



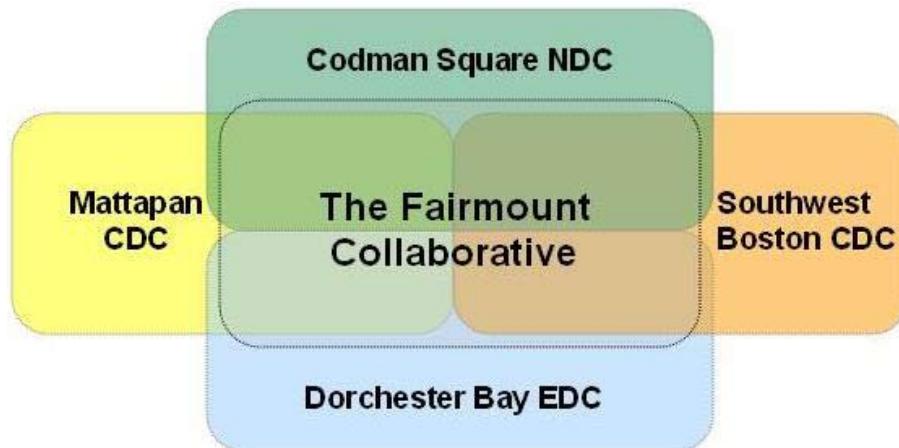
Placemaking along the Fairmount Indigo Line Corridor  
Lighter, Quicker, Cheaper  
A Short Term Action Plan

July 2012

Prepared by Project for Public Spaces, Inc.



Prepared for our local partner the Fairmount Collaborative, a coalition led by four Boston CDCs



This report was prepared as part of the work Project for Public Spaces is doing for Massachusetts Smart Growth Alliance's Great Neighborhoods Program.



# Introduction

## Great Neighborhoods Program

In 2011, the Massachusetts Smart Growth Alliance (MSGA) announced Great Neighborhoods, an exciting and innovative partnership launching in five Massachusetts communities. Through the generous support of the Barr Foundation and Ford Foundation, MSGA is partnering with local stakeholders and Project for Public Spaces (PPS) to create Great Neighborhoods that will transform the lives of more than 100,000 residents through economic development, transportation and environmental initiatives, housing development, design and planning.

Under the Great Neighborhoods initiative, MSGA, PPS and the local partners will work together to overcome legislative, regulatory, and financial obstacles in order to enable smart community development in the communities of Lawrence, Winchester, Somerville, Boston's Fairmount-Indigo Line Corridor and the Warren Street Transit Corridor in Roxbury. These five sites represent a range of significant projects for advancing smart growth in the region. Through Great Neighborhoods, they will be part of a regional vision supported by local action.

Great Neighborhoods is working with a coalition of community development corporations and Main Street Groups (Fairmount Collaborative, Dorchester Bay EDC, the Southwest Boston CDC, Uphams' Corner Main Street, Codman Square Neighborhood Development Corporation, Greater Four Corners Action Coalition) and the City of Boston to revitalize the areas in Dorchester along the Fairmont-Indigo Line Corridor, a revitalized and renovated transit corridor that will connect several neighborhoods to downtown Boston. The project presents many opportunities for economic revitalization and new housing development near the transit stations in these communities.

## Goals & Actions

The goals and actions that were outlined by the coalition members in November 2011 were:

*Garner municipal agency support and buy in to help make short term changes*

- Strengthen the planning-action-feedback-cycle as a means of guaranteeing transparency of the process and identify ways to bring more people into the process
- Secure funding for place-based projects from different government sources

*Encourage the long term involvement and support of the whole community in the planning process*

- Engage the users of the places being planned in the process and ensuring that local residents and businesses will not be displaced
- Create cohesive stakeholder entities (e.g. building tenants, residents) around a common vision for each place

*Identify funding sources and implement short term "Lighter, Quicker, Cheaper" public space improvements*

- Build the capacity of the various community stakeholders to participate in the implementation of changes to at least four sites
- Plan a regular series of events that take on the look and feel of a "permanent block party" - providing multiple activities will draw diverse audiences and participants

## Placemaking in Action

At PPS, we understand that Great Neighborhoods are also great places to live, work, learn and play, and Placemaking – a community-driven process – is the approach in which great places that are loved and owned by the community are created.

In collaboration with MSGA, PPS is working with local Great Neighborhoods partners, including the Fairmount Collaborative coalition to identify immediate “lighter, quicker, cheaper” (LQC) or low cost, short term – actions to revitalize targeted public spaces along the Fairmount-Indigo Line Corridor in Dorchester to make them more attractive to people, jobs, and investment. The goal is to leverage the strategic planning work that has already been completed within the Great Neighborhood program by focusing on implementation to achieve early wins that will generate excitement for sustaining long-term changes, like increasing housing and job density, improving transportation options, and reducing vehicle miles traveled.

On May 31, 2012, PPS facilitated two simultaneous placemaking workshops, one hosted by Codman Square NDC and Four Corners Main Street at the Eerie Ellington Community Room in the Four Corners neighborhood and the other at Upham’s Corner station, which is the gateway to the UC Dudley Street business district hosted by Dorchester Bay EDC and Upham’s Corner Main Street.

The purpose of the meetings was three-fold:

1. To begin the process of garnering municipal, community, and agency support and buy in, encouraging the long term involvement and support of the whole community in the planning process.
2. Familiarize CDC and Main Street staff with the place evaluation workshop process so that these workshops could be replicated in a number of sites along the corridor, engage more stakeholders and players, and provide more opportunities to engage the MBTA and BRA in the planning process.

