



PLAN

**Dorchester
Glover's Corner**

MOBILITY & CONNECTIVITY WORKSHOP

November 29, 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

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

JANUARY 10, 2018 Jobs and Housing Workshop Part I

FEBRUARY TBD, 2018 Jobs and Housing Workshop Part II

MARCH TBD, 2018 Planning Workshop TBD



Walking Tour, May 4, 2017



Planning Workshop, June 28, 2017

GLOVER'S CORNER BUSINESS SURVEY

PLAN: Glover's Corner, Dorchester Business Owner Survey

Your Space

8 How satisfied are you with your current business location / space?

- Very satisfied
- Satisfied
- Somewhat satisfied
- Not satisfied

9 How do you feel about the following aspects of your current space?

	1 - Least ideal	
Location / visibility	<input type="radio"/>	<input type="radio"/>
Parking availability	<input type="radio"/>	<input type="radio"/>
Space size	<input type="radio"/>	<input type="radio"/>
Quality of interiors	<input type="radio"/>	<input type="radio"/>
Quality of exteriors	<input type="radio"/>	<input type="radio"/>
Maintenance / management services	<input type="radio"/>	<input type="radio"/>
Signage	<input type="radio"/>	<input type="radio"/>

Other (please specify)

Your Business

1 What type of business do you own/manage?

- Restaurant / Bar / Cafe
- Grocery / Liquor Store
- Auto Service
- Hair Salon / Personal Care
- Pharmacy
- Clothing & Clothing Accessories
- Bank / Financial Services
- Medical Office
- Professional Service Office
- Sporting Goods / Hobby Store
- Other (please specify)

2 How many years has your business been in operation?

- Less than 1 year
- 1 - 3 years
- 3 - 5 years
- 5 - 10 years

AGENDA

- 1 What We Heard
- 2 Go Boston 2030
- 3 Why Transportation Planning?
- 4 Transportation Existing Conditions
- 5 Planning Exercise



1

What We Heard



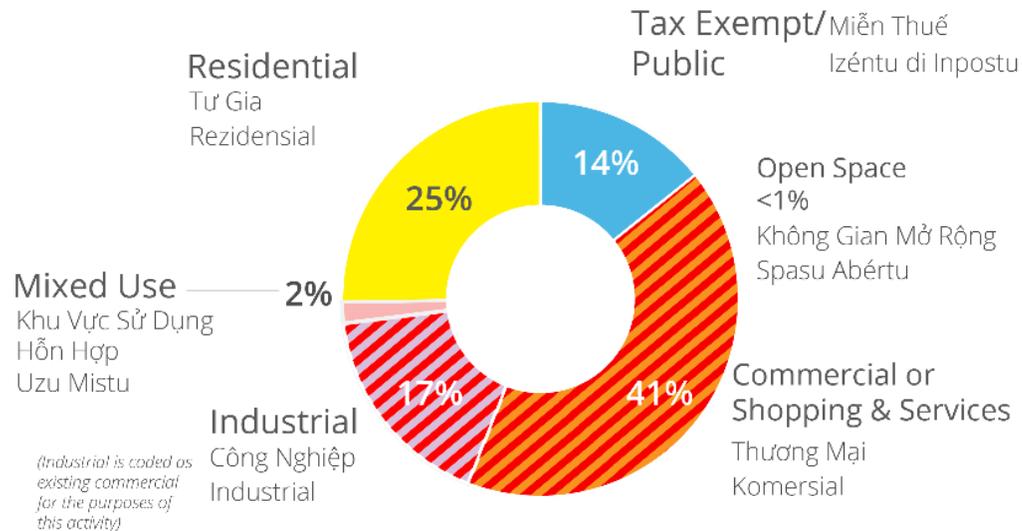
Glover's Corner Land Use Workshop

LAND USE PLANNING ACTIVITY

October 25, 2017 Workshop

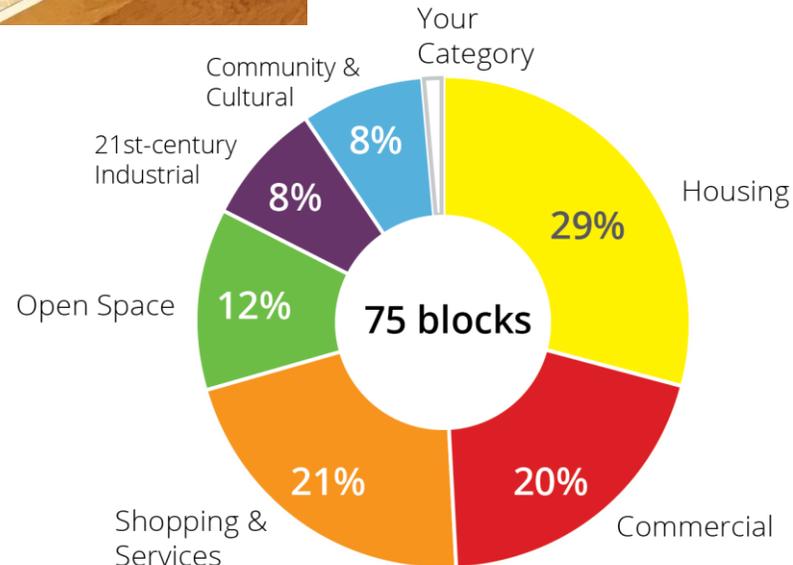
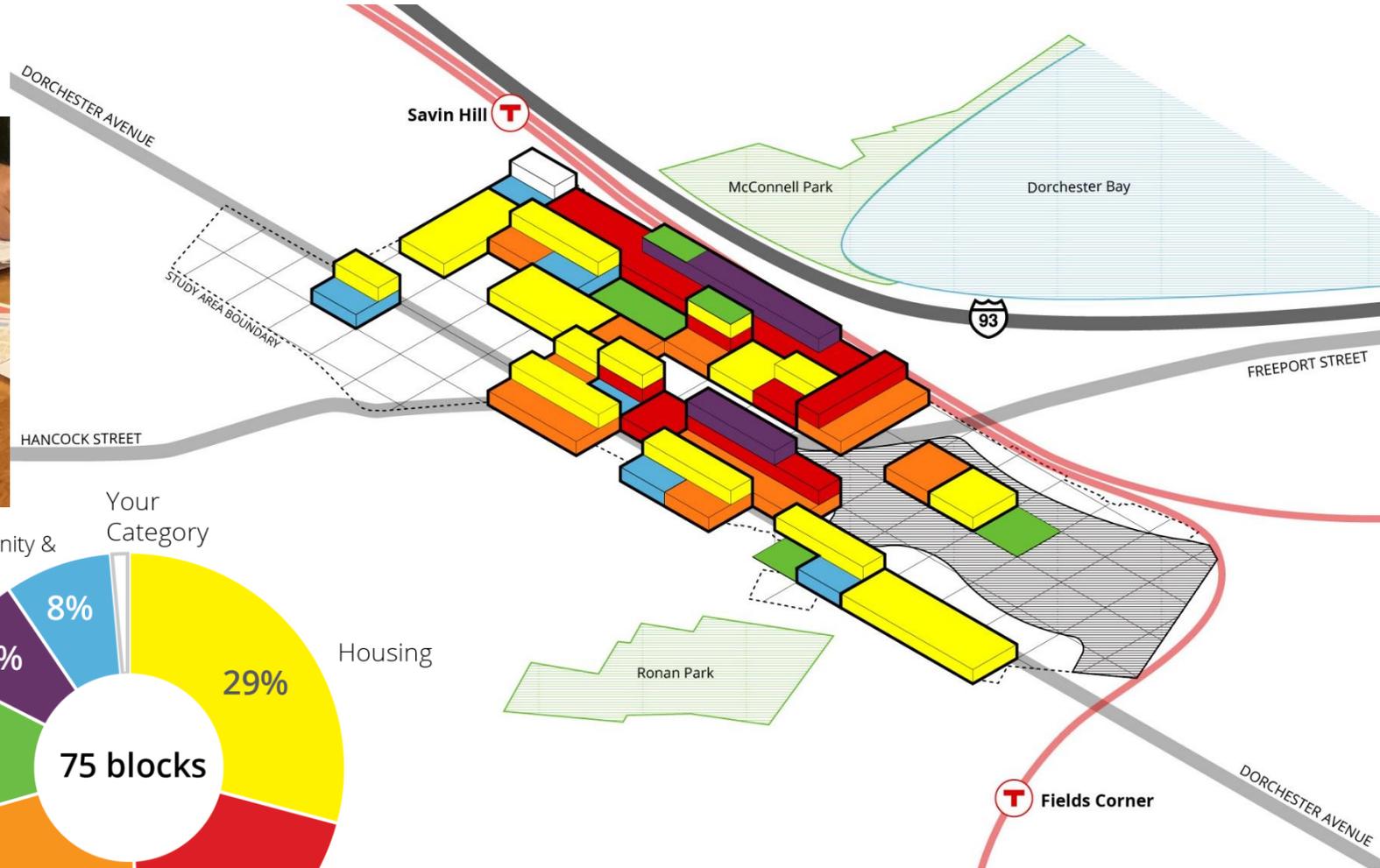
- As a team create a land use vision for the Plan: Glover's Corner Study Area
- Illustrate what areas you'd like to **preserve** and what areas will likely see **change**

Existing Land Use Breakdown



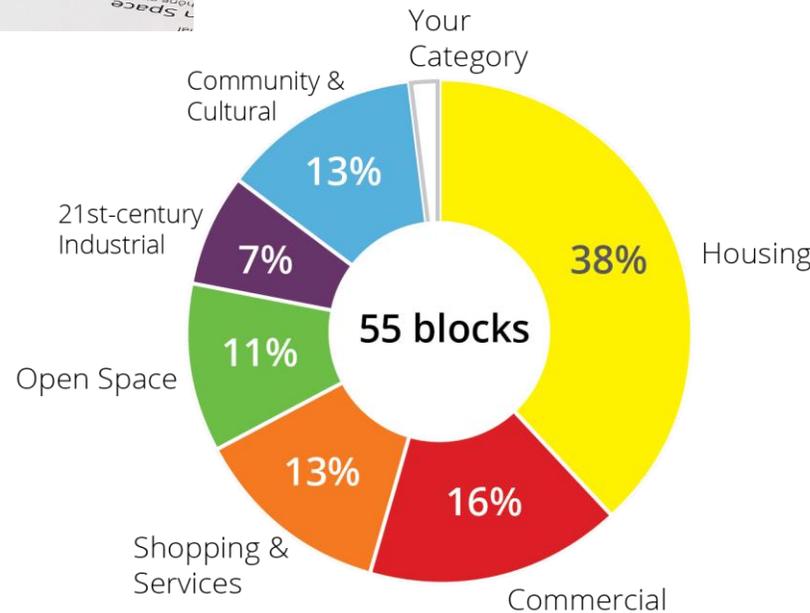
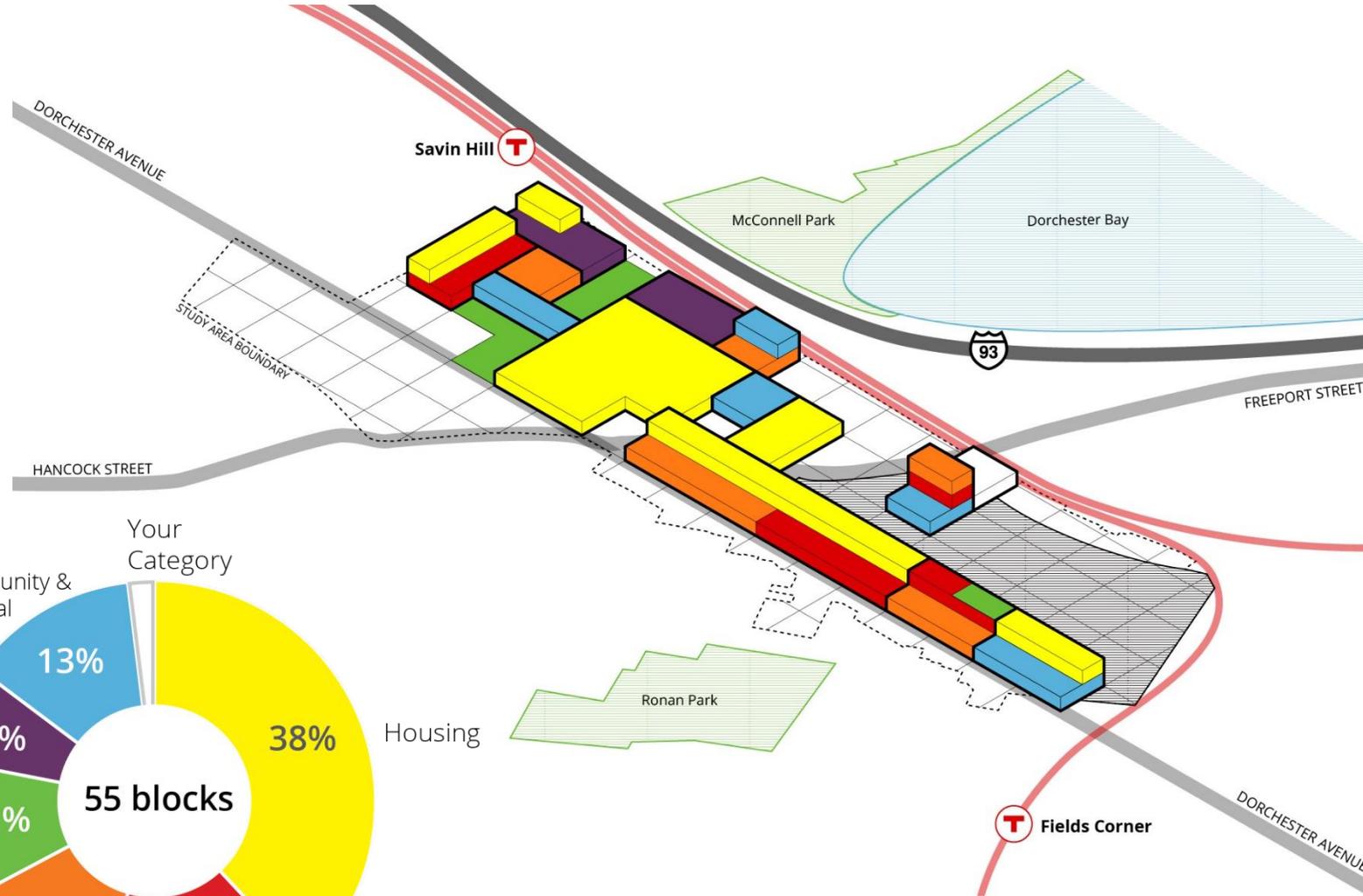
LAND USE EXERCISE

Table 1



LAND USE EXERCISE

Table 3

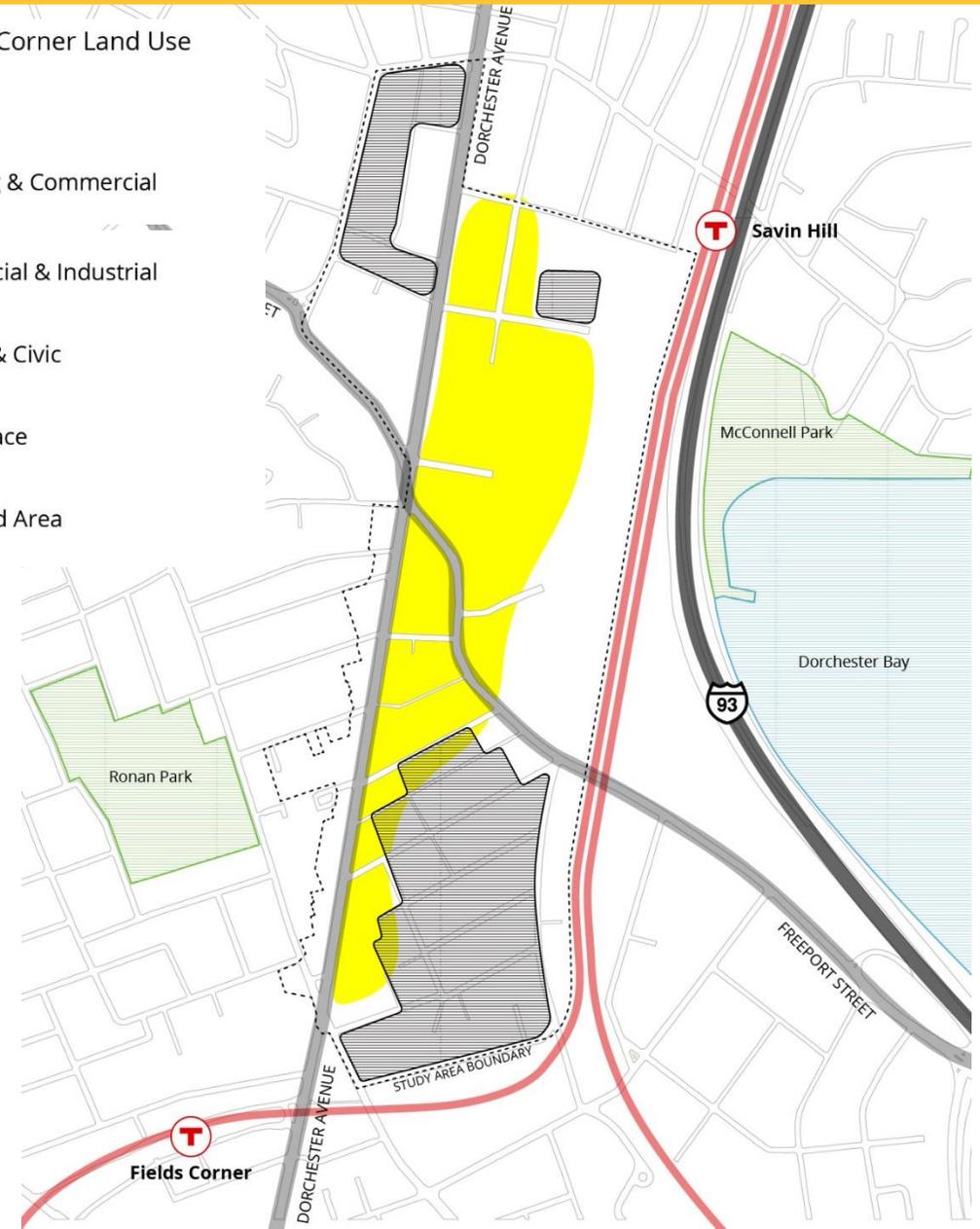


WHAT WE HEARD

Land Use Exercise

- Areas to preserve: existing residential fabric, Savin Hill Apartments, Dorchester Boys & Girls Club
- Housing uses along Dorchester Avenue and Freeport Street but away from the Red line train tracks

PLAN: Glover's Corner Land Use



PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.

