



Fairmount Indigo Planning Initiative

FOUR CORNERS/ GENEVA AVENUE

STATION AREA

Visioning Forum

“Building New
Connections in *Your*
Neighborhood”

Working Advisory Group (WAG) Meeting #6

Tuesday, June 9, 2015

6:00-8:00 PM

Holland Community 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



DRAFT FOR DISCUSSION AT JUNE 9TH MEETING

Fairmount Indigo Planning Initiative

Welcome!

FOUR CORNERS/ GENEVA AVENUE

STATION AREA

Visioning Forum



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Source: Dorchester Historical Society

WAG Agenda

1. Redevelopment Scenario Discussion
(continuation of 3/10 meeting)
2. Public Realm Improvement Presentation
3. Public Realm Improvement Discussion
4. Next Steps



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Redevelopment Scenario Discussion

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Redevelopment Scenario Sites



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Redevelopment Scenario Sites



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Redevelopment Scenario Sites

1

Owner	City of Boston
Location	Ronald Street
Address	Ronald Street 02121
Site Area	34,415 SF 0.79 Acres

2

Owner	Veale Willie K
Location	Geneva Ave at Station
Address	160 Geneva Ave
Site Area	5,757 SF 0.13 Acres

3

Owner	Peterson William, Boston Edison Co, Drayton Carol, City of Boston
Location	Bowdoin St and Cedar Ave
Address	114 Bowdoin Street
Site Area	49,702 SF 1.14 Acres

4

Owner	Private (confirm)
Location	Washington Street
Address	Washington Street
Site Area	Confirm

5

Owner	City of Boston, Others
Location	Erie Street /Washington
Address	2 Erie Street
Site Area	4,528 SF, 0.10 Acres

6

Owner	City of Boston
Location	Erie Street /Washington
Address	Washington Street
Site Area	9,005 SF, 0.21 Acres

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Redevelopment Scenario Sites

5 Erie Street and Washington Street



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Redevelopment Scenario Sites

5 Erie Street and Washington Street



Existing Parcels Characteristics

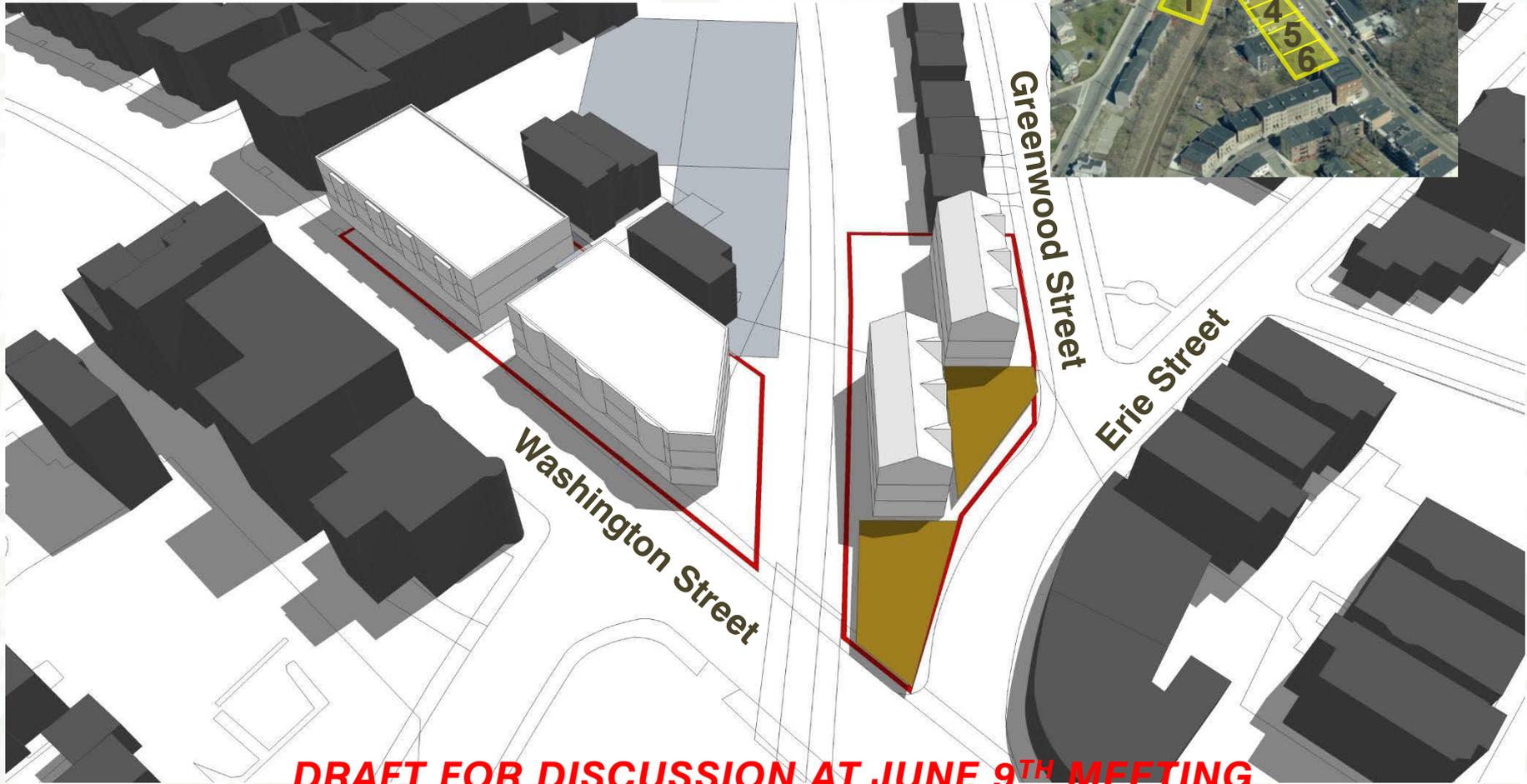
Parcel and ID	Owner	Lot Area (SF)	Existing Building (SF to Remain)	Existing Building (SF of Demo)	Existing FAR
1 1401657000	City of Boston	4,528	0	0	0
2 1401658000	City of Boston by FCL	2,890	0	0	0
3 1401603000	Mass Bay Transp. Auth.	0	0	0	0
4 1401604000	City of Boston by FCL	4,200	0	0	0
5 1401608000	Rogers Harold E III	5,250	0	0	0
6 1401609000	Rogers Harold E III	4,622	0	0	0
TOTAL		21,490	0	0	0

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Redevelopment Scenario Sites

5 Erie Street and Washington Street



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Redevelopment Scenario Sites

5 Erie Street and Washington Street



Proposed Redevelopment Characteristics

Bldg	Bldg Level	Area by Floor (GSF)	Total Building Area (GSF)	Retail (NSF)	Office (NSF)	Light Ind. (NSF)	Res. Units (83% eff., 800 sf/unit)	Resident Parking Required (1/unit)	Retail Parking Required (2/1000 sf)	Structured Parking Provided (rough layout)	Surface Parking Provided (rough layout)	Parking Balance	FAR	Total Open Space (SF)
1	3	7,535	22,605	6,405	0	0	16	16	13					
2	3	6,274	18,822	5,333	0	0	14	14	11	0	50	-17	2.60	4,040
3	3	2,400	7,200	0	0	0	6	6	0					
4	3	2,400	7,200	0	0	0	6	6	0					
TOTAL		55,827	14,223	11,738	0	0	44	44	23	0	0	-17	2.60	4,040

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Redevelopment Scenario Sites

5

Erie Street and Washington Street

Zoning

Current Zoning – Greater Mattapan Neighborhood District

3F-5000 – Three-Family Residential Subdistrict – preserve low density three-family areas with a variety of housing types

3-Family - Semi-attached dwelling/any other dwelling

Max. FAR 0.8

Max. Building (stories) 3

Max. Building Height (ft.) 35

Usable open space min per unit 600/400

Front Yard Min. (ft.) 15

Side Yard Min. (ft.) 10

Rear Yard Min. (ft.) 30

Off-street Parking Requirement – Retail 2.0/1,000, Other residential uses: 1.0/unit

***SUBJECT TO ARTICLE 80 LARGE PROJECT REVIEW (50,000 SF+)**

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Redevelopment Scenario Sites

5

Erie Street and Washington Street

Current Zoning – Dorchester Neighborhood District

Use – Multifamily Forbidden

3F-5000 – Three-Family Residential Subdistrict

3-Family, Semi-attached dwelling, rowhouse, townhouse/any other dwelling

Max. FAR 0.5

Max. Building (stories) 2.5

Max. Building Height (ft.) 35

Usable open space min per unit 750/none

Front Yard Min. (ft.) 15

Side Yard Min. (ft.) 10

Rear Yard Min. (ft.) 20/30

Off-street Parking Requirement – Retail 2.0/1,000 SF, Other residential uses: 1-3 units: 1.0/unit, 4-9 units: 1.25/unit, 10+ units 1.5/unit

***SUBJECT TO ARTICLE 80 LARGE PROJECT REVIEW (50,000 SF+)**

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Redevelopment Scenario Sites

6 218-220 Washington Street – City of Boston



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Public Realm Improvement Presentation

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Four Corners / Geneva Avenue

