



Fairmount Indigo Planning Initiative

UPHAM'S CORNER

Working Advisory Group
(WAG) Meeting

Wednesday, March 27, 2013
Salvation Army Kroc Center

Prepared by:

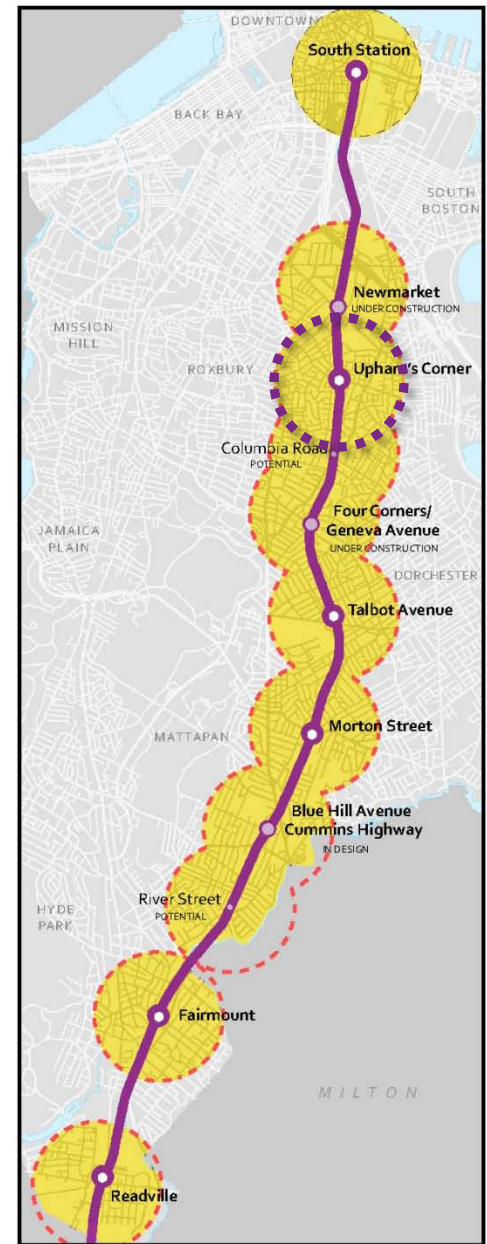
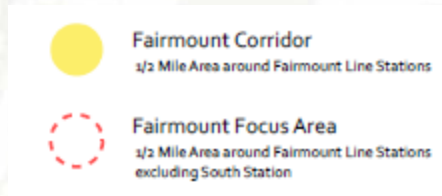
The Cecil Group Team

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



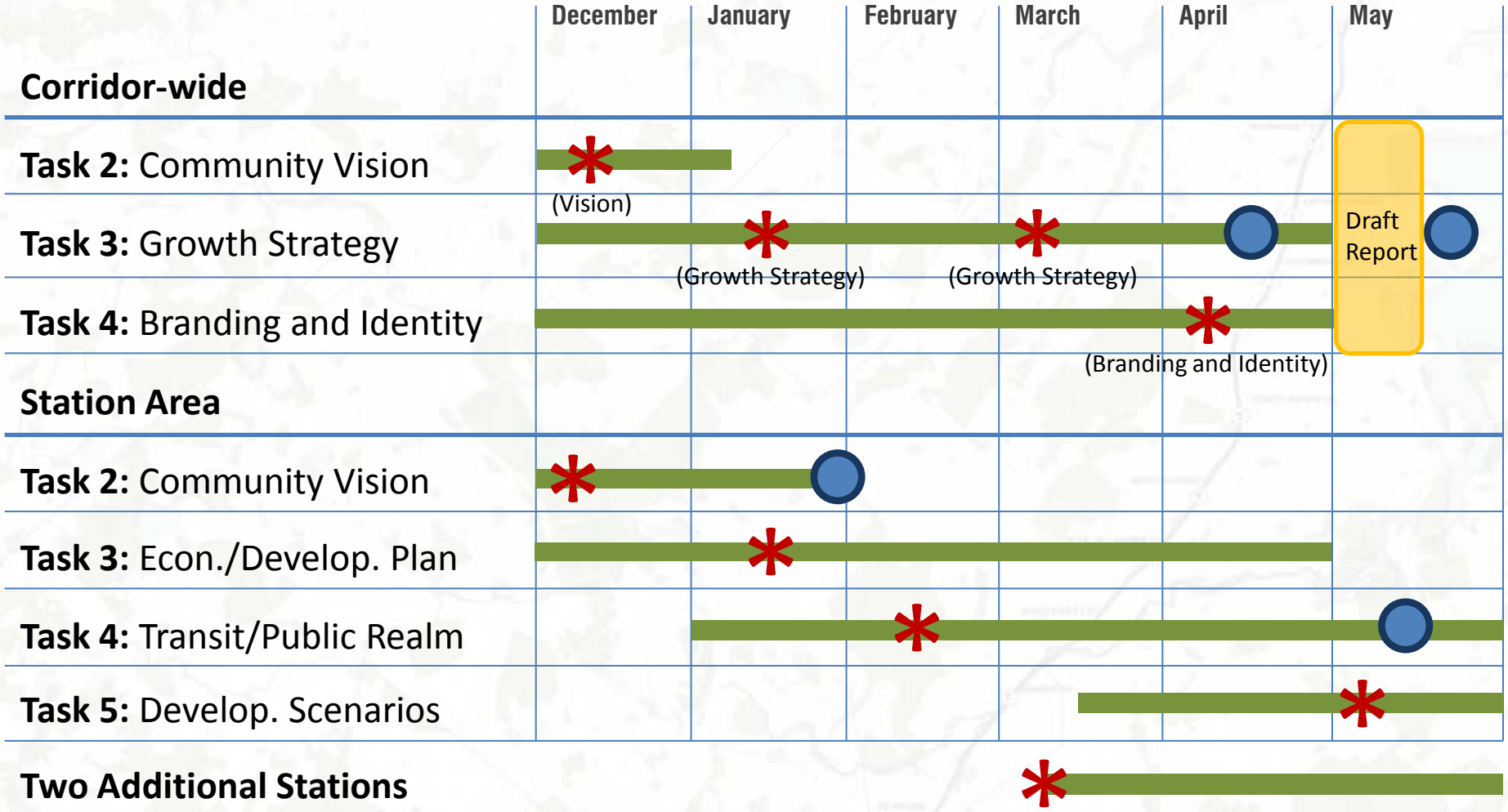
Agenda

1. Welcome and General Update
2. Additional Community Visioning Results
3. Key Sites
4. Real Estate Context for Key Sites
5. Design and Sustainability Guidelines
6. Next Steps



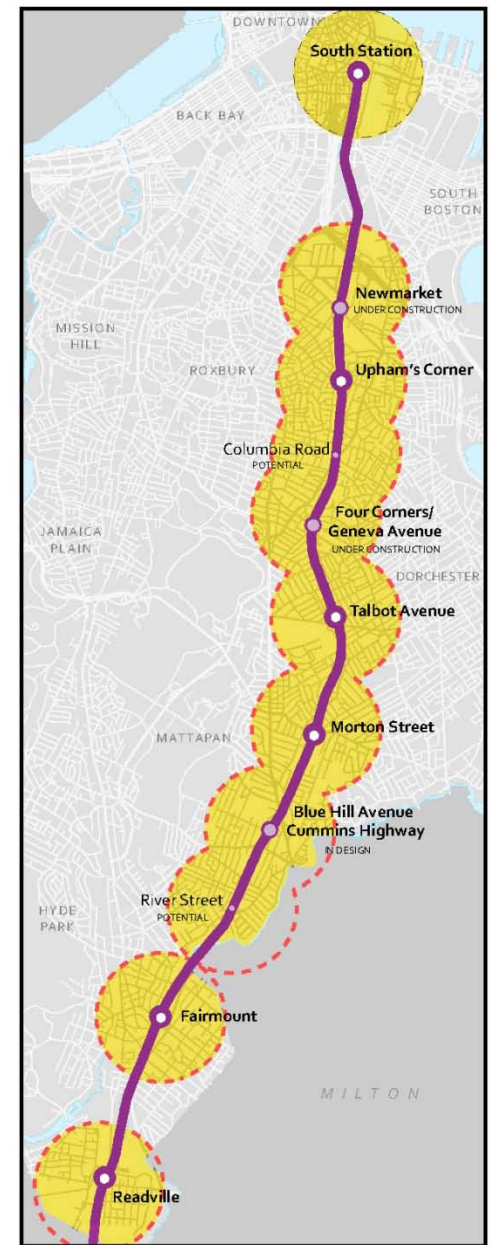
General Update

-  Advisory Group Meetings
-  Community Forums and Meetings



Fairmount Indigo Planning Initiative (FIPI) Objectives:

- Guide physical and economic **development**
- Encourage **sustainable** growth and transit-oriented development (TOD)
- **Limit displacement** of existing residents and businesses
- Incorporate existing planning initiatives (City-led and Community-based) into **one vision** for the future



Emerging Vision Statement

- Upham's Corner is a revitalized commercial, cultural and community center that is a celebration of diversity and an arts and cultural anchor of the Fairmount Indigo Corridor.

