

Fairmount Indigo Planning Initiative

CAG Meeting #5

Community Forum Prep

Tuesday, November 13, 2012

Mattapan ABCD

Prepared by:

The Cecil Group Team

The Cecil Group

HDR Engineering, Inc.

Byrne McKinney & Associates, Inc.

McMahon Associates

Bioengineering

SAS Design, Inc.

Shook Kelley

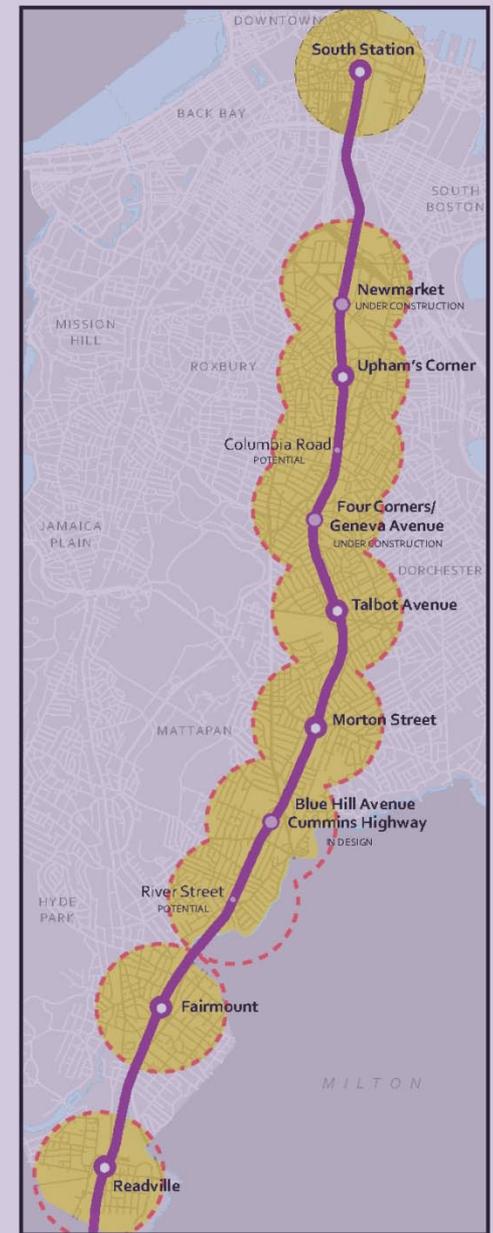


Agenda

1. Overview of Community Forum
2. CAG Member Roles at Forum
3. Virtual Corridor Dorr and CAG Speakers
4. Discussion of Group Discussion Questions
5. Next Steps for CAG and Public Outreach



Fairmount Indigo
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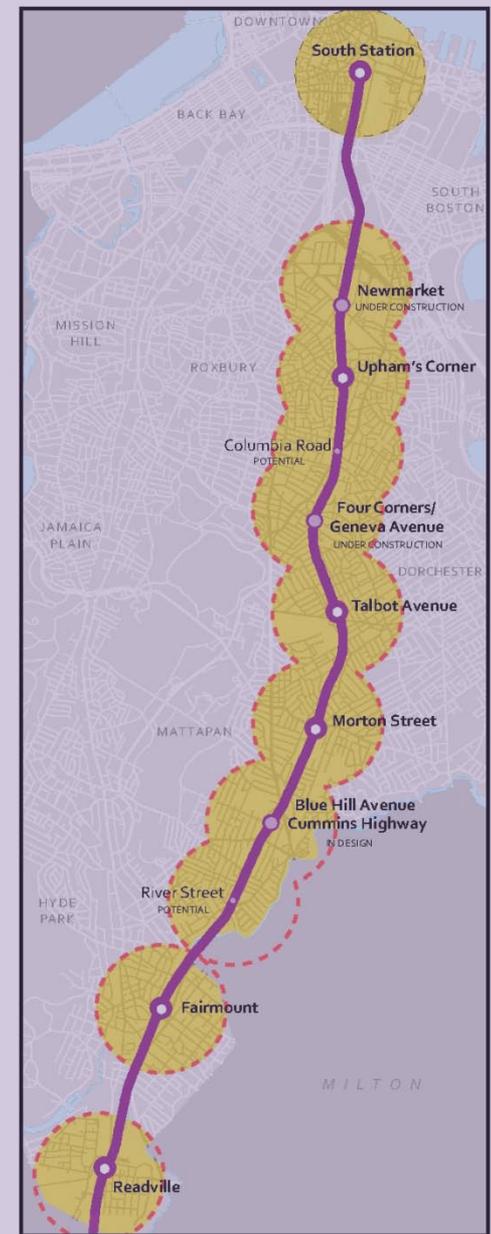
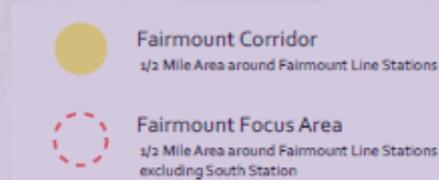


CAG Member Roles at Forum

1. Liaisons to the process
2. Expert listeners for next steps
3. Virtual Corridor Tour speakers
4. (1) CAG member for each discussion group
5. Discussion group spokespersons?



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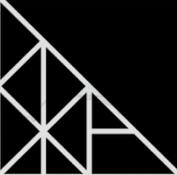
Fairmount Indigo Planning Initiative

Community Forum

“Building New Connections
to *Your* Neighborhood”

Saturday, November 17, 2012
Salvation Army Kroc Center

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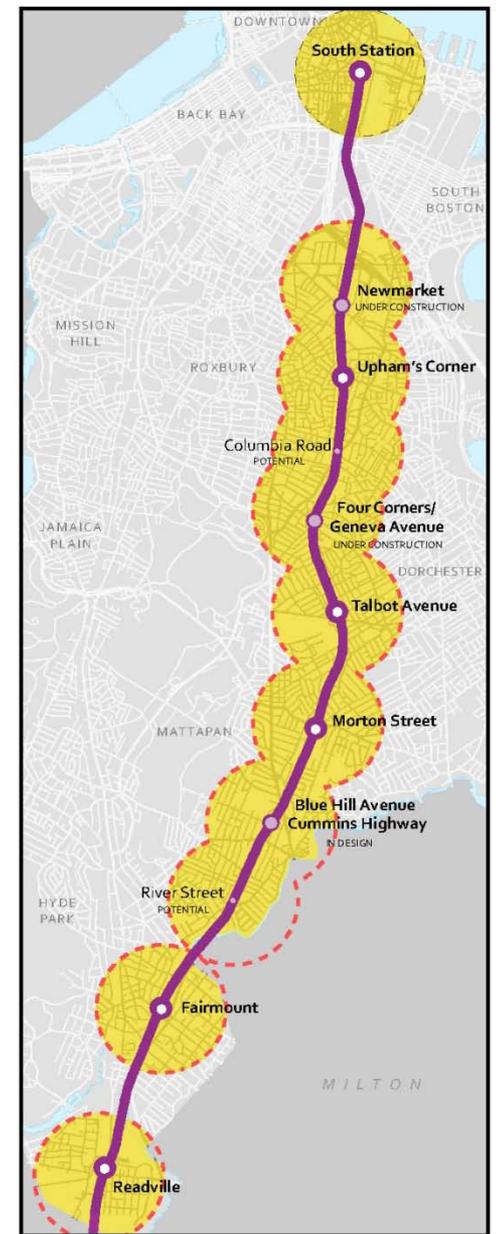
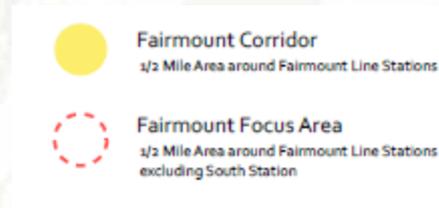
Welcome!

- Kairos Shen, Chief Planner, Boston Redevelopment Authority



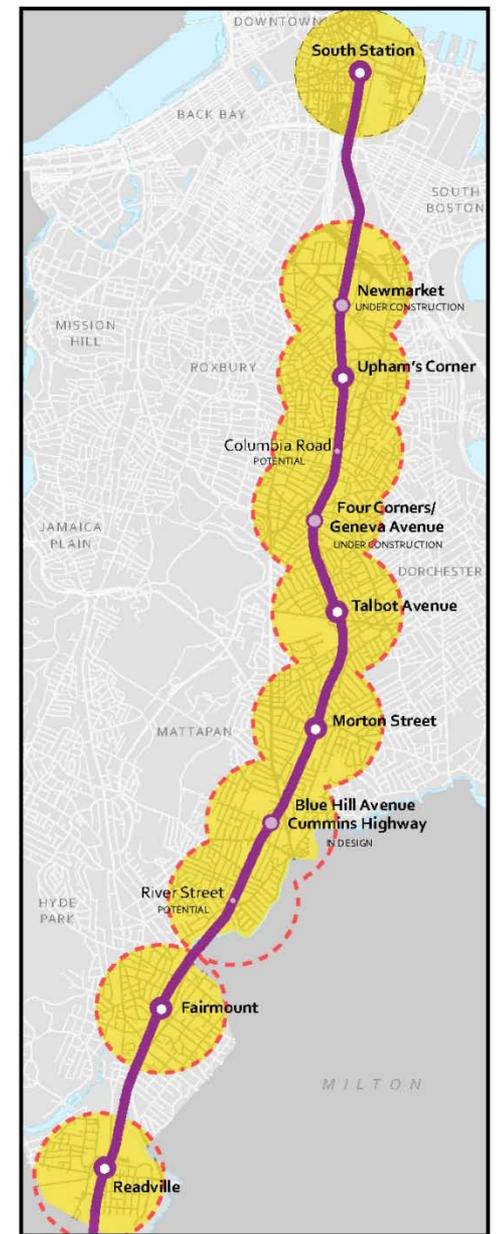
Forum Agenda

1. Planning Study Introduction
2. Fairmount Indigo Corridor Summary
3. Fairmount Corridor Identity
4. Virtual Corridor Tour
5. Break-out Discussion Groups
6. Lunch Break
7. Concluding Presentation



