



Urban Design Scenarios Workshop

November 8, 2018

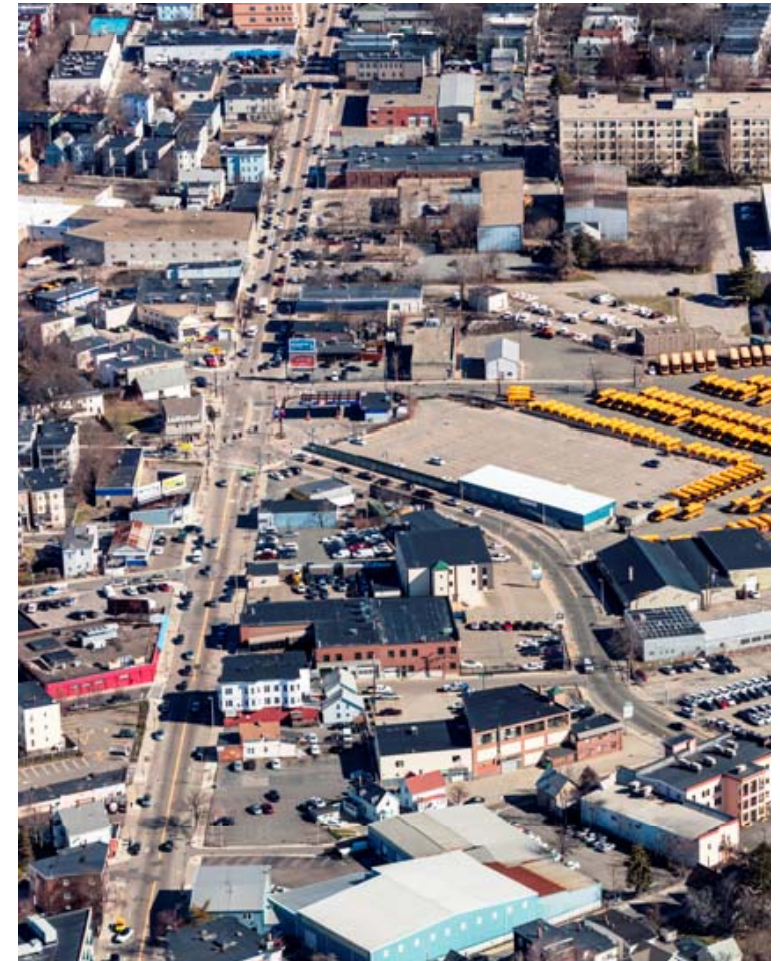
PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.



AGENDA

- 1 What We Heard**
Neighborhood goals & needs
- 2 Economic and Physical Analysis**
Experts tell us how to realize goals & needs (Theory)
- 3 Zoning Strategies**
Successful local precedent (Practice)
- 4 Urban Design Tools for Contextual Design**
What does all this look like?
- 5 Discussion Stations**
A closer look at these topics
- 6 Open Question & Answer**



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1

PLAN: Glover's Corner Overview

What We Have Heard:

Neighborhood Needs & Goals



Housing Toolkit Workshop, March 29, 2018



Planning Workshop, June 28, 2017

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Process Overview

FEBRUARY 2017 - Question Campaign

MARCH 8, 2017 - Open House

MAY 4, 2017 - Walk Bike Tour

MAY 18, 2017 - Visioning Workshop

JUNE 15, 2017 - Transportation Consultant

JUNE 28, 2017 - Planning Workshop

JULY 2017 - Advisory Group Finalized

OCTOBER 25, 2017 Land Use Workshop

NOVEMBER 29, 2017 Transportation Workshop

JANUARY 10, 2018 Community Conversations Workshop

MARCH 29, 2018, Housing Toolkit Workshop

MAY 16, 2018 Exploring Housing Ideas Workshop

JULY 31, 2018 Neighborhood Character Outdoor Workshop

SEPTEMBER 20 2018 Maintaining Affordability Workshop

Housing Deep Dive Sessions (September & October 2018)

NOVEMBER 8, 2018, Urban Design Scenarios Workshop



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What We Heard: Open House & Question Campaign

- “**Affordable** to those who live here”
- “Maintain the **diversity** of Dorchester”
- “Make more **space for people**, less space for cars, to make the neighborhood more interesting”
- “Focus on **pedestrian safety** and access to public/green space”
- “Ensure new development has **public green space**”
- “Buildings will have to be **climate-proofed** as sea level rises and storms increase”



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What We Heard: Visioning Workshop

Highest Priority

- Create housing for a range of income levels

Development Without Displacement

Other Top Priorities

- Plan for a climate-resilient neighborhood
- Create safe, walkable bike-friendly streets
- Improve transit options and neighborhood connections
- Preserve and grow quality jobs
- Provide support for local businesses
- Create an active, people-centric district through development
- Support cultural diversity of the neighborhood



