



Fairmount Indigo Planning Initiative

**BLUE HILL /
CUMMINS HWY**
STATION AREA

“Building New Connections
in *Your* Neighborhood”

Thursday, December 5, 2013
Mattapan Library

Prepared by:

The Cecil Group Team

The Cecil Group

HDR Engineering, Inc.

Byrne McKinney & Associates, Inc.

McMahon Associates

Bioengineering

SAS Design, Inc.

Shook Kelley



Fairmount Indigo Planning Initiative

Background Presentation

**BLUE HILL /
CUMMINS HWY**
STATION AREA

The Cecil Group
Lead Planning Consultant

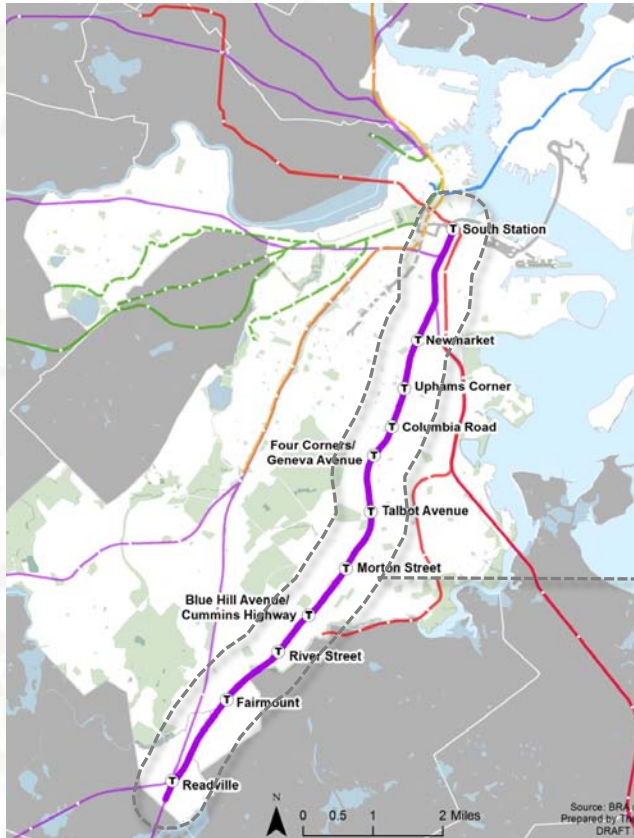
- **Josh Fiala AIA AICP LEED AP**

Photo: Upham's Corner Station

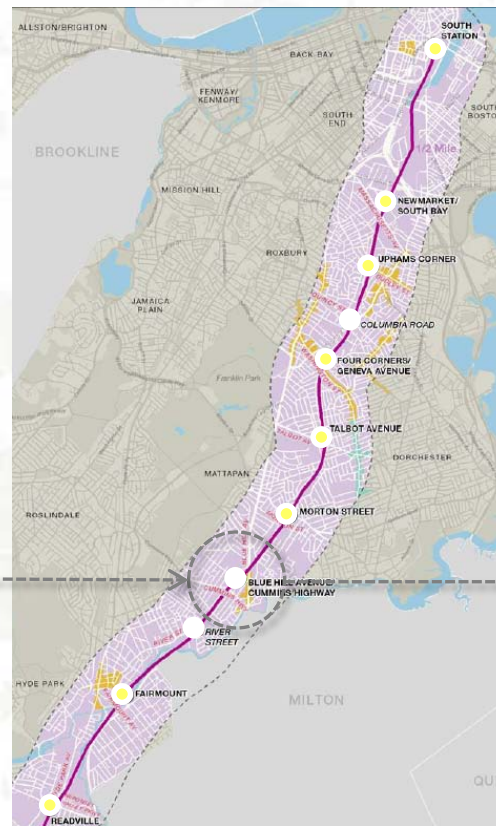
June 2012

Fairmount Indigo Corridor Summary

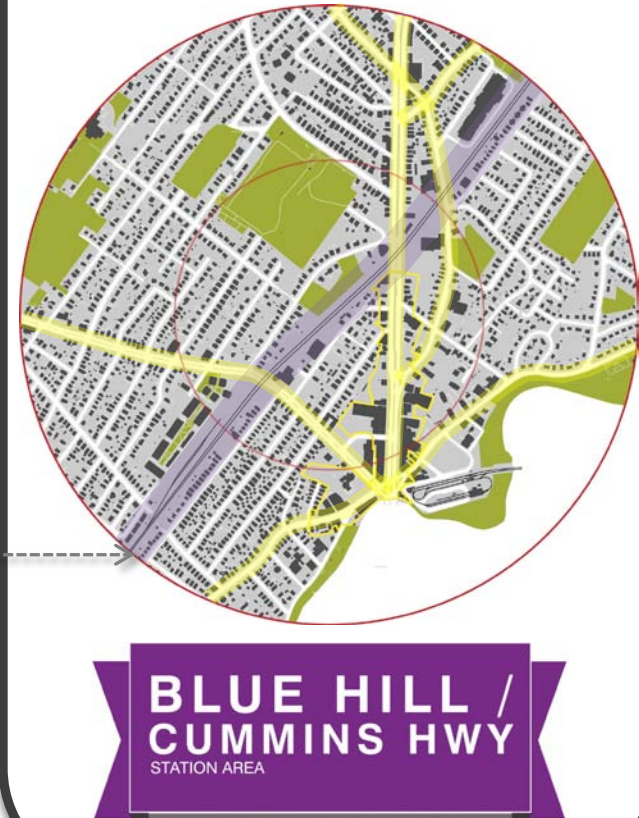
City Context



Corridor

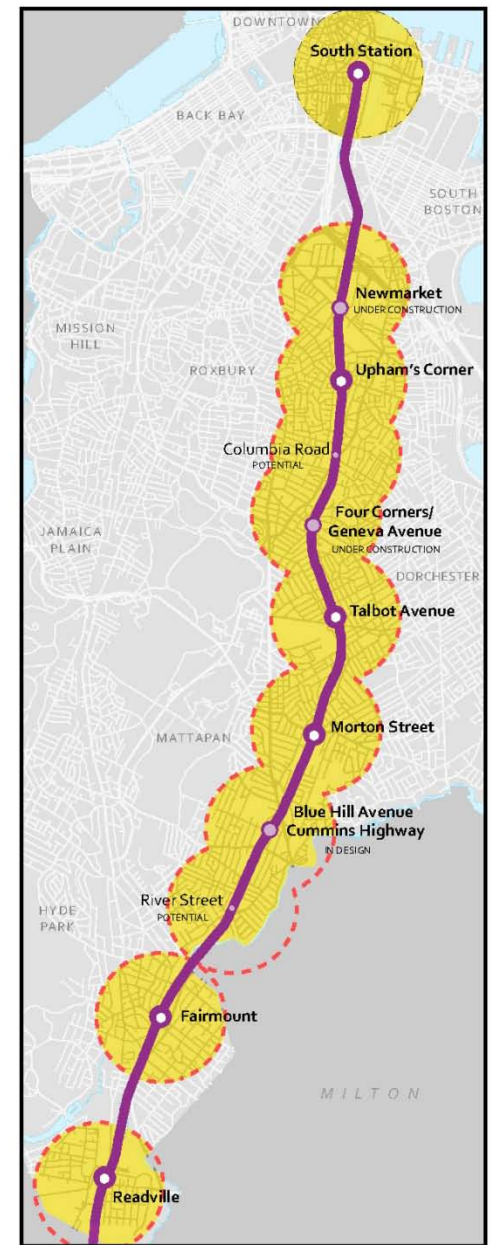


Station Areas



Fairmount Indigo Planning Initiative (FIPI) Objectives:

- Guide physical and economic **development**
- Encourage **sustainable** growth and transit-oriented development (TOD)
- **Limit displacement** of existing residents and businesses
- Incorporate existing planning initiatives (City-led and Community-based) into **one vision** for the future



Fairmount Indigo Corridor Summary

**Corridor-wide
Strategy:** Community
