



**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](https://bit.ly/PlanGlovers)

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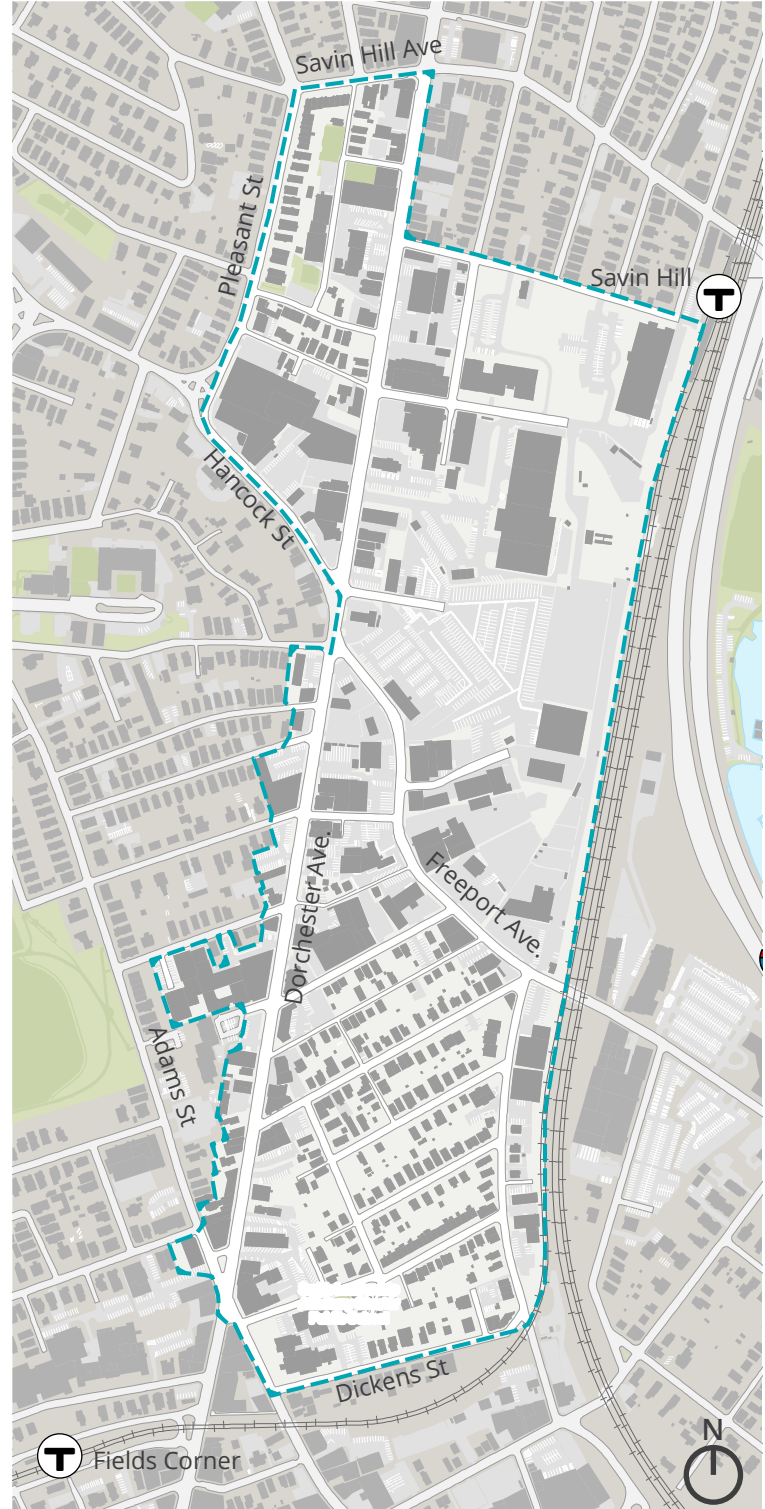
Contact Us [cecilia.nardi@boston.gov](mailto:cecilia.nardi@boston.gov)  
[marie.mercurio@boston.gov](mailto:marie.mercurio@boston.gov)



# Why PLAN: Glover's Corner?

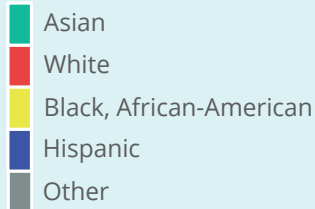
The goal of this initiative is to create a vision for short- and long-term investments. This will serve as a foundation for updating zoning in the area so that it best aligns with the community's vision.

