



Fairmount Indigo Planning Initiative

UPHAM'S CORNER

Working Advisory Group (WAG) Meeting

Wednesday, April 24, 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. Updates

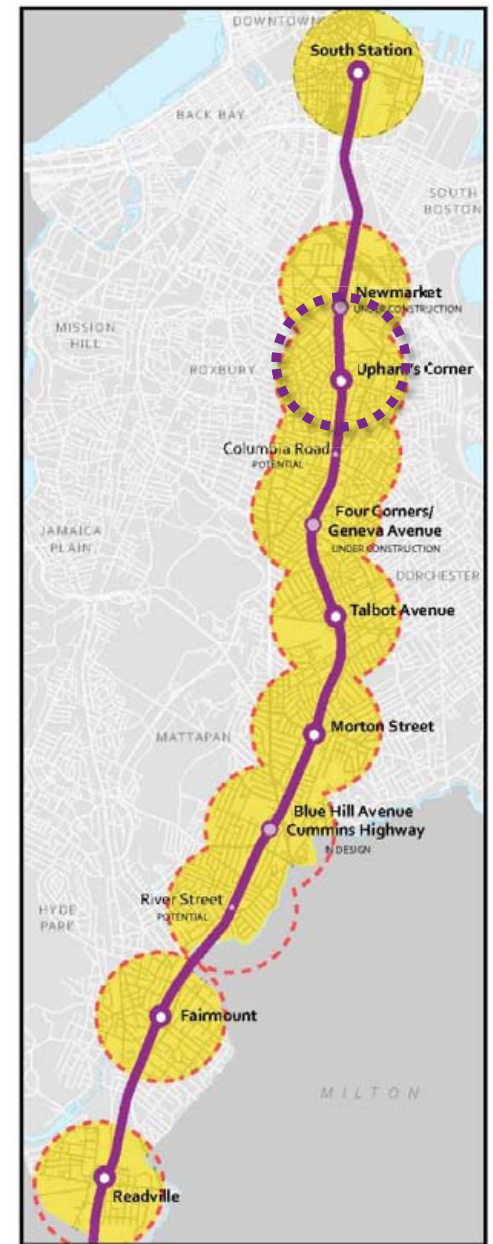
- Schedule/deliverables
- Community Meeting
- Masonic Building studies

2. Development Scenarios at (5) Key Sites

- Massing Studies/Urban Design
- Development program/Feasibility
- Existing zoning
- Findings and key issues

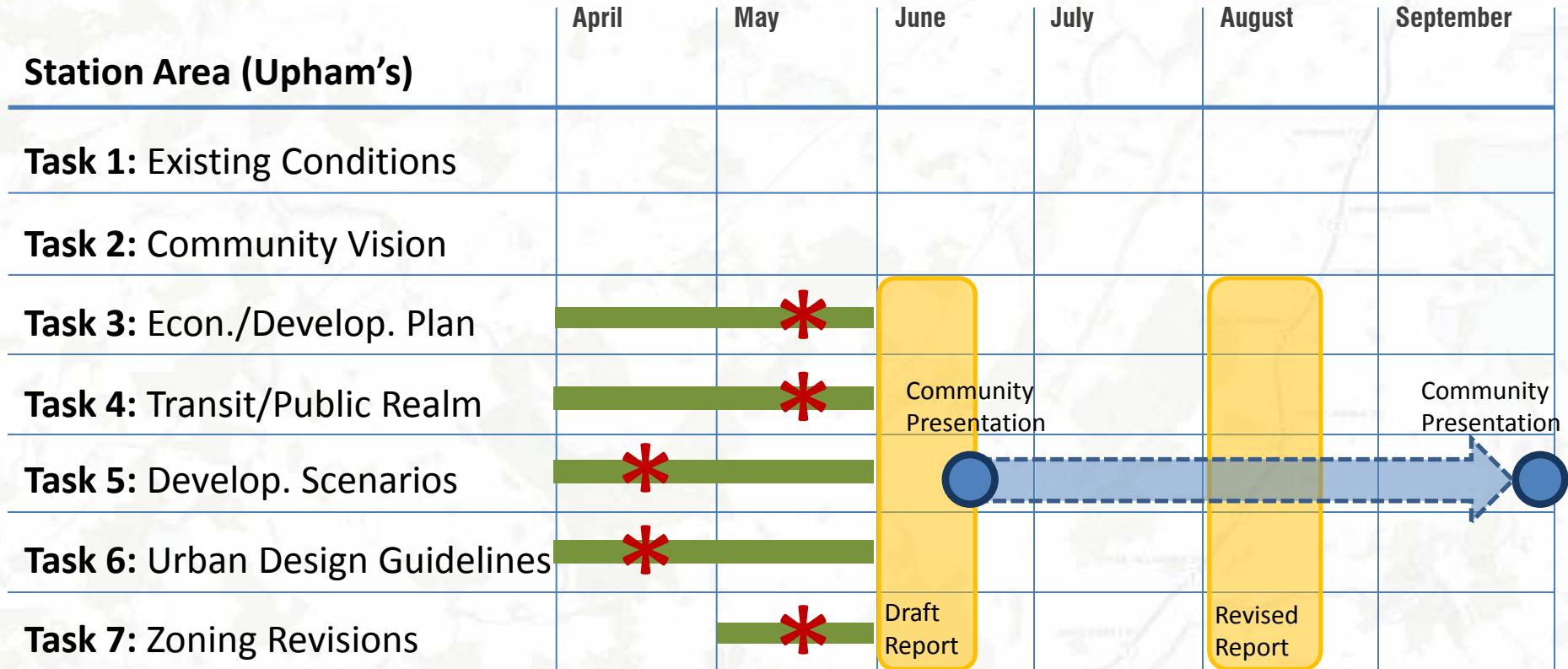
3. Public Realm Improvement Preview

4. Next Steps

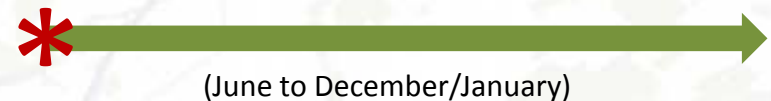


Station Area Schedules

-  Advisory Group Meetings
-  Community Forums and Meetings



Two Additional Stations (Four Corners and Blue Hill)



Deliverables

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



Community Meeting

- Begin to discuss and coordinate potential Community Meeting
- Timing may be appropriate for June
- Target dates?



