



**Fairmount Indigo Planning Initiative
Upham's Corner Working Advisory Group Meeting #7
Wednesday, March 27, 2013
Location: The Salvation Army Kroc Community Center,
Dorchester**

WAG Attendees: Lisa Alberghini, Courtney Curran, Max McCarthy, Paul Meehan, Joan Tighe, Christopher Jones; Adelina Alves (Representative);

City of Boston Attendees: Ines Soto-Palmarin, BRA; Jeremy Rosenberger, BRA; Kenya Thompson, BRA;

Consulting Team Attendees: Steve Cecil, The Cecil Group; Josh Fiala, The Cecil Group; Pam McKinney, Byrne McKinney

Members of the Public: Camilo Pichordo Meidez, Upham's Corner Main Streets; Jeremy Levine, Harvard; Jeanne DuBois, Dorchester Bay Economic Development Corporation; Nancy Conrad, Upham's Corner Improvement Association

Meeting Summary

On Wednesday, March 27, 2013, The Upham's Corner Working Advisory Group (WAG) of the Fairmount Indigo Planning Initiative had its sixth meeting at The Salvation Army Kroc Center in Dorchester. The meeting was called to order by Co-chairs, Christopher Jones and Max MacCarthy at 6:40pm. There was a recap of the last meeting's topics and they announced that tonight's focus will be about selecting Upham's Corner Station area sites for which design and sustainability guidelines will be created. New WAG member nominees were introduced: Camilo Pichordo Meidez, a business owner and member of Main Streets and Antonio, a resident who works in Uphams' Corner and a member of Main Streets. Lastly, there was an announcement made by, Joan Tighe, about a Fundraiser for the Dorchester Day parade in connection with Eastman Elder.

MAIN PRESENTATION

There was concern expressed about the Emerging Vision Statement not being descriptive enough to Upham's Corner. There was audience feedback suggesting making UC more of an educational center instead of just a cultural center; a place people come out to see; and to create a center of job creation and economic development. Co-Chair Christopher J., asked that the WAG work on thinking about assets the community would like to keep.

An audience member asked the consultant team to clarify the geography of the center. There is concern about the "no claimed land" on Dudley Street between Clifton Street and Monadnock Street. Marie St. Fleur stated that the area isn't well defined, and is even overlooked on the Roxbury master plan. An audience member asked if the study area could extend to West Cottage Street.

There are 10 sites identified by the community Uphams' Corner district as potential study sites. The majority of the WAG thought there should be a hold on the designated residential sites and to place emphasis on the more economic developmental sites.

Tally of sites (Voting for Development Scenarios):

Hancock-6

Comfort-4

Dudley-1

Windemer-0

Magnolia-0

Robey-0

Dudley(2)-1

Christopher J. asked the WAG if the Maxwell building should be the #1 priority since it is owned by the city and should there be a market study for the site as opposed to the Leon building? Ines shares that DND (Department of Neighborhood Development) has made the Maxwell building a priority as well and that writing guidelines for the process will be beneficial.

Consultant Pam McKinney of Byrne McKinney Associates presented preliminary analysis of the selected public and private properties selected by the WAG at the previous meeting.

LEON building

The most important characteristic is its location. It is an Ideal TOD (Transit Oriented Development) site because of its proximity to the station and that the site already has density. There is potential for residential use with ground floor retail. The issue is it's a major liability to feasibility. Its best if the site is torn down and rebuilt. There is group consensus to have the building demolished.

MAXWELL building

One advantage is that this site has two fronts another is that it's not privately owned. The site could maintain its current industrial use and rehab existing building. Also the site could have multiple uses. Part of the site could be residential. Overall, this is not an ideal site for retail use.

UPHAMS CORNER SITES

This area is best for retail use with residential use above. Surface parking on corner lots is not the best use of space, and more than one story is needed to accommodate parking in

The meeting concluded at approximately 8:30pm.