



# Fairmount Indigo Planning Initiative

## Corridor-wide Advisory Group (CAG) Meeting #3

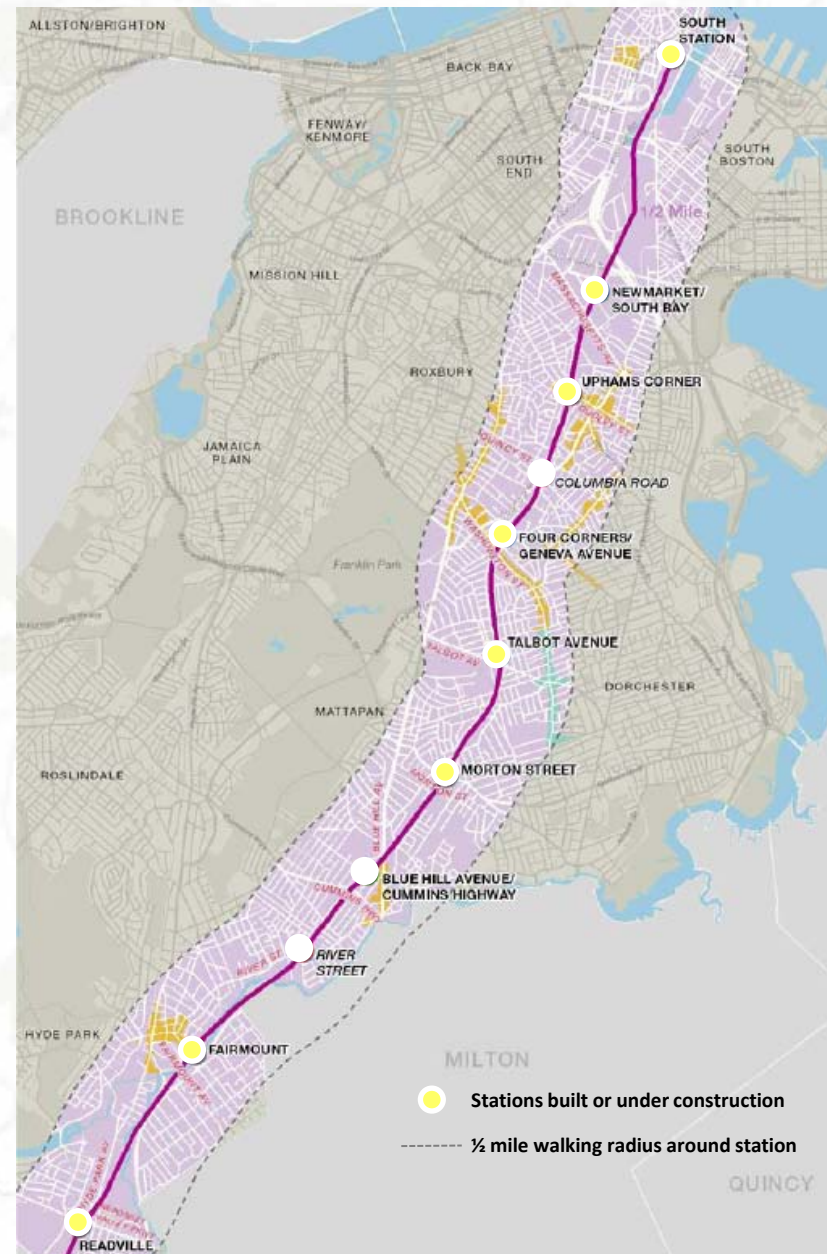
Wednesday, September 12th

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



# AGENDA

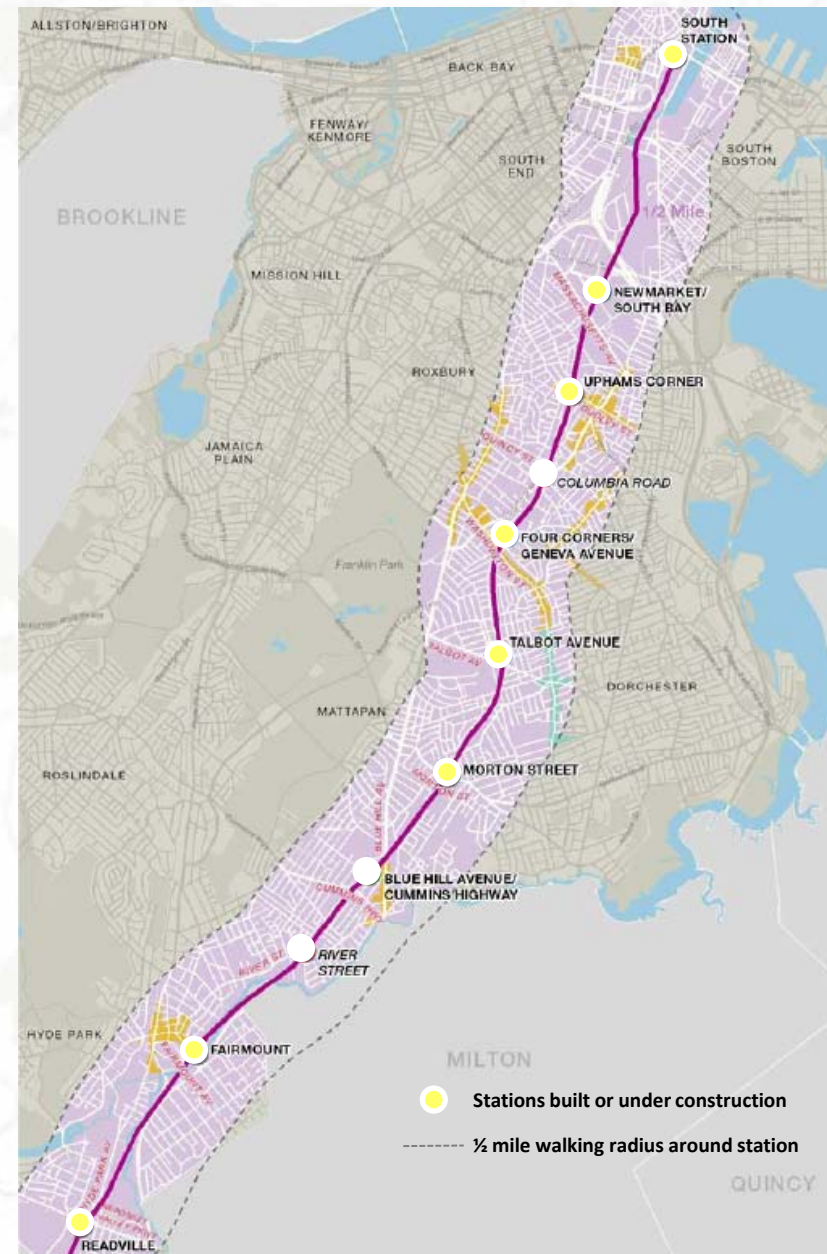
1. Meeting Introduction
2. Summary of Previous Meeting
3. Organizing the Plan by Themes and Topics
4. Existing Conditions by Topic
5. CAG Discussion
6. Suggested Case Studies of Corridors
7. Community Forum Preparations
8. Next Steps



# MEETING INTRODUCTION

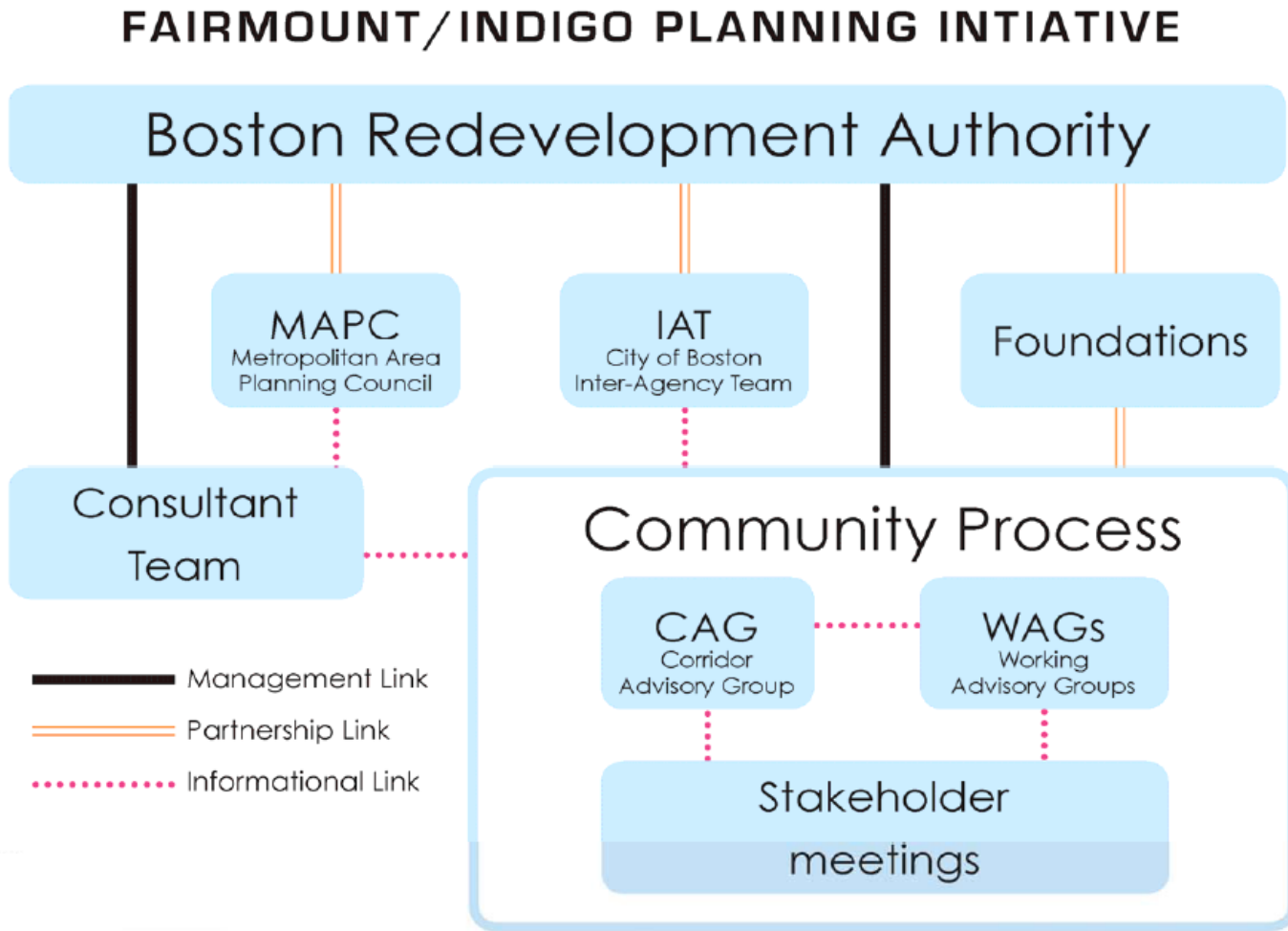
## *Recap of the Fairmount Indigo Planning Initiative (FIPI) objectives:*

- Guide physical and economic development
- Encourage sustainable growth and TOD
- Limit displacement of existing residents and businesses
- Incorporate existing planning initiatives (City-led and Community-based) into one vision for the future



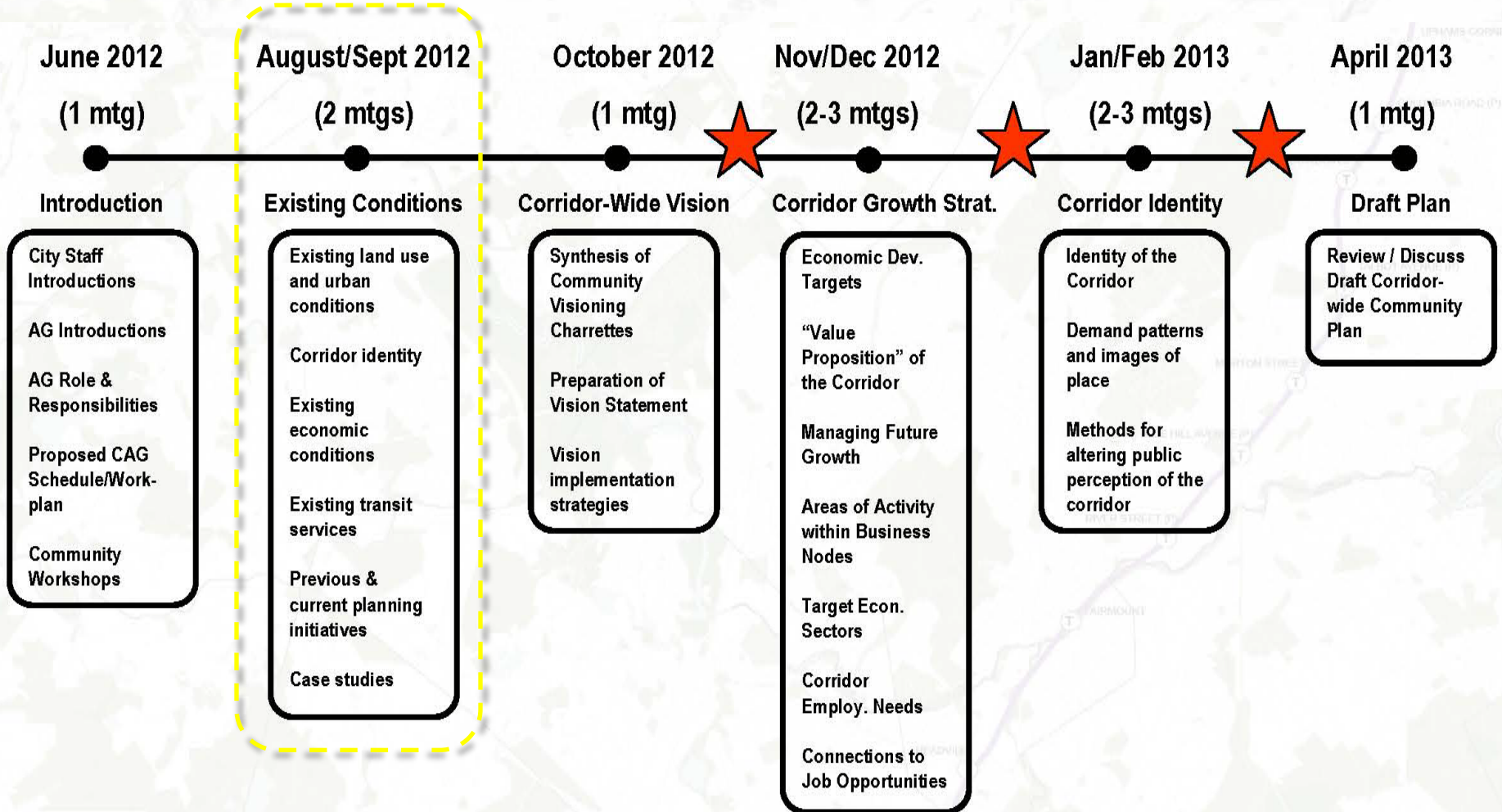
# MEETING INTRODUCTION

Recap of the FIPI organization:



# MEETING INTRODUCTION

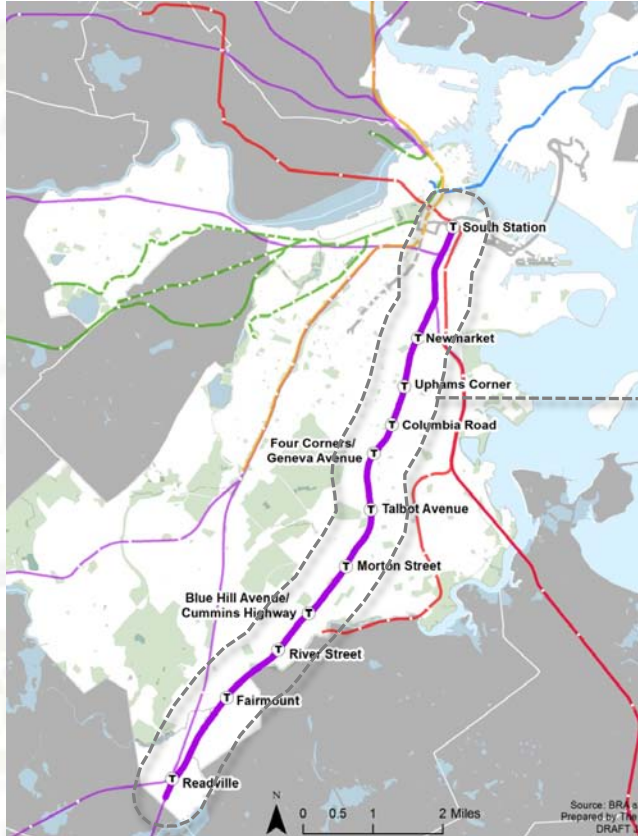
Recap of the FIPI corridor planning process:



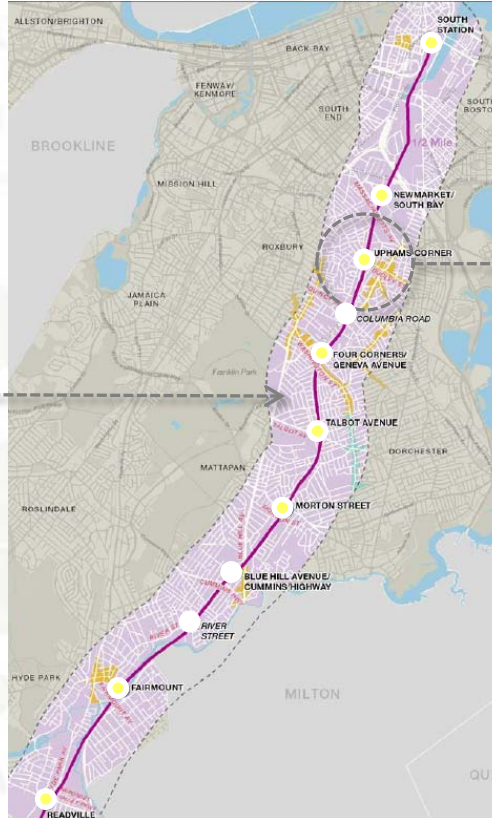
# SUMMARY AND RECAP

CAG Meeting 08/01/12 Existing Conditions Discussion

## City Context



## Corridor



## Station Areas

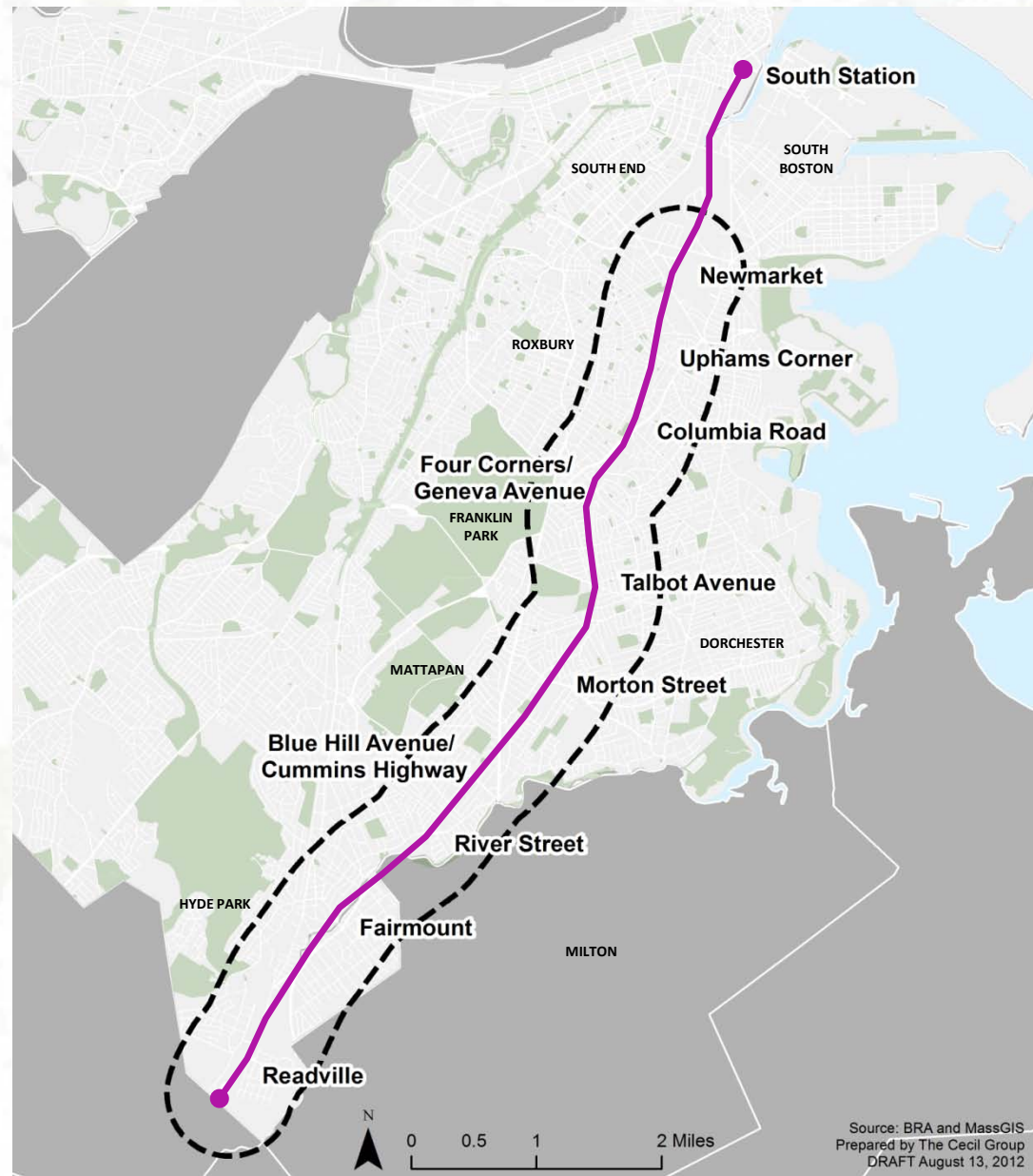


# SUMMARY AND RECAP

*Defining the Fairmount Corridor*

## Study Area

- Newmarket to Readville
- 1/2 mile station radius



# SUMMARY AND RECAP

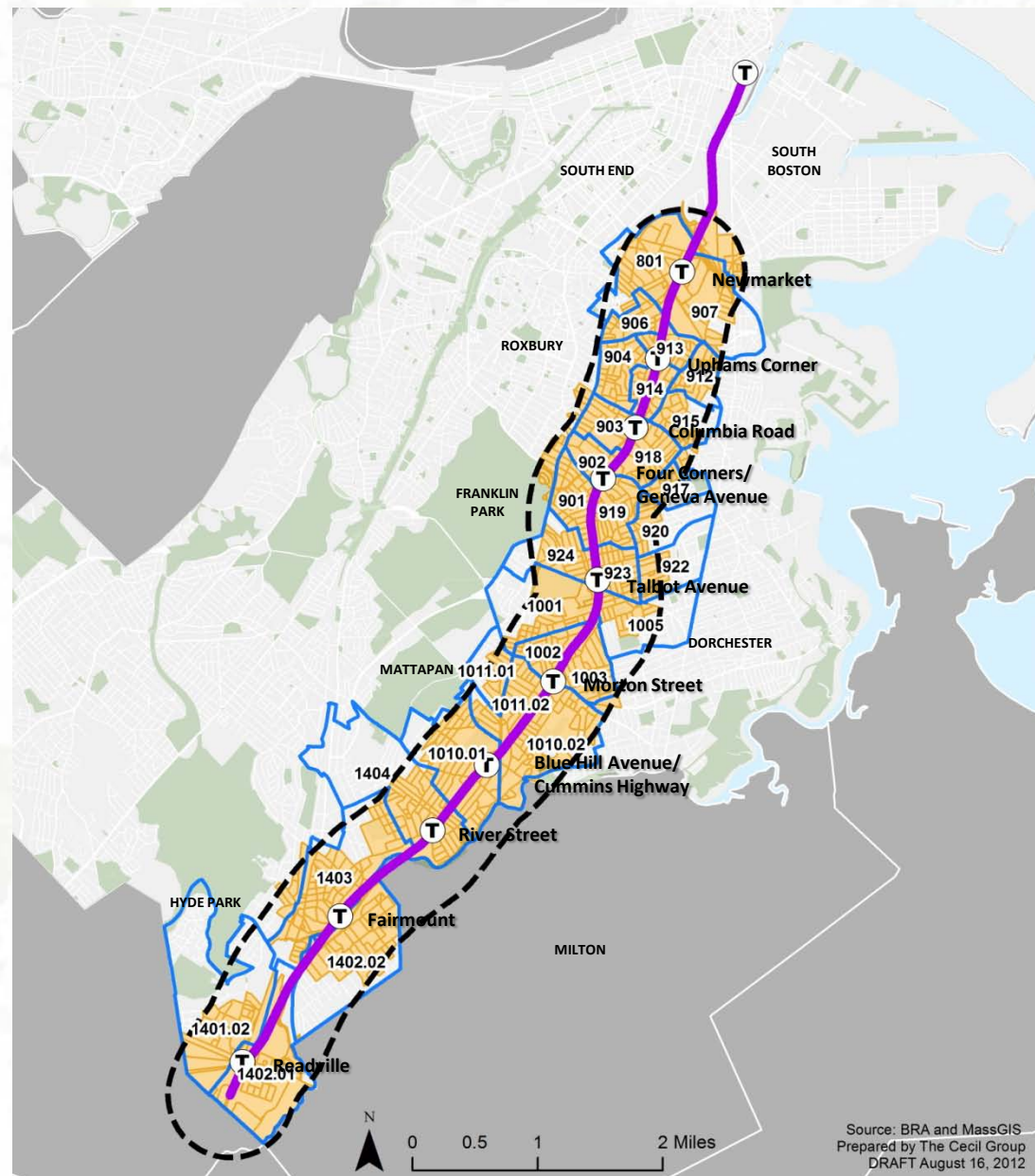
## Defining the Fairmount Corridor

### Corridor Boundaries

- Newmarket to Readville
- 1/2 mile station radius
- Some variation based upon data source

### Corridor Census Tracts and Blocks

-  Fairmount Indigo Line
-  Half Mile Fairmount Corridor
-  Census 2010 Blocks
-  Census 2010 Tracts



Source: BRA and MassGIS  
Prepared by The Cecil Group  
DRAFT August 16, 2012





# SUMMARY AND RECAP

*Defining the Fairmount Corridor*

## Station Status

### Existing Stations:

- Uphams Corner
- Morton Street
- Fairmount
- Readville

### In Construction:

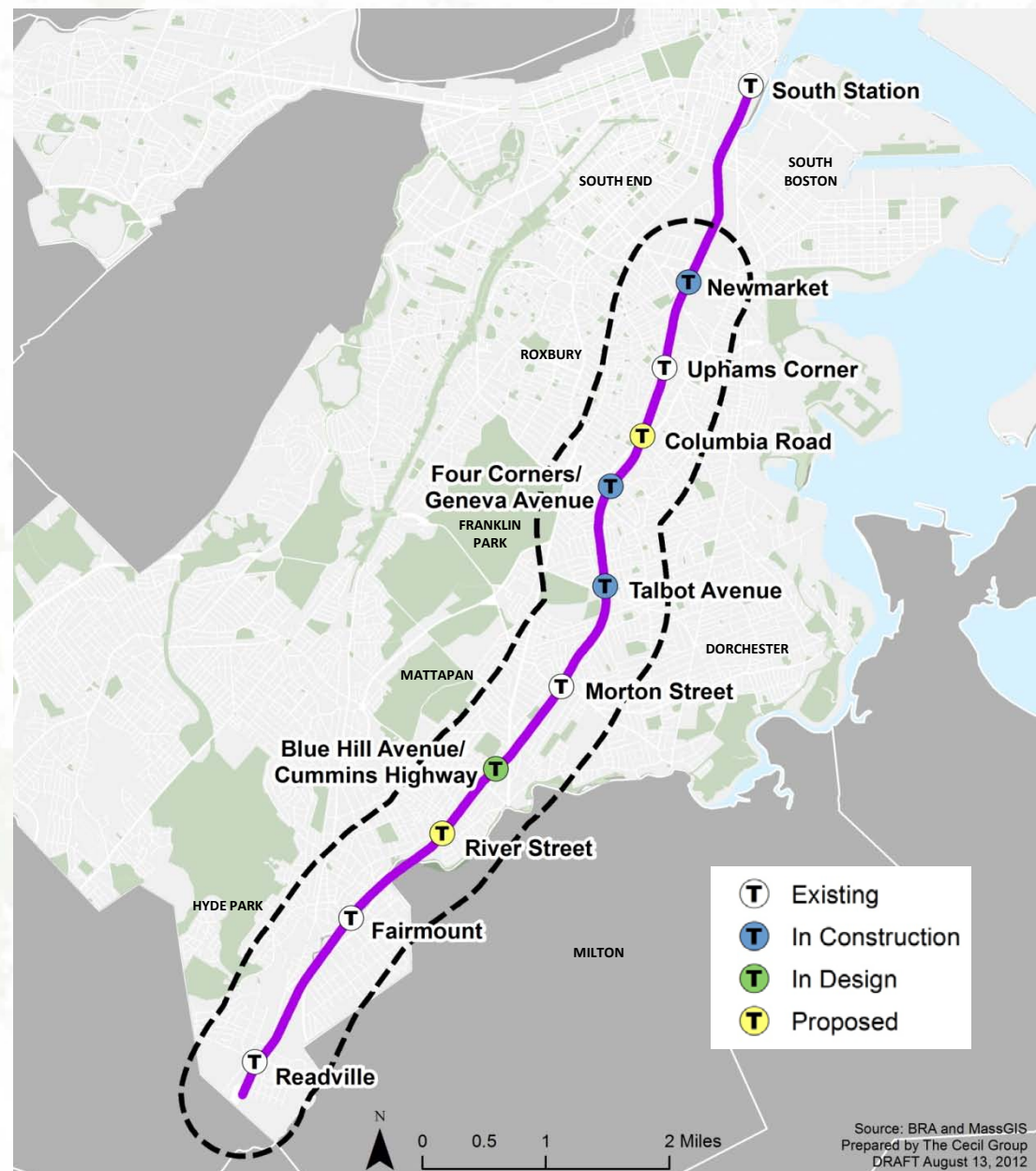
- Newmarket
- Four Corners/Geneva Avenue
- Talbot Avenue

### In Design:

- Blue Hill Avenue/Cummins Highway

### Proposed:

- Columbia Road
- River Street



# PLANNING FRAMEWORK

**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

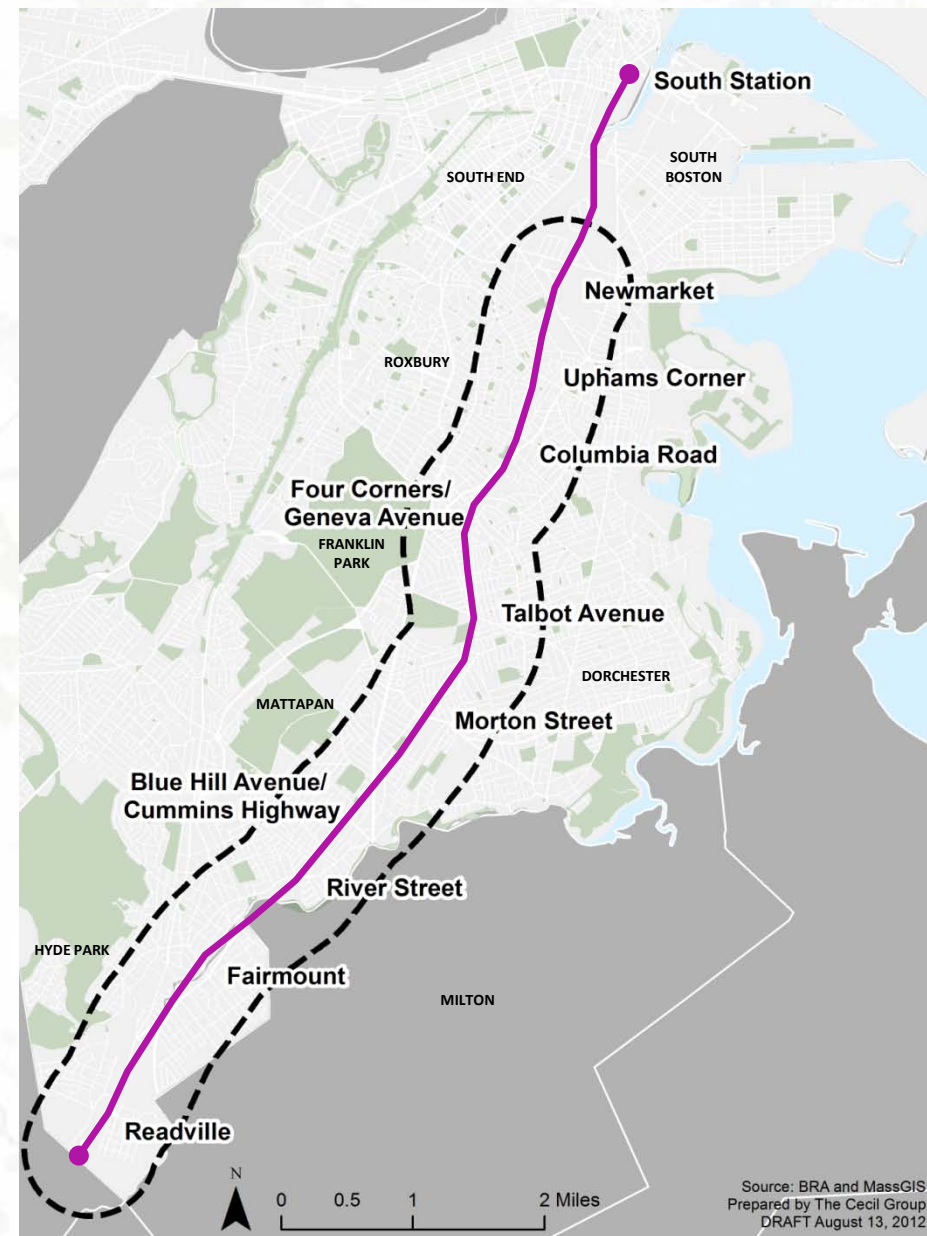
Station Area Plans



# PLANNING THEMES AND TOPICS

## Corridor-wide

- Establish a **framework of themes** to organize the **vision** and contents of the Corridor-wide Plan.
- List the **specific topics that need to be addressed** within each theme that have corridor-wide implications.
- Use the topics to **organize and categorize the community-based goals** for the corridor.



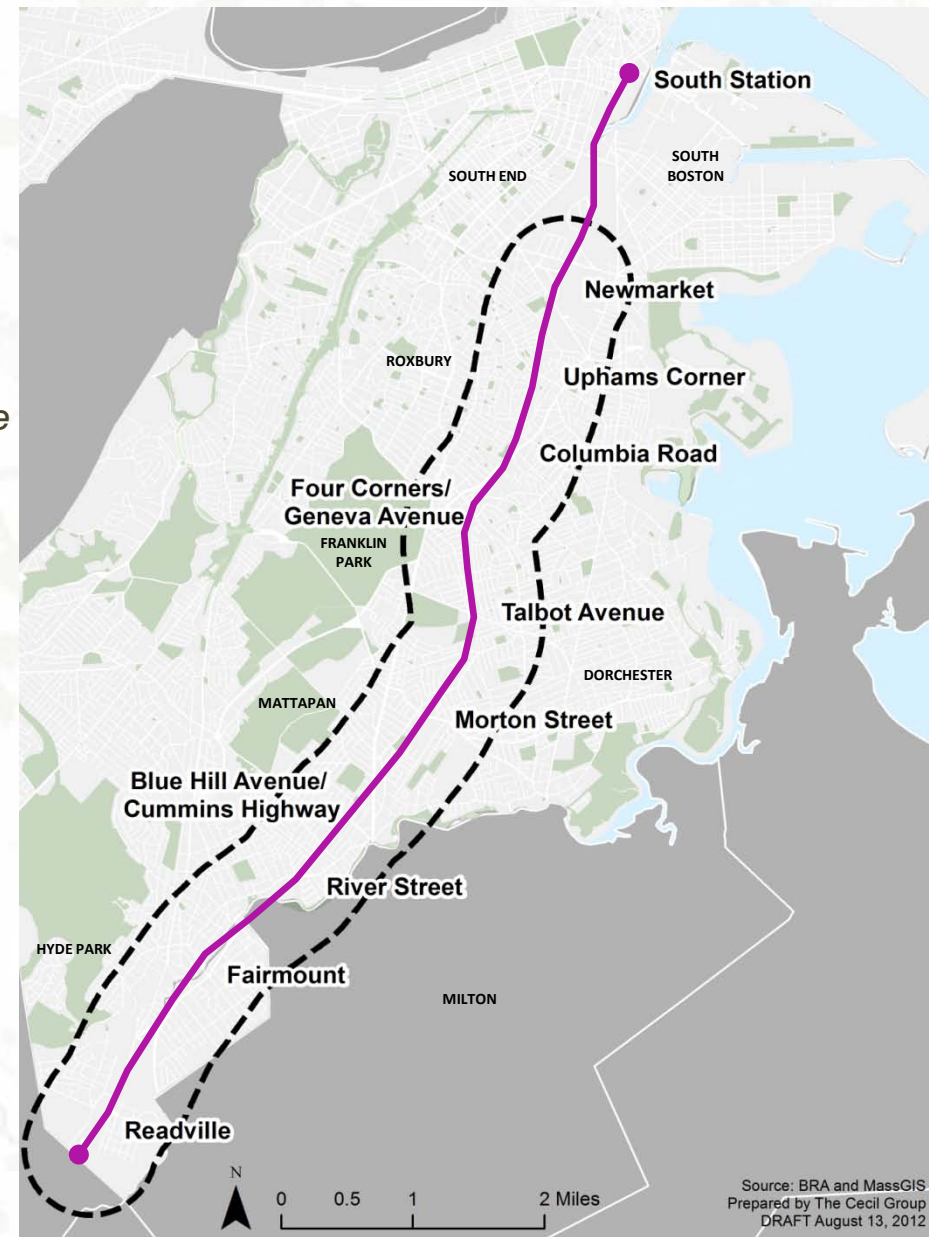
# PLANNING THEMES AND TOPICS

## 2006 Corridor Vision Statement:

*from Boston's Newest Smart Growth Corridor:*

*A Collaborative Vision for the Fairmount/Indigo Line*

- Create strong, vibrant, and diverse communities along the corridor, provide mixed-income housing and access to decent paying jobs, and support strong civic engagement.



