



# PLAN

## Dorchester Glover's Corner

# WORKSHOP DI UZU DI TERENU

25 di Otubru di 2017



boston planning &  
development agency

## EKIPA DI PLANIAMÉNTU DI SIDADI

**Boston Planning and Development Agency**

**Análizi di Merkadu Imobiliáriu/Viabilidadi**

**Ikonómiku-** Konsultor

**Abitason** – Dipartaméntu di Dizenvolviméntu di Zónas, Autoridadi di Abitason di Boston, Abitason Justu

**Imagine Boston 2030** – Gabineti di Prizidenti di Kámara

**Dizenvolviméntu Ikonómiku-** Gabineti di Dizenvolviméntu Ikonómiku, Gabineti di Dizenvolviméntu di Negósius

**Finansiaméntu Públiku** – Tizoraria, Avaliason, Dizenvolviméntu Ikonómiku & Korporason Industrial

**Alojamentu Públiku**– Skólas Públiku di Boston, Bibliotéka Públiku di Boston, Dipartaméntu di Pulísia di Boston, Dipartaméntus di Bonberu di Boston, Jeston di Propriedadi & Konstruson

## EKIPA DI PLANIAMÉNTU DI SIDADI

**Spasu Abértu-** Parkis y Divertiméntu

**Artis & Kultura-** Kumison di Artis

**Transpórti Públiku-** MBTA

**Transpórti** – Dipartaméntu di Transpórti di Boston, Boston Bikes, MassDOT

**Óbras Públiku** – Dipartaméntu, Kumison di Midjoraméntu Públiku

**Agu** – Kumison di Agu & Isgotu di Boston

**Anbienti/Sustentabilidadi/Mudansa di Klima** – Dipartaméntu di Anbienti, Kumison di Pontus di Referensa di Boston, Saúdi Públiku di Boston

**Séntrus di Boston pa Juventudi & Familias**

**Kumison di Idozus**

**Kumison pa Pesoas ku Difisiénsias**

## AJÉNDA

- 1** Vizon Jeral di Prusésu di Planiaméntu
- 2** Kuza ki Nu Obi
- 3** Uzu di Terenu na Glover's Corner
- 4** Planiaméntu na Sidadi interu
- 5** Izersísiu di Planiaméntu



# PLAN: Glover's Corner Dorchester

Prezerva, midjora y krese



# 1

## Vizon Jeral di Prusésu di Planiaméntu



*Vizon Panorámiku di Glover's Corner*

# PLAN: Glover's Corner Dorchester

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*"Boston sta meste más abitason (kazas). Má ka ten nihun suluson ki ta sirbi pa tudu prublema. Tudu zóna ten un karater di-sel. Na alguns lugar, densidadi non só é appropriadu - e' sta mestedu urjenti."*

- Mayor Martin J. Walsh

Kámara di Kumérsiu

Dizembru, 2014



## PLANIA PAMÓDI

### Objetivu di Planiamento é:

- Ten dibatis abértru y informadu sobri nos zónas ku tudu interesadus;
- Stabelese árias ki meste ser prezervadu;
- Orienta kresiméntu através di planu;
- Avalia kondisons spisífiku di ária ki izisti;
- Da un abordaji pró-ativu pa risponde a merkadu imobiliáriu;
- Ditirmina kuzé ki meste:
  - **PREZERVA** y mante na zóna;
  - **MIDJORA** y rinova/rastora/rikupera;
  - **KRESE** ku nóvu dizenvolviméntu na futuru..



## PAMÓDI PLAN GLOVER'S?

- Kel-li é un oportunidadi pa faze **planiaméntu pró-ativu**, dja ki nu sta spéra mudansa sima na otus parti di sidadi;;
- Kontinua ta reforsa **sforsus kóntra dislokason** (mudansa pa otu lugar) y mante opsons di abitason (kaza) na présu asesível (bon présu);
- Djuntu ku kumunidadi, **stabelese un vizon klaru** ki ta djuda Sidadi y kumunidadi kria nótus oportunidadi;
- **Trasa orientasons di dizenvolviméntu** pa distritu ki ta garanti benefísius previzível pa kumunidadi;
- **Atualiza pulítikas di zoniaméntu** y di sidadi pa orienta kresiméntu futuru di akordu ku vizon;
- Kordena sforsus na sidadi interu pa komoda y molda kresiméntu **ekitativu** y **inkluzivu**.



## TEMAS DI PLANIAMÉNTU

- Uzu di Terenu y Spasu Abérta
- Abitason Nóvu y ki Dja Izisti
- Inprégus y Inprézas
- Mobilidadi y Konetividadi
- Rizisténsia di Ambienti y di Klima
- Karater di Zóna



## VIZON JERAL DI PRUSÉSU DI PLANIAMÉNTU

FEBRERU di 2017 Kanpanha di Purguntas

8 DI MARSU DI 2017 Kaza Abértru

4 DI MAIU DI 2017 Paseius Pé na Txon y na Bisikléta

18 DI MAIU DI 2017 Workshop di Vizon

15 DI JUNHU DI 2017 Konsultor di Transpórti

28 DI JUNHU DI 2017 Workshop di Planiaméntu

JULHU DI 2017 Grupu Konsultivu Finalizadu

**25 di otubru di 2017 Workshop sobri Uzu di Terenu**

**29 di nuvénbru di 2017 Workshop sobri Transpórti**

*Topu: Paseiu Pé na Txon*



# PLAN: Glover's Corner Dorchester

Prezerva, midjora y krese



# 2

## KUZA KI NU OBI

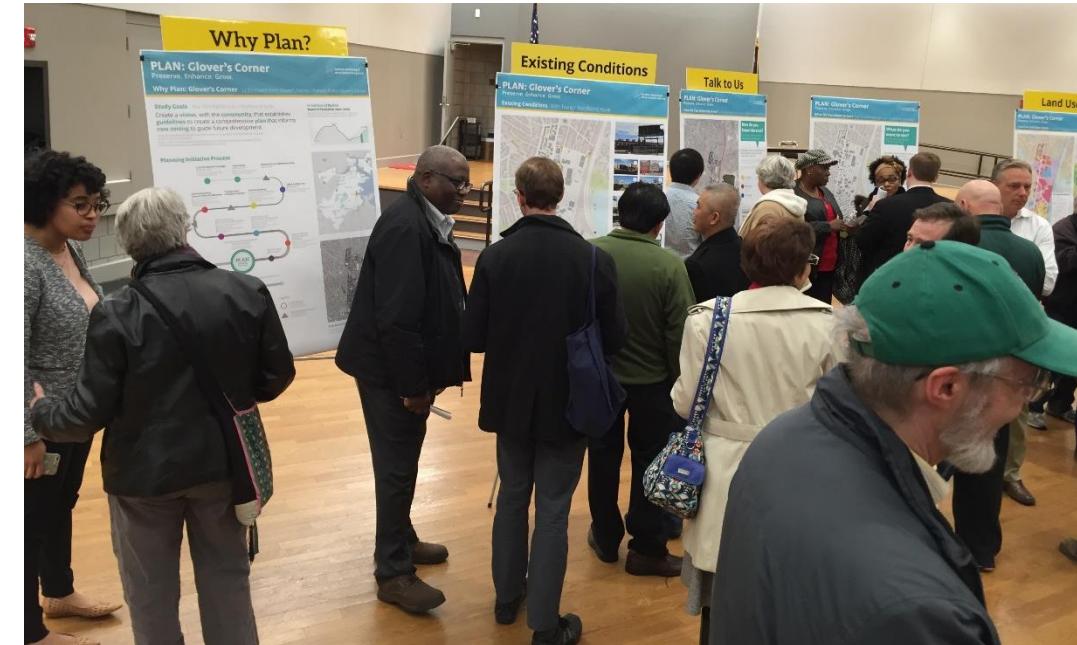


Glover's Corner Kaza Abértsa, Marsu, 2017

## KUZA KI NU OBI

### Kanpanha di Purguntas, Kaza Abértu & Paseius Pé na Txon/na Bisikléta

- **Opsons di abitason na présu asesível pa kenza ki ta mora li;**
- **Prezerva y kria inprégu** ki ta benefisia zóna;
- Abrasa **diversidadi** di ária;
- Kria un **distinu**, nbês di un kaminhu;
- **Riduzi konjestionaméntu** y midjora konetividadi;
- Midjora **siguransa** y **ruas ativu;;**
- Plania pa **rizonténsia a klima;**
- Involve **artis y kultura** y garanti ses inpurtansia na Glover's Corner.



