

Your Feedback

DRAFT RECOMMENDATIONS

Write down your questions and comments about the draft recommendations on a sticky note here!

Request for Quincy line to stop at Savin Hill or to add a stop along the way.

1/4 of recurring jobs has to be ~~the~~ for people who can prove residency in 2.5 mile radius in the last 5 years. Why? Protects development margins while increasing area median income + reduce displacement.

WE NEED 6 MORE MONTHS TO REVIEW THE PLAN - I agree

If a proposed development does not serve the interests of the people of the current residents here, it should not be built. We want development WITHOUT displacement.

I'm pro union + want high pay/good benefits + development. I want development of non-luxury condos!

CONVEYOR BELT SIDEWALKS
SOLAR PANEL SIDEWALKS
STREET CLEANUP WALLS
TREES THAT GROW IN THE DARK
FREE WIFI, ACTUALLY (M4C WTA)
JETSONS

I feel like my voice isn't being heard

HIGHER FAN FOR ZONE B2

Long, extensive process that has thought of all the issues to address. Looks like a good plan.

You should cancel all development plans in Dorchester so that families who live here won't be displaced.

WE DON'T NEED OR WANT ANOTHER SEAPORT!!!

People will still be displaced w/o protection

Why do we need to make Mr. Chan richer

Are there any door knocking/call efforts/flyering efforts to meet residents (esp those with limited English) where they're at?

For housing, how do you define "Significantly Greater %" for Plan Glover's Study Area? Why is this not included in the draft?

Very little of this was substantive Job/open space/mobility/housing wisely, etc.

I applaud the BPD's change in language to recognize the need for increased affordability & to preserve at-risk working poor residences. However, the plan needs more specific measures, incentives, commitments. We need an accountable plan & process.

I want my community to be able to stay in their homes

What's the situation on parking? We do want more green/public space but we are welcoming more traffic. Such a catch 22!

The Plan is much too vague in explaining how they plan to prevent displacement and increase affordable housing. All the promises they are proposing have no basis that make sense to the nearly 5000 families living in the target area. More time is needed to process and vote on the Plan.

STOP THIS PROCESS & REEVALUATE YOURSELVES. I am a youth here & BPD's Community Process is crucial for long-term

My family has been displaced through war & resistance, we lost our homes, family & identity. Today 44 years after the fall of Saigon, we are at risk of being displaced. IT IS CRUCIAL for our voices to be heard and taken in this process.

walkable green connection from fields corner to Savin Hill.

We need ways to support existing local businesses as well as increase the number of affordable housing units. Having businesses that support low-income + ethnic residents close + turn into dog spas does nothing to serve our marginalized communities.

Retain existing buildings & businesses

I don't want the people in my community to be displaced by gentrification

How can BPD incorporate people's feedback in response to the draft? We need time to process & respond... that is what community planning should look like!

Dorchester has a large population of elderly who don't have a large income & do not have \$ to afford to buy a house, and they are being forced to move.

What is the plan for true affordability that meets the needs of current residents?

Taller buildings to not displace people who live here

Why does it feel like we are in a battle? Are these changes motivated by shiny new developers investing their money or a genuine interest in the community? Instead of just trying to protect residents from these big changes we are welcoming in?

When we say "affordability," who will it be affordable for? This should be affordable for current residents!!

Affordable Housing cannot be stressed enough! Dorchester is for immigrants & poor communities, selling out to yuppies makes a group who already feel isolated. Dorchester development = Community development!!!

4743 Dorchester Families at risk of displacement. Give us a plan with real affordability + community input!

- Parks & open spaces foster community among Dorchester teens

I have lived in Dorchester all my life and this ~~was~~ very sad to see how changes are being made. My grandmother who had to leave everything behind during war to start a new life here in America but she is being displaced again which is every hard to see. Where she has lived in Dorchester for almost 20 years.

I appreciate the translated resources but this workshop is on International Workers Day! We need more residents here. I would've loved an actual discussion of the recommendations to hear what the public thinks.

There are NO busses anywhere! 20 mins to walk to the 16 to get to Forest Hills. 18 never comes. No stops at all between Kanegs, Savin Hill & Fields corner

Who have lived here + raised their families & grown up here should be able to stay living in our neighborhood.

Noise Pollution!!! a lot of construction in my area as well as a lot of traffic (Hancock @ Dot ave)

The pics of the initial planning workshops look like only a few people participated. Could we extend the planning process so more community members can actually participate?

People who work here should be able to live in this neighborhood

Will existing residents have the opportunity to take advantage of the affordable business spaces before other people do? In addition to the job training, is there a program that helps build a pathway to small business ownership (success and sustainability) for current residents? For all of this, will current job training programs of trusted non-profits be interested in and expanded?

It would be very helpful if the Plan used specific examples on how the city plans on focusing resources from the office of Small Business Dev. to help existing local small businesses prepare for future changes & adapt.

It mentions on-site technical assistance to create business plans, negotiate leases, and improving storefronts through grants... But how would these scenarios work in a neighborhood filled with restaurants, market stores, hair salons that are mostly owned by people of color/immigrants

Where can people find City grants the Plan is promising? How will technical assistance be reached? Will they be trained and culturally competent?

No development without commitment to able affordable housing + jobs

New Housing

PLANNING FOR AFFORDABILITY TO PREVENT DISPLACEMENT

1 Use school Resource center site for public good

Total Affordable Housing goal (not just IDP) should be included. City commitment to dedicate resources in this area should be explicit.

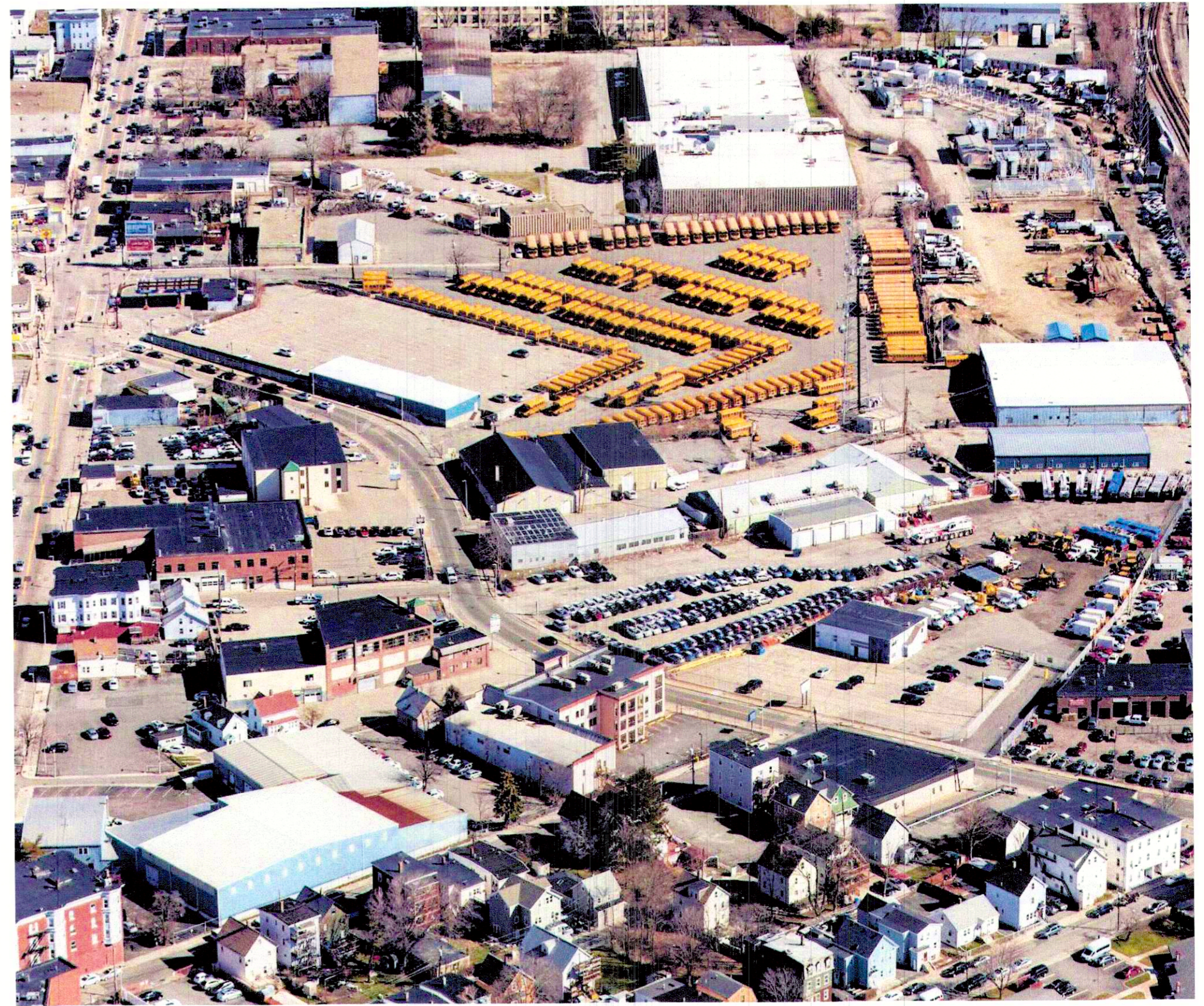
Housing to be built at the site will be 100% income restricted, significantly increasing the area's number of income restricted units.

