

# Fairmount Indigo Planning Initiative

## FOUR CORNERS/ GENEVA AVENUE

STATION AREA

*Visioning Forum*

“Building New Connections in *Your*  
Neighborhood”

## Working Advisory Group (WAG) Meeting #4

Tuesday, February 10, 2015

6:00-8:00 PM

Holland Community Center

*Prepared by:*

### The Cecil Group Team

The Cecil Group  
HDR Engineering, Inc.  
Byrne McKinney & Associates, Inc.  
McMahon Associates  
Chester Engineering  
SAS Design, Inc.  
Shook Kelley



# Welcome!

## FOUR CORNERS/ GENEVA AVENUE

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# WAG Agenda

1. Placemaking Results
2. Community Forum Summary
  - Issues and Opportunities
  - Shared Vision
3. Discussion
4. Priorities and Directions
  - Redevelopment Scenario Sites
  - Approach to Public Realm Analysis
5. Discussion
6. Next Steps



# Placemaking Results



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UP

# Placemaking Results



# Placemaking Results



# Community Forum Results

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# Community Forum Results

January 13<sup>th</sup> and 20<sup>th</sup>

## Forum Purpose:

1. Inform the community of the corridor and the study to create an awareness of the Fairmount Indigo rail service
2. Identify and better understand main issues and opportunities in the Four Corners/Geneva Avenue Station Area
3. Begin to create a shared vision for the future of the Four Corners/Geneva Avenue Station Area

**FOUR CORNERS/  
GENEVA AVENUE**

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# Prosperity

## Station Area Issues and Opportunities

### Prosperity

#### 1. Improve and expand variety of businesses

For example: sit-down restaurant, coffee shop, pet care, bank, small grocery stores, boutique

#### 2. Use vacant properties as opportunity sites for mixed-use, housing, senior housing

#### 3. Need more people and more foot traffic for businesses

#### 4. Need more business opportunities to serve residents and create destinations near station

#### 5. New commercial areas or mixed-use locations

#### 6. Training programs, entrepreneurial jobs, support for small businesses and startups





# Home

## Station Area Issues and Opportunities

### Home

1. Preserve affordable housing as T Ridership increases

For example: More senior housing, deed restricted housing, more homeownership

2. New housing for elderly and workforce

3. Opportunity sites for affordable housing and mixed-use housing near the station

For example: Geneva Ave at the rail crossing (northeast corner) or corner of Norwell and Athelwold Street

4. Too many sober houses/rehab houses concentrated in area

5. Increase programs for homeowner assistance and home renovation assistance





# Place

## Station Area Issues and Opportunities

### Place

1. Strengthen neighborhood vibrancy – use color and excitement
2. Need to activate Geneva Avenue – feels empty Columbia Road to Bowdoin
3. Enhance and enliven the community campus around the Holland Center
4. Create vibrant corridors in the Station Area and reinforce inviting storefronts and active ground floors
5. Improve wayfinding and lighting at/to/from Station entries
6. Create art installations and lighting under rail bridge overpasses
7. Add art at the T Station, historic maps, more artistic expression of culture and diversity in the neighborhood





# Getting Around

## Station Area Issues and Opportunities

### Getting Around

1. Enhance entries, access (elevator) and visibility at Station entries
2. Improve pedestrian experiences on main circulation routes (Geneva, Bowdoin, Washington) – better sidewalks, lighting
3. Improve plan or redesign intersection at Geneva and Bowdoin
4. Bus routes and stops need improved pull-off areas
5. Enhance biking routes and signage – add a bike path along commuter rail
6. Enhance bus stop/waiting areas
7. New parking lot for Zipcars and for accessible parking spaces





# Parks/Public Space

## Station Area Issues and Opportunities

### Parks and Public Space

1. Convert the NStar property adjacent to Geneva Cliffs to open space
2. Use vacant properties for new open space opportunities such as new parks, pocket parks, or community gardens
3. Publicize Geneva Cliffs as a destination
4. Consider reuse of soccer field
5. Enhance the Holland School campus as a community open space
6. Use urban agriculture as an open space and intergenerational activity improvement
7. Pop-up events and parks in vacant lots and parking lots (Bowdoin-Geneva Community Hub)





# Quality of Life

## Station Area Issues and Opportunities

### Quality of Life

1. Enhance youth activity with arts, dance, community centers, innovative spaces and Fab Labs
2. Create indoor track facility for winter recreational use – perhaps Brunswick King Play Area
3. Enhance area cleanliness, cleanup debris, construction materials – focus on known problem sites
4. Connect residents with training
5. Expand involvement at community events – Bowdoin Street Health Center, Topliff