Masonic Building Studies

- Process underway exploring reuse
- Coordinate with and inform vision



Development Scenarios

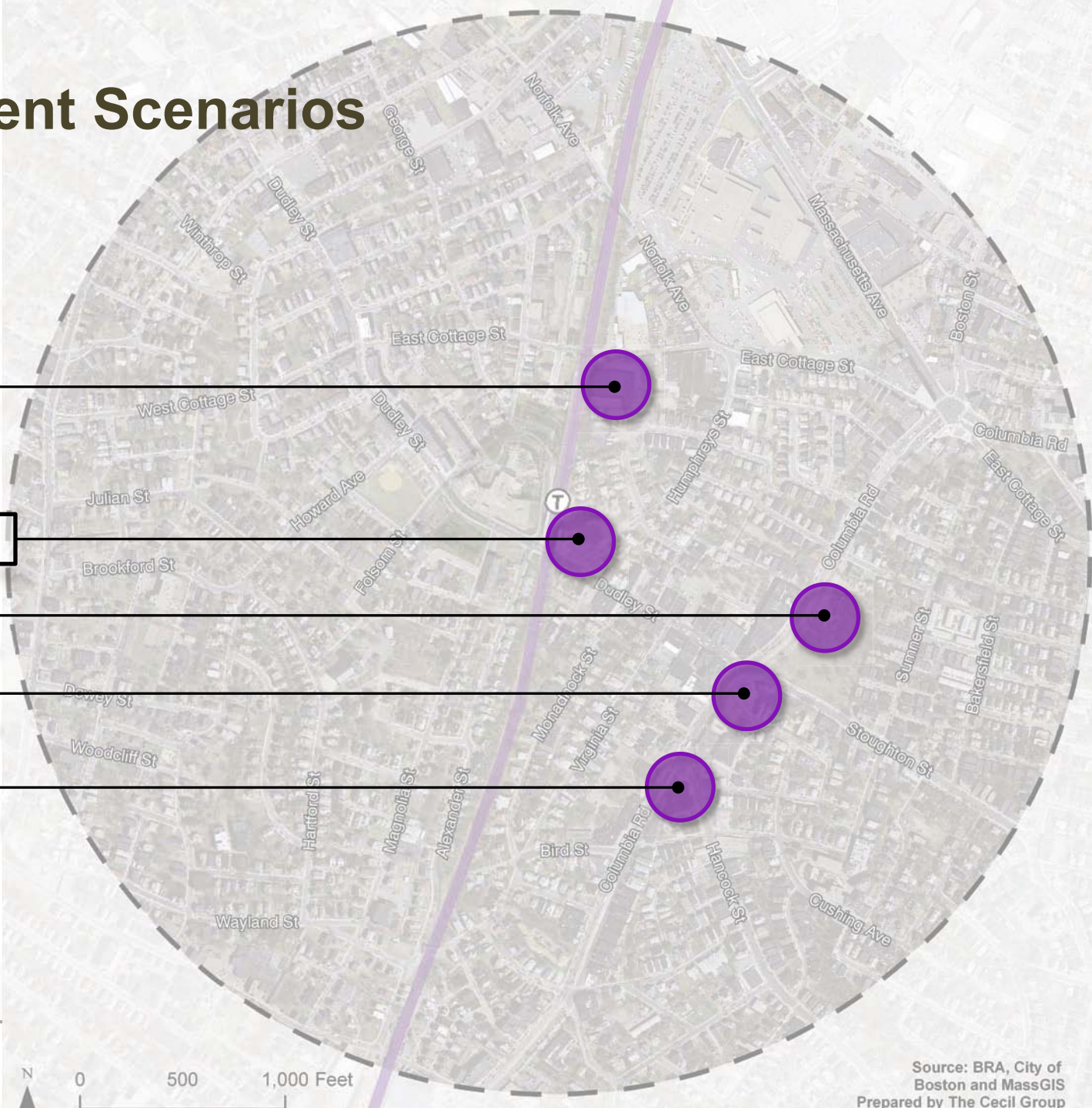
Maxwell Building

Leon Electric Building

ATCO Supply Site

Upham's Center Site

Hancock Street Site



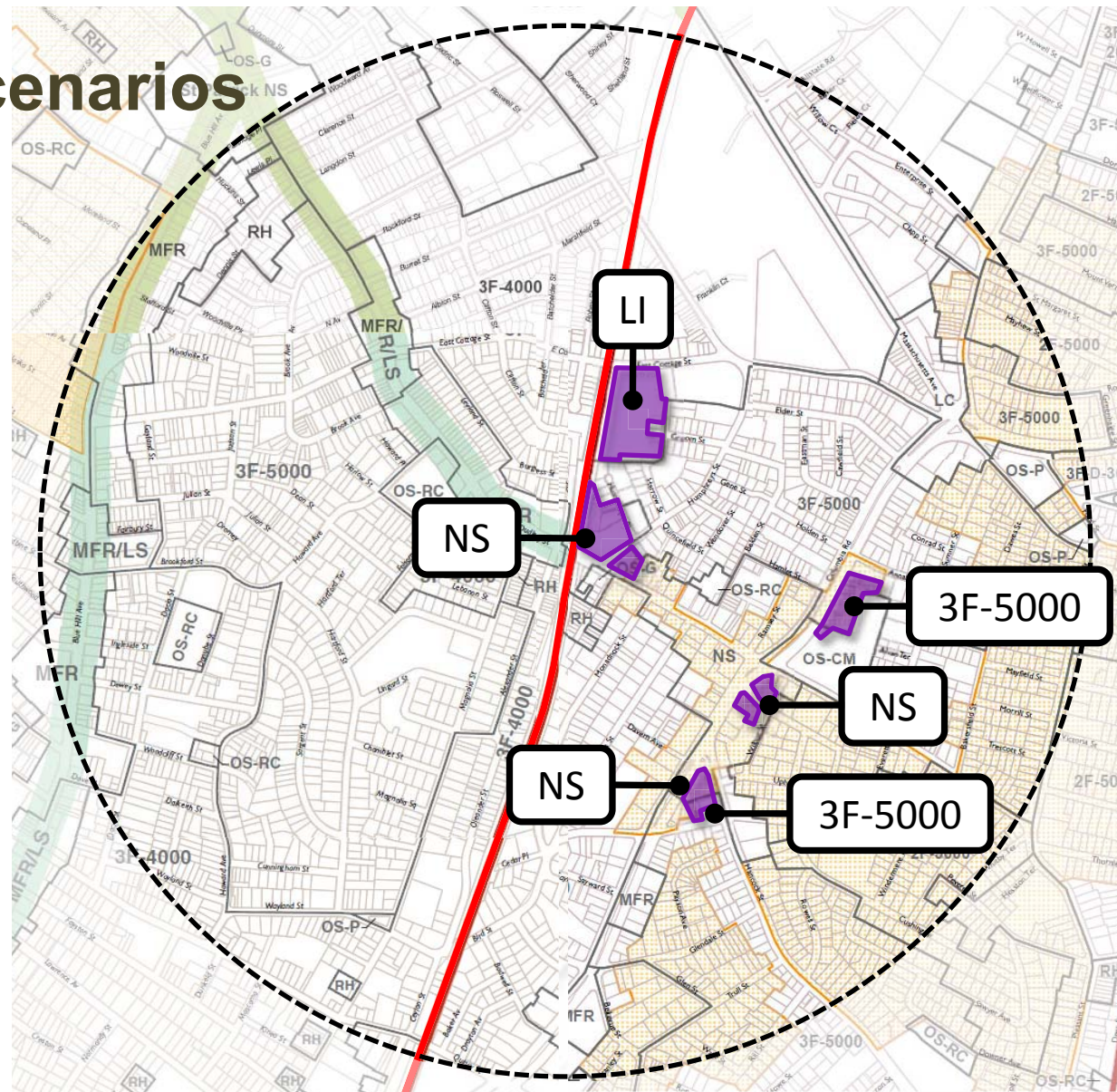
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Development Scenarios

Current Zoning

- Dorchester Neighborhood District
- **NS – Neighborhood Shopping Subdistrict**
- **LI – Local Industrial Subdistrict**
- **3F-5000 – Three-Family Residential 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



Development Scenarios

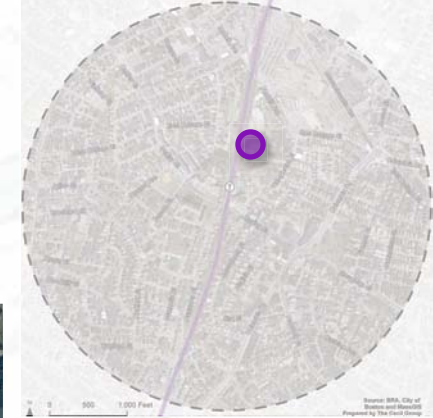
Key Questions

- Physical site constraints/community vision and goals/market opportunities
- Residential makeup:
 - Mix of market and affordable units
 - Mix of homeownership and rental units
 - Mix of family and professional units
- Parking ratios and requirements – transit-oriented versus market
- Pursuing higher density residential to support an active commercial center and ridership
- All development contributes to vibrant station area

Maxwell Property

Development Scenarios

Maxwell Property



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

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Maxwell Property

Development Scenarios

Alternative 1



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Development Scenarios

Alternative 1



- FAR: 1.87
- 36,000 SF of Light Industrial
- 190 dwelling units

Bldg	Bldg Floor Area (SF)	Bldg Height (stories)	Bldg Total Area (GSF)	Retail NSF	Office NSF	Light Industrial	Resident Units	Parking Provided (Spaces)
1	26,540	2	40,000	0	0	36,000	0	34
2	23,571	7 (varies)	171,864	0	0	0	178	114
3	4,470	3	13,410	0	0	0	14	0
			225,274	0	0	36,000	192	148

Maxwell Property

Development Scenarios

Alternative 2



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Development Scenarios

Alternative 2

- FAR: 0.96
- 36,000 SF of Light Industrial
- 80 dwelling units



Bldg	Bldg Floor Area (SF)	Bldg Height (stories)	Bldg Total Area (GSF)	Retail NSF	Office NSF	Light Industrial	Resident Units	Parking Provided (Spaces)
1	26,450	2	40,000	0	0	36,000	0	34
2	4,470	3	13,410	0	0	0	14	49
3	4,470	3	13,410	0	0	0	14	0
4	4,470	3	13,410	0	0	0	14	0
5	4,470	4	17,880	0	0	0	19	0
6	4,470	2	17,880	0	0	0	19	0
			115,990	0	0	36,000	80	83

Maxwell Property

Development Scenarios

Alternative 3



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Boston
Redevelopment
Authority