Goals:




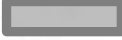




- Strengthen businesses and activity to revitalize the center as a **commercial and support as a cultural anchor**
- **Reinforce a direct connection** between the center and station
- Provide new **housing opportunities to support vitality** and prosperity
- Reinforce a **walkable neighborhood orientation** through public realm and open space improvements
- **Protect** existing community assets



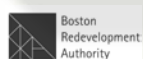
Emerging Vision

- Increase residential uses at Upham's Center
- Infill residential uses in neighborhoods
- Mixed-use at the station and Upham's Center
- Enhance key streetscapes, open spaces and gateways
- Improve parking at center

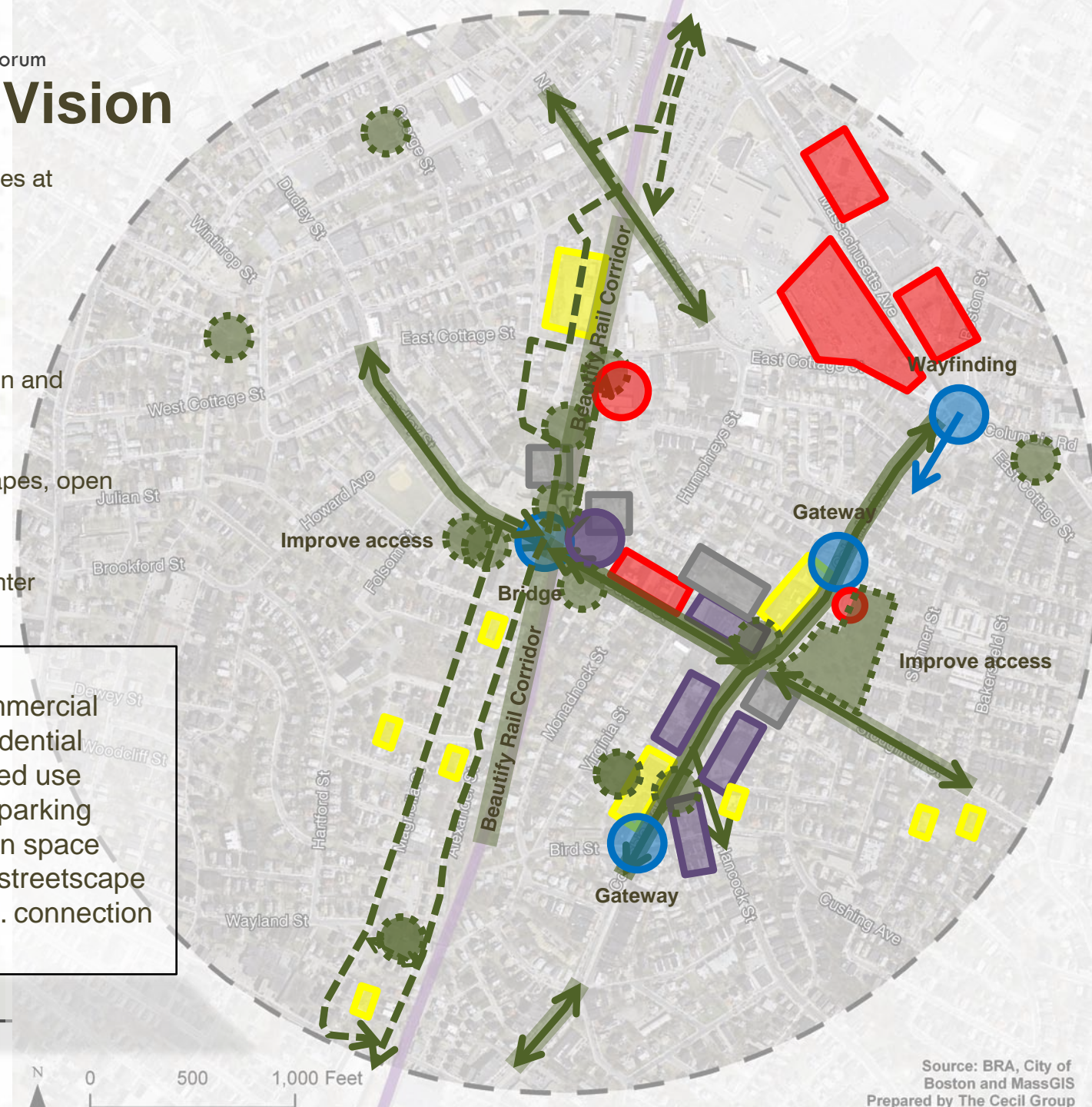
Legend:

-  New commercial
-  New residential
-  New mixed use
-  Improve parking
-  New open space
-  Improve streetscape
-  New ped. connection
-  Gateway

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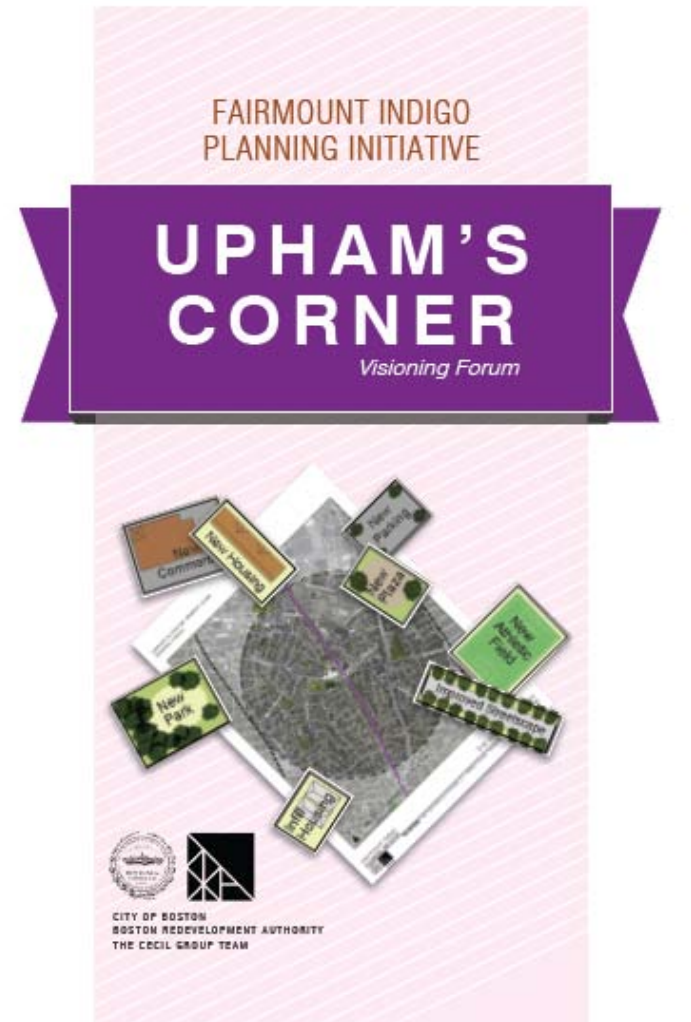