Provide public funding for buildings with a high percentage of income-restricted housing

Additional City funding programs can support projects that develop more affordable units independent of, or in addition to, the percentages in ordinary guidelines.

Require income-restricted housing in market-rate developments

New market-rate developments will be required to have higher number of affordable units at deeper levels of affordability, relative to existing City policy. (See table below.)



Aerial of study area showing school resource center site

We want real numbers, specific demographics!

Building Height	Current As-of-right Projects	PLAN: Glover's Inclusionary Development Policy Units, as a Percentage of Total Units, On-Site AMI Average = 50% AMI (Rental)	PLAN: Grovers Inclusionary Development Policy Units, as a Percentage of Total Units, Off-Site or a Contribution to the IDP Fund AMI Average = 50% AMI (Rental)	PLAN: Glover's Study Area Percentage of Total New Units (pending disposition of School Resource Center)
Up to 70 feet (about 6 stories)	N/A (zero)	13%	15%	Significantly Greater %
Greater than 70 feet	N/A (zero)	15%	17%	Significantly Greater %

The numbers on average income do not fit with the reality of the neighborhoods.

50% AMI is more than \$50,000.

The majority of Dorchester residents make less. How does that add up to real affordability?

How do you define "significantly greater %"? Is there a range?

Housing Stability

PLANNING FOR AFFORDABILITY TO PREVENT DISPLACEMENT

Goal + plans to grow part of city aff. housing subsidies should be included

1 Purchase Existing Housing to Protect Tenants

Through the Acquisition Opportunity Program (AOP), the City provides assistance to non-profits to purchase existing housing to protect current tenants from market rent increases and keep rents stabilized.

2 Pursue City-wide policy to improve resources for tenants facing displacement and expand the rights of tenants to reduce the threat of displacement

The City is pursuing legislation such as giving tenants a right of first refusal to purchase their buildings, removing properties from the speculative market. The City's Office of Housing Stability will continue to provide legal, financial, and other types of assistance for individuals facing housing displacement.

3 Promote homeownership among low and moderate income residents and help existing homeowners remain in their homes

The Boston Home Center will support first-time home buyers with education and down-payment assistance, and help homeowners challenged with repairs, foreclosures, and property tax issues. The Additional Dwelling Unit and inter-generational housing programs will allow homeowners to generate additional income, while providing new affordable housing opportunities.

4 Implement the Neighborhood Diversity Preservation Preference (NDPP) on eligible developments

The NDPP attempts to balance the needs of neighborhoods with fair housing policy by only allowing such a preference in neighborhoods that are already diverse, only applies to up to 50 percent of the units in a housing lottery, and is targeted to applicants who are most likely to be displaced due to increased housing costs.

5 Allow developers to meet their IDP obligations by purchasing existing housing

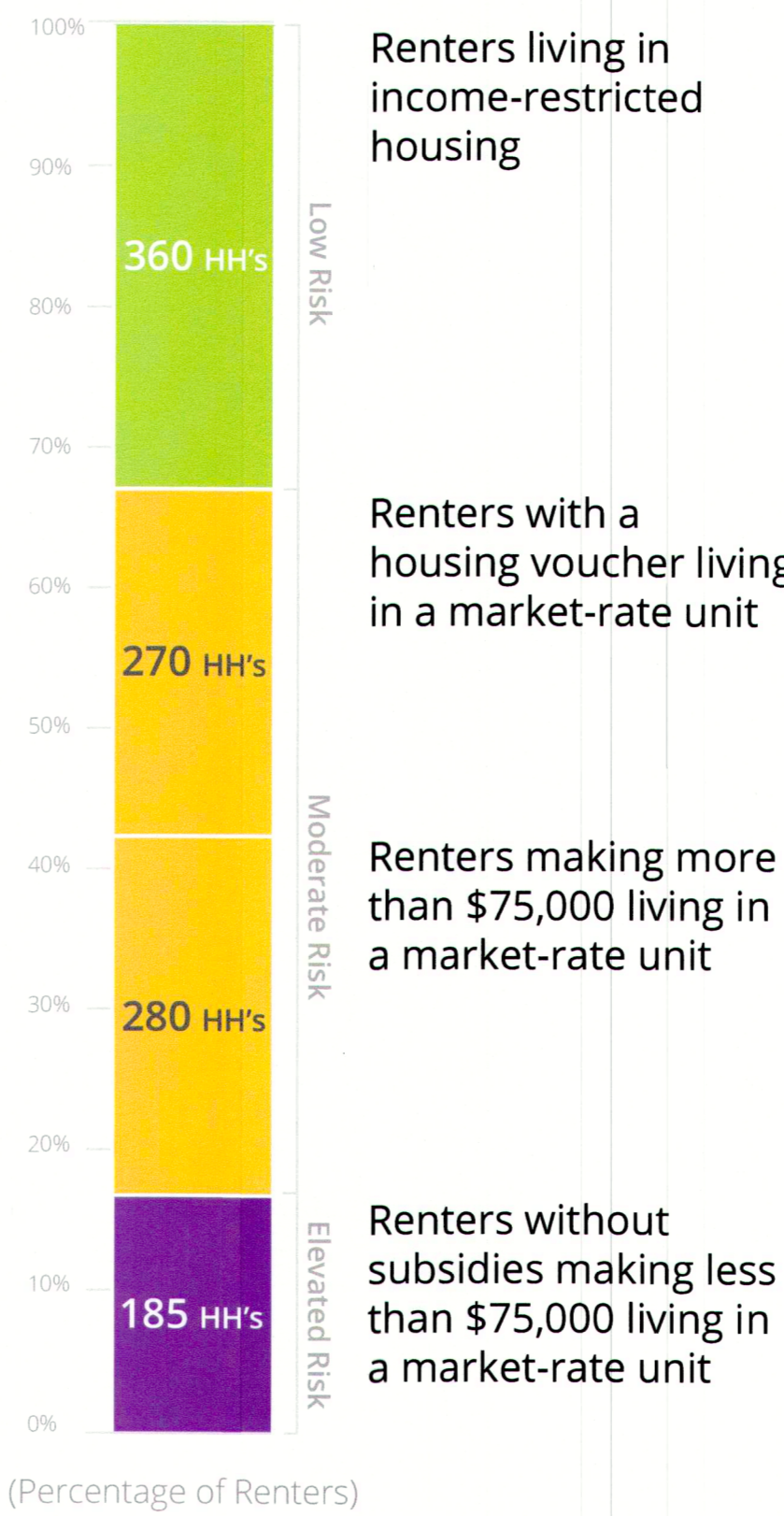
Developers of market rate housing will be allowed, on a case-by-case basis, to meet some of their IDP obligations through the purchase and income restriction of existing housing units in 1/2 mile of the study area.

