



PLAN

Dorchester  
Glover's Corner

# WORKSHOP DI UZU DI TERENU

25 di Otubru di 2017

## EKIPA DI PLANIAMÉNTU DI SIDADI

**Boston Planning and Development Agency**

**Análizi di Merkadu Imobiliáriu/Viabilidadi**

**Ikonómiku**– Konsultor

**Abitason** – Dipartaméntu di Dizenvolviméntu di Zónas, Autoridadi di Abitason di Boston, Abitason Justu

**Imagine Boston 2030** – Gabeti di Prizidenti di Kámara

**Dizenvolviméntu Ikonómiku**– Gabeti di Dizenvolviméntu Ikonómiku, Gabeti di Dizenvolviméntu di Negósus

**Finansiaméntu Públiku** – Tizoraria, Avaliason, Dizenvolviméntu Ikonómiku & Korporason Industrial

**Alojamentu Públiku**– Skólas Públiku di Boston, Bibliotéka Públiku di Boston, Dipartaméntu di Pulísia di Boston, Dipartaméntus di Bonberu di Boston, Jeston di Propriedadi & Konstruson

## EKIPA DI PLANIAMÉNTU DI SIDADI

**Spasu Abértu-** Parkis y Divertiméntu

**Artis & Kultura-** Kumison di Artis

**Transpórti Públiku-** MBTA

**Transpórti** – Dipartaméntu di Transpórti di Boston, Boston Bikes, MassDOT

**Óbras Públiku** – Dipartaméntu, Kumison di Midjoraméntu Públiku

**Agu** – Kumison di Agu & Isgotu di Boston

**Anbienti/Sustentabilidadadi/Mudansa di Klima** – Dipartaméntu di Anbienti, Kumison di

Pontus di Referensa di Boston, Saúdi Públiku di Boston

**Séntrus di Boston pa Juventudi & Familias**

**Kumison di Idozus**

**Kumison pa Pesoas ku Difisiéncias**

## AJÉNDA

- 1 Vizon Jeral di Prusésu di Planiaméntu
- 2 Kuza ki Nu Obi
- 3 Uzu di Terenu na Glover's Corner
- 4 Planiaméntu na Sidadi interu
- 5 Izersísiu di Planiaméntu



# PLAN: Glover's Corner Dorchester

Prezerva, midjora y krese



1

## Vizon Jeral di Prusésu di Planiaméntu



*Vizon Panorámiku di Glover's Corner*

*“Boston sta meste más abitason (kazas). Má ka ten ninhun suluson ki ta sirbi pa tudu probléma. Tudu zóna ten un karater di-sel. Na alguns lugar, densidadi non só é apropiadu - e' sta mestedu urjenti.”*

*- Mayor Martin J. Walsh*

*Kámara di Kumérsiu*

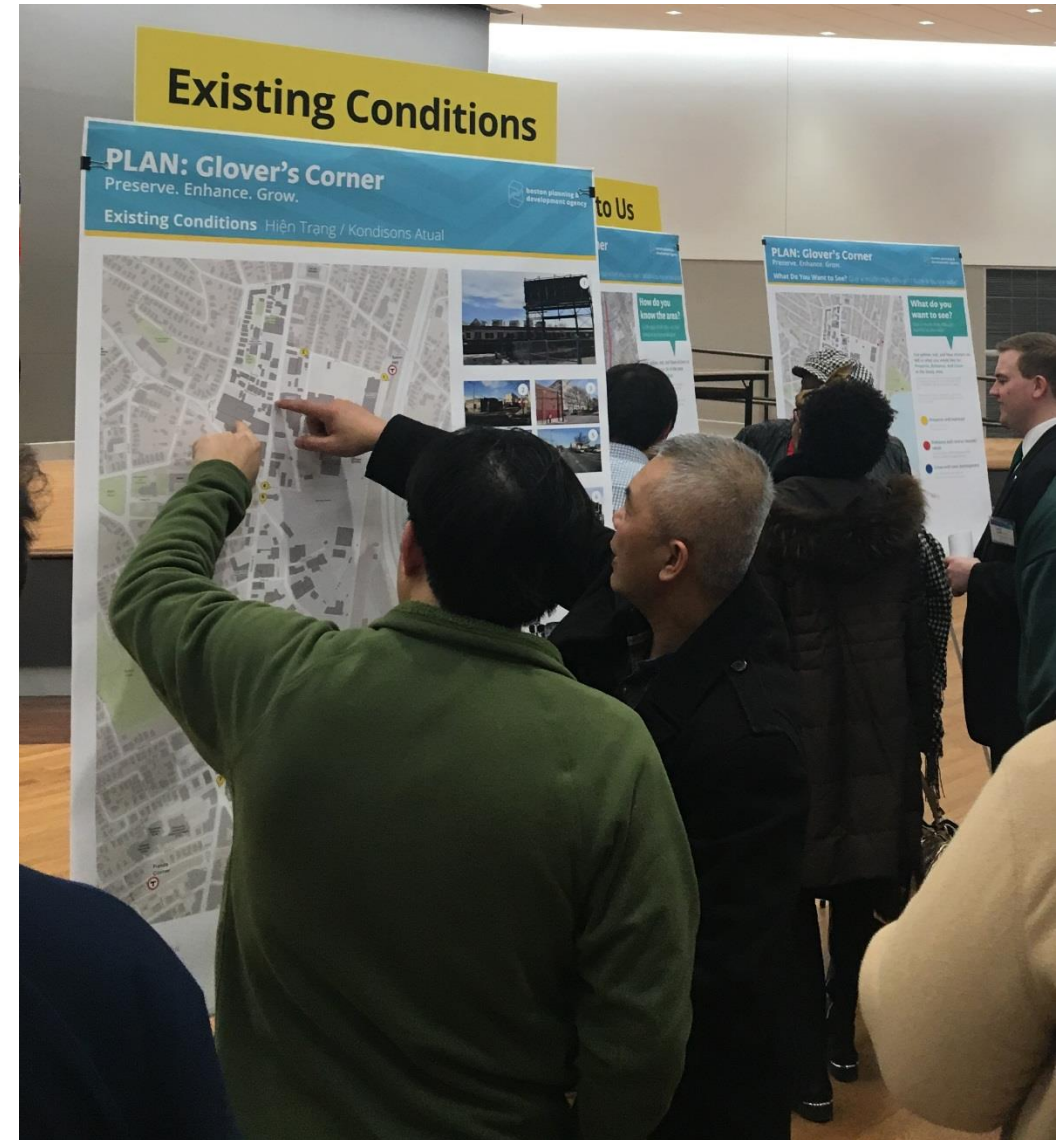
*Dizembru, 2014*



## PLANIA PAMÓDI

### Objetivu di Planiaméntu é:

- Ten dibatis abértu y informadu sobri nos zónas ku tudu interesadus;
- Stabelese árias ki meste ser prezervadu;
- Orienta kresiméntu através di planu;
- Avalia kondisons spisífiku di ária ki izisti;
- Da un abordaji pró-ativu pa risponde a merkadu imobiliáriu;
- Ditirmina kuzé ki meste:
  - **PREZERVA** y mante na zóna;
  - **MIDJORA** y rinova/rastora/rikupera;
  - **KRESE** ku nóvu dizenvolviméntu na futuru..



## PAMÓDI PLAN GLOVER'S?

- Kel-li é un oportunitadi pa faze **planiaméntu pró-ativu**, dja ki nu sta spéra mudansa sima na otus parti di sidadi;;
- Kontinua ta reforsa **sforsus kóntra dislokason** (mudansa pa otu lugar) y mante opsons di abitason (kaza) na présu asesível (bon présu);
- Djuntu ku kumunidadi, **stabelese un vizon klaru** ki ta djuda Sidadi y kumunidadi kria nóvus oportunitadi;
- **Trasa orientasons di dizenvolviméntu** pa distritu ki ta garanti benefísius previzível pa kumunidadi;
- **Atualiza pulítikas di zoniaméntu** y di sidadi pa orienta kresiméntu futuru di akordu ku vizon;
- Kordena sforsus na sidadi interu pa komoda y molda kresiméntu **ekitativu** y **inkluzivu**.





