

# PLAN: South Boston Dot. Ave

Preserve. Enhance. Grow.



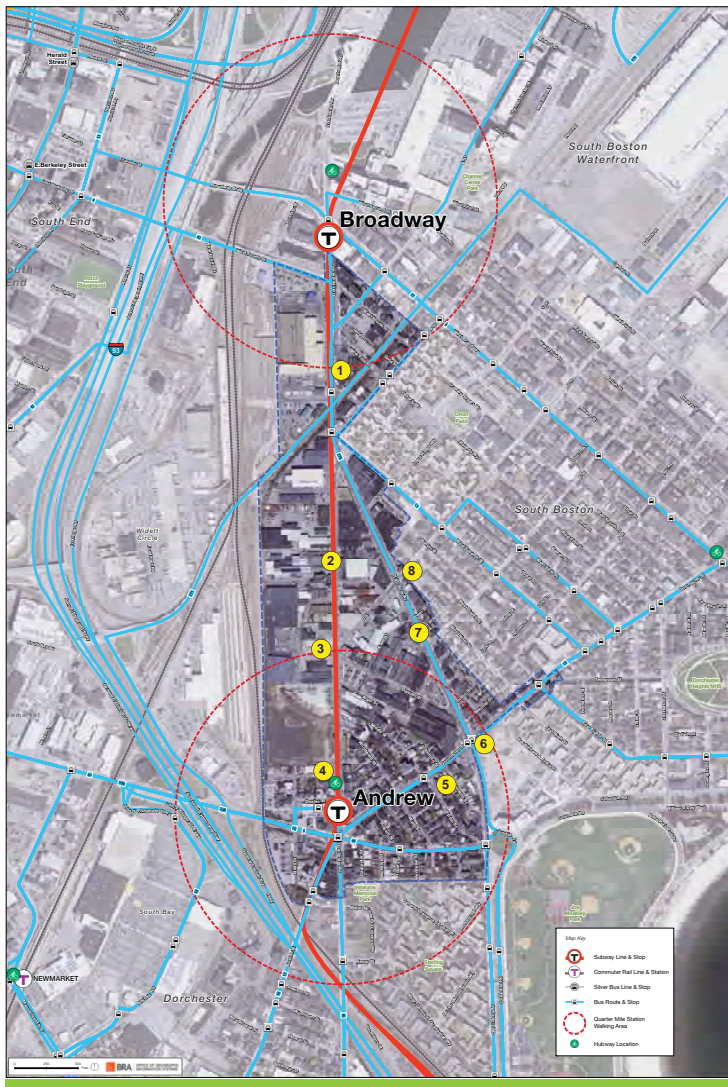
## Why Are We Here?

### Study Goals

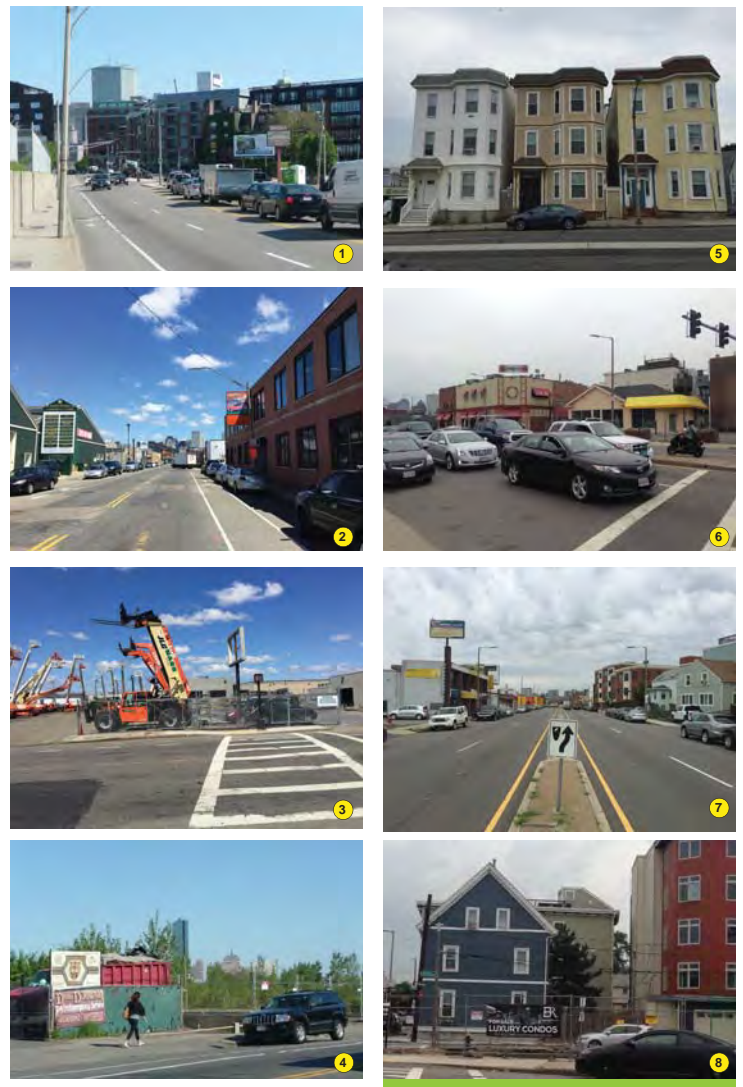
Create a *VISION*, with the community, that establishes *GUIDELINES* to create a comprehensive *PLAN* that informs new *ZONING* to guide future development.

### Study Objectives

- Work with the community to create a shared vision
- Assess existing conditions
- Engage in open and informed discussions
- Determine what to:
  - **PRESERVE** and maintain in the Study Area;
  - **ENHANCE** and renew/restore/rehab;
  - **GROW** with new development in the future.



STUDY AREA



STUDY AREA IN JULY 2015  
Photographs by BRA Planning Staff



# PLAN: South Boston Dot. Ave

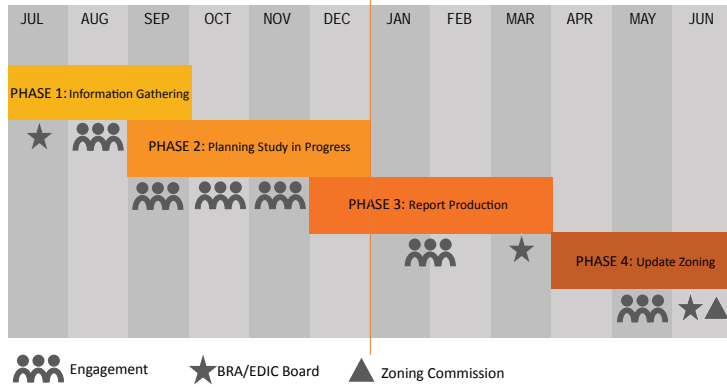
Preserve. Enhance. Grow.



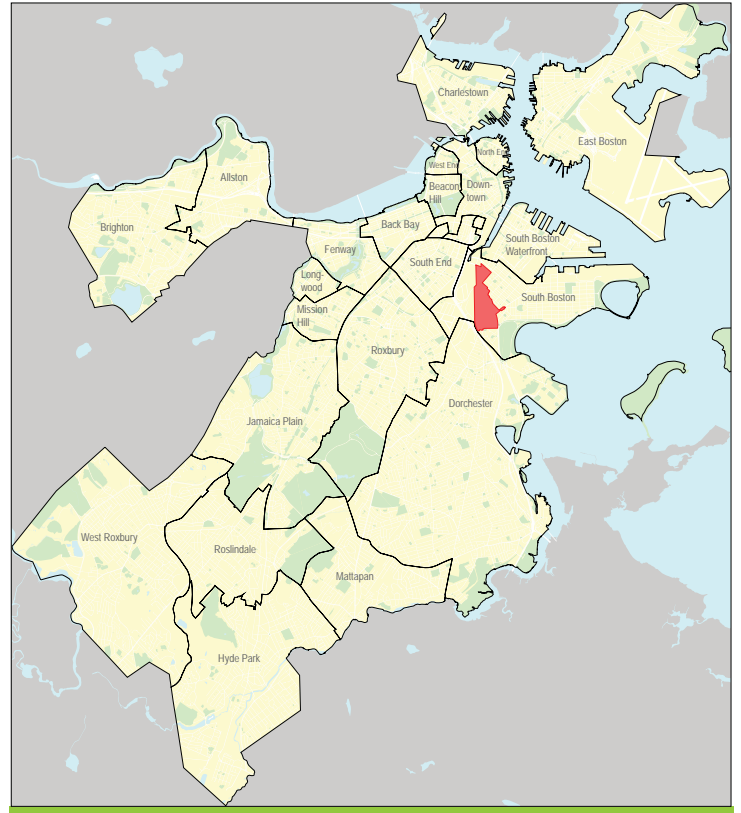
## Why Plan?