# THEMES

# Vision

# TOPICS

(Initial list for discussion)

# Goals

**ECONOMIC  
DEVELOPMENT**

**(to be articulated within the Corridor-wide Plan**

- Employment of Residents
- Income Levels and Distribution
- Education/Skill Attainment of Residents
- Business and Employment in the Corridor

**(to be assembled and listed in concert with the community meetings and outreach process)**

**LAND USE**

**(to be articulated within the Corridor-wide Plan**

- Employment Centers
- Main Street Retail and Services
- Residential Neighborhoods

**(to be assembled and listed in concert with the community meetings and outreach process)**

**HOUSING**

**(to be articulated within the Corridor-wide Plan**

- Housing Location and Densities
- Housing Cost and Affordability
- Housing Types

**(to be assembled and listed in concert with the community meetings and outreach process)**

**TRANSPORTATION**

**(to be articulated within the Corridor-wide Plan**

- Transit Access
- Mobility and Modes
- Street Networks

**(to be assembled and listed in concert with the community meetings and outreach process)**

**PUBLIC REALM /  
OPEN SPACE**

**(to be articulated within the Corridor-wide Plan**

- Open Space Needs and Uses
- Open Space Networks

**(to be assembled and listed in concert with the community meetings and outreach process)**

**QUALITY OF LIFE**

**(to be articulated within the Corridor-wide Plan for each of the major themes)**

- Environmental Quality
- Community Health
- Public Safety and Security
- Community Services and Programs
- Cultural Resources
- Community Life

**(to be assembled and listed in concert with the community meetings and outreach process)**



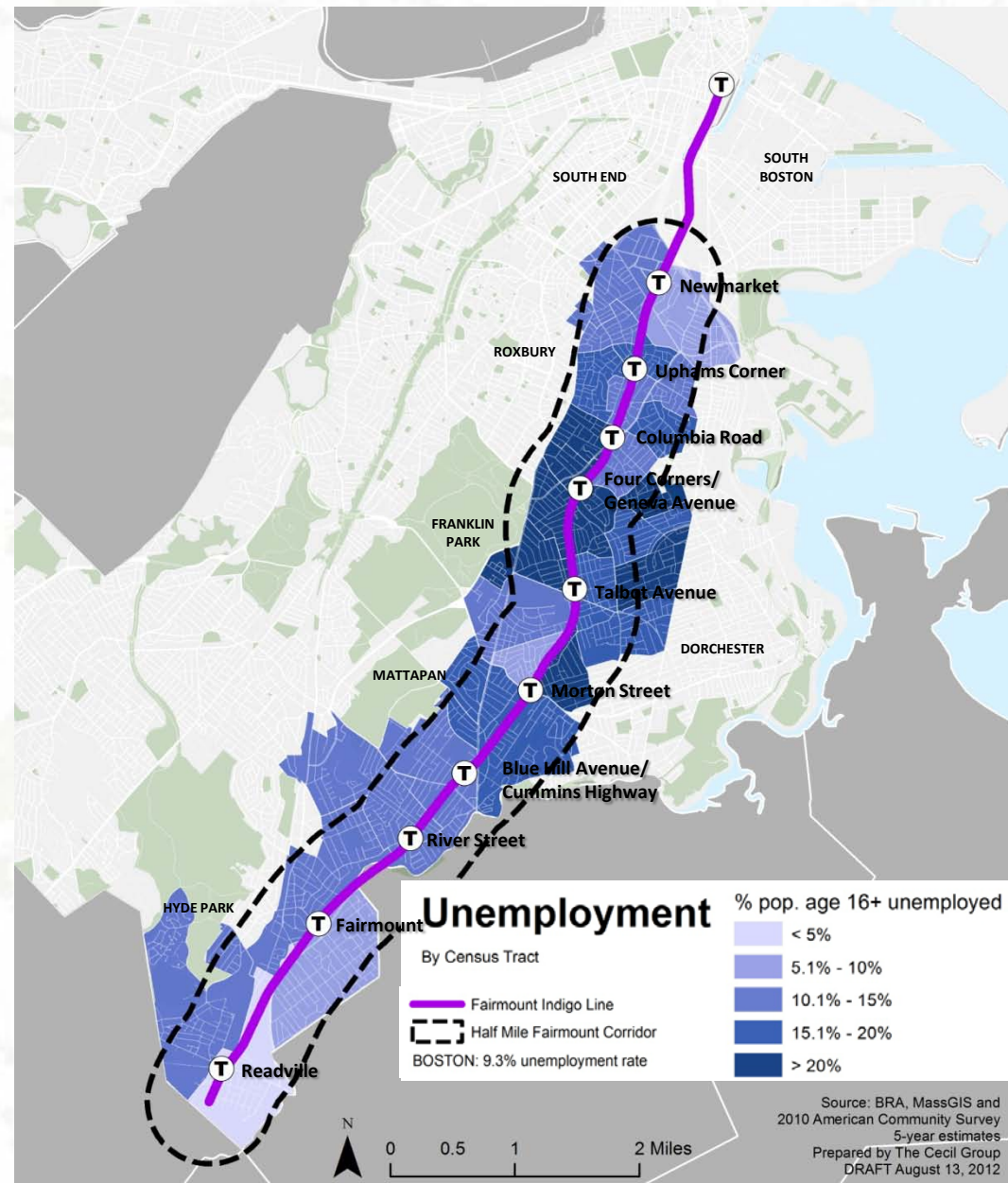
Theme:

# ECONOMIC DEVELOPMENT

Potential Topic:

## Employment of Residents

- Unemployment rate in the corridor is 15.6% (Boston 9.3%)
- The corridor has fewer than 25,000 jobs for a population of approximately 120,000
- For Boston, there are about 650,000 jobs for a population of 640,000



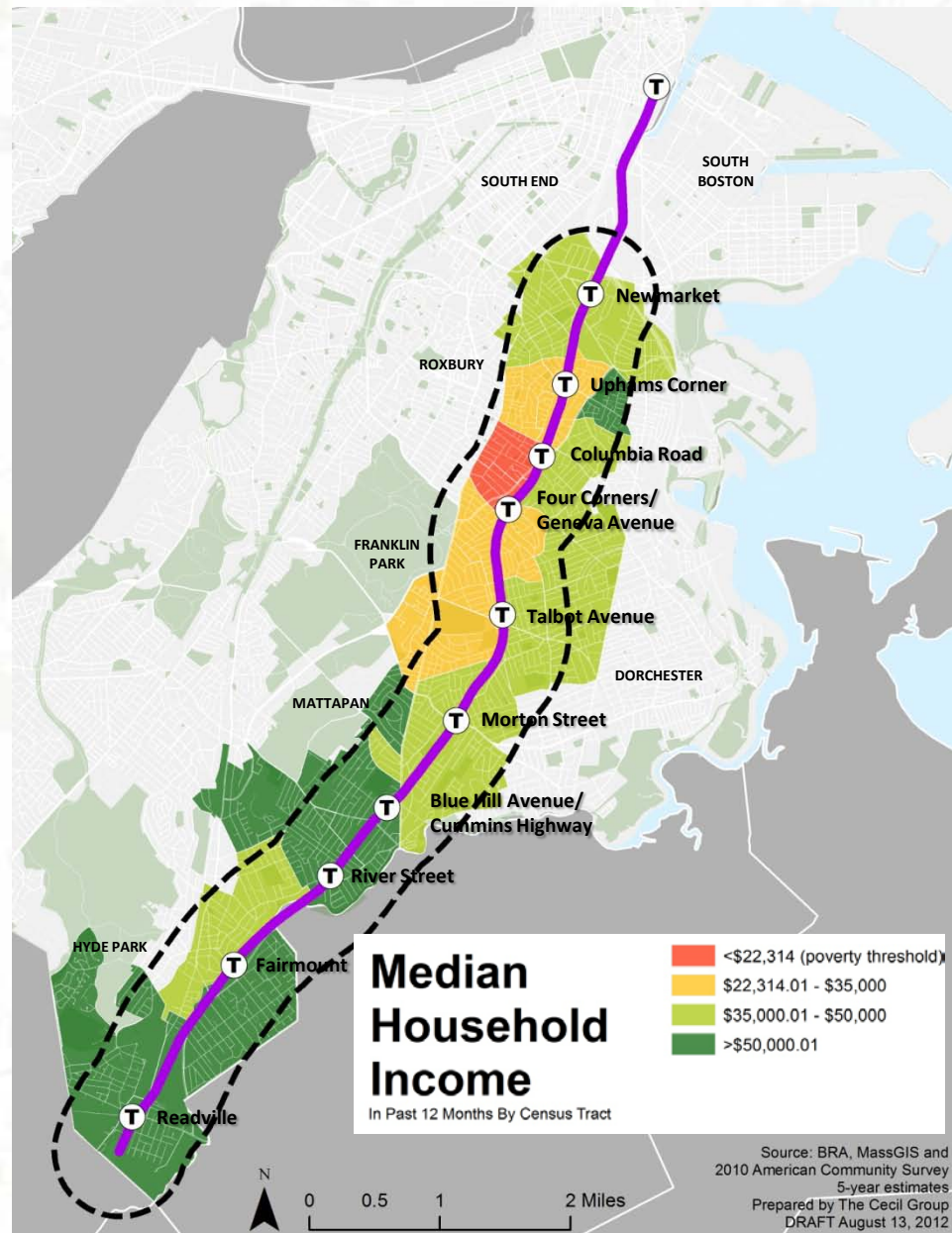
Theme:

# ECONOMIC DEVELOPMENT

Potential Topic:

## Income Levels and Distribution

- Nearly half of corridor residents make less than \$40,000 in household income annually
- Largest share of residents living below the poverty threshold (\$22,314) live northwest of Columbia Road
- Largest share of residents making \$50,000 or more annually live toward the southern half of the corridor



Theme:

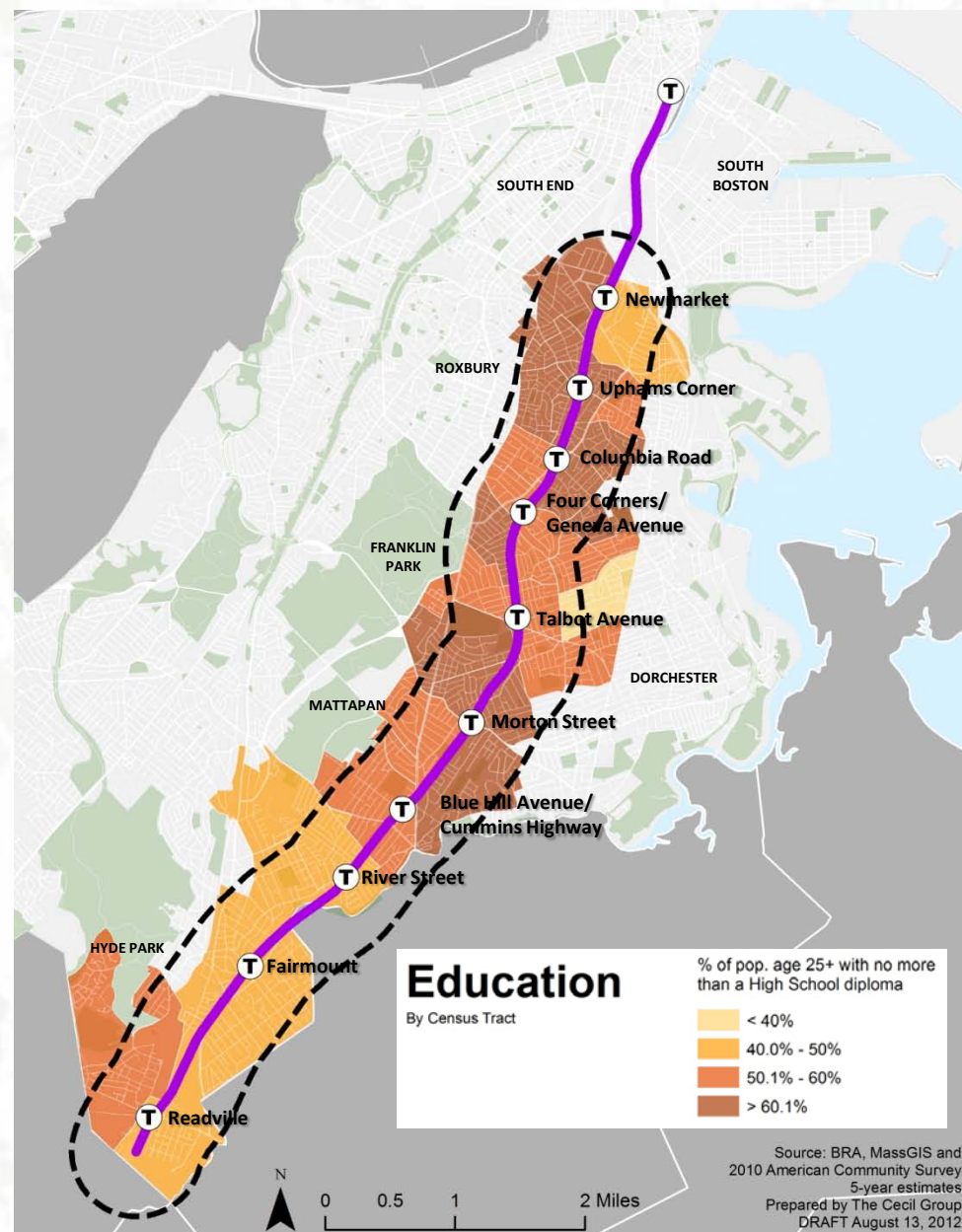
# ECONOMIC DEVELOPMENT

Potential Topic:

## Educational and Skill

### Attainment of Residents

- 56% of the population in the corridor has no more than a high school education (Boston 49%)
  - 22.5% in the corridor have no high school diploma (Boston 15.7%)
  - 33.5% in the corridor have a high school diploma (Boston 23.6%)
- 18% of corridor residents have a bachelor's degree (Boston 42%)
- 25.8% have some college but less than bachelor's (Boston 18.2%)





Theme:

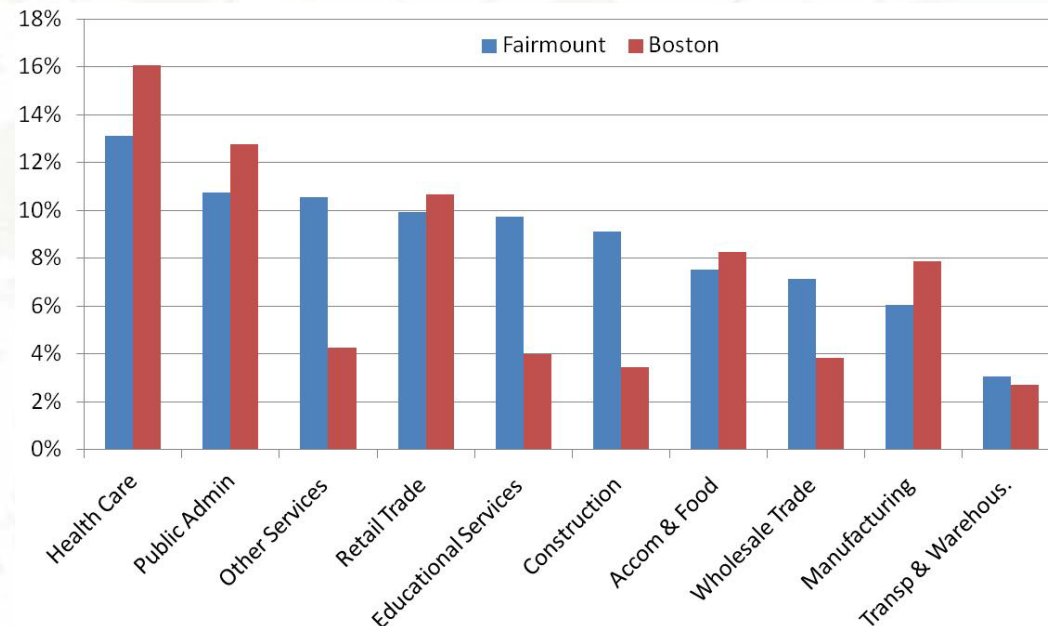
# ECONOMIC DEVELOPMENT

Potential Topic:

## Business and Employment in the Corridor

Industries accounting for relatively large share of employment in corridor:

- Health care & social services (13%)
- Public administration (11%)
- Other services (11%)
- Educational services (10%)
- Retail trade (10%)
- Construction (9%)



Note: "Other services" includes: Repair & Maintenance, Commercial & Industrial Machinery & Equipment, Repair/Maintenance, Personal & laundry Services, Personal care (hair, nail, barber shops), Funeral Homes, Religious orgs, Social Advocacy, Political orgs, private households, etc.

