



Fairmount Indigo Planning Initiative

**BLUE HILL /
CUMMINS HWY**
STATION AREA

Blue Hill Ave / Cummins Hwy Working Advisory Group (WAG) Meeting #9

Wednesday, January 21, 2015
6:00 – 8:00 PM
Mattapan Health Center

Prepared by:

- The Cecil Group Team**
- The Cecil Group
- HDR Engineering, Inc.
- Byrne McKinney & Associates, Inc.
- McMahon Associates
- Chester Engineering
- SAS Design, Inc.
- Shook Kelley

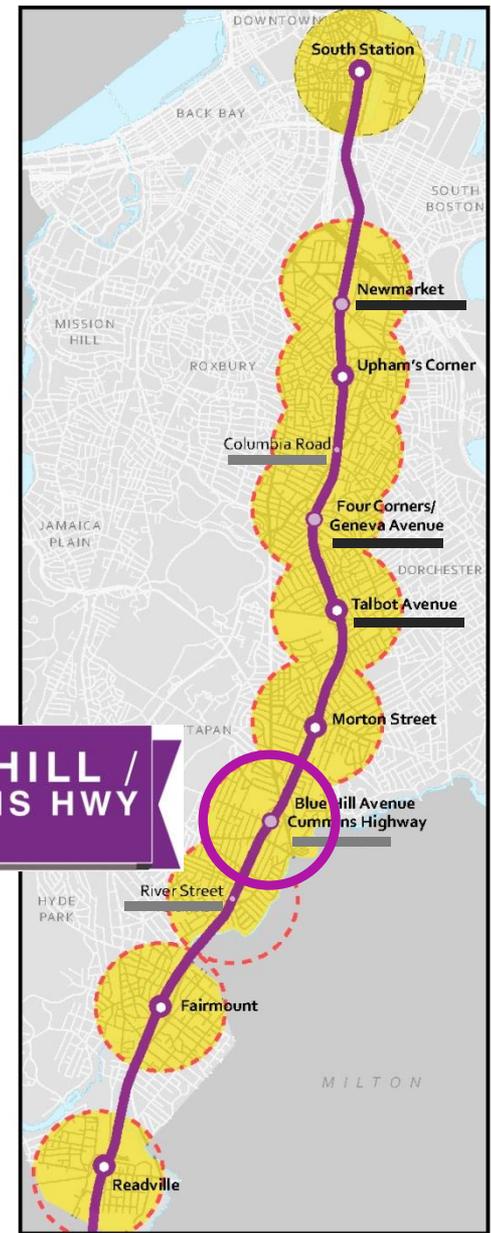


Agenda

1. Welcome and Introductions
2. Open House Summary
3. Next Steps

**BLUE HILL /
CUMMINS HWY**
STATION AREA

-  Fairmount Corridor
1/2 Mile Area around Fairmount Line Stations
-  Fairmount Focus Area
1/2 Mile Area around Fairmount Line Stations
excluding South Station



Update: Cote Ford Disposition

1. (4) Proposals responded to RFP
2. Developer Presentations – 1/8/15 at Mildred Ave. Community Center
 - Caribbean Integration Community Development, AFL-CIO Housing Investment Trust and Planning Office for Urban Affairs
 - Codman Square Neighborhood Development Corporation
 - Corcoran Jennison Companies
3. Community Input – *Time is now ...*
 - Chris Rooney, Project Manager at DND by phone (617) 635-0493 or email christopher.m.rooney@boston.gov
 - Project website: <http://courbanize.com/dnd-cote-ford/>
4. DND recommendation for selection in March



Update: Cote Ford Disposition

1. Developer Presentations – 1/8/15 at Mildred Ave. Community Center
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Update: MBTA Station Design

1. MBTA Public Design Meeting and Presentation – 9/15/14
2. Projected Schedule
 - 90% Design (December 2014)
 - 100% Design (March 2015)
 - Construction (September 2015)
 - Station Open (June 2017)
3. Working Group Meeting No. 1 – 12/3/2014
4. Working Group Meeting No. 2 – 1/15/2015
5. Next Working Group Meeting – To be confirmed



Update: MBTA Station Design

1. MBTA Public Design Meeting and Presentation – 9/15/14
 - Cummins Highway Station Entrance Ramp



WAG Co-Chair *Purpose of Meeting*

1. Discuss outcome and give feedback and input that completes Phase I
2. Expand definitions of priorities to include concrete indicators that explicitly demonstrate tangible realization/evidence of that priority being achieved in our community
3. Define priorities the Walsh Administration should focus on for Phase II
4. Answer the question: Should the Executive Summary reflect the Open House results?



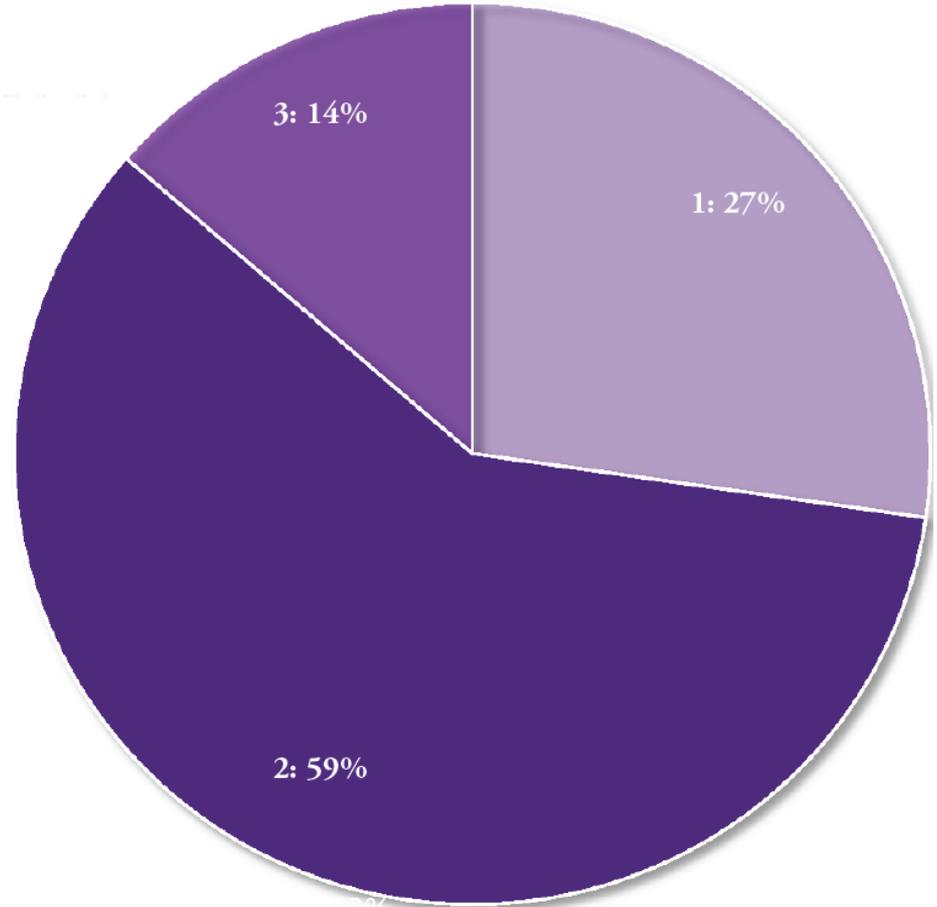
Open House Summary

FAIRMOUNT INDIGO PLANNING INITIATIVE

BLUE HILL/CUMMINS STATION AREA PLAN

COMMUNITY OPEN HOUSE RESULTS

This summary shows the results of community feedback and strategy prioritization that was received as part of an Online Survey and Community Open House held on June 12th, 2014. The open house included over 75 participants of interested residents, business owners and local advocates. The online survey received just over 35 responses. The percentages reflect the results of responses from participants asked to prioritize the most important strategy found under each topic.



Vision Statement

- 1: Minimize Displacement
- 2: Reinforce Residential Community
- 3: Strengthen Commercial and Cultural Activity



Station Area Plan Summary

Community Vision

The community vision was created through a community planning and visioning process that included a community workshop, community open house, and a series of eight meetings with a Mayoral appointed Working Advisory Group (WAG), many in-person visits to each Station Area neighborhood, stakeholder, resident and advocate interviews and an analysis of the existing conditions of the Station Area. The Vision Statement sets a direction for future efforts in the Blue Hill Ave/ Cummins Highway Station Area. The Community Goals add more detail to the statement.