3. Identify opportunities to implement short term “Lighter, Quicker, Cheaper” public space improvements in both CDC’s catchment area.

Based on the workshop findings of the community’s LQC ideas for the sites that were evaluated, PPS has prepared this report, which summarizes the findings, outlines major issues and recommends a series of lighter, quicker, cheaper improvements for the corridor as well as for each of the places along the corridor that will transform the Fairmount-Indigo Line Corridor in Dorchester into a multi-use destination that is strengthened by a series of vibrant public spaces.

The report begins with overall recommendations for the corridor as a whole and then delves into LQC suggestions for each of the individual sites that were evaluated in both Four Corners and Upham’s Corner.

# Overall Recommendations

**Activate vacant lots and park land with LQC eco-economic development activities.** There are vacant city owned parcels, Transit ROW, urban wilds, parking lots and fenced parks that could be activated in the short term and turned into outdoor plazas through the programming of farmers, craft, art, and cultural markets; mural paintings that could serve wayfinding and directional functions as well as aesthetic enhancements ; adding temporary seating, including picnic tables as well as moveable tables, chairs, umbrellas and benches; bringing in food trucks and providing opportunities for existing restaurants to prepare and serve food out of doors (outdoor BBQ); and connecting the programming that happens inside the buildings to the exterior spaces that surround them. Youth and the unemployed should be targeted for inclusion in these economic activities.

**Calm the traffic.** Traffic travels fast along both Dudley and Washington Streets which separate the stations from the neighborhoods. Stretches of both roads should be designated as Pedestrian Priority areas with better crosswalks (striping as well as pavement markings); lighting; widened or at least repaired sidewalks; street trees; and even a traffic light at Washington and Erie Streets. Bicycle parking at the stations and bike lanes striped along the approach roads also may encourage people to cycle to the station instead of driving.

**Enhance the presence of the T stations.** All of the stations along the Fairmount corridor will serve as gateways and portals into the communities they serve. Residents of the station communities will have the opportunity to be connected to the entire Boston metropolitan area to an unprecedented degree and vice versa. Workshop participants felt it was very important to "capture" these new audiences, to entice them to leave the train at their station, and to venture into the neighborhood to explore, shop, and enjoy. Murals painted on the rail overpasses that say "Welcome

to Upham's/Four Corners," installation of information kiosks with community event information as well as fare and schedule information, both at the stations and at street level entrances, "main street" signage and maps were just some of the suggestions of ways to welcome transit passengers and visitors to these neighborhoods.

**Upgrade appearances.** Enhance appearances by: adding flower planters as one participant recommended "to beautify and refresh the mind," art in windows and in vacant storefronts; uplighting of building façades or significant trees and lighting underneath the railroad trestle ; reducing retail signage clutter and power washing storefronts; and cleaning up the vacant lots would all go a long way to making these corridors more attractive to visitors and encourage passersby to stop.

**Engage the community in improving these areas.** The placemaking workshops conducted by PPS are one way of involving the community in an ongoing way to tie the improvements to the transit station and facility into community revitalization strategies and goals. Community members also need to be tapped to help manage the parks and play areas, and to suggest programs for kids, seniors, and families.



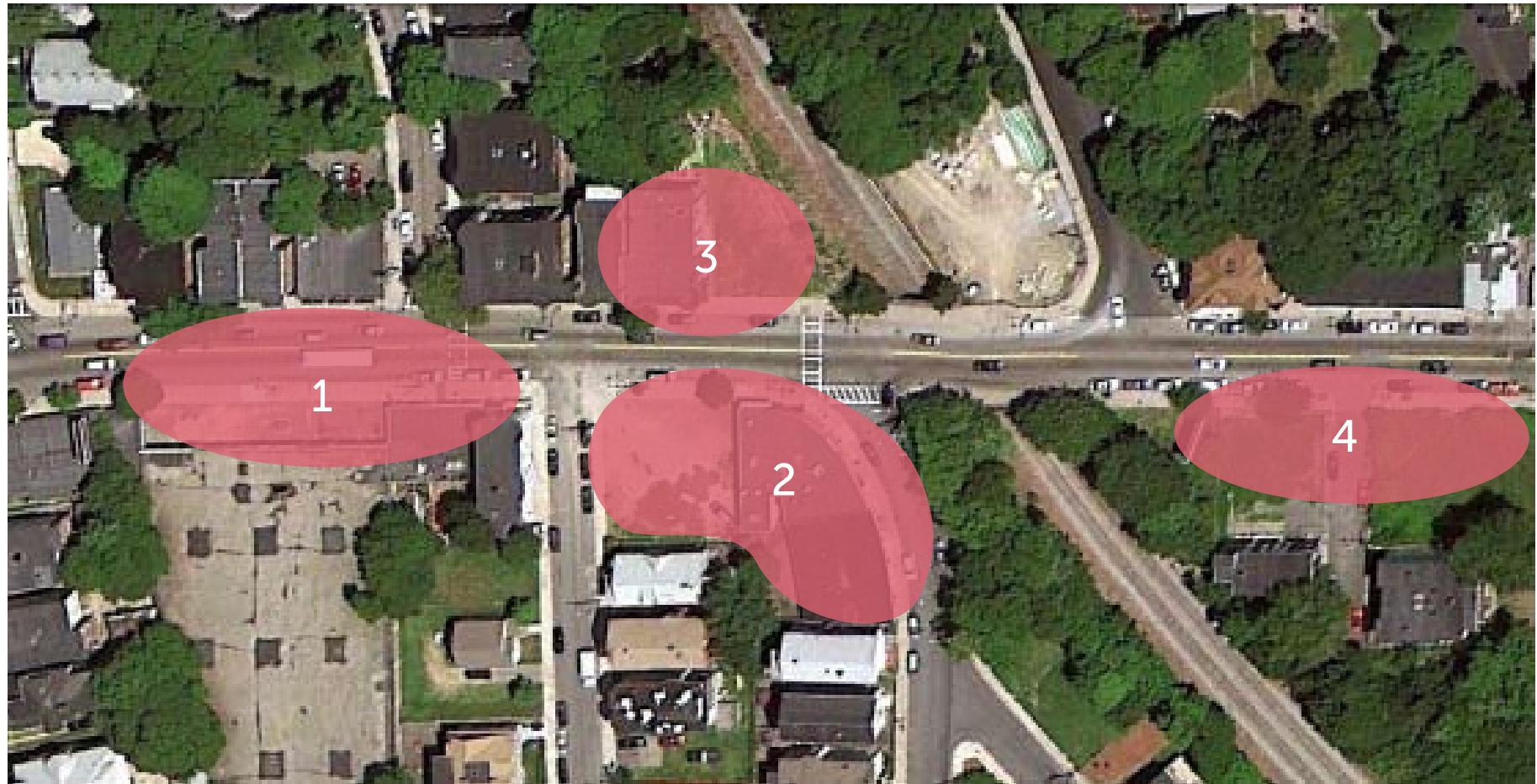
## **Places along the Fairmount-Indigo Line Corridor**