## KUZA KI NU OBI

### Prioridadis di Workshop di Vizon

#### Prioridadi Másimu

- Kria abitason na présu asesível pa várius nível di rendiméntulevels

#### Prioridadi Abranjenti

- Plania pa un zóna rizistenti a klima

#### Otos Prioridadi Prinsipal

- Kria ruas siguru, ki ta da pa anda pé na txon y na bisikléta
- Midjora opsons di tránzitu y ligasons na zóna
- Prezerva y kria inprégu dikualidadi
- Apoia inprézas lokal
- Kria un distritu ativu, sentradu na pesoas, através di dizenvolviméntu
- Apoia diversidadi kultural di zóna



# PLAN: Glover's Corner Dorchester

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## KUZA KI NU OBI

### Workshop di Planiaméntu

#### Pontus Fórti

- Identidadi di Zóna
- Tránzitu Públiku

#### Pontus Fraku

- Parkis & Spasu Abérta
- Tránzitu & Konjestionaméntu

#### Oportunidadis

- Pruduson di Abitason y Kazas ki dja Izisti
- Nóvus Inprégu

#### Amiasas

- Pruduson di Abitason
- Tránzitu & Konjestionaméntu

#### Existing Conditions

##### Strength

A condition or feature that adds value to the neighborhood



##### Weakness

A condition or feature that is lacking in the neighborhood



#### Future Conditions

##### Opportunity

A prospect that could improve the neighborhood or build off of an existing strength



##### Threat

Something that could negatively impact the neighborhood in the future



# PLAN: Glover's Corner Dorchester

Prezerva, midjora y krese



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## Uzu di Terenu na Glover's Corner



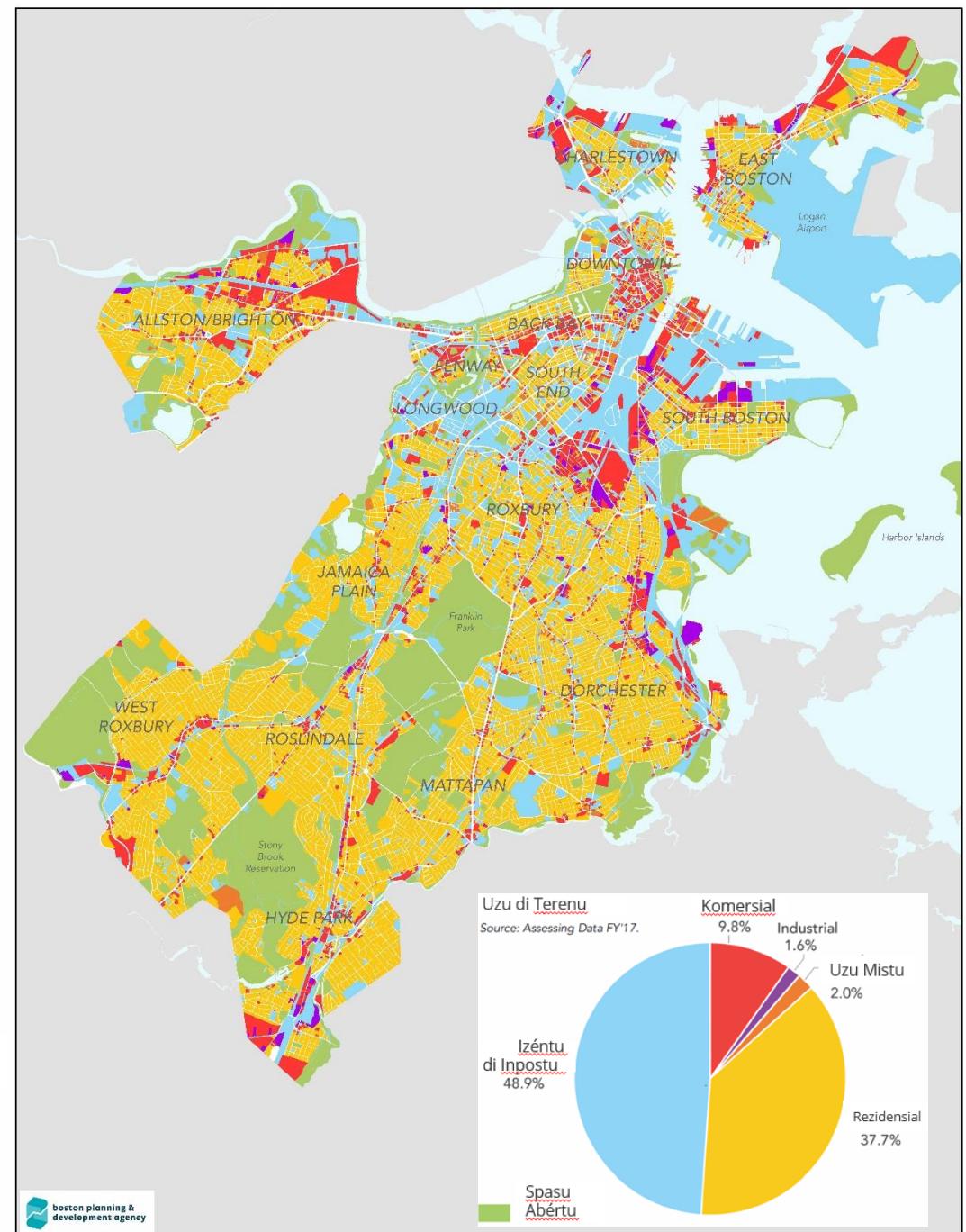
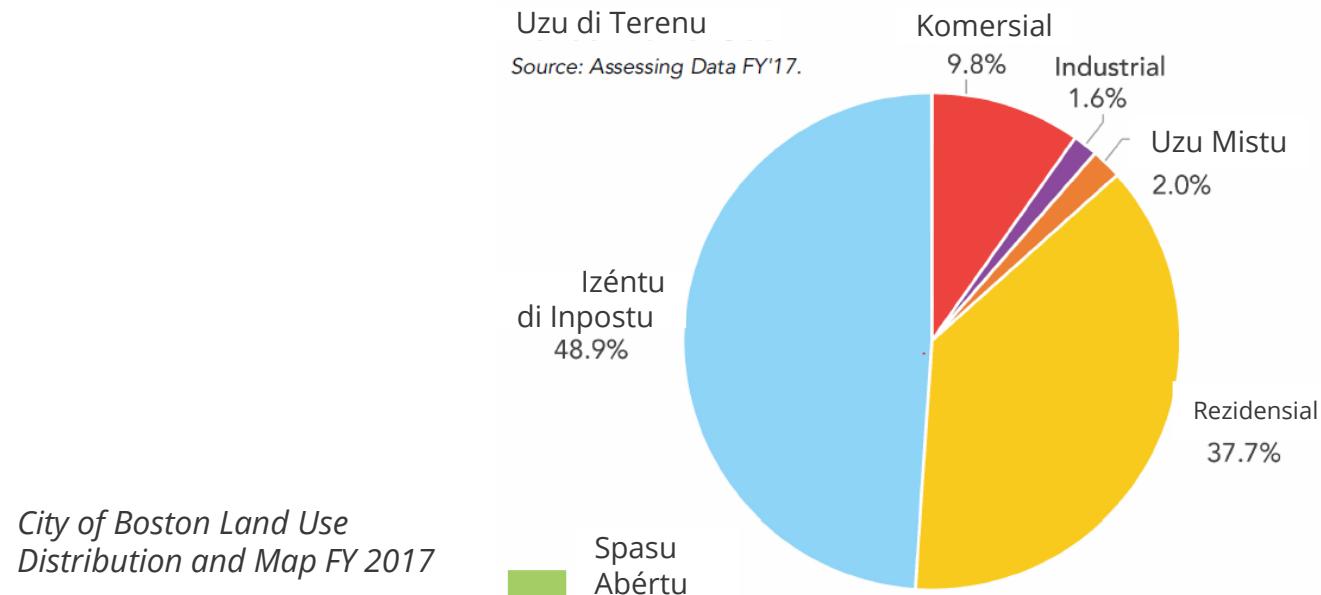
Vizon Panorámiku di Glover's Corner

# PLAN: Glover's Corner Dorchester

Prezerva, midjora y krese

## UZU DI TERENU É KUZÉ?

- Ta difini ki tipu di uzus ki un ária ó distritu pode ten;
- Izénplus di uzu di Terenu ta inklui: Rizidensial, Spasu Abérta, Industrial, Uzu Mistu (misturadu), Komersial
- Ta difini un karater di un ária ó distritu.

