





## **MAKING PLANNING PROCESSES PUBLIC**

A week-long interactive community planning exhibit in Uphams Corner, Dorchester

April 29-May 5, 2013 | Uphams Corner Main Street



In conjunction with Uphams Corner ArtPlace

### MAKING PLANNING PROCESSES PUBLIC







Urban planning processes are often invisible or inaccessible to those most affected by them. Even community meetings and public bulletins tend to reach those already somewhat "in the know." The Design Studio for Social Intervention aimed to take a totally new approach with a family-fun pop-up exhibit on urban planning. Making Planning Processes Public took place in the Upham's Corner neighborhood of Boston for one week from April 29th-May 5th, 2013. The aim of our exhibit was to make public the plans made for the community by city, private and nonprofit developers. During the week we collected input and engaged the residents as planners through public signage, interactive art structures and forums for people to share their ideas. The following pages are the results of our exhibit.

**ds4si team:** Kenny Bailey, Lori Lobenstine, Diego Perez Lacera, Corina McCarthy-Fadel, Michael Guadarrama

Commissioned Artists: Cedric Douglas and Phillipe Lejeune

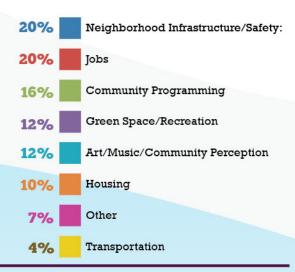
Hosts: Upham's Corner Main Streets and The Strand Theatre

**Program Support:** MIT Co-Design Class at the Civic Media Lab, Dudley Street Neighborhood Initiative and Ines Soto- Palmarin

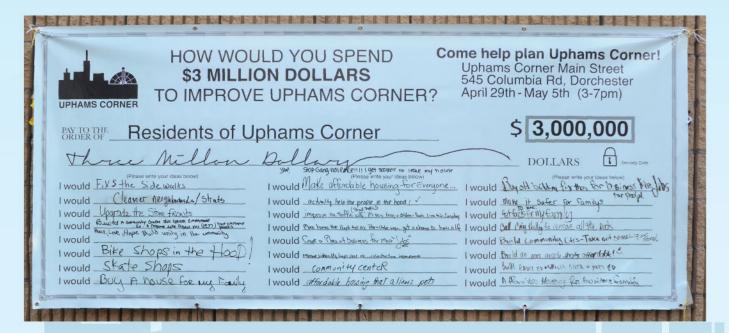
**Project Funding:** The ArtPlace Initiative, The Boston Foundation, The Surdna Foundation and Open Society Foundation

# HOW WOULD YOU CHANGE UPHAMS CORNER?

In urban planning processes, residents do not typically have a say in the developments occurring in their neighborhoods. Part of the goal of MPPP was to allow residents to imagine how they would move money within their community. We asked over 250 residents how they would change Uphams Corner and this is what they had to say:



216 Open Ended Responses



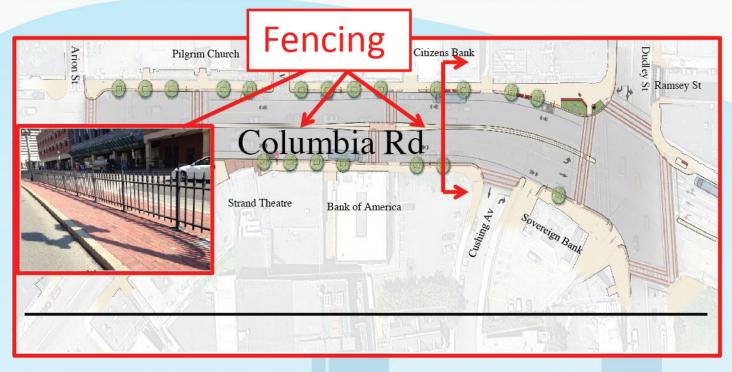
"Build an adult education and skills center and art center"

"Build more environmentally safer parks, schools, and get input from children." "Give \$100- \$30,000 small business start up grants to people who live in the area, with sound business plans intended to be launched in the area."

