



Fairmount Indigo Planning Initiative



Blue Hill Ave / Cummins Hwy Working Advisory Group (WAG) Meeting #7

Tuesday, April 29, 2014
 6:00 – 8:00 PM
 Mattapan Health Center

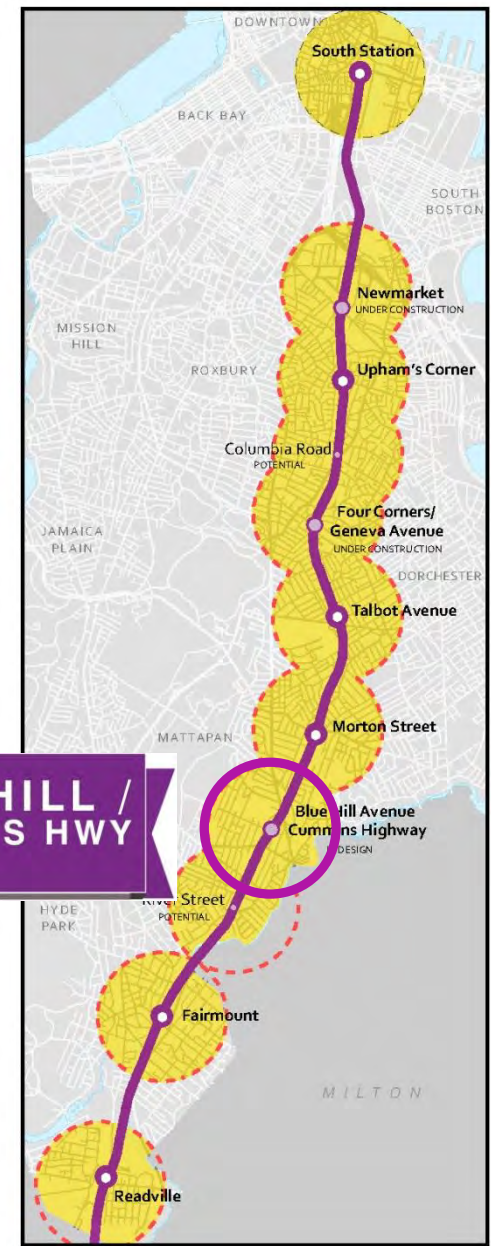
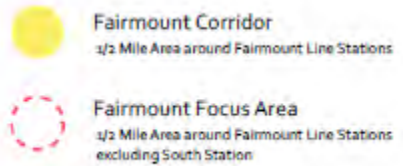
Prepared by:
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 The Cecil Group
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 McMahon Associates
 Bioengineering
 SAS Design, Inc.
 Shook Kelley



AGENDA

1. Welcome and Introductions (6:00pm)
2. Revisit Public Realm Discussion (6:15pm)
3. Revisit Economic Development Discussion (7:00pm)
4. Urban Design and Zoning (7:30pm)
5. Review Plan Components (7:45pm)
6. Next Steps (8:00pm)

**BLUE HILL /
CUMMINS HWY**
STATION AREA



WELCOME AND INTRODUCTIONS



Revisit Public Realm Discussion

1. Mattapan Square Intersection
2. Blue Hill Avenue
3. Circulation Improvements
4. Parking Management
5. Station Entry Improvements



Revisit Public Realm Discussion

Mattapan Square Intersection

Blue Hill Avenue, Cummins Highway and River Street



Blue Hill Ave / Cummins Hwy Focus Streets

Mattapan Square Circulation Improvements: SHORT-TERM

Add missing tactile strips at pedestrian curb ramps

Add pedestrian countdown displays and accessible pushbuttons

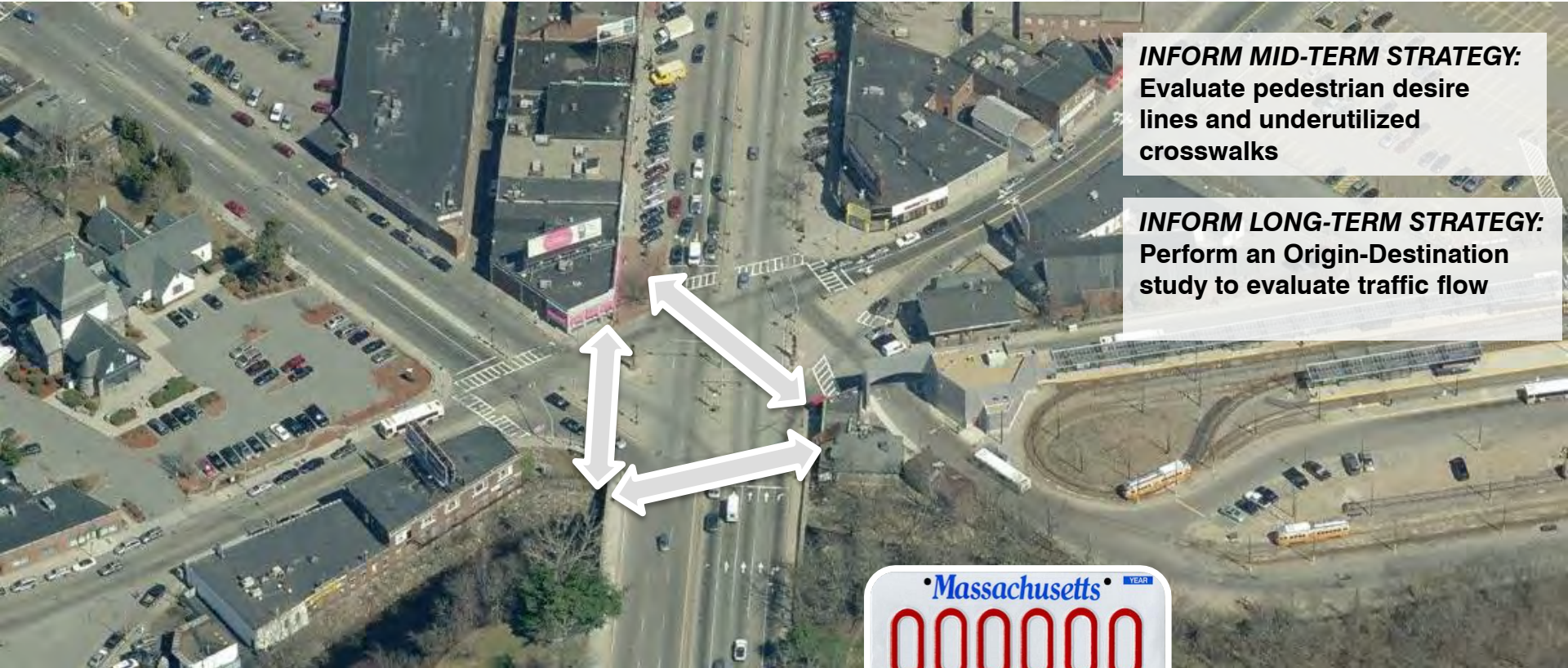
Evaluate traffic signal timing adjustments to reduce congestion and improve pedestrian safety

