

Fairmount/Indigo Line CDC Collaborative

# Creative Placemaking Recommendations IMPLEMENTATION PLAN

## Four Corners/Geneva & Upham's Corner Station Areas

Prepared by the Design Studio for Social Intervention



## The Fairmount/Indigo Line

**CDC Collaborative** strengthens diverse communities linked by the Fairmount/Indigo Rail Line as viable homes and places of opportunity for people of low- and moderate-incomes. We seek equity through increased affordable housing, excellent public transit, pathways to good jobs and financial resilience, new commercial enterprises, sustainability innovations, expanded open space and opportunities for active living, and vibrant public places. We organize local residents and businesses and coordinate action with many neighborhood partners, public agencies and social investors.

Major funding for this project was provided by US Department of Transportation - Transportation, Community and System Preservation (TCSP) Program Grant #MA-26-0063

Additional support came from The Boston Foundation and the Great Neighborhoods Initiative of the Massachusetts Smart Growth Alliance

The Fairmount/Indigo Line CDC Collaborative is comprised of:

- Dorchester Bay Economic Development Corporation
- Codman Square Neighborhood Development Corporation
- Southwest Boston Community Development Corporation

Prepared for the  
**Fairmount/ Indigo Line CDC Collaborative**

Prepared by  
**Design Studio for Social Intervention**  
Fall 2014 to Spring 2015

Photo Credits: Jee Yoon Choi, Cedric Douglas, Risa Horn, Michael Jaros, Lori Lobenstine, Ayako Maruyama, Claudia Paraschiv, Liam Van Vleet



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# Chapter 1: INTRODUCTION

# Project History

In September 2014 the Fairmount/Indigo Line CDC Collaborative (The Collaborative) began new “placemaking” work at two stations on the Fairmount/Indigo Commuter Rail Line in Dorchester, MA –Upham’s Corner and Four Corners/Geneva Avenue --with the Design Studio for Social Intervention (DS4SI). This work was a follow-up to Placemaking visioning activities The Collaborative held at these stations two years ago (May 2012) working with the Project for Public Spaces (PPS) and local community residents. That work was supported by the Great Neighborhoods Initiative of the Massachusetts Smart Growth Alliance.

During the fall months, DS4SI re-engaged community residents, local businesses, and community organizations in Upham’s Corner and at Four Corners/Geneva Avenue to update the original recommendations to reflect the community’s current ideas for how to enhance the station areas. Representatives from public agencies, non-profits, public officials and other resource groups came together with residents in Implementation Dialogues in November to endorse the top recommendations and to help identify key implementation steps.



The goals of the project are:

- to enliven these station areas along the Fairmount Indigo line
- to promote social interactions among community members
- to create positive connections between the transit line and the surrounding neighborhood and business districts

## Who was involved

This project was a collaborative effort in which many individuals contributed their time and creative ideas to the planning and outreach.

Over 400 residents living in the Four Corners/Geneva and the Upham's Corner neighborhoods.

Over **400** residents, merchants, youth and community leaders came by and contributed their ideas about how to make the areas surrounding the station into more vibrant destinations.



“Great things happen when great people come together.”

- Marilyn Forman  
Codman Square NDC &  
Erie Ellington  
Neighborhood Association



“The project is very important. Not many people come to our store at night. They are scared to be out on the street under the bridge and they don't walk here because they know violence happens here at night.”

- Marleny Rosa  
La Familia store owner,  
Upham's Corner

“Space is just space until people activate it ... This process had relationships building on the ground level.”

- Dynell Andrews-Blake  
Four Corners Main Streets



“Four Corners' future starts right here, right now, and it looks awesome!”

- Bill Perkins  
Boston ReStore owner



## Community Organizations and Leaders

### FOUR CORNERS

- o Four Corners Main Streets: Dynell Andrews-Blake
- o Codman Square Neighborhood Development Corporation: Jason Boyd
- o Erie Ellington Neighborhood Association: Marilyn Forman
- o Dorchester Arts Collaborative: J. Gustavo
- o ReStore Boston: Bill Perkins
- o Four Corners Action Coalition: Marvin Martin

### UPHAM'S CORNER

- o Dorchester Bay Economic Development Corporation: Erica Guerra, Hermitao Rosa, Elias Monteiro
- o Dudley Street Neighborhood Initiative: Bayoan Rosello-Cornier
- o Upham's Corner Main Streets: Valeska Daley
- o Magnolia Street Greenway Site Resident Working Group
- o Cape Verdean Adult Day Health Center members

### We thank many public agencies and officials who attended, including

- o Marggie Lackner, The Massachusetts Bay Transportation Authority
- o Ted Schwartzberg, Boston Redevelopment Authority
- o Charles Yancey, Boston City Councilor
- o State Representative Evandro Carvalho
- o Flavio Daveiga, Office of Neighborhood Services

### Project Leaders

- o **Fairmount/Indigo Line CDC Collaborative:**  
Joan Tighe  
Sherry Flashman
- o **Design Studio for Social Intervention:**  
Kenneth Bailey & Lori Lobenstine, Co-founders  
Ayako Maruyama, Design Lead  
Jee Yoon Choi, Design Intern

## Local Businesses

### FOUR CORNERS

- o Island Style Restaurant
- o Santo Domingo Restaurant
- o T&E Grocery and Friends

### UPHAM'S CORNER

- o Yanet Restaurant
- o La Familia Grocery
- o Mi Borinquen Cafe

### Contributing Artists

Fairmount Cultural Corridor Artists in Residence and Expressing Boston Art Fellows, especially:

- o Kenyatta Blue
- o Cedric Douglas
- o Aziza Robinson-Goodnight
- o Nansi Guevara
- o Risa Horn
- o Claudia Paraschiv
- o Shaw Pong Liu



## Chapter 2: OUR GUIDING PRINCIPLES & PROCESS



There are four parts to this project with the Fairmount/ Indigo CDC Collaborative:



DS4SI's approach to creative placemaking is grounded in our belief that the specifics of each community matter. Our work focuses on engaging with communities to surface the diverse intentions for space and to bring people together to create solutions, possibilities and new connections.

