



104-108 Walter

Overview ■ November 2020

Longfellow Area Neighborhood Association and the  
Roslindale Wetlands Task Force



# History

- Developer previously proposed 24-36 units at 104-108 Walter
- RWTF led successful neighborhood opposition to over-development
- June 2020 – Owner posts For Sale Sign
- New approach needed to protect the Roslindale Wetlands and Avoid Over-Development
- **VISION:** Advance climate resiliency with permanent protection of open space & Roslindale Wetlands Urban Wild largely on 108 Walter and advance equity with up to 4 units of affordable home ownership largely on 104 Walter.







# Roslindale Wetlands

- Largest Natural Habitat in Roslindale
- Includes Prime Forest Land
- Critical for Climate Resiliency





# Essential for Flood Storage & Climate Resilience

November 2020

Longfellow Area Neighborhood Association

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# The Roslindale Wetlands

- City-Owned Parcels in Roslindale Wetlands Urban Wild
- Wetlands
- Loop Trail
- 104-108 Walter





104-  
108  
Walter

# Aerial Bird's Eye View

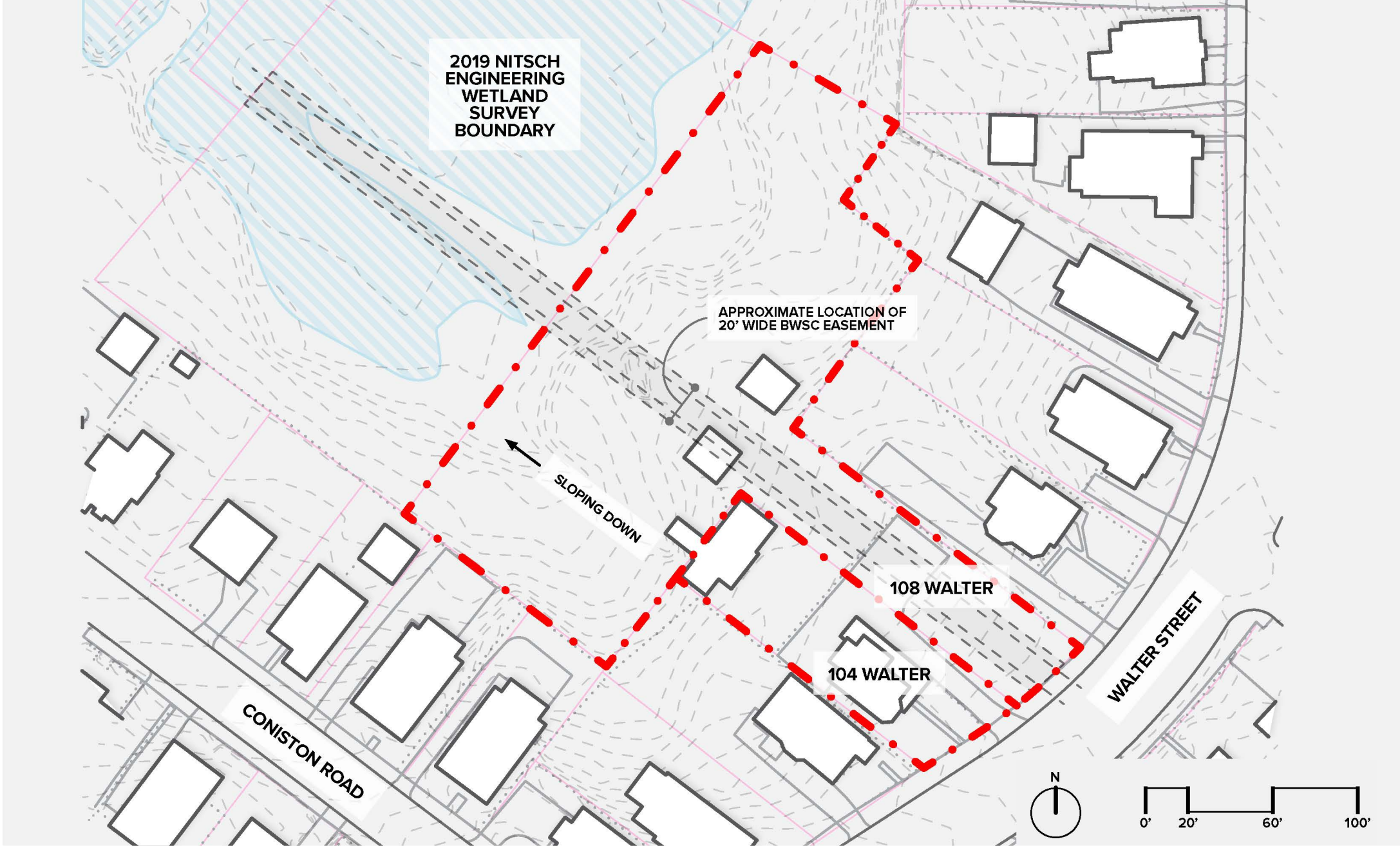
November 2020  
Longfellow Area  
Neighborhood Association