"Fund more youth programs with stipends."

# CONSTRUCTION ON COLUMBIA ROAD

Part of the plans we made public revolved around the renovations for Columbia Road, set for construction this coming Fall 2013. The vast majority of residents were unaware that construction was coming to Columbia road. When told of the plans residents particularly disliked the idea of a fence being constructed down the middle of Columbia Road. 91% of people asked about the fence said that there was no need for a fence.



# IMPROVEMENTS THAT PEOPLE DID WANT ON COLUMBIA ROAD INCLUDE:

"More jobs, more trash cans, cleaner sidewalks, more street lights & cross walks, local company to do construction, local jobs, separate island for plants"

"Recycling receptacles in the community"

"Raised beds in the middle with real trees and shrubs"

Recently, we were notified that the fence is no longer part of The Columbia Road renovation plan!

# FAIRMOUNT LINE





The development of Uphams Corner included the renovation of the Uphams Corner train stop. During the exhibit we asked residents about their thoughts on the Line and their local stop.

## 77% of residents polled during the exhibit had NOT ridden the Fairmount Line.

Part of the exhibit asked residents "Who was the Fairmount Line built for?" We found that 82% of residents believe the Fairmount line was built for people outside of their community. Some responses as to who the line was built for include:

For people coming through to get to work

Future residents

The mayor! Menino

Not for uphams people

Suburban people because its expensive

"As a commuter rail line, its priority is for riders from the more distant stations, some from the suburbs. Its operation suggests that uphams corner riders and those from the other new stations are to be discouraged."

These are suggestions and omplaints residents had about the Fairmount Line and their local Uphams Corner stop:

Weekend Service needed

More Frequent

Doesn't come often

The train costs way too much

Make it a rapid transit line to serve the communities it runs through

More frequency and a T pass program for people with low income

Update: The MBTA added an extra 12 trains a day to the Fairmount Line and reduced one-way fares from \$6 to \$2, effective July 1, 2013.

# THE LEON BUILDING



The Leon Building is structurally unsound and currently privately owned. We know of no current plans for this space, but from what we know of development, change often occurs fast. We wanted to create space in the exhibit for residents to imagine what could be in place of the Leon Building before any development was on its way. The community members wanted to see the following in the space of the Leon Building:

Arts & Culture 34% Housing 13% Business 15% Community Programs & Services 29% Sports 9%

#### RESIDENTS SHARED THEIR VISIONS FOR THE SPACE:

A giant park with a few mobile cafes like the financial district

Affordable housing with green development e.g roof garden/farming

Whatever there is there should be a community public offering for ownership shares like Market Creek in San Diego, CA

Graffiti wall

Art Studio

# WHAT YOU WANT TO KNOW

Residents shared their questions about planning at the exhibit. Here's some of what people asked:

How will the community know of the changes? How will it (Columbia Road construction) affect flow of traffic in high volume lanes? (i.e. Dudley Intersection)

Would like the notification of residents and business owners to be wider and more reliable. What would it take to make this happen?

Will we be notified if projects are going to start happening?

Will the community have the final say on the planning?

Is there a way we can submit more ideas?

Will we have a say in any of the planning before it becomes official? And will our input be beneficial in the outcome of whatever is decided?

Can these projects promote community "togetherness," jobs and "attractiveness" to others who may be passing by?

How are planning meetings decided and shared with the community?

Who has final say on what goes up?

# **WANT TO GET INVOLVED?**

The idea of Making Planning Processes Public was to open planning up to the community using creative ways to engage residents. Residents plan their lives out everyday, and it was important to us that people saw themselves as planners so that they could insert themselves in the planning processes around them. The exhibit was a pop up, but the planning is ongoing. Stay involved in all that is going on in Uphams Corner! Below is information about planning meetings, planning bodies, and organizations that play a role in the development in the Uphams Corner area.

