



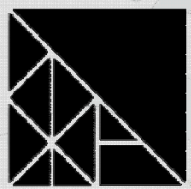
Fairmount Indigo Planning Initiative

Corridor-wide Advisory Group (CAG)

Additional Station Areas and Growth Strategy

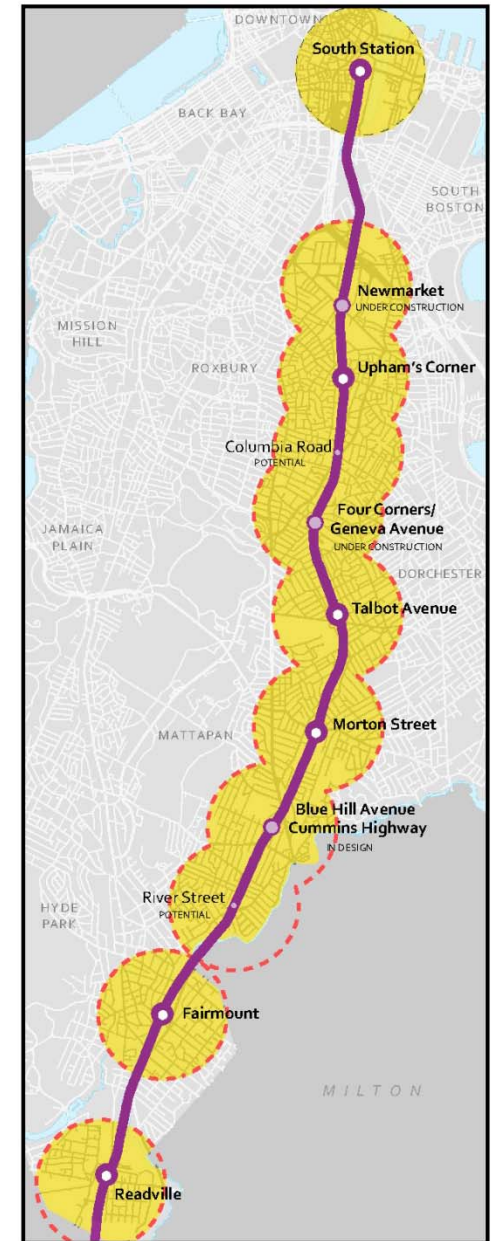
Tuesday, March 12th

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



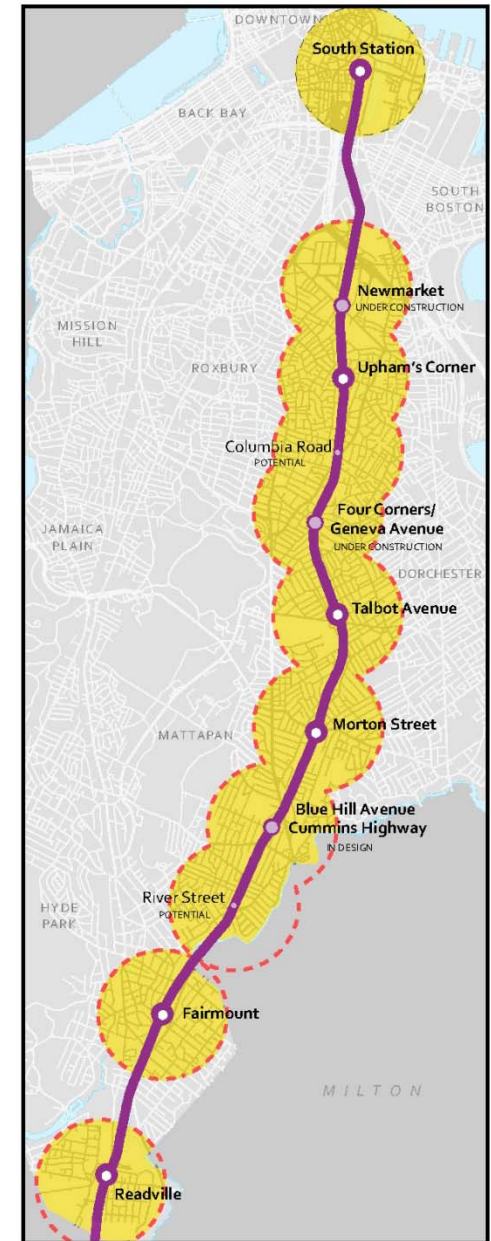
Agenda

1. *Introductions/Other Business (Co-chairs)*
2. *Selection of Additional Stations (BRA)*
 - *Consensus on selection criteria*
 - *Proposed two additional stations*
3. *Corridor Growth Strategy (The Cecil Group and Byrne McKinney)*
4. *Next Steps*