Source: InfoUSA and BRA

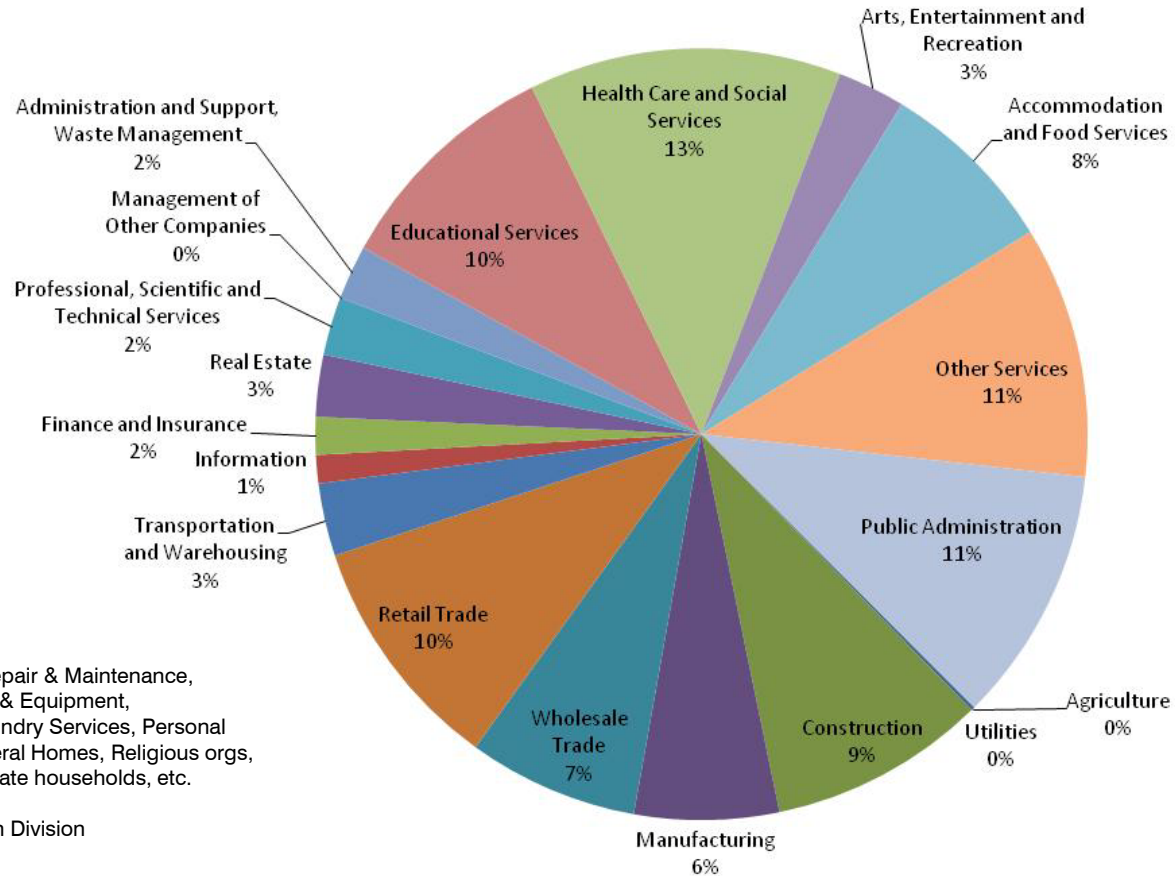


Theme:

# ECONOMIC DEVELOPMENT

Potential Topic:

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Source: InfoUSA and BRA Research Division



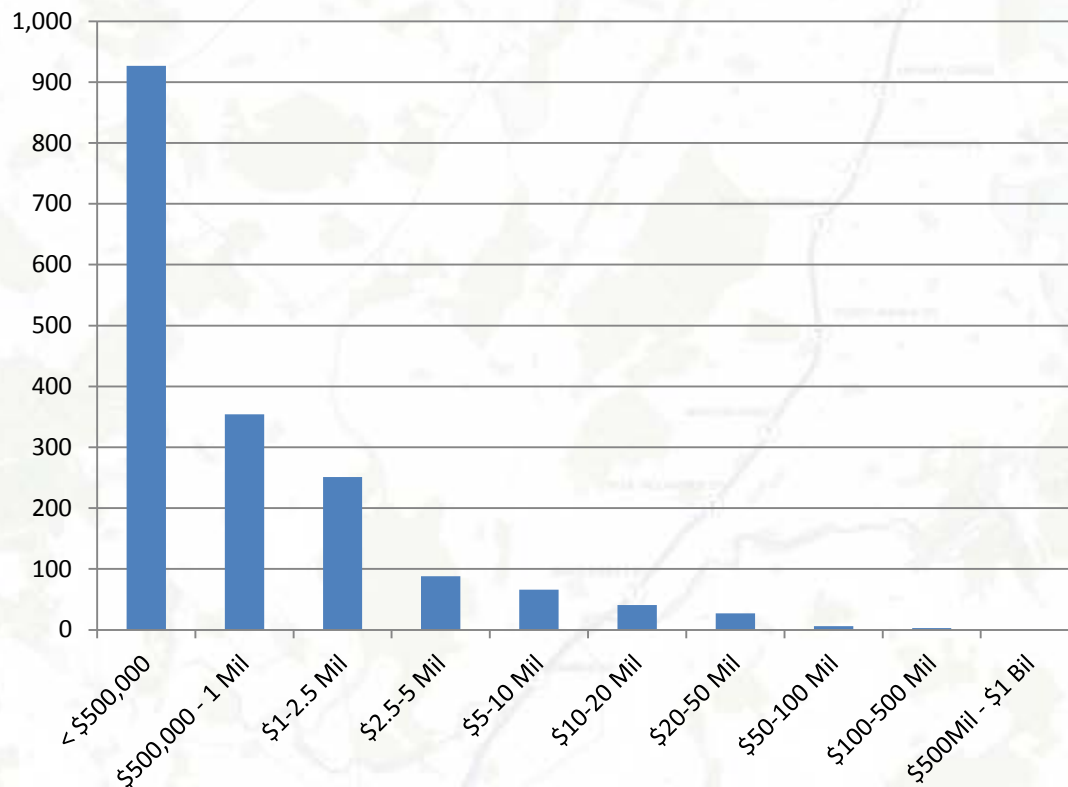
Theme:

# ECONOMIC DEVELOPMENT

Potential Topic:

## Businesses and Employment in the Corridor

- Many small businesses in the corridor
- More than 900 establishments make less than \$500,000 in revenue annually – 53% of businesses for which revenue data are available



Source: InfoUSA and BRA Research Division



Theme:

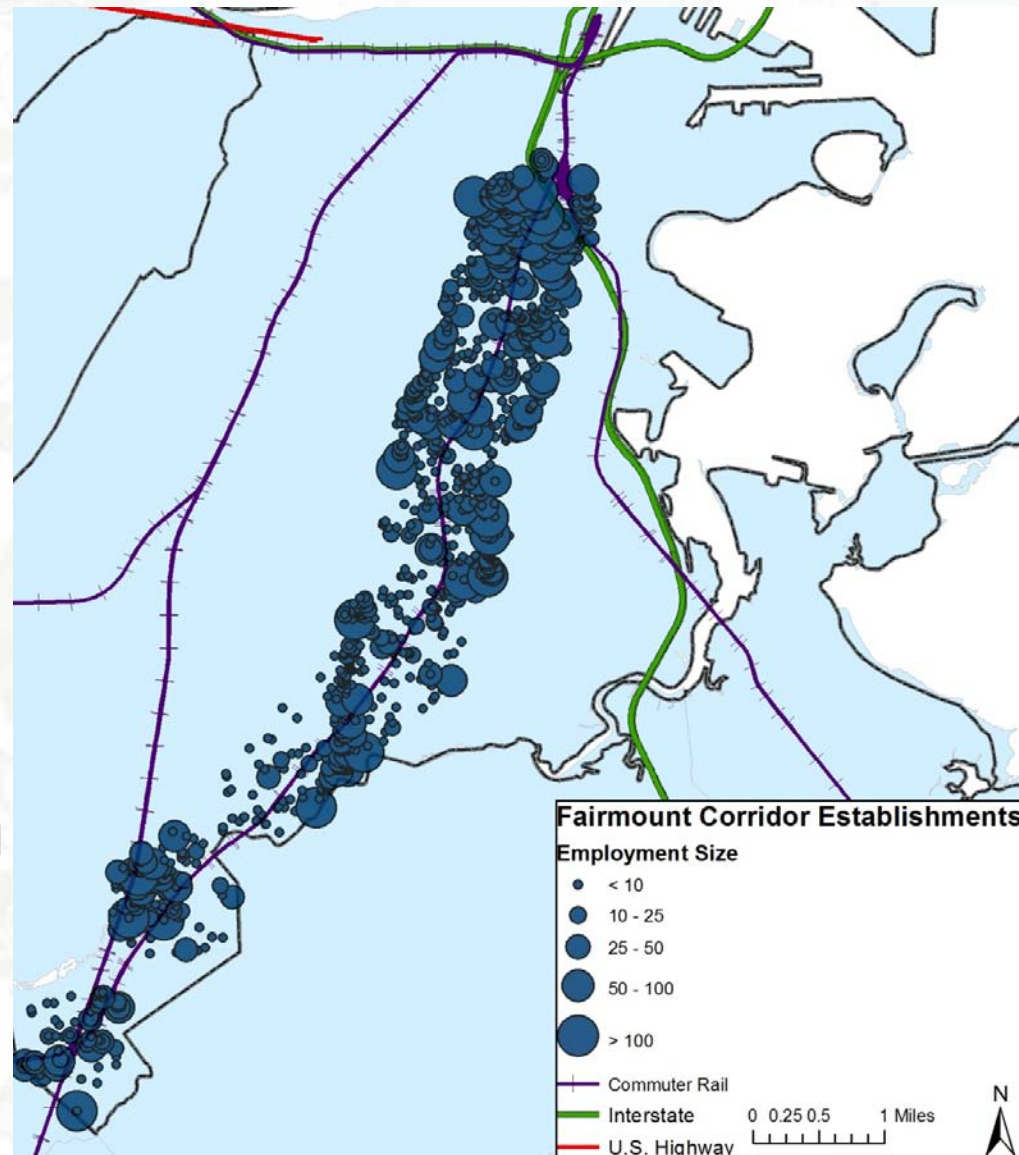
# ECONOMIC DEVELOPMENT

Potential Topic:

## Businesses and Employment in the Corridor

- Larger employers (> 100) concentrated near upper end of corridor
- Lower to middle of corridor has fewer businesses
- More industrial at Newmarket and Readville, more mom/pop and social services in the "middle"

Source: InfoUSA , MassGIS, BRA Research Division



Theme:

# LAND USE

Potential Topic:

## Employment Centers

- Corridor is anchored on both ends by job/industry centers
- Newmarket
- Readville and Hyde Park
- 1,300 parcels with commercial or industrial land use classification in the corridor (21,000 total parcels)

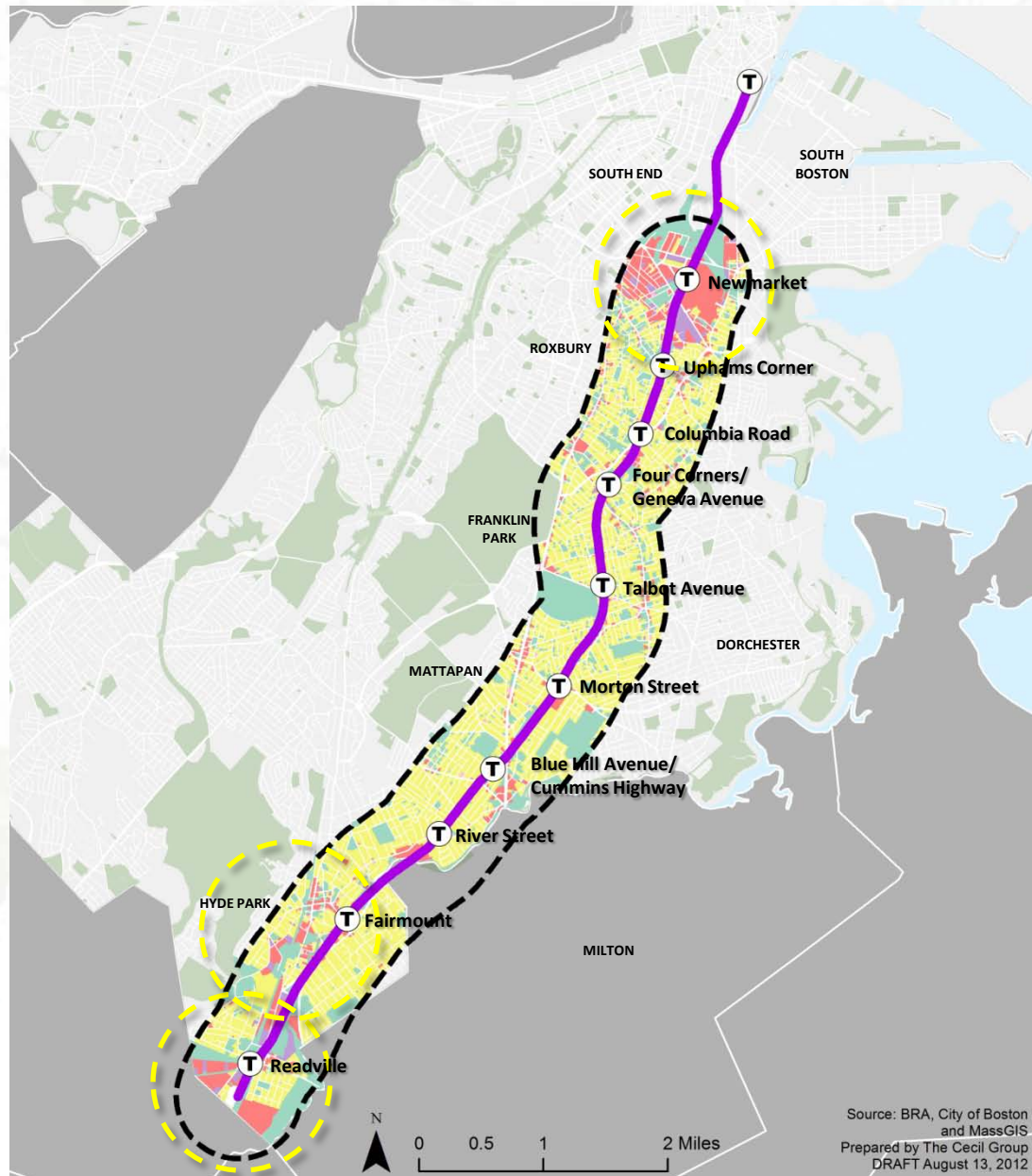
## Land Use

By Parcel



Fairmount Indigo Line  
Half Mile Fairmount Corridor

BOSTON:  
9% Commercial  
36% Residential  
4% Industrial  
51% Tax Exempt



Source: BRA, City of Boston and MassGIS  
Prepared by The Cecil Group  
DRAFT August 13, 2012

Fairmount Indigo  
PLANNING INITIATIVE

The Cecil Group Team



Theme:

# LAND USE

Potential Topic:

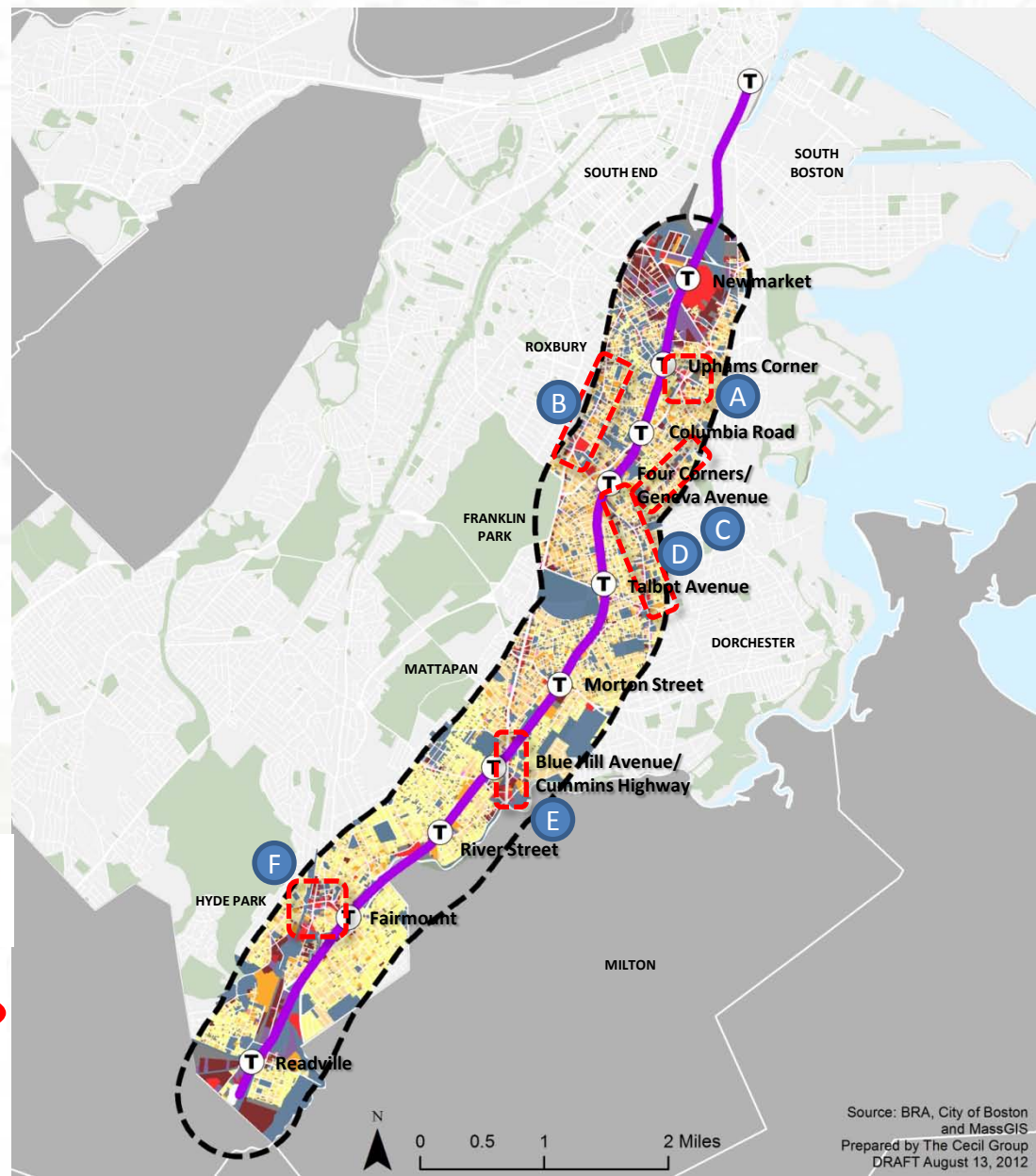
## Main Street Retail and Services

- (6) Main Street Districts:

- A Uphams Corner
- B Greater Grove Hall
- C Bowdoin Geneva
- D Four Corners
- E Mattapan
- F Hyde Park

### Land Use

By Parcel



Fairmount Indigo  
PLANNING INITIATIVE



Theme:

# LAND USE

Potential Topic:

## Residential Neighborhoods

- Corridor is largely residential
  - 57% residential
  - 12% commercial
  - 2% industrial
  - 28% tax exempt
  - 1 % mixed use
- 18,000 parcels with residential land use classification in the corridor (21,000 total parcels)

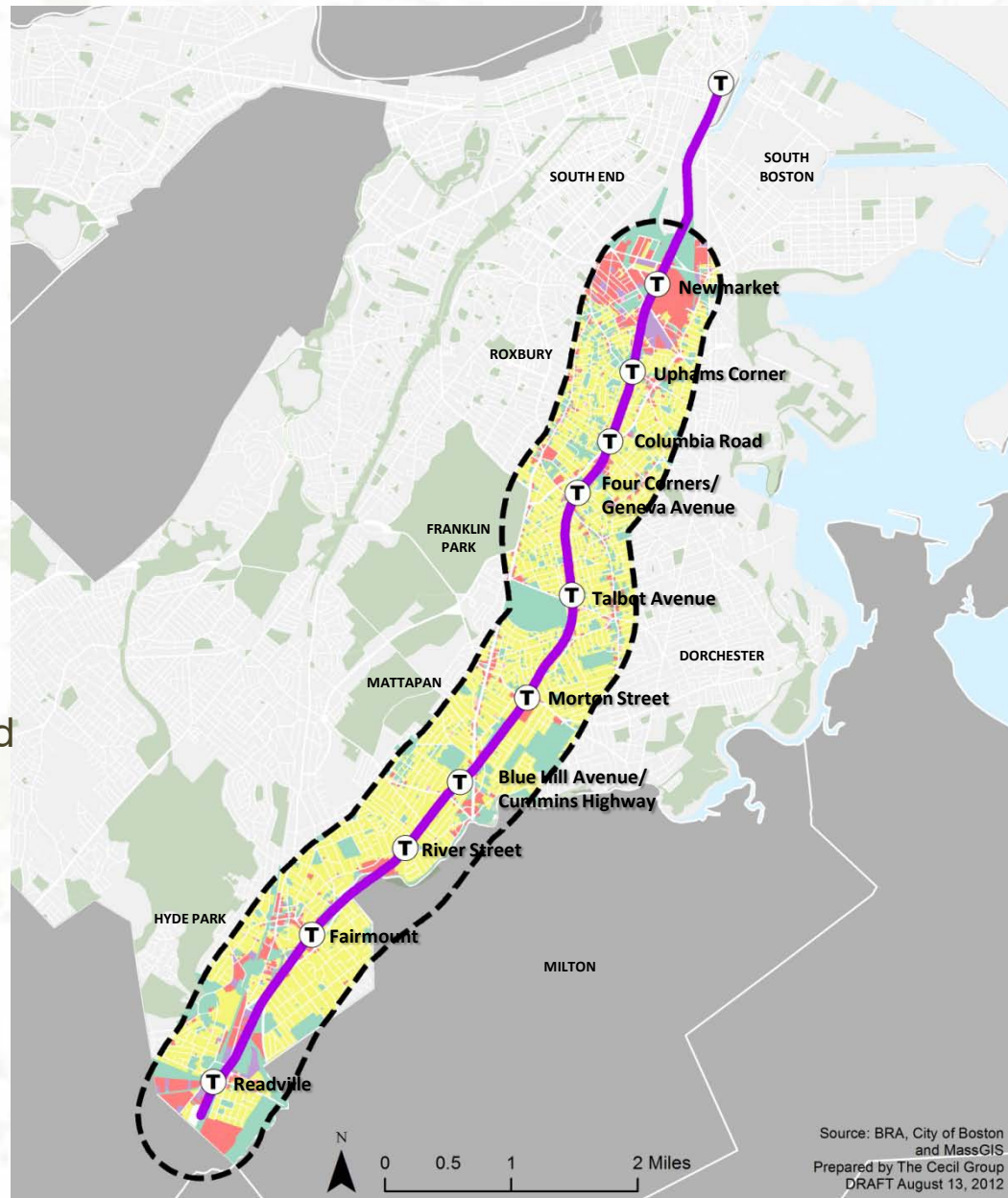
### Land Use

By Parcel

- Commercial
- Mixed Use (Res/Com)
- Residential**
- Tax Exempt
- Industrial
- Other