Mattapan Square is the commercial center of the Station Area

Vision Statement

The Blue Hill/Cummins Highway Station Area is a safe and walkable community with high quality residential neighborhoods, a vital commercial and cultural district at Mattapan Square, excellent transit access and affordability.

Community Goals

The goals of the community vision are to:

- Reinforce residential community with safe streets, high quality parks and housing that is renewed while retaining affordability
- Minimize displacement of current residents and businesses to preserve diversity of the community
- Strengthen commercial and cultural activity in Mattapan Square

The Station Area Plan seeks to leverage transit for new economic prosperity and to reinforce the Station Area as an important hub of commercial and cultural activity in the Fairmount Indigo Corridor. The recently built Mattapan Health Center reinforces a health orientation and supporting economy that is evolving within the Station Area and its neighborhood center.

Key recommendations of the community vision have been outlined by topic areas including Prosperity, Home, Place, Getting Around, Quality of Life and Public Space. The Station Area Plan balances recommendations in each topic area to reinforce a high quality livable district and neighborhood.



Station Area Plan Summary

Illustrative Vision Plan

An illustrative plan of the community vision is shown below. The illustration reflects the physical strategies that are part of the Station Area Plan including new transit-oriented development near the rail station, new mixed-use development within the Mattapan Square Main Streets district, new infill residential development to stabilize surrounding neighborhoods, streetscape improvements to form gateway enhancements to the Main Street districts and to enhance critical connections to the rail station and surrounding attractions.



- Legend
- Existing Blocks
 - Existing Buildings
 - Existing Open Space
 - Main Street District
 - Potential Development



Illustrative vision plan includes portions of Mattapan within 1/2 mile of the rail station



Station Area Plan Summary

Key Findings



Prosperity

- 1 Redevelop City-owned Cote Ford Property to bring new investment
- 2 Leverage MBTA Parking Lot Parcel as a community development catalyst
- 3 Improve utilization of existing upper level commercial space
- 4 Strengthen storefront and small business programs
- 5 Expand training and education for local wealth creation



Home

- 6 Maintain affordability and minimize displacement of residents
- 7 Invite mixed-income and multi-family redevelopment near station
- 8 Infill residential to strengthen neighborhoods
- 9 Expand homeownership programs to build local investment



Place

- 10 Improve character of Mattapan Square Main Streets
- 11 Strengthen gateways at Blue Hill Avenue
- 12 Reinforce culture and public art
- 13 Expand restaurant offerings
- 14 Highlight the Neponset River as a unique asset



Getting Around

- 15 New station entry improvements at Blue Hill/Cummins
- 16 Mattapan Square intersection improvements
- 17 Blue Hill Ave/Cummins Highway streetscape improvement
- 18 Enhanced parking management in Mattapan Square



Parks/Public Space

- 19 Improve safe connections to existing parks
- 20 Enhance lighting and safety at existing parks
- 21 Enhance gateway connections to the Neponset River
- 22 Rebalance streetscape and sidewalks for pedestrians



Quality of Life

- 23 Address Station Area crime and safety concerns
- 24 Expand cultural/community/gathering space offerings
- 25 Reinforce community and family orientation

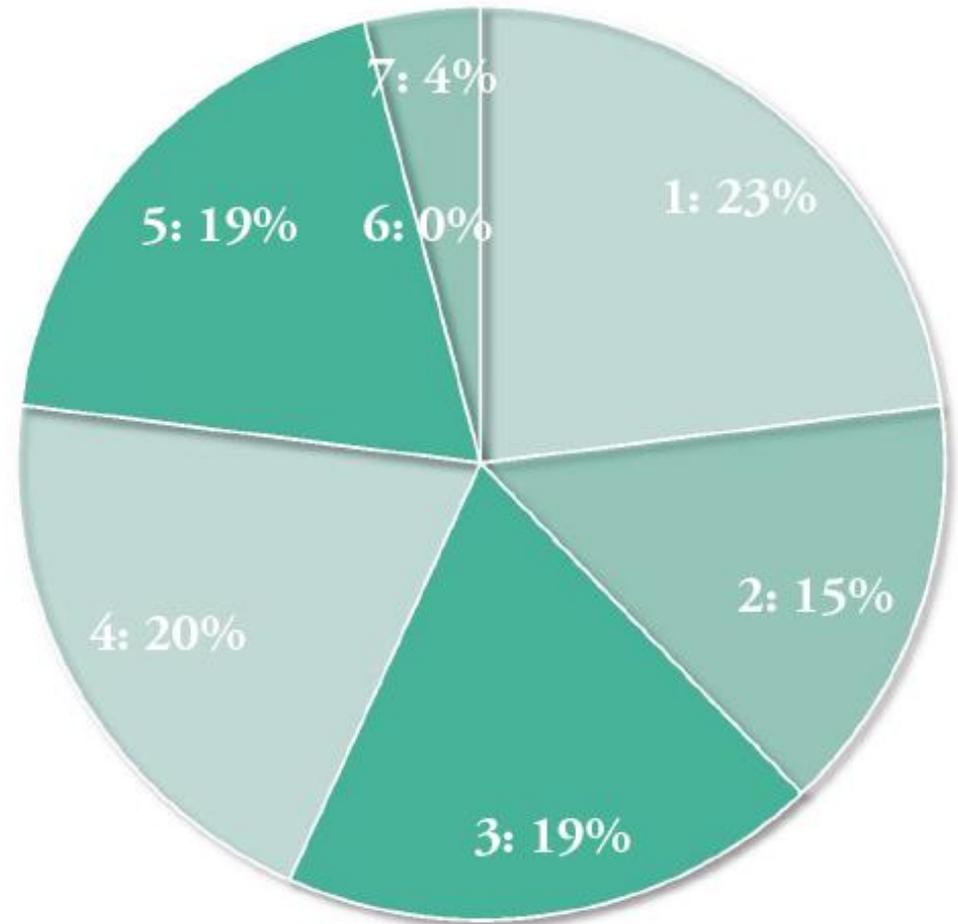


Open House Summary

Prosperity



- 1: Focus Redevelopment Investment
- 2: Expand Training and Connection
- 3: Reinforce Local-serving Businesses
- 4: Add Destination Attractions
- 5: Targeted Matches for Vacancy
- 6: None of the Above
- 7: Other



Station Area Plan Summary



The recommendations within each topic area have been prioritized by the community as part of a community open house and online review of the draft Station Area Plan.