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

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

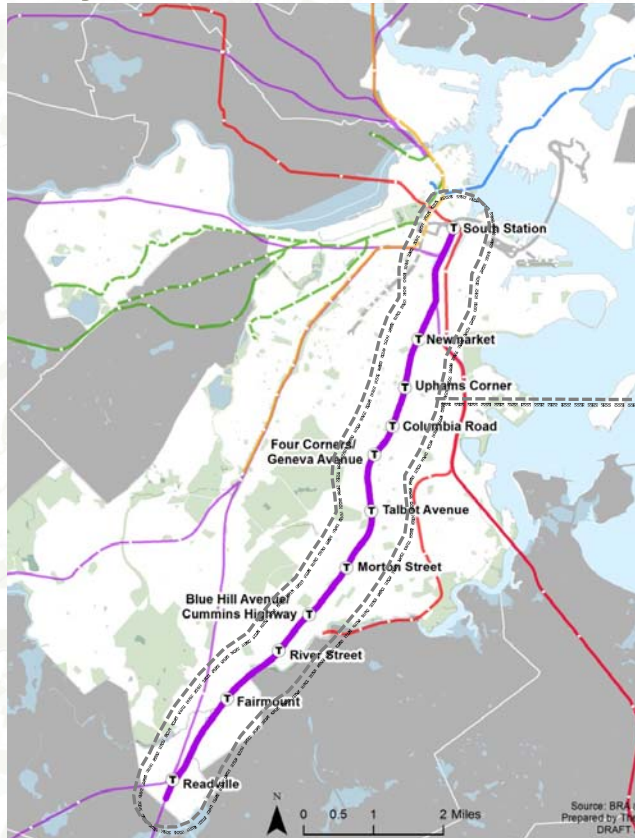
Station Area Plans

Upham's Corner is a revitalized commercial, cultural and community center that is a celebration of diversity and an arts and cultural anchor of the Fairmount Indigo Corridor

