



Boston's Newest Smart Growth Corridor: A Collaborative Vision for the Fairmount/Indigo Line

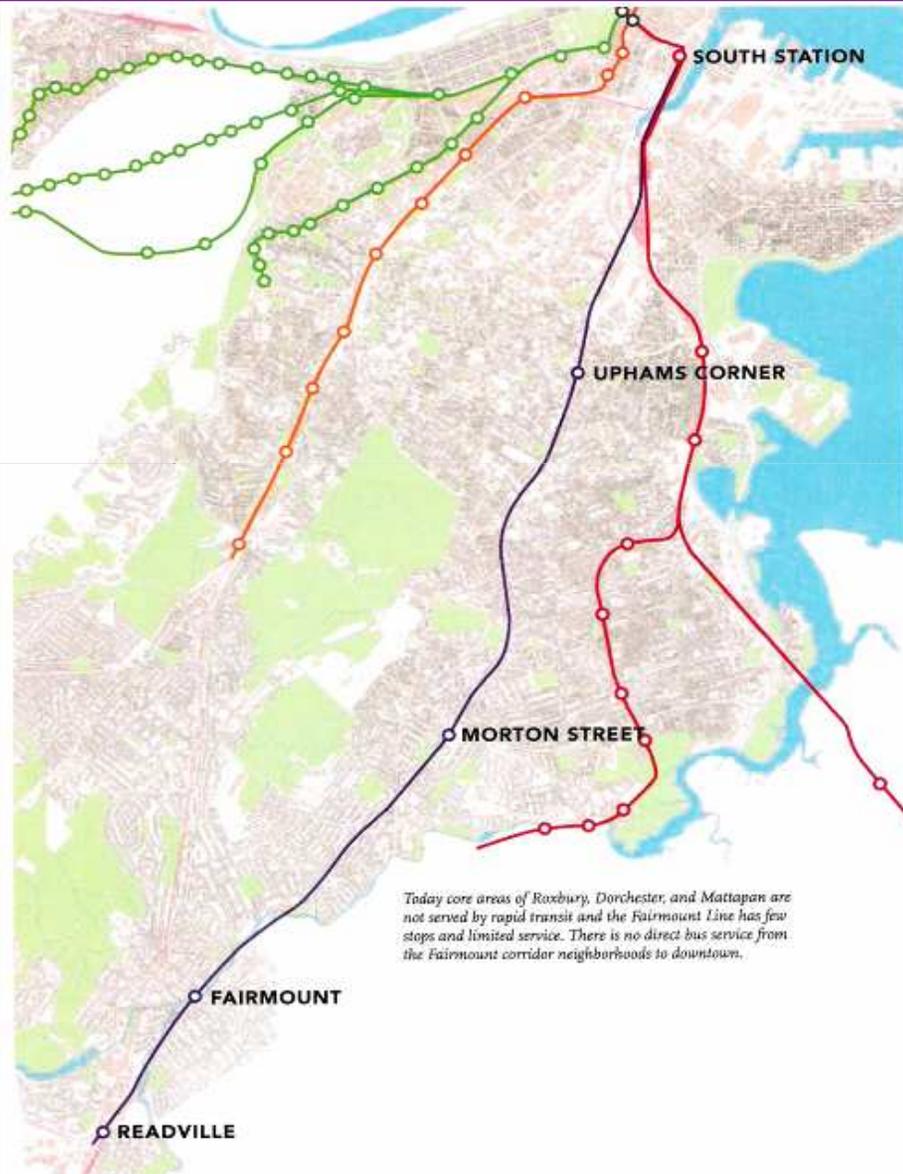


Prepared by **Goody Clancy** | KKO Associates | Byrne McKinney
December 2005

U.C. Berkeley Transit Oriented Development & Social Equity

June 1, 2010

Fairmount stations now.