6 Encourage developers to create lower cost housing through the Creation of Compact Units

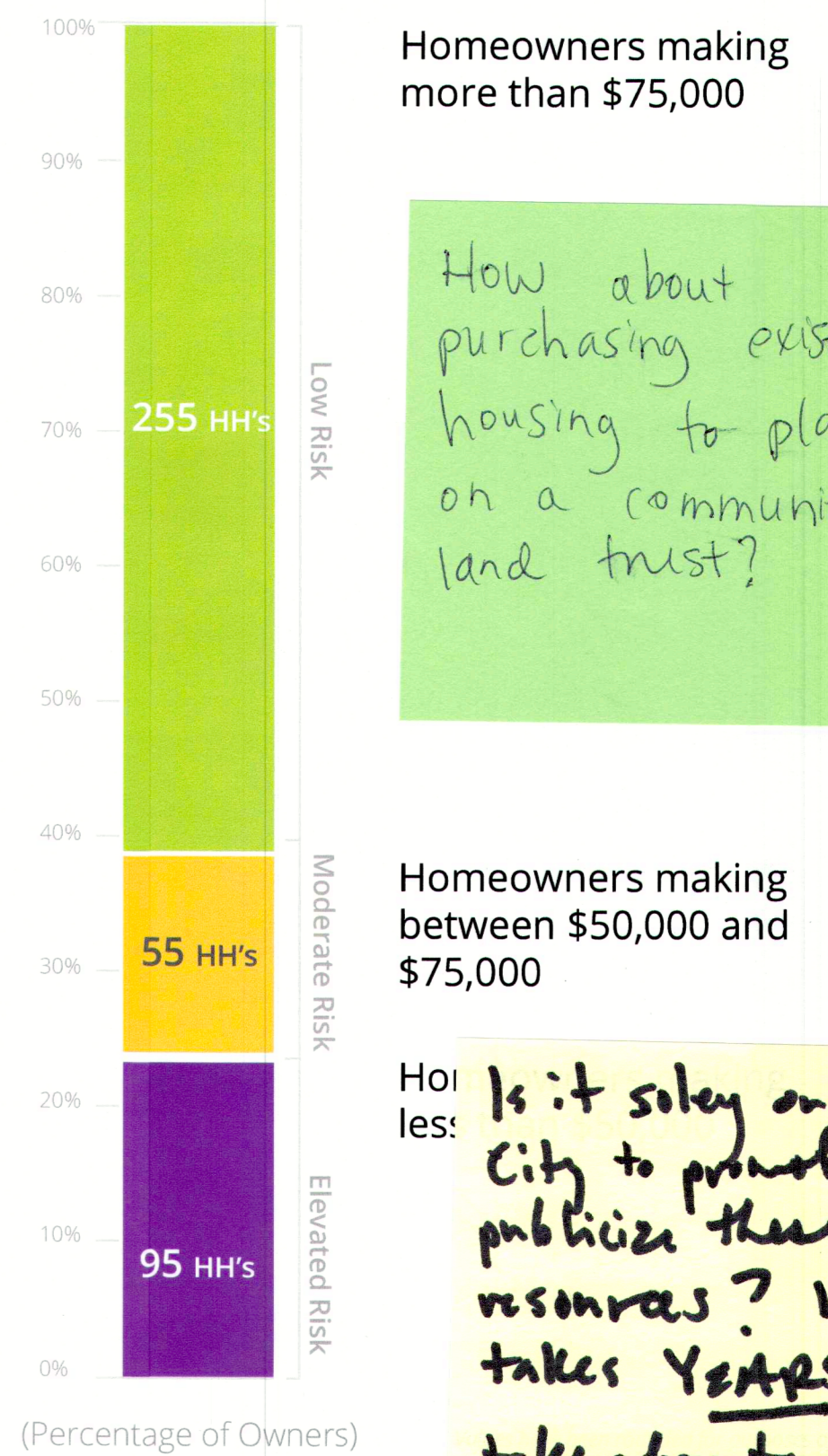
The Compact Living pilot will help Boston build more well-designed and well-located units that are less expensive than other new market-rate units.

Levels of Risk of Displacement Due to Rising Rents and Risk of Foreclosure

Renting Households - 1,095 Households
Estimates Organized by Key Indicators of Risk of Displacement



Homeowners - 405 Households
Estimates Organized by Key Indicators of Risk of Displacement



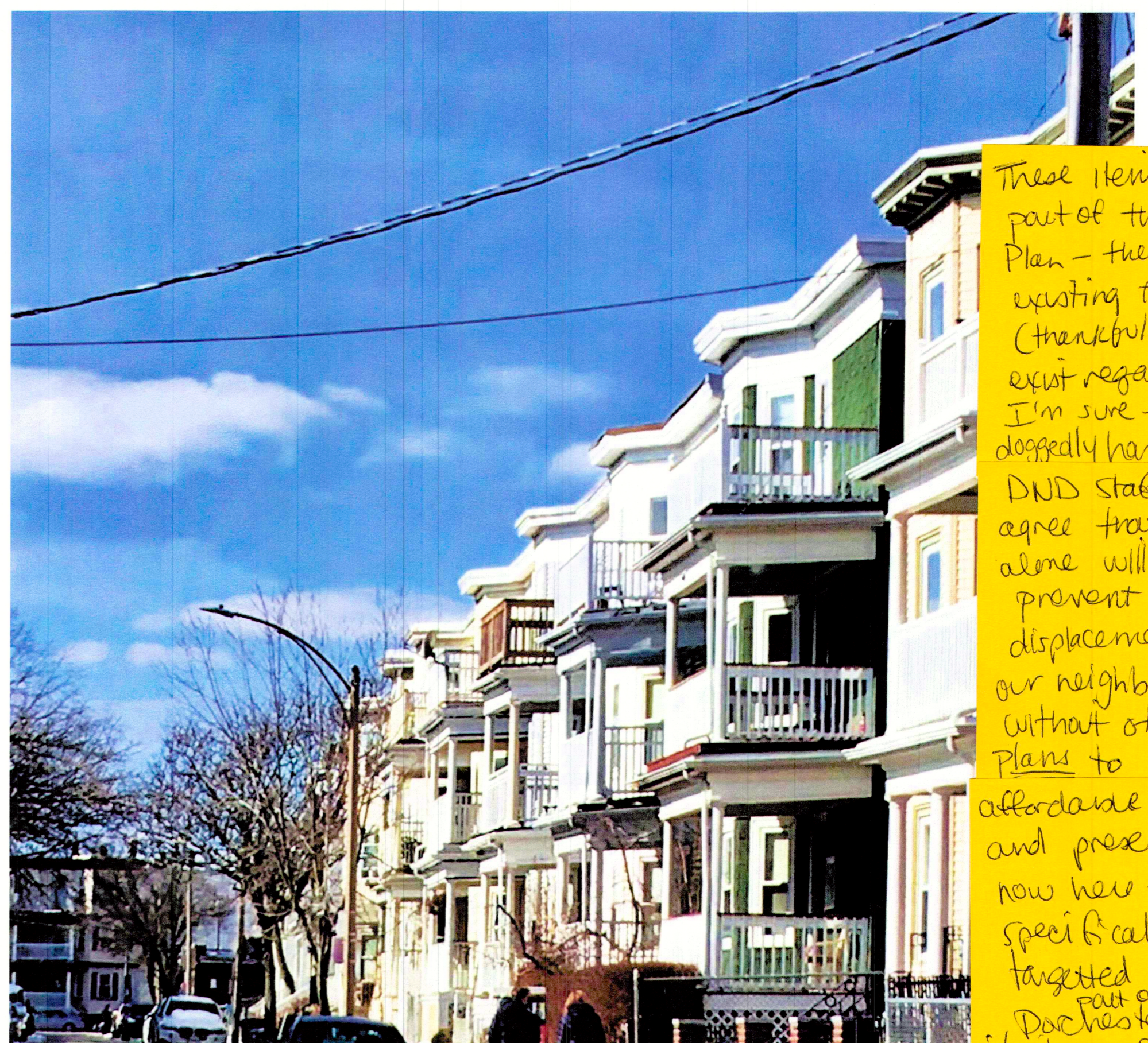
Low Risk
Moderate Risk
Elevated Risk

Without assessing the circumstances of individual households it is difficult to say exactly how many households a rents or housing costs increase. We can instead data on households that are currently housing incomes, and an assessment of how many households are voucher-holders, or are living in income-re-

How about purchasing existing housing to place on a community land trust?

