



PROCESS TO DATE
DECEMBER 14, 2015

Study Goals and Objectives

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

- 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.



07.30.15 | Talk with Us

Open House

On July 30, 2015, the BRA hosted an open house to kick off this study at the Iron Workers Local 7 Building at 195 Old Colony Avenue. Visitors provided hundreds of comments, questions, and ideas.

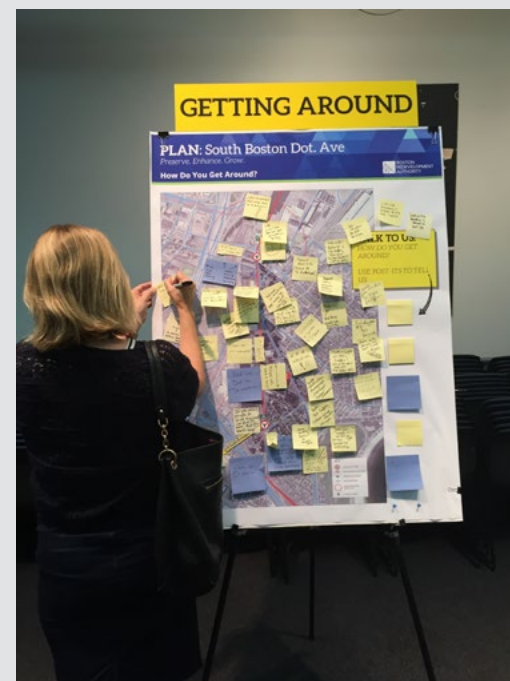
"Have places for middle class families to stay and thrive in South Boston."

"Green space!"

"Worker housing that young professionals can realistically afford"

"Cyclist safety and comfort on this major route into downtown"

"Take the focus off personal use vehicles + improve transit options. It's not the 1950s."



09.15.15 | Walk and Bike with Us

Tour and Workshop

The BRA hosted a walking tour and a bicycle tour of the study area to continue the dialogue about priority items that the plan can address. More than fifty members of the public and a dozen of the BRA colleagues from other City departments participated.



"Open space needs to be looked at in the study area. If mixed use projects are being built, open space needs to be part of the overall vision."

"More connecting streets and a possible new grid pattern needs to be looked at carefully to allow traffic to flow through the area and for pedestrians."

"I would also like to see some of the industrial character of the avenue preserved... Boston is proud of its history, and we should preserve it when at all possible."

10.01.15 | Imagine with Us

Visioning Workshop

The Visioning Workshop was a chance to prioritize what we had heard and seen and to begin shaping a vision statement for the PLAN: South Boston Dorchester Avenue initiative. Approximately eighty members of the community including the advisory group, the City's interdepartmental working group, and BRA staff participated in a team based prioritization exercise. The objective of the workshop was for each team to draft a vision statement based on its top five shared priorities. Eight teams created vision statements by the end of the workshop.



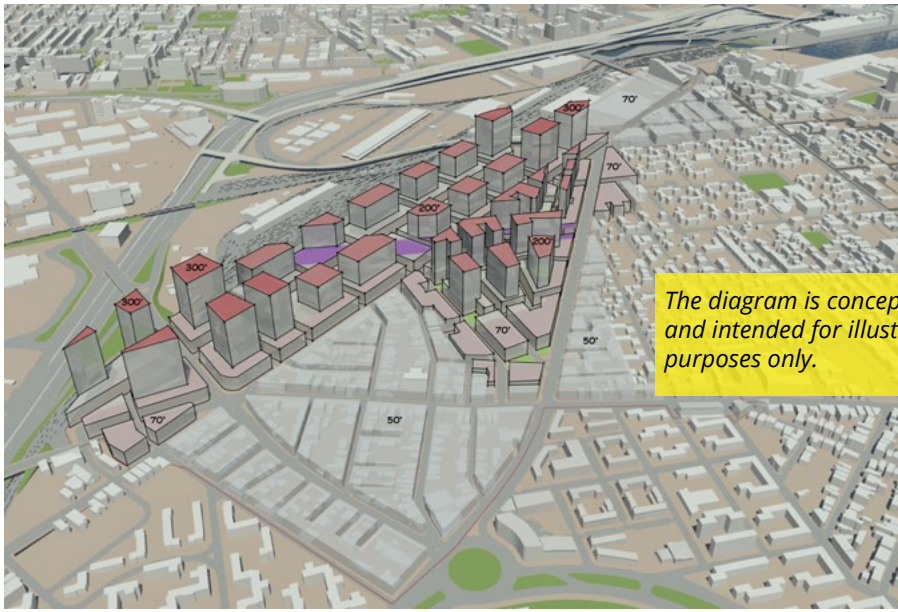
A neighborhood with amenities - Retail and other services, civic/cultural/art spaces, and new and varied open spaces

