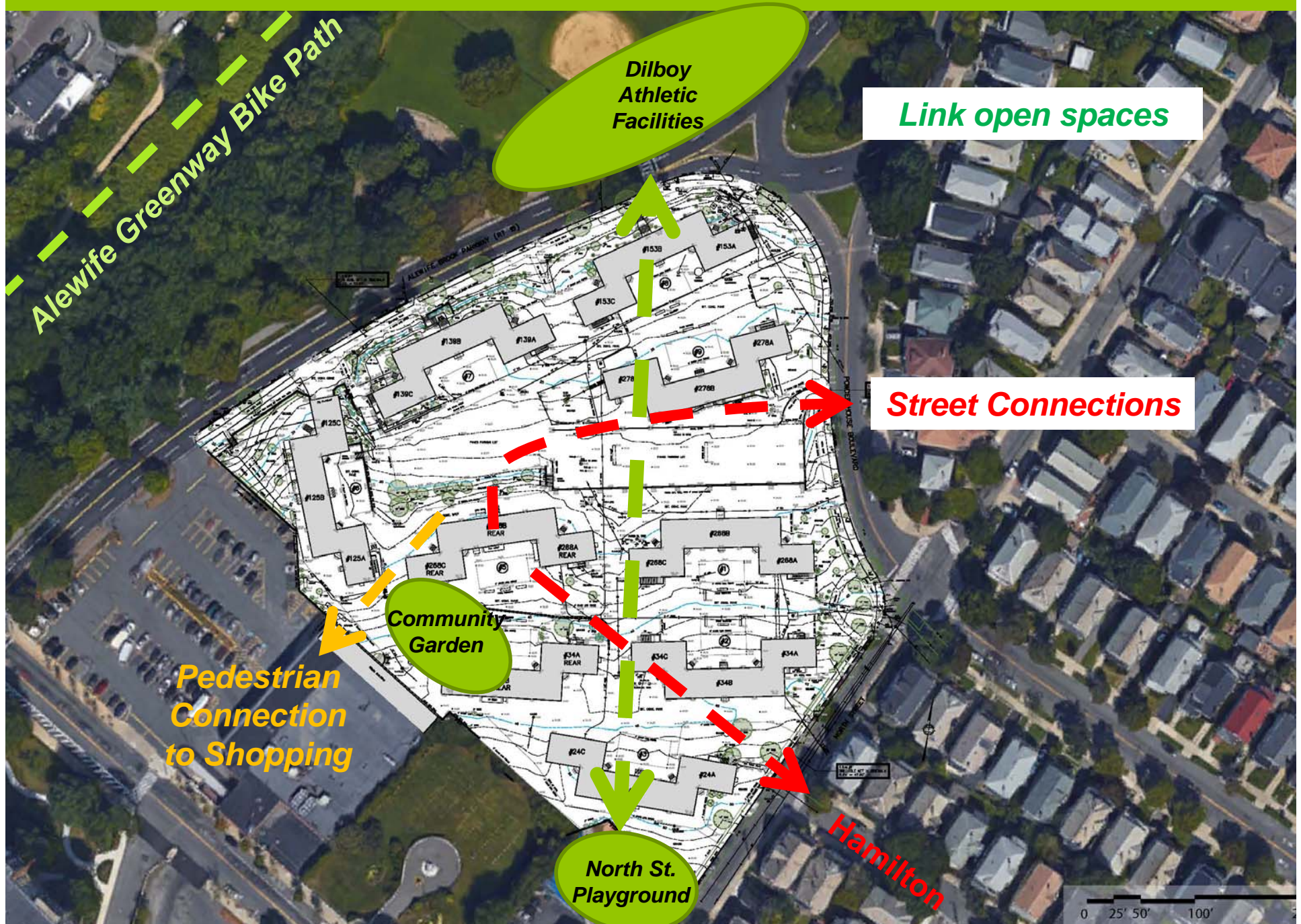
Website Available next week:

- **Clarendonhill.org**

Permitting and Approvals Process to begin Winter 2017

Questions?

- **Connections & Site Circulation**
- **Open Space & Landscape**
- **Building Design**
- **Parking**
- **?**



Open Space and Landscape

Paths connecting people



Places to play & relax



Engage the slopes



Building Design



Parking



On-Street Parking

Parking tucked under buildings and courtyards

