



Fairmount Indigo Planning Initiative

Upham's Corner Working Advisory Group (WAG) Meeting #3

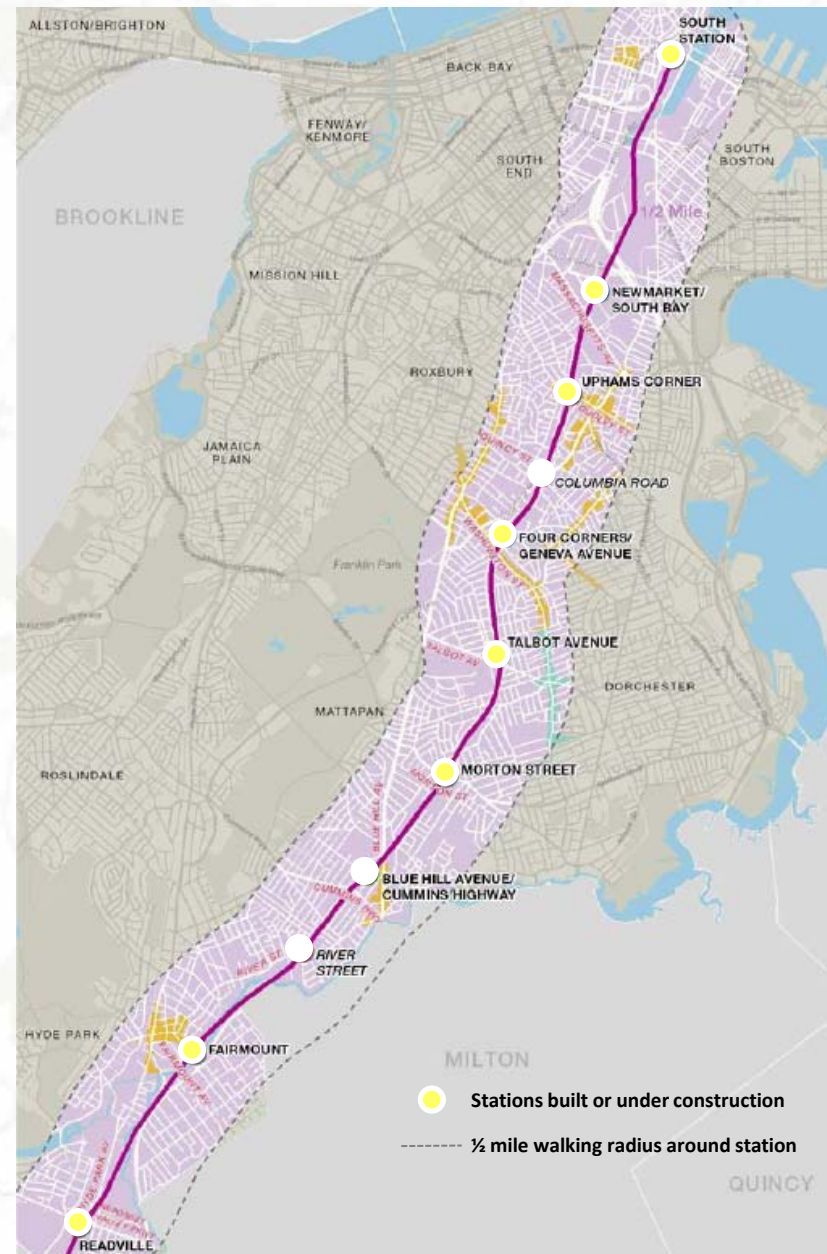
Wednesday, October 24th

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



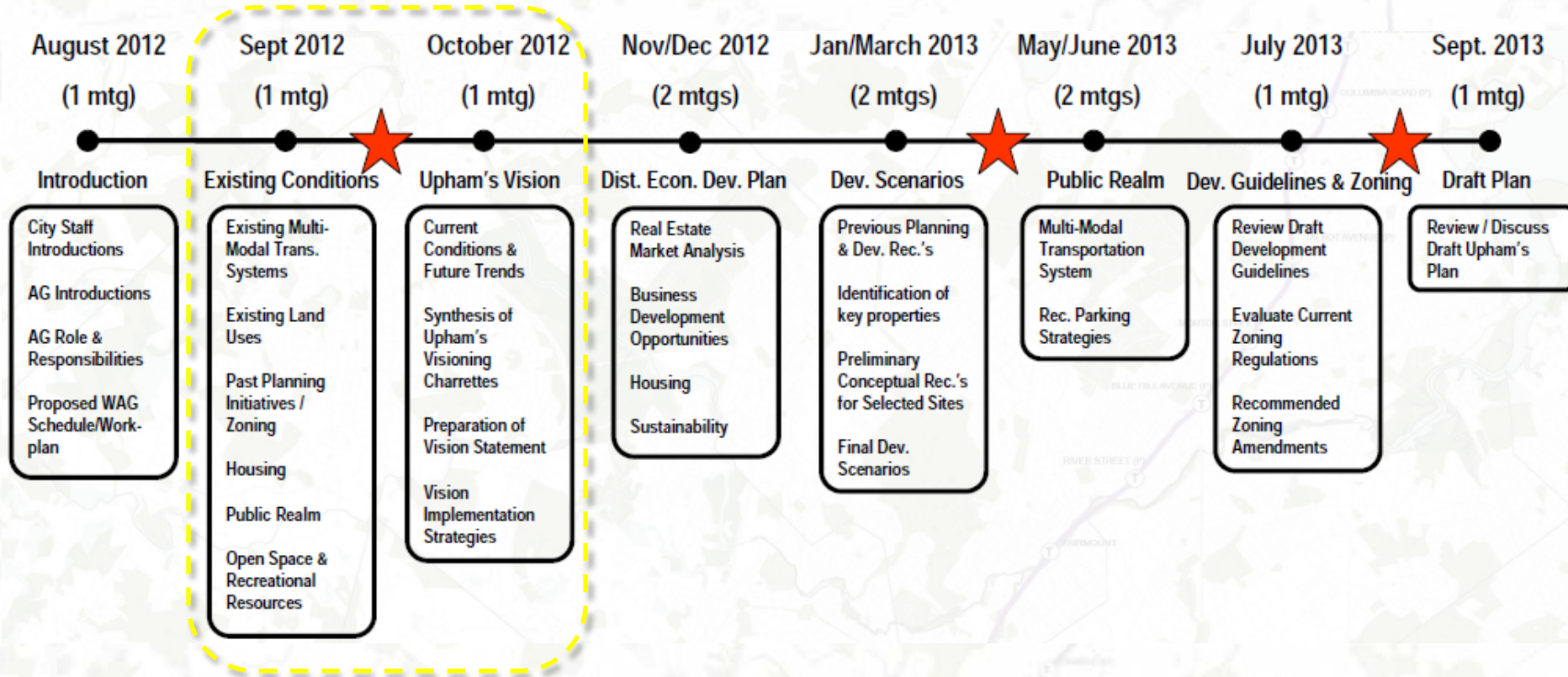
Agenda

1. Welcome and Introductions
2. Upham's Corner Infrastructure Improvements Update
3. Review WAG Meeting #2
4. Project for Public Spaces Presentation
5. Community Forum
6. Upham's Corner Community Visioning Discussion
7. Next Steps



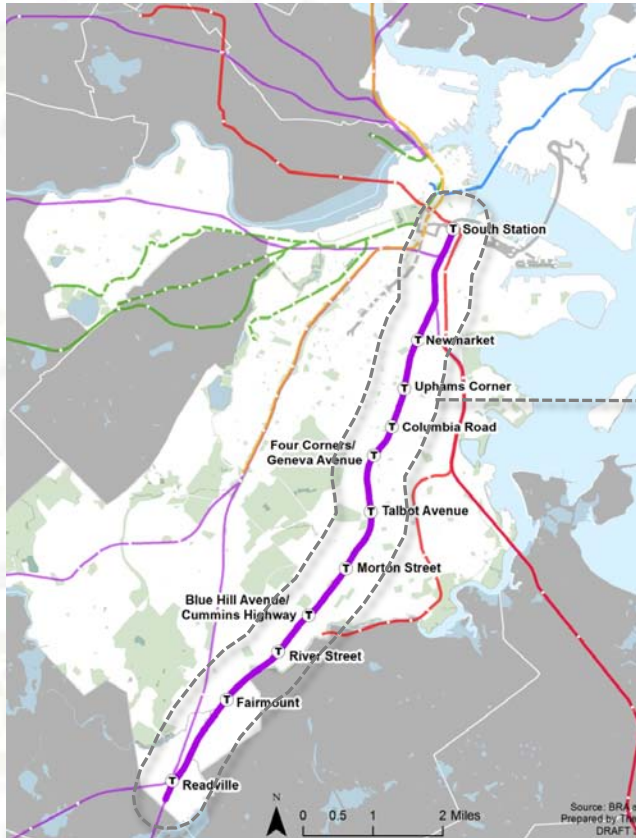
Meeting Introduction

Upham's Corner WAG Work Plan/Meeting Topics

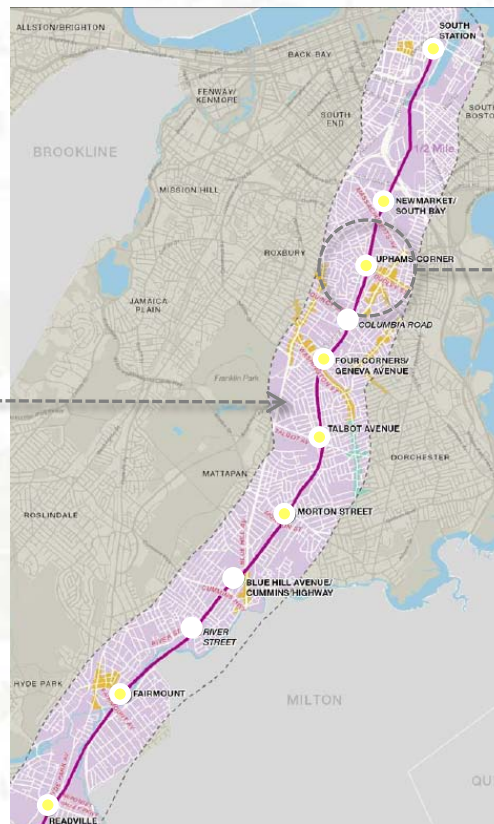


Review WAG Meeting #2

City Context



Corridor



Station Areas



Planning Context

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 Context 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)



Upham's Corner Existing Conditions

Topics to Revisit

- Open Space
- Housing
- Demographics
- Walking Tour



Upham's Corner Existing Conditions

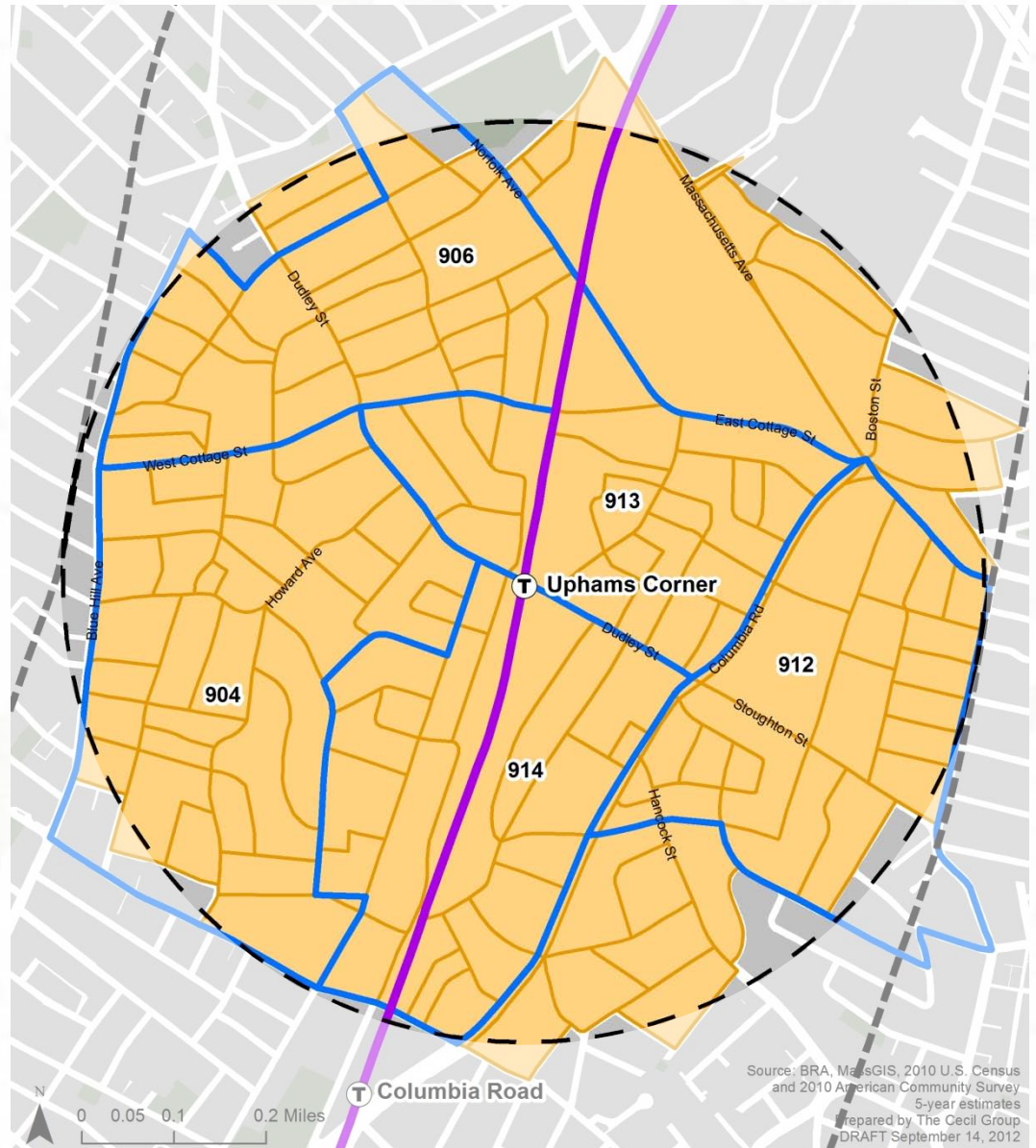
Station Area Boundary

- Analysis uses Census tracts and blocks that are more than 50% within the ½ mile walking radius of Uphams Corner Station:

Station:

- (5) Census Tracts: 904, 906, 912, 913 and 914
- (152) Census Blocks
- (3,425) Parcels

Census Tracts and Blocks



Source: BRA, MassGIS, 2010 U.S. Census and 2010 American Community Survey 5-year estimates
Prepared by The Cecil Group
DRAFT September 14, 2012



Upham's Corner Existing Conditions

Open Space

- Overall amount of open space in area is **3.9%** (3.4% previous calculation), compared to 15.7% in Boston
- Types of open space:
 - Cemeteries and burying grounds: 14%
 - Community gardens: 17%
 - Malls, squares and plazas: 7%
 - Parks, playgrounds and athletic fields: 62%

Open Space

By Parcel



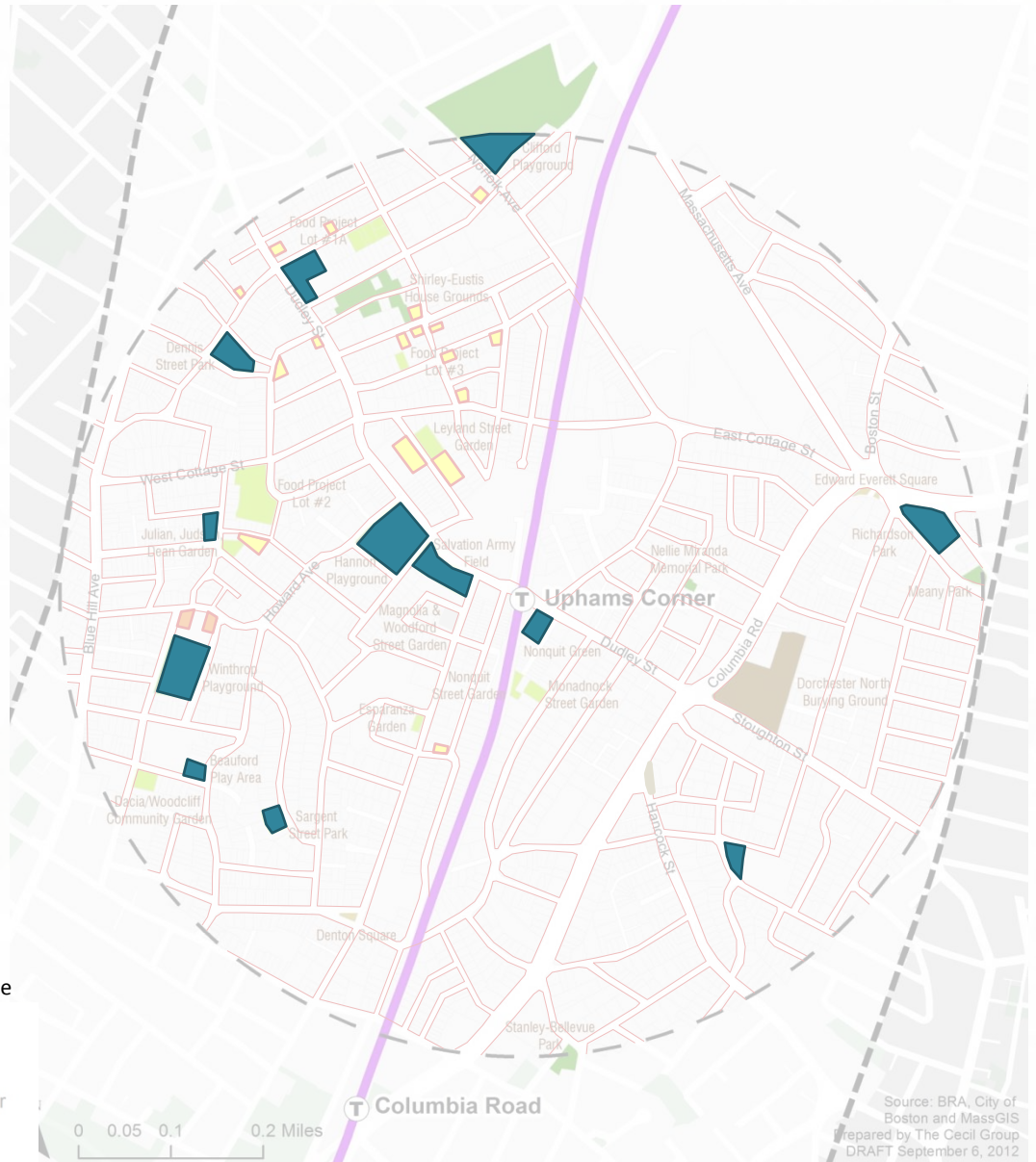
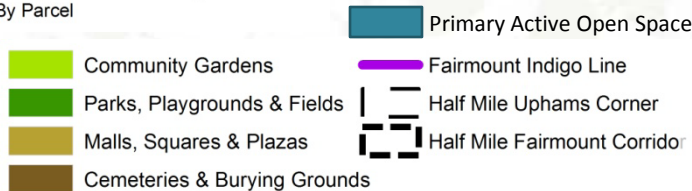
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Open Space

