



Fairmount Indigo Planning Initiative

**BLUE HILL /
CUMMINS HWY**
STATION AREA

Blue Hill Ave / Cummins Hwy Working Advisory Group (WAG) Meeting #5

Tuesday, February 25, 2013
6:00 – 8:00 PM
Mattapan Health Center

Prepared by:

The Cecil Group Team

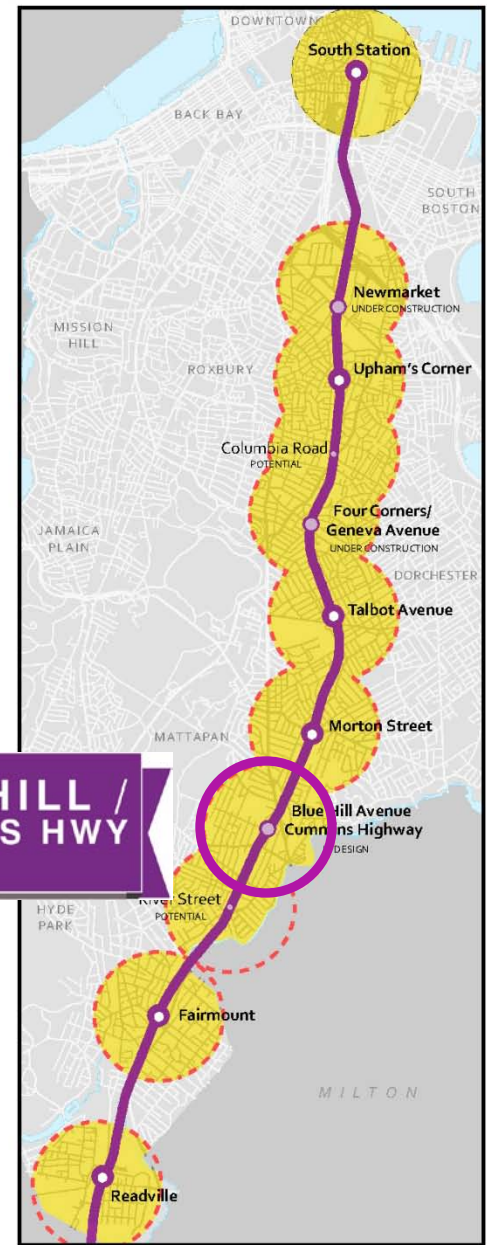
- The Cecil Group
- HDR Engineering, Inc.
- Byrne McKinney & Associates, Inc.
- McMahon Associates
- Bioengineering
- SAS Design, Inc.
- Shook Kelley



Agenda

1. Welcome and Introductions (6:00 – 6:10pm)
2. Public Realm and Transit Context (6:10 – 6:20pm)
3. Station Area Street Network (6:20 – 6:30pm)
4. Priority Streets (6:30 – 7:30pm)
5. Discussion (7:30 – 8:00pm)
6. Next Steps (8:00pm)

**BLUE HILL /
CUMMINS HWY**
STATION AREA



Welcome and Introductions (6:00pm 10min)



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



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



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 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

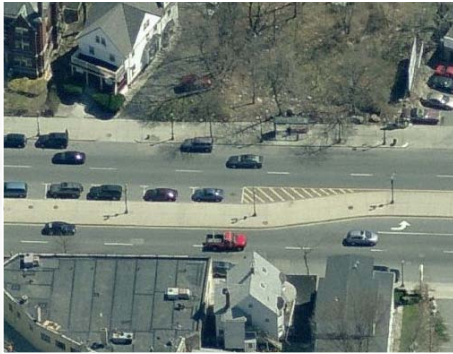


Priorities and Directions

WAG Recommended Approach

Blue Hill Avenue

Public Realm Improvements



River Street

Public Realm Improvements



Cummins Highway

Public Realm Improvements



Blue Hill Avenue/
Cummins Highway

Fairmount Indigo
PLANNING INITIATIVE



Priorities and Directions

WAG Recommended Approach

1. Look at the transit and public realm context of the Station Area
2. Identify issues and opportunities in the Station Area
3. **Focus on the priority streets agreed to last meeting –**
 - Blue Hill Avenue (Mattapan Square to new Station Entry),
 - Cummins Highway (Mattapan Square to new Station Entry),
 - River Street (near Mattapan Square)
4. **For the Station Area Plan:**
 - Identify goals
 - Identify key issues and opportunities
 - Identify potential solutions to explore in greater detail with future studies



Public Realm and Transit Context (6:10pm 10min)



Blue Hill Ave / Cummins Hwy Transportation Context

Transit Oriented Development (TOD)

Many existing elements can be strengthened to support TOD:

- Compact, walkable communities centered around transit
- Require walkable design to facilitate connections -- the pedestrian given priority, as well as bicycle access
- Higher density development with integrated uses within a 10-minute walk of Fairmount and Mattapan Stations
- Reduced and managed parking to support transit use & non-motorized transportation
- Create a sense of place

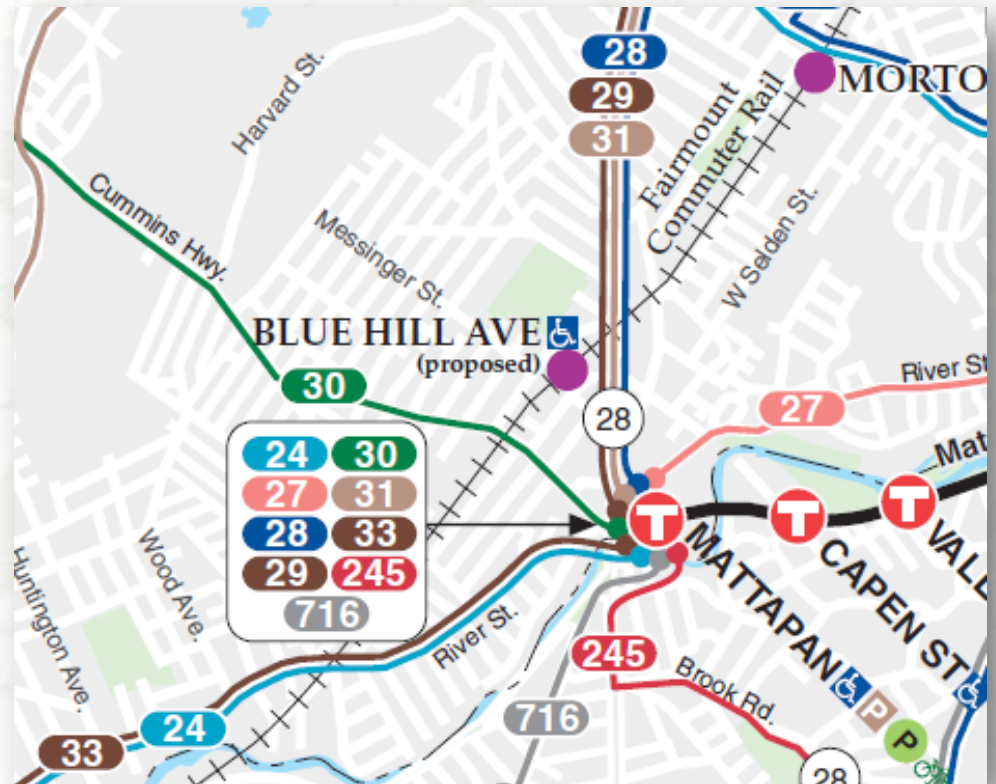


Blue Hill Ave / Cummins Hwy Transportation Context

Many transit options are available, but service to downtown is slow.

Mattapan Station > South Station
via Mattapan Line = about 34 minutes

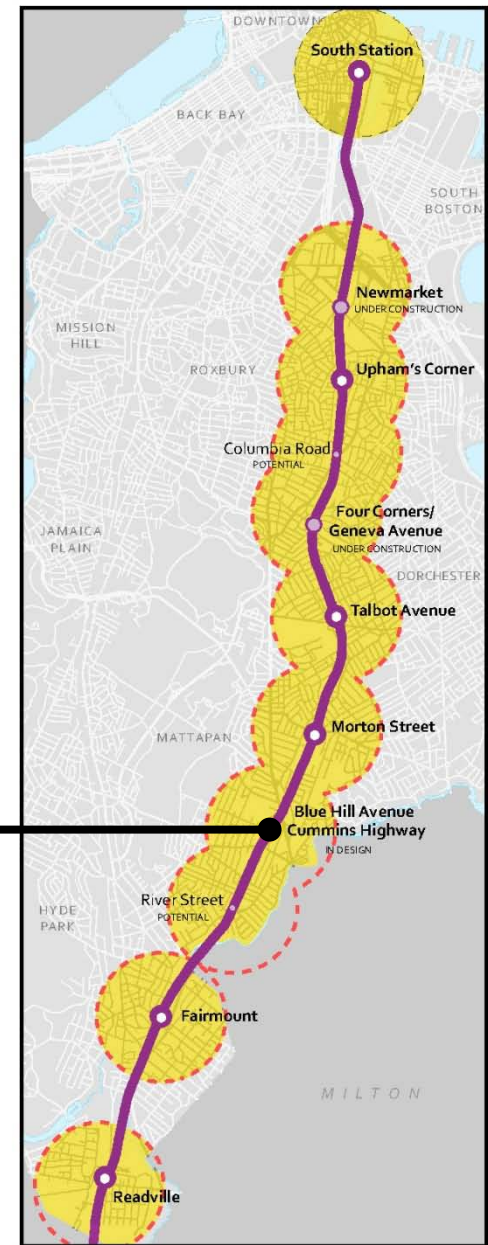
Mattapan Line	Route 24
Route 28	Route 33
Route 29	Route 27
Route 30	Route 245
Route 31	Route 716