PPS is proposing to develop concepts and experiments along the Fairmount-Indigo Line Corridor for the summer of 2012 and extending into fall of 2012. By breaking the corridor down into a series of places, each of these places will be enhanced and supported with a series of improvements, both physical and programmatic, that would make them mini-destinations in their own right.

The report that follows includes site-specific recommendations for short term (lighter, quicker, cheaper) improvements, site images and benchmark images that can be used to discuss the improvements in each area.

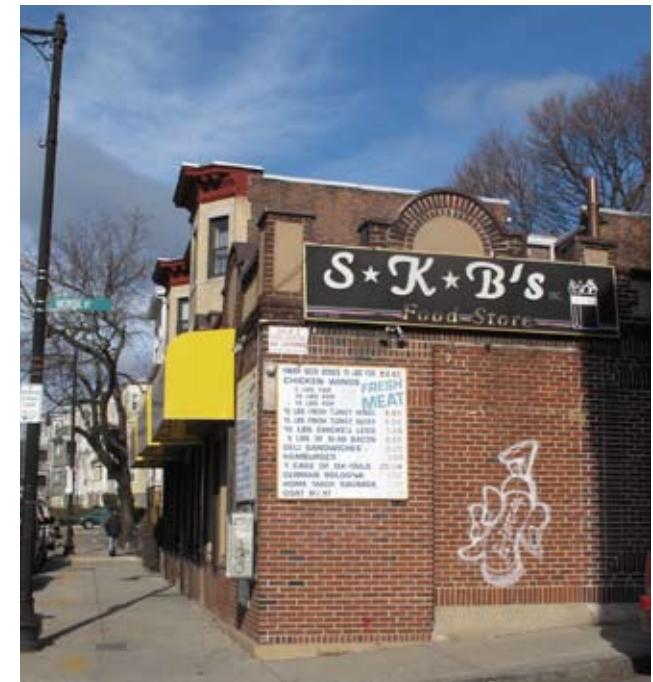
The following are the places in both Upham's Corner and Four Corners that have the greatest potential to be enhanced right away:

## Places in Four Corners



1. AB&W Building (157 Washington Street)
2. Vaughn Building (Washington & Erie Streets)
3. Mod Clothing Building (184 Washington Street)
4. Lynville & Washington Street Vacant Lots

## AB&W Building (157 Washington Street)



**Link local stores and residents to plaza.** The plaza outside of 157 Washington Street represents a great opportunity to host a range of activities that would draw residents down from the building as well as other local residents to it. In particular, community, family and children emerged from the workshop as themes to consider when programming the plaza. We therefore recommend community-oriented and kid-friendly activities and uses in the spaces such as:

- Game tables on the plaza for families
- Local coffee in cart or kiosks out on the plaza
- Water feature such as a spray fountain (kids can interact with)
- Outdoor art classes
- “Pajama story night café” (milk and cookies from café so that kids from upstairs can come down for a bedtime story or a puppet show)
- Link basketball court to plaza, bring activities to court for teenagers and young adults
- Jazz and music nights
- Markets with local businesses as vendors



**Improve comfort and image with paint and other simple improvements.** Suggestions were made to paint electric boxes and window frames, add flower boxes to windows in front of the adjacent stores and improve store signage. A colorful mural on the blank wall of the pest control business could brighten up that space and welcome people to the neighborhood especially because the wall can be seen coming down Washington Street. Other suggestions for amenities included movable tables and chairs, bike racks and giant floor pillows that the kids and adults can sit on to enjoy live music or sduring the torytelling hour.



