

Fields Corner Squares + Streets Analysis & Visioning Worksheet

ACTIVITY GUIDE

Welcome to the Fields Corner Squares + Streets: What We've Heard & Visioning Kick-Off! The purpose of this event is to get your feedback on our analysis and what we've heard in community events so far as well your ideas for the future of Fields Corner.

The event is open house style with the different themes of Open Space, Resiliency, Community/Cultural Resources, Transportation, Public Realm, Zoning, Housing, and Business organized across several boards. This worksheet includes additional information about each topic and questions (mapping where you place a dot directly on the boards and short response that you can fill out on the worksheet).

Please sign in, fill out your responses, and return this worksheet to a Planning Department staff member when you are done (or use the online GIS story map). Staff and interpreters are available to answer any questions that you have!

BOARD 1: OPEN SPACE

Open Space Key:

1	Doherty/Gibson Park and Playground
2	Wellesley Park
3	10 Josephine Street Garden
4	Ronan Park
5	Byrne Playground
6	McMorrow Playground
7	Adams/King Playground

Source: 2023-2029 Open Space and Recreation Plan, Boston Parks and Recreation Department

How does this impact you?

Open Space Program Question:

What is most important for you in an open space?

	Community gathering space
	Art and cultural expression
	Play space for children
	Teen programs
	Trees and shade
	Spaces for exercise
	Spaces for community events

Open Space Questions:

Fields Corner is home to Doherty-Gibson Park + Playground and Ronan Park as well as smaller playgrounds, community gardens and gatherings spaces.

What is your favorite thing about these parks and open spaces?

Is there anything missing from these spaces?

BOARD 2: RESILIENCY

Urban Heat

Most of Fields Corner is identified as a priority zone in the Urban Forest Plan. This area experiences longer high-heat events and has limited access to pools, water play, and community center according to the Heat Resilient Solutions for Boston.

New development in this area should incorporate resilient strategies including street tree planting, green infrastructure, cooling stations, and shade structures to mitigate urban heat.

Source: Urban Forest Plan, City of Boston, 2022

Source: Heat Resilient Solutions for Boston, 2022

Stormwater Flooding

With increases in extreme weather, Boston is seeing more frequent and more intense rainfall events. In Fields Corner, stormwater flooding is expected to be an issue along many of the neighborhood’s streets including Park St, Gibson St, and Geneva Ave.

The use of planting beds, tree trenches, and porous pavement can filter water, slow down its movement, and provide below ground storage. This can greatly reduce the intensity of water that enters the City’s stormwater system.

This map shows an approximate stormwater flooding from a 10-year, 24-hour rainfall event under various climate conditions, due to combined future sea level rise and extreme precipitation (5.6-inch, 5.8-inch, and 6-inch rainfall).

Source: Boston Water Sewer Commission Wastewater Facilities Study

As documented in the Urban Forest Plan and Heat Resilience Plan, much of Dorchester is considered a priority area for investments to mitigate impacts of rising temperatures in urban areas.

How does this impact you?

Green Infrastructure Mapping Activity:

Place a dot where would you like to see the following in Fields Corner:

- Street trees
- Planting beds along the sidewalk or within plazas
- Shade structures
- Shaded gathering or play spaces
- Water play or misting features

Resiliency Hubs

In order to ensure the safety and resiliency of each neighborhood, it is important to identify locations for community centers that can provide emergency services during an extreme weather event. These centers should be a place to obtain information, receive emergency supplies, store and refrigerate medical supplies, receive basic medical care, charge electronic devices, and access the internet.

How does this impact you?