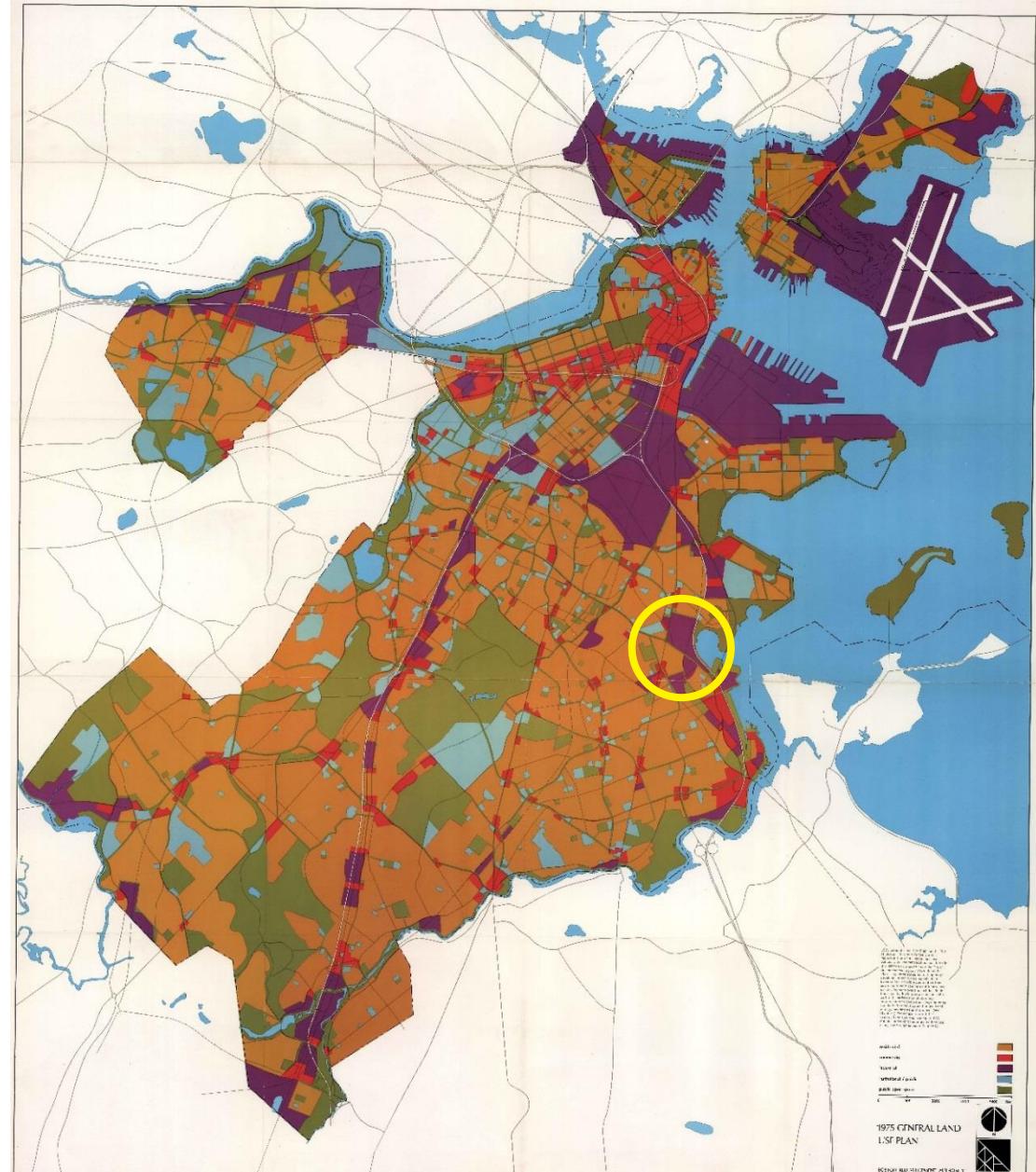
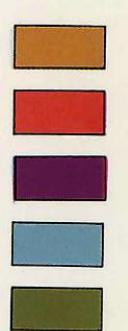


## UZU DI TERENU É KUZÉ?

### Ónti y Oji

- Di séklu 19 ti metadi di séklu 20, segregason di uzus di Terenu éra normal pamódi puluison kauzadu pa uzus industrial y autumóvel;
- Na sugundu metadi di séklu 20, pulítikas públiku pa ambienti y teknolujia muda naturéza di indústrias urbanu na Stadus Unidu (Mérka);
- Na final di séklu 20, sidadis torna nase na mundu interu, y tinha nisisidadi di komoda más pesoas ki kreba mora na sidadis.

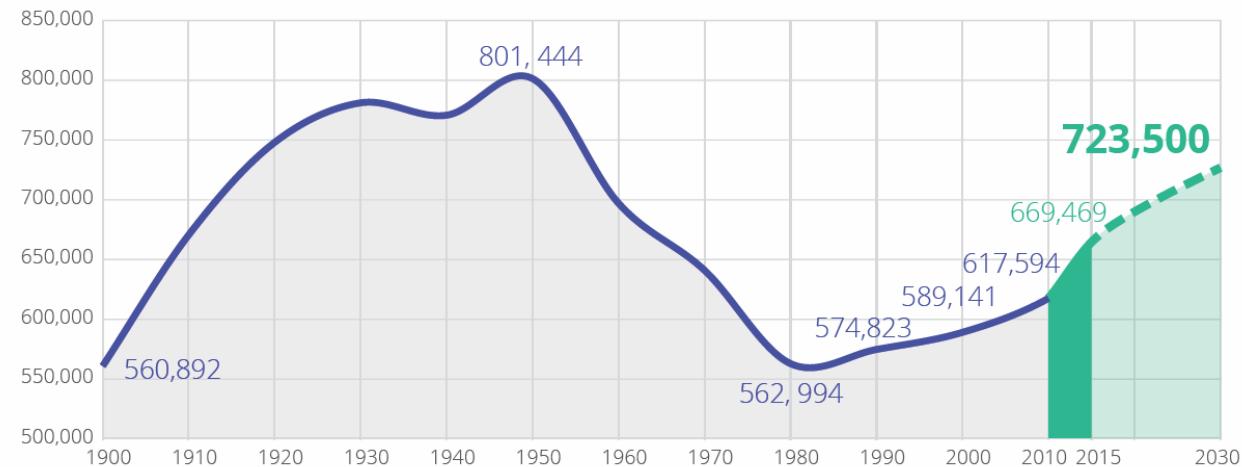
Rezidensial  
Komersial  
Industrial  
Institusional/ Públiku  
Spasu Abértru



## UZU DI TERENU É KUZÉ?

### Manhan

- Terenu industrial ta da oportunidadi pa planiaméntu di uzu di Terenu na séklu 21;
- Séklu 21 - uzu más konpléksu, ifisienti di Terenu pa satisfaze nisisidadis kada bês máx txeu di kumunidadis y falta di Terenu;
- Planiaméntu di uzu di terenu na séklu 21 é un oportunidadi pa konstrui zónas konplétu:
  - Trabadjus divérsu;
  - Tipus differenti di abitason;
  - Sirvisus y uzus kultural;
  - Da skódjas di transpórti.
- Mistura di uzus é fundamental na kriason di kumunidadis ki ta da pa anda pé na txon, rizistenti, y ifisienti ku inerjia..