Prosperity

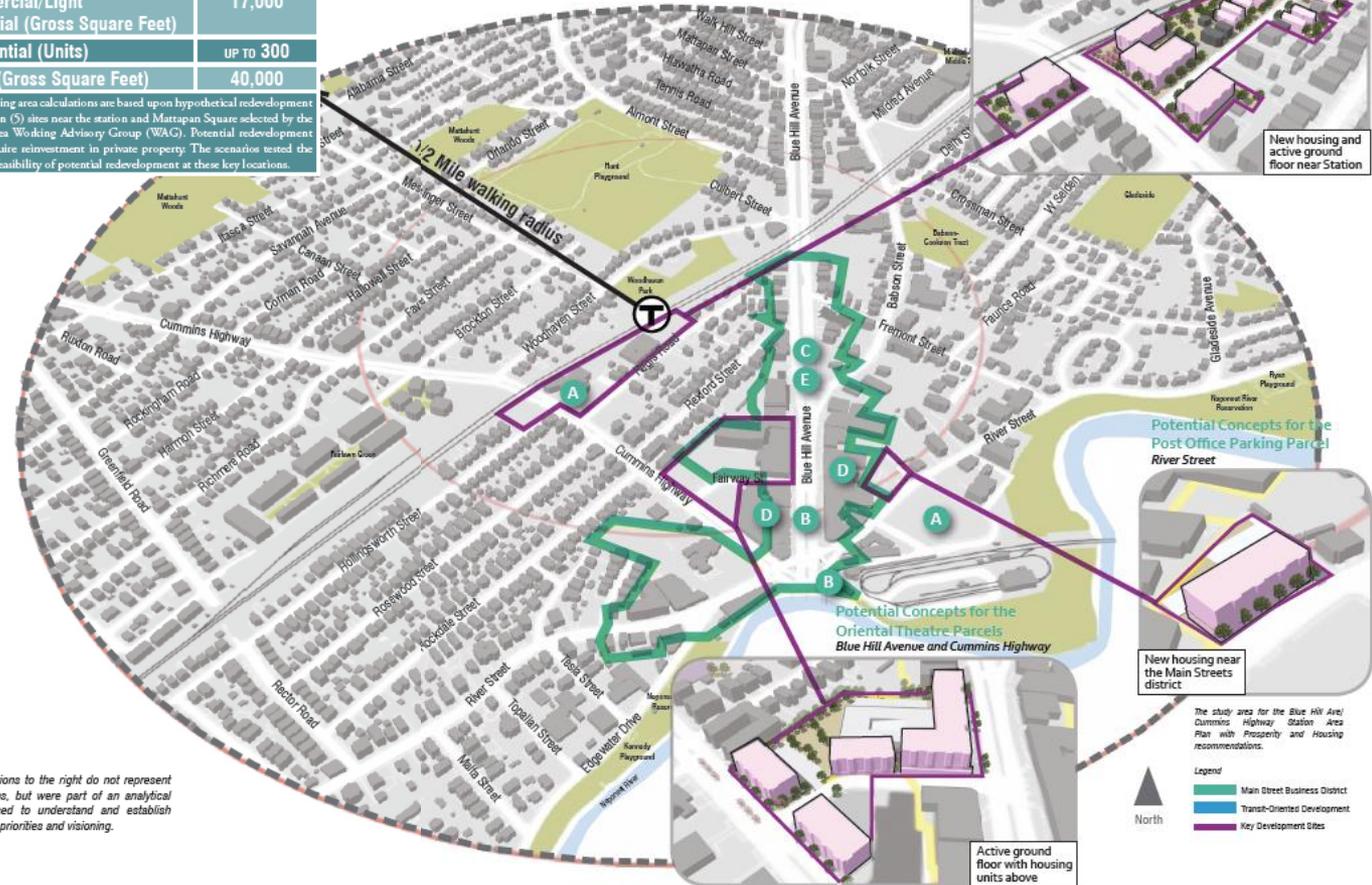
Strengthen local wealth creation in the Station Area through business, training and entrepreneurial support. The following approaches are intended to build prosperity for current residents and small businesses:

Potential Redevelopment of Key Sites

Commercial/Light Industrial (Gross Square Feet)	17,000
Residential (Units)	UP TO 300
Retail (Gross Square Feet)	40,000

The following area calculations are based upon hypothetical redevelopment scenarios on (5) sites near the station and Mattapan Square selected by the Station Area Working Advisory Group (WAG). Potential redevelopment would require reinvestment in private property. The scenarios tested the scale and feasibility of potential redevelopment at these key locations.

- A Focus Redevelopment Investment** - Community supported investment in key properties, such as mixed-use redevelopment at Cote Ford, creates a positive momentum for future redevelopment.
- B Add Destination Attractions and Activities** - Build upon assets such as the Neponset, the Health Center and Branch Library to build community attractions and destinations.
- C Reinforce Local-serving Businesses** - Match local needs with local businesses and services, recruit missing services and expand locally supported commerce.
- D Targeted Matches for Vacancy and Use** - Create incentive programs, funding and resources to expand utilization of vacant upper floor spaces and to expand availability of modern and code compliant space.
- E Expand Training and Connection** - Connect residents and businesses to new opportunities for training and education to expand economic prosperity in the Station Area.



The illustrations to the right do not represent final designs, but were part of an analytical process used to understand and establish community priorities and visioning.

The study area for the Blue Hill Area/Cummins Highway Station Area Plan with Prosperity and Housing recommendations.

Legend
 Main Street Business District
 Transit-Oriented Development
 Key Development Sites

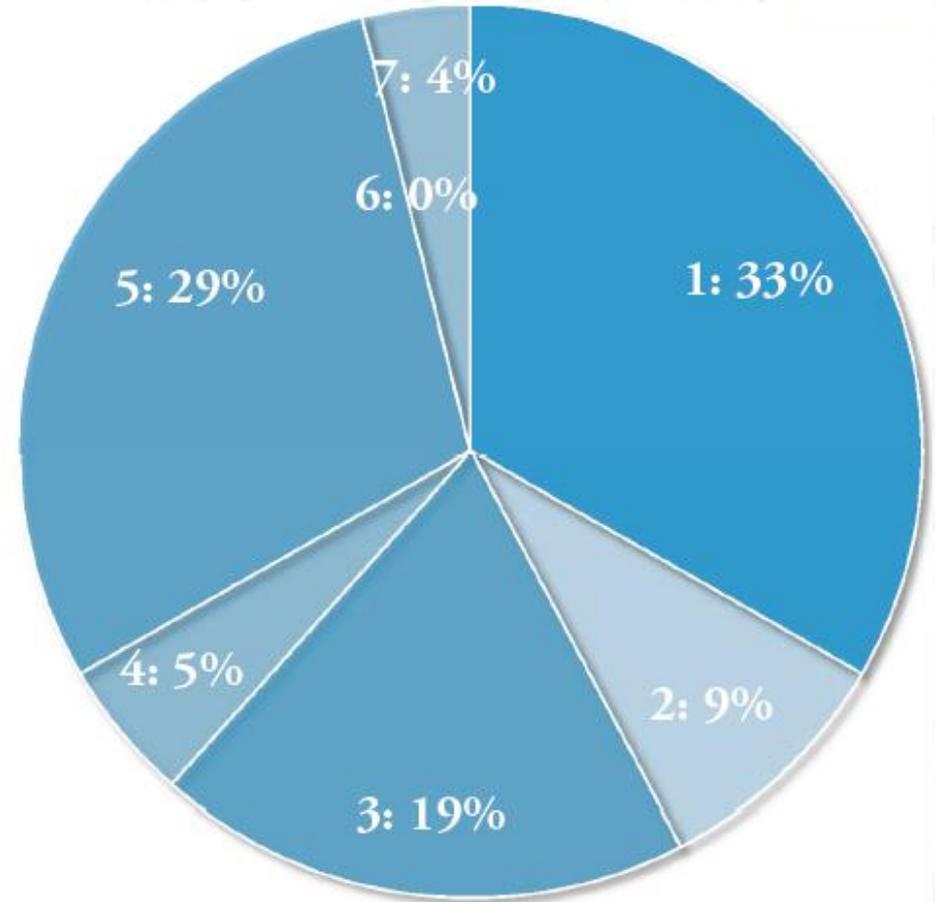


Open House Summary

Home



- 1: Retain Diversity and Affordability
- 2: Focus Transit-oriented Housing
- 3: Add Neighborhood Infill
- 4: Expand Mixed-use Activity
- 5: Improve Housing Quality/Sustainability
- 6: None of the Above



Station Area Plan Summary



The recommendations within each topic area have been prioritized by the community as part of a community open house and online review of the draft Station Area Plan.