Add crosswalk between traffic splitter islands



Blue Hill Ave / Cummins Hwy Focus Streets

Mattapan Square Circulation Improvements: SHORT-TERM



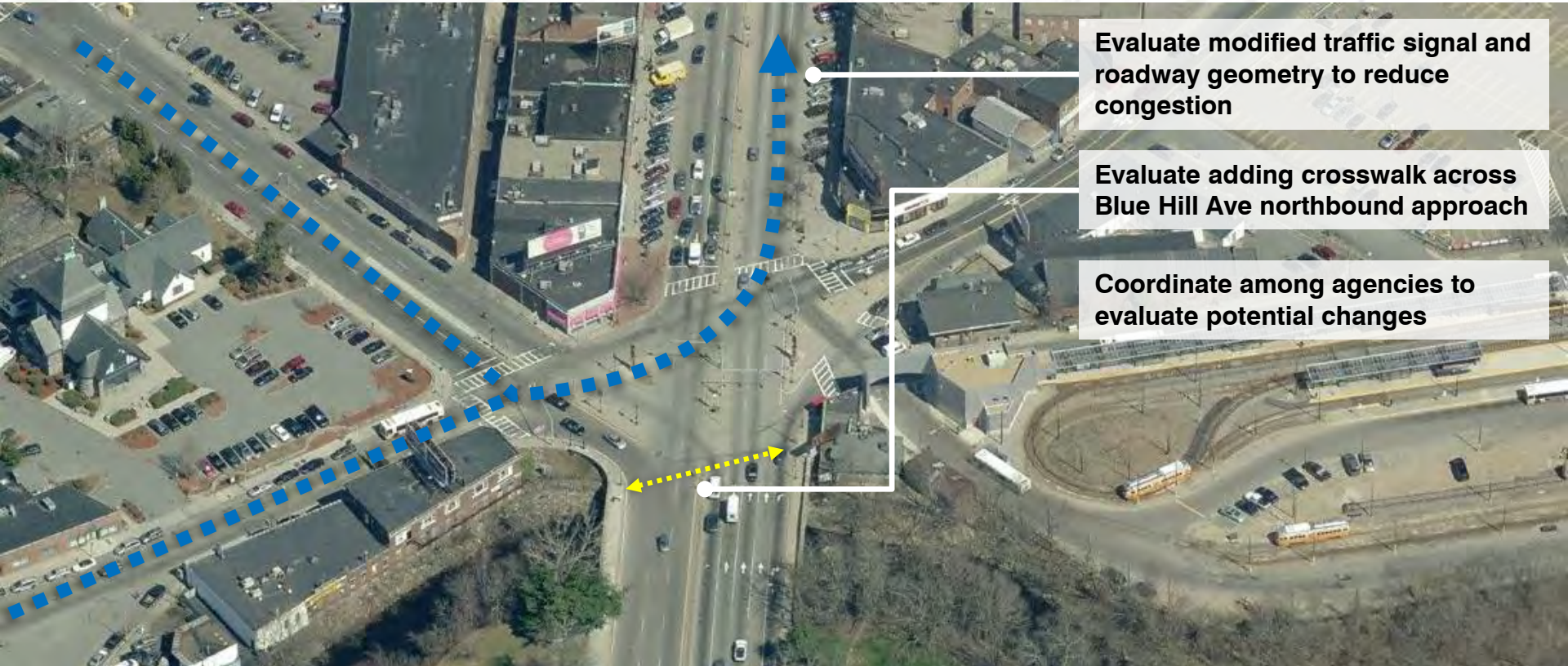
INFORM MID-TERM STRATEGY:
Evaluate pedestrian desire lines and underutilized crosswalks

INFORM LONG-TERM STRATEGY:
Perform an Origin-Destination study to evaluate traffic flow



