

PLAN: Glover's Corner

Preserve. Enhance. Grow.

Emerging Topics



Methodology

Topics were drafted by summarizing public questions and comments.

Color represents six planning themes.

Neighborhood Character

Housing

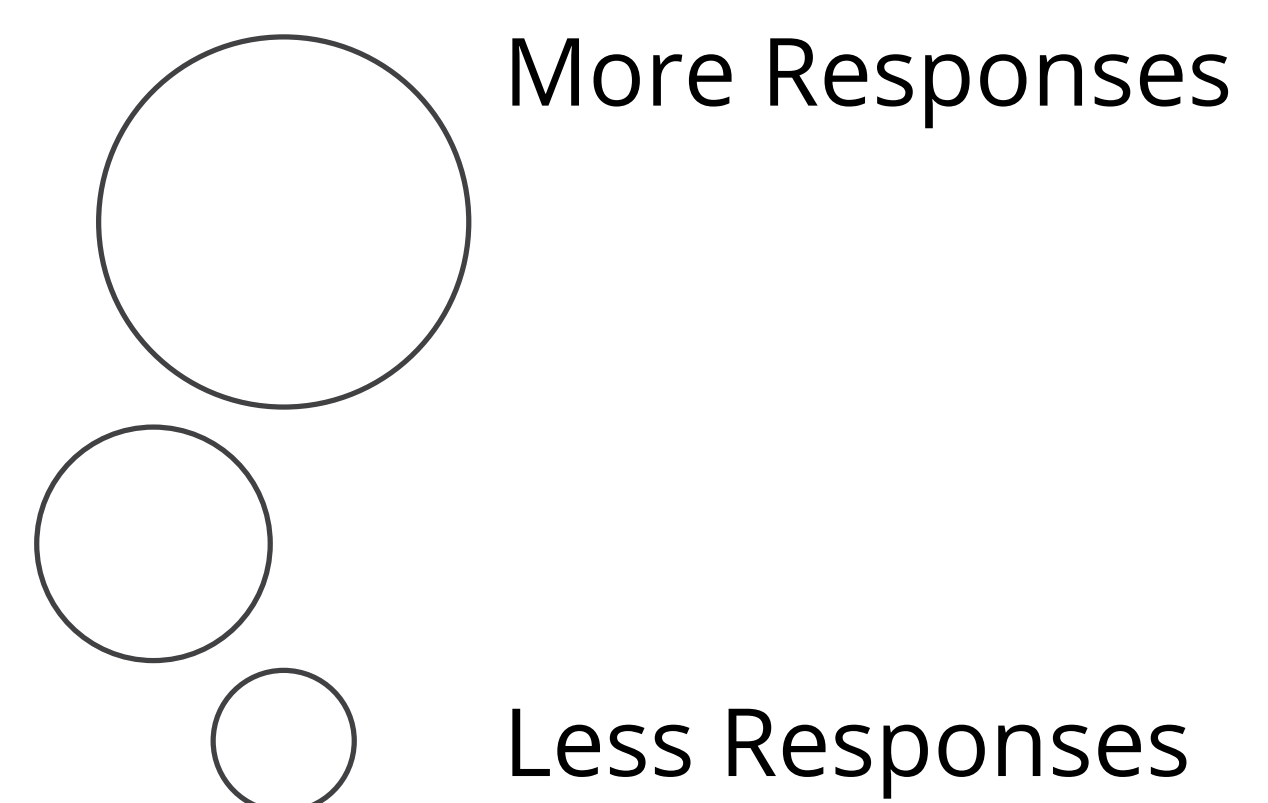
Public Realm & Open Space

Mobility & Connectivity

Jobs & Businesses

Environment & Climate Change

Size of the circle is proportional to the number of comments received on the topic.



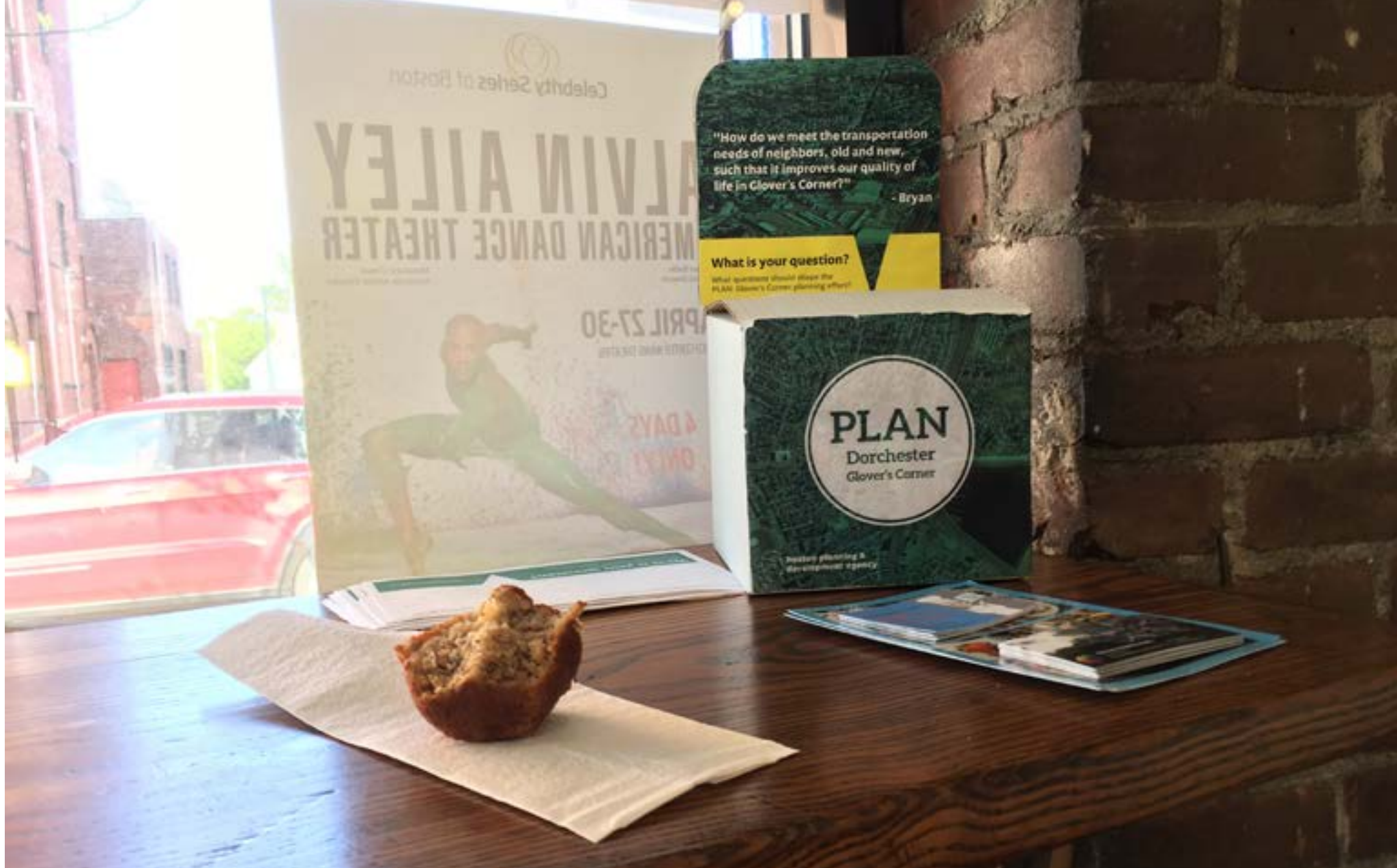
PLAN: Glover's Corner

Preserve. Enhance. Grow.

Event Feedback Phản hồi cho hoạt động / Feedback (riason) sobri Ivéntu

Question Campaign

Vận động nêu câu hỏi | Kanpanha di Purguntas



Starting in February 2017, questions about Glover's Corner around six planning themes were collected online and through comment boxes distributed around the Study Area.

Bắt đầu từ tháng Hai 2017, các thắc mắc về sáu chủ đề hoạch định của Glover's Corner sẽ được thu thập trên mạng lưới và qua hộp đóng góp ý kiến được phân phối trong Khu Vực Khảo Sát.

Apartir di febreru di 2017, purguntas sobri Glover's Corner rilasonadu ku saís tema di planifikason fazedu online y através di kaxas di kumentáriu ki distribuidu déntu di Ária di Studu.

Open House

Buổi tiếp đón | Kaza Abértu



On March 8, 2017, the Open House invited the community to learn more about Study Area and share initial thoughts through conversation and written comments.

Vào ngày 8 tháng Ba, 2017, xin mời quý vị đến Buổi Tiếp Đón để biết thêm về Khu Vực Khảo Sát và chia sẻ ý nghĩ ban đầu của quý vị qua đối thoại và đóng góp ý kiến trên văn bản.

Dia 8 di marsu di 2017, Kaza Abértu konvida kumunidadi pa ben sabe más sobri Ária di Studu y pa partilha ideias inicial através di konvérsas y kumentáriu skrebedu.

Walk-Bike Tour

Cuộc đi bộ và đi xe đạp | Paseiu Pé na Txon-Na Bisikléta



On May 4, 2017, participants in the Walk-Bike tour asked questions and provided comments in the context of the neighborhood.

Vào ngày 4 tháng Năm, 2017, những người tham gia vào Cuộc Đi Bộ và Đi Xe Đạp có nêu thắc mắc và đóng góp ý kiến về bối cảnh của khu láng giềng.

Dia 4 di maiu di 2017, partisipantis di paseiu Pé na Txon-na Bisikléta faze purguntas y kumentáriu rilasonadu ku zóna.

Feedback Sorted by Planning Theme

Ý kiến phản hồi được sắp xếp theo Chủ Đề Hoạch Định | Feedback (riason) Organizadu di akordu ku Tema di Planifikason

30 comments | đóng góp ý kiến | kumentáriu

Neighborhood Character

đặc điểm của khu láng giềng | karakteristikas di zóna

#NoNewUrbanism - Maintain traditional Boston/Dorchester street + architectural patterns
Are there any plans for future public art projects? There are some large bare walls that would be ideal for murals.
Can we create a community space for arts and creativity that is accessible during planned enhancements in Glover's Corner?
Cultural preservation. Design appealing buildings that aren't too modern or like every other structure.
Diversity
Height restrictions
How can we make Glover's Corner unique from other development areas and plans around the city of Boston? We want to create an area for residents to live, work, and have fun, but also for it to be memorable and unique while still respecting the Dorchester Neighborhood identity. What are the unique features of the area that can preserve and enhance?
How can we preserve and expand opportunities for locals, individuals, and immigrants when large outside developers can outspend and outmaneuver us?
How do we create a more walkable district along Dot Ave between Savin Hill and Fields Corner, offering people everything they need within walking distance?
How do we meet the transportation needs of neighbors (old and new) such that it improves our quality of life?
How do you plan to take cultural preservation into consideration as you plan development?
How will you work with local businesses especially owned by POC & serve a cultural/ethnically makeup to ensure they're not displaced?
I would like to see a healthy mix of businesses and services for all residents and workers in Dorchester as well as mixed-use communities as well as light manufacturing/tech.
Less car related businesses = less no man's land
Maintain the diversity of Dorchester
Make more space for people less space for cars to make the neighborhood more interesting.
More businesses open O night -> foot traffic
More businesses open in evening/foot traffic
More condensed commercial 24/7 activity (central sq)
Need to develop a more pedestrian friendly streetscape to encourage more street level activity particularly on main roads
No shadows on green space!
No tall buildings on housing at Pleasant St.
Please prioritize lighting that encourages walking, biking, family foot traffic & business growth
Retain/expand village-like mix of residential and retail
Set aside affordable small business in new developments
Soul Food Restaurant +1
What can we do to encourage large businesses to take root here
What can we do to encourage more amenities critical to the neighborhood like supermarkets, pharmacies, dry cleaners, coffee shops and other services to help activate the street level in the area?
What spaces could be created for arts, performance, studio/gallery, & artist housing?
What will this do for the local economy?
Will the Savin Hill MBTA Station have the capacity to handle new density and development that comes with this plan?
Will there be design standards recognizing the historic qualities in housing styles, design, materials, and scale?
How will planning take into account the hidden history/sustainable opportunities in this locale?

40 comments | đóng góp ý kiến | kumentáriu

Mobility & Connectivity

vấn đề chuyển chở và đi lại | transporti & mobilitadi

This area already has too many cars and significant congestion. How can some of these cars be directed away from Dorchester Ave for better flow and a safer pedestrian experience?
Access to Savin Hill Station
Additional T Stop
Any thoughts move Savin Hill MBTA station to Glover land for a true transportation node!
Bike friendly
Bikes/walking paths along waterfront
Build on/off ramps to the highway. This will lessen traffic on Columbus Circle and Dorchester Avenue
Bus transportation
Buy Campbell Center, break through w/green space to Savin Hill
Can Greenmount St be widened for better access?
Clean maintain bathrooms in MBTA
Combat Hancock Dot Freepport traffic
Consider building a new MBTA stop between Savin Hill and Fields Corner it will shorten walking times, lessen bus routes
Could a new vehicular (and thus pedestrian) connection to Morrissey Blvd be made?
First thing is to re-rout the school buses off Dot Ave onto a private road that doesn't go on Freepport/Dot Ave
Fix the Dot, Ave Hoyt St Freepport St Hancock street mess - perhaps by rerouting Freepport Street along Inpt St to make a four way intersection. Restore those left turnst
Fix the traffic and excess congestion
Focus on pedestrian safety and access to public/green space
How can the traffic pattern there be fixed to provide better pedestrian and vehicular flow while also beautifying that space to attract pedestrian usage by neighbors?
How can this neighborhood be made more pedestrian friendly? There needs to be improved connections between Savin Hill and Field's Corner.
How can we add additional density to the area to create middle-income housing while minimizing impact on traffic and transportation?
How do you handle the traffic?
How to alleviate current congestion and future
How will this plan address the infamous intersection at Glover's Corner where Freepport, Dorchester Avenue, and Hancock Streets converge? Things to consider may be realigning Freepport Street to make it more linear in nature. Moving the intersection of Freepport and Dorchester Avenue further south perhaps near Linden Street. This would increase density near transit.
How will you deal with increase in already thick traffic patterns on Freepport St.- will get MUCH worse with development.
Is there any way that the intersection of Dorchester Ave/Hancock St/Freepport St could function better and be less confusing to those unfamiliar with it?
Late night transit!
Make Duck Tours use a different route than Freepport to Dot Ave at rush hour. Go too fast.
Make Savin Hill Ave one way
Monorail transport
More safety for bike riders and walkers +1
Need to develop a more pedestrian friendly streetscape to encourage more street level activity particularly on main roads
Parking will be an issue if goal is pedestrian safety
Reroute upper Freepport to Hoyt St for 4x intersection
Safer for pedestrians
Street level transportation (taxis) (buses) get stuck in traffic. Sidewalks are few and crosswalks fewer. Will developers commit to elevated walk/bike ways? Explore investment in elevated trolley like Mattapan?
Walkability and biking on the Shove - finish the Neponset Greenway around the gas tank
What about traffic on Freepport St.
What are the plans to mitigate traffic/gridlock issues along Dorchester Avenue, Freepport/Hancock and Pleasant Streets.
What thoughts are there for more frequent bus routes?
What to do with #18 bus route
Widening some intersections and doing better with lane markings.
Will there be more parking?
Would you consider new roads to avoid the main intersection, or realignment of Freepport St to Hoyt Street to create a simple 4way intersection?
Reduce or eliminate parking lot requirements for new housing
How will development the Glover's Corner neighborhood help connect the neighborhood to our great local assets - waterfront, public transportation, etc.?

10 comments

Environment & Climate Change

môi trường và biến đổi khí hậu
ambiente y mudansa di klima

Can open space be increased to help with flooding?
Flooding + sea level land + industrial toxins in the soil = foreseeable disaster
Given the potential flooding of the area major storms, can sustainability be used as a way to guide development in Glover's Corner?
How can we ensure that developers are innovative when it comes to reducing the carbon footprints of the buildings they create?
How do developers & the City prepare for sea level rise in an already low/water level area?
How will planning take into account the hidden history/sustainable opportunities in this locale?
Buildings will have to be climate protected as sea level rises storms increase
Should we really be focusing on development in places that are going to flood?
What flood insurance will be required & what will it cost?
What hydrocarbon mitigation is needed/planned for in light of the history of auto & industrial use?

20 comments

Other

khác | otu

55+
All new utilities under ground
How are youth voices and needs centered in this process?
How many residents will be allowed to be a part in this working group/initiative and in the long term decision-making process?
How will this impact residents?
Much more outreach. Few Cape Verdean, Haitians, Vietnamese. Door-knock and work with small businesses to tell people about this process.
Senior tricycles for use in our parks
To make area thrive after dark, get serious about longstanding prostitution problem.
What is the scope and area you are discussing when you refer to
What outreach has been done to secure input/participation from the minority communities in the area?
What will the study area be? Will it take into account properties along Morrissey Boulevard?
What's the plan for inclusivity -> effectively communicating updates to all people?
Where is Glover's Corner? I've never heard of it.
Will copies of the graphics from last night's meeting be available on line? I'd like to bring them to our neighborhood meeting on 3/21. Thanks.
Will there be additional police, fire, and emergency resources budgeted and housed in the area to reflect the additional population growth?
Will you ensure your advisory board will have representation & voices that reflect the folks who live/work here?
Will you make sure tenant, multicultural, and low income residents are key advisors? +1

40 comments | đóng góp ý kiến | kumentáriu

Housing

gia cư và cung cấp gia cư | jablason (kau di mora)

1 map shows high rates of younger households and middle income housing yet where are the middle income houses for sale
Affordable housing displacement
Affordable housing is needed - less cars are needed
Affordable housing/real affordable housing
Affordable to those who live here 50+%
All the new housing units to be built must be affordable to the income levels of people who live here now. Bringing in wealthy people from outside who can afford market rate or even 60-70% AMI will cause wholesale displacement of nearly all the renters here now not to mention the folks who grew up here and can't afford to stay and raised their kids here. The city has no business approving a plan that moves us and our neighbors out of Boston on behalf of people with more money who want our homes.
Allow for smaller more affordable units
Dorchester median- family income is under \$35k per year. Will you commit to requiring at least 50% affordable housing units?
Equity: why change this space to make a few people rich? the area is almost unaffordable for the long time residents, and anyboby middle class or lower who calls Dorchester home. You cannot guarantee any of us will have a crack at housing there, so why should our quality of life be impacted even further by this insane amount of development?
House insurance expensive \$4,000-6000
Housing accessible bathrooms no tubs
Housing should include utilities - the rent is not really affordable
How many affordable units for residents to BUY as well as rent. Two and three bedrooms for families. how much open space per person.
How will affordable be determined?
How will development/planning center and prioritize people most vulnerable to market driven development?
How will the development be used as a TOOL to keep Dorchester affordable?
I am concerned about regular working class people being pushed out of Dorchester.
I want my kids to be able to afford to live here Yes! This.
Incorrect data regarding rent - how can you PLAN - rents have not gone down
Keep housing available for low income people
More affordable housing for seniors, families, and working professionals - all making below AMI or less than 50k. At least 50% affordable
More middle income housing
More mix use business and condo
Multigenerational co-op housing
Need housing for working people and families
Often times we hear about affordable but then local residents are pushed out!
Some affordable housing - not all
Studio - serves working non-college single adult, senior citizen who can live independently - studio apartments - less "artist lofts"
Truly affordable housing!
Units for people who work in Dorchester
Use the existing city guidelines for affordability
We are always told affordable housing. It never comes down to that
What % of new homes in Glover's Corner will be affordable (50-80% AMI)?
What are you doing to improve our neighborhood without displacing people or having investors come in & make tons of money that isn't going back into our community?
What is being done to promote and preserve affordable housing below 70% AMI?
What is the affordable housing plan for this area?
What spaces could be created for arts, performance, studio/gallery, & artist housing?
Why don't we forget about the inflated AMI and concentrate on the Boston Median Income for Boston Housing
Will we be able to rent or buy housing in developments? Will rents rise in existing housing and push us out?
mixed-use development - housing that's affordable to current residents
mixed-use mid to high end units
will this be a low income housing project
mixed-use with library and senior housing above
How can we add additional density to the area to create middle-income housing while minimizing impact on traffic and transportation?
Reduce or eliminate parking lot requirements for new housing

15 comments | đóng góp ý kiến | kumentáriu

Jobs & Business

việc làm và kinh doanh | trabadju & negósiu

Development projects should have neighborhood people during construction
Good job standards
How will you work with local businesses especially owned by POC & serve a cultural/ethnically makeup to ensure they're not displaced?
I am really concerned that the small businesses will be pushed out!
Keep light industrial/commercial zoning - we need more jobs!
More businesses open O night -> foot traffic
More condensed commercial 24/7 activity (central sq)
More small businesses. What's the plan to bring jobs for existing residents? Variety of skill level?
Plan to combat possible rent increases?
Soul Food Restaurant +1
The project committee should employ local neighborhood folks to work on the project.
What educational opportunities/orgs (BPS, higher ed, community ed & early childhood) are being planned?
What happens to the industry in area? Jobs from industry.
What type of commitment does the Boston Planning and Development Agency have in encouraging businesses at Glover's Corner that would be favorably disposed toward hiring adults with disabilities? Will there be an opportunity for WORK Inc.'s clients to find meaningful employment opportunities?
What will this do for the local economy?
Set aside affordable small business in new developments
Please don't treat small local businesses like they're expendable

30 comments | đóng góp ý kiến | kumentáriu

Open Space & Public Realm

công viên và nơi công cộng | parkis & spasiu pùblíku

Adult green space
Bike paths
Bike safety
Bikes/walking paths along waterfront
Buy Campbell Center, break through w/green space to Savin Hill
Can we have wider sidewalks?
Create more parks!
Ensure new development has public/green space
Fitness trail for senior
For public safety, can Greenmount St be made wider BEFORE 378 families move into Dot Block?
Generally, I would love to see this plan incorporate more green/park space with a new playground. (further north on Dorchester Ave), there is very little outdoor space for people to enjoy. A dog park would be a good addition, as well.
How can the traffic pattern there be fixed to provide better pedestrian and vehicular flow while also beautifying that space to attract pedestrian usage by neighbors?
How can this neighborhood be made more pedestrian friendly? There needs to be improved connections between Savin Hill and Field's Corner.
How can we make our roads safer for more folks to commute via bicycle?
How does the plan add public open spaces to the neighborhood?
How will this plan address greenspaces/open space needs in Glover's Corner?
If there is work done on Dot Ave, please consider extending bike lanes into Fields Corner and beyond. Please also consider a spot along Dot, Ave for placement of a bike share kiosk: hubway
Is connecting the bike infrastructure from Blue Hill, Warren, Geneva and even MAKE some on Washington part of the plan? Don't bend to autocentrism as EVERYONE with a car thinks they need wider faster roads and more parking and they're wrong.
More open space
More open space! Park & playground
More safety for bike riders and walkers +1
Parking will be an issue if goal is pedestrian safety
Playground for seniors
Please prioritize lighting that encourages walking, biking, family foot traffic & business growth
Repair existing sidewalks
Safer for pedestrians
Sidewalks need repairs
Soccer stadium!
Street level transportation (taxis) (buses) get stuck in traffic. Sidewalks are few and crosswalks fewer. Will developers commit to elevated walk/bike ways? Explore investment in elevated trolley like Mattapan?
To what extent will open space/green space be required as a major component of the zoning/development standards?
Walkability and biking on the Shove - finish the Neponset Greenway around the gas tank
walkability/bikability

PLAN: Glover's Corner

Preserve. Enhance. Grow.