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Development Scenarios

Alternative 3

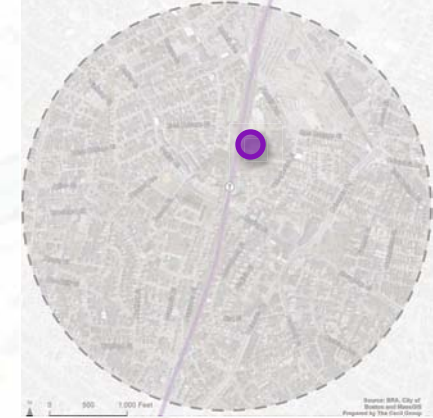


- FAR: 1.01
- 125 dwelling units

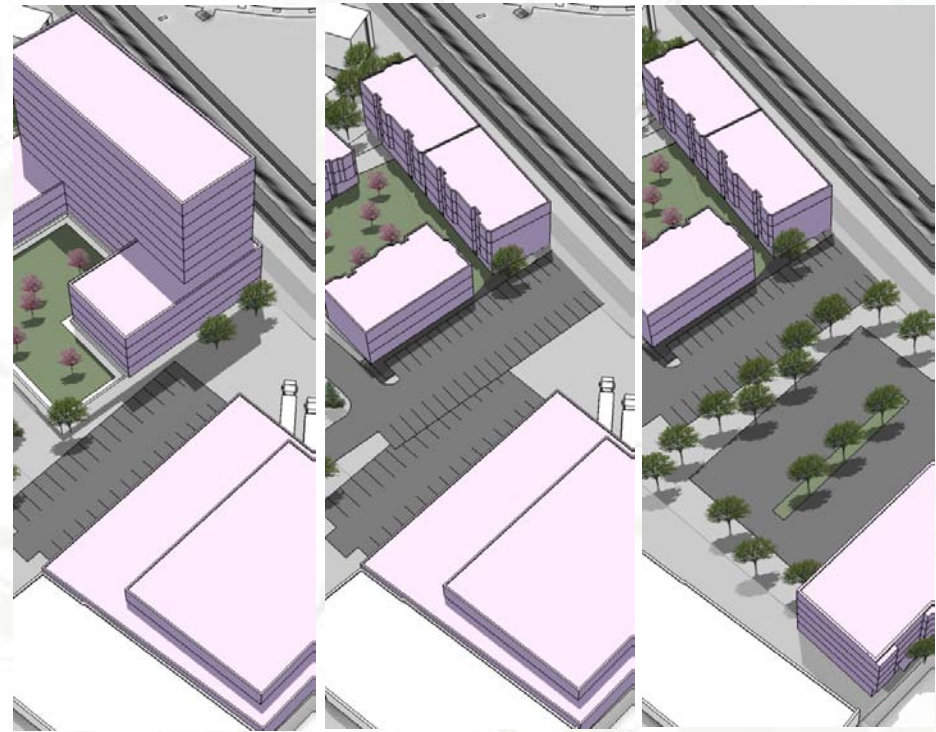
Bldg	Bldg Floor Area (SF)	Bldg Height (stories)	Bldg Total Area (GSF)	Retail NSF	Office NSF	Light Industrial	Resident Units	Parking Provided (Spaces)
1	9,064	5	45,320	0	0	0	47	64
2	4,470	3	13,410	0	0	0	14	49
3	4,470	3	13,410	0	0	0	14	0
4	4,470	3	13,410	0	0	0	14	0
5	4,470	4	17,880	0	0	0	19	0
6	4,470	2	17,880	0	0	0	19	0
			149,944	0	0	0	126	113

Development Scenarios

Findings and Key Issues

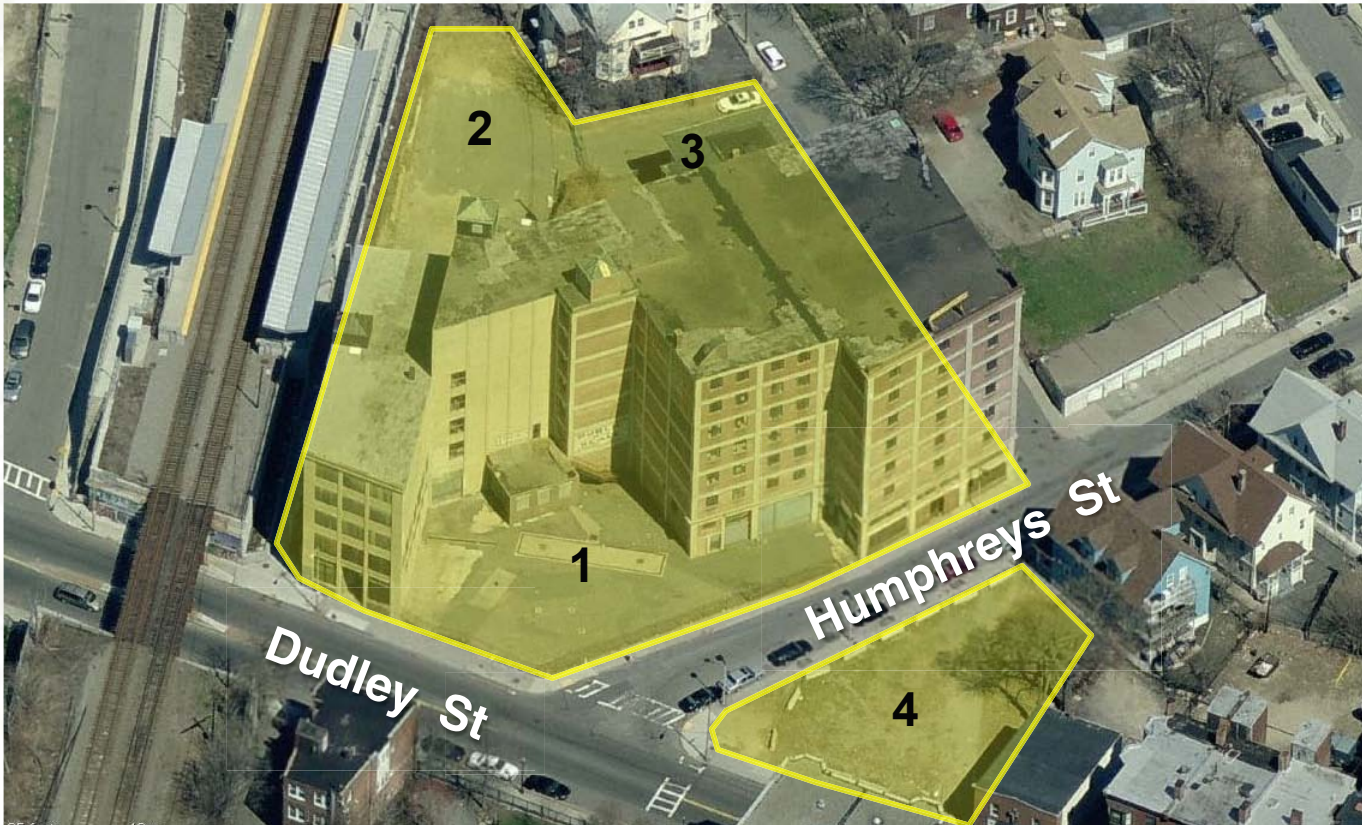
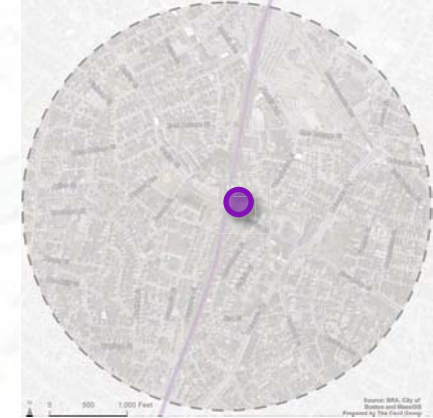


- Large site can support many uses with surface parking
- Traffic volume at interior access may be problematic for neighborhood
- Is there a preferred use for Cottage Street frontage?
- Density of housing at the interior of the site abutting?
- How aggressive to be regarding parking?
- How much open space to provide?



Development Scenarios

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

Leon Electric Building

Development Scenarios

Alternative 1



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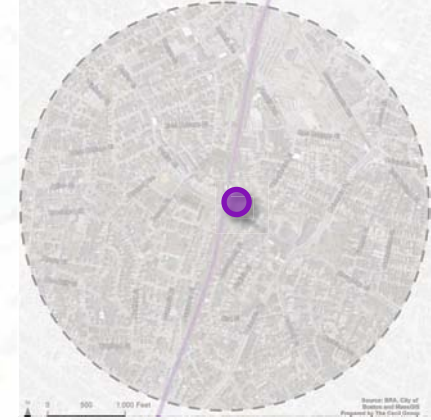
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Leon Electric Building

Development Scenarios

Alternative 1



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Development Scenarios

Alternative 1



- FAR: 3.72
- 26,000 SF of retail and supporting office
- 200 dwelling units

Bldg	Bldg Floor Area (SF)	Bldg Height (stories)	Bldg Total Area (GSF)	Retail NSF	Office NSF	Light Industrial	Resident Units	Parking Provided (Spaces)
1	28,561	9 (varies)	187,960	11,234	11,234	0	166	124
2	6,183	7	37,725	4,058	0	0	34	15
			225,685	15,292	11,234	0	200	139

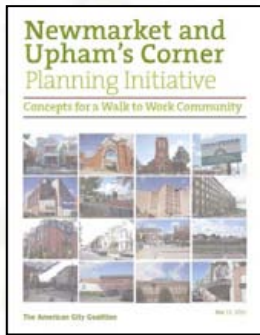
Upham's Corner

Development Scenarios

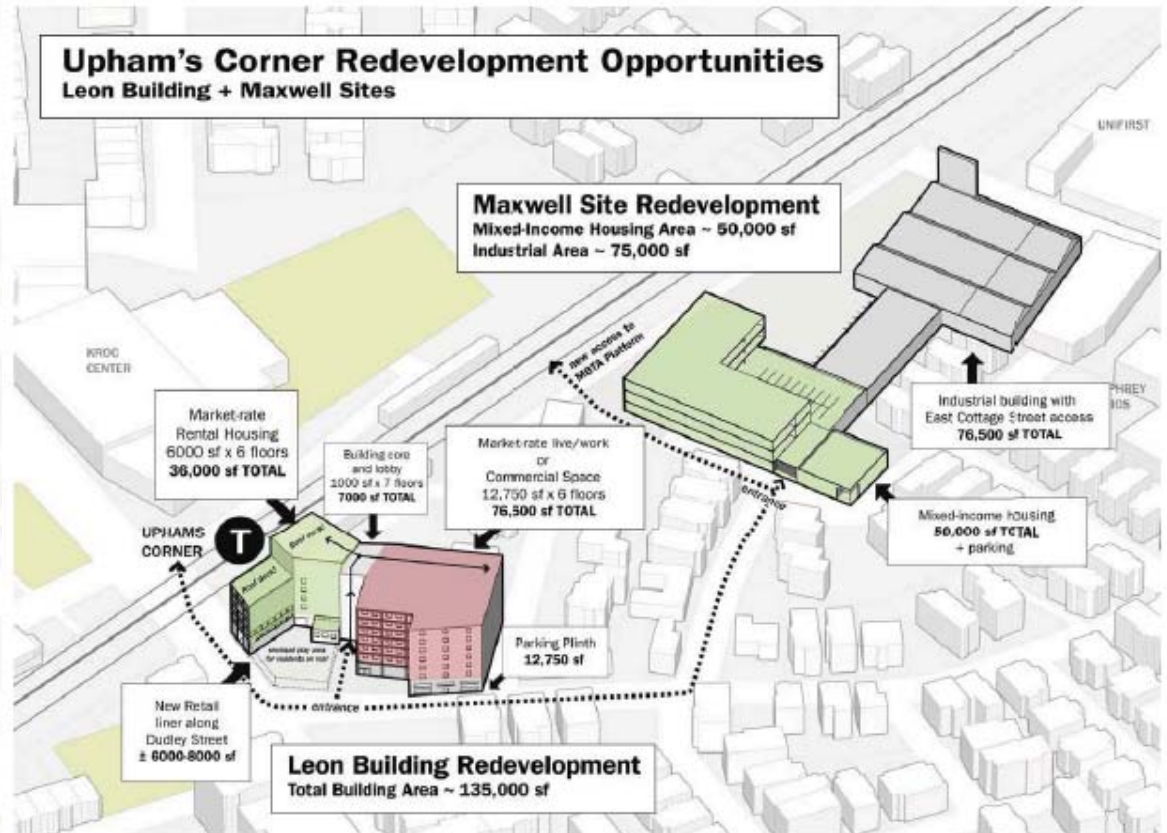
Alternative 2



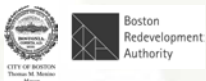
Concepts for a Walk to Work Community



- 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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Development Scenarios

