

Fairmount Indigo Planning Initiative

FOUR CORNERS/ GENEVA AVENUE

STATION AREA

Visioning Forum

“Building New Connections
in *Your Neighborhood*”

Tuesday, January 13, 2015
Holland Community Center

Prepared by:
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Welcome!

FOUR CORNERS/ GENEVA AVENUE

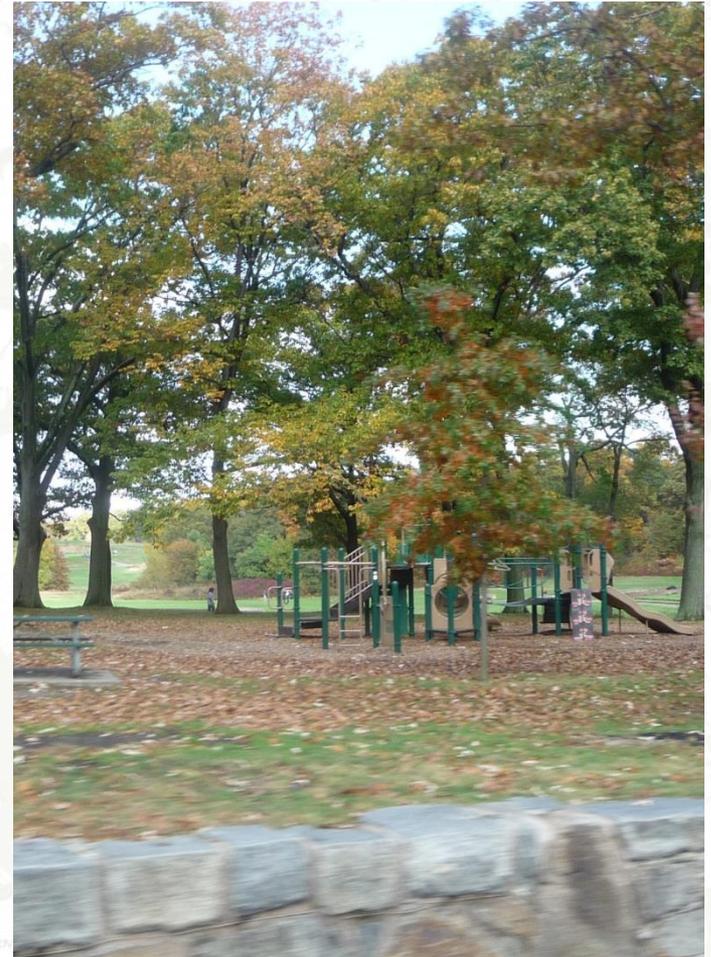
STATION AREA

Visioning Forum



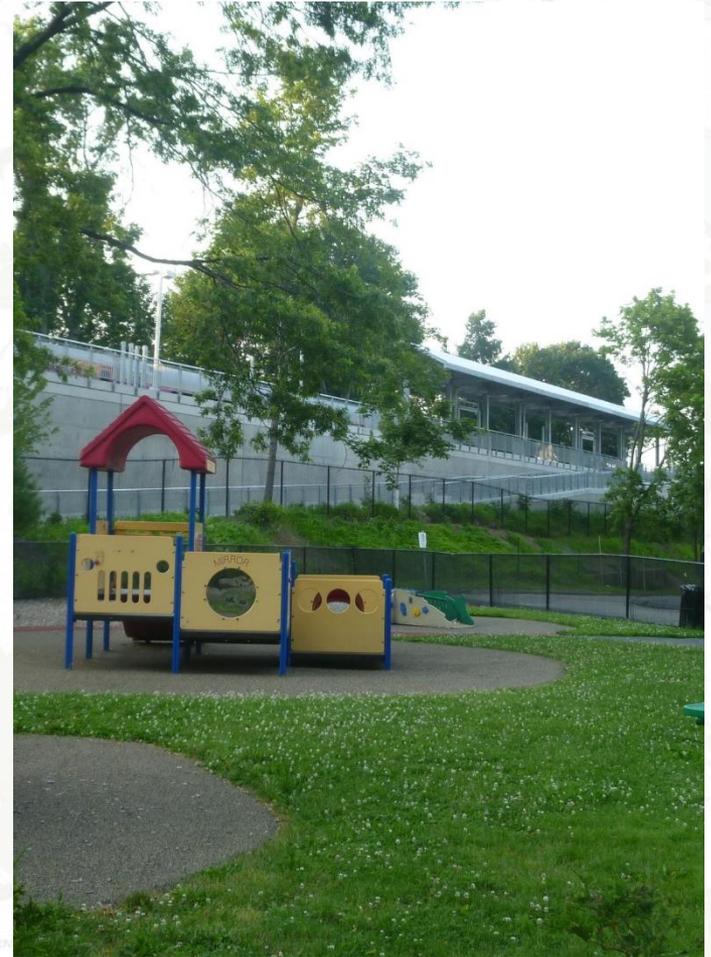
Four Corners/Geneva Avenue Visioning Forum Objectives:

- **Inform the community** of the corridor and the study to **create an awareness** of the Fairmount Indigo rail service
- **Identify** and better **understand** main **issues** and **opportunities** in the Four Corners/Geneva Avenue Station area
- Begin to create a **shared vision** for the future of Four Corners/Geneva Avenue Station Area



Forum Agenda

1. Background Presentation
2. Break-out Group Instructions
3. Organize Break-out Groups
4. **Break-out Exercise 1 – Issues and Opportunities**
5. Exercise 1 – Report Back
6. **Break-out Exercise 2 – Shared Vision**
7. Exercise 2 – Report Back



Background Presentation

FOUR CORNERS/ GENEVA AVENUE

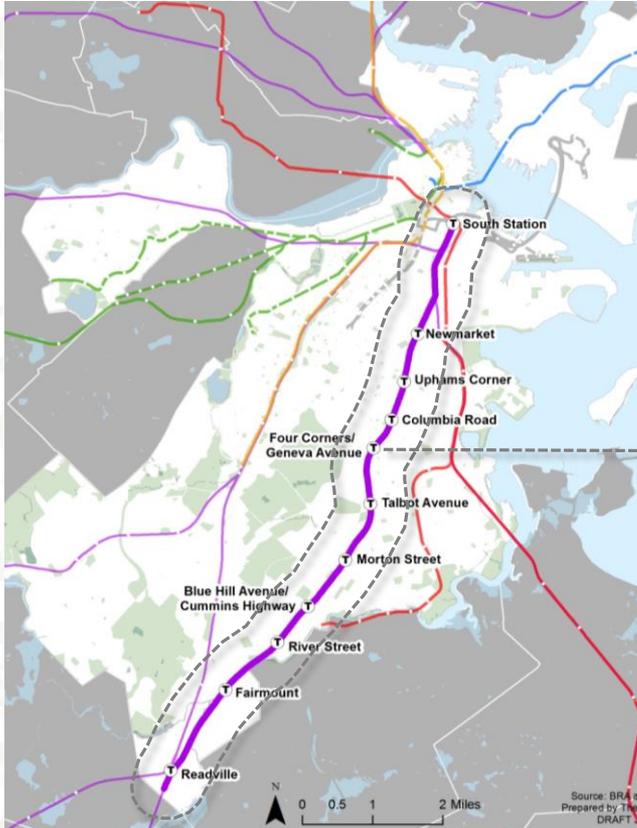
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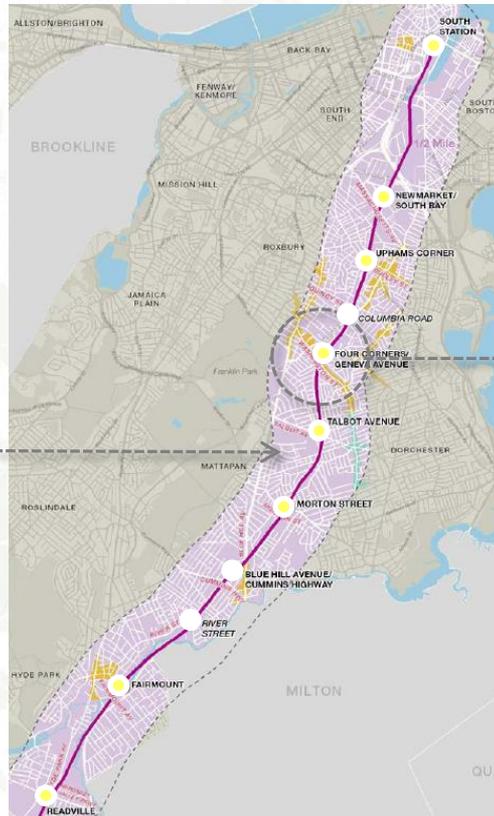