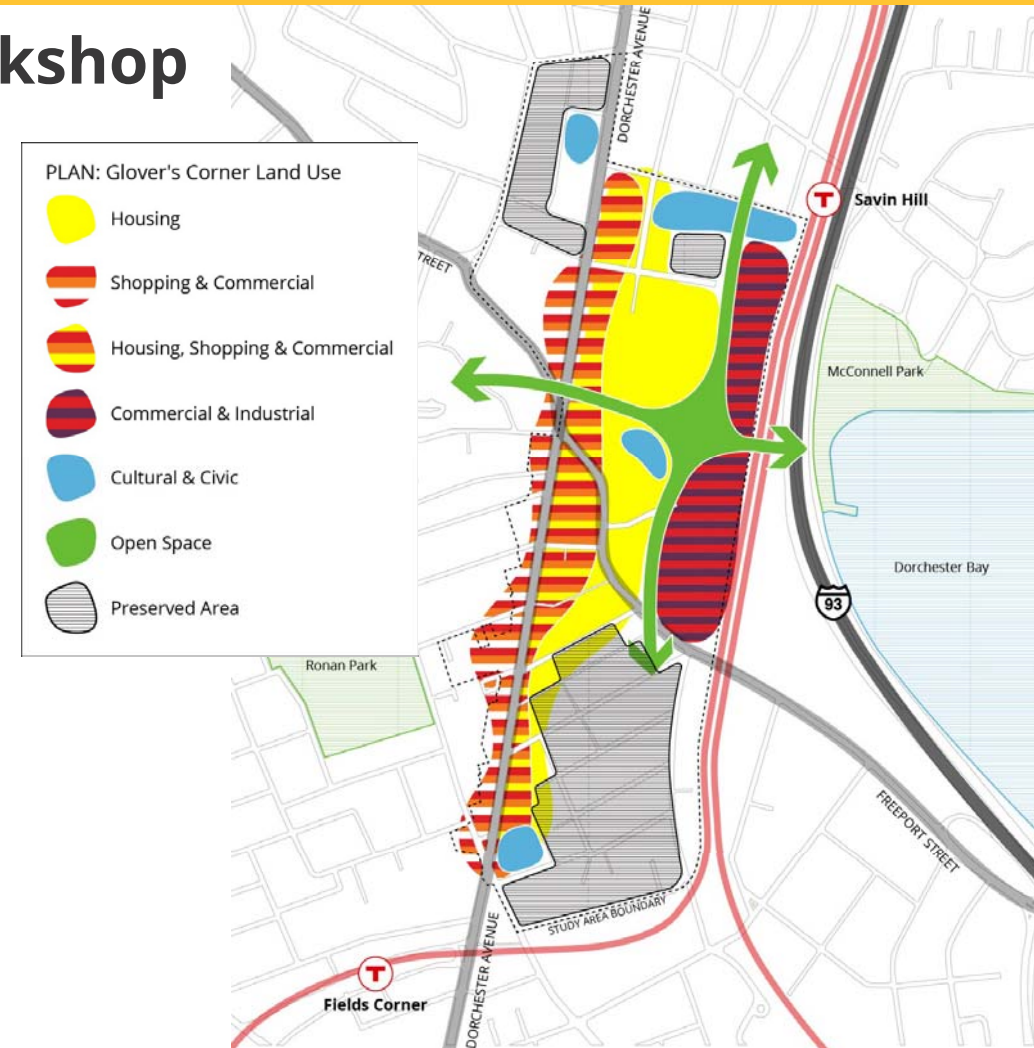
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What We Heard: Land Use Workshop

- **Preserve existing residential fabric**
- **Housing uses** along Dorchester Avenue and Freeport Street but away from the Red line train tracks
- **Shopping and commercial uses** along Dorchester Avenue
- **21st Century industrial** and commercial uses along the track
- **Provide open space links** to the greater network of open spaces in area.
- **Provide a variety of civic**, educational, and cultural spaces to serve diverse community



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We heard that many participants were **enthusiastic** about:

- New open space
- Active street fronts and public realm
- Improved sidewalks and safer streets for bikers and pedestrians.

We heard that many participants were **concerned** about:

- Affordable housing
- Displacement of residents and businesses
- Traffic



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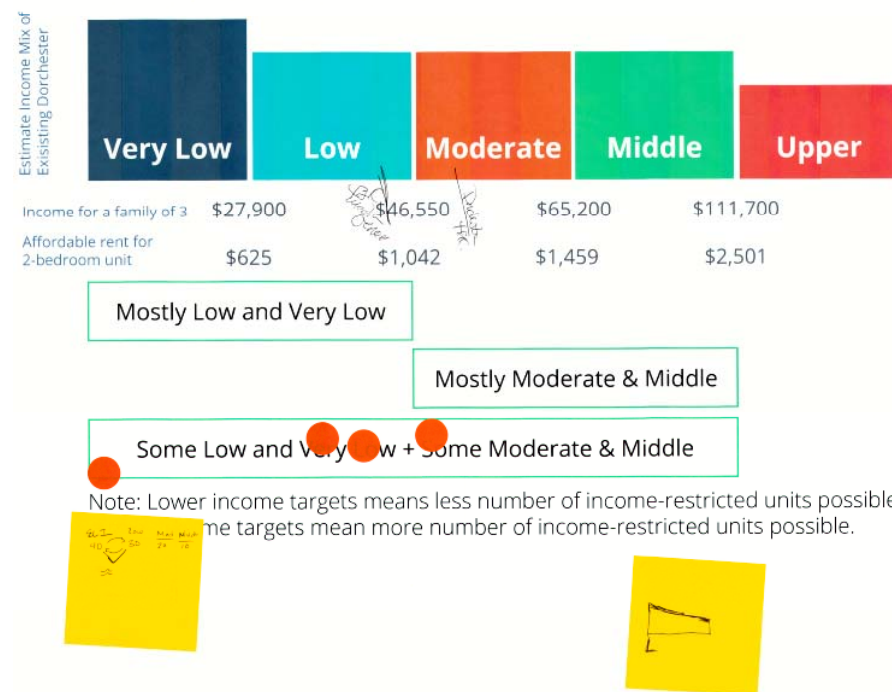
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What We Heard: Housing Toolkit and Housing Ideas

- **Workshop 1 (March '18):** existing City programs and services to create income-restricted housing and to prevent displacement
- **Workshop 2 (May '18):** ideas to create income-restricted housing and prevent displacement in Glover's Corner and Dorchester
- **Workshop 3 (September '18):** opportunities and limitations of new development to create income-restricted housing
 - **Deep Dive 1 (September '18):** detailed discussion of Landwise's economic analysis
 - **Deep Dive 2 (October '18):** 1. What new development means for existing residents. 2. Housing stability programs, policies and services with Department of Neighborhood Development

1. What affordability mix for Affordable, Income-Restricted Housing do you think is needed for the neighborhood?



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NEIGHBORHOOD PLANNING NEEDS AND GOALS

- Development **without displacement**
- **Housing affordable to a range** of incomes
- New **streets and sidewalks**
- Public **open space**
- Affordable neighborhood **retail/amenities**
- **Affordable commercial** space
- **21st century industrial space** for artists/entrepreneurs
- Cultural, art, and **civic space**
- **Jobs** for all earning and educational levels