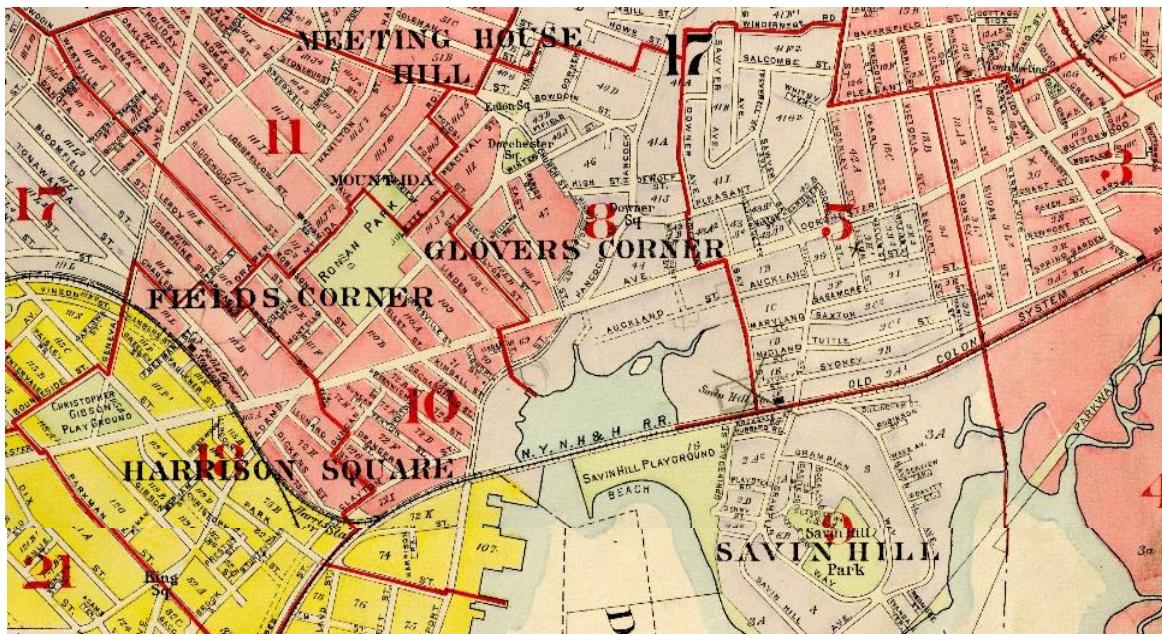


# PLAN: Glover's Corner Dorchester

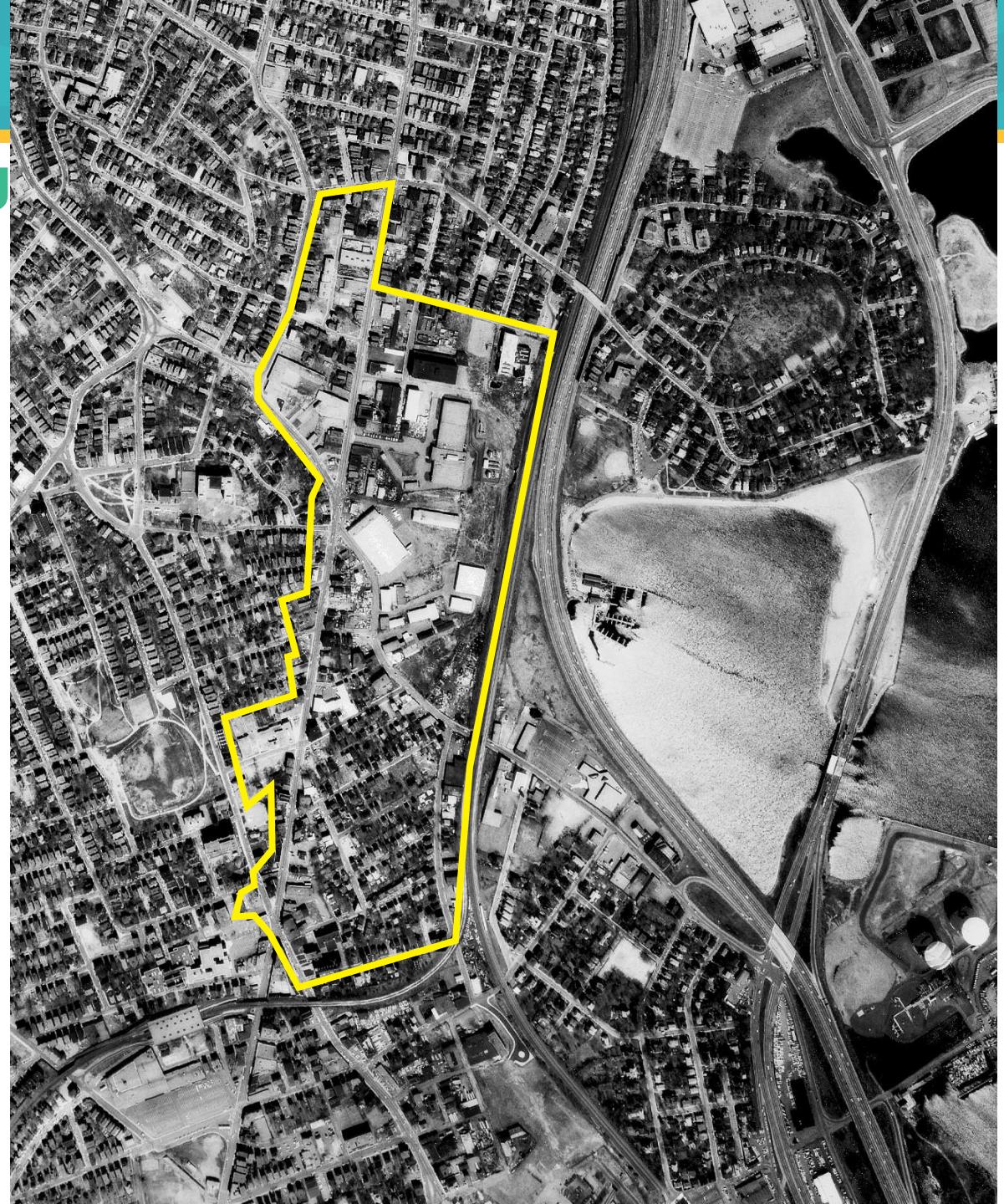
Prezerva, midjora y krese

## GLOVER'S CORNER UZU DI TERENU

- Stórikamenti ária di studu uzadu prinsipalmenti pa dipendenti di indústria y agu



Sanborn Mapa, ki ta pensadu ma é di 1918



Imaji aériu di Glover's Corner di 1958

# PLAN: Glover's Corner Dorchester

Prezerva, midjora y krese



## GLOVER'S CORNER UZU DI TERENU

- Oji-en- dia uzus rilasionadu ku autumóvel ta dumina parti norti di ária di studu na Freeport Street y Dorchester Avenue;
- Uzus di terenu rezidensial ta konsentra na parti sul di ária di studu;
- Bénda a retalhu, ristorantis, y otus sirvisu na zóna sta spadjadu na koridor di Dorchester Avenue.

