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

Northeastern University
September 29, 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

Housing & Economic Development

Transit Equity

Open Space & Recreation

May 17, 2010

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

50-rental apartments
4 commercial spaces
Dudley Village Ribbon Cutting 8-8-09
Housing Pipeline:

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

Top priority projects in development:
- Fairmount Ave. TOD
- Morton Street Homes
- Talbot Commons
- Quincy Heights I & II
The Foreclosure crisis strategies:

1) Prevention, “modifications” (300 families)
2) Joint ventures—rehab, sell

Hendry St. in 2008
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
  - 77 Coleman- 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

**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
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
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
What We have proposed 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?