Vision



**Corridor-wide
Strategy:** Growth,
Brand and Station
Area Action Plans



Neighborhood Scale:
Economic, urban design,
public realm, and open
space plan



Fairmount Indigo Corridor Summary

*The following six principles are **core components** of the Fairmount Indigo Corridor Strategy:*



Corridor of quality neighborhoods



Diversity of the corridor and neighborhoods



Employment center “bookends”



Strength of neighborhood centers



Quality of life core and services at stations



Links to education/institutions

Fairmount Indigo Corridor Summary

Current Stations

- Upham's Corner
- Morton Street
- Fairmount
- Readville
- Newmarket (New)
- Four Corners/Geneva Avenue (New)
- Talbot Avenue (New)

Station in Design

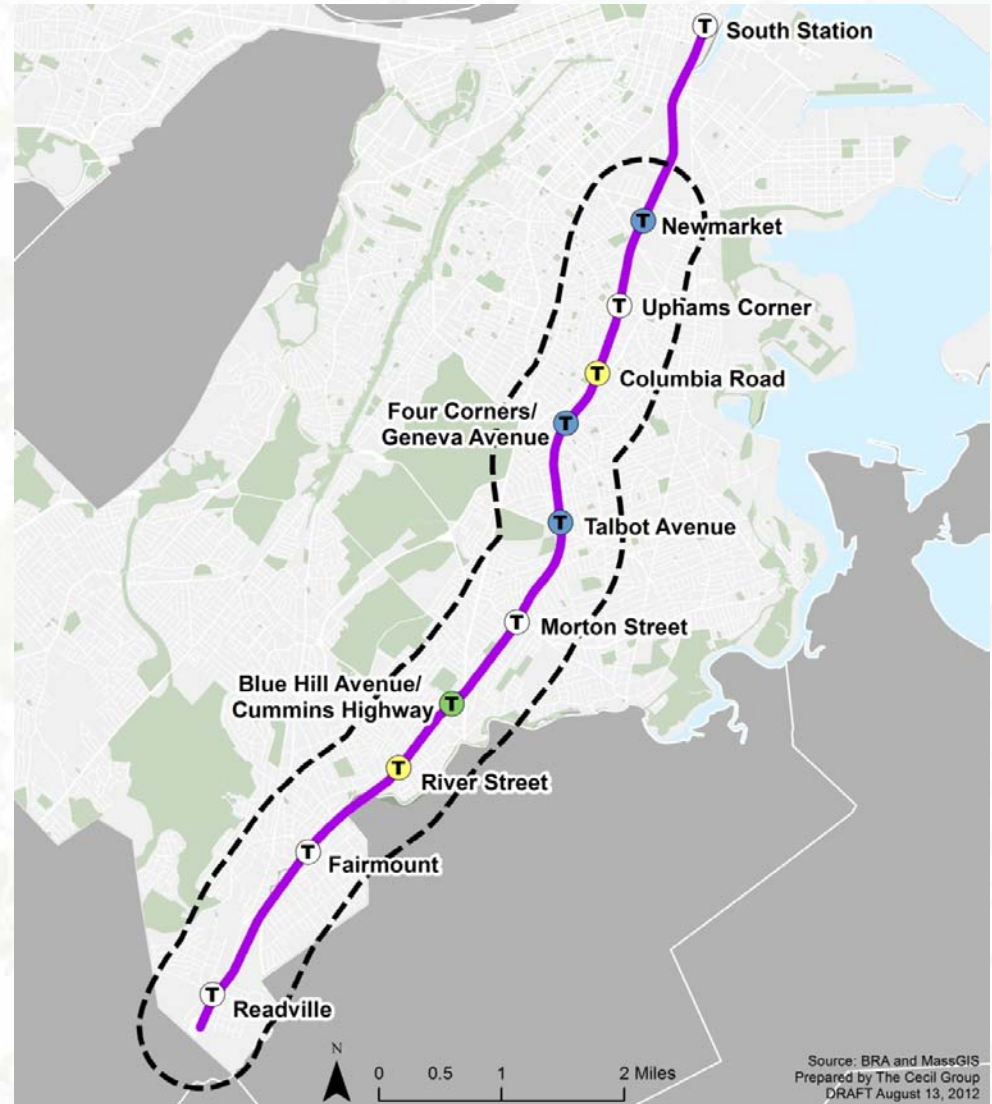
- Blue Hill Avenue/Cummins Highway

Proposed Stations

- Columbia Road
- River Street

Fare

- Newmarket to Fairmount – same fare as subway - \$2.00 – Commuter Zone 1A



Station Status Update

Blue Hill Ave/Cummins Hwy

Station Status

- State has legal commitment to build the station
- Construction funding is in place
- 60% Project Design Complete
- Design currently under Peer Review
- Public process to finalize design will continue in 2014