## Planning Topics

- Mobility & Getting Around
- Placemaking & Neighborhood Character
- Housing
- Streets, Sidewalks & Public Environment
- Open Space
- Economic Development



PROJECT SCHEDULE



PLAN: SOUTH BOSTON DOT AVE IN BOSTON'S CONTEXT

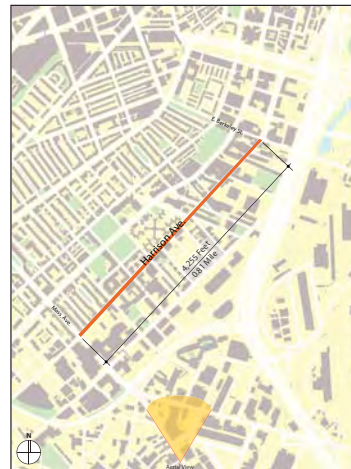
### Study Area: Dorchester Ave South Boston



### West Broadway South Boston



### Harrison Avenue South End



### Boylston Street Back Bay



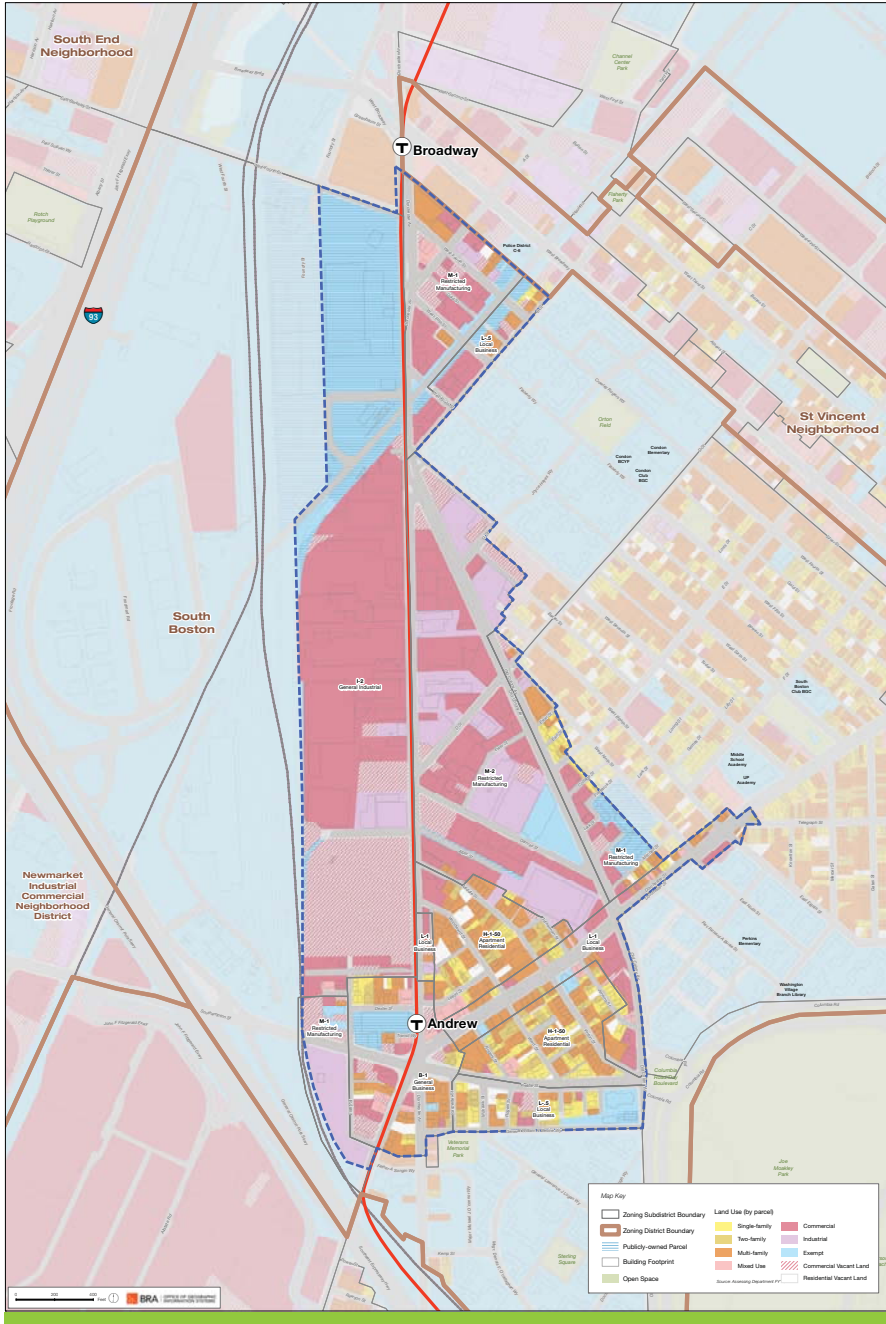
STUDY AREA SCALE AND DISTANCE COMPARISON TO OTHER BOSTON NEIGHBORHOODS



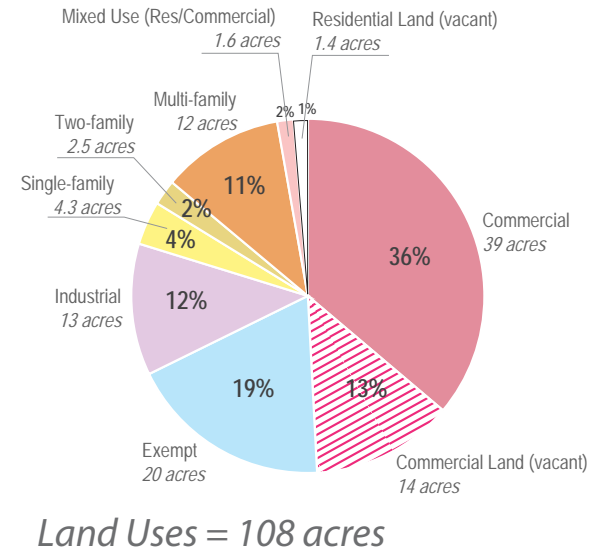
# PLAN: South Boston Dot. Ave

Preserve. Enhance. Grow.

