



PLAN

Dorchester
Glover's Corner

VISIONING WORKSHOP

May 18, 2017

CITY PLANNING TEAM

Boston Planning and Development Agency

Real Estate Market Analysis/Economic Feasibility – Consultant

Housing – Department of Neighborhood Development, Boston Housing Authority, Fair Housing

Economic Development – Mayor's Office of Economic Development, Office of Business Development

Public Financing – Treasury, Assessing, Economic Development & Industrial Corporation (EDIC)

Public Facilities – Boston Public Schools, Boston Public Library, Boston Police Department, Boston Fire Department, Property & Construction Management

Open Space - Parks and Recreation

Arts & Culture – Arts Commission

Public Transportation – MBTA

Transportation – Boston Transportation Department, Boston Bikes, MassDOT

Public Works – Public Works Department, Public Improvement Commission

Water – Boston Water & Sewer Commission

Environment/Sustainability/Climate Change – Environment Department, Boston Landmarks Commission, Boston Public Health

Boston Centers for Youth & Families

Elderly Commission

Commission for Persons with Disabilities

AGENDA

- 1 Planning Overview
- 2 PLAN: Glover's Corner Initiative
- 3 What We've Heard
- 4 Planning Exercise



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

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



PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.

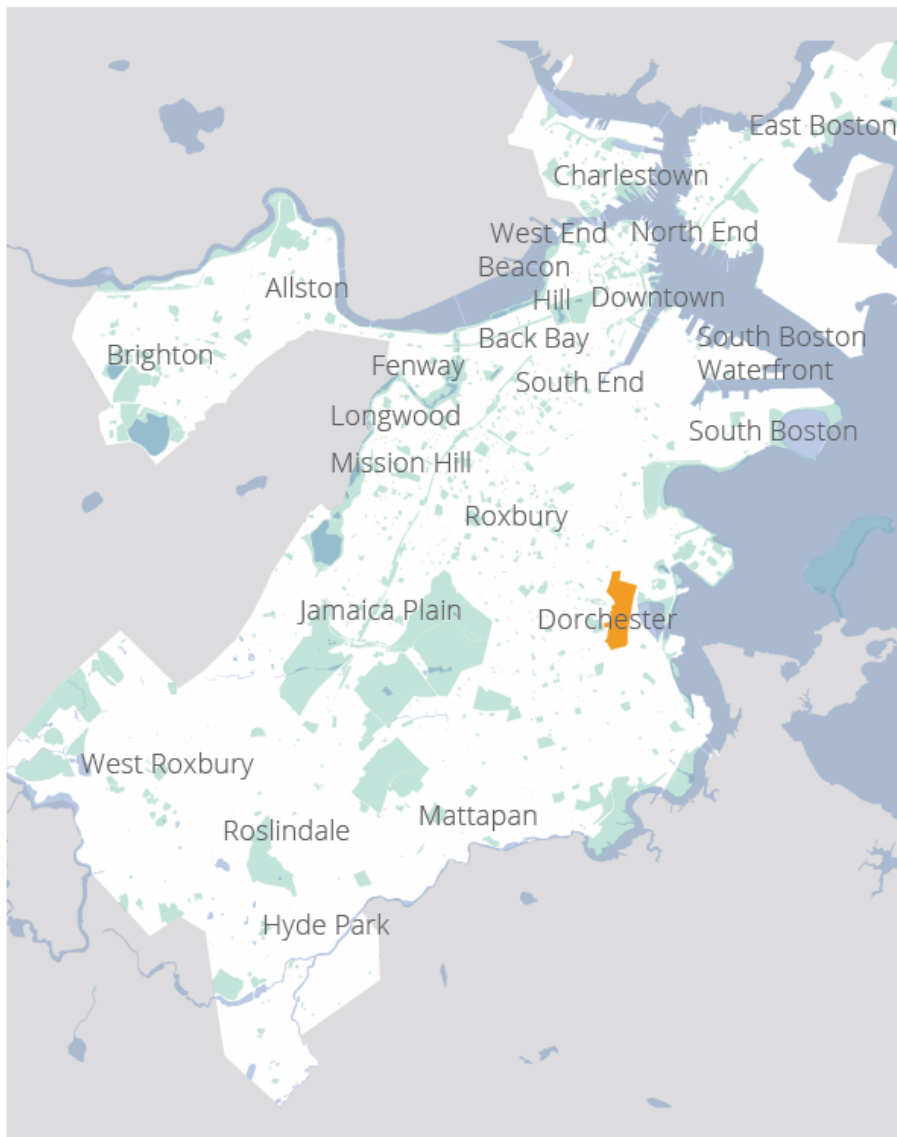


Planning Overview



Birdseye View of Glover's Corner

BOSTON'S POPULATION

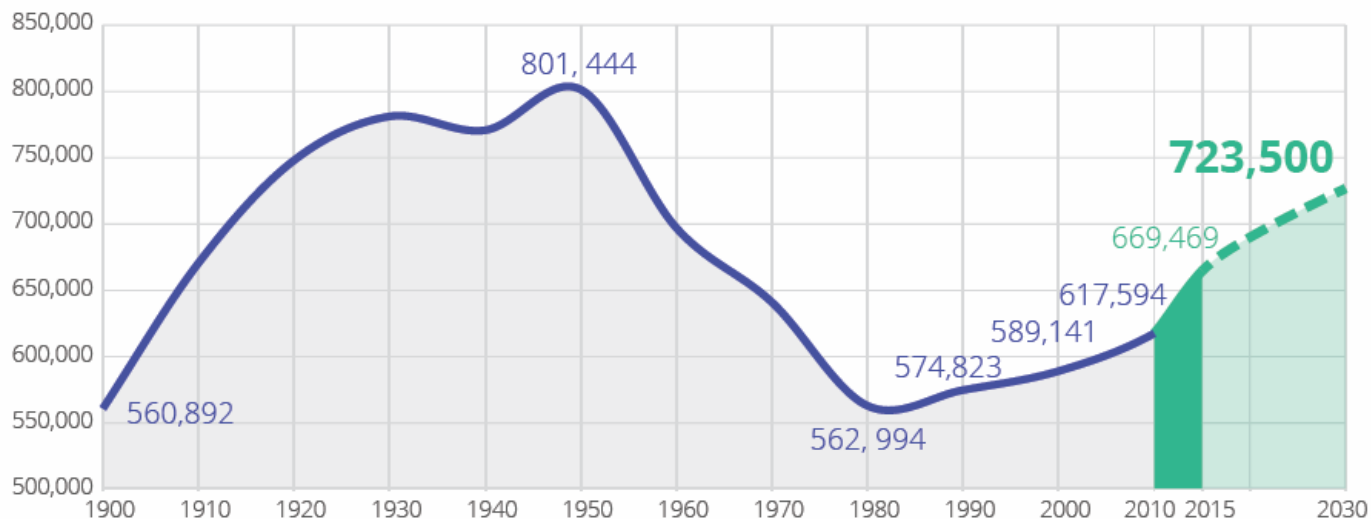


In Context of Boston

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)