Blue Hill Ave / Cummins Hwy Focus Streets

Mattapan Square Circulation Improvements: MID-TERM



Evaluate modified traffic signal and roadway geometry to reduce congestion

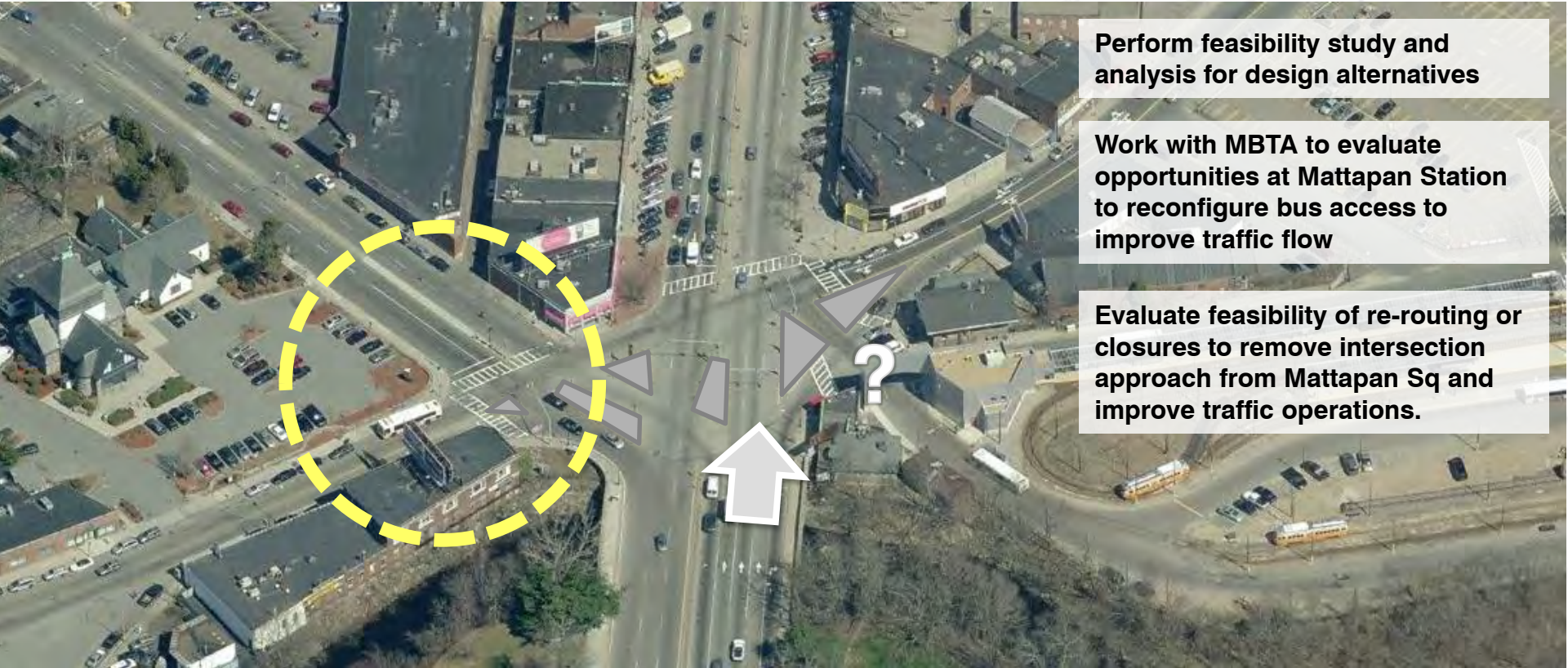
Evaluate adding crosswalk across Blue Hill Ave northbound approach

Coordinate among agencies to evaluate potential changes



Blue Hill Ave / Cummins Hwy Focus Streets

Mattapan Square Circulation Improvements: LONG-TERM



Perform feasibility study and analysis for design alternatives

Work with MBTA to evaluate opportunities at Mattapan Station to reconfigure bus access to improve traffic flow

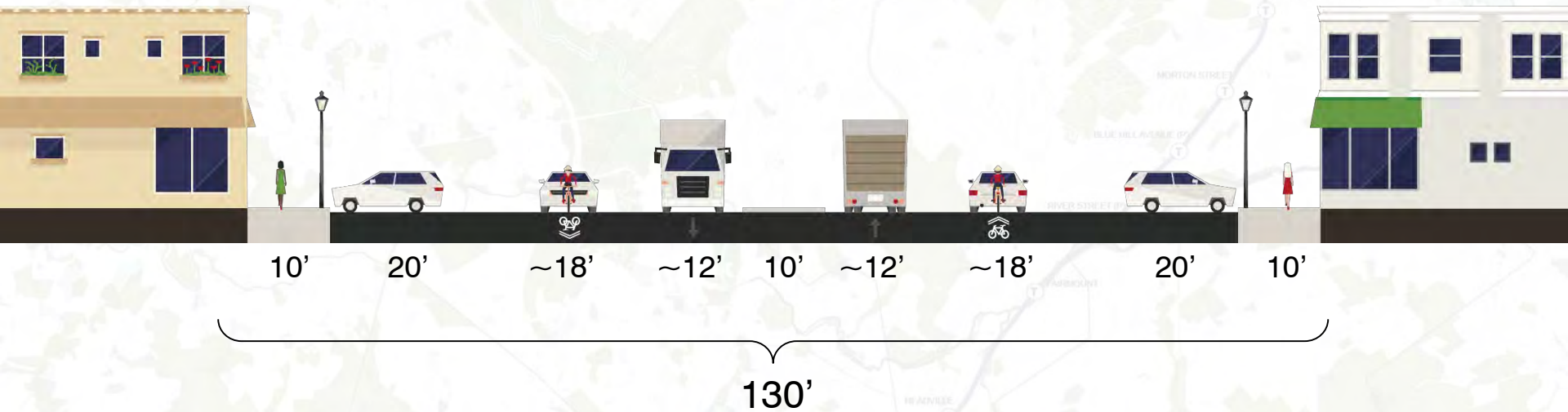
Evaluate feasibility of re-routing or closures to remove intersection approach from Mattapan Sq and improve traffic operations.



