

# Individual Exercise

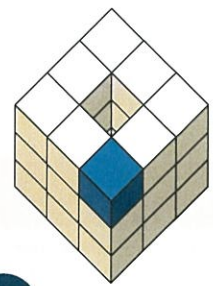
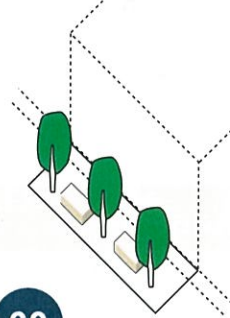
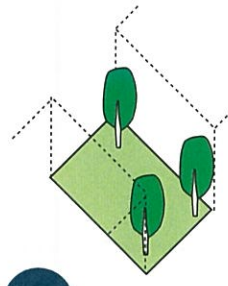
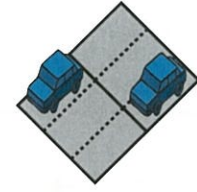
## Instructions (15 mins)

**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridors workshop.

1. Select **TEN** "community improvements" that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
3. Select as many of your preferred "buildings" as you need to match (or exceed) the number of points you tallied for your desired "community improvements."

**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

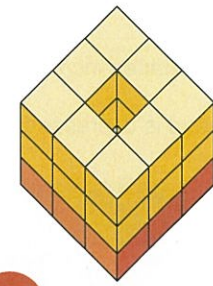


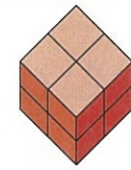
### Community Improvements

|  |   |  |   |   |   |  |   |
|--|---|--|---|---|---|--|---|
|  <p><b>Affordable Housing Unit</b></p> <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> <p><b>10</b></p> | <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> |  <p><b>Streetscape Improvements</b></p> <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> <p><b>60</b></p> | <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> |  <p><b>Pocket Park</b></p> <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> <p><b>120</b></p> | <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> |  <p><b>Off-Street Parking</b></p> <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> <p><b>2</b></p> | <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> |
|--|---|--|---|---|---|--|---|

$10 \times 60 + 60 \times 1 + 120 \times 2 + 2 \times 1 = 362$

**Total Points**

### Buildings

|   |   |   |   |  |   |  |   |
|---|---|---|---|--|---|--|---|
|  <p><b>Apartments with Commercial</b></p> <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> <p><b>60</b></p> | <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> |  <p><b>Triple Decker</b></p> <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> <p><b>3</b></p> | <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> |  <p><b>Single Family or ADU</b></p> <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> <p><b>1</b></p> | <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> |  <p><b>Commercial Enhancements</b></p> <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> <p><b>20</b></p> | <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> |
|---|---|---|---|--|---|--|---|

$60 \times 8 + 3 \times 30 + 1 \times 50 + 20 \times 30 = 600$

**Total Points**

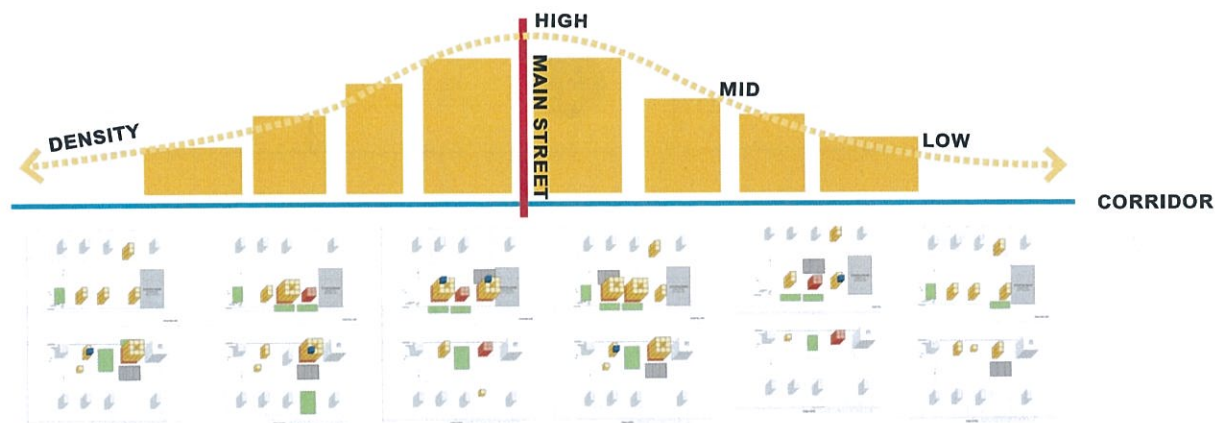


## Group Exercise

### Instructions (20 mins)

- Working in **small groups of four**, discuss your choices for “**community improvements**” and “**buildings**” from the previous exercise.
- As a group, select “**community improvement**” cards and “**building**” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
- As a group, circle one “**community asset**” on the map. This is to acknowledge that Mattapan’s corridors already have many assets that need to be considered in the context of corridor improvements.
- With the help of your table facilitator, arrange your group’s corridor alongside those of the other groups at your table. Discuss trade-offs between the various “**building densities**” and “**community improvements**”. Your facilitator will tally the number of points you end up having of “**community improvements**” and “**buildings**”.

**NOTE:** The total points for “community improvements” and “buildings” should be equal to one another. If your group has more “community improvement” points than “building” points, then either reduce your “community improvements” or increase your “building” densities.



### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|   |  |   |   |
|---|--|---|---|
| <p><i>ferschool</i><br/><i>sign Arts</i><br/><i>ter</i><br/><i>ighschool</i><br/><i>held</i></p> <p><b>Youth Center</b></p> <p>Housing: _____</p> <p>Jobs + Economy: _____</p> <p>Mobility: _____</p> <p>People + Places: _____</p> | <p><b>Safe Centers</b></p> <p>Housing: _____</p> <p>Jobs + Economy: _____</p> <p>Mobility: _____</p> <p>People + Places: _____</p> | <p>Housing: _____</p> <p>Jobs + Economy: _____</p> <p>Mobility: _____</p> <p>People + Places: _____</p> | <p>Housing: _____</p> <p>Jobs + Economy: _____</p> <p>Mobility: _____</p> <p>People + Places: _____</p> |
|---|--|---|---|

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: *Nikki* Age: *17* Gender: *Female*

### Housing

- Existing rates of **home ownership** are preserved. ....  *2*
- Existing rates/ratios of **affordability** are **preserved and enhanced**: .....  *4*
- Future development offers a diverse mix of **housing types**. ....  *2*
- Participation in existing housing programs increases. ....  *4*

### Jobs + Economy

- The number of **resident-owned small businesses** grows: .....  *3*
- Existing community and businesses **wealth and incomes** rise. ....  *1*
- Increase in businesses that are frequented by **Mattapan residents and visitors**: .....  *4*
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood: .....  *2*

### Mobility

- Number of fatal and injury crashes decreased. ....  *1*
- Households with access** to rapid transit, bikeshare and carshare increases: .....  *4*
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases: .....  *3*
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....  *2*

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather. ....  *2*
- Access** to educational, civic and open spaces is increased: .....  *1*
- Preserve and strengthen** the existing culture and community. ....  *3*
- Identify and implement **placemaking** strategies to emphasize community identity. ....  *4*



# Individual Exercise

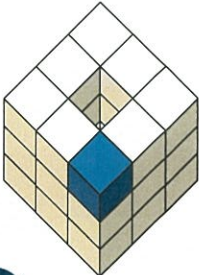
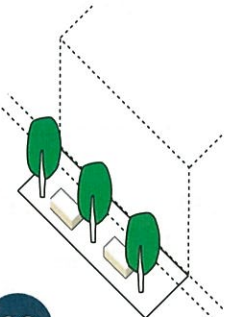
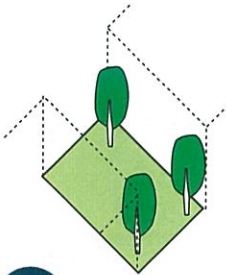
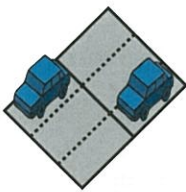
**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridor workshop.

## Instructions (15 mins)

1. Select **TEN** "community improvements" that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
3. Select as many of your preferred "buildings" as you need to match (or exceed) the number of points you tallied for your desired "community improvements."

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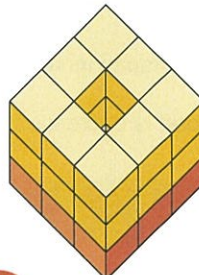


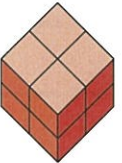
### Community Improvements

|  |   |   |  |   |   |   |  |
|--|---|---|--|---|---|---|--|
|  <p><b>10</b></p> | <p><b>Affordable Housing Unit</b></p> <p>Housing: Low to High (filled 1/4)</p> <p>Jobs + Economy: Low to High (filled 1/4)</p> <p>Mobility: Low to High (filled 1/4)</p> <p>People + Places: Low to High (filled 1/4)</p> |  <p><b>60</b></p> | <p><b>Streetscape Improvements</b></p> <p>Housing: Low to High (filled 1/4)</p> <p>Jobs + Economy: Low to High (filled 1/4)</p> <p>Mobility: Low to High (filled 1/4)</p> <p>People + Places: Low to High (filled 1/4)</p> |  <p><b>120</b></p> | <p><b>Pocket Park</b></p> <p>Housing: Low to High (filled 1/4)</p> <p>Jobs + Economy: Low to High (filled 1/4)</p> <p>Mobility: Low to High (filled 1/4)</p> <p>People + Places: Low to High (filled 1/4)</p> |  <p><b>2</b></p> | <p><b>Off-Street Parking</b></p> <p>Housing: Low to High (filled 1/4)</p> <p>Jobs + Economy: Low to High (filled 1/4)</p> <p>Mobility: Low to High (filled 1/4)</p> <p>People + Places: Low to High (filled 1/4)</p> |
|--|---|---|--|---|---|---|--|

$$10 \times 1 + 60 \times 5 + 120 \times 3 + 2 \times 1 = 672$$

**Total Points**

### Buildings

|  |  |   |   |   |  |  |   |
|--|--|---|---|---|--|--|---|
|  <p><b>60</b></p> | <p><b>Apartments with Commercial</b></p> <p>Housing: Low to High (filled 1/4)</p> <p>Jobs + Economy: Low to High (filled 1/4)</p> <p>Mobility: Low to High (filled 1/4)</p> <p>People + Places: Low to High (filled 1/4)</p> |  <p><b>3</b></p> | <p><b>Triple Decker</b></p> <p>Housing: Low to High (filled 1/4)</p> <p>Jobs + Economy: Low to High (filled 1/4)</p> <p>Mobility: Low to High (filled 1/4)</p> <p>People + Places: Low to High (filled 1/4)</p> |  <p><b>1</b></p> | <p><b>Single Family or ADU</b></p> <p>Housing: Low to High (filled 1/4)</p> <p>Jobs + Economy: Low to High (filled 1/4)</p> <p>Mobility: Low to High (filled 1/4)</p> <p>People + Places: Low to High (filled 1/4)</p> |  <p><b>20</b></p> | <p><b>Commercial Enhancements</b></p> <p>Housing: Low to High (filled 1/4)</p> <p>Jobs + Economy: Low to High (filled 1/4)</p> <p>Mobility: Low to High (filled 1/4)</p> <p>People + Places: Low to High (filled 1/4)</p> |
|--|--|---|---|---|--|--|---|

$$60 \times 6 + 3 \times 2 + 1 \times 2 + 20 \times 10 = 672$$

**Total Points**

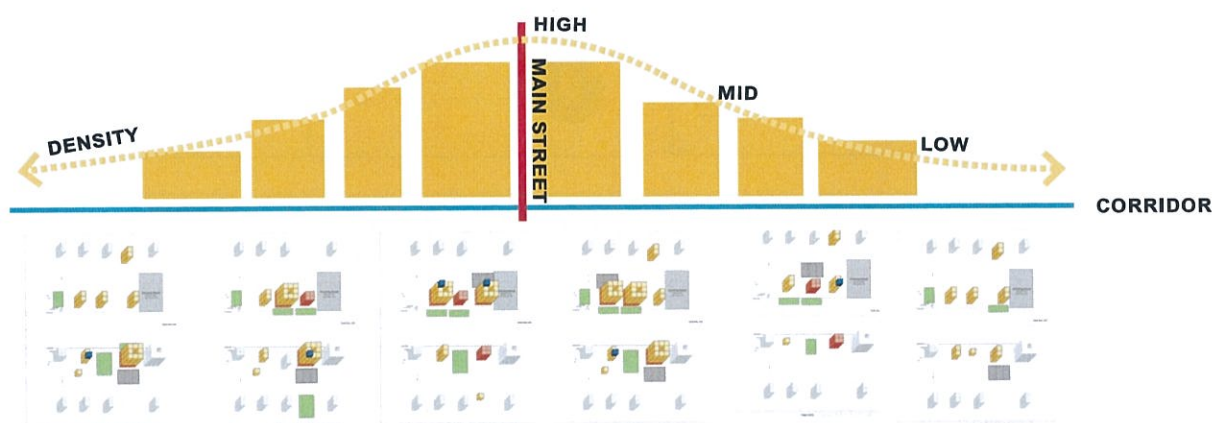


## Group Exercise

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### Wild Card

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|   |   |   |  |
|---|---|---|--|
| <p><i>noted</i> Bike lanes</p> <p><b>Housing</b><br/>Low High</p> <p><b>Jobs + Economy</b></p> <p><b>Mobility</b></p> <p><b>People + Places</b></p> | <p>sidewalks</p> <p><b>Housing</b><br/>Low High</p> <p><b>Jobs + Economy</b></p> <p><b>Mobility</b></p> <p><b>People + Places</b></p> | <p>playgrounds</p> <p><b>Housing</b><br/>Low High</p> <p><b>Jobs + Economy</b></p> <p><b>Mobility</b></p> <p><b>People + Places</b></p> | <p><b>Housing</b><br/>Low High</p> <p><b>Jobs + Economy</b></p> <p><b>Mobility</b></p> <p><b>People + Places</b></p> |
|---|---|---|--|

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: Pierre Age: 35 Gender: M

### Housing

- Existing rates of **home ownership** are preserved. .... 1
- Existing rates/ratios of **affordability** are **preserved and enhanced**:..... 4
- Future development offers a diverse mix of **housing types**. .... 3
- Participation in existing housing programs increases. .... 2

### Jobs + Economy

- The number of **resident-owned small businesses** grows..... 3
- Existing community and businesses **wealth and incomes** rise. .... 2
- Increase in businesses that are frequented by **Mattapan residents and visitors**:..... 1
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood..... 4

### Mobility

- Number of fatal and injury crashes decreased. .... 3
- Households with access** to rapid transit, bikeshare and carshare increases..... 2
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases:..... 1
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. .... 4

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather. .... 2
- Access** to educational, civic and open spaces is increased..... 3
- Preserve and strengthen** the existing culture and community. .... 1
- Identify and implement **placemaking** strategies to emphasize community identity. .... 4



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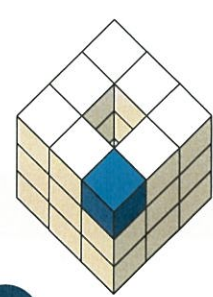
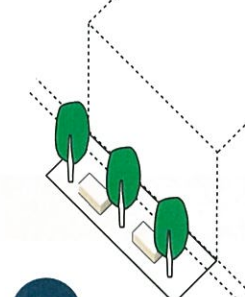
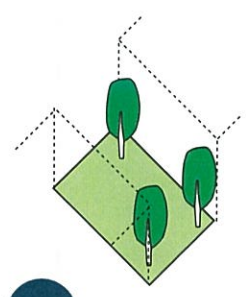
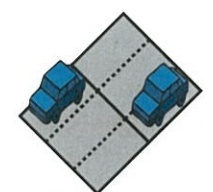
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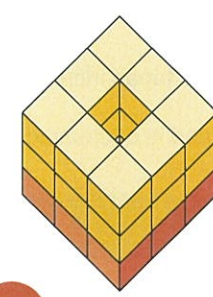


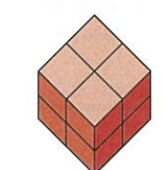
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### Community Improvements

|  |  |   |  |                            |   |                          |   |                      |              |
|--|--|---|--|----------------------------|---|--------------------------|---|----------------------|--------------|
|  <p><b>Affordable Housing Unit</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> <p><b>10</b></p> |  <p><b>Streetscape Improvements</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> <p><b>60</b></p> |  <p><b>Pocket Park</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> <p><b>120</b></p> |  <p><b>Off-Street Parking</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> <p><b>2</b></p> |                            |   |                          |   |                      |              |
| 10 x <input type="text"/>  | +  | 60 x <input type="text"/>   | +  | 120 x <input type="text"/> | + | 2 x <input type="text"/> | = | <input type="text"/> | Total Points |

### Buildings

|   |  |  |  |                          |   |                           |   |                      |              |
|---|--|--|--|--------------------------|---|---------------------------|---|----------------------|--------------|
|  <p><b>Apartments with Commercial</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> <p><b>60</b></p> |  <p><b>Triple Decker</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> <p><b>3</b></p> |  <p><b>Single Family or ADU</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> <p><b>1</b></p> |  <p><b>Commercial Enhancements</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> <p><b>20</b></p> |                          |   |                           |   |                      |              |
| 60 x <input type="text"/>   | +  | 3 x <input type="text"/>   | +  | 1 x <input type="text"/> | + | 20 x <input type="text"/> | = | <input type="text"/> | Total Points |

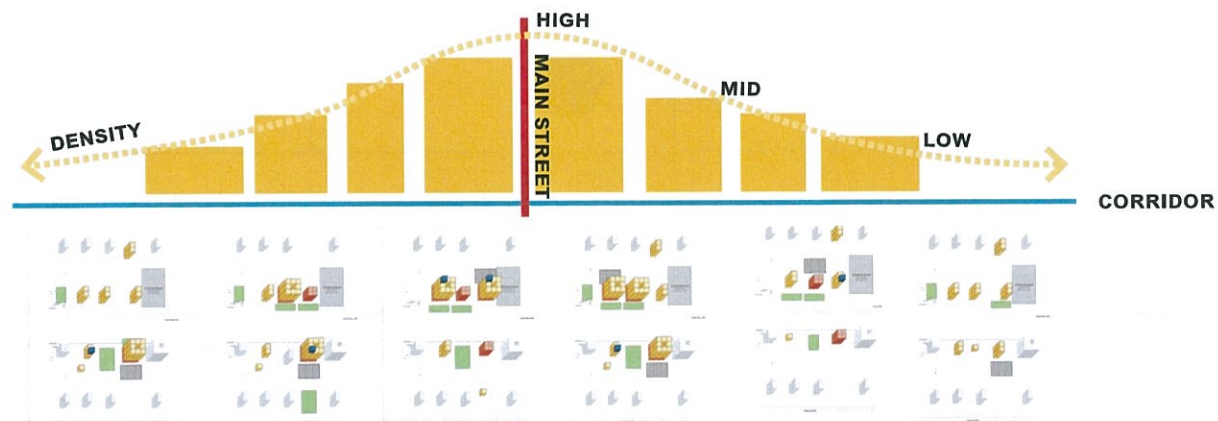


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**NOTE:** The total points for “community improvements” and “buildings” should be equal to one another. If your group has more “community improvement” points than “building” points, then either reduce your “community improvements” or increase your “building” densities.



### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|  |  |  |  |
|--|--|--|--|
| <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> |
|--|--|--|--|

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: *Romy* Age: *25* Gender: *Male*

*Ethnicity*  
*African American*

### Housing

- Existing rates of **home ownership** are <sup>increased</sup> preserved.  1
- Existing rates/ratios of **affordability** are **preserved and enhanced**.  2
- Future development offers a diverse mix of **housing types**.  4
- Participation in existing housing programs increases.  3

### Jobs + Economy

- The number of **resident-owned small businesses** grows.  1
- Existing community and businesses **wealth and incomes** rise.  3
- Increase in businesses that are frequented by **Mattapan residents and visitors**.  2
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood.  4

### Mobility

- Number of fatal and injury crashes decreased.  4
- Households with access** to rapid transit, bikeshare and carshare increases.  3
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases.  1
- Commute time** via public transportation to job centers outside of the neighborhood is decreased.  2

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather.  4
- Access** to educational, civic and open spaces is increased.  3
- Preserve and strengthen** the existing culture and community.  1
- Identify and implement **placemaking** strategies to emphasize community identity.  2



# Individual Exercise

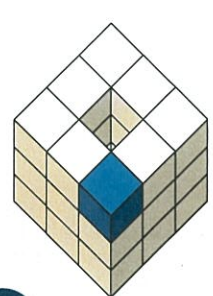
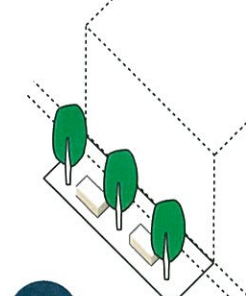
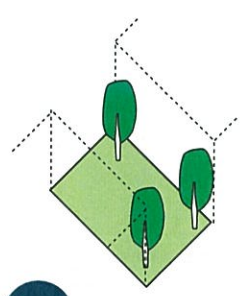
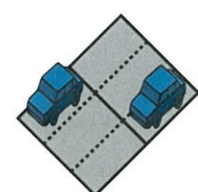
## Instructions (15 mins)

**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridor workshop.

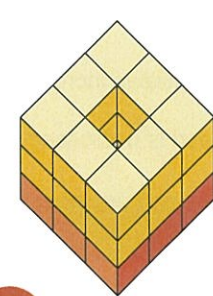


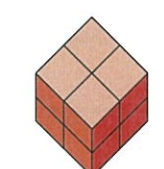
1. Select **TEN** "community improvements" that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
3. Select as many of your preferred "buildings" as you need to match (or exceed) the number of points you tallied for your desired "community improvements."

**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

|  |   |   |  |   |   |   |  |
|--|---|---|--|---|---|---|--|
|  <p><b>10</b></p> | <p><b>Affordable Housing Unit</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |  <p><b>60</b></p> | <p><b>Streetscape Improvements</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |  <p><b>120</b></p> | <p><b>Pocket Park</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |  <p><b>2</b></p> | <p><b>Off-Street Parking</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |
| 10 x <input type="text" value="10"/>   | +   | 60 x <input type="text"/>   | +  | 120 x <input type="text"/>  | +   | 2 x <input type="text"/>  | = <input type="text" value="100"/> Total Points  |

### Buildings

|  |  |  |   |   |  |  |   |
|--|--|--|---|---|--|--|---|
|  <p><b>60</b></p> | <p><b>Apartments with Commercial</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |  <p><b>3</b></p> | <p><b>Triple Decker</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |  <p><b>1</b></p> | <p><b>Single Family or ADU</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |  <p><b>20</b></p> | <p><b>Commercial Enhancements</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |
| 60 x <input type="text" value="2"/>  | +  | 3 x <input type="text"/>   | +   | 1 x <input type="text"/>  | +  | 20 x <input type="text"/>  | = <input type="text" value="120"/> Total Points   |

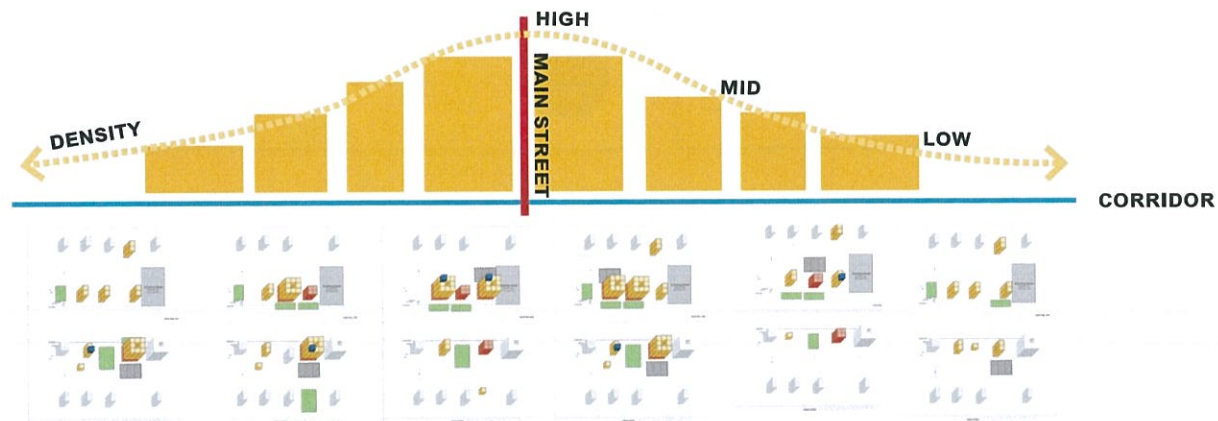


## Group Exercise

### Instructions (20 mins)

- Working in **small groups of four**, discuss your choices for “**community improvements**” and “**buildings**” from the previous exercise.
- As a group, select “**community improvement**” cards and “**building**” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
- As a group, circle one “**community asset**” on the map. This is to acknowledge that Mattapan’s corridors already have many assets that need to be considered in the context of corridor improvements.
- With the help of your table facilitator, arrange your group’s corridor alongside those of the other groups at your table. Discuss trade-offs between the various “**building densities**” and “**community improvements**”. Your facilitator will tally the number of points you end up having of “**community improvements**” and “**buildings**”.

**NOTE:** The total points for “community improvements” and “buildings” should be equal to one another. If your group has more “community improvement” points than “building” points, then either reduce your “community improvements” or increase your “building” densities.



### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|   |   |   |   |
|---|---|---|---|
|   |   |   |   |
| <b>Housing</b><br>Low _____ High<br><b>Jobs + Economy</b><br>_____<br><b>Mobility</b><br>_____<br><b>People + Places</b><br>_____ | <b>Housing</b><br>Low _____ High<br><b>Jobs + Economy</b><br>_____<br><b>Mobility</b><br>_____<br><b>People + Places</b><br>_____ | <b>Housing</b><br>Low _____ High<br><b>Jobs + Economy</b><br>_____<br><b>Mobility</b><br>_____<br><b>People + Places</b><br>_____ | <b>Housing</b><br>Low _____ High<br><b>Jobs + Economy</b><br>_____<br><b>Mobility</b><br>_____<br><b>People + Places</b><br>_____ |

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: Donna Age: 54 Gender: (f, M)

### Housing

- Existing rates of **home ownership** are preserved. ....  2
- Existing rates/ratios of **affordability** are **preserved and enhanced**. ....  4
- Future development offers a diverse mix of **housing types**. ....  1
- Participation in existing housing programs increases. ....  2

### Jobs + Economy

- The number of **resident-owned small businesses** grows. ....  2
- Existing community and businesses **wealth and incomes** rise. ....  3
- Increase in businesses that are frequented by **Mattapan residents and visitors**. ....  1
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood. ....  4

### Mobility

- Number of fatal and injury crashes decreased. ....  1
- Households with access** to rapid transit, bikeshare and carshare increases. ....  1
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases. ....  4
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....  2

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather. ....  3
- Access** to educational, civic and open spaces is increased. ....  1
- Preserve and strengthen** the existing culture and community. ....  2
- Identify and implement **placemaking** strategies to emphasize community identity. ....  4



# Individual Exercise

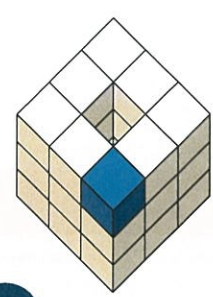
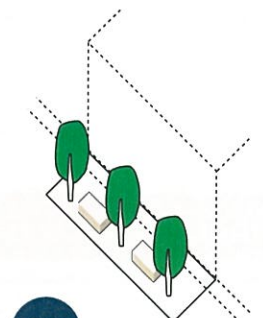
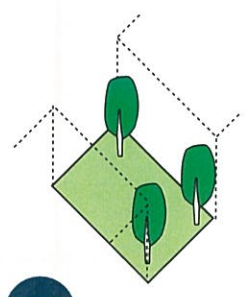
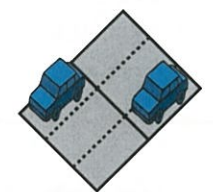
## Instructions (15 mins)

**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridors workshop.

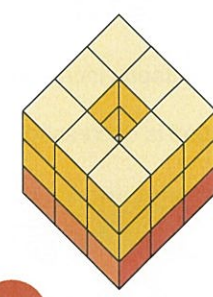


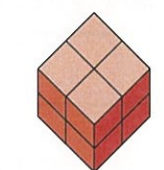
1. Select **TEN** "community improvements" that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
3. Select as many of your preferred "buildings" as you need to match (or exceed) the number of points you tallied for your desired "community improvements."

**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

|  |  |   |  |                                      |   |                                    |   |  |
|--|--|---|--|--------------------------------------|---|------------------------------------|---|--|
|  <p><b>Affordable Housing Unit</b></p> <p>Housing: Low to High scale (filled 1/3)</p> <p>Jobs + Economy: Low to High scale (filled 1/3)</p> <p>Mobility: Low to High scale (filled 1/3)</p> <p>People + Places: Low to High scale (filled 1/3)</p> <p><b>10</b></p> |  <p><b>Streetscape Improvements</b></p> <p>Housing: Low to High scale (filled 1/3)</p> <p>Jobs + Economy: Low to High scale (filled 1/3)</p> <p>Mobility: Low to High scale (filled 1/3)</p> <p>People + Places: Low to High scale (filled 1/3)</p> <p><b>60</b></p> |  <p><b>Pocket Park</b></p> <p>Housing: Low to High scale (filled 1/3)</p> <p>Jobs + Economy: Low to High scale (filled 1/3)</p> <p>Mobility: Low to High scale (filled 1/3)</p> <p>People + Places: Low to High scale (filled 1/3)</p> <p><b>120</b></p> |  <p><b>Off-Street Parking</b></p> <p>Housing: Low to High scale (filled 1/3)</p> <p>Jobs + Economy: Low to High scale (filled 1/3)</p> <p>Mobility: Low to High scale (filled 1/3)</p> <p>People + Places: Low to High scale (filled 1/3)</p> <p><b>2</b></p> |                                      |   |                                    |   |  |
| 10 x <input type="text" value="3"/>  | +  | 60 x <input type="text" value="2"/>   | +  | 120 x <input type="text" value="1"/> | + | 2 x <input type="text" value="3"/> | = | $276 - 300$<br><del>900</del><br><b>Total Points</b> |

### Buildings

|   |  |  |  |                                    |   |                                     |   |                              |
|---|--|--|--|------------------------------------|---|-------------------------------------|---|------------------------------|
|  <p><b>Apartments with Commercial</b></p> <p>Housing: Low to High scale (filled 1/3)</p> <p>Jobs + Economy: Low to High scale (filled 1/3)</p> <p>Mobility: Low to High scale (filled 1/3)</p> <p>People + Places: Low to High scale (filled 1/3)</p> <p><b>60</b></p> |  <p><b>Triple Decker</b></p> <p>Housing: Low to High scale (filled 1/3)</p> <p>Jobs + Economy: Low to High scale (filled 1/3)</p> <p>Mobility: Low to High scale (filled 1/3)</p> <p>People + Places: Low to High scale (filled 1/3)</p> <p><b>3</b></p> |  <p><b>Single Family or ADU</b></p> <p>Housing: Low to High scale (filled 1/3)</p> <p>Jobs + Economy: Low to High scale (filled 1/3)</p> <p>Mobility: Low to High scale (filled 1/3)</p> <p>People + Places: Low to High scale (filled 1/3)</p> <p><b>1</b></p> |  <p><b>Commercial Enhancements</b></p> <p>Housing: Low to High scale (filled 1/3)</p> <p>Jobs + Economy: Low to High scale (filled 1/3)</p> <p>Mobility: Low to High scale (filled 1/3)</p> <p>People + Places: Low to High scale (filled 1/3)</p> <p><b>20</b></p> |                                    |   |                                     |   |                              |
| 60 x <input type="text" value="3"/>   | +  | 3 x <input type="text" value="5"/>   | +  | 1 x <input type="text" value="0"/> | + | 20 x <input type="text" value="2"/> | = | $315$<br><b>Total Points</b> |

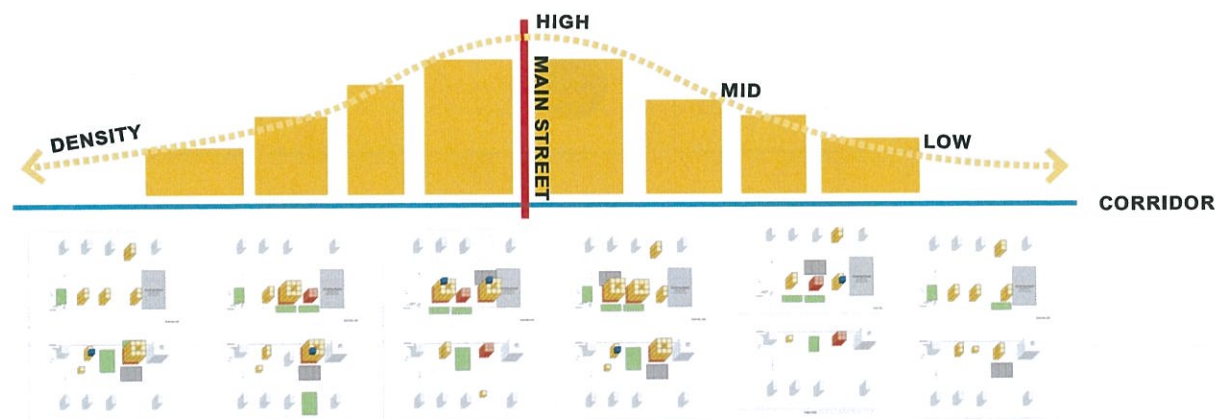


## Group Exercise

### Instructions (20 mins)

- Working in **small groups of four**, discuss your choices for “**community improvements**” and “**buildings**” from the previous exercise.
- As a group, select “**community improvement**” cards and “**building**” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
- As a group, circle one “**community asset**” on the map. This is to acknowledge that Mattapan’s corridors already have many assets that need to be considered in the context of corridor improvements.
- With the help of your table facilitator, arrange your group’s corridor alongside those of the other groups at your table. Discuss trade-offs between the various “**building densities**” and “**community improvements**”. Your facilitator will tally the number of points you end up having of “**community improvements**” and “**buildings**”.

**NOTE:** The total points for “community improvements” and “buildings” should be equal to one another. If your group has more “community improvement” points than “building” points, then either reduce your “community improvements” or increase your “building” densities.



### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|   |   |   |   |
|---|---|---|---|
| <p><b>Housing</b></p> <p>Low High</p> <p><b>Jobs + Economy</b></p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p><b>Jobs + Economy</b></p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p><b>Jobs + Economy</b></p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p><b>Jobs + Economy</b></p> <p>Mobility</p> <p>People + Places</p> |
|---|---|---|---|

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: Diana Age: 48 Gender: Female

### Housing

- Existing rates of **home ownership** are preserved.
- Existing rates/ratios of **affordability** are **preserved and enhanced**.
- Future development offers a diverse mix of **housing types**.
- Participation in existing housing programs increases.

### Jobs + Economy

- The number of **resident-owned small businesses** grows.
- Existing community and businesses **wealth and incomes** rise.
- Increase in businesses that are frequented by **Mattapan residents and visitors**.
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood.

### Mobility

- Number of fatal and injury crashes decreased.
- Households with access** to rapid transit, bikeshare and carshare increases.
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases.
- Commute time** via public transportation to job centers outside of the neighborhood is decreased.

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather.
- Access** to educational, civic and open spaces is increased.
- Preserve and strengthen** the existing culture and community.
- Identify and implement **placemaking** strategies to emphasize community identity.



# Individual Exercise

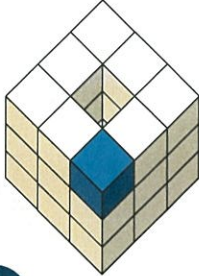
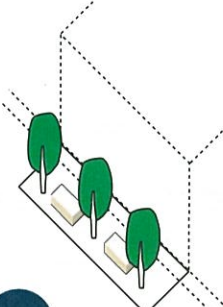
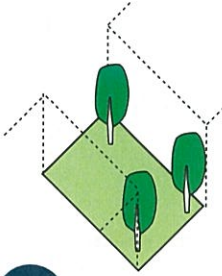
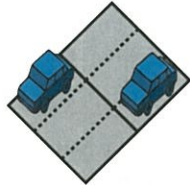
## Instructions (15 mins)

**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridors workshop.

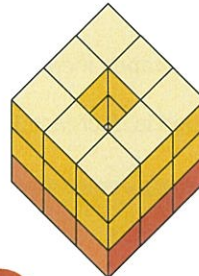


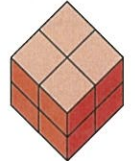
1. Select **TEN** "community improvements" that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
3. Select as many of your preferred "buildings" as you need to match (or exceed) the number of points you tallied for your desired "community improvements."

