

Fairmount Indigo Planning Initiative

Corridor-wide Advisory Group (CAG)

Community Vision

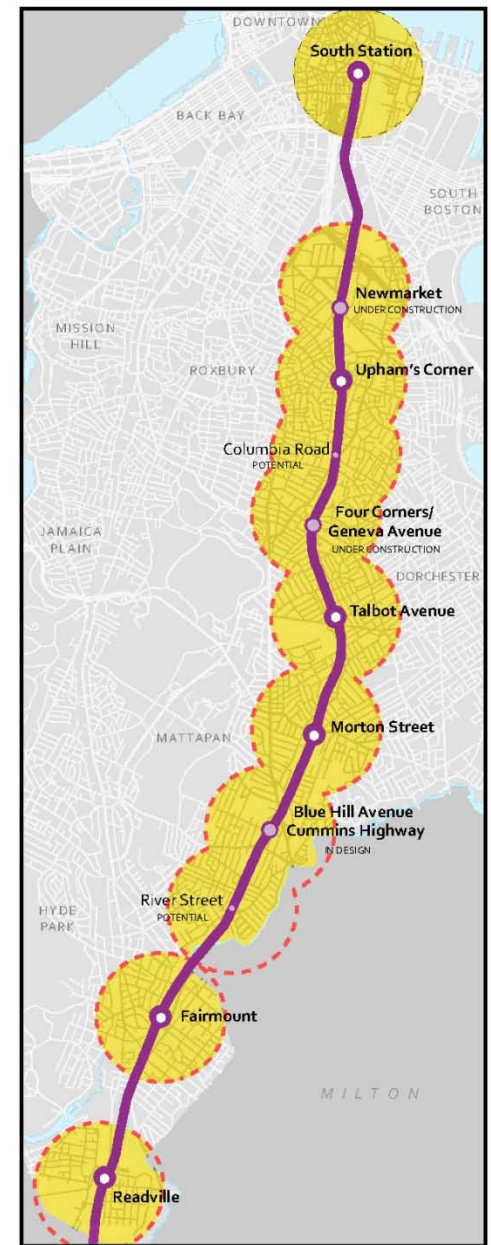
Wednesday, December 12th
12/12/12

Prepared by:
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 The Cecil Group
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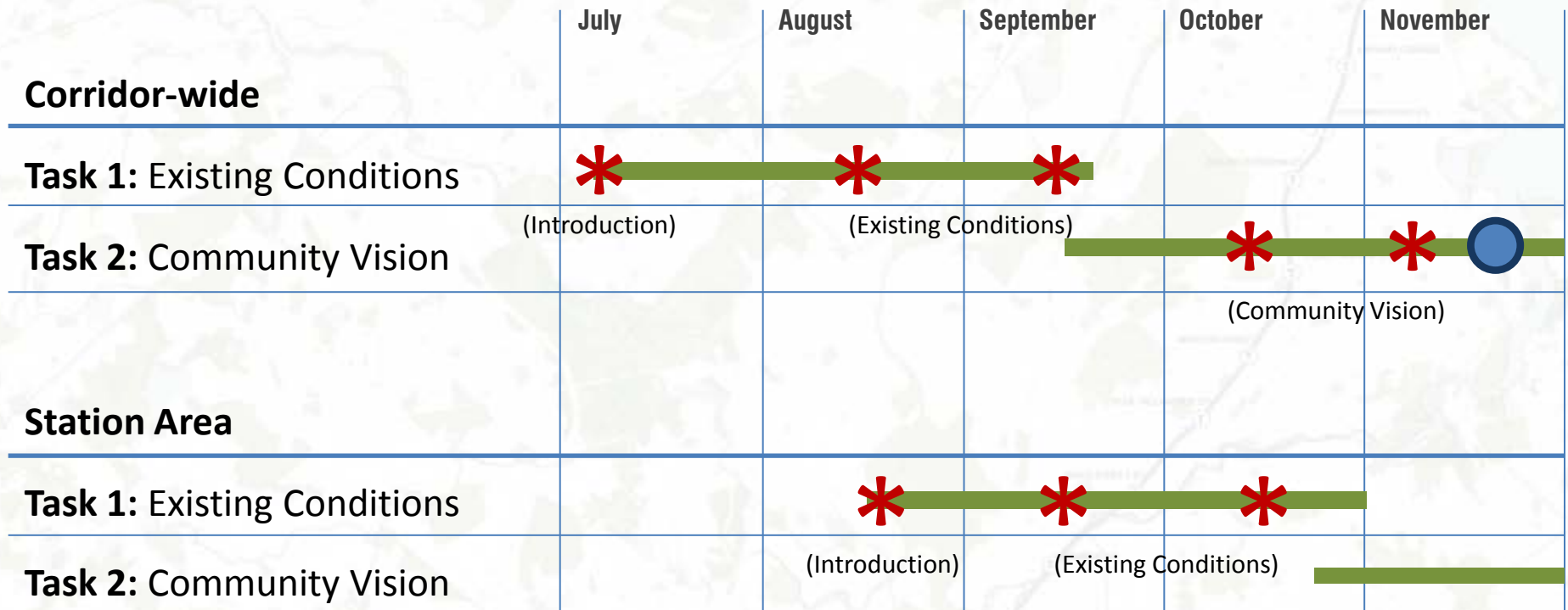
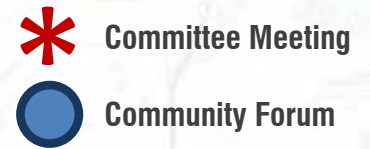


Agenda

1. Welcome and Introductions
 - Co-Chair Discussion
2. Overview of the Community Forum
3. Corridor Shared Themes
4. Additional Station Areas
5. Greenway Presentation
6. Talbot Norfolk Triangle LEED ND
7. Next Steps

