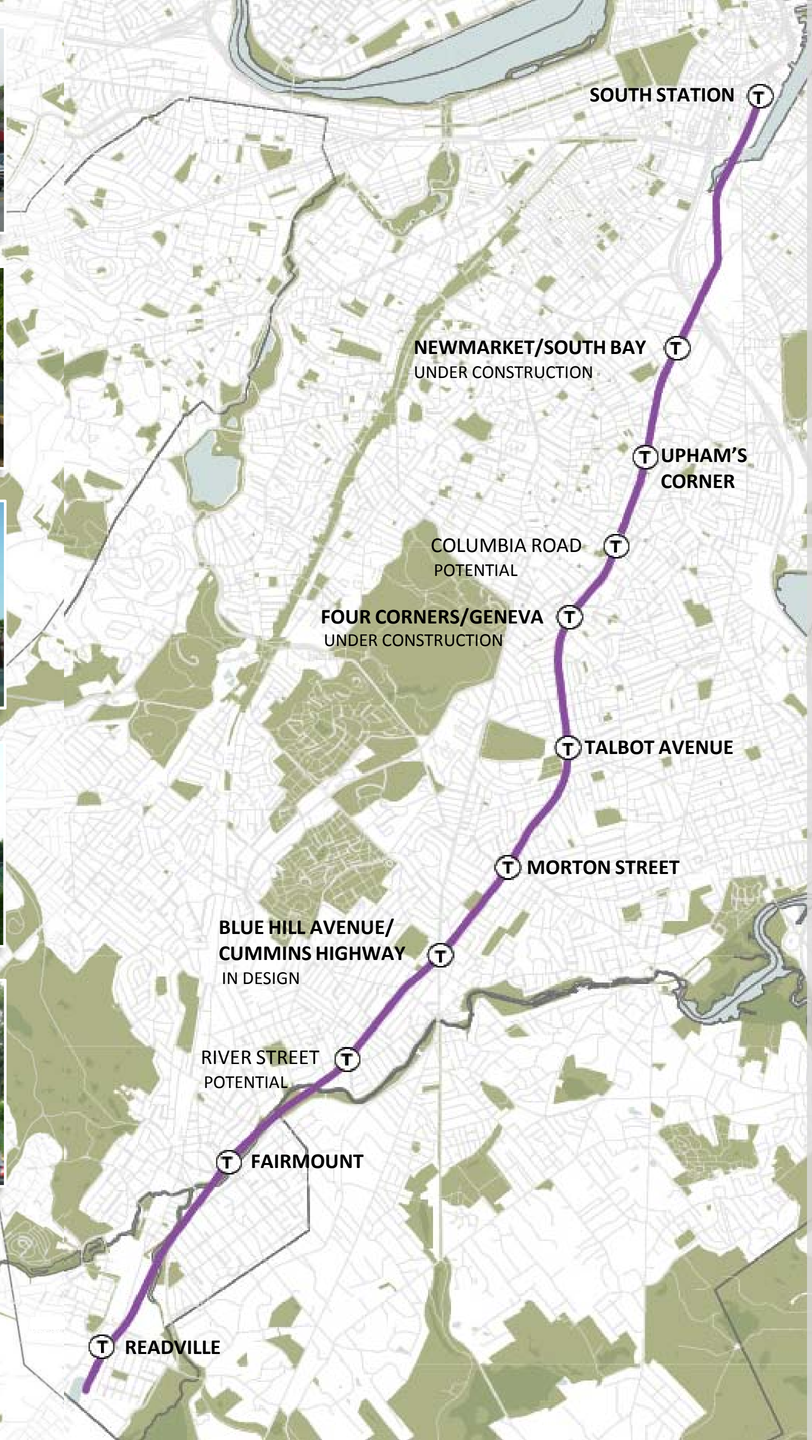


Fairmount Indigo
Planning Initiative

Upham's Corner Working Advisory Group (WAG) Meeting #5

Wednesday, January 23rd

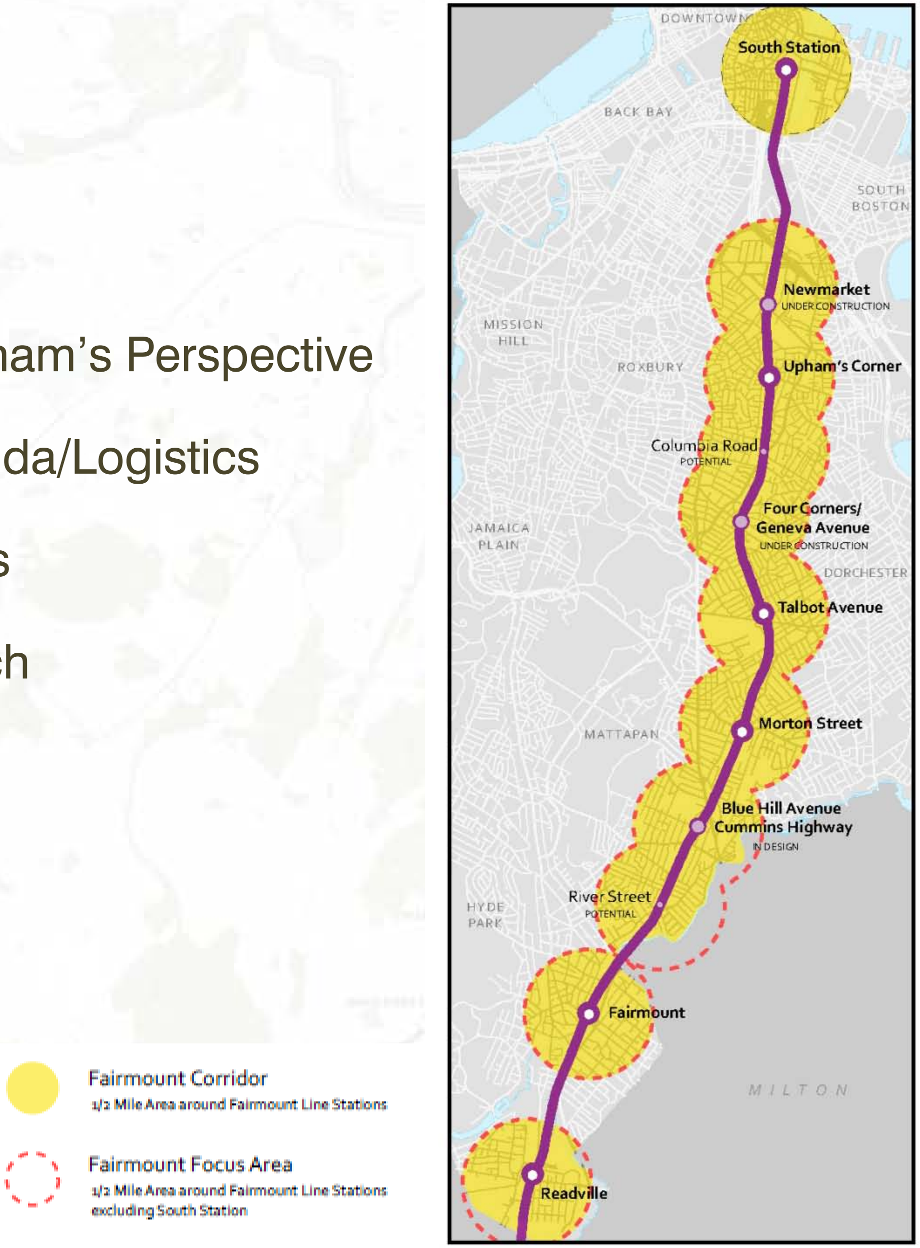
Prepared by:

The Cecil Group Team

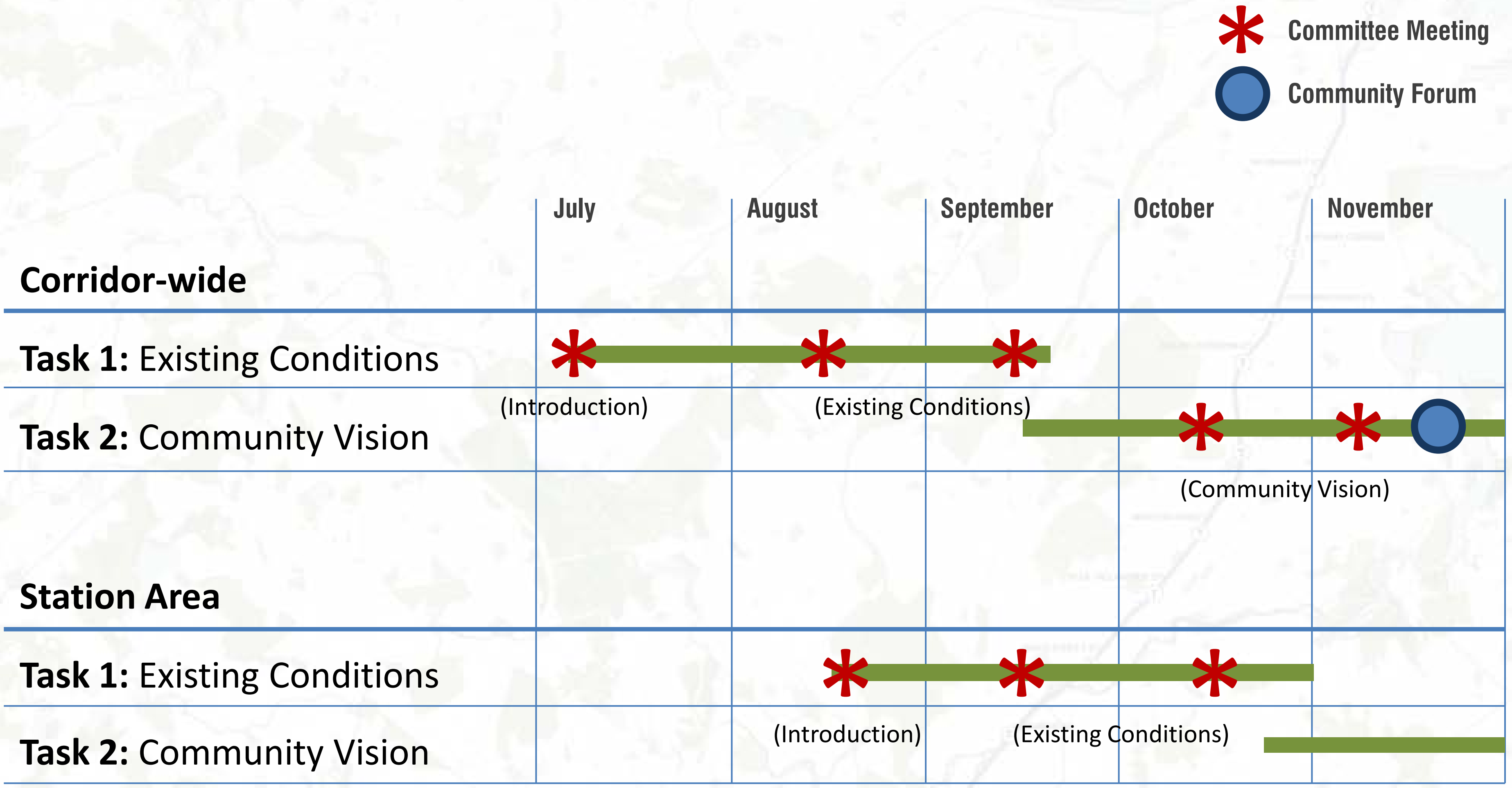
The Cecil Group
HDR Engineering, Inc.
Byrne McKinney & Associates, Inc.
McMahon Associates
Bioengineering
SAS Design, Inc.
Shook Kelley

Agenda

1. Welcome and General Items
2. Update on Corridor Context – Upham's Perspective
3. Overview of Visioning Forum Agenda/Logistics
4. Visioning Forum Discussion Topics
5. Upham's Visioning Forum Outreach
6. Real Estate Analysis Introduction
7. Next Steps