**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

|  |  |   |  |                                      |   |                                    |   |                                  |
|--|--|---|--|--------------------------------------|---|------------------------------------|---|----------------------------------|
|  <p><b>Affordable Housing Unit</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> <p><b>10</b></p> |  <p><b>Streetscape Improvements</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> <p><b>60</b></p> |  <p><b>Pocket Park</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> <p><b>120</b></p> |  <p><b>Off-Street Parking</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> <p><b>2</b></p> |                                      |   |                                    |   |                                  |
| 10 x <input type="text" value="2"/>  | +  | 60 x <input type="text" value="1"/>   | +  | 120 x <input type="text" value="1"/> | + | 2 x <input type="text" value="2"/> | = | <input type="text" value="204"/> |
|  |  |   |  |                                      |   |                                    |   | Total Points                     |

### Buildings

|   |   |  |  |                                    |   |                                     |   |                                  |
|---|---|--|--|------------------------------------|---|-------------------------------------|---|----------------------------------|
|  <p><b>Apartments with Commercial</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> <p><b>60</b></p> |  <p><b>Triple Decker</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> <p><b>3</b></p> |  <p><b>Single Family or ADU</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> <p><b>1</b></p> |  <p><b>Commercial Enhancements</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> <p><b>20</b></p> |                                    |   |                                     |   |                                  |
| 60 x <input type="text" value="4"/>   | +   | 3 x <input type="text" value="1"/>   | +  | 1 x <input type="text" value="1"/> | + | 20 x <input type="text" value="1"/> | = | <input type="text" value="240"/> |
|   |   |  |  |                                    |   |                                     |   | Total Points                     |

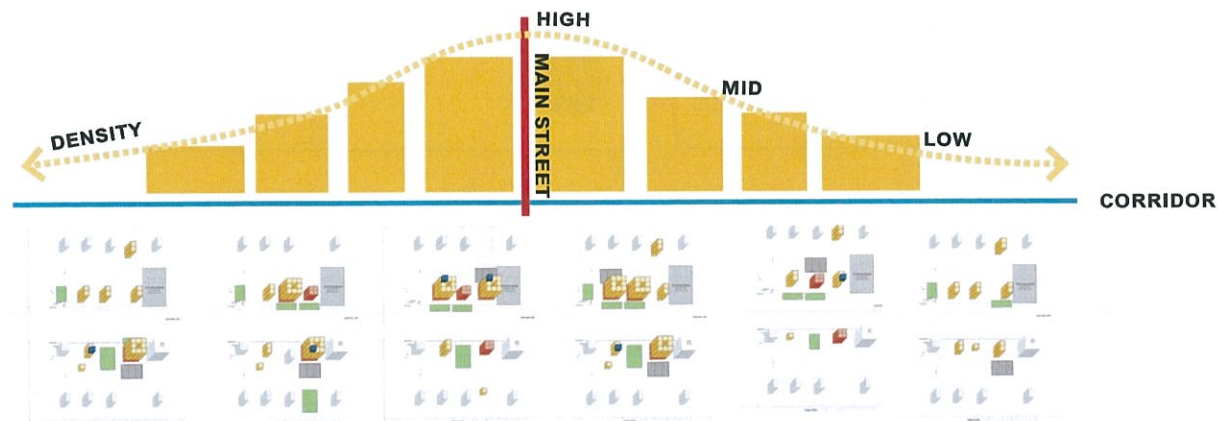


## Group Exercise

### Instructions (20 mins)

- Working in **small groups of four**, discuss your choices for “**community improvements**” and “**buildings**” from the previous exercise.
- As a group, select “**community improvement**” cards and “**building**” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
- As a group, circle one “**community asset**” on the map. This is to acknowledge that Mattapan’s corridors already have many assets that need to be considered in the context of corridor improvements.
- With the help of your table facilitator, arrange your group’s corridor alongside those of the other groups at your table. Discuss trade-offs between the various “**building densities**” and “**community improvements**”. Your facilitator will tally the number of points you end up having of “**community improvements**” and “**buildings**”.

**NOTE:** The total points for “community improvements” and “buildings” should be equal to one another. If your group has more “community improvement” points than “building” points, then either reduce your “community improvements” or increase your “building” densities.



### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|   |   |   |   |
|---|---|---|---|
| <p><i>Mix w/ 2</i></p> <p>Housing on top units of all bldgs</p>   | <p>24 Hour Exercise facilities</p>  |   |   |
| <p><b>Housing</b></p> <p>Low High</p> <p>_____</p> <p><b>Jobs + Economy</b></p> <p>_____</p> <p><b>Mobility</b></p> <p>_____</p> <p><b>People + Places</b></p> <p>_____</p> | <p><b>Housing</b></p> <p>Low High</p> <p>_____</p> <p><b>Jobs + Economy</b></p> <p>_____</p> <p><b>Mobility</b></p> <p>_____</p> <p><b>People + Places</b></p> <p>_____</p> | <p><b>Housing</b></p> <p>Low High</p> <p>_____</p> <p><b>Jobs + Economy</b></p> <p>_____</p> <p><b>Mobility</b></p> <p>_____</p> <p><b>People + Places</b></p> <p>_____</p> | <p><b>Housing</b></p> <p>Low High</p> <p>_____</p> <p><b>Jobs + Economy</b></p> <p>_____</p> <p><b>Mobility</b></p> <p>_____</p> <p><b>People + Places</b></p> <p>_____</p> |

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: *Natalie* Age: \_\_\_\_\_ Gender: *F*

### Housing

- Existing rates of **home ownership** are preserved. ....  1
- Existing rates/ratios of **affordability** are **preserved and enhanced**:.....  2
- Future development offers a diverse mix of **housing types**. ....  4
- Participation in existing housing programs increases. ....  3

### Jobs + Economy

- The number of **resident-owned small businesses** grows.....  4
- Existing community and businesses **wealth and incomes** rise. ....  1
- Increase in businesses that are frequented by **Mattapan residents and visitors**:.....  3
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood.....  2

### Mobility

- Number of fatal and injury crashes decreased. ....  3
- Households with access** to rapid transit, bikeshare and carshare increases.....  1
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases:.....  4
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....  2

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather.  4
- Access** to educational, civic and open spaces is increased.....  2
- Preserve and strengthen** the existing culture and community. ....  1
- Identify and implement **placemaking** strategies to emphasize community identity. ....  3



# Individual Exercise

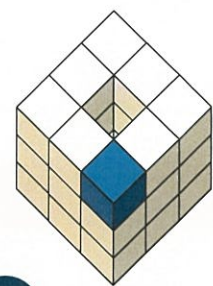
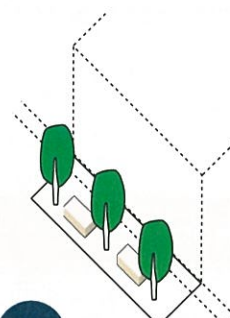
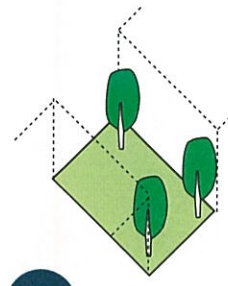
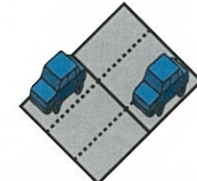
## Instructions (15 mins)

**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridors workshop.

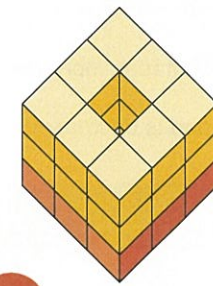


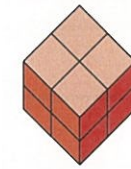
1. Select **TEN** "community improvements" that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
3. Select as many of your preferred "buildings" as you need to match (or exceed) the number of points you tallied for your desired "community improvements."

**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

|  |  |   |  |                                      |   |                                    |   |                                  |
|--|--|---|--|--------------------------------------|---|------------------------------------|---|----------------------------------|
|  <p><b>Affordable Housing Unit</b></p> <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> <p><b>10</b></p> |  <p><b>Streetscape Improvements</b></p> <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> <p><b>60</b></p> |  <p><b>Pocket Park</b></p> <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> <p><b>120</b></p> |  <p><b>Off-Street Parking</b></p> <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> <p><b>2</b></p> |                                      |   |                                    |   |                                  |
| 10 x <input type="text" value="12"/>   | +  | 60 x <input type="text" value="1"/>   | +  | 120 x <input type="text" value="1"/> | + | 2 x <input type="text" value="5"/> | = | <input type="text" value="310"/> |
|  |  |   |  |                                      |   |                                    |   | Total Points                     |

### Buildings

|   |   |  |  |                                    |   |                                      |   |                                  |
|---|---|--|--|------------------------------------|---|--------------------------------------|---|----------------------------------|
|  <p><b>Apartments with Commercial</b></p> <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> <p><b>60</b></p> |  <p><b>Triple Decker</b></p> <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> <p><b>3</b></p> |  <p><b>Single Family or ADU</b></p> <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> <p><b>1</b></p> |  <p><b>Commercial Enhancements</b></p> <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: Low to High (1/4 full)</p> <p>Mobility: Low to High (1/4 full)</p> <p>People + Places: Low to High (1/4 full)</p> <p><b>20</b></p> |                                    |   |                                      |   |                                  |
| 60 x <input type="text" value="11"/>  | +   | 3 x <input type="text" value="15"/>  | +  | 1 x <input type="text" value="5"/> | + | 20 x <input type="text" value="10"/> | = | <input type="text" value="310"/> |
|   |   |  |  |                                    |   |                                      |   | Total Points                     |

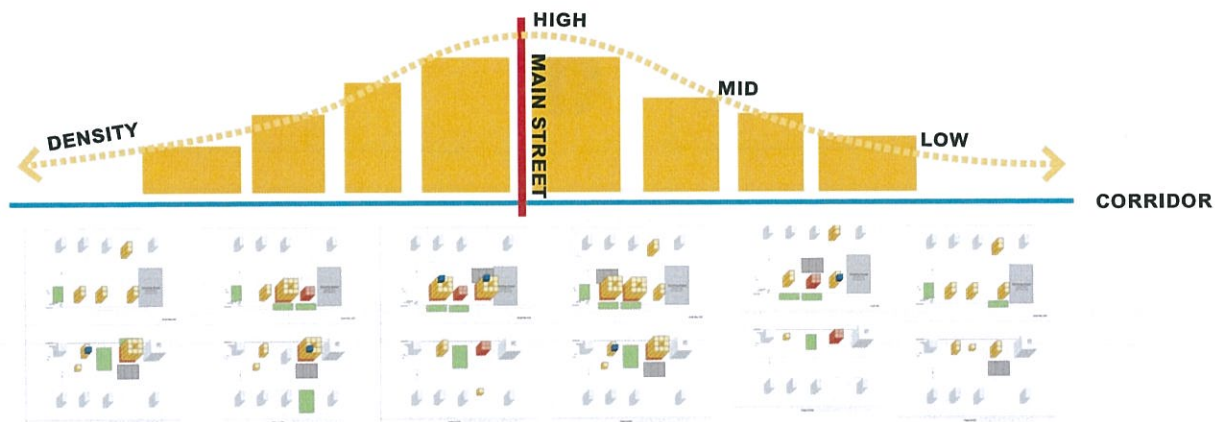


## Group Exercise

### Instructions (20 mins)

- Working in **small groups of four**, discuss your choices for “**community improvements**” and “**buildings**” from the previous exercise.
- As a group, select “**community improvement**” cards and “**building**” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
- As a group, circle one “**community asset**” on the map. This is to acknowledge that Mattapan’s corridors already have many assets that need to be considered in the context of corridor improvements.
- With the help of your table facilitator, arrange your group’s corridor alongside those of the other groups at your table. Discuss trade-offs between the various “**building densities**” and “**community improvements**”. Your facilitator will tally the number of points you end up having of “**community improvements**” and “**buildings**”.

**NOTE:** The total points for “community improvements” and “buildings” should be equal to one another. If your group has more “community improvement” points than “building” points, then either reduce your “community improvements” or increase your “building” densities.



### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|  |  |  |  |
|--|--|--|--|
| <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> |
|--|--|--|--|

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: June Age: 66 Gender: F

### Housing

- Existing rates of **home ownership** are preserved. ....
- Existing rates/ratios of **affordability** are **preserved and enhanced**: .....
- Future development offers a diverse mix of **housing types**. ....
- Participation in existing housing programs increases. ....

### Jobs + Economy

- The number of **resident-owned small businesses** grows: .....
- Existing community and businesses **wealth and incomes** rise. ....
- Increase in businesses that are frequented by **Mattapan residents and visitors**: .....
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood: .....

### Mobility

- Number of fatal and injury crashes decreased. ....
- Households with access** to rapid transit, bikeshare and carshare increases: .....
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases: .....
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather. ....
- Access** to educational, civic and open spaces is increased: .....
- Preserve and strengthen** the existing culture and community. ....
- Identify and implement **placemaking** strategies to emphasize community identity. ....



# Individual Exercise

**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridors workshop.

## Instructions (15 mins)

1. Select **TEN** "community improvements" that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
3. Select as many of your preferred "buildings" as you need to match (or exceed) the number of points you tallied for your desired "community improvements."

*Handwritten calculations:*  

$$\begin{array}{r} 3410 \\ -120 \\ \hline 290 \\ \hline 40 \\ \hline 250 \end{array}$$

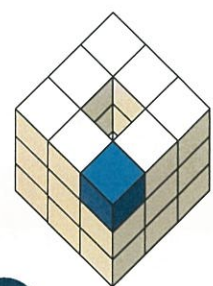
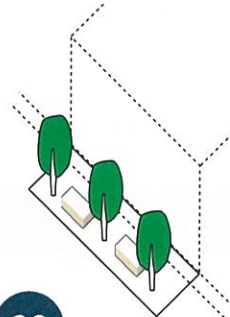
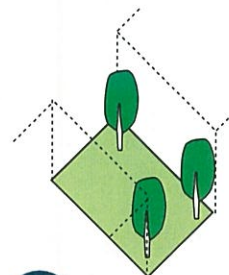
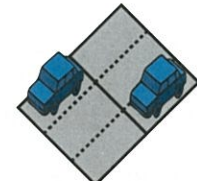
$$\begin{array}{r} 120 \\ -150 \\ \hline 270 \end{array}$$

$$\begin{array}{r} 290 \\ -150 \\ \hline 140 \end{array}$$

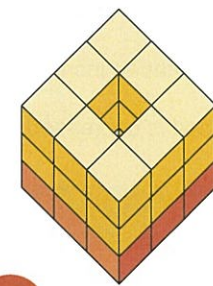


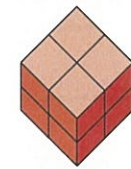
$$\begin{array}{r} 140 \\ -10 \\ \hline 130 \end{array}$$

**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

|  |  |   |  |                         |
|--|--|---|--|-------------------------|
|  <p><b>Affordable Housing Unit</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> <p><b>10</b></p> |  <p><b>Streetscape Improvements</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> <p><b>60</b></p> |  <p><b>Pocket Park</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> <p><b>120</b></p> |  <p><b>Off-Street Parking</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> <p><b>2</b></p> |                         |
| $10 \times 5$  | $60 \times 4$  | $120 \times 1$  | $2 \times \square$   | $= 410$<br>Total Points |

### Buildings

|   |   |  |  |                         |
|---|---|--|--|-------------------------|
|  <p><b>Apartments with Commercial</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> <p><b>60</b></p> |  <p><b>Triple Decker</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> <p><b>3</b></p> |  <p><b>Single Family or ADU</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> <p><b>1</b></p> |  <p><b>Commercial Enhancements</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> <p><b>20</b></p> |                         |
| $60 \times 4$   | $3 \times 50$   | $1 \times 0$   | $20 \times 1$  | $= 410$<br>Total Points |

*Handwritten calculations:*  

$$\begin{array}{r} 240 \\ -150 \\ \hline 290 \end{array}$$

*Handwritten calculation:*  

$$\frac{120}{3} = 40$$

*Handwritten calculations:*  

$$\begin{array}{r} 20 \\ \times 2 \\ \hline 40 \end{array}$$

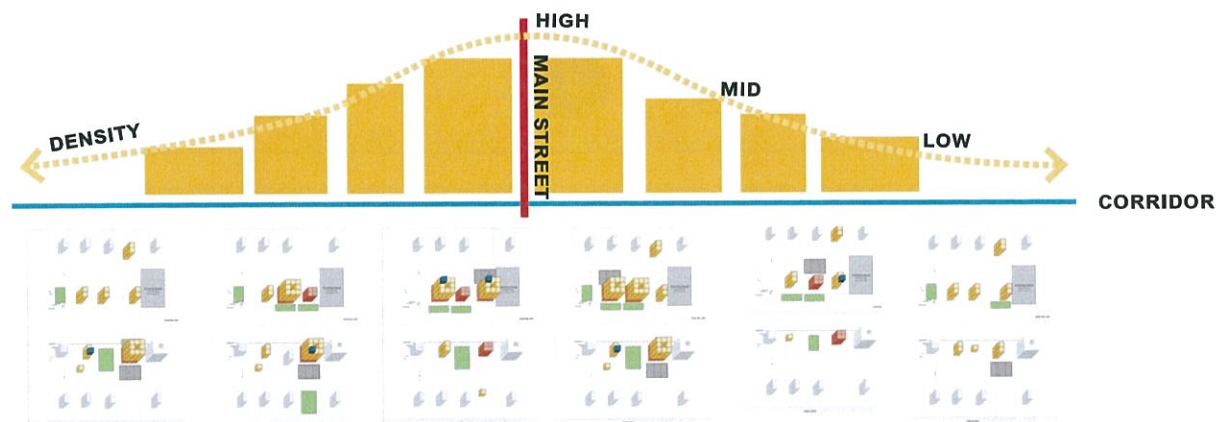


## Group Exercise

### Instructions (20 mins)

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### Wild Card

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|  |  |  |  |
|--|--|--|--|
| <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> |
|--|--|--|--|

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community's values.

First name: *Fatima* Age: *54* Gender: *F*

### Housing

1. Existing rates of **home ownership** are preserved. .... 1
2. Existing rates/ratios of **affordability** are **preserved and enhanced**:..... 2
3. Future development offers a diverse mix of **housing types**. .... 3
4. Participation in existing housing programs increases. .... 4

### Jobs + Economy

1. The number of **resident-owned small businesses** grows..... 1
2. Existing community and businesses **wealth and incomes** rise. .... 3
3. Increase in businesses that are frequented by **Mattapan residents and visitors**:..... 4
4. Increase **access to jobs outside** of and **employment opportunities** within the neighborhood..... 2

### Mobility

1. Number of fatal and injury crashes decreased. .... 4
2. **Households with access** to rapid transit, bikeshare and carshare increases..... 1
3. **Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases:..... 3
4. **Commute time** via public transportation to job centers outside of the neighborhood is decreased. .... 2

### People + Places

1. Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather. 4
2. **Access** to educational, civic and open spaces is increased..... 1
3. **Preserve and strengthen** the existing culture and community. .... A
4. Identify and implement **placemaking** strategies to emphasize community identity. .... 3



# Individual Exercise

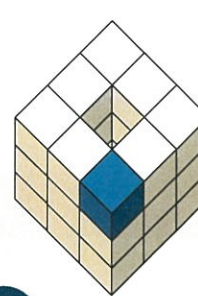
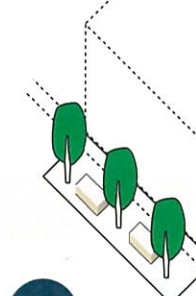
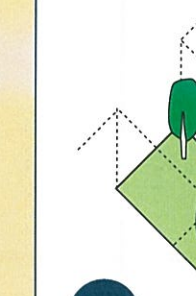
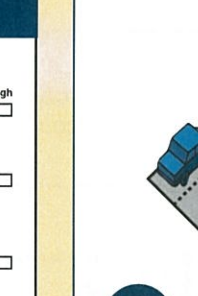
## Instructions (15 mins)

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1. Select **TEN** "community improvements" that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
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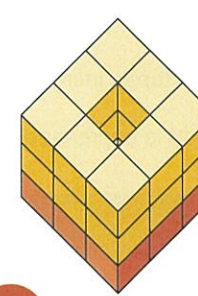
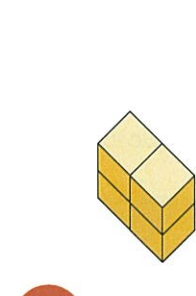

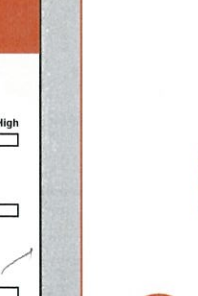
**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

|  |   |   |  |   |   |   |  |
|--|---|---|--|---|---|---|--|
|  <p><b>10</b></p> | <p><b>Affordable Housing Unit</b></p> <p>Housing: Low to High (1/4 filled)</p> <p>Jobs + Economy: 1/4 filled</p> <p>Mobility: 1/4 filled</p> <p>People + Places: 1/4 filled</p> |  <p><b>60</b></p> | <p><b>Streetscape Improvements</b></p> <p>Housing: 1/4 filled</p> <p>Jobs + Economy: 1/4 filled</p> <p>Mobility: 1/4 filled</p> <p>People + Places: 1/4 filled</p> |  <p><b>120</b></p> | <p><b>Pocket Park</b></p> <p>Housing: 1/4 filled</p> <p>Jobs + Economy: 1/4 filled</p> <p>Mobility: 1/4 filled</p> <p>People + Places: 1/4 filled</p> |  <p><b>2</b></p> | <p><b>Off-Street Parking</b></p> <p>Housing: 1/4 filled</p> <p>Jobs + Economy: 1/4 filled</p> <p>Mobility: 1/4 filled</p> <p>People + Places: 1/4 filled</p> |
|--|---|---|--|---|---|---|--|

$10 \times 8$  (handwritten 80) +  $60 \times 1$  +  $120 \times 1$  +  $2 \times 2$  (handwritten 4) =  $80$  (handwritten) Total Points

### Buildings

|  |  |  |   |   |  |  |   |
|--|--|--|---|---|--|--|---|
|  <p><b>60</b></p> | <p><b>Apartments with Commercial</b></p> <p>Housing: 1/4 filled</p> <p>Jobs + Economy: 1/4 filled</p> <p>Mobility: 1/4 filled</p> <p>People + Places: 1/4 filled</p> |  <p><b>3</b></p> | <p><b>Triple Decker</b></p> <p>Housing: 1/4 filled</p> <p>Jobs + Economy: 1/4 filled</p> <p>Mobility: 1/4 filled</p> <p>People + Places: 1/4 filled</p> |  <p><b>1</b></p> | <p><b>Single Family or ADU</b></p> <p>Housing: 1/4 filled</p> <p>Jobs + Economy: 1/4 filled</p> <p>Mobility: 1/4 filled</p> <p>People + Places: 1/4 filled</p> |  <p><b>20</b></p> | <p><b>Commercial Enhancements</b></p> <p>Housing: 1/4 filled</p> <p>Jobs + Economy: 1/4 filled</p> <p>Mobility: 1/4 filled</p> <p>People + Places: 1/4 filled</p> |
|--|--|--|---|---|--|--|---|

$60 \times 1$  (handwritten 60) +  $3 \times 8$  (handwritten 24) +  $1 \times 1$  +  $20 \times 1$  = Total Points

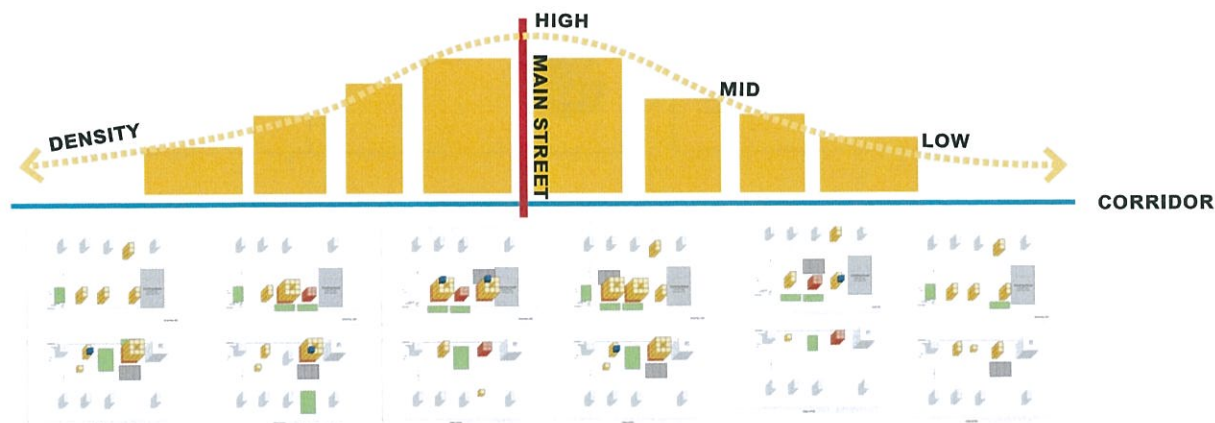


## Group Exercise

### Instructions (20 mins)

- Working in **small groups of four**, discuss your choices for “**community improvements**” and “**buildings**” from the previous exercise.
- As a group, select “**community improvement**” cards and “**building**” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
- As a group, circle one “**community asset**” on the map. This is to acknowledge that Mattapan’s corridors already have many assets that need to be considered in the context of corridor improvements.
- With the help of your table facilitator, arrange your group’s corridor alongside those of the other groups at your table. Discuss trade-offs between the various “**building densities**” and “**community improvements**”. Your facilitator will tally the number of points you end up having of “**community improvements**” and “**buildings**”.

**NOTE:** The total points for “community improvements” and “buildings” should be equal to one another. If your group has more “community improvement” points than “building” points, then either reduce your “community improvements” or increase your “building” densities.



### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|  |  |  |  |
|--|--|--|--|
| <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> |
|--|--|--|--|

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from **1-4** for their importance to your community’s values.

First name: *Patricia* Age: *46* Gender: *Female*  
*Beitfield*

### Housing

- Existing rates of **home ownership** are preserved. ....  2
- Existing rates/ratios of **affordability** are **preserved and enhanced**: .....  1
- Future development offers a diverse mix of **housing types**. ....  4
- Participation in existing housing programs increases. ....  3

### Jobs + Economy

- The number of **resident-owned small businesses** grows. *Affordability* .....  1
- Existing community and businesses **wealth and incomes** rise. ....  2
- Increase in businesses that are frequented by **Mattapan residents and visitors**: .....  3
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood. ....  4

### Mobility

- Number of fatal and injury crashes decreased. ....  1
- Households with access** to rapid transit, bikeshare and carshare increases: .....  3
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases: .....  4
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....  2

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather.  2
- Access** to educational, civic and open spaces is increased: .....  1
- Preserve and strengthen** the existing culture and community. ....  4
- Identify and implement **placemaking** strategies to emphasize community identity. ....  3



# Individual Exercise

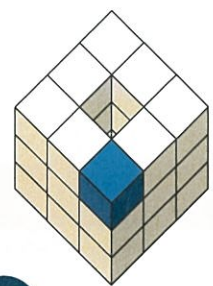
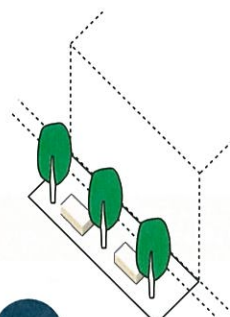
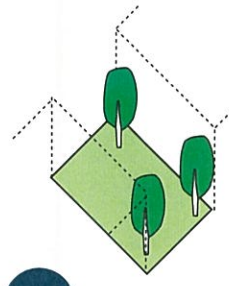
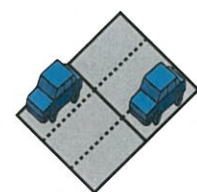
## Instructions (15 mins)

**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridor workshop.

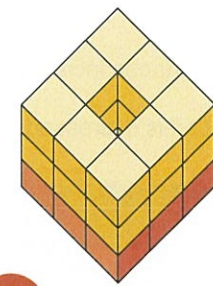


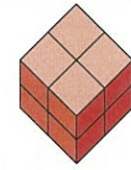
1. Select **TEN** "community improvements" that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
3. Select as many of your preferred "buildings" as you need to match (or exceed) the number of points you tallied for your desired "community improvements."

**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

|   |   |  |   |         |   |        |   |                      |              |
|---|---|--|---|---------|---|--------|---|----------------------|--------------|
|  <p><b>Affordable Housing Unit</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> <p>10</p> |  <p><b>Streetscape Improvements</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> <p>60</p> |  <p><b>Pocket Park</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> <p>120</p> |  <p><b>Off-Street Parking</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> <p>2</p> |         |   |        |   |                      |              |
| 10 x 3  | +   | 60 x 5   | +   | 120 x 4 | + | 2 x 10 | = | <input type="text"/> | Total Points |

### Buildings

|  |  |   |   |       |   |        |   |                      |              |
|--|--|---|---|-------|---|--------|---|----------------------|--------------|
|  <p><b>Apartments with Commercial</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> <p>60</p> |  <p><b>Triple Decker</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> <p>3</p> |  <p><b>Single Family or ADU</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> <p>1</p> |  <p><b>Commercial Enhancements</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> <p>20</p> |       |   |        |   |                      |              |
| 60 x 7   | +  | 3 x 2   | +   | 1 x 8 | + | 20 x 1 | = | <input type="text"/> | Total Points |

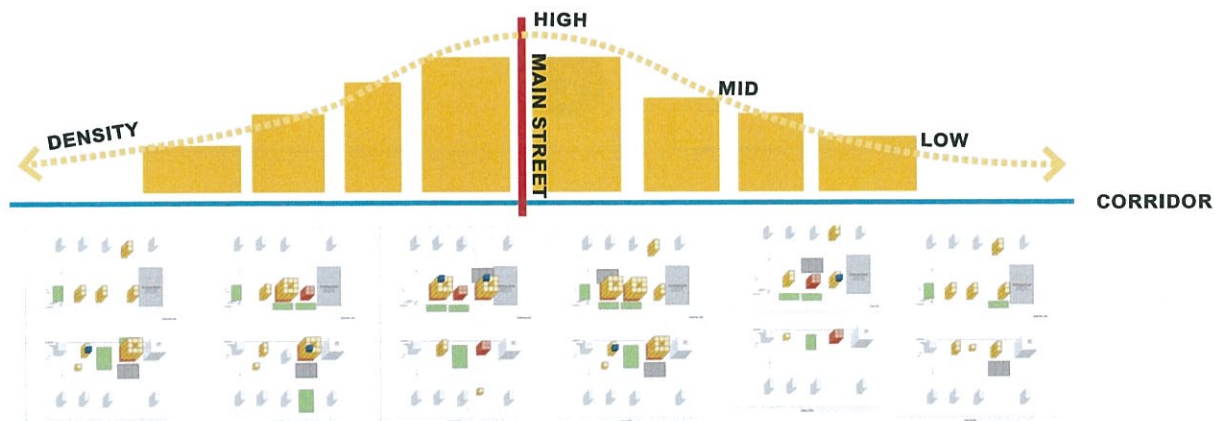


## Group Exercise

### Instructions (20 mins)

- Working in **small groups of four**, discuss your choices for “**community improvements**” and “**buildings**” from the previous exercise.
- As a group, select “**community improvement**” cards and “**building**” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
- As a group, circle one “**community asset**” on the map. This is to acknowledge that Mattapan’s corridors already have many assets that need to be considered in the context of corridor improvements.
- With the help of your table facilitator, arrange your group’s corridor alongside those of the other groups at your table. Discuss trade-offs between the various “**building densities**” and “**community improvements**”. Your facilitator will tally the number of points you end up having of “**community improvements**” and “**buildings**”.

**NOTE:** The total points for “community improvements” and “buildings” should be equal to one another. If your group has more “community improvement” points than “building” points, then either reduce your “community improvements” or increase your “building” densities.



### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|  |  |  |  |
|--|--|--|--|
| <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> |
|--|--|--|--|

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: *Patricia* Age: *?* Gender: *Female*

### Housing

- Existing rates of **home ownership** are preserved. ....  3
- Existing rates/ratios of **affordability** are **preserved and enhanced**. ....  2
- Future development offers a diverse mix of **housing types**. ....  4
- Participation in existing housing programs increases. ....  1

### Jobs + Economy

- The number of **resident-owned small businesses** grows. ....  2
- Existing community and businesses **wealth and incomes** rise. ....  1
- Increase in businesses that are frequented by **Mattapan residents and visitors**. ....  3
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood. ....  4

### Mobility

- Number of fatal and injury crashes decreased. ....  1
- Households with access** to rapid transit, bikeshare and carshare increases. ....  4
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases. ....  2
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....  3

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather. ....  3
- Access** to educational, civic and open spaces is increased. ....  4
- Preserve and strengthen** the existing culture and community. ....  1
- Identify and implement **placemaking** strategies to emphasize community identity. ....  2



# Individual Exercise

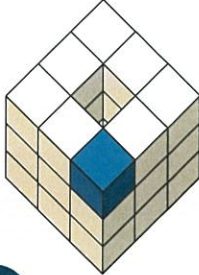
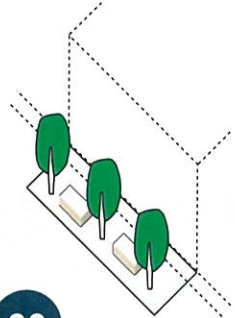
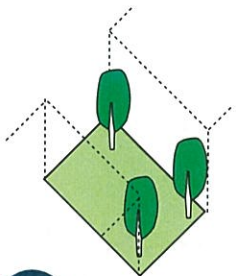
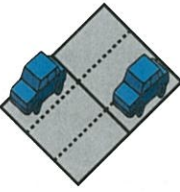
**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridors workshop.

## Instructions (15 mins)

1. Select **TEN "community improvements"** that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for **"community improvements"**.
3. Select as many of your preferred **"buildings"** as you need to match (or exceed) the number of points you tallied for your desired **"community improvements."**

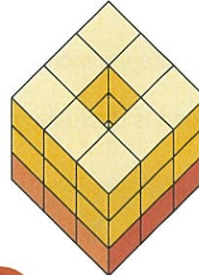


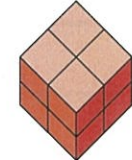
**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

|  |   |   |  |   |   |   |  |
|--|---|---|--|---|---|---|--|
|  <p><b>10</b></p> | <p><b>Affordable Housing Unit</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |  <p><b>60</b></p> | <p><b>Streetscape Improvements</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |  <p><b>120</b></p> | <p><b>Pocket Park</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |  <p><b>2</b></p> | <p><b>Off-Street Parking</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |
|--|---|---|--|---|---|---|--|

$10 \times 5 = 50$ 
 $+$ 
 $60 \times 3 = 180$ 
 $+$ 
 $120 \times \square$ 
 $+$ 
 $2 \times 2 = 4$ 
 $=$ 
234
  
Total Points

### Buildings

|  |  |   |   |   |  |  |   |
|--|--|---|---|---|--|--|---|
|  <p><b>60</b></p> | <p><b>Apartments with Commercial</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |  <p><b>3</b></p> | <p><b>Triple Decker</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |  <p><b>1</b></p> | <p><b>Single Family or ADU</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |  <p><b>20</b></p> | <p><b>Commercial Enhancements</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |
|--|--|---|---|---|--|--|---|

$60 \times 3 = 180$ 
 $+$ 
 $3 \times 10 = 30$ 
 $+$ 
 $1 \times \square$ 
 $+$ 
 $20 \times 10 = 200$ 
 $=$ 
410
  
Total Points

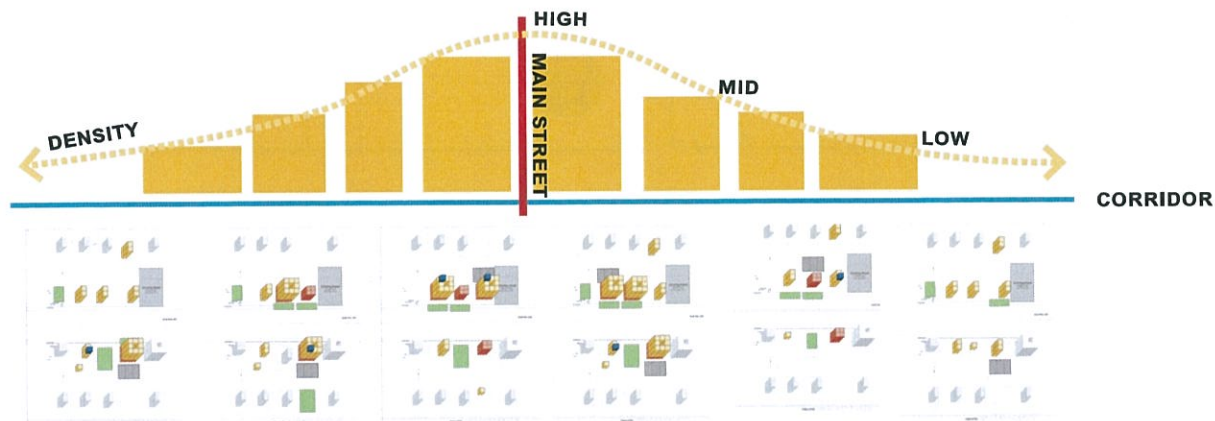


## Group Exercise

### Instructions (20 mins)

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### Wild Card

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|   |   |   |   |
|---|---|---|---|
|   |   |   |   |
| <b>Housing</b><br>Low _____ High<br><b>Jobs + Economy</b><br>_____<br><b>Mobility</b><br>_____<br><b>People + Places</b><br>_____ | <b>Housing</b><br>Low _____ High<br><b>Jobs + Economy</b><br>_____<br><b>Mobility</b><br>_____<br><b>People + Places</b><br>_____ | <b>Housing</b><br>Low _____ High<br><b>Jobs + Economy</b><br>_____<br><b>Mobility</b><br>_____<br><b>People + Places</b><br>_____ | <b>Housing</b><br>Low _____ High<br><b>Jobs + Economy</b><br>_____<br><b>Mobility</b><br>_____<br><b>People + Places</b><br>_____ |

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: \_\_\_\_\_ Age: \_\_\_\_\_ Gender: \_\_\_\_\_

### Housing

- Existing rates of **home ownership** are preserved. ....  1
- Existing rates/ratios of **affordability** are **preserved and enhanced**. ....  2
- Future development offers a diverse mix of **housing types**. ....  4
- Participation in existing housing programs increases. ....  3

### Jobs + Economy

- The number of **resident-owned small businesses** grows. ....  2
- Existing community and businesses **wealth and incomes** rise. ....  3
- Increase in businesses that are frequented by **Mattapan residents and visitors**. ....  1
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood. ....  4

### Mobility

- Number of fatal and injury crashes decreased. ....  4
- Households with access** to rapid transit, bikeshare and carshare increases. ....  3
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases. ....  1
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....  2

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather. ....  1
- Access** to educational, civic and open spaces is increased. ....  4
- Preserve and strengthen** the existing culture and community. ....  3
- Identify and implement **placemaking** strategies to emphasize community identity. ....  2



# Individual Exercise

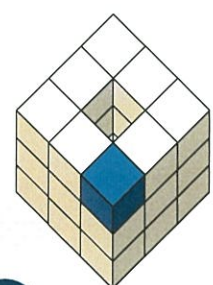
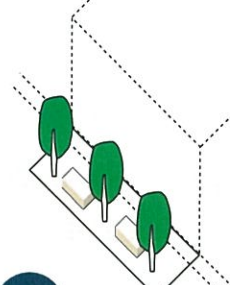
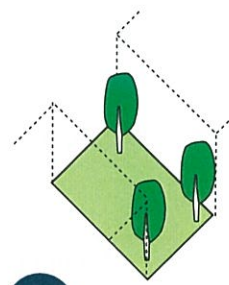
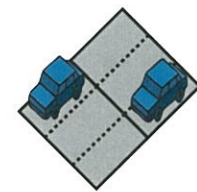
## Instructions (15 mins)

**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridors workshop.

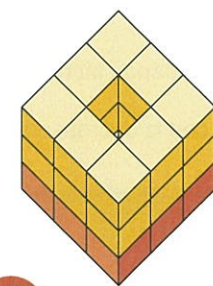


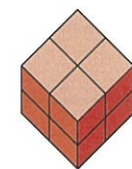
1. Select **TEN "community improvements"** that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
3. Select as many of your preferred "buildings" as you need to match (or exceed) the number of points you tallied for your desired "community improvements."

