



PLAN

Dorchester
Glover's Corner

LAND USE WORKSHOP

October 25, 2017

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

AGENDA

- 1 Planning Process Overview
- 2 What We've Heard
- 3 Land Use in Glover's Corner
- 4 City-wide Planning
- 5 Planning Exercise



PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.



Planning Process Overview



Birdseye View of Glover's Corner

“Boston needs more housing. But there is no one-size fits-all solution. Every neighborhood has its own character. In some places, density is not only appropriate – it is badly needed.”

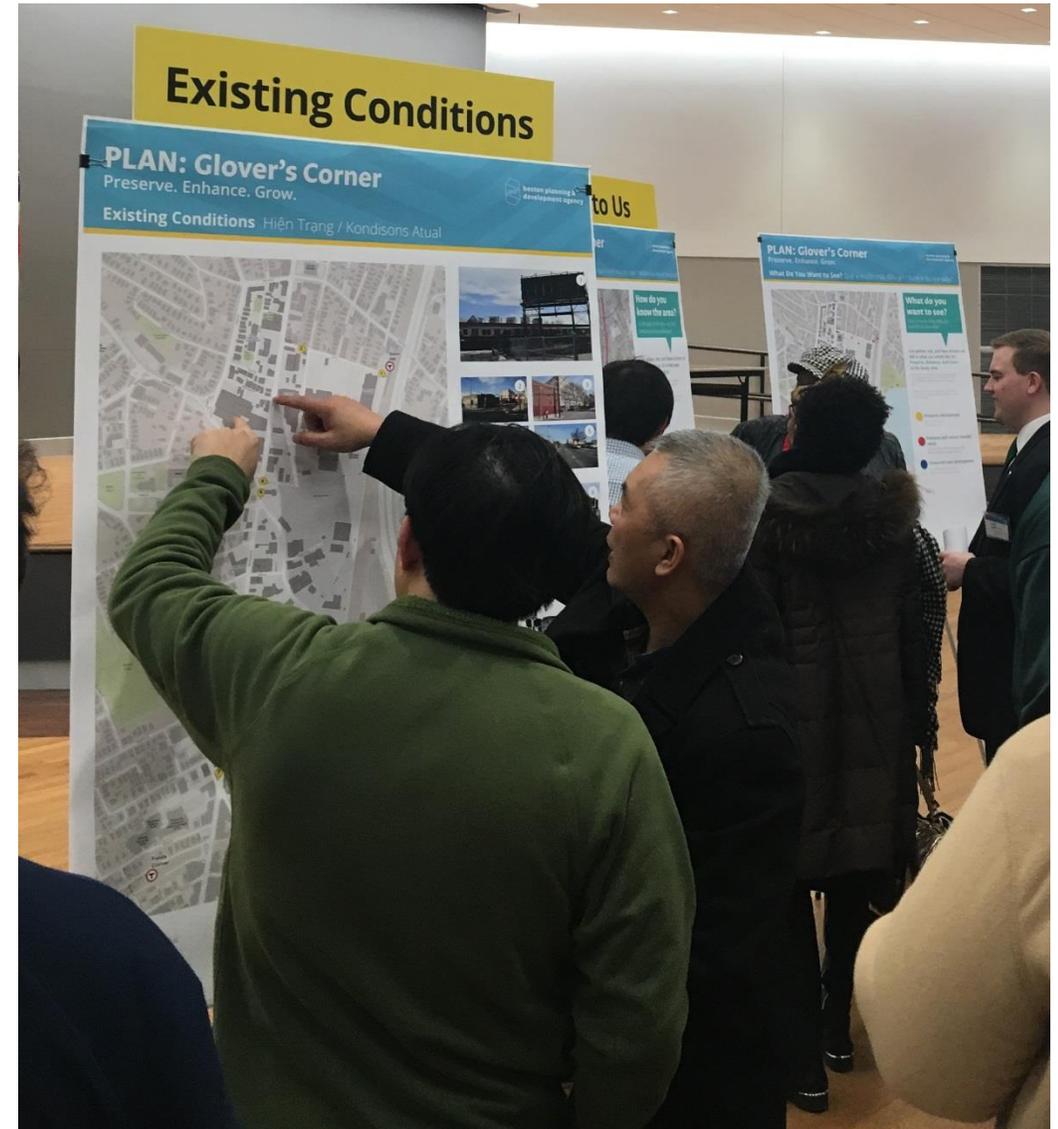
*- Mayor Martin J. Walsh
Chamber of Commerce
December, 2014*



WHY PLAN

Planning objective is to:

- Engage in open and informed discussions about our neighborhoods with all stakeholders;
- Establish areas that need to be preserved;
- Guide growth by design;
- Assess existing, area-specific conditions;
- Provide a proactive approach to respond to real estate market;
- Determine what to:
 - **PRESERVE** and maintain in the neighborhood;
 - **ENHANCE** and renew/restore/rehab;
 - **GROW** with new development in the future.



WHY PLAN GLOVER'S?

- This is an opportunity to do **proactive planning** as we are anticipating change similar to other parts of the city;
- Continue to reinforce **anti-displacement efforts** and maintain affordable housing options;
- In partnership with the community **establish defined vision** that allows City and community to create new opportunities;
- **Outline development guidelines** for the district that ensure the delivery of predictable community benefits;
- Update **zoning and city policies** to guide future growth consistent with the vision;
- Coordinate city-wide efforts to accommodate and shape **equitable and inclusive growth.**



PLANNING THEMES

- Land Use and Open Space
- New and Existing Housing
- Jobs and Businesses
- Mobility and Connectivity
- Environment and Climate Resilience
- Neighborhood Character



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



Top: Walking Tour, May

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What We Heard



Glover's Corner Open House, March, 2017

WHAT WE HEARD

Question Campaign, Open House & Walk/Bike Tours

- **Affordable housing options** to those who live here;
- **Preserve and create jobs** that will benefit the neighborhood;
- Embrace the **diversity** of the area;
- Create a **destination**, rather than a throughway;
- **Reduce congestion** and improve connectivity;
- Improve **safety** and **active streets**;
- Plan for **climate resiliency**;
- Engage the **arts and culture** and ensure its importance in Glover's Corner.



WHAT WE HEARD

Visioning Workshop Priorities

Highest Priority

- Create housing that is affordable for a range of income levels

Overarching Priority

- Plan for a climate-resilient neighborhood

Other Top Priorities

- Create safe, walkable bike-friendly streets
- Improve transit options and neighborhood connections
- Preserve and grow quality jobs
- Provide support for local businesses
- Create an active, people-centric district through development
- Support cultural diversity of the neighborhood



PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.



