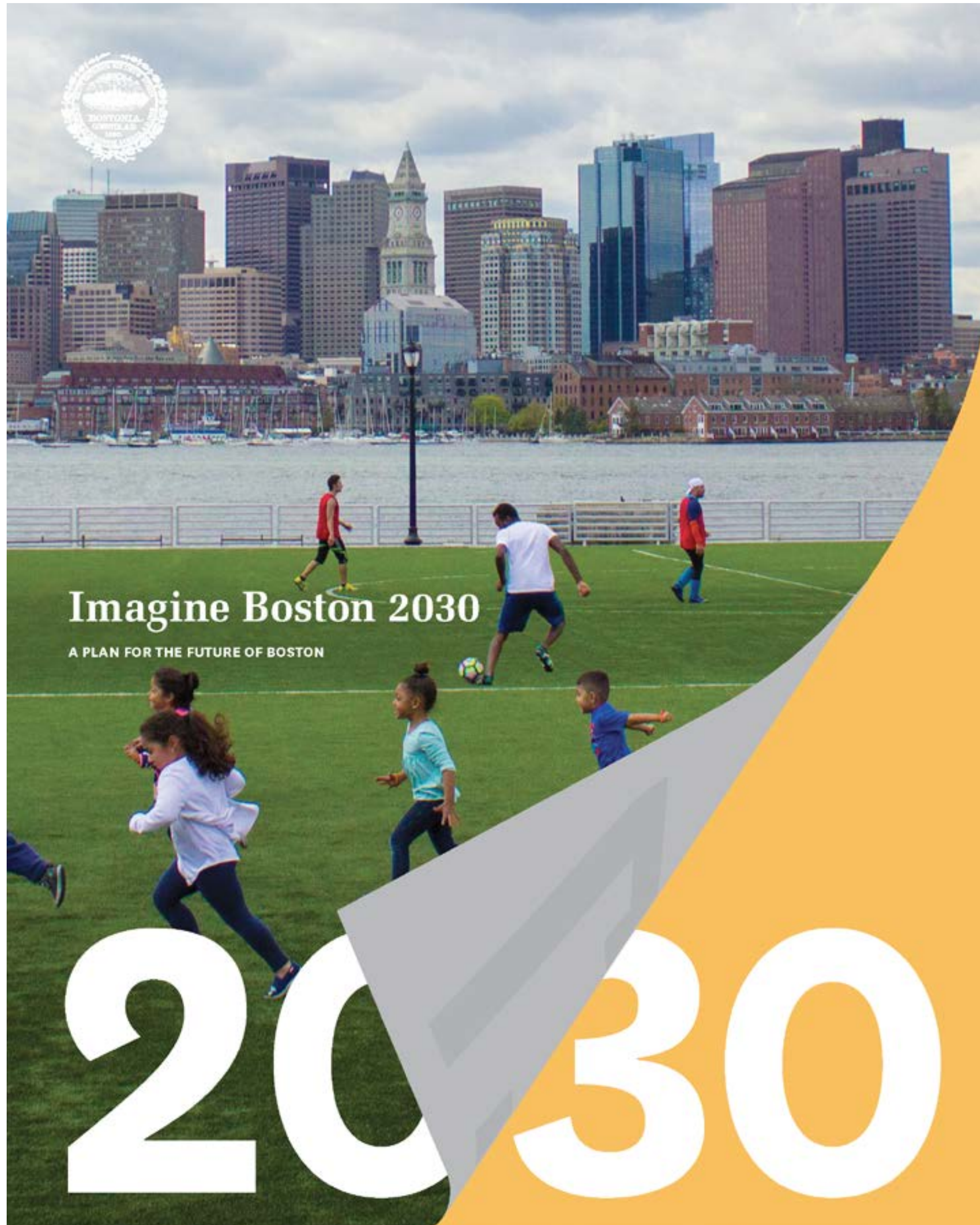


Upham's Corner Implementation

Community Planning - Strategic Plans



City wide strategic plan focused on communities

Imagine Boston 2030 identifies five action areas to guide Boston's growth, enhancement and preservation and is paired with a set of metrics that will evaluate progress and evaluate successes.

Enhance neighborhoods: Improve urban vitality and affirm each neighborhood's distinct identity by investing in the public realm, strengthening neighborhood services and connectivity, and encouraging opportunities for development.

Encourage a mixed-use core: Encourage a dense, walkable core in our job centers where more people live, work and gather.

Expand neighborhoods: In six transit-accessible areas at the edges of existing neighborhoods, guide new housing and commercial growth, supported by public realm and climate investments.

Create a waterfront for future generations: Create a waterfront for all Bostonians by activating open spaces, connecting neighborhoods to the waterfront, and investing in proactive climate planning and infrastructure.

Generate networks of opportunity in the Fairmount Corridor: Expand access to opportunity and reduce disparities in the neighborhoods along the Fairmount Corridor through coordinated investments in transportation, neighborhood vibrancy and education.



City wide strategic plan focused on connectivity

The citywide mobility plan, led by the Boston Transportation Department, developed a bold vision for the future and a set of projects and policies to be implemented over the next 5, 10 and 15 years. Prioritized projects include:

- Walking and Bicycle Friendly Main Street Districts
- Mattapan to LMA Rapid Bus
- North Station to South Boston Waterfront Rapid Bus and Ferry
- **Fairmount Indigo Line Service Improvements and Urban Rail**
- **Columbia Road Greenway**
- 6 Smart Signal Corridors and Districts
- Neighborhood Mobility microHUBS



Station Area Plans in the Fairmount Corridor

The Fairmount Indigo Planning Initiative was a three-year study begun in February 2012 led by the BPDA in partnership with the City of Boston. The planning initiative looked at short and long term strategies for improving capital investment, public realm improvements and job access along the 9.2 mile Fairmount Indigo commuter rail line, which links South Station to Readville, crossing through Roxbury, Dorchester, Mattapan, and Hyde Park. The study identified corridor wide opportunities for commercial and residential development, transit access, public realm enhancements, and community building initiatives.

