



Fairmount Indigo Planning Initiative

**BLUE HILL /
CUMMINS HWY**
STATION AREA

Blue Hill Ave / Cummins Hwy Working Advisory Group (WAG) Meeting #4

Monday, January 27, 2013
6:00 – 8:00 PM
Mattapan Health Center

Prepared by:

The Cecil Group Team

The Cecil Group
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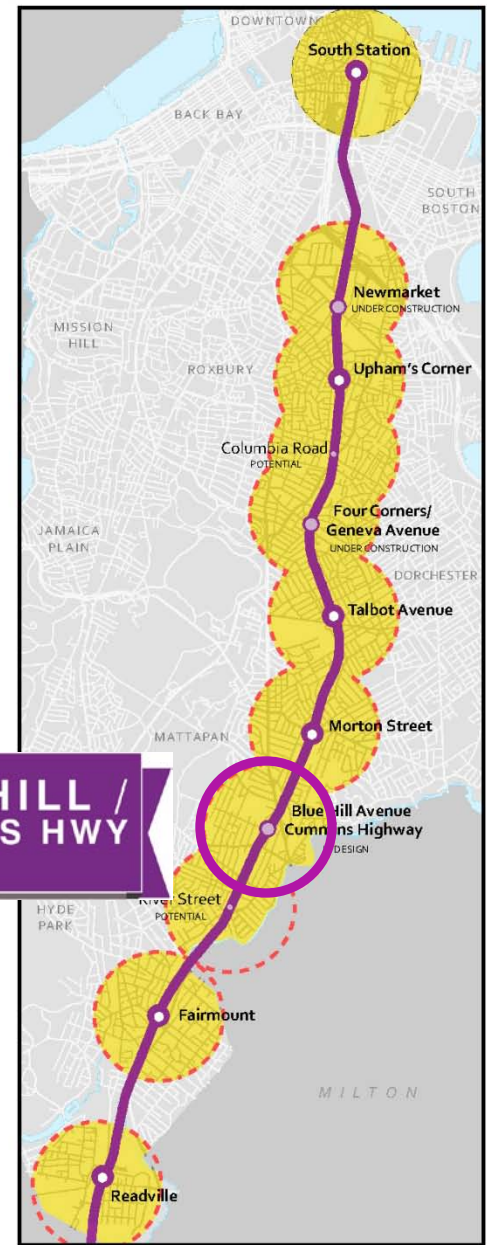


Agenda

1. Welcome and Introductions (6:00 – 6:10pm)
2. Community Visioning Results (6:10 – 6:40pm)
3. Discussion (6:40 – 7:00pm)
4. Priorities and Directions (7:00 – 7:30pm)
5. Discussion (7:30 – 8:00pm)
6. Next Steps (8:00pm)

**BLUE HILL /
CUMMINS HWY**
STATION AREA

-  Fairmount Corridor
1/2 Mile Area around Fairmount Line Stations
-  Fairmount Focus Area
1/2 Mile Area around Fairmount Line Stations
excluding South Station



Welcome and Introductions (6:00pm 10min)



Community Visioning Results (6:10pm 30min)

Forum Purpose:

1. Inform the community of the Fairmount Indigo Corridor and the FIPI study to create an awareness of the proposed rail station and current service
2. Identify and better understand main issues and opportunities in the station area
3. Create a shared community vision for the future



Break-out Session 1 Summary (6:10pm 30min)

Station Area Issues and Opportunities



Prosperity

1. Revive the MEDI plan
2. Focus on the type of commercial that the community can support
3. Concerns about overdevelopment
4. More business variety
5. Training, hiring priority for residents, and job placement assistance
6. Collaboration and partnerships with institutions
7. Make Mattapan a destination
8. Transit oriented mixed-use development in Mattapan Square



Break-out Session 1 Summary (6:10pm 30min)