Resiliency Hub Mapping Activity:

Where would a resiliency hub be most helpful to you? Pick from one of the following locations:

1. Target
2. Au Co Preschool / Viet Aid After School Programs
3. Community Academy of Science and Health
4. Luc Hoa Buddhist Center
5. Boston Police Department
6. Boston Emergency Medical Services
7. Helen Y Davis Leadership Academy Charter Public School
8. Foodland 3
9. Kimmy Pharmacy
10. Maxim Pharmacy
11. DotHouse Health Pharmacy
12. Jshade Supermarket
13. Pentecostal House of Prayer for All People
14. Greater Generations Tabernacle Church of God in Christ Apostolic

BOARD 3: SENSE OF PLACE

Map Title:

Map of Buildings with Historic and Community Character

Historic and Civic Building Key:

1	Issac Newcomb Field House
2	Municipal Building, 1874
3	Louis Brown Peace Institute, 1875 (program will relocate 2026 assumed)
4	Golden Building, 1895, reno. 2011
5	O’Hearn Storage Company/Dorchester Musical Hall, 1890’s
6	Lenane Building, 1906
7	Park Street Cinema Building, 1920’s
8	Hero’s Square, 1980

Building Character

Most of the storefronts in Fields Corner have recessed entries and are clad in brick, tile, cast stone, or a combination of the materials. Buildings display intricate cornice details at the roof edge and some retain architectural elements from the Art Deco period, most notably on the Lenox Building.

Through a series of restoration projects dating back to the 20th century, Fields Corner retains its unique charm by mixing old with new.

Look and Feel

Fields Corner is characterized by masonry elements reflected in the building facades as well as its narrow sidewalks. The buildings in the area stand at varied heights. The tallest buildings are 4 stories or more, while the majority are 1-2 stories.

The neighborhood also has a significant Vietnamese population, whose influence is visible through Vietnamese flags on storefronts, murals, and signage.

Map Title:

Map of Buildings or Places with Historic and Community Character as described by event participants.

Buildings and Places Key:

1. Jewell Albert L. Building (1889)
2. Municipal Building/Patrick Egan Building (1874)
3. Fields Store Building
4. Hero's Square (1980)
5. O'Hearn Storage Company / Dorchester Music Hall (1890's)
6. Commercial Bldg (1921)
7. The Lenane & Ligget Bldg (1906)
8. Dorchester Ave. Bridge #159 (1911)
9. Lenox Bldg, Art Deco facade (1920's)
10. The Golden Bldg (1895) Restored in 2011
11. Clock, Historic Marker
12. Park Street Cinema Building (1920's)
13. Louis D. Brown Peace Institute (1875)
14. Parkview Building (1920's)

How does this impact you?

Sense of Place Mapping Activity:

- **Place a dot where you feel a sense of place or belonging in Fields Corner.**

Sense of Place Questions:

While the Municipal Building is the only building in the area on the National Register of Historic Places, many of the buildings in Fields Corner contribute to the sense of history, a distinct architectural expression and the neighborhood identity.

Are there historical and/or cultural resources in Fields Corner that you feel have been overlooked or should be studied more?

How can new buildings best integrate with existing neighborhood fabric?

BOARD 4: ARTS AND CULTURE

Map Title:

Map of arts and cultural moments as observed and described by event participants.

Art Location Key:

1. Abstract by unknown (Paint Box)
2. Sinh Hoat Cong Dong by Various artists (Mural)
3. Fields Corner by Deme5 (Mural)
4. Immigration by unknown (Mural)
5. A dream at Cow Yard Landing by Nick Heaney (Cowparade)
6. Youth Art in Action by Various artists (Mixed/Mural)
7. Red Line by @supersobeksix & @ eyevan617 (Mural)
8. Fly, Like you by Rixy (Mural)
9. Close to Home grows by Various artists (Mural)
10. You are Loved by Adasolomon (Paint Box)
11. Smiley Face by unknown (Paint Box)
12. Abstract by unknown (Paint Box)
13. OWL by @BBOYCREY (Paint Box)

How does this impact you?

Arts and Culture Mapping Activity:

- Place a dot where you see your community and culture represented in Fields Corner. Also, mark any artwork locations that we missed!

