



**PLAN**

Dorchester  
Glover's Corner

# CLIMATE RESILIENCY & OPEN SPACE

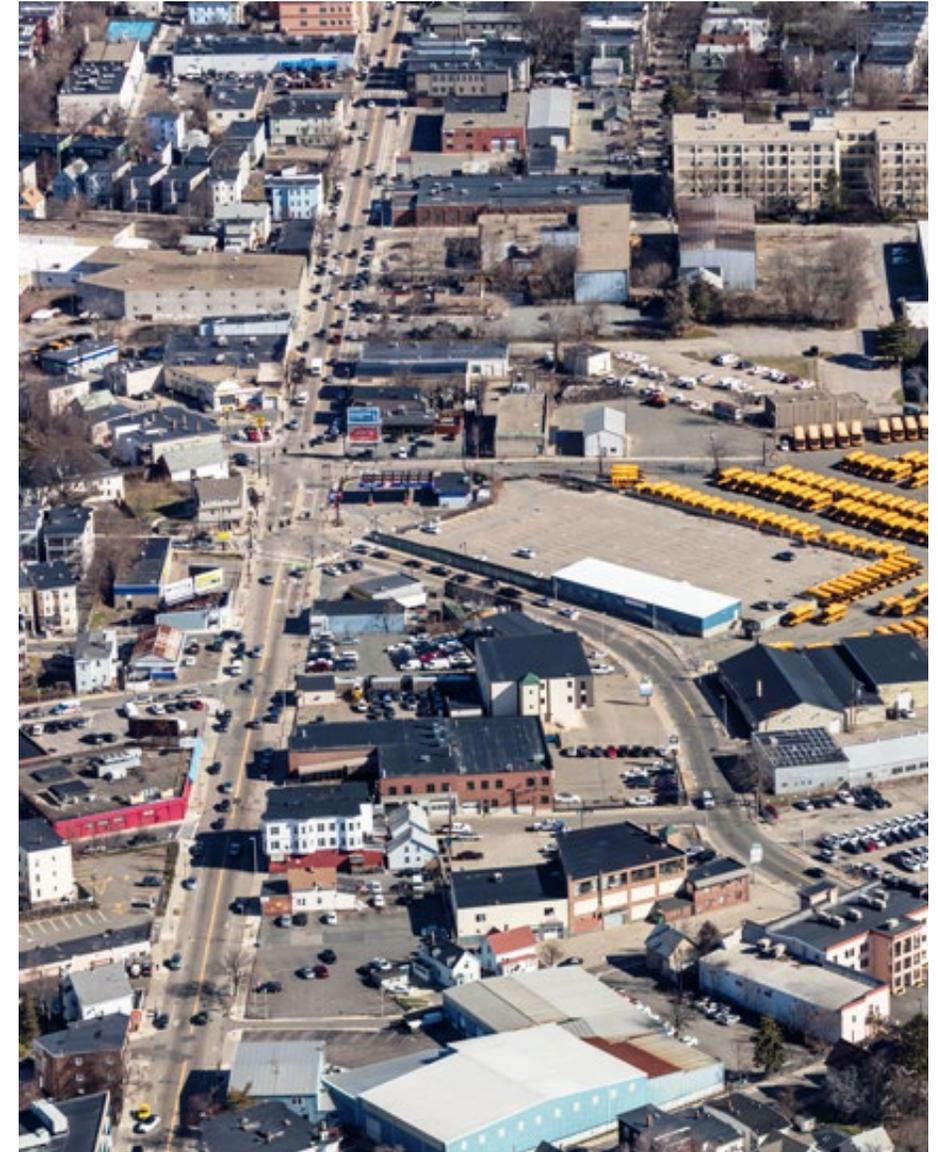
January 16, 2019



**boston planning &  
development agency**

## AGENDA

- 1** What We Heard
- 2** Climate Resiliency Challenges
- 3** Solutions & Open Space
- 4** Discussion Boards
- 5** Open Question & Answer



# PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.



## PLAN: Glover's Corner What We Have Heard



## 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

(September & October 2018) Housing Deep Dive Sessions

NOVEMBER 8, 2018, Urban Design Scenarios Workshop

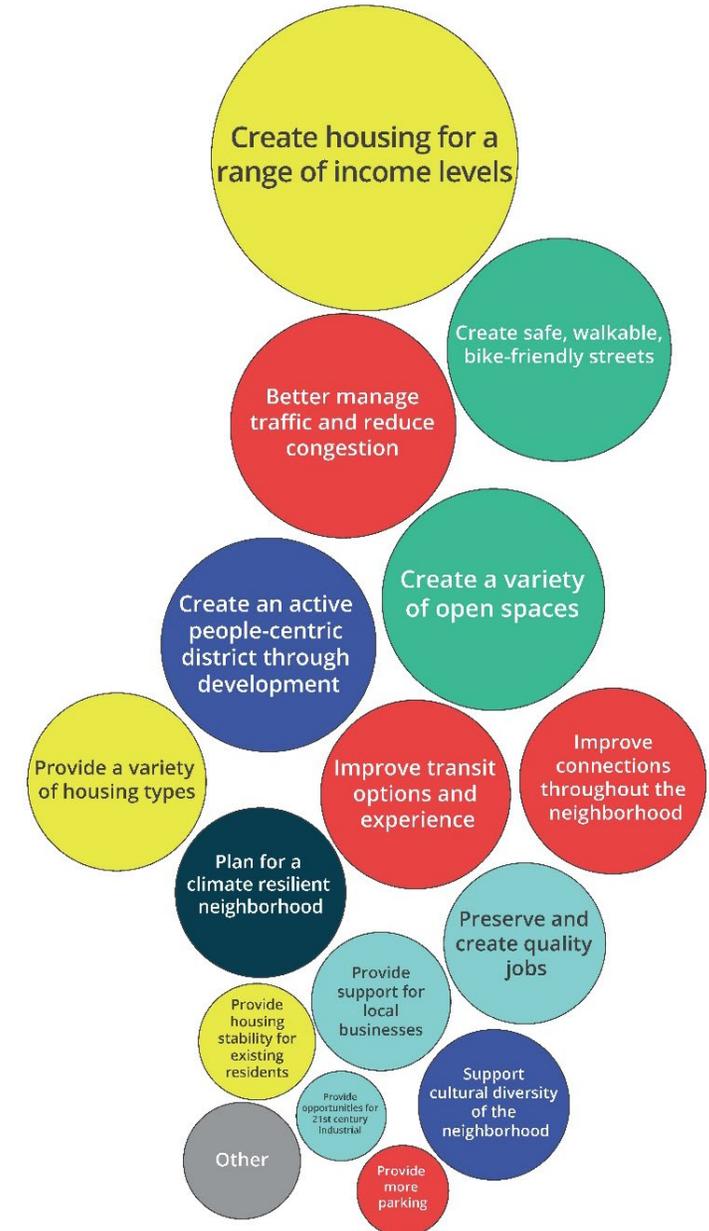
DECEMBER 6, 2018, Streets and Blocks Workshop