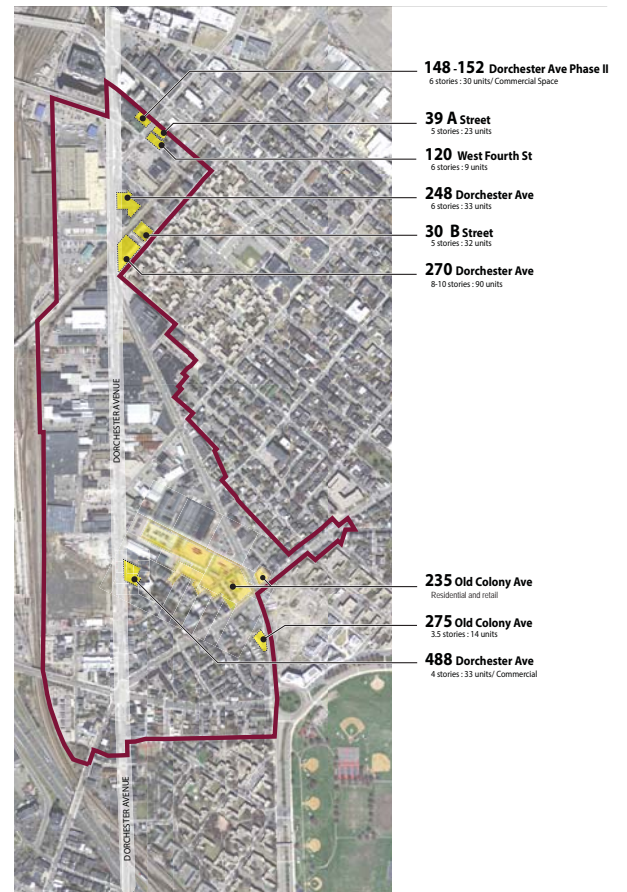
## Study Area Profile



**LAND USE AND ZONING MAP**  
Source: City of Boston Assessing Department FY 2015



**STUDY AREA LAND USE TYPE IN ACRES**  
Source: City of Boston Assessing Department FY 2015



**UNDER REVIEW AND/OR APPROVED PROJECTS**

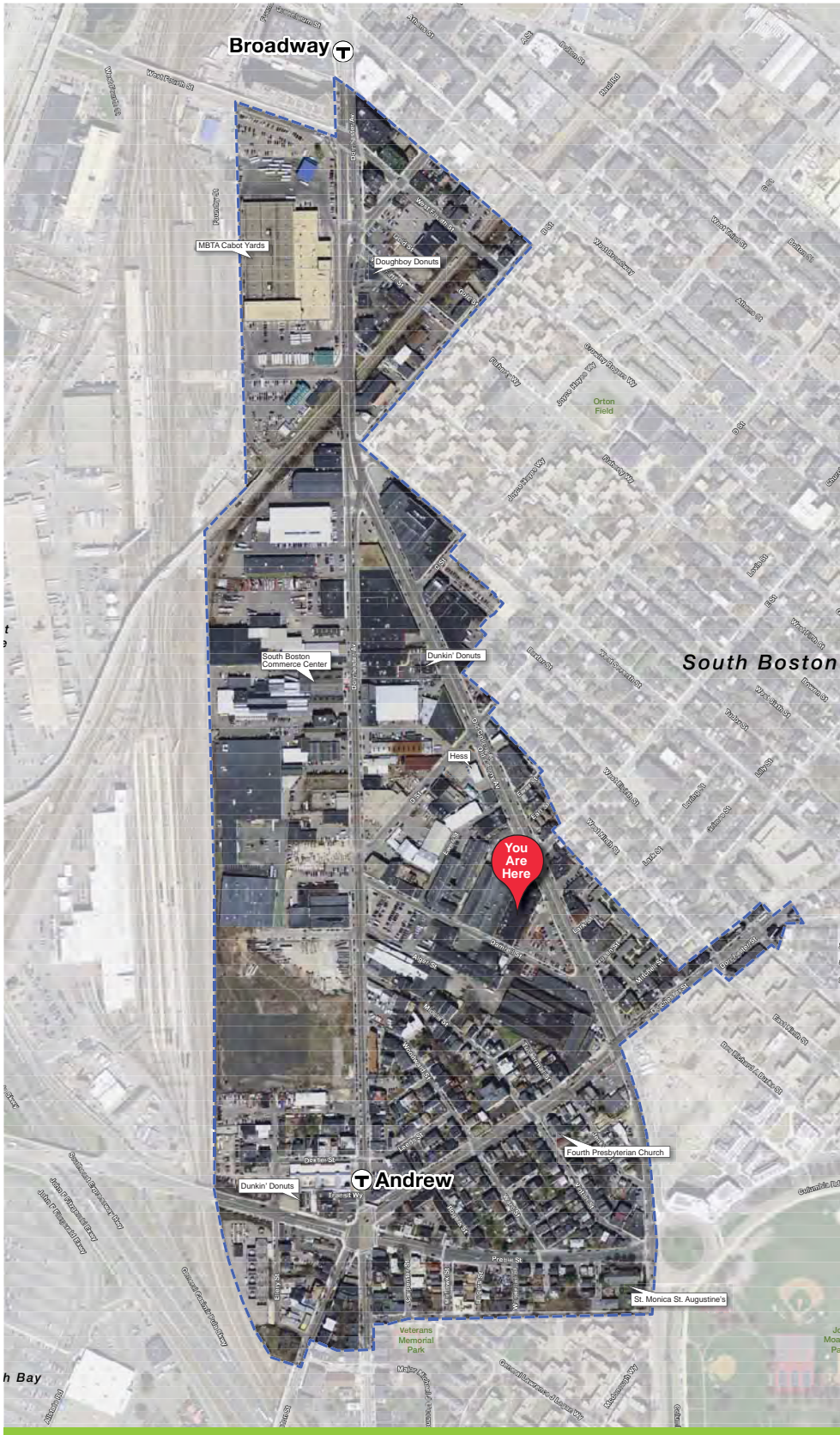




# PLAN: South Boston Dot. Ave

Preserve. Enhance. Grow.

## What Do You Want to See?



PLAN: SOUTH BOSTON DOT AVE STUDY AREA PLAN

**TALK TO US!**  
USE YELLOW, RED,  
AND BLUE STICKERS  
TO TELL US WHAT  
YOU WOULD LIKE TO  
PRESERVE, ENHANCE,  
AND GROW IN THE  
STUDY AREA

Use yellow, red, and blue stickers to tell us what you would like to PRESERVE, ENHANCE, and GROW in the study area.

-  **Preserve**  
and maintain
-  **Enhance**  
and renew/restore/rehab
-  **Grow**  
with new development



# PLAN: South Boston Dot. Ave

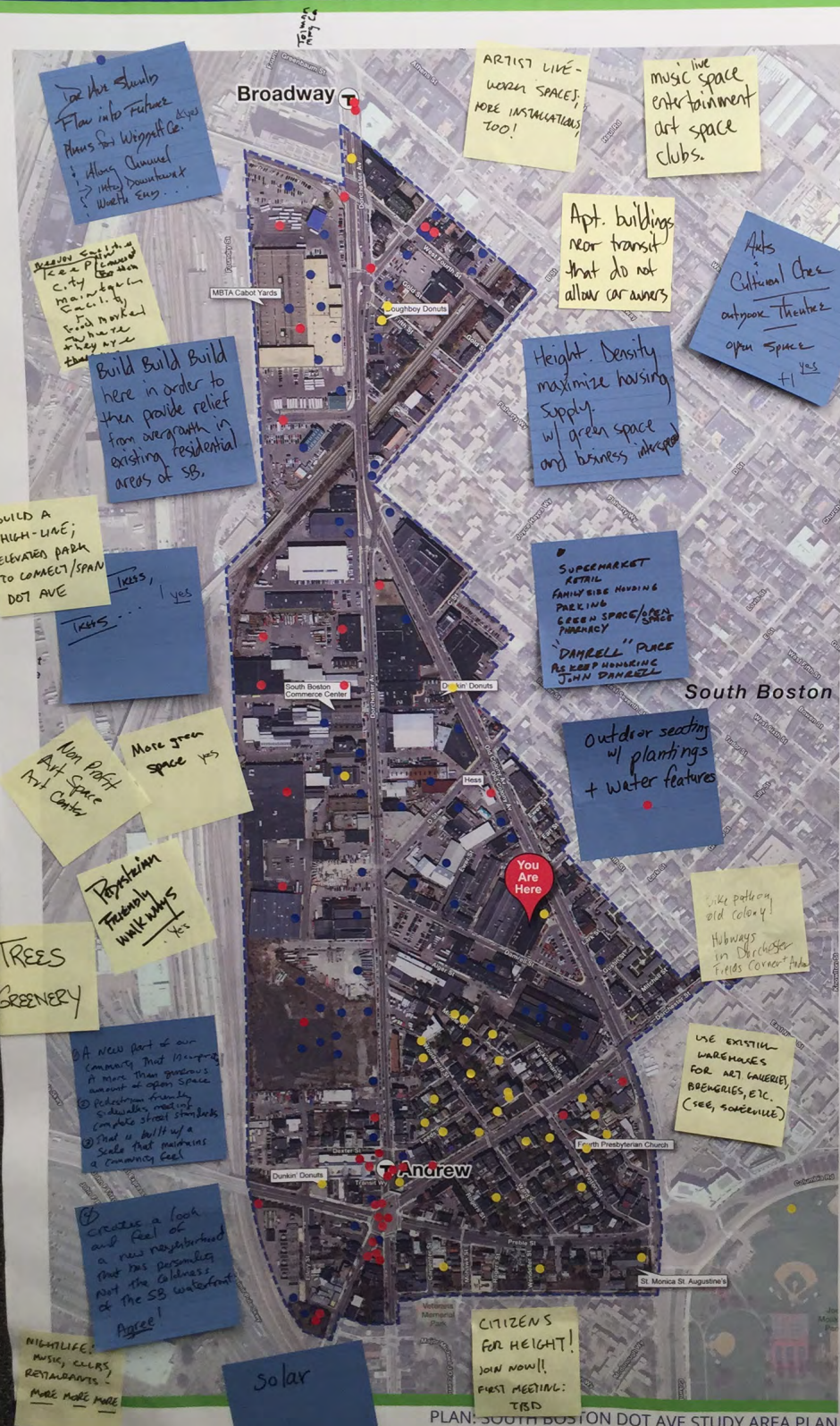
Preserve. Enhance. Grow.



