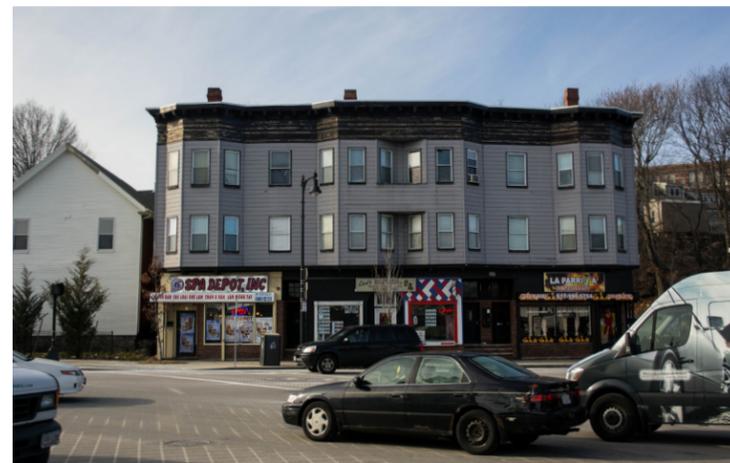
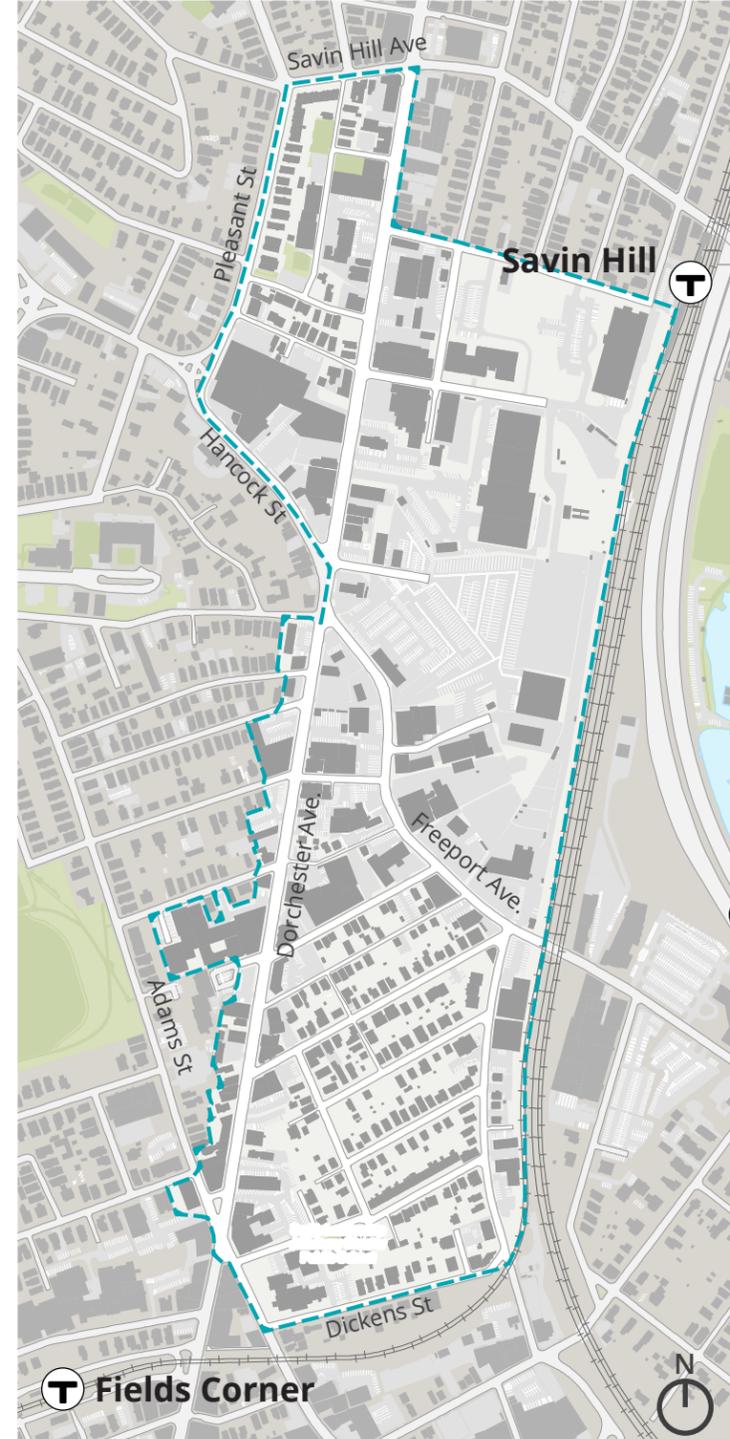




Why PLAN: Glover's Corner?