Update on Corridor Context



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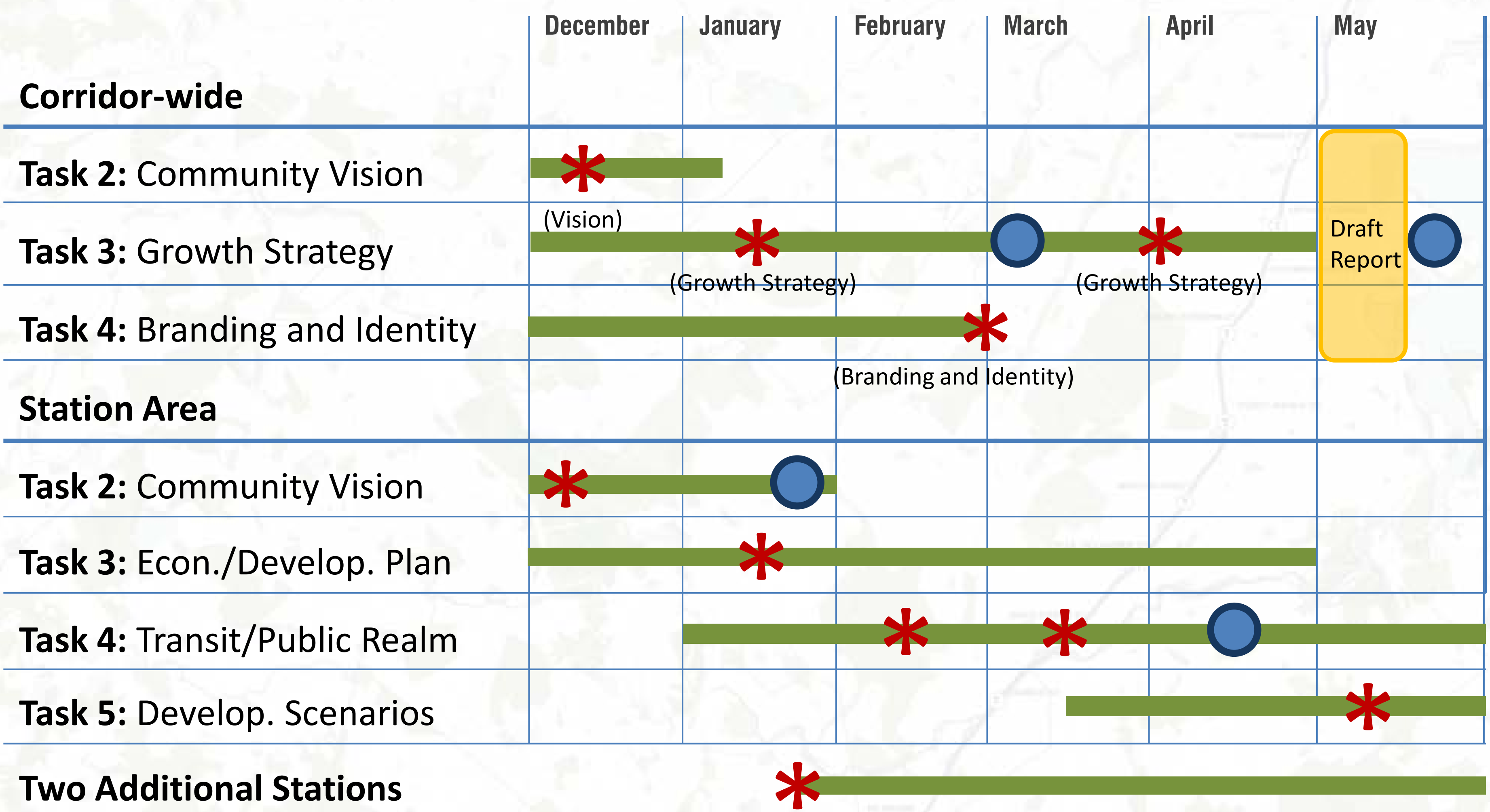


Update on Corridor Context
Synthesizing a Vision

Transit Equity

The Fairmount Indigo Planning Initiative (FIPI) advocates for the long term integration of the Fairmount Indigo Corridor with the rapid rail network of Boston in terms of fare structure, transfers, frequency, hours of operation and additional stations. The Fairmount Indigo Corridor has a strong history of advocacy for transit to provide equitable access to the Corridor community. Results of the history of advocacy include the continuation of service originally intended to be temporary, the improvement of existing stations and construction of new stations. The advocacy for integration with the rapid rail system will continue with this planning effort and into the future. Improving equitable access to the Corridor will likely follow a pattern of incremental successes, such as a next step of service levels equal to other commuter lines. This planning process is based upon the current conditions of transit in the Corridor while anticipating an expanded role of rail in the future.

Economic Development	Housing	Land Use	Transportation	Public Realm	Quality of Life
Enhanced access and connection to new opportunities	*Increased opportunity for transit-oriented development, including displacement prevention*	*Improved relationships between locations of jobs, services, housing and transit*	*Strengthened multi-modal transit network with reduced trip times*	*Improved access to station areas and surrounding neighborhoods*	*Enhanced connections to arts, recreation activities, healthy food and community support*

Update on Corridor Context

Corridor-wide Scale:
Branding, vision

Corridor Identity

Culturally rich residential neighborhoods, served by corridor Main Streets and village centers, book-ended by vital job centers

Corridor-wide Scale:
economics,
urban design,
sustainability

Corridor-wide Plan
(Comprehensive Corridor Plan)

Diverse collection of station areas and neighborhoods each with a unique set of priorities and characteristics that are cultivated to create synergy in the corridor

Neighborhood Scale:
economics, urban design,
public realm/landscape,
complete infrastructure,
sustainability

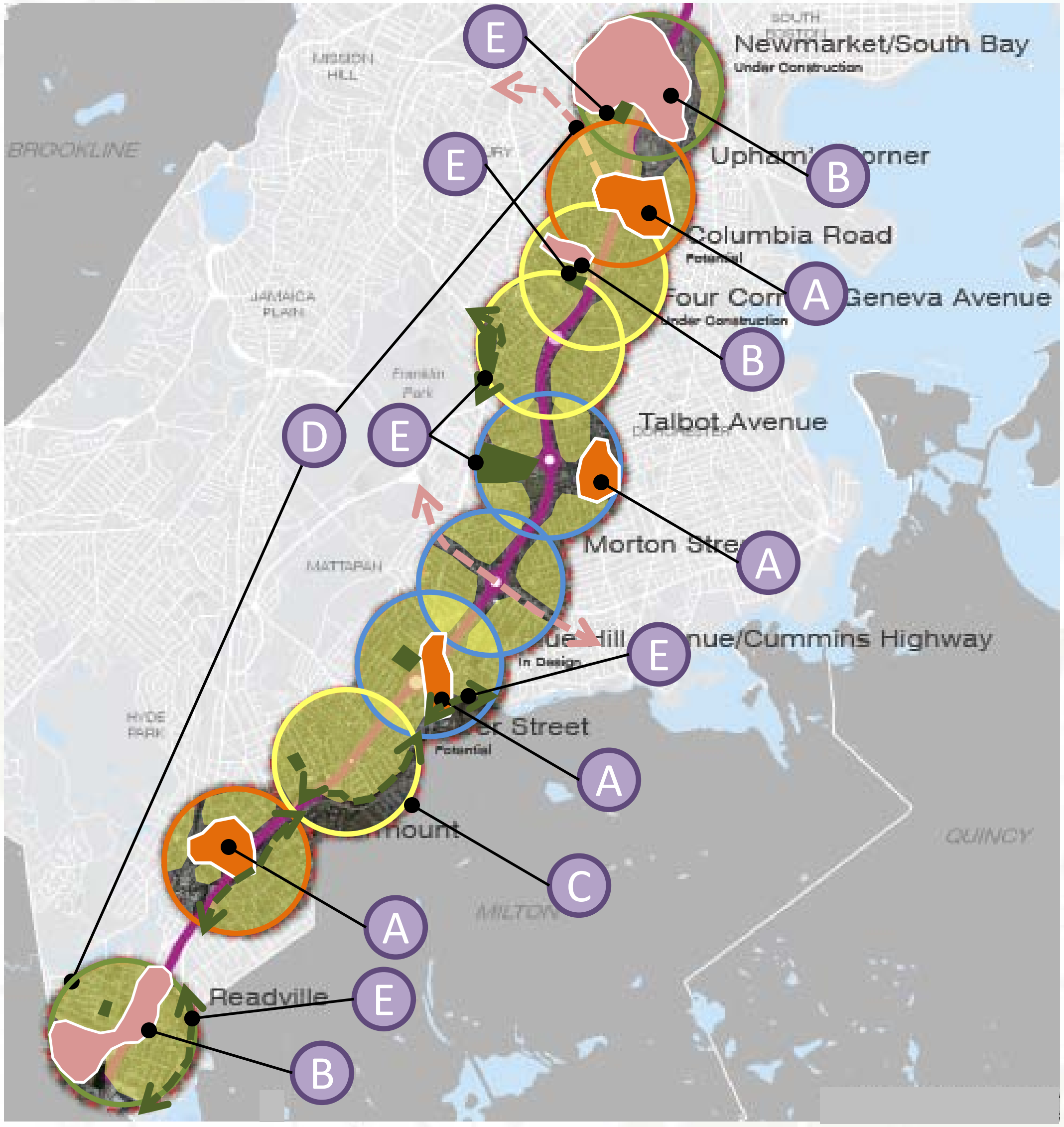
Station Area Plans

Reinforce Upham's Corner as a vibrant commercial village center that is a cultural destination surrounded by active residential neighborhoods

Update on Corridor Context

Overarching Corridor-wide

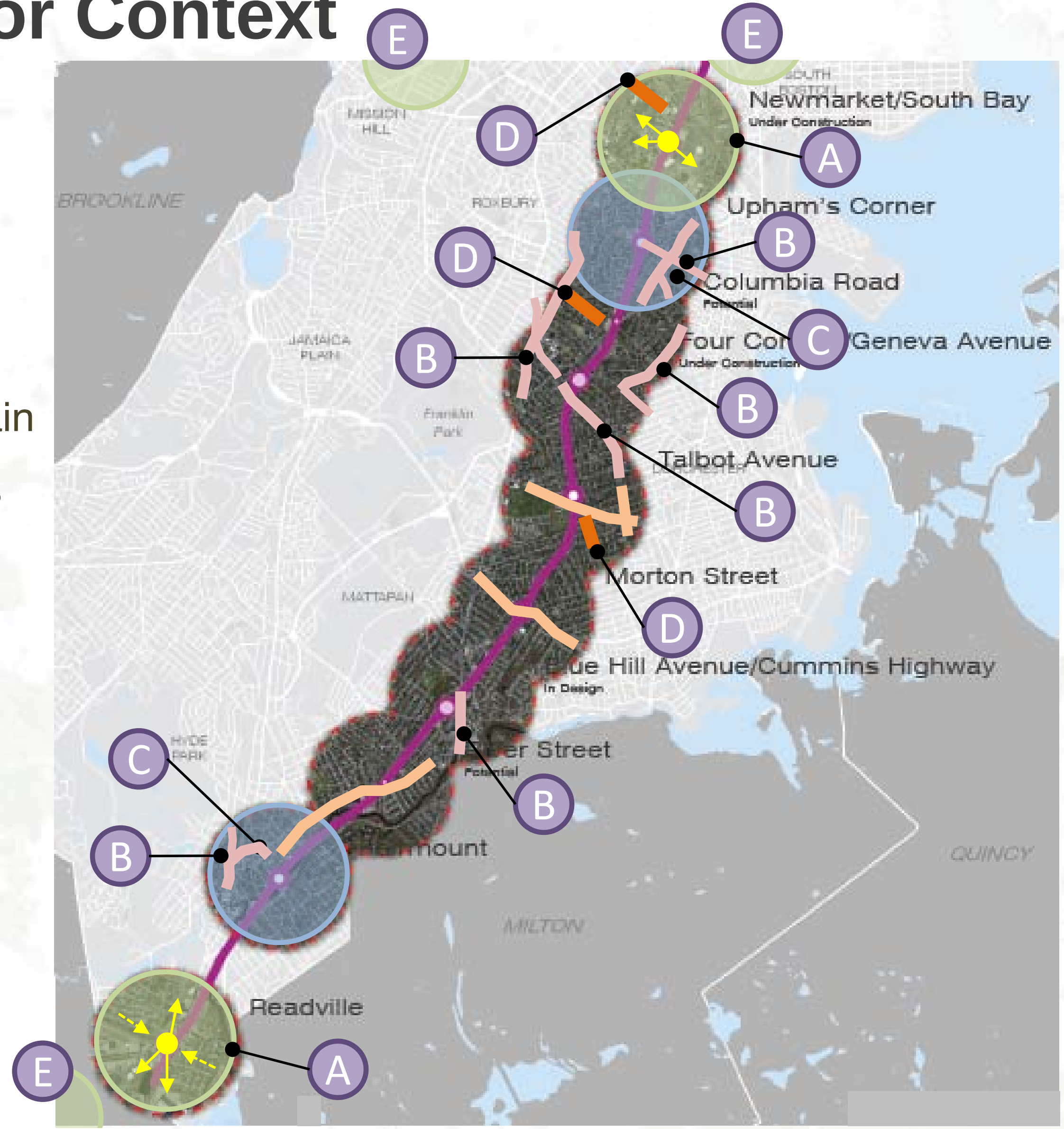
- (A) Walkable and compact urban villages
- (B) Connection to opportunities
- (C) Diverse corridor with distinct station areas
- (D) Balanced mix of residential neighborhoods
- (E) Healthy, sustainable communities with access to open space



Update on Corridor Context

Economic Development

- (A) Strengthen "book ends" as job center anchors
- (B) Connect to and reinforce Main Streets and activity corridors
- (C) Strengthen cultural and commercial destinations
- (D) Integrate training and job incubator clusters
- (E) Enhanced access and connection to new opportunities