## What Do You Want to See?

### TALK TO US!

USE YELLOW, RED, AND BLUE STICKERS TO TELL US WHAT YOU WOULD LIKE TO PRESERVE, ENHANCE, AND GROW IN THE STUDY AREA



- Restaurants, supermarkets, shops, small parks & green spaces
- Public art
- ↑ This
- Bars, Greenspace, Better walkability
- Greenspace
- Cycletrails - long streets, many options
- Yes
- Arts Cultural Area outdoor Theater open space +1 yes
- music live entertainment art space clubs.
- ARTIST LIVE- WORK SPACES, MORE INSTALLATIONS, TOO!
- music live entertainment art space clubs.
- Apt. buildings near transit that do not allow car owners
- Height. Density maximize housing supply w/ green space and business interspersed
- Build Build Build here in order to then provide relief from overgrowth in existing residential areas of SB.
- BUILD A HIGH-LINE; ELEVATED PARK TO CONNECT SPAN DOT AVE
- Yes, Yes
- Non Profit Art Space Park Center
- More green space yes
- Popstein Feasibility Walkways
- TREES GREENERY
- A new part of our community that brings a more than generous amount of open space
- ② Pedestrian friendly sidewalks, medians, complete street streets
- ③ that is built up a scale that respects a community feel
- ④ create a look and feel of a new neighborhood that has personality, not the coldness of the SB waterfront
- Agree!
- MILITARY: MUSIC, CLUBS, RESTAURANTS - MORE MORE MORE
- solar
- CITIZENS FOR HEIGHT! JOIN NOW!! FIRST MEETING: THIS
- USE EXISTING WAREHOUSES FOR ART GALLERIES, BONGRIGES, ETC. (SEE, SOMERVILLE)
- like patios and balconies! Hubways in Dorchester Fields Corner Park
- ① SUPERMARKET RETAIL FAMILY BIKE HOVING PARKING GREEN SPACE/OPEN SPACE PHARMACY
- ② "DANRELL" PLACE AS KEEP HONORING JOHN DANRELL
- Outdoor seating w/ plantings + water features
- MBTA Cabot Yards
- Loughboy Donuts
- South Boston Commission Center
- Vill Donuts
- Dunkin' Donuts
- North Presbyterian Church
- St. Monica St Augustine's
- Veronica Memorial Park

Use yellow, red, and blue stickers to tell us what you would like to PRESERVE, ENHANCE, and GROW in the study area.

- Preserve**  
and maintain
- Enhance**  
and renew/restore/rehab
- Grow**  
with new development

PLAN: SOUTH BOSTON DOT AVE STUDY AREA PLAN



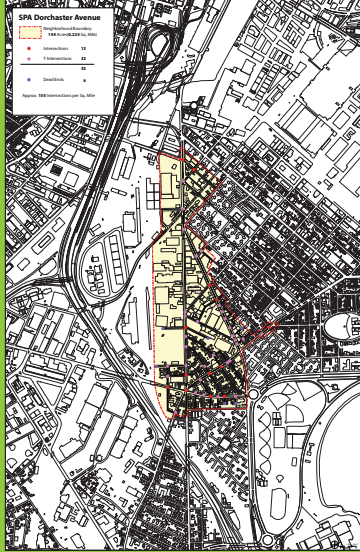
# PLAN: South Boston Dot. Ave

Preserve. Enhance. Grow.

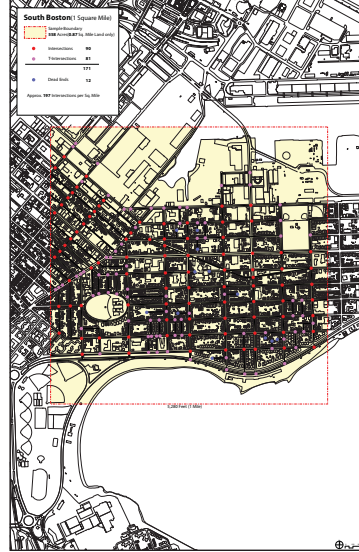
## City Pattern Comparison



### Study Area: Dorchester Ave South Boston



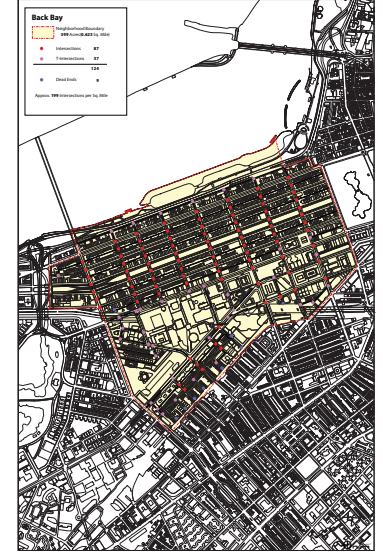
### South Boston



### South End



### Back Bay



### INTERSECTION DENSITY

Analysis of the number of intersections in each area

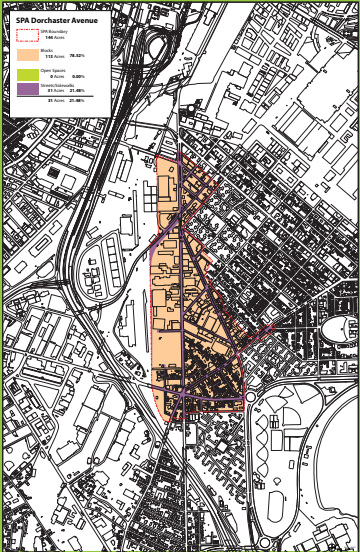
155  
Intersections/Sq. Mile

197  
Intersections/Sq. Mile

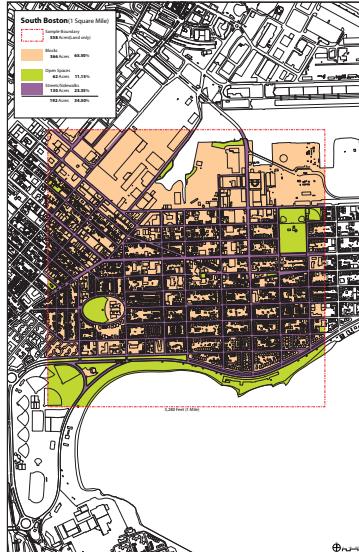
299  
Intersections/Sq. Mile

199  
Intersections/Sq. Mile

### Study Area: Dorchester Ave South Boston



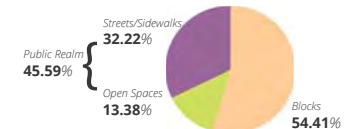
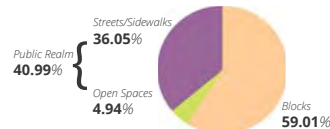
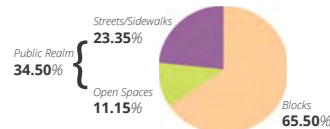
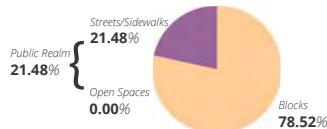
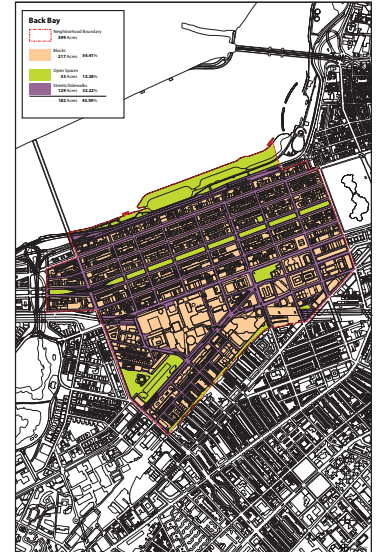
### South Boston



### South End



### Back Bay



### SPATIAL ANALYSIS

Allocation of open space, streets, sidewalks, and city blocks



# PLAN: South Boston Dot. Ave

Preserve. Enhance. Grow.



