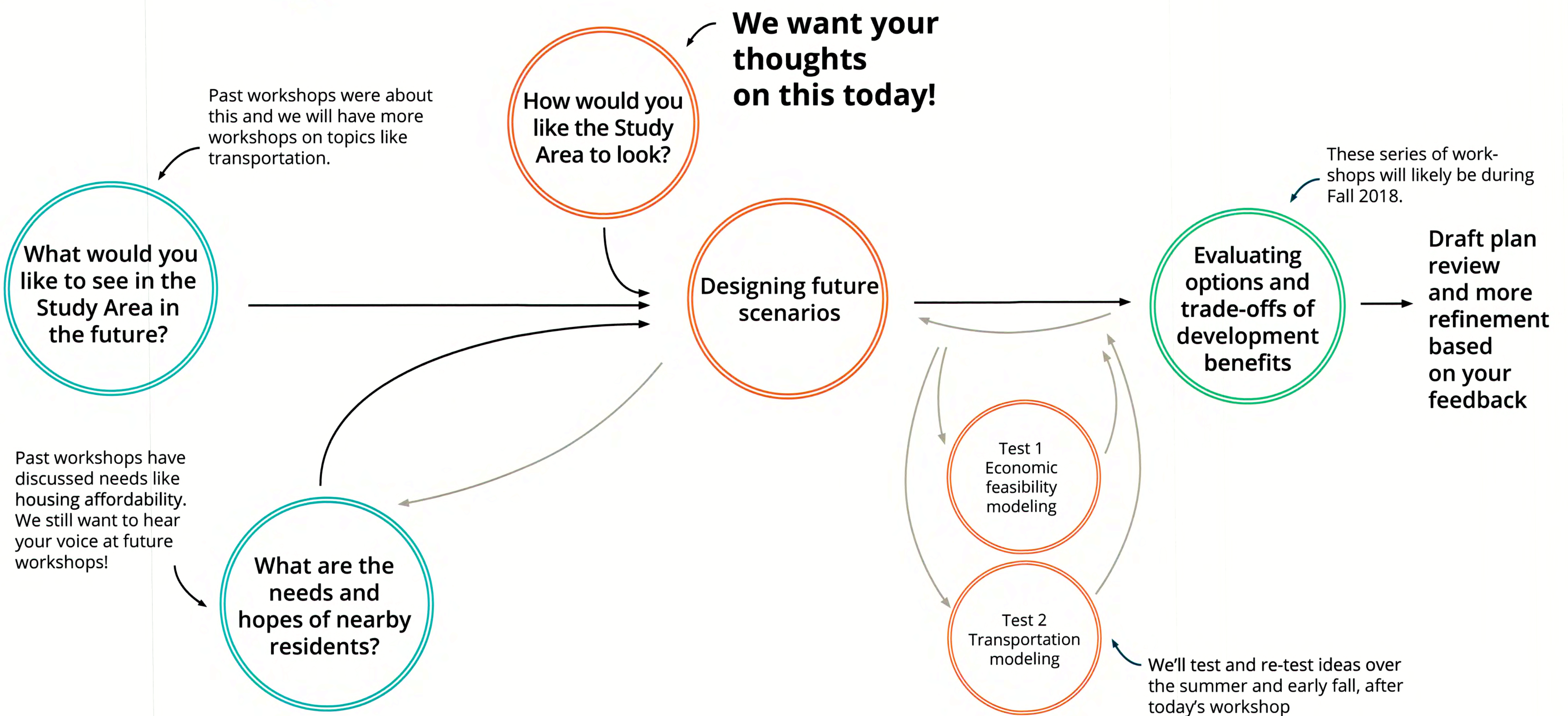


Planning Process Overview



Past

March 2017 - March 2018

Sharing Ideas: What would you like to see in the Study Area in the future?

We heard at previous workshops where we would like to see **change**, what we would like to **preserve**, and where we would like to see **connections**.

Sharing Ideas: Resident needs and hopes

We also heard about the need for **housing affordability**, and resident hopes for a **diverse** neighborhood with **job opportunities**.

MIXED USES: SUBS, HOUSING, RETAIL

→ In the current market this won't happen unless the City takes a proactive step to protect these communities and affordability. Be a leader, Boston!

Next Steps

Don't worry! We aren't done with this part yet.

We would still like to hear your ideas, concerns, and feedback to refine the overall neighborhood vision.

We'll have more workshops to discuss transportation, housing affordability, and economic development.

Present

April 2018 - August 2018

Sharing Ideas: How would you like the Study Area to look?

Today, we want to learn about **your ideas** around:

- Look and feel of different neighborhood **ideas**
- Height, density, and massing preferences
- Look and feel of different park ideas
- Climate resiliency strategies

Next Steps

Using your ideas on looks and feels, heights, and densities, we will begin to model what the whole growth area could look like and design future scenarios.

Testing Ideas: Future scenarios

After today's workshop, we will **model** out a few options of what the neighborhood could look and feel like based on your feedback and then **test them**.

We will test different design scenario ideas using different combinations of development benefits.

In a future workshop, we'll discuss the different options and adjust the priorities based on community feedback.

Future

Fall 2018 - Spring/Summer 2019

Evaluating options and trade-offs

In this future set of workshops, we want to work with the community to discuss **trade-offs of development benefits**. Together, we'll determine which scenario and combination of benefits makes the most sense for the community.

LINK GLOVER'S CORNER JOBS TO MORRISY BLDG TOURS (E-082)

Next Steps

Once the community's priorities have been defined, we might have to re-test and refine ideas before we're ready to release a draft plan for your review.

PLAN: Glover's Corner

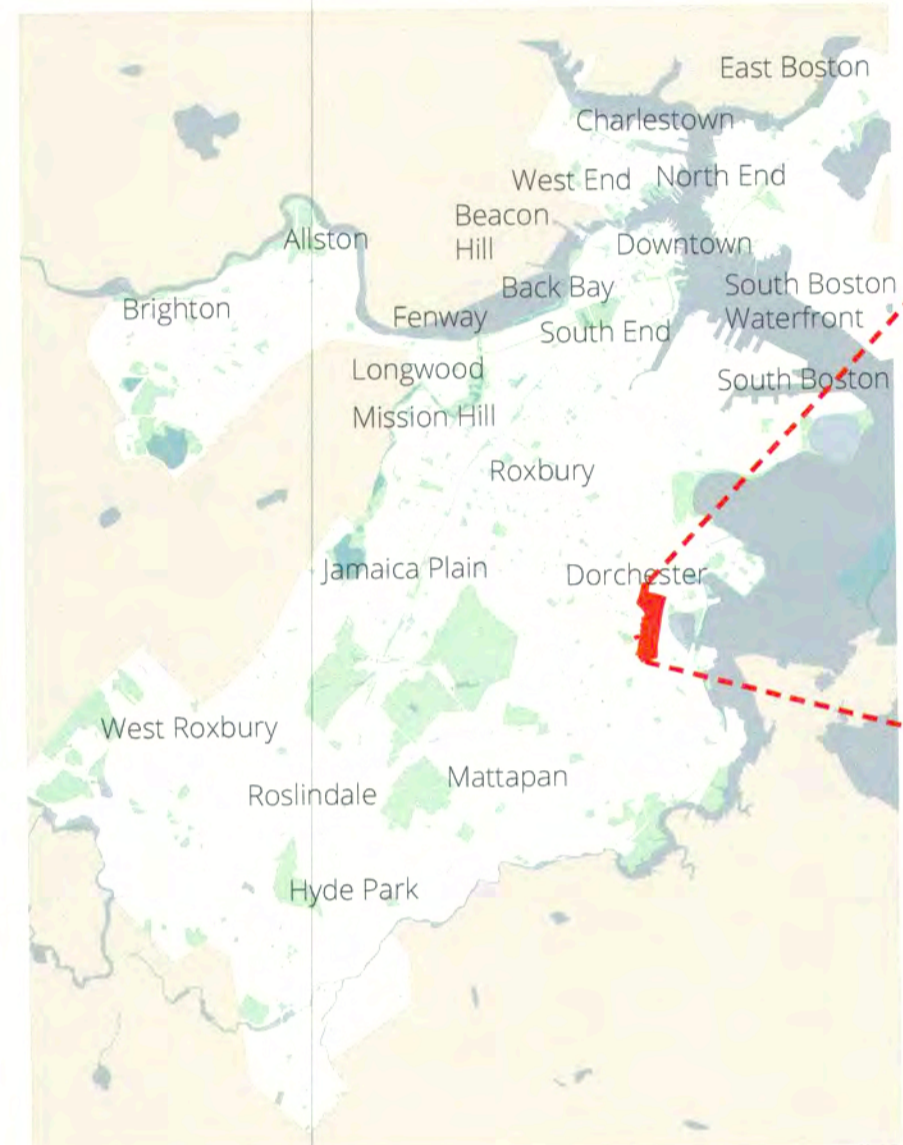
Preserve. Enhance. Grow.

Planning Process Overview

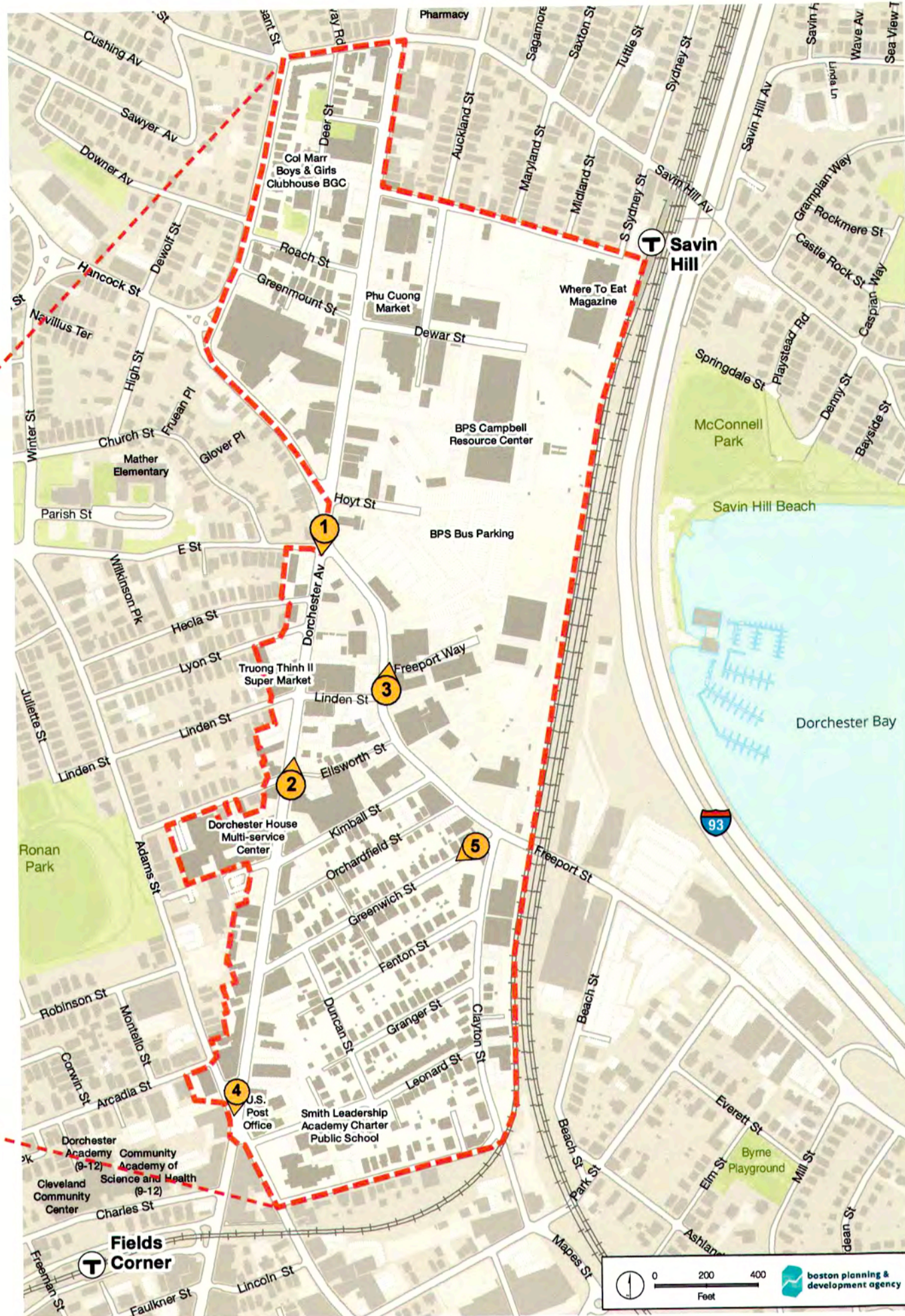
Why PLAN: Glover's Corner?

Study Goals

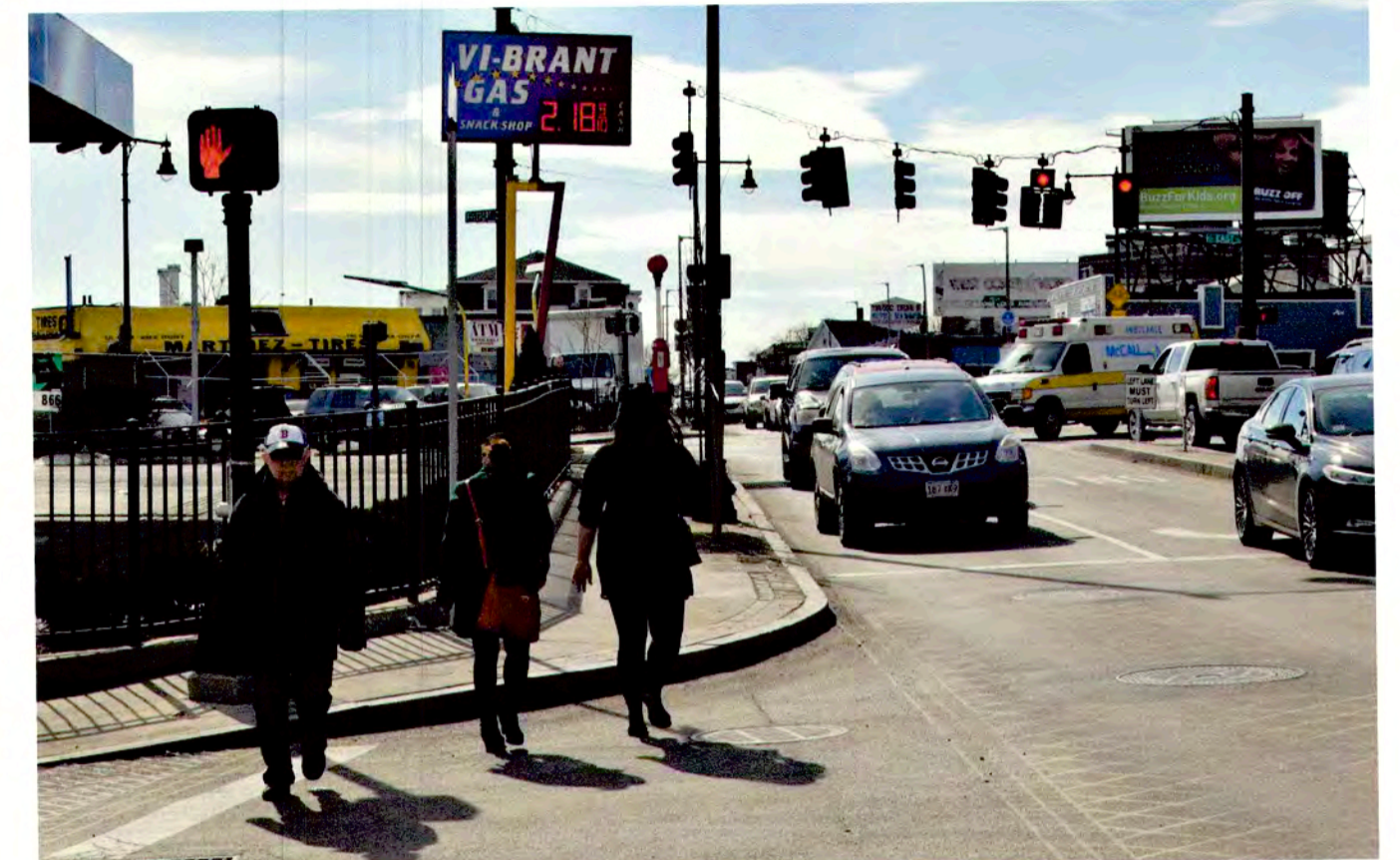
Create a **vision**, with the **community**, that establishes **guidelines** to create a comprehensive **plan** that informs new **zoning** to guide future development.



Study Area in City of Boston Context



Study Area Map



1



2



3



4



5

Study Area Images

What We Have Heard

Early Community Engagement & Visioning Workshops

May & June 2017

From early engagement and visioning workshops, community members began prioritizing key benefits they would like to see come from new development.