As part of the process, three Station Areas were identified to be studied in further detail including -

- **Upham's Corner Station Area**
- Blue Hill Ave/Cummins Hwy Station Area
- Four Corners/Geneva Ave Station Area



Upham's Corner Implementation

Community Planning - Enhanced Neighborhood Pilot

IB2030 Spotlight Pilot

The community-led, City-catalyzed process for investing in Upham's Corner provides a template for the process through which Boston can enhance other neighborhoods

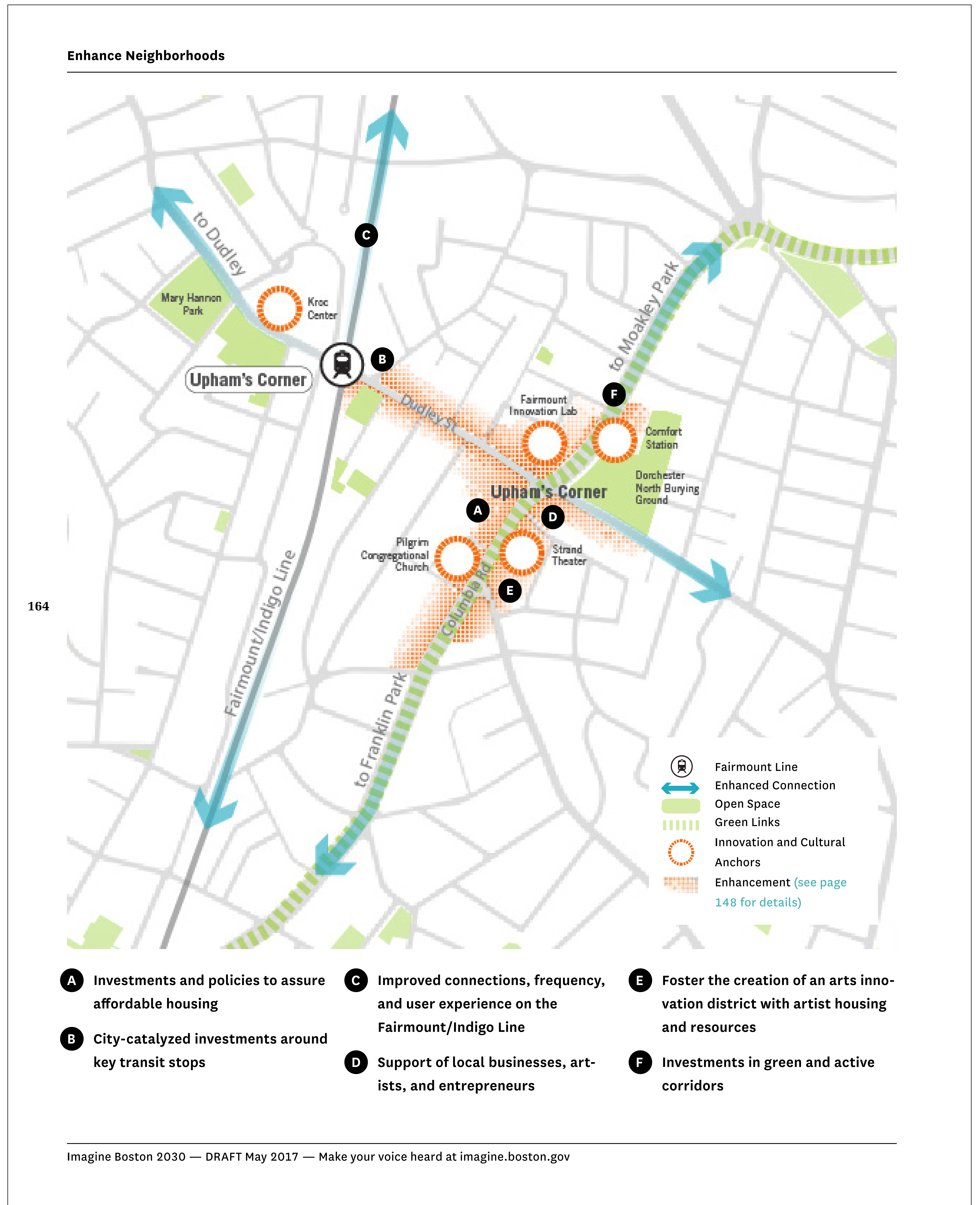
The City's role is to jump-start the process through strategic focus and targeted investments that stem from the community's vision for their neighborhood.

Key Actions

These actions provide directives for development and are defined by community priorities:

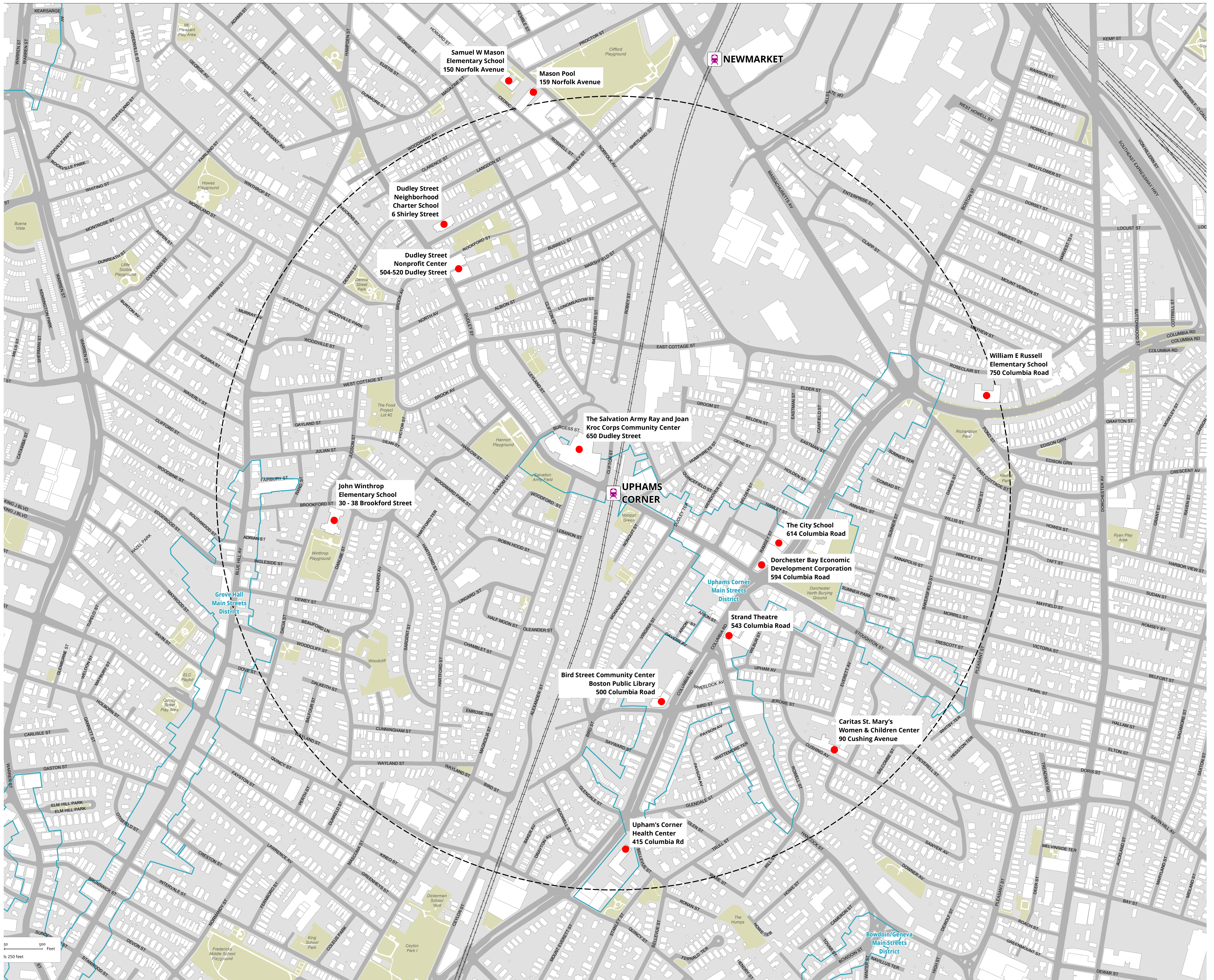
- City-catalyzed investments and policies to promote dense walkable areas around transit stops
- Policies and strategic land acquisition and development to ensure affordable housing and commercial space
- Improved connections, frequency, and user experience on the Fairmount Line
- Support of local businesses, artists, and entrepreneurs
- Foster the creation of an arts innovation district with artist housing and resources
- Improved Upham's Corner Branch library and spaces
- Investments in Columbia Road as a green and active corridor

The strategy set forth for Upham's Corner has the potential to serve as a pilot for enhancing neighborhoods along this line and in neighborhoods throughout the city.