## Study Area Profile

### Study Area Fast Facts

#### Population

**2,207** persons

**45%** of the population between ages 20 and 34

**10%** of the population younger than 19 years old

#### Households

**1,138** total households

**33%** of households are family households

#### Housing Units

**1,236** total housing units

**58%** of occupied units are renter-occupied

#### Businesses

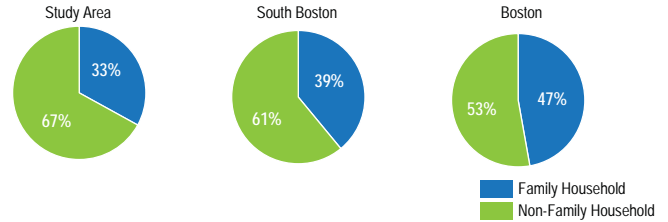
**~250** businesses in the Study Area

**Top 5** industry classifications comprising

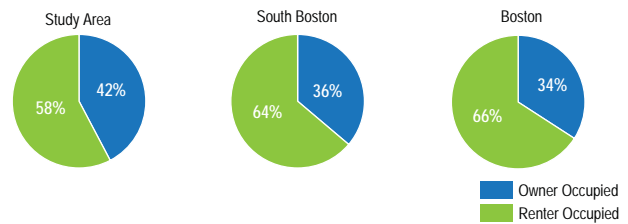
**58%** of all businesses include:

- Services (Other) - includes auto car, personal care, cleaning
- Administrative & Support and Waste Management & Remediation
- Retail Trade
- Accommodations and Food Services
- Construction

### Households by Type: Family vs. Non-family



### Housing Tenure: Rent vs. Own

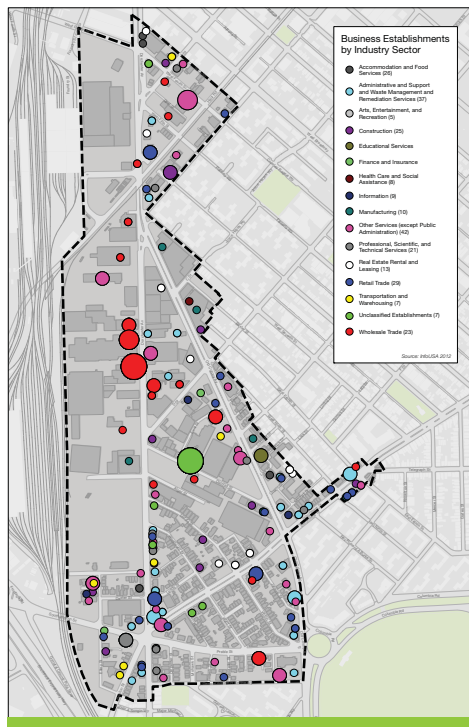


Study Area	South Boston	Boston
Households = 1,121	Households = 14,985	Households = 249,414
Population = 2,207 (1,866 in 2000)	Population = 33,016	Population = 629,182

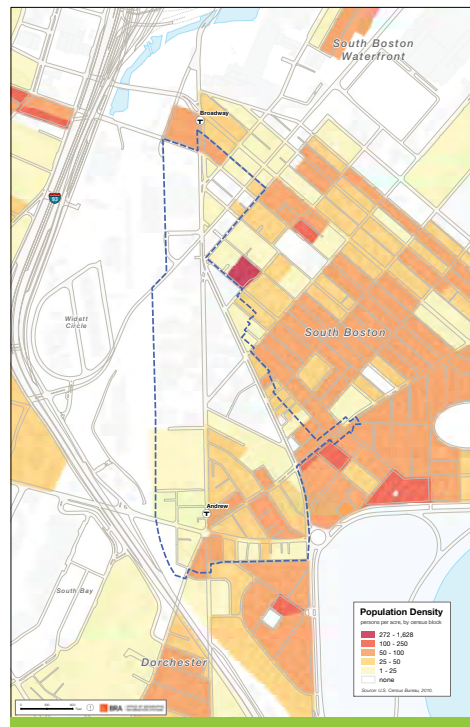
Sources: U.S. Census Bureau, 2000 & 2010 Decennial Census, 2006-2010 & 2009-2013 American Community Survey (ACS), BRA Research Division Analysis