## TEMAS DI PLANIAMÉNTU

- Uzu di Terenu y Spasu Abértu
- Abitason Nóvu y ki Dja Izisti
- Inprégus y Inprézas
- Mobilidadi y Konetividadi
- Rizisténsia di Anbienti y di Klima
- Karater di Zóna



## VIZON JERAL DI PRUSÉSU DI PLANIAMÉNTU

FEBRERU di 2017 Kanpanha di Purguntas

8 DI MARSU DI 2017 Kaza Abértu

4 DI MAIU DI 2017 Paseius Pé na Txon y na Bisikléta

18 DI MAIU DI 2017 Workshop di Vizon

15 DI JUNHU DI 2017 Konsultor di Transpórti

28 DI JUNHU DI 2017 Workshop di Planiaméntu

JULHU DI 2017 Grupu Konsultivu Finalizadu

**25 di otubru di 2017 Workshop sobri Uzu di Terenu**

**29 di nuvénbru di 2017 Workshop sobri Transpórti**



*Topu: Paseiu Pé na Txon*

# PLAN: Glover's Corner Dorchester

Prezerva, midjora y krese



KUZA KI NU OBI

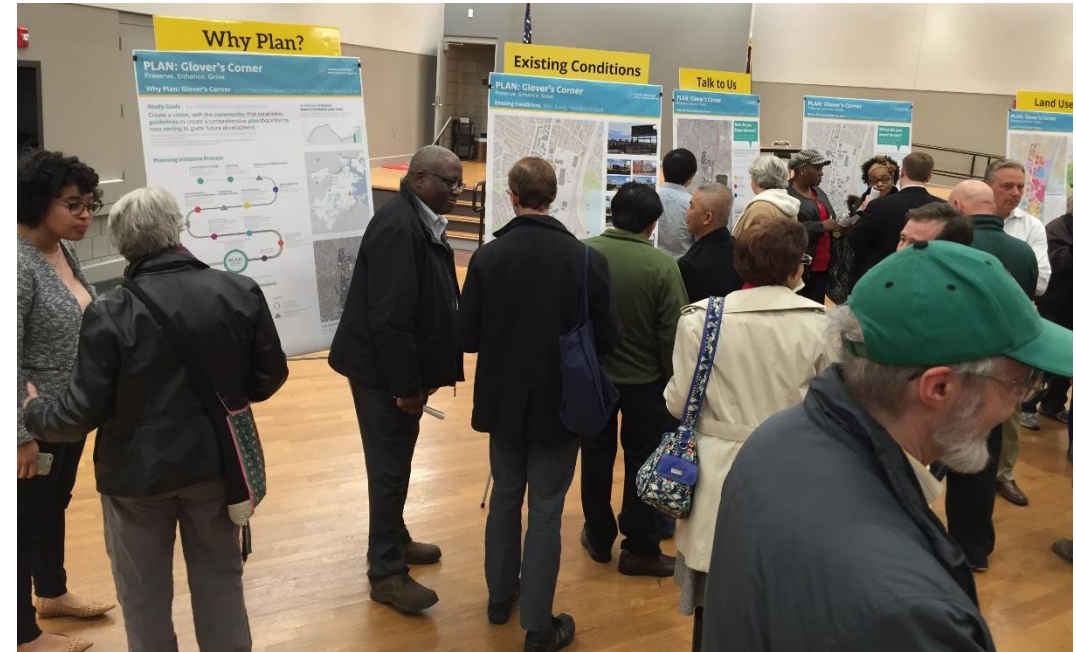


*Glover's Corner Kaza Abértu, Marsu, 2017*

## KUZA KI NU OBI

Kanpanha di Purguntas, Kaza Abértu & Paseius Pé na Txon/na Bisikléta

- **Opsions di abitason na présu asesível** pa kenha ki ta mora li;
- **Prezerva y kria inprégu** ki ta benefisia zóna;
- Abrasa **diversidadi** di ária;
- Kria un **distinu**, nbês di un kaminhu;
- **Riduzi konjestionaméntu** y midjora konetividadi;
- Midjora **siguransa** y **ruas ativu**;;
- Plania pa **rizisténsia a klima**;
- Involve **artis y kultura** y garanti ses inpurtansia na Glover's Corner.



## KUZA KI NU OBI

### Prioridadis di Workshop di Vizon

#### Prioridadi Másimu

- Kria abitason na présu asesível pa várius nível di rendiméntulevels

#### Prioridadi Abranjenti

- Plania pa un zóna rizistenti a klima

#### Otus Prioridadi Prinsipal

- Kria ruas siguru, ki ta da pa anda pé na txon y na bisikléta
- Midjora opsons di tránzitu y ligasons na zóna
- Prezerva y kria inprégu dikualidadi
- Apoia inprézas lokal
- Kria un distritu ativu, sentradu na pesoas, através di dizenvolviméntu
- Apoia diversidadi kultural di zóna



# PLAN: Glover's Corner Dorchester

Prezerva, midjora y krese



## KUZA KI NU OBI

### Workshop di Planiaméntu

#### Pontus Fórti

- Identidadi di Zóna
- Tránzitu Públiku

#### Pontus Fraku

- Parkis & Spasu Abértu
- Tránzitu & Konjestionaméntu

#### Oportunidadi

- Pruduson di Abitason y Kazas ki dja Izisti
- Nóvus Inprégu

#### Amiasas

- Pruduson di Abitason
- Tránzitu & Konjestionaméntu

#### Existing Conditions

##### Strength

A condition or feature that adds value to the neighborhood



##### Weakness

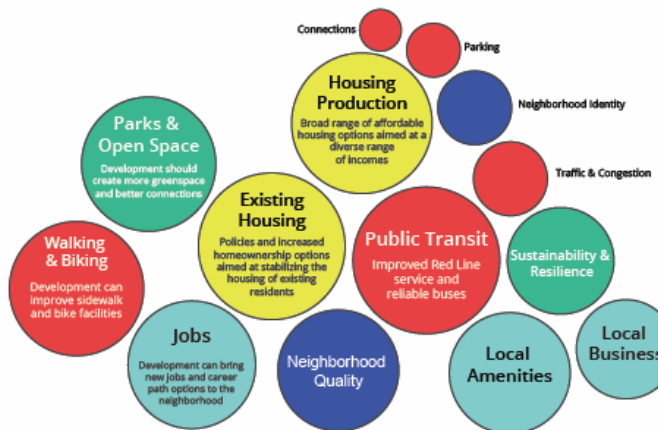
A condition or feature that is lacking in the neighborhood



