



Green Infrastructure & Stormwater Management CASE STUDY

Parc Nouvelle, Nouvelle Residence

Location: Natick, MA

Client: General Growth Properties

Design Firm(s): Martha Schwartz Inc., Ground Inc.

Landscape architect/Project contact: Shauna Gillies-Smith, ASLA

Email: sgs@groundinc.com

ASLA Chapter: Boston

Project Specifications

Project Description: A 1.2-acre greenroof located on top of the Natick Collection shopping mall. Parc Nouvelle is designed as an ecological amenity for the associated residential condominium building while being the project's major outdoor amenity space. The 1.2-acre greenroof at the Natick Mall is a rich and unfolding series of outdoor spaces to experience from within and an ever-changing visual canvas to enjoy from above. With shifting views, a rich plant palette and simple, yet bold materials, it provides social, ecological, economic and aesthetic benefits.

Project Type:

Multifamily residential

A retrofit of an existing property

Design features: Green roof,.

This project was designed to meet the following specific requirements or mandates:

Developer/client preference

Impervious area managed: 1 acre to 5 acres

The regulatory environment and regulator was supportive of the project.

Did the client request that other factors be considered, such as energy savings, usable green space, or property value enhancements? No.

Cost & Jobs Analysis

Estimated Cost of Stormwater Project: \$100,000-\$500,000 (Public funding: None)

Was a green vs. grey cost analysis performed? No

Cost impact of conserving green/open space for stormwater management over traditional site design/site development approaches (grey infrastructure)? The green roof increased the economic value of the condominiums as well as decreased the cost of membrane replacement, air conditioning and heating. When the Nouvelle greenroof was first conceived it was considered as a needed amenity – the outdoor space of the residence; and as helping to mitigate a bad condition – the marketing team was concerned about selling units that overlooked acres of mall roof. As the design of the green roof became spatially and visually more rich, the conception of it as a “needed fix” changed and Parc Nouvelle became a major focus of the condominium marketing campaign. Indeed the first units that sold faced onto the green roof.

Number of jobs created: 25 estimated

Job hours devoted to project: Not available

Planning and Design: Not available

Construction: Not available

Annual Maintenance: Not available

Performance Measures

Community & economic benefits that have resulted from the project: Ecological sustainability: As is typical for greenroofs, the greenroof assembly, planting medium and plants act to decrease the heat island effect, slow the peak discharge and reduce the quantity of municipal stormwater, create habitat and extend the life of the roof membrane among other ecological benefits. The irrigation is an efficient drip irrigation system. Extensive sedum areas were irrigated for the establishment period only.

Social sustainability: The roof has developed into an active and multi-layered social setting for the condominium community. Because it was expected that many of the new owners would be moving from single family houses, Parc Nouvelle was designed to be the shared backyard for the residences.

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Additional Information

Links to images: <http://www.nouvelleatnatick.com/galleries/nouvelle-photo-gallery.php>