Blue Hill Ave / Cummins Hwy Transportation Context

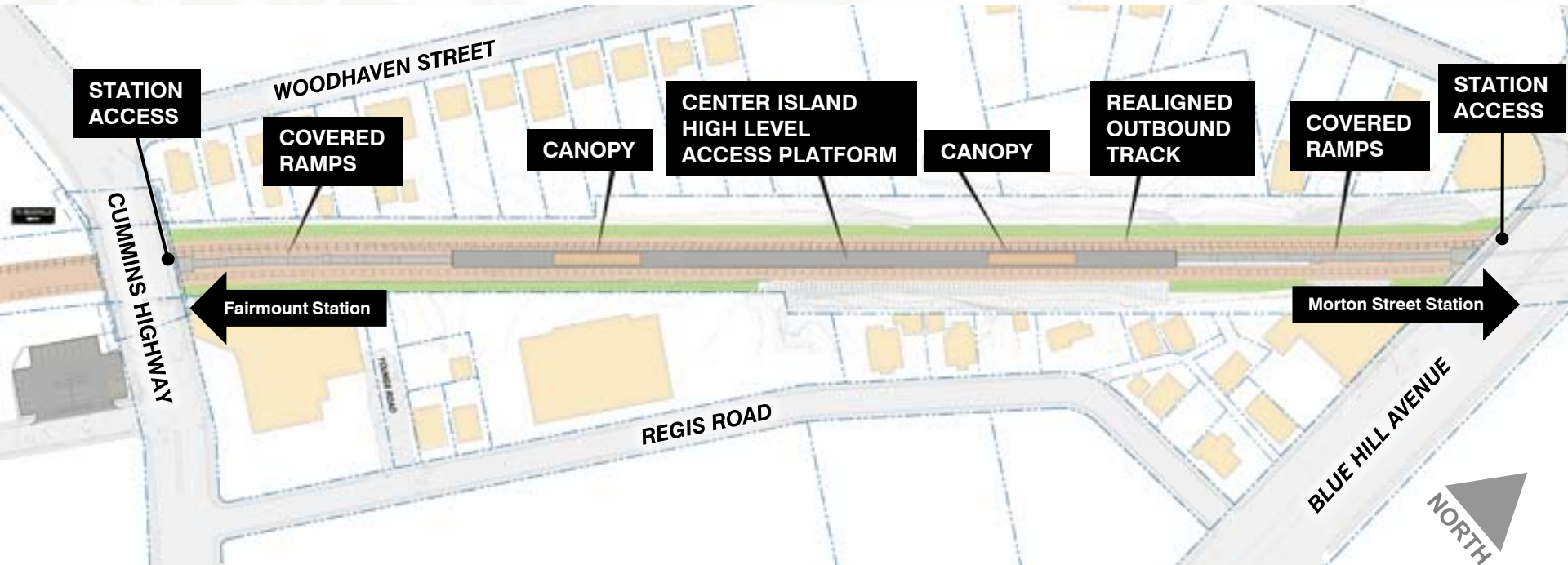
Proposed Station

- Design for two side platforms revised to one center-island platform
 - platform located further from homes and backyards
- MBTA also completed additional analysis of noise and vibration impacts and mitigation measures.
- Redesign of station at 60% design
- MBTA and MassDOT continue to coordinate with abutters to mitigate construction impacts.
- Construction completion anticipated in 2015 or later.



Blue Hill Ave / Cummins Hwy Proposed Station

Draft 60% Design Plans (MBTA)

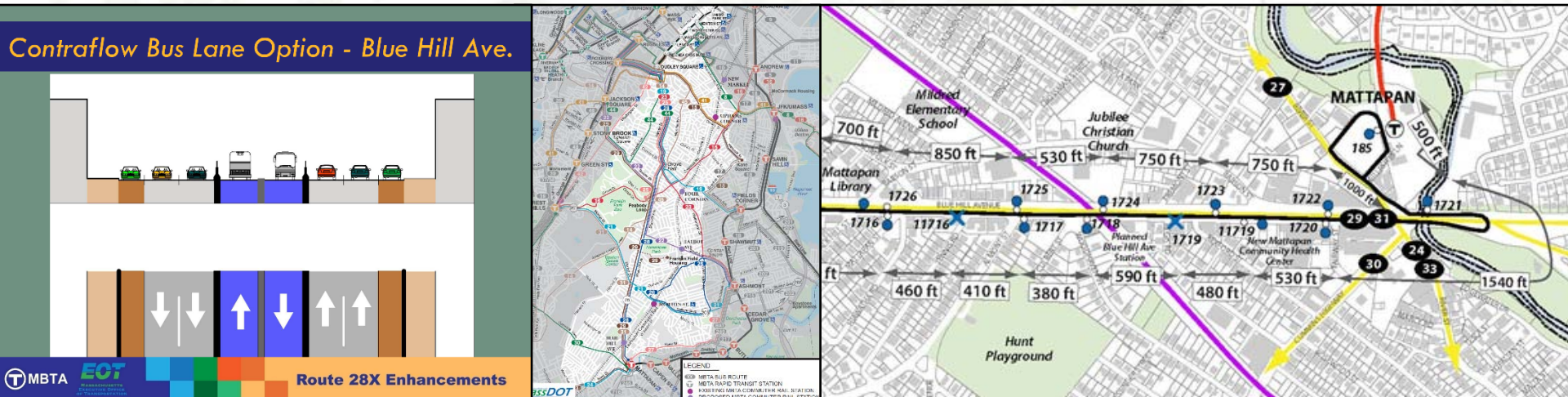


Blue Hill Ave / Cummins Hwy Transportation Context

Prior Studies

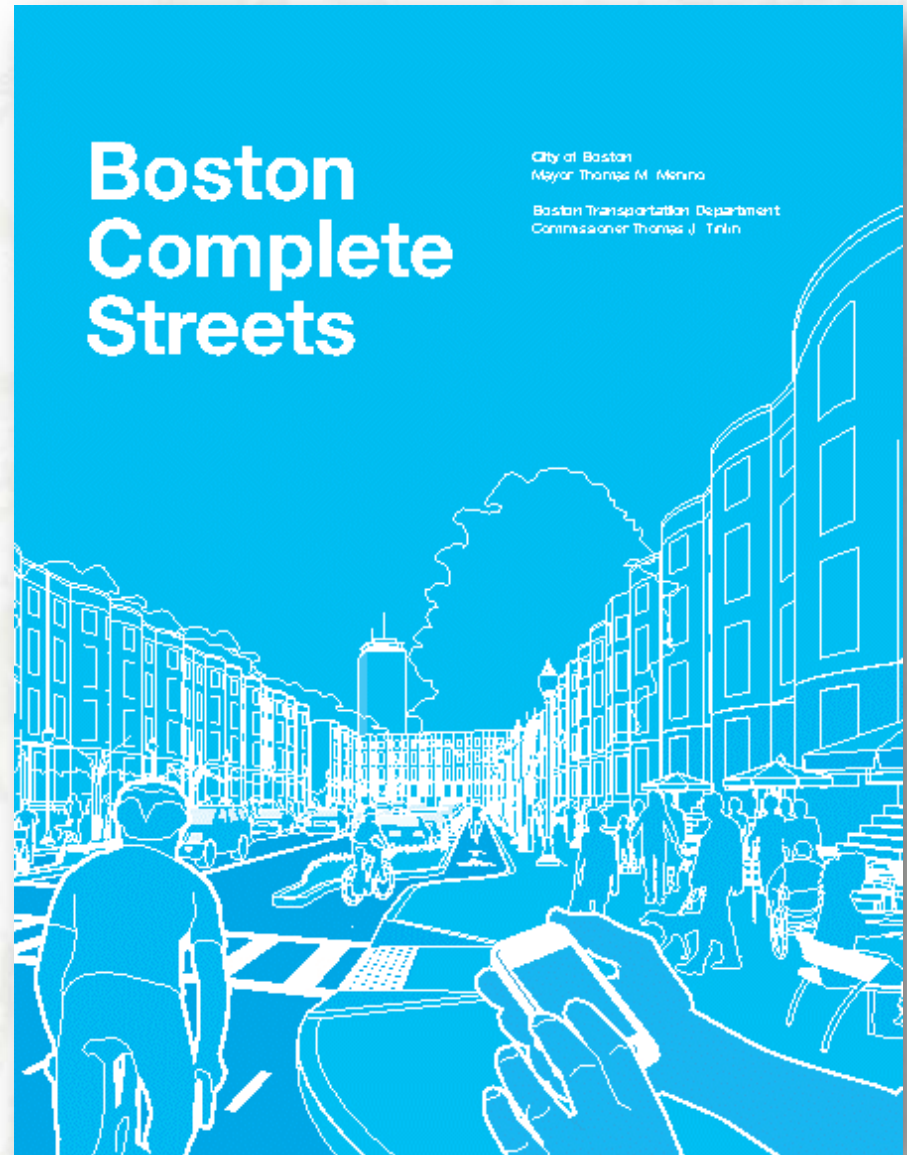
- 28X Bus Rapid Transit Project
- Roxbury-Dorchester-Mattapan (RDM) Transit Needs Study
- MBTA Key Bus Route Improvement Program (Route 28)

Increased coordination with community to improve transit service!



Blue Hill Ave / Cummins Hwy Complete Streets

- Supportive of safe access by all modes and users of all ages & abilities
- Transportation elements come together to form a complete street
- Key is balancing needs AND facilitating connections between modes



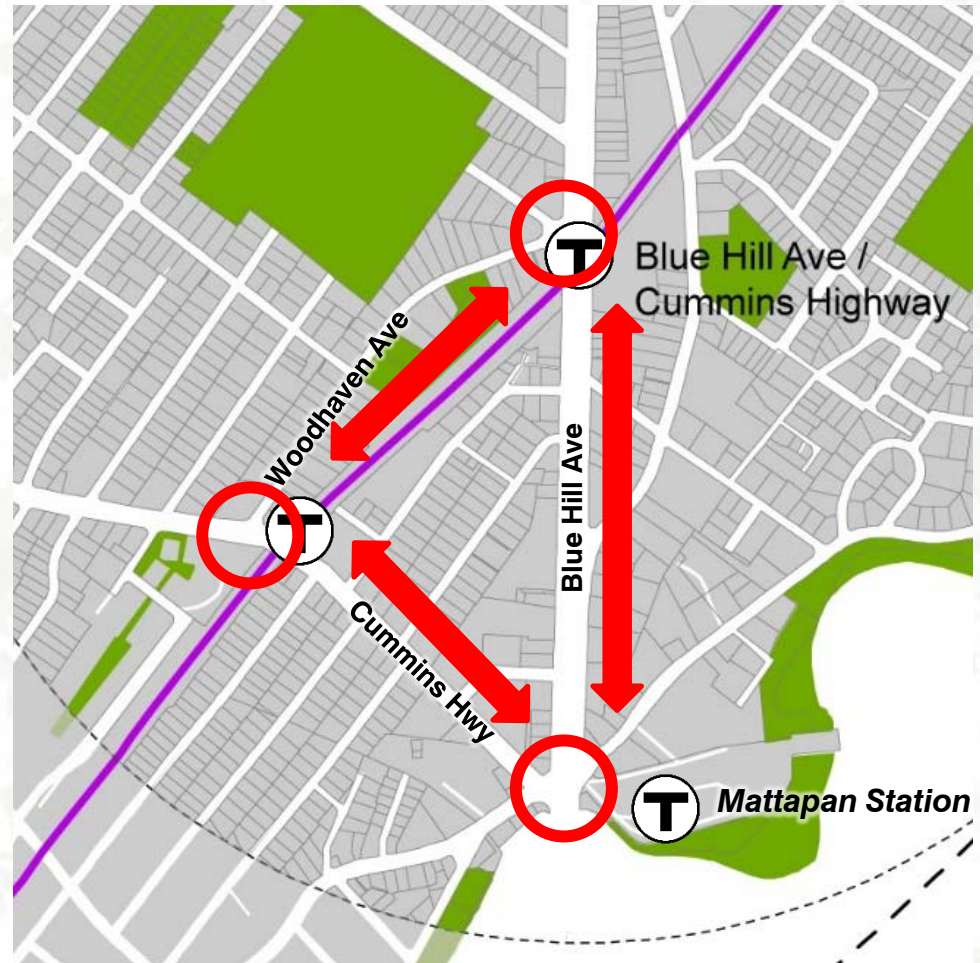
Station Area Street Network (6:20pm 10min)