Highest Priorities



Create housing that is affordable for a range of incomes - *yes but not all come on this design*



Plan for a Climate-Resilient Neighborhood

Other Top Priorities



Create safe, walkable, bike-friendly streets



Preserve and grow quality jobs *with training programs*



Improve transit options and connections



Provide support for local *ethnic* businesses



Support and preserve cultural diversity of the neighborhood

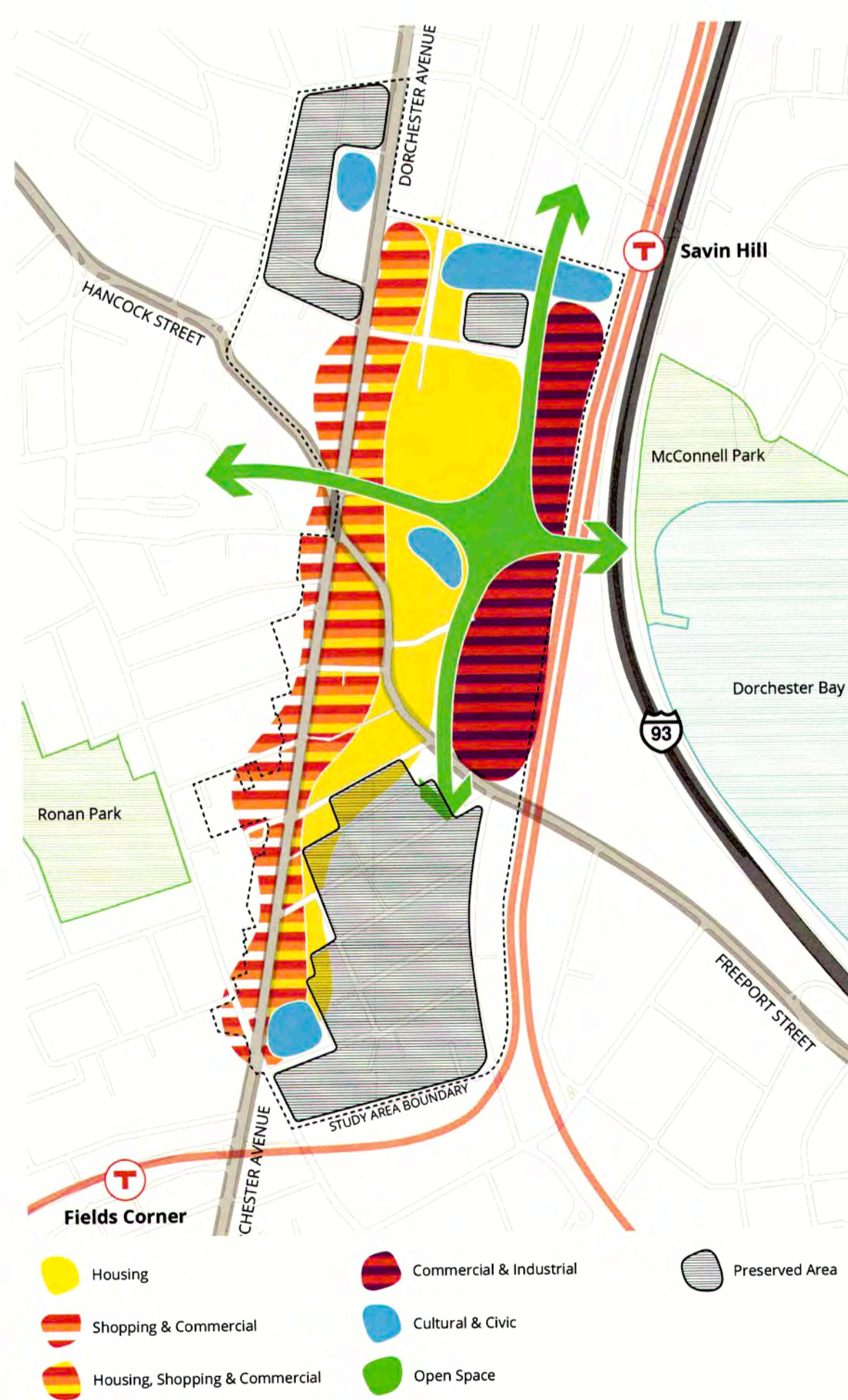


Create an active people-centric district through development

Land Use Workshop

October 2017

Land Use guides what type of activities and buildings are allowed in the neighborhood. Using colored blocks and a map, participants considered what future land uses would help shape a vision for the Study Area.

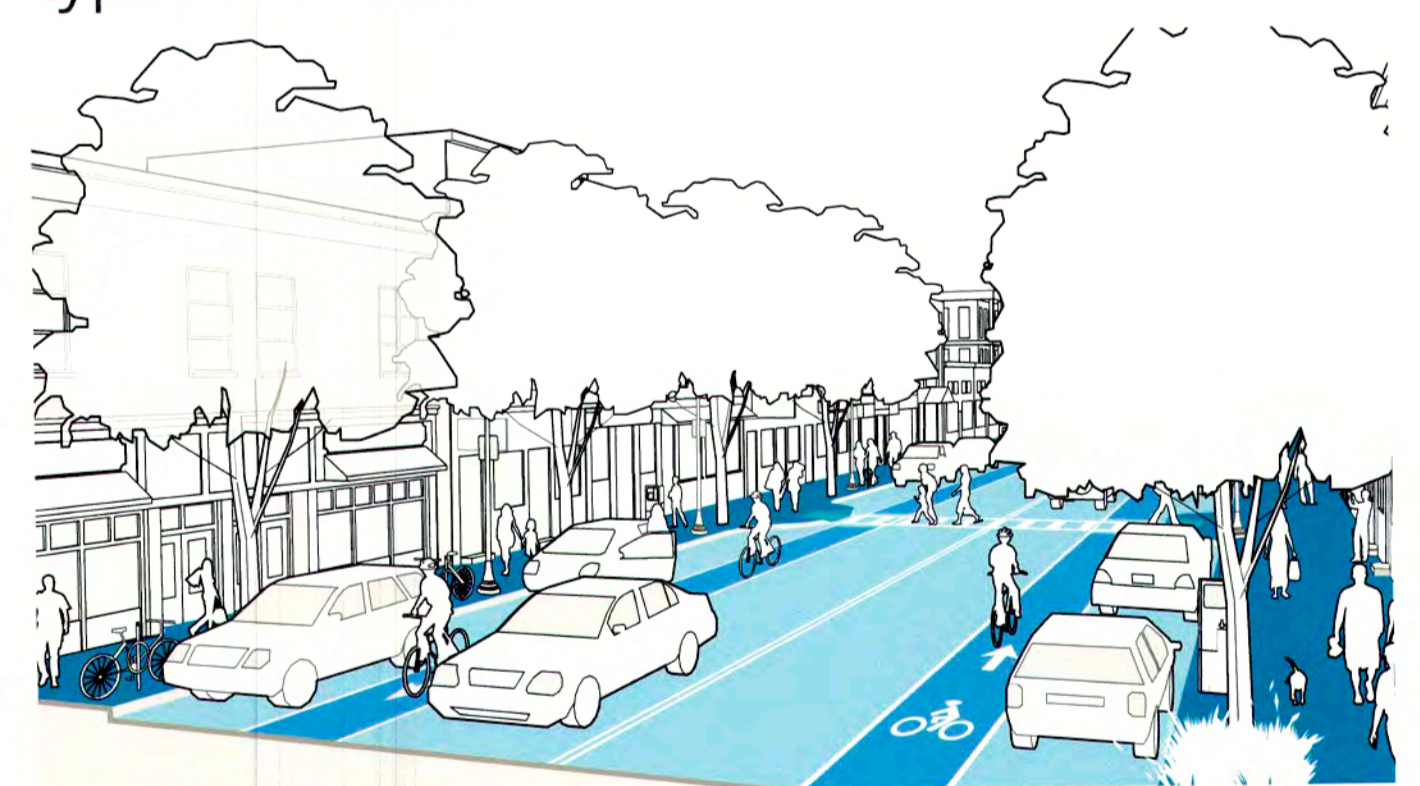


This is a summary diagram of where participants thought concentrations of land uses should go to create a mixed-use neighborhood.

Mobility & Connectivity Workshop

November 2017

Attendees talked about the existing conditions for pedestrians, bicyclists, transit riders, and drivers. Using a map to sketch on, we then discussed shared goals and ideas for getting around the neighborhood on different types of streets.



Neighborhood Main Street as a hub of shopping and services.

Community Conversation Check-in

January 2018

Participants discussed the planning process so far and shared ways to better plan together. We explored each other's hopes, fears and questions around planning and shared ideas for next steps for community engagement.

Housing Workshops

March, May 2018

Participants learned about the different ways the City helps to create affordable housing and intervene in displacement. In a second workshop, participants shared their ideas around levels of affordability, trade-offs with height and parking, and innovative ideas.

PLAN: Glover's Corner

Preserve. Enhance. Grow.

Small-scale buildings and streets

Examples of what small-scale buildings and streets could look and feel like

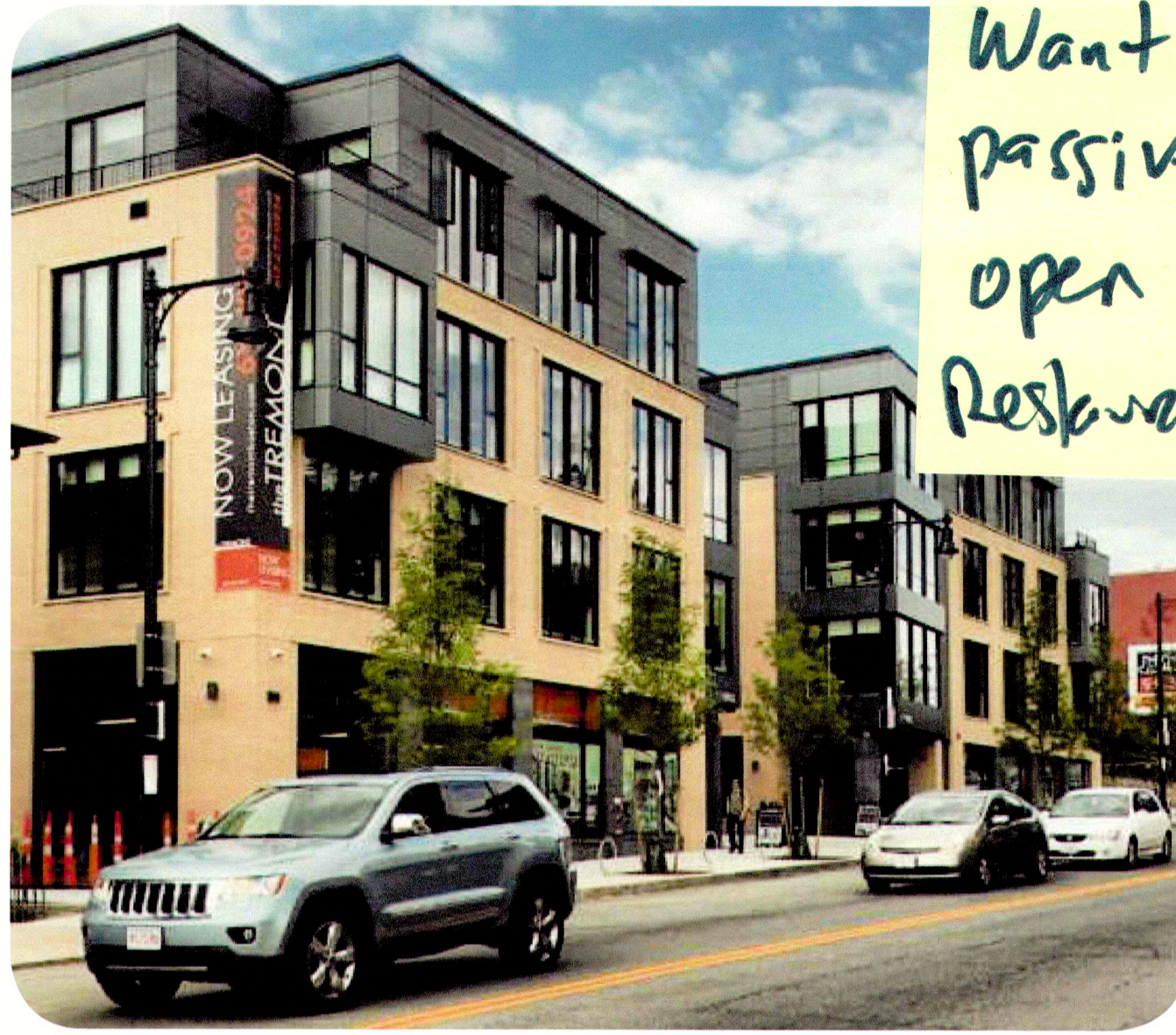
Need to deal with the bad traffic

What do you think about the heights and scales in these examples?



Highland Park

Roxbury (quickly gentrifying neighborhood)
up to 40 feet, 3 stories



Tremont Steet

Mission Hill
up to 45 feet, 4 stories

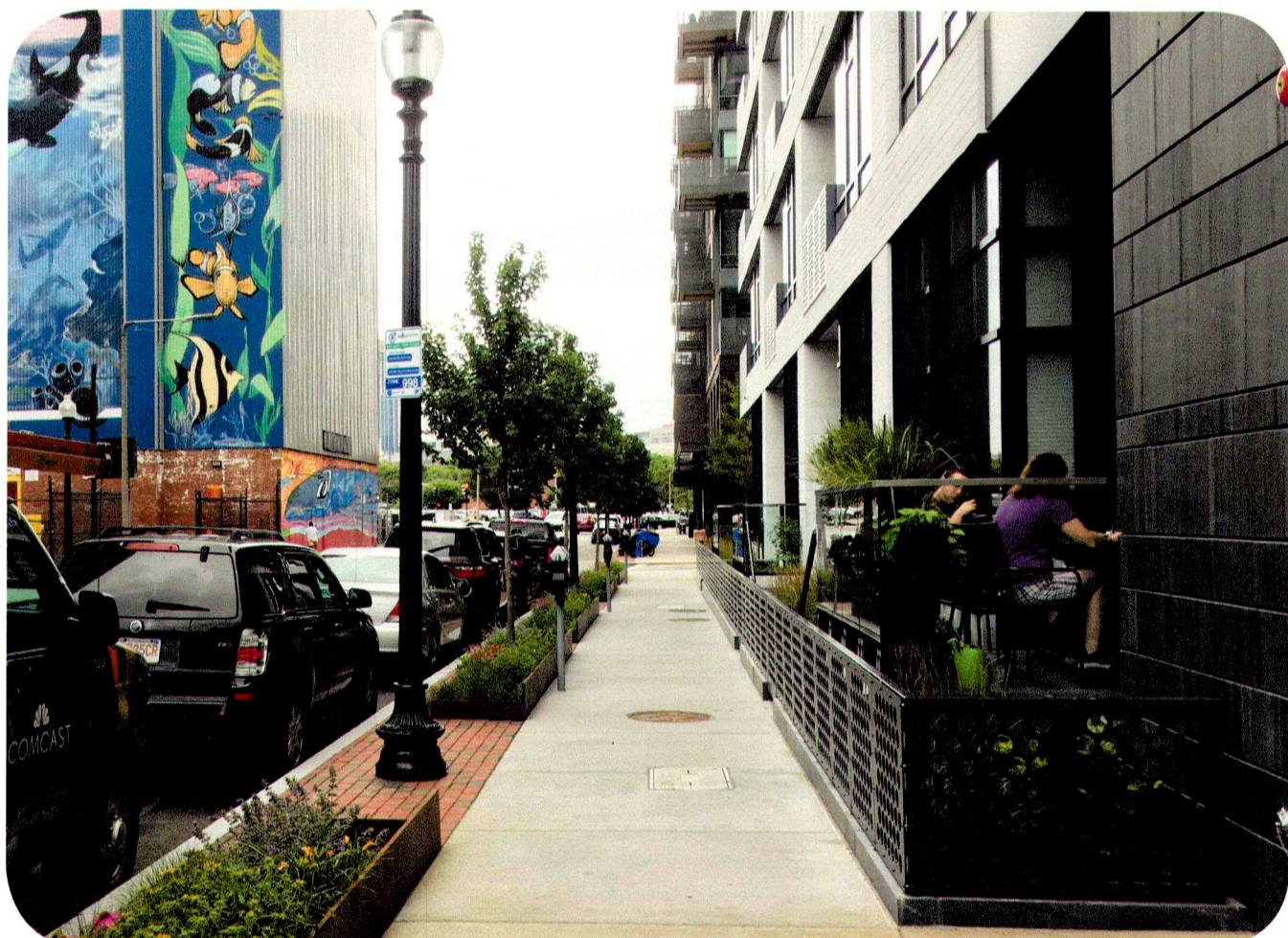
Want more passive park open space. Restaurant too!



Port Landing

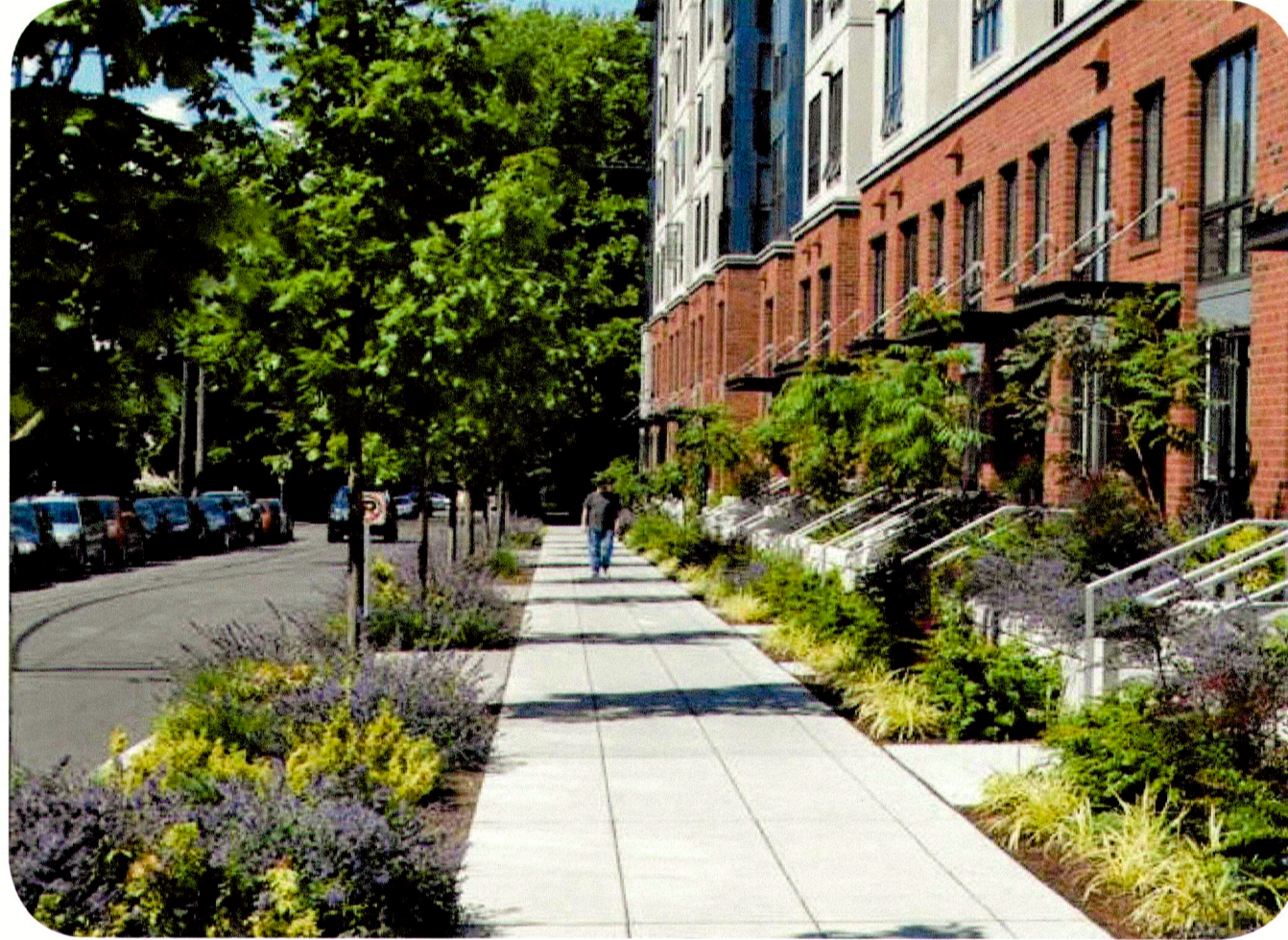
Cambridge
up to 45 feet, 4 stories

What do you think about the look and feel of these sidewalks and streets?



