

# ULI Boston Technical Assistance Panel (TAP) Program

## Germantown, Quincy



## **Mission**

To provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

**ULI is a research and education institution with over 35,000 members worldwide representing the entire spectrum of land use and real estate development disciplines, working in private enterprise and public service.**

## **ULI at the local level**

- Boston District Council covers nearly all of New England
- Over 1,100 Members—developers, architects, planners, public officials, financiers, students, etc.

## Technical Assistance Panels (TAPs)

A Technical Assistance Panel (**TAP**) brings together a group of ULI members with a range of professional expertise to provide focused, collaborative consultation to a local government or qualifying non-profit organization.

### This TAP

- Sponsored by the Quincy Housing Authority
- This panel looked at the full range of options from an unbiased perspective.
- Panelists include experts in the fields of architecture, development, engineering, urban planning, parking and landscape architecture.
- **Panelists have donated their time**
- Final Deliverable – Written report (within 6 weeks) will be available at <http://boston.uli.org>

## TAP Co-Chairs

**Jason Denoncourt** – Guiterrez Company

**Jeremy Wilkening** - Urban Edge

## TAP Panelists

**Steve Cebra** - Walker Parking Consultants/Engineers

**Susan Connelly** - Massachusetts Housing Partnership

**Amy Korte** - Arrowstreet

**Brandon Kunkel** - Copley Wolff Design Group

**Nancy Ludwig** - ICON architecture

**Scott Payette** - Scott Payette Architects

**Kartik Shah** - Cannon Design

**Scott Turner** - Nitsch Engineering

**Michelle Landers** – ULI Boston

# The Process

Briefing book was provided to the panel with background information and previous studies.

**Today:**

## **Germantown Site Tour**

- Palmer Street, Yardarm Lane, Quarterdeck Road, Shed Street, Doane Street and Taffrail Road



**Panel interviewed stakeholders today including:** City Staff, Residents, Housing Authority Staff, Neighborhood Community Center Staff

## The Panel's Assignment

**How can the QHA improve the overall environment of public housing developments with streetscape and landscape improvements?**