## Vaughn Building (Washington & Eerie Streets)



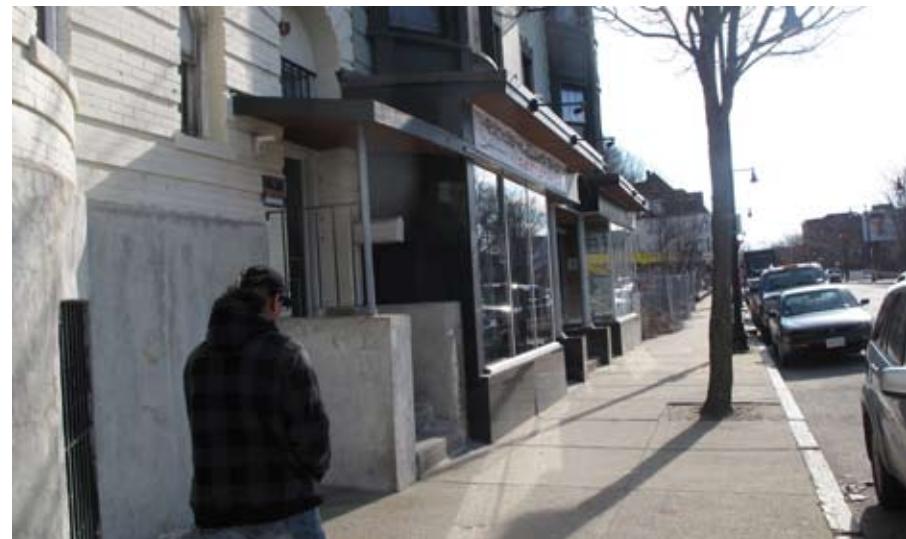
ing an outdoor patio in the lot adjacent to the Vaughn Building with seating, tables, planters and umbrellas. The public amenities and furnishings should be flexible and movable to provide businesses such as the various eateries with outdoor seating and eating area for their customers as well as to allow for different arrangements in the space for a summer program of events and activities.

**Highlight diverse mix of stores.** Events and activities related to celebrating local businesses would be most appropriate for the lot such as an event like a "Business Night Out" every Friday night where the local merchants would set up tables or booths to sell, showcase and promote their products or services in the outdoor patio. There could also be music and food carts in the adjacent lot that would help drive foot traffic to the area.

In addition, a mural on the blank wall can be painted of a café scene to further emphasize the site as a small-scale retail center in the neighborhood. The wall can also double as a projecting wall for movie nights or to showcase local multi-media artwork. The idea is to make the outdoor patio as flexible of a space as possible in order to accommodate the eating areas as well as other programming such as rotating public art exhibits, performance acts, and live music.



## Mod Clothing Building (184 Washington Street)



**Greet Visitors to Four Corners with an Informational Kiosk.** Since the grassy lot beside the Mod Clothing building is highly visible from the planned train station, it is a strategic location for a visitor's kiosk to welcome people arriving by train to the neighborhood. The kiosk would help to entice visitors to explore what Four Corners has to offer. The information kiosk should be staffed by someone who knows the neighborhood and be equipped with maps and pamphlets about the events happening over the summer and what to do while here. An ice cream cart and shaded sitting area nearby would help triangulate the uses so that they could build off each other to attract people to the ice cream, bench, and kiosk area.

**Create a Place Around the bus stop.** Many workshop participants expressed the need for a bus shelter at the bus stop on the corner because it gets cold in the winter when waiting for the bus to come. Placing a bench, planting a tree and having a pushcart that sells food like seasonal fruits and vegetables nearby would help anchor the bus stop as a more comfortable place to sit and stay – even for people who aren't waiting to board the bench but want a place to sit to people-watch.



## Lynville & Washington Street Vacant Lots



**Have an Outdoor Patio on Lot next to Meat Market.** The privately-owned lot adjacent to the Meat Market is the perfect place for barbecuing. There is a great opportunity for the owner to activate the underutilized lot by bringing in planters, tables, umbrellas and chairs to create an inviting outdoor dining area. The side of the building is currently blank and could be dressed up with a scrim to generate a visual interest to the site and intrigue passersby to stay in the space a while.



**Transform lot into an Urban Garden.** The city-owned property or a section of it can be turned into a garden, which will grow fresh, healthy produce that can be donated to non-profits or sold at a farmers market set up on the weekends. The urban farm may also have ongoing programming throughout the growing season such as gardening workshops, volunteer work days, and gardening, cooking, canning, and composting classes.