Arts and Culture Questions:

Fields Corner is a diverse and vibrant community. Murals, ethnically diverse and locally-owned businesses, storefront displays and public art reflect the range of residents that call Fields Corner home.

What do you think people outside the community don't know enough about (these might be individual buildings, open spaces, gathering places, an important story in the development of an area)?

What additional arts and cultural spaces would you like to see in Fields Corner?

BOARD 5: TRANSPORTATION

Existing Conditions Analysis

Map Title: Transit Map

Within the Fields Corner Planning Area there is one subway station, 19 bus stops served by seven bus routes, two bikeshare stations with 32 public bikes, one public parking lot containing 20 spaces, four carshare spaces, and many public streets and sidewalks. Route 15 is a key bus route.

There are intermittent bike lanes along Dorchester Avenue, Adams Street, Geneva Avenue, and Freeport Street within the Planning Area. The nearby Dorchester Bay Basin, Malibu Beach, and Neponset River provide a walking and biking path for transportation and recreation, however it can be challenging to navigate across I-93 and Morrissey Boulevard to access these resources.

Map Title: Crash Map

Whether walking, biking, or driving, several intersections stand out as crash hot spots within the Planning Area.

Intersections Key:

1. Dorchester Ave/Park St
2. Dorchester St/Adams St
3. Adams St/Park St
4. Adams St/Linden St
5. Adams St/Gibson St
6. Geneva Ave/Park St

Pedestrian Environment

Map Title: Pedestrian Environment Map, Tree Canopy Map, and Bus Stop Amenities Map

The density of streets and destinations in the heart of Fields Corner makes it a very walkable place. However, some major streets need interventions in key places to make it more safe, comfortable, and accessible for pedestrians.

1. Key crosswalk gaps: In urban areas, the recommended maximum distance between crossings is 500 feet (2 blocks). On narrow residential neighborhood streets, spacing of 1000 feet (3-4 blocks) may be acceptable.
2. Narrow sidewalks
3. Unsafe crossings : Long crossings across Geneva Avenue and Dorchester Avenue are difficult for pedestrians to cross safely and quickly.
4. No tree canopy: Limited tree cover contributes to extreme heat and can make it unpleasant or unsafe to walk in hot weather or direct sunlight.
5. Missing bus stop amenities (bike parking, benches, and bus shelters): only four out of 19 bus stops in the Planning Area contain a bus shelter and/or bench.

How does this impact you?

Transportation Amenity Mapping Activity:

- **Place a dot where you use transportation amenities today (stops, benches, shade structures, bike racks, blue bike stations, etc.)?**

Transportation Accessibility and Safety Mapping Activity:

- Place a 😊 dot where you feel safe and supported by accessible options today.
- Place a 😞 dot where moving around is not accessible or safe for you today.

Transportation Questions:

How do you feel moving through Fields Corner today? Is it safe and accessible for you?

What opportunities are there for improving transportation options or resources in Fields Corner?

BOARD 6: PUBLIC REALM

Parking Study and Transportation Context

Map Title: Parking Regulation Map and Photos

There are around 1000 parking spaces within the commercial core of Fields Corner.

A parking utilization study is underway in June and July of 2024. The study counts cars every hour between 8AM and 6PM on a weekday (Tuesday) and weekend (Saturday). Results from the utilization study will be used to inform recommended changes to current parking regulations to meet the needs of the community.

Image Title: Go Boston Report Cover

Go Boston 2030 outlines important goals and targets:

1. Eliminate severe and fatal traffic injuries
2. Provide access to transit, bikeshare, and carshare within 10 mins of every home
3. Reduce average commute times by 10%
4. Reduce car trips to work by 50%, increase transit trips to work by 33%
5. Achieve carbon neutrality by 2050
6. Reduce transportation costs

What We've Heard, Transportation

Map Title: Transportation Walkshop Map Route

In June 2024, Fields Corner residents completed a guided walk around the Planning Area to discuss existing transportation conditions and potential improvements to safety, mobility, and accessibility. Participants noted a desire for:

- Safer intersections for people walking, biking, and driving
- Wider sidewalks and more accessible curb ramps
- Shorter wait times at signals

Public Realm Existing Conditions Visual (Vernacular) Analysis

Vernacular Analysis Drawings describe the elements that make up the public realm in Fields Corner and provide suggestions about where these promote or detract from the public realm experience.