WHAT WE HEARD

Planning Workshop

Strengths

- Neighborhood Identity
- Public Transit

Weaknesses

- Parks & Open Space
- Traffic & Congestion

Opportunities

- Housing Production and Existing Housing
- New Jobs

Threats

- Housing Production
- Traffic & Congestion

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

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Land Use in Glover's Corner



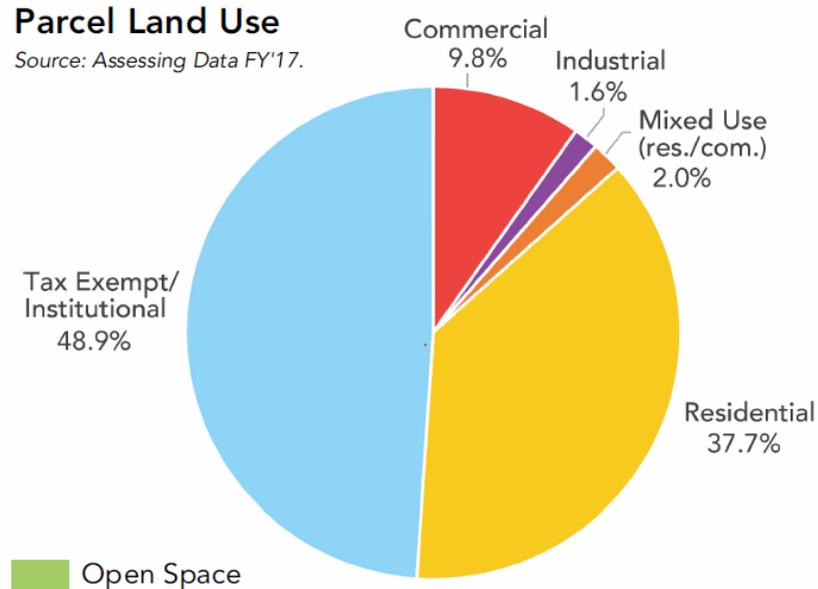
Birdseye View of Glover's Corner

PLAN: Glover's Corner Dorchester

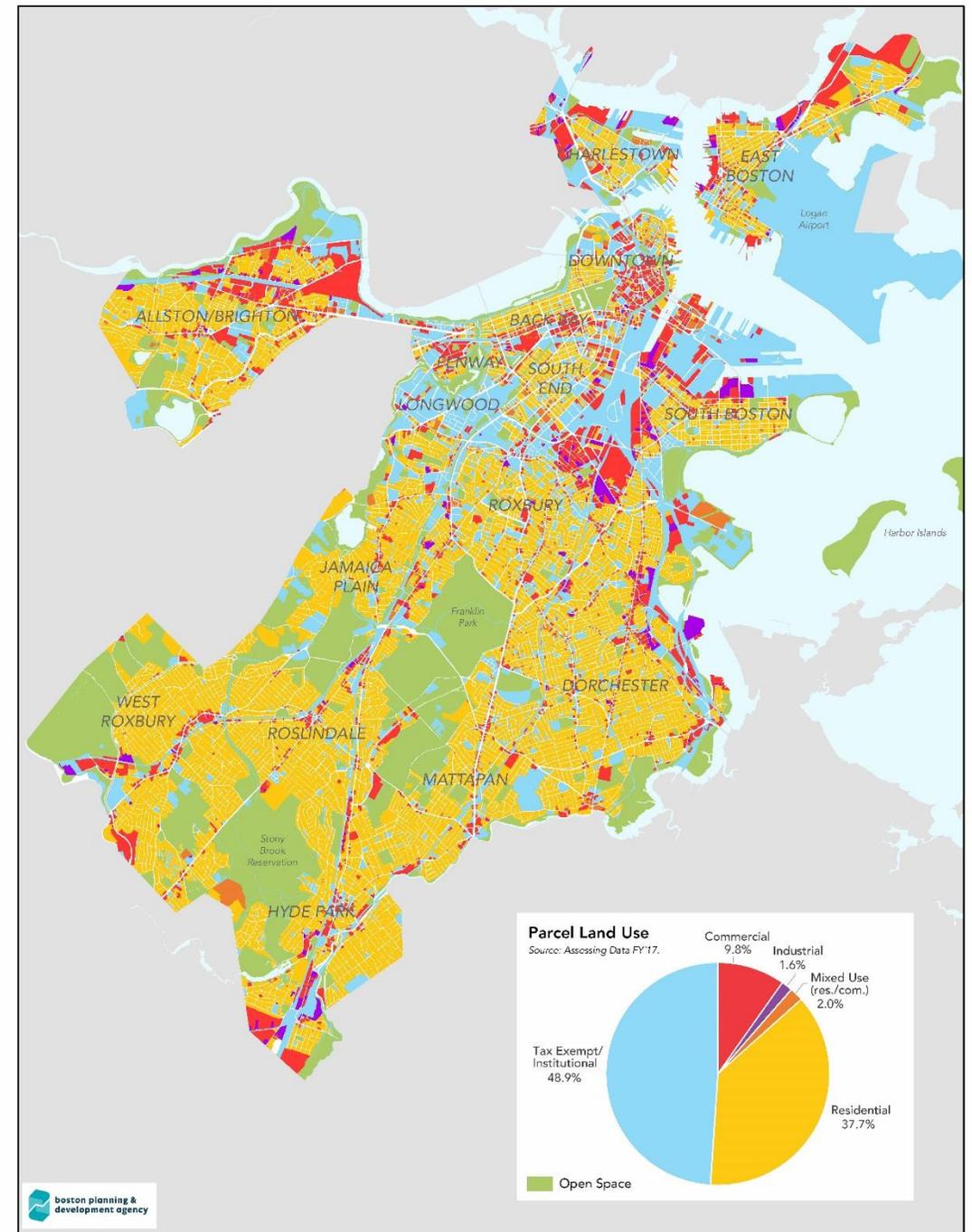
Preserve. Enhance. Grow.

WHAT IS LAND USE?

- Defines the type of uses a particular area or district can have;
- Examples of land use include: Residential, Open Space, Industrial, Mixed Use, Commercial
- Defines a character of a particular area or district.