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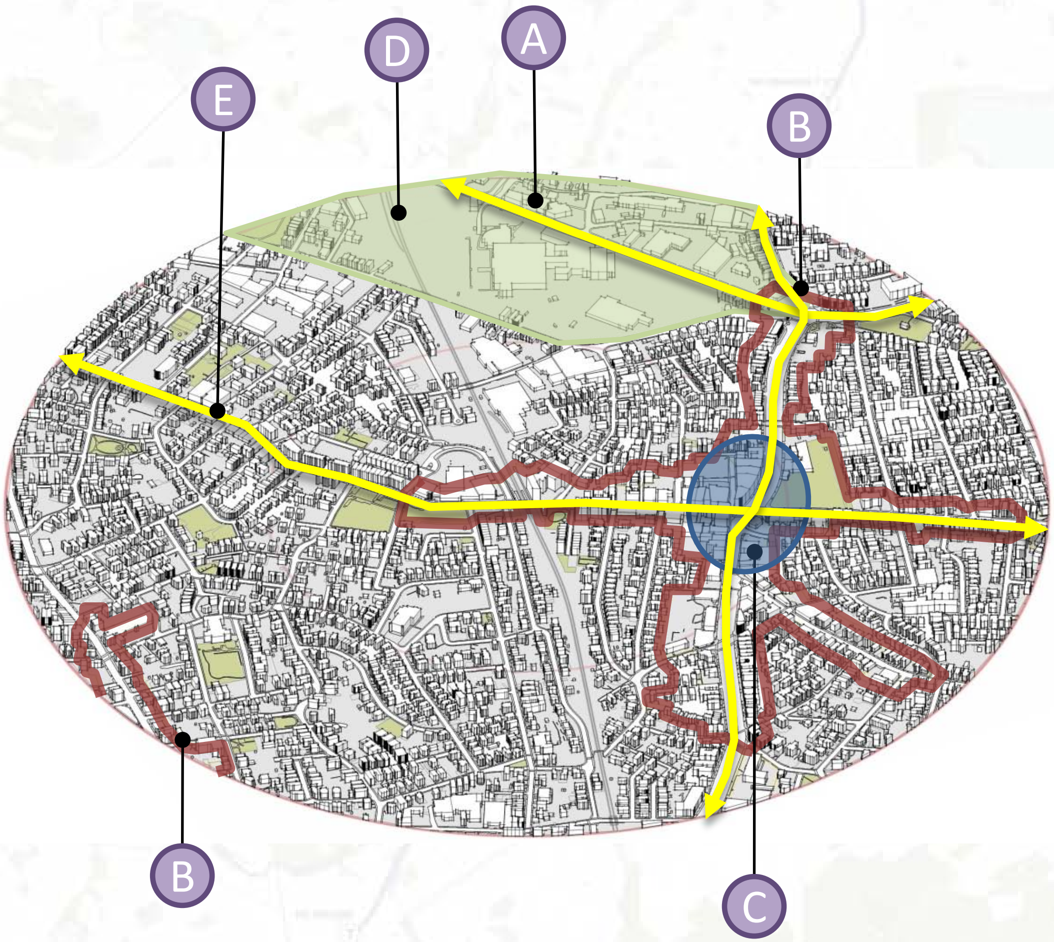
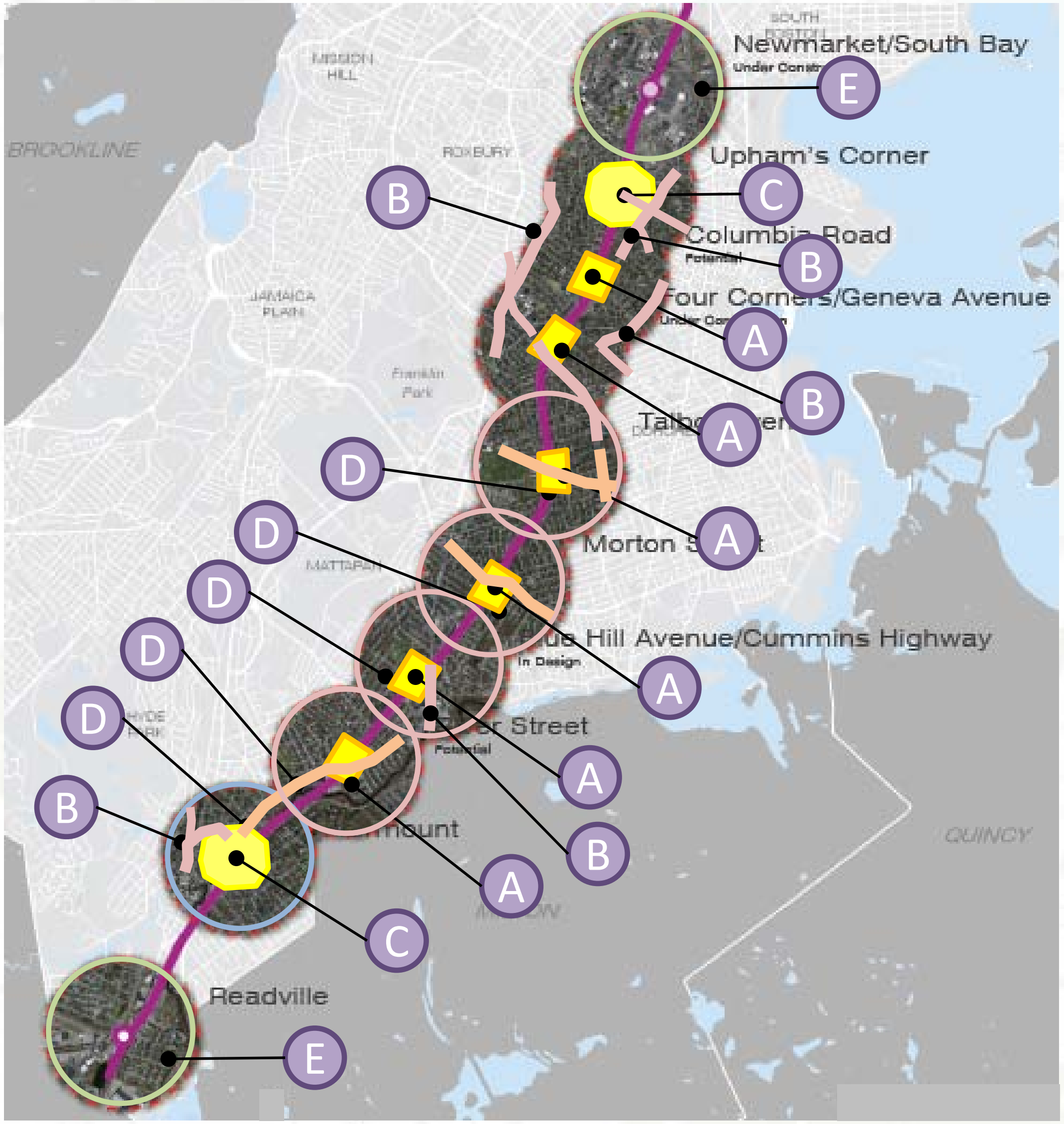


Update on Corridor Context

<u>Housing</u>

- Ⓐ Integrate new residential density at station
- Ⓑ Reinforce residential near Main Street to support activity
- Ⓒ Reinforce residential near cultural center
- Ⓓ Conversion of parcels for residential opportunities
- Ⓔ Limited expansion of existing housing



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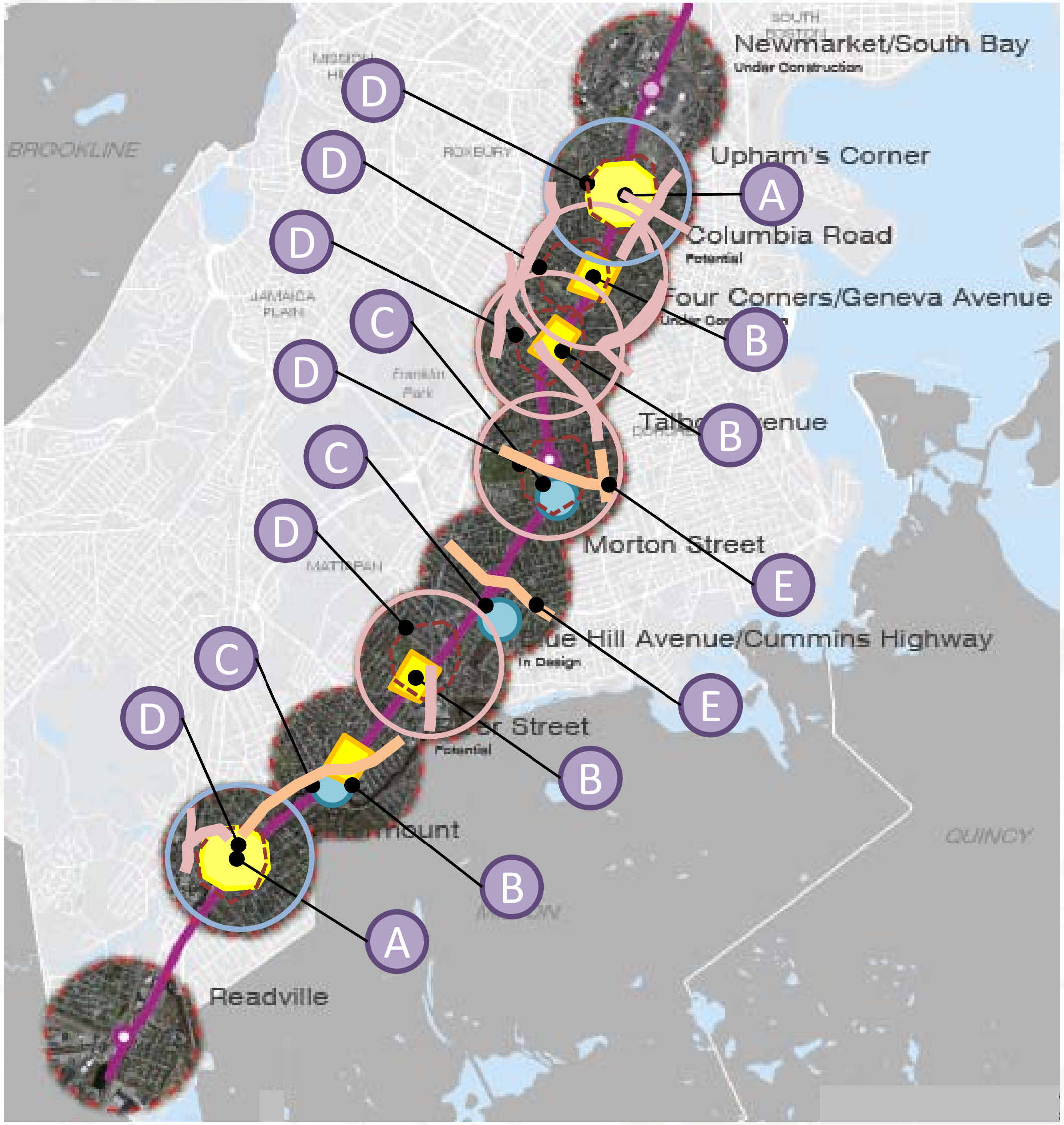
- (C) Reinforce residential near cultural center
- (D) Conversion of parcels for residential opportunities?
- (E) Limited expansion of existing housing

Update on Corridor Context

Land Use

- (A) Reinforce distinct cultural attractions
- (B) Focus redevelopment at the station area
- (C) Concentrate clustered uses and convert to housing
- (D) Create integrated service clusters
- (E) Focus mixed use and retail at existing activity corridors