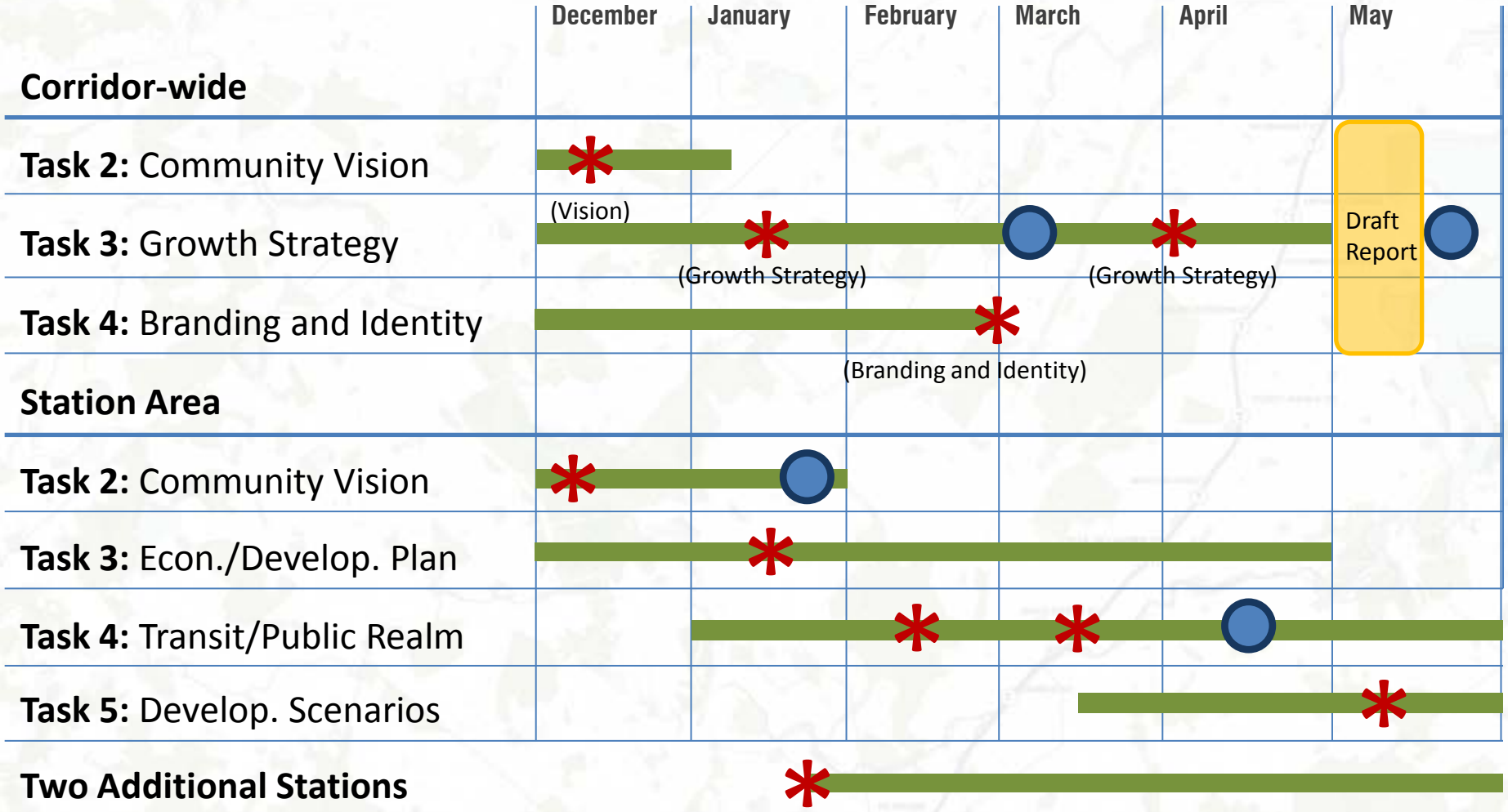


Welcome and Introductions



Welcome and Introductions

-  Advisory Group Meetings
-  Community Forums and Meetings



Overview of the Community Forum

1. Engaging and dynamic discussions
2. Review of station area word cloud results
3. CAG member perspectives
4. Review of overarching themes

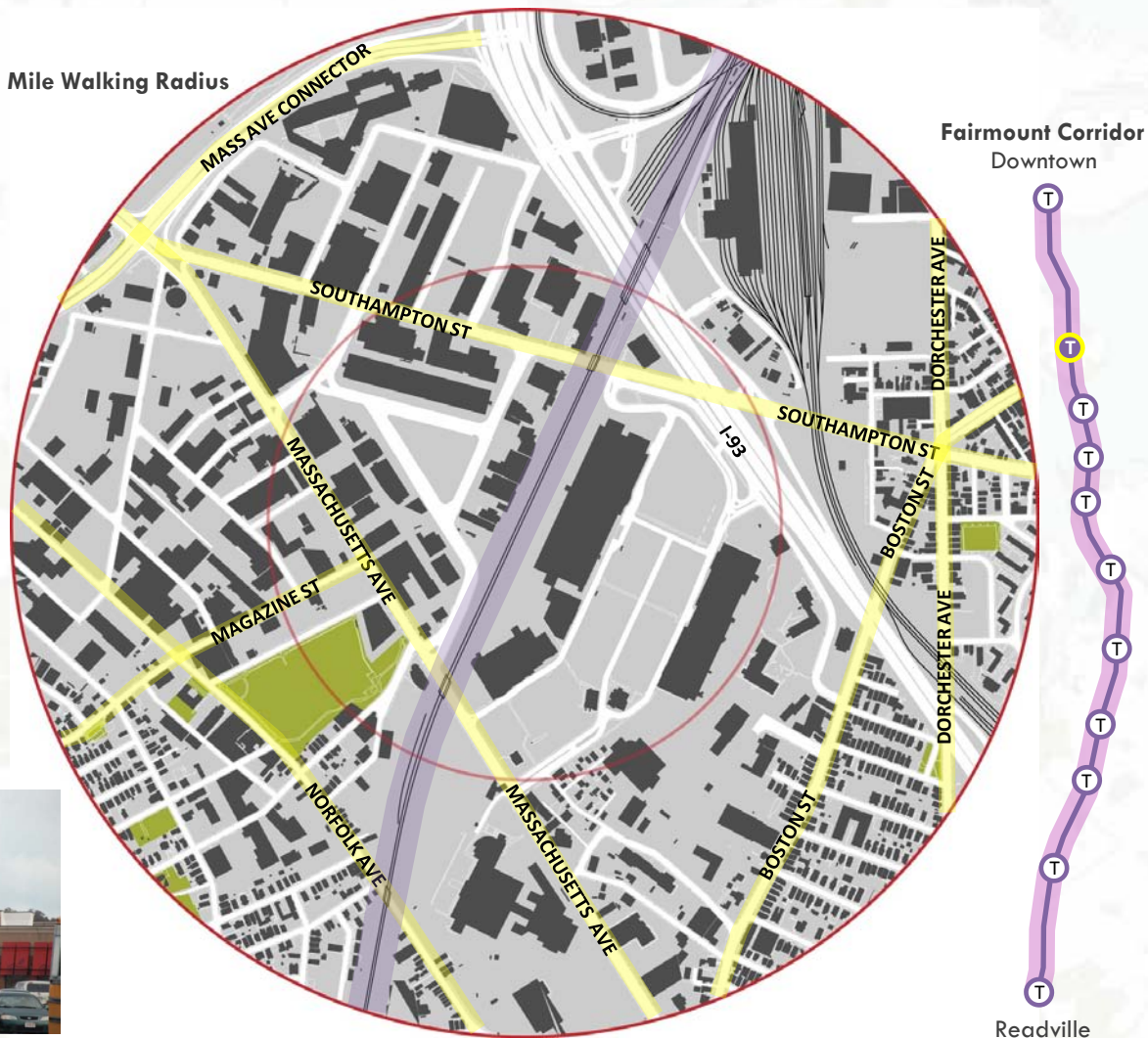


Overview of Community Forum

Newmarket 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



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Overview of Community Forum

Upham's Corner 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



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Overview of Community Forum



Upham's Corner



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Overview of Community Forum

Columbia Road Characteristics

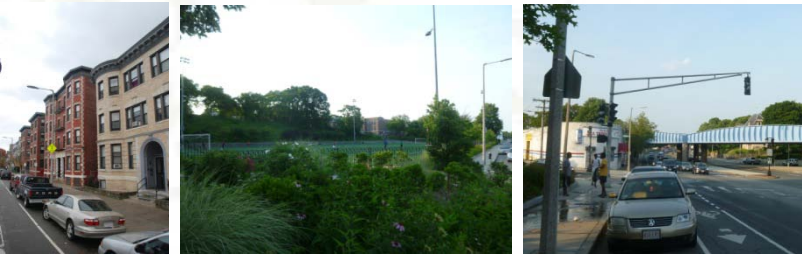
Station Status	Potential Station
Station Population (within 1/2 mile)	18,000
Dominant Land Use	Residential
Typical Daily Boardings (2009)	Not in operation
Bus Connection(s)	Route 16
Major Cross Street	Columbia Road
Major Open Space	Ceylon Park and Brunswick-King Play Area