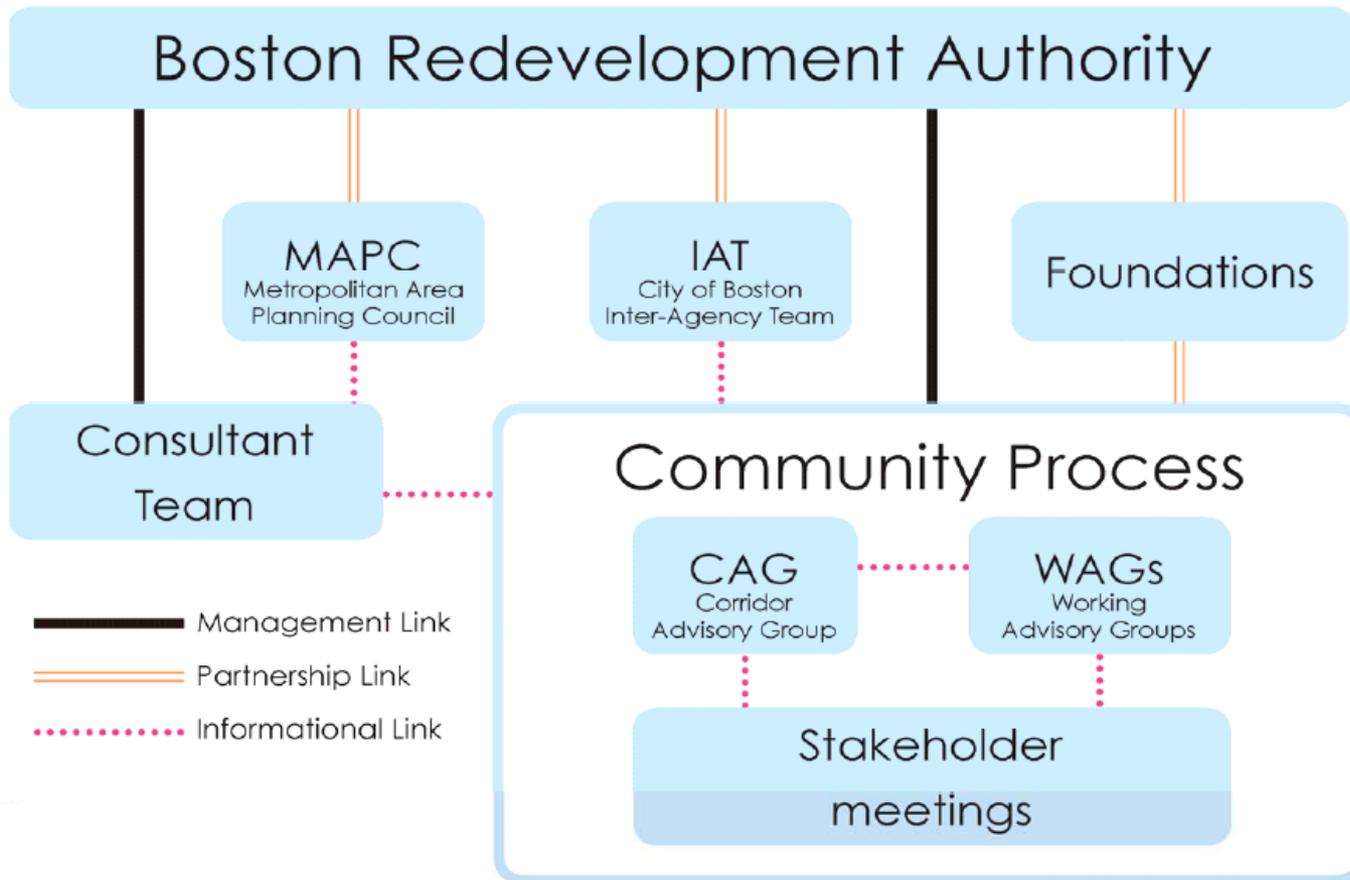
Fairmount Indigo Planning Initiative (FIPI) Objectives:

- 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

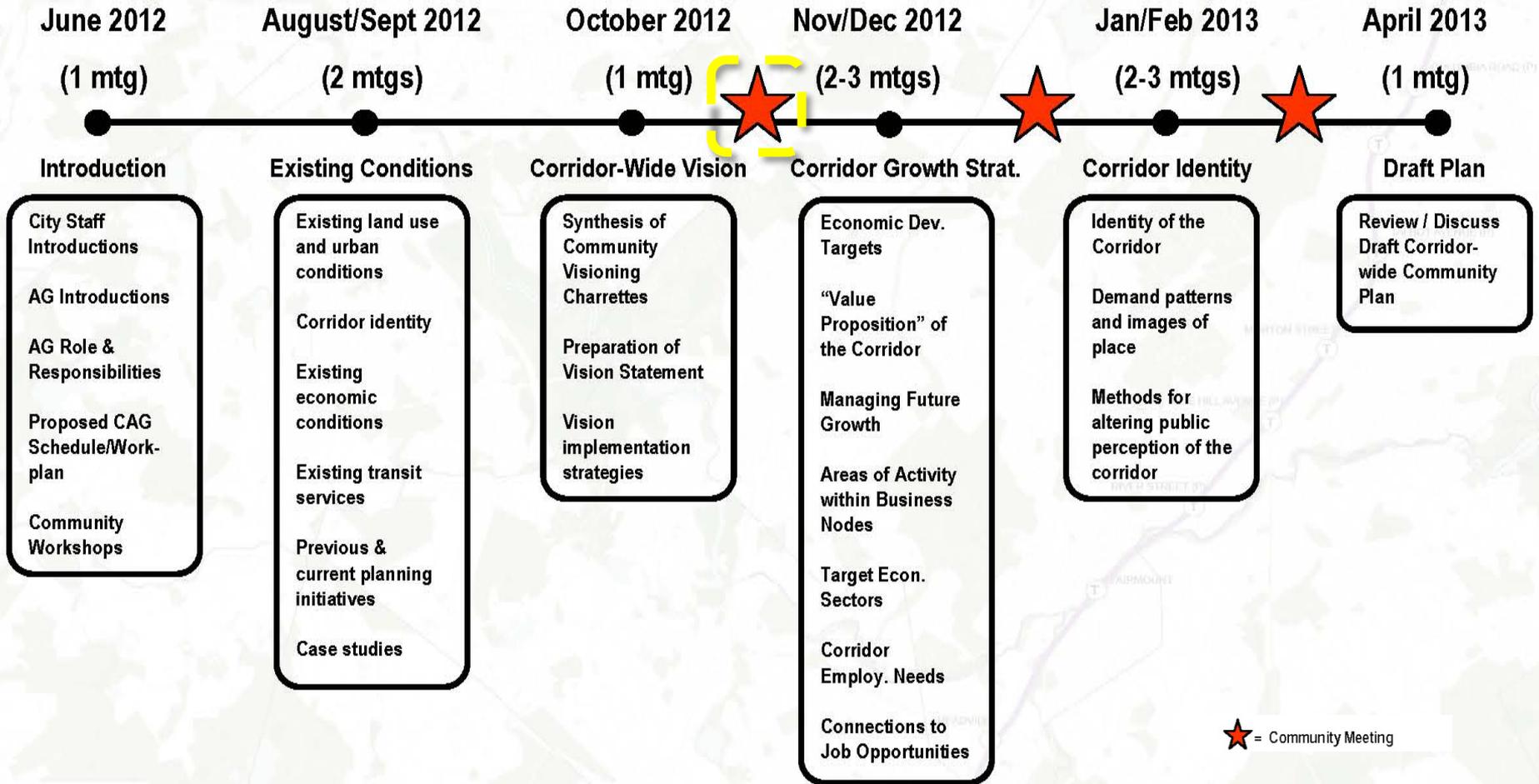


Fairmount Indigo Planning Initiative (FIPI) Organization:

FAIRMOUNT/INDIGO PLANNING INITIATIVE

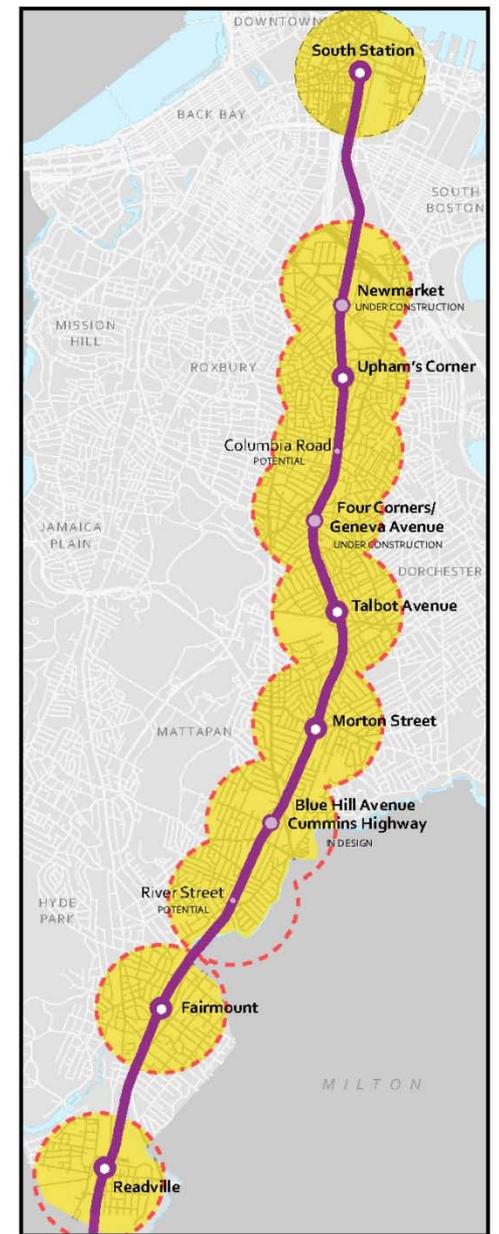


Corridor-wide Advisory Group (CAG) Timeline:



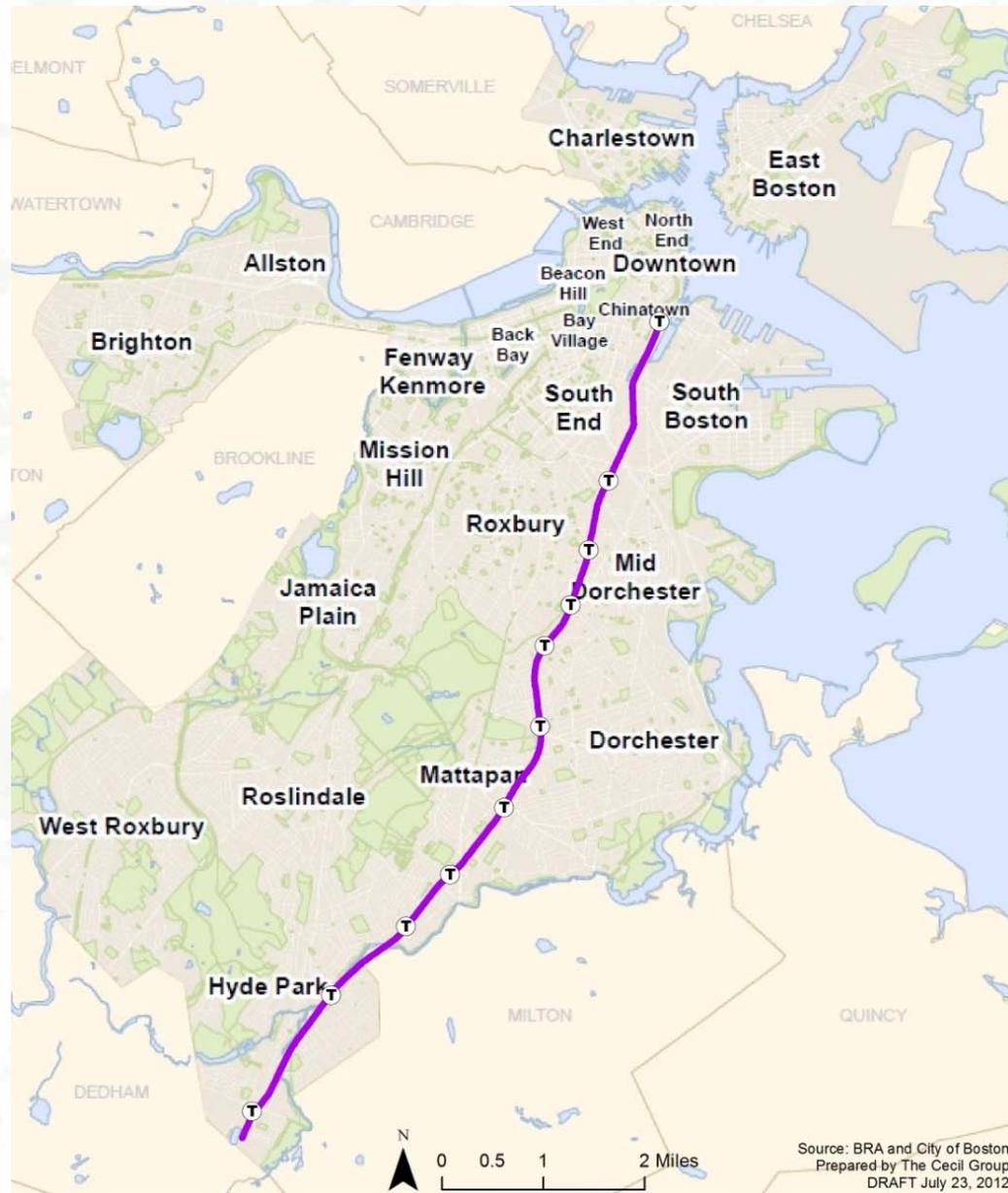
Fairmount Indigo Forum Objectives:

- **Inform the community** of the corridor and the study to **create an understanding** of the geography and character of the places along the corridor
- **Identify** and better **understand** main **issues** and **opportunities** in the corridor
- **Discover shared themes and visions** that emerge for the corridor



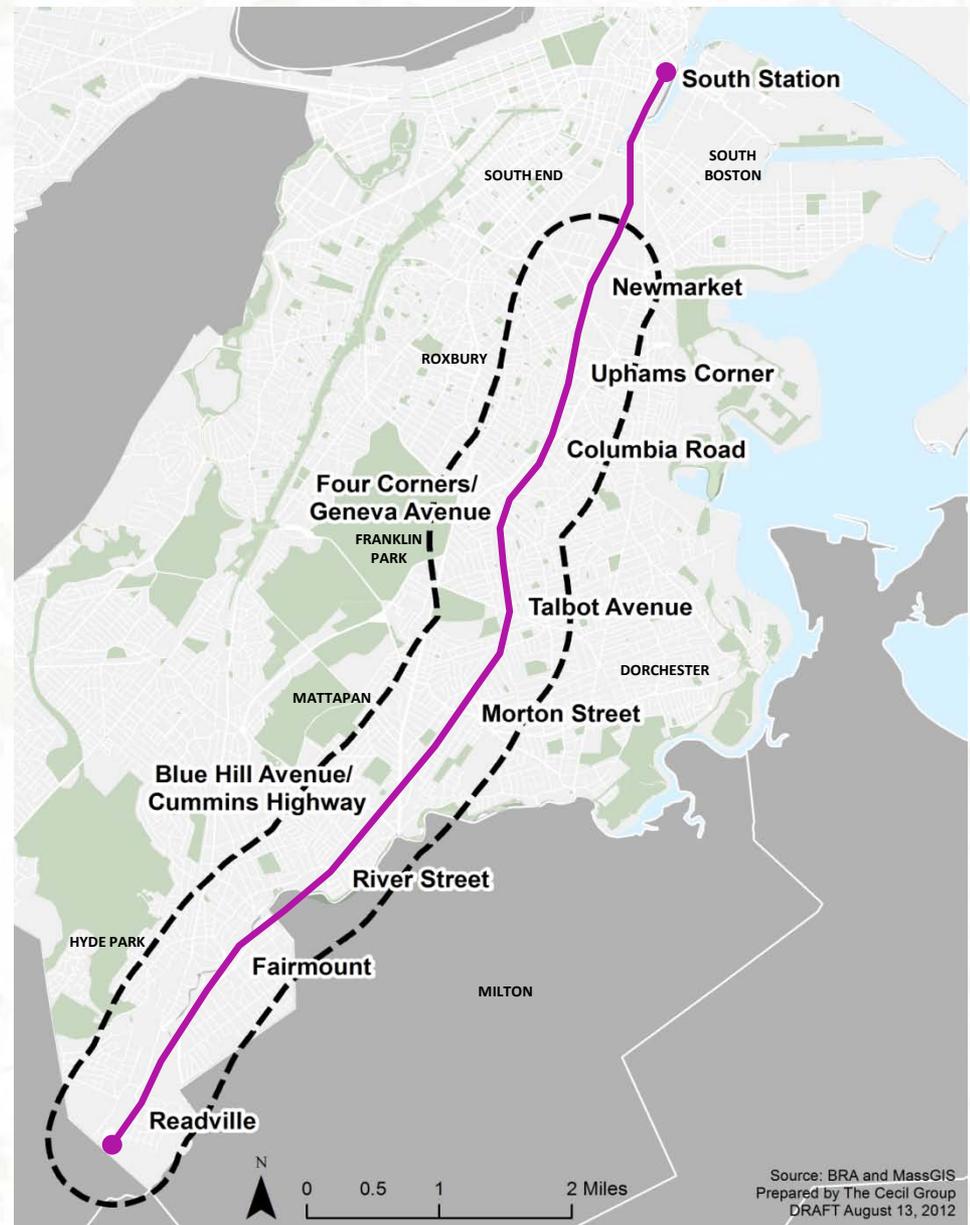
Fairmount Indigo Corridor Geography

- Existing 9-mile MBTA commuter rail
- Within City of Boston limits
- Passes through Roxbury, Dorchester, Mattapan and Hyde Park
- Within ½ mile walking distance of stops between Newmarket and Readville is a population of 122,000 people



Fairmount Indigo Corridor Geography

- Study focusing on the corridor from Newmarket to Readville
- Neighborhoods within walking distance of these (10) existing and proposed stations



Fairmount Indigo Corridor Status

Existing stations (\$37 million):

- Upham's Corner
- Morton Street
- Fairmount
- Readville

Stations in construction (\$139 million):

- Newmarket
- Four Corners/Geneva Avenue
- Talbot Avenue

Station in design:

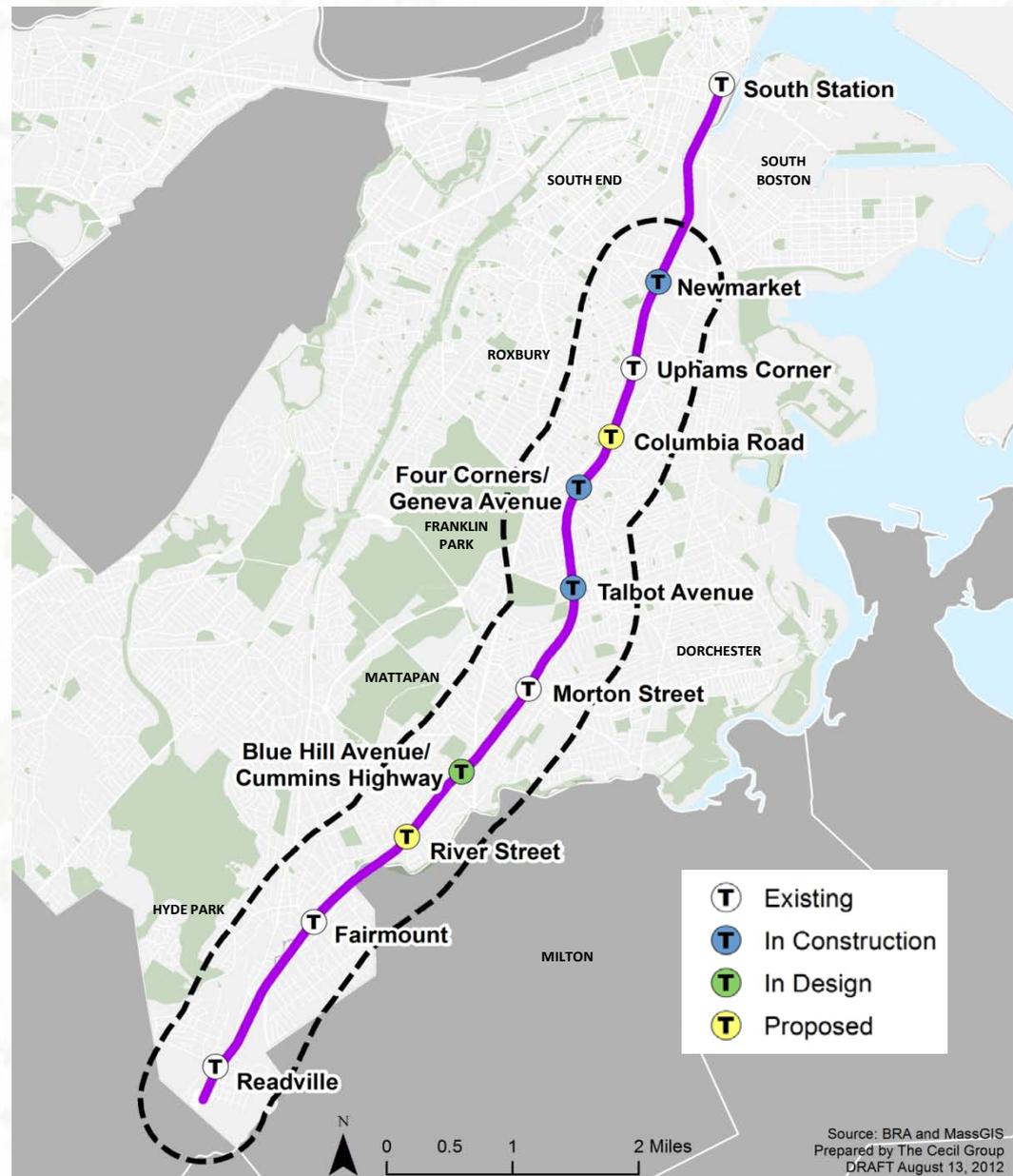
- Blue Hill Avenue/Cummins Highway

Potential stations:

- Columbia Road
- River Street

Other needs:

- Affordable, consistent fares
- More frequent service

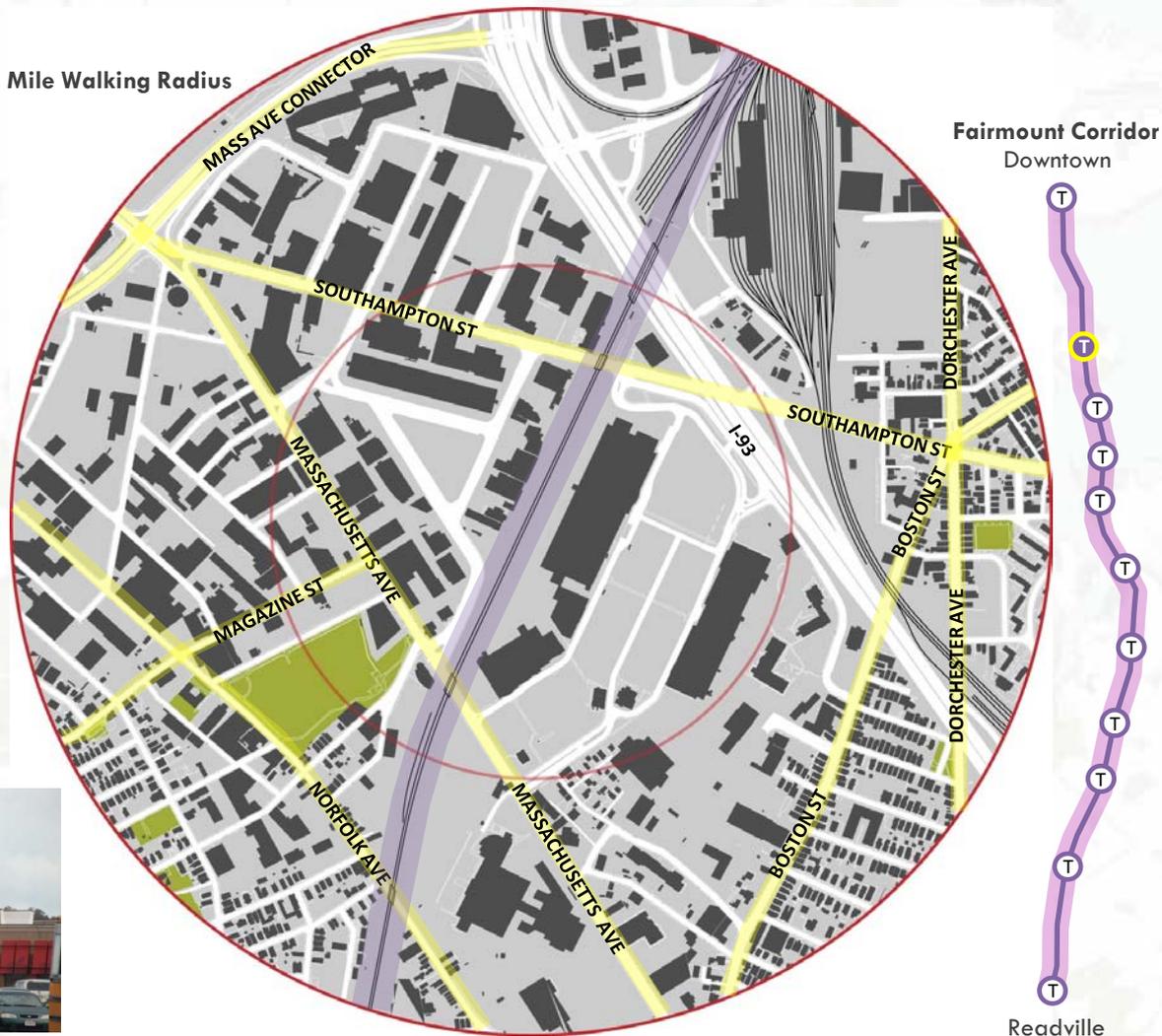


Newmarket / South Bay

Station Area Characteristics

Station Status	Under Construction (opening in 2013)
Station Population (within 1/2 mile)	5,000
Dominant Land Use	Commercial
Typical Daily Boardings (2009)	Not in operation
Bus Connection(s)	Routes 8 and 10
Major Cross Street	Mass Ave
Major Open Space	Clifford Playground

1/2 Mile Walking Radius



Fairmount Indigo
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Upham's Corner

Station Area Characteristics

Station Status	Current Station
Station Population (within 1/2 mile)	17,000
Dominant Land Use	Residential
Typical Daily Boardings (2009)	154
Bus Connection(s)	Routes 15, 41 and 16
Major Cross Street	Dudley Street
Major Open Space	Hannon Playground

1/2 Mile Walking Radius



Fairmount Indigo
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Columbia Road

Station Area Characteristics

Station Status	Potential Station
Station Population (within 1/2 mile)	18,000
Dominant Land Use	Residential
Typical Daily Boardings (2009)	Not in operation
Bus Connection(s)	Route 16
Major Cross Street	Columbia Road
Major Open Space	Ceylon Park and Brunswick-King Play Area

1/2 Mile Walking Radius



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Four Corners / Geneva Avenue

Station Area Characteristics

Station Status	Under Construction (opening in 2013)
Station Population (within 1/2 mile)	16,000
Dominant Land Use	Residential
Typical Daily Boardings (2009)	Not in operation
Bus Connection(s)	Routes 19 and 23
Major Cross Street	Washington Street
Major Open Space	Franklin Park

1/2 Mile Walking Radius



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Talbot Avenue

Station Area Characteristics

Station Status	Current Station
Station Population (within 1/2 mile)	13,000
Dominant Land Use	Residential
Typical Daily Boardings (2009)	Not in operation
Bus Connection(s)	Routes 22, 23, 26 and 29
Major Cross Street	Talbot Avenue, Washington Street
Major Open Space	Harambee Park

1/2 Mile Walking Radius



Fairmount Corridor
Downtown

Readville



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Morton Street

Station Area Characteristics

Station Status	Current Station
Station Population (within 1/2 mile)	14,000
Dominant Land Use	Residential
Typical Daily Boardings (2009)	203
Bus Connection(s)	Routes 21 and 26
Major Cross Street	Morton Street, Norfolk Street
Major Open Space	Mildred Avenue Middle School Playground



Blue Hill Avenue / Cummins Highway

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



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River Street

Station Area Characteristics

Station Status	Potential Station
Station Population (within 1/2 mile)	8,000
Dominant Land Use	Residential
Typical Daily Boardings (2009)	Not in operation
Bus Connection(s)	Route 24 and 33
Major Cross Street	River Street
Major Open Space	Ross Playground, Neponset River Reservation



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Fairmount

Station Area Characteristics

Station Status	Current Station
Station Population (within 1/2 mile)	8,000
Dominant Land Use	Residential
Typical Daily Boardings (2009)	218
Bus Connection(s)	Routes 24, 32 and 33
Major Cross Street	Truman Parkway
Major Open Space	West Street Park

1/2 Mile Walking Radius



Fairmount Indigo
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Readville

Station Area Characteristics

Station Status	Current Station
Station Population (within 1/2 mile)	3,000
Dominant Land Use	Residential
Typical Daily Boardings (2009)	223
Bus Connection(s)	Routes 32 and 33
Major Cross Street	Milton Street
Major Open Space	Neponset River Reservation, Lacono/Readville Playground

1/2 Mile Walking Radius

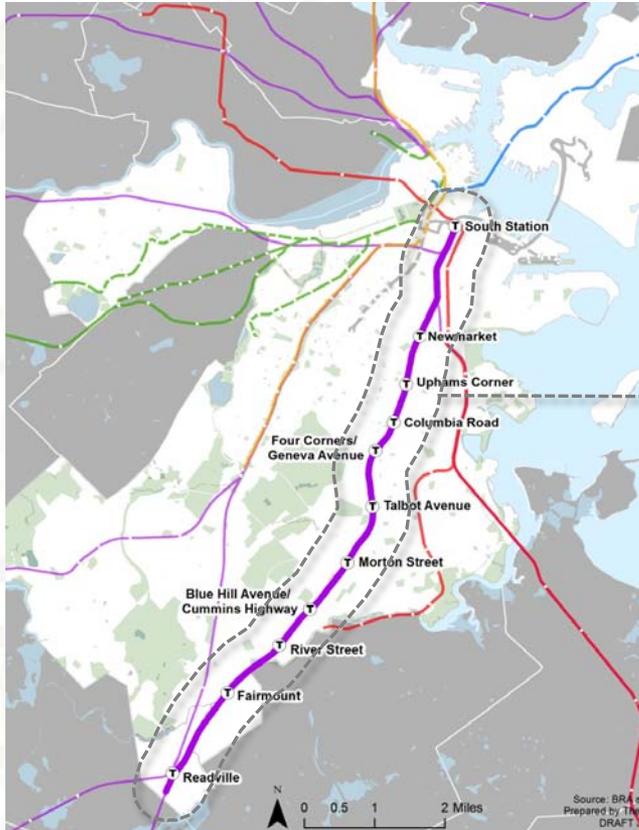


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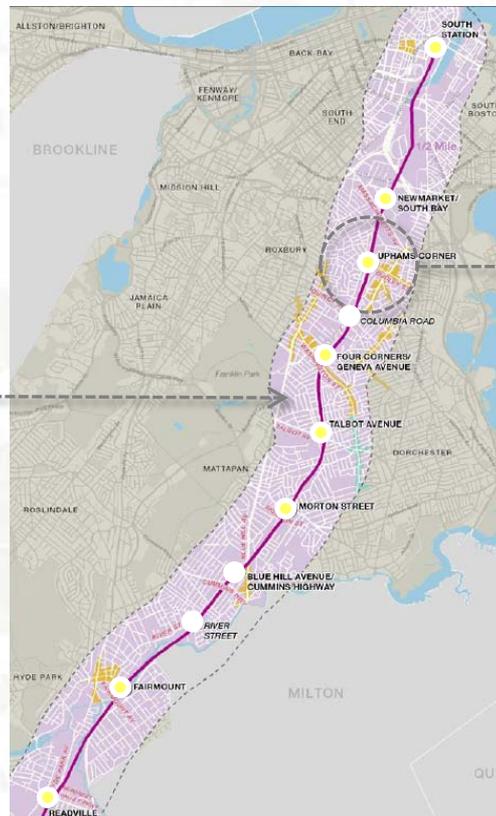


Fairmount Indigo Corridor Summary

City Context



Corridor



Station Areas



Fairmount Indigo Corridor Summary

Corridor-wide Scale:
Branding, vision

Corridor Identity



Corridor-wide Scale:
economics, urban
design, sustainability

Corridor-wide Plan
(Comprehensive Corridor Plan)