Is it solely on the City to promote + publicize these resources? It takes YEARS to take advantage of + have good

outcomes with the best of circumstances in these programs. How are these programs supposed to prevent displacement in just a few months?



These items are not part of the Glover's Plan - they are mostly existing tools that (thankfully) will exist regardless. I'm sure even our doggedly hard working DND staff would agree that these alone will not prevent mass displacement from our neighborhood without other deep plans to create affordable units and preserve what's now here - specifically targeted out the part of Dorchester that is/will be affected by new zonings.

Nice ideas - how about commitments? How much of the city table in for affordable housing?

most current residents are FAMILIES - "compact units" are not made with them in mind! Be transparent, keep reminding yourself WHO this housing is for!

Mr. Chan is a Billionaire, can he spare a few to pay for real affordable housing?? people > profits

"affordable" isn't necessarily accessible for US!

Jobs and Businesses

Draft Recommendations

1 Focus existing City resources from the Office of Small Business Development to help existing, local small businesses prepare for future changes and adapt.

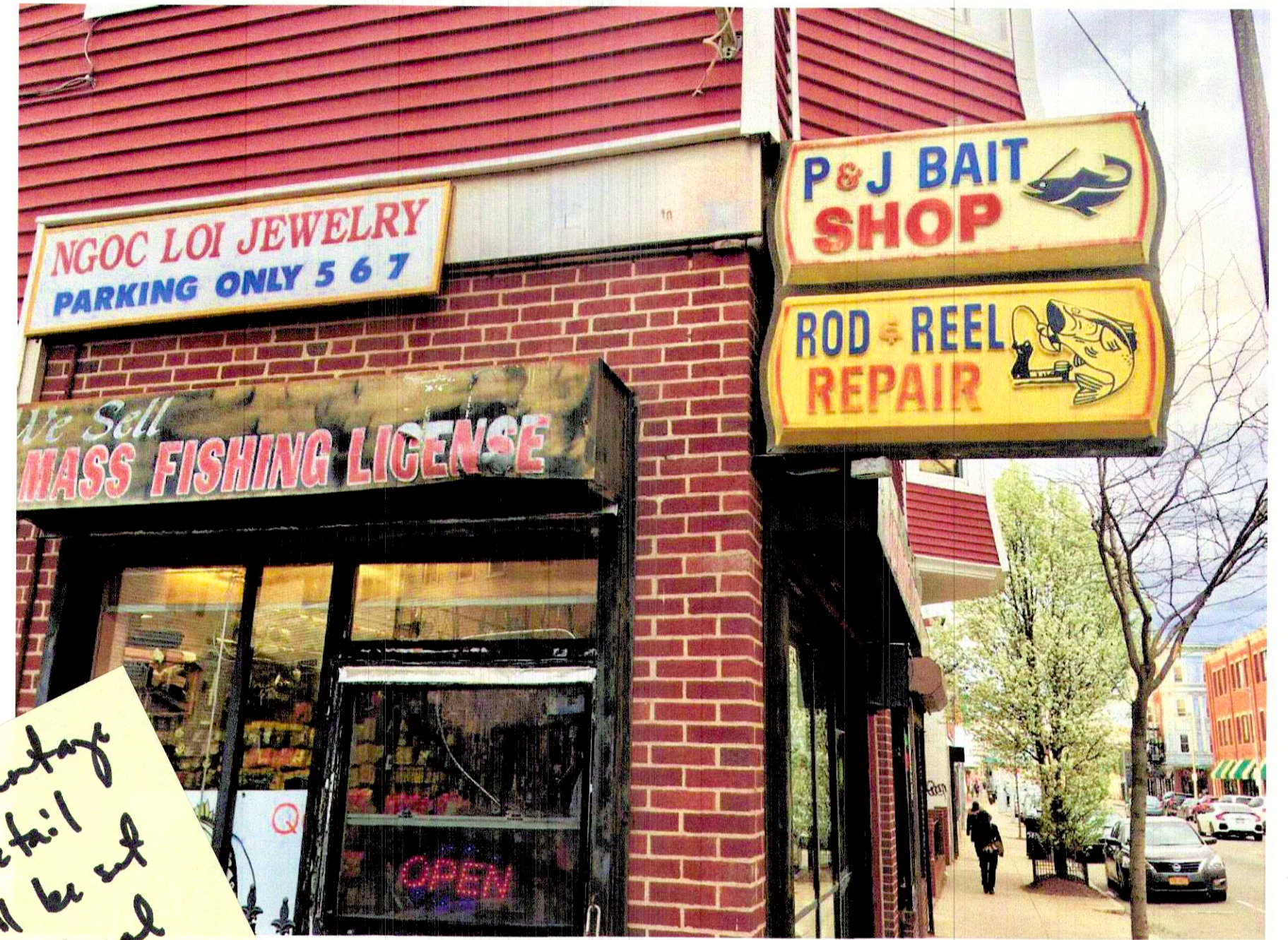
These resources include on-site technical assistance to create business plans, negotiate leases, and improving storefronts through City grants.

2 Create new commercial spaces along the corridor targeted towards small, local businesses

Existing and new local businesses need new affordable spaces to start, expand and grow. Some ground floor spaces of new developments should be set-aside for affordable, local commercial space. Narrower and smaller retail frontages could also be a lower barrier of entry for small businesses.

3 Create new job opportunities by attracting new businesses and providing job training programs for the neighborhood

With new 21st-century businesses coming to the neighborhood, it is important to make sure existing resident skills match these new opportunities through a potential job training center and programs by...