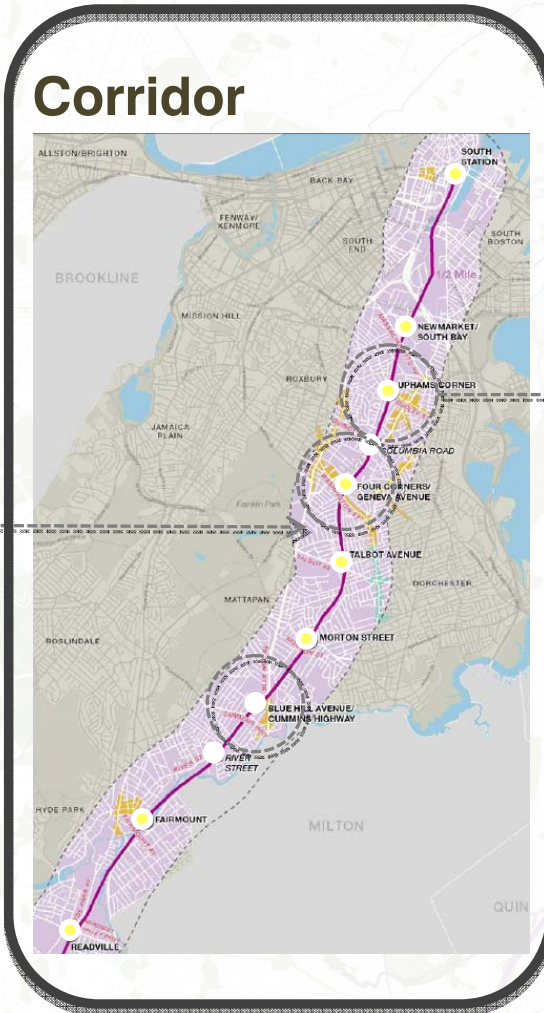


Fairmount Indigo Corridor Summary

City Context



Corridor



Station Areas

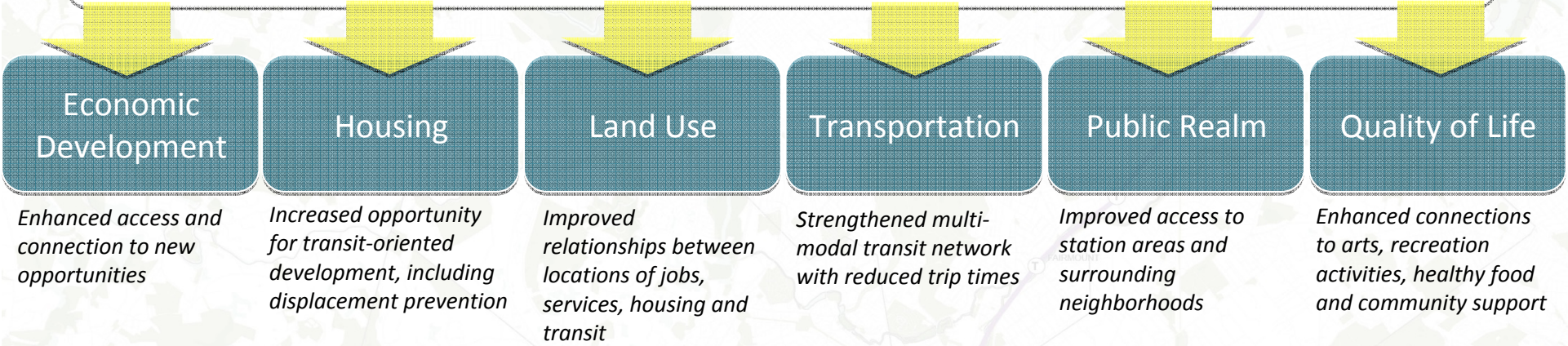


Fairmount Indigo Planning Initiative

Transit Equity

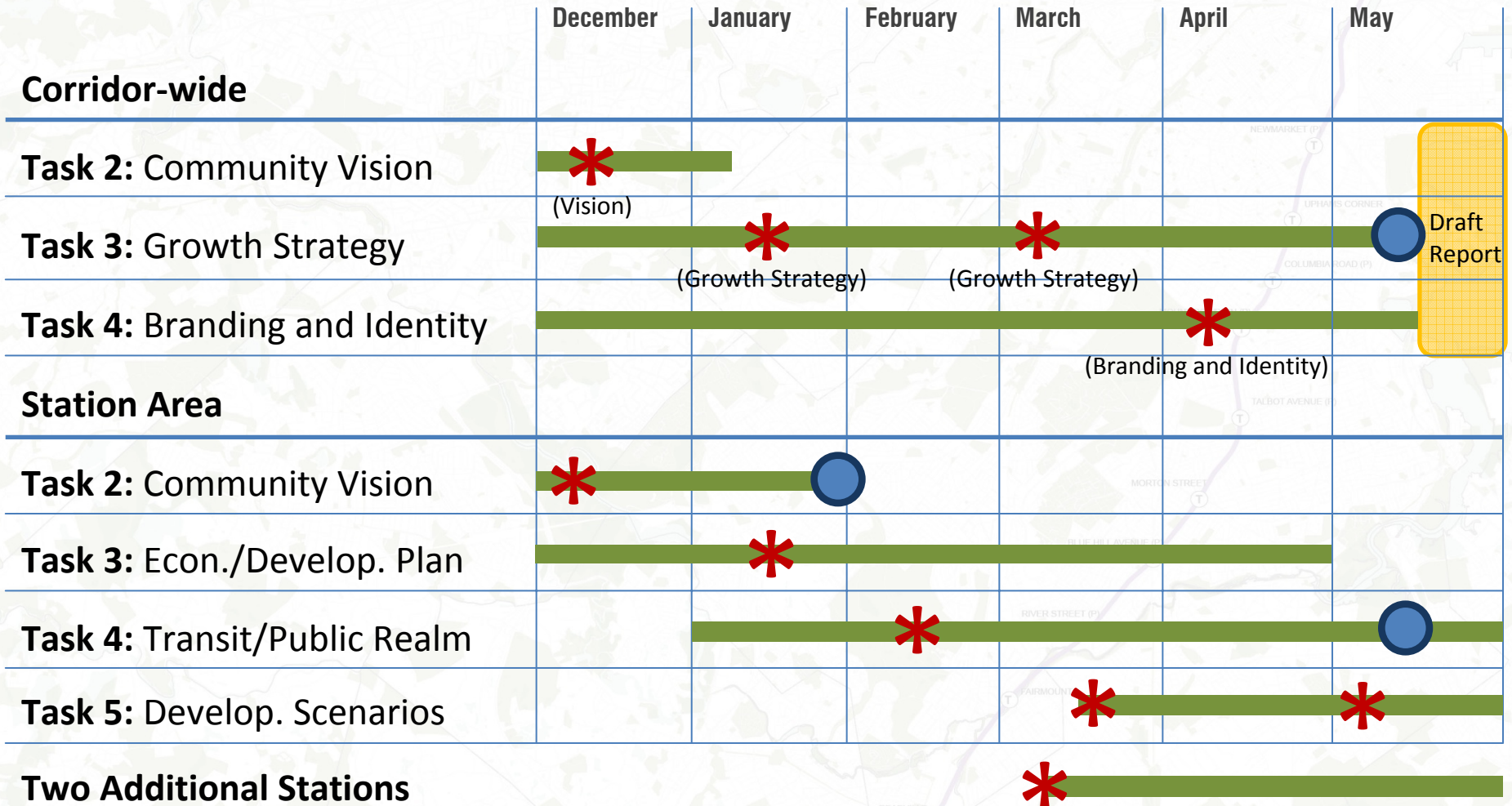
The Fairmount Indigo Planning Initiative (FIPI) advocates for the **long term integration of the Fairmount Indigo Corridor with the rapid rail network of Boston** in terms of fare structure, transfers, frequency, hours of operation and additional stations. This planning process is based upon the current conditions of transit in the Corridor while anticipating an expanded role of rail in the future.

