



Transportation Workshop

December 6, 2018

AGENDA

- 1 What We Heard**
Neighborhood Goals & Needs
- 2 Introduction**
Streets and Blocks Workshop
- 3 Transportation**
Findings
- 4 Transportation**
Discussion Boards
- 5 Open Question & Answer**



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PLAN: Glover's Corner Overview

What We Have Heard:

Neighborhood Needs & Goals



Housing Toolkit Workshop, March 29, 2018



Planning Workshop, June 28, 2017

Process Overview

FEBRUARY 2017 - Question Campaign

MARCH 8, 2017 - Open House

MAY 4, 2017 - Walk Bike Tour

MAY 18, 2017 - Visioning Workshop

JUNE 15, 2017 - Transportation Consultant

JUNE 28, 2017 - Planning Workshop

JULY 2017 - Advisory Group Finalized

OCTOBER 25, 2017 Land Use Workshop

NOVEMBER 29, 2017 Transportation Workshop

JANUARY 10, 2018 Community Conversations Workshop

MARCH 29, 2018, Housing Toolkit Workshop

MAY 16, 2018 Exploring Housing Ideas Workshop

JULY 31, 2018 Neighborhood Character Outdoor Workshop

SEPTEMBER 20 2018 Maintaining Affordability Workshop

Housing Deep Dive Sessions (September & October 2018)

NOVEMBER 8, 2018, Urban Design Scenarios Workshop

Tonight: Transportation



What We Heard: Open House & Question Campaign

- **“Affordable** to those who live here”
- “Maintain the **diversity** of Dorchester”
- “Make more **space for people**, less space for cars, to make the neighborhood more interesting”
- “Focus on **pedestrian safety** and access to public/green space”
- “Ensure new development has **public green space**”
- “Buildings will have to be **climate-proofed** as sea level rises and storms increase”



What We Heard: Visioning Workshop

Highest Priority

- Create housing for a range of income levels

Development Without Displacement

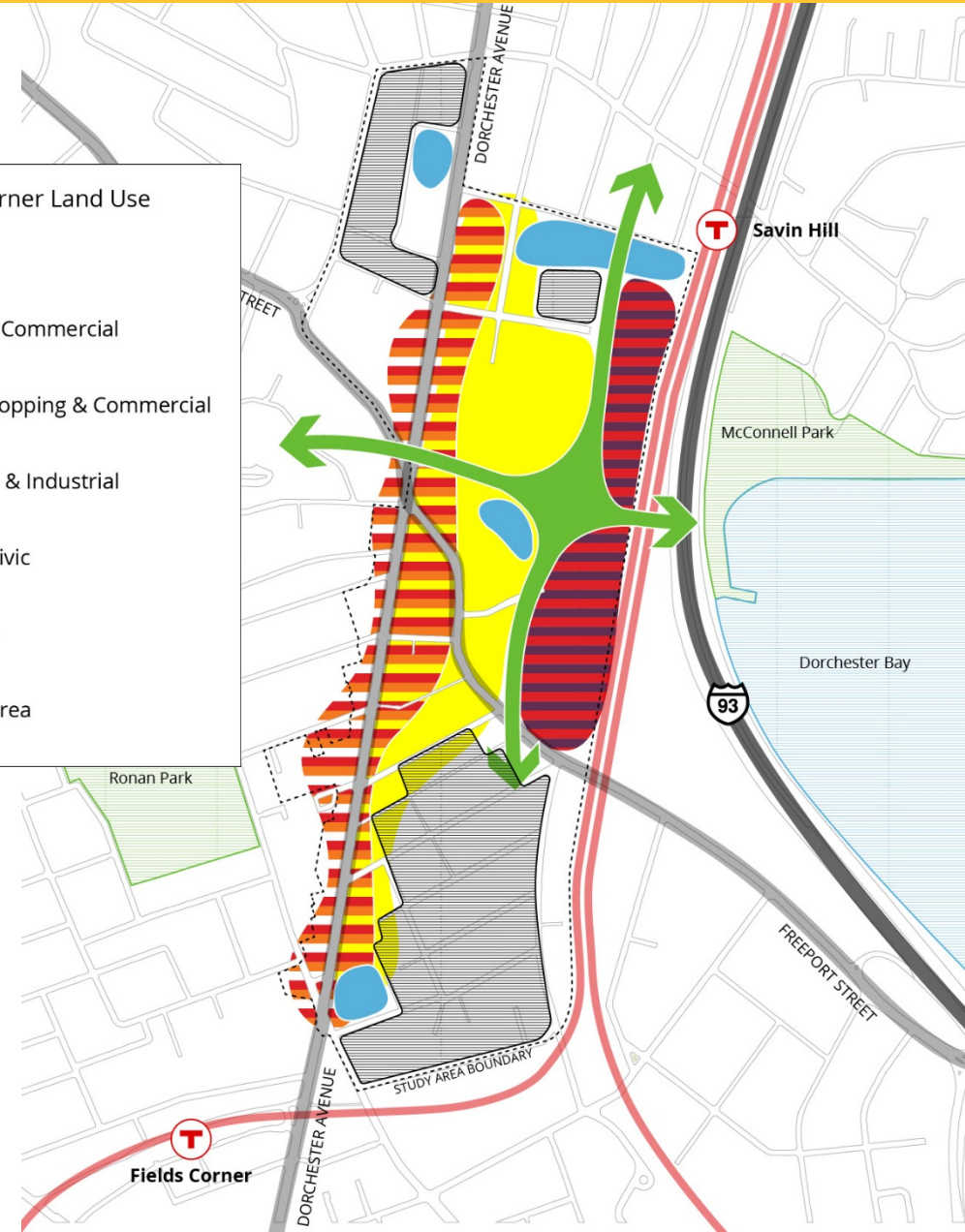
Other Top Priorities

- Plan for a climate-resilient neighborhood
- Create safe, walkable bike-friendly streets
- Improve transit options and neighborhood connections
- Preserve and grow quality jobs
- Provide support for local businesses
- Create an active, people-centric district through development
- Support cultural diversity of the neighborhood



What We Heard: Land Use Workshop

- **Preserve existing residential fabric**
- **Housing uses** along Dorchester Avenue and Freeport Street but away from the Red line train tracks
- **Shopping and commercial uses** along Dorchester Avenue
- **21st Century industrial** and commercial uses along the track
- **Provide open space links** to the greater network of open spaces in area.
- **Provide a variety of civic**, educational, and cultural spaces to serve diverse community



What We Heard: Neighborhood Character Outdoor Workshop

We heard that many participants were **enthusiastic** about:

- New open space
- Active street fronts and public realm
- Improved sidewalks and safer streets for bikers and pedestrians.

We heard that many participants were **concerned** about:

- Affordable housing
- Displacement of residents and businesses
- Traffic



PLAN: Glover's Corner
Preserve. Enhance. Grow.

Small-scale buildings and streets
Examples of what small-scale buildings and streets could look and feel like

Need to deal with the land traffic

What do you think about the **heights and scales** in these examples?

Highland Park
Roxbury
up to 40 feet, 3 stories

Tremont Street
Mission Hill
up to 45 feet, 4 stories

Port Landing
Cambridge
up to 45 feet, 4 stories

Want more positive park open space. Preserve it!

What do you think about the look and feel of these **sidewalks and streets**?

Traveler Street
South End

North Capitol Hill
Seattle

Harvard Street
Cambridge

AKA super gentrified neighborhood

Images are for illustrative purposes only and are only meant as a guide for density and design examples. They do not represent any real future projects in the neighborhood.

Tell us what you think!

Like what you see? Place a sticker here.

Don't like what you see? Tell us why!

Share what you liked and didn't like:
Write or sketch your thought here.

Traffic on our Ave. Good Present. Set up already very crowded.

TRAFFIC CONGESTION on our AVE

City could stagger work hours

City of Boston encourage staggered work hours

Your housing jobs neighborhoods not there yet

Make sure AVE is accessible + more green space

More middle income housing

More affordable mid-rise/condos/condominiums

More schools, new small businesses, streets, parks, how to fix it up?

disability loss of Boston new European architecture

What We Heard: Housing Toolkit and Housing Ideas

- **Workshop 1 (March '18):** existing City programs and services to create income-restricted housing and to prevent displacement
- **Workshop 2 (May '18):** ideas to create income-restricted housing and prevent displacement in Glover's Corner and Dorchester
- **Workshop 3 (September '18):** opportunities and limitations of new development to create income-restricted housing
 - **Deep Dive 1 (September '18):** detailed discussion of Landwise's economic analysis
 - **Deep Dive 2 (October '18):** 1. What new development means for existing residents. 2. Housing stability programs, policies and services with Department of Neighborhood Development

1. What affordability mix for Affordable, Income-Restricted Housing do you think is needed for the neighborhood?

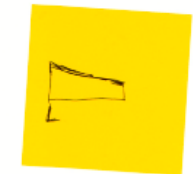
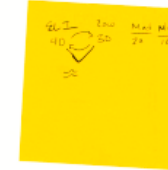


Mostly Low and Very Low

Mostly Moderate & Middle

Some Low and Very Low + Some Moderate & Middle

Note: Lower income targets means less number of income-restricted units possible.
Higher income targets mean more number of income-restricted units possible.



