



Fairmount Indigo Planning Initiative

UPHAM'S CORNER

Working Advisory Group (WAG) Meeting

Wednesday, June 19, 2013
Salvation Army Kroc Center

Prepared by:

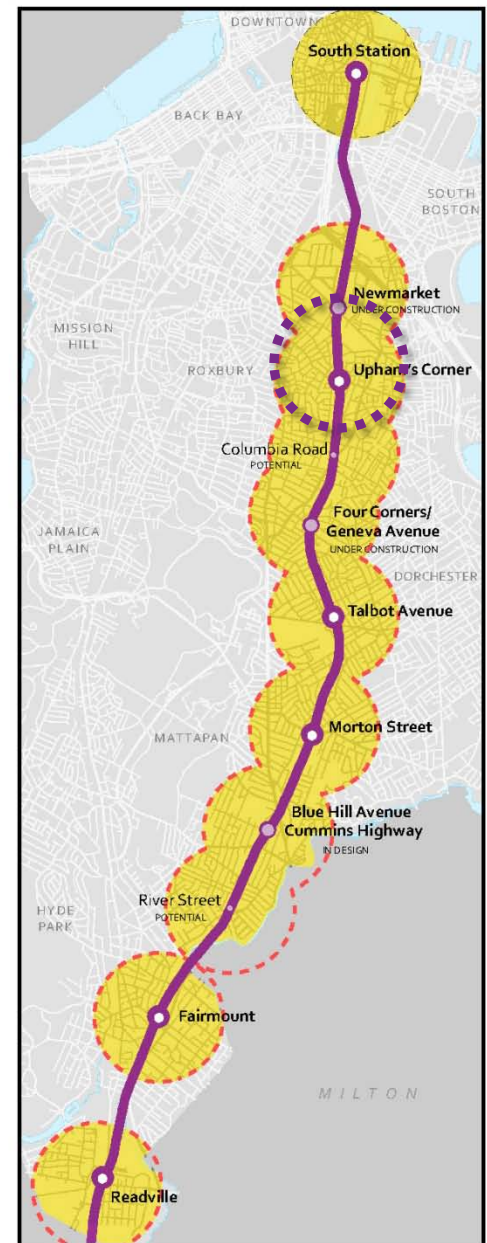
The Cecil Group Team

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



Agenda

1. Welcome and introductions (6:30pm – 6:40pm)
2. Public realm improvements (6:40pm – 7:15pm)
3. Open space improvements (7:15pm – 7:45pm)
4. Sustainability (7:45pm – 8:10pm)
5. Next steps (8:10pm – 8:30pm)
 - Schedule/deliverables
 - Community Open House



Public Realm Improvement Summary

Major components of public realm improvements:

- 1. Columbia Road** – public Works design to enhance pedestrian environment
- 2. Dudley Street** – connect pedestrian environment and character to station; improve constrained cross section
- 3. Walkability and safety improvements** – East Cottage Street, Norfolk Avenue, Howard Avenue, Hartford Street, Holden Street, Humphrey Street, Alexander Street and Magnolia Street
- 4. Mobility Hub** – multi-modal connections with open space adjacent to station
- 5. Additional station connection** – pedestrian connection for Dudley and E. Cottage St.
- 6. Parking Management Strategies** – coordinated efforts to improve parking access
- 7. Bicycle improvements** – enhanced bike safety and bike storage



Public Realm Improvement Summary

Major components of public realm improvements:

1. Columbia Road
2. Dudley Street
3. Walkability and safety
4. Mobility Hub
5. Additional station connection
6. Parking Management Strategies
7. Bicycle improvements



Parking Management Strategy

1. Support and assist retail uses

- Customer parking – convenient, but encourage turnover
- Employee parking
- Enhance as a “park-once” district

2. Manage Commuter Rail parking

- Discourage all day commuter parking near Upham's Center

3. Support event parking

- Explore shared parking and other private lot resources
- Enhance as a “park-once” district

4. Provide resident parking

Parking Management Strategy

**DRAFT
FOR WAG REVIEW**

Uphams Corner Potential Parking Zones



Public Off-Street Parking

- A** Belden Square (East) – free
- B** Belden Street (West) – free

Private Off-Street Parking

- C** Salvation Army Kroc Center
- D** Citizens Bank
- E** Bank of America
- F** Sovereign Bank
- P** Additional Private Lots

On-Street Parking

- Unregulated
- 2 hour limit intensive enforcement, Mon-Sat 8am-6pm
- 2 hour limit, Mon-Fri 8am-6pm
- 30 min limit, Mon-Sat 8am-8pm
- Resident Parking permit area

Bicycle Parking

- Potential site for commuter rail station bike parking. Covered and/or secure facility. Site is possibly on public right-of-way, not Salvation Army or MBTA property, according to Assessor database.