Source:

PLANNING THEMES

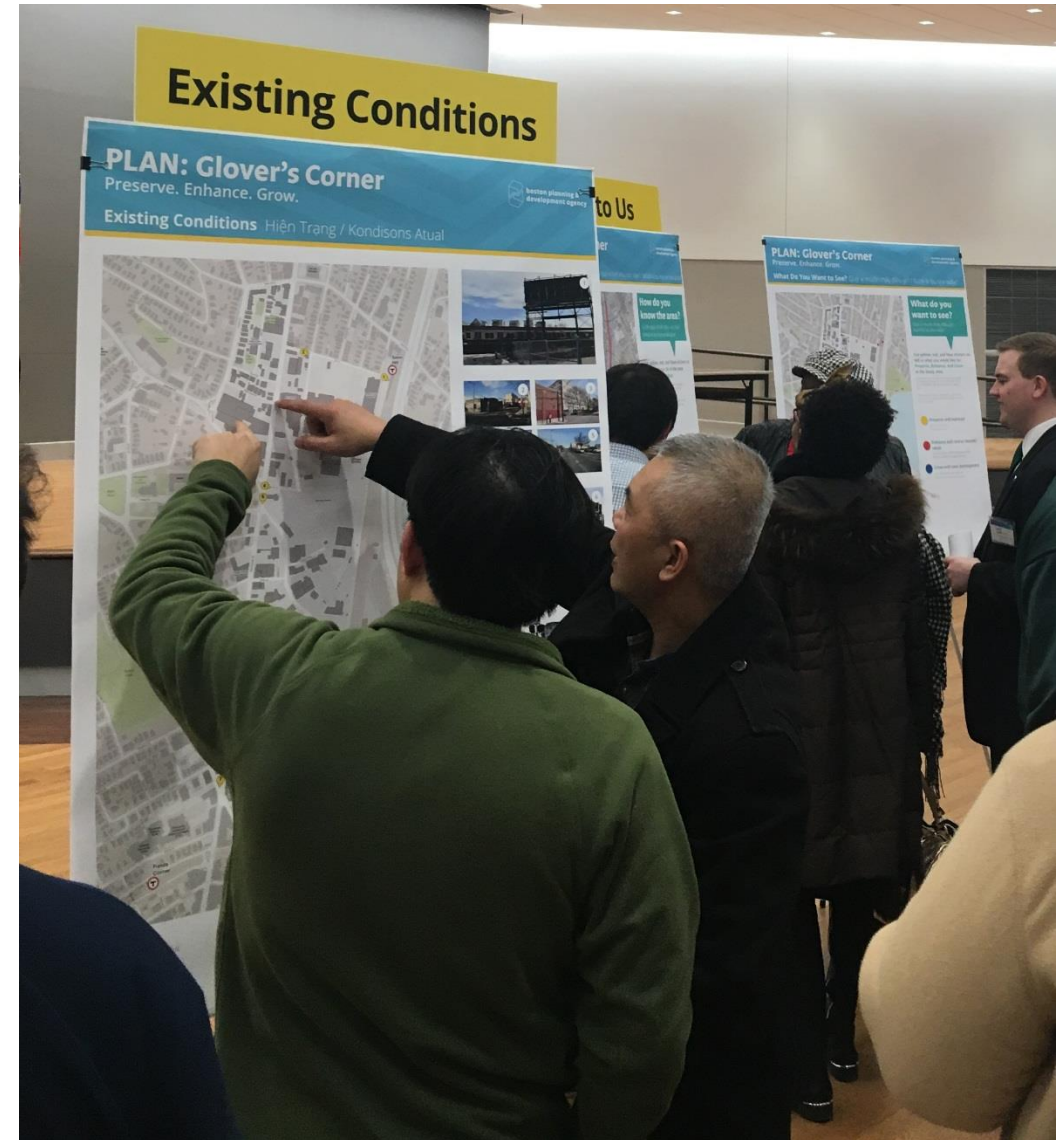
- Land Use and Open Space
- Housing
- Jobs and Businesses
- Mobility and Connectivity
- Environment and Climate Change
- Neighborhood Character



WHY PLAN

Planning objective is to:

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



WHY PLAN GLOVER'S?

- In partnership with the community **establish defined vision** that allows City and community to create new opportunities
- **Outline development guidelines** for the district that ensure the delivery of predictable community benefits.
- Establish **zoning and city policies** to guide future growth consistent with the vision.
- Coordinate city-wide efforts to accommodate and shape **equitable and inclusive growth**



PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.



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PLAN: Glover's Corner



ADVISORY GROUP

Role and objective

- To be an **ambassador** for your community
- Provide timely **knowledge** and **perspective** on planning related issues
- To be a **sounding-board** for the community's needs and aspirations
- To be a **solution generator**
- Actively listen and support **all voices**



PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.

