



Fairmount Indigo Planning Initiative

Four Corners / Geneva Avenue Working Advisory Group

(WAG) Meeting #3

October 15, 2014
6:00 – 8:00 PM

Location: Holland Community Center
82 Olney Street, Dorchester

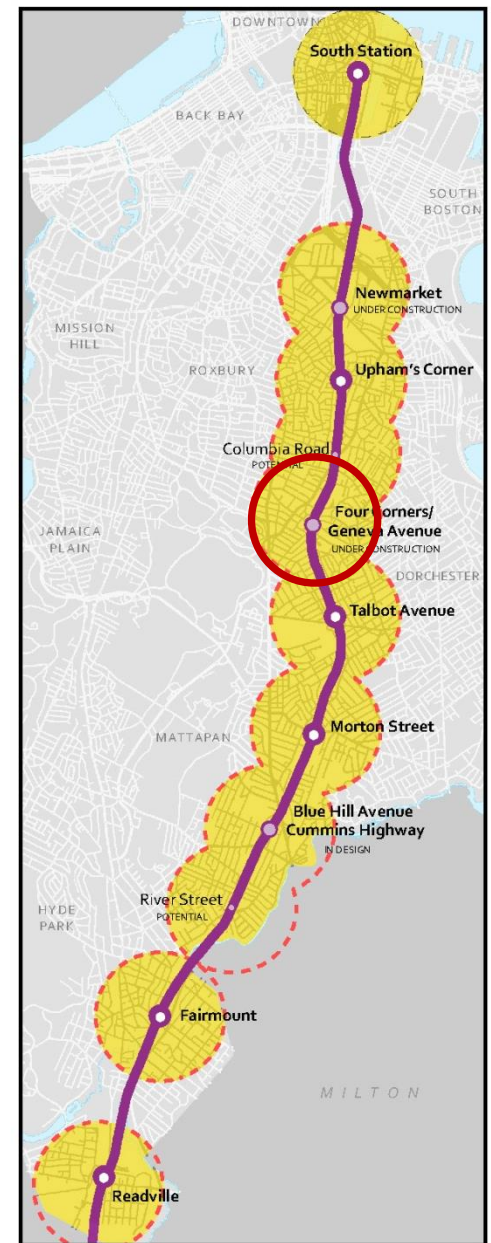
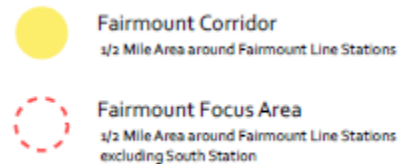
Prepared by:

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The Cecil Group
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MEETING #2 AGENDA

1. Welcome, Introductions, Roles and Rules
2. Station Area Context – Previous Studies
3. Station Area Context – Market Conditions
4. Discussion
5. Community Forum Prep
6. Next Steps



Four Corners/Geneva Ave. Working Advisory Group (WAG)

INTRODUCTIONS, ROLES AND RULES



STATION AREA CONTEXT – PREVIOUS STUDIES



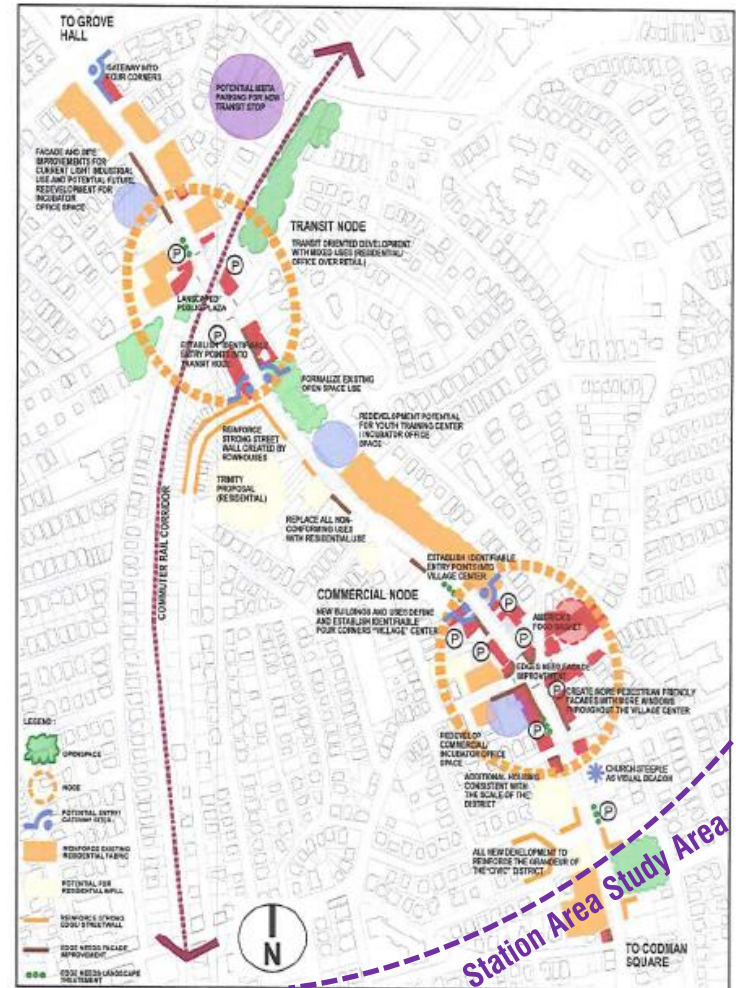
PREVIOUS STUDIES AND RESOURCES

- Four Corners Main Street Urban Village Concept (2004)

Basic Goal – To create a lively, pedestrian-friendly business district with strong, diverse retail and commercial uses that sensitively complement the quality and integrity of the surrounding residential community.

Strategies –

1. Concentrate commercial uses within two distinct and identifiable nodes along Washington Street and encourage expansion of residential between.
2. Work with current owners to upgrade existing non-residential buildings along Washington.
3. Develop alternatives for uses that do not contribute to, or are inconsistent with, a healthy business district and strong residential character.
4. Reinforce the residential portions of Washington Street with new residential development similar in scale and form to the neighboring structures.
5. Reinforce the unique architecture and scale of the buildings framing the dramatic Mother’s Rest overlook with new residential/institutional..
6. Design streetscape treatment to reflect the character of each segment of the street.