Parking Management Strategy

1. Consider parking meters on Dudley Street

- Encourage turnover – retain available convenience spaces

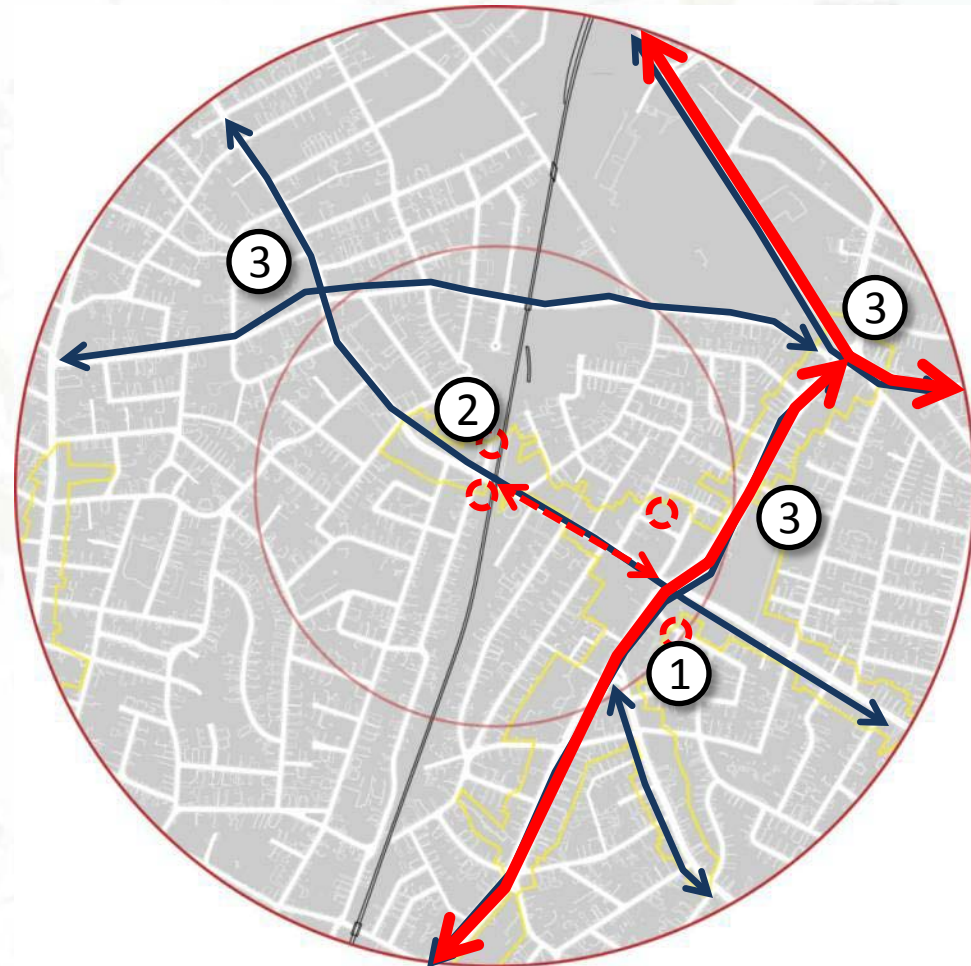
2. Improve wayfinding to public parking lots

- Better signage from major routes at Upham's Center for free parking
- Improve pedestrian experience, landscaping and lighting



Bicycle Strategy


1. Bicycle accommodations at major destinations (Upham's Center, municipal parking area, near Strand, near Kroc)
2. Bicycle sharing accommodations at station
3. Enhance existing bike accommodations on major road network
 - Columbia Road
 - Dudley Street