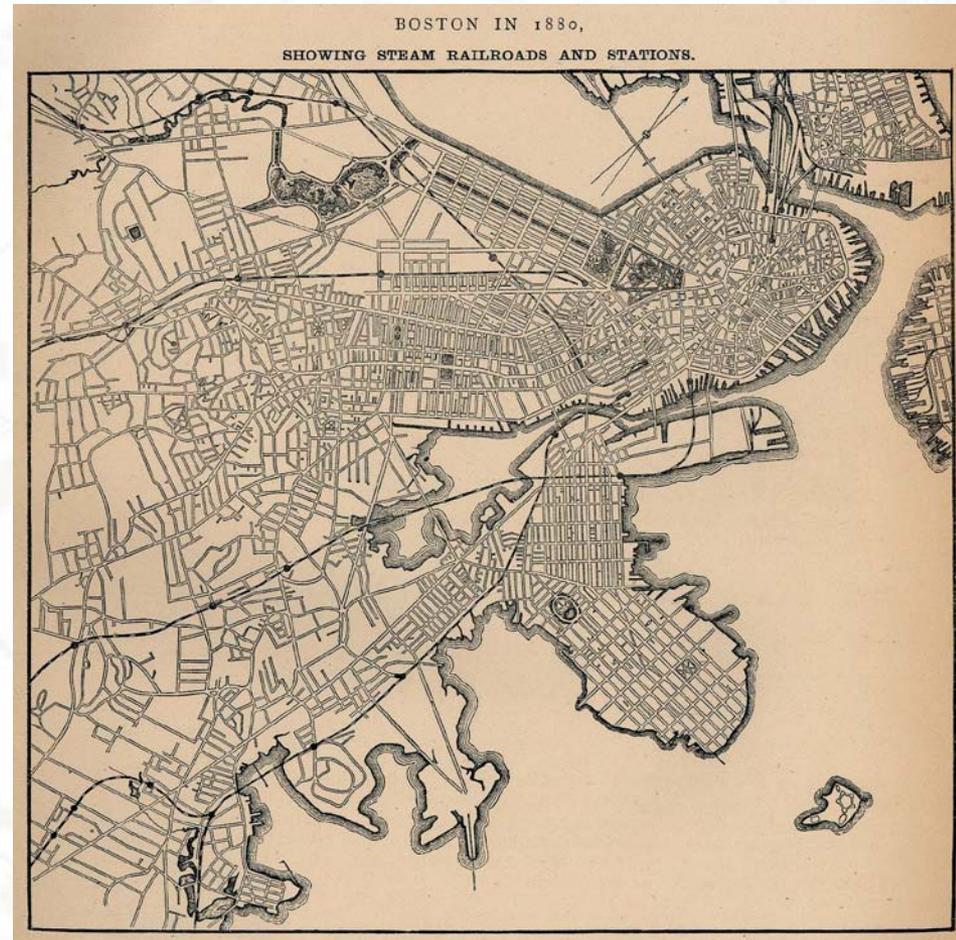
Neighborhood Scale:
economics, urban design,
public realm/landscape,
complete infrastructure,
sustainability

Station Area Plans



Fairmount Indigo Corridor History

- Fairmount Line opened in **1855**
- Passenger service abandoned in **1944**
- Passenger service restored temporarily by the MBTA in **1979**
- Plans to end the temporary service in **1987** met with neighborhood opposition led by Dudley Street Neighborhood Initiative (DSNI)
- In **1999**, transit equity is led by the **Fairmount Coalition** created in part by the Greater Four Corners Action Coalition
- In **2004**, four Community Development Corporations (CDC's) (Dorchester Bay EDC, Codman Square NDC, Mattapan CDC and Southwest Boston CDC) form **Fairmount/Indigo Line CDC Collaborative**



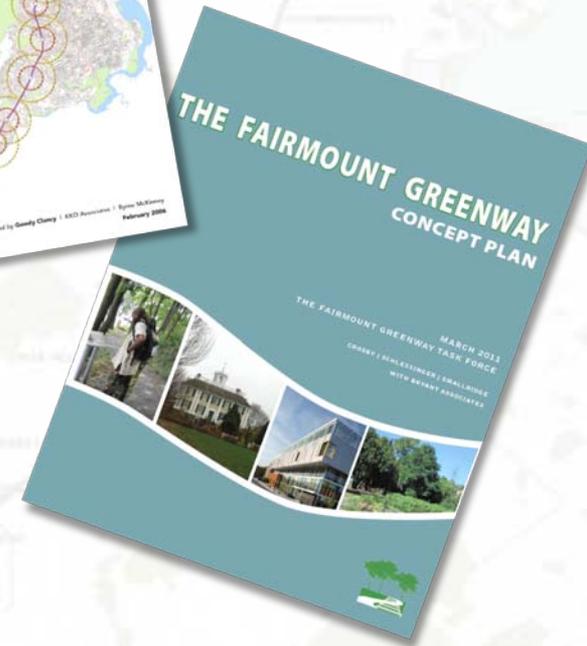
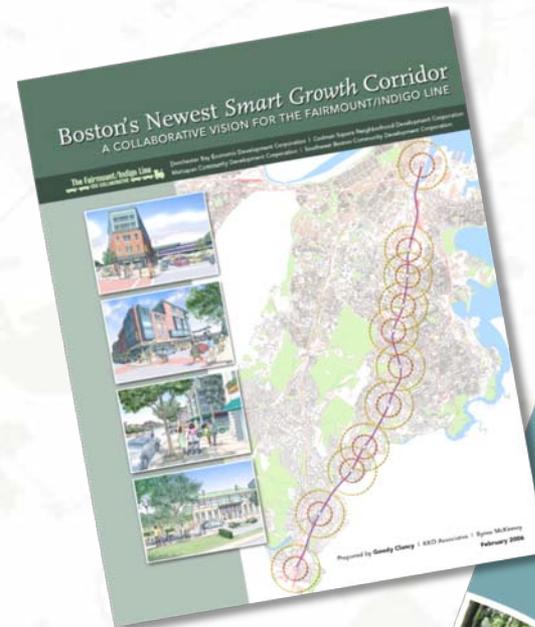
Fairmount Indigo Corridor History

- In **2005**, State commits to additional new stations
- Corridor planning concepts proposed in **2006** *Boston's Newest Smart Growth Corridor Study*
- Rebuilt Upham's Corner and Morton Street stations open in **2007**
- In **2007-2008** neighborhood charrettes further 2006 Study
- **2008** Fairmount communities from the Fairmount Greenway Task Force
- **2009**, Fairmount is designated as a pilot corridor of the Partnership for Sustainable Communities program of the U.S. Department of Housing and Urban Development (HUD)
- **2012 and 2013 new stations constructed** and to be opened