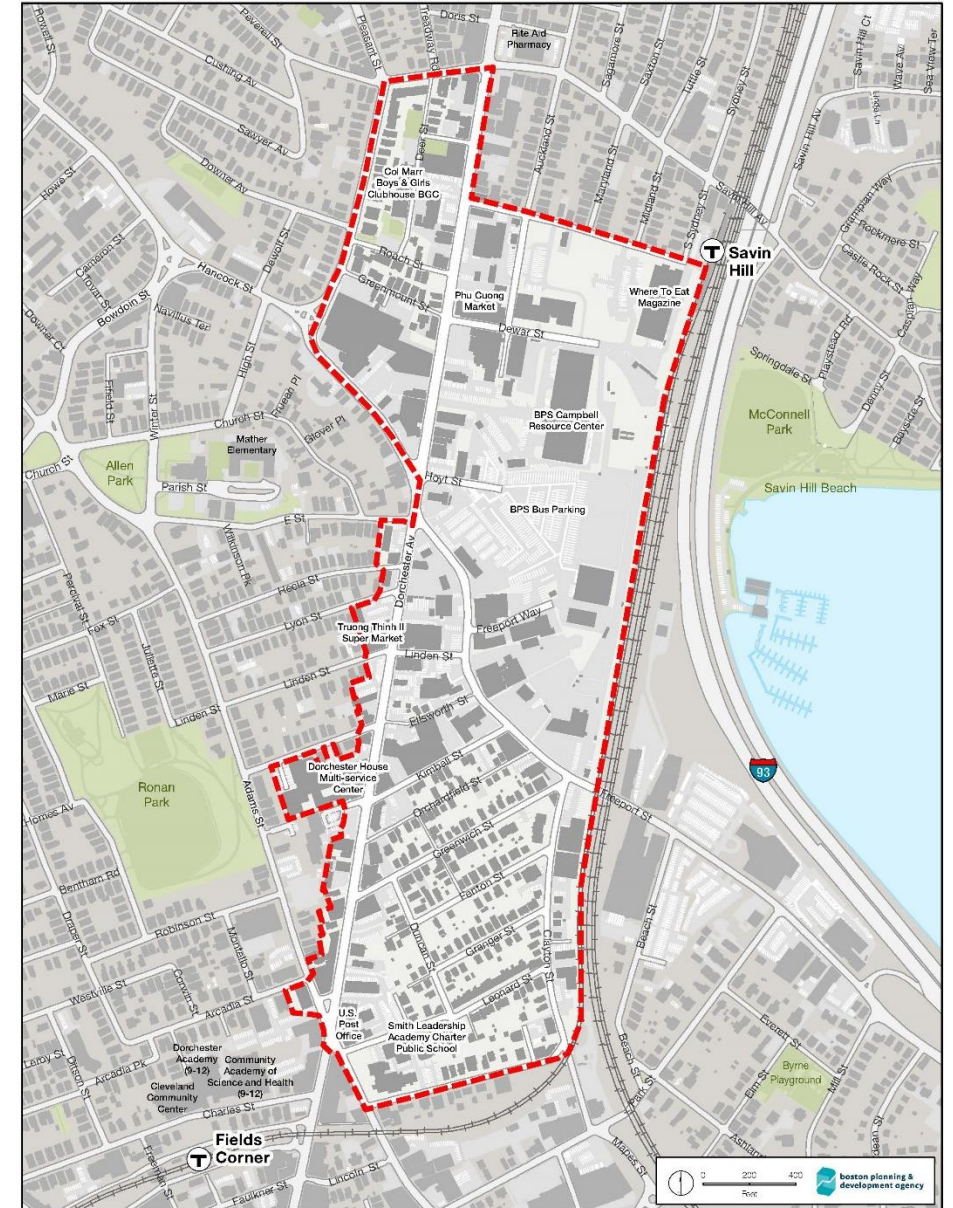
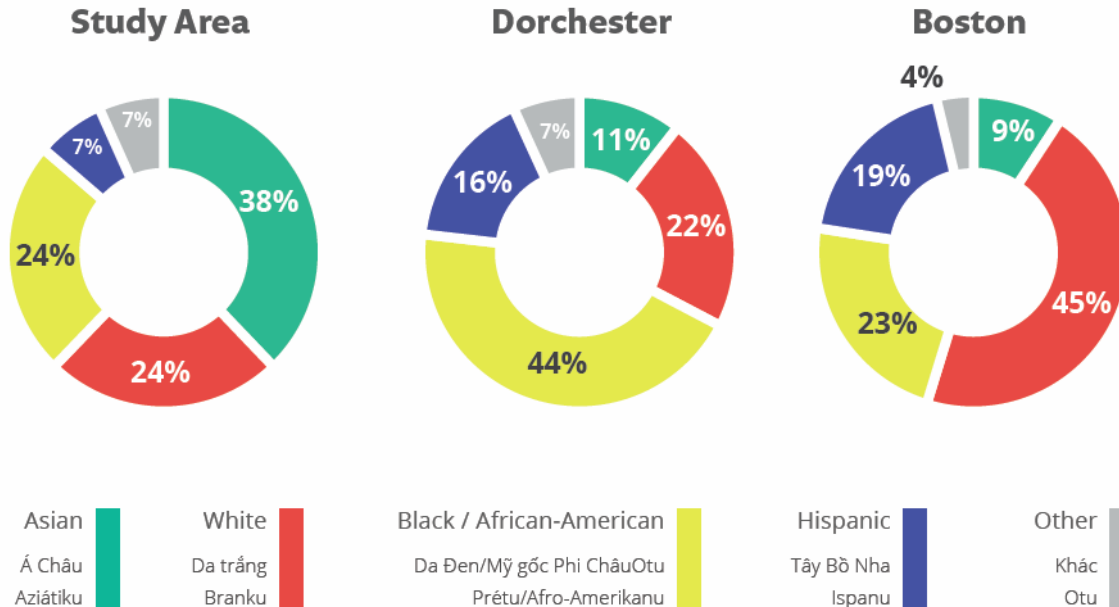