PREVIOUS STUDIES AND RESOURCES

- Greater Four Corners Action Coalition (GFCAC) Community Planning (2013)

Planning Area B

- Questions about ownership
- Stop signs both ways, no parking on one side of street
- Church lot
- Shared open space
- Parking for development
- Save for future planning
- Waterlow one way








Planning Area C

- Commercial retail for station
- Church parking lot, commercial
- 42-44 Abandoned house
- Disposition of lots, if available housing

Planning Area A

- Parking for Newmarket
- 4-way stop sign, traffic one way down Bullard to Rossetter – one way up Mallon to Bowdoin Ave
- Shared open space
- Community parking, housing
- Urban wild, food forest, walkway
- Cultural center
- #19

LEGEND

-  Private
-  Vacant
-  City Vacant
-  Housing
-  Commercial
-  Open Space
-  Mixed Use



PREVIOUS STUDIES AND RESOURCES

- Greater Four Corners Action Coalition (GFCAC) Community Planning (2013)



LEGEND

- Private Vacant (blue outline)
- City Vacant (red outline)
- Housing (yellow)
- Commercial (red)
- Open Space (green)
- Mixed Use (purple)

Planning Area D

- Slow signs and raised strips
- Contact church re: property
- Connect into one – open space for residents, grills, picnic grove
- Church proposed function hall
- Tot lot
- Overflow parking
- Cut back curb, create few parking spaces, sit place to eat, kiosk
- Residential parking 2 hours on Washington
- Research

Planning Area F

- Westville housing
- Traffic light
- Private land
- 10 Iowa – ownership?
- 23 Dakota – owner intentions
- Caltor's – Comm/MU



PREVIOUS STUDIES AND RESOURCES

- Greater Four Corners Action Coalition (GFCAC) Community Planning (2013)



LEGEND

- Private Vacant (Blue outline)
- City Vacant (Red outline)
- Housing (Yellow)
- Commercial (Red)
- Open Space (Green)
- Mixed Use (Purple)

Planning Area G

- Exercise park, sitting space, more lights
- No left turn on Geneva Avenue from Ditson Street during peak hours

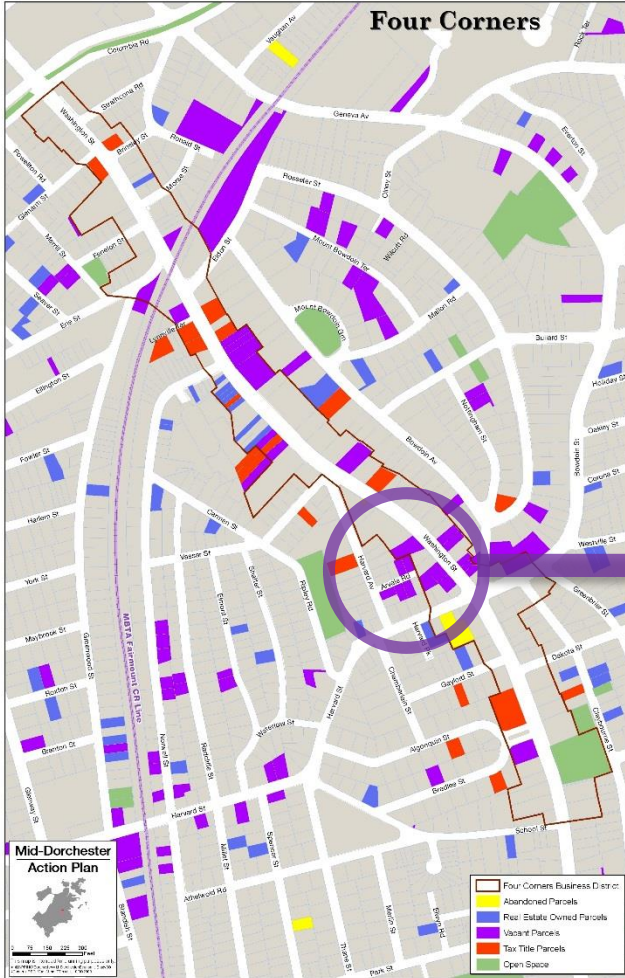
Planning Area H

- Stop sign – not necessarily both, part of traffic calming
- Abutters use preferred



PREVIOUS STUDIES AND RESOURCES

- Mid Dorchester Action Plan



**317-337 Washington St
& 6-8 Arvale Road**
Development Guidelines

PARCEL ID: 1401440000, 1401443000, 1401445000, 1401458000, 1401459000
AREA: 23,385 sf

Community Vision Activate vacant and underutilized parcels with commercial or mixed use development.

Development Goals 317-337 Washington Street & 6-8 Arvale Road has the potential to provide additional and much needed commercial and/or residential uses to the Four Corners business district. The opportunity for ground level retail or local offices uses, and second and third floor office and/or residential use would further solidify the business district node around the Washington, Bowdoin, and Harvard Street location.

SITE PLAN
All maps and diagrams are for illustrative purposes only. Please visit such and such to obtain current and official documents.

CITY OF BOSTON OWNED
 PRIVATE PARCEL

Existing Conditions

Site Description The sites face Washington Street and can be accessed along Washington Street or Arvale Road Avenue. The majority of the sites contain vegetation consisting of deciduous trees, grass, and weeds. 317 Washington Street is paved over with asphalt. The sites are fairly flat.

Context / Abutting Uses The site is located in an area with all types of uses. West of the sites contain a neighborhood of two and three family wood framed homes. One main feature is that it is located near a busy intersection, and has on-street parking in front of the site. South of the site there is a three story mixed use building with residential/office use above. East of the site across the street there are a mix of uses and vacant land currently being planned for commercial/retail use.