# Shared Vision Results

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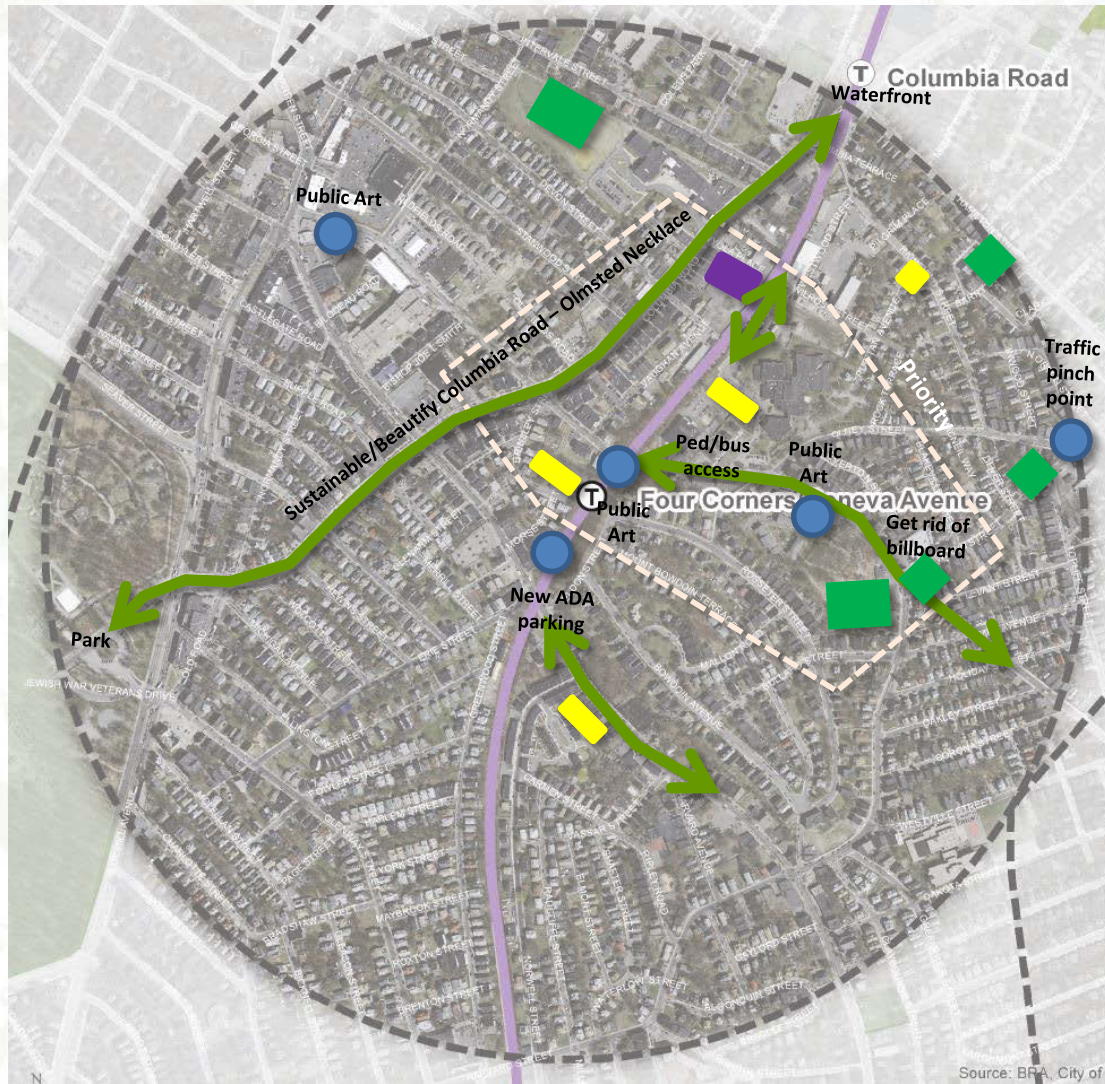
# Shared Vision

## Station Area Shared Vision

1. **Activate** primary street corridors – Geneva and Washington Streets
2. Create **stronger connections** between residents, station and other uses
3. Create a more **cohesive neighborhood**
4. We are **beautiful welcoming people**
5. **Beautiful people – beautiful place**
6. **Better use of vacant and underutilized parcels** that currently lend a barren feeling to areas that surround them
7. **Enhance gateways** into Main Streets Districts – intersection of Bowdoin Geneva, Washington at station entry, Geneva at station entry
8. Enjoying the community inside and outside the home



