

WELCOME!

Help yourself to food

**Meet with the BPDA and Consultant
team and**

Chat with your neighborhood planner!

PLAN: Mattapan

Where We've Been; Where We're Going



November 13, 2019

Tonight's Agenda

6:00 - 6:15

Open House and Consultant Meet and Greet

6:15 - 6:30

Presentation:

1. Where we have been and where we are going
2. Introduction to the Consultants
3. Timeline and topics moving forward
4. Introduction to 'Focus Areas'

6:30 - 7:15

Table Discussions

7:15 - 7:30

Report Back with Questions, comments and Next steps



We hope that you leave this meeting with:

1. An overview of what we have been up to this past year
2. An understanding of **HOW** we will continue to work **for** the Mattapan Community
3. A deeper understanding of 'Topic Areas', what they are, how they work, and how we will use them throughout this process.

We also hope to learn from you:

1. Are we making sense?
2. What additional information we can provide that will help best inform your decision making throughout this plan

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Where We've Been; Where We're Going



KISA NOU TE FE

PWOCHEN PWOSESIS

2018

2019

2020



● WORKSHOPS

● COMMUNITY ENGAGEMENT EVENTS
Chat with a Planner
Pop-Ups and/or Community Events

○ FUTURE WORKSHOPS

○ FUTURE COMMUNITY ENGAGEMENT EVENTS

Boston Planning & Development Agency

Housing – Department of Neighborhood Development (Office of Housing Stability, Boston Home Center, Neighborhood Housing Development), Fair Housing & Equity

Economic Development – Mayor’s Office of Economic Development (Small Business / Main Streets), Office of Workforce Development, Office of Financial Empowerment

Open Space & Parks - Boston Parks and Recreation Department, Department of Conservation Resources (DCR)

Transportation – Boston Transportation Department, Boston Public Works Department, MBTA, MassDOT

Environment/Sustainability/Climate Change City of Boston Environment Department

Mayor’s Office of Arts & Culture

Boston Centers for Youth & Families

Age Strong Commission

Community Preservation Act (CPA)

Office of Immigrant Advancement

Office of Neighborhood Services (ONS)

Mayor’s Youth Council / Dept of Youth Engagement

Commission for Persons with Disabilities

Boston Police Department

Introduction to Design + Planning Team



**boston planning &
development agency**



Mayor Martin J. Walsh

**Mattapan
Community**

Client

Design + Planning Team

MASS.

Prime

Urban Design

GRAYSCALE
COLLABORATIVE

Consultants

Transportation

TOOLE
DESIGN

Consultants

Market Analysis

RKG

Consultants

Urban Analysis

**SUPER-
NORMAL**

Consultants

PLAN: Mattapan

A **planning** process should embrace **neighborhood identity** and **equity** and generate **inclusive development** and **public realm** enhancements for the **communities** they are a part of.



The **National Memorial to Peace and Justice** memorializes victims of terror lynchings in the United States.

The **Martin Luther King + Coretta Scott King Memorial** for Boston Common, celebrates love as the ultimate weapon against injustice.

MASS Design Group is a design collective that **researches, designs, builds, and advocates** for architecture that promotes justice and human dignity.





The **GHESKIO Cholera Treatment Center** in Port-au-Prince, Haiti offers dignity and hope to a community and protects infrastructure.

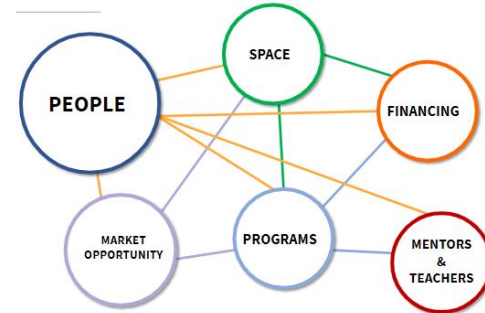
The **Mattapan Station Development** will provide high-quality transit-oriented affordable housing in Mattapan Square.