Home

Provide new mixed-income housing opportunities near the station and stabilize existing neighborhood streets to support vitality and prosperity. The approach to housing in the Station Area focuses on the following:

Potential Redevelopment of Key Sites

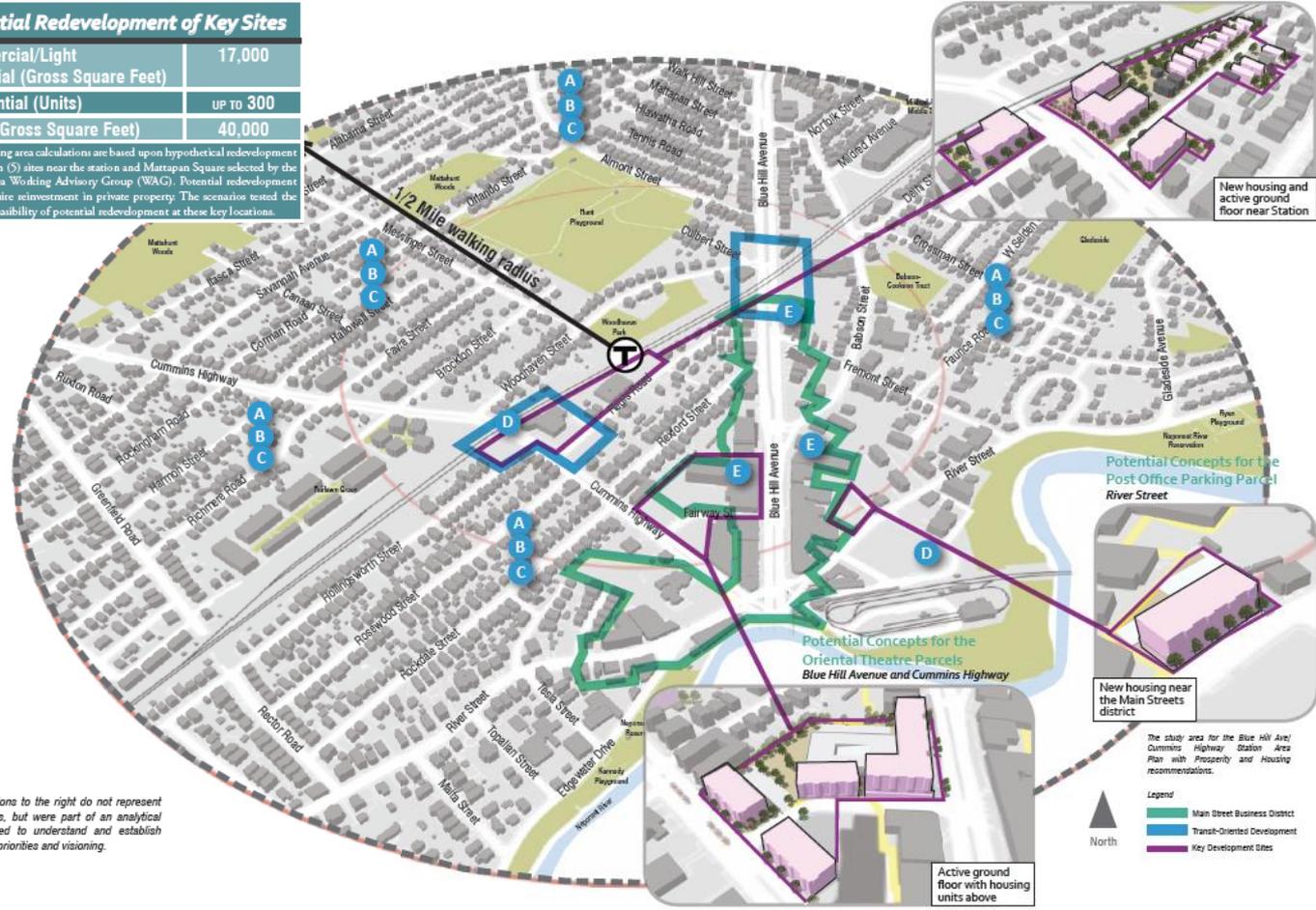
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PRIORITY

- A Retain Diversity and Affordability** - The creation of new housing should expand opportunity for mixed-income diversity, homeownership and senior housing. New units should add quality housing choices that add supply as part of a strategy to retain area affordability.
- B Improve Housing Quality and Sustainability** - Create incentive programs for upgrading housing quality, utility infrastructure, and sustainability with energy and building envelope modifications or facade improvements.
- C Add Neighborhood Infill** - Vacant neighborhood properties should be utilized as new housing to stabilize residential streets.
- D Focus Transit-oriented Housing** - New housing units should be focused on properties adjacent to the transit stations and Main Streets district to reinforce walkability.
- E Expand Mixed-use Activity** - Upper level residential units should be added to the Main Street district to add vitality and economic activity.

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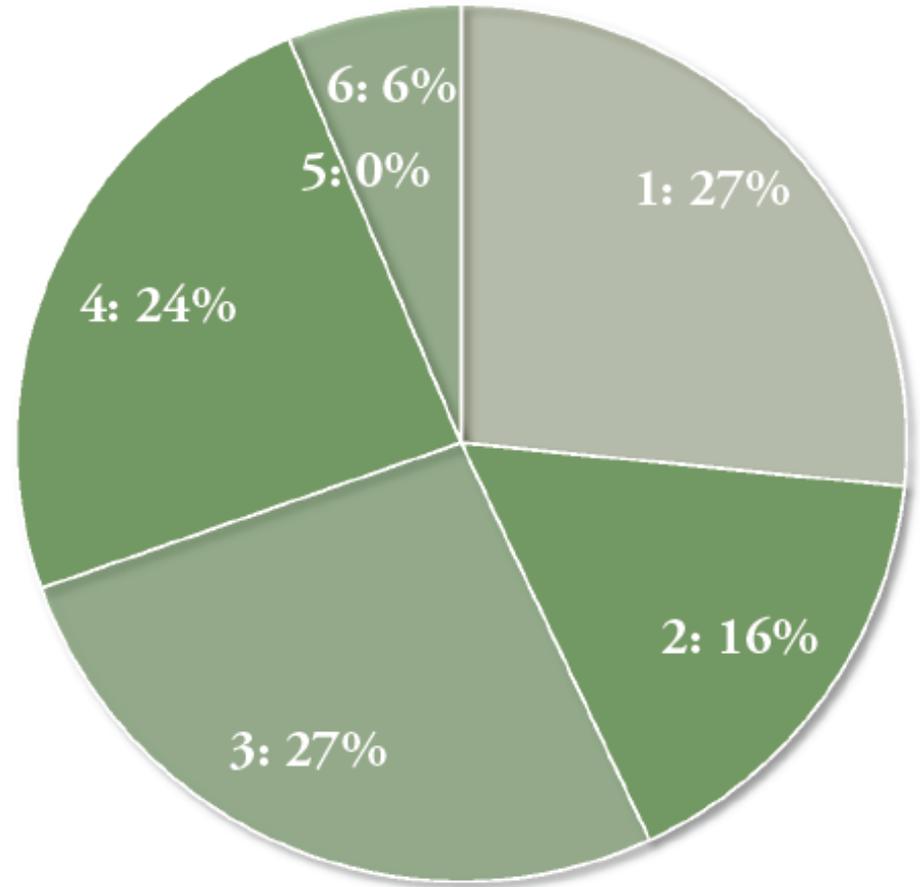


Open House Summary



Place

- 1: Enhance Vibrancy of the Square
- 2: Connect Vitality to the Station
- 3: Reinforce Family-oriented Streets
- 4: Preserve and Maintain Character
- 5: None of the Above
- 6: Other



Station Area Plan Summary



The recommendations within each topic area have been prioritized by the community as part of a community open house and online review of the draft Station Area Plan.

Place

The historic and cultural narratives of Mattapan Square are diverse and strong. The Station Area's character and physical environment should reflect the longevity of the location as an important City node and crossroads:

- A Enhance Vibrancy of the Square** - Storefront, streetscape and public realm improvements should be used to improve the character and attractiveness of Mattapan Square and reinforce it as a vital center of the community.
- B Reinforce Family-oriented Streets** - Surrounding residential streets should be reinforced as safe and walkable places that connect neighborhoods to transit and centers of activity with continuous walks, marked crossings, and expanded street trees.
- C Preserve and Maintain Character** - Community pride must be reflected in the preservation, maintenance, appearance and general attractiveness of the physical environment and character of the Mattapan Community.
- D Connect Vitality to the Station** - Activity and vitality of Mattapan Square should be extended on Blue Hill Avenue and Cummins Highway to the rail station entries.

