



Fairmount Indigo Planning Initiative

UPHAM'S CORNER

Working Advisory Group
(WAG) Meeting

Wednesday, September 25, 2013
Salvation Army Kroc Center

Prepared by:

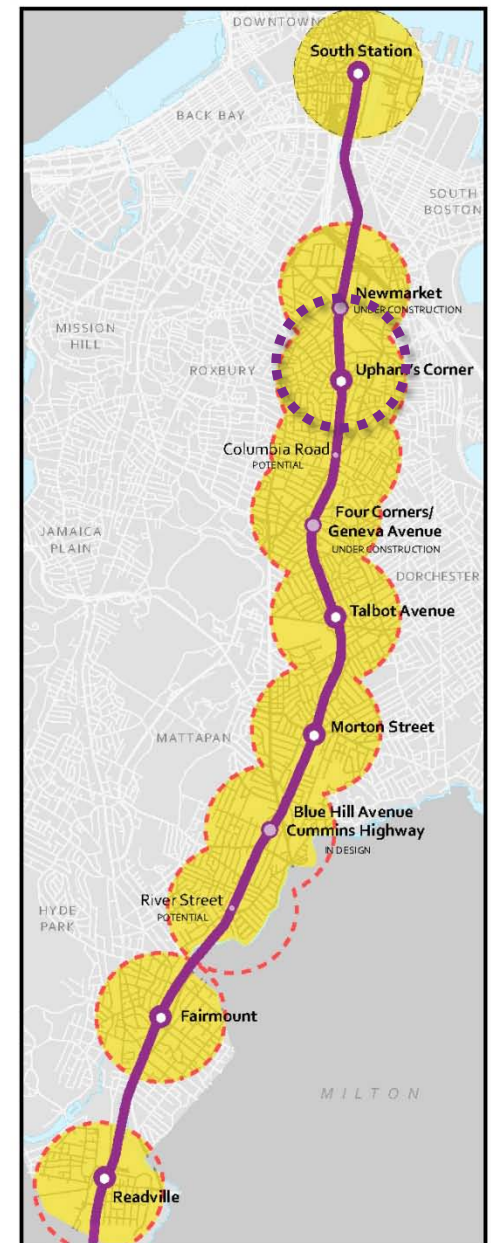
The Cecil Group Team

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. Maxwell Property Process Update (6:40pm – 6:50pm)
3. Urban Design (6:50pm – 7:20pm)
4. Zoning (7:20pm – 7:50pm)
5. Corridor-wide Executive Summary (7:50pm – 8:05pm)
6. Next Steps (8:05pm – 8:30pm)
 - Community Open House
 - Executive Summary



Welcome and introductions (6:30pm, 10min)



Maxwell Property Process Update (6:40pm, 10min)

Community Meeting

The Department of Neighborhood Development
in conjunction with the
Mayor's Office of Neighborhood Services,
Boston Redevelopment Authority and
Upham's Corner Working Advisory Group
will host a community meeting to discuss the
potential redevelopment of

**65 East Cottage Street, Dorchester
(a.k.a. The Maxwell Property)**

Ward 7 Parcel 03644000
120,238 Square Feet

**When: Monday, September 30th, 2013
6:30 PM – 8:00 PM**

**Where: Project Hope Community Room
550 Dudley Street
Roxbury, MA**

For additional information, please contact
DND Project Manager Christopher Rooney at
617-635-0493 or crooney.dnd@cityofboston.gov
Comments can also be submitted online at
www.DNDPropertyForSale.com

Mayor's Office of
Neighborhood Services
Jay Walsh, Director

Department of
Neighborhood Development
Sheila A. Dillon, Chief and Director

Thomas M. Menino, Mayor



Urban Design (6:50pm, 30min)

Urban Design and Related Components

1. **Community Vision** – A commercial, cultural and community center that is a celebration of diversity and an arts and cultural anchor of the Fairmount Indigo Corridor.
2. **Corridor Branding and Identity**
3. **Urban Design Guidelines** – Main Street District/Gateway focus
4. **Development Design Guidelines**
 - Building Height and Massing
 - Orientation and Street Wall
 - Building Character and Materials
 - Access and Parking
 - Service and Loading
 - Site Open Space and Landscaping
 - Sustainable Development
5. **Public Realm and Streetscape Guidelines**



Urban Design

- *Overall Guideline Principles – Compare to and expand existing:*
 - ***Upham’s Corner Neighborhood Shopping Subdistrict (NS)***
 - ***Upham’s Corner Neighborhood Design Overlay District***
- ***Current Specific Design Requirements***
 - *Street wall continuity*
 - *Display window area transparency*
 - *Display window area usage*
 - *Display window security grates*
 - *Screening and buffering along property lines*
 - *Screening and buffering of parking, loading and storage*
 - *Interior landscaping of parking areas*
 - *Screening of disposal areas and certain equipment*
 - *Roof-mounted mechanical equipment*
 - *Materials for screening walls and fences*
 - *Specifications for plantings*
 - *Maintenance of landscaped areas*



Urban Design Guidelines

Principles

Focus Area

Guidelines

1. Social and Active

Ground Floor

- *Redevelop strategically to attract and revitalize main street activity with **continuous, active and transparent ground floor uses** supported by new upper floor residential uses*

2. Vital and Valuable

Street Wall

- *Target vacancies and surface parking with prominent street frontage. Preserve and enhance cultural assets with new and redeveloped properties that complement the **scale, orientation, street frontage and block perimeter** of historic development patterns.*

3. Walkable and Safe

Sidewalks and
Crossings

- *Reinforce district vitality by improving walkability and the quality of the pedestrian environment through **public realm enhancements for sidewalks, street crossings and open spaces** to create comfortable and inviting places.*

4. Recognizable

Gateway Sites

- ***Reinforce gateway locations** as points of entry into Upham's with building orientation, massing and continuity of building frontage at the street combined with concentrated landscape and signage features. **Promote placemaking** through inventive open spaces, integrated public art, diverse architectural assets and sustainable environments.*



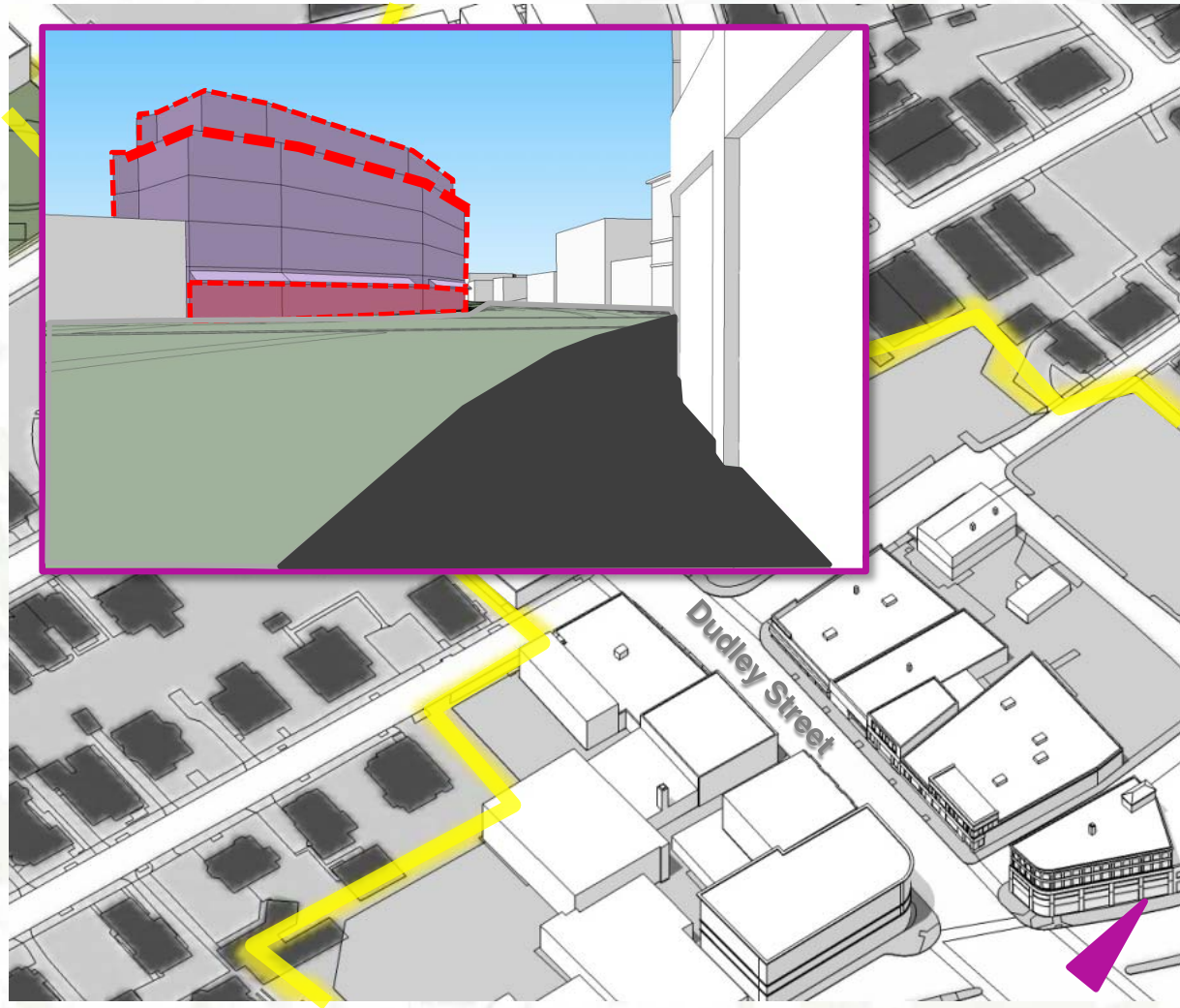
Urban Design Guidelines

1. Social and Active

Ground Floor

- **Orientation and street wall**

- Continuity of street wall
- Building entries oriented to primary street
- Active and transparent ground floor
- Anchor active corners and gateway



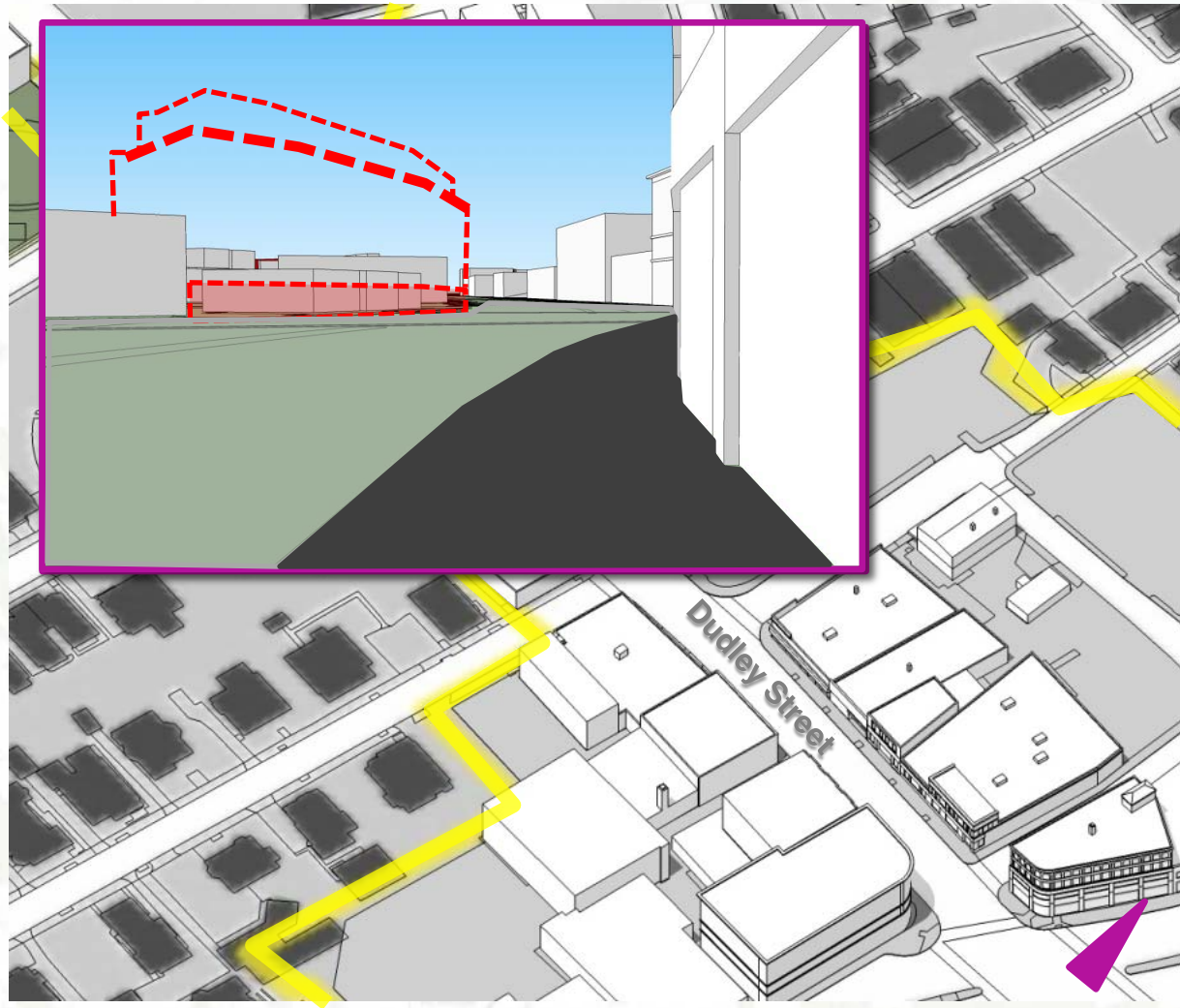
Urban Design Guidelines

1. Social and Active

Ground Floor

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- Active and transparent ground floor
- Anchor active corners and gateway