**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

|  |   |   |  |   |   |   |  |                           |
|--|---|---|--|---|---|---|--|---------------------------|
|  <p><b>10</b></p> | <p><b>Affordable Housing Unit</b></p> <p>Housing: Low to High (4/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>60</b></p> | <p><b>Streetscape Improvements</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>120</b></p> | <p><b>Pocket Park</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>2</b></p> | <p><b>Off-Street Parking</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |                           |
| $10 \times 4 = 40$   | +   | $60 \times 2 = 120$   | +  | $120 \times 2 = 240$  | +   | $2 \times 2 = 4$  | =  | $404$ <p>Total Points</p> |

### Buildings

|  |  |   |   |   |  |  |   |                           |
|--|--|---|---|---|--|--|---|---------------------------|
|  <p><b>60</b></p> | <p><b>Apartments with Commercial</b></p> <p>Housing: 4/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>3</b></p> | <p><b>Triple Decker</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>1</b></p> | <p><b>Single Family or ADU</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>20</b></p> | <p><b>Commercial Enhancements</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |                           |
| $60 \times 4 = 240$  | +  | $3 \times 5 = 15$   | +   | $1 \times 9 = 9$  | +  | $20 \times 7 = 140$  | =   | $404$ <p>Total Points</p> |

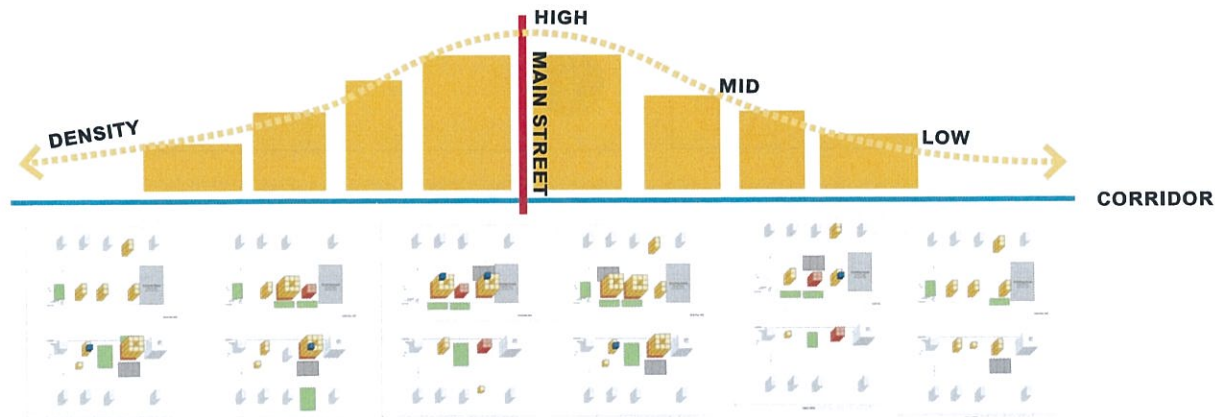


## Group Exercise

### Instructions (20 mins)

- Working in **small groups of four**, discuss your choices for “community improvements” and “buildings” from the previous exercise.
- As a group, select “community improvement” cards and “building” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
- As a group, circle one “community asset” on the map. This is to acknowledge that Mattapan’s corridors already have many assets that need to be considered in the context of corridor improvements.
- With the help of your table facilitator, arrange your group’s corridor alongside those of the other groups at your table. Discuss trade-offs between the various “building densities” and “community improvements”. Your facilitator will tally the number of points you end up having of “community improvements” and “buildings”.

**NOTE:** The total points for “community improvements” and “buildings” should be equal to one another. If your group has more “community improvement” points than “building” points, then either reduce your “community improvements” or increase your “building” densities.



### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|                                  |                                  |                                  |                                  |
|----------------------------------|----------------------------------|----------------------------------|----------------------------------|
|                                  |                                  |                                  |                                  |
| <b>Housing</b><br>Low _____ High | <b>Housing</b><br>Low _____ High | <b>Housing</b><br>Low _____ High | <b>Housing</b><br>Low _____ High |
| <b>Jobs + Economy</b><br>_____   | <b>Jobs + Economy</b><br>_____   | <b>Jobs + Economy</b><br>_____   | <b>Jobs + Economy</b><br>_____   |
| <b>Mobility</b><br>_____         | <b>Mobility</b><br>_____         | <b>Mobility</b><br>_____         | <b>Mobility</b><br>_____         |
| <b>People + Places</b><br>_____  | <b>People + Places</b><br>_____  | <b>People + Places</b><br>_____  | <b>People + Places</b><br>_____  |

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: *Woody* Age: *16* Gender: *M*

### Housing

- Existing rates of **home ownership** are preserved. ....
- Existing rates/ratios of **affordability** are **preserved and enhanced**. ....
- Future development offers a diverse mix of **housing types**. ....
- Participation in existing housing programs increases. ....

### Jobs + Economy

- The number of **resident-owned small businesses** grows. ....
- Existing community and businesses **wealth and incomes** rise. ....
- Increase in businesses that are frequented by **Mattapan residents and visitors**. ....
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood. ....

### Mobility

- Number of fatal and injury crashes decreased. ....
- Households with access** to rapid transit, bikeshare and carshare increases. ....
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases. ....
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather. ....
- Access** to educational, civic and open spaces is increased. ....
- Preserve and strengthen** the existing culture and community. ....
- Identify and implement **placemaking** strategies to emphasize community identity. ....



# Individual Exercise

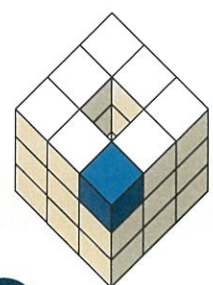
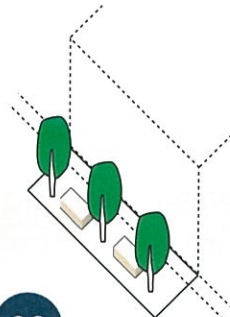
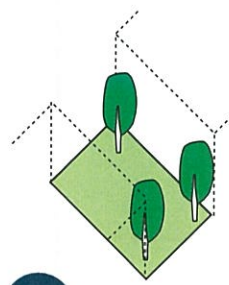
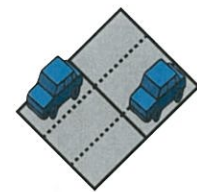
## Instructions (15 mins)

**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridors workshop.

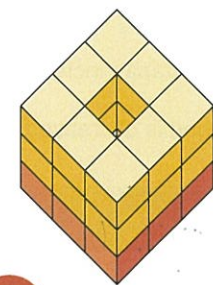


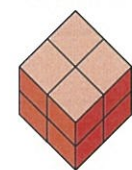
1. Select **TEN "community improvements"** that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
3. Select as many of your preferred "buildings" as you need to match (or exceed) the number of points you tallied for your desired "community improvements."

**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

|   |  |   |   |   |   |   |  |
|---|--|---|---|---|---|---|--|
|  <p><b>10</b></p>                  | <p><b>Affordable Housing Unit</b></p> <p>Housing: [Low to High scale, 50% filled]</p> <p>Jobs + Economy: [Low to High scale, 25% filled]</p> <p>Mobility: [Low to High scale, 10% filled]</p> <p>People + Places: [Low to High scale, 5% filled]</p> |  <p><b>60</b></p> | <p><b>Streetscape Improvements</b></p> <p>Housing: [Low to High scale, 10% filled]</p> <p>Jobs + Economy: [Low to High scale, 5% filled]</p> <p>Mobility: [Low to High scale, 2% filled]</p> <p>People + Places: [Low to High scale, 1% filled]</p> |  <p><b>120</b></p> | <p><b>Pocket Park</b></p> <p>Housing: [Low to High scale, 5% filled]</p> <p>Jobs + Economy: [Low to High scale, 2% filled]</p> <p>Mobility: [Low to High scale, 1% filled]</p> <p>People + Places: [Low to High scale, 0.5% filled]</p> |  <p><b>2</b></p> | <p><b>Off-Street Parking</b></p> <p>Housing: [Low to High scale, 1% filled]</p> <p>Jobs + Economy: [Low to High scale, 0.5% filled]</p> <p>Mobility: [Low to High scale, 0.2% filled]</p> <p>People + Places: [Low to High scale, 0.1% filled]</p> |
| $10 \times 5 + 60 \times 2 + 120 \times 1 + 2 \times 2 = 294$ <p style="text-align: right;"><b>Total Points</b></p> |  |   |   |   |   |   |  |

### Buildings

|   |   |   |  |   |  |  |   |
|---|---|---|--|---|--|--|---|
|  <p><b>60</b></p>              | <p><b>Apartments with Commercial</b></p> <p>Housing: [Low to High scale, 50% filled]</p> <p>Jobs + Economy: [Low to High scale, 25% filled]</p> <p>Mobility: [Low to High scale, 10% filled]</p> <p>People + Places: [Low to High scale, 5% filled]</p> |  <p><b>3</b></p> | <p><b>Triple Decker</b></p> <p>Housing: [Low to High scale, 10% filled]</p> <p>Jobs + Economy: [Low to High scale, 5% filled]</p> <p>Mobility: [Low to High scale, 2% filled]</p> <p>People + Places: [Low to High scale, 1% filled]</p> |  <p><b>1</b></p> | <p><b>Single Family or ADU</b></p> <p>Housing: [Low to High scale, 5% filled]</p> <p>Jobs + Economy: [Low to High scale, 2% filled]</p> <p>Mobility: [Low to High scale, 1% filled]</p> <p>People + Places: [Low to High scale, 0.5% filled]</p> |  <p><b>20</b></p> | <p><b>Commercial Enhancements</b></p> <p>Housing: [Low to High scale, 1% filled]</p> <p>Jobs + Economy: [Low to High scale, 0.5% filled]</p> <p>Mobility: [Low to High scale, 0.2% filled]</p> <p>People + Places: [Low to High scale, 0.1% filled]</p> |
| $60 \times 4 + 3 \times 3 + 1 \times 2 + 20 \times 4 = 331$ <p style="text-align: right;"><b>Total Points</b></p> |   |   |  |   |  |  |   |

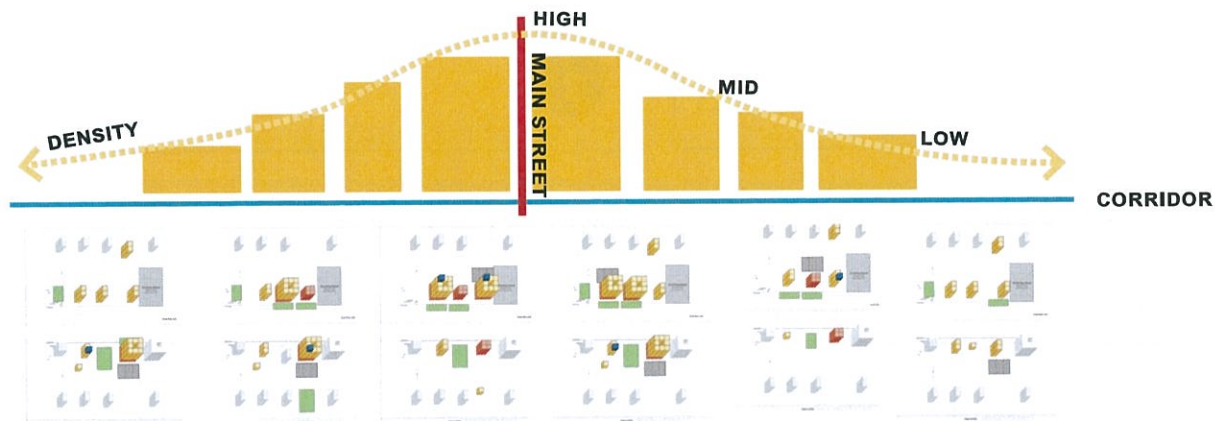


## Group Exercise

### Instructions (20 mins)

1. Working in **small groups of four**, discuss your choices for “**community improvements**” and “**buildings**” from the previous exercise.
2. As a group, select “**community improvement**” cards and “**building**” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
3. As a group, circle one “**community asset**” on the map. This is to acknowledge that Mattapan’s corridors already have many assets that need to be considered in the context of corridor improvements.
4. With the help of your table facilitator, arrange your group’s corridor alongside those of the other groups at your table. Discuss trade-offs between the various “**building densities**” and “**community improvements**”. Your facilitator will tally the number of points you end up having of “**community improvements**” and “**buildings**”.

**NOTE:** The total points for “community improvements” and “buildings” should be equal to one another. If your group has more “community improvement” points than “building” points, then either reduce your “community improvements” or increase your “building” densities.



### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|  |  |  |  |
|--|--|--|--|
| <p><b>Housing</b></p> <p>Low <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> High</p> <p><b>Jobs + Economy</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><b>Mobility</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><b>People + Places</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> | <p><b>Housing</b></p> <p>Low <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> High</p> <p><b>Jobs + Economy</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><b>Mobility</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><b>People + Places</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> | <p><b>Housing</b></p> <p>Low <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> High</p> <p><b>Jobs + Economy</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><b>Mobility</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><b>People + Places</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> | <p><b>Housing</b></p> <p>Low <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> High</p> <p><b>Jobs + Economy</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><b>Mobility</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><b>People + Places</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> |
|--|--|--|--|

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community's values.

First name: ADLER Age: 37 Gender: M

### Housing

1. Existing rates of **home ownership** are preserved. ....  3
2. Existing rates/ratios of **affordability** are **preserved and enhanced**:.....  4
3. Future development offers a diverse mix of **housing types**. ....  1
4. Participation in existing housing programs increases. ....  4

### Jobs + Economy

1. The number of **resident-owned small businesses** grows.....  1
2. Existing community and businesses **wealth and incomes** rise. ....  1
3. Increase in businesses that are frequented by **Mattapan residents and visitors**:.....  2
4. Increase **access to jobs outside** of and **employment opportunities** within the neighborhood.....  3

### Mobility

1. Number of fatal and injury crashes decreased. ....  1
2. **Households with access** to rapid transit, bikeshare and carshare increases.....  3
3. **Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases:.....  2
4. **Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....  2

### People + Places

1. Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather.  3
2. **Access** to educational, civic and open spaces is increased.....  3
3. **Preserve and strengthen** the existing culture and community. ....  3
4. Identify and implement **placemaking** strategies to emphasize community identity. ....  2



# Individual Exercise

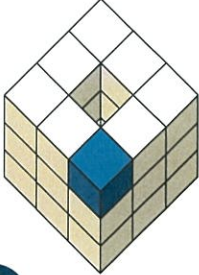
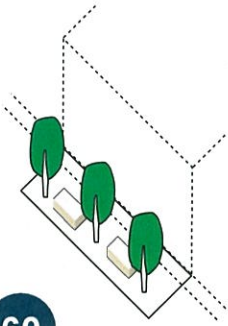
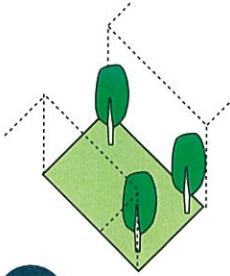
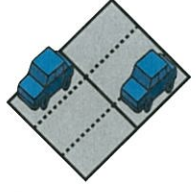
**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridors workshop.

## Instructions (15 mins)

1. Select **TEN** "community improvements" that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
3. Select as many of your preferred "buildings" as you need to match (or exceed) the number of points you tallied for your desired "community improvements."

**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

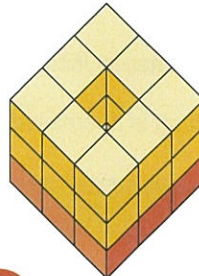


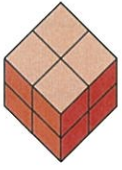
### Community Improvements

|  |   |   |  |   |   |   |  |
|--|---|---|--|---|---|---|--|
|  <p><b>10</b></p> | <p><b>Affordable Housing Unit</b></p> <p>Housing: Low to High (1/4 full)</p> <p>Jobs + Economy: 1/4 full</p> <p>Mobility: 1/4 full</p> <p>People + Places: 1/4 full</p> |  <p><b>60</b></p> | <p><b>Streetscape Improvements</b></p> <p>Housing: 1/4 full</p> <p>Jobs + Economy: 1/4 full</p> <p>Mobility: 1/4 full</p> <p>People + Places: 1/4 full</p> |  <p><b>120</b></p> | <p><b>Pocket Park</b></p> <p>Housing: 1/4 full</p> <p>Jobs + Economy: 1/4 full</p> <p>Mobility: 1/4 full</p> <p>People + Places: 1/4 full</p> |  <p><b>2</b></p> | <p><b>Off-Street Parking</b></p> <p>Housing: 1/4 full</p> <p>Jobs + Economy: 1/4 full</p> <p>Mobility: 1/4 full</p> <p>People + Places: 1/4 full</p> |
|--|---|---|--|---|---|---|--|

$10 \times 4 + 60 \times 2 + 120 \times 2 + 2 \times 2 = 404$

**Total Points**

### Buildings

|  |  |   |   |   |  |  |   |
|--|--|---|---|---|--|--|---|
|  <p><b>60</b></p> | <p><b>Apartments with Commercial</b></p> <p>Housing: 1/4 full</p> <p>Jobs + Economy: 1/4 full</p> <p>Mobility: 1/4 full</p> <p>People + Places: 1/4 full</p> |  <p><b>3</b></p> | <p><b>Triple Decker</b></p> <p>Housing: 1/4 full</p> <p>Jobs + Economy: 1/4 full</p> <p>Mobility: 1/4 full</p> <p>People + Places: 1/4 full</p> |  <p><b>1</b></p> | <p><b>Single Family or ADU</b></p> <p>Housing: 1/4 full</p> <p>Jobs + Economy: 1/4 full</p> <p>Mobility: 1/4 full</p> <p>People + Places: 1/4 full</p> |  <p><b>20</b></p> | <p><b>Commercial Enhancements</b></p> <p>Housing: 1/4 full</p> <p>Jobs + Economy: 1/4 full</p> <p>Mobility: 1/4 full</p> <p>People + Places: 1/4 full</p> |
|--|--|---|---|---|--|--|---|

$60 \times 15 + 3 \times 7 + 1 \times 5 + 20 \times 10 = 1125$

**Total Points**

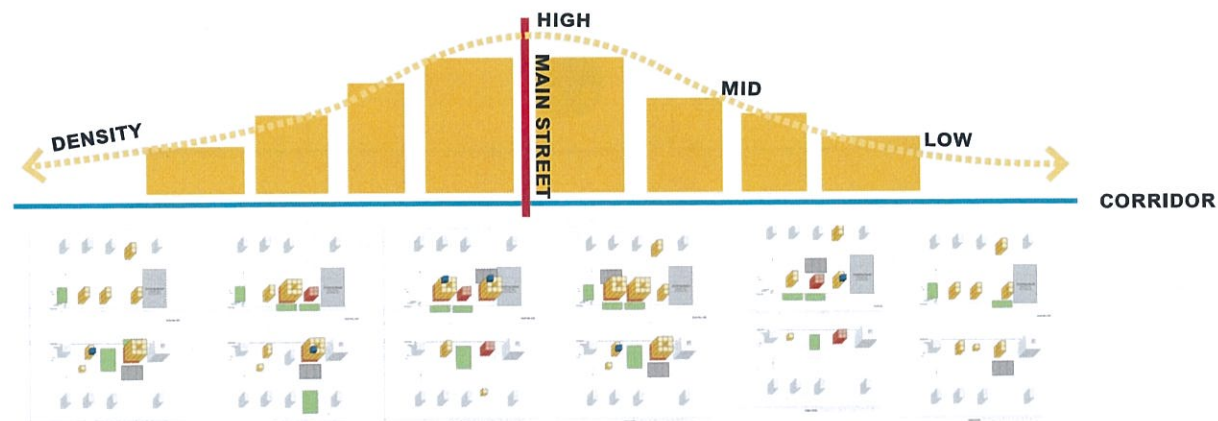


## Group Exercise

### Instructions (20 mins)

- Working in **small groups of four**, discuss your choices for “**community improvements**” and “**buildings**” from the previous exercise.
- As a group, select “**community improvement**” cards and “**building**” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
- As a group, circle one “**community asset**” on the map. This is to acknowledge that Mattapan’s corridors already have many assets that need to be considered in the context of corridor improvements.
- With the help of your table facilitator, arrange your group’s corridor alongside those of the other groups at your table. Discuss trade-offs between the various “**building densities**” and “**community improvements**”. Your facilitator will tally the number of points you end up having of “**community improvements**” and “**buildings**”.

**NOTE:** The total points for “community improvements” and “buildings” should be equal to one another. If your group has more “community improvement” points than “building” points, then either reduce your “community improvements” or increase your “building” densities.



### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|   |   |   |   |
|---|---|---|---|
|   |   |   |   |
| <b>Housing</b><br>Low _____ High<br><b>Jobs + Economy</b><br>_____<br><b>Mobility</b><br>_____<br><b>People + Places</b><br>_____ | <b>Housing</b><br>Low _____ High<br><b>Jobs + Economy</b><br>_____<br><b>Mobility</b><br>_____<br><b>People + Places</b><br>_____ | <b>Housing</b><br>Low _____ High<br><b>Jobs + Economy</b><br>_____<br><b>Mobility</b><br>_____<br><b>People + Places</b><br>_____ | <b>Housing</b><br>Low _____ High<br><b>Jobs + Economy</b><br>_____<br><b>Mobility</b><br>_____<br><b>People + Places</b><br>_____ |

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: \_\_\_\_\_ Age: \_\_\_\_\_ Gender: \_\_\_\_\_

### Housing

- Existing rates of **home ownership** are preserved. ....  1
- Existing rates/ratios of **affordability** are **preserved and enhanced**. ....  2
- Future development offers a diverse mix of **housing types**. ....  1
- Participation in existing housing programs increases. ....  2

### Jobs + Economy

- The number of **resident-owned small businesses** grows. ....  1
- Existing community and businesses **wealth and incomes** rise. ....  2
- Increase in businesses that are frequented by **Mattapan residents and visitors**. ....  2
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood. ....  3

### Mobility

- Number of fatal and injury crashes decreased. ....  1
- Households with access** to rapid transit, bikeshare and carshare increases. ....  2
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases. ....  2
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....  1

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather. ....  1
- Access** to educational, civic and open spaces is increased. ....  1
- Preserve and strengthen** the existing culture and community. ....  2
- Identify and implement **placemaking** strategies to emphasize community identity. ....  4



# Individual Exercise

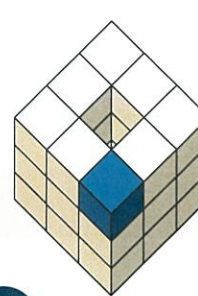
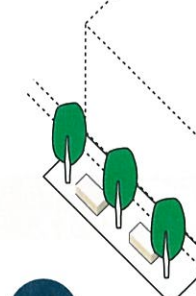
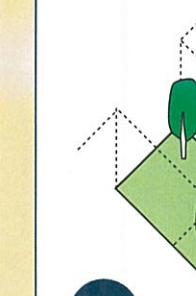
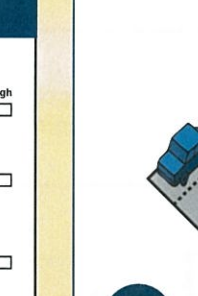
## Instructions (15 mins)

**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridor workshop.

1. Select **TEN "community improvements"** that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for **"community improvements"**.
3. Select as many of your preferred **"buildings"** as you need to match (or exceed) the number of points you tallied for your desired **"community improvements."**

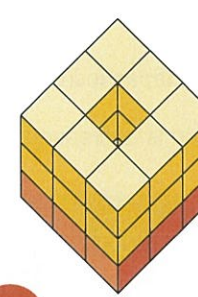
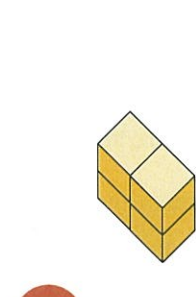

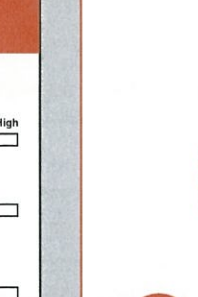
**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

|  |   |   |  |   |   |   |  |
|--|---|---|--|---|---|---|--|
|  <p><b>10</b></p> | <p><b>Affordable Housing Unit</b></p> <p>Housing: Low to High (4/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 2/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>60</b></p> | <p><b>Streetscape Improvements</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 2/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>120</b></p> | <p><b>Pocket Park</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 2/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>2</b></p> | <p><b>Off-Street Parking</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 2/5 filled</p> <p>People + Places: 1/5 filled</p> |
|--|---|---|--|---|---|---|--|

$10 \times 4 = 40$ 
 $+$ 
 $60 \times 4 = 240$ 
 $+$ 
 $120 \times 1 = 120$ 
 $+$ 
 $2 \times 1 = 2$ 
 $=$ 
402
  
Total Points

### Buildings

|  |  |  |   |   |  |  |   |
|--|--|--|---|---|--|--|---|
|  <p><b>60</b></p> | <p><b>Apartments with Commercial</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 2/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>3</b></p> | <p><b>Triple Decker</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 2/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>1</b></p> | <p><b>Single Family or ADU</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 2/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>20</b></p> | <p><b>Commercial Enhancements</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 2/5 filled</p> <p>People + Places: 1/5 filled</p> |
|--|--|--|---|---|--|--|---|

$60 \times 6 = 360$ 
 $+$ 
 $3 \times 1 = 3$ 
 $+$ 
 $1 \times 1 = 1$ 
 $+$ 
 $20 \times 2 = 40$ 
 $=$ 
400
  
Total Points

160  
100  
360  
400

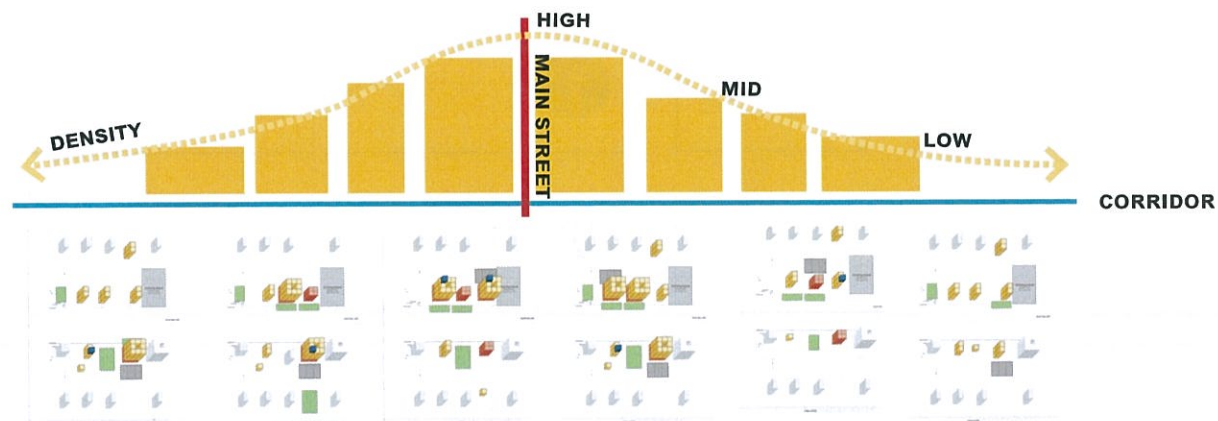


## Group Exercise

### Instructions (20 mins)

- Working in **small groups of four**, discuss your choices for “**community improvements**” and “**buildings**” from the previous exercise.
- As a group, select “**community improvement**” cards and “**building**” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
- As a group, circle one “**community asset**” on the map. This is to acknowledge that Mattapan’s corridors already have many assets that need to be considered in the context of corridor improvements.
- With the help of your table facilitator, arrange your group’s corridor alongside those of the other groups at your table. Discuss trade-offs between the various “**building densities**” and “**community improvements**”. Your facilitator will tally the number of points you end up having of “**community improvements**” and “**buildings**”.

**NOTE:** The total points for “community improvements” and “buildings” should be equal to one another. If your group has more “community improvement” points than “building” points, then either reduce your “community improvements” or increase your “building” densities.



### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|  |  |  |  |
|--|--|--|--|
| <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> |
|--|--|--|--|

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: *Jorfraddy* Age: *21* Gender: *Male*

### Housing

- Existing rates of **home ownership** are preserved. ....  1
- Existing rates/ratios of **affordability** are **preserved and enhanced**:.....  2
- Future development offers a diverse mix of **housing types**. ....  3
- Participation in existing housing programs increases. ....  4

### Jobs + Economy

- The number of **resident-owned small businesses** grows.....  3
- Existing community and businesses **wealth and incomes** rise. ....  1
- Increase in businesses that are frequented by **Mattapan residents and visitors**:.....  4
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood.....  2

### Mobility

- Number of fatal and injury crashes decreased. ....  3
- Households with access** to rapid transit, bikeshare and carshare increases.....  2
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases.....  1
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....  4

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather.  4
- Access** to educational, civic and open spaces is increased.....  3
- Preserve and strengthen** the existing culture and community. ....  1
- Identify and implement **placemaking** strategies to emphasize community identity. ....  2



# Individual Exercise

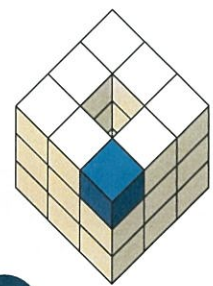
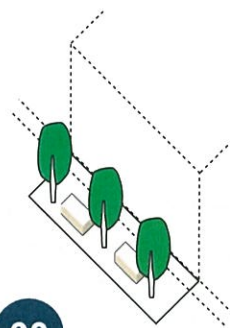
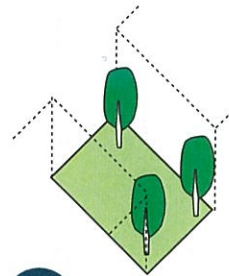
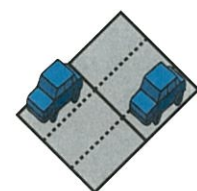
## Instructions (15 mins)

**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridor workshop.

1. Select **TEN** "community improvements" that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
3. Select as many of your preferred "buildings" as you need to match (or exceed) the number of points you tallied for your desired "community improvements."

**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

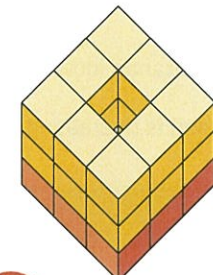


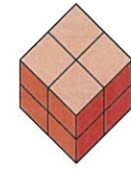
### Community Improvements

|  |  |   |  |
|--|--|---|--|
|  <p><b>Affordable Housing Unit</b></p> <p>Housing: Low to High (1/4 filled)</p> <p>Jobs + Economy: 1/4 filled</p> <p>Mobility: 1/4 filled</p> <p>People + Places: 1/4 filled</p> <p><b>10</b></p> |  <p><b>Streetscape Improvements</b></p> <p>Housing: Low to High (1/4 filled)</p> <p>Jobs + Economy: 1/4 filled</p> <p>Mobility: 1/4 filled</p> <p>People + Places: 1/4 filled</p> <p><b>60</b></p> |  <p><b>Pocket Park</b></p> <p>Housing: Low to High (1/4 filled)</p> <p>Jobs + Economy: 1/4 filled</p> <p>Mobility: 1/4 filled</p> <p>People + Places: 1/4 filled</p> <p><b>120</b></p> |  <p><b>Off-Street Parking</b></p> <p>Housing: Low to High (1/4 filled)</p> <p>Jobs + Economy: 1/4 filled</p> <p>Mobility: 1/4 filled</p> <p>People + Places: 1/4 filled</p> <p><b>2</b></p> |
|--|--|---|--|

$$10 \times 4 = 40 + 60 \times 3 = 180 + 120 \times 1 = 120 + 2 \times 2 = 4 = 344 \text{ Total Points}$$

*(Handwritten note: 120 + 120 = 240)*

### Buildings

|   |   |  |  |
|---|---|--|--|
|  <p><b>Apartments with Commercial</b></p> <p>Housing: Low to High (1/4 filled)</p> <p>Jobs + Economy: 1/4 filled</p> <p>Mobility: 1/4 filled</p> <p>People + Places: 1/4 filled</p> <p><b>60</b></p> |  <p><b>Triple Decker</b></p> <p>Housing: Low to High (1/4 filled)</p> <p>Jobs + Economy: 1/4 filled</p> <p>Mobility: 1/4 filled</p> <p>People + Places: 1/4 filled</p> <p><b>3</b></p> |  <p><b>Single Family or ADU</b></p> <p>Housing: Low to High (1/4 filled)</p> <p>Jobs + Economy: 1/4 filled</p> <p>Mobility: 1/4 filled</p> <p>People + Places: 1/4 filled</p> <p><b>1</b></p> |  <p><b>Commercial Enhancements</b></p> <p>Housing: Low to High (1/4 filled)</p> <p>Jobs + Economy: 1/4 filled</p> <p>Mobility: 1/4 filled</p> <p>People + Places: 1/4 filled</p> <p><b>20</b></p> |
|---|---|--|--|

$$60 \times 3 = 180 + 3 \times 10 = 30 + 1 \times 10 = 10 + 20 \times 10 = 200 = 420 \text{ Total Points}$$

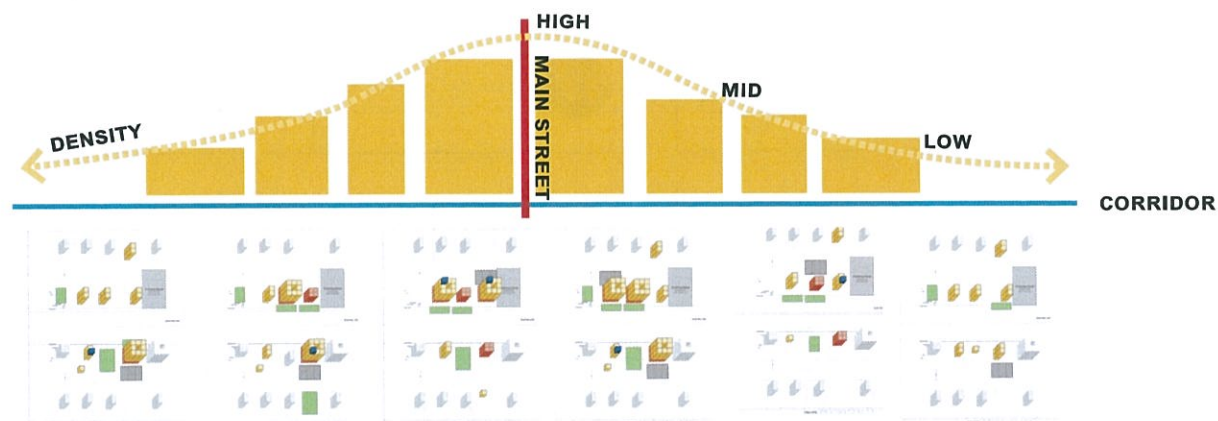


## Group Exercise

### Instructions (20 mins)

- Working in **small groups of four**, discuss your choices for “**community improvements**” and “**buildings**” from the previous exercise.
- As a group, select “**community improvement**” cards and “**building**” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
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### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|  |  |  |  |
|--|--|--|--|
| <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> |
|--|--|--|--|

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: *Shavette* Age: *28* Gender: *F*

### Housing

- Existing rates of **home ownership** are preserved. ....
- Existing rates/ratios of **affordability** are **preserved and enhanced**:.....
- Future development offers a diverse mix of **housing types**. ....
- Participation in existing housing programs increases. ....

### Jobs + Economy

- The number of **resident-owned small businesses** grows.....
- Existing community and businesses **wealth and incomes** rise. ....
- Increase in businesses that are frequented by **Mattapan residents and visitors**:.....
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood.....

### Mobility

- Number of fatal and injury crashes decreased. ....
- Households with access** to rapid transit, bikeshare and carshare increases.....
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases.....
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather.
- Access** to educational, civic and open spaces is increased.....
- Preserve and strengthen** the existing culture and community. ....
- Identify and implement **placemaking** strategies to emphasize community identity. ....