#### THE FAIRMOUNT INDIGO LINE (COMMUTER RAIL):

Want it to come more often? Cost less? Or at least pick you up when you're standing there? Want to add your ideas for the development going on around the station?

#### PLANNING MEETINGS:

For more information about the Fairmount Indigo Planning Initiative Corridor-Wide meetings contact Jeremy Rosenberger at the Boston Redevelopment Authority at: Jeremy.Rosenberger@cityofboston.gov

For more information on the Upham's Corner Working Advisory Group Meeting contact Max McCarthy of UC Main Streets at: max@uphamscorner.org

#### THE REMODELING OF COLUMBIA ROAD:

Want to express your opinion about a fence down the middle of Columbia Road? Or add your ideas?

#### PLANNING MEETINGS:

For more information about the next Columbia Road Planning meeting contact Zach Wassmouth of the Department of Public Works at: zachary.wassmouth@cityofboston.gov

#### **ARTS in Upham's Corner:**

Want to have your art in a local business window? Use large-scale art equipment in a shared studio? Help decide what movies come to a movie night at the Strand? Sell your art or crafts at a local Open Market? Stay up on new arts opportunities and classes?

#### PLANNING MEETINGS:

ArtPlace is a collaboration between local organizations, businesses and residents to think about creative placemaking and the cultural arts in Upham's Corner. Community Meetings are the 4th Tuesday of every month. For more information contact Bayoan Rosello-Cornier of DSNI at: arossello-cornier@dsni.org

#### ORGANIZATIONS IN THE AREA:

For more information on the artist share work space, and how to get involved contact Jean Dubois of Dorchester Bay EDC at: jdubois@dbedc.org | 259 Quincy Street Artist Collaborative

#### Making Planning Processes Public: Data Collection

From April 29<sup>th</sup>-May 5<sup>th</sup>, the Design Studio for Social Intervention put on Making Planning Processes Public. It was hosted by Uphams Corner Main Street in the heart of Uphams Corner. It was part of the Uphams Corner ArtPlace Initiative, and its aim was to engage residents, artists, merchants and passers-by in understanding the planning processes going on that would impact Uphams Corner and their lives. Two local artists, Cedric Douglas and Philippe Lejeune, were commissioned to help make the exhibit interactive and accessible. Part of our commitment to the community was to share their ideas back to them, as well as with planning bodies like the Boston Redevelopment Authority, the Uphams Fairmount Line working groups (WAG and CAG) and nonprofits engaged in local planning like the Dorchester Bay CDC and Dudley Street Neighborhood Initiative. Data was collected in all sorts of creative ways, both on the streets of Uphams Corner and within the exhibit. Here is the raw data, some of which is included on the previous pages.

#### **Columbia Road Project**

#### 1. Do you want a fence on Columbia Road?

10 People voted **YES** for the fence.

108 People voted **NO** for the fence.

Reasons People States for Yes	Reasons People Stated for No
Yes, make the fence but make a break in the middle of it.	No, the cars will go even faster on Columbia Road. x 2
Yes, but have a local Uphams Corner company do the construction.	No, the fence will be in people's way when they need to catch the bus quickly
Yes, it will be safer.	No, because it is a waste of money that can be used in other ways in the community
Yes, except the wall might be hit by cars and create a mess	No, use the sidewalk space in a way that supports local businesses instead of the street
	No, support and prioritize the creation of local businesses

#### 2. What do you want to change on Columbia Road in Uphams Corner?

Prioritize local businesses, use sidewalk space in a way that supports business i.e. dining area-

More jobs, more trash cans, cleaner sidewalks, more street lights & cross walks, local company to do construction, local jobs, separate island for plants-

Regards to crossing the street, the island should be extended and possibly segmented-

