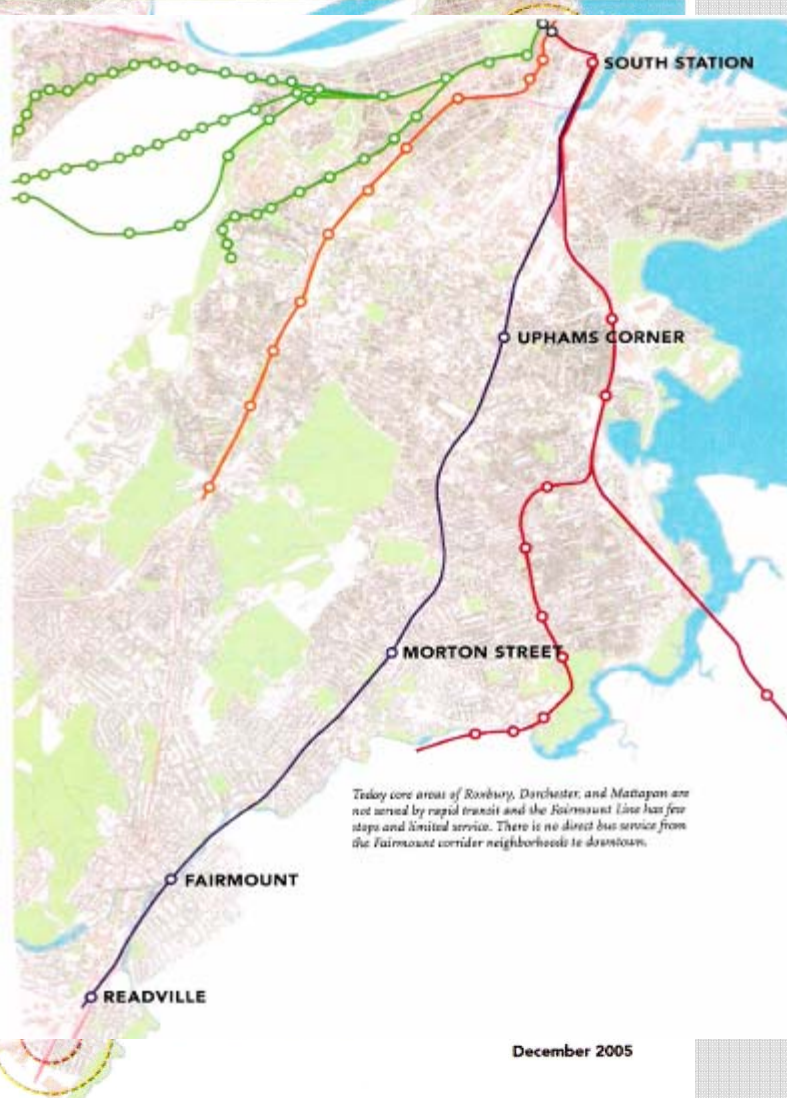


Boston's Newest *Smart Growth* Corridor

A COLLABORATIVE VISION FOR THE FAIRMOUNT/INDIGO LINE

The Fairmount/Indigo Line
CDC COLLABORATIVE

Dorchester Bay Economic Development Corporation | Codman Square Neighborhood Development Corporation
Mattapan Community Development Corporation | Southwest Boston Community Development Corporation