Fairmount Indigo Corridor Summary

City Context



Corridor



Station Areas



**FOUR CORNERS/
GENEVA AVENUE**

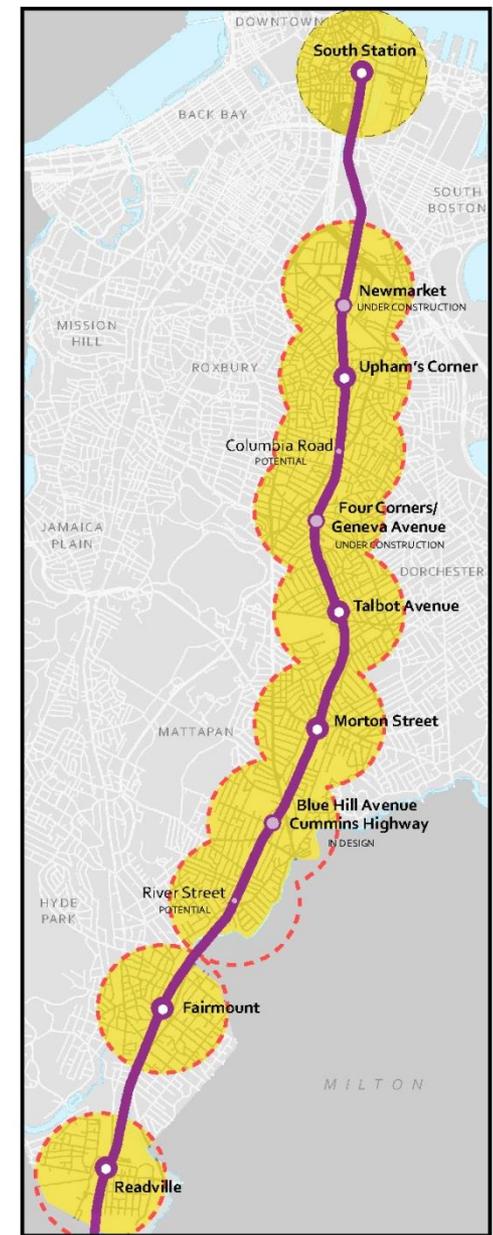
STATION AREA

Visioning Forum



Fairmount Indigo Planning Initiative Objectives:

- Incorporate existing planning initiatives (City-led and Community-based) into **one vision** for the future
- **Limit displacement** of existing residents and businesses
- Guide physical and economic **development**
- Encourage **sustainable** growth and transit-oriented development (TOD)



Fairmount Indigo Corridor Summary

Corridor-wide Strategy: Community Vision

Corridor Identity



Corridor-wide Strategy: Growth, Brand and Station Area Action Plans

Corridor-wide Plan
(Comprehensive Corridor Plan)



Neighborhood Scale: Economic, urban design, public realm, and open space plan

Station Area Plans



Fairmount Indigo Corridor Summary

*The following six principles are **core components** of the Fairmount Indigo Corridor Strategy:*



Corridor of quality neighborhoods



Diversity of the corridor and neighborhoods



Employment center “bookends”



Strength of neighborhood centers



Quality of life core and services at stations



Links to education/institutions



Fairmount Indigo Corridor Summary

Fairmount Indigo Principles



Diverse Communities

“The entire world is at home here”



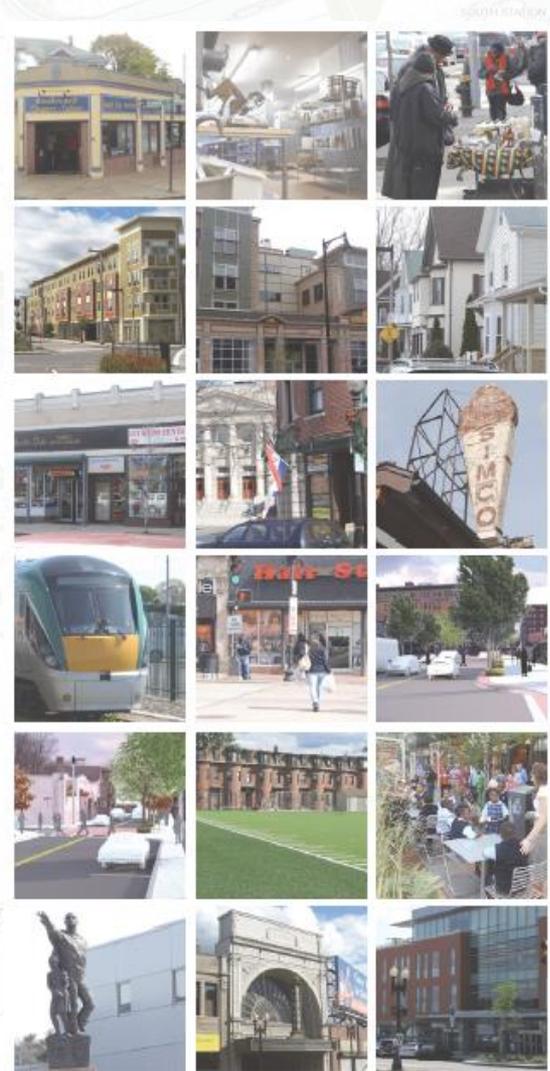
Complete Neighborhoods

Strategically reinforce places where resident and business needs for work, living, gathering, recreation and health can be met.



Go Places

Each Station Area should have an Indigo Place, a physical representation of the principles of its community that connects civic, educational, food and cultural elements.