### WHAT IS PLACEMAKING?

*"Creative placemaking animates public and private spaces, rejuvenates structures and streetscapes, improves local business viability and public safety, and brings diverse people together to celebrate, inspire, and be inspired."*

-- Ann Markusen  
Professor and Director Arts Economy Initiative and  
Project on Regional and Industrial Economics



# 1. Research September 2014

As relative outsiders to these communities, the DS4SI team began with our own research of the terrain—noting sounds, sights and patterns while walking the neighborhood, taking the train and bus, and talking to folks. While we have worked along the Fairmount Line for over two years, it was important to attend current, local neighborhood association and planning meetings to fully acquaint ourselves with the social and political context.



After our own initial research, we created various public space research activities for local community members to participate in. They were designed for people to experience new ways of looking at their common surroundings, as well as for us to learn about the daily rhythms of the station areas that we might not have seen being outsiders.



## SHOW OFF WHAT'S HERE

People took blank arrows and wrote points of interest that they wanted to show off in their community. This resident-generated wayfinding exercise allowed people to think about their neighborhood's assets and see them from the perspective of a visitor to the area.

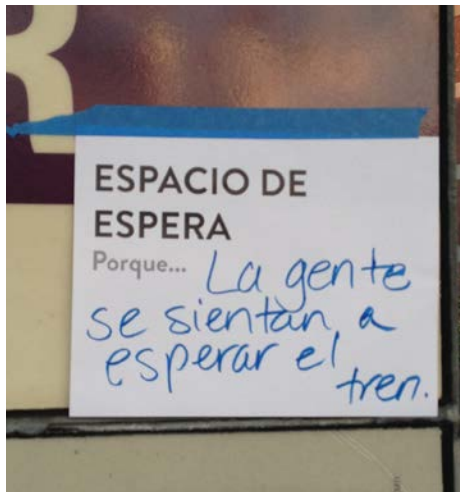


### ASK YOUR NEIGHBOR

People used booklets we designed to make brief interviews with local merchants. This interaction encouraged the resident-merchant interaction and curiosity as well.

### PAST PRESENT FUTURE MODES OF TRANSPORTATION

Elder community members of the Cape Verdean Adult Day Health Center shared their stories on their personal histories of mobility around Upham's Corner.



### SPACE TAG

People drew from a stack of labels that had various adjectives and were asked to place them in corresponding public spaces.

## 2. Placemaking Events October 2014

Taking all that we learned from the research, we designed the main creative placemaking events to enliven the two station areas, promote social interactions, and create positive connections between the transit line and the surrounding neighborhood and business districts.

Exciting and imaginative visions emerged through these 2-day creative placemaking installations at each of the station areas.

### ACTIVATING EMPTY LOTS

At both sites, we spent Saturdays energizing empty lots near the commuter rail station. Collectively, residents, merchants and artists added various elements that brought life to the space. There was the Tea Stop, outdoor cafe seating on the side walk, various art, poetry and music activities.



### IMAGINARY TEA-STOP

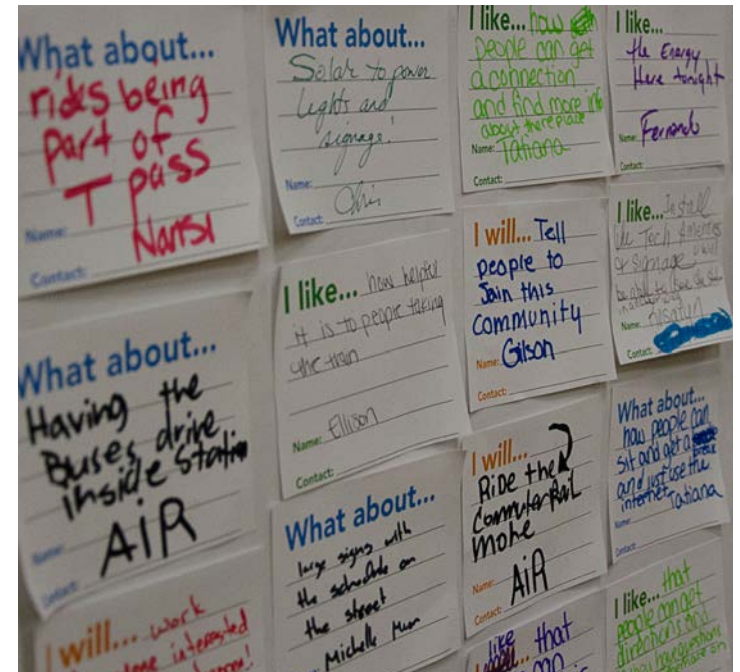
Long time Four Corners resident and active community leader, Marilyn Foreman, coined the name "Tea Stop", a place where commuters can get refreshments, news and have a place to wait or meet others. We created a booth that mimicked what such an amenity could offer while gathering many people's votes and comments for what they wanted to see near the train station.