# 104-108 Walter Street Site

November 2020







Single Family Home at 104



The Old Barn straddles 104 and 108



South Storage Shed at 108



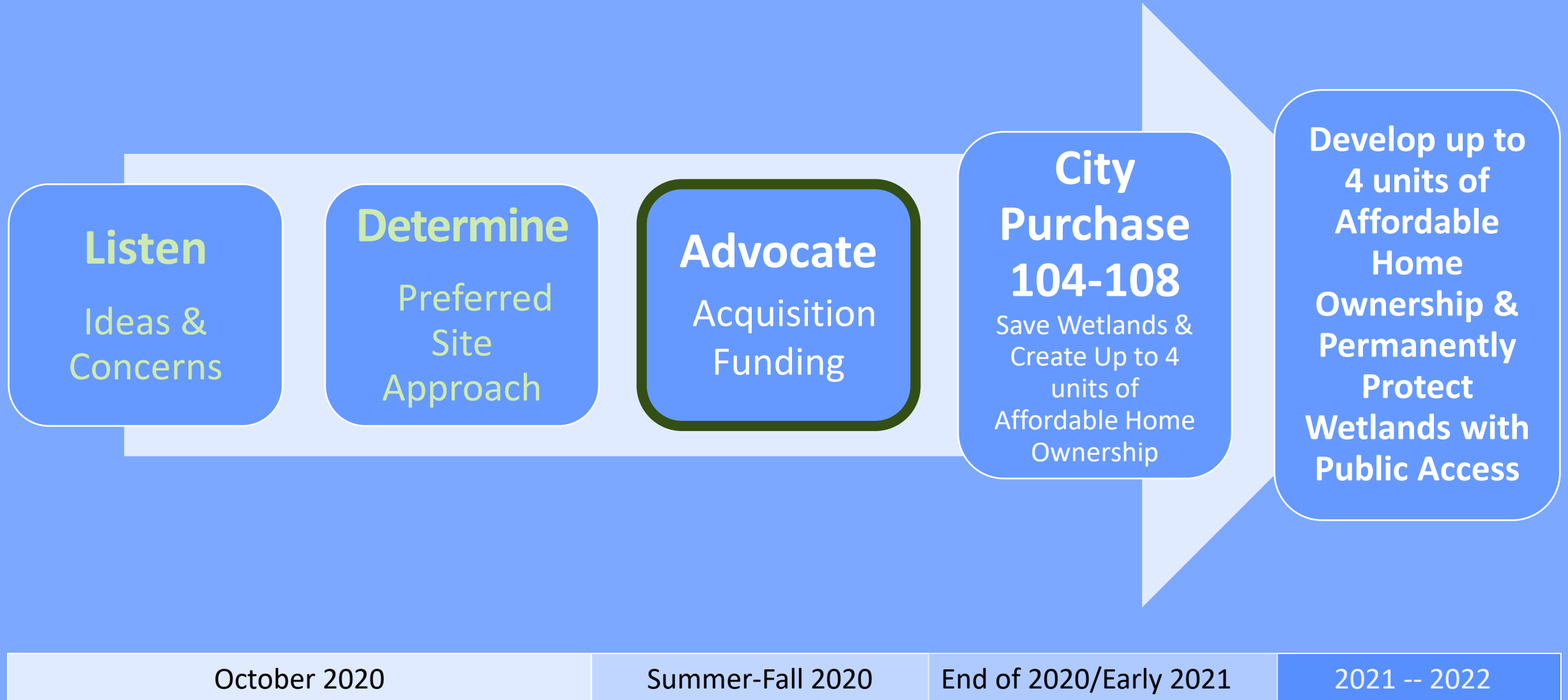
North Storage Shed at 108

## Four Buildings on 104-108 Walter

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# The Vision & Process for 104-108 Walter





# Community Process & Outreach

- **Flyers** hand-delivered twice to all legal abutters;
- **LANA newsletter** distributed throughout with a lead article on 104-108 Walter, workshops, site walks to the doors of all legal abutters of 104-108 Walter;
- **Email blasts** about the site walks and community workshops;
- **Social Media Announcements** including LANA & Roslindale Wetlands Task Force's Facebook pages, Next Door, and Roslindale Quirky;
- **Media coverage** by the Roslindale Bulletin;
- **6 site walks** attended by community members and elected officials and City and State staff; and
- **2 community workshops** (Oct 1 and Oct 22) to consider options, priorities & develop this site plan.



# Preferred Site Plan

- **2 STRUCTURES** WITH  
A TOTAL OF **4 UNITS**
- **4 PARKING SPACES** (1 PER UNIT)



**PLACETAILOR**

elton+hampton  
architects  
Prepared for Longfellow Area Neighborhood Association (LANA) with support from CEDAC and Kuehn Charitable Foundation.

104-108 WALTER ST | POST-COMMUNITY MEETING OPTION | 10.28.2020

**NEW OPTION - 2 NEW BUILDINGS**



# Key Features of Preferred Site Plan

## ALLOCATION OF LAND USES

- **Open Space largely at 108 Walter. The entire “Rear” of 108 Walter to be permanently part of the Roslindale Wetlands** along with the “Stem” of 108 Walter that includes the existing BWSC easement and the strip to the north, to be owned by the City Parks Department or Conservation Commission and to be part of the Roslindale Wetlands Urban Wild.
- **Affordable Home Ownership largely at 104 Walter.** The 104 Walter parcel would be expanded approximately 11 feet northeast to match with the BWSC easement line to contain 4 units of affordable home ownership housing (2 units in 2 buildings each) and 4 parking spaces.