- 9-mile MBTA commuter rail line from South Station to Readville (all city)
- Stops at Uphams Corner, Morton, Fairmount, Readville



Who is affected – a geography of inequality:

- Transit use is 4x regional average
- 90,000 people live within walking distance of line
- Median income, \$31,300, approx. \$17k less than state average
- 2008-2009, 65-70% of all foreclosures in Boston were in this area
- Runs through the heart of the Mayor's "Circle of Promise"

The Vision: Green Transit-Oriented Development

Strong, vibrant, diverse
21st century communities
along the corridor. Five
Goals:

- Strong civic engagement
- Transit equity
- Mixed-income housing
- Living wage jobs
- Active green/open spaces





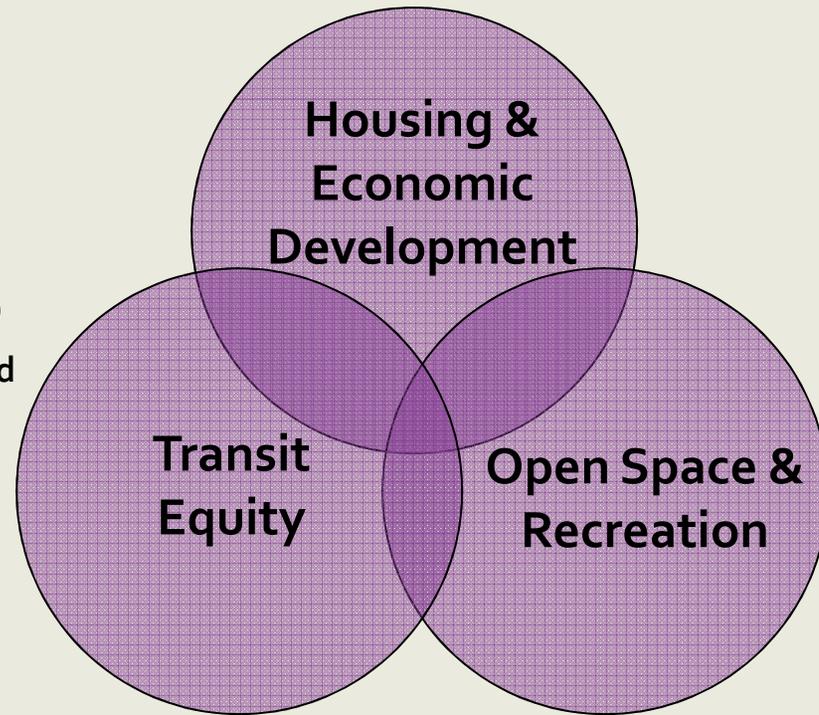
Fairmount/Indigo Coalition (transit equity), Fairmount/Indigo CDC Collaborative, Fairmount Greenway Task Force

Collaborating CDCs

- Dorchester Bay EDC
- Codman Square NDC
- Mattapan CDC
- Southwest Boston CDC

Collaborating CDCs+

- Greater Four Corners Action Coalition
- Project RIGHT (Rebuild & Improve Grove Hall Together)
- Dudley Street Neighborhood Initiative
- Quincy Geneva Housing Corporation
- Conservation Law Foundation



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- Greater Four Corners Action Coalition
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- Dudley Street Neighborhood Initiative
- Quincy Geneva Housing Corporation
- Boston Natural Areas Network
- 02136-All Things Hyde Park

Fairmount/Indigo Rally 5/3/05 with Sen. Hart, Mayor Menino, Gov.