PLAN: Mattapan

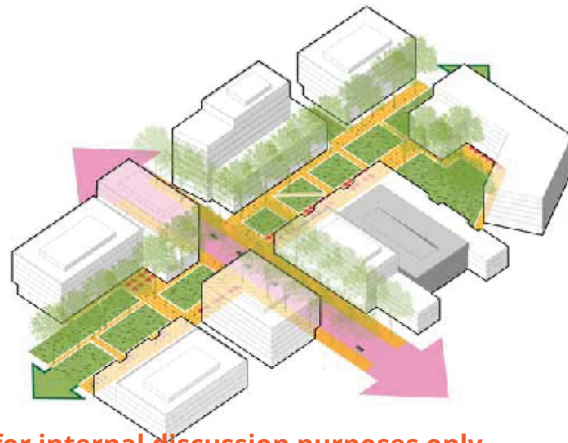
Meet the Consultant Team

Supernormal
Urban Design



RKG
Market Analysis

Toole Design
Transportation
Planning



Grayscale
Urban Design

DRAFT for internal discussion purposes only

PLAN: Mattapan

Meet the Consultant Team



Jonathan Evans
MASS Design Group
Project Manager



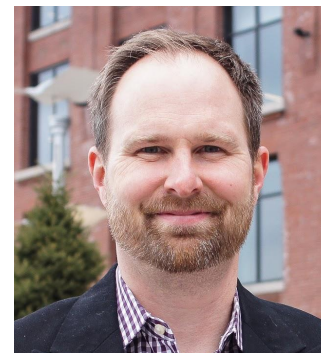
Patricia Gruits
MASS Design Group
Principal-in-Charge



Stephen F. Gray
Grayscale Collaborative
Urban Design



Jeff Brubaker
Toole Design
Mobility Planning



Eric Halvorsen
RKG Associates
Market Analysis



Mayrah Udvardi
MASS Design Group
Urban Design



Jha D Williams
MASS Design Group
Urban Design



Elizabeth Christoforetti
Supernormal
Urban Design



Jason DeGray
Toole Design
Mobility Planning



Jahangir Akbar
RKG Associates
Market Analysis

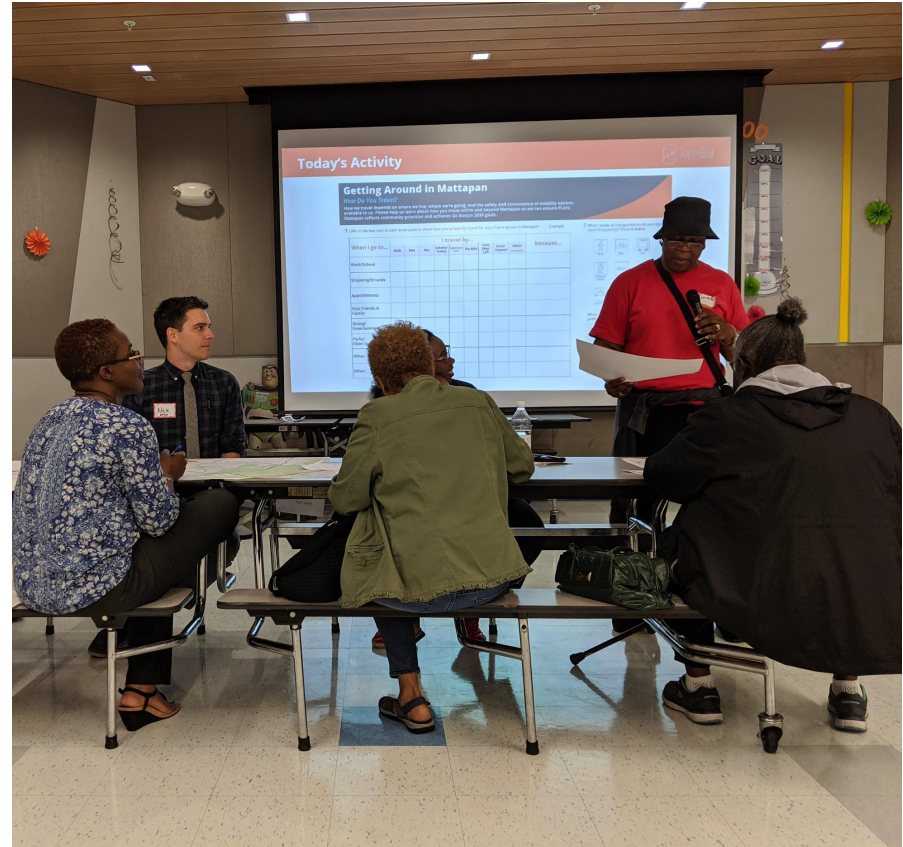
PLAN: Mattapan will...