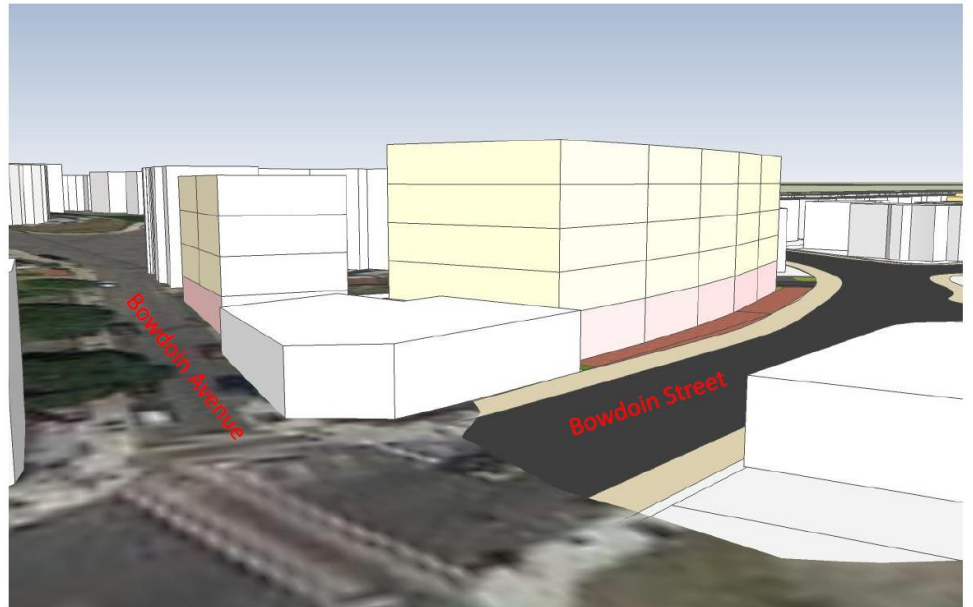


PREVIOUS STUDIES AND RESOURCES

- MAPC Visualization (10-30 Bowdoin)



Bowdoin Site | Option 04 FAR of 2.02



Residential Retail / Commercial Open Space Pavement

Options	FAR of 2.02
Total Parcel Area (sf)	28,563 sf
Total Building Foot Print Area (sf)	11,980 sf
Total Floor Area of Buildings (sf)	57,920 sf
Total Open Space (sf)	12,604 sf
Building @ Bowdoin Ave.	
<i>Mixed Use</i>	
Building Foot Print (sf)	1,980 sf
# of Floors	4 Fl (1 Retail + 3 Res.)
Total Units	6
Unit Size (sf)	1,000 sf
Total Parking Spaces	5
Building @ Bowdoin St.	
<i>Mixed Use</i>	
Building Foot Print (sf)	10,000 sf
# of Floors	5 floors = (1 Retail + 4 Res.)
Total Retail Parking Spaces (1 space / 1000 RSF)	10 surface parking + on street parking
Total Residential Units	46
Unit Size (sf)	950 sf - 1,000 sf
Total Residential Parking Spaces	23 spaces



PREVIOUS STUDIES AND RESOURCES

- MAPC Visualization (Westville Street)



Options	FAR of 0.74
Total Parcel Area (sf)	44,650 sf *
Total Building Foot Print Area (sf)	13,240 sf
Total Floor Area of Buildings (sf)	33,120 sf
Residential Types	
Building Type	Multi Family
# of Building Structures	3 Bldgs
# of Floors	3 FI
Total of Units	24 units
Unit Size (sf)	660 - 1,000 sf
Total Parking Spaces (.5 space / unit)	12 spaces
Building Type	Townhouse
# of Building Structures	10 Bldgs
# of Floors	2 FI
Total of Units	10 units
Unit Size (sf)	1,320 sf
Total Parking Spaces (1 space / unit)	10 spaces



Four Corners/Geneva Ave. Working Advisory Group (WAG)

STATION AREA CONTEXT – MARKET



REAL ESTATE ANALYSIS INTRODUCTION

- Market Considerations

Demand Sources → Development Potentials

- Households → Residential Development
 - Housing typologies, price points and match to resident requirements
- Labor Force - > Commercial and Industrial Development
 - Skills and match employer requirements
- Employment - > Commercial and Industrial Development
 - Land and building availability and match to business requirements
- Visitation - > Cultural and Institutional Development
 - Visitor types and match to destination requirements
- Expenditures - > Retail Development
 - Resident, employee, visitor expenditure match to commercial types and sale requirements



RESIDENTIAL MARKET BACKGROUND — Corridor Context (Dorchester/Roxbury/Mattapan)

- Housing Tenure (rental v. home ownership)
- Housing/Household Type (1-2-3 Br/Multi-3F-2F-SF)
- Affordability/Financing Sources (Low-Mod-Market)