Blue Hill Ave / Cummins Hwy Complete Streets

Issues at Key Intersections & Connections

- Blue Hill Ave / Cummins Highway /
River St / Mattapan Station
- Blue Hill Ave / Woodhaven Ave /
Fairmount Indigo Line Station
- Cummins Hwy / Woodhaven Ave /
Fairmount Indigo Line Station



Blue Hill Ave / Cummins Hwy Complete Streets

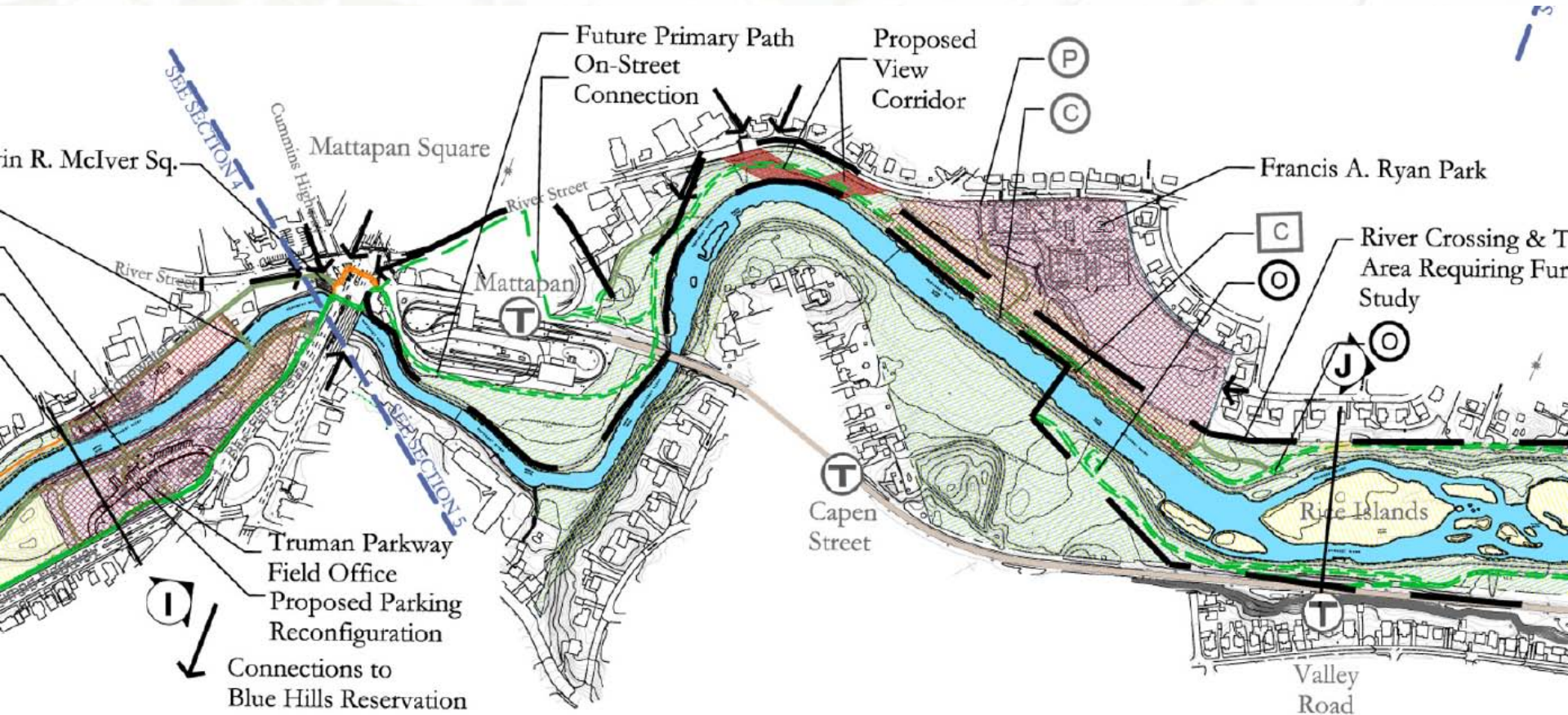
Pedestrian Issues & Opportunities

- Sidewalks are generally in good condition, but range in width
- Sidewalk on RR bridge in poor condition
- Median refuges for pedestrians, but some delay for crossing with signal
- Encourage walkable neighborhoods
- Improve safety of streets
 - Lighting
 - Wayfinding
 - Active streets
- Consolidate/reduce curb cuts
- Connect to parks & Mattahunt Community Center



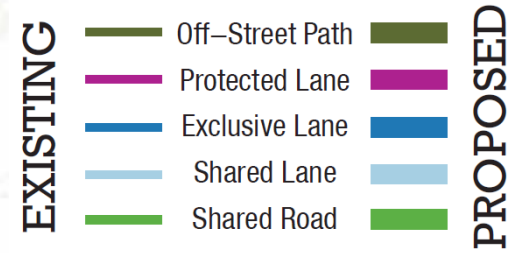
Blue Hill Ave / Cummins Hwy Complete Streets

Neponset River Plan – proposed path with transit connections

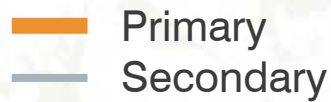
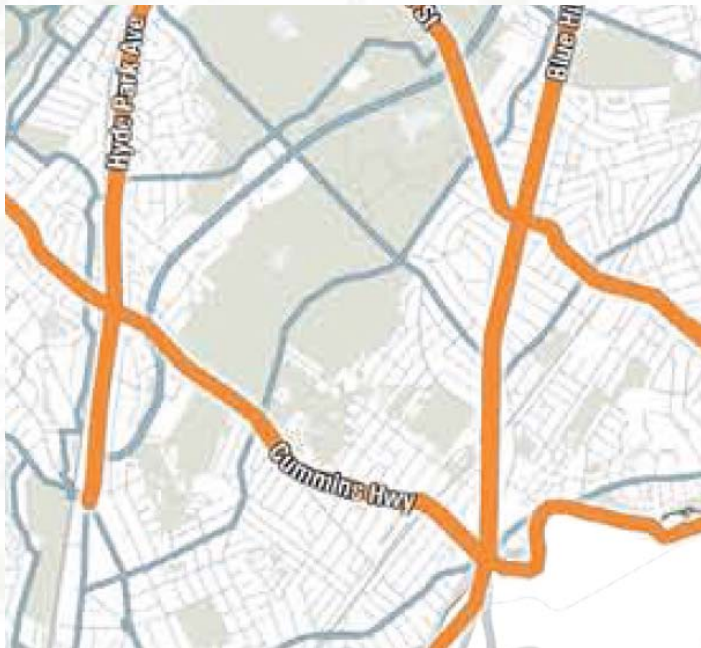


