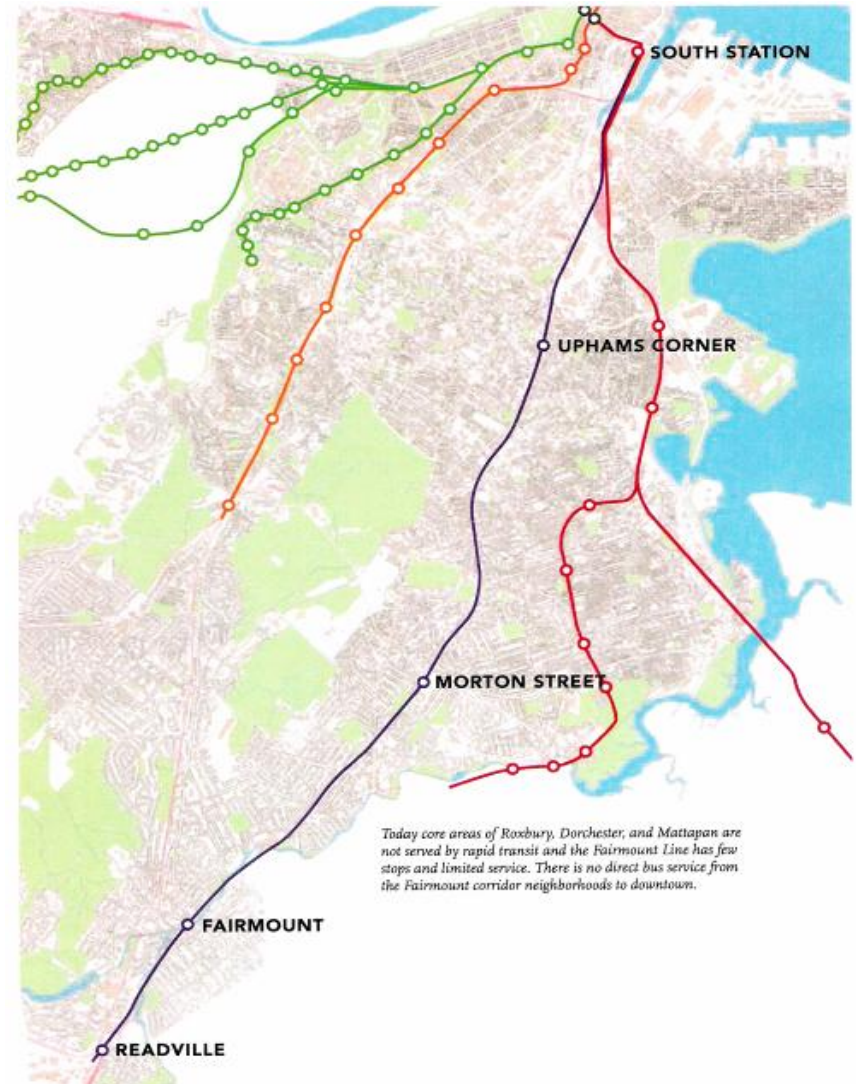


PROJECT SUMMARY

- The Fairmount/Indigo Line CDC Collaborative Initiative launched by Dorchester Bay Economic Development Corporation with two Community Development Corporation partners, Codman Square Neighborhood Development Corporation and Southwest Boston Community Development Corporation is spearheading a sustainable, smart growth agenda along the 9-mile Fairmount commuter rail line that runs within the City of Boston and cuts through some of the City's most distressed neighborhoods.
- The Fairmount Initiative has 4 major goals:
 - “Transit Equity” to increase access to the line through 4-5 new Fairmount stops, increased service and affordable fares.
 - Transit-Oriented Development (TOD) to create mixed-use “urban villages” within walking distance to transit and services.
 - A Green Corridor of sustainable buildings and a proposed Fairmount Greenway including new open space on vacant lots and a “multi-modal” path to encourage bicycling and walking.
 - Economic Development and Jobs for local minority residents and women through commercial development and construction.



See Appendix A for more information on commuter rails and Transit-Oriented Development (TOD)

PROJECT SUMMARY – continued



- Transit use is 4 times the 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% of all foreclosures in Boston were in this area
- Runs through the heart of the Mayor's "Circle of Promise"
- A projected 80+ new jobs at the Bornstein Pearl Small Business Center that is attracting small food-related commercial tenants.
- A Fairmount Greenway Concept Plan completed to create healthier neighborhoods through new green space, new bicycle and walking paths and low impact development infrastructure
- LEED certifiable sustainable building practices in all TOD projects and weatherization and energy efficiency measures in all foreclosed property renovations

FAIRMOUNT/INDIGO COMMUTER RAIL LINE

BEFORE FAIRMOUNT/INDIGO LINE

- Area between Red & Orange Lines in Boston un-served by Rapid Transit
- Fairmount Branch is the shortest in Commuter Rail system (9.2 miles)
- Bypasses key neighborhood centers
- Disparity of coverage has raised issues of environmental justice
- Poor frequency of service; limited evening service; no weekend service



AFTER FAIRMOUNT/INDIGO LINE

- 4 New Stations at key neighborhood nodes:
- Newmarket/South Bay, 4 Corners, Talbot Ave & Blue Hill Ave
- Four Corners Station projected to have the highest ridership in the entire Commuter Rail system (1,900 boardings/day)
- Run it as if it were Rapid Transit (Indigo Line) with evening & weekend service
- Fare integration w/ MBTA system

- The Dorchester Bay Economic Development Corporation was founded in 1979 and has as its mission to build a strong, diverse community in Boston's north Dorchester neighborhoods.
- The Fairmount Corridor is defined as ½ mile around the line from South Station to Readville/Hyde Park, and is home to 160,000 predominantly minority residents in some of Boston's poorest neighborhoods:
- 61% African-American and Caribbean; 21% Latino; 9% White and 1% Asian
- Median household income is \$17,000 less than the regional average, 20% of families are below the poverty line and 35% of children (0-17) are, and there was almost double the rate of unemployment-- 10% vs. 6% (Boston) (2005-09)—even before the peak of the recession.