Areas of Focus



Bus



Rail



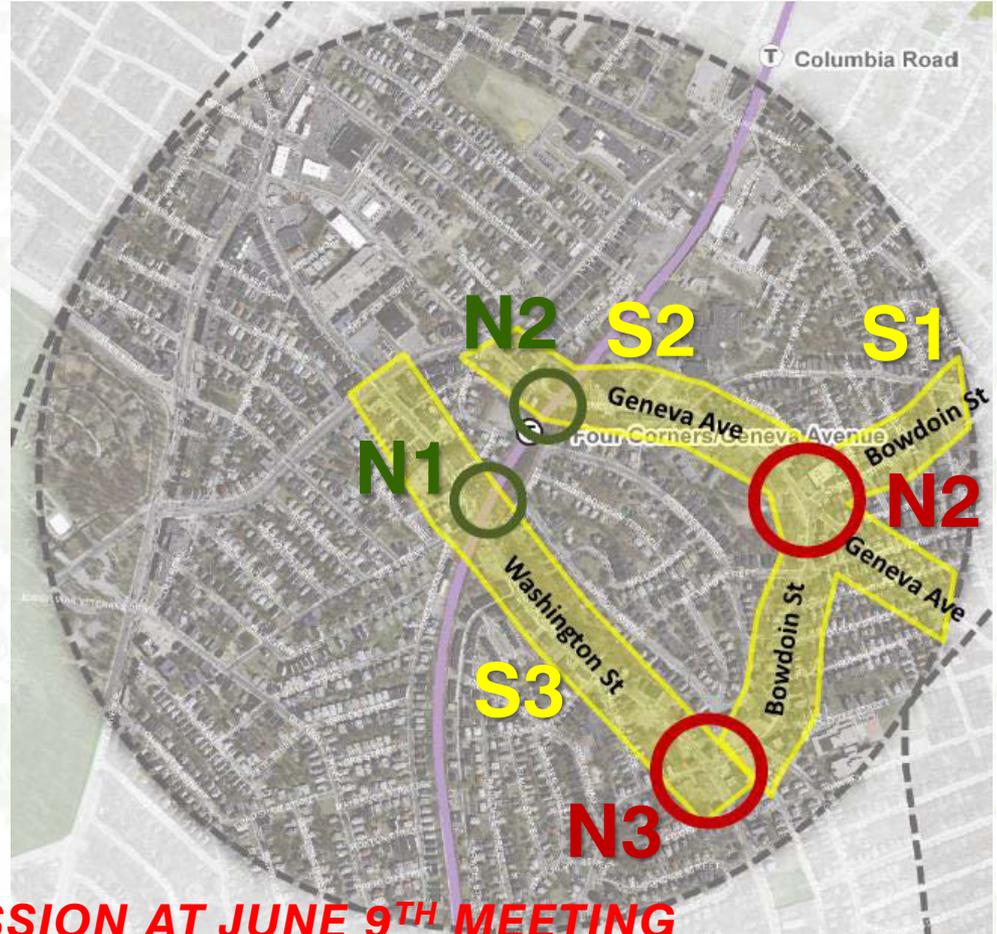
Bicycle



Pedestrian



Parking



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Fairmount Indigo
PLANNING INITIATIVE

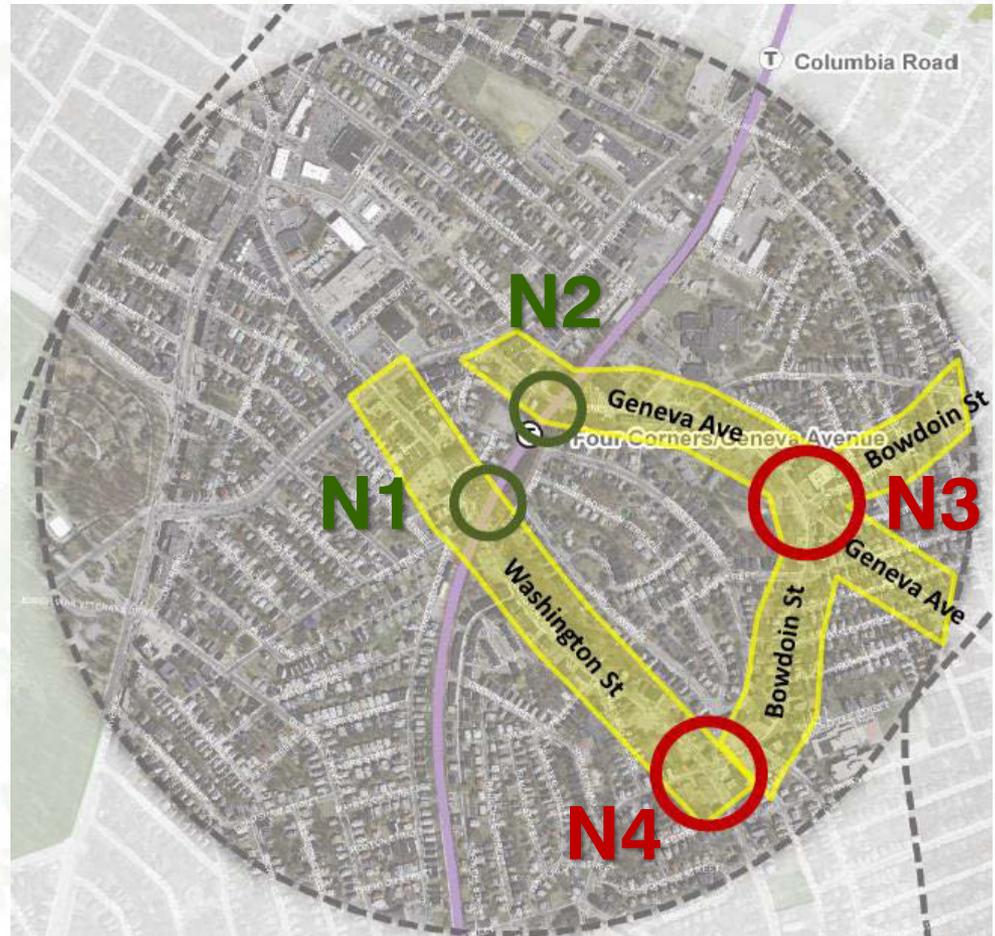
The Cecil Group Team



Four Corners / Geneva Avenue

Study Area Nodes

- N1** Washington St Station
- N2** Geneva Ave Station
- N3** Geneva Ave at Bowdoin St
- N4** Washington St at Bowdoin St



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Four Corners / Geneva Avenue

N1 & N2

Station Features



Station Extents



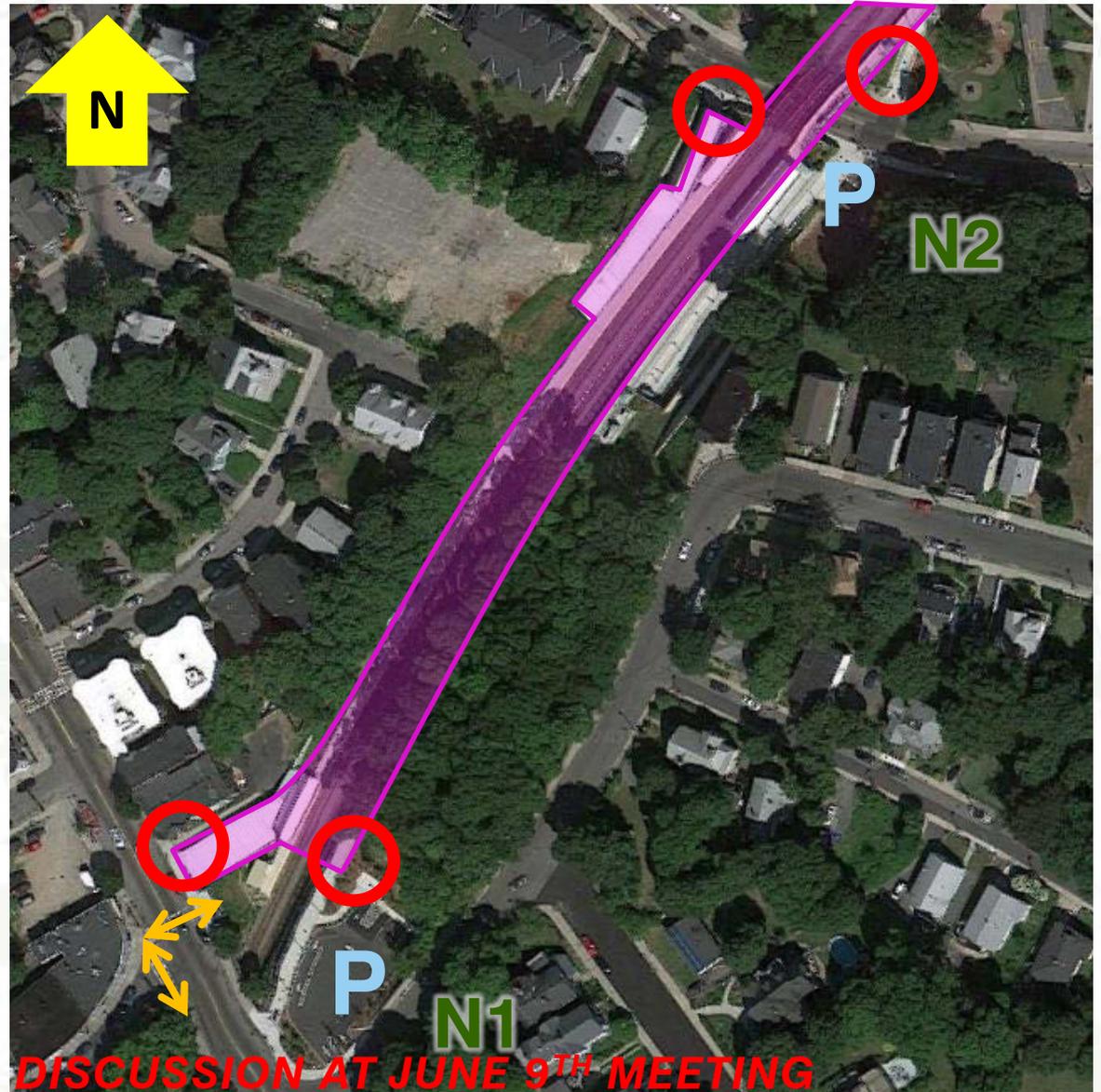
Entrance/Exit



Crosswalk



Handicap Parking and Pick-up/Drop-off



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Four Corners / Geneva Avenue