Urban Design Guidelines

2. Vital and Valuable

Street Wall

- **Building height and massing**
 - Consistent with historic context
 - Infill gaps in activity and building frontage
 - Create continuity within the Main Street district to the station
 - Respect existing context with building stepbacks and form

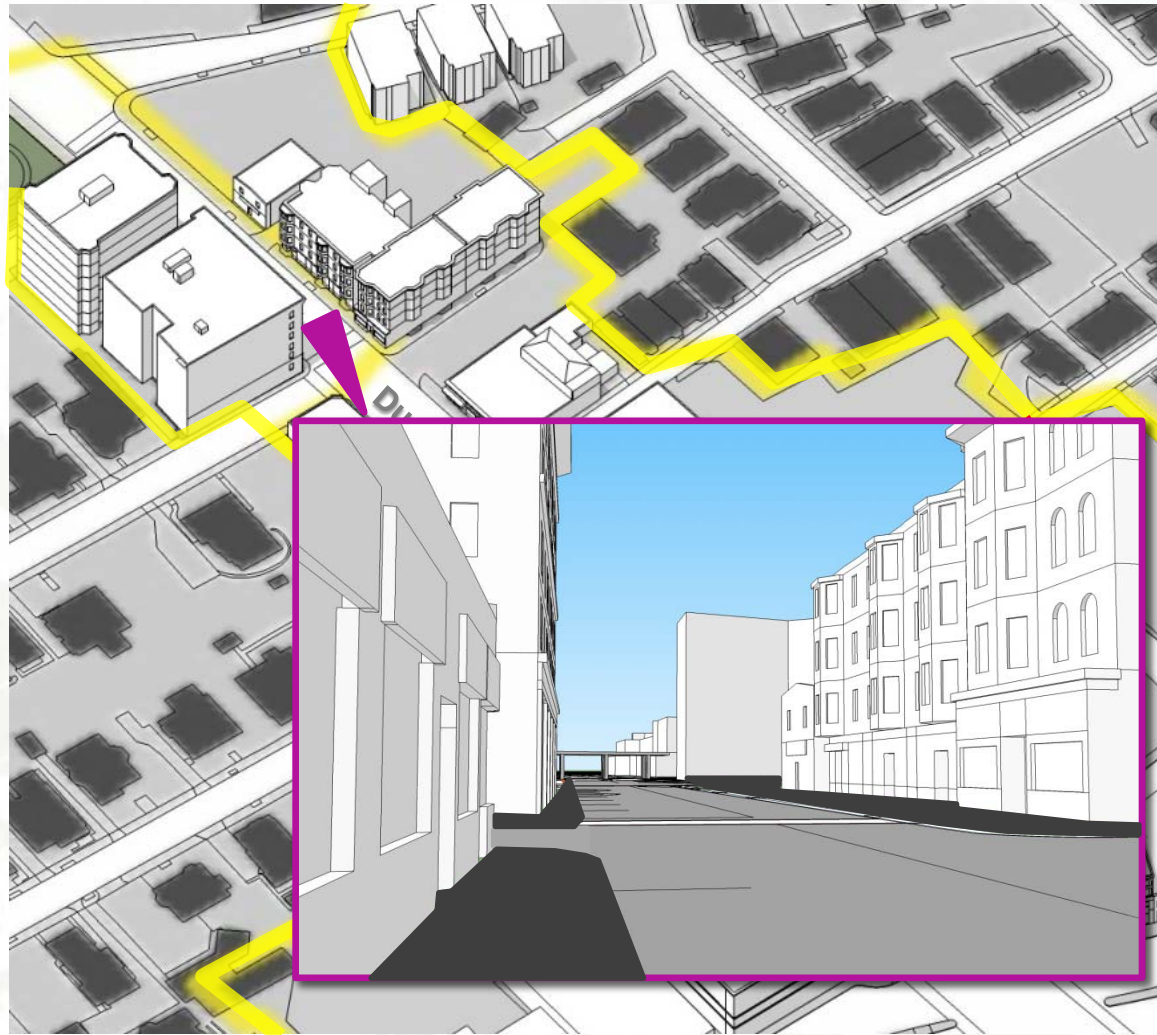


Urban Design Guidelines

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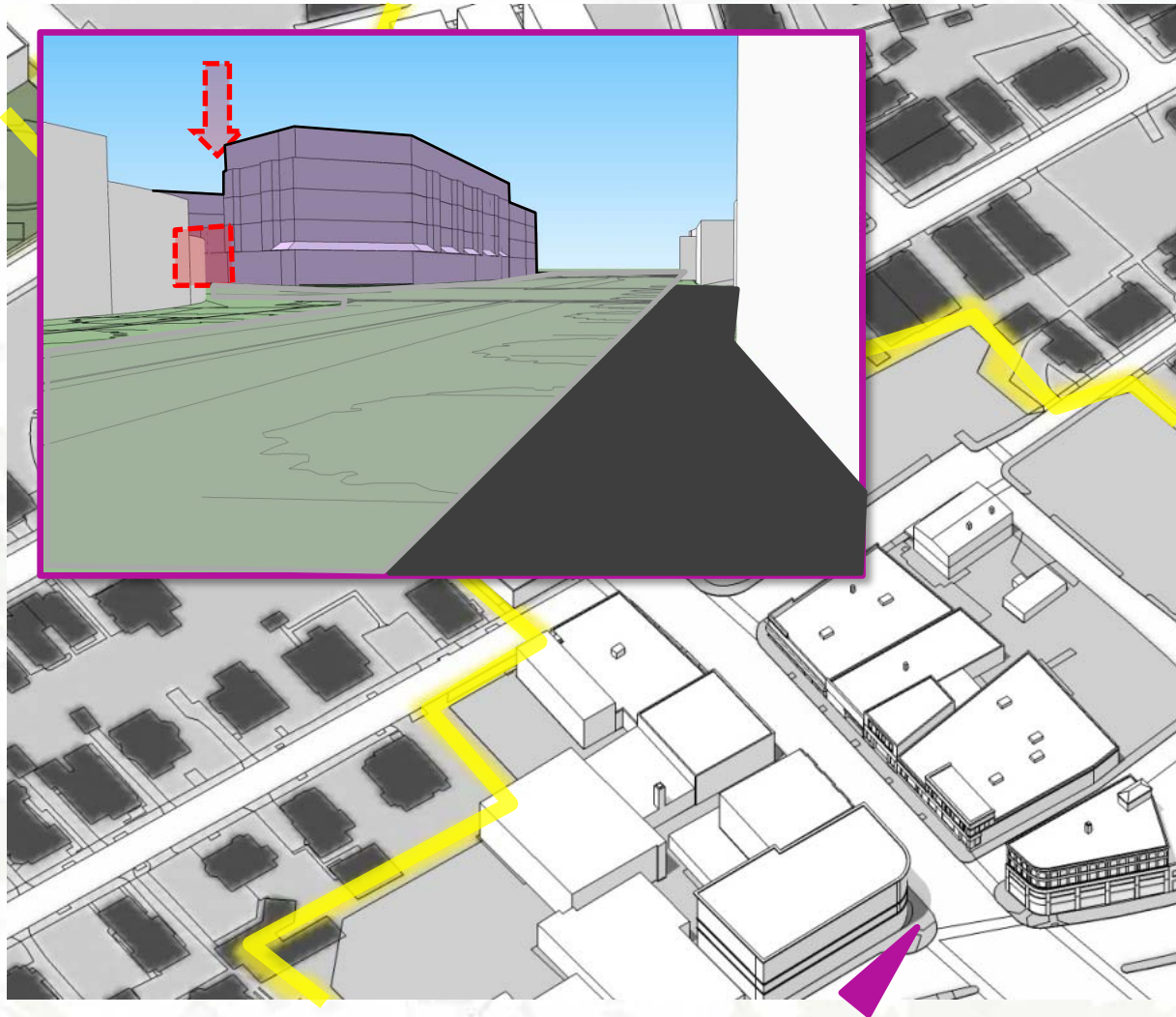
Urban Design Guidelines

3. Walkable and Safe

Sidewalks and Crossings

- **Access and parking**

- Continuity in public realm treatment
- Safe street crossings
- Adequate lighting and signage
- Parking at block interior and at rear of building
- Use on-street parking



Urban Design Guidelines

3. Walkable and Safe

Sidewalks and Crossings

- **Access and parking**
 - Continuity in public realm treatment
 - Safe street crossings
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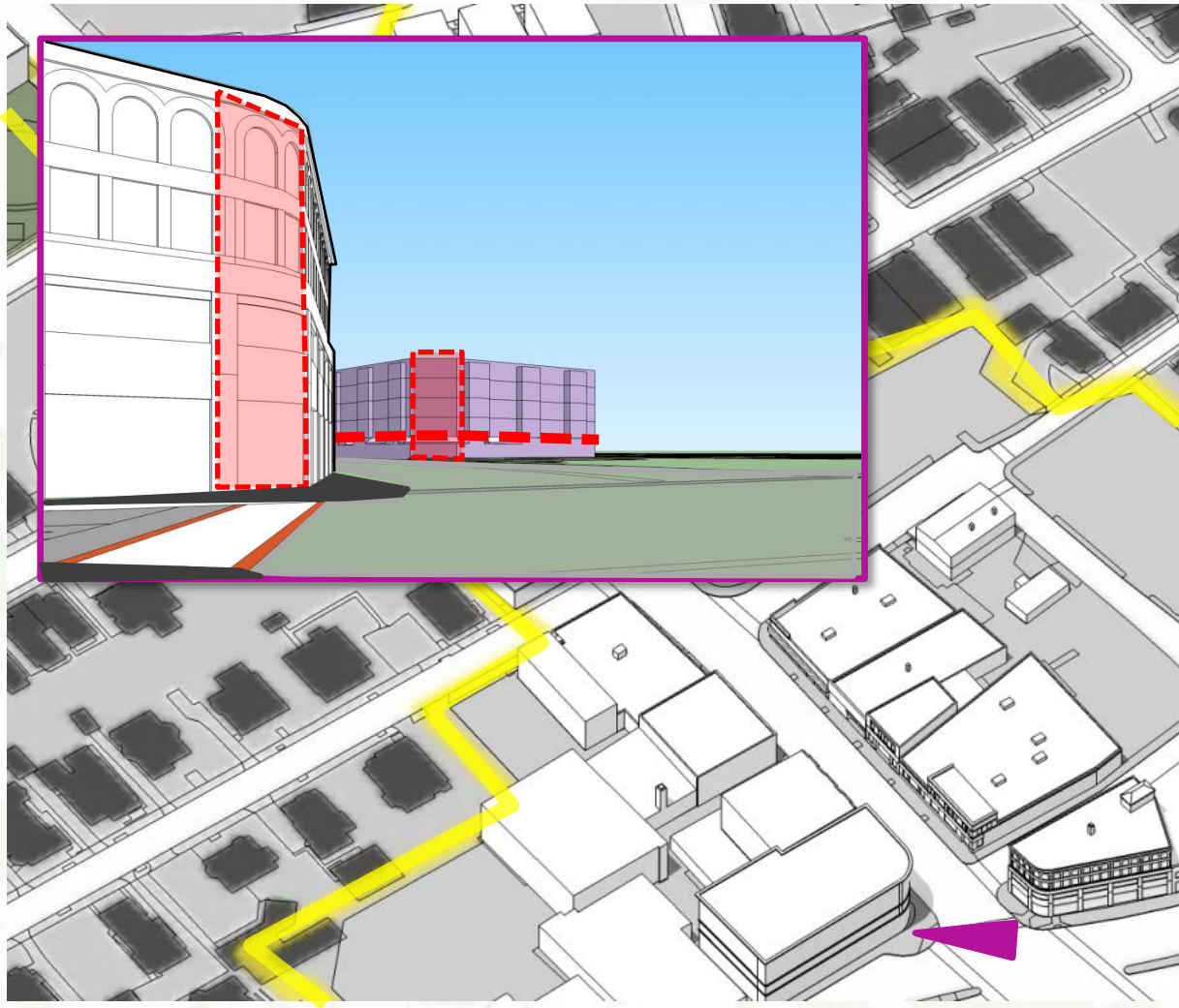
Urban Design Guidelines