City of Boston Land Use
Distribution and Map FY 2017

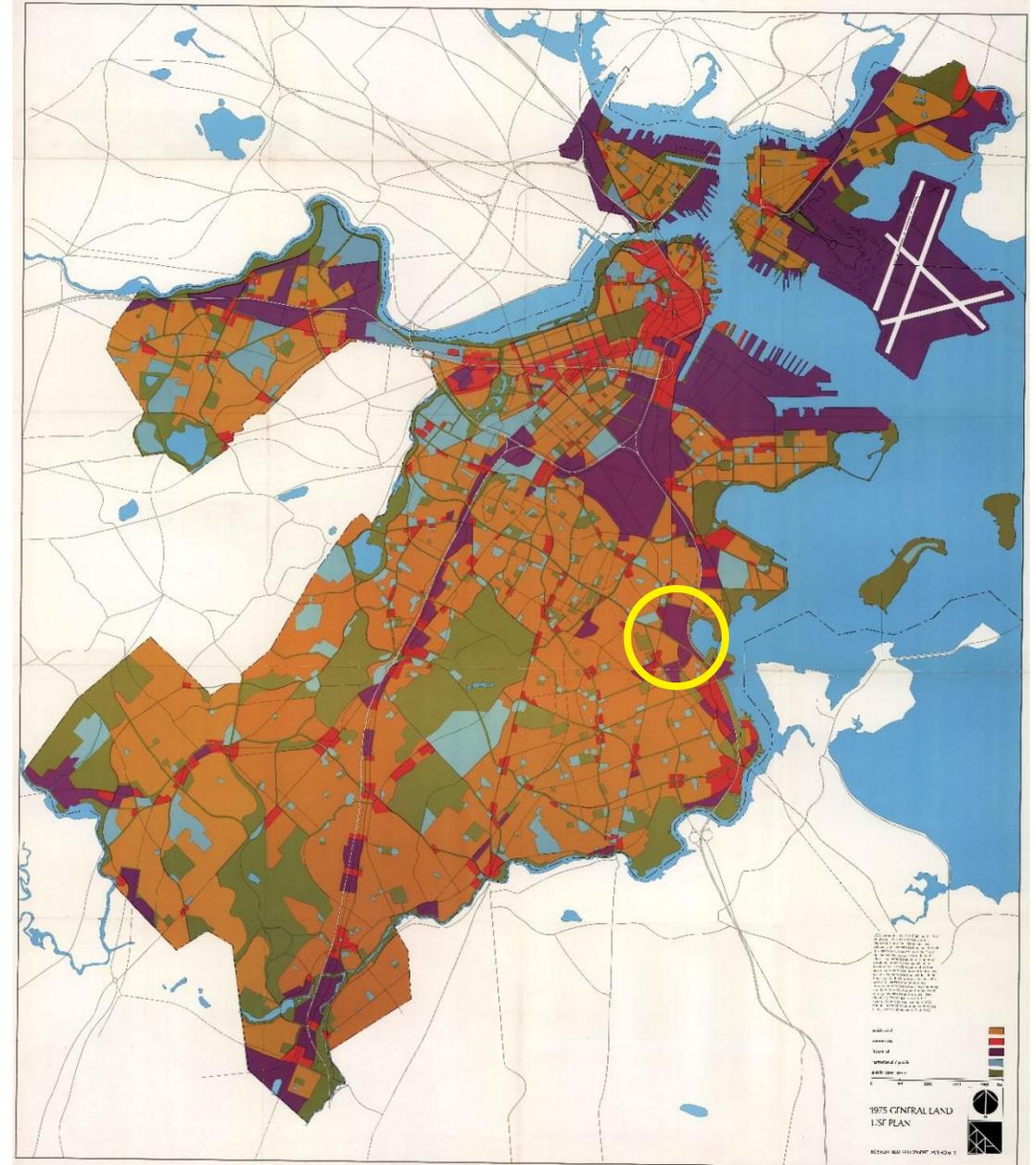


WHAT IS LAND USE?

Yesterday and Today

- 19th and up to mid-20th century segregating land uses was the norm due to polluting nature of industrial uses and the automobile;
- Towards the second half of the 20th century public environmental policies and technology changed the nature of urban industries in the United States;
- The end of the 20th century saw rebirth of cities globally and the need to house more people who desired to live in cities.

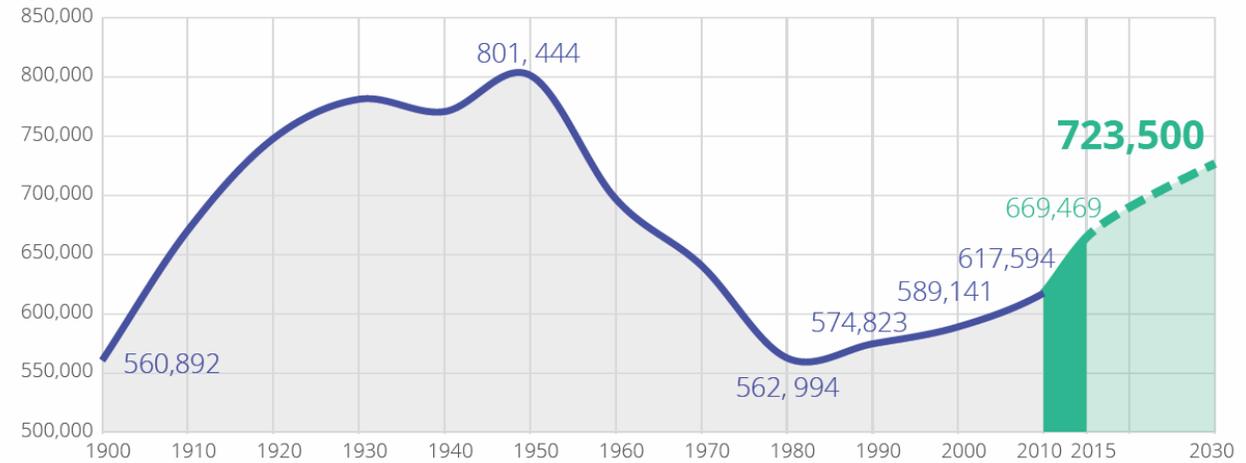
Residential
Commercial
Industrial
Institutional / Public
Public Open Space



WHAT IS LAND USE?

Tomorrow

- Industrial land provides opportunity for the 21st century land use planning;
- 21st century – more intricate, efficient use of land to meet the evolving needs of the communities and scarcity of land;
- 21st century land use planning is an opportunity to build complete neighborhoods:
 - Diverse jobs;
 - Diversity of housing types;
 - Amenities and cultural uses;
 - Provide transportation choices.
- Mix of uses is key in providing walkable, resilient, and energy efficient communities.

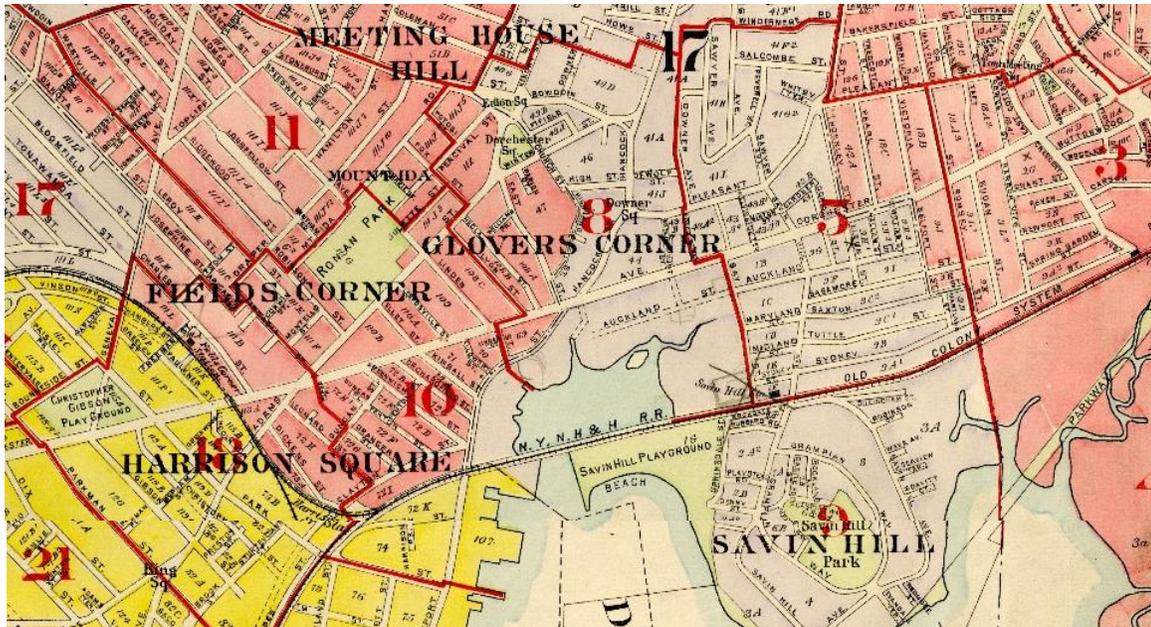


PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.