Station Area Issues and Opportunities



Home

1. Enhance existing housing stock
2. Parking issues with more housing
3. Affordability of housing
4. Vehicles speeding on resident streets
5. Infill vacant parcels with housing similar to existing
6. Focus housing density in key areas
7. Respect lifelong residents
8. Environmental and energy upgrades for housing



Break-out Session 1 Summary (6:10pm 30min)

Station Area Issues and Opportunities



Place

1. Desirable and affordable housing stock
2. Family-oriented character and quality
3. Create a Business Improvement District
4. Make more attractive to visitors by promoting, cleaning and maintaining
5. Perception issues with loitering, vagrants, liquor stores
6. Treat Mattapan as a “Small Town”
7. Improve streetscape, change identity with beautification
8. Make Mattapan a destination
9. Need increased vibrancy, space for community, place to congregate



Break-out Session 1 Summary (6:10pm 30min)

Station Area Issues and Opportunities



Getting Around

1. Focus on the main intersection of Blue Hill Ave/Cummins Highway/River St
2. Improve traffic in the Square
3. Resident parking for Mattapan
4. Ensure useable, safe and identifiable bike lanes
5. Provide parking at the new rail station
6. Convert one-way roads into two-way roads
7. Church traffic
8. Affordable transit and single-seat ride to downtown
9. Concerns raised regarding station location and impacts on neighbors



Break-out Session 1 Summary (6:10pm 30min)

Station Area Issues and Opportunities



Parks and Public Space

1. Public space accessibility and visibility
2. Provide safe pedestrian environment
3. Neponset Trail connections and recreation
4. Pocket parks
5. Skate park
6. Space for children to play
7. Better maintenance of existing open spaces
8. Extended hours of access at parks



Break-out Session 1 Summary (6:10pm 30min)

Station Area Issues and Opportunities



Quality of Life

1. Access to education
2. Affordable and high quality community space
3. Senior center and cultural center
4. Effective community policing and support
5. Enhance a reflection of the community through the arts and public art
6. Better street cleaning and trash collection
7. Youth development is severely underserved
8. Support the Mattapan Patriots Pop Warner Football program



Break-out Session 2 Summary (6:10pm 30min)

Station Area Shared Vision

1. Mattapan becomes a literary, art and cultural destination
2. A Boston neighborhood of true affordability and high quality of life, Mattapan is special because of its residential neighborhoods
3. Focus commercial activity and vitality in Mattapan Square
4. A walkable community with improved streets, public gardens and parks that are safe for youth – where there are kids on every block.
5. A community with high quality parks and recreation amenities



Break-out Session 2 Summary (6:10pm 30min)

Shared Vision and Priorities

Group #1

Recreational connector

Redevelopment at key Main St Properties

Cote Ford – Mixed-use with new park

Targeted streetscape

Legend

- Streetscape
- Mixed Use
- Housing
- Commercial
- Park/Athletic Field/Plaza








Break-out Session 2 Summary (6:10pm 30min)

Shared Vision and Priorities

Group #2

Legend

-  Streetscape
-  Mixed Use
-  Housing
-  Commercial
-  Park/Athletic Field/Plaza

Streetscape improvements
All main roads

Infill and fix-up
Residential neighborhoods

Cote Ford –
senior center/
housing, mixed-use commercial
w/ plaza, parking

Targeted redevelopment



Break-out Session 2 Summary (6:10pm 30min)

Shared Vision and Priorities

Group #3

Strategic redevelopment – strengthen main street and public space edges

Add pocket parks – with improved streetscape

Decrease parking on improved streets – add garage or facility



Legend

-  Streetscape
-  Mixed Use
-  Housing
-  Commercial
-  Park/Athletic Field/Plaza






Priorities - none

Break-out Session 2 Summary (6:10pm 30min)

Shared Vision and Priorities

Group #4

Legend

-  Streetscape
-  Mixed Use
-  Housing
-  Commercial
-  Park/Athletic Field/Plaza