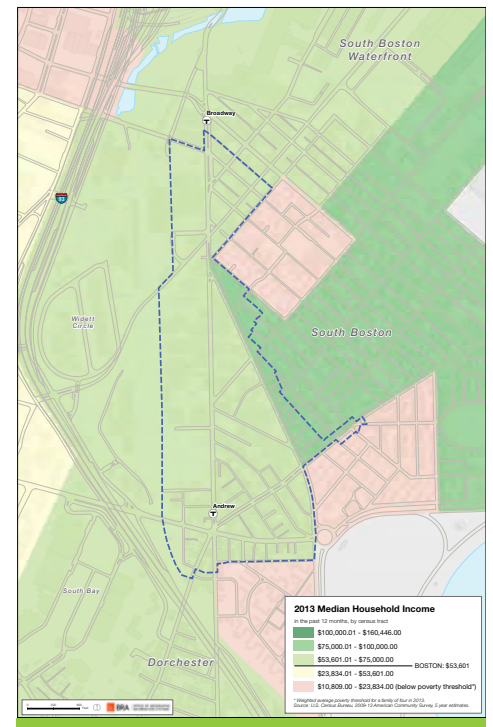
### STUDY AREA HOUSEHOLD COMPARISON TO SOUTH BOSTON & BOSTON



INDUSTRY SECTORS



POPULATION DENSITY



2013 MEDIAN HOUSEHOLD INCOME

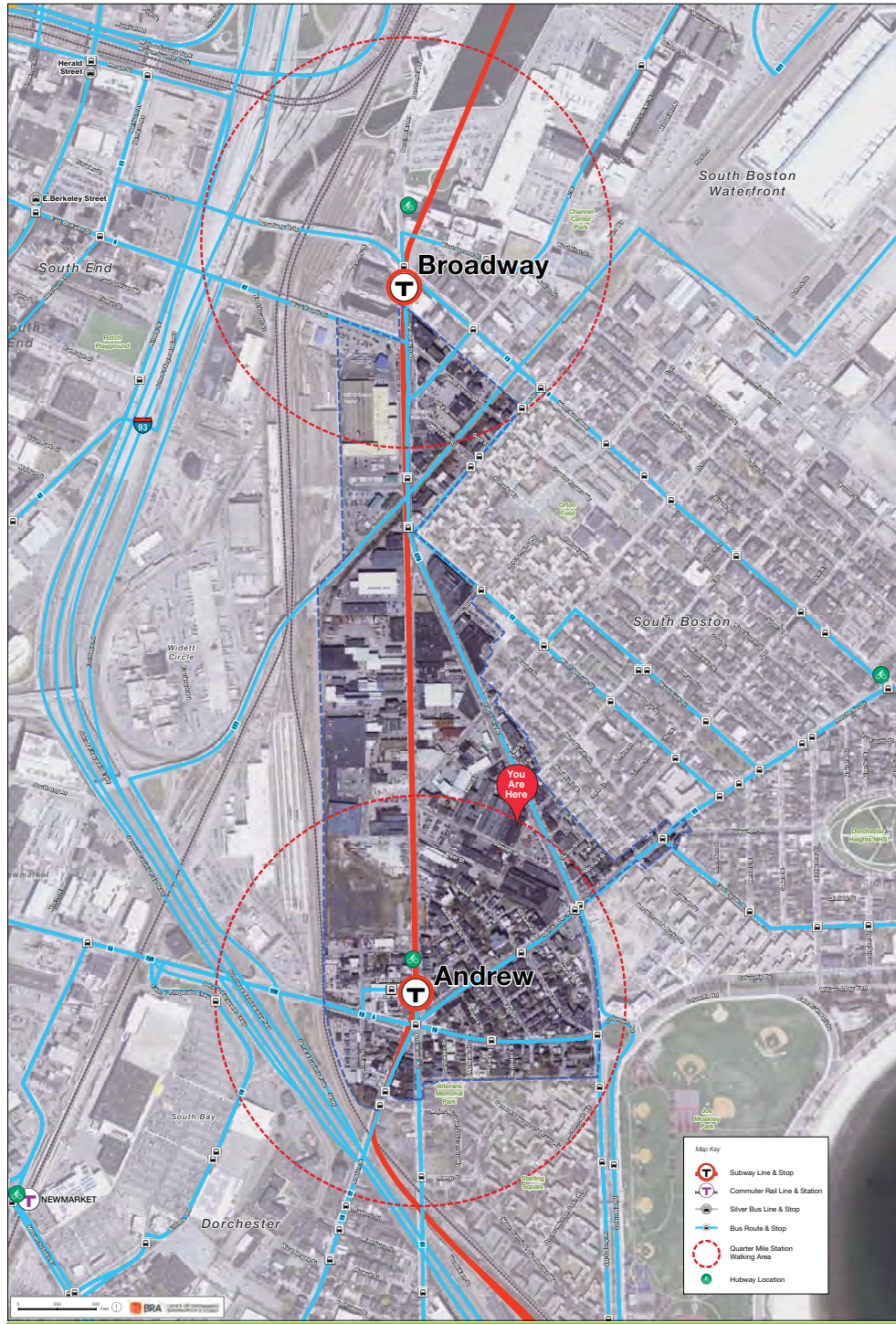


# PLAN: South Boston Dot. Ave

Preserve. Enhance. Grow.

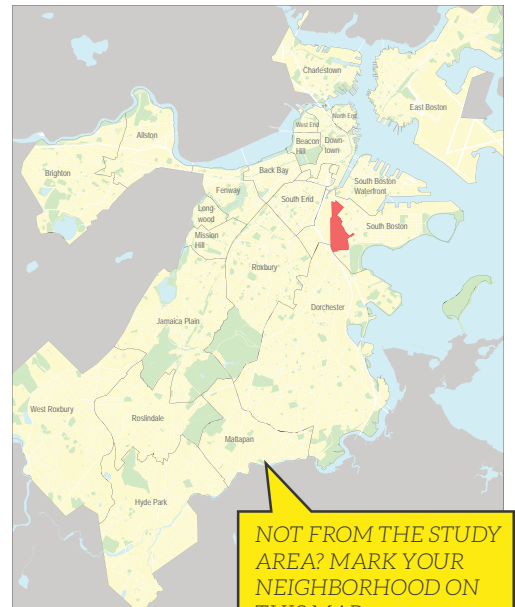


## How Do You Know the Area?



PLAN: SOUTH BOSTON DOT AVE STUDY AREA PLAN

**TALK TO US!**  
USE YELLOW, RED,  
AND BLUE STICKERS  
TO TELL US WHERE  
YOU LIVE, WORK,  
AND VISIT!



Use yellow, red, and blue stickers to tell us where you live, work, and visit.

-  Live Here
-  Work Here
-  Visit Here



# PLAN: South Boston Dot. Ave

Preserve. Enhance. Grow.

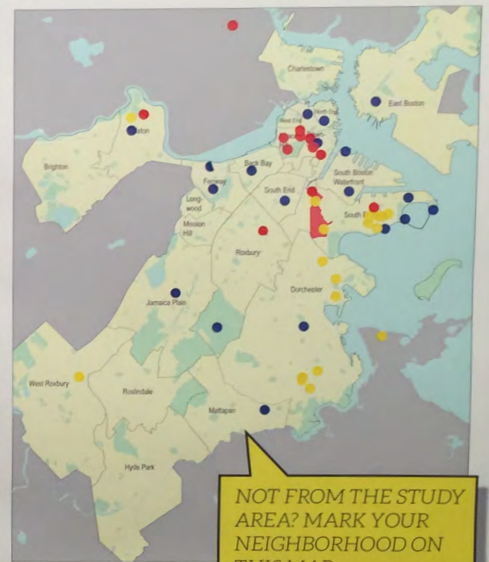
## How Do You Know the Area?



PLAN: SOUTH BOSTON DOT AVE STUDY AREA PLAN

### TALK TO US!

USE YELLOW, RED, AND BLUE STICKERS TO TELL US WHERE YOU LIVE, WORK, AND VISIT!



Use yellow, red, and blue stickers to tell us where you live, work, and visit.

● Live Here

● Work Here

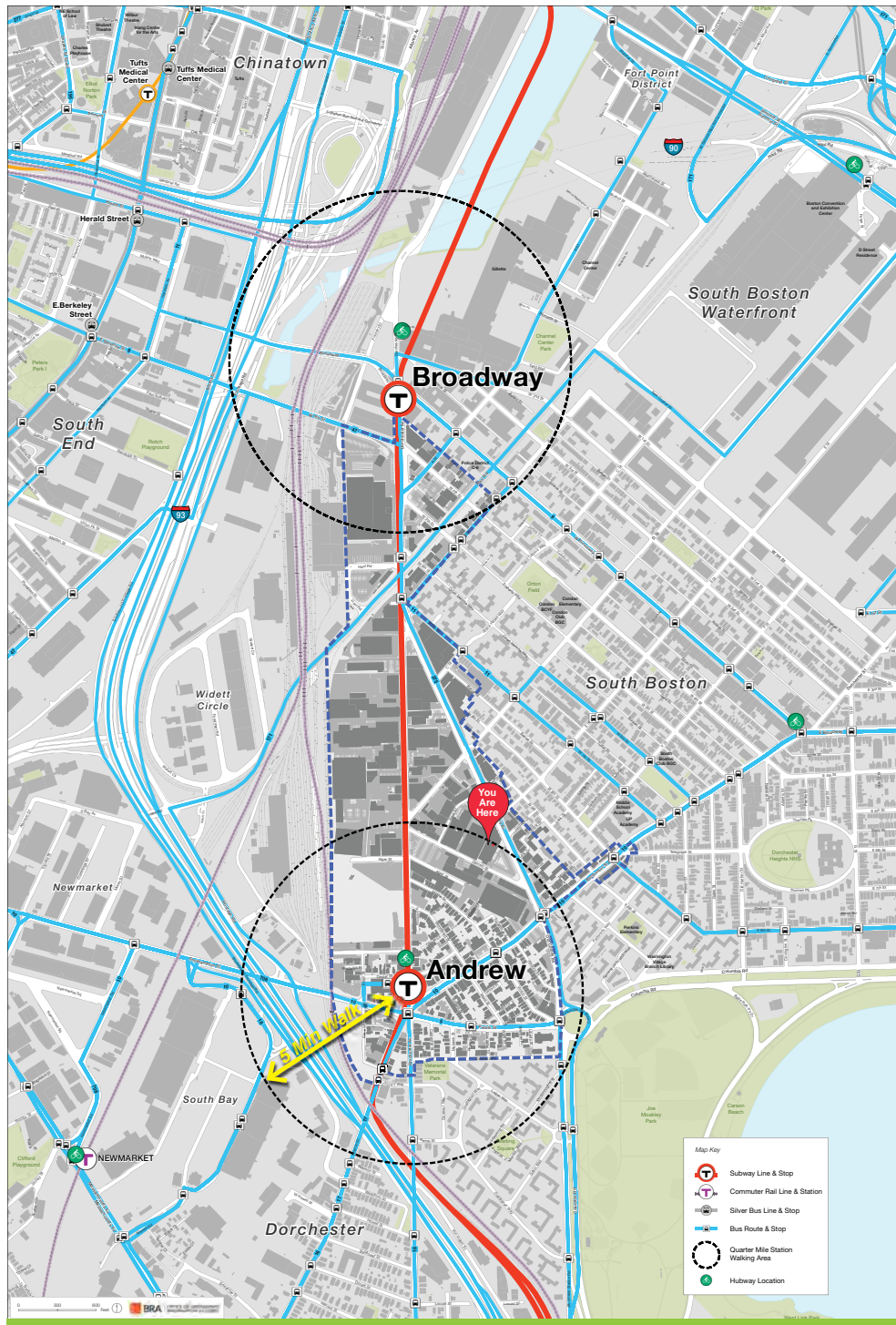
● Visit Here



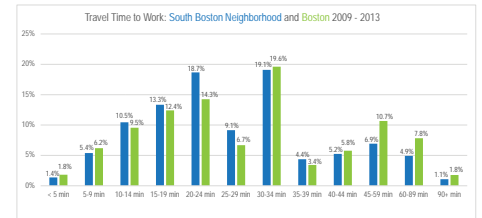
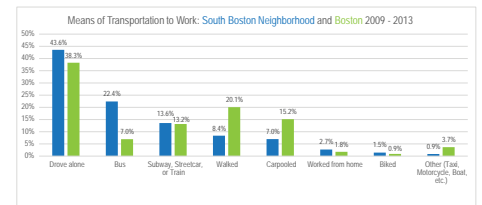
# PLAN: South Boston Dot. Ave

Preserve. Enhance. Grow.

