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

Imagine Boston 2030 – Mayor’s Office

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
PLANNING PROCESS OVERVIEW

FEBRUARY, 2017 Question Campaign
MARCH 8, 2017 Open House
MAY 4, 2017 Walk and Bike Tours
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 Jobs and Housing Workshop Part I
FEBRUARY TBD, 2018 Jobs and Housing Workshop Part II
MARCH TBD, 2018 Planning Workshop TBD
GLOVER’S CORNER BUSINESS SURVEY

PLAN: Glover’s Corner, Dorchester Business Owner Survey

Your Space

8. How satisfied are you with your current business location / space?
   - [ ] Very satisfied
   - [ ] Satisfied
   - [ ] Somewhat satisfied
   - [ ] Not satisfied

9. How do you feel about the following aspects of your current space?

<table>
<thead>
<tr>
<th>Aspect</th>
<th>Value 1</th>
<th>Value 2</th>
<th>Value 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location / visibility</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking availability</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Space size</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quality of interiors</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quality of externals</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintenance / management services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Signage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (please specify):</td>
<td></td>
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</tr>
</tbody>
</table>

Your Business

1. What type of business do you own/manager?
   - [ ] Restaurant / Bar / Cafe
   - [ ] Grocery / Liquor Store
   - [ ] Auto Service
   - [ ] Hair Salon / Personal Care
   - [ ] Pharmacy
   - [ ] Clothing & Clothing Accessories
   - [ ] Bank / Financial Services
   - [ ] Medical Office
   - [ ] Professional Service Office
   - [ ] Sporting Goods / Hobby Store
   - [ ] Other (please specify):

2. How many years has your business been in operation?
   - [ ] Less than 1 year
   - [ ] 1 - 3 years
   - [ ] 3 - 5 years
   - [ ] 5 - 10 years
   - [ ] Over 10 years
AGENDA

1 What We Heard
2 Go Boston 2030
3 Why Transportation Planning?
4 Transportation Existing Conditions
5 Planning Exercise
What We Heard

Glover’s Corner Land Use Workshop
LAND USE PLANNING ACTIVITY

October 25, 2017 Workshop

- As a team create a land use vision for the Plan: Glover’s Corner Study Area
- Illustrate what areas you’d like to preserve and what areas will likely see change

Existing Land Use Breakdown

- Residential: 25%
- Mixed Use: 2%
- Industrial: 41%
- Commercial or Shopping & Services: 14%
- Tax Exempt/Public: <1%
- Open Space: <1%
- (Industrial is counted as existing commercial for the purposes of this activity)
WHAT WE HEARD

Land Use Exercise

- Areas to preserve: existing residential fabric, Savin Hill Apartments, Dorchester Boys & Girls Club
- Housing uses along Dorchester Avenue and Freeport Street but away from the Red line train tracks
WHAT WE HEARD

Land Use Exercise

- Areas to preserve: existing residential fabric, Savin Hill Apartments, Dorchester Boys & Girls Club
- Housing uses along Dorchester Avenue and Freeport Street but away from the Red line train tracks
- Shopping and commercial uses along Dorchester Avenue
WHAT WE HEARD

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- 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 uses and commercial use mix along the Red line tracks
WHAT WE HEARD

Land Use Exercise

- Areas to preserve: existing residential fabric, Savin Hill Apartments, Dorchester Boys & Girls Club
- 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 uses and commercial use mix along the Red line tracks
- Provide a larger central open space and link to the greater network of open spaces
- Provide a variety of civic, educational, and cultural spaces to serve diverse community
WHAT WE HEARD
Land Use Exercise Summary

Conceptual Future
Land Use Breakdown

- Housing: 37%
- Open Space: 15%
- Commercial: 13%
- Shopping & Services: 17%
- 21st-century Industrial: 9%
- Community & Cultural: 7%
- Other: 9%
Birdseye View of Glover's Corner
Opportunity and Access

Over 50,000 new jobs – Limited access for many

Boston's highly-skilled workers generate $248 in incremental productivity each year.
Population Growth and Costs

- Population grew 8% between 2010 and 2014
- Projected 752,263

- Lowest Population of Boston 562,994

Transportation Cost Burden

- 0% to 19%

Housing Cost Burden

- 0% to 44%
5,000 Questions
9 Themes

- Access
- Safety
- Reliability
- Experiential Quality
- Innovation and Technology
- Affordability
- Resiliency
- Transparent Governance
- Health
Key Aspirational Targets

**Access**
Every home in Boston within a 10 min walk of rail station or Key Bus Route, and Hubway Station, and carshare.

- From 42% of households to 100%

**Reliability**
Bostonians’ average commute to work time will decrease by 10%

- From 28.8 minutes to 25.9

**Safety**
Eliminate traffic fatalities in Boston

- From an average of 18 per year to zero traffic deaths

All households within a 5 minute walk of a protected bicycle facility or shared use path