Blue Hill Ave / Cummins Hwy Complete Streets

Bike Network Plan



30-Year Vision



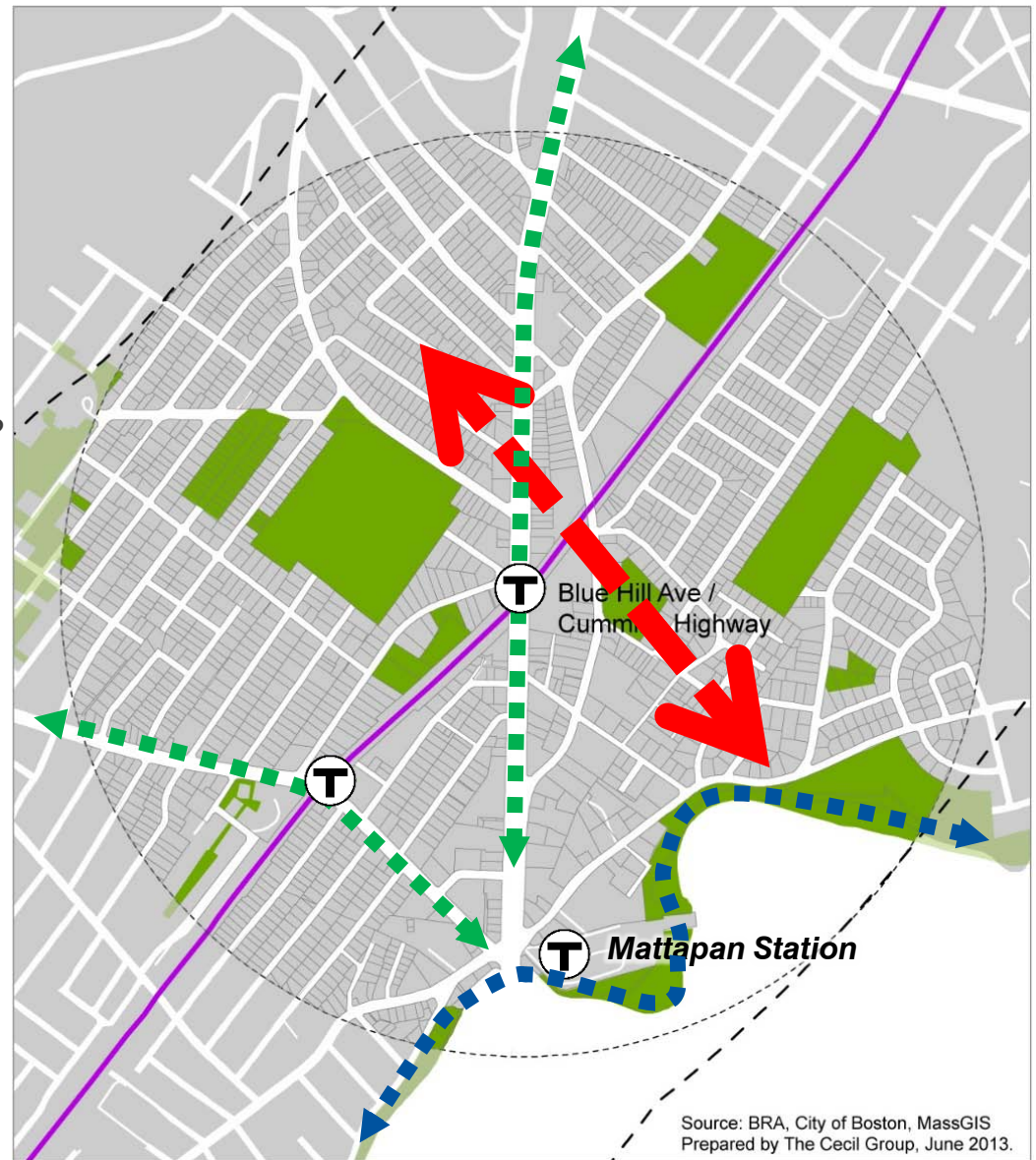
5-Year Action Plan



Blue Hill Ave / Cummins Hwy Complete Streets

Bike Connections

- Existing bike lanes on Blue Hill Ave
- Planned Neponset River Corridor path
- Potential improved connections to path?
- Potential Cummins Hwy bike lanes?



On-Street Bike Lanes



Proposed Off-Street Path



**Potential connections
To explore**

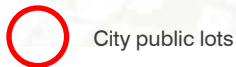
Source: BRA, City of Boston, MassGIS
Prepared by The Cecil Group, June 2013.



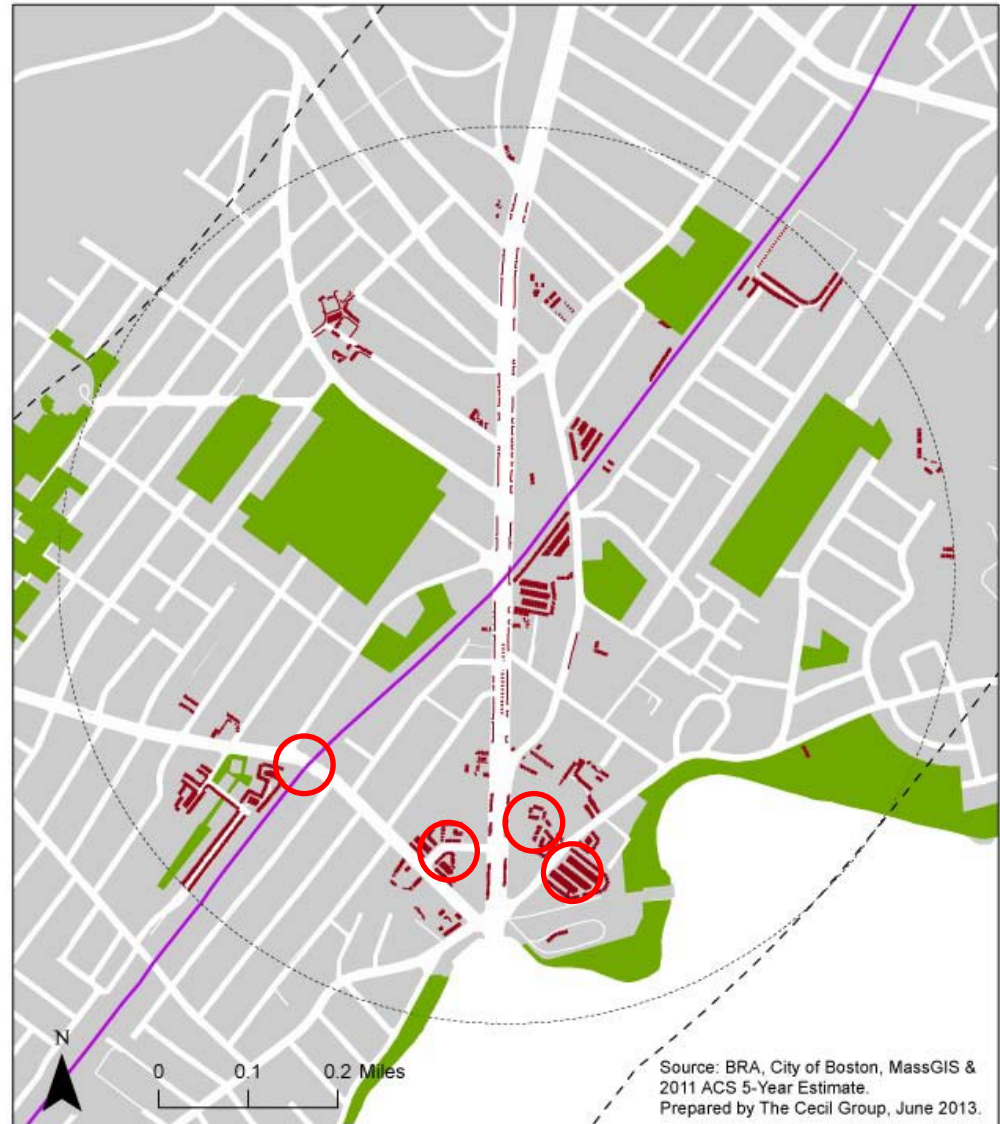
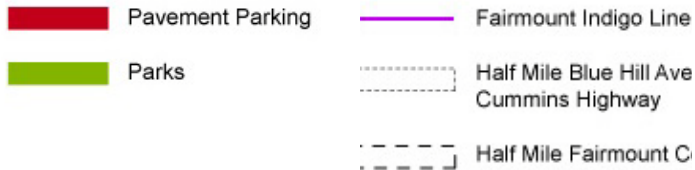
Blue Hill Ave / Cummins Hwy Complete Streets

Parking

- On-street parking along Blue Hill Avenue, including 2-hour parking in Mattapan Square
- Parking lots concentrated near Mattapan Square and along main thoroughfares



On Street Parking



Blue Hill Ave / Cummins Hwy Complete Streets

Parking Management

- Encourage turnover of prime spaces to support business district
- Encourage long-term parking in off-street lots and improve pedestrian connections
- Promote shared parking among uses
- Encourage “park once” and walk to destination strategy
- Enhance wayfinding
- Maximize on-street parking through design and balance with other curbside needs



Priority Streets (6:30pm 1hour)



