



Indigo/Fairmount Line

Boston's Newest Smart Growth Corridor

A meeting of Stakeholders

Nov 14th 2011

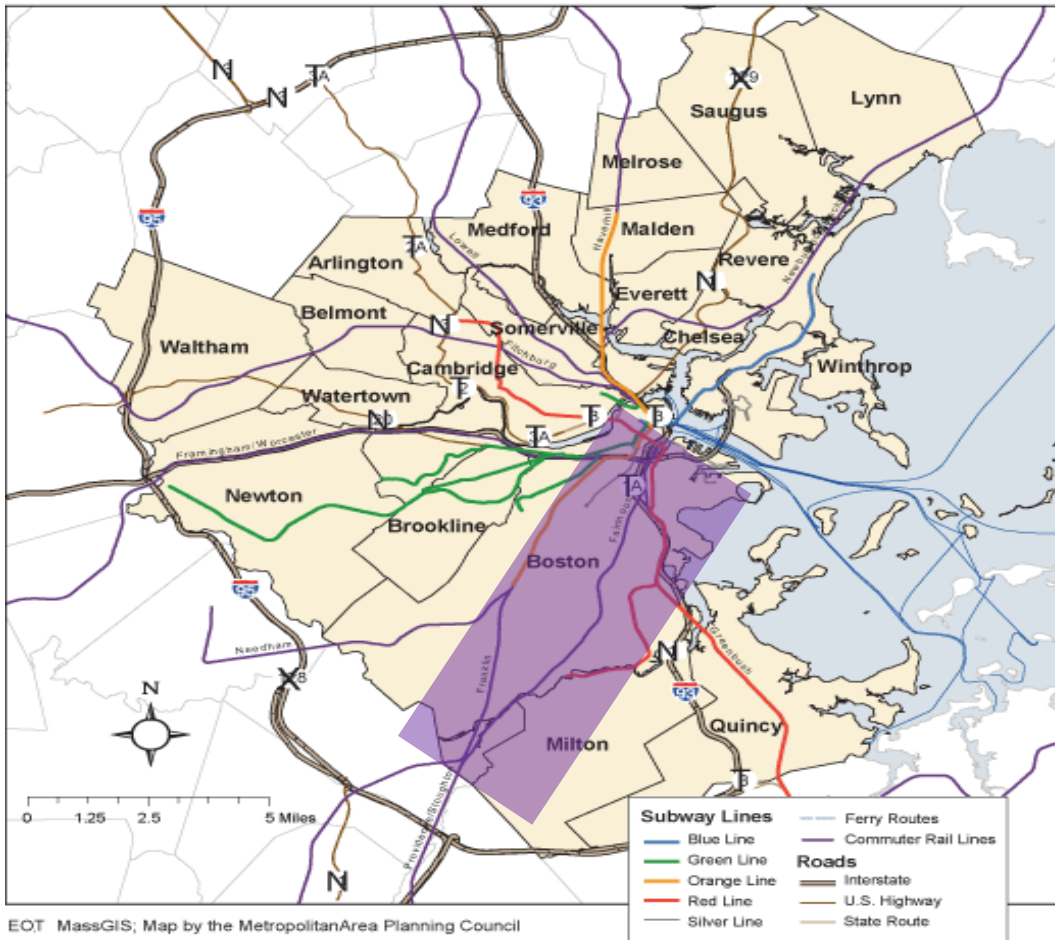
Convened by:

The Boston Foundation, Boston Redevelopment Authority & Community partners

The Fairmount/Indigo Line:

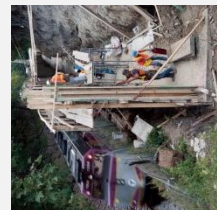
- Existing 9-mile MBTA commuter rail line between South Station and Readville
- Currently stops at Uphams Corner, Morton St., Fairmount and Readville
- 160,000 people live within a ½ mile radius between South Station and Readville
- 90,000 people live within a ½ mile radius between Uphams Corner and Readville neighborhoods with commutes 4x the Regional average

Greater Boston Transportation Network

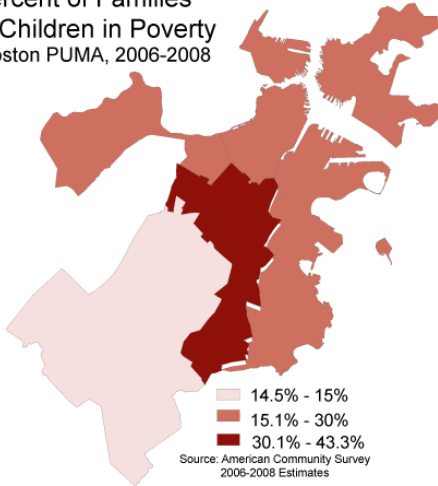


EOT MassGIS; Map by the MetropolitanArea Planning Council

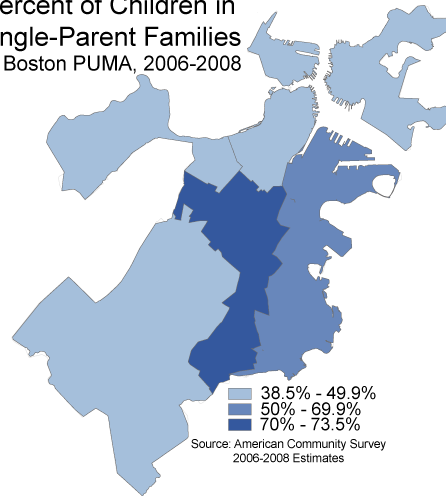
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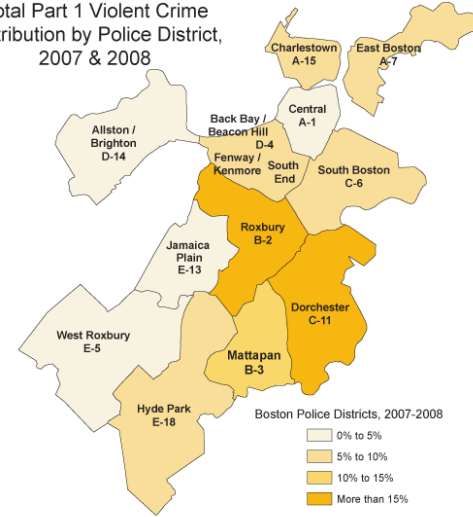
Percent of Families with Children in Poverty by Boston PUMA, 2006-2008