- From 20% to 100%
## Mode Share Aspirational Targets

<table>
<thead>
<tr>
<th>Boston Commuters</th>
<th>Share Today</th>
<th>2030 Aspirational</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Transit</td>
<td>33%</td>
<td>Up by a third</td>
</tr>
<tr>
<td>Walk</td>
<td>14.5%</td>
<td>Up by almost half</td>
</tr>
<tr>
<td>Bike</td>
<td>1.9%</td>
<td>Increases fourfold</td>
</tr>
<tr>
<td>Carpool</td>
<td>5.4%</td>
<td>Declines marginally</td>
</tr>
<tr>
<td><strong>Drive Alone</strong></td>
<td><strong>40.6%</strong></td>
<td>Down by half</td>
</tr>
<tr>
<td>Other, WFH</td>
<td>4.5%</td>
<td>Slight increase in WFH</td>
</tr>
</tbody>
</table>
Sharing Boston’s Streets
New Mobility
Neighborhood microHUBs

Car-share and bike-share parking
Small-goods deliveries
Real-time information
Mirco transit (On-demand Vans)
Clean energy grid and EV charging
Mobility Trends

- Focus on safety and encouraging healthy transportation
- Increasing competition for travel lanes and curb space
- More people in fewer vehicles
- More travel choices with the rise of shared-mobility
- Automated and connected vehicle technology is here!
- Address social justice and convenience of the travel experience
Why Transportation Planning?
ILLUSTRATION OF ELEMENTS OF A COMMUNITY

Source: Kittelson & Associates, Inc.
ILLUSTRATION OF ELEMENTS OF A COMMUNITY

- Mix of Residential Densities & Types
- Institutional & Community Uses
- Commercial & Mixed Uses

Source: Kittelson & Associates, Inc.
ILLUSTRATION OF ELEMENTS OF A COMMUNITY

Parks & Open Space Systems

Transportation Network

The Natural Environment

Source: Kittelson & Associates, Inc.
STREETS AS A COMMUNITY’S FRAMEWORK

Historic Photograph of Beacon Street from Beacon Hill

Present Day Beacon Street from Beacon Hill
DEVELOPMENT PATTERNS COMPARISONS

- Land Use Mix
- Product Mix
- Development Pattern and Scale
- Infrastructure Demand
- Development Contiguity
TRANSPORTATION IMPLICATIONS

ISOLATED COMMUNITY

CONNECTED GRID
TRANSPORTATION IMPLICATIONS

ISOLATED COMMUNITY

CONNECTED GRID

Congestion

PLAN: Glover’s Corner Dorchester
WHY STREET NETWORKS ARE IMPORTANT

- Encourages multimodal travel
- Fewer vehicle miles traveled
- Share left-turns
- Share clearance time
- More efficient signal timing
INCREMENTAL LANE CAPACITY AT INTERSECTIONS
INTEGRATED LAND USE & TRANSPORTATION APPROACH

Clermont, Florida
Scenario A

- Potential Bus Stop
- Existing Roadway
- Proposed Roadway
- Existing Multi-use Trail
- Proposed Multi-use Trail
INTEGRATED LAND USE & TRANSPORTATION APPROACH

Equal number of jobs

400% more housing units

50% less peak period auto trips

500% more linear feet of sidewalks and bicycle facilities

Clermont, Florida
Existing Conditions

View North of Dorchester Avenue at Glover’s Corner
STUDY OVERVIEW

1 Existing Conditions
2 Immediate Improvements
3 Long-Term Vision
DATA COLLECTION

- Traffic Volumes
- Pedestrian Volumes
- Bicycle Volumes
- MBTA Ridership
- Observations
DEVELOPED TRAFFIC MODELING TOOL FOR STUDY AREA

Traffic Model Developed for Glover’s Corner Study Area, Source: Kittelson & Associates

Intersection Delay
- High
- Moderate
- Low

Source: Kittelson & Associates
INTERSECTION DELAYS ON DORCHESTER AVENUE

Source: Kittelson & Associates
PLAN: Glover’s Corner Dorchester

COMPLEX INTERSECTIONS

Dorchester Avenue at Freeport Street & Hancock Street

Source: Google
OPPORTUNITIES TO REDUCE CONGESTION

- Adjusting signal timings
- Change pedestrian phasing
- Consolidate/relocate parking & bus stops
- Create turn lanes
- Eliminate or consolidate curb cuts
PEDESTRIAN & WALKING ENVIRONMENT

Existing Conditions, Glover's Corner

Existing Conditions, Glover's Corner

Existing Conditions, Glover's Corner
DISTANCE BETWEEN CROSSWALKS

Existing Conditions, Glover’s Corner

Source: Kittelson & Associates
MAINTENANCE AND ACCESSIBILITY

Existing Conditions, Glover’s Corner

Existing Conditions, Glover’s Corner

Existing Conditions, Glover’s Corner

Existing Conditions, Glover’s Corner
BICYCLING ENVIRONMENT & OPPORTUNITIES

Existing Conditions, Glover's Corner

Existing Conditions, Glover's Corner

Existing Conditions, Glover's Corner

Existing Conditions, Glover's Corner
MBTA TRANSIT

- **Red Line**
  - Savin Hill
  - Fields Corner

- **Route 18**
  - Long headways
  - Parallels Red Line

- **Additional Services at Fields Corner**
  - Route 15
  - Route 17
  - Route 19
  - Route 201-202
  - Route 210
WALKABILITY TO MBTA STATIONS

