

## The Fairmount Corridor

**Goals: Urban Villages**

1. Transit equity
2. Mixed inc. housing
3. Jobs & business
4. Green corridor

**A Sustainable Communities Presentation**

July 30, 2013

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## Our neighborhoods, a geography of inequality:

- Transit use is 4x regional average, commutes 1hr 15 min.
- 90,000 people live within walking distance of line
- Median income, \$31,300, approx. \$17k < state average
- 2008-2009, 65-70% foreclosures in Boston were in this area
- Runs through the heart of the Mayor's "Circle of Promise"
- HUD Choice & Promise areas.

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## 2005- FTA, State & MBTA Commit \$200M to 4 new stations, bridges, repairs.

## July 2013-Four Corners Opening, \$2 fares Gov. Patrick, Mayor Menino, Boston Foundation \$10M Fairmount development

## 2013: \$2 Fair Fares for Fairmount Line! Ribbon cutting for New Stations at Four Corners, Talbot, Newmarket

Newmarket Business District, 15,000 light industrial & food jobs  
South Bay Center-2,000 retail jobs.

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## Talbot Stop, new Senator Dorcena Forey with a next generation of leaders

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## CDC Collaborative - current/completed efforts TOD - Housing

### CODMAN SQUARE NDC:

- Completed 31-unit Lithgow Residential
- Completed Levedo 24 unit mixed use
- Completing 157 Washington (AB&W) funded; 24 unit mixed use
- City funding commitments for the 54-unit Phase I Washington/ Codman Apartments
- 4 foreclosed properties; 10 in pipeline

### DORCHESTER BAY EDC

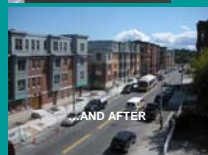
- Completed 50-unit mixed use Dudley Village
- Completed 13 unit Uphams West- mixed use rental, 4 homeless
- Construction 129 units Quincy Heights HUD CHOICE Award winner. \$56M project
- 20 foreclosed properties rehabbed, resold.

### SOUTHWEST BOSTON CDC

- Joint venture with Tallon Development on a new mixed-use project at Nott St.
- 2 foreclosed properties resold.



DUDLEY VILLAGE BEFORE



...AND AFTER

## DB Dudley Village & Uphams West today



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## Codman Square NDC's 157 Washington St. Four Corners Stop; 24 coop units, Dorchester Arts Collaborative



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## CDC Collaborative – current, future efforts TOD - Commercial

### CODMAN SQUARE NDC:

- Tax credits awarded for 24-unit mixed use Levedo Motors project (Talbot Avenue station)
- Mixed use at 157 Washington St.
- Future Talbot Commons - 30,000 sf commercial

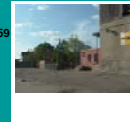


### SOUTHWEST BOSTON CDC

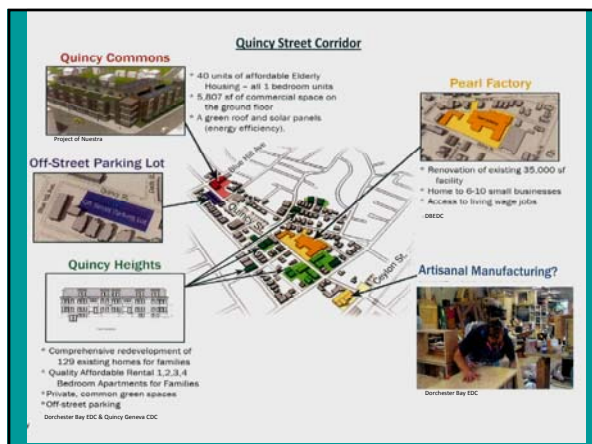
- 5,000 sf commercial in 16 unit mixed use
- Partnership with Riverside Theatre Works
- Riverside Theatre Works to bid & redevelop the Lewis Chemical property at Fairmount Station

### DORCHESTER BAY EDC

- Sustainable artisan Collaborative jobs center at 259 Quincy Street
- Pearl Meats – 198-214 Quincy St – (owned); commercial or mixed use.
- 195 Bowdoin- Dorchester Community Food Coop
- \$6.9M in 120 small business loans = 750 JOBS



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**HUD Choice \$20.5M award 2012 to Quincy Heights & Quincy Corridor**, one of five U.S. HUD Choice Neighborhoods grants, to the City of Boston, DBEDC, Project RIGHT, DSNI. \$12.5M for construction, \$3M for resident services, and \$3M for "critical community improvements" like the Pearl job center.



HUD Secretary Shawn Donovan

Then senator Kerry





Quincy Heights Apartments,  
129 units, 80 rehab, 49 new  
construction.



Demolition started spring 2013



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Bornstein & Pearl Food Production Small Business Center:



- Awarded \$800K from Federal OCS;
- State of MA \$1.5M
- \$2.7M LISC New Markets Tax Credits
- City of Boston lending \$2.7M
- Boston Community Capital lending \$2.3M; LISC lent \$400K
- DBEDC investing \$500K of its own capital.
- Construction start June, 2013

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50 small businesses & 80-150 jobs in 3 years.

