

# PLAN: Glover's Corner

Preserve. Enhance. Grow.

## October 25, 2017 Land Use Workshop Recap

### What We Did

#### Land Use Planning Exercise

Eight tables of participants, facilitated by BPDA staff, worked together to create a land use vision for the Study Area that shows what areas should be preserved and where land use changes could happen.

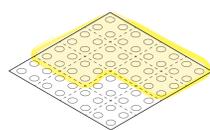
#### Activity Instructions

Everyone started with a set of colored blocks and a map of the Study Area.



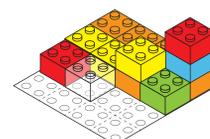
#### 1. Discuss

Participants discussed existing conditions of the land uses in the neighborhood depicted on the base map.



#### 2. Sketch

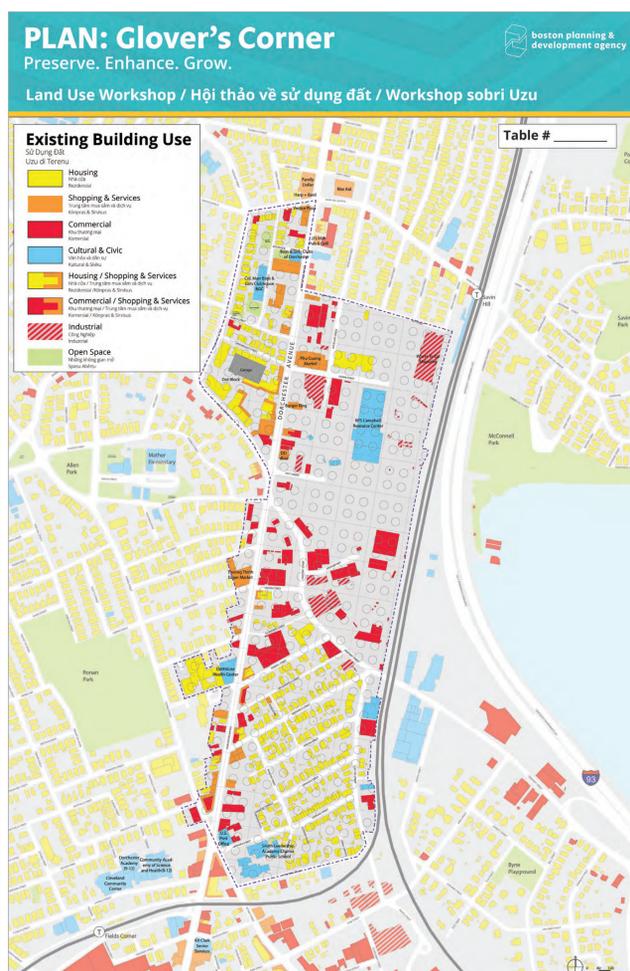
Participants drew areas on the map where they would like to see preserved and areas expected to see change.



#### 3. Envision

Participants placed land use blocks on the map, one land use at a time to determine what land use goes where.

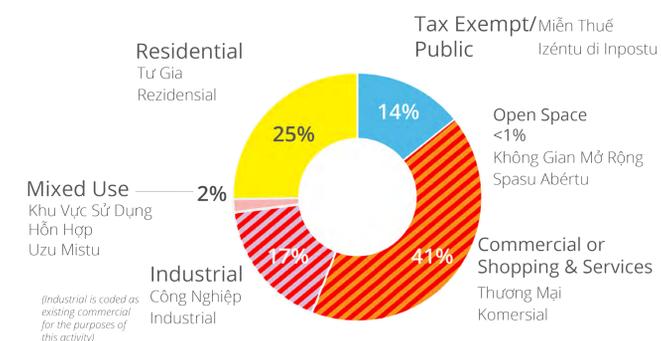
Different colored blocks stacked on one space represented mixed-use areas. If a category was missing, participants wrote their own category on a white block.



Base map



Participants discussed existing land use conditions, areas to preserve, and what future land uses they envision for the neighborhood.