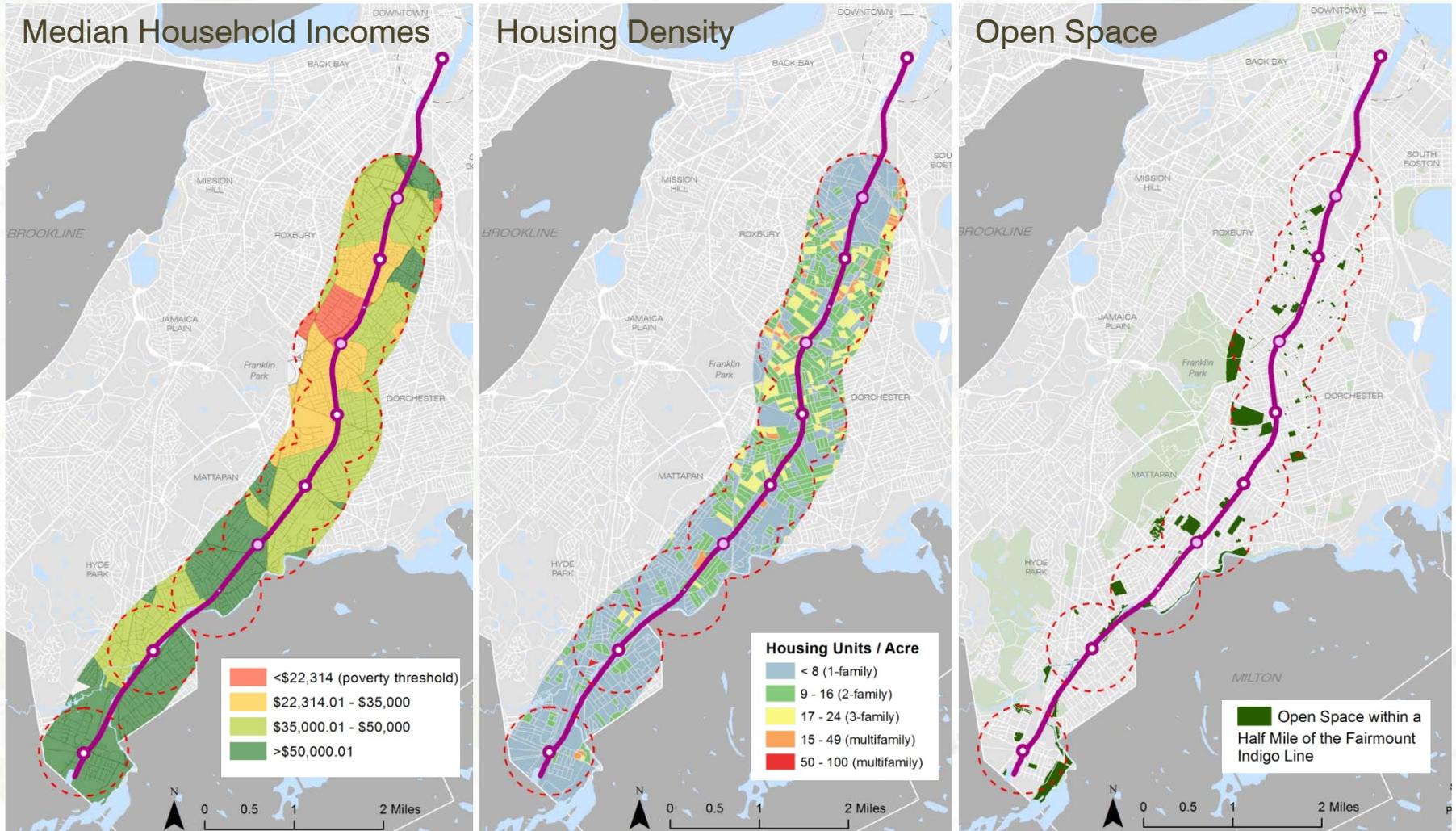


Fairmount Indigo Corridor History

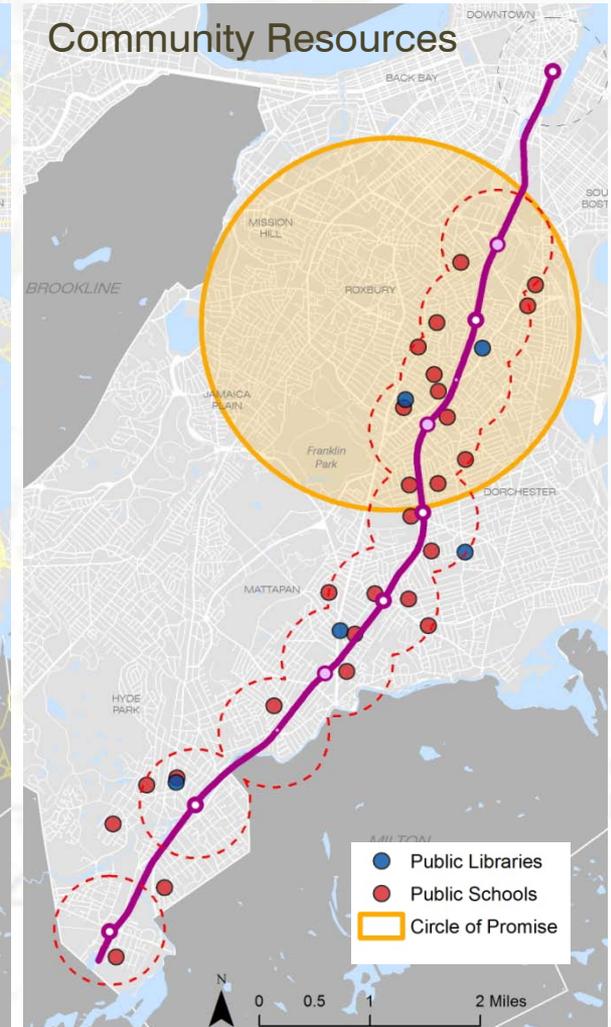
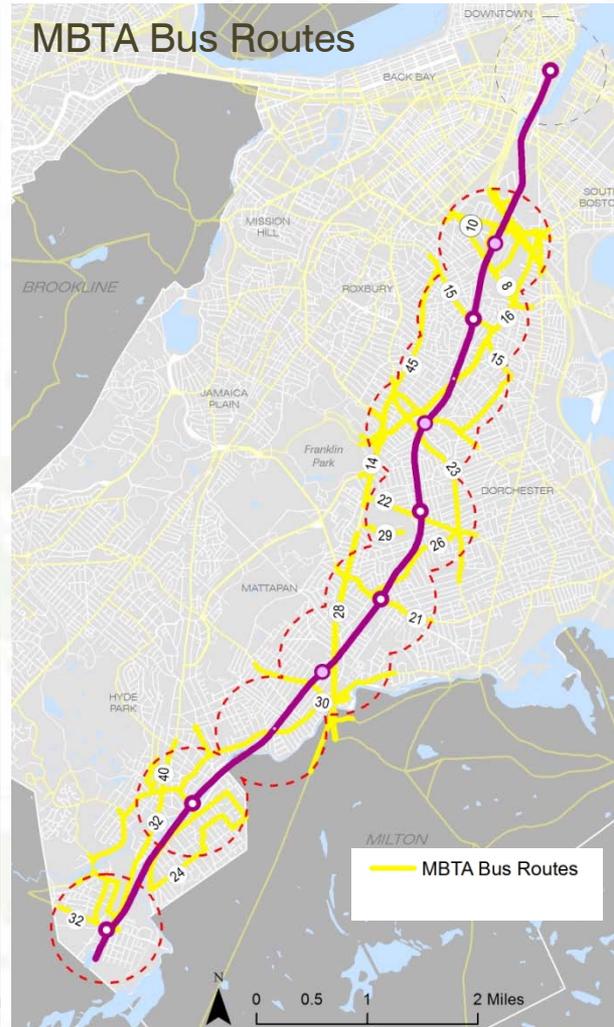
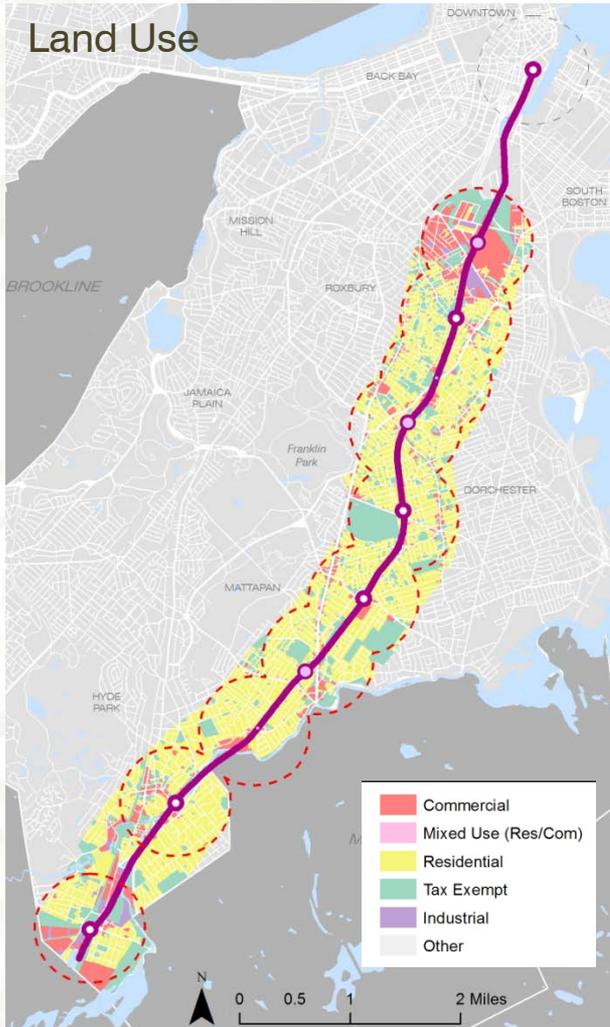
- Boston's Newest Smart Growth Corridor, 2006
 - *Vision is to create strong, vibrant, and diverse communities along the corridor, providing mixed-income housing and access to decent paying jobs, and supporting strong civic engagement*
 - *Including:*
 - **New urban villages**
 - *Affordable housing through compact development*
 - *New mixed-use development supported by transit*
 - *More access to jobs*
 - *A green corridor creating access to parks, playgrounds and Neponset River*
- The Fairmount Greenway Concept Plan, 2011
 - *A linear greenway that **links existing and new open spaces** parallel to the Fairmount Indigo Rail Corridor*



Fairmount Indigo Corridor Profile



Fairmount Indigo Corridor Profile



Shook Kelley Presentation

- Discovering the story of a place
- Connecting around a shared vision
- Identifying themes

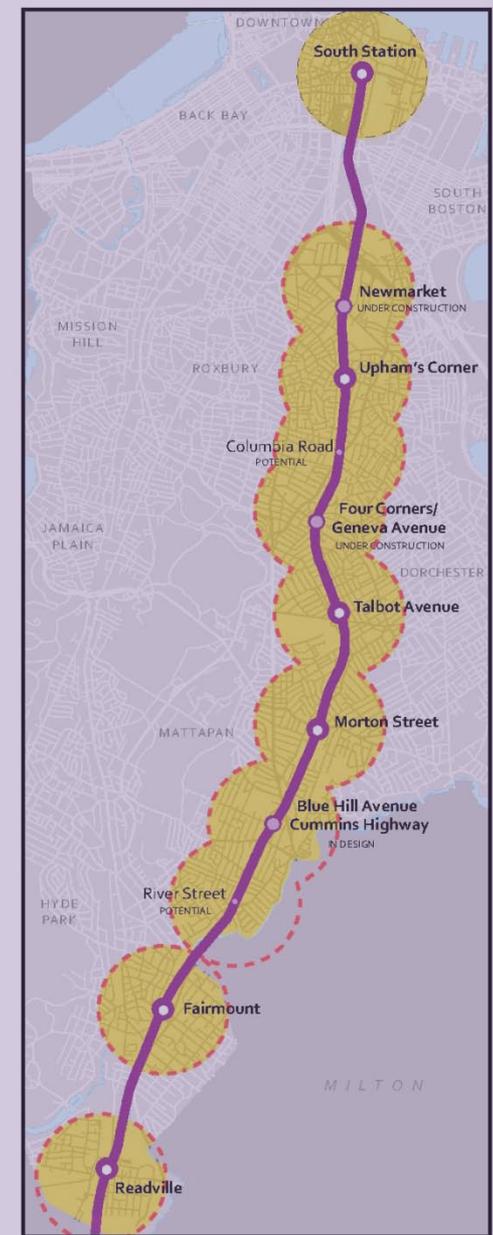


Virtual Corridor Tour

- Corridor fly-over with Google Earth
- Corridor-wide Advisory Group (CAG) member station descriptions
- Station area photographs
- Word association

Virtual Corridor Tour Volunteers

1. One CAG representative from each station area
2. (10) volunteers
3. **Short** 2-minute description:
 - Who are you?
 - What are your impressions of your station area or neighborhood
 - What are the strengths or opportunities



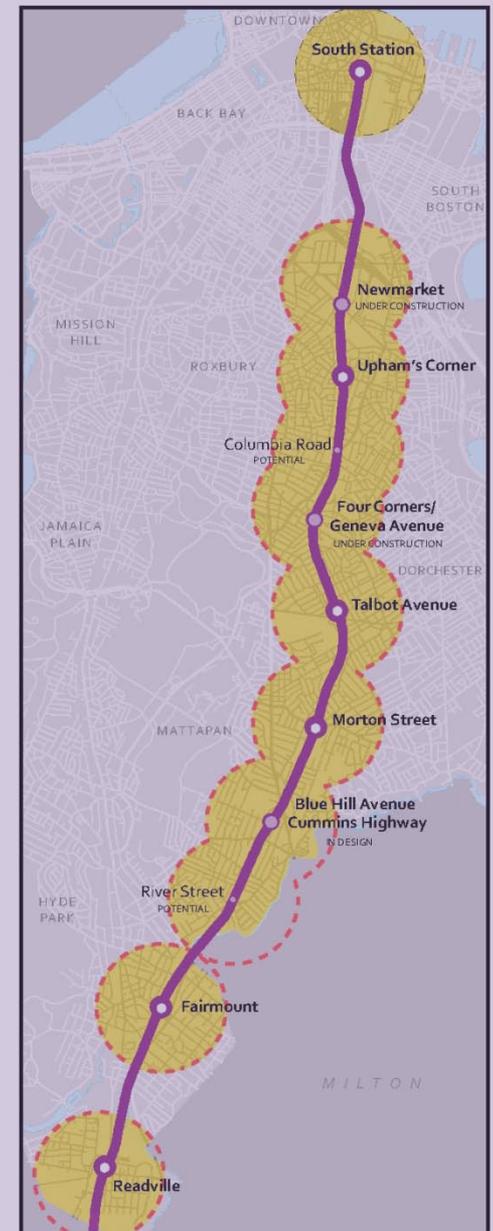
Discussion Groups

Corridor-focused discussion:

- Is this a corridor-wide issue?
- Is this a common theme?



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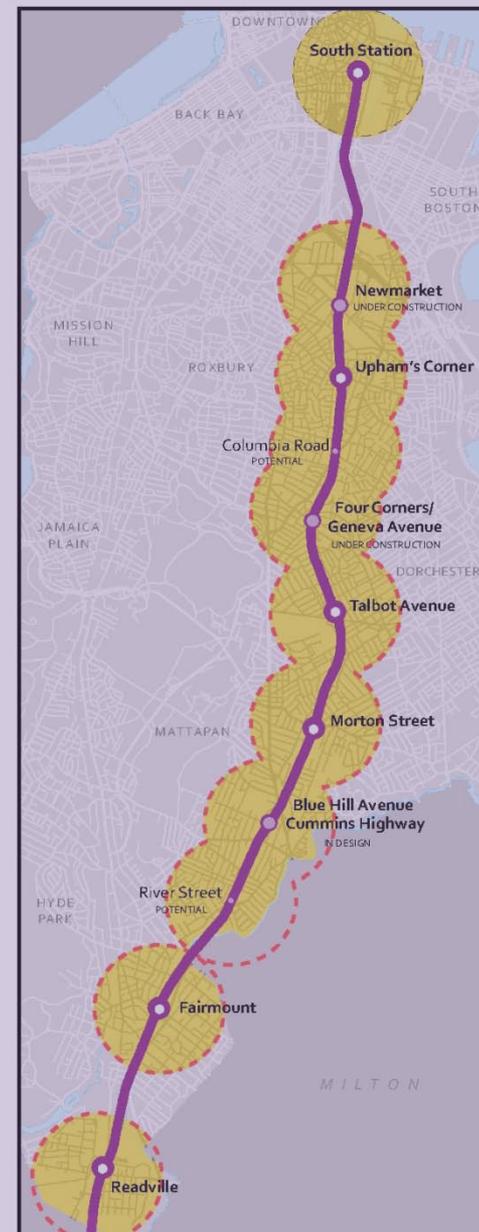
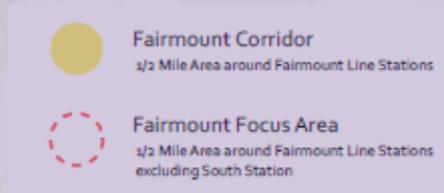
Discussion Groups

1. Prosperity

- What are the most important aspects of creating prosperity along the Corridor?
- What could be done to enhance job and business opportunities for residents?
- How should corridor neighborhoods evolve to enhance economic activity here?



