CITY PLANNING TEAM

Boston Planning and Development Agency

Real Estate Market Analysis/Economic Feasibility – Consultant

Housing – Department of Neighborhood Development, Boston Housing Authority, Fair Housing

Economic Development – Mayor’s Office of Economic Development, Office of Business Development

Public Financing – Treasury, Assessing, Economic Development & Industrial Corporation (EDIC)

Public Facilities – Boston Public Schools, Boston Public Library, Boston Police Department, Boston Fire Department, Property & Construction Management

Open Space - Parks and Recreation

Arts & Culture – Arts Commission

Public Transportation – MBTA

Transportation – Boston Transportation Department, Boston Bikes, MassDOT

Public Works – Public Works Department, Public Improvement Commission

Water – Boston Water & Sewer Commission

Environment/Sustainability/Climate Change – Environment Department, Boston Landmarks Commission, Boston Public Health

Boston Centers for Youth & Families

Elderly Commission

Commission for Persons with Disabilities
AGENDA

1 Planning Overview
2 PLAN: Glover’s Corner Initiative
3 What We’ve Heard
4 Planning Exercise
“Boston needs more housing. But there is no one-size fits-all solution. Every neighborhood has its own character. In some places, density is not only appropriate – it is badly needed.”

- Mayor Martin J. Walsh
Chamber of Commerce
December, 2014
Planning Overview

Birdseye View of Glover’s Corner
In Context of Boston
Boston’s Population (1900-2015)

Khung Cạnh Thành Phố Boston: Dân Số của Boston (1900-2015)
Kontextu di Sídadi di Boston: Populason di Boston (1900-2015)
PLANNING THEMES

- Land Use and Open Space
- Housing
- Jobs and Businesses
- Mobility and Connectivity
- Environment and Climate Change
- Neighborhood Character
WHY PLAN

Planning objective is to:

- Engage in open and informed discussions about our neighborhoods with all stakeholders;
- Guide growth by design;
- Assess existing, area-specific conditions;
- Provide a proactive approach to respond to real estate market;
- Determine what to:
  - PRESERVE and maintain in the neighborhood;
  - ENHANCE and renew/restore/rehab;
  - GROW with new development in the future.
WHY PLAN GLOVER’S?

- In partnership with the community establish defined vision that allows City and community to create new opportunities

- Outline development guidelines for the district that ensure the delivery of predictable community benefits.

- Establish zoning and city policies to guide future growth consistent with the vision.

- Coordinate city-wide efforts to accommodate and shape equitable and inclusive growth
PLAN: Glover’s Corner Dorchester

ADVISORY GROUP

Role and objective

- To be an ambassador for your community
- Provide timely knowledge and perspective on planning related issues
- To be a sounding-board for the community’s needs and aspirations
- To be a solution generator
- Actively listen and support all voices
STUDY AREA CONTEXT

Demographics

- 1,612 households
- 78% of households rent
- 4,973 persons
- 1,108 total payroll jobs in the Study Area

Race & Ethnicity

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<th>Race</th>
<th>Study Area</th>
<th>Dorchester</th>
<th>Boston</th>
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<tr>
<td>Other</td>
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</table>

Race & Ethnicity: Dân Tộc và Chúng Tộc / Rasa & Etnia Kaza

- Asian
- White
- Black/African
- Hispanic
- Other

Plan: Glover’s Corner Dorchester
STUDY AREA LAND USE

- **Residential**: 21 acres (25% of the total land use)
- **Tax Exempt/MIễn Thuế**: 12 acres (14% of the total land use)
- **Public**: <1% (not significant)
- **Mixed Use**: 1.5 acres (2% of the total land use)
- **Open Space**: Không Gian Mở Rộng (Spasu Abértu) (not significant)
- **Commercial**: 36 acres (41% of the total land use)
- **Industrial**: 15 acres (17% of the total land use)

**Study Area Land Use Type in Acres**

**Source**: Assessing FY '16

Nghiên Cứu Loại Sử Dụng Đất của Khu Vực theo Mẫu Anh
Tipu di Uzu di Terenu di Ária di Studu en Akris
STUDY AREA TRANSPORTATION

Resident Journey to Work
Phương Tiện Chuyển Chỗ cho Người Đi Làm
Meius di Transpórti pa Trabadj

Study Area
Khu Vực Nghiên Cứu
Ana di Studu

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<td>62%</td>
<td>14%</td>
<td>12%</td>
<td>8%</td>
<td>&lt;1%</td>
<td>5%</td>
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Dorchester

| Dorchester | 55%| 20% | 17% | 5%  | 3%  |

Boston

| Boston     | 45%| 14% | 20% | 15% | 5%  |

Transportation

- Subway Line & Stop
- Commuter Rail Line & Station
- Bus Route & Stop
- National and Half Mile Station
- Walking Areas
- Traffic Signal
- Bike Share Station
- Car Share Location