Streetscape improvements –
Blue Hill Ave,
Mattapan Sq,
River Street

Park improvements

New transit plazas– Cote
Ford and MBTA
parking lot

Mixed-use development –
key frontages



Priorities – None



Break-out Session 2 Summary (6:10pm 30min)

Shared Vision and Priorities

Group #5

Legend

- ← Streetscape
- Mixed Use

New parking w/
development

Develop the Square –
commercial 3-5
floor buildings
with parking

**Cote Ford –
“Ashmont
Station” mixed
use with parking**

**River Street
improvements
with bike lane**



**Priorities – Evenly
Distributed**



Break-out Session 2 Summary (6:00pm - 30min)

Shared Vision and Priorities

Group #6

Strong green corridor – Blue Hill Avenue






District gateways – Blue Hill Avenue

Commercialize Mattapan Sq

State of the art sports, work space for artist studios

Targeted redevelopment

Legend

-  Streetscape
-  Mixed Use
-  Housing
-  Commercial
-  Park/Athletic Field/Plaza



Community Visioning Results (6:40pm 20min)

Discussion



Priorities and Directions (7:00pm 30min)

Priorities defined from Community Visioning

Station Area Planning Topics:

- *Community vision/implementation strategies*
- *Context analysis and summary*
- *Real estate market analysis and summary*
- *Business and housing improvement recommendations*
- *Open space improvement recommendations*
- *Transit access improvement recommendations*
- *Public realm improvement recommendations*
- *Development scenarios and urban design guidelines*
- *Zoning modifications and implementation*



PROSPERITY

Prosperity



HOME

Home



PLACE

Place



GETTING AROUND

Getting Around



PARKS AND PUBLIC SPACE

Parks and Public Space



QUALITY OF LIFE

Quality of Life



Priorities and Directions (7:00pm 30min)

Economic Development Strategies Complementary to the MEDI

Key Strategies:

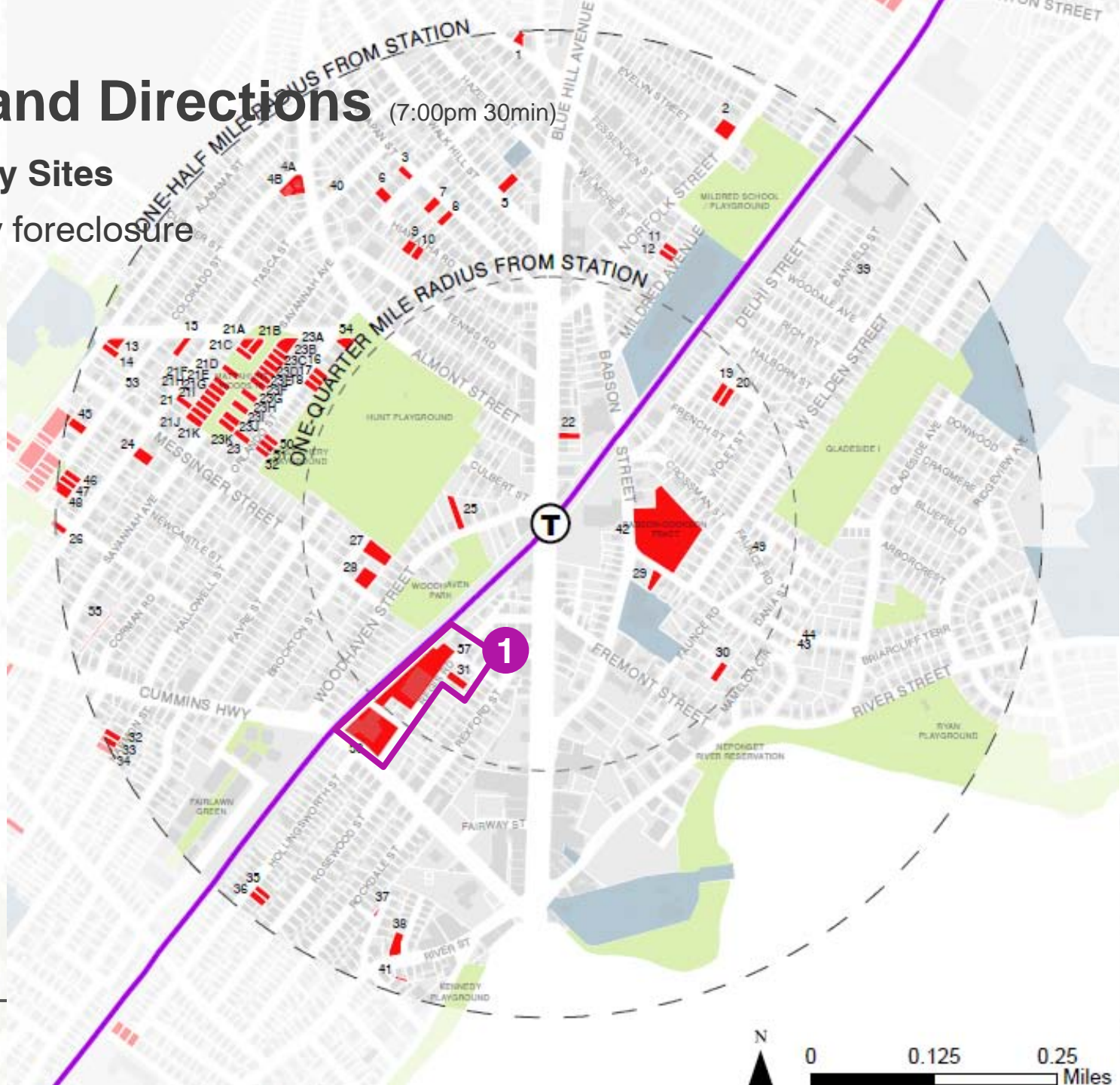
- *Business expansion and new business recruitment*
- *Improve public safety*
- *Increase residential density along commercial corridors through mixed-use development*
- *Enhance Mattapan's accessibility*
- *Increase the visual appeal and ease of access for pedestrians*
- *Improve accessibility to commercial districts to those traveling by car*
- *Develop incentives for redevelopment of properties in Mattapan's Commercial Areas*
- *Revise and enforce urban design guidelines to foster high-quality development*



Priorities and Directions (7:00pm 30min)