**JANUARY 16, 2019, Open Space & Environmental Sustainability Workshop**



## 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*

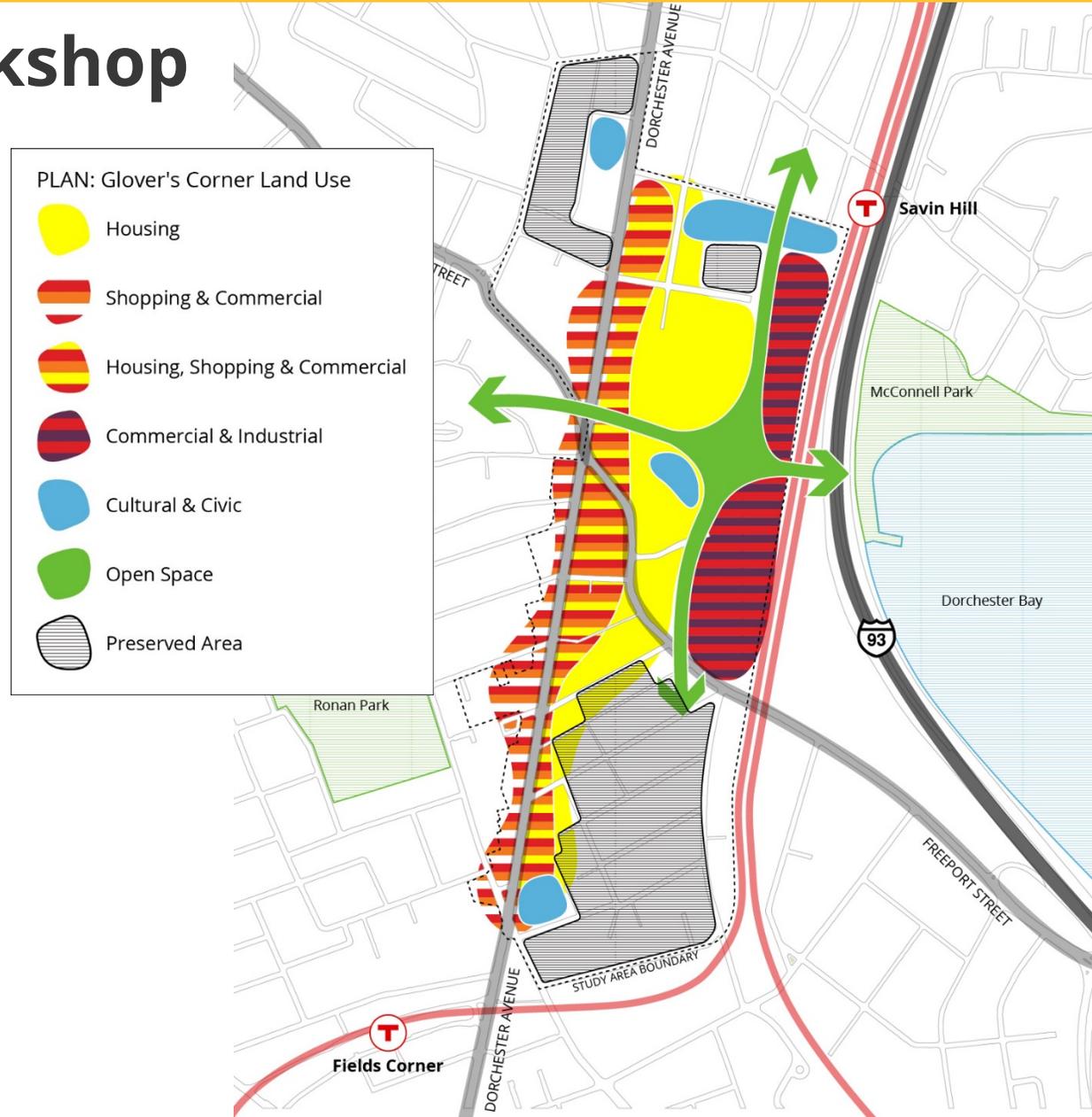
### Other Top Priorities

- 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



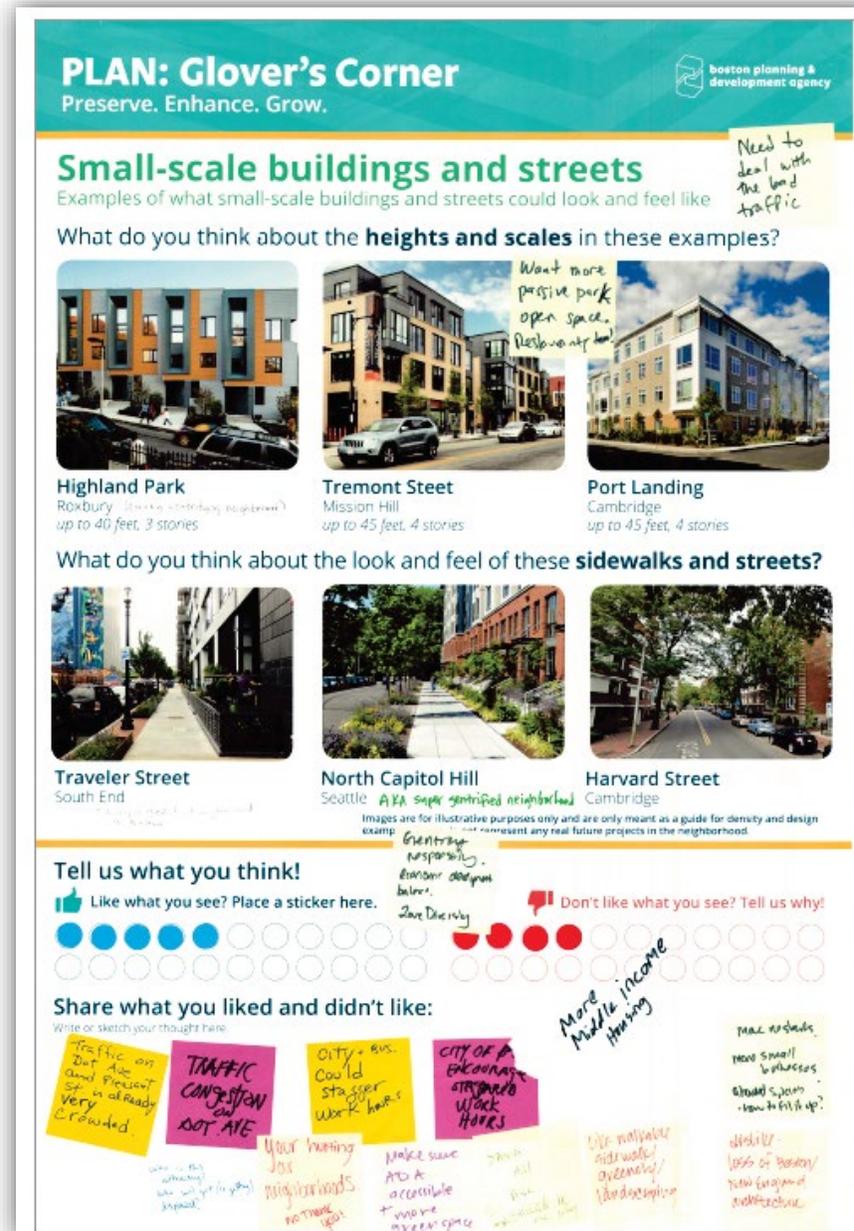
## What We Heard: Neighborhood Character Outdoor Workshop

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 local traffic

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

Want more passive park open space. Dispersed not here!

**Highland Park**  
Roxbury (existing structure, equipment)  
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

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

**Traveler Street**  
South End

**North Capitol Hill**  
Seattle AKA super gentrified neighborhood

**Harvard Street**  
Cambridge

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. almost present. St. is already very crowded.

TRAFFIC CONGESTION on NOT AVE

City of A. could encourage stronger work hours.

City of A. encourage stronger work hours.

Your housing lost neighborhoods.

More middle income housing.

Make sure ADA accessible + more green space.

More walkable sidewalks/avenues/landscaping.

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

Stability, loss of history, 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?



## 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

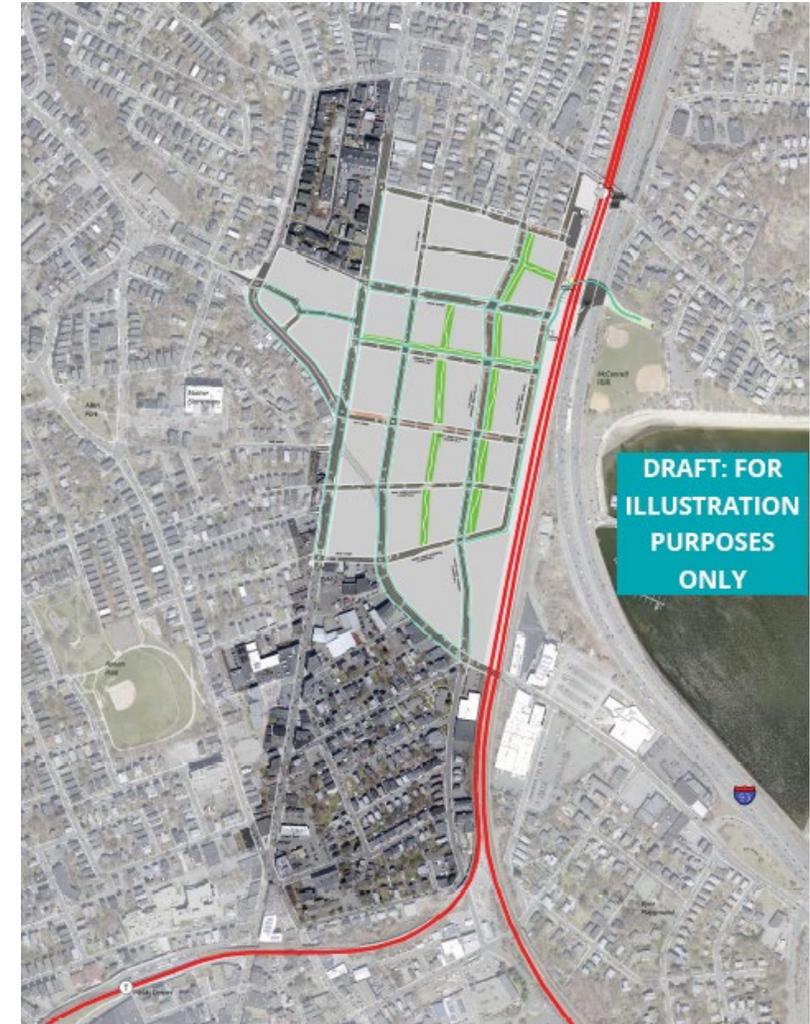
Affordable commercial space  
Affordable Housing  
Civic Cultural Space