Year	Month/ Qtr	Inventory SF/Units	Completions	Inventory Growth%	Vacant Stock	Vacancy Rate	Vacancy Change(BPS)	Occupied Stock	Net Absorption	Asking Rent	Ask Rent % Chg
2009	Y	13,776	269	2.0%	854	6.2%	250	12,922	-85	\$1,489	-4.2%
2010	Y	13,875	99	0.7%	652	4.7%	-150	13,223	301	\$1,542	3.6%
2011	Y	13,875	0	0.0%	444	3.2%	-150	13,431	208	\$1,577	2.3%
2012	Q3	13,914	0	0.0%	404	2.9%	0	13,510	0	\$1,610	0.9%
2012	Q4	13,938	24	0.2%	390	2.8%	-10	13,548	38	\$1,615	0.3%
2012	Y	13,938	63	0.5%	390	2.8%	-40	13,548	117	\$1,615	2.4%
2013	Jan	13,976	38	0.3%	405	2.9%	10	13,571	23	\$1,622	0.4%
2013	Feb	13,976	0	0.0%	405	2.9%	0	13,571	0	\$1,628	0.4%
2013	Mar	13,976	0	0.0%	391	2.8%	-10	13,585	14	\$1,630	0.1%
2013	Q1	13,976	38	0.3%	391	2.8%	0	13,585	37	\$1,630	1.0%
2013	Apr	13,976	0	0.0%	391	2.8%	0	13,585	0	\$1,633	0.2%
2013	May	14,026	50	0.4%	421	3.0%	20	13,605	20	\$1,637	0.2%
2013	Jun	14,026	0	0.0%	414	3.0%	0	13,612	7	\$1,633	-0.3%
2013	Q2	14,026	50	0.4%	414	3.0%	20	13,612	27	\$1,633	0.2%
2013	Jul	14,026	0	0.0%	421	3.0%	0	13,605	-7	\$1,641	0.5%
2013	Aug	14,026	0	0.0%	421	3.0%	0	13,605	0	\$1,651	0.6%
2013	Sep	14,026	0	0.0%	407	2.9%	-10	13,619	14	\$1,650	0.0%
2013	Q3	14,026	0	0.0%	407	2.9%	-10	13,619	7	\$1,650	1.1%
2013	Oct	14,094	68	0.5%	423	3.0%	10	13,671	52	\$1,652	0.1%
2013	Nov	14,094	0	0.0%	423	3.0%	0	13,671	0	\$1,651	0.0%
2013	Dec	14,094	0	0.0%	409	2.9%	-10	13,685	14	\$1,653	0.1%
2013	Q4	14,094	68	0.5%	409	2.9%	0	13,685	66	\$1,653	0.2%
2013	Y	14,094	156	1.1%	409	2.9%	10	13,685	137	\$1,653	2.4%
2014	Jan	14,274	180	1.3%	500	3.5%	60	13,774	89	\$1,705	3.1%
2014	Feb	14,274	0	0.0%	485	3.4%	-10	13,789	15	\$1,701	-0.3%
2014	Mar	14,274	0	0.0%	471	3.3%	-10	13,803	14	\$1,719	1.0%
2014	Q1	14,274	180	1.3%	471	3.3%	40	13,803	118	\$1,719	3.9%
2014	Apr	14,510	236	1.7%	580	4.0%	70	13,930	127	\$1,752	2.0%
2014	May	14,534	24	0.2%	581	4.0%	0	13,953	23	\$1,753	0.0%
2014	Jun	14,534	0	0.0%	567	3.9%	-10	13,967	14	\$1,749	-0.2%
2014	Q2	14,534	260	1.8%	567	3.9%	60	13,967	164	\$1,749	1.8%



RETAIL MARKET BACKGROUND — Corridor Context (Dorchester/Roxbury/Mattapan)

- Merchandise Types(convenience-comparison-F&B)
- Space Requirements (floor plate-visibility-loading/storage)
- Affordability (sales-rents-tenant type)

Year	Month/ Qtr	Inventory SF/Units	Completions	Inventory Growth%	Vacant Stock	Vacancy Rate	Vacancy Change(BPS)	Occupied Stock	Net Absorption	Asking Rent	Ask Rent %
2009	Y	6,689,000	36,000	0.5%	340,000	5.1%	-130	6,349,000	119,000	\$27.61	1.3%
2010	Y	6,734,000	45,000	0.7%	264,000	3.9%	-120	6,470,000	121,000	\$27.63	0.1%
2011	Y	6,734,000	0	0.0%	253,000	3.8%	-10	6,481,000	11,000	\$27.88	0.9%
2012	Q3	6,734,000	0	0.0%	257,000	3.8%	10	6,477,000	-5,000	\$27.72	-0.3%
2012	Q4	6,779,000	45,000	0.7%	256,000	3.8%	0	6,523,000	46,000	\$27.96	0.9%
2012	Y	6,779,000	45,000	0.7%	256,000	3.8%	0	6,523,000	42,000	\$27.96	0.3%
2013	Jan	6,779,000	0	0.0%	252,000	3.7%	-10	6,527,000	4,000	\$27.96	0.0%
2013	Feb	6,779,000	0	0.0%	259,000	3.8%	10	6,520,000	-7,000	\$28.01	0.2%
2013	Mar	6,779,000	0	0.0%	271,000	4.0%	20	6,508,000	-12,000	\$28.04	0.1%
2013	Q1	6,779,000	0	0.0%	271,000	4.0%	20	6,508,000	-15,000	\$28.04	0.3%
2013	Apr	6,779,000	0	0.0%	271,000	4.0%	0	6,508,000	0	\$28.08	0.1%
2013	May	6,779,000	0	0.0%	271,000	4.0%	0	6,508,000	0	\$28.14	0.2%
2013	Jun	6,779,000	0	0.0%	271,000	4.0%	0	6,508,000	0	\$28.13	0.0%
2013	Q2	6,779,000	0	0.0%	271,000	4.0%	0	6,508,000	0	\$28.13	0.3%
2013	Jul	6,779,000	0	0.0%	274,000	4.0%	0	6,505,000	-3,000	\$28.16	0.1%
2013	Aug	6,779,000	0	0.0%	274,000	4.0%	0	6,505,000	0	\$28.26	0.4%
2013	Sep	6,779,000	0	0.0%	278,000	4.1%	10	6,501,000	-4,000	\$28.39	0.5%
2013	Q3	6,779,000	0	0.0%	278,000	4.1%	10	6,501,000	-7,000	\$28.39	0.9%
2013	Oct	6,779,000	0	0.0%	284,000	4.2%	10	6,495,000	-6,000	\$28.50	0.4%
2013	Nov	6,960,000	181,000	2.7%	297,000	4.3%	10	6,663,000	168,000	\$28.58	0.3%
2013	Dec	6,971,000	11,000	0.2%	290,000	4.2%	-10	6,681,000	18,000	\$28.64	0.2%
2013	Q4	6,971,000	192,000	2.8%	290,000	4.2%	10	6,681,000	180,000	\$28.64	0.9%
2013	Y	6,971,000	192,000	2.8%	290,000	4.2%	40	6,681,000	158,000	\$28.64	2.4%
2014	Jan	6,971,000	0	0.0%	295,000	4.2%	0	6,676,000	-5,000	\$28.66	0.1%
2014	Feb	6,971,000	0	0.0%	302,000	4.3%	10	6,669,000	-7,000	\$28.91	0.9%
2014	Mar	6,971,000	0	0.0%	300,000	4.3%	0	6,671,000	2,000	\$29.12	0.7%
2014	Q1	6,971,000	0	0.0%	300,000	4.3%	10	6,671,000	-10,000	\$29.12	1.7%
2014	Apr	6,971,000	0	0.0%	300,000	4.3%	0	6,671,000	0	\$29.19	0.2%
2014	May	6,971,000	0	0.0%	288,000	4.1%	-20	6,683,000	12,000	\$29.19	0.0%
2014	Jun	6,971,000	0	0.0%	285,000	4.1%	0	6,686,000	3,000	\$29.25	0.2%
2014	Q2	6,971,000	0	0.0%	285,000	4.1%	-20	6,686,000	15,000	\$29.25	0.4%