Traveler Street

South End
- a super gentrified neighborhood in Boston



North Capitol Hill

Seattle *AKA super gentrified neighborhood*



Harvard Street

Cambridge

Images are for illustrative purposes only and are only meant as a guide for density and design examples. They do not represent any real future projects in the neighborhood.

Tell us what you think!

Like what you see? Place a sticker here.

Two rows of 10 circles each. The first row has 5 blue circles and 5 white circles. The second row has 10 white circles.

Don't like what you see? Tell us why!

Two rows of 10 circles each. The first row has 4 red circles and 6 white circles. The second row has 10 white circles.

Gentrifying responsibly. Economic development balance. Love Diversity

More Middle Income Housing

Share what you liked and didn't like:

Write or sketch your thought here.

Handwritten notes on sticky paper:

- Traffic on Dot Ave and Pleasant St. is already very crowded.
- TRAFFIC CONGESTION ON DOT AVE
- City + Bus. could stagger work hours
- CITY OF B. ENCOURAGE STAGGERED WORK HOURS
- Max no. starts. more small businesses. avoid spaces - how to fill it up?
- Dislike - loss of Boston/New England architecture
- Who is this attracting? Who will get (is getting) displaced?
- Your hurting our neighborhoods. No Thank you!
- Make sure ADA accessible + more green space
- SAVIN HILL AVE -> should be one way
- Like walkable sidewalk/greenery/landscaping

PLAN: Glover's Corner

Preserve. Enhance. Grow.

Small-scale buildings and streets

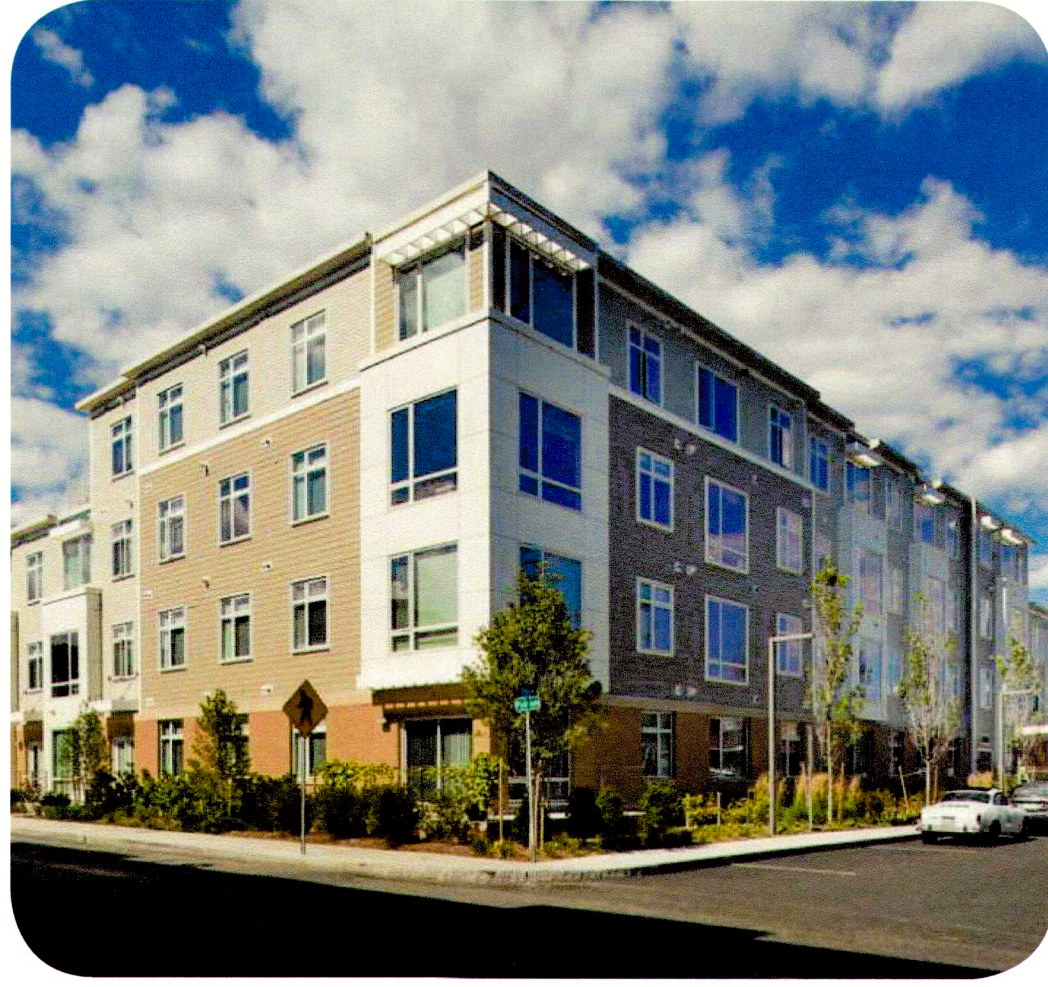
Examples of what small-scale buildings and streets could look and feel like

What do you think about the **heights and scales** of these buildings?

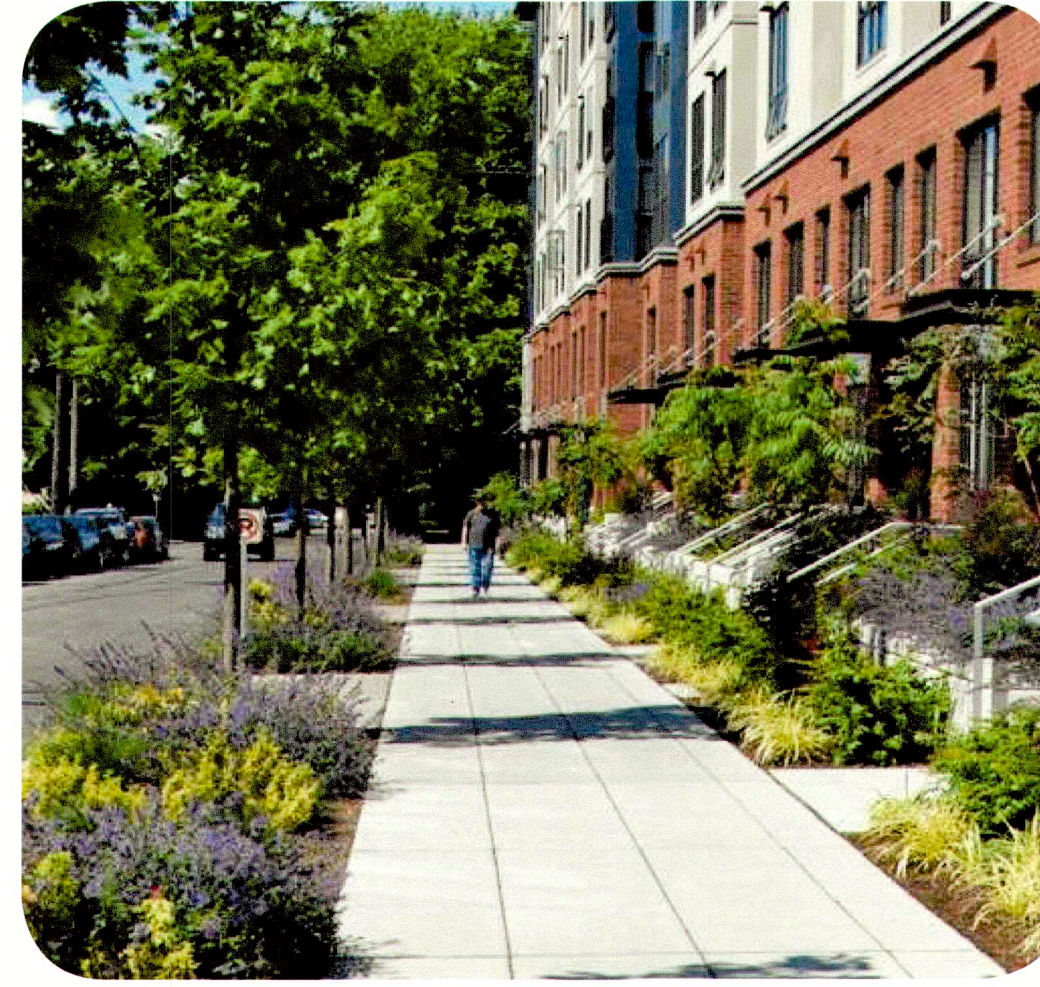
What do you think about the look and feel of these **sidewalks and streets**?



Highland Park, Roxbury
up to 40 feet, 3 stories



Port Landing, Cambridge
up to 45 feet, 4 stories



North Capitol Hill
Seattle

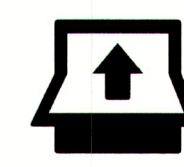


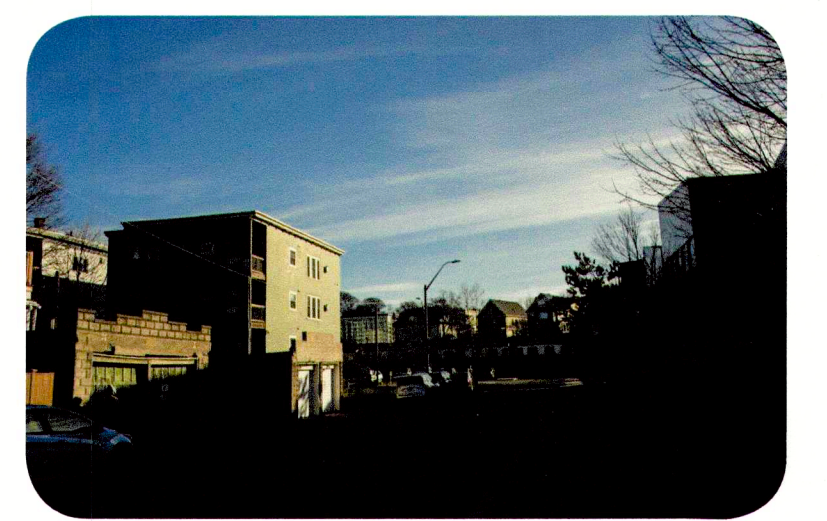
Harvard Street
Cambridge

Sketch of what new, **small-scale** buildings and streets could look and feel like



Image is for illustrative purposes only.

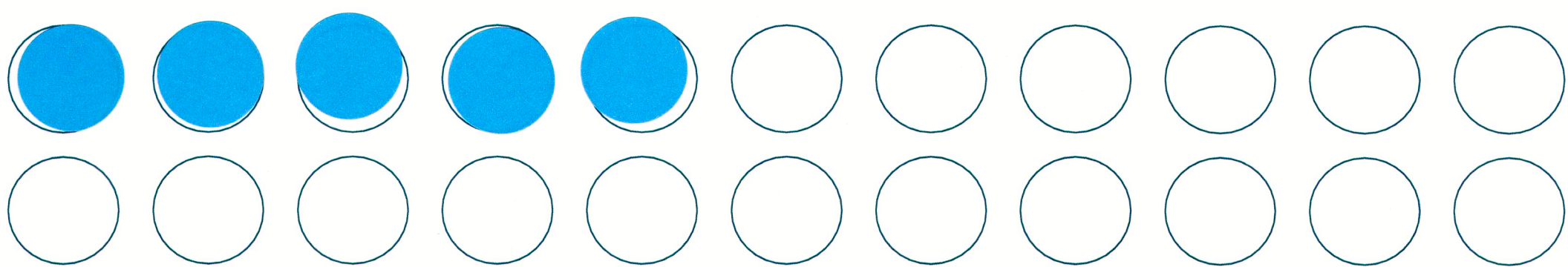
 Flip me up to sketch some of your ideas!




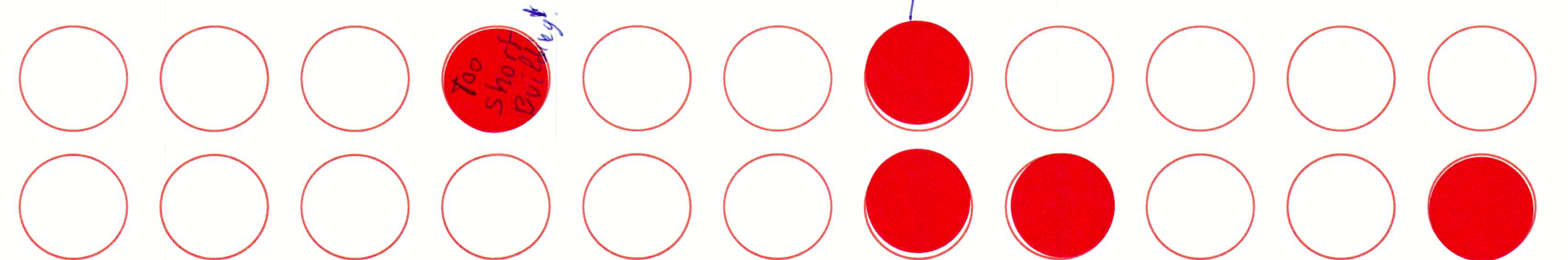
Existing Area Conditions
(location is not exact)

Tell us what you think!

 Like what you see? Place a sticker here.



 Don't like what you see? Tell us why!



Share what you liked and didn't like:

Write or sketch your thought here.

SEEMS LIKE A GREAT SIZE OF BUILDING TO INCREASE # OF HOUSING COULD TO NEW AMENITIES

What measures will be taken to prevent displacement?

You cannot build on marshland -

Nothing interesting to see
Where are the ethnic communities and the people?
Who can afford to live here when it becomes so big??

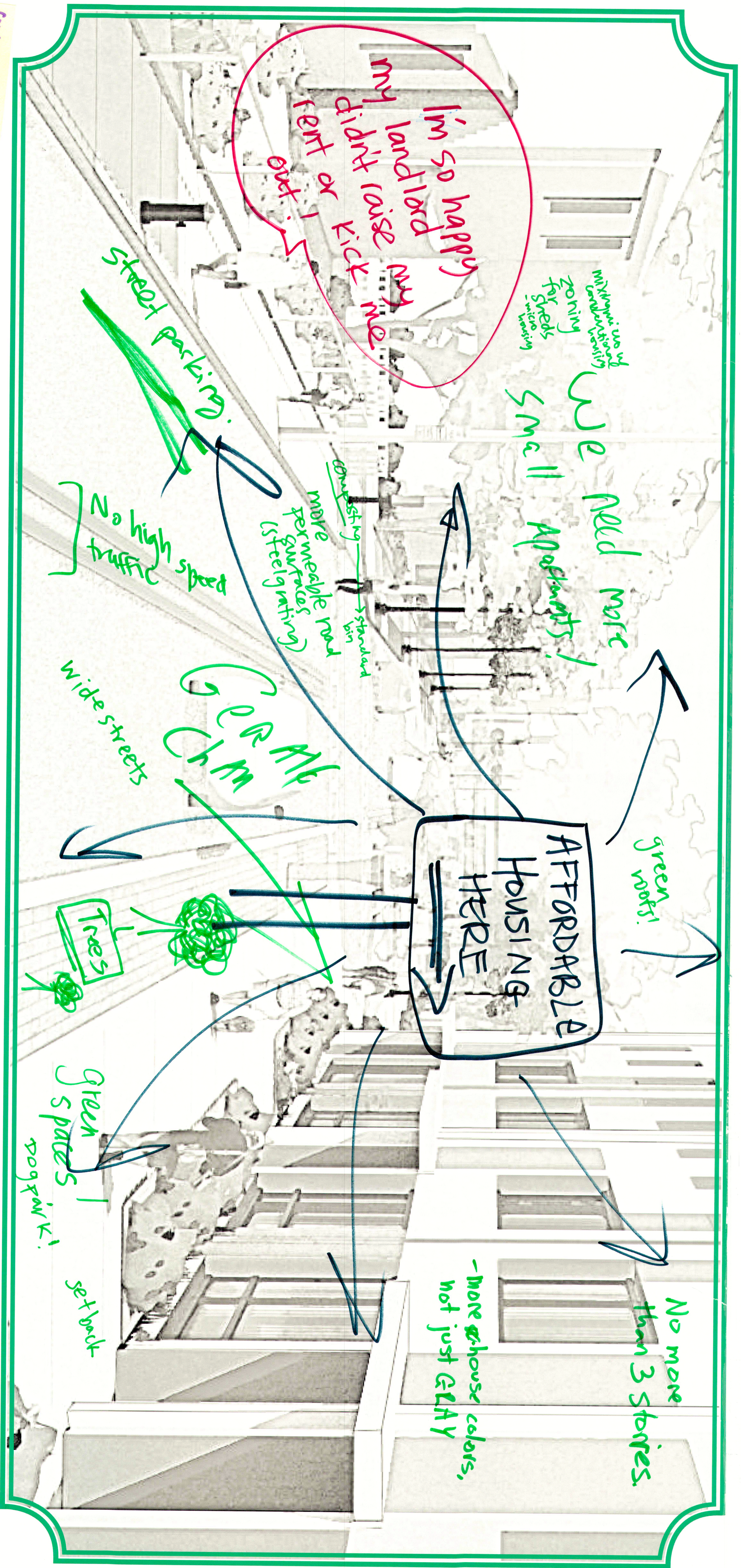
At what cost?
Affordable for whom?