Open Space  
New Streets

New Sidewalks

## What We Heard: Streets and Blocks Workshop

- Workshop participants discussed a conceptual plan for:
  - New street connections
  - Pedestrian, biking, and transit improvements
- Participants liked:
  - Potential for new North-South bike and traffic connections
  - Potential for new bus connection to Savin Hill
- Participants were concerned about:
  - Traffic impact outside of Study Area

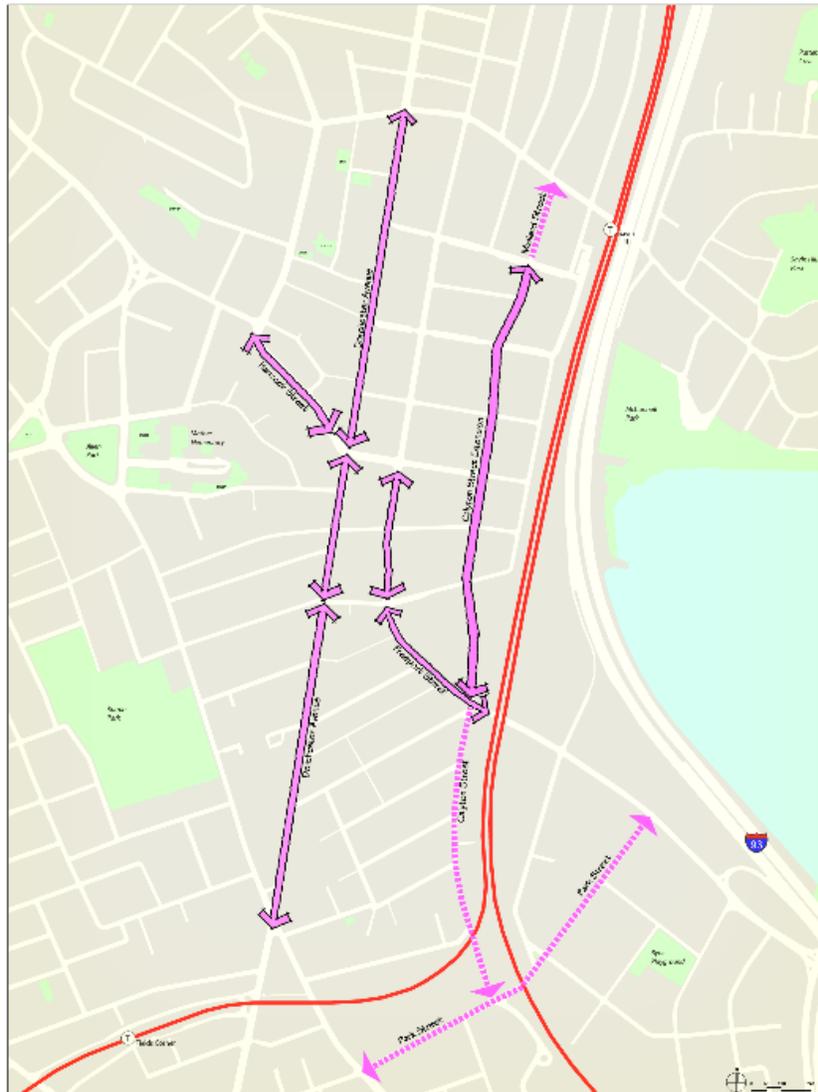


# PLAN: Glover's Corner Dorchester

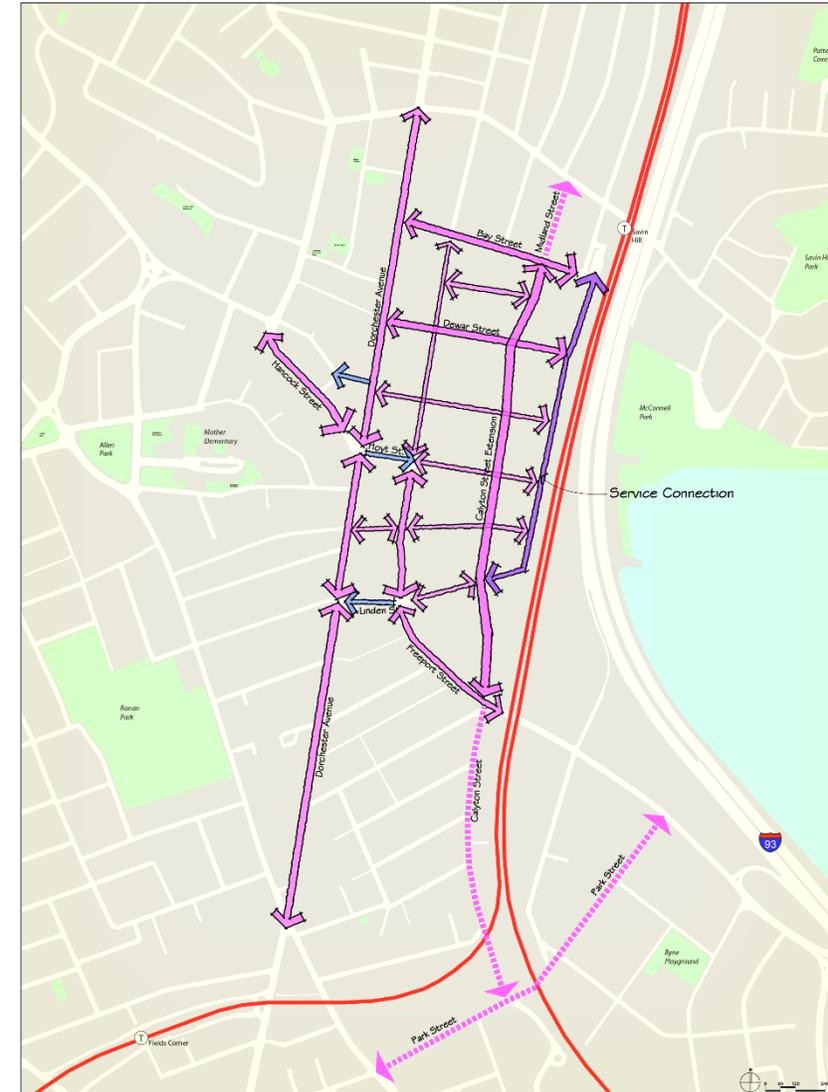
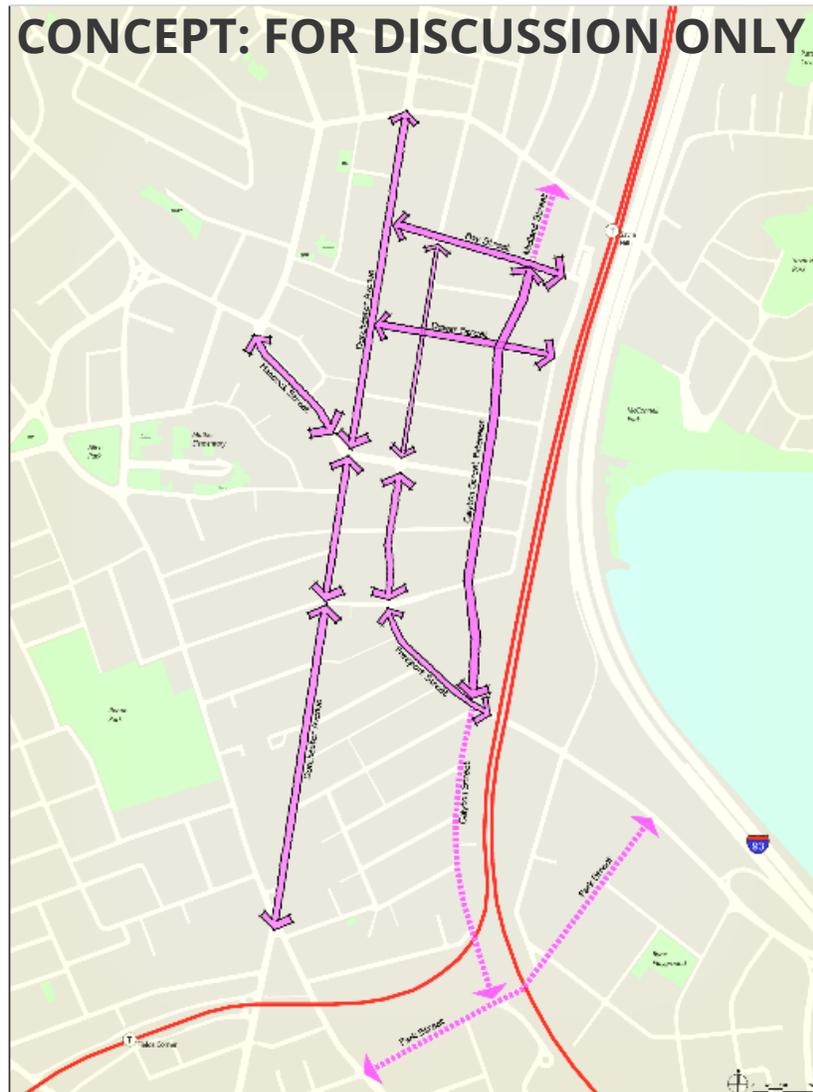
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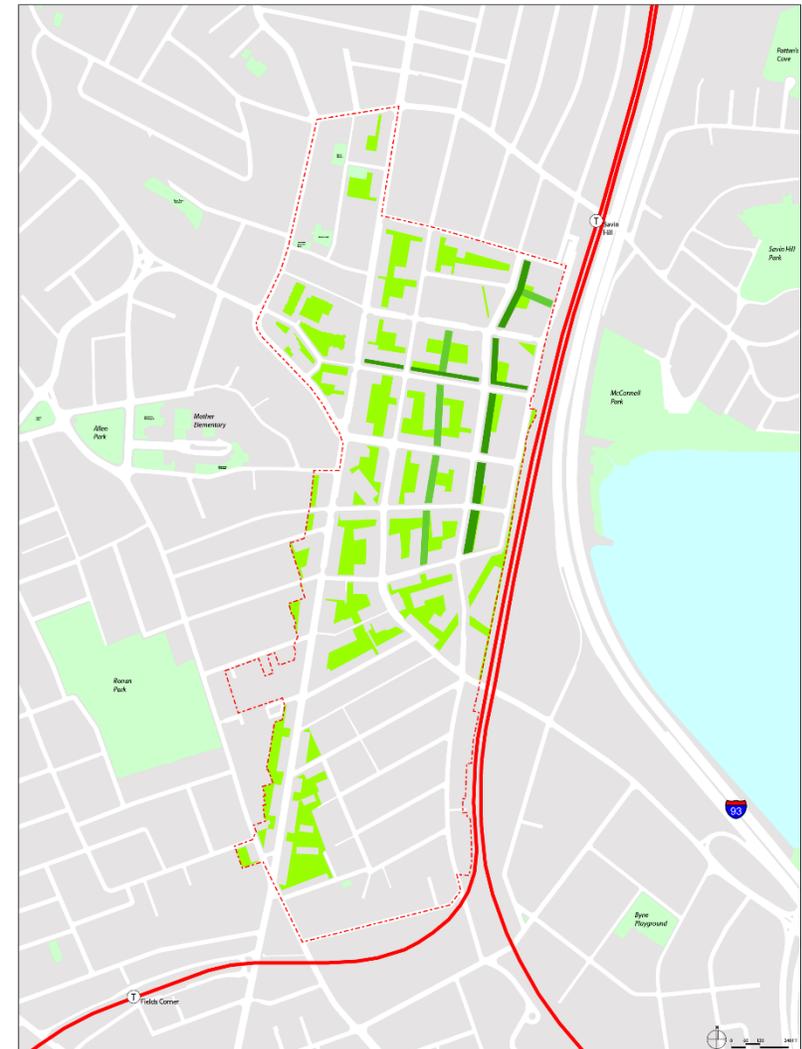
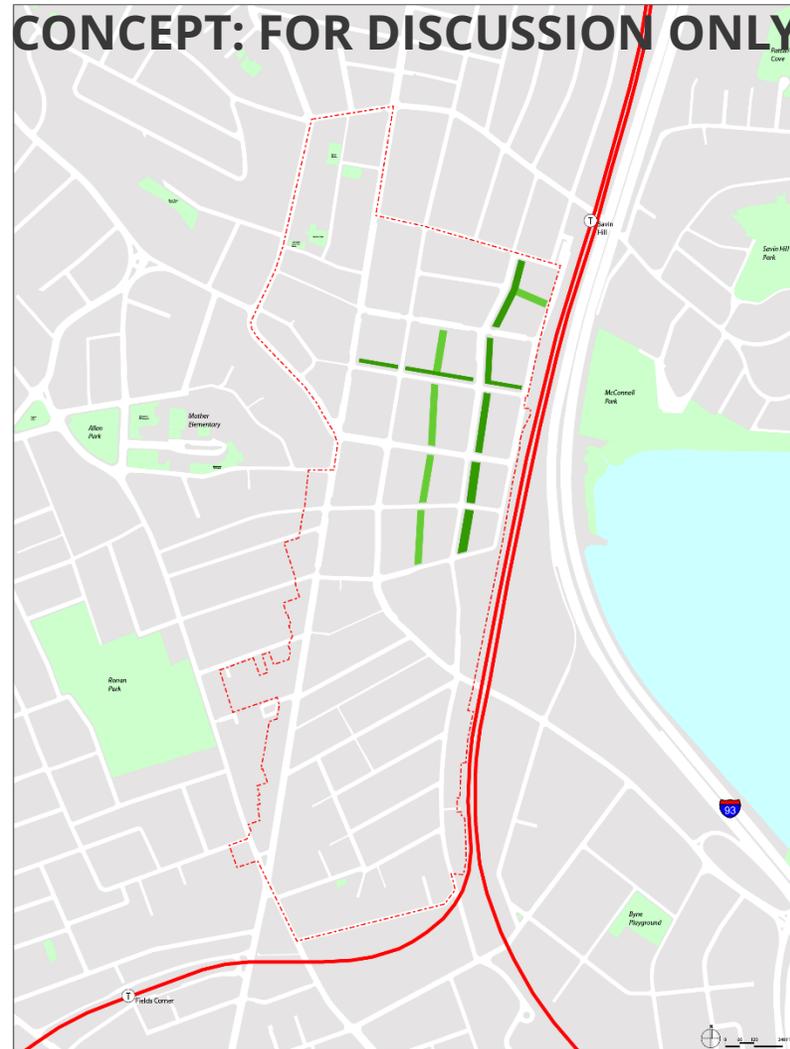
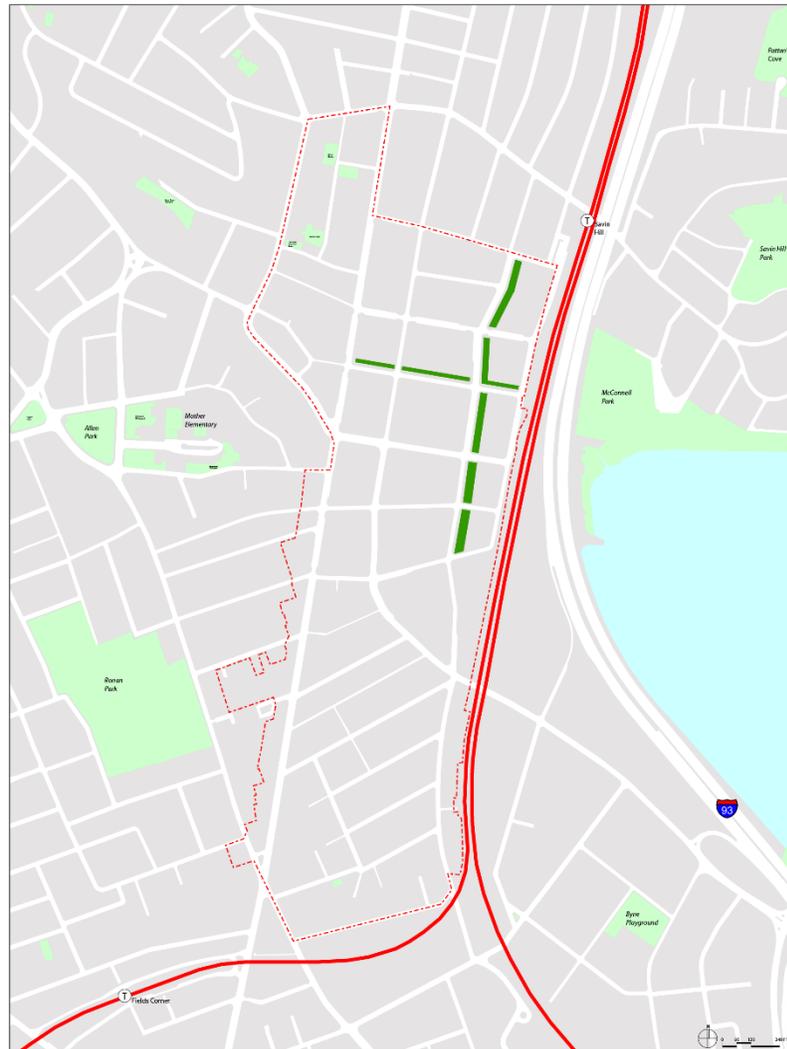
## NETWORK OF OPEN SPACE & STREETS