Upham's Corner Implementation

Community Planning - Upham's Corner Station Area Plan



Community Vision

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.



Upham's Corner Implementation

Community Planning - Upham's Corner Station Area Plan

Development Capacity

The following 10-year growth capacities were identified for Upham's Corner through a build-out analysis that examined the potential for new growth in relation to existing patterns of use, development and susceptibility to change. The following targets represent an average of a range that has been established for each metric based upon an analysis of existing land use patterns.

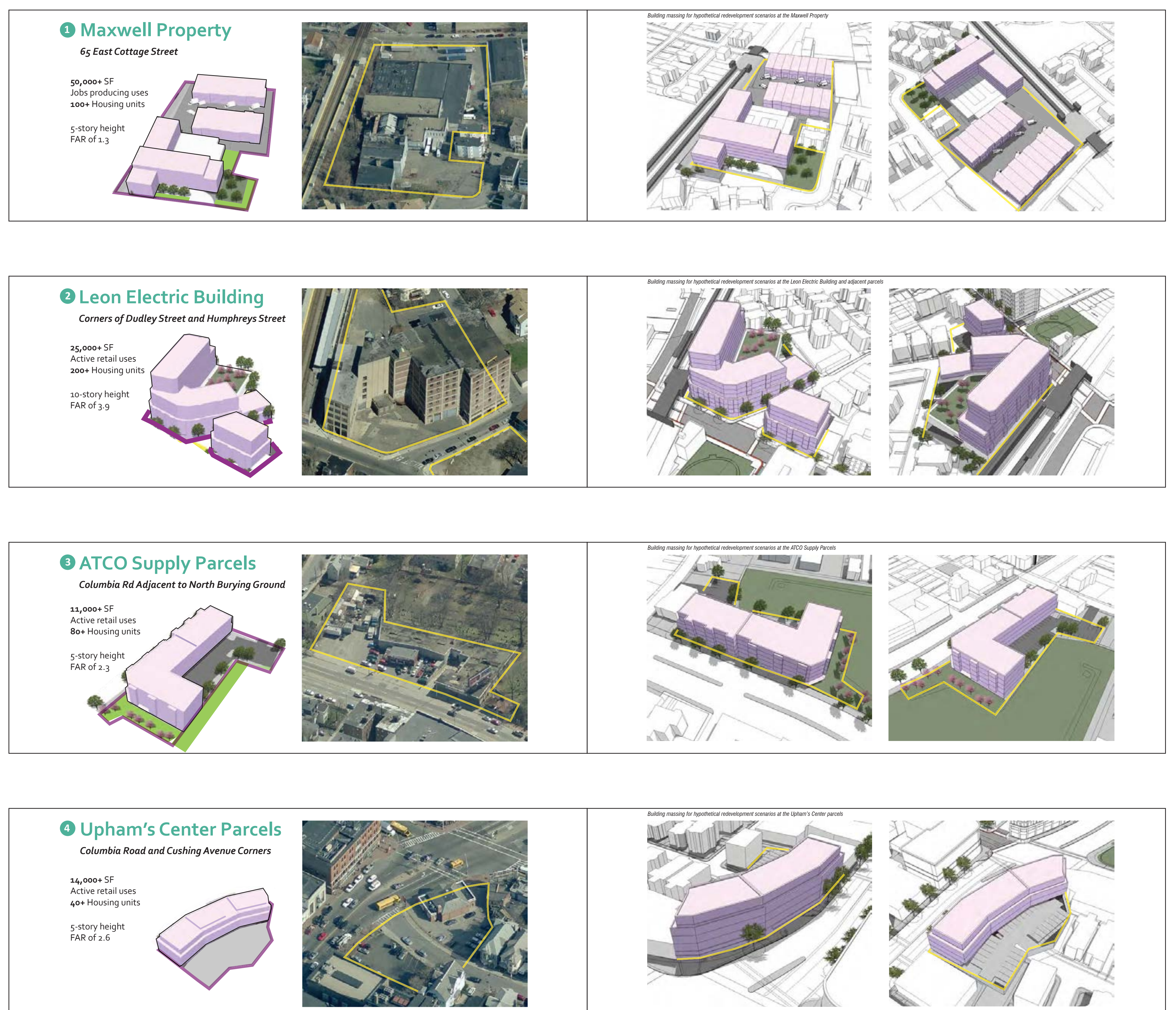
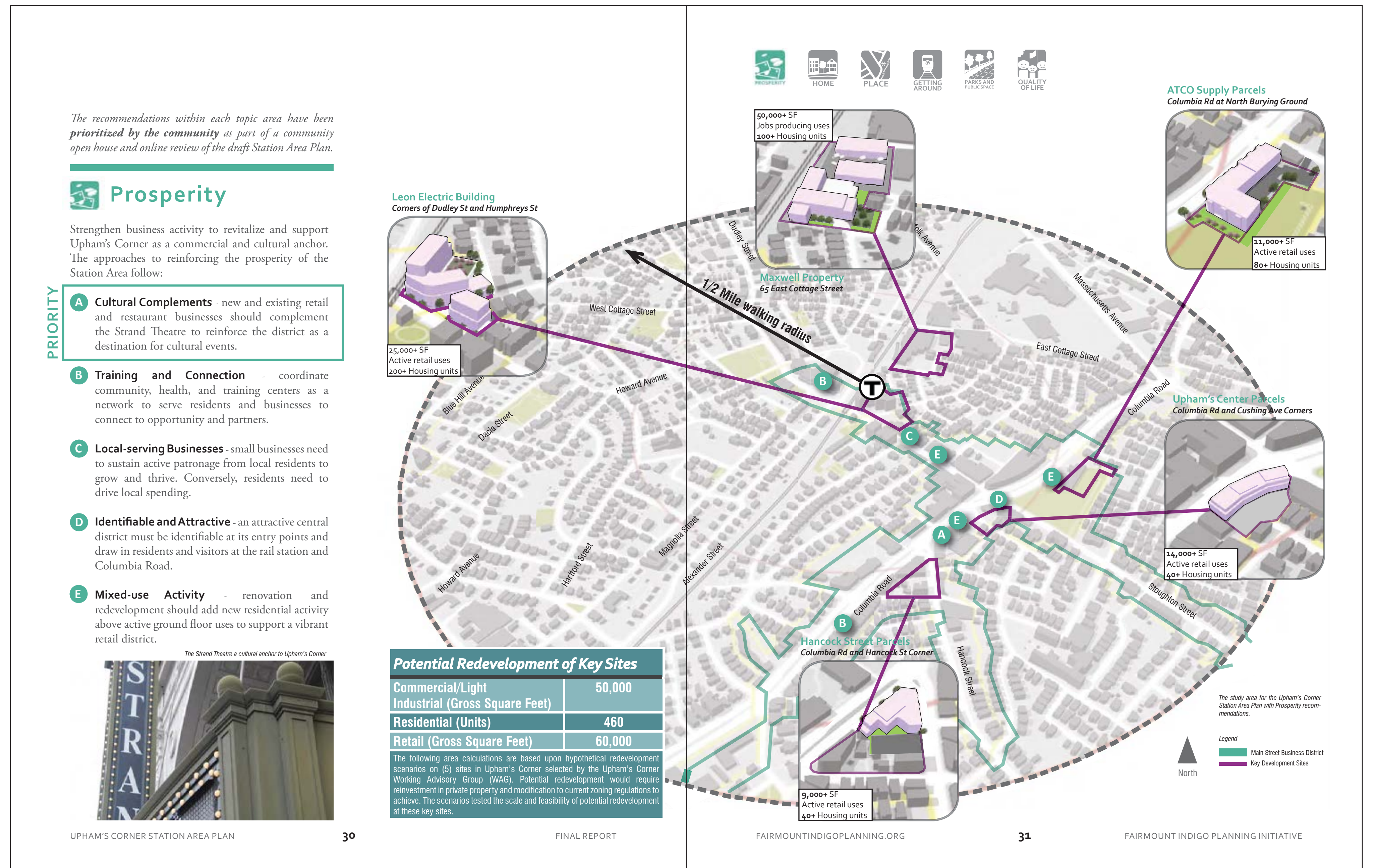
Population Capacity	873	6.0% Increase
Employment Capacity	413	7.6% Increase
Building Area Capacity	1.59M GSF	11.8% Increase