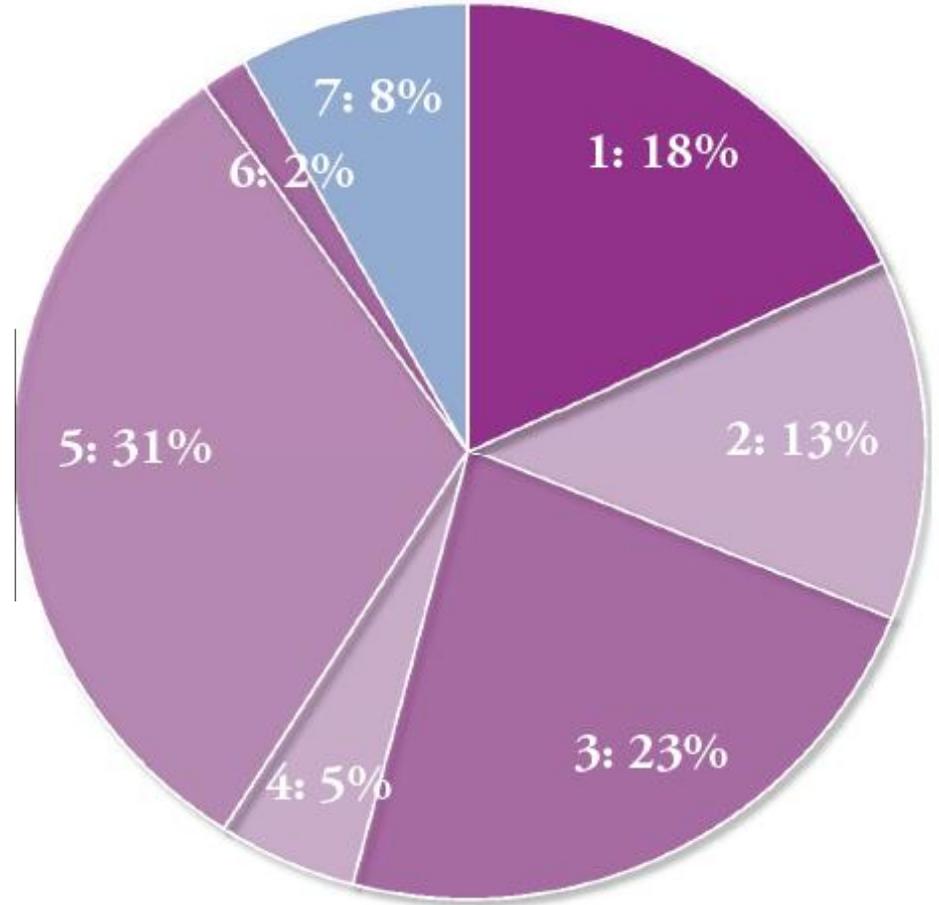


Open House Summary



Getting Around

- 1: Enhance Station Entries
- 2: Reinforce Public Realm Connections
- 3: Improve Circulation / Congestion
- 4: Increase Neighborhood Walkability
- 5: **Manage Parking**
- 6: None of the Above
- 7: Other



Station Area Plan Summary

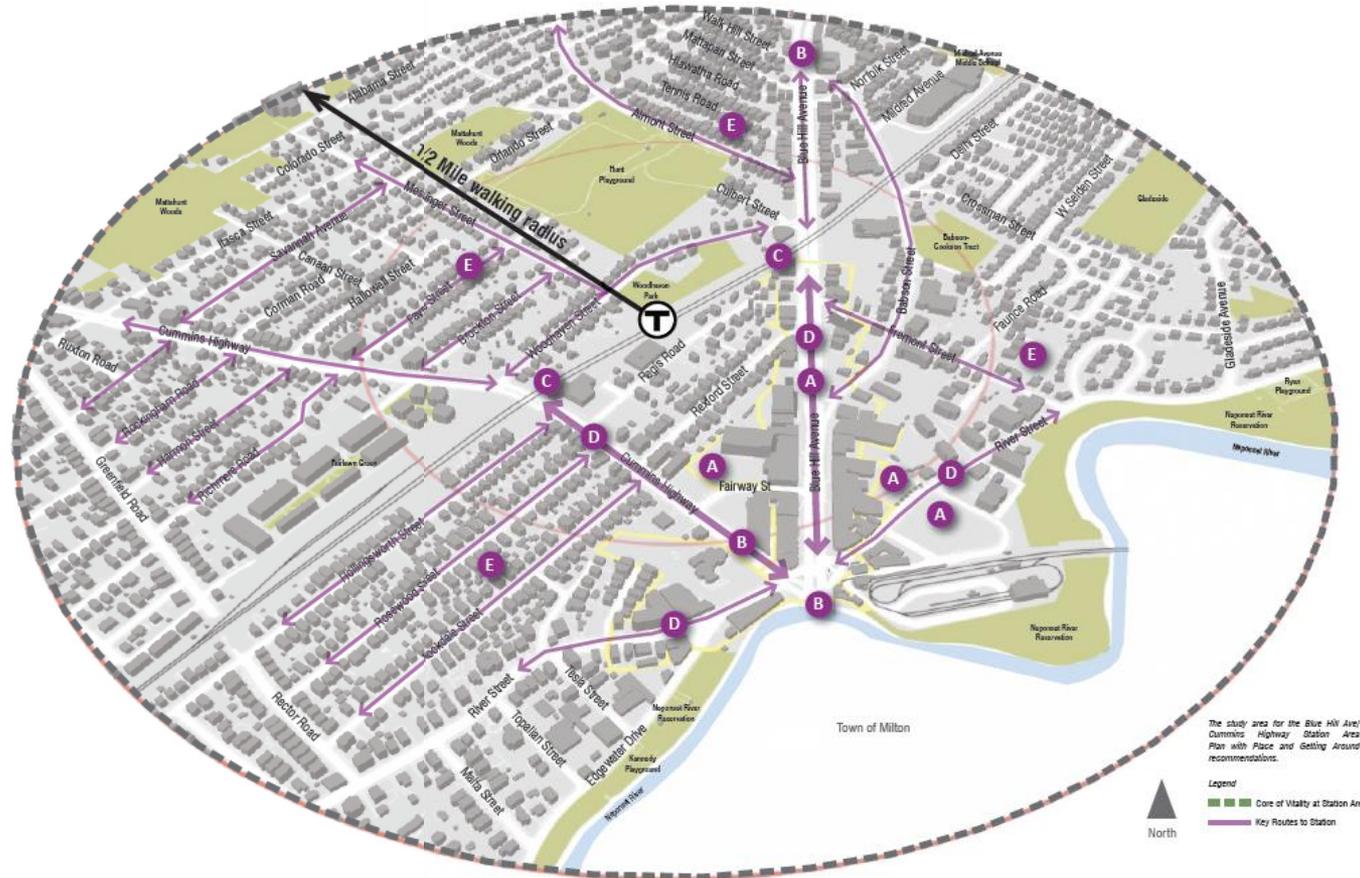


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Getting Around

The new rail station at Blue Hill Avenue/Cummins Highway would enhance connections to downtown. The following approaches enhance connection and circulation within the Station Area for all modes of transportation and leverage the new transit investment:

- A Manage Parking** - Optimize convenient parking for Mattapan Square, particularly on Blue Hill Avenue, increase utilization and efficiency of off-street parking lots.
- B Reduce Congestion and Improve Circulation** - Develop an improvement plan with funding for future study for vehicular and pedestrian circulation improvements at the primary intersection of Mattapan Square.
- C Enhance Station Entries** - Improve pedestrian crossings near stations with considerations for bus transfers and vehicle pick-up and drop-off.
- D Reinforce Public Realm Connections** - Enhance public realm between Mattapan Square and station entries.
- E Increase Neighborhood Walkability** - Add pedestrian crossings, curb extensions, and wider sidewalks at primary residential streets leading to transit locations.

