

## "SOMETHING IS HAPPENING IN SOUTHSIDE"

A Workshop on Rebuilding Communities Downtown: Kingston, Jamaica, January 10 – 22, 1993

• Caribbean School of Architecture • Massachusetts Institute of Technology • Oxford School of Architecture •



Mural prepared by workshop participants

*We wish to thank the communities of Southside and Tel Aviv  
for their generous hospitality, kindness and support.*

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The workshop report was prepared by Anne Beamish, SIGUS, MIT.

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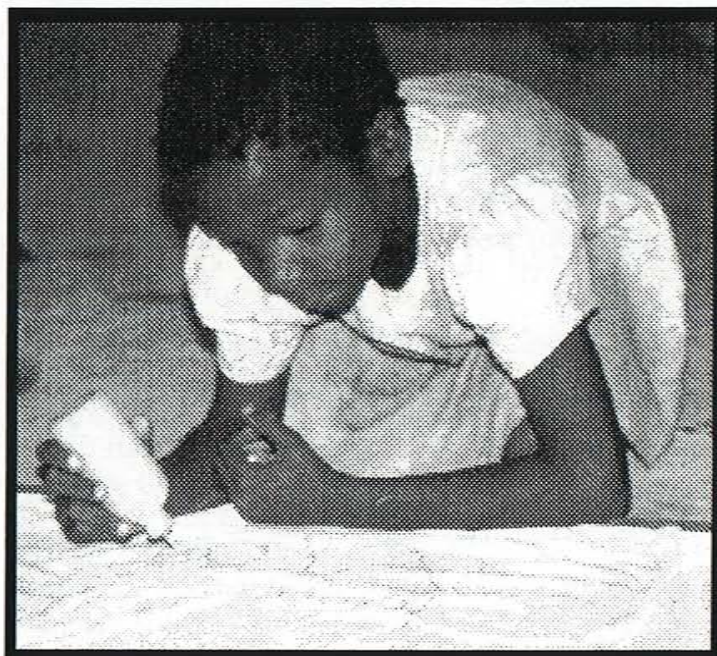
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## **“Something is Happening in Southside”**

- This report documents a 2-week workshop on rebuilding communities held January 10-22, 1993, in Kingston, Jamaica. The workshop focused on issues and development options in Southside, a deteriorated area in a prime central location of Kingston.
- Forty-seven students participated in the workshop, from 15 countries, drawn from the Caribbean School of Architecture (CSA); The Centre for Development and Environmental Planning (CENDEP), Oxford School of Architecture (UK); and the Special Interest Group in Urban Settlements (SIGUS), Massachusetts Institute of Technology (USA).
- The workshop was carried out in three stages: an initial phase of “getting information” to understand the context and background, a second phase of “taking a position” in developing an overriding strategy, and a final phase of “preparing plans” for implementation of viable approaches. The tasks were carried out in small teams composed of a mix of students drawn from each of the schools and members of the Southside community.
- Strategies that were proposed strongly focused on local community initiatives, ranging from empowerment through a community-based development organization, encouragement of micro-enterprises for self-sufficiency, restructuring the physical pattern by differentiating streets and lanes, development of small community centers, upgrading of the housing stock, reuse strategies for the extensive vacant lots, and a waterfront development incorporating community concerns.
- The structure of this report parallels the three phases of the workshop and draws extensively from the material prepared during the interactive, hands-on workshop sessions. Little editing or reformatting has been undertaken, and the original material is presented “as is” to the maximum extent possible.



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## Preface

Thank you for giving me the opportunity to share in this exciting publication which summarises the intensive work done over a two week period by the students and staff from the Caribbean School of Architecture, MIT and Oxford School of Architecture.

Some remarks I made at the closing presentation may be worth recording. As we reflect on the experiences of the seminar, some highpoints need to be recorded. Some of these were:

- The level of professional presentations by the students in the closing session.
- The critical cutting-edge social issues which were being examined. Issues such as land tenure, political tribalism, social structures and community organisations were major concerns.
- International exchanges.
- Institutional collaboration.
- Individual contacts and friendships.
- Partnership in development with agencies such as the Overseas Development Administration (ODA), the United States Agency for International Development (USAID), the Kingston Restoration Company (KRC) and the Jamaica National Foundation (JNF).
- Learning experiences for all the participants.

These types of International contacts/seminars/experiences tend to generate a great deal of enthusiasm at the time, but also leave us with the fundamental question – Where do we go from here?

Some thoughts on the future are the following:

- These exciting collaborative experiences should be seen as part of a beginning and hopefully will continue.
- The experience shows that different levels and social structures within the society can be accommodated.

- Development will require the willingness of National planners and the Political Directorate to look at some creative solutions through people participation to continue the process of integration and development. We can learn from some of the creative approaches being developed.
- Finally, the partnerships formed at all levels – National and International – need to be continued and worked at with a spirit of love, harmony and cooperation.

I hope the publication will provide an insight to an exciting adventure and experience in International cooperation.

Dr. A.W. Sangster  
President  
College of Arts, Science and Technology  
Kingston, Jamaica



## Introduction

Downtown communities are often characterized by conflicting vested interests, high densities, multi- and largely rental occupancy, absentee landlords, low levels of formal employment, high rates of crime and generally dilapidated housing and infrastructure. These areas are often marginal to city systems despite their prime central location. Despite these characteristics, these communities are highly resourceful. They often hold a strong sense of community and have a long standing history in the development of cities. At the same time they are constantly under pressure to be redeveloped and present significant challenges to the urban management efforts of government planning authorities.

This 2-week workshop focused on a typical downtown area – Southside – in Kingston, Jamaica. It focused on issues and development options culminating in research initiatives urgent to Kingston and relevant to Jamaica and the Caribbean region. It identified issues which are likely to have a bearing on the thinking, practice and education of architects, planners and urban designers.

### Objectives

The workshop programme focused on generating action plans as part of a broader range of proposals to improve the physical, social, and economic fabric of the downtown community of Southside, Kingston. The emphasis was on minimal displacement to existing communities which would be achieved through small scale strategic interventions and with the maximum participation of the broader residential and commercial community. The workshop had three overriding objectives:

- To propose improvements relevant to the Southside.
- To demonstrate methods which have relevance to other similar communities in Kingston and which can become integral to urban development practices.
- To prioritize an agenda of collaborative research relevant to the larger Caribbean region.

### Venue

Participants worked on location within the Southside area with members of the business, commercial, and residential community. Small theme-related groups which included planners, architects and social scientists prepared action-plans to implement proposals identified in the workshop.

## Schedule

## REBUILDING COMMUNITIES DOWNTOWN: Kingston, Jamaica

January 10–22, 1993; Kingston, Jamaica

	<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
WEEK 1	<b>10</b> INTRO- DUCTION  10:00 Welcome!  11:00 Introductory Tour of Kingston       6:30 Welcome Reception	<b>11</b> BACKGROUND DEFINITION  8:30 <i>Urban Scale</i> : <ul style="list-style-type: none"> <li>• Historical Develop- ment</li> <li>• Planning Initiatives</li> <li>• Regulatory Environment</li> <li>• Housing Programs</li> </ul> 1:30 <i>Site Scale</i> : <ul style="list-style-type: none"> <li>• South Side Data</li> <li>• Socio-cultural Structures</li> <li>• Community Organizations</li> <li>• Infrastructure</li> </ul> 5:00 Discussion	<b>12</b> CONTEXT  8:30 Identify Typologies: <ul style="list-style-type: none"> <li>• Projects (site and services, mass housing)</li> <li>• Neighborhoods (low, middle: public and private develop- ments</li> </ul> 4:00 Discussion of Characteristics and Issues	<b>13</b> PROGRAM DEFINITION  8:30 Looking, Listening and Measuring    1:30 Presentation of Findings and Observations   4:00 Identify Study Themes and Form Groups	<b>14</b> INITIAL STUDIES  8:30 Group Work: Information and preliminary approaches    4:00 Group Progress Reports	<b>15</b> INITIAL STUDIES  8:30 Group Work: Information and preliminary proposals    2:00 Group Progress Reports	<b>16</b> ISLAND VISITS  <i>Optional</i> : - Bus trip/Dragon Bay - Blue Mountain
	<b>17</b> ISLAND VISITS  <i>Con't</i>	<b>18</b> ACTION PLANS  8:30 Sketches of Southside 11:00 Summary of Strategic Approaches 1:00 Reform Groups Around Project Topics  4:00 Soccer match: Southside Tigers vs Workshop Irregulars	<b>19</b> ACTION PLANS  8:30 Group Work:   1:00 Special: Engineering perspective of the earthquake  4:00 Report Back by groups  7:30 Port Royal Fete	<b>20</b> ACTION PLANS  8:30 Group Work   1:00 Special: Presentations by faculty  4:00 Report Back by groups	<b>21</b> PRESENTATION PREPARATION  8:30 Groups Prepare for Final Presentations	<b>22</b> AGENDA BUILDING  8:30 Mural Preparation by Groups   2:00 Presentation of Workshop Findings at Jamaica Confer- ence Centre  8:00 Closing Reggae: Fort Charles	<b>23</b> DEPARTURE

### Sponsors

The programme was organized jointly by the Caribbean School of Architecture (CSA) at the College of Arts, Science and Technology (CAST), Kingston Jamaica; the Center for Development and Environmental Planning (CENDEP) at the Oxford School of Architecture, UK; and the Special Interest Group in Urban Settlements (SIGUS) at the Massachusetts Institute of Technology (MIT), USA.

The program was sponsored by the Overseas Development Administration (ODA) of the British Government and with support from The Caribbean School of Architecture, Massachusetts Institute of Technology and the Oxford School of Architecture.



## The Southside Community

The Southside community is typical of downtown areas. It is located in downtown Kingston, bordered by East Street, Harbour Street, Barnes Gully and East Queen Street. In the past, Southside and its neighbor Tel Aviv have been associated with the two rival political parties but these divisions are gradually disappearing and tension is reducing.

The community has a population of approximately 6,000 residents who are predominantly low-income. Unemployment which ranges from 60% to 85% and low skill levels are major issues within the community. Residents earn much of their income through informal economic activities such as trading, small-scale manufacturing, catering, hustling, etc.

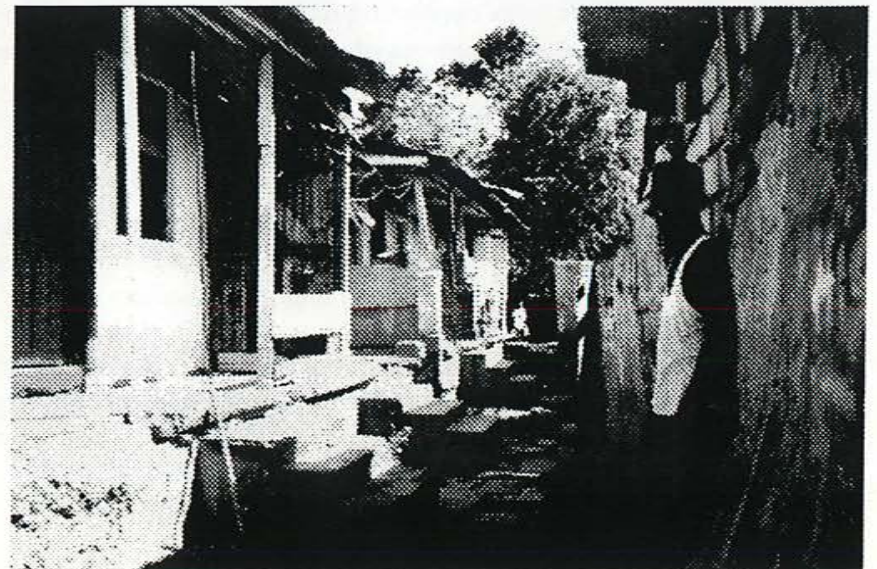
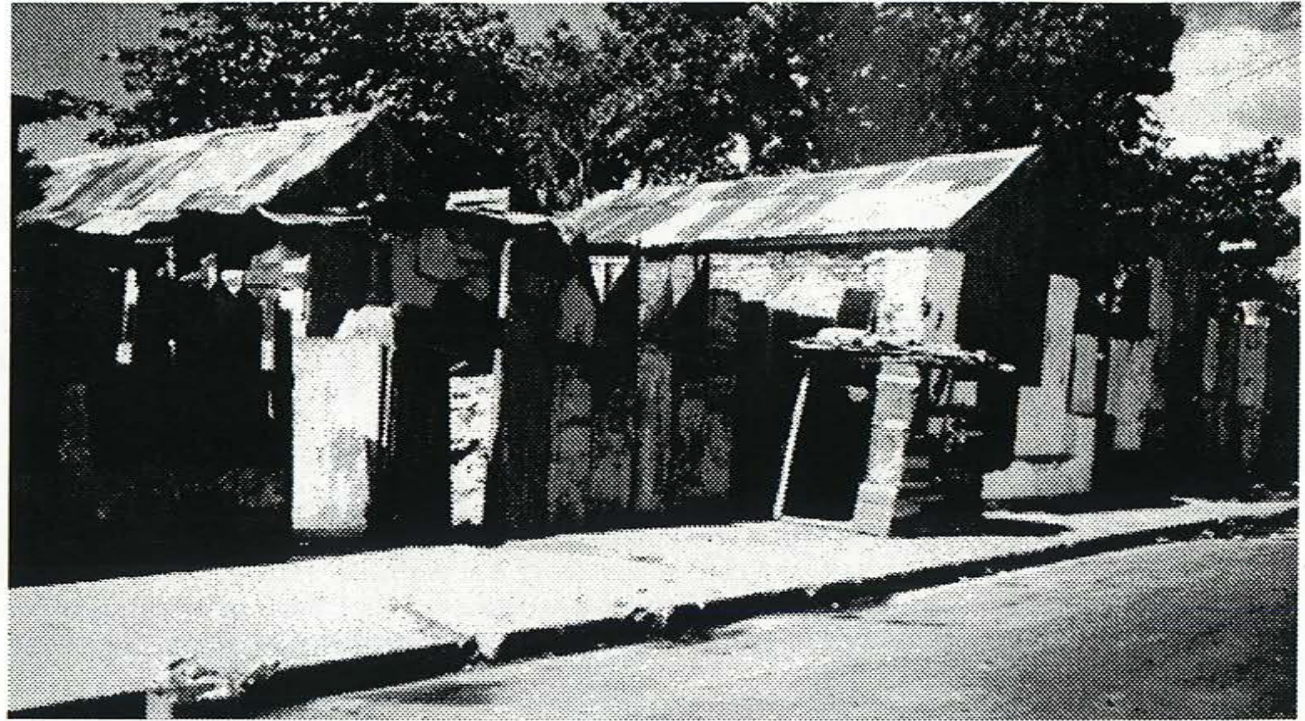
The Southside neighbourhood has a very poor reputation, associated with theft, drugs and violence. The stigma causes additional problems to the residents because they claim they are often not hired simply because of their home address. Because of its reputation, middle- and upper-income groups generally avoid the area.

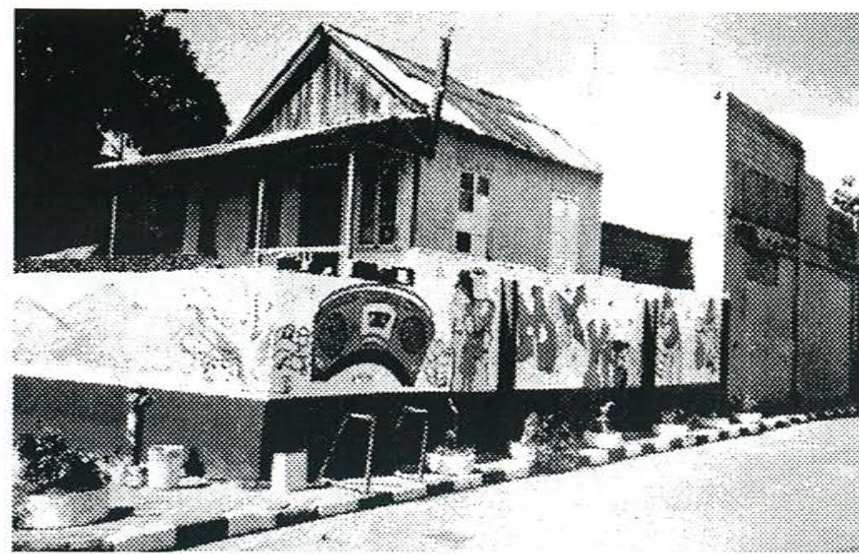
Physically, the area is in very poor condition. With the exception of one apartment complex consisting of 165 two-room units, the housing stock consists of houses in varying degrees of disrepair. The majority are in a derelict state and many are unsafe. Approximately 6% to 7% of the houses are owner occupied and these are generally the best maintained houses in the community.

The typical house is based on the "yard" model. Each room is occupied by separate households. A survey revealed that the number of households occupying a yard varied from one to twenty and the number of persons per household varied from one to eighteen with the majority residing in small units of two to four persons.

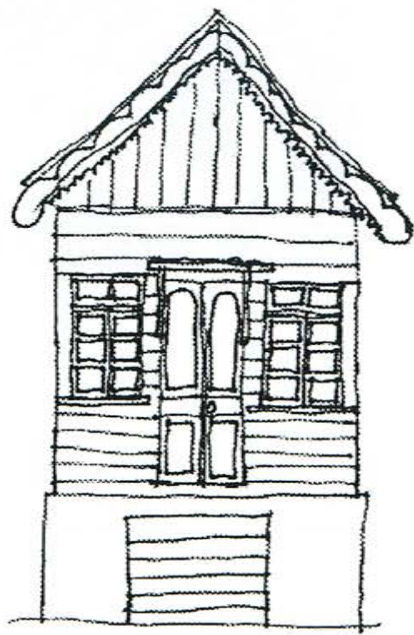
The area is characterised by absentee ownership and informal or non-existent tenancy arrangements. There is a high level of squatting (called "capturing") in the neighbourhood. The area also has a large number of vacant lots and derelict abandoned buildings.







*Housing in Southside: Deterioration is widespread, but the housing is livable in the benign climate.*





# I. GETTING INFORMATION

## ■ Understanding the Context

- Urban Scale: Historical Development
- Land and Regulations
- Reality of Construction in the Southside
- The New Masterplan
- Infrastructure in Kingston
- Socio-Cultural Structures and Community Organizations
- Tenure Preferences
- Earthquakes

## ■ Learning from Other Examples

- McIntyre Lands
- Portmore

## ■ Understanding the Community

- Identifying Key Issues, Questions and Concerns



## ■ Understanding the Context

### Urban Scale: Historical Development

*Marguerite Curtin*  
*Historian, Ministry of Information and Culture*

The history of and development of the city of Kingston has been shaped by the major earthquakes of 1692 and 1907. Survivors of the 1692 earthquake built up and developed the new city of Kingston.

Intrinsic to Kingston and her development is the gully network.

The western side of the Liguanea Plain had surface water which was more accessible, hence the poorer people settled to the west. On the eastern side, the better-off could dig wells.

Hence from very early, the western side of the city was less opulent with humbler structures, modest houses, huts and even hovels.

From early on, the fine harbour of Port Royal, later called Kingston Harbour, was a haven for vessels.

Both the narrow spit of land on which the town of Port Royal grew between 1655 and 1692, and the Liguanea Plain are earthquake-prone areas. Two devastating tremors have struck this

area within the last three hundred years – the famous 1692 earthquake, which sunk two-thirds of Port Royal, and the 1907 earthquake of January 14 which did immense damage to both Kingston and to Port Royal.

The establishment of the town of Kingston was based on the cataclysm that took place across the harbour on June 7, 1692. It was a bedraggled group of survivors from the disaster which set about establishing a new town on two hundred acres of land.

A plan was drawn up and approved on August 9. It was a rectangular plan with the town's bounding streets being North Street, East Street, Harbour Street and West Street.

As the population of Kingston grew, "towns" beyond the original city boundaries came into being: neat, self-contained townships such as Hannah Town and Lindo's Town (now called Tivoli Gardens) as well as the more high-class residential township of Raetown and later, Kingston Gardens.

Kingston had by the middle of the eighteenth century established its economic ascendancy over its rival, Spanish Town. With the loss of Jamaica's House of Assembly in 1866 and the establishment of crown colony government, it followed that in the new administration of Sir John Peter Grant, Kingston ought to be at long last the new capital and this took place in 1872.

*Gloria Knight, O.J.*  
*President of Mutual Life Group of Companies*  
*Former Head of the Urban Development Corporation*

A more recent historical overview of the development included the large migration in the 1930s to Kingston which put an extreme strain on the physical and social structure of the city. Most of these migrants moved to the neighbourhoods near the docks where unskilled jobs were available. In the 1950s the wealthy and middle-class moved out to New Kingston and the downtown area slowly decayed. The situation further deteriorated when the port became outmoded and a new one was created outside the city. In the 1970s, aid agencies encouraged rural development with the intention of stopping migration to Kingston, but the migration continued. This caused "capturing" or squatting to become as common as is paying rent to absentee landlords.

In 1968 the Urban Development Corporation (UDC) was established with a mandate to develop the downtown area by investing in offices, shops, apartments, hotels, conference centre, etc. with the intention of creating a magnet for further development. Though these were built, the hoped for spin-off did not occur because development was insufficient.

The Kingston Restoration Corporation was established in March 1983 with funding from both the UDC and the private sector. Their mandate was to rehabilitate downtown.

The problems that affect the downtown area include:

- Poverty (which was stated as the greatest problem) and a need to create jobs that are filled by people from the area.
- Physical problems and a need for upgrading of the infrastructure, including sewerage system. A strategy was tried of lending money to landlords to upgrade their buildings but it was not successful because landlords said it wasn't worth it.
- Social problems caused because the poor and hopeless use energy in anti-social ways. There is a need to help communities to build their own structures. Human resources is the key to success.
- Lack of investment because those who make decisions are from uptown, not downtown, so resources are not made available to poorer areas.
- Politics, because people are so party oriented which causes a lack of trust between the government and community and between the community itself.
- Inflation and structural adjustment which causes education, housing and infrastructure to suffer.

Any future development in the downtown area should happen in a well-planned and executed manner. Plans are being made, but there is no intention to turn the downtown into an area for the wealthy; it is important that the area is for all.

## Land and Regulation

**Colin Powell**

*Planner, Government Town Planning Department*

The laws and regulations are based on three acts:

1. Town and Planning Act which deals with the preparation of development orders, gives and revokes development permission, building regulations, development orders on density, transportation, etc. There is also a register which is available to the public and records what has been applied for.
2. Local Improvement Act which deals with the subdivision of land (existing lots), for example, if more than one family lives on the lot.
3. Parish Council Act which deals with building regulations such as depth of foundation, structures, integrity of buildings, etc. Each parish has their own.

"Captured" houses are not attached permanently to the ground, and they do not come under any of the regulations. However, on private land, after 7 years squatters can apply to own it but for government land, it takes 50 years before the squatter can apply.

## Reality of Construction in the Southside

**Patrick Stanigar**

*Architect and Dean of the Caribbean School of Architecture*

Most people do not go to the Town and Planning Act for permission, mostly because there was no mechanism for control. Currently the building in the area is fairly inexpensive with land at approximately J\$12 per square foot and structure at J\$50 per square foot.

The UDC works only within the UDC designated area and not the whole city and they are responsible for drawing up master plans and projects for the downtown area.

Some argue that if there were tax concessions, private interests would build low-cost housing and use profits to invest in community.

## The New Master Plan

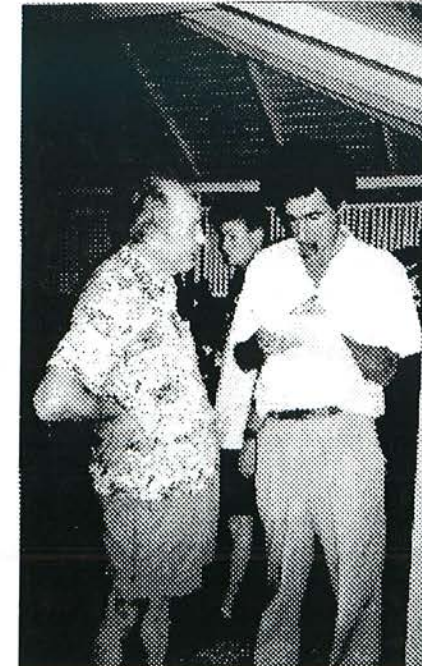
**Donald Hanson**

*Planner, Strategic Planning Group, Inc. on assignment with the Kingston Restoration Co.*

Planning should not just be about physical infrastructure but also about a transformation of a community.

The masterplan that is being produced will consist of a:

- physical development plan;
- financial plan;



- tourist plan;
- urban design plan; and
- implementation plan.