Chủ đề mới | Tópikus Imerjenti



Phương Thức | Metodolojia

Chúng tôi thảo các đề tài từ tóm lược các câu hỏi và đóng góp ý kiến của công chúng.

Tópikus ilaboradu rizumindu purguntas y kumentáriuus públiku.

Màu sắc được dùng cho sáu chủ đề hoạch định.

Kor ta reprizenta sais tema di planifikason.

đặc điểm của khu láng giềng.
karakterístikas di zóna

gia cư và cung cấp gia cư
abitason (kau di mora)

công viên và nơi công cộng
parkis & spasmus públiku

vấn đề chuyên chở và đi lại
transpórti & mobilitadi

việc làm và kinh doanh
trabadju & négósiu

môi trường và biến đổi khí hậu
ambiente & mudansa di klima

Kích thước của hình tròn cân xứng với số lượng đóng góp ý kiến nhận được theo chủ đề này.

Tamanhu di sírkulu é proporsional a númeru di kumentáriuus ki resebedu pa kel tópiu.



PLAN: Glover's Corner

Preserve. Enhance. Grow.

Why Plan: Glover's Corner Lý Do Hoạch Định: Glover's Corner / Pamódi PLAN: Glover's Corner

Study Goals Mục Đích Nghiên Cứu / Objectivos di Studu

Create a **vision**, with the **community**, that establishes **guidelines** to create a comprehensive **plan** that informs new **zoning** to guide future development.

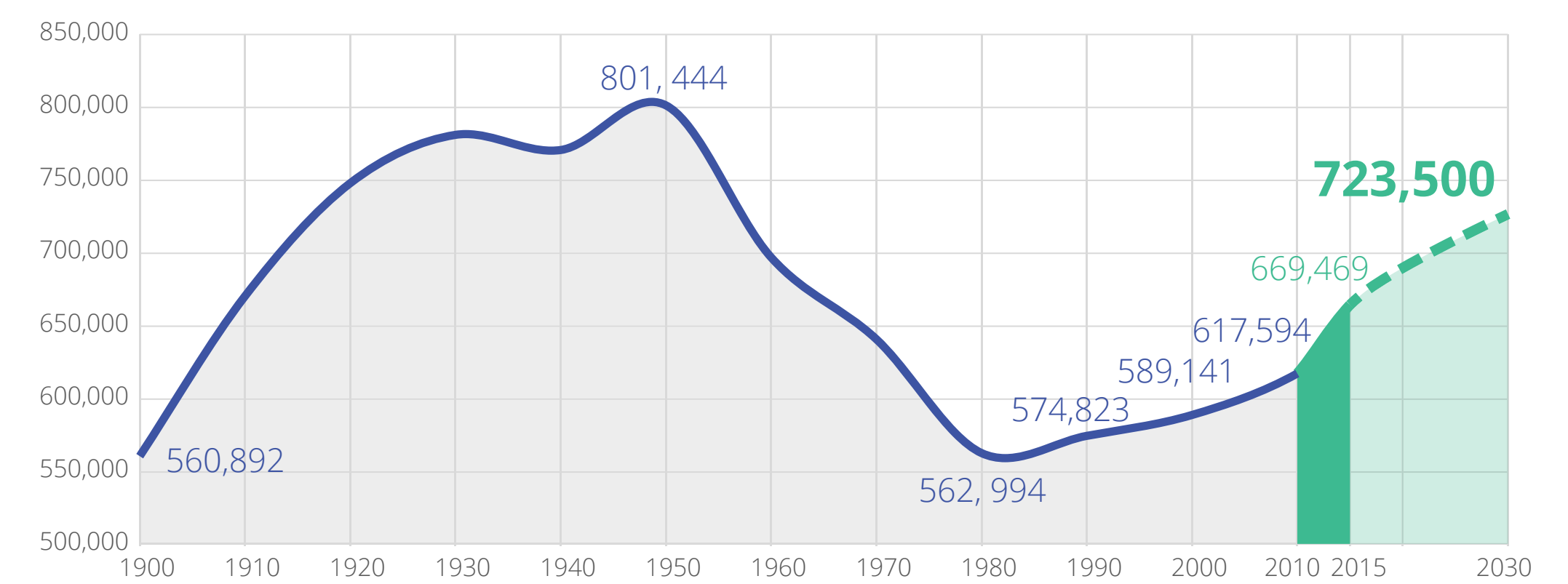
Cùng với cộng đồng để tạo tầm nhìn định hướng cho hoạch định toàn diện để phân vùng mới và phát triển trong tương lai.

Kria un vizon, ku kumunidade, ki ta stabelese orientasons pa kria un planu abranjenti ki ta informa nóvu zoniamentu pa orienta dizenvolviméntu futuru.

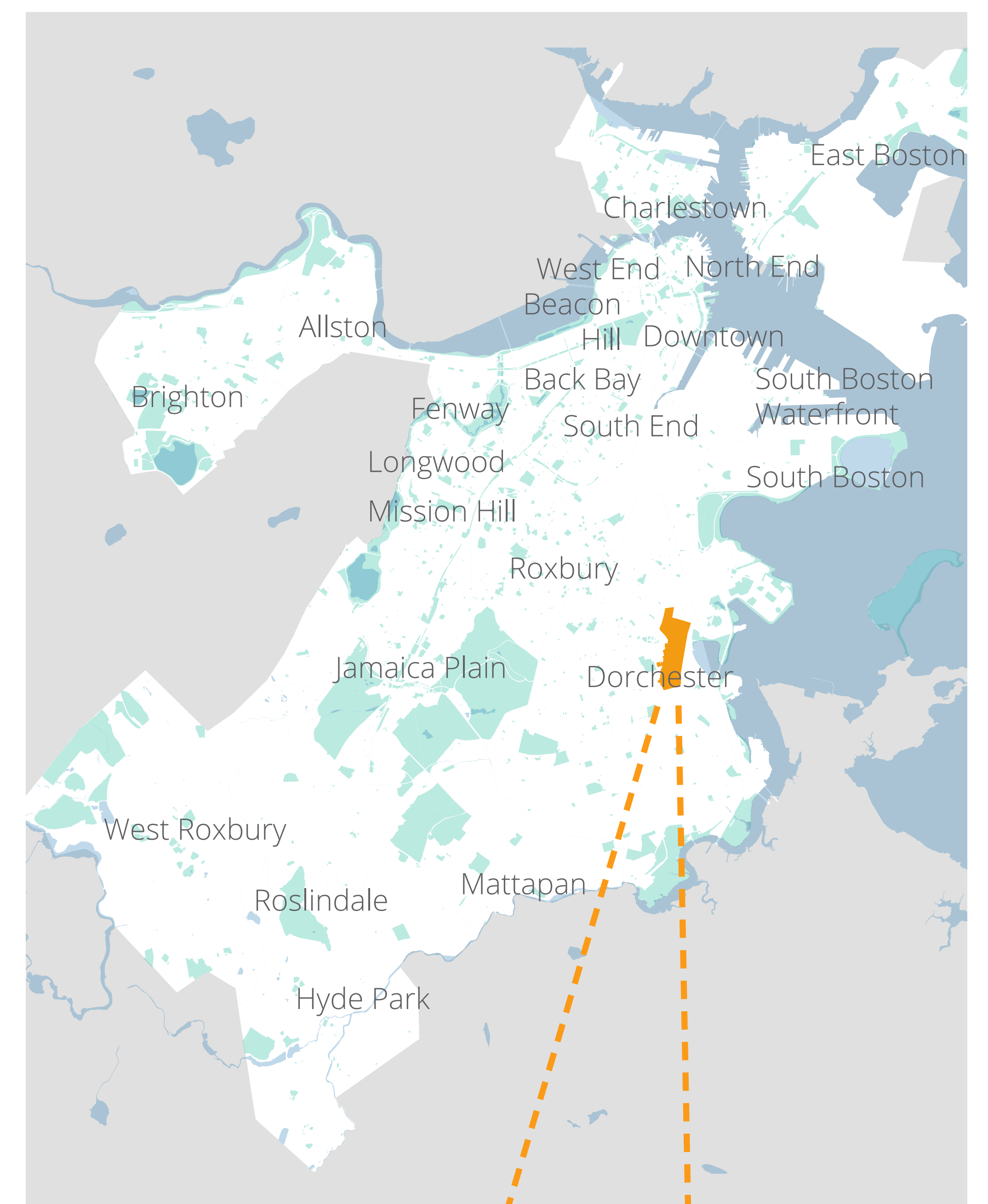
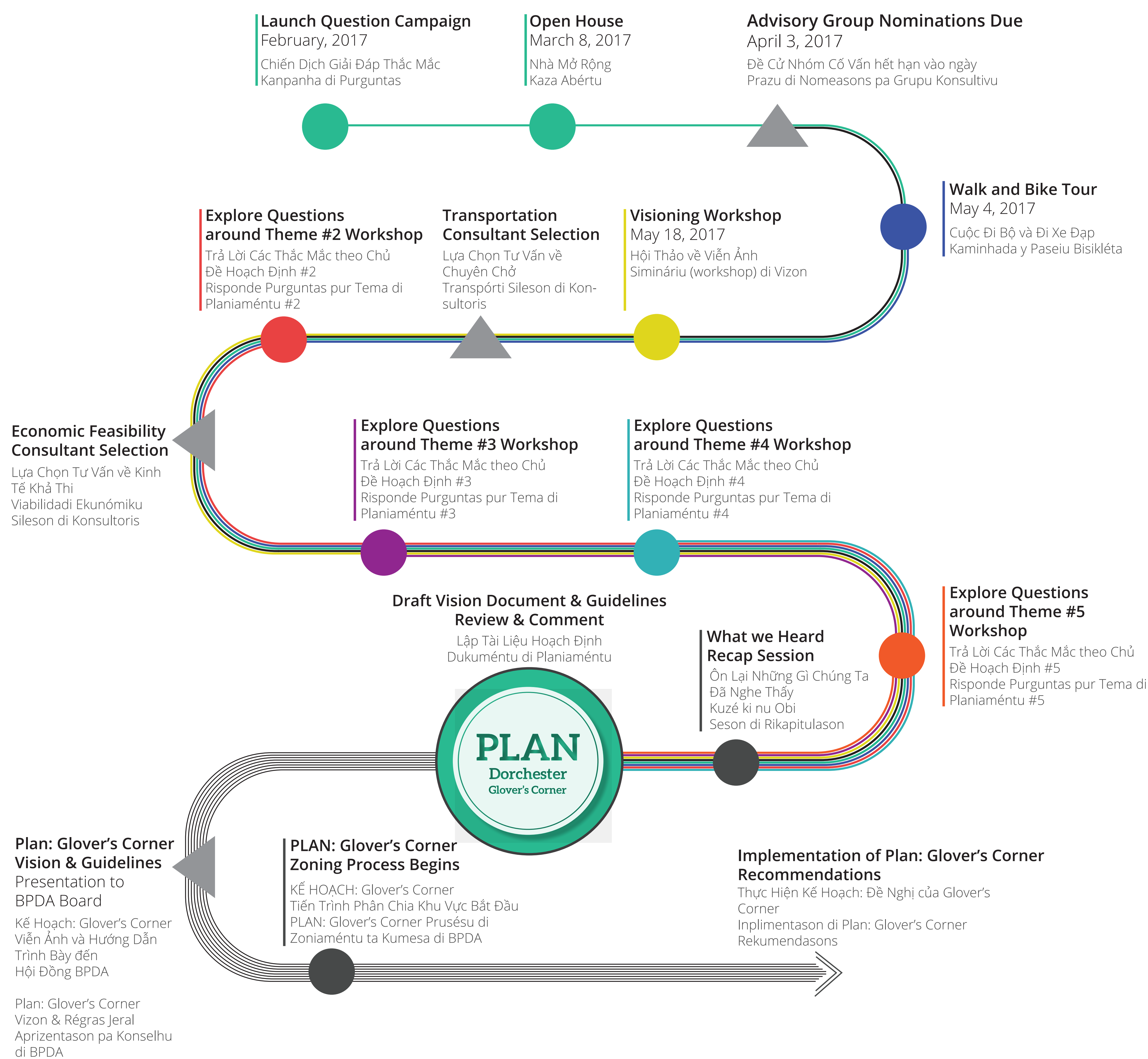
In Context of Boston

Boston's Population (1900-2015)

Khung Cảnh Thành Phố Boston: Dân Số của Boston (1900-2015)
Kontestu di Sidadi di Boston: Populason di Boston (1900-2015)



Planning Initiative Process



Study Area in City of Boston Context

Khung Cảnh và Quy Mô Khu Vực Nghiên Cứu
Alkansi y Kontestu di Ária di Studu

Planning Themes

- Transportation & Mobility
- Jobs & Businesses
- Environment & Climate Change
- Housing & Affordability
- Neighborhood Character
- Parks & Public Space
- Other

Tema di Planiaméntu
transpórti & mobilidadi
trabadju & negósiu
ambiente & mudansa di klima
abitason (kau di mora) & asesibilidadi (présu)
karakterístikas di zóna
parkis & spalus públiku
otu

Chủ Đề Hoạch Định
Vấn đề chuyên chở và đi lại
Việc làm và kinh doanh
Môi trường và biến đổi khí hậu
Gia cư và cung cấp gia cư
Đặc điểm của khu láng giềng
Công viên và nơi công cộng
Khác

Legend:

- Public Meeting
hội nghị cộng đồng
workshops kumunitáriu
- Planning Initiative Milestone
Phát triển hoạch định
Dizenvolviméntu di planu

PLAN: Glover's Corner

Preserve. Enhance. Grow.

Existing Conditions *Hiện Trạng / Kondisons Atual*



Study Area Map

Tìm Hiểu Bản Đồ Khu Vực
Mapa di Ária di Studu

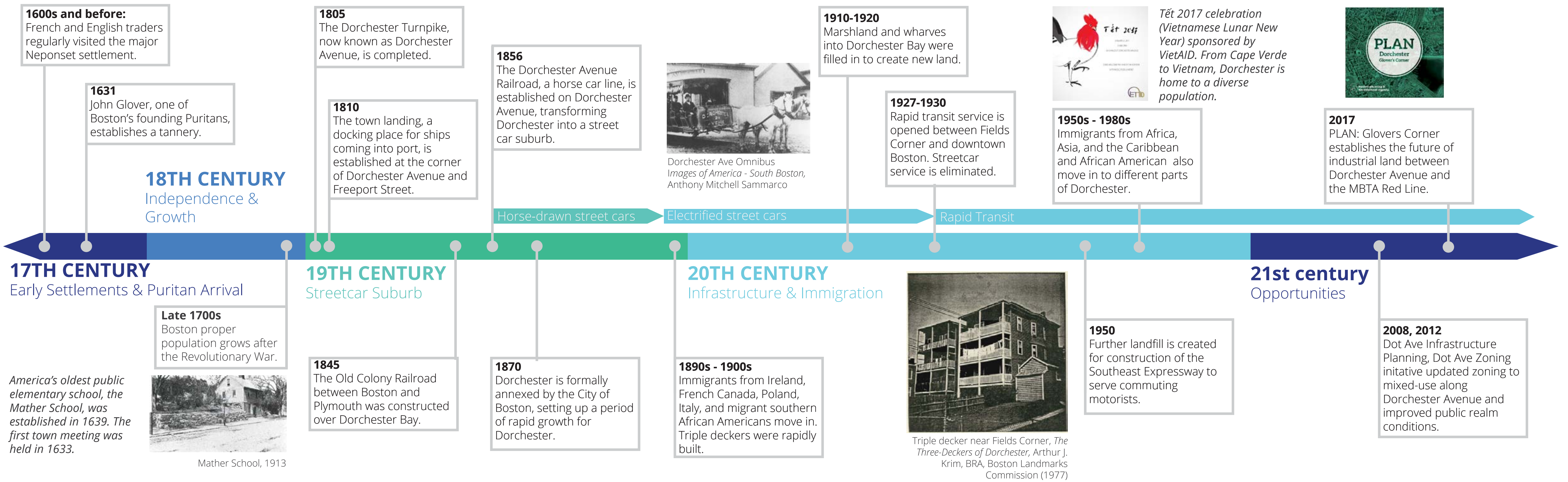
Images of Existing Conditions

Hình Ảnh về Hiện Trạng
Imajis di Kondisons Atual

PLAN: Glover's Corner

Preserve. Enhance. Grow.

History Tiểu Sử / Stória



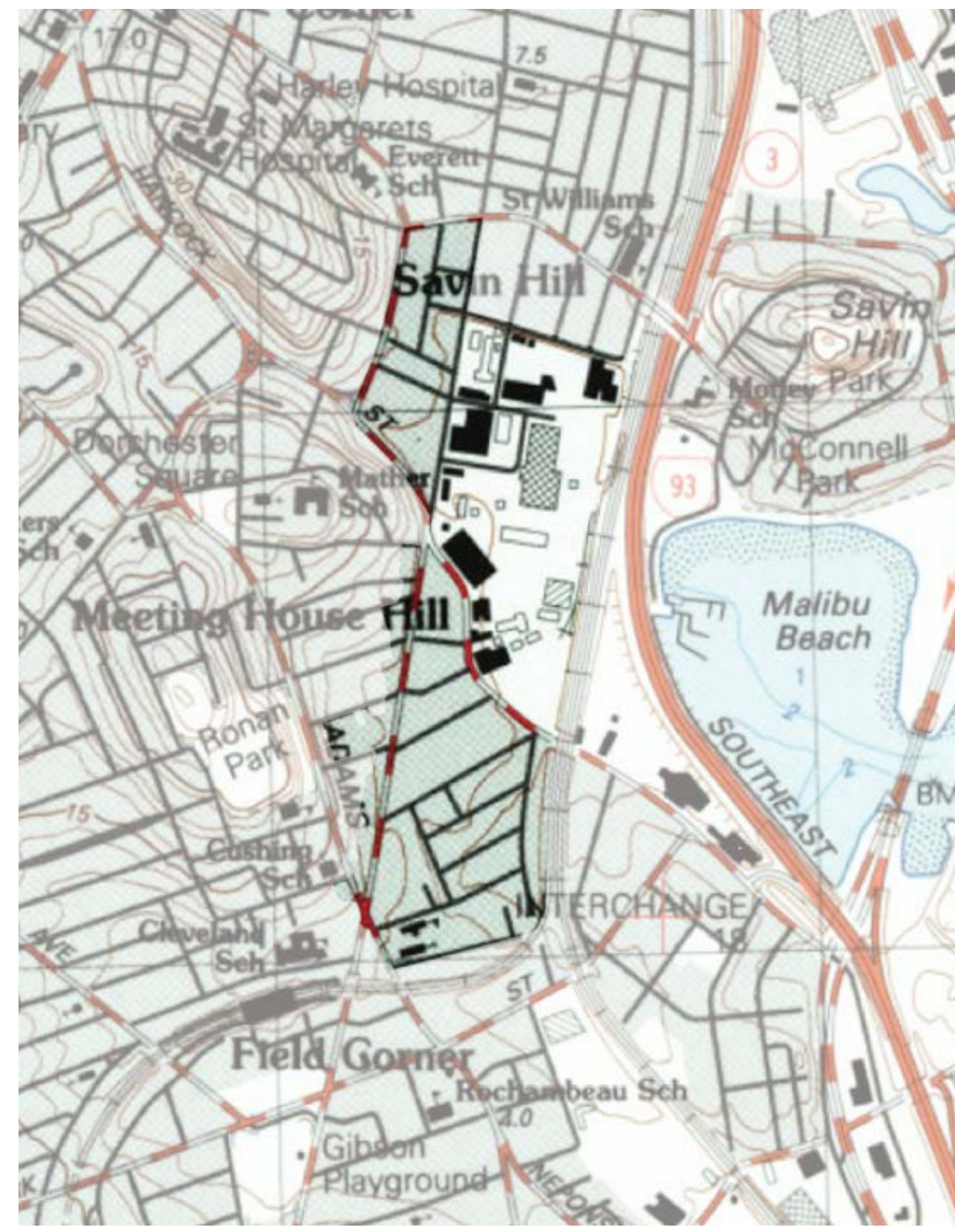
Timeline of events and development that occurred near Glover's Corner
Source: Dorchester Athenium