## MAJOR ELEMENTS

- **Pedestrian Public Access Path** to the Roslindale Wetlands be created from Walter Street through the stem to connect with the Loop Trail.
- **Protection of Roslindale Wetlands Urban Wild by acquisition of the largest privately owned parcel** in the designated urban wild area and permanently protecting it through ownership by an Article 97-protected entity (Boston Parks or Conservation Commission), preferably along with a Conservation Restriction held by Mass Audubon.
- **Creation of 4 units of Affordable Home Ownership on the expanded 104 Walter parcel** in two separate, differently-sized two-family/townhouse style units, with a smaller-footprint dwelling in the rear to minimize impact on the Wetlands and visibility from Coniston Road and the rear yard of 100 Walter.
- **Maintain existing BWSC easement** to serve as access for housing on 104 Walter and occasional Boston Parks Dept access for maintenance to Wetlands.



## *Key Features of Preferred Site Plan --2*

# LANDSCAPE ELEMENT FEATURES

- **Landscape & Privacy Fencing Buffer** along the northeasterly boundary of 108 Walter should be maintained.
- **Invasive species removal**, specifically the Norway maple trees, and replaced with non-invasive appropriate tree/shrubbery species that provide a full green buffer.
- **Landscape & Privacy Fencing Buffer** created along the southerly boundary of 104 Walter (adjacent to 100 Walter), including the planting of additional trees (3 to 4) as part of the buffer.
- **Ample Yard Space** between the two 2-family structures should be provided for future residents
- **Green Fence** should be erected at the rear of 104 Walter to clearly demarcate the boundary between 104 Walter and the “Rear” of 108 Walter (which will become a permanent part of the Roslindale Wetlands). The fencing should be incorporated with the landscaping, either as part of the fence or adjacent. The view from the Roslindale Wetlands of the fence should be green and vegetated.
- **Landscape edge** should be designed and planted between the BWSC easement/driveway and the pedestrian path.
- **Grading:** The structures should be built and the site should be graded to protect the abutting properties from storm water runoff.