Alternative 2



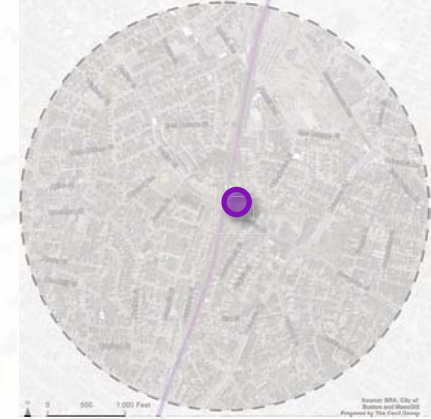
- FAR: 2.68
- 10,000 SF of retail
- 150 dwelling units

Bldg	Bldg Floor Area (SF)	Bldg Height (stories)	Bldg Total Area (GSF)	Retail NSF	Office NSF	Light Industrial	Resident Units	Parking Provided (Spaces)
1	28,561	Existing	135,007	6,400	0	0	117	40
2	6,183	7	37,725	4,058	0	0	34	15
			172,732	10,458	0	0	151	55

Development Scenarios

Findings and Key Issues

- How much is too much?
- Reuse building or new development?
- Critical links for Dudley Street frontage to station
- Can the site economics support both demolition of structure and a parking deck?



Development Scenarios

ATCO Supply 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**

ATCO Supply Parcels Development Scenarios



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ATCO Supply Parcels Development Scenarios



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Development Scenarios



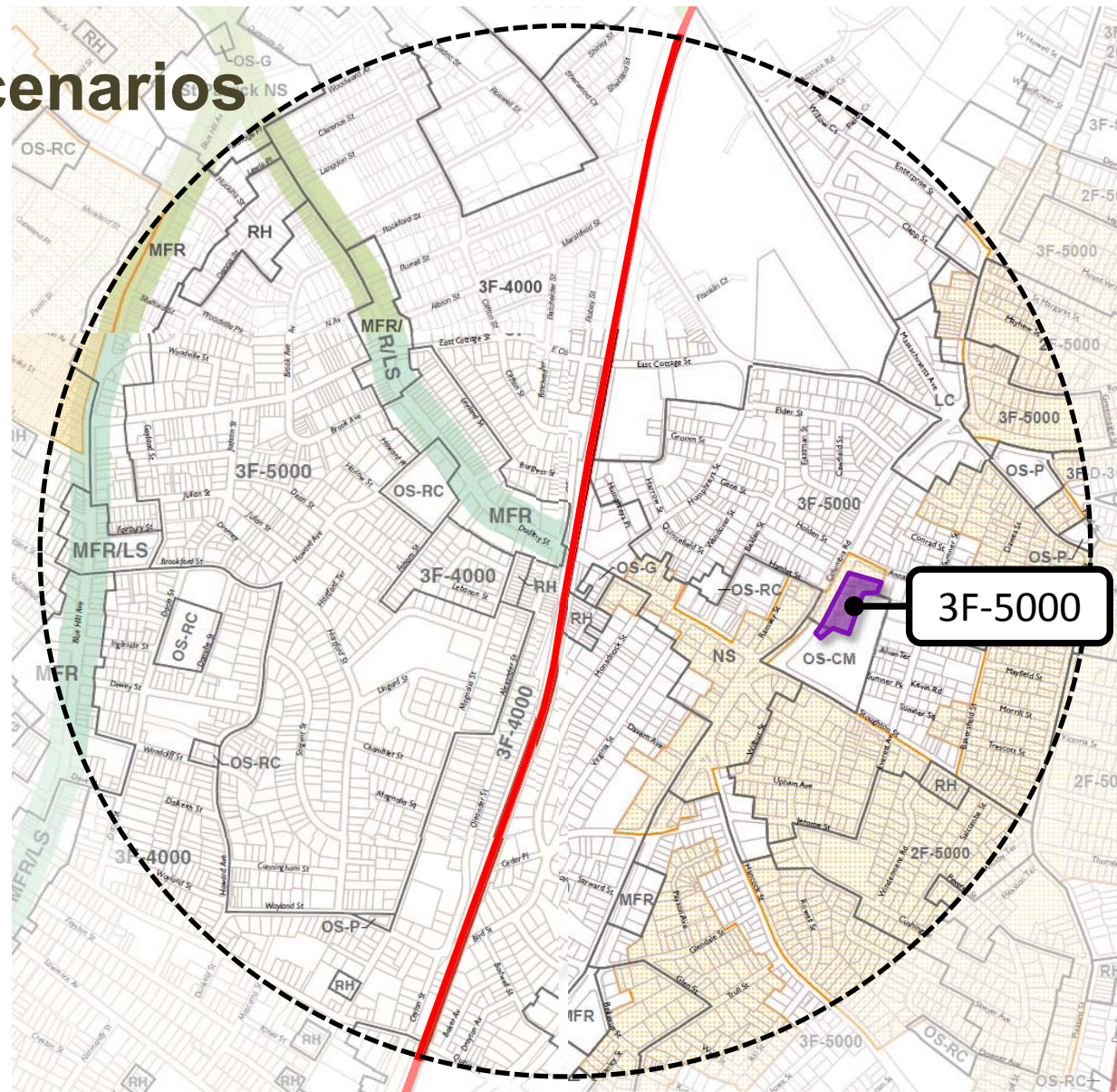
- FAR: 2.16
- 5,000 SF of Retail
- 90 dwelling units

Bldg	Bldg Floor Area (SF)	Bldg Height (stories)	Bldg Total Area (GSF)	Retail NSF	Office NSF	Light Industrial	Resident Units	Parking Provided (Spaces)
1	22,180	4/5	91,115	5,000	0	0	90	54
			91,115	5,000	0	0	90	54

Development Scenarios

Current Zoning

- Dorchester Neighborhood District
- **3F-5000 Three-Family Residential Subdistrict (Any other Dwelling or Use)**
- Maximum Floor Area Ratio – 0.5
 - Test - Alt 1 = **FAR 2.16**
- Maximum Building Height – 35'; 2.5 stories
 - Test - Alt 1 = **55', 5 stories**
- Minimum Usable Open Space per Dwelling Unit – none
- Off-Street Parking Required:
 - Res (10+ units) – 1.5/unit
 - Office – 2/1000 GSF