- Dorchester Ave, Dorchester - 1.1 miles
- Boylston St, Back Bay - 0.93 miles
- Dorchester Ave, Dorchester - 0.95 miles
SUMMARY & NEXT STEPS

- **Summary**
  - Dorchester Avenue sensitive to friction from side streets
  - Intersection capacity limited by one lane in each direction
  - Long delays for vehicles and pedestrians
  - Uncomfortable walking & bicycling environment

- **Next Steps**
  - Immediate Improvements

- **Planning Exercise**
  - Establishing a future roadway network
  - Creating new connections

*New MBTA Red Line Train*
PLAN: Glover’s Corner Dorchester

STREET NETWORK TODAY

Dorchester Avenue at Freeport Street

Neighborhood Main Street. Illustrative Example from Complete Streets (2013)

Map of Glover’s Corner Existing Transportation Network
CONCEPTUAL STREET NETWORK

Neighborhood Connectors

Neighborhood Connector: Illustrative Example from Complete Streets (2013)

Map of Glover’s Corner with Conceptual Street Network
CONCEPTUAL STREET NETWORK

Neighborhood Streets and Paths

Neighborhood Residential. Illustrative Example from Complete Streets (2013)

Map of Glover’s Corner with Conceptual Street Network
5

Mobility & Connectivity Exercise
MOBILITY & CONNECTIVITY PLANNING ACTIVITY

Objectives

- As a team, create a mobility & connectivity vision for the Study Area.
- Illustrate ways to encourage different ways of getting around.
- Mobility & Connectivity builds on previous workshops and will affect other planning topics we'll discuss in future workshops:
  - Land Use October 25 Workshop
  - Neighborhood Character
  - Housing & Affordability
  - Jobs & Businesses
  - Climate Resiliency & Sustainability
  - Open Space
MOBILITY & CONNECTIVITY PLANNING ACTIVITY

How Do We Get Around?

- Think about how you **currently** get around the neighborhood and city.
- Think about how you would **prefer** to get around the neighborhood and city.

---

**How Do We Get Around?**

PLAN: Glover’s Corner

November 29, 2017 Workshop

<table>
<thead>
<tr>
<th>How we get around</th>
<th>Walk</th>
<th>Bicycle</th>
<th>Car Motorcycle Scooter</th>
<th>Bus</th>
<th>Subway</th>
<th>Commuter Rail</th>
<th>Other (Lyft/Uber, Taxi, Zipcar, The Ride, Work Shuttle, etc.)</th>
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</thead>
<tbody>
<tr>
<td>How do you get to work or school?</td>
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<tr>
<td>How do you get to other destinations in or near the Study Area?</td>
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<tr>
<td>How do you get to other destinations outside the Study Area?</td>
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<tr>
<td>How would you prefer to get around (perfect world; aspirational)?</td>
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</table>

Table Number: _____
MOBILITY & CONNECTIVITY PLANNING ACTIVITY

Different Types of Street Character

- Freeway
- Neighborhood Main Street
- Neighborhood Connector
- Neighborhood Street
- Pedestrian & Bike

Neighborhood Main Street Example

*Complete Streets Guide (2013)*

Pedestrian & Bike Example

*Left: Winthrop Street, Harvard Square
Right: Boston Esplanade*
MOBILITY & CONNECTIVITY PLANNING ACTIVITY

Activity Instructions

**Step 1: Discuss**

Discuss existing transportation conditions in the neighborhood.

**Step 2: Key Connections**

Sketch new, key connections in the neighborhood on the transparencies.

**Step 3: Neighborhood Streets and Paths**

Sketch new neighborhood streets and pedestrian & bike path connections on the transparencies.
**MOBILITY & CONNECTIVITY PLANNING ACTIVITY**

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CITY RESOURCES

If you or someone you know is currently facing displacement as a resident or business, please ask staff about the following contacts and resources:

**Office of Workforce Development (OWD)**
617-635-5283 | owd.boston.gov

**Boston Home Center**
617-635-4663 | bostonhomecenter.com

**Office of Housing Stability and Emergency Assistance (OHS)**
617-635-4200 | rentalhousing@boston.gov | Boston.gov/housing/office-housing-stability

**Office of Small Business Development**
617-635-0355 | boston.gov/departments/small-business-development
Plan: Glover’s Corner, Dorchester

Connect with the Planning Team

Website
bit.ly/PlanGlovers

Viktorija Abolina
Viktorija.Abolina@Boston.gov

Cecilia Nardi
Cecilia.Nardi@Boston.gov

Share
#PlanGlovers @BostonPlans