# Individual Exercise

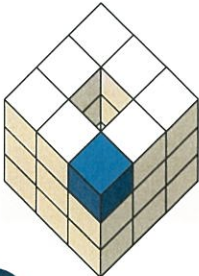
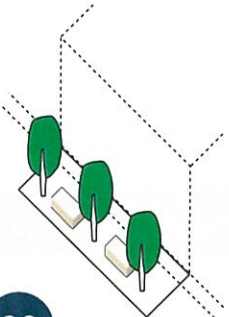
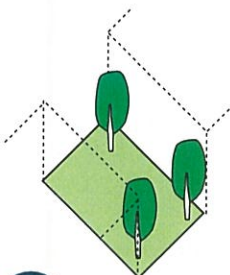
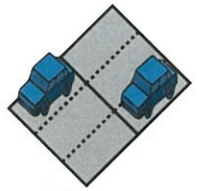
## Instructions (15 mins)

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1. Select **TEN** "community improvements" that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
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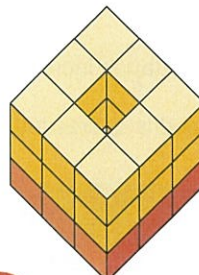


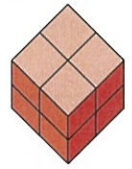
**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

|  |   |   |  |   |   |   |  |
|--|---|---|--|---|---|---|--|
|  <p><b>10</b></p>   | <p><b>Affordable Housing Unit</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>60</b></p> | <p><b>Streetscape Improvements</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>120</b></p> | <p><b>Pocket Park</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>2</b></p> | <p><b>Off-Street Parking</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |
| <p>10 x <input type="text" value="4"/> + 60 x <input type="text" value="6.5"/> + 120 x <input type="text" value="1"/> + 2 x <input type="text" value="1"/> = <input type="text" value="400"/> Total Points</p> |   |   |  |   |   |   |  |

*Recreation*

### Buildings

|   |  |   |   |   |  |  |   |
|---|--|---|---|---|--|--|---|
|  <p><b>60</b></p>  | <p><b>Apartments with Commercial</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>3</b></p> | <p><b>Triple Decker</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>1</b></p> | <p><b>Single Family or ADU</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>20</b></p> | <p><b>Commercial Enhancements</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |
| <p>60 x <input type="text" value="5"/> + 3 x <input type="text" value="1"/> + 1 x <input type="text" value="1"/> + 20 x <input type="text" value="4.5"/> = <input type="text" value="387.5"/> <input type="text" value="401"/> Total Points</p> |  |   |   |   |  |  |   |

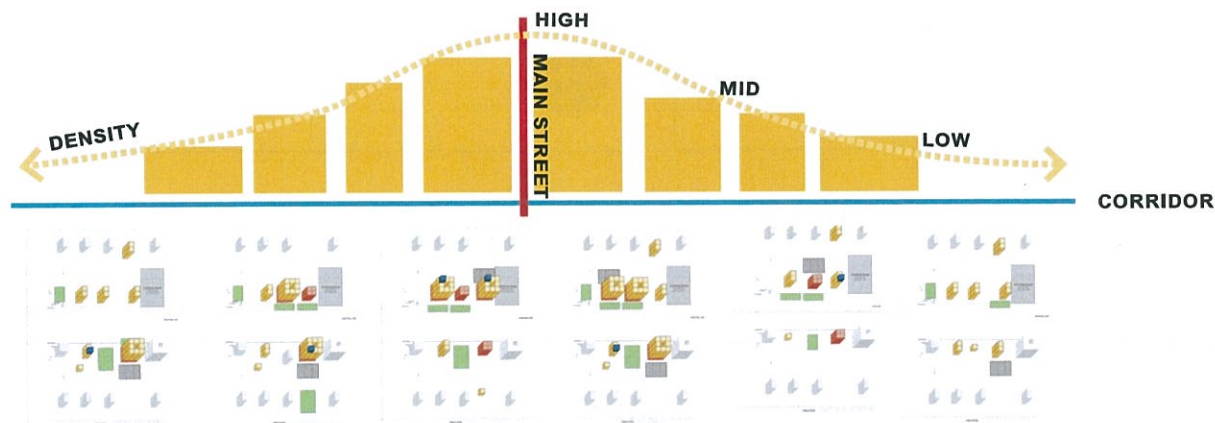


## Group Exercise

### Instructions (20 mins)

- Working in **small groups of four**, discuss your choices for “**community improvements**” and “**buildings**” from the previous exercise.
- As a group, select “**community improvement**” cards and “**building**” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
- As a group, circle one “**community asset**” on the map. This is to acknowledge that Mattapan’s corridors already have many assets that need to be considered in the context of corridor improvements.
- With the help of your table facilitator, arrange your group’s corridor alongside those of the other groups at your table. Discuss trade-offs between the various “**building densities**” and “**community improvements**”. Your facilitator will tally the number of points you end up having of “**community improvements**” and “**buildings**”.

**NOTE:** The total points for “community improvements” and “buildings” should be equal to one another. If your group has more “community improvement” points than “building” points, then either reduce your “community improvements” or increase your “building” densities.



### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|  |  |  |  |
|--|--|--|--|
| <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> |
|--|--|--|--|

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name:

Age:

Gender:

### Housing

- Existing rates of **home ownership** are preserved. ....  1
- Existing rates/ratios of **affordability** are **preserved and enhanced**: .....  2
- Future development offers a diverse mix of **housing types**. ....  4
- Participation in existing housing programs increases. ....  3

### Jobs + Economy

- The number of **resident-owned small businesses** grows: .....  3
- Existing community and businesses **wealth and incomes** rise. ....  4
- Increase in businesses that are frequented by **Mattapan residents and visitors**: .....  1
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood: .....  2

### Mobility

- Number of fatal and injury crashes decreased. ....  1
- Households with access** to rapid transit, bikeshare and carshare increases: .....  3
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases: .....  4
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....  2

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather. ....  1
- Access** to educational, civic and open spaces is increased: .....  2
- Preserve and strengthen** the existing culture and community. ....  4
- Identify and implement **placemaking** strategies to emphasize community identity. ....  3



# Individual Exercise

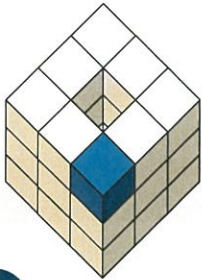
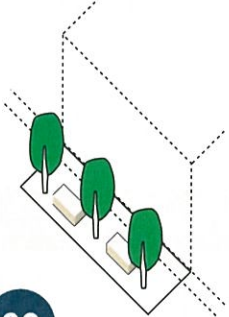
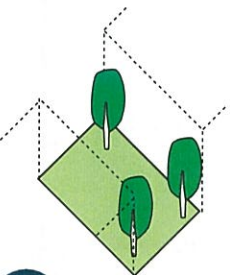
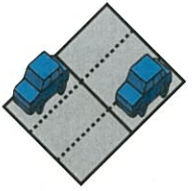
## Instructions (15 mins)

**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridors workshop.

1. Select **TEN** "community improvements" that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
3. Select as many of your preferred "buildings" as you need to match (or exceed) the number of points you tallied for your desired "community improvements."

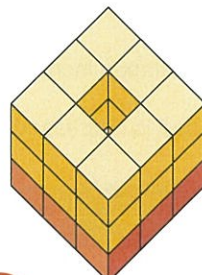



**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

|  |   |   |  |   |   |   |  |
|--|---|---|--|---|---|---|--|
|  <p><b>10</b></p> | <p><b>Affordable Housing Unit</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |  <p><b>60</b></p> | <p><b>Streetscape Improvements</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |  <p><b>120</b></p> | <p><b>Pocket Park</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |  <p><b>2</b></p> | <p><b>Off-Street Parking</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |
|--|---|---|--|---|---|---|--|

$10 \times 3 = 30$ 
 $+$ 
 $60 \times 6 = 360$ 
 $+$ 
 $120 \times 2 = 240$ 
 $+$ 
 $2 \times 1 = 2$ 
 $= 392$ 
  
 Total Points

### Buildings

|  |  |   |   |   |  |  |   |
|--|--|---|---|---|--|--|---|
|  <p><b>60</b></p> | <p><b>Apartments with Commercial</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |  <p><b>3</b></p> | <p><b>Triple Decker</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |  <p><b>1</b></p> | <p><b>Single Family or ADU</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |  <p><b>20</b></p> | <p><b>Commercial Enhancements</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |
|--|--|---|---|---|--|--|---|

$60 \times 5 = 300$ 
 $+$ 
 $3 \times 2 = 6$ 
 $+$ 
 $1 \times 1 = 1$ 
 $+$ 
 $20 \times 5 = 100$ 
 $= 407$ 
  
 Total Points



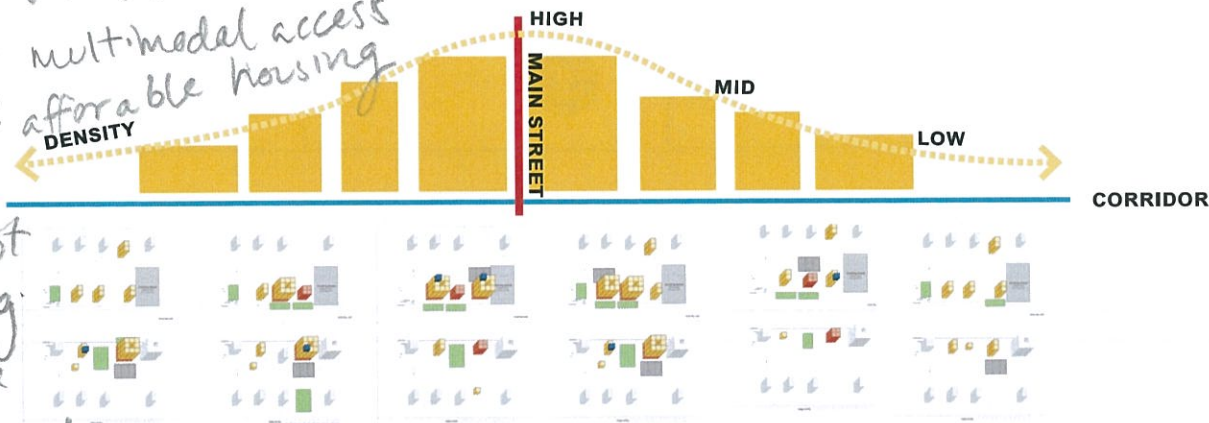
## Group Exercise

### Instructions (20 mins)

- Working in **small groups of four**, discuss your choices for “**community improvements**” and “**buildings**” from the previous exercise.
- As a group, select “**community improvement**” cards and “**building**” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
- As a group, circle one “**community asset**” on the map. This is to acknowledge that Mattapan’s corridors already have many assets that need to be considered in the context of corridor improvements.
- With the help of your table facilitator, arrange your group’s corridor alongside those of the other groups at your table. Discuss trade-offs between the various “**building densities**” and “**community improvements**”. Your facilitator will tally the number of points you end up having of “**community improvements**” and “**buildings**”.

**NOTE:** The total points for “community improvements” and “buildings” should be equal to one another. If your group has more “community improvement” points than “building” points, then either reduce your “community improvements” or increase your “building” densities.

Notes: We like density.  
 • Better mult-modal access  
 • Lots of affordable housing  
 • We don't need a lot of parking.  
 Diverse mix of commercial.



### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

| Light Rail   | Free Transit   |   |   |
|--|--|---|---|
| <b>Housing</b><br>Low _____ High<br><b>Jobs + Economy</b><br>_____<br><b>Mobility</b><br><del>_____</del><br><b>People + Places</b><br>_____ | <b>Housing</b><br>Low _____ High<br><b>Jobs + Economy</b><br>_____<br><b>Mobility</b><br><del>_____</del><br><b>People + Places</b><br>_____ | <b>Housing</b><br>Low _____ High<br><b>Jobs + Economy</b><br>_____<br><b>Mobility</b><br>_____<br><b>People + Places</b><br>_____ | <b>Housing</b><br>Low _____ High<br><b>Jobs + Economy</b><br>_____<br><b>Mobility</b><br>_____<br><b>People + Places</b><br>_____ |

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: *Matt* Age: *35* Gender: *M*

### Housing

- Existing rates of **home ownership** are preserved. ....  2
- Existing rates/ratios of **affordability** are **preserved and enhanced**. ....  1
- Future development offers a diverse mix of **housing types**. ....  3
- Participation in existing housing programs increases. ....  4

### Jobs + Economy

- The number of **resident-owned small businesses** grows. ....  2
- Existing community and businesses **wealth and incomes** rise. ....  1
- Increase in businesses that are frequented by **Mattapan residents and visitors**. ....  3
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood. ....  4

### Mobility

- Number of fatal and injury crashes decreased. ....  1
- Households with access** to rapid transit, bikeshare and carshare increases. ....  4
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases. ....  2
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....  3

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather. ....  4
- Access** to educational, civic and open spaces is increased. ....  2
- Preserve and strengthen** the existing culture and community. ....  1
- Identify and implement **placemaking** strategies to emphasize community identity. ....  3



# Individual Exercise

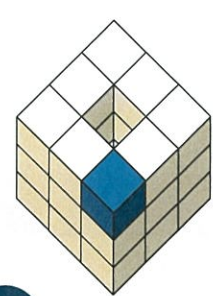
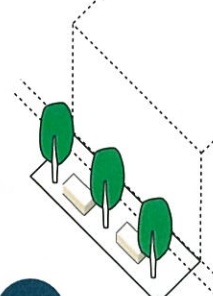
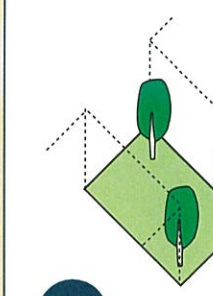
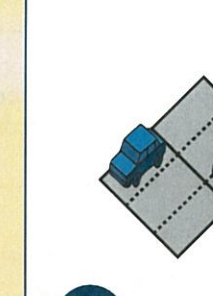
**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridors workshop.

## Instructions (15 mins)

1. Select **TEN** "community improvements" that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
3. Select as many of your preferred "buildings" as you need to match (or exceed) the number of points you tallied for your desired "community improvements."

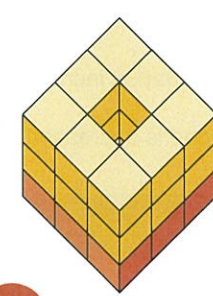
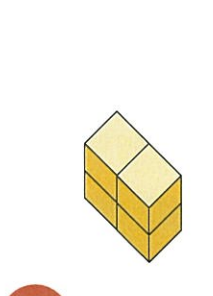
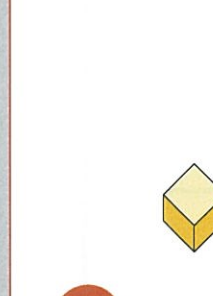
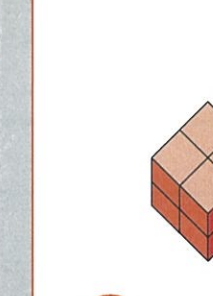
**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

|  |   |   |  |   |   |   |  |
|--|---|---|--|---|---|---|--|
|  <p><b>10</b></p> | <p><b>Affordable Housing Unit</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>60</b></p> | <p><b>Streetscape Improvements</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>120</b></p> | <p><b>Pocket Park</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>2</b></p> | <p><b>Off-Street Parking</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |
|--|---|---|--|---|---|---|--|

$10 \times 3 = 30$ 
 $+$ 
 $60 \times 2 = 120$ 
 $+$ 
 $120 \times \square$ 
 $+$ 
 $2 \times 5 = 10$ 
 $=$ 
160
  
Total Points

### Buildings

|  |  |  |   |   |  |  |   |
|--|--|--|---|---|--|--|---|
|  <p><b>60</b></p> | <p><b>Apartments with Commercial</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>3</b></p> | <p><b>Triple Decker</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>1</b></p> | <p><b>Single Family or ADU</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>20</b></p> | <p><b>Commercial Enhancements</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |
|--|--|--|---|---|--|--|---|

$60 \times 3 = 180$ 
 $+$ 
 $3 \times \square$ 
 $+$ 
 $1 \times \square$ 
 $+$ 
 $20 \times 2 = 40$ 
 $=$ 
220
  
Total Points

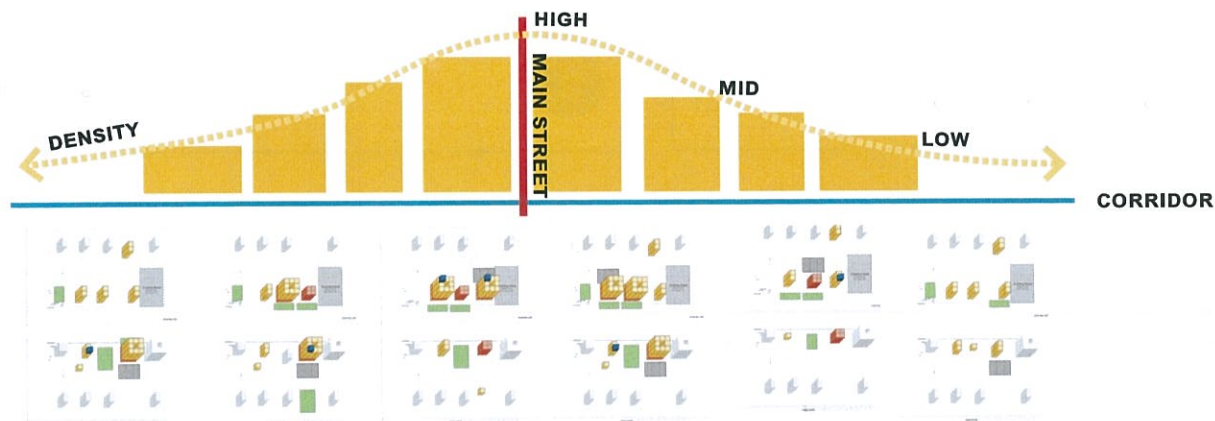


## Group Exercise

### Instructions (20 mins)

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### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|  |  |  |  |
|--|--|--|--|
| <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> |
|--|--|--|--|

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: Torhan Age: 65 Gender: male

### Housing

- Existing rates of **home ownership** are preserved. ....  1
- Existing rates/ratios of **affordability** are **preserved and enhanced**:.....  2
- Future development offers a diverse mix of **housing types**. ....  4
- Participation in existing housing programs increases. ....  3

### Jobs + Economy

- The number of **resident-owned small businesses** grows.....  3
- Existing community and businesses **wealth and incomes** rise. ....  2
- Increase in businesses that are frequented by **Mattapan residents and visitors**:.....  1
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood.....  4

### Mobility

- Number of fatal and injury crashes decreased. ....  3
- Households with access** to rapid transit, bikeshare and carshare increases.....  2
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases.....  4
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....  1

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather.  1
- Access** to educational, civic and open spaces is increased.....  2
- Preserve and strengthen** the existing culture and community. ....  3
- Identify and implement **placemaking** strategies to emphasize community identity. ....  4



# Individual Exercise

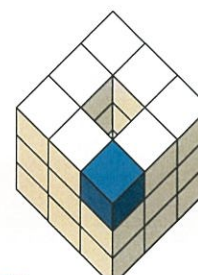
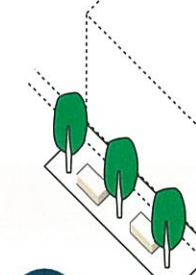
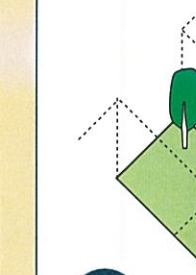
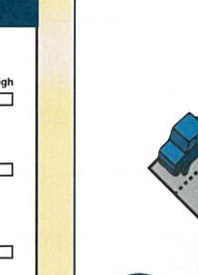
## Instructions (15 mins)

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1. Select **TEN "community improvements"** that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for **"community improvements"**.
3. Select as many of your preferred **"buildings"** as you need to match (or exceed) the number of points you tallied for your desired **"community improvements."**

**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

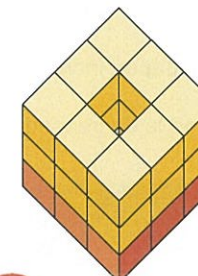
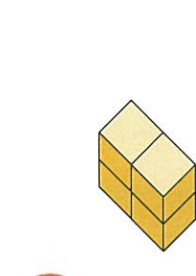


|  |   |   |  |   |   |   |  |
|--|---|---|--|---|---|---|--|
|  <p><b>10</b></p> | <p><b>Affordable Housing Unit</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |  <p><b>60</b></p> | <p><b>Streetscape Improvements</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |  <p><b>120</b></p> | <p><b>Pocket Park</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |  <p><b>2</b></p> | <p><b>Off-Street Parking</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |
|--|---|---|--|---|---|---|--|

$$10 \times \boxed{5} + 60 \times \boxed{3} + 120 \times \boxed{1} + 2 \times \boxed{1} = 352$$

Total Points

$$300 + 50 + 2 = 352$$

### Buildings

|  |  |  |   |   |  |  |   |
|--|--|--|---|---|--|--|---|
|  <p><b>60</b></p> | <p><b>Apartments with Commercial</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |  <p><b>3</b></p> | <p><b>Triple Decker</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |  <p><b>1</b></p> | <p><b>Single Family or ADU</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |  <p><b>20</b></p> | <p><b>Commercial Enhancements</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |
|--|--|--|---|---|--|--|---|

$$60 \times \boxed{3} + 3 \times \boxed{10} + 1 \times \boxed{20} + 20 \times \boxed{6} = 350$$

Total Points

$$180 + 30 + 20 + 120 = 350$$

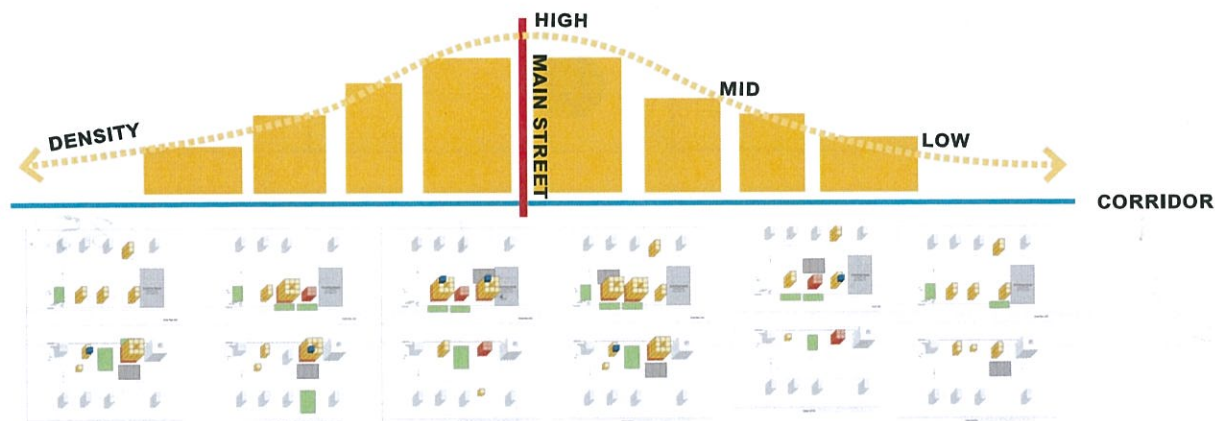


## Group Exercise

### Instructions (20 mins)

- Working in **small groups of four**, discuss your choices for “**community improvements**” and “**buildings**” from the previous exercise.
- As a group, select “**community improvement**” cards and “**building**” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
- As a group, circle one “**community asset**” on the map. This is to acknowledge that Mattapan’s corridors already have many assets that need to be considered in the context of corridor improvements.
- With the help of your table facilitator, arrange your group’s corridor alongside those of the other groups at your table. Discuss trade-offs between the various “**building densities**” and “**community improvements**”. Your facilitator will tally the number of points you end up having of “**community improvements**” and “**buildings**”.

**NOTE:** The total points for “community improvements” and “buildings” should be equal to one another. If your group has more “community improvement” points than “building” points, then either reduce your “community improvements” or increase your “building” densities.



### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|   |   |   |   |
|---|---|---|---|
|   |   |   |   |
| <b>Housing</b><br>Low _____ High<br><b>Jobs + Economy</b><br>_____<br><b>Mobility</b><br>_____<br><b>People + Places</b><br>_____ | <b>Housing</b><br>Low _____ High<br><b>Jobs + Economy</b><br>_____<br><b>Mobility</b><br>_____<br><b>People + Places</b><br>_____ | <b>Housing</b><br>Low _____ High<br><b>Jobs + Economy</b><br>_____<br><b>Mobility</b><br>_____<br><b>People + Places</b><br>_____ | <b>Housing</b><br>Low _____ High<br><b>Jobs + Economy</b><br>_____<br><b>Mobility</b><br>_____<br><b>People + Places</b><br>_____ |

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: **Jahiem** Age: **17** Gender: **Male**

### Housing

- Existing rates of **home ownership** are preserved. .... **2**
- Existing rates/ratios of **affordability** are **preserved and enhanced**..... **1**
- Future development offers a diverse mix of **housing types**. .... **3**
- Participation in existing housing programs increases. .... **4**

### Jobs + Economy

- The number of **resident-owned small businesses** grows..... **2**
- Existing community and businesses **wealth and incomes** rise. .... **1**
- Increase in businesses that are frequented by **Mattapan residents and visitors**..... **4**
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood..... **3**

### Mobility

- Number of fatal and injury crashes decreased. .... **3**
- Households with access** to rapid transit, bikeshare and carshare increases..... **1**
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases..... **2**
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. .... **4**

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather. **2**
- Access** to educational, civic and open spaces is increased..... **1**
- Preserve and strengthen** the existing culture and community. .... **3**
- Identify and implement **placemaking** strategies to emphasize community identity. .... **4**



# Individual Exercise

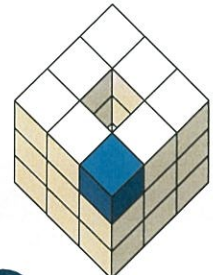
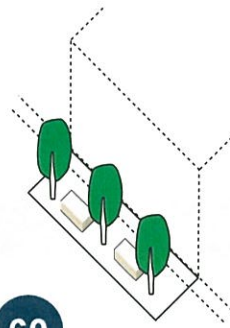
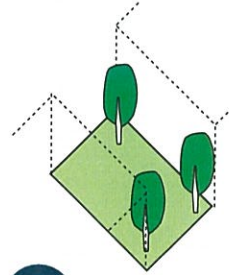
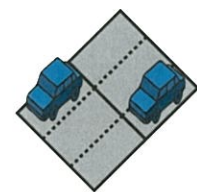
## Instructions (15 mins)

**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridors workshop.

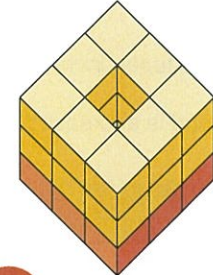


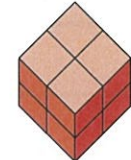
1. Select **TEN** "community improvements" that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
3. Select as many of your preferred "buildings" as you need to match (or exceed) the number of points you tallied for your desired "community improvements."

**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

|   |   |  |   |         |   |       |   |     |              |
|---|---|--|---|---------|---|-------|---|-----|--------------|
|  <p><b>Affordable Housing Unit</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: Low to High (1/5 filled)</p> <p>Mobility: Low to High (1/5 filled)</p> <p>People + Places: Low to High (1/5 filled)</p> <p>10</p> |  <p><b>Streetscape Improvements</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: Low to High (1/5 filled)</p> <p>Mobility: Low to High (1/5 filled)</p> <p>People + Places: Low to High (1/5 filled)</p> <p>60</p> |  <p><b>Pocket Park</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: Low to High (1/5 filled)</p> <p>Mobility: Low to High (1/5 filled)</p> <p>People + Places: Low to High (1/5 filled)</p> <p>120</p> |  <p><b>Off-Street Parking</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: Low to High (1/5 filled)</p> <p>Mobility: Low to High (1/5 filled)</p> <p>People + Places: Low to High (1/5 filled)</p> <p>2</p> |         |   |       |   |     |              |
| 10 x 4  | +   | 60 x 1   | +   | 120 x 0 | + | 2 x 5 | = | 110 | Total Points |

### Buildings

|  |  |   |   |       |   |        |   |     |              |
|--|--|---|---|-------|---|--------|---|-----|--------------|
|  <p><b>Apartments with Commercial</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: Low to High (1/5 filled)</p> <p>Mobility: Low to High (1/5 filled)</p> <p>People + Places: Low to High (1/5 filled)</p> <p>60</p> |  <p><b>Triple Decker</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: Low to High (1/5 filled)</p> <p>Mobility: Low to High (1/5 filled)</p> <p>People + Places: Low to High (1/5 filled)</p> <p>3</p> |  <p><b>Single Family or ADU</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: Low to High (1/5 filled)</p> <p>Mobility: Low to High (1/5 filled)</p> <p>People + Places: Low to High (1/5 filled)</p> <p>1</p> |  <p><b>Commercial Enhancements</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: Low to High (1/5 filled)</p> <p>Mobility: Low to High (1/5 filled)</p> <p>People + Places: Low to High (1/5 filled)</p> <p>20</p> |       |   |        |   |     |              |
| 60 x 1   | +  | 3 x 3   | +   | 1 x 1 | + | 20 x 2 | = | 110 | Total Points |

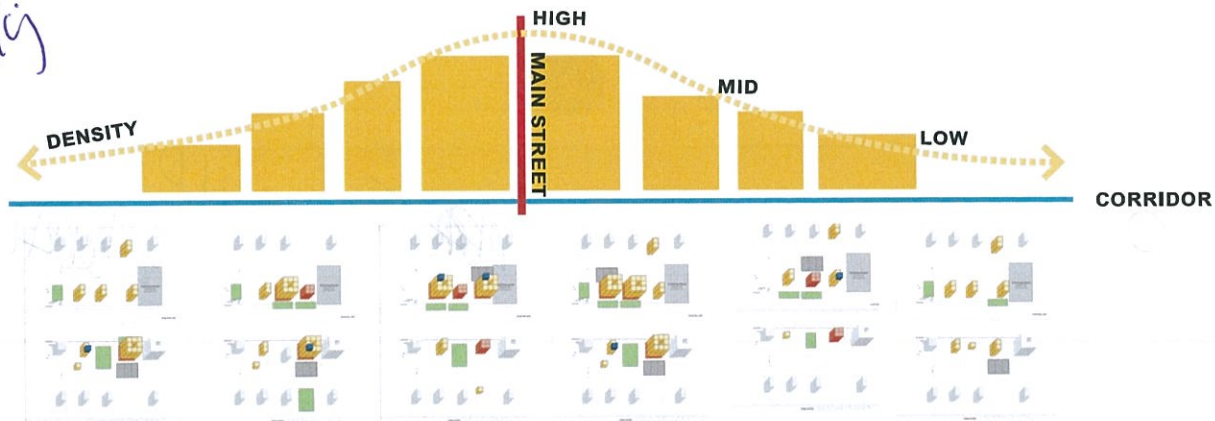


## Group Exercise

### Instructions (20 mins)

- Working in **small groups of four**, discuss your choices for “**community improvements**” and “**buildings**” from the previous exercise.
- As a group, select “**community improvement**” cards and “**building**” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
- As a group, circle one “**community asset**” on the map. This is to acknowledge that Mattapan’s corridors already have many assets that need to be considered in the context of corridor improvements.
- With the help of your table facilitator, arrange your group’s corridor alongside those of the other groups at your table. Discuss trade-offs between the various “**building densities**” and “**community improvements**”. Your facilitator will tally the number of points you end up having of “**community improvements**” and “**buildings**”.

**NOTE:** The total points for “community improvements” and “buildings” should be equal to one another. If your group has more “community improvement” points than “building” points, then either reduce your “community improvements” or increase your “building” densities.



### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|  |  |  |  |
|--|--|--|--|
| <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> |
|--|--|--|--|

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: Russell Age: 50 Gender: M

### Housing

- Existing rates of **home ownership** are preserved. ....  1
- Existing rates/ratios of **affordability** are **preserved and enhanced**. ....  3
- Future development offers a diverse mix of **housing types**. ....  2
- Participation in existing housing programs increases. ....  4

### Jobs + Economy

- The number of **resident-owned small businesses** grows. ....  1
- Existing community and businesses **wealth and incomes** rise. ....  2
- Increase in businesses that are frequented by **Mattapan residents and visitors**. ....  4
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood. ....  3

### Mobility

- Number of fatal and injury crashes decreased. ....  3
- Households with access** to rapid transit, bikeshare and carshare increases. ....  2
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases. ....  4
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....  1

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather. ....  3
- Access** to educational, civic and open spaces is increased. ....  2
- Preserve and strengthen** the existing culture and community. ....  1
- Identify and implement **placemaking** strategies to emphasize community identity. ....  4



# Individual Exercise

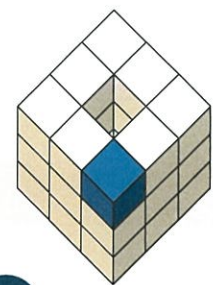
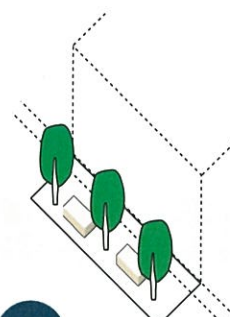
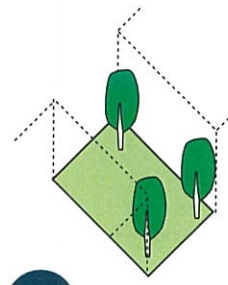
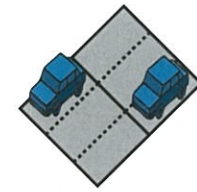
## Instructions (15 mins)

**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridors workshop.

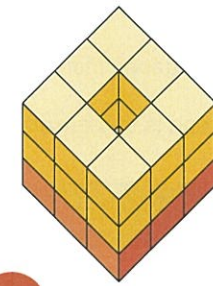


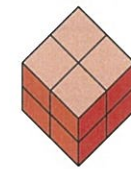
1. Select **TEN "community improvements"** that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
3. Select as many of your preferred "buildings" as you need to match (or exceed) the number of points you tallied for your desired "community improvements."

**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

|  |   |   |  |   |   |   |  |
|--|---|---|--|---|---|---|--|
|  <p><b>10</b></p> | <p><b>Affordable Housing Unit</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |  <p><b>60</b></p> | <p><b>Streetscape Improvements</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |  <p><b>120</b></p> | <p><b>Pocket Park</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |  <p><b>2</b></p> | <p><b>Off-Street Parking</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |
| 10 x <input type="text" value="2"/>  | +   | 60 x <input type="text" value="3"/>   | +  | 120 x <input type="text" value=""/>   | +   | 2 x <input type="text" value="5"/>  | = <input type="text" value="210"/>   |
|  |   |   |  |   |   |   | Total Points   |

### Buildings

|  |  |   |   |   |  |  |   |
|--|--|---|---|---|--|--|---|
|  <p><b>60</b></p> | <p><b>Apartments with Commercial</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |  <p><b>3</b></p> | <p><b>Triple Decker</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |  <p><b>1</b></p> | <p><b>Single Family or ADU</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |  <p><b>20</b></p> | <p><b>Commercial Enhancements</b></p> <p>Housing: [Low to High bar]</p> <p>Jobs + Economy: [Low to High bar]</p> <p>Mobility: [Low to High bar]</p> <p>People + Places: [Low to High bar]</p> |
| 60 x <input type="text" value="3"/>  | +  | 3 x <input type="text" value="2"/>  | +   | 1 x <input type="text" value=""/>   | +  | 20 x <input type="text" value="3"/>  | = <input type="text" value="246"/>  |
|  |  |   |   |   |  |  | Total Points  |

+ 180  
+ 60

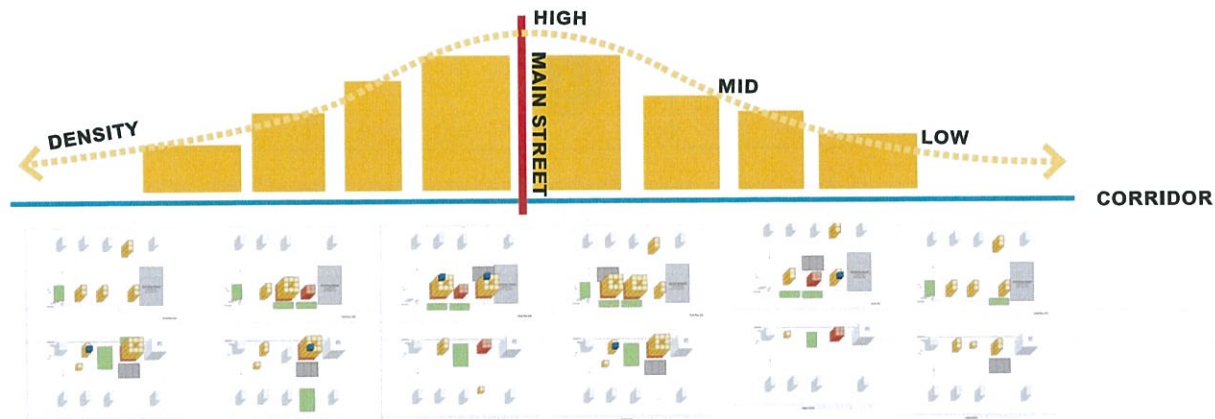


## Group Exercise

### Instructions (20 mins)

- Working in **small groups of four**, discuss your choices for “**community improvements**” and “**buildings**” from the previous exercise.
- As a group, select “**community improvement**” cards and “**building**” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
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### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|  |  |  |  |
|--|--|--|--|
| <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> |
|--|--|--|--|

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: Dacie Age: 27 Gender: f

### Housing

- Existing rates of **home ownership** are preserved. .... 2
- Existing rates/ratios of **affordability** are **preserved and enhanced**. .... 3
- Future development offers a diverse mix of **housing types**. *no market rate* ..... 1
- Participation in existing housing programs increases. *lot of affordable (different levels of Am)* ..... 4

### Jobs + Economy

- The number of **resident-owned small businesses** grows. .... 3
- Existing community and businesses **wealth and incomes** rise. .... 2
- Increase in businesses that are frequented by **Mattapan residents and visitors**. .... 1
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood. .... 4

### Mobility

- Number of fatal and injury crashes decreased. .... 4
- Households with access** to rapid transit, bikeshare and carshare increases. .... 3
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases. .... 1
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. .... 2

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather. .... 3
- Access** to educational, civic and open spaces is increased. .... 2
- Preserve and strengthen** the existing culture and community. .... 1
- Identify and implement **placemaking** strategies to emphasize **community identity**. .... 4



# Individual Exercise

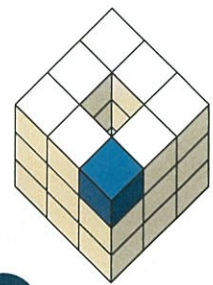
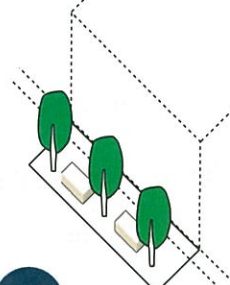
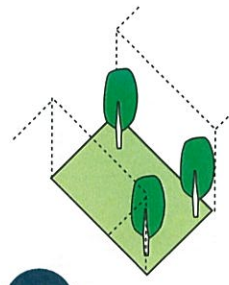
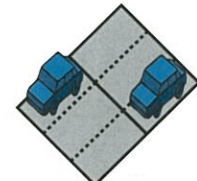




## Instructions (15 mins)

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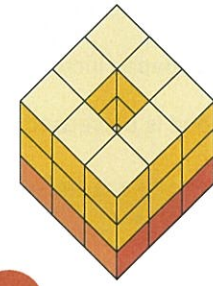


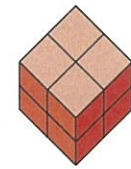




1. Select **TEN** "community improvements" that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
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3. Select as many of your preferred "buildings" as you need to match (or exceed) the number of points you tallied for your desired "community improvements."

