

Upham's Corner Implementation Presents

What we've heard & What we've learned

John Barros, Chief of Economic Development

Mayor's Office of Economic Development

BROUGHT TO YOU BY



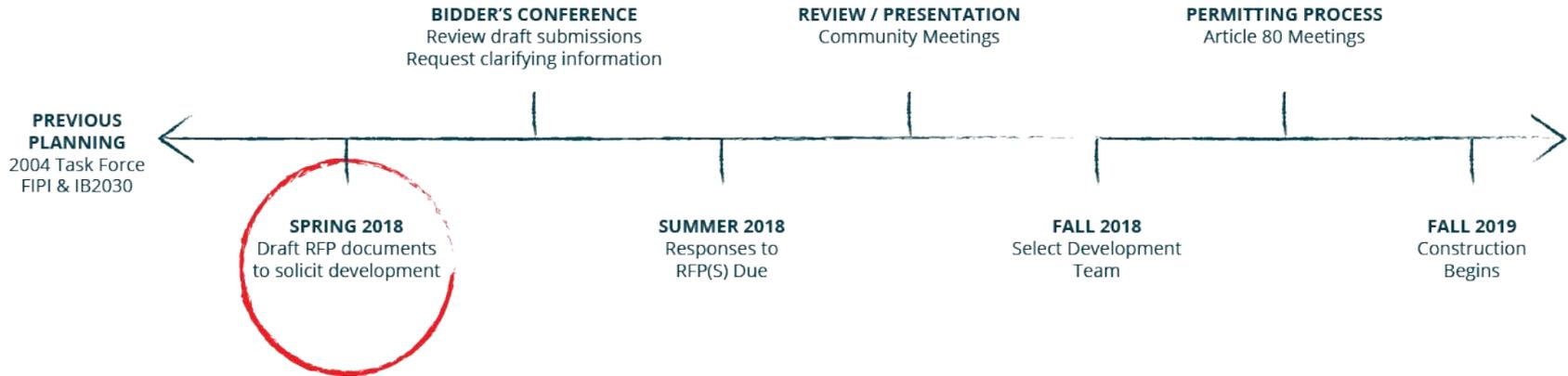
WE'D LIKE TO THANK



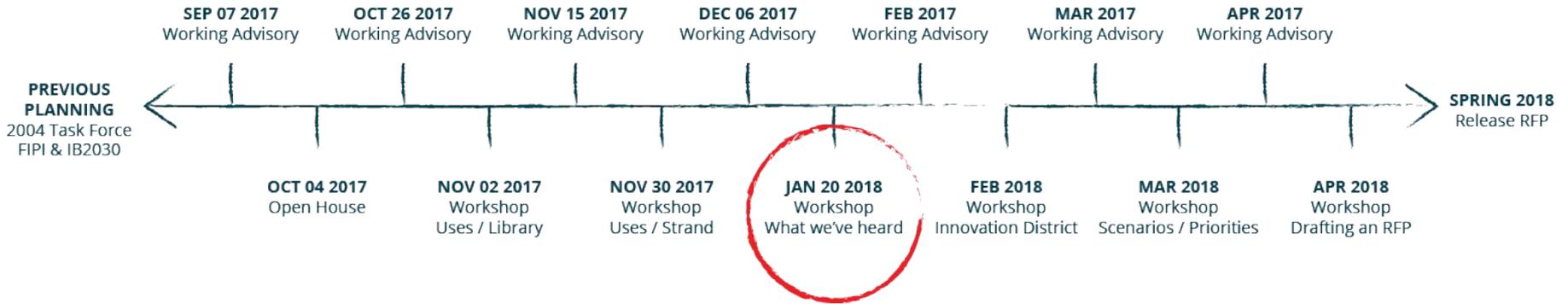
**Cape Verdean
Adult Day Health Center**