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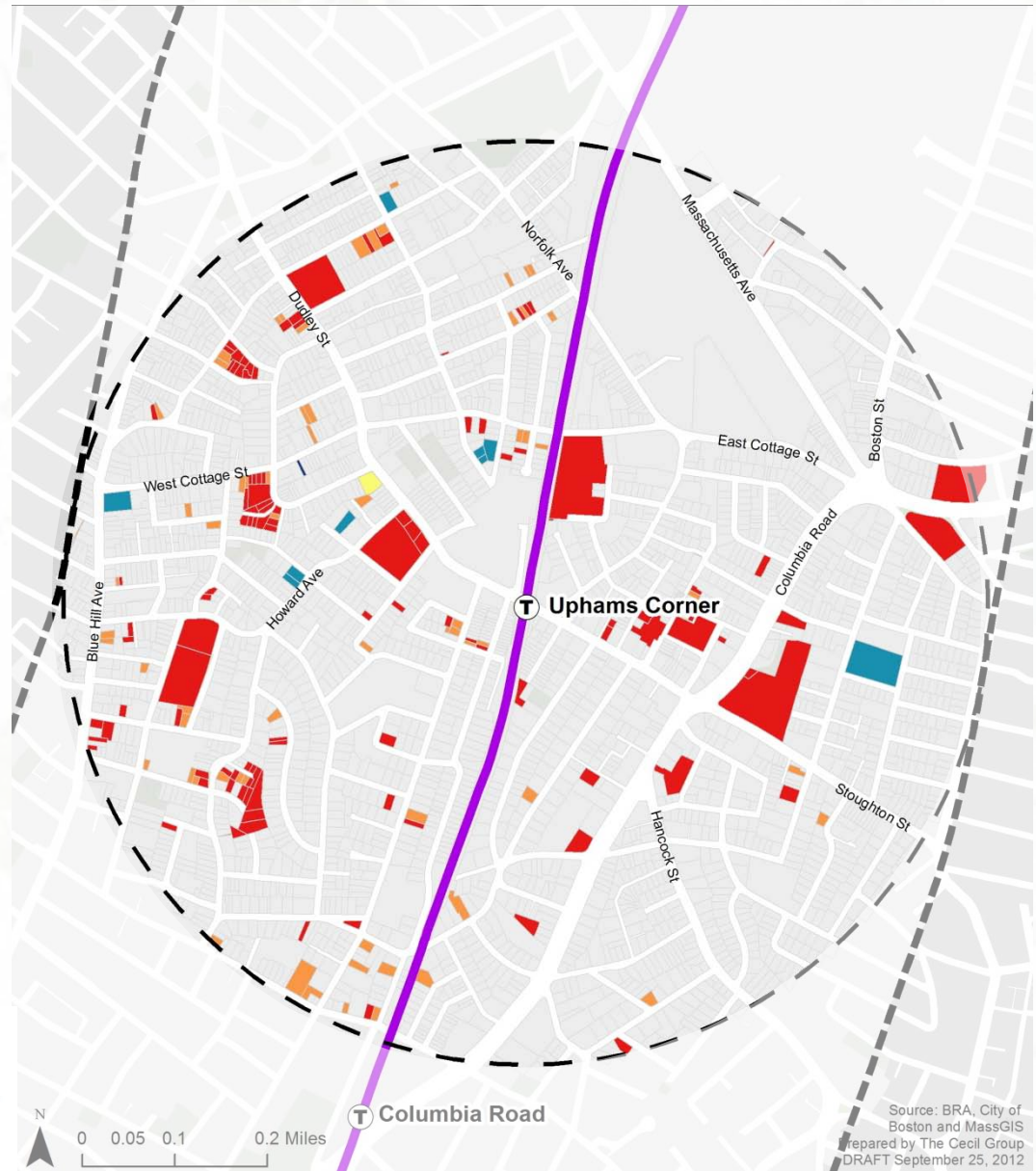
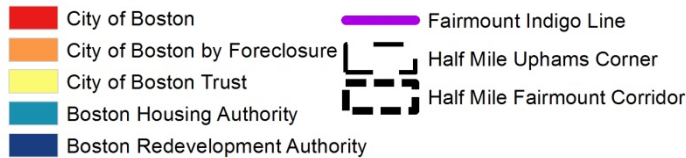


Upham's Corner Existing Conditions

City-owned Property

- Aside from city-owned open space, mostly small parcels due to foreclosures

City-owned Property



Source: BRA, City of Boston and MassGIS
 Prepared by The Cecil Group
 DRAFT September 25, 2012





Upham's Corner Existing Conditions


Vacant Parcels

- Small parcel vacancies
- Relatively even distribution of vacant parcels in the station area

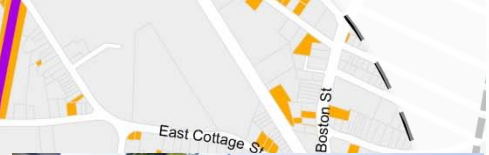
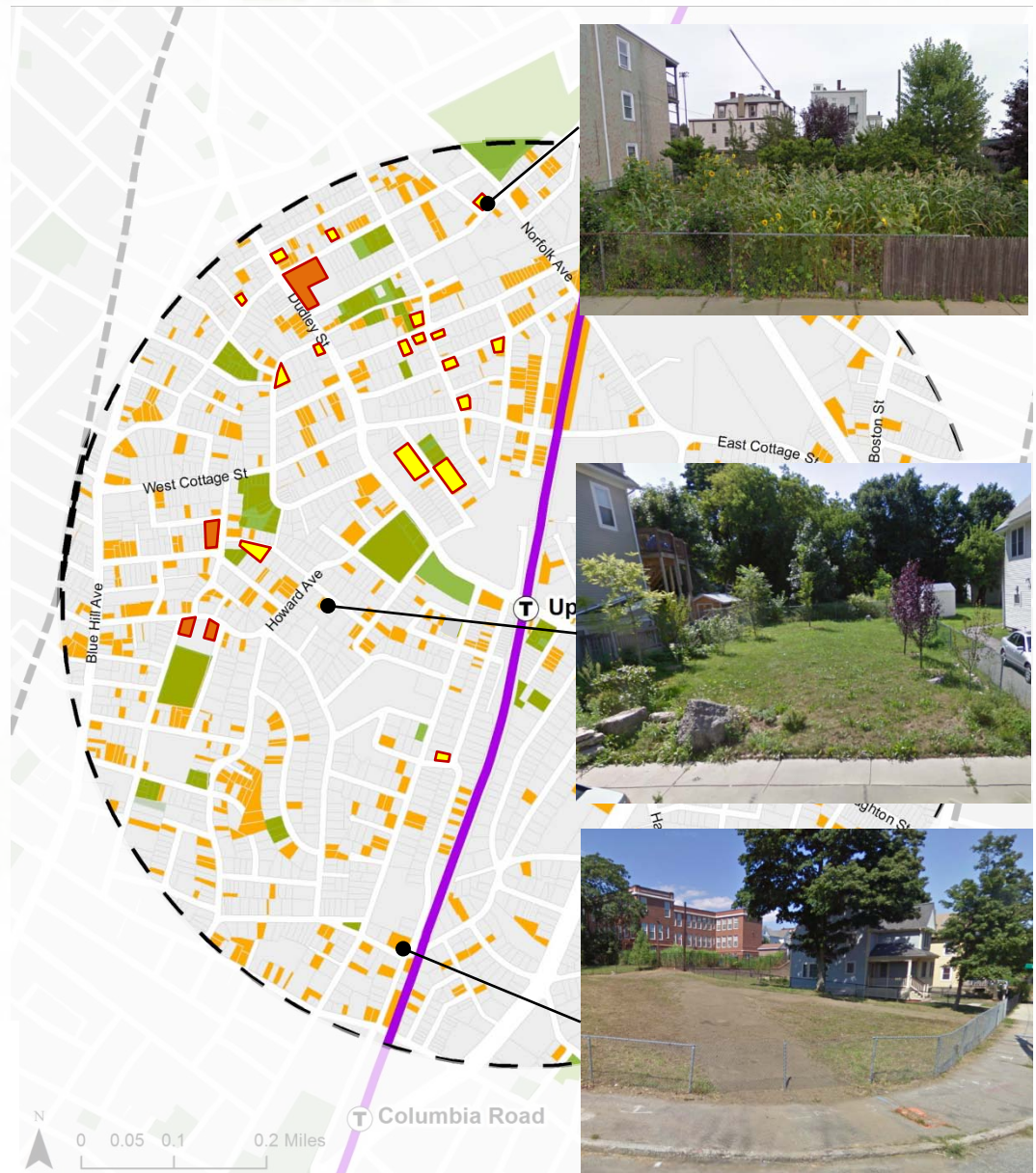
Vacant Property

 Vacant Property

 Fairmount Indigo Line

 Half Mile Uphams Corner

 Half Mile Fairmount Corridor



Upham's Corner Existing Conditions

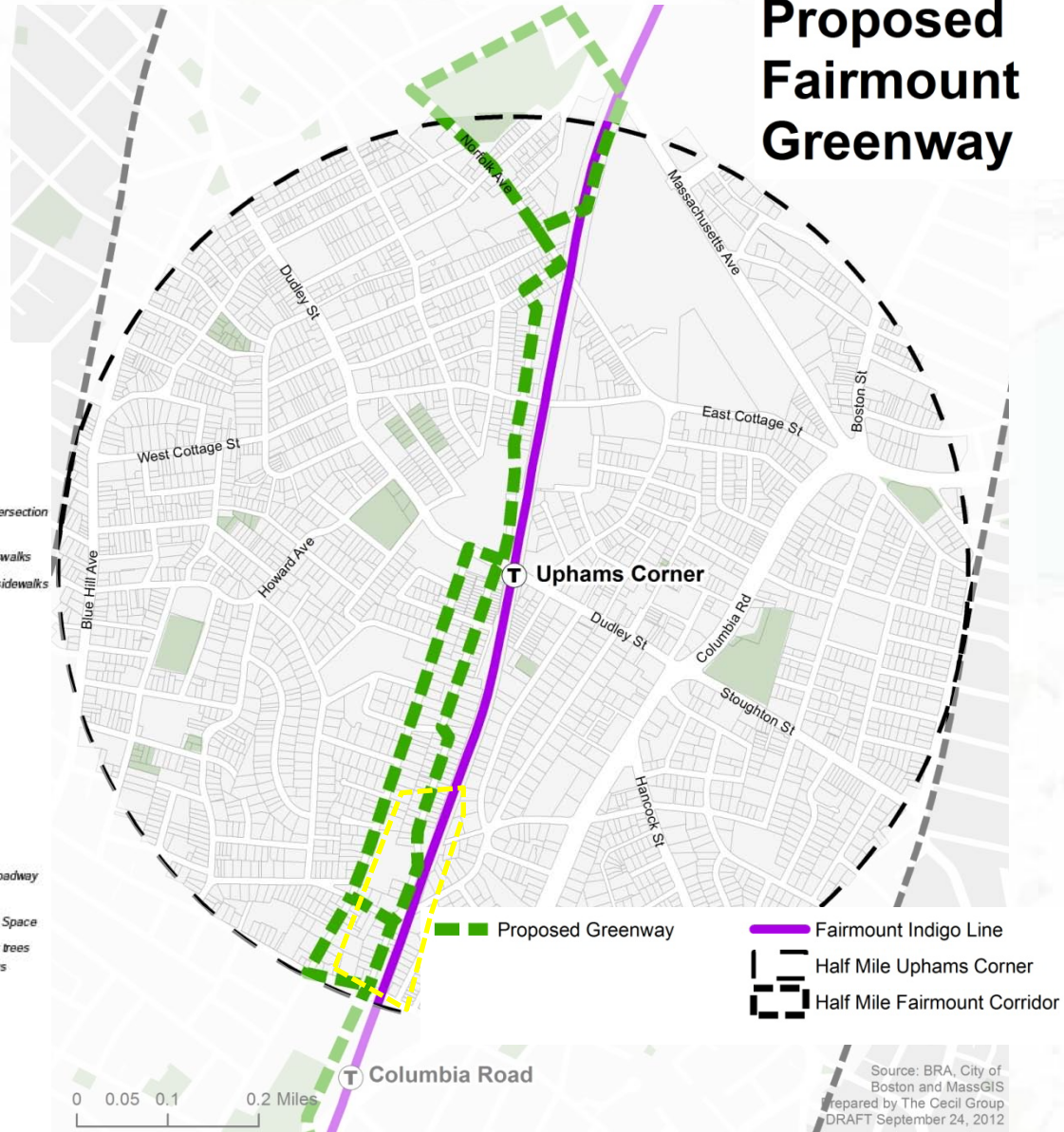
Open Space

- Proposed Greenway



- Special Intersection Treatment
- New Crosswalks
- Improved sidewalks

- Colored Roadway Pavement
- New Open Space
- New street trees and plantings



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

Source: BRA, City of Boston and MassGIS
Prepared by The Cecil Group
DRAFT September 24, 2012



Upham's Corner Existing Conditions

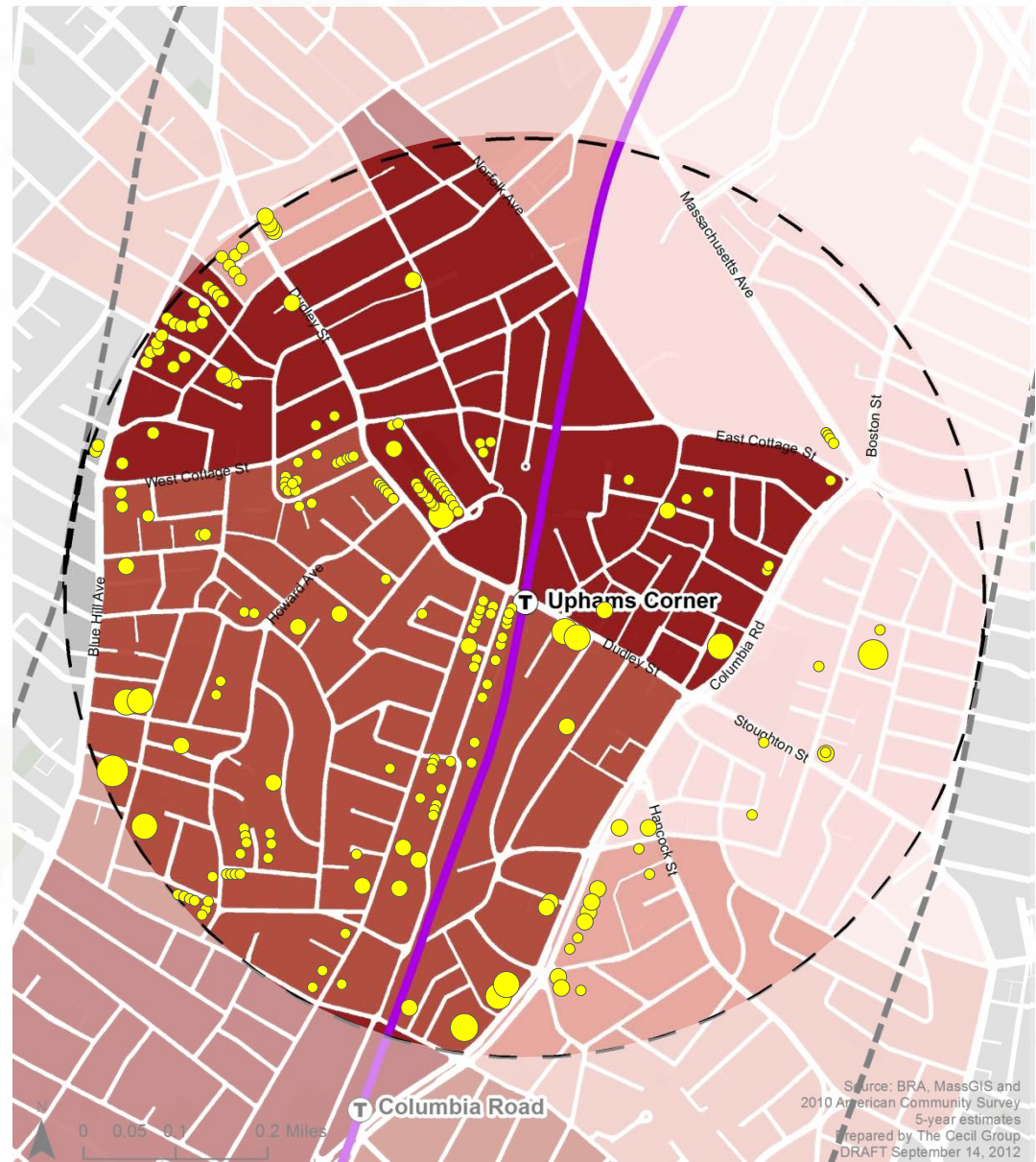
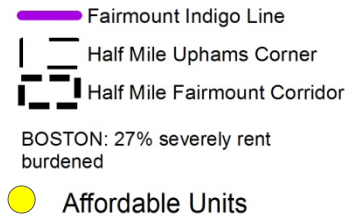
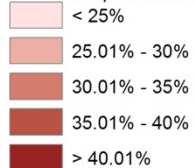
Housing Affordability