Activity Question: Please leave post-it note comments on the images that describe your experience or highlight other important public realm elements.

Image Title: Analysis of Dorchester Ave at Gibson St

Dorchester Ave at Doherty Gibson Park has retail activity varying from nail salons to restaurants and offices. There are narrow sidewalks and a lack of trees on the side of the street with retail. In general people walk on the park side of the street instead of the retail side. There are two to three story buildings on the retail side.

- Opportunities for more public art along the park edge
- Street tree, lamp and signage zone are all compressed on a narrow six foot sidewalk

- Mature tree plantings with varied spacing creates a soft and enjoyable community edge
- The clock is a historical marker on axis with light posts which create a rhythm along the park edge
- Turning lane on Gibson St
- Varied 2 to 3 stories building height edge, breaking facade continuity with alleys & service
- Edge needs active retail activation
- Recessed entries
- Narrow 6 ft sidewalks with no tree plantings
- On street parking on active side directions
- Two direction traffic with alternating turning lane

Image Title: Analysis of Dorchester Ave at Faulkner St

Carried 2-3 story buildings, with active first floor uses and narrow sidewalks with no space for outdoor seating, but significant and sometimes overstimulating signage. Brick and concrete are the most common building materials on both sides of the street.

- Street tree, lamp, and signage zone all compressed on a 6ft narrow sidewalk without trees
- Storefront rhythm varies on both sides of the street
- Consistent 2 story building height
- Historic style street lamps
- New 5 story building is a focal point beyond bridge and reflects elements of the surrounding existing building materials and colors
- Varied 2 to 3 story building heights, lack of continuity
- Few trees with inconsistent spacing
- No consistent signage zone
- Train bridge blocks buildings, no continuity
- Better signage needed
- Recessed entries
- No bike lanes markers
- Two lanes of traffic, one in each directions
- On street parking in both directions

How does this impact you?

Public Realm Prompt:

What elements in the public realm are most important to you in Fields Corner?

- Materials and colors
- Bike racks
- Benches
- Crosswalks
- Streetlights
- Building entries
- Special buildings (history or design)
- Trees
- Other?

BOARD 7: CHANGE OVER TIME

Fields Corner Historic Overview

The area referred to as Fields Corner is located on historically Pawtucket Tribal land. Fields Corner was founded in 1630 as a colonial settlement and was officially annexed by the City of Boston in 1870. As Boston's largest neighborhood, Dorchester overall and Fields Corner have continuously served as major industrial and commercial centers (Ref. Dorchester a Compendium).

1795 into late 19th Century

Before 1924, buildings and development in Boston were only regulated by building code that described safe construction methods. There was no zoning code that separated out land use activity and related building scales the way that zoning rules do today.

1. Isaac Newcomb Field House, 1795
2. Gibson Playground, 1897
3. Adams Street & Dorchester Ave. Intersection, 1880s-1920s

20th Century

Throughout the 20th Century there were key demographic shifts. Fields Corner became an important receiving neighborhood for groups such as people from Haiti, Vietnam, the Dominican Republic, and more (ref. "Dorchester." Global Boston).

Field Corners' first zoning regulations were adopted as part of the 1924 Zoning Law of the City of Boston, Boston's first zoning regulations which applied the same set of rules across the whole city. Under these zoning regulations, buildings were allowed to be up to 40-65 ft in the business districts, 35-40 ft in the residential districts, and 80 ft in the industrial district. Aside from residential districts, the maximum heights for business and industrial buildings are much smaller today.