Senior Housing
3 stories
ADA Accessible

more density is better! *agree!

For Illustrative Purposes Only

Hình ảnh chỉ dành để minh họa và chỉ / Imajen é só ilustrason



Can you picture something like this along Bay Street?

What do you like? What would you change?

Flip up the color image! Sketch or write your ideas on the black & white image or in the white space.

Al... chi có thể hình dung cái gì đó như thế này dọc theo đường Bay Street không? Anh chi thích gì? Anh chi muốn thay đổi gì? Lật các hình ảnh màu, phát thảo và viết ý tưởng của anh chi trên các thẻ màu đen trắng hay những chỗ trống màu trắng.

Concerns:
 ↑ Car traffic
 ↑ traffic (vehicles)
 Hoops: green space
 supermarket

Bu ta konsigli imajina un kuza sima kel-li na Bay Street?
 Di kuzé ki bu gosta? Kuzé ki bu ta mudaba?
 Vira kel imajen koloridu pa riba!
 Dizenha ó skrebe bus ideia na kel imajen prétu y branku ó na kel spasu branku.

PLAN: Glover's Corner

Preserve. Enhance. Grow.



Medium-scale buildings and streets

Examples of what medium-scale buildings and streets could look and feel like

What do you think about the **heights and scales** in these examples?



Brainerd Road
Allston
up to 55 feet, 5 stories



Charlesview
Allston
up to 60 feet, 5 stories

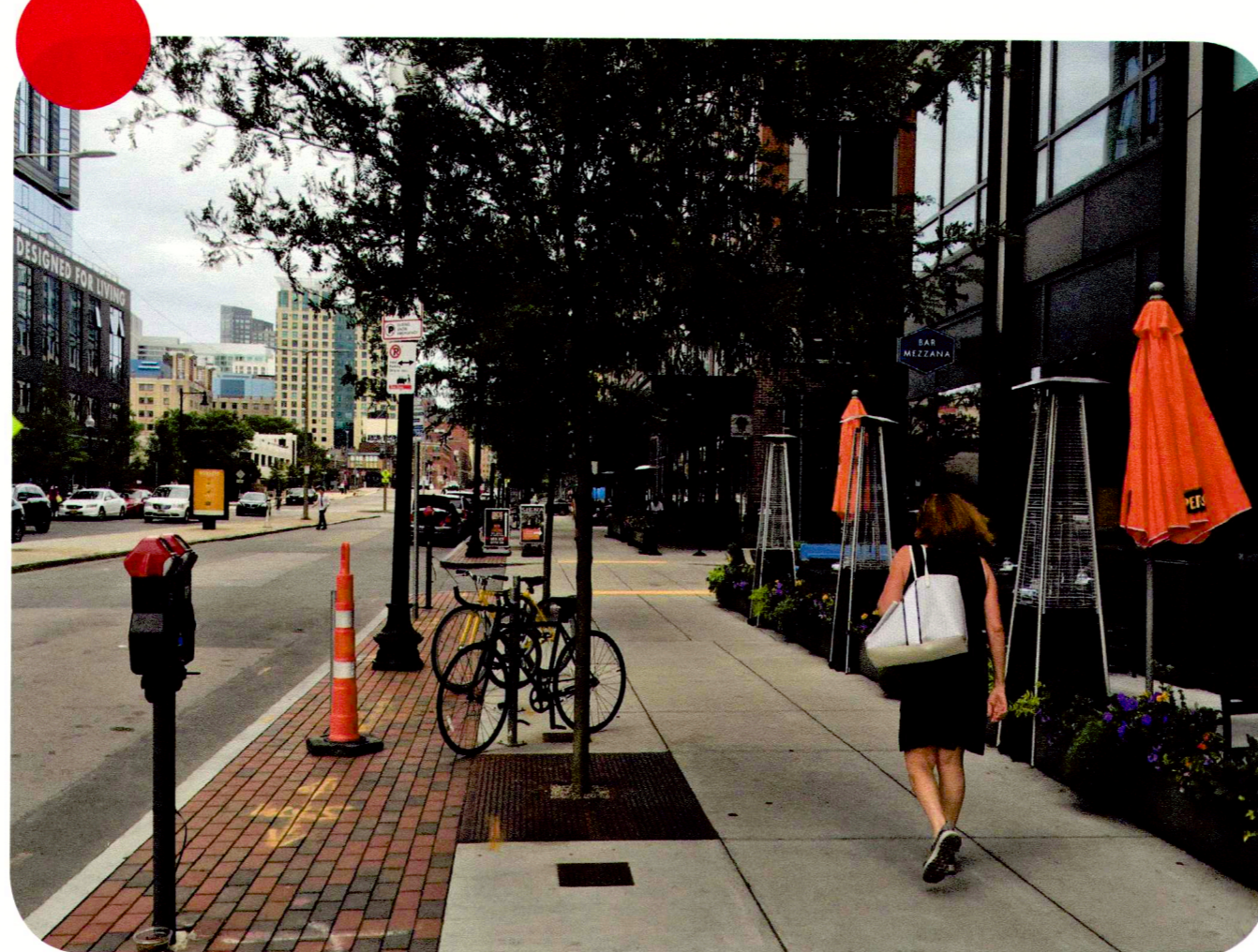


Kelly House
Dorchester
up to 75 feet, 7 stories

What do you think about the look and feel of these **sidewalks and streets**?



Third Street
Cambridge



Harrison Avenue
South End



Sidney Street
Cambridge

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Tell us what you think!

Like what you see? Place a sticker here.

Two rows of 10 circles each. The first row has 6 blue circles, the second row has 6 white circles.

Don't like what you see? Tell us why!

Two rows of 10 circles each. The first row has 1 red circle, the second row has 10 white circles.

Share what you liked and didn't like:

Write or sketch your thought here.

PLAN: Glover's Corner

Preserve. Enhance. Grow.

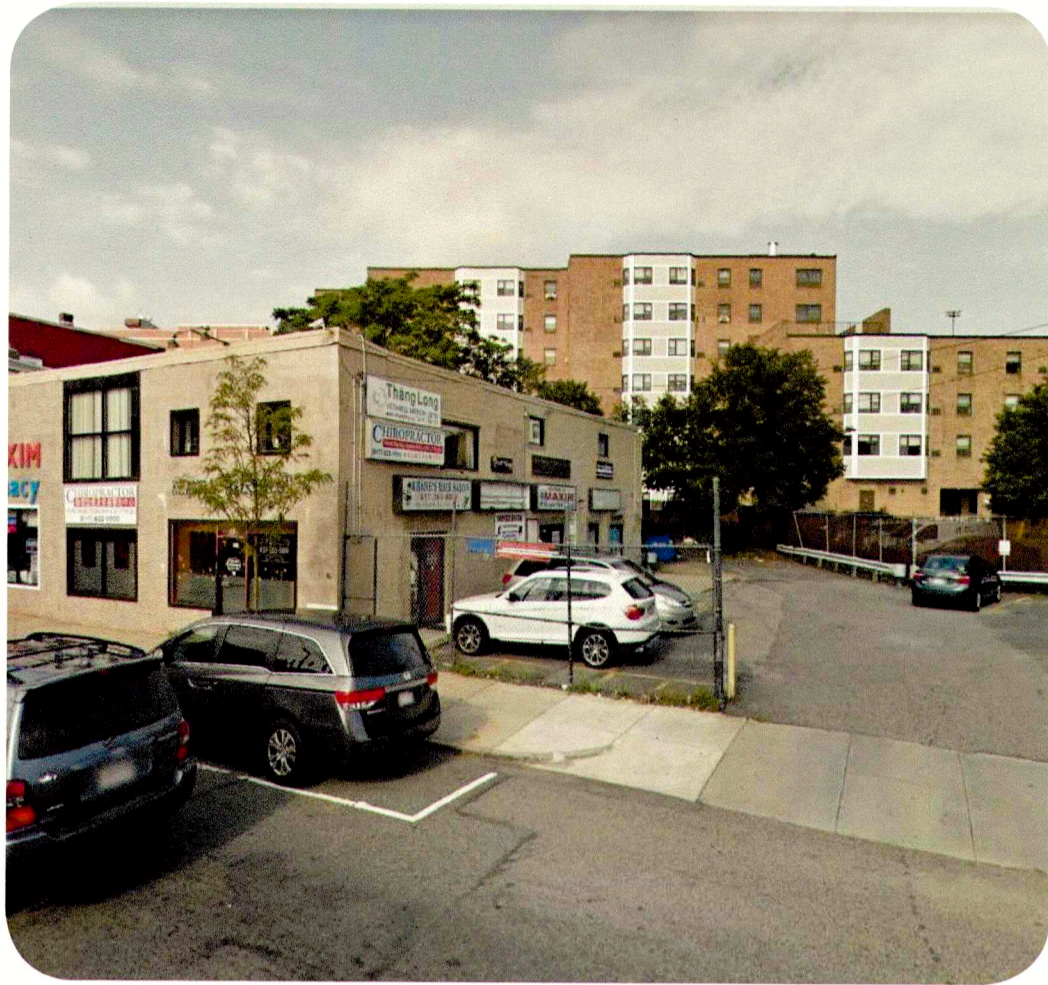


Medium-scale buildings and streets

Examples of what medium-scale buildings and streets could look and feel like

What do you think about the **heights and scales** of these buildings?

What do you think about the look and feel of these **sidewalks and streets**?



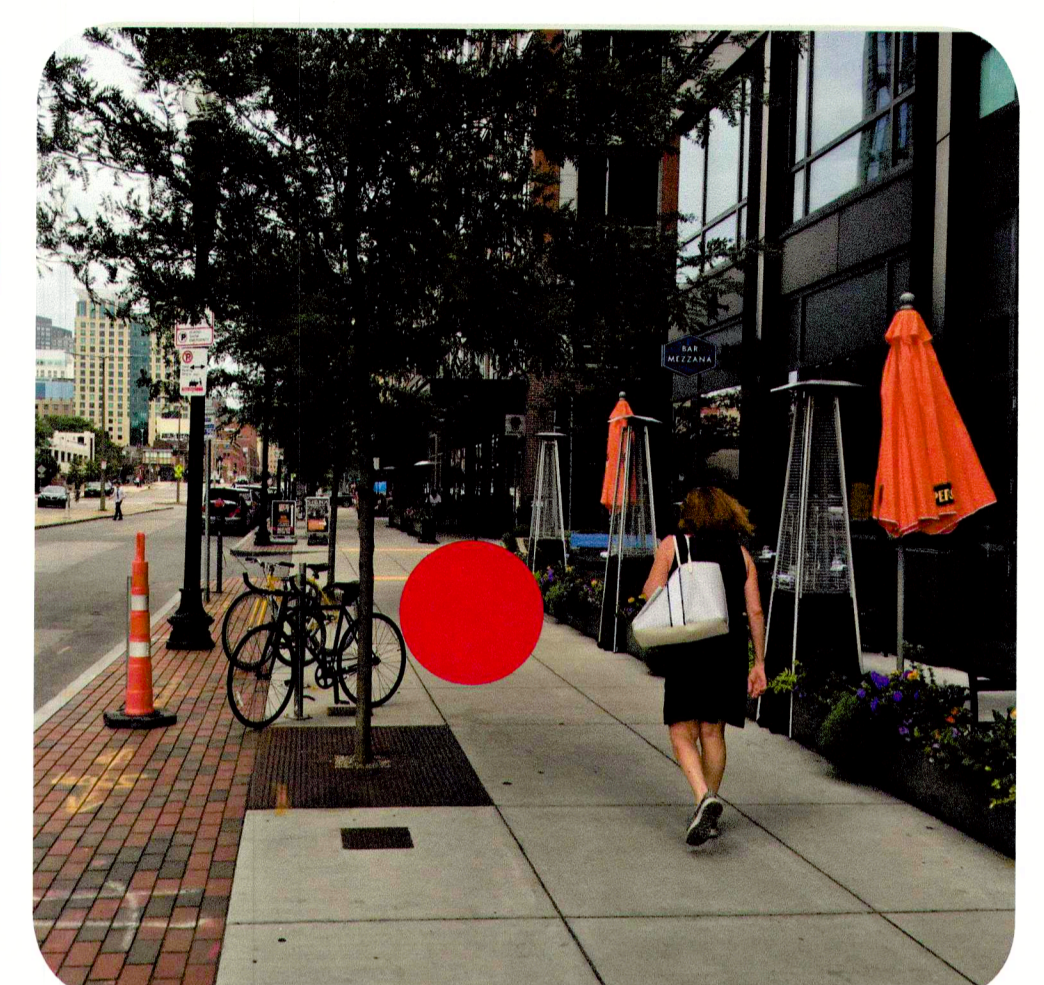
Kelly House
Dorchester
up to 75 feet, 7 stories



Brainerd Road
Allston
up to 55 feet, 5 stories



Third Street
Cambridge

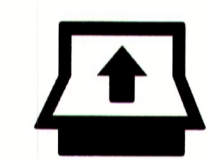


Harrison Avenue
South End

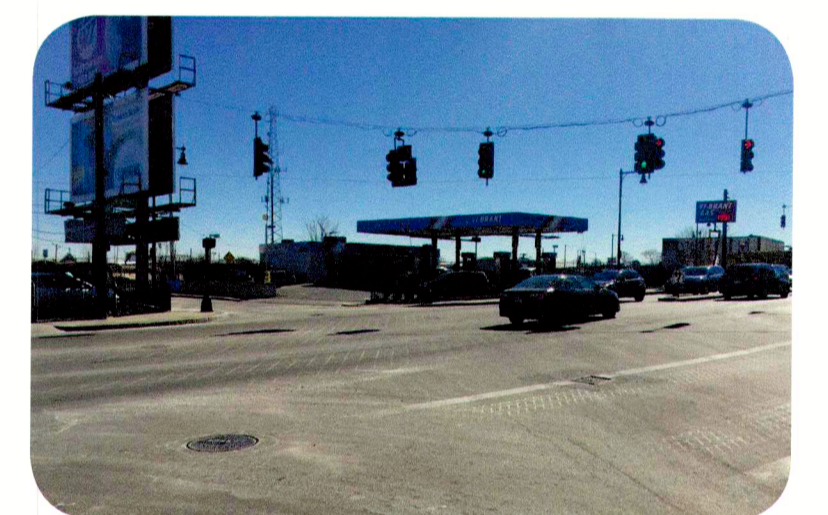
Sketch of what new, **medium-scale** buildings and streets could look and feel like



Image is for illustrative purposes only.



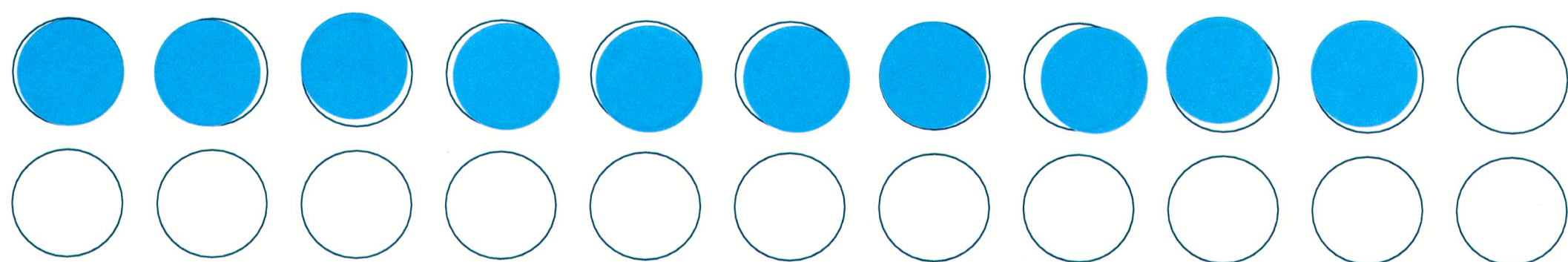
Flip me up to sketch some of your ideas!



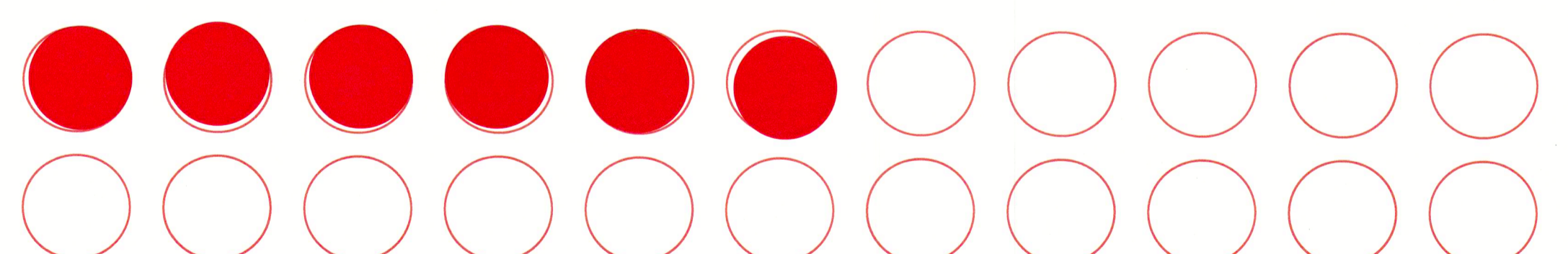
Existing Area Conditions
(location is not exact)

Tell us what you think!