- Uphams Corner has about 37% of renter households that are severely rent burdened (same as Indigo Corridor)
- Compare to 27% Boston renter households severely rent burdened

Severely Rent Burdened

By Census Tract

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



Source: BRA, MassGIS and 2010 American Community Survey 5-year estimates
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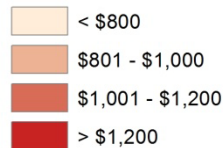


Upham's Corner Existing Conditions

Housing Affordability

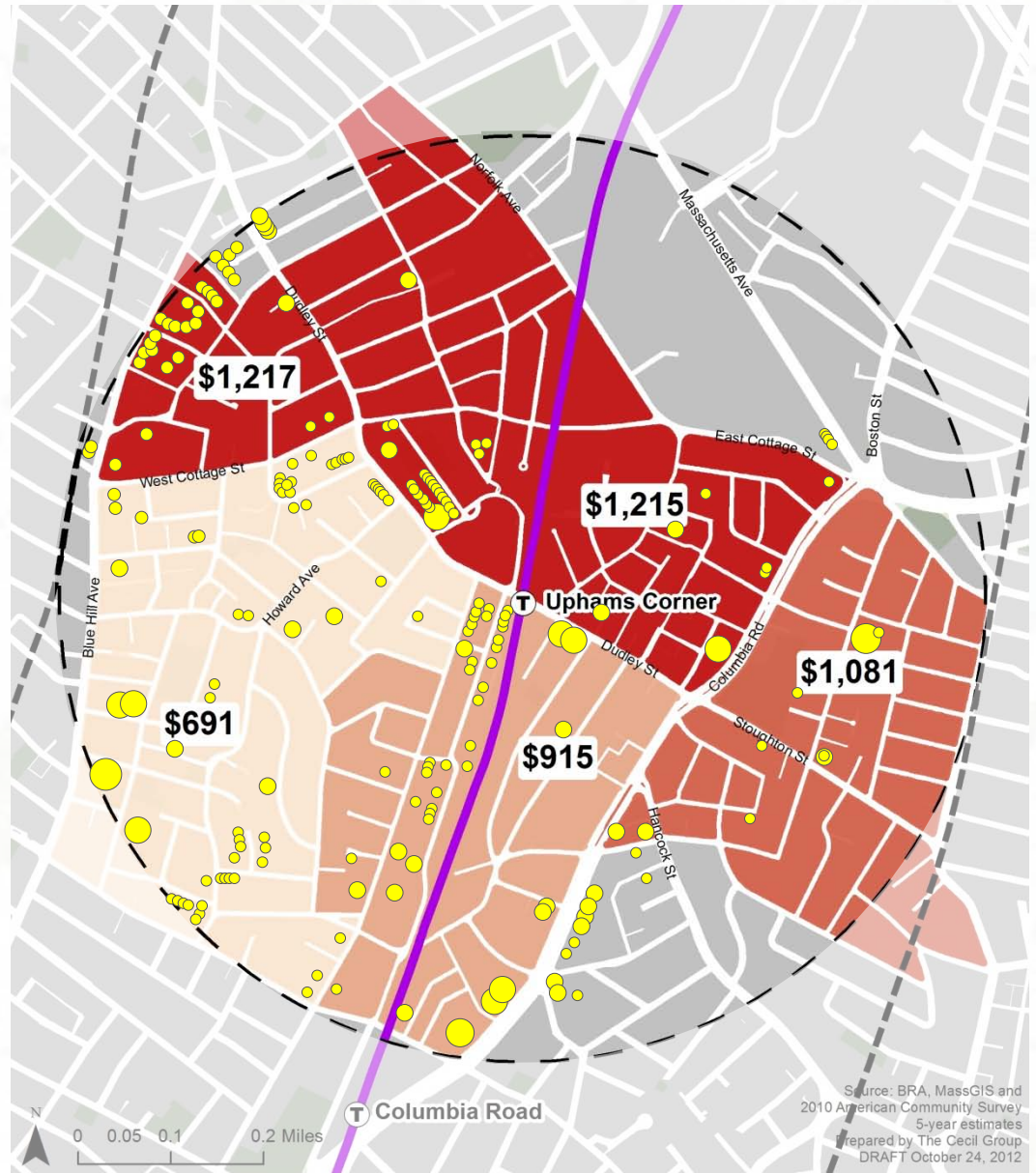
- Cost of rent
- Boston Median Gross Rent: \$1,199
- Median Gross Rent is a measure that is calculated across all bedroom types (1BR, 2BR, 3BR, etc.)

Median Gross Rent



By Census Tract

Affordable Units



Source: BRA, MassGIS and 2010 American Community Survey 5-year estimates
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Upham's Corner Existing Conditions

Housing Density

- Large majority of area is less than 24 units per acre (92.8%)
- TOD Corridor Case study show this is a dense context comparatively:
 - Charlotte South Corridor 6.7 units/acre
 - LA Blue Line Corridor 12-15 units/acre
 - Twin Cities Hiawatha Corridor 18 units/acre

Housing Density

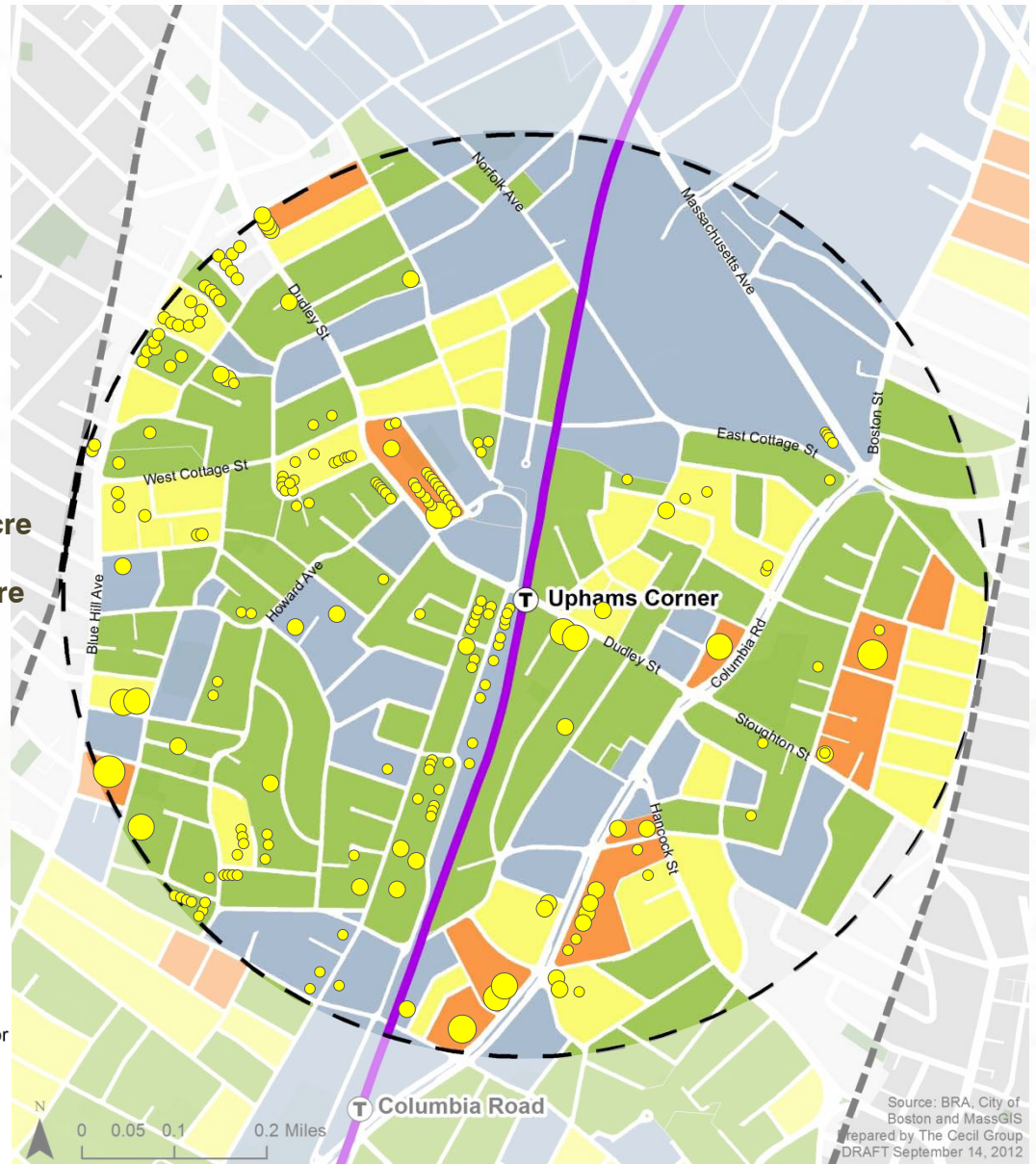
By Census Block

Housing Units / Acre

- < 8 (1-family)
- 9 - 16 (2-family)
- 17 - 24 (3-family)
- 25 - 49 (multifamily)
- 50 - 100 (multifamily)

- Fairmount Indigo Line
- Half Mile Upham's Corner
- Half Mile Fairmount Corridor

Affordable Units



Upham's Corner Existing Conditions


Houses of Worship

- Positive community anchors
- Neighborhood destinations

Houses of Worship

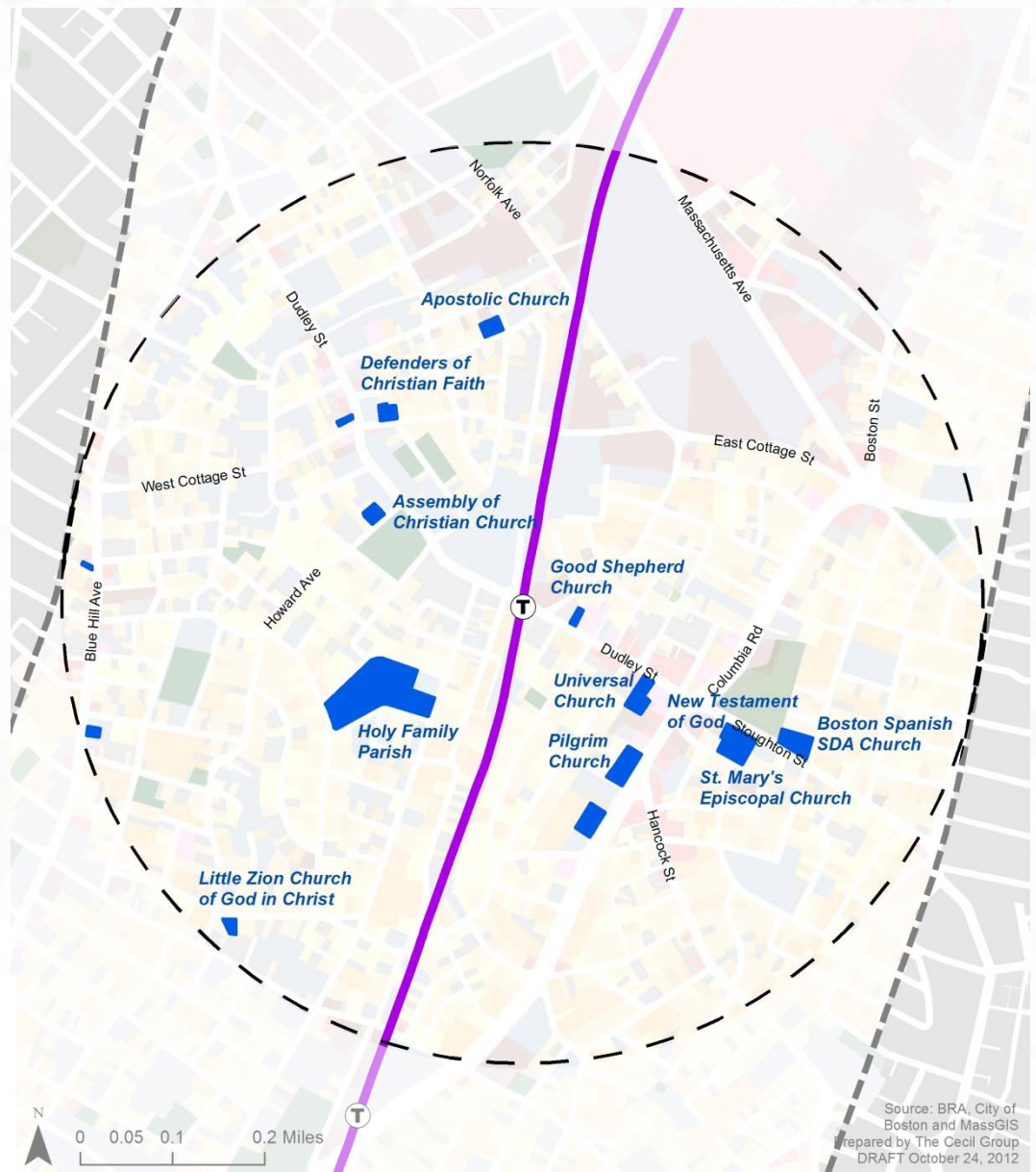
By Parcel



 Fairmount Indigo Line

 Half Mile Uphams Corner

 Half Mile Fairmount Corridor



Upham's Corner Existing Conditions

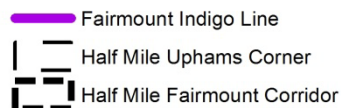
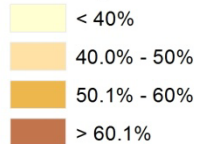
Education

- Population 25 years or older with no more than a high school education at Uphams Corner 62.4% (Indigo Corridor 56%) (Boston 49%)
- **31.2% with no high school diploma (compared to 23% for the Indigo Corridor)**
- Source: 2010 ACS 5-year estimates

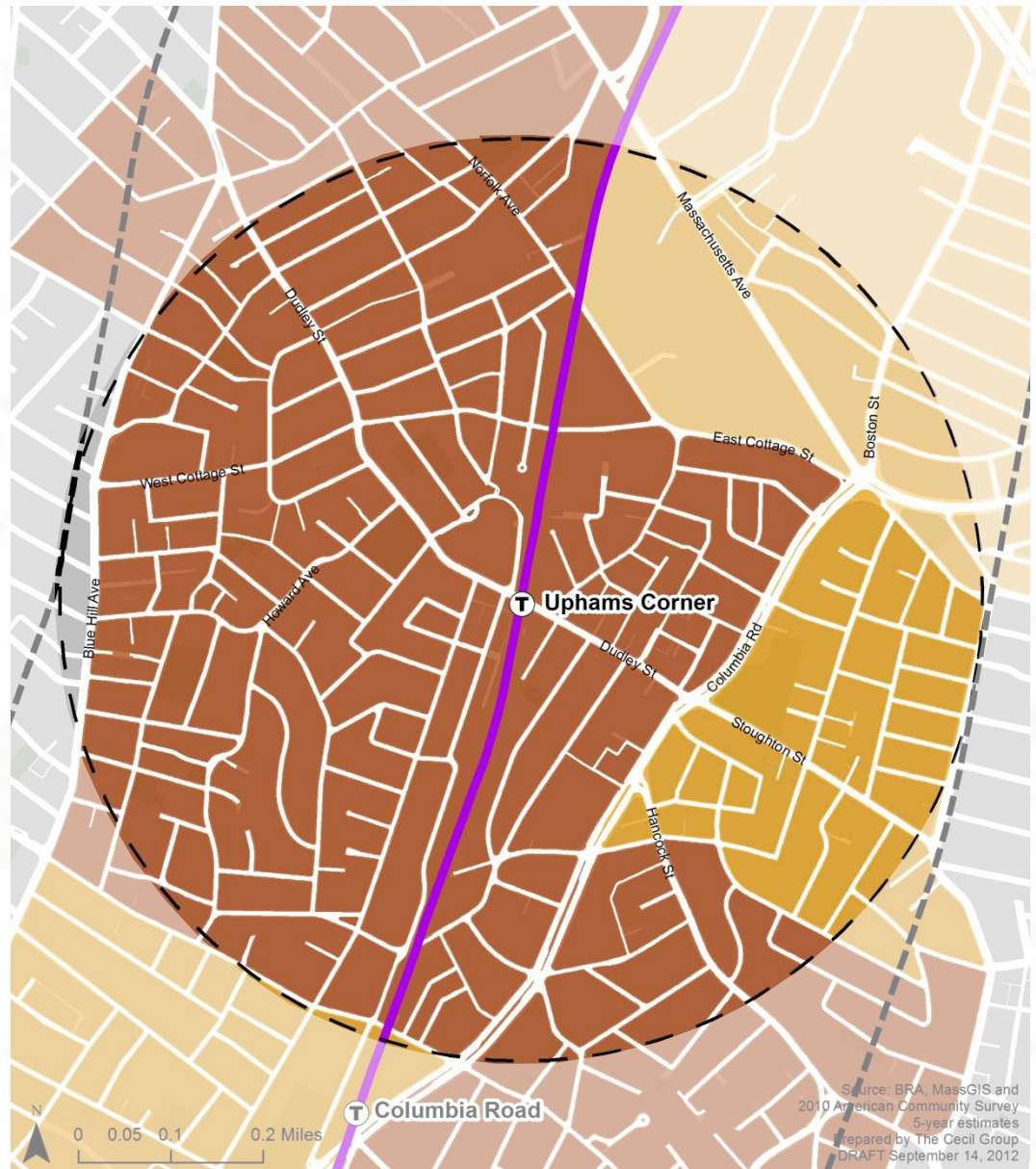
Education

By Census Tract

% of pop. age 25+ with no more than a high school diploma



BOSTON: 39.3% with no more than a high school diploma



Source: BRA, MassGIS and 2010 American Community Survey 5-year estimates
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Upham's Corner Existing Conditions