### CONCEPT: FOR DISCUSSION ONLY



## NETWORK OF OPEN SPACE & STREETS



## RAIL BERM



Looking South from Savin Hill Avenue: Platform Construction (City of Boston Archives)

## RAIL BERM



Looking North from Freeport Street (City of Boston Archives)

# PLAN: Glover's Corner Dorchester

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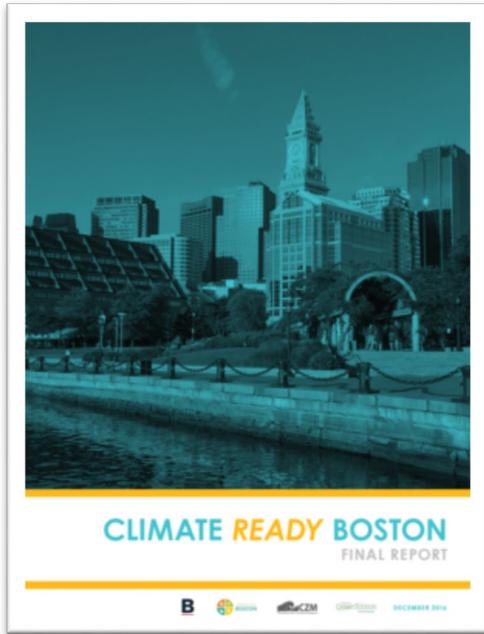
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## PLAN: Glover's Corner Climate Resiliency