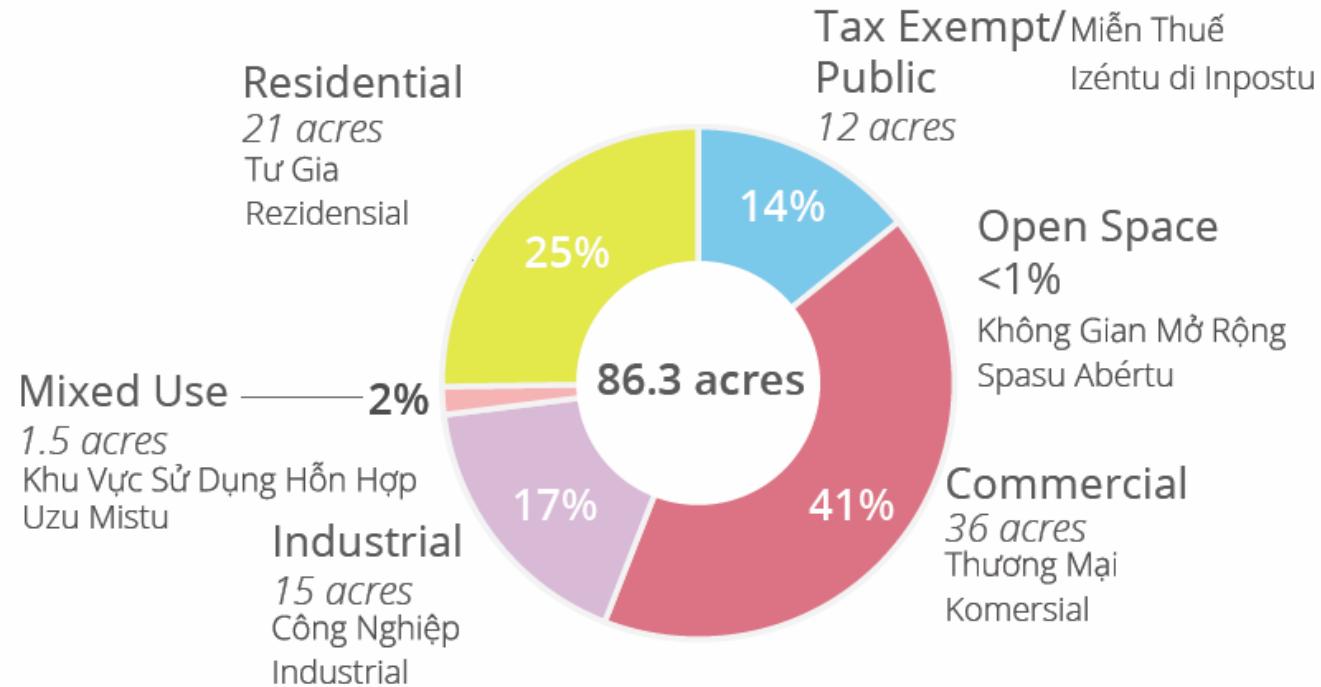


# PLAN: Glover's Corner Dorchester

Prezerva, midjora y krese



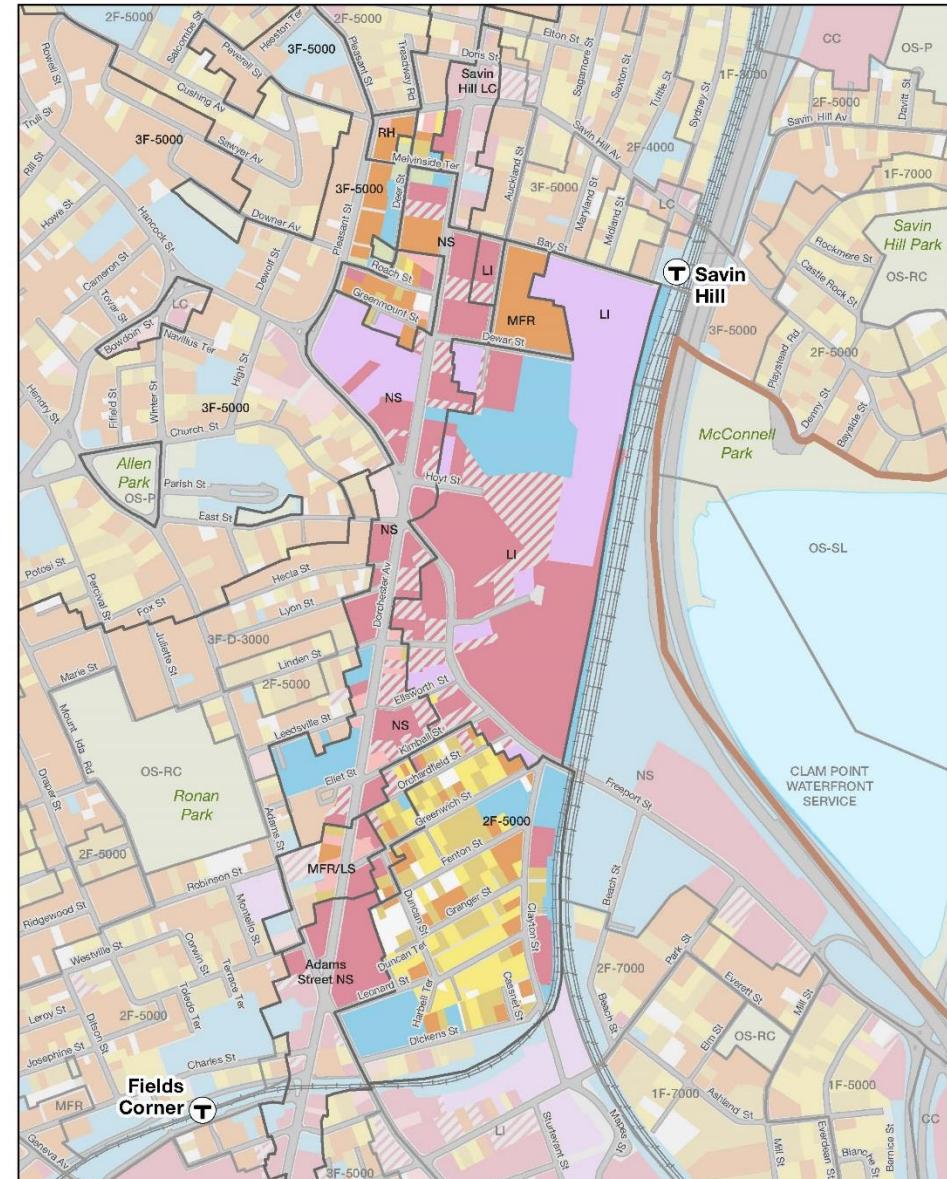
## GLOVER'S CORNER UZU DI TERENU



### 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



# PLAN: Glover's Corner Dorchester

Prezerva, midjora y krese



## 4

### Planiamento na Sidadi interu



Vizon Panorámiku di Glover's Corner

# PLAN: Glover's Corner Dorchester

Prezerva, midjora y krese



## IMAGINE BOSTON 2030

### Vizon Panorámiku di Glover's Corner

#### Imagine Boston 2030

##### 15,000 voices guided Imagine Boston 2030

Today, Boston is in a uniquely powerful position to make our city more affordable, equitable, connected, and resilient. We will seize this moment to guide our growth to support our dynamic economy, connect more residents to opportunity, create vibrant neighborhoods, and continue our legacy as a thriving waterfront city.

##### Context [page 54](#)

Boston responds to its strengths and challenges, including:

**Productive Economy** People who work in Boston generate \$27B in incremental productivity each year.

The graph shows 'Boston worker' productivity starting at approximately \$60K in 1970, rising steadily to about \$150K by 2015. 'National worker' productivity starts at \$60K in 1970 and rises more gradually to about \$100K by 2015. The y-axis is labeled 'GDP per hour worked (in 2012 dollars)' and ranges from \$60K to \$150K. The x-axis shows years from 1970 to 2015.

**A Growing Population** Boston grew twice as fast as the nation between 2010 and 2014.

The graph shows 'Boston' population starting at 1.3M in 1950, rising to 2.1M by 2015, and projected to 2.3M by 2030. 'Projected 2030' is shown as a dashed line. The y-axis is labeled 'Population in thousands' and ranges from 1.0M to 2.5M. The x-axis shows years from 1950 to 2030.

**Inequality** There is a stark wealth gap between whites and people of color.

The chart compares median net worth for different racial groups. White individuals have the highest median net worth at \$147,190, followed by Asian/Pacific Islander (\$132,000), Latino (\$112,000), Black (\$87,000), and Other Hispanic (\$82,000). The y-axis is labeled 'MEDIAN NET WORTH BY RACE' and ranges from \$80,000 to \$150,000.

**Affordability** Median household income is the same as the nation, but homes are two-and-a-half times as expensive.

Infographic showing Boston's median household income (\$56,902) and median home value (\$464,450) relative to the USA's median household income (\$53,657) and median home value (\$177,850).

**Changing Climate** As soon as the 2070s, more than \$80 billion of property value will be exposed to flooding.

An illustration of several buildings partially submerged in water, symbolizing the impact of flooding on property values.

**Transformative Technology** Technology is changing how we work, live, and get around.

An illustration showing various icons connected by lines, representing the interconnected nature of modern technology and its impact on daily life.

##### The Opportunity of Growth [page 108](#)

Boston is guiding growth to create new places to live and work, improve quality of life, and increase affordability.

- › Boston is projected to reach a population of 724,000 by 2030 and 801,000 by 2050, up from 656,000 in 2014.
- › Boston is expected to have 829,000 workers by 2030 and more than 900,000 jobs by 2050, up from 719,000 in 2014.

##### Taking Action [page 136](#)

Boston identifies physical locations where integrated growth, enhancement and preservation will respond to opportunities and challenges. →

##### Initiatives [page 288](#)

Boston outlines programs, policies, and investments to support each of the action areas.

› Housing	› Open Space
› Health & Safety	› Transportation
› Education	› Technology
› Economy	› Arts & Culture
› Energy & Environment	› Land Use & Planning

##### Next Steps [page 399](#)

Boston will implement the plan by:

- › Building partnerships with the public, private and non-profit sectors
- › Identifying and coordinating funding sources
- › Testing new policies through pilots
- › Setting metrics to measure success

##### INITIATIVES

Initiatives to support Boston's dynamic economy and improve quality of life for residents by encouraging affordability, increasing access to opportunity, promoting a healthy environment and guiding investment in the public realm. Initiatives range from strengthening Franklin Park, to investing in quality universal Pre-K, to improving connections, frequency and experience on the Fairmount/Indigo Line.

The map highlights specific areas for development across the city. Callouts provide details for each initiative:

- ENCOURAGE A MIXED-USE CORE**: Continue to encourage dense, walkable, mixed-use development and public realm improvements to foster a core where more people live, work, and gather.
- EXPAND NEIGHBORHOODS**: Provide significant new mixed-use housing and encourage job growth in transit-accessible areas at the edges of existing neighborhoods to reduce housing-price pressure, expand access to opportunity, and stitch together the physical fabric of the city.
- ENHANCE NEIGHBORHOODS**: Improve the public realm, strengthen neighborhood services and connectivity, and encourage contextually sensitive development to improve urban vitality and to affirm each neighborhood's distinct identity.
- GENERATE NETWORKS OF OPPORTUNITY: FAIRMOUNT CORRIDOR**: Expand access to opportunity and reduce disparities through coordinated investments in transportation, neighborhood vibrancy, and education.
- CREATE A WATERFRONT FOR FUTURE GENERATIONS**: Create a waterfront for all Bostonians that is climate-resilient and has the stewardship needed to thrive for coming generations.