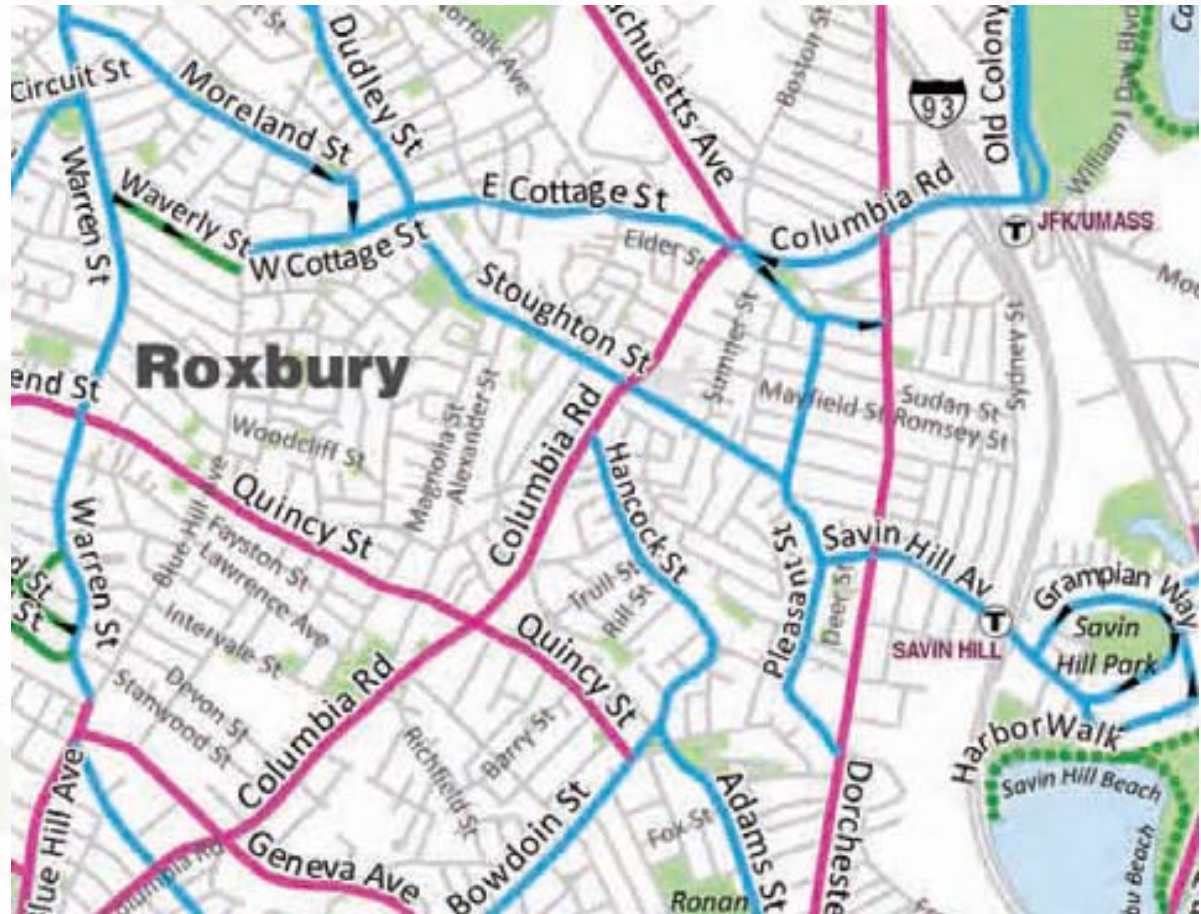


Bicycle Strategy

Visual showing 2011 City of Boston Bike Map

Color coded by rider suitability:

-  Beginner
-  Intermediate
-  Advanced



Transportation Improvements

Bicycle Facilities

- Hubway bikesharing stations could connect Uphams Corner station and business district to the citywide network of stations



Transportation Improvements

Bicycle Parking

Station is an ideal location for a “Mobility Hub” including a bike sharing station. Need sidewalk or on-street space for installation.

Individual bike parking at transit stations is typically longer-term, so should be covered and/or secure.

- Sheltered bike racks
- Bike lockers



Transportation Improvements

Bicycle Parking

Short-term bike parking can be provided as standard City bike racks on the sidewalk where feasible. Racks should be located close to building entrances. Bike corrals can provide on-street bike parking in place of a vehicle parking space.

Additional bike parking, including potential covered parking, can be provided in municipal lots on Belden Street.