Station Area Geography

Station Area Characteristics

Station Status	In Design
Station Population (within 1/2 mile)	10,000
Dominant Land Use	Residential
Typical Daily Boardings (2009)	Not in operation
Bus Connection(s)	Route 28 and 30
Major Cross Street	Blue Hill Avenue, Cummins Highway, River Street
Major Open Space	Hunt Playground

1/2 Mile Walking Radius



Fairmount Corridor
Downtown

Readville



Fairmount Indigo
PLANNING INITIATIVE

The Cecil Group Team



Discussion Topics

Throughout this process, the conversations and resulting recommendations have been sorted into the following categories:



Prosperity



Housing



Place



Getting Around



Parks and Public Space



Quality of Life



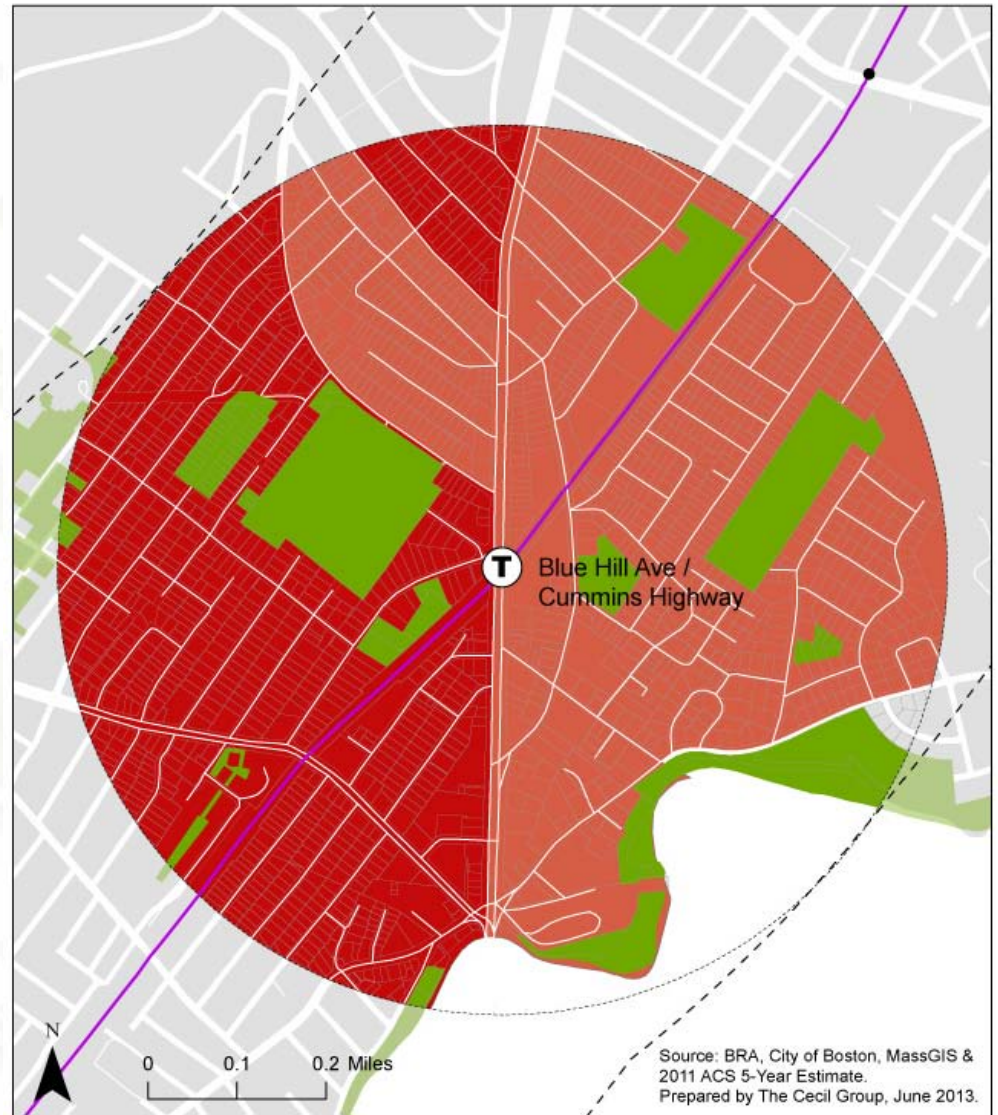
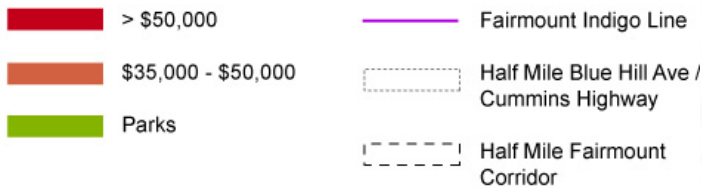


Prosperity

Household Income

- Station Area median household income (MHI) is **\$49,261**
- Boston MHI is **\$50,684**