## Mobility & Transportation

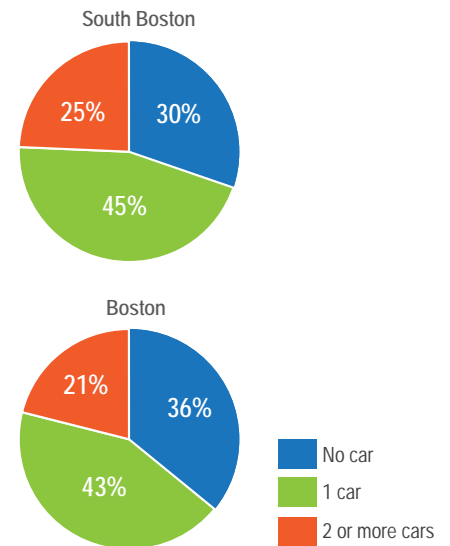


STUDY AREA AND CONTEXT TRANSPORTATION MAP  
Source: MassGIS, Central Transportation Planning Staff (CTPS) and Boston Bikes



### GETTING TO WORK

U.S. Census Bureau, 2009-2013 American Community Survey



### HOUSEHOLD CAR ACCESS

2010 data for these variables are from the 2006-2010 American Community Survey. The remaining data for 2010 is from the 2010 Decennial Census.

### Fast Facts:

**6,425** entries on a typical weekday at Andrew MBTA station.

**5,264** entries at Broadway MBTA station on a typical weekday.

**7 bus lines** serve Andrew Square taking commuters to Forest Hills station, UMass Boston, Beth Israel Deaconess Medical Center, and more.

**3 bus lines** serve Broadway station taking commuters to Downtown, Central Square in Cambridge, B.U. Medical, and more.\*

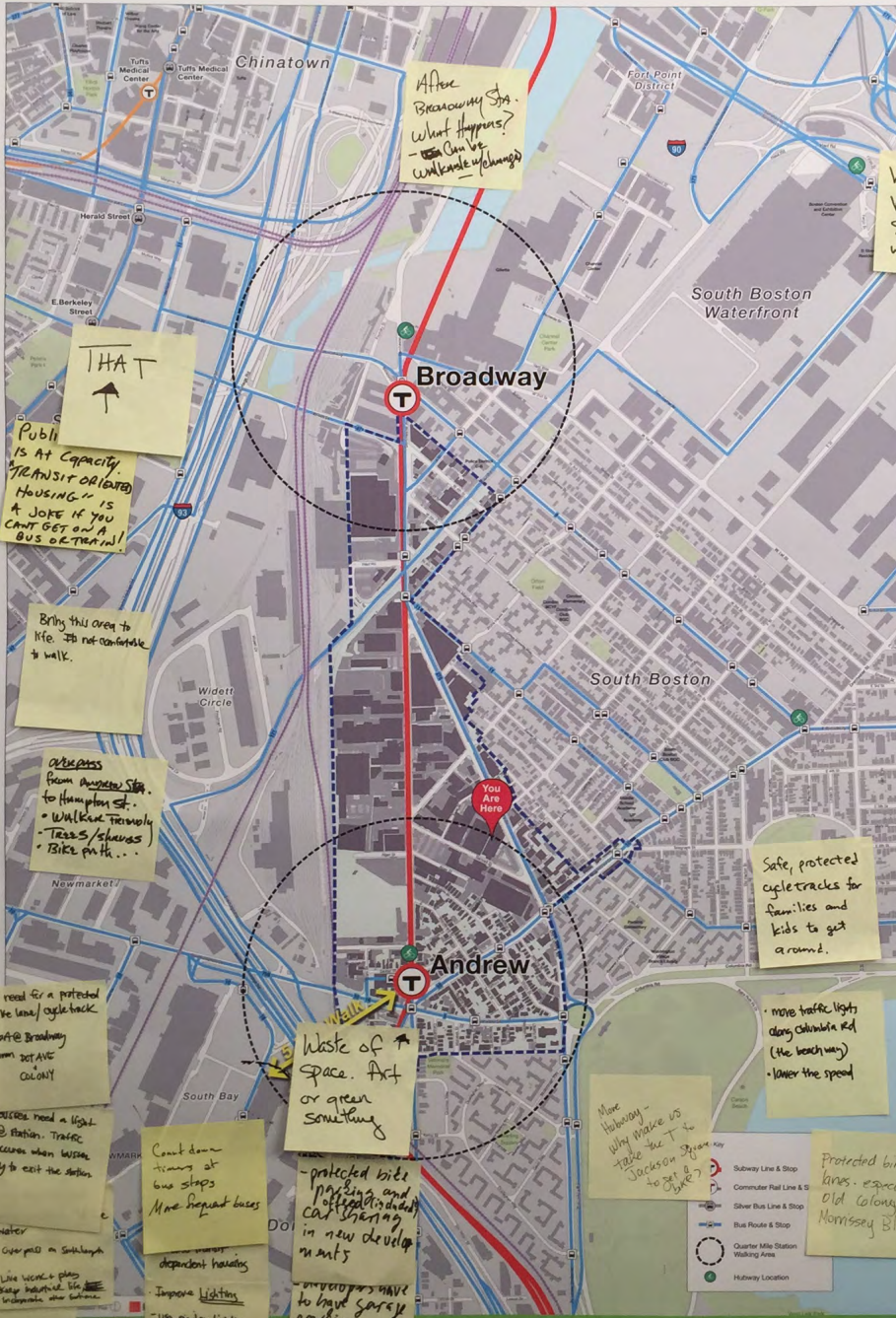
\*MBTA "Ridership and Service Statistics, 14th Edition," July 2014



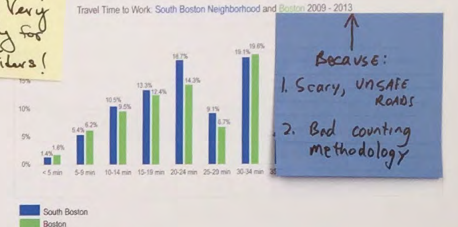
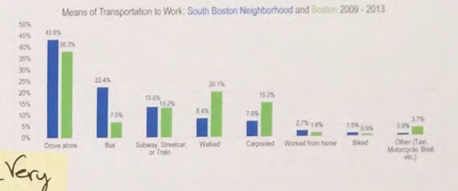
# PLAN: South Boston Dot. Ave

Preserve. Enhance. Grow.

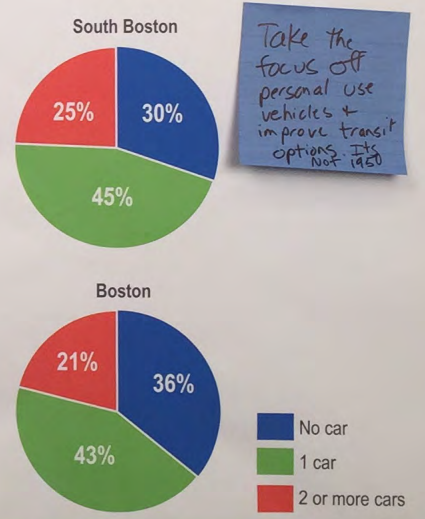
## Mobility & Transportation



STUDY AREA AND CONTEXT TRANSPORTATION MAP  
 assGIS, Central Transportation Planning Staff (CTPS) and Boston Bikes



GETTING TO WORK  
 U.S. Census Bureau, 2009-2013 American Community Survey



HOUSEHOLD CAR ACCESS  
 2010 data for these variables are from the 2006-2010 American Community Survey. The remaining data for 2010 is from the 2010 Decennial Census.