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What We Heard: Urban Design & Public Goods Workshop



**Benefits
up to 150 feet***

*TBD based on community process

35'-40' Existing
Allowed Heights

Housing

Job Training
Opportunities
21st century
Industrial

Retail/Amenities

Affordable
commercial space
**Affordable
Housing**
Civic Cultural
Space

Open Space
New Streets

New Sidewalks

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Introduction

Streets and Blocks Workshop

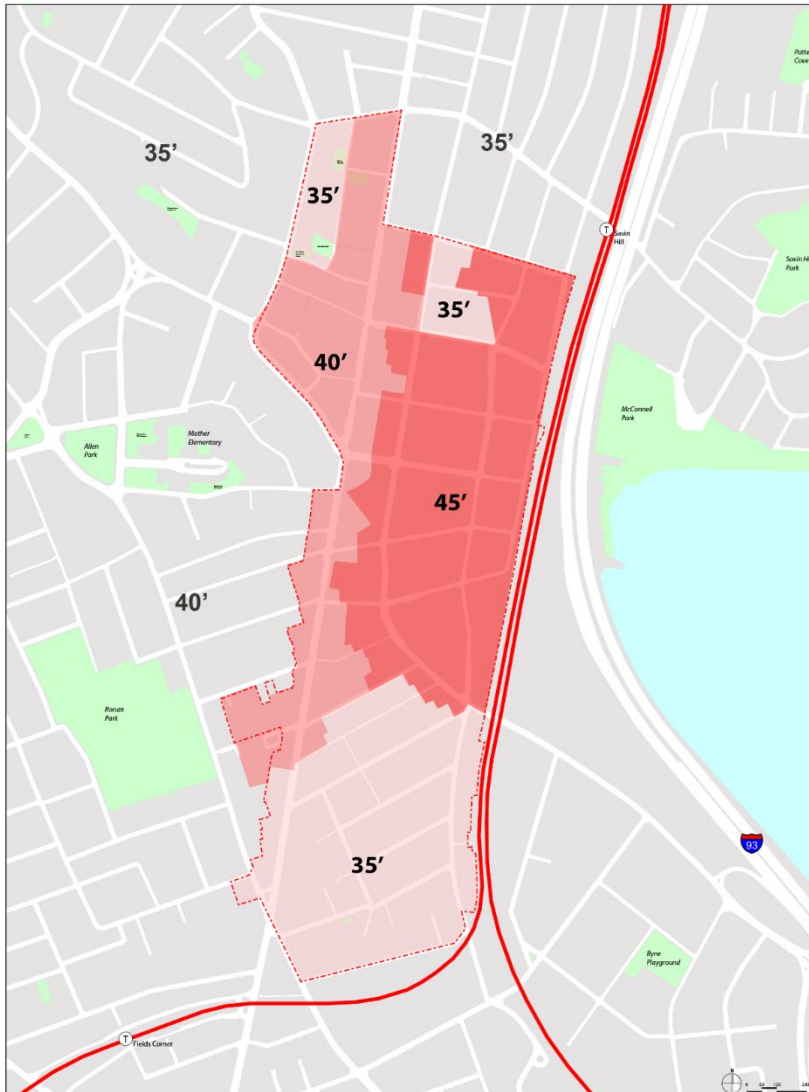


PLAN: Glover's Corner Dorchester

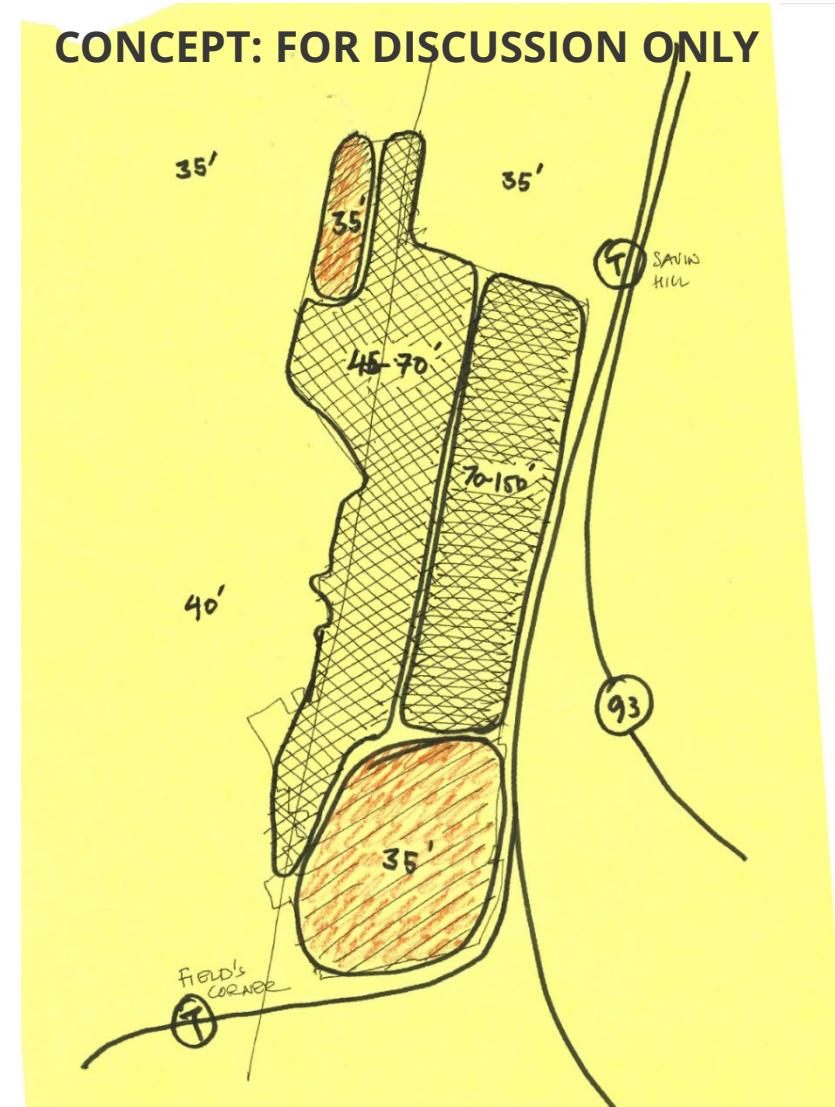
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EXISTING ZONING HEIGHTS



HEIGHTS CONCEPT: NOVEMBER WORKSHOP ZONES OF 35 - 150 FEET

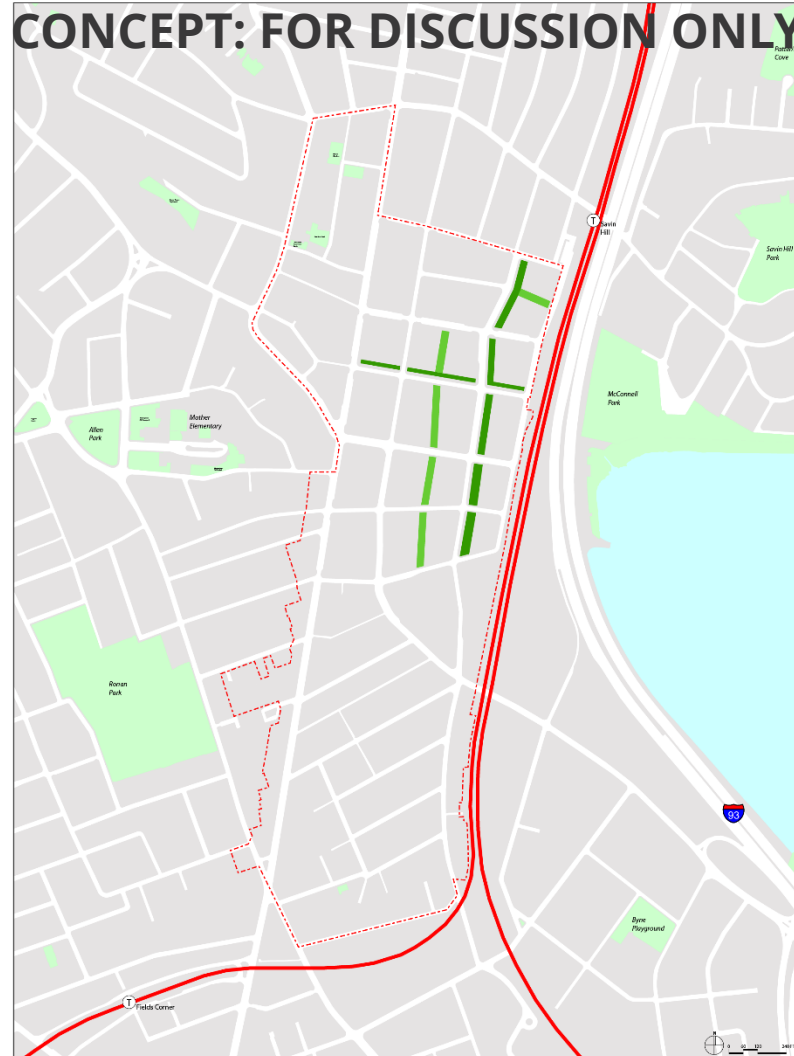
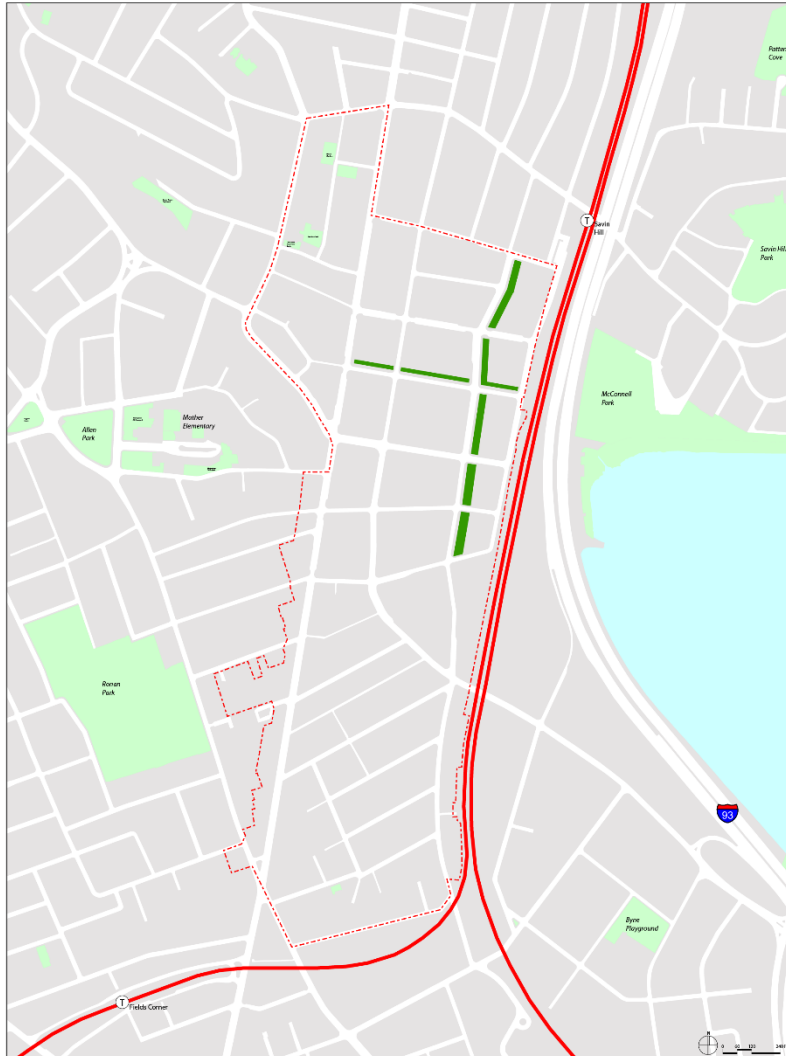