Three main concepts that are being proposed are:

1. Waterfront Enterprise Zone with festival, retail, entertainment and theme village;
2. Major Corridor Improvement which includes a pedestrian mall on King St. and housing for the middle class;
3. Pedestrian Lane Network which includes pocket gardens and more middle class housing.

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## Infrastructure in Kingston

### *Garth Lampart*

*Engineer, Managing Director, A de B Consultation, Ltd.*

The city has a drainage system that is characterized by street flow drainage, i.e. the streets are filled with water draining down to the sea after a rain.

Water supplies to the downtown area have been approved but leakage is still a problem because the pipes are often too close to the surface of the road. Water costs about J\$25/1,000 gallon and they estimate an average consumption of 50 gal/person/day.

All electricity and telephone lines were planned to go underground because it reduces pilferage and hurricane damage but because this is five times more expensive than overhead lines, there now is a hybrid system. The telephone system is very

weak in the area. The area is not well-lit at night because the street lights have been vandalized.

The area has an existing grid pattern but is set up for bus and car only. A highway along the coast, and passing through the downtown area, is half completed. Better public transport is needed, but none is planned.

There are two main sewerage plants with settlement and secondary treatment which is then pumped into the harbour. Unfortunately the secondary treatment is usually not done so untreated sewage is pumped directly into the harbour.

Solid waste removal works well on occasion. A government-owned company is responsible and disposal is an issue because the open land fill they use is close to the harbour.

Squatters have a right to water and electricity. In reality, most water, electricity and telephone is free because of illegal connections and the bureaucracy.

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## Socio-cultural Structures and Community Organizations

### *Francis Madden*

*Social worker, Grace Kennedy's Grace and Staff Foundation*

In the 1950s gang warfare centered around territory and girlfriends. It then became linked to politics and in the 1960s guns were introduced.

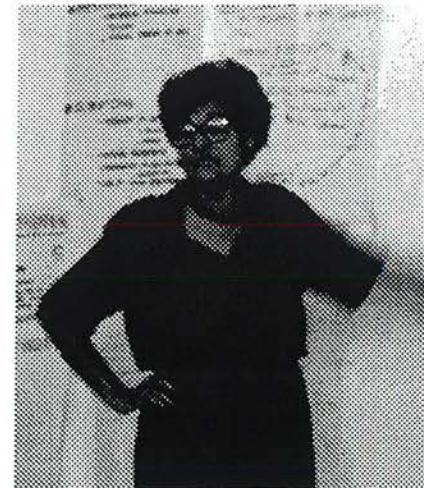
Though journalists focus on the problems in Southside, it is felt that the community is actually a typical ghetto where the young admire wealth, cars and clothes and not those who work hard.

During the day there is social order but at night the informal structure takes over and the place becomes alive. It is at night that outsiders come to the neighbourhood to buy drugs. A typical day for a resident would mean getting up at 10:00 a.m., hustling for lunch money and then staying up all night. Eating and dressing are priorities. Though there is some formal employment in the area, most residents are informally or self-employed.

Residents are involved with drugs and theft as a means to survive and that any development project would have to pay enough to substitute hustling. Also, any development project would have to take the informal structure and existing conditions into consideration e.g. where and how they will work, when planning strategies.

Cooperatives are not popular, because residents usually do not like others to know about their money matters and that group income generation projects were a difficult concept.

There are elementary schools in the area but no vocational school and as a result informal training takes place.



**Alicia Taylor**

*Sociologist, Urban Development Corporation (UDEC) on secondment to the Caribbean School of Architecture*

Migration to Kingston occurred in the 1930s, mostly to west Kingston and this area is still synonymous with low income. The better off rural migrants went to east Kingston and the wealthy to Liguanea plain. In the 1930s there was rioting and a commission was set up to look at the living conditions of these areas. This resulted in the Denham Town project.

During the 1960s some work was done such as a development plan in Trenchtown by Shankland Cox and another project in Tivoli Gardens developed by Edward Seaga. In the 1970s Michael Mandley came in concerned with poverty alleviation and urban problems.

A project was started in Southside to put in social services. Housing upgrading to "minimum" standards was funded by USAID. At the time there was little home ownership because of absentee landlords. The project expected the Housing Act to be enforced (i.e. to take over absentee properties), but this wasn't done for political reasons. Also USAID was very concerned with recuperability but high inflation made this impossible. In the end, the project accomplished only limited upgrading but did manage to put in some social services such as two daycare centers, a school, library, trade training, elderly project, etc. Unfortunately, much of this deteriorated in the 1980s.

Other initiatives at the same time included sites and services projects, and the creation of the Housing Trust whose mandate was to work for low-income housing. The newest schemes are a combination of private and public developers.

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## Tenure Preference

**Father Gerald McLaughlin**

*former community organizer, Ministry of Housing, City of Kingston Cooperative Credit Unions*

The desire for ownership is very important and the deeper the ownership, the greater chance of success of the project.

Four ways that have a higher chance of success are:

1. freehold title, though this may be difficult when there is no title because the land hasn't been surveyed;
2. cooperative;
3. long lease; and
4. condominium.

Good management is important in any housing project. This means that architects have to design places for the management in a project, including an office, storage and a house.

Site planning is important and often forgotten by the designer and that architects and planners should specialize in housing only.

**Gregory David Jones**

*former Chief Architect/Planner, Urban Development Corporation, Tutor, Caribbean School of Architecture.*

The two most positive initiatives in the last 20 years were:

1. The creation of the Housing Trust (housing for low-income); and
2. A site and service programme funded by the World Bank. Although there were some problems, it was generally successful.

The three most negative events were:

1. Cost escalation which caused the cost of a house to exceed the population's ability to pay;
2. Growing concern for the environment on the part of some groups which resulted in imposing unacceptable standards such as finding pit latrines to be unacceptable; and
3. Reduction of agricultural land because of housing.

It is important for architects to:

- design humane and affordable housing;
- make land available and give guidance on how to use it;
- make sure housing is built with sensible plans; and
- make sure financing is available.

There is a need to:

- link public transportation to housing and work,
- have a place for economic rental housing as well as reinventing some ideas such as hostels
- place importance on social development as well as physical; and
- balance between the demands of employment and affordability.

## Earthquakes

*John Perreira*

*Deputy manager, technical department of UDC*

Though Jamaica is close to the Caribbean plate boundary it is not very active and there are long periods between earthquakes. Consequently people suffer greatly when earthquakes do occur.

The Port Royal earthquake in 1692 was about 7 on the Richter scale. In the 1907 earthquake, many died, mostly from the resulting fires. It was about 6.1 on the Richter scale. The 1914 earthquake was similar to last week's at 5.1 on the Richter scale and was on the threshold of damage

There are two scales of measurement for earthquakes; the Richter and Mercalli scale. The Richter scale measures the magnitude of the energy released and is logarithmic. i.e. each number is ten times larger than the previous number. The Mercalli scale (from 1-10) measures the experience or feelings experienced by people. One starts to feel an earthquake at 3 on this scale. Last week's was rated at 7.

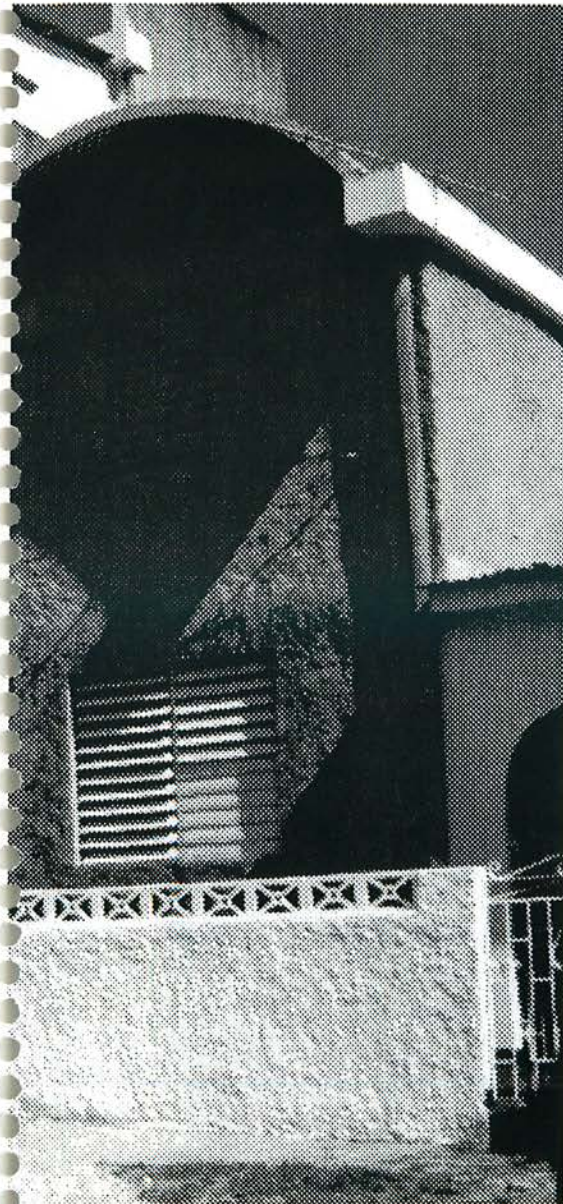
Earthquake codes are made to save lives, not property. Buildings may be damaged but they do not collapse. During an earthquake there is both vertical and horizontal movement. The problems of a building during an earthquake comes from rigidity; it either has to be very stiff and strong

to withstand the forces or it must be flexible to allow movement. An earthquake seeks out the weakest link in a building. Consequently, it was important for architects to work closely with the structural and mechanical services engineer.

Damage by the recent earthquake included the Air Jamaica building where a column had been badly crushed from the movement. There were 9 floors above it and it is thought that it had probably been caused by a bad pour.

## ■ Learning From Other Examples Field Trips to Selected Areas





### McIntyre Lands

McIntyre Lands is a prize-winning housing project built in the 1970s. It was supported by Michael Manley, Prime Minister at the time. The project was designed by the Design Collaborative.

The project contains a total of 411 units with a mix of the following types:

- Single storey expandable 1-bedroom units.
- Single storey expandable studio units.
- Two storey 2-bedroom units.
- One-bedroom apartments.
- Studio apartments.

Expansions to single storey houses were partially implemented, in that walls on property boundaries were built.

The project used a team design approach which included the community in the formation of the detailed brief and the design process.



## Portmore

The new community of Greater Portmore incorporates the communities of Newlands, Naggo Head and Braeton as well as the existing Portmore, together with the new communities of West Henderson and North-West Portmore.

The Greater Portmore Project is a new township in the Kingston Metropolitan Region. The total project encompasses some 1300 acres of marginal lands adjacent to the old Portmore. The development will be bounded on its north and western extremities by a dike and drain which will protect it from any flooding associated with the agricultural land adjacent to the project. An "urban fence" will be built as a defendable frontier for the available agricultural lands.

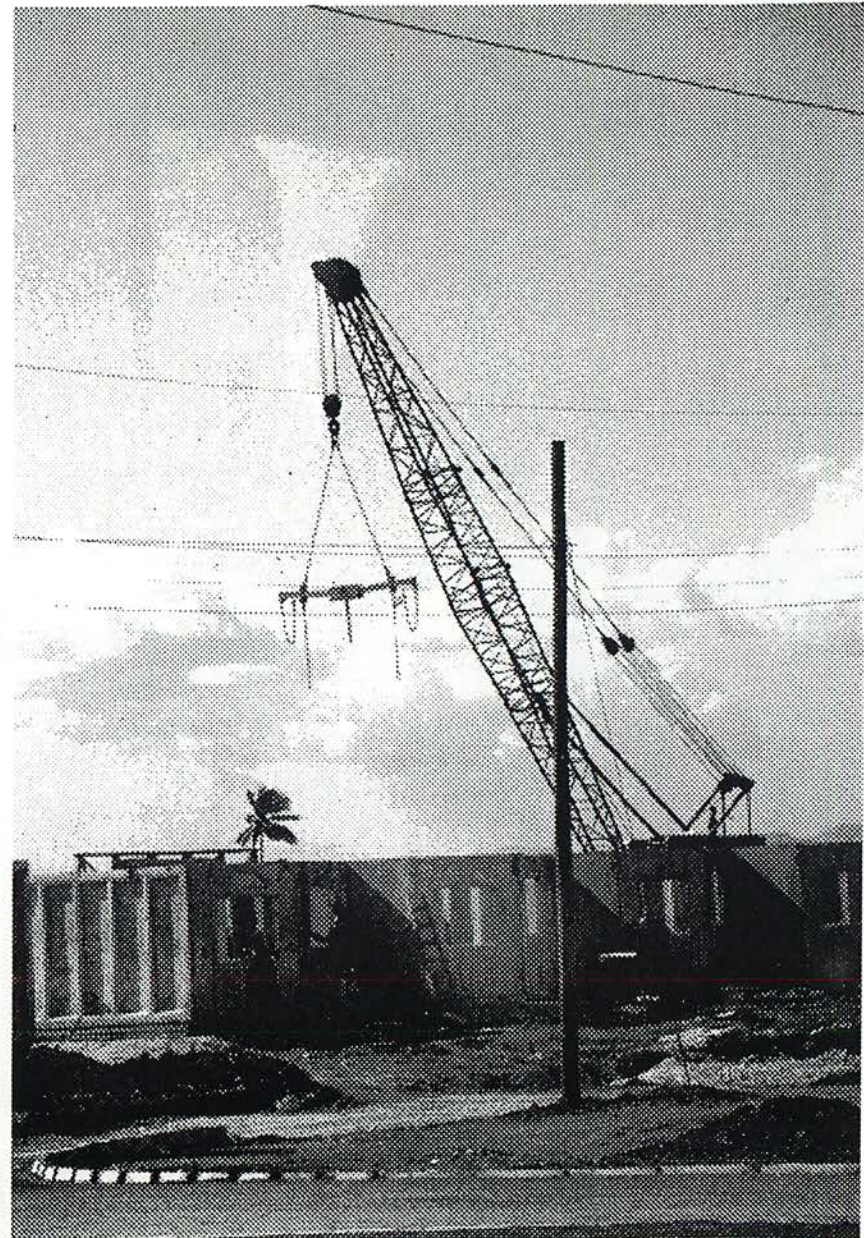
The first phase of the development is the construction of 10,000 houses at an average rate of 2,500 houses per year. There will be 800 3-bedroom and 3,400 2-bedroom townhouses..

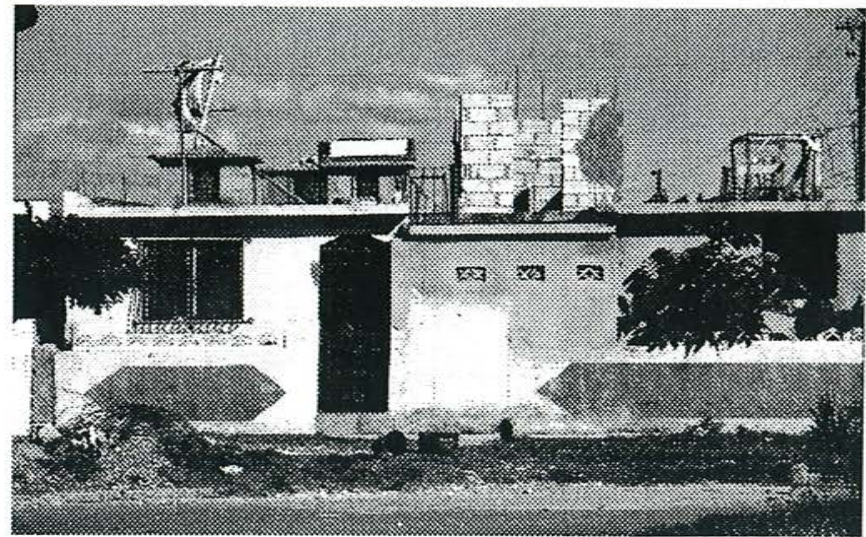
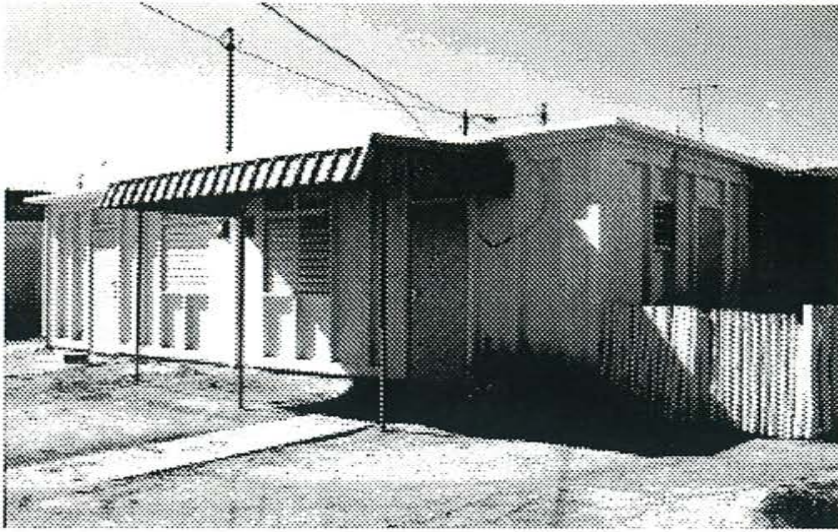
The main emphasis of the development is the 5,800 studio houses or starter homes which consists of a core unit with bath and kitchen. Four of these starter units are grouped together. It is expected that the residents will build additions and improve to the core unit.

At completion there will be 2 Secondary, 4 Primary and 7 Basic schools, along with a community centre, police station, a post office and several other shop facilities suitable for community offices.

The construction mixes housing units targeted to a wide range of income groups which would fill and complete the development of the area achieving a total of approximately 16,000 units. The first phase is to be constructed between 1990 and 1994.

The development is built by the West Indies Home Contractors Limited, who have their offices on the edge of Southside. Planner for the project is Patrick Stanigar.





*Photo left: Construction is through precast elements.*

*Photos right: Rapid expansion has already taken place through self-help of the families, before completion of the project.*





## ■ Understanding the Community

### Identifying Key Issues, Questions, and Concerns

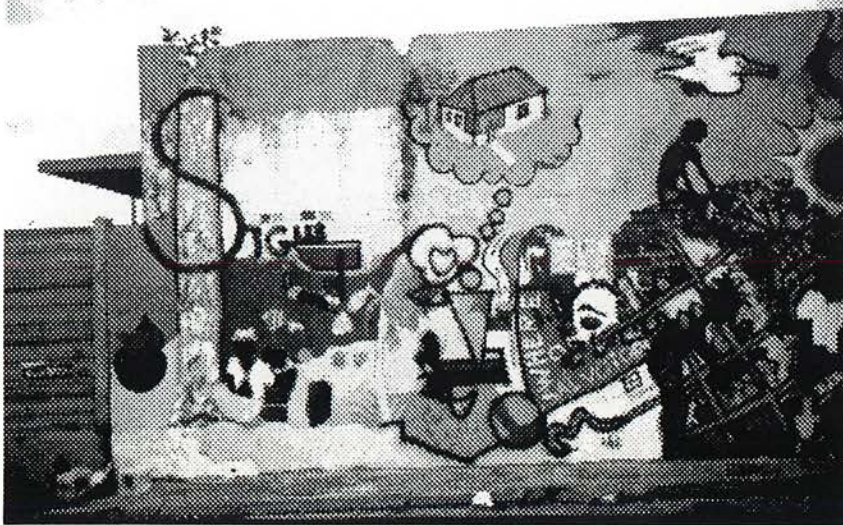
*What are the questions that need to be asked in addressing the redevelopment of Southside?*

#### Team 1

1. Informal versus formal employment structure
2. Group formation (issues of trust)
3. Ownership
4. New versus upgrading projects
5. Affordability - can they afford it?

#### Team 2

1. Accessibility of target population to:
  - services
  - jobs
  - education/training/advice
  - recreation
  - financing
2. Appropriate technologies
  - capital vs. labour intensive
  - methods of construction
  - extendable plan
3. Organization
  - involvement of users throughout
  - mechanisms of self-help
  - mechanisms of self-regulation
  - connections between community and institution



**Team 3**

**"AWHO FA" (who is it for?)**

1. Low or middle income
  - differentiation/integration of income groups
  - definition of income
2. Intervention factors
  - what is density?
  - what is ownership?
  - management alternatives
  - what social programs?
  - role of church/organizations
  - location of jobs/transportation
  - construction technology
3. Experimental intervention
  - can it be an approach? e.g. ship containers, rebuilding, cottage industry; need to balance the different interest groups.



**Team 4**

1. Linkage between new development and upgrading
2. Socio-economic understanding
3. How to target low income housing (affordability for all groups)
4. What is low-income?
5. Assess priorities of the community
  - housing?
  - education and training?
  - changing attitudes?
6. Security and policing
7. Health

**Team 5**

1. Employment:
 

People have multiple occupations, mostly self-employed. Some economic activities are in the residential community; others are outside. Little formal vocational training.

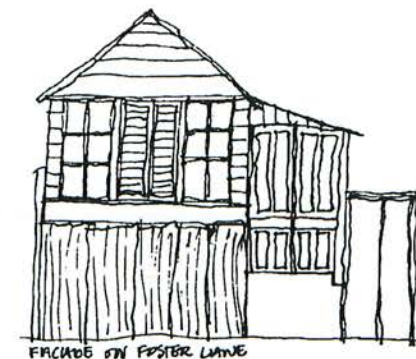
Activities include:

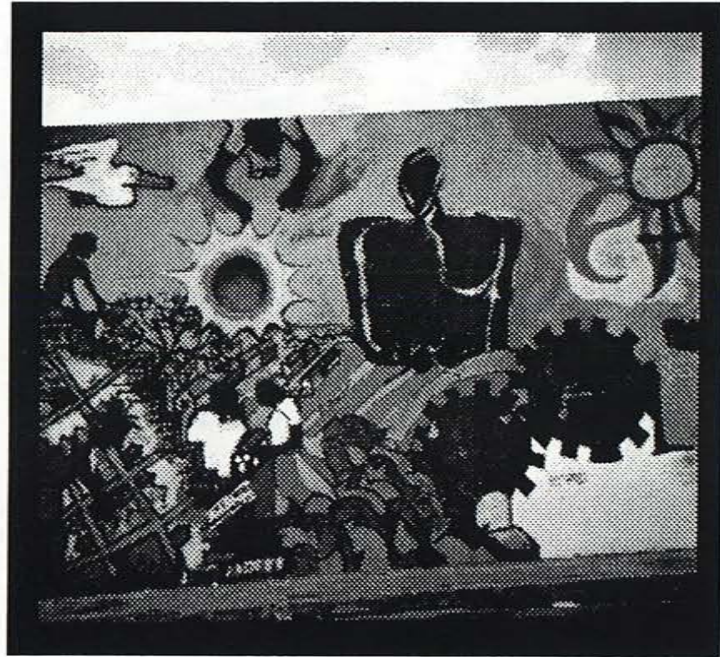
  - garden farming, raising goats/chickens, cottage manufacturing, recycling bottles, jobs with an employer, thieving, trading, hustling, agent shopping for funding, drugs sold to outsiders.
2. Affordable housing:
 

How to build affordable housing for rural-oriented people wanting yards and ground floor location.
3. Changing class structure
4. Reputation:
 

Do people want to get out of the ghetto or out of the ghetto stigma? How to improve a neighbourhood's reputation?
5. Formal vocational training specifically in:
  - concrete block manufacture
  - tile manufacture
  - mechanics
  - carpentry

Probably would have "earn while you learn" since to get training you give up other opportunities of known income. They'd also want to see jobs at the end of the tunnel.
6. What is the success of job and housing coops?
7. Is there another sort of minimal structure to provide people other than a closed box?