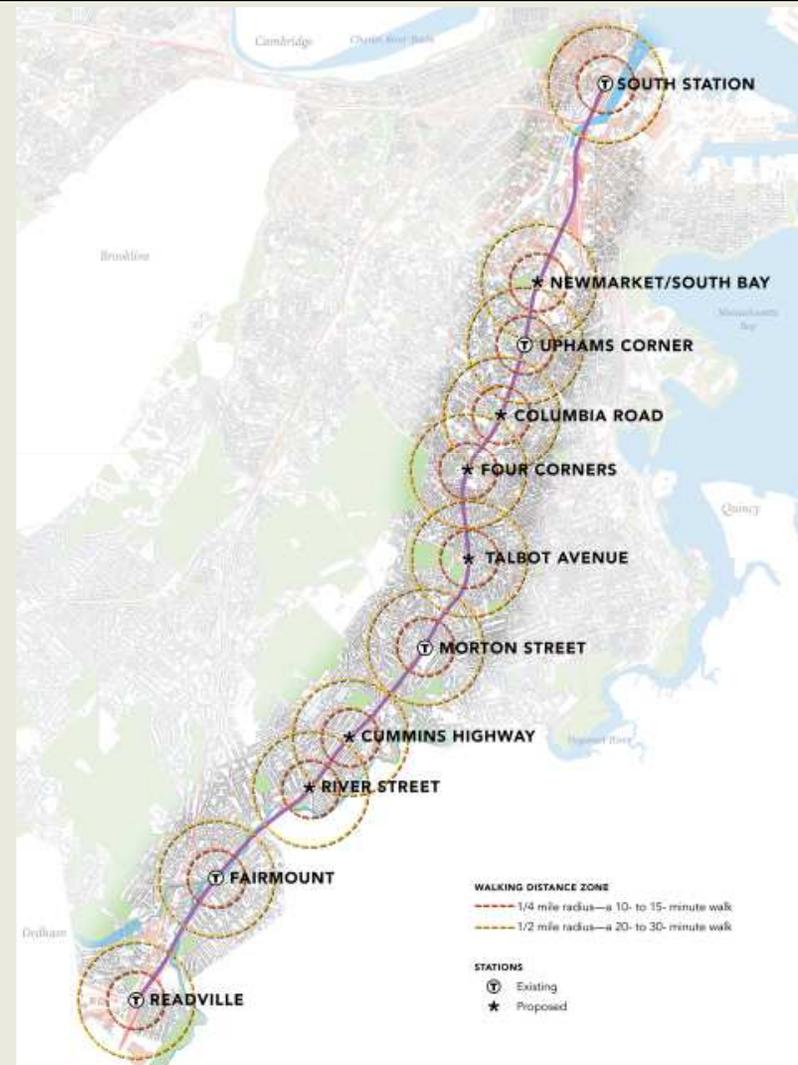
May 17, 2010

Fairmount/Indigo Line

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Transit Status Report 2010

- 4 new stops funded (\$139 million MassDOT & MBTA), designed & ready :
 - Four Corners (under construction)
 - Talbot Ave. (fall of 2010)
 - Newmarket (spring 2011)
 - Cummins Highway/Blue Hill (design nearly complete)
 - Additional bridge work
- Station & bridge reconstruction completed (\$37 million) at:
 - Uphams Corner
 - Morton Street
 - Mass Ave., Quincy St. & Columbia Road bridges
- Future:
 - Columbia Road
 - River Street



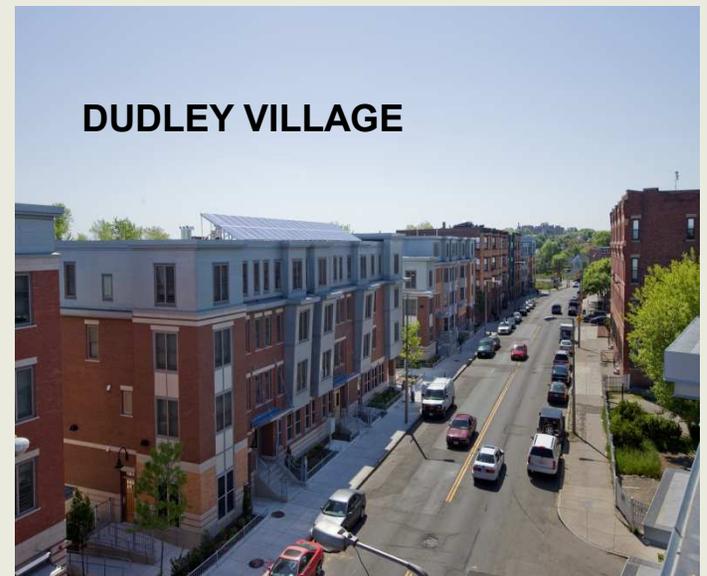
CDC Collaborative - current/completed efforts TOD--Housing



- CODMAN SQUARE NDC:**
- Completing 31-unit Lithgow Residential
 - City funding commitments for the 54-unit Phase I Washington/ Codman Apartments