Fairmount Indigo Corridor Summary

Current Stations

- Newmarket
- Upham's Corner
- Four Corners/Geneva Avenue
- Talbot Avenue
- Morton Street
- Fairmount
- Readville

Station in Design

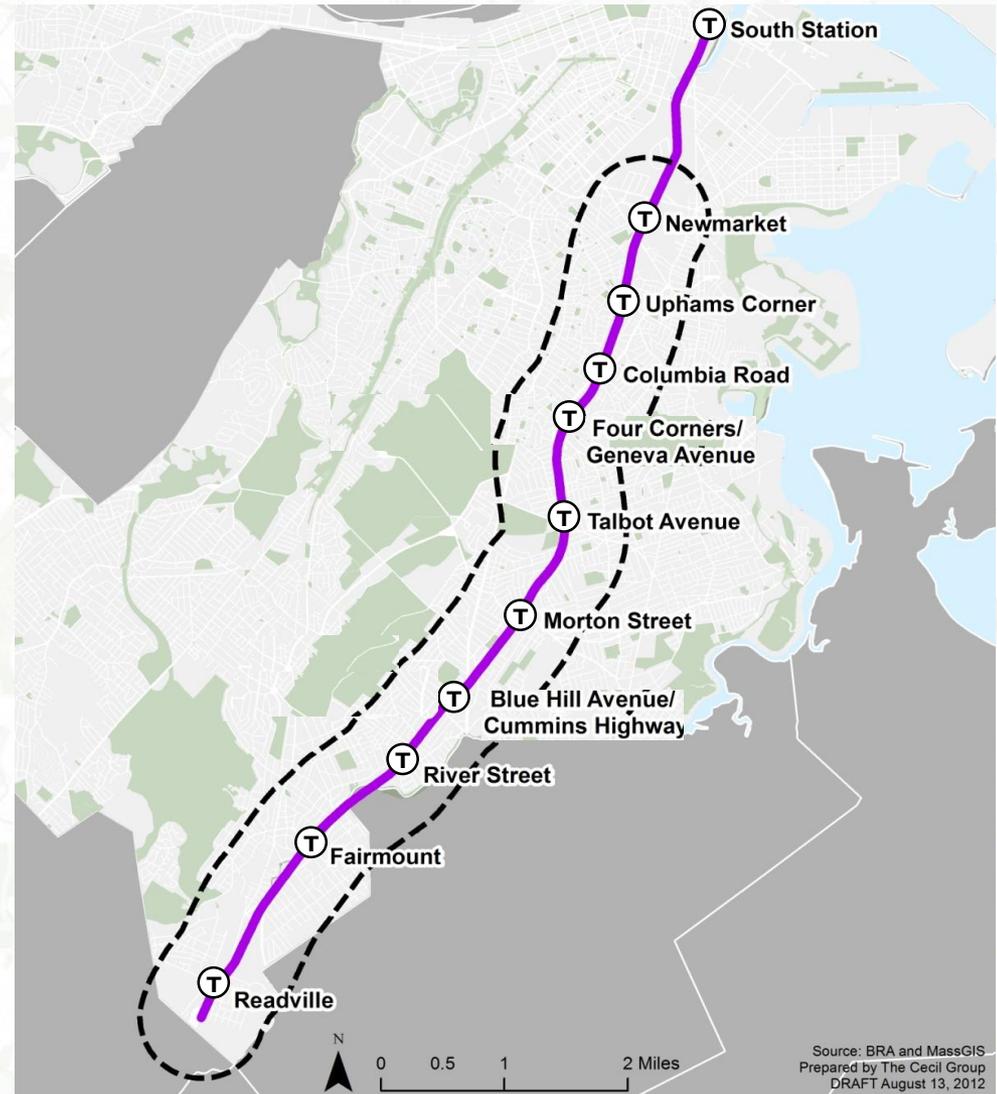
- Blue Hill Avenue/Cummins Highway

Proposed Stations

- Columbia Road
- River Street

Fare

- Newmarket to Fairmount – same fare as subway - \$2.10 or \$75 for a monthly pass – Commuter Zone 1A



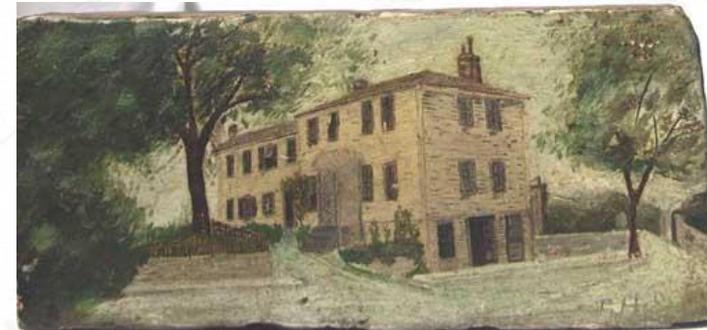
Station Area Geography

Station Area Characteristics	
Station Status	Operating
Station Population (within 1/2 mile)	16,000
Dominant Land Use	Residential
Typical Daily Boarding (2014)	Data not available
Bus Connection(s)	Routes 19 and 23
Major Cross Street	Washington Street, Bowdoin Street, Geneva Avenue
Major Open Space	Franklin Park



Station Area History

- Four Corners a simple name of a place
 - Crossroads at Washington, Harvard and Bowdoin Street
 - Bowdoin/Geneva add second anchor to neighborhood
- Crossroads between other destinations – Roxbury, Milton, Grove Hall, Lower Mills, Kane Square and Meeting House Hill
- A prime location historically because of the view
- Rural farmland until after the Civil War
- Houses built to take advantage of location and views
- Commercial development began slowly and grew with annexation of Dorchester in 1870