Strengthen the existing culture and stability of the community by supporting affordable housing, creating opportunities for businesses to thrive, and enhancing connections to improve the neighborhood's experience accessing jobs and spaces where people gather.

Why is PLAN: Mattapan Important?

Your input drives:

1. Policy changes
2. Decision-making
3. Implementation of the vision statement



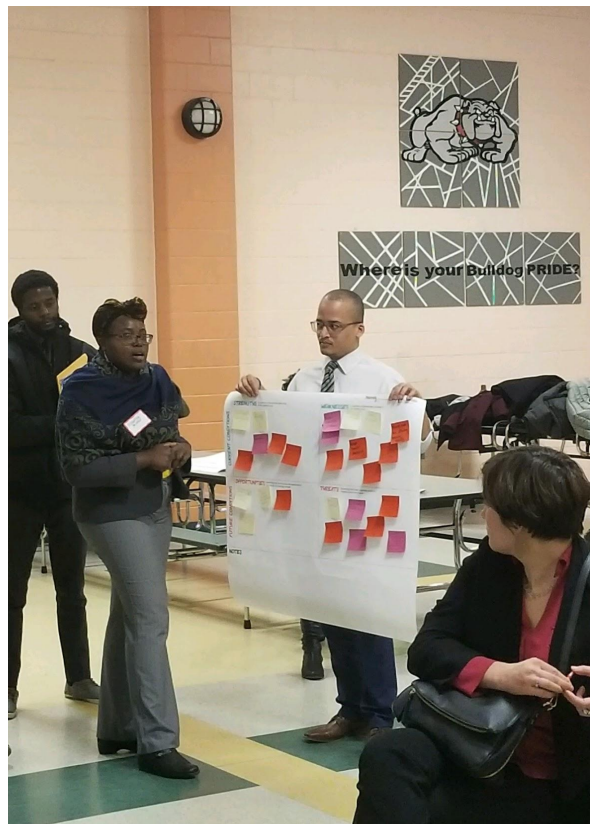
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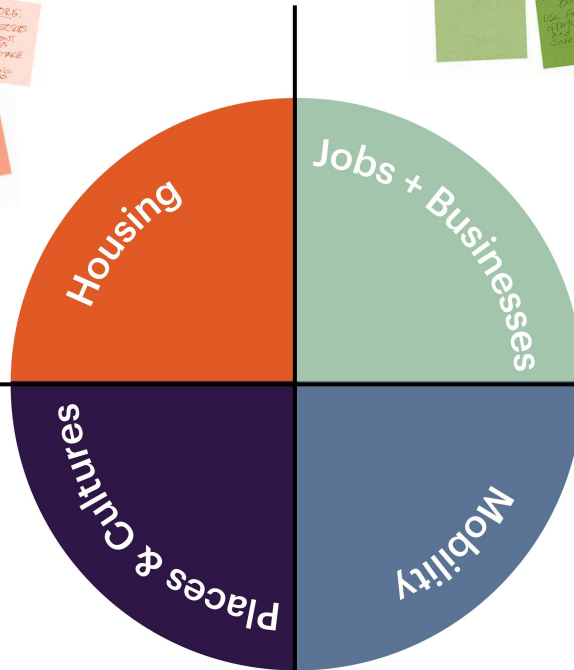
2 Vision + Topic Areas



PLAN: Mattapan will...