Selection of Key Sites

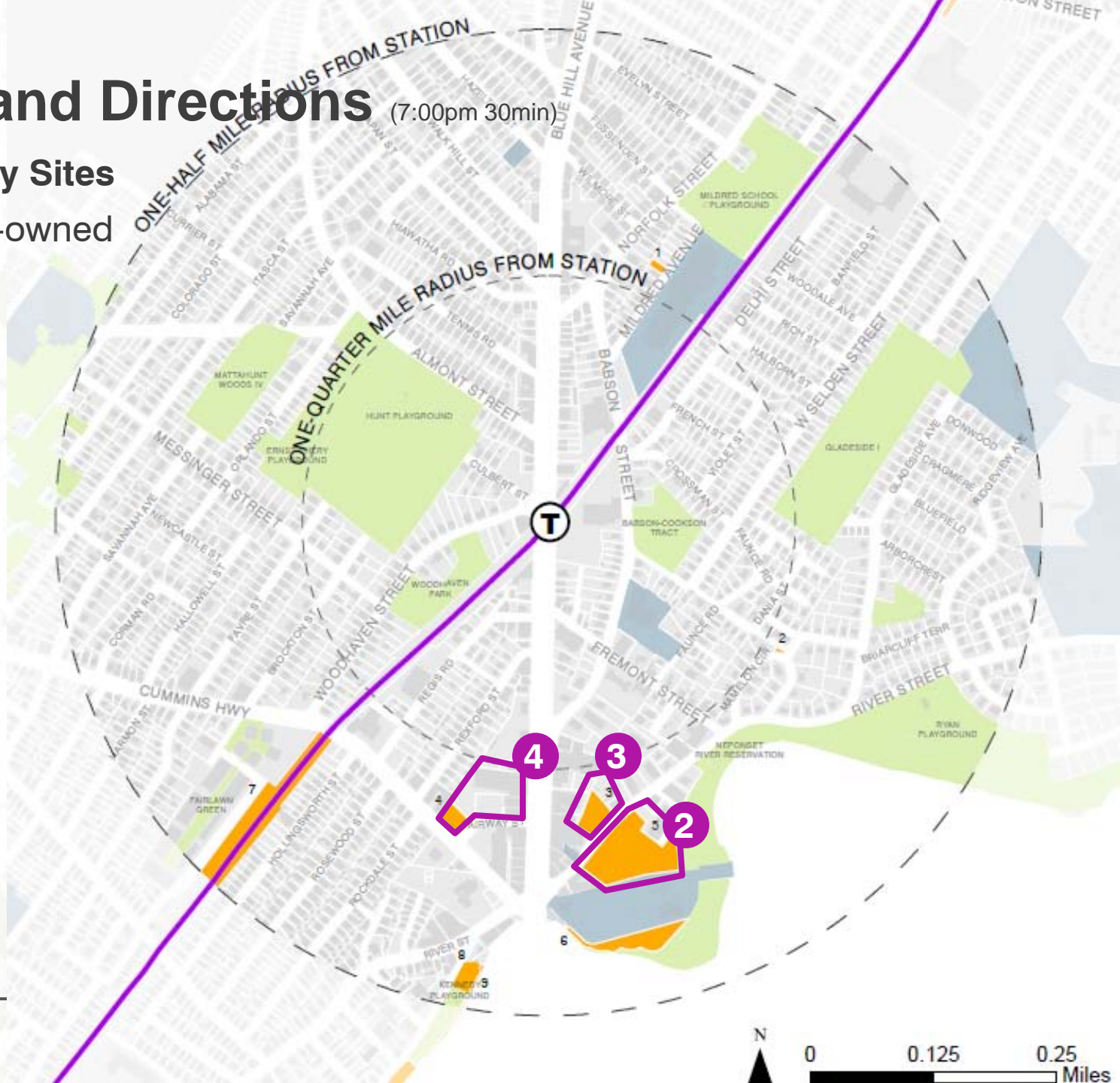
City-acquired by foreclosure



Priorities and Directions (7:00pm 30min)