Enhanced access for all modes of transit (rail, bus, car, bike and walking) translates into better neighborhoods and contributes to improvements across each major topic area for improving the corridor



Schedule

-  Advisory Group Meetings
-  Community Forums and Meetings



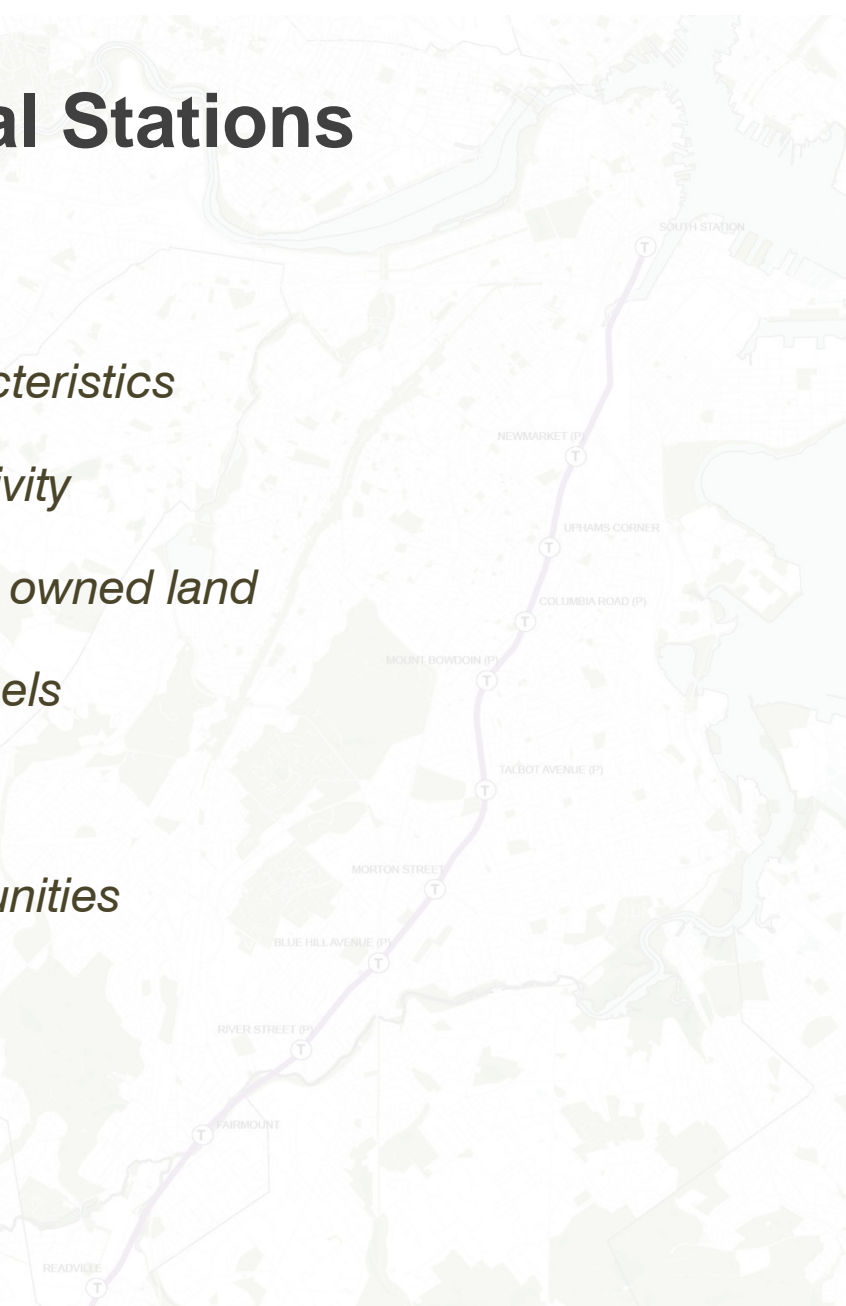
 Draft Report



Selection of Two Additional Stations

Selection Criteria

1. *Representative of diverse corridor characteristics*
2. *Ability to build momentum on current activity*
3. *Opportunity to leverage City policies and owned land*
4. *Availability of potential development parcels*
5. *Potential synergy with Main Street efforts*
6. *Ability to engage diverse corridor communities*



Selection of Two Additional Stations

Three Proposed Station Area Plans

“Job Centers”

“Neighborhood”



Newmarket/South Bay



Readville



Columbia Road



Four Corners



River Street



Upham's Corner



Fairmount



Talbot Avenue



Morton Street



Blue Hill/Cummins

“Village Centers/Destinations”

“Neighborhood-serving centers”



Selection of Two Additional Stations

Selection Criteria and Evaluation

	Newmarket	Columbia Road	Four Corners	Talbot Avenue	Morton Street	Blue Hill Avenue	River Street	Fairmount	Readville	Upham's Corner
1. <i>Representative of diverse corridor characteristics</i>	3	3	3	3	3	3	3	1	3	1
2. <i>Ability to build momentum on current activity</i>	2	2	3	2	1	2	1	1	1	3
3. <i>Opportunity to leverage City policies and owned land</i>	1	2	2	2	1	2	1	1	1	3
4. <i>Availability of potential development parcels</i>	2	1	3	3	2	3	2	1	2	3
5. <i>Potential synergy with Main Street efforts</i>	1	2	3	1	1	2	1	3	1	3
6. <i>Ability to engage diverse corridor communities</i>	2	1	2	3	3	3	3	3	2	3
	11	11	16	14	11	15	11	10	10	16



Past, Current & Future Planning—Newmarket

Past

- TACC—Newmarket and Upham’s Corner Planning, 2011
- COB—Public Realm Improvements @ Mass Ave

Current

- BRA—Newmarket Land Use Table Update
- Public Realm Improvements @ Triangle

Future

- District Economic Development Plan
- Transit Access and Public Realm Improvements
- Zoning Revisions and Amendments



Past, Current & Future Planning—Columbia Road

Past

- DBEDC—Quincy/Ceylon Vision, 2007
- DBEDC—Quincy Corridor Revitalization, 2010
- DBEDC/MIT—Greenhouse Studio, 2010

Current

- COB—Choice Neighborhoods, 2011
- BRA/COB—Quincy Corridor Public Realm Improvements, 2013

Future

- District Economic Development Plan
- Public Realm Improvements
- Development Scenarios
- Zoning Revisions and Amendments