#### Future Conditions

##### Opportunity

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



##### Threat

Something that could negatively impact the neighborhood in the future



# PLAN: Glover's Corner Dorchester

Prezerva, midjora y krese



# 3

## Uzu di Terenu na Glover's Corner



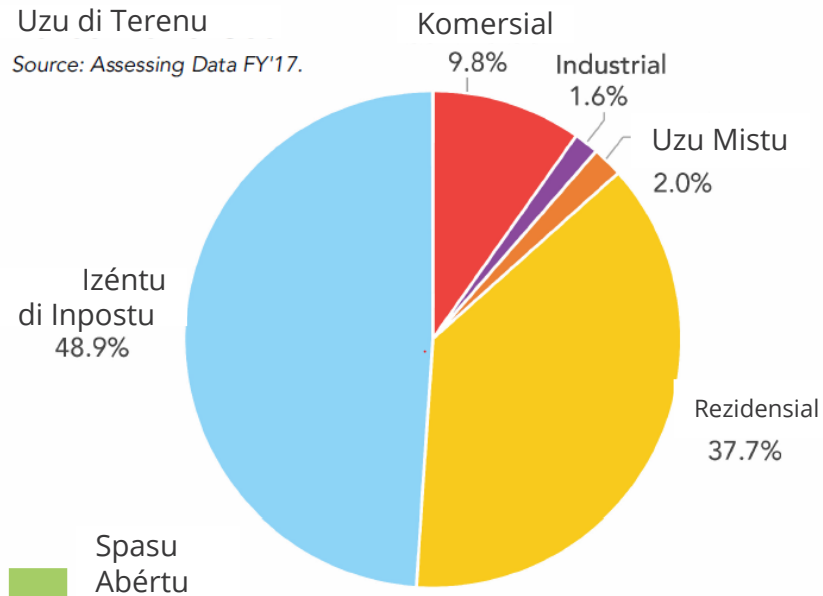
*Vizon Panorámiku di Glover's Corner*

# PLAN: Glover's Corner Dorchester

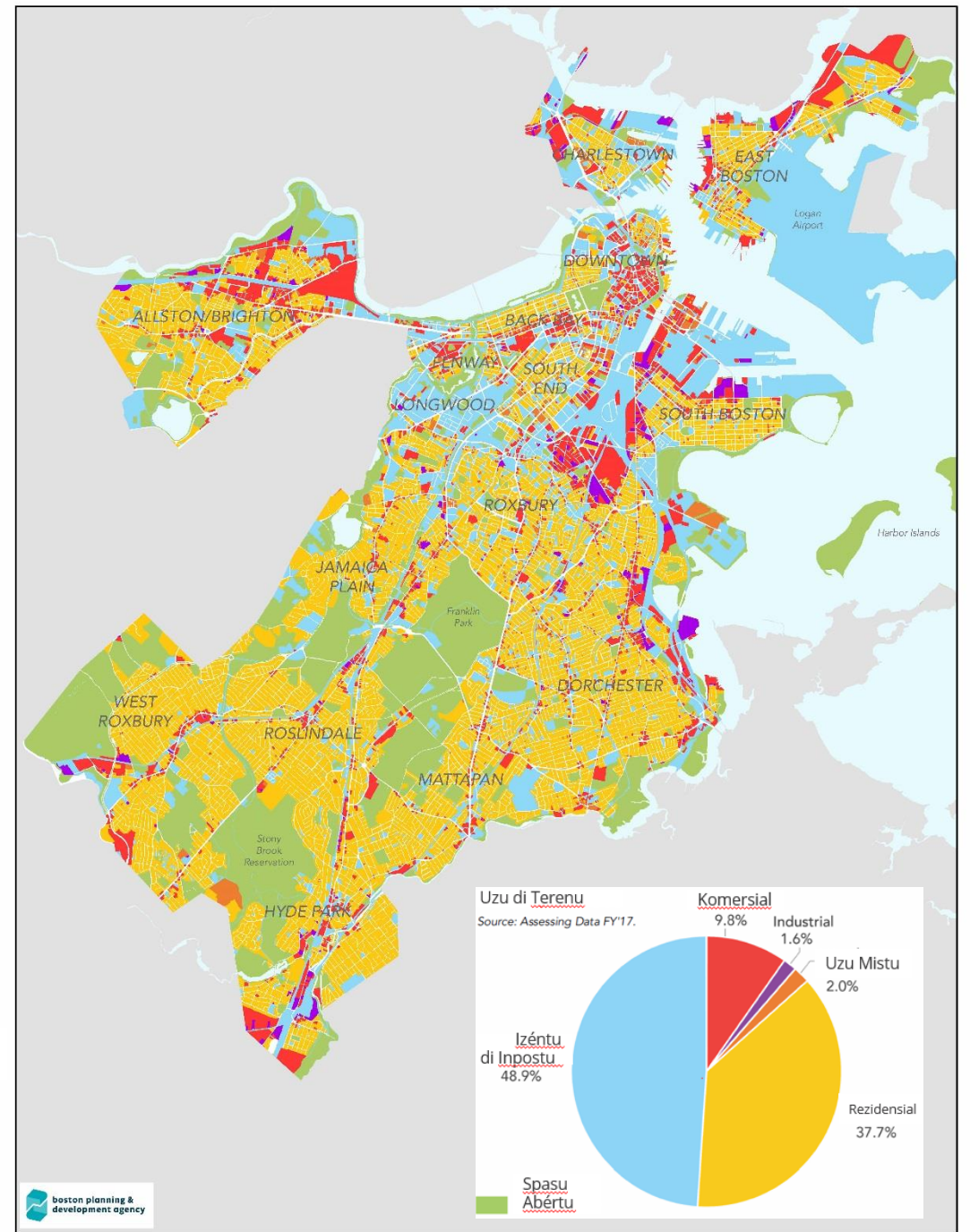
Prezerva, midjora y krese

## UZU DI TERENU É KUZÉ?

- Ta difini ki tipu di uzus ki un ária ó distritu pode ten;
- Izénplus di uzu di Terenu ta inklui: Rizidensial, Spasu Abértu, Industrial, Uzu Mistu (misturadu), Komersial
- Ta difini un karater di un ária ó distritu.



City of Boston Land Use  
Distribution and Map FY 2017



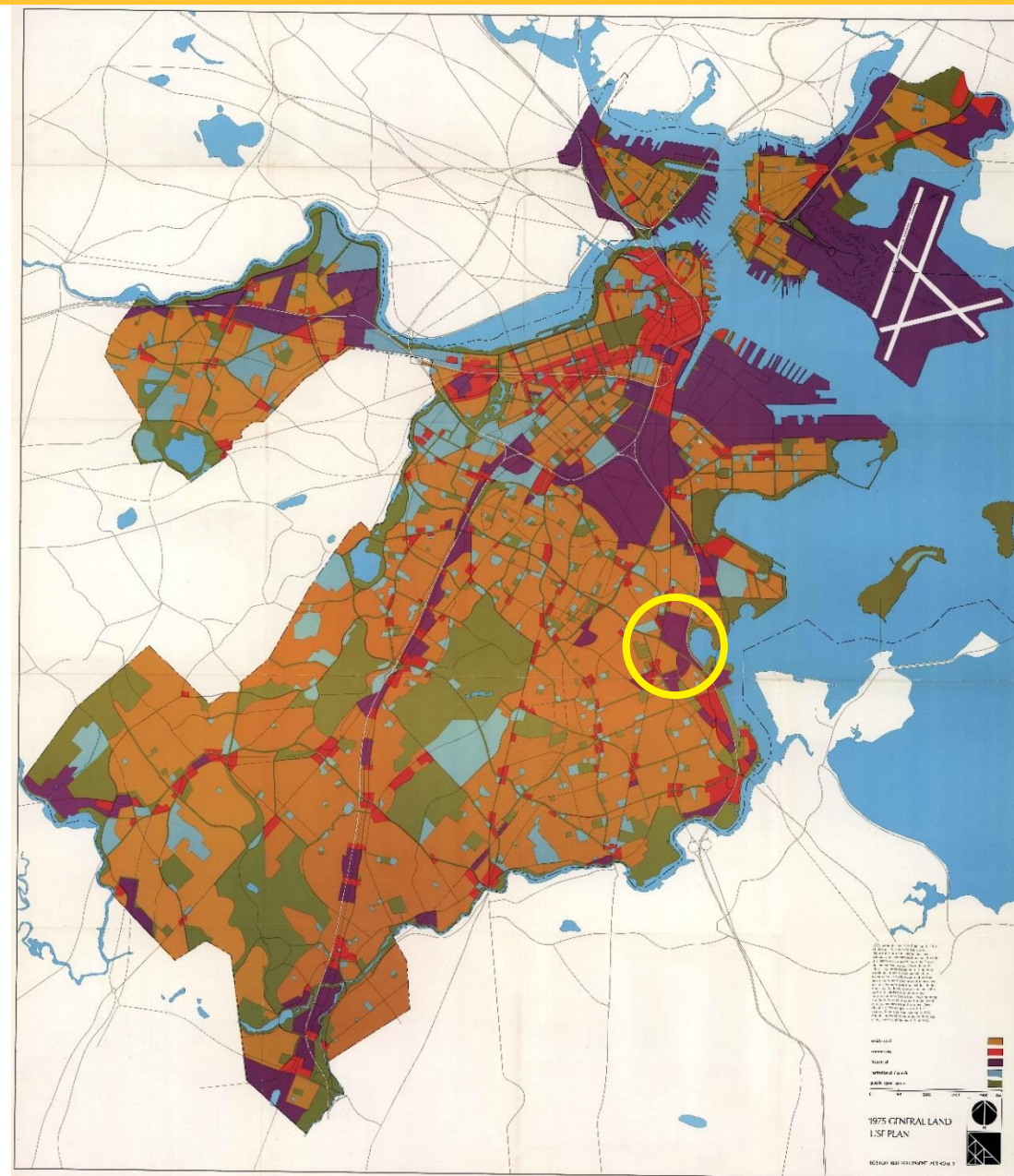


## UZU DI TERENU É KUZÉ?

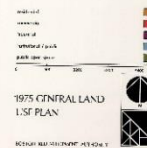
### Ónti y Oji

- Di séklu 19 ti metadi di séklu 20, segregason di uzus di Terenu éra normal pamódi puluison kauzadu pa uzus industrial y autumóvel;
- Na sugundu metadi di séklu 20, pulítikas públiku pa ambienti y teknolujia muda naturéza di indústrias urbanu na Stadius Unidu (Mérka);
- Na final di séklu 20, sidadis torna nase na mundu interu, y tinha nisisidadi di komoda más pesoas ki kreba mora na sidadis.