Selection of Key Sites

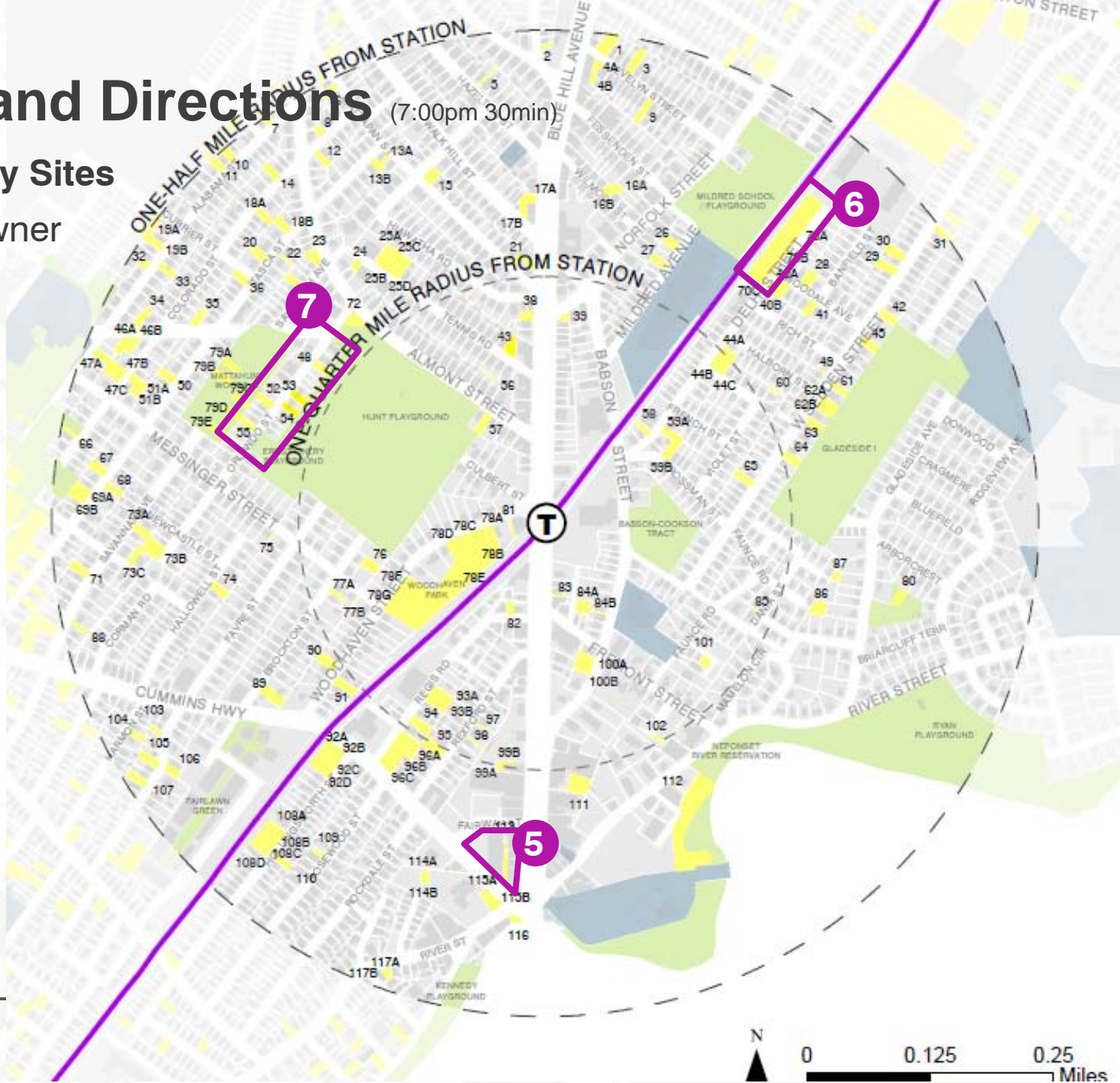
Vacant, publicly-owned



Priorities and Directions (7:00pm 30min)