A walkable neighborhood with improved public transportation - Walkable sidewalks and bikeable streets, less traffic congestion, and cycling opportunities for people of all ages

A diversity of housing types - Live/work opportunities, tall apartment buildings, and smaller housing units preserving existing character

11.17.15 | Design with Us

Character, Density, and Open Space Workshop



The diagram is conceptual and intended for illustrative purposes only.

Barbell Concept
Shown here are conceptual zoning envelopes, not building shapes



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Stepped Concept
Shown here are conceptual zoning envelopes, not building shapes

PLAN: South Boston Upcoming Events

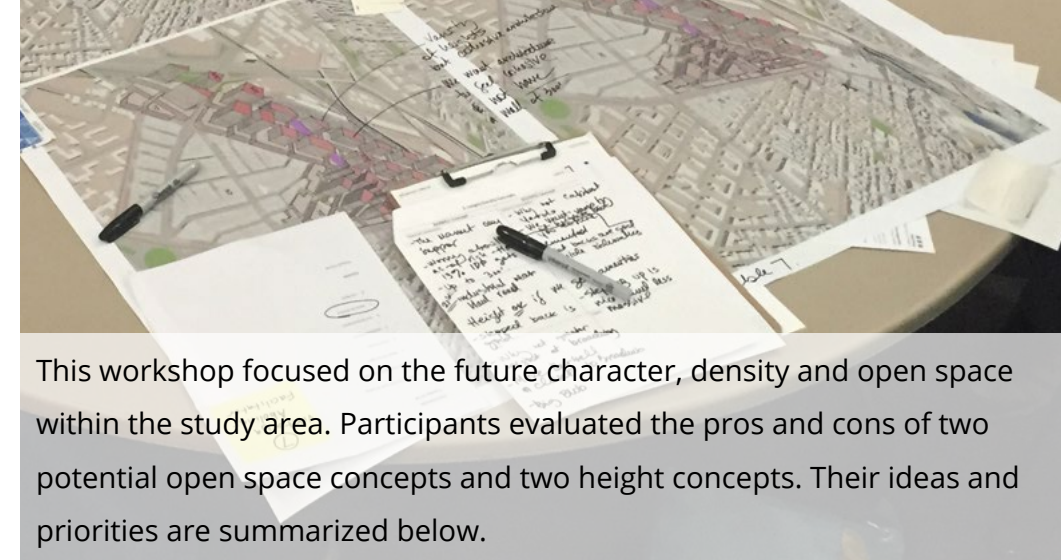
- January 2016: "Choose with Us" Plan Scenarios Session
- February 2016: "Discuss with Us" Preferred Plan Draft Session
- March 2016: Plan Production BRA Staff Draft Plan Document
- April 2016: "Finalize with Us" Final Plan Presentation
- May & June 2016: BRA Staff Draft Zoning Documents, Zoning Commission Meeting