- Fairmount Indigo Line
- Half Mile Fairmount Corridor

BOSTON:  
 9% Commercial  
 36% Residential  
 4% Industrial  
 51% Tax Exempt



Source: BRA, City of Boston and MassGIS  
 Prepared by The Cecil Group  
 DRAFT August 13, 2012

Fairmount Indigo  
 PLANNING INITIATIVE

The Cecil Group Team



Theme:

# HOUSING

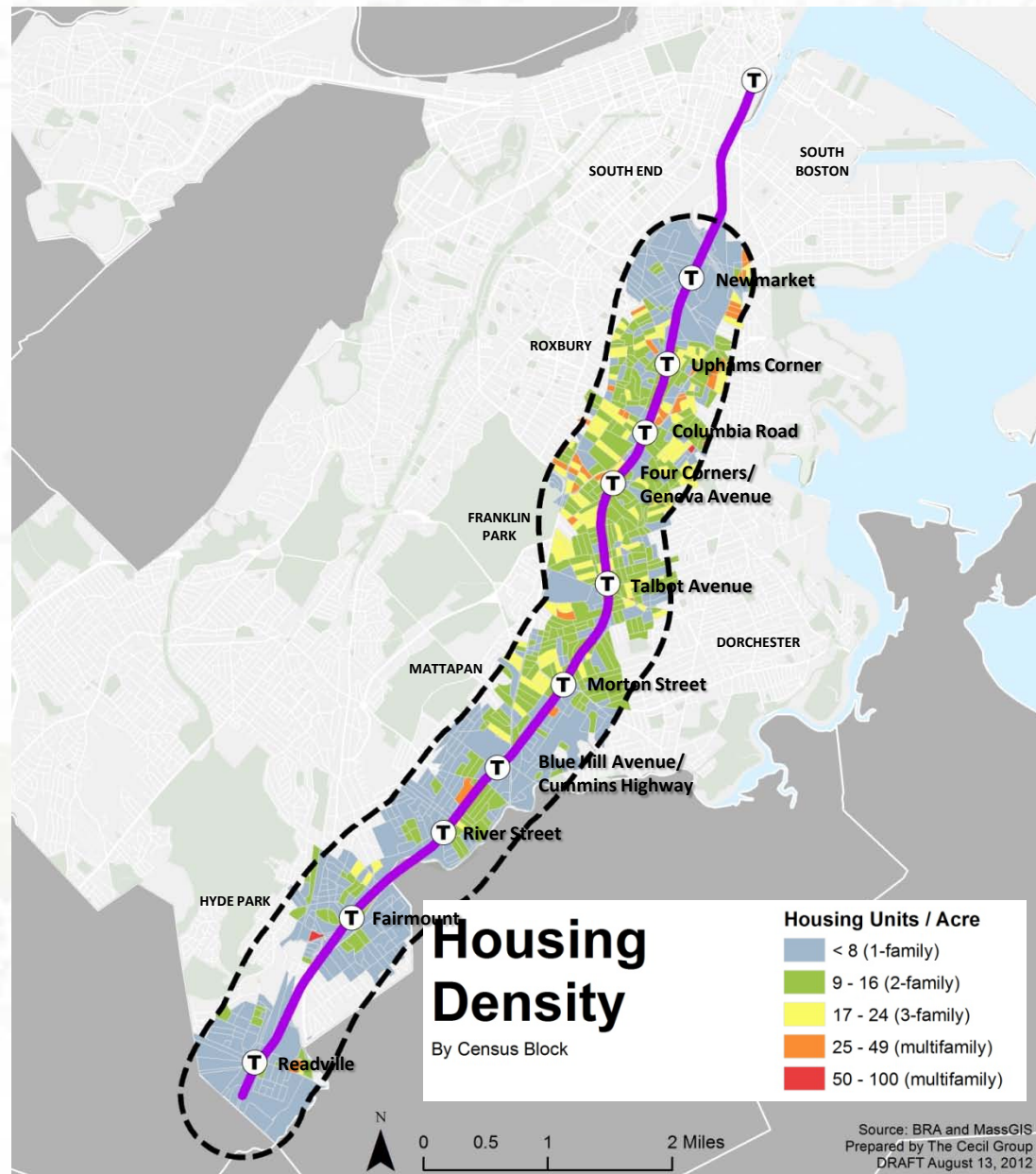
Potential Topic:

## Housing Location and Densities

- 96% of the corridor has less than 24 units per acre
- These densities are low compared to most urban transit-oriented developments (40 units per acre)

### Housing Density

Housing Units Per Acre	% of Census Blocks
0	22.2%
< 8 (1-family)	32.5%
9 to 16 (2-family)	29.6%
17 to 24 (3-family)	11.7%
25 to 100 (multi-family)	4.0%
<b>Total</b>	<b>100.0%</b>





Theme:

# HOUSING

Potential Topic:

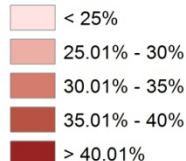
## Housing Cost and Affordability

- 37% of corridor renter-households spend at least half of their income on rent (27% in Boston)
- Lower income is more likely to be the cause of housing affordability issues, rather than cost of housing

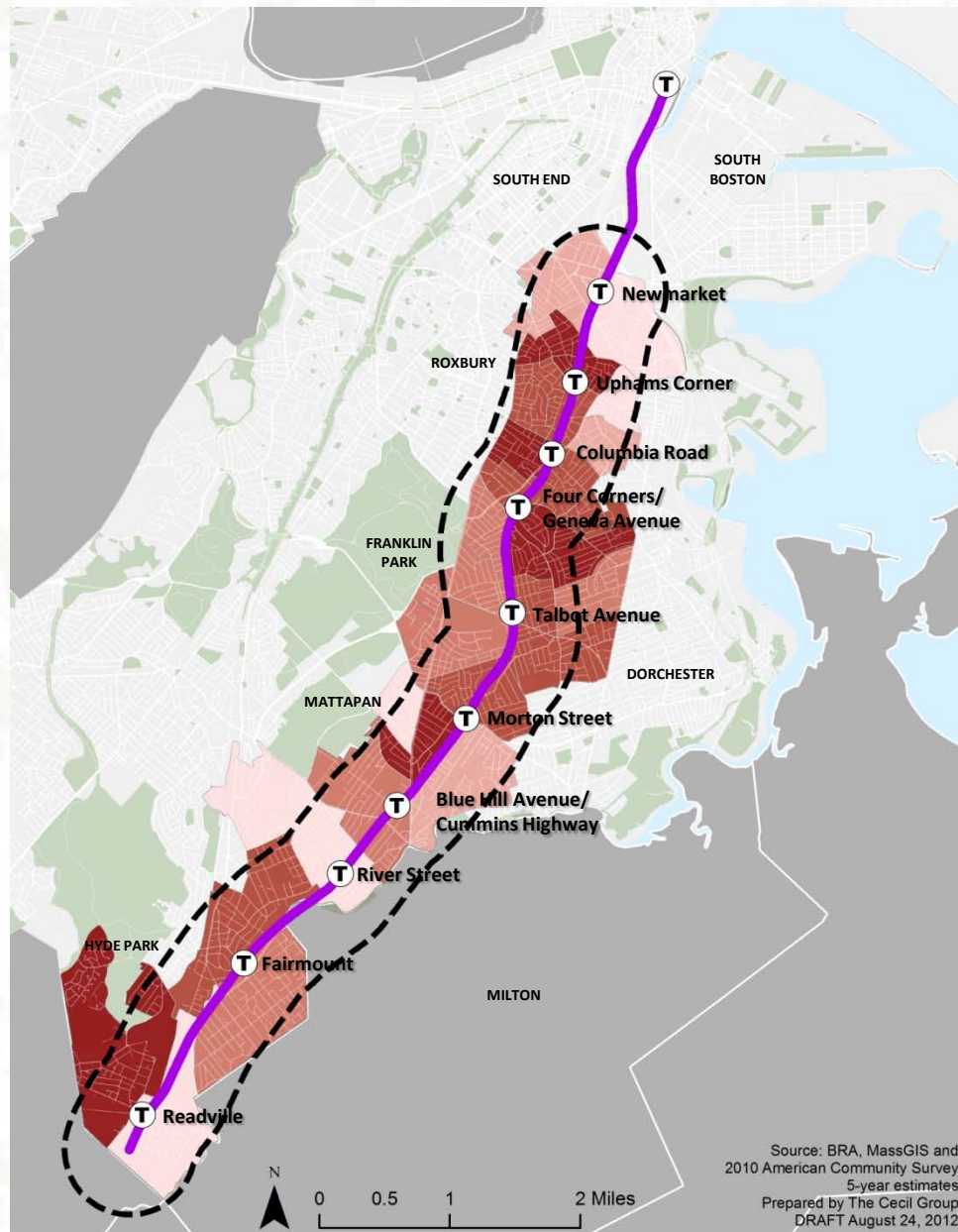
## Severely Rent Burdened

By Census Tract

% of renter-occupied homes where at least half of household income is spent on rent



BOSTON: 27% severely rent burdened



Source: BRA, MassGIS and 2010 American Community Survey 5-year estimates  
Prepared by The Cecil Group  
DRAFT August 24, 2012

Fairmount Indigo  
PLANNING INITIATIVE



Theme:

# HOUSING

Potential Topic:

## Housing Cost and Affordability

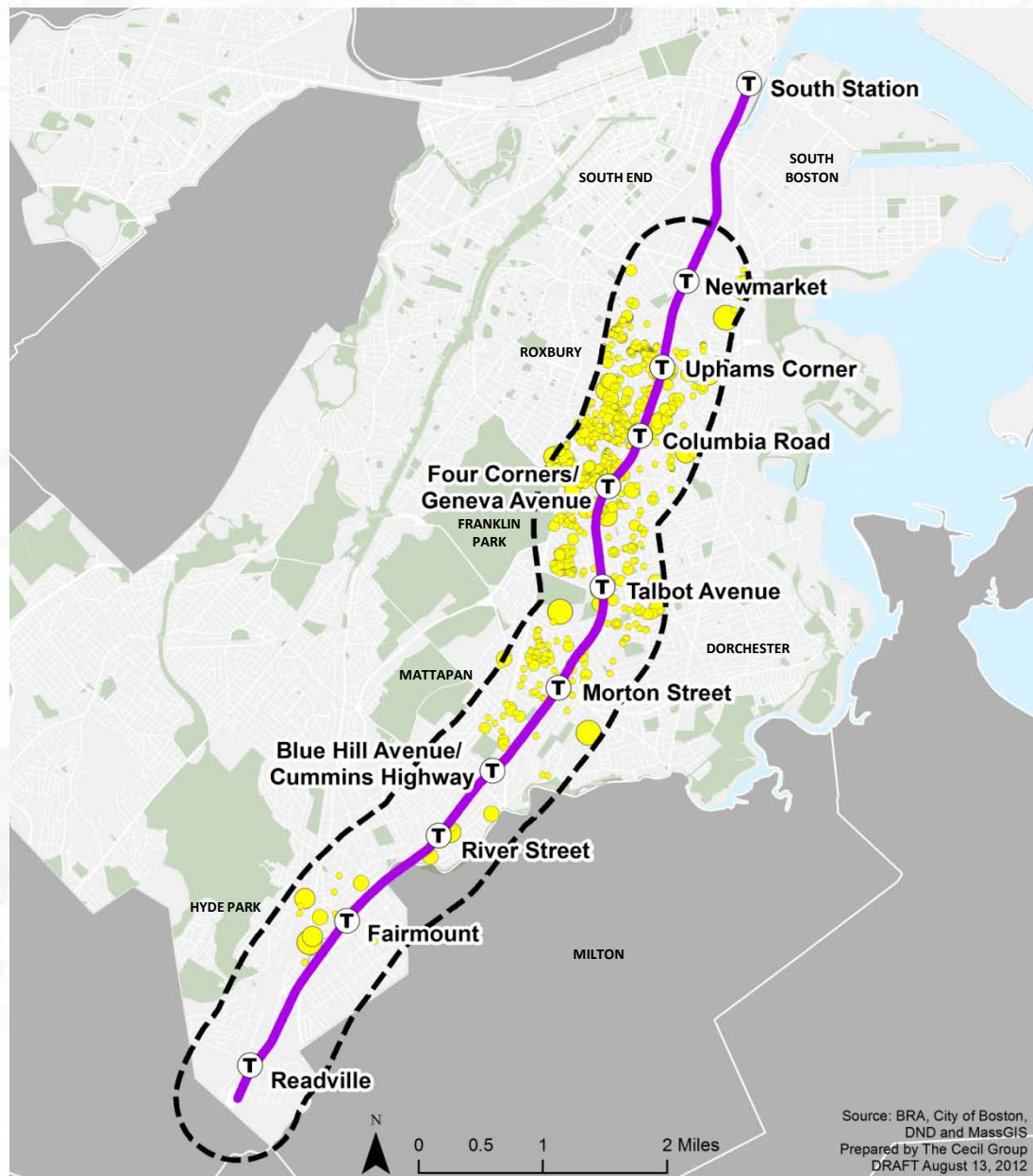
- Affordable/subsidized housing is largely clustered in the northern half of corridor

## Affordable Housing

By Development

# of Affordable Units within half mile of stations

- 1 - 10
- 11 - 25
- 26 - 50
- 51 - 100
- 101 - 750



Source: BRA, City of Boston, DND and MassGIS  
Prepared by The Cecil Group  
DRAFT August 13, 2012



Theme:

# HOUSING

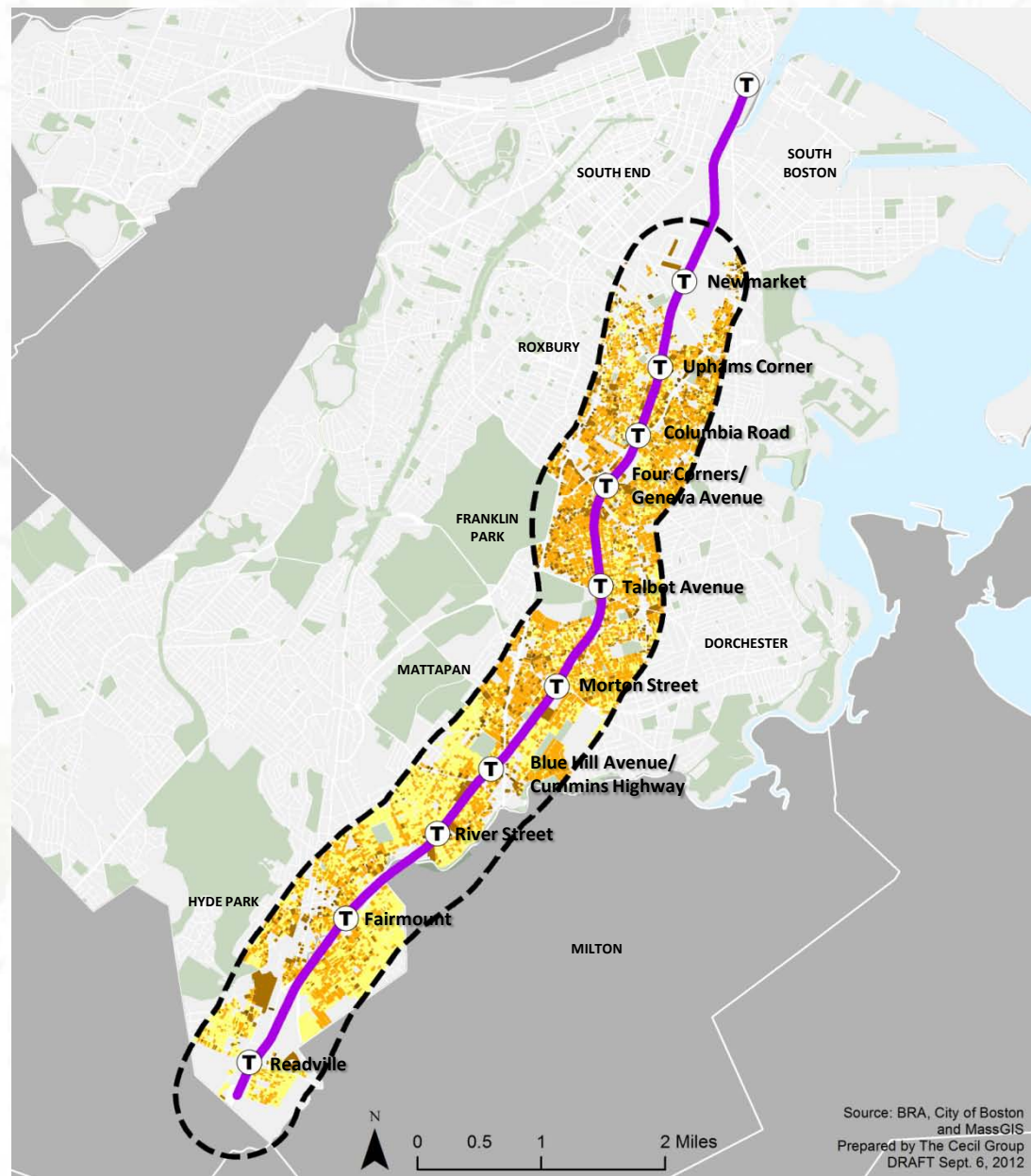
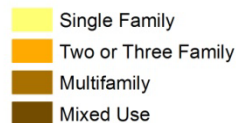
Potential Topic:

## Housing Types

- Housing in the corridor is largely single- to three-family homes
- Southern half of the corridor has many single-family neighborhoods