Selection of Key Sites

Vacant, other owner



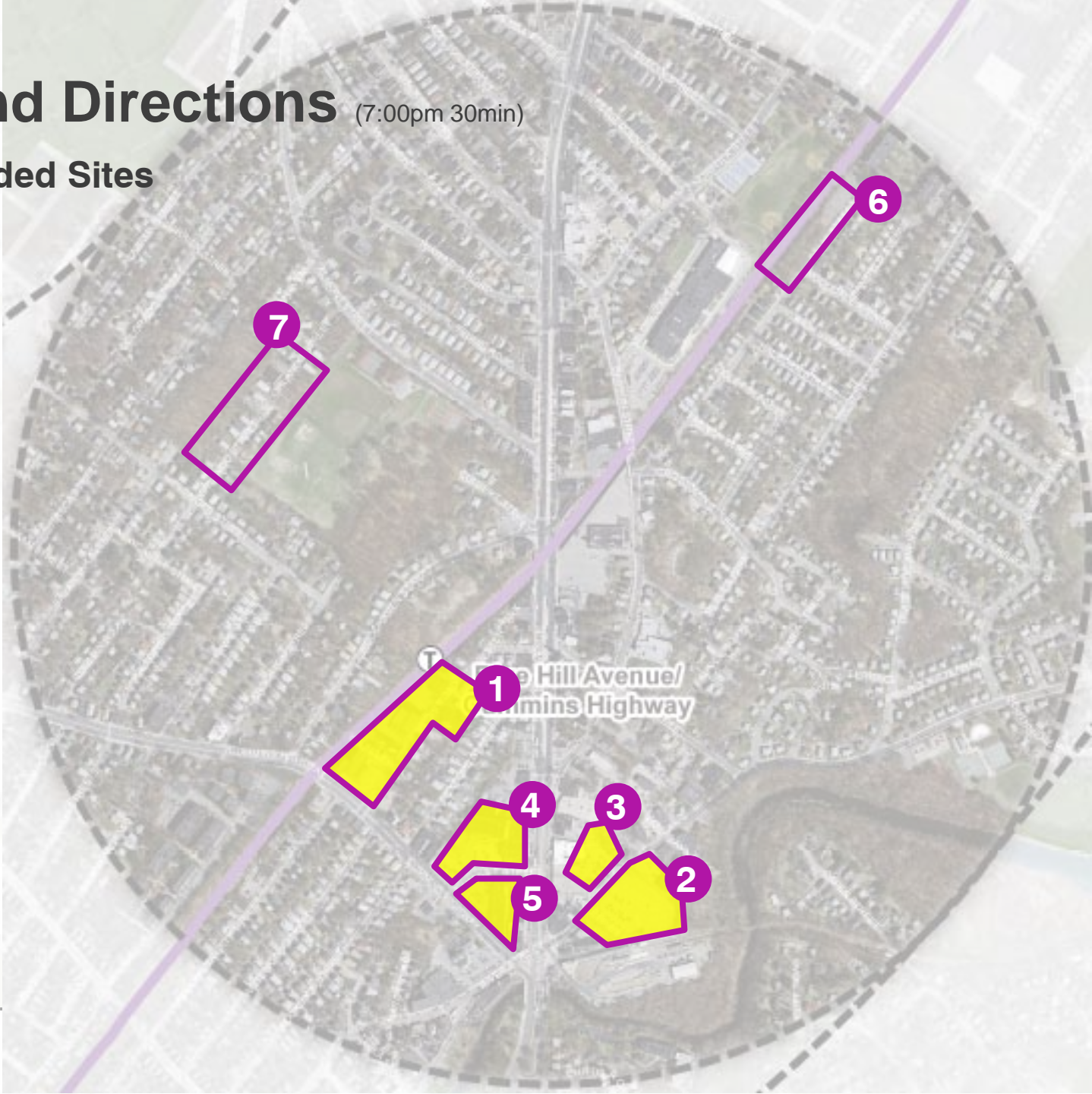
Priorities and Directions (7:00pm 30min)

Selection of Key Sites



Priorities and Directions (7:00pm 30min)

WAG Recommended Sites



Priorities and Directions (7:00pm 30min)

Selection of Key Sites

1



2



3



4



5



6



7



Priorities and Directions (7:00pm 30min)

Selection of Key Sites

1



2

| | |
|------------------|-------------------------------|
| Owner | Commonwealth of Massachusetts |
| Location | Mattapan Square |
| Address | Gillespie Lane |
| Site Area | 120,621 SF 2.76 Acres |

3

| | |
|------------------|-------------------------|
| Owner | City of Boston |
| Location | Mattapan Square |
| Address | 459 River Street |
| Site Area | 26,825 SF 0.62 Acres |

4

| | |
|------------------|-------------------------|
| Owner | City of Boston |
| Location | Mattapan Square |
| Address | Fairway Street |
| Site Area | 14,956 SF 0.34 Acres |

5

| | |
|------------------|---|
| Owner | Various private owners, Cifrino Paul J Trst |
| Location | Mattapan Square |
| Address | Cummins Highway |
| Site Area | Unverified (entire block) |

6

| | |
|------------------|--|
| Owner | Mirak John Trst and Laing Novlette |
| Location | Mildred School /George Walker Playground |
| Address | 701 Delhi Street |
| Site Area | 47,113 SF 1.08 Acres |