Blue Hill Ave / Cummins Hwy Focus Streets

Blue Hill Ave – Typical Existing Cross-Section

(between Mattapan Square & Mattapan Community Health Center)

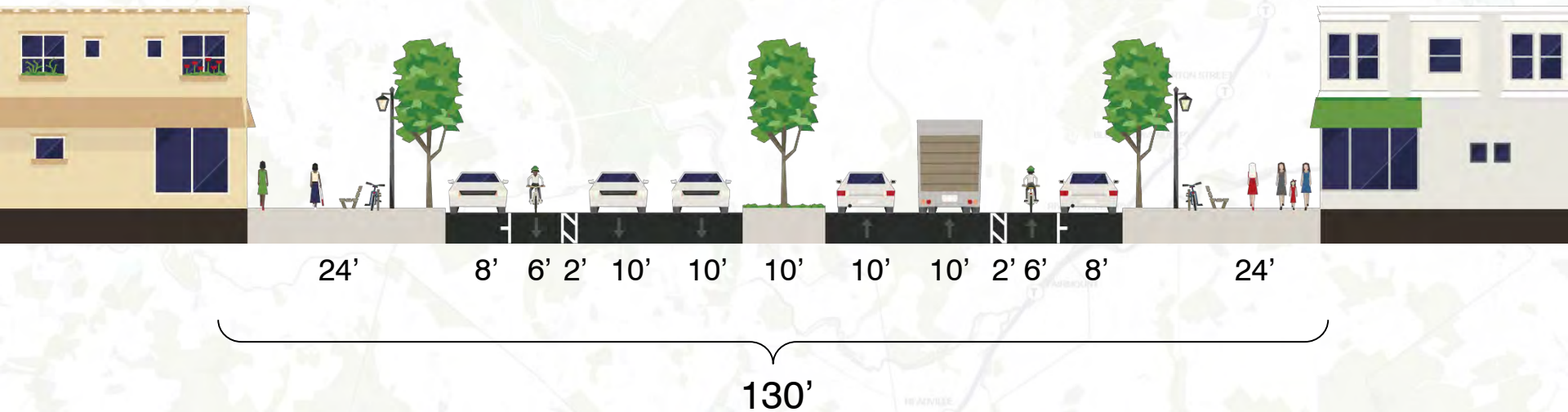


Blue Hill Ave / Cummins Hwy Focus Streets

Blue Hill Ave – Example Cross-Section Concepts

(between Mattapan Square & Mattapan Community Health Center)

- ❑ Widen sidewalks and expand furnishing zone
- ❑ Add protected bike lanes
- ❑ Reduce travel lane width
- ❑ Change to parallel parking
- ❑ Add and expand landscaping



Blue Hill Ave / Cummins Hwy Focus Streets

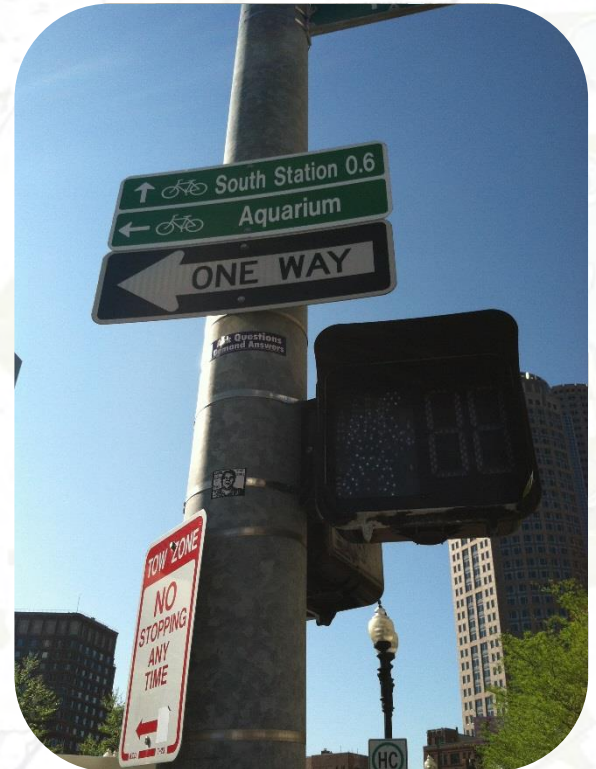
Circulation Improvements

1. Develop clear parking wayfinding and hierarchy
 - *Customer parking*
 - *Employee parking*
 - *Enhance as a “park once” district*
2. Support and assist retail and service uses
 - *Pedestrian environment/crossings*
 - *Landscape and street trees*
 - *Manage traffic flow*
3. Create consistent feel of vibrant and active center at Mattapan Square
 - *Pedestrian environment/crossings*
 - *Landscape and street trees*
 - *Manage traffic flow*
4. Reinforce visual queues that Blue Hill Avenue/Cummins Highway are walkable, bike-friendly places
5. Consider shared parking for events or other off-hours uses
6. Provide resident parking