Zoning in the 1960s was part of a trend within the greater region towards downzoning which reduced the scale of buildings and thus reduced the opportunity for multifamily housing like apartments and mixed-use development.

1. Fields Corner Delicatessen 1930-1950
2. Lenox Building Art Deco Facade, 1920s
3. Dorchester Day Parade at Adams St- Dorchester Ave Corner, 1967
4. Fields Corner Station, 1927
5. Lucky Strike Bowling, 1987

21st Century & Present Day

Today, Fields Corner reflects the historically diverse immigrant populations that migrated over the past two hundred years through its local businesses, community organizations, and events. The 1962 zoning regulations for Fields Corner were replaced in 2002 with the adoption of the Boston Zoning Code's **Article 65 (Dorchester Neighborhood District)**.

1. Gibson Playground, 1897
2. Hero's Square, 1980
3. O'Hearn Storage Building, 1890s
4. Municipal Building, 1874
5. Golden Building, 1895, reno. 2011
6. Lenane Building, 1906, reno. 1985
7. Park Street Cinema Building, 1920s

PLAN: Glover's Corner

PLAN: Glover's Corner primarily focused on future development and open space areas outside of the Fields Corner Squares + Streets area, as well as strategies to enhance businesses along Dorchester Ave and preserve residential communities at the edge of the plan area closest to central Fields Corner.

The vision statements from PLAN: Glover's Corner, included to enhance and preserve the character of the existing neighborhood:

- Prevent displacement and stabilize existing families in their homes
- Create safe, walkable bike-friendly streets throughout the neighborhood
- Provide support for local businesses
- Support cultural diversity and inclusivity of the neighborhood

And to establish a people-centric district in the current industrial area through equitable and inclusive growth:

- Creation and preservation of housing that is affordable to households with a range of income levels
- Establishment of climate-resilient neighborhood with quality open space
- Preservation and growth of quality jobs
- Improved transit options and neighborhood connections through a new network of streets, sidewalks, and parks

PLAN: Glover's Corner was paused in 2019 at the beginning of the COVID-19 pandemic and is not being relaunched. The Squares + Streets team will continue to refer to the foundational work that was documented with the community in this initiative and others. Since the plan was paused, several policies and tools have been updated which help address some of the goals and community topics raised in

PLAN: Glover's Corner, including:

- Public Land for Public Good: Citywide Land Audit
- Inclusionary Zoning with greater requirements for affordable housing
- Citywide Planning and Zoning, including Squares + Streets Zoning Districts which provide more specificity in planning, zoning, programs, and policy
- Ongoing Article 80 Development Review Modernization

How does this impact you?

Change over Time Prompt:

What else have you experienced in Fields Corner that impacts change in businesses or housing development and opportunity?

BOARD 8: ZONING AND DEVELOPMENT

Map Title: Existing Zoning Map

Legend Title: Zoning Subdistricts

- Adams Street Neighborhood Shopping (NS)
- Multifamily Residential / Local Services (MFR/LS)
- Community Commercial (CC)
- Local Industrial (LI)
- One-Family Residential (1F-5000, 1F-7000)
- Two-Family Residential (2F-5000, 2F-6000, 2F-7000)
- Three-Family Residential (3F-5000, 3F-D-3000)
- Open Space (OS-A, OS-RC)

Zoning regulations for Fields Corner are part of the **Dorchester Neighborhood District (also known as “Article 65”)** in the Boston Zoning Code. The Fields Corner area is specifically regulated through zoning that promotes commercial activity along and near Dorchester Ave and residential activity east and west of Dorchester AdAve.

Map Title: Assessing Nonconformity Chart and Map

Like many other areas throughout Boston, **most parcels within Fields Corner do not conform with one or more zoning rules and** would require zoning relief from the Zoning Board of Appeal (ZBA). About half of the lots (**49.1%**) are below the required minimum lot size for a parcel of land and most buildings (**88.3%**) have a nonconforming floor area ratio (FAR) compared to what is allowed by zoning.

