



PLAN

**Dorchester
Glover's Corner**

PLANNING WORKSHOP

June 28, 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 Process Overview
- 2 What We've Heard
- 3 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.”

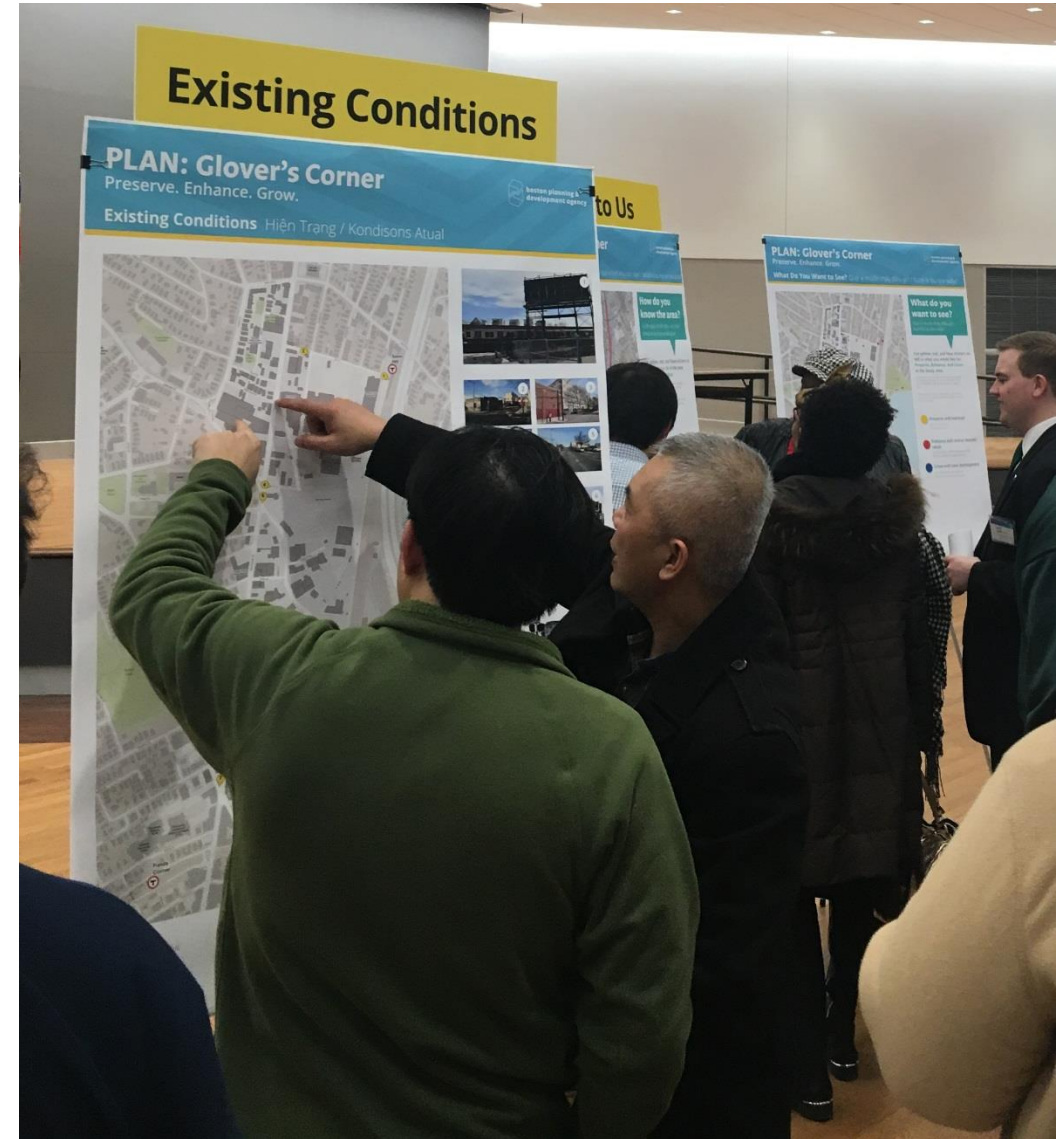
*- Mayor Martin J. Walsh
Chamber of Commerce
December, 2014*