Food Court/ Landscaping-

MBTA Seating, Less trash-

The Streetscape-

**Better Lighting -**

**More Trees-**

**Tutor/educational organization-**

Raised beds in the middle with real trees and shrubs-

Teen Violence, Respect in the community - No noise Pollution -

Design bike lane to fit on sidewalk-

More police to control the drug addicts-

Get rid of the right turn only lanes from Stoughton onto Columbia and from Dudley to Columbia-

Covered trash barrels so trash doesn't blow up and down the street-

Low budget area-

Recycling receptacles in the community-

End teen violence, stabbings robbings gunfire-

I would like to see artistic signage or banners that welcome people to the community-

Need to build underground tunnel to relieve the traffic, recognizing that it is a highway-

#### **Fairmount Indigo Line**

#### 1. Have you ever ridden the Fairmount Line?

23 People voted YES that they had ridden the Fairmount Line

78 People voted NO they had not ridden the Fairmount Line

#### 2. Who do you think the Fairmount Line was Built For?

Commuters to get into work in the city-

**Hyde Park residents-**

Originally suburban businessmen (1855), eventually more folks – working class moved in and they could not afford it, came back in 1979 by accident...-

Business people commuting (rich people) regentrification-

People who live in Fairmount and readville and surrounding suburbs who work in Boston-

People living around the train-

Only people who live in the surrounding area-

White people-

**Business employees-**

Not for where its at-

College students-

People they want to attract to the area, And the future residents have a choice other than the local bus-

Suburban people because its expensive-

Connecting other parts of Boston through the T-

Outsides to come into the community-

**Future residents-**

For other residents that don't live in the Dorchester Roxbury area. Come on where is the common sense? -

The mayor! Menino-

People from the suburbs/ people who live at the designated areas-

Only folks in the 6 designated stops. It stinks  $\otimes$ -

People from outside the city-

The commuter rail wasn't built for uphams corner-

For people coming through to get to work - not for uphams people.-

People going from readville to south station area for work and back. Not specifically for uphams residents-

I don't know who it was built for but I take it from UC to downtown and I love it!-As a commuter rail line, its priority is for riders from the more distant stations, some from the suburbs. Its operation suggests that uphams corner riders and those from the other new stations are to be discouraged. -

#### 3. What complaints and suggestions do you have about the Fairmount line?

More frequent service, advertising would increase ridership

Big sign on both sides of the railroad bridge – "ten minutes from here to south station" to increase ridership

Handicapped and blind people get double charged for not having their MBTA handicapped card

Cameras on the platform at UC stop

Mirror on Dudley street that angels up towards ramp to make corridor visible for pedestrians on Dudley st and much more lighting.

**More Frequent** 

Lower fares

Lighting in doorway of leon electric and mirror on Dudley for safet and dissuading vagrancy

That they advertise the benefits of riding the Fairmount

Weekend service, cover the waiting area to stay dry, heated sidewalks

More frequency and a T pass program for people with low income

Doesn't come often

**Very Pricey, more frequency** 

Lower fare for people not riding the whole way, Advertise!

Love the fare, route is good

**Waste of money, more special interest** 

Make it a rapid transit line to serve the communities it runs through

Theres already buses and trains going to these destination

The train costs way too much

Handicapped was charged double

#### 4. How would you spend 3 million dollars to improve the Fairmount train line?

#### Redo the JFK Station

Make a reduced Fare bike share shop to teach urban stop to increase exercise, patronage of local shops and Fairmount line usage.

**Make MBTA fairs less** 

Put a T stop at the Puritani Plaza where Lambert's and NWL and CVS are.