rowth Corridor: airmount/Indigo Line

New Partners for
Smart Growth
Charlotte, NC
February, 2011

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

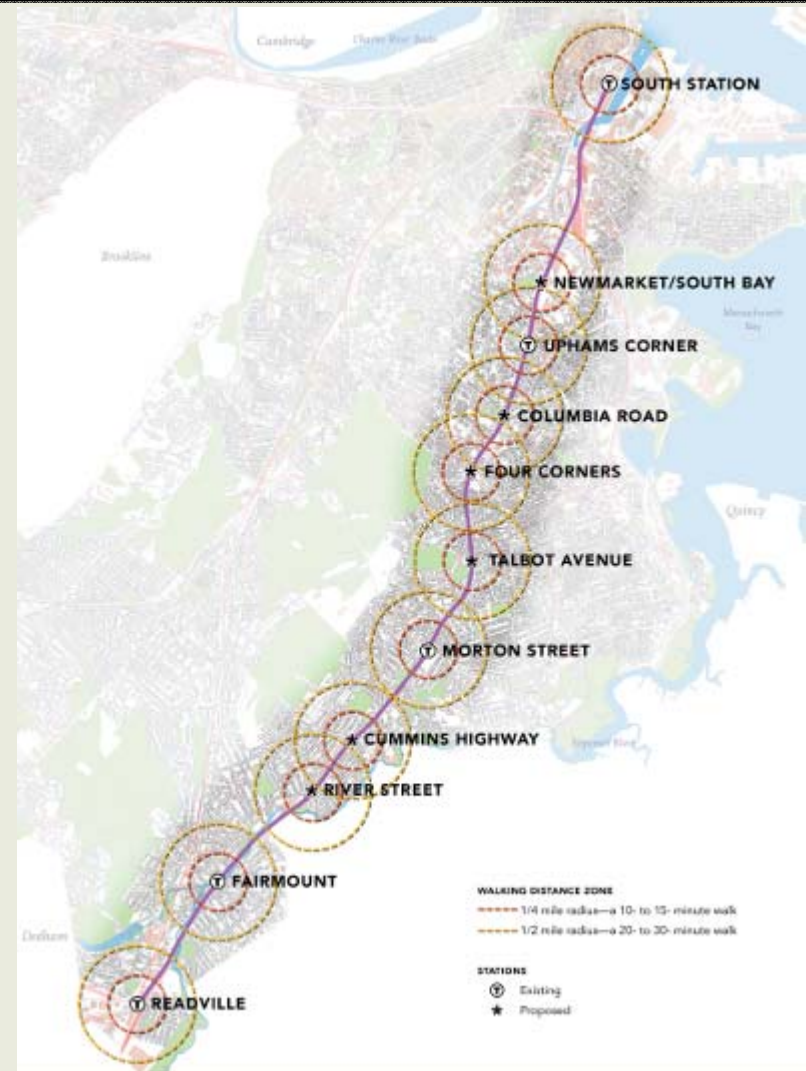
Strong, vibrant, diverse
21st century communities
along the corridor. Five
Goals:

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



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**

DUDLEY VILLAGE LLAGE BEFORE

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

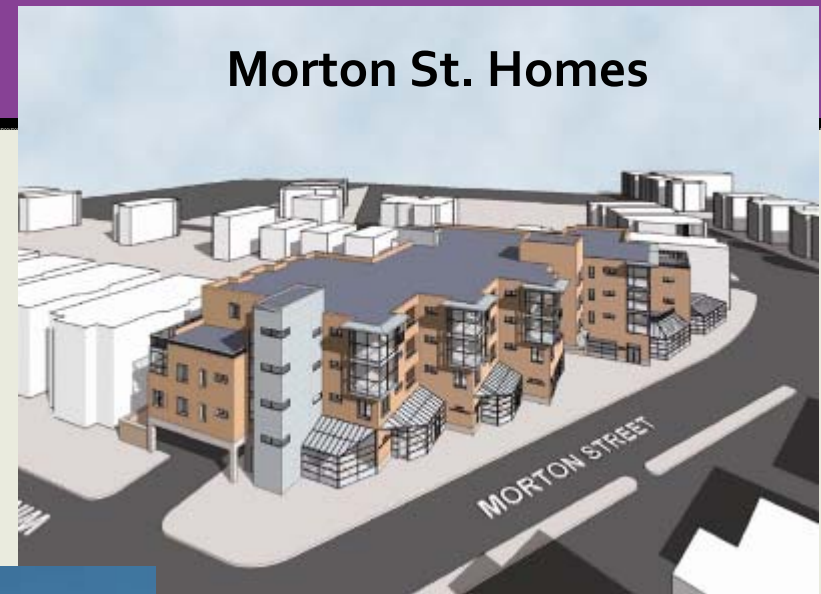


Housing Pipeline:

Site control of 800 units
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



May 17, 2010

Fairmount/Indigo Line



Hendry Street!