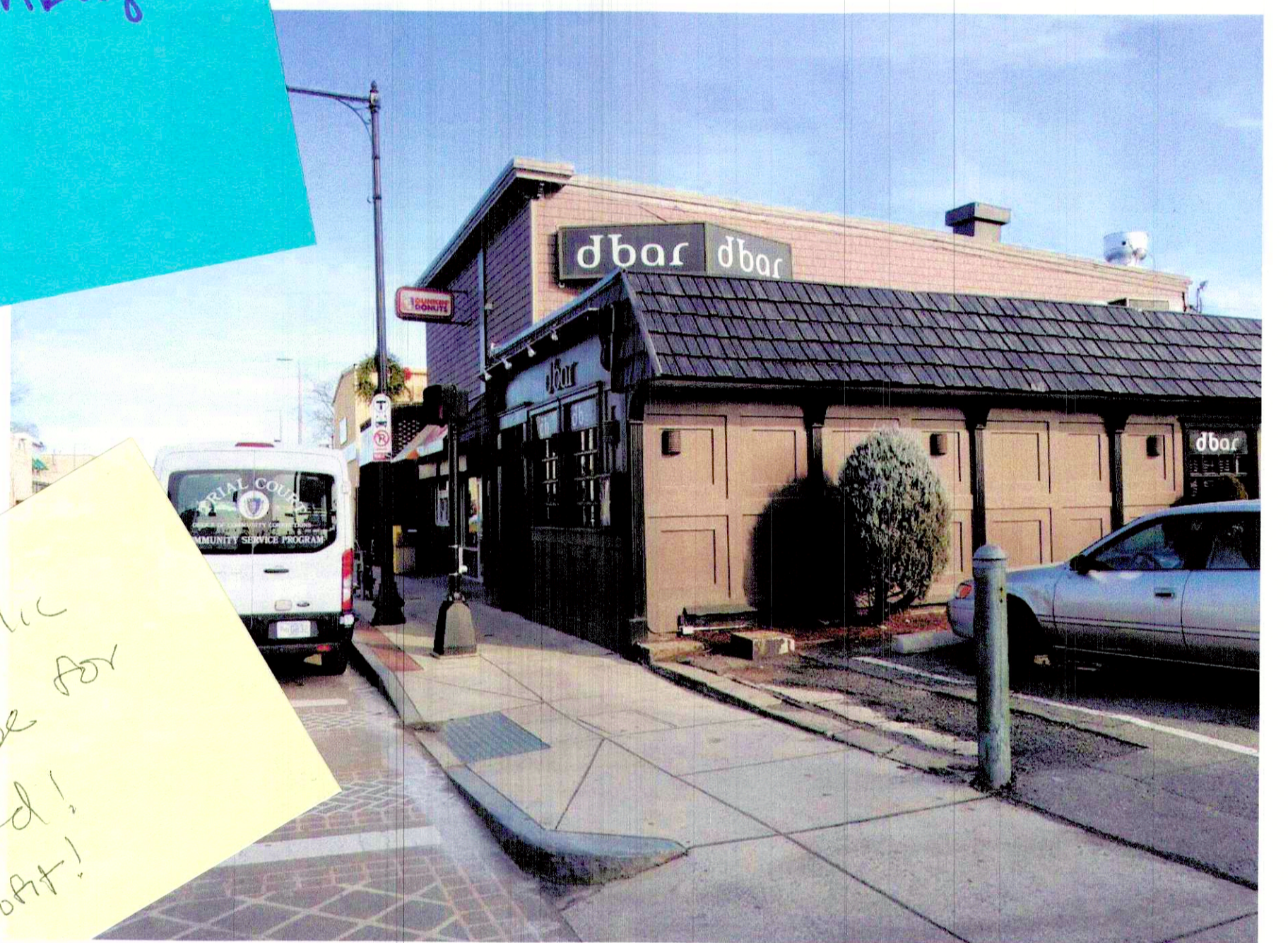


What percentage of new retail space will be set aside for local businesses? Who decides that %?

97 Dorchester Ave

Linkage

Will these jobs created have a salary that will enable the workers to live here?



Restaurant at 1236 Dorchester Ave

This doesn't say whether jobs will allow people living here to remain here - living wages?

opportunities for WHO? how is "attracting" new businesses more of a priority than supporting LOCAL endeavors?

4 Potential city-wide public goods support and stabilize businesses

While there is an office dedicated to supporting residential tenants and preventing displacement, there is not an equivalent coordinated network of support for small businesses. This plan recommends an analysis of potential public goods to strengthen protection for local, small businesses, as suggested by the consultant:

- Strengthen tenant protections (e.g., timeline for renewals, access to common areas)
- Promote Innovative Lease Structures (e.g., lease-to-own, lower monthly rent + security deposits)

Promote and provide assistance for Innovative Ownership Strategies (e.g., co-ops, incentivizing smaller spaces and retail condos)

Promote other innovative policies (e.g., tax incentives for landlords who provide affordable leases or work with legacy businesses; penalties for commercial vacancies)

5 Mixed-use and non-residential developments seeking PLAN: Glover's bonus building dimensions must also provide public goods over and above standard linkage requirements.

These public goods (for example: affordable commercial/industrial space, job training, or income-restricted housing) must adhere to contemporaneous policy for the provision of public goods by mixed-use and non-residential developments following PLAN: Glover's corner dimensional guidelines.



Bakery at 1229 Dorchester Ave

Viet businesses are so important to our neighborhood

Pipelines for residents are critical

Land Use & Character

DRAFT RECOMMENDATIONS

1 Preserve the character of existing residential areas

Within existing residential areas, small-scale infill development should match existing uses and scale.

The portions of new large-scale development that are immediately adjacent to existing non-industrial neighborhoods should be responsive to the existing character of these neighborhoods, and hew close to the dimensions and character found therein.

2 Preserve and enhance the character of Dorchester Avenue

Along Dorchester Avenue, ground floor uses should activate the street. New development should be sensitive to the existing character and uses: ground-floor commercial spaces should be designed in a manner suited to the spatial needs of locally-owned, small-scale businesses that serve the local community.

Upper levels to provide additional commercial space or residential use, not to exceed 70 feet.

3 Lower-height buildings adjacent to existing residential neighborhoods; taller buildings further away from Dorchester Avenue

Building height up to 70 feet closer to Dorchester Avenue, and up to 150 closer to MBTA tracks. Visual impacts of taller buildings should be screened from existing neighborhood. The future mix of uses will depend on future market conditions.