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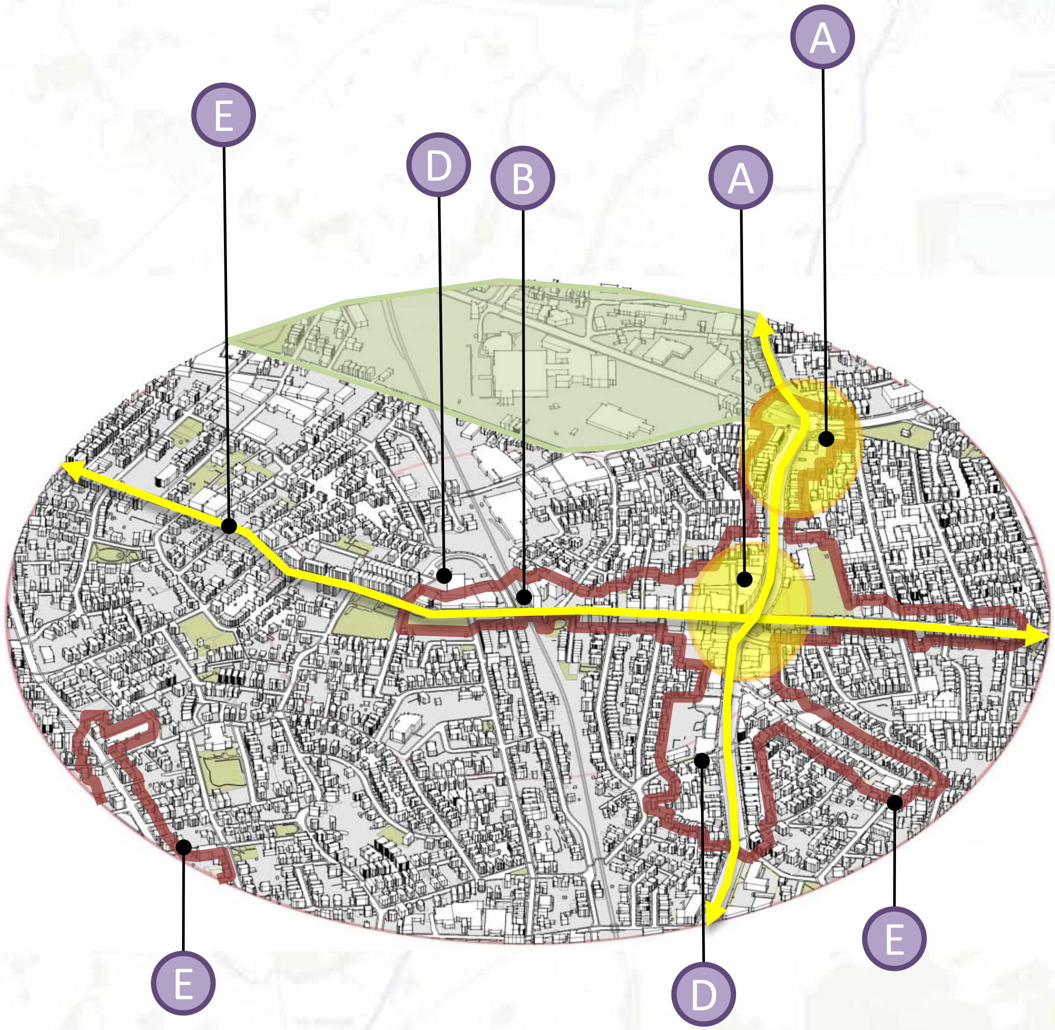
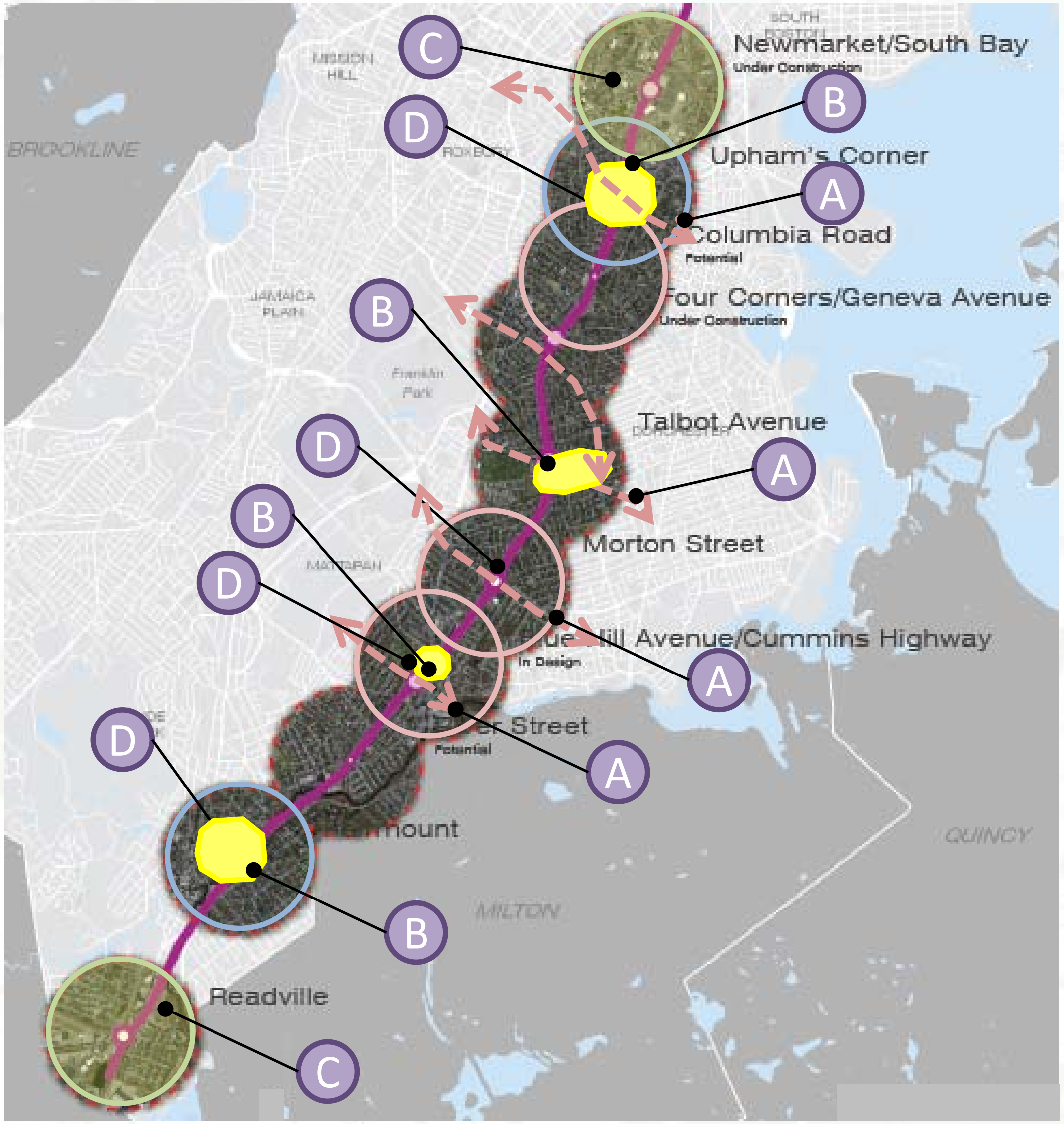


Update on Corridor Context

Transportation

- (A) Enhance cross town connections
- (B) Enhance station connectivity to center of activity
- (C) Reinforce vehicular access and manage parking
- (D) Develop multi-modal hubs at station with rail, bus, bike, and pedestrian connections



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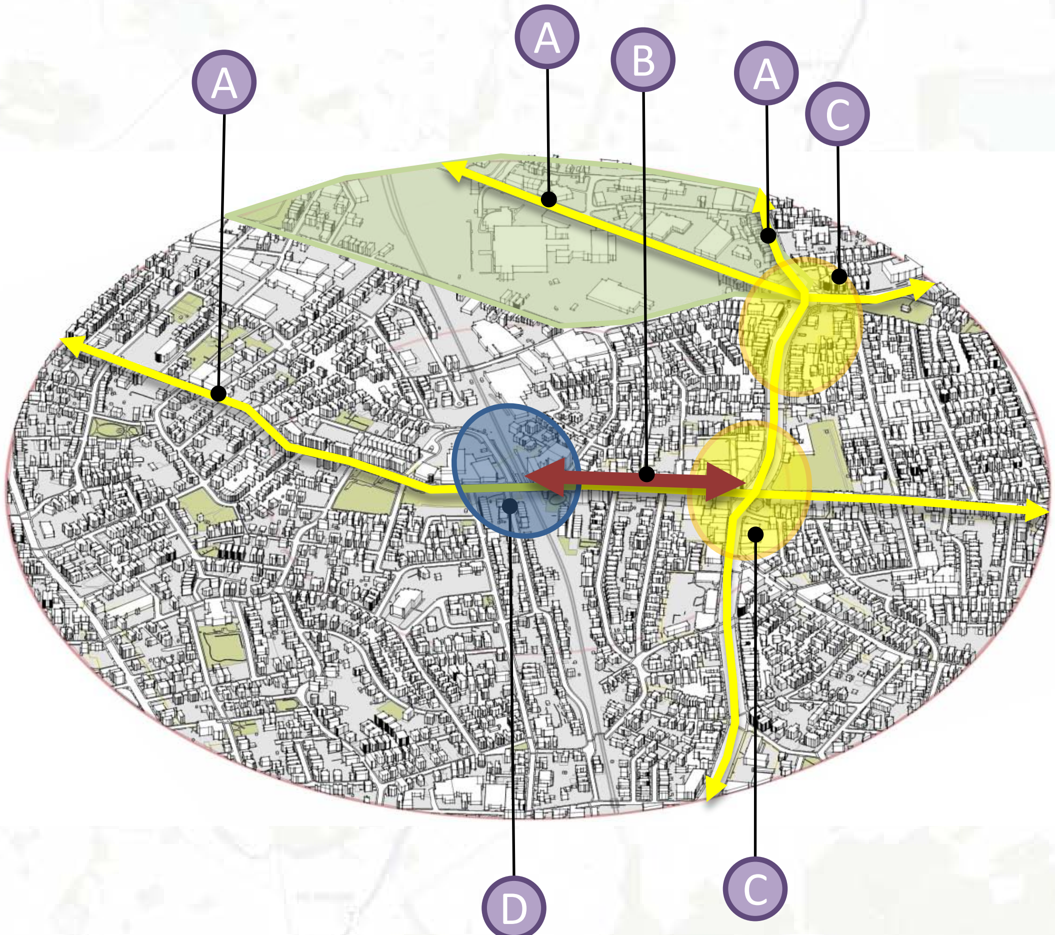
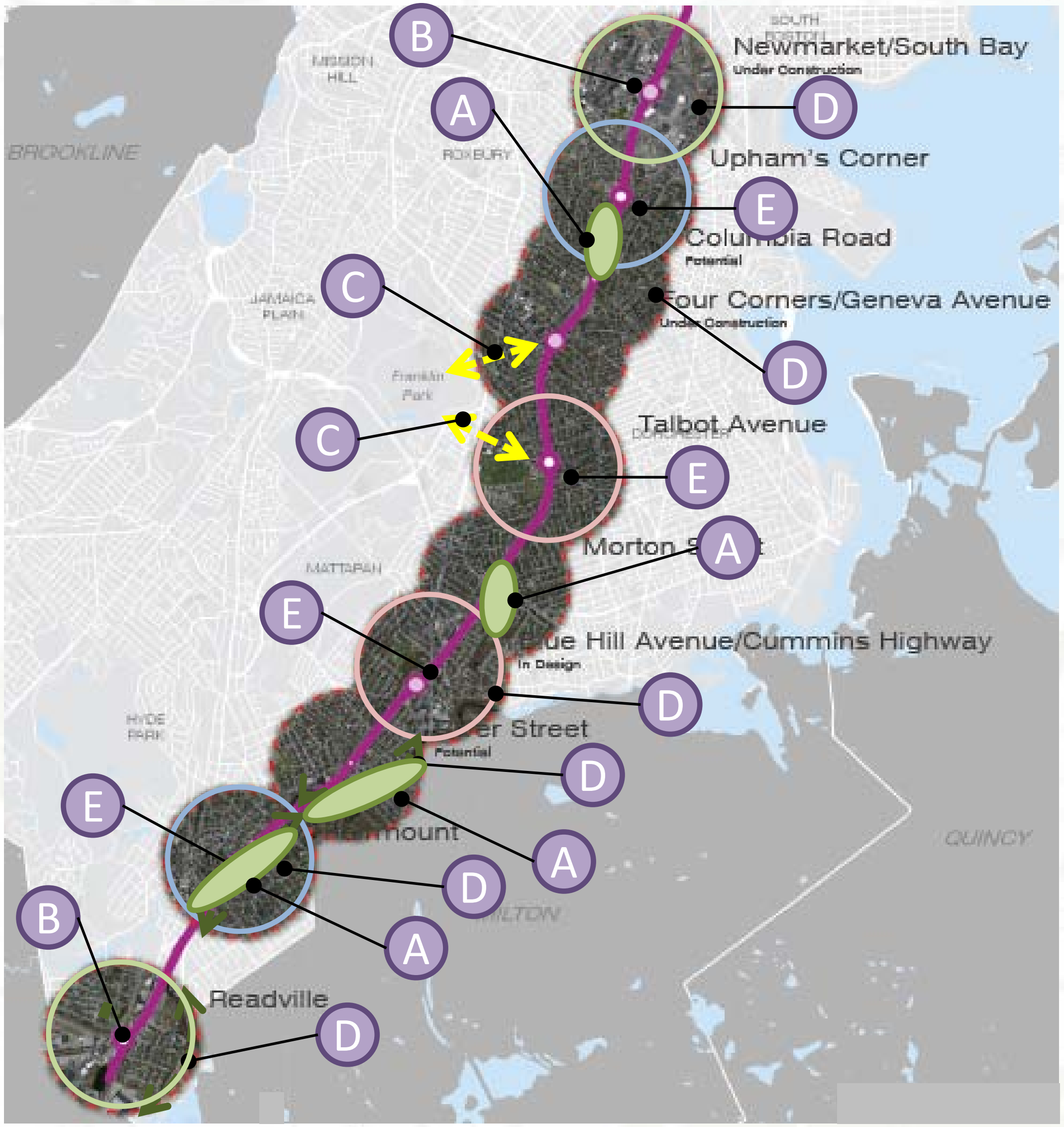


Update on Corridor Context

Public Realm

- (A) Create new open space opportunities linked to stations and development
- (B) Enhance connections to train station
- (C) Enhance access to existing open spaces
- (D) Reinforce recreational access with bicycle routes
- (E) Enhance pedestrian connections between centers of activity