## Create a family-friendly open public gathering space.

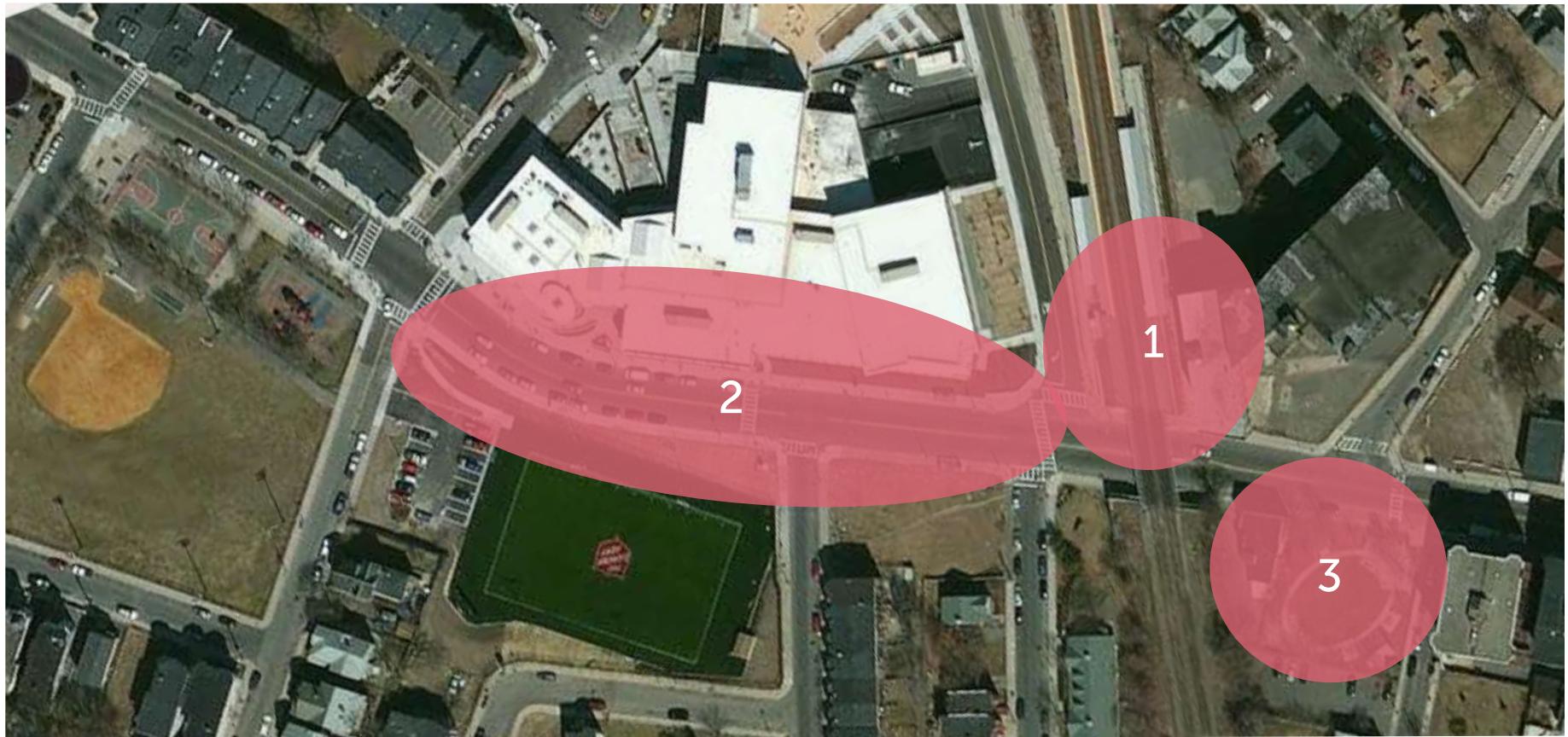
The city-owned lot can become a communal space for people of all ages to enjoy. Short term suggestions for improvement include having a summer open air movie series, table games such as checkers and chess, and teaching space for community education classes. Local food trucks or food carts parked on the adjacent street can further activate the space.



## Local Partnerships

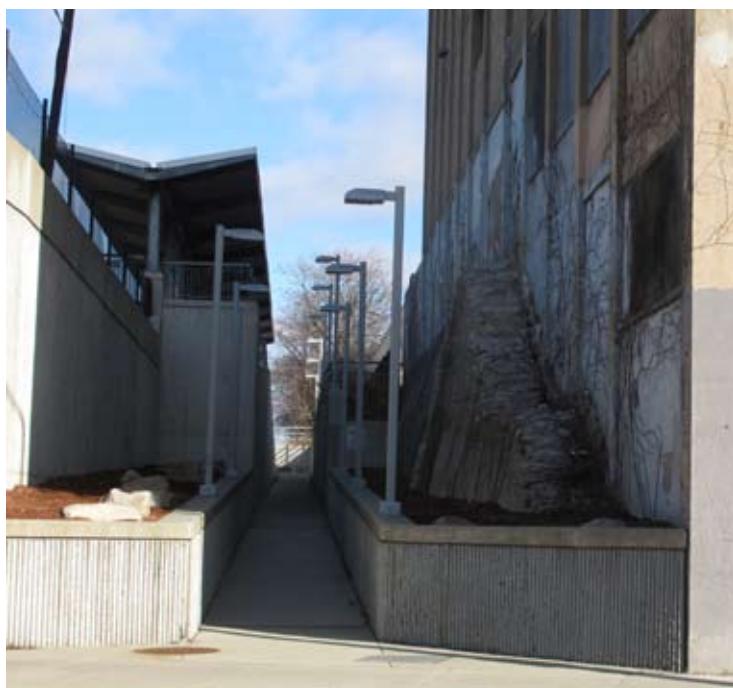
- City
- Mayor/governor – people who have the say so!
- Public Works
- CDCs
- ISD
- Business owners
- Stores/merchants at Mecca mall
- Residents
- NDC
- Churches/mosques
- Radio station – Great way to get info out there, people listen to radio station to promote our community, to get people here
- Performers (once a year, get a group to come and put on a screaming good performance!)
- Schools
- Local business and banks
- Health centers
- CSNDC
- DAC
- Library
- Main Streets
- African drummers neighbors (already hear them at night, steel drums)
- Jeremiah Burke High School - students can do community service
- Artists in the area (Bob is at workshop and is an artist)
- Larry Pine Gallery

## Places in Upham's Corner



1. Upham's Corner Fairmount-Indigo Train Station
2. Dudley Street West (from the train station to just past the Kroc Center)
3. Dudley Street East (from the train station to Monadnock Street)