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NETWORK OF OPEN SPACE & STREETS

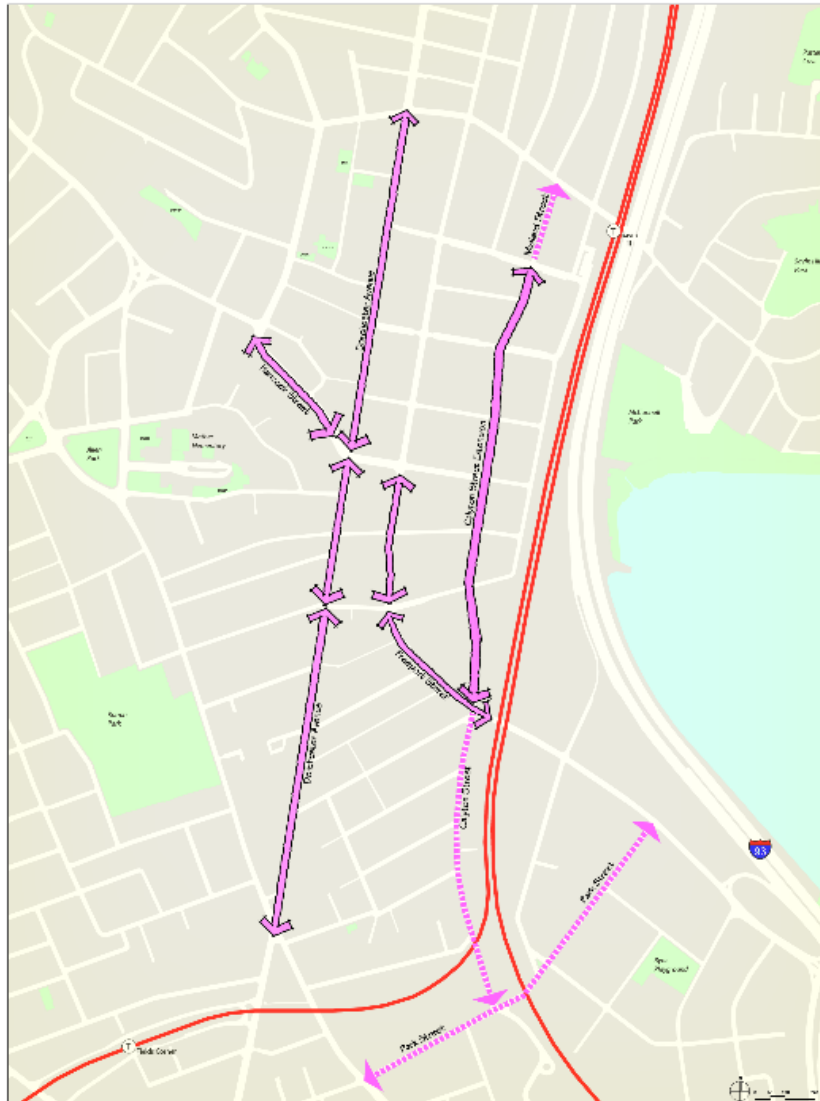


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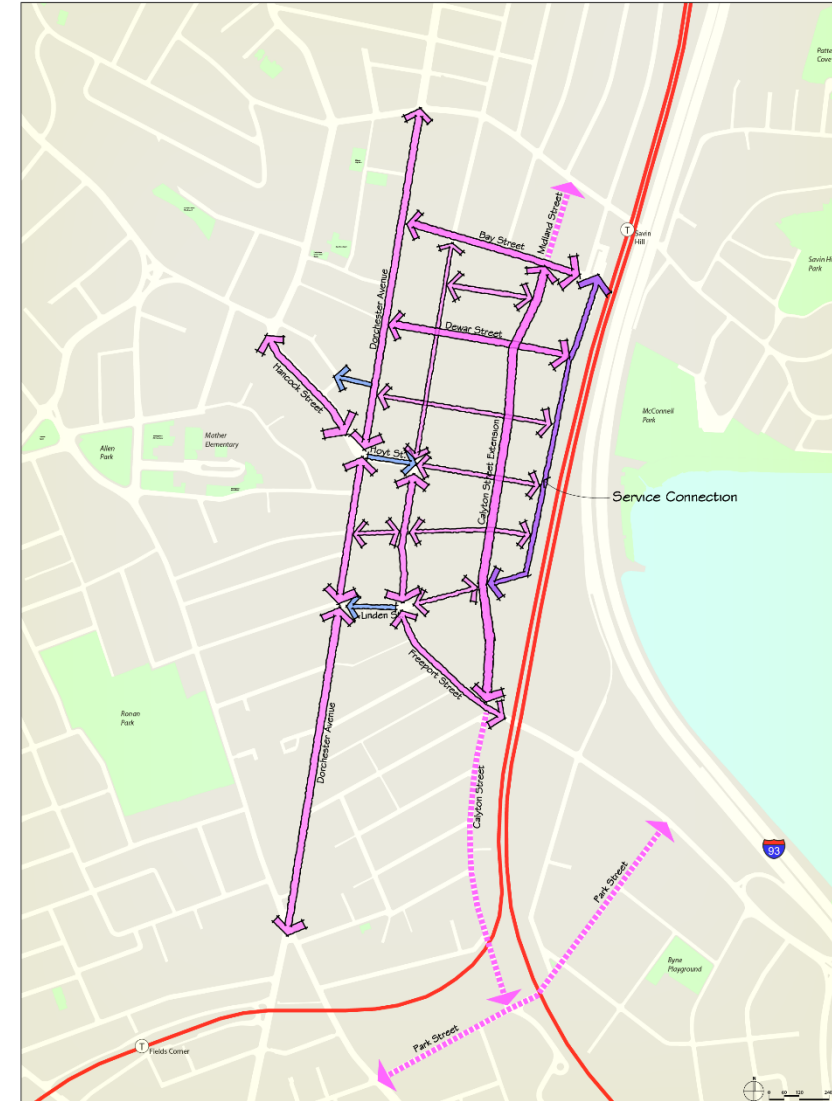
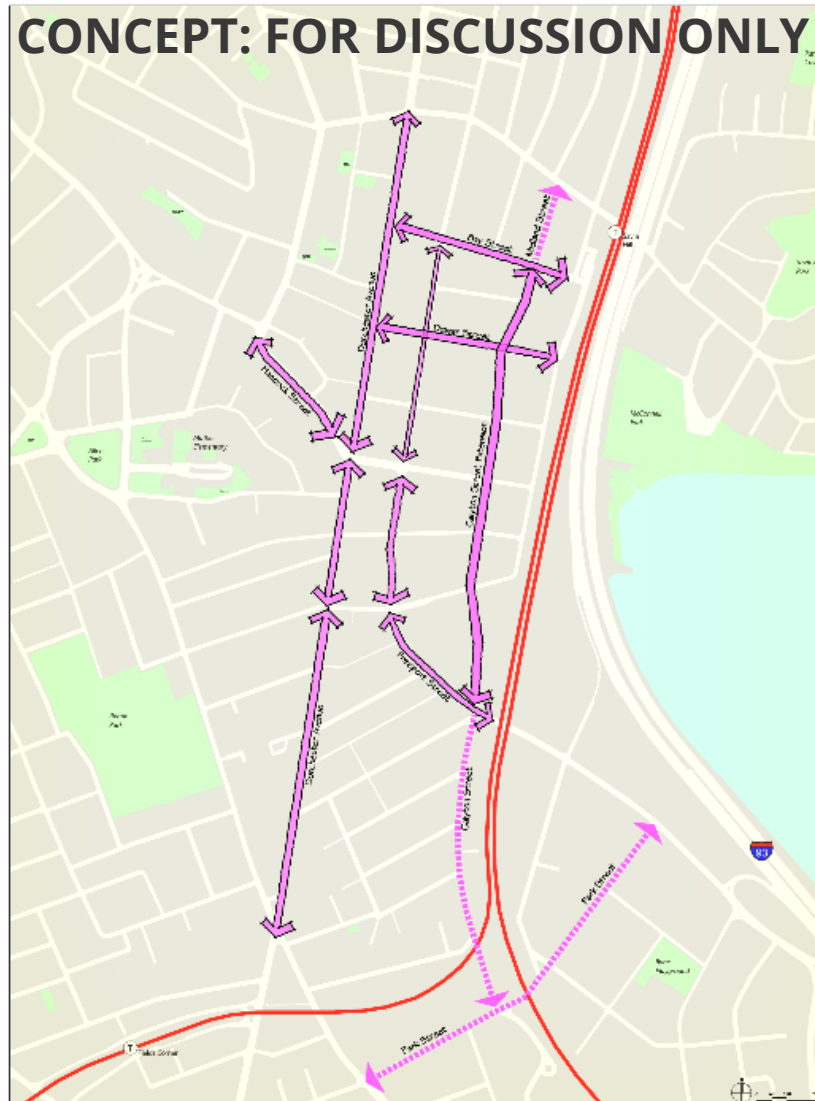
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NETWORK OF OPEN SPACE & STREETS