Development Scenarios

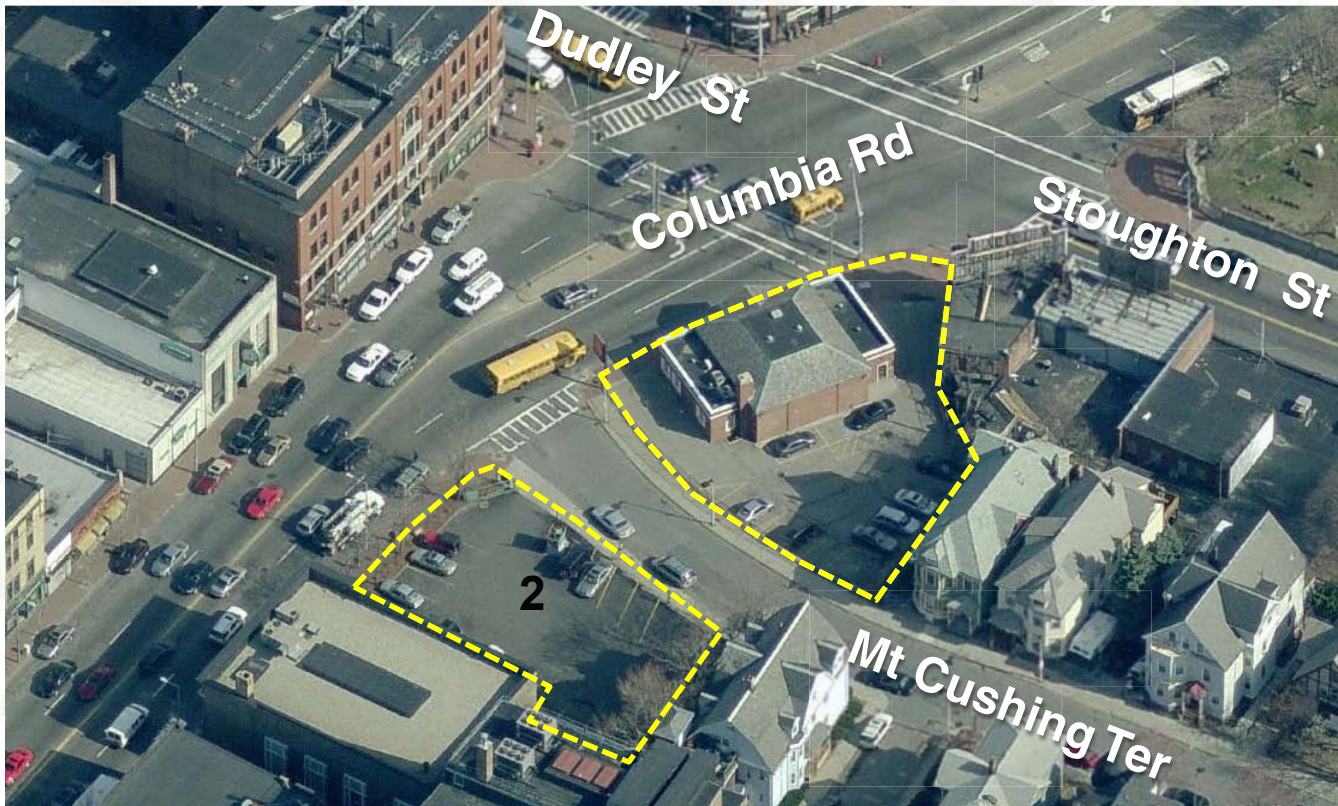
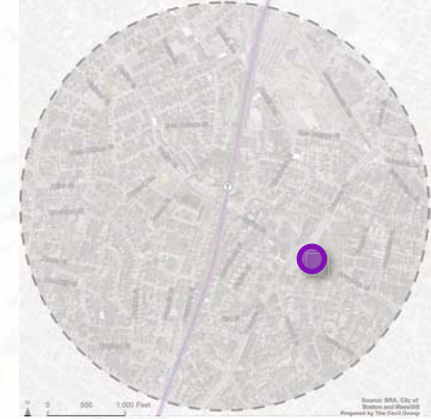
Findings and Key Issues

- Scale of development works well with surface (tuck-under) parking
- Massing and frontage anchor gateway location on Columbia
- Modest retail, more or none?
- Retain existing Comfort Station building?
- Access easement through Fire Station rear parking?



Development Scenarios

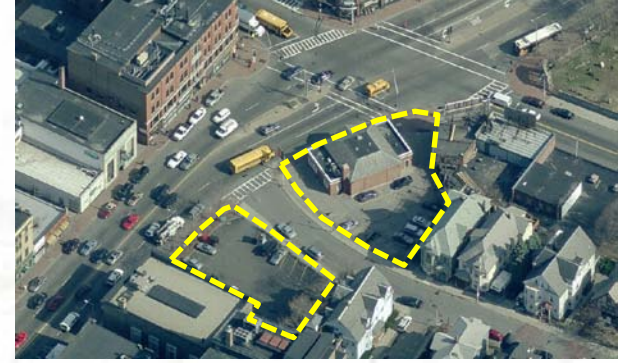
Upham's Center Site



- 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**

Upham's Center Site
Development Scenarios



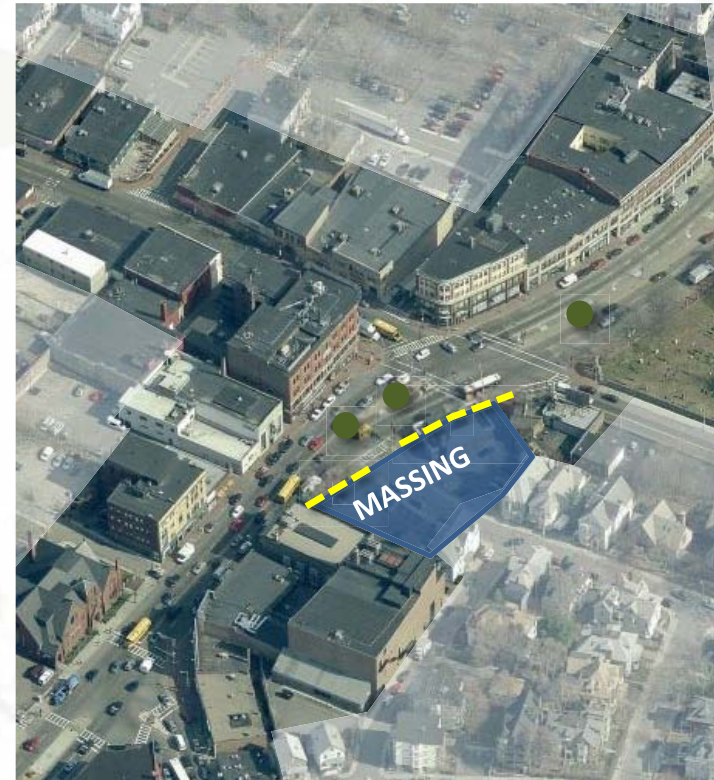
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Upham's Center Site Development Scenarios



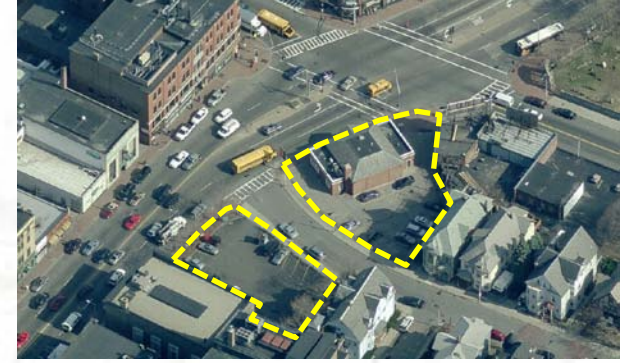
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Development Scenarios



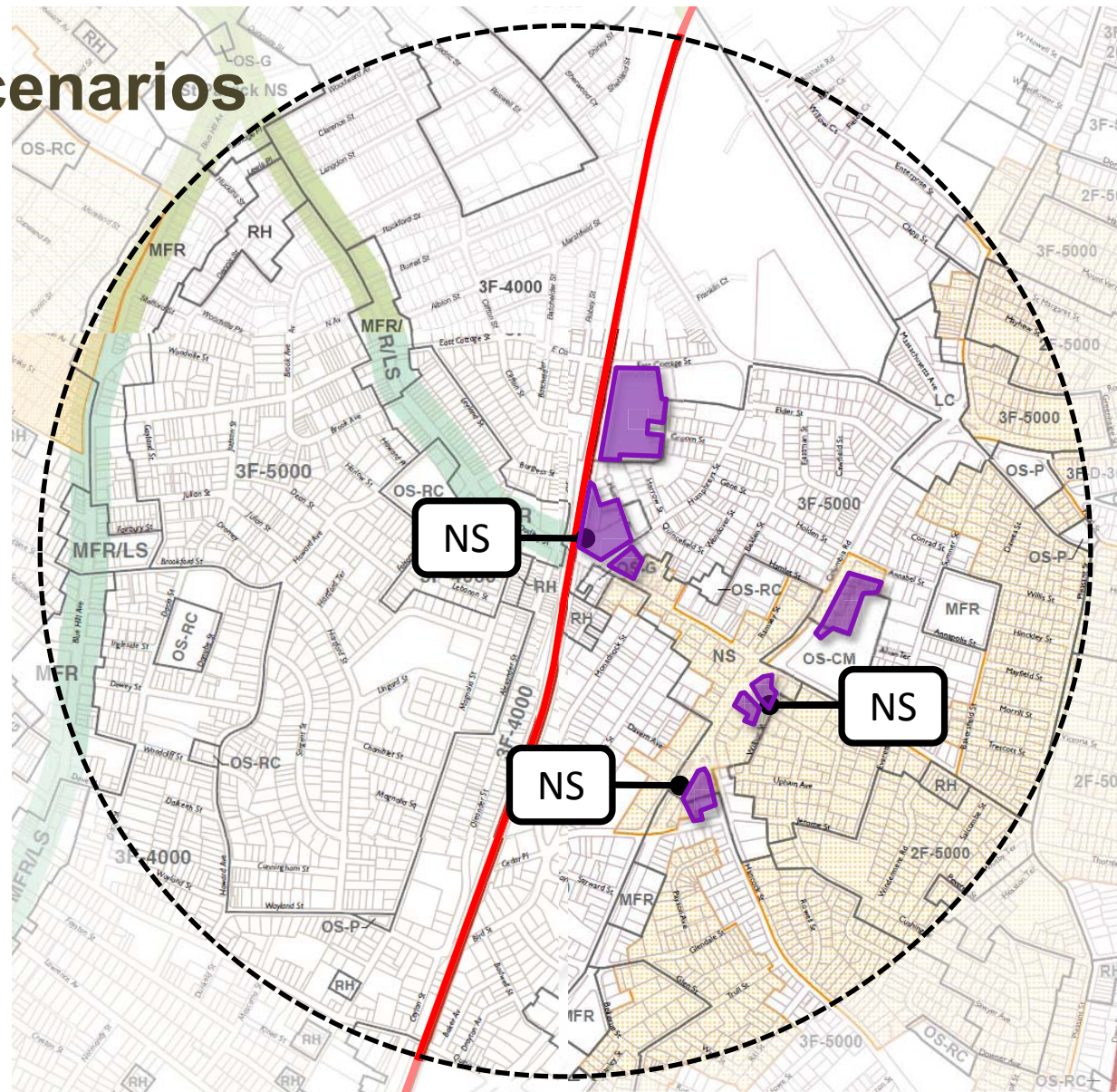
- FAR: 2.80
- 16,000 SF of retail/office
- 46 dwelling units
- 28 Replacement parking spaces needed
- **Parking deficit** - on-site parking very difficult to resolve