Facilitated by BPDA planners and in partnership with the community, the PLAN: Glover's Corner planning initiative seeks to create a vision and a plan for short- and long-term investments into the Glover's Corner area. The plan will document the community engagement process and present a vision and framework that predictably shape an equitable future for the Glover's Corner area of Dorchester.

Glover's Corner Study Area Map --- Boundary



PLAN: Glover's Corner is an opportunity for the community and the City of Boston to think strategically about the future of Glover's Corner. Together, we will explore how we can **preserve, enhance, and grow.**

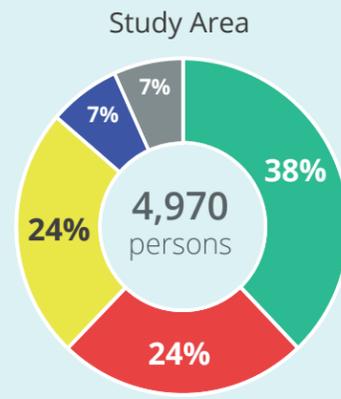
Learn More

- Online bit.ly/PlanGlovers
- Share [#PlanGlovers](https://twitter.com/PlanGlovers)
[@BostonPlans](https://twitter.com/BostonPlans)
- Contact Us ted.schwartzberg@boston.gov
617.918.4230
phillip.hu@boston.gov
617.918.5493



Diversity

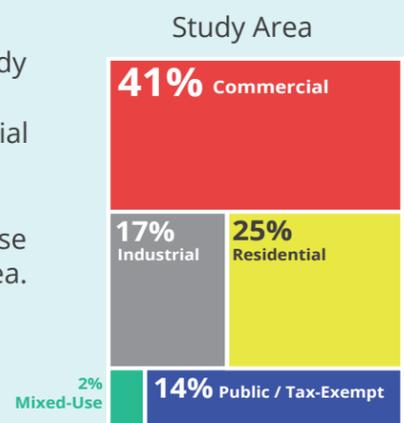
Economically and culturally diverse communities call Glover's Corner and Dorchester home.



Land Uses

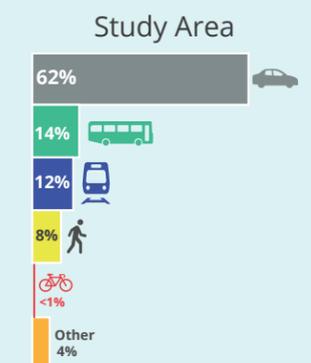
The Glover's Corner Study Area is dominated by industrial and commercial land uses.

Residential uses comprise only 25% of the land area.



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.



Sources: Land Use; Assessing FY'16. Race & Ethnicity. Journey To Work; U.S. Census Bureau, 2011-2015 American Community Survey, BPDA Research Division Analysis.

Planning Timeline Summary

Between the start of the planning process and February 2019, the BPDA has hosted 13 workshops, 4 deep dive sessions, and multiple neighborhood drop-ins. Throughout the process, BPDA planners also discussed the planning study at local civic meetings and with other key stakeholders.



Early Engagement and Workshops
Spring 2017 - Summer 2017
Question Campaign
Open House
Walk & Bike Tour
Visioning Workshops



Topic-Based Planning Workshops
Fall 2017 - Early Spring 2019
Topics workshops have covered so far include:

- Housing Affordability and Displacement
- Mobility & Connectivity
- Heights and Density
- Neighborhood Character
- Land Use
- Open Space & Climate Resiliency
- Jobs & Small Businesses



Reviewing Draft Recommendations
Spring 2019 (Future)
In future workshops, we will present draft recommendations and eventually the draft report for community review.

What We Discussed

Winter 2019 Update

Over the past two years, the 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 to discuss planning recommendations.

Examples of Engagement

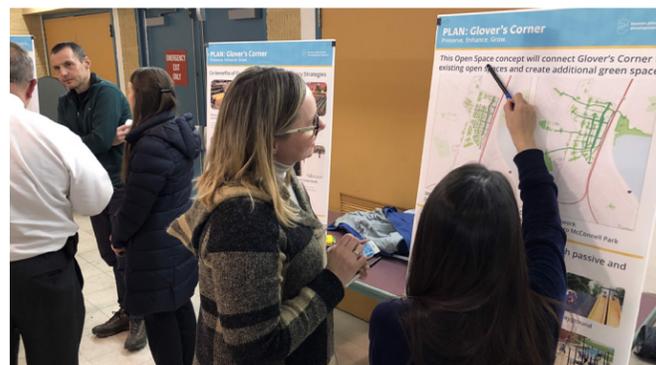
Spring 2017 - Winter 2019

PLAN: Glover's Corner Visioning Workshop		TABLE #
Select Your Top Priorities		
Neighborhood Character	Support cultural diversity in the neighborhood	Improve connections throughout the neighborhood
Environment and Climate Change	Plan for a climate resilient neighborhood	Provide a variety of housing types
Jobs and Businesses	Preserve and grow quality jobs	Provide housing stability for existing residents
	Provide opportunities for 21st century industrial uses	Create a variety of open spaces
		Additional Priority

In the Visioning Workshop, participants worked together to identify top priorities and create a planning vision.