Like what you see? Place a sticker here.



Don't like what you see? Tell us why!



Share what you liked and didn't like:

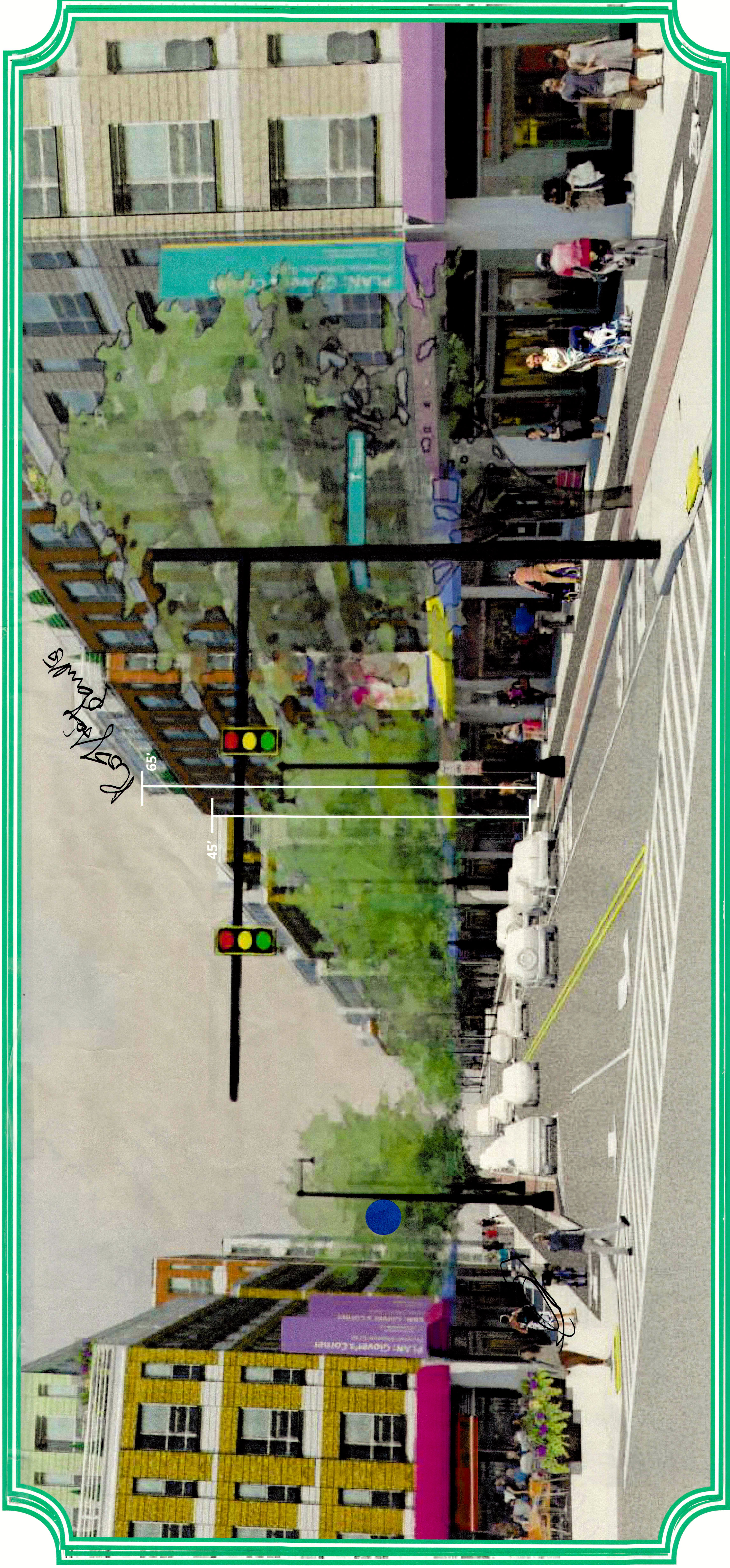
Write or sketch your thought here.

5 stories ok
Main roads - great bike lanes - great
Developers are already putting pressure on residents to leave/sell their homes for new development.
Green is always good
Provision for existing small businesses + stay + support during transition + development
GREAT! MAKE DOT AVE THE MAIN ST. IT SHOULD BE!

Does not look like my Dorchester. Will raise prices, bring in white people, displace POB, vietnamese refugees. No thank you.
How about underground parking (as at Boston Common)
and green median in center with trees/gas flowers
slowly too narrow will raise when it's bigger it cost more! lower it!

For Illustrative Purposes Only

Hình ảnh chỉ dành để minh họa và chỉ / Imajen é só ilustrason



Can you picture something like this along Dorchester Avenue? What do you like? What would you change?

Anh chị có thể hình dung cái gì đó như thế này dọc theo Đại lộ Dorchester không? Anh chị thích gì? Anh chị muốn thay đổi gì? Lật các hình ảnh màu, phát thảo và viết ý tưởng của anh chị trên các thẻ màu đen trắng hay những chỗ trống màu trắng.

Flip up the color image! Sketch or write your ideas on the black & white image or in the white space.

Bu ta kungsi imajina un kuza sima kel-li na Dorchester Avenue?
Di kuzé ki bu gosta? Kuzé ki bu ta mudaba?
Vira kel imajen koloridu pa riba!
Dizenha ó skrebe bus ideia na kel imajen prétu y branku ó na kel spasu branku.

PLAN: Glover's Corner

Preserve. Enhance. Grow.

Linear Park

Examples of what linear park activities could look and feel like

Can we make Savin Hill beach more accessible?

What would you like to see in a park in Glover's Corner?



Outdoor Market

** open supermarkets for organic foods*



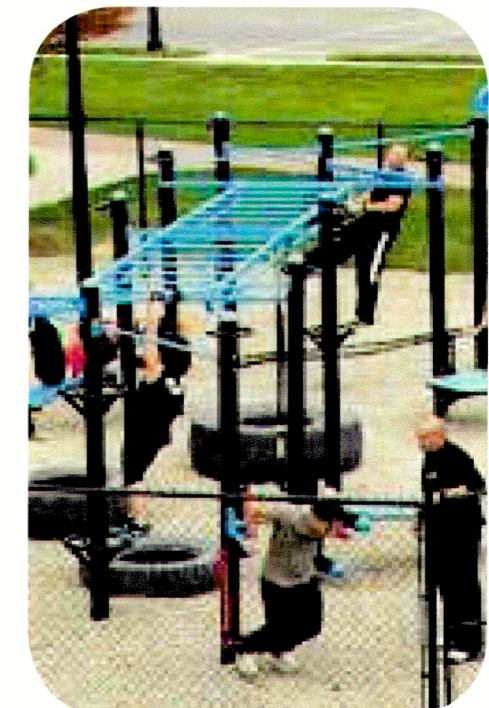
Plaza

SMALL URBAN PARK: NOT LARGE AREA.



Green Lawn

*LOTS OF TREES! * agree!*



Active Programming

Fitness and Play spaces

** Give kids space (grant part of budget)*



4 for all ages

*both water features - keep great warm in mind!!
* Bubblers + Spray creations*

Sketch of what a **linear park** could look and feel like



Image is for illustrative purposes only.



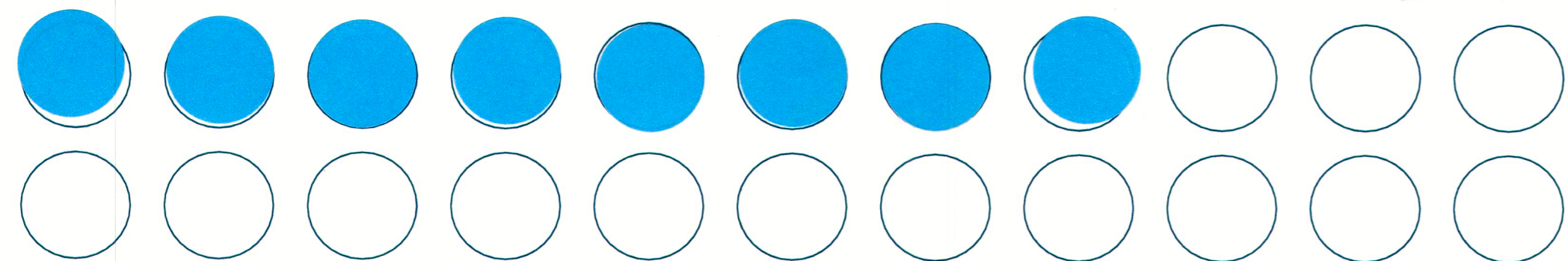
Flip me up to sketch some of your ideas!



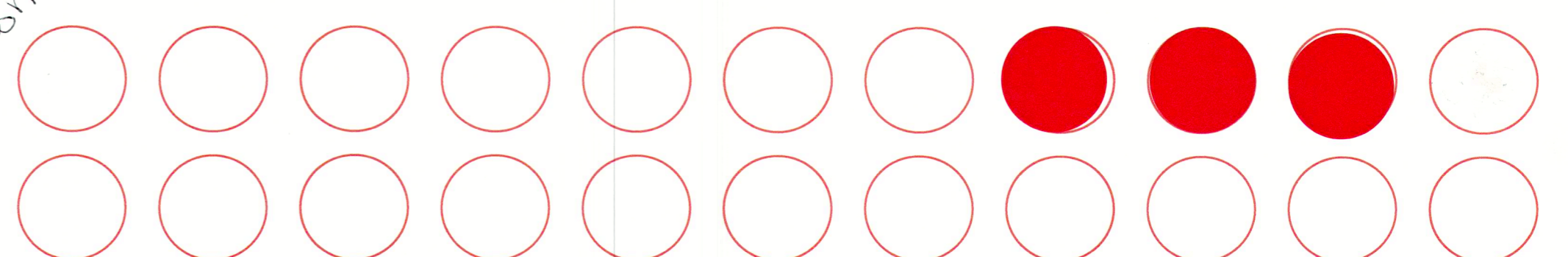
Existing Area Conditions (location is not exact)

Tell us what you think!

Like what you see? Place a sticker here.



Don't like what you see? Tell us why!



There's no park/playground between Bay St + Corrie! I'd love to see one there for my kids!

Share what you liked and didn't like:

Write or sketch your thought here.

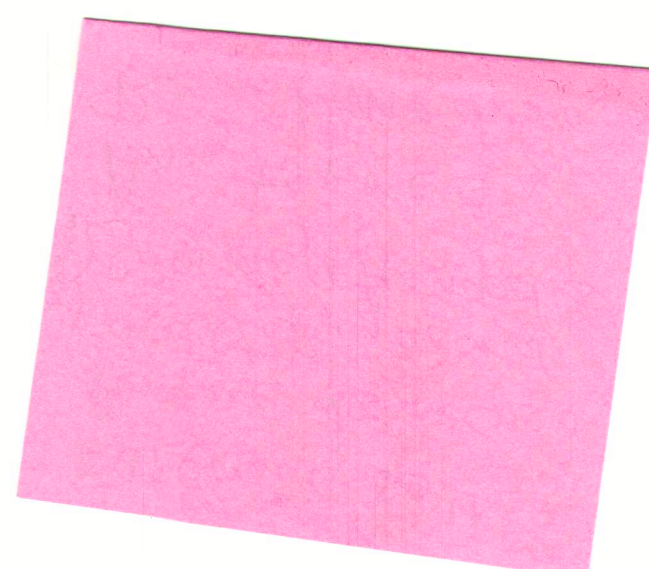
*Safe Parks
Where are we putting them?
The playgrounds need to be safe*

Need a larger open park!

It looks just like another high-end neighborhood! Where's Dorchester in all this?

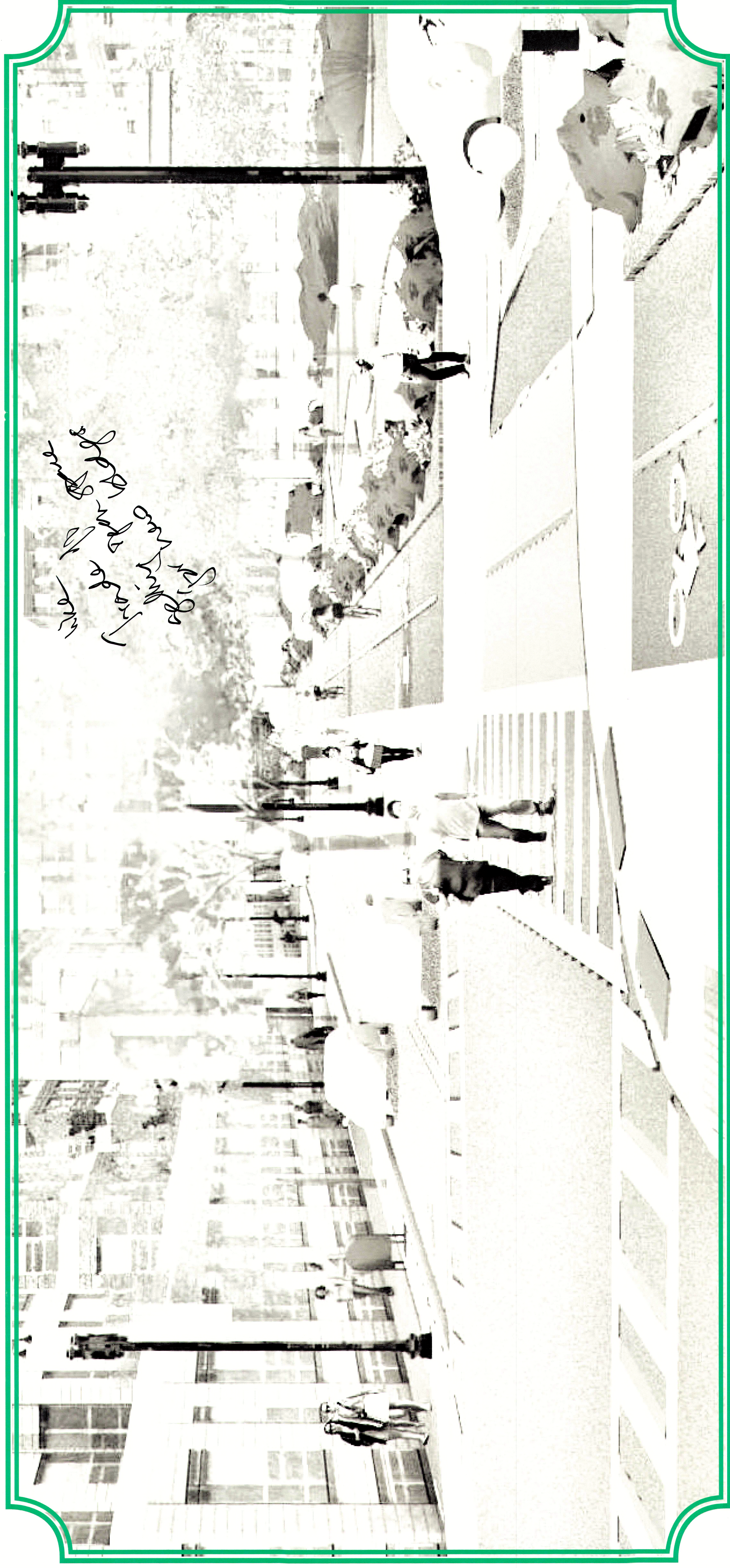
What about a community center for community organizing?

A linear park that's also a shopping boulevard would create identity for this new neighborhood, provide green space close to all parts of Glover's Corner, create opportunities and customers for local small businesses... and with a bikeway running through it, would provide safe biking and T access.



For Illustrative Purposes Only

Hình ảnh chỉ dành để minh họa và chỉ / Imajen é só ilustrason



Can you picture something like this as future Auckland Street?

What do you like? What would you change? → Well I wouldn't knock down the 3deckers or goany store for this

Anh chị có thể hình dung cái gì đó như thế này như là con đường Auckland trong tương lai không? Anh chị thích gì? Anh chị muốn thay đổi gì? Lật các hình ảnh màu, phát thảo và viết ý tưởng của anh chị trên các thẻ màu đen trắng hay những chỗ trống màu trắng.

Flip up the color image! Sketch or write your ideas on the black & white image or in the white space.

Bu ta konsigi imajina un kuza sima kel-li komu futuru Auckland Street?

Di kuzé ki bu gosta? Kuzé ki bu ta mudaba? Vira kel imajen koloridu pa riba!

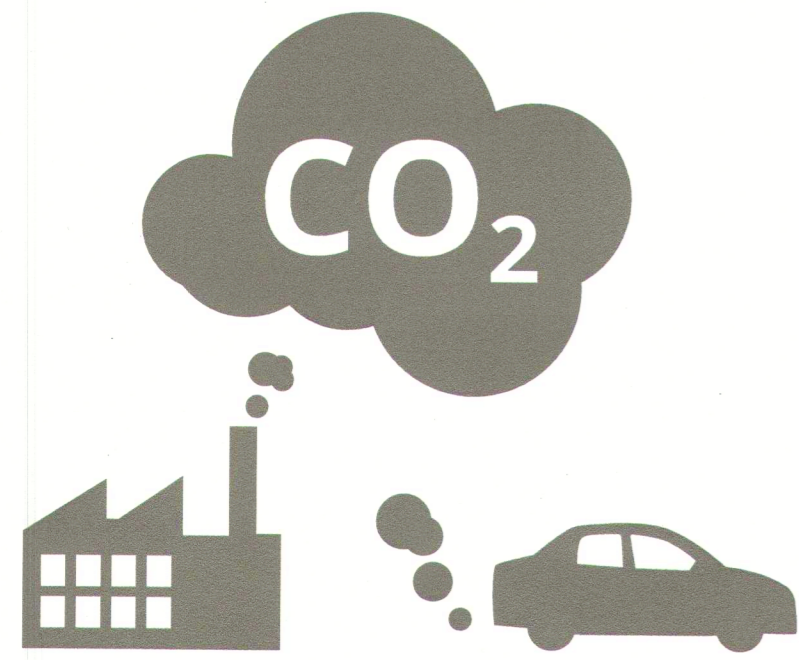
Dizenha ó skrebe bus ideia na kel imajen prátu y branku ó na kel spasu branku.