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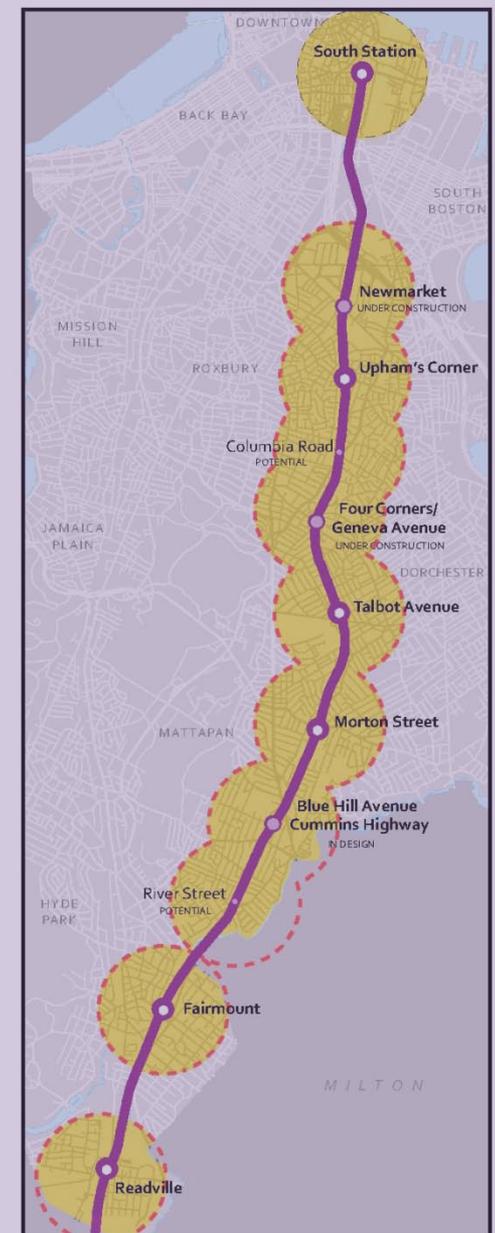
Discussion Groups

2. Home

- What are the most important aspects of reinforcing neighborhoods and desirable places for residents to live?
- Where should housing be located along the corridor? How should it relate to the Main Streets? Job Centers? Rail Stations?
- How much housing should there be? What kind of housing?
- Should the cost of housing be mediated with affordable housing units?



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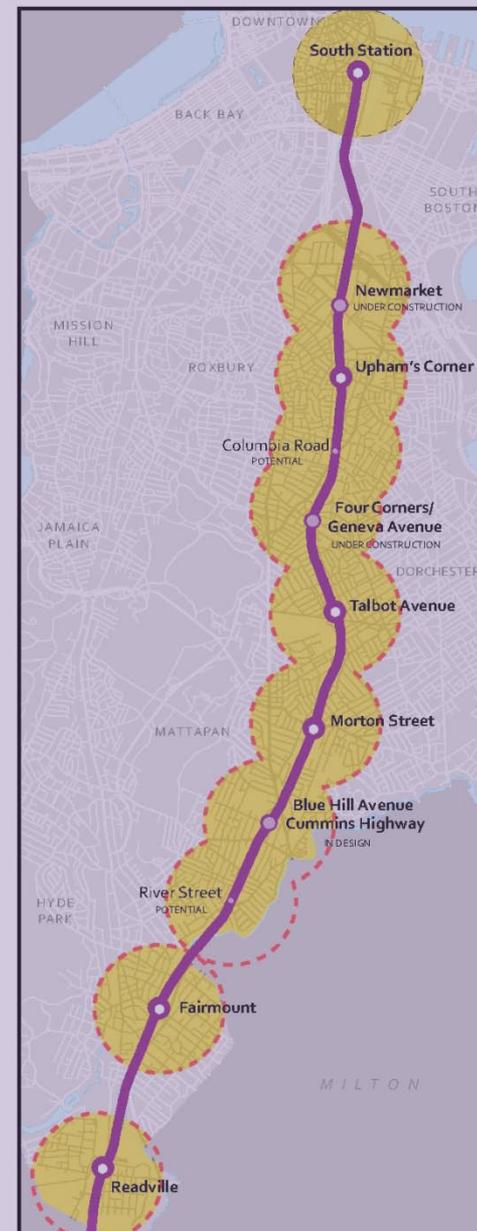
Discussion Groups

3. Parks and Public Space

- What are the most important aspects for providing access to public parks and open space?
- Should the neighborhoods be connected to larger open space networks? Would you use these connections?
- What are the open space needs and uses that are not provided in your neighborhood?
- What type of connections to open space would allow you to use thme more?



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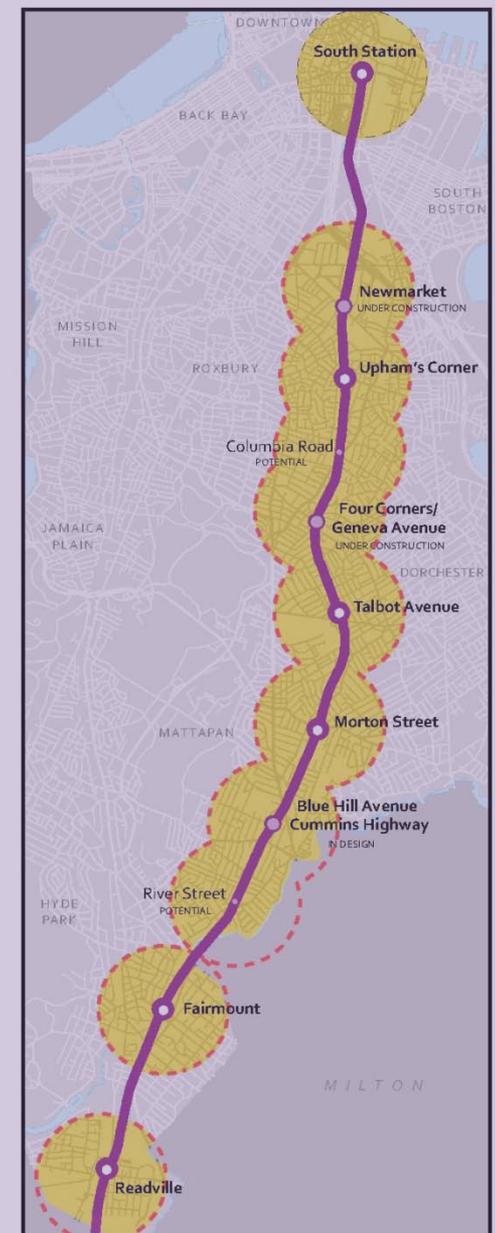
Discussion Groups

4. Place

- What are the most important aspects of the character and quality of places along the Corridor?
- What is the preferred mix and relationship of uses along the Corridor?
- What should be emphasized, reinforced or modified?



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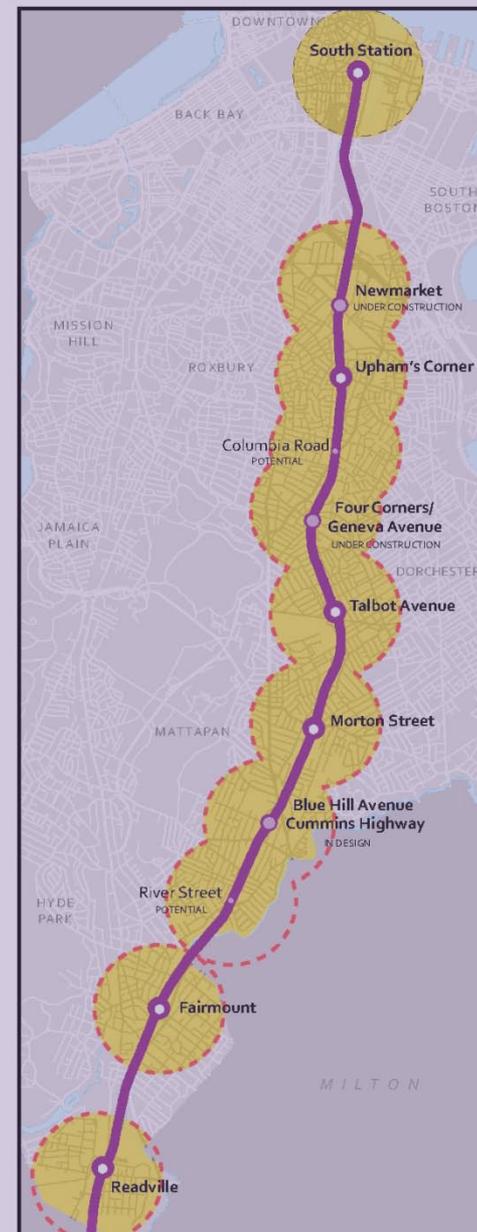
Discussion Groups

5. Getting Around

- What are the most important aspects of transportation in the corridor?
- How do you get around?
- What could make it better?
- What are the connections that need to be made or improved upon?
- Do you walk or bike to get places or as a recreational activity?