4. Recognizable

Gateway Sites

- **Building location and treatment of public realm**

- Sense of arrival and enclosure
- Reinforce a continuous and comfortable walking district
- Expanded landscape and signage at gateways
- Appropriate building scale

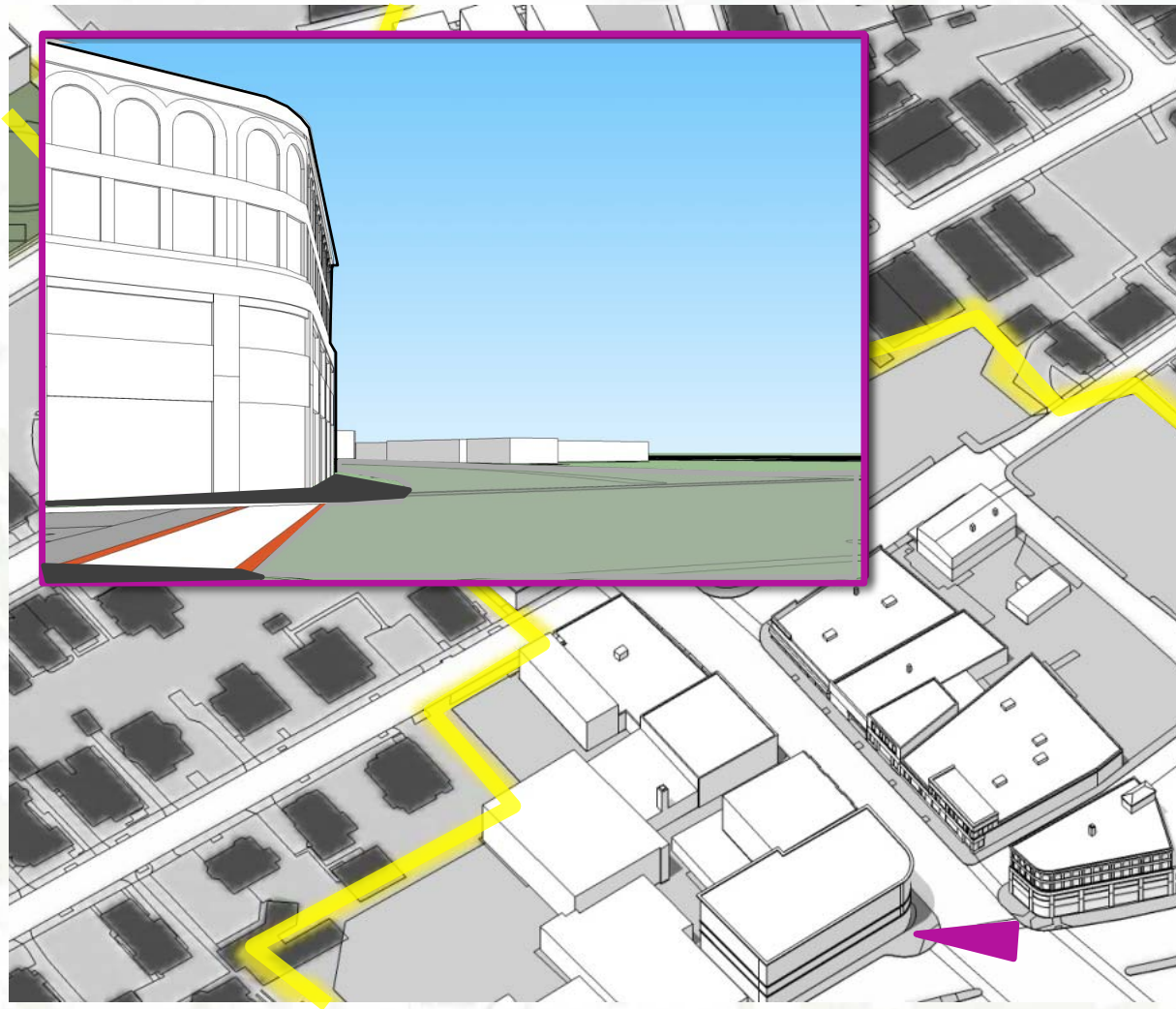


Urban Design Guidelines

4. Recognizable

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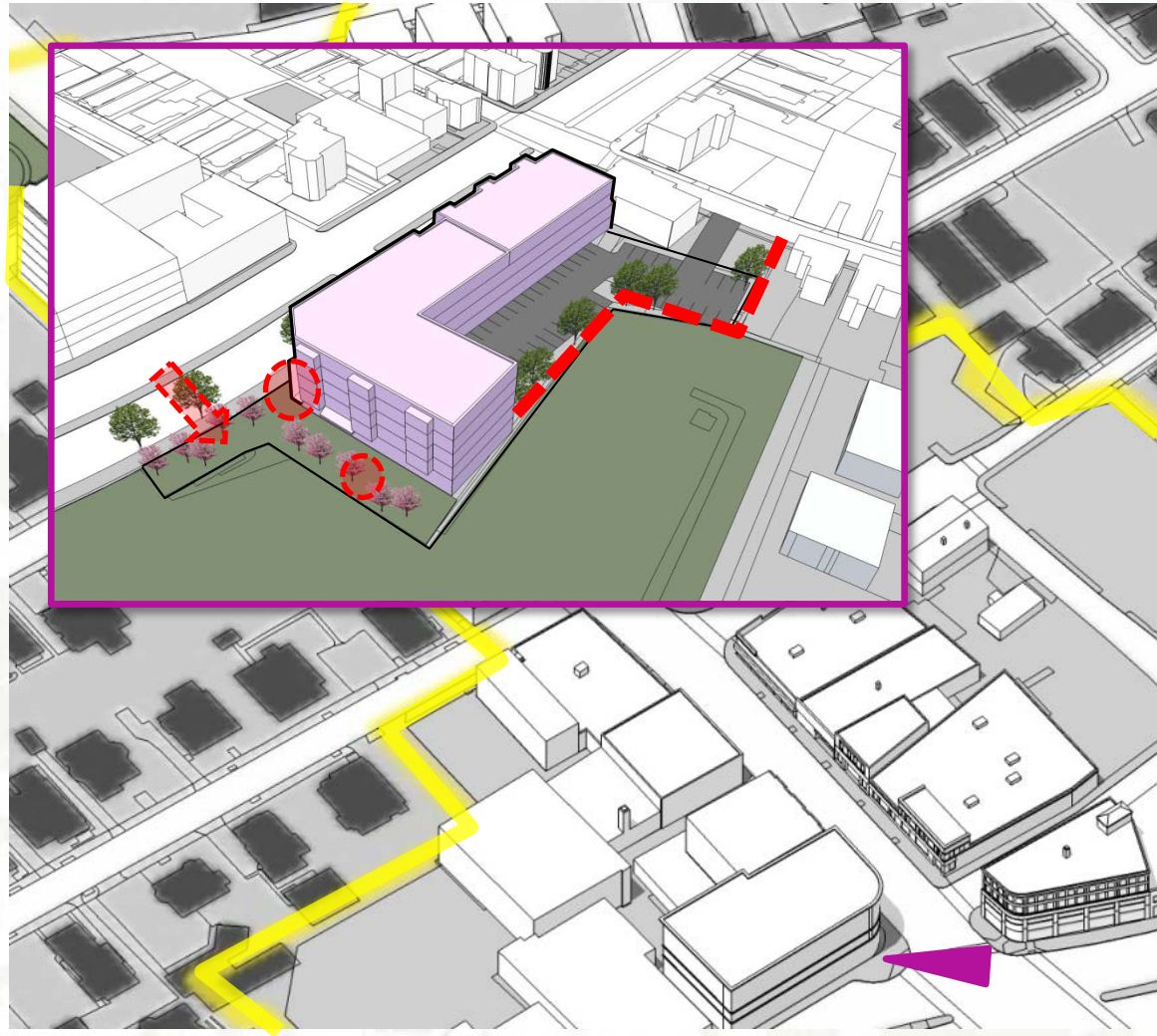


Urban Design Guidelines

4. Recognizable

Gateway Sites

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Urban Design – Key Sites

• **Potential Development Guidelines**

- *Community Vision*
- *Development Goals*
- *Use Guidelines*
- *Building height and massing*
- *Orientation and street wall*
- *Building character and materials*
- *Access and parking*
- *Service and loading*
- *Open space and landscaping*
- *Sustainable development*

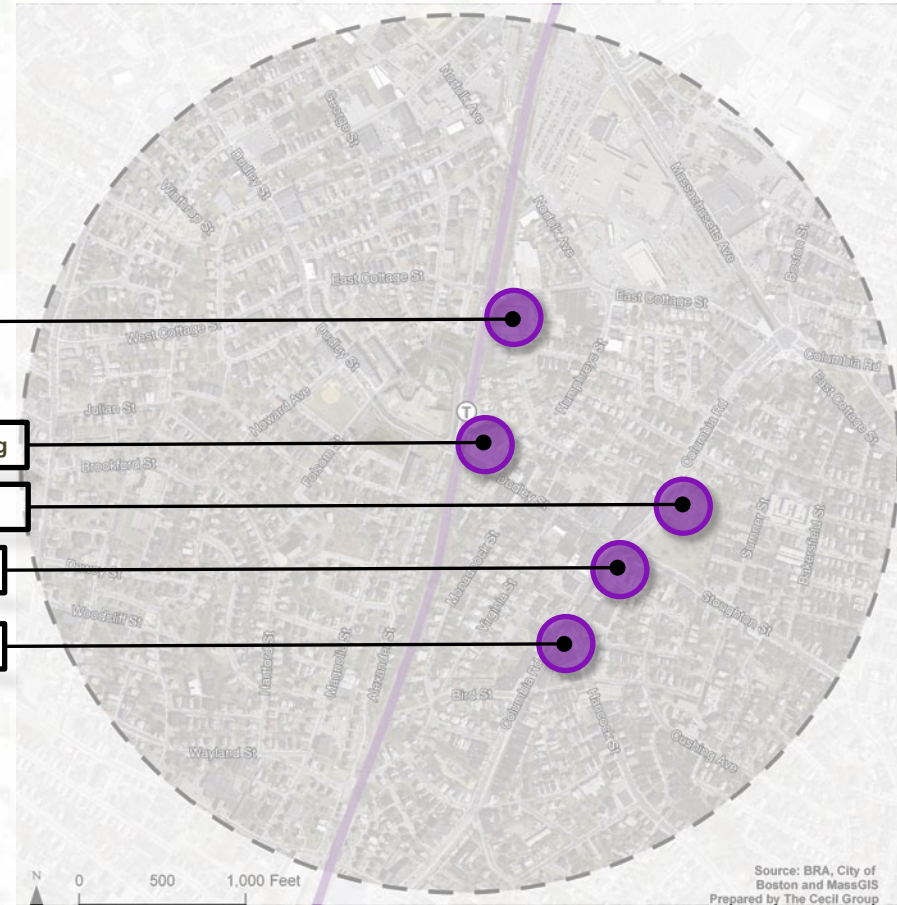
Maxwell Property

Leon Electric Building

ATCO Supply Parcels

Upham's Center Site

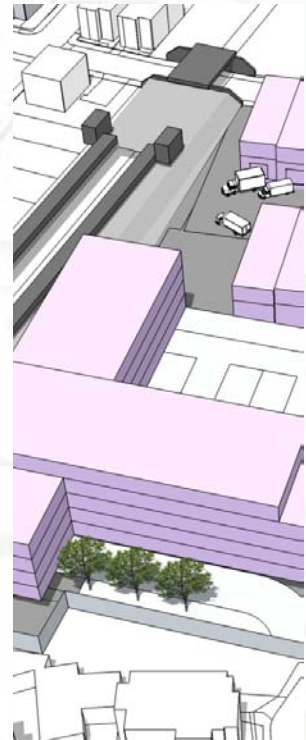
Hancock Street Site



Development Guidelines – Maxwell Property

• **Potential Development Guidelines**

- Community Vision – **brand beacon and station area gateway linking station to surrounding neighborhood**
- Development Goals – **add job producing uses and new residential activity with a new neighborhood connection to rail platform**
- Use Guidelines – **commercial or light industrial frontage at East Cottage Street, a site interior of residential use complementary to adjacent neighborhood**
- Building height and massing – **height and density to take advantage of transit-adjacency, while respecting neighbors, 3 to 6 stories**
- Orientation and street wall – **create continuous frontage at East Cottage, step down to respect adjacent neighborhood to rear**
- Building character and materials – **complement scale and building materials of residential context**
- Access and parking – **at interior of block accessed from Humphreys Street or East Cottage Street, minimize parking requirement**
- Service and loading – **at interior of block from Humphreys or East Cottage St**
- Open space and landscaping – **provide a publicly accessible open space adjacent to a new neighborhood station entry**
- Sustainable development - **green building with alternative energy strategies, low impact site design**