*Rezidensial*  
*Komersial*  
*Industrial*  
*Institusional/ Públiku*  
*Spasu Abértu*



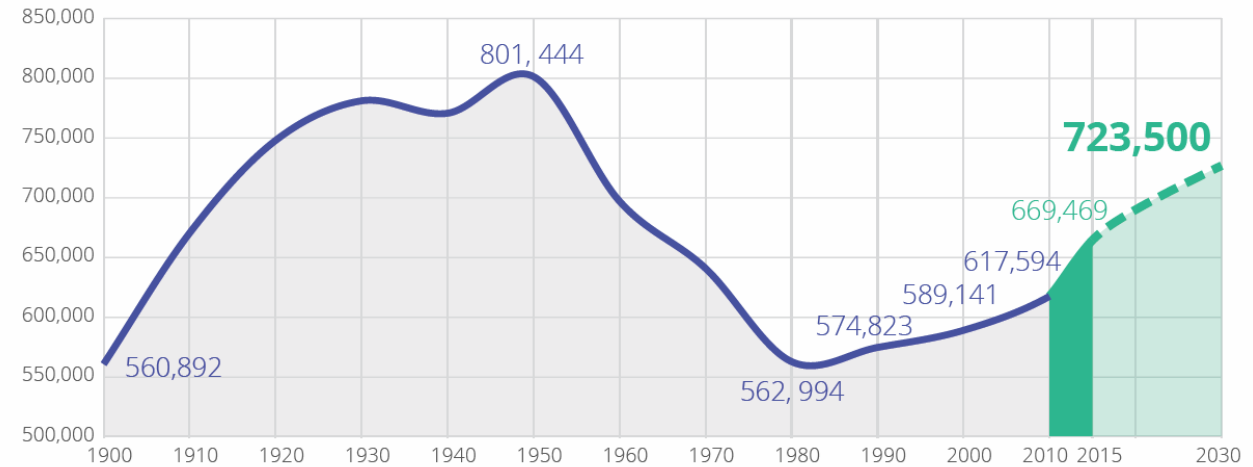
1975 CENTRAL LAND USE PLAN



## UZU DI TERENU É KUZÉ?

### Manhan

- Terenu industrial ta da oportunidad pa planiaméntu di uzu di Terenu na séklu 21;
- Séklu 21 - uzu más konpléksu, ifisienti di Terenu pa satisfaze nisisidadis kada bês máx txeu di kumunidades y falta di Terenu;
- Planiaméntu di uzu di terenu na séklu 21 é un oportunidad pa konstrui zónas konplétu:
  - Trabadjus divérsu;
  - Tipus diferenti di abitason;
  - Sirvisus y uzus kultural;
  - Da skódjas di transpórti.
- Mistura di uzus é fundamental na kriason di kumunidades ki ta da pa anda pé na txon, rizistenti, y ifisienti ku inerja..

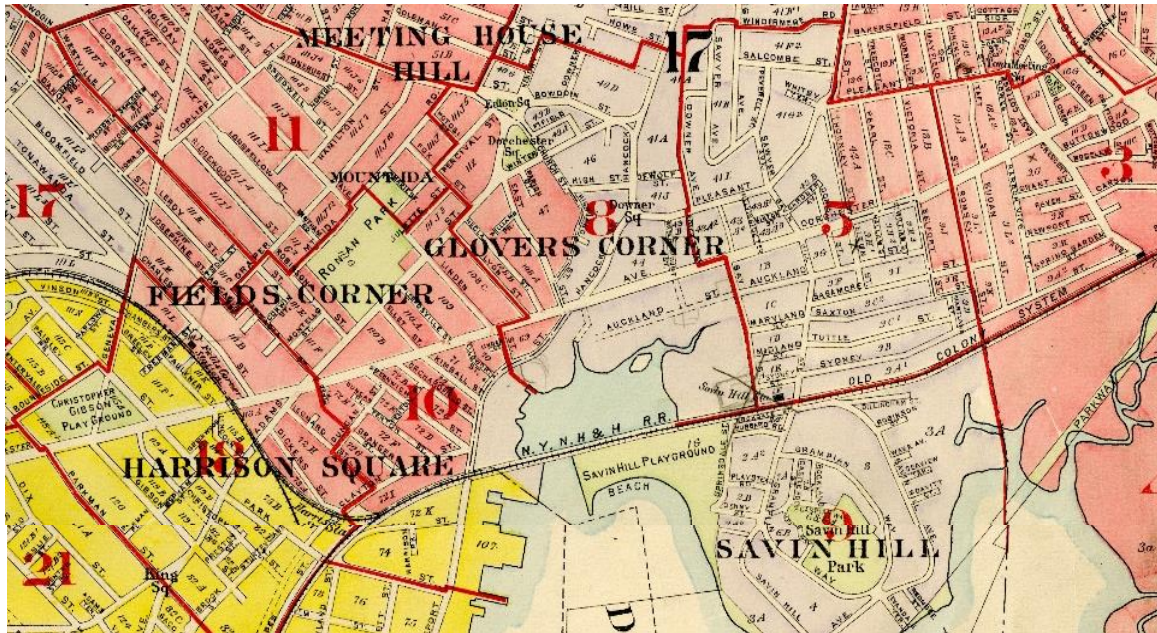


# PLAN: Glover's Corner Dorchester

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## GLOVER'S CORNER UZU DI TERENU

- Stórikamenti ária di studu uzadu prinsipalmenti pa dependenti di indústria y agu



Sanborn Mapa, ki ta pensadu ma é di 1918



Imaji aériu di Glover's Corner di 1958

# PLAN: Glover's Corner Dorchester

Prezerva, midjora y krese



## GLOVER'S CORNER UZU DI TERENU

- Oji-en- dia uzus rilasionadu ku autumóvel ta dumina parti nórti di ária di studu na Freeport Street y Dorchester Avenue;
- Uzus di terenu rezidensial ta konsentra na parti sul di ária di studu;
- Bénda a retalhu, ristoranti, y otus sirvisu na zóna sta spadjadu na koridor di Dorchester Avenue.