1893



1946



1987



Today

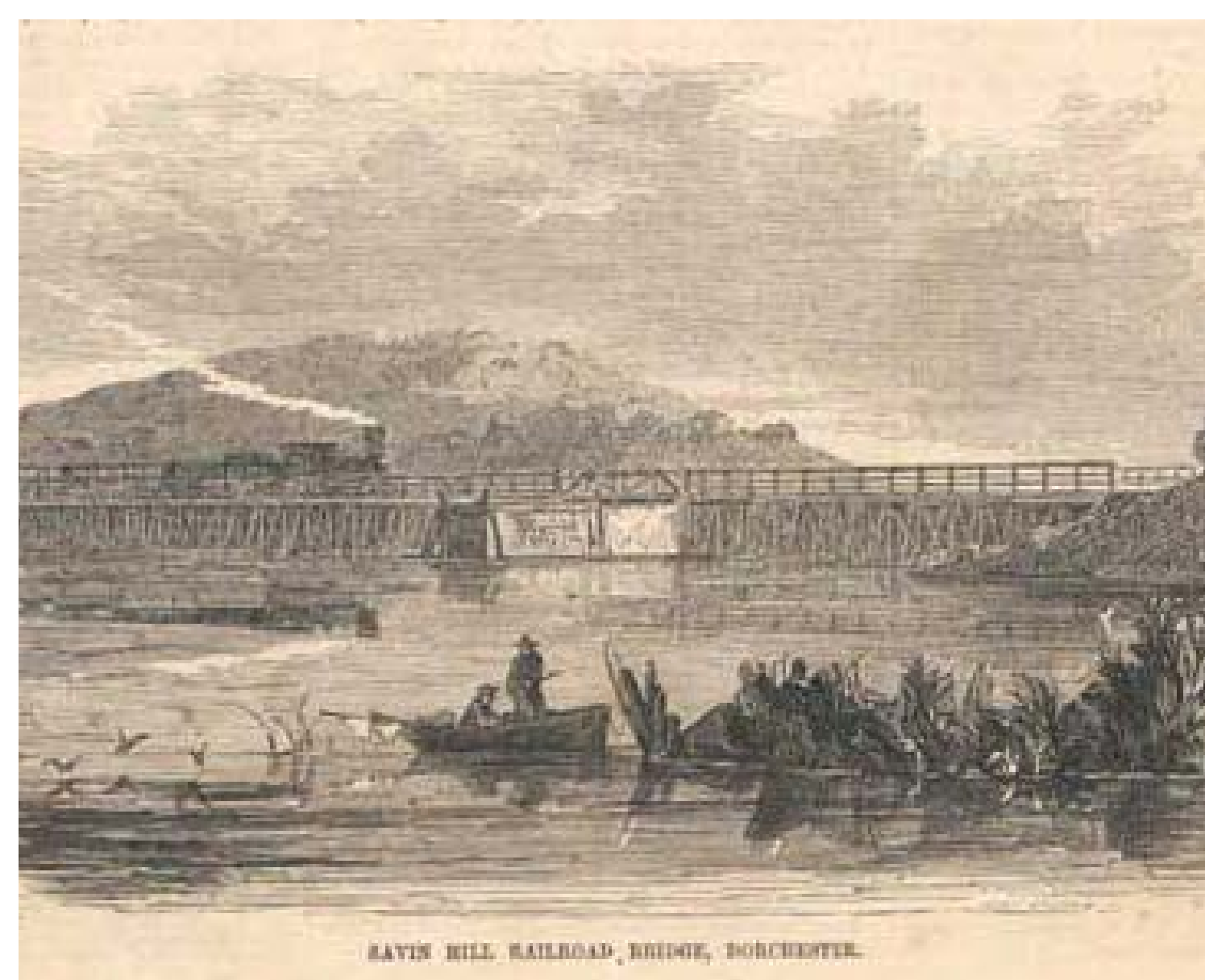
History of Infill and Development

Source: Historical Topographic Map Collection courtesy of the U.S. Geological Survey, Esri

Nguồn Tham Khảo về Lịch Sử Phát Triển và Xây Cất Khu Đất Trống
Fonti di Stória di Revitalizason



Business in Glover's Corner
The area has always maintained a commercial/industrial character, as seen in this 1868 poster.



Savin Hill Railroad Bridge
Engraving printed in Ballou's Pictorial Drawing-Room Companion, 1855. Savin Hill was a summer resort destination.



Street Cars and Commerce
Grovers Corner, 1895

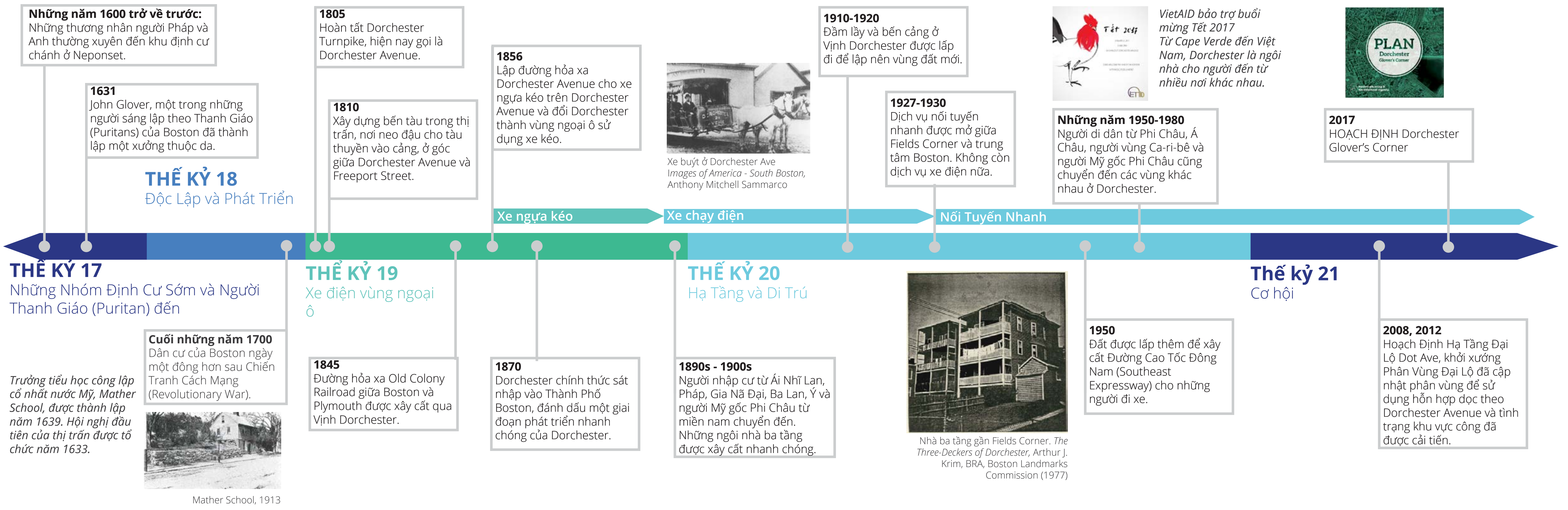


Dot Ave Infrastructure Planning
2008 public realm improvements in Grovers Corner, 2013

PLAN: Glover's Corner

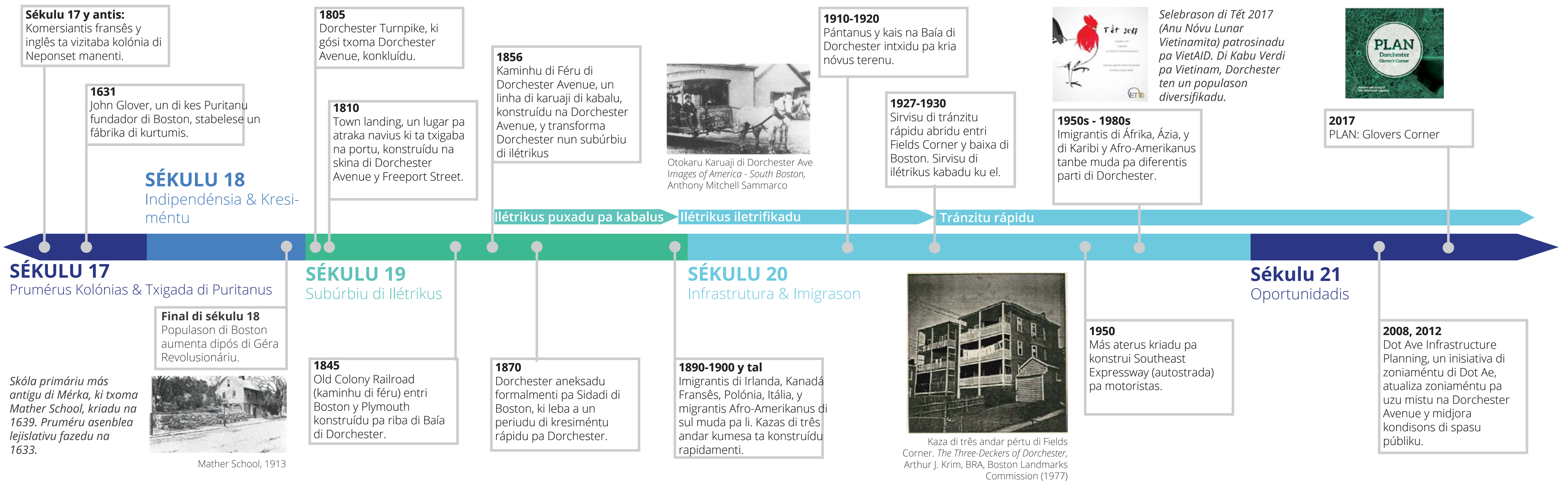
Preserve. Enhance. Grow.

History / Tiểu Sử / Stória



Lịch trình cho các hoạt động và phát triển gần Glover's Corner.

Nguồn tham khảo: Dorchester Atheneum

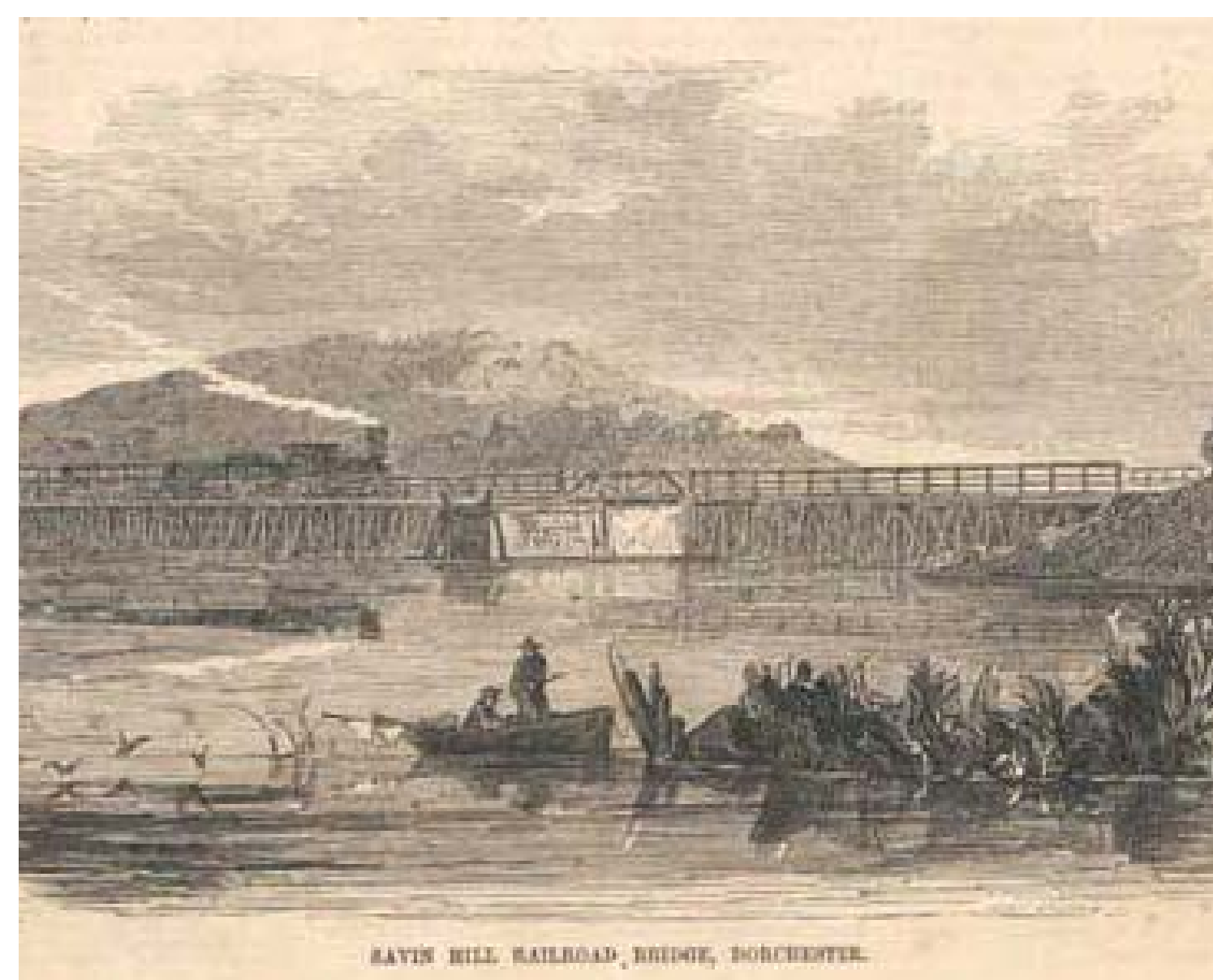


Kronolojia di ivéntus y dizenvolviméntu ki kontise pértu di Glover's Corner.

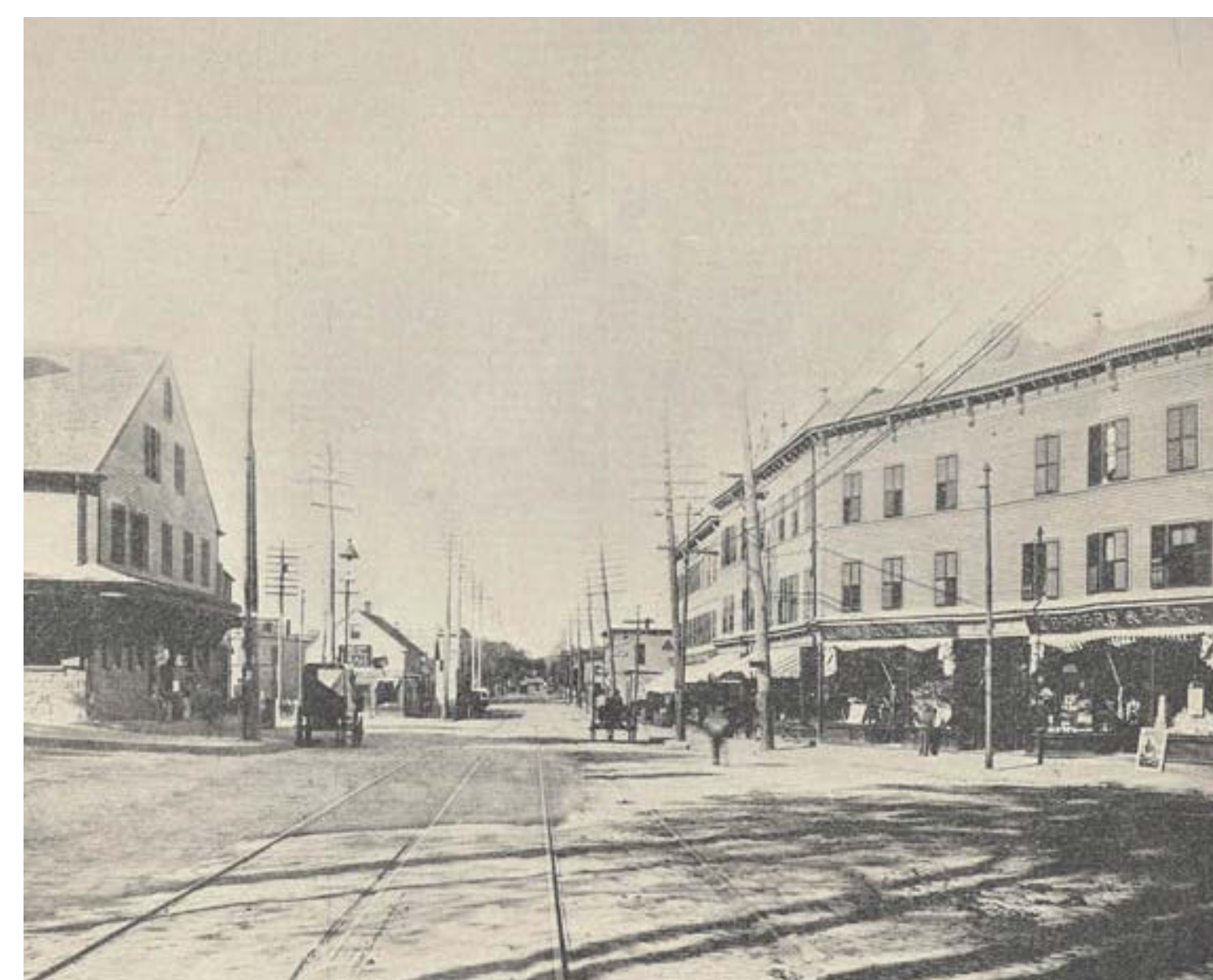
Fonti: Dorchester Atheneum



Doanh Thương ở Glover's Corner
Khu vực luôn duy trì tính chất thương mại/kỹ nghệ như trong tấm áp phích năm 1868 này.



Cầu Xe Lửa Savin Hill
Được khắc họa trong cuốn tạp chí Pictorial Drawing-Room Companion của Ballou năm 1855. Savin Hill là một nơi nghỉ dưỡng mùa hè.



Xe Điện và Thương Mại
Glovers Corner, năm 1895



Hoạch Định Hạ Tầng Dot Ave
Cải tiến 2800 khu vực dành cho công chúng tại Glovers Corner, 2013

Negósius na Glover's Corner
Kel ária li sénpri mante un karáter komersial/industrial, sima kel kartás di 1868 li ta mostra.

Ponti di Kaminhu di Féru di Savin Hill
Gravura inprimidu na Ballou's Pictorial Drawing-Room Companion, 1855. Savin Hill éra un distinu pa turistas na veron.

Ilétrikus y Kumérsiu
Glovers Corner, 1895

Dot Ave Infrastructure Planning
2008 midjorias na spasu públiku di Glovers Corner, 2013

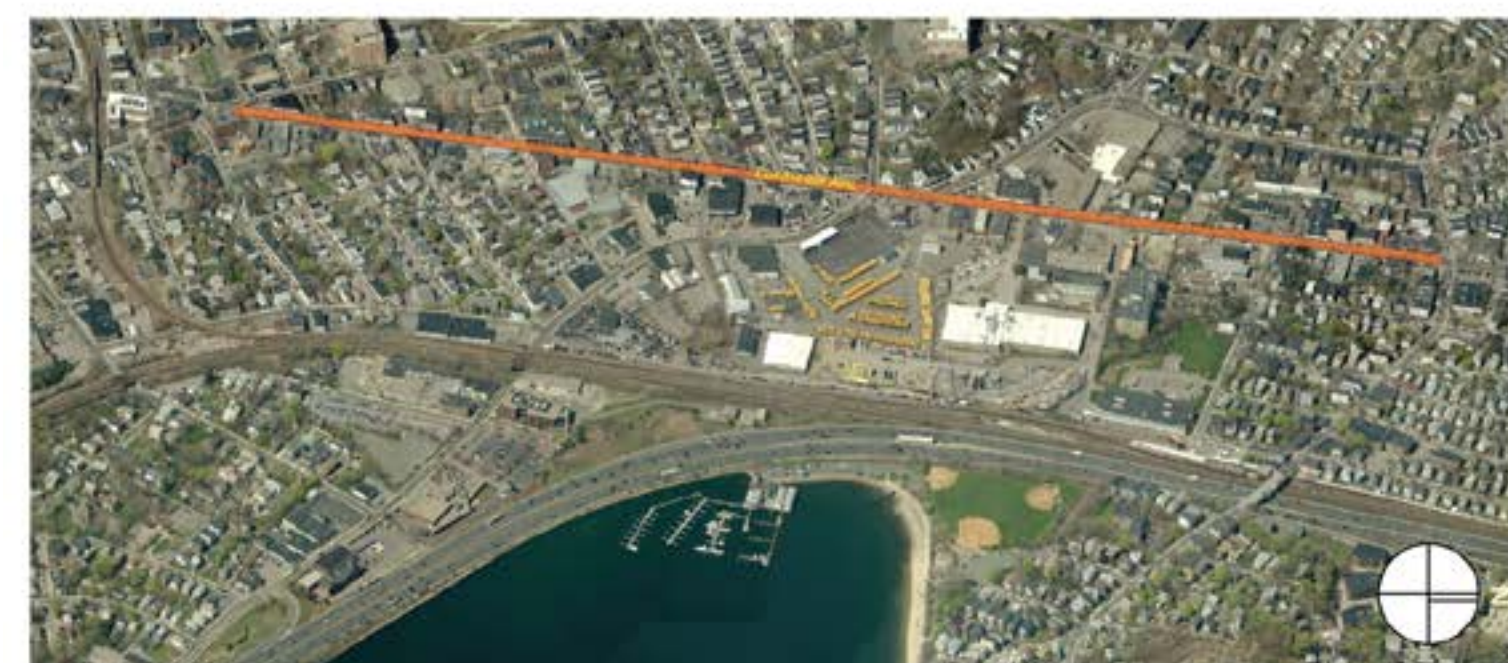
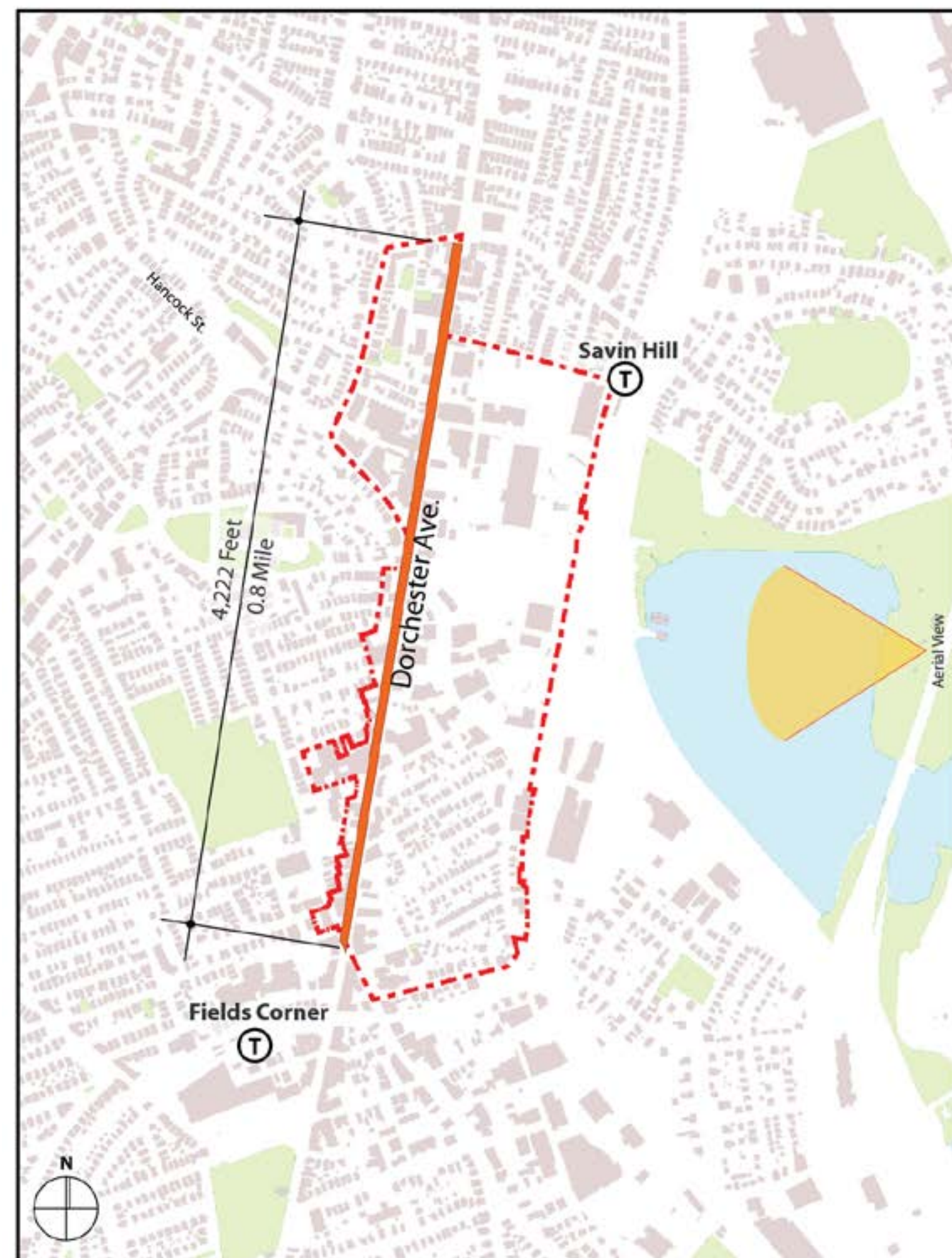
PLAN: Glover's Corner

Preserve. Enhance. Grow.