Executive Summary

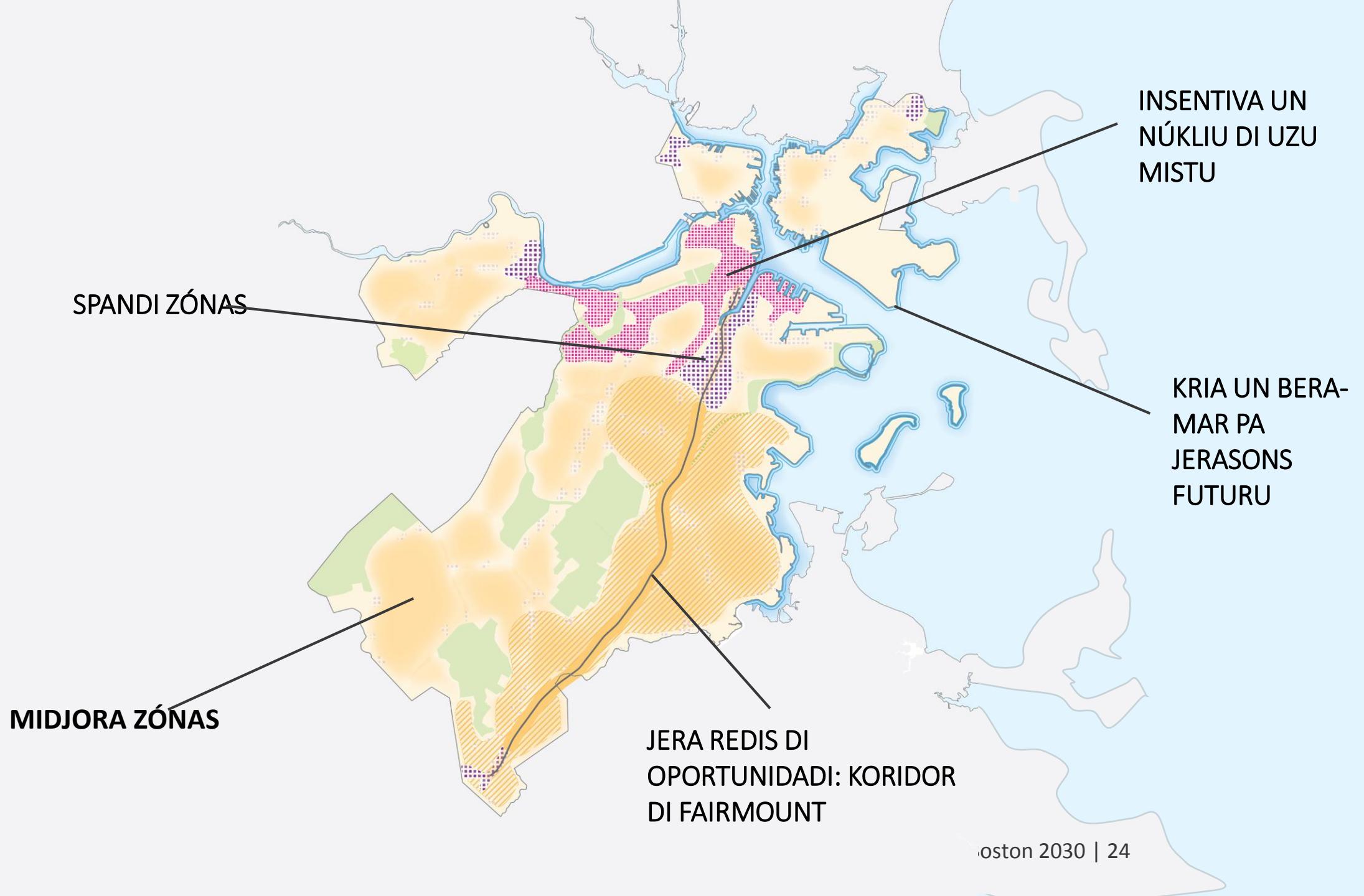
Context

The Opportunity of Growth

Taking Action

Initiatives

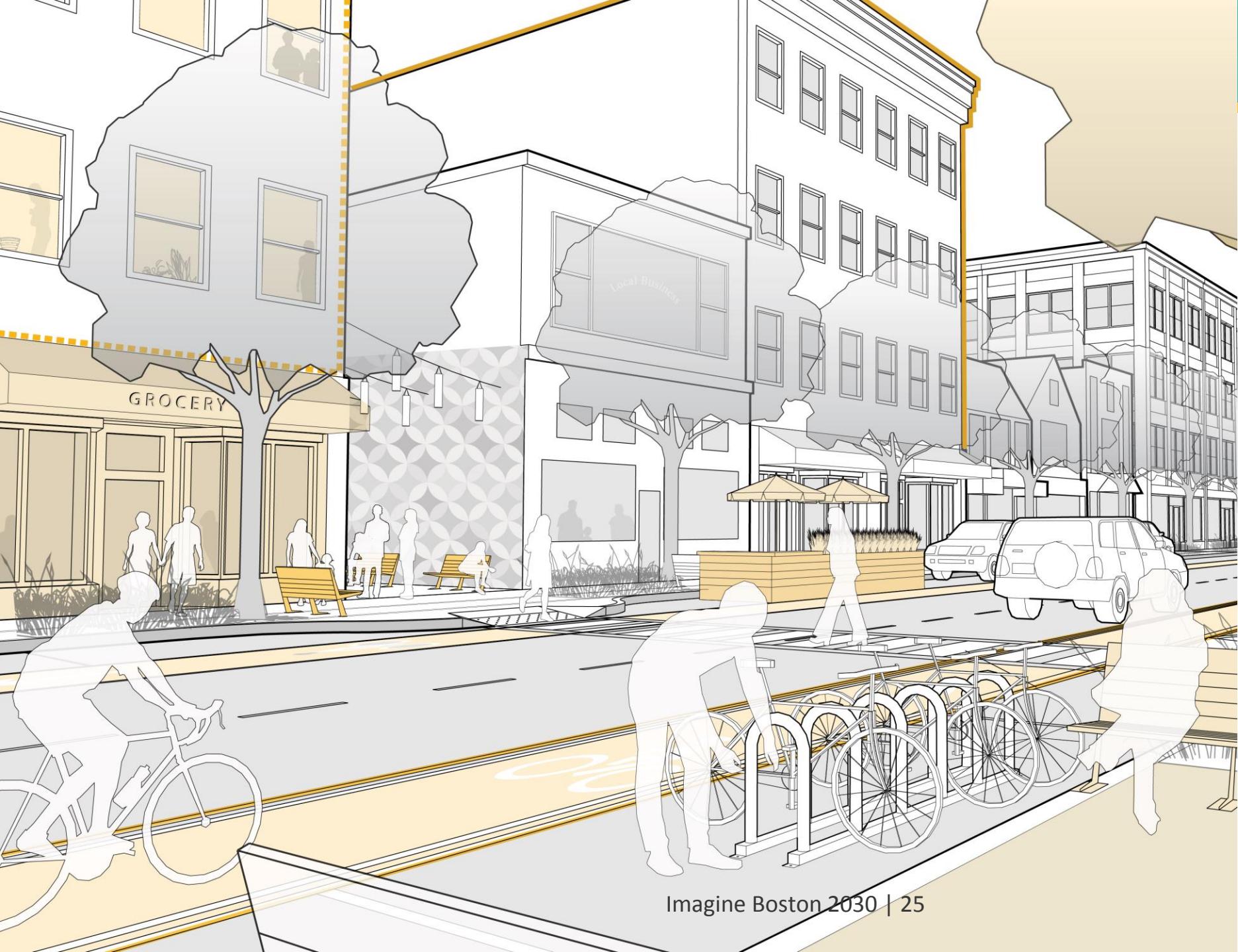
Next Steps



# Midjora Zónas

## Vizon

- Asesibilidadi (*bon présu*) di abitason
- Karater di zóna
- Dizenvolviméntu sensível a kontestu
- Asésu a trabadju
- Ligasons di transpórti
- Sirvisus pa nisisidadis di dia-dia
- Spasus pa riunion di kumunidadi
- Spasus públiku pa tudu idadi



# Spandi Zonas

- Sullivan Square
- Newmarket and Widett Circle
- Fort Point Channel
- Suffolk Downs
- Readville
- Beacon Yards



# Spandi Zónas

## Vizon

- Kresiméntu di abitason
- Kresiméntu di inprégu
- Uzus industrial
- Priparason pa klima
- Ligasons di transpórti
- Spasu abértru
- Dizenvolviméntu sensível a kontestu
- Investiméntu pró-ativu na infrastrutura (ki ta pruveta valor di dizenvolviméntu)