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**



PLANNING THEMES

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



PLANNING PROCESS OVERVIEW

FEBRUARY, 2017 Question Campaign

MARCH 8, 2017 Open House

MAY 4, 2017 Walk and Bike Tours

MAY 18, 2017 Visioning Workshop

JUNE 15, 2017 Transportation Consultant

JUNE 28, 2017 Planning Workshop

JULY, 2017 Advisory Group Finalized

Fall/Winter 2017 Workshops

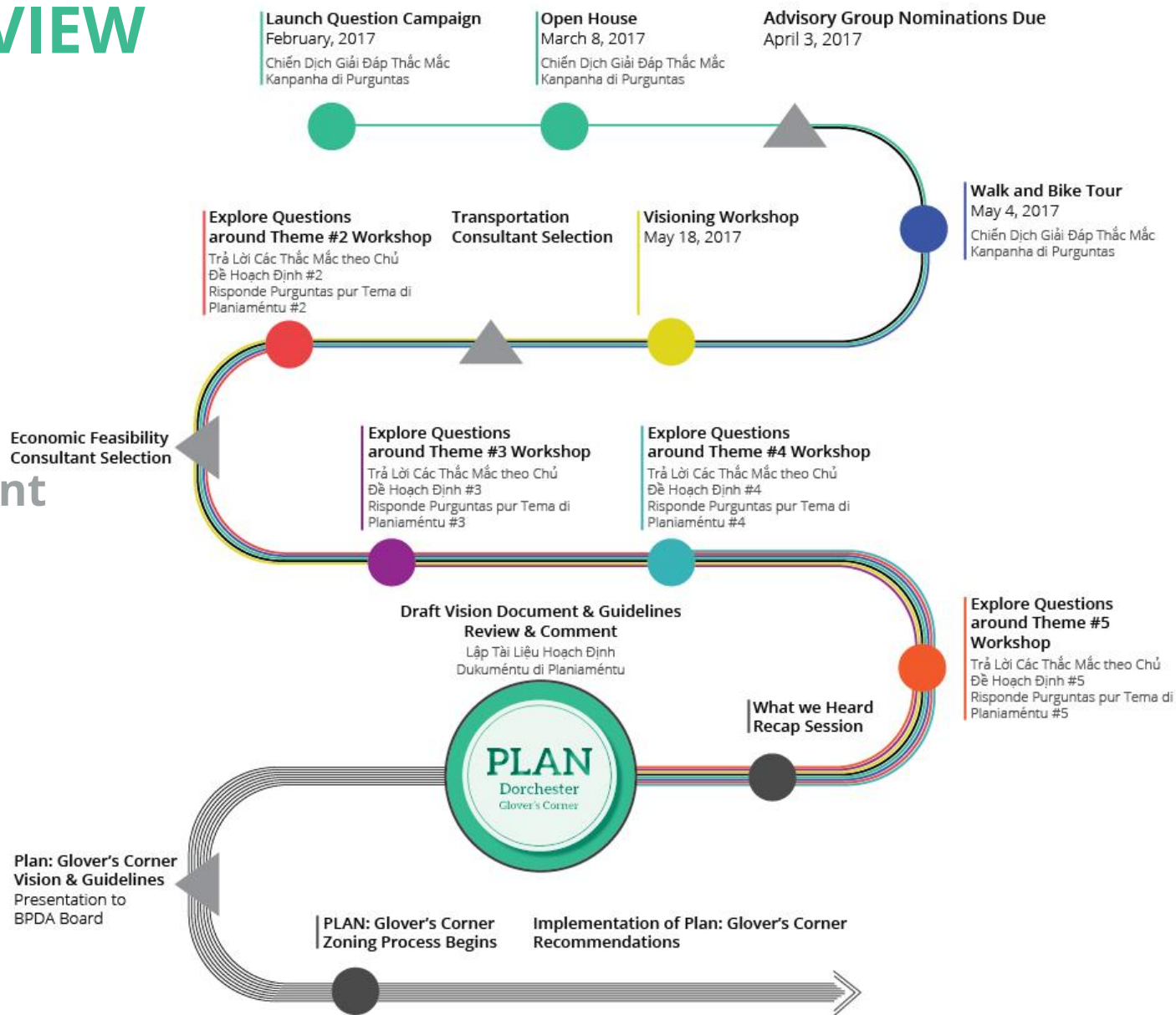
Legend:



Public Meeting
hội nghị cộng đồng
workshops komunitariu



Planning Initiative Milestone
Phát triển hoạch định
Dizenvolviméntu di planu



WHAT WE HEARD

Question Campaign

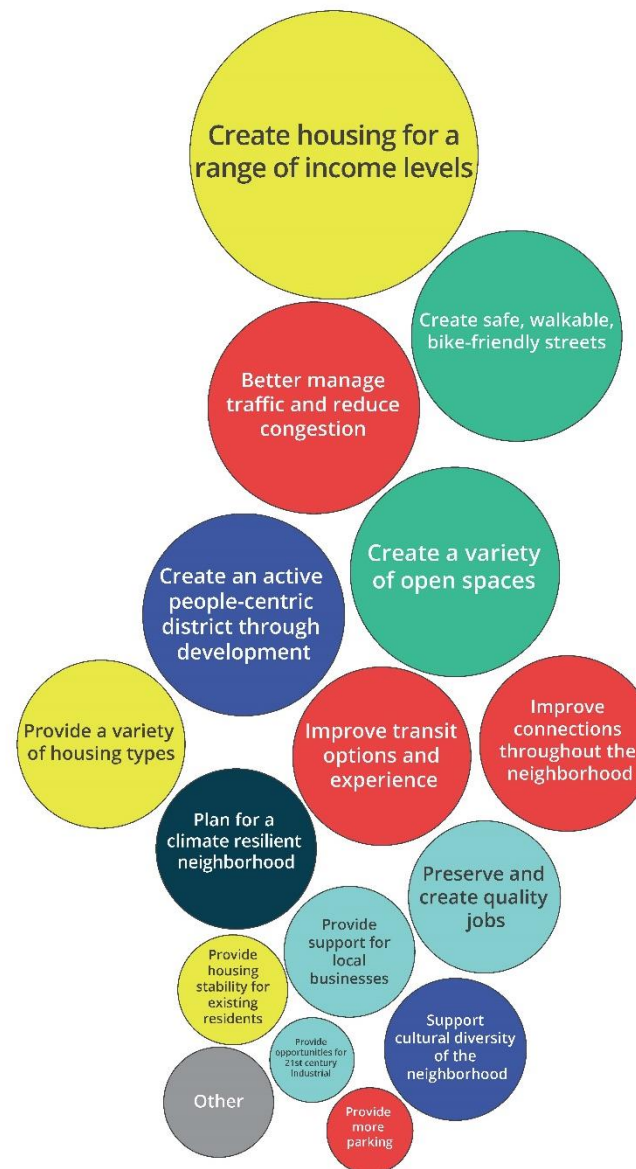
“How do we create a **more walkable** district along Dorchester Avenue, offering people everything they need?”

“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?”

How will developers & the City prepare for **sea level rise** in an already low/water level area?



Methodology

Topics were drafted by summarizing public questions and comments.

Color represents six planning themes.

Neighborhood Character

Housing

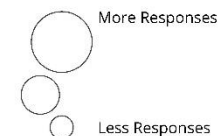
Public Realm & Open Space

Mobility & Connectivity

Jobs & Businesses

Environment & Climate Change

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



WHAT WE HEARD

Open House

“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”

“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”



WHAT WE HEARD

Walk & Bike Tours

- **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**



WHAT WE HEARD

Visioning Workshop Priorities

Highest Priority

- Create Housing for a range of income levels

Overarching Priority

- Plan for a climate-resilient neighborhood

Other Top Priorities

- 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



SWOT ANALYSIS

Objectives

- Identify **S**trengths, **W**eaknesses, **O**pportunities, and **T**hreats in the study area
- Understand and listen to your ideas, concerns and interests around the following themes:
 - Mobility & Connectivity
 - Housing & Neighborhood Character
 - Public/Open Space and Resilience
 - Jobs/Businesses & Amenities
- We will use this discussion to build a baseline to inform the planning process into the Fall/Winter of 2017



CITY RESOURCES

If you or someone you know is currently facing displacement as a resident or business, please ask staff about the following contacts and resources:

Office of Workforce Development (OWD)

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

Boston Home Center

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

Office of Housing Stability and Emergency Assistance (OHS)