1/2 Mile Walking Radius



Fairmount Corridor
Downtown

Readville



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Overview of Community Forum

Four Corners/Geneva 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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Overview of Community Forum

Talbot Avenue 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



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Overview of Community Forum

Morton Street 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

1/2 Mile Walking Radius



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Overview of Community Forum

Blue Hill/Cummins 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



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Overview of Community Forum

River Street 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

1/2 Mile Walking Radius



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Overview of Community Forum



River Street



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Overview of Community Forum

Fairmount 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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Overview of Community Forum

Readville 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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Overview of Community Forum



Readville



Fairmount Indigo
PLANNING INITIATIVE

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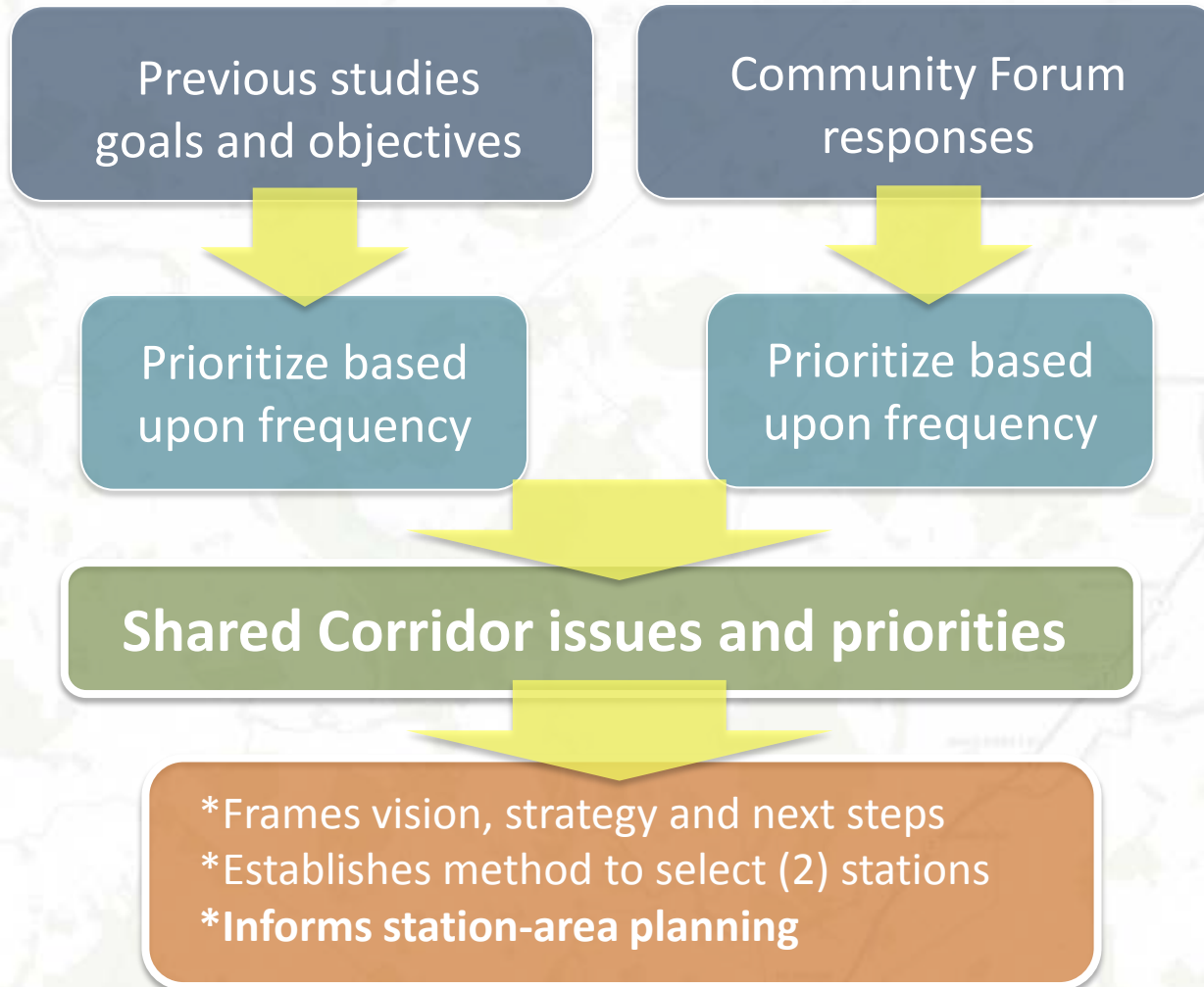


Overview of Community Forum

- CAG member perspectives



Corridor Shared Themes Synthesizing a Vision



Synthesizing a Vision

Corridor-wide Scale:
Branding, vision

Corridor Identity

Culturally rich residential neighborhoods, served by corridor Main Streets and village centers, book-ended by vital job centers

Corridor-wide Scale:
economics, urban design, sustainability

Corridor-wide Plan
(Comprehensive Corridor Plan)

Diverse collection of station areas and neighborhoods each with a unique set of priorities and characteristics that are cultivated to create synergy in the corridor

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

Station Area Plans

Reinforce Upham's Corner as a vibrant commercial village center that is a cultural destination surrounded by active residential neighborhoods



Corridor Shared Themes

- Continue to evolve the transit system to **provide equitable transit access** including addressing fare, frequency of service, additional stations, weekend service and integration with the rapid transit network.
- Empower **upward mobility of corridor residents** through job creation and access to jobs supported by new mixed-use development and reuse of underutilized land and buildings
- Create a corridor-wide **place of pride** for residents and businesses building upon **cultural diversity**. Develop destinations and events along the corridor to support a sense of community – “Fairmount Indigo Line Festival”
- Create **unique district identities** cultivating ethnic and cultural attractions that celebrate diversity and that are brought together by unifying corridor elements



Corridor Shared Themes

- Evolve from “pass-through communities” to create places to stop and gather, **places that are destinations**. Change people’s perception of what the Corridor is all about
- Develop and use rail stations as the “**Front Door**” of **neighborhoods** that better connect to neighborhoods, arts and retail. Develop a **sense of place** at stations and create attractive neighborhood centers
- Create corridor housing that **address affordable ownership** and develop amenities that will benefit current residents and businesses while limiting displacement
- Improve quality of life by **greening the corridor** with pocket parks and public spaces
- Create **good walking and biking places** addressing neighborhood and station area lighting and safety



Corridor Shared Themes

Topic

Most Frequently Discussed Themes

Economic Development

- Attract new businesses/customers to corridor
- Activate underutilized buildings and sites
- Create more job/training opportunities for youth
- Connect to more jobs downtown
- Business incubators and job training centers
- More small business support/business diversity
- Create a corridor Business Improvement District
- Need storefront improvements of businesses

Place/Land Use

- Vibrant uses/destinations around stations
- Reuse/invest in vacant or underused land
- Target uses (market, restaurant) for corridor
- Reinforce every station with its own identity
- More housing to support businesses and stores
- Encourage mixed-use and denser development
- Ability to find everything you need along the corridor
- Stations as a “Front Door” neighborhood gathering place

Housing

- Increased density brings activity and business
- Mixed income and mix of housing types
- More homeownership opportunities
- Absentee landlords are a problem
- Avoid displacement of residents due to new investment
- Need for quality affordable and workforce housing
- More housing in walking distance of stations
- Use vacant and abandoned land for new housing at rail

Transportation

- Address transit equity – fare, frequency, rapid rail
- Improve local station multi-modal connections
- Address parking near stations and retail uses
- Create awareness of stations and neighborhoods
- Connections from stations to commercial areas
- Hubway stations at rail stations and destinations
- Special rail fares, reduced rates to attract ridership
- Improve signage and wayfinding for stations/areas