Sidewalk bike rack



On-street bike corral

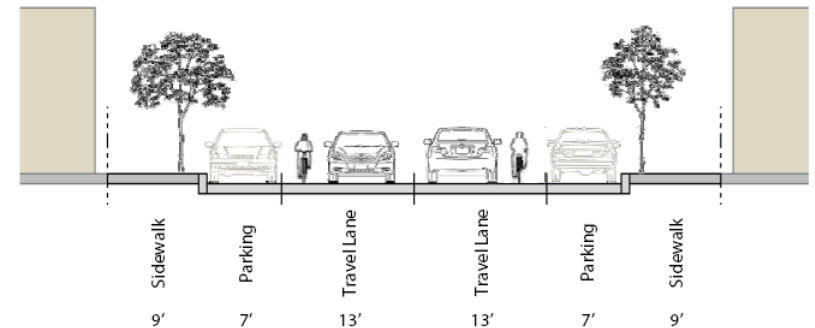
Transportation Improvements

Bicycle Facilities

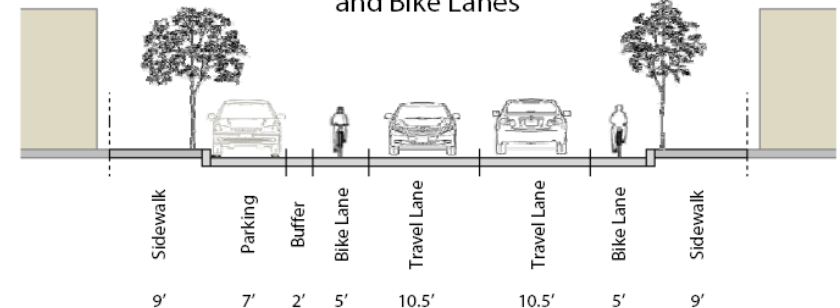
Bike lanes – 5ft minimum in each direction.
Buffered bike lanes require an additional 2ft.

Shared lane markings increase visibility of bicycles within existing vehicle lanes and advise recommended alignment for bicycles within the lane.

Existing Condition with Shared Lane Markings for Bikes



Parking One Side and Bike Lanes



Open Space Discussion

1. Improving access to open space is an important station area component
2. Expand and create new open spaces to address low overall percentage of open space as a land use in Upham's Corner
3. Create more opportunity for open space and gathering at immediate station area
4. Create new open spaces at Upham's Center integrated with the public realm



Open Space and Recreation Strategy

Purpose:

Expand publicly accessible open space in Upham's

Approach:

(4) Major actions to expand open space:

- ① Enhance access to existing
- ② Convert vacant lots
- ③ Open space development requirements
- ④ Expand public realm

