

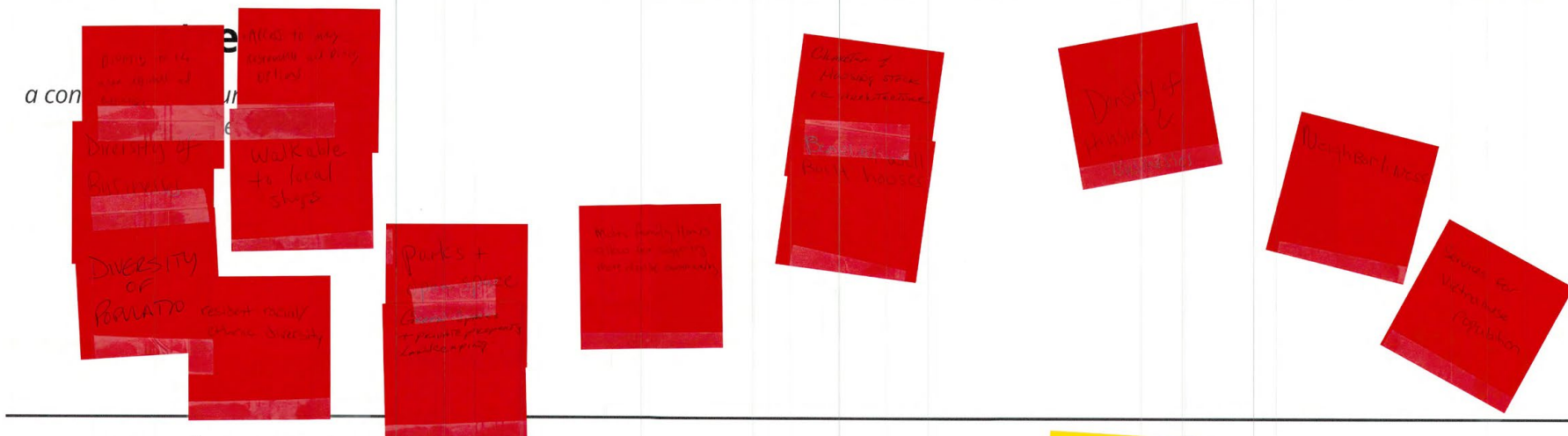
# PLAN: Glover's Corner

Preserve. Enhance. Grow.

## Housing & Neighborhood Character

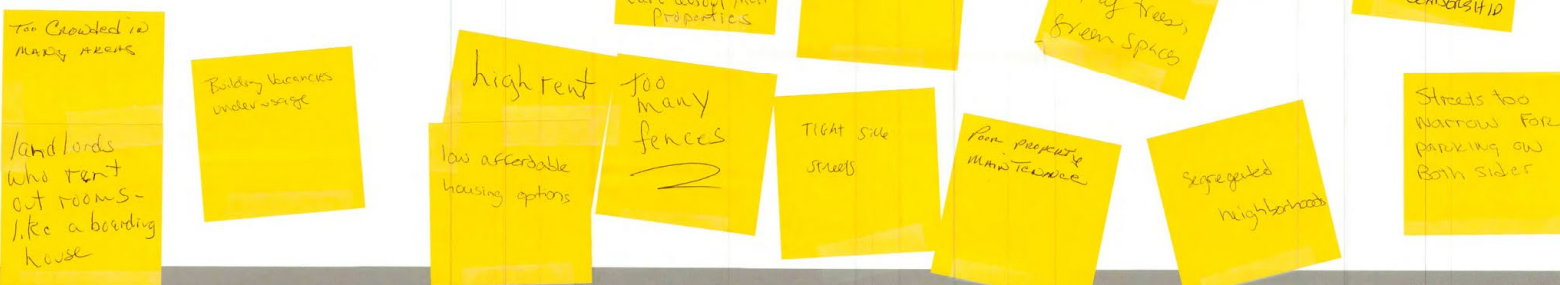


### Current Conditions



### weaknesses

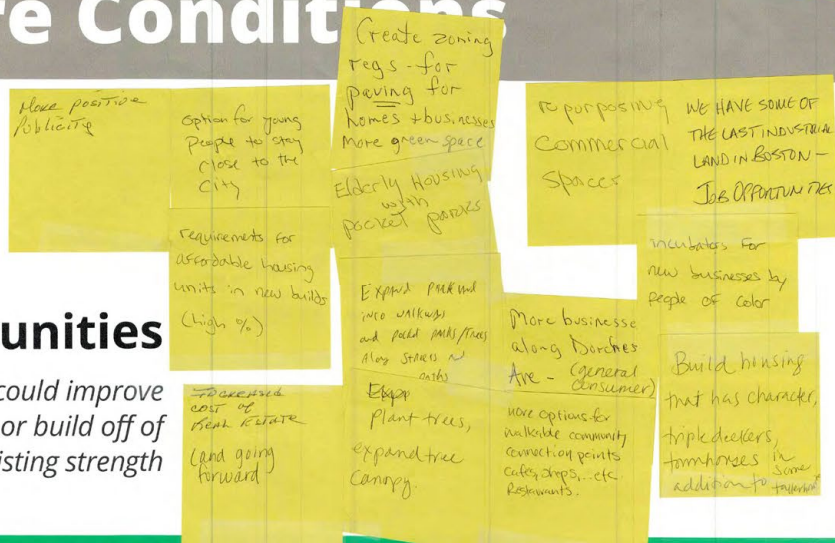
a condition or feature that is lacking in the neighborhood