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New Agreements on Jobs for local people:

**DBay, Quincy Geneva, Project RIGHT, and DSNI  
sign agreement on Subs & worker jobs:**

- 51% local, 51% minority, 15% women.
- 30% minimum MBE sub-contractors (actual 66%)
- 10% minimum female sub-contractors (actual 14%)

**Mass Minority Contractors Assoc. signs  
agreement with MACDC's Boston CDCs:**

- Ditto on above requirements. (not goals)

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191-195 Bowdoin St.- EPA \$200K grant  
Future Dorchester Community Food Coop





**Sustainable Communities temporary  
“food hub” space at Bowdoin St,  
building coop members, healthy food events.**



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Foreclosed properties:  
In our renovation efforts  
2008-2012, DB:  
-purchased 20 properties  
-sold 19; (in stayed rental)  
-kept 57 families in affordable  
housing;  
-generated 110 jobs.  
-worked with crime watch &  
Boston PD & ISD, who closed  
2 major drug depots.



**Fairmount Greenway - Fairmount  
Greenway Task Force**

- Greenway Task Force organized in June 2008
- Ten Task Force organizations signed an MOU to promote accountability
- Community inventories of potential Greenway parcels completed in September 2009.
- EPA identified priority sites for remediation
- Crosby | Schlessinger | Smallridge completed a community driven design concept plan 2010.
- 8 Charettes to review inventories, priorities.



• Achievements to date:

- Open space and recreation focused collaboration among ten partners to form the Greenway Task Force
- 69 parcels identified; 6 priority sites, 2 “pilot segments”-start
- Raised \$750,000 in funding plus \$180K TA from EPA.

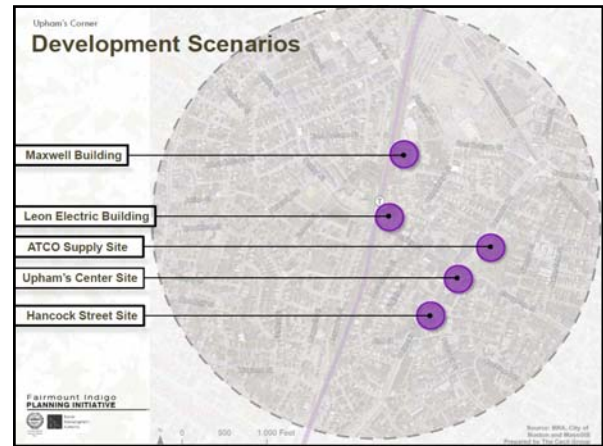
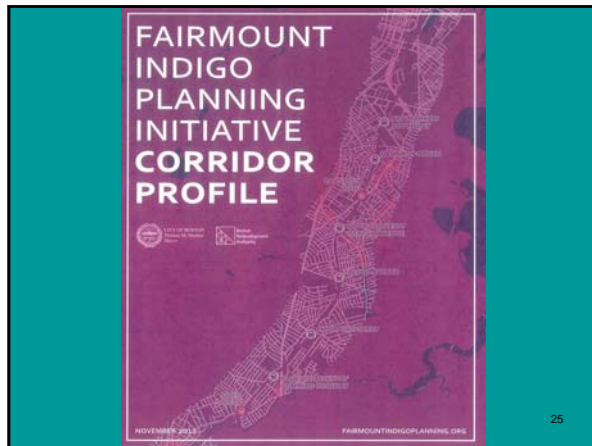


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**City, State & Federal Status Report:**

- \$10M Committed by The Boston Foundation for Fairmount development
- \$5M TOD fund being launched by LISC
- \$126 million in city investment along line including \$115 million in project funding, & \$11 million in property management, maintenance, environment
- \$350K from City of Boston for Boston Redevelopment Authority's Fairmount-Indigo Planning Initiative– economic development focus.
- \$180,000 committed for technical assistance via EPA, HUD, DOT for Sustainable Communities Funding, brownfields priorities.
- \$200K EPA funding for 191-195 Bowdoin St. & Pearl Meats.
- \$200 million committed by MA DOT, FTA, MBTA for 4 stations & bridges
- \$12.51 million committed by Mass Dept Housing & CD
- MAPC awarded \$200K through HUD Sustainable Communities
- HUD CHOICE award to Quincy Corridor of \$20.5M
- HUD Community Challenge \$1.8M for planning, outreach, acquisitions

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### Priority Site #1- Maxwell Business Park 3 acres at Uphams Fairmount Stop.

Light Industrial	Resident Units	Parking Provided (spaces)
36,000	0	34
0	14	49
0	14	0
0	14	0
0	19	0
0	19	0
<b>36,000</b>	<b>80</b>	<b>83</b>

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## Upham's Corner Development Scenarios Leon Electric Building

- 1 Lot area: 29,735 SF  
Gross area: 135,007 SF  
Owner: Leon Family LLC
- 2 Lot area: 13,492 SF  
Gross area: Vacant  
Owner: Leon Family LLC
- 3 Lot area: 7,115 SF  
Gross area: 8,120 SF  
Owner: Lepe Gabriel
- 4 Lot area: 10,396 SF  
Gross area: Vacant  
Owner: Meehan Paul et al

Fairmount Indigo PLANNING INITIATIVE

The Cecil Group Team  
The Cecil Group • HDR • Byrne McKinney & Associates • McMahon Associates • Boevinger • GAC Design • Shook Kelly

## Leon Electric Building Development Scenarios Alternative 1

Retail NSF	Office NSF	Light Industrial	Resident Units	Parking Provided (spaces)
11,234	11,234	0	166	124
4,058	0	0	34	15
<b>15,292</b>	<b>11,234</b>	<b>0</b>	<b>200</b>	<b>139</b>

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