**2000-2010 completed 476 units
& bought 55 foreclosed units**

**DORCHESTER BAY EDC
50-unit mixed use Dudley Village**



Dudley Village

50-rental apartments
4 commercial spaces



GE BEFORE

FTER

Dudley Village Ribbon Cutting 8-8-09



May 17, 2010



May 17, 2010

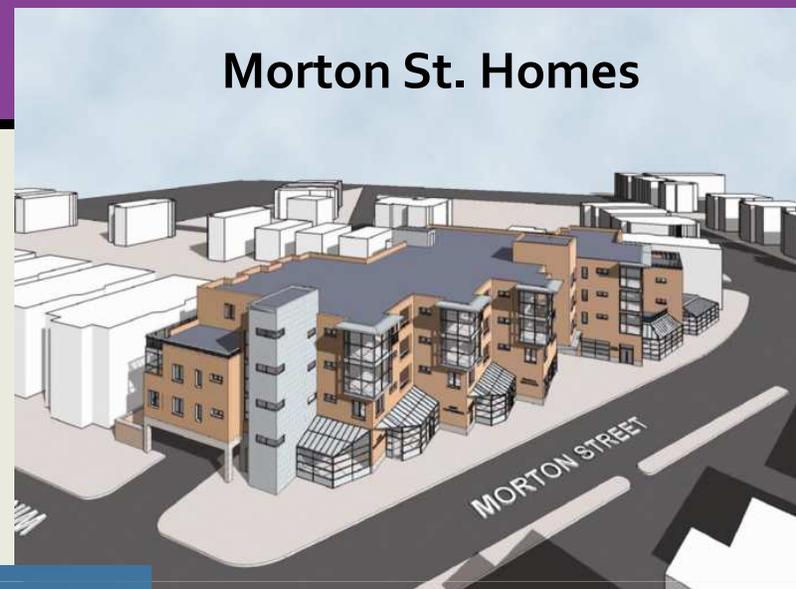
Fairmount, NJ

Housing Pipeline:

Current projects in pre-development: **11** properties
370 housing units.
Site Control- 800 units

Top priority projects in development:

- Fairmount Ave. TO
- Morton Street Home
- Talbot Commons
- Quincy Heights I &



THE FORECLOSURE CRISIS STRATEGIES:

- 1) PREVENTION, “MODIFICATIONS” (300 FAMILIES)
 - 2) JOINT VENTURES—REHAB, SELL
- HENDRY ST. IN 2008



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Fairmount/Indigo Line



Hendry Street!

Foreclosed properties being bought, renovated, resold:

- **Dorchester Bay EDC's HENDRY ST. AREA, Bowdoin Geneva**
 - 94 Topliff- *bought, renovated, and sold*
 - 56 Topliff- *bought, in pre-development*
 - 8 Clarkson- *bought, renovated, & under agreement*
 - 64 Clarkson- *bought, renovated, and sold*
 - 2 Clarkson- *bought, in pre-development*
 - 91 Coleman- *bought, under construction*
 - 31 Hendry St.- *bought, in pre-development*
 - 34 Hendry St.-) 3 properties bought from 1 family, in pre-dev.
 - 3 Clarkson St.-) “ “ “ “ “
 - 458 Quincy St.) “ “ “ “ “
- **UPHAMS/DUDLEY neighborhood:**
 - 230 Quincy St.- *bought, renovated, & sold*
 - 618 Dudley- 4 *bought, rehabbing, will be rentals at Cottage Brook Apts.*
 - 9 Burrell- *bought, in pre-development*