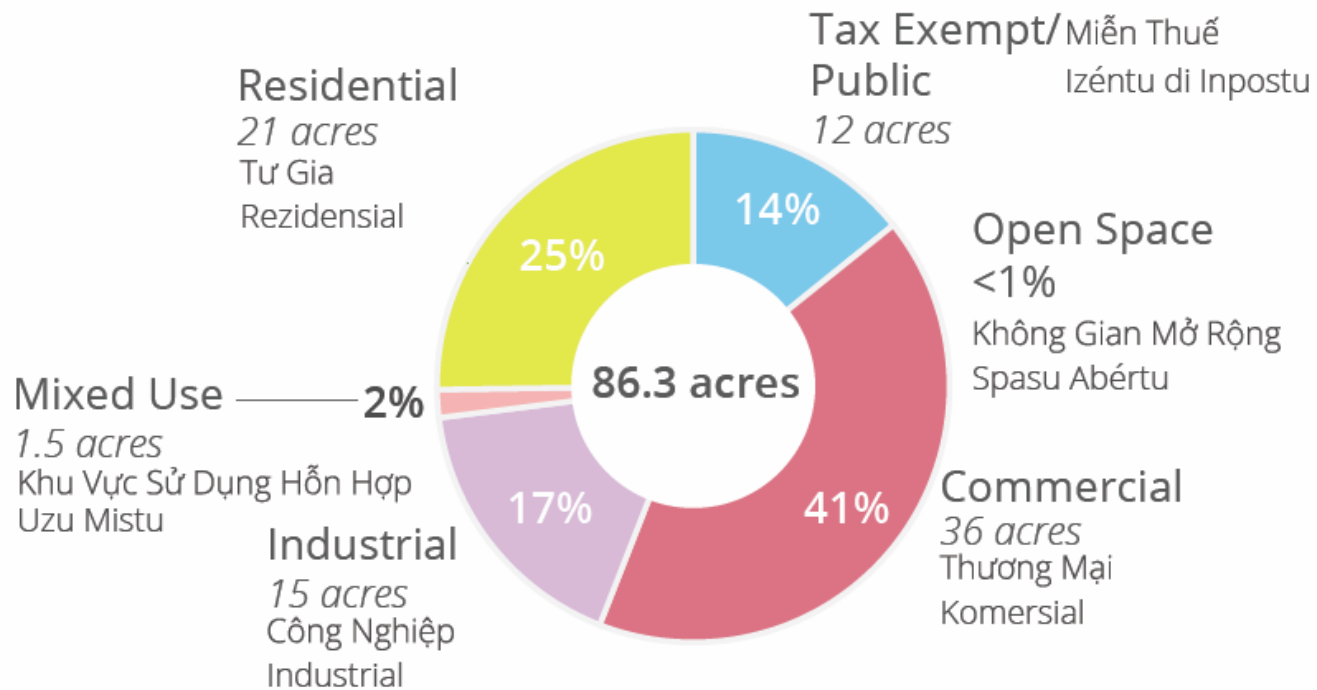


# PLAN: Glover's Corner Dorchester

Prezerva, midjora y krese



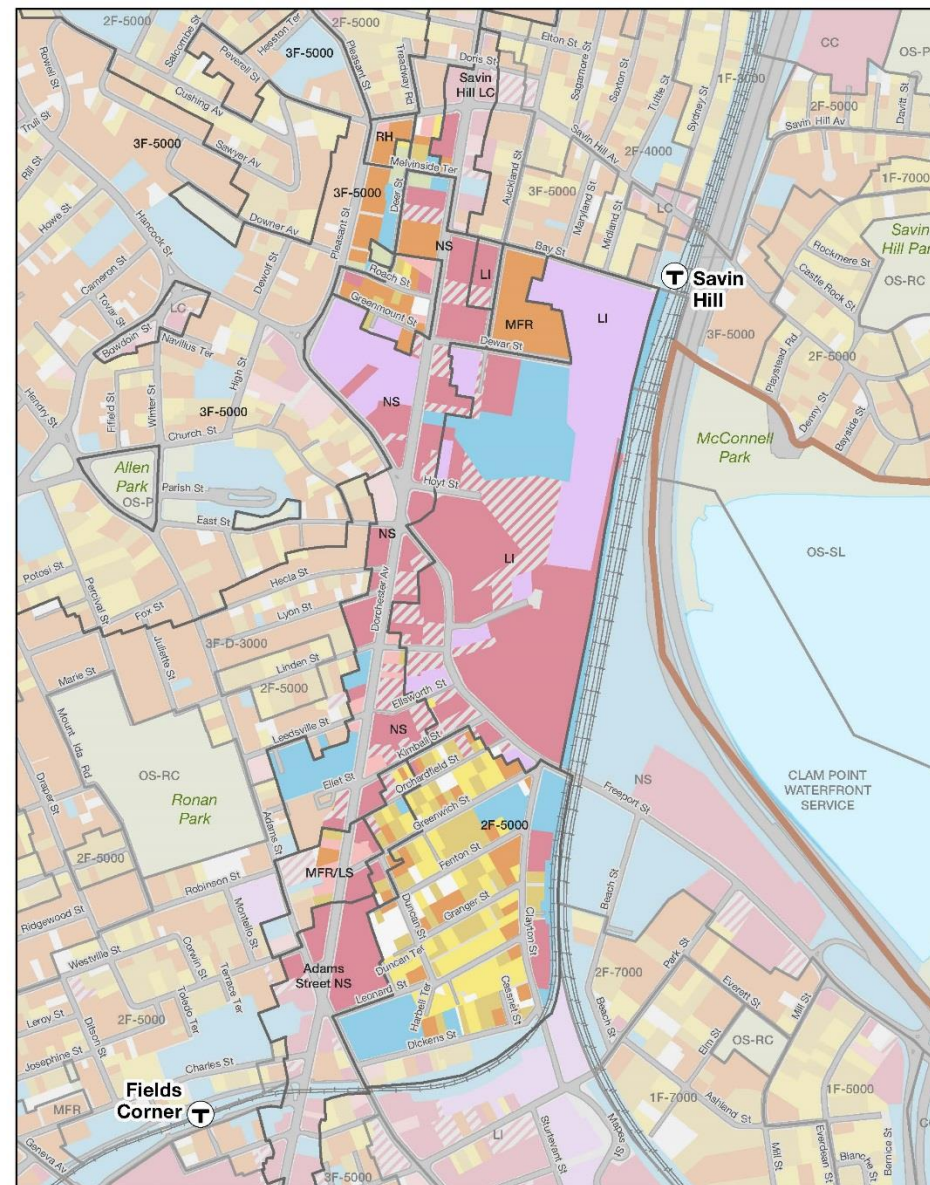
## GLOVER'S CORNER UZU DI TERENU



### 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



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Prezerva, midjora y krese



# 4

## Planiamentu na Sidadi interu



*Vizon Panorámiku di Glover's Corner*

## IMAGINE BOSTON 2030

### Vizon Panorámiku di Glover's Corner

#### Imagine Boston 2030

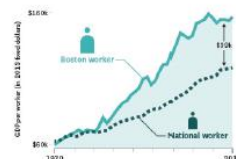
15,000 voices guided Imagine Boston 2030

Today, Boston is in a uniquely powerful position to make our city more affordable, equitable, connected, and resilient. We will seize this moment to guide our growth to support our dynamic economy, connect more residents to opportunity, create vibrant neighborhoods, and continue our legacy as a thriving waterfront city.

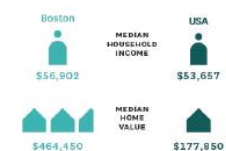
##### Context page 54

Boston responds to its strengths and challenges, including:

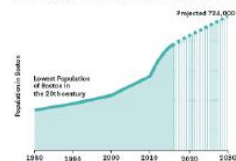
**Productive Economy** People who work in Boston generate \$27B in incremental productivity each year.



**Affordability** Median household income is the same as the nation, but homes are two-and-a-half times as expensive.



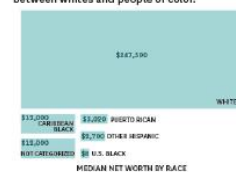
**A Growing Population** Boston grew twice as fast as the nation between 2010 and 2014.



**Changing Climate** As soon as the 2070s, more than \$80 billion of property value will be exposed to flooding.



**Inequality** There is a stark wealth gap between whites and people of color.



**Transformative Technology** Technology is changing how we work, live, and get around.



##### The Opportunity of Growth page 108

Boston is guiding growth to create new places to live and work, improve quality of life, and increase affordability.

- › Boston is projected to reach a population of 724,000 by 2030 and 801,000 by 2050, up from 656,000 in 2014.
- › Boston is expected to have 829,000 workers by 2030 and more than 900,000 jobs by 2050, up from 719,000 in 2014.

##### Taking Action page 136

Boston identifies physical locations where integrated growth, enhancement and preservation will respond to opportunities and challenges. →