Existing Bike Network:
- Bike Lane
- Shared Lane Markings
- Shared Use Pavement Path

Auto

<table>
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<tr>
<th>Auto</th>
<th>xe hoi karu</th>
</tr>
</thead>
</table>

Bus

| Bus | xe buyot oto karu |

Subway or Train

| Subway or Train | xe dien ngam hoac xe kia mtru u konbo |

Walk

| Walk | di bo Anda |

Bike

| Bike | xe dap bisidet |

Other

| Other | khac Otu |

Map of Dorchester area with transportation routes and icons.
PLANNING PROCESS OVERVIEW

FEBRUARY, 2017 Question Campaign
MARCH 8, 2017 Open House
MAY 4, 2017 Walk and Bike Tours
MAY 18, 2017 Visioning Workshop
JULY TBD, 2017 Theme 1 Workshop
Fall 2017/Winter 2018 Workshops
Ask your question about Glover’s Corner here

If there is work done on Dot Ave, please consider extending bike lanes into Fields Corner and beyond. Please also consider a spot along Dot Ave. for placement of a bike share kiosk: Hubway.

What is your question about?
- transportation & mobility
- jobs & business
- environment & climate change
- housing & affordability
- neighborhood character
- parks & public space
- other

What is your question?
Help start the conversation. What questions should shape the PLAN: Glover’s Corner planning effort?
QUESTION CAMPAIGN
February & March 2017

“How do we create a more walkable district along Dorchester Avenue, offering people everything they need?”

“How can we add additional density to the area to create middle-income housing while minimizing impact on traffic and transportation?”

“How can we engage the arts and culture and ensure its importance in Glover’s Corner?”

“Will this create jobs that will benefit the neighborhood?”
OPEN HOUSE
March 8, 2017

- Why Plan?
- Existing Conditions
- History of the Area
- City Pattern & Scale Comparison
- Land Use & Open Space
- Study Area Profile
- Mobility & Transportation
- Environmental Conditions
- Imagine Boston 2030
OPEN HOUSE
March 8, 2017

“Maintain the **diversity** of Dorchester”

“**Affordable** to those who live here”

“Make more **space for people**, less space for cars, to make the neighborhood more interesting”

“Keep **light industrial and commercial** zoning, we need jobs!”

“Ensure new development has **public green space**”

“Buildings will have to be **climate-proofed** as sea level rises and storms increase”
PLAN: Glover’s Corner Dorchester

WALK & BIKE TOURS
May 4, 2017

Walk Route A

Walk Route B
WALK & BIKE TOURS

May 4, 2017

- Light industrial mixed with other uses, such as fabrication labs, manufacturing, breweries and maker spaces
- Embrace the diversity of the area
- Create a destination, rather than a throughway
- More connectivity along Dorchester Avenue
- Improved safety and active streets
- Improved wayfinding and signage
- Planning for climate resiliency
Planning Exercise
WHAT'S IN YOUR DECK

Create housing for a range of income levels
Provide a variety of housing types
Provide housing stability for existing residents

Preserve and grow quality jobs
Provide support for local business
Provide opportunities for 21st century industrial uses

Create housing for a range of income levels
Create safe, walkable, bike-friendly streets
Better manage traffic and reduce congestion

Create an active people-centric district through development
Create a variety of open spaces

Provide a variety of housing types
Plan for a climate resilient neighborhood

Preserve and create quality jobs
Support cultural diversity of the neighborhood
Provide cultural enrichment

Provide support for local businesses
Provide housing stability for existing residents
Provide housing stability for existing residents

Methodology:
Topics were drafted by summarizing public questions and comments.
Color represents six planning themes.
Neighborhood Character
Housing
Public Realm & Open Space
Mobility & Connectivity
Jobs & Businesses
Environment & Climate Change

Size of the circle is proportional to the number of comments received on the topic.
More Responses
Less Responses
PRIORITIZATION EXERCISE

Instructions

Review and discuss the picture cards, then:

1. On your own, **choose your top three priorities** from your topic card deck;

2. Share with your table what your top three priorities are and **discuss why**;

3. As a table, have a discussion and decide on **five priorities for the whole table**;

4. Finally, **report back** to the group on what your table’s priorities are and why.
PLAN: Glover’s Corner Dorchester

CONNECT WITH PLANNING TEAM

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Share
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