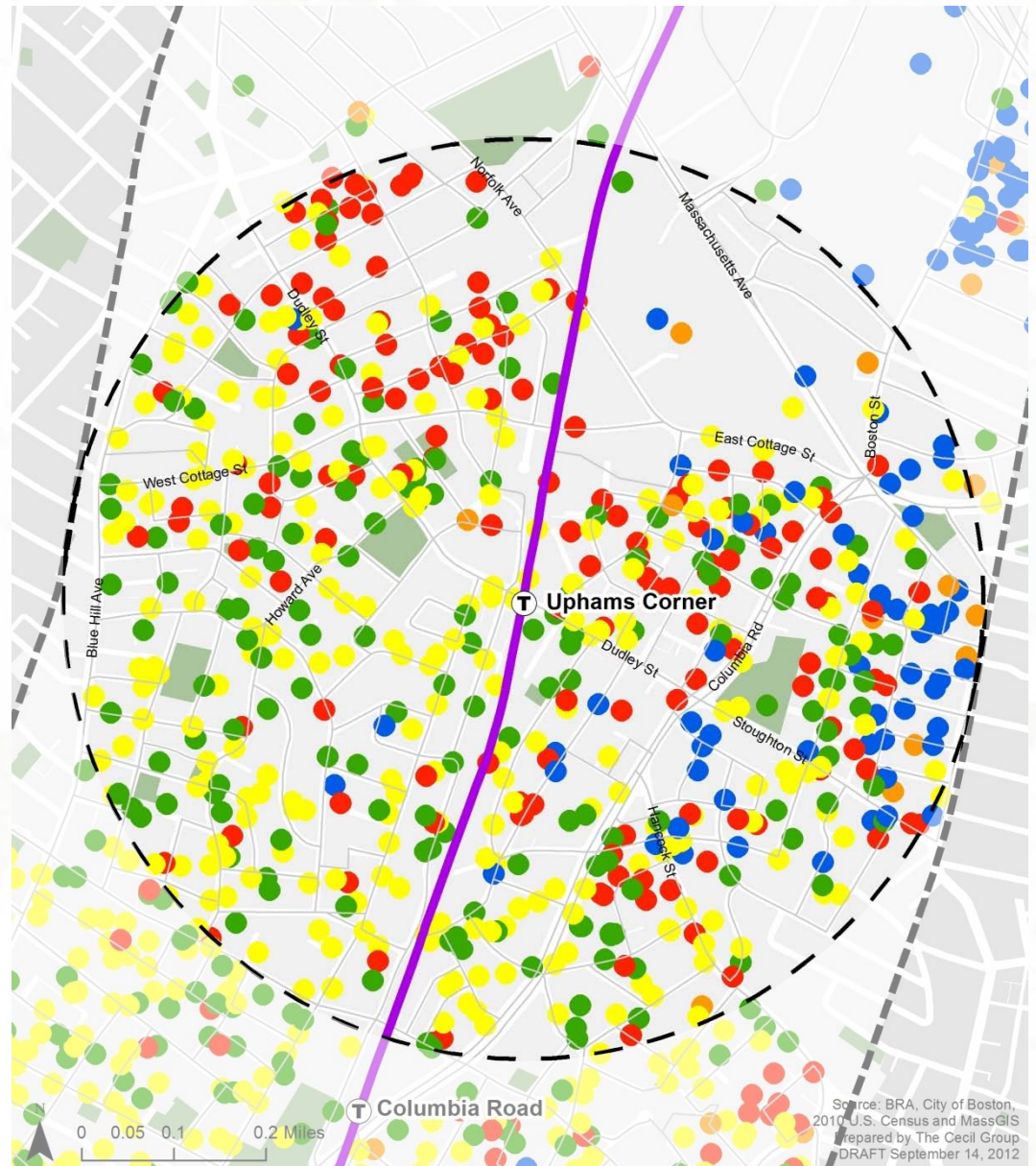
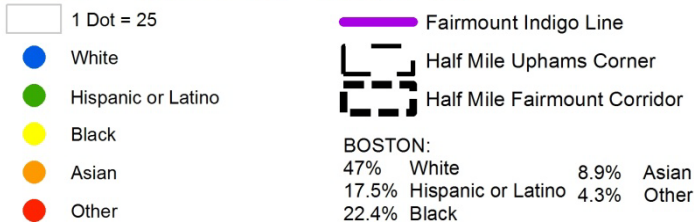
Race and Ethnicity

Race/Ethnicity	Uphams	Boston
White	10.5%	47.0%
Hispanic or Latino	25.8%	17.5%
Black	38.6%	22.4%
Asian	2.7%	8.9%
Cape Verdean*	15.3%	Data Unavailable
Other*	7.2%	4.3%

*The category of "Other" is 22.5% consisting of 0.3% American Indian and Alaska Native, 0.1% Native Hawaiian and Other Pacific Islander, 6.8% Two or more races, and 15.3% Other. **This 15.3% is assumed to be largely Cape Verdean population**

Race and Ethnicity

By Census Block



Source: BRA, City of Boston, 2010 U.S. Census and MassGIS prepared by The Cecil Group DRAFT September 14, 2012



Upham's Corner Infrastructure Improvements Update

Sub-Committee Scope:

- Advise PWD Team
- 4 sub-committee meetings

Timeline:

- December 2012—Community meeting
- December-March 2013—Design process
- June 2013—Contract bidding
- October 2013—Begin construction



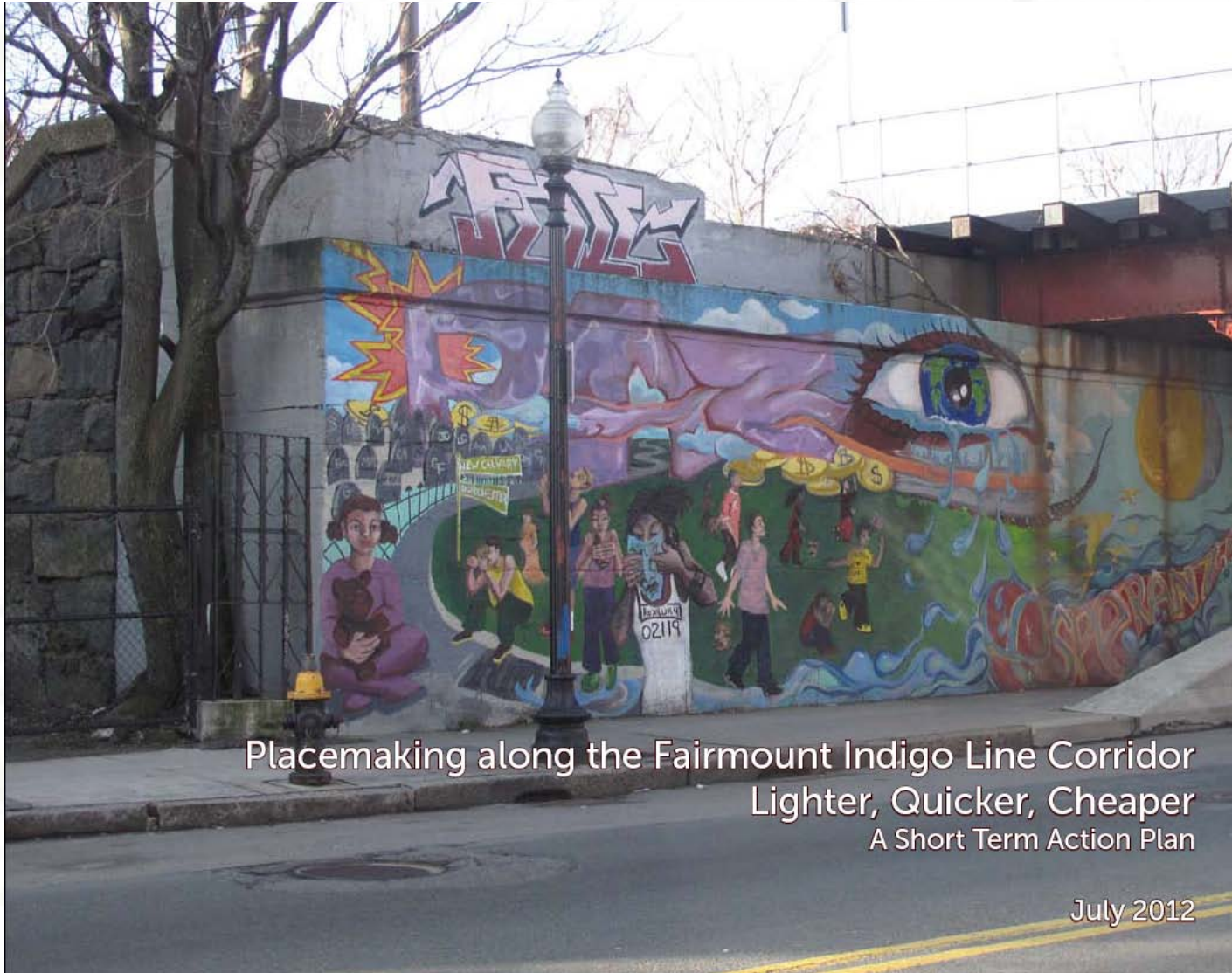
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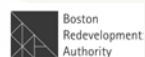
Project for Public Spaces



Placemaking along the Fairmount Indigo Line Corridor
Lighter, Quicker, Cheaper
A Short Term Action Plan

July 2012

Fairmount Indigo
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Project for Public Spaces

Goals & Actions

The goals and actions that were outlined by the coalition members in November 2011 were:

Garner municipal agency support and buy in to help make short term changes

- Strengthen the planning-action-feedback-cycle as a means of guaranteeing transparency of the process and identify ways to bring more people into the process
- Secure funding for place-based projects from different government sources

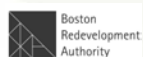
Encourage the long term involvement and support of the whole community in the planning process

- Engage the users of the places being planned in the process and ensuring that local residents and businesses will not be displaced
- Create cohesive stakeholder entities (e.g. building tenants, residents) around a common vision for each place

Identify funding sources and implement short term "Lighter, Quicker, Cheaper" public space improvements

- Build the capacity of the various community stakeholders to participate in the implementation of changes to at least four sites
- Plan a regular series of events that take on the look and feel of a "permanent block party" - providing multiple activities will draw diverse audiences and participants

Fairmount Indigo
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Project for Public Spaces

The purpose of the meetings was three-fold:

1. To begin the process of garnering municipal, community, and agency support and buy in, encouraging the long term involvement and support of the whole community in the planning process.
2. Familiarize CDC and Main Street staff with the place evaluation workshop process so that these workshops could be replicated in a number of sites along the corridor, engage more stakeholders and players, and provide more opportunities to engage the MBTA and BRA in the planning process.
3. Identify opportunities to implement short term "Lighter, Quicker, Cheaper" public space improvements in both CDC's catchment area.

Project for Public Spaces

Overall Recommendations

Activate vacant lots and park land with LQC economic development activities. There are vacant city owned parcels, Transit ROW, urban wilds, parking lots and fenced parks that could be activated in the short term and turned into outdoor plazas through the programming of farmers, craft, art, and cultural markets; mural paintings that could serve wayfinding and directional functions as well as aesthetic enhancements ; adding temporary seating, including picnic tables as well as moveable tables, chairs, umbrellas and benches; bringing in food trucks and providing opportunities for existing restaurants to prepare and serve food out of doors (outdoor BBQ); and connecting the programming that happens inside the buildings to the exterior spaces that surround them. Youth and the unemployed should be targeted for inclusion in these economic activities.

Calm the traffic. Traffic travels fast along both Dudley and Washington Streets which separate the stations from the neighborhoods. Stretches of both roads should be designated as Pedestrian Priority areas with better crosswalks (striping as well as pavement markings); lighting; widened or at least repaired sidewalks; street trees; and even a traffic light at Washington and Erie Streets. Bicycle parking at the stations and bike lanes striped along the approach roads also may encourage people to cycle to the station instead of driving.

Enhance the presence of the T stations. All of the stations along the Fairmount corridor will serve as gateways and portals into the communities they serve. Residents of the station communities will have the opportunity to be connected to the entire Boston metropolitan area to an unprecedented degree and vice versa. Workshop participants felt it was very important to "capture" these new audiences, to entice them to leave the train at their station, and to venture into the neighborhood to explore, shop, and enjoy. Murals painted on the rail overpasses that say "Welcome

to Upham's/Four Corners," installation of information kiosks with community event information as well as fare and schedule information, both at the stations and at street level entrances, "main street" signage and maps were just some of the suggestions of ways to welcome transit passengers and visitors to these neighborhoods.

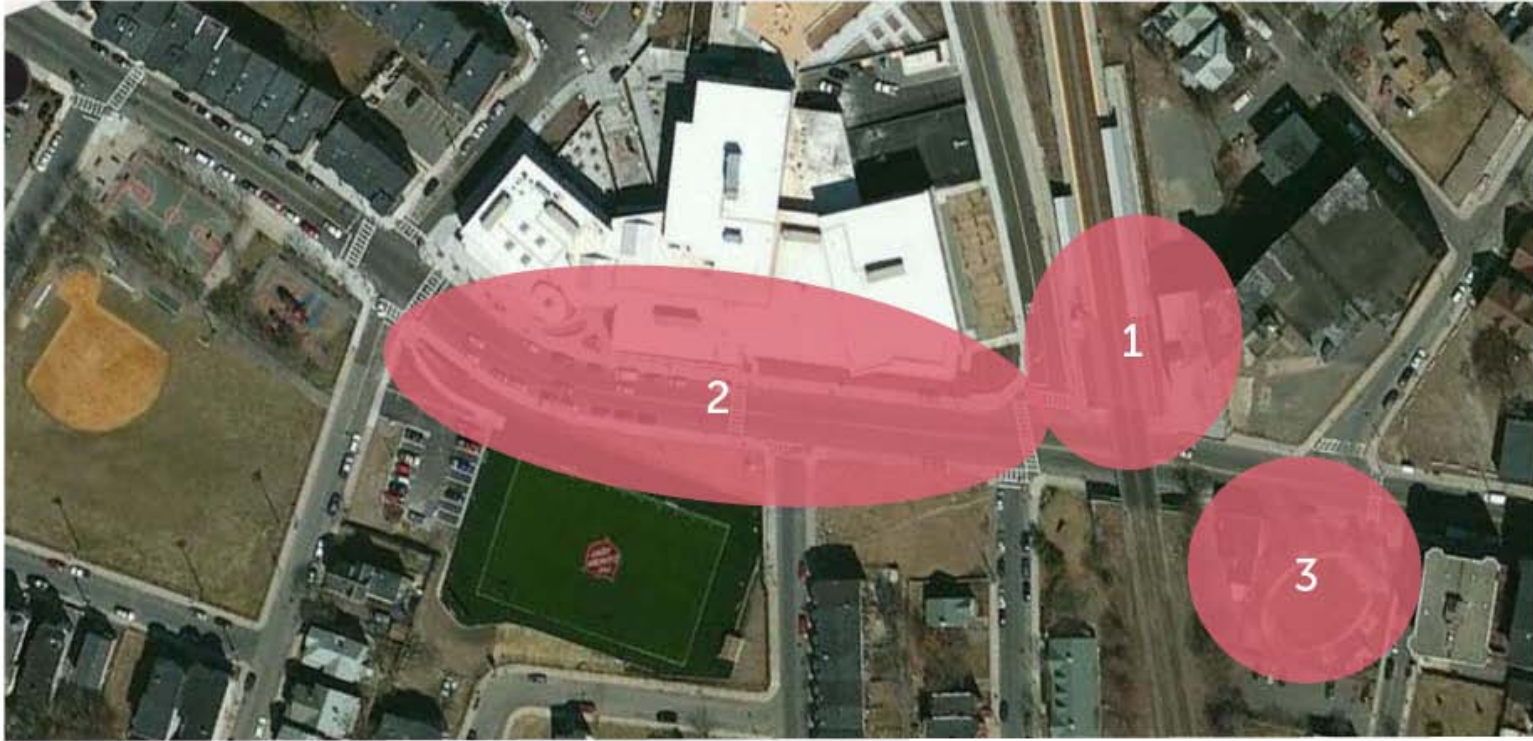
Upgrade appearances. Enhance appearances by: adding flower planters as one participant recommended "to beautify and refresh the mind," art in windows and in vacant storefronts; uplighting of building façades or significant trees and lighting underneath the railroad trestle ; reducing retail signage clutter and power washing storefronts; and cleaning up the vacant lots would all go a long way to making these corridors more attractive to visitors and encourage passersby to stop.

Engage the community in improving these areas. The placemaking workshops conducted by PPS are one way of involving the community in an ongoing way to tie the improvements to the transit station and facility into community revitalization strategies and goals. Community members also need to be tapped to help manage the parks and play areas, and to suggest programs for kids, seniors, and families.