## **II. TAKING A POSITION**

- **Identifying Strengths, Opportunities and Problems**
- **Setting Priorities**
- **Developing a Strategy: Options for Southside**

## ■ Identifying Strengths, Opportunities, and Problems

### Team 1

#### Problems

##### PHYSICAL ENVIRONMENT

- sanitation
- safety
- population density
- land tenure

##### COMMUNITY LIFE

- unequal economic burden of women
- unemployment
- lack of training for good jobs
- teenage pregnancy
- vulnerability of certain groups (women, elderly, disabled)
- lack of services

#### Strengths

##### COMMUNITY LIFE

- community spirit
- perseverance
- economic activity (both formal and informal)
- hope and aspiration
- self-empowerment
- creativity
- seasonal income

##### PHYSICAL ENVIRONMENT

- potential building space (vacant lots and abandoned buildings)
- proximity to existing markets/work

### Team 2

#### TRANSPORT/INTERCONNECTIONS

- different perceptions of Southside
- very few cars (street-based)

#### COMMUNITY

- children play in the streets
- sharing of water tap and toilets
- cooking along street (laundry too)
- communal clean-up

#### FAMILY/GENDER

- communal child rearing
- children as financial security
- matriarchal structure
- small generation gap (17 years)
- younger do not cook
- high level of female dropouts (13/14 years)
- big family size (early pregnancy)

#### SECURITY/PRIVACY

- lack of tenure
- people comfortable in street
- use of high fences, gates, dogs
- everyone knows each other

#### ECONOMIC ACTIVITY

- many goods for sale
- fishing, trees
- small industry - little rationalization
- lack awareness of credit and marketing
- lack ability to use available skills
- part-time rural and Southside employment

#### WANTS/STRENGTHS

- restaurant business
- vocational training school

### Team 3

#### Problems

##### HOUSING

- density (5 people per 3.5 x 3.5 metre room)
- cooking facilities in room
- facilities
  - common bath
  - stagnant water
  - bad conditions - sanitation
- communal areas
  - lack of care compared to own room
  - tiny courtyard
- building procedures
  - materials
  - techniques
  - upkeep
  - ventilation
  - removal of dangerous unused structures
- occupancy
  - owners do not care for property
  - absentee landlord
  - rent concern

##### EMPLOYMENT

- availability of jobs
- small local market
- financing - no one knows how to get credit
- stigma associated with people living in the area

##### CRIME

- politics
- violence (political, gang, domestic/personal)
- drugs

#### Opportunities

##### SELF-EMPLOYMENT - retail, service, (existing shoemakers, tailors, furniture makers, mechanics)

- can markets be expanded?
- new equipment? loans?
- mixed land use: communal space as work area

##### EDUCATIONAL SYSTEM

- most children go to school
- spreading awareness through children? (e.g. cleanliness, health, safety)
- integrating education and social programs?

##### LOCAL INSTITUTIONS/ CHURCHES/ HEALTH AND FAMILY

##### PHYSICAL ENVIRONMENT

- possible broad improvements or provisions
- waterfront
- park
- community spaces in Southside
- promotes community gathering - activities
- can it generate business/entertainment/retail

**Team 4**

**Problems**

- inadequate employment opportunities
- cost of education
- cost of suitable housing
- stigma of the Southside
- political violence
- men and women (different priorities)
- lack of official representation
- rubbish
- sexual harassment

**Strengths**

- resourcefulness and ambition
- desire to learn
- education as a priority
- entertainment
- opportunities for small trades
- proximity and availability of facilities and resources
- female support system

**Team 5**

**Problems**

- earthquakes and natural disasters
- empty building sites and derelict buildings
- ownership
  - clarity
  - inequality
  - reinvestment
- attitudes
  - training
  - education
- cost of health care
- inadequacy of health care
- local employment
- desire for self-employment
- brain drain
  - from community
  - from country
- education beyond 12 years (cost of travel, books, etc.)
- training
- recreation and activities for children and adults
- drugs

**Opportunities**

- redistribution of materials and land
- compulsory purchase
- encourage long-term perspectives
- encourage local enterprise (program, funding) to expand existing business (creating employment)
- repatriate money: encourage incentives to stay and invest
- long term benefits
- work opportunities and training



## ■ Setting Priorities

*What are the key areas in which to focus development? On what areas should further information be collected?*

### Team 1

#### Entitlement and Empowerment

- land tenure
- economic opportunity
- women's issue
- social services
- sanitation/infrastructure (physical improvement)

### Team 2

#### Starting Where People Live

- poverty alleviation
- education
- housing,
- waterfront development

### Team 3

#### Combating Displacement

Major concerns:

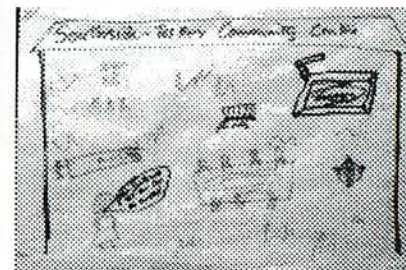
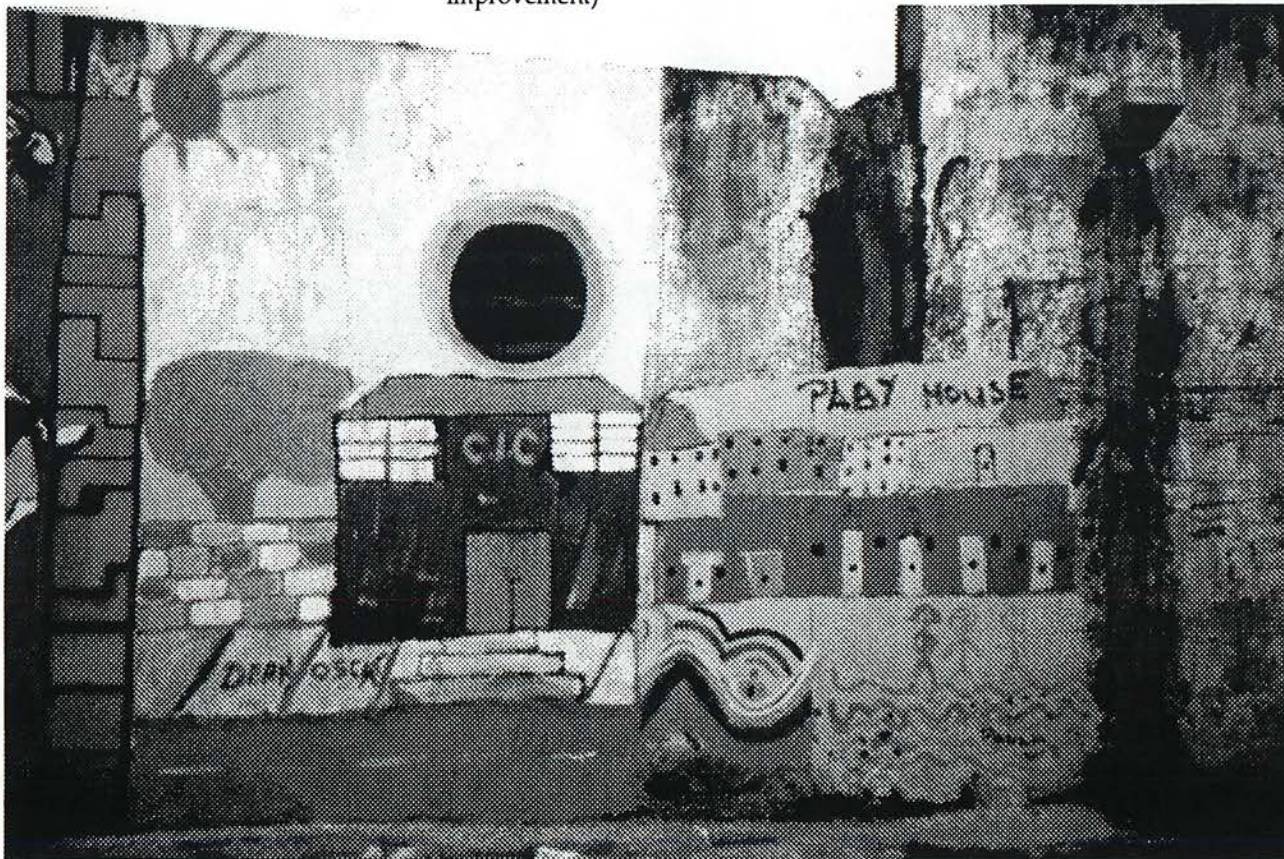
- government/private development effect,
- housing,
- stigma,
- income

Result:

- displacement

Methods:

- legal policies,
- household industry;
- development of waterfront;
- cross subsidy;
- philanthropic;
- education,
- architecture



Team 4

Silver-Lined Cloud

- security perception holds back development



MECHANIC

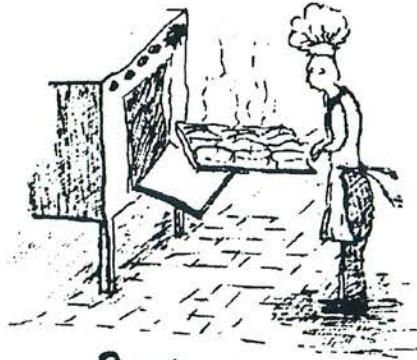


SEWING

Team 5

Economic Self-sufficiency

- economic sufficiency, education, land ownership,



BAKING

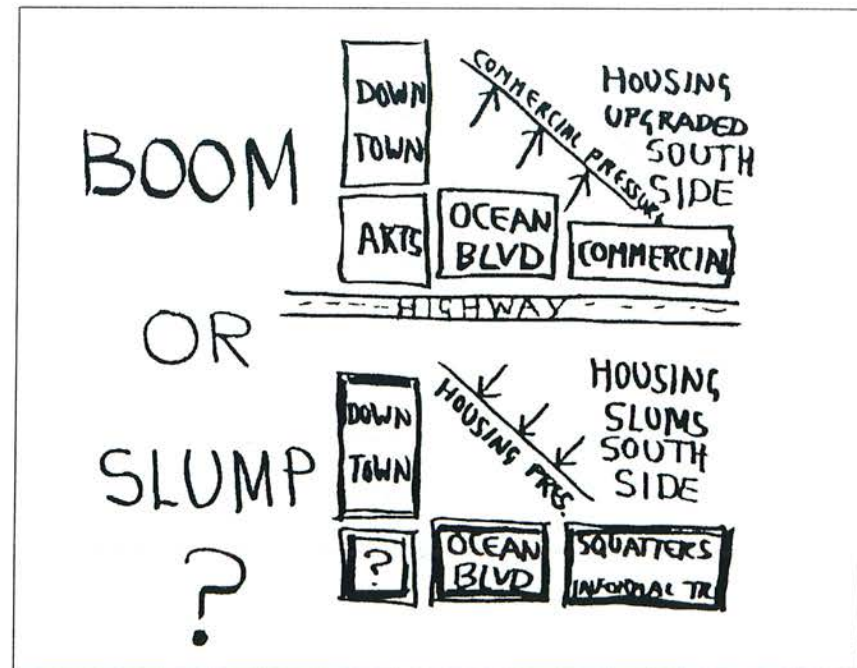
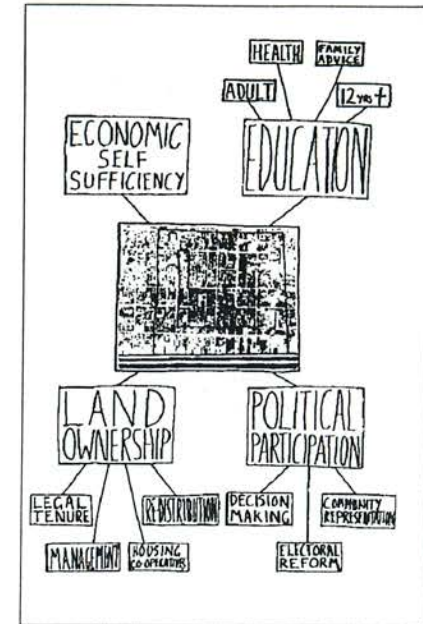


CARPENTER

Team 6

Social Welfare

- job creation
- training center
- family training - family planning, budgeting
- housing according to size and affordability
- home for aged, mentally ill, etc.
- neighbourhood watch
- entertainment center
- morale raising, football matches
- employment
- food programme
- clothing programme





## ■ Developing a Strategy

### Empowerment Through Community-based Initiatives

#### Assumptions

Southside and Tel Aviv are communities that are threatened by external development interests. In order to prevent mass dislocation, community members must obtain land tenure rights. Presently, much of the land is of unknown ownership or title is held by absentee owners. Only a small portion of those residing in South Side and Tel Aviv have legally recognized rights to the land. This base needs to be expanded. Of particular importance is securing tenure rights for vulnerable groups - including women and the elderly.

Housing authorities have found it politically difficult to appropriate land for low-income people. Action needs to be taken at a community level. Community-based efforts to secure land need to be complemented by reforms that address other problems - such as the difficulty of gaining access to credit, legal obstacles to title transfer, etc. More fundamentally, there is a need for sanitation and sewerage improvements, support for income-generating activities in the informal sector, and the creation of more jobs and skill training programs.

#### Proposal

- Create a community-based organization that would act as an advocate and resource for community members around land tenure issues.
- Coordinate efforts to secure property rights for community members with existing development and housing institutions - including the KRC, UDC, and Town Planning Department.

#### Components

- Education. A community development organization could provide information to community members concerning their tenure options - how to secure free-hold title, how to gain access to credit and other forms of financial assistance to purchase land, how to set up a cooperative or condominium title etc.
- Technical advice. Such an organization could serve as a source of legal, financial, and other technical advice.
- Legislative reform that allows the transfer of land rights from unknown and absentee owners to local people. Access to credit and financial assistance also need to be improved.

### Starting Where People Are

#### Assumptions

It was felt that due to the political instability at the national level, security and development will be found through reinforcing the unity of Southside. The viability of this approach is confirmed by the fact that many social and financial networks already exist. The longer term aim is to enable the area to negotiate and meet future citywide demands on equitable terms.

#### Proposal

- Encourage self-regulation strategies

#### Components

- Education: formal, informal, and vocational
- Waterfront development: recreation and commercial
- Small-scale enterprises
- Housing and tenure programs
- Street potential
- Welfare

### Dealing With Vulnerability

#### Assumptions

The imminent water development will result in the commercialization of the Southside neighborhood. This will draw private investment into Southside with improved transportation network, causing a strain on the infrastructure, and a rise in the land values. All these point to the rapid displacement of the community.

#### Proposals

- Enact legislation to enable the community to stay in the neighbourhood
- Institute measures to give them a reason to stay.

#### Components

- Provide 25-year leases from owners to present occupants.
- Loans to occupants, with responsibility to upgrade properties.
- Encourage small-scale household industry.
- Encourage cooperatives, despite their image.
- Integrate activities into local organizations, including schools.
- Institute vocational training and awareness programs.

## Self Sufficiency and Economic Promotion

### Assumptions

It is noted that the area suffers from overcrowding but there are many empty sites. The inner city is deteriorated, as well as the residential areas. The area is bounded by the commercial district and the waterfront, with barriers on the other sides. The main players are the political parties, U.D.C., K.R.C. and the community groups. The physical network is composed of north-south pedestrian/residential lanes, and east-west commercial/vehicular streets. The area is low-income with an informal economy.

### Proposal

- Introduce new skills, while strengthen existing skills.
- Provide credits with advice and support.
- Support economic revitalization through existing spatial patterns.
- Tap cultural resources and the many community strengths.

### Components

- Waterfront development, with markets and entertainment
- Small-scale industries
- Cottage production and home growing
- Cooperatives
- Financial assistance
- Community advisors

## Reality: The Cloud With A Silver Lining

### Assumptions

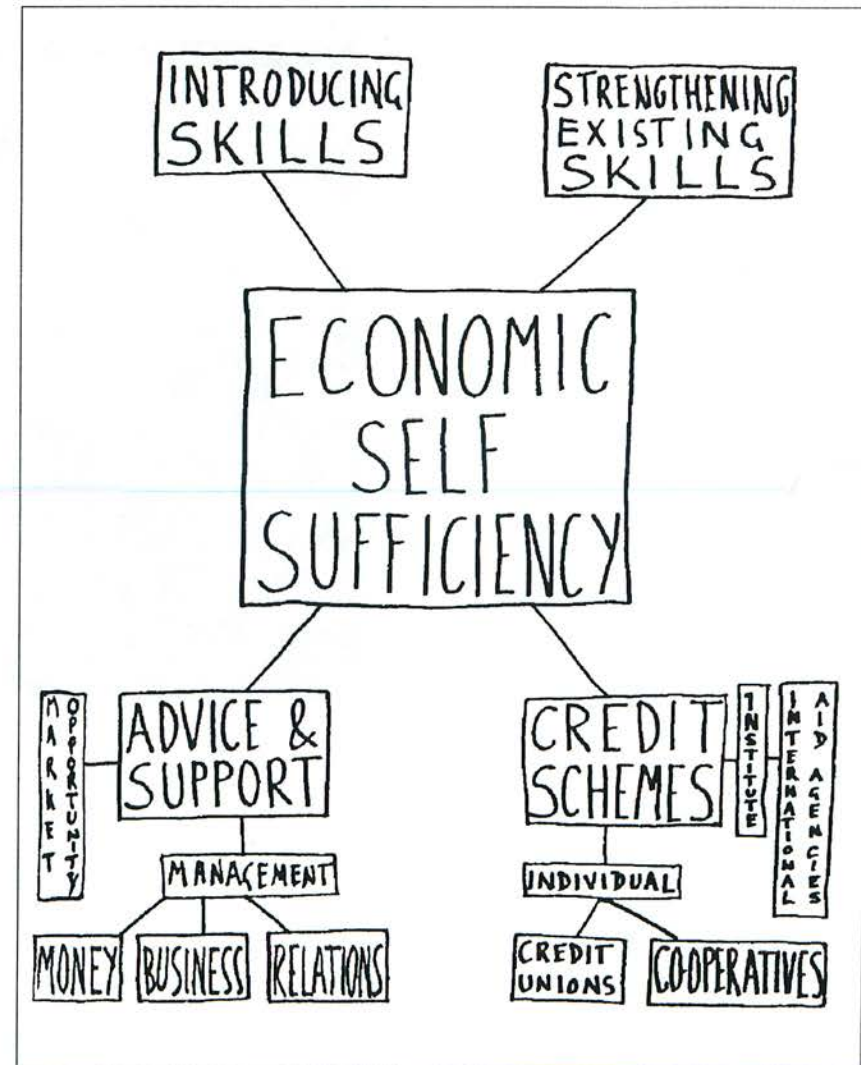
Development of the Southside is inevitable. The various interest groups have common needs. The wants and needs include security: legal, financial, and physical; investment: income, credit and profit; employment: training, upgrading of existing skill levels; and eradication of stigma to gain respectability. Harnessing the wants and needs of the following interest groups can arrive at a mutually beneficial scenario: government, city, business/private sector, land owners, residents, self-employed, and institutions.

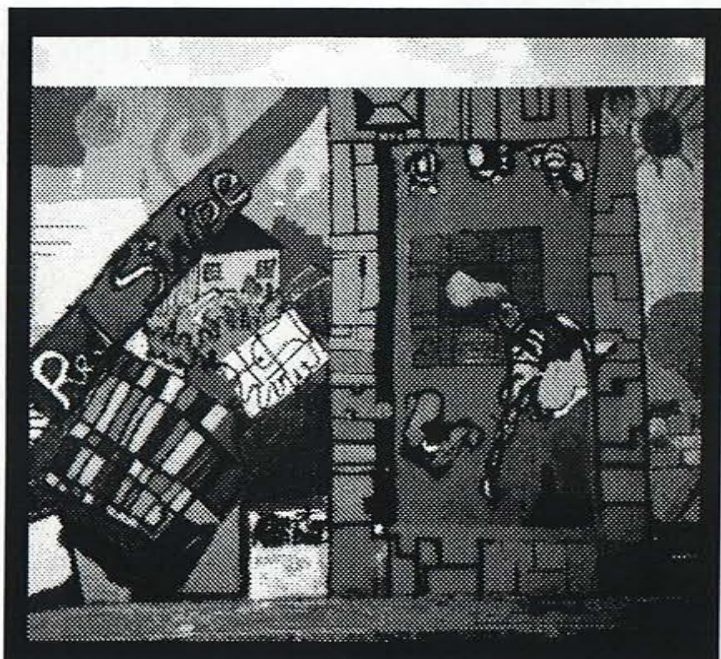
### Proposal

- Put primary focus on employment.
- Clarify land tenure situation.

### Components

- Integrate the incoming enterprises with the local employment base, upgrading skill levels to match needs.
- Expand micro-enterprises and small businesses by training, credit, and improved markets.
- Develop loan-tied self improvement of property. Set-up system for title transfer. Upgrade selected infrastructure through government intervention.
- Set up business-sponsored training and community development.
- Provide government loan guarantees to private sector.
- Set-up community trusts.





## II. PREPARING PLANS

### ■ Structuring an Approach: Projects for Implementation

- Empowerment Through a Community Development Organization
- Edges and Economic Development
- Lane Living and Street Selling
- Micro-Enterprises
- Uses of Vacant Lots
- Upgrading of Houses
- Recreation and Community Facilities
- Bringing Life to the Waterfront

## Empowerment Through a Community Development Organization

*"A Man Who Owns Nothing Does Not Know Where He Stands"*

The concerns that people and reports have identified as urgent priorities for the lasting vitality of the community are the need for greater neighborhood representation with national government and agencies and land rights for the members of the community. These concerns were identified from speaking to many community members and professionals active in the Southside and Tel Aviv. In addition, a number of reports concerning the neighborhood were reviewed which reinforced the issues gathered from the discussions.

To address these concerns, we propose the establishment of a community-based organization in the Southside/Tel Aviv neighborhood. This organization will primarily work on addressing the housing issues in the neighborhood by looking at the specific land tenure needs of the area and coordinating the efforts of the government agencies and NGOs located in Kingston. In doing so, it will not only address the housing issues but also address social stability and crime in the area and ways of linking Southside/Tel Aviv with the rest of Kingston. By working on the problems from within the community and by making it viable for them to stay in the area, the possible mass dislocation of the members of the community would be avoided.

The most important service of the organization is that it will establish a link between the city and the community. The organization will be able to represent the needs of the community to the government offices and agencies that are active in Kingston and in turn provide a base for those agencies in the community. By doing this, it will facilitate access to programs provided by these agencies to the community. Government agencies like the Ministry of Housing, UDC, Town Planning and Office of Entitlement will be able to communicate to community members and leaders and will be able to coordinate their activities with other agencies and NGOs through this organization.

The community based organization will perform the necessary research and education functions to support its efforts. First, it will inventory the lots in the area to identify the ownership status of the lots. Next, it will educate people about the land acquisition process for the land that they live on or the alternative types of tenancy rights that they may be eligible for acquiring for the land where they live. Once the community member has established rights to the property, the organization can provide information on home improvement opportunities for upgrading their property.

The organization will be able to provide technical assistance in the

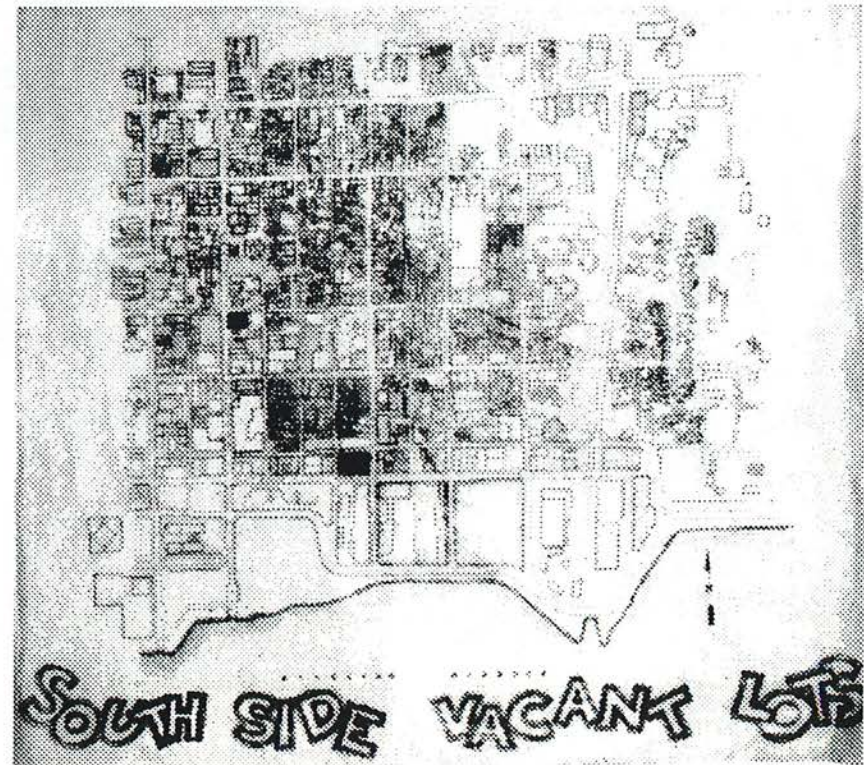
form of legal advice, credit management, and building and services management.

A key issue is the need for long-term, secure access to land by the low-income households, and the proposed community based organization will address the tenancy issue. Land questions revolve around the following:

1) The lack of a comprehensive land

policy: Many housing agencies active in Jamaica have found it difficult to plan and implement low-income housing initiatives due to an inability to acquire rights to land.