### 3. Implementation Dialogues November 2014

After gathering the many forms of feedback, ideas and stories, we put together recommendations for both station areas and presented them at interactive Implementation Dialogues in each community. Residents, public agency representatives, merchants and organization leaders were all in the room together discussing the possibility of these recommendations and beginning to collectively identify the resources and leadership to move from dialogue to implementation.







# Chapter 3: FOUR CORNERS RECOMMENDATIONS, ACTION PLANS



Please feel free to use and write in the following  
IMPLEMENTATION TIMELINE & RESOURCES Tables

Possible resources available include MBTA funding, private grants and donations in kind.

Note: Cost Estimates are approximations. See page 46 for estimate sources.

### **FOUR CORNERS/GENEVA:**

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# Recommendation 1: Increase Informational Signage

Provide bold train/bus service information at both station entries to build ridership.

Our “flag facts” on bold banners are a temporary step towards increasing the usefulness of the commuter rail for the surrounding community by raising awareness about how (and when) it works. On a more whimsical note, temporary “platform poetry” chalk installations by local artists would add to the local art already featured in the stations.

## What Will Improve

- ✓ Commuters will be better informed about bus/train arrivals and be encouraged to use them more
- ✓ People will know how the train can get them where they want to go



## Where we've seen it

MBTA Silver Line gives commuters updated information, Boston



## What local residents and merchants said at the Implementation Dialogues:

What about a way to use your phone to purchase Charlie Card or transportation fee for train & bus?

What about a "Next Train" sign visible from the Tea Stop?

We need banners and signs on the Geneva side too

Until we get an electronic board/sign announcing trains, can we have a nice, big poster with the schedule on it? Please?

**RECOMMENDATION 1: INSTALL INFORMATIONAL SIGNAGE**

## IMPLEMENTATION TIMELINE &amp; RESOURCES

Action Step	Already Willing Supporters	Potential Allies	Cost Estimate, if applicable
1) Install informational vinyl banners at both station entrances	Fairmount/Indigo Line CDC Collaborative, Four Corners Main Streets, MBTA	MBTA, Alpha Construction	*\$30 - 60 per banner, varies with size
2) Install bold permanent signage including clarification on schedules and meaning of "Inbound" and "Outbound"	Fairmount/Indigo Line CDC Collaborative, Four Corners Main Streets, Fairmount Indigo Transit Coalition (FITC)	MBTA, Public officials	
3) Install wayfinding signage of nearby parks, restaurants, artist studios, and other neighborhood gems	Fairmount/Indigo Line CDC Collaborative, Four Corners Artist in Residence, Fairmount Cultural Corridor	MBTA, Office of New Urban Mechanics, Healthy Dorchester	
4) Research affordable and creative options and install LED displays indicating bus/ train arrival updates at the street level	Fairmount/Indigo Line CDC Collaborative, FITC, MBTA	FITC, Public officials, Office of Urban Mechanics, Fairmount Cultural Corridor, Area colleges (Wentworth, Mass. College of Art), Science Museum	*\$200 for equipment only, not including connection with live MBTA schedule updates

\*Please see p.46 for Cost Estimate Sources



## Recommendation 2: Install Tech Amenities

Install at both station entrances as a top priority service requested that can also encourage more activity at the station.

Boston is fast becoming a “wireless city”, and Four Corners residents expressed eagerness to be a part of that. Installing tech amenities like wifi and phone charging stations could contribute to better connectivity between the train station, bus stops, and the community.

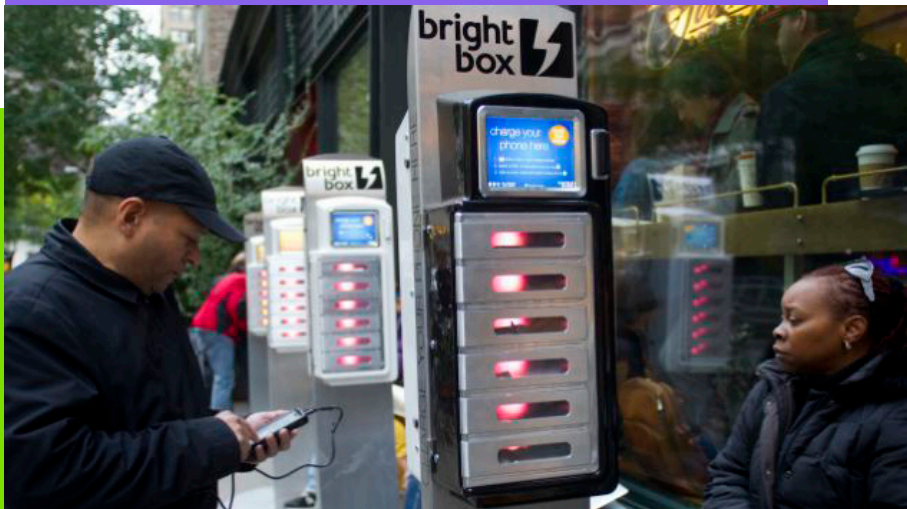
### What Will Improve

- ✓Phone charging on-the-go and in case of emergencies
- ✓People can work or play while waiting



## Where we've seen it

Convenient Bright Box public charging station, New York



## What local residents and merchants said at the Implementation Dialogues:

I like how this idea (wifi and charging) will increase the convenience of commuters

I looked up "how to build a solar charging station" and found a great hackers site that explains how to build a weatherproof one on the cheap. Any takers?