**Development
without displacement.**

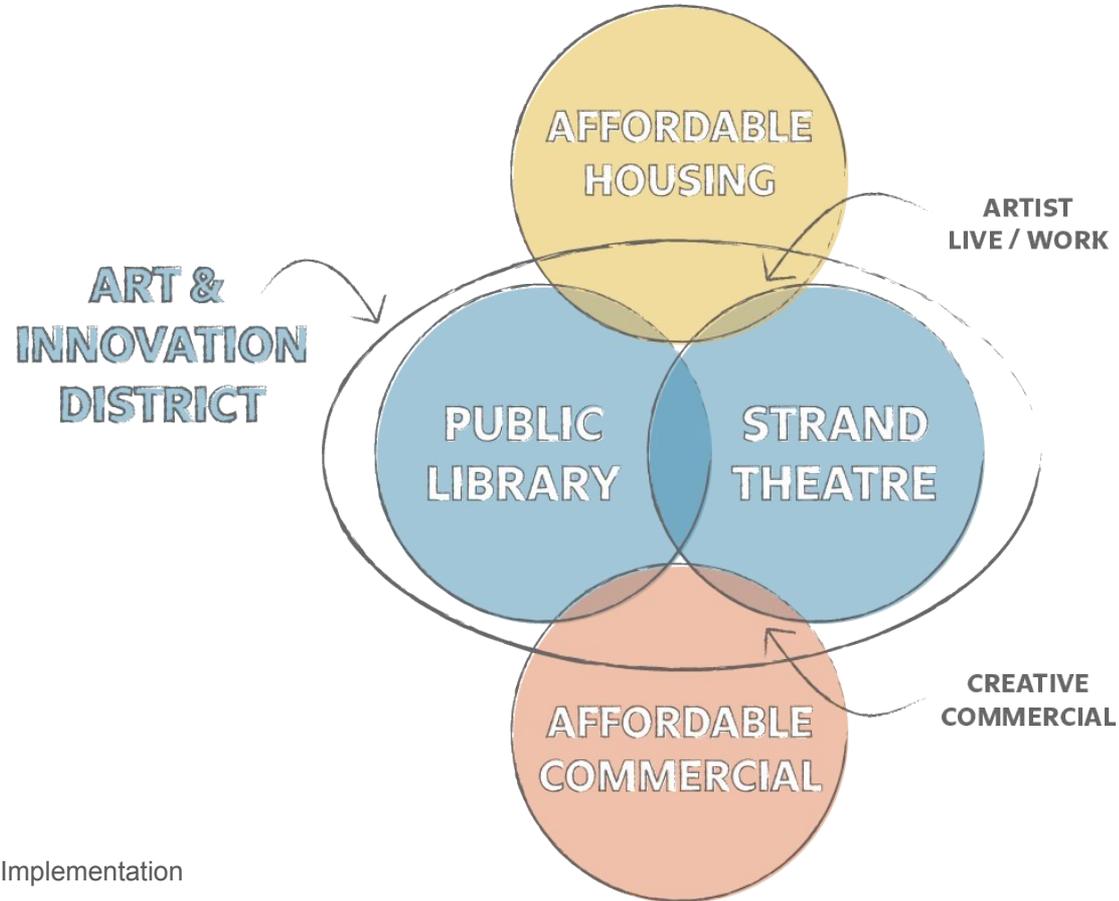
WHAT IS IMPLEMENTATION?



WHERE WE'RE AT IN THE PROCESS



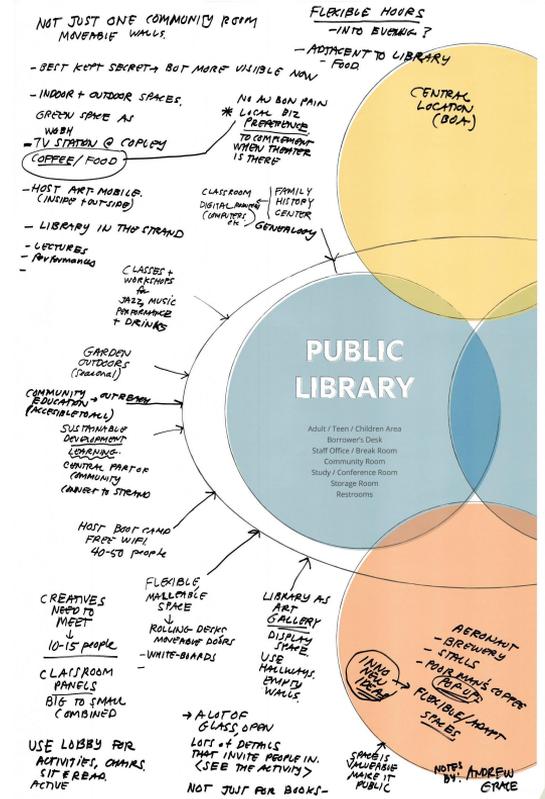
THE BIG PICTURE



Priscilla Foley, Director of Neighborhood Services

Boston Public Library

WHAT WE HEARD



WHAT WE HEARD

Guiding Principles / Values

- Preservation and communicate the unique cultural identity of Upham's Corner
- Intergenerational interaction