Study Area Map



## Diversity

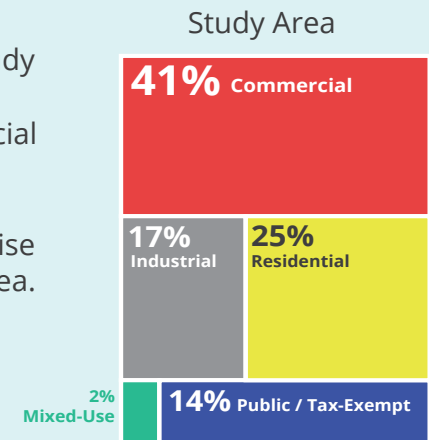
Economically and culturally diverse communities call Glover's Corner and Dorchester home.



## Land Uses

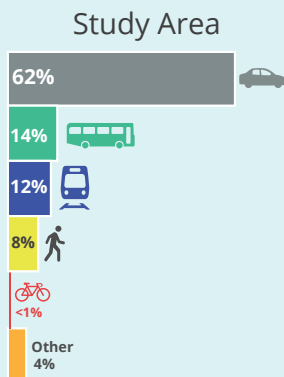
The Glover's Corner Study Area is dominated by industrial and commercial land uses.

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

Spring 2018 Update



**Early Engagement**  
 Question Campaign  
 Open House  
 Walk & Bike Tour  
 Spring 2017



**Visioning and Planning Workshops**  
 May & June 2017



**Land Use Workshop**  
 October 2017



**Community Conversation Workshop**  
 January 2018



**Mobility and Connectivity Workshop**  
 November 2017



**Housing and Data Workshop**  
 March 2018

## Future Discussion Topics

Stay tuned for upcoming workshops on these topics as we continue the discussion.

- Community Benefits
- Housing Choices
- Equity
- Neighborhood Character
- Public Realm and Open Space
- Jobs, Businesses, and Opportunities
- Mobility and Connectivity
- Environment and Climate



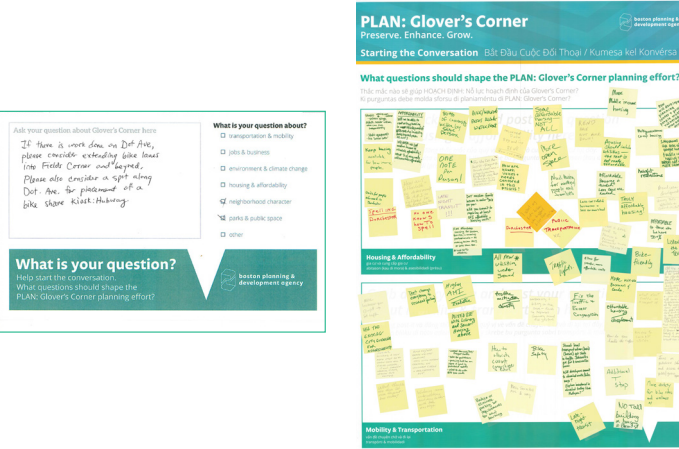
# What We Heard

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

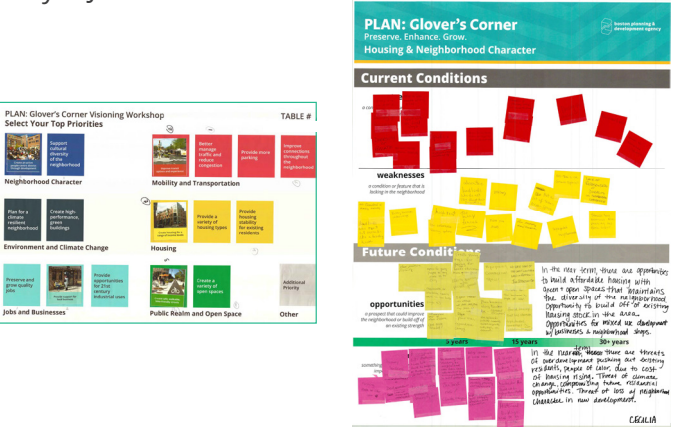
Spring 2017



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.