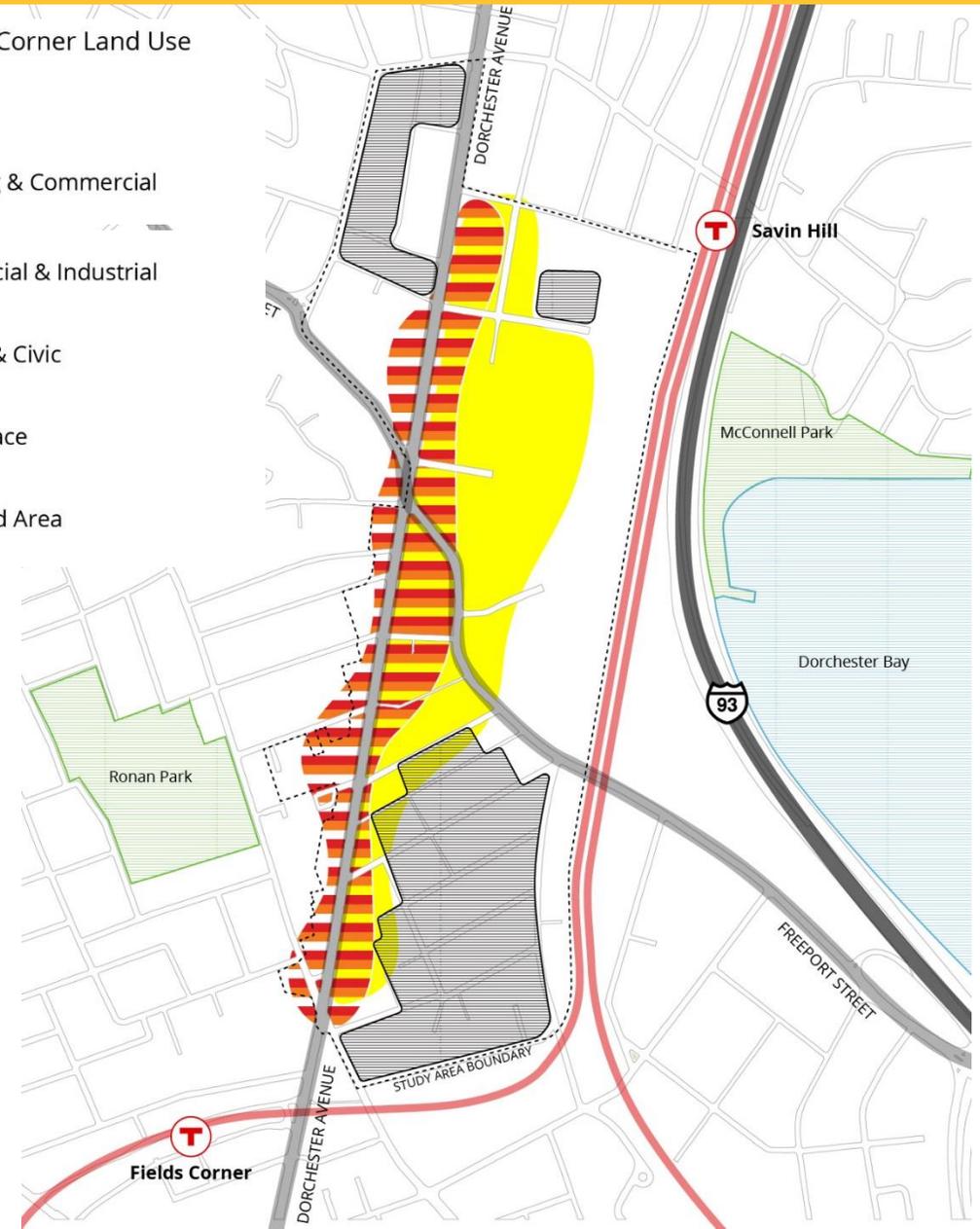


WHAT WE HEARD

Land Use Exercise

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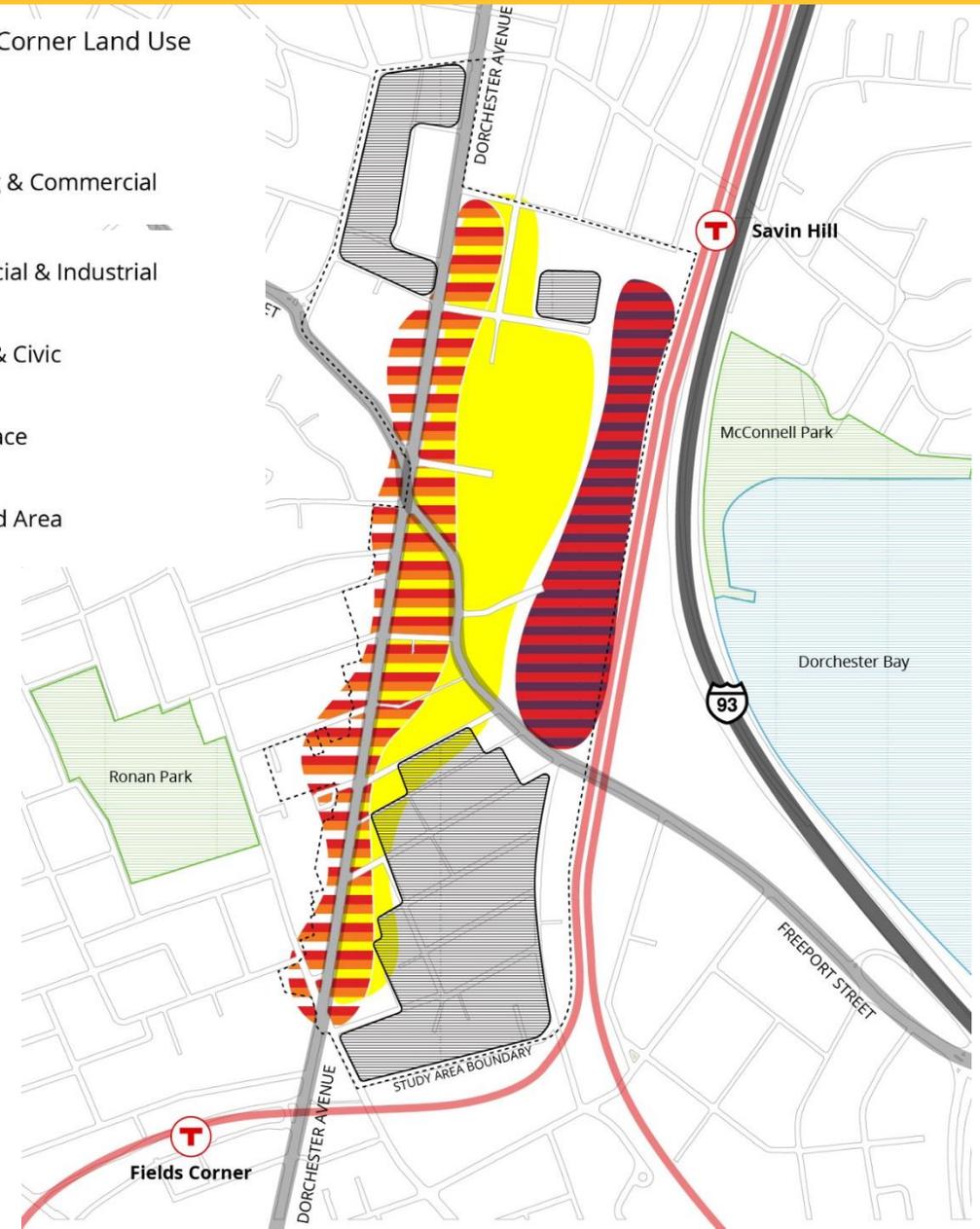


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Land Use Exercise

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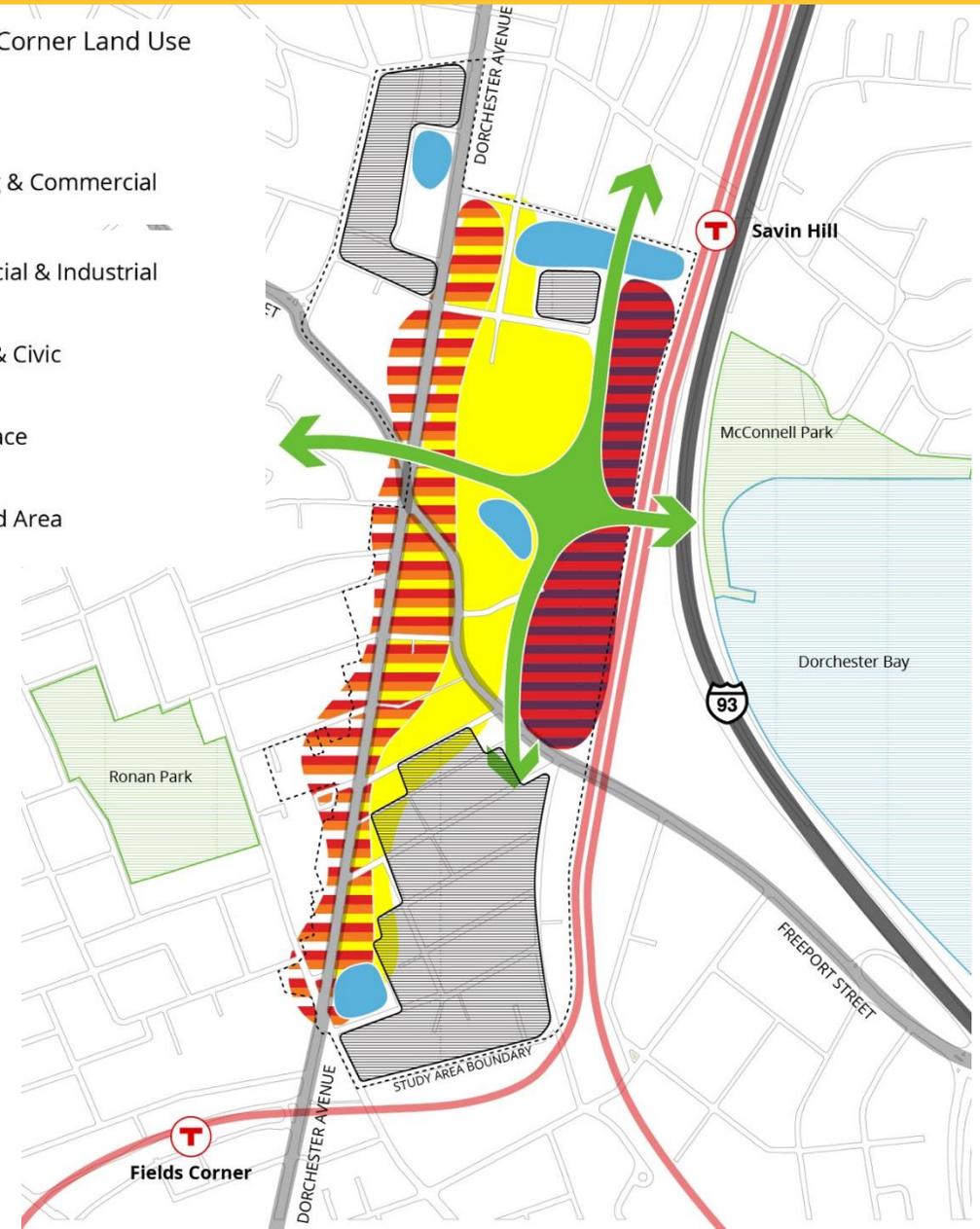


WHAT WE HEARD

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- Provide a larger central open space and link to the greater network of open spaces
- Provide a variety of civic, educational, and cultural spaces to serve diverse community

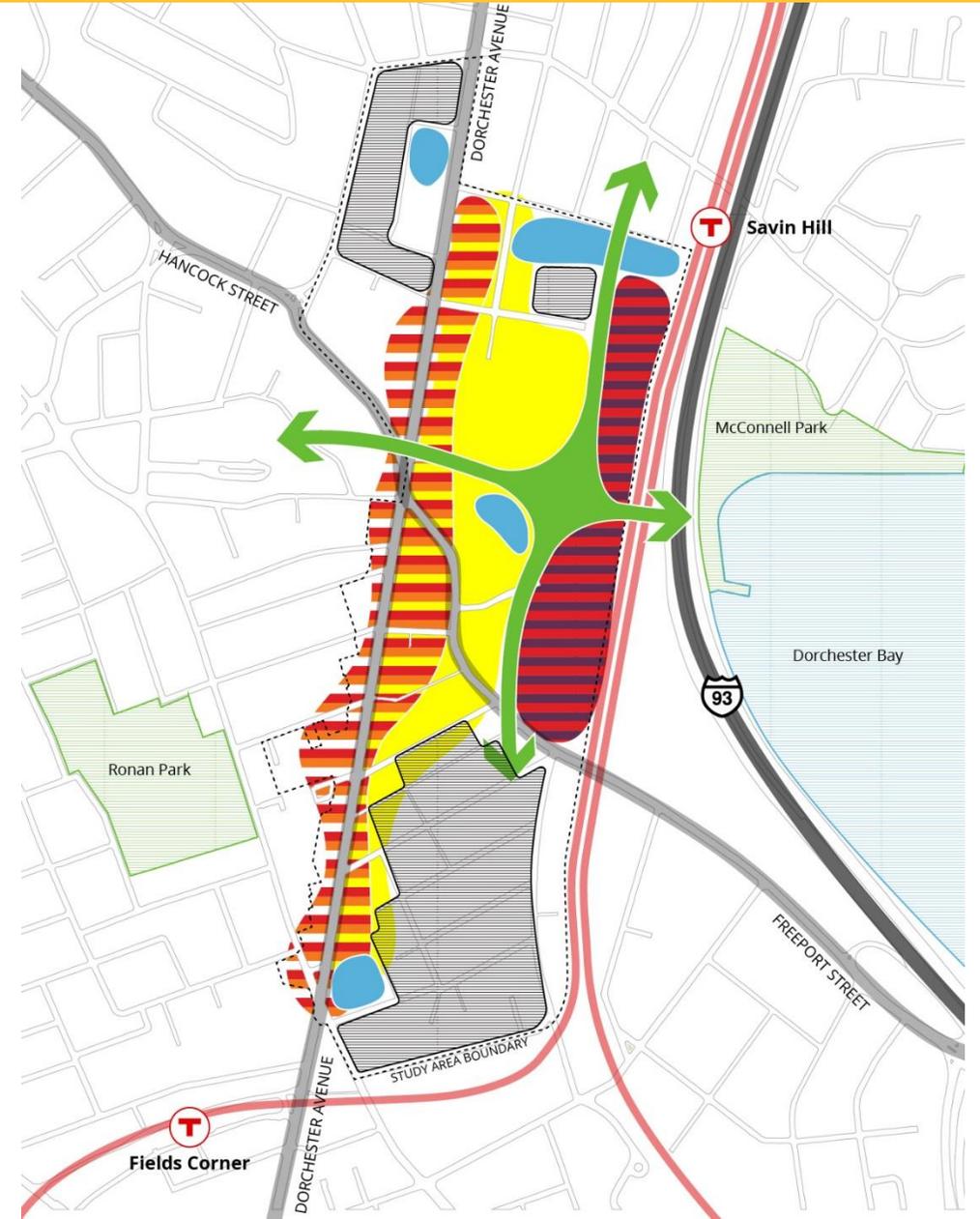
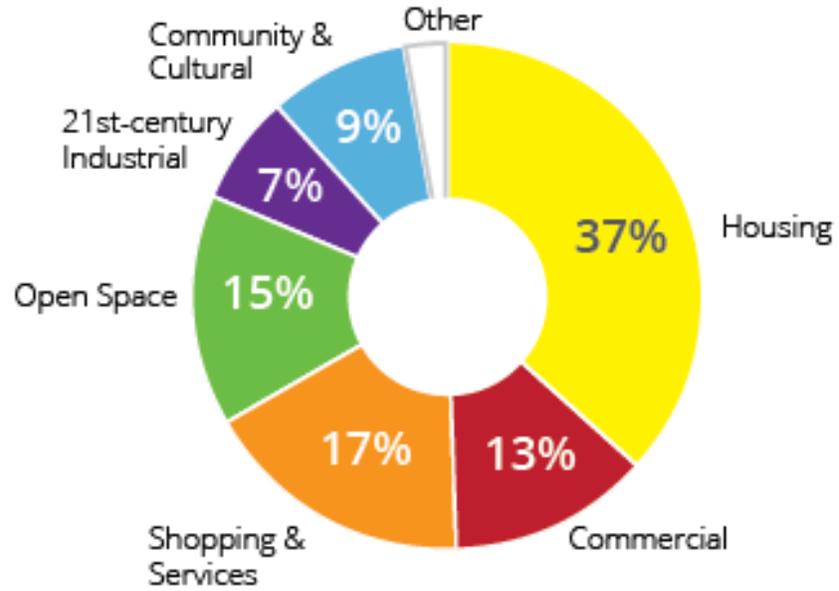
PLAN: Glover's Corner Land Use



WHAT WE HEARD

Land Use Exercise Summary

Conceptual Future Land Use Breakdown



PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.



Go Boston 2030



Birdseye View of Glover's Corner

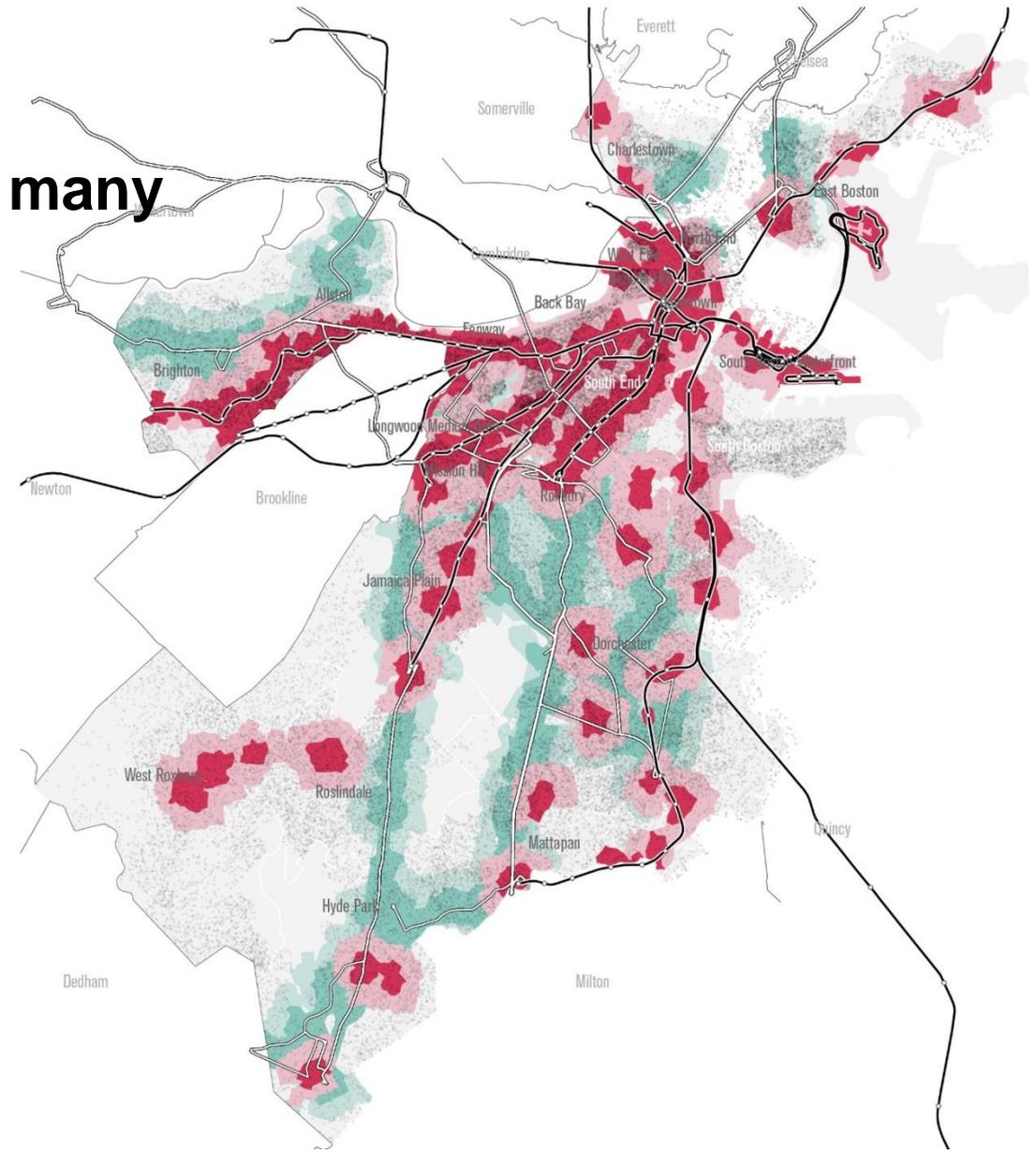
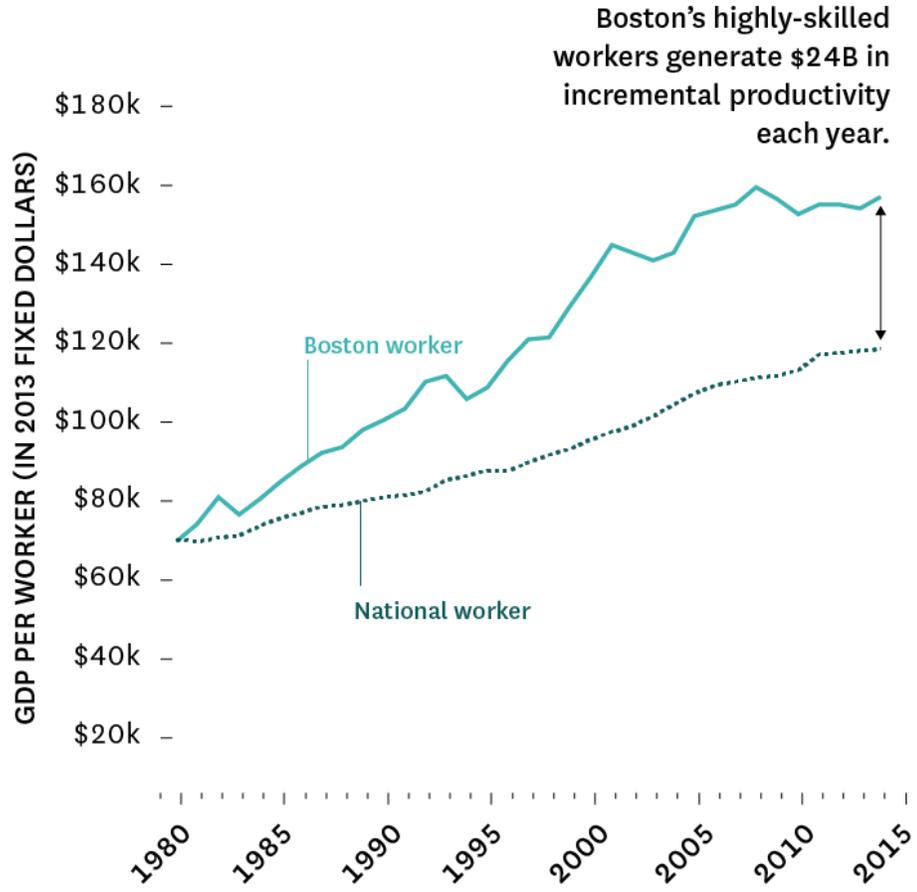
GO BOSTON 2030