Project for Public Spaces

Places in Upham's Corner



1. Upham's Corner Fairmount-Indigo Train Station
2. Dudley Street West (from the train station to just past the Kroc Center)
3. Dudley Street East (from the train station to Monadnock Street)

Project for Public Spaces

Upham's Corner Action Items:

- Connect Train Station Platform to Street Level
- Open up the Kroc Center to the Outside
- Transform Nonquit St. Park into a True Community Park
- Turn the MBTA bridge into a gateway



Upham's Corner Existing Conditions

“Walking Tour”



Source: BRA, City of Boston and MassGIS
Prepared by The Cecil Group
DRAFT September 24, 2012

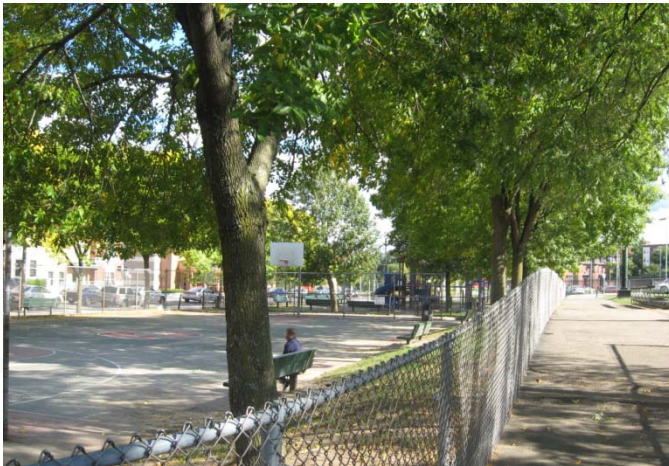
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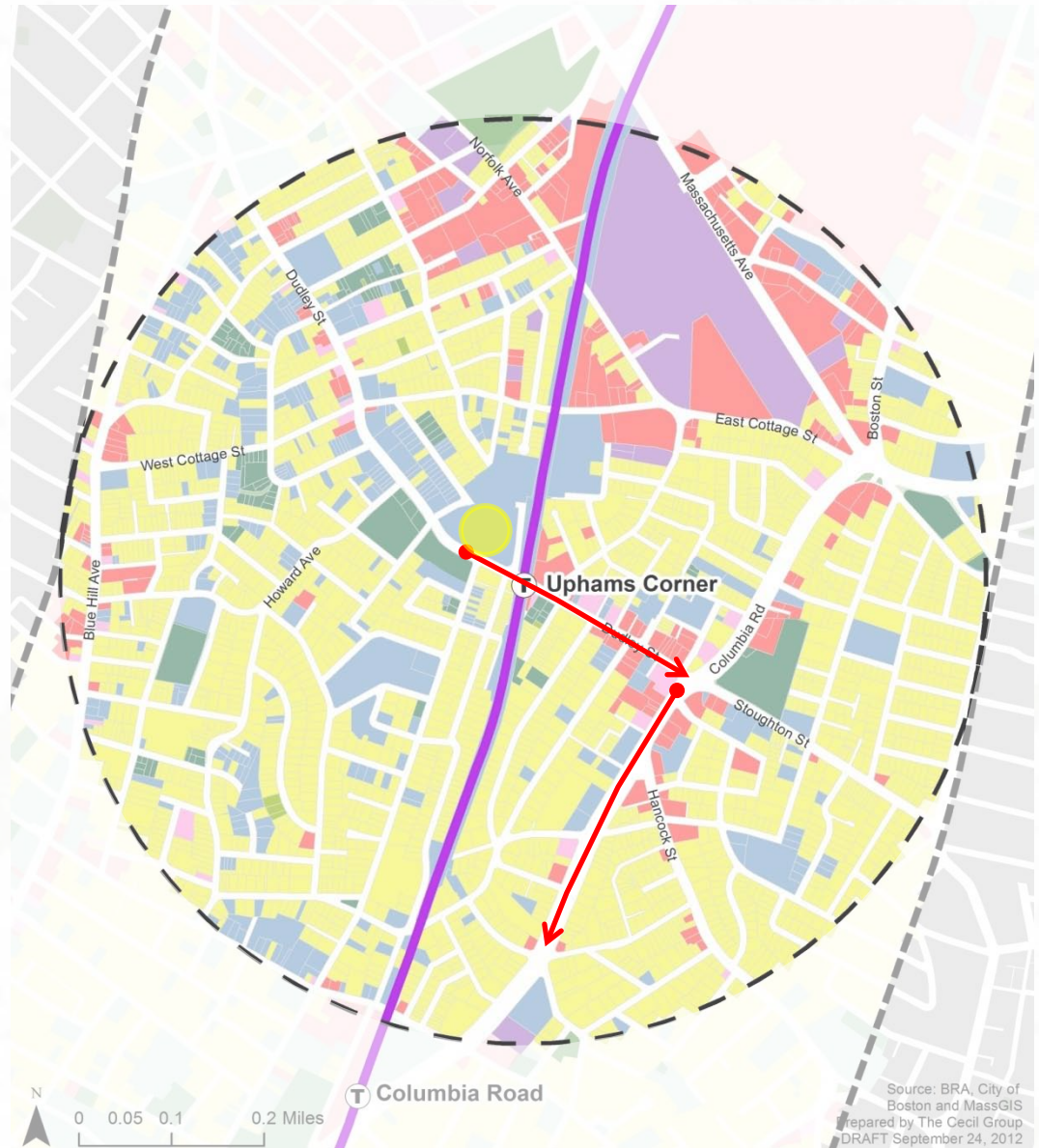
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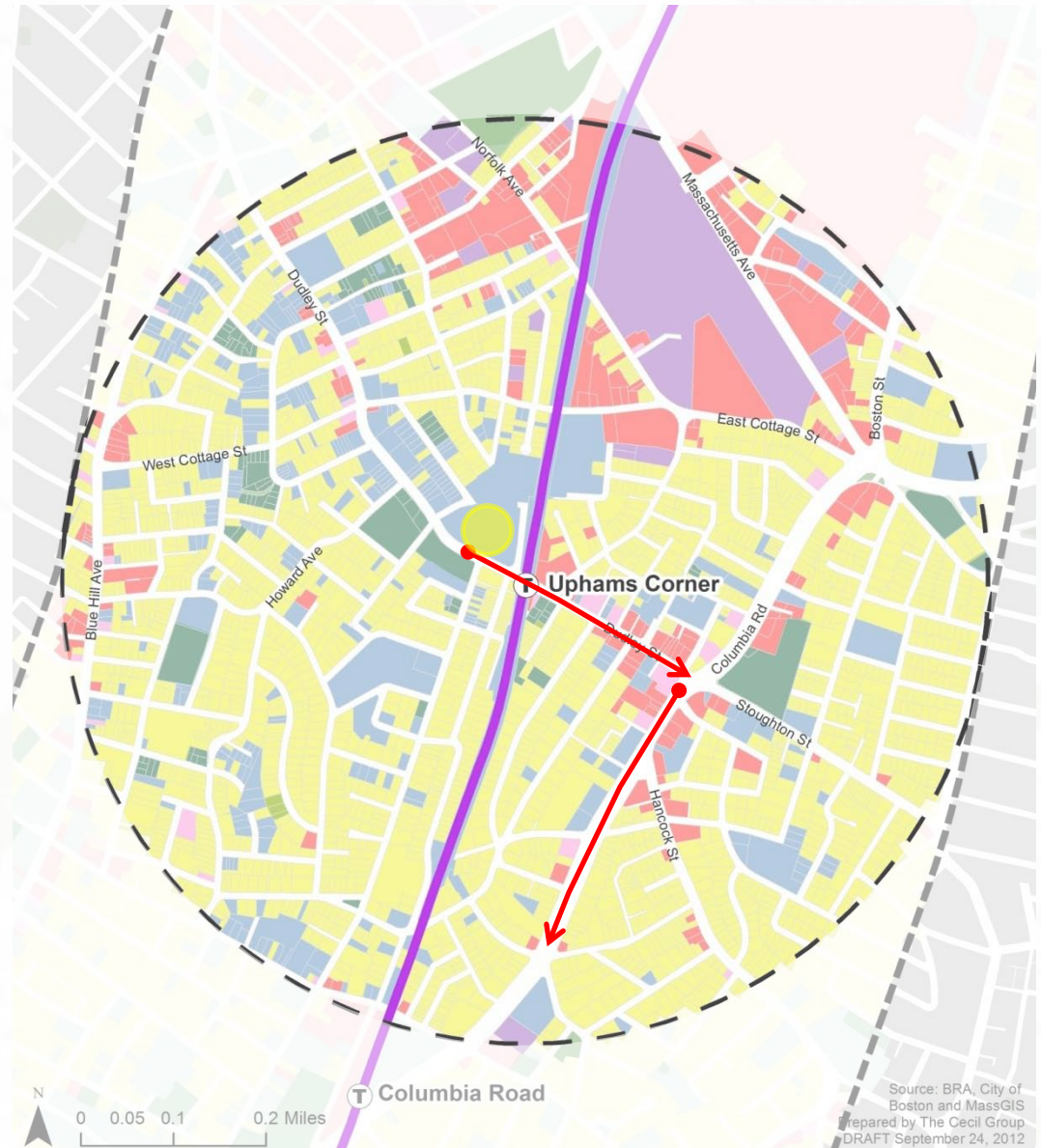