STUDY AREA CONTEXT

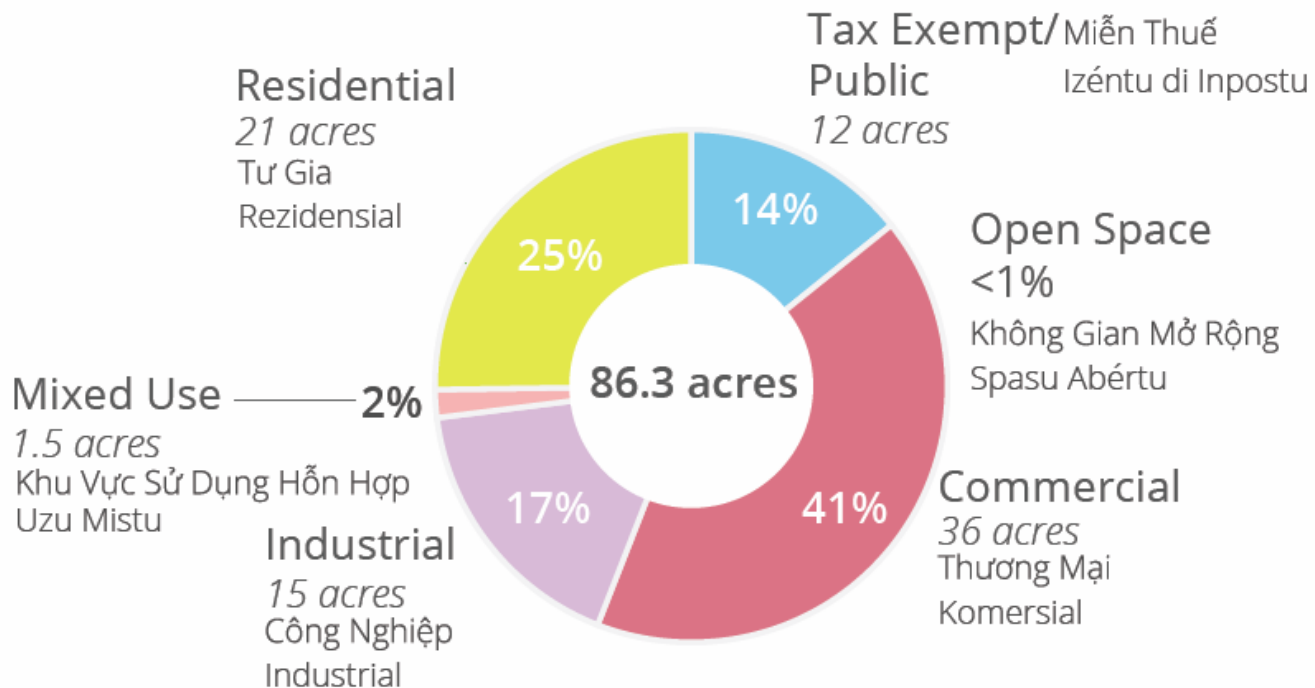
Demographics

- **1,612 households**
- **78% of households rent**
- **4,973 persons**
- **1,108 total payroll jobs in the Study Area**

