



A. PURPOSE AND NATURE

The main purpose of the Mid Dorchester Action Plan is to create a document that will list a series of specific “actionable” measures to enhance and revitalize the business districts of the Mid Dorchester area through the disposition of public property. Some of the specific strategies will be immediately developed and executed as part of this planning process, such as revised use and design guidelines for publicly held property in the study area. Other strategies, such as potential new land use regulations, will require further planning and efforts.

The intended outcome of the action plan will build upon previous efforts by the proposed study area business districts and relevant city initiatives, to produce recommendations addressing land use and zoning, guidelines and strategies for publicly held property by the Department of Neighborhood Development (DND) and private property within the study areas, an updated market and feasibility study, and other economic opportunities to enhance the current business districts.

GOALS

The major goals of the Mid-Dorchester Action Plan are the following:

1. Create an strategic plan for disposition of publicly held property;
2. Establish land use and design guidelines for publicly held property in the study area;
3. Develop a comprehensive market assessment and business analysis; and
4. Determine economic development opportunities.

COMMUNITY PROCESS

The community engagement process will involve a series of public meetings with neighborhood businesses, institutions, and groups that will advise the city team throughout the public participation process. The Action Plan, utilizing a three phased approach, is estimated to take twelve months.

PROJECT AREA

The proposed Mid-Dorchester Action Plan study area contains three business districts in the Mid-Dorchester area of Boston: The Four Corners Main Street District, The Bowdoin-Geneva Main Streets District, and the Codman Square business district area.

While the Action Plan work will generally be confined to this area, the scope of work will reach outside the area for purposes of capturing the new Fairmount Commuter Rail stop locations, market analysis, and for public outreach purposes.