CONCEPT: FOR DISCUSSION ONLY



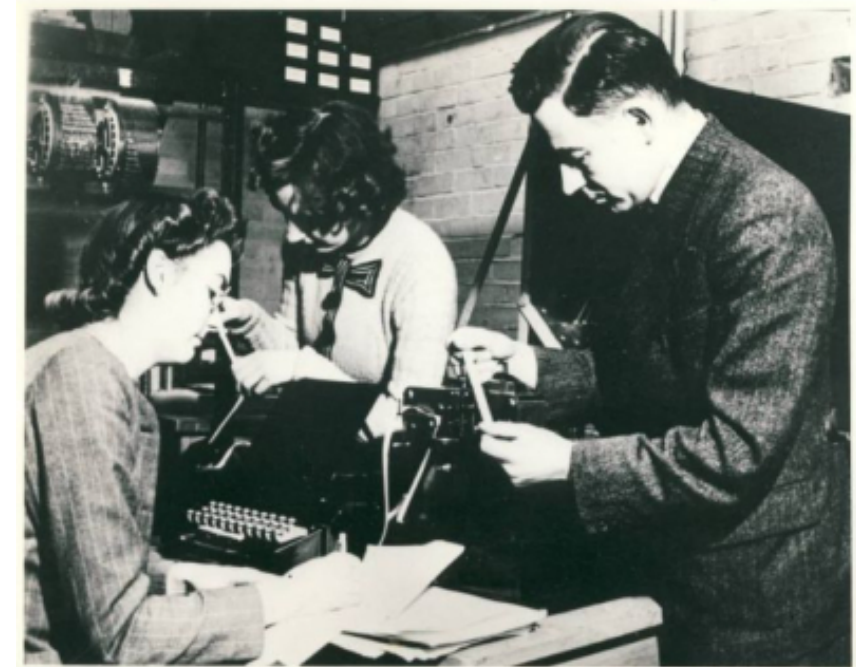
TRAFFIC MODEL: HYPOTHETICAL INPUTS

Traffic Model Area Inputs

Land Area	67 ACRES
Building footprint percent	50%
Streets	10 ACRES
Open space	24 ACRES

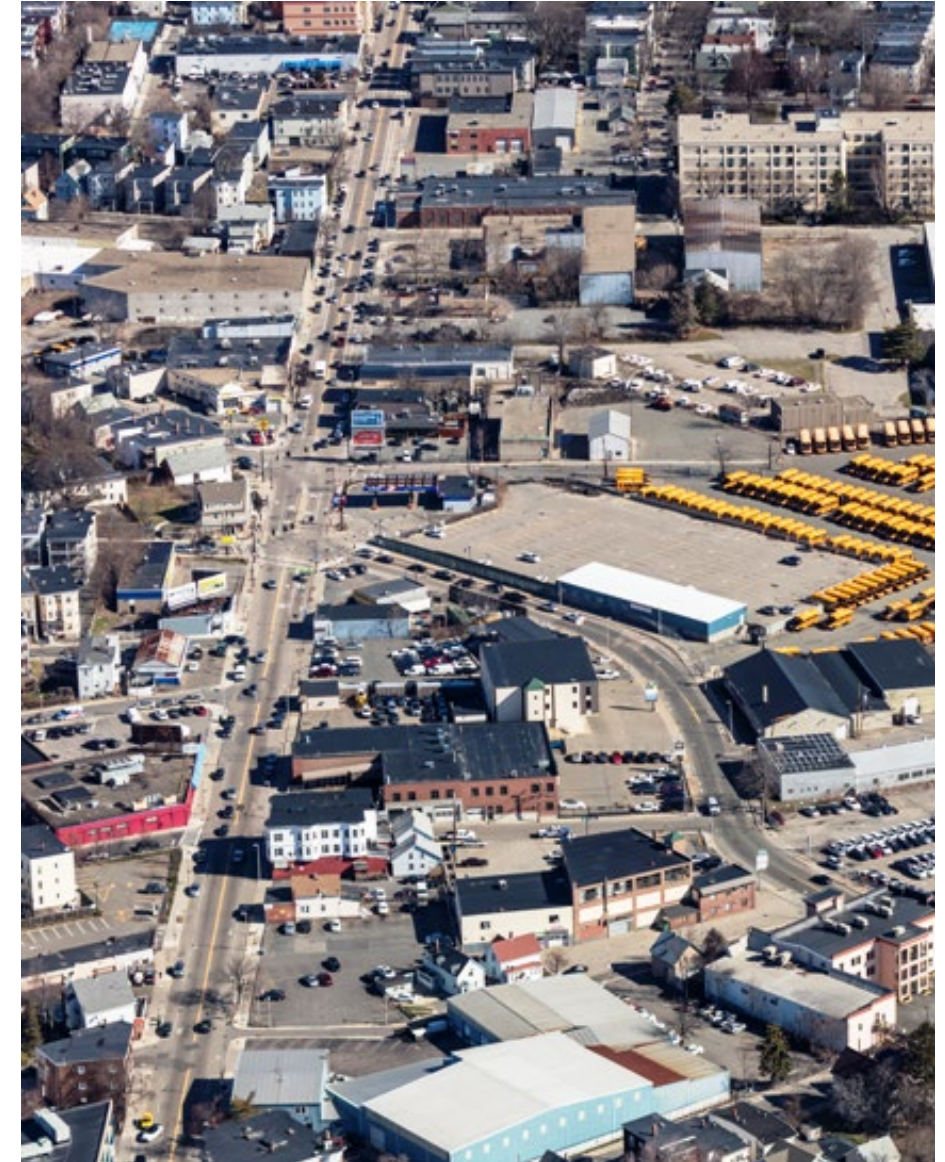
Traffic Modeling Exercise Inputs (conservative)

Housing units (hypothetical)	approx. 4,000
Commercial (hypothetical)	approx. 1.5M square feet
Retail (hypothetical)	approx. 300,000 square feet



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Transportation Findings



TRANSPORTATION STUDY PROCESS

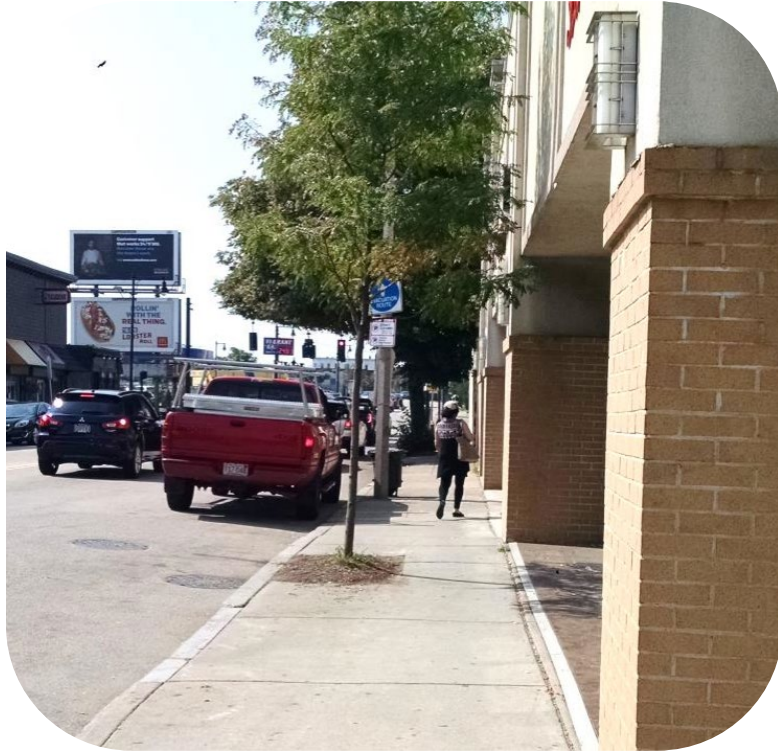
Spring 2017 - Present

- Learn from the community about transportation needs and opportunities
- Identify short-term, mid-range and long-term potential solutions.
- Review and vet potential interventions with the community. (Tonight and future meetings.)
- Use modeling to design transportation interventions that address both current problems and provide capacity for growth



Savin Hill Ave

WHAT WE'VE HEARD: PEDESTRIAN CONDITIONS



Dorchester Ave



Accessibility Issues



Auckland St

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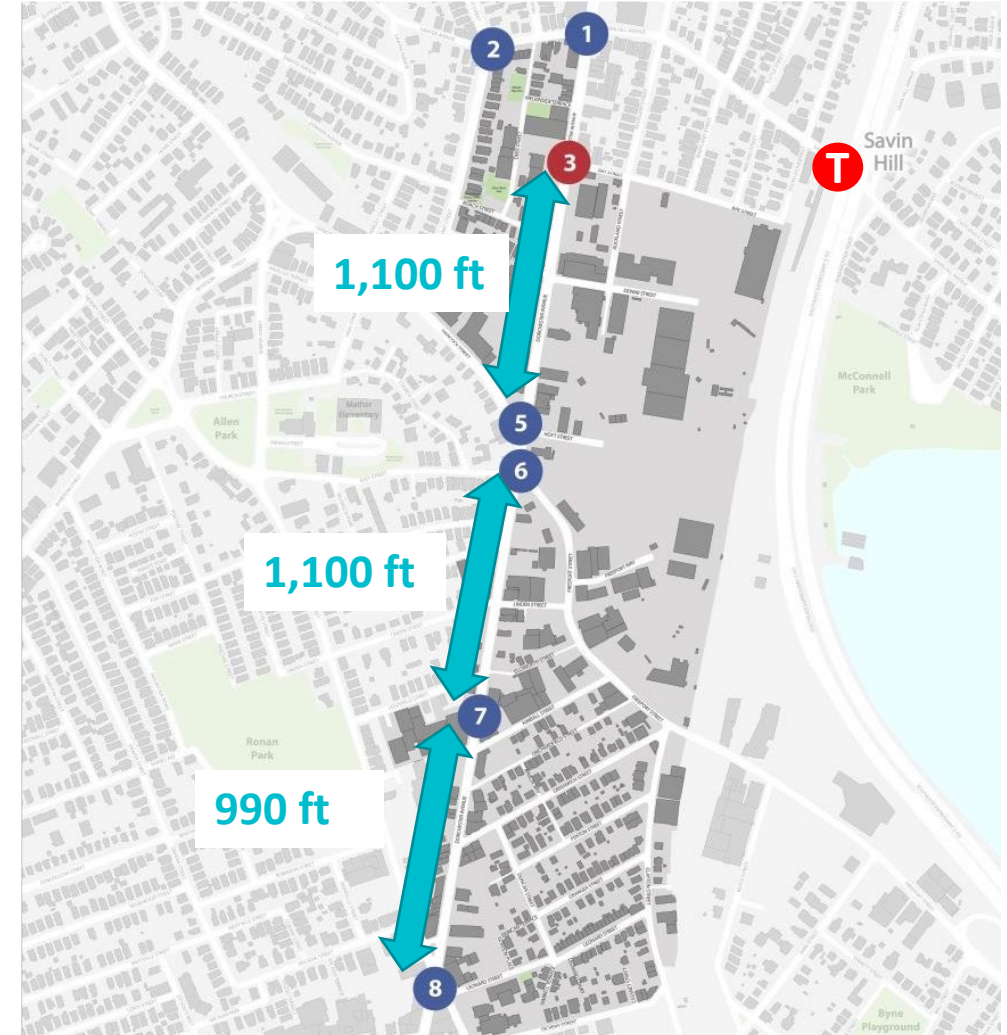
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WHAT WE'VE HEARD: DORCHESTER AVENUE CROSSINGS