### Future Conditions

### opportunities

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



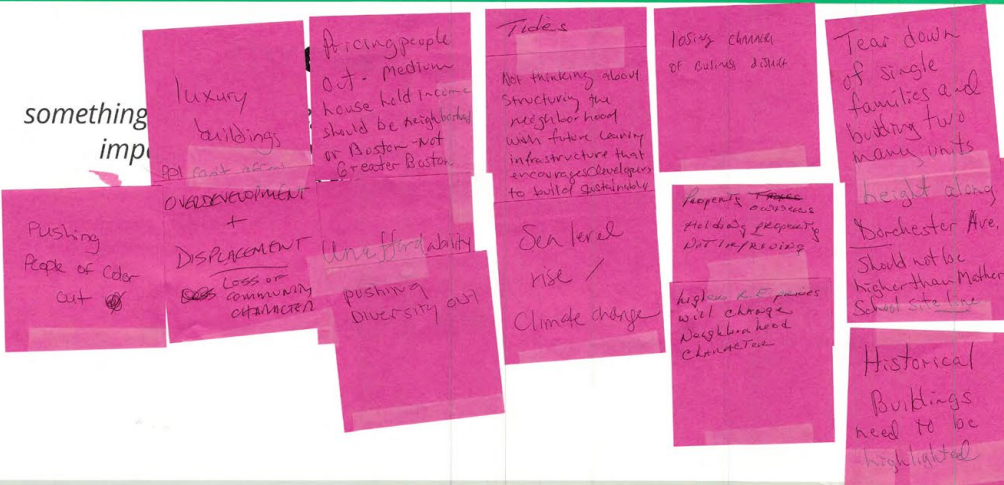
In the near term, there are opportunities to build affordable housing with green + open spaces that maintains the diversity of the neighborhood. Opportunity to build off of existing housing stock in the area. Opportunities for mixed use development w/ businesses & neighborhood shops.

5 years

15 years

30+ years

something important



In the near term, there are threats of overdevelopment pushing out existing residents, people of color, due to cost of housing rising. Threat of climate change, compromising future residential opportunities. Threat of loss of neighborhood character in new development.

CECILIA



# PLAN: Glover's Corner

Preserve. Enhance. Grow.

## Mobility & Connectivity



### Current Conditions

#### strengths

a condition or feature that adds value to the neighborhood

- Safe neighborhood
- Nice Walkways
- Car share
- Hubway bikes
- Proximity to major transit paths
- Green Bicycle opportunities
- Use of access to water features & beaches
- Suburban setting

#### weaknesses

a condition or feature lacking in the neighborhood

- not very likeable - bike lanes and Hubway
- cars drive way to fast
- Through Traffic (Do not stop)
- dangerous bike lanes
- parking on both sides - streets too narrow
- dirty side-walks
- no parking available during snow emergencies
- Most streets are snow emergency streets
- low street lighting in residential areas
- Not a very beautiful place to walk
- Problems along streets
- Weekend traffic
- Not a very nice place to walk

### Future Conditions

#### opportunities

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

- Better pedestrian infrastructure
- A "GREENING" OF DORCHESTER AVE FOR BETTER AIR AND BETTER PEDESTRIAN WALK
- New Redline trains coming on in 2018 - 2020 will increase capacity/reliability
- Include historical character of area - housing & commercial
- New bus lines w/ better schedules
- Speed Bumps
- Cross walks
- Schedule road work with utility companies - New material for road - solar heated road
- More beautiful public spaces encourage community & culture
- bike lanes along the curb
- Create city zoning rules asking or requiring businesses to clean up front of their businesses.
- Transportation equity across modes - i.e. walk, bike, drive

5 years

15 years

years

#### threats

something that could negatively impact the neighborhood in the future

- Changes in traffic using local streets
- Area development without transit infrastructure
- ONLY Resident parking (cars can't come in, helpers)
- Collaboration with Dorchester + Gloucester Corners
- Population growth - increasing congestion

CECILIA



# PLAN: Glover's Corner

Preserve. Enhance. Grow.

## Mobility & Connectivity



### Current Conditions

#### strengths

a condition or feature that adds value to the neighborhood

Handwritten notes on sticky paper:

- Connecting to public transit is accessible (buses, train)
- Red lines
- Good location to public transit
- Connections to major roads - bus routes
- Close to Public Transit
- Big time active transportation 24-7
- Many schools in area / encourage bikes / walking distance to many
- Strength: Commute to downtown location to major highway

#### weaknesses

a condition or feature that is lacking in the neighborhood

Handwritten notes on sticky paper:

- Little use of things (sidewalk)
- Low level of public transportation
- Potholes on main streets / repair time
- Absent of quality food centers
- Big gap in business district / business solutions / connectivity to work
- Red lines / safety / no bus / not convenient
- Cross street / bus routes / limited / available

### Future Conditions

#### opportunities

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

Handwritten notes on sticky paper:

- Affordability for living
- use starting community as model: Park, Benches, Food trucks, shops
- are there express buses here to downtown - go to South Station + (Silver Line Airport)
- Commercial development can increase safety of walking
- Increased population & development should lead to greater transit investment
- Create more jobs in community - reducing congestion on roads & public transportation
- Increased - good pay jobs / stable jobs
- Opportunity: Synchronizing of traffic lights to better increase flow
- Create more stations / multiple routes of connectivity
- Opportunity: Increasing train cars by 2-3 to better transport commuters (wait times) / Designated route for school buses during peak

5 years

years

30+ years

#### threats

something that could negatively impact the neighborhood in the future

Handwritten notes on sticky paper:

- Displacement of current residents / commuters by trying to equal transit connectivity (gradually)
- Affordability
- having development that is auto-centric
- Continued underinvestment in T + population growth = even more unreliable transit
- Threats: Creating an imbalance of "luxury" living that removes the spirit of Dorchester + pride
- Threat: Housing being consumed by investors pushing out lifelong residents and returning homebound students
- Not enough space to build / add houses / stations (housing)
- Rising sea levels - must plan for this now
- ? impact of new transportation modes

WATER



# PLAN: Glover's Corner

Preserve. Enhance. Grow.

Jobs/Businesses & Amenities



## Current Conditions

### strengths

a condition or feature that adds value to the neighborhood

- Lots of small businesses
  - jobs
  - amenities
  - restaurants
- Supporting local small businesses
- Strengths: Multiple businesses that serve life purposes re banks, grocery driving, testing, furniture
- Ashbury over Cesaria
- Engaging Members of Community
  - and quality home care
  - elder care
  - elder care
  - elder care
- Opportunity for employment

### weaknesses

a condition or feature lacking in the neighborhood

- Limited foot traffic outside small area of fields corner limits business opportunities further from station
- Jobs sustainable jobs with stable shifts & benefits
- Mostly jobs low wage
- Limited grocery options - affordable quality
- Weakness: Limited hrs of operation for start & end of day
- Scale to diversity
  - entertainment
  - late hours
  - restaurants
- hours of operation
- lack of quality of March in neighborhood

## Future Conditions

### opportunities

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

- Very diverse population
- Outdoor handball courts
- light industry ie. printers
- Baking company? (Baked Goods)
- Satellite for mgit or other hospital
- Carding space PARKS
- Opportunities for hub businesses to cater to interests re if you want to buy local, buy Black, buy Irish, etc. That would provide a central location for people to buy local goods
- Youth centers to teach skills/interests. What person does but wife has r confinement for large companies. A contingency for computer skills x for people looking
- Generate as much as possible w/ many vendors

5 years

15 years

30+ years

### threats

something that could negatively impact the neighborhood in the future

- New businesses coming in & jobs created, is it for residents living in the current area?
- Investment Growth to preserve - Appropriation of public resources
- gentrification R.N.W.
- Will new businesses cater to upper income families + speed displacement?

O: Creating a business district that would allow Business hub & youth training is an opportunity in the future.  
Collective Contingency for redevelopment

T: New businesses will not cater to existing residents & will act as a catalyst for displacement.



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Preserve. Enhance. Grow.

## Housing & Neighborhood Character



### Current Conditions

#### strengths

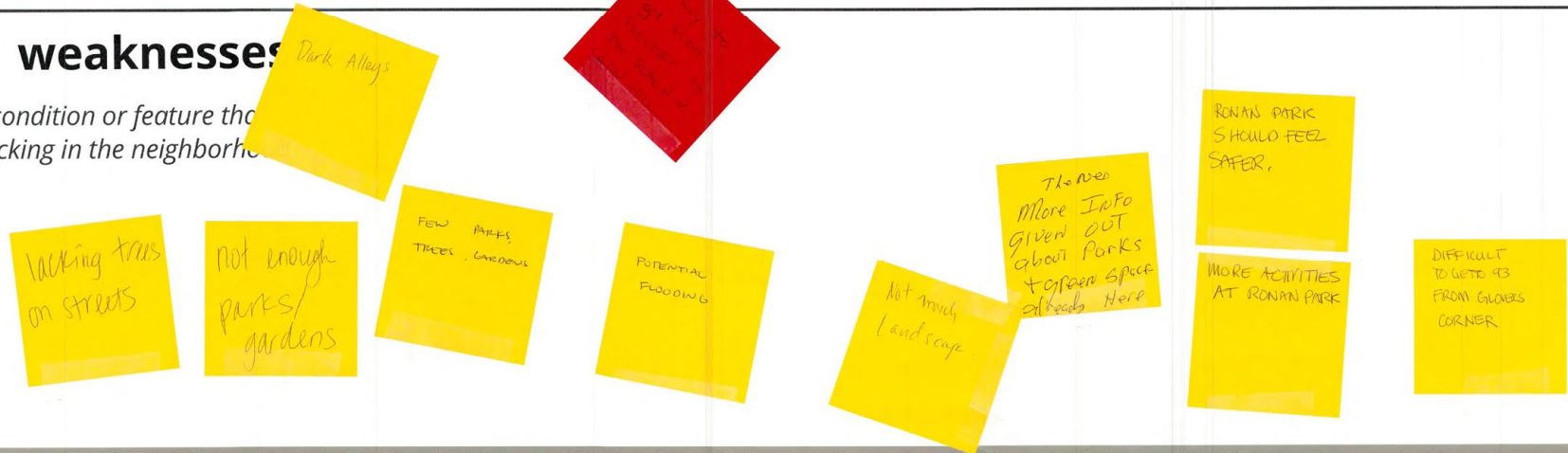
a condition or feature that adds value to the neighborhood