Public Realm/Open Space

- Capitalize on Franklin Park as resource
- Unifying streetscape elements – clean, lights, trees
- Reclaim/reprogram vacant and blighted lots
- New Emerald Necklace/Southwest Corridor
- Add community and event information at stations
- Need more community meeting places
- Urban agriculture for jobs and healthy food sources
- More and better access to parks, community gardens

Quality of Life

- Pride in community
- Improve safety and perception of neighborhoods
- Capitalize on cultural diversity at each station
- Destination corridor events and festivals
- Increase family-oriented activities
- Improve general community cleanliness
- Distribute resources throughout neighborhoods
- Too many cars through area, slow down traffic



Sorting Themes and Issues

Economic Development

Most Frequently Discussed

- Arts as an economic engine
- Create more job/training opportunities (including for youth)
- Attract new businesses/customers/residents
- Small business support and business diversity
- Access to more jobs – city and region
- Create a corridor business development and promotion (BID)
- Need storefront improvements of businesses
- Innovation along corridor
- Job Creation – inclusive opportunities

Translated Into Issues

- New business opportunities
- Development of job incubators and training
- Support small business/business diversity
- New residential to support activity
- Improve downtown and job center commutes
- Reinforce center/Main Street district and efforts
- Targeted development opportunities



Sorting Themes and Issues

Land Use

Most Frequently Discussed

- More services (retail, restaurant, shopping)
- Destinations and cultural attractions
- Stations as a “Front Door” neighborhood gathering place
- Encourage mixed-use and high density development
- Reuse vacant or abandoned land
- Reinforce distinct station identities
- Ability to find everything you need along the corridor
- Affordable space for businesses

Translated Into Issues

- Proximity to services and shops
- Concentration of destinations
- Activity and development focused on the immediate station area
- Mixed-use project development
- Focus new residential and mix of residential to support other activity
- Targeted reuse/redevelopment of vacant sites
- Reinforce distinct cultural destinations
- Proximity to jobs and opportunity



Prioritizing Emerging Topics and Issues

Housing

Most Frequently Discussed

- Need for quality affordable and workforce housing
- Mixed income and mix of housing types (live/work, micro)
- More resident involvement in community
- Increased density brings activity and business
- More homeownership opportunities
- Absentee landlords and building maintenance issues
- Housing in close walking distance of stations
- Avoid displacement of residents due to new investment
- Improve housing stock/quality

Translated Into Issues

- Focus on quality work force housing
- Mixed income and mix of housing opportunity
- Increased housing density
- Reinvestment in existing buildings for residential
- Integrated displacement prevention strategy
- Improvements to existing housing and building stock



Prioritizing Emerging Topics and Issues

Transportation

Most Frequently Discussed

- Address transit equity – lower fare, increase service/frequency, operate on weekends, integrate with rapid rail
- Dedicated bike lanes and amenities
- Hubway at stations/destinations
- Address parking near stations and retail uses
- Improve local multi-modal connections
- Create awareness of stations and neighborhoods
- Improve signage and wayfinding for stations/areas
- Create walking places
- Connections from stations to commercial areas/main streets/job centers

Translated Into Issues

- Enhance bike access and amenities including Hubway
- Parking management at station and main streets
- Multi-modal connections and access
- Pedestrian connections to station
- Develop signage and wayfinding for stations/areas
- Direct connection between station and activity centers
- Connected and walkable pattern of streets and sidewalks



Prioritizing Emerging Topics and Issues

Public Realm/Open Space

Most Frequently Discussed

- Improve streetscape elements – clean, lights, trees
- More and better access to parks, community gardens, trails and recreation
- Urban agriculture for jobs and healthy food production and markets
- New open spaces, pocket parks and community gardens
- Reclaim/reprogram vacant and blighted lots
- Improve signage and wayfinding
- Capitalize on existing resources (Franklin Park)
- Add community and event information at stations

Translated Into Issues

- Streetscape and public realm improvements
- Better use existing open space resources
- Community gardens and urban agriculture
- New open space resources
- New uses for vacant lots
- Community event, signage, and information resources
- Enhance access to existing open space network



Prioritizing Emerging Topics and Issues

Quality of Life

Most Frequently Discussed

- Improve safety and perception of neighborhoods
- Need for community centers
- Improve general community cleanliness
- Create great walking places
- Increase family-oriented activities
- Embrace cultural diversity
- Pride in community
- Capitalize on cultural diversity at each station
- Destination corridor events and festivals
- Environmental quality and clean-up

Translated Into Issues

- Corridor safety and perception
- Access to community centers and resources
- Neighborhood cleanliness
- Corridor/community pride
- Walkable communities and places
- Cultural diversity, corridor events and festivals
- Enhance family-oriented places
- Quality of the environment



Corridor Shared Themes

Topic

Translating themes into issues

Economic Development

- New business opportunities/growth strategy
- Targeted development opportunities
- Development of job incubators and training
- Improve downtown and job center commutes
- Support small business support/business diversity
- Reinforce center/Main Street districts and efforts
- New residential to support activity

Place/Land Use

- Concentrate activity and new development at station area
- Target reuse/development of vacant sites
- Create and expand commercial opportunities
- Focus new residential and mix of residential to support other activity
- Increase development density to attract new uses
- Reinforce cultural and commercial destinations

Housing

- Increased housing density
- Mixed income and mix of housing opportunity
- Reinvestment in existing buildings for residential
- Integrate displacement prevention strategy
- Focus on quality work force housing
- Infill housing to develop continuous walkable blocks

Transportation

- Address transit equity – fare, frequency, rapid rail
- Improve local station multi-modal connections
- Address parking near stations and retail uses
- Create awareness of stations and neighborhoods
- Connections from stations to commercial areas
- Hubway stations at rail stations and destinations
- Special rail fares, reduced rates to attract ridership
- Improve signage and wayfinding for stations/areas

Public Realm/Open Space

- New open spaces/expand open spaces
- Existing open space resources
- Streetscape improvements/unifying elements
- Reclaim/reprogram vacant and blighted lots
- Bicycle/path connections to resources
- Community event and information resources
- Open space, urban agriculture, green jobs, and healthy food

Quality of Life

- Corridor/community pride
- Perception, safety and cleanliness of neighborhoods and stations
- Cultural diversity at each station with corridor events and festivals
- Community resources distributed throughout neighborhoods
- Congestion, traffic calming and pedestrian issues



Corridor Shared Themes

Location

Most relevant priority or issue by station area

	Economic Development	Place/ Land Use	Housing	Transportation	Public Realm/ Open Space	Quality of Life
Newmarket	• New business/growth	• Expand commercial opportunities	• Displacement prevention	• Pedestrian connections	• Streetscape improvements	• Congestion and traffic concerns
Upham's Corner	• Reinforce center	• Reinforce cultural and commercial	• Infill housing at vacant blocks	• Connect station to center	• New open spaces	• Cultural diversity, corridor pride
Columbia Road	• Incubators/training	• Development density	• Mixed income housing	• Multi-modal connections	• Existing open space resources	• Congestion and traffic concerns
Four Corners/Geneva	• Incubators/training	• Focus new residential	• Housing density	• Multi-modal connections	• Existing open space resources	• Perception and safety
Talbot Avenue	• Targeted development	• Focus new residential	• Housing density	• Multi-modal connections	• Existing open space resources	• Perception and safety
Morton Street	• Targeted development	• Concentrate activity at station	• Infill housing at vacant blocks	• Pedestrian connections	• Streetscape improvements	• Community resources
Blue Hill Avenue/ Cummins Highway	• Reinforce center	• Target reuse, redevelopment	• Reinvest in existing buildings	• Connect station to center	• Existing open space resources	• Congestion and traffic concerns
River Street	• Improve access	• Development density	• Housing density	• Multi-modal connections	• Existing open space resources	• Community resources
Fairmount	• Reinforce center	• Reinforce cultural and commercial	• Infill housing at vacant blocks	• Connect station to center	• New open spaces	• Cultural diversity
Readville	• New business/growth	• Expand commercial opportunities	• Displacement prevention	• Pedestrian connections	• Streetscape improvements	• Congestion and traffic concerns



