

# SQUARES + STREETS

## Fields Corner

### SQUARES + STREETS OVERVIEW

Squares + Streets is a planning and zoning initiative focused on adding, supporting, and improving housing, public space, small businesses, and arts and culture, in transit-accessible neighborhood centers and along main streets. Planning for Squares + Streets zoning amendments will be one of the first steps toward shaping citywide zoning reform in Boston to respond to an ongoing housing crisis. Squares + Streets plans will be a 6-9 month planning and engagement process launching this year that focuses on small geographies and recommendations that can be implemented within 5-10 years.

Rooted in the values of resilience, affordability, and equity, Squares + Streets will seek to achieve the following goals:

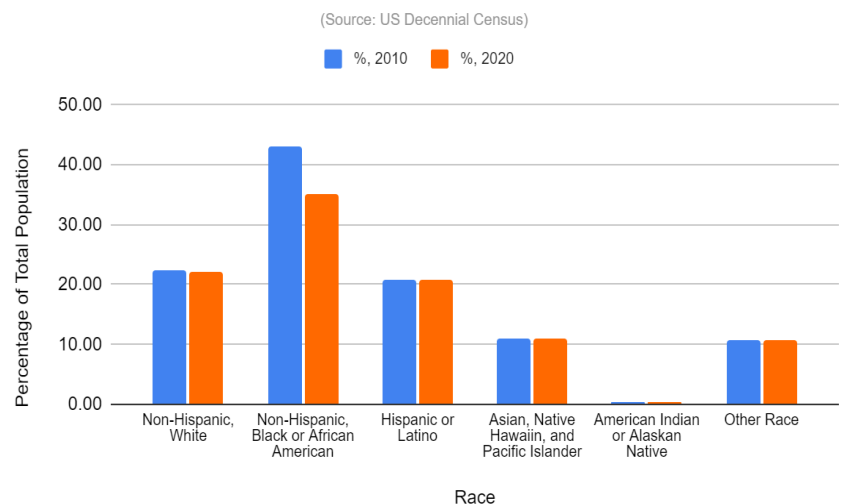
1. **Update zoning** to support mixed-use development and better allow for a diverse range of housing and commercial opportunities
2. **Preserve, enhance, and produce affordable housing, retail, and cultural spaces** through policy, design, and funding resources
3. **Coordinate local transportation and public space improvements** to increase accessibility and promote active forms of transportation
4. **Identify capital and program investments** across City departments to signal coordinated investment in these geographies
5. **Identify specific design interventions** to expand tree coverage, mitigate heat, prepare for an electric future, and otherwise advance climate resilience

### WHY FIELDS CORNER?

Fields Corner, located in one of Boston's largest neighborhoods, Dorchester, is situated approximately six miles south of Downtown Boston, and is anchored by two main intersections: Dorchester Avenue and Adams Street and Dorchester Avenue and Park Street.

Over the past decade, Dorchester has faced significant population growth, jumping from

Dorchester Population by Race/ Ethnicity 2010-2020



114,249 residents in 2010 to 122,191 in 2020. Although the neighborhood composition has only shifted slightly, it is clear that a greater diversity of affordable housing options is necessary to ensure that residents can remain in their neighborhood and access high quality city services and amenities. As seen in the graph, the neighborhood is less than half non-Hispanic White, with a sizable population of Black or African American and Hispanic/Latino residents. The racial split of the neighborhood has remained relatively stable since 2010, with a moderate decrease of Black or African Americans from 2010 and 2020. Please note Other Race was combined with those who identify as Two or More Races.

Fields Corner presents an opportunity to leverage existing commercial uses and transportation assets such as the Red line and multiple MBTA bus routes so that the **benefits of rapid transit, walkable stores and services, and open spaces are made available to more households**. Fields Corner has been selected as a location for a Squares + Streets Plan because of the lack of recent planning, existing business environment, high levels of housing cost burden, and access to many types of non-vehicular transportation. Additionally, existing zoning regulations in portions of Fields Corner restrict housing production. These restrictions contribute to the relatively low population density near the Fields corner MBTA station and surrounding business district. The population density within the area ranges from 15-50 residents per acre and a **high level of rent burden**, with a significant number of residents spending 34-41% of their income on housing. Additionally, limited green space and tree canopy in the area has caused increased levels of discomfort for residents as **surface temperatures rise to nearly 96 degrees in the summer**.

### Key Features

- **Proximate to the Fields Corner Red Line T- stop**
- Direct access to **seven MBTA bus routes**, including **one high frequency route (Route 15)**
- **2 schools, 1 community center, & 1 library** within ½ mile of Fields Corner
- **Existing Main Streets District** and concentration of commercial uses