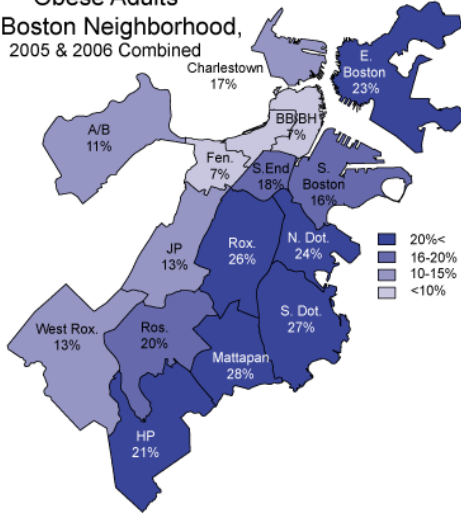
Percent of Children in Single-Parent Families by Boston PUMA, 2006-2008



Total Part 1 Violent Crime Distribution by Police District, 2007 & 2008



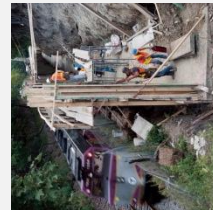
Obese Adults by Boston Neighborhood, 2005 & 2006 Combined

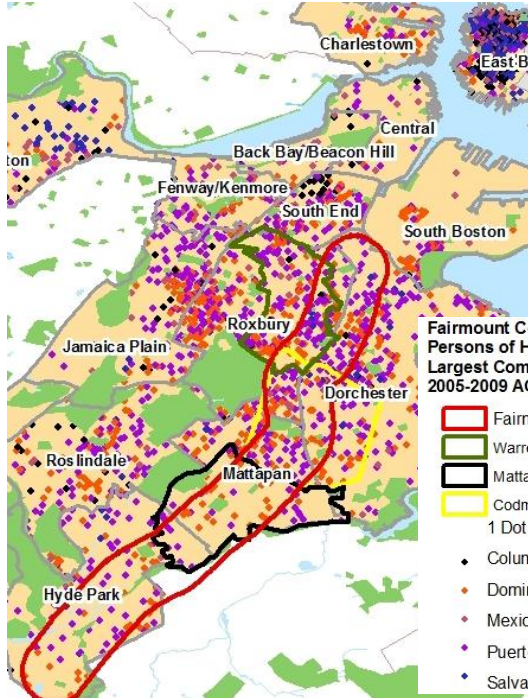
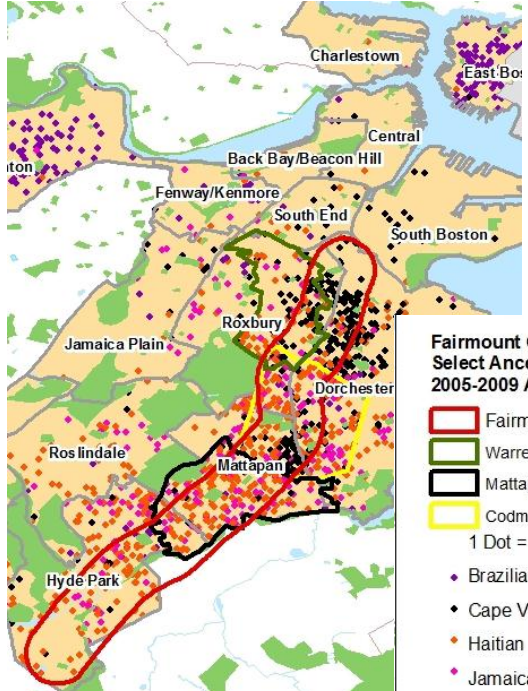
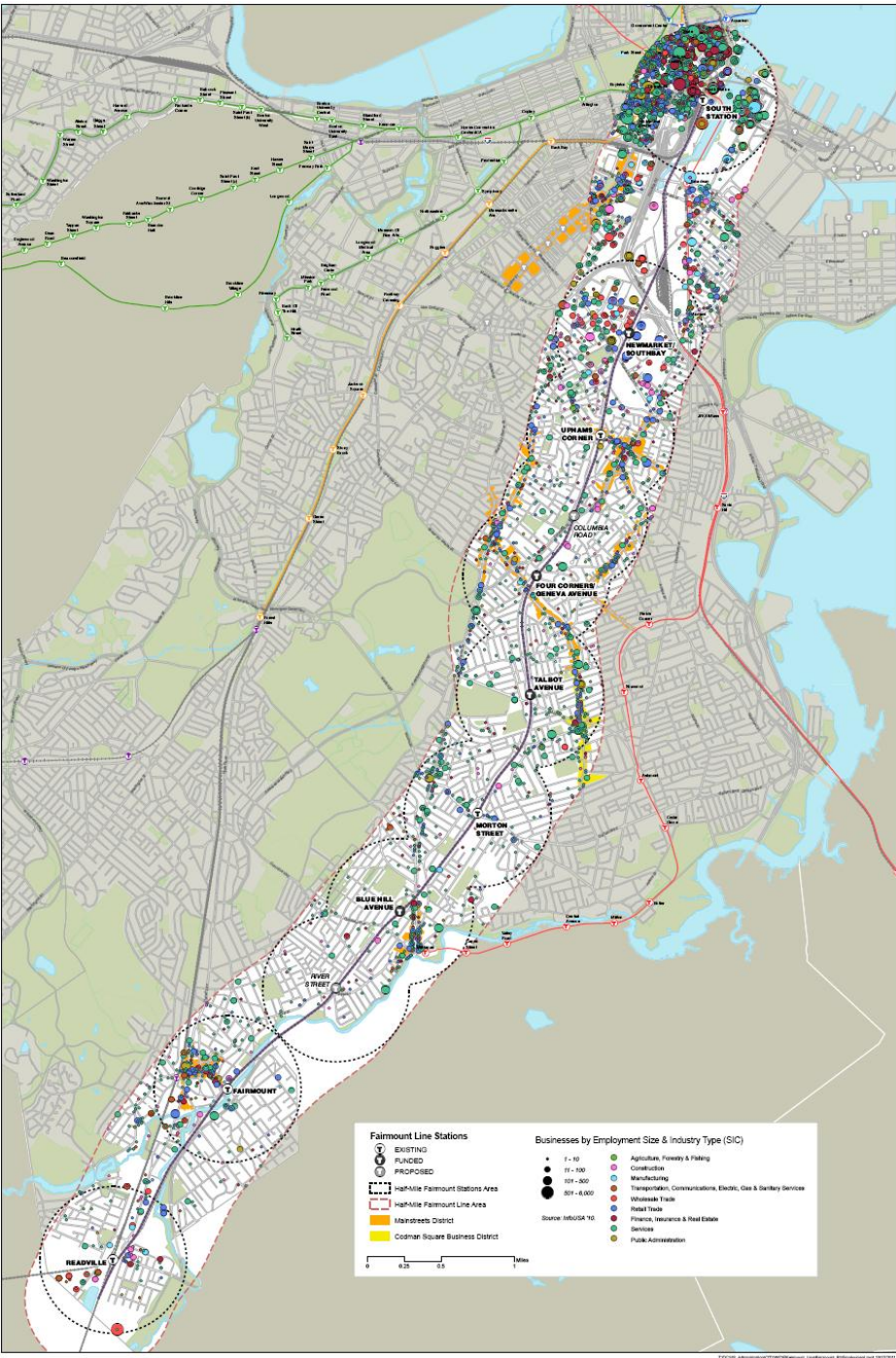