Physical / Programmatic

- Directly related to the Strand Theatre
- Generally related to the concept of Arts and Innovation District
- Located prominently / beacon in the district
- Outdoor space which would offer an environment in contrast to the urban context of Upham's Corner
- Flexible spaces

Operations

- Extend Operating Hours
- Staff with special expertise
- Special lending collection

PHYSICAL / PROGRAMMATIC FEEDBACK

Related to Strand Theatre

- Specialized performance space
- Rehearsal space
- Practice rooms
- Production space
(scene shop, costume / prop production spaces)
- Special archive of the Strand Theatre

Related to Arts / Innovation

- Gallery space
- Collaborative / shared workspace
- Design lab
- Production space
(recording studio, film editing, makerspace)
- Community kitchen
- Community garden
- Zen space

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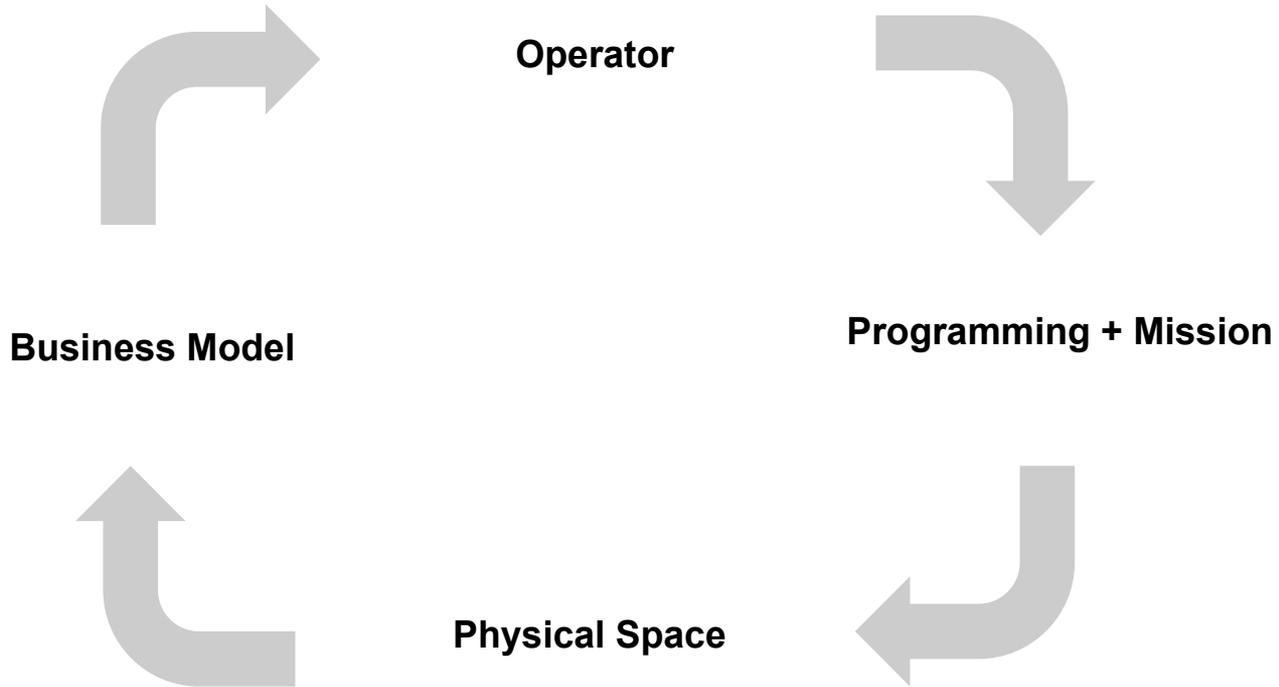
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Julie Burros, Chief of Arts and Culture