GLOVER'S CORNER LAND USE

- Historically the study area was primarily used for industrial and water dependent uses



Sanborn Map, believed 1918



Glover's Corner Aerial Image from 1958

PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.



GLOVER'S CORNER LAND USE

- Today auto-related uses dominate the northern part of the study area along Freeport Street and Dorchester Avenue;
- Residential land uses are concentrated in the southern part of the study area;
- Retail, restaurants, and other neighborhood amenities are scattered along Dorchester Avenue corridor.

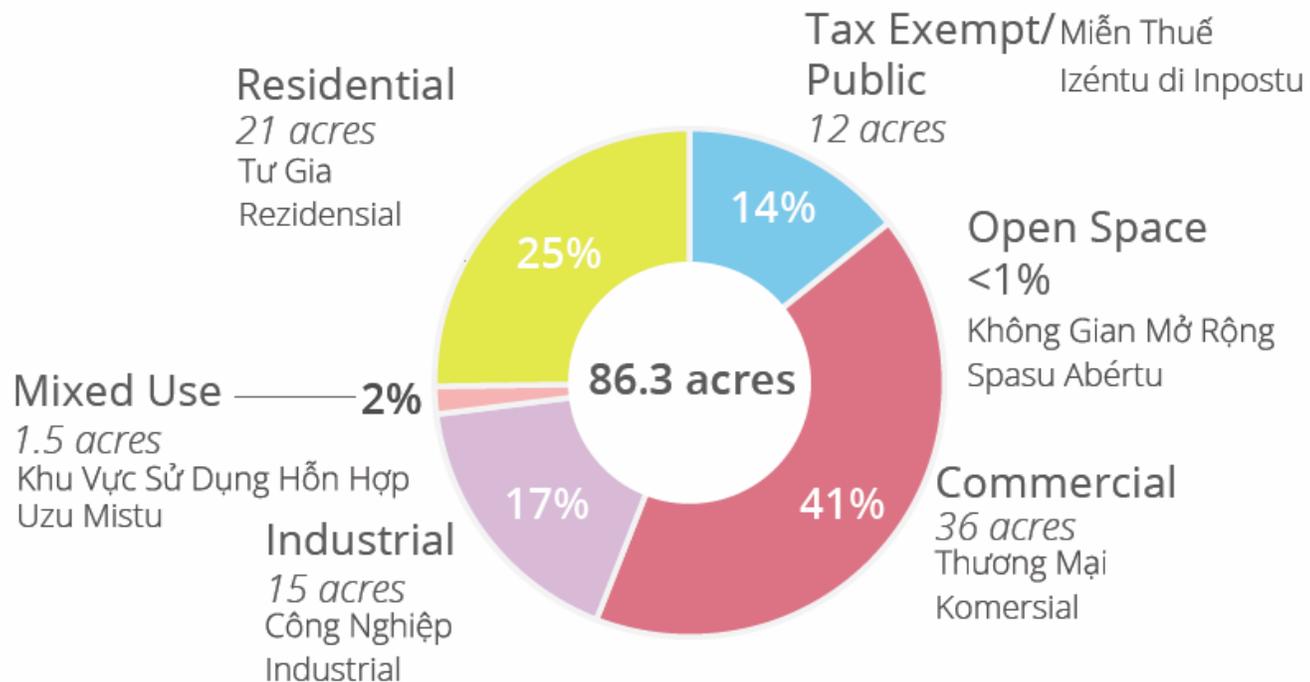


PLAN: Glover's Corner Dorchester

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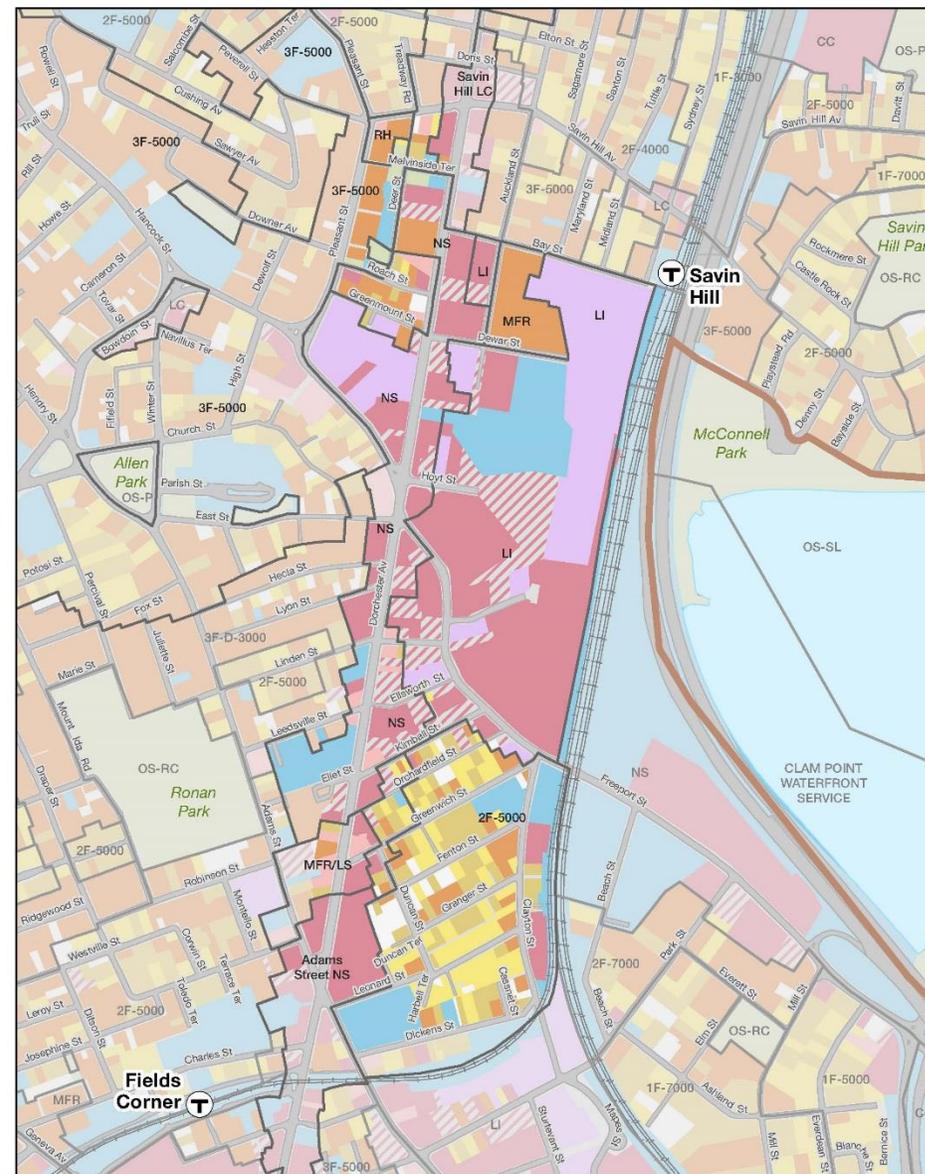
GLOVER'S CORNER LAND USE



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
Last updated: 1/5/2017

PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.