Update on Corridor Context

Public Realm

- **A** Create new open space opportunities linked to stations and development
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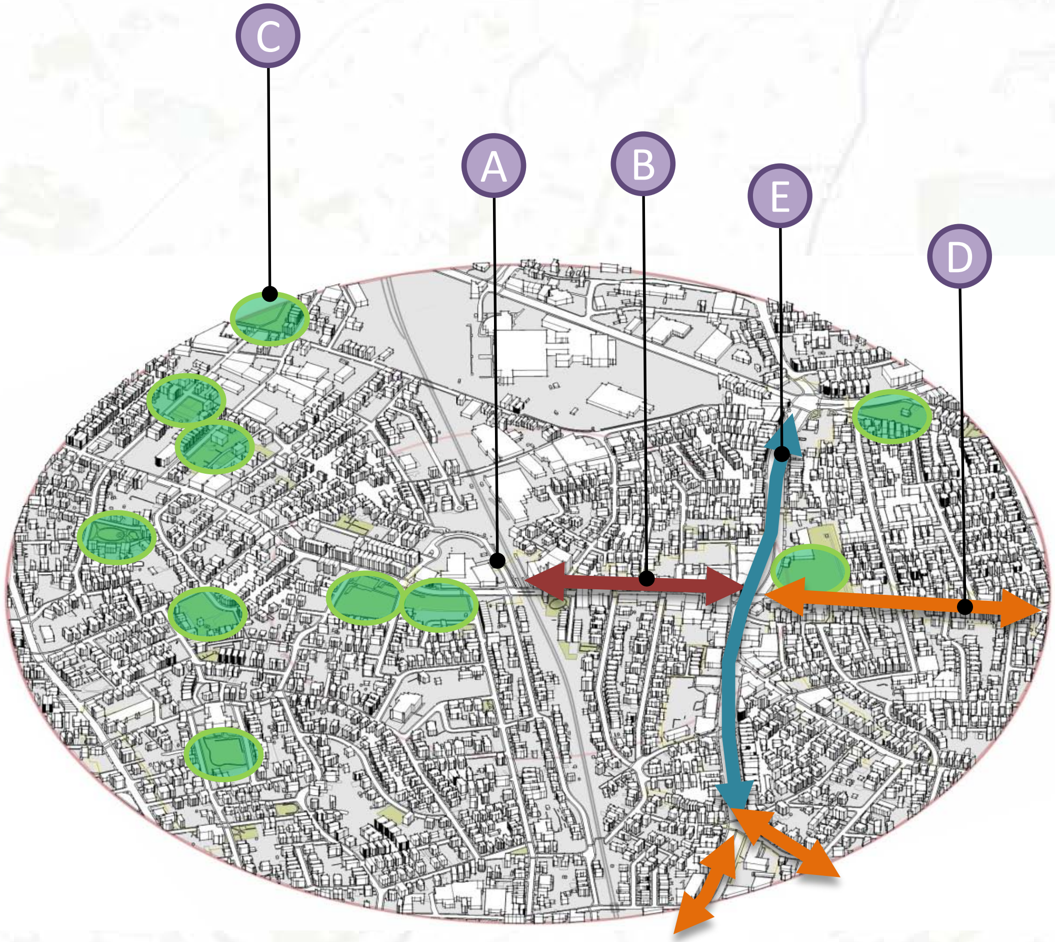
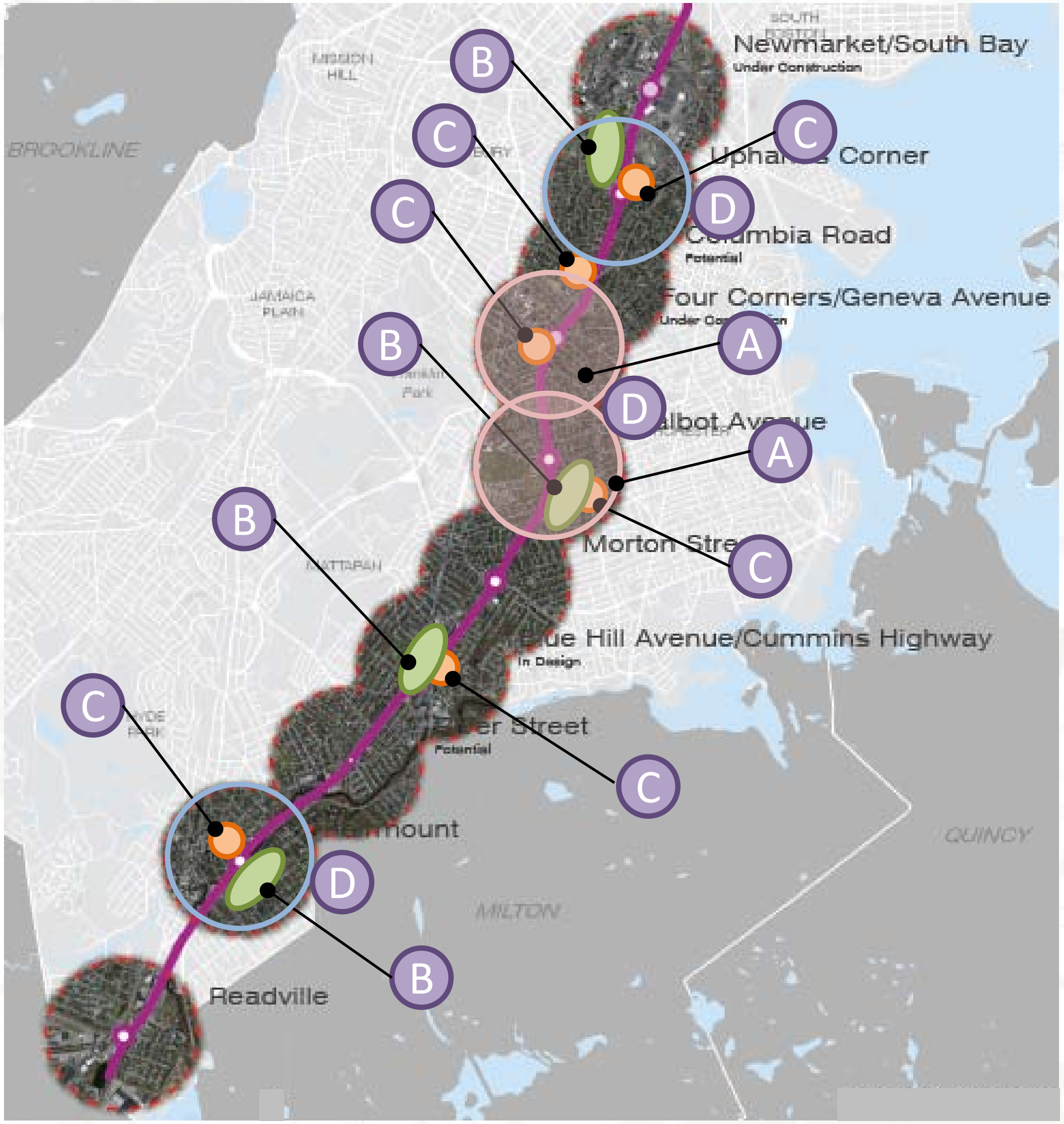


Update on Corridor Context

Quality of Life

- (A) Address corridor identity and perception for residents and others
- (B) Develop urban agriculture and healthy food opportunities
- (C) Reinforce community center, daycare and service-resource clusters
- (D) Embrace diverse cultural identities



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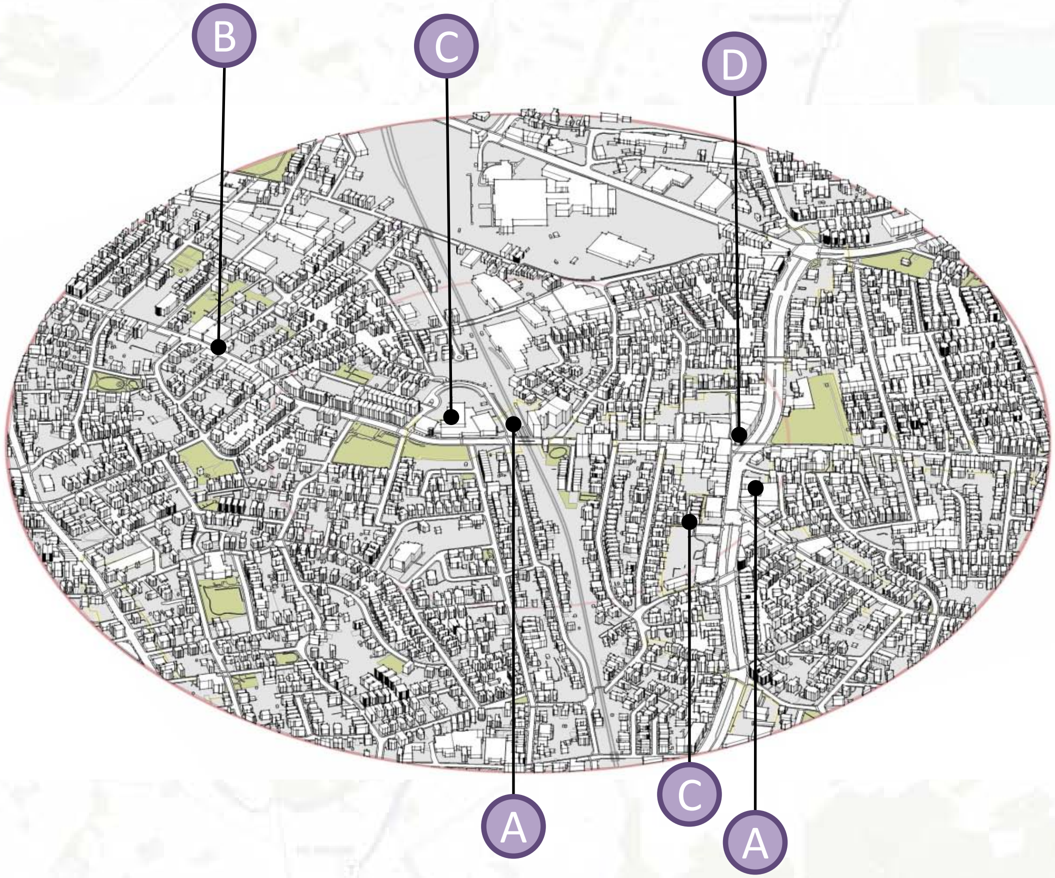


Update on Corridor Context

Selection Criteria for Two Additional Stations

1. Representative of diverse corridor characteristics
2. Ability to build momentum on current activity
3. Opportunity to leverage City policies and owned land
4. Availability of potential development parcels
5. Potential synergy with Main Street efforts
6. Ability to engage diverse corridor communities

Update on Corridor Context

Application of Selection Criteria

Overview of Visioning Forum Agenda/Logistics

9:30AM Sign-in/Coffee

- Name tags with street name
- Word association handouts

10:00 – 10:55AM Presentations

- WAG Co-chair welcome/introduction
- Resident/business station area "tour"
- Upham's context from consultant team
- Interactive question and answers

11:05 – 11:35AM Break-out Session 1 – Issues and Opportunities

11:35 – 11:50 Lunch

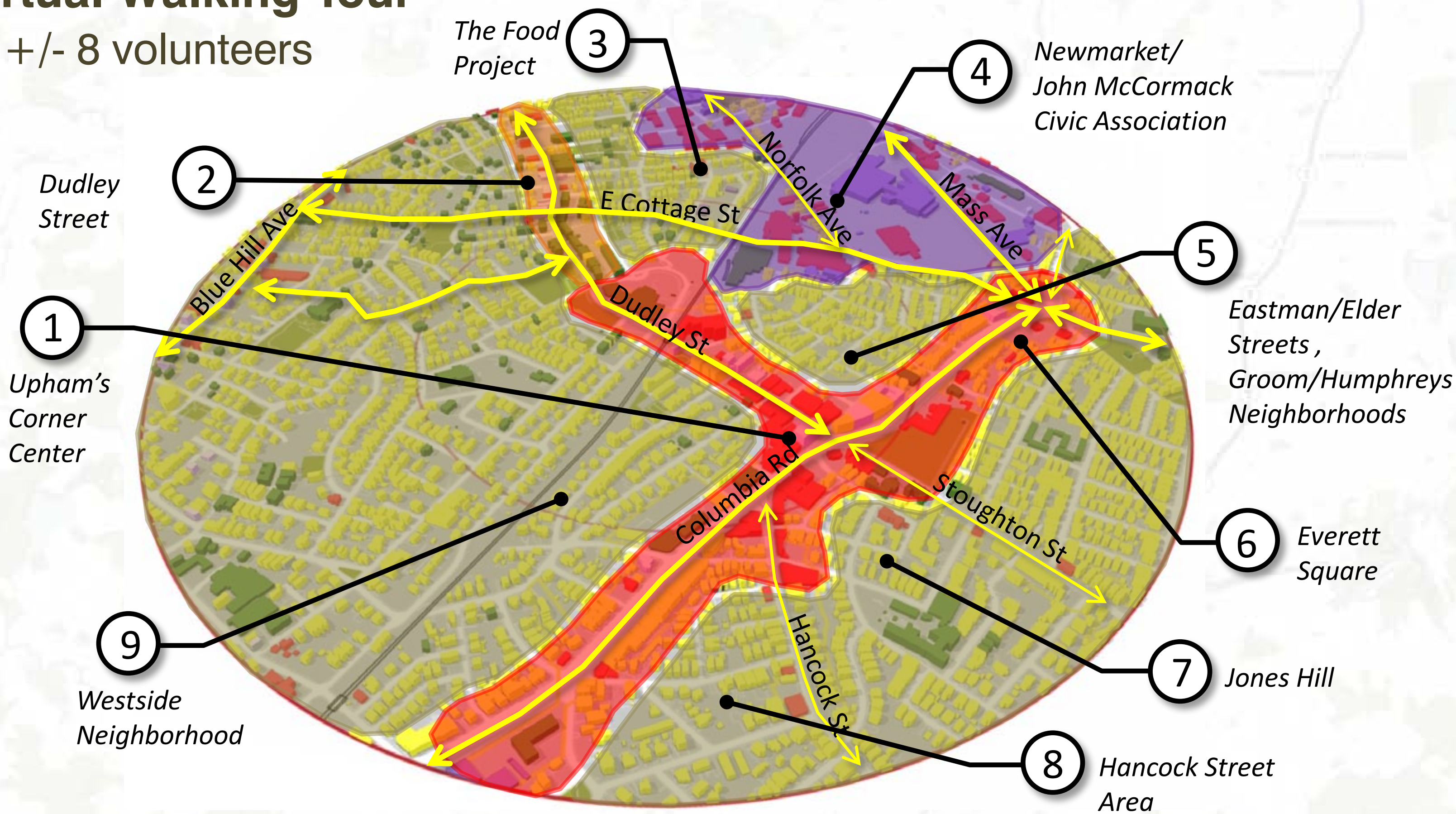
11:50 – 12:35PM Break-out Session 2 – Shared Vision and Priorities

12:35 – 12:45PM Concluding Presentation

Visioning Forum Discussion Topics
Organization of Speaking Volunteers

"Virtual Walking Tour"

- +/- 8 volunteers



Visioning Forum Discussion Topics
Discussion of Interaction Q+A Questions

Interactive Q + A (25 seconds answer, 25 seconds results)

Ice breaker question:

Q: Who are you supporting in the Super Bowl tomorrow?

A: 1. San Francisco 49er's

2. Baltimore Ravens

3. No one – the Patriots lost

4. Watching commercials only

5. Don't care

Visioning Forum Discussion Topics
Discussion of Interaction Q+A Questions

Who is in the audience? (demographic questions):

Q: What is your age?