Median Household Income



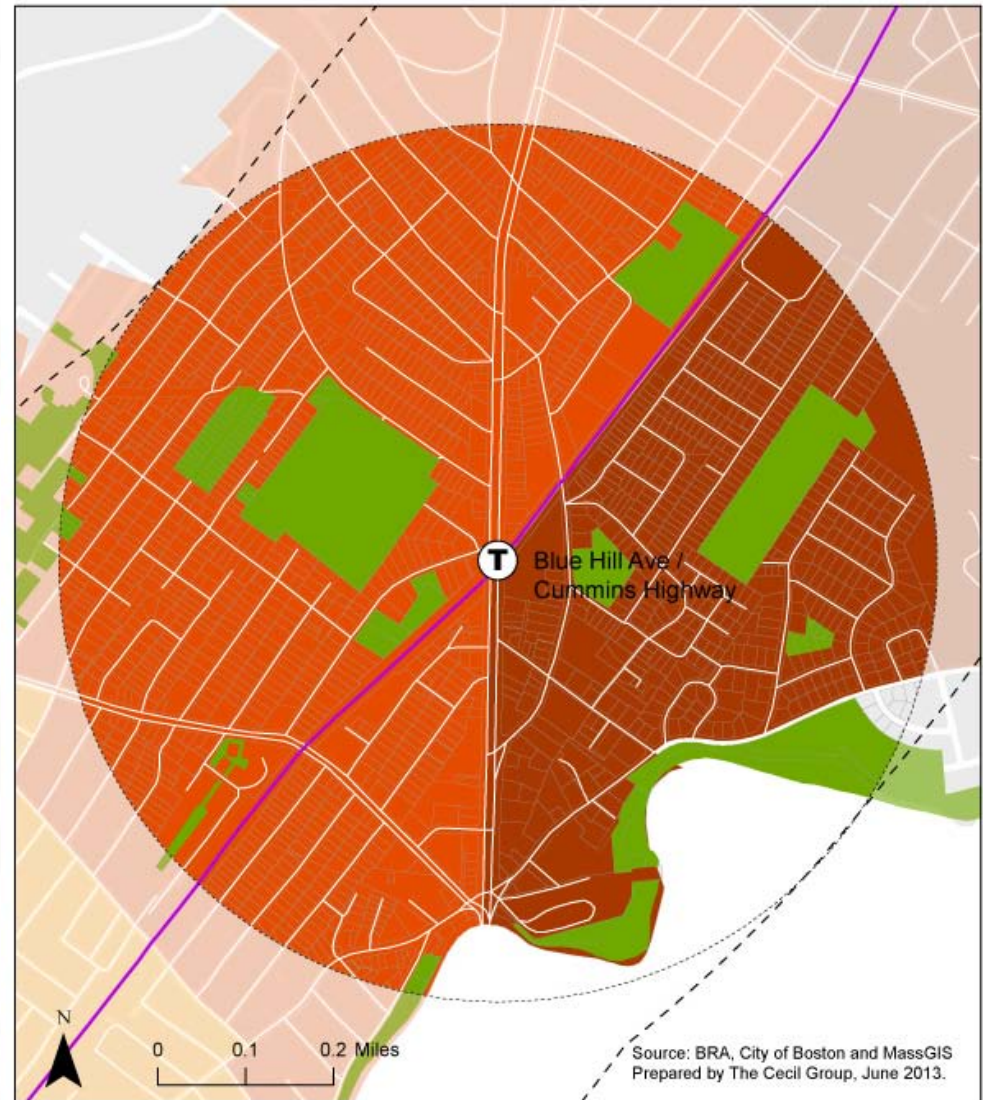
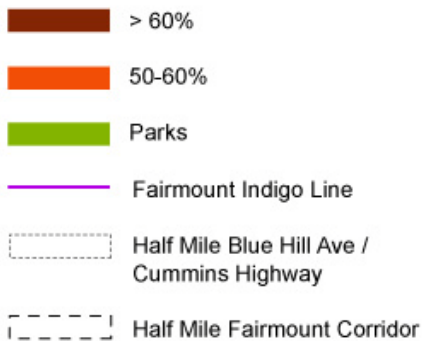


Prosperity

Education

- Station Area population (25 years or older) with no more than a high school education is **57.8%**
- Indigo Corridor is **56%**
- Boston is **49%**

Percentage of Residents with High School Education Only



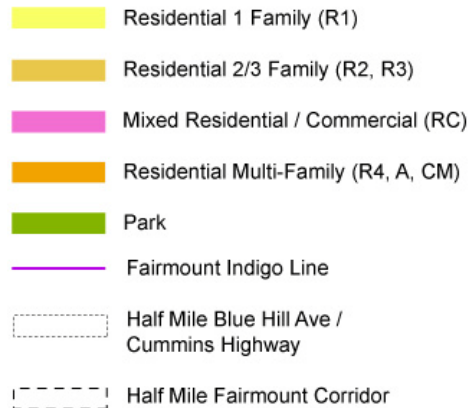


Housing

Housing Type

- 48% of residences are single family homes (R1)
- 46% are 2 or 3 family homes (R2, R3)
- Only 5% are multi-family
- <1% are mixed use