Development Guidelines – Leon Electric Building

• **Potential Development Guidelines**

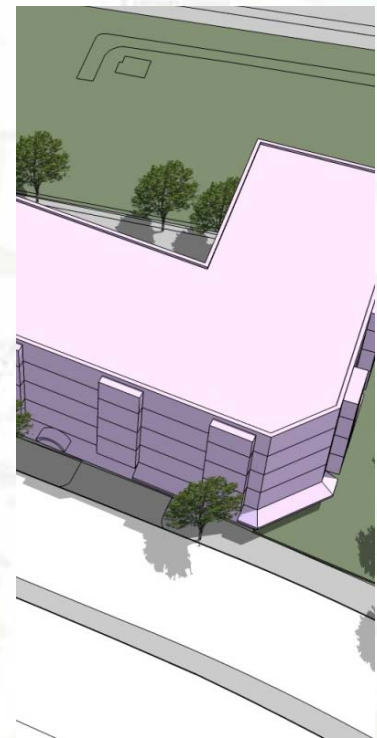
- Community Vision – **brand beacon and station area gateway linking station to Main Street**
- Development Goals – bring new active uses to ground floor connecting an active Dudley Street to the station
- Use Guidelines – **active ground floor, upper floor multi-unit high quality residential, open space adjacent to station entry**
- Building height and massing – **height and density to take advantage of transit-adjacency, 5 to 10 stories**
- Orientation and street wall – create continuous frontage at Dudley, step down to respect adjacent neighborhood to rear
- Building character and materials – complement scale and building articulation of historic buildings across Dudley Street
- Access and parking – at interior of block accessed from Humphreys Street, minimize parking requirement
- Service and loading – at interior of block from Humphreys Street
- Open space and landscaping – **provide a publicly accessible open space adjacent to station entry**
- Sustainable development - green building with alternative energy strategies, low impact site design



Development Guidelines – ATCO Supply Parcels

• **Potential Development Guidelines**

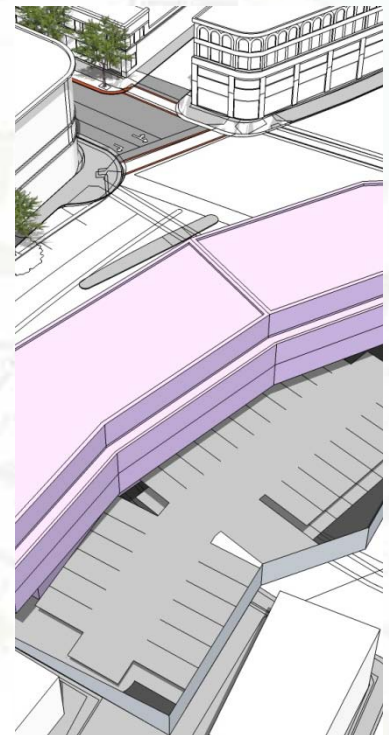
- Community Vision – active and attractive **anchor/gateway** for center
- Development Goals – bring new active uses to ground floor, reduce visual impact with frontage of surface parking and loading
- Use Guidelines – **active ground floor**, upper floor multi-unit high quality residential, open space adjacent to cemetery
- Building height and massing – **height sufficient to create a gateway into the center**, 4 to 5 stories
- Orientation and street wall – create continuous building street wall
- Building character and materials – complement scale and building articulation of existing buildings across Columbia Road
- Access and parking – at interior of block accessed from Annabel Street, minimize parking requirement
- Service and loading – at interior of block from Annabel Street
- Open space and landscaping – **provide a publicly accessible open space adjacent to the Old North Burying Ground**
- Sustainable development - green building with alternative energy strategies, low impact site design



Development Guidelines – Upham’s Center Site

• **Potential Development Guidelines**

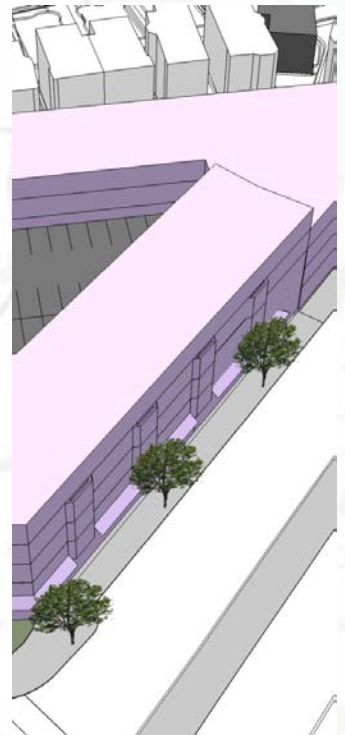
- Community Vision – active and attractive **anchor** for center
- Development Goals – active uses at ground floor with reduced visual effect of surface parking
- Use Guidelines – **active ground floor**, upper floor multi-unit high quality residential or commercial
- Building height and massing – **height sufficient to visually contain center**, 4 to 5 stories
- Orientation and street wall – continuous street wall at critical corner
- Building character and materials – fit with historic abutters/complement Strand
- Access and parking – at interior of block accessed from rear, potentially reconfiguration of Mount Cushing Terrace, minimize parking requirement
- Service and loading – at interior of block from service drive at Columbia
- Open space and landscaping – Expand public realm space at corner of Columbia and Stoughton
- Sustainable development - green building with alternative energy strategies



Development Guidelines – Hancock Street Site

• **Potential Development Guidelines**

- Community Vision – active and attractive **anchor/gateway** for center
- Development Goals – bring new active uses to ground floor
- Use Guidelines – **active ground floor**, upper floor multi-unit high quality residential
- Building height and massing – **height sufficient to visually contain center**, 4 to 5 stories
- Orientation and street wall – infill or screening at surface parking
- Building character and materials – fit with historic abutters/complement Strand
- Access and parking – at interior of block accessed from Hancock, minimize parking requirement
- Service and loading – at interior of block from Hancock
- Open space and landscaping – Expand public realm space at corner of Hancock and Columbia
- Sustainable development - green building with alternative energy strategies



Zoning (7:20pm, 30min)

1. Current zoning review

2. Approach to potential modifications – district or parcel(s)

3. Types of potential modifications

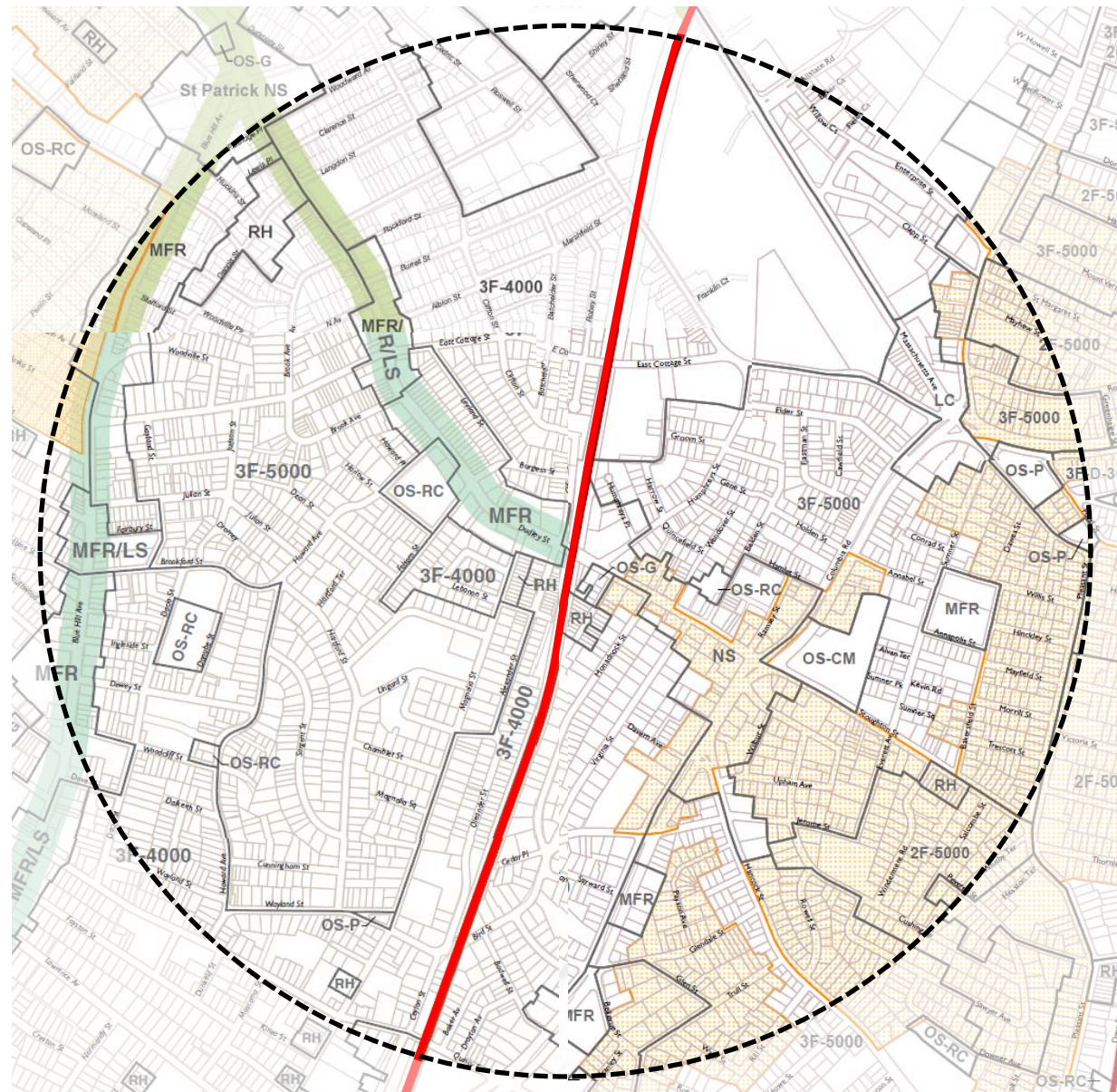
- Modify Neighborhood Shopping (NS) Subdistrict boundary
- Modify Neighborhood Shopping (NS) dimensional regulations
- Modify parking requirements in Upham’s Corner Neighborhood Shopping Subdistrict
- Consider Planned Development Area near station
- Enhance Upham’s Corner Neighborhood Design Overlay District guidelines



Zoning

Current Zoning

- Dorchester Neighborhood
District/Roxbury Neighborhood
District
- NS – Neighborhood Shopping Subdistrict
- Neighborhood Design Overlay District (“NDOD”)
 - Protect historic character
 - Protect existing scale
 - Quality of pedestrian environment
 - Development of housing is encouraged, preserve and complement existing character
 - Subject to Boston Landmarks Commission Review



Current Zoning

Dorchester Neighborhood District

			Max FAR	Max Building (stories)	Max Building Height (ft)	Usable open space min per unit
NS	Neighborhood Shopping		1.0	None	40'	50
LI	Local Industrial		2.0	None	45'	N/A
LC	Local Convenience		1.0	None	40'	50
2F-5000	2-Family	<i>1-Fam detached, semi-attached or 2-family detached</i>	0.5	2.5	35	750
		<i>Any other dwelling</i>	0.5	2.5	35	None
3F-5000	3-Family	<i>Semi-attached dwelling</i>	0.5	2.5	35	750
		<i>Any other dwelling</i>	0.5	2.5	35	None
RH	Rowhouse	<i>Row house or townhouse</i>	1.0	3	35	200
		<i>Any other use</i>	1.0	3	35	400
MFR	Multi-family	<i>1, 2 or 3-family detached or semi-attached</i>	1.0	3	35	400
		<i>Any other dwelling use</i>	1.0	3	35	400