2) Lack of security: There is little incentive to improve homes when the occupants do not have secure rights to the land. It is difficult to obtain insurance and or loans for upgrading or small enterprise without having secure rights to land.



## ISSUES

- *lack of a comprehensive land and low-income housing policy*
  - *lack of security*
  - *inability to obtain credit and insurance*
- *lack of information and assistance*
- *scarce resources*
- *political divisions and instability*
- *health and safety risks*
- *undeveloped land*
  - *absentee land owners*
  - *irregular densities*
  - *vacant lots*



3) Lack of information and assistance: Many people are unfamiliar with the process of obtaining title.

4) Political Divisions and Instability.

5) Health and Safety Risks.

6) Undeveloped Lands: Vacant lots and irregular densities (no density in many lots to very high density in others)

7) Woman's Tenancy Rights: Landlords are reluctant to rent to single woman households.

8) Scarce Resources. It is recognized that the community-based organization will not be able to solve all the land tenure issues for the community and that other initiatives need to be acted upon before the expeditious access to land rights in Southside and Tel Aviv can become a reality. A few of the potential initiatives that were encountered include:

1) The acquisition by the government of land owned by absentee landlords and redistributed for low-income housing.

2) The enforcement of existing legislation such as the tax delinquency laws or the imposition of fines.

3) Proposed new legislation to provide tax incentives for the use of under-utilized land for low-income housing.

Once tenancy rights are addressed the organization can begin to work on other initiatives such as small enterprise development or housing upgrading projects which are also vital for the redevelopment of Southside/Tel Aviv. A comprehensive plan for the area will help integrate the current community into

### ADVANTAGES OF A COMMUNITY DEVELOPMENT ORGANIZATION

- addresses housing shortage
- creates social stability
- reduces crime and increases neighbourhood security
- avoids mass dislocation
- addresses humanitarian and community needs
- facilitates communication between community and city

the revitalization plan for the downtown area.

It should be emphasized that the function of this new organization is not to duplicate the efforts of existing organizations but rather to coordinate their activities, to facilitate access to their programs, and provide educational, informational and advisory assistance to the community. The goal of the organization is to help create a better environment for the current community members, and environment which will support the redevelopment of the downtown area.

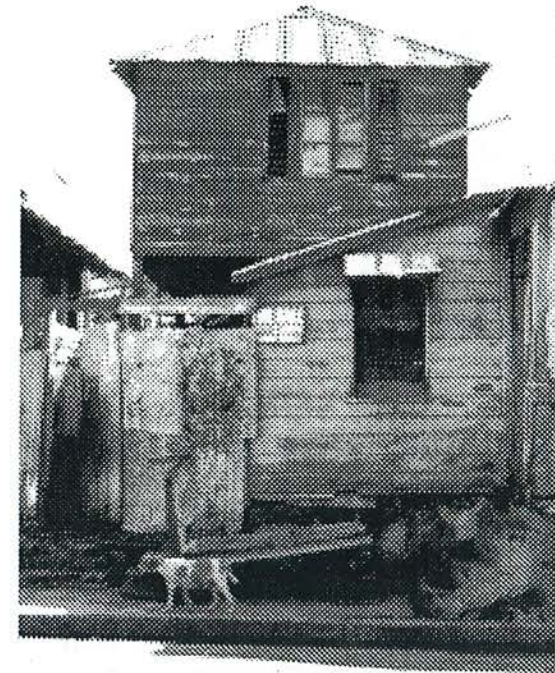
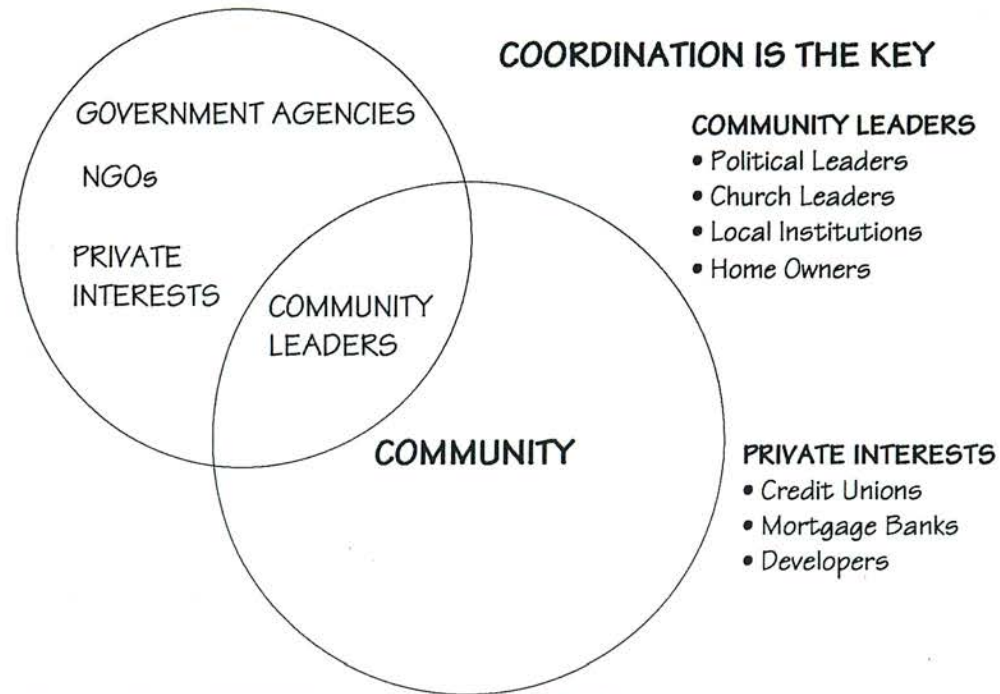
The physical and economic vulner-

### FUNCTIONS

- research and education
  - identification of sites
  - tenancy rights
  - types of title and acquisition process
  - home improvement opportunities
- technical assistance
  - Access to:
    - legal advice
    - credit management
    - building and services management

ability of Southside and Tel Aviv's low-income population is an expression of poverty. Ultimately, only increased income and a more equitable distribution of resources will allow this vulnerability to be overcome.

Southside and Tel Aviv are even more vulnerable than other similar communities due to the increased development pressure from outside. It is hoped that the integrity of the community will be maintained and that this proposal will set the stage for further interventions that can have a major impact on the quality of life for the people of Southside and Tel Aviv.



- GOVERNMENT AGENCIES**
- Ministry of Housing (squatter upgrading division)
  - UDC
  - Town Planning
  - Ministry of Surveying
  - Office of Entitlement

- NGOS**
- KRC
  - Cooperatives

- PRIVATE INTERESTS**
- Credit Unions
  - Mortgage Banks
  - Developers

*Team: Peg McCoy, MIT; Robin Bastion, OSA; Lyne Bernard, MIT; Karis Hiebert, MIT; Brenda Rawlins, CSA; Virginia Roaf, OSA.*





## Edges and Economic Development

The thirty feet deep open gully forming Southside's northeast corner isolates the community from greater Rae Town. The gully also can be seen as symbolic of the less visible social and economic barriers that make Southside an island unlinked to downtown Kingston. Our research team set out to record the neighbourhood's edge conditions and to look through them for opportunities to relink Southside to its context.

It was found that the existence of edges was perceived differently among the people to whom we spoke. Gender, age, mobility, and the like seemed to influence their views. Nevertheless, it is believed that the following summary is generally representative.

### Existing Physical Edge Conditions

Southside's physical edge changes gradually to its west as building typology becomes less squatter-residential and more office-commercial between Hanover and Duke Streets. Duke Street is built of 2-6 storey office buildings and no housing.

A spatial rather than physical edge forms Southside to the North. This is the extremely busy and noisy traffic of East Queen Street. East Queen is the major crosstown route of downtown Kingston, an important bus street, and it has no buffering parking lanes for most of its Southside length. An open gully cuts the northeast corner of Southside. The east is

further isolated by the highway-speed traffic of Cays Road.

The southern edge of Southside is the waterfront of stunningly beautiful Kingston Harbor, with its view of the historic Port Royal.

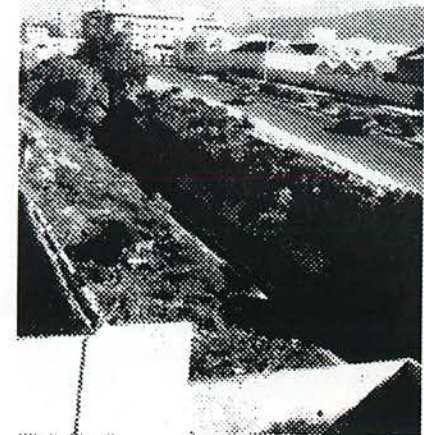
### Existing Social/Political Edge Conditions

Stronger toward its physical edges are the social boundaries that isolate Southside. In fact, the name, Southside, is inherited from a political gang, a predecessor of the now dominant "Pow." The gangs of Southside are affiliated with the nation's JLP political party. Neighbourhoods to the north, west, and east support the PNP. Although now at peace, long-lasting memories of violence in past elections have left residents, especially young males, leery of crossing gang-defined boundaries.

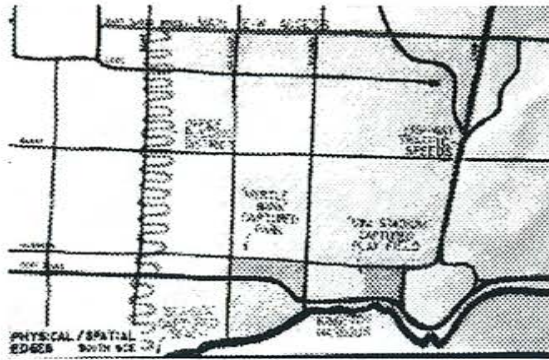
### Existing Lane and Speeding - Edges Conditions

Jamaica's most important market place is just past the Southside's northwest corner. Because shopping must be done, and because women do the shopping, women residents are more likely to cross into PNP territory than are men. However, they are likely to move first to the south, and then cross Duke street at its politically neutral, institutionally developed edge.

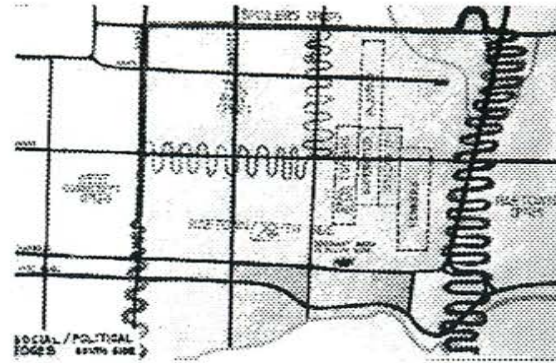
*The deep gully at Southside's northeast corner is symbolic of the invisible barriers that isolate the community from greater Kingston.*



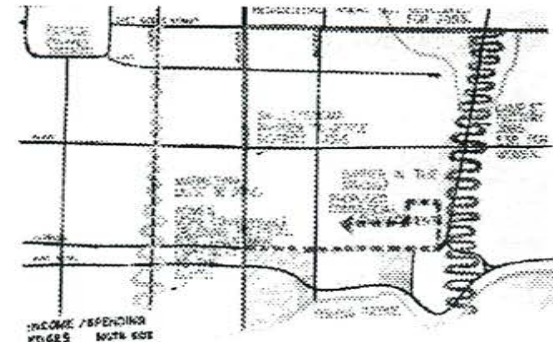
### Existing Edge Conditions



Physical



Social/Political



Income and Spending

*The white collar office jobs on Duke Street are not filled by Southside residents.*



*Southsiders cross East Queen Street to enjoy the Palace Theatre, representing the one break in the social barrier at the community's north edge.*



Women are also more likely to cross Cays Street on the east of Southside because the factories along the highway employ more women than men. Some men and children derive income to the south of Southside, through fishing in the harbour.

White-collar office jobs of Duke Street on the neighbourhood's west side are not filled by Southside residents. This is due to combined low education levels and the stigma assigned by outsiders to Southside residents.

### Strategy for Development

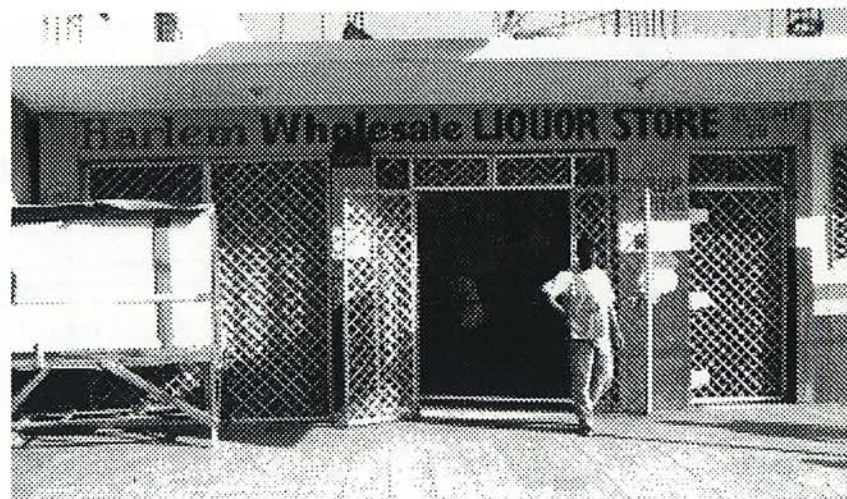
The relatively higher mobility of women out of the community for economic reasons suggests that this population group could lead the way to even better linkages. Additionally, the "hole-in-the-fence" represented by the Palace theater could be exploited to further weaken the social barrier at East Queen Street. Perhaps the area surrounding the theater could be targeted for sorely needed additional recreation/entertainment development. The imminent rerouting of cross-town traffic onto soon-to-be-completed Airport Highway should be expected to impact life patterns at Southside's north edge.

But the more pressing need is to develop the linkages into Southside rather than the ones out. This is because public and private developers are seeing and acting on Southside's valuable locations - walking distance to both a stunning waterfront and downtown economic and institutional activities. Develop-

ment is especially ongoing along Harbour Street, with apparently no plans for residents to benefit. Lack of land ownership leaves them with no legal power. A major developer, for example, is known to offer squatters J\$2,000 (about \$100 US) to move off commercial development sites.

To what extent can the community organize and require government to tie development plans to housing upgrading, community amenities, and local employment? Untangling Jamaican land ownership seems a long-term process. Can voters who are not landowners form enough clout to keep Southside their residential neighborhood? The KRC's education program and civic relationships seem to be the beginnings of community employment.

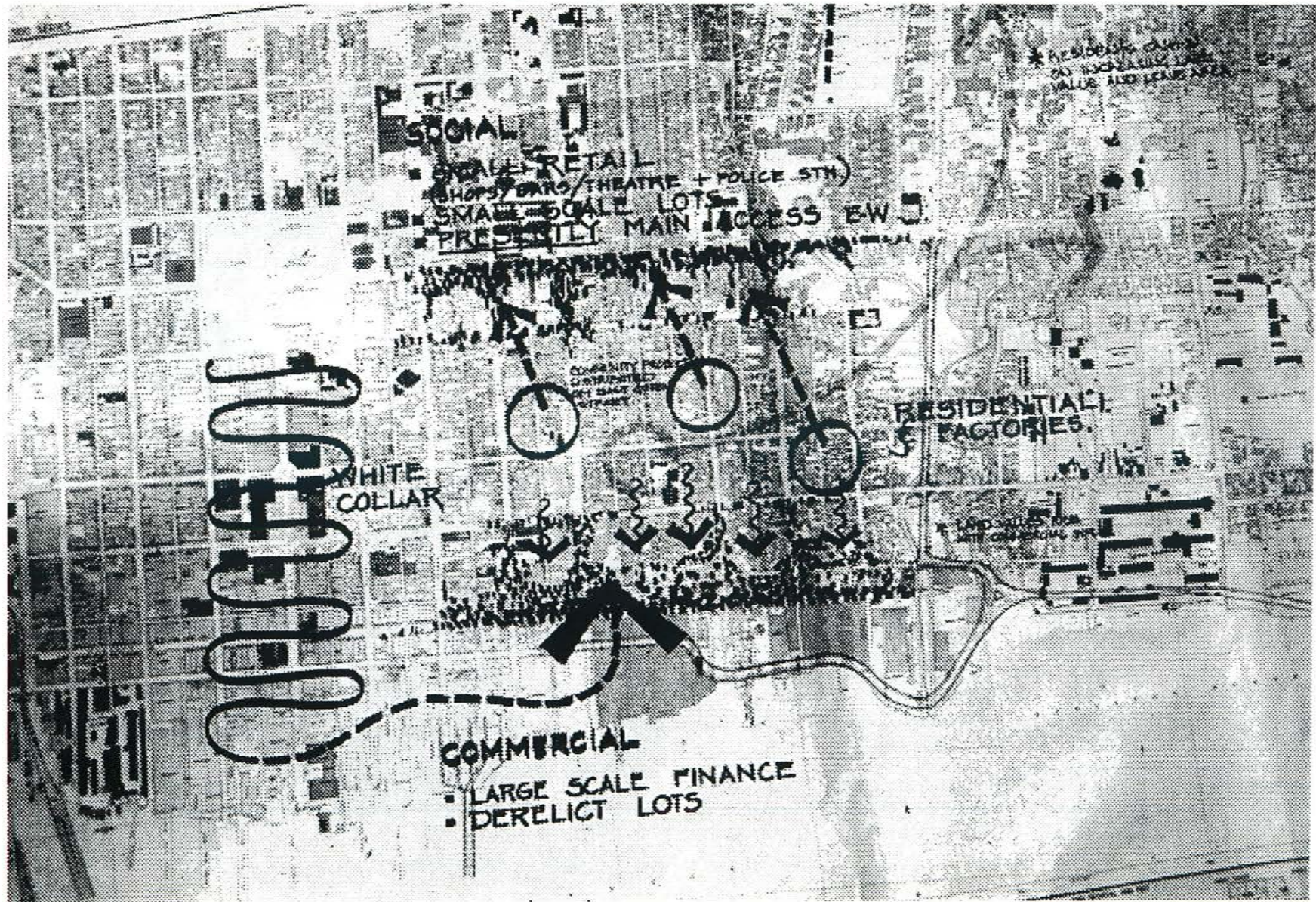
*Team: Helen Jeffery, MIT; Will Benn, OSA; Patrick Forbes, CSA; O'Neil Johnson, CSA; Sowmya Parthasarathy, MIT; and Paul Vick, OSA.*



*New commercial buildings along Harbour Street will impact Southside's relationship to the harbour.*



Further commercial development is inevitable, Southside residents must not be further disenfranchised by it.



## Lane Living and Street Selling

One of the main problems of the study area in Southside has been – and probably still is – political intervention. It is this intervention that has encouraged not only a division within the community but also an alienation of the community from the wider city. Secondly, one has to accept the inevitable development of commercial activity along Harbour Street and the waterfront. Despite the clear employment opportunities that will result, these may not be readily available to the community due to the alienation. Any solution must encompass both of these problems to benefit the community.

From the perspective of the streets in Southside, a clear differentiation in location and function provides strong structuring elements in meshing downtown and Southside community interests:

*Lane Living* - interaction of residents with each other, maintaining the integrity of Southside.

*Street Selling* - interaction of residents with the outside city, providing employment to Southside residents as well as support for the downtown.

### Lane Living

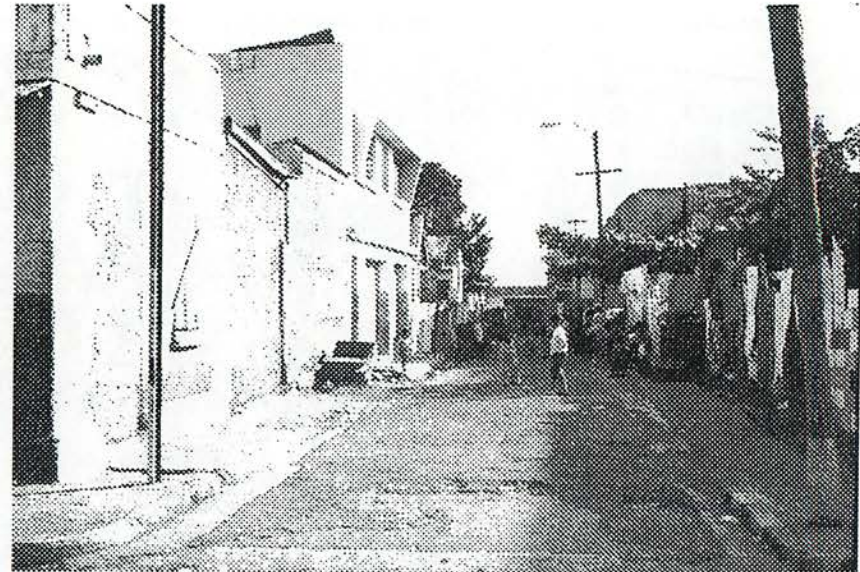
Two lanes were studied: Rosemarie Lane and Ladd Lane. From these two, four more detailed studies were made of different yards. Out of the case studies characteristics emerged, focused on the spatial relationships: the relation of yard to lane, of private to public.

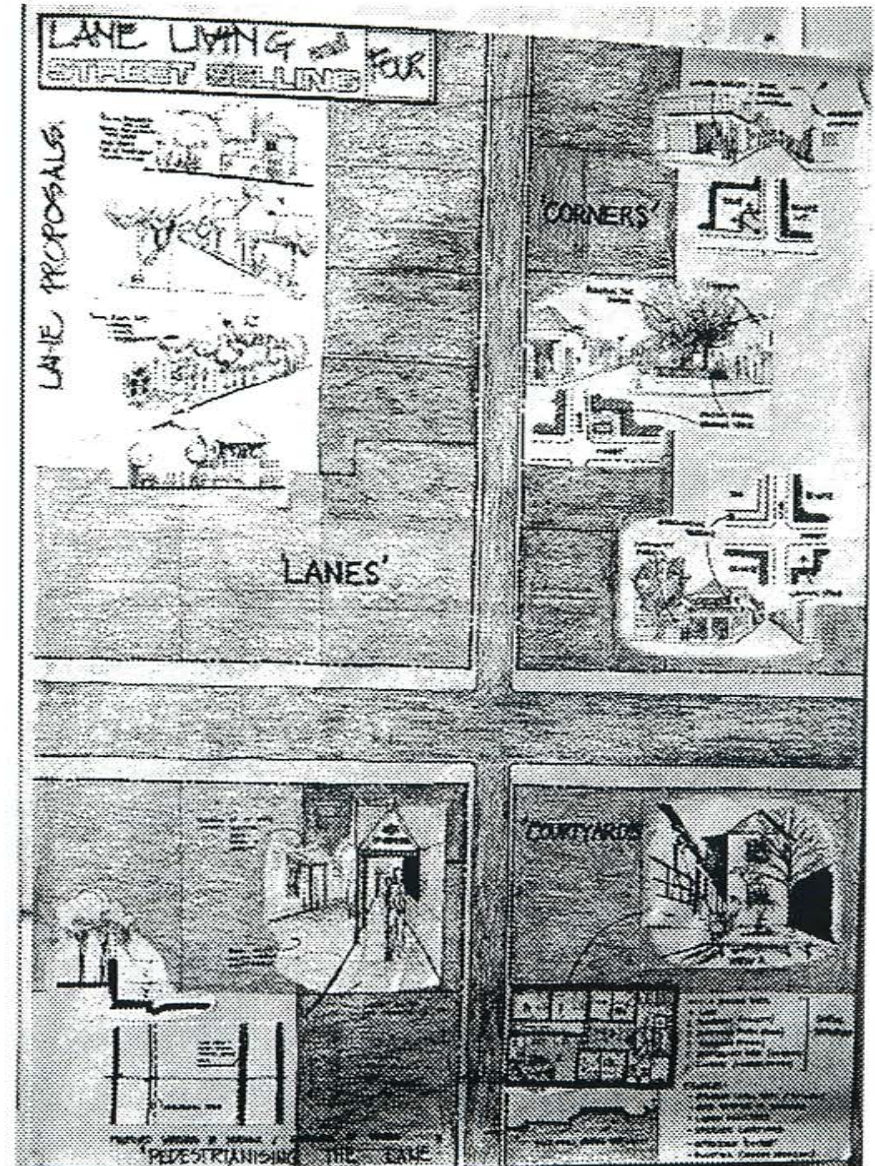
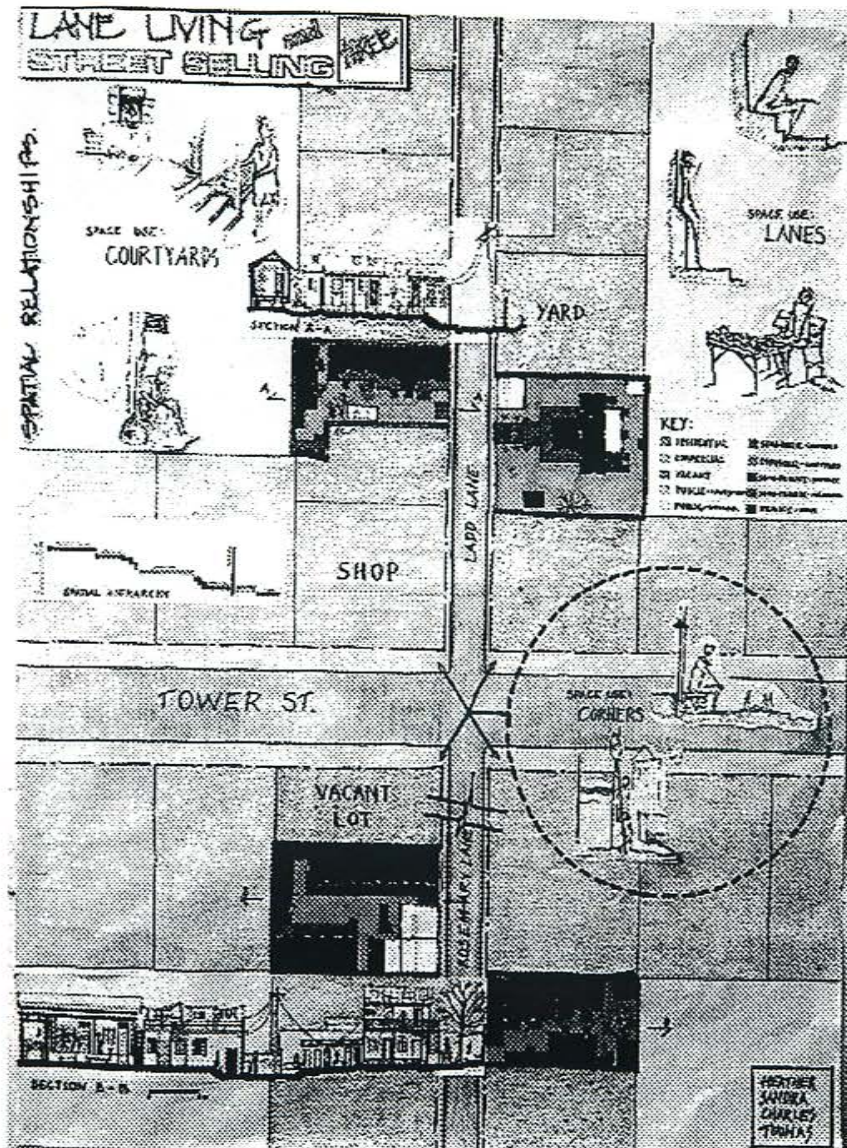
Several key characteristics were noted:

- There was a strong sense of pedestrian scale inside the lanes strengthened by the width of the lane and by the height of the fences.
- There existed a strong barrier between the yard space and the lane. This was reinforced by the high fences that totally blocked vision from one space to another. This probably was a throwback from the troubled times of the late 1970s.
- Spaces inclined to be divided into types of gathering places distinguished by the type and degree of enclosure.
- Corners tended to be open-ended.