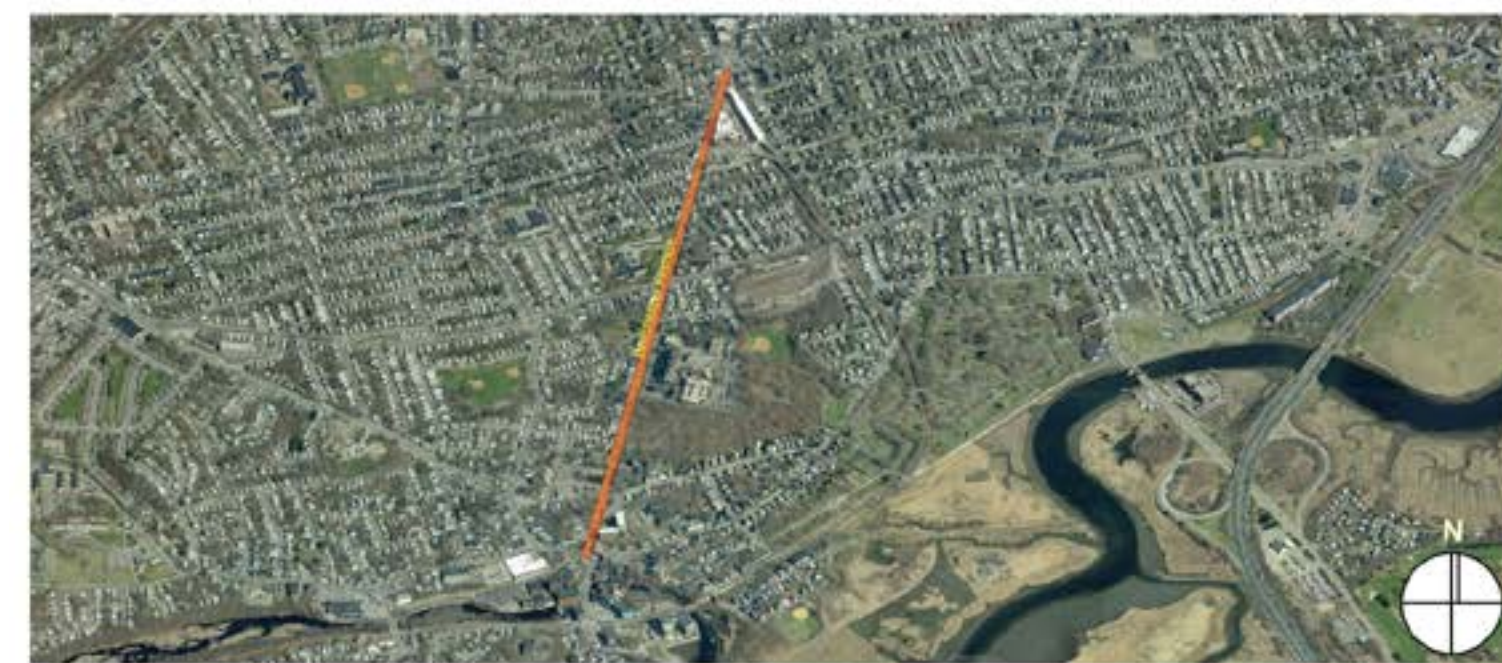
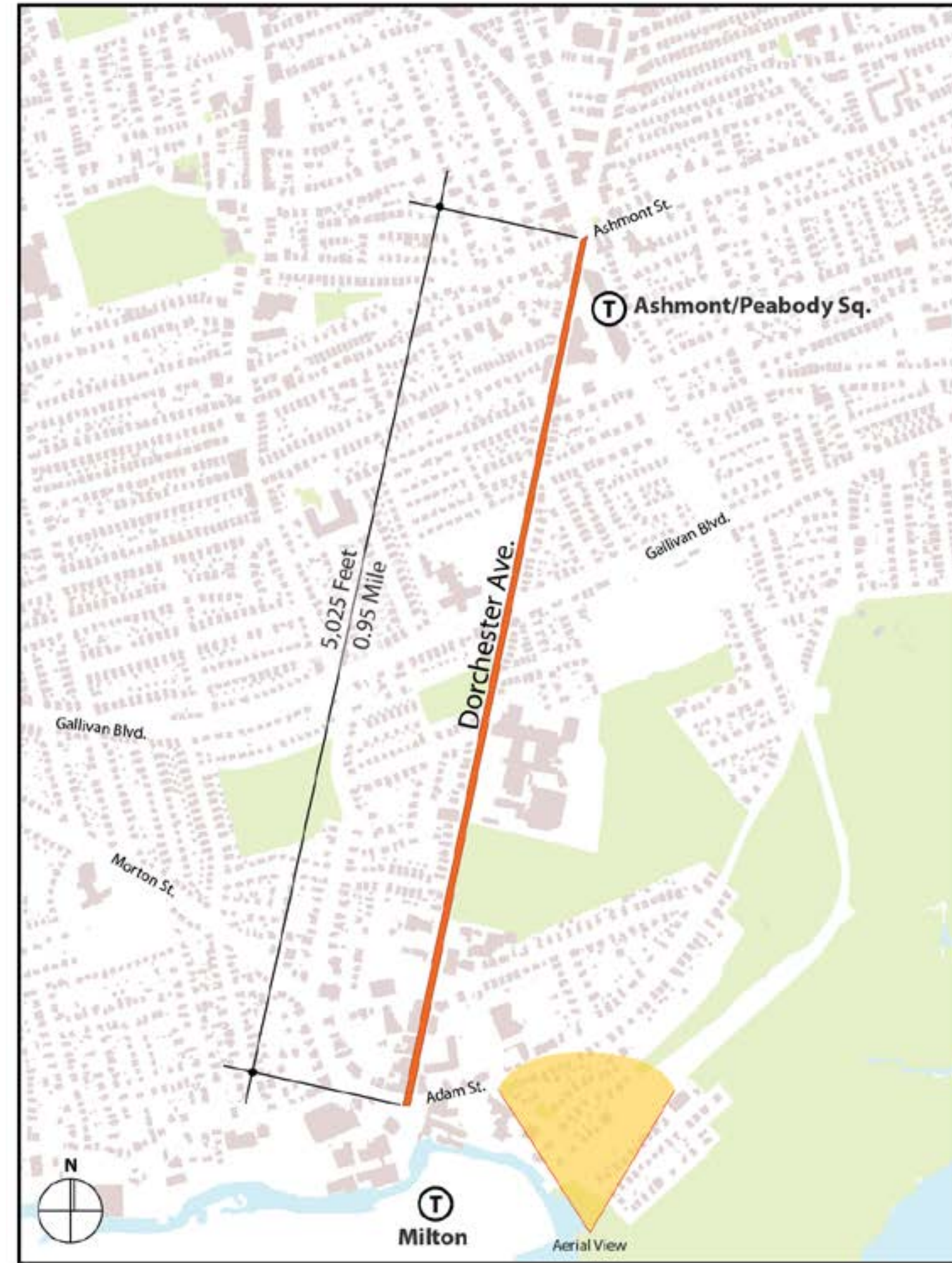
City Pattern and Scale Comparison