PLAN: Glover's Corner

Preserve. Enhance. Grow.

Climate change will impact neighborhoods differently depending on local conditions.

More Global Carbon Emissions



More Local Climate Change



More hot days

● ● ○
Some Impact to Glover's Corner

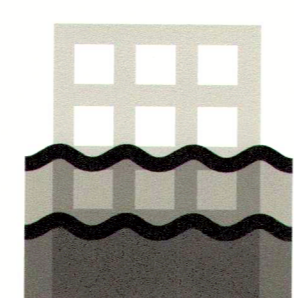
Boston currently has an average of 11 days over 90 degrees, which could increase to 90 days by 2070.



Increased extreme precipitation

● ● ●
More Impact to Glover's Corner

By 2060 heavy rain events could regularly drop over 6 inches of rain in a 24 hour period; which is 20% more than what we see now.



Greater amounts of sea level rise

● ○ ○
Less Impact to Glover's Corner

Sea levels in Boston Harbor have risen 9 inches in the past 100 years and are expected to rise another 40" by 2070.

Source: Climate Ready Boston 2030.

Climate change strategies differ in cost and effectiveness.

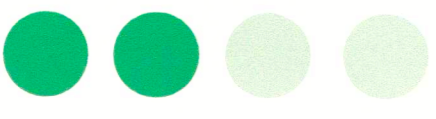


1 Use Permeable Surfaces, Swales, & Water Retention

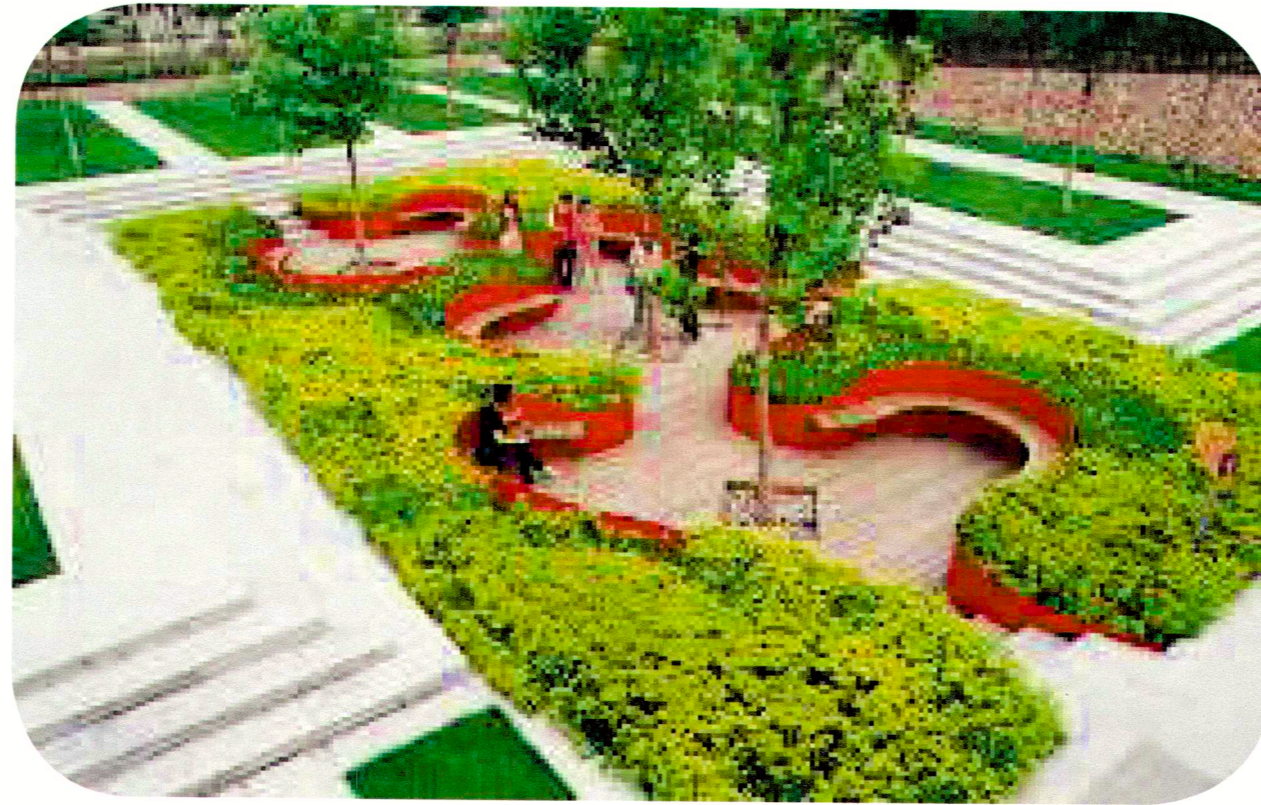
Mitigates these risks



Effectiveness



Cost

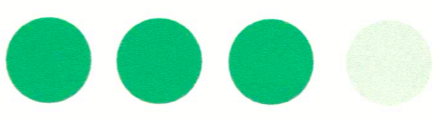


2 Create Multi-purpose Open Spaces that retain water

Mitigates these risks



Effectiveness



Cost



What are some of your thoughts?

More green space and trees
all good ideas
Looks too uniform!
No creativity!!

Definitely more green space
Green roofs - great idea! ~~argue~~

* Who are these spaces for?
* Who will have time to enjoy them if they are too busy looking for affordable housing and to not be kicked out of the rent-rising neighborhoods?

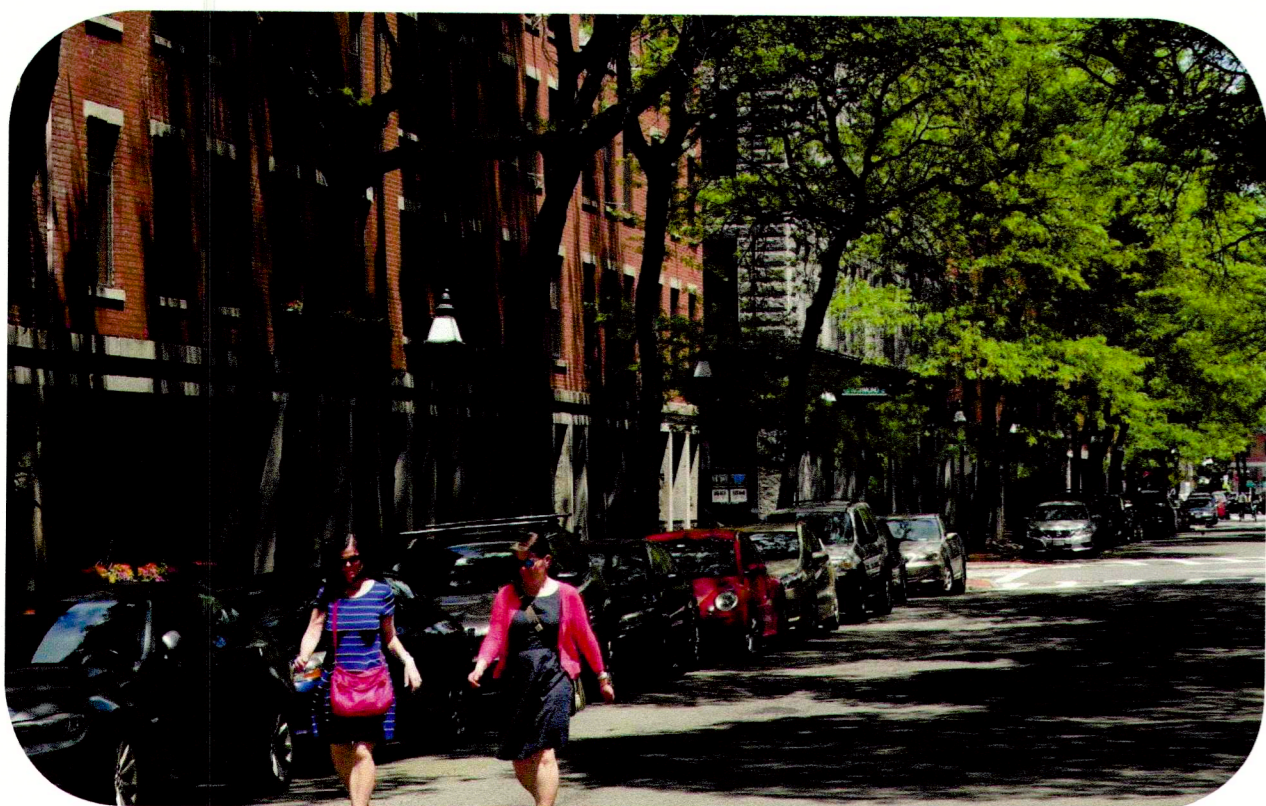
More bike riding stations means less car riding. Less CO2. More GREEN means MORE CLEAN! ♥

We need somewhere to live hear the people out about our change not your change. HEAR THE PEOPLE WE VOTE YOU IN OFFICE FOR A REASON!!! ♥

If these changes bring in new, more affluent residents, how do we protect existing residents?

resilience has to be a priority in this area which was under water before white settlement, which has a water table two feet down, which is extremely vulnerable to flooding in the extreme storms that climate scientists are predicting... Large areas need to be reserved for temporary marshes during heavy storms; buildings need to be highly efficient and energy-self-sufficient when external power sources fail... This is a really stupid place for dense development and strong countermeasures should be built in from the start.

* tree shade is sorely missing here!

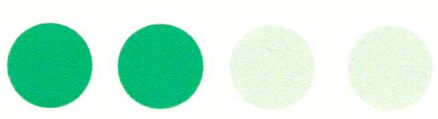


3 Increase Shade and Tree Canopy

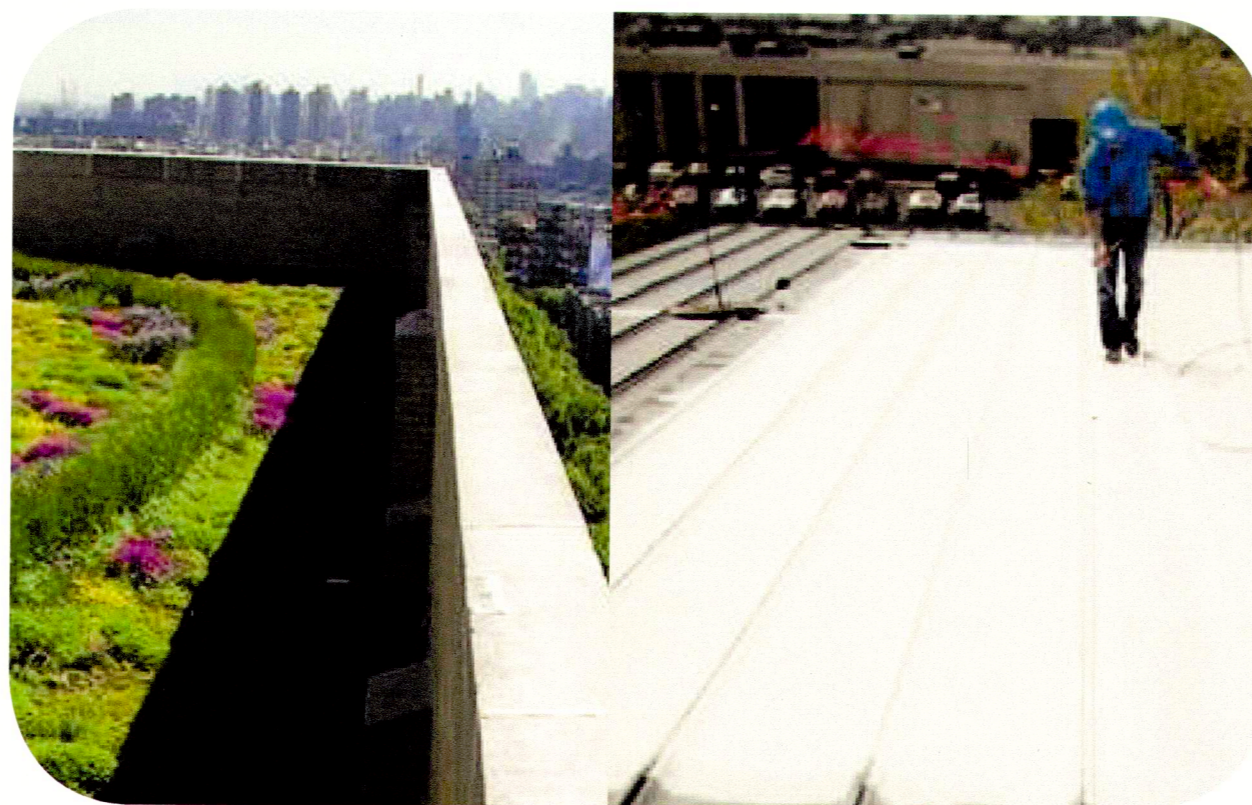
Mitigates these risks



Effectiveness



Cost

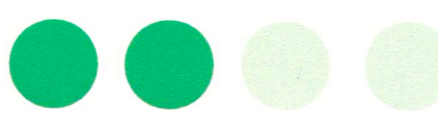


4 Install Cool or Green Roofs

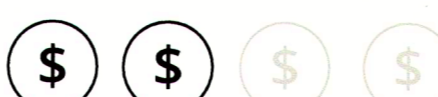
Mitigates these risks



Effectiveness



Cost



PLAN: Glover's Corner

Preserve. Enhance. Grow.

Climate change strategies differ in cost and effectiveness. What are your thoughts and new ideas?



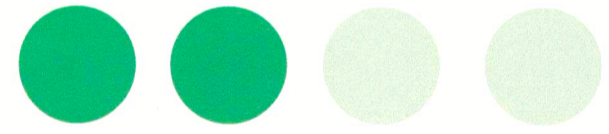
1 Use Permeable Surfaces, Swales, & Water Retention

Permeable pavement looks like normal pavement but allows water to go through and be absorbed by the ground below. Swales and rain gardens are low-lying small landscape features that manage water runoff and increase rainwater infiltration.

Mitigates these risks



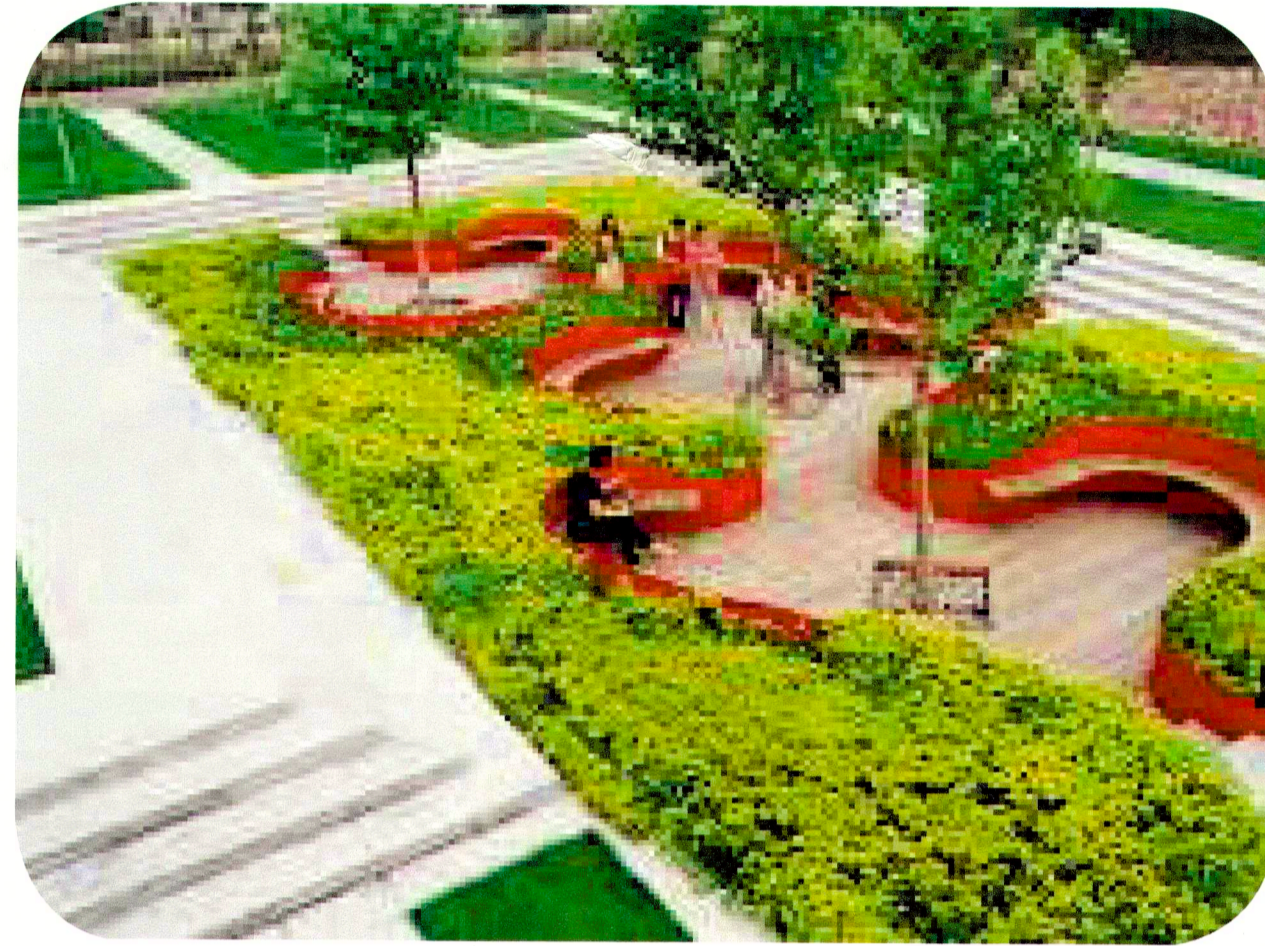
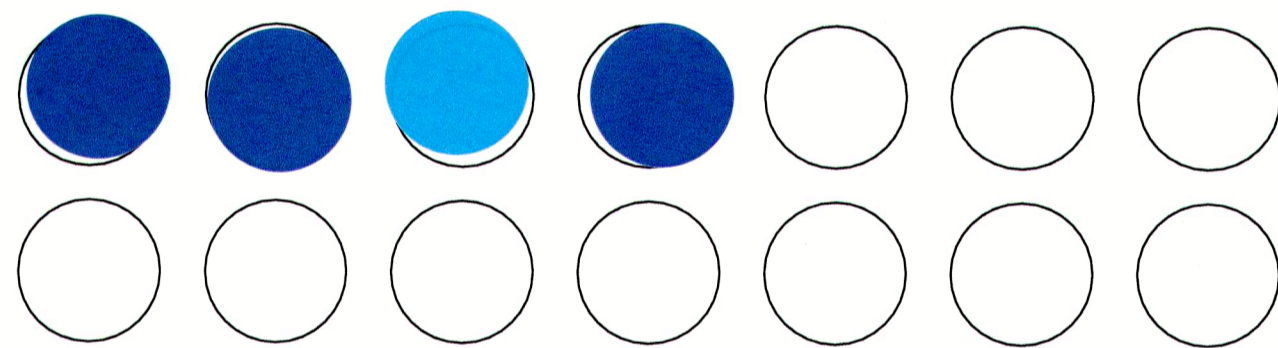
Effectiveness



Cost



Like what you see? Place a sticker here.