#### **Ideas for Uphams Corner**

#### 1. My Name is: \_\_\_\_ My plan for Uphams Corner is:

Andy	Little Slide
John	To have safer streets and have a more joyful community -
Takara	Make it more open for the residents, more benches more, more trash barrels -
Malaka	Make it a community that helps the younth reach their goals -
Kevin	More jobs, community centers, safety and horses-
Cat	Extend the Fairmount line to Norwood-
Philip	A place of inspiration and innovation -
Elligy	Build-Restore; create jobs improving the local economy – encouraging
	local spending within the community
Tywon	I want a free pool -
Judith	Movie theater-
Michelle	More park benches and more public space recycle bins! -
Jessica	More trees , More Flowers!-
Franklin	Is to add more colors and positive message -
Danielle/Andy	Youth Community Meetings -
Philip	Cross Cultural Food Station/court-
unreadable	Free food and free bike rentals w/ presenting of ID-
JayPix	To photograph the undiscovered faces of our community, building
	individual reconstructing dorchestor -
Andrea	Increased Security, employment opportunities
Nyasia	To make it have more walking area and a closer more fun park -
Mix	To have more places to bring the diverse people of uphams corner

	together -
Michael	To add more green space -
Strobeiw	More Murals -
Vivian & lan	To bring the community back to life with arts technology and awareness -
Jesse	More activism in the area -
Marianne	More trash and recycling bins for the public-
Ziquelle	To stop that wall from being built-
Bison	Room for everyone, locally owned small businesses. Vibrant pure and
	greener
Michael J.	Prepare for the construction (jobs) coming through-
Joao	Social places need to socialize people and educate-
Pat	Make the Strand better. How about an art cinema in our area?-
Kevon	More community get together and sports centers-
No name	Flowering, trees, park benches, flowers, recycle bins, trash barrels,
	parks, house restorations, clean up our city incentives, summer fun
	festivals, more happy smiling faces on our people there

#### 2. How would you spend 3 million dollars to improve Uphams Corner?

Help the community. -

Do a historic Renovation. -

Restore the Graveyard. -

Create a resource center. -

Give \$100- \$30,000 small business start up grants to people who live in the area, with sound business plans intended to be launched in the area. – Leslie Moore Fund more youth programs with stipends. -

Install Vegetation & improve historic landmarks -

More homes. -

I would teach. -

Build more environmentally safer parks, schools, and get input from children. -

Payoff all the police when they patrol the area. -

Help Homeless people and kids with cancer.-

Live work space for artists and scholarship fund for gifted children of color -

**Youth Programs-**

Fix the streets and sidewalks so people won't fall and hurt themselves. -

Donate money to schools and after school activities. -

Fix the side walks-

Clearner neighborhood/streets-

**Upgrade the storefronts-**

Build a community center for youth employment (a program like project yes 1977)-

Peace Love Hope, Build unity in the community-

Bike shops in the hood-

Skate shops-

Buy a house for my family -

Stop gang violence-

Make affordable housing for Everyone-

Actually help the people in the hood -

Improve the street traffic, it's very busy – women and children cross this everyday-