With these characteristics in mind, proposals for lane enhancement should include the maintenance of the character of the yard and reinforcement of the spatial hierarchy existing by relocation of where the two meet. The junction/crossroad allows people to interact by gathering. The “crossroad” traditionally has been an important part of Jamaican communities. If we reinforce these crossroads, we reinforce “Lane Living and Street Selling.” Interaction is reinforced between people and subsequently this reinforces small business enterprises, all which are beneficial to the community.

Another goal is diffusing the separation of yard and lane (lowering walls, removal of line fences), softening the edges (wall and fences), providing places to stay (seats), and shading the





Photos left: Narrow lanes with opportunities to strengthen community interaction.

lane (provide trees, overhangs) all which make the lane a much more pleasant space to be in.

### Street Selling

It can be seen that the community is isolated by the four major roads: East Queen Street, Harbour Street, South Camp Road, and East Street. By carrying traffic (and with it pedestrians) through the community a through road can be seen as opportunities for commercial activity - on a community level. Gold Street and High Holborn Street were examined closely as possible through roads with the potential to link the North and South commercial edges of the community integrating it with the city.

It was found that inconsistent street lighting, extensive potholes, bad drainage and empty building shells contributed to some extent to the lack of use and relatively low activity of the two streets. These problems were concentrated on the southern ends of streets while the northern ends tended to be more populated, especially in the evenings.

Proposals for the street entails improving the existing facilities: road pavement, street lighting, upgrading the existing rough roads and creating gathering spaces at the junctions of Berry & Tower streets for locals and outsiders.

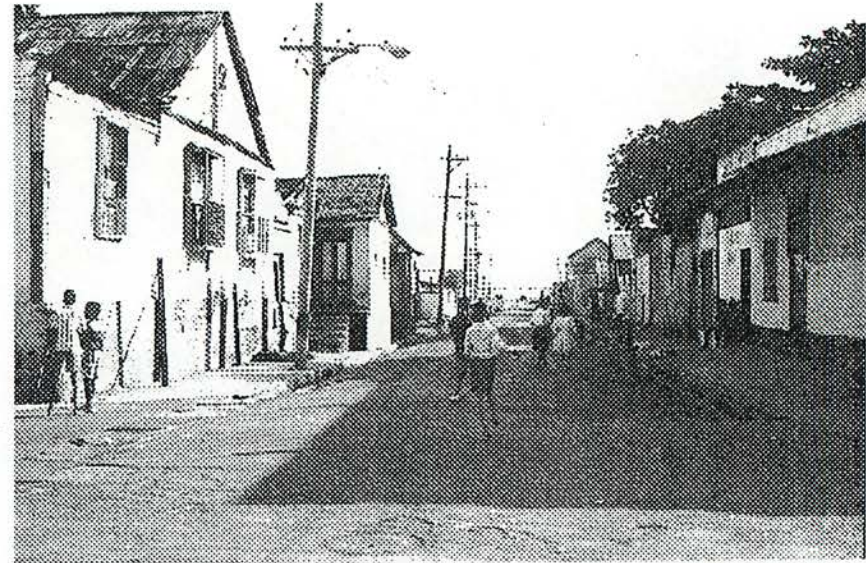
### Junctions/Crossroads

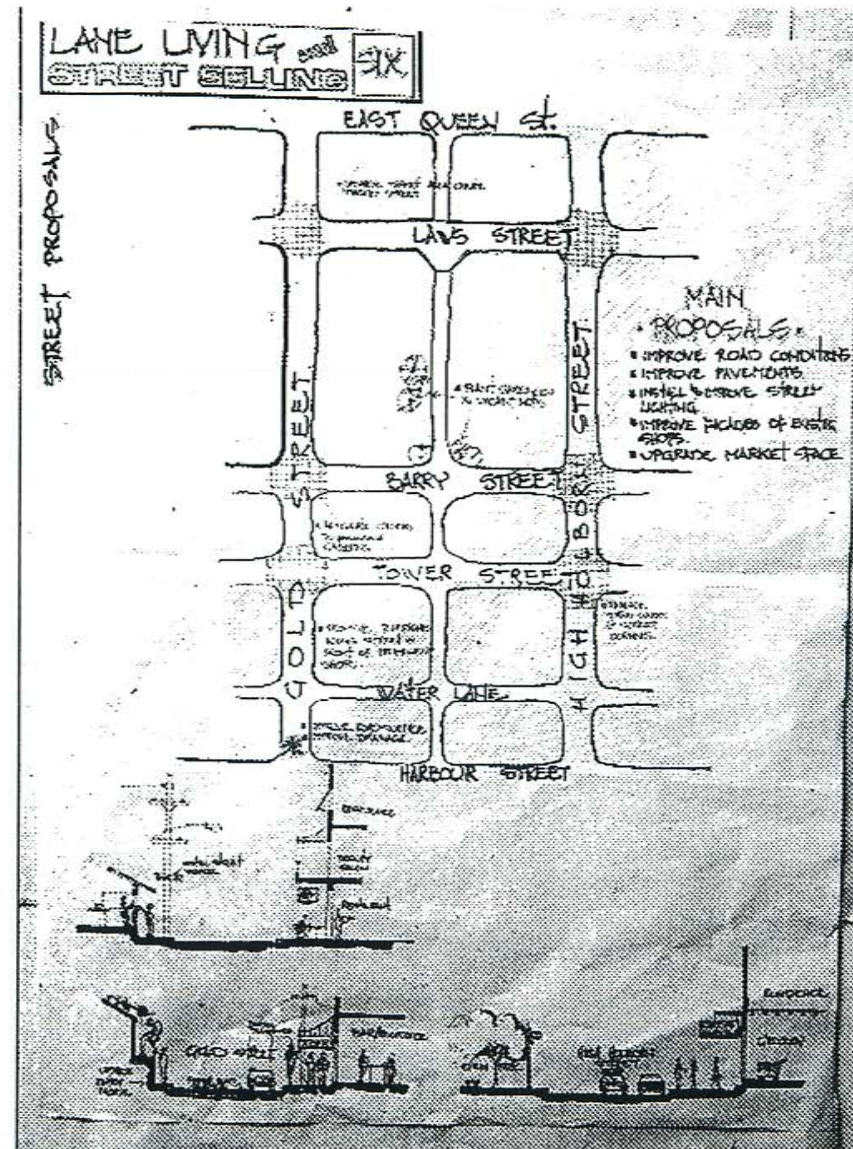
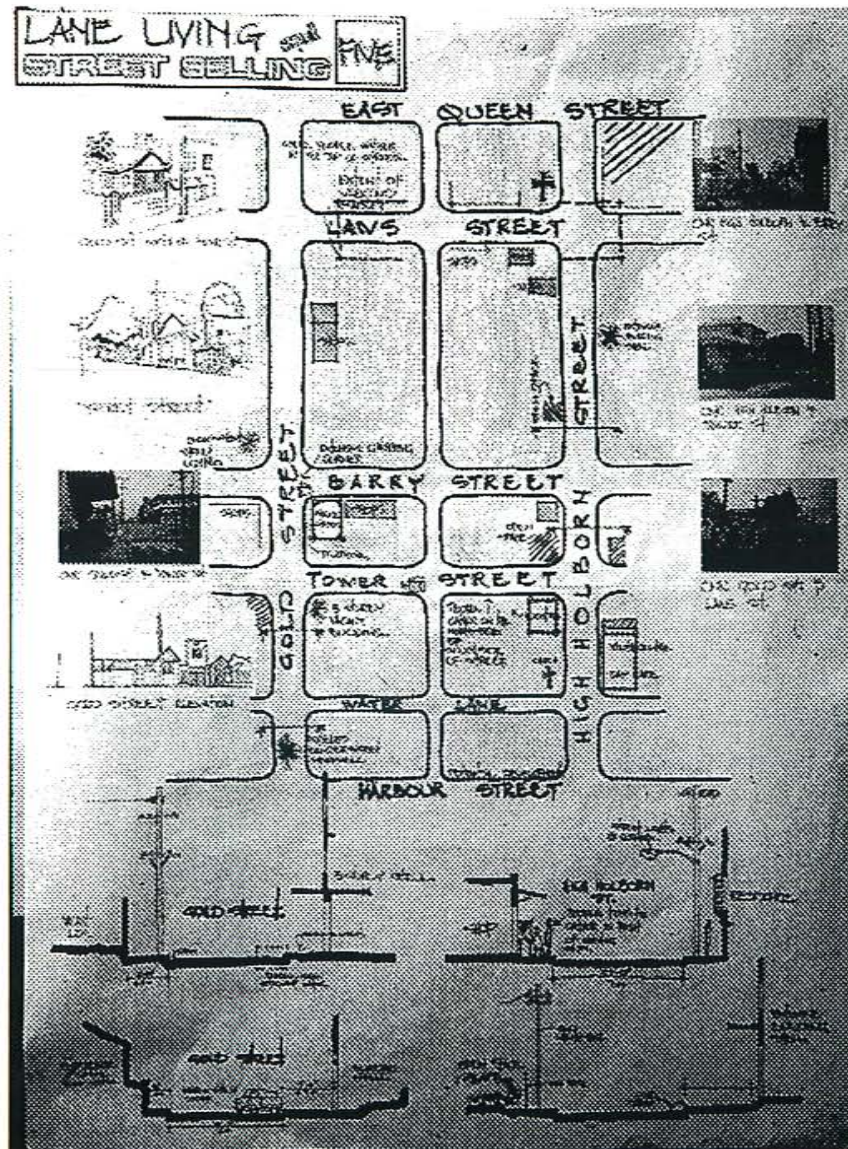
Special emphasis should be on the junctions/crossroads of the lanes and the east/west streets as these serve as gateways to each section of lane.

Space for small scale shops can be provided along with shade trees on the vacant lots at most corners encouraging an increase in people activities at these junctions.

### Conclusion

*Lane Living* principally is working from the inside out: relating the house to the yard, the yard to the lane: encouraging interaction by living. *Street Selling* is working from the outside in, relating the city to the community, using the street by encouraging interaction by commerce. Both are needed to make for a strong and viable community.





Photos left: "Street selling": Larger through-streets should encourage interaction with Kingston.

Team: Rohan Bailey, CSA; Charles Darby, OSA; Tuomas Eskola, OSA; Heather Madden, CSA; Robert Reifeiss, MIT; Henry Stevens, OSA; Mark Taylor, CSA; and Sandra Weekes, CSA.



## Micro-Enterprises

Despite the negative pictures that have been painted about Southside and the many references to between 60% - 80% unemployment, we found in our closely-scrutinized walks around the neighborhood a whole spectrum of vibrant activity. At street corners, exuberance abounds. Workshops, bars, shops and retail outlets attract customers, potential employees and the attention of the whole neighbourhood.

This is of course not isolated here but continues down the streets spilling out onto the pavements where "higglers" set up their carts and compete to make a living by selling similar products in small quantities to the passing traffic.

The variety of small industries found in Southside shows how the area is truly part of the lively capitol city of Kingston. The comprehensive range of activities and skills that exists cannot afford to be overlooked. They must be built upon to create communities that are not solely dependent upon tourism but on self-generation. The high degree of saturation in some areas is a little worrying but through education, training, and market studies schemes, it can be addressed to diversify or upgrade it so new markets are attacked.

### Objectives

- To understand the business activities conducted and what barriers exist that prevent not only their continuance but their growth,

and on the other side the needs of businesses to flourish.

- To understand the available resources, how they can be activated and in what ways they can be more effective.
- To concentrate on small business as a means of capitalizing on the huge interest in self-employment, enabling people to grow and graduate into achieving a sustainable way of life. By concentrating and building on micro-enterprises, certain results can be achieved. We basically see these as poverty alleviation, local enterprise, physical upgrading, security, stability and investment. The requirements needed are market expansion, credit, capital and training. Although they exist, they do not always reach the small business.

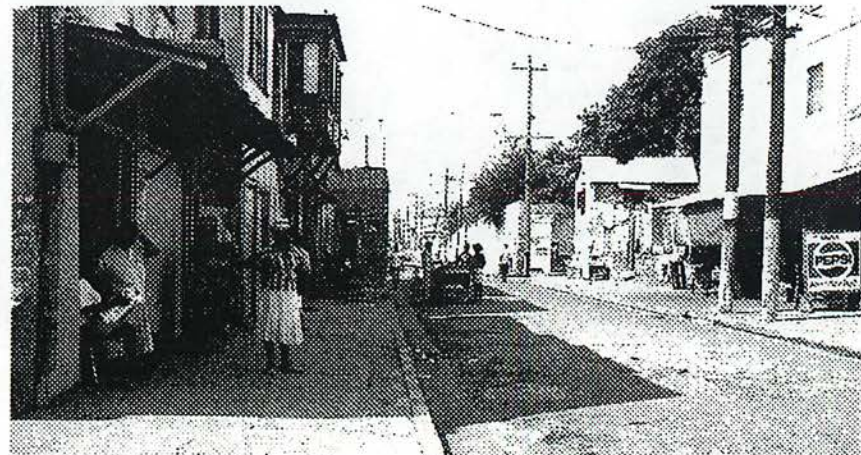
It is the issue of small-scale, productive work that should be concentrated on. Our belief is that this energy can be built up to alleviate poverty and improve society as a whole without having to impose large-scale enterprises. Any discussion on Jamaican life cannot ignore the individualistic society that exists here. While this does not discourage the growth of co-operative groups, it does not totally mean such processes are entirely doomed. There has been considerable success with schemes where accountability has clearly worked — though these have been isolated to credit-related ones. We believe that by extending accountability to intermediary bodies in the business

field, micro-enterprises would not only benefit from increased security but be able to reach extended markets through the breaking down of barriers and be able to use the forum to avail of collateral that is not based solely on capital but on credit repayment, history, reputation and perhaps personal contacts. This suggests the setting-up of such organizations to co-ordinate the needs of small business and link them with the greater Kingston area.

It was found that sources of credit, although numerous, are not always accessible. Previous savings, memberships in organizations, short-repayment times and lack of information mean many fall outside the net. Indeed, qualifying for a loan does not ensure success, especially when ongoing assistance such as basic and financial bookkeeping, marketing and design assistance are not built into programs.

### A PRODUCTIVE SOUTHSIDE

Furniture	Fast Food
Baking	Masonry
Sewing	Mechanics
Vending	Leatherwork
Craft	Repairs
Tailoring	Shops
Carpentry	Restaurants
Beauticians	Garment
Upholstery	Production
Electricians	
Fishing	
Welding	



**OBJECTIVE**

**MARKET OUTREACH**

- outreach to new customers
- product upgrading
- clearing house/intermediary
- group sales

**CREDIT**

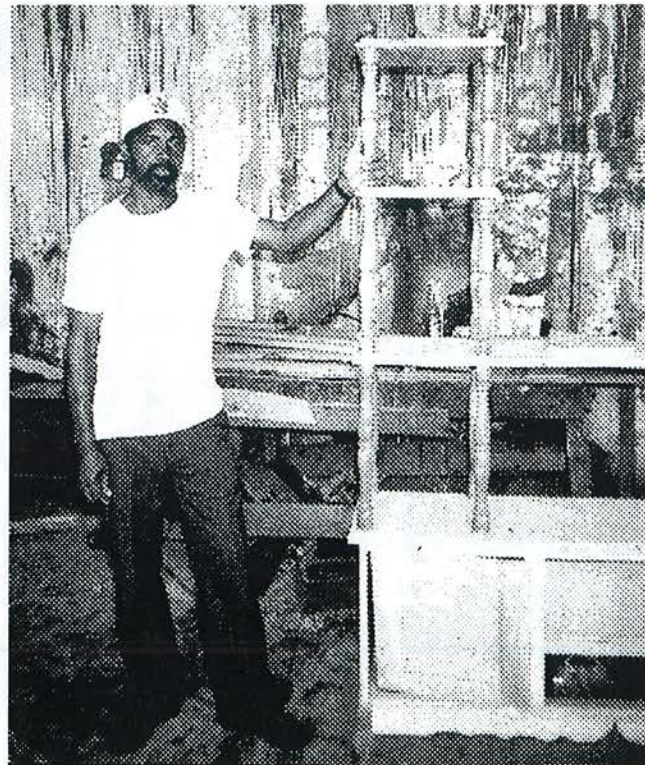
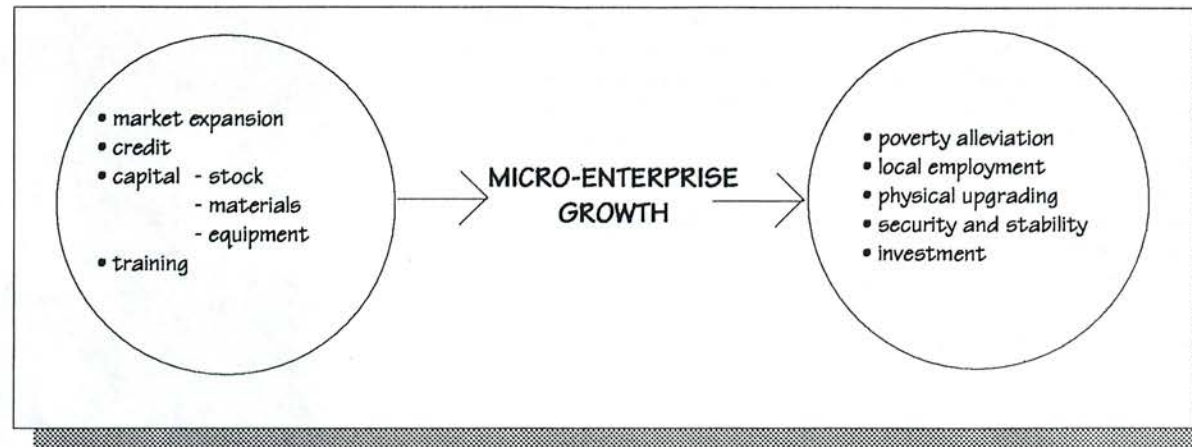
- outreach to microenterprises
- alternative collateral
- ongoing monitoring and support

**CAPITAL: STOCK MATERIALS AND SUPPORT**

- savings
- supplies for labour

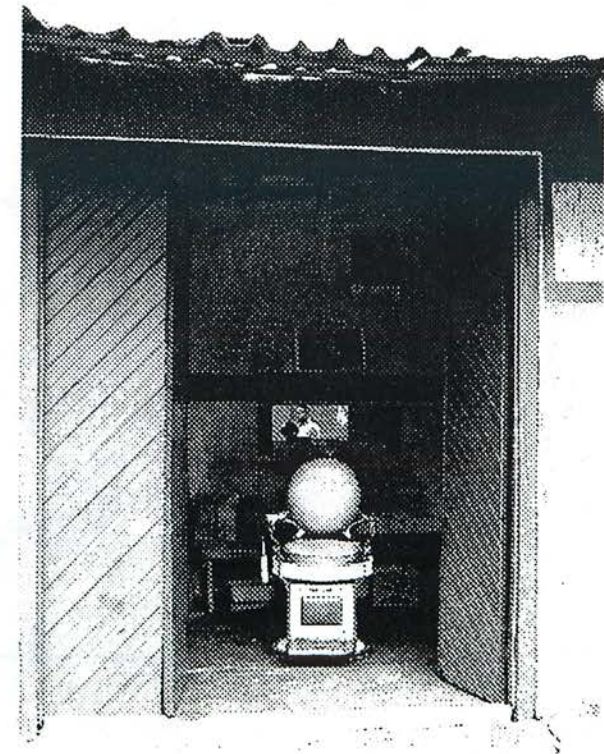
**TRAINING**

- financial management
- skills development



*Photos left: Streets provide opportunities for entry-level enterprises.*

*Photos right: Extensive varied enterprises are found throughout the neighbourhood.*



Although discrepancies exist about the amounts needed to cultivate micro-enterprises based on a lack of history in sacrifice and security, institutions have shown that a range of capital from as little as \$1,000 to \$50,000, can stimulate the small businesses. Credit unions have recently become involved in small businesses ensuring that those who can loan capital are ensured. They can do it at reasonable rates. This we believe could be encouraged even further.

For those who have credit problems, larger companies could perhaps consider a "barter-payment system," in which work is performed in lieu of cash. However, those institutions that are already involved in the micro-credit system are seriously in need of staff support to be more effective in reaching the poor. So far this has been almost totally on a humanitarian basis but again could perhaps be encouraged by other institutions and government.

While management is built into many credit systems, they must be designed to cater to the individuals who perhaps have a very limited education and be specific to the unique problems of small business training schemes, must incorporate not only skills building but management skills if they are to succeed in accustoming individuals to formal institutions and processes.