N1 Washington Street Station

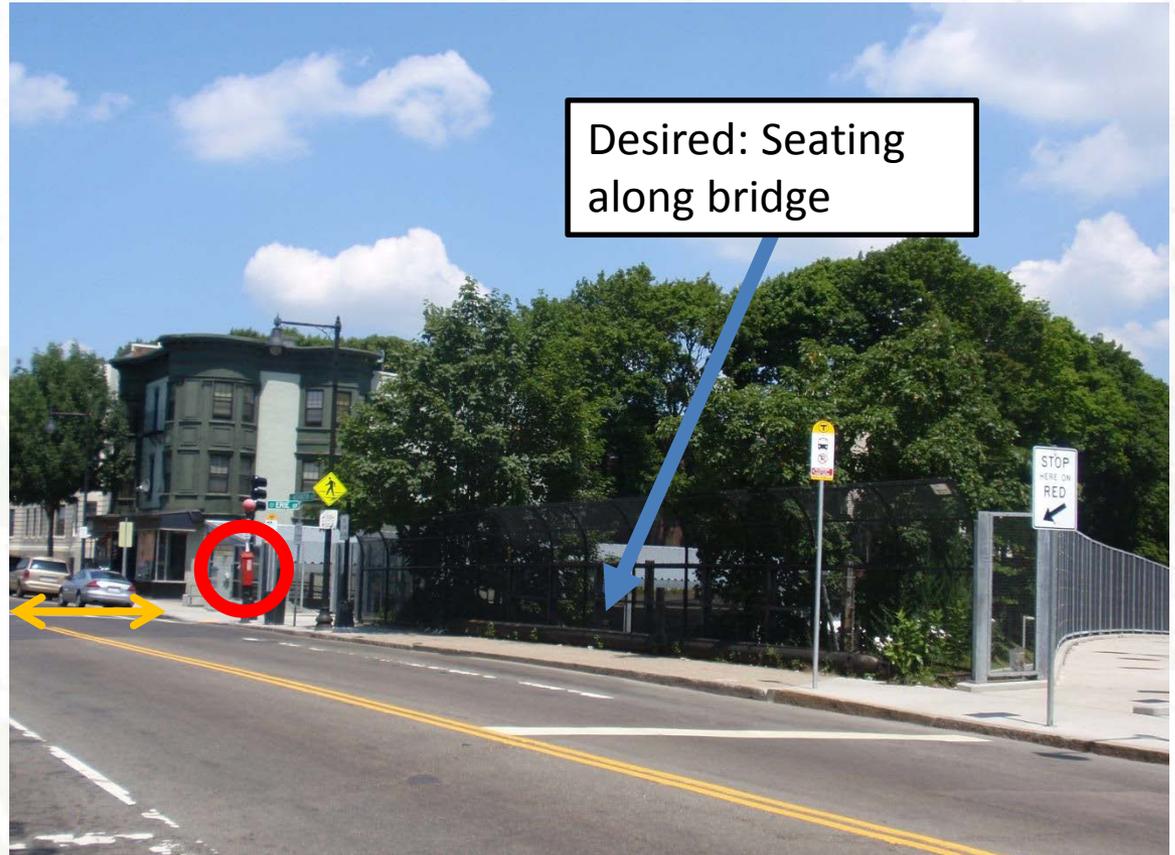
Station Features



Entrance/Exit



Crosswalk



Desired: Seating
along bridge

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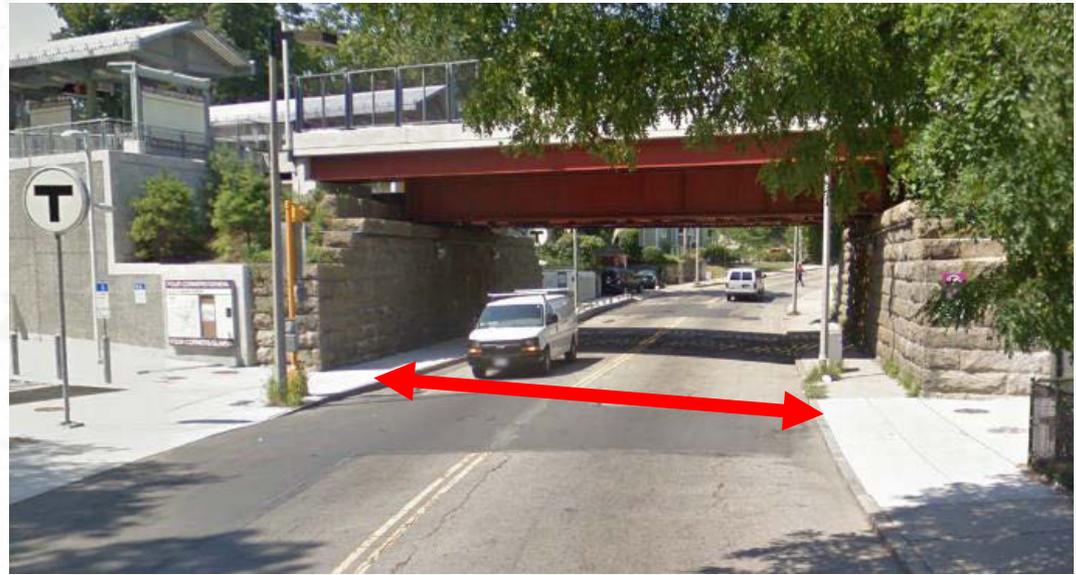


Four Corners / Geneva Avenue

N2 Geneva Ave. Station

Lack of:

- Crosswalks
- Accessible ramps
- Underpass treatments



Cumbernauld, Scotland

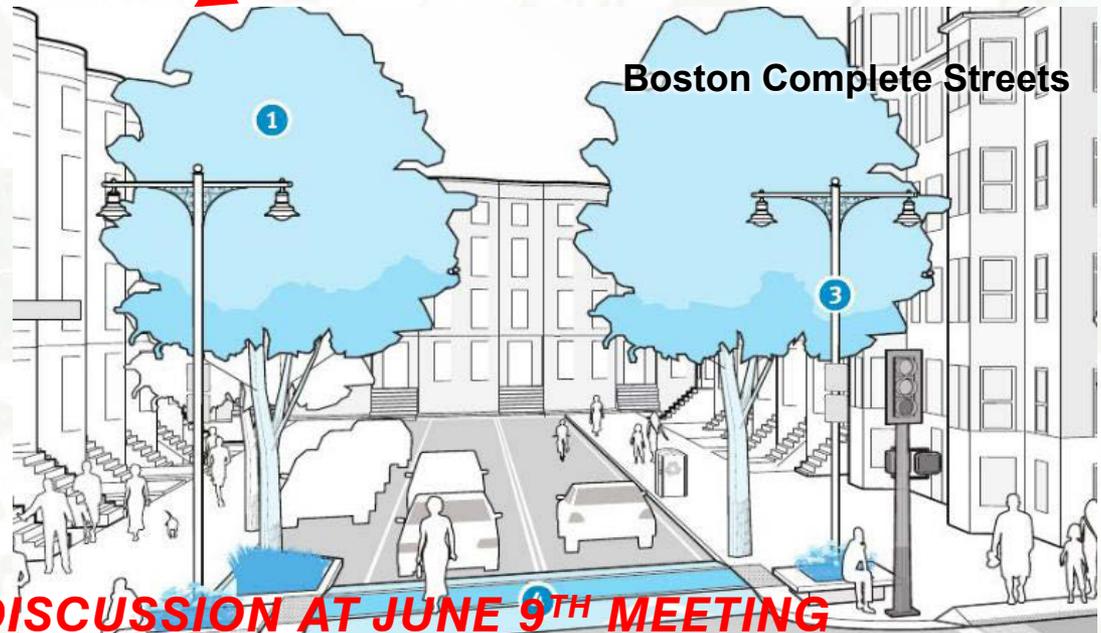
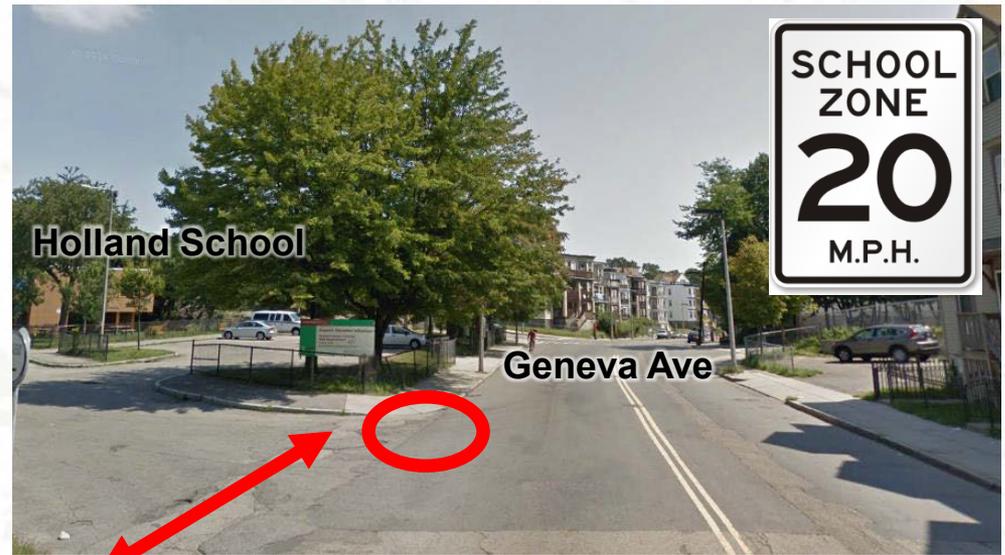
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Four Corners / Geneva Avenue

N2 Geneva Ave. Station

- Add crosswalks with accessible ramps
- Consider curb extensions on Beechwood Street
- Consider school zone
- Gateways to Main Street District



Four Corners / Geneva Avenue

N2 Geneva Ave. Station

Enhanced Crosswalk Options



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Four Corners / Geneva Avenue Existing Conditions

N3 Bowdoin at Geneva - Short Term



nts

Add missing tactile strips at pedestrian curb ramps

Evaluate signal timing to improve safety for pedestrians and to reduce delays and queues

Install accessible signals

Create temporary gateways into the "Main Streets" area

Enhance connections to Bowdoin Ave Neighborhood/Park

Evaluate access management at driveways within intersection to improve safety



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Four Corners / Geneva Avenue Proposed Conditions

N3 Bowdoin at Geneva - Short Term Improvements



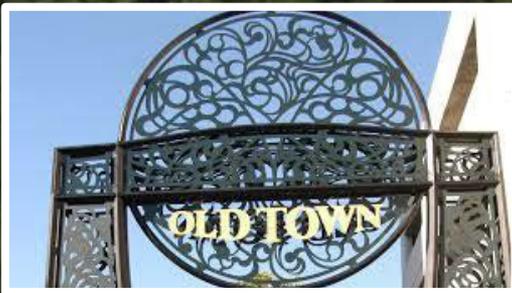
Four Corners / Geneva Avenue Proposed Conditions

N3 Bowdoin at Geneva - Long Term

Improvements

Create a permanent gateway feature

Evaluate a pedestrian friendly intersection, potentially a roundabout.



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Roundabouts

N3 Bowdoin at Geneva - Long Term Improvements

- **Safety/Traffic Calming**
 - Reduced directional conflicts
 - Lower entry speeds
- **Aesthetics**
 - Potential for Art/Monuments in center island
 - Gateway to the community
- **Unique Environment**
 - Mini Roundabouts potential for urban areas, smaller right-of-way required



Source - FWHA Roundabouts: An Informational Guide Second Edition

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Four Corners / Geneva Avenue

N3 Geneva Ave. Station

Enhanced Crosswalk Options



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Four Corners / Geneva Avenue Proposed Conditions

N4 Bowdoin Street at Washington Street Gateway – Short Term



Evaluate signal timing to improve safety for pedestrians and to reduce delays and queues

Install accessible signals

Implement transit signal priority for MBTA Route 23 to reduce passenger delays

Create temporary gateways into the “Main Streets” area

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Four Corners / Geneva Avenue Proposed Conditions

N4 Bowdoin Street at Washington Street Gateway – Short Term



INFORM LONG TERM SOLUTION:
Evaluate required access to Bowdoin Ave. Potential for a raised crossing or treatment that only allows emergency vehicles.