Dorchester Ave



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WHAT WE'VE HEARD: BIKING CONDITIONS



Savin Hill Ave



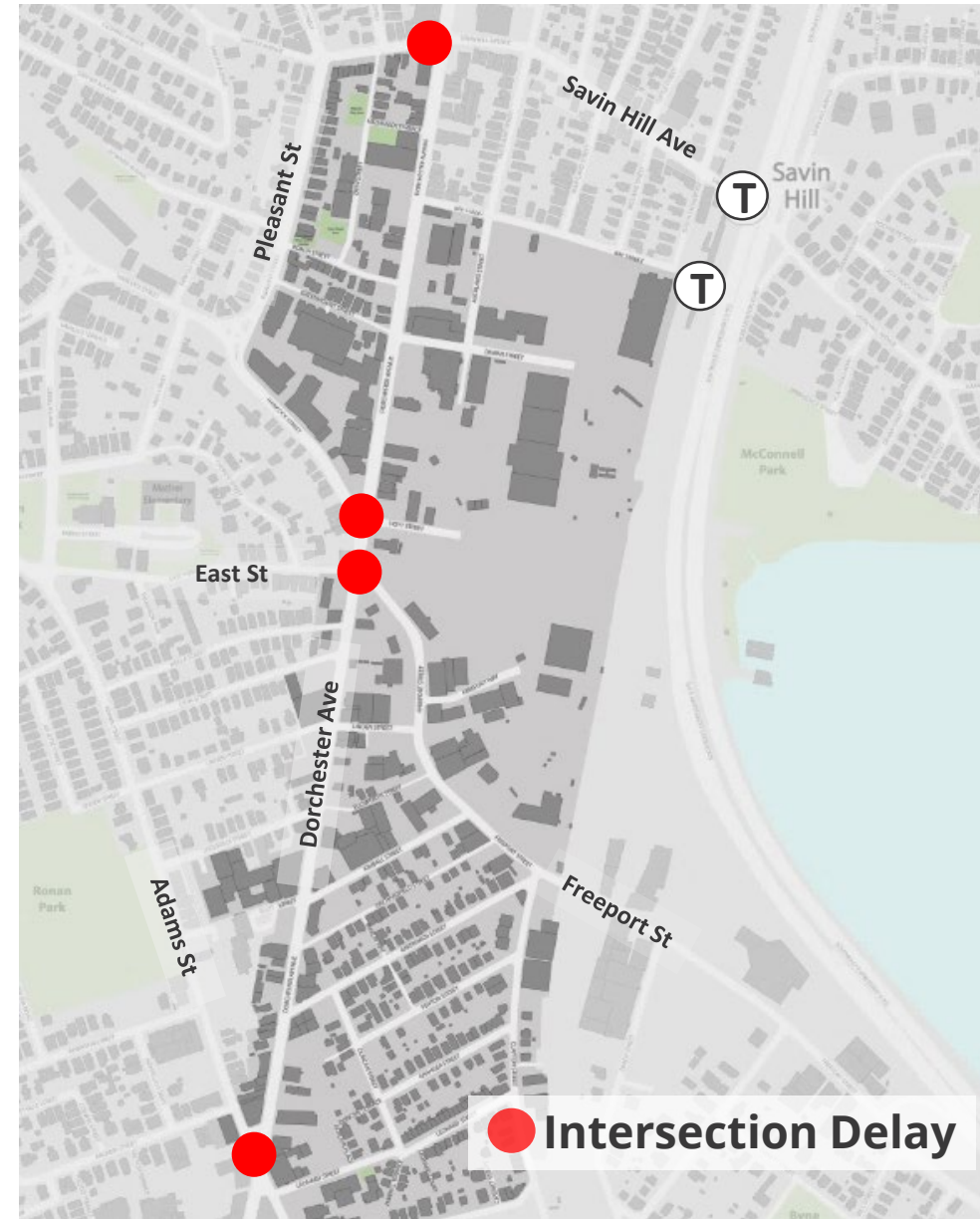
Dorchester Ave



Linden St

WHAT WE'VE HEARD: CONGESTION

- Heavy peak hour congestion
- Glover's Corner: a pinch point
- Traffic disruption & congestion causes:
 - Driveways
 - Turning vehicles
 - Illegal loading
 - Curbside pickup/drop-offs



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TRANSIT

- New red line cars
- Upgraded switching



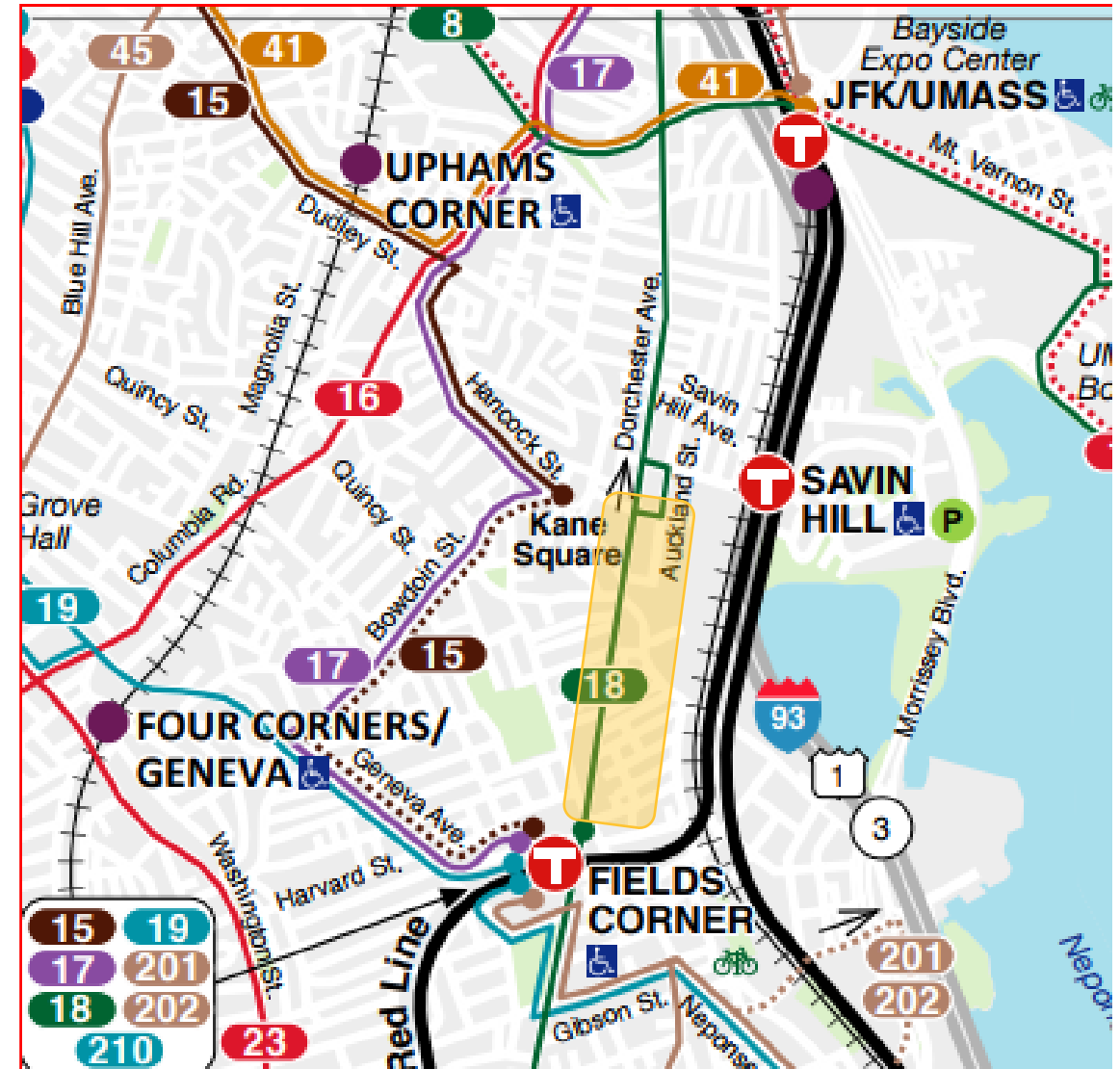
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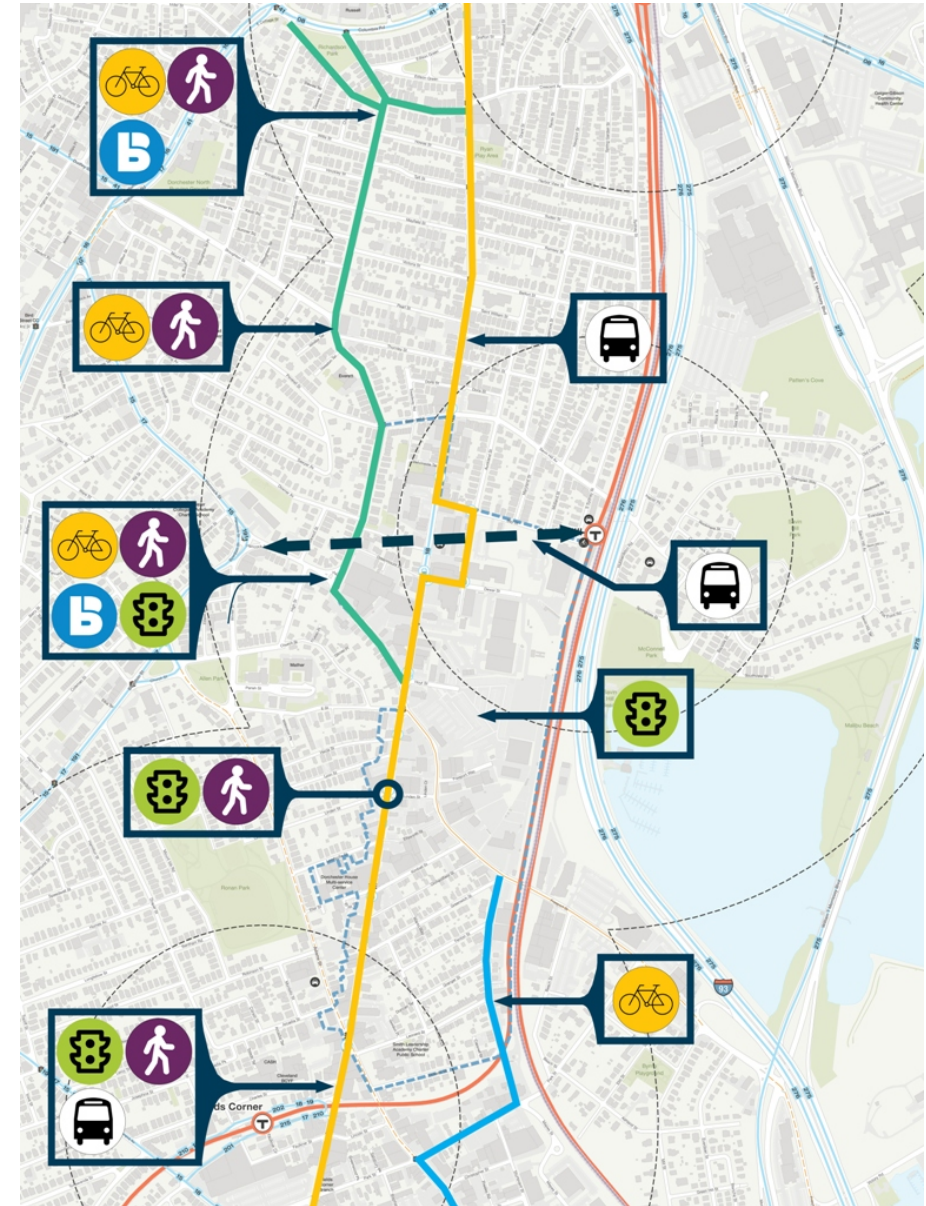
TRANSIT