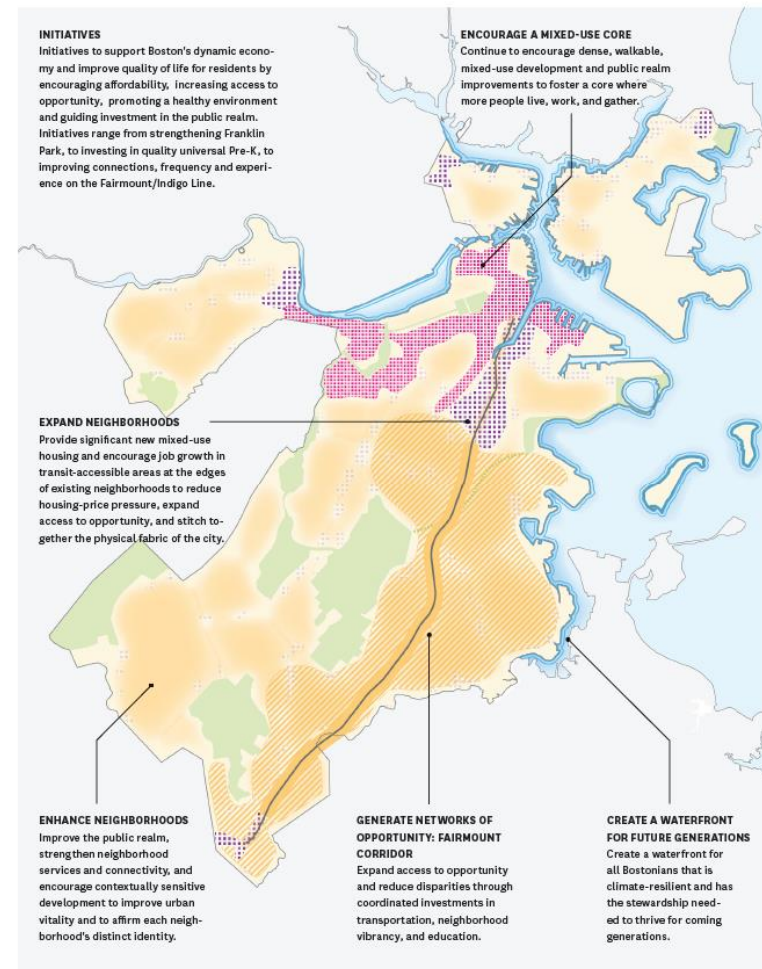
##### Initiatives page 288

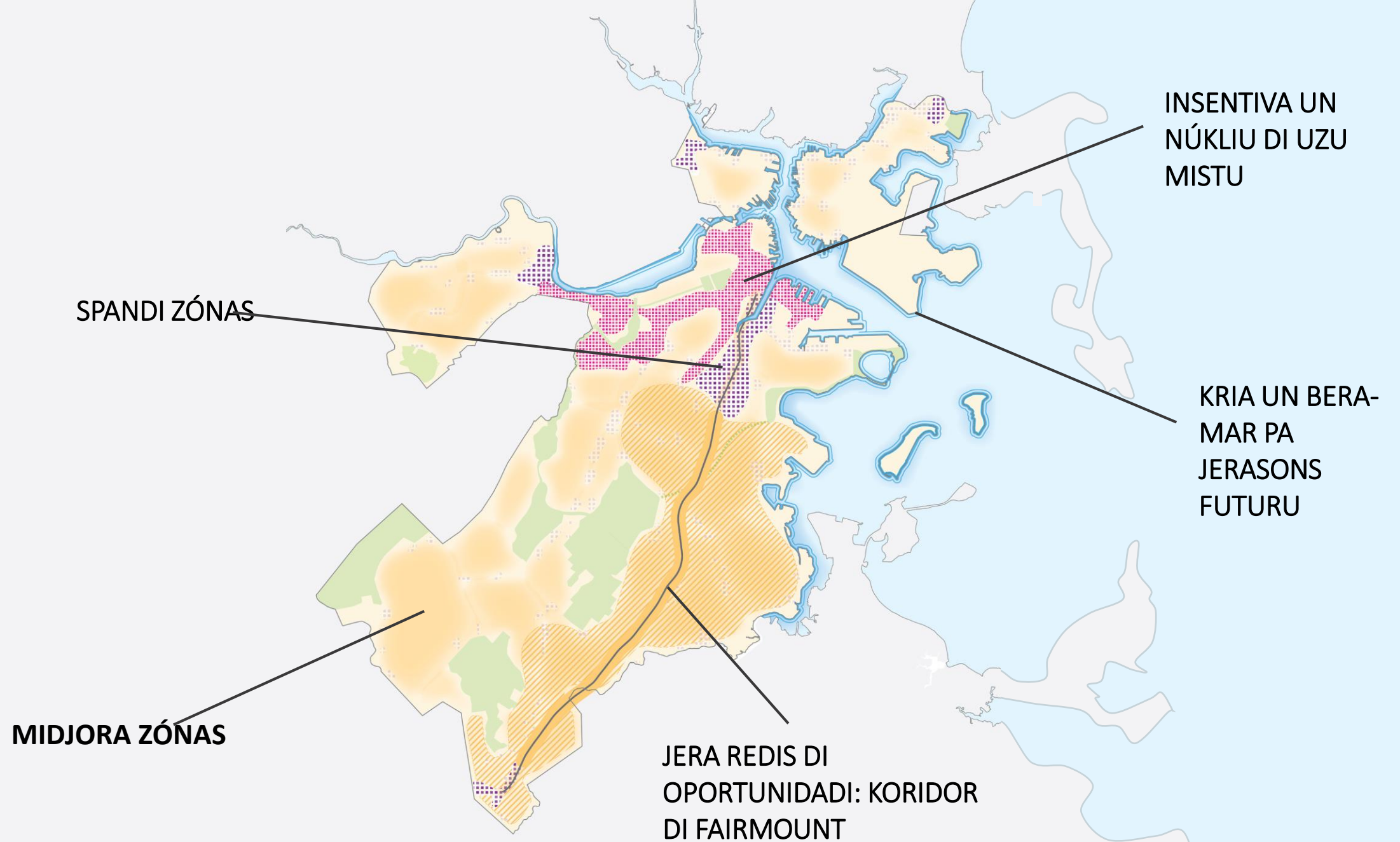
Boston outlines programs, policies, and investments to support each of the action areas.

- › Housing
- › Health & Safety
- › Education
- › Energy & Environment
- › Open Space
- › Transportation
- › Technology
- › Arts & Culture
- › Land Use & Planning

##### Next Steps page 399

- Boston will implement the plan by:
- › Building partnerships with the public, private and non-profit sectors
  - › Identifying and coordinating funding sources
  - › Testing new policies through pilots
  - › Setting metrics to measure success



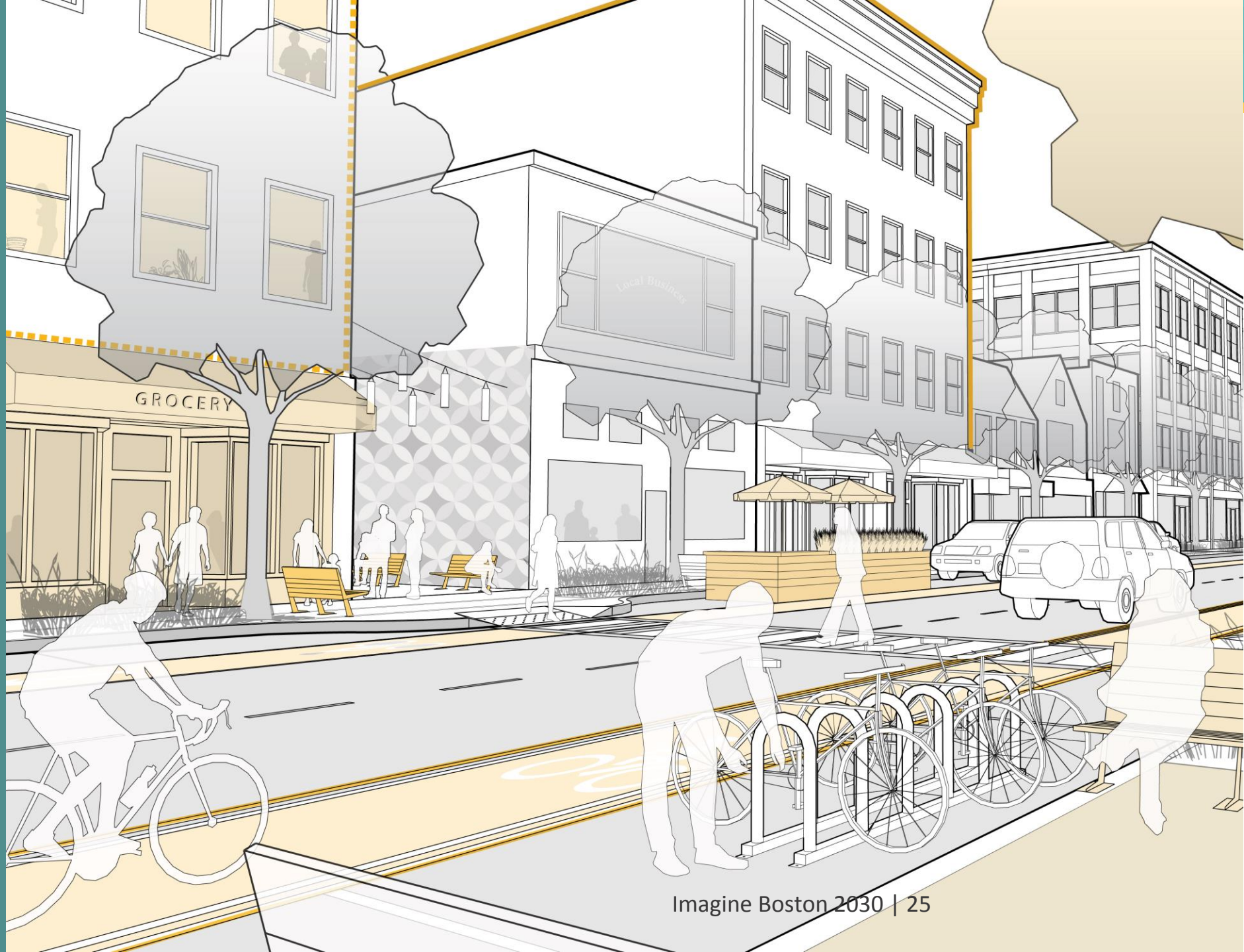




# Midjora Zónas

## Vizon

- *Asesibilidadi (bon présum) di abitason*
- *Karater di zóna*
- *Dizenvolviméntu sensível a kontestu*
- *Asésu a trabadju*
- *Ligasons di transpórti*
- *Sirvisus pa nisisidadi di dia-dia*
- *Spasus pa riunion di kumunidadi*
- *Spasus públiku pa tudu idadi*



# Spandi Zónas

- Sullivan Square
- Newmarket and Widett Circle
- Fort Point Channel
- Suffolk Downs
- Readville
- Beacon Yards



# Spandi Zónas

## Vizon

- *Kresiméntu di abitason*
- *Kresiméntu di inprégu*
- *Uzus industrial*
- *Priparason pa klima*
- *Ligasons di transpórti*
- *Spasu abértu*
- *Dizenvolviméntu sensível a kontestu*
- *Investiméntu pró-ativu na infrastrutura (ki ta pruveta valor di dizenvolviméntu)*



# Sforsus di Planiaméntu na Sidadi Interu



# 5

## Izersísiu di Uzu di Terenu



*Izénplu di Izersísiu di Uzu di Terenu*

## ATIVIDADADI DI PLANIAMÉNTU

### Objetivus

- En ekipa, kria un vizon di uzu di terenu pa Planu: Ária di Studu di Glover's Corner
- Ilustra ki árias ki bu ta gostaba di prezerva y ki árias ki provávelmenti ta muda
- Uzu di Terenu ta afeta otus tópickudi planiaméntu ki nu ta ben dibati na workshops na futuro:
  - Mobilidadi & Konetividadi
  - Karater di Zóna
  - Abitason & Asesibilidadi
  - Trabadjus y Inprézas
  - Rizisténsia a Klima & Sustentabilidadi
  - Spasu Abértu