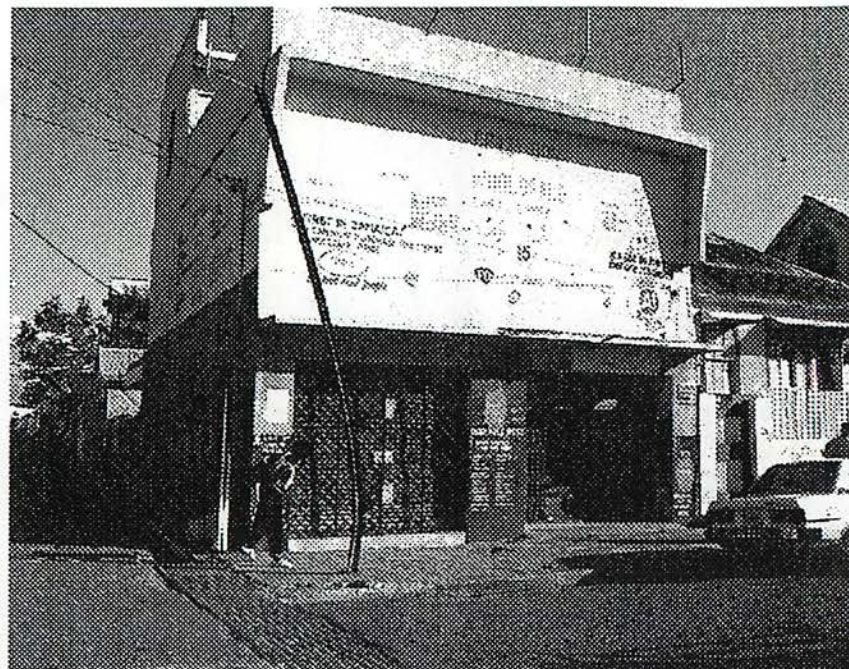
It is thus the combination of expanded markets, credit, capital and training we believe when specifically directed at the micro-enterprise level

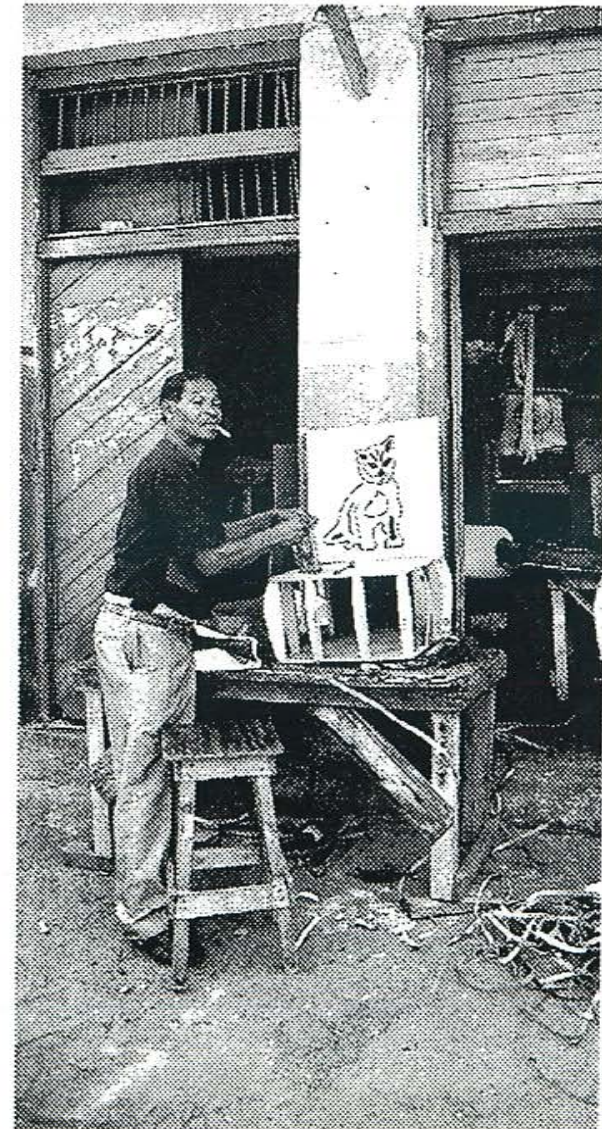
will result in the many positive outcomes of poverty alleviation, physical upgrading, security and stability and which will not only benefit small businesses but the whole of Jamaica.

*Team: Deirde Ryan, OSA; Joanne Potter, MIT; and Rodrigo Vargas, MIT.*

*Photos: The bakery has become a thriving industry as well as training for entrepreneurs.*

*Photos right: Car repair and furniture-making are prominent micro-enterprises.*





## Potential Uses of Vacant Lots

After the 1907 earthquake and fire a gradual but serious migration of business and residents began out of the Southside area which was then Kingston. This led to a negative growth of Kingston. Added to that, the rural to urban migration saw the creation of many ghettos. Southside – a part of Raetown – is one such area.

The objective was to show the potential of these vacant lots in improving the social structure and eventually the economic activities within Southside. The following were examined in addressing this goal:

1. Context of vacant lots
2. Dimensions of lots
3. Tenure
4. Needs of community in relation to lots
5. Previous use
6. Infrastructure
7. Viable use

It was found that approximately 53% of the lots were vacant – defined as lots which had no structure on them and lots with derelict buildings. Some had facades of notable architectural quality which could be renovated and adapted to various uses.

It was also found that the needs and wants of the people in Southside were community based, such as housing, community training center, schools, clinics, etc. However, these were in conflict with location and value of the property.

Five sites were examined in more detail, chosen according to their different characteristics:

1. A site on the edge of the waterfront
2. Large site in the middle
3. A housing lot
4. Edge site along a major street
5. One on the informal boundary of Southside and Tel Aviv.

### Site One

This was found to be a commercial and possible industrial lot. It is proposed to improve with additional parking.

### Site Two

This was a commercial site. Proposed is a more community-based scheme which would include:

- sports facilities,
- daycare center, and
- vocational training.

### Site Three

This was a lot for housing. We proposed to maintain this as a housing lot building three units with shared facilities, communal space and possibly a shop.

### Site Four

This was on a major road, East Queen Street. It is proposed to incorporate both commercial and residential schemes.

### Site Five

This was a unique lot in that it fell on the boundaries of Southside. We propose a more vocational scheme

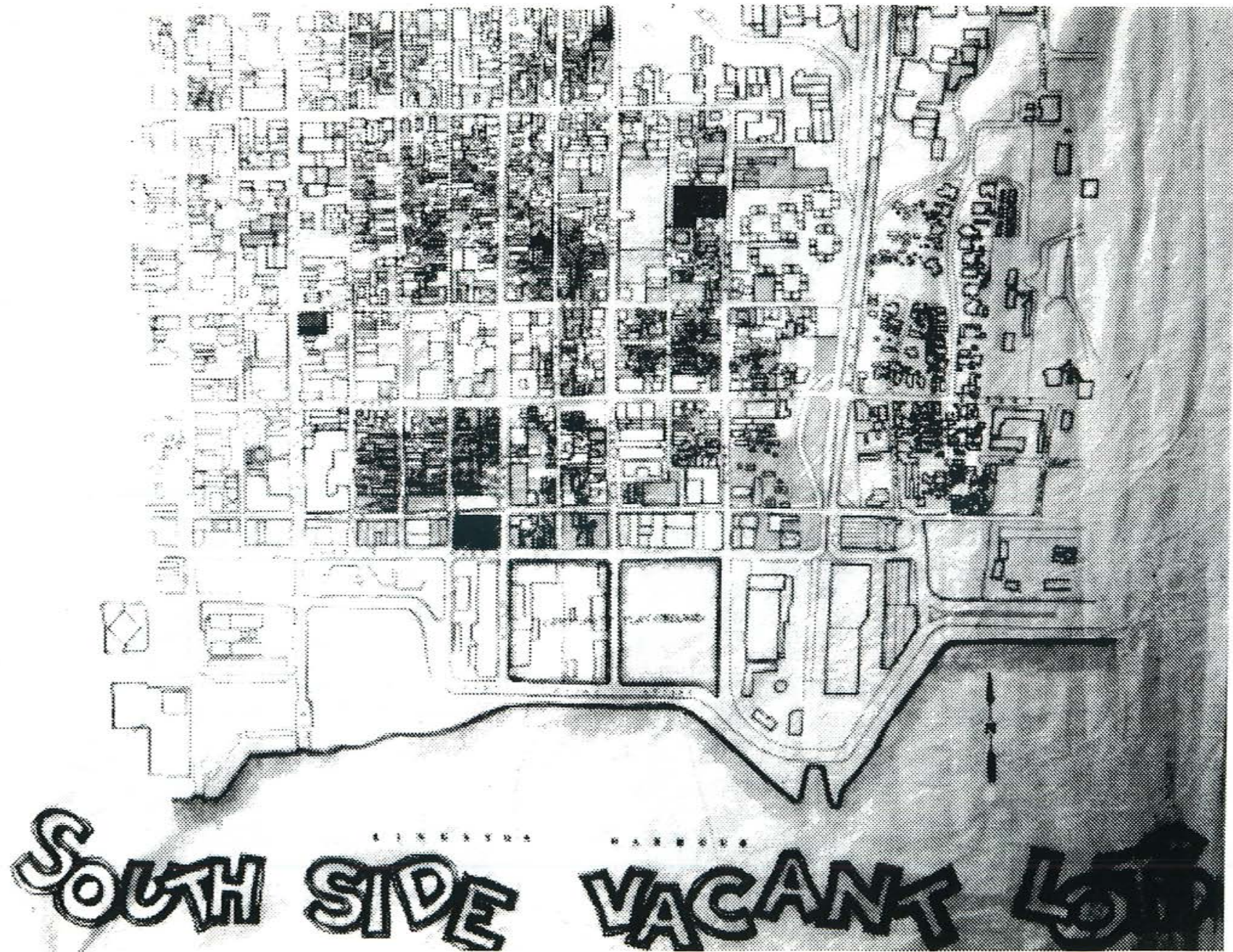
which would include hair dressing, tailoring, etc. In so doing, residents from Southside and Tel Aviv could participate, thus reducing the friction between the two sides and also not to isolate the development to only the Southside.

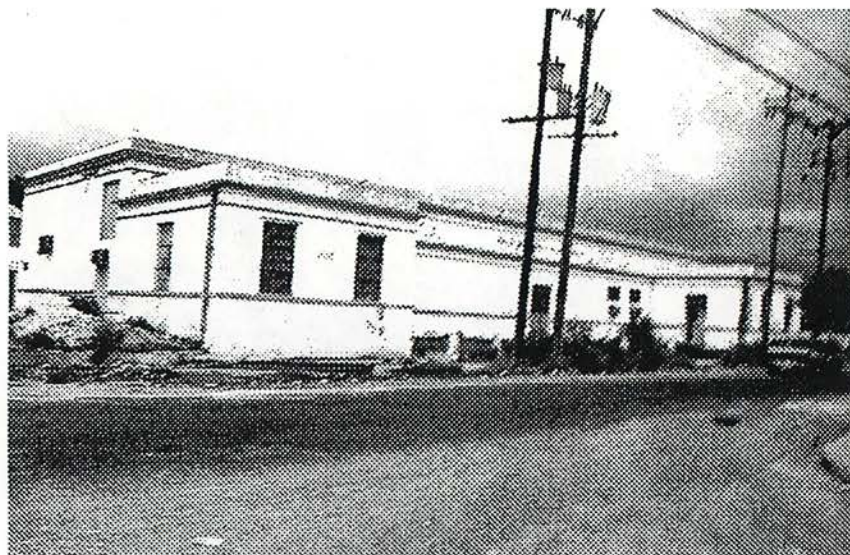
### Conclusion

There is great potential for residential and commercial scheme in Southside. Development should therefore be community-based and come from within the community, thus reducing the risk of total relocation in response to external pressures.

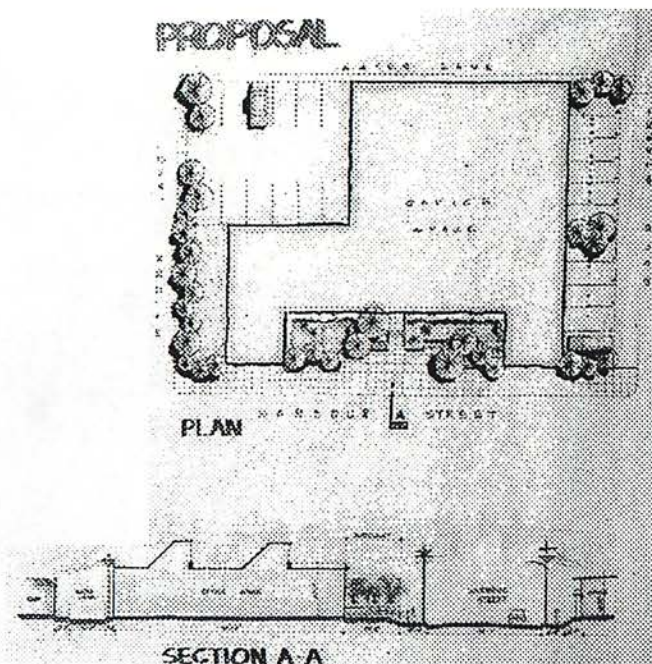
*Team: Sebastian Archer, CSA; Vaughn Anderson, CSA; Alan Budden, OSA; Billy Claxton, CSA; Kevin Thurton, CSA; Hansel Williams, CSA.*



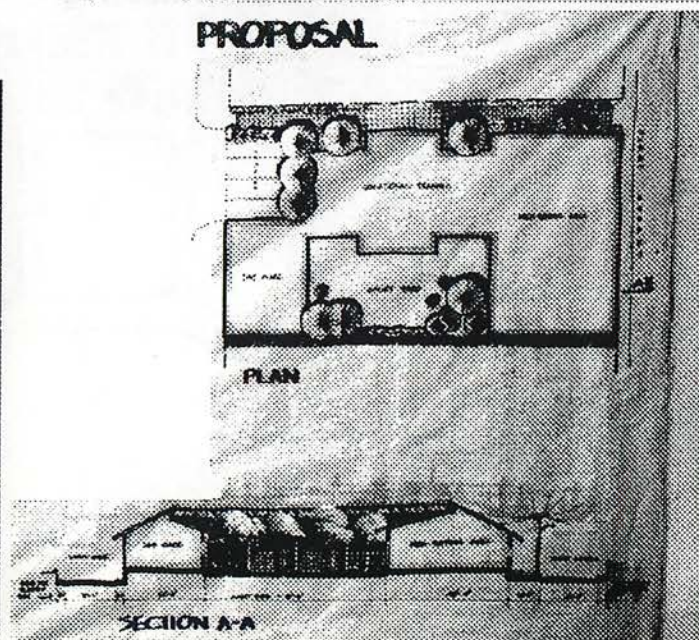
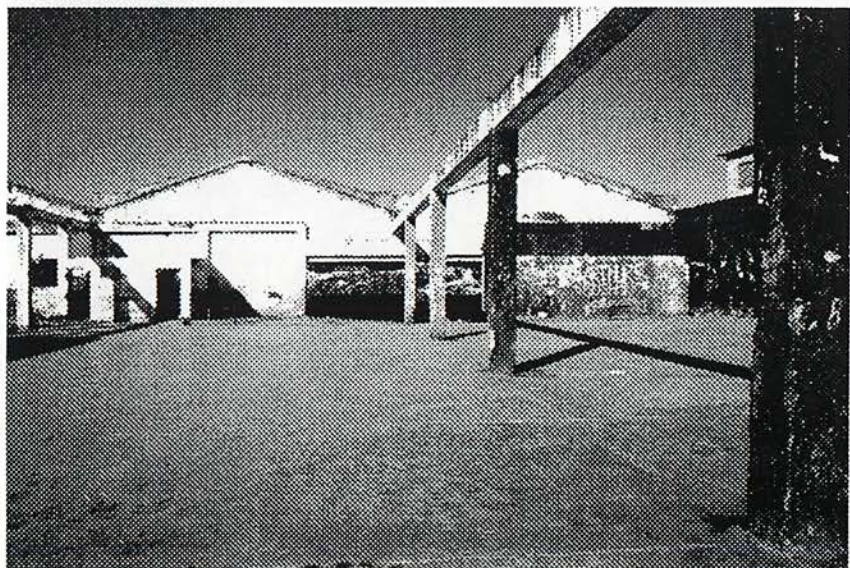


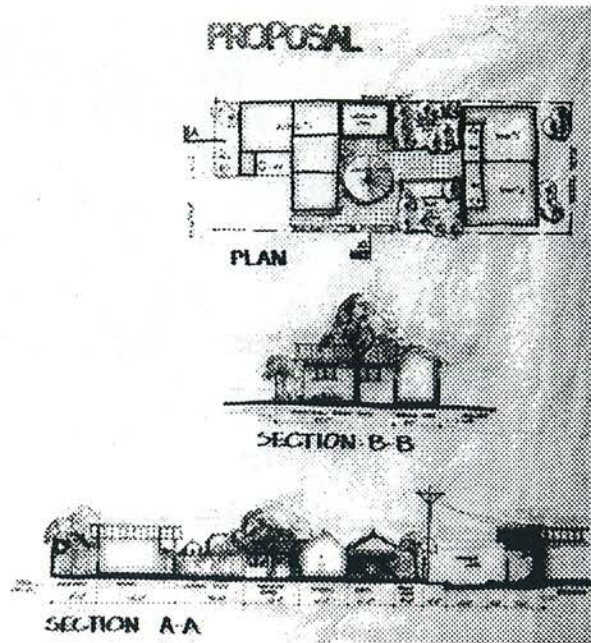


Site one: Commercial and possible industrial use.

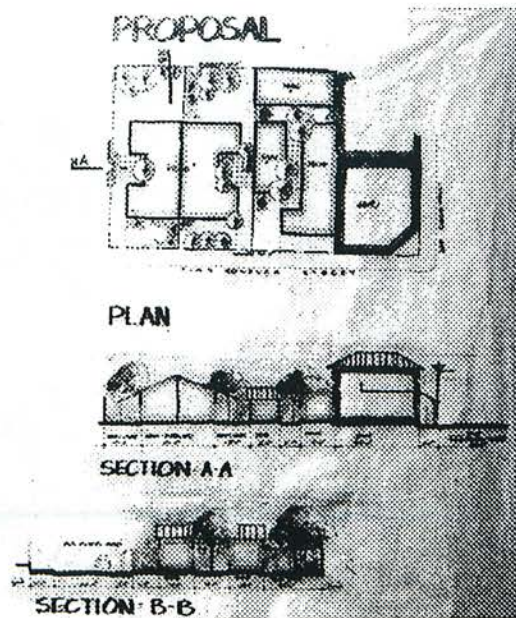


Site two: Commercial uses.





Site three: Housing potential.



Site four: Commercial and residential potential.





## Upgrading of Houses

### Introduction

The existing physical condition of most of the untenured housing in Southside can best be described as unlivable, even by the lowest world standards. Most of the units are structurally and physically dilapidated and need urgent repair. The photographs on the right show a house in which three families live. This side of the upper storey houses a family of three adults and six children. The structure is unsafe and could give way under a slight movement of the earth. (Earthquakes in Jamaica are frequent.) Who shall be responsible for the consequent loss of lives?

Family size in Southside is large with up to 7 or 8 members. The family is often headed by the mother and the rest are children. This big family size leads to high densities within the buildings.

The services in the Southside are disorganized. Within the plots there are water connections without taps, and pits being used as water closets. Further, we observed that service areas like baths and water closets were shared between families. At one point we saw a young man carrying his own seat on the way to use a shared water closet.

The climate in Jamaica enables houses to use the communal spaces that form courts separating the boundary of the house from the built mass. Verandahs form transition

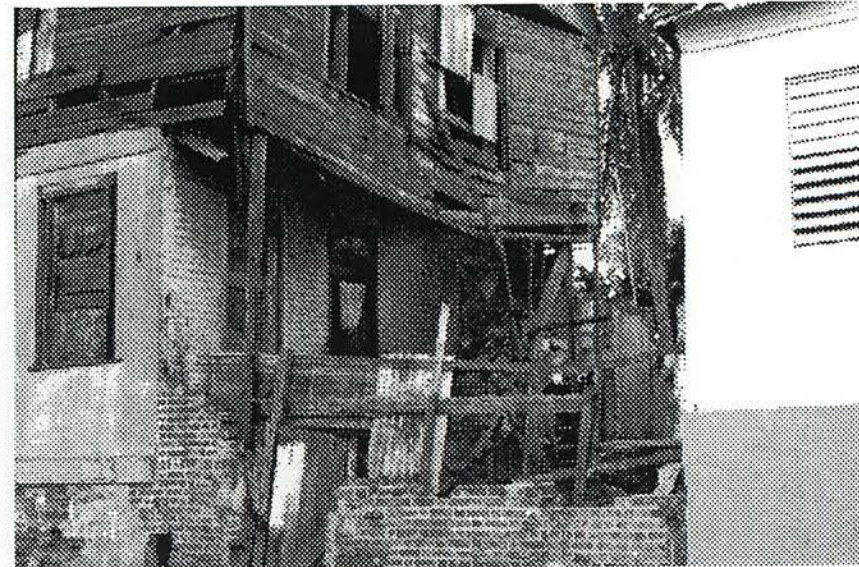
spaces and buffer areas between the interior of the house (usually a row of rooms), and the outer street. We observed that in most of the houses in Southside, these communal spaces lacked organization and definition.

### Principles for Proposed Housing Upgrading

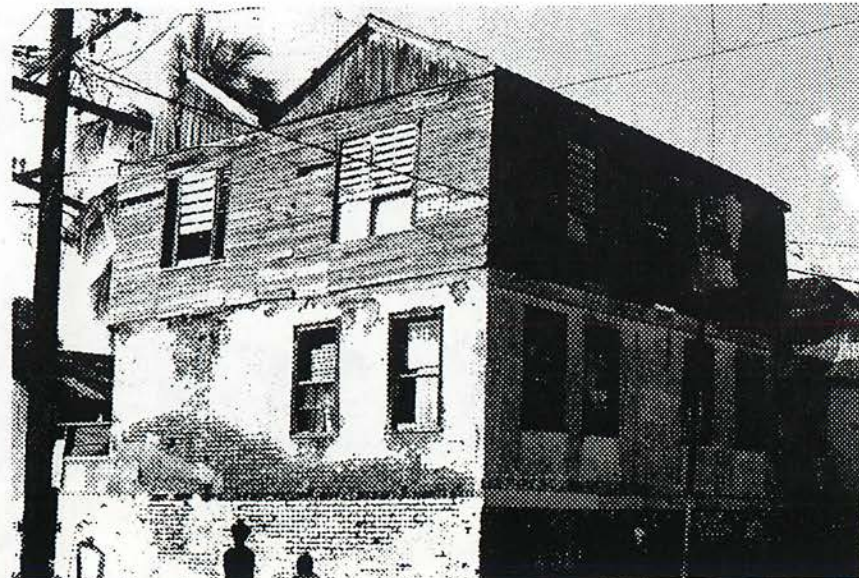
- Providing tenure of housing to the occupants.
- Rebuilding with minimum relocation of occupants.
- Revitalization and improvement of services.
- Attaining lower densities per room, while retaining existing densities per plot.
- Enabling people to participate in design and construction of their houses.
- Intervention of professionals to educate people about building for themselves.
- Revitalization and reorganization of open spaces within the plots.
- Creation of a viable maintenance programme and educating the community to participate in it.

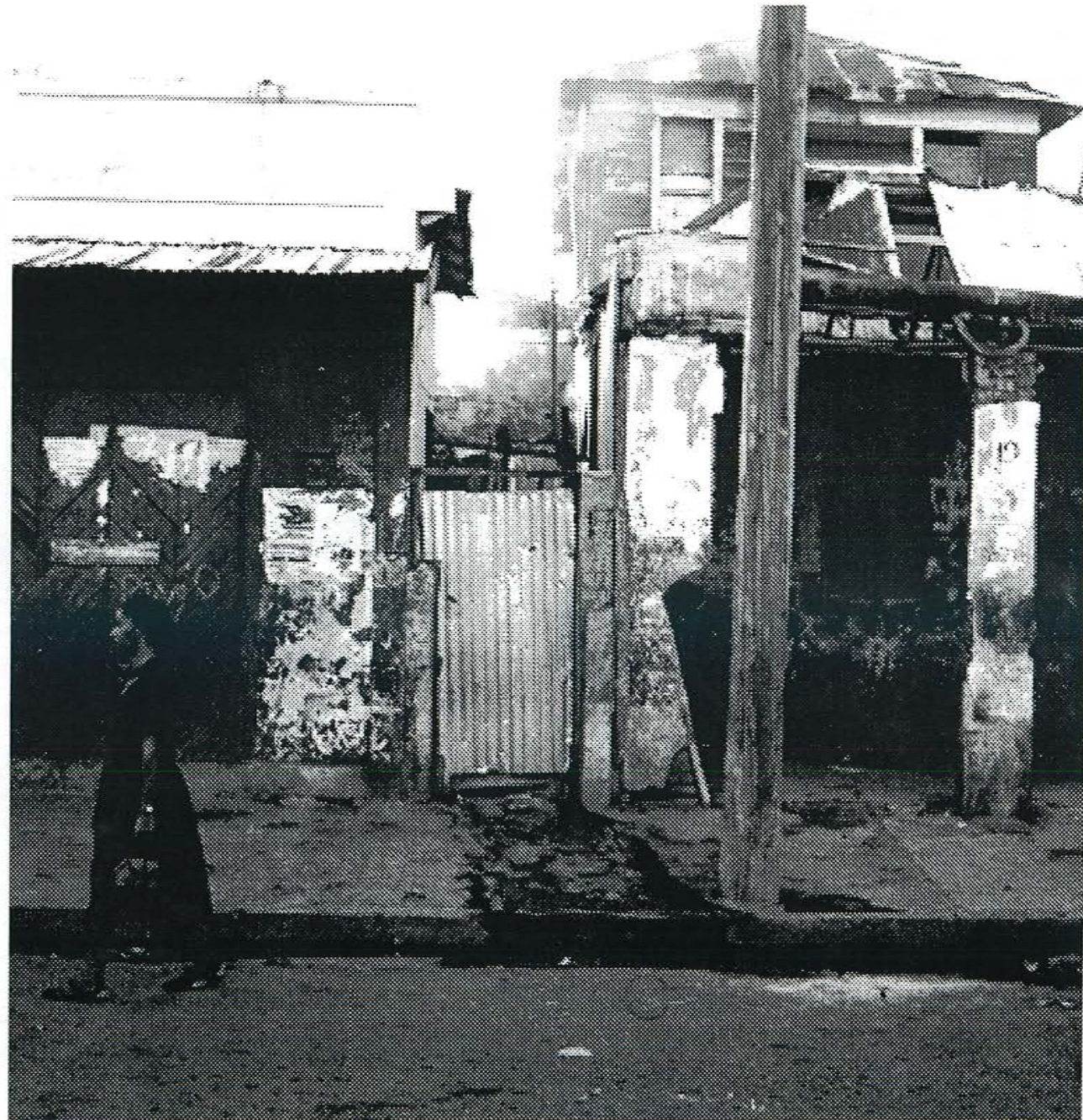
### Strategies for Housing Upgrading

1. Identification of specific dwelling units for immediate consideration.
2. Establishment of training and technical assistance center for:
  - building model dwelling units;
  - suggesting methods for expandability;
  - educating the community in construction and self management.
4. Building courtyards and transform-



*Many houses are in precarious conditions, although still occupied.*





*The street facade. The alley leads to yards which are shared by several family groups.*

ing courtyard of old buildings.