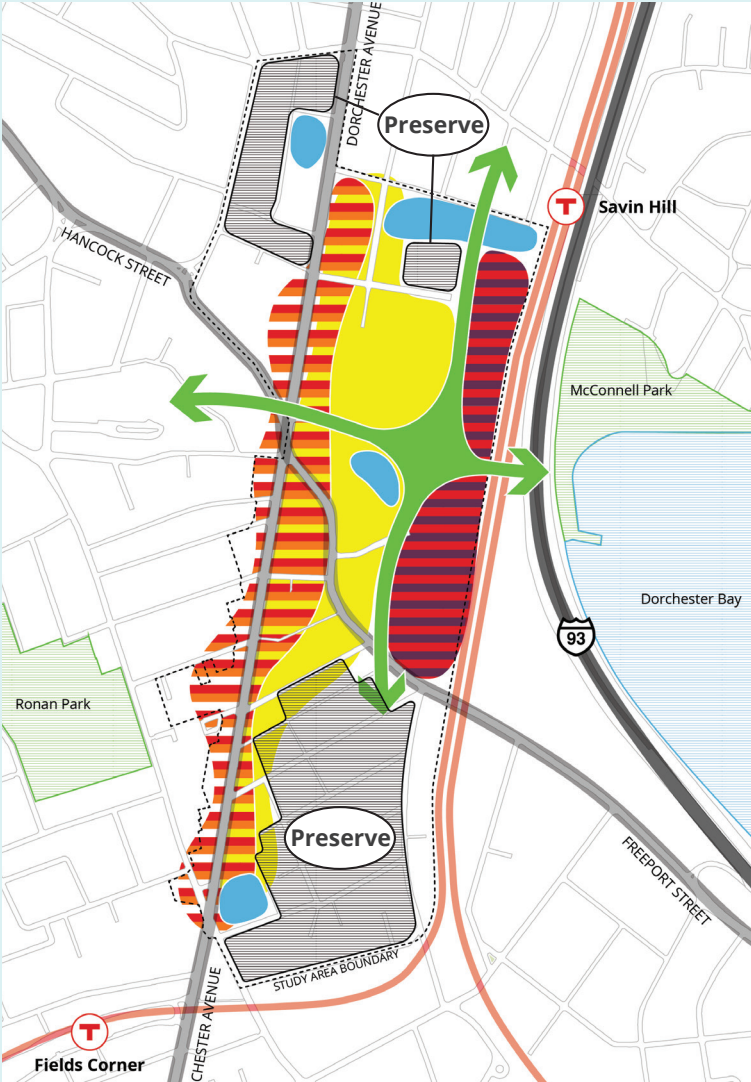


## Land Use Workshop

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

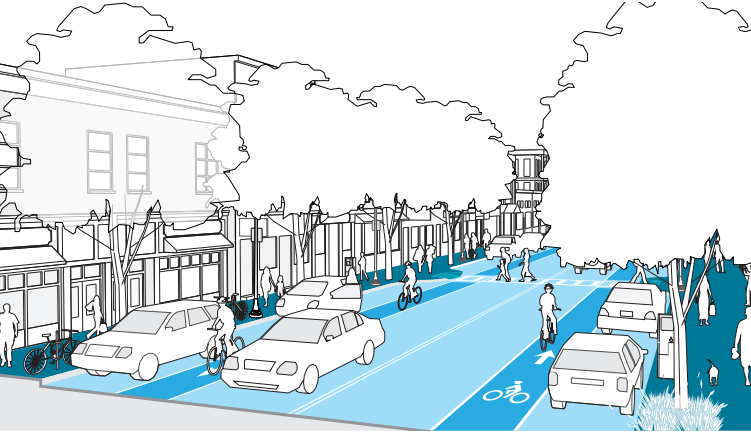


## Mobility & Connectivity Workshop

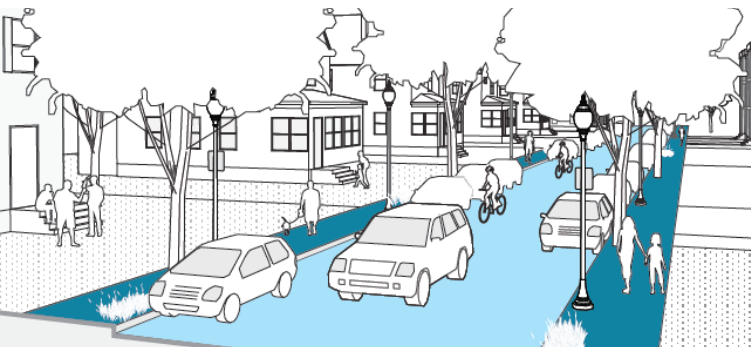
November 2017

Attendees talked about the existing conditions for pedestrians, bicyclists, transit riders, and drivers. Using a map to sketch on, we then discussed shared goals and ideas for getting around the neighborhood on different types of streets.

Examples of different types of streets and their role



Neighborhood Main Street as a hub of shopping and services



Neighborhood Street for local trips

Complete Streets (2013)

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.



## Community Conversation

January 2018

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 question is can we create a toolbox full of options on how affordability can fit into any upcoming development?"
- **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."