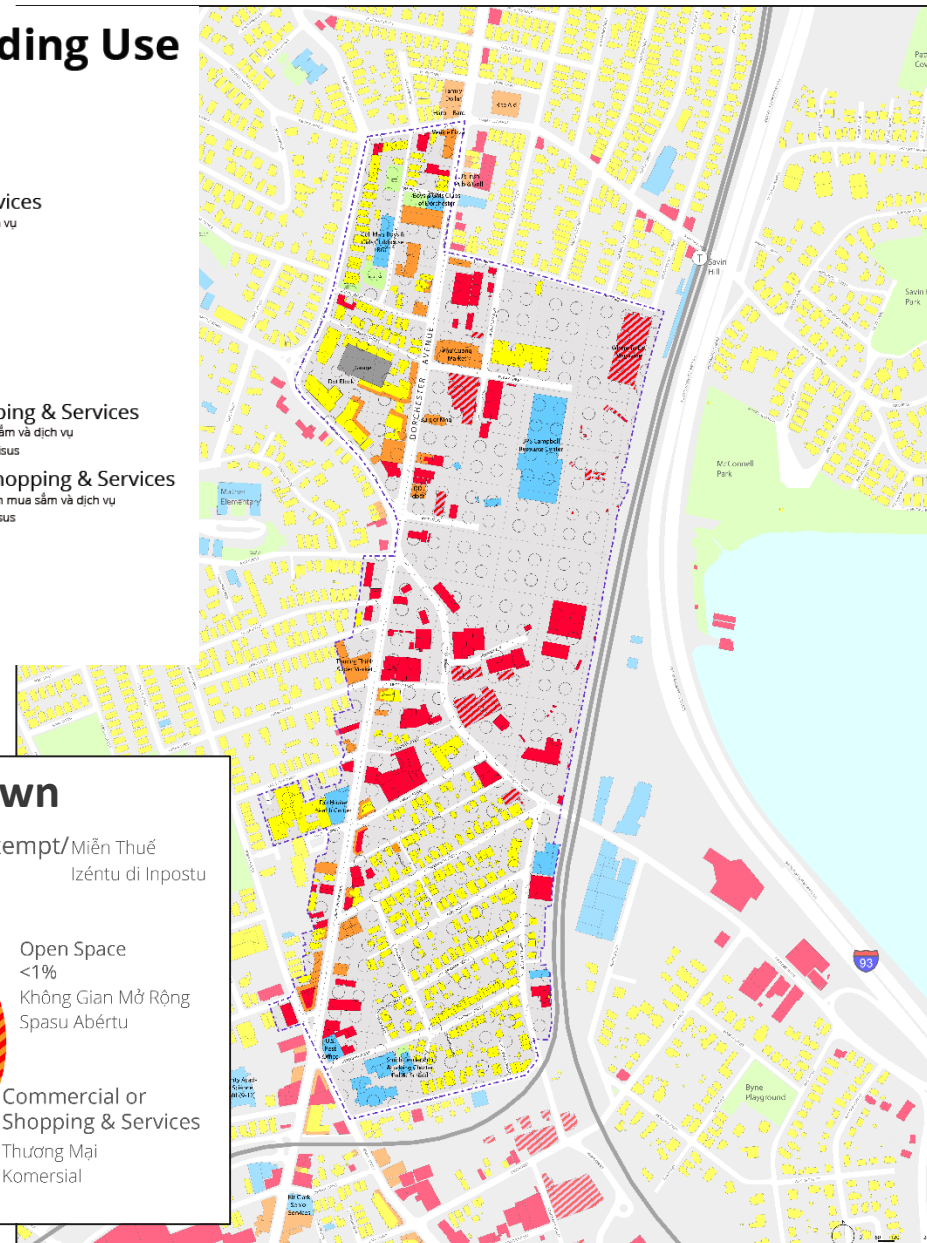
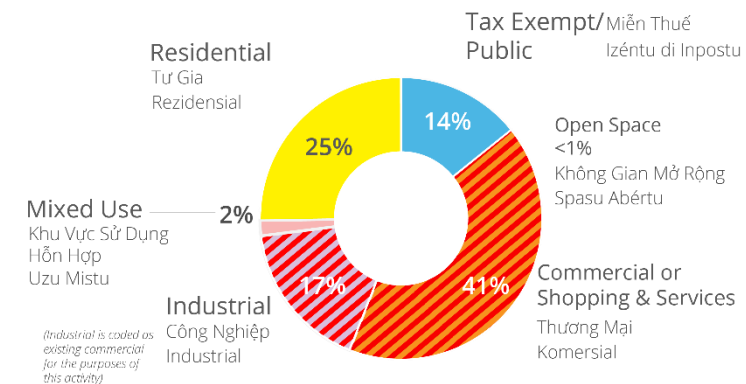
### Existing Building Use

Sử Dụng Đất

Uzu di Terenu



### Existing Land Use Breakdown



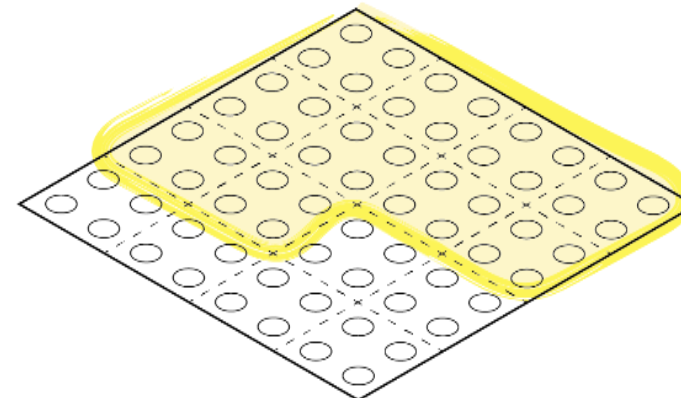
## INSTRUSONS DI IZERSÍSIU DI UZU DI TXON

### Instruson di Atividadi



#### Pasu 1: Dibati

Dibati sobri kondisons atual di uzu di txon na zóna.

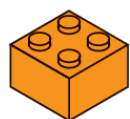
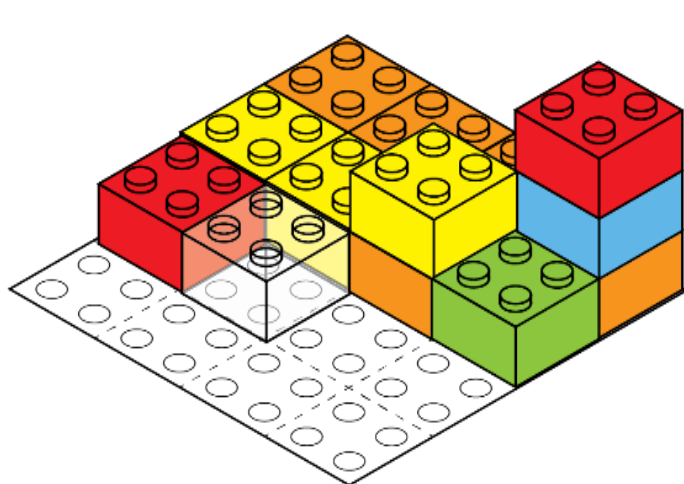


#### Pasu 2: Dizenha

Dizenha ária na mapa undi ki bu ta kre prezerva e ária ki bu ta spera mundansa.

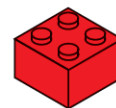
## INSTRUSONS DI IZERSÍSIU DI UZU DI TXON

### Instruson di Atividadi



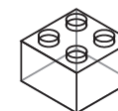
Laranja

**Kónpras & Sirvisus**  
(ofisina di mekániku,  
mersearia, linpéza a séku,  
ristoranti, etisétra)



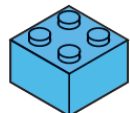
Burmedju

**Komersial**  
(skritórius, béndá a grosu/a-  
takadu)



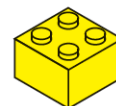
Klaru

**Industrial di séklu 21**  
(spasu pa artistas, artizanatu,  
servejaria pikinóti, uzus di  
inpaktu industrial baxu ki é linpu  
y ka ta perturba vizinhos txeu)



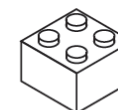
Azul

**Kultural & Síviku**  
(galaria, spasu kumunitáriu)



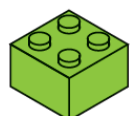
Amarélu

**Abitason**  
(apartaméntus, kazas di un  
familia, kazas di trêš andar,  
etisétra)



Branku

**Bu Kategoria**  
Kuzé ki nu skese?  
Uza markadoris ki ta paga  
séku pa anota kategoria ki bu  
skodje.



Verdi

**Spasu Abértu**  
(parkis, prasas, kuberturas  
verdi, jardins di txuba, parkis  
di diverson, etisétra)

### Pasu 3: Imajina

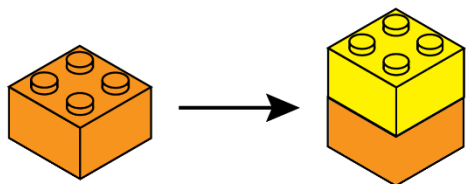
Undi ki kada tipu di uzu di txon ta bai? Poi blókus di uzu di txon na mapa, un uzu di txon di kada bés.