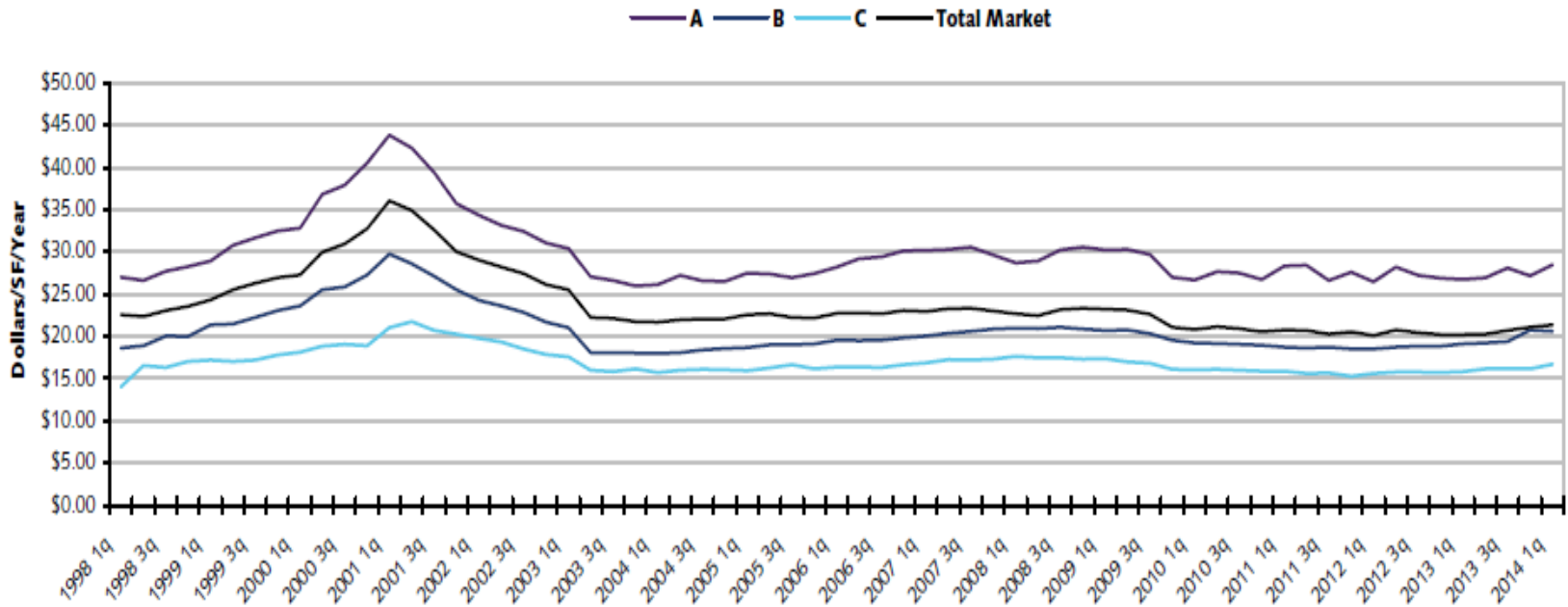


OFFICE MARKET BACKGROUND — Corridor Context (Dorchester/Roxbury/Mattapan)

- Tenant Types (local service-back office-government)
- Space Requirements (space size-floor location-parking)
- Affordability (rents-fit up costs)

HISTORICAL RENTAL RATES

Based on Full-Service Equivalent Rental Rates

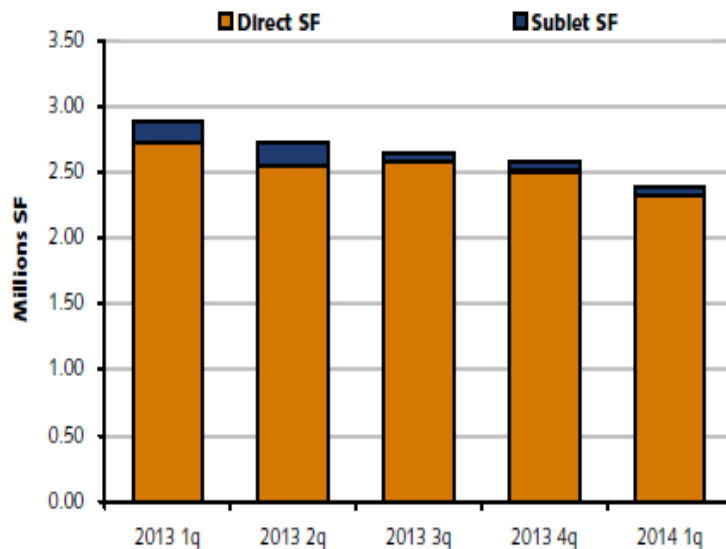


INDUSTRIAL MARKET BACKGROUND — Corridor Context (Dorchester/Roxbury/Mattapan)

- User Types (industry-lifecycle-labor need)
- Space Requirements (floor plate-access-parking)
- Affordability (rents-land costs-building costs)