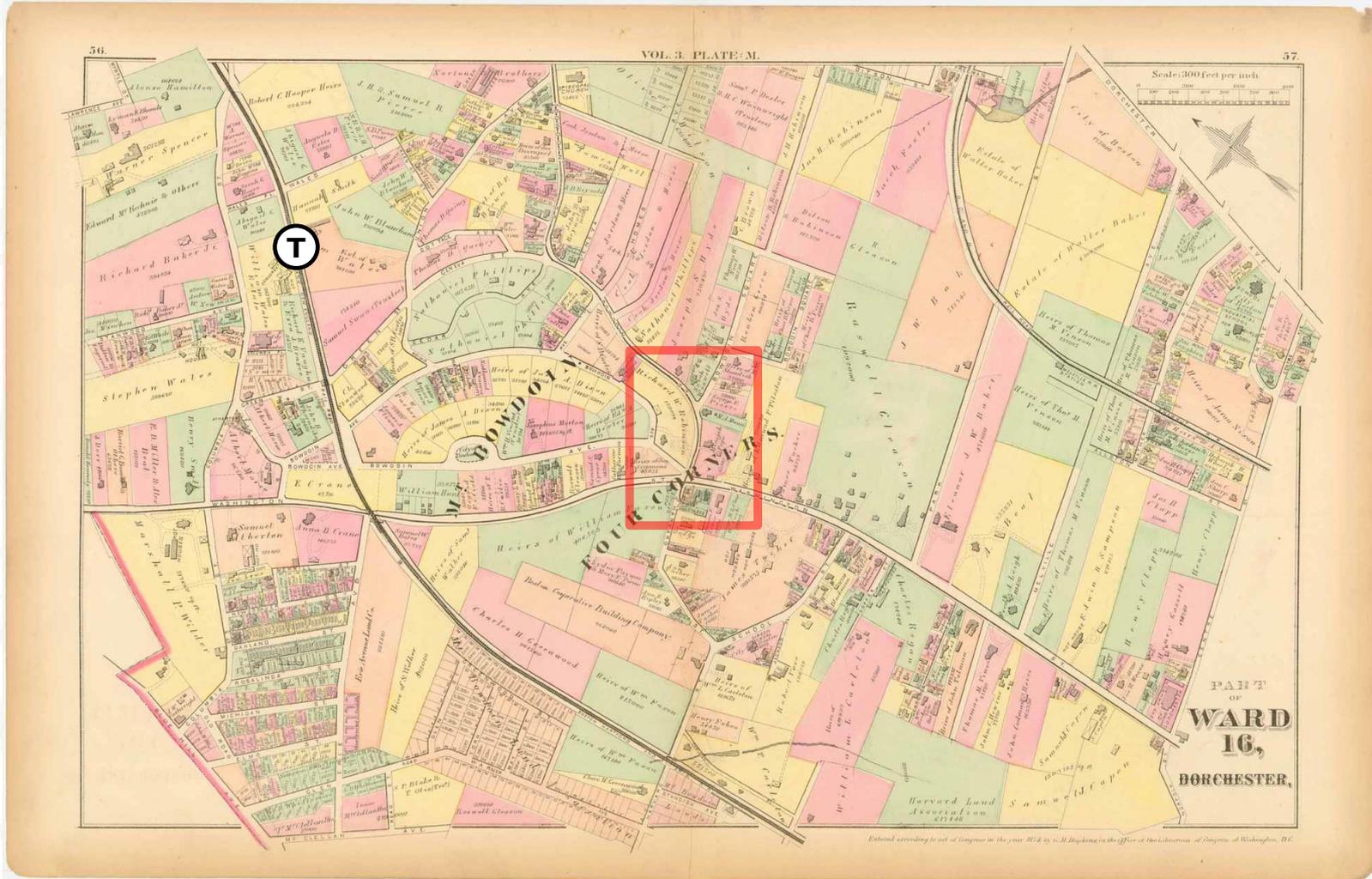


Source: Dorchester Atheneum, "History: Dorchester's Four Corners"
Anthony Sammarco

Source: Dorchester Atheneum



Station Area History



Source: Dorchester Athenaeum

Fairmount Indigo
PLANNING INITIATIVE

The Cecil Group Team



Station Area History

- Recent past has seen a community join together against violence
- Four Corners Public Safety Action Project (FCSAP) founded in 1991 responding to violence
- Local churches, non-profits, and community organizations work together to create safer community
- In 1999, the Greater Four Corners Action Coalition (GFCAC) began to promote neighborhood stabilization, revitalization, and economic development
- Strong voice enhancing rail service and equity on the Fairmount Indigo Line



Discussion Topics

Throughout this process, the conversations and resulting recommendations have been sorted into the following categories:



PROSPERITY

Prosperity



HOME

Housing



PLACE

Place



GETTING AROUND

Getting Around



PARKS AND PUBLIC SPACE

Parks/Public Space



QUALITY OF LIFE

Quality of Life





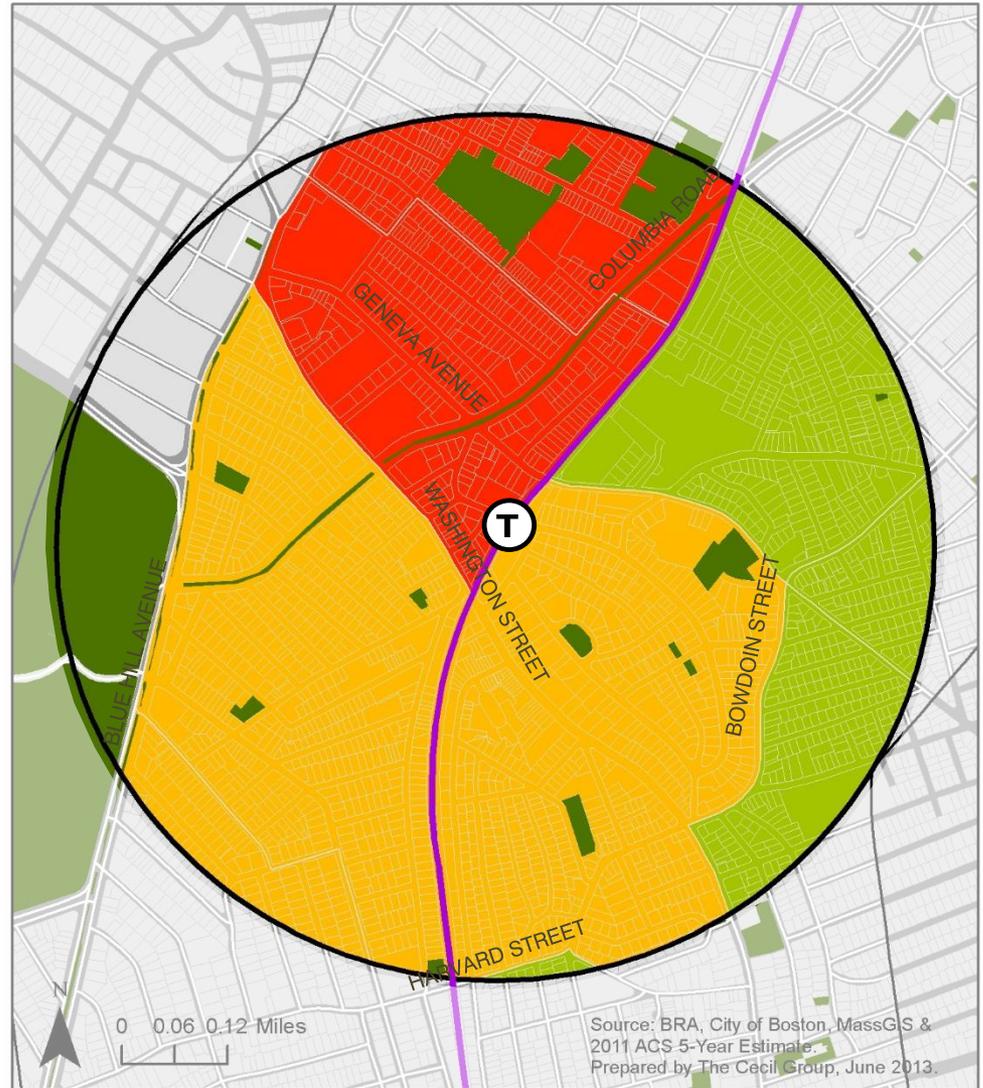
Prosperity

Household Income

- Station Area median household income is **\$29,720** – based upon Census tracts 901, 902, 918, 919 and 2011 data
- Boston median household income is **\$50,684**

Median Household Income

-  <\$22,314 (poverty threshold)
-  \$22,314.01 - \$35,000
-  \$35,000.01 - \$50,000
-  >\$50,000.01
-  Fairmount Indigo Line
-  Half Mile Four Corners Geneva Ave
-  Open Space



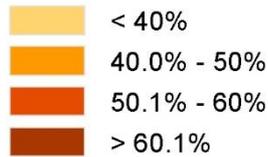


Prosperity

Education

- Station Area population (25 years or older) with no more than a high school education is **60.7%** – based upon Census tracts 901, 902, 918, 919
- Boston is 49%