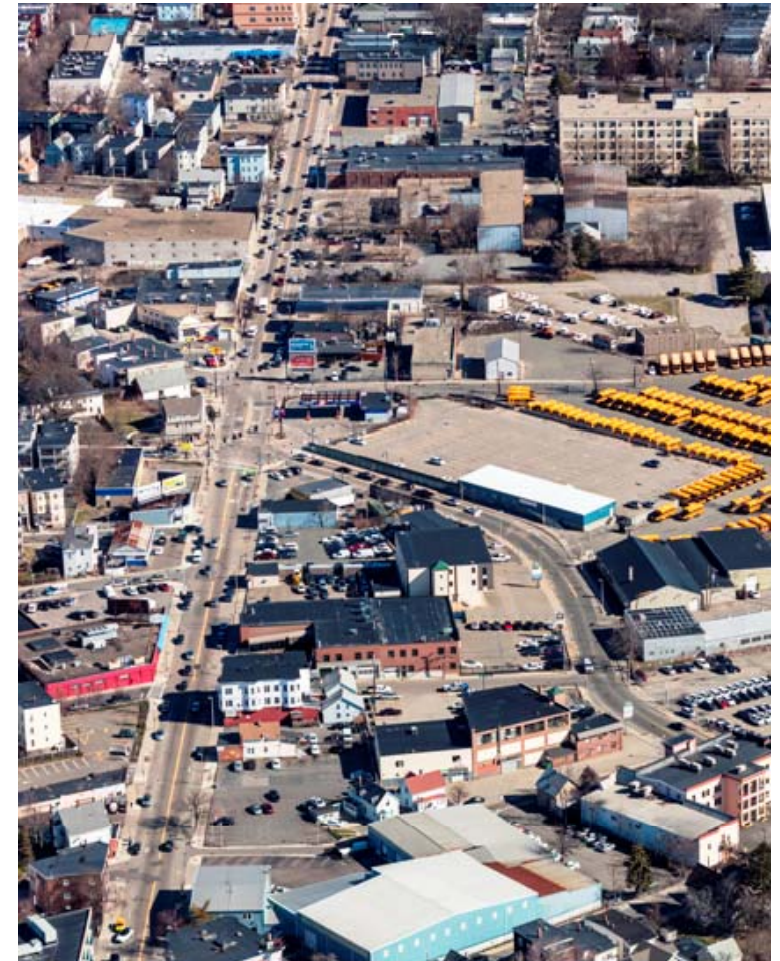
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Economic & Physical Analysis



Affordable Housing Feasibility Tests

Following from work to understand housing needs, and address housing issues raised by community members, the planning team sought to understand the economics that would underpin a plan for development without displacement.

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CONCLUSION:

A limited range of feasible affordability percentages are possible. These outcomes depend on affordability levels and infrastructure/land costs, if heights are held at 70 feet.

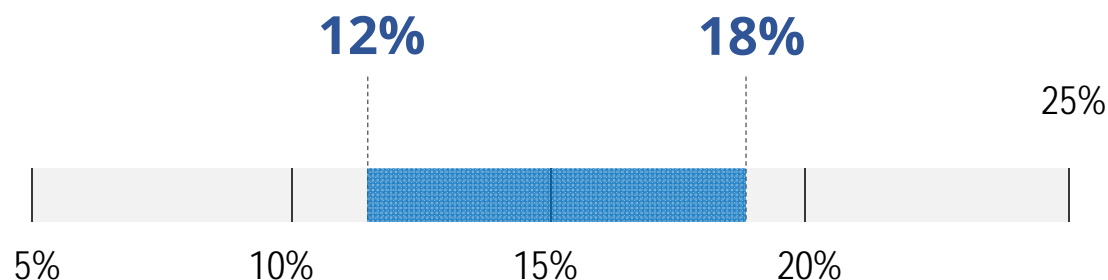
Affordable at

Moderate-Income Levels

\$1,642 monthly rent for 2BR

\$67,950 annual income

Household size: 3



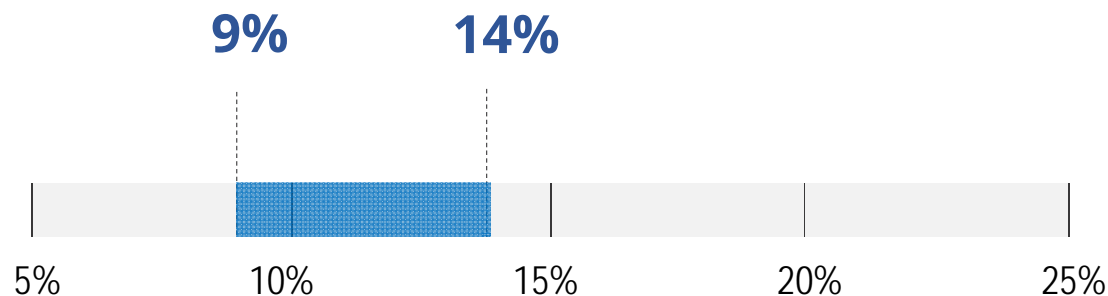
Affordable at

Low-Income Levels

\$1,173 monthly rent for 2BR

\$48,550 annual income

Household size: 3



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Height Bonus and Benefits Conceptual Diagram

- Affordable Housing for very-low-, low-, and moderate-income households
- Affordable commercial space
- Open Space
- New streets and sidewalks
- Civic and cultural space
- Job training and 21st century industrial job opportunities