Strengthen the existing culture and stability of the community by supporting **affordable housing, creating **opportunities for businesses** to thrive, and **enhancing connections** to improve the neighborhood's experience accessing **jobs** and **spaces where people gather**.**

Themes - What we heard



AFordable housing through the ownership model (like with group housing)

Live/Work space for Mattapan artists

Community level fund to secure change through activity

More social space + meeting + kitchen

Artistic spaces

NO MORE: DOLLAR STORES - "DISCOUNT" "SALE" "DISCOUNT" "SALE" "DISCOUNT" "SALE" "DISCOUNT" "SALE"

On the 5th floor, have the pods

More green space

More social space + meeting + kitchen

Tea table + meeting space by the community

More meeting

100% of the 5th floor should be for the community

Preserve GREEN SPACE!

More green space + meeting + kitchen

More green space

More meeting

More meeting

More green space + meeting + kitchen

More green space + meeting + kitchen

More green space + meeting + kitchen

More green space + meeting + kitchen

There is no Mattapan where central business district is located

Light in the squares

Abandoned housing needs fixing

More green space + meeting + kitchen

More green space + meeting + kitchen

More green space + meeting + kitchen

NO MORE: DOLLAR STORES - "DISCOUNT" "SALE" "DISCOUNT" "SALE" "DISCOUNT" "SALE"

More green space + meeting + kitchen

More green space + meeting + kitchen

More green space + meeting + kitchen

More green space + meeting + kitchen

Creative Jobs

More green space + meeting + kitchen

We need a refuge and also a place to stay in the old Mattapan building in the area

MORE Sit Down RESTAURANTS

MAJOR Department STORES like Ulmer's & Mart Teller

More variety of shops + old restaurants

Job saving the community by the members decent pay

More Tech + Biz and in Mattapan

Creating a new business - like a food truck + food truck

Work from home business - like a cafe + cafe

More green space + meeting + kitchen

More green space + meeting + kitchen

More green space + meeting + kitchen

More green space + meeting + kitchen

More green space + meeting + kitchen

Street food + family friendly block parties

More modern improved trails

More green space + meeting + kitchen

More green space + meeting + kitchen

More green space + meeting + kitchen

More green space + meeting + kitchen

More green space + meeting + kitchen

More green space + meeting + kitchen

More green space + meeting + kitchen

More green space + meeting + kitchen

More green space + meeting + kitchen

More green space + meeting + kitchen

More green space + meeting + kitchen

More green space + meeting + kitchen

Where are we going?



PLAN: Mattapan encompasses all of the 02126 ZIP code boundary.

In order to understand how to implement the vision statement and see this plan through, we have to take a closer look at the neighborhood.