**PUBLIC / OPEN SPACE RESILIENCE**



#### weaknesses

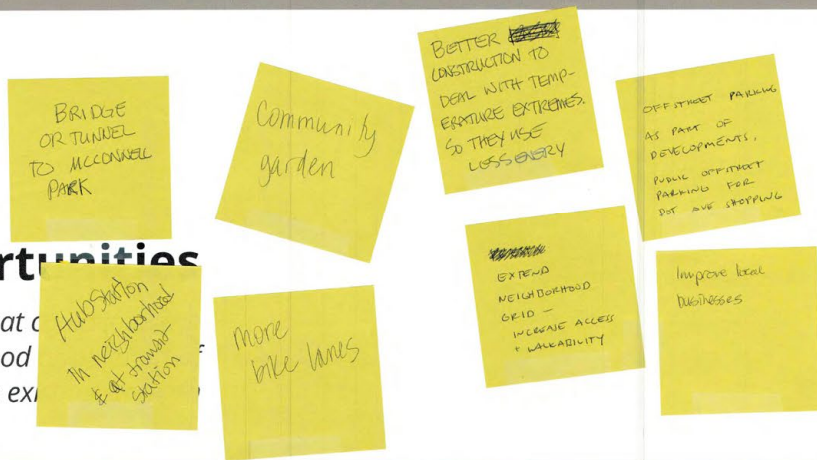
a condition or feature that is lacking in the neighborhood



### Future Conditions

#### opportunities

a prospect that could positively impact the neighborhood in the future



**POTENTIAL FOR COMMUNITY GARDENS & BETTER ACCESS WITH BIKES & NEW STREETS. CONTROL PARKING OFF OF THE STREET TO SUPPORT LOCAL BUSINESS & REDUCE CONGESTION.**

5 years

15 years

30+ years

#### threats

something that could negatively impact the neighborhood in the future



**INCREASED POPULATION & CLIMATE CHANGE COULD LEAD TO LACK OF GREEN SPACE & TOO MUCH PAVING & FLOODING.**

ELIZABETH



# PLAN: Glover's Corner

Preserve. Enhance. Grow.

## Public/Open Space & Resilience

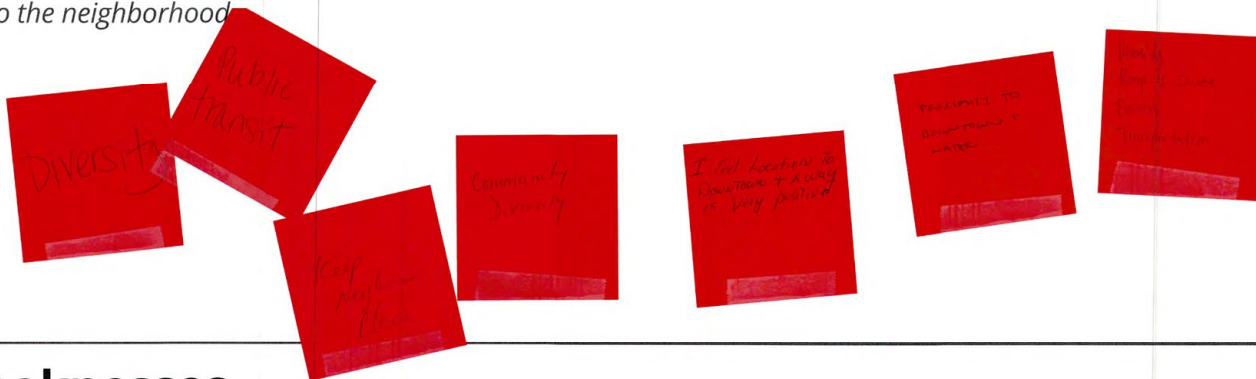


### Current Conditions

#### strengths

a condition or feature that adds value to the neighborhood

#### HOUSING AND NEIGHBORHOOD CHARACTER



#### weaknesses

a condition or feature that is lacking in the neighborhood



### Future Conditions

#### opportunities

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



A MIX OF HOUSING & BUSINESS WITH JOB & GREEN SPACE FOR LOCAL RESIDENTS. GREEN SPACE CAN BE BUSINESS & RECREATION. THE MAIN GOALS