So Sánh Kiểu Mẫu và Quy Mô Thành Phố / Konparason di Padron y Skala di Sidadi

Glover's Corner Study Area Dorchester



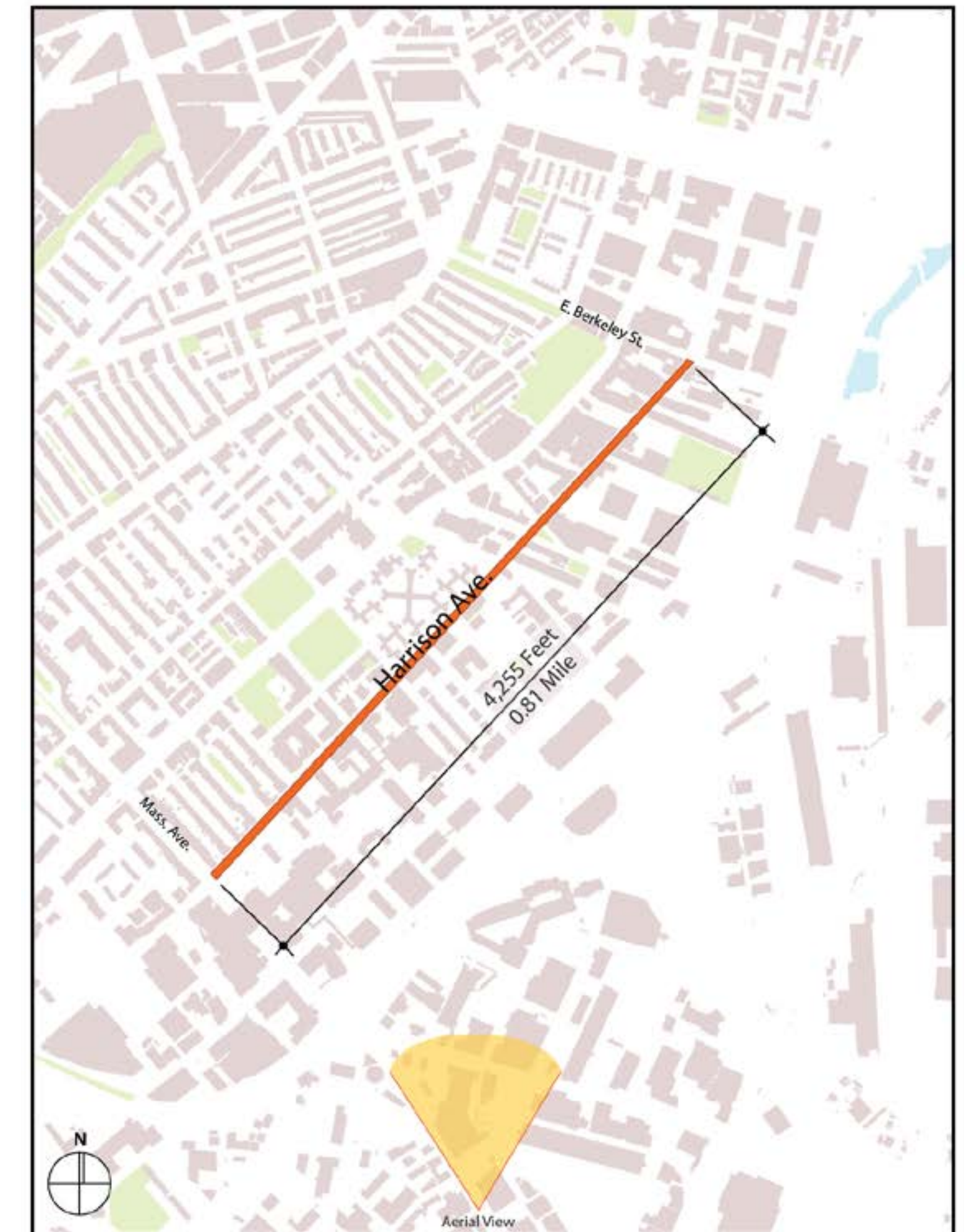
Dorchester Avenue Dorchester



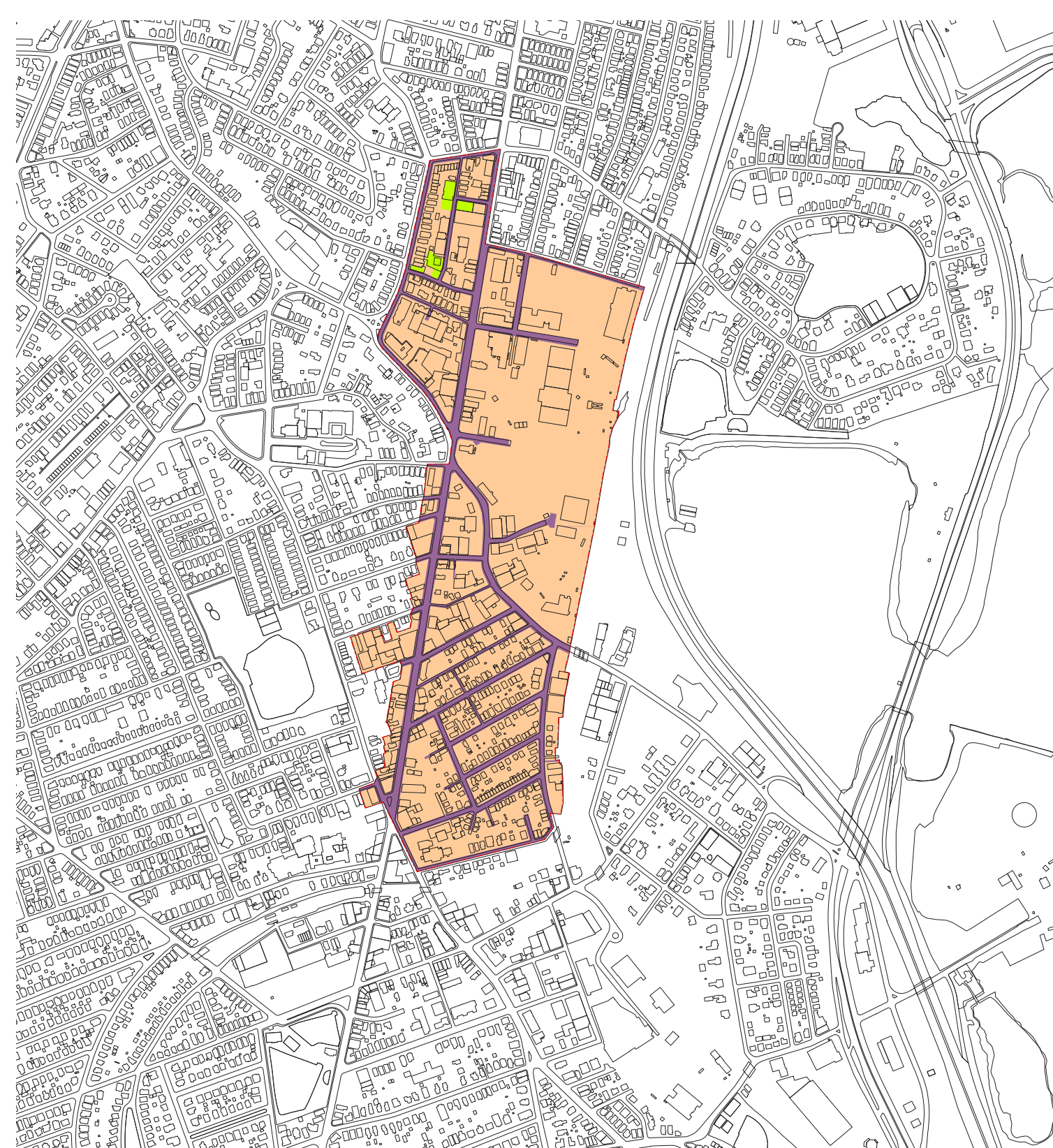
Boylston Street Back Bay



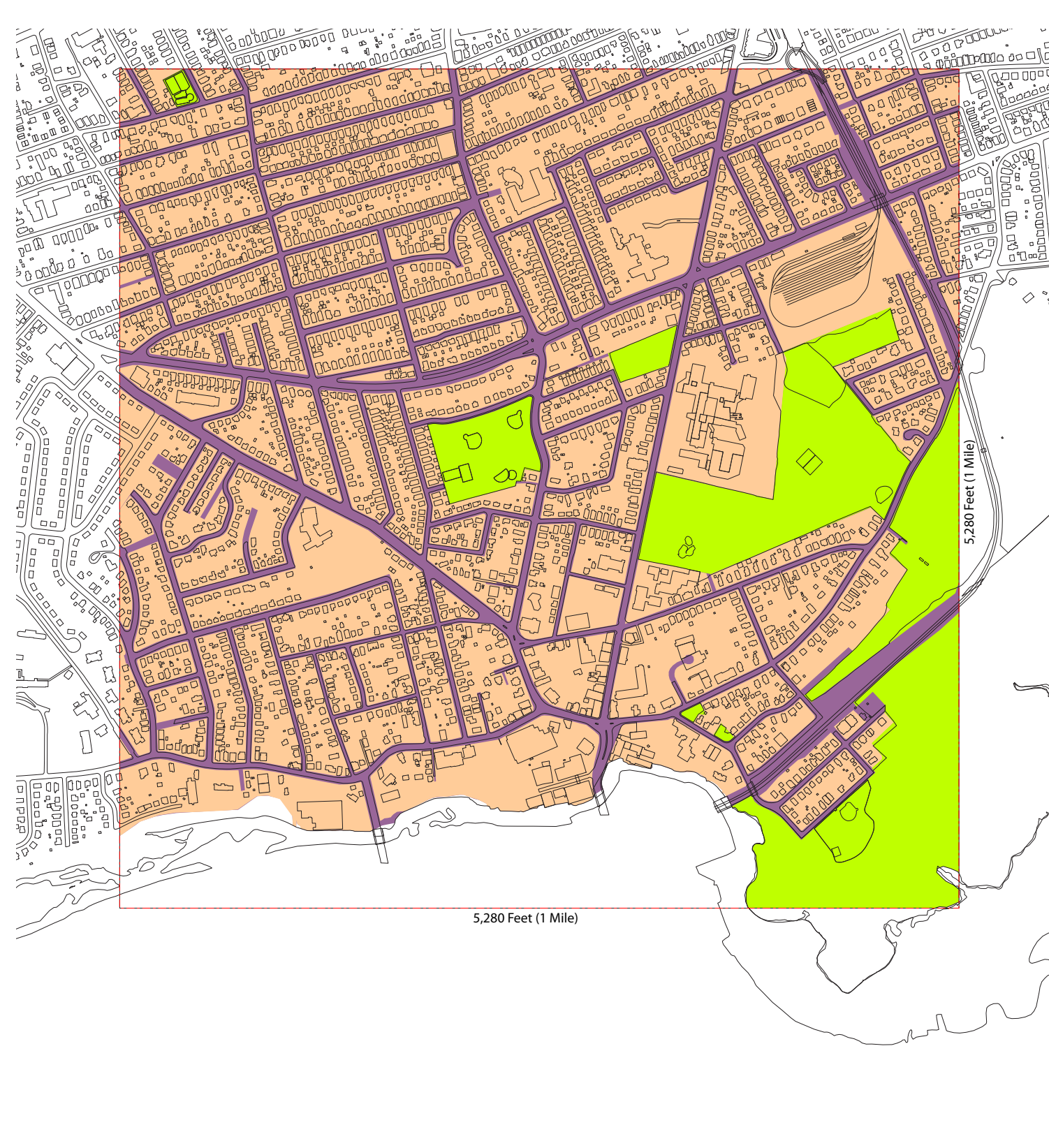
Harrison Avenue South End



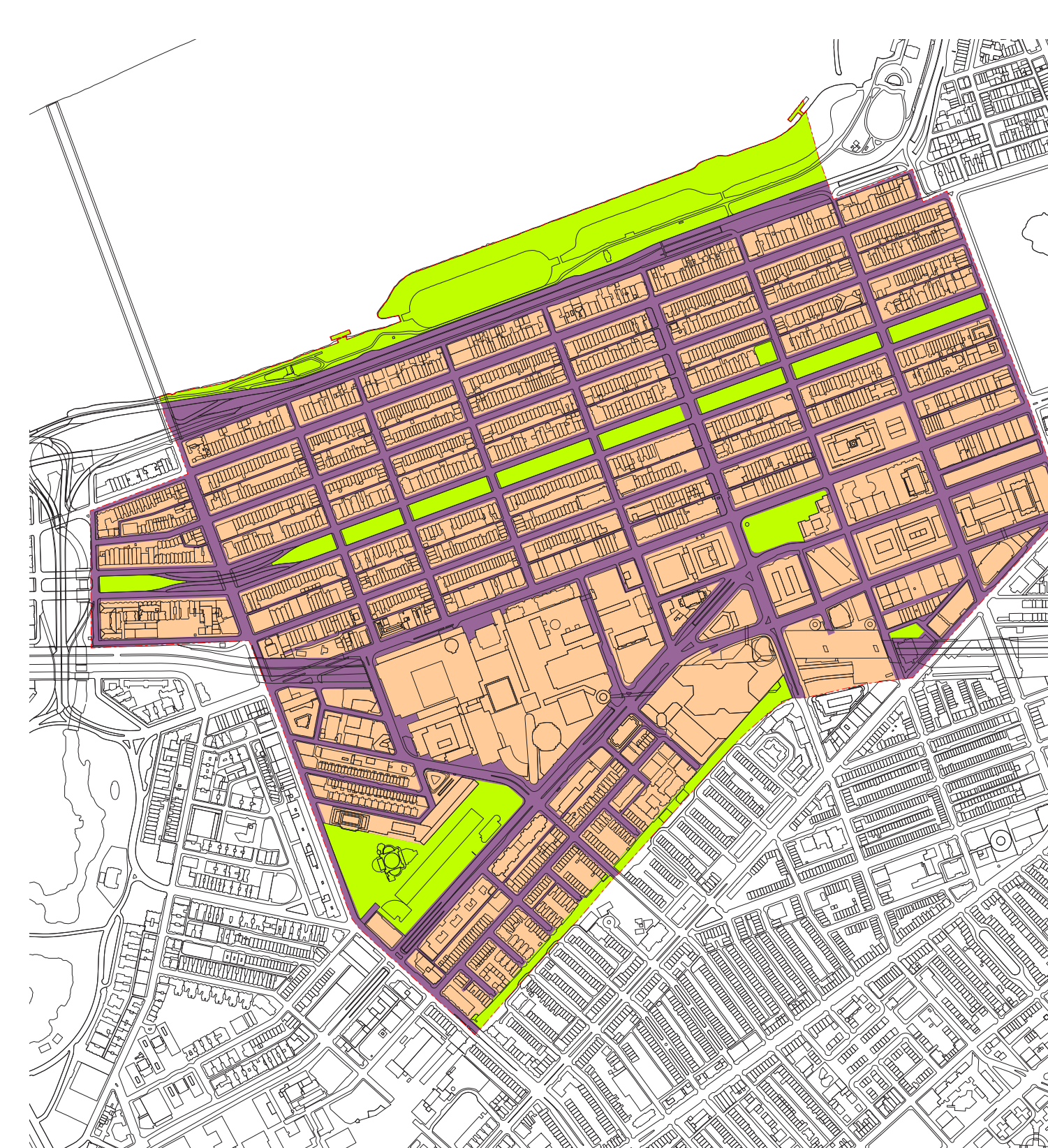
Glover's Corner Study Area Dorchester



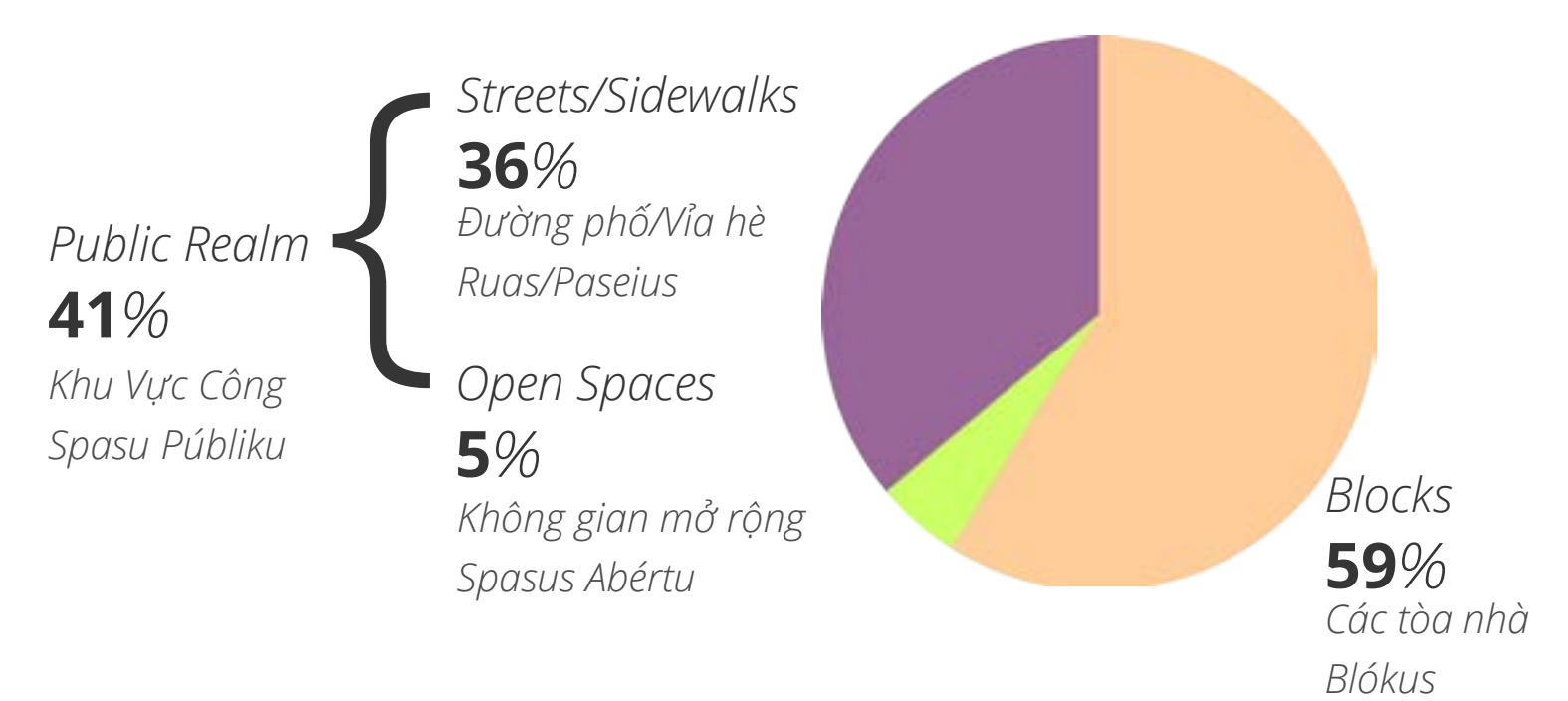
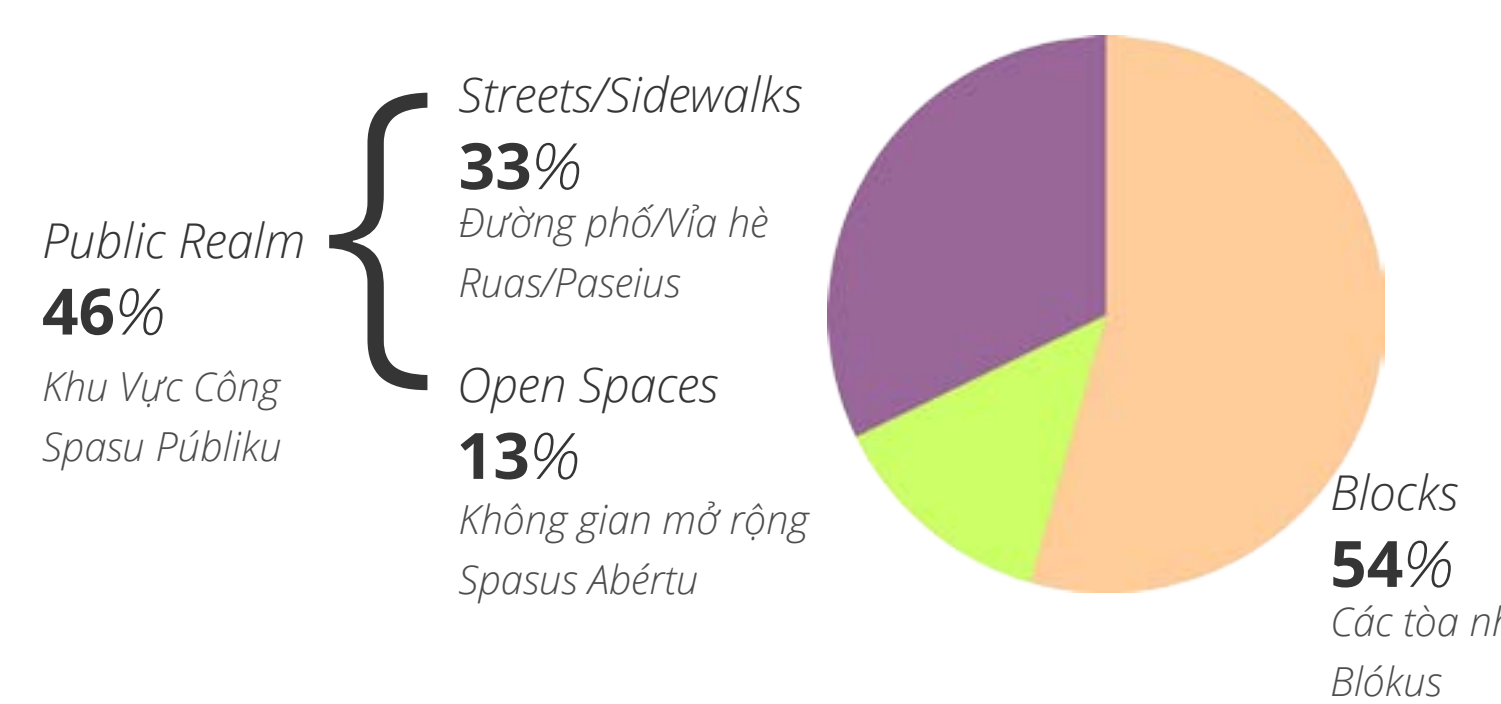
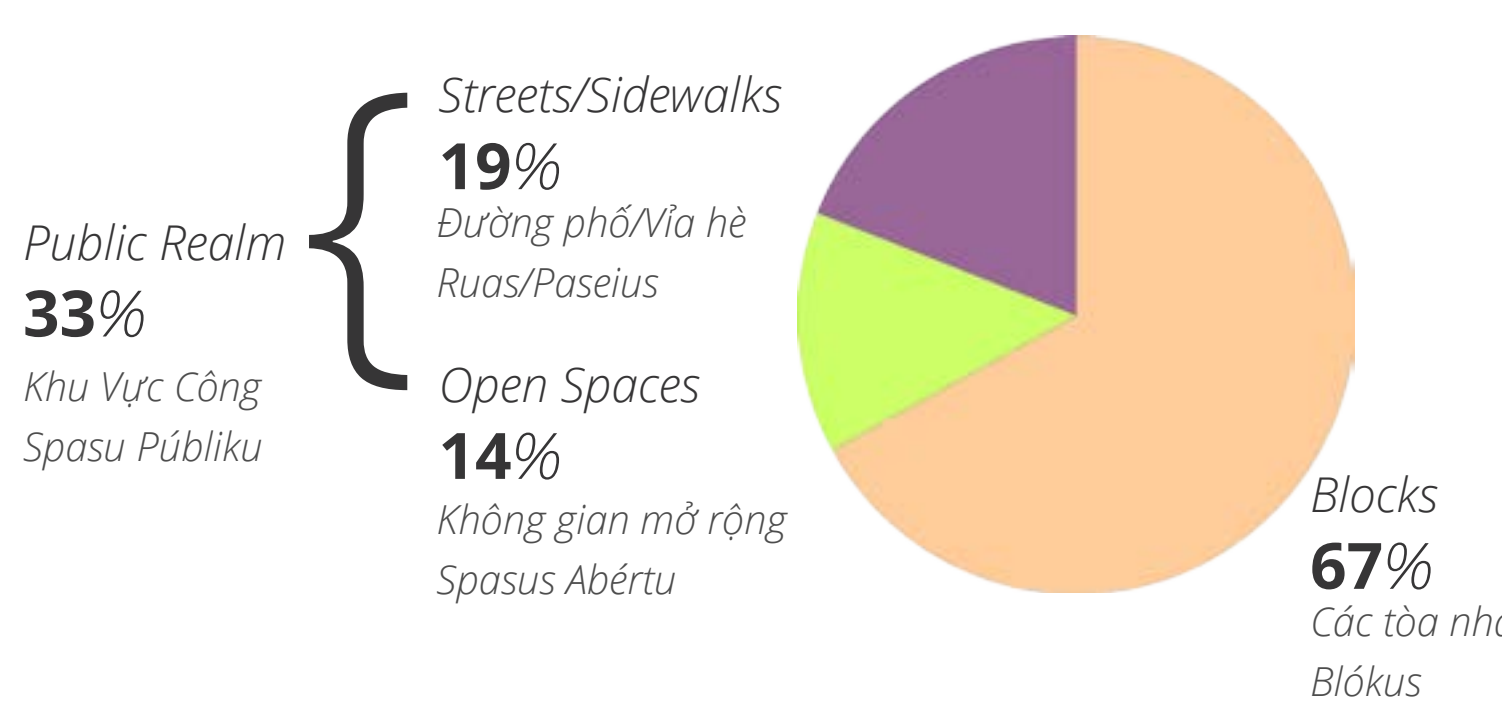
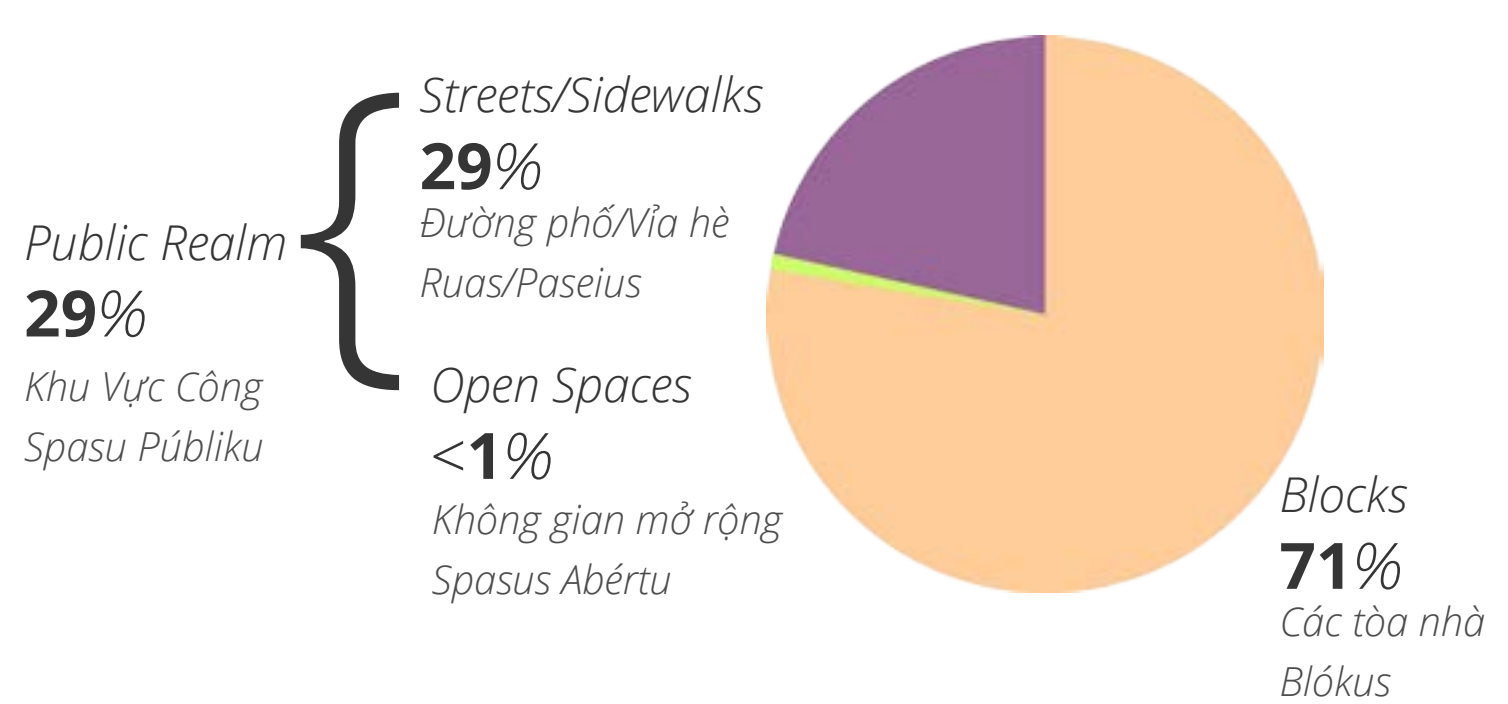
Dorchester



Back Bay



South End



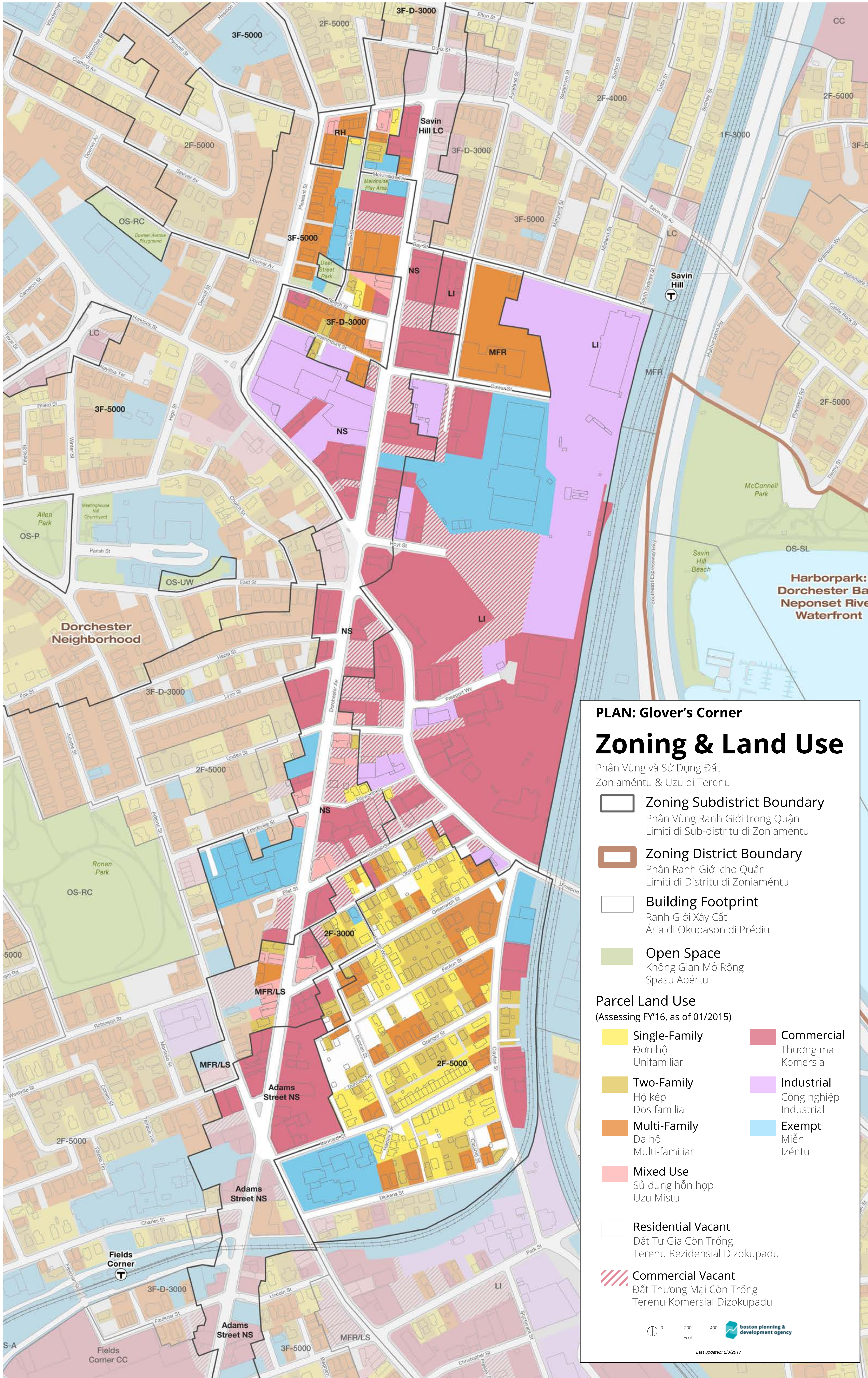
Study Area Scale and Patterns Comparison to Other Neighborhoods

Tim Hiểu về So Sánh Quy Mô và Kiểu Mẫu của Khu Vực với Khu Láng Giềng Khác
Konparason di Padron y Skala di Ária di Studu ku Otus Zóna

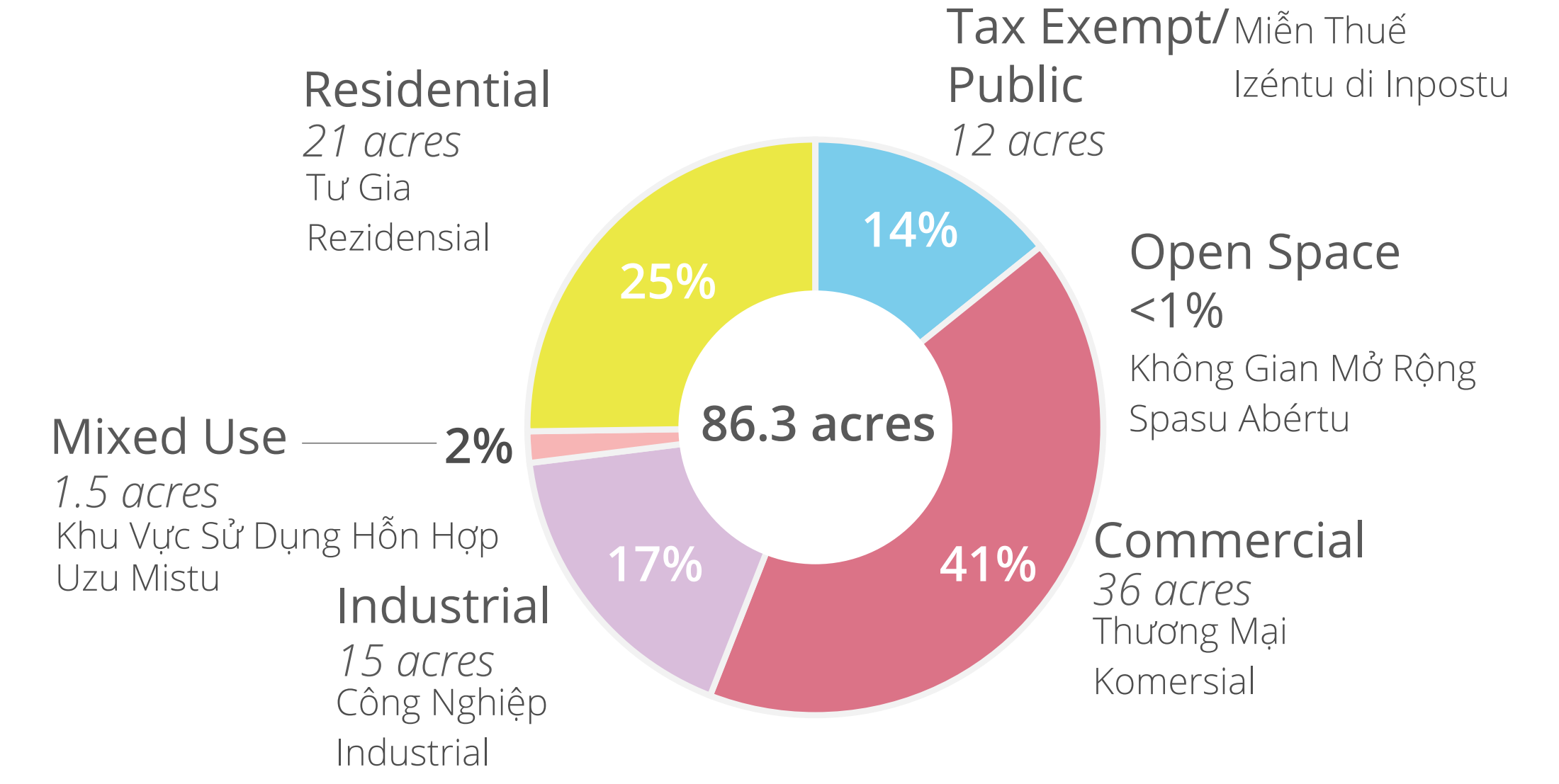
PLAN: Glover's Corner

Preserve. Enhance. Grow.