0 500 1,000 Feet

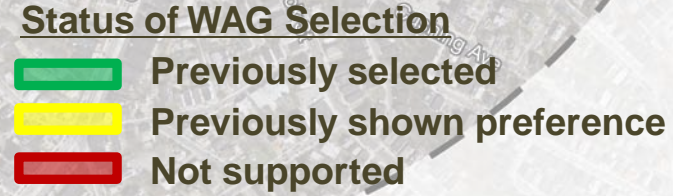
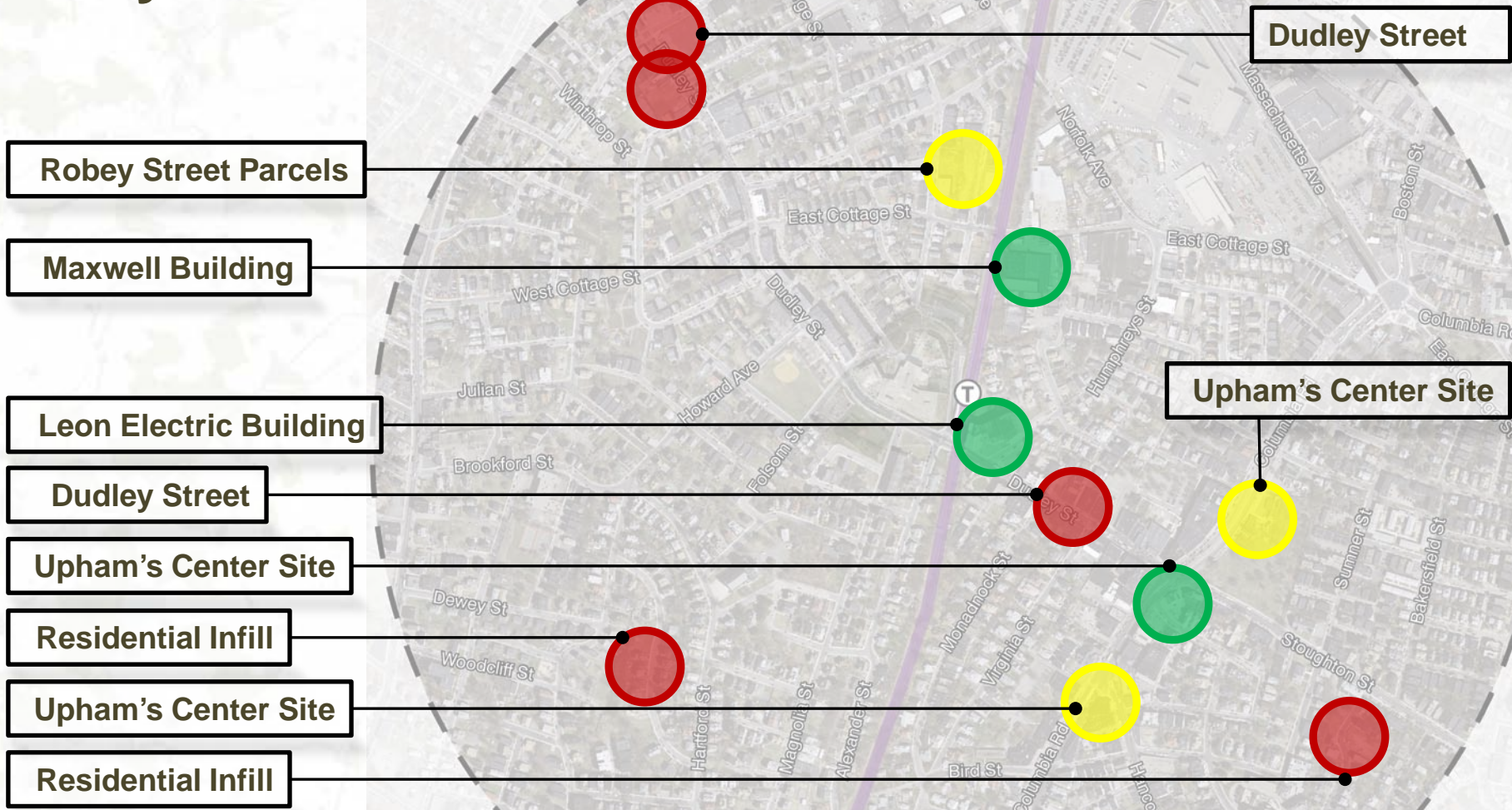


Additional Community Visioning

- Response to community engagement concerns
- Additional outreach with visioning materials by co-chairs
- Supplement community forum
- Target specific resident groups or businesses that may not have been present



Key Sites



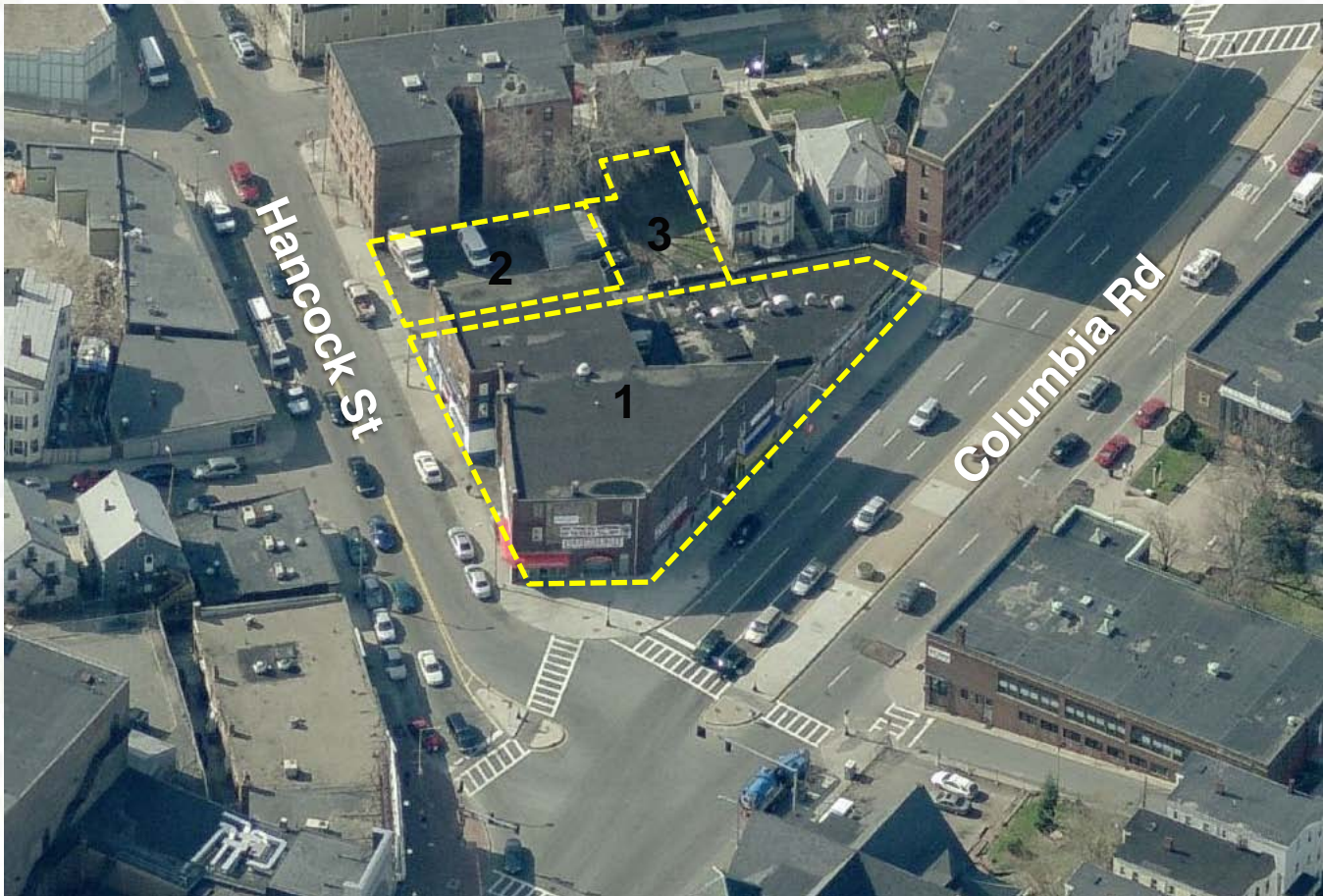
Methodology for Selection of Key Sites

Potential Selection Criteria

- Consistent with emerging shared vision
- “High impact sites” that can leverage station area change
- Underutilized sites, susceptible to change
- Sites that are under public control
- Diverse collection of sites
- Effective for purposes of this study:
 - Real estate analysis/feasibility testing
 - Development scenario testing
 - Evaluation of potential zoning modifications
 - Illustrative of potential station area improvements
 - Outline of Use and Design Guidelines

Potential Key Sites

Hancock Street Parcels



- 1** Lot area: 13,358 SF
Gross area: 37,462 SF
Owner: **Ophir Shalom Bachi**
- 2** Lot area: 3,901 SF
Gross area: 0 SF
Owner: **Ophir Shalom Bachi**
- 3** Lot area: 1,940 SF
Gross area: 0 SF
Owner: **Joan Hoerres**