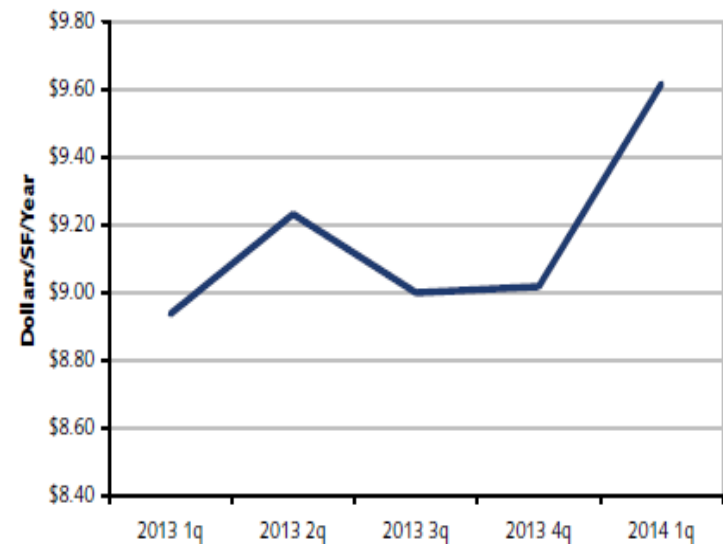
VACANT SPACE

Historical Analysis, Flex and Warehouse



QUOTED RENTAL RATES

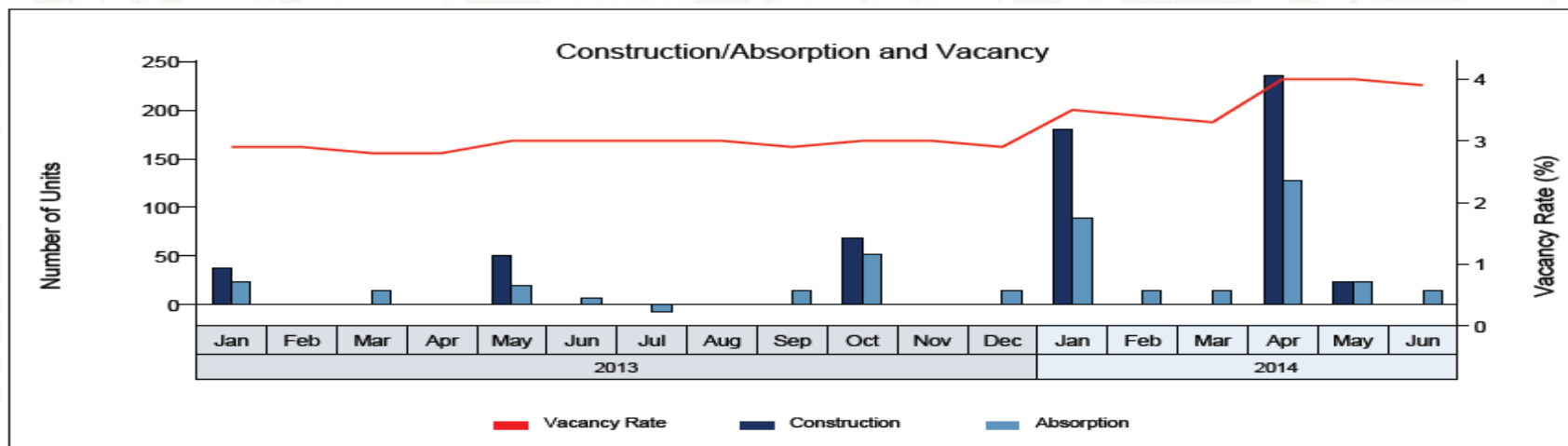
Historical Analysis, Flex and Warehouse



NEIGHBORHOOD RESIDENTIAL POSITIONING –

Four Corners/Geneva Ave. Station Area

Current Submarket Average Rents and Sizes				Asking Rent Growth					
	June			Quarterly			Annualized		
	Rent	Avg. SF	Avg. Rent PSF	2Q14	1Q14	YTD	1 Year	3 Year	5 Year
Studio/Efficiency	\$1,182	451	\$ 2.62	1.6%	11.3%	13.1%	6.3%	2.3%	2.0%
One Bedroom	\$1,568	726	\$ 2.16	-0.8%	6.2%	5.4%	4.1%	2.7%	1.8%
Two Bedroom	\$1,922	981	\$ 1.96	3.2%	2.9%	6.1%	1.0%	1.9%	0.9%
Three Bedroom	\$2,661	1197	\$ 2.22	5.4%	-0.7%	4.6%	6.8%	6.3%	2.1%
Average over period ending:				06/30/14	03/31/14	06/30/14	12/31/13	12/31/13	12/31/13



NEIGHBORHOOD COMMERCIAL AND INDUSTRIAL POSITIONING -

Four Corners/Geneva Ave. Station Area

Face Rent Analysis Report

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Industrial									
Negotiable	2	-	-	-	0	-	-	-	-
Triple Net	2	\$15.00	\$15.00	\$15.00	0	-	-	-	\$15.00
Off/Med									
Modified Gross	1	\$7.40	\$9.70	\$12.00	0	-	-	-	\$9.70
Off/Ret									
Plus All Utilities	1	\$11.69	\$11.69	\$11.69	0	-	-	-	\$11.69
Office									
Negotiable	4	-	-	-	0	-	-	-	-
Plus All Utilities	4	\$11.92	\$22.17	\$30.00	0	-	-	-	\$22.17
Triple Net	5	\$3.60	\$13.71	\$25.00	0	-	-	-	\$13.71
Retail									
Modified Gross	2	\$18.00	\$18.00	\$18.00	0	-	-	-	\$18.00
Plus All Utilities	1	\$30.00	\$30.00	\$30.00	0	-	-	-	\$30.00
Triple Net	8	\$11.00	\$18.20	\$45.00	0	-	-	-	\$18.20