Imagining Our Transportation Future

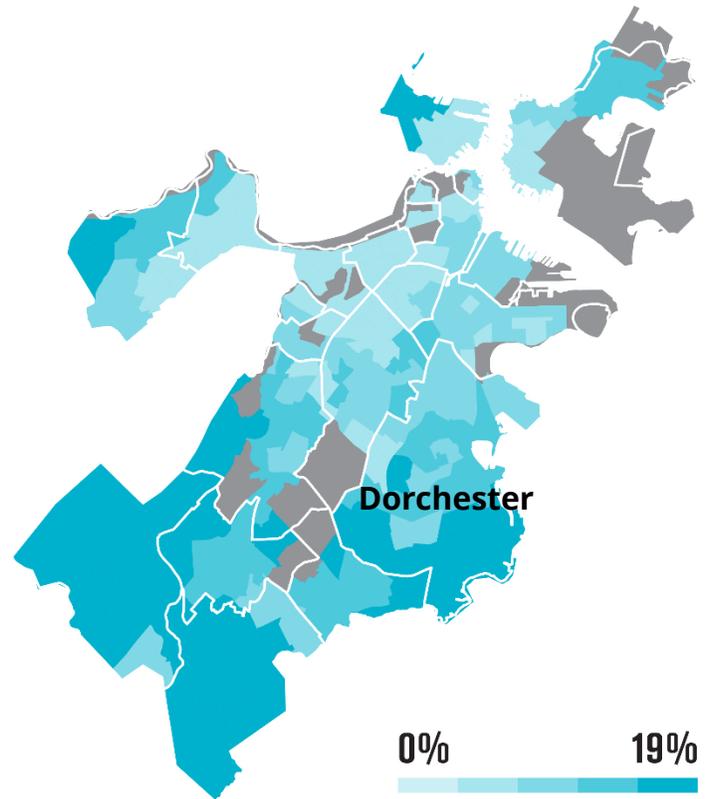
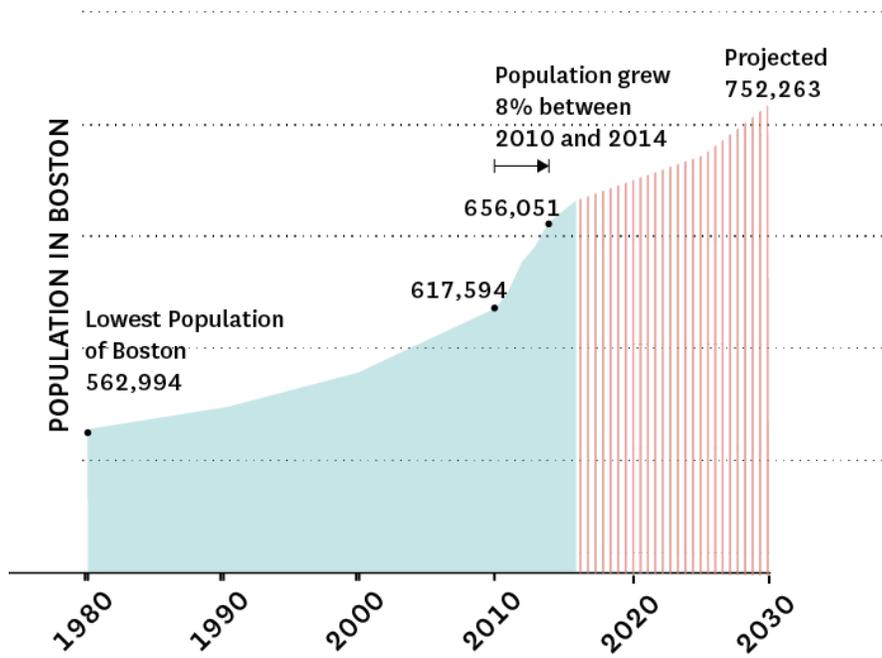


Opportunity and Access

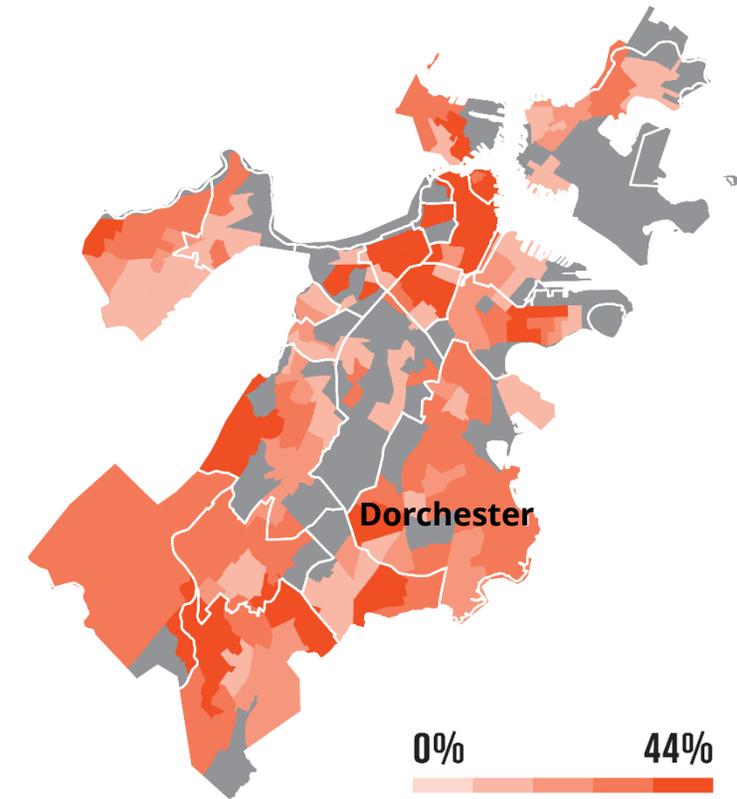
Over 50,000 new jobs – Limited access for many



Population Growth and Costs



Transportation Cost Burden



Housing Cost Burden

5,000 Questions 9 Themes

- Access
- Safety
- Reliability
- Experiential Quality
- Innovation and Technology
- Affordability
- Resiliency
- Transparent Governance
- Health



Key Aspirational Targets

Access

Every home in Boston within a 10 min walk of rail station or Key Bus Route, and Hubway Station, *and* carshare

From **42%** of households to **100%**

Reliability

Bostonians' average commute to work time will decrease by 10%

From **28.8** minutes to **25.9**

Safety

Eliminate traffic fatalities in Boston

From an average of 18 per year to **zero traffic deaths**

All households within a 5 minute walk of a protected bicycle facility or shared use path

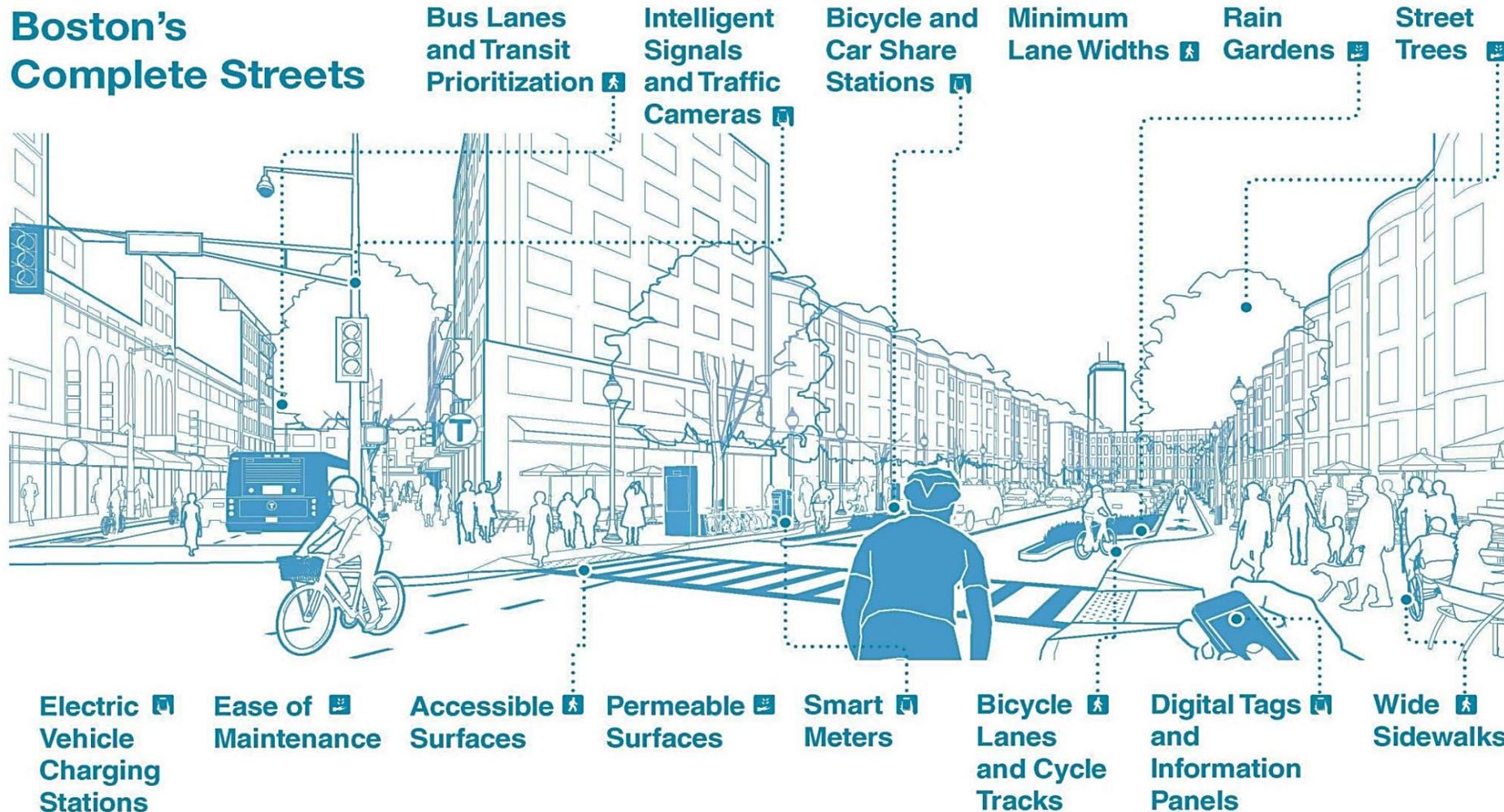
From **20%** to **100%**

Mode Share Aspirational Targets

Boston Commuters	Share Today	2030 Aspirational
Public Transit	33%	Up by a third
Walk	14.5%	Up by almost half
Bike	1.9%	Increases fourfold
Carpool	5.4%	Declines marginally
Drive Alone	40.6%	Down by half
Other, WFH	4.5%	Slight increase in WFH

Complete Streets Networks

Boston's Complete Streets



BOSTON COMPLETE STREETS GUIDELINES

BOSTON TRANSPORTATION DEPARTMENT

Sharing Boston's Streets



New Mobility Neighborhood microHUBs

Car-share and bike-share parking

Small-goods deliveries

Real-time information

Micro transit (On-demand Vans)

Clean energy grid and EV charging



Mobility Trends

- Focus on safety and encouraging healthy transportation
- Increasing competition for travel lanes and curb space
- More people in fewer vehicles
- More travel choices with the rise of shared-mobility
- Automated and connected vehicle technology is here!
- Address social justice and convenience of the travel experience

PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.



3

Why Transportation Planning?



Birdseye View of Glover's Corner

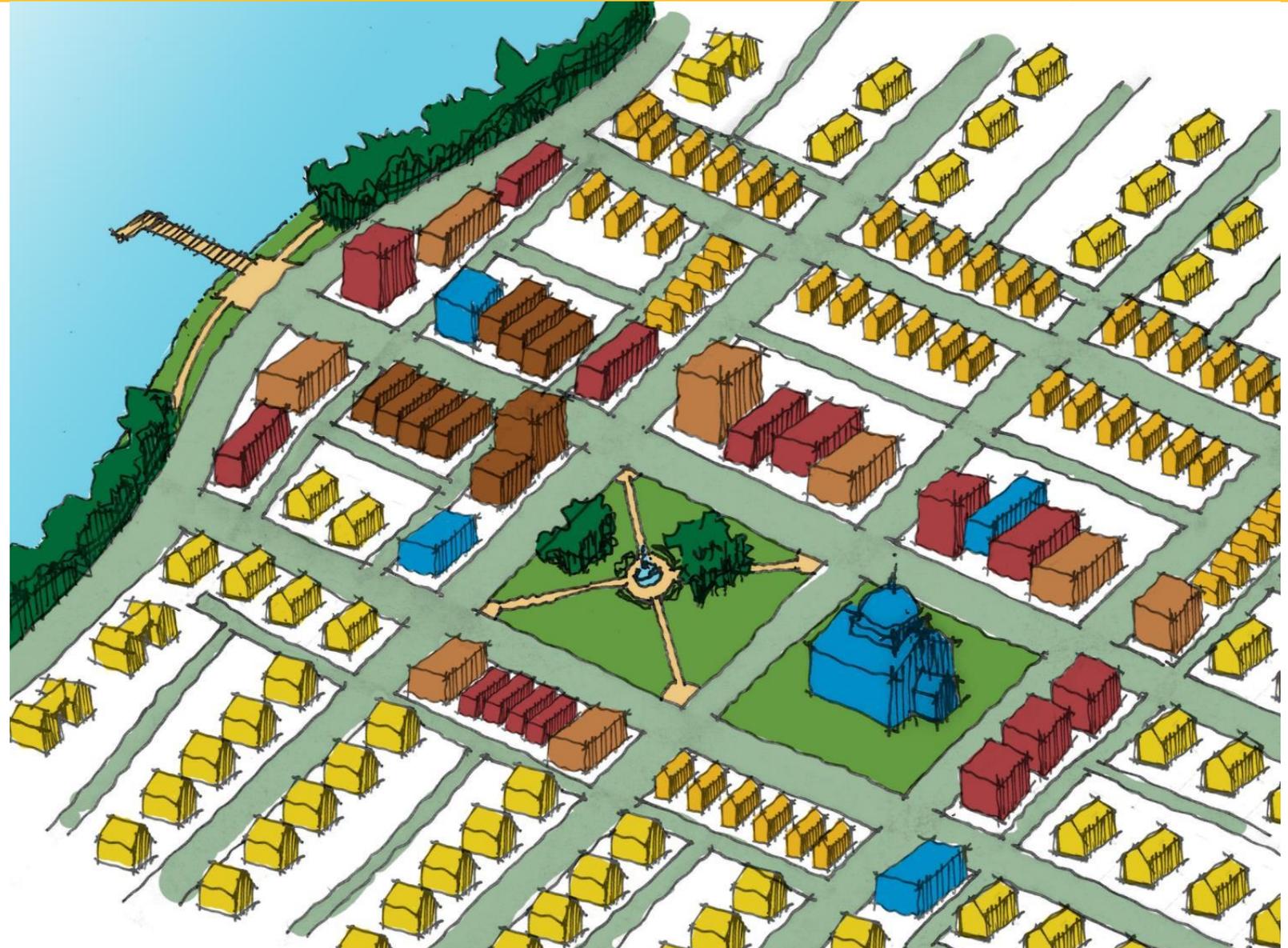
PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.



ILLUSTRATION OF ELEMENTS OF A COMMUNITY

-  Parks and Open Space
-  Civic Uses
-  Commercial/Office
-  Mixed-use/Retail
-  Single-family Residential
-  Multi-family Residential



Source: Kittelson & Associates, Inc.