## Upham's Corner Fairmount/Indigo Train Station



## **Connect Train Station Platform to the Street Level.**

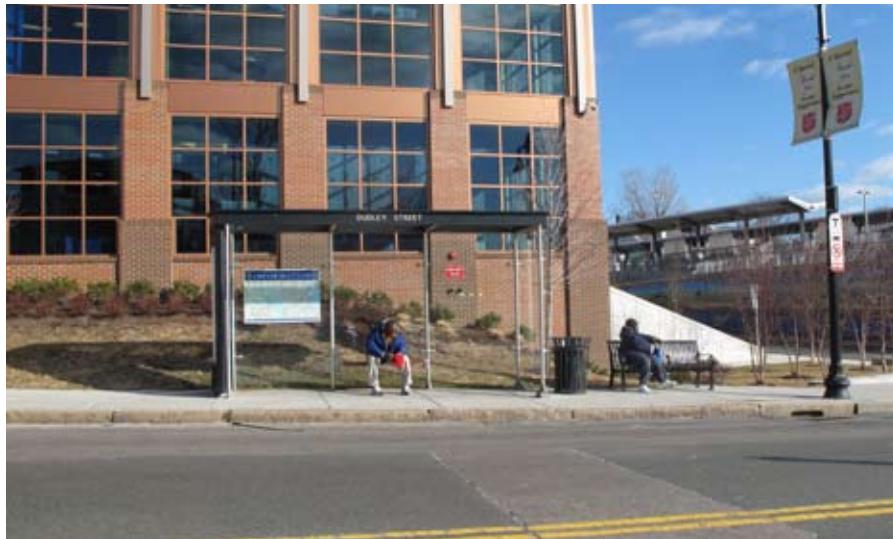
Currently, the platform feels disjointed from the street below and we recommend building more of a connection between the two both programmatically and physically. Short-term improvements include activating the platform with additional services and amenities such as seating, food vendors, newsstands and information booths as well as improving signage at the street level.

An effort should be made to invite and encourage music performers to play on the platform to bring life to the platform area and create a livelier sense of place for commuters as well as for visitors who wander up to the platform for the view of the sunset.

Better signs with information about train fares, schedule and general information about the community and things to do and see while here would help to bridge the street level with the platform area to create a cohesive place.



## Dudley Street West (from the train station to just past the Kroc Center)



## **Open up the Kroc Center to the outside by Creating Public Plaza.**

The Kroc Center is a real asset to the community but is not performing as well as it could as a multi-use destination due to its blank walls and internalized activity. We recommend developing an outdoor public plaza with food and comfortable seating in front of the blank wall of the Kroc Center. Seeding the plaza with a café or food kiosks and tables with movable seating will provide people with a reason to visit the plaza and linger.

## **Bring Activities and Programming from Inside to the Outside.**

"Turning the Kroc Center inside out" to the plaza would make the building more transparent and strengthen the center's interaction with the public spaces surrounding it. The Kroc Center currently has many programs or is planning programs that could be held out in the plaza including:

- Workforce Development and Career Classes
- After-School and Adult Education Classes
- Music and Dance Lessons
- Fitness Training, Aerobics and Exercise Classes
- Visual Art Classes

Important amenities to support these programs are movable tables and chairs that can be arranged to hold outdoor classes as well as oversized outdoor cushions and pillows could be brought outside for people to sit on.



## Dudley Street East (from the train station to Monadnock Street)



**Transform Nonquit Green into a True Community Park.** The Nonquit Green is a hidden oasis in Upham's Corner that is well maintained and lush with trees. Despite these qualities, the park still has much room for improvement in terms of offering the community things to do when at the park. Suggestions to make the park more user-friendly are to add more BBQ pits and picnic tables. In addition, the park should be used for community events as well as provide a play area for children so that kids and parents can enjoy the park anytime. The park also needs services near it like food such as an ice cream.



**Improve the Park's Accessibility.** Workshop participants felt that the park was not as accessible as they wanted it to be. The park's one entrance is not inviting and lacks a lot of visibility from Dudley Street, which has the effect of seeming like the park is often locked and closed when it is open from morning to dusk everyday. Suggestions to improve the park's access in the short term are to widen the entryway to the park or add another opening in the fence that runs along Dudley Street.

Another option could be to remove the fence entirely, which would engage the park with the street to create a continuous place between the park and sidewalk.

**Turn the Train Bridge into a Gateway.** A sign on the bridge that said "Welcome to Upham's" would really help establish Upham's Corner as a district. Additionally, there are many opportunities for the Leon Building to become a mini-destination and great anchor for the Gateway into the neighborhood. Perhaps its redevelopment into a mixed-use building with ground floor retail spilling onto the adjacent lot is a longer-term recommendation.



## Local partners

- Main street
- MBTA
- Property and business owners
- DND, DPW
- KROC
- Salvation Army
- DOT, EDC
- DSNI
- Coops
- Homeowners
- Tenant Groups
- BIRD
- Health Center
- MAPS
- Strand
- Dorchester Historical Society
- Public Art groups
- City
- Food Initiatives
- Public Works
- AFH
- Nonquit Street Neighborhood Association and Land Trust

# Appendices

## About PPS & Placemaking

Project for Public Spaces is a nonprofit, educational, advocacy and technical assistance organization with an international reputation for its success in the creation of more livable communities. Place-based initiatives are the best way to promote vitality and prosperity in cities everywhere. Our experience helping people in more than 2500 towns around the world improve their community's shows that mobilizing people to make great places strengthens neighborhoods, cities and entire metropolitan areas.