Existing land use distributions in the Study Area

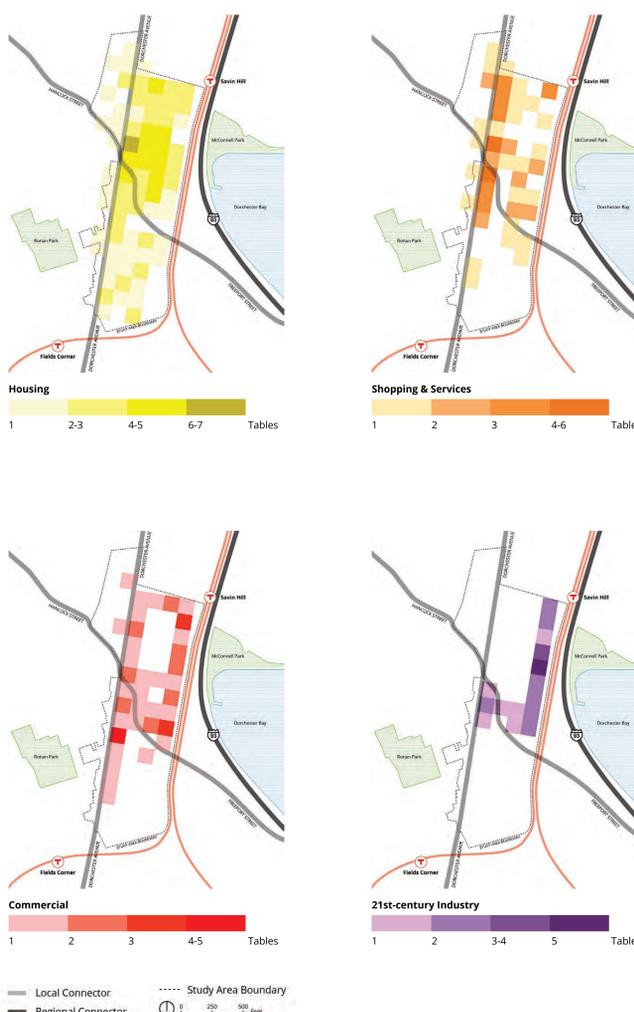
### Summary of Emerging Land Use

#### Methodology

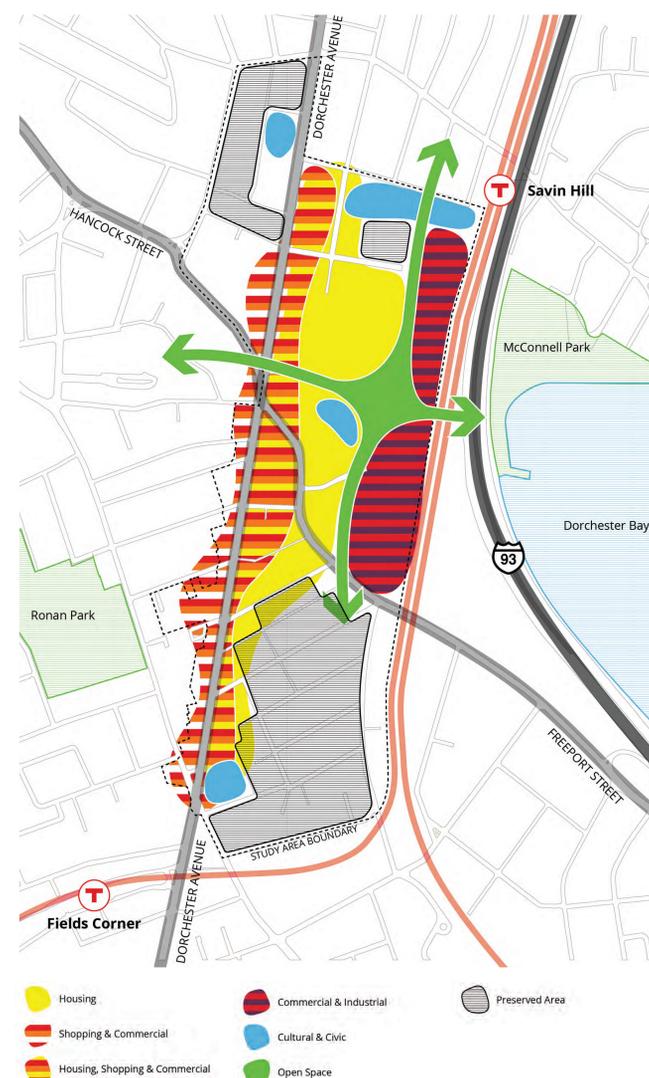
Blocks from different tables were tallied by different land uses to investigate any broader land use patterns shared across tables. Each table's narrative was also important in shaping common themes and a summarized land use vision for the neighborhood.