- Automated Fare Collection 2.0
- Route 18
 - Long headways
 - Parallels Red Line
- Additional Services at Fields Corner
 - Route 15
 - Route 17
 - Route 19
 - Route 201-202
 - Route 210



SHORT & MEDIUM TERM RECOMMENDATIONS

- Transit Improvements
- Pedestrian Improvements
- Bike Improvements
- Intersection Improvements
- New Bluebikes Station
- Corridor Improvement

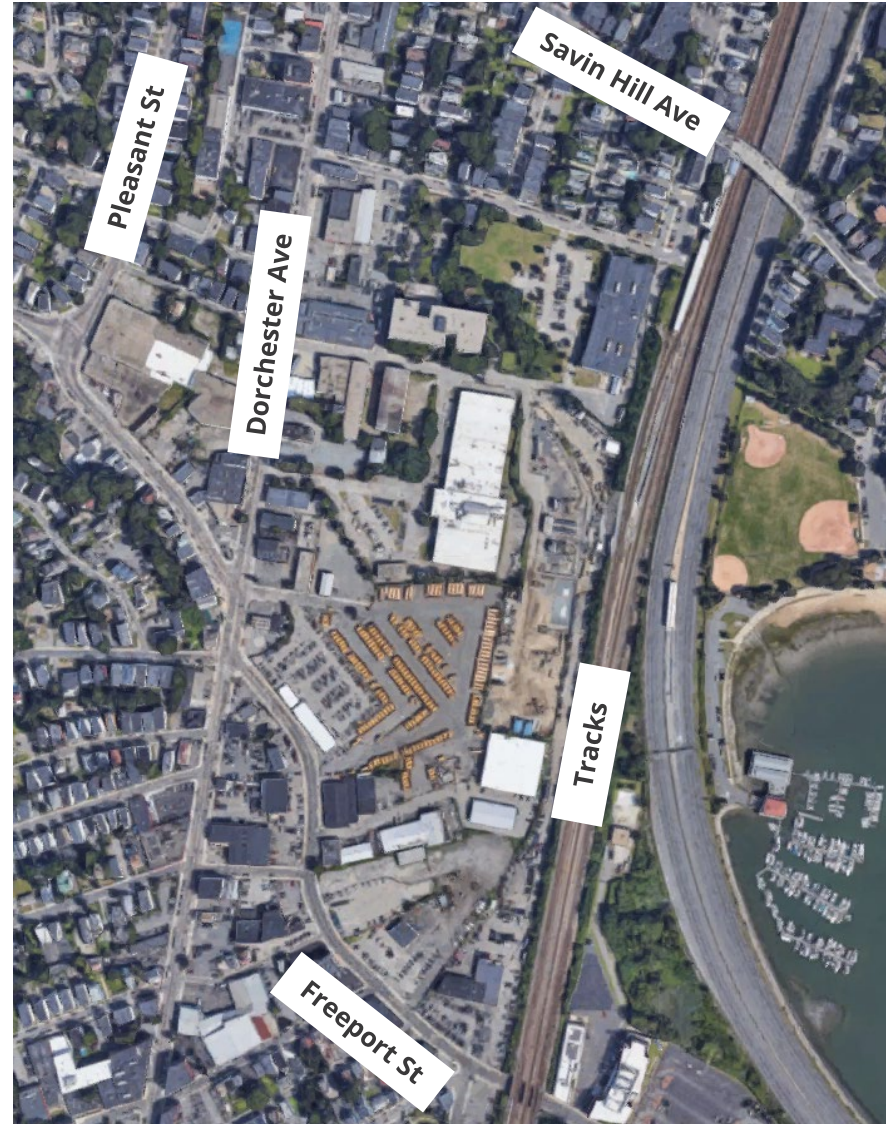
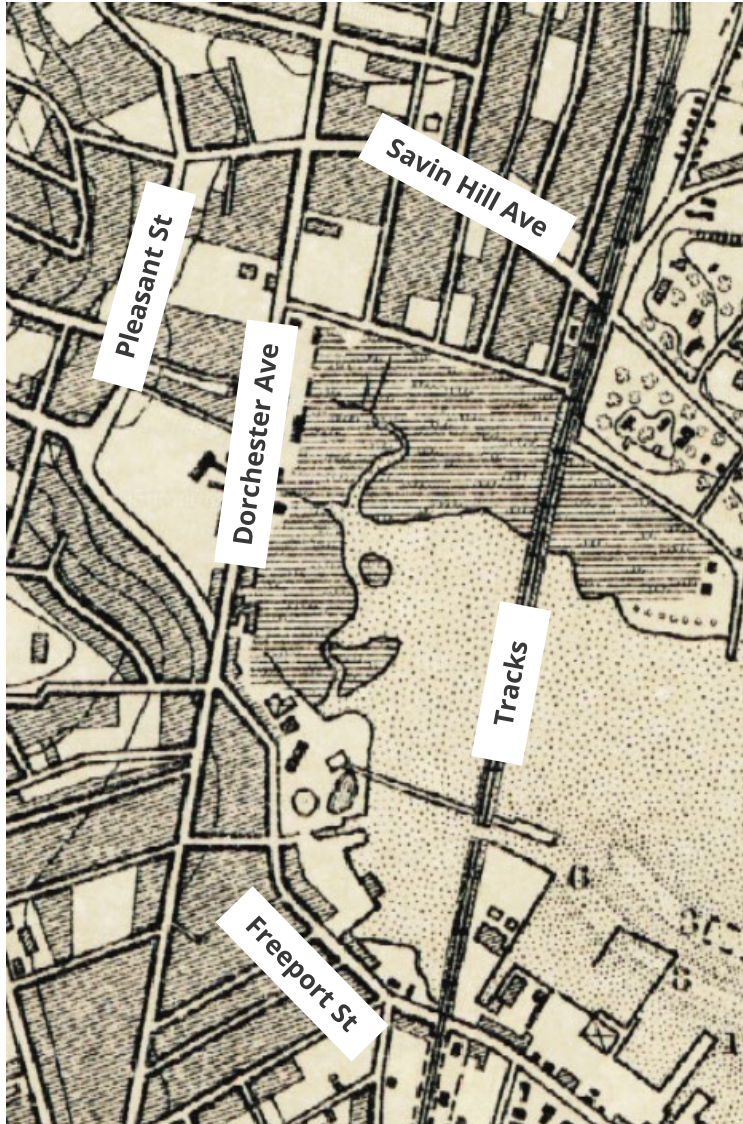


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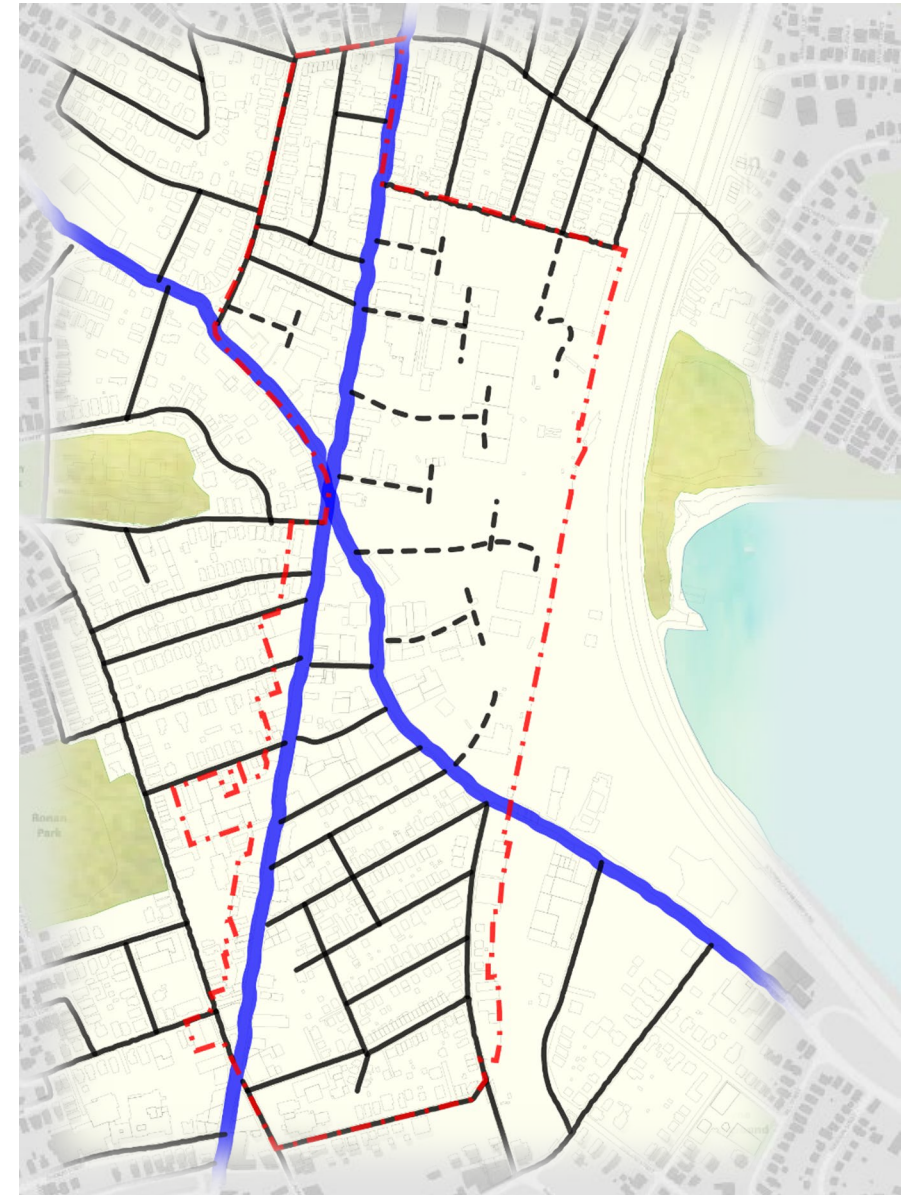