Bldg	Bldg Floor Area (SF)	Bldg Height (stories)	Bldg Total Area (GSF)	Retail NSF	Office NSF	Light Industrial	Resident Units	Parking Provided (Spaces)
1	9,704	5	41,764	5,543	7,763	0	28	14
2	5,628	4	20,021	3,137	0	0	18	11
			61,785	8,680	7,763	0	46	25

Development Scenarios

Current Zoning

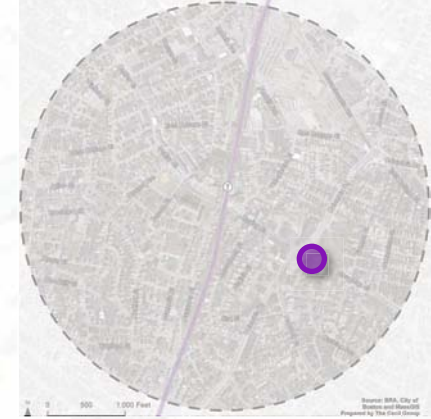
- Dorchester Neighborhood District
- **NS – Neighborhood Shopping Subdistrict**
- Maximum Floor Area Ratio – 1.0
 - Test - Alt 1 = FAR 2.80
- Maximum Building Height – 40'
 - Test - Alt 1 = 57'
- Minimum Usable Open Space per Dwelling Unit – 50 SF
- Off-Street Parking Required:
 - Res (10+ units) – 1.5/unit
 - Office – 2/1000 GSF



Development Scenarios

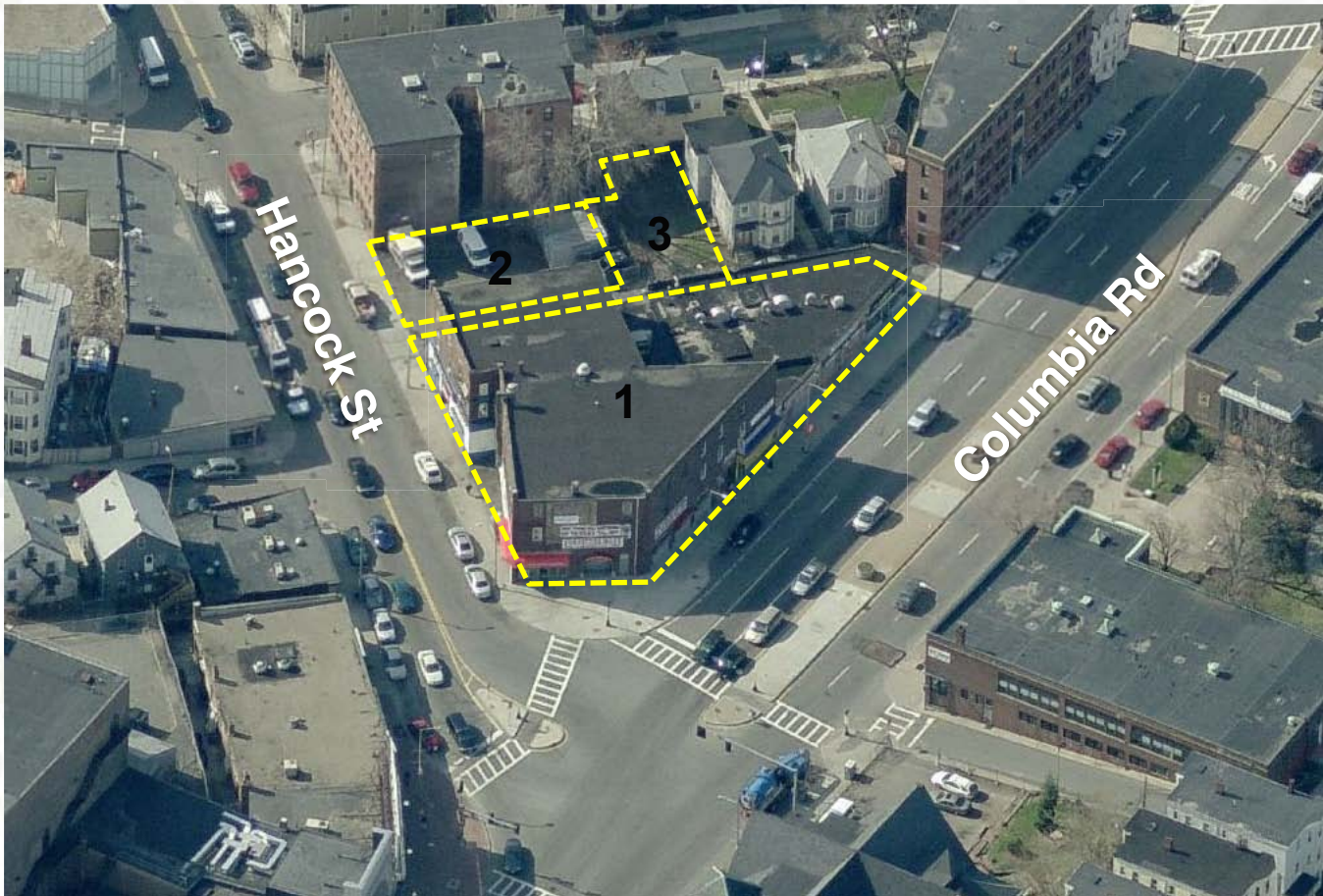
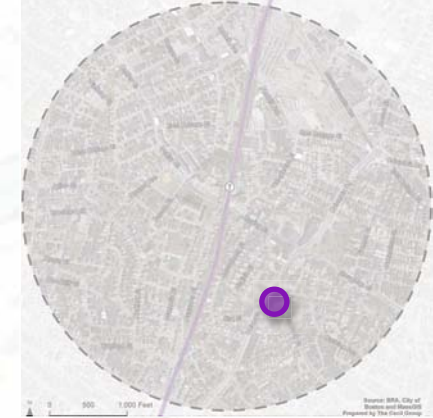
Findings and Key Issues

- Testing illustrated the difficulty of these sites for redevelopment – geometry and parking
- Major parking deficit worse if including replacement parking
- Can sites be developed with some other form of parking arrangement?



Development Scenarios

Hancock Street Parcels



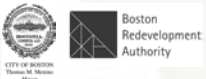
- 1** Lot area: 13,358 SF
Gross area: 37,462 SF
Owner: **Ophir Shalom Bachi**
- 2** Lot area: 3,901 SF
Gross area: 0 SF
Owner: **Ophir Shalom Bachi**
- 3** Lot area: 1,940 SF
Gross area: 0 SF
Owner: **Joan Hoerres**