# Sforsus di Planiaméntu na Sidadi Interu

## IMAGINE BOSTON 2030

100  
Resilient  
Cities

Climate  
Ready  
Boston

Waterfront  
Planning  
Process

Go Boston  
2030

BuildBPS

Boston  
Creates

Greenovate  
Boston

Open Space  
Plan

Strategic  
Planning  
Areas

Strong Schools,  
Strong Boston

Age-Friendly  
Boston

Housing a  
Changing  
City

Boston's Way  
Home

Economic  
Inclusion +  
Equity  
Agenda

Vision Zero

Small  
Business  
Plan

Boston's  
Workforce

Health in  
all Policies

Capital Plan

# PLAN: Glover's Corner Dorchester

Prezerva, midjora y krese



# 5

## Izersísiu di Uzu di Terenu



Izénplu di Izersísiu di Uzu di Terenu

# PLAN: Glover's Corner Dorchester

Prezerva, midjora y krese



## ATIVIDADI DI PLANIAMÉNTU

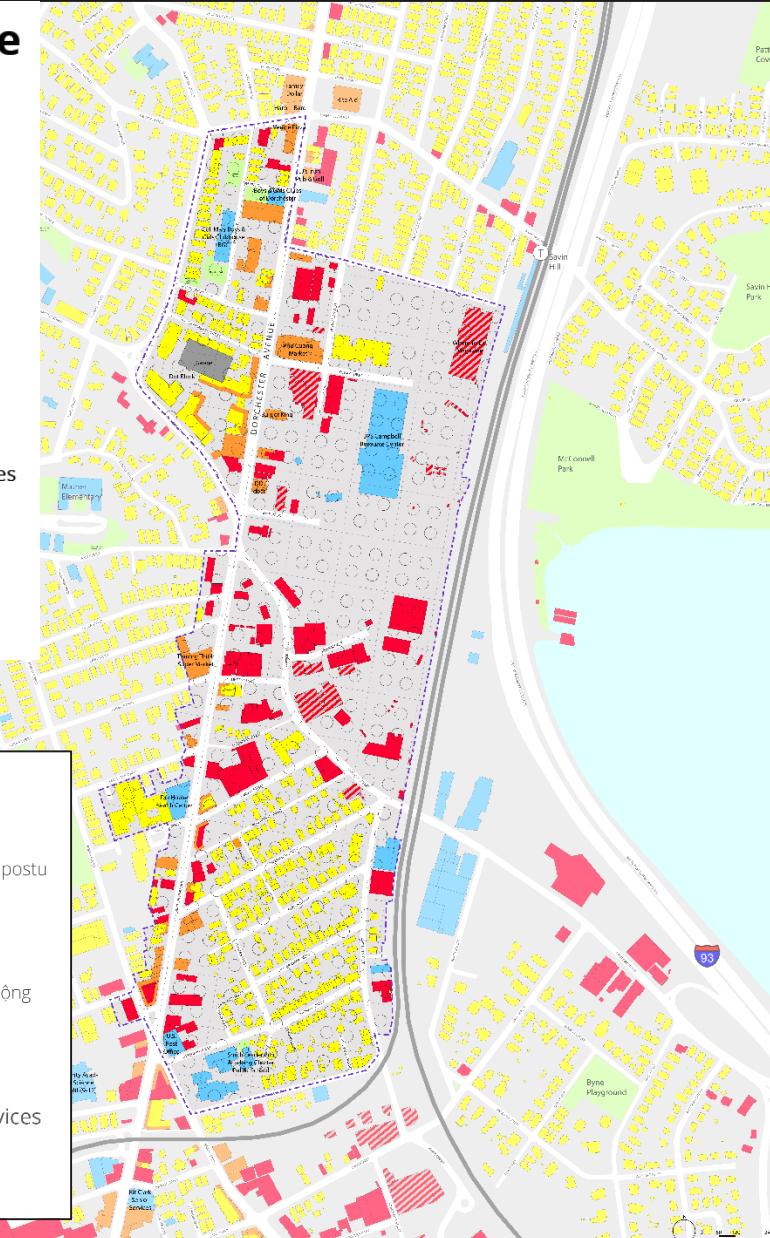
### Objetivus

- En ekipa, kria un vizon di uzu di terenu pa Planu: Ária di Studu di Glover's Corner
- Ilustra ki árias ki bu ta gostaba di prezerva y ki árias ki provávelmenti ta muda
- Uzu di Terenu ta afeta otus tópikudi planiaméntu ki nu ta ben dibati na workshops na futuru:
  - Mobilidadi & Konetividadi
  - Karater di Zóna
  - Abitason & Asesibilidadi
  - Trabadjus y Inprézas
  - Rizisténsia a Klima & Sustentabilidadi
  - Spasu Abérta

### Existing Building Use

Sử Dụng Đất  
Uzu di Terenu

Housing	Nhà cửa Rezidensial
Shopping & Services	Trung tâm mua sắm và dịch vụ Kónpras & Sirvisus
Commercial	Khu thương mại Komersial
Cultural & Civic	Văn hóa và dân sự Kultural & Siviku
Housing / Shopping & Services	Nhà cửa / Trung tâm mua sắm và dịch vụ Rezidensial / Kónpras & Sirvisus
Commercial / Shopping & Services	Khu thương mại / Trung tâm mua sắm và dịch vụ Komersial / Kónpras & Sirvisus
Industrial	Công Nghiệp Industrial
Open Space	Những không gian mở Spasu Abérta



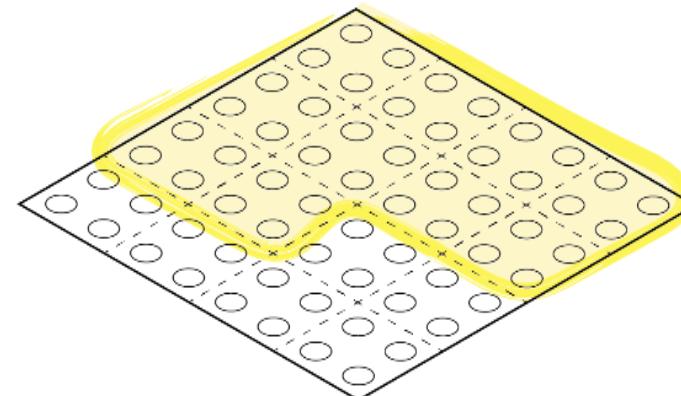
## INSTRUSONS DI IZERSÍSIU DI UZU DI TXON

### Instruson di Atividadi



#### Pasu 1: Dibati

Dibati sobri kondisons  
atual di uzu di txon na  
zóna.

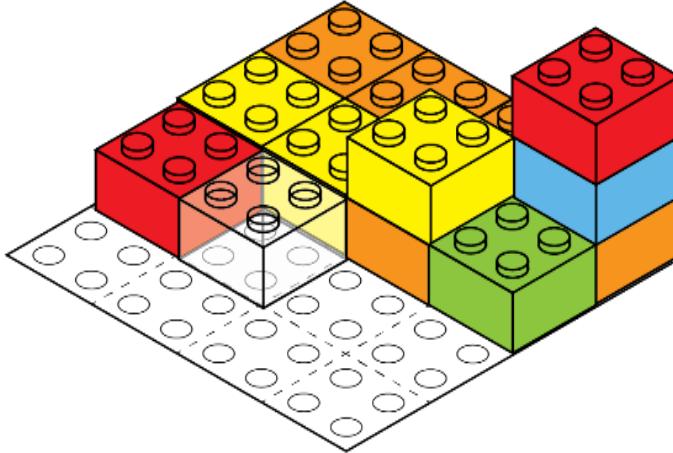


#### Pasu 2: Dizenha

Disenha ária na mapa  
undi ki bu ta kre  
preserva e ária ki bu ta  
spera mundansa.

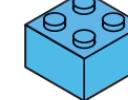
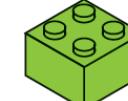
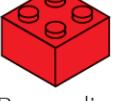
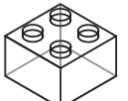
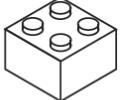
## INSTRUSONS DI IZERSÍSIU DI UZU DI TXON

### Instruson di Atividadi



#### Pasu 3: Imajina

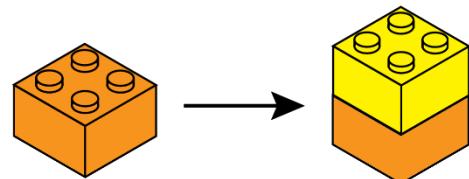
Undi ki kada tipu di uzu di txon ta bai? Poi blókus di uzu di txon na mapa, un uzu di txon di kada bés.

	<b>Laranja</b> Kónpras & Sirvisus (ofisina di mekániku, mersearia, linpéza a séku, ristoranti, etisétra)
	<b>Azul</b> Kultural & Síviku (galaria, spasu kumunitáriu)
	<b>Verdi</b> Spasu Abérty (parkis, prasas, kuberturas verdi, jardins di txuba, parkis di diversion, etisétra)
	<b>Burmedju</b> Komersial (skritórius, bénda a grosu/atakadu)
	<b>Amarélu</b> Abitason (apartaméntus, kazas di un familia, kazas di três andar, etisétra)
	<b>Klaru</b> Industrial di séklu 21 (spasu pa artistas, artizanatu, servejaria pikinóti, uzus di inpaktu industrial baxu ki é linpu y ka ta perturba vizinhos txeu)
	<b>Branku</b> Bu Kategoria Kuzé ki nu skese? Uza markadoris ki ta paga séku pa anota kategoria ki bu skodge.