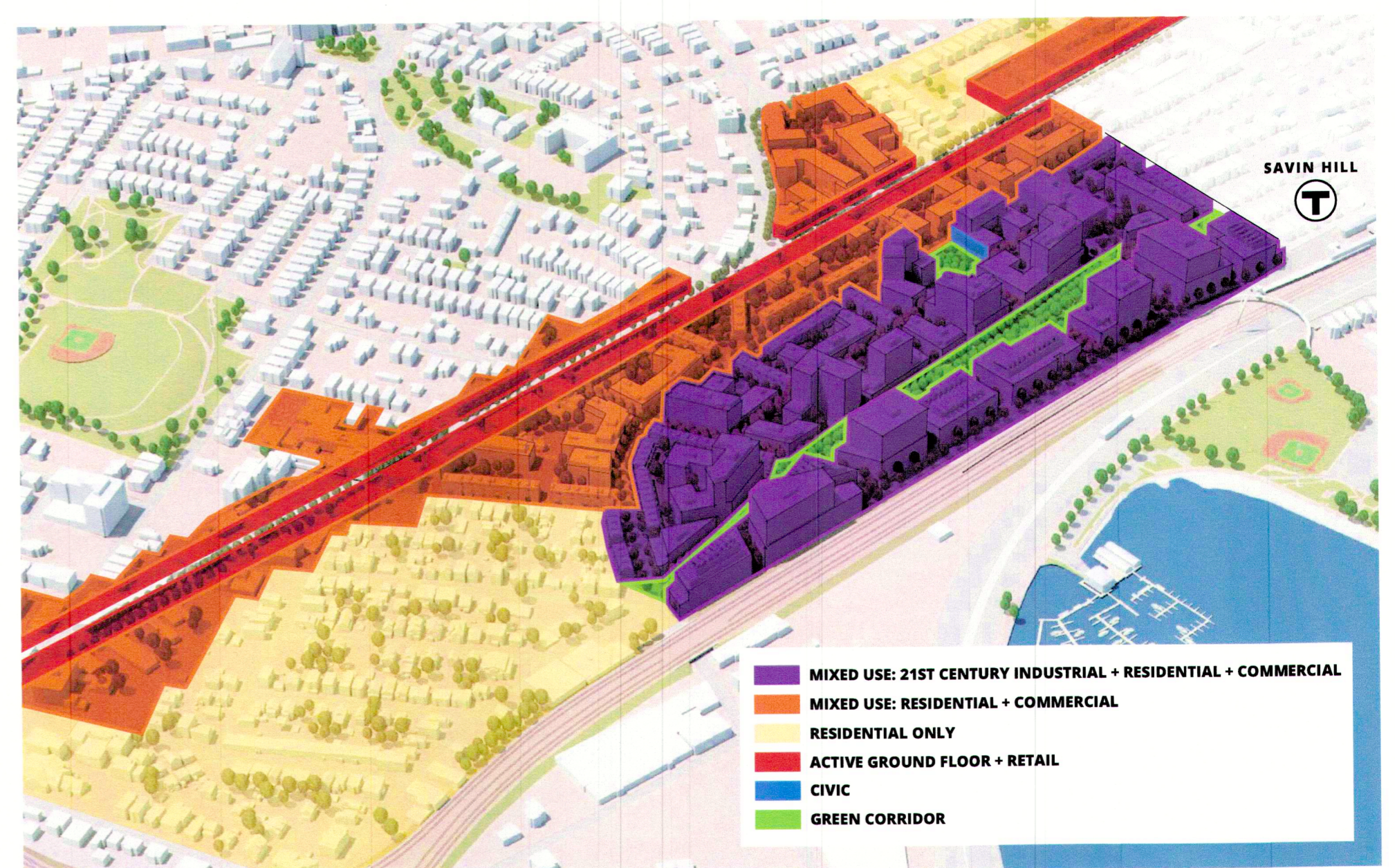
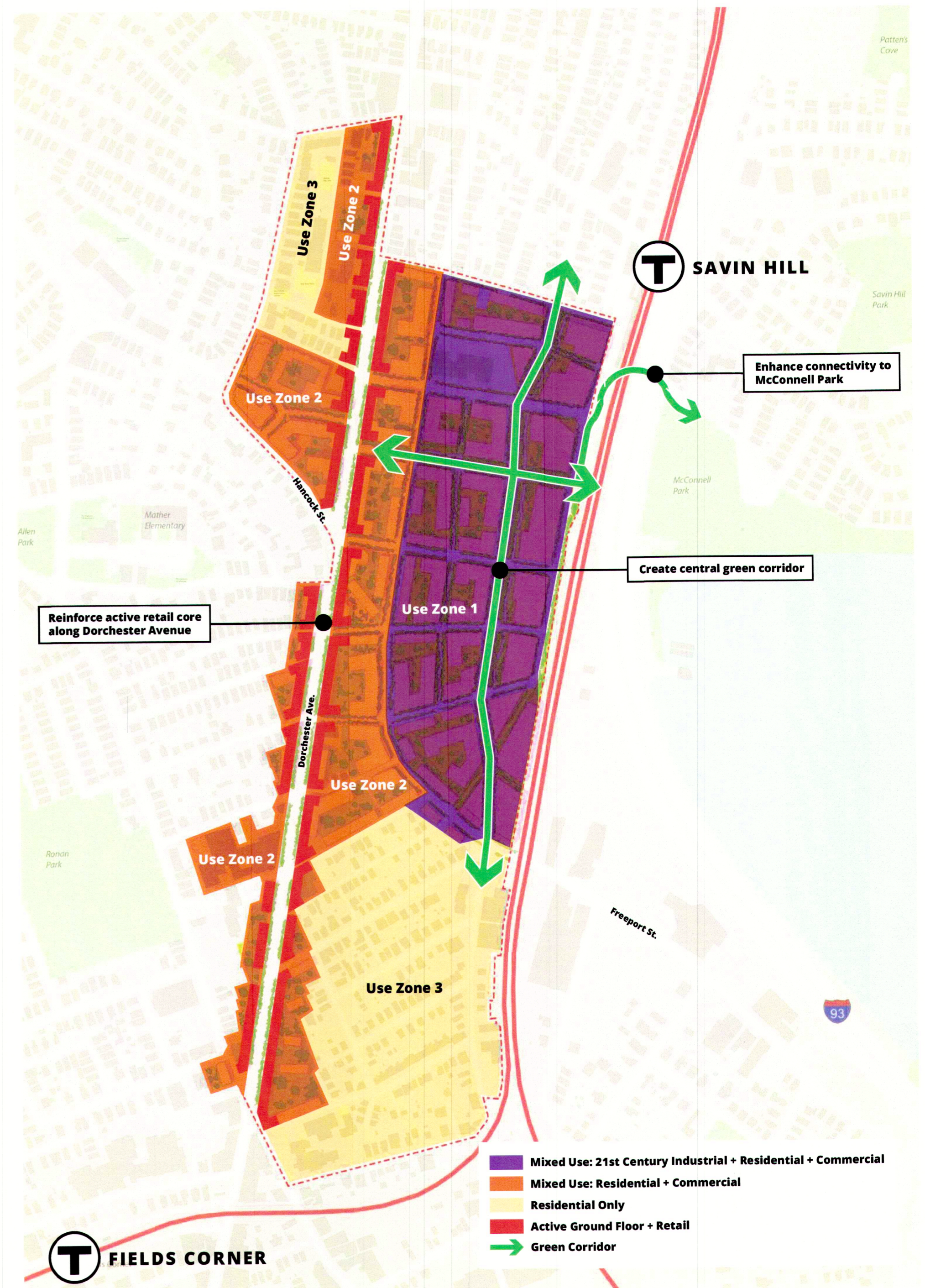
This plan serves as a framework to ensure that future development is of an appropriate scale, is climate resilient, and includes necessary income restricted housing, affordable commercial space, open space, and transportation infrastructure.

4 Create a new network of streets and open space

Urban design guidelines of the plan including 50% lot coverage to provide adequate land for public realm and open space improvements. New development must contribute to the creation of a coordinated network of new streets and open spaces.

- This "meeting" is no way to engage a multi-lingual, multicultural, multi-generational neighborhood.
 - Why doesn't the city utilize the libraries, schools, public spaces, to build these meetings?

I WANT AN L.A. Fitness



Proposed land use zones overlaid on a depiction of one possible long term buildout.

Mobility and Connectivity

DRAFT RECOMMENDATIONS

1 New grid of streets to distribute traffic and realign Glover's Corner intersection

New streets that run parallel to Dorchester Avenue will alleviate traffic that funnels onto Dorchester Avenue and a denser grid of streets creates alternative routes to eliminate bottlenecks and create capacity for new development.

2 Improve key neighborhood intersections along Dorchester Avenue

Improve the design of existing intersections including realignment, added turning lanes and sightline improvements. Other design interventions should focus on pedestrian and bike infrastructure improvements.