Economic Development Status Report

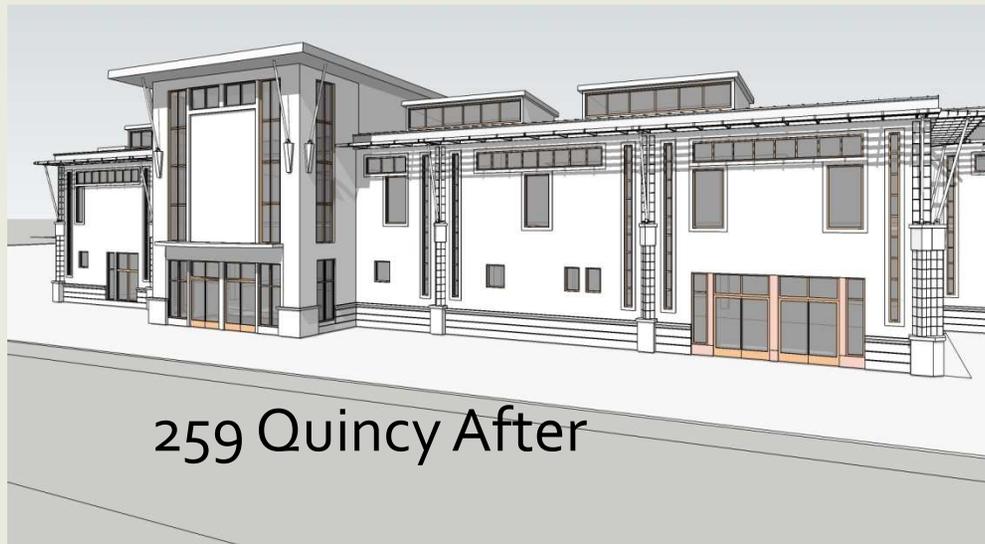
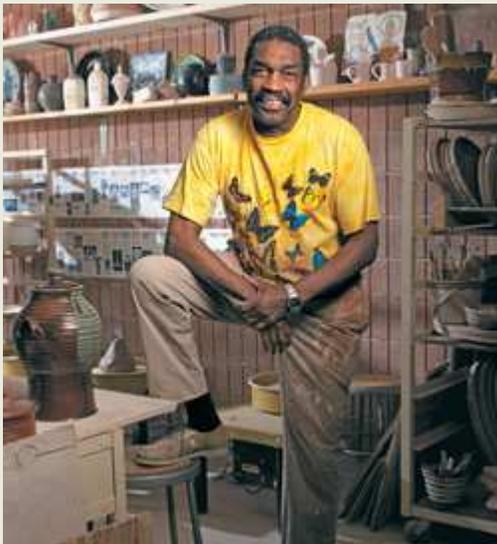
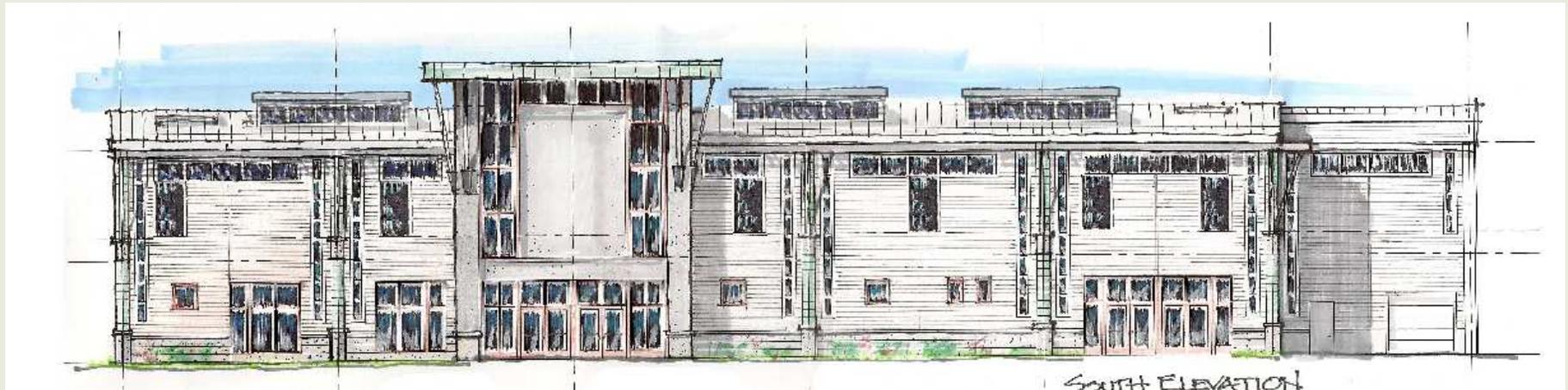
- **Nine commercial & mixed-use developments currently in pipeline will result in 200 permanent jobs & 20-25 local businesses**
- **Small business assistance & loans**
- **Light Industrial buildings: 259 Quincy, Pearl Meats.**
- **Green Workforce Development Initiative with local auto body owners**
- **Hyde Park Green Team youth environmental summer jobs**



259 Quincy St. Dorchester, before

New England Center for Arts & Technology.