**Benefits
up to 150 feet***

*TBD based on community process

35'-40' Existing
Allowed Heights

Housing

Job Training
Opportunities
21st century
Industrial

Retail/Amenities

Affordable
commercial space
**Affordable
Housing**
Civic Cultural
Space

Open Space
New Streets

New Sidewalks

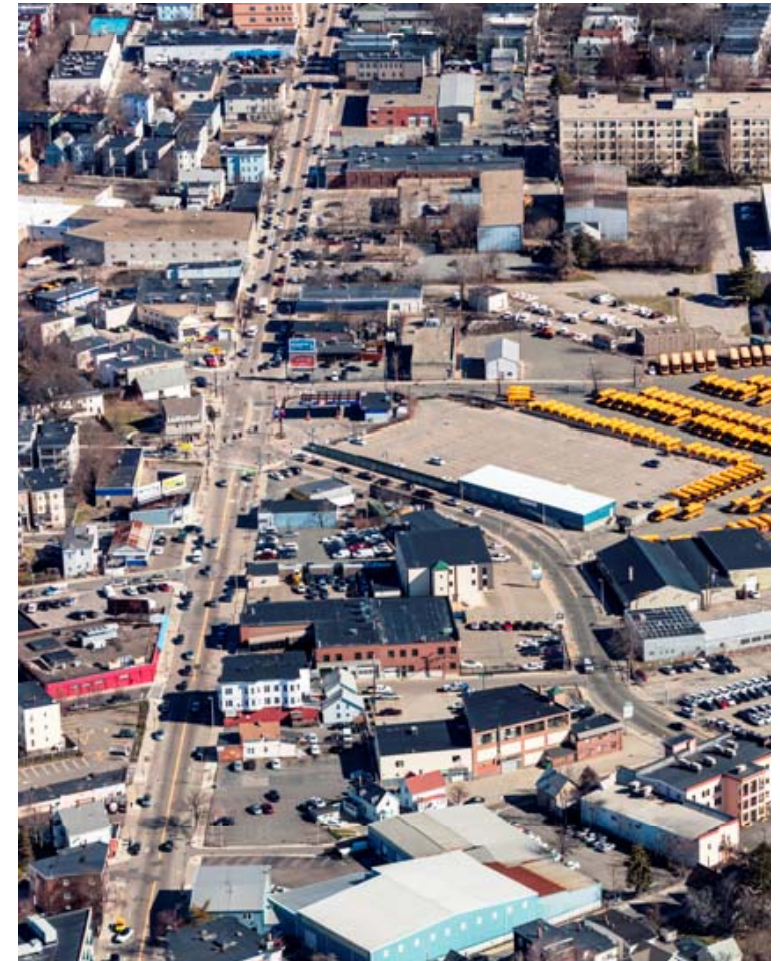
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Zoning Strategies

Local Precedents for Neighborhood Planning

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HARRISON-ALBANY CORRIDOR PLANNING STUDY

South End, 2012

- The planning study created an opportunity to **plan strategically for the public benefits**, types of uses, public realm, and the scale of buildings that were best suited for corridor
- We know that the character and needs **are different** from neighborhood to neighborhood
- Some of the same **zoning mechanisms** can be applied to realize community goals for Glover's Corner



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South End, 2012



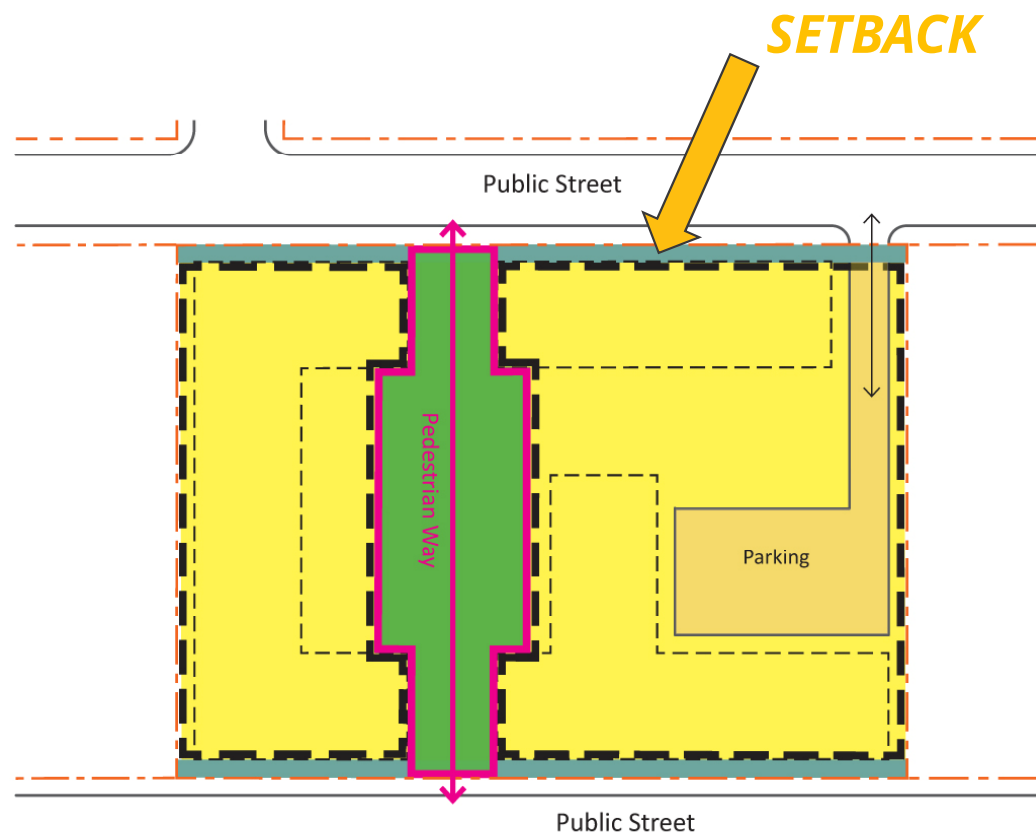
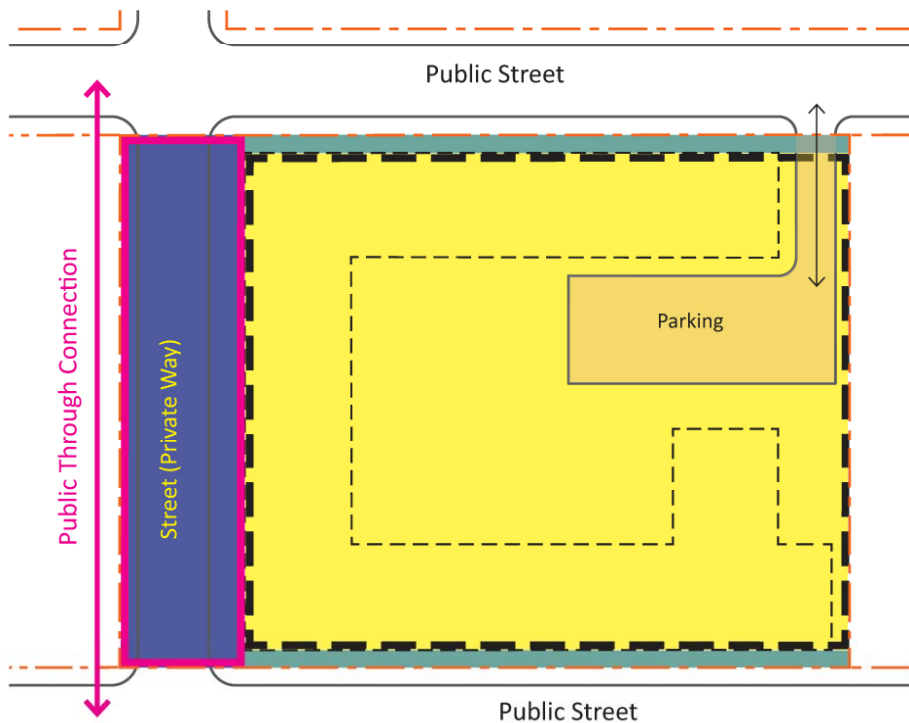
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HARRISON-ALBANY STUDY