Additionally, **43.1%** of parcels in the residential areas of Fields Corner have a nonconforming number of residential units – that means that there is a common and existing trend of more housing units than the current zoning allows.

Between January 2014 and December 2023, **five (5)** development projects within the Fields Corner study area went through the Article 80 Development Review process.

These include residential, mixed-use (housing and ground-floor retail space), and manufacturing buildings. All five (5) were approved, but only two (2) projects – Lucky Strike Residential Project (281-289 Adams Street) and 1463 Dorchester Avenue – have been completely constructed as of June 2024.

Small Business Prompt:

What type of businesses would you like to see more of in Fields Corner?

Housing Prompt:

What opportunities for housing would you like to see more of in Fields Corner?

BOARD 9: GATHER AND LIVE

Today, there are currently 2,235 occupied households within the Fields Corner study area, comprising 6,545 individuals, or approximately 5% of Dorchester’s total population (124,460 residents). Dorchester’s population grew modestly by 7.0 percent from 2010 to 2020, more slowly than the city’s growth of 10.5 percent.

Fields Corner residents are racially diverse, and so are the people that spend time there.

Fields Corner is home to a notable proportion of foreign-born residents, with Vietnam being the predominant birthplace. Overall, Fields Corner is a very diverse area of the Dorchester Neighborhood.

Chart Title: Foreign-Born Population by Place of Birth

		Fields Corner Visitor Area	Residents of Fields Corner (tracts 916, 917, 920, and 921.01)
Share of total population that is foreign-born		34.8%	42.0%
Share of foreign-born population who were born in...	China	4.4%	1.5%
	Vietnam	17.7%	28.2%
	Cape Verde	11.7%	20.7%
	Dominican Republic	13.5%	11.8%
	Haiti	7.8%	2.5%

Source: US Census Bureau, 2018-2022 American Community Survey, BPDA Research Division Analysis. “Visitor Area” is a weighted average of home tracts of people spending time in Fields Corner identified by Cuebiq cell phone data

Fields Corner is a Community Center, with many full-service restaurants and specialty food stores. Its business provides daily necessities (convenience goods) to local residents, while also providing some goods and services which consumers purchase less frequently (comparison and specialty goods).

Fields Corner is home to **447 businesses and 3,557 jobs**. The largest industry by employment in Fields Corner is health care and social assistance. Fields Corner **businesses tend to be small - 38 percent have fewer than five employees, while 6 percent have more than 25**. Fields Corner small businesses are anchored by several larger employers, including DotHouse Health and Pharmacy, Feeney Brothers

Utility Services, and Boston Police Department, employing approximately 1,700 people.

The **retail vacancy rate in Fields Corner is low** (2.95 percent in Q4 2023) indicating a possible demand for additional retail space. Overall retail spending in Fields Corner recovered to above 2019 levels by 2021, and in 2023 is 12.5% higher than 2019.

The **vacancy rate for units in multi-family buildings in Dorchester is slightly higher** than the city average at 6.5 percent above the citywide vacancy rate of 4.4 percent. Dorchester had 8,741 income-restricted units in 2022, only enough to house **approximately 63 percent of the Dorchester families at less than 300% of the federal poverty level**, indicating a significant demand for additional income-restricted housing in Dorchester (Ref. City of Boston, Mayor's Office of Housing). 46 percent **of Dorchester rental households spend 35 percent or more of their household income on rent**, a high level of rental cost burden and another indication of demand for additional income-restricted housing in Dorchester. Dorchester households are larger than the city average (2.25) at 2.69 people per household (Ref. U.S. Census Bureau, 2020 Census).

Gather Map Title: Map of places for community gathering as described by event participants.

Gather Map Key:

1. Ronan Park
2. Hero Square
3. 10 Josephine St Garden
4. 29 Josephine St Garden
5. Faulkner St Garden
6. The Blarney Stone Patio Area
7. Public Library - Fields Corner Branch
8. Fields Corner Farmers Market
9. Doherty-Gibson Park
10. Doherty-Gibson Playground

How does this impact you?