Percentage of Residents with Only High School Degree



 Fairmount_Indigo Line

 Half Mile Four Corners Geneva Ave

 Open Space



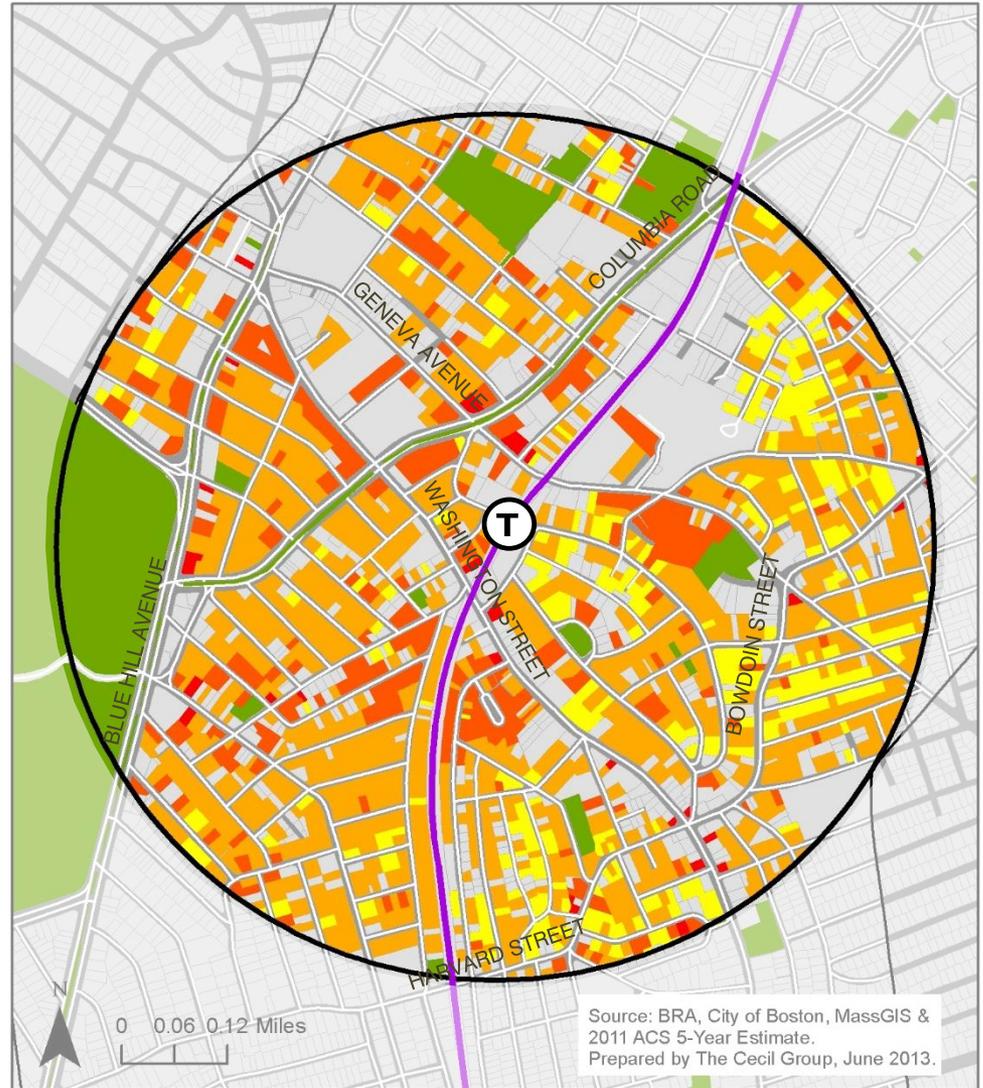


Housing

Housing Type

- Majority of residences are two/three family (R2, R3)
- Multi-family and single family about equally proportioned
- Single family biased to the east of the Station Area

Housing Type



Source: BRA, City of Boston, MassGIS & 2011 ACS 5-Year Estimate.
 Prepared by The Cecil Group, June 2013.





Housing

Severely Rent Burdened

- Approximately **38.5%** percent of local renter households are severely rent burdened
- **37%** of Corridor households are severely rent burdened
- **27%** of Boston renter households are severely rent burdened

Severely Rent Burdened
 (Percentage of Population Paying > 50%
 Income Paid Towards Housing)



Fairmount_Indigo Line

Half Mile Four Corners Geneva Ave

Open Space



Source: BRA, City of Boston, MassGIS &
 2011 ACS 5-Year Estimate.
 Prepared by The Cecil Group, June 2013.





Place

Land Use

- Predominantly residential 66.0% of total land use
- Tax Exempt is second largest use at 24.0%
- Followed by commercial 8.0%,
- Mixed-use 1.0%
- Industrial 1.0%

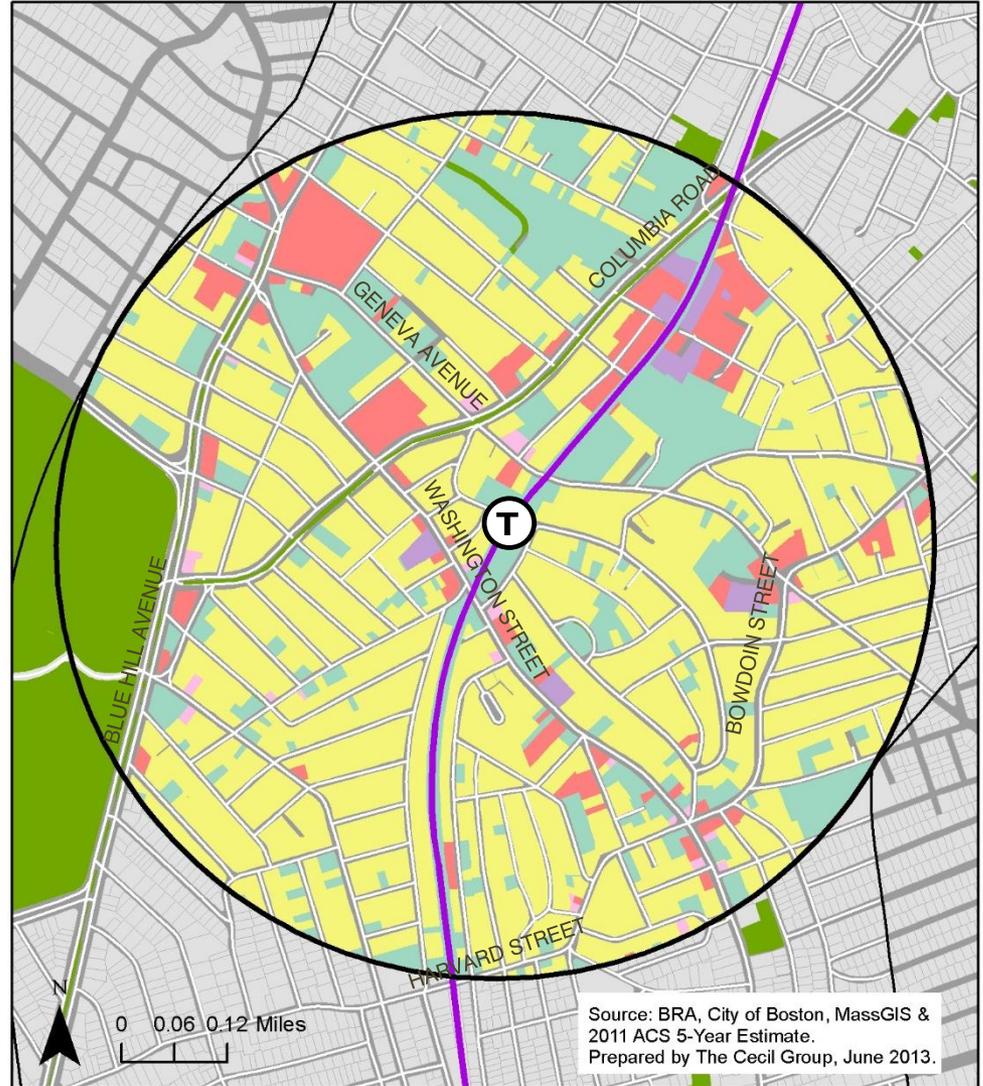
Land Use

- Commercial
- Mixed Use (Res/Com)
- Residential
- Tax Exempt
- Industrial
- Other