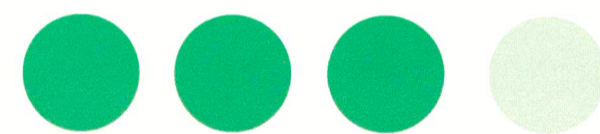
2 Create Multi-purpose Open Spaces

Open space reduces the amount of heat absorbed and can also hold excess rainwater to slowly drain like in this sunken seating area

Mitigates these risks



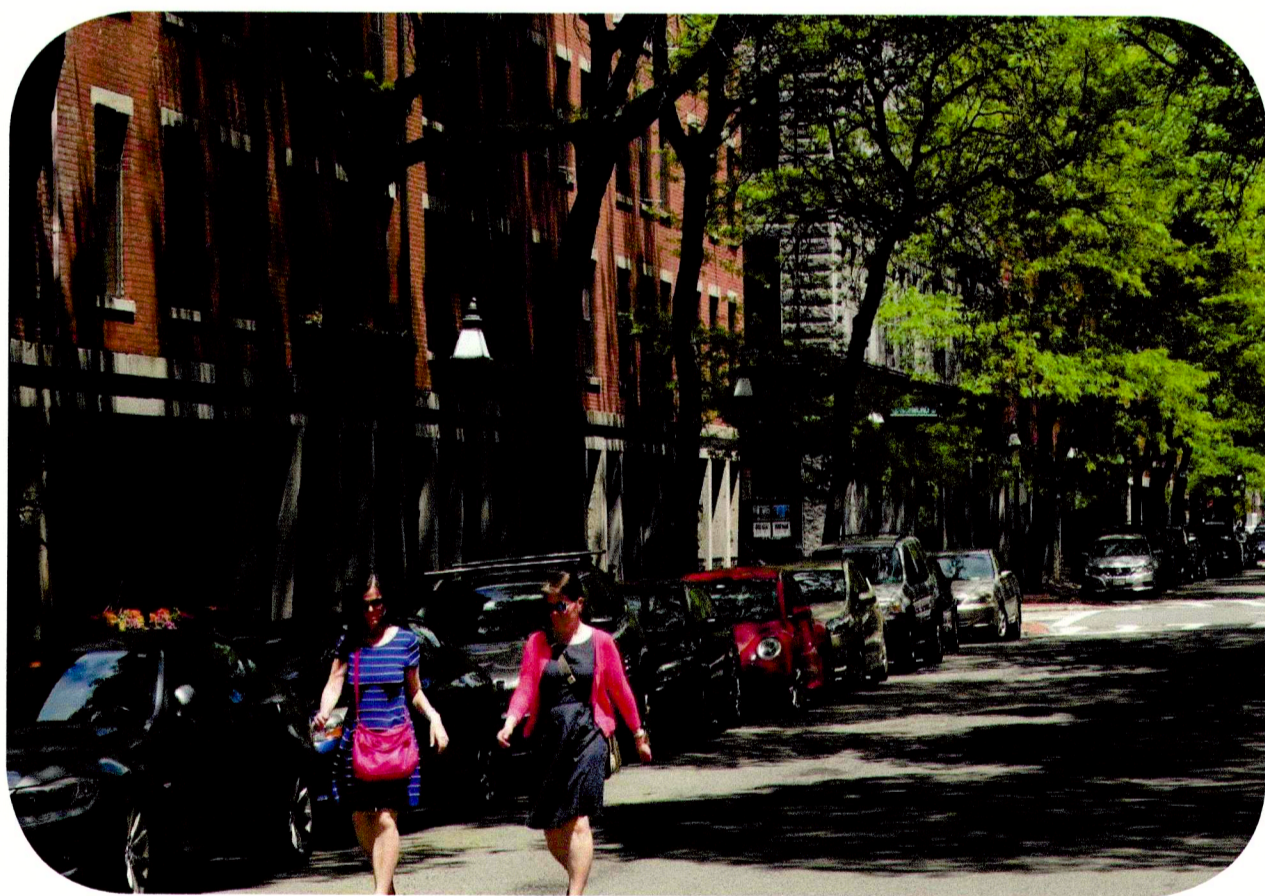
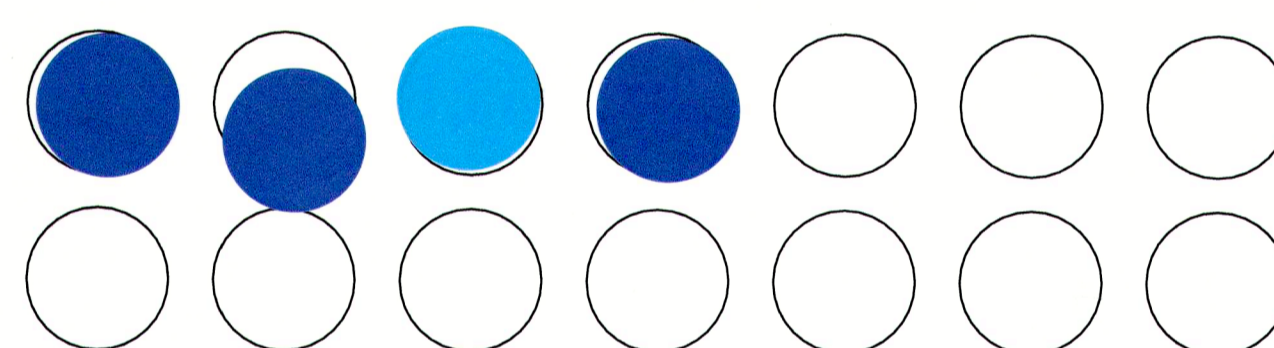
Effectiveness



Cost



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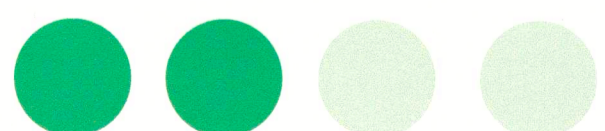
3 Increase Shade and Tree Canopy

Street trees and awnings can provide a canopy that shades the street and sidewalks below.

Mitigates these risks



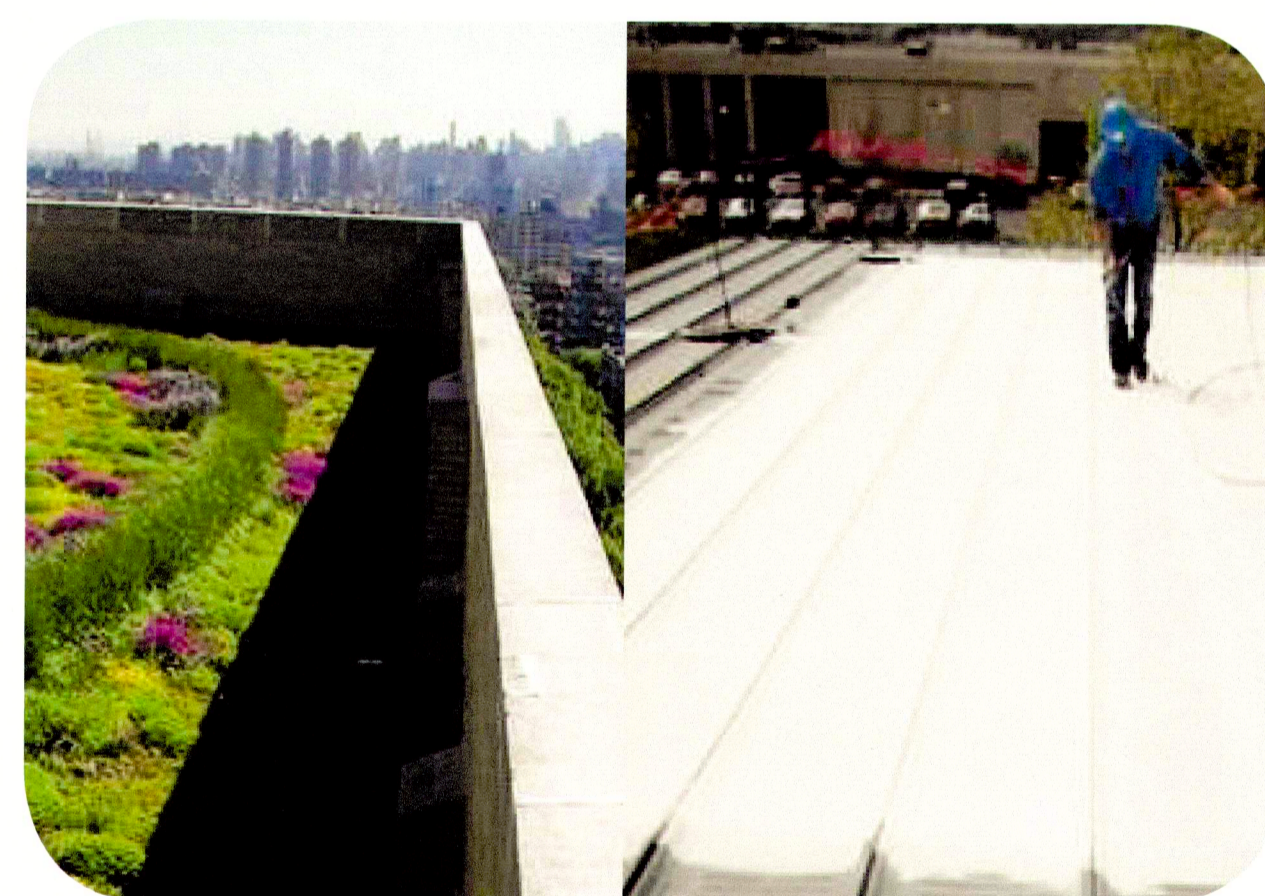
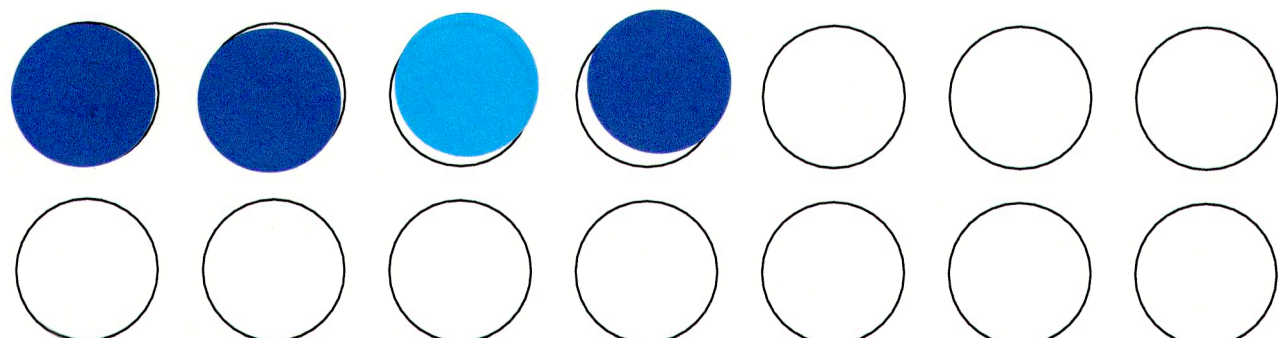
Effectiveness



Cost



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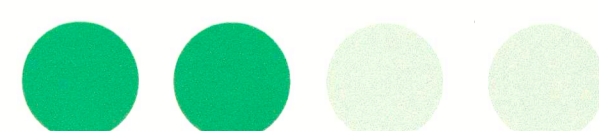
4 Install Cool or Green Roofs

Green roofs or white, reflective roofs reduce the amount of heat absorbed by buildings.

Mitigates these risks



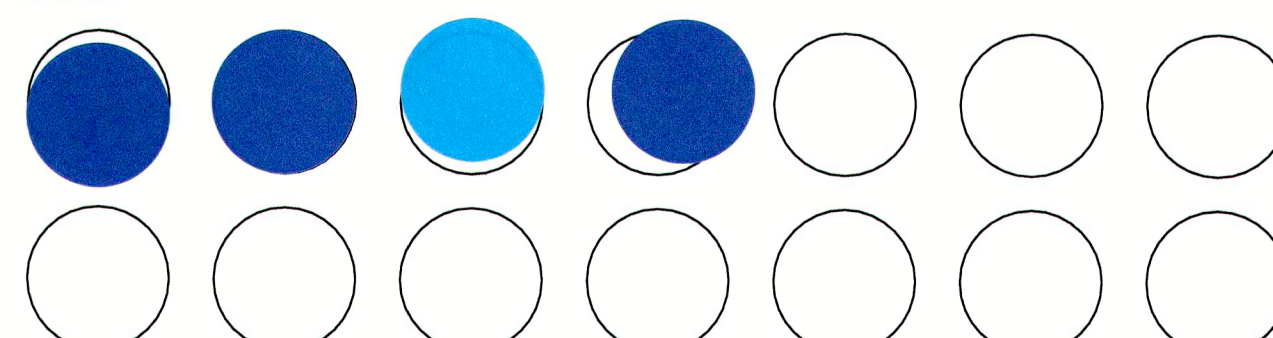
Effectiveness



Cost



Like what you see? Place a sticker here.



What are some of your ideas?

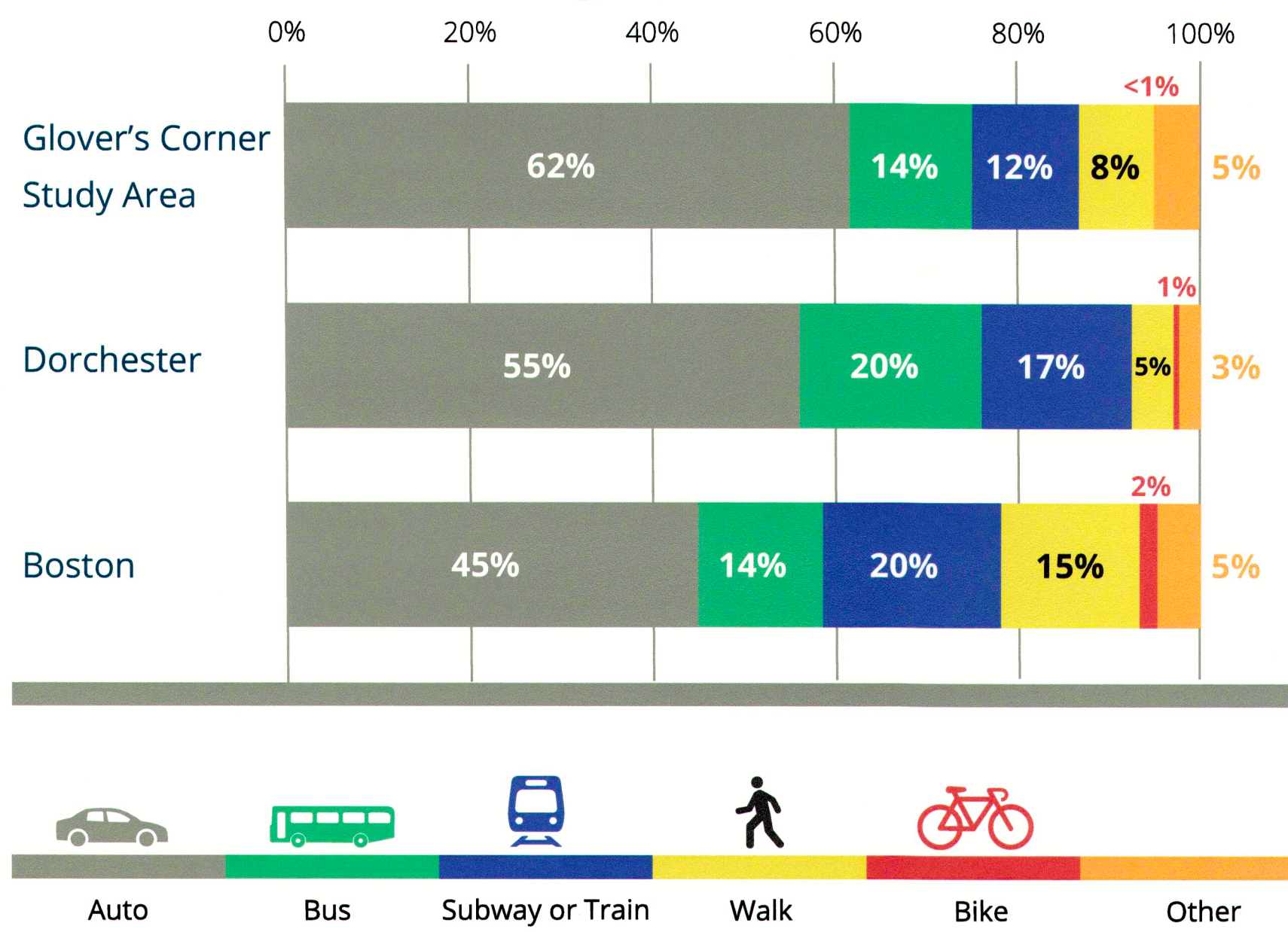
*Climate prep for all
protections from climate
gentrification!*

PLAN: Glover's Corner

Preserve. Enhance. Grow.