Priority Streets

WAG Recommended Approach

Blue Hill Avenue

Public Realm Improvements



River Street

Public Realm Improvements



Cummins Highway

Public Realm Improvements

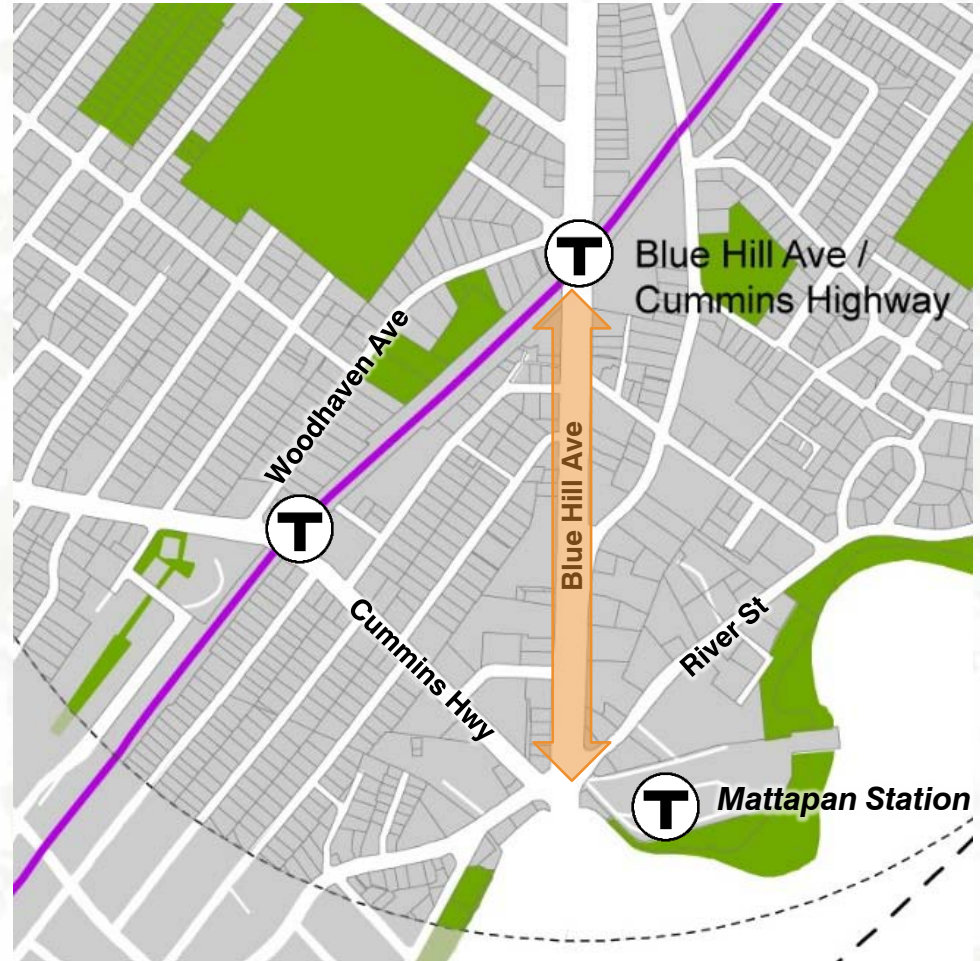


**Blue Hill Avenue/
Cummins Highway**



Blue Hill Ave / Cummins Hwy Priority Streets

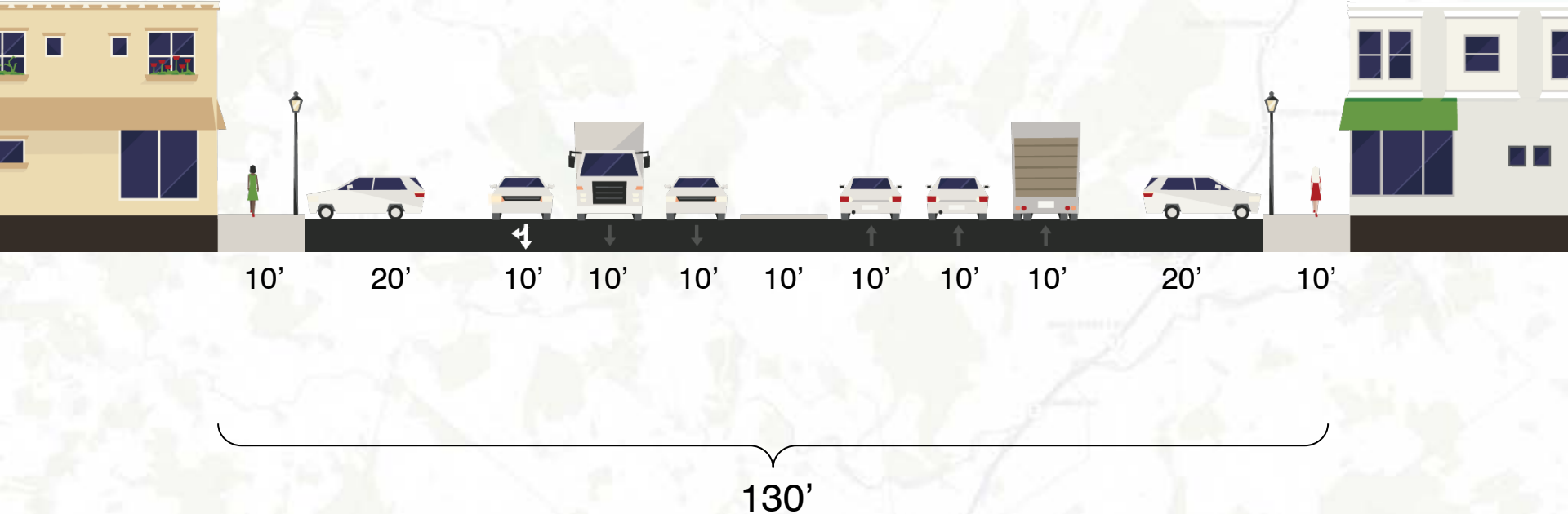
- **Blue Hill Avenue**
- **Cummins Highway**
- **River Street**



Blue Hill Ave / Cummins Hwy Priority Streets

Blue Hill Ave – Typical Existing Cross-Section

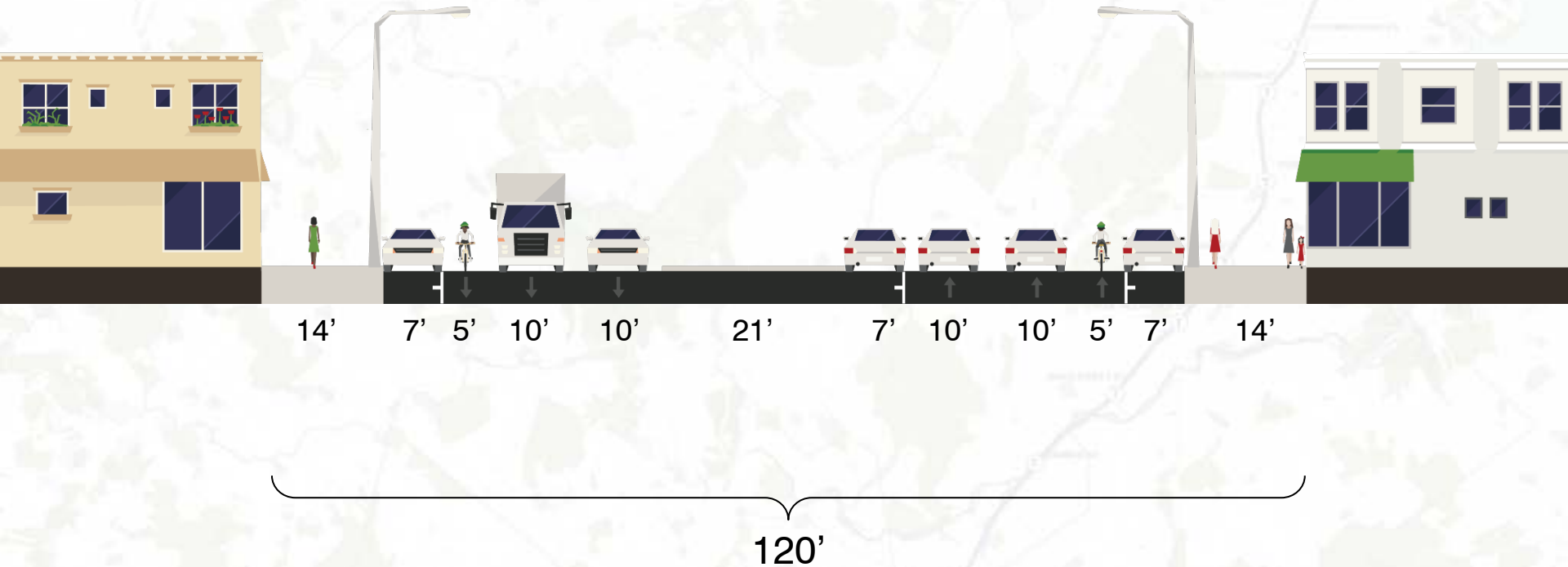
(between Mattapan Square & Mattapan Community Health Center)



Blue Hill Ave / Cummins Hwy Priority Streets

Blue Hill Ave – Typical Existing Cross-Section

(between Woodhaven St & Mattapan Community Health Center)



Blue Hill Ave / Cummins Hwy Priority Streets

Blue Hill Ave / Cummins Hwy / River St



Blue Hill Ave / Cummins Hwy Priority Streets

Blue Hill Ave / Woodhaven Ave



Source: Boston Transportation Department (2008)



Blue Hill Ave / Cummins Hwy Priority Streets

Blue Hill Ave



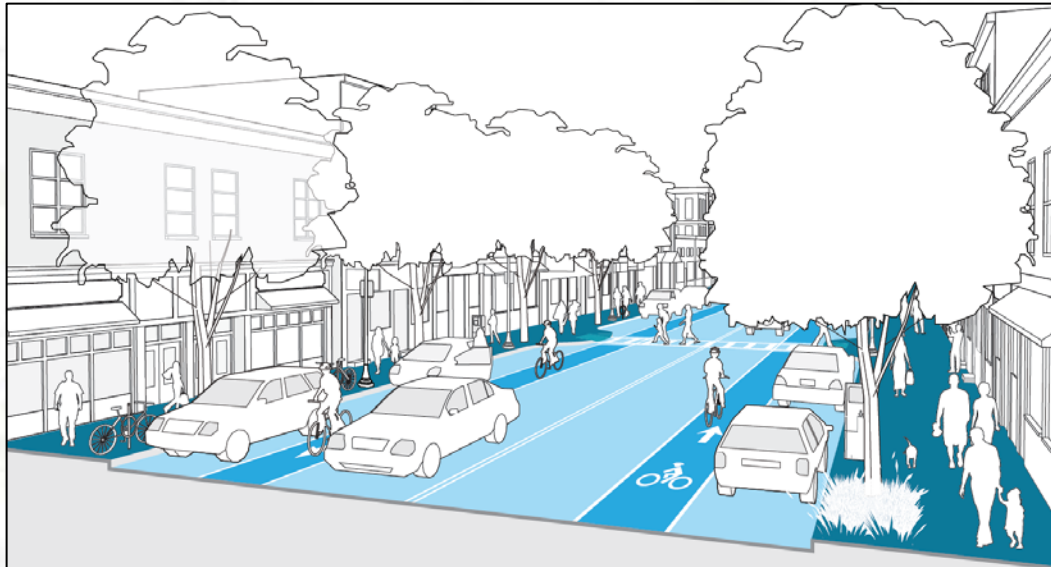
← NORTH



Blue Hill Ave / Cummins Hwy Priority Streets

Blue Hill Ave – Complete Streets typology

Neighborhood Main Street



Source: *Boston Complete Streets Guide*

- Center of the neighborhood's economy
- Prioritize walking, bicycling, & transit
- Short-term parking access and loading for local businesses
- Hub for bus routes & destination for local walking and bicycling trips

Blue Hill Ave / Cummins Hwy Priority Streets

Blue Hill Ave – Community Priorities and Goals

- Reinforce a walkable Main Street atmosphere
- Reinforce a sense of place through the landscape and streetscape
- Improve pedestrian safety – sidewalk width, curb cuts, crossings
- Visually reduce roadway width
- Improve bicycle connections and safety
- Improve potential for pick-up/drop-off at Station Entry
- Reinforce pedestrian connection between Mattapan Square and Station Entry
- Examine parking patterns and needs



Blue Hill Ave / Cummins Hwy Priority Streets

Blue Hill Ave – Example Cross-Section Concepts

(between Mattapan Square & Mattapan Community Health Center)

- Replace angle parking with parallel (7 ft)
- Add bike lanes
- Wide sidewalk with landscaping / amenities



18' 7' 5' 10' 10' 10' 10' 10' 10' 10' 10' 5' 7' 18'

130'



Blue Hill Ave / Cummins Hwy Priority Streets

On-Street Parking

Each angled parking space requires:

- About 9' along curb
- About 20' from curb to adjacent travel lane
- Allows more spaces along same length of curb compared to parallel, but requires wider roadway and more dangerous



2:1

Each parallel parking space requires:

- About 20' along curb
- About 7' from curb to adjacent travel lane
- Allows wider sidewalks, bike lanes, or other street uses



Blue Hill Ave / Cummins Hwy

Example Bicycle Accommodations



Bike Lanes



Shared Lane Markings (“sharrows”)