**How and the QHA improve parking and traffic circulation?**

**How can QHA improve connections to the water?**



# Overall Landscape and Streetscape

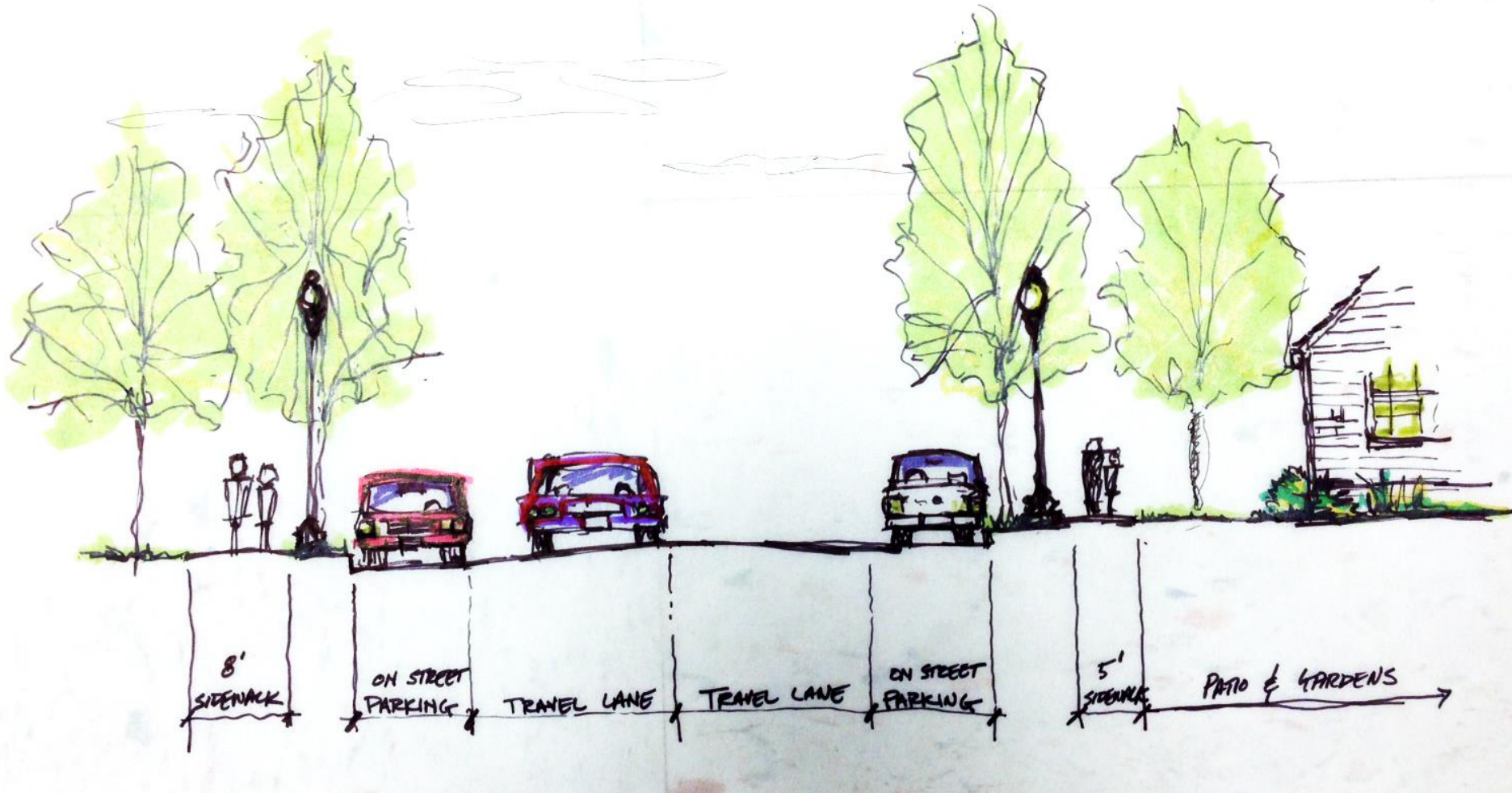
**Streetscape**

**Pedestrian Zone**

**Individual homes**



# Landscape Scale







## Street Tree Examples



## Streetscaping Improvements

- Lighting
- Curbing Improvements
- Sidewalks
- Wayfinding and Branding Signage

## Pedestrian Zone



# Overall Landscape and Streetscape

## Individual Homes





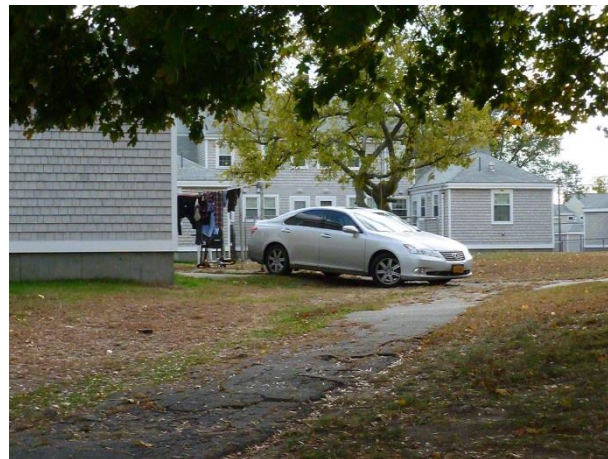
**Parking Issues**

**Physical Improvements**

**Operational Improvements**

## Parking Issues

- Inappropriate Parking
- Inefficient Parking
- No Definition to Areas
- Parking/Pedestrian Conflict



## Physical Improvements

- Provide parking ratio of 2 spaces per unit (goal)
- Parallel Parking along streets (striping & curbing)
- Eliminate Informal Parking/Improve Lot Efficiency
- Accommodate Guest & Overflow Parking
- Accessible Sidewalks
- Vehicular Signage







Palmer St

Figure 20

Bicknell St

Binnacle Ln

20

20

20

TAFFRAIL ROAD

PALMER

TAFFRAIL

TAFFRAIL ROAD

Taffrail Road Playground

15

15

15



# Landscape Scale





## Operational Improvements

- Residential Permitting 2 per unit (with city approval)
- Enforce parking rules
- Make additional permits available at a cost?

## “Connecting the Dots”

### **Heart of the Neighborhood**

Community Center

School

Circle

Social Services

Health Center

### **Recreational Opportunities**

Community Center

Firehouse Beach

Soccer Field

Basketball Court

Boat Ramp – kayaks and canoes



SLUG HARBOR SCHOOL

GERMANTOWN COMMUNITY CENTER

SHED

COMMUNITY SUPPORT  
RETAIL/SOCIAL SERVICES  
QHA OFFICES

YARDARM

PALMER

FIGUEROA

BICKNELL

QUARTERDECK ROAD

GEORGIANA ROAD

SECRETARY CIRCLE



# Circle Examples







# Beach Examples



**Crane Beach - Ipswich**





# Boat Ramp





**Urban Land  
Institute**

**Boston**

Serving the Six New England States

# Questions?