Current Zoning

Roxbury Neighborhood District

			Max FAR	Max Building (stories)	Max Building Height (ft)	Usable open space min per unit
3F-4000	3-Family	<i>Semi-attached dwelling</i>	0.8	3	35	650
	3-Family	<i>Any other dwelling</i>	0.8	3	35	650
3F-5000	3-Family	<i>Semi-attached dwelling</i>	0.8	3	35	650
	3-Family	<i>Any other dwelling</i>	0.8	3	35	650
RH	Rowhouse	<i>Row house or townhouse</i>	1.0	3	35	200
	Rowhouse	<i>Any other use</i>	1.0	3	35	N/A
MFR and MFR/LS	Mutli-family	<i>1 or 2 family detached</i>	1.0	3	35	400
	Mutli-family	<i>Row house or townhouse</i>	1.0	4	45	200
	Multi-family	<i>Any other dwelling</i>	1.0	4	45	200



Zoning

Menu of Possibilities:

Considerations:

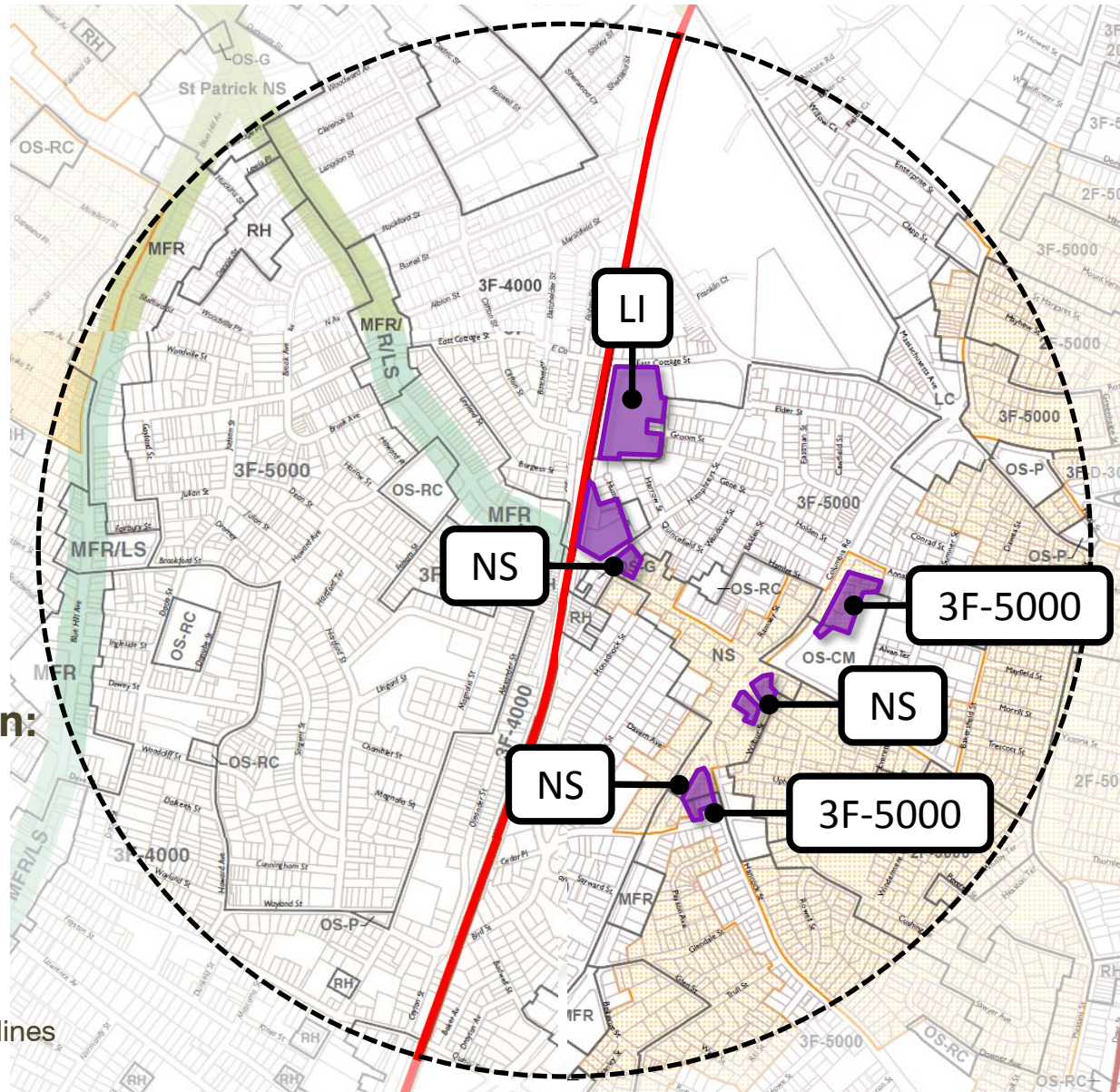
- Location of key parcels
- Vision and goals for Upham's

Potential Modifications:

- Dimensional regulations
- Parking requirements
- Design guidelines

Potential Implementation:

- Modify underlying zoning
- Create overlay zone
- Parcel specific community-based development guidelines
- Enhance district-wide NDOD guidelines



Zoning

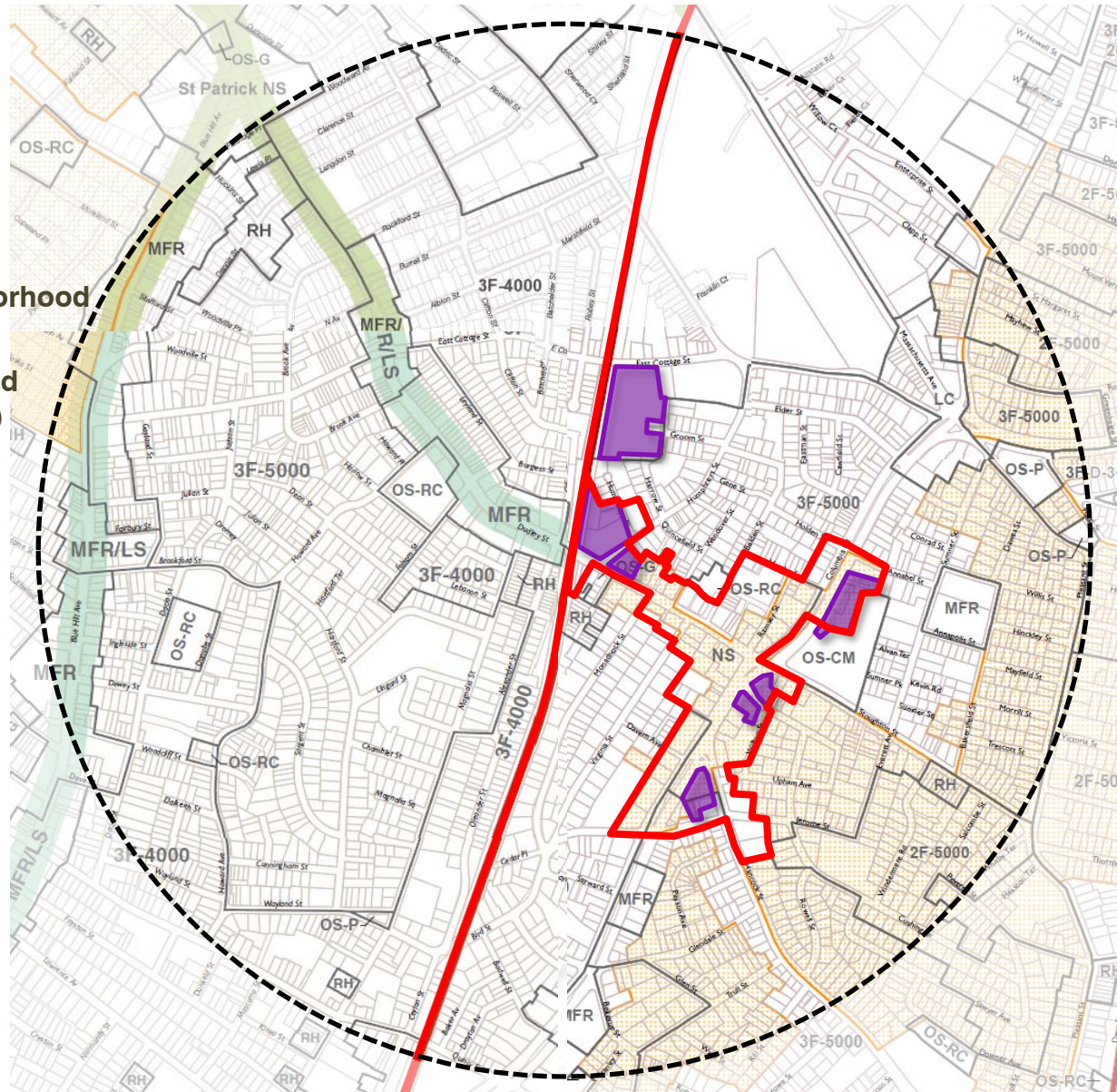
Potential Modifications

Dorchester Neighborhood District

- **Modify boundary of NS – Neighborhood Shopping Subdistrict**
- **Modify boundary of Neighborhood Design Overlay District (“NDOD”)**

Current Characteristic	NS Req.
Maximum FAR	1.0
Maximum Building Height	40’
Minimum Usable Open Space per Dwelling Unit (SF)	50

Proposed Characteristic	NS Req.
Maximum FAR	4.0
Maximum Building Height	65’
Minimum Usable Open Space per Dwelling Unit (SF)	100



Zoning

Modify Off-Street Parking Requirements

Use	Dorchester Neighborhood District Current Parking requirements	Roxbury Neighborhood District Current Parking requirements	Scenario Parking Calculations
Community	1 space per 1,000 SF	1 space per 1,000 SF	1 space per 1,000 SF
Educational	1 space per 1,000 SF		1 space per 1,000 SF
Health Care	1 space per 1,000 SF		1 space per 1,000 SF
Industrial	.5 space per 1,000 SF		.5 space per 1,000 SF
Banking	1 space per 1,000 SF		1 space per 1,000 SF
Office	2 spaces per 1,000 SF		1 space per 1,000 SF
Retail, service, trade	2 spaces per 1,000 SF	2 spaces per 1,000 SF	1 space per 1,000 SF
Restaurant	4 spaces per 1,000 SF	4 spaces per 1,000 SF	1 space per 1,000 SF
Cultural	2 spaces per 1,000 SF		1 space per 1,000 SF
Entertainment	4 spaces per 1,000 SF	4 spaces per 1,000 SF	1 space per 1,000 SF
Residential – 1-3 units	1 space per unit	1 space per unit	.5 space per unit
Residential – 4-9 units	1.25 spaces per unit		.5 space per unit
Residential – 10+ units	1.5 spaces per unit		.5 space per unit
Affordable Housing		.7 space per unit	.5 space per unit
Hotel	.7 space per unit	.7 space per unit	.5 space per unit



Corridor-wide Executive Summary (7:50pm, 15min)

FAIRMOUNT
INDIGO
PLANNING
INITIATIVE
CORRIDOR
SUMMARY

DRAFT

FAIRMOUNT INDIGO CORRIDOR



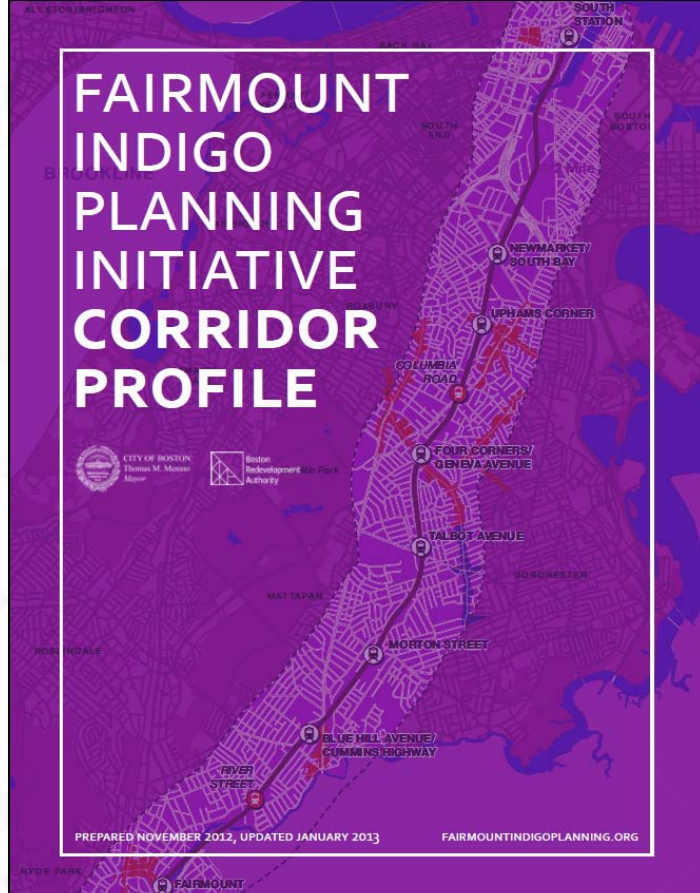
 CITY OF BOSTON
Thomas M. Menino
Mayor


 Boston
Redevelopment
Authority


CORRIDOR-WIDE PLAN DRAFT SUMMARY
SEPTEMBER 2013

FAIRMOUNT INDIGO PLANNING INITIATIVE
WWW.FAIRMOUNTINDIGOPLANNING.ORG

FAIRMOUNT
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PROFILE



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PREPARED NOVEMBER 2012, UPDATED JANUARY 2013