More homes that people who are poor and under paid have a chance to a home life-

Create a place of business for more jobs-

Improve sidewalks, lamps posts, infrastructure improvements-

Community center-

Affordable housing that allows pets-

Buy old building fix them for businesses - more jobs-

Make it safer for families-

Get food for my family-

Call city hall to remove all the rats-

Build community centers - take out some liquor stores-

Build an arcade that's affordable-

Build an adult education and skills center and art center-

Affordable housing for low income families-

Less cops, more jobs-

40 hours a week jobs-

More programs for youth-

Youth stop the violence concert-

Children services-

Provide more services to homeless people-

Help homeless and stop youth violence-

More jobs for teens and adults-

Better walkways and infrastructure so that people don't trip-

Create jobs and housing for homeless people-

Stop violence and domestic violence-

Help homeless people, services for homeless people-

Love more, more green spaces-

Do small things to raise community pride-

SMILE preschool-

Help the elderly -

Help end racism-

Help Humphrey street-

Create a center for arts and education-

Jobs program to decrease poverty-

More police visibility to prevent violence-

Jobs-

Put effort into the youth to stop the violence -

Police visibility on Dudley-

More jobs-

More businesses-

More jobs-

More jobs-

Stop killing-

Anything to keep our streets drug free-

More jobs-

More streetwork-

Better schools-

Substance abuse detox programs - rehab-

More prevention/intervention programs-

Teen shelters and teen housing-

More rooms to rent-

Build more housing for homeless people-

Build more housing for trans people too-

Start more programs for the youth-

Clean the area-

Build better parks for all ages-

Build more programs for the youth-

More apartments -

Beautify the median with trees and flowers from KFC through uphams corner-

Free after school programs-

Create and art/dance studio for kids to explore dance-

Bigger seats/stages-

Jobs-

Daycares-

Better jobs for the area-

Less trash-

More public housing -

GED program -

Masonic Hall-

Apparently better english classes-

Studio-

More sexy girls-

**Better streets-**

Make a skate park-

**New stores-**

Buy world peace -Kiabang-

Make more money, have more money-

New curbsides-

Need fund to make more jobs in the hood-

You ask but don't deliver your hot air!!!-

Police visibility-

Make a porn store-

YMCA-

Make a good times-

Give back to public-

A new park-

Make a bigger parking lot-

Like a job-more jobs!!!-

A mall-Elderly Programs "Rivas-Chapparo"-

Never fight each other please-

Help end racism-

Give to residents-

I would have food to support others-

I would clean it up and hire people to watch-

I would have more gays-

Make a skating game right here-

More jobs, apartments and community centers-

More apartments-

Community center with housing+career opportunities-

Give to republic-

Create more music programs for my kids schools-

Limpia tu calle (clean the street)-

More police-

Build more shelters for the homeless and create jobs-

#### 3. What do you want to see change in Uphams Corner?

More Beehives-

More public Space-

**More Worker Cooperatives-**

Hand Made Flags and banners on building flag poles-

More public Art-

**Youth Community Meetings-**

More art funding-

A park with swings-

Cleaner streets and parks--

More bus stop benches-

More open space-

I would like the perception of the neighborhood to change-

Pop up Caribbean shop-

More Local shops -

More music classes-

#### Ideas for the Leon Building

#### 1. What would you like to see in the space of the Leon building?

UC needs a bookstore

Sports

Theatre

Housing

Housing

Housing

School

**Community Center and programs** 

**Community Center** 

Community run space and resources for people who live here

Health Ed. for all; medication; education classes

I like it so much

More houses

Clinic

Theatre

I like it here

I like toys

Space to sell/exchange old treasures

Free Pysch. support for all

**Animal Shelter** 

Social place

Boxing

Housing

**Affordable Fitness center** 

**Messy workspace** 

Open art studio

Combo: restaurant, commercial space, condos

An activity place

Co-op space

**Factory** 

**Uphams Corner Mall** 

Massage parlor

**Bowling Alley** 

**Artists studios** 

**Community space hall** 

**Graffiti wall** 

**Homes** 

More businesses over there

Dance Studio

Indoor basketball studio

I like the people

Affordable housing of course

Different studios for the different forms of art

**Space for Estatic dancing** 

God has a plan for UC

Multi-purpose community center/create jobs

Other

**Comedy Club** 

**Art studio/Sports/Found/Fun place YAY!** 

**Fashion studio** 

Demolish unsound structure build new structure/foundations have fun & create new possibilities

**Acting/Improv class** 

Dance

Arcade

Live/work space for artists

Whatever there is there should be a community public offering for ownership shares like Market Creek

**Artsy shops** 

I like the world

**Community Karaoke** 

Mini-mall business incubator

Community non-profit (donate, expand, express yourself)