Blue Hill Ave / Cummins Hwy Focus Streets






Parking Management – WAYFINDING

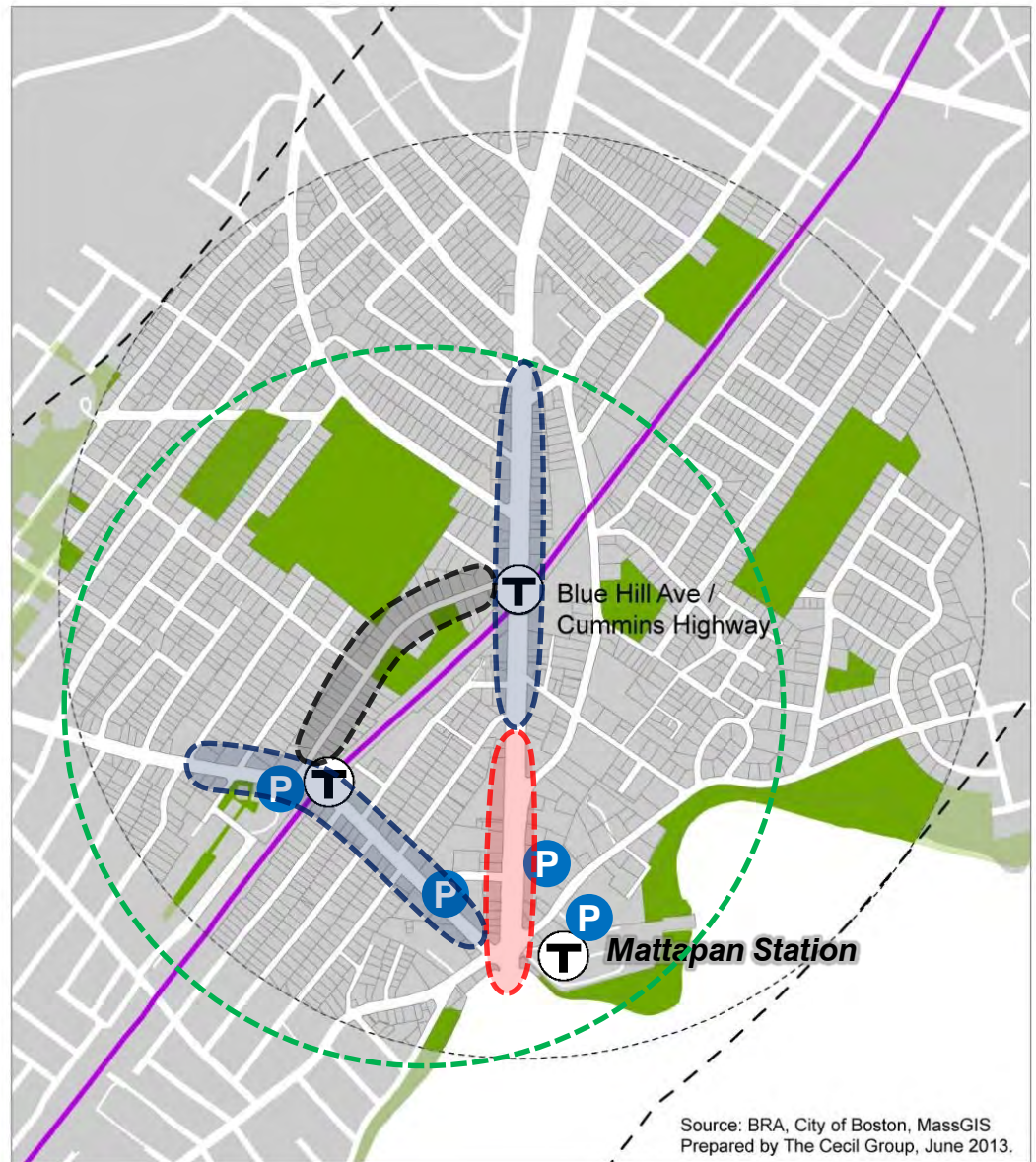


Blue Hill Ave / Cummins Hwy Focus Streets

Parking Management

Potential Parking Zones

-  2 hour limit (metered)
-  2 hour limit
-  Coordinated with abutters to determine:
 - Unregulated
 - Residential permit
 - 2 hour limit daytime
-  Resident parking permit area
-  Long-term parking (public lots) priced to encourage:
 - All day parking for employees
 - Parking over 2 hours



Blue Hill Ave / Cummins Hwy Station Entry Basic Needs

Cummins Hwy / Woodhaven St – PEDESTRIAN CIRCULATION

Consider sidewalk curb extensions to shorten crossing and enhance pedestrian visibility

Redevelopment should consider mobility hub and enhanced bus/rail access

Enhance pedestrian access and crossings

Potential pick-up and drop-off area



Blue Hill Ave / Cummins Hwy Station Entry Basic Needs

Blue Hill Ave / Woodhaven Ave



Consider sidewalk curb extensions to shorten crossing and enhance pedestrian visibility.

Consider mid-block crossing near entry

Proposed Station Entrance

Widen sidewalk in coordination with bus stop and station entrance to accommodate pedestrian volume.

Source: Boston Transportation Department (2008)



Revisit Economic Development Discussion

1. Focus on and pursue community supported redevelopment of Cote Ford
2. Strengthen Mattapan Square Main Streets District
 - Not development-centric approach
 - Better utilization of existing space – preserve, protect and enhance retail street frontage
 - Don't tear down existing space of value
 - Parking utilization study for Mattapan Square
3. Programs for improved storefronts, improved parking, and improved pedestrian access
4. Revisit development and commercial district benefit at Oriental Theatre Site



Development Scenarios and Feasibility

Revisit Key Site 2: Oriental Theatre

	Address	Owner	Land (SF)	Bldg (GSF)
1	Fairway Street	City of Boston	14,956	0
2	1595 Blue Hill Avenue	Fifteen-95-1609 Blue Hill Av	61,296	60,968
3	Fairway Street	S-BNK Mattapan Blue LLC	18,093	0
4	1613 Blue Hill Avenue	A Hirsch Realty LLC	6,967	13,400
5	1617 Blue Hill Avenue	S-BNK Mattapan BLE LLC	6,875	12,100
6	1589 Blue Hill Avenue	In Joon Shik TS	7,051	10,574
		TOTAL	115,238	97,042