Placemaking is about making your community a great place to live and reversing the trends of recent decades that have reduced our social and physical health and led us to unsustainable ways of living. The most authentic, most enduring destinations in a city – the places that keep locals and tourists coming back, that anchor quality, local jobs, that give a city an identity – are born out of a series of incremental, locally-based improvements that build a destination that's more than the sum of its parts.

Placemaking is central to many of the powerful trends shaping the world today. Project for Public Spaces has been working in communities across the US for thirty-five years to develop a proven model for sustainable development of human environments that elevates economic and community benefit, social capital and environmental health.

In economic terms, Placemaking is a cost-efficient way to become a competitive city. Abundant research suggests that human and creative capital of our communities is now the catalyst of economic growth rather than mere results of that growth.

In social terms, Placemaking builds a lasting sense of community that helps integrate diverse populations. Research has shown that

residents of compact, walkable neighborhoods with places to socialize produce healthier lifestyles, promote the lively exchange of ideas and further social equity.

In terms of environmental sustainability, Placemaking is about creating more sustainable and livable communities that encourage walking, transit, support community health, and reduce reliance on the automobile.

## Placemaking Concepts

PPS's Placemaking approach creates places where people want to be. Every project we plan is rich with vibrant destinations: parks, squares and streets should feel comfortable and offer a wealth of amenities; waterfronts should provide access to an abundance of water-related and other activities; and cultural attractions should contribute to a place's unique identity. Equally important is how these destinations connect and interplay, supporting and complementing each other rather than struggling in isolation.

Some common sense ideas underlie our work and represent the fundamental changes we feel can have a more lasting impact throughout Lawrence than any discipline-driven approach.

### *Lighter, Quicker, Cheaper*

Lighter, Quicker, Cheaper describes a hyper-local development framework that is tried and tested; one that is lower risk and lower cost that capitalizes on the creative energy of the local community and that efficiently generates new uses and revenue for places in transition. In an LQC approach, we ask the question: "What can we do to begin transforming a place within the next six months?"

### *Power of Ten*

The Power of 10 can be a framework to elevate Placemaking to a neighborhood, city or regional level. Our experience of physical environment is most defined and enhanced by great places and the things we do in them, yet we seldom focus on creating

great places and defining them around uses. A great place typically has at least 10 things to do in it; a great neighborhood or district has at least 10 great places; and a great city or region has at least 10 of these great districts, plus other major destinations. By having people think about their special places and greatest opportunity places, a community can quickly determine its strengths and prioritize a path forward. This simple, common sense idea can be transformative for evaluating and strategically improving an entire city or region.

### ***The Community is the Expert***

"Placemaking" has its greatest impact when applied through the people who know a place best—the local community. Despite their intimate knowledge of a community's assets and needs, the local stakeholders are rarely empowered to formulate their own transformative agenda for their communities. Too often professionals are engaged to impose solutions rather than facilitating a community vision. Moving beyond narrowly defined disciplines, Placemaking cultivates a collaborative campaign grounded in the community's aspirations.

### ***Comfort and Affection***

One knows immediately whether a space is warm and welcoming or not. When a place provides a sense of comfort, patrons naturally relax, become part of their surroundings and feel free to be affectionate and at ease with others. It is this goal of creating happiness that has been all but forgotten in shaping the public realm for communities of all levels of the economic scale.

### ***Triangulate***

"Triangulation is the process by which some external stimulus provides a linkage between people and prompts strangers to talk to other strangers as if they knew each other" (Holly Whyte 1980). In a public space, the choice and arrangement of different elements in relation to each other can put the triangulation process in motion (or not). For example, if a bench, a wastebasket and a telephone are placed with no connection to each other, each may receive a very limited use, but when they are arranged together

along with other amenities such as a coffee cart, they will naturally bring people together (or triangulate!). On a broader level, if a children's reading room in a new library is located so that it is next to a children's playground in a park and a food kiosk, more activity will occur than if these facilities were located separately.

### ***Zealous Nuts***

Almost every great place is the product of the passionate work of a zealous nut, or a group of them. Zealous nuts can take many forms—community residents, shop owners, school officials, librarians, police officers – the Placemaking process invites these vital stakeholders to take a leadership role in injecting the soul into a place.

### ***It has to be a Campaign***

Based upon Harvard Business School professor John Kotter's book, People Who Make Dramatic Change, we have realized that a successful transformation of place requires a holistic campaign. It starts by developing a vision and opening lines of communication. Impediments must be acknowledged and strategies to overcome these challenges must be determined. Through this initial process, a strong team can emerge to attack complacency and produce short term wins, then move on to bigger challenges, all while keeping the vision grounded in and driven by the community.

## **Lighter, Quicker, Cheaper**

LQC projects quickly translate a community's vision into reality and keep momentum moving. Ideas can be efficiently implemented, assessed, then tweaked and customized based upon a community's response. Although a lighter, quicker, cheaper approach is not for every situation, it can be a creative, locally-powered alternative to capital-heavy, top-down planning. Lighter, quicker, cheaper projects:

- Provide an efficient, creative, hyper-local way to leverage a city's assets.
- Transform underused spaces into exciting laboratories that citizens can start using right away and see evidence that change can happen.
- Represent an "action planning process" that builds a shared understanding of a place that goes far beyond the short term changes that are made.
- Leverage local partnerships that have greater involvement by a community and results in more authentic places.
- Encourage an iterative approach and an opportunity to experiment, assess, and evolve a community's vision before launching into major construction and a long term process.
- Employ a place-by-place strategy that, over time, can transform an entire city. With community buy-in, the LQC approach can be implemented across multiple scales to transform underperforming spaces throughout an entire city.
- Create Jobs and incubate local entrepreneurs.