Past, Current & Future Planning—Four Corners

Past

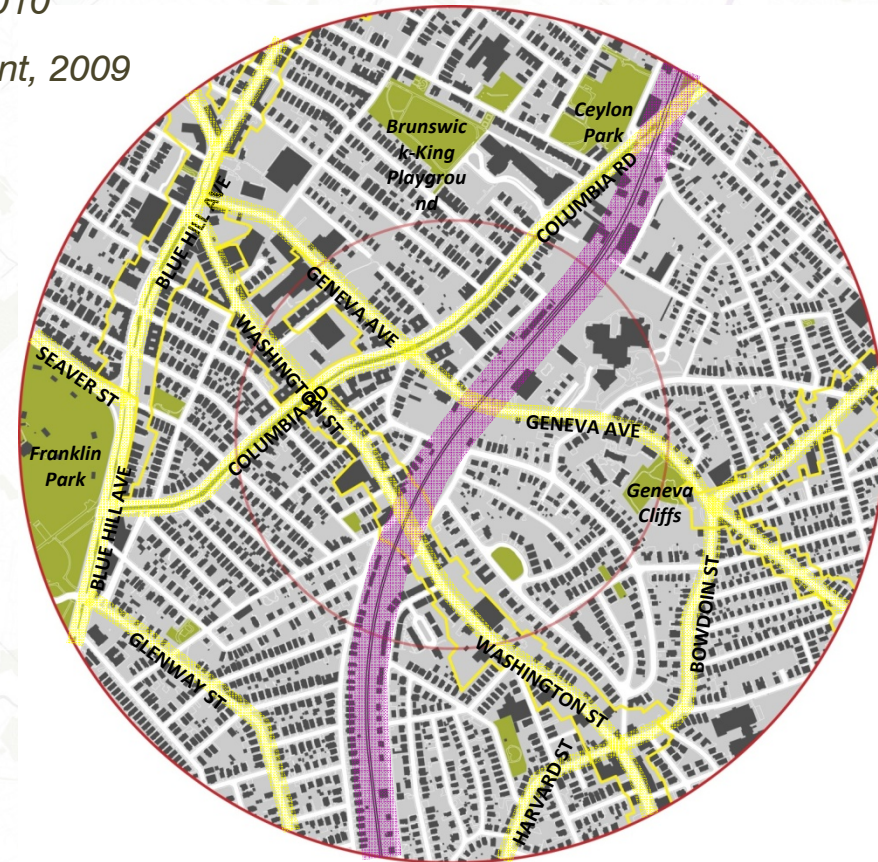
- FCMS/FCAC—Four Corners Urban Village Plan, 2004
- BRA/DND—Mid Dorchester Action Plan, 2010
- BRA/DND—Bus. District/Market Assessment, 2009

Current

- FCAC Planning

Future

- Transit Access and Public Realm Improvements
- Development Scenarios
- Zoning Revisions and Amendments



Past, Current & Future Planning—*Talbot Avenue*

Past

- CSNDC—*Talbot Norfolk Triangle Master Plan, 2007*
- BRA/DND--*Mid Dorchester Action Plan, 2010*
- BRA/DND—*Bus. District/Market Assessment, 2009*
- CSNDC—*LEED ND Pilot Project, 2012*

Future

- *Transit Access and Public Realm Improvements*
- *Development Scenarios*
- *Zoning Revisions and Amendments*



Past, Current & Future Planning—Morton Street

Past

- BRA—MEDI Action Plan, 2006
- MassDOT—RDM Transit Needs Study, 2011

Current

- MassDOT—Morton Street Bridge Replacement

Future

- District Economic Development Plan



Past, Current & Future Planning—Blue Hill/Cummins Hwy

Past

- BRA—MEDI Action Plan, 2006
- MassDOT—RDM Transit Needs Study, 2011

Current

- New Main Street District

Future

- Transit Access and Public Realm Improvements
- Development Scenarios



Past, Current & Future Planning—*River Street*

Past

- BRA—Hyde Park Master Plan, 2011



Past, Current & Future Planning—Fairmount

Past

- BRA—Retail Market Study for Logan & Clearly Squares, 2009
- BRA—Hyde Park Master Plan, 2011

Future

- Transit Access and Public Realm Improvements



Past, Current & Future Planning—Readville

Past

- BRA—Readville Yards Planning, 2003
- BRA—Hyde Park Master Plan, 2011

Current

- MBTA Property Disposition

Future

- District Economic Development Plan
- Transit Access and Public Realm Improvements
- Development Scenarios



Selection of Two Additional Stations

Three Proposed Station Area Plans

“Job Centers”

“Neighborhood”



Newmarket/South Bay



Readville



Columbia Road



Four Corners



River Street



Upham's Corner



Fairmount



Talbot Avenue



Morton Street



Blue Hill/Cummins

“Village Centers/Destinations”

“Neighborhood-serving centers”

Fairmount Indigo
PLANNING INITIATIVE

The Cecil Group Team



Fairmount Indigo Corridor Growth Strategy

1. *Corridor market considerations*
2. *Approach and strategy underway*
3. *Potential outcomes and actions*
 - *Import*
 - *Export*
 - *Grow*



Next steps

- *Branding and Identity focus corridor tour – Monday March 18th*
- *Finalize additional station areas and create advisory groups*
- *Discussion of branding, identity and corridor strategies*
- *Putting the pieces together – drafting a plan*