Additional Station Areas

Potential Station Area Typologies

“Job Centers”



Newmarket/South Bay



Readville



Talbot Avenue



Morton Street



Blue Hill/Cummins

“Neighborhood-serving centers”



Upham's Corner



Fairmount



Columbia Road



Four Corners



River Street

“Village Centers/Destinations”

“Neighborhood”



Additional Station Areas

Possible Selection Criteria

- Diversity among station typologies
 - Type/mix of uses
 - Stop population
 - Issues/opportunities
- Activity underway or in planning
 - Build momentum for processes underway
 - Give needed attention
- Opportunities for improvements
 - Confluence with other transit
 - Parcels available for redevelopment



Additional Station Areas

Potential Station Area Typologies

“Job Centers”



Newmarket/South Bay



Readville



Talbot Avenue



Morton Street



Blue Hill/Cummins

“Neighborhood-serving centers”



Upham's Corner



Fairmount



Columbia Road



Four Corners



River Street

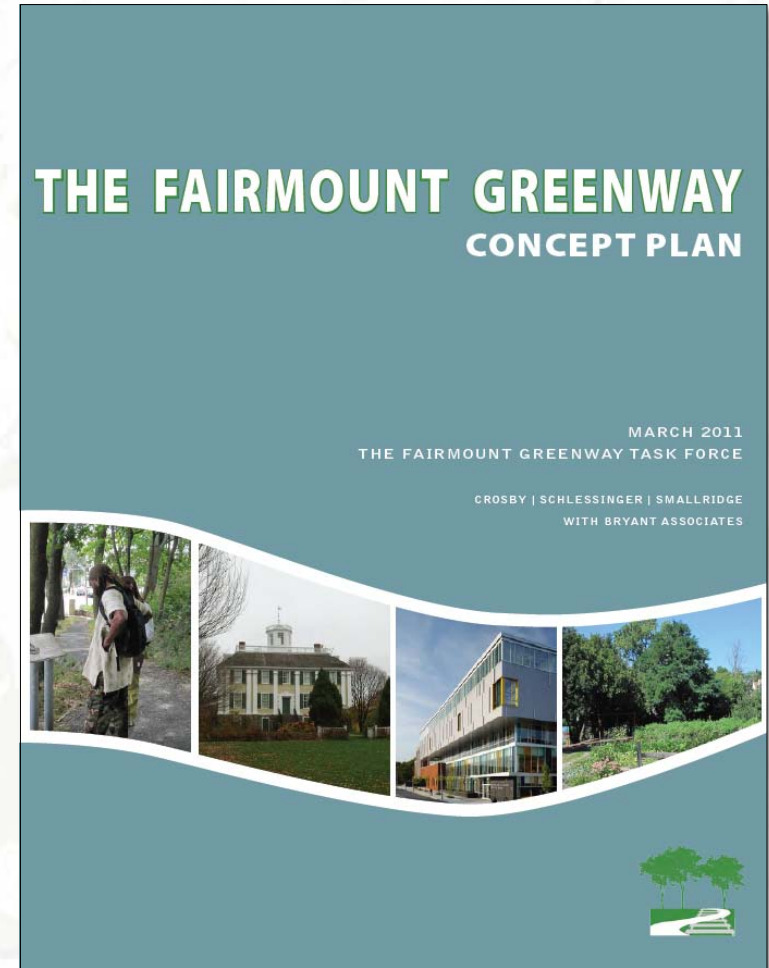
“Village Centers/Destinations”

“Neighborhood”



Greenway Presentation

- Fairmount Greenway Task Force:
 - Fairmount/Indigo Line CDC Collaborative
 - Dorchester Bay EDC
 - Dudley Street Neighborhood Initiative
 - Quincy Geneva Housing Corporation
 - Project Right
 - Codman Square NDC
 - Greater Four Corners Action Coalition
 - Mattapan Community Development Corporation
 - Boston Natural Areas Network
 - Southwest Boston Community Development Corporation
 - 02136 - All Things Hyde Park



THE FAIRMOUNT GREENWAY

Path and Place

BRA FIPI CAG BRIEFING

December 12, 2012

Fairmount Indigo
PLANNING INITIATIVE

The Cecil Group Team

The Cecil Group • HDR • Byrne McKinney & Associates • McMahan Associates • Bioengineering • SAS Design • Shook Kelley

Our primary goal is to take a holistic approach to:

- Neighborhoods
- Housing
- Transit
- Economic development
- Jobs
- Green and open space

Community-driven planning for the Greenway started in 2008:

- Convened the Greenway Task Force, a partnership of CDCs and community-based organizations along the Corridor
- Organized residents to identify key vacant parcels in their neighborhoods
- Retained *Crosby | Schlessinger | Smallridge* to work with us on developing a design concept plan and strategic implementation plan
- Sponsored two community planning sessions in each of the five Fairmount neighborhoods 2009-2010
- Consulted with various public agencies
- Involved over 400 residents in planning

The Greenway Task Force led the Planning Process



**Greater Four Corners
Action Coalition**



Southwest Boston CDC



**02136 -
All Things Hyde Park**

Created a shared vision that:

- Unifies neighborhoods and the Corridor as a whole
- Creates access to open space and opportunities for walking, biking and recreation
- Generates community connections and links to neighborhood destinations
- Places a unique claim on part of the City and raises the quality of life

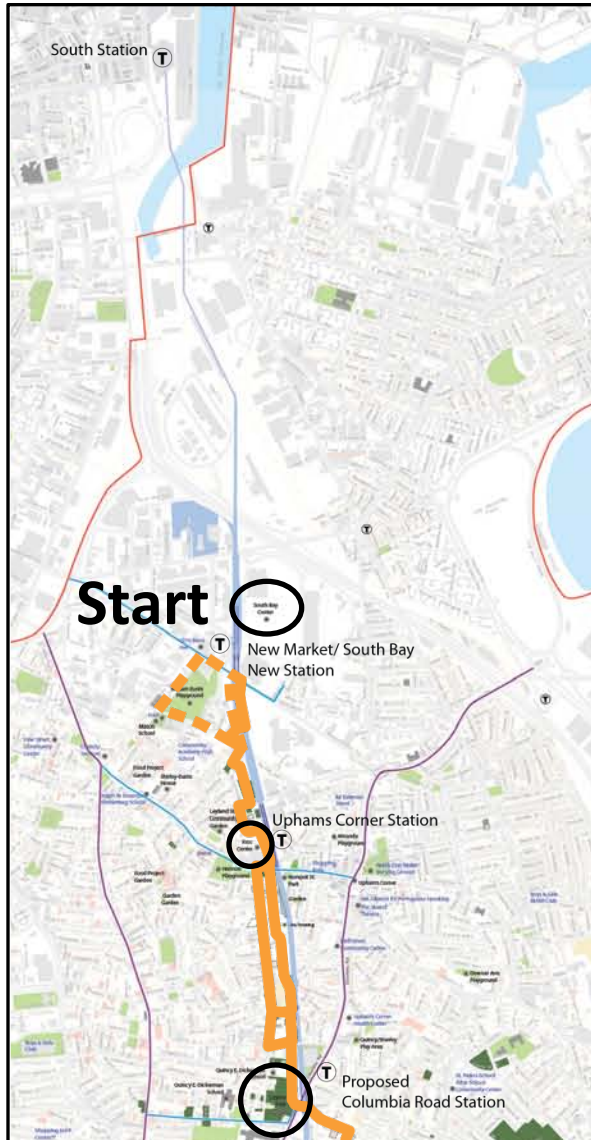
The Plan

Path

The Path creates an alignment that:

- Loosely follows the Fairmount Commuter Rail Line route
- Follows a reasonably direct route
- Accommodates family, recreational, and commuting cyclists and pedestrians
- Provides links to neighborhoods and transit stops

The Existing Path



Map created by www.mass.gov and www.mta.com

Design considerations are:

- Signage, paving colors, and materials
- Access to MBTA stations
- Interpretive elements including public art reflecting neighborhoods' rich cultural history and special characteristics
- Safety and security, lighting
- Accessibility
- Shelters

Neighborhood loops connect to place-based destinations:

- Local business districts
- Schools
- Community Centers
- Libraries
- Community gardens
- Urban Agriculture sites
- Parks and playgrounds

The Plan

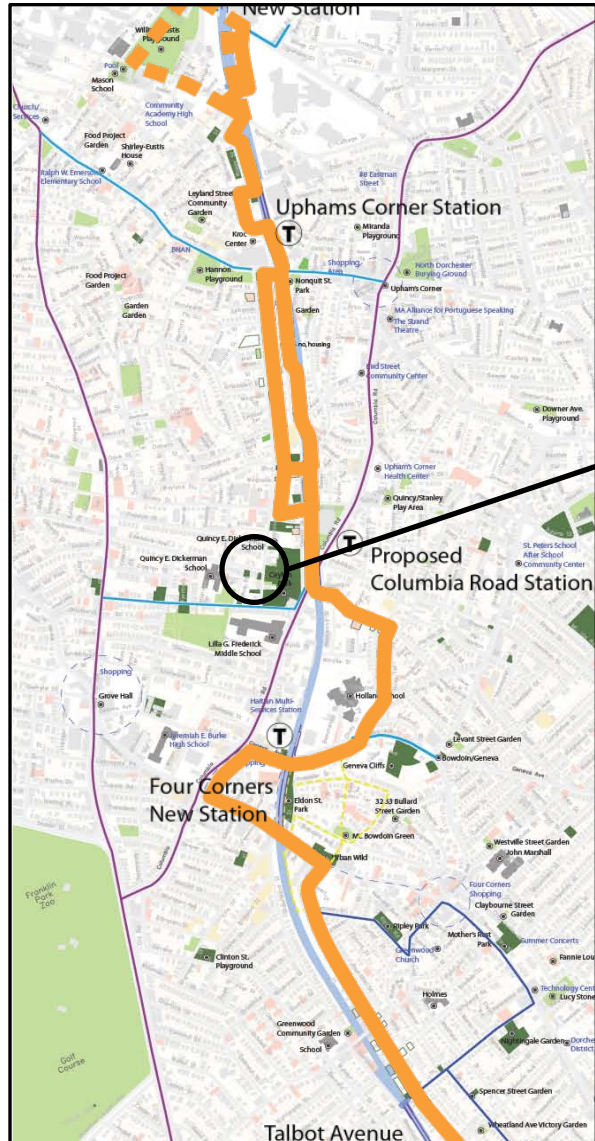
Place

Each neighborhood will create new uses for currently vacant land:

1st Year Priority Parcels:

- Lawrence Avenue and Coleus Park
- 218-224 Washington Street
- 94-114 Ballou Avenue
- Mattapan Parcel (TBD)
- Old Doyle Playground, River Street