Potential Key Sites

Comfort Station Parcels



- 1** Lot area: 2,317 SF
Gross area: 1,200 SF
Owner: **City of Boston - DND**
- 2** Lot area: 19,423 SF
Gross area: 18,436 SF
Owner: **Joseph Campedelli**
- 3** Lot area: 7,020 SF
Gross area: 1,161 SF
Owner: **Daniel Tardanico**
- 4** Lot area: 13,372 SF
Gross area: 0 SF
Owner: **Joseph Campedelli**

Potential Key Sites

Dudley Street Parcels



- 1** Lot area: 7,131 SF
Gross area: 11,640 SF
Owner: **Yang-Chan Yong Kuan**

- 2** Lot area: 7,460 SF
Gross area: 8,640 SF
Owner: **Kostopoulos Elias TS**

Potential Key Sites

Residential Infill



- 1** Lot area: 4,095 SF
Gross area: **Vacant**
Owner: **City of Boston by FCL**

- 2** Lot area: 23,819 SF
Gross area: **Vacant**
Owner: **Ghany Rita**

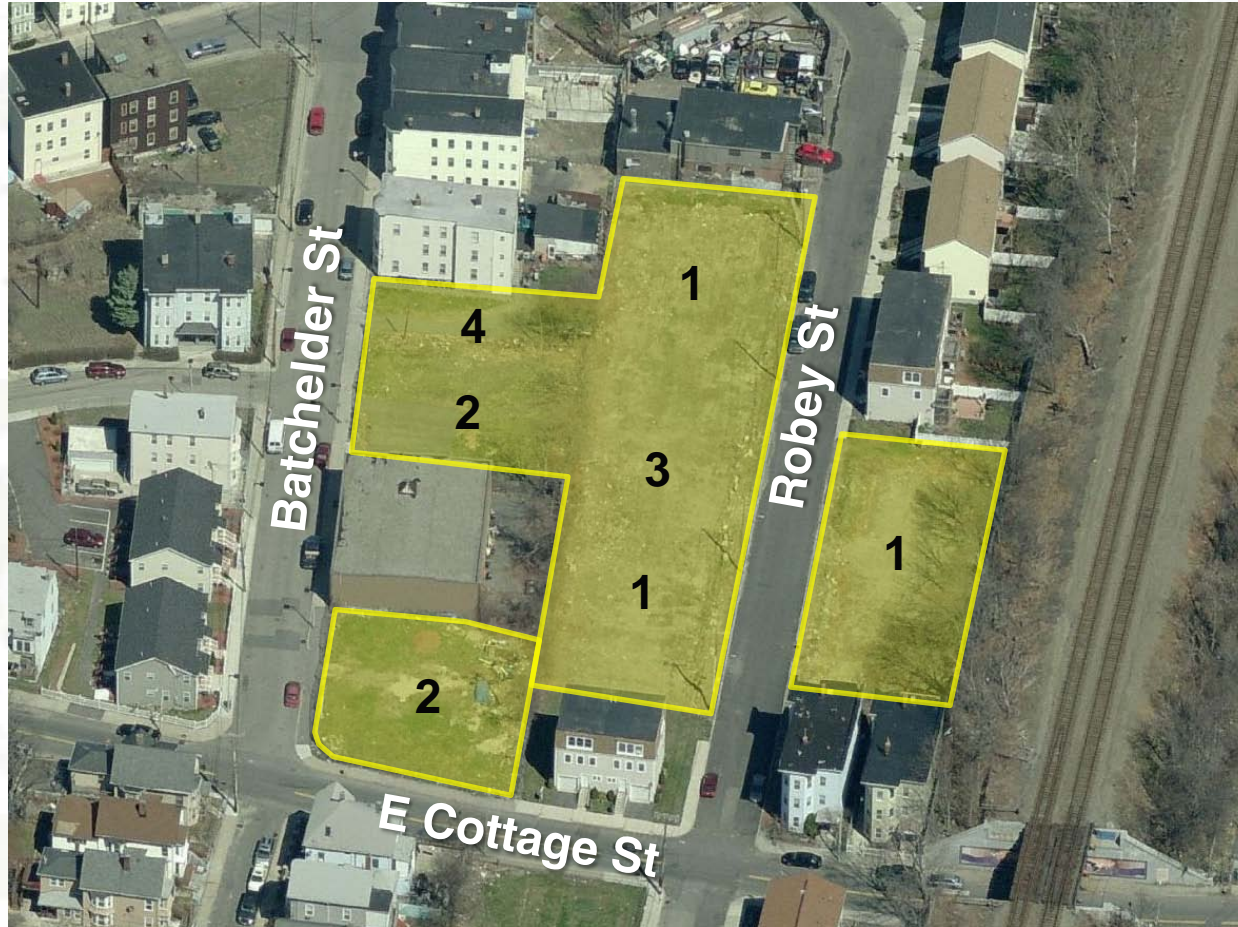
Potential Key Sites Residential Infill



- 1** Lot area: 4,500 SF
Gross area: **Vacant**
Owner: **Veterans Affairs**
- 2** Lot area: 4,475 SF
Gross area: **Vacant**
Owner: **Joyner Derick D**
- 3** Lot area: 4,475 SF
Gross area: **Vacant**
Owner: **Alexander Magnolia LP**
- 4** Lot area: 32,133 SF
Gross area: 6,540 SF
Owner: **Roman Cath Arch of Bos**
- 5** Lot area: 5,183 SF
Gross area: **Vacant**
Owner: **City of Boston**

Potential Key Sites

Robey Street Parcels



- 1** Lot area: 29,601 SF
Gross area: **Vacant**
Owner: **Lepardo Anthony F**
- 2** Lot area: 17,990 SF
Gross area: **Vacant**
Owner: **American Air Cndtng Co**
- 3** Lot area: 2,066 SF
Gross area: **Vacant**
Owner: **Jurevicz Victor**
- 4** Lot area: 2,716 SF
Gross area: **Vacant**
Owner: **Jurevicz Victor**