ILLUSTRATION OF ELEMENTS OF A COMMUNITY



Mix of Residential
Densities & Types

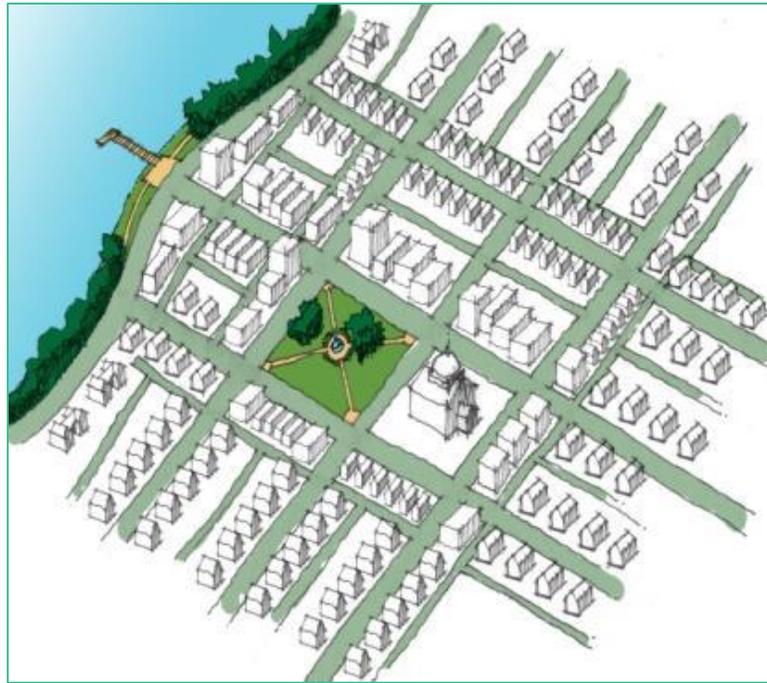


Institutional & Community Uses

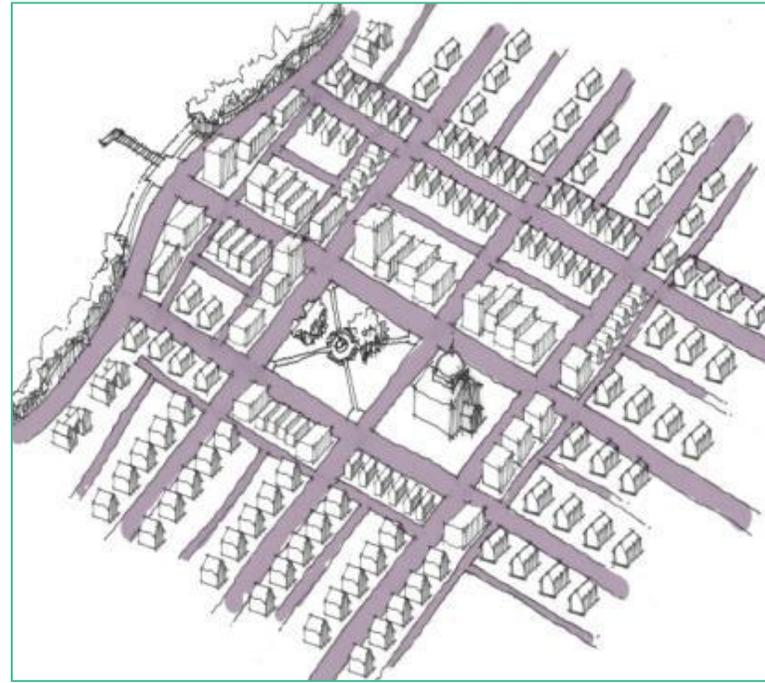


Commercial & Mixed Uses

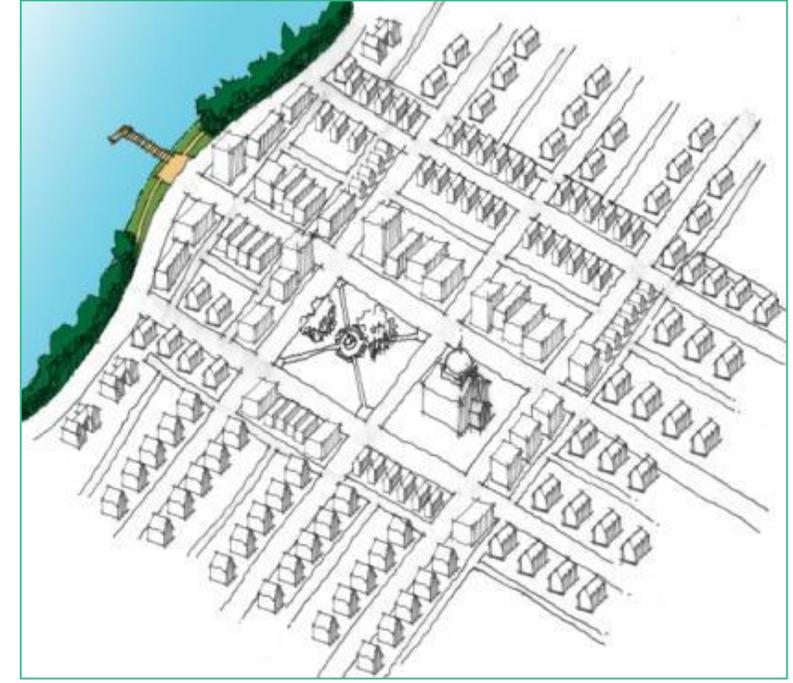
ILLUSTRATION OF ELEMENTS OF A COMMUNITY



Parks & Open Space Systems



Transportation Network



The Natural Environment

STREETS AS A COMMUNITY'S FRAMEWORK



Historic Photograph of Beacon Street from Beacon Hill



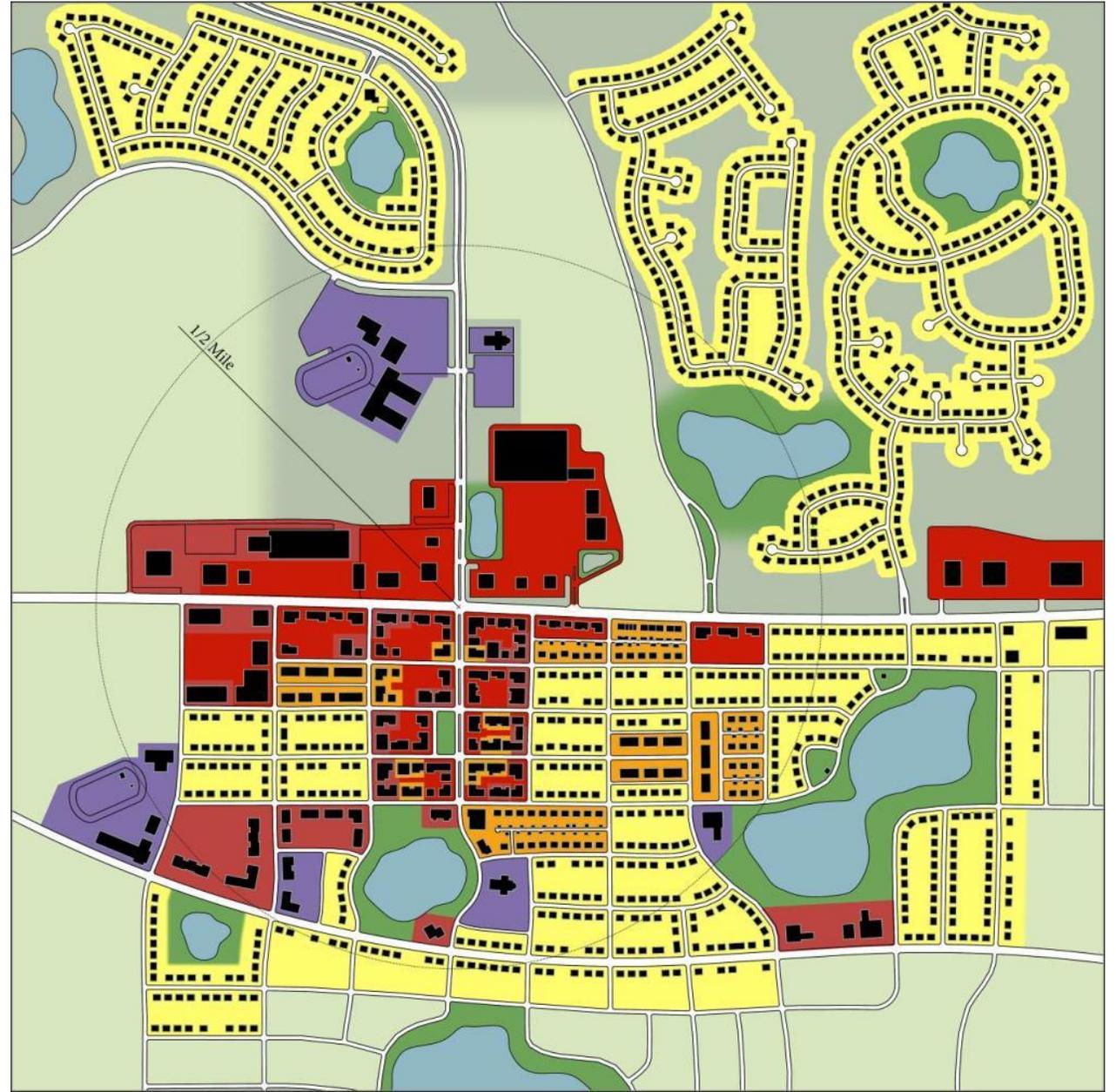
Present Day Beacon Street from Beacon Hill

DEVELOPMENT PATTERNS COMPARISONS

- Land Use Mix
- Product Mix
- Development Pattern and Scale
- Infrastructure Demand
- Development Contiguity

ISOLATED
COMMUNITY

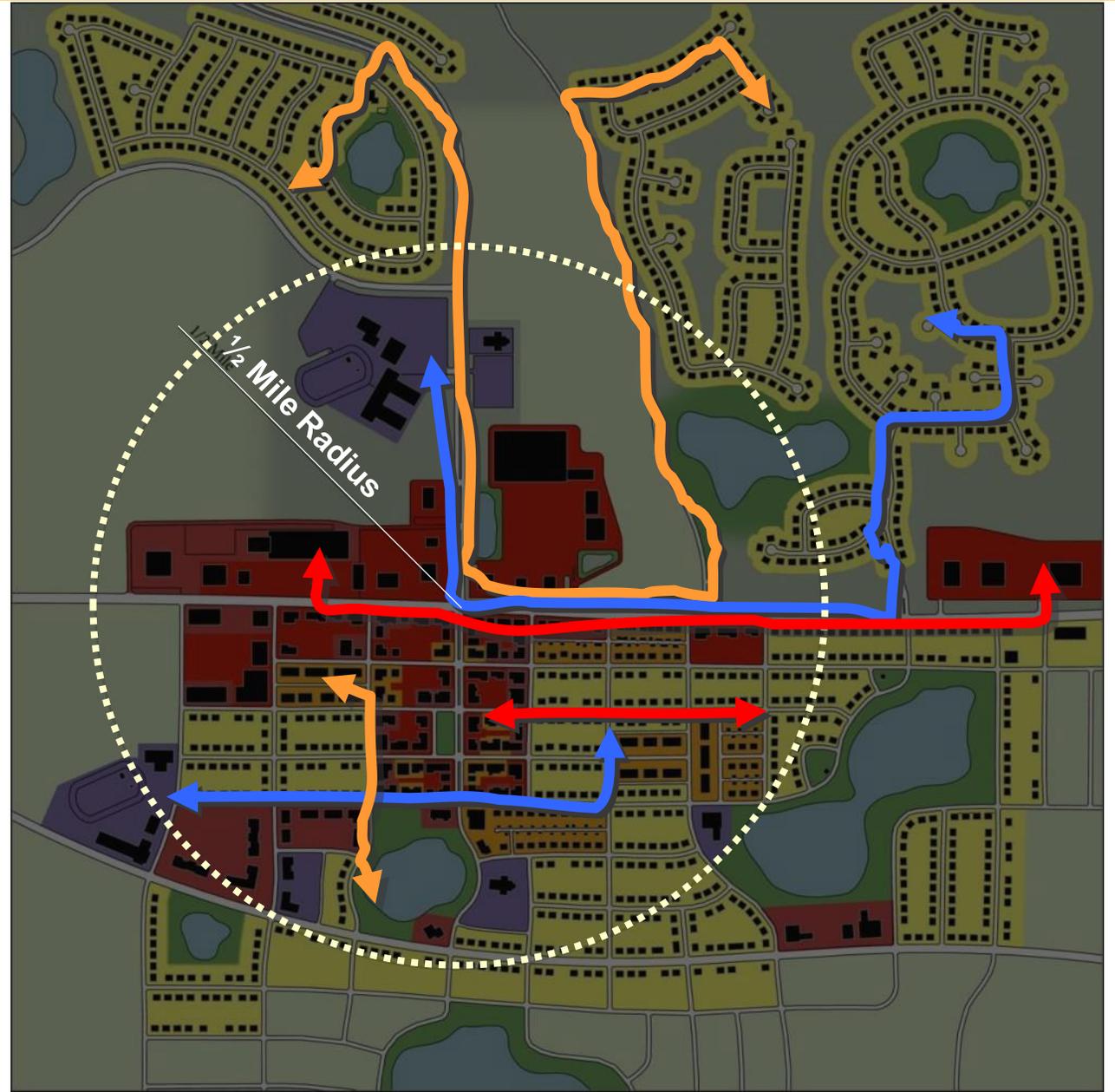
CONNECTED GRID



TRANSPORTATION IMPLICATIONS

ISOLATED COMMUNITY

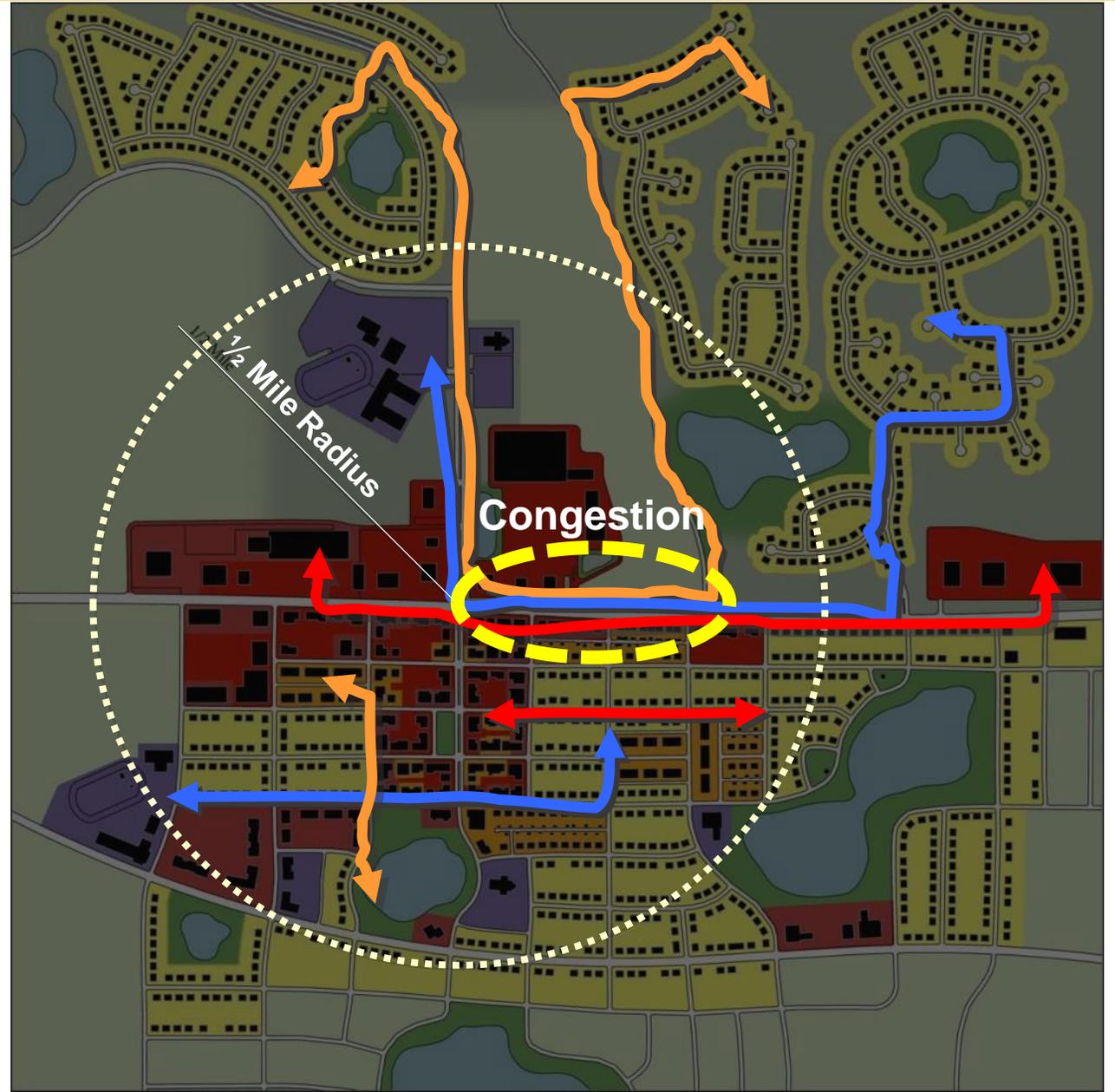
CONNECTED GRID



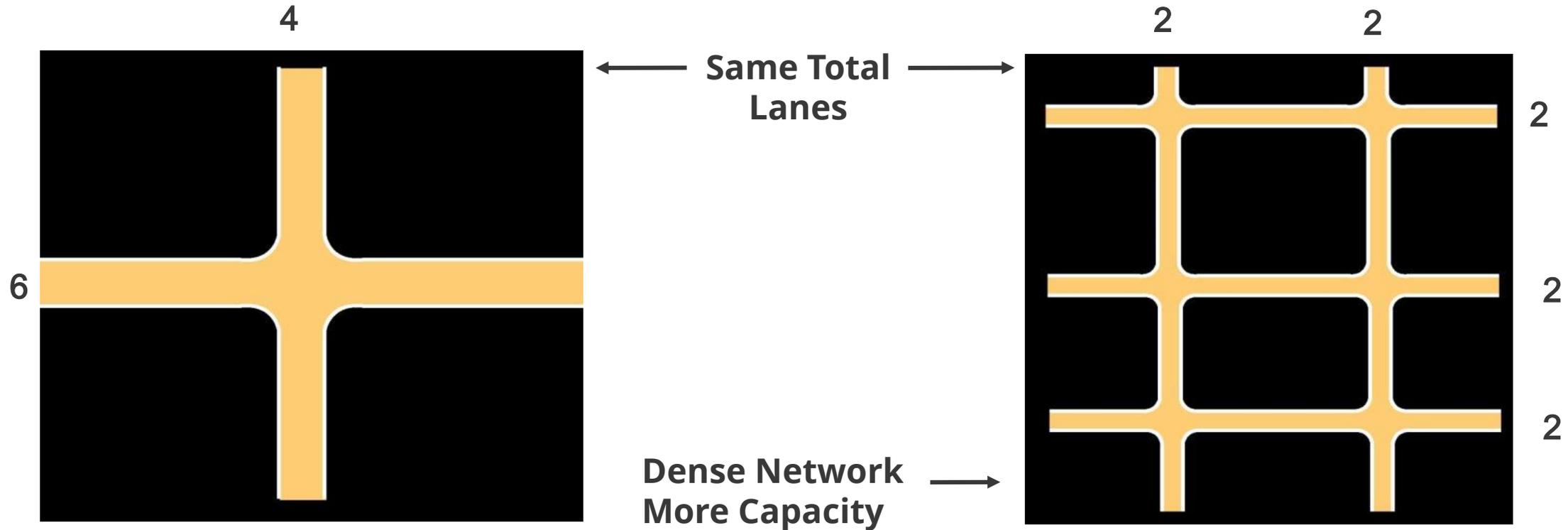
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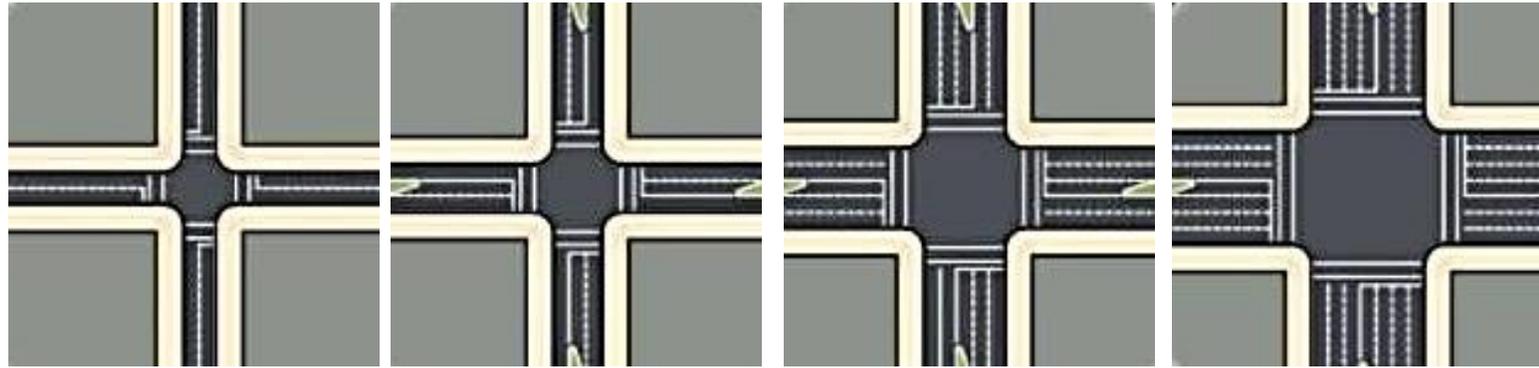