Land Use and Open Space Sử Dụng Đất và Không Gian Mở Rộng / Uzu di Terenu y Spasu Abértu



Land Use and Zoning Map
 Bản Đồ Sử Dụng và Phân Vùng Đất Đai
 Uzu di Terenu y Mapa di Zoniaméntu



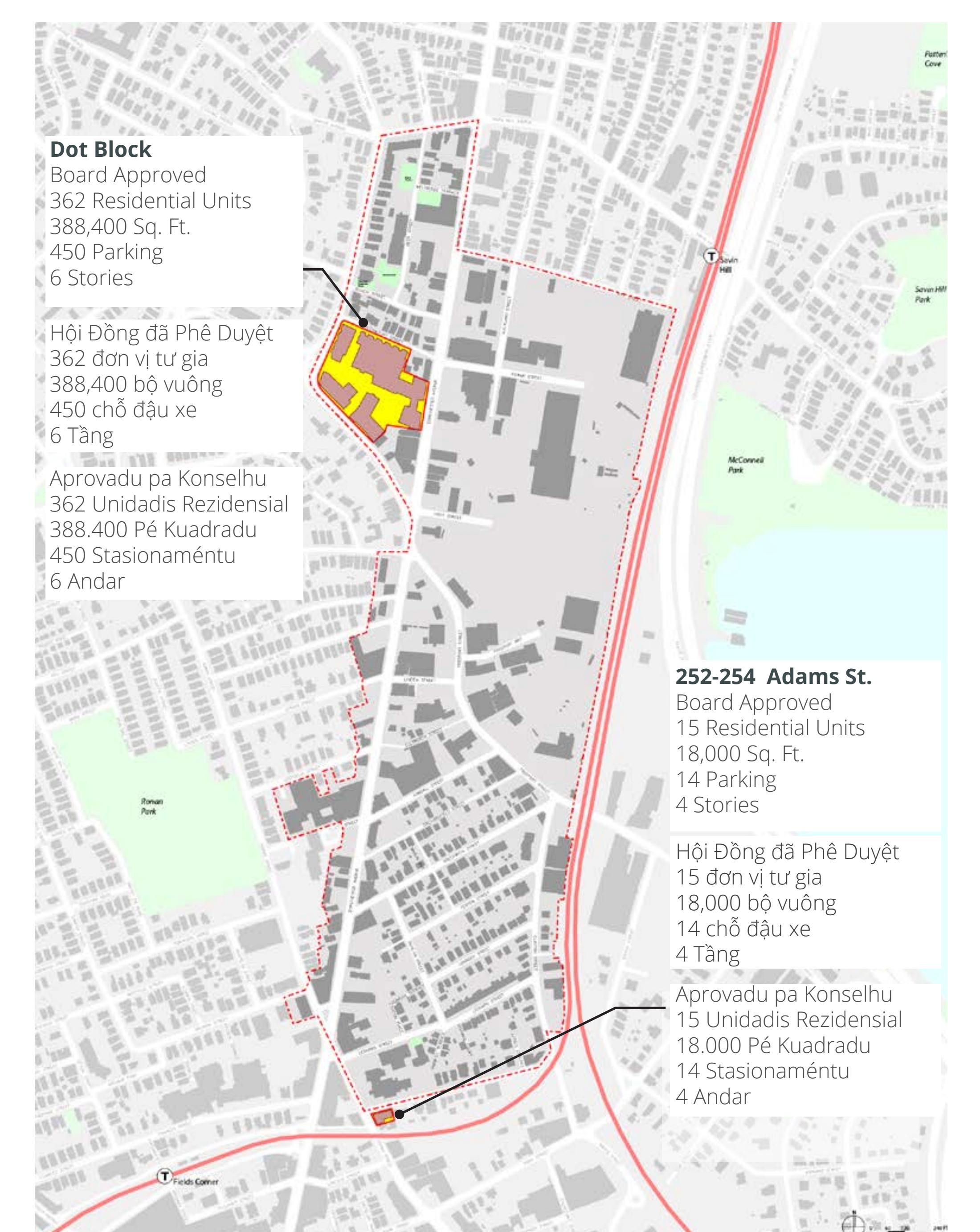
Study Area Land Use Type in Acres
 Source: Assessing FY '16

Nghiên Cứu Loại Sử Dụng Đất của Khu Vực Mẫu Anh
 Tipu di Uzu di Terenu di Ária di Studu en Akris



Park Equity: Service Areas & Need Scores
 Source: Parks & Recreation Department

Phân Bố Công Viên Khu Vực Dịch Vụ và Điểm Cần Thiết
 Tipu di Uzu di Terenu di Ária di Studu en Akris



Under Review and/or Approved Projects
 As of January 2017

Các Dự Án Đang Duyệt Xét và/hoặc Đã Phê Duyệt - Từ tháng Giêng, 2017
 Prujétus En Rivizon y/o Aprovadu - Apartir di Janeru di 2017

PLAN: Glover's Corner

Preserve. Enhance. Grow.

Study Area Profile Thông Tin Nhân Chứng Học / Demografia

Fast Facts Tra Cứu Nhanh / Alguns Informason

4,973 persons

28% are between ages 18 - 34

25% are younger than 18 years

10% are older than 65 years

21% have a Bachelor's Degree or Higher

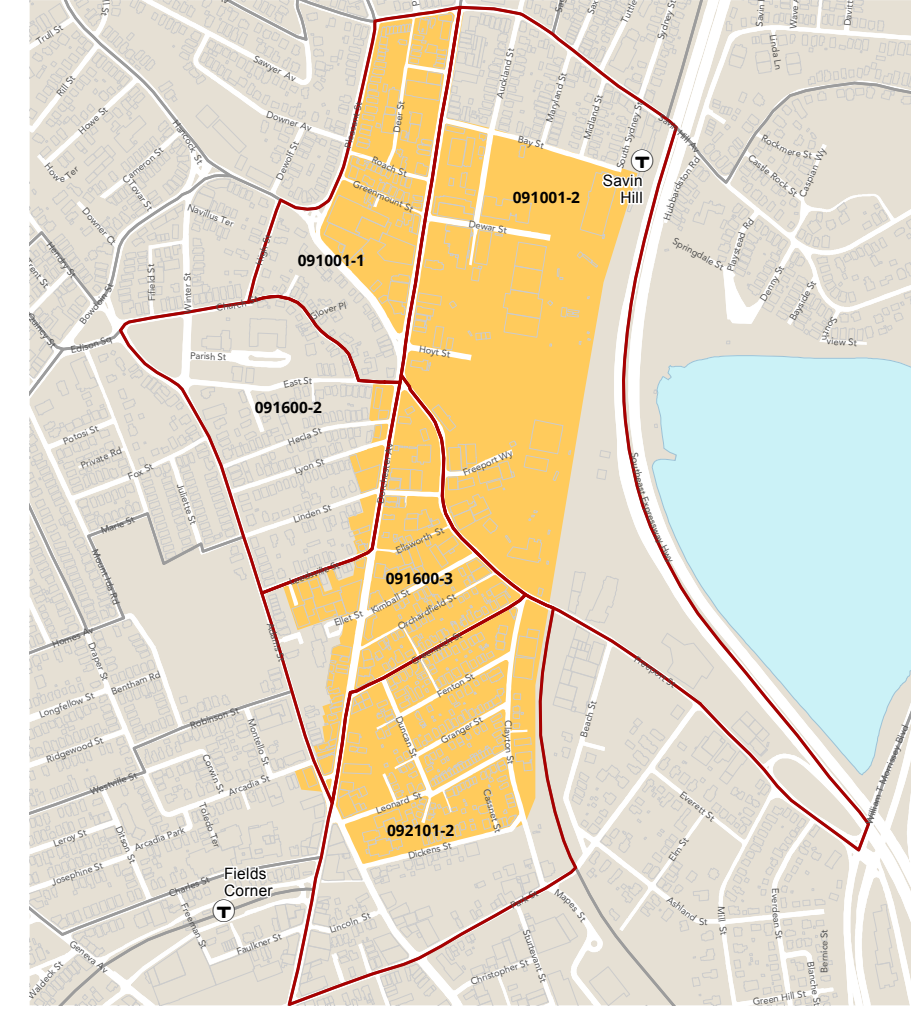
Compared with 45% across Boston

1,612 households

78% of households rent

4,973 người.
28% dân số từ 18 đến 34 tuổi.
25% dân số nhỏ hơn 19 tuổi
21% có Bằng Cử Nhân hoặc cao hơn. So với 45% trên toàn Boston
1,612 gia hộ
78% Người thuê cư ngụ

4973 pessoas.
28% di populason ten entri 18 y 34 anu.
25% di populason ten menus ki 19 anu.
21% ten peluménu Lisensiatúra. Konparadu ku 45% na Boston interu
1612 kazas
78% Okupadu pa algen ki ta paga Rénda



Five Census Block Groups represent Glover's Corner

Đơn Vị Thống Kê của Khu Vực Nghiên Cứu Árias di Sénsu di Ária di Studu



Phở Số 1, an example of one of the many diverse eateries in the Study Area

Phở Số 1 là một thí dụ về một trong nhiều nhà hàng đa dạng Phở Số 1, un izénplu di un di kes monti ristorantiis diferenti

Demographics Thông Tin Nhân Chứng Học / Demografia

Household Languages Ngôn Ngữ Tại Nhà / Línguas faladu na Kaza

25% live in a limited English speaking household

25% cư dân sống ở những gia hộ không nói tiếng Anh thành thục.

25% di rezidentis ta mora nun kaza undi Inglês ta faladu poku.



34% speak an Asian language

Compared with 7% across Boston

34% nói ngôn ngữ Á Châu. So với 7% trên toàn Boston.
34% ta fala un língua aziátiku. 7% na Boston interu.



9% speak Spanish

9% nói tiếng Tây Ban Nha. 9% ta fala Spanhol.



45% primarily speak English

45% nói tiếng Anh. 45% ta fala Inglês.



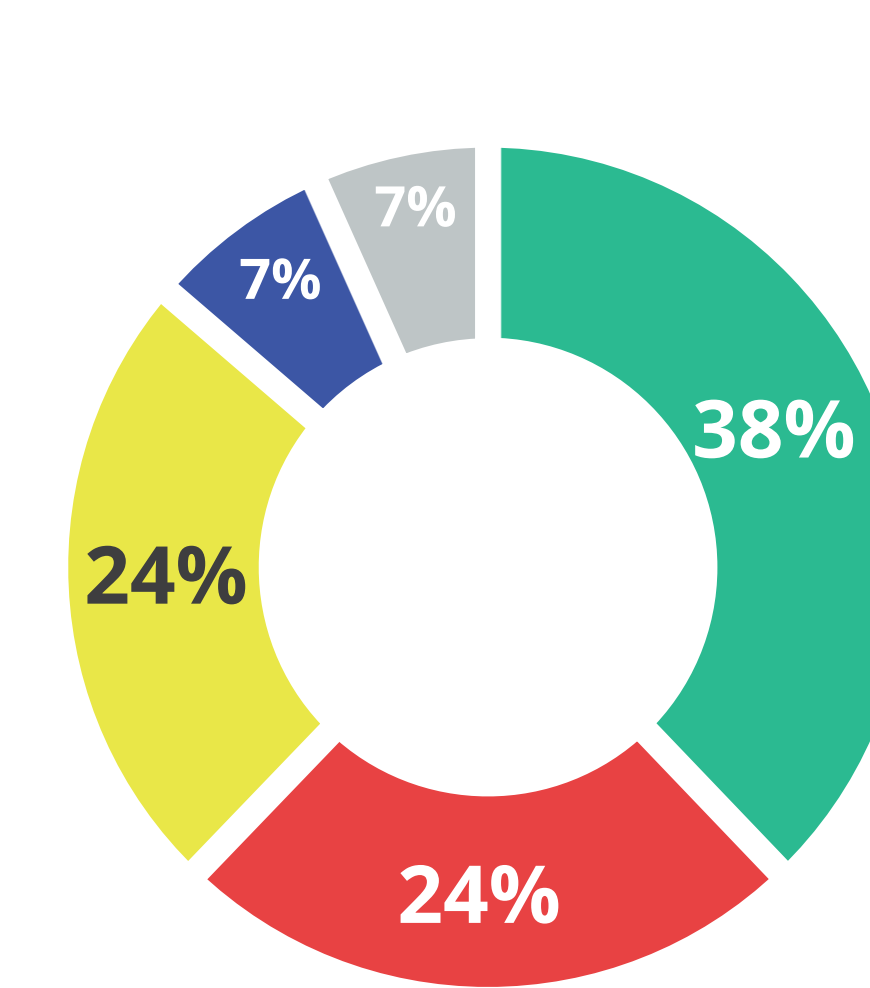
12% speak other languages

Including Cape Verdean Creole

12% nói ngôn ngữ khá. Gồm cả tiếng Cape Verde Creole. 12% ta fala otus língua. Inklusin-du Kriolu di Kabu Verdi.

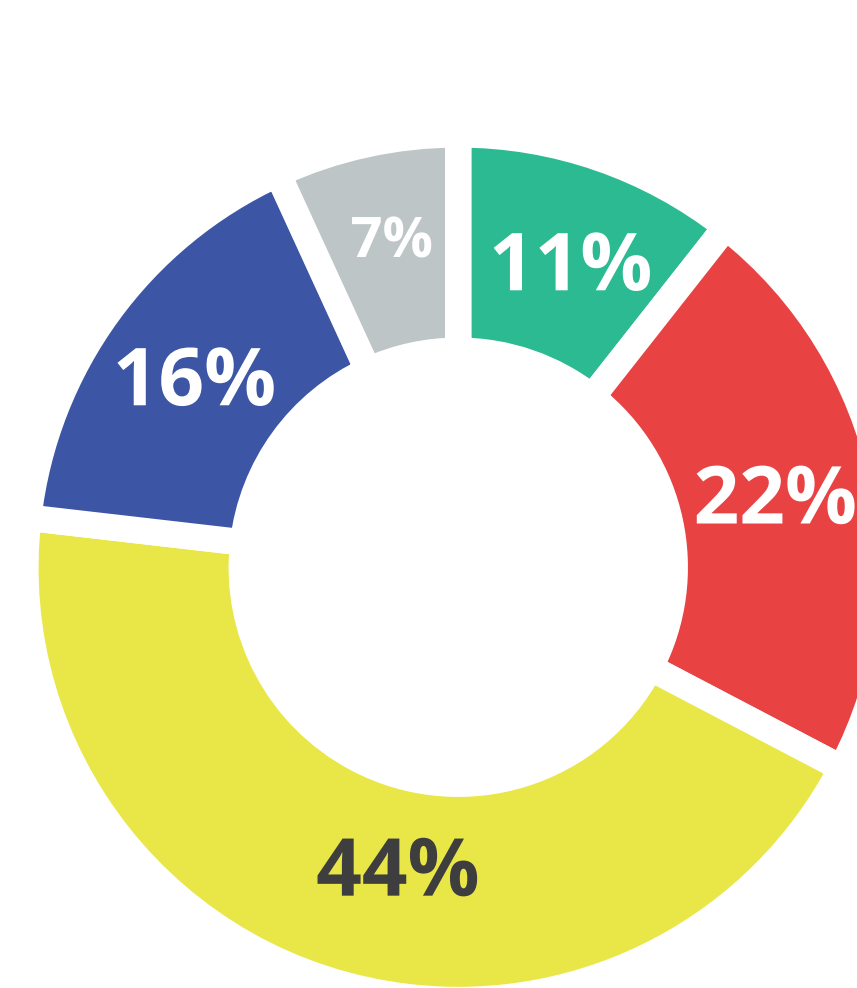
Race & Ethnicity Dân Tộc và Chứng Tộc / Rasa & Etnia Kaza

Study Area



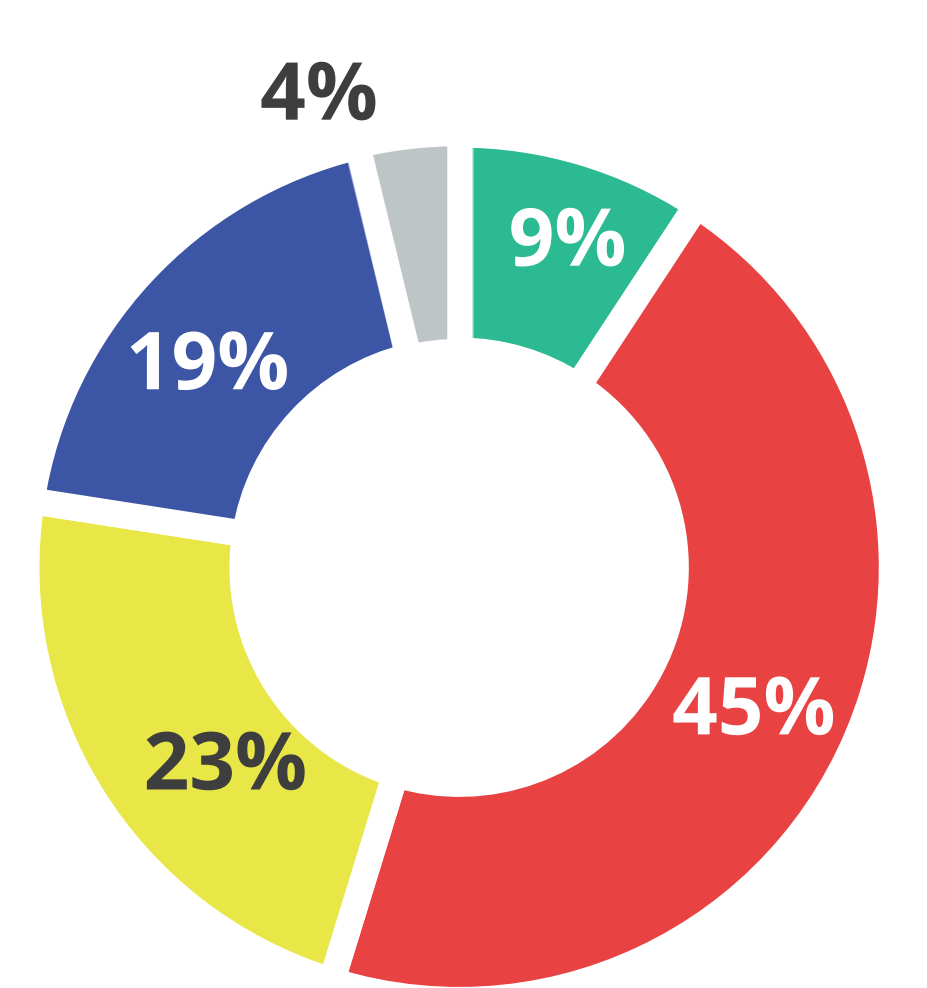
Asian Á Châu
White Da trắng
Black / African-American Da Đen/Mỹ gốc Phi Châu
Hispanic Tây Bồ Nha
Other Khác

Dorchester



Black / African-American Da Đen/Mỹ gốc Phi Châu
Hispanic Tây Bồ Nha

Boston



Black / African-American Da Đen/Mỹ gốc Phi Châu
Hispanic Tây Bồ Nha
Other Khác

Housing Gia Cư / Kazas

Dorchester Housing Trends Xu Hướng Gia Cư / Tendências di Abitason

Housing Units (2010)