**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

|  |   |   |  |   |   |   |  |              |
|--|---|---|--|---|---|---|--|--------------|
|  <p><b>10</b></p> | <p><b>Affordable Housing Unit</b></p> <p>Housing: Low to High (1/4 filled)</p> <p>Jobs + Economy: Low to High (1/4 filled)</p> <p>Mobility: Low to High (1/4 filled)</p> <p>People + Places: Low to High (1/4 filled)</p> |  <p><b>60</b></p> | <p><b>Streetscape Improvements</b></p> <p>Housing: Low to High (1/4 filled)</p> <p>Jobs + Economy: Low to High (1/4 filled)</p> <p>Mobility: Low to High (1/4 filled)</p> <p>People + Places: Low to High (1/4 filled)</p> |  <p><b>120</b></p> | <p><b>Pocket Park</b></p> <p>Housing: Low to High (1/4 filled)</p> <p>Jobs + Economy: Low to High (1/4 filled)</p> <p>Mobility: Low to High (1/4 filled)</p> <p>People + Places: Low to High (1/4 filled)</p> |  <p><b>2</b></p> | <p><b>Off-Street Parking</b></p> <p>Housing: Low to High (1/4 filled)</p> <p>Jobs + Economy: Low to High (1/4 filled)</p> <p>Mobility: Low to High (1/4 filled)</p> <p>People + Places: Low to High (1/4 filled)</p> |              |
| 10 x            | +   | 60 x           | +  | 120 x            | +   | 2 x            | =  | <b>36</b>    |
|  |   |   |  |   |   |   |  | Total Points |

### Buildings

|  |  |   |   |   |  |  |   |              |
|--|--|---|---|---|--|--|---|--------------|
|  <p><b>60</b></p> | <p><b>Apartments with Commercial</b></p> <p>Housing: Low to High (1/4 filled)</p> <p>Jobs + Economy: Low to High (1/4 filled)</p> <p>Mobility: Low to High (1/4 filled)</p> <p>People + Places: Low to High (1/4 filled)</p> |  <p><b>3</b></p> | <p><b>Triple Decker</b></p> <p>Housing: Low to High (1/4 filled)</p> <p>Jobs + Economy: Low to High (1/4 filled)</p> <p>Mobility: Low to High (1/4 filled)</p> <p>People + Places: Low to High (1/4 filled)</p> |  <p><b>1</b></p> | <p><b>Single Family or ADU</b></p> <p>Housing: Low to High (1/4 filled)</p> <p>Jobs + Economy: Low to High (1/4 filled)</p> <p>Mobility: Low to High (1/4 filled)</p> <p>People + Places: Low to High (1/4 filled)</p> |  <p><b>20</b></p> | <p><b>Commercial Enhancements</b></p> <p>Housing: Low to High (1/4 filled)</p> <p>Jobs + Economy: Low to High (1/4 filled)</p> <p>Mobility: Low to High (1/4 filled)</p> <p>People + Places: Low to High (1/4 filled)</p> |              |
| 60 x              | +  | 3 x              | +   | 1 x              | +  | 20 x              | =   | <b>363</b>   |
|  |  |   |   |   |  |  |   | Total Points |

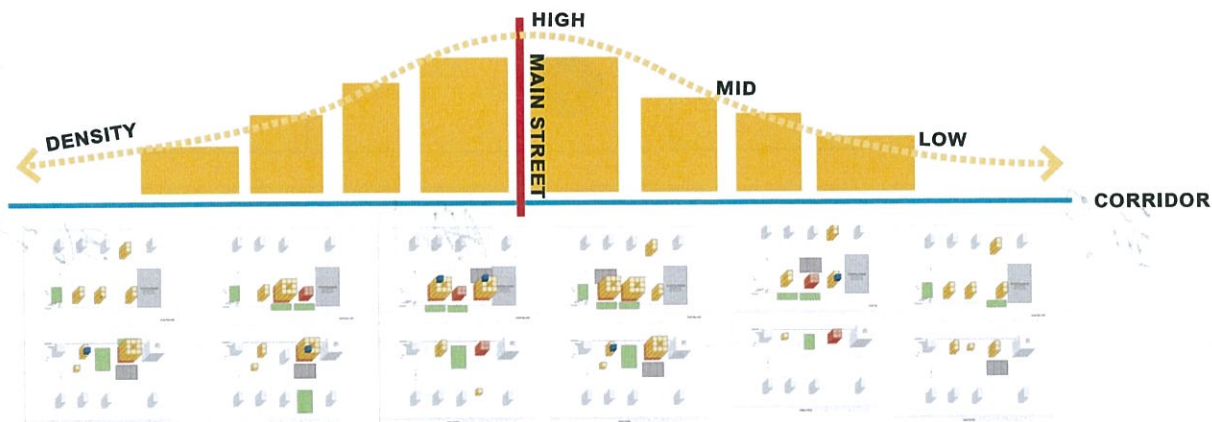


## Group Exercise

### Instructions (20 mins)

- Working in **small groups of four**, discuss your choices for “community improvements” and “buildings” from the previous exercise.
- As a group, select “community improvement” cards and “building” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
- As a group, circle one “community asset” on the map. This is to acknowledge that Mattapan’s corridors already have many assets that need to be considered in the context of corridor improvements.
- With the help of your table facilitator, arrange your group’s corridor alongside those of the other groups at your table. Discuss trade-offs between the various “building densities” and “community improvements”. Your facilitator will tally the number of points you end up having of “community improvements” and “buildings”.

**NOTE:** The total points for “community improvements” and “buildings” should be equal to one another. If your group has more “community improvement” points than “building” points, then either reduce your “community improvements” or increase your “building” densities.



### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|  |  |  |  |
|--|--|--|--|
| <p><b>Housing</b></p> <p>Low <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> High</p> <p><b>Jobs + Economy</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><b>Mobility</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><b>People + Places</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> | <p><b>Housing</b></p> <p>Low <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> High</p> <p><b>Jobs + Economy</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><b>Mobility</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><b>People + Places</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> | <p><b>Housing</b></p> <p>Low <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> High</p> <p><b>Jobs + Economy</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><b>Mobility</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><b>People + Places</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> | <p><b>Housing</b></p> <p>Low <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> High</p> <p><b>Jobs + Economy</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><b>Mobility</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><b>People + Places</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> |
|--|--|--|--|

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: Barbara Age: 74 Gender: F

### Housing

- Existing rates of **home ownership** are preserved. ....  3
- Existing rates/ratios of **affordability** are preserved and enhanced:.....  2
- Future development offers a diverse mix of **housing types**. ....  4
- Participation in existing housing programs increases. ....  1

### Jobs + Economy

- The number of **resident-owned small businesses** grows.....  2
- Existing community and businesses **wealth and incomes** rise. ....  1
- Increase in businesses that are frequented by **Mattapan residents and visitors**:.....  3
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood.....  4

### Mobility

- Number of fatal and injury crashes decreased. ....  1
- Households with access** to rapid transit, bikeshare and carshare increases.....  4
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases:.....  2
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....  3

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather.  3
- Access** to educational, civic and open spaces is increased.....  4
- Preserve and strengthen** the existing culture and community. ....
- Identify and implement **placemaking** strategies to emphasize community identity. ....



# Individual Exercise

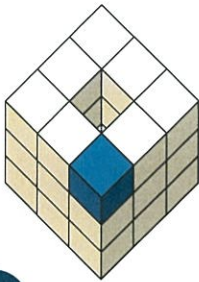
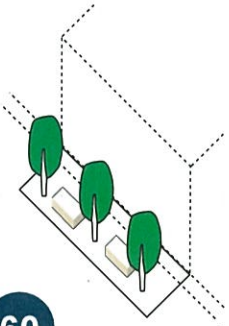
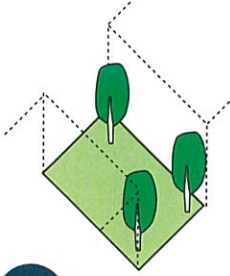
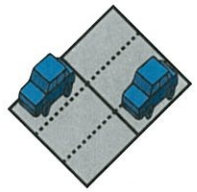
**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridors workshop.

## Instructions (15 mins)

1. Select **TEN** "community improvements" that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
3. Select as many of your preferred "buildings" as you need to match (or exceed) the number of points you tallied for your desired "community improvements."

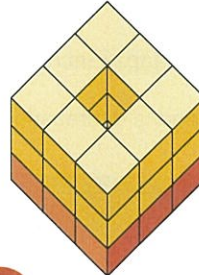


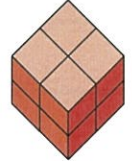
**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

|  |   |   |  |   |   |   |  |
|--|---|---|--|---|---|---|--|
|  <p><b>10</b></p> | <p><b>Affordable Housing Unit</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>60</b></p> | <p><b>Streetscape Improvements</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>120</b></p> | <p><b>Pocket Park</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>2</b></p> | <p><b>Off-Street Parking</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |
|--|---|---|--|---|---|---|--|

$10 \times 4 = 40$ 
 $+ 60 \times 2 = 120$ 
 $+ 120 \times 2 = 240$ 
 $+ 2 \times 2 = 4$ 
 $= 404$ 
  
 Total Points

### Buildings

|  |  |   |   |   |  |  |   |
|--|--|---|---|---|--|--|---|
|  <p><b>60</b></p> | <p><b>Apartments with Commercial</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>3</b></p> | <p><b>Triple Decker</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>1</b></p> | <p><b>Single Family or ADU</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>20</b></p> | <p><b>Commercial Enhancements</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |
|--|--|---|---|---|--|--|---|

$60 \times 3 = 180$ 
 $+ 3 \times 40 = 120$ 
 $+ 1 \times 44 = 44$ 
 $+ 20 \times 3 = 60$ 
 $= 404$ 
  
 Total Points

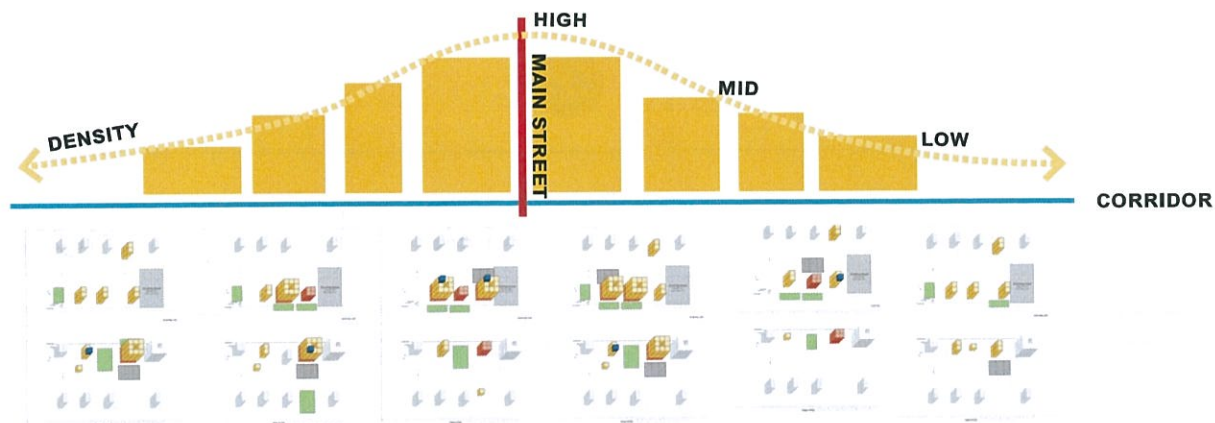


## Group Exercise

### Instructions (20 mins)

- Working in **small groups of four**, discuss your choices for “**community improvements**” and “**buildings**” from the previous exercise.
- As a group, select “**community improvement**” cards and “**building**” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
- As a group, circle one “**community asset**” on the map. This is to acknowledge that Mattapan’s corridors already have many assets that need to be considered in the context of corridor improvements.
- With the help of your table facilitator, arrange your group’s corridor alongside those of the other groups at your table. Discuss trade-offs between the various “**building densities**” and “**community improvements**”. Your facilitator will tally the number of points you end up having of “**community improvements**” and “**buildings**”.

**NOTE:** The total points for “community improvements” and “buildings” should be equal to one another. If your group has more “community improvement” points than “building” points, then either reduce your “community improvements” or increase your “building” densities.



### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|  |  |  |  |
|--|--|--|--|
| <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> |
|--|--|--|--|

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: Akeem Age: 35 Gender: M

### Housing

- Existing rates of **home ownership** are preserved. ....  2
- Existing rates/ratios of **affordability** are **preserved and enhanced**: .....  1
- Future development offers a diverse mix of **housing types**. ....  3
- Participation in existing housing programs increases. ....  4

### Jobs + Economy

- The number of **resident-owned small businesses** grows: .....  1
- Existing community and businesses **wealth and incomes** rise. ....  3
- Increase in businesses that are frequented by **Mattapan residents and visitors**: .....  2
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood: .....  4

### Mobility

- Number of fatal and injury crashes decreased. ....  4
- Households with access** to rapid transit, bikeshare and carshare increases: .....  3
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases: .....  1
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....  2

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather. ....  3
- Access** to educational, civic and open spaces is increased: .....  2
- Preserve and strengthen** the existing culture and community. ....  1
- Identify and implement **placemaking** strategies to emphasize community identity. ....  4



# Individual Exercise

10 x 1

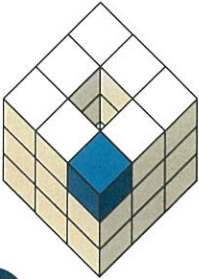
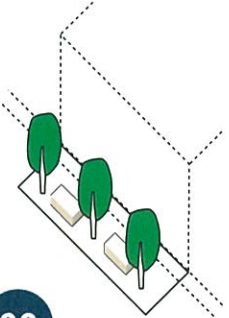
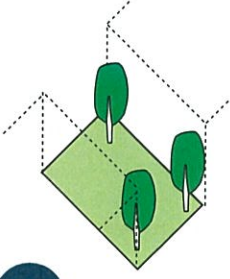
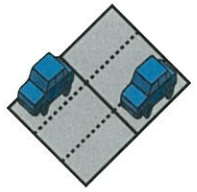
## Instructions (15 mins)

**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridors workshop.

1. Select **TEN "community improvements"** that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
3. Select as many of your preferred "buildings" as you need to match (or exceed) the number of points you tallied for your desired "community improvements."

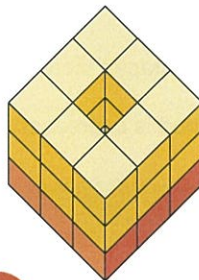


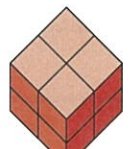
**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

|  |   |   |  |   |   |   |  |
|--|---|---|--|---|---|---|--|
|  <p><b>10</b></p> | <p><b>Affordable Housing Unit</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |  <p><b>60</b></p> | <p><b>Streetscape Improvements</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |  <p><b>120</b></p> | <p><b>Pocket Park</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |  <p><b>2</b></p> | <p><b>Off-Street Parking</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |
|--|---|---|--|---|---|---|--|

$10 \times 4 = 40$  +  $60 \times 3 = 180$  +  $120 \times 2 = 240$  +  $2 \times 12 = 24$  = **462** Total Points

### Buildings

|  |  |   |   |   |  |  |   |
|--|--|---|---|---|--|--|---|
|  <p><b>60</b></p> | <p><b>Apartments with Commercial</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |  <p><b>3</b></p> | <p><b>Triple Decker</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |  <p><b>1</b></p> | <p><b>Single Family or ADU</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |  <p><b>20</b></p> | <p><b>Commercial Enhancements</b></p> <p>Housing: [Low to High scale]</p> <p>Jobs + Economy: [Low to High scale]</p> <p>Mobility: [Low to High scale]</p> <p>People + Places: [Low to High scale]</p> |
|--|--|---|---|---|--|--|---|

$60 \times 4 = 240$  +  $3 \times 10 = 30$  +  $1 \times 32 = 32$  +  $20 \times 8 = 160$  = **462** Total Points

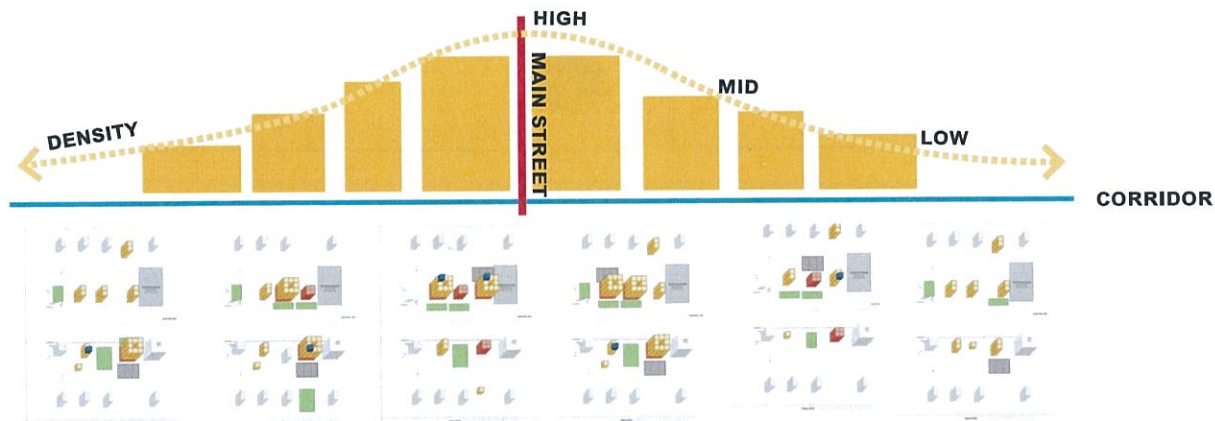


## Group Exercise

### Instructions (20 mins)

1. Working in **small groups of four**, discuss your choices for “**community improvements**” and “**buildings**” from the previous exercise.
2. As a group, select “**community improvement**” cards and “**building**” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
3. As a group, circle one “**community asset**” on the map. This is to acknowledge that Mattapan’s corridors already have many assets that need to be considered in the context of corridor improvements.
4. With the help of your table facilitator, arrange your group’s corridor alongside those of the other groups at your table. Discuss trade-offs between the various “**building densities**” and “**community improvements**”. Your facilitator will tally the number of points you end up having of “**community improvements**” and “**buildings**”.

**NOTE:** The total points for “community improvements” and “buildings” should be equal to one another. If your group has more “community improvement” points than “building” points, then either reduce your “community improvements” or increase your “building” densities.



### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|                                  |                                  |                                  |                                  |
|----------------------------------|----------------------------------|----------------------------------|----------------------------------|
|                                  |                                  |                                  |                                  |
| <b>Housing</b><br>Low _____ High | <b>Housing</b><br>Low _____ High | <b>Housing</b><br>Low _____ High | <b>Housing</b><br>Low _____ High |
| <b>Jobs + Economy</b><br>_____   | <b>Jobs + Economy</b><br>_____   | <b>Jobs + Economy</b><br>_____   | <b>Jobs + Economy</b><br>_____   |
| <b>Mobility</b><br>_____         | <b>Mobility</b><br>_____         | <b>Mobility</b><br>_____         | <b>Mobility</b><br>_____         |
| <b>People + Places</b><br>_____  | <b>People + Places</b><br>_____  | <b>People + Places</b><br>_____  | <b>People + Places</b><br>_____  |

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: Chad Age: 33 Gender: Male

### Housing

1. Existing rates of **home ownership** are preserved. ....  1
2. Existing rates/ratios of **affordability** are **preserved and enhanced**. ....  1
3. Future development offers a diverse mix of **housing types**. ....  2
4. Participation in existing housing programs increases. ....  2

### Jobs + Economy

1. The number of **resident-owned small businesses** grows. ....  1
2. Existing community and businesses **wealth and incomes** rise. ....  1
3. Increase in businesses that are frequented by **Mattapan residents and visitors**. ....  1
4. Increase **access to jobs outside** of and **employment opportunities** within the neighborhood. ....  1

### Mobility

1. Number of fatal and injury crashes decreased. ....  2
2. **Households with access** to rapid transit, bikeshare and carshare increases. ....  3
3. **Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases. ....  3
4. **Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....  2

### People + Places

1. Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather. ....  3
2. **Access** to educational, civic and open spaces is increased. ....  2
3. **Preserve and strengthen** the existing culture and community. ....  1
4. Identify and implement **placemaking** strategies to emphasize community identity. ....  1



# Individual Exercise

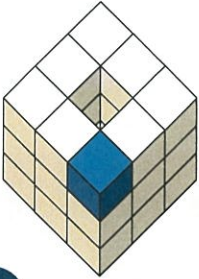
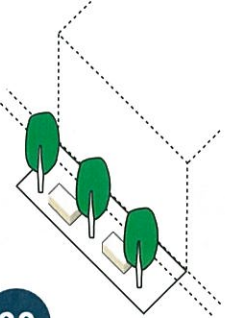
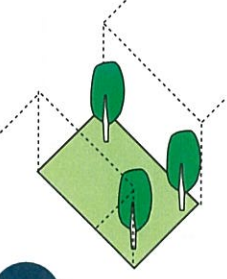
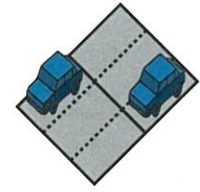
## Instructions (15 mins)

**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridors workshop.

1. Select **TEN "community improvements"** that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for **"community improvements"**.
3. Select as many of your preferred **"buildings"** as you need to match (or exceed) the number of points you tallied for your desired **"community improvements."**

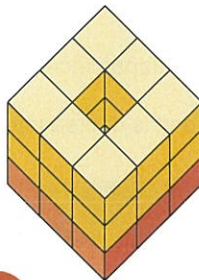


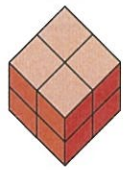
**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

|  |   |   |  |   |   |   |  |
|--|---|---|--|---|---|---|--|
|  <p><b>10</b></p> | <p><b>Affordable Housing Unit</b></p> <p>Housing: [Low to High bar, 1/3 filled]</p> <p>Jobs + Economy: [Low to High bar, 1/3 filled]</p> <p>Mobility: [Low to High bar, 1/3 filled]</p> <p>People + Places: [Low to High bar, 1/3 filled]</p> |  <p><b>60</b></p> | <p><b>Streetscape Improvements</b></p> <p>Housing: [Low to High bar, 1/3 filled]</p> <p>Jobs + Economy: [Low to High bar, 1/3 filled]</p> <p>Mobility: [Low to High bar, 1/3 filled]</p> <p>People + Places: [Low to High bar, 1/3 filled]</p> |  <p><b>120</b></p> | <p><b>Pocket Park</b></p> <p>Housing: [Low to High bar, 1/3 filled]</p> <p>Jobs + Economy: [Low to High bar, 1/3 filled]</p> <p>Mobility: [Low to High bar, 1/3 filled]</p> <p>People + Places: [Low to High bar, 1/3 filled]</p> |  <p><b>2</b></p> | <p><b>Off-Street Parking</b></p> <p>Housing: [Low to High bar, 1/3 filled]</p> <p>Jobs + Economy: [Low to High bar, 1/3 filled]</p> <p>Mobility: [Low to High bar, 1/3 filled]</p> <p>People + Places: [Low to High bar, 1/3 filled]</p> |
|--|---|---|--|---|---|---|--|

$10 \times 5 = 50$ 
 $+ 60 \times 3 = 120$ 
 $+ 120 \times 2 = 240$ 
 $+ 2 \times \square = \square$ 
 Total Points

### Buildings

|  |  |   |   |   |  |  |   |
|--|--|---|---|---|--|--|---|
|  <p><b>60</b></p> | <p><b>Apartments with Commercial</b></p> <p>Housing: [Low to High bar, 1/3 filled]</p> <p>Jobs + Economy: [Low to High bar, 1/3 filled]</p> <p>Mobility: [Low to High bar, 1/3 filled]</p> <p>People + Places: [Low to High bar, 1/3 filled]</p> |  <p><b>3</b></p> | <p><b>Triple Decker</b></p> <p>Housing: [Low to High bar, 1/3 filled]</p> <p>Jobs + Economy: [Low to High bar, 1/3 filled]</p> <p>Mobility: [Low to High bar, 1/3 filled]</p> <p>People + Places: [Low to High bar, 1/3 filled]</p> |  <p><b>1</b></p> | <p><b>Single Family or ADU</b></p> <p>Housing: [Low to High bar, 1/3 filled]</p> <p>Jobs + Economy: [Low to High bar, 1/3 filled]</p> <p>Mobility: [Low to High bar, 1/3 filled]</p> <p>People + Places: [Low to High bar, 1/3 filled]</p> |  <p><b>20</b></p> | <p><b>Commercial Enhancements</b></p> <p>Housing: [Low to High bar, 1/3 filled]</p> <p>Jobs + Economy: [Low to High bar, 1/3 filled]</p> <p>Mobility: [Low to High bar, 1/3 filled]</p> <p>People + Places: [Low to High bar, 1/3 filled]</p> |
|--|--|---|---|---|--|--|---|

$60 \times \square + 3 \times \square + 1 \times \square + 20 \times \square = \square$ 
 Total Points

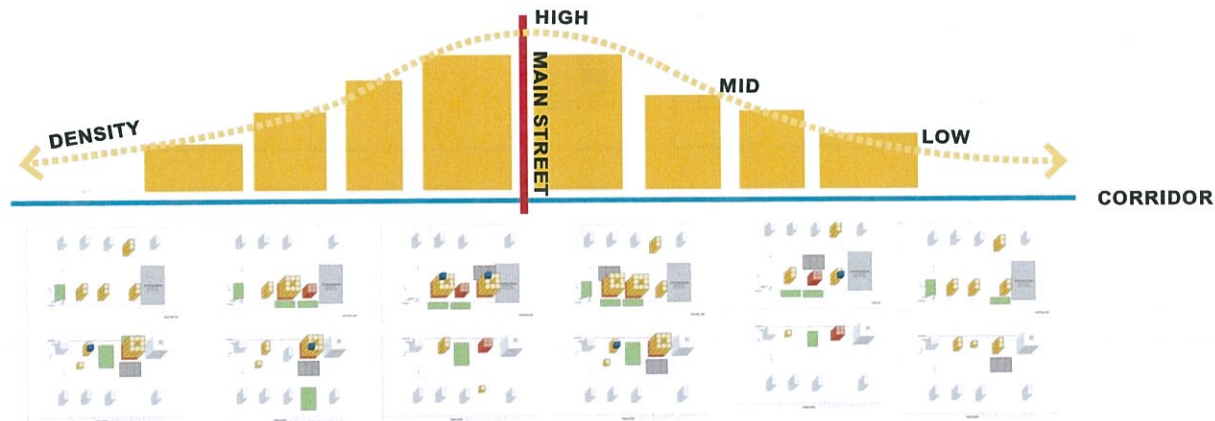


## Group Exercise

### Instructions (20 mins)

- Working in **small groups of four**, discuss your choices for “**community improvements**” and “**buildings**” from the previous exercise.
- As a group, select “**community improvement**” cards and “**building**” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
- As a group, circle one “**community asset**” on the map. This is to acknowledge that Mattapan’s corridors already have many assets that need to be considered in the context of corridor improvements.
- With the help of your table facilitator, arrange your group’s corridor alongside those of the other groups at your table. Discuss trade-offs between the various “**building densities**” and “**community improvements**”. Your facilitator will tally the number of points you end up having of “**community improvements**” and “**buildings**”.

**NOTE:** The total points for “community improvements” and “buildings” should be equal to one another. If your group has more “community improvement” points than “building” points, then either reduce your “community improvements” or increase your “building” densities.



### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|  |   |  |  |
|--|---|--|--|
| <p>Public Transportation<br/>"because I</p> <p>Housing<br/>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p>Safety Cor. Crossing<br/>the street</p> <p>Housing<br/>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p>Housing<br/>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p>Housing<br/>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> |
|--|---|--|--|

## Values & Goals

NICK COLLINS  
Rep. CULLINANE  
Repholmes

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community's values.

First name: MUE Age: 31 Gender:

### Housing

- Existing rates of **home ownership** are preserved. ....
- Existing rates/ratios of **affordability** are **preserved and enhanced**:.....
- Future development offers a diverse mix of **housing types**. ....
- Participation in existing housing programs increases. ....

### Jobs + Economy

- The number of **resident-owned small businesses** grows.....
- Existing community and businesses **wealth and incomes** rise. ....
- Increase in businesses that are frequented by **Mattapan residents and visitors**:.....
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood.....

### Mobility

- Number of fatal and injury crashes decreased. ....
- Households with access** to rapid transit, bikeshare and carshare increases.....
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases:.....
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....

### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather. ....
- Access** to educational, civic and open spaces is increased.....
- Preserve and strengthen** the existing culture and community. ....
- Identify and implement **placemaking** strategies to emphasize community identity. ....



# Individual Exercise

**GOAL:** These exercises will allow us to collectively apply the goals and values we've been discussing to future investments along the corridors. We'll work to incorporate your preferences and present back corridor schemes in our next corridors workshop.

## Instructions (15 mins)

1. Select **TEN** "community improvements" that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
3. Select as many of your preferred "buildings" as you need to match (or exceed) the number of points you tallied for your desired "community improvements."

**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

### Community Improvements

|                  |   |                  |  |                   |   |                 |  |
|------------------|---|------------------|--|-------------------|---|-----------------|--|
| <p><b>10</b></p> | <p><b>Affordable Housing Unit</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> | <p><b>60</b></p> | <p><b>Streetscape Improvements</b></p> <p>Housing: 0/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> | <p><b>120</b></p> | <p><b>Pocket Park</b></p> <p>Housing: 0/5 filled</p> <p>Jobs + Economy: 0/5 filled</p> <p>Mobility: 0/5 filled</p> <p>People + Places: 0/5 filled</p> | <p><b>2</b></p> | <p><b>Off-Street Parking</b></p> <p>Housing: 0/5 filled</p> <p>Jobs + Economy: 0/5 filled</p> <p>Mobility: 0/5 filled</p> <p>People + Places: 0/5 filled</p> |
|------------------|---|------------------|--|-------------------|---|-----------------|--|

$10 \times 4 = 40$ 
 $+$ 
 $60 \times 3 = 180$ 
 $+$ 
 $120 \times 2 = 240$ 
 $+$ 
 $2 \times 1 = 2$ 
 $=$ 
**462** Total Points

### Buildings

|                  |  |                 |   |                 |  |                  |   |
|------------------|--|-----------------|---|-----------------|--|------------------|---|
| <p><b>60</b></p> | <p><b>Apartments with Commercial</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> | <p><b>3</b></p> | <p><b>Triple Decker</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> | <p><b>1</b></p> | <p><b>Single Family or ADU</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> | <p><b>20</b></p> | <p><b>Commercial Enhancements</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |
|------------------|--|-----------------|---|-----------------|--|------------------|---|

$60 \times \square$ 
 $+$ 
 $3 \times \square$ 
 $+$ 
 $1 \times \square$ 
 $+$ 
 $20 \times \square$ 
 $=$ 
**Total Points**

60  
20  
40  
2  
362

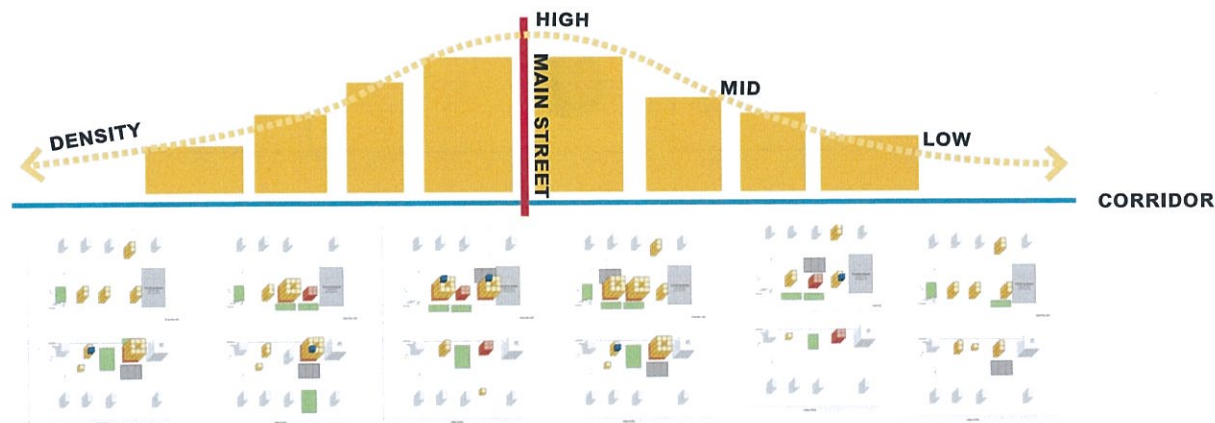


## Group Exercise

### Instructions (20 mins)

1. Working in **small groups of four**, discuss your choices for “**community improvements**” and “**buildings**” from the previous exercise.
2. As a group, select “**community improvement**” cards and “**building**” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
3. As a group, circle one “**community asset**” on the map. This is to acknowledge that Mattapan’s corridors already have many assets that need to be considered in the context of corridor improvements.
4. With the help of your table facilitator, arrange your group’s corridor alongside those of the other groups at your table. Discuss trade-offs between the various “**building densities**” and “**community improvements**”. Your facilitator will tally the number of points you end up having of “**community improvements**” and “**buildings**”.

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### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|  |  |  |  |
|--|--|--|--|
| <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> |
|--|--|--|--|

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: Age: Gender:

### Housing

1. Existing rates of **home ownership** are preserved. ....
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### Mobility

1. Number of fatal and injury crashes decreased. ....
2. **Households with access** to rapid transit, bikeshare and carshare increases.....
3. **Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases.....
4. **Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....