This potential capacity will only be redeveloped if Upham's Corner can attract reinvestment. Several opportunities exist in the real estate market for Upham's Corner. The market for new transit-oriented housing is a strength of the area. Commuter and resident serving retail to build upon the vitality of the retail that already exists in Upham's Corner today is another opportunity. Leveraging the Strand Theater, the Salvation Army Kroc Center and attracting other institutional anchors is also an opportunity for the Station Area. Lastly, building upon the strength of existing social services and labor force training is an opportunity to reinforce a cluster of services.

Community Goals

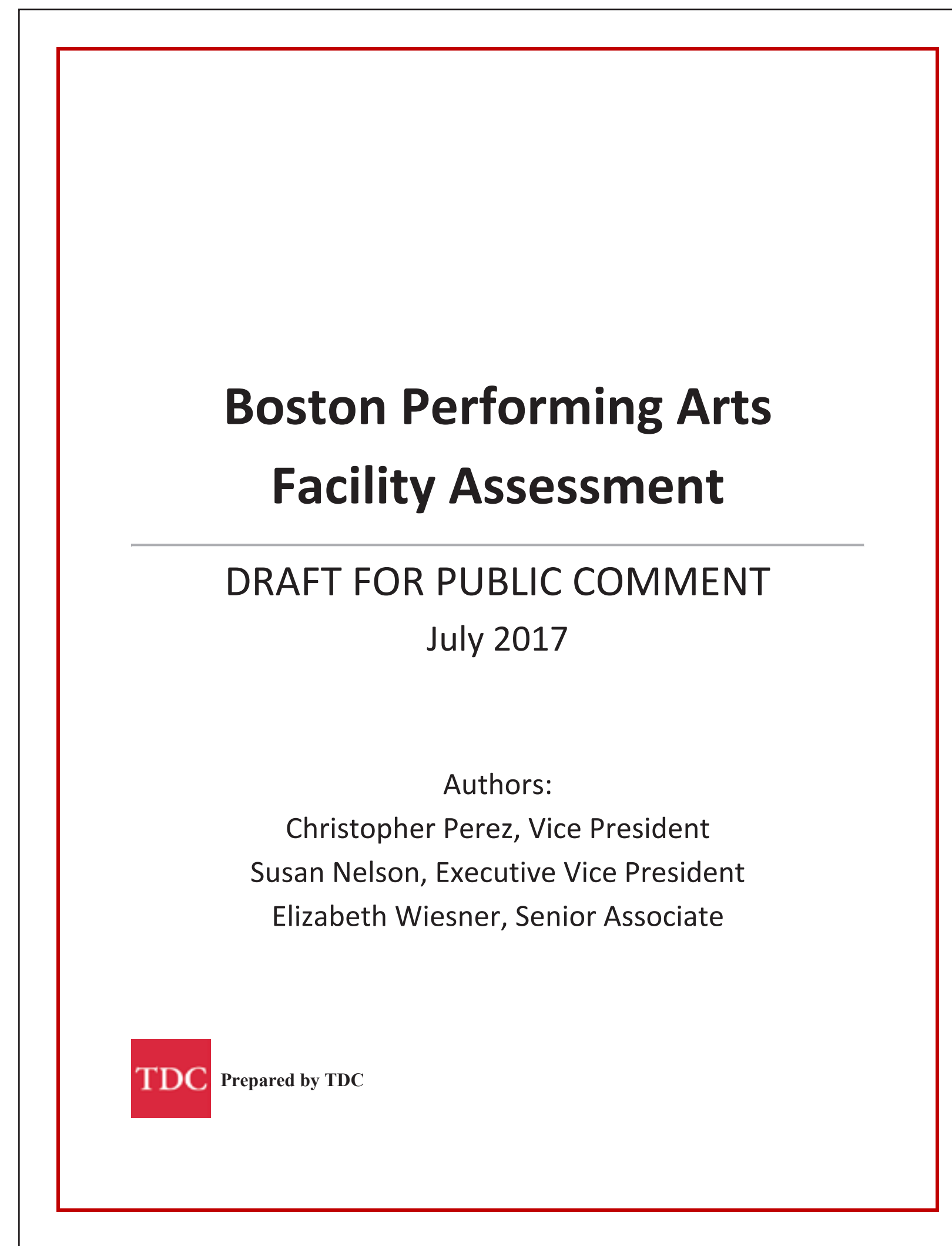
The goals of the community vision are to:

- Minimize displacement of current residents and businesses to preserve diversity
- Protect existing community assets found in the current residents, businesses, and historic sites and buildings of Upham's Corner
- Strengthen businesses and activity to revitalize and support the commercial and cultural center
- Reinforce a walkable neighborhood orientation through public realm and open space improvements to enhance Station Area quality of life
- Provide new housing opportunities near the station and Main Streets District to support vitality
- Reinforce a direct connection between the center of activity and the rail station



Upham's Corner Implementation

Arts & Culture - Creative Economies & Community Assets



Boston Creates Plan - 5 Goals

- Create fertile ground for a vibrant and sustainable arts and culture ecosystem.
- Keep artists in Boston and attract new ones here, recognizing and supporting artists' essential contribution to creating and maintaining a thriving, healthy, and innovative city.
- Cultivate a city where all cultural traditions and expressions are respected, promoted, and equitably resourced, and where opportunities to engage with arts and culture are accessible to all.
- Integrate arts and culture into all aspects of civic life, inspiring all Bostonians to value, practice, and reap the benefits of creativity in their individual lives and in their communities.
- Mobilize likely and unlikely partners, collaborating across institutions and sectors, to generate excitement about, and demand and resources for, Boston's arts and culture sector.