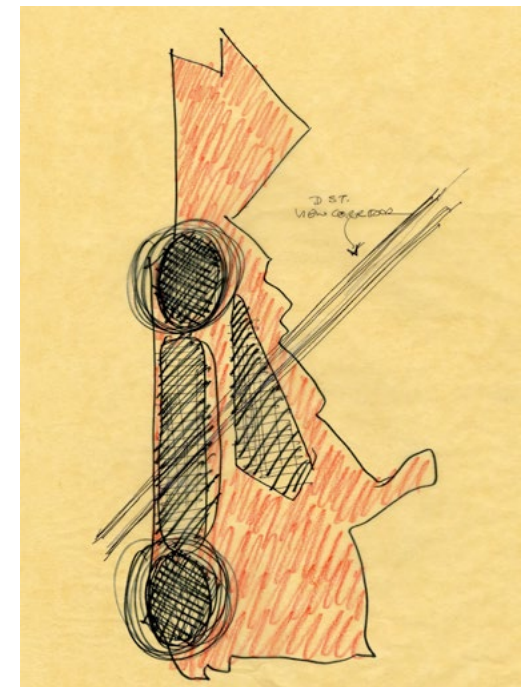
TO LEARN MORE VISIT:
bit.ly/PlanDotAve

11.17.15 | Design with Us

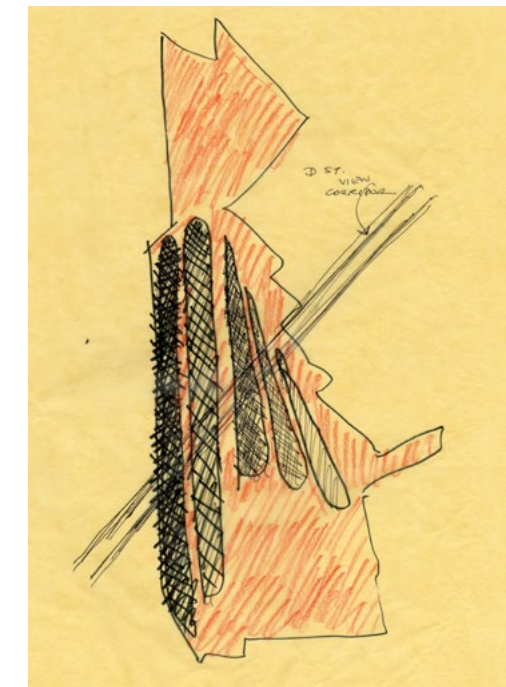
Character, Density, and Open Space Workshop



This workshop focused on the future character, density and open space within the study area. Participants evaluated the pros and cons of two potential open space concepts and two height concepts. Their ideas and priorities are summarized below.



Barbell Concept



Stepped Concept

Priorities included:

- Open Space
Distribution of open space with larger parcels west of Dorchester Ave
- Civic/Cultural
Civic uses concentrated in 2-3 locations in proximity to residential uses and transit nodes
- Mixed-Uses
Mixed uses North-South along tracks; creation of North and South gateways through a higher density and concentration of uses
- Residential
Significant increase in residential uses across study area
- Industrial
Significant reduction in industrial uses; Industrial uses distributed along the tracks
- Retail/Services
Ground floor amenities and retail along corridors

10.26.15 | Plan with Us

Streets and Blocks Workshop

At the Streets and Blocks Workshop, we envisioned potential street grids and land uses for the study area in the future. With BRA staff and Advisory Group members facilitating, attendees drew and altered a road map, and used game pieces to discuss the best locations for residential, commercial, retail, civic, and green spaces. Eight tables created street and land use maps by the end of the workshop.

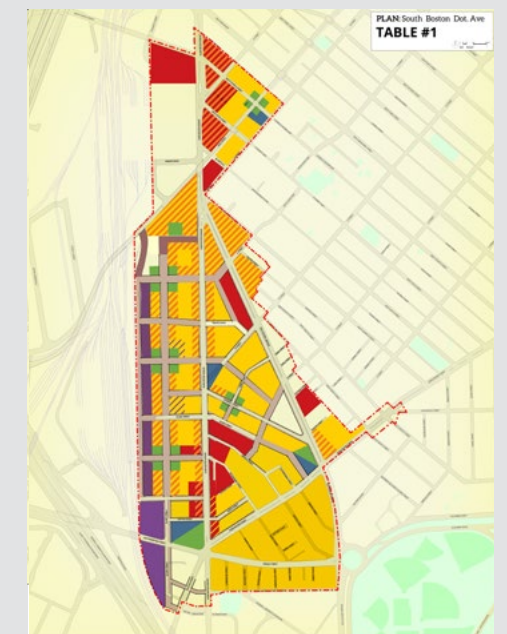


Table 1 Land Use Exercise

Ideas included:

- "Adjust connection to South Boston Bypass/Haul Road adjusted"
- "Civic space adjacent to green areas"
- "Create gateway nodes"
- "Preserve residential in historic Andrew square"
- "Open space distributed evenly"
- "Diversity of housing is important"
- "Encourage as much retail as possible"
- "D Street: through street, neighborhood street"