Mayor's Office of Arts and Culture

THE STRAND



WHAT WE HEARD

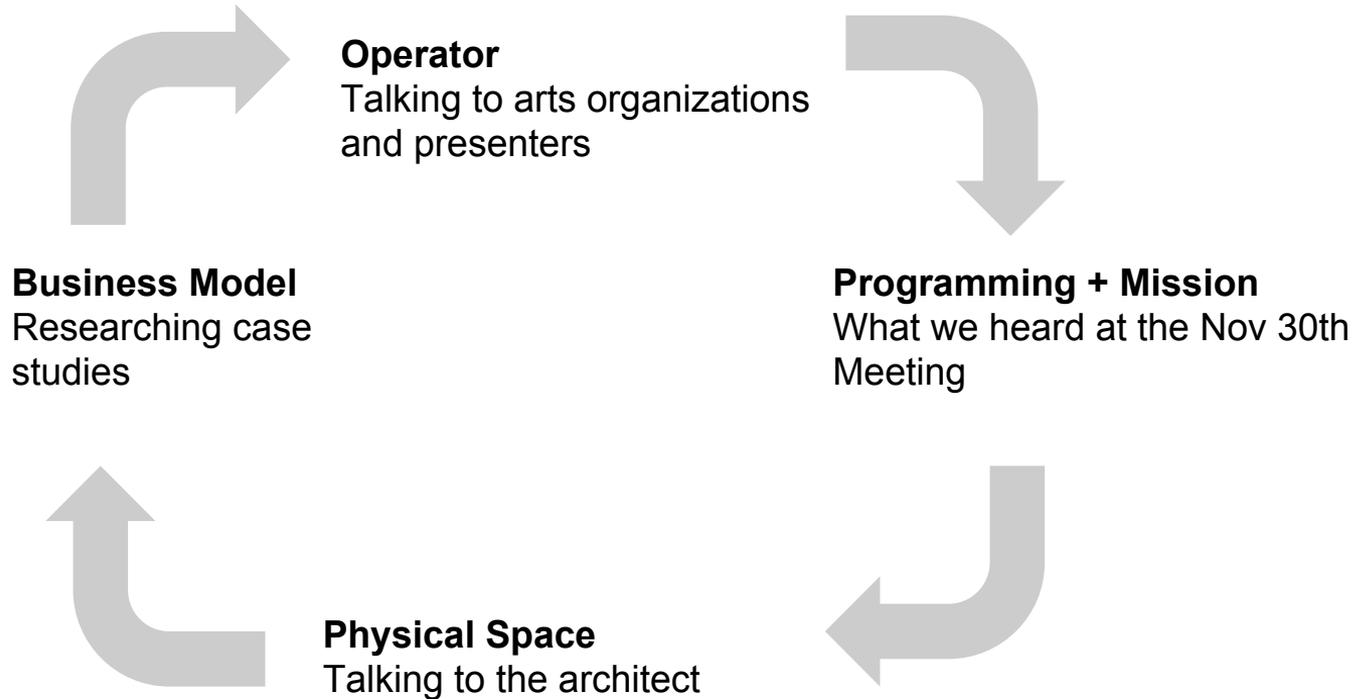
Mission and Vision

- Should support local audiences and local artists, but also a place for regional culturally relevant programming
- Should incubate and elevate local creative local work by being a cultural hub - hosting workshops, trainings, youth programs
- Needs to be affordable and accessible to the community

What People Want

- Something happening daily
- More nearby supportive commercial spaces and amenities

THE STRAND



WHAT WE LEARNED Operator

Organizations that bring desirable programming are undertaking risk that needs to be addressed

How do we reduce the risk level?