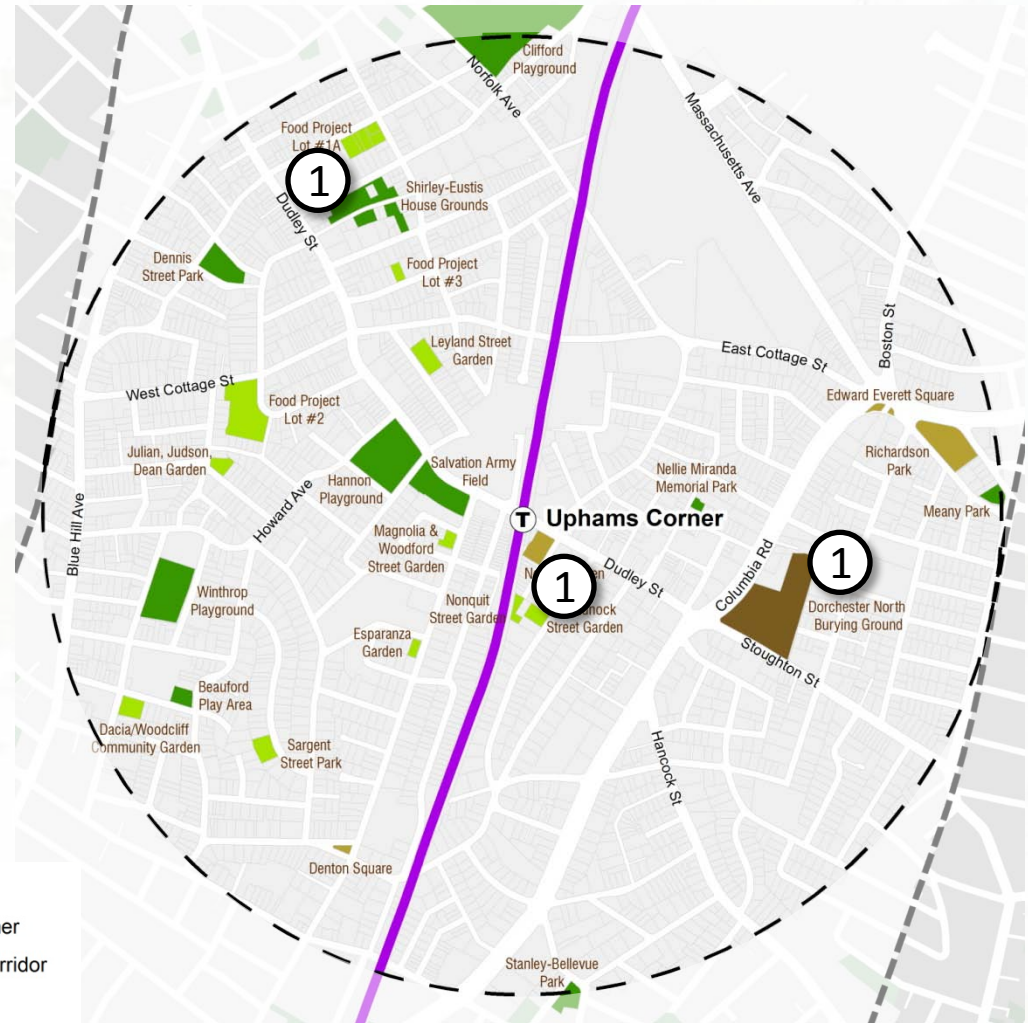


Open Space and Recreation Strategy

Approach:

① Enhance access to existing

- Remove restrictions on access
- Unlock gates
- Create more welcoming atmosphere



Open Space

By Parcel




Open Space and Recreation Strategy


Approach:

② Strategic conversion of vacant lots

- Create variety of permanent open space
- Highlighted locations of greatest need of open space based upon existing distribution of open space
- Reinforce urban agriculture

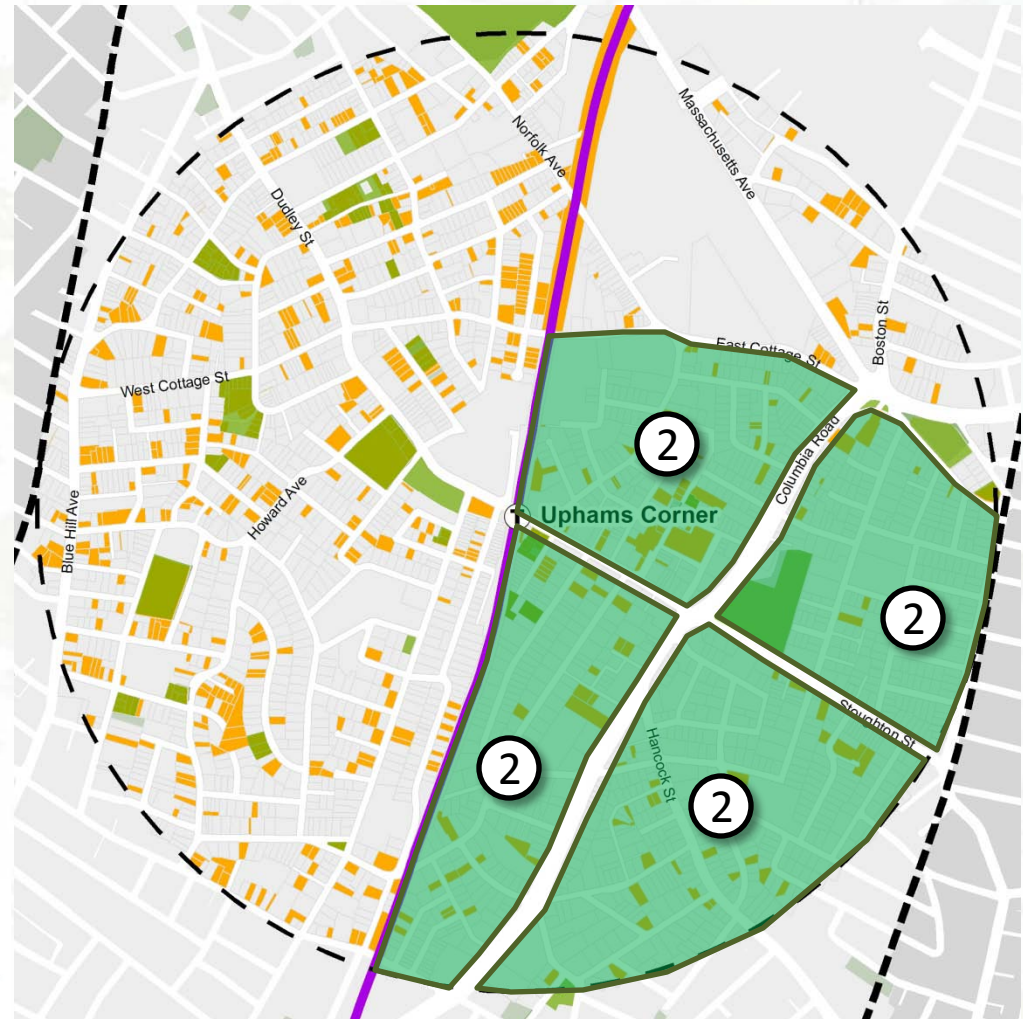
Vacant Property

 Vacant Property

 Fairmount Indigo Line

 Half Mile Uphams Corner

 Half Mile Fairmount Corridor



Open Space and Recreation Strategy

Approach:

③ Open space development requirements

- SF of open space per residential unit or per gross square feet
- Publicly accessible
- Public art requirements

Open Space

By Parcel



Open Space and Recreation Strategy

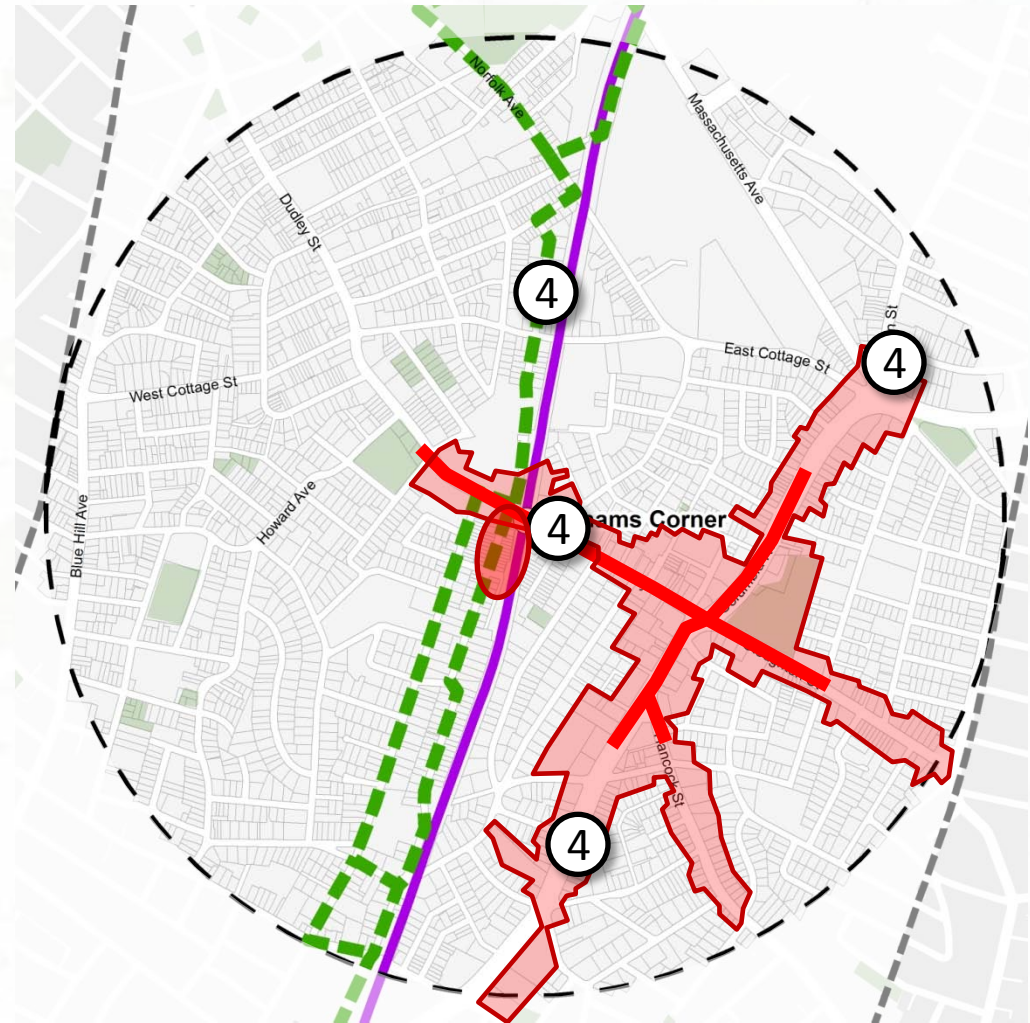
Approach:

④ Expansion of public realm

- Expand sidewalk width, create hardscape plazas at sidewalk
- Mobility hub at station
- Parklets at parking spaces



- Proposed Greenway
- Fairmount Indigo Line
- Half Mile Uphams Corner
- Half Mile Fairmount Corridor