**Númeru di blókus ka ta reprizenta altura. Blókus ka ta reprizenta ninhun unidadi di spasu, y kontaji final di blókus ta sirbi só pa ilustrason.**

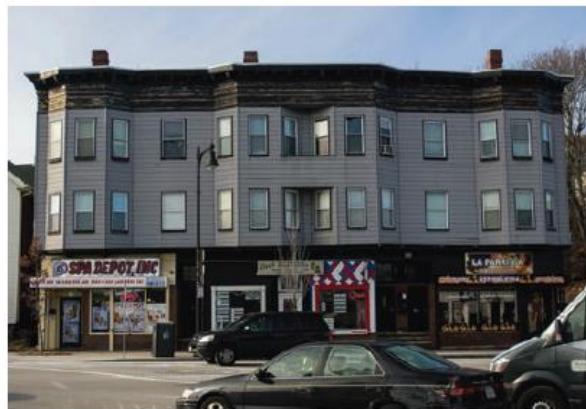
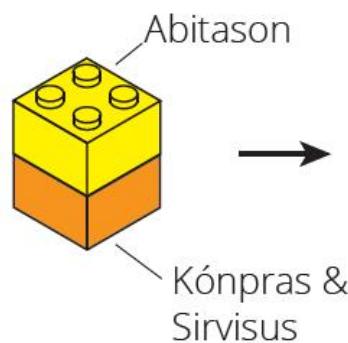
## LAND USE PLANNING ACTIVITY

### Izénplu di Senárius (situasons)

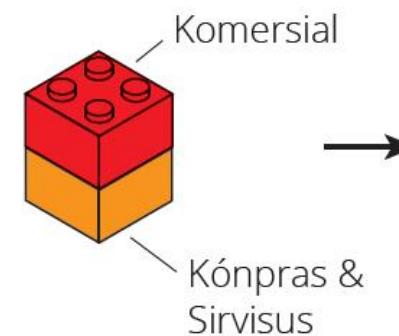


*"N kre kel spasu li pa ten  
más rezidénsia, má pa  
ten algun lója"*

**Númeru di blókus ka ta reprizenta  
altura. Blókus ka ta reprizenta  
ninhun unidadi di spasu, y kontaji  
final di blókus ta sirbi só pa  
ilustrason.**



299-309 Hancock St., Glover's  
Corner, Dorchester



Fields Corner Business Lab  
(laboratóriu) and Home.stead Bakery  
in the Lenane Building (padaria), Fields  
Corner

## RIKURSUS DI SIDADI

Si bo ó algen ki bu konxe sa ta infrenta dislokason (mudansa pa otu lugar) nes muméntu li, komu rezidenti ó inpréza, pur favor purgunta funzionárius sobri kes siginti kontatu y rikursu::

### Gabineti di Dizenvolviméntu di Trabadjadoris

617-635-5283 | [owd.boston.gov](http://owd.boston.gov)

### Boston Home Center

617-635-4663 | [bostonhomecenter.com](http://bostonhomecenter.com)

### Gabineti di Stabilidadi di Abitason y Asistensia di Imerjénsia

617-635-4200 | [rentalhousing@boston.gov](mailto:rentalhousing@boston.gov) | [Boston.gov/housing/office-housing-stability](http://Boston.gov/housing/office-housing-stability)

### Gabineti di Dizenvolviméntu di Inprézas Pikinóti

617-635-0355 | [boston.gov/departments/small-business-development](http://boston.gov/departments/small-business-development)

# PLAN: Glover's Corner Dorchester

Prezerva, midjora y krese



## KONEKTA KU EKIPA DI PLANIAMÉNTU

### Site

[bit.ly/PlanGlovers](http://bit.ly/PlanGlovers)

### Viktorija Abolina

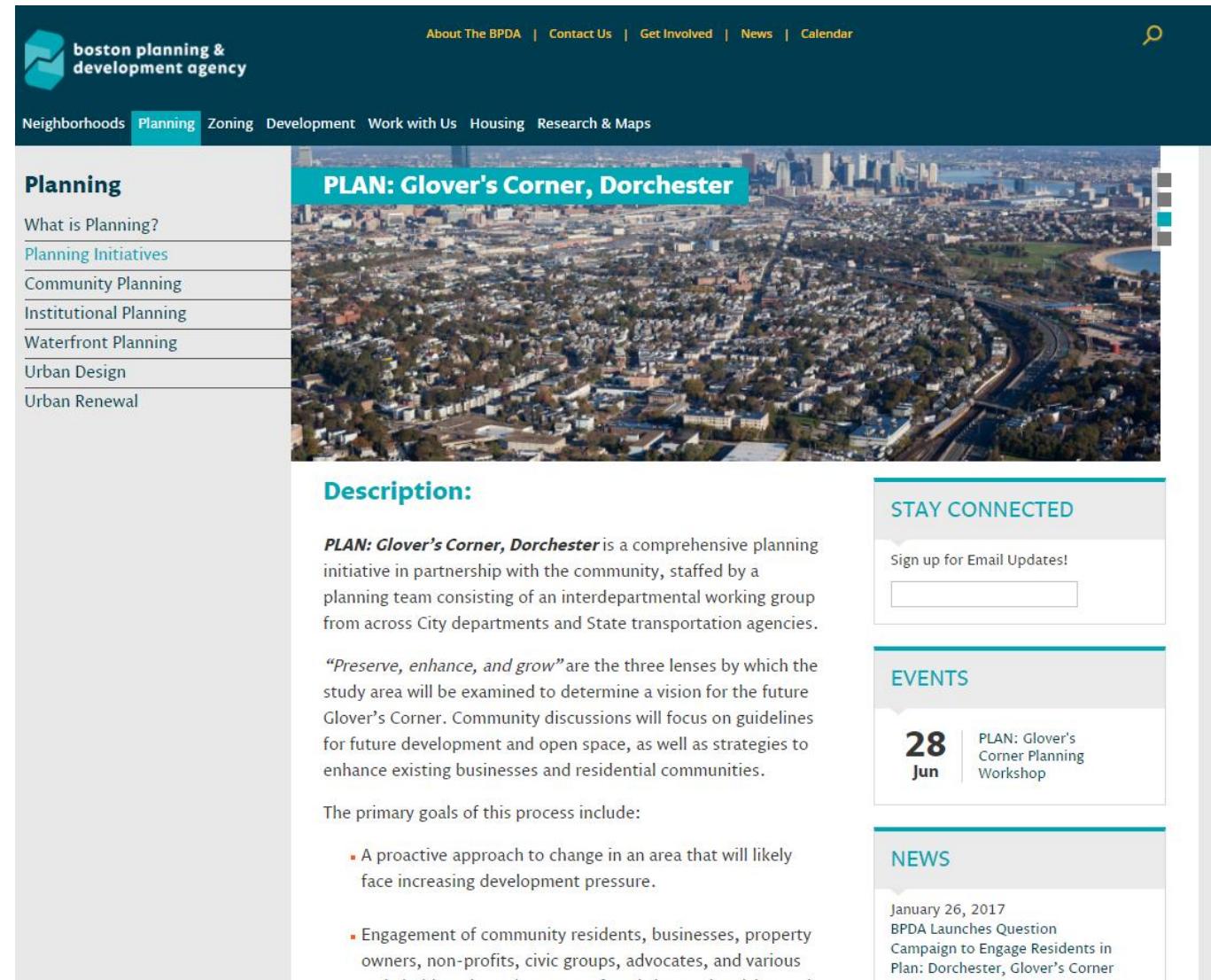
Viktorija.Abolina@Boston.gov

### Cecilia Nardi

Cecilia.Nardi@Boston.gov

### Partilha

#PlanGlovers @BostonPlans



The screenshot shows the official website of the Boston Planning & Development Agency (BPDA). The header includes the BPDA logo and navigation links for About The BPDA, Contact Us, Get Involved, News, and Calendar. Below the header, there are links for Neighborhoods, Planning (which is highlighted in blue), Zoning, Development, Work with Us, Housing, and Research & Maps. A search bar is located in the top right corner. The main content area features a large aerial photograph of the Glover's Corner area in Dorchester. A teal banner across the photo reads "PLAN: Glover's Corner, Dorchester". To the left of the banner is a sidebar titled "Planning" with links to What is Planning?, Planning Initiatives, Community Planning, Institutional Planning, Waterfront Planning, Urban Design, and Urban Renewal. Below the banner, a section titled "Description:" provides an overview of the planning initiative, stating that it is a comprehensive planning initiative in partnership with the community, staffed by a planning team consisting of an interdepartmental working group from across City departments and State transportation agencies. It also describes the three lenses of the study: "Preserve, enhance, and grow". The primary goals of the process are listed as: 1) A proactive approach to change in an area that will likely face increasing development pressure, and 2) Engagement of community residents, businesses, property owners, non-profits, civic groups, advocates, and various stakeholders through a range of workshops, site visits, and other engagement activities. The right side of the page has sections for "STAY CONNECTED" (Sign up for Email Updates!) and "EVENTS" (listing a workshop on June 28, 2017), and a "NEWS" section (listing a recent article about the launch of a campaign to engage residents in the plan).