Wicked Free Wifi  
Boston's public wireless network is prevalent in Roxbury





**RECOMMENDATION 2: INSTALL TECH AMENITIES**

## IMPLEMENTATION TIMELINE &amp; RESOURCES

Action Step	Already Willing Supporters	Potential Allies	Cost Estimate, if applicable
1) Expedite roll-out of Wicked Free Wifi to Four Corners/ Geneva station area	Fairmount/Indigo Line CDC Collaborative, Rep. Russell Holmes, FC Artist in Residence	Wicked Free Wifi, Mayor Walsh, Other public officials	
2) Connect electricity and install outlets at platform and/or bus shelter	Fairmount/Indigo Line CDC Collaborative, Four Corners Main Street	MBTA, City of Boston, Public Works	
3) Create solar charging station project with community volunteers and/or solar roof on bus shelter and station roof	Fairmount/Indigo Line CDC Collaborative, Bill Perkins, Boston ReStore	FC Artist in Residence, MBTA, Office of New Urban Mechanics, Public Works Dept, Codman Square NDC (CSNDC), Eco Innovation District	*\$100-200

*\*Please see p.46 for Cost Estimate Sources*



# Recommendation 3: Activate the Bridge Bench & Public Art

Foster intergenerational social interactions while people are waiting for the bus and create better visibility for the buses (than the current shelter provides).

Part of creative placemaking is about bringing neighbors together to activate spaces and build community. This simple bench offers bus riders not just a place to rest where they can see the bus, but a chance to talk, play games, and learn about the commuter rail. The one prototype bench we put in has been heavily used and community members want more!



## What Will Improve

- ✓ People feel reassured when they see the bus coming from where they sit
- ✓ More seating available, better for elderly
- ✓ More fun, chances to talk, let kids play



## Where we've seen it

A bus stop with books for people waiting, Israel



Kendall Band is an interactive musical sculpture, Cambridge, MA



## What local residents and merchants said at the Implementation Dialogues:

I like how the game component brings people together

City Year Boston could help with painting and maintenance

What about interactive poetry?

What about an overhang or heaters to protect us in the winter?

What about interactive public art, like the "Kendall Band" at MIT stop?

What about bilingual reading material for while you sit? It could be stored in an arm rest.

**RECOMMENDATION 3: ACTIVATE THE BRIDGE: BENCH AND PUBLIC ART**

## IMPLEMENTATION TIME LINE &amp; RESOURCES

Action Step	Already Willing Supporters	Potential Allies	Cost Estimate, if applicable
1) Create public art program for artists, residents, and merchants interested in collaborating on bench creation • Seek in-kind donations for construction and materials	Fairmount/Indigo Line CDC Collaborative, Four Corners Main Streets, Greater Four Corners Action Coalition, Four Corners Artist in Residence, Public Art Salons, Erie Ellington and Brinsley Partnership Neighborhood Association (EEBPNA)	Rep. Russell Holmes, MBTA, Public Works Dept, Hardware stores	
2) Create sustainable public art programming to continue public engagement in arts activities	Fairmount/Indigo Line CDC Collaborative, Four Corners Artist in Residence, Fairmount Cultural Corridor, FC Main Streets, EEBPNA	Erick Jeanne Center for the Arts, Dorchester Arts Collaborative, Caribbean Arts Gallery, MBTA, Rep. Russell Holmes, CSNDC, Fairmount Cultural Corridor, Neighborhood drummers, poetry and dance groups	
3) Negotiate agreements with public agencies and property owners involved regarding activity on the bridge	Fairmount/Indigo Line CDC Collaborative, FC Main Streets, EEBPNA	MBTA, Rep Holms, CSNDC	



# Recommendation 4: Install a “Tea Stop”

Create a nearby destination where residents and commuters can gather (working with the owner, abutting businesses and community groups).

Long time Four Corners resident and active community leader, Marilyn Foreman, coined the name “Tea Stop” for an idea that encapsulates a desire that many people share. This could take the form of a cart--run by local merchants--selling refreshments, newspapers, train tickets, etc. It could also expand to a larger gathering space that could include outdoor café seating for nearby restaurants, and informal gathering space for musicians, residents and youth.



## What Will Improve

- ✓Commuters would have convenient access to coffee, news, snacks, and more
- ✓Kiosk with local ownership (or shared ownership among local businesses) could meet another community desire to have more Black and Latino owned businesses



## Where we've seen it

Philadelphia horticultural society pop up garden



Folks gather and enjoy this green space with local food trucks and art Rose Kennedy Greenway, Downtown Boston



## What local residents and merchants said at the Implementation Dialogues:

What about something that helps the property owner with long term plans for the lot?

We need a regular presence, maybe with heat lamps in winter, chess boards, push carts- a meeting place

We could add planters or a garden. Each neighborhood association could take responsibility.

What about rotating food trucks? (Preferably locally owned)

I like the idea of outdoor concerts here too.