Four Corners / Geneva Avenue Proposed Conditions

N4 Bowdoin Street at Washington Street Gateway – Long Term



Signal timings that best accommodate transit, pedestrians, and cyclists.

Curb Extensions for buses

Permanent Gateway treatment

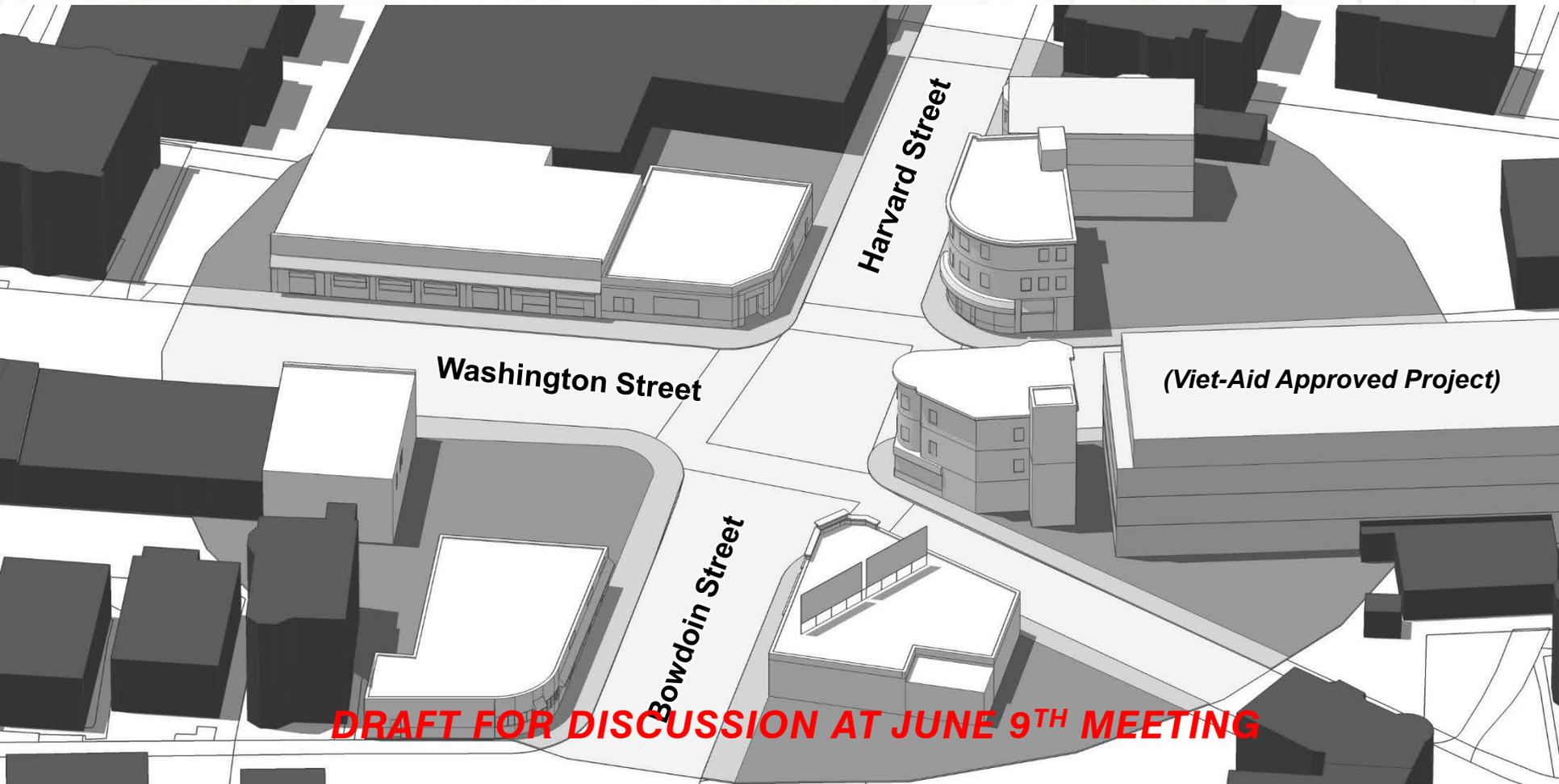
Simplify intersection with improved Bowdoin Avenue

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Four Corners / Geneva Avenue Proposed Conditions

Bowdoin Street at Washington Street Urban Design

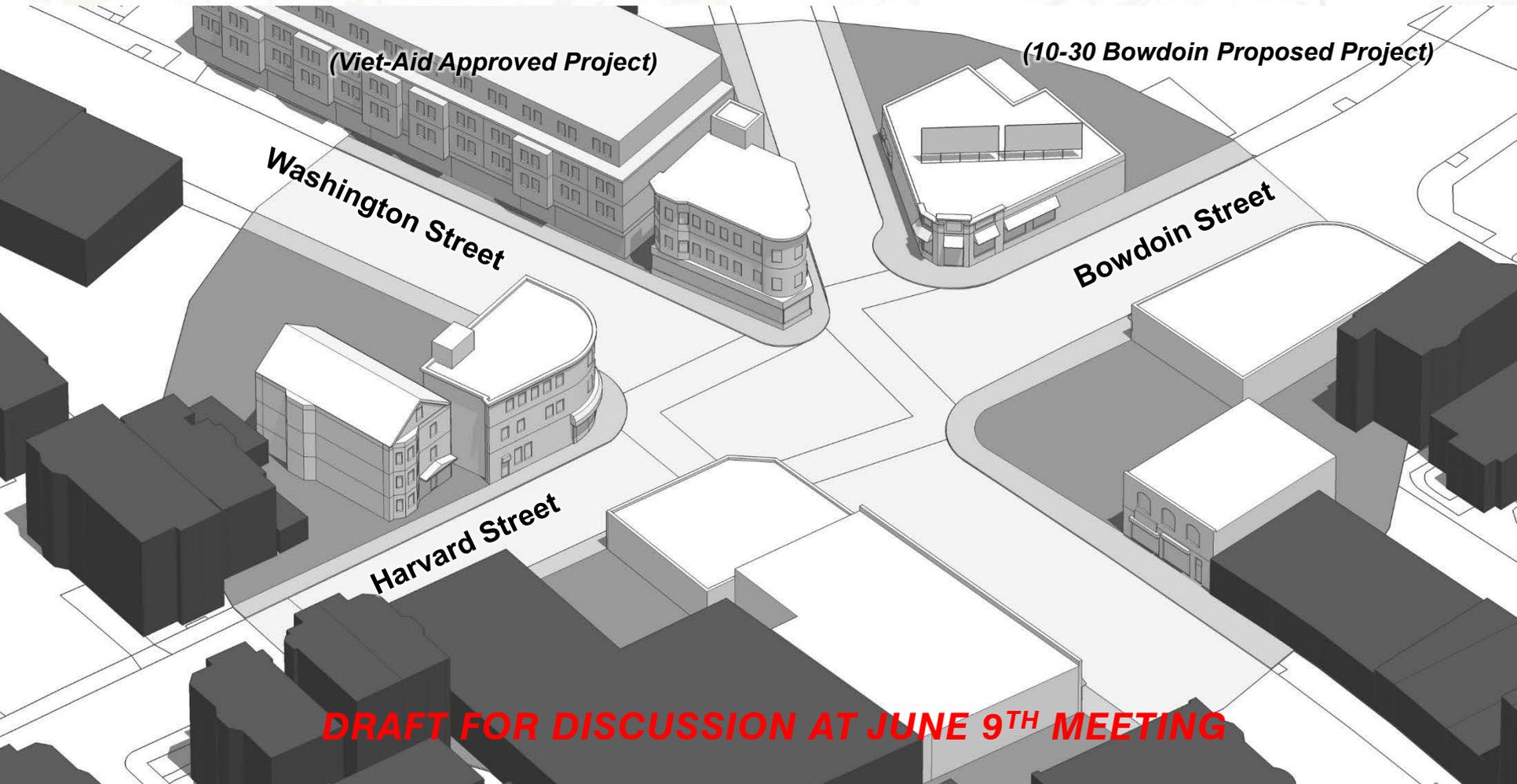


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Four Corners / Geneva Avenue Proposed Conditions

Bowdoin Street at Washington Street Urban Design



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Four Corners / Geneva Avenue

Study Area Streets

- S1** Bowdoin Street
- S2** Geneva Avenue
- S3** Washington Street



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Four Corners / Geneva Avenue

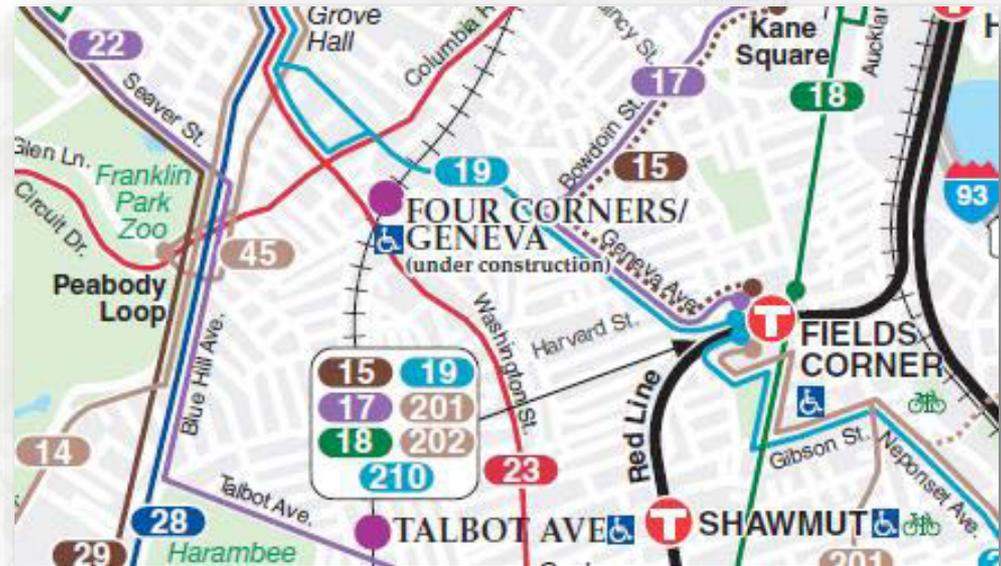
Consider Bus Connections on Washington St. and Geneva Ave.