5 years

15 years

30+ years FOR RESIDENTS

#### threats

something that could negatively impact the neighborhood in the future



ELIZABETH



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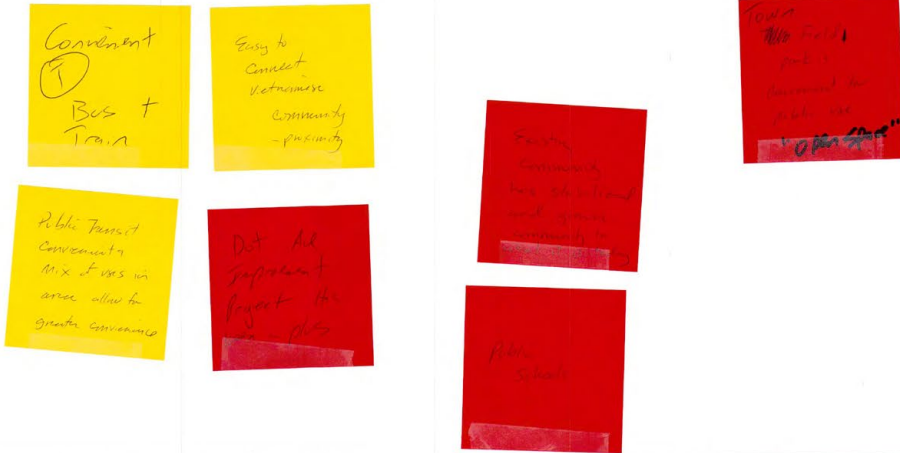
## Public/Open Space & Resilience



### Current Conditions

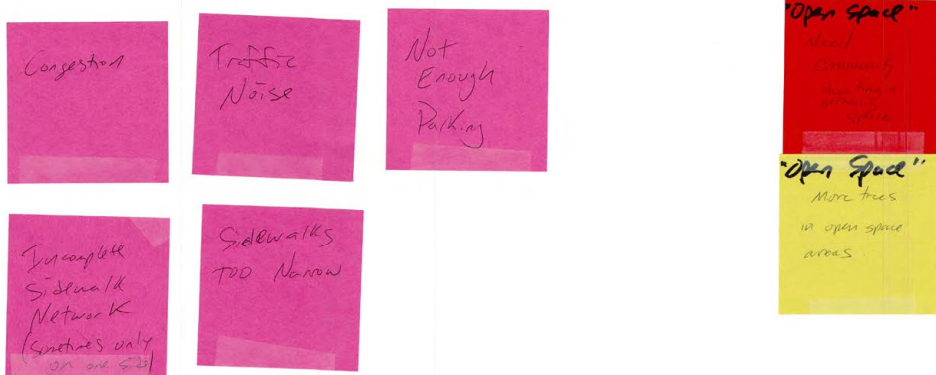
#### strengths

a condition or feature that adds value to the neighborhood



#### weaknesses

a condition or feature that is lacking in the neighborhood



### Future Conditions

#### opportunities

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



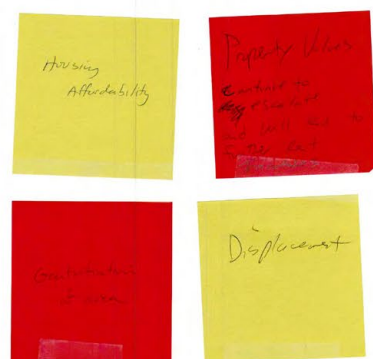
5 years

15 years

30+ years

#### threats

something that could negatively impact the neighborhood in the future



JIM



# PLAN: Glover's Corner

Preserve. Enhance. Grow.

## Housing & Neighborhood Character



### Current Conditions

#### strengths

a condition or feature that adds value to the neighborhood

Handwritten notes on red sticky paper:

- Potential areas for light employment jobs
- Unamerican food
- Multicultural
- Cultural impact and identity (association with self, family and community)
- Engaged community
- Architecture
- Programs that actually create a pathway to healing and not just to cope
- Pick up neighborhood
- Disposal of trash
- More of this kind of housing

#### weaknesses

Handwritten notes on yellow sticky paper:

- Need better outreach to inform of new neighborhood projects
- Open space
- Truly affordable homeownership opportunities
- Understanding to ~~keep~~ live and not to be informed to destroy or keep surviving
- no parks
- no coherence to how things got here
- highway pollution
- Too much/money money condos being built
- Easy and affordable opportunity is preparation of land ownership for POC + low income
- Transportation System Red line bus expansion
- Too low of a percent dedicated to affordable housing
- City leaders aren't promoting community planning meetings
- Arbitrary boundary not defined by landmarks but by BPOA
- Threat of gentrification
- Lack of parking for guests/residents
- Readability of signage to people of color
- ion in t
- at is good
- Traffic congestion bus and fence
- Land Trust

### Future Conditions

#### opportunities

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

Handwritten notes on yellow and pink sticky paper:

- Open streets for community building events
- Land Trust
- opportunity for residents to give final stamp of approval on finalized plans
- Higher % of affordable
- Land trust
- Land trust
- Land Trust
- Leverage \$ for affordable homeownership for current residents from Boston athletes Tom Brady
- Opportunity to create a real range of Affordable Homeownership & Rentals
- Have GE give \$ to affordable housing
- Coop
- Current renters could become homeowners if they are prioritized
- Various Real Incomes

5 years

15 years

30 years

#### threats

something that could negatively impact the neighborhood in the future

Handwritten notes on yellow and pink sticky paper:

- Being involved in planning process but not a part
- People who once said Dot was bad now think it's cool
- People who grew up in Dot can't afford to live there

