**Why PLAN: Glover’s Corner?**

The goal of this initiative is to create a vision for short- and long-term investments. This will serve as a foundation for updating zoning in the area so that it best aligns with the community’s vision.

**Diversity**

Economically and culturally diverse communities call Glover’s Corner and Dorchester home.

- **Asian**: 38%
- **White**: 24%
- **Black, African-American**: 24%
- **Hispanic**: 7%
- **Other**: 7%
- **Public / Tax-Exempt**: 4%
- **<1%**: 4%

4,970 persons

**Land Uses**

The Glover’s Corner Study Area is dominated by industrial and commercial land uses. Residential uses comprise only 25% of the land area.

- **Commercial**: 41%
- **Industrial**: 17%
- **Residential**: 25%
- **Public / Tax-Exempt**: 14%
- **Mixed-Use**: 7%
- **Other**: 7%
- **<1%**: 4%

**Getting Around**

62% of residents in the neighborhood use their cars to go to work while less than half of all Bostonians use their cars to commute.

- **Cars**: 62%
- **Public Transit**: 14%
- **Bicycles**: 13%
- **Walk**: 7%
- **<1%**: 4%
What We Heard
Spring 2018 Update

Over the past year, the Community Planning Team used hands-on activities and small group conversations to frame discussions with residents and community members to think about a neighborhood vision for the PLAN: Glover’s Corner Study Area. The team will continue to host workshops along with other engagement events.

Early Community Engagement
Spring 2017

Community members sent in nearly 200 questions and comments around many crucial themes in the Study Area to help inform the start of the planning initiative.

Visioning & Planning Workshops
May & June 2017

During our Visioning and Planning Workshops, attendees considered the existing conditions, including strengths and weaknesses, of the neighborhood and worked to identify future priorities, opportunities, and threats.

Land Use Workshop
October 2017

Land Use guides what type of activities and buildings are allowed in the neighborhood. Using colored blocks and a map, participants considered what future land uses would help shape a vision for the Study Area.

Summary of where participants thought concentrations of land uses could go to create a mixed-use neighborhood

Examples of different types of streets and their role

During the group activity, participants thought a new street network could help reduce existing congestion. They also expressed the need for improved external connections. Conversations emphasized that any new network should allow everyone to easily walk and bike around and have better access to public transit.

What We Heard
Spring 2017

Participants discussed the planning process so far and shared ways to better plan together. We explored each other’s hopes, fears and questions around planning and shared ideas for next steps for community engagement.

Illustrative quotes of hopes, fears, and questions about the future of the neighborhood:

• Jobs and Businesses
  “My hope is keeping jobs in the community.”

• Housing and Affordability
  “My fear is that the loudest group is believed to be the voice of the whole community. I am only one voice with no affiliation, so I fear my voice won’t be heard.”

• Transportation and Mobility
  “My fear is that Glover’s Corner will become a traffic bottleneck which is dangerous for motorists, cyclists, and pedestrians alike.”

• Community and Diversity Preservation
  “My hope is that we maintain diversity and Vietnamese enclave.”

Illustrative quotes of hopes, fears, and questions about the planning and community engagement process:

• Planning Process
  “My fear is that the loudest group is believed to be the voice of the whole community. I am only one voice with no affiliation, so I fear my voice won’t be heard.”

• Engagement and Outreach
  “My hope is the City will do outreach to those not present already (include new voices so this is inclusive).”

• End of Process and Implementation
  “My hope is that community members will have decision-making power in the planning process.”

Neighborhood Main Street as a hub of shopping and services

Neighborhood Street for local trips

Example Streets

- Meridian Street, Maverick and Central Squares (East Boston)
- Dudley Street (Roxbury)
- Center and South Streets (Jamaica Plain)
- Dorchester Avenue (South Boston/Dorchester)
- Boston Main Streets program, visit the City of Boston’s website. (Note participating in the Main Streets Program.)

Neighborhood Residential
- Downtown Commercial
- Downtown Mixed-use
- Boulevard
- Parkways
- Shared Streets

BOSTON TRANSPORTATION DEPARTMENT BOSTON COMPLETE STREETS GUIDELINES