Route 19 Fields Corner <> Ruggles
approx. 3,400

Route 23 Ashmont <> Ruggles
approx. 11,100

Offering connections to:

- Field Corner (Red Line) – 5 min
- Dudley Square (Silver Line) – 14 min



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Four Corners / Geneva Avenue

Bicycle Network

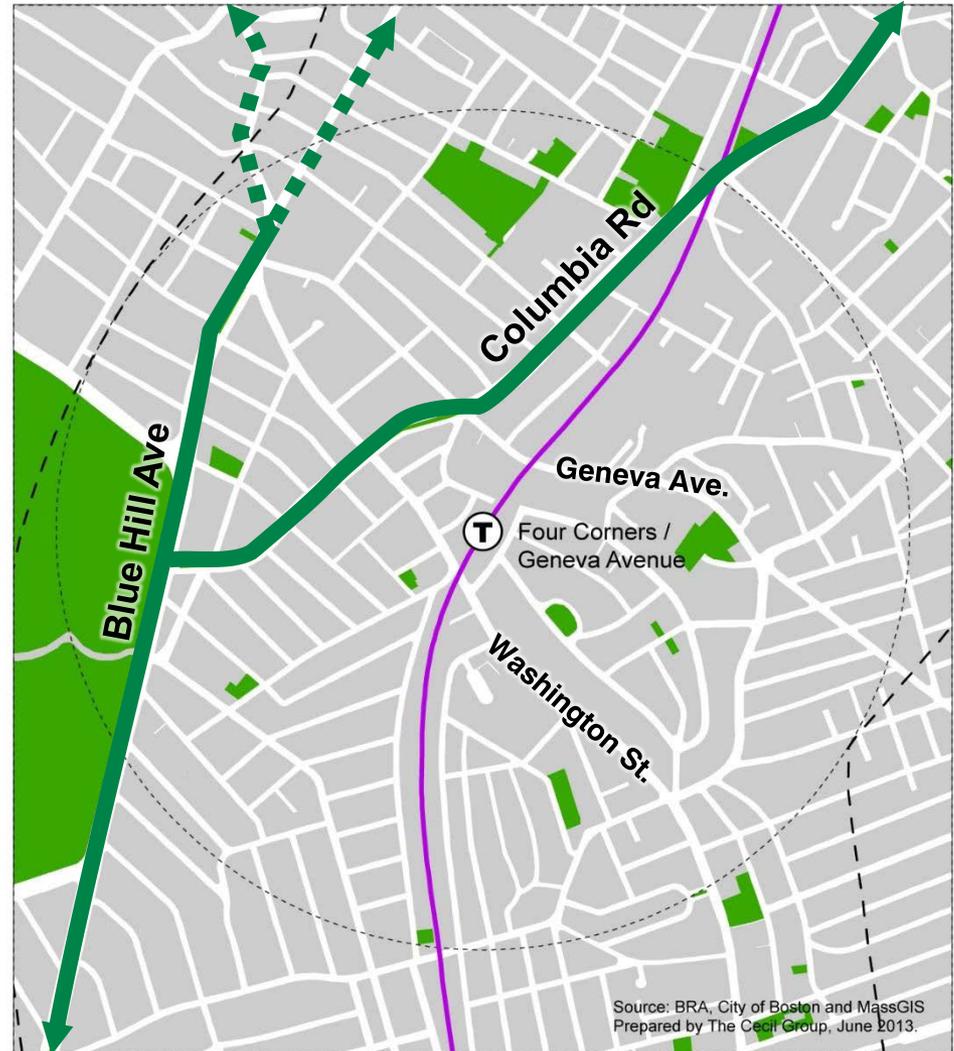
- No accommodations on Washington St. or Geneva Ave.
- Both streets connect to Columbia Rd. bike lanes, and to Blue Hill Ave. bike lanes
- Further to the east, Dorchester Avenue has shared lane markings and provides north-south connections.



On-Street Bike Lanes



Shared Lane Markings



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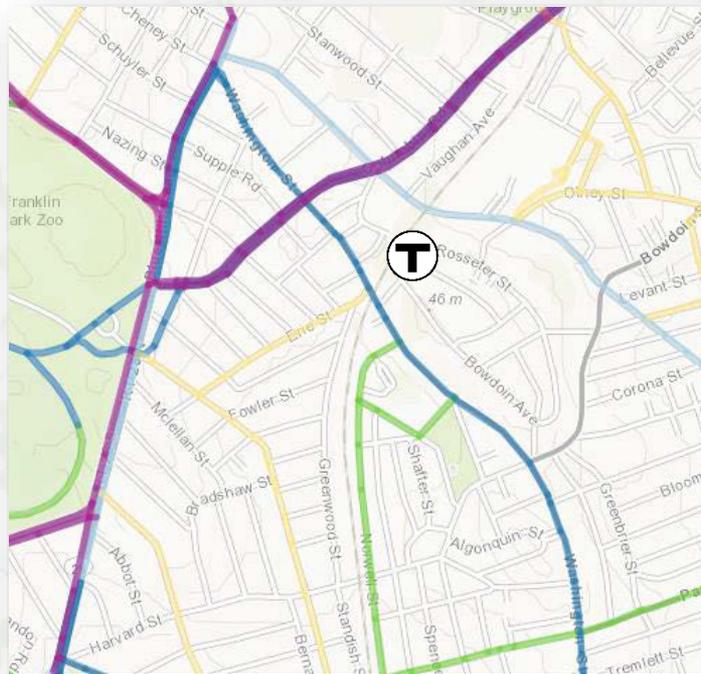


Four Corners / Geneva Avenue

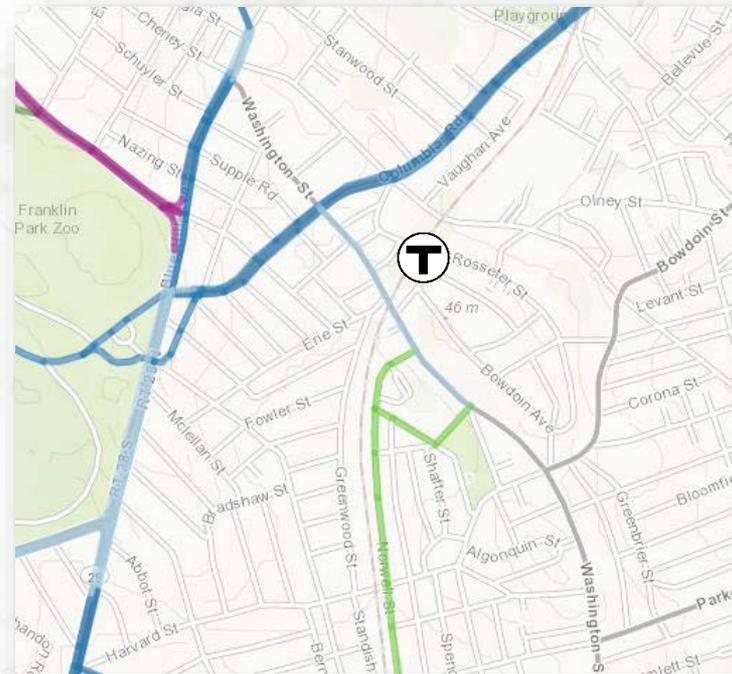
Bicycle Network Plan

	Recommended Local Route
	Shared Lane
	Shared Road
	Exclusive Lane
	Protected Lane

30-Year Vision



5-Year Action Plan



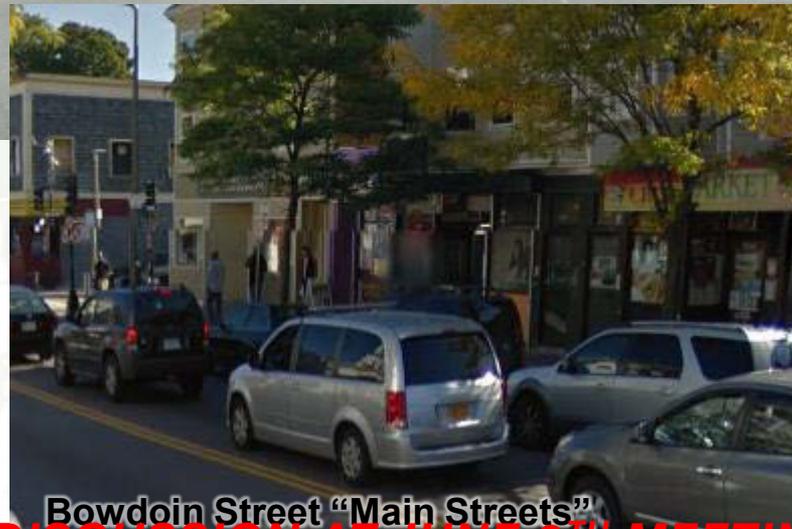
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Four Corners / Geneva Avenue

S1 Bowdoin Street

- There are no MBTA bus routes along the road.
- Connections between Four Corners and Bowdoin/Geneva Main Street Districts
- Not a designated route on the Bicycle Master Plan



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Four Corners / Geneva Avenue Existing Conditions