## Placemaking Process in Dorchester's Fairmount-Indigo Line Corridor: Place Performance Evaluation

PPS visited Dorchester on May 31st to conduct our Place Performance Evaluation exercise (e.g. Place Game) with local community members to evaluate the existing conditions of the sites along the Fairmount-Indigo Line Corridor that represented the best places to target LQC strategies.

Participants included a wide range of stakeholders, including municipal government and agency staff, CDC and Main Street staff, people from the arts and design community, and neighborhood residents. As it turned out, agency and government staff attended the Upham Corner's workshop while the participants in Four Corners were more locally based.

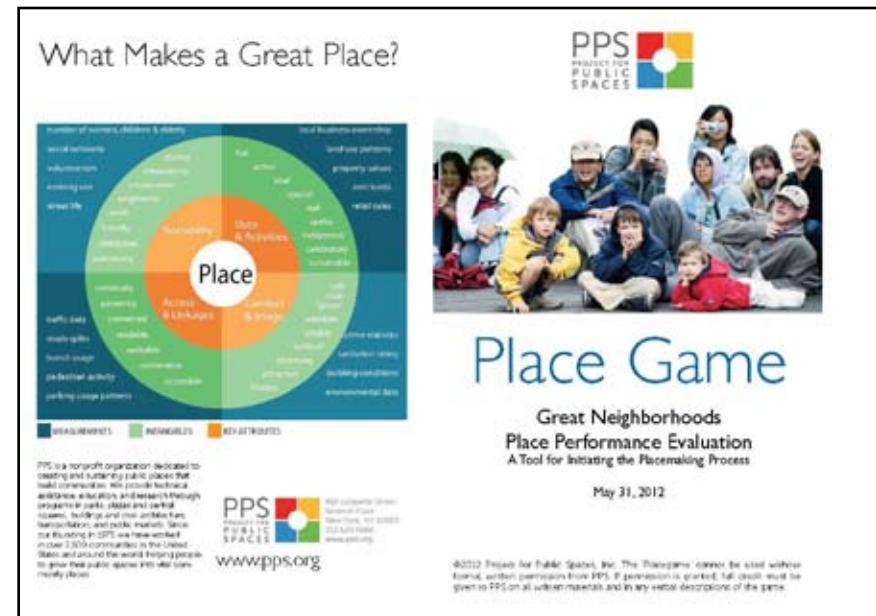
The Place Game evaluates a site based on the following criteria:

- Uses & Activities
- Access & Linkages
- Sociability
- Comfort & Image

Participants are then asked to create a short and long-term vision for their sites, and a list of partners to help in the implementation.

The workshops started with a PowerPoint presentation of Placemaking principles and how the Power of 10 can be used as a process for making changes. The presentation also included benchmark images, case studies of other similar sites and how they have been improved using short term, small scale (lighter, quicker, cheaper) interventions, and images of the sites as they exist now.

After the slide show, small groups visited each of the sites to observe the activities and informally interview people in the area. During the visit, observation checklists, designed by PPS, were filled out.



PLACE GAME

SITE #: \_\_\_\_\_ Date: \_\_\_\_\_

Rate the Place:

COMFORT & IMAGE		POOR	GOOD	
Overall attractiveness	1	2	3	4
Feeling of safety	1	2	3	4
Cleanliness/Quality of Maintenance	1	2	3	4
Comfort of place to sit	1	2	3	4
Comments/Notes:				

ACCESS & LINKAGES		POOR	GOOD	
Visibility from a distance	1	2	3	4
Ease in walking to the place	1	2	3	4
Transit access	1	2	3	4
Clarity of information/signage	1	2	3	4
Comments/Notes:				

USES & ACTIVITIES		POOR	GOOD	
Use of storefronts	1	2	3	4
Frequency of community events/activities	1	2	3	4
Overall busy-ness of area	1	2	3	4
Economic vitality	1	2	3	4
Comments/Notes:				

SOCIALITY		POOR	GOOD	
Number of people in groups	1	2	3	4
Evidence of interaction	1	2	3	4
Sense of pride and ownership	1	2	3	4
Presence of children and seniors	1	2	3	4
Comments/Notes:				

Identify Opportunities

1. What do you like best about this place?
2. List 5 things that you would do to improve this place that could be done right away and that wouldn't cost a lot (please list activities and the amenities that would be needed):
3. What changes would you make in the long term that would have the biggest impact?
4. Ask someone who is in the "place" what they like about it and what they would do to improve it. Their answer:
5. What local partnerships or local talent can you identify that could help implement some of your proposed improvements? Please be as specific as possible.

After the observations, the groups returned to the meeting room for a discussion of what each group found. Spokespeople from each group described their findings using slides of the observation areas for reference. Specific suggestions for improvements were developed along with a plan of action appropriate to the location.

It is from this Placemaking process that a vision emerged of what the Fairmount-Indigo Line Corridor sites can collectively become in Dorchester; focusing on both small-scale improvements that can begin to take place almost immediately as well as longer-term improvements to be implemented over time.