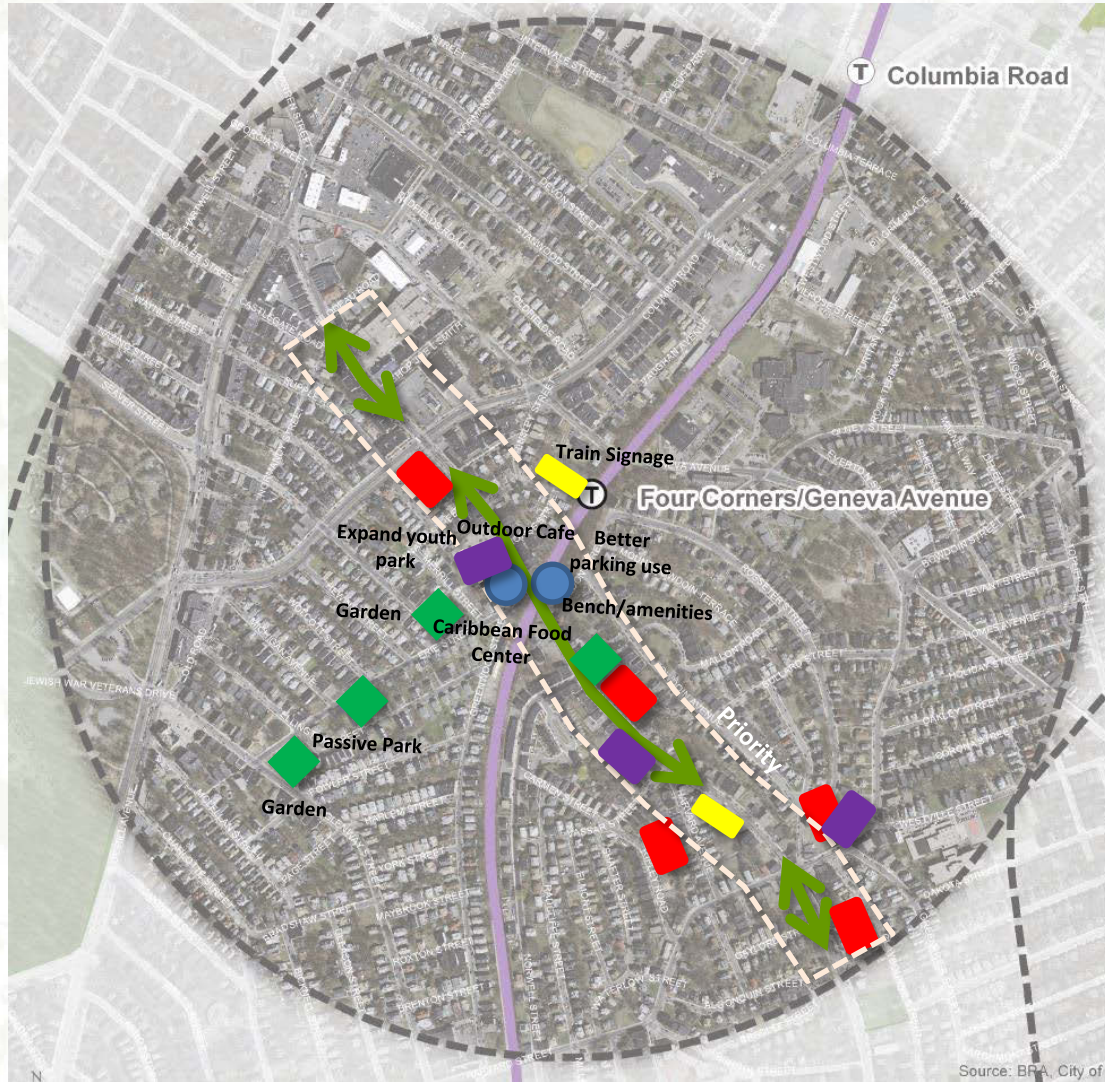
# Shared Vision



(Results from 1/13)