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City-wide Planning



Birdseye View of Glover's Corner

IMAGINE BOSTON 2030

Citywide Planning

Imagine Boston 2030

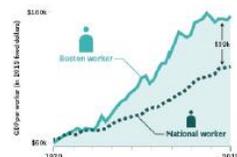
15,000 voices guided Imagine Boston 2030

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.

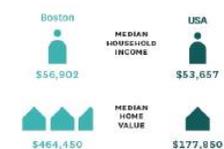
Context [page 54](#)

Boston responds to its strengths and challenges, including:

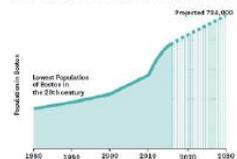
Productive Economy People who work in Boston generate \$27B in incremental productivity each year.



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



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



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



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



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



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. →

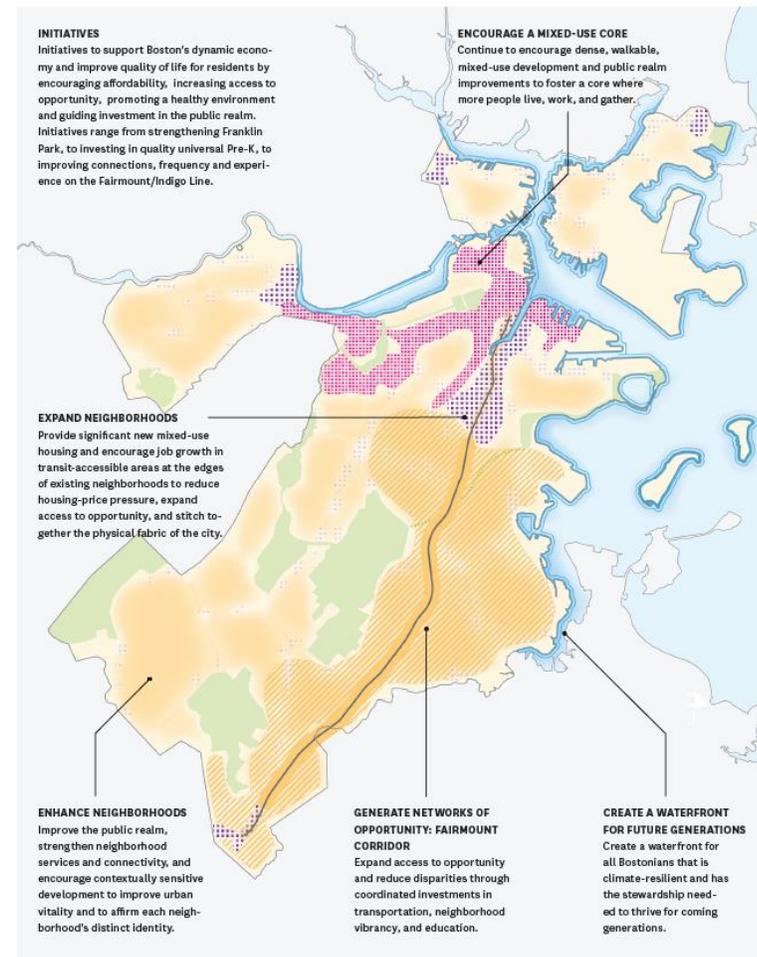
Initiatives [page 288](#)

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

- › Housing
- › Health & Safety
- › Education
- › Economy
- › Energy & Environment
- › Open Space
- › Transportation
- › Technology
- › Arts & Culture
- › 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.

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

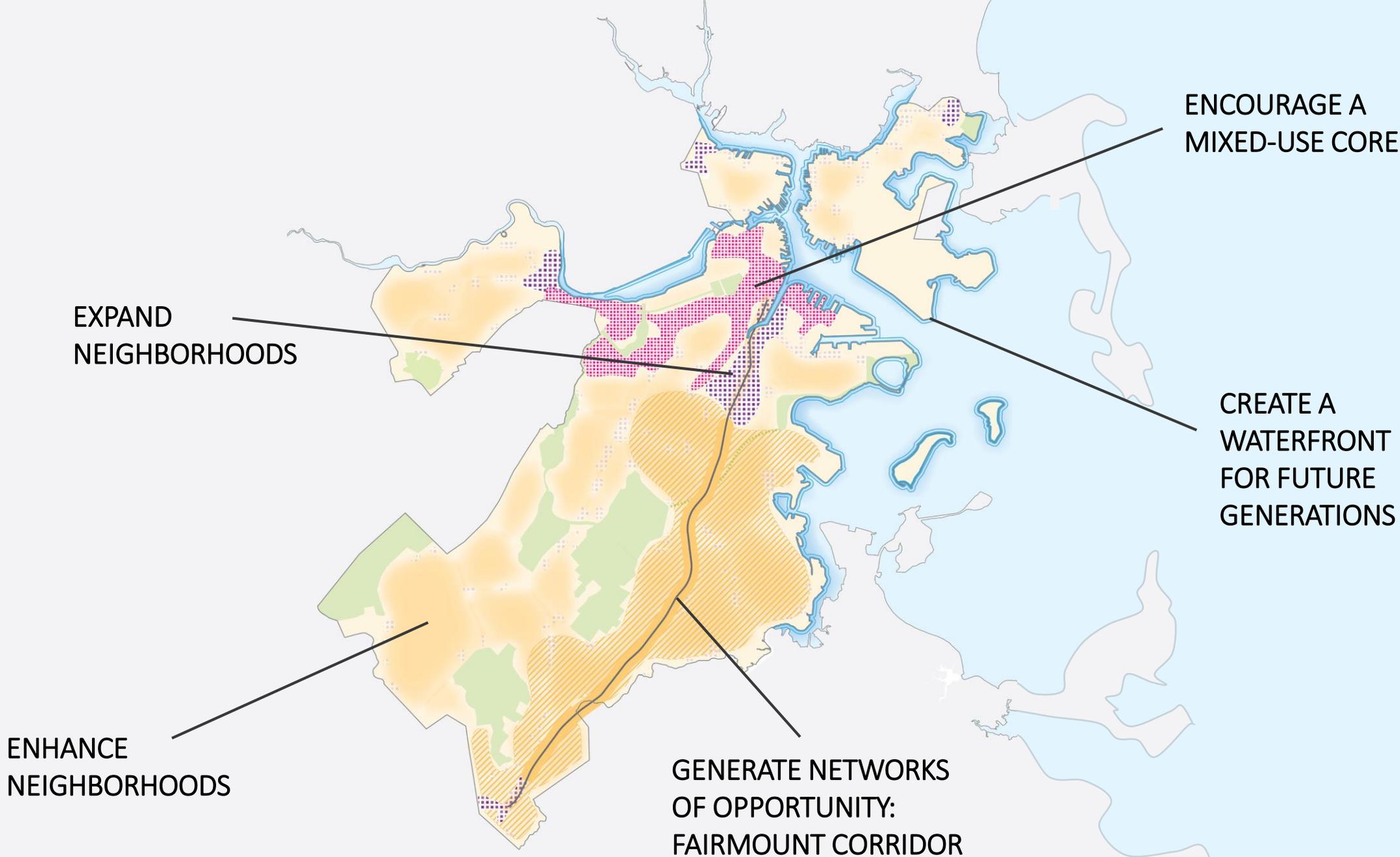
Improve the public realm, strengthen neighborhood services and connectivity, and encourage contextually sensitive development to improve urban vitality and to affirm each neighborhood's distinct identity.