Lot Coverage & Setbacks (80%)



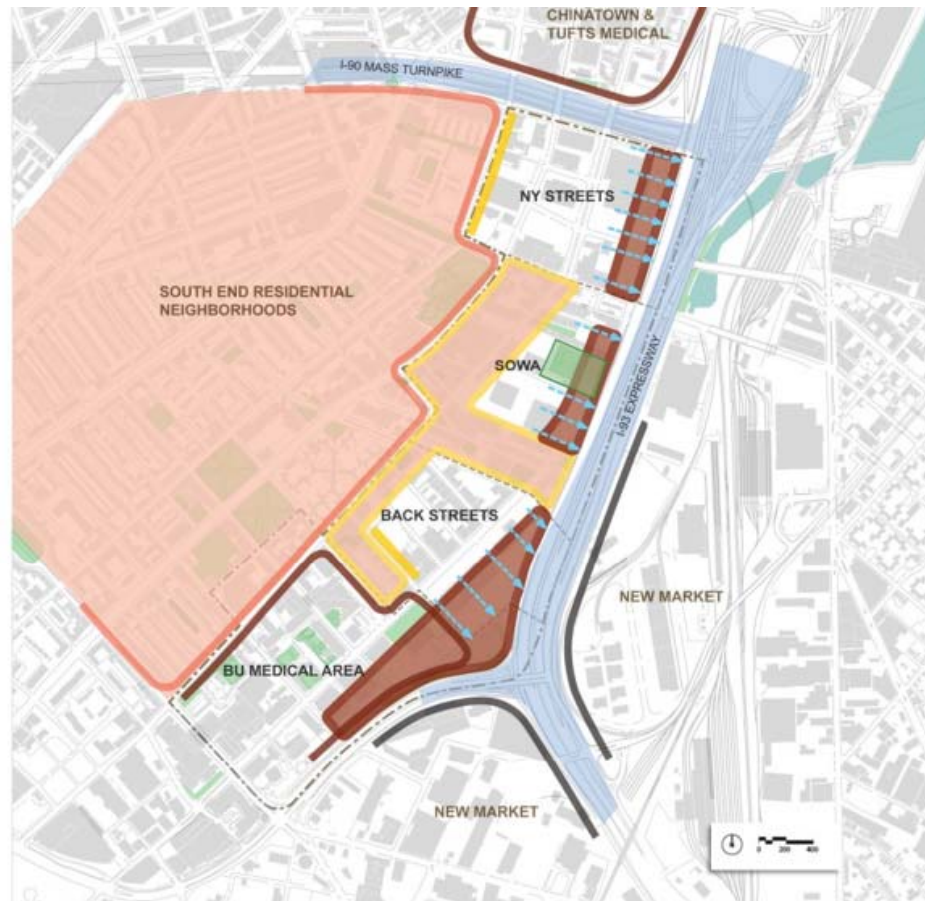
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HARRISON-ALBANY STUDY

Height Concept



-  Compatible height with the South End neighborhoods
-  Taller height
-  Bldg. massing to avoid walls

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HARRISON-ALBANY STUDY

Density Bonus – Community Benefits

20% Affordable Housing – 20% of the project's residential units must qualify as affordable housing according to the **Inclusionary Development Program (IDP)** of the City of Boston.