On-street Bike Corrals

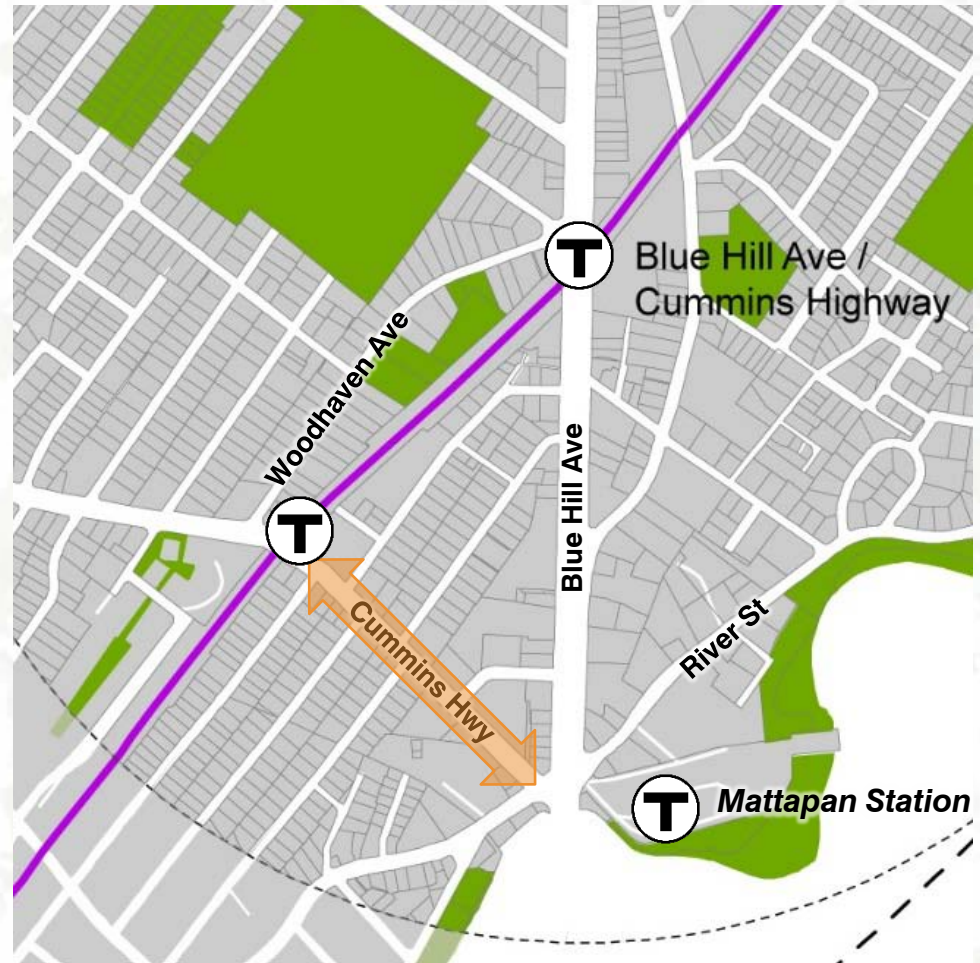


Bike Racks



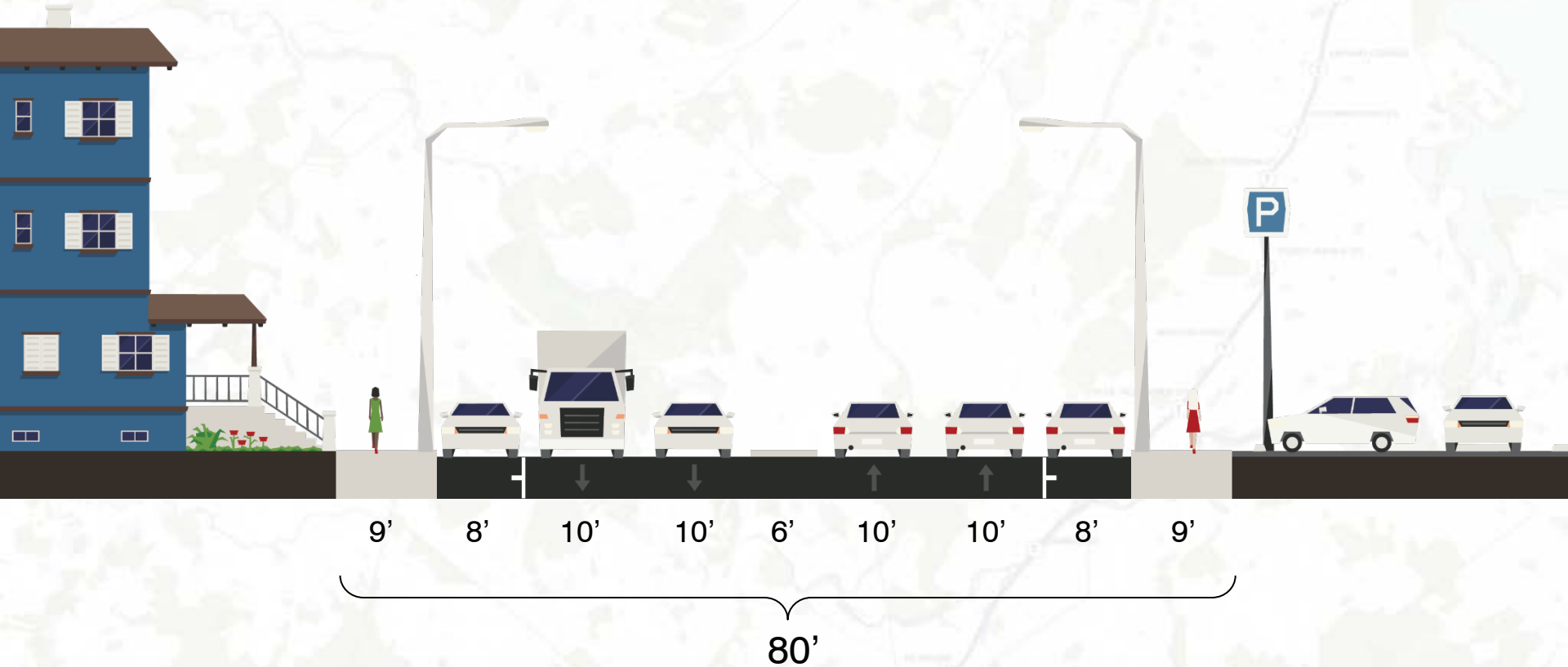
Blue Hill Ave / Cummins Hwy Priority Streets

- Blue Hill Avenue
- **Cummins Highway**
- River Street



Blue Hill Ave / Cummins Hwy Priority Streets

Cummins Hwy – Typical Existing Cross-Section



Blue Hill Ave / Cummins Hwy Priority Streets

Cummins Hwy

Distance between pedestrian crossings (approx. 60' crossings)



Blue Hill Ave / Cummins Hwy Priority Streets

Cummins Hwy / Woodhaven St



Consolidate bus stops?

Manage curb cuts for future development to improve ped environment

Proposed Station Entrance

Cote Ford Redevelopment

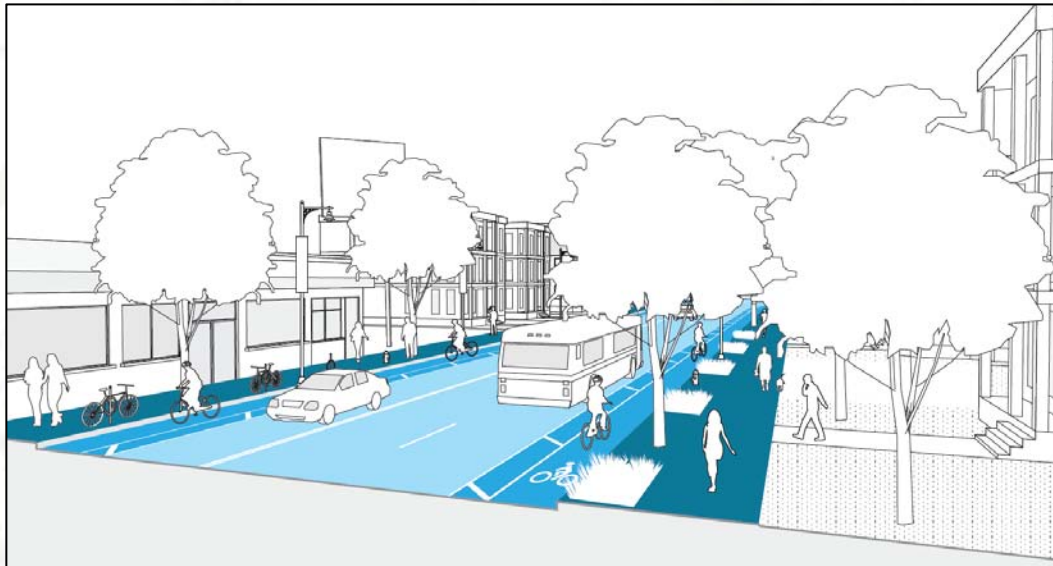
Median provides refuge for unsignalized crossing



Blue Hill Ave / Cummins Hwy Priority Streets

Cummins Hwy – Complete Streets typology

Neighborhood Connector



Source: *Boston Complete Streets Guide*

- Through streets that provide continuous walking and bicycle routes, & accommodate bus routes
- Needs of people passing through must be balanced with needs of those living along street
- Design should consider efficient movement of vehicles & transit; comfortable bike facilities & wide sidewalks; safe intersection crossings.