Housing Type





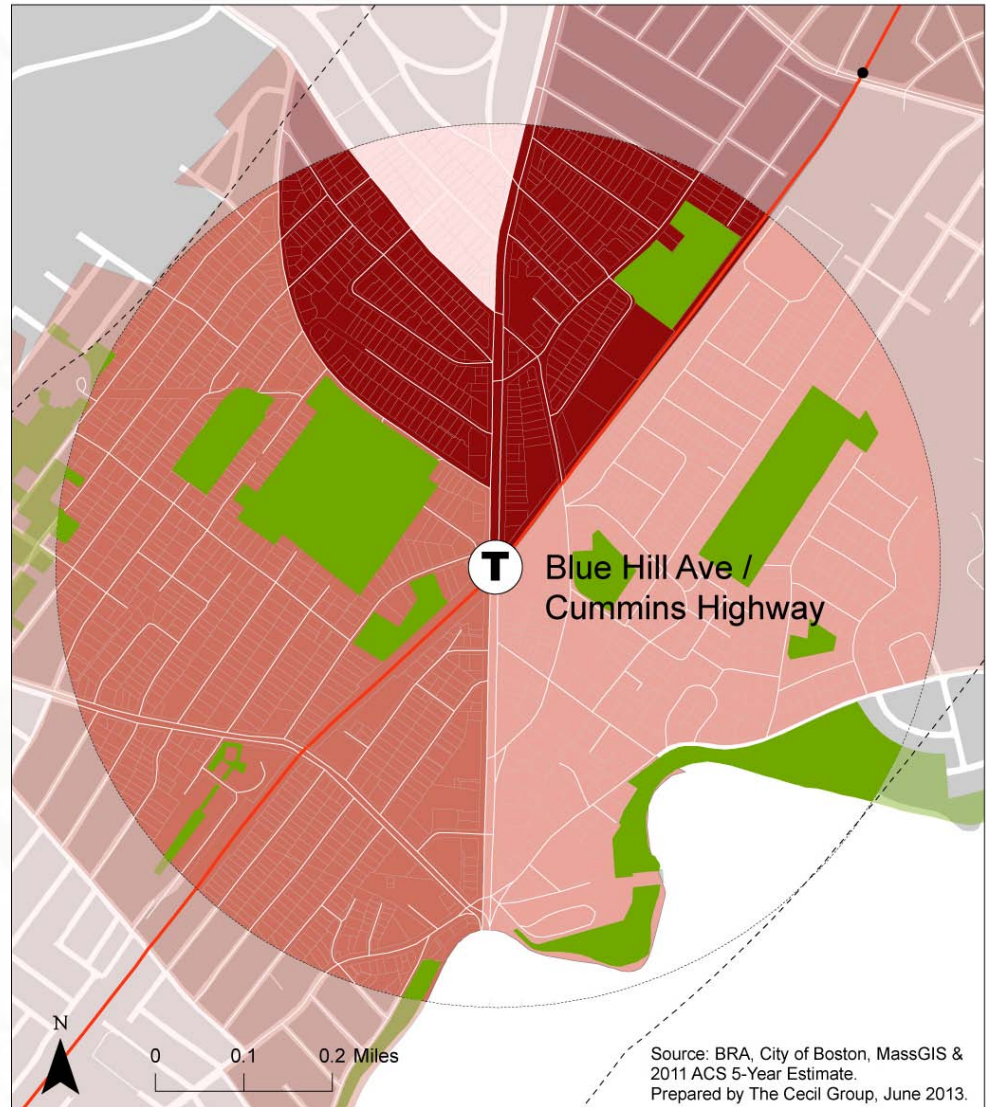
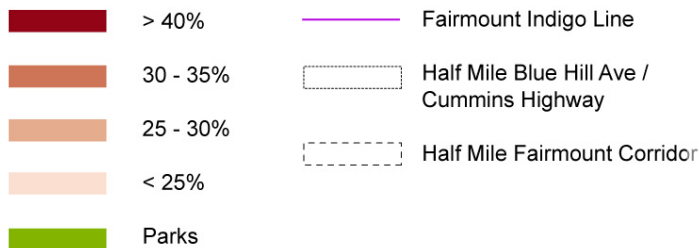
Housing

Severely Rent Burdened

- Approximately **35%** of local renter households are severely rent burdened (expenditures of 50% or more on rent)
- **37%** of corridor households are severely rent burdened
- **27%** of Boston renter households are severely rent burdened

Severely Rent Burdened Housing

(% of renter-occupied homes where at least half of household income is spent on rent)



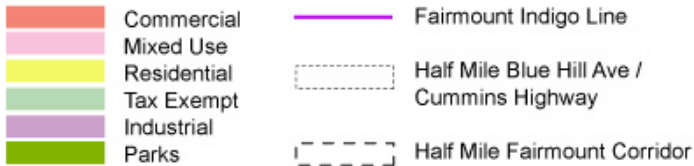


Place

Land Use

- Predominantly residential – 1,854 parcels (88% of total)
- Tax exempt is second largest use (7%)
- Only 4% commercial land use, and 0.7% mixed commercial / residential
- Retail focused along Blue Hill Ave

Land Use



Source: BRA, City of Boston, MassGIS & 2011 ACS 5-Year Estimate.
Prepared by The Cecil Group, June 2013.





Place

Main Street Boundary

- Mattapan Square Main Street designated a Boston City Main Streets district in November 2010
- 6 Main Street districts within Indigo Corridor

Proposed Main Street Boundaries

- Main Street
- Fairmount Indigo Line
- Half Mile Blue Hill Ave / Cummins Highway
- Half Mile Fairmount Corridor



Source: BRA, City of Boston, MassGIS & 2011 ACS 5-Year Estimate.
Prepared by The Cecil Group, June 2013.





Getting Around

All Mattapan Bus & Trolley Routes

- | | |
|----------------------|------------------|
| Mattapan Line | Route 24 |
| Route 28 | Route 33 |
| Route 29 | Route 27 |
| Route 30 | Route 245 |
| Route 31 | Route 716 |