OR

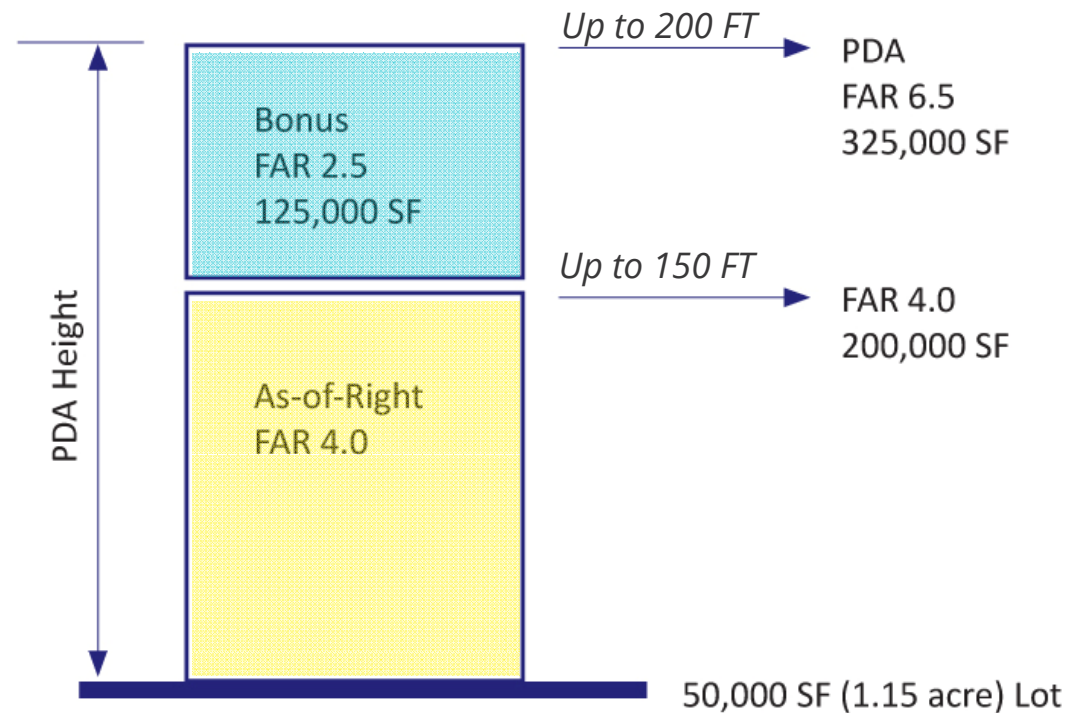
Affordable Cultural Space – 5% of the bonus square footage to be dedicated to non-profit cultural entity

OR

Affordable Commercial Space – 5% of the bonus square footage must be provided to a start-up business or its equivalent value must be provided to a program or loan fund

OR

Mixed-use projects



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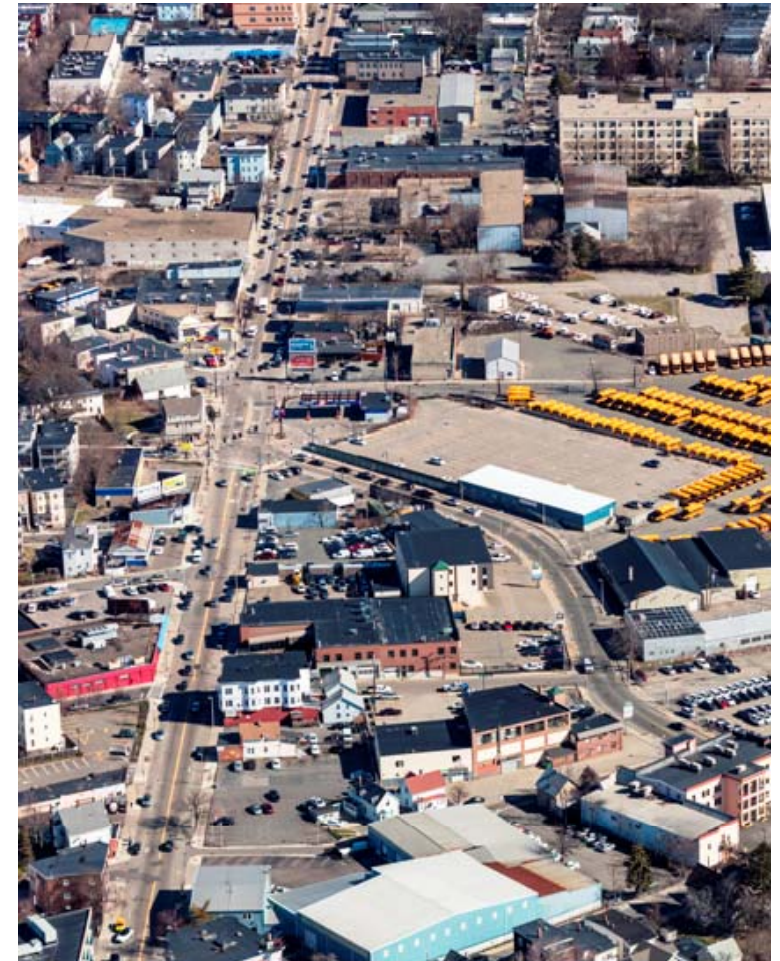
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Urban Design Tools for Contextual Design

Screening Taller Buildings

Creating Street Edges



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SCREENING

3-story high building in the foreground can screen 15-story building one block away

780 ft
300 ft



40 ft



300 ft
150 ft

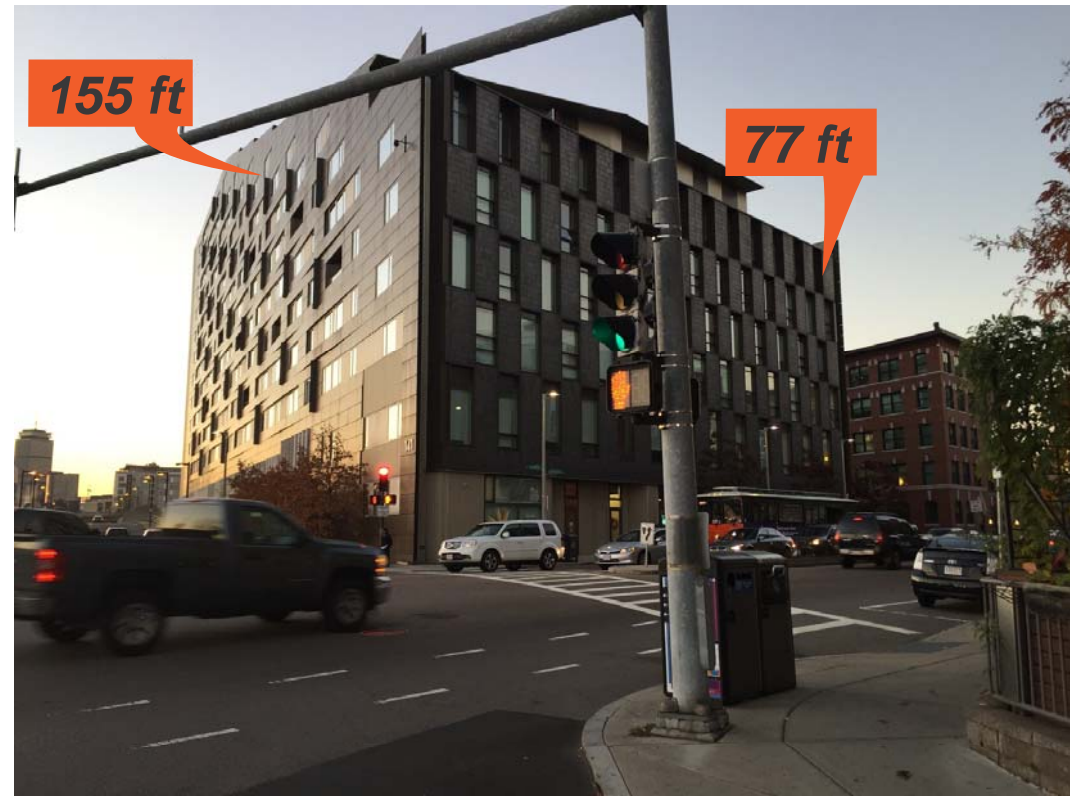
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STEPPING DOWN & STREET WALL