**RECOMMENDATION 4: CREATE A "TEA STOP"**

## IMPLEMENTATION TIME LINE &amp; RESOURCES

Action Step	Already Willing Supporters	Potential Allies	Cost Estimate, if applicable
1) Identify interested local vendors and businesses	Fairmount/Indigo Line CDC Collaborative, Four Corners Main Streets, EEBPNA	Local businesses: Santa Domingo, Island Style, Public Officials	
2) Evaluate best location(s) and secure permission from property owners	Fairmount/Indigo Line CDC Collaborative, Four Corners Main Streets, EEBPNA	Public officials, MBTA, Office of Business Development, private property owners	
3) Acquire storage place or used shipping container for shared outdoor furniture & equipment	Fairmount/Indigo Line CDC Collaborative, Boston ReStore	Vendors, CSNDC, MBTA, Youthbuild Boston, Carpenter's Union	*20-40 ft used shipping container: \$1,900 - \$3,000
4) Acquire outdoor furniture and amenities <ul style="list-style-type: none"> <li>• cafe furniture - tables and seating</li> <li>• stage for events and performances</li> <li>• outdoor screen and seating</li> </ul>	Fairmount/Indigo Line CDC Collaborative, Boston ReStore	Home Depot, resident donations, Boston Arts and Entertainment Department	
5) Acquire lockable cart or kiosk and secure a storage location <ul style="list-style-type: none"> <li>• Interested local vendor(s)</li> <li>• Permits for vendor(s)</li> </ul>	Fairmount/Indigo Line CDC Collaborative, Four Corners Main Streets	Arts & Entertainment Department, Inspectional Services Dept., local vendors	

\*Please see p.46 for Cost Estimate Sources



# Chapter 3: UPHAM'S CORNER RECOMMENDATIONS & ACTION PLANS

Please feel free to use and write in the following  
IMPLEMENTATION TIMELINE & RESOURCES Tables

Possible resources available include MBTA funding, private grants and donations in kind.

Note: Cost Estimates are approximations. See page 46 for estimate sources.

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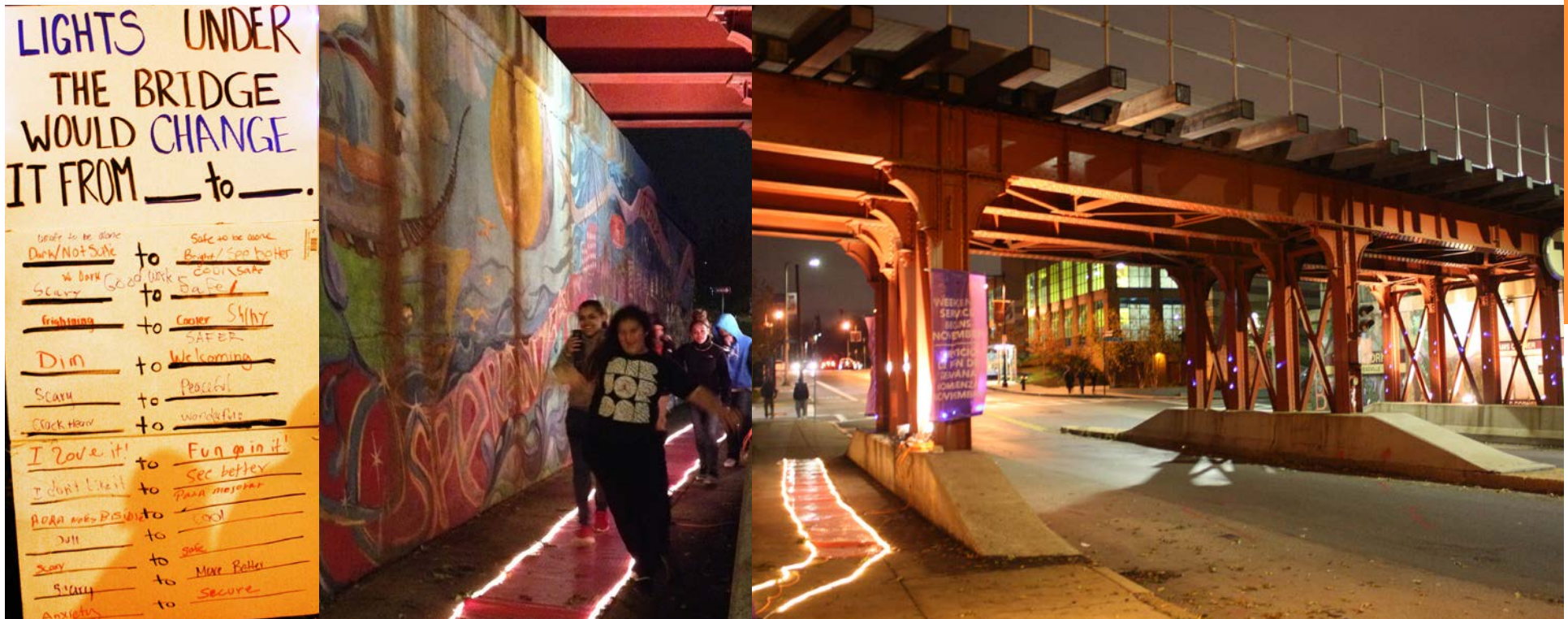
# Recommendation 1: Light up the Bridge

Transform the bridge into a bright gateway and safe area for commuters and pedestrians

The rail bridge that goes over Dudley Street is unlit during the evenings making it a dark and deterring place for people who ride the train or simply want to walk under it. The darkness and associated danger creates a significant physical and visual divide as you move along Dudley Street. Adding light to this space transforms the bridge into a gateway rather than a barrier between neighborhoods.