Open Space and Recreation Strategy

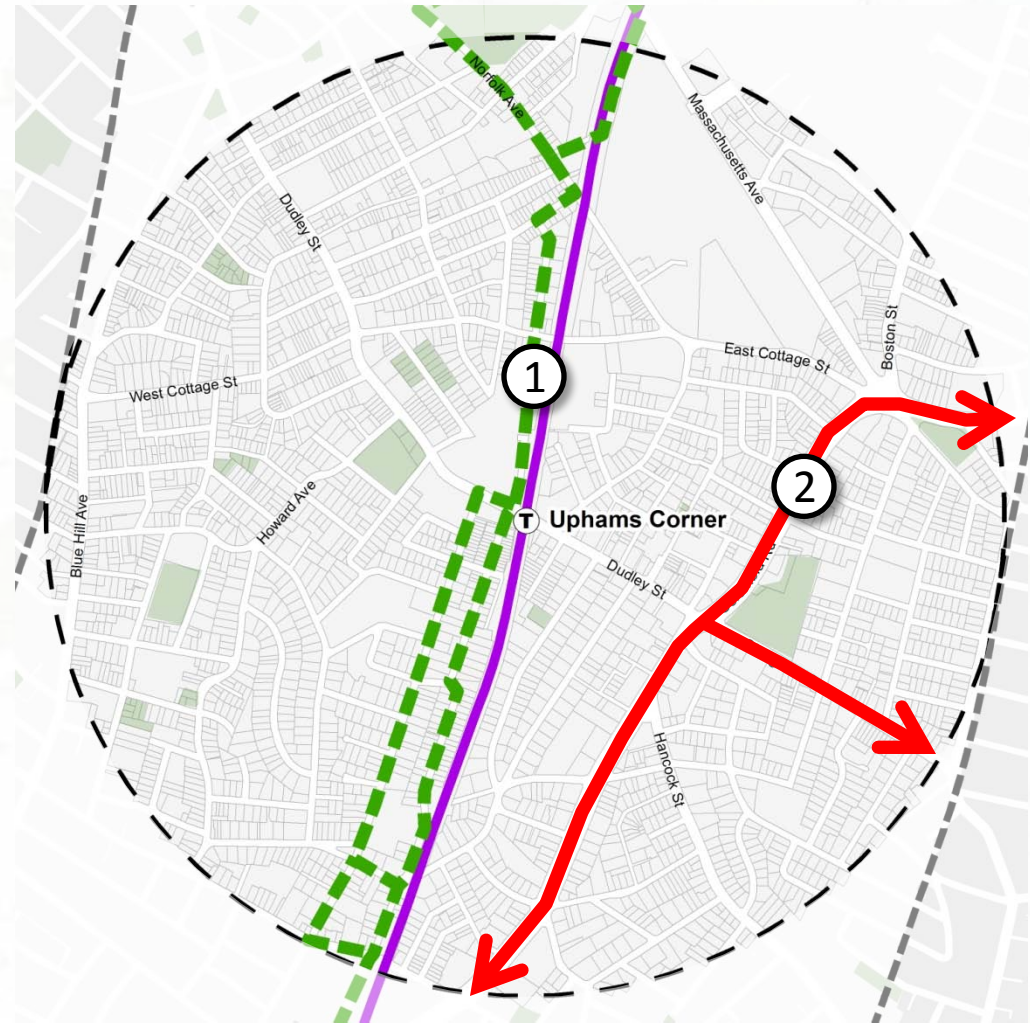
Purpose:

Expand access to City open space resources

Approach:

(2) Major actions to expand open space:

- ① Greenway Concept Plan
- ② Connections to Harborwalk and Emerald Necklace



Upham's Corner (Topic ends at 8:10pm, 25 minutes)

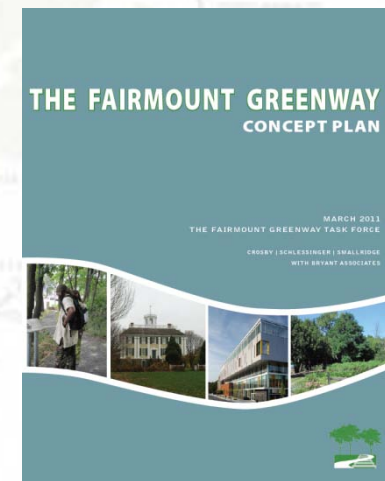
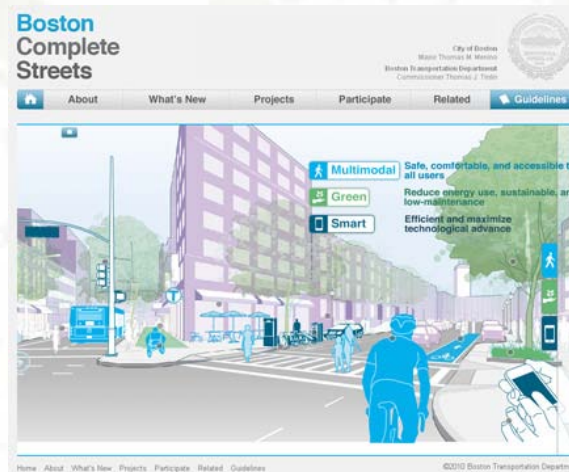
Sustainability Framework