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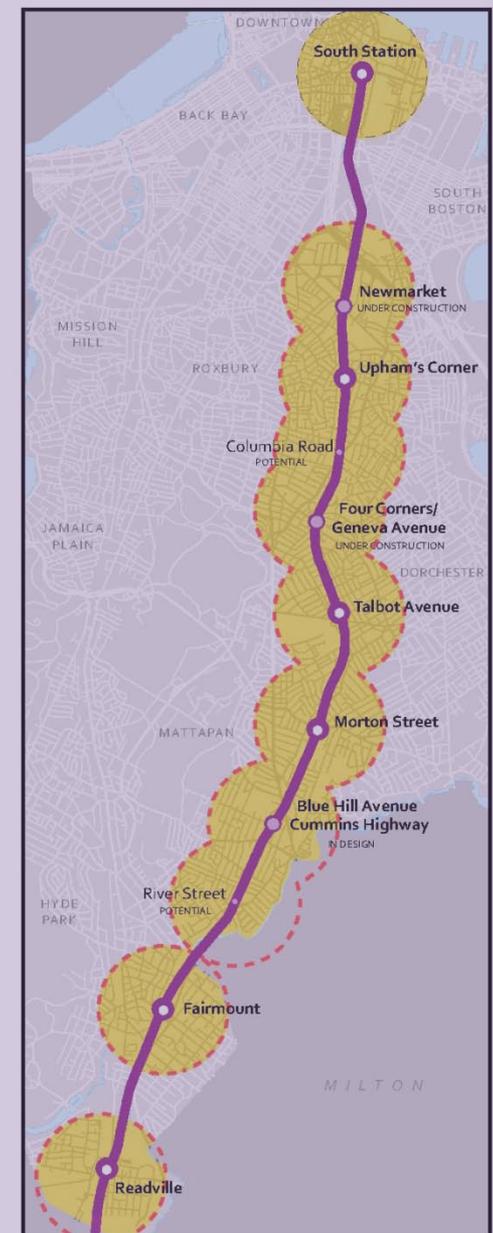
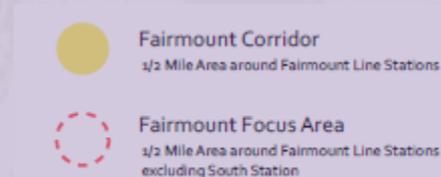
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Discussion Groups

6. Quality of Life

- What are the most important aspects of your neighborhood that affect your quality of life?
- Is the quality of the environment an issue?
- Is crime and safety an issue?
- Are community resources, such as libraries, schools, community centers or grocery stores available and accessible?
- What type of cultural amenities are either strengths or currently missing?



Concluding Presentation

- Station area word cloud results
- Ongoing good work along the corridor
- Next steps and meetings

Upham's Corner

kroc
theater
center busy stores footlocker
strand
uphams shopping
retail



Prosperity

- **Corridor-wide:** *Federal Highway Administration Grant*
 - support a Fairmount Corridor business development and ridership initiative
- **Corridor-wide:** *Boston Main Streets* – among other activities support at Four Corners Main Street through a HUD Community Challenge Grant
- **Newmarket:** *New England Center for Arts and Technology* – arts and job training programs
- **Columbia Road:** *Bornstein and Pearl Small Business Center* – small food service business incubator and job training



Home

- **Corridor-wide:** *Foreclosed Property Rehab* – Fairmount Indigo CDC Collaborative have cumulatively rehabbed 57 foreclosed units
- **Upham's Corner:** *Dudley Village* – 50-unit mixed-use development
- **Columbia Road:** *Choice Neighborhoods Initiative* – 129 units at Quincy Heights to begin construction
- **Talbot:** *The Levedo Building* – 24-unit affordable rental units in a mixed-use building
- **Morton Street:** *Morton Street Homes* – 48-unit affordable housing in a mixed-use LEED Certified building



Parks and Public Space

- **Corridor-wide:** *Fairmount Greenway Concept Plan* – 6-mile connected network of existing and new open spaces parallel to the rail right-of-way
- **Columbia Road:** *Choice Neighborhoods* – improvements to two school playgrounds
- **Talbot Avenue:** *Learn, Play, Grow at Codman Green* – a vision for urban agricultural development
- **Blue Hill Ave/Cummins Hwy and River Street:** *Boston Natural Areas Network* – connecting residents to Neponset River Reservation and other open spaces
- **Fairmount and Readville:** *Hyde Park Green Team* – youth environmental jobs, open space improvements



Getting Around

- **South Station:** *High-Speed and Intercity Passenger Rail Study* – funding to determine expansion of South Station
- **South Station:** *Grant from the Commonwealth* – enable foundational planning and environmental review for expansion of South Station
- **Upham’s Corner:** *Streetscape Improvements* – \$3 million in infrastructure and transportation improvements in Upham’s Corner
- **Talbot Station:** *New Station* – station opening to occur in the very near future



Place and Quality of Life

- **Corridor-wide:** *Critical neighborhood and community improvements* – Department of Neighborhood Development in partnership with Project Right, DSNi and other community partners
- **Upham’s Corner:** *ArtPlace Grant* – draw from cultural traditions and practices to generate economic development and cultural identity
- **Upham’s Corner and Talbot Avenue:** *Great Neighborhoods Campaign* – Project for Public Spaces placemaking workshops
- **Four Corners, Talbot Avenue and Blue Hill Ave/Cummins Hwy:** *Resilient Communities Resilient Families Millennium Ten* – Community Vision underway



Next Steps and Meetings

Next Upham's Corner Working Advisory Group (WAG) Committee Meeting:

Wednesday, December 5th, 2012 at 6:30pm

Next Corridor-wide Advisory Group (CAG) Committee Meeting:

Wednesday, December 12th, 2012 at 6:30pm

Upham's Corner Visioning Workshop:

January 2013

Fairmount Corridor Community Meeting:

Spring of 2013

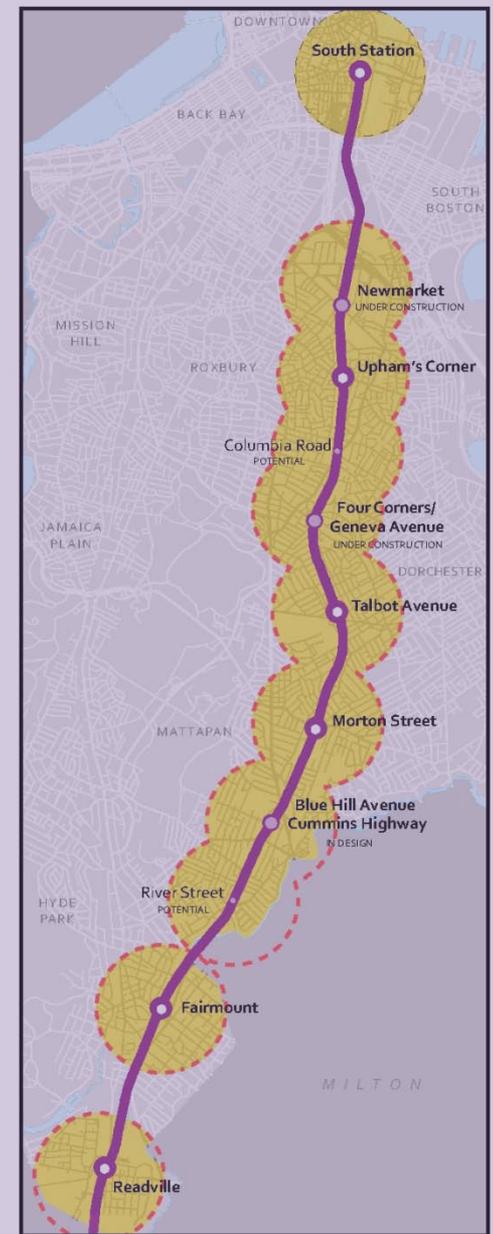
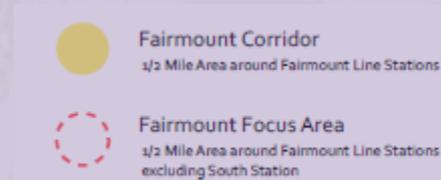


Next Steps for CAG and Outreach

1. Compilation of forum discussion
2. Selection of two additional station areas
 - Methodology and strategy
3. Beginning to frame a vision and goals
4. Focus Group Meetings



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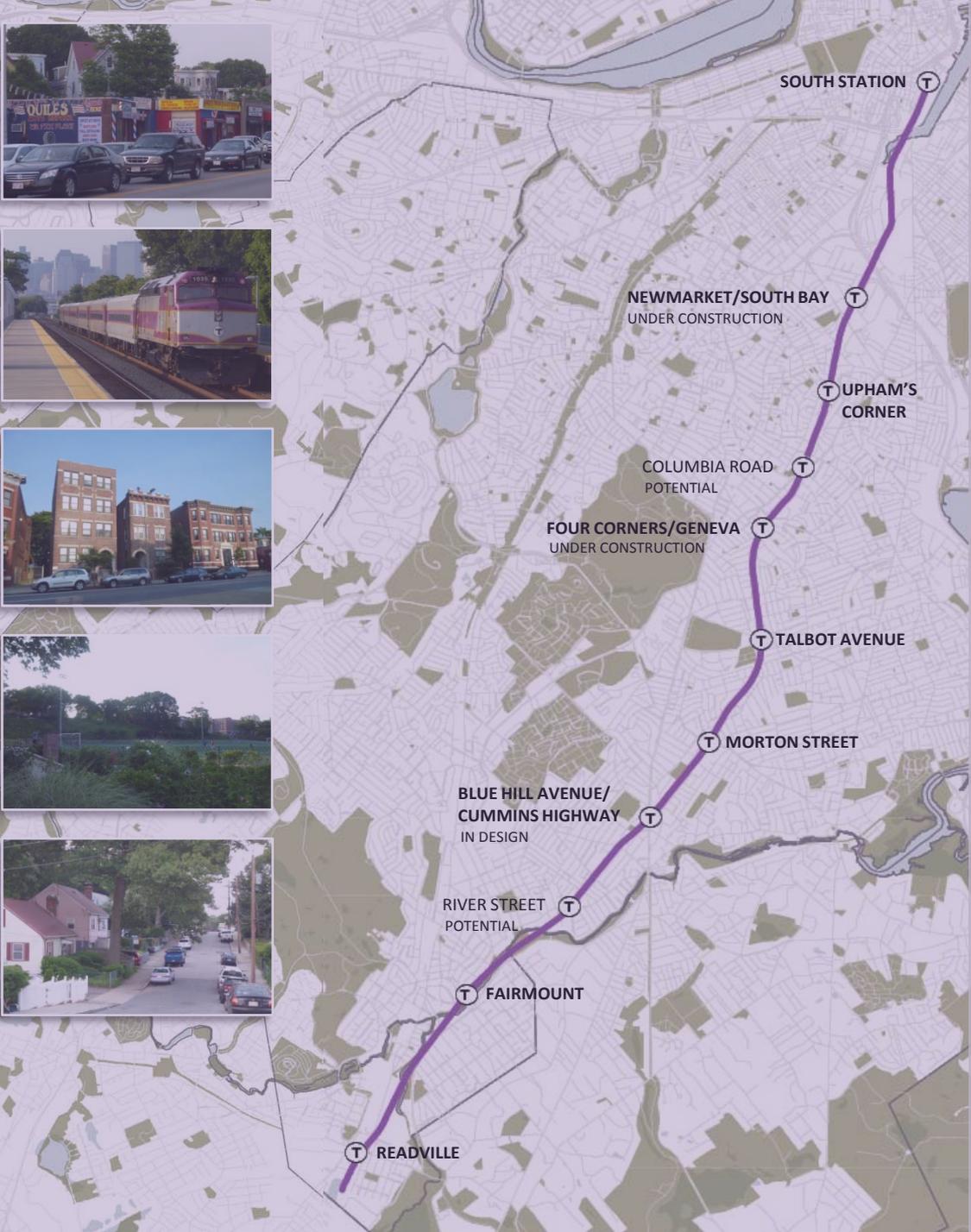
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“Building New Connections
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Salvation Army Kroc Center

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