Half Mile Four Corners Geneva Ave

Open Space

Fairmount Indigo Line





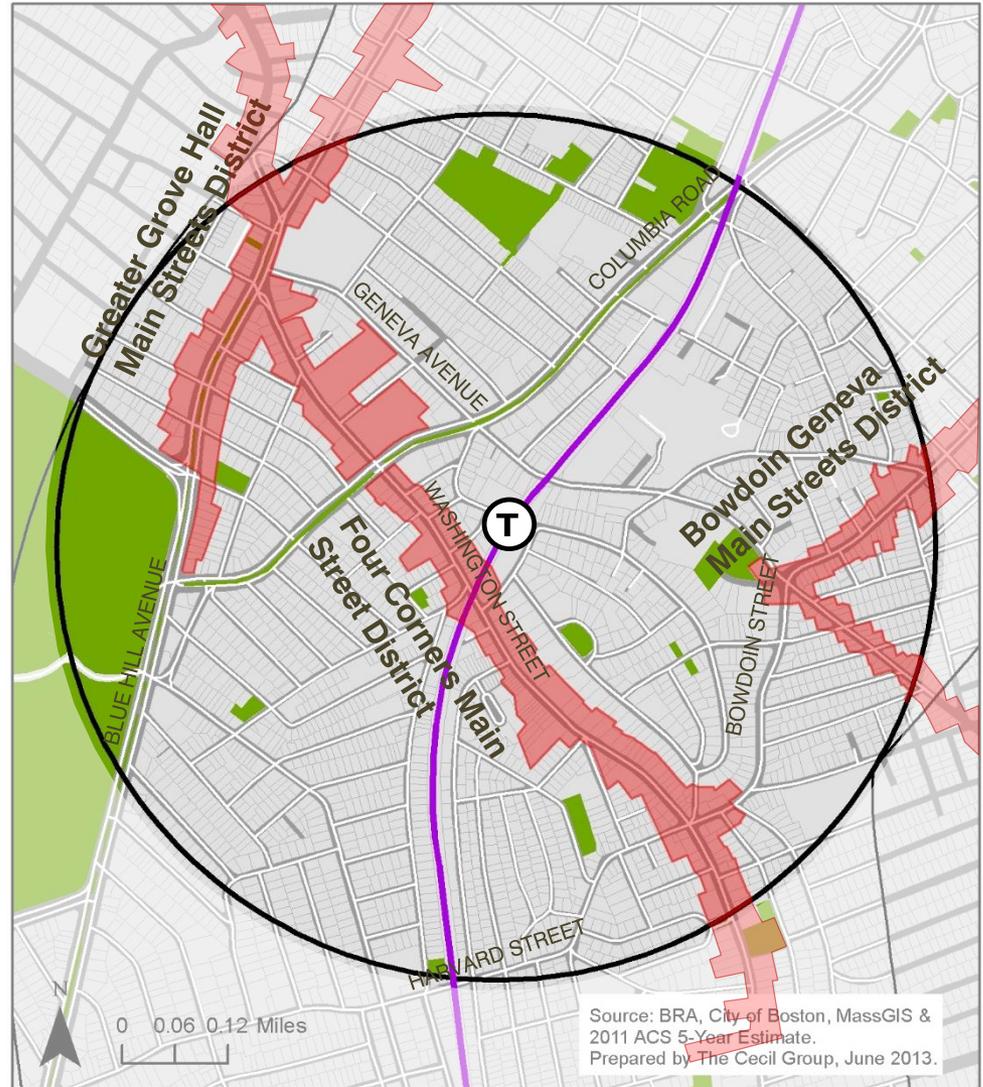
Place

Main Street Boundary

- Study Area includes:
 - Four Corners Main Street District
 - Bowdoin Geneva Main Streets District
 - Greater Grove Hall Main Streets District
- (6) Main Street districts within Fairmount Indigo Corridor

Main Street Districts

- Main Street District
- Fairmount Indigo Line
- Half Mile Four Corners Geneva Ave
- Open Space



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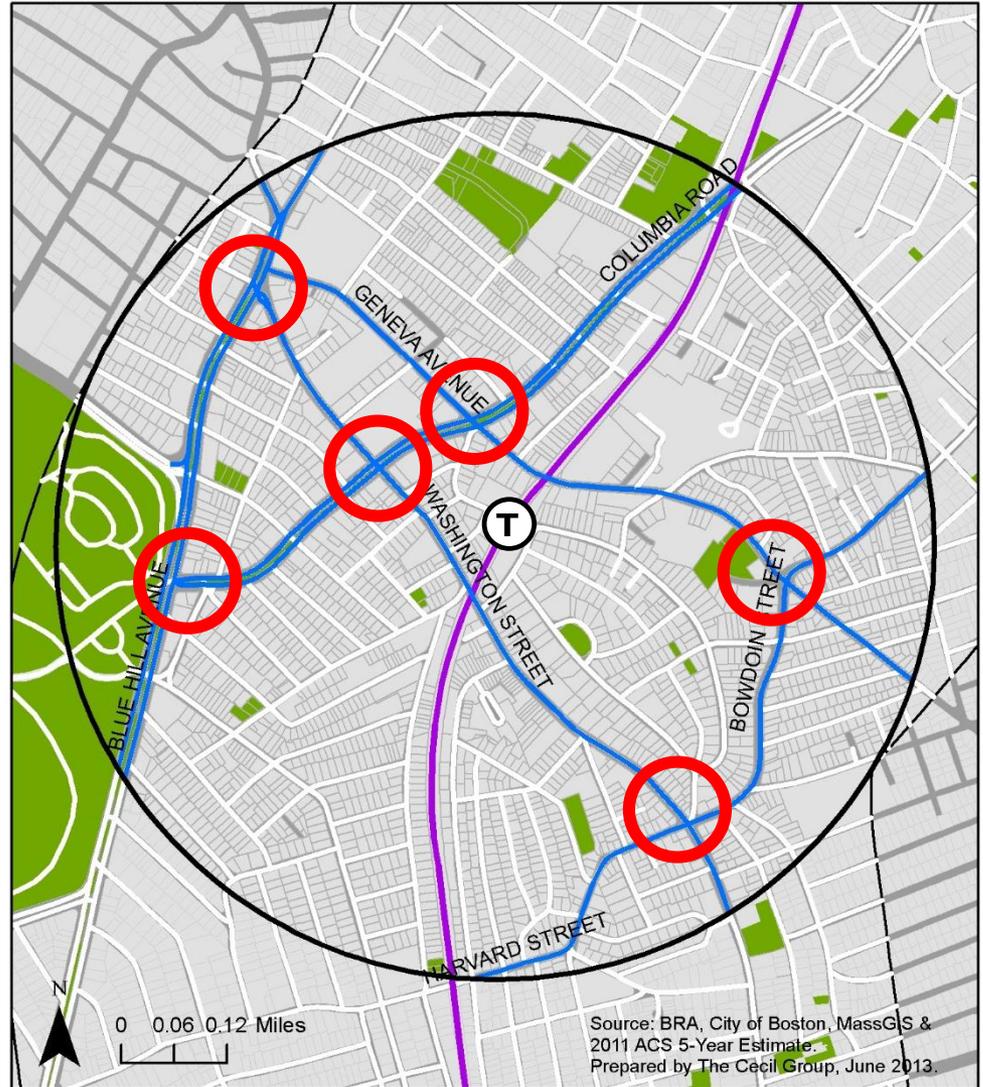
Getting Around