The Fairmount Vision



To create strong, vibrant, and diverse 21st century communities along the corridor, that support strong civic engagement, provide mixed-income housing, access to safe open space and decent paying jobs, and achieve transit equity

The Fairmount/Indigo Line CDC Collaborative has been funded by the following:

Foundation Funding:

The Boston Foundation - \$200,000

The Great Neighborhoods Initiative- \$121,000

The Miller Foundation - \$100,000

The Riley Foundation - \$100,000

Grant Funding:

Metropolitan Area Planning Council HUD Sustainable Communities Regional Planning Grant- \$90,000

\$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 Admin. funds recommended by Metropolitan Area Planning Council (MAPC) for job training center

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

COMMUNITY DEVELOPMENT INFORMATION

- The transit campaign will benefit the existing residents in the Corridor by adding 4 new stops, with affordable fares in areas that have not had access to rail transit for over 40 years.
- The Fairmount Initiative will create up to 1500 multi-family homes predominantly for resident with incomes below 80% of median. 800 units are completed, in construction or under site control.
- The Fairmount “Green Corridor” will also bring environmental benefits and increased recreational resources. The Corridor has the highest concentration of vacant city-owned land, and 161 parcels have been prioritized to transform into new open space that will benefit low-and moderate income Corridor residents with a healthier and greener environment that increases opportunity for exercises, reduced automobile and bus use.
- The initiative will also create 800-1000 jobs for local minority and women workers and increased contracts for minority and women-owned businesses through construction jobs and vendor contracts on the rail trail and through the TOD projects.

- Due to the broad support from the community for the Fairmount/Indigo Line CDC Collaborative there appears to be no political risk exposed to TD Bank as a result of our involvement. Boston Mayor Thomas M. Menino has pledged his support and the Boston Redevelopment Authority, the municipal planning and development agency for Boston, is actively involved in the plan.
- With \$380,000, the Boston Redevelopment Authority (BRA) will lead Corridor-wide and station area assessments and planning efforts to promote more economic growth within the Corridor, including public infrastructure, new stakeholders and investments. Mayor Menino is now appointing a large Corridor Advisory Group and local Working Area Groups designed to insure broad participation of different constituencies in the Corridor. The Collaborative members and their partners expect to be fully represented at the table.
- The heightened engagement by the Mayor and the Boston Redevelopment Authority (BRA) in the Fairmount Corridor will help to ensure that all voices are heard during the discussion stages and as a result the possibility of any factions amongst the constituencies in the area will be minimized.

BENEFITS – AFFORDABLE HOUSING

- Fairmount/Indigo Line CDC Collaborative (the Collaborative) dovetails nicely with the pillars of the TD Charitable Foundation (TDCF) as well as with TD Bank's Community Development Community Relations goals.
- TDCF and TD's Community Development Department has a history of supporting vital affordable housing initiatives focusing on those which support significant community revitalization. The environmental pillar focuses on projects that improve the environment through energy-saving and sustainable measures.
- The Fairmount Collaborative Initiative has over 800 affordable housing units completed, in development or under site control with a pipeline of 500 more units through redevelopment of vacant, distressed and often contaminated properties.
 - 26 foreclosed 2- 3-family homes (80 units) purchased and renovated for resale or rental to date
 - Over 500 at-risk homeowners counseled to prevent foreclosures (30% success rate)
 - 100,000 sq ft of new commercial space completed, in construction or in pre-development with 5 new businesses recruited and an additional 500,000 square feet with potential for development in the pipeline

Dudley Village Before



Dudley Village After



BENEFITS - ENVIRONMENT

- Environment - includes programs and initiatives that help improve the environment through energy-saving and sustainable measures, promote environmental awareness and education, and engage our communities in the active preservation of our natural surroundings.
- Fairmount/Indigo Line CDC Collaborative (the Collaborative) will create a "Fairmount Greenway" loosely aligned with the rail line connecting communities to local open space, neighborhood destinations and downtown, and promote healthier communities with more open space and increased bicycling and walking opportunities.
 - Will use energy efficiency and LEED certifiable sustainable building practices in all new TOD projects and promote "green jobs and businesses" --including healthy food industry enterprises, weatherization, and business assistance to help local owners "green" their practices.



FAIRMOUNT GREENWAY

- Commuter rail is a passenger rail transport service that primarily operates between a city center, and the middle to outer suburbs beyond 10 miles and commuter towns or other locations that draw large numbers of commuters who travel on a daily basis.
- Transit-Oriented Development (TOD) is compact, mixed-use development near transit facilities and high-quality walking environments. TOD has been highly successful in North America, including Montreal, Toronto, and Calgary.
- Examples in North America include:
 - Toronto has a longstanding policy of encouraging new construction along the route of its primary Yonge Street subway line. Most notable are the development of the Yonge and Eglinton area in the 1960s and 1970s; and the present development of the 2 km of the Yonge Street corridor north of Sheppard Avenue, which began in the late 1980s.
 - Calgary is home to a very successful TOD community called The Bridges, located in the community of Bridgeland. The Bridges is home to a diverse range of condos, shops, services, and parks. Some other TODs currently being constructed are London and Westbrook, both high rise condo and retail communities in suburban areas of the City.