# Shared Vision



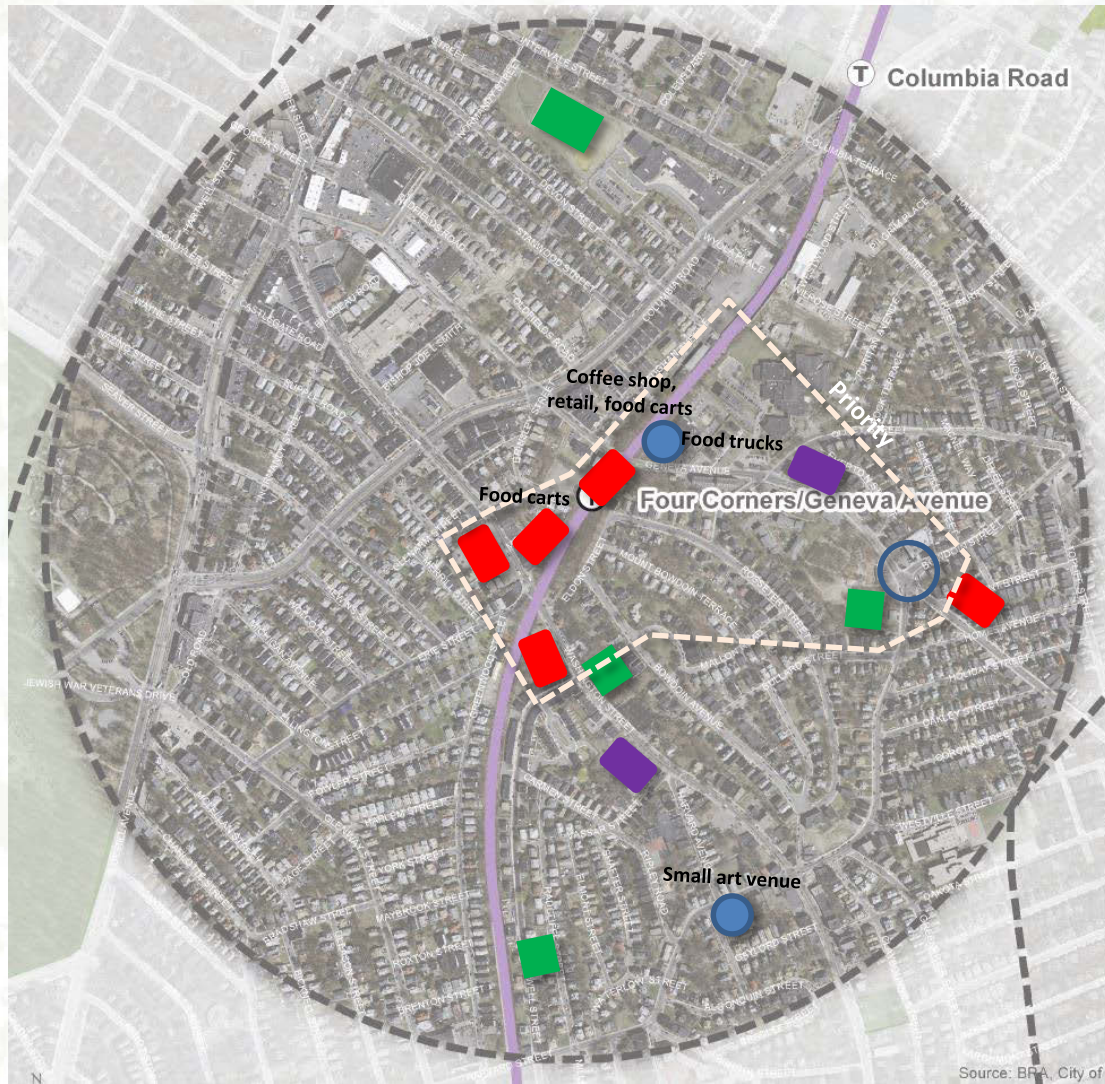
**Legend**

- ← Streetscape
- Mixed Use
- Housing
- Commercial
- Park/Athletic Field/Plaza
- Special feature

(Results from 1/13)