## What Will Improve

- ✓ Greater night time safety for pedestrians and train-riders
- ✓ Visual connection and walkability between neighborhoods on either side of the station
- ✓ Bridge becomes an attractor rather than a place to be avoided



## Where we've seen it

Light Boston, Inc, Department of Public Works  
by John Powell with Philips Color Kinetics  
Old Northern Avenue Bridge - Fort Point,  
South Boston, Permanent - since Oct. 2013



"Starry Night" by Lisa Greenfield and  
Daniel J. van Ackere  
A Street - Fort Point, South Boston  
Dec 2013 - June 2024



© Lisa Greenfield greenfield-studio.com

## What local residents and merchants said at the Implementation Dialogues:

I like the lights and how it won't be dark. It is more noticeable.

Light up the bridge. It will show the city in a different light.

It will help residents feel safer and connect two areas.

Me gusta letrero grande y mucha luz

Link it up to something else that is going in the Leon Building.

What about solar powered lights?

**RECOMMENDATION 1: LIGHT UP THE BRIDGE**  
**IMPLEMENTATION TIME LINE & RESOURCES**

Action Step	Already Willing Supporters	Potential Allies	Cost Estimate, if applicable
1) Negotiate agreements with public agencies involved in this project	Fairmount/Indigo Line CDC Collaborative, DSNI, Upham's Corner Main Street	MBTA, Boston Public Works Department, Light Boston, Julie Burros, Boston's Chief of Arts & Culture, Sen Linda Dorcena Forry, Rep Evandro Carvalho, City Councilor Frank Baker, City Councilor Tito Jackson	
2) Create temporary light installations with artists	Fairmount/Indigo Line CDC Collaborative	MBTA, Artists in Residence, Kroc Center, Project HOPE, Strand Theatre, local businesses and churches, local civic associations, Julie Burros, Boston's Chief of Arts & Culture, Sen Linda Dorcena Forry, Rep Evandro Carvalho, City Councilor Frank Baker, City Councilor Tito Jackson	*\$3,000 including artists and materials
3) Install electricity connection for light installation	Fairmount/Indigo Line CDC Collaborative	MBTA, Boston Public Works Department	
4) Install permanent lighting under the Dudley St. bridge near Upham's Corner Station entrances	Fairmount/Indigo Line CDC Collaborative, The Boston Foundation, DSNI, DS4SI, Upham's Corner Main Street	MBTA, Boston Public Works Department, Light Boston, , Kroc Center, Project HOPE, Strand Theatre, local businesses and churches, local civic associations, Julie Burros, Boston's Chief of Arts & Culture, Sen Linda Dorcena Forry, Rep Evandro Carvalho, City Councilor Frank Baker, City Councilor Tito Jackson	*\$75,00-100,000 (10-15 years)

Upham's Corner: Rec. 1

\*Please see p.46 for Cost Estimate Sources





# Recommendation 2: Install Tech Amenities & Signage

There is a significant physical distance between the platform of Upham's Corner station and the street level. For many residents, this translates to feeling like the train is not for them. Placing a digital display of the train's arrival time on the street level in addition to the platform is a powerful way to bring awareness and connection to the commuter rail. In addition, our "flag facts" on bold banners are a temporary step towards raising awareness about how (and when!) it works.

Access to WIFI could also improve commuter and passer-by experience. Increasingly there are more shared spaces that benefit from public internet access. Installing tech amenities like WIFI and phone charging could contribute to better connectivity between the train station and the community.

## What Will Improve

- ✓ The commuter rail will become more useful to the community
- ✓ Commuters will be better informed of when the train comes
- ✓ Phone charging on the go and in case of emergencies
- ✓ People can work or play while waiting



## Where we've seen it

Convenient Bright Box public charging station, New York



Wicked Free Wifi  
Boston's public wireless network is prevalent in Roxbury



## What local residents and merchants said at the Implementation Dialogues:

I like how people can sit and get a break and just use the internet.

I like how people can get a connection and find more info about their place.

I like that people can charge their phones while waiting for the bus.

What about solar to power the lights and signage?

I will work with anyone to make this happen!

## RECOMMENDATION 2: INSTALL TECH AMENITIES AND SIGNAGE

### IMPLEMENTATION TIME LINE & RESOURCES

Action Step	Already Willing Supporters	Potential Allies	Cost Estimate, if applicable
1) Install informational vinyl banners	Fairmount/Indigo Line CDC Collaborative, Dorchester Bay EDC, DSNI, DS4SI, Upham's Corner Main Street	Kroc Center, Owners of the Leon Building	*\$30 - 60 per banner, varies with size
2) Install bold permanent signage incl. clarification on schedules and meaning of inbound/ outbound	Fairmount/Indigo Line CDC Collaborative, Dorchester Bay EDC, DSNI, DS4SI, Upham's Corner Main Street, Fairmount/Indigo Transit Coalition, Fairmount Cultural Corridor	MBTA, Sen Linda Dorcena Forry, Rep Evandro Carvalho, City Councilor Frank Baker, City Councilor Tito Jackson	
3) Install wayfinding signage	Fairmount/Indigo Line CDC Collaborative, Dorchester Bay EDC, DSNI, DS4SI, Upham's Corner Main Street, Fairmount Cultural Corridor	MBTA, Boston Redevelopment Authority, Mayor's Office of New Urban Mechanics, Healthy Dorchester	
4) Install real time displays indicating bus/train arrival updates at street level	Fairmount/Indigo Line CDC Collaborative, Dorchester Bay EDC, DSNI, DS4SI, Upham's Corner Main Street, Fairmount/Indigo Transit Coalition	MBTA, Sen Linda Dorcena Forry, Rep Evandro Carvalho, City Councilor Frank Baker, City Councilor Tito Jackson	*\$200 for equipment only, not including connection with live MBTA schedule updates
5) Expedite roll out of Wicked Free Wifi to Upham's Corner Station and research using solar power to install electrical outlets for phone charging	Fairmount/Indigo Line CDC Collaborative, Dorchester Bay EDC, DSNI, Upham's Corner Main Street, local residents and youth	Wicked Free WiFi, Mayor's Office of New Urban Mechanics, MBTA	