Gather Mapping Activity:

- Place a dot where you like to get together with friends or family in Fields Corner.

Gather Prompt:

How can this plan enhance spaces for community engagement and create activity hubs?

BOARD 10: WHAT WE'VE HEARD

What We've Heard, Open Space

- There is an acute need and desire for more parks, sidewalk tree cover, and community gardens.
- More open spaces means more meeting places for youth, community groups, and neighborhood events

What We've Heard, Resiliency

- Residents of Fields Corner are concerned with climate change, especially as summer heat waves become more common and more extreme each year.
- Because Fields Corner includes a large immigrant and minority community, Environmental Justice is a big concern, particularly with regards to access to green spaces, addressing air pollution, and flooding.

What We've Heard, Sense of Place and Arts and Culture

- The positive contributions by the Vietnamese community are a source of pride for local residents and patrons of the square, even if they are not Vietnamese themselves
- Part of preserving the local heritage of Fields Corner includes adding and protecting existing murals, making art spaces affordable to rent, and having more events promoting artistic expressions (poetry, karaoke, painting, etc.)
- Community cohesion is hurt when long-time residents are displaced from or leave the neighborhood as these residents are often cited as the “soul” and “glue” of Fields Corner

What We've Heard, Transportation

- Transportation and walkability are important to maintaining a vibrant community. This includes having ways for people with all accessibility needs to come into Fields Corner and safely travel from business to business.
- Improvements to public transit service which better support late night workers and connectivity between and across neighborhoods
- Address growing congestion by coming up with creative solutions to address the strain on parking availability

What We've Heard, Public Realm

- Enhanced focus on public safety and reduce traffic congestion by improving street lighting, adding protected bike lanes, widening sidewalks, and improving crosswalks
- Unhoused people living in the square need ongoing supports including access to bathrooms, water fountains, social services, and shelters
- There is a desire for improved lighting to increase public safety, along with adding more trash barrels to decrease littering

What We've Heard, Neighborhood Change over Time and Zoning

- While not perfect, long-time residents feel safer walking around Fields Corner now compared to prior decades of living in the area.
- There are concerns regarding creating an overly dense neighborhood with more businesses and housing leaving less room for open space and other uses, as well as concern about the preservation of the historic character of the neighborhood.

- Ensure continued community engagement and reception to local feedback.

What We've Heard, Gathering and Small Business

- Support and preserve the diverse collection of small businesses in Fields Corner through supports such as the creation of a business innovation district
- Encourage the growth of small businesses owned by communities of color while attracting new tourism to retain local jobs and unique character of Fields Corner
- Increasing and supporting places of interest in Fields Corner that people want to go. In particular, many residents see cultural, nightlife, and youth centers as important businesses to what makes a thriving neighborhood

What We've Heard, Housing

- Housing costs in Fields Corner are becoming increasingly less affordable for both long-time and new residents
- Balancing the need for density and growth for new residents with expanding affordable housing options for current residents is vital to maintaining a neighborhood that is inclusive of diverse community needs and avoiding gentrification
- Prevent displacement through intentional development and community feedback to ensure the unique character and vitality of Fields Corner is not lost

Sign-up for Planning Department neighborhood updates

bostonplans.org/about-us/get-involved

Sign-up for City of Boston Newsletters

newsletters.boston.gov

How did we do?

To what extent do you agree or disagree with the following statements?

- I am satisfied with the event overall.
- I feel that my input is valued by the facilitators and project team.
- I could explain the contents of today's event to a friend or a neighbor.

- The materials were clear and easy to read and understand.
- I am satisfied with the facilitation and outcomes of the meeting.

Are there any additional accessibility accommodations or resources that we should provide for the next meeting?

Do you have any other comments about the co-design session or suggestions for us?