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

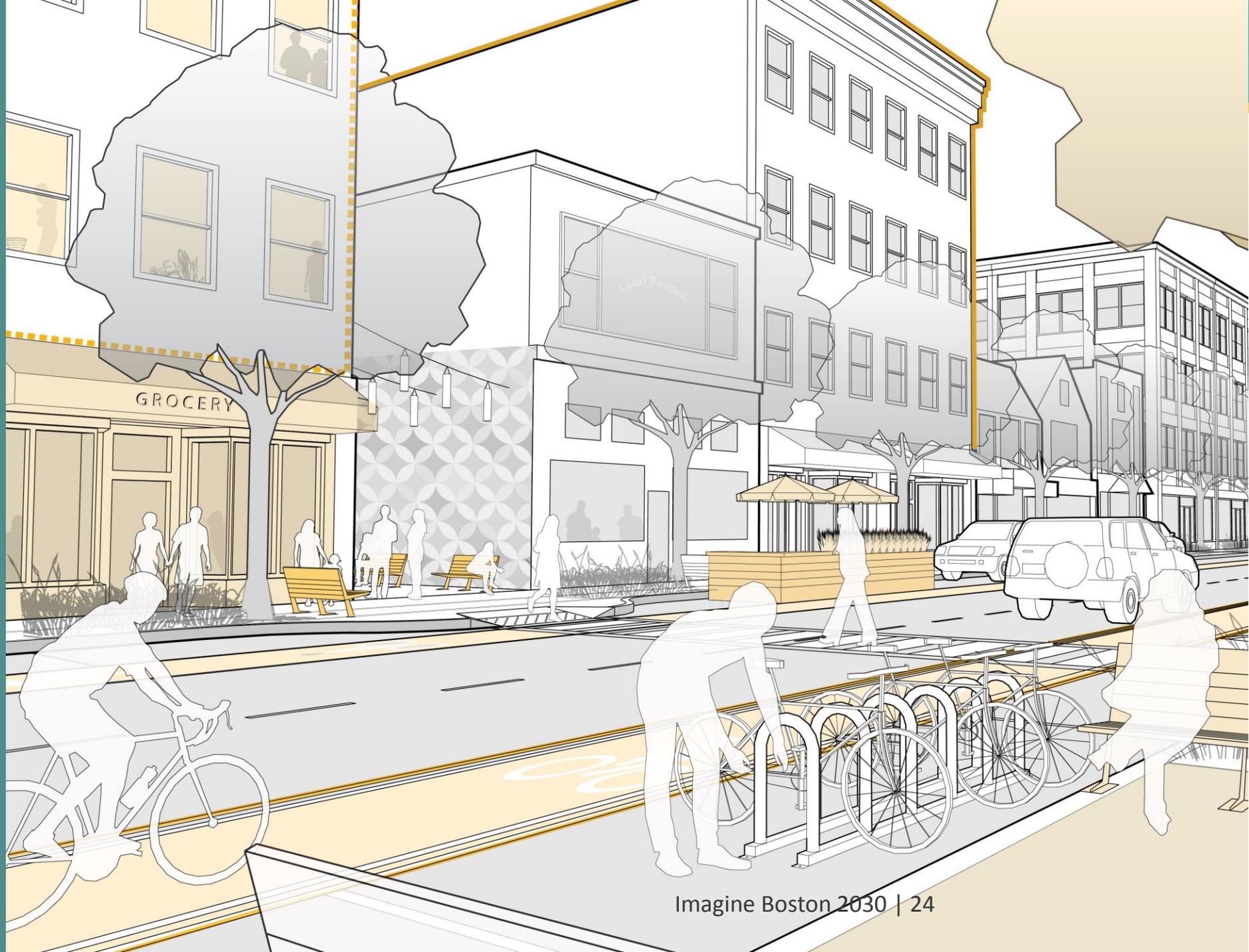
Create a waterfront for all Bostonians that is climate-resilient and has the stewardship needed to thrive for coming generations.



Enhance Neighborhoods

Vision

- *Housing affordability*
- *Neighborhood character*
- *Contextually-sensitive development*
- *Job access*
- *Transportation connections*
- *Amenities for everyday needs*
- *Community gathering spaces*
- *Public spaces for all ages*



Expand Neighborhoods

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



Expand Neighborhoods

Vision

- *Housing growth*
- *Job growth*
- *Industrial uses*
- *Climate readiness*
- *Transportation connections*
- *Open space*
- *Contextually sensitive development*
- *Proactive infrastructure investment (that leverages development value)*