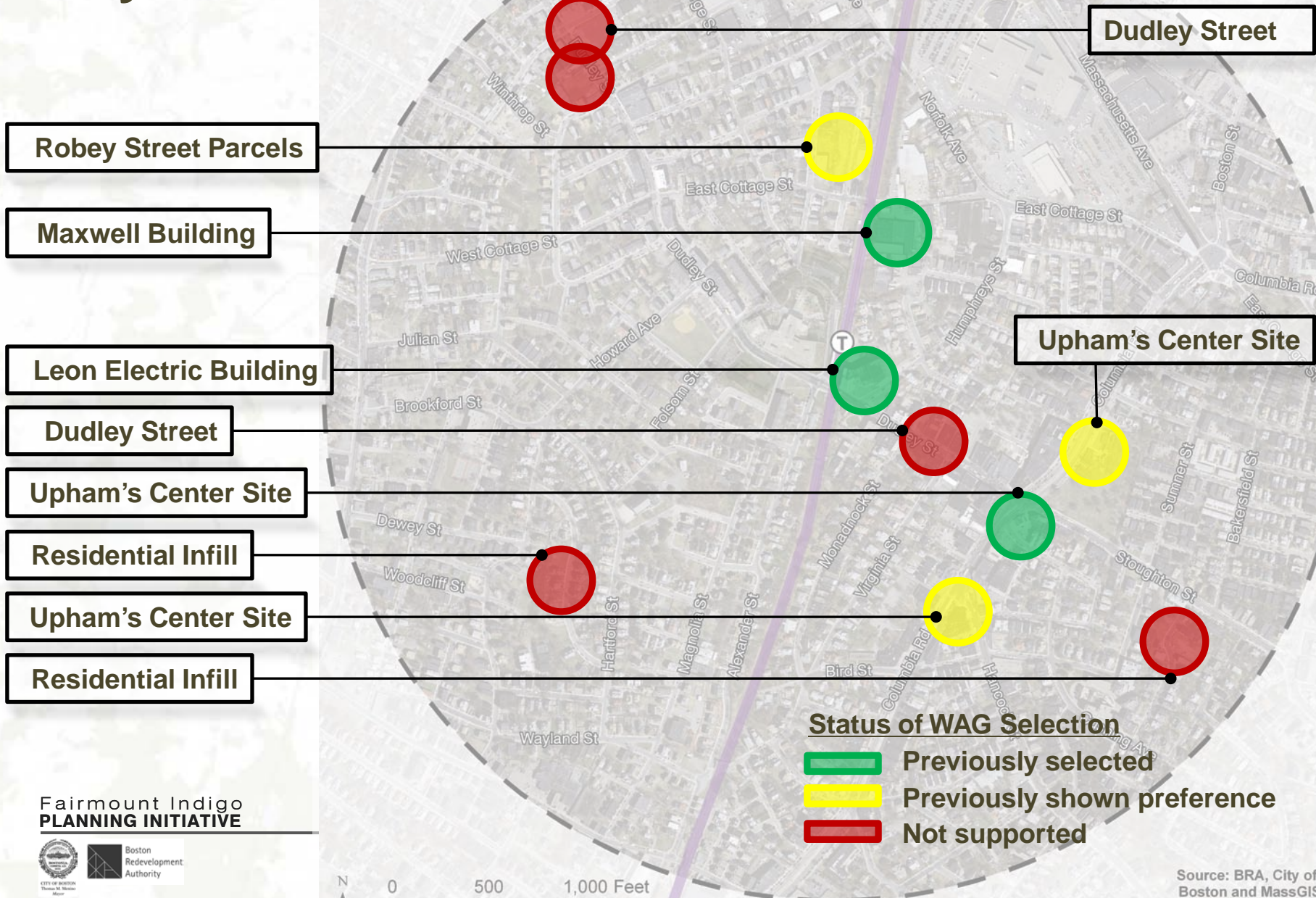
Potential Key Sites

Dudley Street



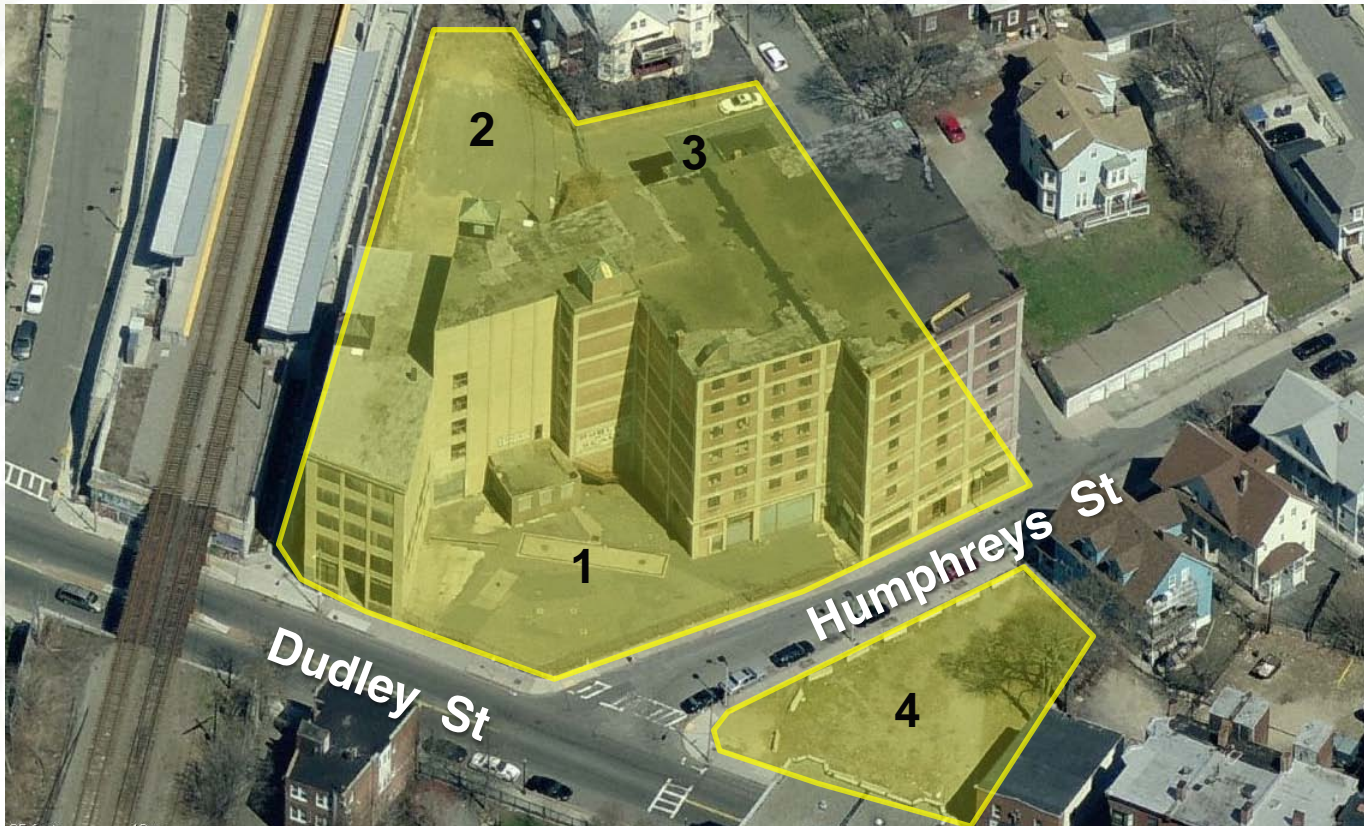
- 1** Lot area: 10,623 SF
Gross area: **Vacant**
Owner: **Loew Elias M**
- 2** Lot area: 2,409 SF
Gross area: **Vacant**
Owner: **Jose Abreu Inc**
- 3** Lot area: 14,031 SF
Gross area: **Vacant**
Owner: **City of Boston**
- 4** Lot area: 2,425 SF
Gross area: **Vacant**
Owner: **Hosmer John TS**

Key Sites



Selected Key Sites

Leon Electric Building



- 1** Lot area: 29,735 SF
Gross area: 135,007 SF
Owner: Leon Family LLC
- 2** Lot area: 13,493 SF
Gross area: Vacant
Owner: Leon Family LLC
- 3** Lot area: 7,115 SF
Gross area: 8,120 SF
Owner: Lepe Gabriel
- 4** Lot area: 10,396 SF
Gross area: Vacant
Owner: Meehan Paul et al

Upham's Corner

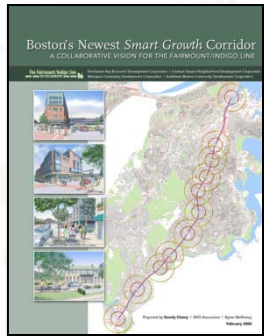
Selected Key Sites

Leon Electric Building

Previous Study



Boston's Newest Smart Growth Corridor by Goody Clancey



- 70 residential units and 15,000 SF of commercial space



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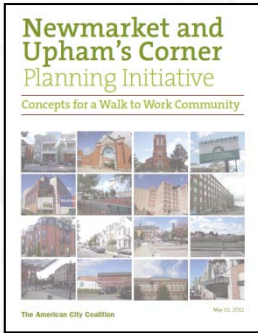
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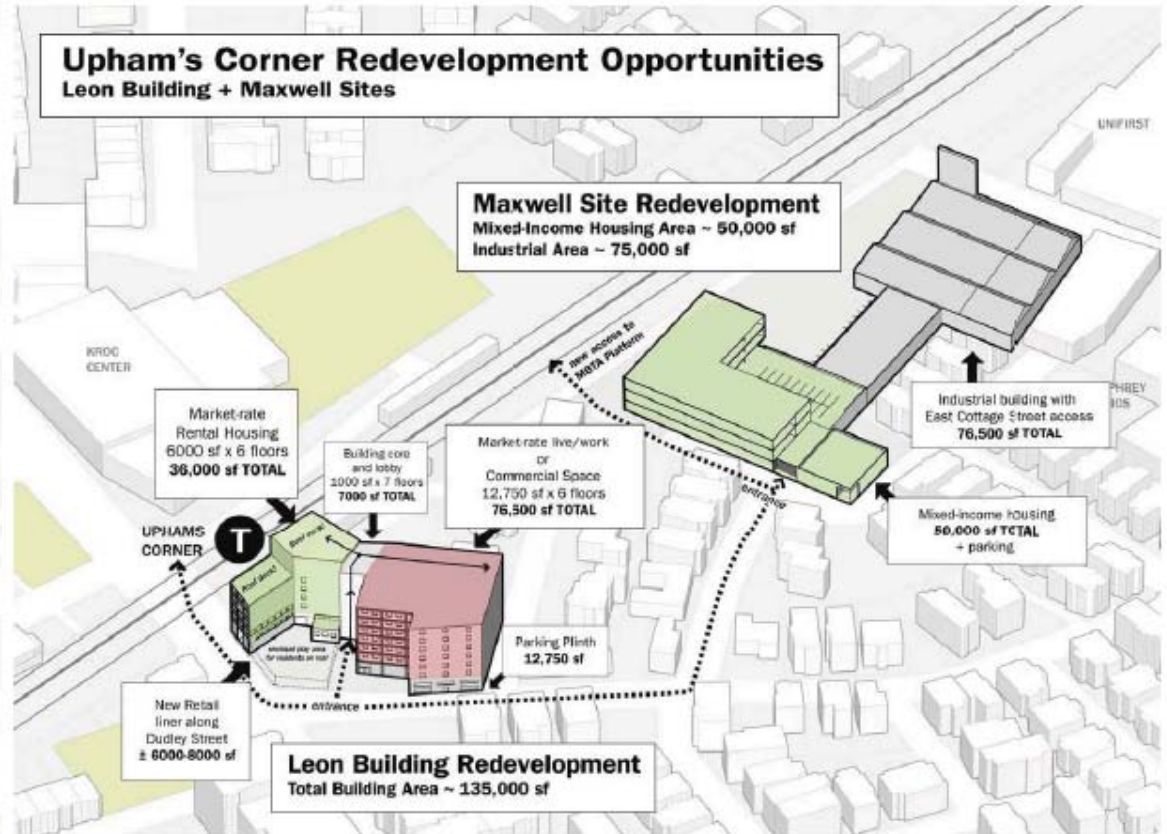
Selected Key Sites Leon Electric Building Previous Study