#### Common Themes

- Existing residential areas should be preserved. In the areas likely to change, three general land use areas emerged.
- Dorchester Avenue should continue to have a strong shopping & services presence and have more diversity of uses such as residential or commercial above the ground floor.
- The area adjacent to the rail and freeway should be a neighborhood buffer with primarily commercial and 21st-century industrial uses.
- Throughout the neighborhood, there should be new residential uses.
- There should be a new network of green and open spaces with a larger gathering space somewhere in the neighborhood.
- Civic and cultural uses such as incubators, artist studios, or job training should be distributed across strategic areas of the neighborhood.



Local Connector, Regional Connector, Red Line, Study Area Boundary, Scale: 0, 250, 500 Feet



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

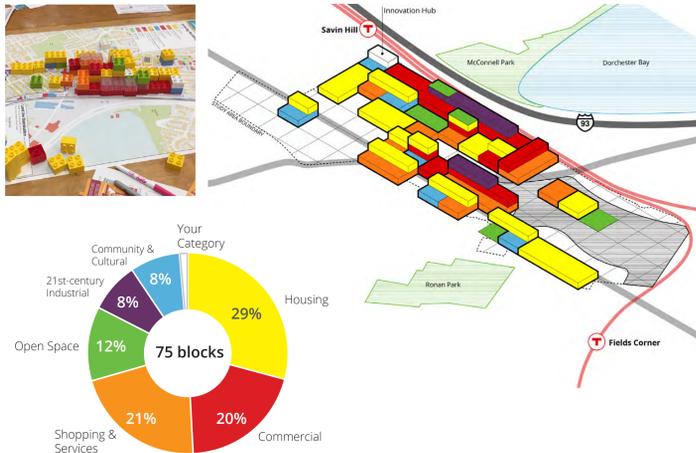
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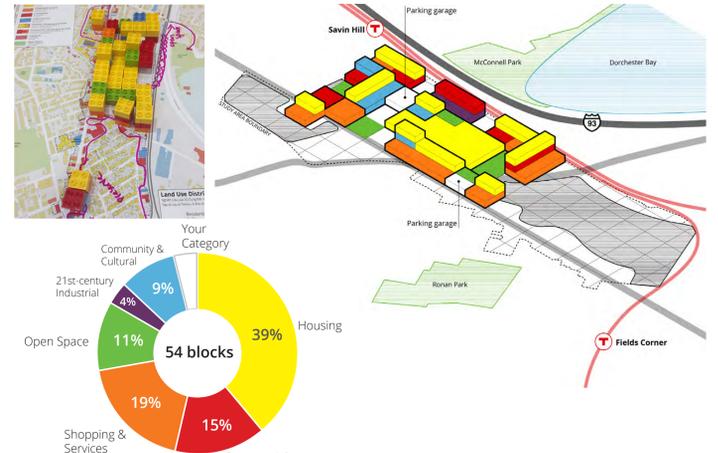
**Table 1**

- Preserve:**
- Existing residential areas and the residents who live there
  - Existing schools and civic resources such as Boys and Girls Club
  - Buildings with strong, historical architectural character
- Enhance:**
- Local businesses that are invested in the neighborhood
  - Traffic and parking conditions, including truck traffic management
  - Walkability and improved bus access to nearby assets outside the Study Area such as UMass
- Grow:**
- Mixed-use, vibrant district with residential and offices above shopping & services uses along Dorchester Avenue, including new affordable housing
  - Mixed-use district of commercial, 21st-century industrial, and other non-residential uses along the freeway as a buffer
  - Network of parks connecting the neighborhood



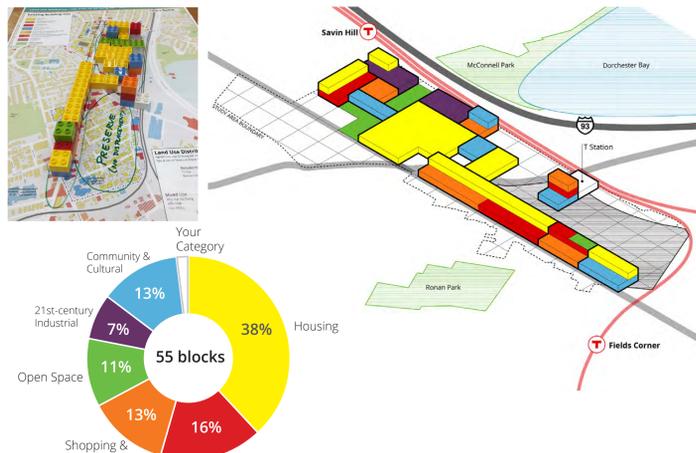
**Table 2**

- Preserve:**
- Existing housing fabric
- Enhance:**
- Dot Ave: shopping. Keep it as main corridor
- Grow:**
- A large multi-use park with connections to other parks and with residential on the perimeter
  - Some 21st-century along tracks & offices on top
  - Along Freepoint: shopping & services & offices & residential
  - Grocery store can be away from Dot Ave
  - Community amenities such as civic spaces, fitness spaces, pool, and grocery store
  - 1-2 parking garages that concentrates all the parking and some parking for each use