## Housing Type

By Parcel



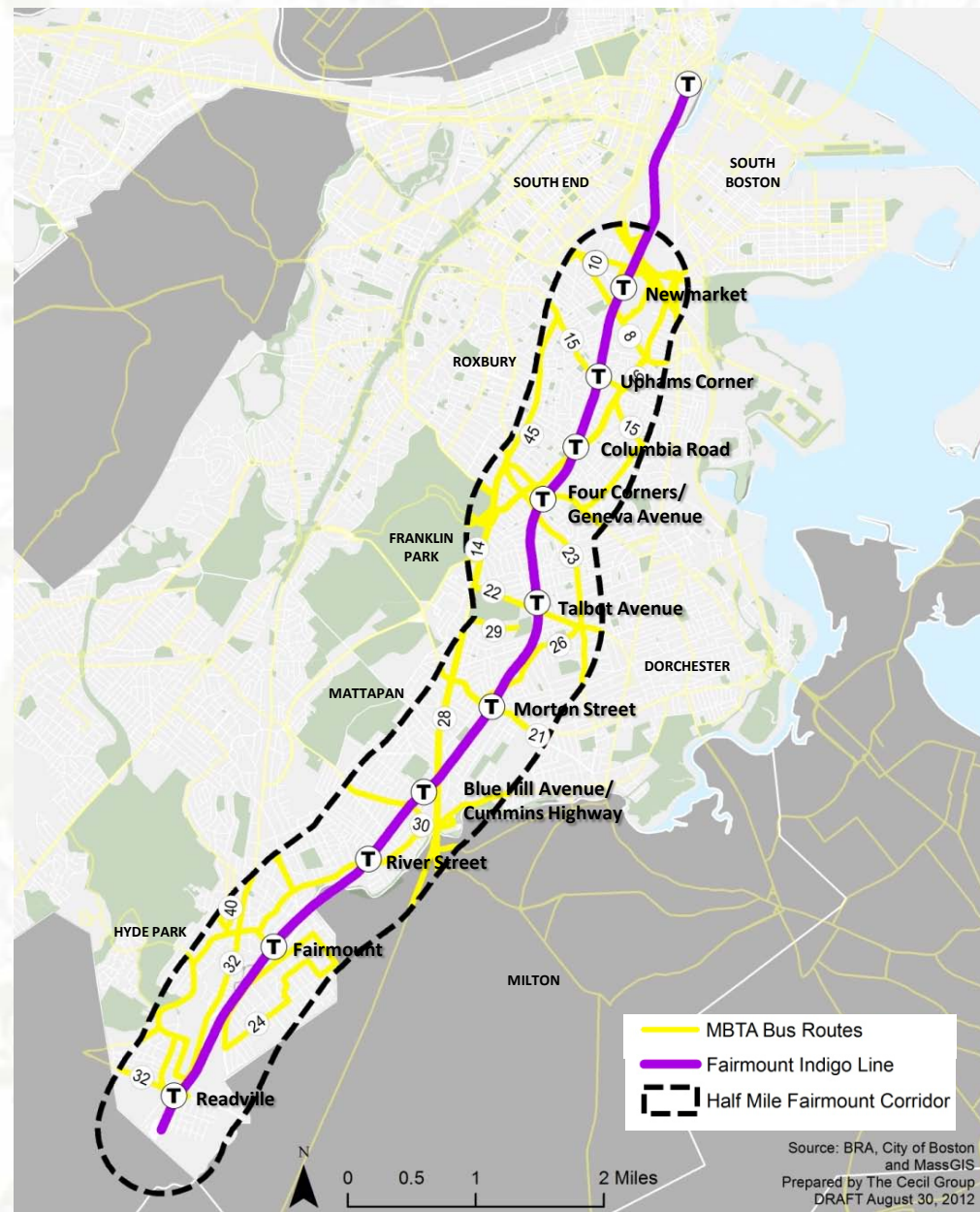
Theme:

# TRANSPORTATION

Potential Topic:

## Transit Access

- Fairmount Indigo daily ridership is not high – 1,000 passengers per day one way (2008)
- Ridership has been decreasing – 300-400 passengers per day one way (2011)
- Mid-day frequencies (1-hr. headways)
- Fare structure (\$6 per trip)
- Parking fees (\$4) and lack of parking
- (16) Cross-town MBTA Bus Routes



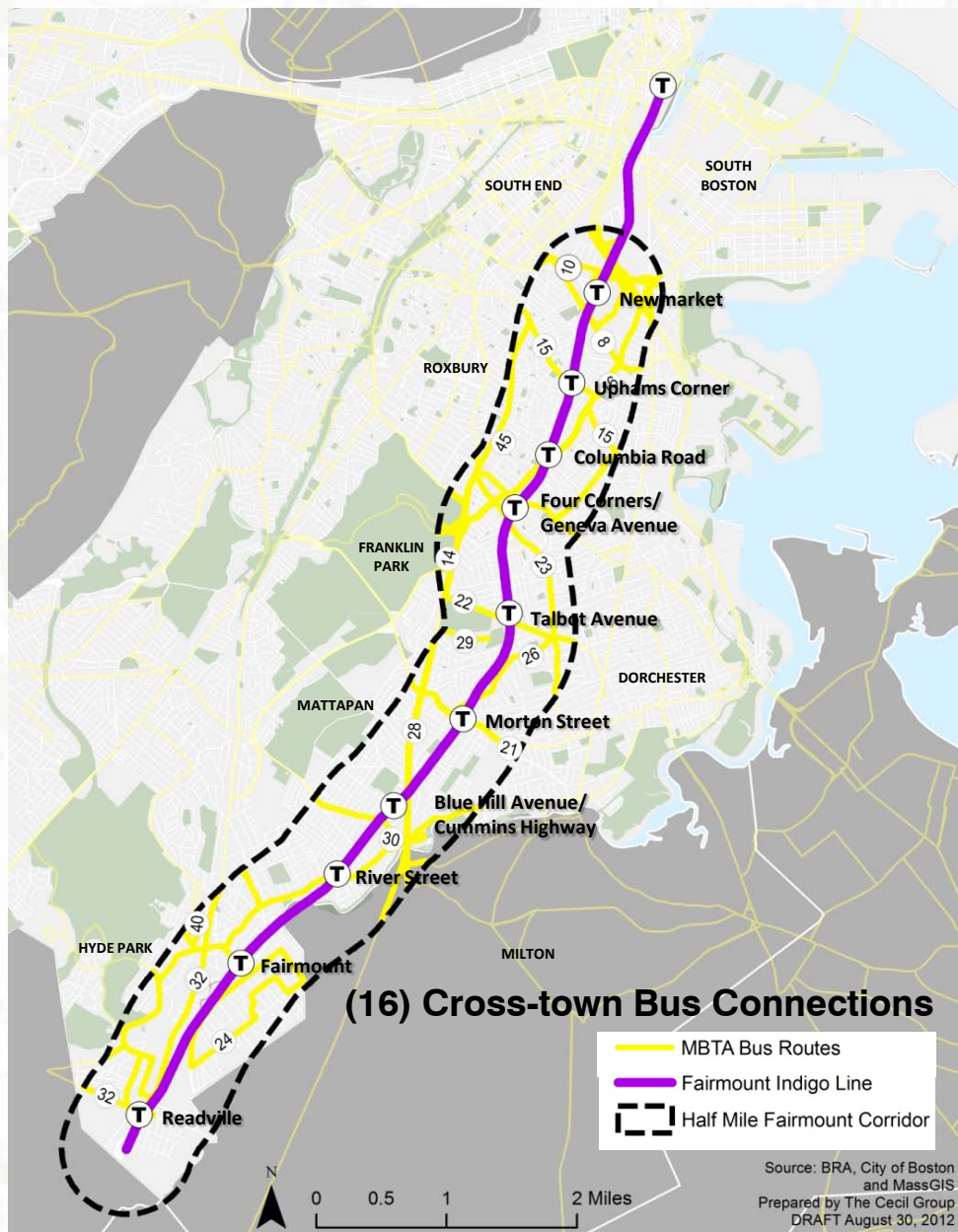
Theme:

# TRANSPORTATION

Potential Topic:

## Mobility and Modes (transit, vehicular, walking, biking)

- The corridor has a much smaller proportion of people who walk as a means of transportation (3%) than Boston (14.9%)
- Mode share in the corridor is biased toward auto-use:
  - Automobile – 59%
  - Transit – 35%
  - Walk – 3%
  - Work from Home – 2%
  - Other – 1.7%



Theme:

# TRANSPORTATION

Potential Topic:

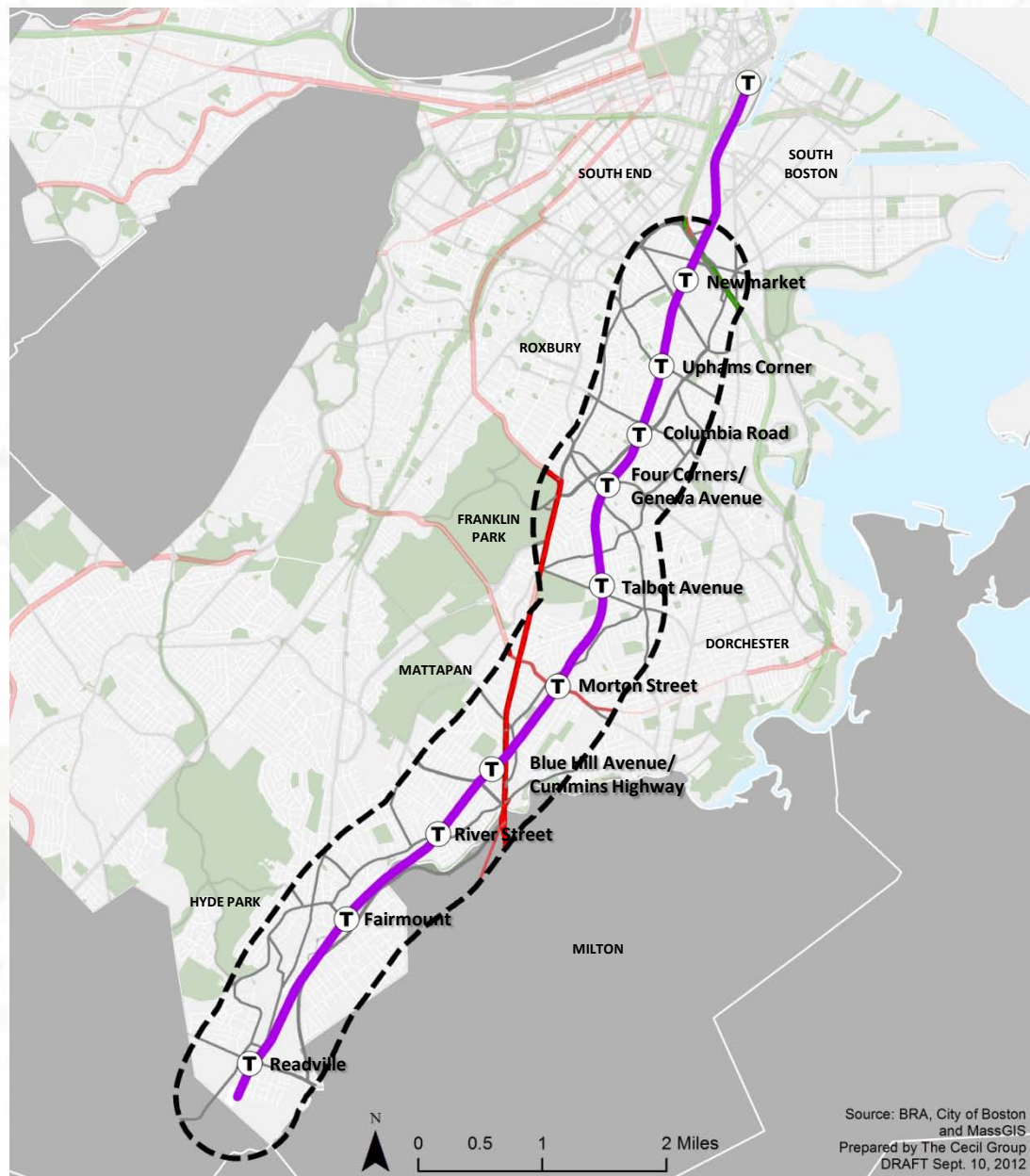
## Street Networks

- Street network does not directly connect corridor communities
- Crossroads, Main Streets and cross town connections define the street network

## Street Network

### Road Classification

- Limited Access Highway
- Multi-lane Hwy, not limited access
- Other Numbered Highway
- Major Road, Collector



Source: BRA, City of Boston and MassGIS  
Prepared by The Cecil Group  
DRAFT Sept. 10, 2012



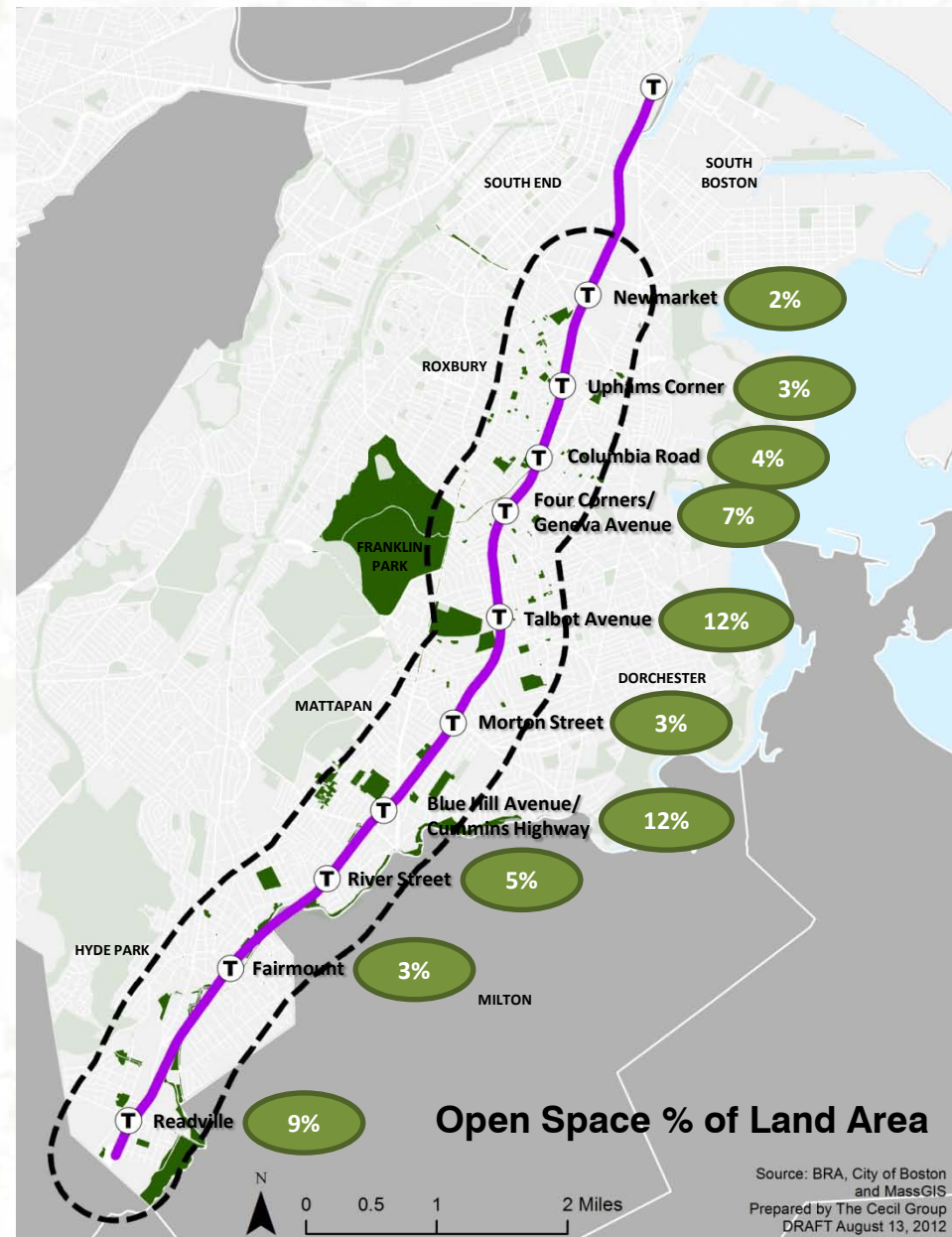
Theme:

# PUBLIC REALM/OPEN SPACE

Potential Topic:

## Open Space Needs and Access

- There are relatively small amounts of park/open space in majority of station areas (<7% of land area) compared to the City overall (15.7%)
- The least amount is in the Newmarket, Uphams Corner, Morton Street and Fairmount station areas
- Connections to open space network – Neponset River Reservation and Emerald Necklace unlock greatest geographical open space area



Theme:

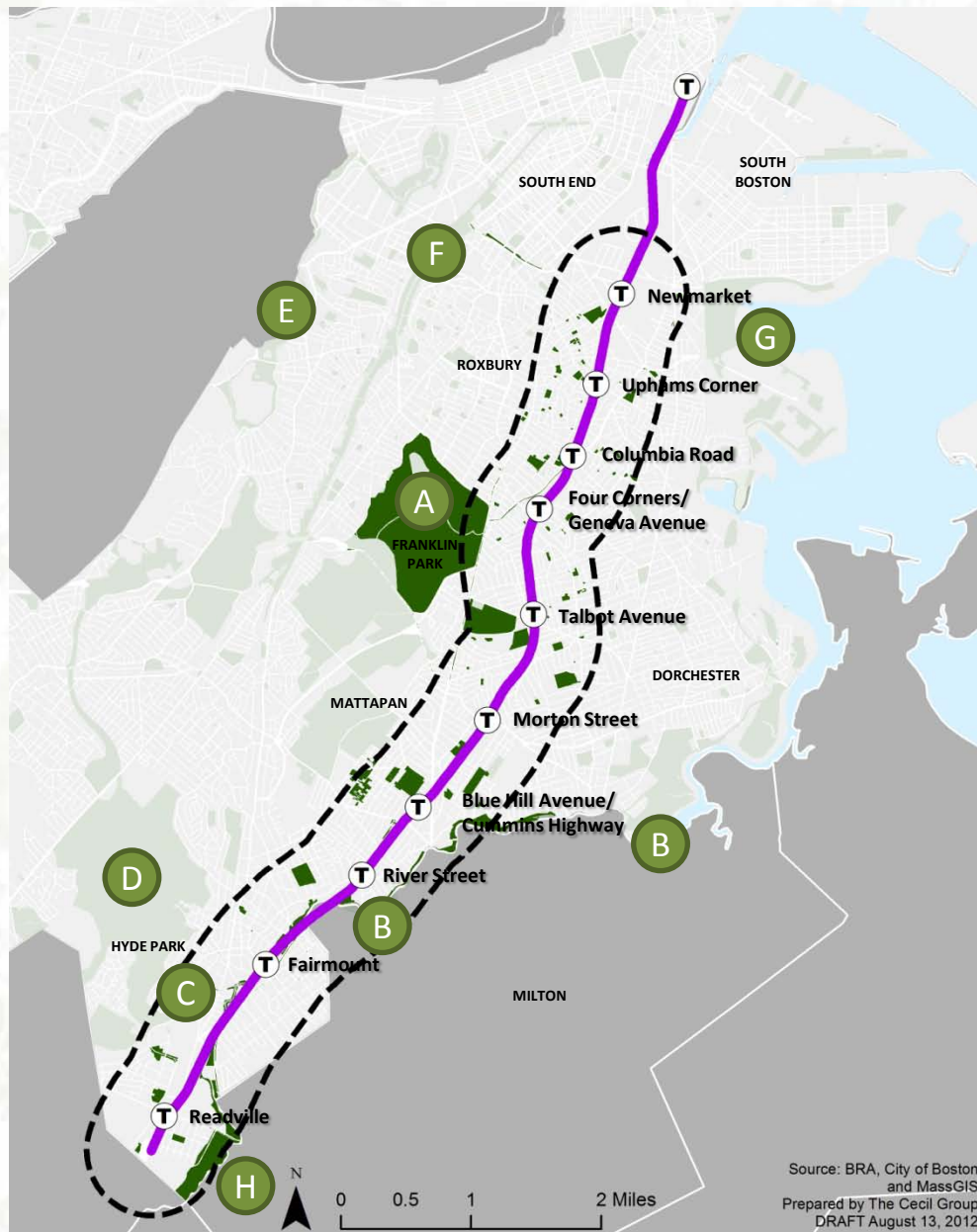
# PUBLIC REALM/OPEN SPACE

Potential Topic:

## Open Space Networks

- Corridor is in close proximity to a connected network of open space:

- **A** Franklin Park
- **B** Neponset River Reservation
- **C** Mother Brook
- **D** Stony Brook Reservation
- **E** Emerald Necklace
- **F** Southwest Corridor
- **G** Harborwalk
- **H** Blue Hills Reservation
- Fairmount Greenway Concept Plan
  - Connecting open spaces
  - Greenway streets





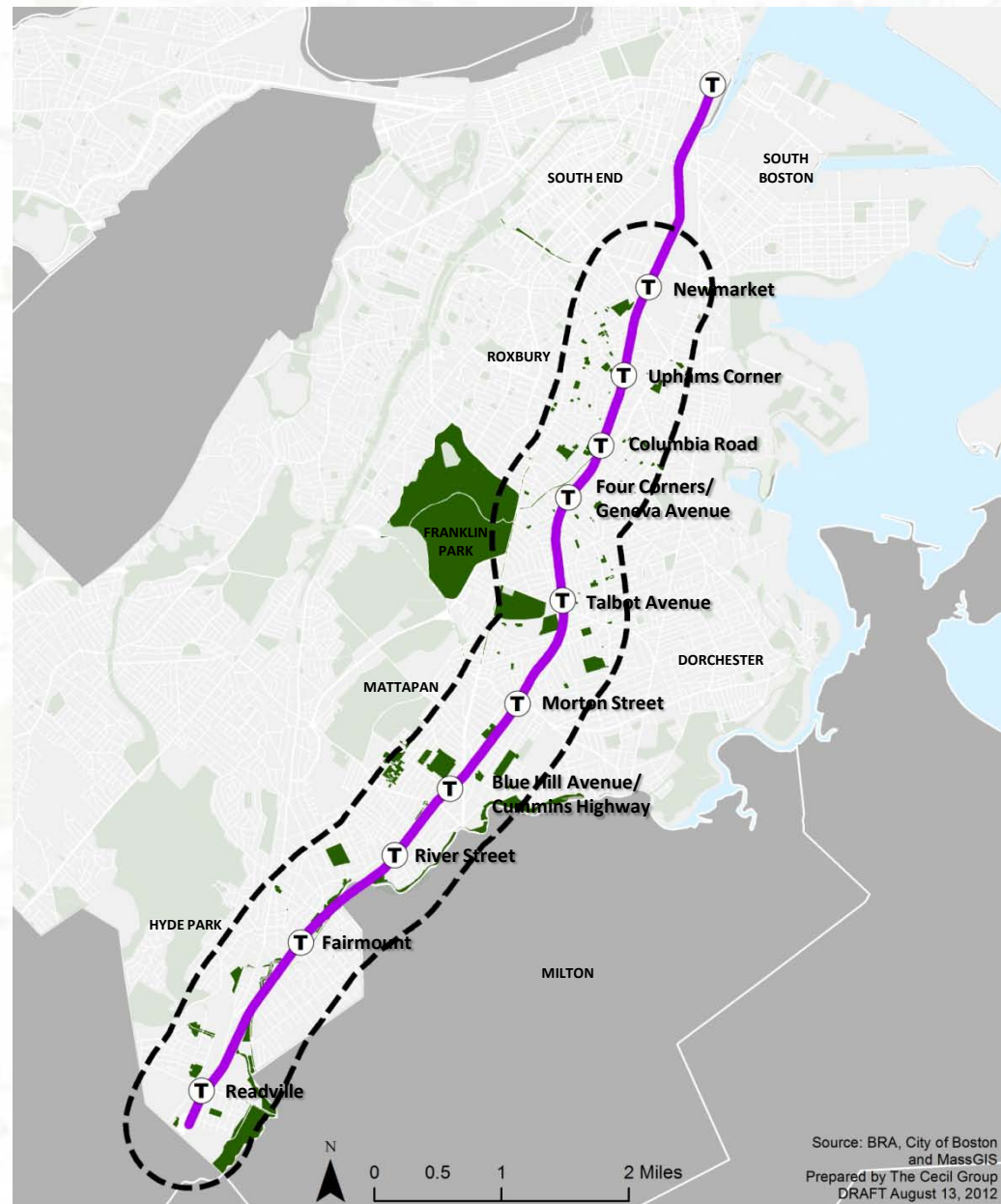
Theme:

# QUALITY OF LIFE

Potential Topic:

## Environmental Quality

- Pilot Corridor – Partnership for Sustainable Communities
- Numerous city initiatives and other standards that may be applied to the district – Complete Street Standards, Greenovate Boston Campaign, LEED for Neighborhood Development
- Brownfield redevelopment
- Codman Green urban agriculture



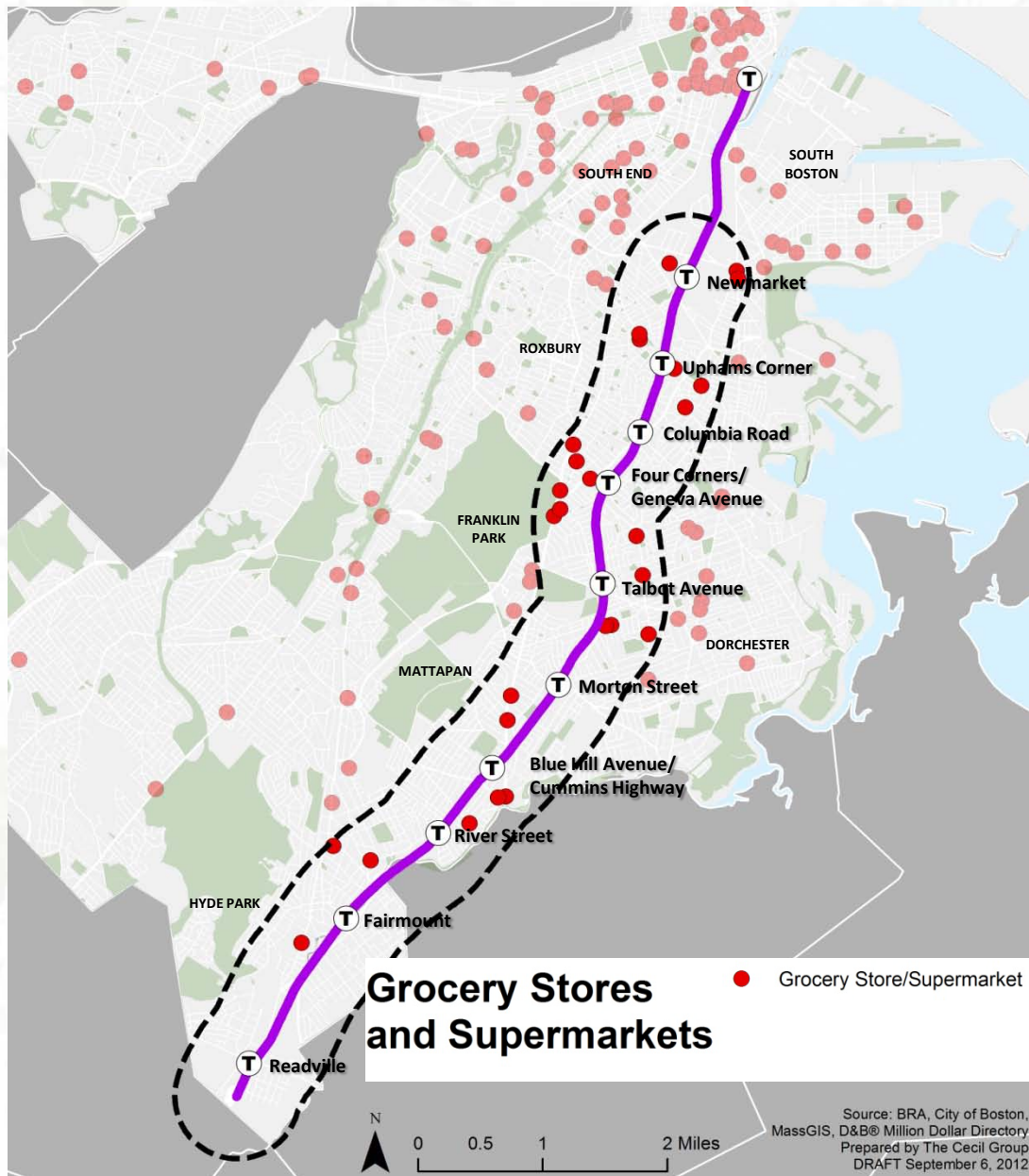
Theme:

# QUALITY OF LIFE

Potential Topic:

## Community Health

- Numerous Community Health Initiatives underway and Resource Centers
- Access to quality affordable food varies; there are fewer grocery stores and supermarkets in the southern half of the corridor
- Several station areas particularly lack food stores
  - Fairmount
  - Readville



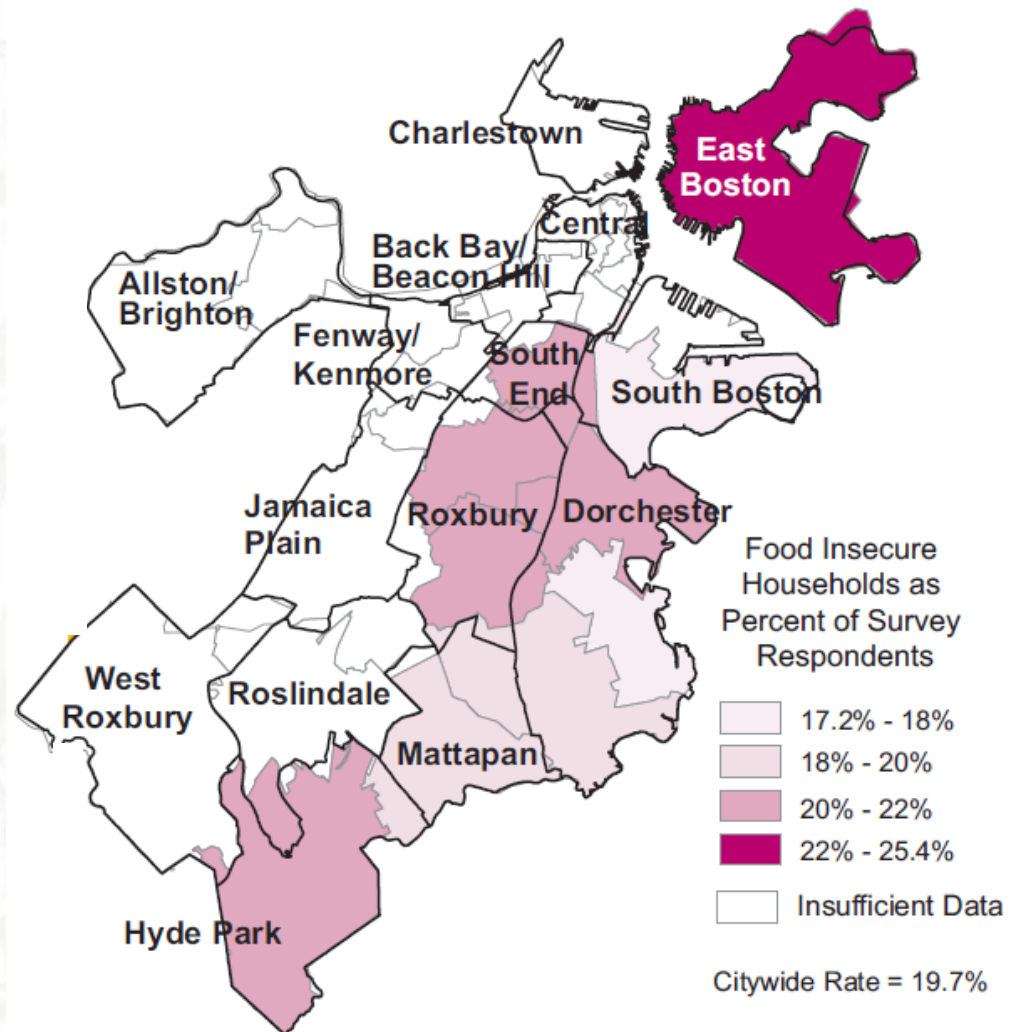
Theme:

# QUALITY OF LIFE

Potential Topic:

## Community Health

- Food insecurity – household physical and economic access to quality affordable food is an issue in neighborhoods along the corridor.
- The Mattapan Community Health Center now provides access to health care and pharmacy services.



### Household Food Insecurity, Boston Zip Codes, 1999-2006

Source: Children's Health Watch (Formerly C-SNAP)

Source: [www.bostonindicators.org](http://www.bostonindicators.org), The Boston Foundation



Theme:

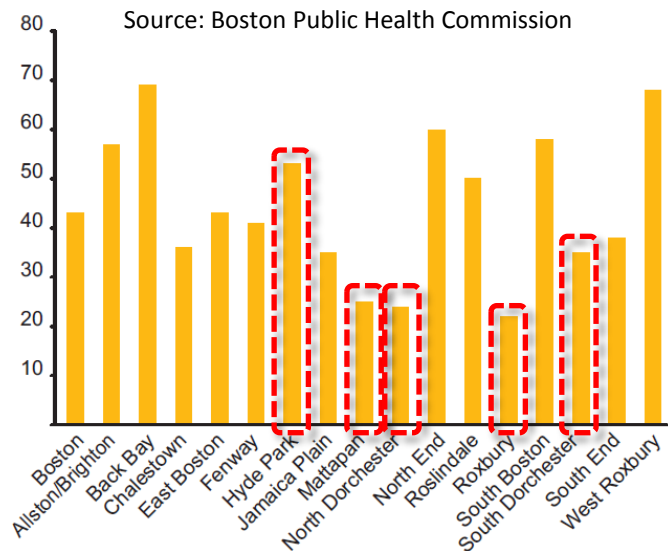
# QUALITY OF LIFE

Potential Topic:

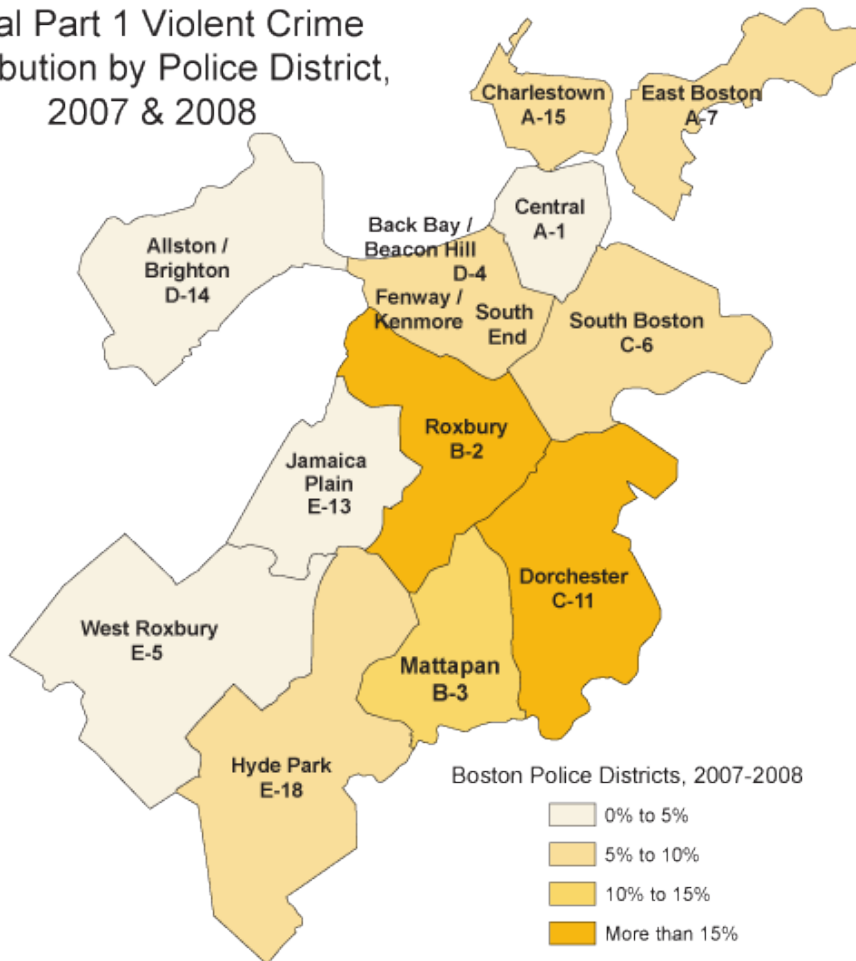
## Public Safety and Security

- There are elevated levels of crime in many areas of the corridor and difficulty with perceptions of safety

Percent of Residents who Feel Their Neighborhood is Very Safe Boston by Neighborhood, 2008



Total Part 1 Violent Crime Distribution by Police District, 2007 & 2008



Source: [www.bostonindicators.org](http://www.bostonindicators.org),  
The Boston Foundation

Data Source: MassGIS, City of Boston and the Boston Police Department,  
Map by the Metropolitan Area Planning Council

Fairmount Indigo  
PLANNING INITIATIVE

The Cecil Group Team



Theme:

# QUALITY OF LIFE

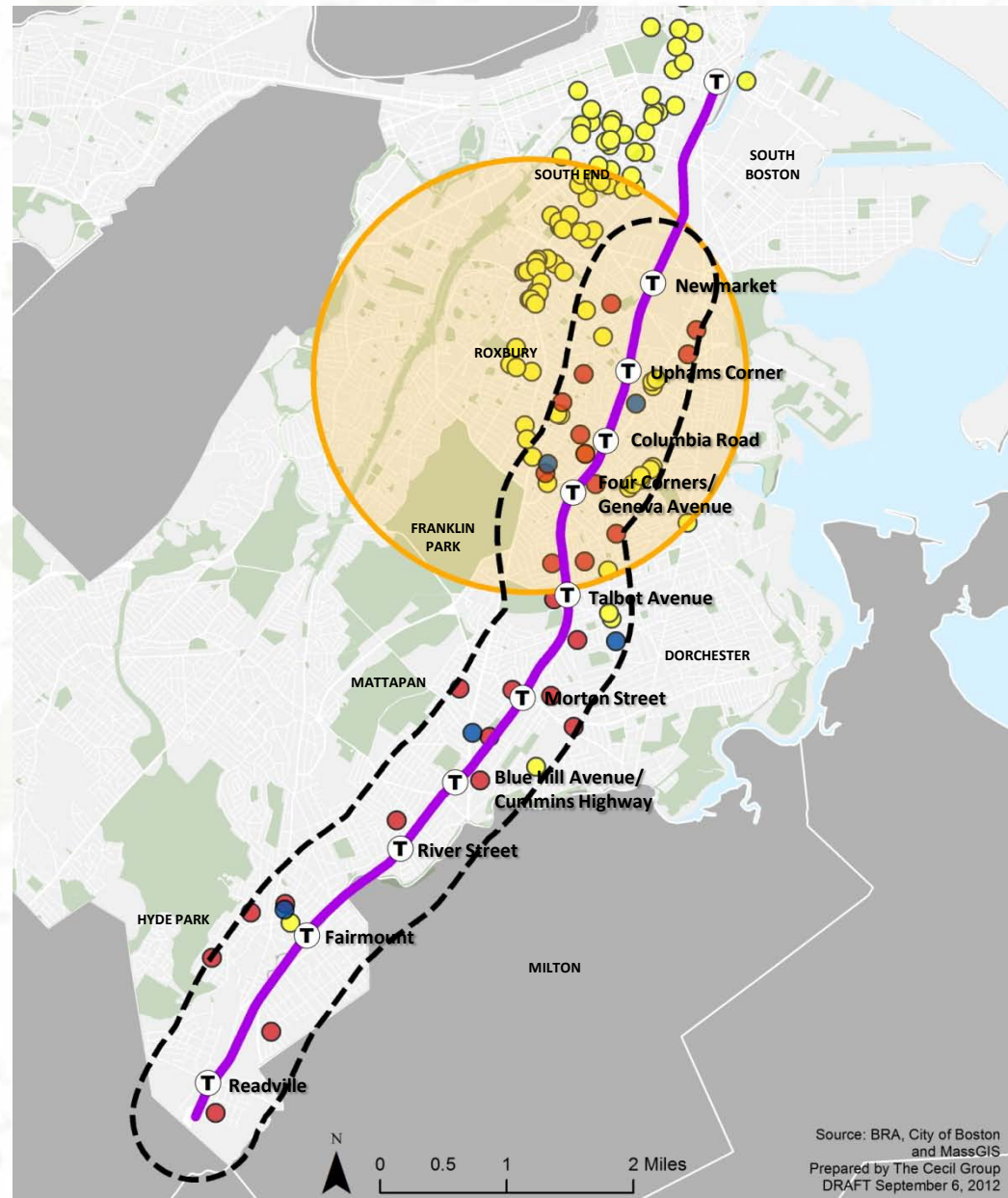
Potential Topic:

## Community Services and Programs

- Majority of organizations and the City's Circle of Promise are in the northern half of corridor including:
  - CDC's and nonprofits
  - Main Streets programs
  - Youth programs
  - Cultural and religious organizations

## Programs and Organizations

- Public Libraries
- Public Schools
- Community Organizations
- Circle of Promise



Source: BRA, City of Boston and MassGIS  
Prepared by The Cecil Group  
DRAFT September 6, 2012



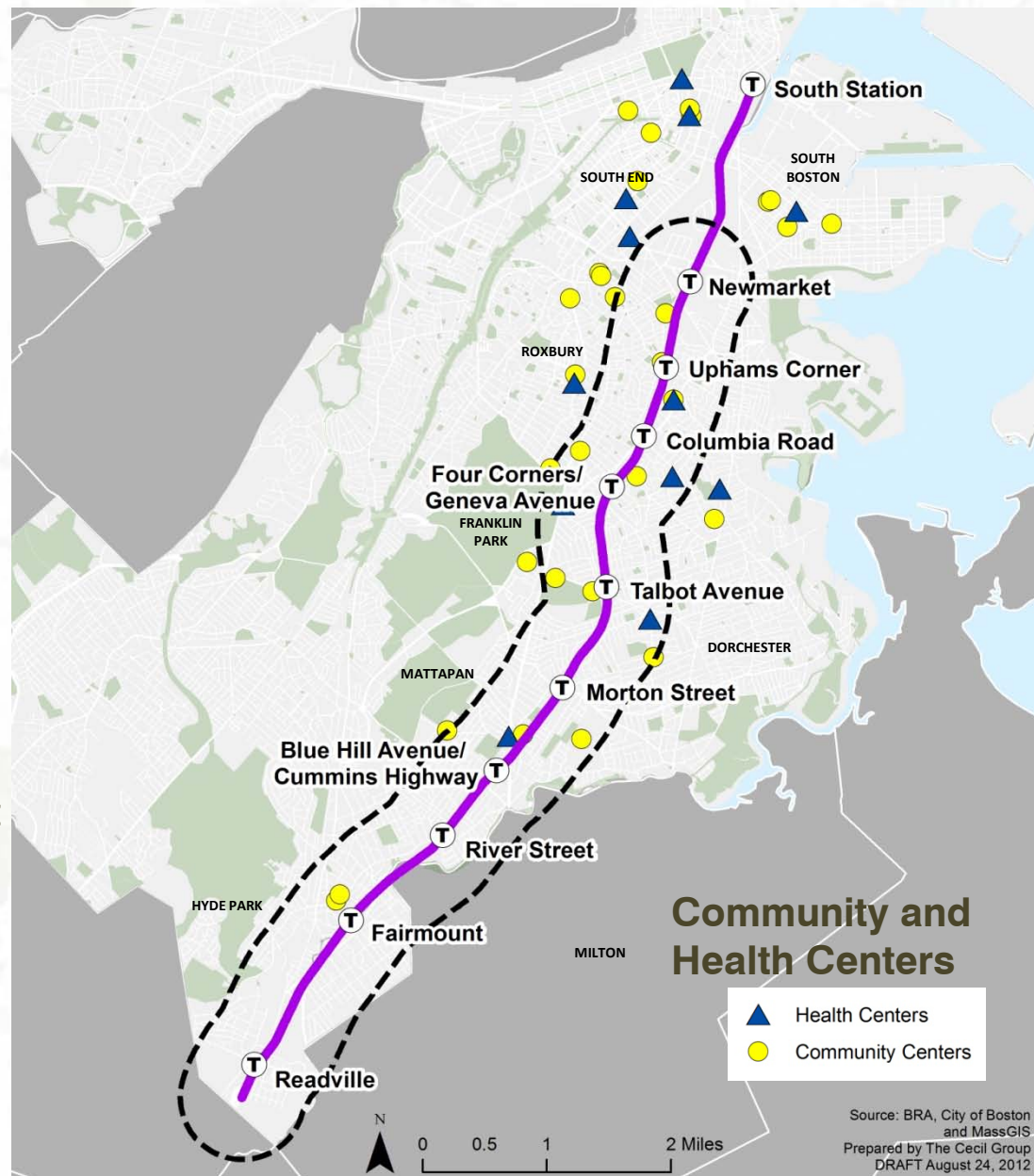
Theme:

# QUALITY OF LIFE

Potential Topic:

## Community Services and Programs

- There are few community and health centers in the southern half of corridor
- River Street station area
- Readville station area
- Resilient Communities, Resilient Families Initiative
- Healthy Dorchester



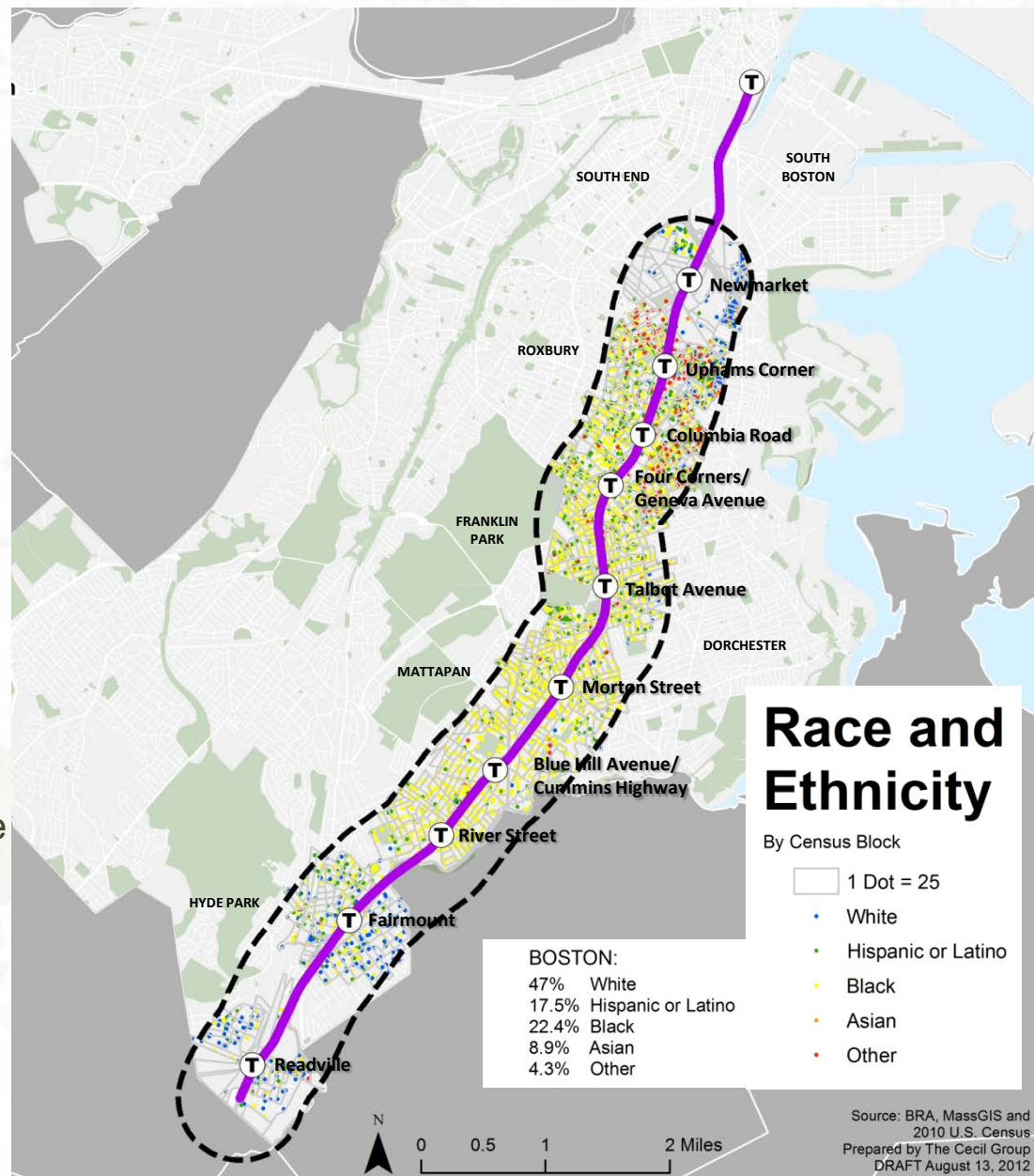
Theme:

# QUALITY OF LIFE

Potential Topic:

## Cultural Resources

- Corridor is ethnically and culturally diverse
- There are rich cultural histories along the corridor of immigrant communities and historic sites
- The crossroads and Main Streets are very important to the patterns of uses



Theme:

# QUALITY OF LIFE

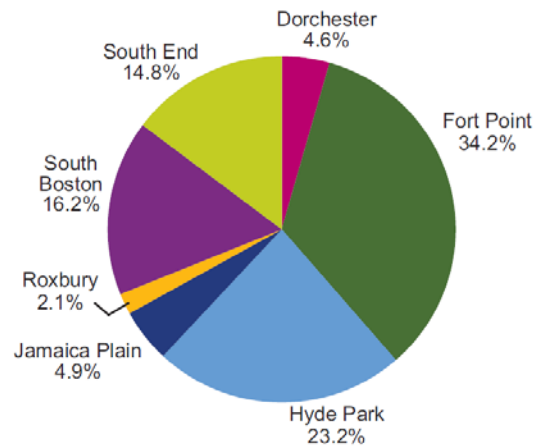
Potential Topic:

## Cultural Resources

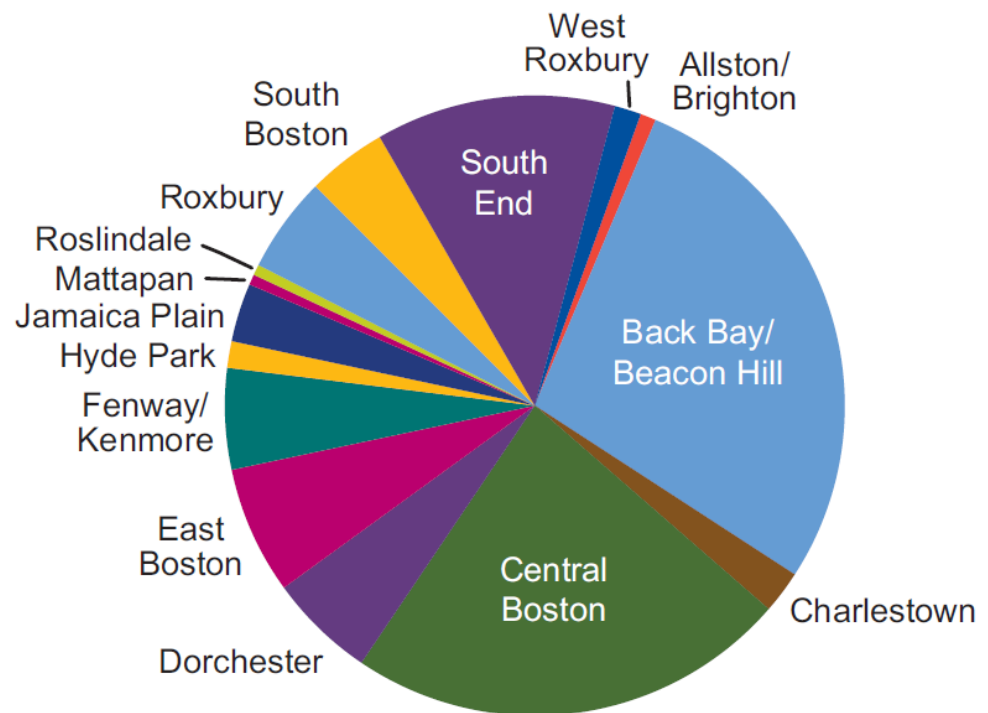
- More cultural diversity in corridor, but less cultural events compared to the city

## Free Cultural Events and Parades by Boston Neighborhood, 2008

Distribution of New Artist Housing  
by Boston Neighborhood, 2001-2008



Source: Boston Redevelopment Authority



Source: City of Boston, Mayor's Office of Arts, Tourism & Special Events

Source: [www.bostonindicators.org](http://www.bostonindicators.org),  
The Boston Foundation

Fairmount Indigo  
**PLANNING INITIATIVE**

The Cecil Group Team





Theme:

# QUALITY OF LIFE

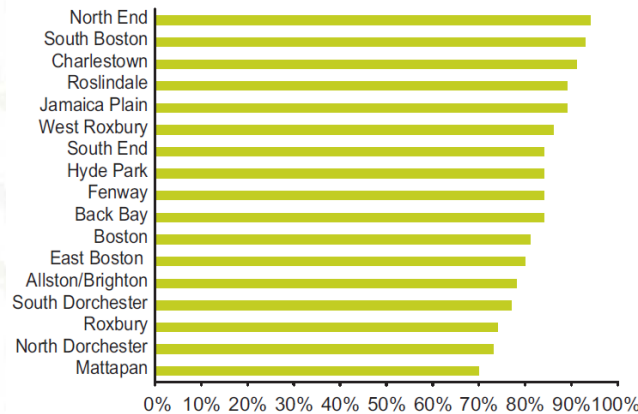
Potential Topic:

## Community Life

- Foreclosures, instability in neighborhoods, and safety issues erode a stable community
- Nearly 83% of corridor residents lived in the same house one year ago compared to about 76% of Boston

Source: US Census Bureau  
American Community Survey  
2006-2010, BRA Research  
Division Analysis

### Bostonians Who Feel Their Neighbors are Willing to Help, Boston Neighborhoods, 2008



Source: [www.bostonindicators.org](http://www.bostonindicators.org),  
The Boston Foundation

Source: Boston Public Health Commission

### Foreclosure Deeds City of Boston, 2008



Massachusetts Geographic Information System (MassGIS),  
City of Boston Department of Neighborhood Development.  
Map by the Metropolitan Area Planning Council



# CORRIDOR ADVISORY GROUP DISCUSSION

Are there **other topics** that need to be addressed at the corridor level that have not been included in this initial list?

Within the topics listed is there a certain **focus or direction** that should be addressed at the corridor level?

Does this collection of topics **resonate** as representing the potential range of **important issues for the corridor?**



# THEMES

# Vision

# TOPICS

(Initial list for discussion)

# Goals

**ECONOMIC  
DEVELOPMENT**

**Vision**

- Employment of Residents
- Income Levels and Distribution
- Education/Skill Attainment of Residents
- Business and Employment in the Corridor

**Goals**

**LAND USE**

**Vision**

- Employment Centers
- Main Street Retail and Services
- Residential Neighborhoods

**Goals**

**HOUSING**

**Vision**

- Housing Location and Densities
- Housing Cost and Affordability
- Housing Types

**Goals**

**TRANSPORTATION**

**Vision**

- Transit Access
- Mobility and Modes
- Street Networks

**Goals**

**PUBLIC REALM /  
OPEN SPACE**

**Vision**

- Open Space Needs and Uses
- Open Space Networks

**Goals**

**QUALITY OF LIFE**

**Vision**

- Environmental Quality
- Community Health
- Public Safety and Security
- Community Services and Programs
- Cultural Resources
- Community Life

**Goals**

**(to be articulated within the Corridor-wide Plan for each of the major themes)**

**(to be assembled and listed in concert with the community meetings and outreach process)**



# CASE STUDIES ORGANIZED BY THEME

*(Narrow to 4 to 6 Relevant Case Studies)*

	Economic Development	Land Use	Housing	Transportation	Public Realm / Open Space	Quality of Life
Boston's Green or Orange Line Corridors	<b>X</b>			<b>X</b>		<b>X</b>
Charlotte's South Corridor	<b>X</b>		<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
Chicago's Southside Metrarail Corridor	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>		
Dallas' Southeast Corridor	<b>X</b>			<b>X</b>	<b>X</b>	<b>X</b>
Denver's West Corridor	<b>X</b>	<b>X</b>		<b>X</b>		<b>X</b>
Los Angeles' Blue Line Corridor	<b>X</b>	<b>X</b>		<b>X</b>		<b>X</b>
Oakland's Capitol Corridor	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>		<b>X</b>
Portland's Streetcar Corridor	<b>X</b>	<b>X</b>		<b>X</b>		
Twin Cities' Hiawatha Corridor		<b>X</b>		<b>X</b>	<b>X</b>	<b>X</b>



# Next Steps

1. Corridor Tour
2. Community Forum and Preparation
3. Next Meeting

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home about advisory groups calendar contact

**JOIN US - Upcoming Meetings**

**CORRIDOR WIDE ADVISORY GROUP (CAG)**  
Wednesday, September 12, 2012  
Salvation Army Kroc Community Center  
650 Dudley Street, Dorchester  
6:30-8:30pm

**UPHAMS CORNER WORKING ADVISORY GROUP (WAG)**  
Wednesday, September 26, 2012  
Salvation Army Kroc Community Center  
650 Dudley Street, Dorchester  
6:30-8:30pm

*\*\*all meetings are open to the public\*\**

**THE INITIATIVE**

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# Fairmount Indigo Planning Initiative

## Corridor-wide Advisory Group (CAG) Meeting #3

Wednesday, September 12th

Prepared by:  
**The Cecil Group Team**  
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