Development Scenarios



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Development Scenarios



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Development Scenarios

- FAR: 2.66
- 9,000 SF of Retail
- 40 dwelling units

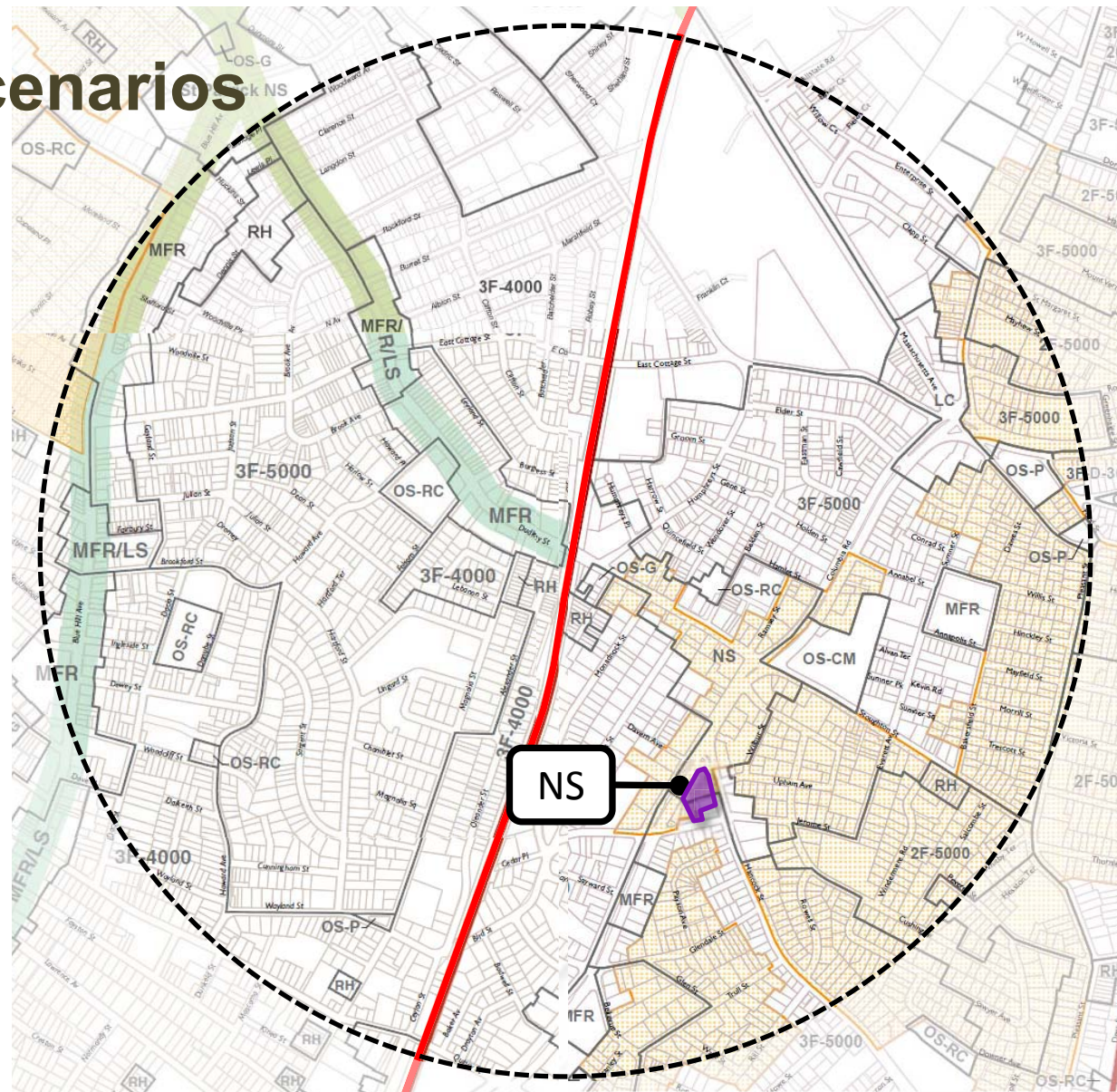


Bldg	Bldg Floor Area (SF)	Bldg Height (stories)	Bldg Total Area (GSF)	Retail NSF	Office NSF	Light Industrial	Resident Units	Parking Provided (Spaces)
1	12,981	4	51,076	9,329	0	0	40	30
			51,076	9,329	0	0	40	30

Development Scenarios

Current Zoning

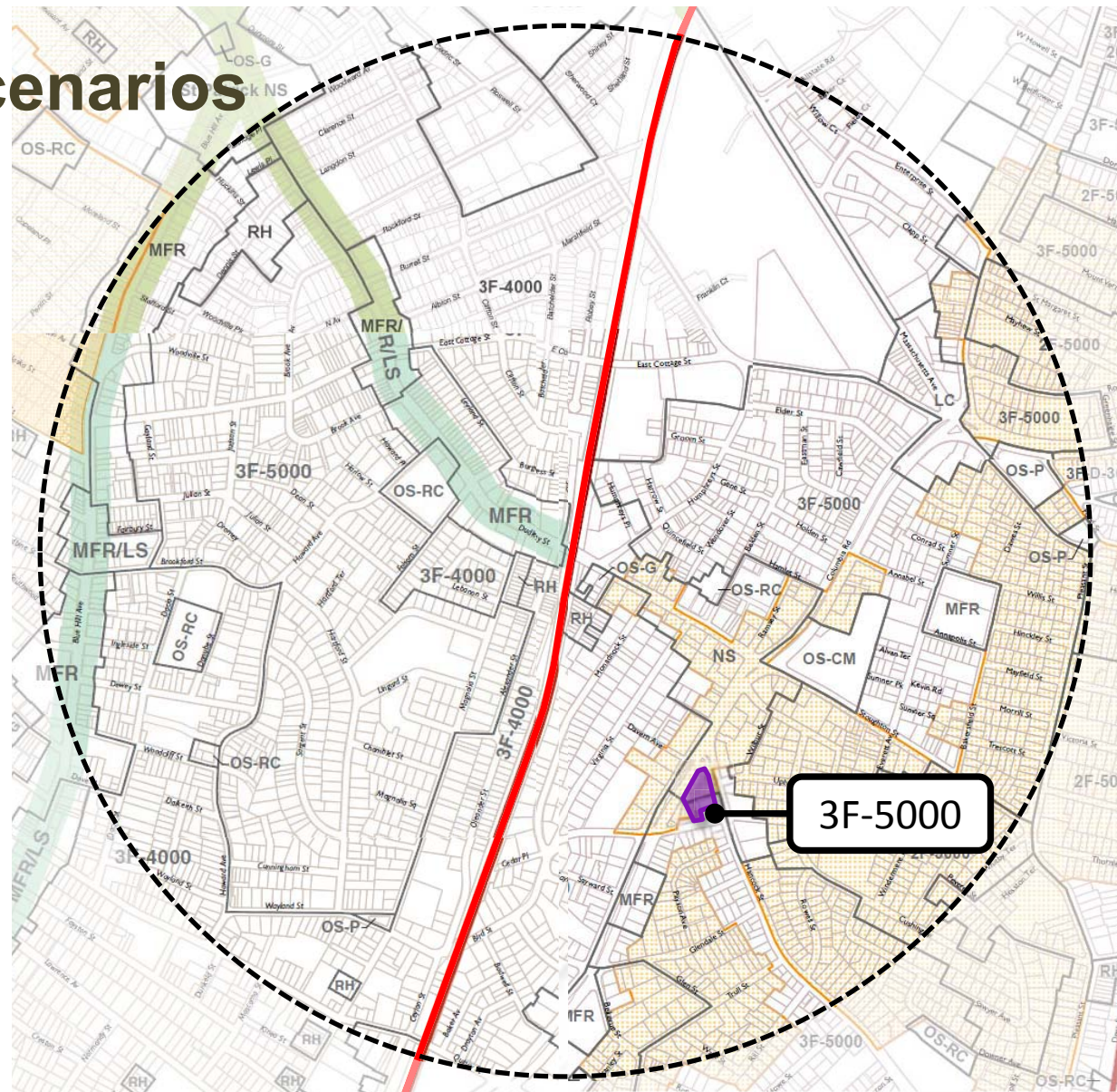
- Dorchester Neighborhood District
- **NS – Neighborhood Shopping Subdistrict**
- Maximum Floor Area Ratio – 1.0
 - Test - Alt 1 = **FAR 2.66**
- Maximum Building Height – 40’
 - Test - Alt 1 = **45’**
- Minimum Usable Open Space per Dwelling Unit – 50 SF
- Off-Street Parking Required:
 - Res (10+ units) – 1.5/unit
 - Office – 2/1000 GSF



Development Scenarios

Current Zoning

- Dorchester Neighborhood District
- **3F-5000 Three-Family Residential Subdistrict (Any other Dwelling or Use)**
- Maximum Floor Area Ratio – 0.5
 - Test - Alt 1 = FAR 2.66
- Maximum Building Height – 35'; 2.5 stories
 - Test - Alt 1 = 45'
- Minimum Usable Open Space per Dwelling Unit – none
- Off-Street Parking Required:
 - Res (10+ units) – 1.5/unit
 - Office – 2/1000 GSF



Development Scenarios

Findings and Key Issues

- Testing illustrated the difficulty of this site for redevelopment – mostly built out as exists
- Massing of new development very similar to existing
- Anchors strong gateway corner



Urban Design Guidelines

Establishing guidelines that reflect the community vision

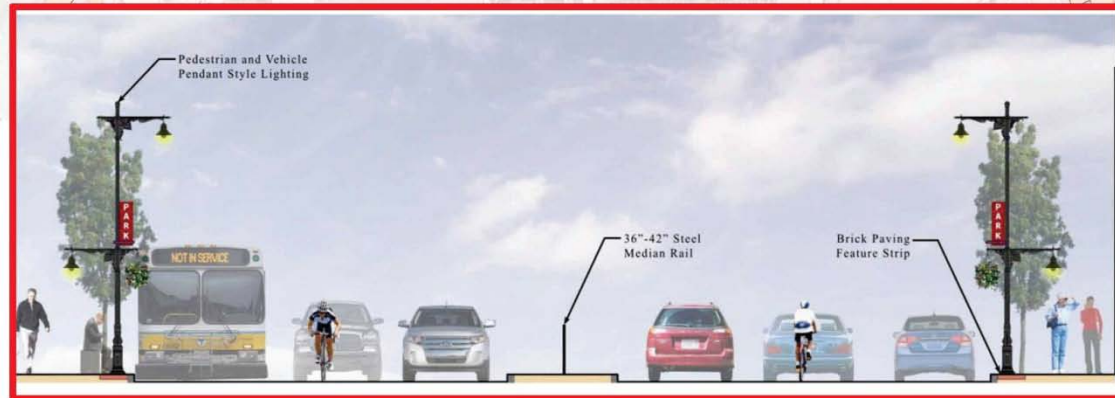
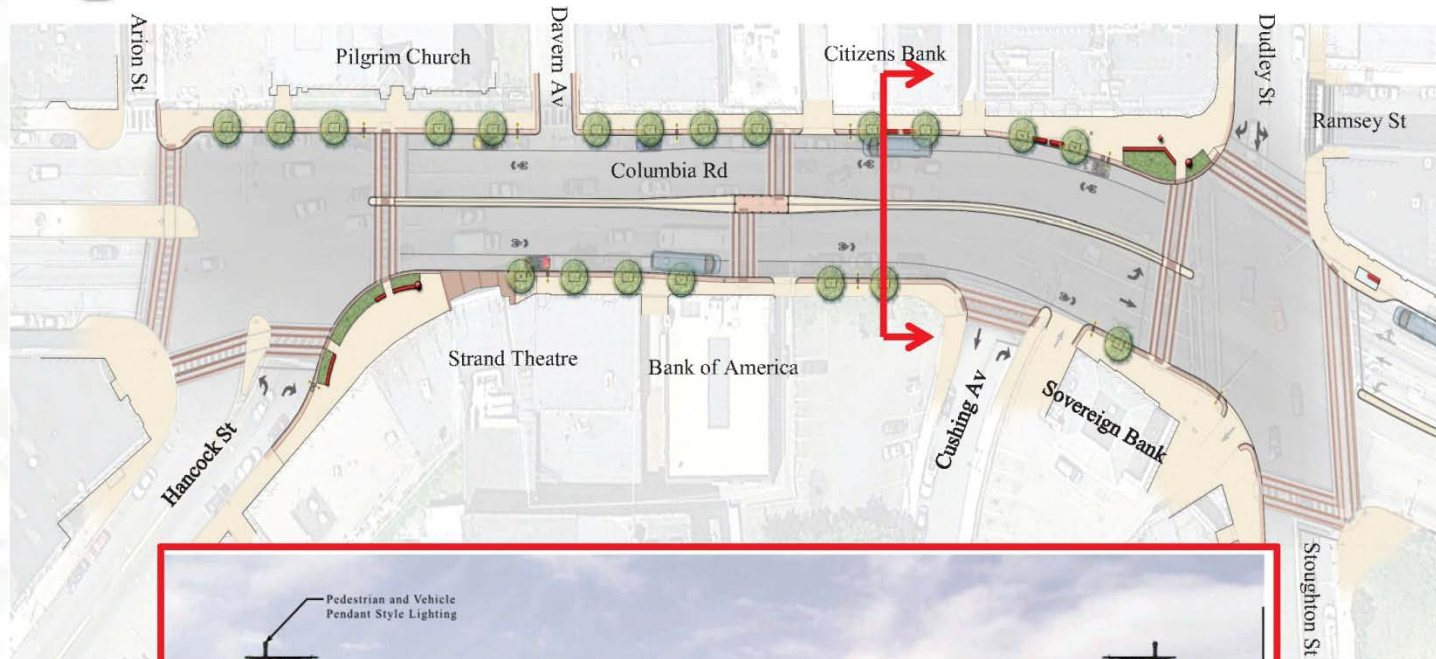
- Development, urban design and public realm