Economic Development Status Report

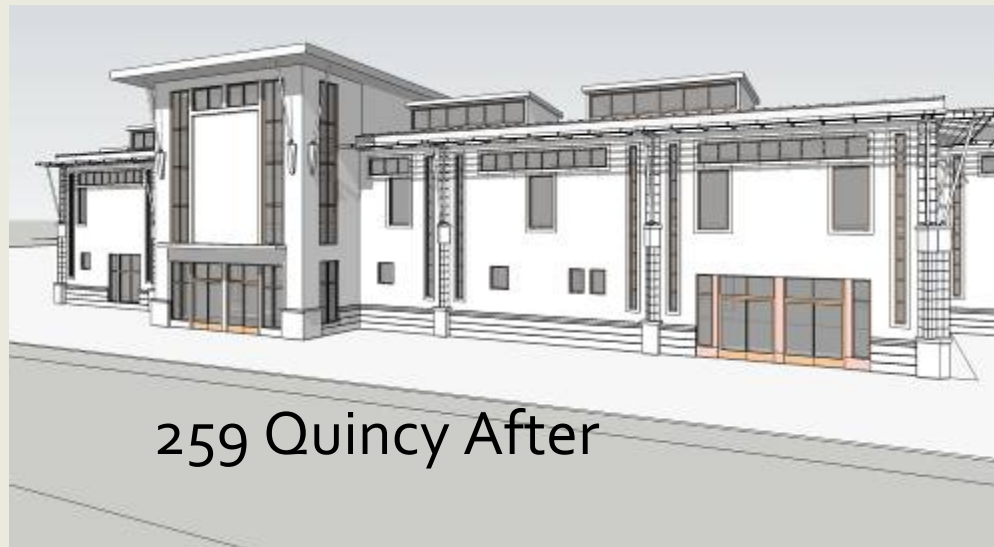
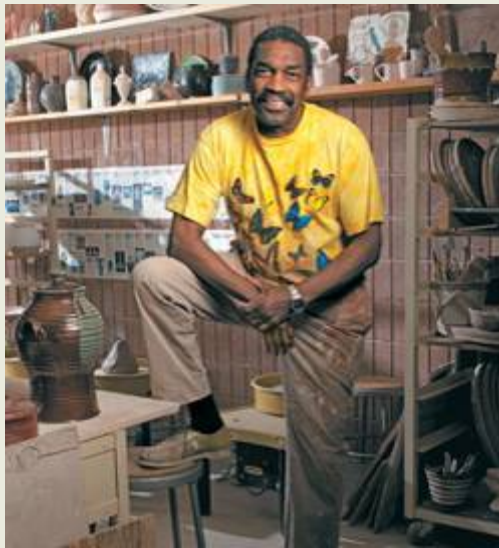
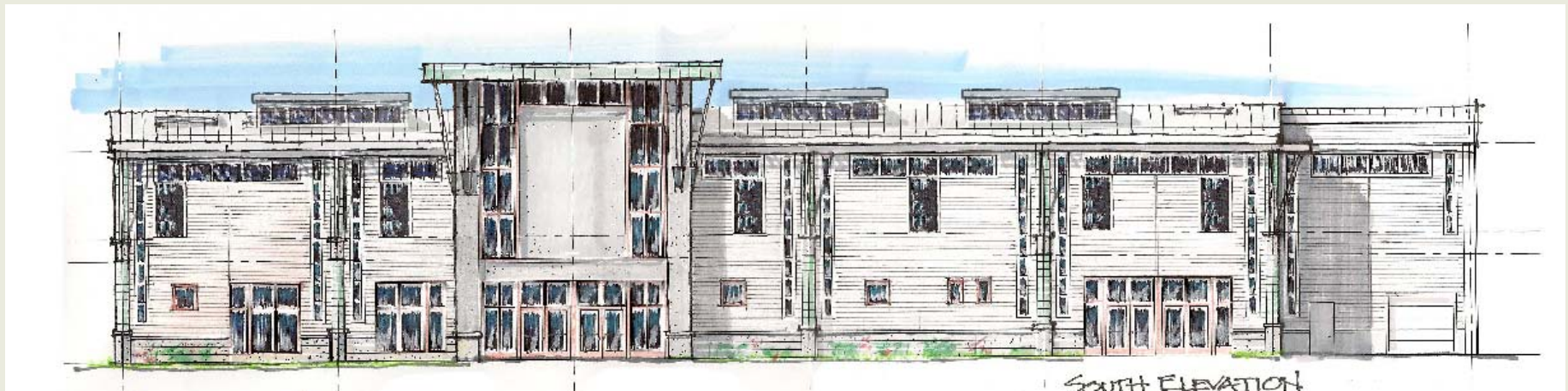
- Nine commercial & mixed-use developments currently in pipeline will result in 200 permanent jobs & 20-25 local businesses
- Small business assistance & loans
- Light Industrial buildings: 259 Quincy, Pearl Meats.
- Green Workforce Development Initiative with local auto body owners
- Hyde Park Green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