3 Introduce traffic calming improvements to residential streets; promote walk and bike access to transit

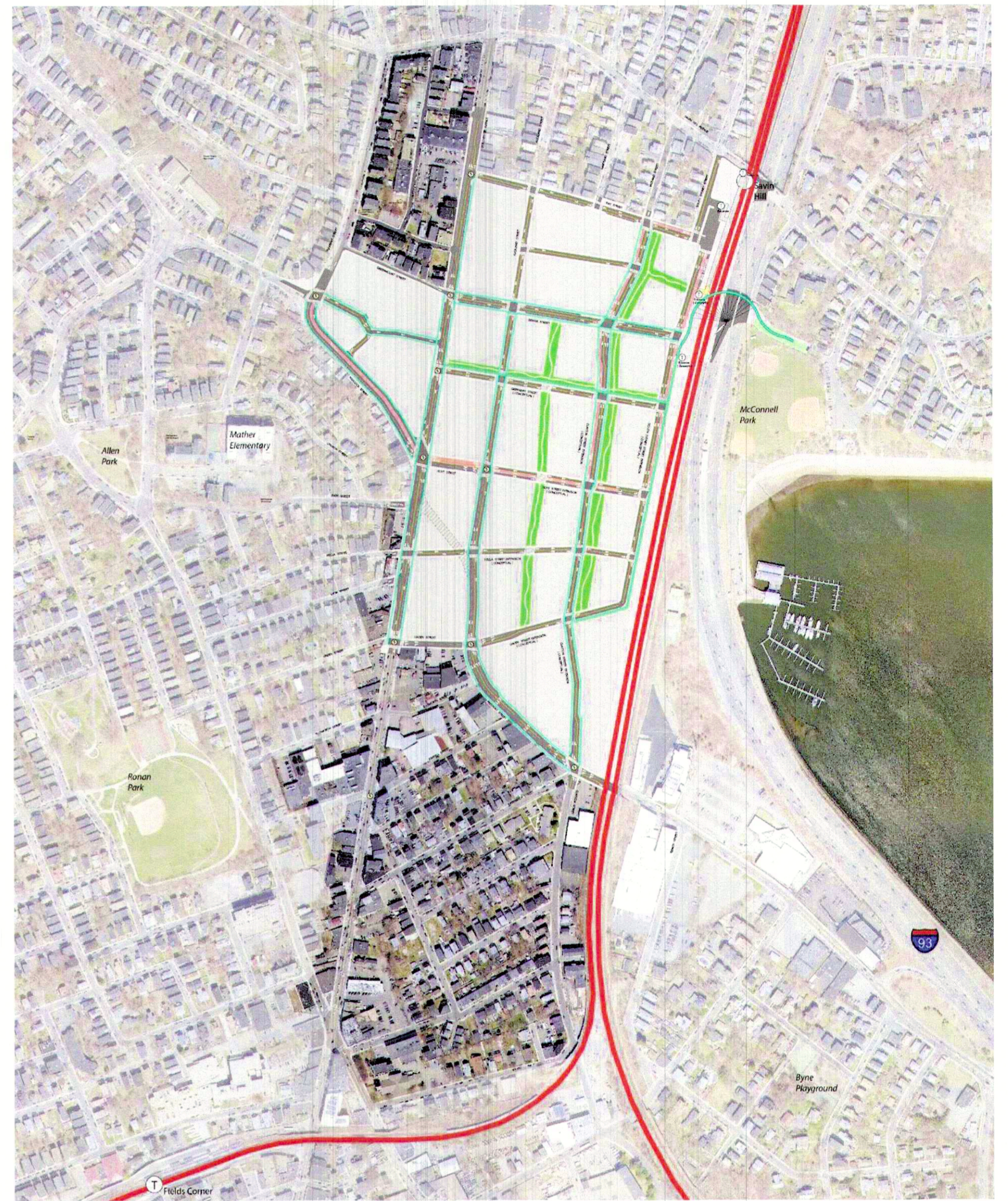
On residential streets, cut-through traffic should be discouraged through traffic calming interventions. Recommended interventions for residential streets include signage, curb bump-outs at intersections, narrower streets, and raised crossings/intersections.

4 Improve and expand existing bus connections to transit

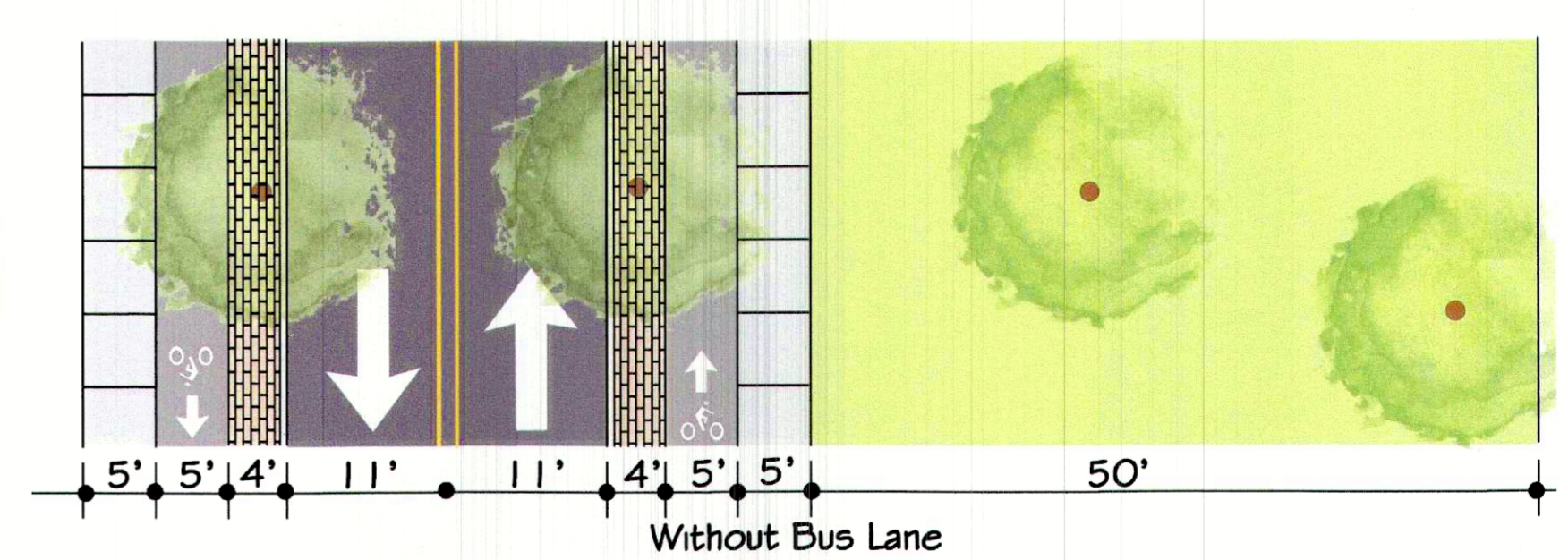
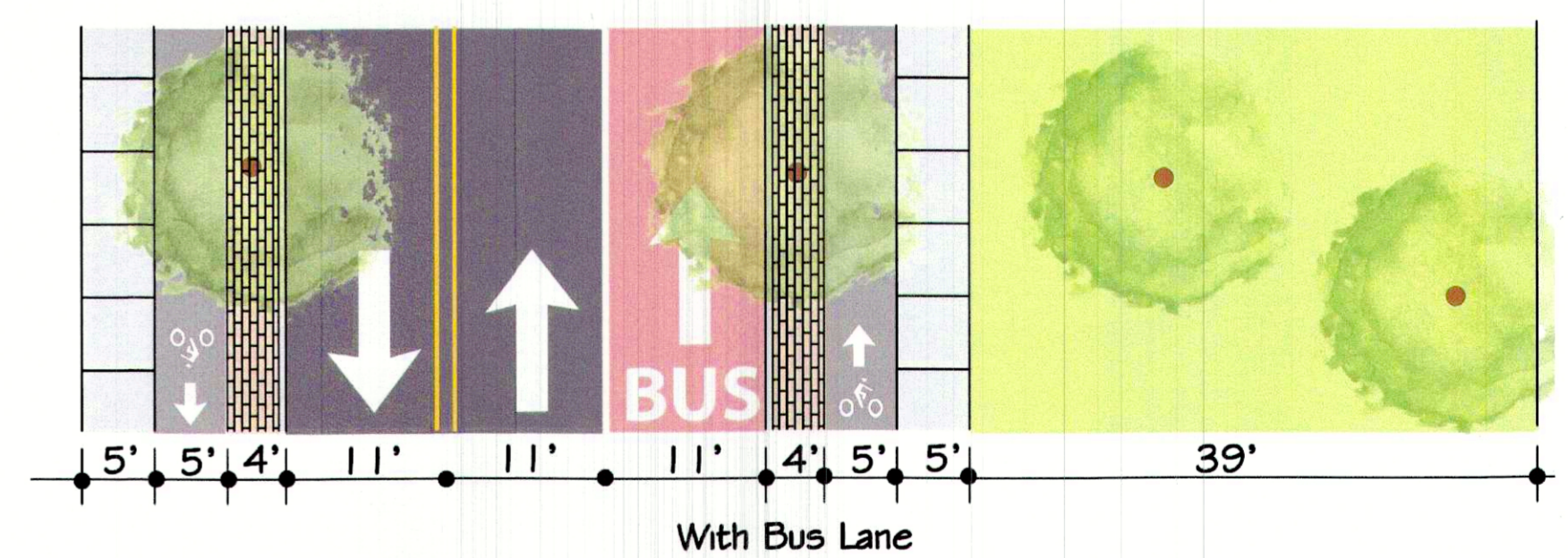
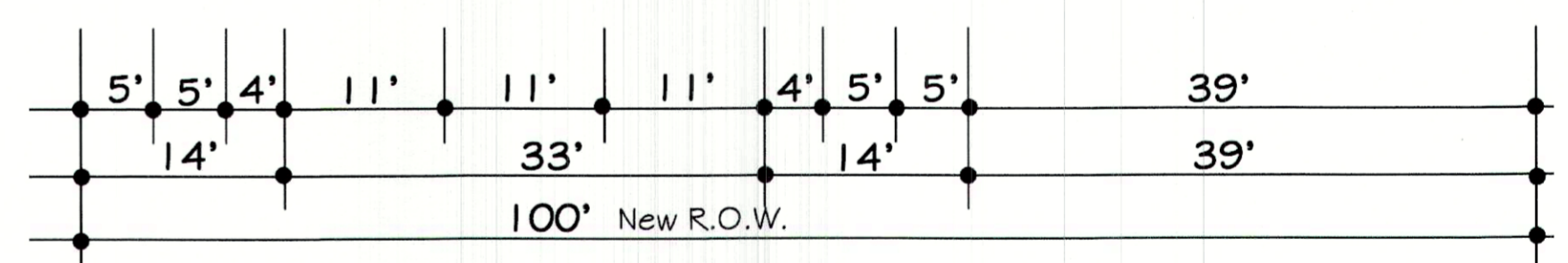
Transit improvements include creating new entrances to Savin Hill T stop and improving the reliability of existing bus services such as the Route 15 bus, including a potential bus lane on future streets to connect riders directly to Savin Hill.