WHY STREET NETWORKS ARE IMPORTANT

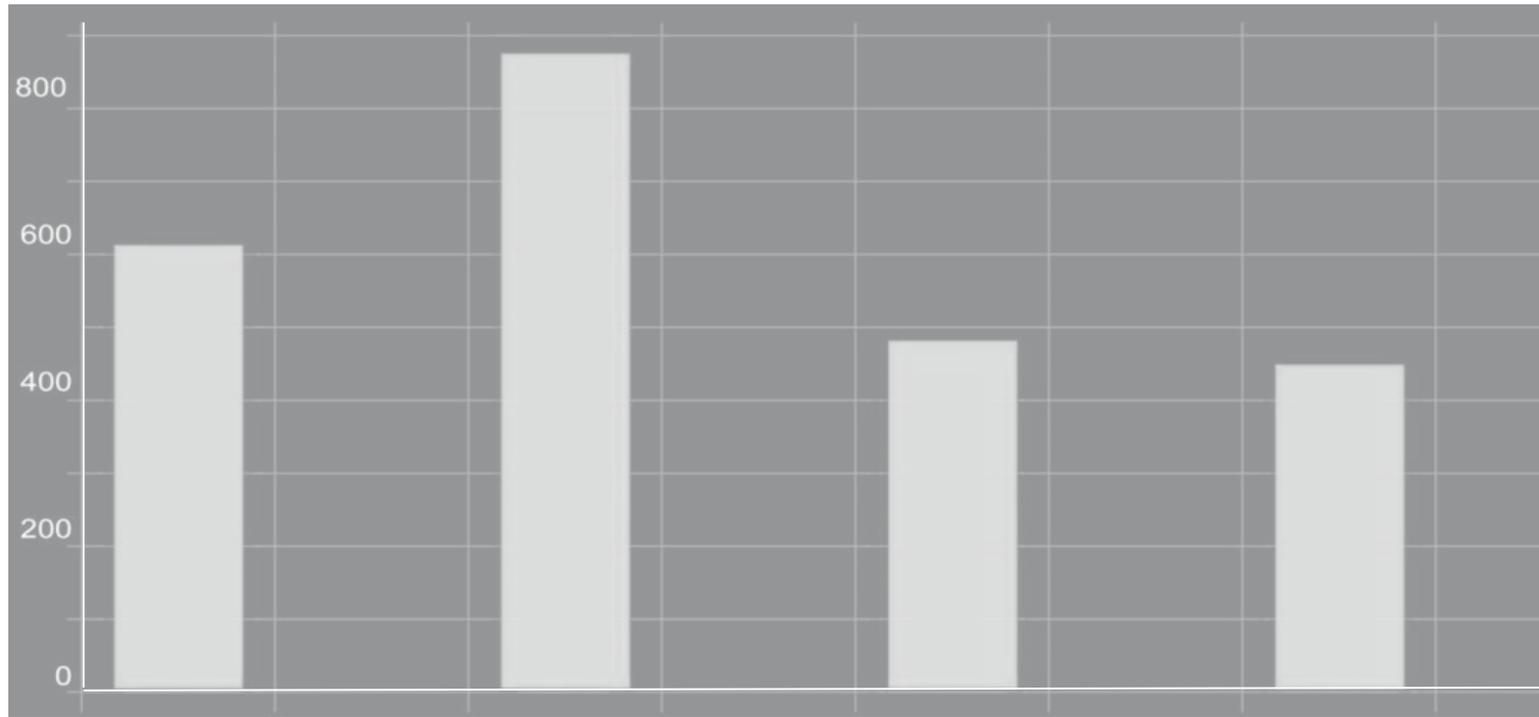


- Encourages multimodal travel
- Fewer vehicle miles traveled
- Share left-turns
- Share clearance time
- More efficient signal timing

INCREMENTAL LANE CAPACITY AT INTERSECTIONS



Capacity of Additional Through Lane
(vehicles/hour)



Through Lanes
Turn Lanes

2
0

2
1

4
1

6
1

PLAN: Glover's Corner Dorchester

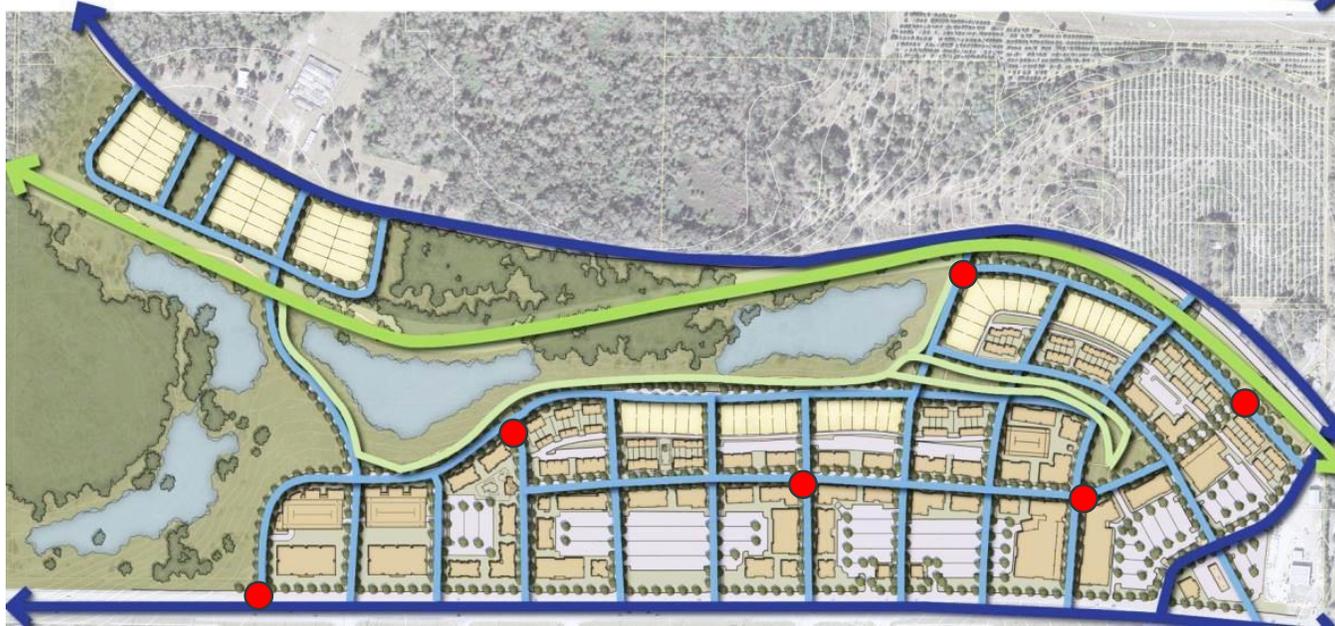
Preserve. Enhance. Grow.



INTEGRATED LAND USE & TRANSPORTATION APPROACH



Clermont, Florida
Scenario A

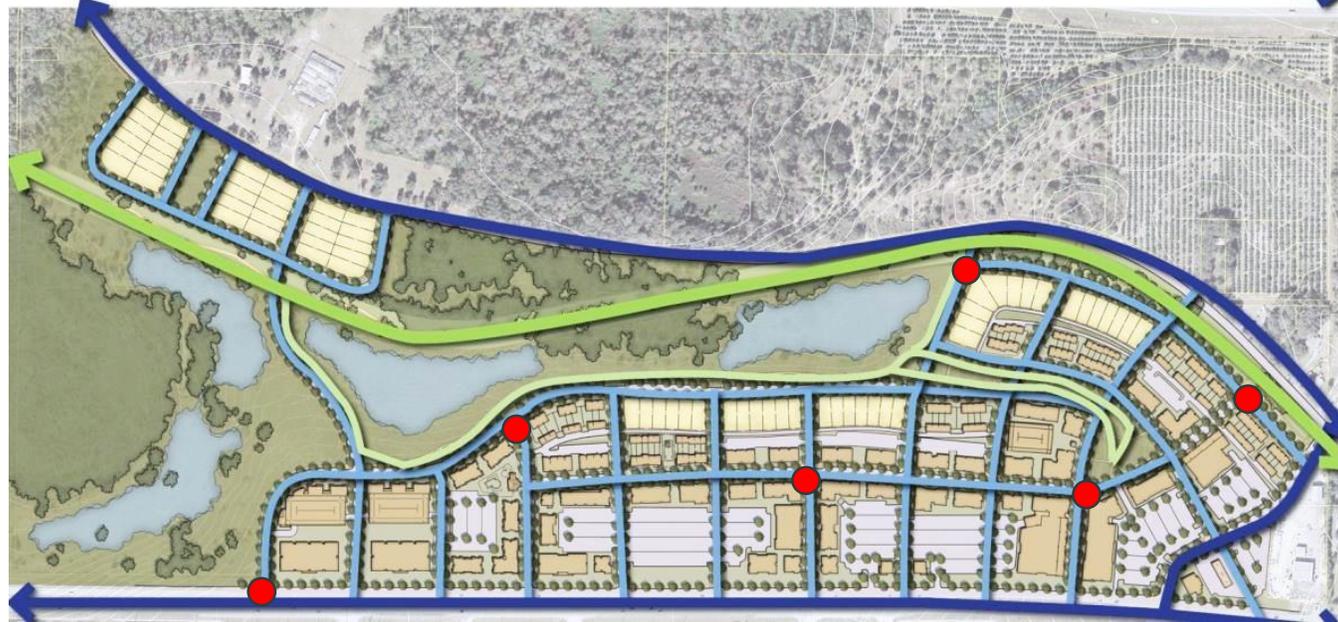
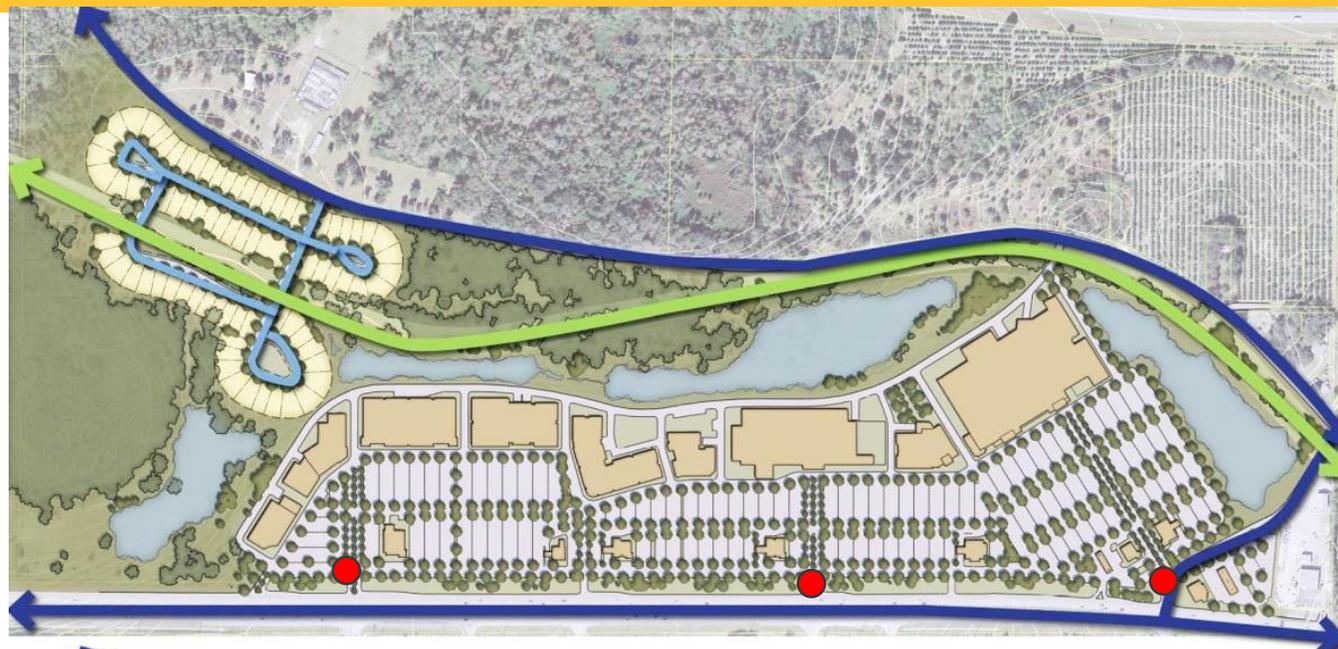


Scenario B

- Potential Bus Stop
- Existing Roadway
- Proposed Roadway
- Existing Multi-use Trail
- Proposed Multi-use Trail

PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.



INTEGRATED LAND USE & TRANSPORTATION APPROACH

- Equal** number of jobs
- 400%** more housing units
- 50%** less peak period auto trips
- 500%** more linear feet of sidewalks and bicycle facilities

- Potential Bus Stop
- Existing Roadway
- Proposed Roadway
- Existing Multi-use Trail
- Proposed Multi-use Trail

Clermont, Florida

4

Existing Conditions



View North of Dorchester Avenue at Glover's Corner

STUDY OVERVIEW

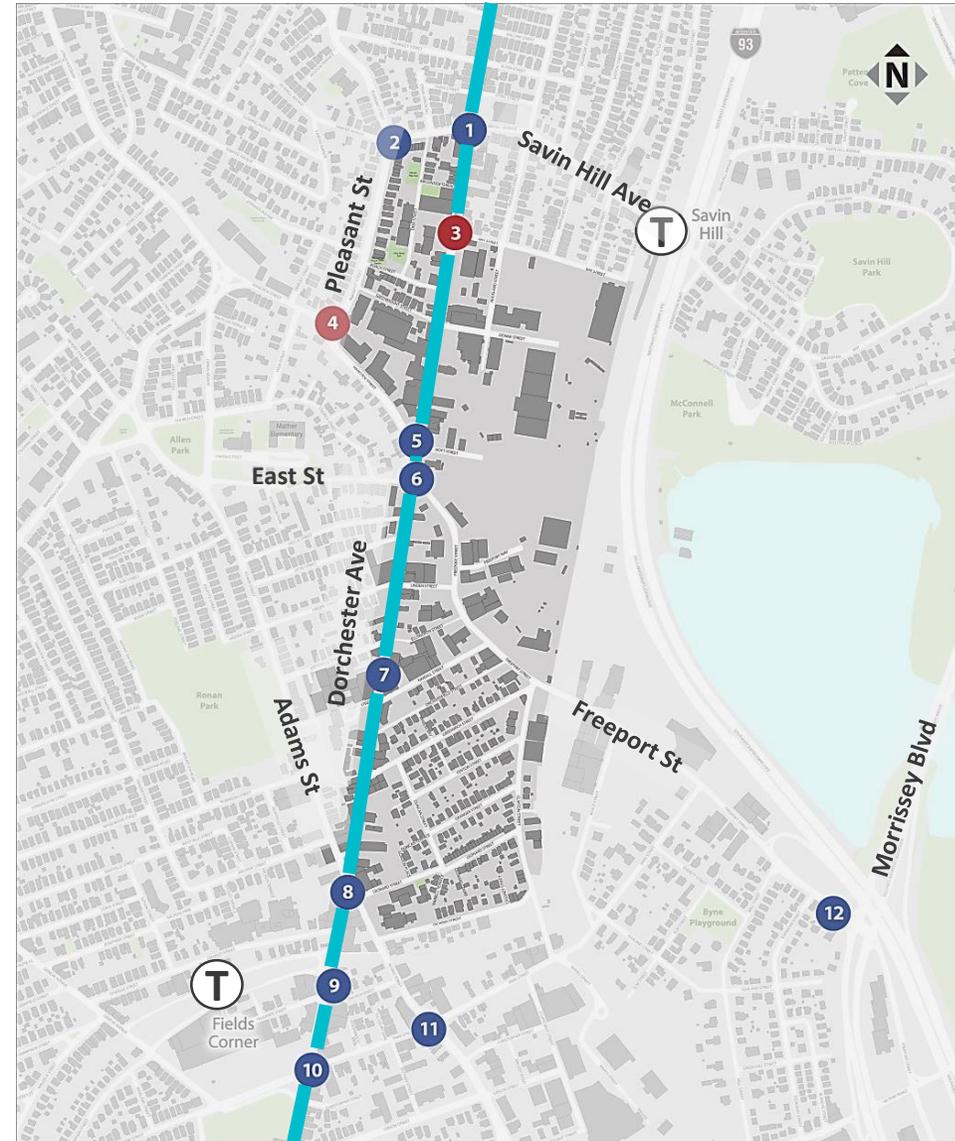
- 1 Existing Conditions
- 2 Immediate Improvements
- 3 Long-Term Vision



Birdseye View of Glover's Corner

DATA COLLECTION

- Traffic Volumes
- Pedestrian Volumes
- Bicycle Volumes
- MBTA Ridership
- Observations



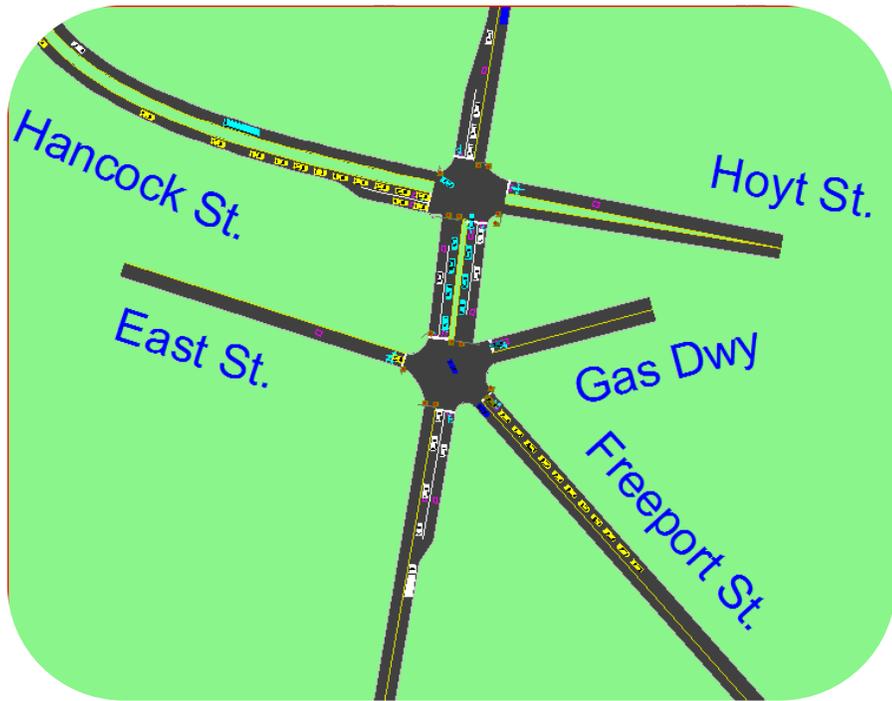
Source: Kittelson & Associates

PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.