More people drive to get around the neighborhood in Glover's Corner. Encouraging other ways to get around can help manage traffic.

Resident Journey to Work



Barriers to using multi-modal transportation



Access to Red Line stations

Walking to the Red Line stations is not comfortable or clear for pedestrians traveling to and from Dorchester Avenue. Savin Hill station has no bus connections, and local buses face difficulty with service delays due to congestion.



Walking safety and comfort

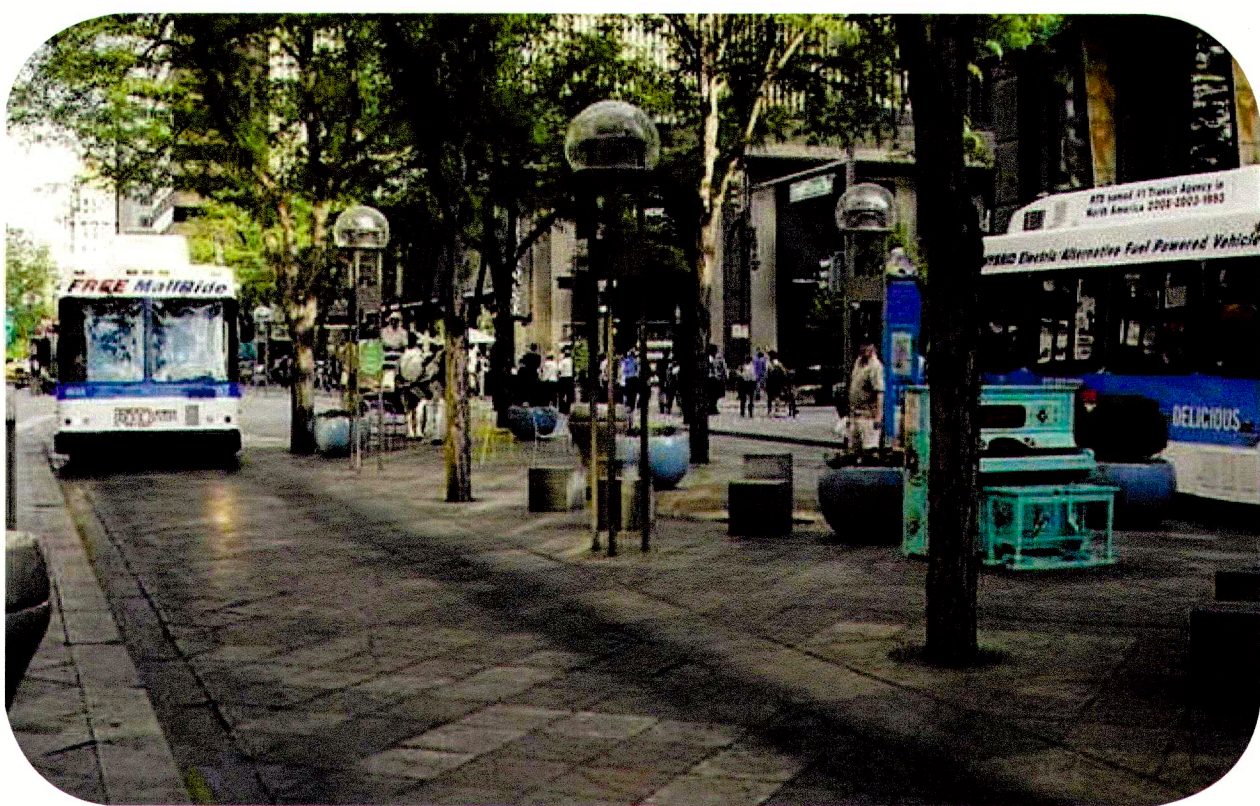
Unsafe or uncomfortable conditions at intersections and crossings along Dorchester Avenue make walking in the neighborhood difficult. Additionally, some sidewalks on side streets are narrow and sometimes obstructed.



Biking safety and comfort

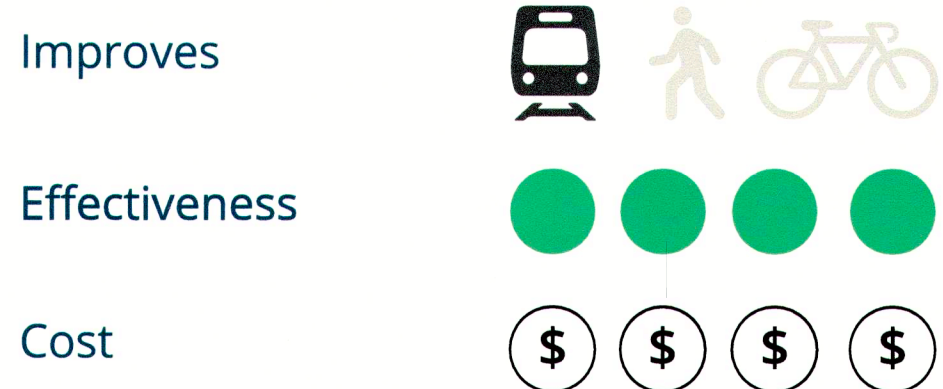
The Study Area has limited bicycle facilities, despite multiple corridors designated as bike routes in the Boston Bike Network Plan. Additionally, striped bicycle lanes, where provided, do not feel safe for many potential riders due to conflicts with on-street parking and heavy vehicle volumes.

Improvements to the public realm such as streets, sidewalks, bike facilities, and transit facilities would encourage people to use different ways of getting around.



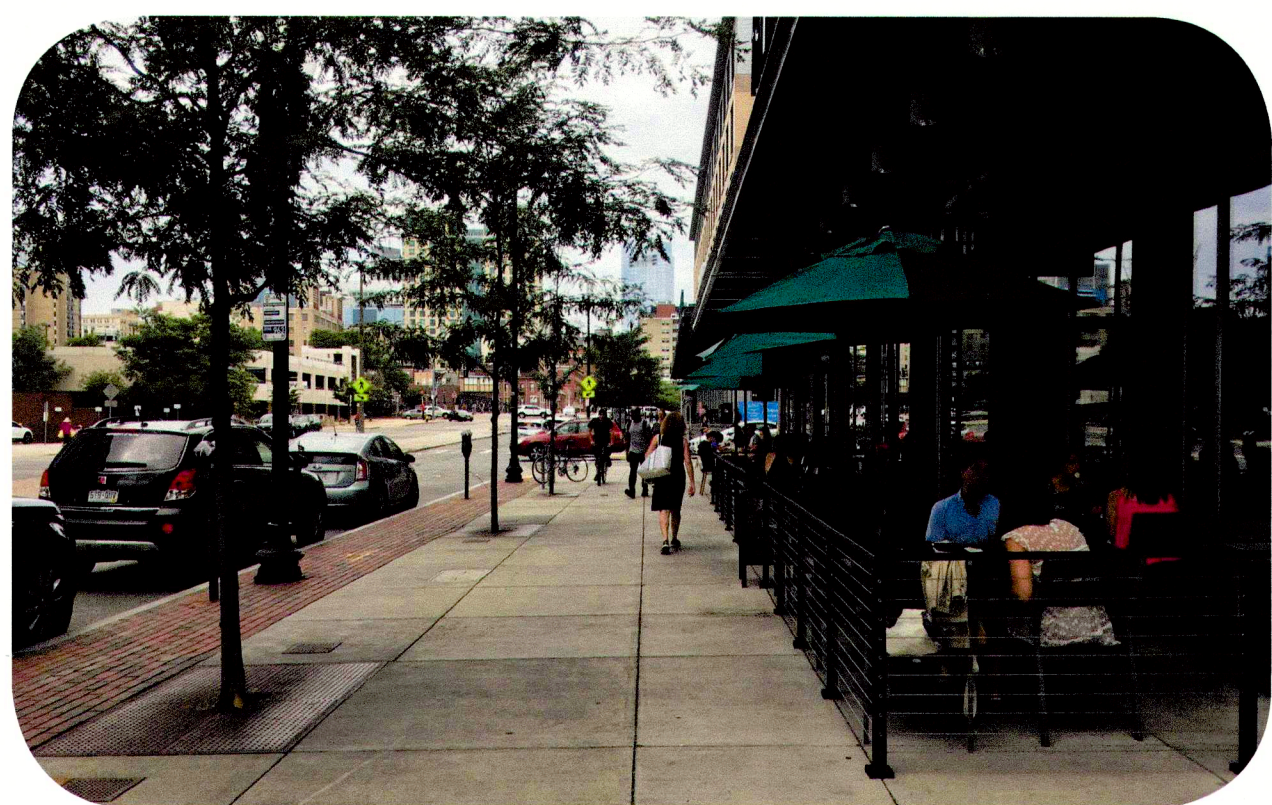
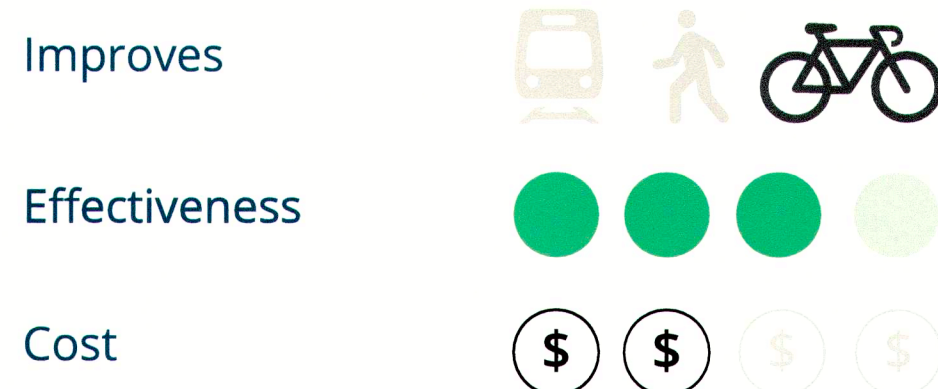
1 Dedicated Bus Lanes and Bus Connections to the Red Line

Dedicated bus lanes would make bus service more reliable and could allow service to be more frequent.



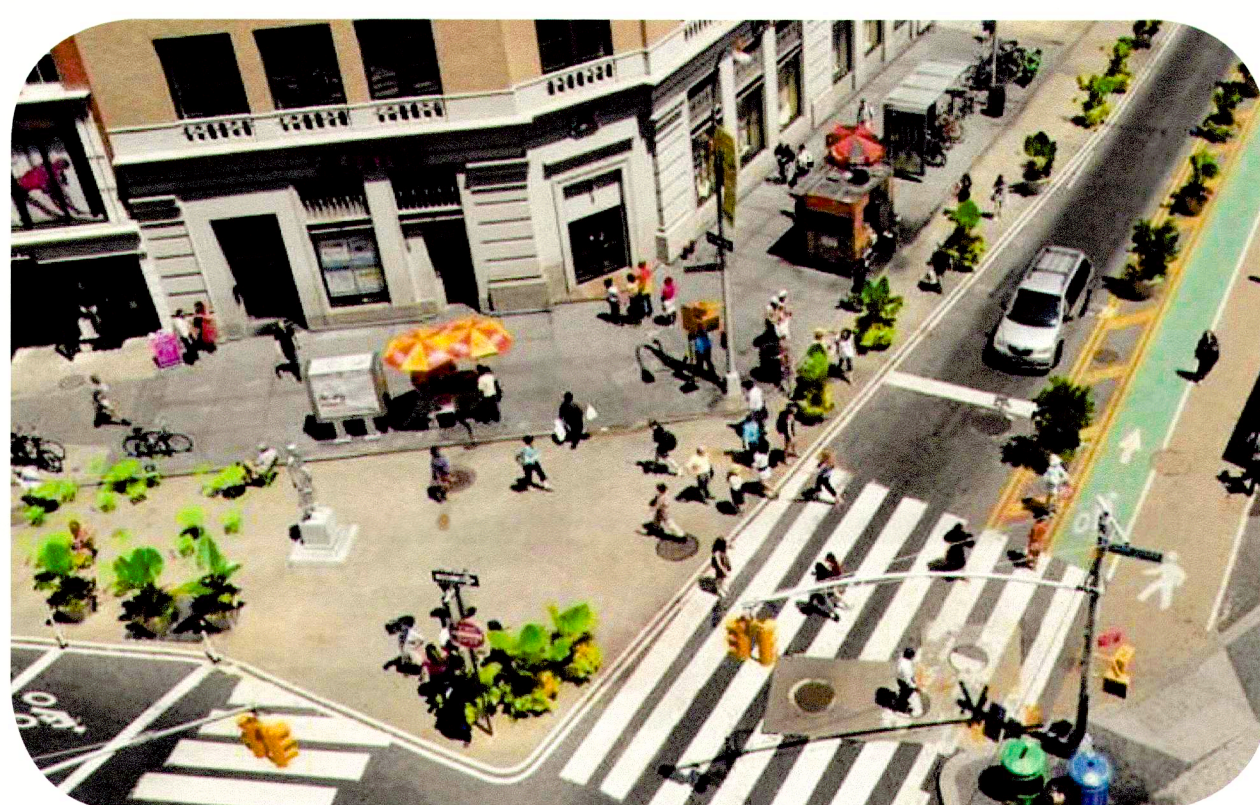
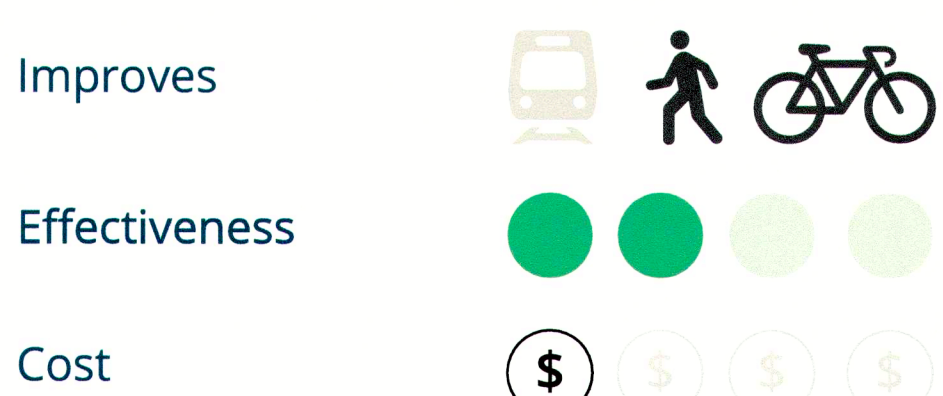
2 Safer, Dedicated Bike Facilities

Buffered or parking-protected bike lanes or separate cycle tracks can make biking safer on streets with higher vehicular traffic.



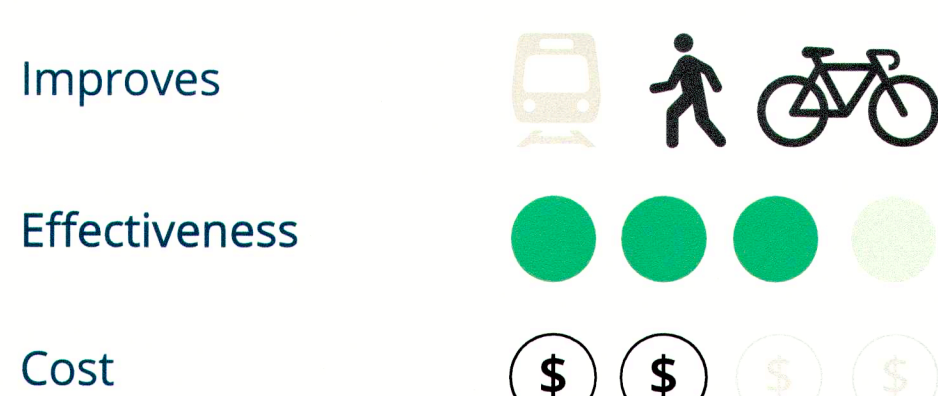
3 Wider "Complete" Sidewalks

Sidewalks along neighborhood connections should have clear buffer zones, pedestrian zones, furnishing/street tree zones.



4 Improved Intersections

More space can be dedicated to pedestrians and bikers. Shorter crossings through curb bulb-outs improve pedestrian safety.



What are some of your thoughts?

↑ bike connections to greenway @ Malibu Bean/JFK
 ↑ bus frequency on Rte 18 to later and weekends
 articulated buses?
 separated bike lanes
 dedicated bike lanes
 more bus lanes to help with congestion
 Dedicated bike lanes for safer biking, but causes car traffic congestion. may also take more cars off the road?
 - More consistent traffic light flow. Such as in NY City.
 All 4 are good ideas!
 - Keep housing affordable! Displacement of residents is not acceptable
 - We need affordable housing and public transportation. We need good, living wage jobs in Dorchester so people don't have to travel far from home to work.
 I think these are all great options, and I am also concerned with who will have access to this "new improved" neighborhood!
 - Reason MTA rail spur to create a dedicated busway from Downtown Crossing to SA station.
 more on Leif corner
 - A linear ~~park~~ and bike way from Freeport St to Savin Hill, and very frequent bus service along DOT Ave, would make this area T-accessible by multiple modes. The City should have pushed DOT block's developer to bankroll a shuttle bus to the T, cut parking spaces in the development, and use the savings to provide more affordable units.
 *We have got to get better intersections! These are not safe or efficient!