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

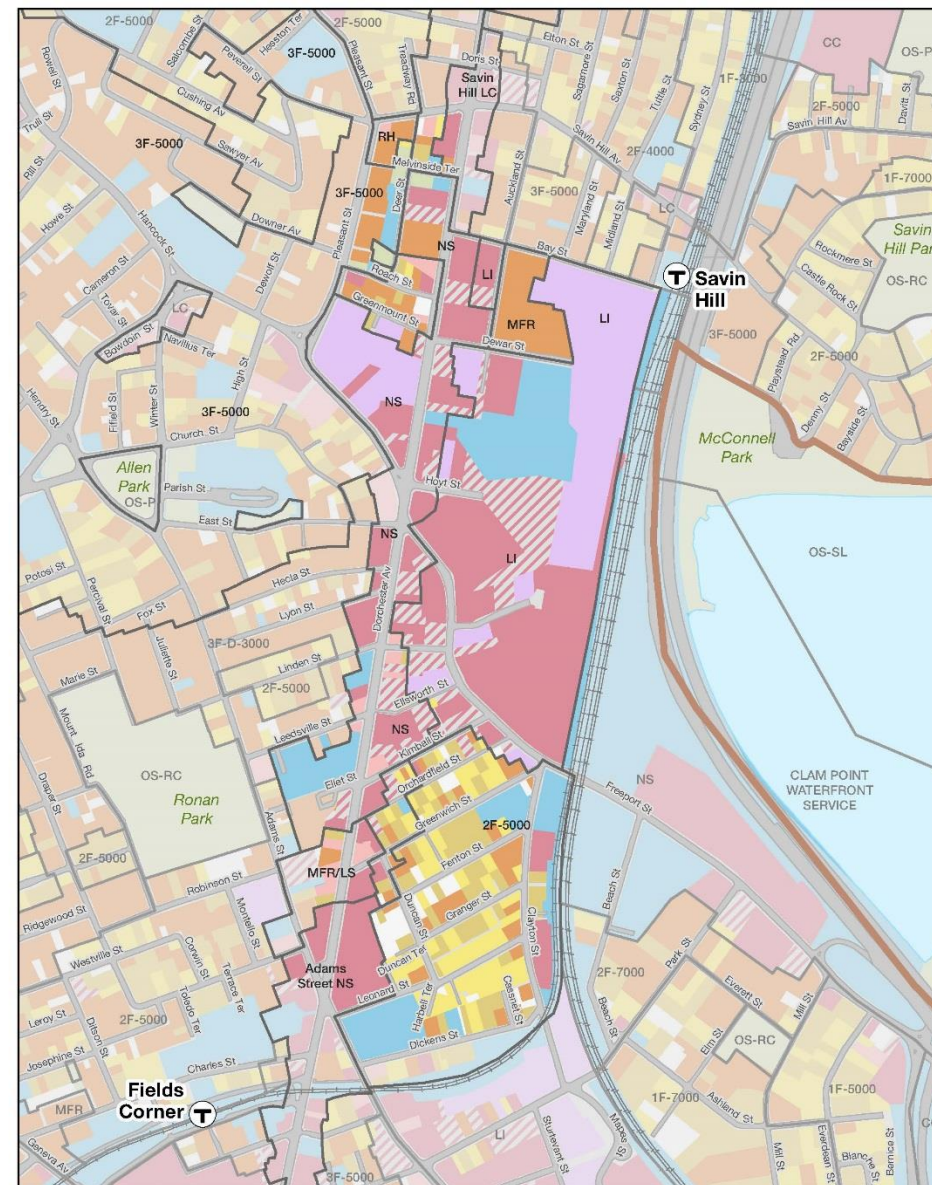


STUDY AREA LAND USE



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

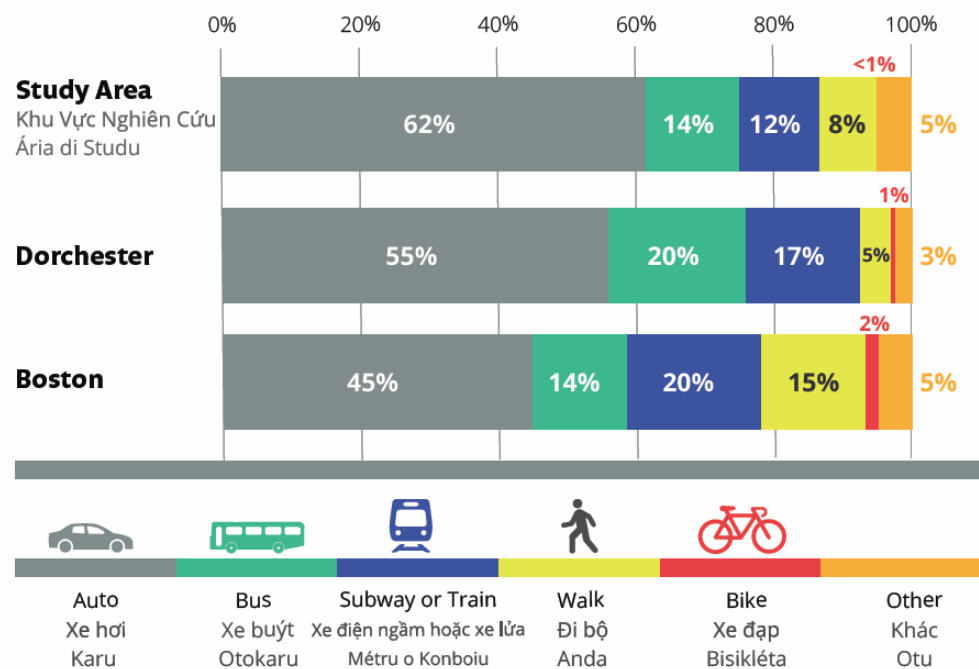
Nghiên Cứu Loại Sử Dụng Đất của Khu Vực theo Mẫu Anh
 Tipu di Uzu di Terenu di Ária di Studu en Akris



STUDY AREA TRANSPORTATION

Resident Journey to Work

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

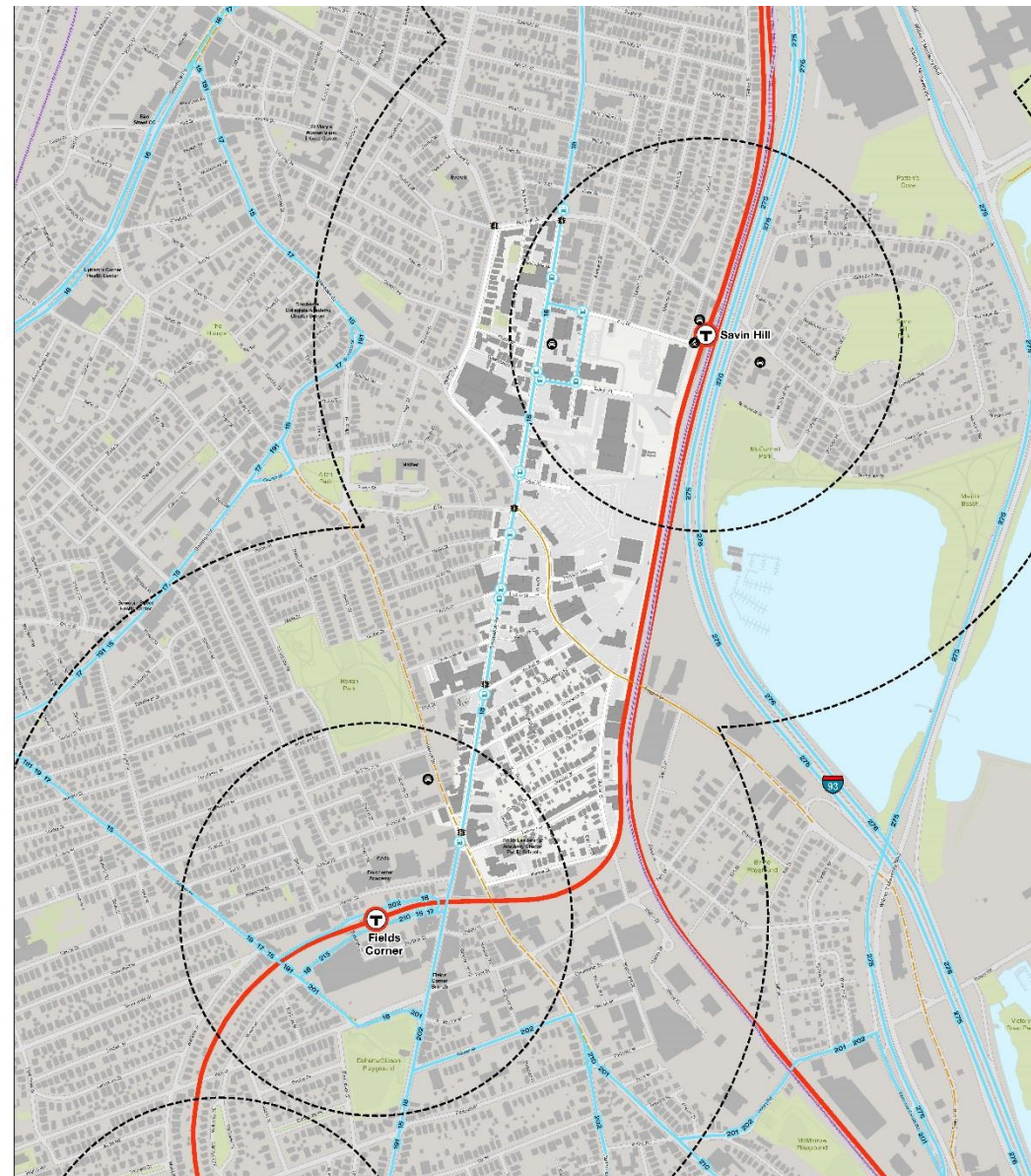


PLAN: Glover's Corner Transportation

- Subway Line & Stop
- Commuter Rail Line & Station
- Bus Route & Stop
- Quarter and Half Mile Station Walking Areas
- Traffic Signal
- Bike Share Station
- Car Share Location

Existing Bike Network

- Bike Lane
- Shared Lane Markings
- Shared-Use Paved Path



PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.