FAIRMOUNTINDIGOPLANNING.ORG



Corridor-wide Executive Summary

*The following six principles are **core components** Fairmount Indigo Corridor Strategy:*



Corridor of quality neighborhoods



Diversity of the corridor and neighborhoods



Employment center “bookends”



Strength of neighborhood centers



Quality of life core and services at stations



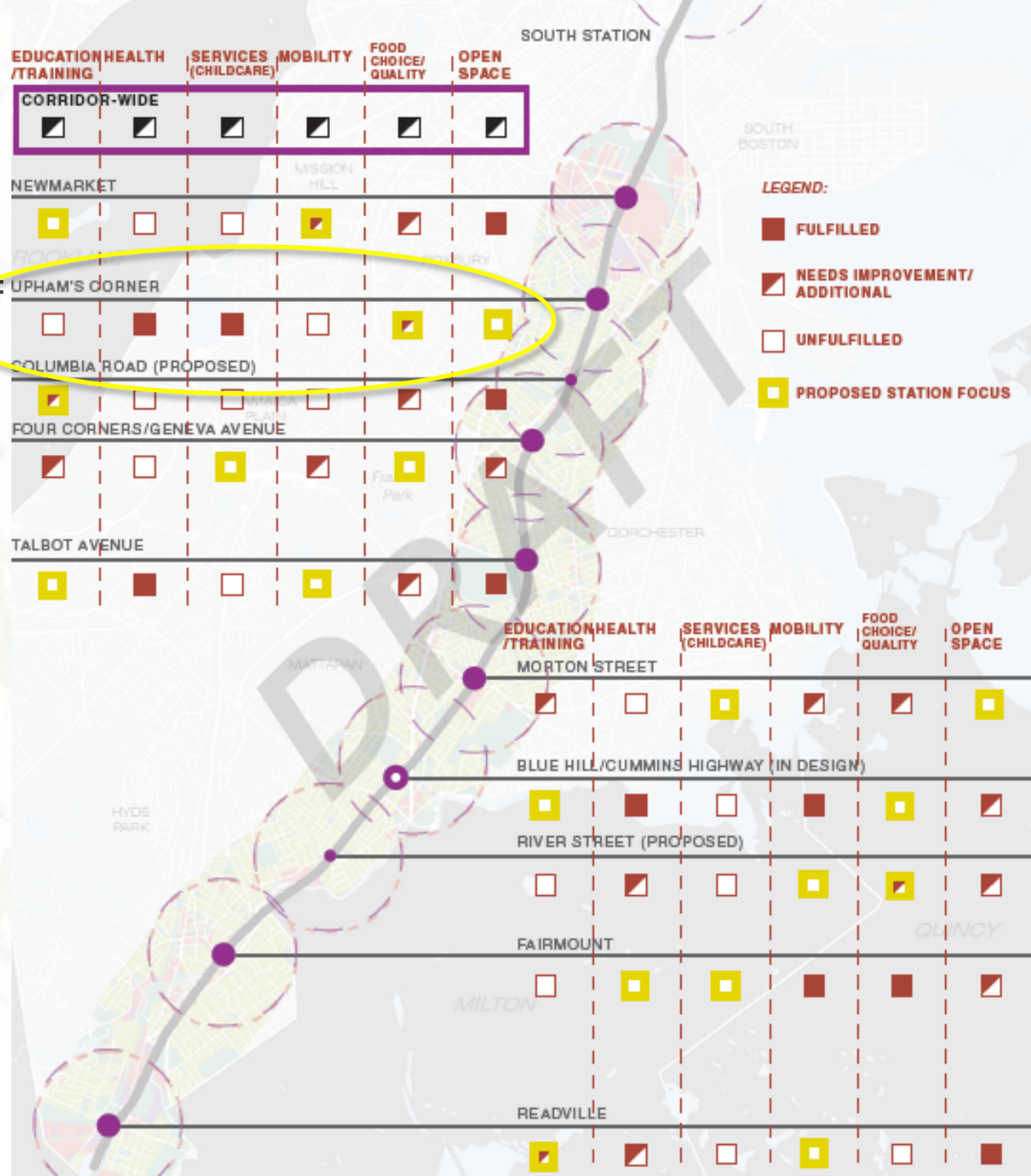
Links to education/institutions

1 Vision

Station Gateways = Amenity Centers with Placemaking Components

-  Education/training place and programs
-  Health care facilities and programs
-  Convenient service establishments
-  Mobility hubs
-  Food choice and quality
-  Open space amenities
-  Housing choice

Fairmount Indigo
PLANNING INITIATIVE



1

Community Corridor Vision

The Fairmount Indigo Corridor is a unique collection of neighborhoods and urban centers within Boston that provide new opportunities to link culturally rich residential areas with mixed-use amenities in a setting that is accessible and affordable.

“The world is at home here”

A reorientation of the built environment and the community to the stations must occur to elevate this vision. The corridor vision, identity, brand and growth strategy begin with **strategic investment at Station Gateways** to form station nodes that are amenity centers with placemaking components.

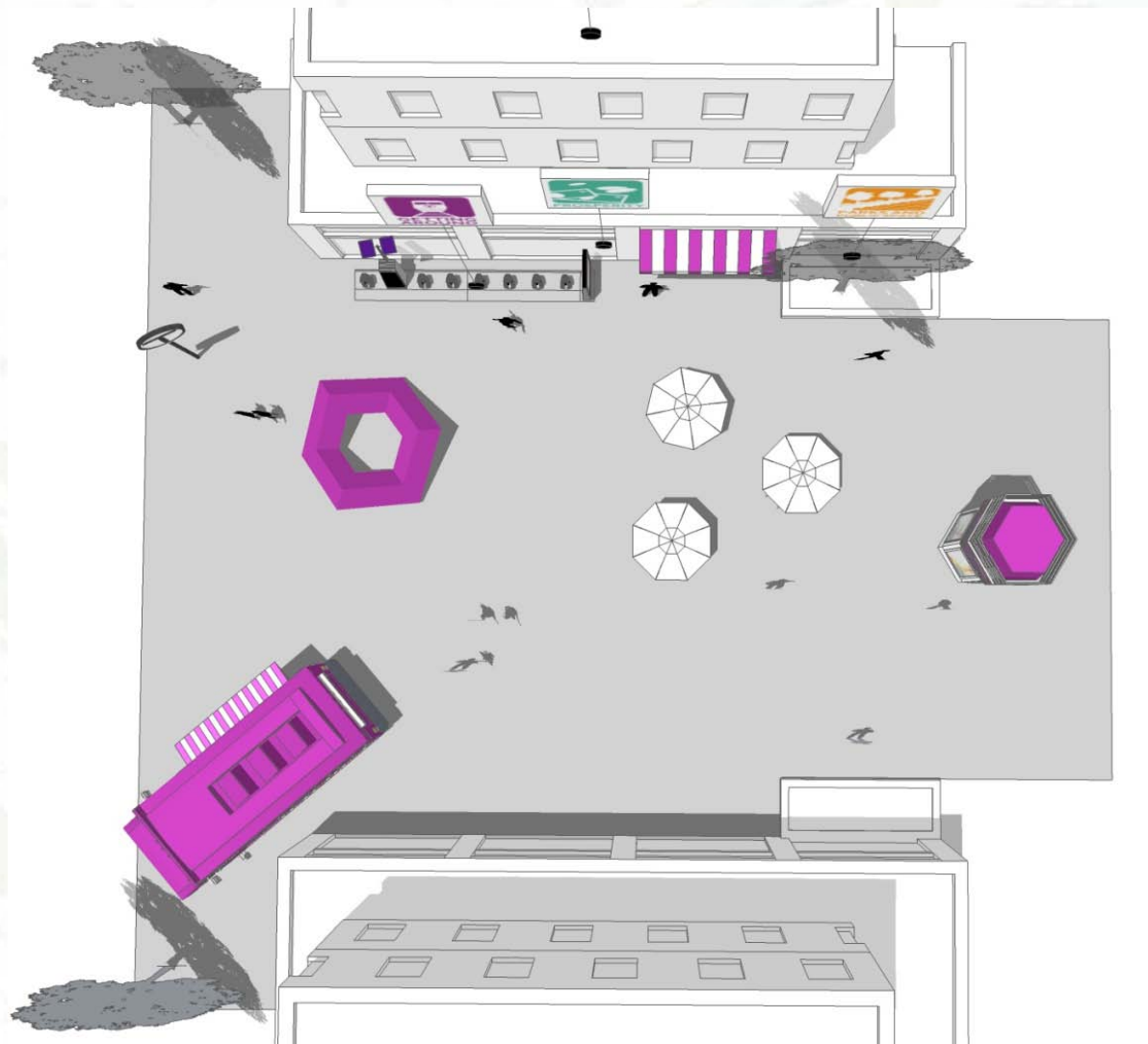


2 Brand Strategy Summary

Station Gateways = Brand Beacons

Catalyze transformation and reorient bringing together:

- Policy
- Planning
- Place
- Programming
- Public engagement



2 Brand Strategy Summary



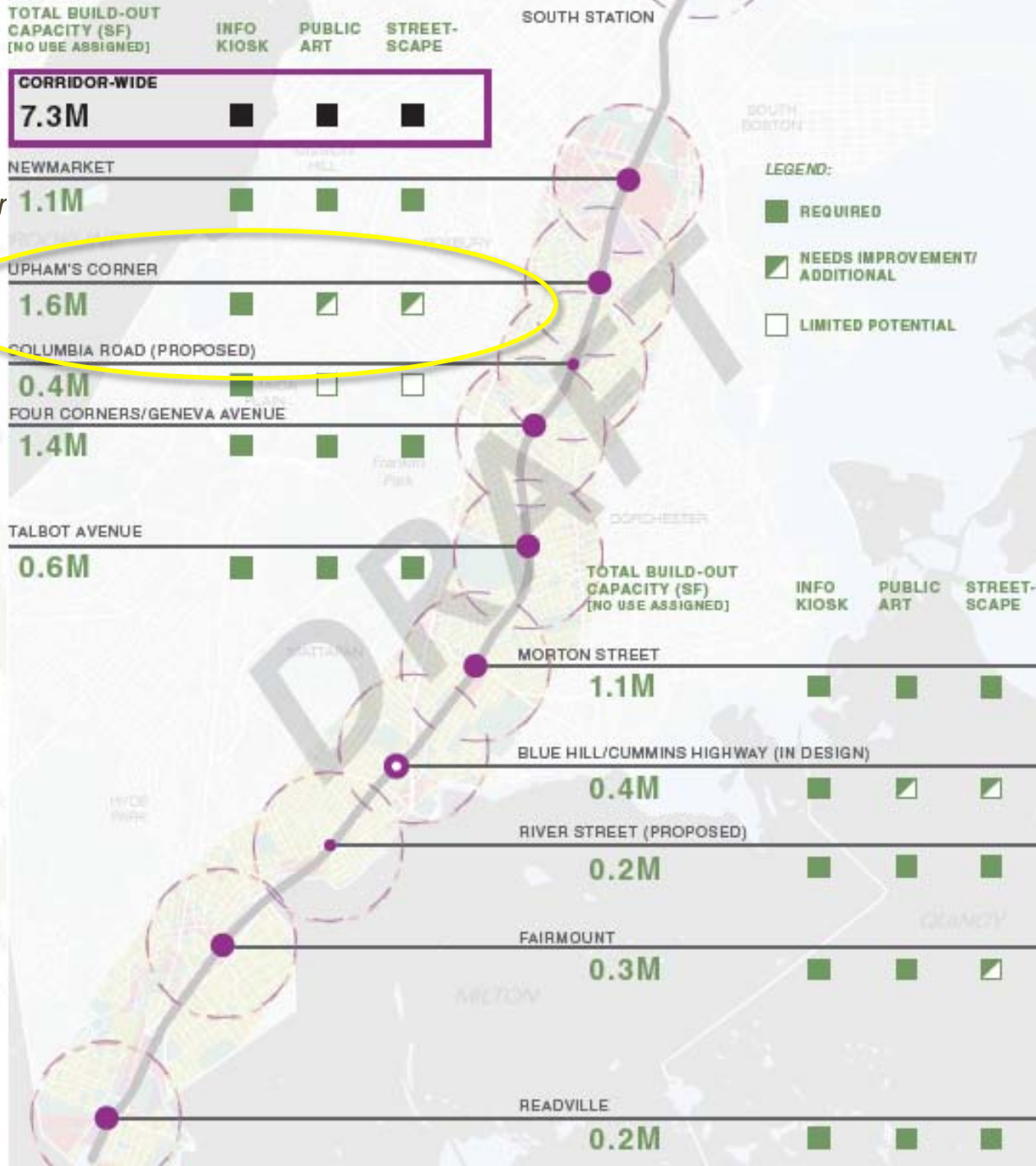
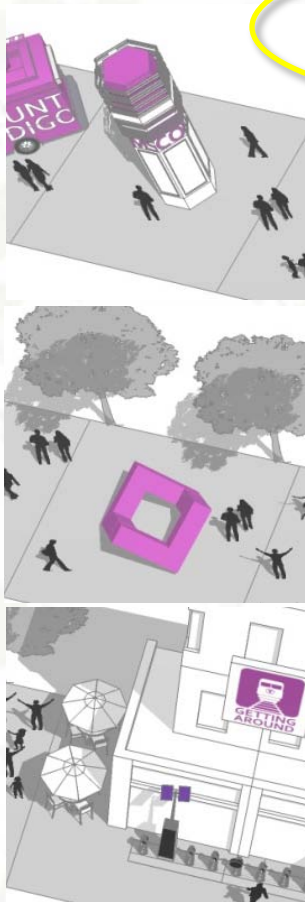
Engage — *Inform residents of the great assets and opportunities*

Invite — *Attract new visitors and Greater Boston to explore the corridor*

Reinvigorate — *Shape perception and corridor narrative with strategic investments*

2 Brand

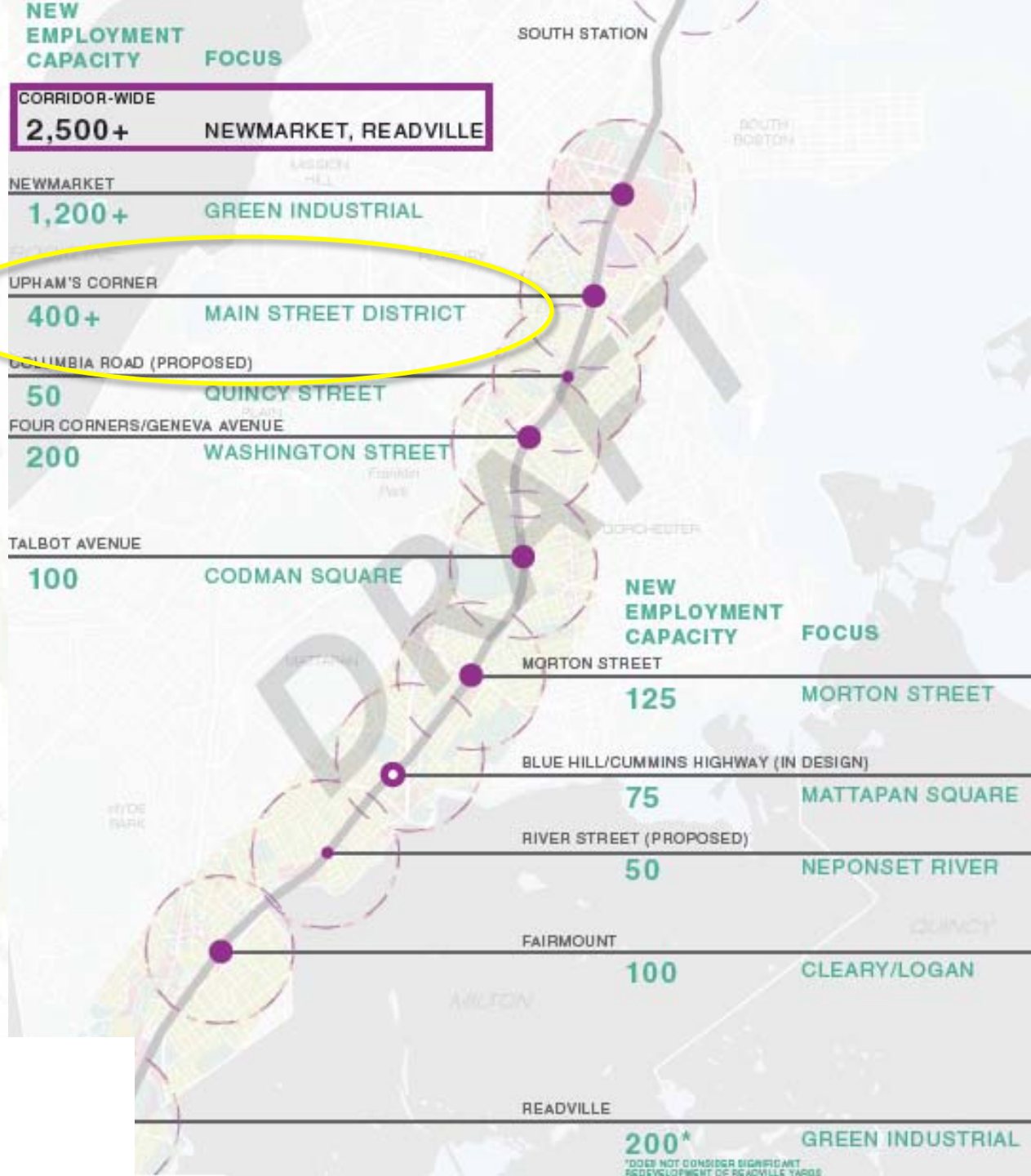
Diverse – highlight corridor assets and activities



3 Growth



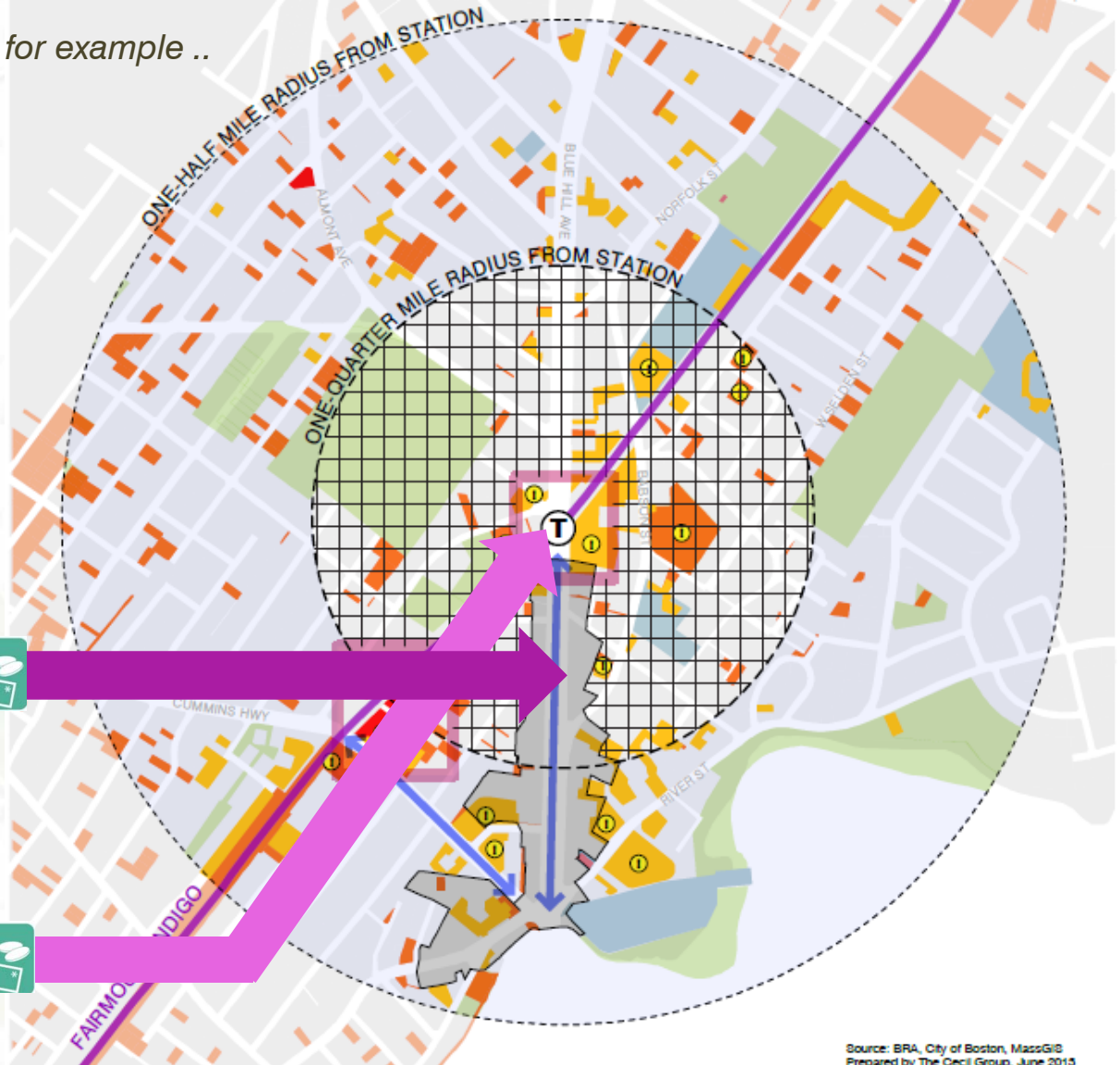
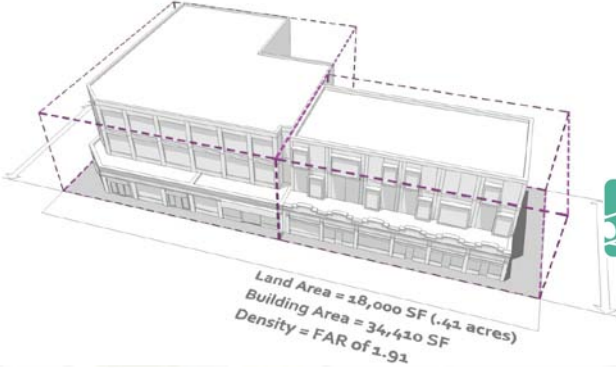
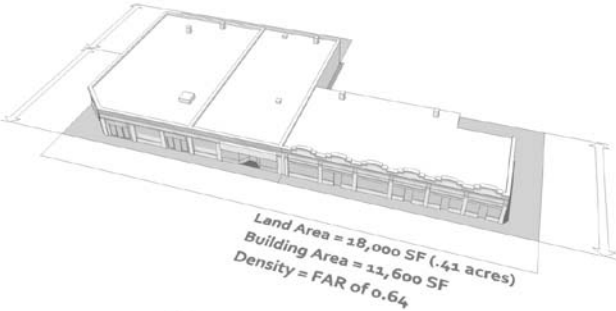
Grow – cultivate and expand advantages and productive activity already occurring



3

Blue Hill/Cummins Highway for example ..