A: 1. Under 18 years

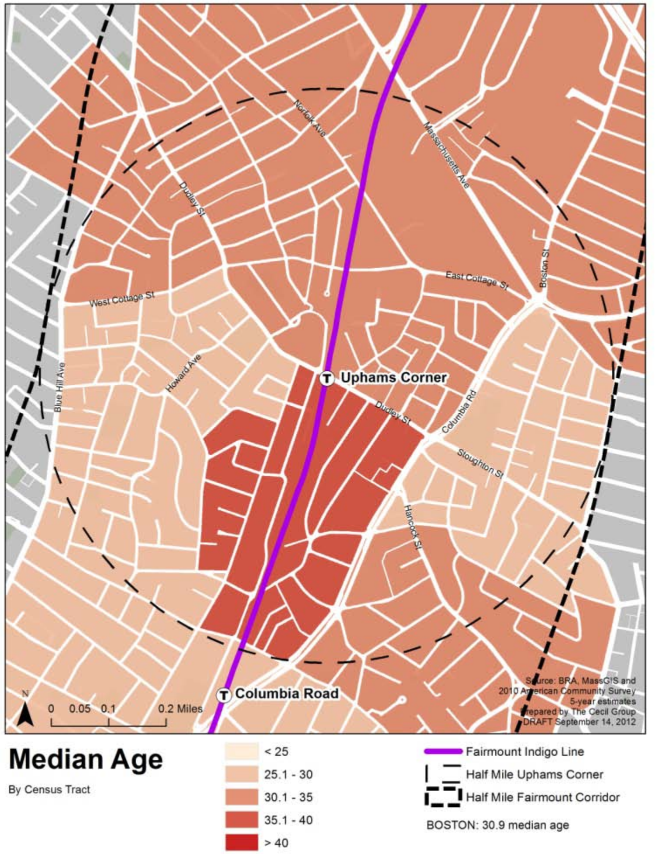
2. 18 to 24 years

3. 25 to 34 years

4. 35 to 54 years

5. 55 to 64 years

6. 65 years and over



Visioning Forum Discussion Topics
Discussion of Interaction Q+A Questions

Who is in the audience? (demographic questions):

Q: What is your annual household income?

A: 1. Less than $20,000

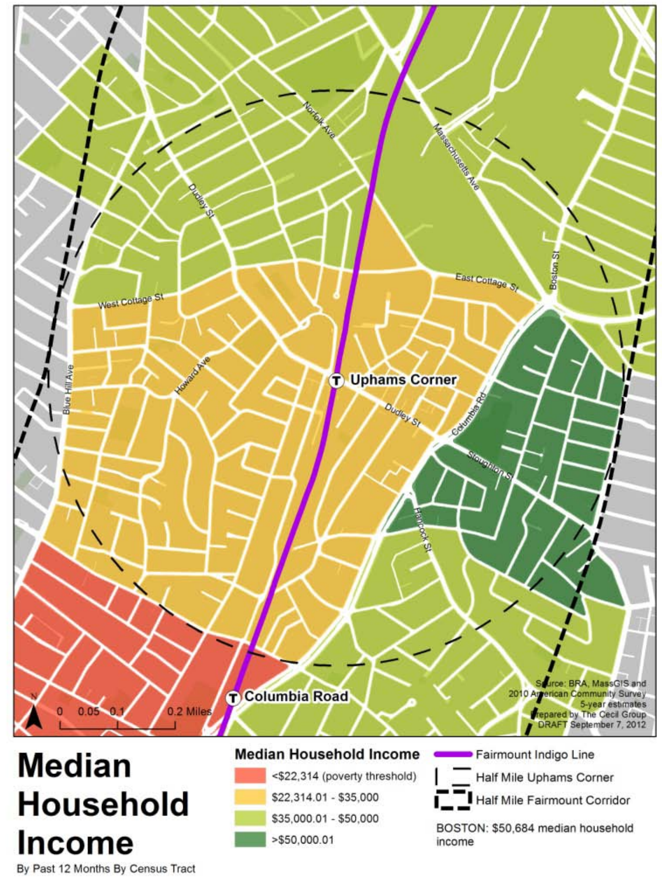
2. $20,000 to $39,999

3. $40,000 to $59,999

4. $60,000 to $74,999

5. $75,000 to $99,999

6. $100,000 or more



Visioning Forum Discussion Topics
Discussion of Interaction Q+A Questions

Who is in the audience? (demographic questions):

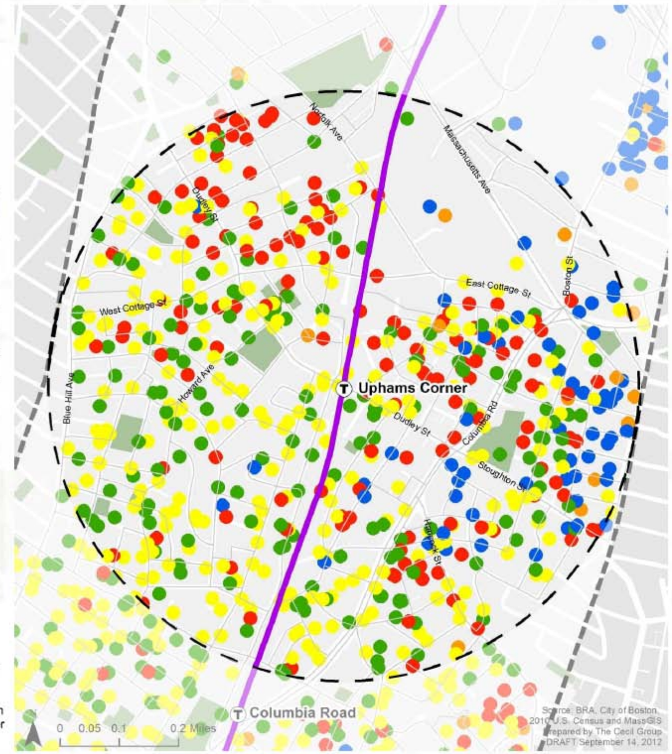
Q: How do you identify yourself by race/ethnicity?

A:
1. White
2. Hispanic or Latino
3. Black
4. Asian
5. Cape Verdean
6. Two or more races
7. Other

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**



Visioning Forum Discussion Topics
Discussion of Interaction Q+A Questions

Who is in the audience? (demographic questions):

Q: Do you own or rent your home?

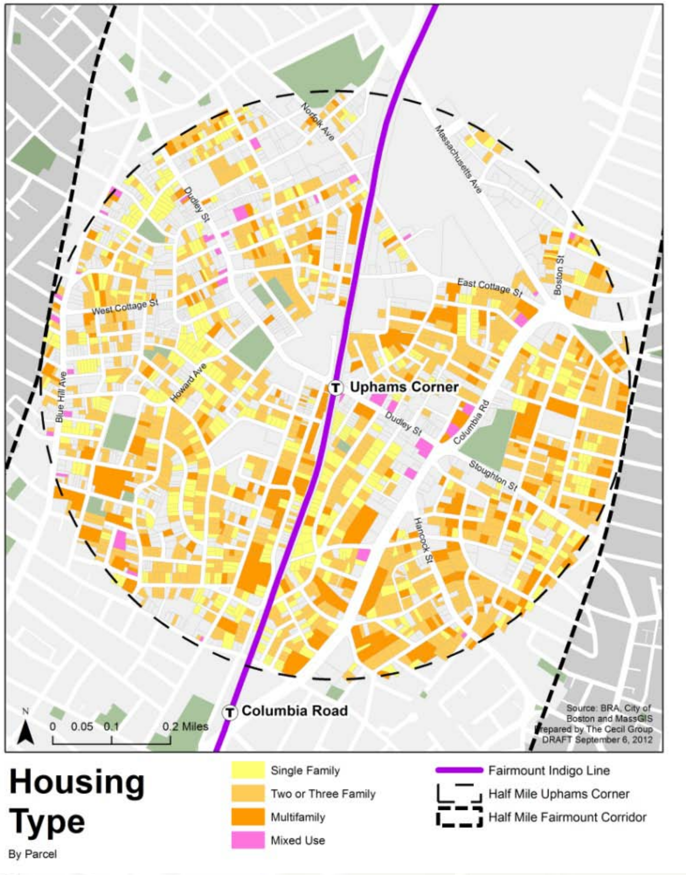
A: 1. I own a single family home

2. I own a multi-family home

3. I own a condominium or townhouse

4. I rent an apartment

5. Other



Visioning Forum Discussion Topics
Discussion of Interaction Q+A Questions

Who is in the audience? (demographic questions):

Q: Where do you live?

A:
1. Upham’s Corner
2. Jones Hill
3. Hancock Street Area
4. Other Dorchester
5. Other Roxbury
6. Other

Visioning Forum Discussion Topics
Discussion of Interaction Q+A Questions

Who is in the audience? (demographic questions):

Q: What language do you speak at home?

A:
1. English
2. Spanish
3. Cape Verdean Creole
4. Haitian Creole
5. French
6. Chinese
7. All other languages

Visioning Forum Discussion Topics
Discussion of Interaction Q+A Questions

Who is in the audience? (demographic questions):

Q: What category best describes you?

A:
1. Resident
2. Government
3. Business/property owner
4. Non-profit or advocate
5. Other

Visioning Forum Discussion Topics
Discussion of Interaction Q+A Questions

Who is in the audience? (demographic questions):

Q: Have you been involved in other Fairmount Corridor or Upham's Corner related activities?

A: 1. Yes

2. No

Visioning Forum Discussion Topics
Discussion of Interaction Q+A Questions

Project-specific (content questions):

Q: How did you hear about this event?

A: 1. Flyers

2. Newspaper

3. Radio

4. At another meeting

5. Internet

6. Word of mouth

Visioning Forum Discussion Topics
Discussion of Interaction Q+A Questions

Project-specific (content questions):

Q: How often do you use the Fairmount Indigo commuter rail line?

A: 1. More than once per day

2. Once per day
3. Once per week
4. Once per month
5. Infrequently
6. Rarely
7. Never

Visioning Forum Discussion Topics
Discussion of Interaction Q+A Questions

Project-specific (content questions):

Q: What keeps you from using the Fairmount Indigo rail line more frequently?

A:
1. Fare, cost of a trip
2. Frequency of the trains
3. Schedule of the trains
4. Convenience of service
5. Too slow for length of trip
6. It doesn’t go where I need to go
7. I don’t know about it
8. Other

Visioning Forum Discussion Topics
Discussion of Interaction Q+A Questions

Project-specific (content questions):

Q: How often do you come to Upham's Corner?

A:
1. More than once per day
2. Once per day
3. Once per week
4. Once per month
5. Infrequently
6. Rarely
7. Never

Visioning Forum Discussion Topics
Discussion of Interaction Q+A Questions

Project-specific (content questions):

Q: When you come to Upham's Corner, how do you get here?

A: 1. Walk

2. Bicycle

3. Car

4. Taxi

5. Bus

6. Train

7. Other

Visioning Forum Discussion Topics
Discussion of Interaction Q+A Questions

Project-specific (content questions):

Q: What is your primary reason for visiting Upham's Corner?

A: 1. Shopping

2. Work
3. Live in Upham's
4. Friends
5. Culture, arts or events
6. Community centers or services
7. Other

Visioning Forum Discussion Topics
Discussion of Interaction Q+A Questions

Project-specific (content questions):

Q: Where do you go for work?

A: 1. Downtown Boston

2. Seaport/Innovation District
3. Newmarket/Upham's Corner
4. Readville
5. Longwood Medical Area
6. Other locations in Boston
7. Work from Home
8. Other

Visioning Forum Discussion Topics
Discussion of Interaction Q+A Questions

Project-specific (content questions):

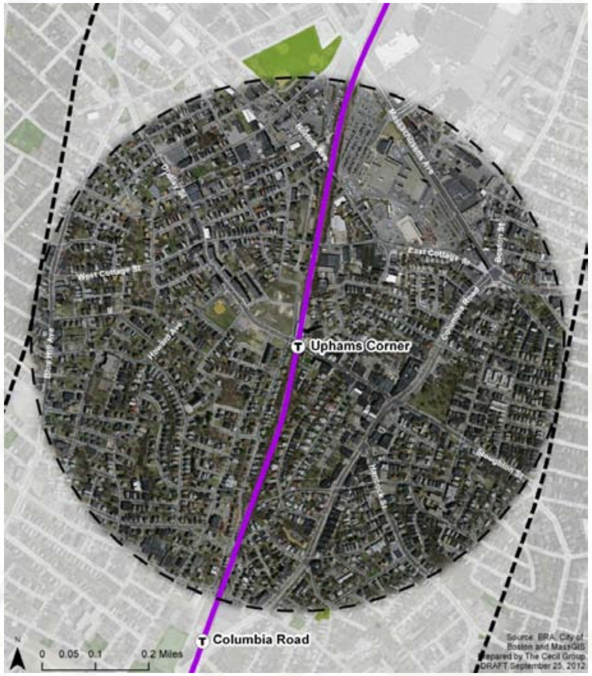
Q: What is your main priority for improving the Upham's Corner station area?