Blue Hill Ave / Cummins Hwy Priority Streets

Cummins Highway – Community Priorities and Goals

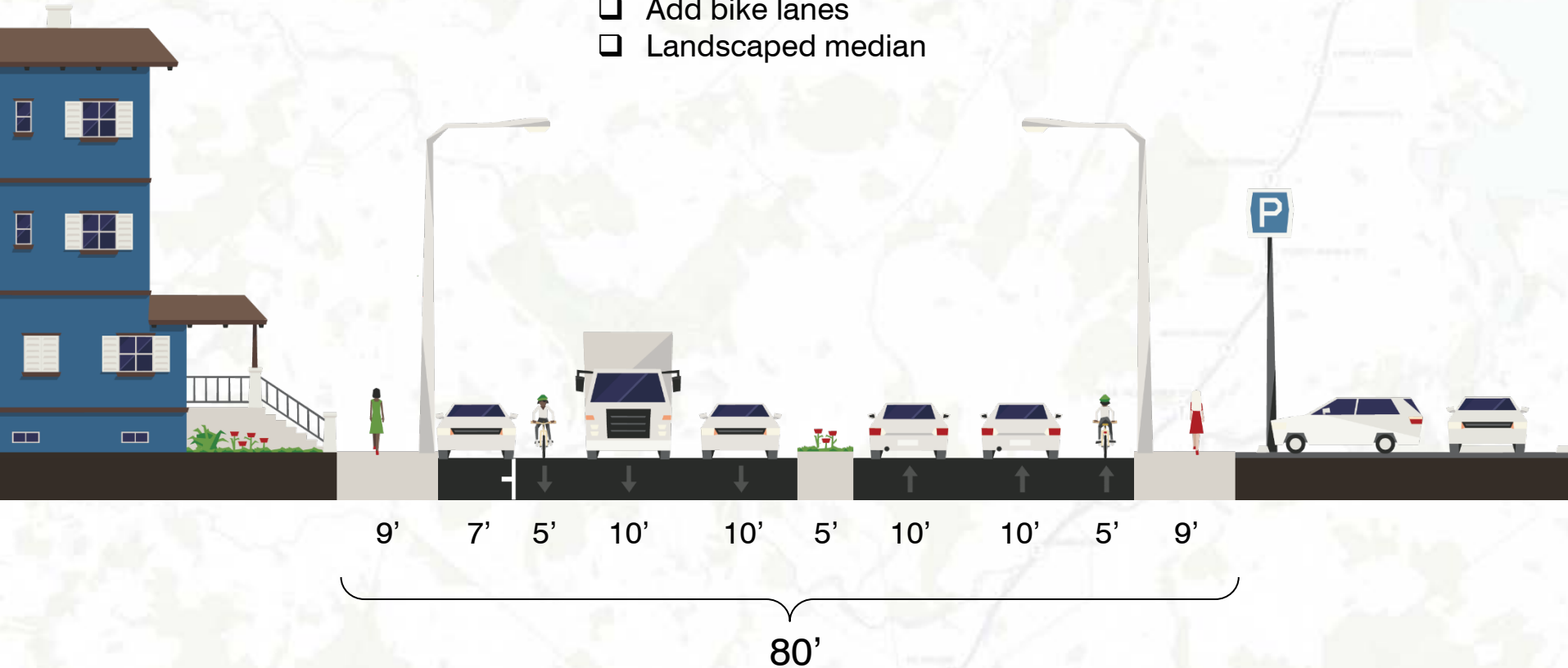
- Improve pedestrian connection between Mattapan Square and Station Entry
- Improve pedestrian safety – sidewalk width, curb cuts, crossings
- Visually reduce roadway width
- Improve bicycle connections and safety
- Improve potential for pick-up/drop-off at Station Entry



Blue Hill Ave / Cummins Hwy Priority Streets

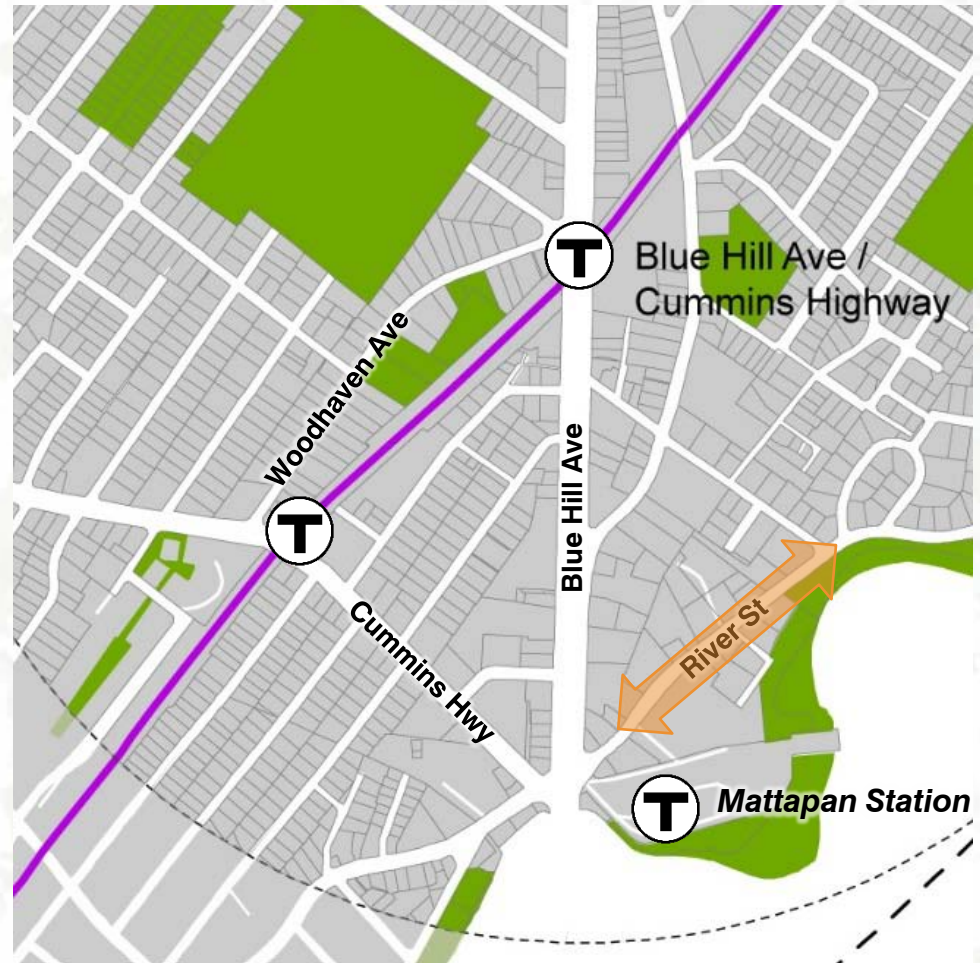
Cummins Hwy – Example Cross-Section Concepts

- Remove parking one side
- Add bike lanes
- Landscaped median



Blue Hill Ave / Cummins Hwy Focus Streets

- Blue Hill Avenue
- Cummins Highway
- **River Street**



Blue Hill Ave / Cummins Hwy Priority Streets

River St – connections east to Gladeside Ave and Ryan Park

Neponset River Corridor
on-street connection

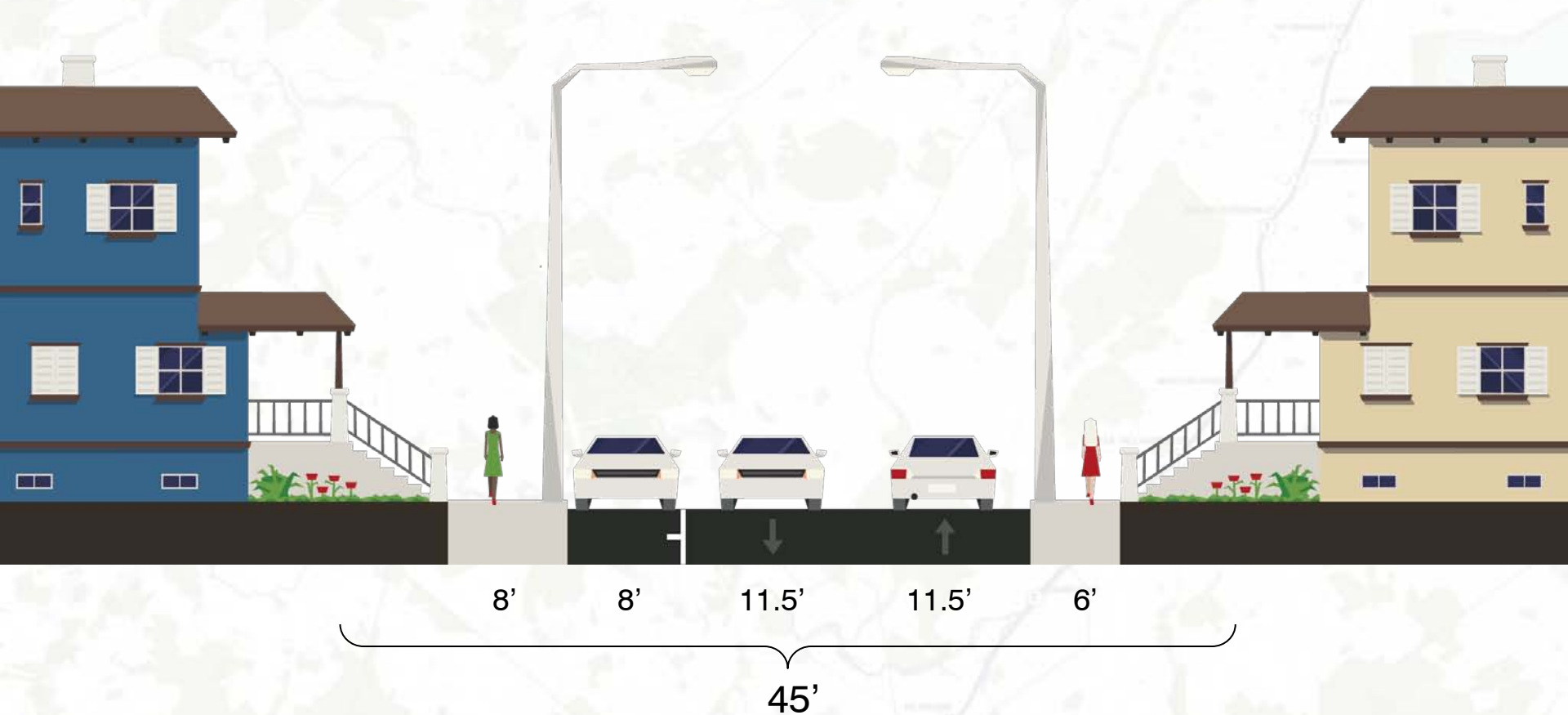


Improve pedestrian
environment along River St



Blue Hill Ave / Cummins Hwy Priority Streets

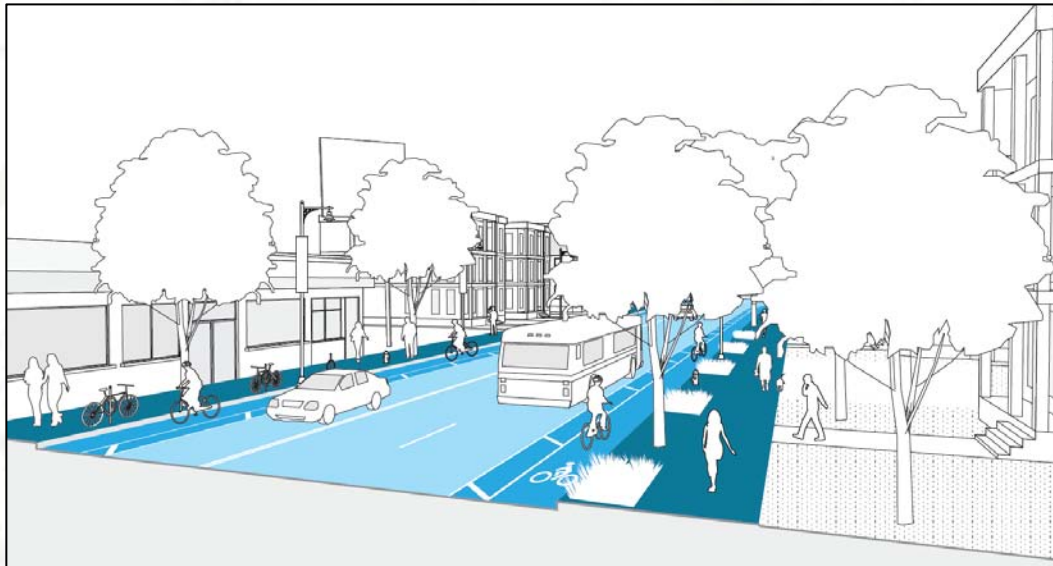
River St – Typical Existing Cross Section