Citywide Planning Efforts



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Land Use Exercise



Land Use Exercise Example

LAND USE PLANNING ACTIVITY

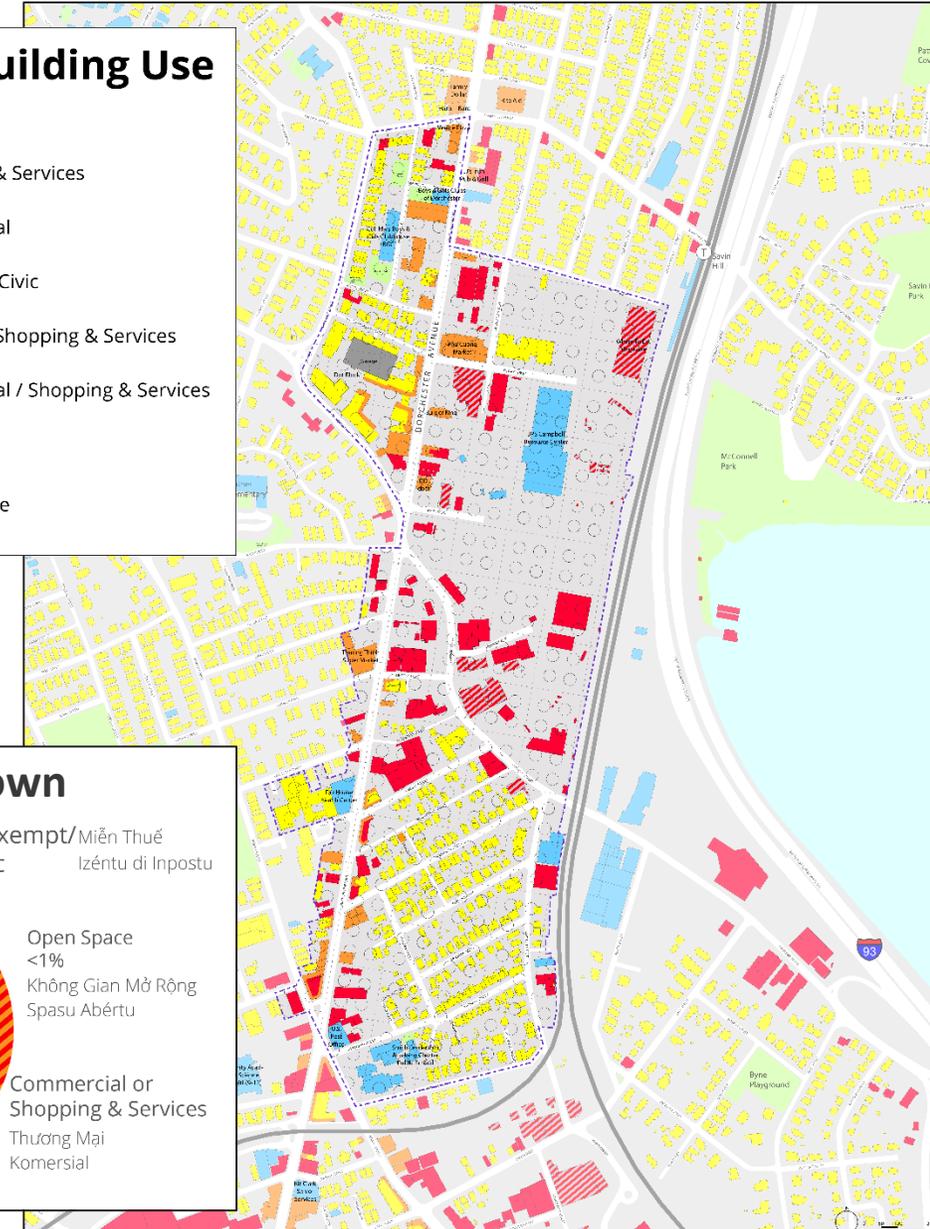
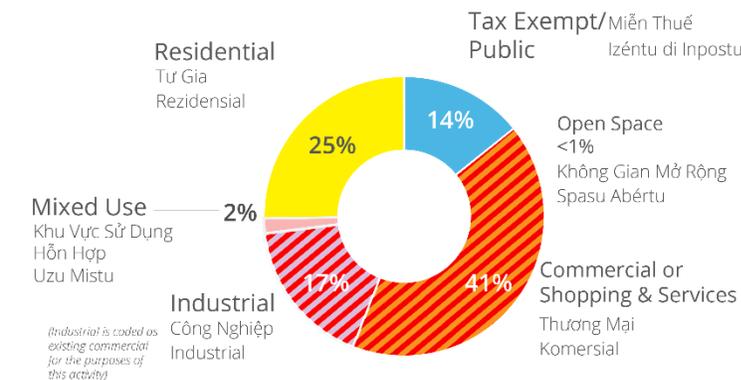
Objectives

- **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**
- Land Use affects other planning topics we'll discuss in future workshops:
 - Mobility & Connectivity
 - Neighborhood Character
 - Housing & Affordability
 - Jobs & Businesses
 - Climate Resiliency & Sustainability
 - Open Space

Existing Building Use



Existing Land Use Breakdown



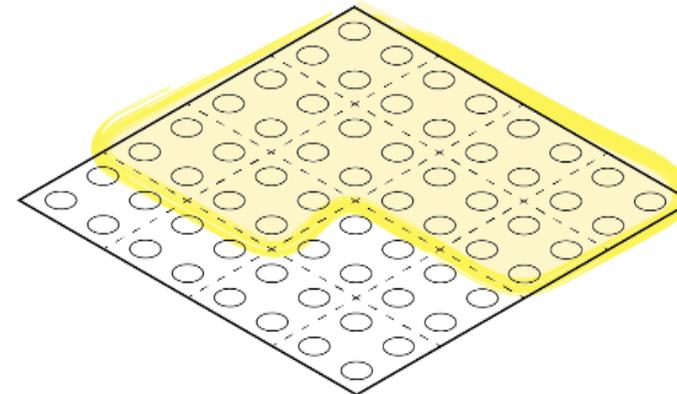
LAND USE PLANNING ACTIVITY

Activity Instructions



Step 1: Discuss

Discuss **existing conditions** of the land uses in the neighborhood

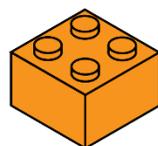
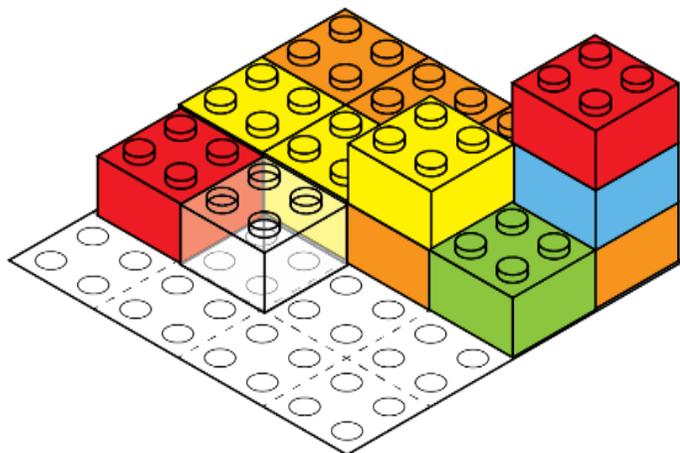


Step 2: Sketch

Sketch what areas you'd like to **preserve** and what areas will likely see **change**

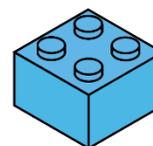
LAND USE PLANNING ACTIVITY

Activity Instructions



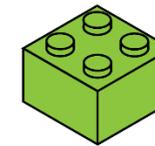
Orange

Shopping & Services



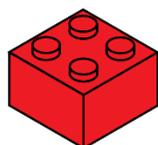
Blue

Cultural & Civic



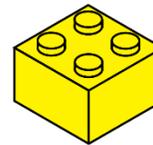
Green

Open Space



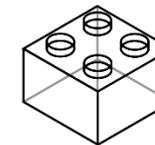
Red

Commercial



Yellow

Housing

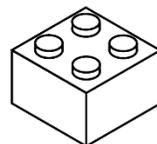


Clear

21st-century Industrial

Step 3: Envision

What land use goes **where**? Place down land use blocks on the map, one land use at a time.



White

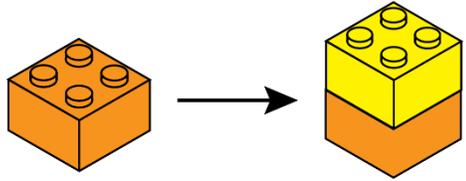
Your Category

What did we miss?
Use dry-erase markers to annotate with your own category.

Number of blocks do not represent height. Blocks do not represent any unit of space, and final block arrangements are illustrative only.