5 Improve regional bike, open space, and pedestrian connections

Active mobility improvement recommendations focus on filling strategic gaps in the existing bike network, upgrading existing cycle infrastructure, and improving sidewalk conditions: A new linear open space network to add to the active mobility network; and a new bike and pedestrian bridge over Interstate 93 to directly connect the community with Saving Hill T stop, McConnell Park, and the Harborwalk.



Future street and open space network



How will De Ave, Freeway + Harbort handle 4000 more residents + new businesses? Have you done a traffic study?

More public transportation along line in + out of Fields corner. More confident bus stops through Glover's Corner.

Suggest to have Quincy line stop at Savin Hill ~~or~~ or add a stop along the way.

Are these changes to traffic patterns, etc. sufficient to handle the increased population?

Open Space and Climate Resilience

DRAFT RECOMMENDATIONS

1 Establish a network of open spaces as a condition of development

A network of linear open spaces should be designed to host a mix of active and passive recreation opportunities while connecting the neighborhood and existing open spaces such as McConnell Park and Ronan Park

2 RFP requirements for public land should address the opportunity to create an aggregated large open space within the envisioned network

Public School Resource Site should accommodate both significant affordable housing and a larger open space than what privately-owned development can provide.

3 Open space shall be designed in a manner to accommodate periodic flooding, while maintaining critical connections

Open space should be designed to flood during extreme storm events and allow rainwater to drain after the storm passes. This will help ensure streets do not flood and become impassable.

4 Stormwater detention infrastructure for excess stormwater should be located beneath open space areas, and below buildings, where possible

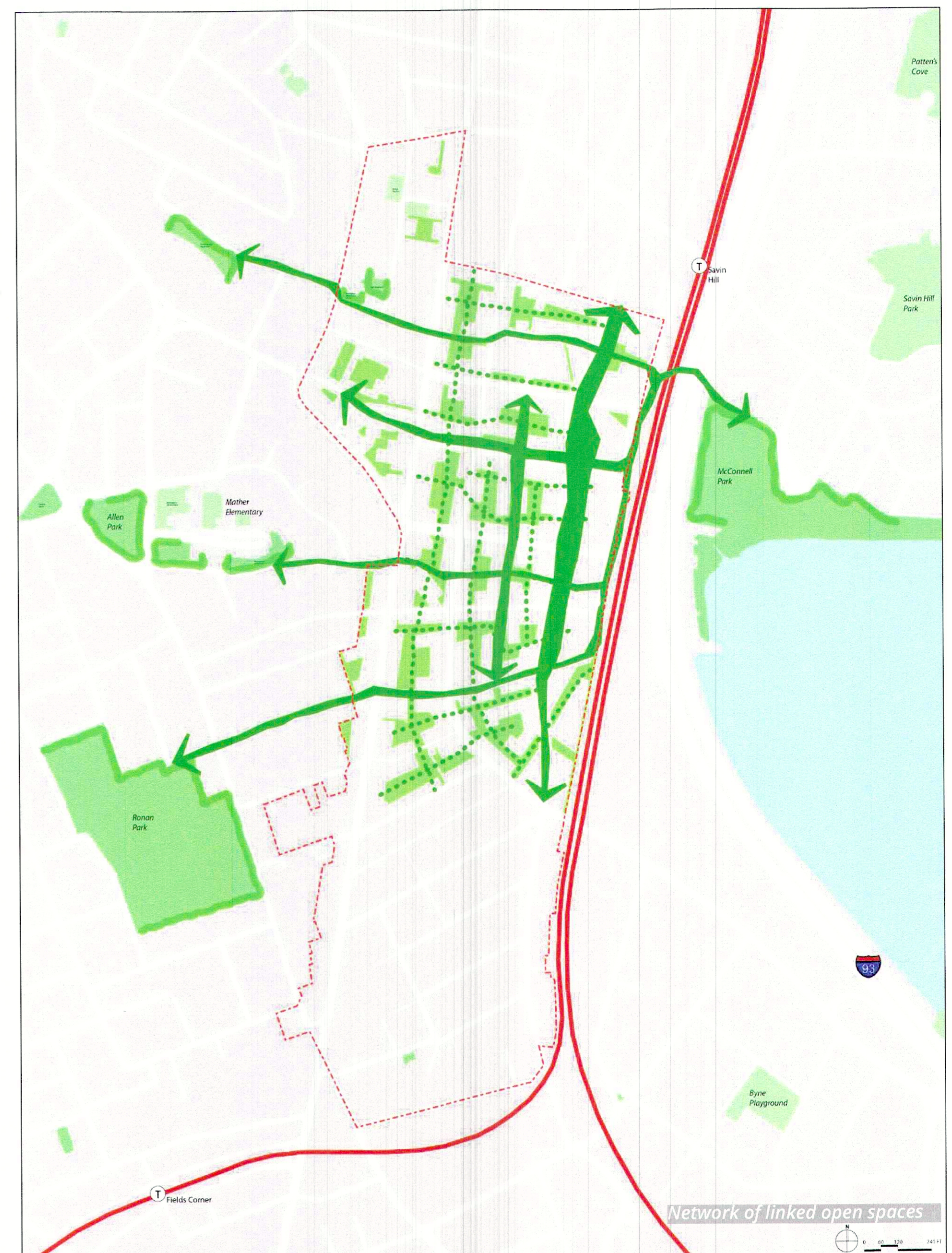
In partnership with the BWSC, the linear open space network can also accommodate more infrastructure underground to retain stormwater during extreme storm events.

5 Expanded tree canopy and pervious surfaces are required to address heat and flood threats

New open space and complete streets will create additional space for more trees, creating a more robust tree canopy to shade the Study Area to reduce heat island effects. Pervious surfaces will help to mitigate stormwater flooding risks.

6 Building design should incorporate flood and extreme heat event resilience and strive for high sustainability ratings

New developments should prepare for flooding and heat risks associated with climate change, such as building above the base flooding resiliency level and accommodating sheltering in place. New developments should reduce their carbon emission impact by using sustainable materials as well as reducing energy use or implementing on-site solar. Other building improvements can focus on rainwater reuse and other green storm infrastructure.



These climate resilience plans show the kind of careful, long-term thinking that the housing plans could show, with time *more thoughtful!*

I do not feel secure with the proposals for affordable housing. We are real people and need real guarantees.

Developers have more of a say in this proposed process for development w/ open space than we do or will. Why is the creation of public space only following development?