## Assessing climate risks: To the current and, future Glover's Corner neighborhood

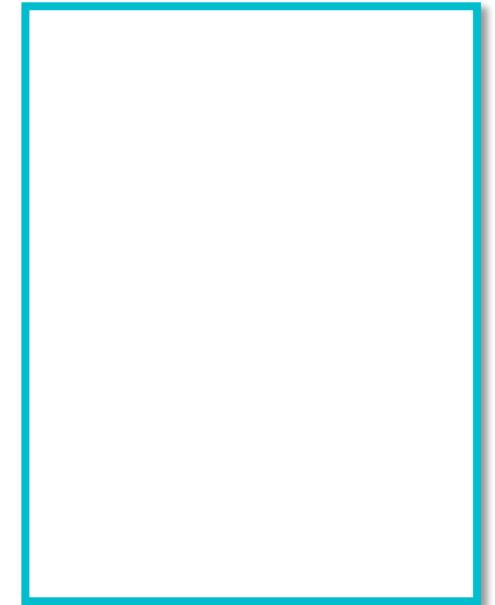
## CLIMATE RESILIENCY PLANNING – CITY AND DORCHESTER



**Climate Ready Boston**

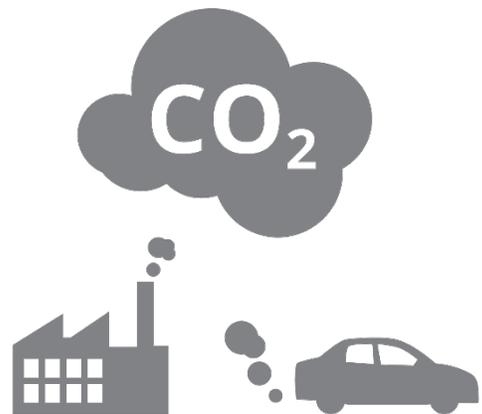


**Resilient Boston Harbor Plan  
Dorchester**



**Climate Ready Dorchester  
(future planning initiative)**

## CLIMATE CHANGE RISKS



**More Global  
Carbon  
Emissions**



**More Local  
Climate  
Change**



**More hot  
days**



Some Impact to  
Glover's Corner



**Increased  
extreme  
precipitation**



More Impact to  
Glover's Corner



**Greater  
amounts of  
sea level rise**



Less Impact to  
Glover's Corner

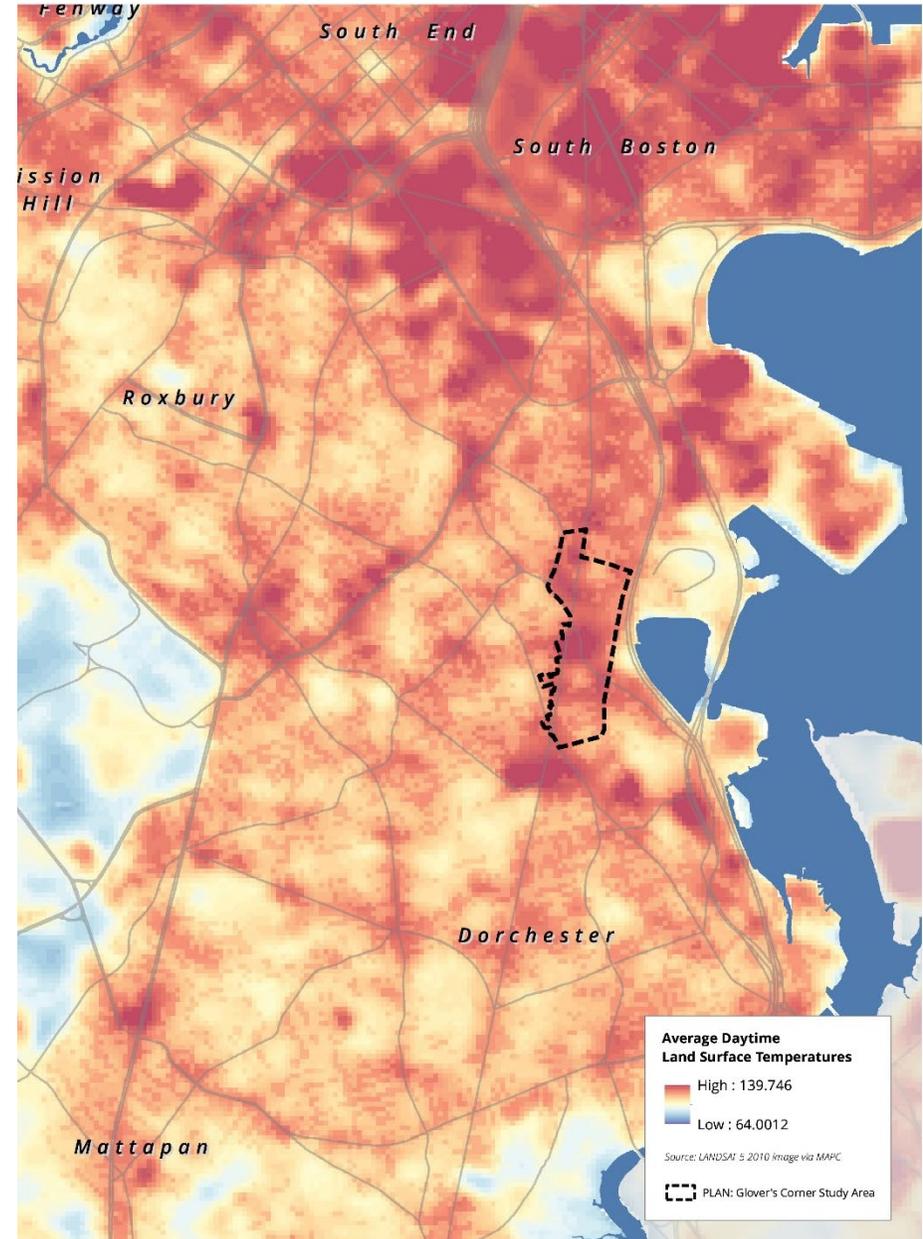
## HEAT ISLAND MAP



More hot days



Some Impact to Glover's Corner



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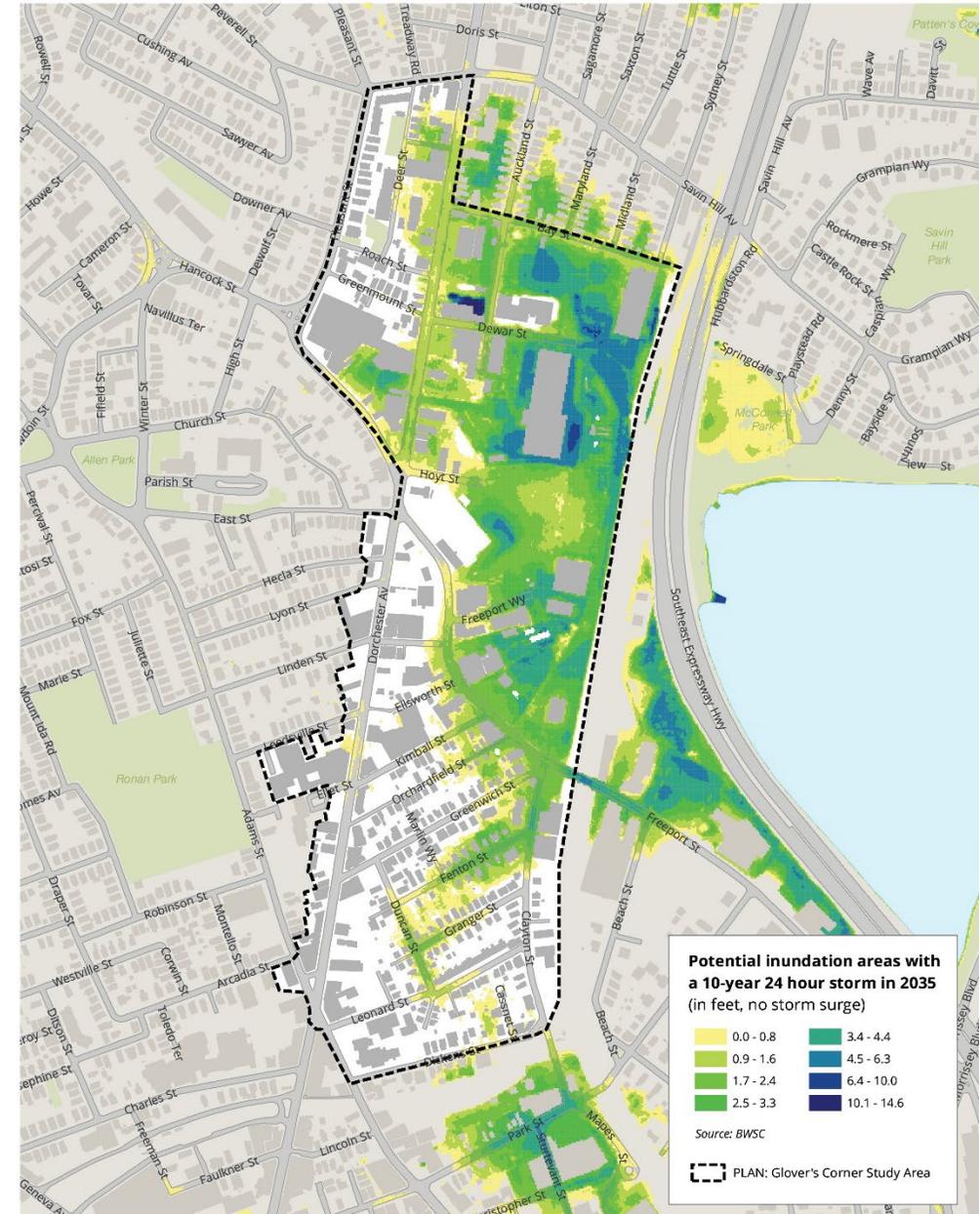
## STORMWATER FLOODING MAP



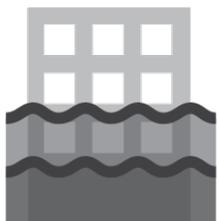
Increased  
extreme  
precipitation



More Impact to  
Glover's Corner



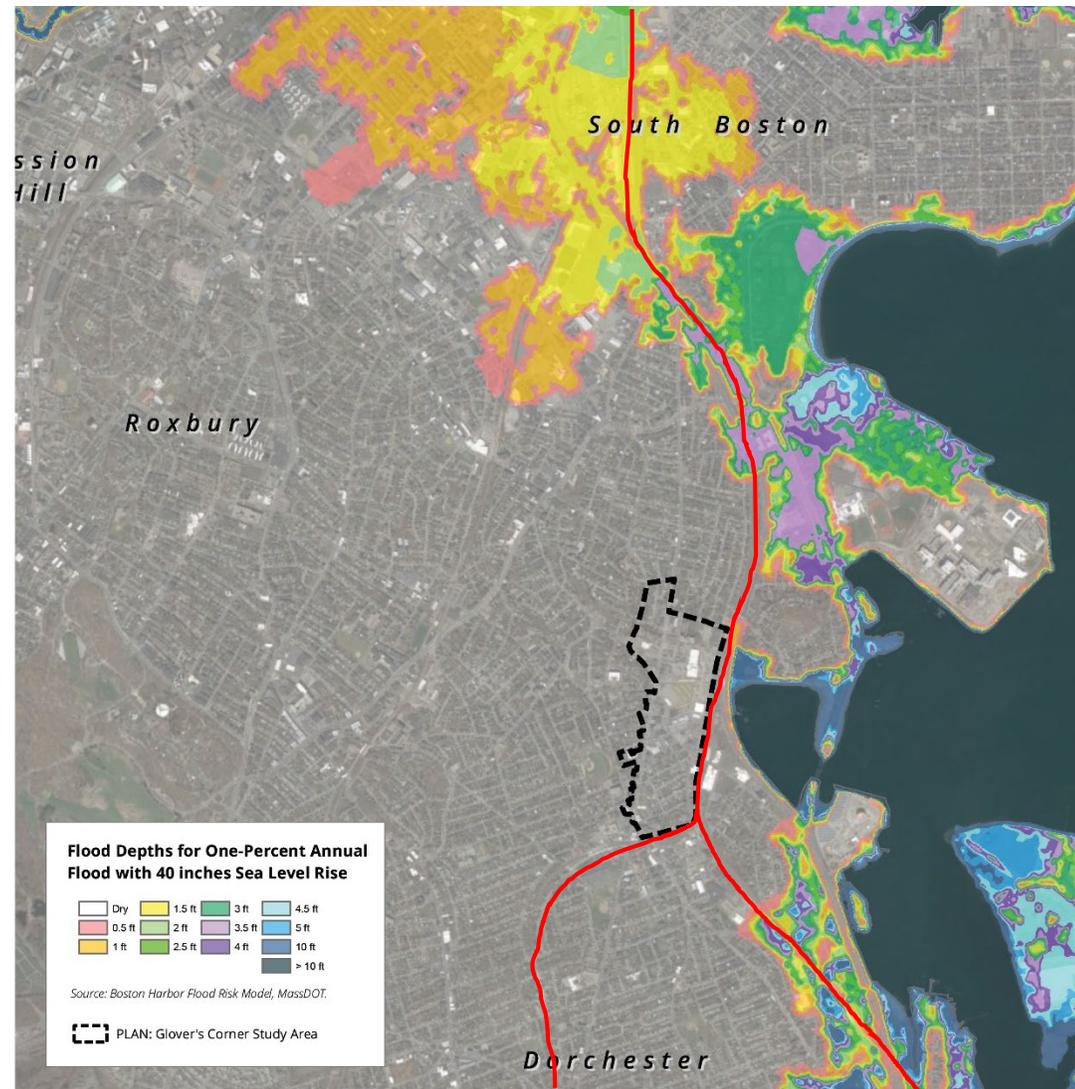
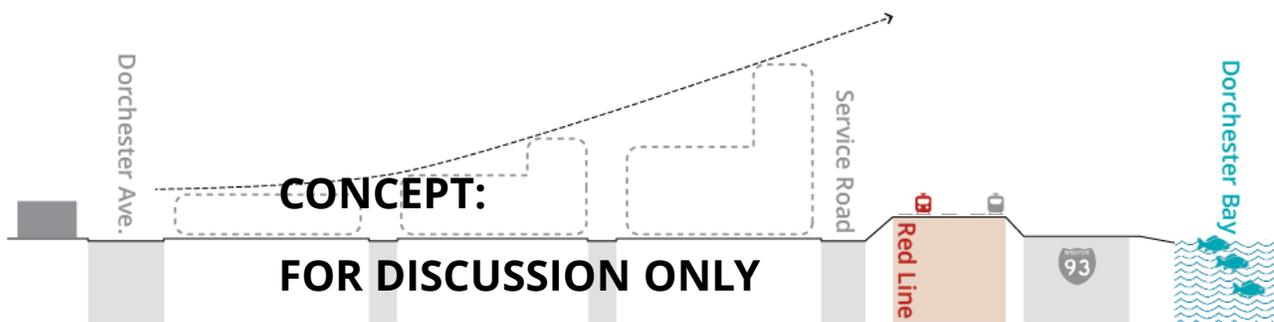
## SEA LEVEL RISE MAP