***Númeru di blókus ka ta reprizenta altura. Blókus ka ta reprizenta ninhun unidadi di spasu, y kontaji final di blókus ta sirbi só pa ilustrason.***



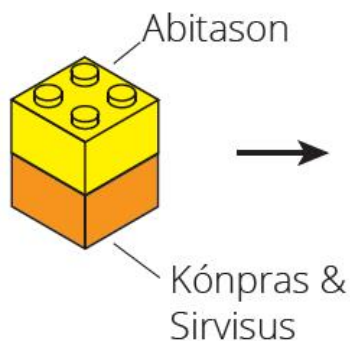
## LAND USE PLANNING ACTIVITY

### Izénplu di Senárius (situasons)

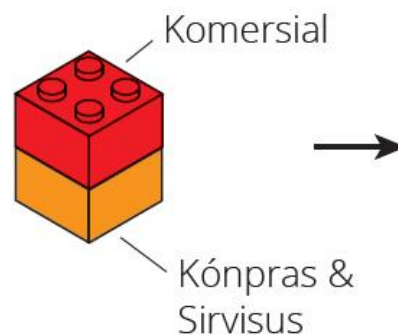


*“N kre kel spasu li pa ten más rezidénsia, má pa ten algun lója”*

***Númeru di blókus ka ta reprizenta altura. Blókus ka ta reprizenta ninhun unidadi di spasu, y kontaji final di blókus ta sirbi só pa ilustrason.***



*299-309 Hancock St., Glover's Corner, Dorchester*



*Fields Corner Business Lab (laboratóriu) and Home.stead Bakery in the Lenane Building (padaria), Fields Corner*

## RIKURSUS DI SIDADI

Si bo ó algen ki bu konxe sa ta infrenta dislokason (mudansa pa otu lugar) nes muméntu li, komu rezidenti ó inpréza, pur favor purgunta funsionárius sobri kes siginti kontatu y rikursu::

### **Gabineti di Dizenvolviméntu di Trabadjadoris**

[617-635-5283](tel:617-635-5283) | [owd.boston.gov](http://owd.boston.gov)

### **Boston Home Center**

[617-635-4663](tel:617-635-4663) | [bostonhomecenter.com](http://bostonhomecenter.com)

### **Gabineti di Stabilidadadi di Abitason y Asistensia di Imerjénsia**

[617-635-4200](tel:617-635-4200) | [rentalhousing@boston.gov](mailto:rentalhousing@boston.gov) | [Boston.gov/housing/office-housing-stability](http://Boston.gov/housing/office-housing-stability)

### **Gabineti di Dizenvolviméntu di Inprézas Pikinóti**

[617-635-0355](tel:617-635-0355) | [boston.gov/departments/small-business-development](http://boston.gov/departments/small-business-development)

## KONEKTA KU EKIPA DI PLANIAMÉNTU

### Site

bit.ly/PlanGlovers

### Viktorija Abolina

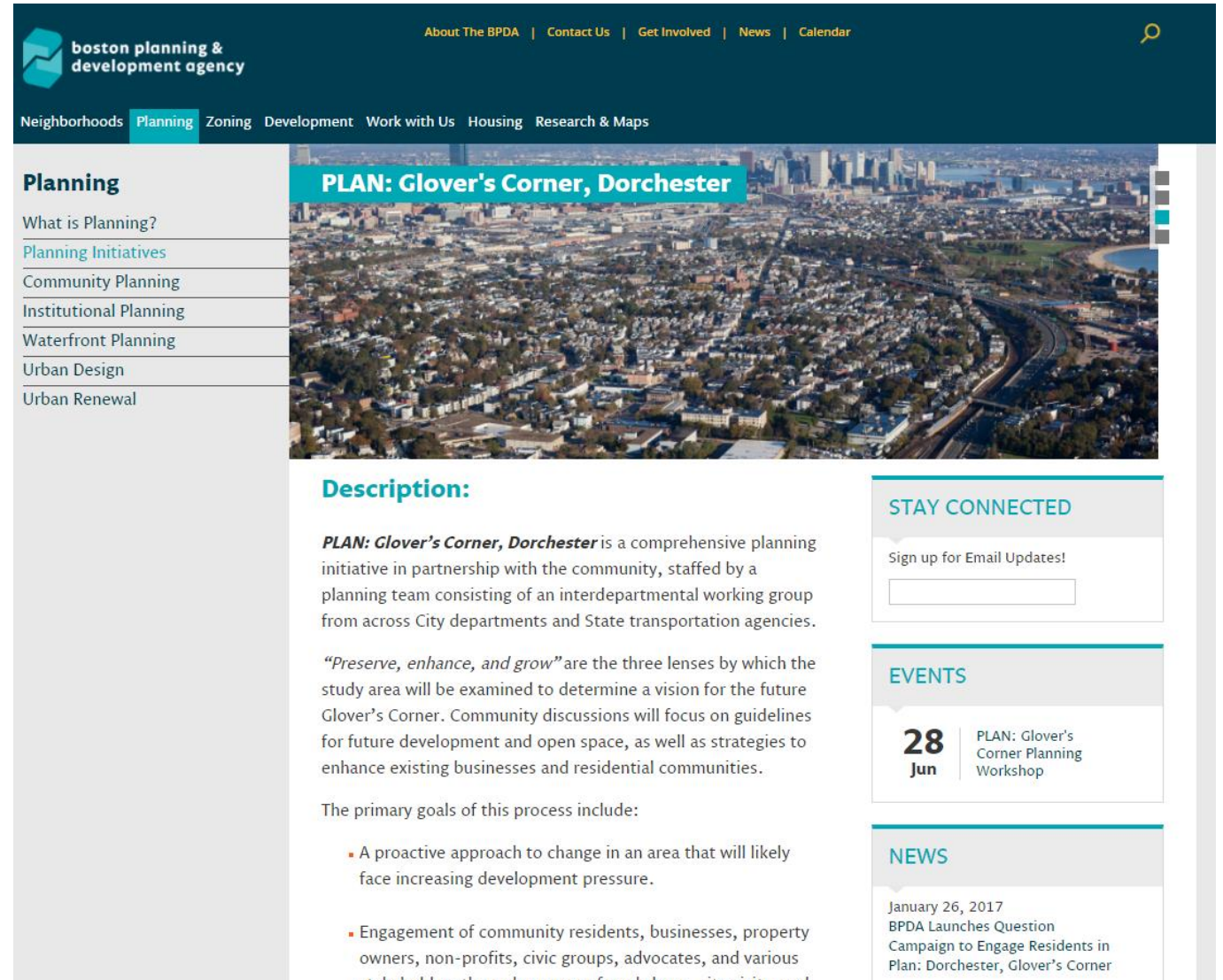
Viktorija.Abolina@Boston.gov

### Cecilia Nardi

Cecilia.Nardi@Boston.gov

### Partilha

 #PlanGlovers @BostonPlans



The screenshot shows the BPDA website page for the PLAN: Glover's Corner, Dorchester project. The page features a navigation menu with 'Planning' highlighted, a sidebar with a 'Planning' menu, and a main content area with a description and a 'STAY CONNECTED' section. The description states that the project 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. It also mentions that the study area will be examined through three lenses: 'Preserve, enhance, and grow'. The primary goals include a proactive approach to change in an area facing increasing development pressure and engagement of community residents, businesses, property owners, non-profits, civic groups, advocates, and various stakeholders through a range of workshops, site visits, and other activities.

**Planning**

- What is Planning?
- Planning Initiatives
- Community Planning
- Institutional Planning
- Waterfront Planning
- Urban Design
- Urban Renewal

**PLAN: Glover's Corner, Dorchester**

**Description:**

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

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

The primary goals of this process include:

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

**STAY CONNECTED**

Sign up for Email Updates!

**EVENTS**

**28 Jun** | PLAN: Glover's Corner Planning Workshop

**NEWS**

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