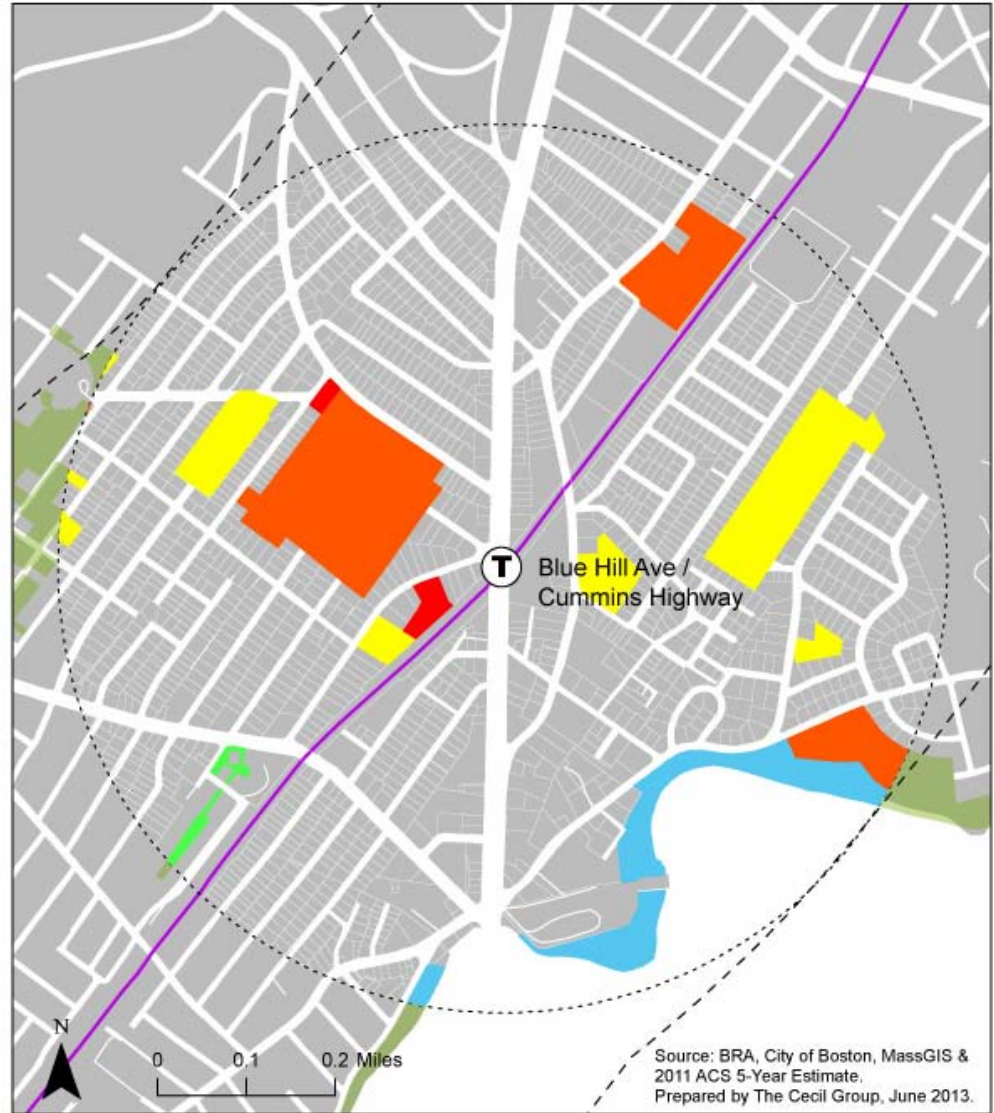


Parks/Public Space

Open Space

- Approximately 2,500,000 sq ft of open space in the Station Area
- Open spaces comprise **17%** of parcel area, compared to **15.7%** in Boston

Open Space by Type





Quality of Life

Vacant Parcels

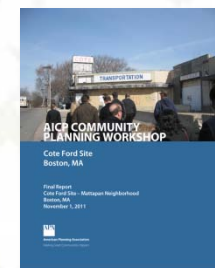
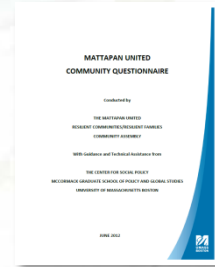
- 258 out of 2115 parcels are vacant (12%)
- Relatively even distribution of vacant parcels, with several large parcels along Blue Hill Ave.

Vacant Land



Recent Efforts and Studies

- Mattapan United 88 Community Interviews (2012: UMass Boston)
 - **Assessment of community concerns:** lack of jobs for adults and youth, low income/wages, substance abuse, lack of affordable housing, youth violence and gangs, recreational activities for youth, obesity and diabetes, education/training opportunities for adults
- Mattapan Economic Development Action Agenda (2006: MEDI)
 - A strategic initiative designed to establish an overall vision, an “action agenda,” and an initial implementation plan for the revitalization of Mattapan's commercial districts and surrounding neighborhoods
- Roxbury Mattapan Dorchester (RDM) Transit Needs Study
 - A strategic transportation study – long term strategies include high frequency service on Fairmount Indigo Line, DMU's on Fairmount, self-service fare collection on buses
- Cote Ford Community Planning Workshop (2011: AICP)



Fairmount Indigo Planning Initiative

Welcome!

**BLUE HILL /
CUMMINS HWY**
STATION AREA

Blue Hill Ave/Cummins Hwy
Working Advisory Group
Co-Chairs

- **Lincoln Larmond**
- **Tina Petigny**

Photo: Upham's Corner Station

June 2012

Blue Hill Station Area

Visioning Forum Objectives:

- **Inform the community** of the corridor and the study to **create an awareness** of the status of the rail station and service
- **Identify** and better **understand** main **issues** and **opportunities** in the Blue Hill Ave/Cummins Highway Station area
- Begin to create a **shared vision** for the future of Blue Hill Ave/Cummins Highway Station Area



The Cecil Group Team



Forum Agenda

1. Background Presentation (5:45-6:00pm)
2. Welcome and Introduction (6:00-6:05pm)
3. Break-out Group Instructions (6:05-6:15pm)
4. Organize Break-out Groups (6:15-6:20pm)
5. **Break-out Exercise 1 – Issues and Opportunities** (6:20-6:50pm)
6. Exercise 1 – Report Back (6:50-7:00pm)
7. **Break-out Exercise 2 – Shared Vision** (7:00-7:50pm)
8. Exercise 2 – Report Back (7:50-8:00pm)



Blue Hill Ave/Cummins Highway

Word Cloud Handout

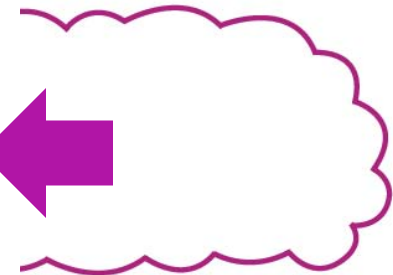
FAIRMOUNT INDIGO PLANNING INITIATIVE

**PLEASE FILL IN YOUR THOUGHTS FOR
BLUE HILL/CUMMINS WORD CLOUDS**

(SHEETS WILL BE COLLECTED AT THE END OF PRESENTATION)

Please record words that come to mind
when you think of Blue Hill Ave/Cummins

responses
"word
sessions.