**Fast Facts:**

- 6,425 entries on a typical weekday at Andrew MBTA station.
- 5,264 entries at Broadway MBTA station on a typical weekday.
- Right a Red conflict of cyclist
- With - Turning bus left and with is a challenge. From Dot Ave.
- ES serve Andrew Square taking to Forest Hills station, UMass Boston Deaconess Medical Center, and
- ES serve Broadway station taking to Downtown, Central Square in Cambridge, B.U. Medical, and more.\*

\*MBTA "Ridership and Service Statistics, 14th Edition," July 2014



# PLAN: South Boston Dot. Ave

Preserve. Enhance. Grow.

## How Do You Get Around?



**TALK TO US!**  
HOW DO YOU GET  
AROUND?

USE POST-ITS TO TELL  
US







# PLAN: South Boston Dot. Ave

Preserve. Enhance. Grow.



<<Board Title>>



## What is it?

Imagine Boston 2030 is a multi-year initiative that will engage the public in creating a framework to guide the preservation, enhancement, and responsible growth of our city between now and 2030. This citywide plan will promote shared prosperity, coordinated public investment, and a healthy environment and population.

## Why now?

It's been 50 years since Boston last had a citywide plan. The general plan of 1965 sought to reverse Boston's decline. Fast forward to today, and it's clear that Boston has undergone an incredible transformation. We're in the midst of a remarkable building boom that is reshaping our city. And our population is growing, reversing decades of population loss in the late 20th Century.

Web: <http://imagine.boston.gov>

## How does this relate to Boston's other planning efforts?

There is already a wide array of planning work in existence or underway, including work on transportation, housing, climate action, and arts and culture. Imagine Boston seeks to knit those efforts together with other key themes to guide our city into 2030. A citywide plan will build on that work, serving to implement the ideas set forth in those other plans and to offer additional ideas for the physical and economic development of Boston. Just as importantly, Imagine Boston will help Boston's citizens articulate a shared vision for prosperity, innovation, education, health, equity, and arts and culture.



## Themes:



Mobility



Prosperity and Equity



Environment and Adaptation



Health



Housing



Open Space and Public Realm



Land Use, Design, and Placemaking



Art and Culture



# PLAN: South Boston Dot. Ave

Preserve. Enhance. Grow.

Get Involved!



## What do you care about in the Study Area?

## What is your vision for the future of the Study Area?

PLEASE LEARN MORE BY SHARING YOUR ANSWERS HERE

- Non-pizza Restaurants
- Presenting the historic character of South Boston as it grows + develops
- Modern Street design, e.g. 10.5 foot travel lanes, which make streets safer for driving, walking and biking
- Tree-lined streets Yes!
- OPEN SPACE HEIGHT, MASSING + DENSITY OF PROPOSED BUILDINGS - Street activation - SERVICES - TRAFFIC / TRANSIT ISSUES ADDRESSED
- OPEN DORCHESTER AVE TO SUMMER ST !!!
- safe streets, slower cars, protected bike lanes, open sidewalks
- "Protected" Bikeway safe for Families + commuters
- More Green space
- Density and height near T stations + NOT in the smaller neighborhoods
- Cyclist Safety & Comfort on this major route into Downtown +1
- Affordable housing that is actually "affordable"
- How will proposed changes effect the already crazy traffic on Dot Ave and Old Colony Ave?
- incentive local business
- Worker housing that young professionals can realistically afford
- Public Transit parks to expand. Keep a high level of eye with traffic, locally owned, town houses + three families
- Preserve Hist. Buildings
- Declare Hist. Areas to protect as City Point
- Reduce thru traffic
- Cultural etc?
- Bike Paths away from traffic.
- Study Europe - Geneva
- Protected bike lane on DOT Ave.
- More Accessible and Safe for Pedestrians and Bicyclist
- MORE TREES FOR BEAUTY + STORMWATER MANAGEMENT
- Slow the cars! Safe Streets!
- in cash for new residents to use bikes, walk, car, pool etc. in walking distance
- First floor retail with a walkable streetscape
- Bike Lane Green Space
- More Accessible and Safe for Pedestrians and Bicyclist
- PLANNED SIDEWALKS, PROTECTED BIKE LANES
- Arts/Cultural Center
- SAFER STREETS
- Quality Architecture
- LES CARS T.O.D.!
- Eliminate truck traffic
- 3. More trees!
- Family friendly housing
- parks, playground
- benches
- schools, pre-schools
- SCHOOLS
- Primary/Preventive Healthcare Tests
- OPEN DOT AVE TO SUMMER ST for vehicles and pedestrian
- FFORDAE housing
- micro-units
- Less boxy development
- YES
- IMPROVE "T" SERVICE
- More green space
- cycle tracks
- to create low-stress cycling opportunities for people of all ages
- TAFFIC + PARKING (!) and I don't see how to solve it
- Open Space
- Better Service
- Make Andrew Square the new Davis Square! Good
- Environmentally friendly and take friendly streets
- Bank/ATM
- Planned by smart parking
- Proper cleaning / trash collection
- Livability
- safe fun welcoming
- Growth/Develop Green
- Bike lanes one way streets
- I and that →
- Bump outs for pedestrian crossings YES! +1
- Housing for the 99%. No more luxury!
- taller buildings if they create OPEN SPACE



# PLAN: South Boston Dot. Ave

Preserve. Enhance. Grow.

Get Involved!



## What do you care about in the Study Area?

## What is your vision for the future of the Study Area?

PLEASE HELP US LEARN MORE BY SHARING YOUR ANSWERS HERE

Don't forget corridors to Joe Mokey Park, Cusum Beach, and South Bay

Walkable sidewalks More green! More high-end food shopping - why make us drive to Brookline or Milton?

Need more Mixed Use Buildings

Preserving the Neighborhood Feel - Limit height near SMALL SINGLE FAMILIES

Include Connectors between Overpass Andrew St. - Thampton St. • 4th St - Beige - Buckley • Humbly St - Killy Beige

Teen Space

Art, cultural, and civic spaces

Green Space

Don't lose view of COP yards! No need to send 300 people to buy local veggies

Tall apartment buildings!

Beige - DOT Ave from SUMMIT STREET to S B WILL Create MAJOR TRAFFIC in S. Boston

Green space kids playground

Green space middle class housing we need more kids = better schools! more parks

more places for middle class families to stay - remove 10th St from South Boston

Hobways closer than Jackson sq

Transit & pedestrian centric development.

Need more parking parallel spaces + parking lots + garages Olympics helped me see how unplanned + uninhabited citizens are!

Artistic/Design

Walk-Like space

Connect DOT + The City

more affordable artist housing.

Who will be evicted? Who will pay for it?

-Green space! -Cleaner area!

That it feels more connected to city

• Repaint Crosswalks • Pedestrian crossing signs, markers

more park/open space

Change for resident parking permits + rent it out

That there is a reason to come here

Evicted

Non-car transportation - bike - walk - Walkway etc.

programmable gathering space amphitheater

That it feels less grimy + less scary

Forward biking - balance - its just about developers making

Walkable sidewalks Bikelable streets

Thriving social and community area.

SB needs Comprehensive Transportation Study!

Dot Ave Creative Corridor -> Industry, Art, and Design -> SB

South Boston Main Streets District

-More restaurants - more commercial - markets - cus, rice-and, etc

Less Smoke Shops!!!

The I (you mean)

Lower parking ratios - exchange for extra space, Hubway

Restaurants + Small Businesses

more parking spaces + for garages for residents, & safer pet areas

No cold industrial buildings

A STREET FOR PEOPLE NOT CARS

Like Lincoln Road MIAMI

Not quality, but keeping existing residents in place + allowing room for development

COMPLETE STREETS!! BIKE LANES! GREEN SPACES! AFFORDABLE HOUSING!

Cleaner! Safer Walkways

height density, shadowing -> traffic

Andrew Space traffic patterns

high-end stores is like charlese.

friendly streetscape with shops

Have places for middle class lower class esp. even if its just a place to sit

Reduce double-parking blocking travel lanes

PARKING!! PARKING!! PARKING!!

Safe off-street parking AND more street coverage

LIGHTING FOR SAFE STREETS TO WALK

That it is less dominated by poverty for your appearance of poverty for all residents families

more full service shops + markets + low all-in-ones

More Retail Shopping + local businesses

Cleaner streets more retail commercial: cus, etc

TREES