Development Scenarios and Feasibility Preliminary Fit Studies

Revisit of Key Site – Oriental Theatre

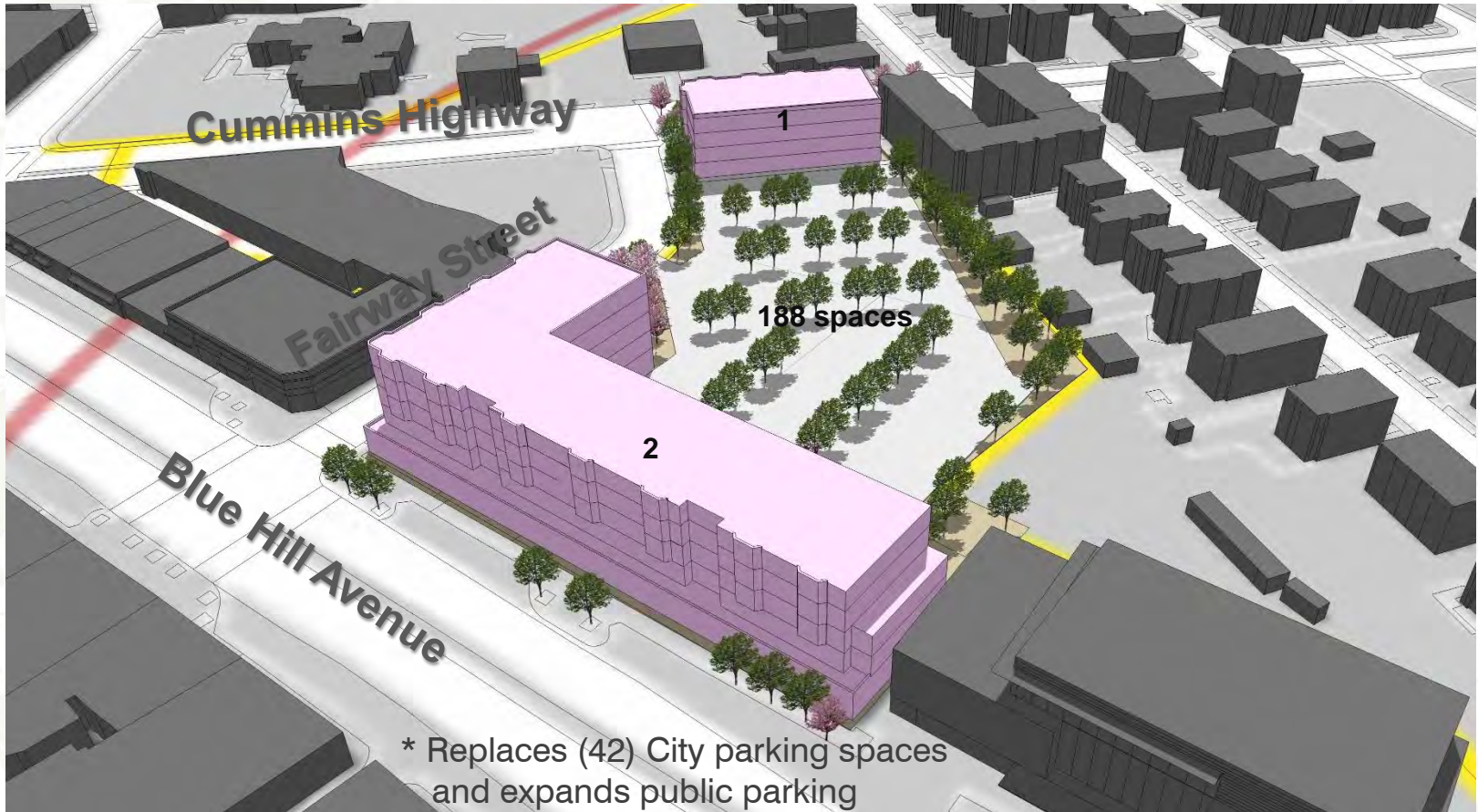
Physical Massing Test



Development Scenarios and Feasibility Preliminary Fit Studies

Revisit of Key Site – Oriental Theatre

Physical Massing Test



* Replaces (42) City parking spaces
and expands public parking



Development Scenarios and Feasibility Preliminary Fit Studies

Revisit of Key Site – Oriental Theatre

Physical Massing Test



Development Scenarios and Feasibility

Preliminary Fit Studies

Revisit of Key Site – Oriental Theatre

- Adds residents to the Main Street district and center of activity
- Maintains ground floor retail activity
- Expands building frontage and activity to Cummins Highway
- Expands central surface parking at center of block for Main Street district
- Maintains 42 City parking spaces

Bldg	Bldg Floor Area (SF)	Bldg Height (Stories; FT)	Bldg Total Area (GSF)	Active Ground Floor (NSF)	Office (NSF)	Other (Educ.) (NSF)	Resident Units	Parking Provided (Spaces)	FAR
1	7,700	4; 47'	30,200	4,900	0	0	24	29	1.23
2	22,000	5; 65'	112,000	19,800	0	0	92	159	1.23
			142,200	24,827	0	0	116	188	1.23