### People + Places

1. Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather. ....
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# Individual Exercise

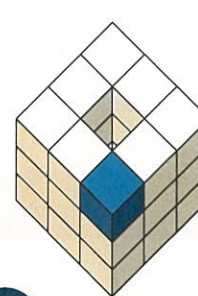
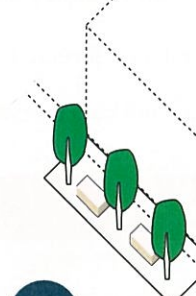
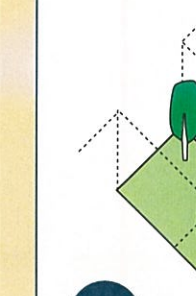
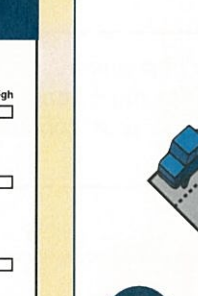
## Instructions (15 mins)

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1. Select **TEN** "community improvements" that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
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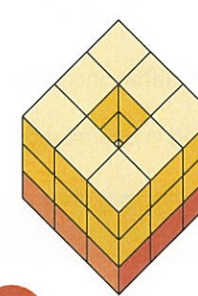
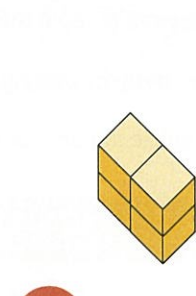

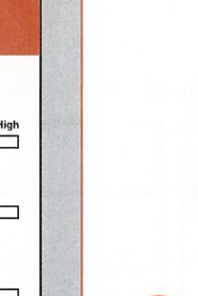
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### Community Improvements

|  |   |   |  |   |   |   |  |
|--|---|---|--|---|---|---|--|
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|--|---|---|--|---|---|---|--|

$10 \times 4$ 
+
 $60 \times 3$ 
+
 $120 \times 3$ 
+
 $2 \times 0$ 
=
580
  
Total Points

### Buildings

|  |  |  |   |   |  |  |   |
|--|--|--|---|---|--|--|---|
|  <p><b>60</b></p> | <p><b>Apartments with Commercial</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>3</b></p> | <p><b>Triple Decker</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>1</b></p> | <p><b>Single Family or ADU</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>20</b></p> | <p><b>Commercial Enhancements</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |
|--|--|--|---|---|--|--|---|

$60 \times 7$  120
+
 $3 \times 10$  30
+
 $1 \times 0$ 
+
 $20 \times 7$  140
=
590
  
Total Points

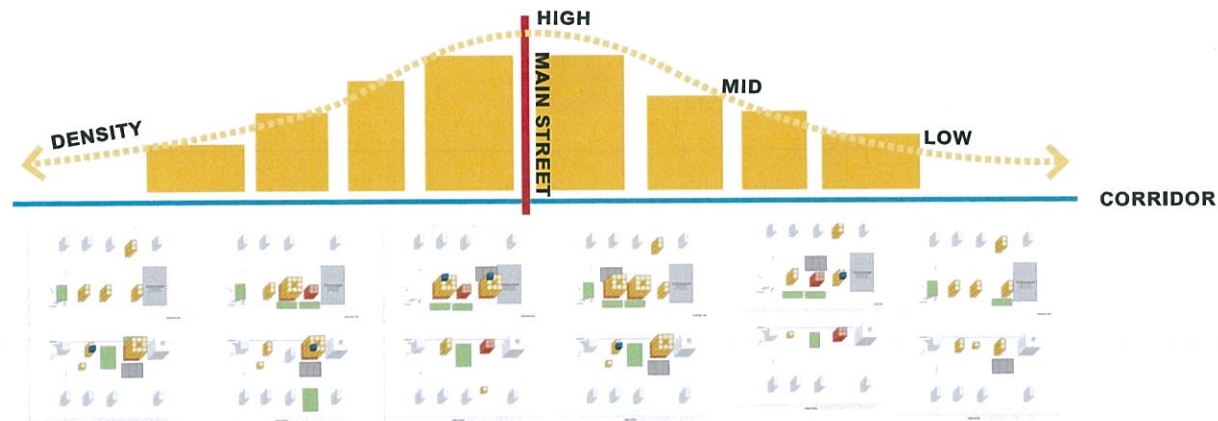


## Group Exercise

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### Wild Card

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|   |  |   |   |
|---|--|---|---|
| <p><b>PUBLIC TRANSP.</b></p> <p>Housing <b>TRANSIT systems</b></p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>PARKLETT</b></p> <p>Housing</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p>Housing</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p>Housing</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> |
|---|--|---|---|

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: **Jessie** Age: **54** Gender: **F**

### Housing

1. Existing rates of **home ownership** are preserved. ....
2. Existing rates/ratios of **affordability** are **preserved and enhanced**. ....
3. Future development offers a diverse mix of **housing types**. ....
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### Jobs + Economy

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### Mobility

1. Number of fatal and injury crashes decreased. ....
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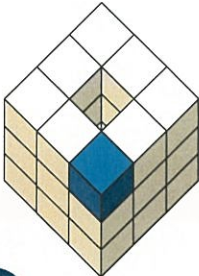
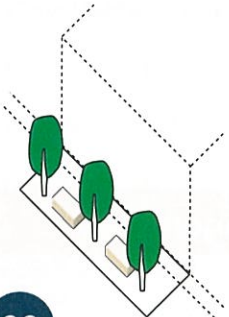
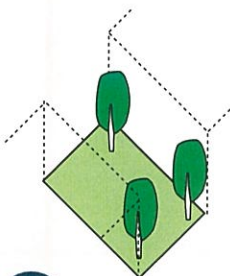
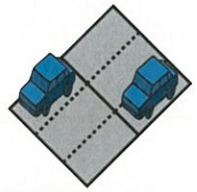
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1. Select **TEN** "community improvements" that you would most like to see along major corridors as a result of development in Mattapan (ex. 10x pocket parks OR 8x affordable units + 2x off-street parking)
2. Tally your total points for "community improvements".
3. Select as many of your preferred "buildings" as you need to match (or exceed) the number of points you tallied for your desired "community improvements."

**NOTE:** Higher densities have higher "point values" and may get you more of the "community improvements" that you want: parks, parking lots, affordable housing, commercial retail space, improved streets and sidewalks, etc.

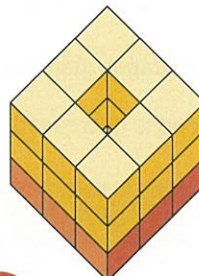


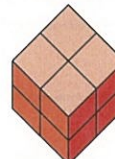
### Community Improvements

|  |   |   |  |   |   |   |  |
|--|---|---|--|---|---|---|--|
|  <p><b>10</b></p> | <p><b>Affordable Housing Unit</b></p> <p>Housing: Low to High (1/5 filled)</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>60</b></p> | <p><b>Streetscape Improvements</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>120</b></p> | <p><b>Pocket Park</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>2</b></p> | <p><b>Off-Street Parking</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |
|--|---|---|--|---|---|---|--|

$10 \times 5 = 50$ 
 $+ 60 \times 3 = 180$ 
 $+ 120 \times 1 = 120$ 
 $+ 2 \times 10 = 20$ 
 $= 370$

**Total Points**

### Buildings

|  |  |   |   |   |  |  |   |
|--|--|---|---|---|--|--|---|
|  <p><b>60</b></p> | <p><b>Apartments with Commercial</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>3</b></p> | <p><b>Triple Decker</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>1</b></p> | <p><b>Single Family or ADU</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |  <p><b>20</b></p> | <p><b>Commercial Enhancements</b></p> <p>Housing: 1/5 filled</p> <p>Jobs + Economy: 1/5 filled</p> <p>Mobility: 1/5 filled</p> <p>People + Places: 1/5 filled</p> |
|--|--|---|---|---|--|--|---|

$60 \times 3 = 180$ 
 $+ 3 \times 10 = 30$ 
 $+ 1 \times 0 = 0$ 
 $+ 20 \times 7 = 140$ 
 $= 350$

**Total Points**

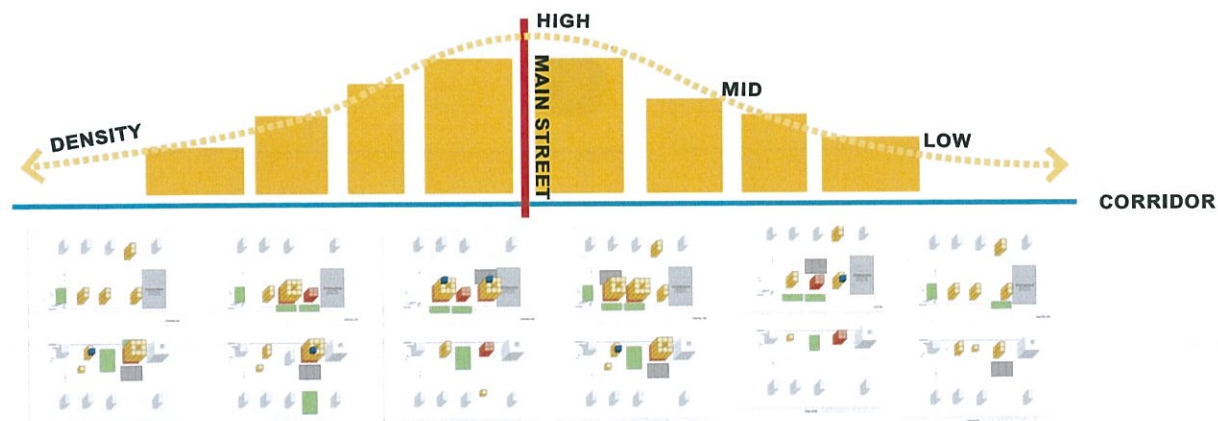


## Group Exercise

### Instructions (20 mins)

- Working in **small groups of four**, discuss your choices for “**community improvements**” and “**buildings**” from the previous exercise.
- As a group, select “**community improvement**” cards and “**building**” legos that represent your group’s shared corridor goals, and work together to arrange them on the map.
- As a group, circle one “**community asset**” on the map. This is to acknowledge that Mattapan’s corridors already have many assets that need to be considered in the context of corridor improvements.
- With the help of your table facilitator, arrange your group’s corridor alongside those of the other groups at your table. Discuss trade-offs between the various “**building densities**” and “**community improvements**”. Your facilitator will tally the number of points you end up having of “**community improvements**” and “**buildings**”.

**NOTE:** The total points for “community improvements” and “buildings” should be equal to one another. If your group has more “community improvement” points than “building” points, then either reduce your “community improvements” or increase your “building” densities.



### Wild Card

Are there community improvements and/or buildings that were suggested at your table but not listed on the worksheet?

|  |  |  |  |
|--|--|--|--|
| <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> | <p><b>Housing</b></p> <p>Low High</p> <p>Jobs + Economy</p> <p>Mobility</p> <p>People + Places</p> |
|--|--|--|--|

## Values & Goals

### Instructions (5 mins)

Rank the goals for each value category below from 1 - 4 for their importance to your community’s values.

First name: BORIS Age: 59 Gender: M

### Housing

- Existing rates of **home ownership** are preserved. ....  2
- Existing rates/ratios of **affordability** are **preserved and enhanced**: .....  3
- Future development offers a diverse mix of **housing types**. ....  1
- Participation in existing housing programs increases. ....  4

### Jobs + Economy

- The number of **resident-owned small businesses** grows: .....  4
- Existing community and businesses **wealth and incomes** rise. ....  1
- Increase in businesses that are frequented by **Mattapan residents and visitors**: .....  2
- Increase **access to jobs outside** of and **employment opportunities** within the neighborhood: .....  3

### Mobility

- Number of fatal and injury crashes decreased. ....  4
- Households with access** to rapid transit, bikeshare and carshare increases: .....  3
- Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases: .....  2
- Commute time** via public transportation to job centers outside of the neighborhood is decreased. ....  1

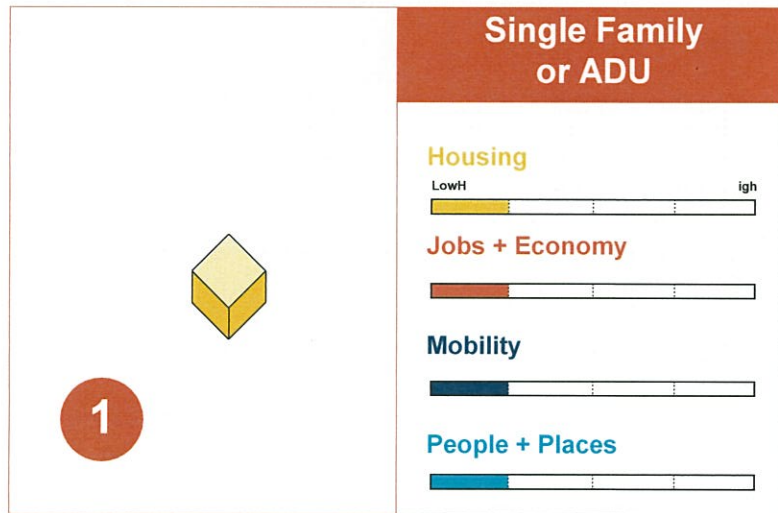
### People + Places

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather. ....  2
- Access** to educational, civic and open spaces is increased: .....  1
- Preserve and strengthen** the existing culture and community. ....  3
- Identify and implement **placemaking** strategies to emphasize community identity. ....  4



**NOTES:**

- MORTON VS a lot diff.
  - Density will Δ the experience
  - CROSSWALKS + TRAFFIC LIGHTS.
  - DONT BLOCK BLUE HILLS view.
- TOO high = 11 stories  
5-6 stories is okay



**What it is:**

Single-family homes comprise the majority of housing in Mattapan. They are located throughout the neighborhood, but are rare along major corridors.

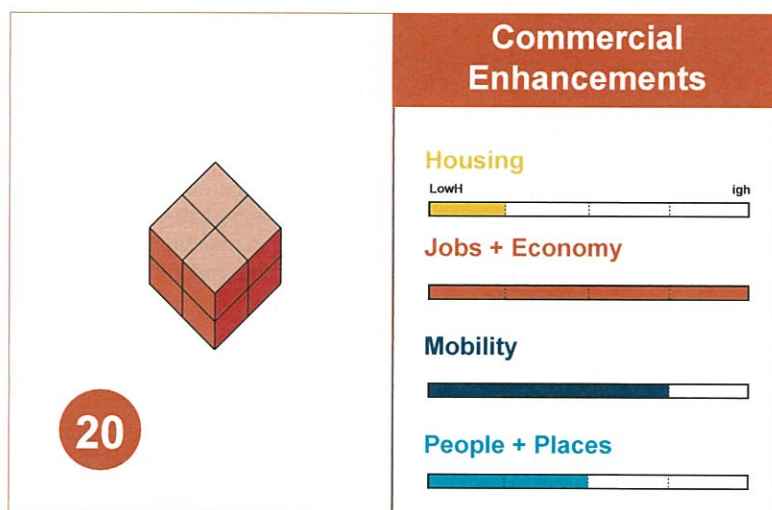
Additional Dwelling Units (ADUs) are independent units, within existing owner-occupied housing structures that are created in order to provide additional affordable housing options, and offering additional housing options for residents.

**Why this point value?**

Technically, the affordable housing requirement is not triggered for projects smaller than 10 units, so despite single family buildings being built, they do not contribute to increasing affordable housing in any significant way. ADU units can contribute to increased affordable housing by creating smaller spaces on the lots of existing housing that can be rented at lower rates, but since they are constructed one unit at a time, it can take a very long time to create a critical mass of affordability.

**How it meets the PLAN:Mattapan goals and values:**

- Housing** – Smaller developments do not significantly contribute to affordable housing.
- Jobs and Economy** – Smaller developments do not increase local buying power.
- Mobility** – Smaller developments mean lower demand for transit, bikeways, and sidewalks.
- People and Places** – Less people living nearby don't support safer or more vibrant public spaces.



**What it is:**

There are many commercial spaces along major streets and corridors in Mattapan. These spaces bring life, culture, and commerce to the community and serve as places to mix and meet. These buildings are typically more successful on corridors at major intersections and nodes, and less so along smaller neighborhood streets. Businesses on ground floors benefit from high traffic and visibility.

**Why this point value?**

Higher densities have higher "point values" and may get more community improvements.

**How it meets the PLAN:Mattapan goals and values:**

- Housing** – Housing is not improved by commercial improvements.
- Jobs and Economy** – Better spaces mean opportunities to improve and expand economic activity.
- Mobility** – Vibrant commercial centers increase demand for transit, bikeways, and sidewalks.
- People and Places** – More commercial activity supports safer and more vibrant public spaces.



# Facilitator Guide

## Session 3 (20 mins) Group Exercise



Activity Demonstration

### Rules

1. Help people form **groups of four** around each corridor activity board.
2. Help groups review their individual priorities (ask for a volunteer) and select the buildings and improvements they would like as a group.
3. "Buildings" and "community improvements" points should be **equal or close to equal**. Help group negotiate and decide how to adjust their group's selection of "building" **OR** "community improvements" to bring the numbers closer to equal. Facilitate group discussions about trade-offs.
4. Demonstrate how to place Lego buildings onto the corridor activity board.
5. Ask each group: Which corridor is your scenario **MOST** appropriate for? Which corridor is your scenario **LEAST** appropriate for? Write the corridor names on each corridor activity board. (**Morton St, Blue Hill Ave, Cummins Hwy or River St**)
7. Arrange all corridor activity boards at your table side-by-side with higher density scenarios at the center. Talk about the benefits of each group's scenario, and explain how higher densities are more appropriate at major nodes and intersections while lower densities can happen in-between.

### Purpose

- Groups negotiate and document their shared "building" and "community improvement" preferences.
- Groups gain a common understanding of the trade-offs between "building" densities and "community improvements".

### Notes:

- "Create something here"
- "why do we have to go to Dodman"
- Public Safety → police
  - Pocket Parks → will they be maintained?
  - York Centre "SAFE HAVEN"
  - keep kids in Methuon
  - recreation, entertainment,



# Facilitator Guide

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### Purpose

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### Notes:

- Olmsted green to Forest Hills is a desolate walk. Hard to bike to Mattapan and Forest Hills. Hills! Difficult to access Franklin Park, no sidewalks.
- Need housing in apartments for college students and international residents. Prioritize affordability. → \$2,000+ per month unrealistic.
- Streetscape / pocket parks. Prioritize parks. Prioritized commercial buildings, more business -
- Concentrate businesses ~~at the~~
- Parking can complicate how much density we can provide. People want/need a parking space.
- Raised crossing to connect youth center to library and pocket parks.



# Facilitator Guide

## Session 3 (20 mins) Group Exercise



Activity Demonstration

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### Purpose

- Groups negotiate and document their shared "building" and "community improvement" preferences.
- Groups gain a common understanding of the trade-offs between "building" densities and "community improvements".

### Notes:

- More police on the streets
- More recreation + entertainment
- prepair above
- facade Improvements
- food courts.



Blue Hill Ave.

BUSINESS ZONE

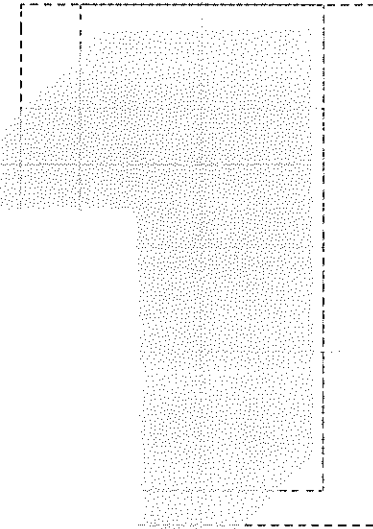
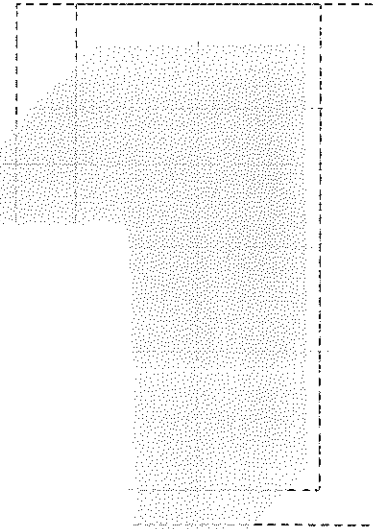
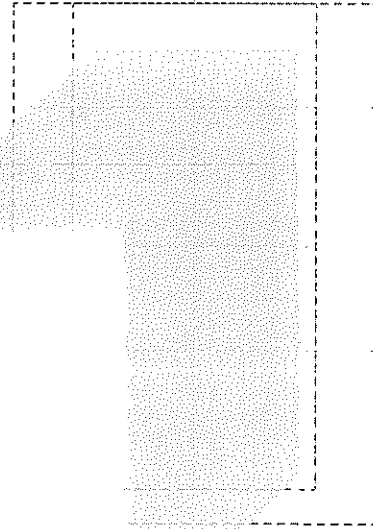
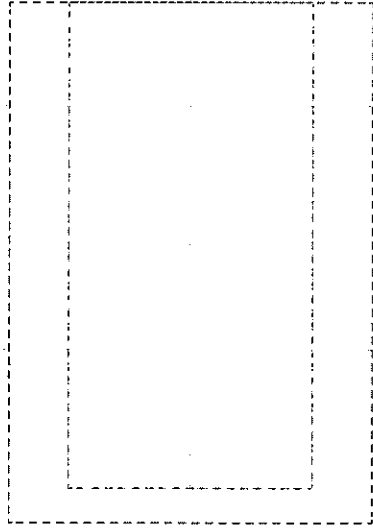
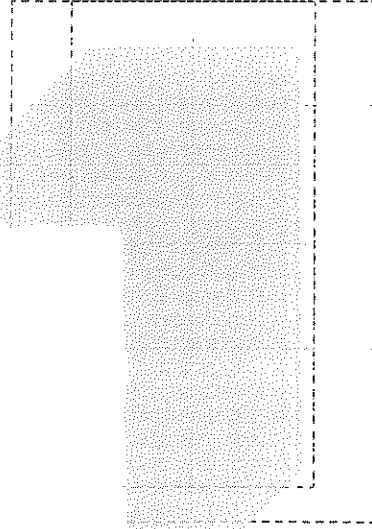
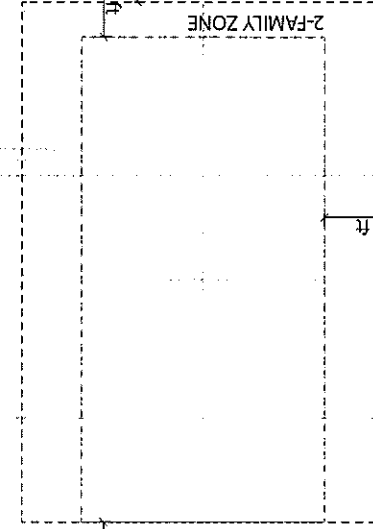
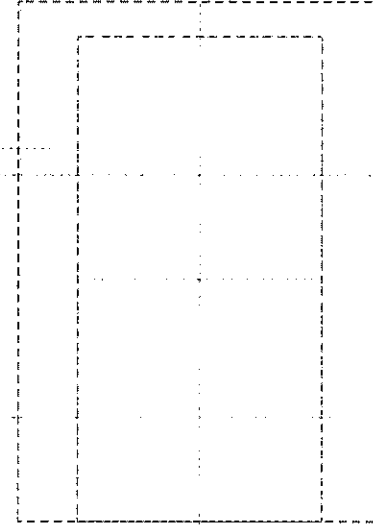
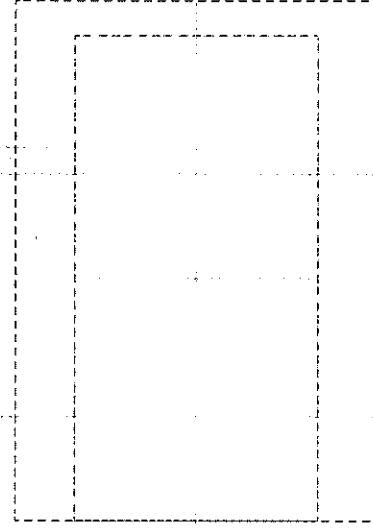
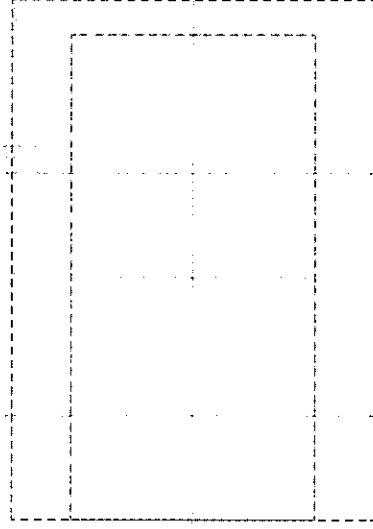
**Circle one community asset.**

- Library
- Clinic
- Open space
- Church
- Marshland
- T-station
- Other:

*Recreation Center  
- computer + play*

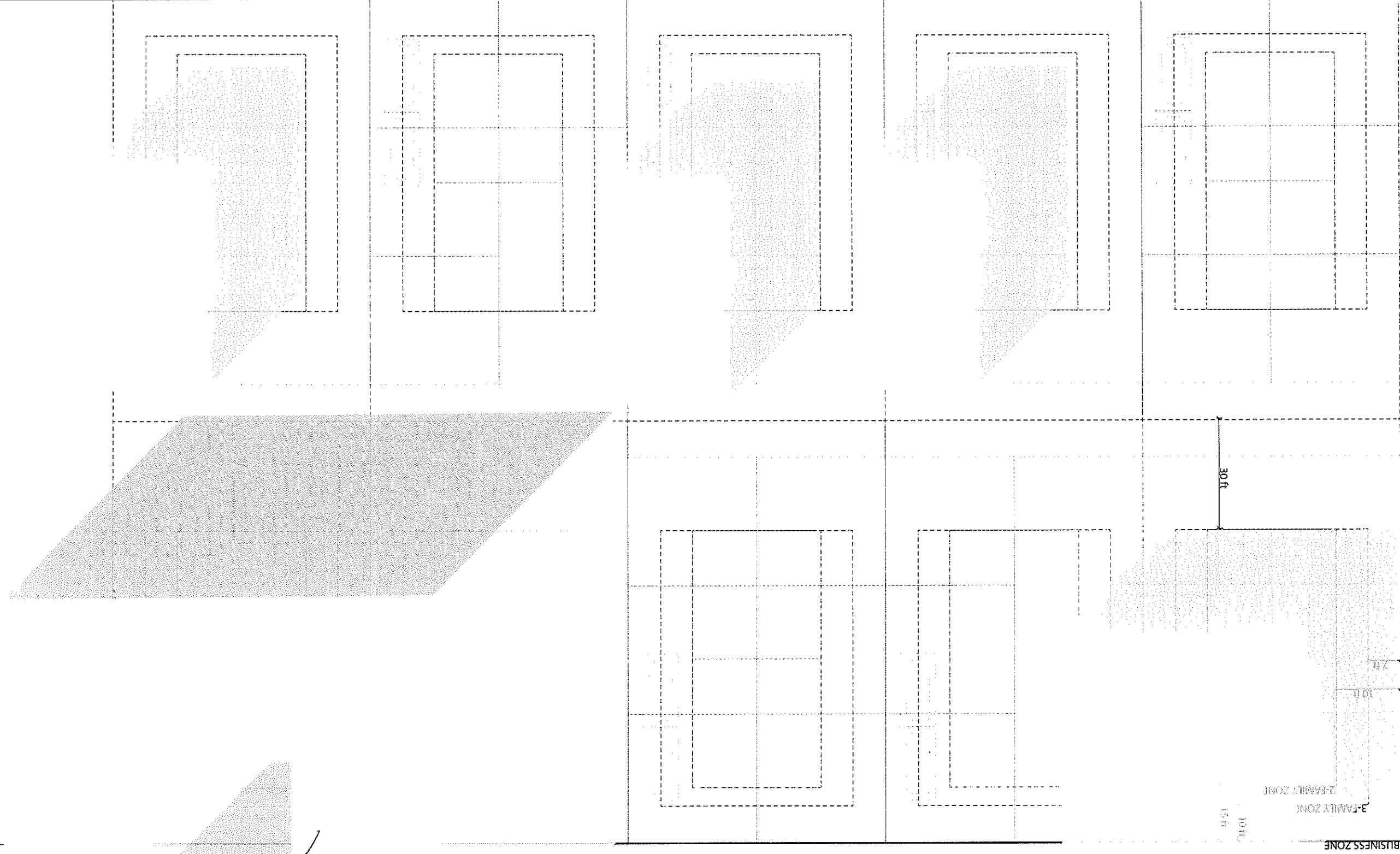
*Furkin  
Mudfoot*

*wooden off. table.*





LEAST appropriate corridor



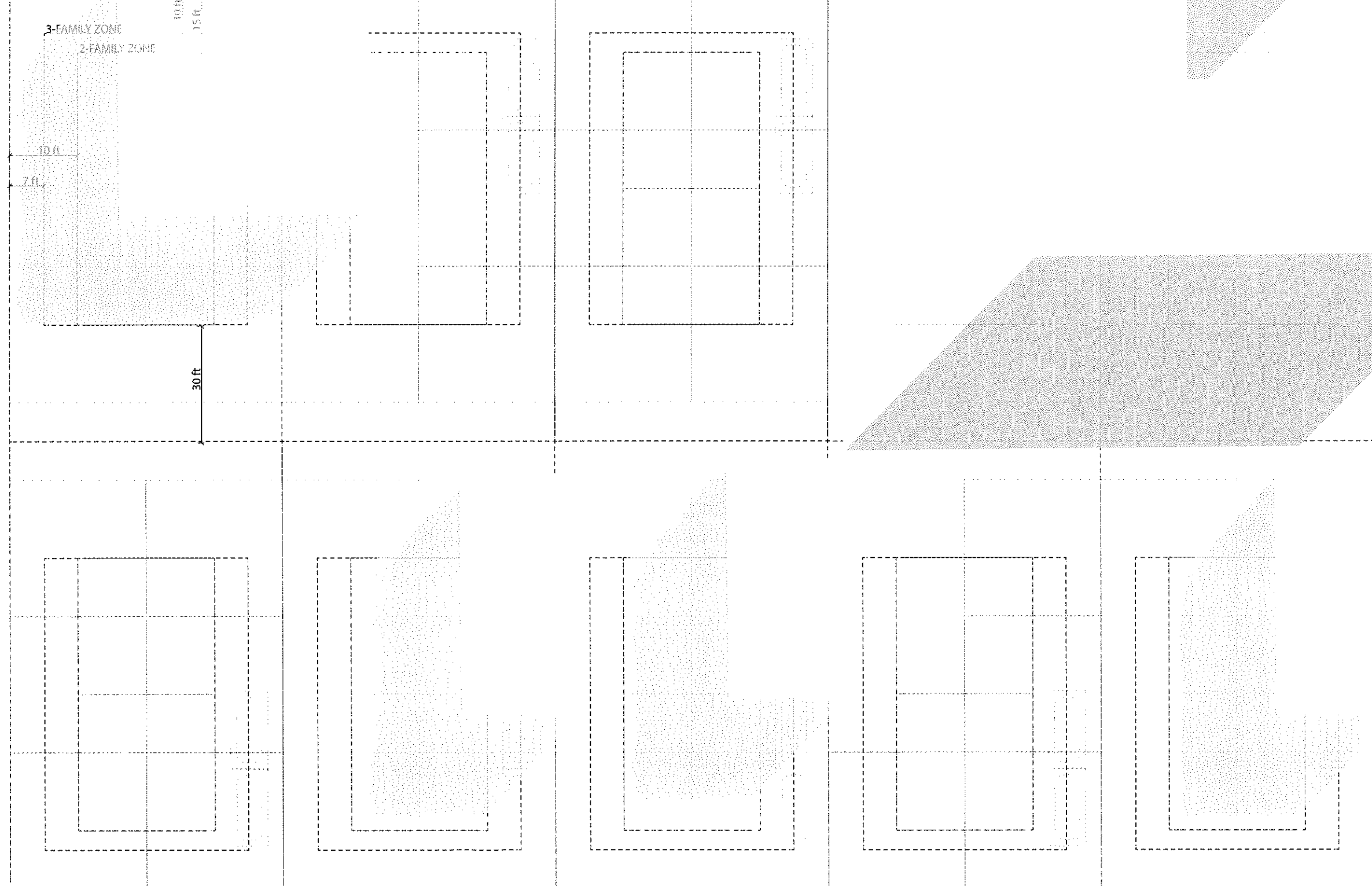
*Lower (3-4 stories)*



Cummins

LEAST appropriate corridor

BUSINESS ZONE

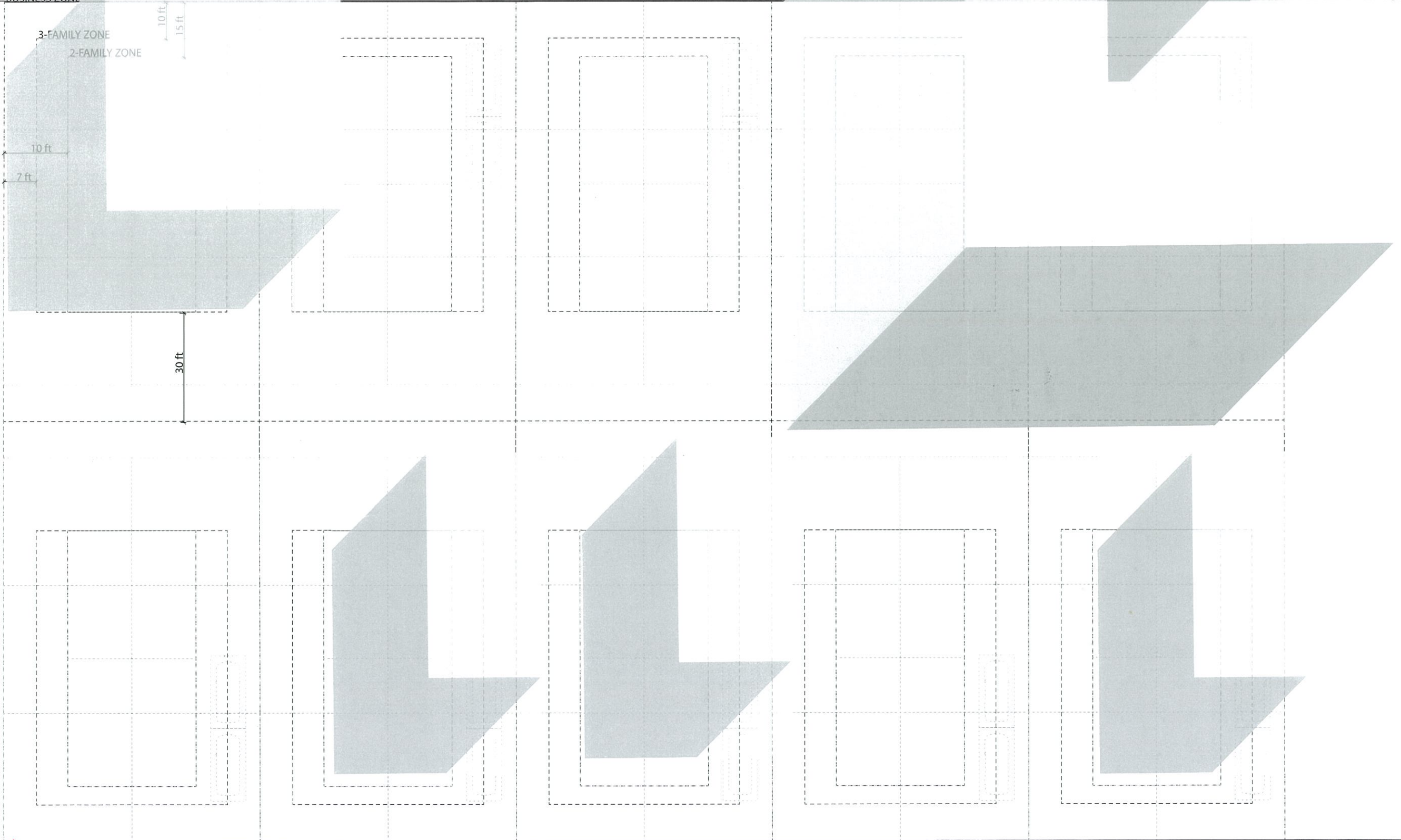




street name

BUSINESS ZONE

3-FAMILY ZONE  
2-FAMILY ZONE



- Public Safety → Police  
- fire department  
want to mark



MOST appropriate corridor

RIVER

*Bring park + library + yoga etc  
You land's*

*Stacked commercial for density*

*Keep some housing on corridor*

BUSINESS ZONE

**Circle one community asset.**

Library

Clinic

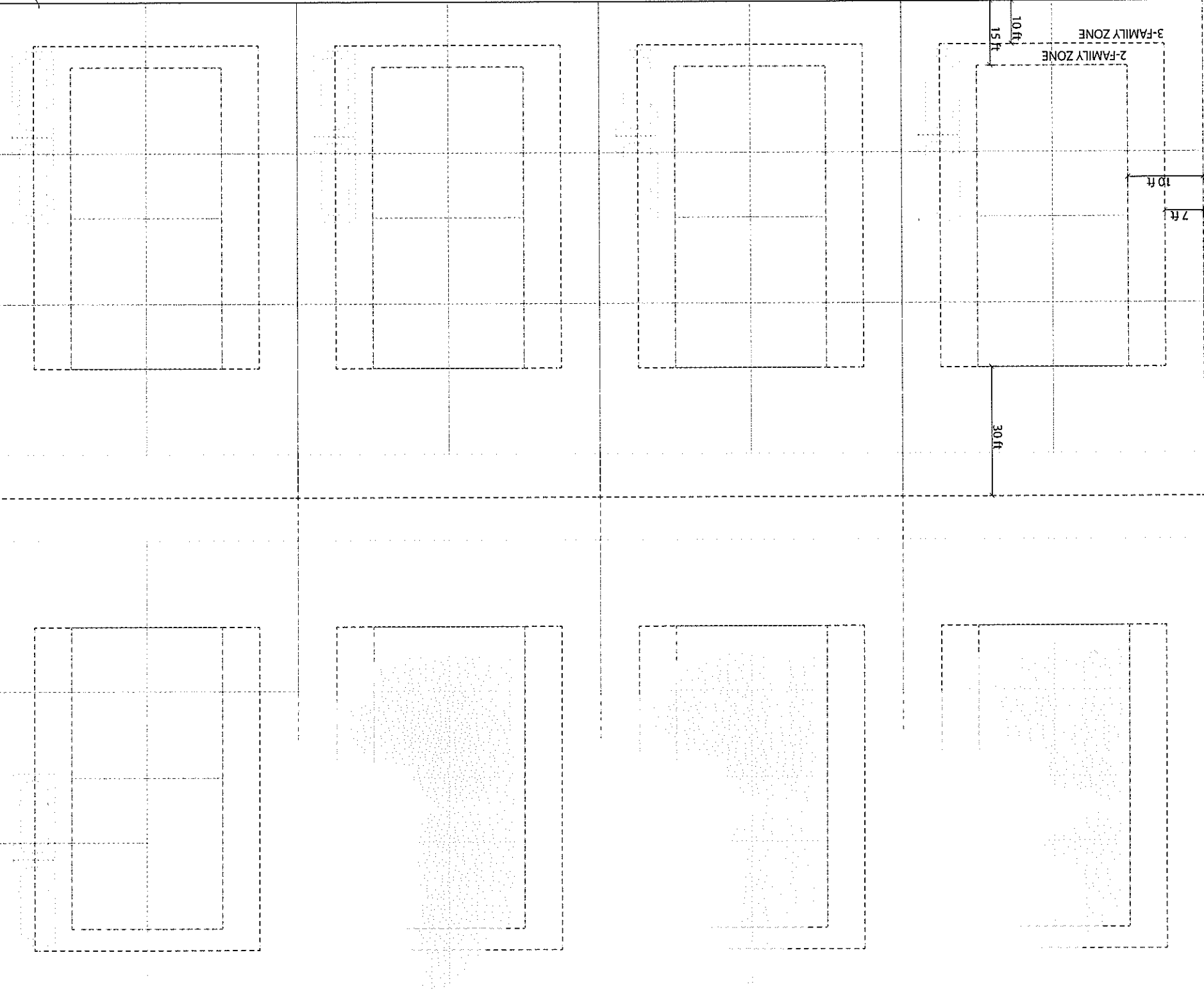
Open space

Church

Marshland

T-station

Other:

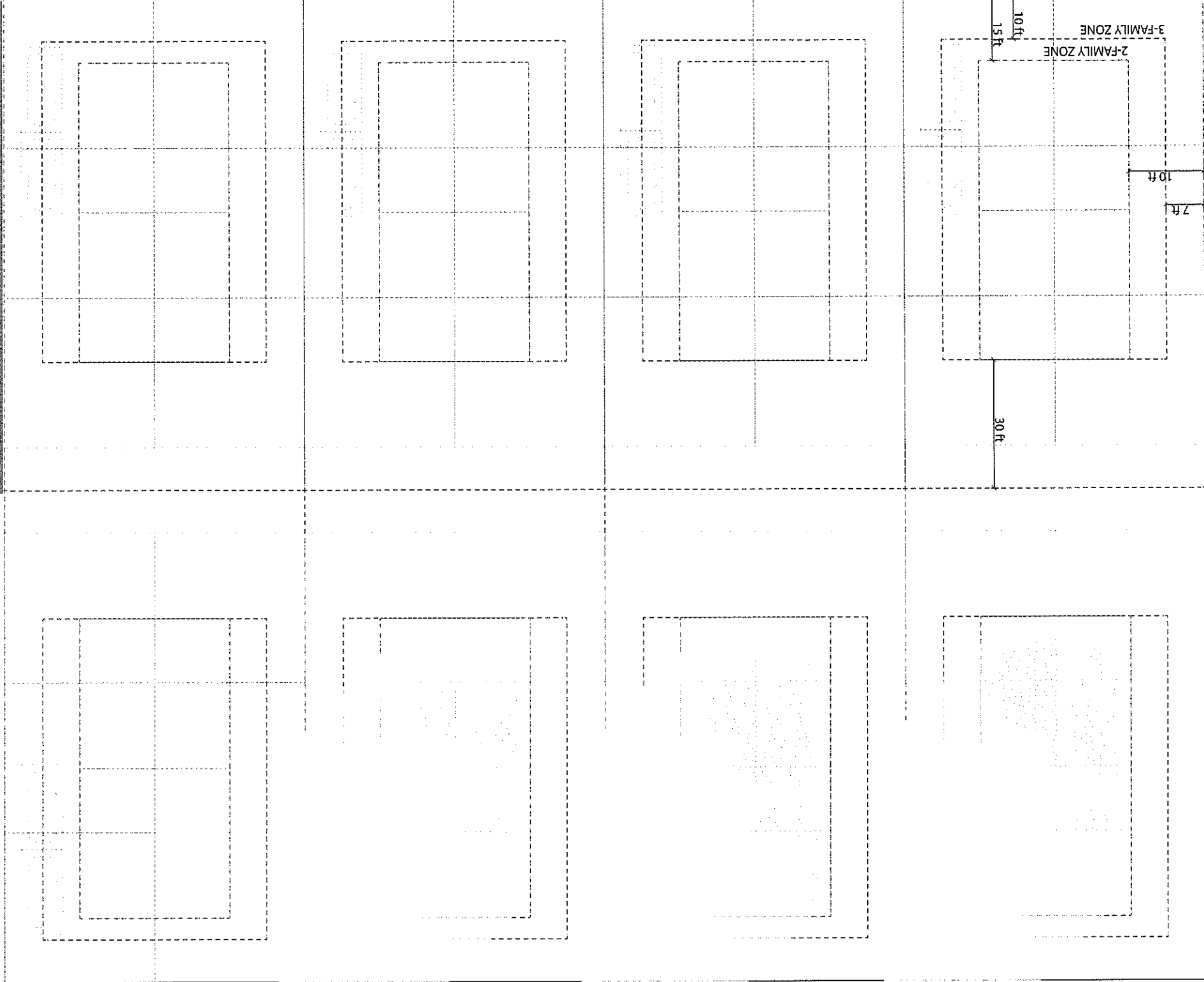


*Spilled parking - moved*



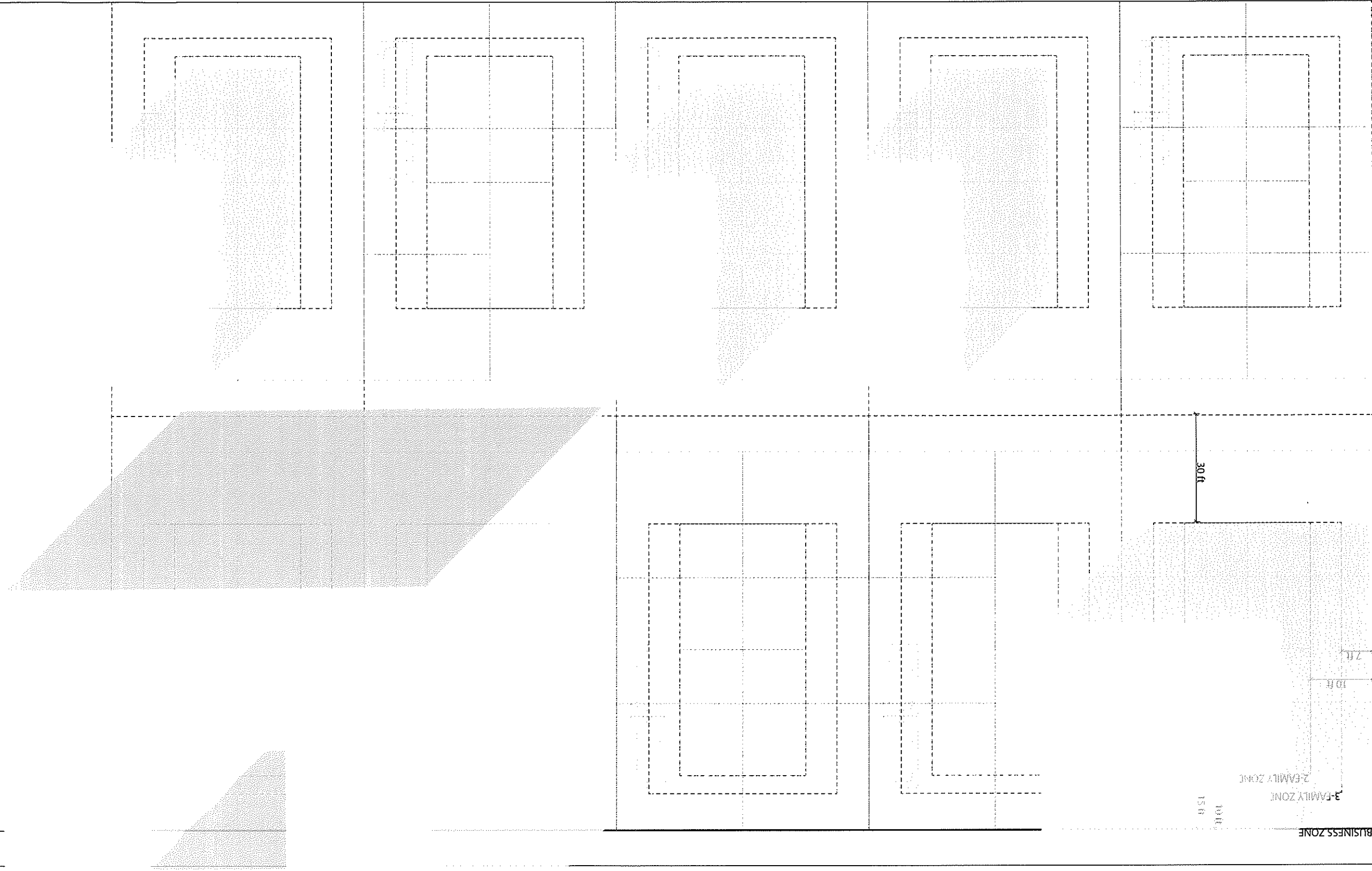
**Circle one**  
**community**  
**asset.**

Library  
Clinic  
Open space  
Church  
Marshland  
T-station  
Other:





LEAST appropriate corridor





BUSINESS ZONE

3-FAMILY ZONE  
2-FAMILY ZONE

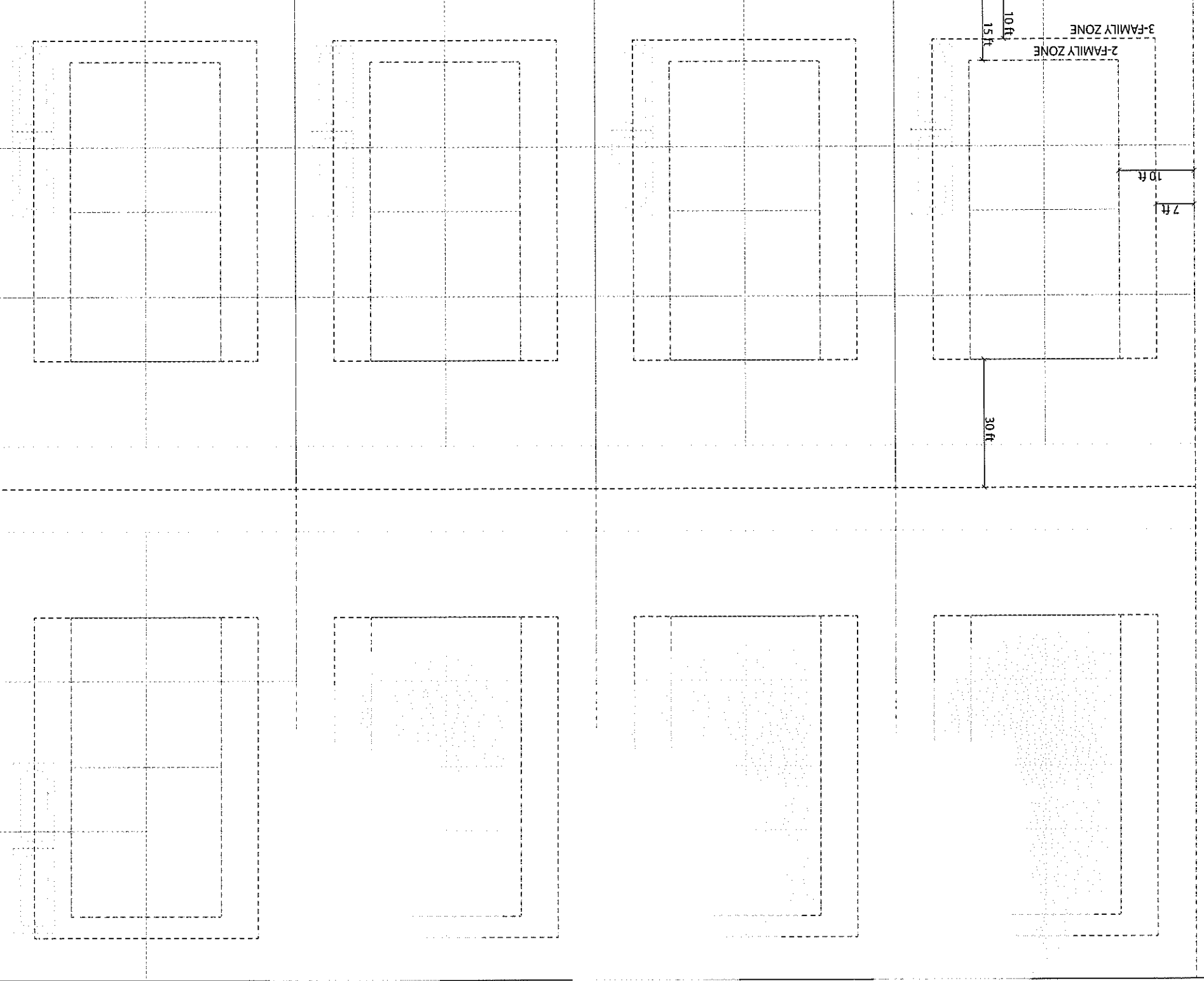
10ft  
15ft  
30ft

10ft  
7ft

**Circle one community asset.**

- Library
- Clinic
- Open space
- Church
- Marshland
- T-station

Other:



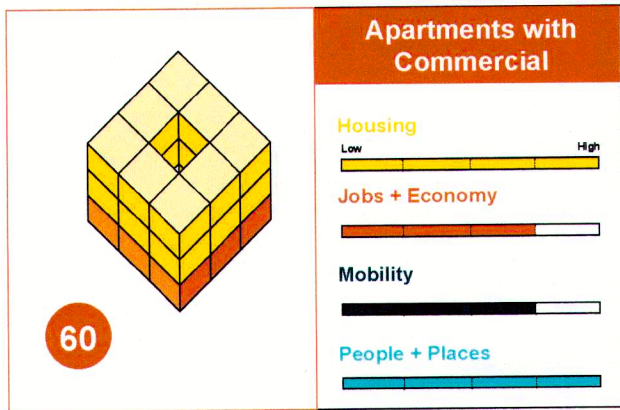
MOST appropriate corridor

Blue Hill Ave



## Tip Sheet : Buildings

"Buildings" represent different types of development throughout the neighborhood. Some types of development are found along corridors while others are better suited for neighborhood streets. Different building types can address community improvements in different ways. Buildings in this game do not represent all types of development and are not an exhaustive list of what is possible. Rather, they provide an overview of the most common types of development in the neighborhood.



### What it is:

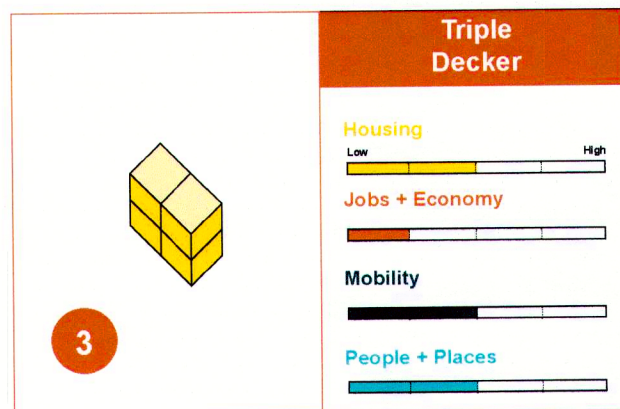
Apartment with commercial refers to multi-family housing developments that have an active ground floor retail space. These buildings are typically located on corridors at major intersections and nodes, and less so along smaller neighborhood streets. Businesses on ground floors benefit from having a customer base living directly above them.

### Why this point value?

Higher densities have higher "point values" and may get more community improvements.

### How it meets the PLAN:Mattapan goals and values:

**Housing** - More total housing results in additional affordable housing.  
**Jobs and Economy** - More people in the neighborhood increases local buying power.  
**Mobility** - More demand for transportation improves transit, bikeways, and sidewalks.  
**People and Places** - More people living nearby supports safer and more vibrant public spaces.



### What it is:

A triple-decker, three-decker, or three-family home, is a housing typology commonly found throughout the City of Boston. Many were built in the first half of the 20th century to support multi-generational families who each had their own unit. Over time these units were sold as separate properties and became three family buildings for separate owners or renters. While triple-deckers are valuable to the neighborhood fabric, they are costly to build, only house three-families, and do not provide the same benefits as larger developments.

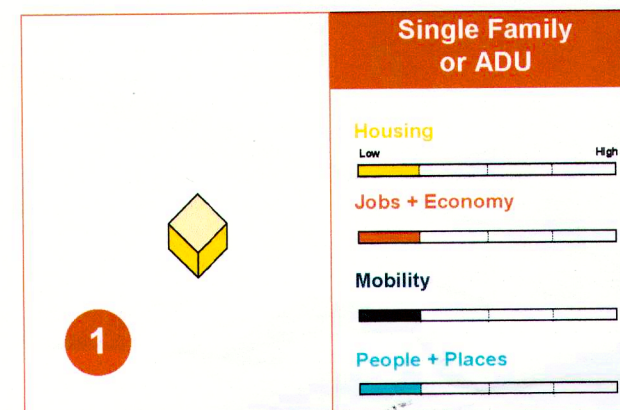
### Why this point value?

Technically, the affordable housing requirement is not triggered for projects smaller than 10 units, so despite many triple-decker buildings being built, they do not contribute to increasing affordable housing in any significant way, and since new construction and renovations often become market-rate units, triple-deckers can sometimes contribute to gentrification.

### How it meets the PLAN:Mattapan goals and values:

**They contribute to the neighborhood character and are assets to the community. However, when constructed along major corridors they do not support many of the PLAN: Mattapan goals.**

**Housing** - Smaller developments do not significantly contribute to affordable housing.  
**Jobs and Economy** - Smaller developments do not increase local buying power.  
**Mobility** - Smaller developments mean lower demand for transit, bikeways, and sidewalks.  
**People and Places** - Less people living nearby don't support safer or more vibrant public spaces.



### What it is:

Single-family homes comprise the majority of housing in Mattapan. They are located throughout the neighborhood, but are rare along major corridors.

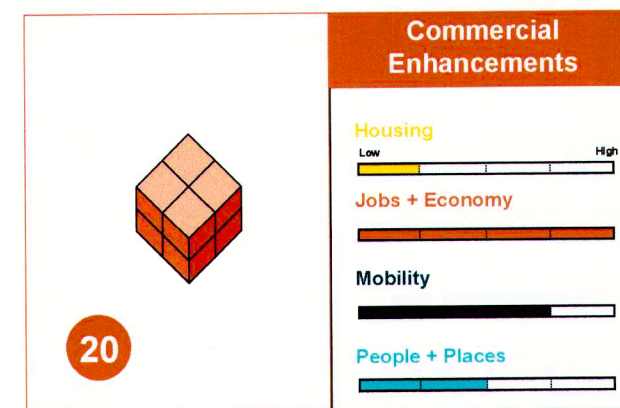
Additional Dwelling Units (ADUs) are independent units, within existing owner-occupied housing structures that are created in order to provide additional affordable housing options, and offering additional housing options for residents.

### Why this point value?

Technically, the affordable housing requirement is not triggered for projects smaller than 10 units, so despite single family buildings being built, they do not contribute to increasing affordable housing in any significant way. ADU units can contribute to increased affordable housing by creating smaller spaces on the lots of existing housing that can be rented at lower rates, but since they are constructed one unit at a time, it can take a very long time to create a critical mass of affordability.

### How it meets the PLAN:Mattapan goals and values:

**Housing** - Smaller developments do not significantly contribute to affordable housing.  
**Jobs and Economy** - Smaller developments do not increase local buying power.  
**Mobility** - Smaller developments mean lower demand for transit, bikeways, and sidewalks.  
**People and Places** - Less people living nearby don't support safer or more vibrant public spaces.



### What it is:

There are many commercial spaces along major streets and corridors in Mattapan. These spaces bring life, culture, and commerce to the community and serve as places to mix and meet. These buildings are typically more successful on corridors at major intersections and nodes, and less so along smaller neighborhood streets. Businesses on ground floors benefit from high traffic and visibility.

### Why this point value?

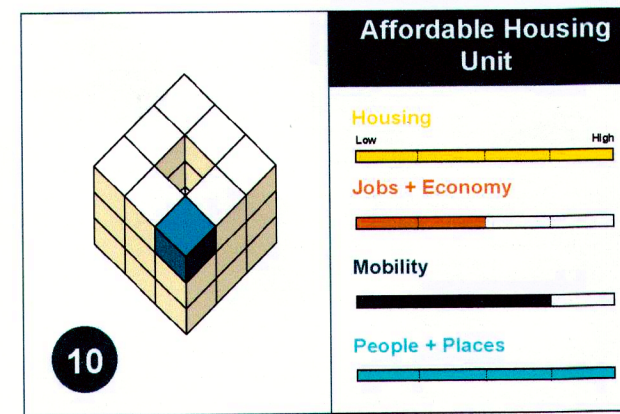
Higher densities have higher "point values" and may get more community improvements.

### How it meets the PLAN:Mattapan goals and values:

**Housing** - Housing is not improved by commercial improvements.  
**Jobs and Economy** - Better spaces mean opportunities to improve and expand economic activity.  
**Mobility** - Vibrant commercial centers increase demand for transit, bikeways, and sidewalks.  
**People and Places** - More commercial activity supports safer and more vibrant public spaces.

## Tip Sheet : Community Improvements

"Community improvements" to the neighborhood can come from many different sources of investment, but mainly from private development.



### What it is:

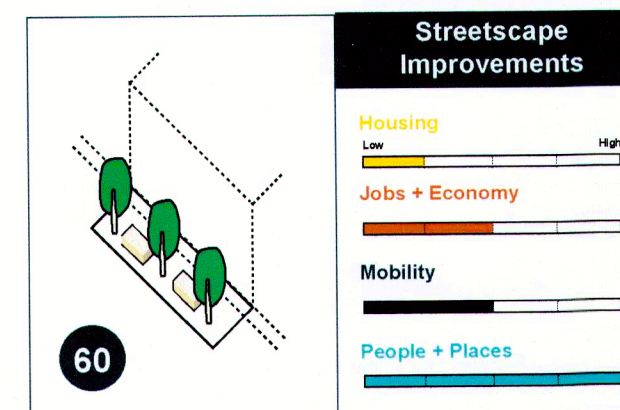
With new market-rate housing, affordable housing stock can also be increased because when market-rate units are built, there are opportunities (and requirements) for more affordable units to be added as well. Through the inclusionary development policy (IDP), market-rate housing developments with ten or more units, that are also in need of zoning relief, must include 13% income restricted units: 1) within their development, 2) at an alternative location near their building, or 3) contribute \$325K dollars to the IDP fund.

### Why this point value?

Affordable housing is expensive to create because it does not yield the same return as market-rate development. One large multifamily building (60 points) could gain up to 6 affordable units (10 points each).

### How it meets the PLAN:Mattapan goals and values:

**Housing** - More total housing results in additional affordable housing.  
**Jobs and Economy** - More people in the neighborhood increases local buying power.  
**Mobility** - More demand for transportation options improves transit, bikeways, and sidewalks.  
**People and Places** - More people living nearby supports safer and more vibrant public spaces.



### What it is:

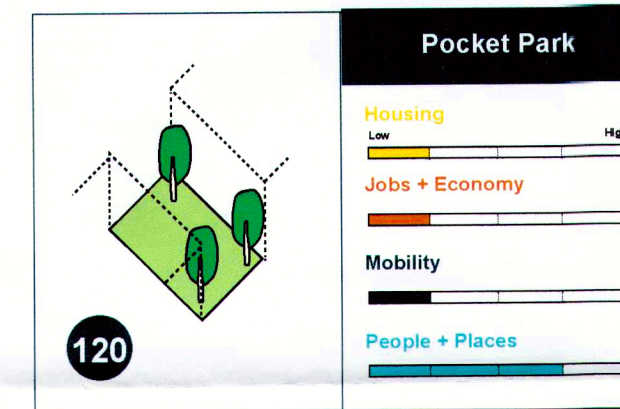
Streetscape improvements can be a lot of different things. They include trees, green space, planting, paving sidewalks, benches, streetlights, curb extensions, and other improvements that create a better experience for pedestrians. They can also improve and support local businesses by improving the look and feel of their storefronts. Developers are asked to improve the streetscape as a part of their development because: 1) they are disrupting the public realm while developing their building, and 2) because the entire neighborhood (including the new development) also benefits.

### Why this point value?

The amount of investment that contributes to streetscape is project-dependent. Generally, the denser the development, the more streetscape improvements they must provide. When constructing one multi-family building (60 points), a developer may be asked to improve the streetscape (60 points) including sidewalks, plantings, and seating areas in front of their development.

### How it meets the PLAN:Mattapan goals and values:

**Housing** - Housing is not heavily impacted by streetscape improvements.  
**Jobs and Economy** - Improved streetscapes help businesses by increasing pedestrian activity.  
**Mobility** - Sidewalks that are shaded and have places to sit are more inviting to pedestrians.  
**People and Places** - Improving the look and feel can increase safety, pride and community use.



### What it is:

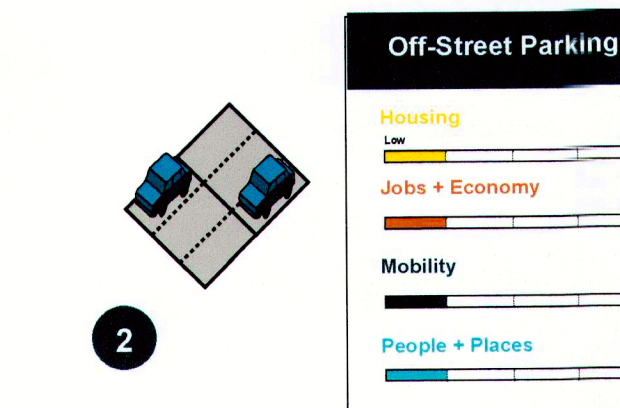
Pocket parks are small-scale open spaces that are usually less than .25 acres. They are meant to serve people in the immediate area as an event space, play area, passive recreation, etc. They are sometimes created in small vacant spaces and between buildings.

### Why this point value?

Although pocket parks are small, the cost to create one is highly dependent on the design and the cost of the vacant parcel. They can be expensive with minimal direct benefits to the developer. However, when more than one multi-family building (60 points each) are constructed close to each other, developers may be asked to contribute to fund towards creating a pocket park (120 points).

### How it meets the PLAN:Mattapan goals and values:

**Housing** - Housing is not improved by pocket parks.  
**Jobs and Economy** - Jobs and economy are not improved by pocket parks.  
**Mobility** - Mobility is not improved by pocket parks.  
**People and Places** - Create meaningful places to meet, spend time, exchange, and enjoy.



### What it is:

Off-street parking comes in many forms - below ground, above ground, surface parking, parking garages, etc. This game specifically represents surface parking.

### Why this point value?

Parking provides space for people with personal vehicles to frequent businesses, have a dedicated spot at their home, and contribute to the ease of getting around for some people. Parking, however, can take up a lot of space that could go to other things such as more housing, open space, community spaces, small businesses, and other amenities. Surface parking is the least expensive form of parking that can be developed at roughly \$15K dollars per space, however it also takes up a lot of physical space. The value of this piece would change if the type of parking changed. For example, below-grade parking can be 6 times more expensive than surface parking (\$100K dollars per space).

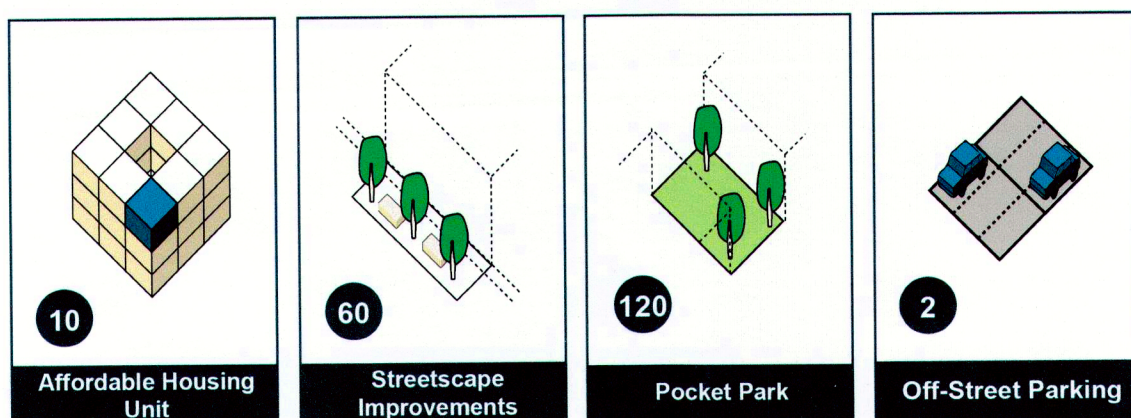
### How it meets the PLAN:Mattapan goals and values:

**Overall, parking does not address many of PLAN: Mattapan's goals, but it is important to have, especially municipal lots in business districts.**  
**Housing** - Housing is not improved by parking.  
**Jobs and Economy** - Jobs and economy are not greatly improved by excessive parking.  
**Mobility** - Personal vehicles increase traffic decreasing transit service and bicycle improvements.  
**People and Places** - The public realm is occupied by cars instead of people.

MULTIPLE  
JHA D

## Group Exercise Final Tally

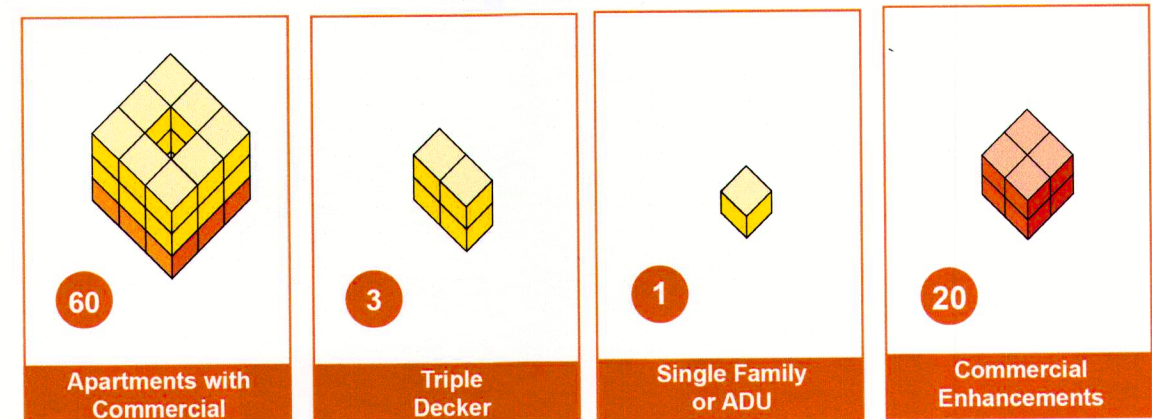
### Community Improvements



$$10 \times 5 + 60 \times 3 + 120 \times 3 + 2 \times 0 = 590$$

Grand Total Points

### Buildings



$$60 \times 7 + 3 \times 10 + 1 \times 0 + 20 \times 7 = 590$$

Grand Total Points

MOST APPROPRIATE - BHA  
 LEAST RIVER  
 LESS DENSE - COMMINS  
 NODES - MORTON



## Tip Sheet : Buildings

"Buildings" represent different types of development throughout the neighborhood. Some types of development are found along corridors while others are better suited for neighborhood streets. Different building types can address community improvements in different ways. Buildings in this game do not represent all types of development and are not an exhaustive list of what is possible. Rather, they provide an overview of the most common types of development in the neighborhood.



**Apartments with Commercial**

**Housing**  
Low  High

**Jobs + Economy**

**Mobility**

**People + Places**

60

### What it is:

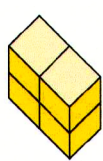
Apartments with commercial refers to multi-family housing developments that have an active ground floor retail space. These buildings are typically located on corridors at major intersections and nodes, and less so along smaller neighborhood streets. Businesses on ground floors benefit from having a customer base living directly above them.

### Why this point value?

Higher densities have higher "point values" and may get more community improvements.

### How it meets the PLAN:Mattapan goals and values:

**Housing** - More total housing results in additional affordable housing.  
**Jobs and Economy** - More people in the neighborhood increases local buying power.  
**Mobility** - More demand for transportation improves transit, bikeways, and sidewalks.  
**People and Places** - More people living nearby supports safer and more vibrant public spaces.



**Triple Decker**

**Housing**  
Low  High

**Jobs + Economy**

**Mobility**

**People + Places**

3

### What it is:

A triple-decker, three-decker, or three-family home, is a housing typology commonly found throughout the City of Boston. Many were built in the first half of the 20th century to support multi-generational families who each had their own unit. Over time these units were sold as separate properties and became three family buildings for separate owners or renters. While triple-deckers are valuable to the neighborhood fabric, they are costly to build, only house three-families, and do not provide the same benefits as larger developments.


### Why this point value?

Technically, the affordable housing requirement is not triggered for projects smaller than 10 units, so despite many triple-decker buildings being built, they do not contribute to increasing affordable housing in any significant way, and since new construction and renovations often become market-rate units, triple-deckers can sometimes contribute to gentrification.

### How it meets the PLAN:Mattapan goals and values:

They contribute to the neighborhood character and are assets to the community. However, when constructed along major corridors they do not support many of the PLAN: Mattapan goals.

**Housing** - Smaller developments do not significantly contribute to affordable housing.  
**Jobs and Economy** - Smaller developments do not increase local buying power.  
**Mobility** - Smaller developments mean lower demand for transit, bikeways, and sidewalks.  
**People and Places** - Less people living nearby don't support safer or more vibrant public spaces.



**Single Family or ADU**

**Housing**  
Low  High

**Jobs + Economy**

**Mobility**

**People + Places**

1

### What it is:

Single-family homes comprise the majority of housing in Mattapan. They are located throughout the neighborhood, but are rare along major corridors.

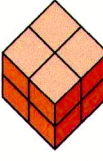
Additional Dwelling Units (ADUs) are independent units, within existing owner-occupied housing structures that are created in order to provide additional affordable housing options, and offering additional housing options for residents.

### Why this point value?

Technically, the affordable housing requirement is not triggered for projects smaller than 10 units, so despite single family buildings being built, they do not contribute to increasing affordable housing in any significant way. ADU units can contribute to increased affordable housing by creating smaller spaces on the lots of existing housing that can be rented at lower rates, but since they are constructed one unit at a time, it can take a very long time to create a critical mass of affordability.

### How it meets the PLAN:Mattapan goals and values:

**Housing** - Smaller developments do not significantly contribute to affordable housing.  
**Jobs and Economy** - Smaller developments do not increase local buying power.  
**Mobility** - Smaller developments mean lower demand for transit, bikeways, and sidewalks.  
**People and Places** - Less people living nearby don't support safer or more vibrant public spaces.



**Commercial Enhancements**

**Housing**  
Low  High

**Jobs + Economy**

**Mobility**

**People + Places**

20

### What it is:

There are many commercial spaces along major streets and corridors in Mattapan. These spaces bring life, culture, and commerce to the community and serve as places to mix and meet. These buildings are typically more successful on corridors at major intersections and nodes, and less so along smaller neighborhood streets. Businesses on ground floors benefit from high traffic and visibility.

### Why this point value?

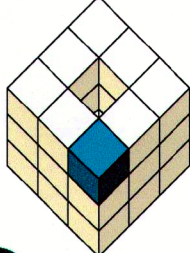
Higher densities have higher "point values" and may get more community improvements.

### How it meets the PLAN:Mattapan goals and values:

**Housing** - Housing is not improved by commercial improvements.  
**Jobs and Economy** - Better spaces mean opportunities to improve and expand economic activity.  
**Mobility** - Vibrant commercial centers increase demand for transit, bikeways, and sidewalks.  
**People and Places** - More commercial activity supports safer and more vibrant public spaces.

## Tip Sheet : Community Improvements

"Community improvements" to the neighborhood can come from many different sources of investment, but mainly from private development.



**Affordable Housing Unit**

**Housing**  
Low  High

**Jobs + Economy**

**Mobility**

**People + Places**

10

### What it is:

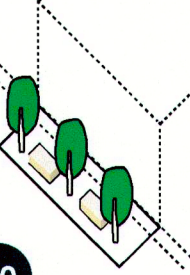
With new market-rate housing, affordable housing stock can also be increased because when market-rate units are built, there are opportunities (and requirements) for more affordable units to be added as well. Through the inclusionary development policy (IDP), market-rate housing developments with ten or more units, that are also in need of zoning relief, must include 13% income restricted units: 1) within their development, 2) at an alternative location near their building, or 3) contribute \$325K dollars to the IDP fund.

### Why this point value?

Affordable housing is expensive to create because it does not yield the same return as market-rate development. One large multifamily building (60 points) could gain up to 6 affordable units (10 points each).

### How it meets the PLAN:Mattapan goals and values:

**Housing** - More total housing results in additional affordable housing.  
**Jobs and Economy** - More people in the neighborhood increases local buying power.  
**Mobility** - More demand for transportation options improves transit, bikeways, and sidewalks.  
**People and Places** - More people living nearby supports safer and more vibrant public spaces.



**Streetscape Improvements**

**Housing**  
Low  High

**Jobs + Economy**

**Mobility**

**People + Places**

60

### What it is:

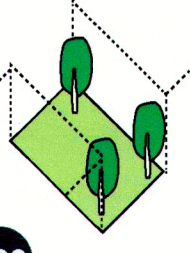
Streetscape improvements can be a lot of different things. They include trees, green space, planting, paving sidewalks, benches, streetlights, curb extensions, and other improvements that create a better experience for pedestrians. They can also improve and support local businesses by improving the look and feel of their storefronts. Developers are asked to improve the streetscape as a part of their development because: 1) they are disrupting the public realm while developing their building, and 2) because the entire neighborhood (including the new development) also benefits.

### Why this point value?

The amount of investment that contributes to streetscape is project-dependent. Generally, the denser the development, the more streetscape improvements they must provide. When constructing one multi-family building (60 points), a developer may be asked to improve the streetscape (60 points) including sidewalks, plantings, and seating areas in front of their development.

### How it meets the PLAN:Mattapan goals and values:

**Housing** - Housing is not heavily impacted by streetscape improvements.  
**Jobs and Economy** - Improved streetscapes help businesses by increasing pedestrian activity.  
**Mobility** - Sidewalks that are shaded and have places to sit are more inviting to pedestrians.  
**People and Places** - Improving the look and feel can increase safety, pride and community use.



**Pocket Park**

**Housing**  
Low  High

**Jobs + Economy**

**Mobility**

**People + Places**

120

### What it is:

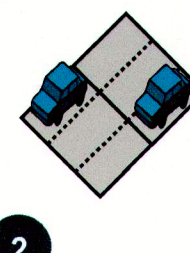
Pocket parks are small-scale open spaces that are usually less than .25 acres. They are meant to serve people in the immediate area as an event space, play area, passive recreation, etc. They are sometimes created in small vacant spaces and between buildings.

### Why this point value?

Although pocket parks are small, the cost to create one is highly dependent on the design and the cost of the vacant parcel. They can be expensive with minimal direct benefits to the developer. However, when more than one multi-family building (60 points each) are constructed close to each other, developers may be asked to contribute to fund towards creating a pocket park (120 points).