724 units in the Study Area boundary

Đơn Vị Gia Cư (2010): 724 đơn vị trong ranh giới Khu Vực Nghiên Cứu Kazas (2010): 724 kazas déntu di Ária di Studu

2016 median sale prices were up by 8%³

Giá bán trung bình năm 2016 tăng 8%.
Présu médiu di béndu na 2016 subi 8%

Overall, 2016 median rents were down by 4%¹

Nói chung, giá thuê trung bình năm 2016 giảm 4%.
En jeral, média di rénda dixi 4% na 2016

	2015	2016
1 Bedroom 1 Phòng ngủ / 1 Kuartu di kama	\$1,500	\$1,300
2 Bedroom 2 Phòng ngủ / 2 Kuartu di kama	\$1,600	\$1,500
3 Bedroom 3 Phòng ngủ / 3 Kuartu di kama	\$1,600	\$1,625

2015
\$400,000

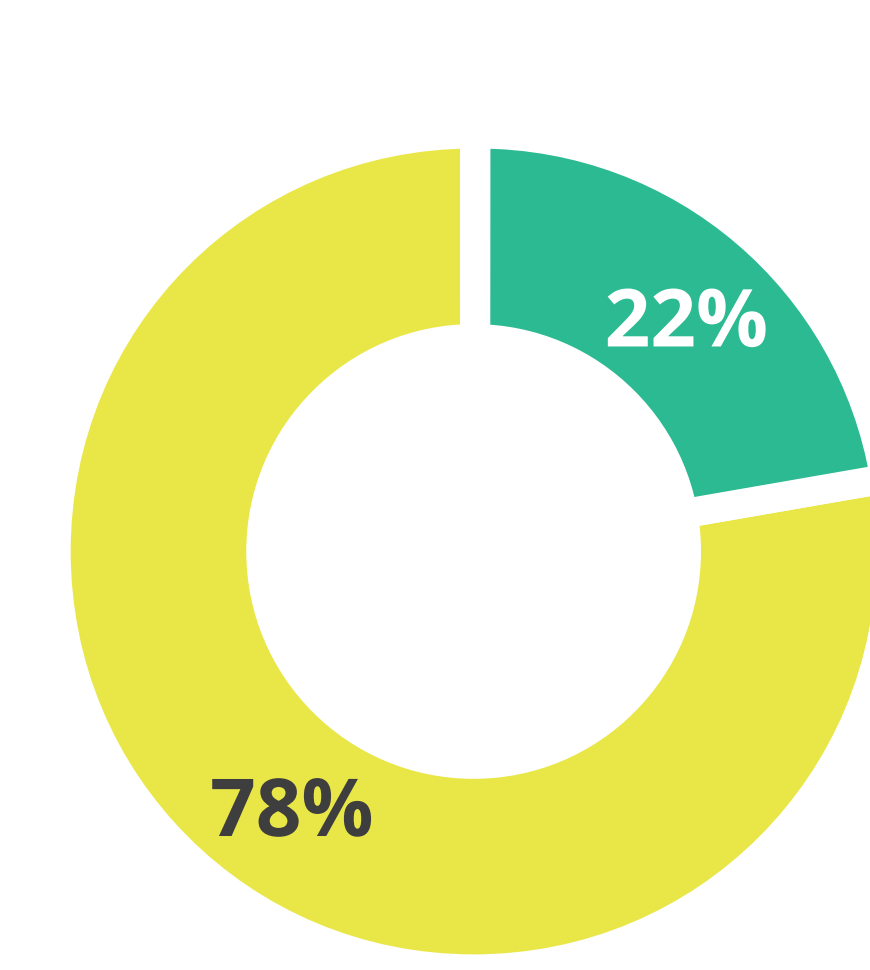
2016
\$434,000

Boston's median sale price is \$570,000

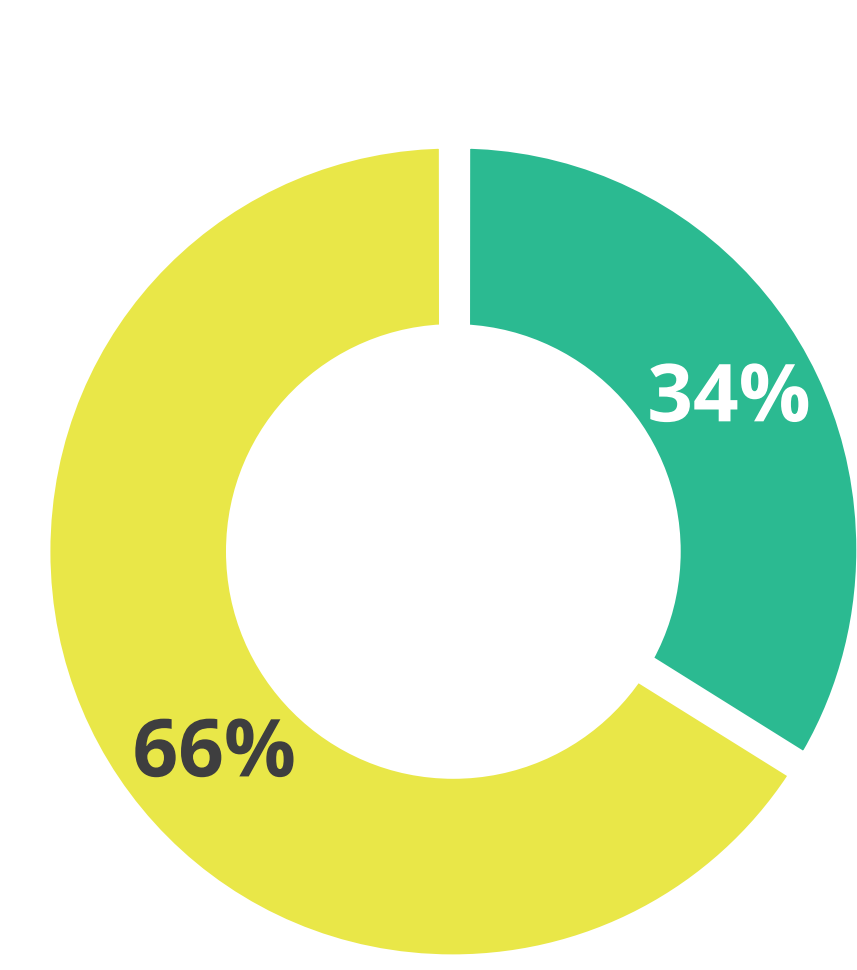
Giá bán trung bình của Boston là \$570,000
Présu médiu di béndu na Boston é \$570.000

Tenure: Rent vs. Own Thuê hay Sở Hữu / Rénda vs. Dónu

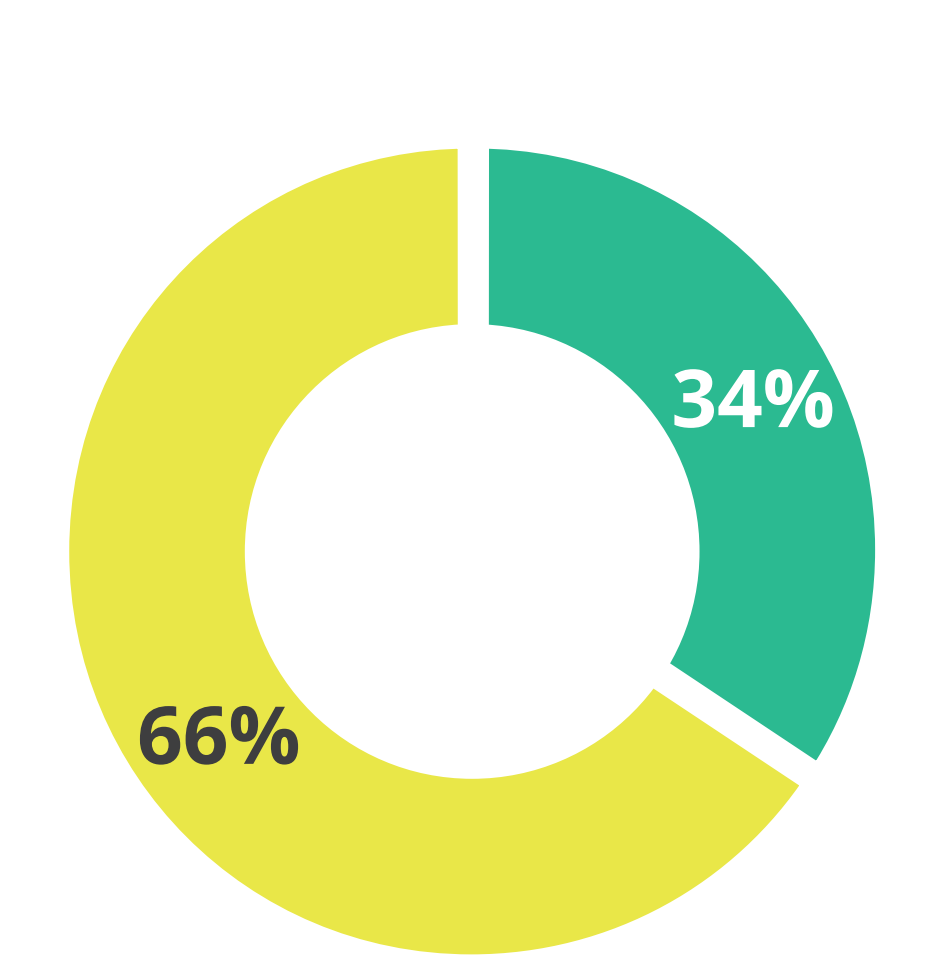
Study Area



Dorchester



Boston



Owner Occupied Người chủ cư ngụ
Okupadu pa Dónu

Renter Occupied Người thuê cư ngụ
Okupadu pa algen ki ta paga Rénda

Economy Công việc theo 5 Ngành Nghề Đứng Đầu / Trabadjus di kes 5 Maior Indústria

Jobs Residents Work in

733 residents work in payroll jobs

733 tổng số việc làm có trả lương do cư dân đảm nhận

Total di 733 rezidentis tinhha trabadju ku saláriu

60% of working residents work in Boston



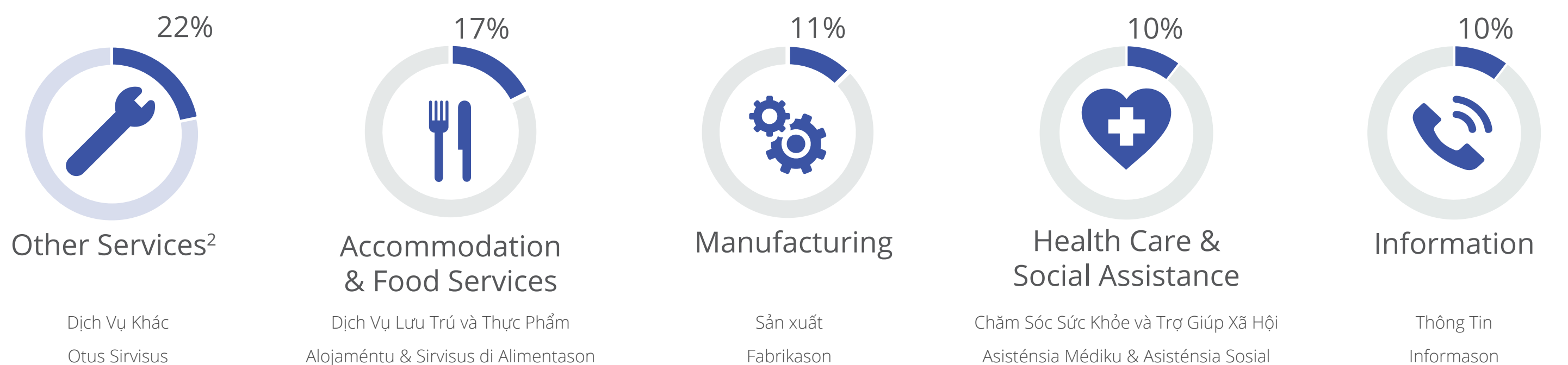
Jobs in the Study Area

1,108 total payroll jobs in the Study Area

1,108 tổng số việc làm có trả lương ở Khu Vực Nghiên Cứu

Total di 1108 rezidentis tinhha trabadju ku saláriu

34% of Study Area payroll jobs are held by Boston residents



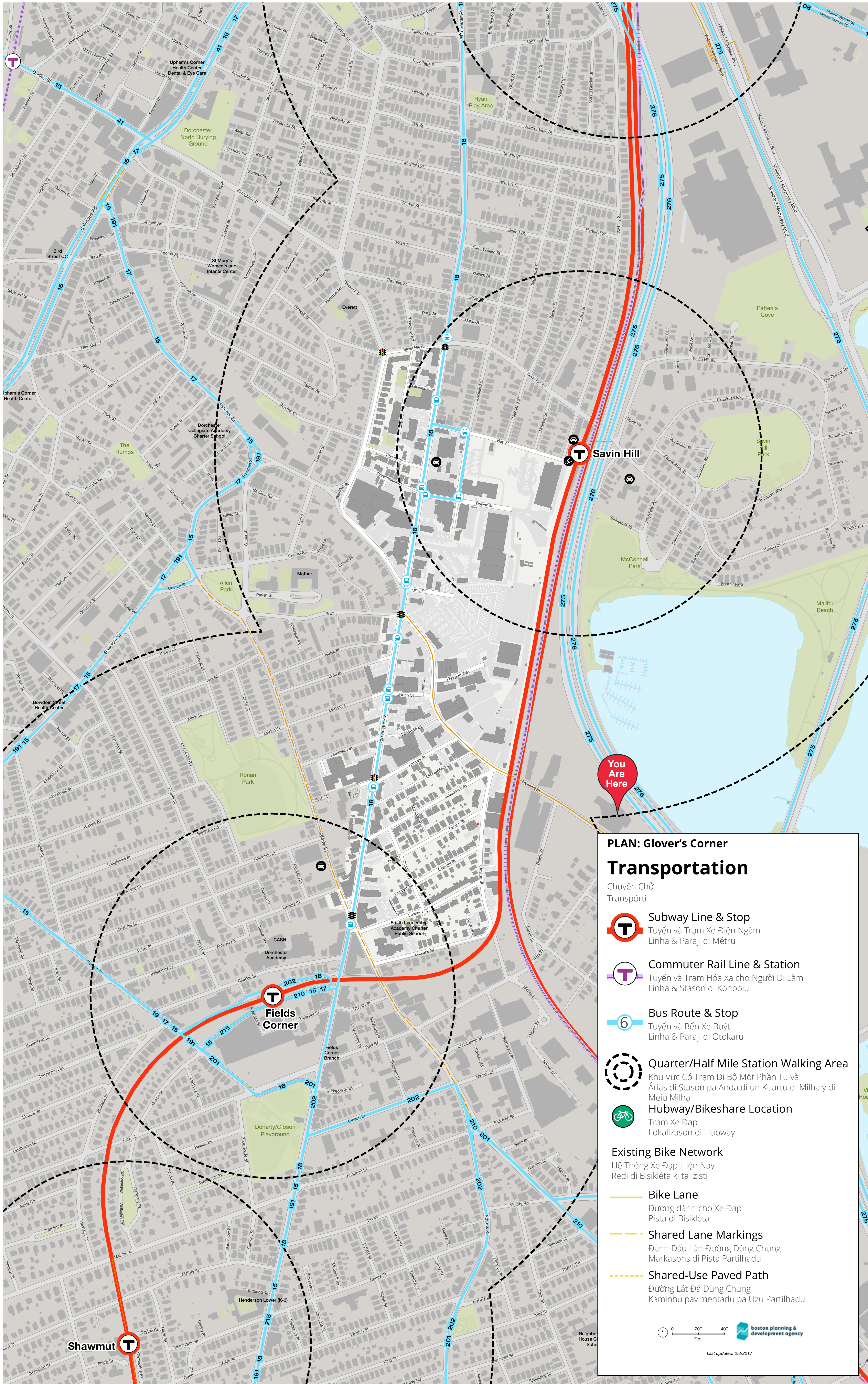
1. Weighted average of studios to 3-bedroom units on the market.

2. "Other Services" include repair/maintenance, personal/hairdressing/laundry, and religious/civic/advocacy services.

PLAN: Glover's Corner

Preserve. Enhance. Grow.

Mobility & Transportation Đi Lại và Chuyên Chở / Mobilidadi & Transpórti



Study Area Context and Transportation Map
Source: BPDA Research
Bản Đồ Khu Vực Nghiên Cứu
Mapa di Ária di Studu

Fast Facts: Transportation

Tra Cứu Nhanh: Chuyên Chở
Alguns Informason: Transpórti

8 bus routes pass through or near the Study Area

8 tuyến xe buýt đi qua hoặc gần Khu Vực Nghiên Cứu
8 linha di otokaru ta pasa déntu o pértu di Ária di Studu

Study Area served by two stops on the MBTA Red Line

MBTA Tuyến Đỏ / MBTA Linha Burmedju

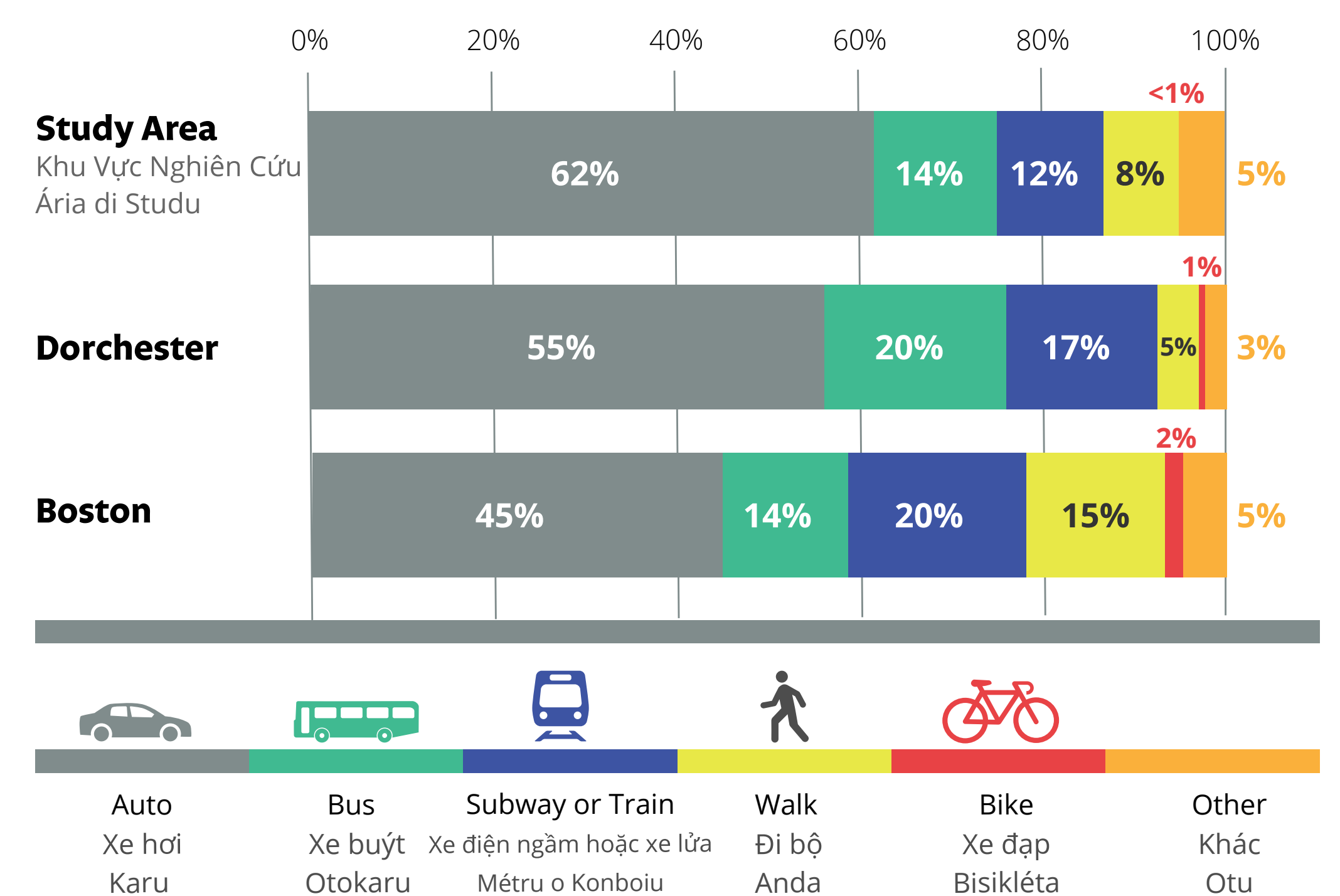
Go Boston 2030 is a City of Boston initiative to envision a bold transportation future for the city. Learn more at goboston2030.org

Go Boston đến năm 2030 là một hoạch định của Thành Phố Boston để phát triển chuyên chở trong tương lai cho thành phố. Tìm hiểu thêm tại goboston2030.org

Go Boston 2030 é un inisiativa di Sidadi di Boston pa imagina un futuru di transpórti vibranti pa sidadi. Vizita goboston2030.org