PLANNING PROCESS OVERVIEW

FEBRUARY, 2017 Question Campaign

MARCH 8, 2017 Open House

MAY 4, 2017 Walk and Bike Tours

MAY 18, 2017 Visioning Workshop

JULY TBD, 2017 Theme 1 Workshop

Fall 2017/Winter 2018 Workshops

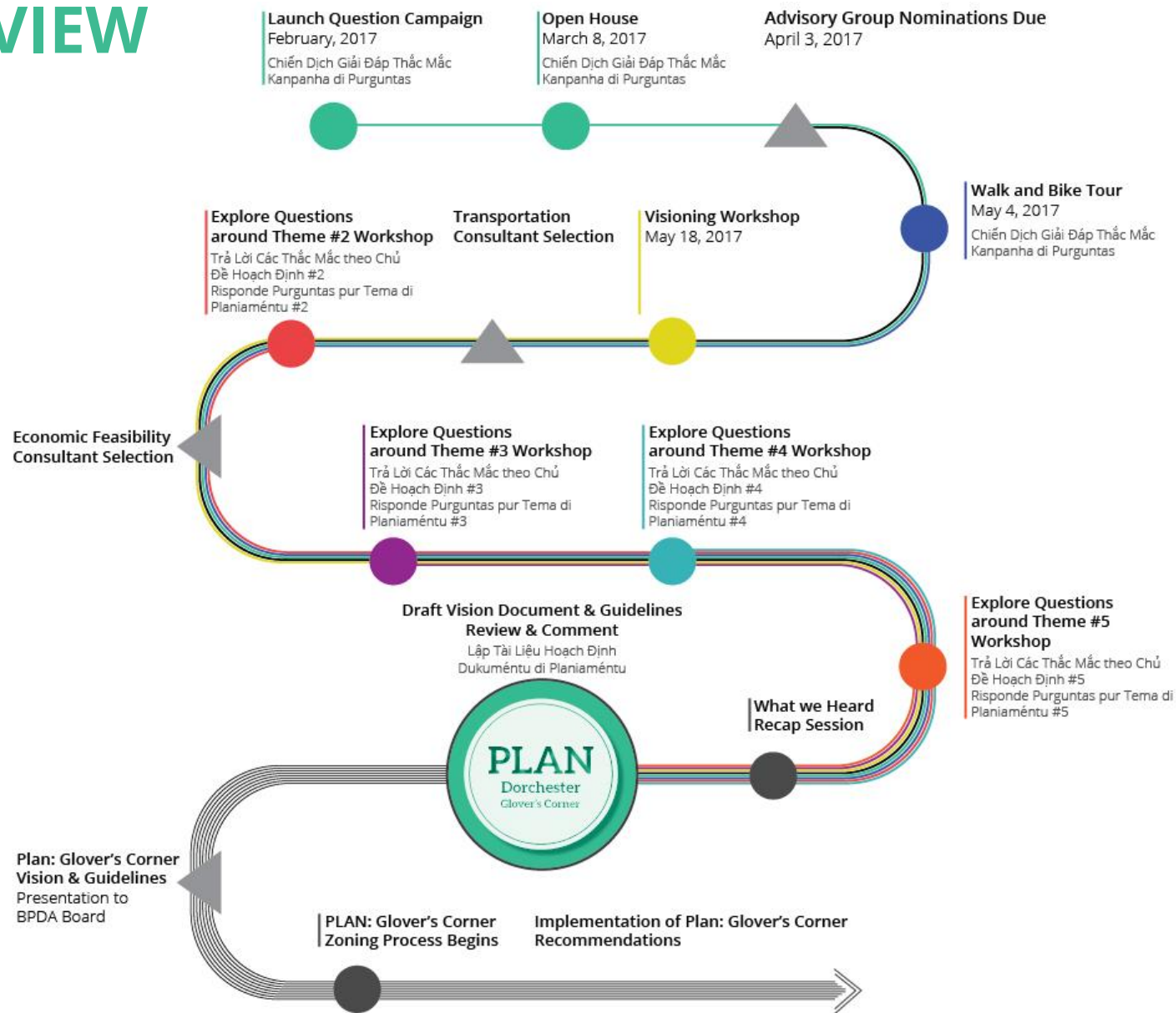
Legend:



Public Meeting
hội nghị cộng đồng
workshops komunitáriu



Planning Initiative Milestone
Phát triển hoạch định
Dizenvolviméntu di planu



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What We've Heard



QUESTION CAMPAIGN

Ask your question about Glover's Corner here

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.

What is your question about?

- transportation & mobility
- jobs & business
- environment & climate change
- housing & affordability
- neighborhood character
- parks & public space
- other

What is your question?

Help start the conversation.
What questions should shape the PLAN: Glover's Corner planning effort?



QUESTION CAMPAIGN

February & March 2017

“How do we create a **more walkable** district along Dorchester Avenue, offering people everything they need?”

“How can we add additional density to the area to create **middle-income housing** while minimizing impact on traffic and transportation?”

“How can we engage the **arts and culture** and ensure its importance in Glover's Corner?”

“Will this **create jobs** that will benefit the neighborhood?”



OPEN HOUSE

March 8, 2017

- Why Plan?
- Existing Conditions
- History of the Area
- City Pattern & Scale Comparison
- Land Use & Open Space
- Study Area Profile
- Mobility & Transportation
- Environmental Conditions
- Imagine Boston 2030



OPEN HOUSE

March 8, 2017

“Maintain the **diversity** of Dorchester”

“**Affordable** to those who live here”

“Make more **space for people**, less space for cars, to make the neighborhood more interesting”

“Keep **light industrial and commercial** zoning, we need jobs!”