1. Setting back the taller element away from the street can enhance pedestrian experience
2. Continuous street wall of retail/civic uses is important to create vital street life



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LANDSCAPE / STREETSCAPE

- Landscape can be an effective way of screening buildings
- Landscape elements provide a human scale experience



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GLOVER'S/DOT AVE: SCREENING TALLER BUILDINGS

- **6 story** Savin Hill Apts is screened by a 2 story building on Dot Ave.



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DOT AVE: SCREENING TALLER BUILDINGS

- **8-10 story** building is screened by a 2 story building on Dot Ave.



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GLOVER'S CORNER: EDGES, BUILDINGS, AND LANDSCAPING

Dot Ave without buildings can feel disorienting (lacking a feeling of place)

Buildings can help frame views, and create a more pleasant public environment to inhabit

Trees can screen views of buildings, and provide a human scale to the street experience



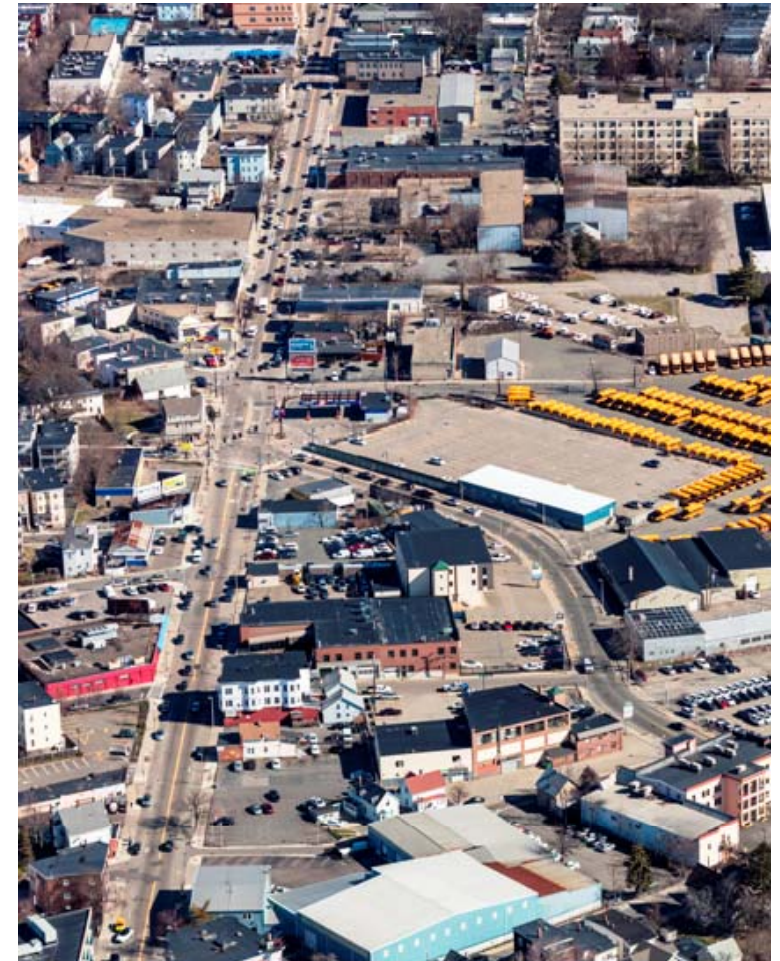
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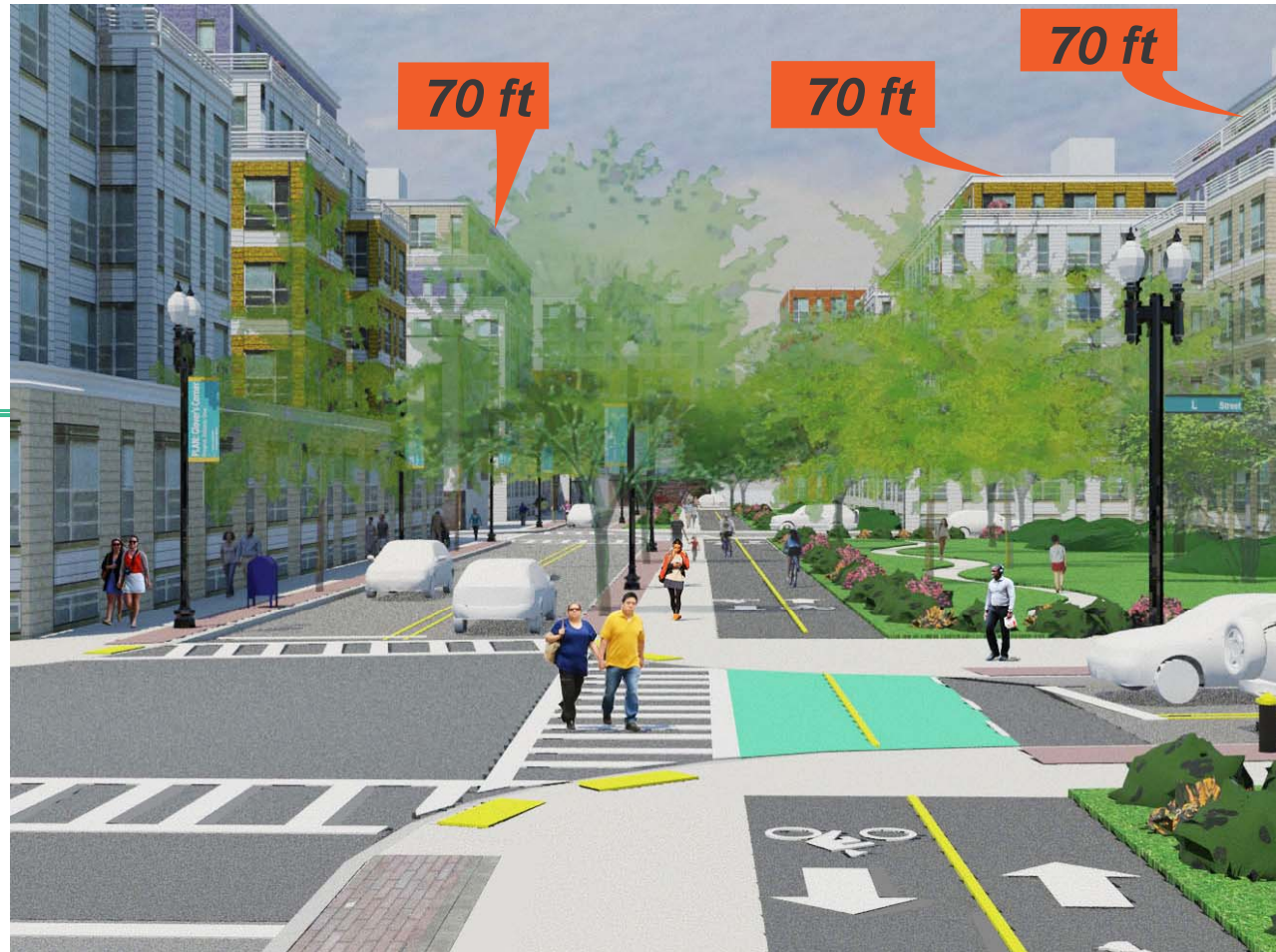
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Workshop Stations