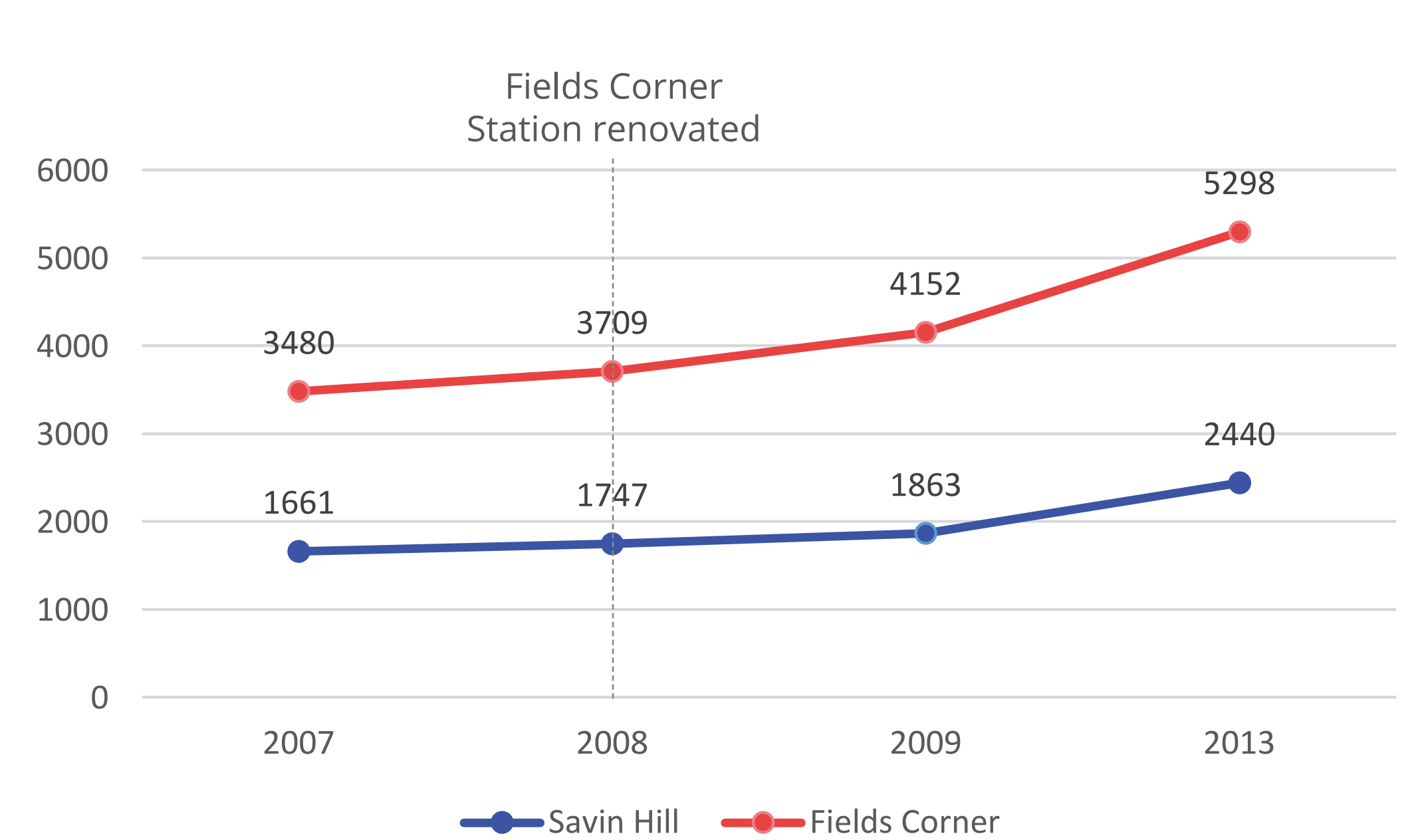
Resident Journey to Work

Phương Tiện Chuyên Chở cho Người Đi Làm
Meius di Transpórti pa Trabadju



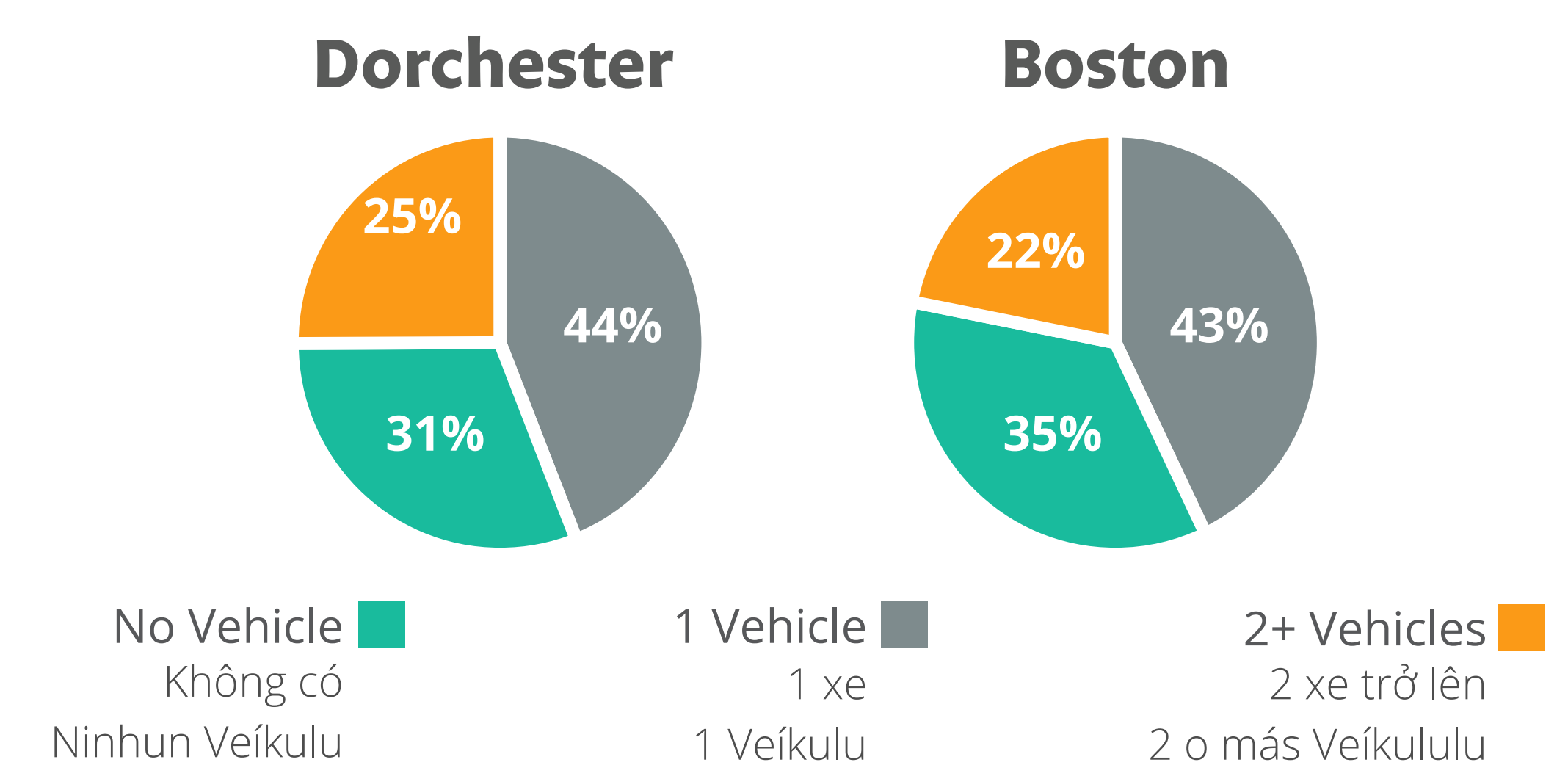
Station Entry Count Trends

Xu Hướng Sử Dụng Trạm Ngừng
Tendências di Kontajen di Entrada na Stason



Household Car Access

Xe Hơi của Gia Hộ
Asésu di Familia a Karu



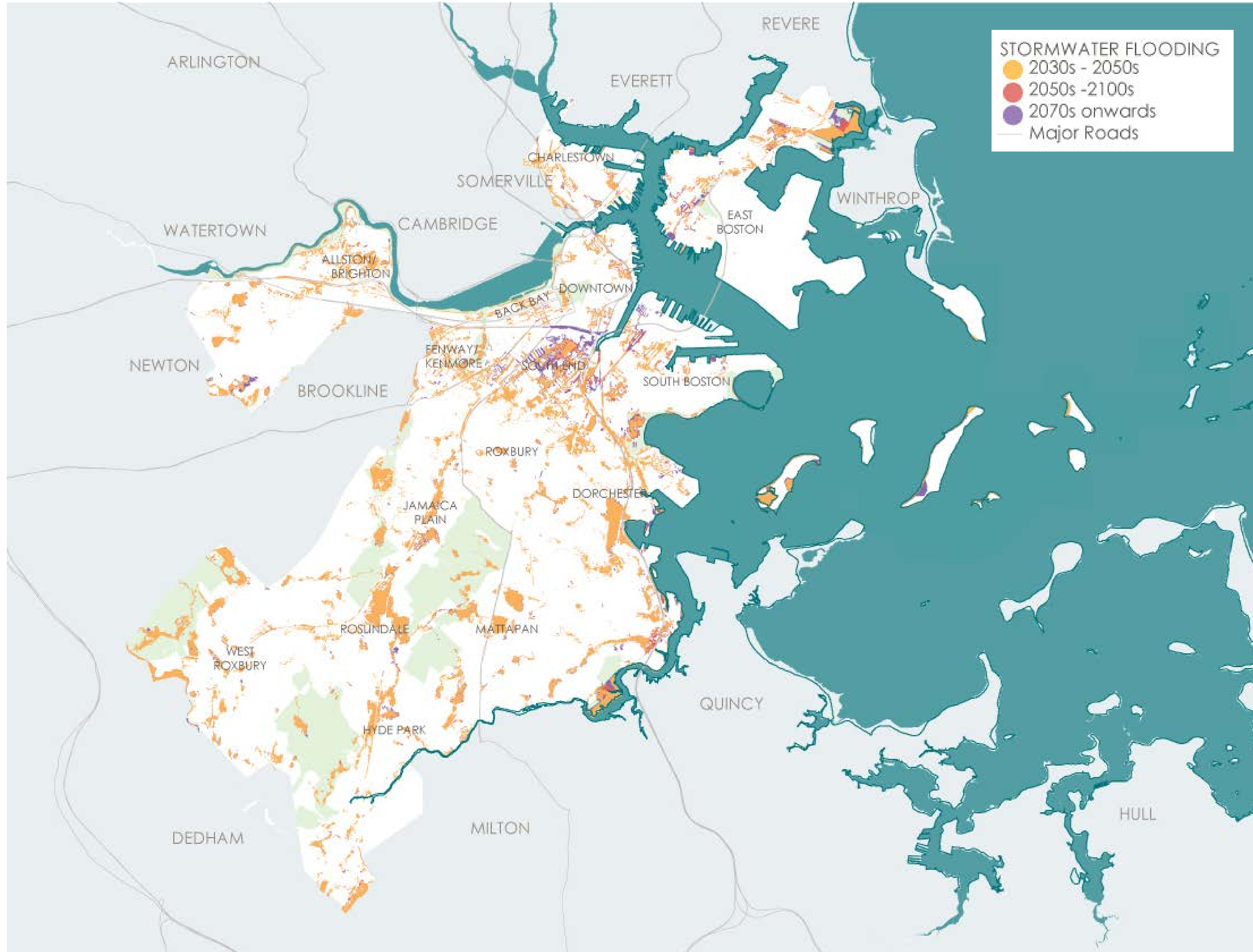
Source: U.S. Census Bureau, 2011-2015 American Community Survey, BPDA Research Division Analysis

PLAN: Glover's Corner

Preserve. Enhance. Grow.

Environmental Conditions

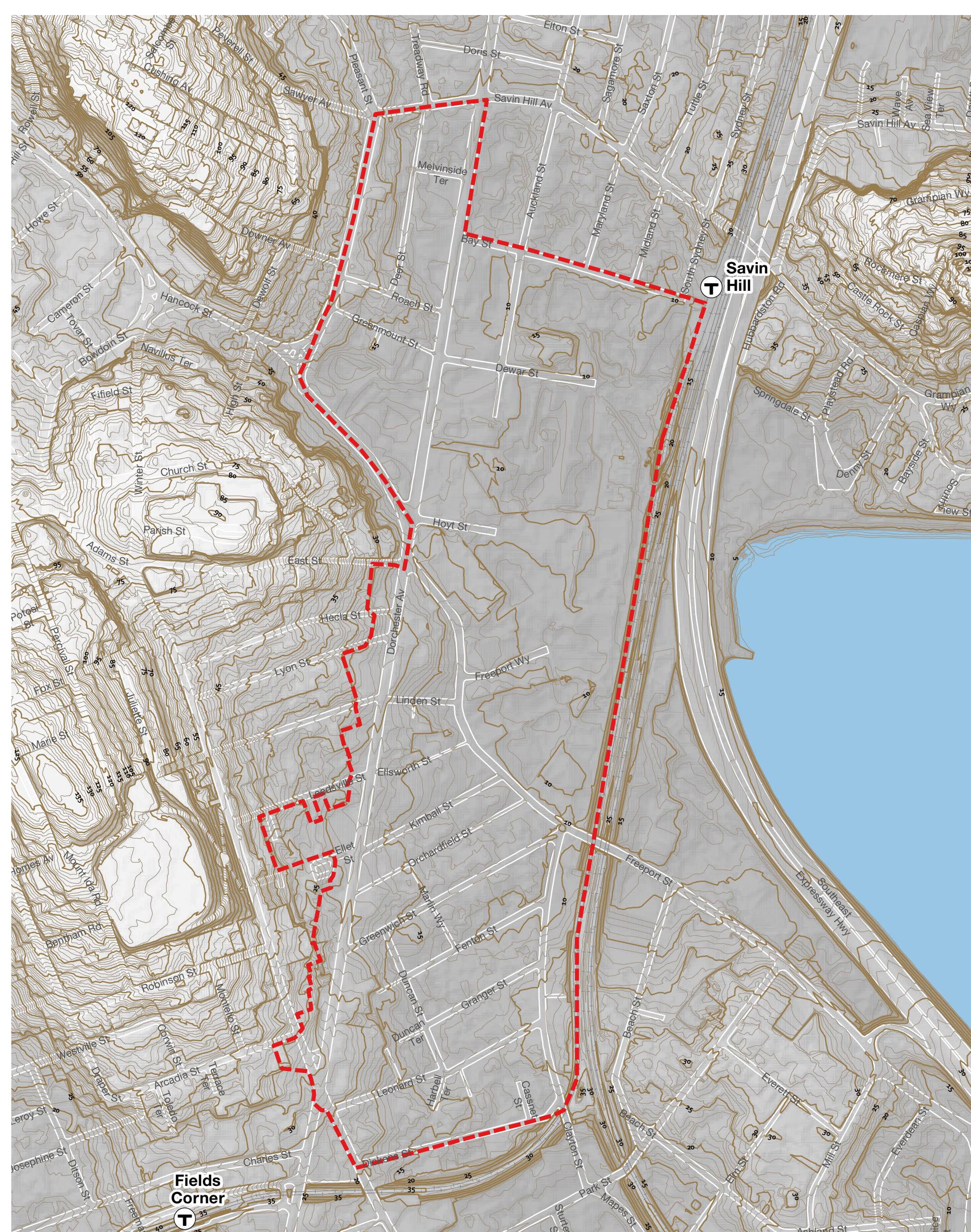
Flooding from 10-year, 24-hour Storm



Flooding From 10-Year, 24-Hour Storm with Varying Climate Conditions
Climate Ready Boston boston.gov/climate-ready

More info on Climate Ready Boston
boston.gov/climate-ready

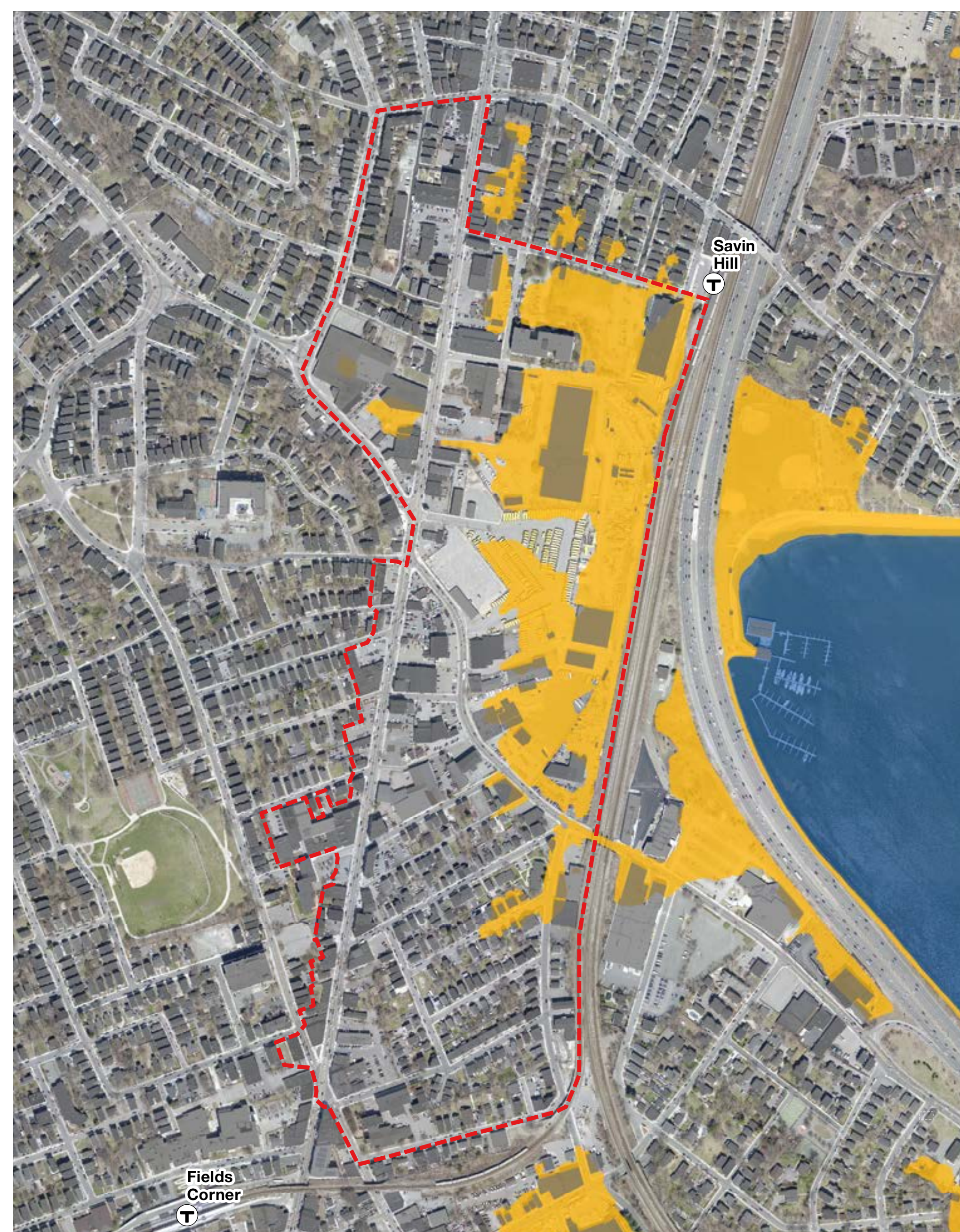
Sea Level Rise Vulnerability



Study Area Topography

Topography

- 1 foot contour line
- 5 foot index contour line



Sea Level Rise Vulnerability at 5 feet

Water Over Land



FEMA National Flood Hazard Areas (2016)

1% Annual Chance Flood Hazard (100 yr)
High Risk Coastal Area

PLAN: Glover's Corner

Preserve. Enhance. Grow.



Imagine Boston 2030

IMAGINE BOSTON 2030

What is Imagine Boston 2030?

"This vision is shaped by over 12,000 Boston voices, when residents came together to decide the type of city we want to live in. Together, we set goals—and most importantly, we identified the actions to help us reach these goals, like affordable housing and accessible transportation. The result is in these pages: the latest draft of Imagine Boston 2030, Boston's first citywide planning process in fifty years."

--Mayor Martin J. Walsh

Imagine Boston 2030 is creating the guiding principles and framework to guide all growth and evolution in the City of Boston. In partnership with the BPDA, the City of Boston can ensure that the City's priorities are carried out through creative and thoughtful land-use development and guiding principles.

All of the City's other planning processes roll up through Imagine Boston 2030 to create a cohesive and interwoven master plan. Some of these plans include:

- Climate Ready Boston, released in December 2016
- Imagine Boston 2030's Waterfront, released in February 2017
- BuildBPS, released in March 2017
- Go Boston 2030, released March 2017
- 100 Resilient Cities, will be released in 2017

You can find a full list of plans at: imagine.boston.gov



Imagine Boston 2030's Goals

1. Encourage affordability, reduce displacement, and improve quality of life
2. Increase access to opportunity
3. Drive inclusive economic growth
4. Promote a healthy environment and prepare for climate change
5. Invest in open space, arts & culture, transportation, and infrastructure

Expand Neighborhoods

Beacon Yards, Allston
Situated near key research education clusters and medical institutions. Potential for mixed-use development anchored by research and office space.

Sullivan Square, Charlestown
Existing transit hub adjacent to stable neighborhood. Potential as walkable job and housing center.

Suffolk Downs, East Boston
Well-connected area, transitioning from its historic use. Potential to become a climate-ready, mixed-use residential area with signature open space and other destinations.

Readville, Hyde Park
Existing industrial area with some surrounding residential that has potential to be strengthened as an anchor for the industrial economy.

Newmarket / Widett
Existing industrial and transportation hub. Potential for growth as a mixed-use center for jobs and housing that strengthens connections between neighborhoods.

100 Acres / South Boston Waterfront, South Boston
Mixed-use growth potential on the edge of one of the city's emerging core areas.

Expanded Neighborhoods
Major Expanded Neighborhoods

Community Engagement

WE HAVE HEARD FROM 12,000+ PEOPLE.

- OPEN HOUSES
300 PARTICIPANTS
- VISIONING KITS
330+ PARTICIPANTS
- COMMUNITY WORKSHOPS
464 PARTICIPANTS
- PANEL DISCUSSION & FORUM
500 PARTICIPANTS
- ONLINE MAP COMMENTS
1,073 PARTICIPANTS
- SURVEYS VIA TEXT MESSAGES
2,400 PARTICIPANTS
- SURVEYS VIA STREET TEAM
7,090 PARTICIPANTS

Share your voice!

We need your help to ensure that this plan represents the best way forward for all of our residents. Your feedback will continue to shape the plan over the next few months—it will help strengthen our final plan and create a thriving city for all our residents in 2030 and beyond.

More info on ImagineBoston 2030:
Imagine.boston.gov
[@ImagineBos](https://twitter.com/ImagineBos)
[#ImagineBoston](https://twitter.com/ImagineBoston)