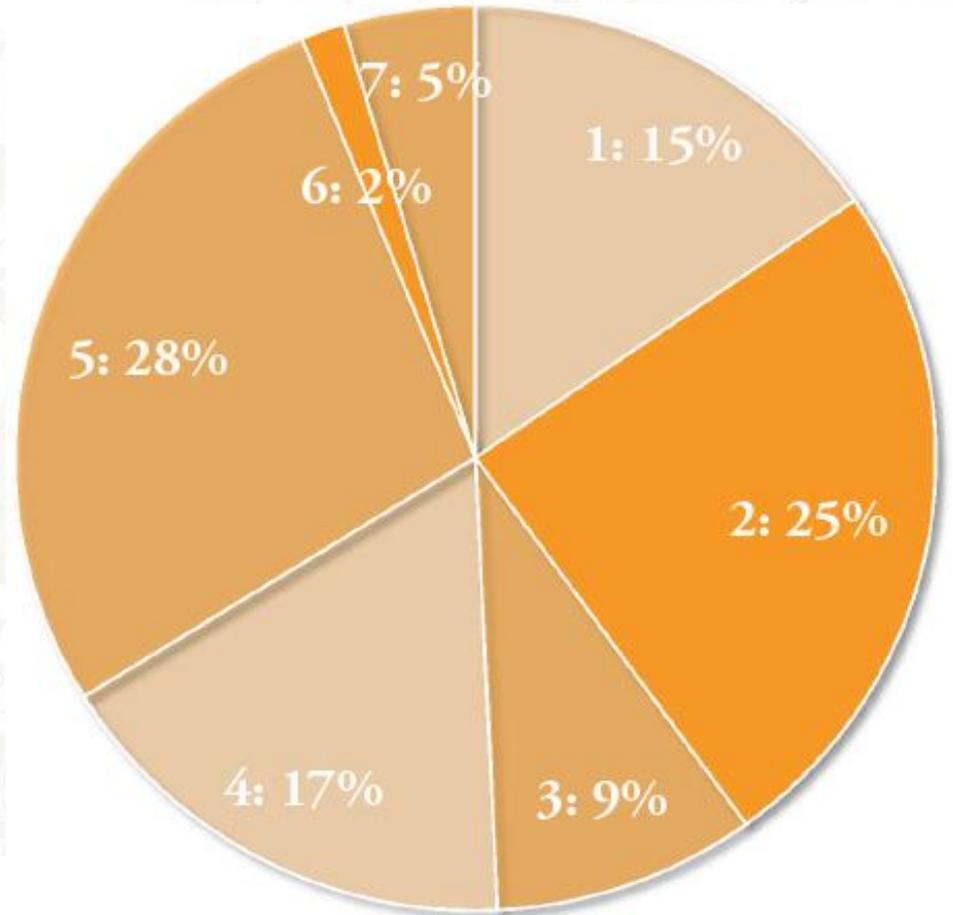


Open House Summary



Parks/Public Space

- 1: Enhance Pedestrian Walkability
- 2: Improve Lighting and Safety
- 3: Create Development Requirements
- 4: Expand Neponset River Access
- 5: Reinforce Family/Youth Activity
- 6: None of the Above
- 7: Other



Station Area Plan Summary



The recommendations within each topic area have been prioritized by the community as part of a community open house and online review of the draft Station Area Plan.

Parks and Public Space

Publicly accessible open space is well-distributed around the Station Area (relative to other neighborhood averages). Rather than add new open spaces, access, use and safety of existing resources should be enhanced. Additionally, the City of Boston has a process underway to prepare a city-wide Open Space Plan for 2015-2021. The updated Open Space Plan can be used as an implementation tool to provide a level of detail regarding Station Area strategies and parks needs highlighted below. The following approaches have been identified to improve neighborhood open space amenities:

PRIORITY

- A Reinforce Family-Oriented/Youth Activity** - Recreation activities, playing fields and playgrounds should be reinforced with equipment to emphasize families and youth.
- B Improve Lighting and Safety** - Parks and public spaces should be enhanced with additional lighting and maintenance to reinforce visibility and safety.
- C Expand Neponset River Access** - Public access to the Neponset River and future Neponset Greenway for bicyclists and water recreation should be enhanced at Mattapan Square.
- D Enhance Pedestrian Access and Walkability** - Add pedestrian crossings, curb extensions, and other amenities at primary residential streets leading to parks and public space. Pedestrian and bicycle access are important features of areas surrounding parks to better connect recreational activity to open space resources.
- E Create Development Requirements** - New development should require considerations for improvements to parks, streetscape, infrastructure or new open space.

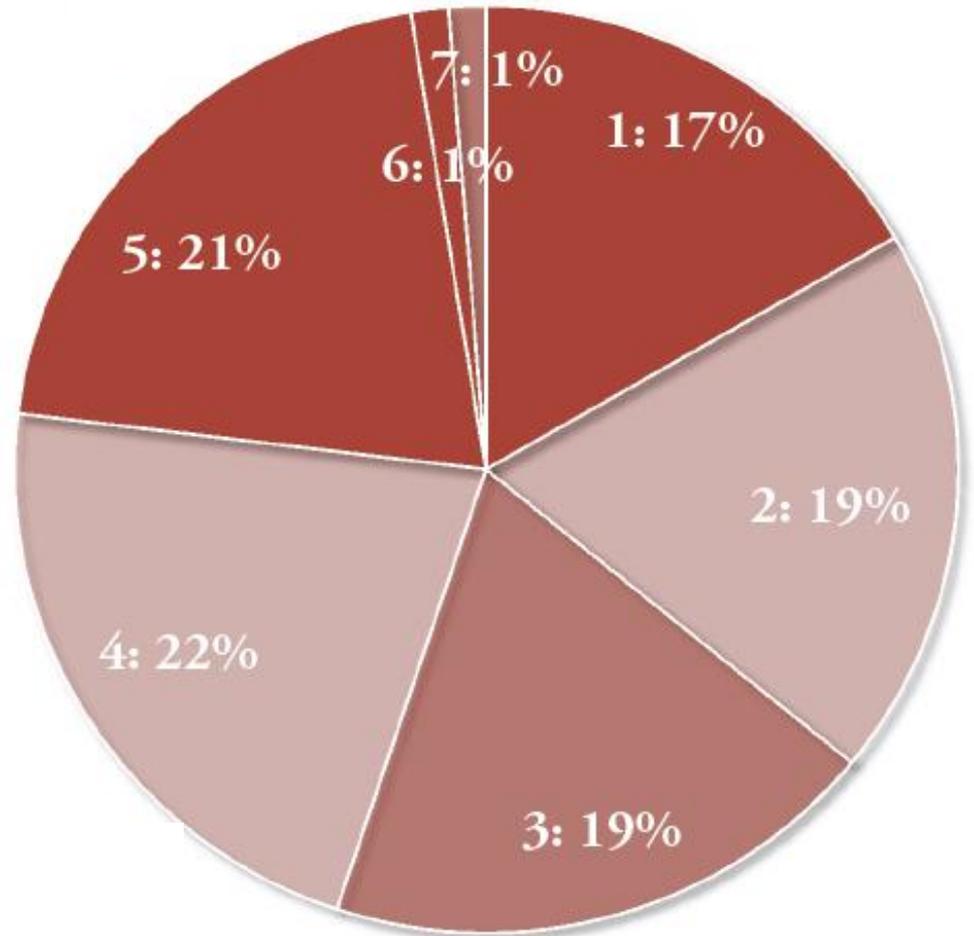


Open House Summary



Quality of Life

- 1: Narrate History and Culture
- 2: Enhance Public Safety
- 3: Address Traffic and Parking
- 4: **Build Opportunity and Success**
- 5: Expand Sustainability
- 6: None of the Above
- 7: Other