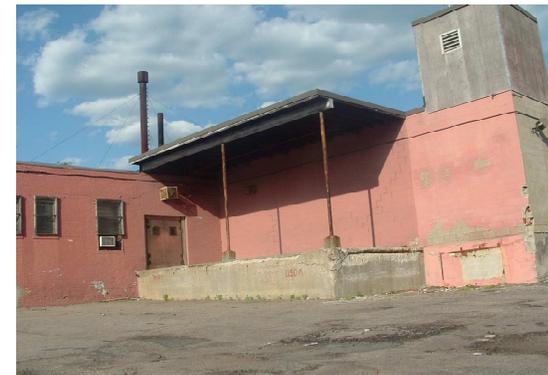
MOU for new job training & placement center on Quincy Street with Bill Strickland's Manchester Bidwell Corp. Replication--



Economic Development Pipeline, 210,000 sf

DORCHESTER BAY EDC
Pearl Meats – 196-214
Quincy St – Mixed use,
housing, parking

Pearl Meats, 200-214 Quincy St.; mixed use,
housing, parking over commercial?

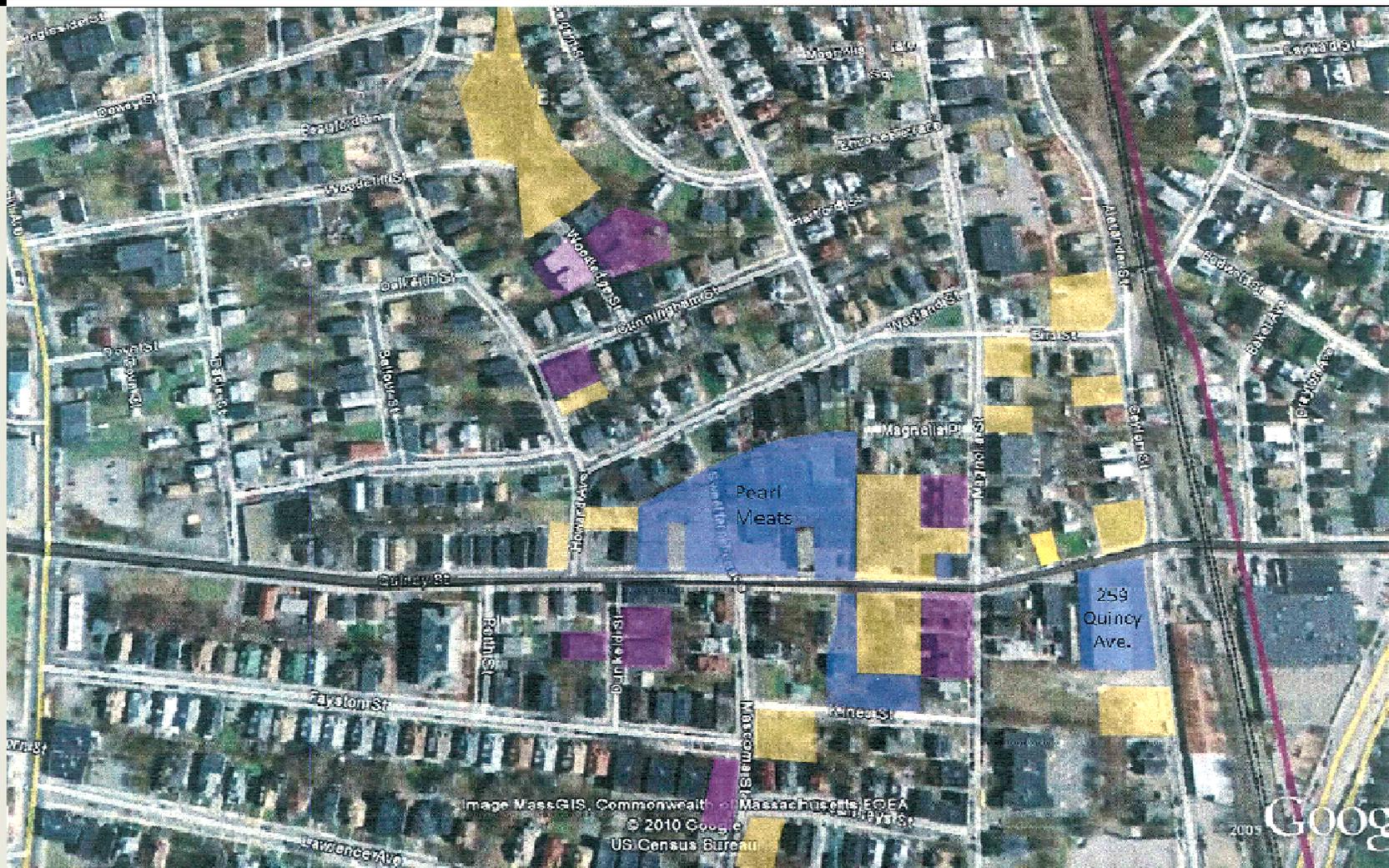


CODMAN SQUARE NDC: Tax credits awarded for 24-unit mixed use
Levedo Motors project (Talbot Avenue station)

SOUTHWEST BOSTON CDC: Partnership with Riverside Theatre Works
Riverside Theatre Works to redevelop the Lewis Chemical at
Fairmount Station

MATTAPAN CDC: 7000 square feet of commercial in mixed-use project at
Morton Street Homes

Quincy St. Corridor



Yellow= City Land; Purple = Marrant Bay properties; Light Blue = DBEDC property
May 17, 2010 Fairmoon/Margo Lira



Fairmount Greenway Status Report

- Residents created vision for 6-mile green corridor with playgrounds, urban orchards, exercise parks, bike paths, walking trails, community gardens, open space
- Working with Crosby, Schlessinger, Smallridge on concept plan
- Identified 161 possible sites, 84 city-owned
- Promoting green development through infrastructure improvements & brownfields remediation





City, State & Federal Status Report:

- **\$126 million in city investment along line including \$115 million in project funding, & \$11 million in property management, maintenance, demolition & environmental work**
- **\$180,000 committed for technical assistance via EPA, HUD, DOT for Sustainable Communities Funding**
- **\$167 million committed by MBTA for 4 stations & bridges**
- **\$12.51 million committed by Mass Dept Housing & CD**