Concepts for a Walk to Work Community



- 36,000 sf market-rate rental housing, 76,500 residential or commercial and 6,000-8,000 sf retail with parking



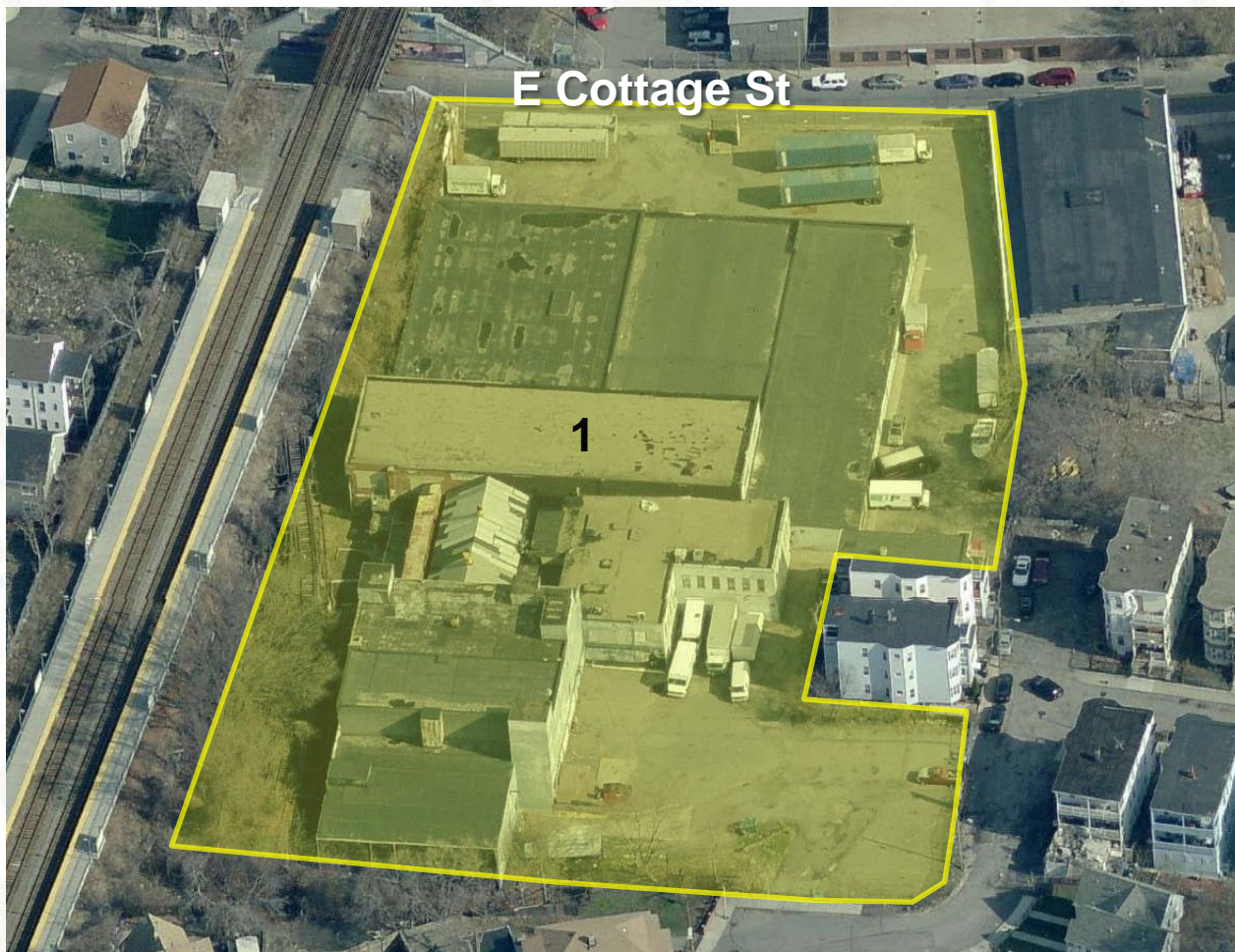
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Selected Key Sites

Maxwell Property



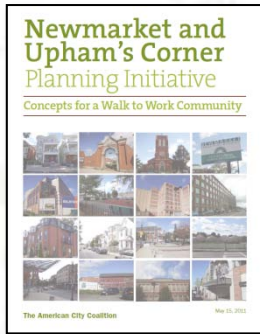
1 Lot area: 120,238 SF
Gross area: 84,538 SF
Owner: City of Boston

Selected Key Sites

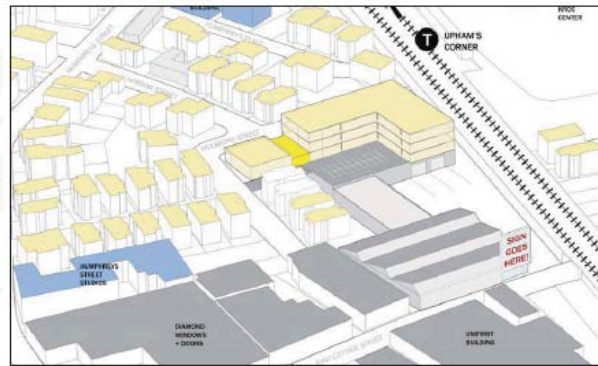
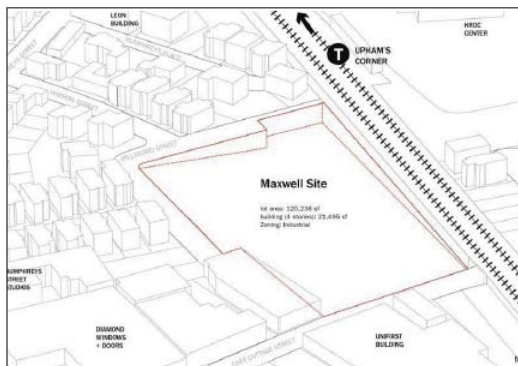
Maxwell Property

Previous Study

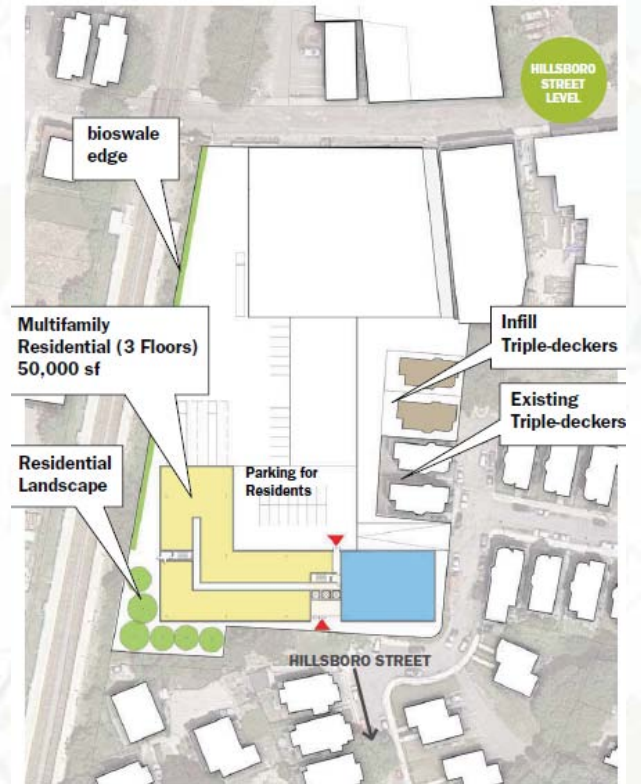
Concepts for a Walk to Work Community



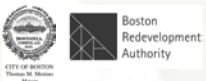
- Alternative 1: 75,000 sf industrial and 50,000 sf mixed-income residential with parking and infill residential