MARK



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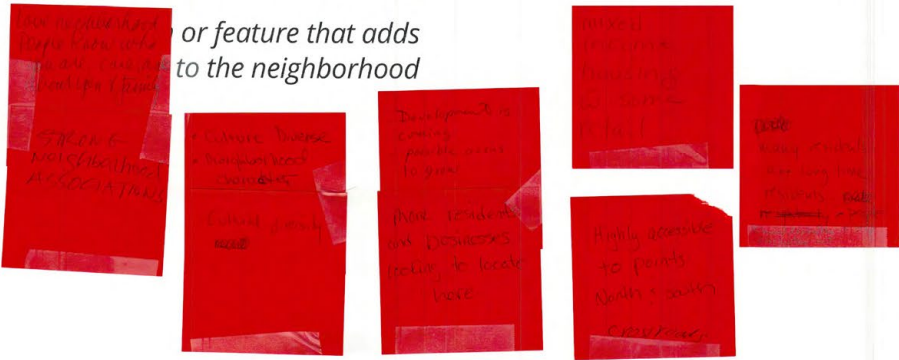
## Housing & Neighborhood Character



### Current Conditions

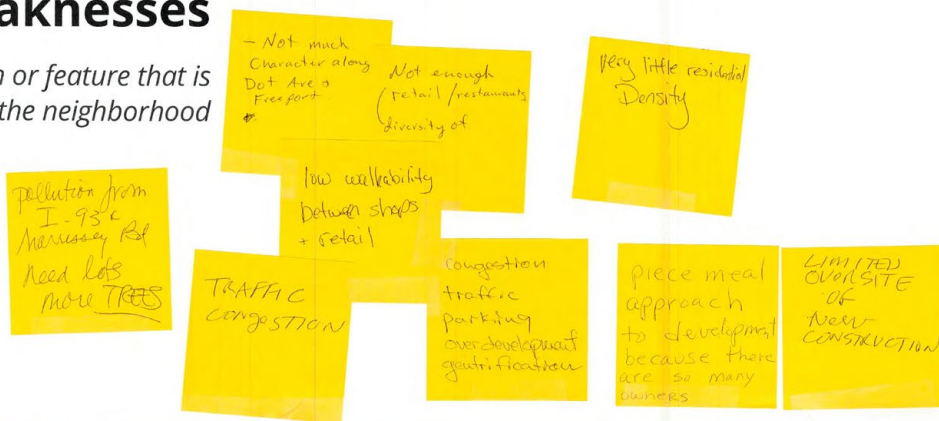
#### strengths

or feature that adds to the neighborhood



#### weaknesses

a condition or feature that is lacking in the neighborhood



### Future Conditions

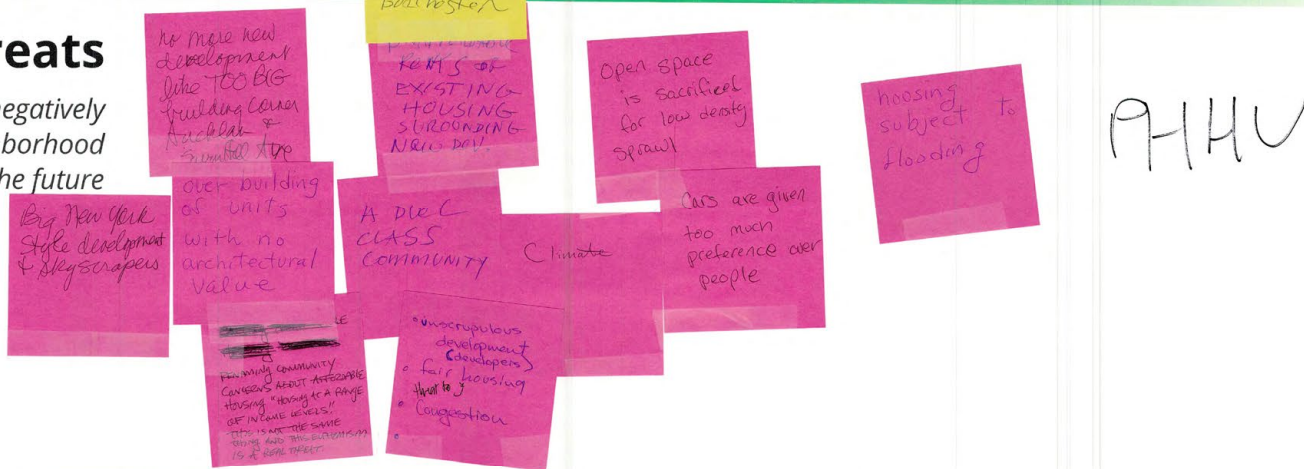
#### opportunities

a prospect that could the neighborhood or an existing



#### threats

something that could negatively impact the neighborhood in the future



5 years

15 years

30+ years



# PLAN: Glover's Corner

Preserve. Enhance. Grow.