The engagement process revealed a deep and widespread need for affordable cultural spaces for people to gather, create, collaborate, and participate in the arts. Participants would like to see the use of more spaces for the arts beyond the downtown core, including libraries, the Boston Centers for Youth and Families, historic buildings, and public spaces.

Within the nonprofit sector, access to facilities that are affordable and appropriate for performance and the visual arts disciplines emerged as a common theme, especially from small and mid-sized organizations.

Identifying cultural needs

Issues of equity and inclusion have geographic implications: arts and culture organizations outside of downtown are likely to be small and underfunded.

Boston residents need and want access to arts and culture opportunities close to home, but such opportunities, and the resources that make them possible, are unevenly distributed across the city.

Rehearsal Space

Rehearsal space for independent artists and small to mid-sized organizations must be extremely low cost, offering modest technical amenities, located near public transportation.

Rehearsal space for larger organizations requires sophisticated technical amenities and should be located near public transportation.

Performance Space

150 seat performance space for independent artists and small organizations

400-600 seat performance space for small to mid-sized organizations and local commercial acts

Performance space with a stage appropriate for dance

Understanding Boston's Creative Economy

- Creative employment in 2014 totaled 29,762 jobs in business establishments. This was 5.4% of Boston's total private sector payroll employment.
- An additional 6,483 people were self-employed in the creative industries. Including self-employment, Boston's Creative Economy totals 36,254 workers.
- The 29,762 workers on payrolls took home over 2.4 billion dollars combined, averaging \$81,179 in annual wages.
- Boston's number of self-employed workers in Creative Industries has increased in nine of the last twelve years, growing from 4,902 to 6,483 (32.3%) from 2002 - 2014.
- Independent Artists, Writers, and Performers make up just under half of self-employed people in Boston's Creative Economy.



Upham's Corner Implementation

Parcel Summary - 543 Columbia Road

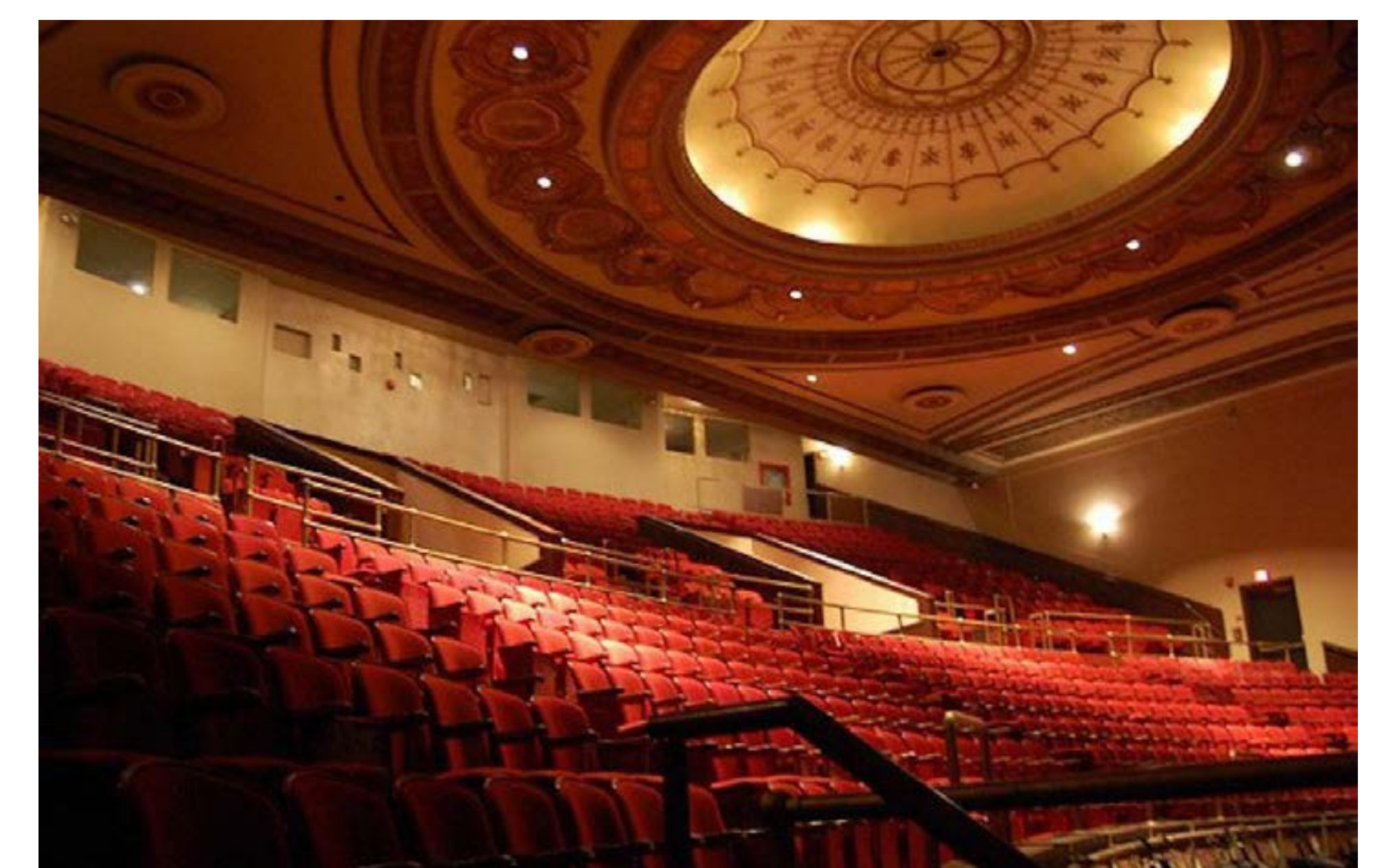
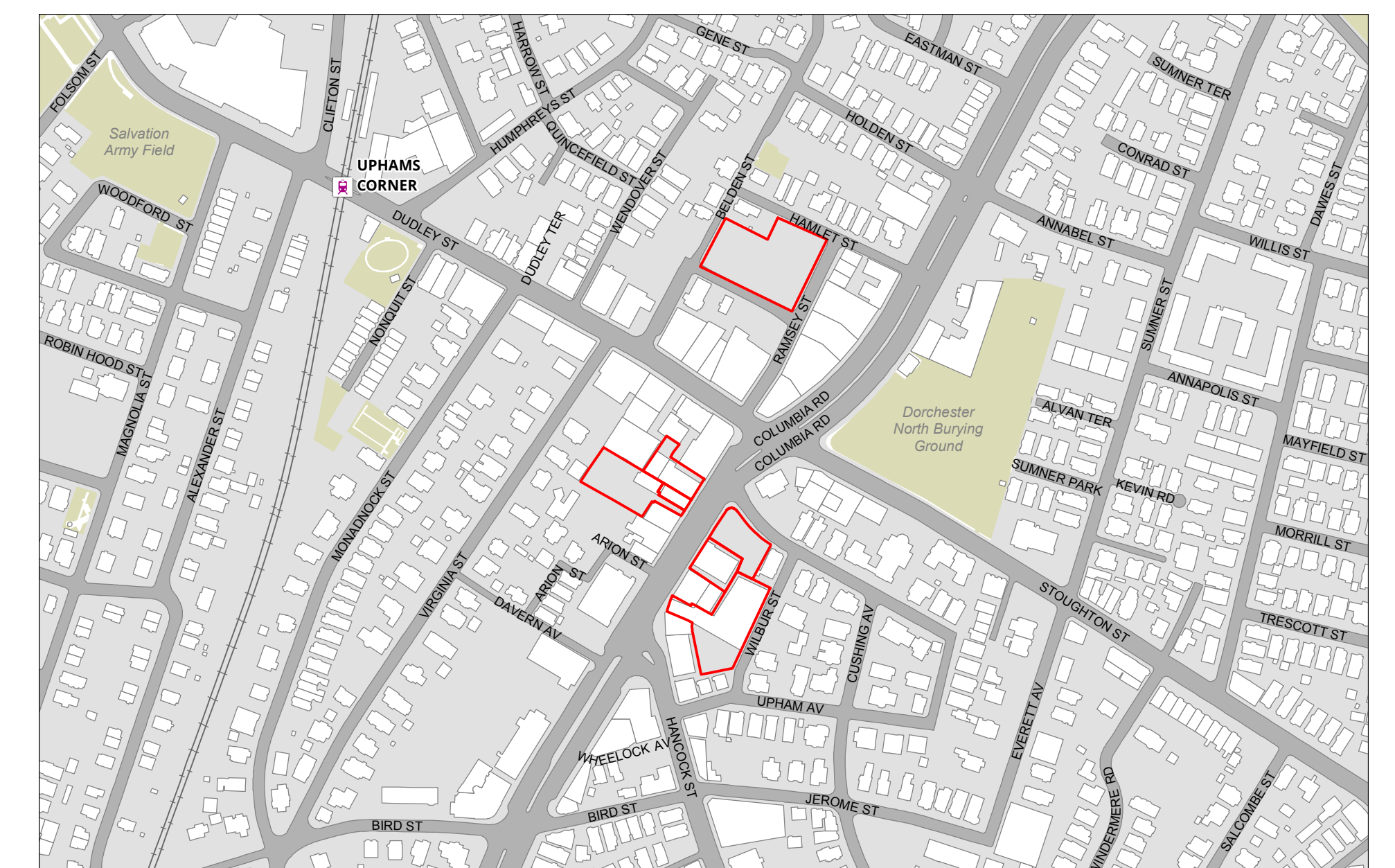
Strand Theatre