Primary Streets

- Historic center at crossroads of Washington, Bowdoin and Harvard
- Study Area centered on the rail platform between Washington and Geneva
- Columbia Road and Blue Hill Avenue are major connecting streets in the city within the Study Area

Major Local Streets

-  Major Streets
-  Half Mile Four Corners Geneva Ave
-  Open Space
-  Fairmount Indigo Line
-  Critical intersection





Parks/Public Space

Open Space

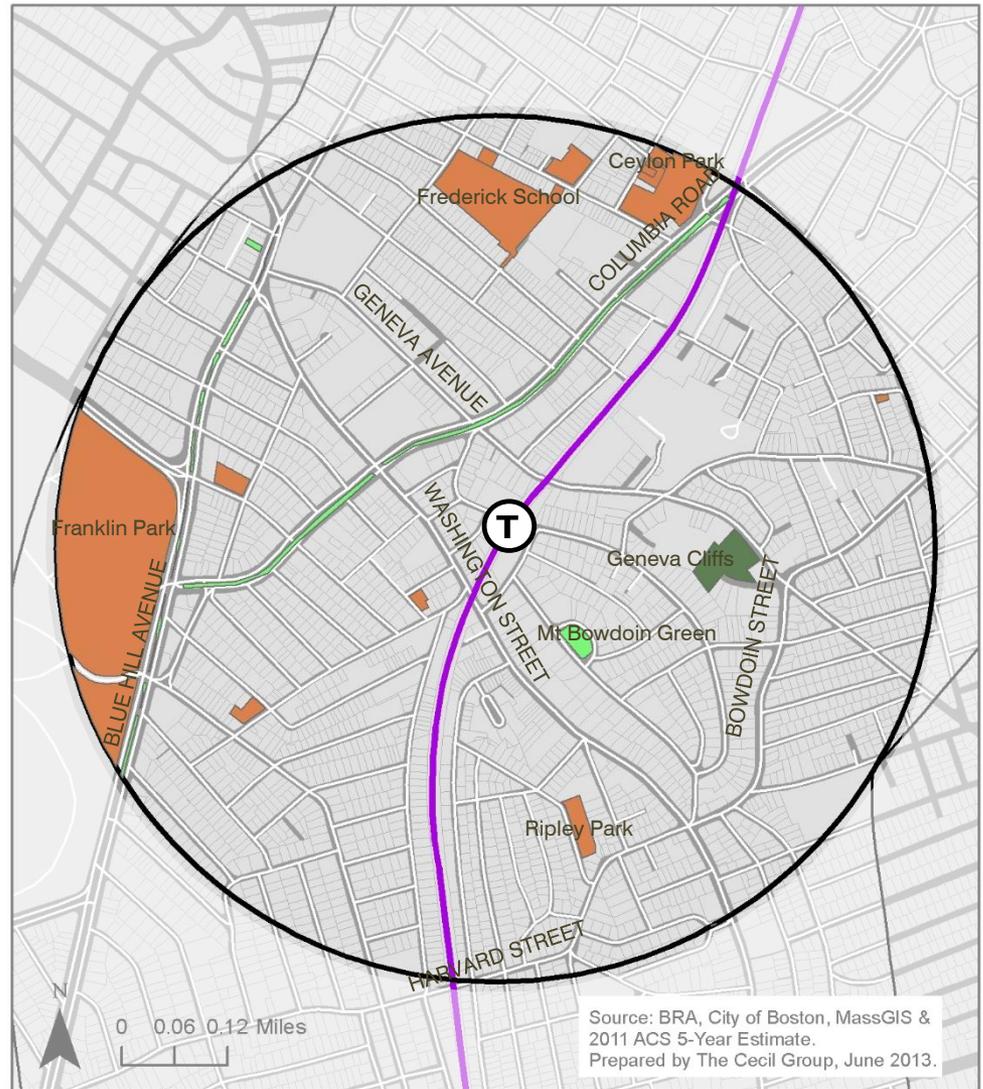
- 7% Open space as percentage of total study area land
- Compares to 15.7% city-wide
- Study area includes corner of Franklin Park, direct connection to Emerald Necklace

Open Space (by Type)

- Malls, Squares & Plazas
- Parks, Playgrounds & Athletic Fields
- Parkways, Reservations & Beaches
- Urban Wilds & Natural Areas
- Vacant Land

Half Mile Four Corners Geneva Ave

Fairmount Indigo Line





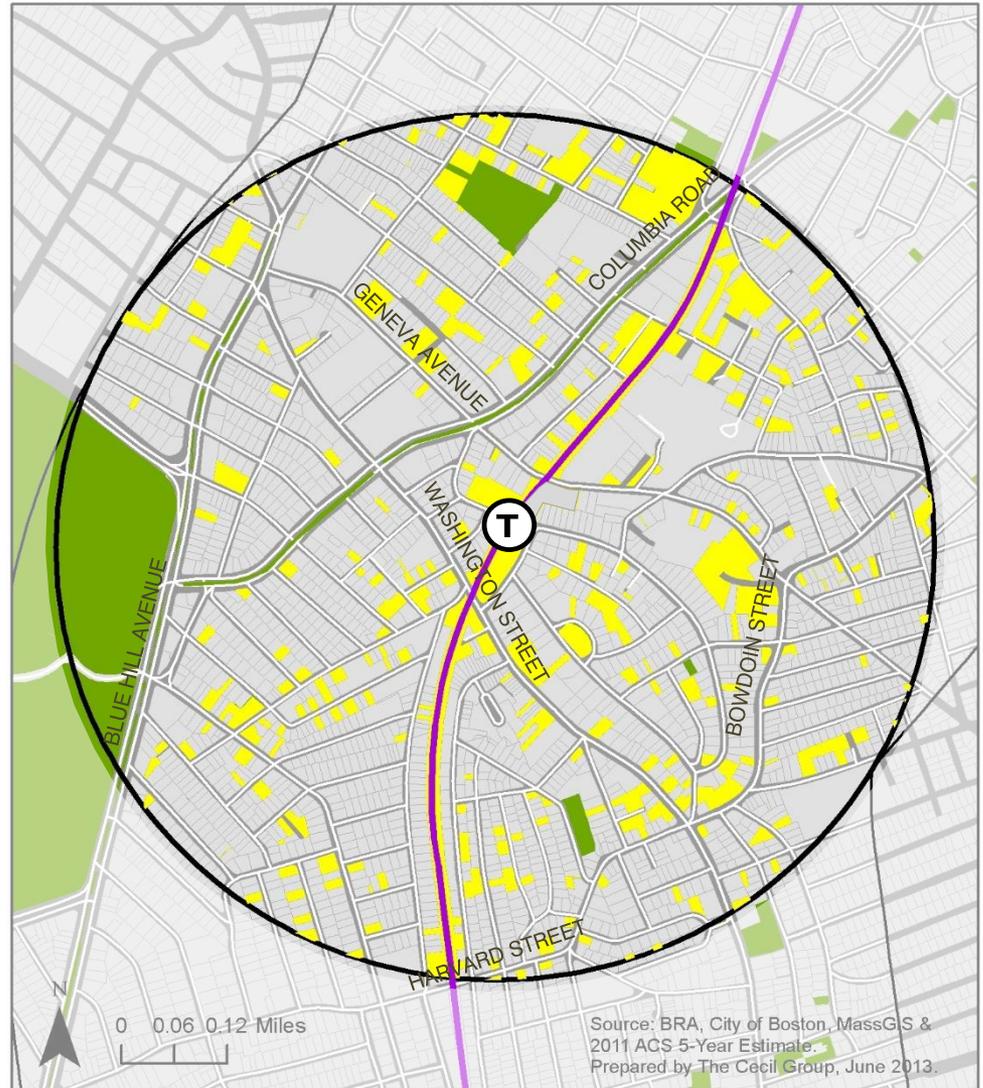
Quality of Life

Vacant Parcels

- Over 450 parcels are vacant land (13%) of the total land area
- Vacant land is distributed throughout the Study Area
- Parcel size varies generally from 3,000 to 30,000 SF