# Key Features of Preferred Site Plan – 3

## PARKING & PAVEMENT

- **Four off-street parking spaces** will be provided for the residents – one space per housing unit – on the expanded 104 Walter parcel.
- **No off-street parking for Wetlands visitors.** Pedestrian, bicycle and transit access is encouraged.
- **Encourage Bicycle parking** for residents & visitors
- **Permeable pavement** to enhance climate resiliency is strongly encouraged throughout the site.

## DEMOLITION

- **All existing structures should be demolished** that are currently on the two parcels – 2 sheds; dilapidated old barn and the existing blue house.
- **Recycle and re-use materials** from the demolished structures as much as possible.
- **Provide tenants with generous time** and reasonable relocation assistance.

## HOUSING FEATURES

- **Net Zero Design** should be integrated in the design, construction and operation of the new affordable home ownership units.
- **Variety of Unit Sizes** contained among the 4 units of affordable home ownership offered on the site.
- **Context-sensitive design** so that the homes look and feel like they are part of the LANA neighborhood and Walter Street, so that a similar scale, type of materials and style is incorporated.
- **Focus intensity of the uses away from abutters and the Wetlands.** This includes entrances in the 2-family closest to Walter Street likely should face Walter Street.



# Key Features of Preferred Site Plan – 4

## CLIMATE RESILIENCY WILL BE ADVANCED BY THIS SITE PLAN & VISION BY:

- **Protecting the Roslindale Wetlands** which provides for storm water runoff storage, wildlife habitat, and tree cover for heat island mitigation.
- **Adding additional trees and landscape features** to both 104 and 108 Walter that provide buffers, but also enhance heat island mitigation, absorption of carbon, and facilitate absorption of storm water
- **Net Zero Housing** with four units of affordable home ownership.
- **Invasive Species Removal** with the extraction of invasive Norway maples and other invasive species on the site.

## EQUITY WILL BE ADVANCED BY THIS SITE PLAN & VISION BY:

- **Creating 4 units of Affordable Home Ownership** in the LANA neighborhood which is facing rising home prices and gentrification.
- **Net Zero Design** with new energy-efficient construction enabling lower long-term operating costs.



# Preferred Site Plan

- 2 STRUCTURES WITH A TOTAL OF 4 UNITS
- 4 PARKING SPACES (1 PER UNIT)



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Prepared for Longfellow Area Neighborhood Association (LANA) with support from CEDAC and Kuehn Charitable Foundation.

**NEW OPTION - 2 NEW BUILDINGS**

# The Vision for 104-108 Walter

- 1. Advance Equity through the development of 4 units of Affordable Home Ownership, largely on 104 Walter;
- 2. Advance Climate Resiliency with acquisition of largest privately owned parcel in the designated Roslindale Wetlands Urban Wild area along with public access; AND
- 3. Honor the community engagement process and implement the neighborhood- and direct abutter-supported preferred site plan for 104-108 Walter, Roslindale.



## Preferred Site Plan

2 structures with a total of 4 units

4 parking spaces – 1 per unit

Developed through a community process with PlaceTailor / Elton+Hampton Architects, LANA, with support from CEDAC and the Kuehn Charitable Foundation.



# Thank You!

Longfellow Area Neighborhood Association

[www.LongfellowArea.org](http://www.LongfellowArea.org)

CEDAC and the Kuehn Charitable Foundation provided support to enable LANA to retain professional services from PlaceTailor Design to develop the preferred site plan in collaboration with the LANA neighborhood.

**Thank you CEDAC and Kuehn Charitable Foundation and to all who participated and contributed ideas, questions, and comments. Your input has helped develop a better site plan!**