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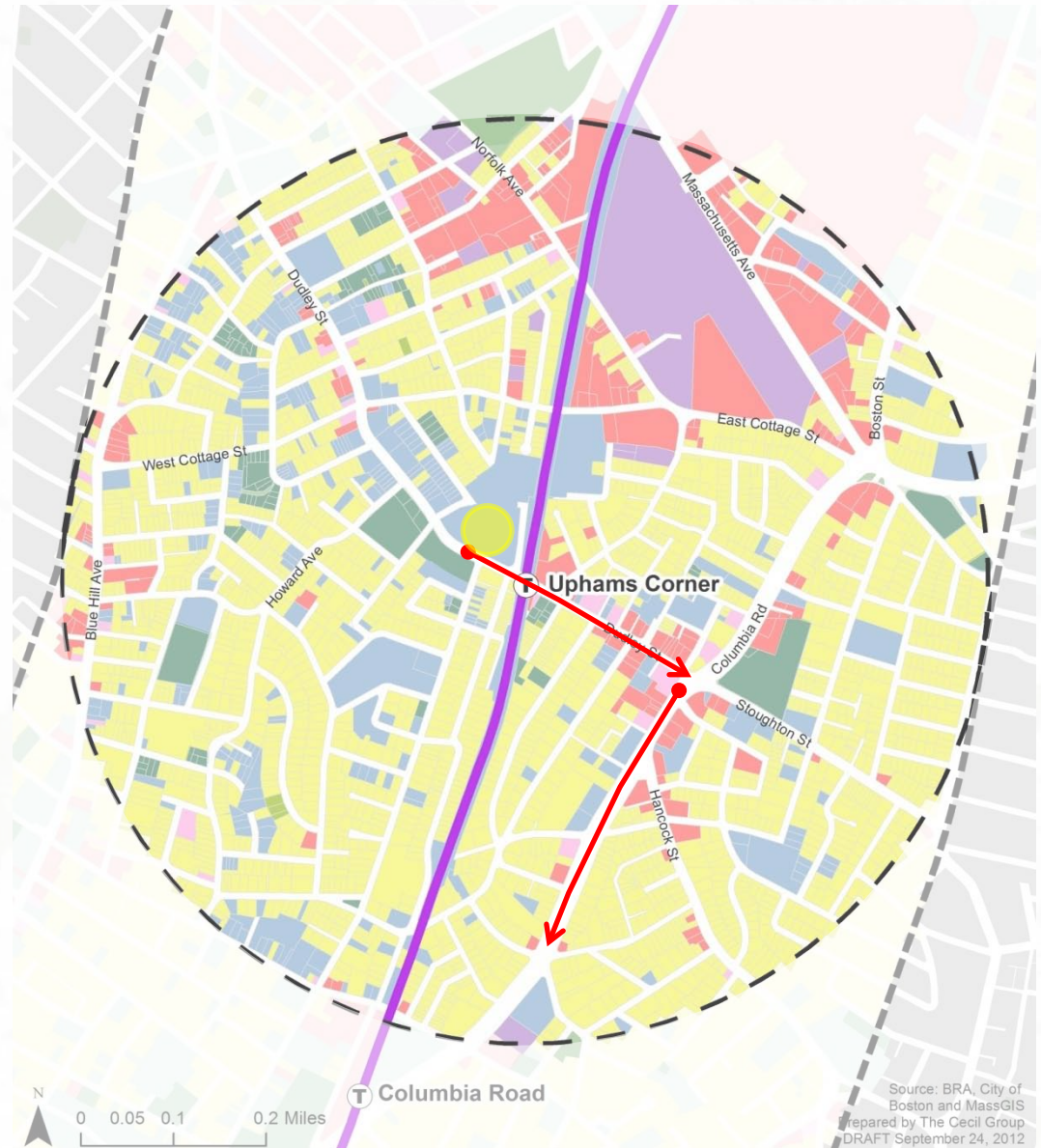
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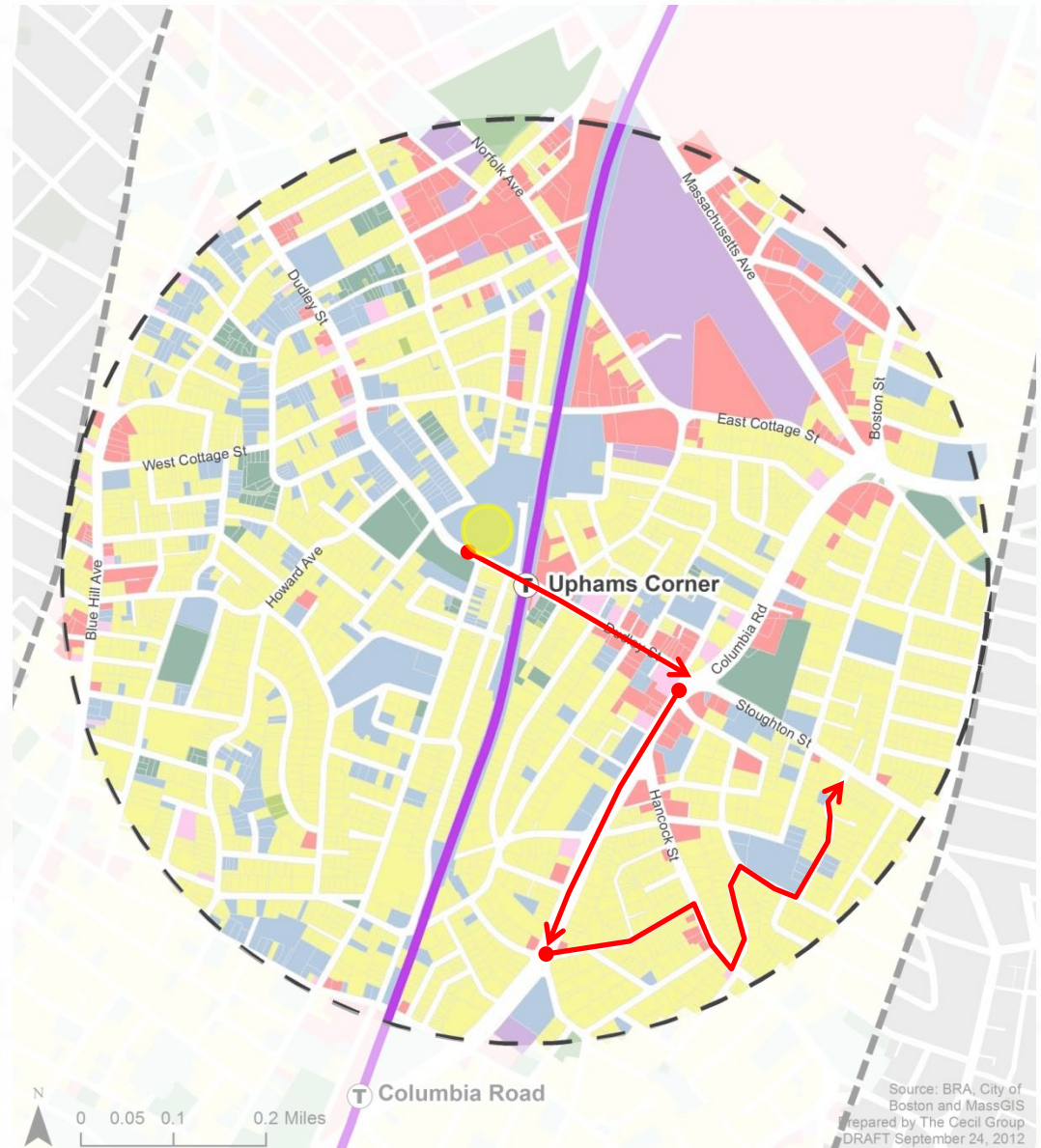
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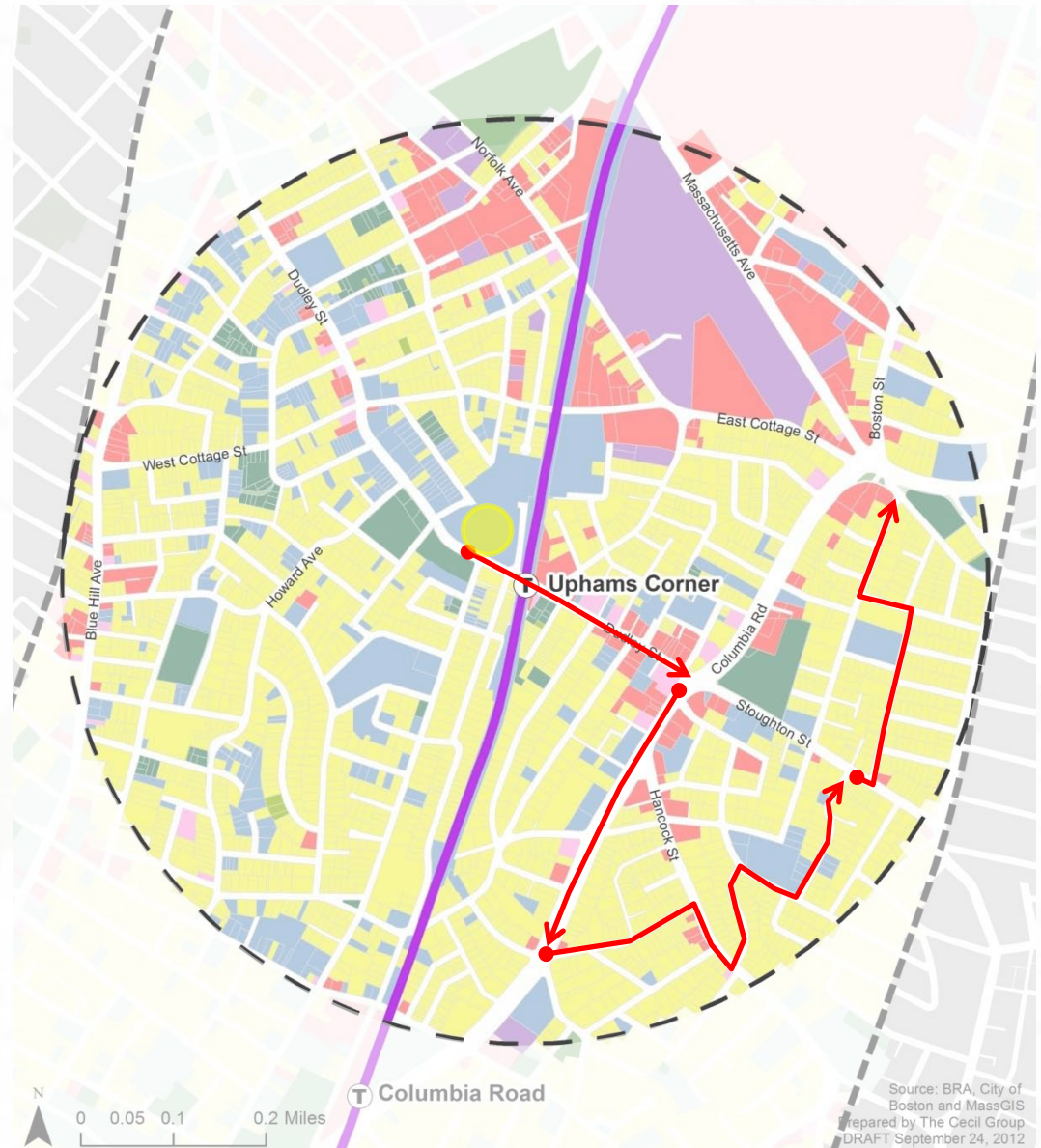
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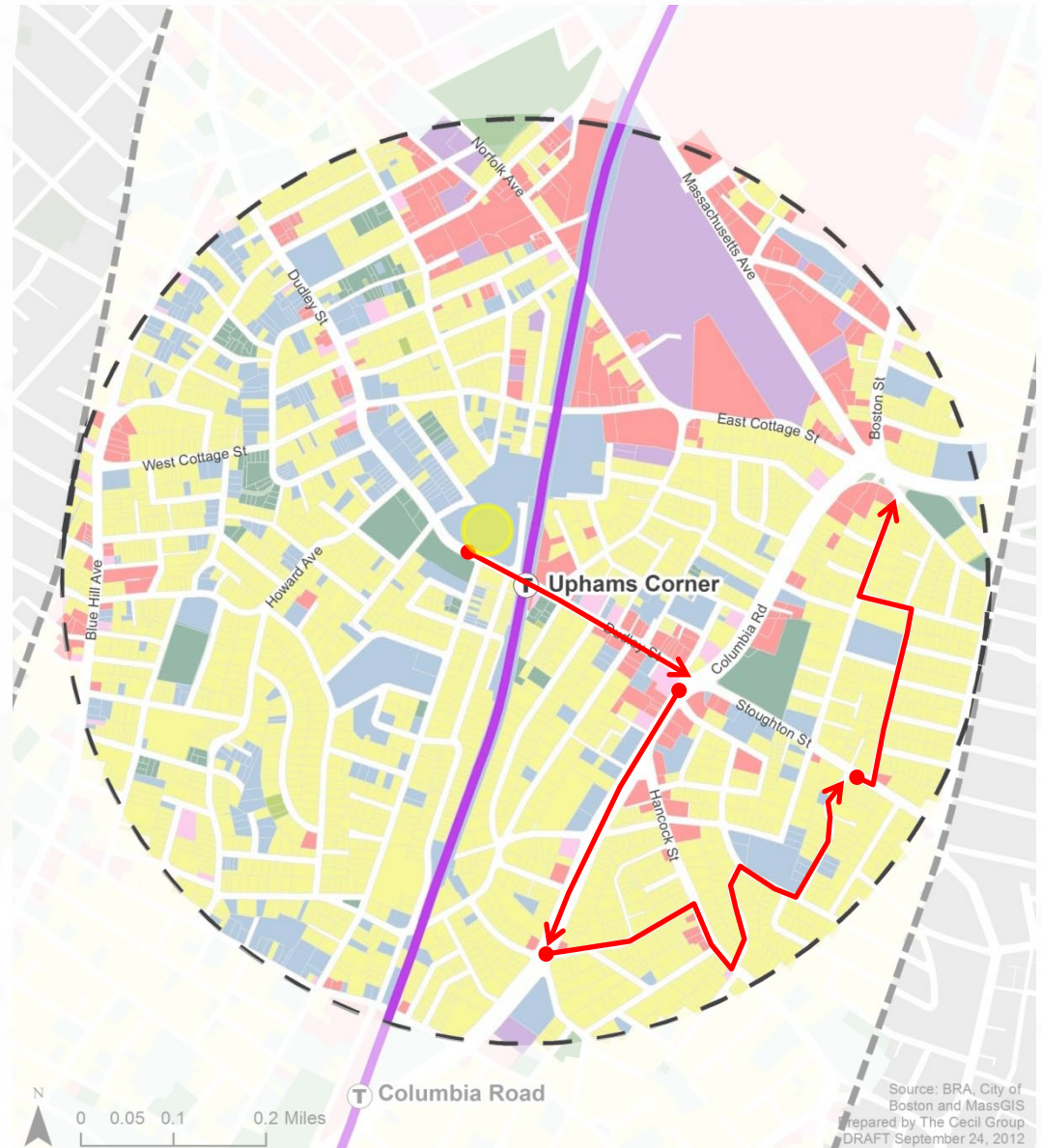
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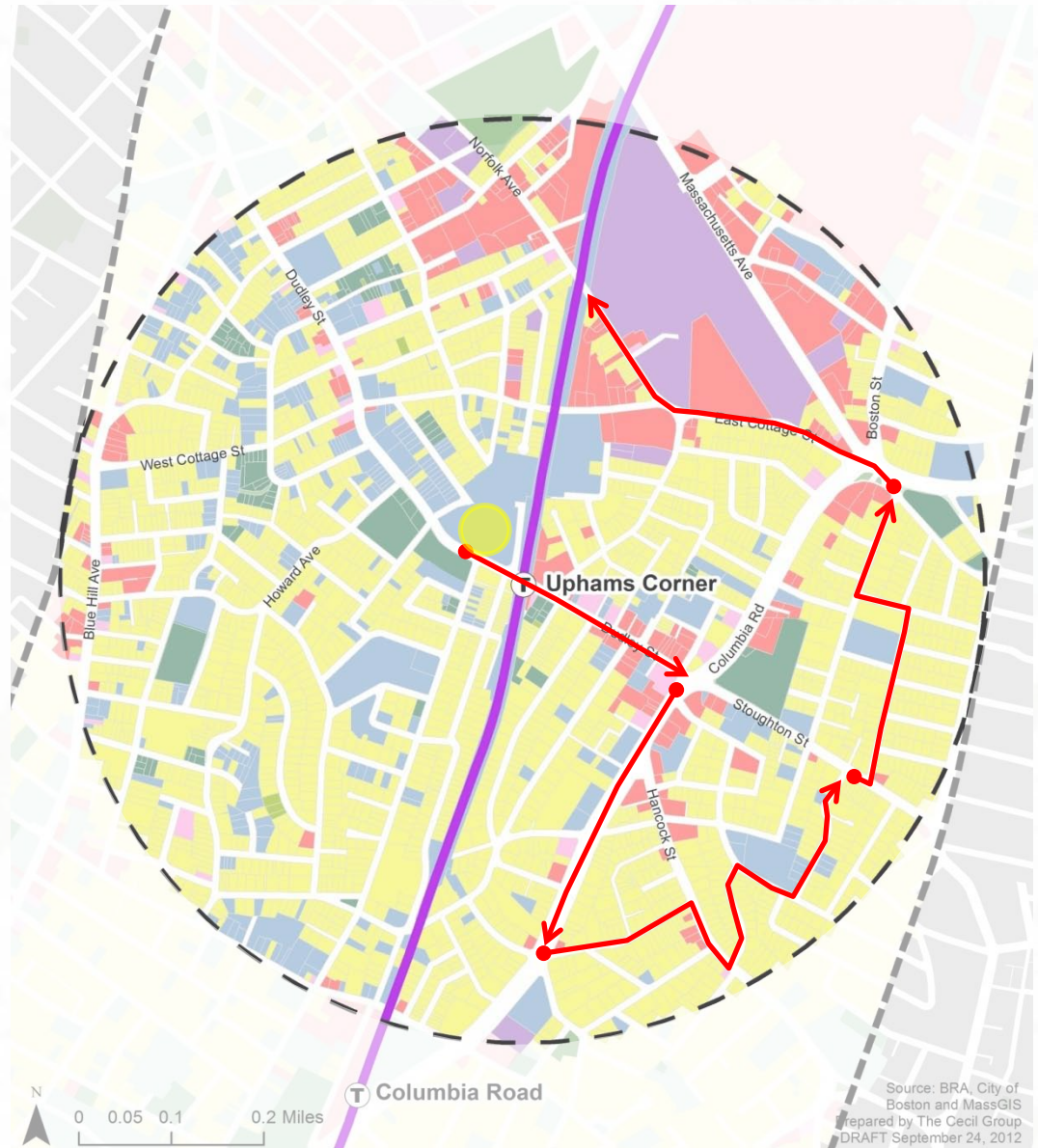
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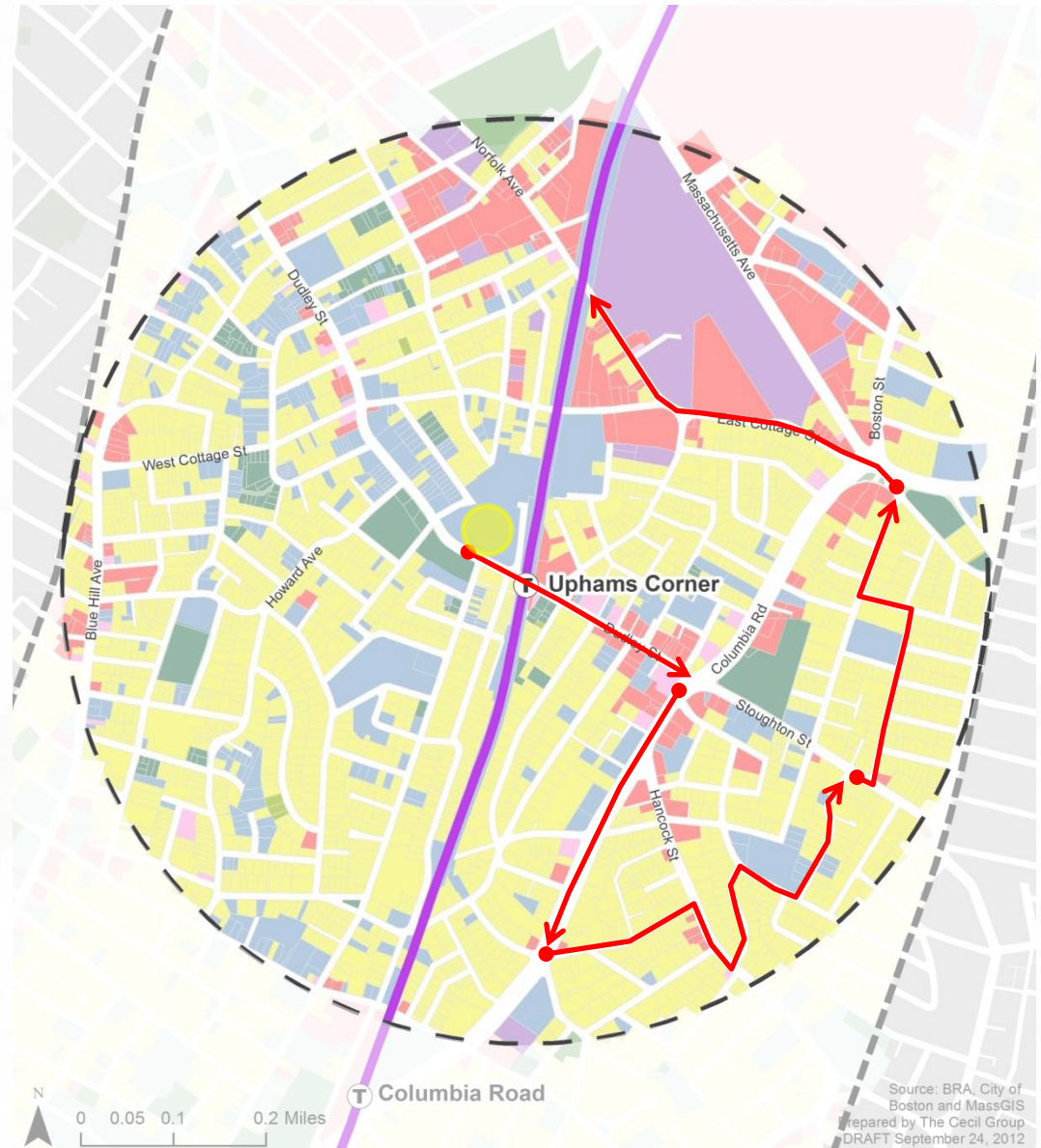
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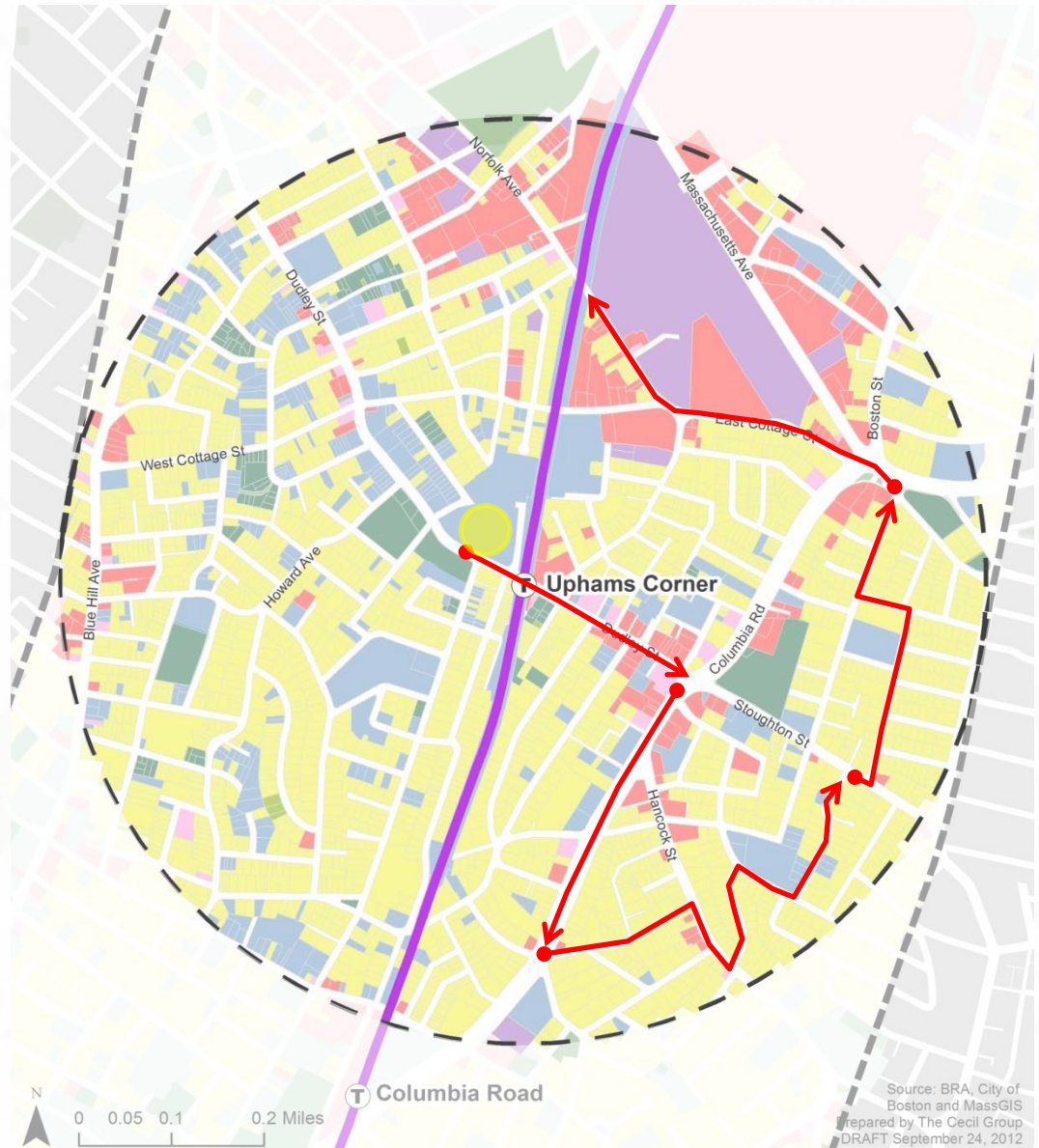
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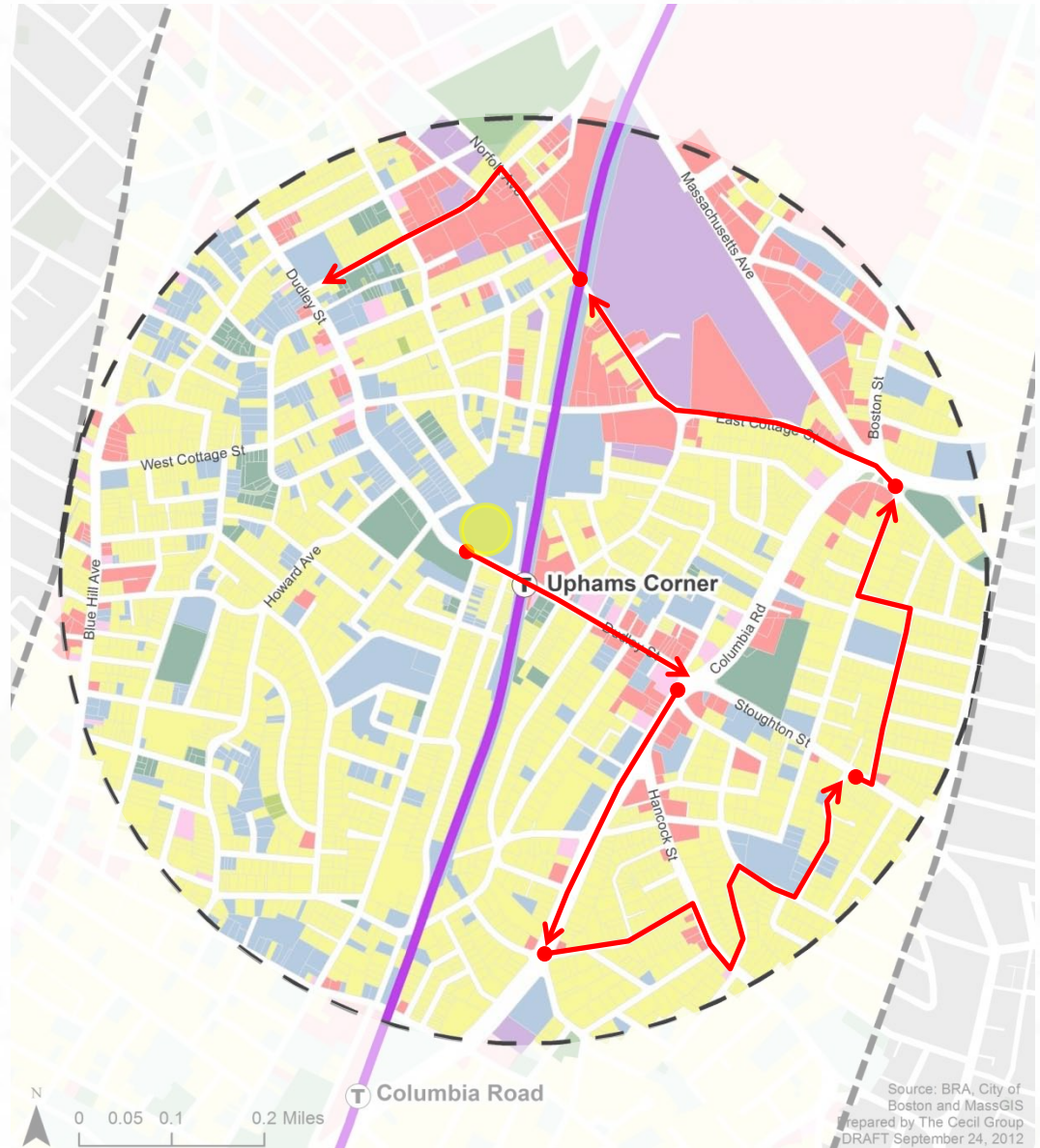
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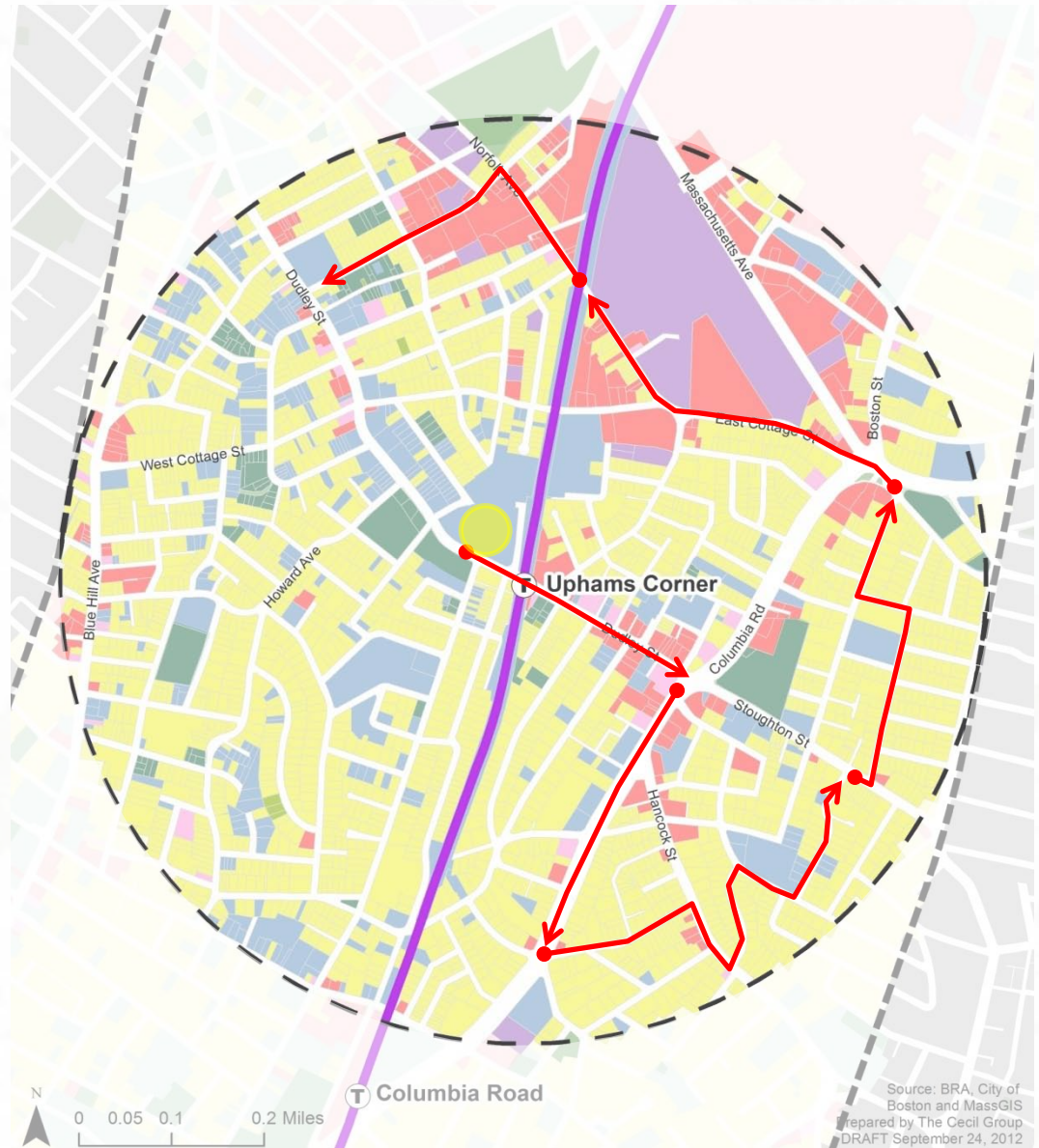