7

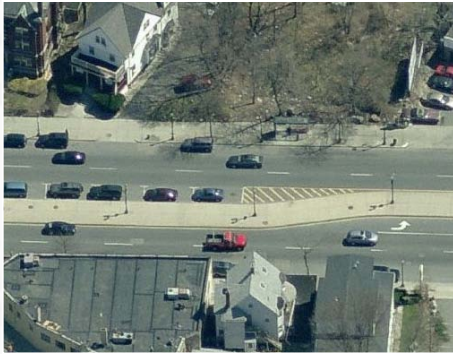
| | |
|------------------|---|
| Owner | Various private owners, Bay Cove Human Services |
| Location | Mattahunt and Almont Street Playground |
| Address | 2200 Orlando St |
| Site Area | 3,500 to 4,000 SF Lots |



Priorities and Directions (7:00pm 30min)

Blue Hill Avenue

Public Realm Improvements



River Street

Public Realm Improvements



Cummins Highway

Public Realm Improvements



T
Blue Hill Avenue/
Cummins Highway



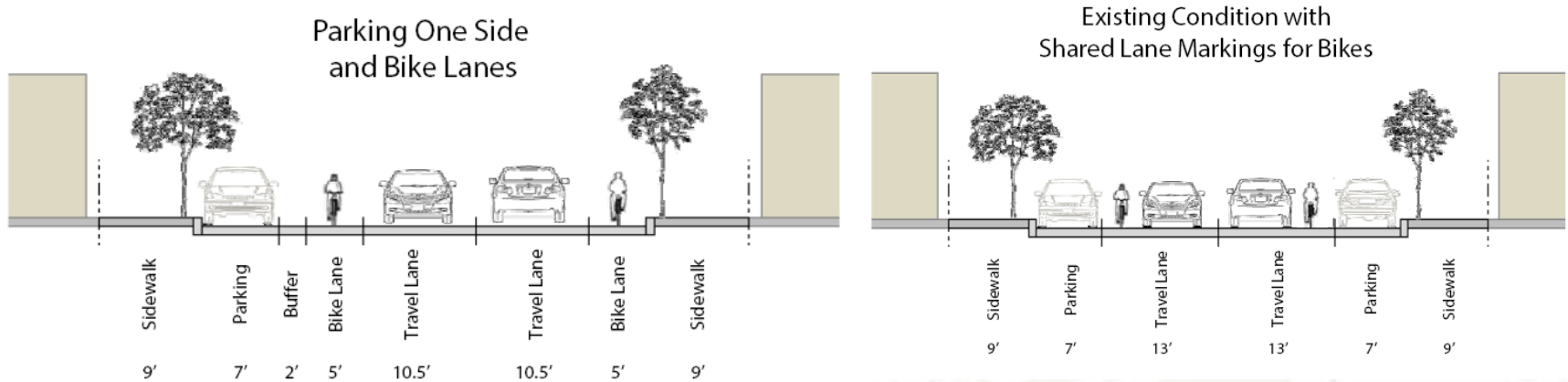
Priorities and Directions (7:00pm 30min)

WAG Recommended Approach



Priorities and Directions (7:00pm 30min)

Broad Study of (3) Major Streets?



More Focused and Deep Study of (1) Street?



Priorities and Directions (7:30pm 30min)

Discussion



Next Steps (8:00pm)

2. WAG Meeting

February Meeting (TBD)



Next Steps (8:00pm)

Proposed WAG Meeting Schedule/Topics:

January

Summary Vision
Priorities and Directions
Select Key Sites

February

First Draft to Key Sites
First Draft to Public Realm Improvements
Discussion

March

Final Key Sites
Urban Design and Zoning Implications
Final Public Realm Improvements
Open Space Improvements

April

Draft Plan Components
Community Meeting Prep

May

Community Open House/Draft Station Area Plan Release

June

Open House Review
Draft Plan
Next Steps





Fairmount Indigo Planning Initiative

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