S1 Bowdoin Street Existing Cross-Section



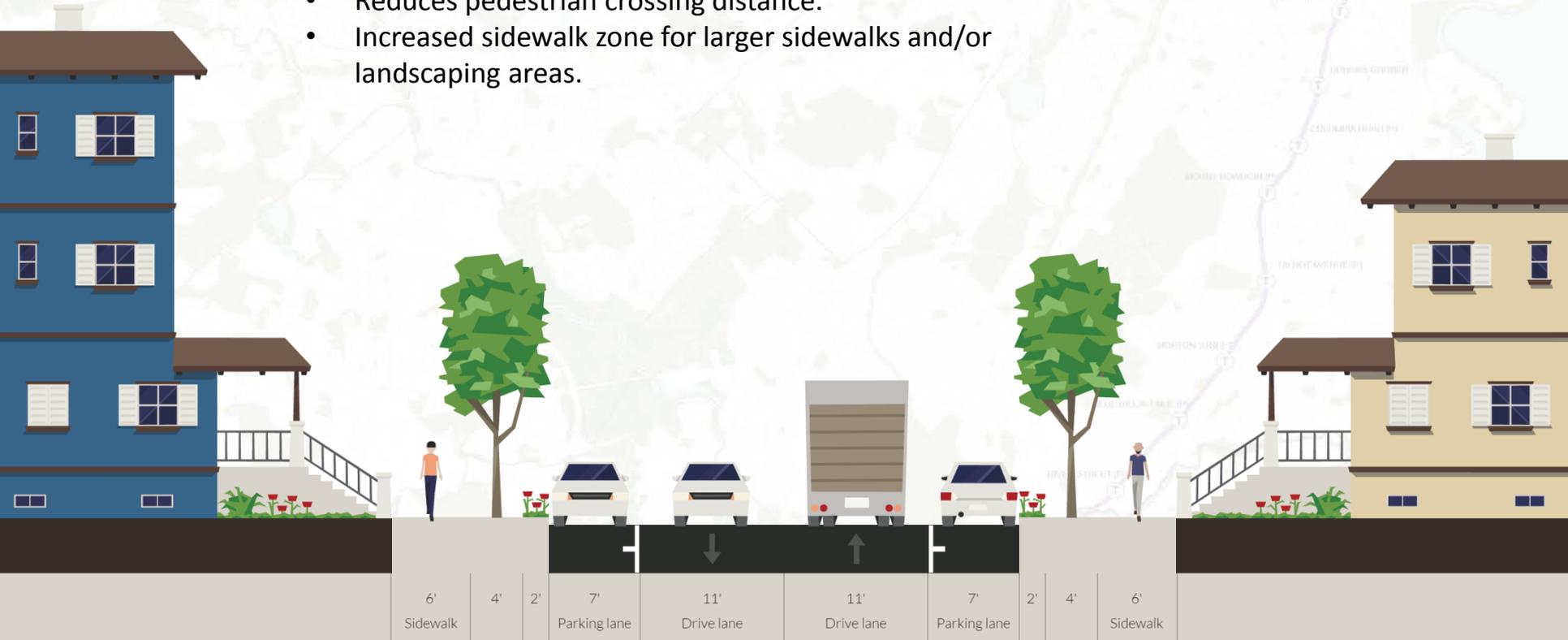
***Dimensions are approximate**
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Four Corners / Geneva Avenue

S1 Bowdoin Street Proposed Cross-Section

- Reduced travel lanes to 11 feet.
- Reduces pedestrian crossing distance.
- Increased sidewalk zone for larger sidewalks and/or landscaping areas.



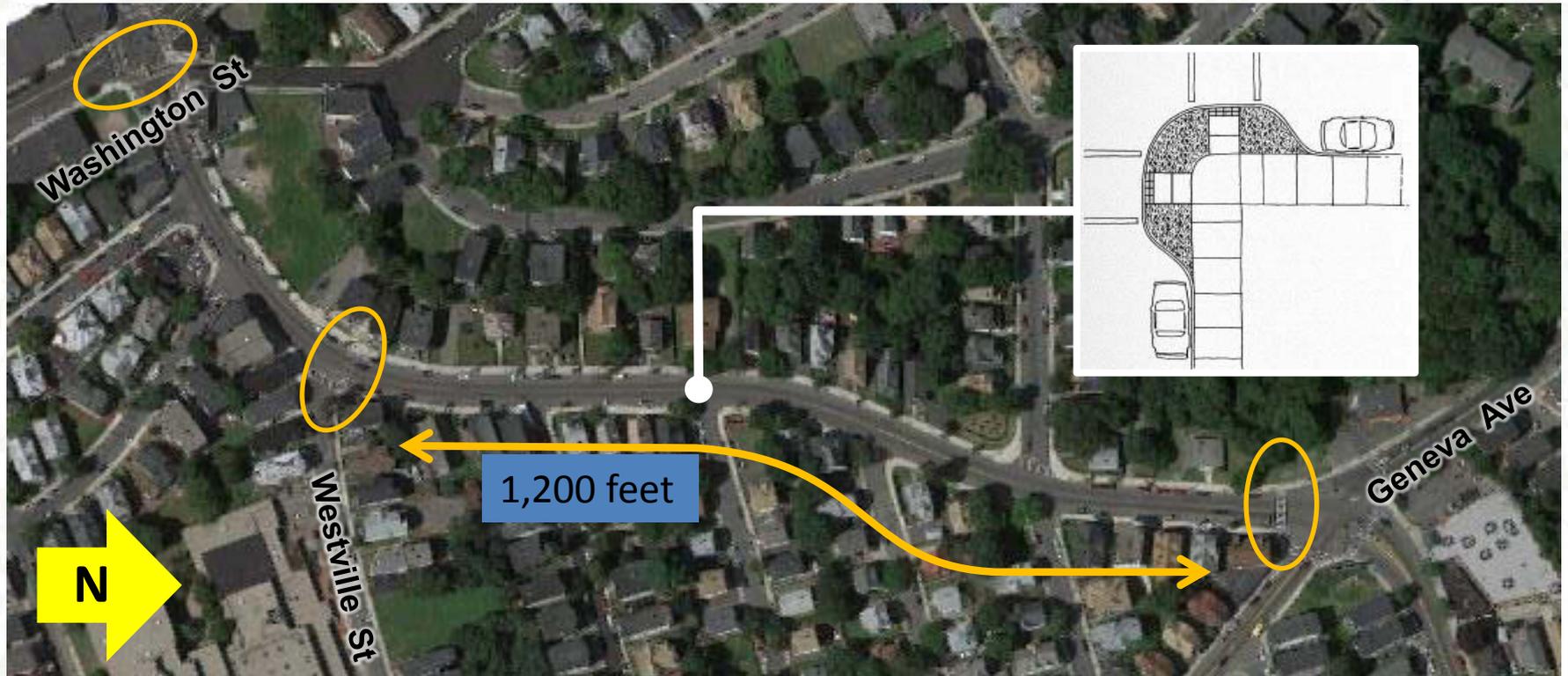
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Dimensions are approximate



Four Corners / Geneva Avenue Existing Conditions

S1 Bowdoin Street Crosswalks



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Four Corners / Geneva Avenue

S1 Bowdoin Street Crosswalks



Four Corners / Geneva Avenue

S2 Geneva Avenue

- Geneva Ave. has one travel lane in each direction, with parking on one side of the street (approx. 32 feet curb-curb-width)
- Access to Four Corners/Geneva Avenue Station
- School and Community Center connections
- MBTA Bus Routes

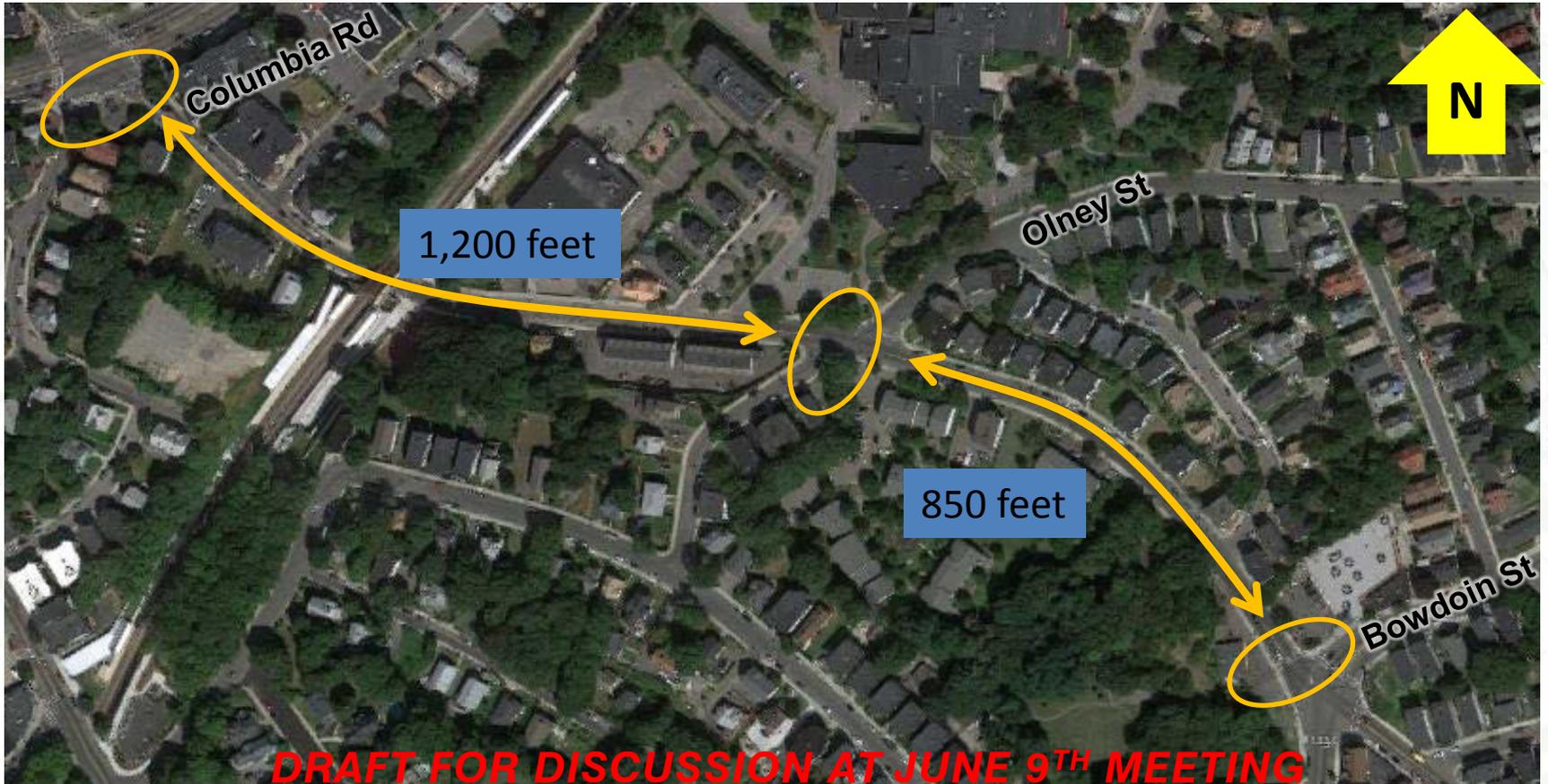


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Four Corners / Geneva Avenue