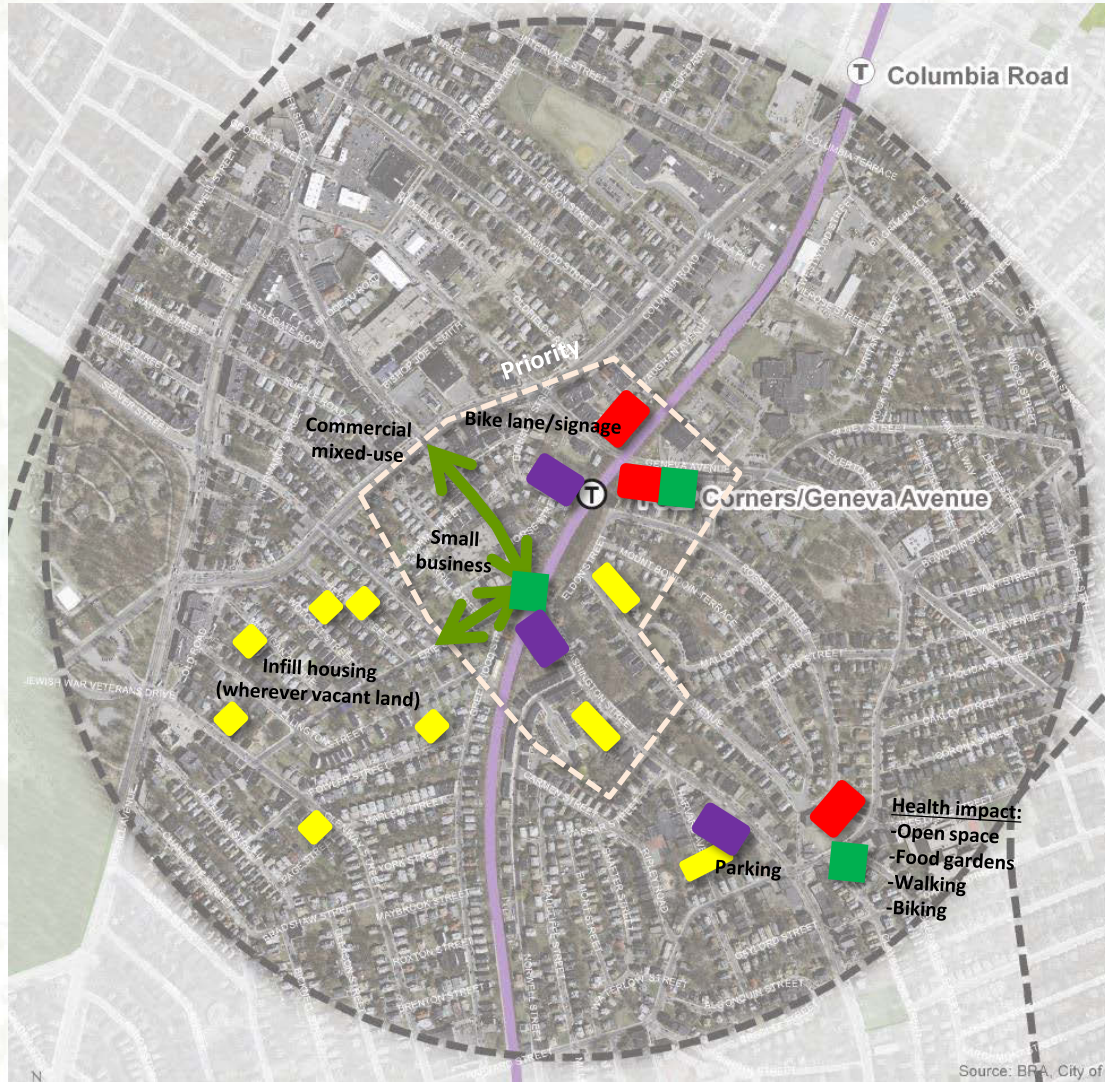
# Shared Vision



(Results from 1/13)