GRID

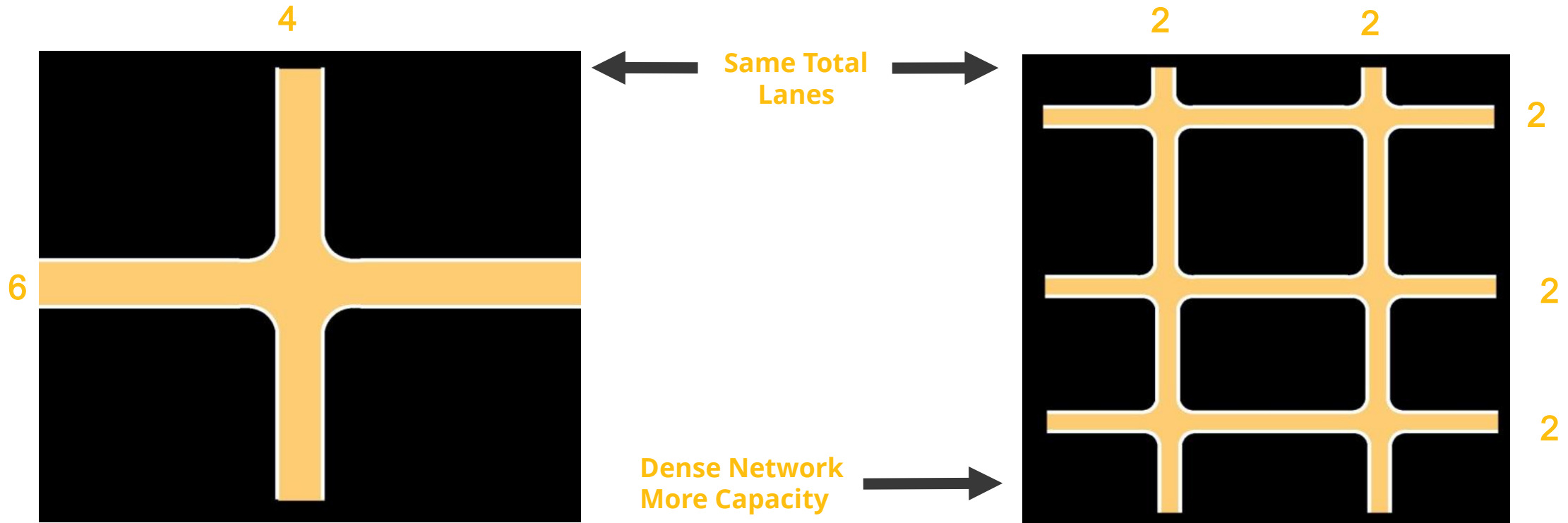


NETWORK PLANNING

- Historic shoreline creates pinch points and gaps in street pattern
- Individual developments reviewed without a long-term plan in place: growth without coordinated benefits
- Traffic capacity improves with comprehensive network planning



WHY NETWORKS HELP

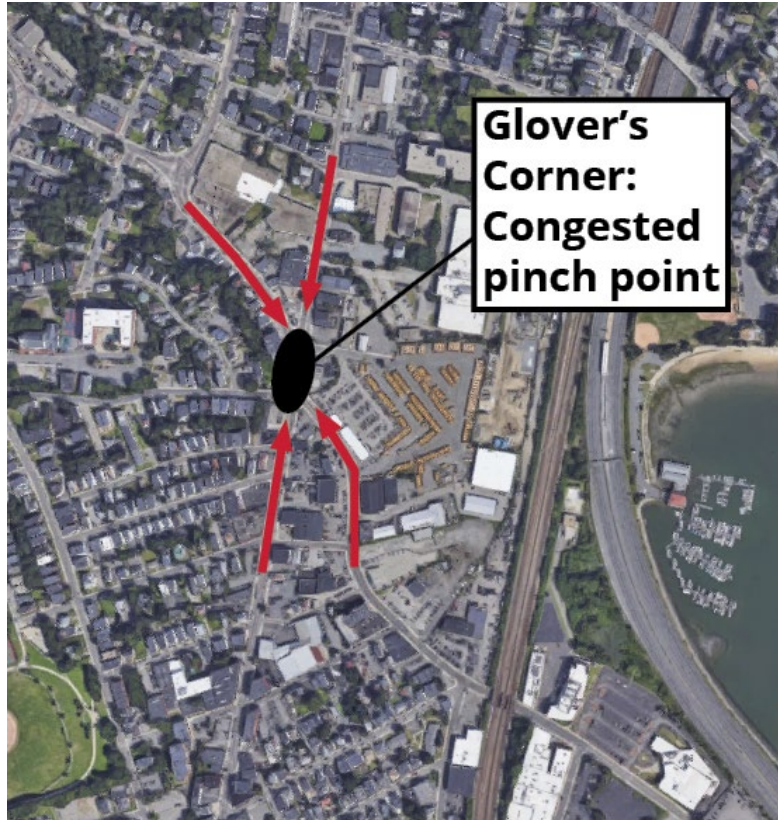


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CIRCULATION



Pinch point vs. 5 intersections to process traffic

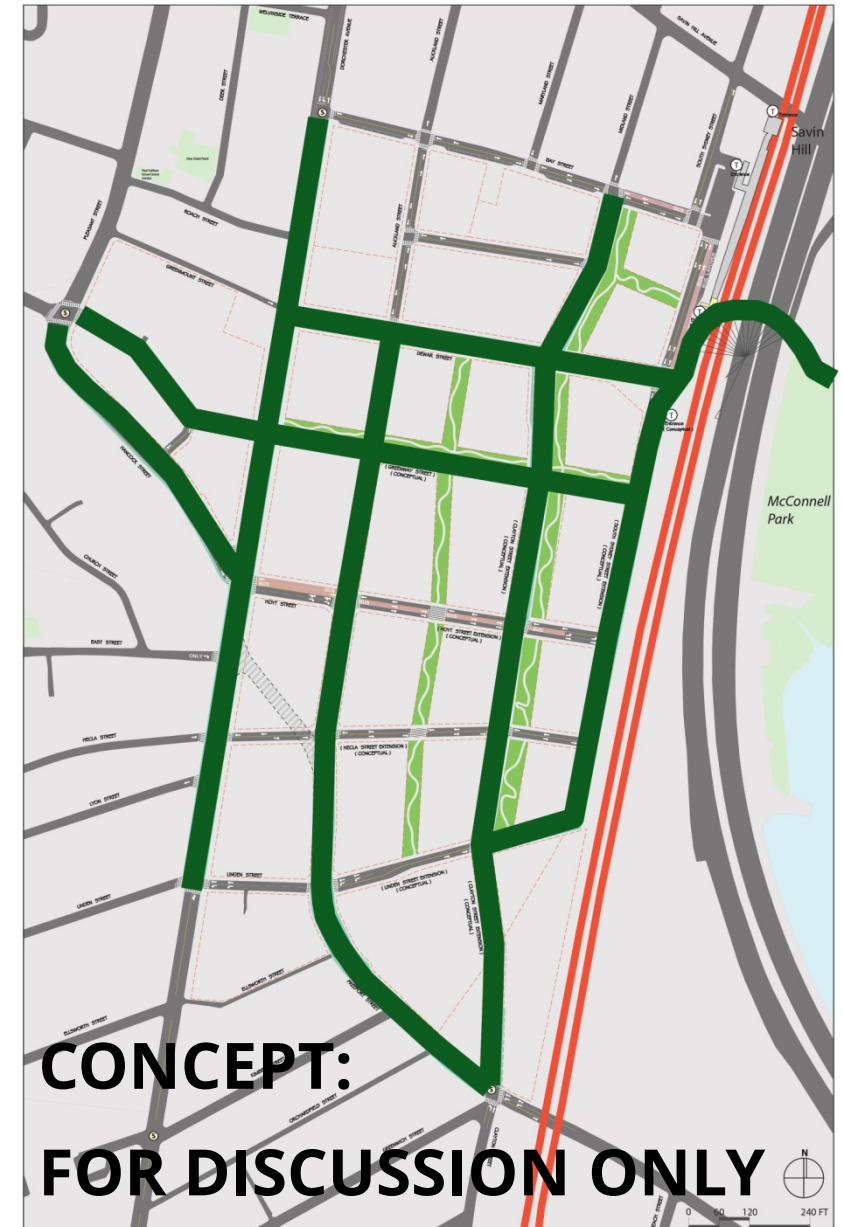


- Improved cross-town connectivity for MBTA buses
- Reliable, high-frequency service to Commuter Rail, Silver Line, local bus, and Orange Line Service
- Route #15 extension to Savin Hill via bus-only lanes