**Greater  
amounts of  
sea level rise**



**Less Impact to  
Glover's Corner**



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# 3

## PLAN: Glover's Corner Solutions and Open Space



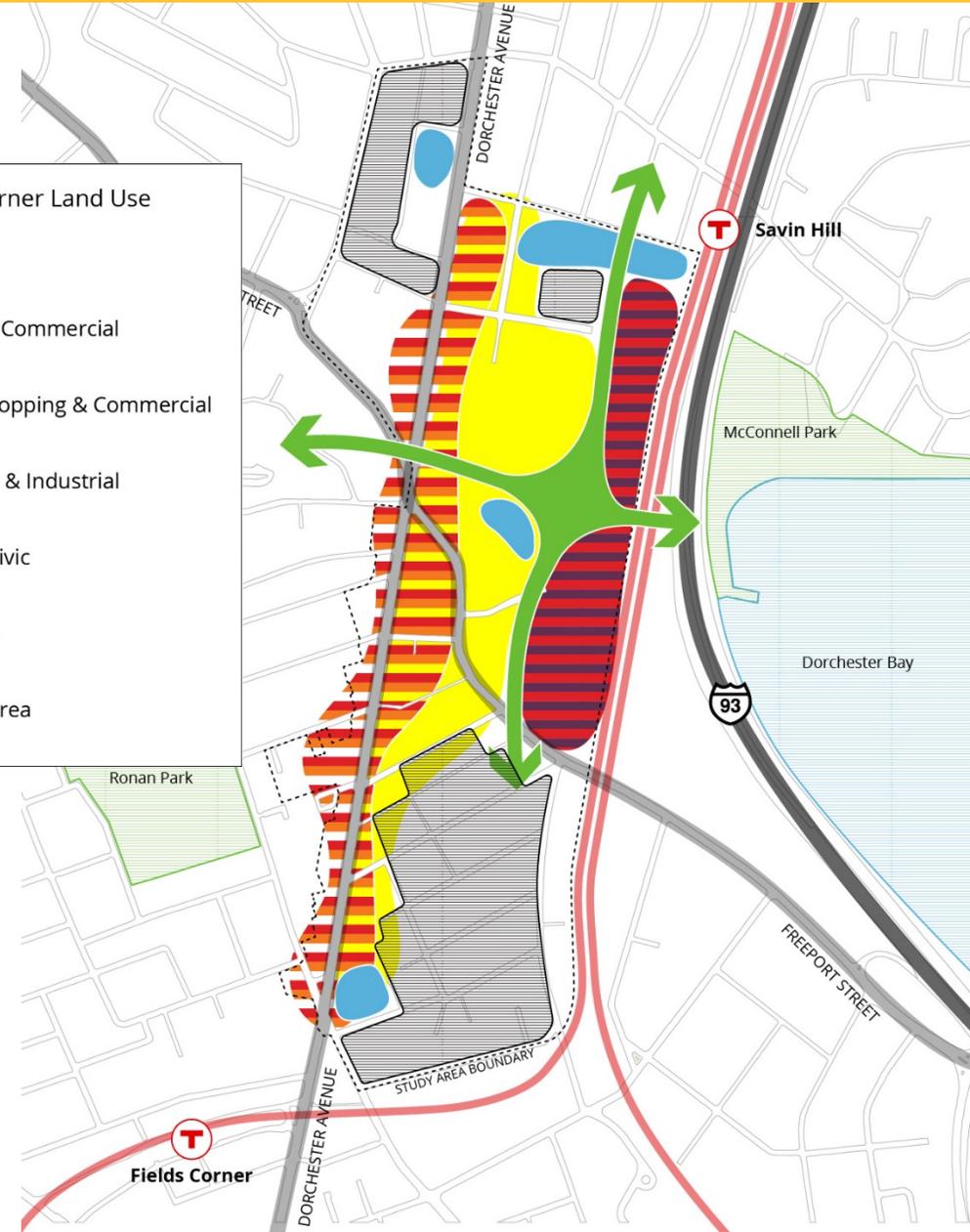
## Addressing climate risks & open space: In the current and, future Glover's Corner neighborhood

## What We Heard: Land Use Workshop



PLAN: Glover's Corner Land Use

- Housing
- Shopping & Commercial
- Housing, Shopping & Commercial
- Commercial & Industrial
- Cultural & Civic
- Open Space
- Preserved Area



## GLOVER'S CORNER OPEN SPACE CONCEPTS



## CASE STUDY MALMÖ, SWEDEN

Management of surface storm water through infrastructure that doubles as an urban amenity



## CASE STUDY MALMÖ, SWEDEN

- Extended network of parks and green space passages
- On-site surface storm water management through courtyard ponds and open canals



## STORMWATER AND HEAT ISLAND MITIGATION

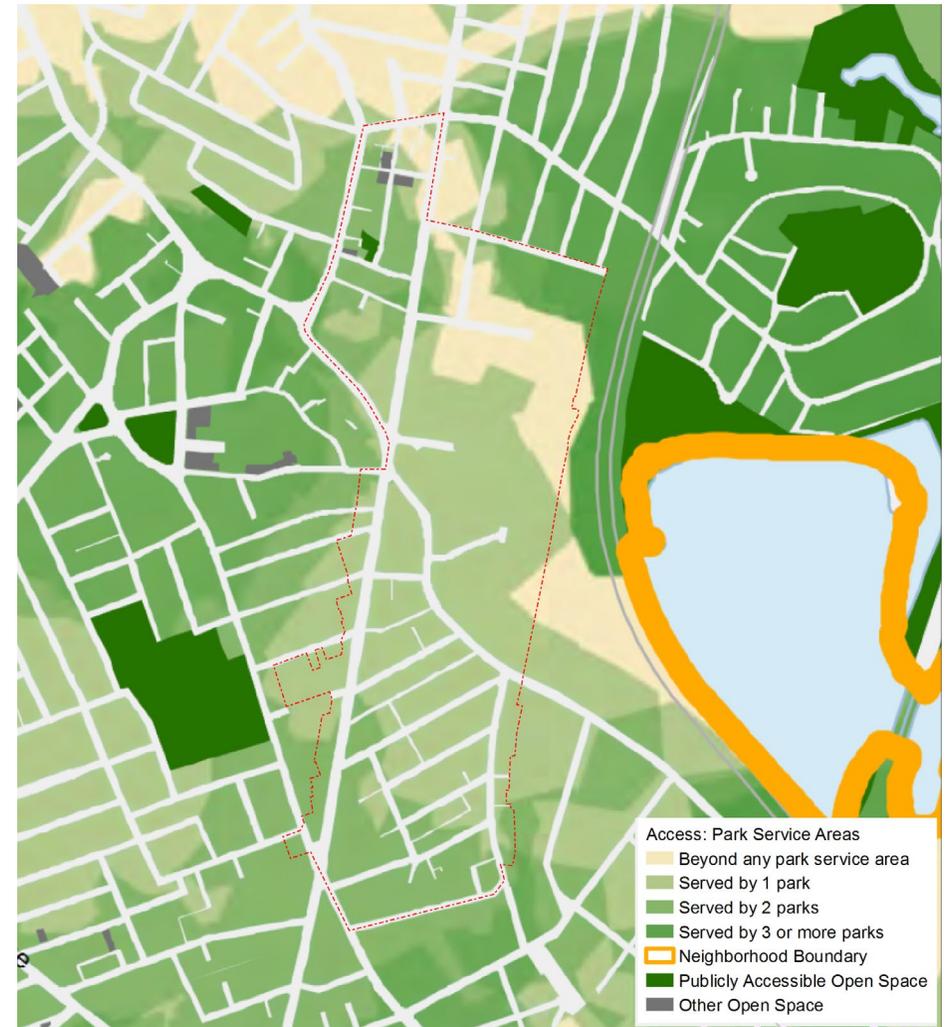
### Open Space Network

- Linear open spaces create:
  - More porous surfaces where water can be absorbed
  - Space for underground BWSC stormwater storage
  - Network of tree canopy