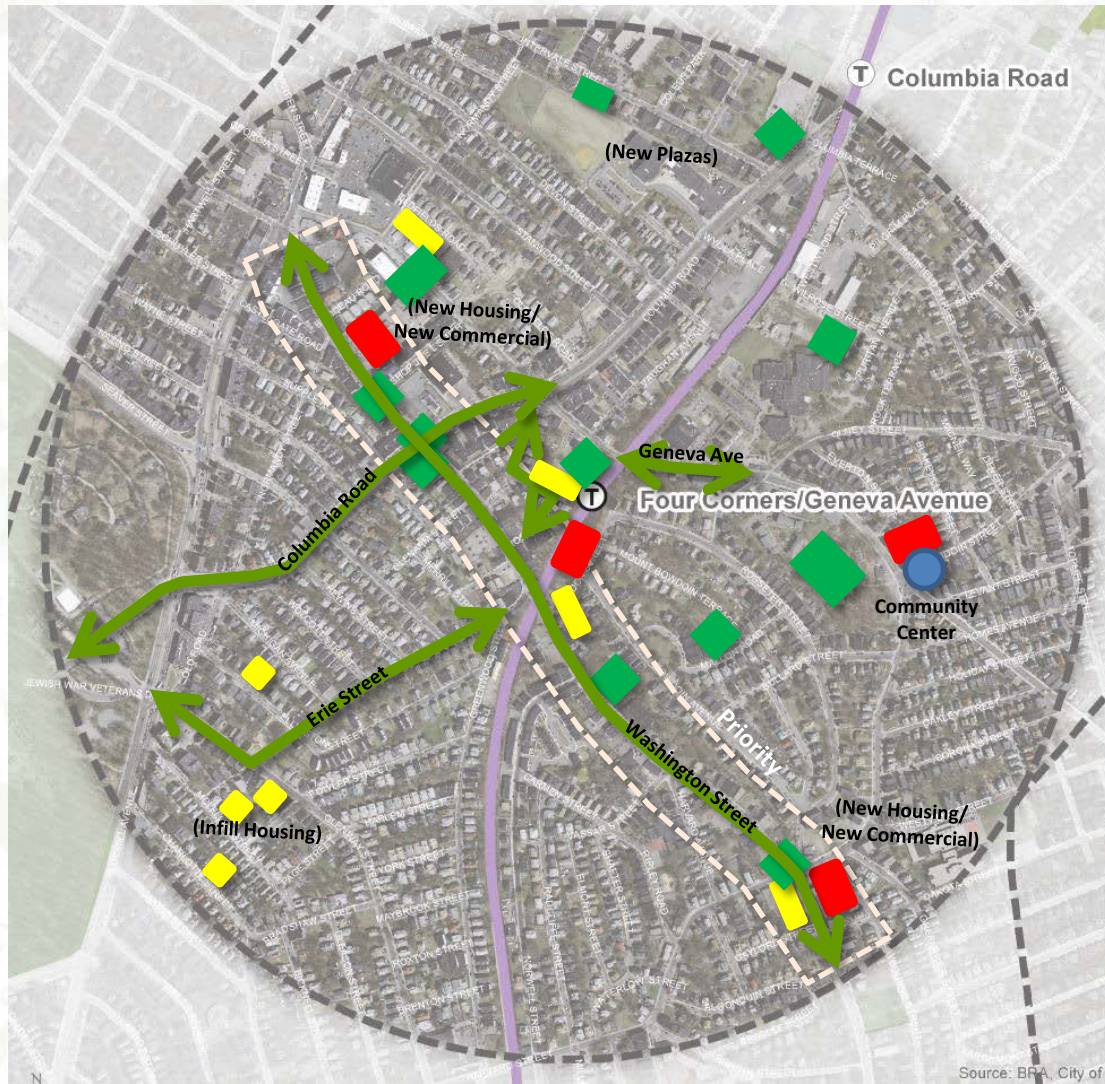
# Shared Vision



*(Results from 1/13)*



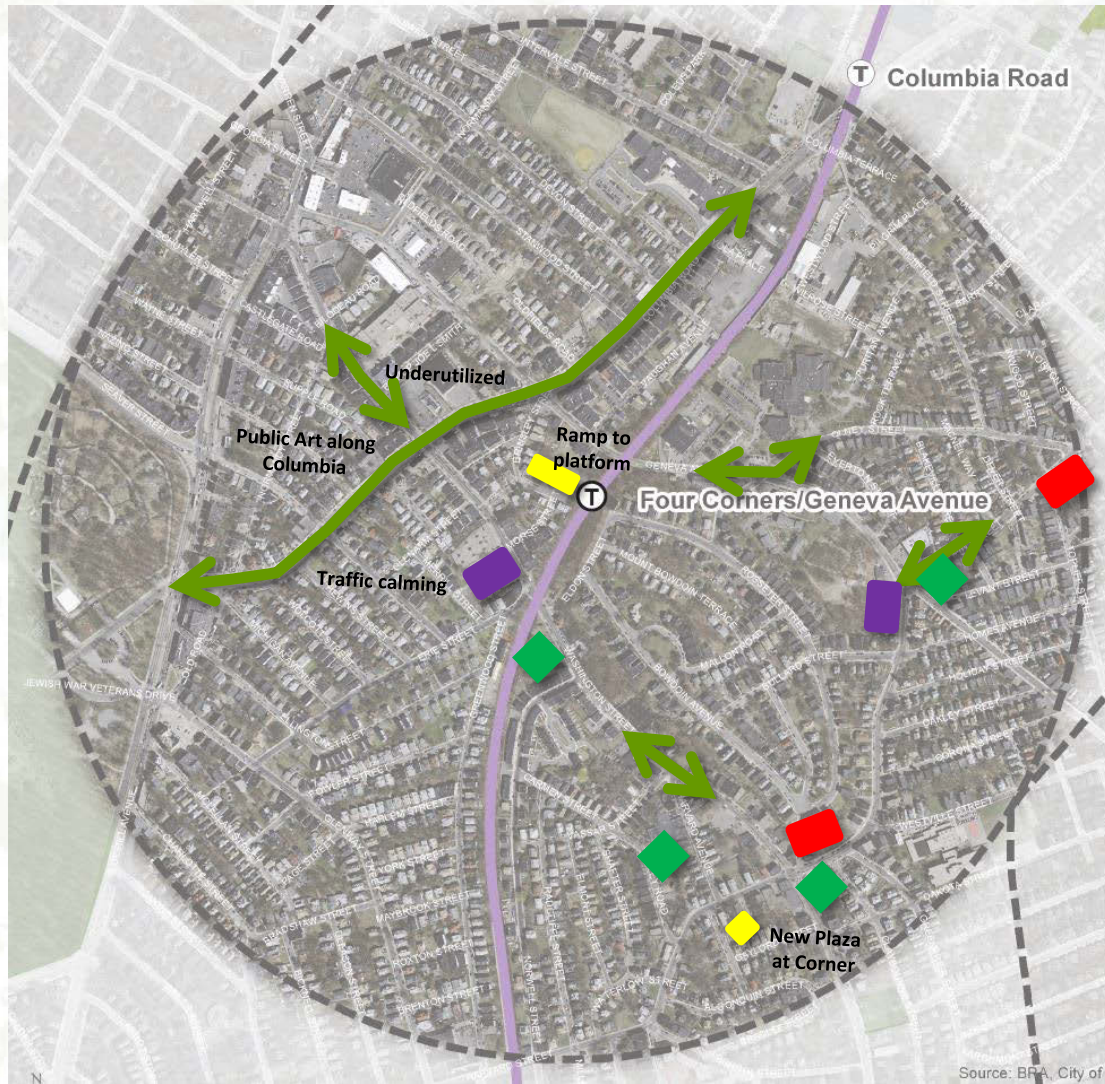
# Shared Vision



*(Results from 1/13)*



# Shared Vision



**Legend**

- ← Streetscape
- Mixed Use
- Housing
- Commercial
- Park/Athletic Field/Plaza
- Special feature

(Results from 1/20)



# Shared Vision



**Legend**

-  Streetscape
-  Mixed Use
-  Housing
-  Commercial
-  Park/Athletic Field/Plaza
-  Special feature

*(Results from 1/20)*





# Priorities and Directions

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# Priorities and Directions

## Priorities defined from Community Visioning

### Station Area Planning Topics:

- *Community vision/implementation strategies*
- *Context analysis and summary*
- *Real estate market analysis and summary*
- *Business and housing improvement recommendations*
- *Open space improvement recommendations*
- *Transit access improvement recommendations*
- *Public realm improvement recommendations*
- *Development scenarios and urban design guidelines*
- *Zoning modifications and implementation*



PROSPERITY

**Prosperity**



HOME

**Home**



PLACE

**Place**



GETTING AROUND

**Getting Around**



PARKS AND PUBLIC SPACE