**BLUE HILL AVE/
CUMMINS HIGHWAY**
MAKES YOU THINK OF ...



BLUE HILL/CUMMINS VISIONING FORUM - BUILDING NEW CONNECTIONS IN YOUR NEIGHBORHOOD
THURSDAY, DECEMBER 5, 2013



Blue Hill Avenue / Cummins Highway

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Quality of Life



Parks and Public Space



Community Vision



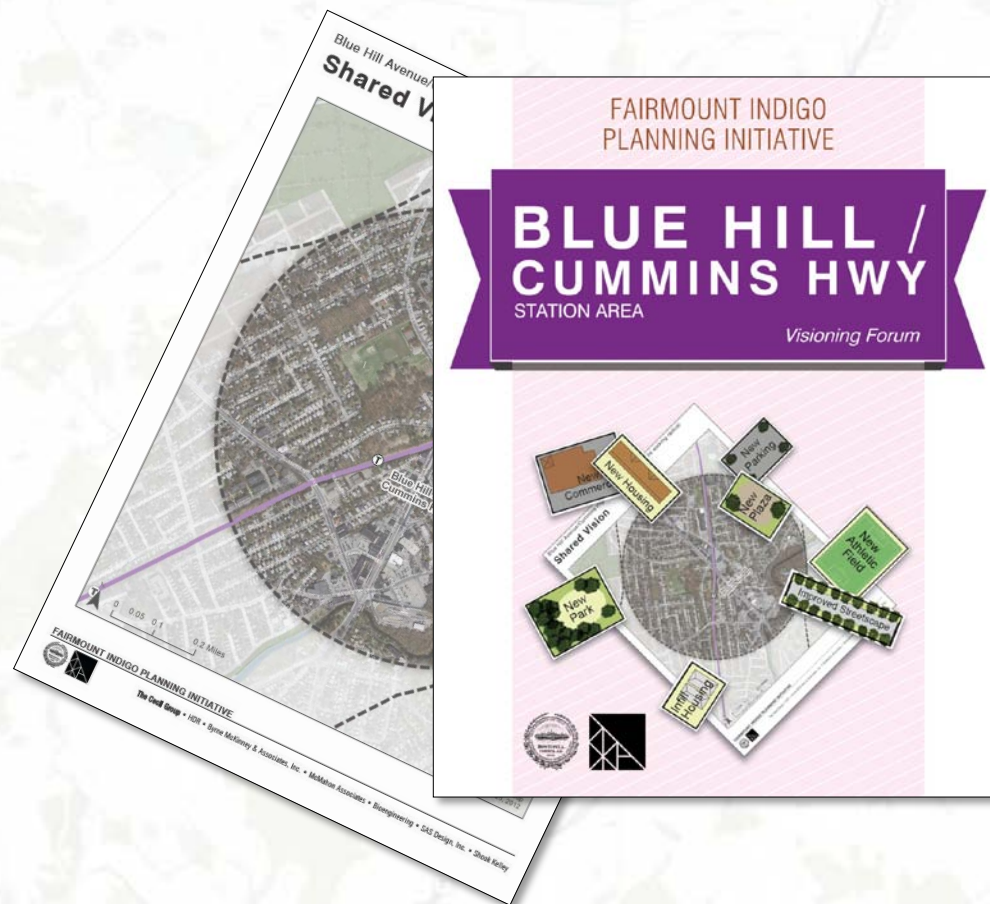
Break-out Groups

Issues and Opportunities

- Small group discussion
- Mark specific locations on the maps with the facilitator

Shared Vision

- Long term ideas and priorities
- A shared vision within your group for the future of Upham's



Visioning Forum Logistics (6:10pm 30min)

Logistics of the Evening

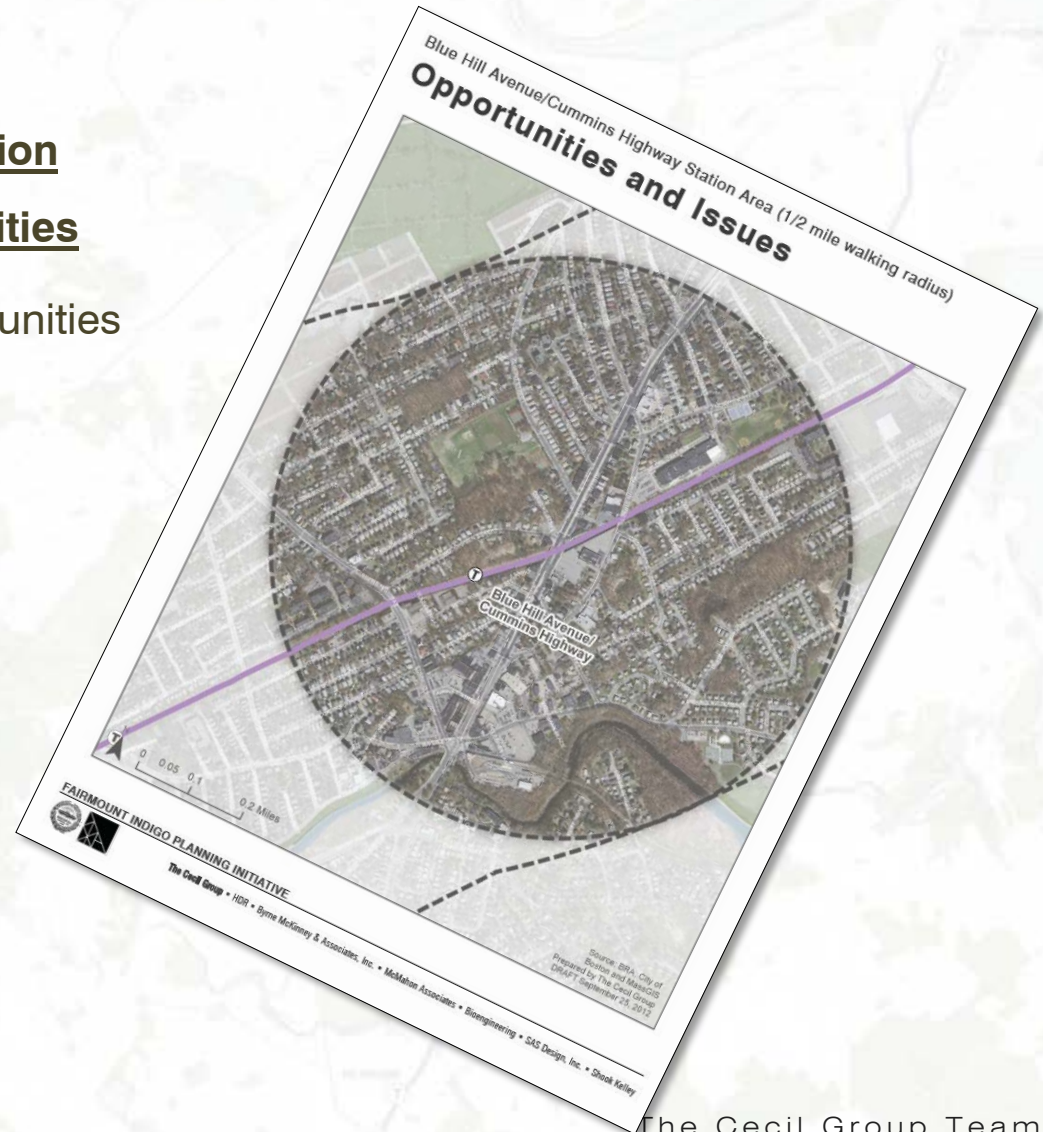
1. Break-out Session 1 – Station Area Issues and Opportunities