## Public/Open Space & Resilience



## Current Conditions

### strengths

**Strengths (Red Posters):**

- Proximity to the water
- Accessibility
- Cultural diversity
- Proximity to parks
- DOT AVE improvements in whole area
- Proximity to major transit
- Historical significance
- Identified form for the site plan

PHUV

### challenges

**Challenges (Yellow Posters):**

- Preservation along DOT Ave need for lifts
- Overlooked backlot HOV
- Poor open spaces along DOT Ave
- DOT AVE IS THE ONLY NORTH-SOUTH ROUTE
- No protected bike lanes + Low connectivity between nearby protected
- subject to flooding under sea level
- Toxic waste from prior businesses
- PROMINENT AIRPORT NOISE POLLUTION GIVEN CURRENT FLIGHT PATTERNS
- Need quality low cost fresh organic food (Trader Joes)
- Traffic congestion drivers from I-93 & Mass Pike. At exit south of I-93 as cut through, they do not slow down before neighborhood
- Traffic is terrible Congestion b/c of DOT Ave, I-93 & Congress
- No real gathering area (i.e. square)
- Lots of concrete traffic, Congestion to Low walkability
- CHALLENGE OF KNITTING TOGETHER OLD NEIGHBORHOOD ON WEST DOT AVE AND NEW DEVELOPMENT EAST DOT AVE
- Too industrial pollution from previous industry
- Cut off from Bay by 93
- Very car-centric public roads and buildings
- Loss of tree cover, even in existing open spaces, but also on side streets of roadways.

### future conditions

**Future Conditions (Yellow Posters):**

- Democratic public spaces accessible + welcoming for all groups in the community - helps bring community together + create cohesion
- Maximize use of green infrastructure - req. buffers zones but also green roofs (for storm retention) + permeable pavement
- Green jobs training build into the redevelopment (solar, etc.)
- Require developers to provide affordable housing according to the total of all their projects everywhere as opposed to project by project
- A HOUSING + JOBS STRATEGY TO SUPPORT HANNAH KENDALL SQUARE
- green space for gathering
- Mixed use/income development with waterfront access and park
- Northward access to I-93 to relieve traffic on DOT Ave.
- Opportunity to connect the QUINCY + Ashmont Line at New STATION
- MAKE BIKE PATHWAY ON TOP OF SEAWALL
- low/mod income housing
- Aggressive zoning practices to protect open space + EMERGE CLIMATE READINESS
- Celebrating culture diversity + neighborhood Increase social cohesion (community, reduction of gentrification, walk through, investment of money, etc.)
- Connection to Bay? for leisure + storm resilience
- More development could mean Rehab possibilities, housing, etc.
- All new development energy efficient + renewable energy powered
- new stop at Airport St

30+ years

### threats

**Threats (Pink Posters):**

- Overbuilding with cheap construction
- Displacement (people pushed out affordability) as a result of development
- Sea level rise may make existing area uninhabitable
- Climate change (hotter summers - more A/C energy creation, A in heat island effect)
- More development = potential for more congestion
- More housing = more traffic on DOT Ave
- Big box developed kills neighborhood culture + diversity rather than taking it
- Over-development + gentrification + Increase traffic + poor parking
- Private developers unaffected by sufficient zoning + regulations that have climate resilience in mind (prioritize green jobs)
- Climate change (hotter summers - more A/C energy creation, A in heat island effect)
- Short term, Challenge of development + planning - needs to be more livable. Long term, climate resiliency. (standards, climate, good design)
- Opportunity to plan to create more open space to reflect cultural diversity/bring people together.
- Long term Larger infrastructure impacts such as a new T stop and commits to waterfront over the next years.



# PLAN: Glover's Corner

Preserve. Enhance. Grow.

## Jobs/Businesses & Amenities



### Current Conditions

#### strengths

a condition or feature that adds value to the neighborhood



#### weaknesses

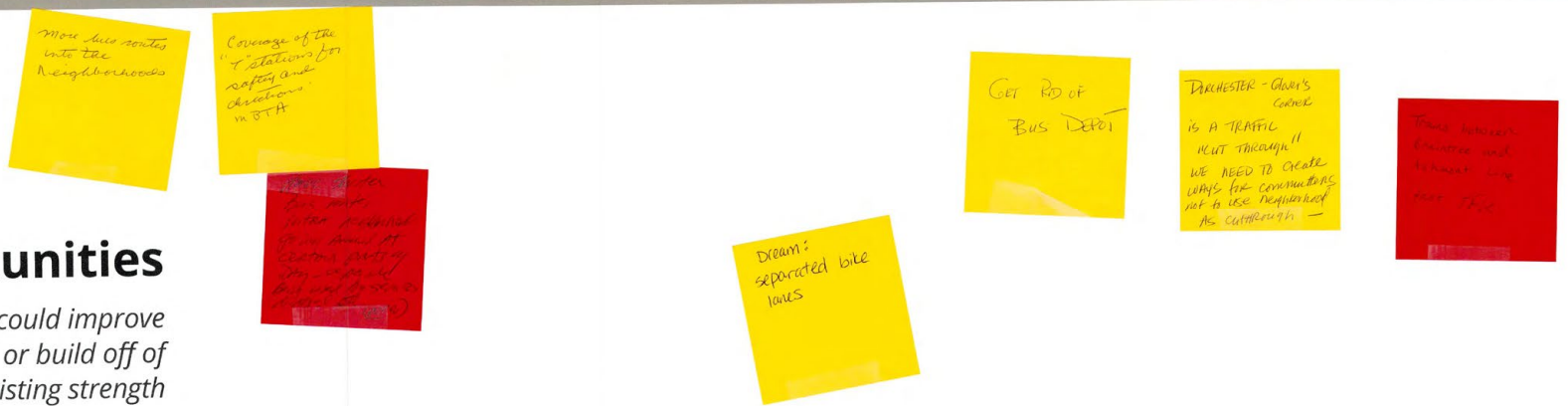
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### Future Conditions