**Parks and Public Space**



QUALITY OF LIFE

**Quality of Life**



# Candidate Sites



# Candidate Sites



# Candidate Sites

**1**

<b>Owner</b>	City of Boston
<b>Location</b>	Ronald Street
<b>Address</b>	Ronald Street 02121
<b>Site Area</b>	34,415 SF 0.79 Acres

**2**

<b>Owner</b>	Veale Willie K
<b>Location</b>	Geneva Ave at Station
<b>Address</b>	160 Geneva Ave
<b>Site Area</b>	5,757 SF 0.13 Acres

**3**

<b>Owner</b>	Deliverance Revival and City of Boston
<b>Location</b>	Geneva Ave and Oldfields Road
<b>Address</b>	90 Geneva Ave
<b>Site Area</b>	35,000 SF 0.80 Acres

**4**

<b>Owner</b>	Peterson William, Boston Edison Co, Drayton Carol, City of Boston
<b>Location</b>	Bowdoin St and Cedar Ave
<b>Address</b>	114 Bowdoin Street
<b>Site Area</b>	49,702 SF 1.14 Acres

**5**

<b>Owner</b>	City of Boston
<b>Location</b>	Bowdoin Street
<b>Address</b>	10-20, 22 Bowdoin Street
<b>Site Area</b>	25,642 SF 0.59 Acres

**6**

<b>Owner</b>	City of Boston
<b>Location</b>	Washington Street
<b>Address</b>	218 – 220 Washington St
<b>Site Area</b>	32,074 SF 0.74 Acres

**7**

<b>Owner</b>	City of Boston
<b>Location</b>	Erie Street /Washington
<b>Address</b>	2 Erie Street
<b>Site Area</b>	4,528 SF, 0.10 Acres