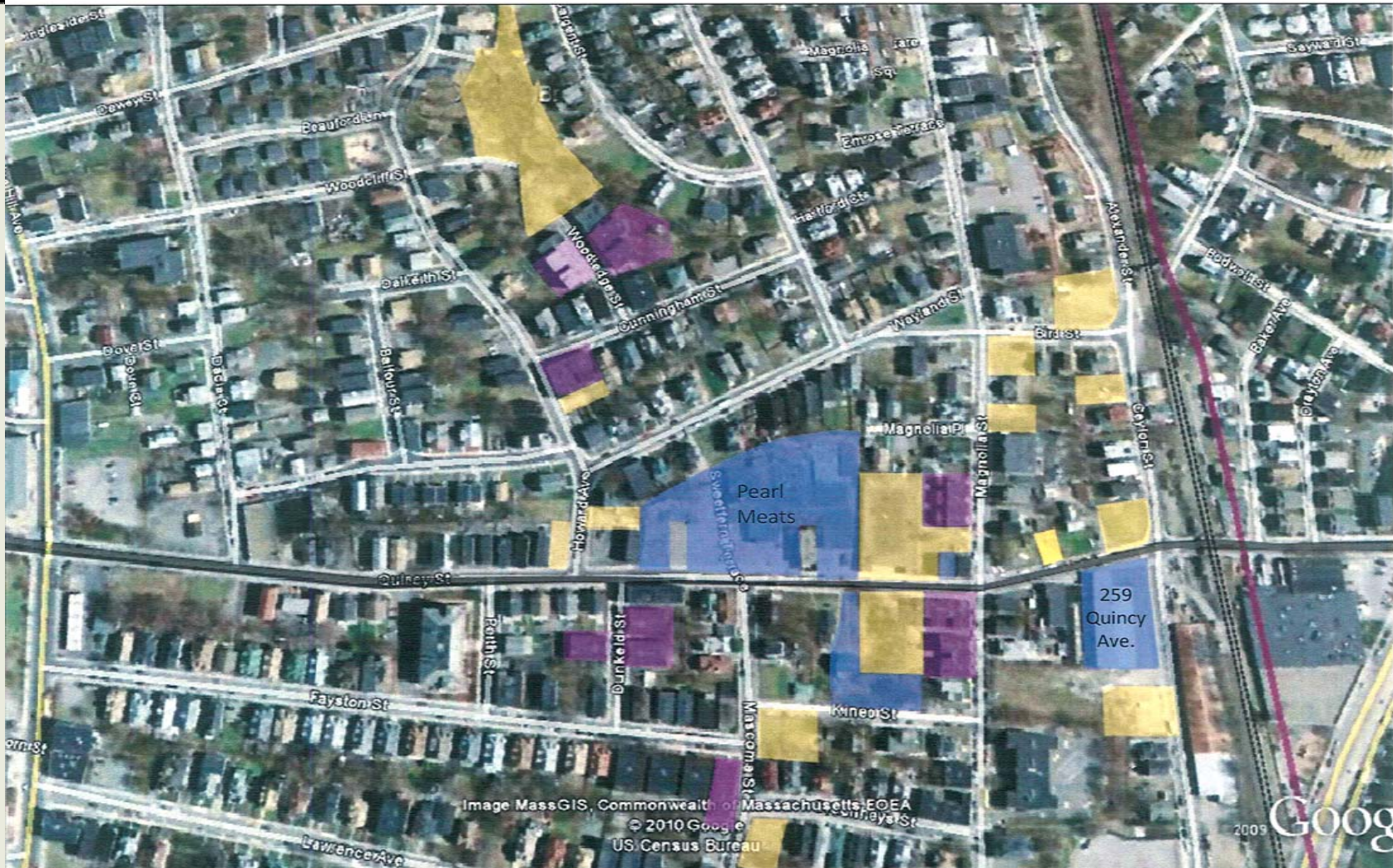


CODMAN SQUARE NDC: Tax credits awarded for 24-unit mixed use
Levedo Motors project (Talbot Avenue station)

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

Fainboon/margo Line

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**

CHALLENGES

- Delays in assessment & remediation \$
- Need for TA to expedite projects
- Many new grants on planning, not enough on implementation
- No \$ for acquisitions & pre-development
- HUD flex sub loans, interest accruals high
- NSP funds clogged locally, audits rigid?
- Uneven fares, commuter rates on line.
- Need 5th station.

Solutions

EPA: continue assessment, remediation \$

- Continue TA to speed up projects
- Allow Mass Brownfields to bridge EPA \$
- Use clout to raise other funds.

HUD: Continue SCI, CHOICE, PROMISE \$

- TOD acquisition, pre-development \$
- More \$ for implementation than planning
- Flex Sub Loan interest adjustments
- NSP funds expedited, ease use.

FTA-DOT: Transit fares along entire line.

- Assist with proposed 5th station
- Work on air quality in corridors if delayed
- Shuttle to Boston Medical Center