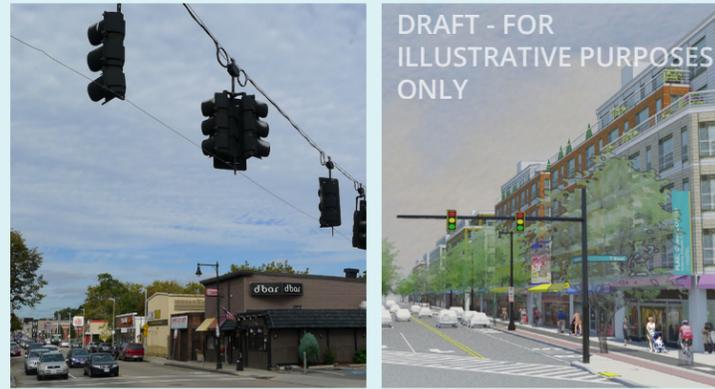


In the Land Use Workshop, participants worked together to create land use concepts for the Study Area and identified places to preserve and grow.



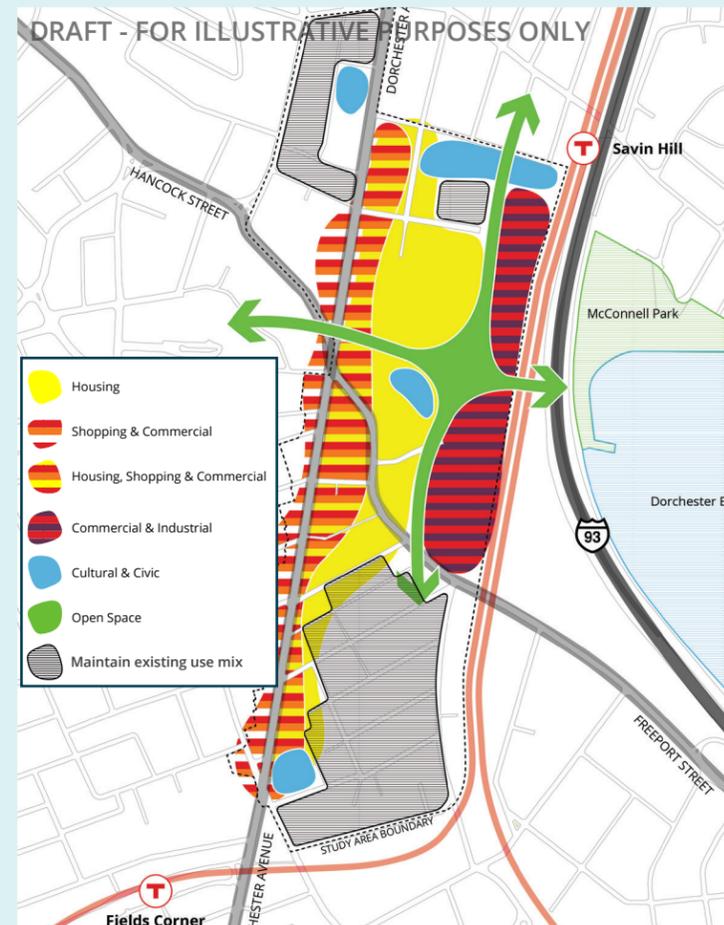
In the Open Space and Climate Resiliency Workshop, participants gave feedback on open space concepts and ideas in an open house format.

Neighborhood Character



Existing condition (left) and an illustrative example of future conditions along Dorchester Avenue buildings that are 70 feet high (right)

Housing affordability and preventing displacement were top priorities throughout the process. Participants envisioned how the neighborhood could change in use from manufacturing and industrial to a mixed-use neighborhood with new housing, jobs, open space, and support for local businesses. Workshops have focused on how added density can create more housing and deeper housing affordability. Taller buildings would be only allowed closer to the freeway, away from the existing neighborhood fabric.