Development Scenarios and Feasibility

Preliminary Fit Studies

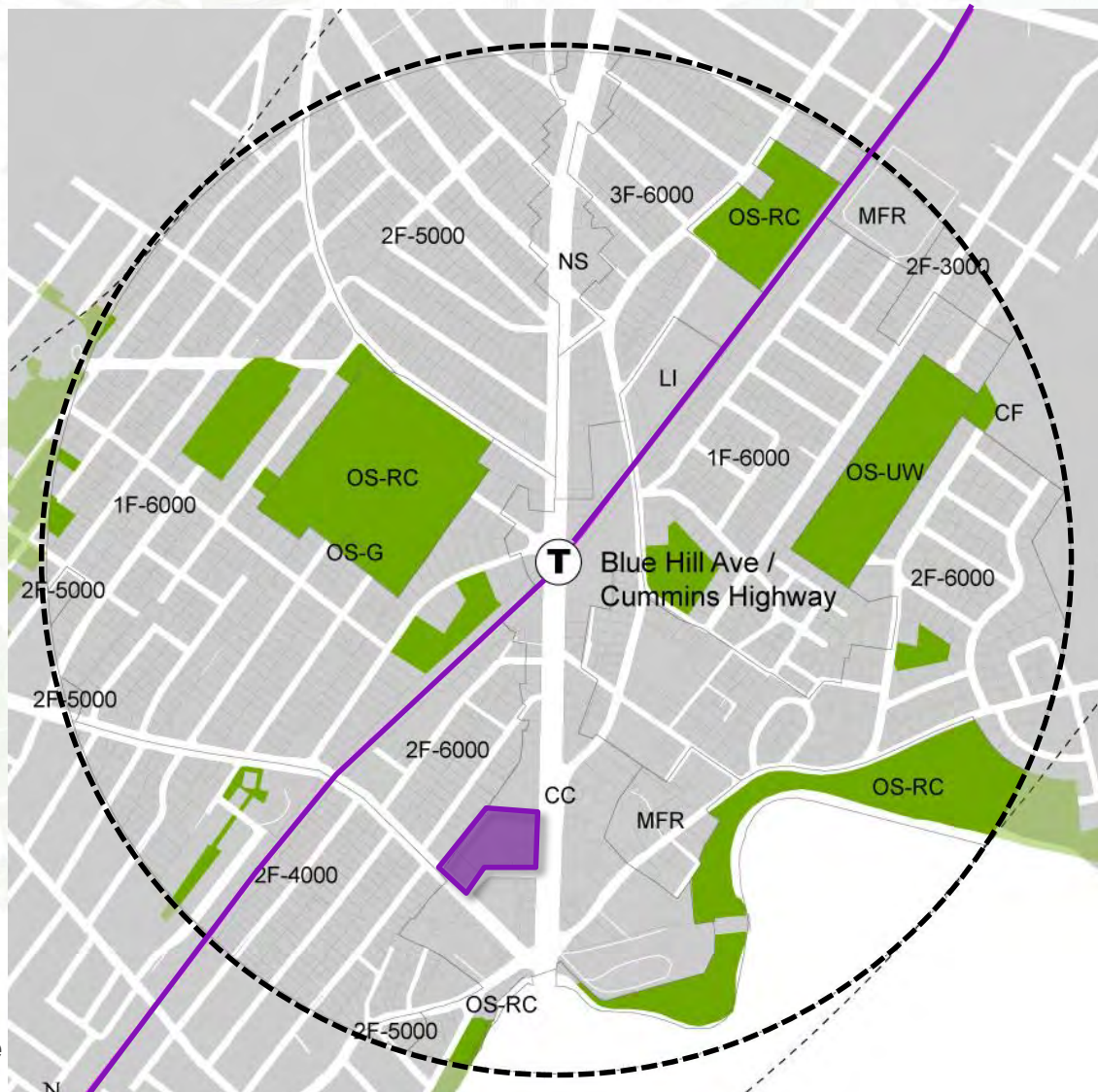
Key Site 3 – Oriental Theatre

Current Zoning

Greater Mattapan

Neighborhood District – Mattapan
Square Community Commercial

- Maximum Floor Area Ratio – **FAR 4.0**
 - Test – **FAR 1.05**
- Maximum Building Height – **55'**
 - Test – **65'**
- Off-Street Parking Required:
 - Residential – 1/dwelling; **Used 1/dwelling**
 - Office/retail – 2/1000
Used 1/1000 retail
- Min. Usable Open Space per Dwelling – 50 sf
- Section 60-34 Residential Incentives – 50% more FAR and **10' height increase**



Development Scenarios and Feasibility Preliminary Fit Studies

Revisit of Key Site – Oriental Theatre

Physical Massing Test – Extra Frontage Redevelopment



* Replaces (42) City parking spaces
and expands public parking



Development Scenarios and Feasibility Preliminary Fit Studies

Revisit of Key Site – Oriental Theatre

Physical Massing Test - Extra Frontage Redevelopment



Development Scenarios and Feasibility Preliminary Fit Studies

Revisit of Key Site – Oriental Theatre

Physical Massing Test - Extra Frontage Redevelopment



Development Scenarios and Feasibility

Preliminary Fit Studies

Revisit of Key Site – Oriental Theatre

- Adds residents to the Main Street district and center of activity
- Maintains ground floor retail activity
- Further expands building frontage and activity to Cummins Highway
- Potential to expand central parking for Main Street district
- Maintains 42 City parking spaces

Bldg	Bldg Floor Area (SF)	Bldg Height (Stories; FT)	Bldg Total Area (GSF)	Active Ground Floor (NSF)	Office (NSF)	Other (Educ.) (NSF)	Resident Units	Parking Provided (Spaces)	FAR
1	7,700	4; 47'	30,200	4,900	0	0	24	20	1.75
2	22,000	5; 65'	112,000	19,800	0	0	92	85	1.75
3	7,700	4; 47'	30,200	4,900	0	0	24	20	-
4	7,700	4; 47'	30,200	4,900	0	0	24	20	-
			202,600	34,500	0	0	164	230	1.75



