



ULI Spring Program for Public Private Partnership Gold Flight Redevelopment Vision for TOD Site in Mattapan Square, Boston, Massachusetts

Cote Ford, a former auto dealership, is a 150,000 SF brownfield site located two blocks outside of the Mattapan Square business district along a residential side street. Two of the parcels front on a local arterial and will abut a new train station on the MBTA Fairmount Line providing rail access to major retail and employment centers and a 15 minute ride to downtown Boston. Despite recently enhanced zoning to further encourage redevelopment, repeated efforts have faltered and the current owner's inability to pay back taxes might result in foreclosure.

This remarkable neighborhood TOD opportunity will be the focus of the PPPC Gold Advisors, Inc. Roundtable Consulting Session. The City of Boston will be seeking Advisor guidance and thinking in four thematic areas:

Partnership & Team – Potential City control and sale of these parcels might offer new opportunities for City-Developer partnership. With a \$20m to \$40m TDC, this neighborhood opportunity appears beyond the capacity of local developers and in need of regional or national expertise and capacity.

Planning & Design – Realizing the planning and sustainable development / TOD goals for this “district gateway” site will require a clever approach to the project. Reweaving the urban fabric of this area while respecting the more modest scale home in the surrounding neighborhood may not meet the intensity sought for this “district gateway”.

Community Development & Marketing – The community comfort level for redevelopment falls short of the opportunity and below good planning practice. Visions for redevelopment hold the potential to both educate and excite area abutters and build project support.

Real Estate & Finance – While market conditions are stabilizing, financing and funding sources remain tight. Affordable housing and site remediation might necessitate complex financing, funding and ownership structures.

Area Context and Development Framework

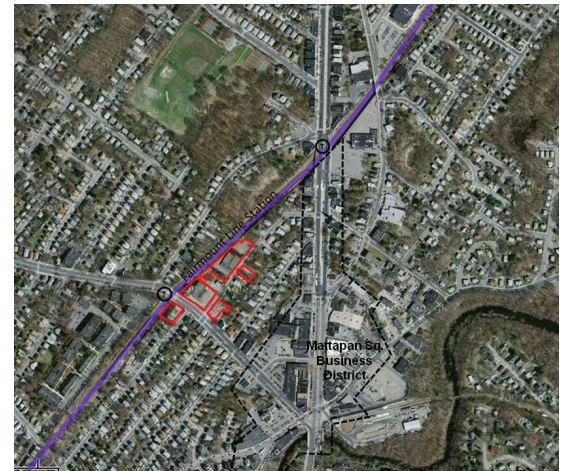
Historic and Physical Context

- The name Mattapan is derived from the Mattahunt Indian Tribe, which once inhabited this and the surrounding area.
- The town of Mattapan was annexed to the City of Boston in 1870.
- The Neponset River to the south is the Mattapan/Milton border.
- Mattapan Square is the main commercial district serving the surrounding neighborhood with local businesses and services.
- Area public transit includes the future Fairmount Line station between Blue Hill Avenue and Cummins Highway, multiple bus lines on Blue Hill Ave., and the southern terminus of the High Speed Trolley line at Mattapan Square station
- Cummins Highway and Blue Hill Avenue are local arterial roadways connecting the area and site to west and north/south respectively.

(left)
Mattapan Square
Business District



(right)
Fairmount Line Station



Local Community and Civic Context

- Mattapan Community Development Corporation (MCDC) is the local CDC serving the area; at present no active projects.
- Mattapan Board of Trade has been active in district planning including the MEDI process and proposal for Boston Main Streets program designation for the Mattapan Square district.
- Several local Civic and Neighborhood Associations are active in the area. The Woodhaven/Culvert Neighborhood Association represents the area that includes the Cote Ford site and has raised concerns regarding the scale and intensity of redevelopment of this site.

Social and Demographic Context – Mattapan Neighborhood

- Approximately 7,000 households
- 37% are owner occupied, predominately one and two family dwellings
- Population is approximately 30,000 people
- Density is approximately 12,000 people per square mile
- Median income is \$43k
- Median age is 33
- 90% of Mattapan population is either African-American or of Caribbean heritage

Economic Context – Mattapan Neighborhood

- Over 200 business establishments
- Annual purchasing power of over \$62m; \$40m is spent outside of Mattapan
- Average home value is \$218k
- Average home sale price is \$163k.
- Average rental price is \$683 per month.
- Over 2 million square feet of development and 900 units of housing have been permitted, approved, or completed in the past ten years

Planning and Zoning Framework

- The Mattapan Economic Development Initiative (MEDI) was a three year community based planning process that concluded in 2008. MEDI created an action agenda to: (1) Enhance the commercial districts of Mattapan; (2) Create new jobs and businesses; and (3) Increase the capital investment in Mattapan.
- The Cote Ford parcels are located in the Mattapan Zoning “Gateway Development Overlay District” allowing the development of buildings that will signify the entrance to the Mattapan Square commercial district allowing as of right:
 - Multi-family Dwelling and Elderly Housing residential uses.
 - FAR of 4.0 and building heights of 55 feet.
 - Projects must comply with Article 80B Large Project Review.
 - Projects must comply with Article 37 Green Building and achieve LEED certifiable or better using the most appropriate USGBC LEED rating system(s).