Illustrative example of a land use concept

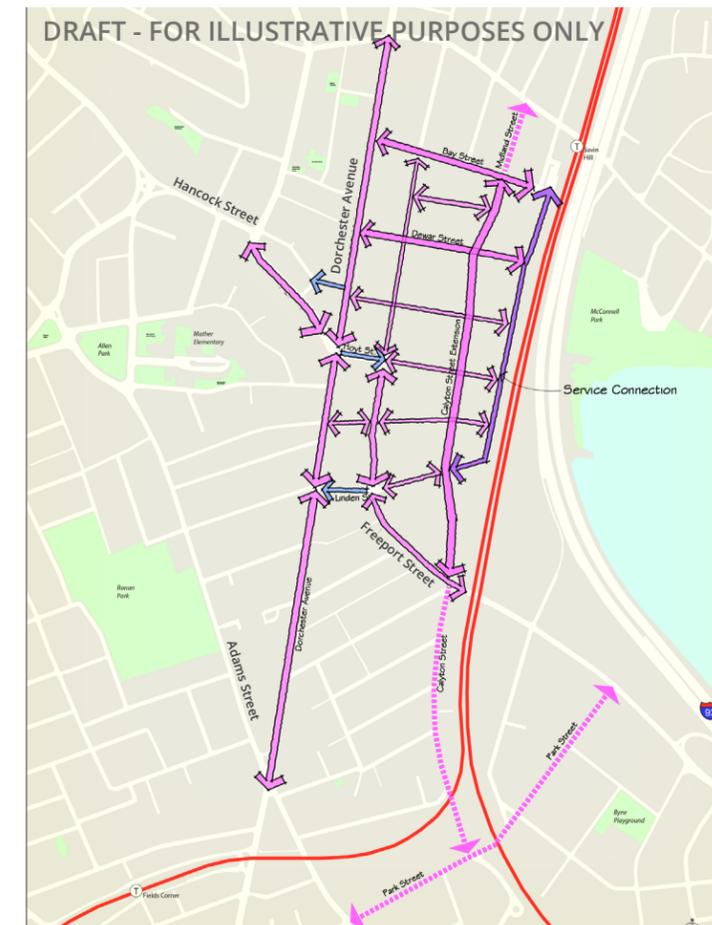
Mobility & Connectivity



Illustrative example of a potential bus lane to connect to the Savin Hill T stop on a side street

Participants envisioned a walkable and bikeable network of new streets and sidewalks.

In addition, near-term transportation improvements to intersection design, bike infrastructure, and sidewalks will improve safety and mitigate congestion.



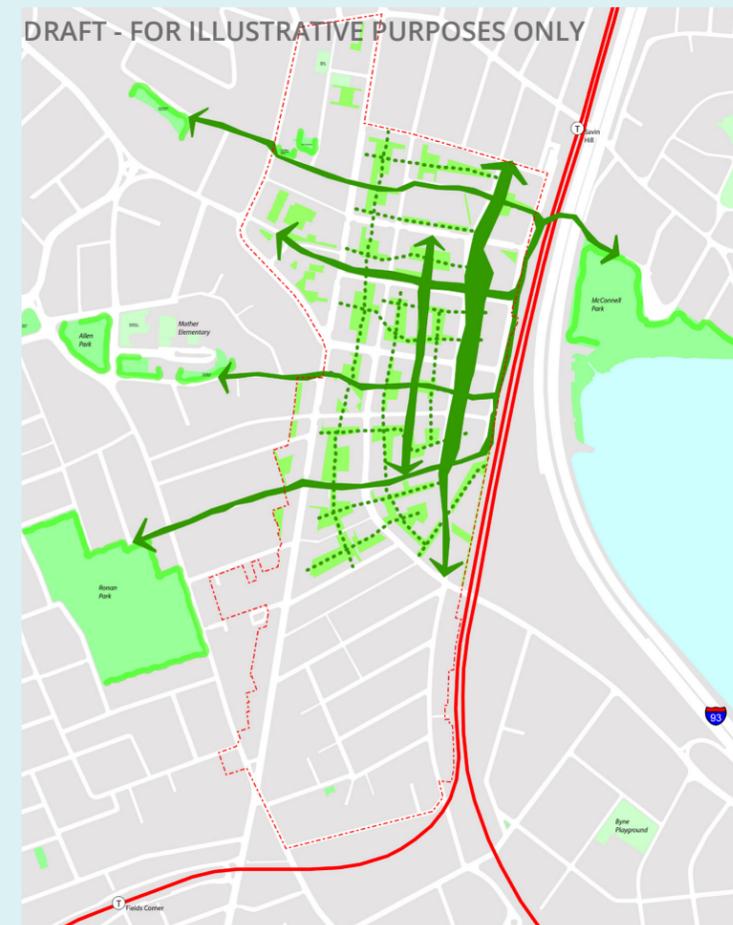
Illustrative example of a new street network concept

Open Space & Climate Resiliency



Illustrative example of a linear park with active recreation such as playgrounds and small sports fields

New open space and infrastructure will not only create a livable district for leisure but also can prepare the area for the risks of climate change - heat island, extreme rainstorms, and sea level rise. New parks also provide new space for recreation. Strategies such as parks that retain excess stormwater can protect the neighborhood from flooding during heavy storm events. A network of open space can create connections to existing neighborhood parks such as McConnell Park and Ronan Park.



Illustrative example of an open space network concept