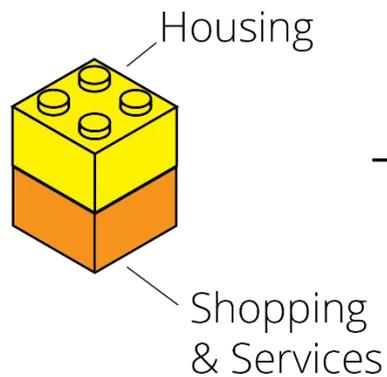
LAND USE PLANNING ACTIVITY

Example Scenarios

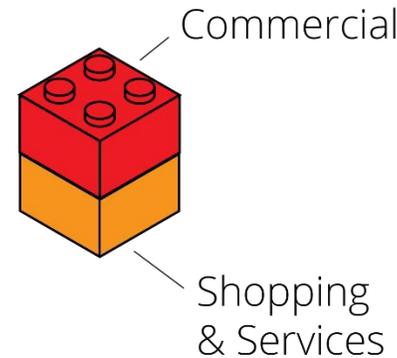


"I would like to see a **mixed-use** area with apartments above a café or grocery store"

Number of blocks do not represent height. Blocks do not represent any unit of space, and final block arrangements are illustrative only.



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



Fields Corner Business Lab and Home.stead Bakery in the Lenane Building, Fields Corner

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](tel:617-635-5283) | owd.boston.gov

Boston Home Center

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

Office of Housing Stability and Emergency Assistance (OHS)

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

Office of Small Business Development

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

PLAN: Glover's Corner Dorchester

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CONNECT WITH PLANNING TEAM

Website

bit.ly/PlanGlovers

Viktorija Abolina

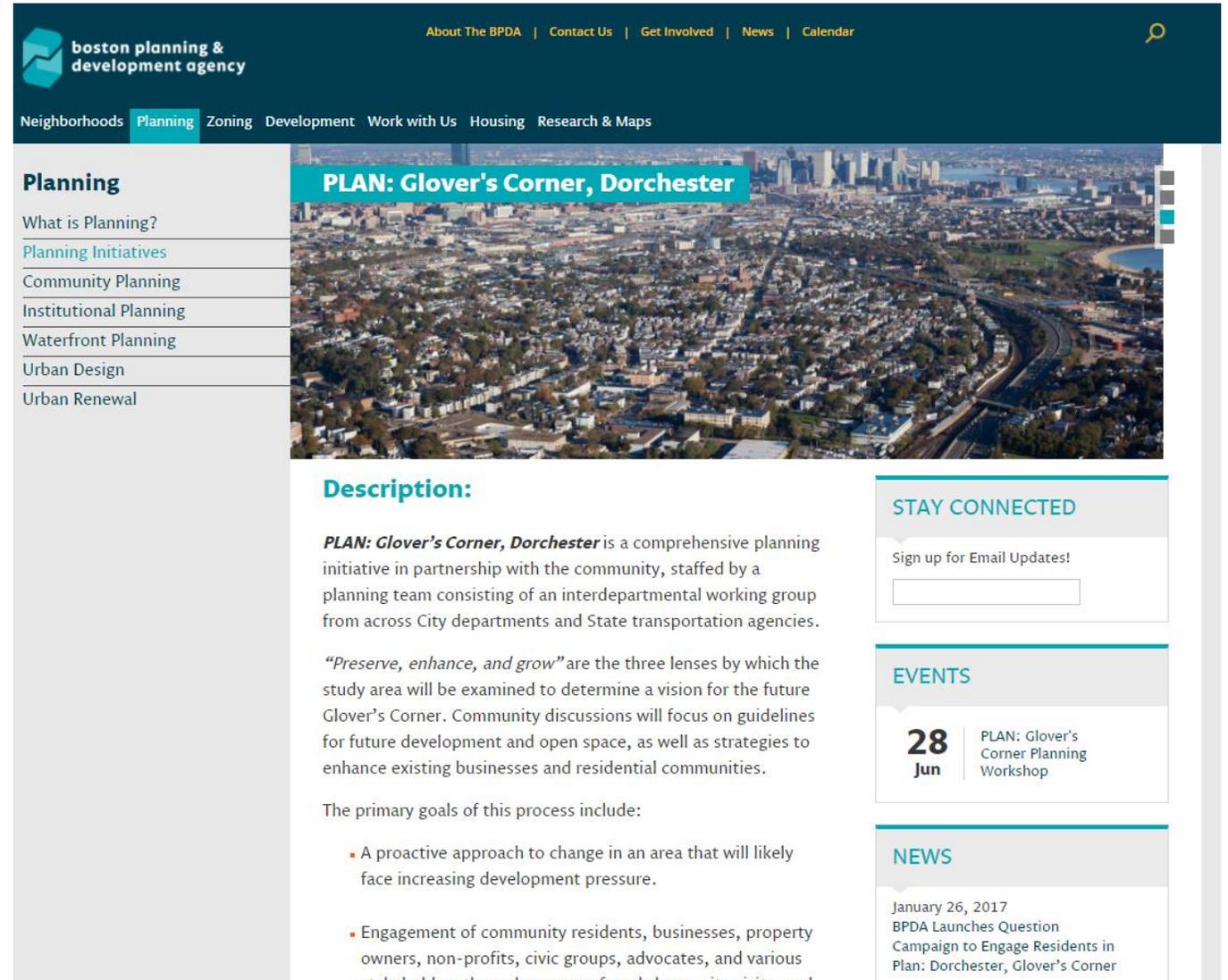
Viktorija.Abolina@Boston.gov

Cecilia Nardi

Cecilia.Nardi@Boston.gov

Share

 #PlanGlovers @BostonPlans



The screenshot shows the BPDA website page for the 'PLAN: Glover's Corner, Dorchester' project. The page features a navigation menu with 'Planning' selected, a sidebar with a 'Planning' menu, a main content area with a description and primary goals, and a right sidebar with 'STAY CONNECTED', 'EVENTS', and 'NEWS' sections.

Navigation: About The BPDA | Contact Us | Get Involved | News | Calendar

Menu: Neighborhoods | **Planning** | Zoning | Development | Work with Us | Housing | Research & Maps

Planning

- What is Planning?
- Planning Initiatives
- Community Planning
- Institutional Planning
- Waterfront Planning
- Urban Design
- Urban Renewal

PLAN: Glover's Corner, Dorchester

Description:

PLAN: Glover's Corner, Dorchester 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.

"Preserve, enhance, and grow" are the three lenses by which the study area will be examined to determine a vision for the future Glover's Corner. Community discussions will focus on guidelines for future development and open space, as well as strategies to enhance existing businesses and residential communities.

The primary goals of this process include:

- A proactive approach to change in an area that will likely face increasing development pressure.
- Engagement of community residents, businesses, property owners, non-profits, civic groups, advocates, and various stakeholders through a range of workshops, site visits, and

STAY CONNECTED

Sign up for Email Updates!

EVENTS

28 Jun | PLAN: Glover's Corner Planning Workshop

NEWS

January 26, 2017
BPDA Launches Question Campaign to Engage Residents in Plan: Dorchester, Glover's Corner