Topic Areas



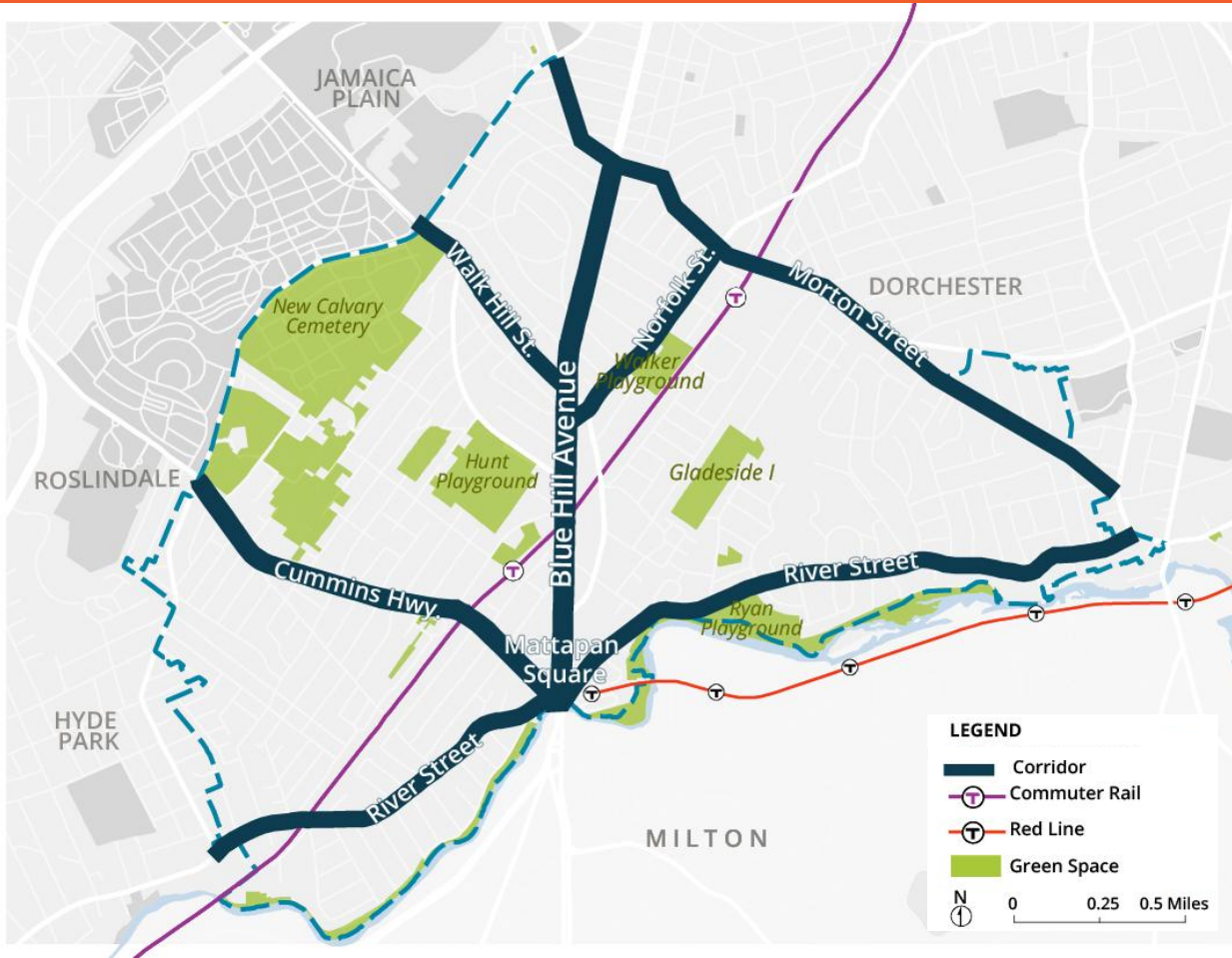
- Mixed-Use Squares
- Mixed-Use Corridors
- Residential Fabric