Growth



LEGEND

EXISTING ANCHORS	POTENTIAL CHANGES	ACTION PLAN	
Open Space Parcel	City-Owned by Foreclosure	Station Gateway / Brand Beacon Site	Station Focus Area
Publicly-Owned (City, Boston Public Health, MBTA)	Vacant Parcel	Main Street Enhancement: Mattapan Square Main Streets District	Strengthen Neighborhood
Other Amenity / Landmark (Privately-owned)	Surface Parking Lot	Public Realm Focus Area	
	Key Potential Development Sites		

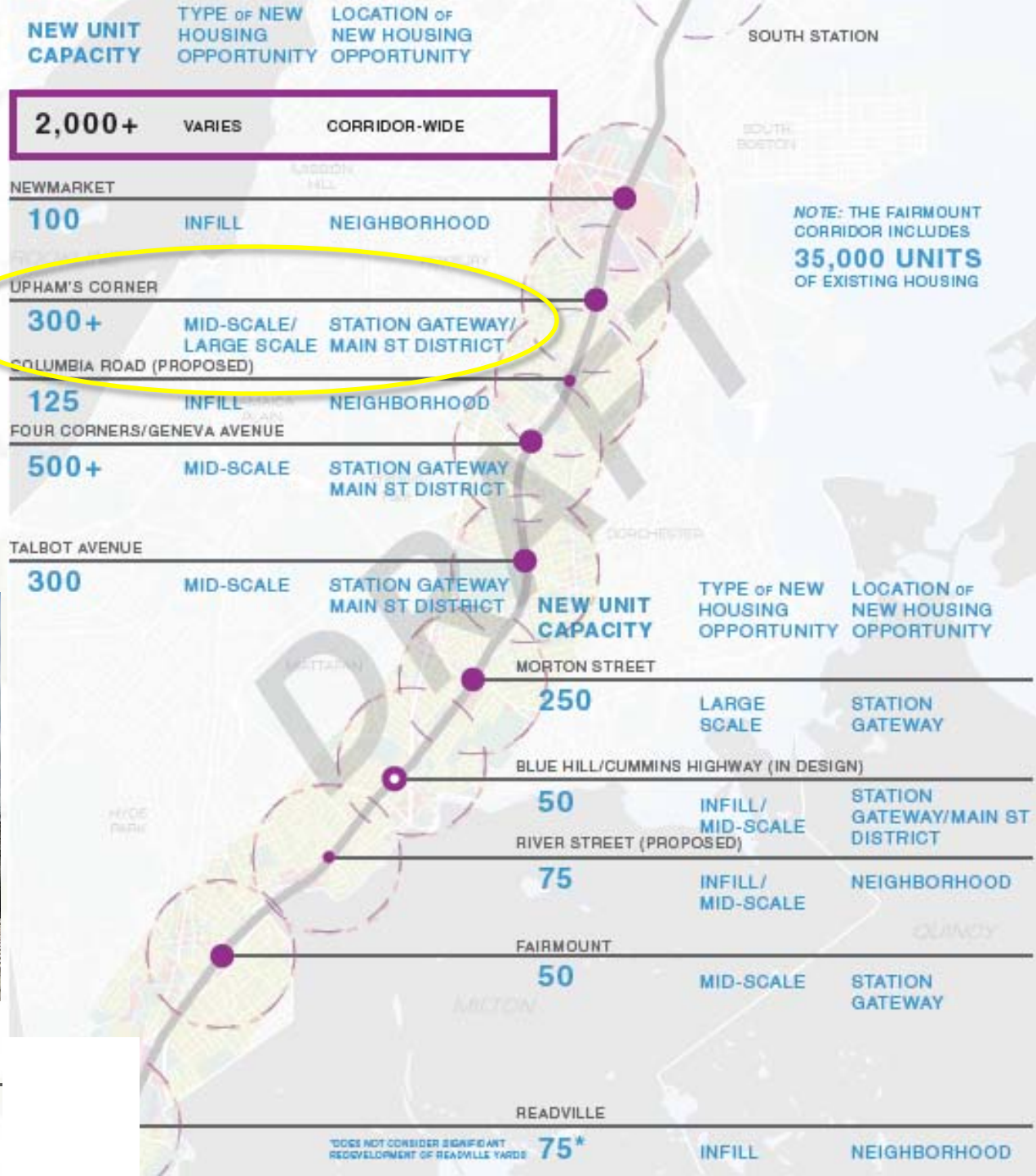
Source: BRA, City of Boston, MassGIS
 Prepared by The Cecil Group, June 2013



3 Growth



Import — attract new opportunities to strategic locations



Corridor-wide Executive Summary

Upham's Corner



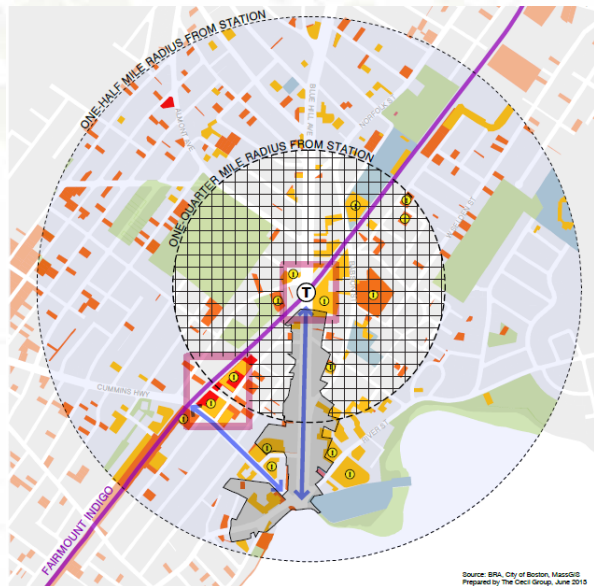
UPHAM'S CORNER

Category	Percent of Total Area
Industrial	6.9%
Tax Exempt	23.8%
Commercial	17.2%
Residential	50.9%
Mixed-Use	1.1%
Other	0.1%
Total	100.0%

LEGEND		
EXISTING ANCHORS	POTENTIAL CHANGES	ACTION PLAN
Open Space Parcel	City-Owned by Foreclosure	Station Gateway / Brand Beacon Site
Publicly-Owned (City, Boston Public Health, MBTA)	Vacant Parcel	Main Street Enhancement: Mattapan Square Main Street Corridor
Other Amenity / Landmark (Privately-owned)	Surface Parking Lot	Station Focus Area
	Key Potential Development Sites	Strengthen Neighborhood
		Public Realm Focus Area

UPHAM'S CORNER

Population	
Capacity	Percent Increase
873	6.0%
Employment	
Capacity	Percent Increase
413	7.6%
Building Area	
Capacity	Percent Increase
1.59M GSF	11.8%



Source: BPA, City of Boston, MassGIS
Prepared by The Cecil Group, June 2015

Action Plan to Unlock Capacity



Public Realm – a strengthened pedestrian connection along Dudley Street from the station to Upham's Center to reinforce Upham's as a destination and to create continuity with the Main Street District



Land Use – create new development opportunities and promote investment in an active mixed-use center with market rate housing



Quality of Life – enhanced neighborhood convenience amenities and neighborhood safety

The Cecil Group Team



Next Steps (8:05pm, 25min)

Community Open House

COMMUNITY PROCESS

The Fairmount Indigo Planning Initiative is a community-driven process that will shape the future of the Fairmount neighborhood. The process will be guided by the following principles:

- Transparency:** The process will be open and accessible to all community members.
- Participation:** The process will be a shared effort between residents, staff, and the community.
- Collaboration:** The process will be a collaborative effort between residents, staff, and the community.
- Accountability:** The process will be held accountable to the community.
- Flexibility:** The process will be flexible and adaptable to the needs of the community.
- Communication:** The process will be a continuous communication effort between residents, staff, and the community.
- Equity:** The process will be an equitable process that will ensure that all community members have a voice.
- Engagement:** The process will be an engaging process that will ensure that all community members are actively involved.
- Ownership:** The process will be an ownership process that will ensure that all community members feel a sense of ownership.





FAIRMOUNT INDIGO PLANNING INITIATIVE

COMMUNITY VISION

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FAIRMOUNT INDIGO PLANNING INITIATIVE

YOUR COMMENTS . . .

Two columns of horizontal lines for writing comments.




FAIRMOUNT INDIGO PLANNING INITIATIVE



Community Open House

1 night from 5:00pm to 8:00pm at the Salvation Army Kroc Center

NOVEMBER 2013

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Next Steps

- Executive Summary
- Community Open House
- Upcoming Meetings

October

Executive Summary Discussion
Community Open House Prep

November

(2) Community Open House

December

Draft Plan
Next Steps

FAIRMOUNT
INDIGO
PLANNING
INITIATIVE

UPHAM'S CORNER
STATION AREA PLAN

DRAFT

CITY OF BOSTON
THOMAS ST. MAJORITY
MAYOR

Boston
Redevelopment
Authority

CORRIDOR-WIDE PLAN DRAFT SUMMARY
SEPTEMBER 2013

FAIRMOUNT INDIGO PLANNING INITIATIVE
WWW.FAIRMOUNTINDIGOPLANNING.ORG



Next Steps

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October

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Community Open House Prep

November

(2) Community Open House

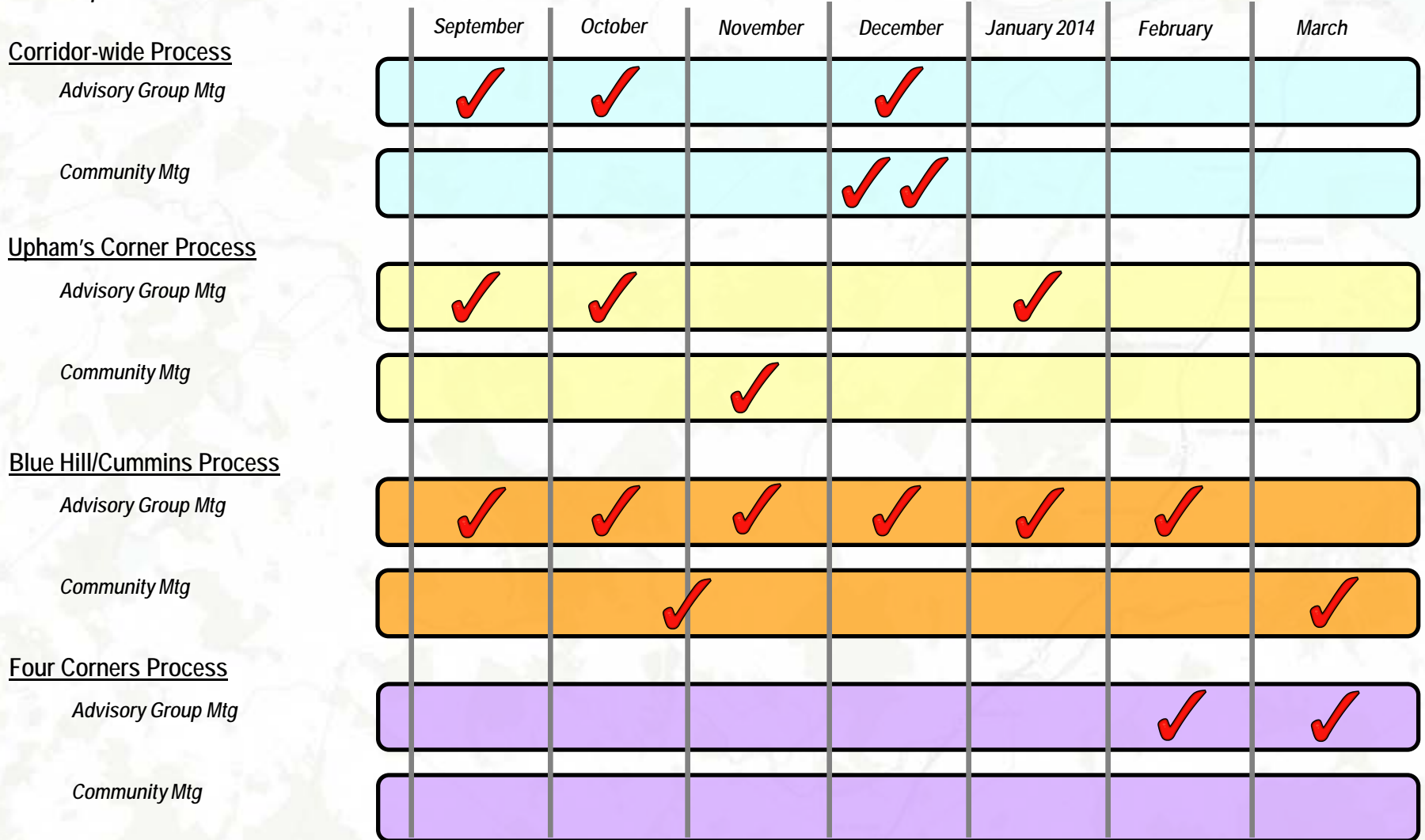
December

Draft Plan
Next Steps



Next Steps

September 2013-March 2014 Timeline





Fairmount Indigo Planning Initiative

UPHAM'S CORNER

Working Advisory Group
(WAG) Meeting

Wednesday, September 25, 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