Parcel ID 1301742000
Lot Area 24,533 square feet

Context

The Strand Theater is a cultural cornerstone of the Upham's Corner community. The Strand Theater was built in 1918 and was Boston's first movie theater. It capitalized on the amount of activity in Upham's Corner and added a cultural attraction to the burgeoning commercial center. The Strand Theater is now owned by the City of Boston and the 1,400 seat theater was restored in 2005.



Upham's Corner Implementation

Parcel Summary - 574 Columbia Road

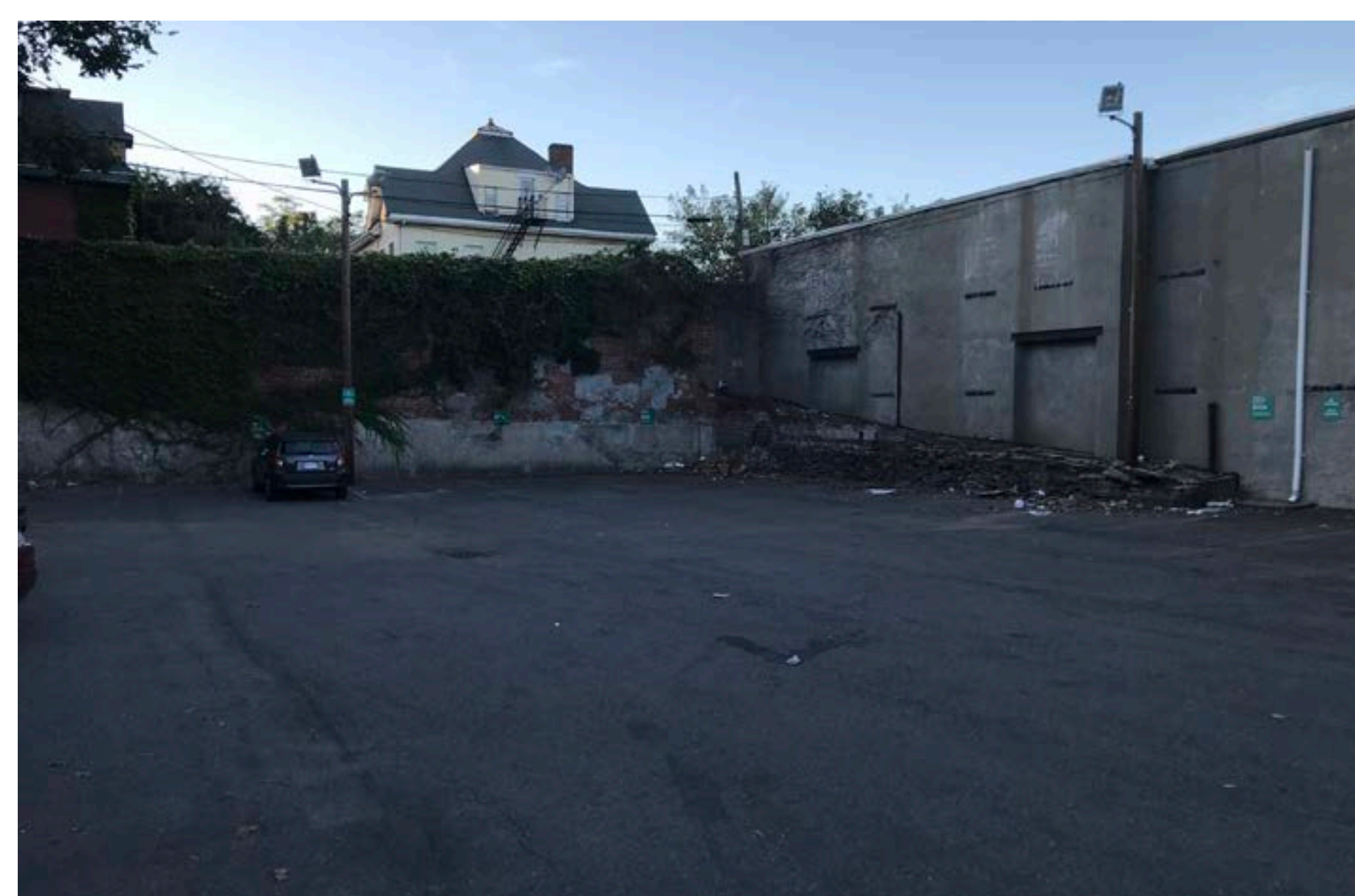
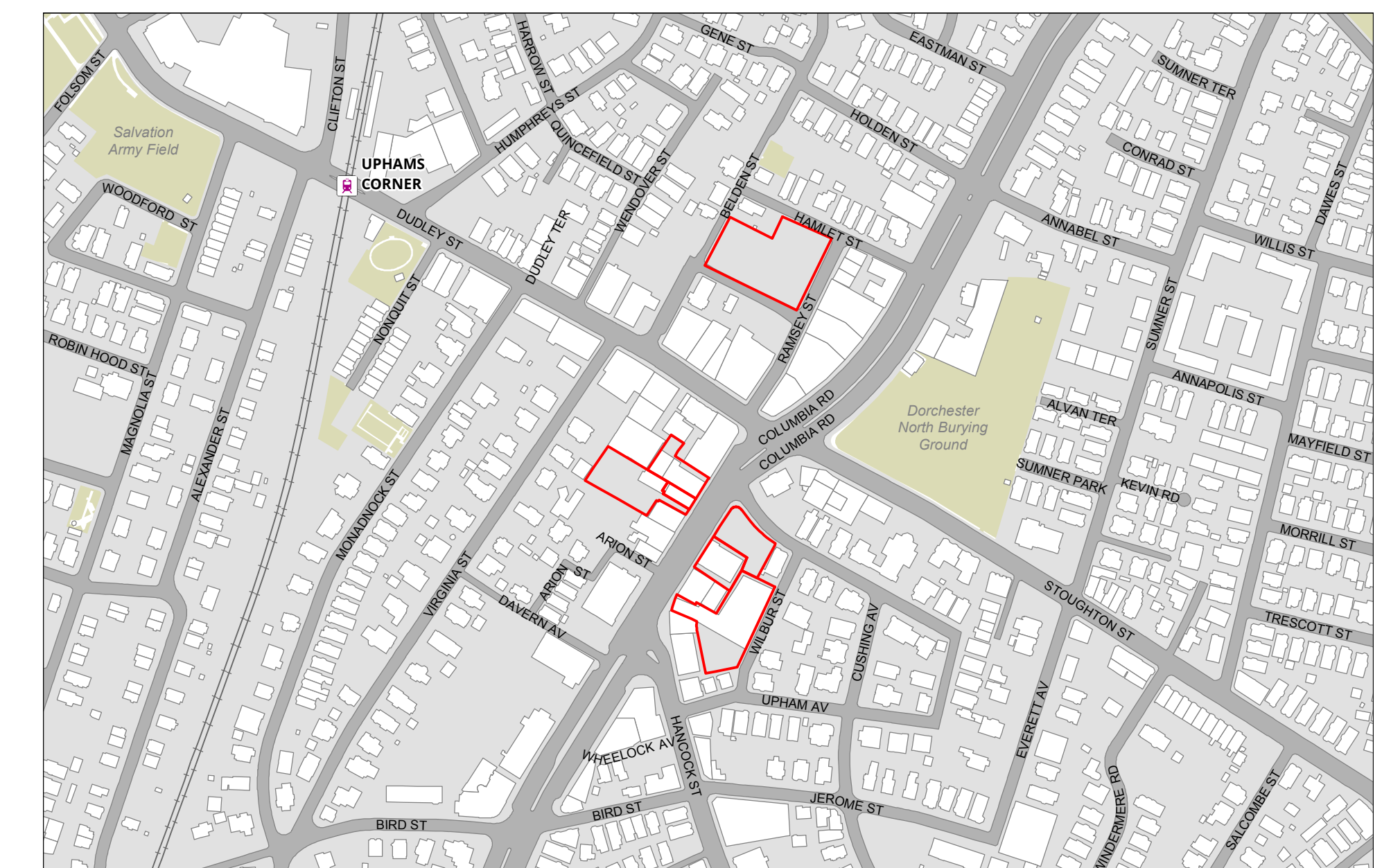
Citizen's Bank



Parcel ID 1301340000
Lot Area 15,970 square feet

Context

Previously the Dorchester Savings Bank, the Dudley Neighbors Inc. (DNI) purchased these parcels in 2017. Citizens Bank is still located in Upham's Corner and is now a few doors away at 580 Columbia Road.