Columbia Road Design

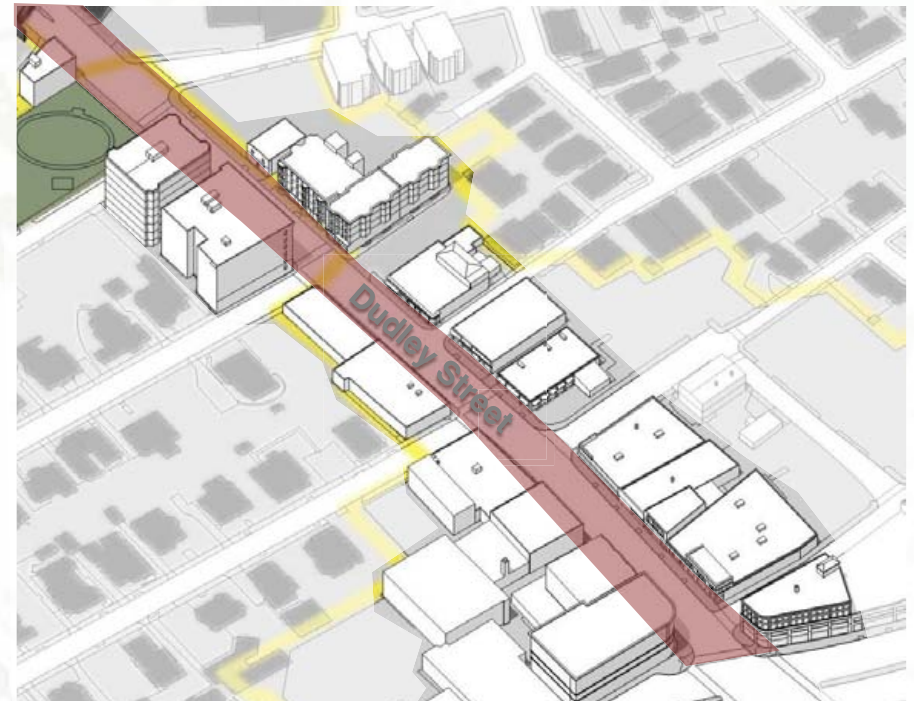
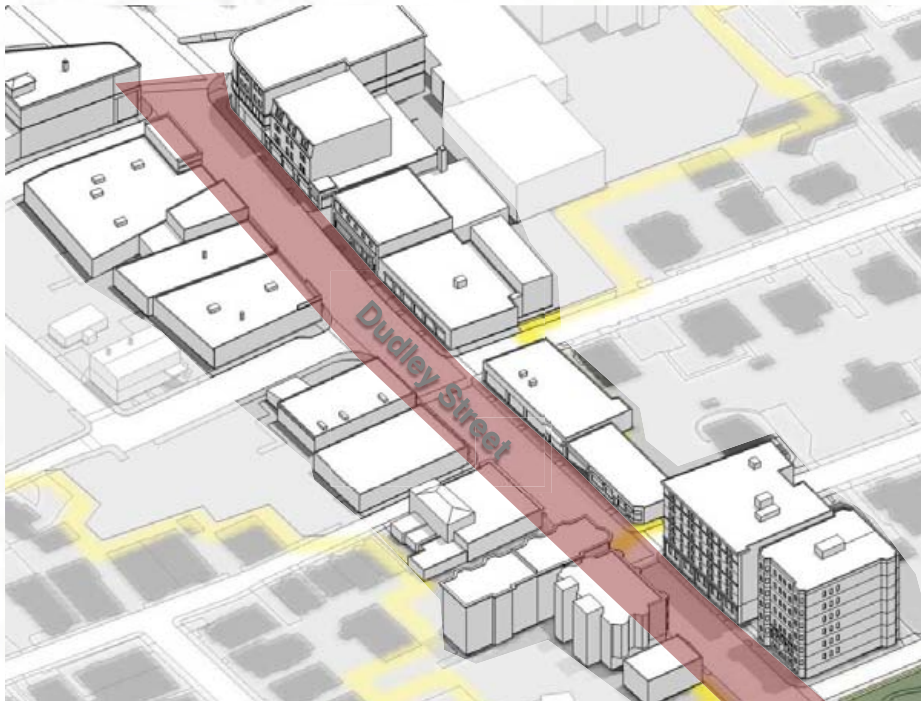


Preferred Design Concept



Public Realm Improvement Preview

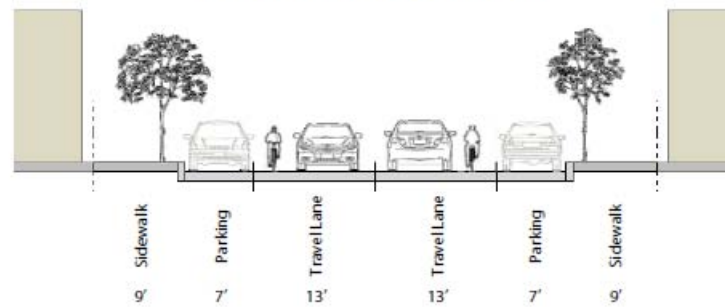
Dudley Street Considerations



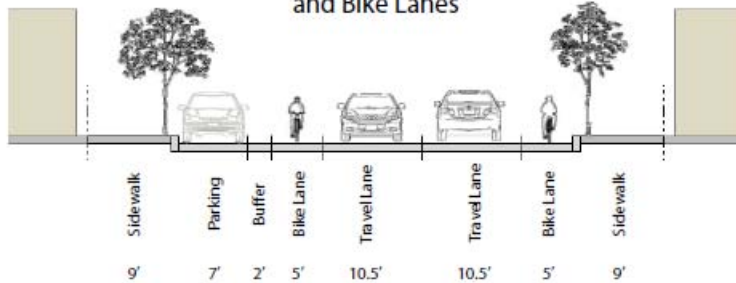
Public Realm Improvement Preview

Dudley Street Considerations

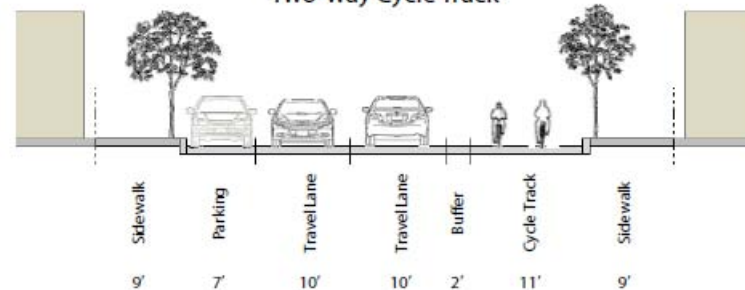
Existing Condition with Shared Lane Markings for Bikes



Parking One Side and Bike Lanes



Parking One Side and Two-way Cycle Track



Public Realm Improvement Preview

- Consider metered parking (2 hour limit) on Dudley?
 - Encourage turnover
 - Retain parking in most convenient location
- Consider unmetered limits on side street (2 hour)
- Improve wayfinding and pedestrian experience connecting to existing public parking lots
- Consider resident parking near the station



Public Realm Improvement Preview

Public Off-Street Parking Lots

Belden Square lot is notably more attractive than Belden Street lot in terms of lighting, landscaping, and trees plantings.

Proposed Improvements to Shift Parking Demand from Dudley Street

- Continue free parking
- Landscaping
- Enhanced lighting on Belden Street
- Wayfinding signage



Next Steps and Meetings

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

Wednesday May 22, 2013 at 6:30pm

Corridor-wide Advisory Group (CAG) Committee Meeting:

Monday May 13, 2013 at 6:30pm





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