Visualization

Economics of Planning

Urban Design Tools



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Visualization Station

Learn about:

Possible conceptual future street views.

Give us Feedback on:

Different building heights and streetscape



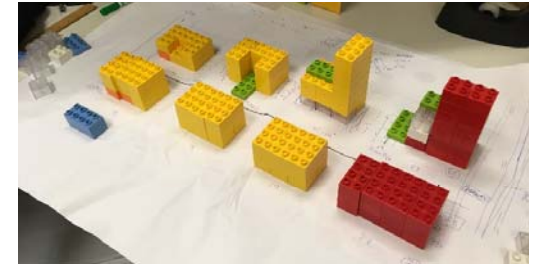
Economics of Planning Station

Learn about:

Economics of development

Give us Feedback on:

Neighborhood benefits from development



Urban Design Tools Station

Learn about:

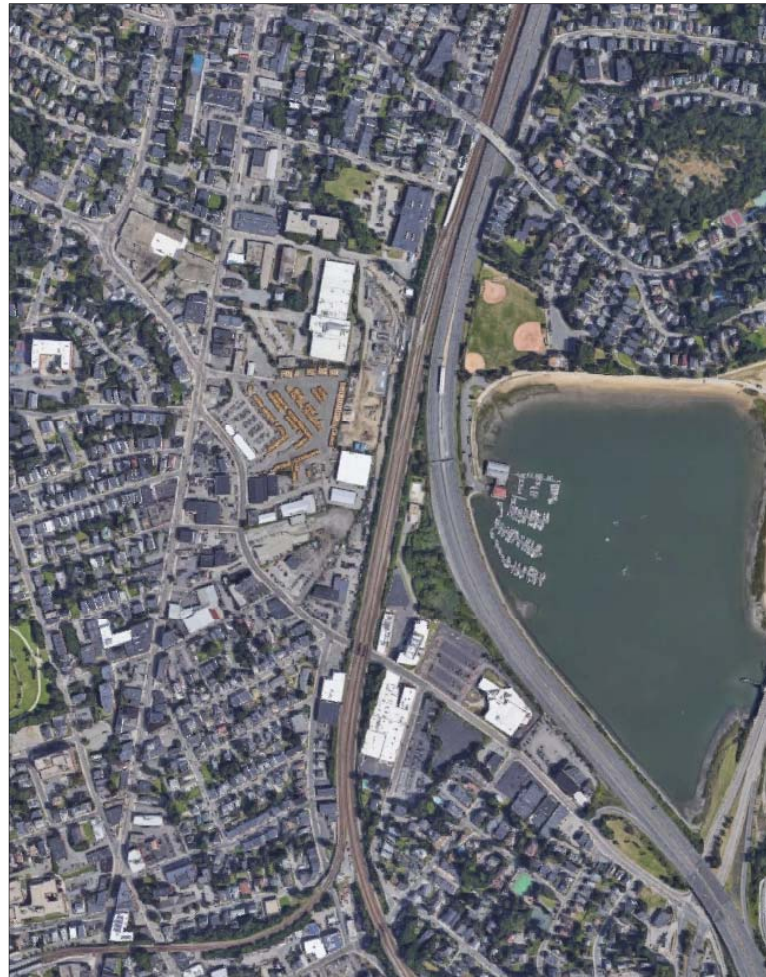
Ways of distributing heights and density

Give us Feedback on:

Two different urban design concepts

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