Foreclosure Deeds City of Boston, 2008



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BACKGROUND – THE ASSETS



A growth strategy from within....

The fight for Transit Equity & the Greenway

Mike Feloney, Southwest Boston CDC

The revitalization vision & opportunity

Gail Latimore, Codman Square NDC

Jobs and economic development

Jeanne DuBois, Dorchester Bay EDC

Building on the Community Vision...adding value, power and resources

LISC Resilient Communities

Bob Van Meter, Boston LISC

Building Family Assets

Chris Norris, Metropolitan Boston Housing Partnership

Wandy Peguero, Family Independence Initiative

MBTA Update

Joe Cosgrove, MBTA

Federal Agency Partnership

Barbara Fields, HUD

DND Choice Neighborhoods & community economic development investments

Beverly Estes-Smargiassi/Rafael Carbonell, DND City of Boston

Education connections /Circle of Promise

Marie St Fleur, Inter-governmental Affairs, City of Boston

Boston Redevelopment Authority Planning process

Ines Soto Palmarin/Jeremy Rosenberger, BRA

What more is needed

Arts and Cultural Vibrancy/ Marketing & Branding for success

Geeta Pradhan, TBF

Health and fitness/ A sustainable vision for the future

John Dalzell, BRA

How will we know we are getting there

A focus on data coordination & evaluation

Donna Haig Friedman, UMass Center for Social Policy





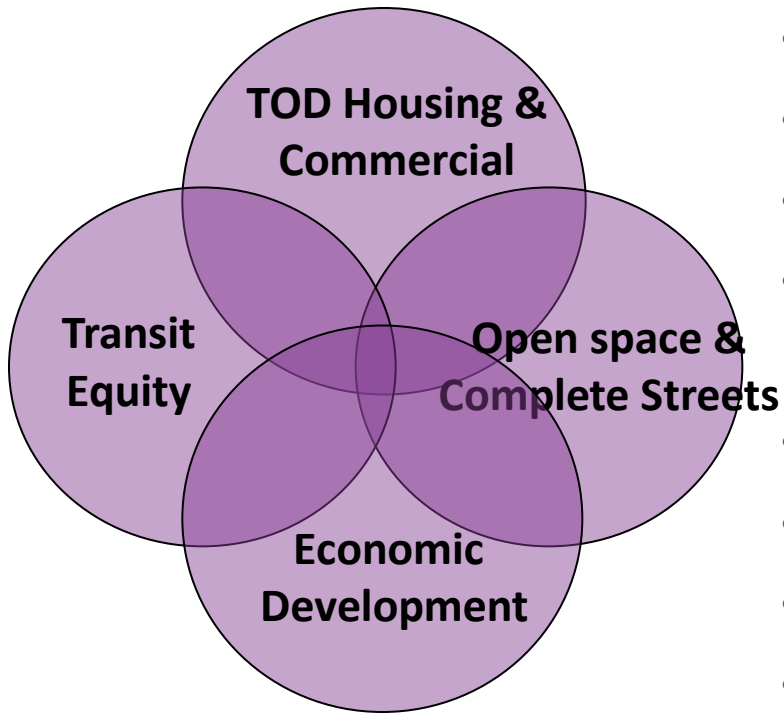
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A GROWTH STRATEGY FROM WITHIN.....

Early Partners:

Fairmount CDC Collaborative; Transit Coalition; Greenway Task Force



- Dorchester Bay EDC
 - Codman Square NDC
 - Mattapan CDC
 - Southwest Boston CDC
-
- Greater Four Corners Action Coalition
 - Project RIGHT
 - Dudley Street Neighborhood Initiative
 - Quincy Geneva Housing Corporation
 - Conservation Law Foundation-CLF
 - Boston Natural Areas Network-BNAN
 - 02136-All Things Hyde Park