Vacant Parcels

-  Fairmount_Indigo Line
-  Vacant Land Parcels
-  Half Mile Four Corners Geneva Ave
-  Open Space



Break-out Groups

FOUR CORNERS/ GENEVA AVENUE

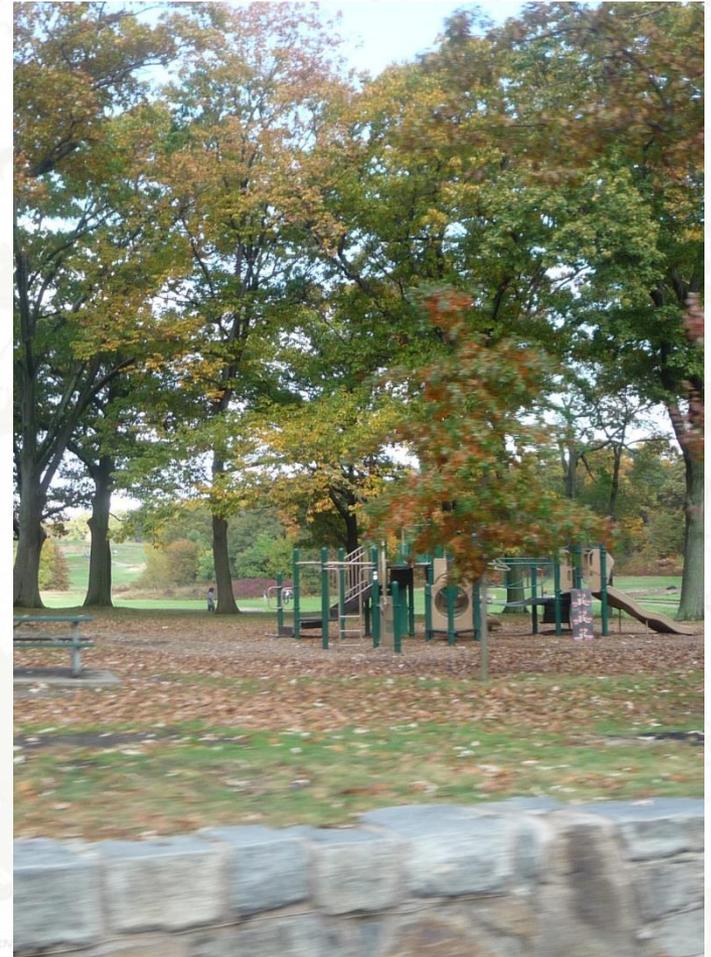
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Break-out Groups

Issues and Opportunities

- Small group discussion
- Mark specific locations on the maps with the facilitator

Shared Vision

- Long term ideas and priorities
- A shared vision within your group for the future of Upham's



Visioning Forum Logistics

Break-out Session 1 – Station Area

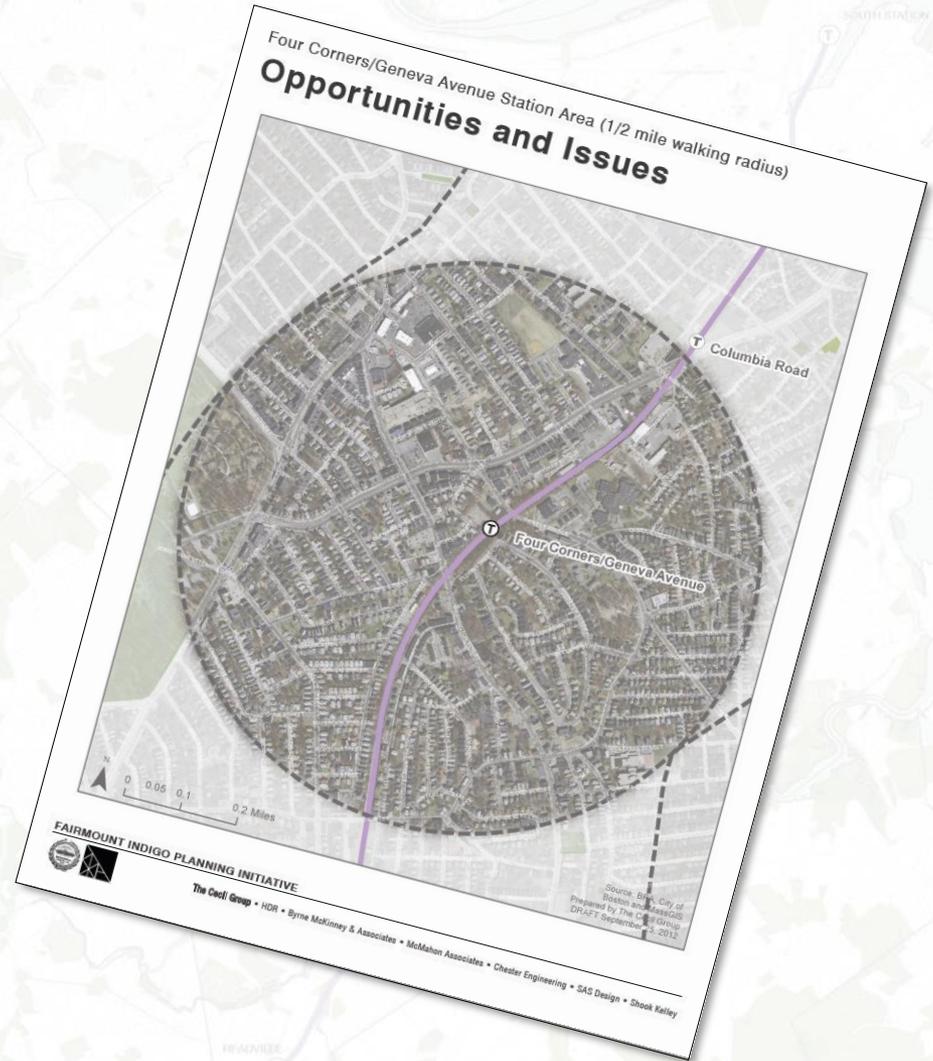
Issues and Opportunities

Mapping Issues and Opportunities

Facilitator Guidance

Marking on the Base Map

Report Back



Four Corners/Geneva Avenue

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Quality of Life



QUALITY OF LIFE

Parks and Public Space



Community Vision



Visioning Forum Logistics

Break-out Session 2 –

Shared Vision and Priorities

Station Area Shared Vision

Facilitator Guidance

“Game Pieces”

Priorities

Report Back



Next Steps and Meetings

Next Four Corners/Geneva Avenue Working Advisory Group (WAG) Meeting:

February 10, 2015 at 6:00pm

Location (TBD)

For information:

www.fairmountindigoplanning.org



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