Mixed-Use Squares



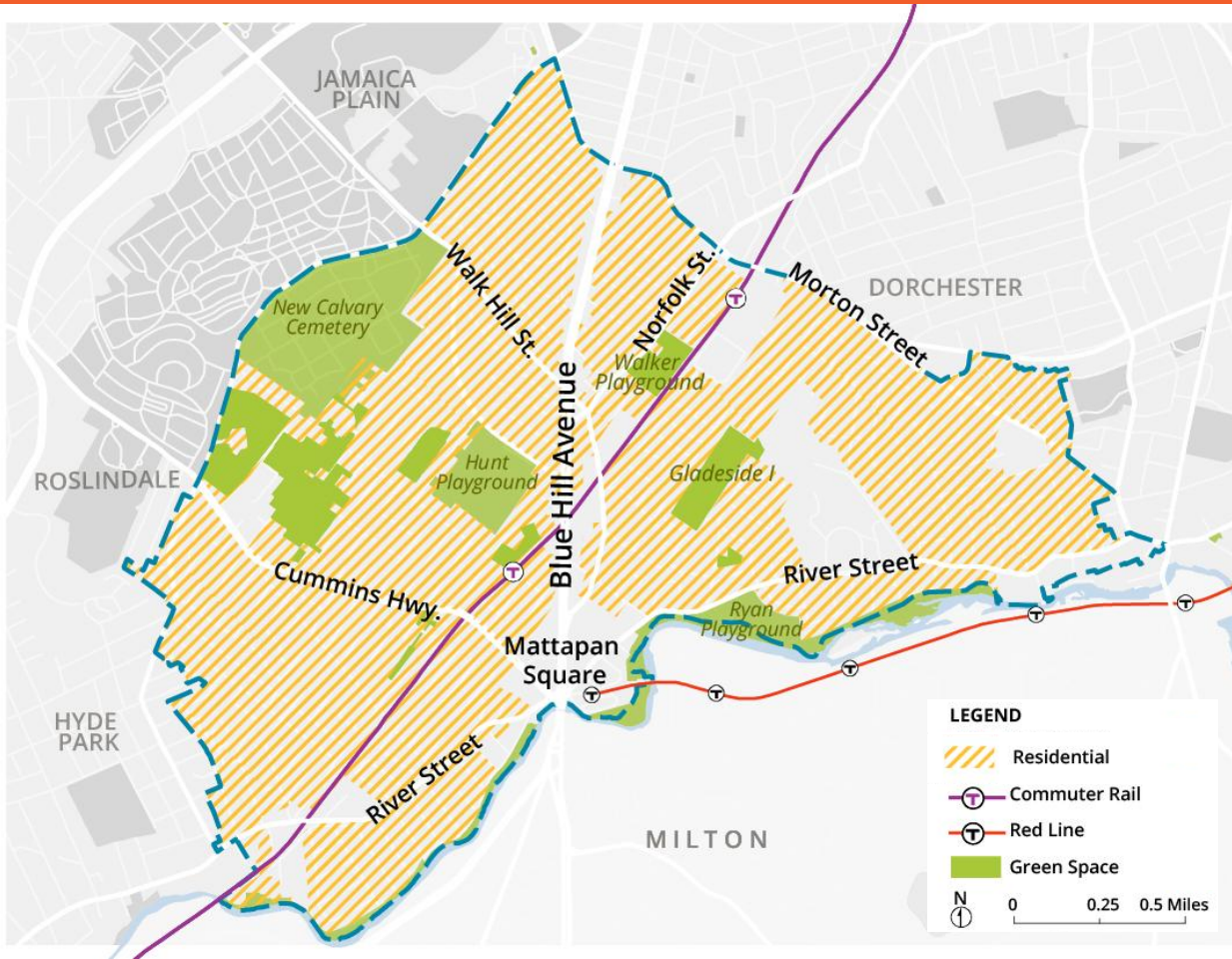
- Have businesses that residents frequent
- Emphasize the culture and identity of the community it is a part of
- Be a place people can gather

Mixed-Use Corridors



- Spaces for businesses to thrive
- Opportunities for diverse types of housing
- Connections within and throughout the neighborhood
- Improved public realm and pedestrian safety

Residential Fabric



- Opportunities for diverse types of housing
- Opportunities for small-scale convenience retail
- Implementation of housing policies and programs
- Connections within and throughout the neighborhood

What is a Focus Area?

A focus area is a **specific geography** we use to better understand the conditions of the whole neighborhood. Focus areas allow us to work **quicker** by giving us a **baseline of information as we test new ideas** that could **apply to similar areas** throughout the neighborhood.



Corridor



Square



Residential Fabric

How do we select Focus Areas?

We select focus areas based on what we have heard from previous meetings and what current data tell us about the neighborhood. Each focus area will contribute to achieving the PLAN: Mattapan vision statement.



How Focus Areas Work Together

Together, the focus areas help us achieve the PLAN: Mattapan vision. However, each focus area helps achieve the vision a little bit differently.

Changes in Mattapan Square alone won't achieve the entire vision statement, but combined with policies and programs in residential areas, we can achieve the vision.





PLAN: Mattapan Understanding the Topic Areas

At your table, consider the topic areas discussed in the presentation and mapped above. What questions do you have about these topic areas? You can use the questions to the right to get the conversation started.

Is there a particular topic area that you are interested in learning more about? If so, which one?

What other information do you need from us to inform your feedback?

Do you have any questions about why we use topic areas or what they do?

Notes

What's Next?

“Focus Areas Workshop”

December 17, 2019, 6 PM

Mattapan Library

Expansion on this activity and a closer look at the topic and focus areas.

Learn more at bit.ly/PlanMattapan