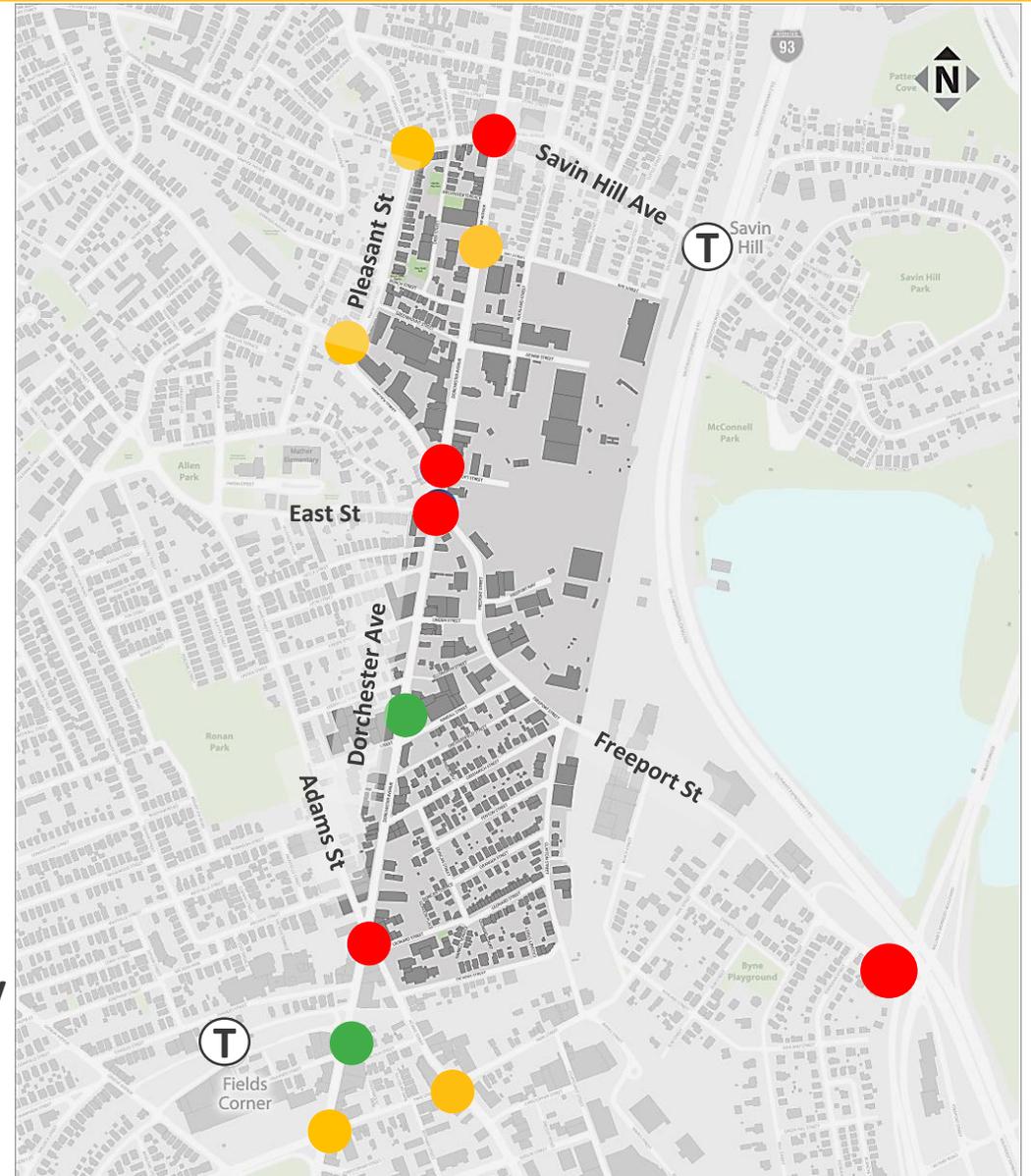
DEVELOPED TRAFFIC MODELING TOOL FOR STUDY AREA



Traffic Model Developed for Glover's Corner Study Area, Source: Kittelson & Associates

Intersection Delay

- High
- Moderate
- Low



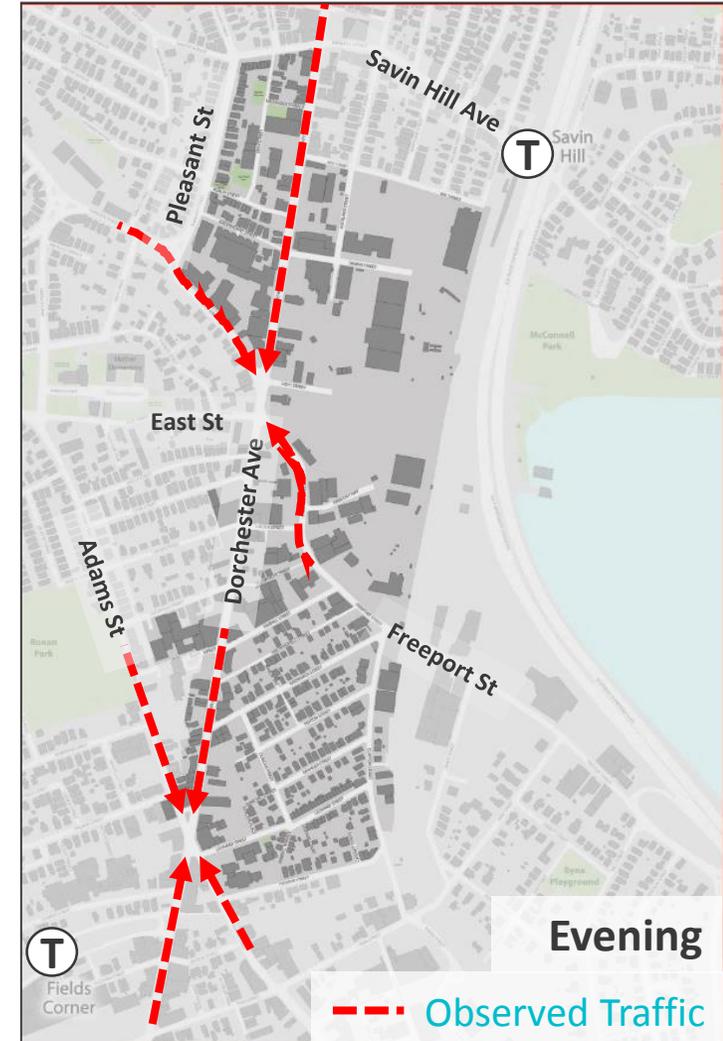
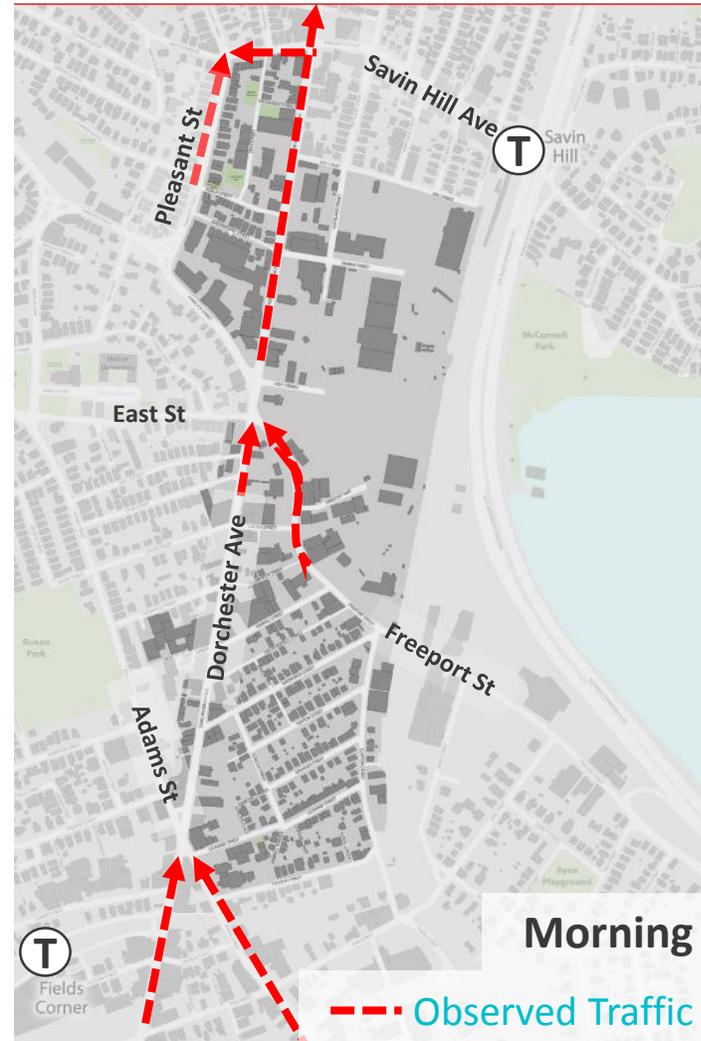
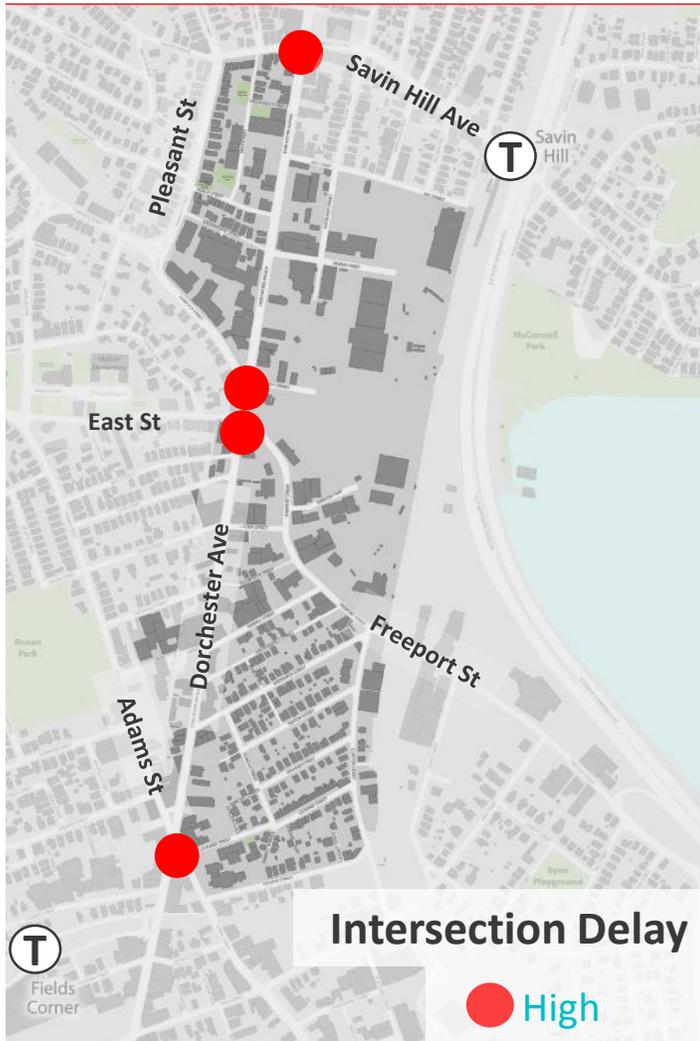
Source: Kittelson & Associates

PLAN: Glover's Corner Dorchester

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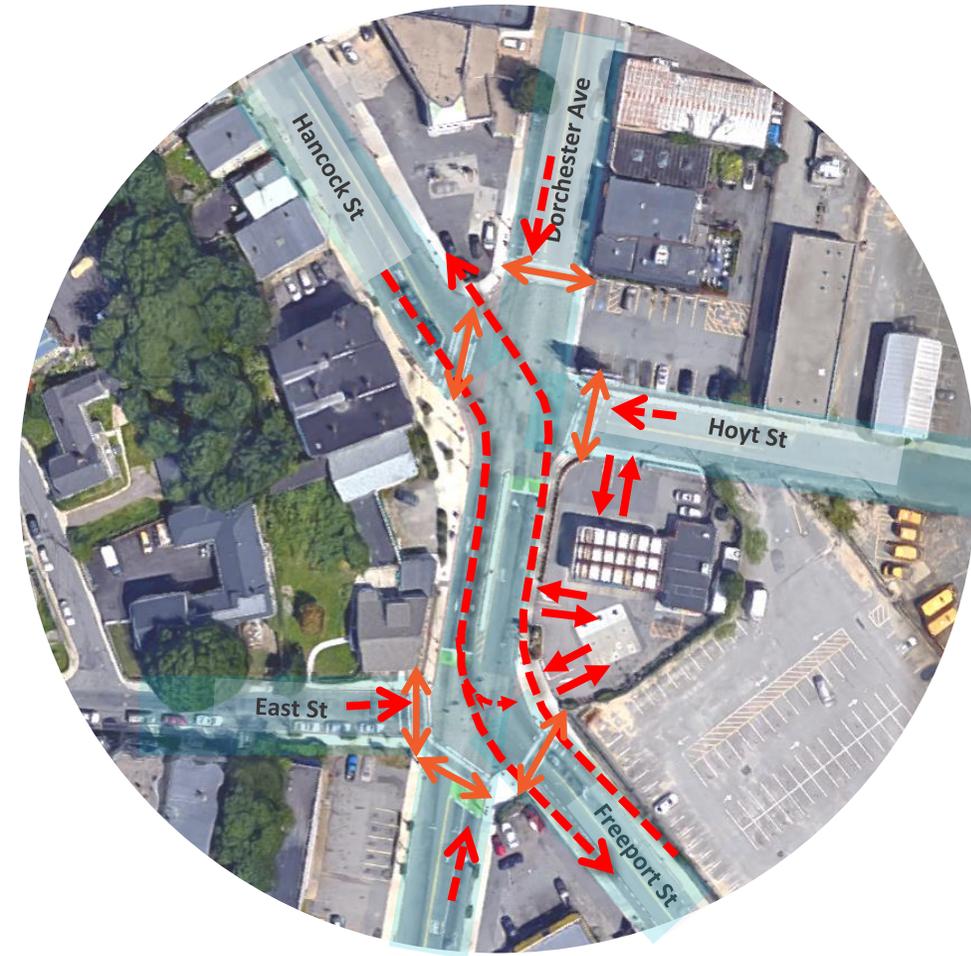


INTERSECTION DELAYS ON DORCHESTER AVENUE



Source: Kittelson & Associates

COMPLEX INTERSECTIONS



Dorchester Avenue at Freeport Street & Hancock Street

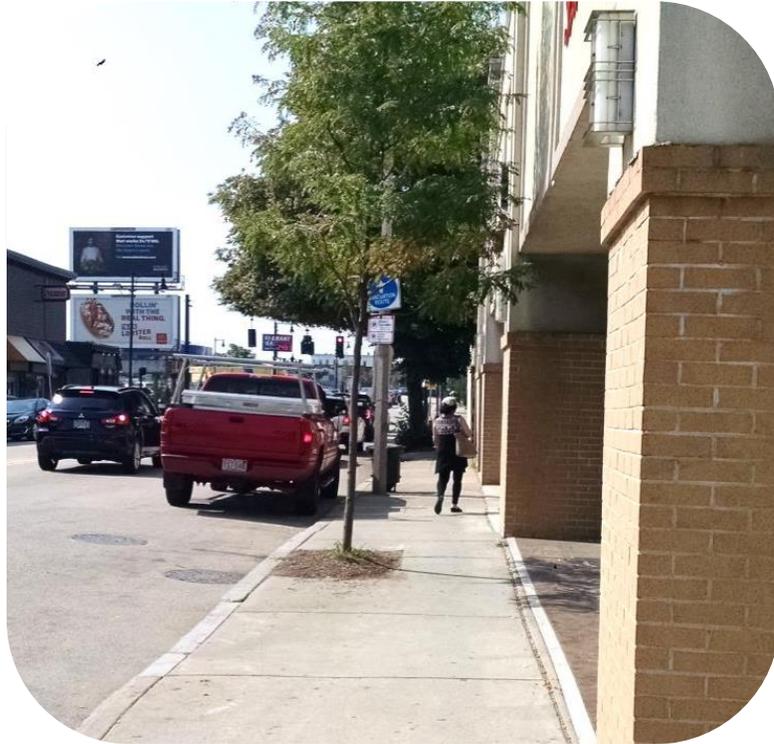
OPPORTUNITIES TO REDUCE CONGESTION

- Adjusting signal timings
- Change pedestrian phasing
- Consolidate/relocate parking & bus stops
- Create turn lanes
- Eliminate or consolidate curb cuts