Upham's Corner Implementation

Parcel Summary - 555 Columbia Road

Bank of America Parcel & Citizen's Bank Parking Lot

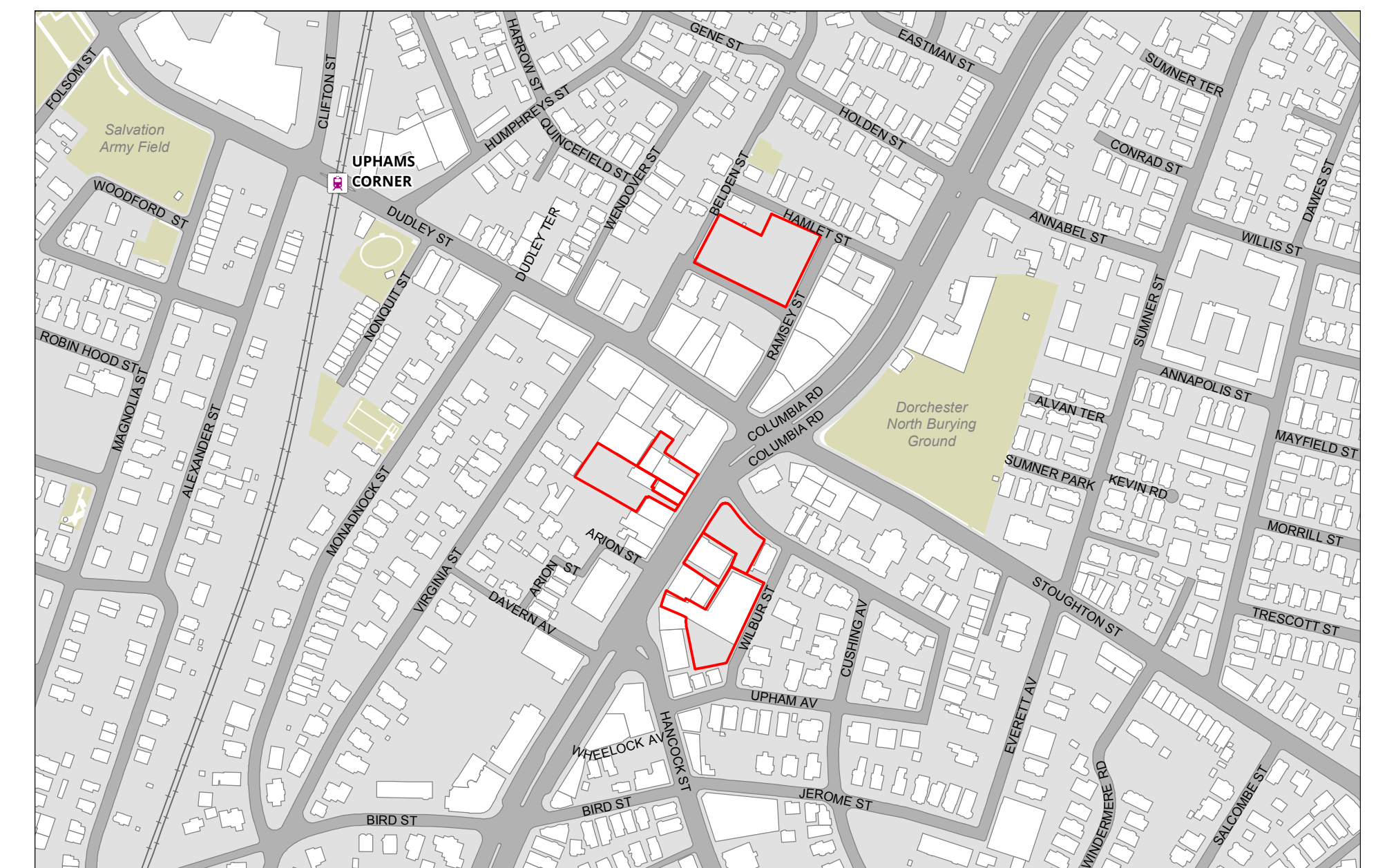


Parcel ID 1301743000 / 1301735000

Lot Area 8,251 square feet / 10,570 square feet

Context

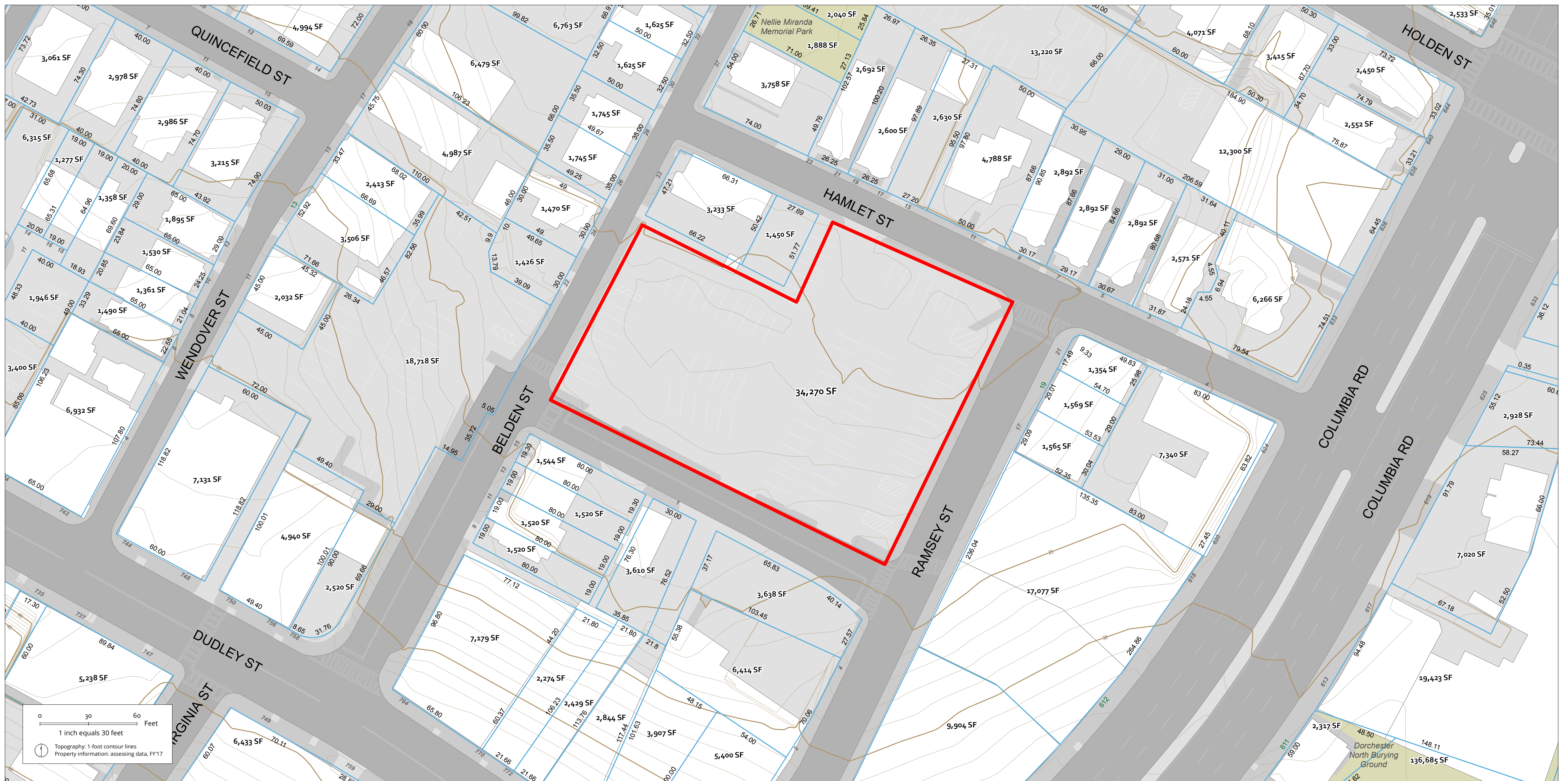
Previously the Dorchester Trust Company, these parcels include the former Bank of America building and the adjacent Citizen's Bank parking lot. Bank of America moved in 2014 and the building has been managed by the City of Boston's Department of Neighborhood Development (DND) since. In the Upham's Corner Station Area Plan, these parcels were identified as sites for future mixed-use development. In July 2017 at the launch of Imagine Boston 2030, Mayor Walsh announced that the Upham's Corner Branch of the Boston Public Library would be part of a future mixed-use building on the site.



Upham's Corner Implementation

Parcel Summary - 19 Hamlet Street

Municipal Parking Lot



Parcel ID 0703894000

Lot Area 34,270 square feet

Context

This parking lot is owned by the City of Boston and is dedicated as a municipal parking facility. It provides 85 parking spaces to the public without charge. The Boston Transportation Department (BTD) has care, custody and control of the site.