EARLY REAL ESTATE IDEAS DIRECTIONS

- Four Corners Station
 - TOD Mixed Use (residential over commercial)
 - Village-scale in-fill housing
 - Local resident - serving retail



Four Corners/Geneva Ave. Working Advisory Group (WAG)

DISCUSSION



Four Corners/Geneva Ave. Working Advisory Group (WAG)

COMMUNITY FORUM PREP



COMMUNITY FORUM

Preparation Topics

1. Forum Purpose

2. Outreach

Flyers

WAG, CDC, Neighborhood Group promotion

3. Forum Logistics and Exercises

4. WAG Participation

Co-chair Welcome

Break-out group WAG leaders

5. POTENTIAL DATES:

Beginning of December



Visioning Forum Purpose

1. Inform the community of the Fairmount Indigo Corridor and the FIPI study to create an awareness of the rail station and current service
2. Identify and better understand main issues and opportunities in the station area
3. Create a shared community vision for the future



Visioning Forum Outreach

Flyers and Promotion


AS PART OF THE FAIRMOUNT INDIGO PLANNING INITIATIVE
MAYOR THOMAS M. MENINO INVITES YOU TO THE
**BLUE HILL AVE/CUMMINS HWY
COMMUNITY VISIONING**
BUILDING NEW CONNECTIONS TO YOUR NEIGHBORHOOD

**Thursday, December 5, 2013
5:30pm–8:00pm**


Please join us in the conversation about developing a short and long term strategy for economic, development, jobs, transit and housing centered around the MBTA Blue Hill Ave/ Cummins Hwy Fairmount Line station.

★ Light Refreshments ★
**Mattapan Library
1350 Blue Hill Avenue
Mattapan, MA 02126**

★ Interpretation services available upon request



fairmountindigoplanning.org
617.918.4431




AS PART OF THE FAIRMOUNT INDIGO PLANNING INITIATIVE
MAYOR THOMAS M. MENINO INVITES YOU TO THE
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fairmountindigoplanning.org
617.918.4431



Visioning Forum Logistics

Agenda of the Evening Forum

1. Sign-in and Welcome (5:30-6:00pm)
2. Introductory Presentation (6:00-6:30pm)
3. Break-out Session 1 – Station Area Issues and Opportunities (6:30-7:00pm)
4. Break-out Session 2 – Shared Vision and Priorities (7:00-7:45pm)
5. Forum Concluding Remarks (7:45-8:00pm)



WAG Participation

1. Co-Chair Welcome
2. WAG Member Liaisons

Distributed in break-out groups



Visioning Forum Logistics

Logistics of the Evening

1. Introductory Presentation

Co-chair Welcome (6:00-6:05pm)

Forum Agenda, Objectives (Co-Chairs) (6:05-6:10pm)

Overview of FIPI Study and Process (Consultant) (6:10-6:15pm)

Station Area Context (Consultant) (6:15-6:30pm)

- Overview of Station Area Geography
- Brief Photo Tour of Station Area
- Break-out Group Instructions



Visioning Forum Logistics

Logistics of the Evening

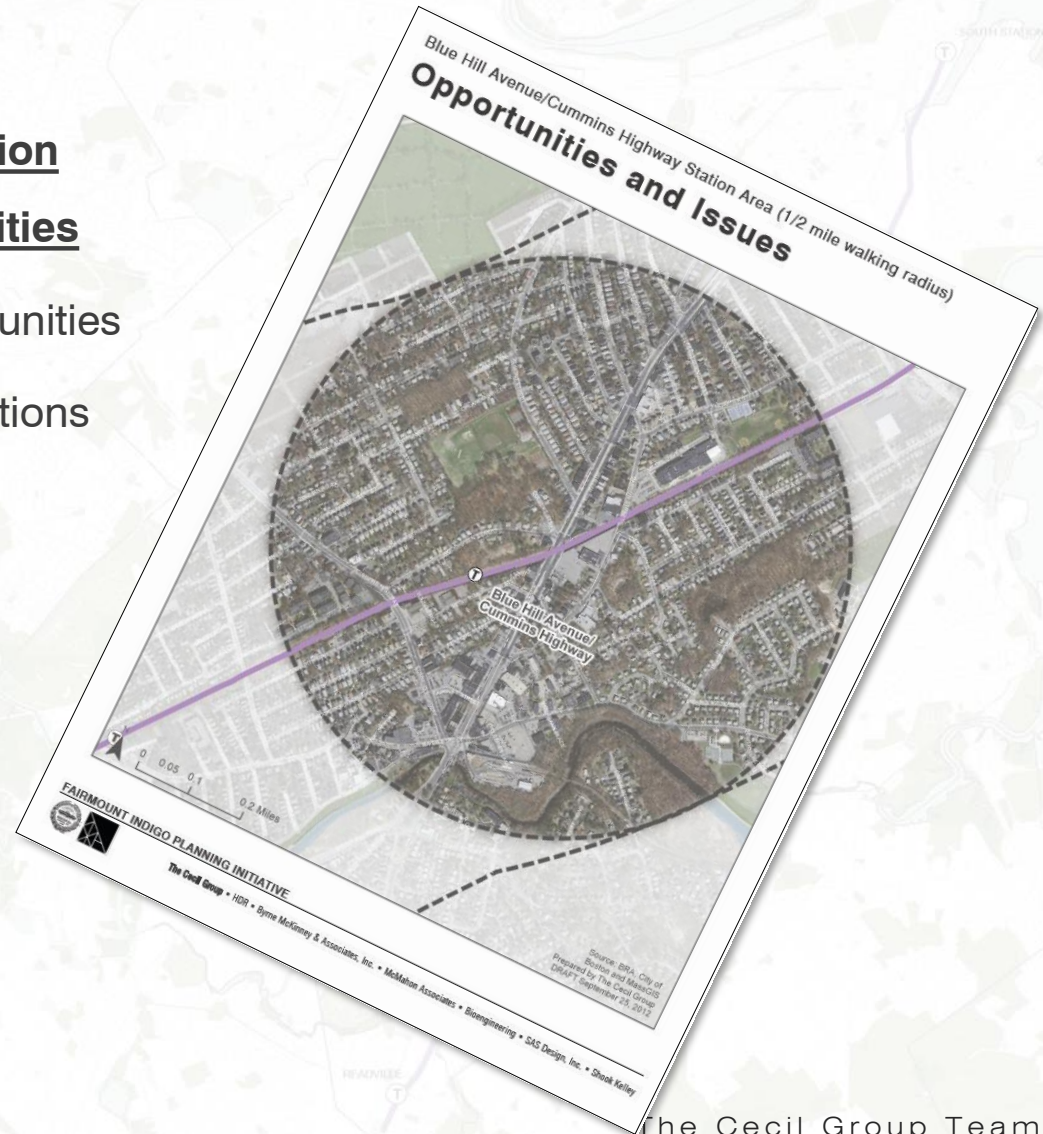
1. Break-out Session 1 – Station Area Issues and Opportunities