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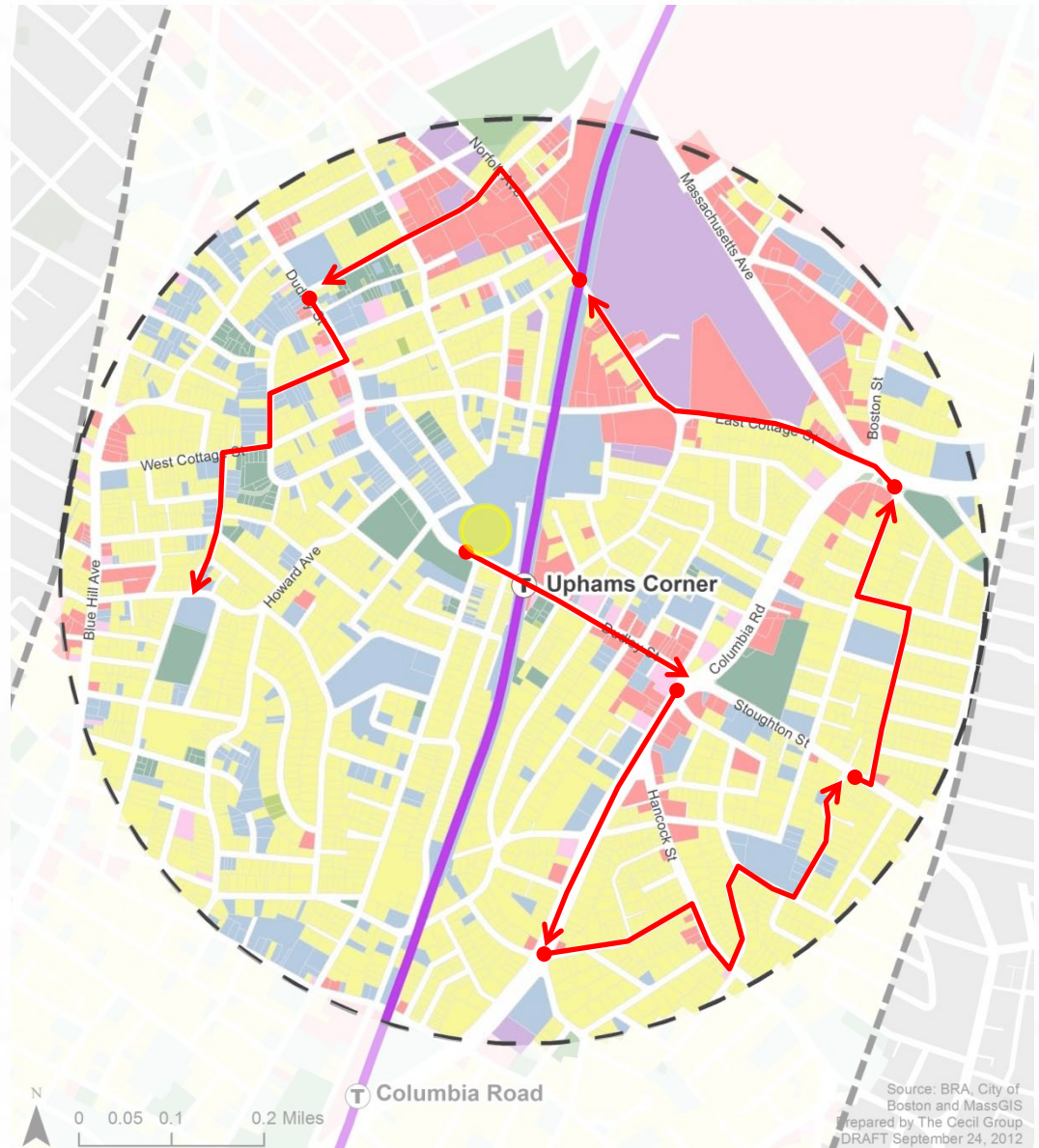