*\*Please see p.46 for Cost Estimate Sources*



# Recommendation 3: Reimagine the Leon Building

Many residents have voiced desires for artistic and community-building uses for the Leon building property. Many also feel it creates a dark and menacing presence near the train station. Strategies to activate the station area will be much more successful if they are in conjunction with reimagining the Leon building.

## What Will Improve

- ✓ Activate and enliven the station's surrounding area, using local art to make it attractive and inspiring rather than dark and scary
- ✓ Increase community activities, arts in the community, event spaces, etc.



## Where we've seen it:

Former MBTA Bartlett bus yard  
Local artists cover the yard in a collaborative mural  
Roxbury, Boston



Free Friday Flicks at the Hatch Shell  
People of all ages enjoy outdoor movie series in the  
summer, Back Bay, Boston



## What local residents and merchants said at the Implementation Dialogues:

I like the idea  
of having art  
spaces both  
inside and  
outside the  
Leon Building.

I like reconnecting the building  
to the street.

I will help physically facilitate this  
project. Paint, ladders, rope, etc.

I like turning an ugly space beautiful!

It ties the old with the new.

I like that you can watch movies  
on the Leon Building.

### RECOMMENDATION 3: REIMAGINE THE LEON BUILDING

#### IMPLEMENTATION TIME LINE & RESOURCES

Action Step	Already Willing Supporters	Potential Allies	Cost Estimate, if applicable
1) Continue dialogue and secure and permission Mr. Leon, property owner to Install informational vinyl banners	Fairmount/Indigo Line CDC Collaborative, Dorchester Bay EDC, DSNI, DS4SI, Upham's Corner Main Street	Boston Chief of Economic Development, Mayor Walsh, Sen Linda Dorcea Forry, Rep Evandro Carvalho, City Councilor Frank Baker, City Councilor Tito Jackson	
2) Continue dialogue and secure and permission Mr. Leon, property owner to temporarily improve the exterior of the building and to activate the open space.	Fairmount/Indigo Line CDC Collaborative, Dorchester Bay EDC, DSNI, DS4SI, Upham's Corner Main Street	Boston Chief of Economic Development, Mayor Walsh, Sen Linda Dorcea Forry, Rep Evandro Carvalho, City Councilor Frank Baker, City Councilor Tito Jackson	
3) Paint window boards and panels with murals (possibly via art commissions)	Fairmount/Indigo Line CDC Collaborative, Dorchester Bay EDC, DSNI, DS4SI, Upham's Corner Main Street	Local artists, Artists in Residence	\$2,500*
4) Program space for outdoor events (e.g. markets, movie screenings)	Fairmount/Indigo Line CDC Collaborative, Dorchester Bay EDC	Kroc Center, DSNI, Fairmount Cultural Corridor, Artists in Residence, other local organizations	

\*Please see p.46 for Cost Estimate Sources

# RESULTS & QUOTES FROM UPHAM'S CORNER "TEA STOP" OCTOBER 24 & 25, 2014

**QUOTES AND THEMES:**

- "ART MAKES LIFE BETTER"
- "MORE OPTION FOR QUICK FOOD"
- "JUST TO BE MORE INFORMATIVE FOR PEOPLE WHO DON'T KNOW."
- "SO MORE PEOPLE CAN HAVE INTERNET ACCESS"
- "MORE LIGHT WILL PREVENT SUSPICIOUS ACTIVITY"
- "HELP THE COMMUNITY GROW FROM THE WITHIN"
- "I THINK IT'S HELPFUL"
- "PROTECTION OF THE YOUNG KIDS"
- "INFO ABOUT THE BUS LINES"
- "CONVENIENCE! ENCOURAGE USE!"

- SIGNAGE
- FOOD KIOSK
- WIFI
- ARTWORK
- LIGHTING
- BLACK LATINO OWNED BUSINESS
- PHONE CHARGER
- SAFETY
- TRANSIT CONNECTION
- TICKET KIOSK
- YOUR OWN IDEAS

NATURE PARKS  
LEON BUILDING  
BICYCLE STATION



## COST ESTIMATE SOURCES:

### FOUR CORNERS/ GENEVA:

#### Rec. 1: Install Informational Signage (p. 18)

- 1) Vinyl banners: GotPrint.com and Staples Copy & Print
- 4) Scrolling LED Sign: TruColor II 28" Scrolling Color LED Sign, <http://www.webstaurantstore.com/>

#### Rec. 2: Install Tech Amenities (p. 21)

- 3) Solar charging station: GOAL ZERO Guide 10 Plus Solar Recharging Kit, <http://www.basspro.com/>