CONNECTION CONCEPTS: PEDESTRIAN & BICYCLE

- Improved connectivity for walking/biking can mitigate auto traffic
- Savin Hill MBTA access made more comfortable, safe, convenient
- Connections to parks, shopping, and jobs

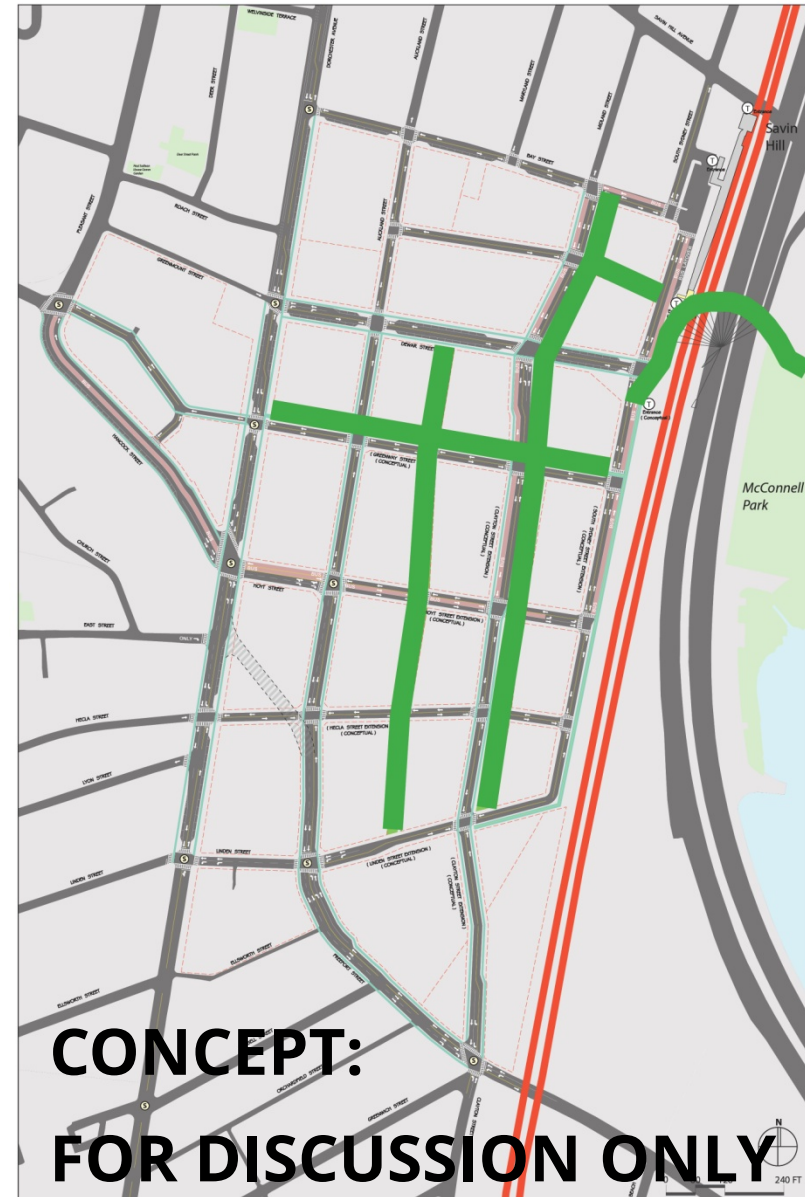
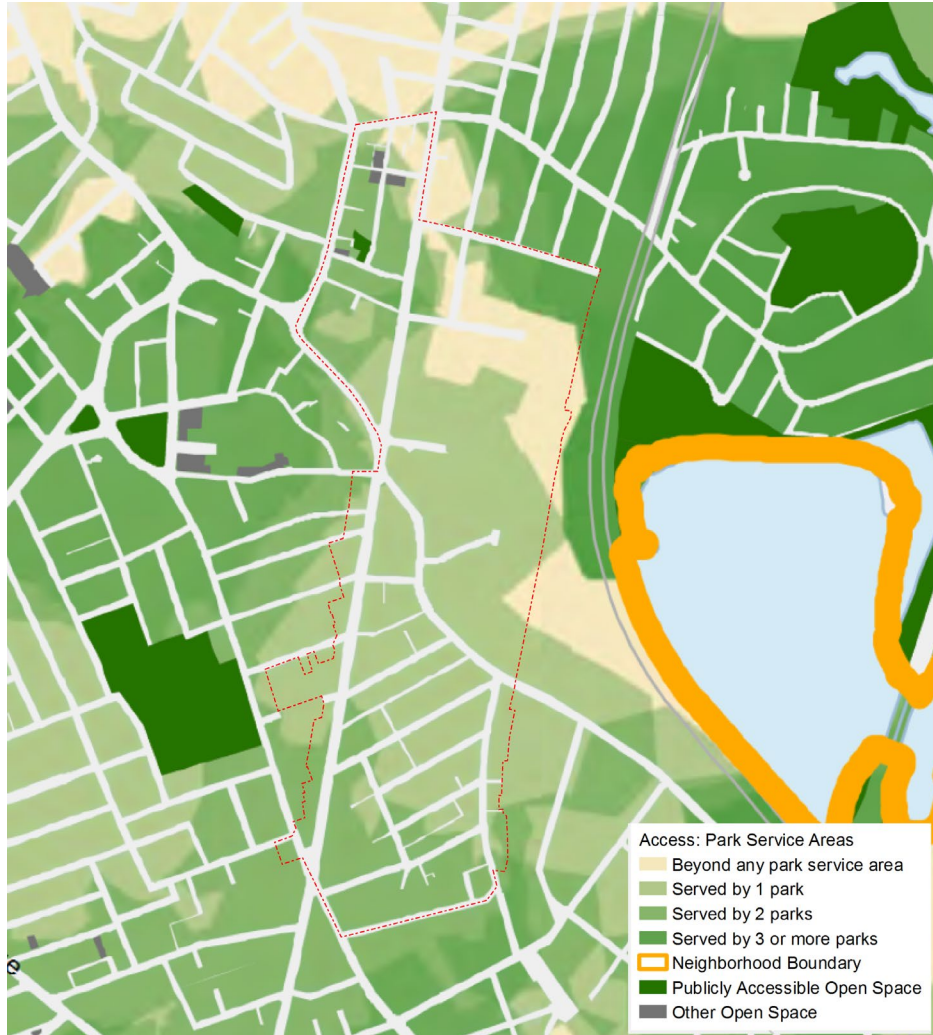


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CONNECTION CONCEPTS: PARKS & OPEN SPACE



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GREEN LINKS CONCEPT VISUALIZATION



CONCEPT: FOR DISCUSSION ONLY

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CONCEPTUAL MULTI-USE BRIDGE



CONCEPT:FOR DISCUSSION ONLY



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CONCEPTUAL MULTI-USE BRIDGE

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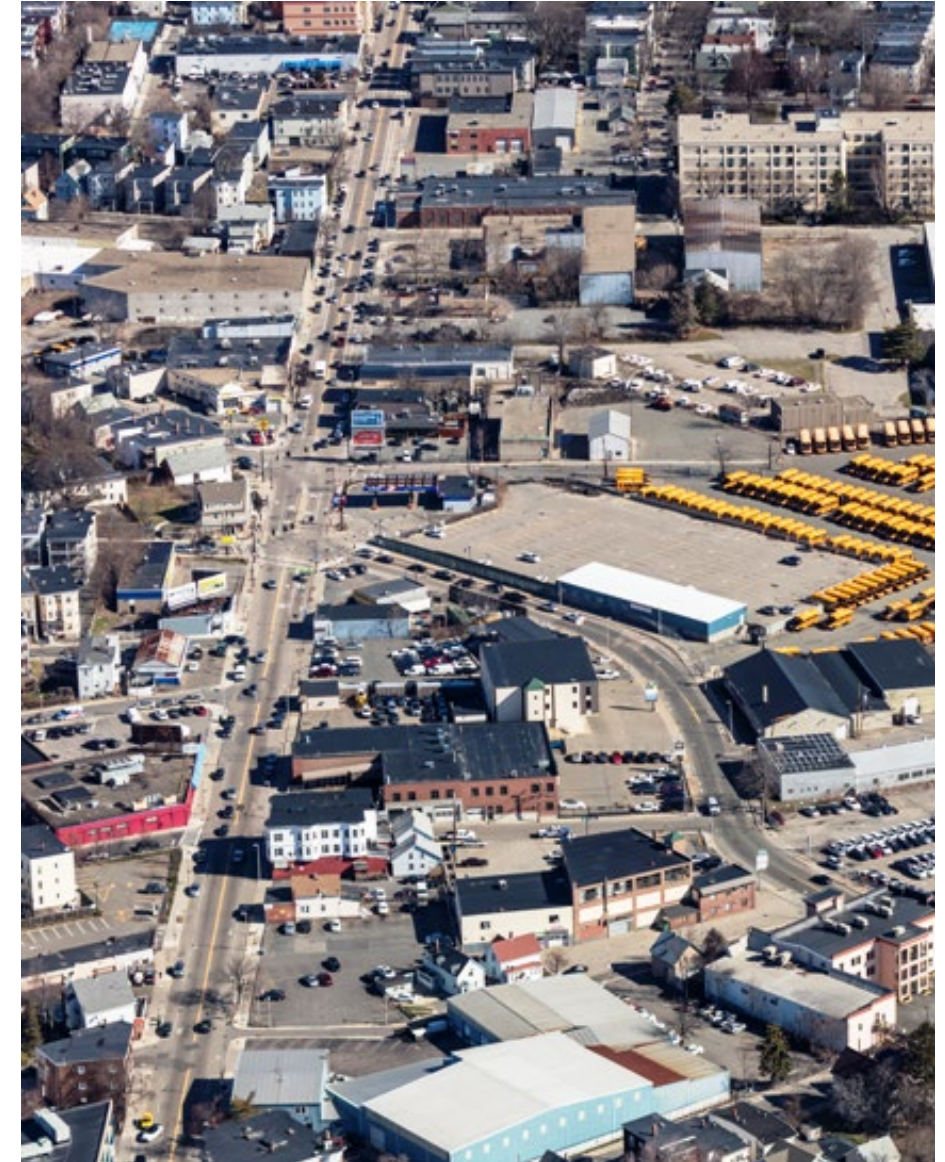
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Open Question & Answer