Mapping Issues and Opportunities

Facilitator Guides with Questions

Marking on the Base Map

Report Back



Visioning Forum Logistics

Logistics of the Evening

1. Break-out Session 2 – Shared Vision and Priorities

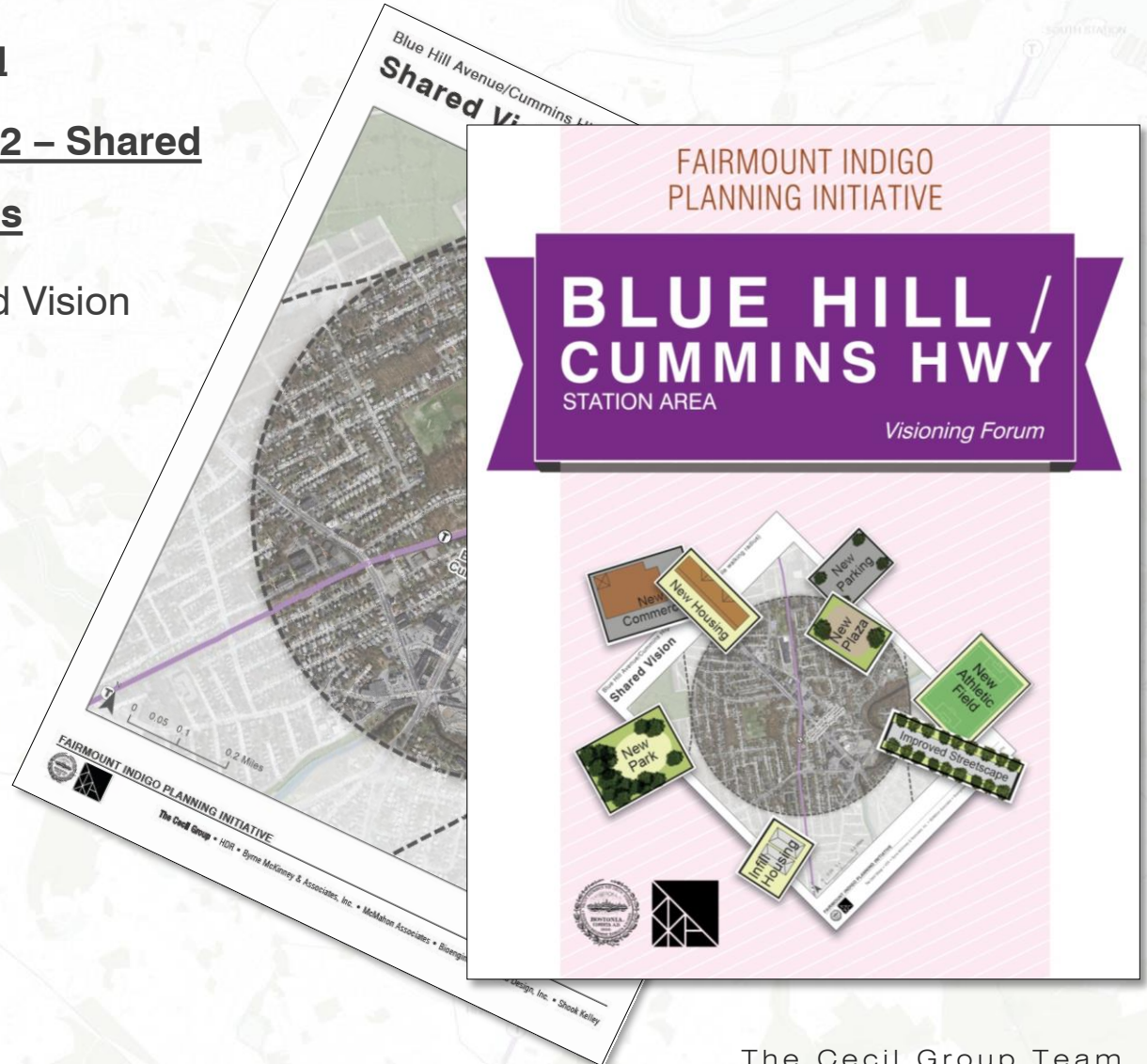
Station Area Shared Vision

Facilitator Guide

“Game Pieces”

Priorities

Report Back



NEXT STEPS

Meeting Agendas:

Community Forum December

1. Introduction
2. Virtual Station Area Tour
3. Break-out Group Discussion 1
4. Break-out Group Discussion 2
5. Concluding Presentation
6. Next Steps

Youth Visioning Workshop (tentative) –

St. Peter's Youth Forum

WAG January

1. Introductions, Roles and Rules
2. Community Visioning Results
3. Discussion
4. Priorities, Key Sites and Public Realm
5. Discussion
6. Next Steps





Fairmount Indigo Planning Initiative

**Four Corners / Geneva Avenue
Working Advisory Group**

(WAG) Meeting #3

October 15, 2014
6:00 – 8:00 PM

Location: Holland Community Center
82 Olney Street, Dorchester

Prepared by:

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