#### Rec. 4: Install a "Tea Stop" (p. 30)

- 3) 20-40 ft used shipping containers , <http://www.ebay.com/sch/Shipping-Containers-/92079/i.html>

### UPHAM'S CORNER

#### Rec. 1: Light up the Bridge (p. 36)

- 2) Temporary lighting: DS4SI Cost for temporary bridge lighting, 2015
- 4) Permanent lighting: DS4SI Cost for semi-permanent bridge lighting, 2015

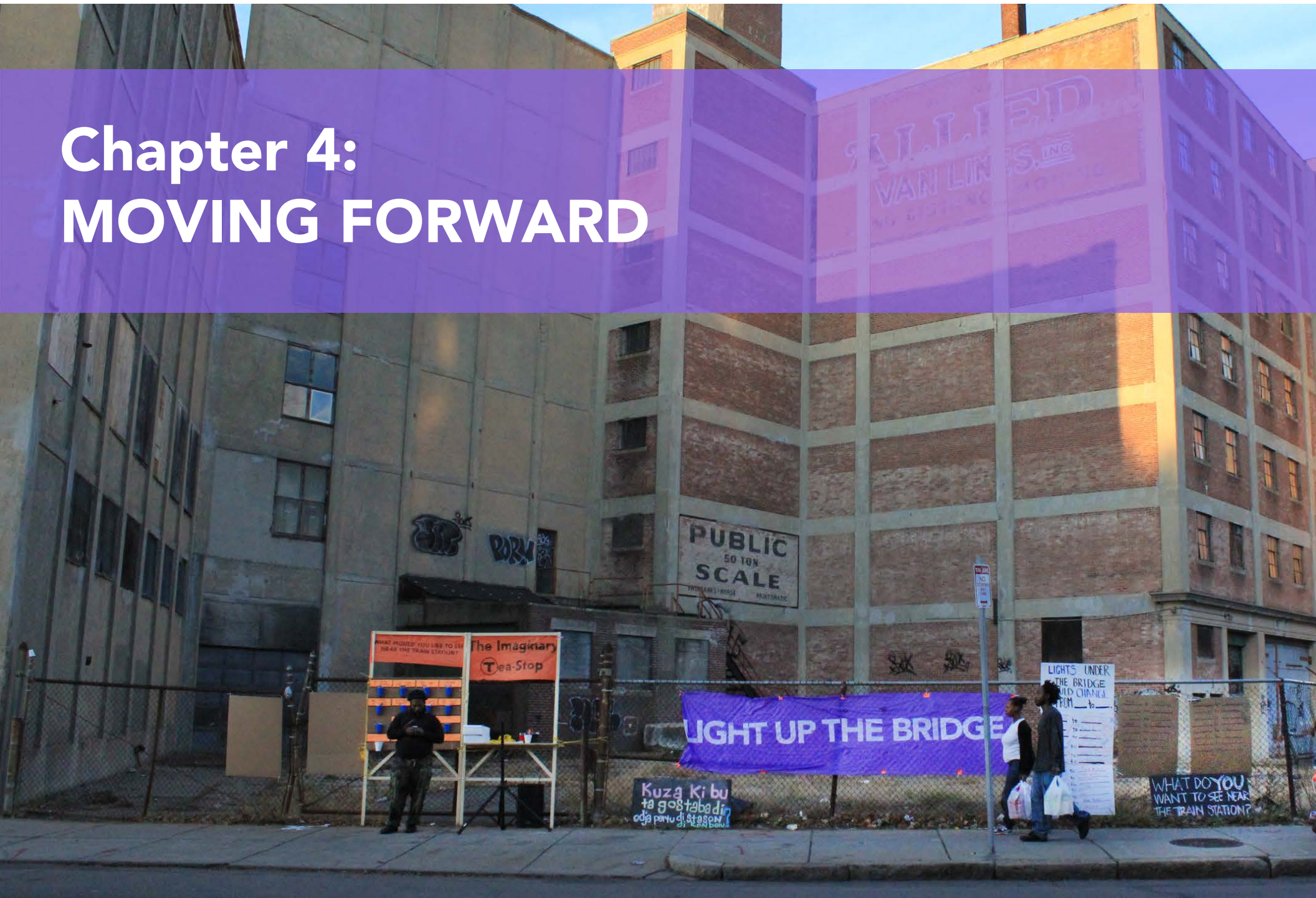
#### Rec. 2: Install Tech Amenities & Signage (p. 40)

- 1) Vinyl banners: www. GotPrint.com and Staples Copy & Print
- 4) Scrolling LED Sign: TruColor II 28" Scrolling Color LED Sign, <http://www.webstaurantstore.com/>

#### Rec. 3: Reimagine the Leon Building (p. 44)

- 3) Mural: 2014, New Bedford + Placemaking Budget Options, Massachusetts Smart Growth Alliance

# Chapter 4: MOVING FORWARD



This document contains the recommendations that came out of each community's creative placemaking events, as well as action plans informed by the implementation dialogues. With input from so many, we are optimistic that the commitment, creativity and resource investment to move these into reality will continue.



Kuza Ki bu  
ta gostaba di  
odja pertu di stason  
di Konboiu?

¿Qué te gustaría  
ver cerca de la  
estación de tren?

WHAT WOULD YOU  
LIKE TO SEE NEAR  
THE TRAIN STATION  
? ?