Station Area Plan Summary

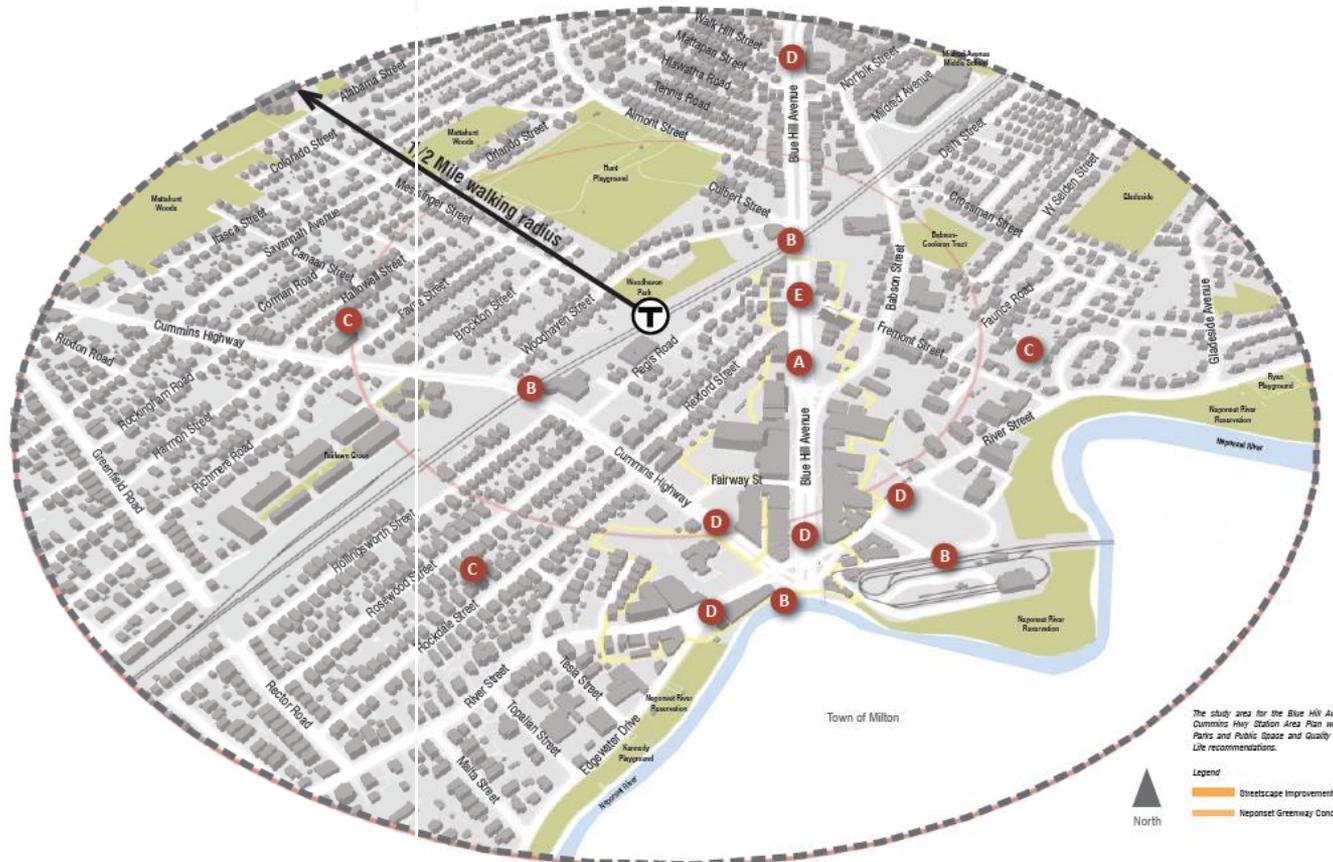
The recommendations within each topic area have been prioritized by the community as part of a community open house and online review of the draft Station Area Plan.

Quality of Life

The Station Area is anchored by the Main Streets district and quality of life enhancing amenities, such as the Mattapan Health Center. The following approaches build upon existing amenities to improve quality of life:

PRIORITY

- A Build Opportunity and Success** - Focus partnerships and programs on local wealth creation and youth development. Create a new paradigm of success stories and opportunity in Mattapan.
- B Expand Sustainability** - Build capacity for alternative modes of transportation, community gardens, energy upgrades and housing improvements.
- C Enhance Public Safety** - Build community perception, respect and safety with residents and businesses support for positive activity and community stewardship.
- D Address Traffic and Parking** - Develop street improvements to balance high traffic volumes and parking needs in Mattapan Square and promote alternative modes of transportation.
- E Narrate History and Culture** - Celebrate the local history, community, arts and culture by expanding public art, sculpture, arts programs and community events.



The study area for the Blue Hill Area/Cummins Hwy Station Area Plan with Parks and Public Space and Quality of Life recommendations.

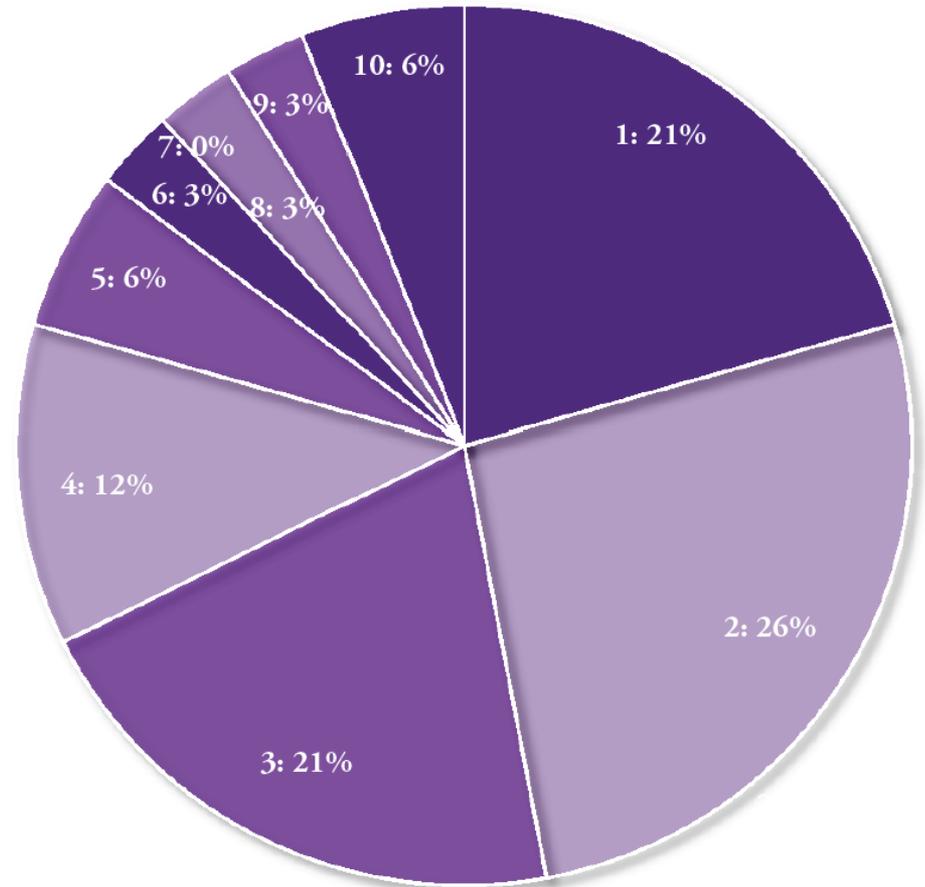
Legend
 Streetscape Improvements
 Nopinet Greenway Concept Plan



Open House Summary

Implementation Actions

- 1: Invite positive investment at Cote Ford
- 2: Strengthen and improve Mattapan Square
- 3: Develop innovative training
- 4: Improve traffic in the Square
- 5: Rebalance Blue Hill public realm
- 6: Enhance streetscape at Cummins Highway
- 7: Enhance connections to Neponset River
- 8: Retain diverse resident / business population
- 9: Maintain community voice and presence
- 10: Expand public arts program



Station Area Plan Summary

Blue Hill Ave/Cummins Hwy Implementation Actions

The Implementation Actions are the critical components of Station Area strategies highlighted as actionable items.

The community vision outlined for the Blue Hill Ave/Cummins Highway Station Area is not achieved through a single action or solution, but through a series of purposeful and strategic changes that position the Station Area for a positive and incremental evolution over time. This continuum of positive change is already underway and can be expedited with the following key actions:

Strengthen and Improve Mattapan Square

The Mattapan Square Main Streets district is the focus of commercial and community activity nearest the station. It is important to strengthen and improve the character and business environment of the Square to build positive activity near the station and to anchor the community. A Storefront Improvement program with a revolving loan fund, a business improvement district or small business assistance grants can all assist in the improvement and beautification of Mattapan Square.

The local Main Street district should be empowered to create programs and connections that reinforce opportunities, links and connections on the Fairmount Indigo Corridor. Parallel efforts between other Corridor Main Streets districts should be reinforced in Mattapan Square. In particular this effort should look for complementary cultural and public arts efforts that could expand this aspect of the Station Area.

Invite Positive Investment at Cote Ford

The Station Area would benefit from market-based private investment to redevelop underutilized properties.