Mapping Issues and Opportunities

Facilitator Guidance

Marking on the Base Map

Report Back



Visioning Forum Logistics (6:10pm 30min)

Logistics of the Evening

1. Break-out Session 2 – Shared

Vision and Priorities

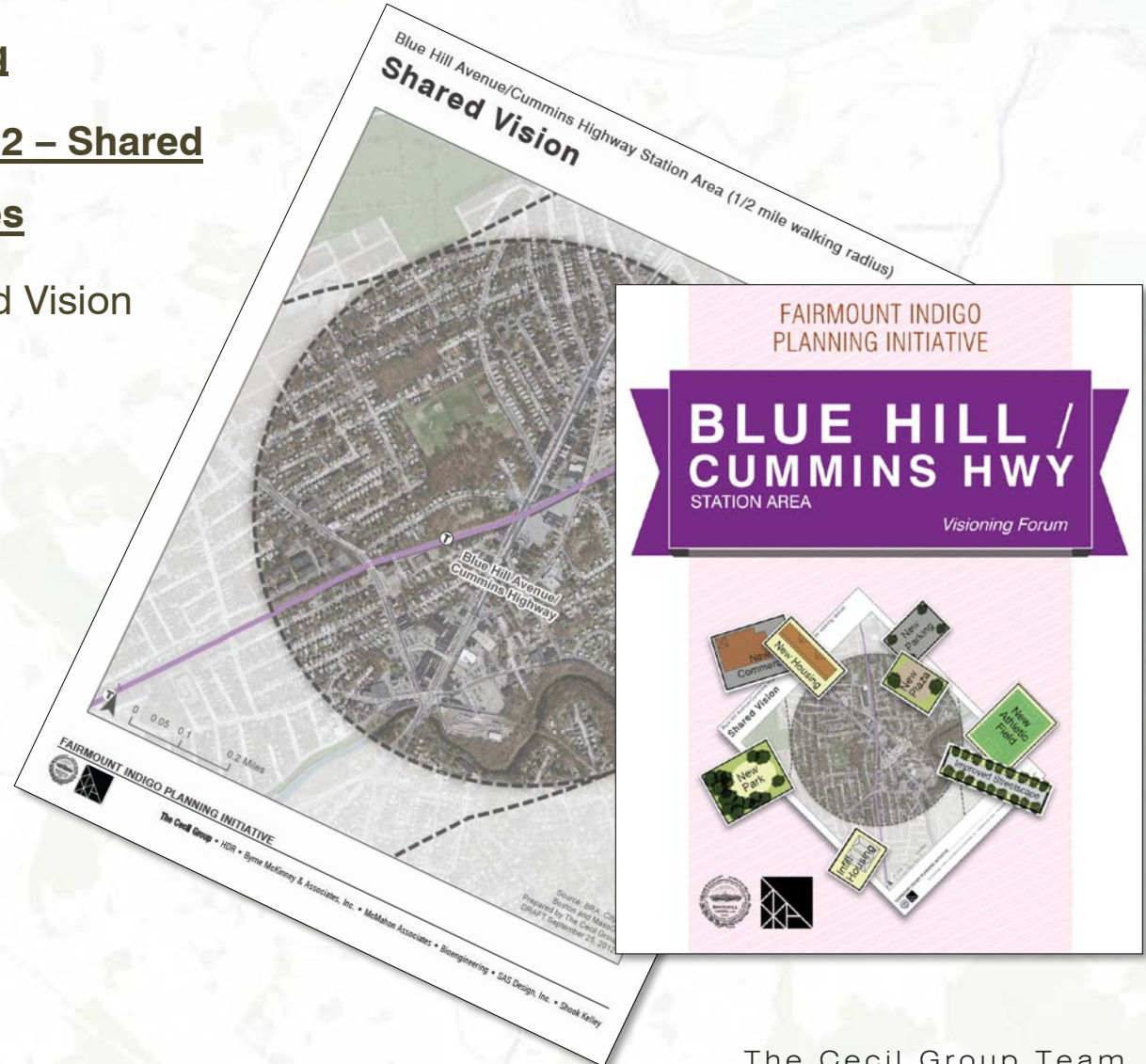
Station Area Shared Vision

Facilitator Guidance

“Game Pieces”

Priorities

Report Back





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Next Steps and Meetings

Next Blue Hill Ave/Cummins Hwy Working Advisory Group (WAG) Meeting:

January 2014 at 6:00pm

Mattapan Health Center

For information:

www.fairmountindigoplanning.org