A:
1. Retail and restaurants
2. Jobs and opportunities
3. Housing
4. Parks and open spaces
5. Transit and transportation
6. Public Safety
7. Arts and culture
8. Other

Visioning Forum Discussion Topics
Discussion of Break-out Group Exercises

11:05 – 11:35AM Break-out Session 1 – Issues and Opportunities

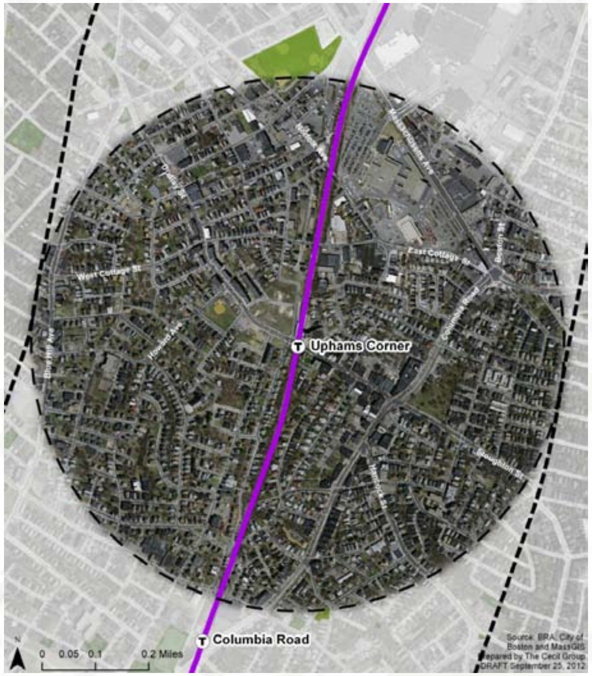
- Facilitator marks locations on map and makes notes on large pad
- With each issue and opportunity – discuss the specific locations where it occurs
- Discussion organized by topic:
  - o Prosperity
  - o Home
  - o Parks and Public Space
  - o Place
  - o Getting Around
  - o Arts and Culture



Visioning Forum Discussion Topics
Discussion of Break-out Group Exercises

11:50 – 12:35PM Break-out Session 2 – Shared Vision and Priorities

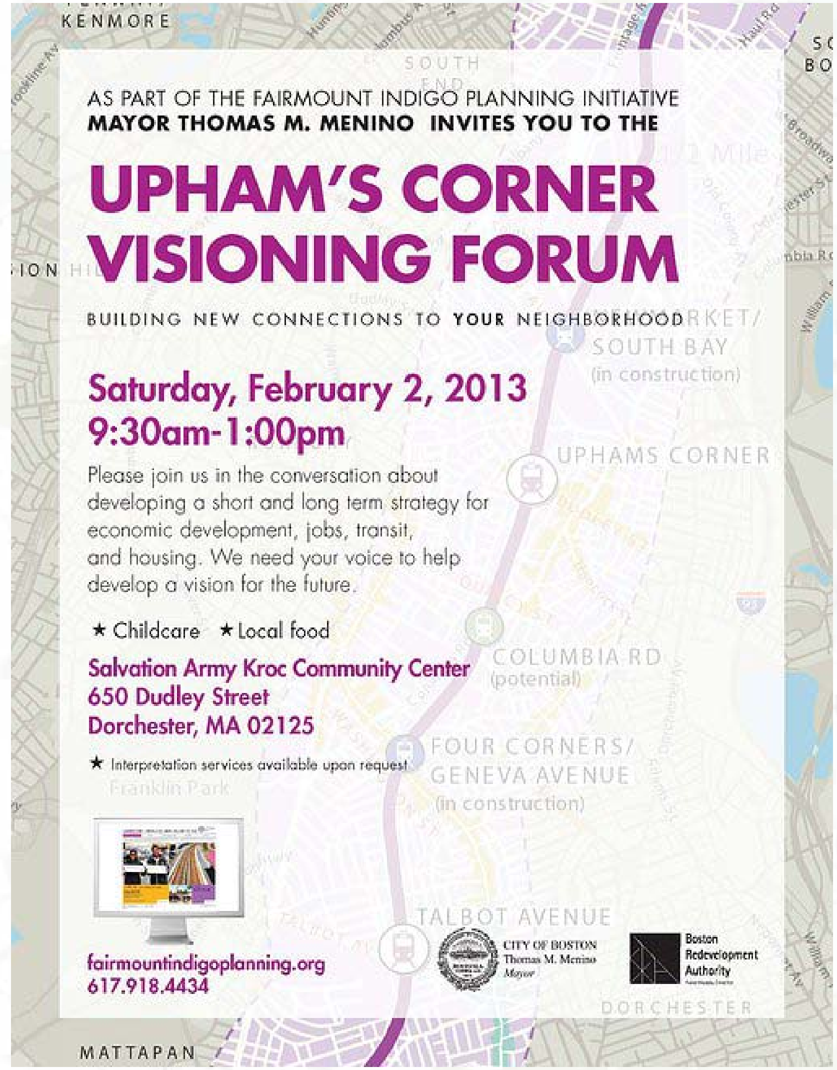
- Facilitator marks locations with short and long term shared visions
- Discussion organized by topic:
  - Prosperity – Potential Development?
  - Home – New Housing?
  - Parks and Public Space – New?
  - Place – Where to improve the sense of community?
  - Getting Around – Walking, biking, bus, driving and parking?
  - Arts and Culture – What and where?
- At the end of this exercise priorities will be assigned to specific ideas and specific locations as the most impact to leverage



Upham's Visioning Forum Outreach

Promotion Strategy:

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



Upham's Visioning Forum Outreach

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

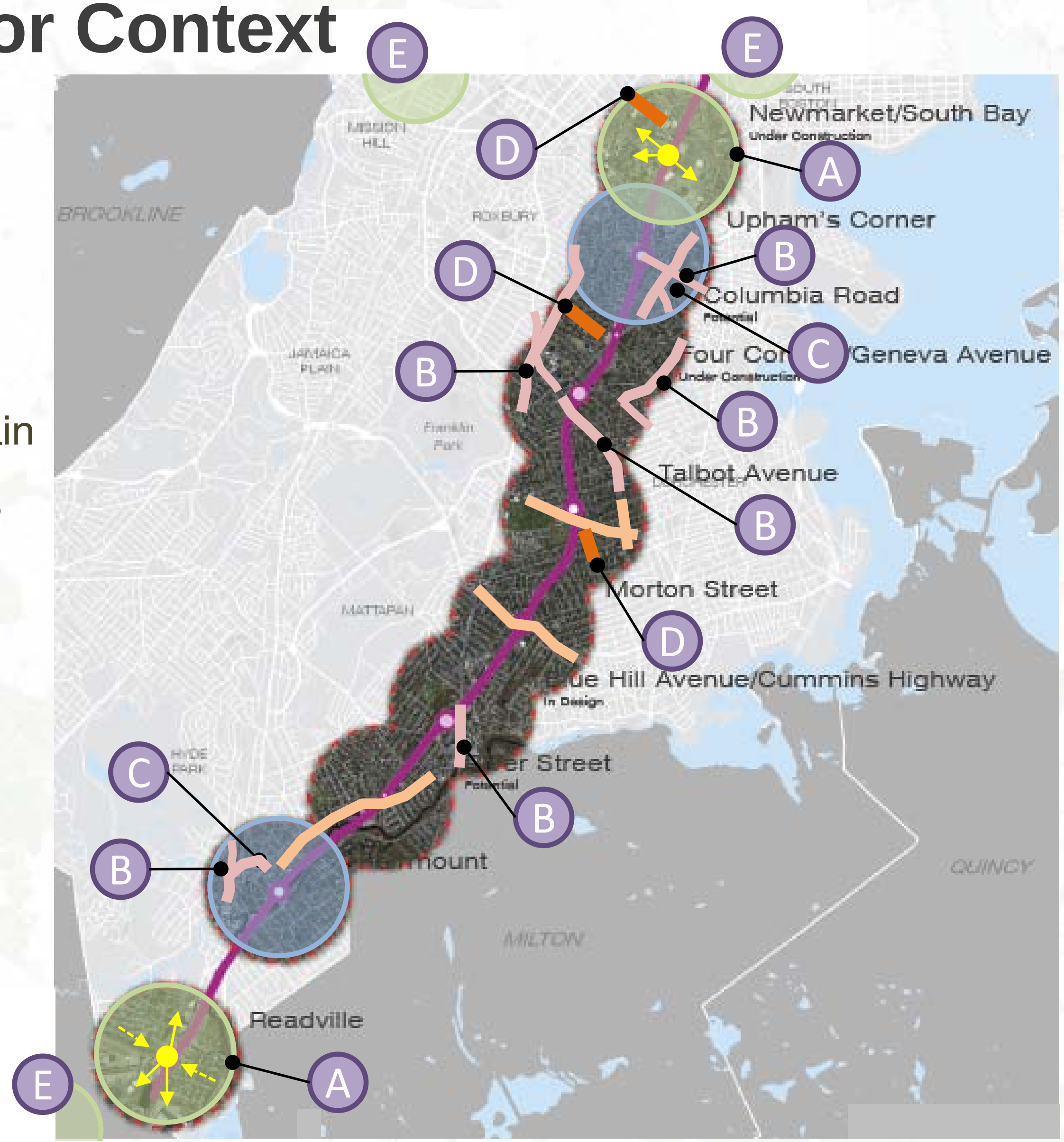
City of Boston Resources

MAPC

Update on Corridor Context

Economic Development

- (A) Strengthen “book ends” as job center anchors
- (B) Connect to and reinforce Main Streets and activity corridors
- (C) Strengthen cultural and commercial destinations
- (D) Integrate training and job incubator clusters
- (E) Enhanced access and connection to new opportunities



Growth Strategy Development SWOT

Industries

- Identify strengths, weaknesses, opportunities, threats

Strengths	Weaknesses	Opportunities	Threats
• Large number of small businesses • Employment centers at Newmarket and Readville • 25% of Boston Main Street businesses are located in Corridor • Diverse industry presence	• Few large employers located within the corridor • Mismatch of resident skills and employer needs and/or lack of awareness of jobs available	• Grow health care industry presence – link to existing assets • Creative economy • Build on existing industrial base • Potential for existing small businesses to grow	• Potential to lose industrial base in corridor • Limited industrial expansion potential in employment centers • Language barrier with some smaller businesses

Growth Strategy Development SWOT

Talent / Workforce

- Identify strengths, weaknesses, opportunities, threats

Strengths	Weaknesses	Opportunities	Threats
• Proximity to educational institutions in Boston • Nearly ¼ of residents have some college	• Fewer than half of residents have a BA or higher • Nearly ¼ of corridor residents do not have high school diploma • Relatively high unemployment rate	• Talent development initiatives available • Market resources available to help residents finish their degrees	• Need for more or better-marketed workplace training for residents

Growth Strategy Development SWOT

Housing

- Identify strengths, weaknesses, opportunities, threats

Strengths	Weaknesses	Opportunities	Threats
• Median sales price relatively less expensive • Median rent is relatively less expensive • Relatively low housing density for urban setting • Variety of housing options available	• 36% of all distressed properties in Boston are located in Corridor • Permitting process cumbersome	• Older buildings for live/work • Encourage mix of new/redeveloped housing options • May be able to increase density near stations, support TOD • Continue to offer mix of housing options	• Potential lack of funding to improve sites • Housing affordability may diminish as corridor develops

Real Estate Analysis Introduction

- Market Considerations

  Demand Sources ➔Development Potentials

  - Households –> Residential Development
    – Housing typologies, price points and match to resident requirements
  - Labor Force - > Commercial and Industrial Development
    – Skills and match employer requirements
  - Employment - > Commercial and Industrial Development
    – Land and building availability and match to business requirements
  - Visitation - > Cultural and Institutional Development
    – Visitor types and match to destination requirements
  - Expenditures - > Retail Development
    – Resident, employee, visitor expenditure match to commercial types and sale requirements

Residential Market Background

– Housing Tenure (rental v. home ownership)
– Housing/Household Type (1-2-3 Br/Multi-3F-2F-SF)
– Affordability/Financing Sources (Low-Mod-Market)

Year	Qtr	Inventory SF/Units	Completions	Inventory Growth%	Vacant Stock	Vacancy Rate	Vacancy Change(BPS)	Occupied Stock	Net Absorption	Asking Rent	Ask Rent % Chg
2007	Y	13,447	112	0.8%	511	3.8%	-170	12,936	334	$1,459	- 1.1%
2008	Y	13,507	60	0.4%	500	3.7%	-10	13,007	71	$1,554	6.5%
2009	Y	13,776	269	2.0%	854	6.2%	250	12,922	-85	$1,489	- 4.2%
2010	4	13,875	48	0.3%	666	4.8%	-50	13,209	115	$1,542	- 0.2%
2010	Y	13,875	99	0.7%	666	4.8%	-140	13,209	287	$1,542	3.6%
2011	1	13,875	0	0.0%	638	4.6%	-20	13,237	28	$1,547	0.3%
2011	2	13,875	0	0.0%	587	4.2%	-40	13,288	51	$1,560	0.8%
2011	3	13,875	0	0.0%	541	3.9%	-30	13,334	46	$1,566	0.4%
2011	4	13,875	0	0.0%	458	3.3%	-60	13,417	83	$1,577	0.7%
2011	Y	13,875	0	0.0%	458	3.3%	-150	13,417	208	$1,577	2.3%
2012	1	13,914	39	0.3%	431	3.1%	-20	13,483	66	$1,580	0.2%
2012	2	13,914	0	0.0%	417	3.0%	-10	13,497	14	$1,595	1.0%
2012	3	13,914	0	0.0%	417	3.0%	0	13,497	0	$1,610	0.9%
2012	Y	13,962	87	0.3%	423	3.0%	0	13,539	122	$1,620	2.7%
2013	Y	14,223	261	1.9%	434	3.1%	0	13,789	250	$1,683	3.9%
2014	Y	14,884	661	4.6%	476	3.2%	20	14,408	619	$1,768	5.0%
2015	Y	15,005	121	0.8%	453	3.0%	-20	14,552	144	$1,826	3.3%
2016	Y	15,150	145	1.0%	406	2.7%	-30	14,744	192	$1,872	2.5%