Industrial-Residential Prototypes + Precedents



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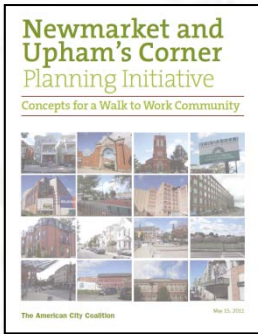
Selected Key Sites

Maxwell Property

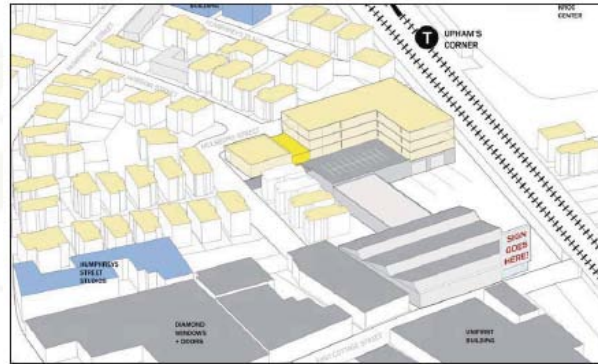
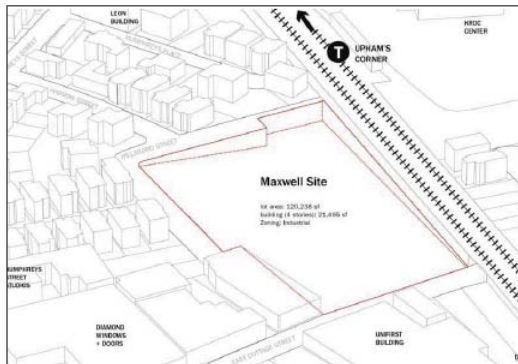
Previous Study



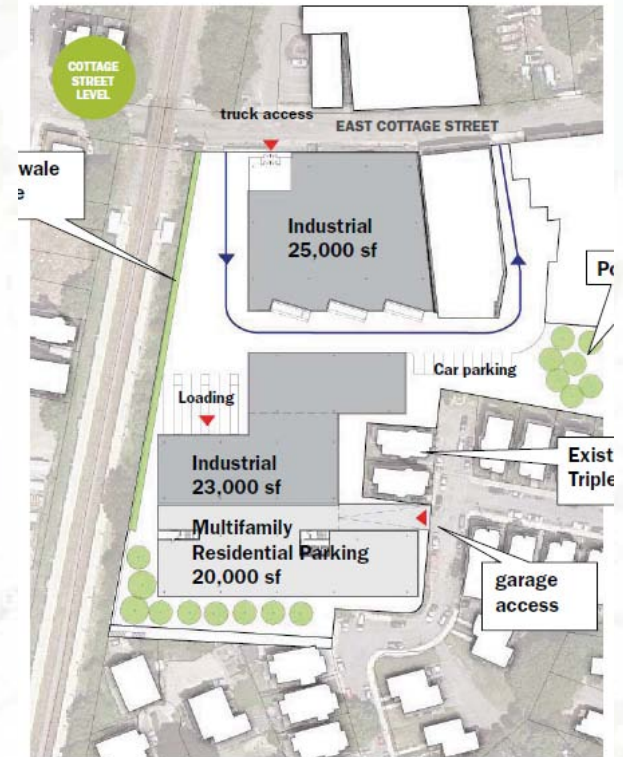
Concepts for a Walk to Work Community



- Alternative 2: 48,000 sf industrial and 20,000 sf multifamily residential with parking and infill residential



Industrial-Residential Prototypes + Precedents



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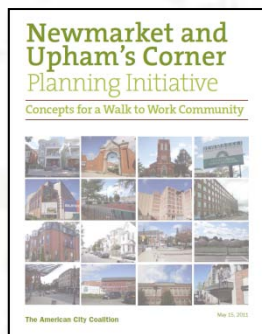
Selected Key Sites

Maxwell Property

Previous Study



Concepts for a Walk to Work Community

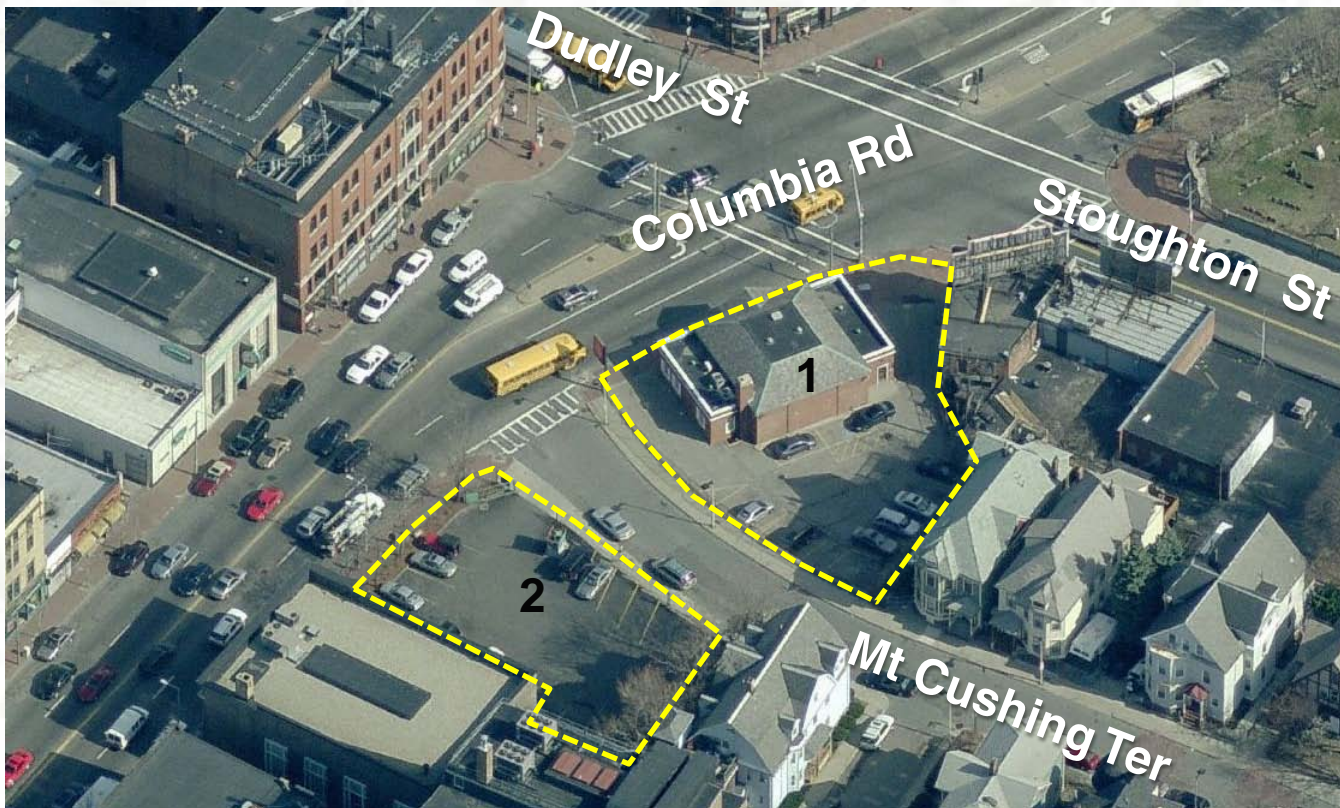
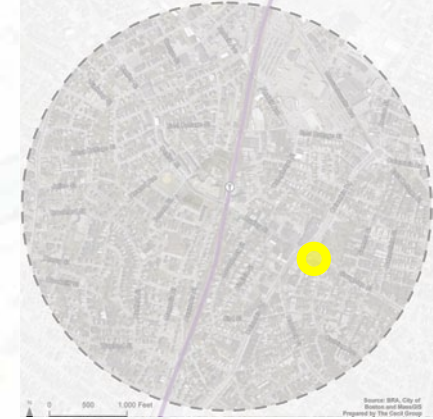


Recommendations:

- Explore development of a residential-industrial hybrid building on the Maxwell site as a strategy to negotiate steep slope and ease the transition between seemingly incompatible uses
- Promote new access points to Upham's Corner MBTA platform and development of “pocket parks” as neighborhood amenities
- Leverage redevelopment opportunities for both Leon and Maxwell sites to improve streetscape and “walk to work” opportunities

Selected Key Sites

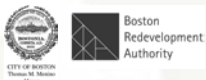
Upham's Center Site



- 1** Lot area: 11,497 SF
Gross area: 5,416 SF
Owner: **S-BNK Dorchester**
- 2** Lot area: 10,570 SF
Gross area: **Vacant**
Owner: **CRE JV 5 Branch Holdings LLC**

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Real Estate Context for Key Sites

- 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



Real Estate Context for Key Sites

- 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



Key Sites Summary

Leon Electric Building

- Big question: viability of reuse of existing building
- Critical ground floor use connection between station and Upham's Center
- Development potential for housing, ground floor retail, parking

Maxwell Property

- Mixed site with light industrial uses and housing
- On-site parking supply

Upham's Center Site

- Underutilized relative to the commercial center location
- Ground floor bank space could be located in larger new development project
- Must address parking

Detailed Study of Key Sites

- Is there continuity between community desire/vision and market realities?
- What set of incentives, zoning changes or other mechanisms may be most effective in achieving goals?
- Are potential development programs feasibility or do they require additional resources or incentives to overcome a potential gap in financing/viability?



Urban Design Guidelines

Framework for future changes/improvements

- Promote shared vision
- Consider overall branding and identity of corridor

For use by residents, business owners and developers

Establishing Guideline Typologies

- Main Street district
- Primary Street corridor (Dudley Street)
- Neighborhood infill



Urban Design Guidelines

Establishing Guideline Typologies

- Main Street district



Urban Design Guidelines

Establishing Guideline Typologies

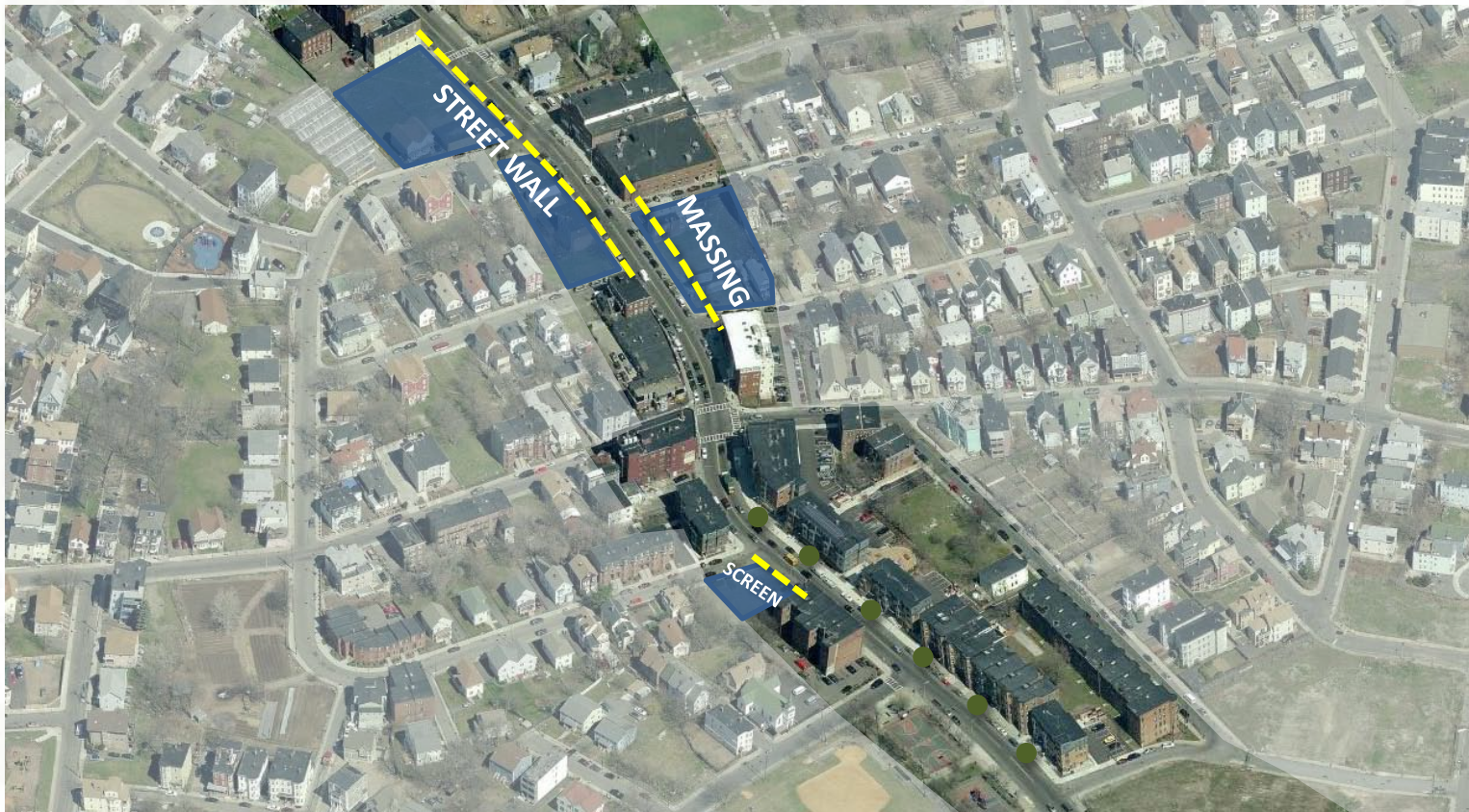
- Main Street district



Urban Design Guidelines

Establishing Guideline Typologies

- Primary Street corridor (Dudley Street)



Urban Design Guidelines

Establishing Guideline Typologies

- Neighborhood infill



Urban Design Guidelines

Public Realm

- Consistent landscape hierarchy/treatment
- Reinforce primary streets/main streets character
- Consistent sidewalk treatments
- Soften Columbia Road

Open Space

- Accessible connect to streets

Parking

- Interior of block, screened

Site Development

- Orientation of building/site/parking
- Street/block/access pattern
- Circulation and connection

Building Development

- Building height consistency
- Building massing/scale
- Orientation to street
- Street wall and edges
- Ground floor activity/transparency



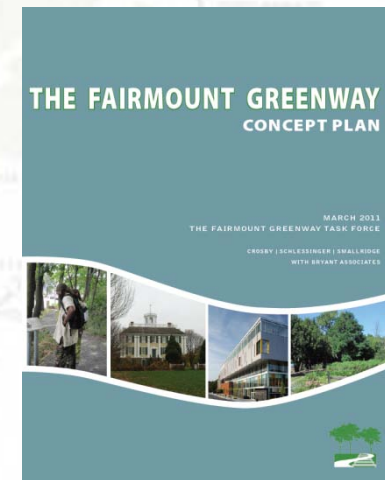
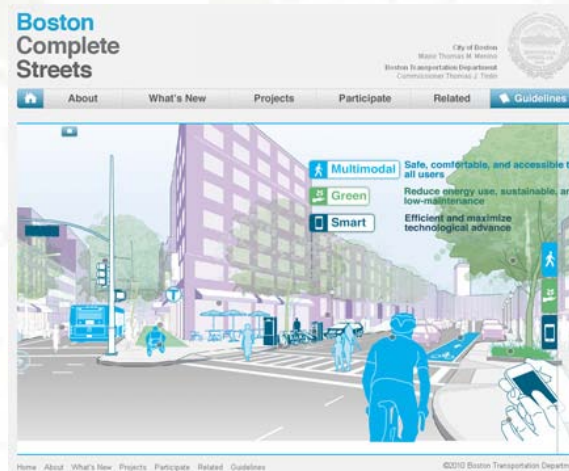
Sustainability Framework

Sources:

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



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Sustainability Framework

- Green and Efficient **Stations**

Develop neighborhood specific, green, energy efficient stations 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 stations 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

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



Next Steps and Meetings

Corridor-wide Advisory Group (CAG) Committee Meeting:

Tuesday, April 9th, 2013 at 6:30pm

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

Wednesday April 24, 2013 at 6:30pm

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

Wednesday May 22, 2013 at 6:30pm





Fairmount Indigo Planning Initiative

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Working Advisory Group
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Wednesday, March 27, 2013
Salvation Army Kroc Center

Prepared by:

The Cecil Group Team

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