“Ensure new development has **public green space**”

“Buildings will have to be **climate-proofed** as sea level rises and storms increase”



PLAN: Glover's Corner Dorchester

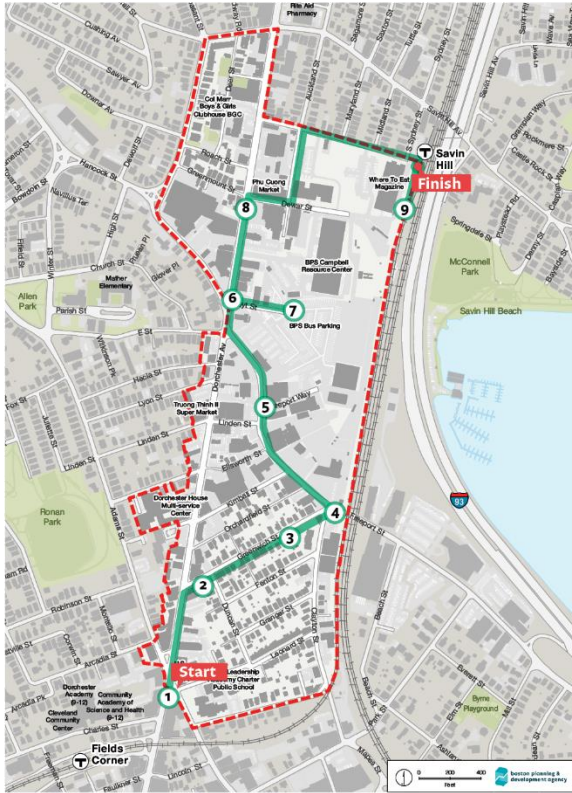
Preserve. Enhance. Grow.



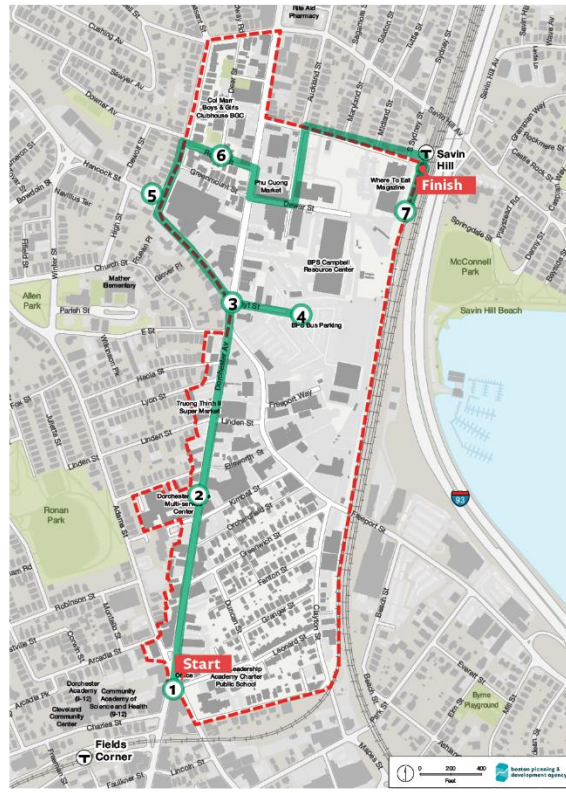
WALK & BIKE TOURS

May 4, 2017

Walk Route A



Walk Route B



WALK & BIKE TOURS

May 4, 2017

- **Light industrial** mixed with other uses, such as fabrication labs, manufacturing, breweries and maker spaces
- Embrace the **diversity** of the area
- Create a **destination**, rather than a throughway
- More **connectivity** along Dorchester Avenue
- Improved **safety** and **active streets**
- Improved **wayfinding** and **signage**
- Planning for climate **resiliency**



4

Planning Exercise



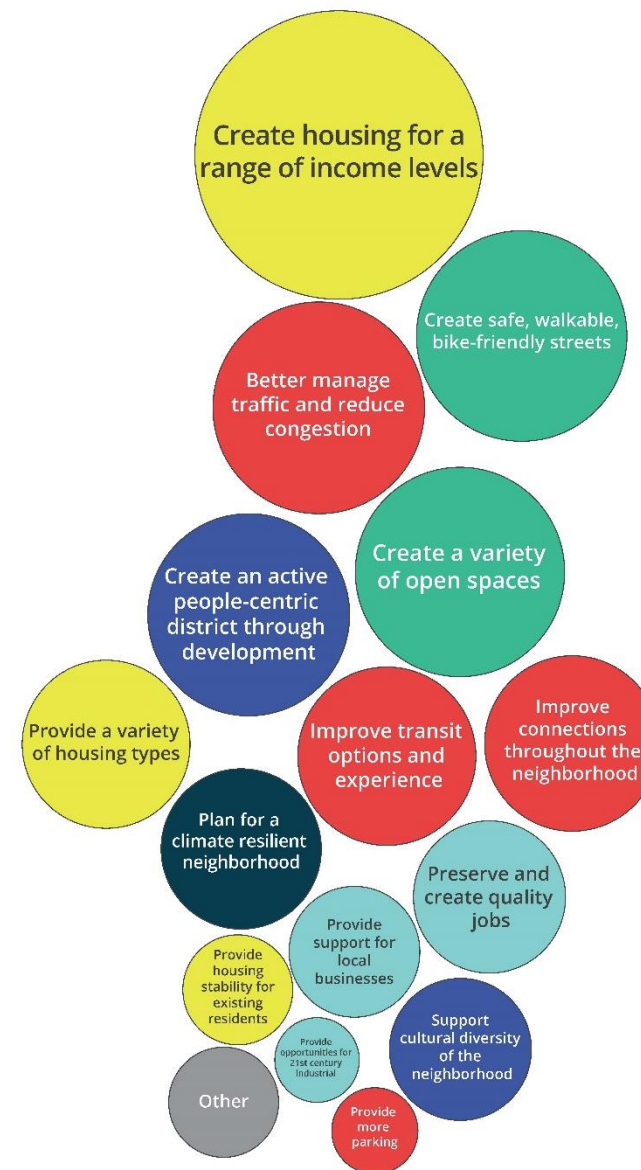
PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.



WHAT'S IN YOUR DECK

 Create housing for a range of income levels	 Provide a variety of housing types	 Provide housing stability for existing residents
 Preserve and grow quality jobs	 Provide support for local business	 Provide opportunities for 21st century industrial uses



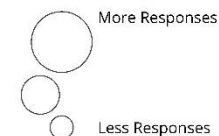
Methodology

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.