Sources:

- LEED Neighborhood Development
- Boston Complete Streets
- Fairmount Greenway Concept Plan
- BPRD Sustainable Design Guidelines



Fairmount Indigo
PLANNING INITIATIVE



The Cecil Group Team

Sustainability Framework

- Green and Efficient **Stations**

Develop neighborhood specific, green, energy efficient station areas that are safe, well managed and maintained and that elicit a sense of ownership from the community.

- Green **Corridors**

Create a system of accessible pedestrian and bike friendly corridors connecting the neighborhood to the green and efficient station area and reinforce a sense of community and stewardship

- Healthy and Integrated **Neighborhoods**

Create community driven sustainable neighborhood development with a compact, walkable environment created with environmentally-friendly infrastructure and community connectivity to open space and healthy food systems

Sustainability Guidelines

Green and Efficient Stations and Mobility Hubs

Green Infrastructure

- Retain and treat stormwater on site
- Energy efficiency and conservation
- Energy production: wind, solar
- Reduction of heat island effect: shade porous and solar reflective
- Reduction of light trespass
- Recycled materials

Plantings

- Native low maintenance plantings
- Utilize structural soils
- Invasive species control

Community Involvement

- Public education and awareness
- Promote stewardship

Management

- Ongoing maintenance and security
- Development and implementation of a management plan



Sustainability Guidelines

Healthy and Integrated Neighborhoods

Green Space

- Preserve existing open space
- Identify and establish new open space

Local Food

- Urban agriculture
- Neighborhood accessible food

Community

- Identity
- Engage community throughout process
- Promote community stewardship



Sustainability Guidelines

Green Corridors

Green Infrastructure

- Retain and treat stormwater on site
- Energy efficiency and conservation
- Reduction of heat island effect: shade, porous and solar reflective
- Reduction of light trespass
- Recycled materials

Plantings

- Native, low maintenance plantings
- Frequent street trees
- Preserve existing trees
- Utilize structural soils
- Invasive species control

Streetscape Character

- Consistent “main street” approach
- Walkable streets
- Universal accessibility

Community Involvement

- Public education and awareness
- Promote stewardship

Connections

- Neighborhood
- Connect to existing open space
- Provide consistent wayfinding



Upham's Corner (Topic ends at 8:30pm, 20 minutes)

Next Steps and Meetings

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

Wednesday, July 24, 2013 at 6:30pm

Draft Agenda:

1. Urban Design
2. Development Scenarios
3. Zoning

Upham's Corner Community Open House:


TBD, September 2013














Upham's Corner (Topic ends at 8:30pm, 20 minutes)



Station Area Schedules

 Advisory Group Meetings

 Community Forums and Meetings

	June	July	August	September	October	November
Station Area (Upham's)						
Task 1: Existing Conditions						
Task 2: Community Vision						
Task 3: Econ./Develop. Plan				Open House Prep	Open House Review	
Task 4: Transit/Public Realm					Open House	
Task 5: Develop. Scenarios						
Task 6: Urban Design Guidelines						
Task 7: Zoning Revisions				Draft Plan	Revised Draft Plan	

Two Additional Stations (Four Corners and Blue Hill)

 
(July to December/January)



Deliverables

- Executive Summary
- Draft and Final Report
 - Community Vision and Implementation Strategies
 - Existing Conditions Summary
 - Real Estate Market Analysis Summary
 - Business, Housing, Open Space Improvement Recommendations
 - Transit Access and Public Realm Improvement Recommendations
 - Development Scenarios and Urban Design Guidelines
 - Zoning Revisions and Amendments



Upham's Corner (Topic ends at 8:30pm, 20 minutes)

Open House and Fall Community Meeting

- Begin to program and coordinate potential Fall Open House
- Target dates





Fairmount Indigo Planning Initiative

UPHAM'S CORNER

Working Advisory Group
(WAG) Meeting

Wednesday, June 19, 2013
Salvation Army Kroc Center

Prepared by:

The Cecil Group Team

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