# Public Realm Improvement Strategy

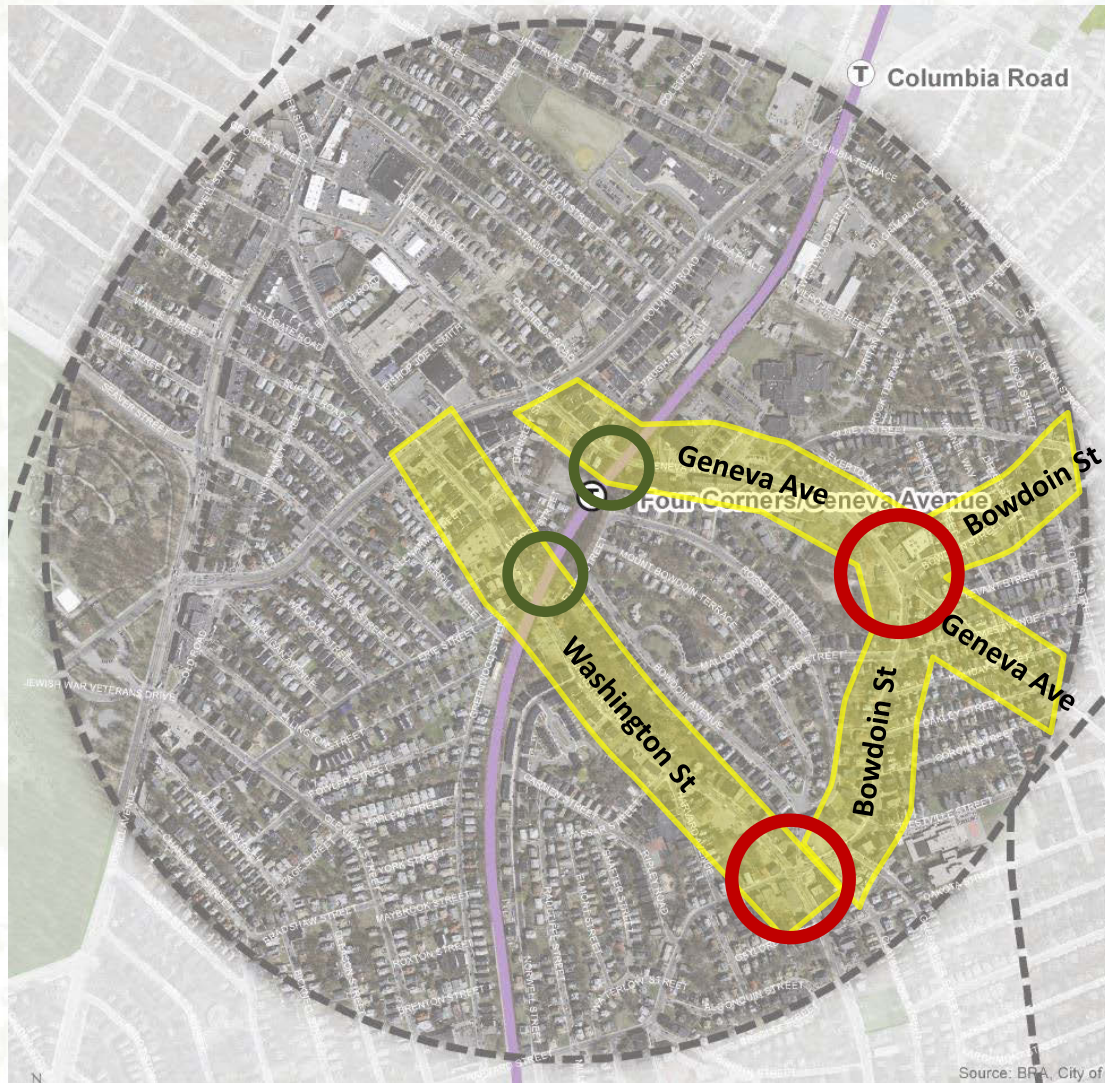
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# Candidate Street Corridors/Intersections



# Next Steps (8:00pm)

## Proposed WAG Meeting Schedule/Topics:

### February

Summary Vision  
Priorities and Directions  
Select Key Sites

### March

Redevelopment Exploration Key Sites  
Feasibility Implications  
Zoning and Urban Design Implications  
Discussion

### April

Public Realm Improvements  
Open Space Improvements  
Discussion

### May

Draft Plan Components  
Community Meeting Prep

### June

## Community Open House/Draft Station Area Plan Release

### July/August

Open House Review  
Draft Plan  
Next Steps





# Next Steps and Meetings

Next Four Corners/Geneva Avenue Working Advisory Group (WAG) Meeting:

**March 10, 2015 at 6:00pm**

**Holland Community Center**

**For information:**

**[www.fairmountindigoplanning.org](http://www.fairmountindigoplanning.org)**



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