Priority Parcel: Lawrence Avenue & Coleus Park



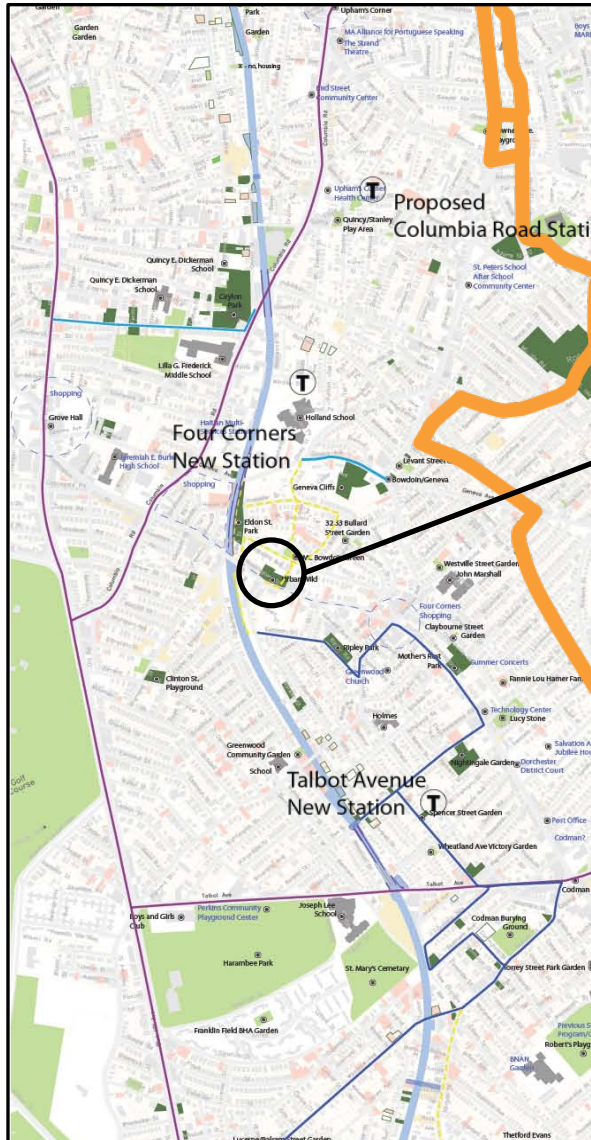
Lawrence Street & Coleus Park

Owner: Quincy Geneva Housing Corporation

Possible Use: Community Garden

0.3 acres

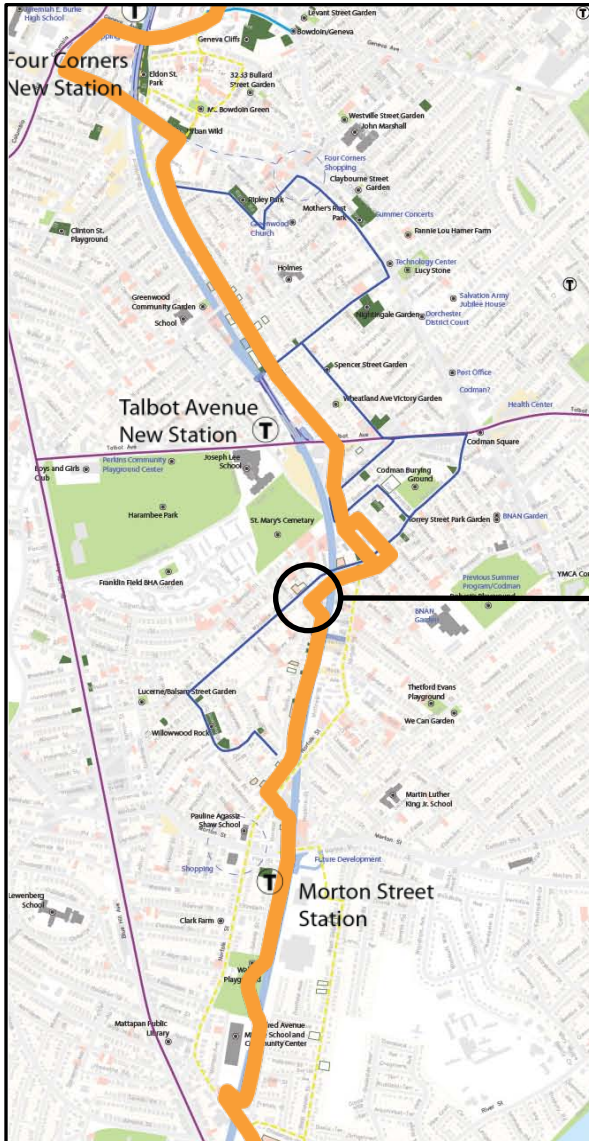
Priority Parcel: 218-224 Washington Street



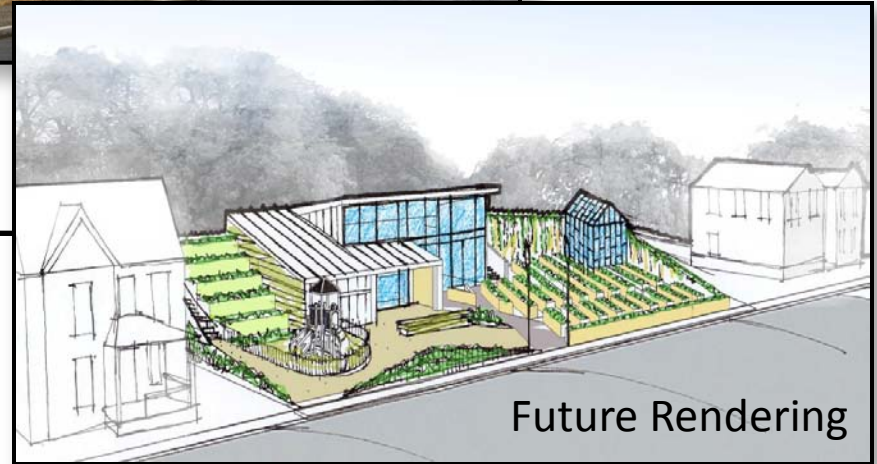
218-224 Washington Street

Owner: City of Boston
Proposed Use: Urban Wild
0.7 Acres

Priority Parcel: 94-114 Ballou Avenue



Current Condition



Future Rendering

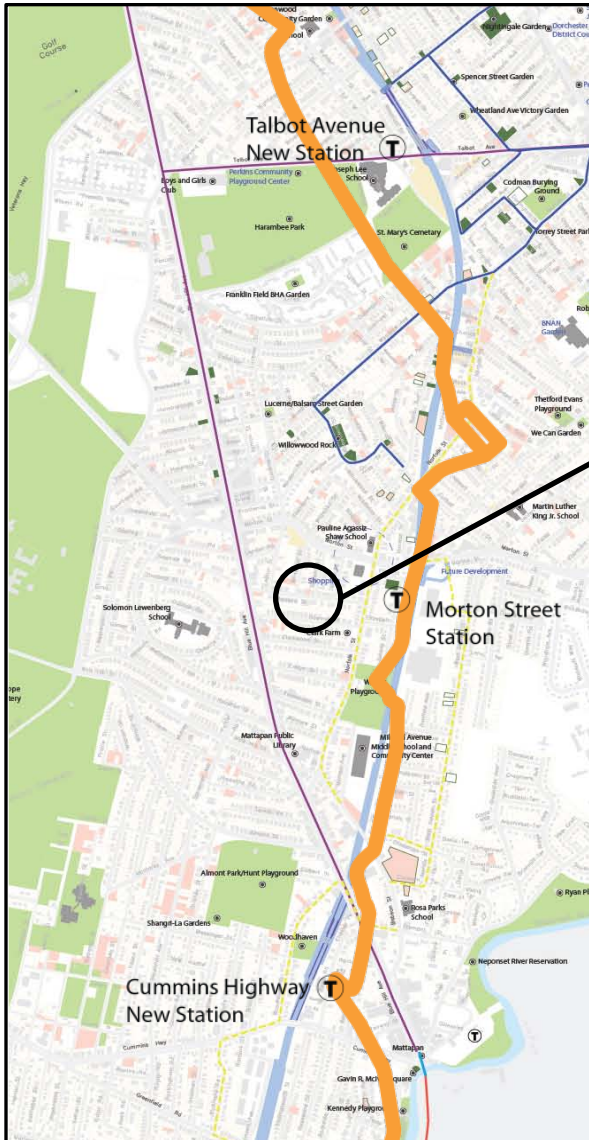
94-114 Ballou Avenue

Owner: City of Boston

0.53 Acres "OASIS" on Ballou

Proposed Use: Multi-Purpose (tot lot, community garden, education center)