Blue Hill Ave / Cummins Hwy Priority Streets

River St – Complete Streets typology

Neighborhood Connector



Source: *Boston Complete Streets Guide*

- Through streets that provide continuous walking and bicycle routes, & accommodate bus routes
- Needs of people passing through must be balanced with needs of those living along street
- Design should consider efficient movement of vehicles & transit; comfortable bike facilities & wide sidewalks; safe intersection crossings.

Blue Hill Ave / Cummins Hwy Priority Streets

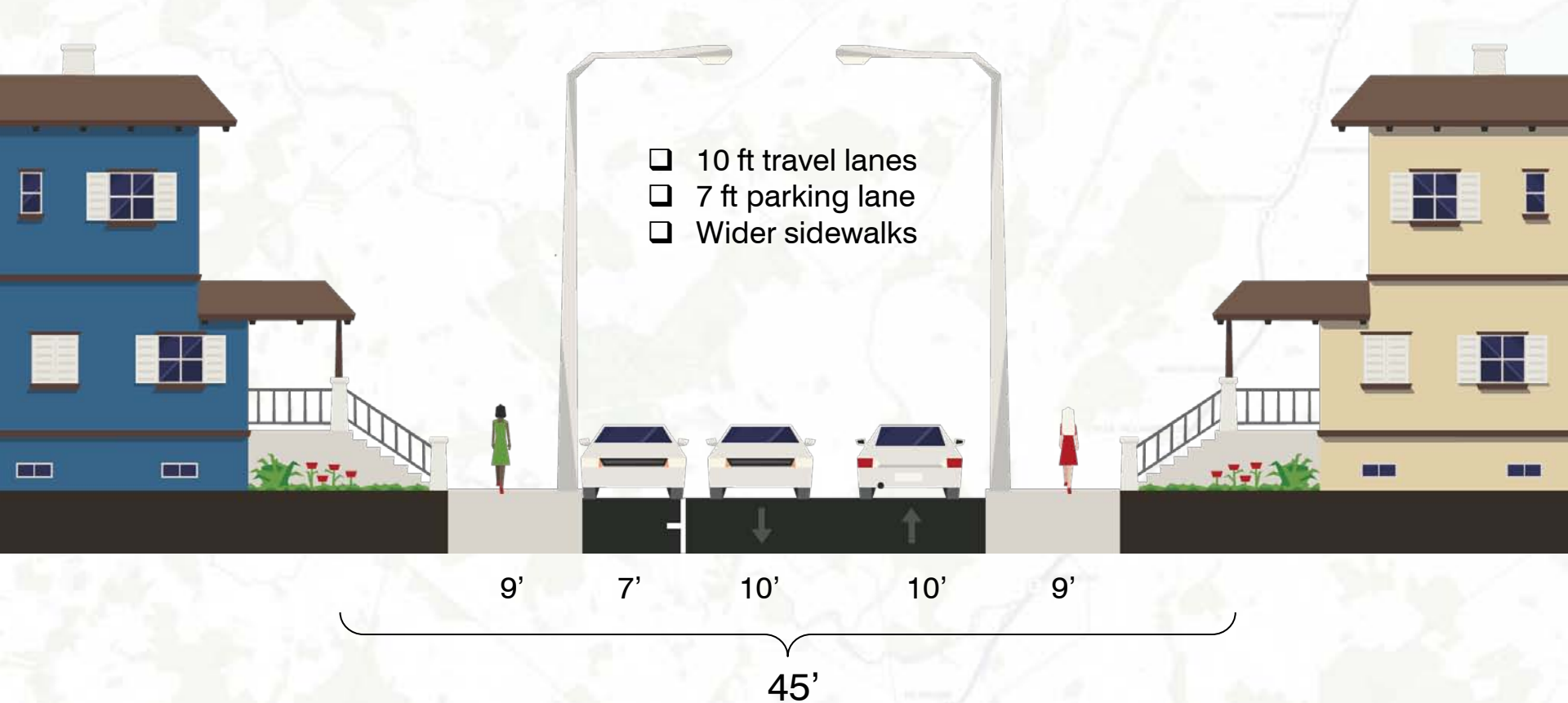
River Street – Community Priorities and Goals

- Enhance connections to Neponset River
- Reinforce connections to Ryan Park
- Improve pedestrian safety – increase sidewalk width, add crossings
- Improve bicycle safety



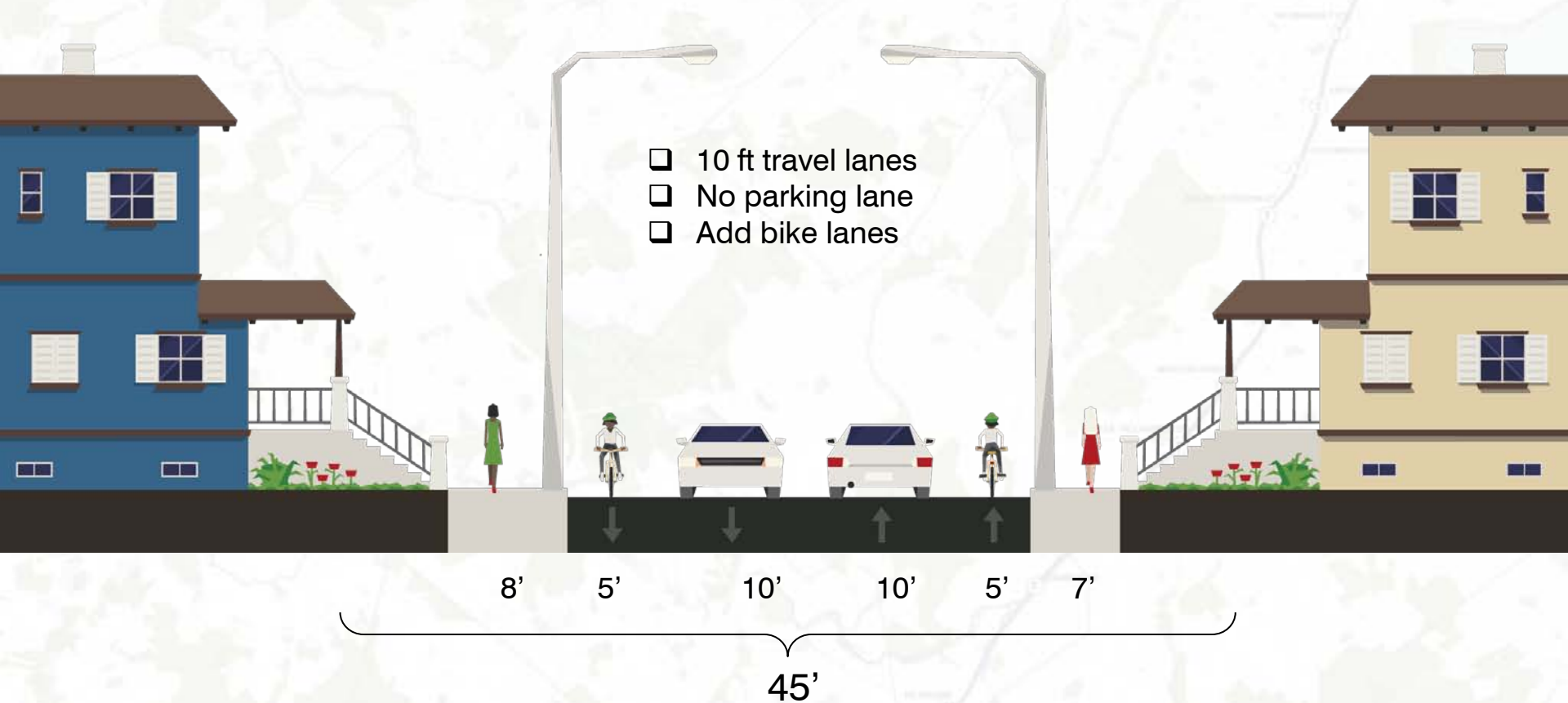
Blue Hill Ave / Cummins Hwy Priority Streets

River St – Potential Cross Section Concepts



Blue Hill Ave / Cummins Hwy Priority Streets

River St – Potential Cross Section Concepts



Discussion (7:30pm 30min)



Next Steps (8:00pm)

WAG Meeting

March Meeting

Tuesday 3/18 6:00pm

Development Scenarios



Next Steps (8:00pm)

Proposed WAG Meeting Schedule/Topics:

February

First Draft to Public Realm Improvements
Discussion

March

First Draft to Key Sites
Urban Design and Zoning Implications

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

**BLUE HILL /
CUMMINS HWY**
STATION AREA

Blue Hill Ave / Cummins Hwy Working Advisory Group (WAG) Meeting #5

Tuesday, February 25, 2013
6:00 – 8:00 PM
Mattapan Health Center

Prepared by:

The Cecil Group Team

The Cecil Group
HDR Engineering, Inc.
Byrne McKinney & Associates, Inc.
McMahon Associates
Bioengineering
SAS Design, Inc.
Shook Kelley

