

# Challenge Into Opportunity: 100 Ballou Avenue - Dorchester, MA

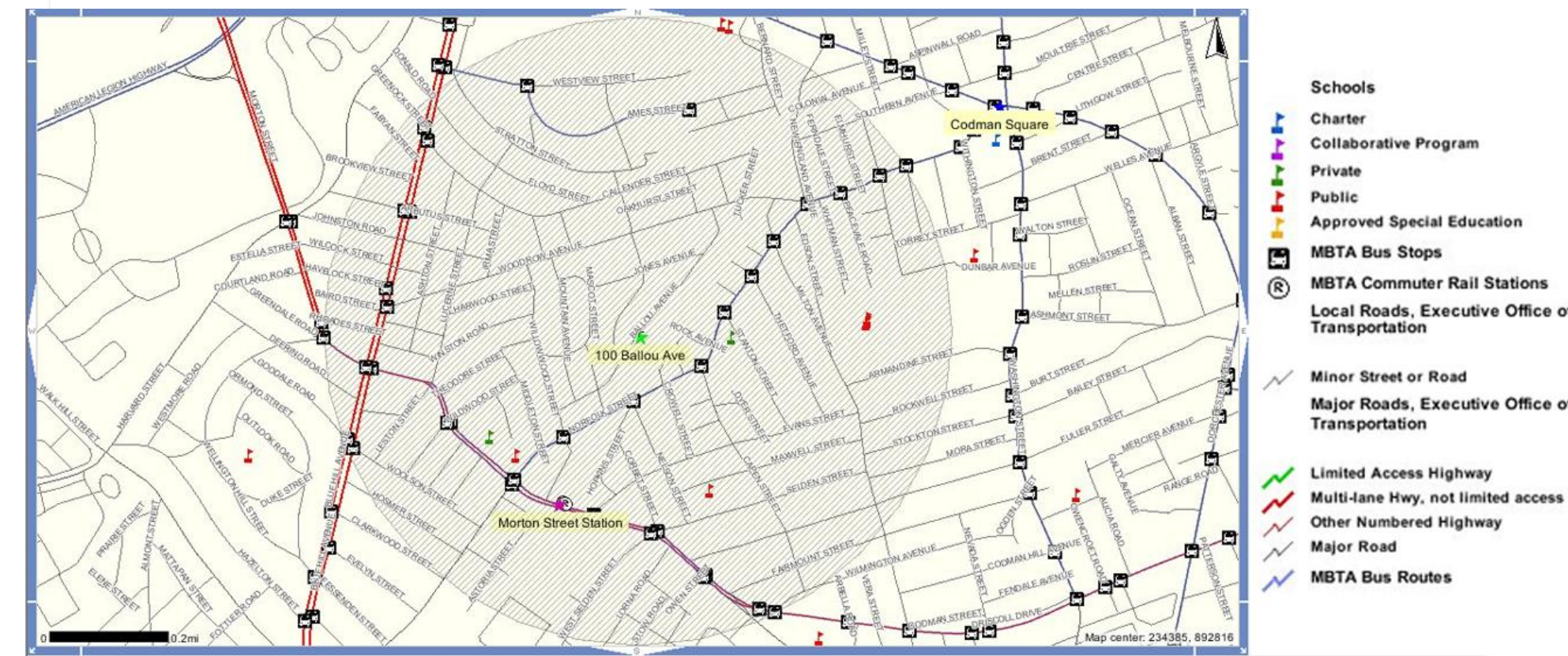
## Sustainability Guild International and Codman Square Neighborhood Development Corporation

### Summary

During the summer of 2011, Sustainability Guild International and Codman Square Neighborhood Development Corporation worked collaboratively to determine effective uses for 100 Ballou Ave. 100 Ballou Ave is a 23,000 sq. ft. vacant lot that is located along the Fairmount Greenway and within a residential neighborhood between Codman Square and the Morton Street commuter rail stop. Neighborhood residents

expressed interest in having a tot lot constructed on the parcel, but also voiced a desire for affordable access to healthy foods and greater economic opportunity. In response, the Guild presented a series of actionable models that imagined the Ballou Ave site as an important node in an inner city-wide network of innovative sites developed to deliver a sustainable array of educational, economic and community building opportunities.

### Results



The above map quickly tells us that there 8 schools and 24 bus stops from 5 different bus routes that are within a half-mile radius of 100 Ballou Ave. Using the DataMap measuring tool we can see that Codman Square and Morton Street Station are about .7 miles and .4 from the site respectively.

### Conclusions and References

At first glance Ballou Ave appears to be well off of the beaten path. In actuality, as our map indicates, the site is within walking distance of Codman Square and any future transit oriented development that may occur along Morton Street. It is also highly accessible by bus and bicycle. These factors, combined with the close proximity of 8 schools, allowed the Guild and CSNDC to evolve their site concepts to maximize their impact on the community and tie into future growth resulting from the Fairmount | Indigo Line.

Source:

MetroBoston DataCommon, 2011. DataMap Tool. Available at: <http://www.metrobostondatacommon.org/>



### Process

Access to MetroBoston Data Common was essential for conducting basic spatial analysis on the Ballou Ave site. This free mapping resource and its associated datasets enabled the Guild and CSNDC to determine the feasibility of moving beyond the concept of a basic community garden and tot lot, to a full-scale, multi-use facility that will be infused with a wealth of programming to promote healthy living, education, and value creation throughout the community.

Due to its residential neighborhood location, access through alternative forms of transportation was critical for more complex site designs and programming to exist. It was also important to integrate programming for local students. The Guild looked at the following data:

1. Proximity to local bus routes.
2. Distance from Morton Street Station
3. Proximity to local schools.
4. Distance from Codman Square



### Contact Information

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