5. Organization of communal areas on the basis of use.
6. Provision of services that require low maintenance.
7. Exchange of courtyard spaces and dilapidated covered spaces wherever possible.

#### Case Study 1

The main problems with this house are:

- High density (7 people per room);
- Lack of and disorganization of services;
- Disorganization of the courtyard.

#### Upgrading

- Stage 1. Replacement of old services.
- Stage 2. Rebuilding part of the second storey.
- Stage 3. Expansion of the rear part of the ground floor.
- Stage 4. Organize courtyard spaces as a system of terraces:
  - play areas
  - small gardens
  - entrance areas.

#### Case Study 2

The main problems with this house are:

- Degradation of structure;
- Lack of services;
- Disorganization of the courtyard.

#### Upgrading

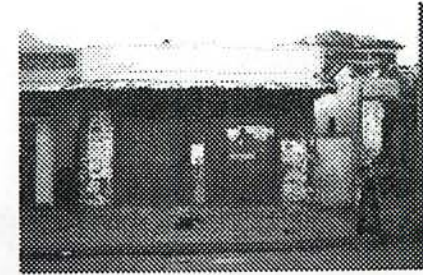
- Stage 1. Building new rooms along the internal walls and provide new services and garden.
- Stage 2. Demolition of the dilapidated building while retaining the corner room.
- Stage 3. Rebuild along the street and

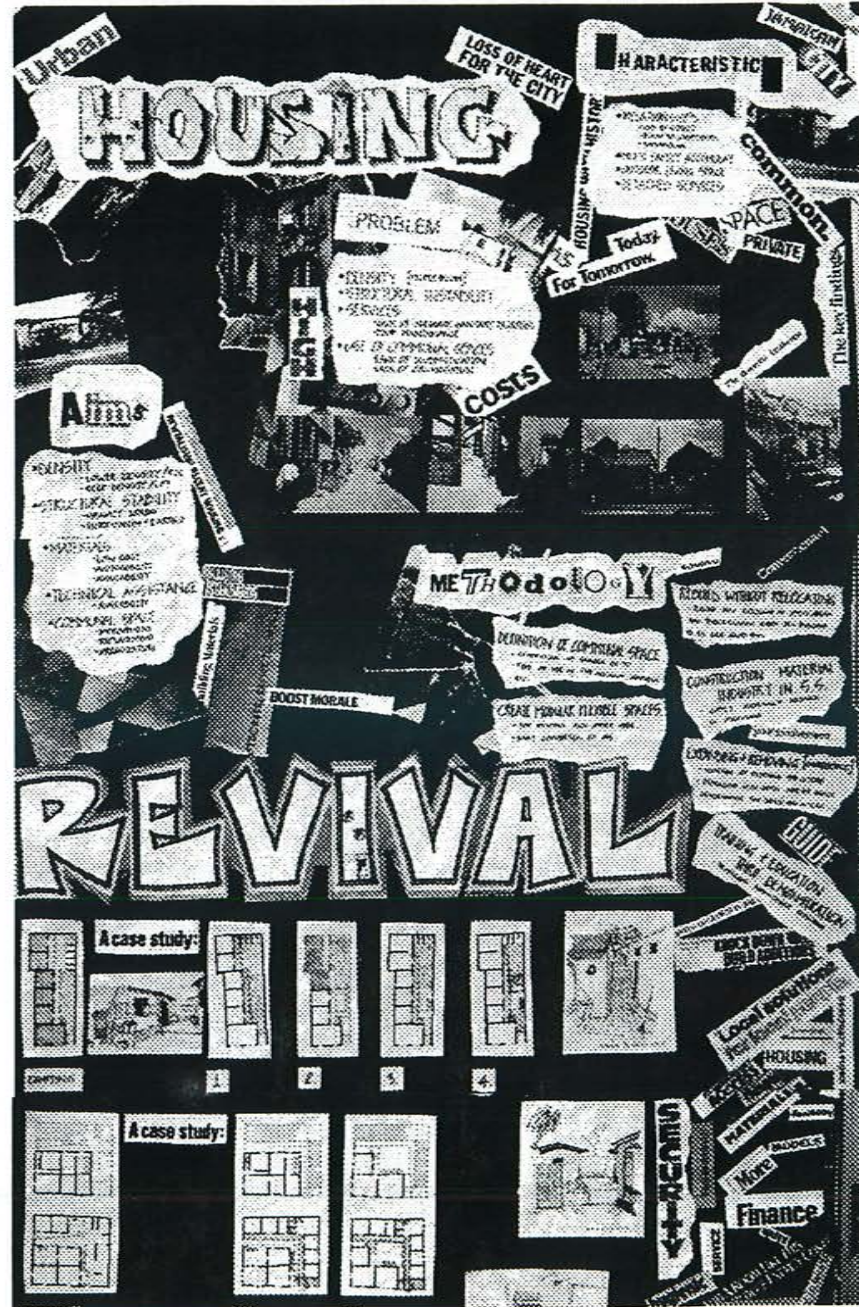
second floor.

Stage 4. Organize courtyard with central space as childrens' play area.

*Team: Manish Srivastava, MIT; Salvatore Autorino, MIT; Laurie Ferron, CSA; Kelvin Hamilton, OSA; Suzanne Lee, CSA; Michele Sherlock, CSA.*

*The interior multi-use courtyards are shared by several families.*





## Recreational and Community Facilities

The effort of this group was largely based on the perceptions of what is needed in the way of recreation and community facilities. Most of the members of the group are from the Southside community and they offered a unique input to the effort.

### Issues

With regard to the existing facilities for conventional recreational activities, Southside already possesses a variety of facilities:

- 2 open sports areas for football, cricket, etc.
- a children's park and playground
- 2 privately-owned dance hall venues.

However, apart from night life, the overwhelming proportion of leisure time is spent in the yards, lanes and streets - right where the people live. This includes:

- men playing ludi.
- teenagers hanging out on street corners.
- women sitting, chatting in the shade, outside their houses, minding babies.
- children playing football.

### Approach

The approach of the team is promote opportunities for:

- a variety of activities.
- to provide activities in the immediate vicinity.
- to provide activities for all age groups.

The goal is to encourage families to go out and come home together. To

achieve this, the following is needed:

- a timetable sensitive to the Southside "internal clock".
- childcare facilities so mothers can participate as easily as anyone else.

Notice has been taken of numerous existing organizations and churches in the areas and the aim is to provide:

- a resource base for them.
- a mechanism for potential coordination of activities.

Of particular note is the KRC's Teen Centre and Youth Educational Support System. It is a key goal of the team to build on their philosophy of promoting involvement in creative activities in order to counteract negative peer pressure and promote activities that are directly or indirectly educational, i.e., skills training, panel discussions, etc.

The final objective is to provide good facilities and well-organized activities as a vehicle for the breakdown of political barriers between the Tel Aviv and Southside communities.

### Proposals

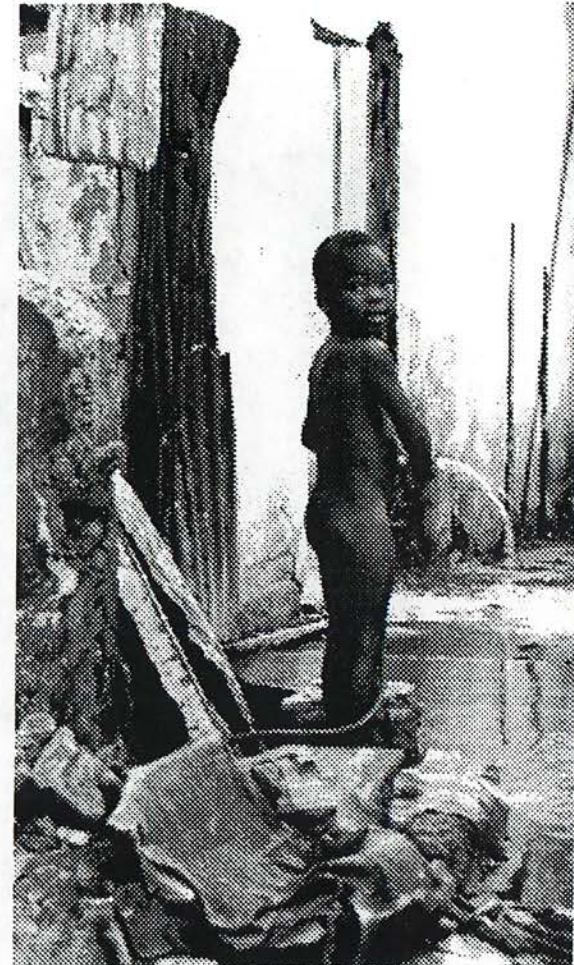
It is proposed to establish a centrally-located community center on the border between Tel Aviv and Southside on a large vacant lot. A provisional location proposed by community members would be on Barry Street and Maiden/Rosemary Lanes. This large central facility would be complemented by a series of small supportive localised neighborhood centers on vacant lots on corners or on streets. Their location

should not be on lanes which could preclude residents from other lanes from using the facilities, hence the street location.

The range of activities at the central facility might include the following uses:

- space for big gatherings like large meetings, dances.
- spaces for small meetings like social groups meetings (mothers, older people, teenage discussion groups, videos, community organizations, and vocational training.
- small businesses to bring more people through the center.
- catering services.
- "homework" center.
- offices for advice and counselling, information, tool-hire facility, credit union branch office, and health workers.
- and perhaps a swimming pool (It was felt that it might be feasible to charge entrance fees to cover maintenance costs.). The pool is intended to serve as a magnet to draw many more people from Tel Aviv and Southside into the center, and thus provide an opportunity for them to learn more about other activities being offered.

The design of the central facility would follow the concept of a yard: a courtyard surrounded by a series of different building and spaces. Security is a major concern in its concept. However, the facade should not be fortress-like, but should be lively, interacting and inviting to the street. The catering facilities should

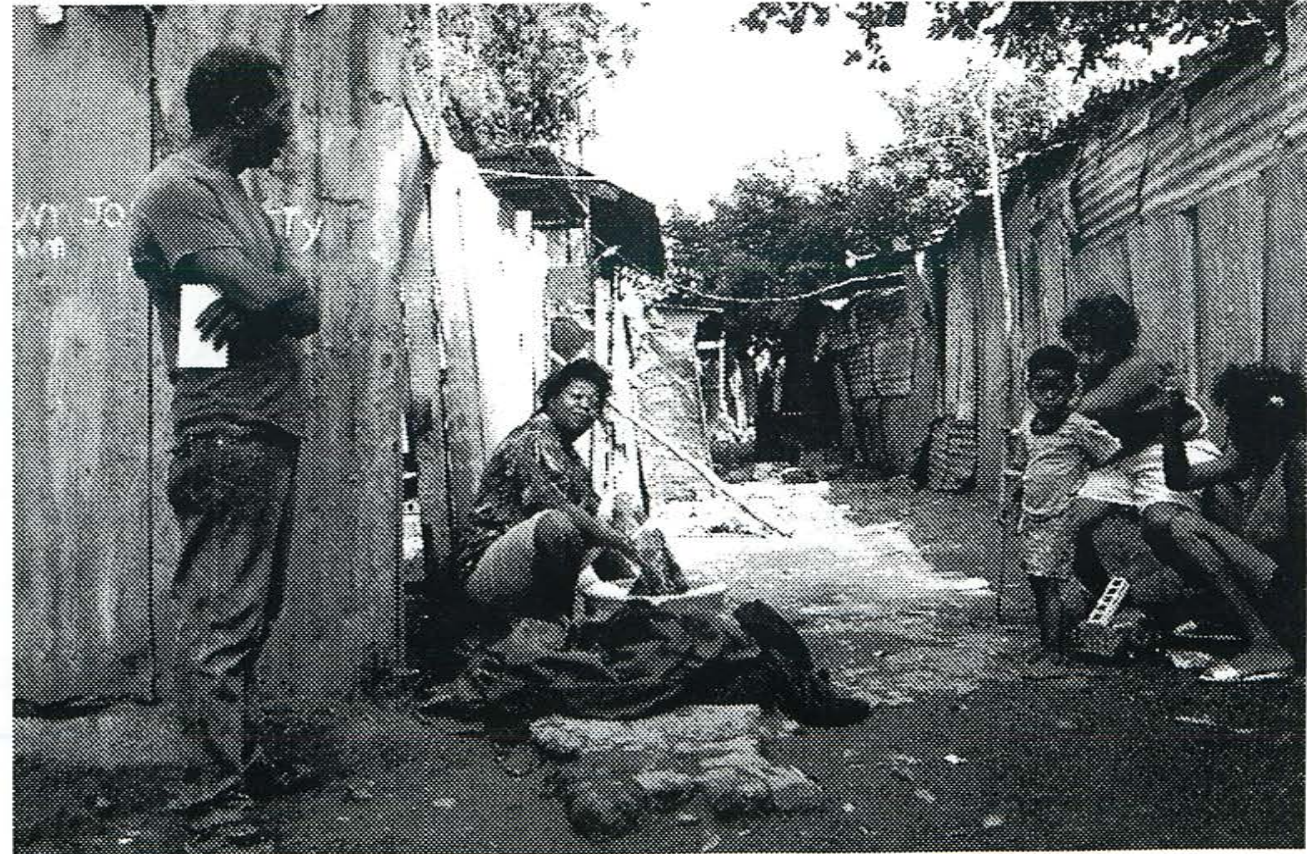




*Children play in abandoned lots, providing great creative opportunities.*



*Abandoned back alleys can be seen often, and are still used.*



serve the street as well as the interior. A community noticeboard should be located on the outside wall. Grilles would be located in the wall so that internal activity would be visible from the street. A semi-public entrance courtyard should have welcoming benches and shade for "hanging out." The internal courtyard should become a focus for surrounding activities. Spaces should be flexible: the large spaces should have subdivision possibilities. A variety of spaces would allow the potential for phased development.

The local facility should be designed in the nature of "social services." Showers and WCs's would be provided in response to the widespread lack of sanitary conveniences. Childcare facilities, office for weekly visit by peripatetic health worker who is stationed out of the central facility, a localized bulletin board, a place for meetings, a small sports and play area and caretaker accommodations would be the other facilities included.

### Management

The recreational activities are intended to increase social integration with the establishment of new partnerships and the consolidation, development and management of existing facilities between different income and organizational levels.

The community should have a major role in the decision-making to ensure "social ownership" in the management. Responsibilities should be clearly delegated to community

groups to ensure that facilities do not fall into decline. Development should be incremental to adapt to variable cash-flow. A caretaker should live on-site who would be responsible for maintenance.

Financing would largely be through the gain from commercial development of the waterfront. International development funds would be needed to 'top-off' costs. Contributions would also be expected from the community.

Development would be incremental. First the land tenure issues would need to be resolved for the proposed site. Next, the management structure needs to be agreed, and a financial program developed. Construction would then proceed as follows:

- a community group would be organized for site clearance.
- the site would be enclosed and secured, with activities already being initiated at this point.
- basic services (WC, storage, caretaker accommodation) would be installed.
- the existing building would be upgraded to accommodate new uses.
- the site would be developed piecemeal as needed: the actual construction would include training of construction skills.

### Summary

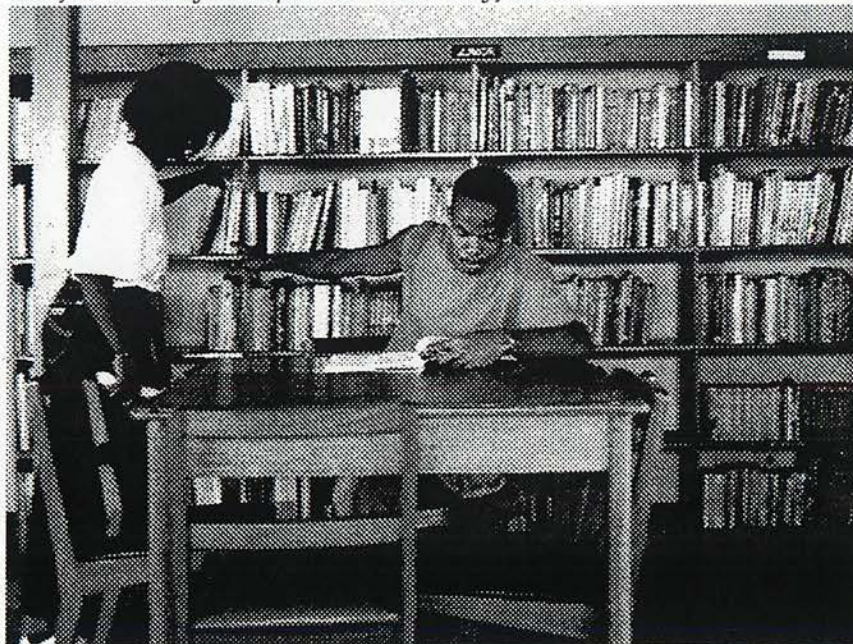
There are plentiful resources in the community to tap:

- 60-70% of lots are vacant and could be used.
- There are a variety of community and church organizations with a

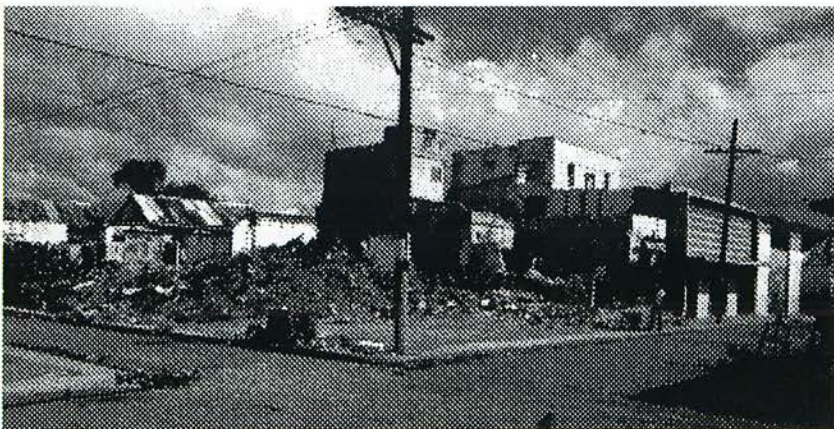
range of initiatives and experiences. - However, the people themselves are a major resource: they provide energy and motivation to improve the community.

*Team: Rutie Stranack, OSA; Paula Brown, Southside; Kerene Chuck, Southside; Oscar Grizzle, Southside; Yvonne Jackson, Southside; Dean Moncrieffe, Southside.*

*One of the community centres provide extensive library facilities.*



*The vacant sites and vacant buildings provide many opportunities for community facilities.*





## Bringing Life to the Waterfront

Its the dawning of a new day as the "mad rush syndrome." The streets are busily filled with people craftily dodging the impatience of the cars and buses as the masses try to make their way through before that final hour. The sea, tranquil, splashes gently against the harbour's edge while the ships at bay lay still ... with the airport as its backdrop sending signals of arrivals and departures.

Tick, tock, tick, tock .... Dusk is near. The bustling city slowly transforms to streets of fear. However despite the evil that men bring to the waters' edge, to the few it is seen as a place to reflect with their lovers, without caring of what others may think or have to offer.

The waterfront and its environs was chosen as a prime area of concern with regards to the local communities and commercial activities. Seen as an area of vast resources our methods of intervention targeted three main issues.

- Commerce and Community
- Transport
- Tourism

And, our findings based on these issues can be summarized as follows:

- The abundance of vacant lots, some with derelicts, others with seemingly good structures. Prime lots currently used for parking as well as along major thoroughfares, as opposed to usage of public garages.

These lots should be utilized for

multi-use commercial complexes, apartments (low rise) and sporting and entertainment facilities.

- The need to increase the variety of commercial activities, thus providing opportunities for individuals already in the "market" as well as to encourage creativity among new entrepreneurs.
- Creating more "people spaces" such as parks, a promenade along the waterfront, sports and entertainment facilities and outdoor restaurants, thus encouraging interaction between the communities and the corporate world.

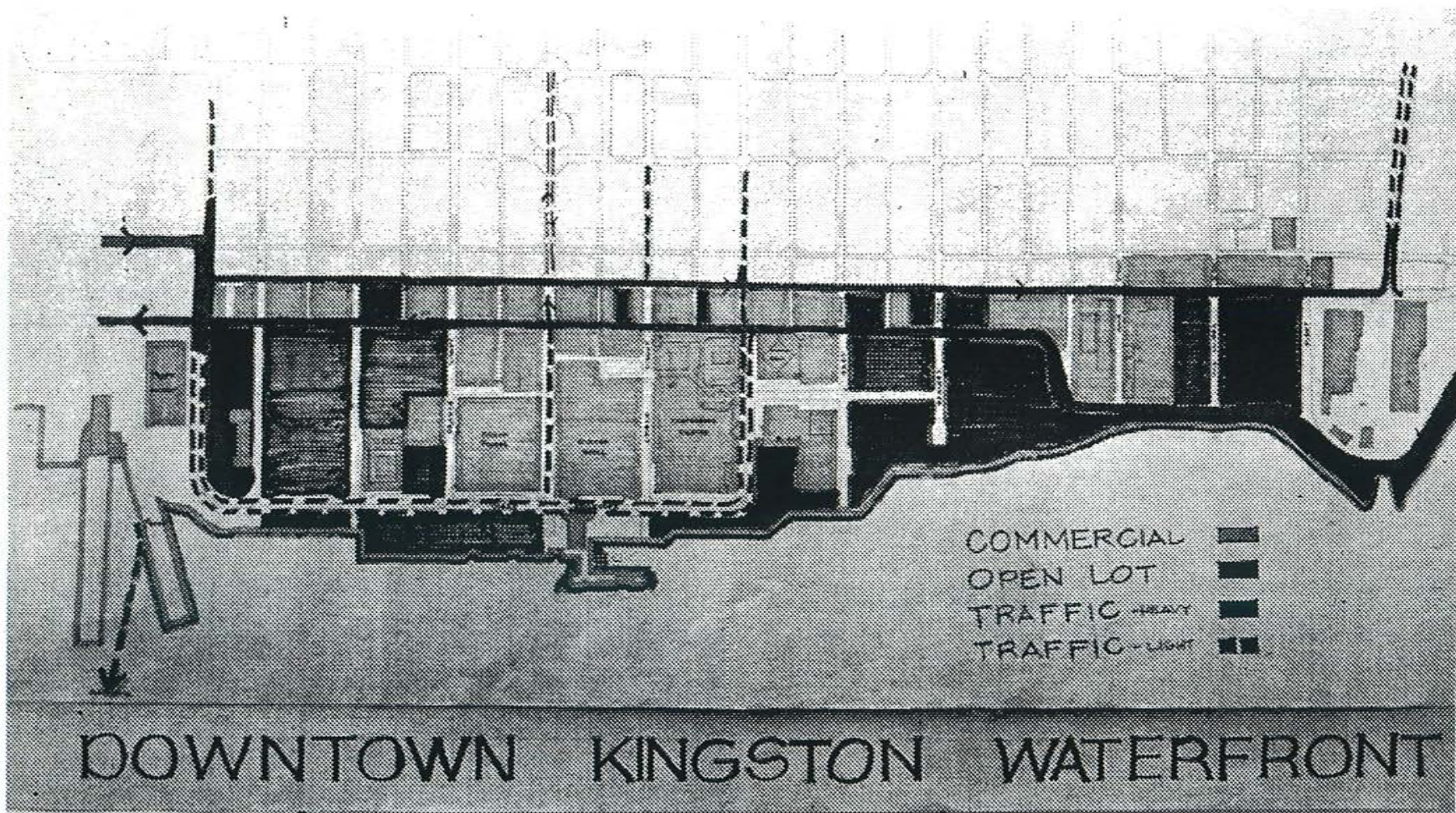
Currently a vacant lot is being used for recreation by the Southside community.