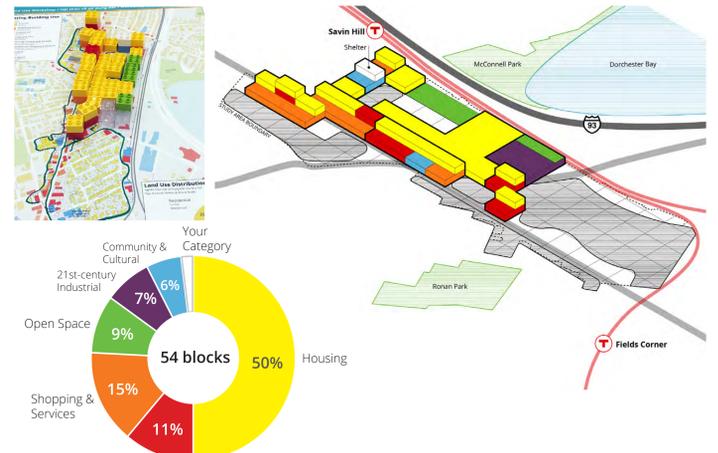
**Table 3**

- Preserve:**
- Existing, residential areas
  - No displacement: realistic home ownership, no renter displacement
- Enhance:**
- Traffic conditions
  - Walkability to increase accessibility and connectivity
  - Disperse residential throughout to prevent "dead" areas
- Grow:**
- New residential with low income rentals, away from the highway
  - New affordable commercial stores aimed at local business owners along Dorchester Avenue and needed services such as daycares
  - Art and cultural center mixed with commercial spaces



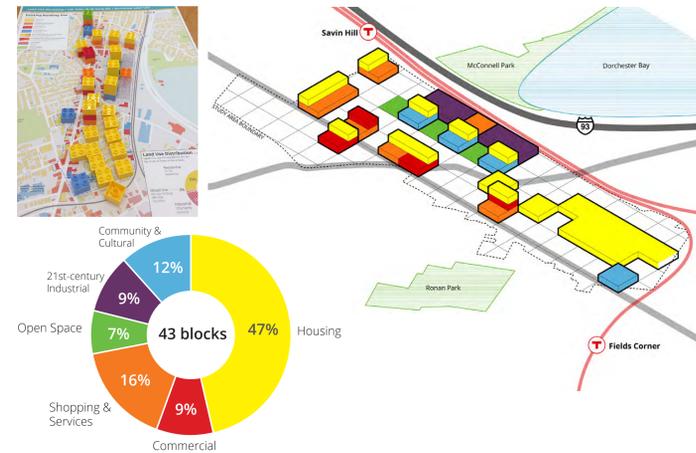
**Table 4**

- Preserve:**
- Preserve existing residential areas
  - Concern about new businesses displacing current residents as new employees move in
- Enhance:**
- Maintain and extend the Fields Corner mixed-use district with higher density along Dorchester Avenue between Savin Hill and Bay St.
  - Better connections to the T, such as improved bike and pedestrian connections
- Grow:**
- Mixed-use community with new streets in the bus-lot area and in-fill development on empty parcels and parking lots
  - Housing above commercial, professional offices, and retail
  - Green industry
  - Shared green space and community gardens
  - Community services and amenities such as a movie theater, a Dorchester House Health satellite, or homeless shelter