Retail Market Background

- Merchandise Types(convenience-comparison-F&B)
- Space Requirements (floor plate-visibility-loading/storage)
- Affordability (sales-rents-tenant type)

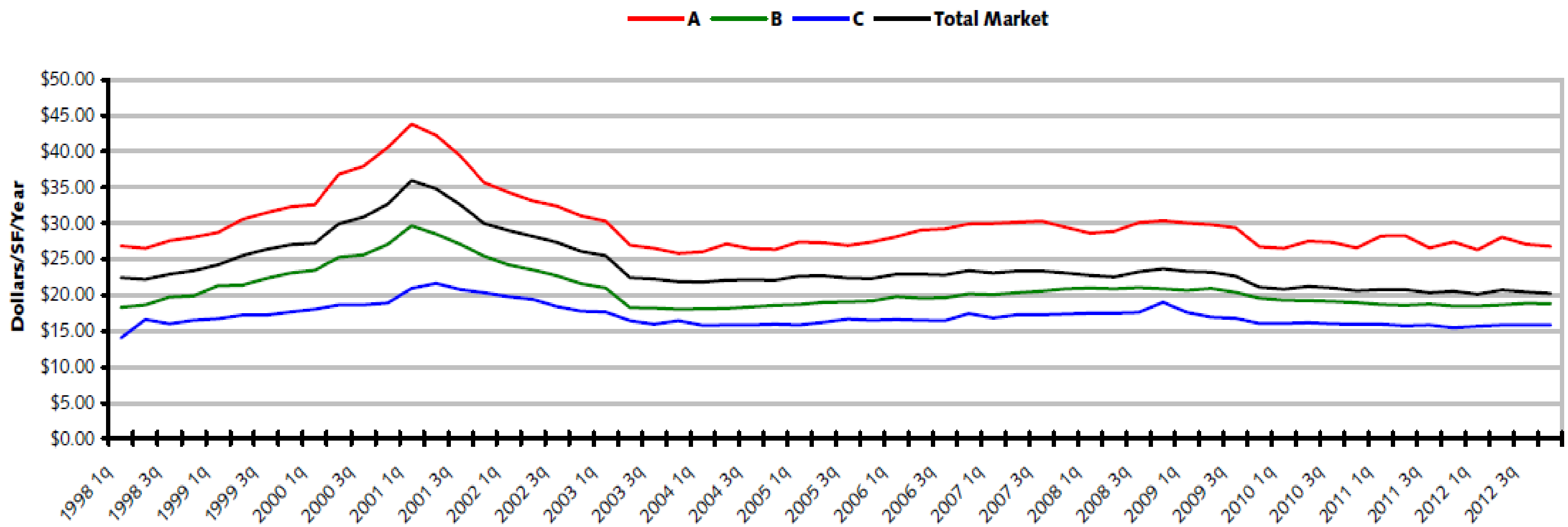
Period	Existing Inventory		Vacancy		Net	Delivered Inventory		UC Inventory		Quoted
	# Bldgs	Total RBA	Vacant SF	Vacancy %	Absorption	# Bldgs	Total RBA	# Bldgs	Total RBA	Rates
2012 4q	2,440	28,381,149	644,696	2.3%	56,512	1	33,000	4	172,017	$25.00
2012 3q	2,439	28,348,149	668,208	2.4%	35,468	0	0	5	205,017	$24.60
2012 2q	2,439	28,348,149	703,676	2.5%	(8,101)	0	0	2	50,000	$25.67
2012 1q	2,439	28,348,149	695,575	2.5%	144,616	1	4,373	2	50,000	$19.33
2011 4q	2,438	28,343,776	835,818	2.9%	479	0	0	2	37,373	$19.75
2011 3q	2,440	28,360,927	853,448	3.0%	13,200	0	0	1	4,373	$22.40
2011 2q	2,441	28,367,941	873,662	3.1%	159,033	3	41,000	0	0	$21.49
2011 1q	2,440	28,334,486	999,240	3.5%	91,909	1	2,905	3	41,000	$22.42
2010 4q	2,440	28,334,490	1,091,153	3.9%	154,801	1	46,400	4	43,905	$22.85
2010 3q	2,440	28,304,560	1,216,024	4.3%	(29,566)	1	2,200	4	80,305	$23.77
2010 2q	2,439	28,302,360	1,184,258	4.2%	60,478	2	125,700	3	74,600	$23.69
2010 1q	2,437	28,176,660	1,119,036	4.0%	74,373	1	5,731	5	200,300	$23.92
2009 4q	2,437	28,175,801	1,192,550	4.2%	50,032	0	0	4	133,631	$24.00
2009 3q	2,437	28,175,801	1,242,582	4.4%	35,008	1	16,105	3	131,431	$23.76
2009 2q	2,437	28,164,808	1,266,597	4.5%	8,217	1	14,700	1	16,105	$22.72
2009 1q	2,436	28,150,108	1,260,114	4.5%	(74,840)	2	46,426	2	30,805	$22.23

Office Market Background

– Tenant Types (local service-back office-government)
– Space Requirements (space size-floor location-parking)
– Affordability (rents-fit up costs)

HISTORICAL RENTAL RATES

Based on Full-Service Equivalent Rental Rates



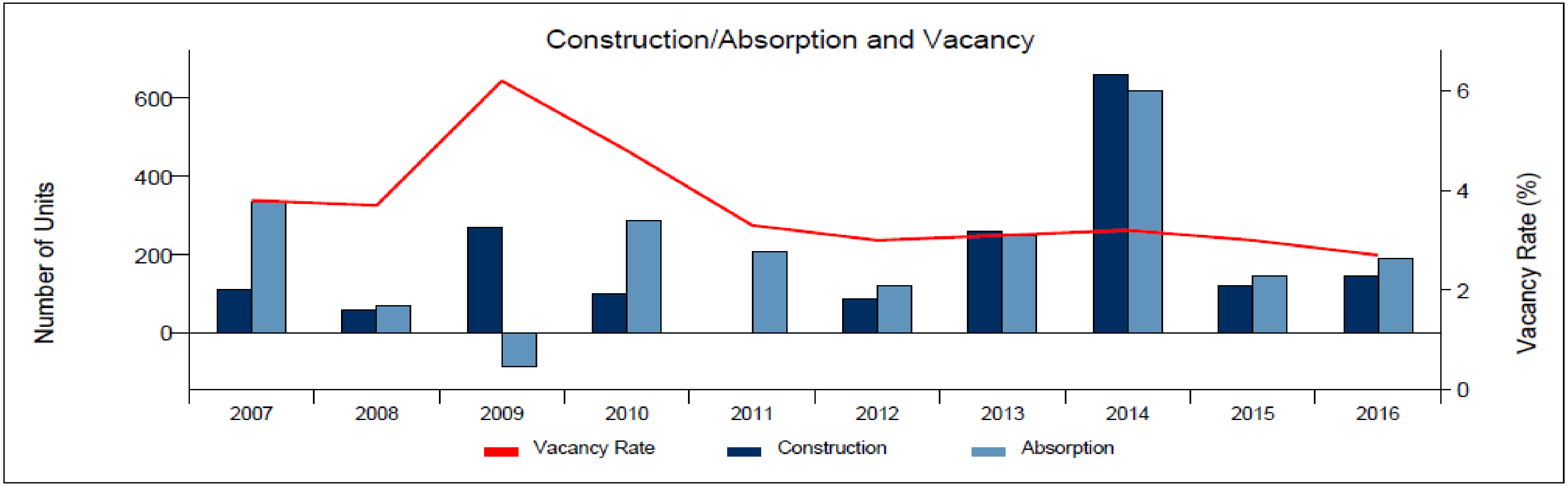
Industrial Market Background

– User Types (industry-lifecycle-labor need)
– Space Requirements (floor plate-access-parking)
– Affordability (rents-land costs-building costs)

Period	Existing Inventory		Vacancy		Net	Delivered Inventory		UC Inventory		Quoted
	# Bldgs	Total RBA	Vacant SF	Vacancy %	Absorption	# Bldgs	Total RBA	# Bldgs	Total RBA	Rates
2012 4q	749	28,431,214	3,271,348	11.5%	185,745	0	0	0	0	$8.66
2012 3q	750	28,446,214	3,472,093	12.2%	(129,750)	0	0	0	0	$8.96
2012 2q	750	28,446,214	3,342,343	11.7%	15,305	0	0	0	0	$9.23
2012 1q	750	28,446,214	3,357,648	11.8%	(184,067)	0	0	0	0	$9.14
2011 4q	751	28,547,464	3,274,831	11.5%	169,360	0	0	0	0	$8.97
2011 3q	754	28,726,884	3,623,611	12.6%	(439,404)	0	0	0	0	$9.41
2011 2q	755	28,803,276	3,260,599	11.3%	(40,618)	0	0	0	0	$9.49
2011 1q	755	28,803,276	3,219,981	11.2%	181,381	1	10,225	0	0	$9.32
2010 4q	754	28,793,051	3,391,137	11.8%	(42,585)	0	0	1	10,225	$9.51
2010 3q	755	28,907,249	3,462,750	12.0%	223,307	0	0	1	10,225	$8.72
2010 2q	755	28,907,249	3,686,057	12.8%	(16,868)	0	0	0	0	$8.78
2010 1q	755	28,907,249	3,669,189	12.7%	(54,698)	0	0	0	0	$8.92
2009 4q	755	28,907,249	3,614,491	12.5%	53,698	0	0	0	0	$8.70
2009 3q	755	28,907,249	3,668,189	12.7%	188,779	0	0	0	0	$8.89
2009 2q	755	28,907,249	3,856,968	13.3%	(187,293)	0	0	0	0	$9.06
2009 1q	755	28,907,249	3,669,675	12.7%	(260,488)	0	0	0	0	$8.95

Upham’s Corner Residential Positioning

Current Submarket Average Rents and Sizes				Asking Rent Growth					
	3Q 2012			Quarterly			Annualized		
	Rent	Avg. SF	Avg. Rent PSF	3Q12	2Q12	YTD	1 Year	3 Year	5 Year
Studio/Efficiency	$1,003	440	$ 2.28	0.7%	0.2%	0.6%	1.8%	1.7%	2.7%
One Bedroom	$1,449	722	$ 2.01	0.4%	2.1%	2.2%	3.2%	1.4%	1.6%
Two Bedroom	$1,763	968	$ 1.82	1.0%	0.3%	1.7%	1.4%	0.0%	1.1%
Three Bedroom	$2,402	1193	$ 2.01	3.4%	1.7%	6.3%	7.0%	- 0.4%	1.5%
			Average over period ending:	09/30/12	06/30/12	09/30/12	12/31/11	12/31/11	12/31/11



Upham's Corner/New Market Submarkets Commercial and Industrial Positioning

Face Rent Analysis Report

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Flex									
Full Service Gross	1	$17.60	$17.60	$17.60	0	-	-	-	$17.60
Negotiable	1	-	-	-	0	-	-	-	-
Triple Net	0	-	-	-	1	$13.00	$13.00	$13.00	$13.00
Off/Ret									
Full Service Gross	1	$14.22	$14.22	$14.22	0	-	-	-	$14.22
Modified Gross	1	$14.12	$14.12	$14.12	0	-	-	-	$14.12
Negotiable	2	-	-	-	0	-	-	-	-
Plus All Utilities	1	$11.69	$11.69	$11.69	0	-	-	-	$11.69
Triple Net	7	$7.00	$9.74	$19.00	0	-	-	-	$9.74
Office									
Full Service Gross	1	$14.22	$14.22	$14.22	0	-	-	-	$14.22
Modified Gross	5	$18.00	$26.00	$30.00	0	-	-	-	$26.00
Negotiable	9	-	-	-	0	-	-	-	-
Plus All Utilities	10	$15.00	$15.46	$18.00	0	-	-	-	$15.46
Plus Electric	1	$18.00	$18.00	$18.00	0	-	-	-	$18.00
Triple Net	15	$5.00	$10.70	$13.50	0	-	-	-	$10.70
Retail									
Full Service Gross	2	$25.00	$27.50	$30.00	0	-	-	-	$27.50
Modified Gross	2	$14.11	$21.70	$33.84	0	-	-	-	$21.70
Negotiable	16	-	-	-	0	-	-	-	-
TBD	2	-	-	-	0	-	-	-	-
Triple Net	22	$5.29	$15.49	$35.00	0	-	-	-	$15.49
Warehse									
Full Service Gross	1	$5.00	$5.00	$5.00	0	-	-	-	$5.00
Modified Gross	3	$9.00	$10.33	$14.40	0	-	-	-	$10.33
Negotiable	9	-	-	-	0	-	-	-	-
Triple Net	34	$7.95	$10.01	$17.76	2	$8.50	$9.70	$11.00	$10.00

Early Real Estate Ideas Directions

- Upham's Corner Station
  - TOD housing
  - Commuter and resident-serving retail
  - Leveraging the Strand, Kroc Center, and other cultural and institutional anchors
  - Social services/labor force training

- New Market Station
  - Light industrial retention/expansion
  - Employee services (retail, banking, etc.)
  - Leveraging BMC/BU and Crosstown adjacencies
  - Leveraging highway access

Next Steps

1. Community outreach for Upham's Forum
2. Upham's Corner Visioning Forum on Saturday 2/2
3. Synthesis of a shared vision for Upham's Corner
4. Detailed planning for District Economic/Development Plan and Public Realm Improvements

Fairmount Indigo
Planning Initiative

Upham's Corner Working Advisory Group (WAG) Meeting #5

Wednesday, January 23rd

Prepared by:

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