Possible Mattapan Parcel: 44 Woolson Street



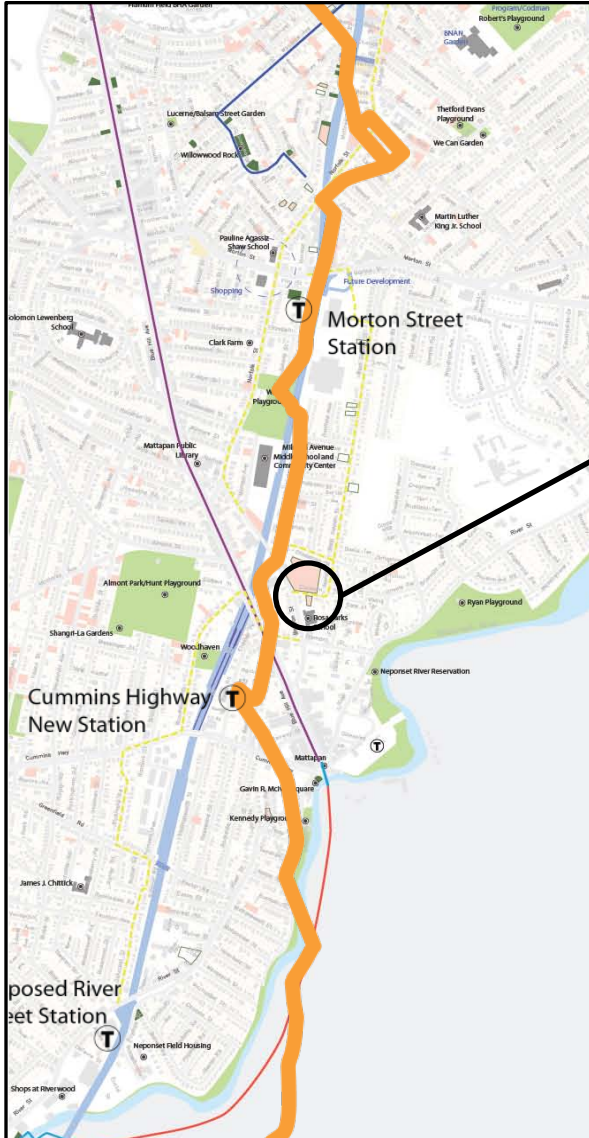
44 Woolson Street

Owner: City of Boston

Possible Use: Community Garden

0.075 Acres

Possible Mattapan Parcel: Cookson Terrace



Cookson Terrace

Owner: City of Boston
Possible Use: Urban Wild
2.5 Acres

Priority Parcel: Doyle Playground



Doyle Playground, Hyde Park

Owner: Mass DCR

Possible Use: to be determined

Acres: to be determined

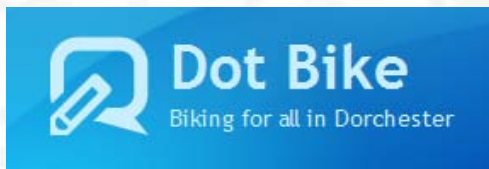
City of Boston Initiatives

Initiative	Goal	Fairmount Greenway Connection
Complete Streets	Streets that are safe, attractive, and conducive to healthy active transportation which will reduce incentives for car ownership	The Greenway Task Force considered the Complete Streets vision as the basis for the Fairmount Greenway.
Climate Action Plan	Reduction of vehicle miles traveled (VMTs) in Boston 2020, 7.5% below 2010 figures	The Fairmount Greenway will promote incentives to alternate between walking/cycling and public transportation.
Grow Boston Greener	Initiative with goal of planting 100,000 new trees in Boston by 2020 and increasing the total number of trees by 20%	Will feature trees along the paths to provide shade, path beautification and a common thread along the Greenway Corridor.
Boston Bikes	2011 will complete a plan to guide infrastructure improvement of nearly 140 miles by 2020 and the city hopes to include separated bike lanes.	Will create safe paths for bicyclists and connect current existing bicycle paths.
Communities Putting Prevention to Work (CPPW)	Increase active transit and improve neighborhood-based food production	Will provide a safe, convenient, attractive path for pedestrians and bicyclists connecting to neighborhood loops and priority open spaces parcels which will become community gardens, children's play areas and other green community spaces.

The Greenway concept plan has support from:



Federal Sustainable Communities Partnership



We have successfully raised \$750,000 for planning



The Jessie B. Cox Trust

MERCK FAMILY FUND

Protecting the Natural Environment.

Strengthening the Urban Community.



We have commitments for implementation funding from:

- **Great Neighborhoods Initiative
(Mass Smart Growth Alliance)**
- **Sustainable Communities Regional
Planning Grant
(Metropolitan Area Planning Council)**

To move forward, we must leverage support for implementation:

- Funding
- Ownership
- Management & Stewardship
- Maintenance
- Insurance
- Phasing

We are committed to working with the City and the CAG on implementation:

- Incorporate the Greenway path as a major element in Corridor-wide planning as well as in the local (Crossroads) planning processes
- Build on the work that has already been done by the Fairmount Greenway Task Force and the support from the corridor neighborhoods
- Collaborate with us on raising funds for pilot segment and neighborhood parcel development
- Work with us on implementation of the pilot segments and individual parcel development

A faint, light-colored map of the Boston area serves as the background for the slide. The map shows various streets, parks, and water bodies in a muted green and yellow color palette.

**“The car is no longer the king
in Boston...”**

Mayor Thomas Menino,
at the launch of the Complete Streets
Initiative in the fall of 2009



Questions and Discussion

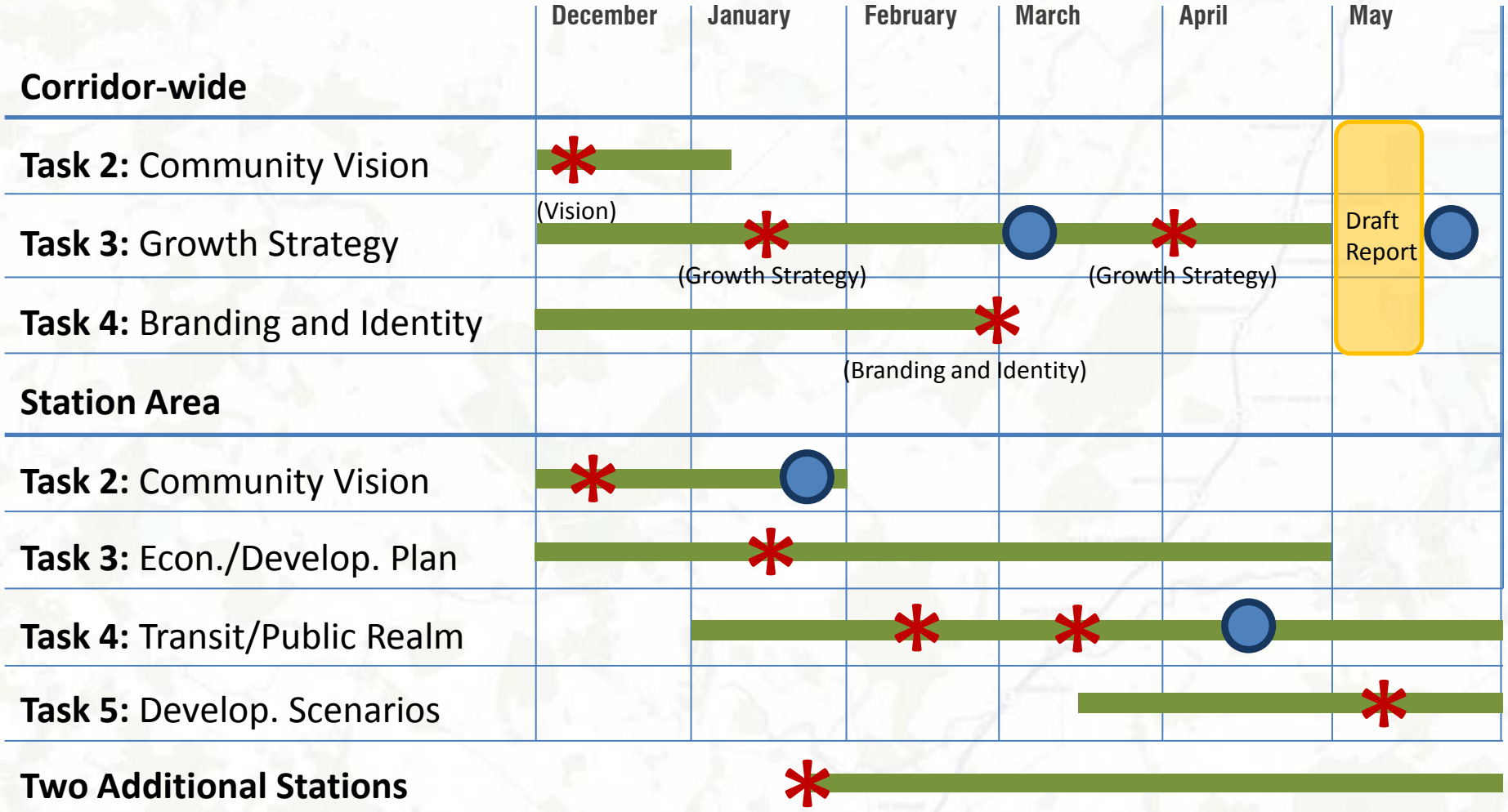
Next steps

- Synthesis of community vision
- *Growth Strategy* interviews and setting targets
- *Branding and Identity* focus group meetings
- CAG vision statement and additional station selection
- Upham's Corner community visioning forum
- Upham's Corner market analysis



Next Steps

-  Advisory Group Meetings
-  Community Forums and Meetings





Fairmount Indigo Planning Initiative

Corridor-wide Advisory Group (CAG)

Community Vision

Wednesday, December 12th
12/12/12

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