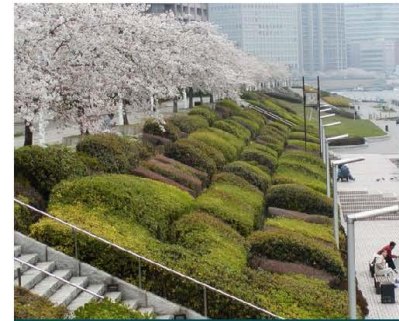


PRIORITIZATION EXERCISE

Instructions

Review and discuss the picture cards, then:

1. On your own, **choose your top three priorities** from your topic card deck;
2. Share with your table what your top three priorities are and **discuss why**;
3. As a table, have a discussion and decide on **five priorities for the whole table**;
4. Finally, **report back** to the group on what your table's priorities are and why.



Plan for a climate resilient neighborhood



Create high-performance, green buildings



Create a variety of open spaces



Create safe, walkable, bike-friendly streets



Create an active people-centric district through development



Support cultural diversity of the neighborhood

PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.



CONNECT WITH PLANNING TEAM

Website

bit.ly/PlanGlovers

Viktorija Abolina

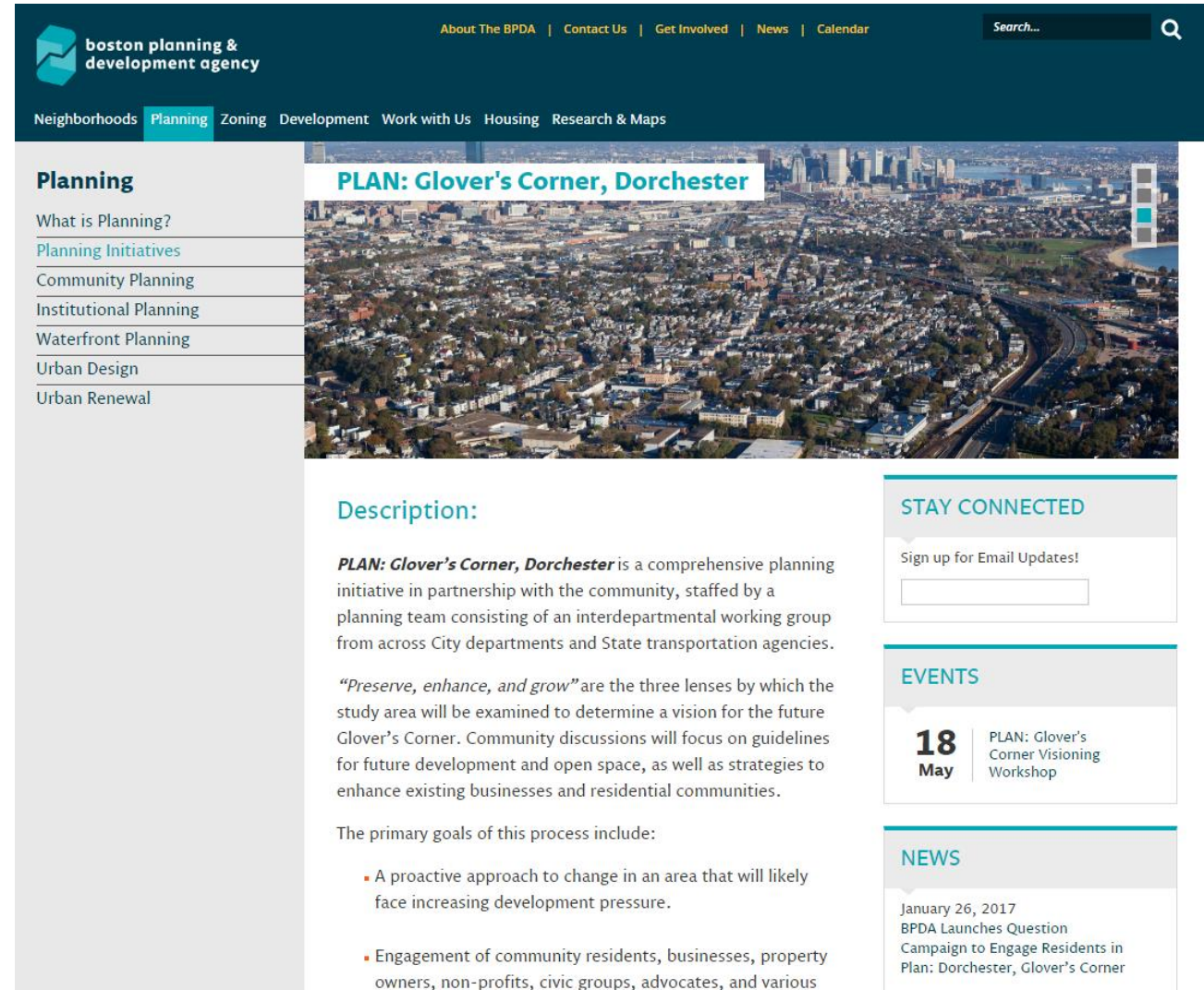
Viktorija.Abolina@Boston.gov

Cecilia Nardi

Cecilia.Nardi@Boston.gov

Share

 #PlanGlovers @BostonPlans



The screenshot shows the BPDA website page for the 'PLAN: Glover's Corner, Dorchester' project. The page features a dark teal header with the BPDA logo and navigation links. A sidebar on the left lists various planning categories, with 'Planning' selected. The main content area includes a large aerial photograph of the project area, a 'Description' section with text about the initiative and its goals, and a list of primary goals. On the right side, there are sections for 'STAY CONNECTED' (with an email sign-up form), 'EVENTS' (listing a May 18th visioning workshop), and 'NEWS' (listing a January 2017 campaign).

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

Search: Search...

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

Planning

- What is Planning?
- [Planning Initiatives](#)
- Community Planning
- Institutional Planning
- Waterfront Planning
- Urban Design
- Urban Renewal

PLAN: Glover's Corner, Dorchester

Description:

PLAN: Glover's Corner, Dorchester is a comprehensive planning initiative in partnership with the community, staffed by a planning team consisting of an interdepartmental working group from across City departments and State transportation agencies.

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

The primary goals of this process include:

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

STAY CONNECTED

Sign up for Email Updates!

EVENTS

18 May PLAN: Glover's Corner Visioning Workshop

NEWS

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