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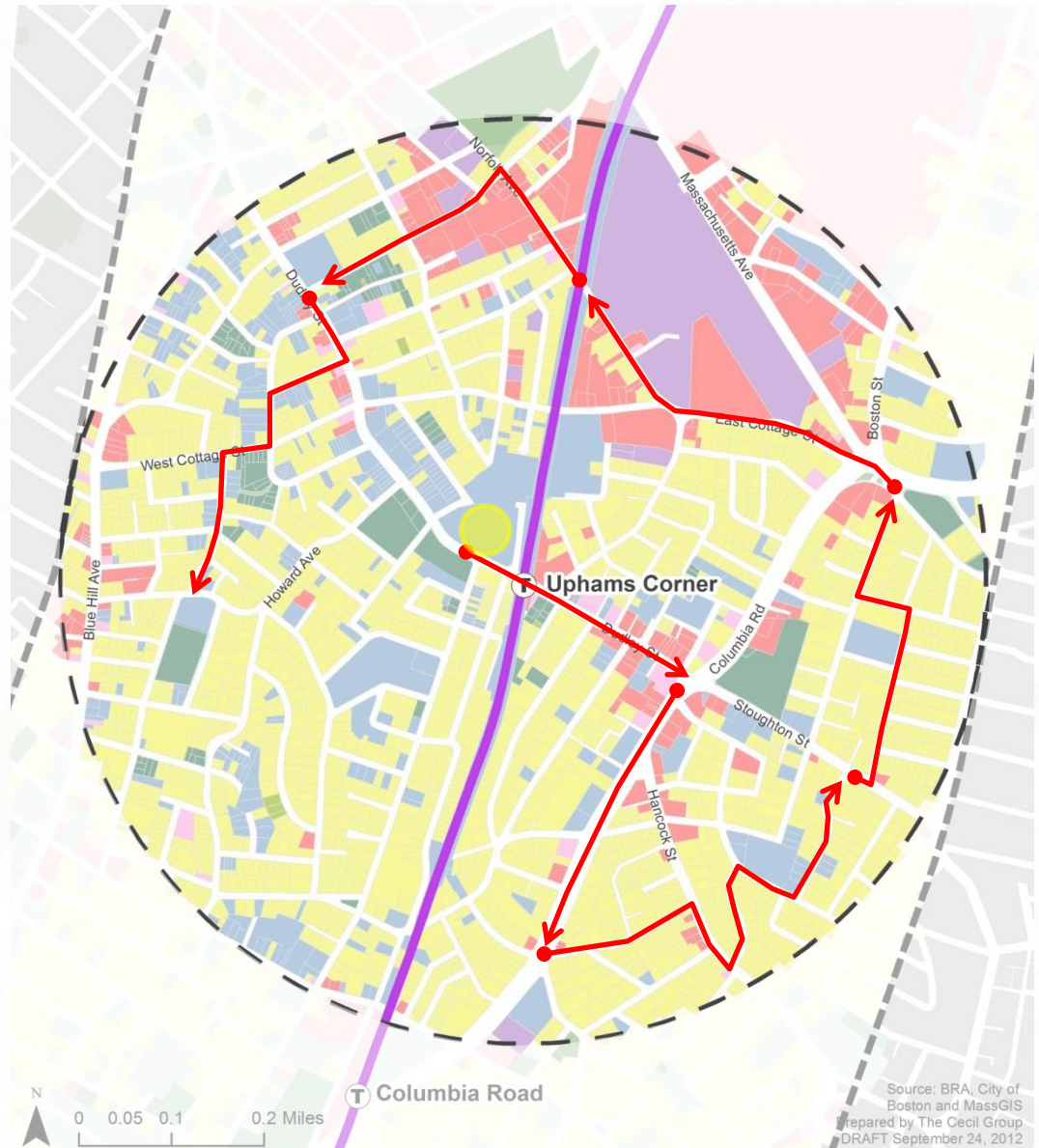
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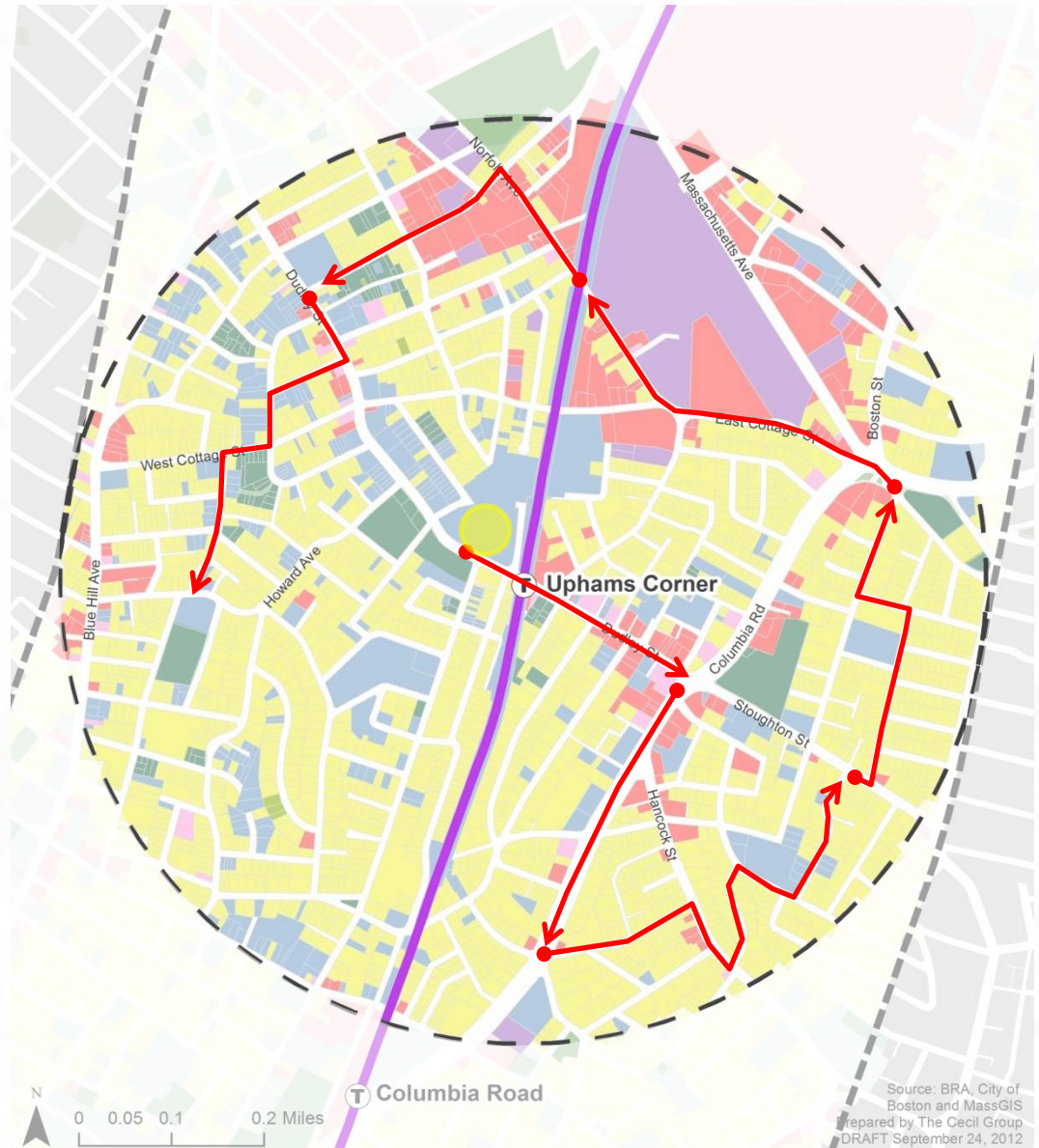
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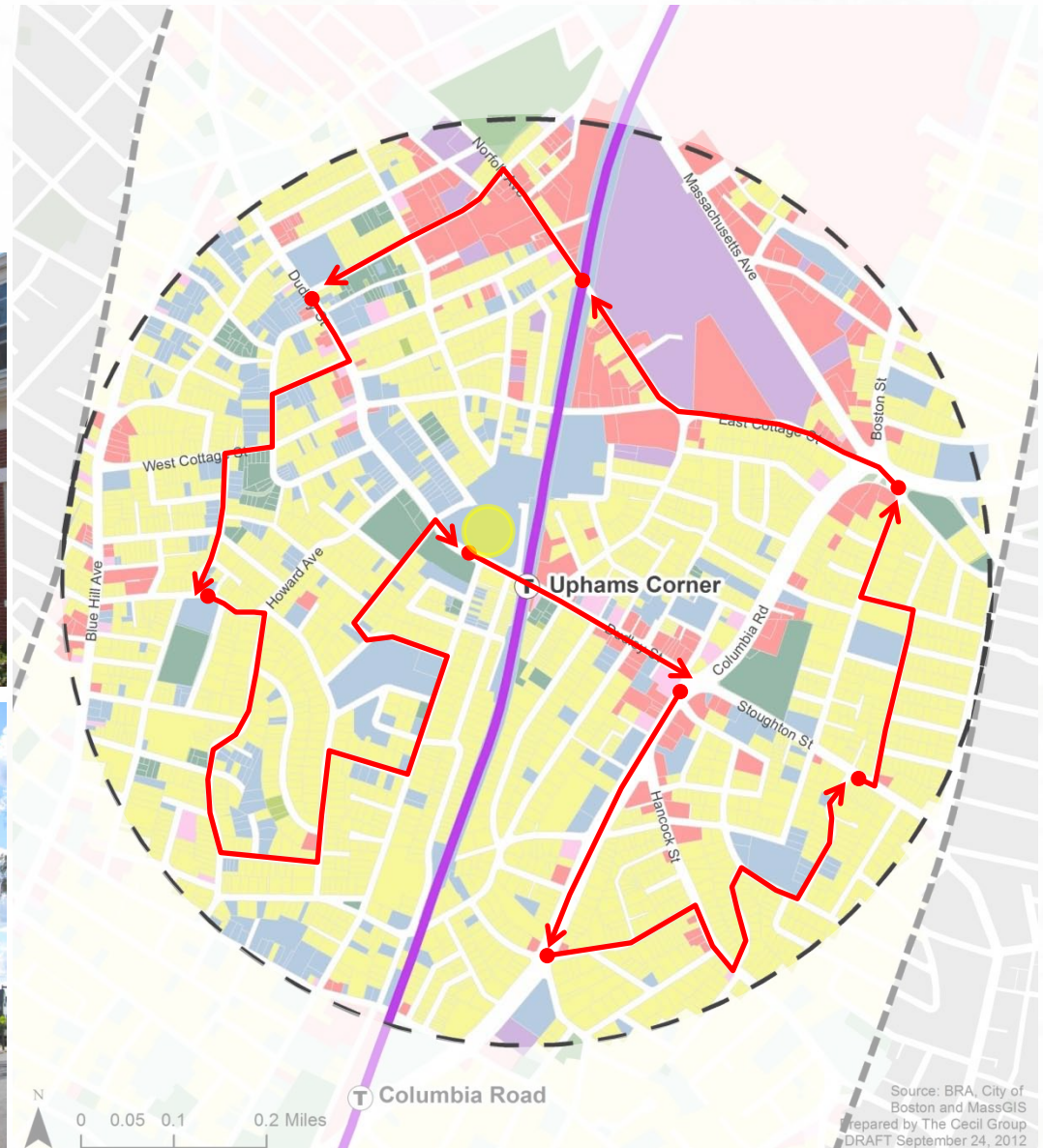
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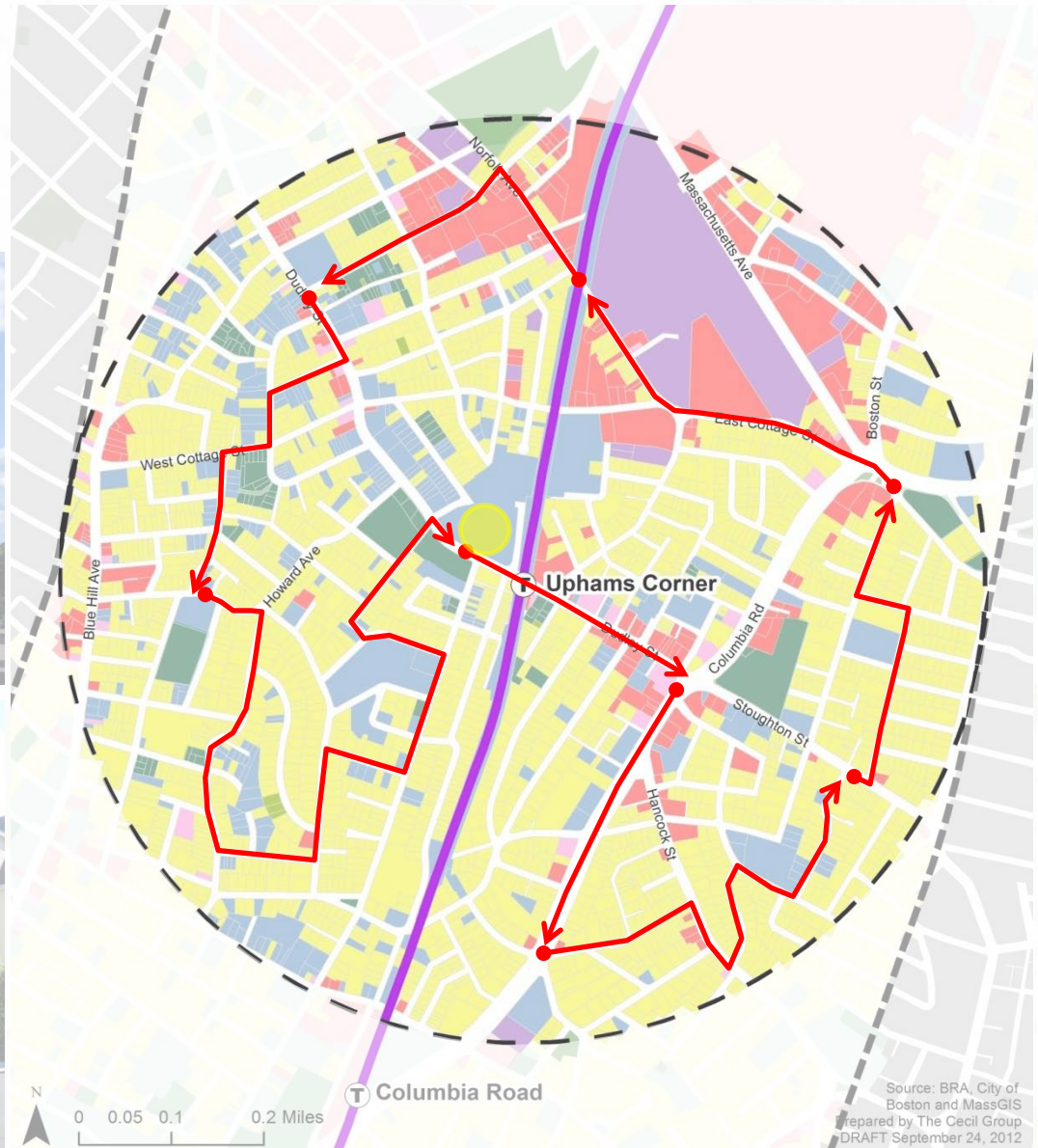
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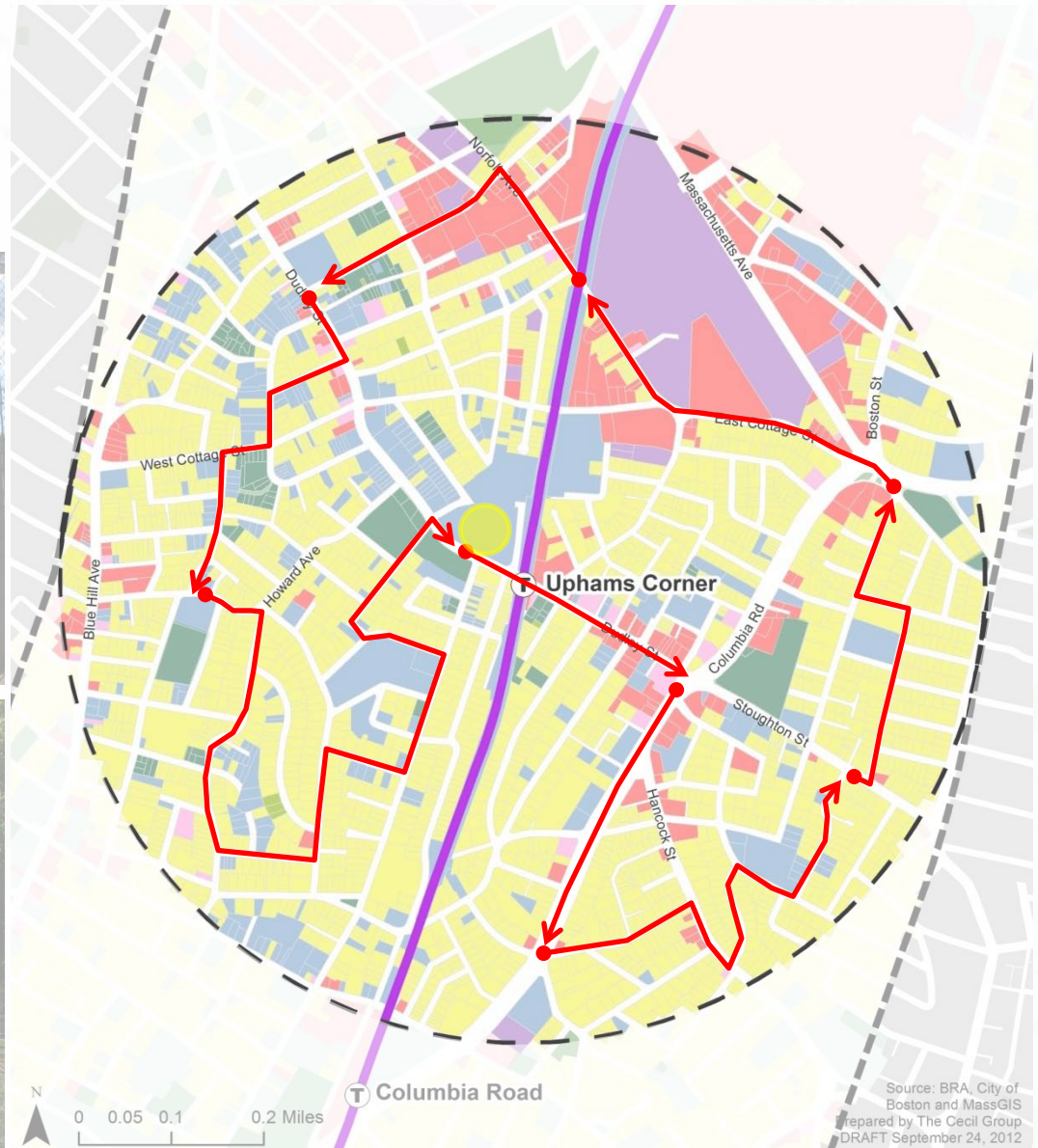
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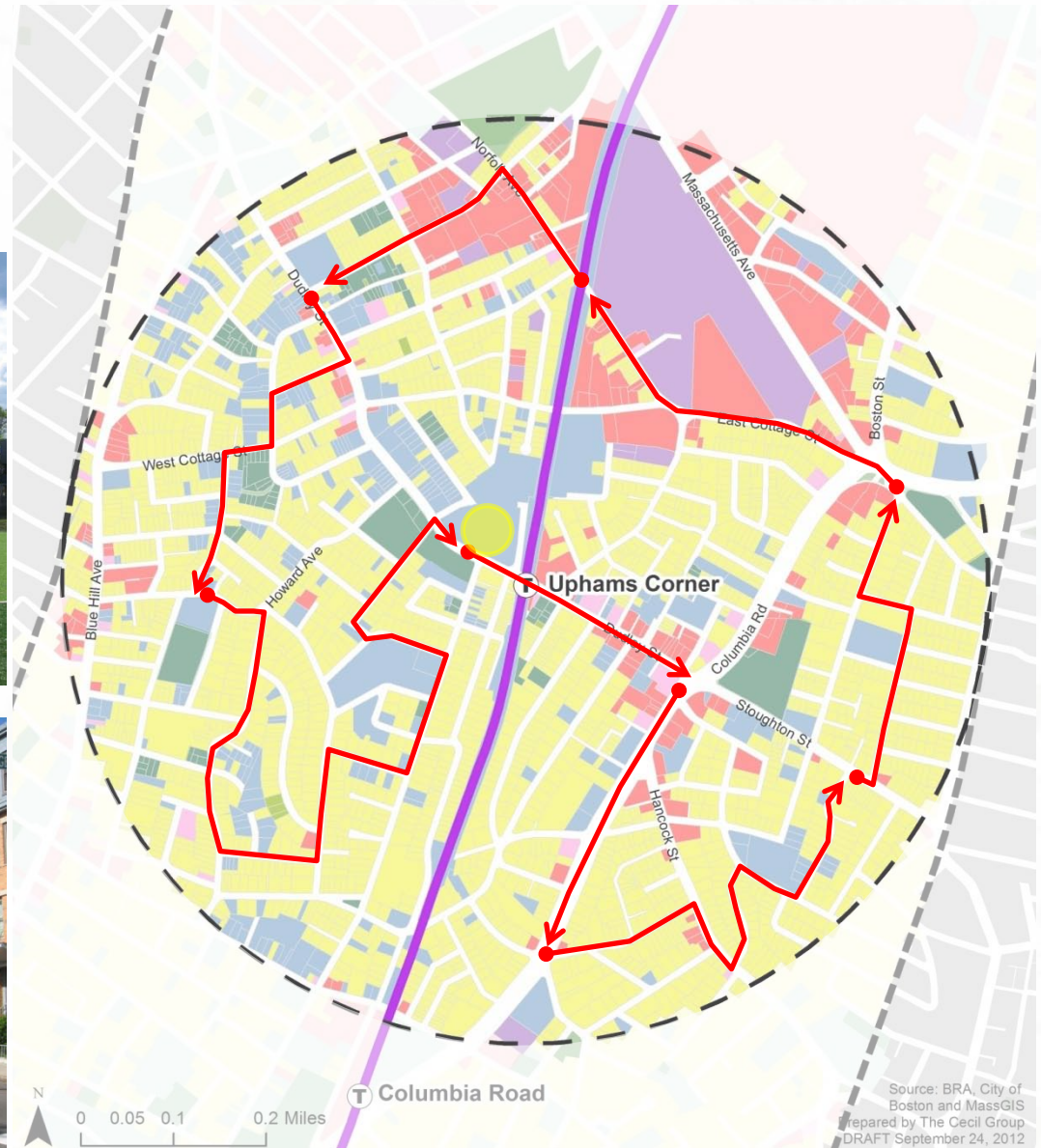
Upham's Corner Existing Conditions

“Walking Tour”



Upham's Corner Existing Conditions

“Walking Tour”



Upham's Corner Existing Conditions

Distinct Places



Community Forum

Agenda:

1. Meet & Greet
2. Introduction
3. Guest Speaker
4. Virtual Corridor Tour
5. Presentation to Identify Themes
6. Break-out Discussion Groups/Report Back
7. Lunch Presentation
8. Conclusion



MAYOR THOMAS M. MENINO INVITES YOU TO THE
FAIRMOUNT INDIGO
PLANNING INITIATIVE
COMMUNITY FORUM
BUILDING NEW CONNECTIONS TO YOUR NEIGHBORHOOD

Saturday, November 17, 2012
8:30am-12:30pm

Please join us in the conversation about connecting the communities along the Fairmount Corridor to economic opportunities, jobs, transit, and housing. We need your voice to help develop a vision for the future.

★ Childcare ★ Food ★ Prizes

Salvation Army Kroc Community Center
650 Dudley Street
Dorchester, MA 02125

★ Translation services available upon request



fairmountindigo.org
617.918.4434

 **Investing**
in our neighborhoods

 **Improving**
infrastructure

 **Increasing**
access to transit, housing,
jobs, and open space

 **Invigorating**
our community

Upham's Corner Community Visioning Discussion

Potential Agenda:

1. Meet & Greet
2. Introduction
3. Presentation to Identify Themes
4. Break-out Discussion Groups/Report Back
5. Conclusion

Upham's Corner Community Visioning Discussion

Promotion Strategy:

- Flyers
- Translations
- Media (Newspapers, radio, websites, etc.)
- Outreach

Upham's Corner Community Visioning Discussion

Upham's Corner Stakeholders:

Project RIGHT

Upham's Corner Main Street

UCWNA (Upham's Corner West Side)

Upham's Corner Improvement Association

Annapolis Civic Association

Eastman Elder Neighborhood Assoc.

Jones Hill Civic Assoc.

Hancock Civic Assoc.

Groom Humphrey Civic Assoc.

Bird Street Community Center

Quincy/Geneva CDC

DSNI

Dorchester Bay EDC

Elected Officials

City of Boston Resources

MAPC

Fairmount Indigo
PLANNING INITIATIVE



The Cecil Group Team

The Cecil Group • HDR • Byrne McKinney & Associates • McMahan Associates • Bioengineering • SAS Design • Shook Kelley

Upham's Corner Community Visioning Discussion

Upham's Corner Stakeholder Meeting Dates

Today < > January 2013							Day	Week	Month	4 Days	Agenda	More ▾	⚙
Sun	Mon	Tue	Wed	Thu	Fri	Sat							
30	31 New Year's Eve	Jan 1 New Year's Day	2	3 UCMS Design	4	5							
6	7 ★	8 Dorchester EDC UCWNA	9 DSNI Board Jones Hill	10 UCMS ER	11	12 ★							
13	14 ★	15 UCMS Board	16 ★	17 UCMS Eastman Elder Hancock Cive	18	19							
20	21 Martin Luther King, Jr's Day	22	23	24 DSNI Committee Annapolis	25	26							
27	28	29	30	31	Feb 1	2 Groundhog Day							

★ = Potential 1st Community Meeting Date

Next Steps

1. Upham's Corner Community Visioning
2. Next Meeting

FAIRMOUNT INDIGO PLANNING INITIATIVE

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

Upham's Corner Working Advisory Group (WAG) Meeting #3

Wednesday, October 24th

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