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COMMUNITY VISION & PARTNERS



WALKABLE COMMUNITIES

transit-rich, safe and affordable

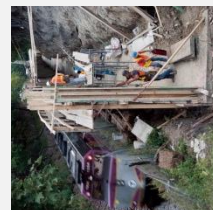
- **4 new stops** (\$139M) :
 - Four Corners (70% complete)
 - Talbot Ave. (11/2010 start- 52% complete)
 - Newmarket (1/2011 start – 40% complete)
 - Cummins Highway/Blue Hill (60% design complete)
- **Station & rail bridge major rehabilitation completed** (\$37M) :
 - Uphams Corner Stop
 - Morton Street Stop
 - Mass Ave., Quincy St. & Columbia Road rail bridges
- **Future needs:**
 - Affordable consistent fares
 - More frequent & evening, weekend service
 - Two proposed stops at Columbia Road & River Street



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TRANSIT EQUITY UPDATE



AN URBAN GREENWAY

Linking open spaces, community centers, schools, libraries and shopping districts

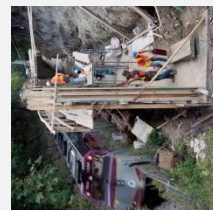
- **Over 400 residents** participating in community planning process
- **Concept Plan completed** with Crosby, Schlessinger, Smallridge. A 6-mile “green corridor” of new open spaces, green complete streets, playgrounds, urban agriculture, bicycle trail and walking paths
- 161 possible parcels, 80 are city-owned
- **Implementation - Phase I**
 - Determine ownership options
 - Engage with the City of Boston
 - Select a segment for a pilot
 - Target priority parcels for development outside of pilot segment



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FAIRMOUNT GREENWAY UPDATE



URBAN VILLAGES

Green, safe, and affordable with a mix of uses, incomes and opportunities

- **222 units Completed or In Construction**

Completed:

- Lithgow (31units)
- Dudley Village (50 units)
- Girls Latin (93 units)
- Levedo Building (24 units)

In construction:

- 157 Washington (24 units)

- **73 foreclosed units purchased for rehab and 24 units resold or rented to date**

- **374 units In Pre-development :**

- Nott Street TOD (24 units)
- Morton Street Homes (33 units)
- Talbot Commons I (26 units)
- Quincy Heights I & II (129 units)
- Whittier School (45 units)
- Uphams West (13 units)
- CS Apartments (80 units)
- Big Fix (24 units)

- **71,000 sq. ft. commercial space in Pre-development**



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HOUSING & MIXED USE UPDATE



JOBS FOR RESIDENTS

- **Mixed-use retail space pipeline:** 10-15 new businesses - 100-200 jobs
- **Construction jobs:** local, women & minorities on Fairmount line and TOD projects
- **New England Center for Arts & Technology:** job training with 75-80 permanent jobs guaranteed, annually
- **Pearl Meats:** light industrial bays for small business (est. 25-55 jobs)
- **Green Workforce Initiative:** in Mattapan and MBTA job referrals
- **Hyde Park Green Team:** 15 youth environmental jobs with local college academic program partners



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ECONOMIC DEVELOPMENT & JOBS





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BUILDING ON THE COMMUNITY VISION...

...adding value, power and resources

Boston LISC's RESILIENT COMMUNITIES/RESILIENT FAMILIES

Goal: To build strong neighborhood coalitions in three of Boston's most diverse neighborhoods - **Codman Square/Four Corners; Mattapan and Warren Street corridor** - to address and connect:

- Expanding investment in real estate,
- Increasing family income and wealth,
- Stimulating economic development,
- Improving access to education,
- Supporting healthy environments and lifestyles.

Expected outcomes:

Each coalition will complete specific plans addressing the issues by Spring 2012

Sample successes to date:

Launched in Spring 2011

Monthly Steering Committees meetings of core organizational partners and residents

All communities have begun participatory planning processes:

Mattapan: 55 one on ones completed, community survey in design.

Roxbury: 35 one on ones completed, analysis of existing surveys community completed.

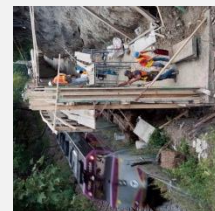
Codman Square: Several hundred surveys have been returned, preparing to launch engagement of neighborhood block captains.

Upcoming Planning & Opportunity

January –Spring: Focus on engaging community stakeholders and leadership on core outcomes and strategies to reach goals. Potential strategies: **realignment of public resources to neighborhood priorities, advocacy for private funding and volunteer strategies with minimal financial costs. Funds will also support early action priorities.**

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BOSTON LISC
RESILIENT COMMUNITIES/RESILIENT FAMILIES



MBHP'S FAMILY SELF-SUFFICIENCY PROGRAM

A HUD Program that links Section 8 rental assistance with case management to assist tenants working toward financial independence.

How it works:

- As earnings increase, an escrow amount is calculated based on the difference between the starting and increased income.
- When the participant successfully completes the program, he/she receives the escrowed money.

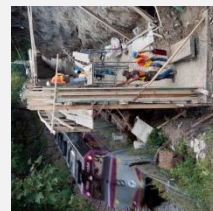
Expected outcomes:

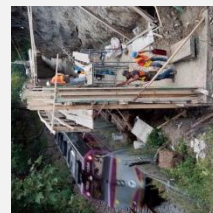
- Increase number of FSS participants from 200 to 500 by 2015
- Target more heavily those families who live in Boston's Fairmount Corridor
- Increase families' continued engagement and success through creating new ways for families to remain connected, including peer to peer support

Sample successes to date:

- 264 current FSS Participants -- a 22% increase in program participation
- Enrolled 106 new families, 56 of whom live within the Fairmount Corridor
- FY2011 Graduate Averages:
 - \$31,859 increase in earned income
 - \$17,549 final escrow disbursement
- 33% of FY2011 Graduates live within the Fairmount Corridor. Their averages:
 - \$51,493 increase in earned income; added a total of \$154,479 in earned income
 - \$22,392 final escrow disbursement; added a total of \$67,176 in escrow account payouts
- FSS Mentoring Group and collaborations established with seven CDC Partners
- 76 Non-FSS Families are currently receiving case management services

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FAMILY INDEPENDENCE INITIATIVE

Family Choice, Family Control & Social Connectedness are central to families' moving out of poverty (model created by Maurice Lim Miller)

How FII works:

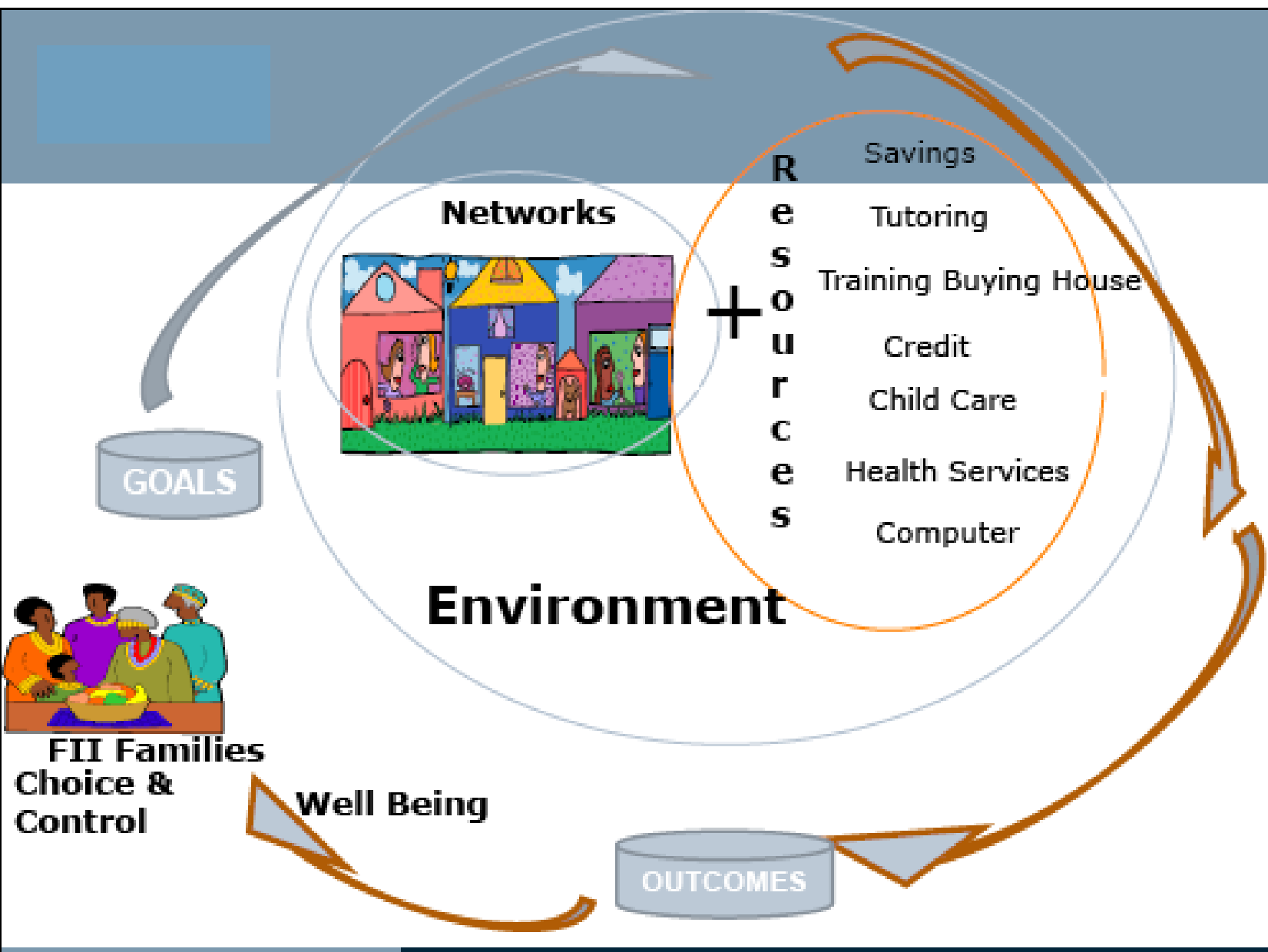
- Families recruit each other to create a cohort for support and accountability for a two year period; monthly meetings as a cohort with the FII hands-off advisor; extensive data collection is required of families for which they are paid (up to \$600 every 3 months)
- FII Fellows and Ripple families: a second stage of participation

Sample successes to date:

- FII has engaged **35 Boston families within six cohorts since July 1, 2010** with the goal of individual advancement plans for families:
 - The initial 35 households had a 13% income increase and 225% increase in savings from June 2010 to May 2011
 - 25% of the 70 children improved their grades and 20% improved their attendance
- ***FII enrolled 72 ripple families between June 2011 and September 2011.***

Coming Next:

In the next year FII hopes to double the number of participants, launch a resource pool for families to access micro loans and group savings and launch a social networking site where our families can directly connect with supporters



**FII Families
Choice &
Control**

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MASSCHUSETTS BAY TRANSPORTATION AUTHORITY

Station Construction updates:

The three stations in construction are on schedule for completion Fall 2012 thru early 2013.

- Talbot Avenue – Expected completion January 2013
- 4-Corners – Expected completion December 2012
- New Market – Expected completion February 2013
- Blue Hill Avenue is at 60% design...design is to be complete 2012 with construction bid mid-year and construction start next Fall.

Service Plan & Fare Equity:

MBTA proposal for public review of system-wide fare increase is in development. Details, when finalized, will be presented early 2012.

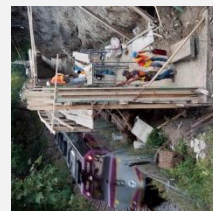
Infrastructure Updates:

- New Woodrow Ave. Bridge opened the past weekend on the Line, went smoothly and work finished a day ahead of schedule.
- Talbot Bridge replacement is next up and scheduled for first weekend in December.