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

Office of Small Business Development

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

CONNECT WITH PLANNING TEAM

Website

bit.ly/PlanGlovers

Viktorija Abolina

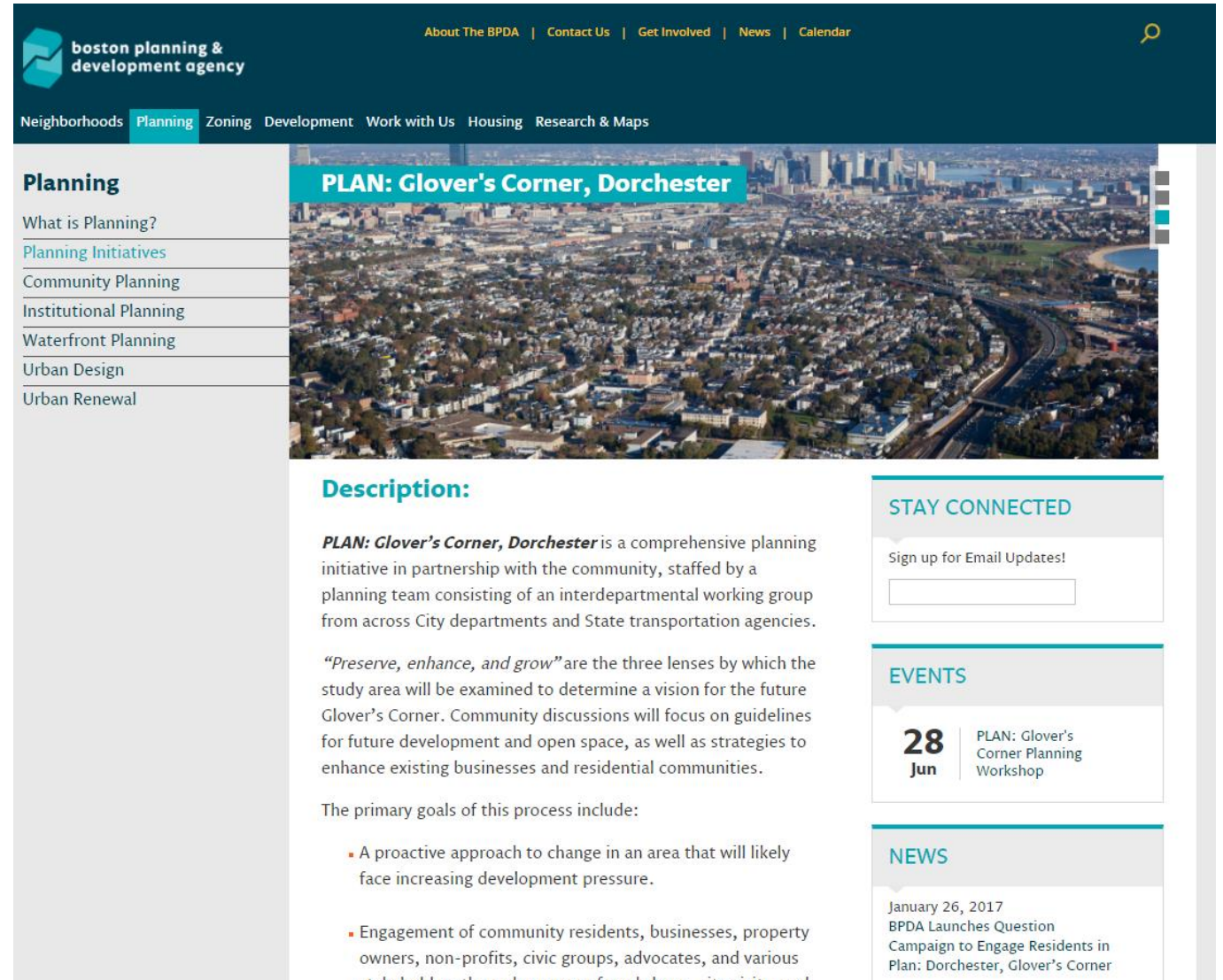
Viktorija.Abolina@Boston.gov

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 navigation menu with 'Planning' selected, a sidebar with a 'Planning' menu, and a main content area with a description and a list of primary goals. A 'STAY CONNECTED' section includes an email sign-up form, and an 'EVENTS' section lists a workshop on June 28th. A 'NEWS' section at the bottom mentions a question campaign launched on January 26, 2017.

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

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 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