Development Scenarios and Feasibility

Preliminary Fit Studies

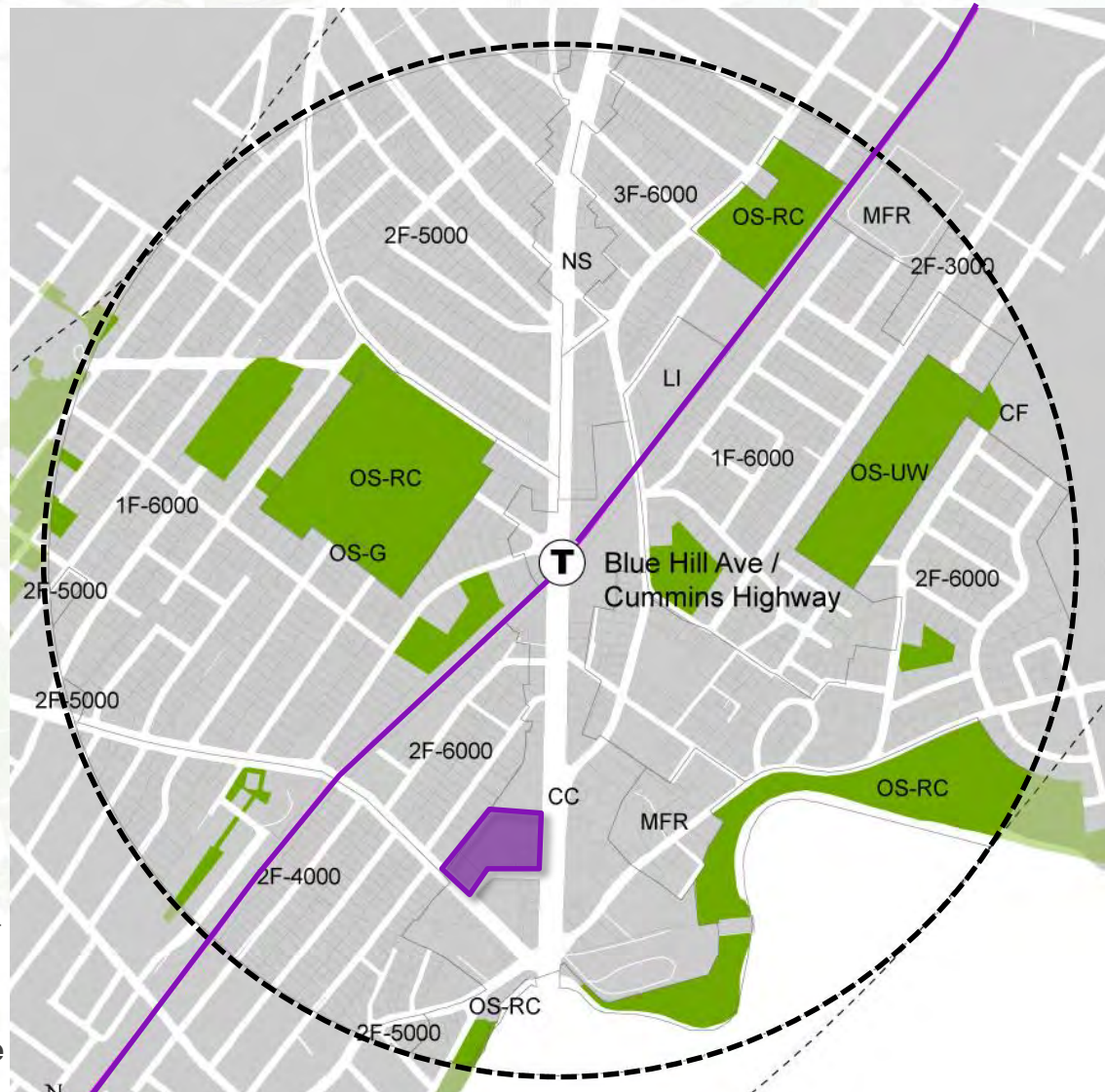
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Urban Design and Zoning

1. Urban Design

- “Look and feel” of Station Area in good shape
- A fix-up - not a redo
- Resolving Mattapan Square parking strategically
- Improving character of streetscape and storefronts

2. Zoning

- Residential incentives in Mattapan Square are in place
- Gateway zoning for Cote Ford in place
- Zoning characteristics consistent with community vision



Review Plan Components

1. Community Vision
2. Prosperity
3. Home
4. Place
5. Getting Around
6. Parks and Public Space
7. Quality of Life
8. Implementation Actions



Review Plan Components

Community Vision

The Blue Hill/Cummins Highway Station Area is a safe and walkable community with high quality residential neighborhoods, a vital commercial and cultural district at Mattapan Square, excellent transit access and affordability.

Goals of the Community Vision:

- Strengthen commercial and cultural activity in Mattapan Square
- Reinforce residential community with safe streets, high quality parks and high quality and affordable housing
- Minimize displacement of current residents and businesses to preserve diversity of the community



Review Plan Components



Review Plan Components



Prosperity

- Leverage Cote Ford and MBTA Parcel as Community Development Catalysts
- Improve utilization of existing space
- Storefront and Small Business Programs
- Training and Education
- Local Wealth Creation



Home

- Maintain Affordability
- Mixed Income and Multi-family Redevelopment near station and Main St.
- Infill Residential to Strengthen Neighborhoods
- Homeownership Programs



Place

- Improve character of Mattapan Square Main St.
- Strengthen gateways at Blue Hill Avenue
- Reinforce Culture and Public Art
- Expand restaurant offerings
- Highlight the Neponset River as an Unique

Placemaking Asset

The Cecil Group Team



Review Plan Components



Getting Around

- Mattapan Square Intersection
- Blue Hill Avenue/Cummins Highway Streetscape
- Residential Connections to Neponset River and Parks
- New Station Entry Improvements for Transfers
- Parking Management in Mattapan Sq.



Parks and Public Space

- Improve Safe Connections to Existing Parks
- Enhance Lighting and Safety at Existing Parks
- Gateway and Connections to the Neponset River
- Expanded Pedestrian Streetscape and Sidewalks



Quality of Life

- Crime and Safety
- Community/Gathering Space
- Expand Cultural Offerings
- Reinforce Community and Family Orientation



NEXT STEPS

1. WAG Meeting

May Meeting

Tentatively –

Thursday May 22nd

6-8pm

2. Community Open House

Tentatively –

Thursday June 12th

5-8pm



Next Steps (8:00pm)

Proposed WAG Meeting Schedule/Topics:

May

Draft Executive Summary

Draft Plan Components

Community Meeting Prep

June

Community Open House/Draft Station Area Plan Release

July

Open House Review

Draft Plan

Next Steps



**BLUE HILL /
CUMMINS HWY**
STATION AREA





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