One such property, the Cote Ford site, is City-owned and will be publicly disposed for redevelopment. This property and process are important to build momentum for investment at a critical location adjacent to the new rail station and can bring increased vitality and activity to Cummins Highway and Mattapan Square while better connecting the station and the Main Streets district. The community should set high expectations for reuse of the property consistent with the community vision of mixed-use redevelopment with community space and the highest attainable level of sustainability. Under any reuse scenario, environmental issues on the site must be appropriately remediated.

Develop Innovative Resident, Small Business and Entrepreneurial Training

Mattapan Square should not only be a center of commercial activity, but also a center of innovative training and resource centers for residents, small businesses and entrepreneurs. Programs and partnerships should focus upon adding productive uses to upper floor vacancies dedicated to building the capacity for local wealth creation and prosperity.

Improve Traffic in the Square

The critical intersection at the center of Mattapan Square between Blue Hill Avenue, Cummins Highway and River Street, should be the focus of additional study and strategic circulation improvements. Short term improvements may include pedestrian signals with countdown displays, additional crosswalks, and adjustments to signal timing. Additional study should focus on an origin-destination study of traffic movements, feasibility study of traffic signal phasing modifications or geometric changes and a investigation of potential design alternatives.

Rebalance Blue Hill Avenue Public Realm

Public realm improvements to Blue Hill Avenue should be considered according to Boston's Complete Streets guidelines to rebalance the needs of all users of the roadway including vehicles, cyclists, and pedestrians. Improvements must prioritize the importance of Blue Hill Avenue as a city-wide connector and a source of high volumes of traffic that support businesses, but also should be a safe and comfortable walking environment for shopping and leisure.

Enhance Streetscape at Cummins Highway

The connection between the Rail Station entry and the center of Mattapan Square on Cummins Highway is critical for pedestrian access and connectivity. Streetscape enhancements should improve the safety, accessibility and comfort of walking conditions on the north side of Cummins Highway. Curb cuts on Cummins Highway should be relocated to side streets wherever possible to consolidate vehicular access and enhance continuity of pedestrian routes.

Retain a Diverse Resident and Business Population

The diversity of the Station Area, culturally, racially and socio-economically should be retained and built upon as a primary asset of the Station Area. Station Area strategies to reinforce this effort include adding new housing units to help retain Station Area affordability over time, including a mix of incomes as part of new development projects, and building local wealth through training, education, entrepreneurship and homeownership.

The long term dynamics of transit improvements and land value will tend to push rents higher over time. A homeownership program that empowers the local

community to invest in Station Area property helps to prevent displacement and to connect residents directly to long term benefits. This type of program may require a partnership between community development corporations, lending institutions and the City to provide education, investment and capital resources. This type of program could be coupled with an effort to revitalize problem properties and neighborhood issues sometimes associated with absentee landlords.

Maintain Community Voice and Presence

One of the greatest strengths of the Station Area is the very engaged and informed community of residents, advocates and business owners who support and represent the collective voice of the community. It is important to maintain this voice as part of the implementation tools and stewardship focused around the Station.

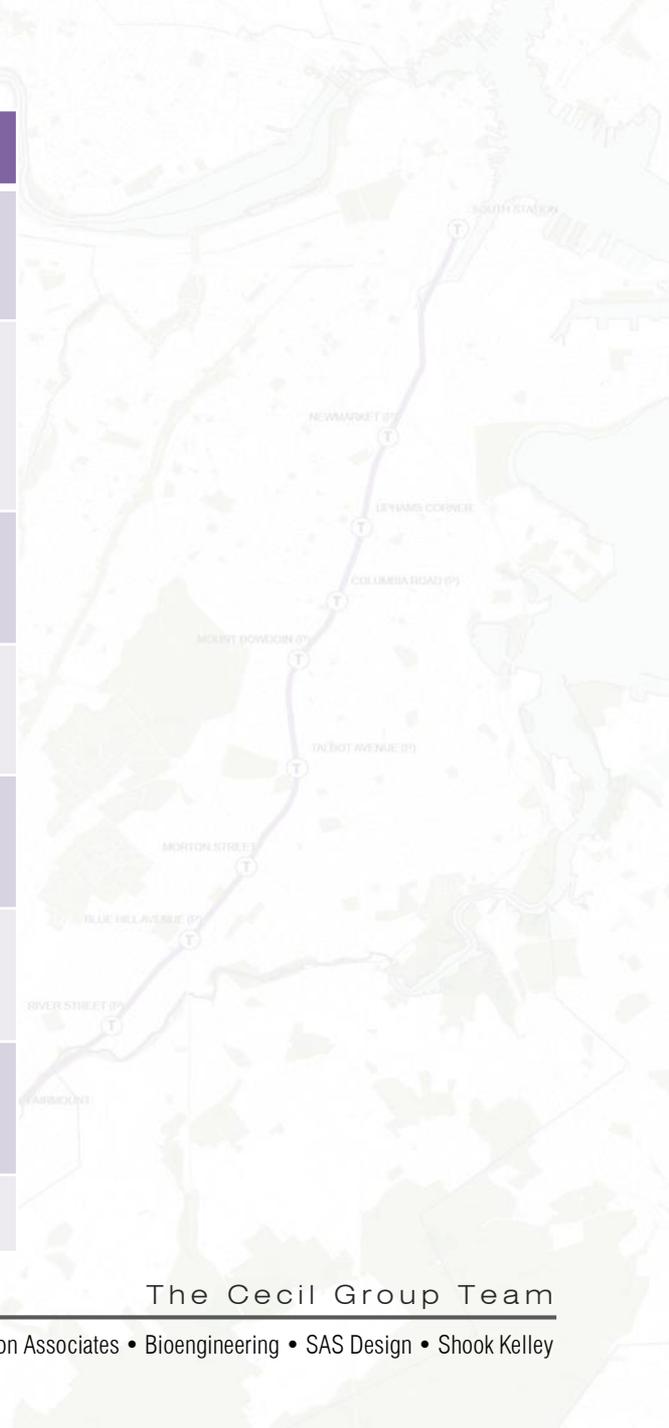
Enhance Connections to the Neponset River

Physical and functional connections to the unique natural asset of the Neponset River should be reinforced in Mattapan Square. Enhanced physical connections should be examined at the MBTA Mattapan Trolley station, pedestrian crossings at Blue Hill Avenue and public space and plazas down to the river. Functional connections should be explored for complementary businesses, recreational opportunities and public realm improvements that build upon this unique asset.



WAG Co-chair Summary Table

Priorities	Highest Ranked Definition
The collective vision is ...	Reinforce residential community
The community majority found it important to implement actions to	Strengthen and improve Mattapan Square
Prosperity	Focus redevelopment investment
Getting Around	Managing parking
Home	Retain diversity and affordability
Park/Public Space	Reinforce family/youth activities
Place	Enhance vibrancy of the square
Quality of Life	Build opportunity and success



WAG Co-chair Summary Table

Priorities	Highest Ranked Definition	Potential Concrete Action
The collective vision is ...	Reinforce residential community	Strengthen local community development corporation(s) to invest in Mattapan housing; create a list of problem properties and target for change
The community majority found it important to implement actions to ...	Strengthen and improve Mattapan Square	Create one new event that focuses on local business support and community involvement in the Main Street; examine the potential benefits of establishing a Business Improvement District (BID)- ex. D'town Cross.
Prosperity	Focus redevelopment investment	Continue community involvement in Cote Ford; come to community agreement regarding the next important site (MBTA?)
Getting Around	Managing parking	Encourage shared parking agreements; perform parking utilization study; explore resident restrictions
Home	Retain diversity and affordability	Workforce housing units in new development at higher than 13% (current requirement); homeowner program(s)
Park/Public Space	Reinforce family/youth activities	Perform community survey to establish list of missing amenities; seek funding to install missing amenities
Place	Enhance vibrancy of the square	Advocate for Blue Hill/Cummins/River improvements; advance façade program; "Down with roll-down gates" Campaign
Quality of Life	Build opportunity and success	Promote existing training programs, create a new job/training connection in the Corridor, use a vacant storefront "pop-up" help





Fairmount Indigo Planning Initiative



Blue Hill Ave / Cummins Hwy Working Advisory Group (WAG) Meeting #9

Wednesday, January 21, 2015
 6:00 – 8:00 PM
 Mattapan Health Center

Prepared by:

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