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MBTA UPDATE

FEDERAL SUSTAINABLE COMMUNITIES PARTNERSHIP

A unique collaboration among federal agencies:

US Environmental Protection Agency; US Housing & Urban Development;
US Federal Transit Administration; USDA Rural Development; FEMA

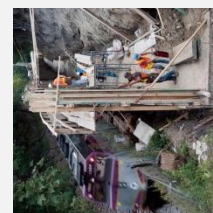
Three Key goals:

- Catalyzing support for livable communities
- Removing regulatory barriers at the federal level to facilitate the development of livable communities at the local level
- Aligning agency priorities and institutionalizing the principles of the Partnership within the agencies

Successes to date:

- Fairmount Video and story posted on the White House Blog
- Transit infrastructure improvements and station construction underway
- Technical Assistance from EPA consultants on vacant land inventory, brownfields assessments, design development of projects
- A \$20.5 million Choice Neighborhoods designation
- A \$5 Million commitment to Metropolitan Area Planning Council to support projects (including Fairmount) in the Boston metropolitan area
- **A \$2.3 Million Community Challenge grant is pending.**

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CHOICE NEIGHBORHOOD INITIATIVE

A \$20.5 M HUD designation for the *Quincy Corridor Transformation Plan*
And revitalization of Woodledge/Morrant Bay (Quincy Heights)housing

Partners: City of Boston, Department of Neighborhood Development; Dorchester Bay Economic Development Corporation; City of Boston Office of Jobs and Community Services; Dudley Street Neighborhood Initiative; City of Boston Public Schools Department; Project R.I.G.H.T; Quincy-Geneva Housing Corporation

Grant Components and budgets:

Housing Development:

Choice Neighborhood	\$12,300,000
Other Sources	\$40,808,109

People: Supportive Services to development and neighborhood residents

a. **City of Boston Office of Jobs and Community Services (JCS):** Supportive services procured via a RFP process, developed with input from Partners: Circle of Promise, Project RIGHT, DSNI, and BPS.

b. **Resources Identified for Supportive Services:**

Choice Neighborhood funds:	\$3,075,000
Other Sources	\$5,254,165

Neighborhood: Critical Community Improvements : Administered by DND in partnership with Project RIGHT, DSNI & others

Choice Neighborhood	\$3,075,000
CDBG	\$ 525,000
Section 108	\$1.275,000

Administration

Budget	\$2,050,000
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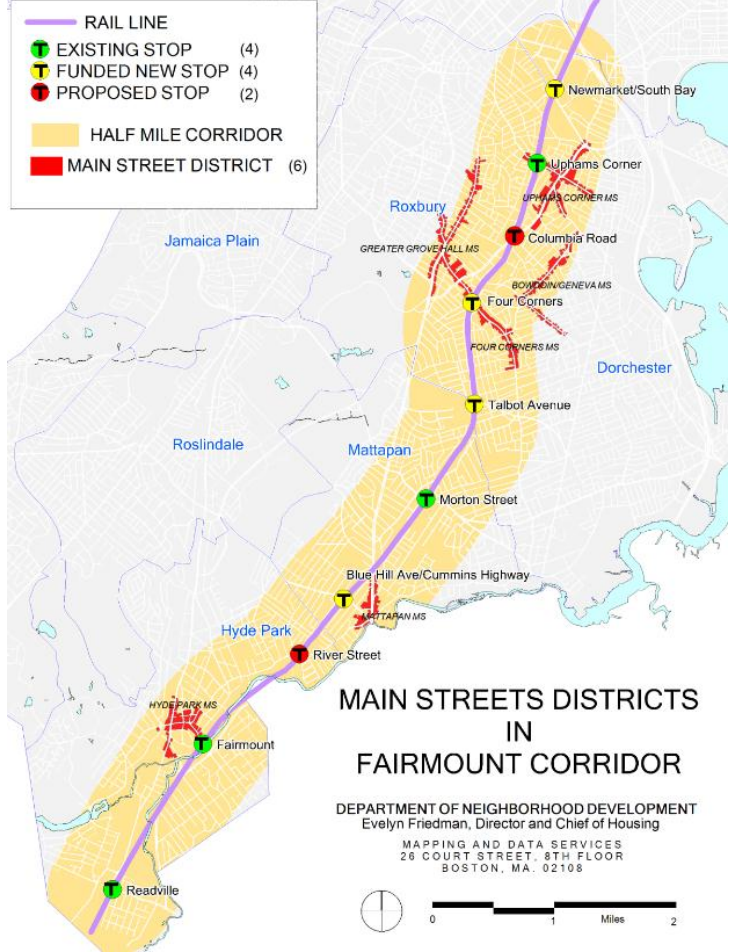
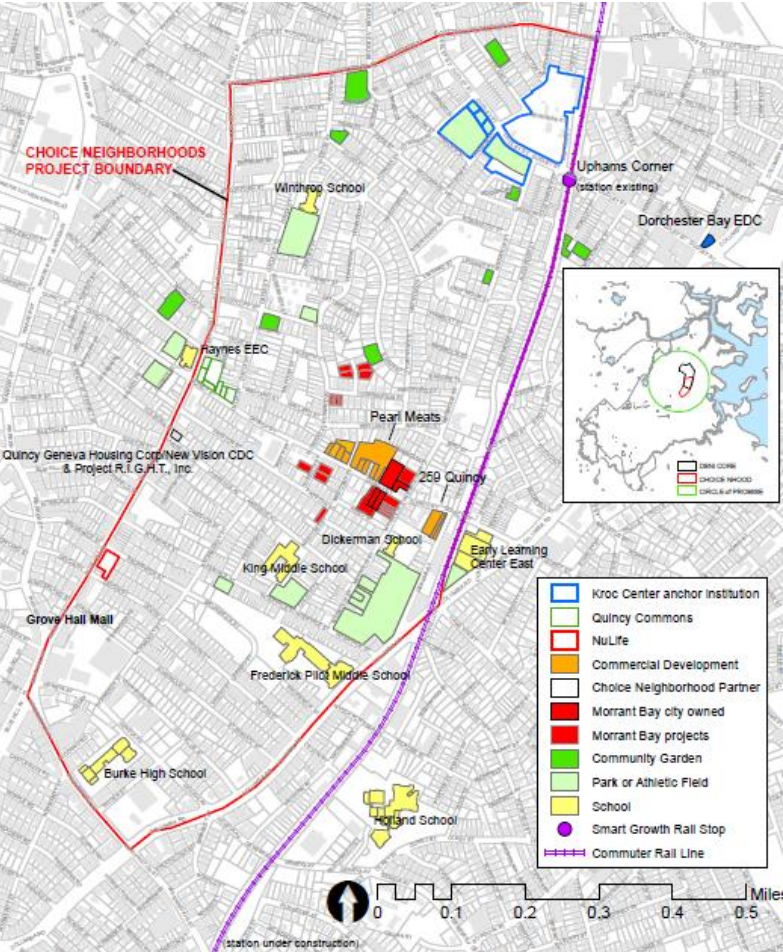
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DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT



CHOICE NEIGHBORHOODS & BOSTON MAIN STREETS INITIATIVES



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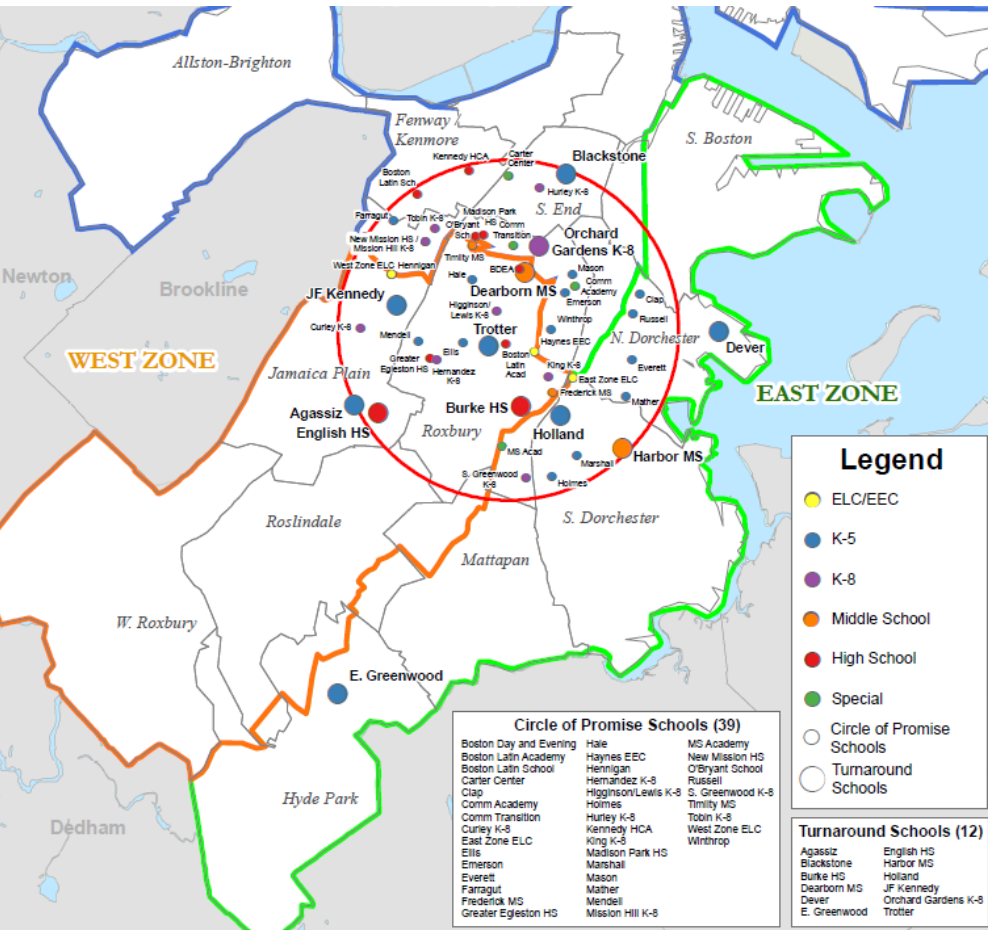
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT



BOSTON PUBLIC SCHOOL'S CIRCLE OF PROMISE

Aligning educational opportunities and resources

- Comprehensive community integration plan to transform public education in Boston
- Provide greater opportunity for young people and their parents by implementing place-based supports, boosting student achievement and eliminating the cycle of poverty
- Five Square mile area in Dorchester and Roxbury – 10 of 14 underperforming schools;
- Connect comprehensive community resources in place to create one integrated network– at launch, 140 community, government and nonprofit organizations in the target geography