## ROLE OF PLAN: GLOVER'S CORNER

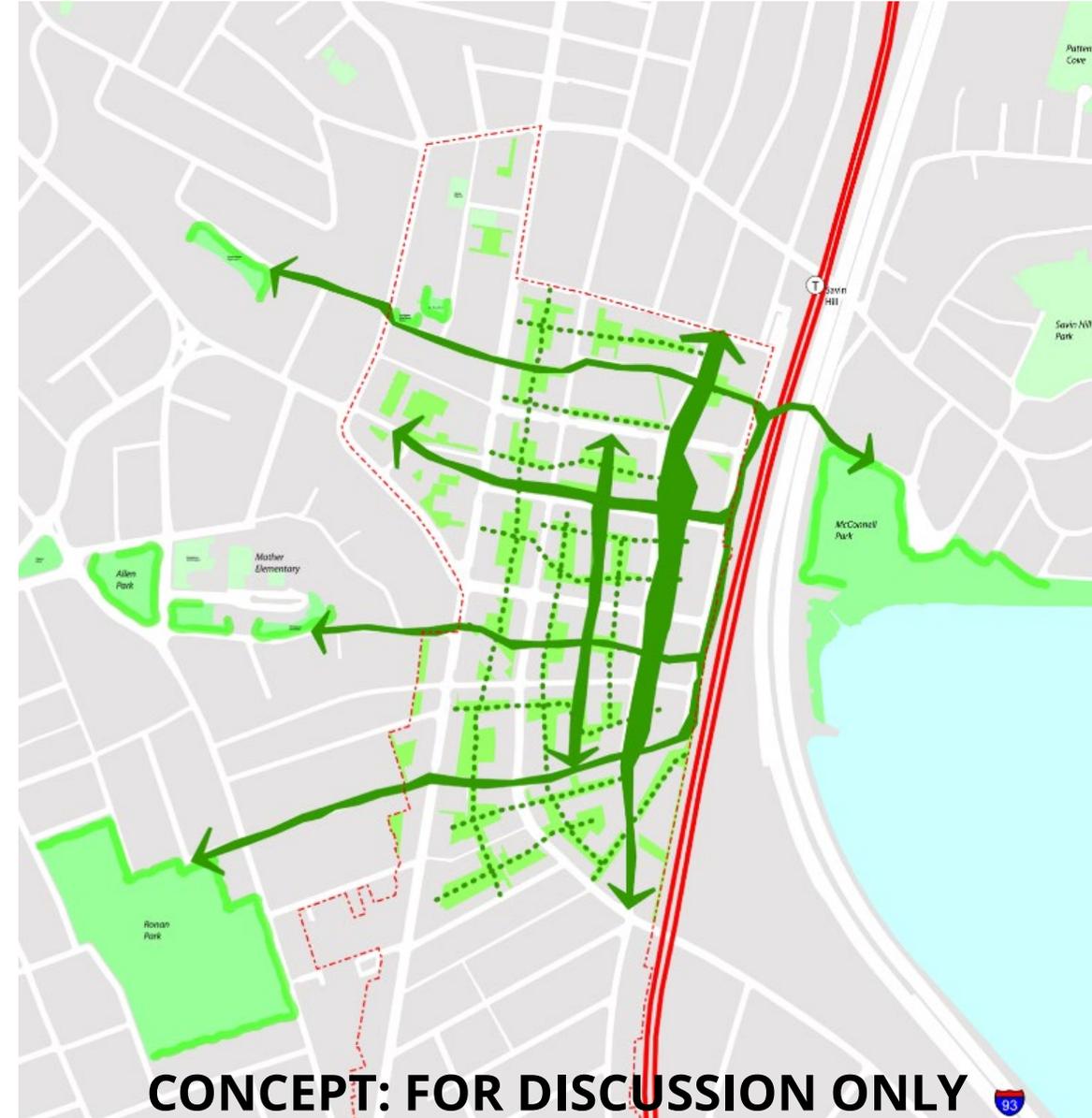
- Planning provides a framework for the creation of open spaces that:
  - Address needs of underserved areas, as identified by Parks Department planning
  - Ensure that open space needs of new and existing population are met
  - Augment oversubscribed existing open space resources



## RECREATION & MOBILITY

### Open Space Network

- Open spaces can be multi-purpose:
  - Recreational opportunities
  - Walking and biking facilities
  - Green links to adjacent open space/parks



# PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.



## CONCEPTUAL MULTI-USE BRIDGE



**CONCEPT:FOR DISCUSSION ONLY**



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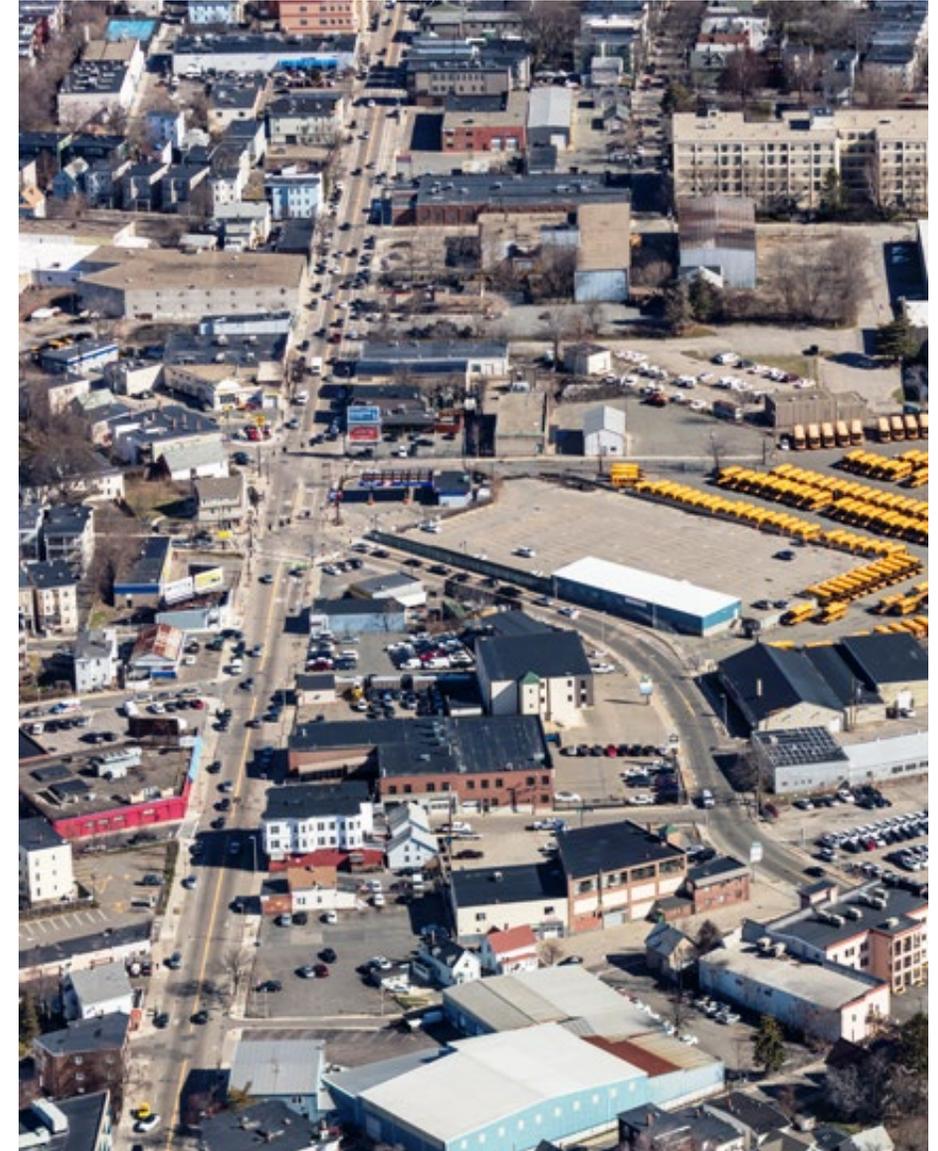
## CONCEPTUAL MULTI-USE BRIDGE

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# 4

## Open Space and Climate Resiliency

## Discussion Boards



# 5

## Open Question & Answer



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