WHAT WE LEARNED Physical Space

SUMMER 2005 WORK

- ✓ NEW FRONT ORCHESTRA SEATS
 - ✓ NEW EMERGENCY EXIT DOORS
- \$ 300,000

SUMMER 2006 WORK

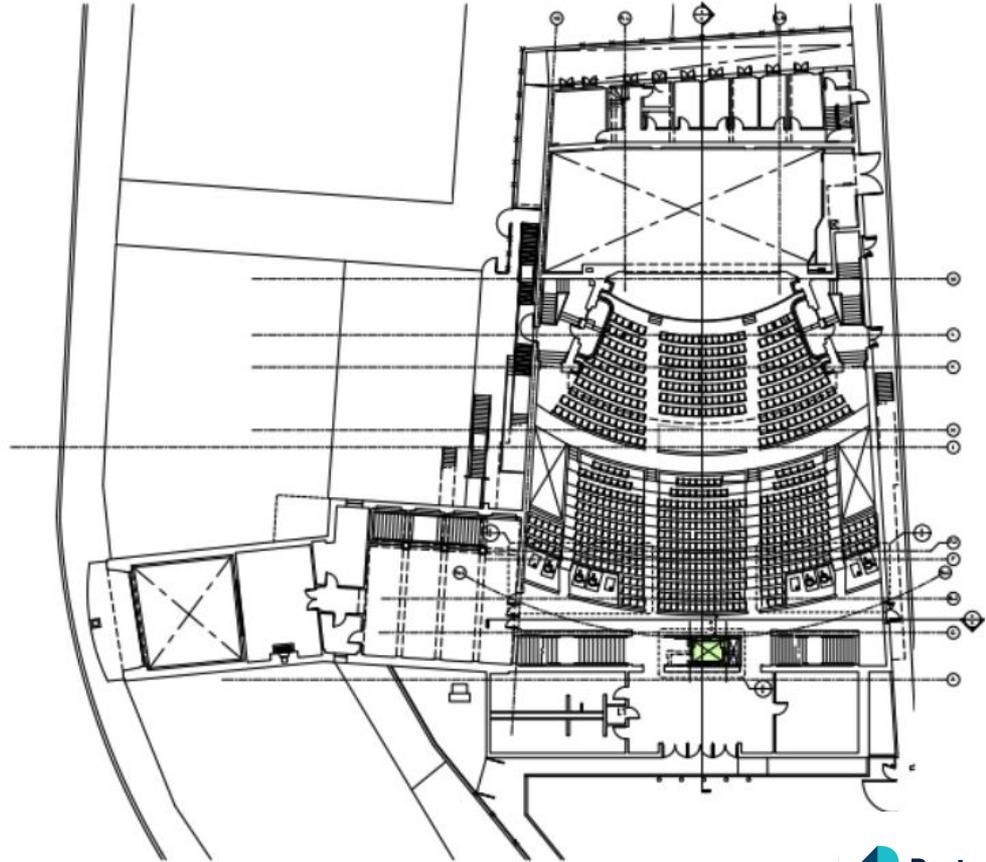
- ✓ RENOVATED COLUMBIA ROAD FACADE
 - ✓ RENOVATED DRESSING ROOMS & BOX OFFICE
 - ✗ NEW STAGEHOUSE FLY GALLERY & RIGGING
 - ✓ NEW STAGEHOUSE SMOKE HATCHES
 - ✓ NEW WHEELCHAIR ACCESS TO STAGE
 - ✓ IMPROVED LOADING ACCESS
 - ✓ IMPROVED FIRE CURTAIN CONTROLS
- +3,700,000
-
- \$4,000,000**

2007 WORK PLAN

- ✓ STAGE UPGRADES:
 - ✓ NEW STAGE FLOOR & THEATRICAL LIGHTS
 - ✗ NEW FIRE CURTAIN & THEATRICAL CURTAINS
 - ✓ FURTHER RIGGING UPGRADES & OTHER
 - ✓ NEW STAGE EQUIPMENT
 - ✓ SOUTH WING (1977 ADDITION) RENOVATION:
 - ✓ RENOVATED PUBLIC RESTROOMS
 - ✗ RENOVATED ENTRANCE & GALLERY
 - ✗ NEW ROOF
- +3,200,000
-
- \$7,200,000**

AUDITORIUM & LOBBY RESTORATION

- ✗ RESTORED HISTORIC PAINT & PLASTER
 - ✗ NEW CARPET & HISTORIC LIGHTING
 - ✓ NEW ACCESSIBLE SEATING IN BALCONY
 - ✓ NEW SPRINKLERS
 - ✗ NEW CONCESSIONS
 - ✗ NEW INTERMEDIATE RISERS FOR UPPER
 - ✗ ORCHESTRA AISLES
 - ✗ NEW GLASS SEPARATION OF REAR
 - ✗ ORCHESTRA SEATING & LOBBIES
- +5,800,000
-
- \$17,700,000**



WHAT WE LEARNED Business Model

Each case study is
unique

The operator drives the
process

Community-based
organizations often operate
smaller spaces



Thank you for joining!

Up Next in Upham's Corner Implementation

February 28, 2018

For more information please visit our website

<http://bit.ly/uphamscornerimplementation>