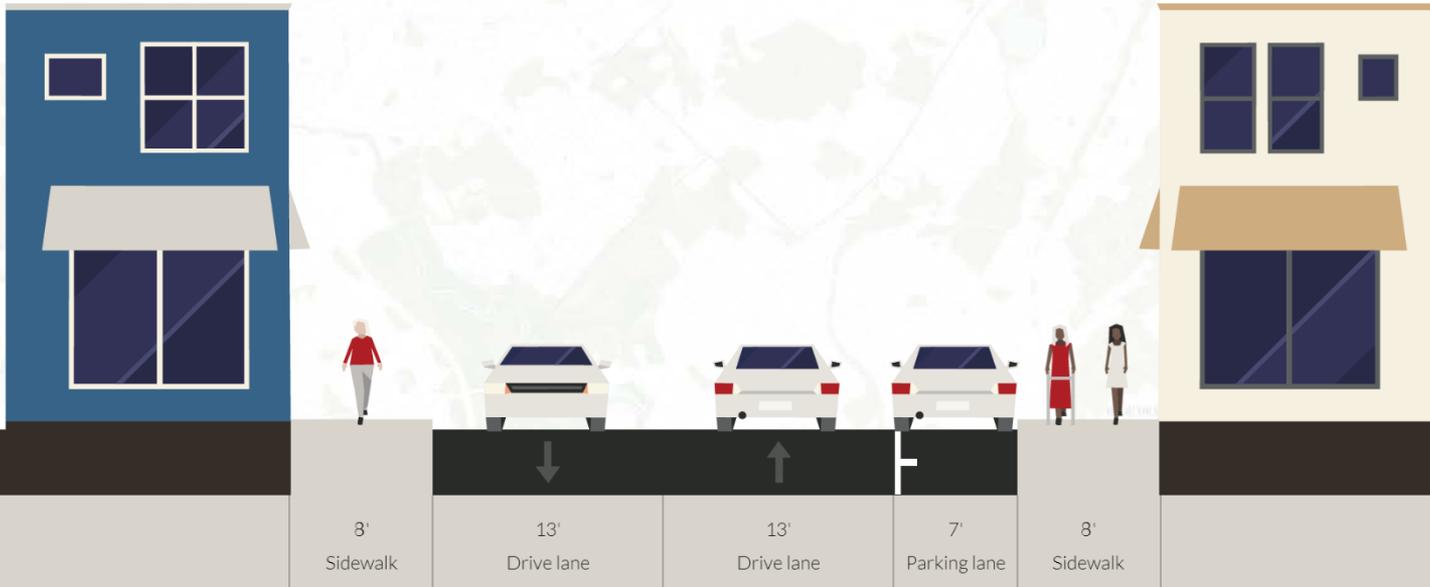
S1 Geneva Ave Crosswalks



Four Corners / Geneva Avenue

S2 Geneva Avenue Existing Cross-Section

- Bicycle Master Plan calls for shared-lanes
- Parking lane is not striped



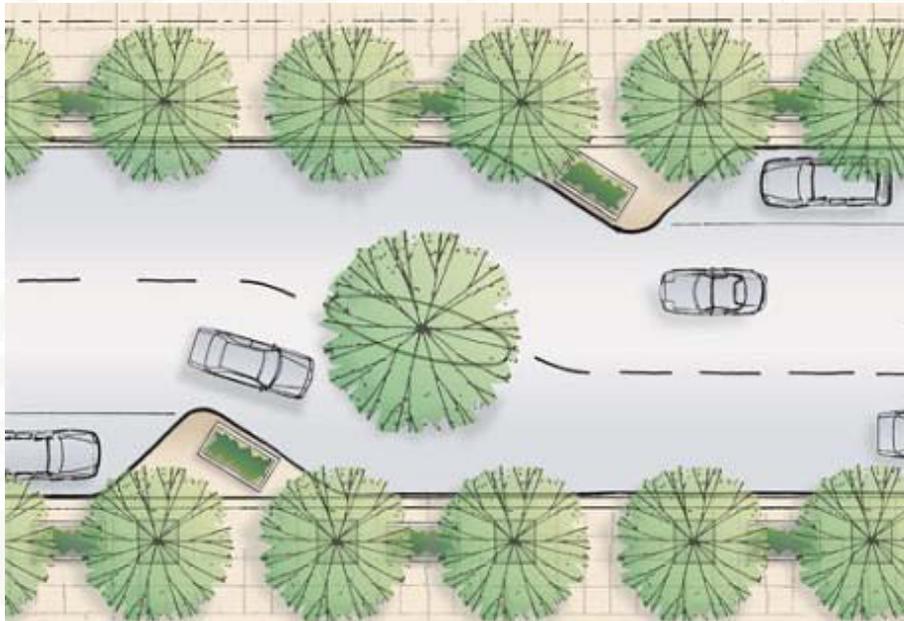
***Dimensions are approximate**

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Chicane and Bump-outs

S2 Geneva Avenue



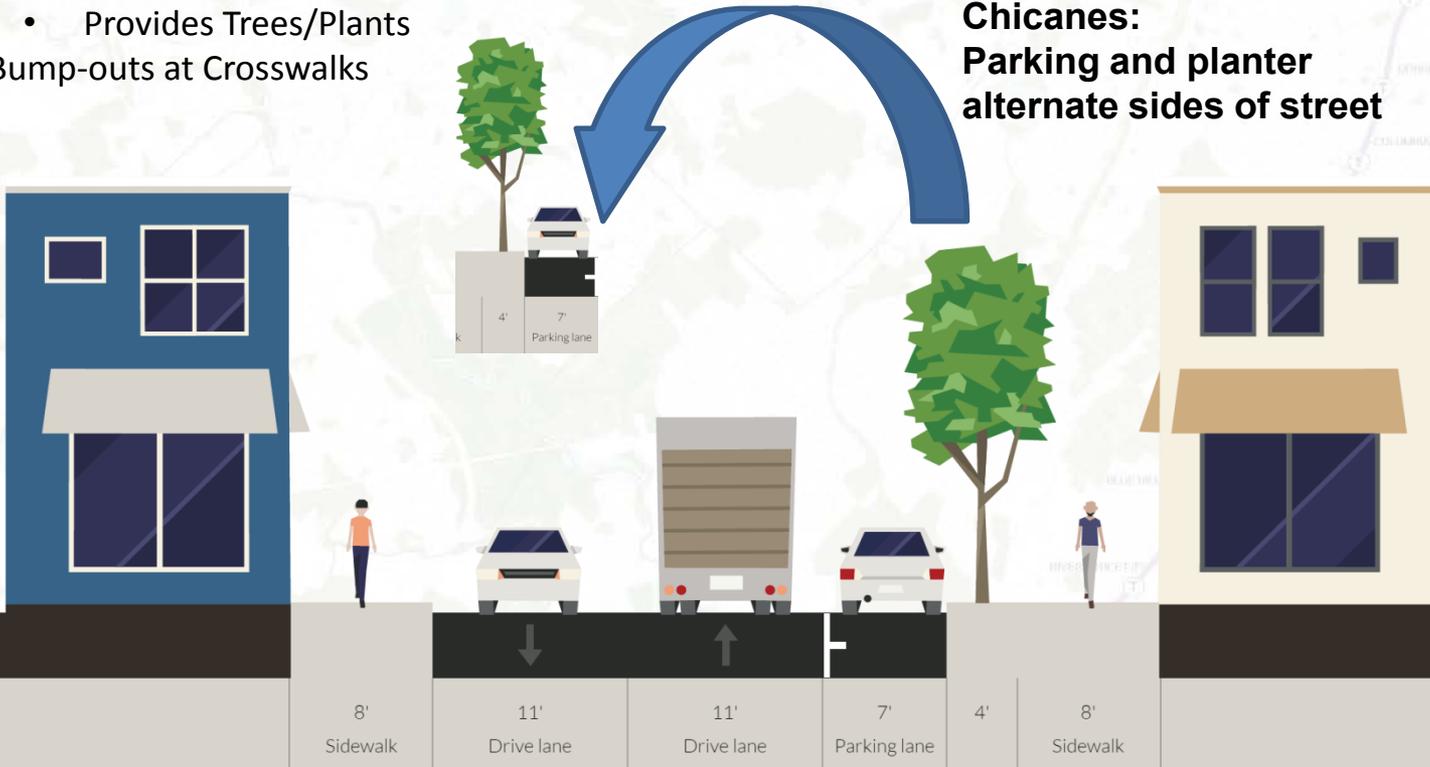
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Four Corners / Geneva Avenue

S2 Geneva Avenue Potential Cross-Section

- Reduce travel lanes to 11 feet
- Add chicanes to calm traffic
 - Provides Trees/Plants
- Bump-outs at Crosswalks

Chicanes:
Parking and planter
alternate sides of street



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*Dimensions are approximate



Four Corners / Geneva Avenue

S3 Washington Street

- Washington St. has one travel lane in each direction, with parking on both sides of the street (approx. 40 feet curb-to-curb width).
- MBTA Bus Service. Route 23 is a “Key Bus Route”
- “Main Streets” Section

Washington Street “Main Streets”