Existing Conditions, Glover's Corner

PEDESTRIAN & WALKING ENVIRONMENT



Existing Conditions, Glover's Corner



Existing Conditions, Glover's Corner

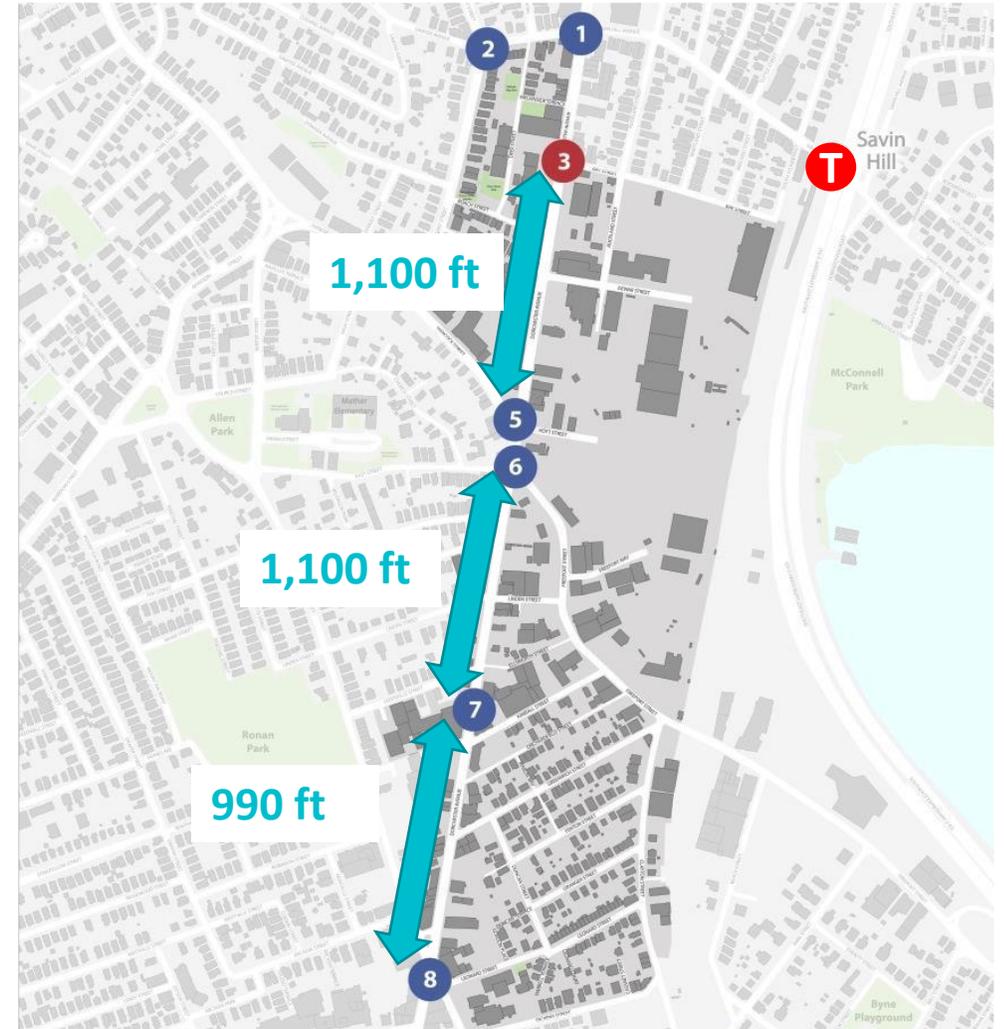


Existing Conditions, Glover's Corner

DISTANCE BETWEEN CROSSWALKS



Existing Conditions, Glover's Corner



Source: Kittelson & Associates

MAINTENANCE AND ACCESSIBILITY



Existing Conditions, Glover's Corner



Existing Conditions, Glover's Corner



Existing Conditions, Glover's Corner

BICYCLING ENVIRONMENT & OPPORTUNITIES



Existing Conditions, Glover's Corner



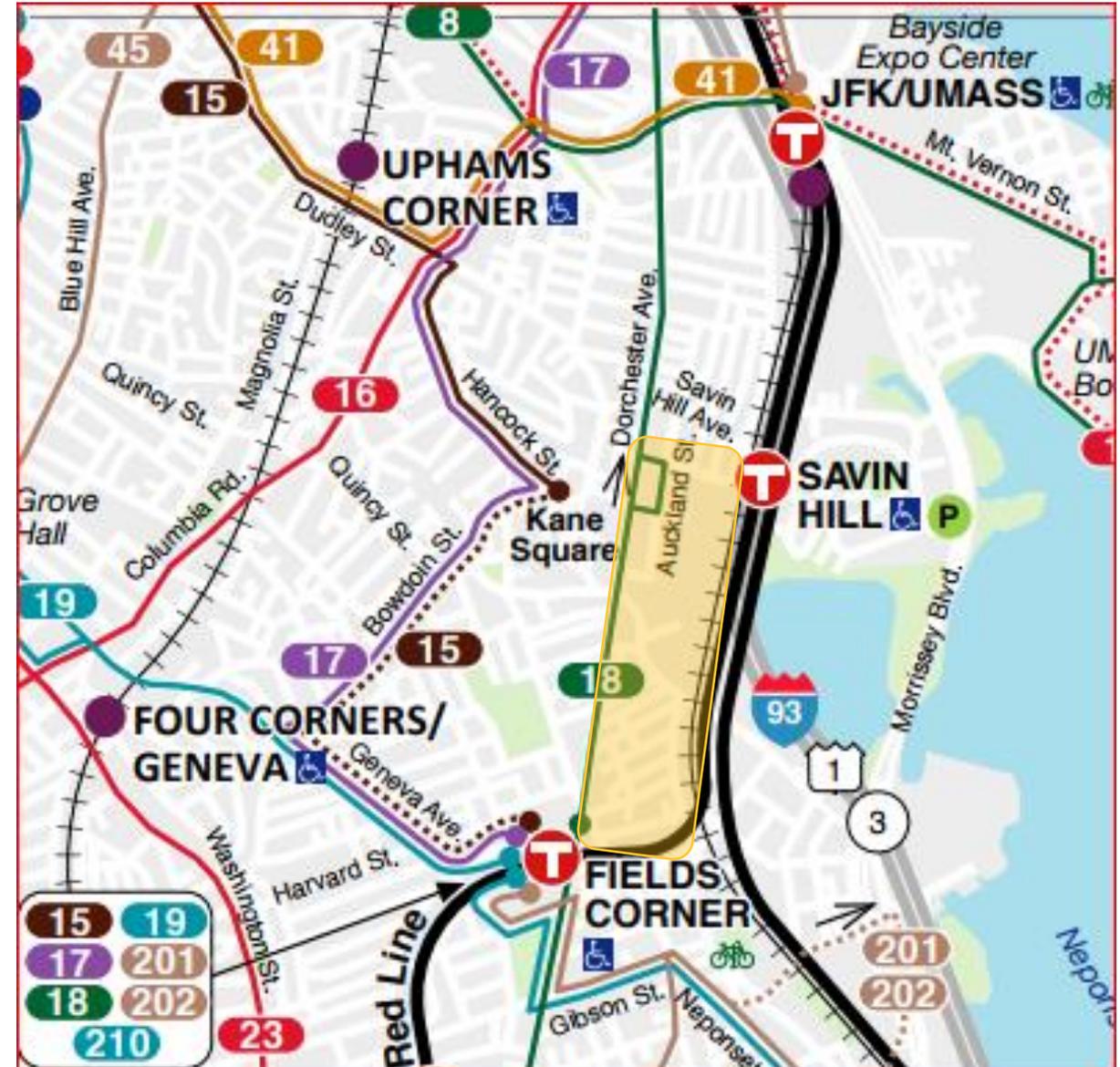
Existing Conditions, Glover's Corner



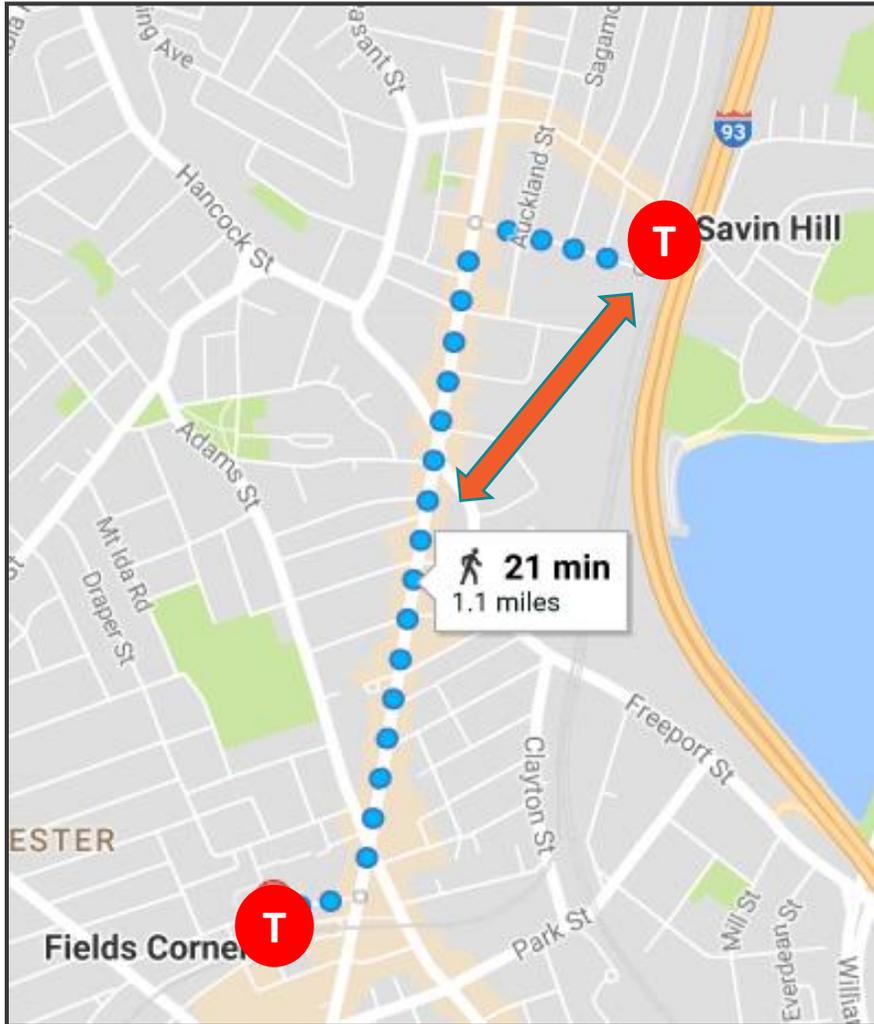
Existing Conditions, Glover's Corner

MBTA TRANSIT

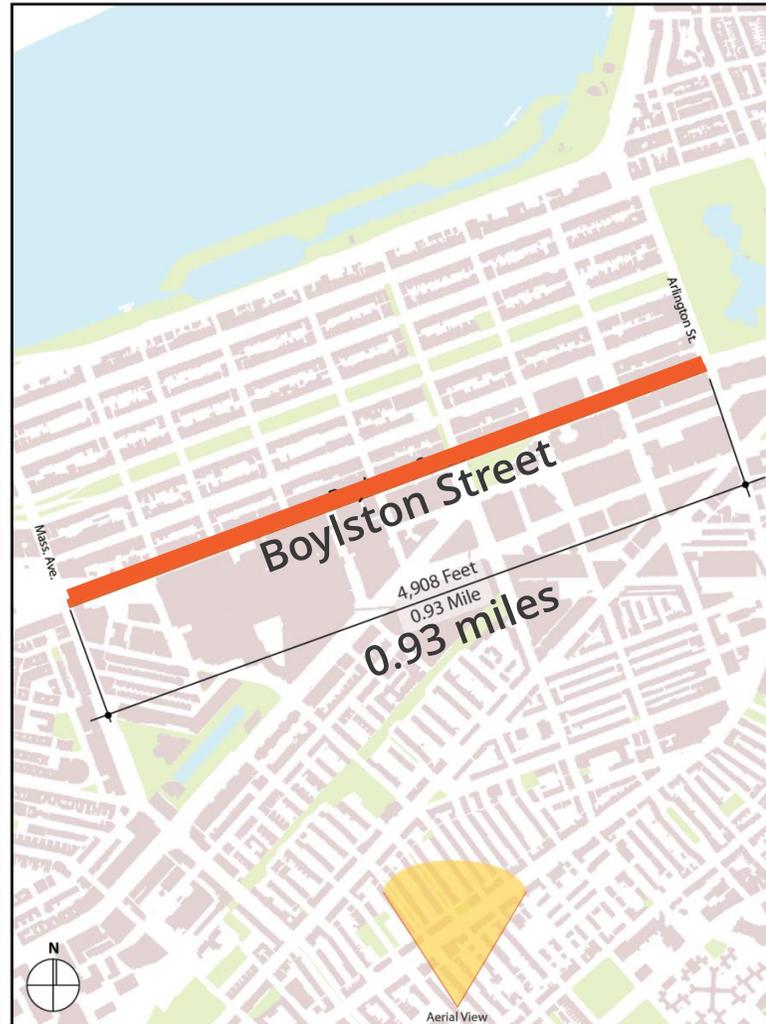
- **Red Line**
 - Savin Hill
 - Fields Corner
- **Route 18**
 - Long headways
 - Parallels Red Line
- **Additional Services at Fields Corner**
 - Route 15
 - Route 17
 - Route 19
 - Route 201-202
 - Route 210



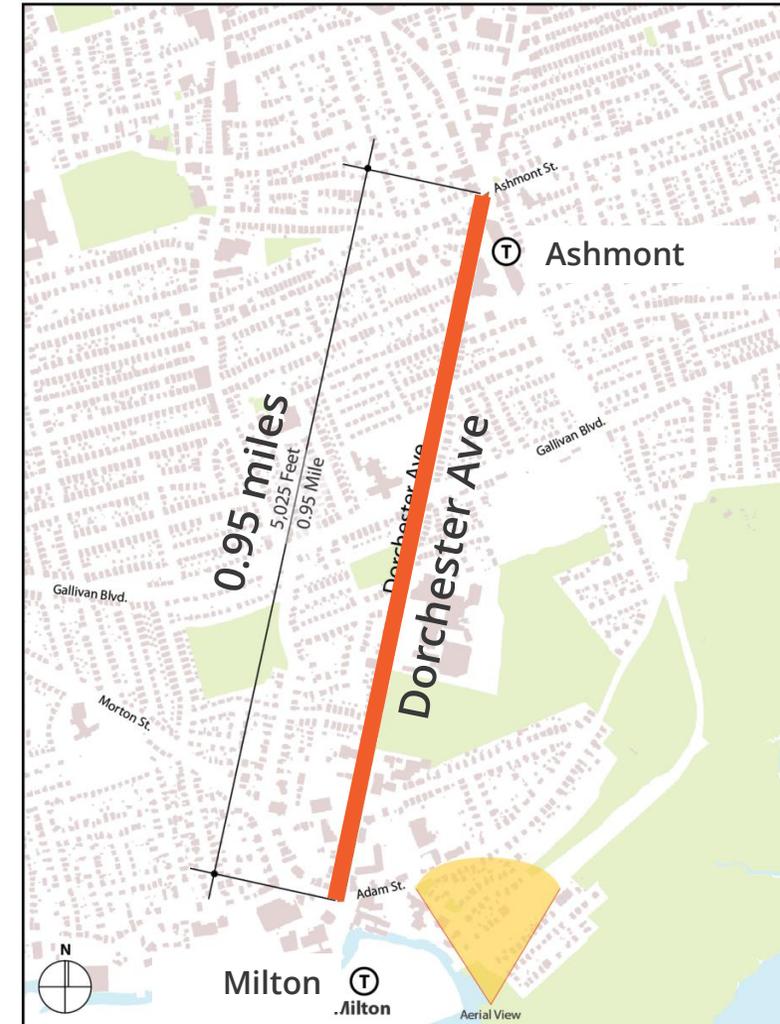
WALKABILITY TO MBTA STATIONS



Dorchester Ave, Dorchester – 1.1 miles



Boylston St. Back Bay – 0.93 miles



Dorchester Ave, Dorchester – 0.95 miles

SUMMARY & NEXT STEPS

- Summary
 - Dorchester Avenue sensitive to friction from side streets
 - Intersection capacity limited by one lane in each direction
 - Long delays for vehicles and pedestrians
 - Uncomfortable walking & bicycling environment
- Next Steps
 - Immediate Improvements
- Planning Exercise
 - Establishing a future roadway network
 - Creating new connections



New MBTA Red Line Train

PLAN: Glover's Corner Dorchester

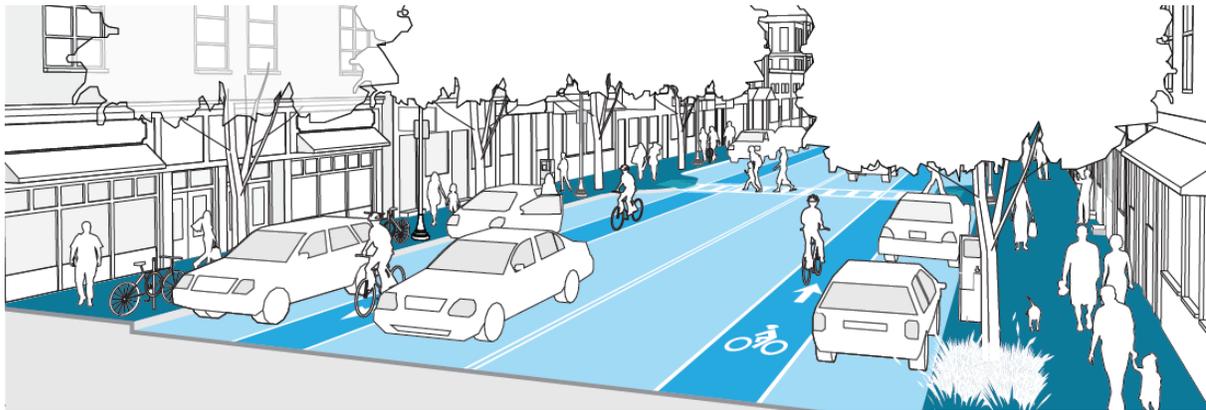
Preserve. Enhance. Grow.



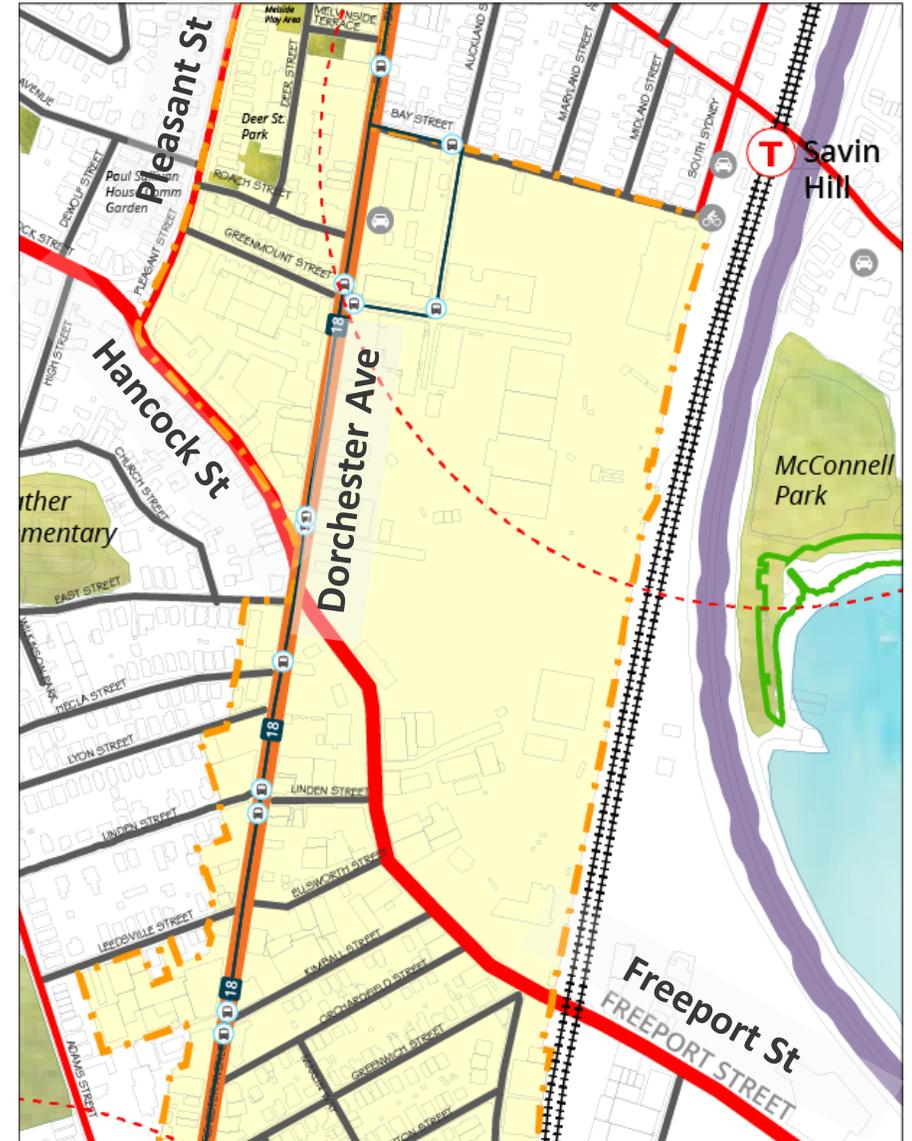
STREET NETWORK TODAY



Dorchester Avenue at Freeport Street



Neighborhood Main Street. Illustrative Example from Complete Streets (2013)



Map of Glover's Corner Existing Transportation Network

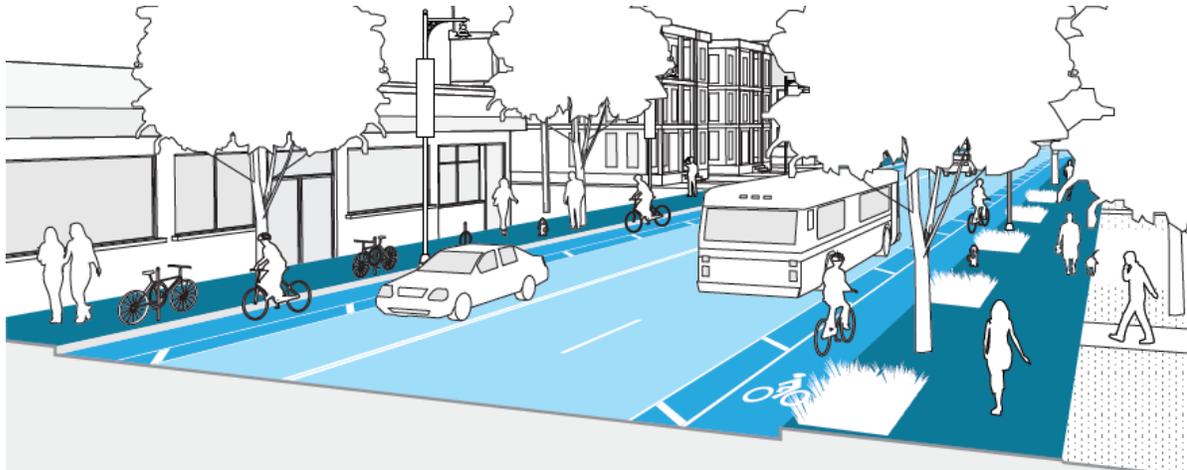
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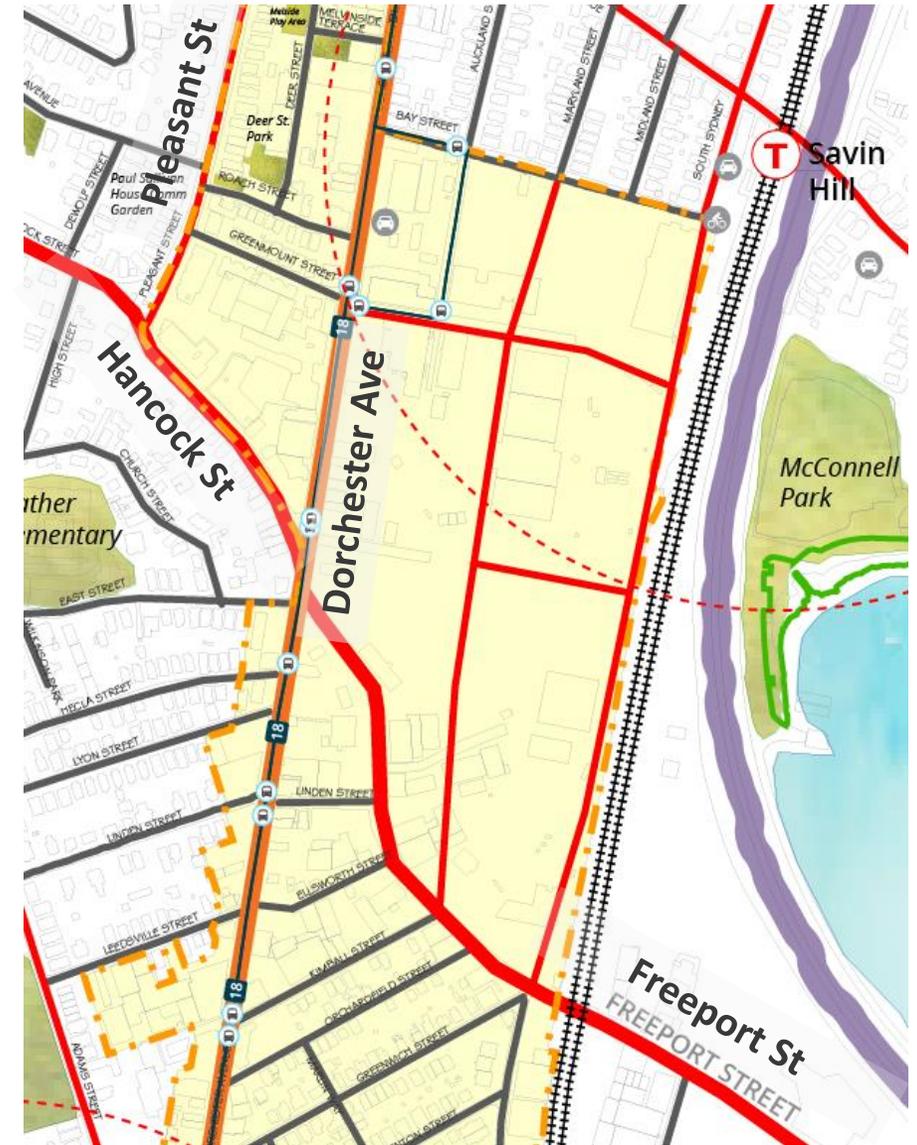