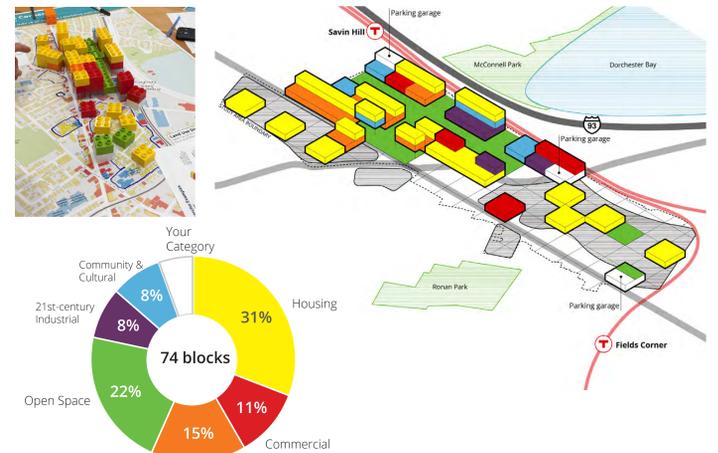
**Table 5**

- Preserve:**
- Dot Ave as mixed use with mostly commercial and retail
  - Existing, residential areas
  - Maintain current civic centers to keep kids off streets
- Enhance:**
- Current housing stock
  - Existing BPS site that contributes a civic use
- Grow:**
- New residential units and more family-oriented residential units
  - Mixed-use, active areas on the periphery of residential areas
  - New green and open space, such as an eastern linear park
  - New 21st-century Industrial near interstate
  - Maximum of 5-story mixed use



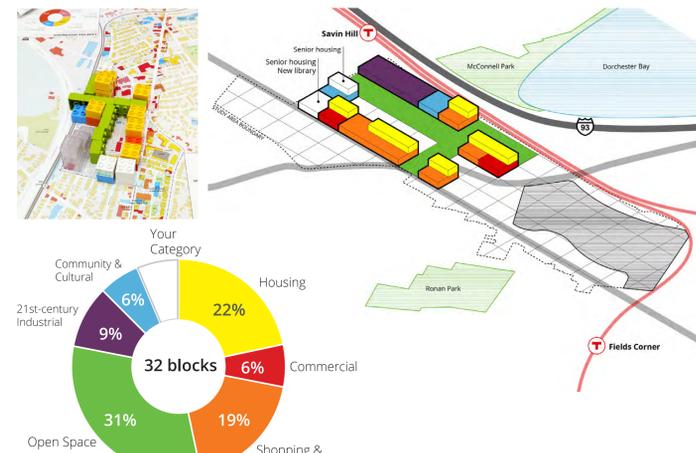
**Table 6**

- Preserve:**
- Existing affordable housing
  - Industrial uses along Freepoint Street
  - Community assets such as Dorchester House Health
- Enhance:**
- Improved infrastructure around existing residential areas
  - Smaller improvements and infill development of existing retail businesses along Dorchester Avenue with new residential above
  - Support small businesses that make up the diverse business community
- Grow:**
- Mixed-use neighborhood with residential above retail and commercial
  - Affordable residential and new residential to both serve existing residents and welcome new residents
  - Community uses such as a library, incubators, communal kitchens



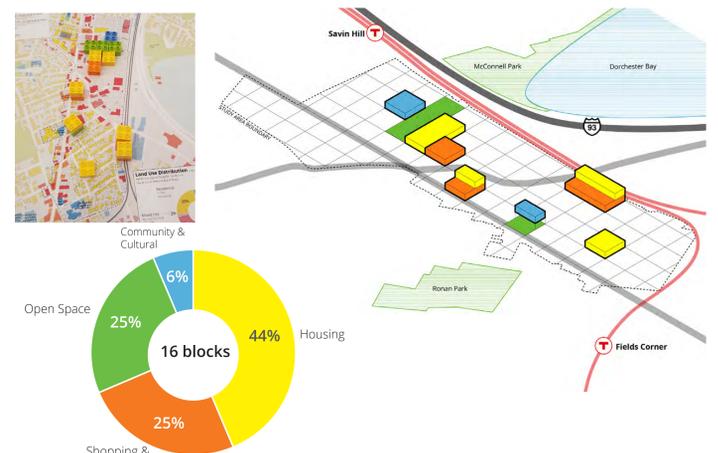
**Table 7**

- Preserve:**
- Existing, residential areas
- Enhance:**
- Shared parking in new developments for retail along Dorchester Avenue
- Grow:**
- New residential with greater affordability than current requirements and senior housing
  - Green space to connect to the waterfront McConnell Park
  - New 21st-century industry near Savin Hill T Stop
  - New civic and cultural spaces such as libraries and public meeting spaces
  - Better access to transit such as a new T station



**Table 8**

- Preserve:**
- Existing, residential areas
- Enhance:**
- Local businesses that are invested in the neighborhood
  - Connections to existing civic centers such as Boys & Girls Club for training services
  - Traffic and parking conditions
- Grow:**
- Green space and ways to connect to the waterfront McConnell Park
  - Opportunities for job training
  - Housing with varied affordability



**Land Use Colors**