- Creating additional links to the existing flow of traffic along Harbour St. and Port Royal St. which runs parallel to the harbour's edge. The ferry which currently transports commuters from Port Royal and occasionally new links to the airport and to the beach in Hellshire.

- Relocating the ferry pier and craft market to a more central site to enhance accessibility by both office workers and tourists.

- The absence of a tourist information booth/centre. The nearest office being approximately a mile away. Provide tourist attractions - new experiences and new adventures, such as a creative historical display -





*Photo left top: The larger vacant open spaces are found on the edges of the Southside community and abuts the growing commercial centre.*

*Photo left bottom: Abandoned piers line large sections of waterfront, providing opportunities for development.*

a "Time Tunnel" wandering back in time to such experience as earth quakes, Hurricane Gilbert, the buccaneers of Port Royal and the Arawaks and slavery, an observation tower with restaurants overlooking the city. This could be like a "Gateway" to Jamaica and Kingston as well.

This would increase employment among the low income group.

- Ridding the harbour of pollution especially sewage. Thus, promoting water sports such as fishing, scuba diving, wind surfing and a favorite past-time in downtown cross-the-harbour swimming competitions and regattas.

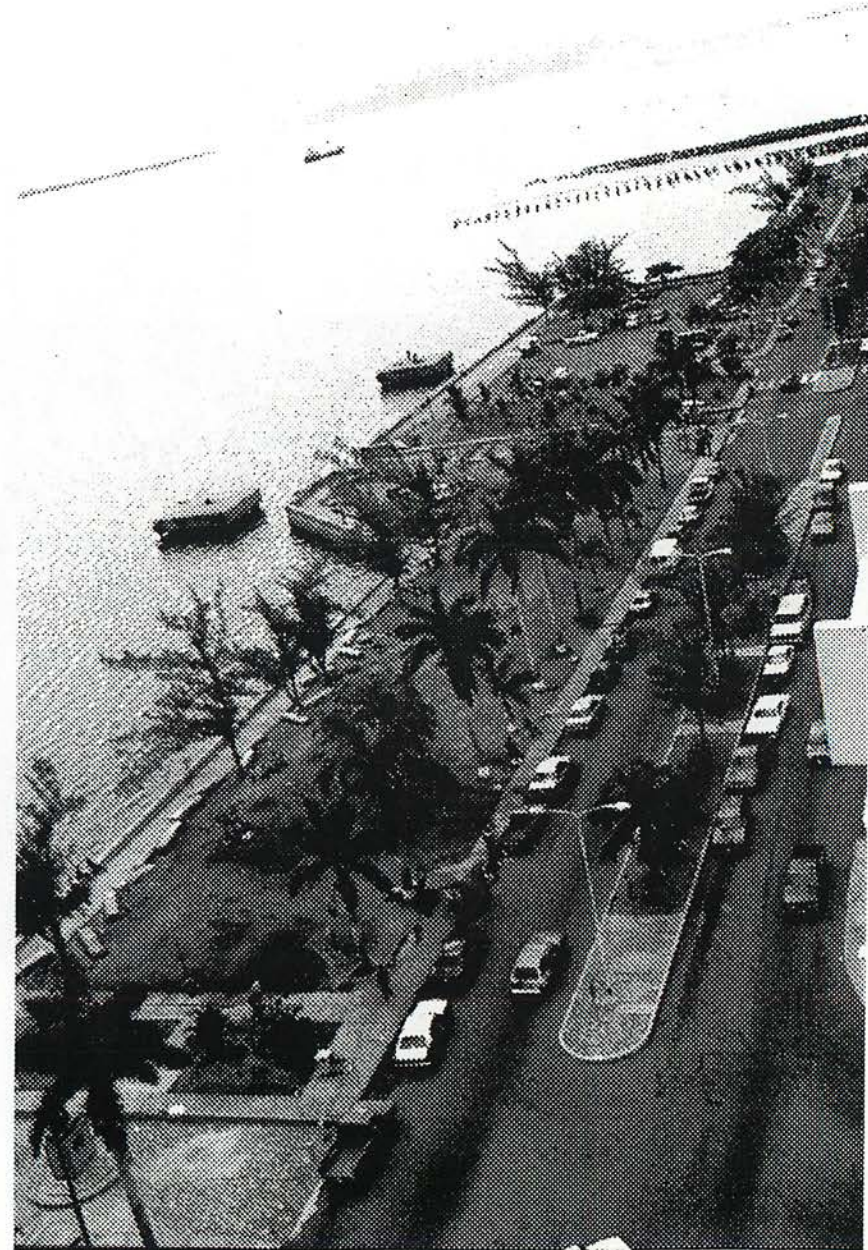
- Making the walk along the waterfront a pleasurable experience, landscaped to facilitate food stalls, flower stalls, band stands, that is, creating magnets to "pull" people along the waterfront.

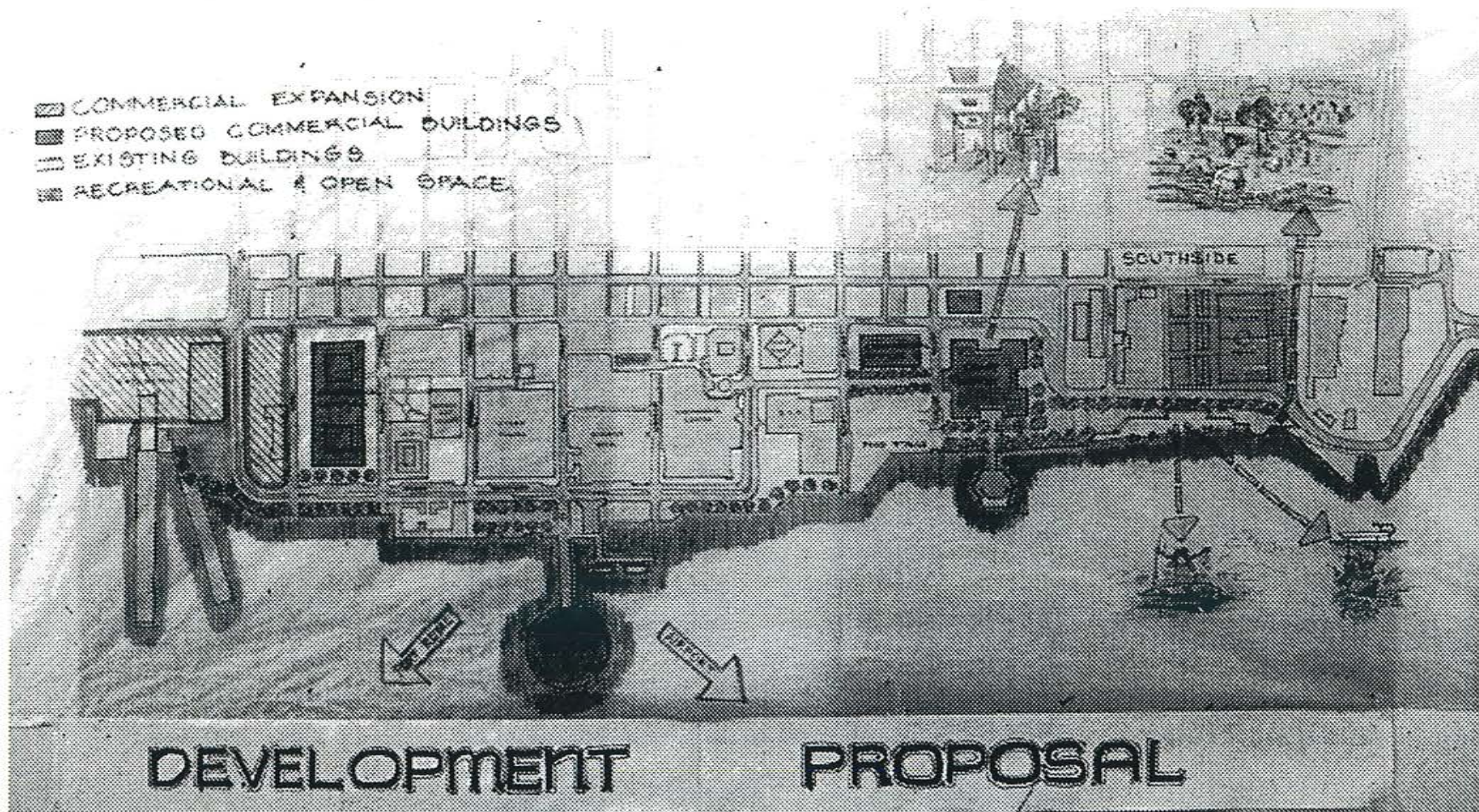
### Contingency Plan

The above assumes economics growth and a boom in development over a short or long-term period. However should the economy slump, where urban migration increases and economic growth decreases then squatter settlements on vacant lots will continue arise. If people feel respected they will assume responsibility to help solve problems in their community. Therefore instead of commercial pressures on Southside get residential squatters and informal businesses to challenge existing businesses so that each one can get his "share of the pie."

*Photo left: A section of the waterfront in the commercial centre.*

*Team: Stretch Lennox Russell, CSA; Leslie Barker, OSA; Andrea Lee, CSA; Trina McClure, OSA; Randell Pyle, CSA; Gavern Tate, CSA.*







## **CLOSING REMARKS**

## Closing Remarks

**RODRIGO VARGAS**  
**Massachusetts Institute of Technology**

We have found a lot of beauty in Jamaica, especially in its people. We leave Jamaica with an understanding of its people, their dignity, their worth as individuals, and their rich cultural heritage.

Southside has taught us that to rebuild a community one needs to understand and have 100% consideration of its people, their customs, and way of life, and that one has to work side-by-side with the community and the city and learn to come up to compromises.

We leave Jamaica hopeful for its future and impressed with its talents and the potential of its community.

We leave Jamaica intellectually aware of the hard decision of urban development pressures.

We leave Jamaica telling you that you have friends eager to work with and keep in touch with all the Jamaican people.

We leave Jamaica with every hope of returning — especially to Southside.



**HENRY STEVENS**  
**Oxford School of Architecture**

Firstly, I'd like to thank O'Neil and his colleagues from the Caribbean School of Architecture, and to say how much we have enjoyed working with them over the past two weeks. I'd also like to thank all the tutors from the three colleges who have made the whole workshop possible: particularly to David Harrison and, of course, to Patrick Stanigar for allowing us to take over his office for two weeks, and to Trina, one of our students who has unflaggingly given us her time to organize the slides for today's presentation.

We would also like thank those of you in the audience today from many different organizations who have been besieged and somewhat exhausted from our endless questions. I know there are many of you, however, who have not been consulted purely for reasons of time, and we thank you very much for your participation today. However, I believe I speak for all of the students here in saying that for us it has been the Southside community itself that has been our most important teacher. I think most of us arrived here with a sense of trepidation. Inner city communities are, to most of us, far away phenomena we read about or, in our case, study in lectures, textbooks and newspapers. I think that what we have all seen in these past two weeks in the course of a very warm welcome into the community, is that there is life, happiness, pride and optimism in Southside.

Southside has been an eye-opener to us all. It is not stagnant or static but on the move. We leave with no illusions that we will have a big impact on those people who have welcomed us into their homes.

Many of you are aware of the mural we have been working on with some of the community members. Although it is in many ways a lighthearted painting, we hope that it embodies the vitality of the area and will be enjoyed by those who now have to live with it. We also hope that some of you will be able at some point to see the mural and gain an impression of what has been for all of us a vital two-week experience; one that we all hope we will be able to build on in our work in the future.

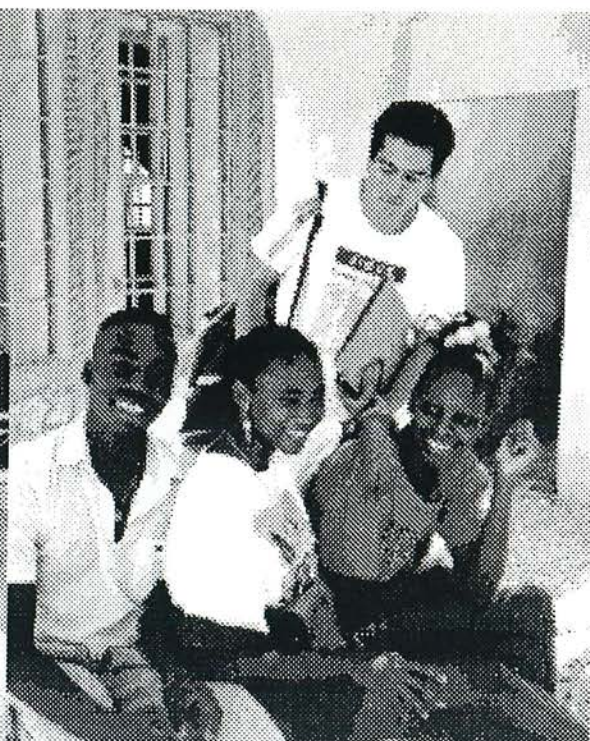
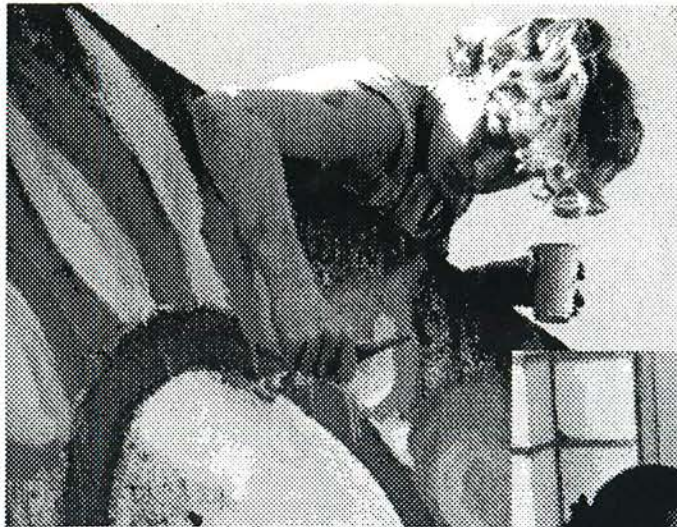
Once again, we'd like to thank you very much for coming today and for sharing your thoughts with us and welcoming us so warmly to Jamaica.

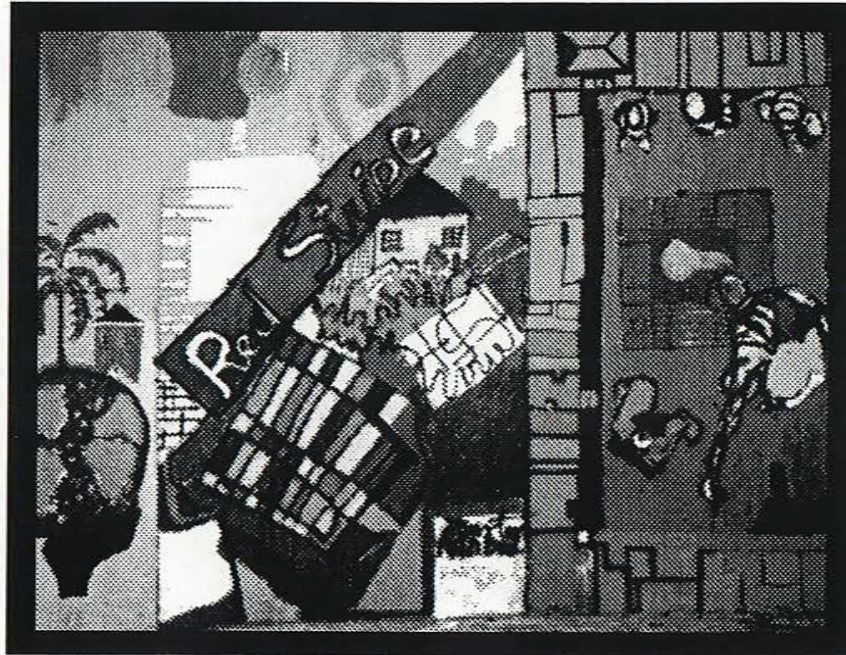


**O'NEIL JOHNSON**  
**Caribbean School of Architecture**

I am sure that I speak for the entire CSA group when I say that the past two weeks have been very enlightening. Not only from the point of view of working with fellow students from other nations and the resulting sharing of ideas, but also how it has opened our eyes to some of the major architectural / planning problems in the country where we study, which most architectural education would tend to pass by.

Finally I wish to say that beyond all the intellectual achievements, the past two weeks have also been fun and we look forward to many such workshops in the future.





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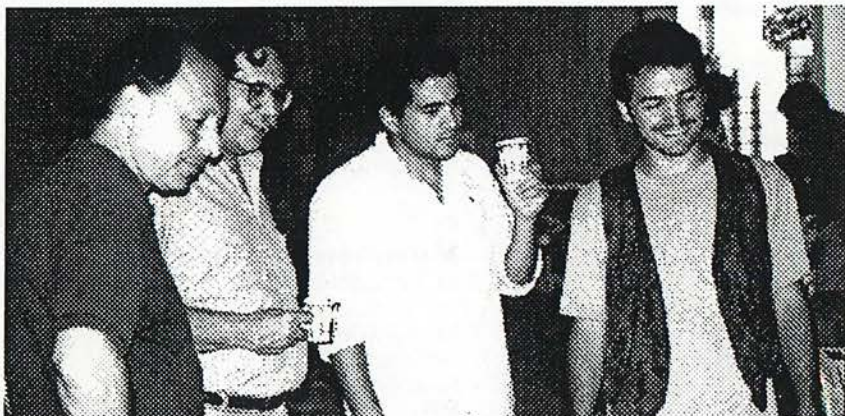
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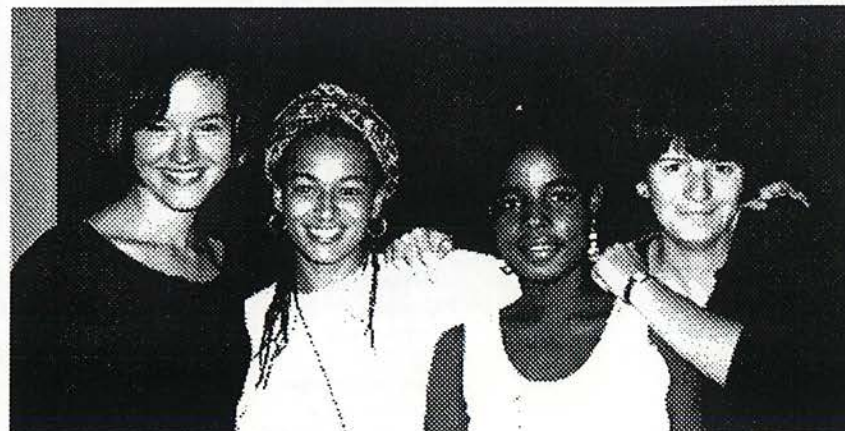
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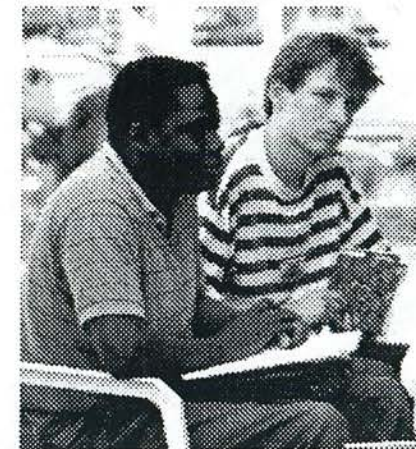
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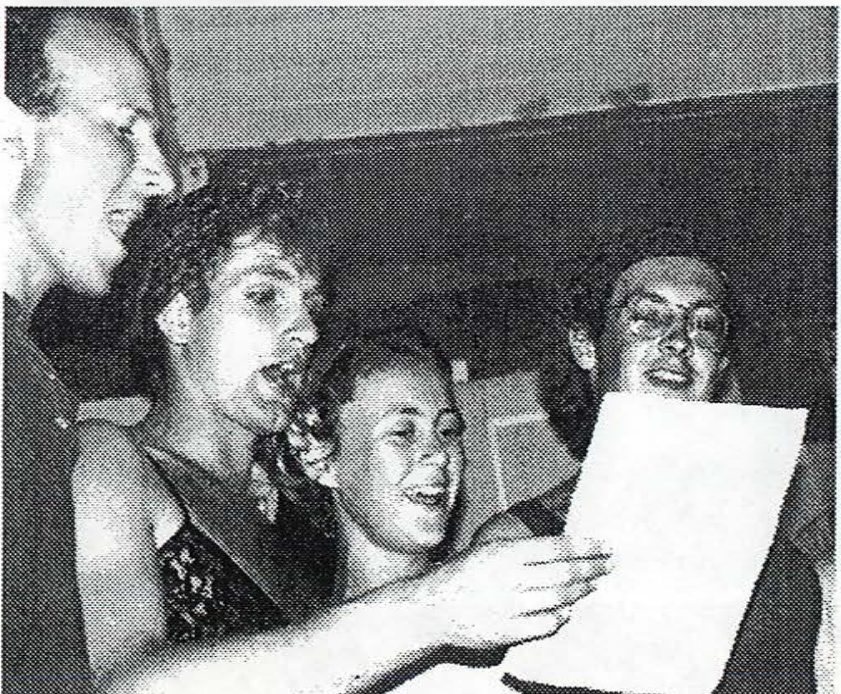
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## Southside Story Lyrics



### Opening Number

## I WANT TO BE IN JAMAICA

I want to be in Jamaica  
OK by me in Jamaica  
So much to see in Jamaica  
It's all irie in Jamaica.

The bammy is fresh and its so nice  
But fish we have each day at least twice  
Our tutors are rested and happy  
They've hot water, air coolers, TV.

An earthquake it shook up Jamaica  
But soon Southside can look up!  
Jamaica  
It's sewers be hooded up, Jamaica  
It's pride it will cook up Jamaica

MIT students have all died  
Run over by cars on the wrong side.  
Ai! Ai!  
Caribbean students do smart work  
Why do they eat a food called jerk?

Budgets are tight in Jamaica  
Oxfordians may try to take ya  
"No money!" they cry in Jamaica  
Except for Red Stripe in Jamaica

## LA BAMBA

Para bailar la bamba  
Se necesita una boca de gracia  
Una poca de gracia y otra cosita  
Y ariba ariba...  
Eh eh bamba

Gracia mucha de Red Stripo  
Se necesita mucho de mosquito  
Una showera es no goodo  
E da food she hotto  
Eh eh Oxo  
Eh eh MIT-oh  
Eh eh CSA-oh

No lika da projecto  
Nee da Peace-Coro Mattalano  
E infrastructuro da cruise-shipa  
Hanseno  
Un esquema de World Banko  
Eh eh Boston jerko  
Eh eh Whampalero  
Eh eh Shrimpo

We starta wida the edgo  
But what abouta da espacio  
inbetweeno  
E mucho da biga spina streeta-  
Da earthquako she finito  
Eh eh bullshito  
Toto toto bullshito  
Toto completo bullshito

Aqua fronta da nova developa  
Nove starta da incoma generato  
E plentya micro-enterpriso  
Fucka mucho da ghetto  
Eh eh bullshito  
Toto Toto bullshito  
Toto comleto bullshito.

By bye Southside...

*Finale*

## TONIGHT

Tonight, tonight  
I'll sleep for 8.20 tonight  
And in the morning light  
Mosquitos bite.

Today, today,  
The ferry's on the way  
We'll work but get no pay  
And is that right?

Today, the minutes seem like hours  
The hours go so slowly  
When we're not on the beach...

Tonight, tonight  
I'll see Red Stripe tonight  
And in the morning light  
I'll be tight  
To-night!



The workshop was organized by:

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