**Photography Studio** 

Affordable housing with green development e.g roof garden/farming

**Support systems/MBTA Fare info** 

Food

School for adults

Roller skating rink

**Clothing store** 

Make art gala

Education

A giant park with a few mobile cafes like the financial district

**Music Studio** 

Art

**Art Studio** 

I like the road

**Small business** 

Photo events/Art events

Coffee/Cafe

**Apartments/Retail/Green space** 

**Demolish and create a park** 

Sports

Coffee/Café

**Art Studio** 

**Art Studio** 

**Art Studio** 

Art

**Affordable Housing** 

**Graffiti Wall** 

**Dance Studio** 

#### Arts in Uphams (and the proposed Quincy St. makers space)

### 1. How would you spend 3 million dollars to improve the arts in Uphams Corner?

Build a center for kids-

Build a work/live space-

More Murals - More colors-

Provide cost effective living spaces within walking distance of the T, H.S.S, Shops, South Bay. There is a lovely building at the end of Mass Ave which would be perfect. -

#### 2. How would you spend 3 million dollars to improve the Strand Theater?

Change the life of people in Boston

Give it to people.

Parking Lots for commerce.

Commission a group of young local artists to create programming that would operate out of the strand and create revenue for future programming. Invite performing arts groups and schools from across the nation to house their

performances – free and reduced performances offsetting the cost.

Make it brand new.

#### 3. What types of art/crafts/hobbies are you most interested in?

**Painting** 

**Business classes 4 artists** 

I like to make things with metals and I like to cook

Science self defense and design

Charcoal art

**Professional graffiti** 

Architecture, interior design and landscape design

**Bookmaking /zines** 

Photography with businesses

Theater/ Do it vourself crafts

Knit/ crochet/ fibers

Photography x 2

**Acting/Improve** 

Piano Photography writing. Would like to see a gallery in uphams corner

**Fashion** 

Graphic design/ gaming'

Arts made from recycles, classes with kids

#### 4. Are there classes you would like to take? Teach?

#### **Teach Crochet**

Fashion 101

**Spoken Word** 

**Boxing Gym** 

**Science Physics and Psychology** 

**Provide community seminars, liberty** 

Scaling

**Classes on music programs** 

Self defense

Technology based programs to integrate the ages

Sewing

**Teach Knit and crochet** 

Carpentry

Spanish

Game design

Tax filing info

**Cape Verdean Creole** 

I would like to teach entrepreneurship for artists

Photograph studio

**Painting** 

#### 5. What types of Tools/ Equipment do you wish you had access to?

Soldering and welding – help to use them too

Dance studio, Art studio, music studio, café gallery

**Fashion studio** 

**Phylosophy** 

**Graffiti wall** 

**Graffiti wall** 

Table saw

**Tech center** 

Gaming center/ arcade, fitness center that's community based

**Urban Garden/ Rosebed** 

Cocking

Fully equipped science lab

**Woodshop tools** 

Screen printing

Loom

Kitchen

Café

Church

Interesting recycled materials in bulk

**Graffiti wall** 

Work space should be public

**Bicycle maintenance equipment and parts** 

More Safe bike lanes on roads and recycle center

#### **Urban Planning for Uphams Corner**

#### 1. Have you heard of any planning meetings in Uphams Corner?

36 People said NO

14 People said YES

#### 2. What guestions do you have about planning processes in Uphams Corner?

Better Notification to residents about for meetings & planning

Will we have a say in the planning before it becomes official? And will our input be beneficial to the outcome of whatever is decided?

Will we be notified if projects are going to start happening?

Why isn't anyone notified?

Can these projects promote community togetherness, jobs, "attractiveness" to others who may be passing by?

I would like the notification of residents and businesses to be wider and more reliable.

What would to make this happen?

How are planning meetings decided and shared with the community?

How will the community know of the changes? How will it affect flow of traffic in high volume lanes i.e. Dudley intersection?

Who has final say on what goes up?

Will the community have the final say on the planning?

Is there a way we can submit more IDEAS?