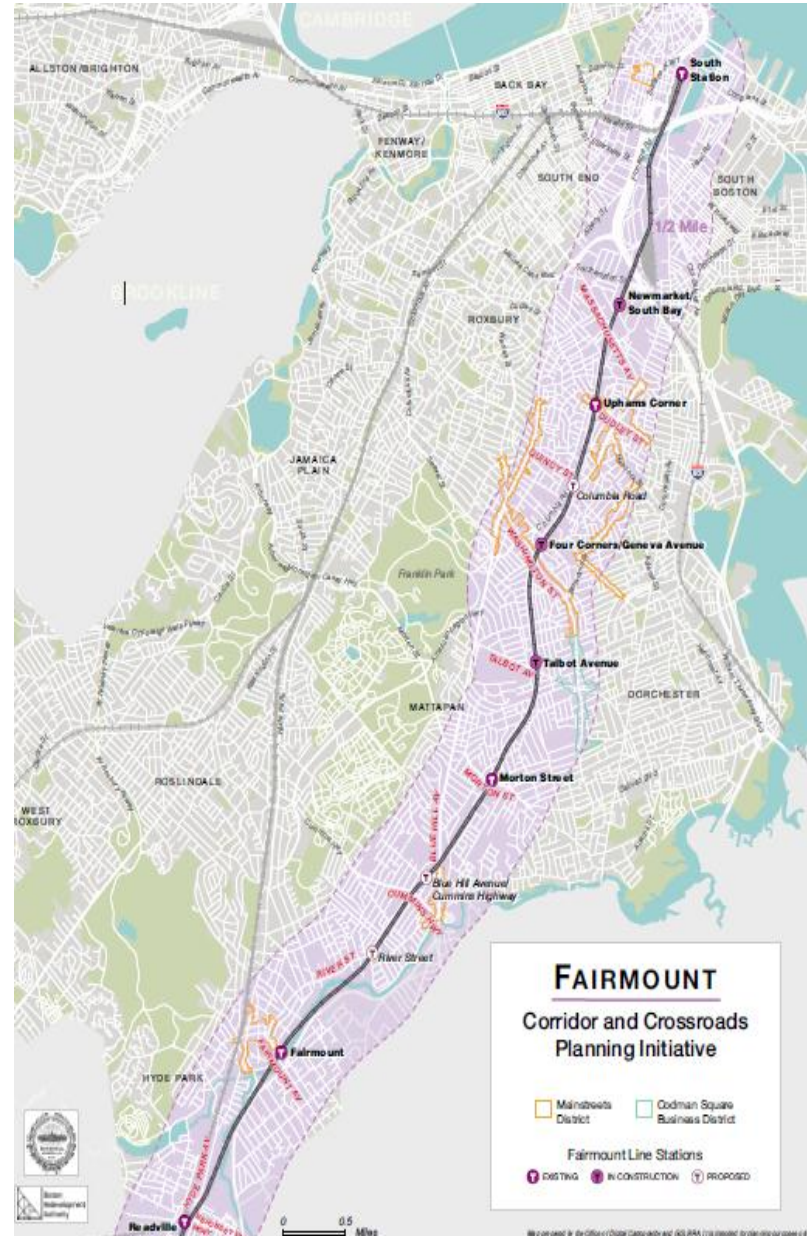
CIRCLE OF PROMISE

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BOSTON REDEVELOPMENT AUTHORITY:

Fairmount Corridor & Crossroads initiative



Goals:

- **Improve the built environment and public infrastructure at each Crossroad/ Station area** to support new density and greater diversity of uses and population
- **Establish an action-oriented plan** that will increase transit, housing, employment, goods & services, community resources and open space for communities in the Fairmount corridor
- **Enhance the social, economic and environmental vitality** of residents, businesses and organizations in the Fairmount Corridor
- **Advocate for accelerated improvement of transit service**, including rapid-rail train cars and affordable transit fares

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BRA PLANNING PROCESS



FAIRMOUNT CORRIDOR & CROSSROADS INITIATIVE

The Planning Timeline:

	2011		2012				2013				2014	
	Fall	Winter	Spring	Summer	Fall	Winter	Spring	Summer	Fall	Winter		
Project Initiation	Stakeholder Mtgs											
	Issue RFP, Select Consultant											
	Project Kick-off/Corridor Visioning Charrettes											
		Select members of Corridor Advisory Group (CAG)										
Plan Development*	Community Corridor Vision											
		Uphams Corner		Uphams Corner							☆	
			Crossroad/Station Area TBD								☆	
			Crossroad/Station Area TBD								☆	
Community Meetings	Monthly WAG meetings											
		Monthly CAG meetings										
Meetings/Coordination	Bi-Monthly Project Team Meetings											
	Monthly City Team Meetings											
	Coordination with Elected Officials/Stakeholders											
			Progress Report								Progress Report	

*CrossroadStation Plans vary in terms of scope of works, but include all inventory and data gatherings tasks, community meetings, in addition to objectives outlined in the work plan

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BRA PLANNING PROCESS





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WHAT MORE IS NEEDED?

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- Arts and cultural vibrancy
- Marketing and branding for success
- A sustainable vision for the future
 - Health and fitness
 - Green infrastructure
 - Environmental sustainability



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WHAT MORE IS NEEDED?



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HOW WILL WE KNOW WE ARE GETTING THERE?

EVALUATING THE IMPACT:

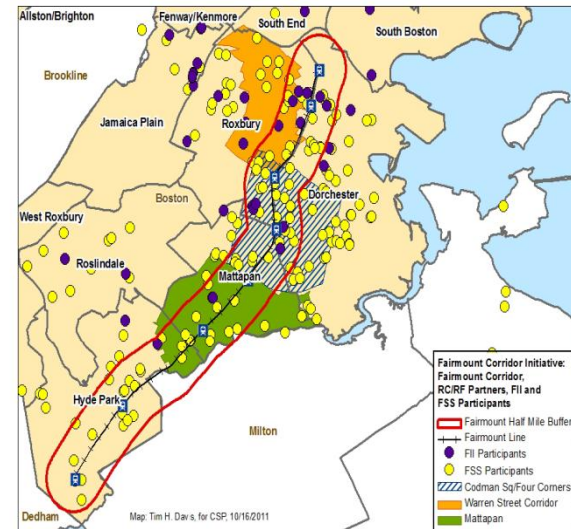
UMass Center for Social Policy is the five year analytical and evaluation partner in TBF's efforts to create alignment among its people & place based investments along the Fairmount/Indigo commuter rail corridor.

Participating Investments:

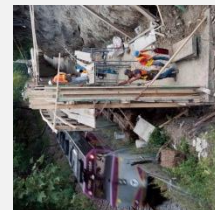
- Fairmount/Indigo Line CDC Collaborative
- Boston LISC's Resilient Communities/Resilient Families
- MBHP's Family Self-Sufficiency Program
- Family Independence Initiative

Initiative goals:

- Sustainable, positive community change in the Fairmount Corridor - housing, transit-oriented development, economic development/employment, a healthy environment
- Family Asset Development
- Family Efficacy
- Community Capacity
- Alignment across all the Foundation's key priority areas, including education, health, safety and cultural vitality
- **Data coordination with other partners City of Boston, MAPC, Smart growth Alliance**



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QUESTIONS?

....NEXT STEPS.....



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A growth strategy from within.....

Mike Feloney, Southwest Boston CDC: mfeloney@swbcdc.org

Gail Latimore, Codman Square NDC: gail@csndc.com

Jeanne DuBois, Dorchester Bay EDC: jdubois@dbedc.org

Building on the Community Vision...adding value, power and resources

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Wandy Peguero, Family Independence Initiative: wandy@fiinet.org

Joe Cosgrove, MBTA: JCosgrove@MBTA.com

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What more is needed

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How will we know we are getting there

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CONTACT INFORMATION