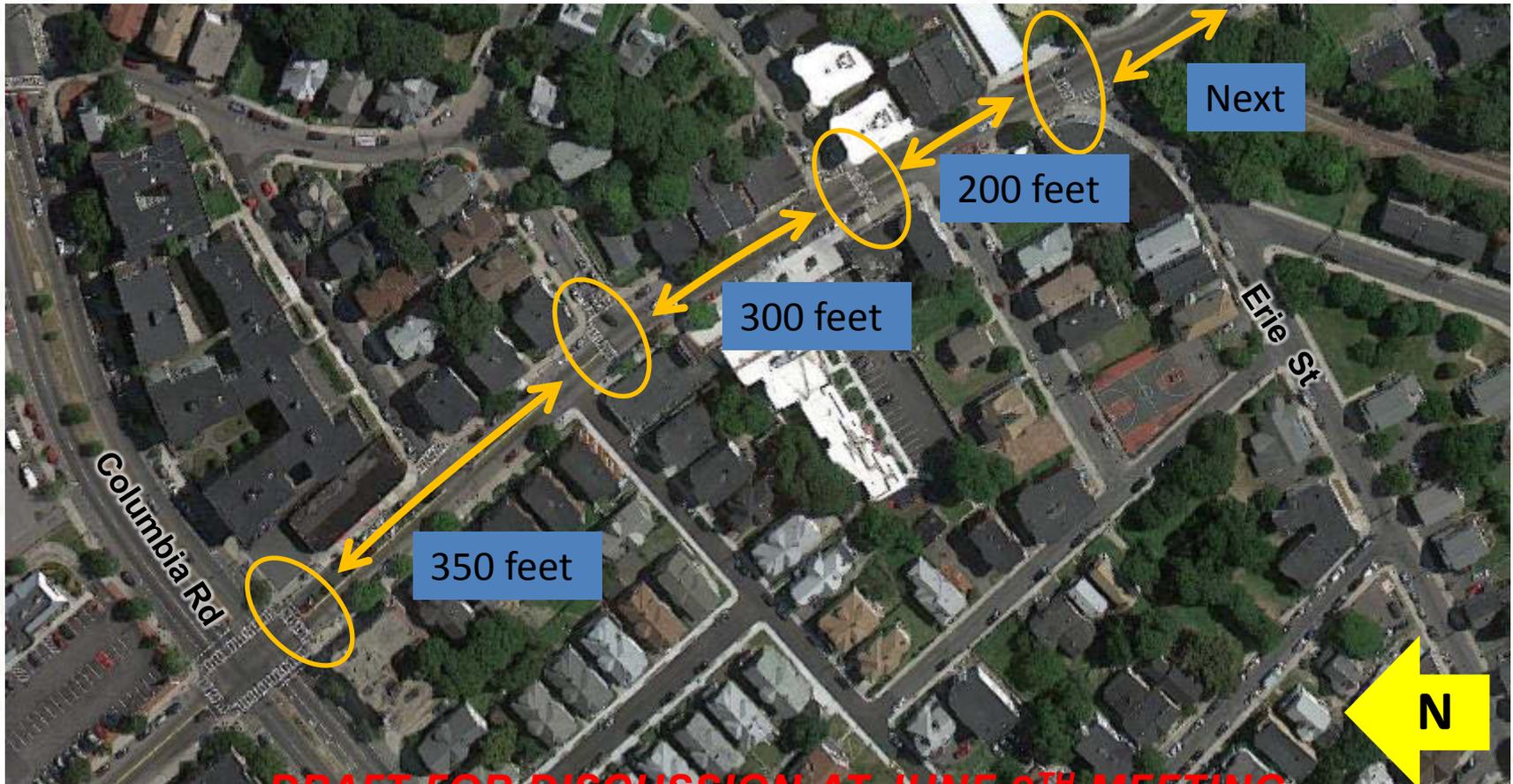


DRAFT FOR DISCUSSION AT JUNE 9TH MEETING Washington Street



Four Corners / Geneva Avenue

S1 Washington Street Crosswalks



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Four Corners / Geneva Avenue

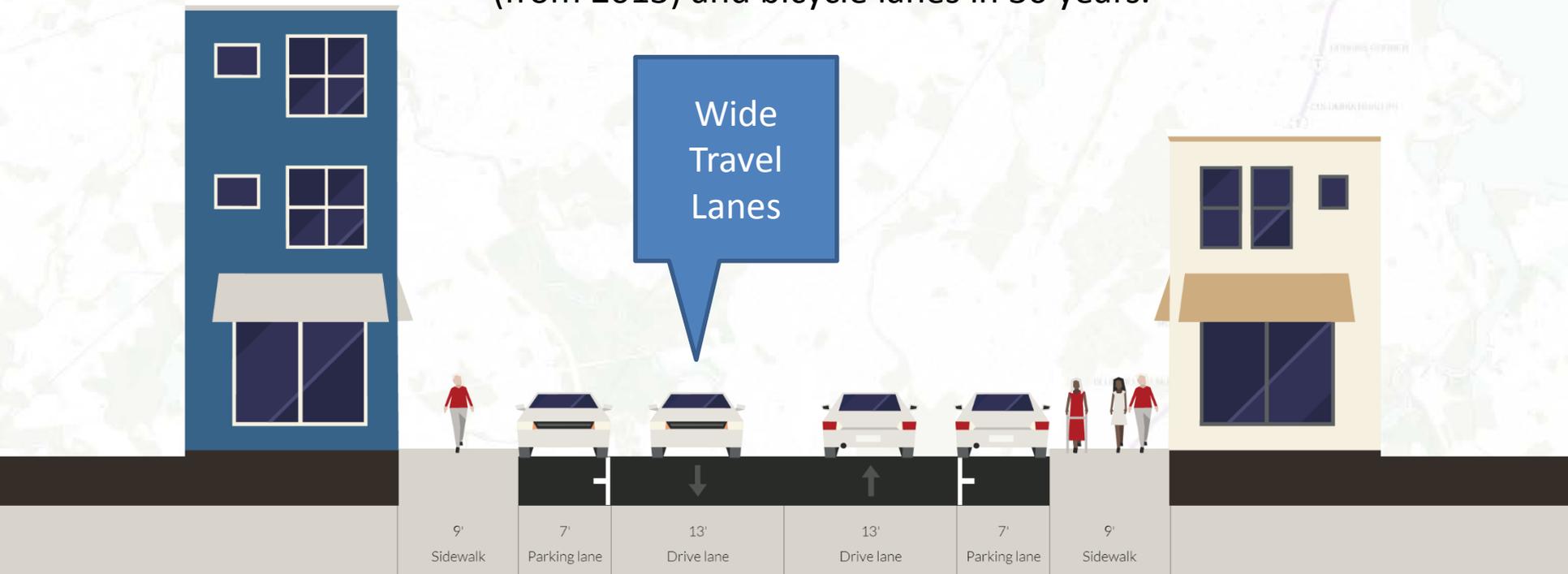
S1 Washington Street Crosswalks



Four Corners / Geneva Avenue

S3 Washington Street Existing Cross-Section

- Bicycle Master Plan calls for shared-lanes in 5 years (from 2013) and bicycle lanes in 30 years.



***Dimensions are approximate**

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Four Corners / Geneva Avenue

S3 Washington Street Potential Cross-Section - 1

- Reduce travel lanes to 11 feet while still accommodating heavy bus traffic
- Remove parking to provide bike lanes or wider sidewalks
- Consider adjacent land use
- Bump-outs at crosswalks



***Dimensions are approximate**

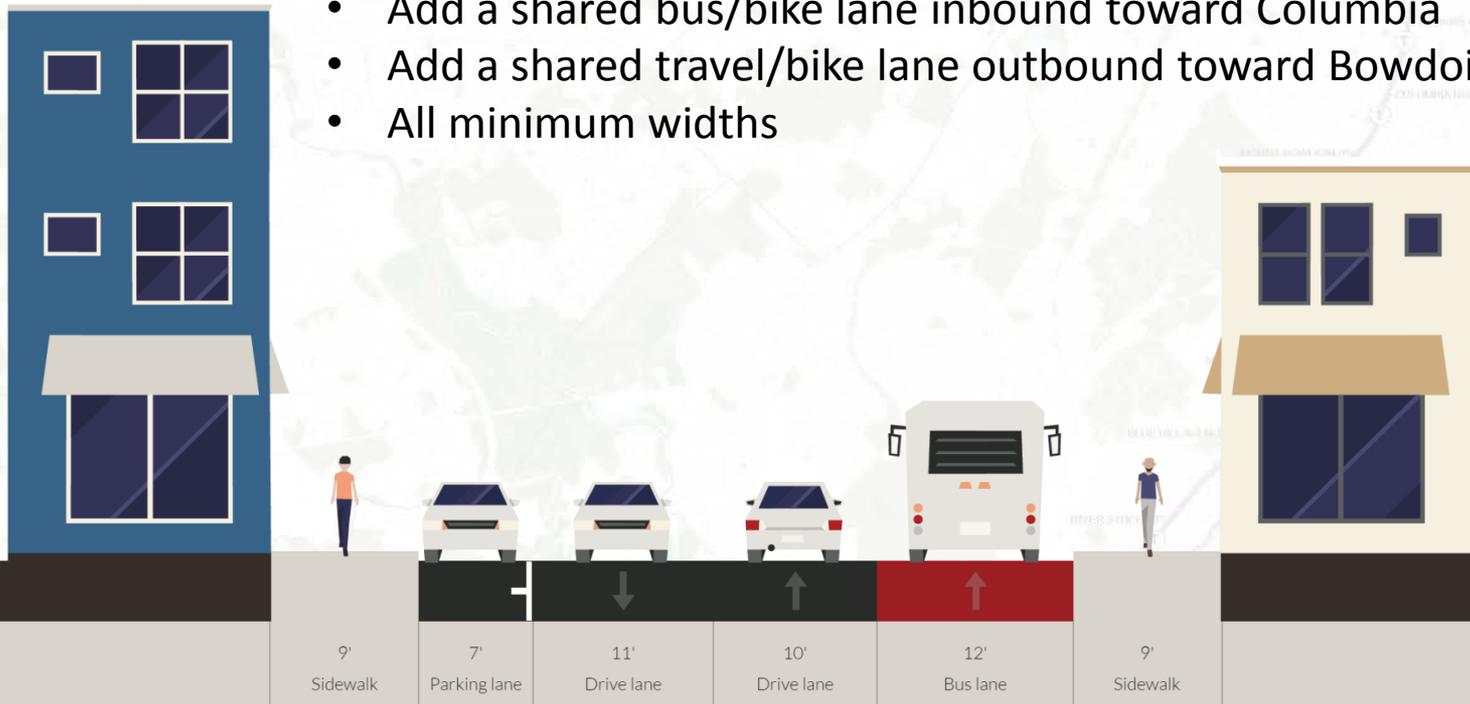
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Four Corners / Geneva Avenue

S3 Washington Street Potential Cross-Section - 2

- Reduce travel lanes
- Remove inbound parking lanes
- Add a shared bus/bike lane inbound toward Columbia
- Add a shared travel/bike lane outbound toward Bowdoin
- All minimum widths



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*Dimensions are approximate



Four Corners / Geneva Avenue

S3 Washington Street Potential Cross-Section - 3

- Reduce travel lanes to 10 feet
- Remove both parking lanes
- Add a shared bus/bike lane inbound toward Columbia
- Add a buffered bike lane outbound toward Bowdoin Street
- All desired widths



***Dimensions are approximate**

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Economics of removing parking

- In Portland Oregon and Toronto Canada, customers who **arrive by bike spent the most** at local stores per month when compared to other modes.
- In San Francisco, California, two-thirds of merchants said that new bike lanes had an **overall positive affect** on business.
- In New York City, after bike lanes were installed, **retail sales grew 49%** compared to 3% borough wide.



Source:

"Bicycling Means Business: The Economic Benefits of Bicycle Infrastructure", League of America Bicyclists
"Measuring the Street", NYC DOT

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Public Realm Improvement Discussion

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STATION AREA

Visioning Forum

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Next Steps (8:00pm)

Proposed WAG Meeting Schedule/Topics:

June 9, 2015 (To be confirmed) @ 6:00pm Holland Community Center

July 2015 (TBD)

Discussion of Plan Components

Open House Preparation

September 2015 (TBD)

Community Open House

Final WAG Meeting

For information:

www.fairmountindigoplanning.org

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Fairmount Indigo Planning Initiative

FOUR CORNERS/ GENEVA AVENUE

STATION AREA

Visioning Forum

“Building New
Connections in *Your*
Neighborhood”
**Working Advisory Group
(WAG) Meeting #6**

Tuesday, June 9, 2015
6:00-8:00 PM
Holland Community Center

Prepared by:
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