- **\$2 million in Economic Development Authority funds recommended by Metropolitan Area Planning Council (MAPC) for job training center**
- **Partnering with MAPC to leverage more federal funds through HUD Sustainable Communities**



Private Funding

THE HYAMS FOUNDATION

LISC
Local Initiatives Support Corporation
Helping neighbors build communities

tBf The Boston Foundation
INNOVATION. INFORMATION. IMPACT.

MERCK FAMILY FUND
Protecting the Natural Environment.
Strengthening the Urban Community.

SURDNA FOUNDATION

BARR FOUNDATION

Mabel Louise Riley Foundation

THE HERMAN AND FRIEDA L. MILLER FOUNDATION

citibank®

NeighborWorks®
AMERICA

TD Bank

Citizens Bank
Not your typical bank.®

GARFIELD FOUNDATION

FannieMae.

The Jessie B. Cox Trust

How Do We Work Together?

- **Establishment of a Fairmount Implementation Team (FIT)**
 - Coordinated, interdepartmental team with regular meetings
 - BRA, DND, BTD, DPW, BHA, Environment Department, Parks & Recreation, Intergovernmental Relations
- **City lead agency**
- **Expedited City/State processes**
- **City assistance to leverage State & Federal opportunities**
- **Establish 12-month benchmarks for implementation**
- **Strategies around small business development & job creation**
- **Quarterly updates to Economic Development sub-cabinet**
- **Public launch with the Mayor**

Here's What We Need From city agencies THIS YEAR:

Funding & Financing:

- \$2 million in acquisition & pre-development financing
- \$4.2 million city grants for Fairmount affordable housing projects currently in planning
- \$250,000 to develop coordinated commercial development strategy & implementation plan
- Prioritize public infrastructure improvements adjacent to & along greenway
- Establish & prioritize new financing models for commercial development
- Alternative tax strategies (TIF, DIF)

Next?