#### opportunities

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



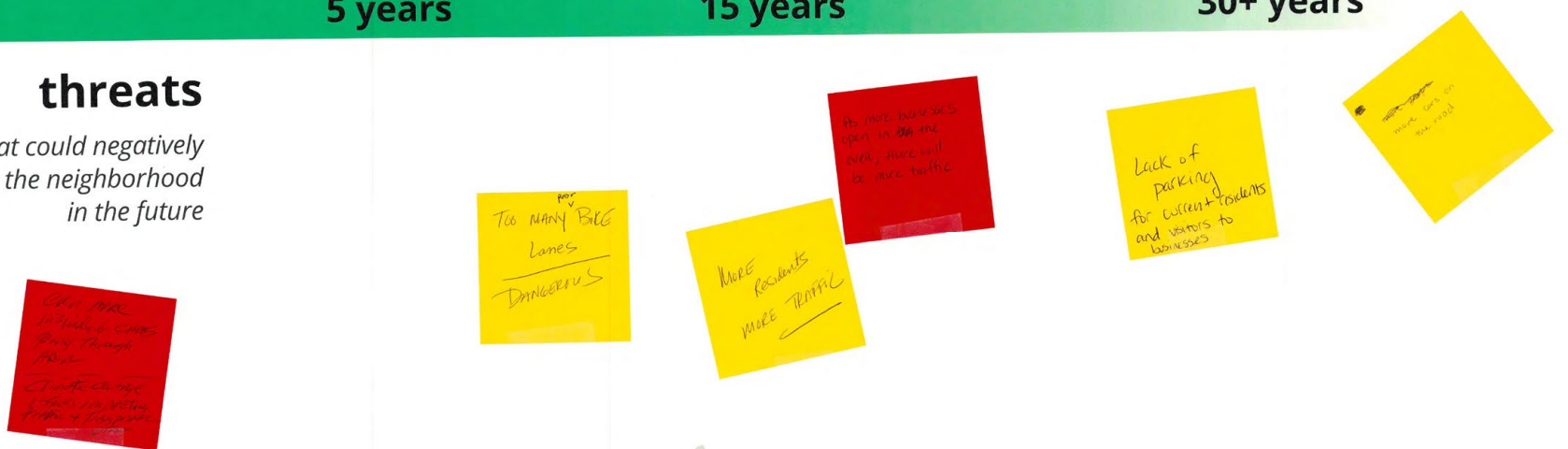
5 years

15 years

30+ years

#### threats

something that could negatively impact the neighborhood in the future





# PLAN: Glover's Corner

Preserve. Enhance. Grow.

## Mobility & Connectivity



### Current Conditions

#### strengths

a condition or feature that adds value to the neighborhood

Many small pop  
businesses  
local  
Diversity  
Ethnic businesses

People  
Diversity

Plan Strengths  
Availability of  
resources for the  
residents (job  
training, language  
classes)

Mostly mom and  
pop businesses /  
small businesses

Good amount of  
restaurants and other  
businesses that cater  
to the diverse  
ethnic mix of the  
neighborhood (ex Vietnam)

Good local places  
with employees  
who are local  
people

lots of small  
businesses

#### weaknesses

a condition or feature that is lacking in the neighborhood

Need to have  
a place where  
local businesses  
can meet to  
share ideas  
and support  
each other

Need to @ some  
businesses  
that don't  
exist

For industrial  
neighborhood  
don't need  
more to it

No Retail  
Gym  
Coffee  
Bakery

Some local  
businesses  
that don't  
exist

### Future Conditions

#### opportunities

a prospect that will move the neighborhood or build off of an existing strength

Improve Bankers  
and with more  
amenities such as  
gym, coffee, bakery  
to make it  
more attractive

Local Energy  
and community  
center for  
local businesses  
to meet and  
share ideas

Make Developers  
"help" approach  
w/ retention  
programs

Make  
Developer's  
Diversity  
in Business

Living wage  
jobs

Accommodate  
residents of  
all ages

Availability of jobs  
for the residents, or  
job trainings

Small business  
support/resources  
from the city

Have diverse  
types of businesses

Job training programs

Develop  
language  
school

5 years

15 years

30+ years

#### threats

something that could negatively impact the neighborhood in the future

People who hire  
businesses for  
low wage  
day labor

More  
businesses  
without  
diversity  
programs  
People will  
lose jobs  
and  
businesses  
will  
close

Businesses no  
longer catering  
to local needs

Gentrification  
to avoid displacement  
will there be  
rent increases as  
a cause?

Jobs and amenities  
are not accessible /  
don't match with  
current residents

More jobs might not  
be accessible to  
current residents  
Some businesses  
might be closed due  
to rent cost increase