CONCEPTUAL STREET NETWORK

Neighborhood Connectors



Neighborhood Connector. Illustrative Example from Complete Streets (2013)



Map of Glover's Corner with Conceptual Street Network

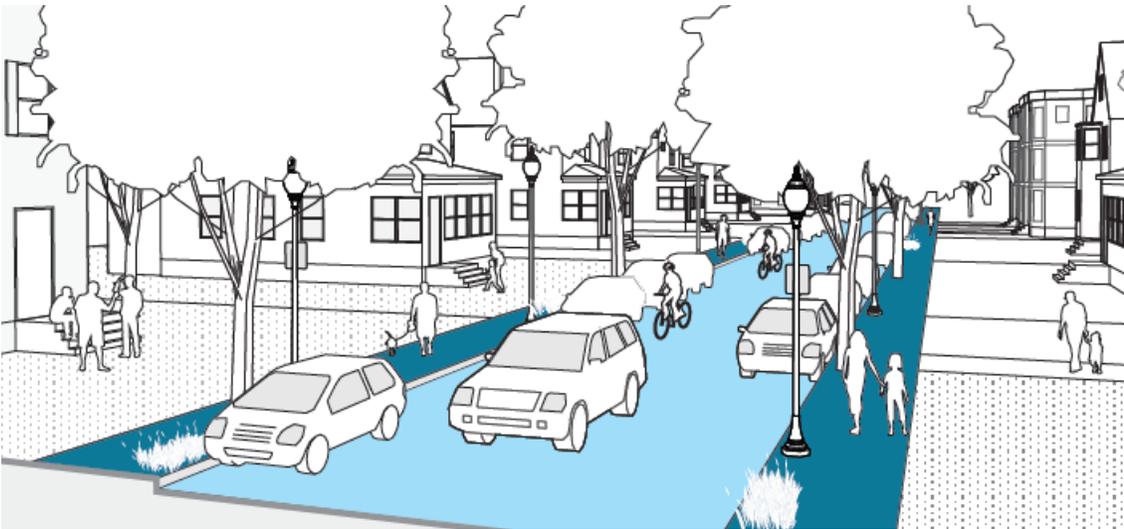
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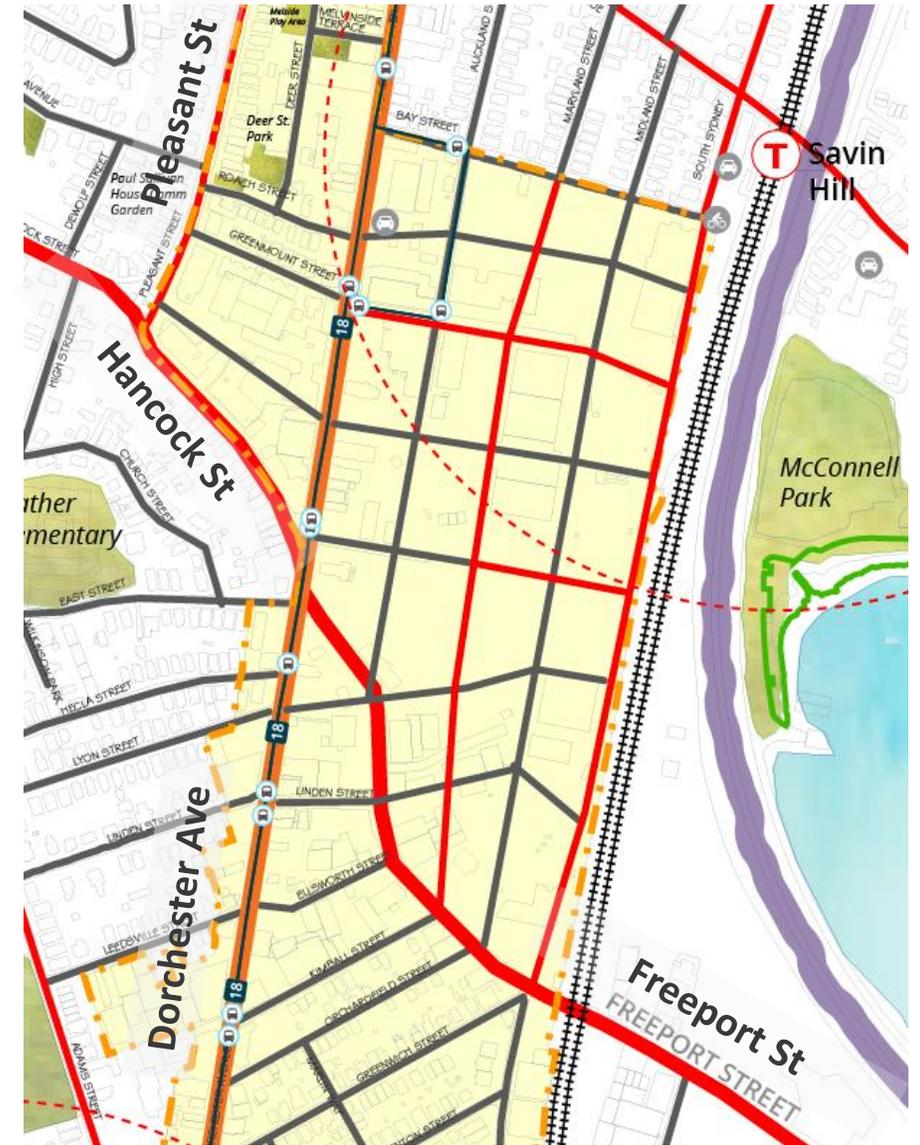


CONCEPTUAL STREET NETWORK

Neighborhood Streets and Paths



Neighborhood Residential. Illustrative Example from Complete Streets (2013)



Map of Glover's Corner with Conceptual Street Network

PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.



5

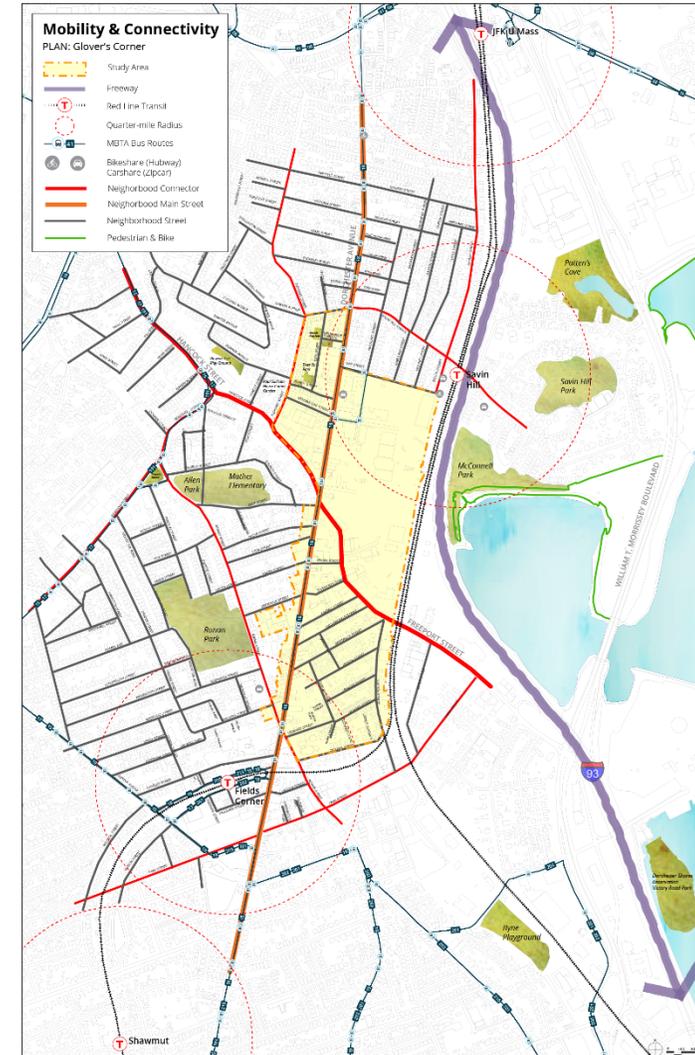
Mobility & Connectivity Exercise



MOBILITY & CONNECTIVITY PLANNING ACTIVITY

Objectives

- **As a team, create a mobility & connectivity vision** for the Study Area.
- Illustrate ways to encourage **different ways of getting around**.
- Mobility & Connectivity builds on previous workshops and will affect other planning topics we'll discuss in future workshops:
 - Land Use *October 25 Workshop*
 - Neighborhood Character
 - Housing & Affordability
 - Jobs & Businesses
 - Climate Resiliency & Sustainability
 - Open Space



MOBILITY & CONNECTIVITY PLANNING ACTIVITY

How Do We Get Around?

- Think about how you **currently** get around the neighborhood and city.
- Think about how you would **prefer** to get around the neighborhood and city.

How Do We Get Around?

PLAN: Glover's Corner

November 29, 2017 Workshop

How we get around	Walk	Bicycle	Car Motorcycle Scooter	Bus	Subway	Commuter Rail	Other (Lyft/Uber, Taxi, Zipcar, The Ride, Work Shuttle, etc.)
How do you get to work or school?							
How do you get to other destinations in or near the Study Area?							
How do you get to other destinations outside the Study Area?							
How would you prefer to get around (perfect world; aspirational)?							

Table Number: _____

MOBILITY & CONNECTIVITY PLANNING ACTIVITY

Different Types of Street Character



Freeway



**Neighborhood
Main Street**



**Neighborhood
Connector**



**Neighborhood
Street**



Pedestrian & Bike



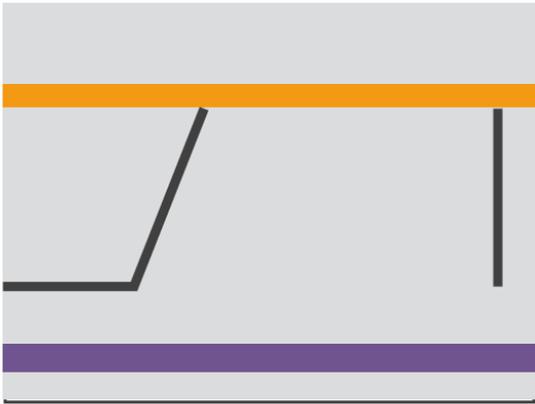
Neighborhood Main Street Example
Complete Streets Guide (2013)



Pedestrian & Bike Example
Left: Winthrop Street, Harvard Square
Right: Boston Esplanade

MOBILITY & CONNECTIVITY PLANNING ACTIVITY

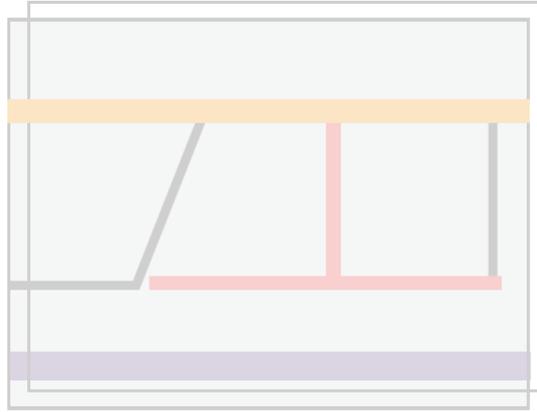
Activity Instructions



Base Map

Step 1: Discuss

Discuss existing transportation conditions in the neighborhood.



Neighborhood Connector

Step 2: Key Connections

Sketch new, key connections in the neighborhood on the transparencies.



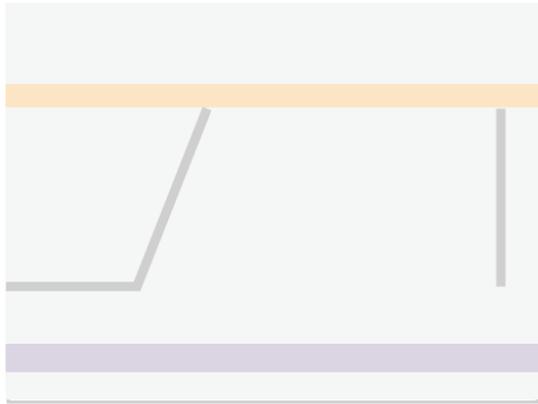
Neighborhood Streets & Path Layer

Step 3: Neighborhood Streets and Paths

Sketch new neighborhood streets and pedestrian & bike path connections on the transparencies.

MOBILITY & CONNECTIVITY PLANNING ACTIVITY

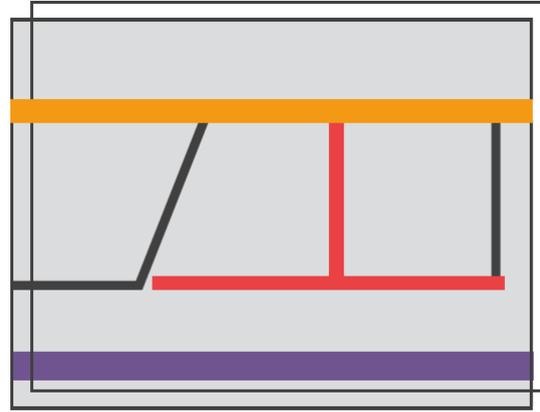
Activity Instructions



Base Map

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Neighborhood Connector

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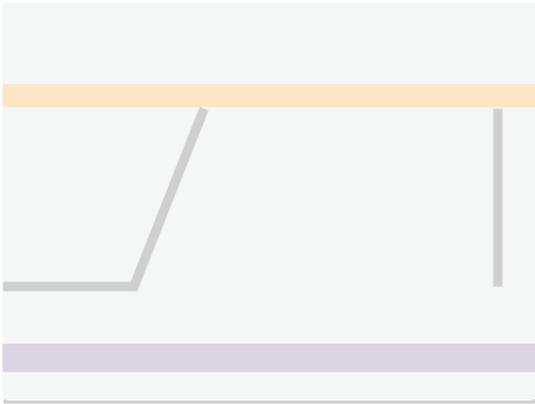
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MOBILITY & CONNECTIVITY PLANNING ACTIVITY

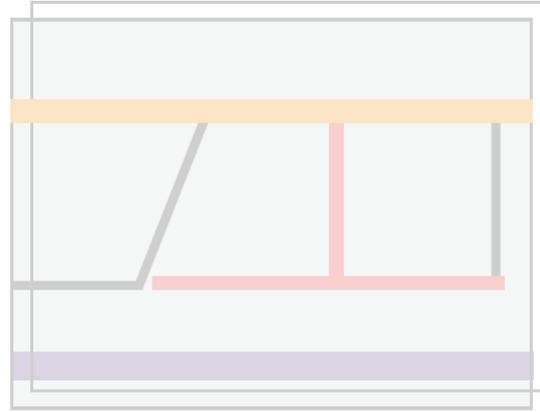
Activity Instructions



Base Map

Step 1: Discuss

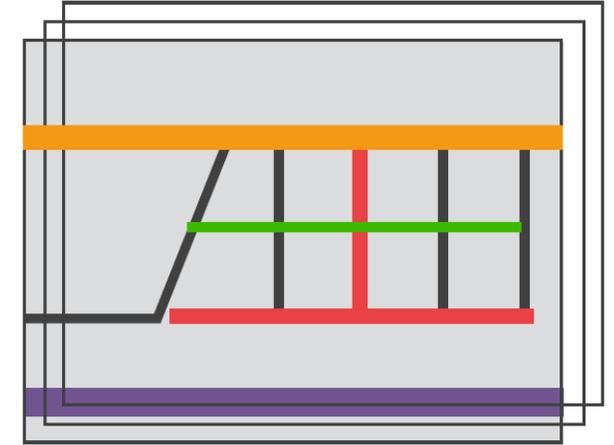
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Neighborhood Connector

Step 2: Key Connections

Sketch new, key connections in the neighborhood on the transparencies.



Neighborhood Streets & Path Layer

Step 3: Neighborhood Streets and Paths

Sketch new neighborhood streets and pedestrian & bike path connections on the transparencies.

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

CONNECT WITH THE PLANNING TEAM

Website

bit.ly/PlanGlovers

Viktorija Abolina

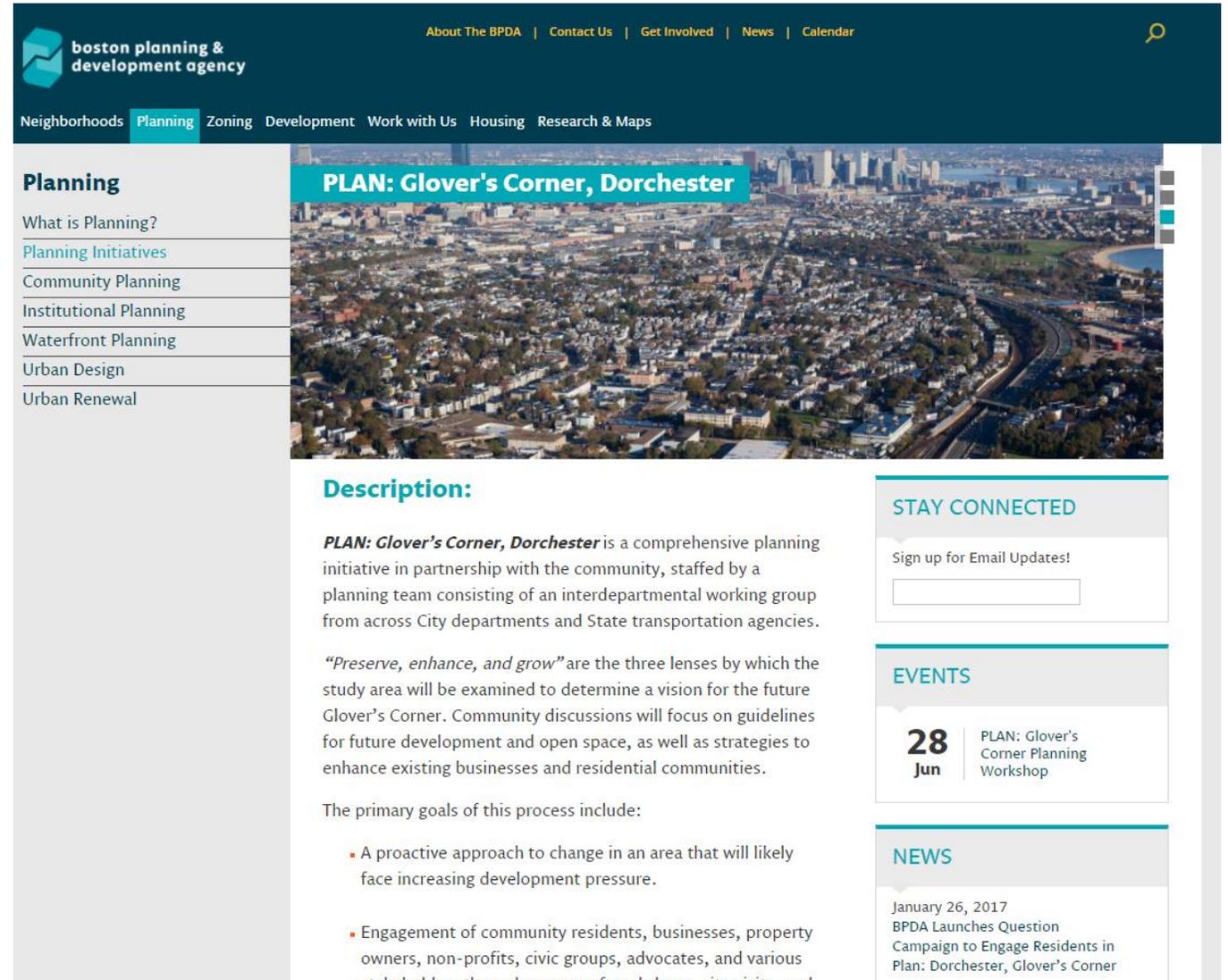
Viktorija.Abolina@Boston.gov

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