### How it meets the PLAN:Mattapan goals and values:

**Housing** - Housing is not improved by pocket parks.  
**Jobs and Economy** - Jobs and economy are not improved by pocket parks.  
**Mobility** - Mobility is not improved by pocket parks.  
**People and Places** - Create meaningful places to meet, spend time, exchange, and enjoy.



**Off-Street Parking**

**Housing**  
Low  High

**Jobs + Economy**

**Mobility**

**People + Places**

2

### What it is:

Off-street parking comes in many forms - below ground, above ground, surface parking, parking garages, etc. This game specifically represents surface parking.

### Why this point value?

Parking provides space for people with personal vehicles to frequent businesses, have a dedicated spot at their home, and contribute to the ease of getting around for some people. Parking, however, can take up a lot of space that could go to other things such as more housing, open space, community spaces, small businesses, and other amenities. Surface parking is the least expensive form of parking that can be developed at roughly \$15K dollars per space, however it also takes up a lot of physical space. The value of this piece would change if the type of parking changed. For example, below-grade parking can be 6 times more expensive than surface parking (\$100K dollars per space).

### How it meets the PLAN:Mattapan goals and values:

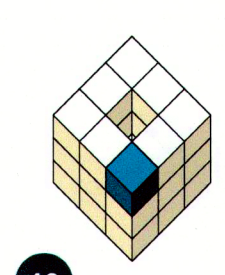
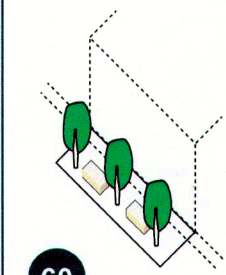
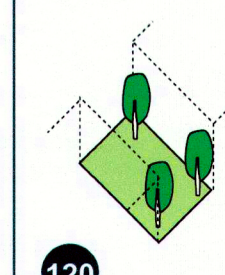
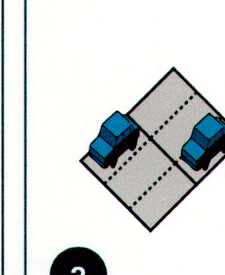
Overall, parking does not address many of PLAN: Mattapan's goals, but it is important to have, especially municipal lots in business districts.

**Housing** - Housing is not improved by parking.  
**Jobs and Economy** - Jobs and economy are not greatly improved by excessive parking.  
**Mobility** - Personal vehicles increase traffic decreasing transit service and bicycle improvements.  
**People and Places** - The public realm is occupied by cars instead of people.

## TABLE

## Group Exercise Final Tally

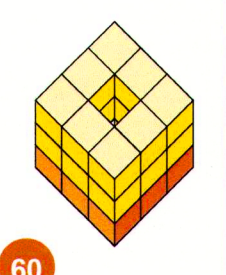
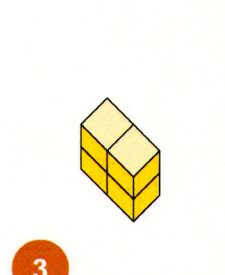
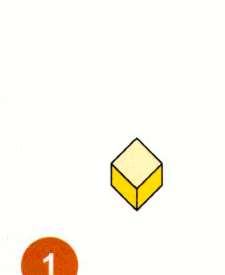
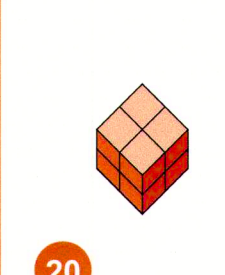
### Community Improvements

|   |   |  |  |
|---|---|--|--|
| <br>10 | <br>60 | <br>120 | <br>2 |
| Affordable Housing Unit   | Streetscape Improvements  | Pocket Park  | Off-Street Parking   |

$$10 \times \square + 60 \times \square + 120 \times \square + 2 \times \square = \boxed{732}$$

Grand Total Points

### Buildings

|   |  |  |   |
|---|--|--|---|
| <br>60 | <br>3 | <br>1 | <br>20 |
| Apartments with Commercial  | Triple Decker  | Single Family or ADU   | Commercial Enhancements   |

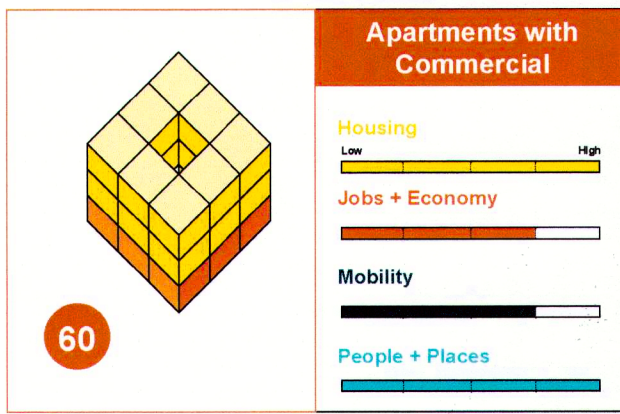
$$60 \times \boxed{3} + 3 \times \boxed{4} + 1 \times \boxed{1} + 20 \times \boxed{4} = \boxed{262}$$

Grand Total Points



## Tip Sheet : Buildings

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### What it is:

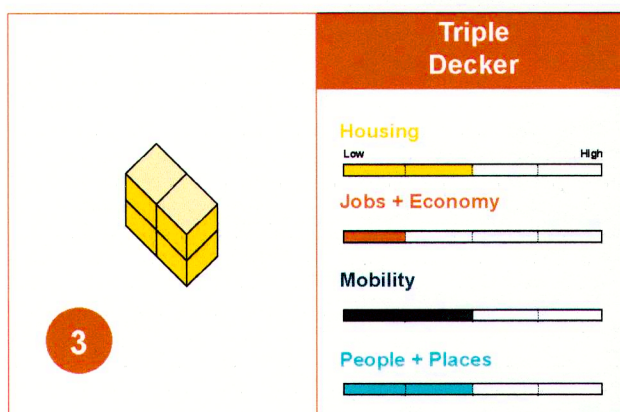
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### Why this point value?

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### How it meets the PLAN:Mattapan goals and values:

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### What it is:

A triple-decker, three-decker, or three-family home, is a housing typology commonly found throughout the City of Boston. Many were built in the first half of the 20th century to support multi-generational families who each had their own unit. Over time these units were sold as separate properties and became three family buildings for separate owners or renters. While triple-deckers are valuable to the neighborhood fabric, they are costly to build, only house three families, and do not provide the same benefits as larger developments.

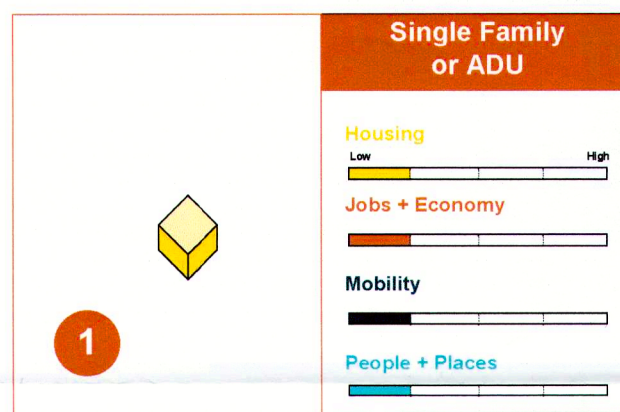
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Technically, the affordable housing requirement is not triggered for projects smaller than 10 units, so despite many triple-decker buildings being built, they do not contribute to increasing affordable housing in any significant way, and since new construction and renovations often become market-rate units, triple-deckers can sometimes contribute to gentrification.

### How it meets the PLAN:Mattapan goals and values:

They contribute to the neighborhood character and are assets to the community. However, when constructed along major corridors they do not support many of the PLAN: Mattapan goals.

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**Jobs and Economy** - Smaller developments do not increase local buying power.  
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### What it is:

Single-family homes comprise the majority of housing in Mattapan. They are located throughout the neighborhood, but are rare along major corridors.

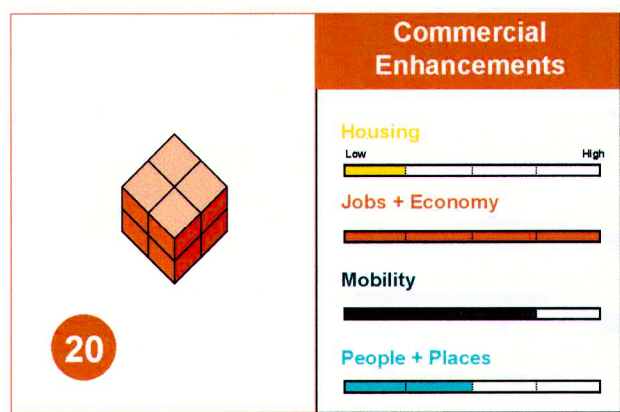
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### What it is:

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### Why this point value?

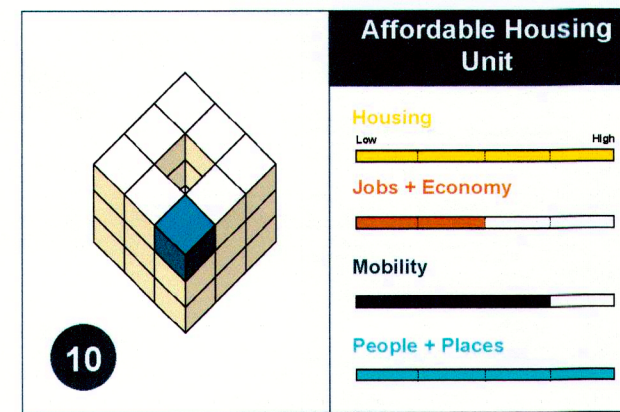
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### How it meets the PLAN:Mattapan goals and values:

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## Tip Sheet : Community Improvements

"Community improvements" to the neighborhood can come from many different sources of investment, but mainly from private development.



### What it is:

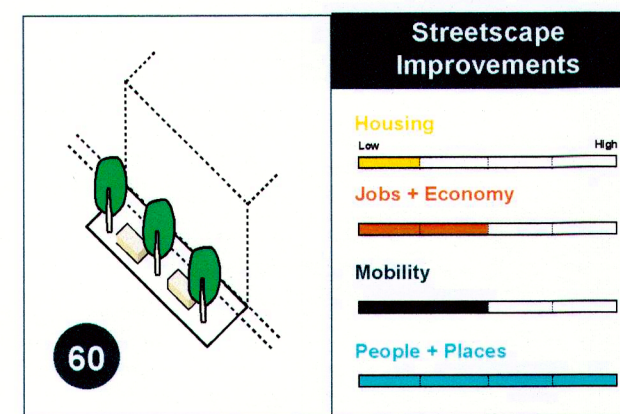
With new market-rate housing, affordable housing stock can also be increased because when market-rate units are built, there are opportunities (and requirements) for more affordable units to be added as well. Through the inclusionary development policy (IDP), market-rate housing developments with ten or more units, that are also in need of zoning relief, must include 13% income restricted units: 1) within their development, 2) at an alternative location near their building, or 3) contribute \$325K dollars to the IDP fund.

### Why this point value?

Affordable housing is expensive to create because it does not yield the same return as market-rate development. One large multifamily building (60 points) could gain up to 6 affordable units (10 points each).

### How it meets the PLAN:Mattapan goals and values:

**Housing** - More total housing results in additional affordable housing.  
**Jobs and Economy** - More people in the neighborhood increases local buying power.  
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### What it is:

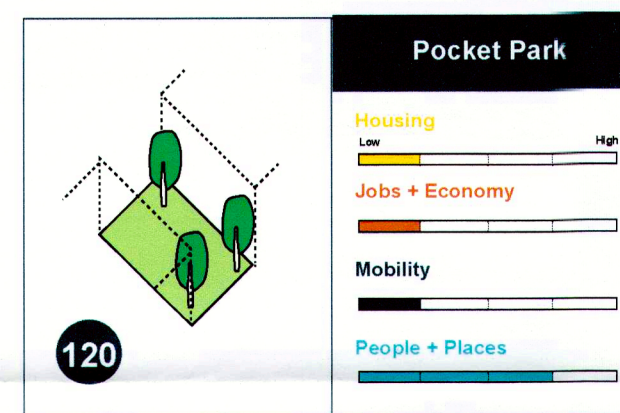
Streetscape improvements can be a lot of different things. They include trees, green space, planting, paving sidewalks, benches, streetlights, curb extensions, and other improvements that create a better experience for pedestrians. They can also improve and support local businesses by improving the look and feel of their storefronts. Developers are asked to improve the streetscape as a part of their development because: 1) they are disrupting the public realm while developing their building, and 2) because the entire neighborhood (including the new development) also benefits.

### Why this point value?

The amount of investment that contributes to streetscape is project-dependent. Generally, the denser the development, the more streetscape improvements they must provide. When constructing one multi-family building (60 points), a developer may be asked to improve the streetscape (60 points) including sidewalks, plantings, and seating areas in front of their development.

### How it meets the PLAN:Mattapan goals and values:

**Housing** - Housing is not heavily impacted by streetscape improvements.  
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**Mobility** - Sidewalks that are shaded and have places to sit are more inviting to pedestrians.  
**People and Places** - Improving the look and feel can increase safety, pride and community use.



### What it is:

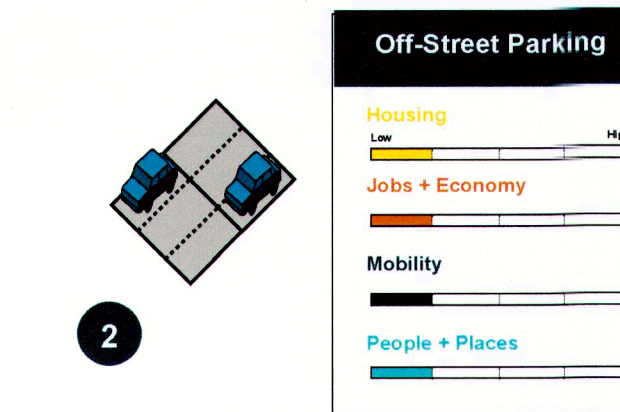
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### Why this point value?

Although pocket parks are small, the cost to create one is highly dependent on the design and the cost of the vacant parcel. They can be expensive with minimal direct benefits to the developer. However, when more than one multi-family building (60 points each) are constructed close to each other, developers may be asked to contribute to fund towards creating a pocket park (120 points).

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**Mobility** - Mobility is not improved by pocket parks.  
**People and Places** - Create meaningful places to meet, spend time, exchange, and enjoy.



### What it is:

Off-street parking comes in many forms - below ground, above ground, surface parking, parking garages, etc. This game specifically represents surface parking.

### Why this point value?

Parking provides space for people with personal vehicles to frequent businesses, have a dedicated spot at their home, and contribute to the ease of getting around for some people. Parking, however, can take up a lot of space that could go to other things such as more housing, open space, community spaces, small businesses, and other amenities. Surface parking is the least expensive form of parking that can be developed at roughly \$15K dollars per space, however it also takes up a lot of physical space. The value of this piece would change if the type of parking changed. For example, below-grade parking can be 6 times more expensive than surface parking (\$100K dollars per space).

### How it meets the PLAN:Mattapan goals and values:

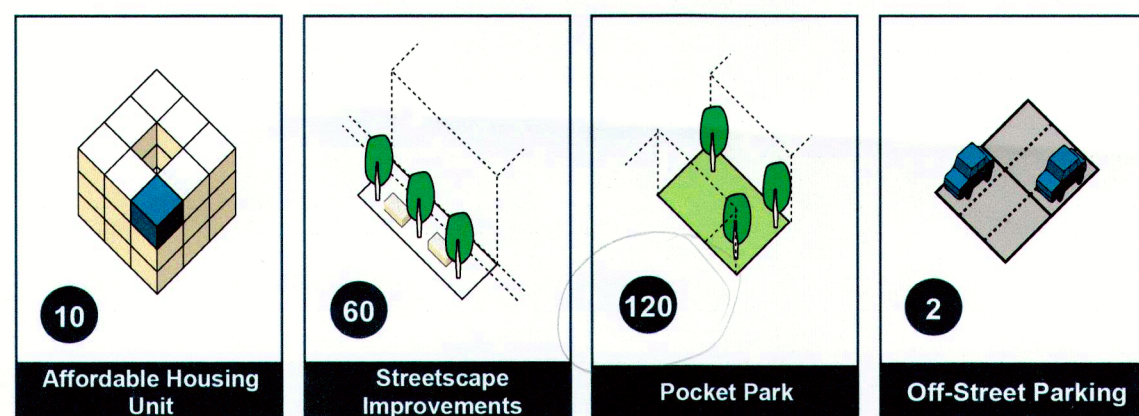
Overall, parking does not address many of PLAN: Mattapan's goals, but it is important to have, especially municipal lots in business districts.

**Housing** - Housing is not improved by parking.  
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**People and Places** - The public realm is occupied by cars instead of people.

TABLE

## Group Exercise Final Tally

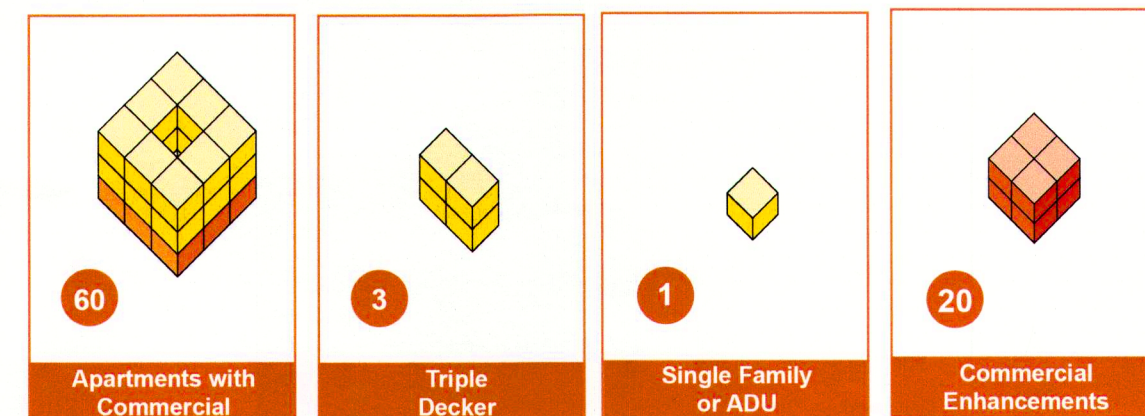
### Community Improvements



$$10 \times 8 + 60 \times 1 + 120 \times 1 + 2 \times 2 = 172$$

Grand Total Points

### Buildings



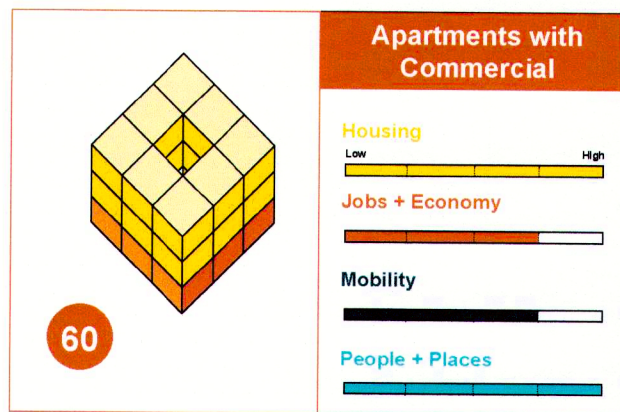
$$60 \times 3 + 3 \times 4 + 1 \times 1 + 20 \times 2 = 172$$

Grand Total Points



## Tip Sheet : Buildings

"Buildings" represent different types of development throughout the neighborhood. Some types of development are found along corridors while others are better suited for neighborhood streets. Different building types can address community improvements in different ways. Buildings in this game do not represent all types of development and are not an exhaustive list of what is possible. Rather, they provide an overview of the most common types of development in the neighborhood.



### What it is:

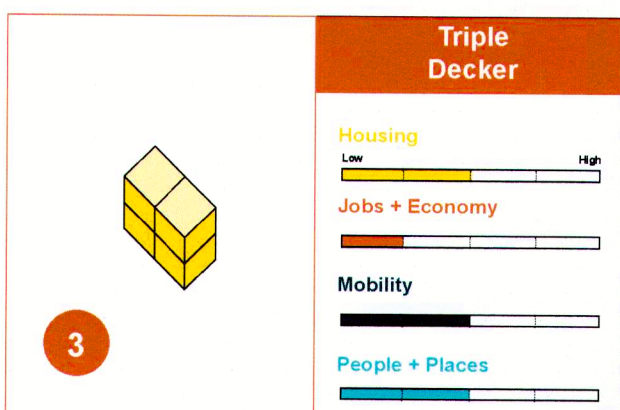
Apartment with commercial refers to multi-family housing developments that have an active ground floor retail space. These buildings are typically located on corridors at major intersections and nodes, and less so along smaller neighborhood streets. Businesses on ground floors benefit from having a customer base living directly above them.

### Why this point value?

Higher densities have higher "point values" and may get more community improvements.

### How it meets the PLAN:Mattapan goals and values:

**Housing** - More total housing results in additional affordable housing.  
**Jobs and Economy** - More people in the neighborhood increases local buying power.  
**Mobility** - More demand for transportation improves transit, bikeways, and sidewalks.  
**People and Places** - More people living nearby supports safer and more vibrant public spaces.



### What it is:

A triple-decker, three-decker, or three-family home, is a housing typology commonly found throughout the City of Boston. Many were built in the first half of the 20th century to support multi-generational families who each had their own unit. Over time these units were sold as separate properties and became three family buildings for separate owners or renters. While triple-deckers are valuable to the neighborhood fabric, they are costly to build, only house three-families, and do not provide the same benefits as larger developments.

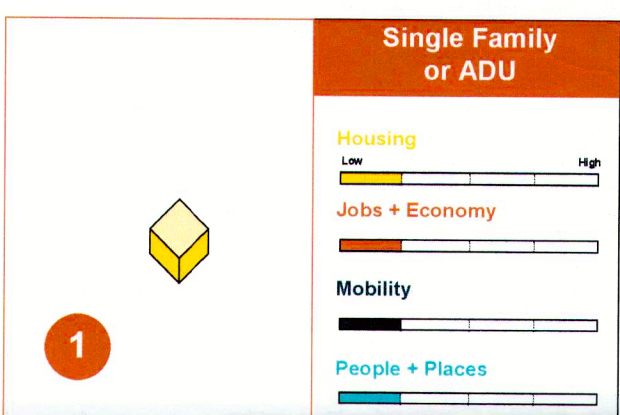
### Why this point value?

Technically, the affordable housing requirement is not triggered for projects smaller than 10 units, so despite many triple-decker buildings being built, they do not contribute to increasing affordable housing in any significant way, and since new construction and renovations often become market-rate units, triple-deckers can sometimes contribute to gentrification.

### How it meets the PLAN:Mattapan goals and values:

They contribute to the neighborhood character and are assets to the community. However, when constructed along major corridors they do not support many of the PLAN: Mattapan goals.

**Housing** - Smaller developments do not significantly contribute to affordable housing.  
**Jobs and Economy** - Smaller developments do not increase local buying power.  
**Mobility** - Smaller developments mean lower demand for transit, bikeways, and sidewalks.  
**People and Places** - Less people living nearby don't support safer or more vibrant public spaces.



### What it is:

Single-family homes comprise the majority of housing in Mattapan. They are located throughout the neighborhood, but are rare along major corridors.

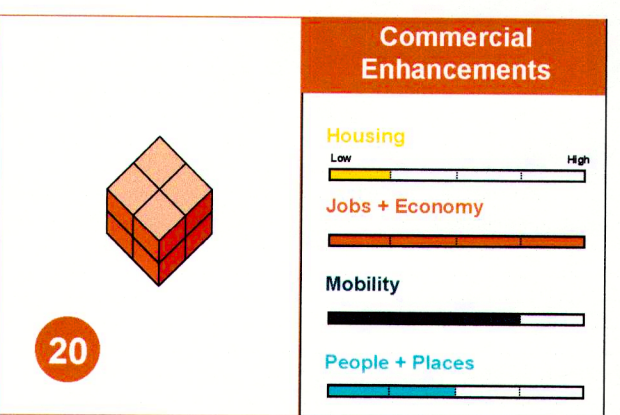
Additional Dwelling Units (ADUs) are independent units, within existing owner-occupied housing structures that are created in order to provide additional affordable housing options, and offering additional housing options for residents.

### Why this point value?

Technically, the affordable housing requirement is not triggered for projects smaller than 10 units, so despite single family buildings being built, they do not contribute to increasing affordable housing in any significant way. ADU units can contribute to increased affordable housing by creating smaller spaces on the lots of existing housing that can be rented at lower rates, but since they are constructed one unit at a time, it can take a very long time to create a critical mass of affordability.

### How it meets the PLAN:Mattapan goals and values:

**Housing** - Smaller developments do not significantly contribute to affordable housing.  
**Jobs and Economy** - Smaller developments do not increase local buying power.  
**Mobility** - Smaller developments mean lower demand for transit, bikeways, and sidewalks.  
**People and Places** - Less people living nearby don't support safer or more vibrant public spaces.



### What it is:

There are many commercial spaces along major streets and corridors in Mattapan. These spaces bring life, culture, and commerce to the community and serve as places to mix and meet. These buildings are typically more successful on corridors at major intersections and nodes, and less so along smaller neighborhood streets. Businesses on ground floors benefit from high traffic and visibility.

### Why this point value?

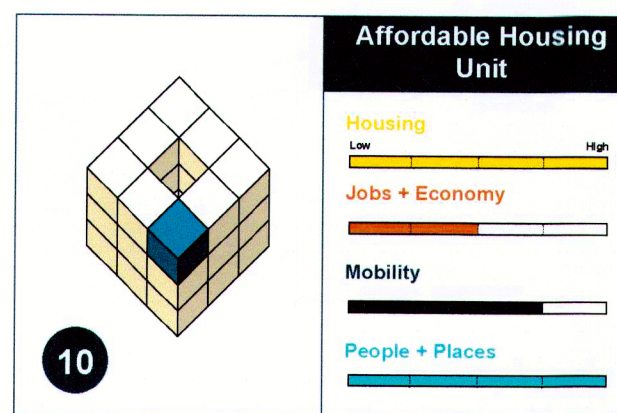
Higher densities have higher "point values" and may get more community improvements.

### How it meets the PLAN:Mattapan goals and values:

**Housing** - Housing is not improved by commercial improvements.  
**Jobs and Economy** - Better spaces mean opportunities to improve and expand economic activity.  
**Mobility** - Vibrant commercial centers increase demand for transit, bikeways, and sidewalks.  
**People and Places** - More commercial activity supports safer and more vibrant public spaces.

## Tip Sheet : Community Improvements

"Community improvements" to the neighborhood can come from many different sources of investment, but mainly from private development.



### What it is:

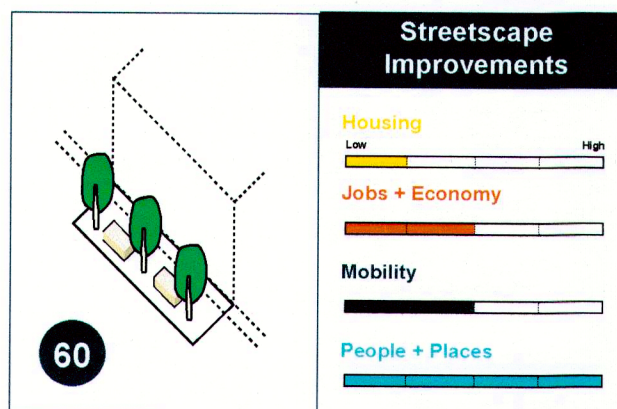
With new market-rate housing, affordable housing stock can also be increased because when market-rate units are built, there are opportunities (and requirements) for more affordable units to be added as well. Through the inclusionary development policy (IDP), market-rate housing developments with ten or more units, that are also in need of zoning relief, must include 13% income restricted units: 1) within their development, 2) at an alternative location near their building, or 3) contribute \$325K dollars to the IDP fund.

### Why this point value?

Affordable housing is expensive to create because it does not yield the same return as market-rate development. One large multifamily building (60 points) could gain up to 6 affordable units (10 points each).

### How it meets the PLAN:Mattapan goals and values:

**Housing** - More total housing results in additional affordable housing.  
**Jobs and Economy** - More people in the neighborhood increases local buying power.  
**Mobility** - More demand for transportation options improves transit, bikeways, and sidewalks.  
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### What it is:

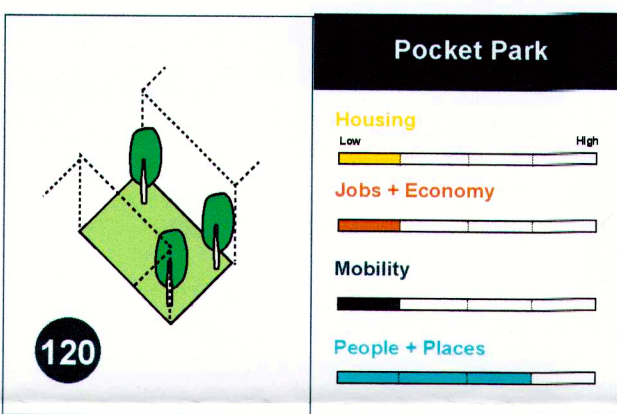
Streetscape improvements can be a lot of different things. They include trees, green space, planting, paving sidewalks, benches, streetlights, curb extensions, and other improvements that create a better experience for pedestrians. They can also improve and support local businesses by improving the look and feel of their storefronts. Developers are asked to improve the streetscape as a part of their development because: 1) they are disrupting the public realm while developing their building, and 2) because the entire neighborhood (including the new development) also benefits.

### Why this point value?

The amount of investment that contributes to streetscape is project-dependent. Generally, the denser the development, the more streetscape improvements they must provide. When constructing one multi-family building (60 points), a developer may be asked to improve the streetscape (60 points) including sidewalks, plantings, and seating areas in front of their development.

### How it meets the PLAN:Mattapan goals and values:

**Housing** - Housing is not heavily impacted by streetscape improvements.  
**Jobs and Economy** - Improved streetscapes help businesses by increasing pedestrian activity.  
**Mobility** - Sidewalks that are shaded and have places to sit are more inviting to pedestrians.  
**People and Places** - Improving the look and feel can increase safety, pride and community use.



### What it is:

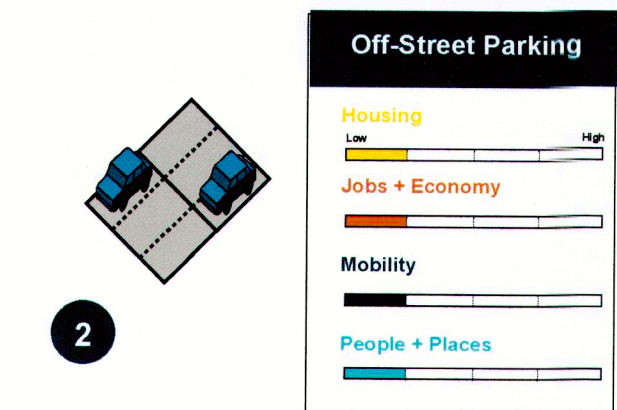
Pocket parks are small-scale open spaces that are usually less than .25 acres. They are meant to serve people in the immediate area as an event space, play area, passive recreation, etc. They are sometimes created in small vacant spaces and between buildings.

### Why this point value?

Although pocket parks are small, the cost to create one is highly dependent on the design and the cost of the vacant parcel. They can be expensive with minimal direct benefits to the developer. However, when more than one multi-family building (60 points each) are constructed close to each other, developers may be asked to contribute to fund towards creating a pocket park (120 points).

### How it meets the PLAN:Mattapan goals and values:

**Housing** - Housing is not improved by pocket parks.  
**Jobs and Economy** - Jobs and economy are not improved by pocket parks.  
**Mobility** - Mobility is not improved by pocket parks.  
**People and Places** - Create meaningful places to meet, spend time, exchange, and enjoy.



### What it is:

Off-street parking comes in many forms - below ground, above ground, surface parking, parking garages, etc. This game specifically represents surface parking.

### Why this point value?

Parking provides space for people with personal vehicles to frequent businesses, have a dedicated spot at their home, and contribute to the ease of getting around for some people. Parking, however, can take up a lot of space that could go to other things such as more housing, open space, community spaces, small businesses, and other amenities. Surface parking is the least expensive form of parking that can be developed at roughly \$15K dollars per space, however it also takes up a lot of physical space. The value of this piece would change if the type of parking changed. For example, below-grade parking can be 6 times more expensive than surface parking (\$100K dollars per space).

### How it meets the PLAN:Mattapan goals and values:

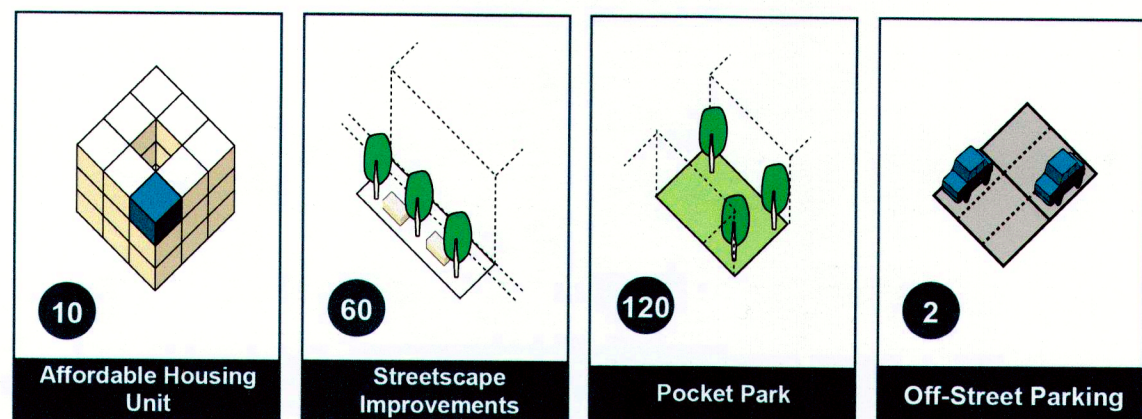
Overall, parking does not address many of PLAN: Mattapan's goals, but it is important to have, especially municipal lots in business districts.

**Housing** - Housing is not improved by parking.  
**Jobs and Economy** - Jobs and economy are not greatly improved by excessive parking.  
**Mobility** - Personal vehicles increase traffic decreasing transit service and bicycle improvements.  
**People and Places** - The public realm is occupied by cars instead of people.

STEPHEN TABLE

## Group Exercise Final Tally

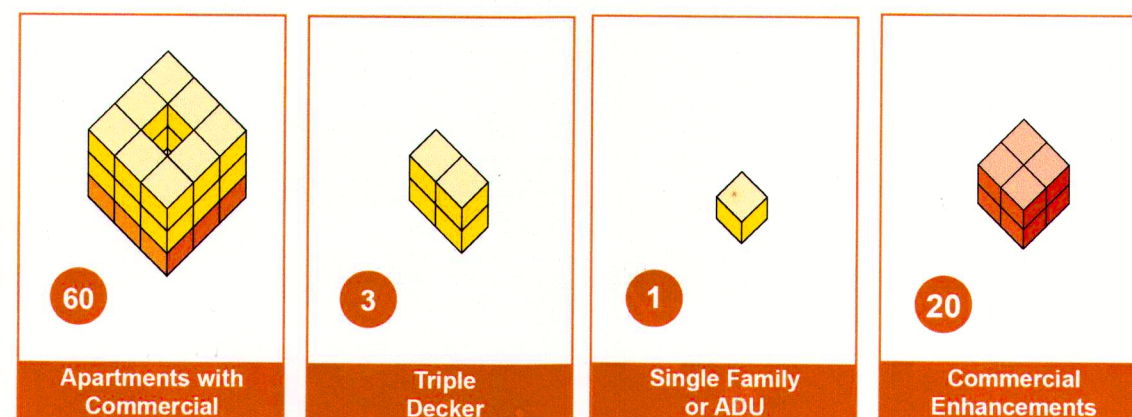
### Community Improvements



$$10 \times \frac{1}{4} + 60 \times \frac{1}{4} + 120 \times \frac{1}{4} + 2 \times \frac{1}{4} = \text{Grand Total Points}$$

MOST APPROPRIATE -  
LEAST APPROPRIATE -

### Buildings

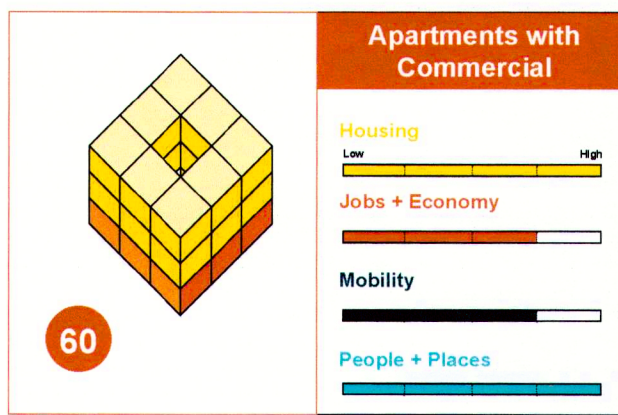


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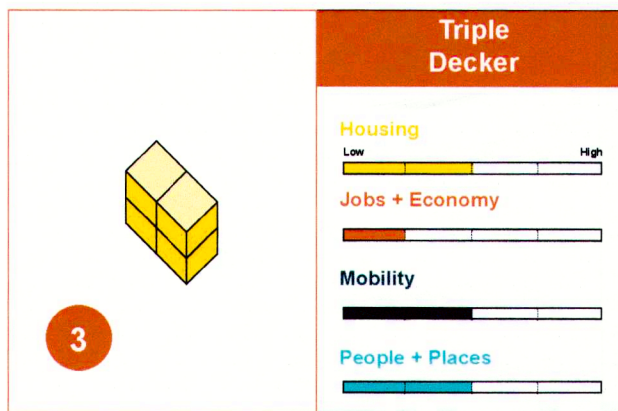
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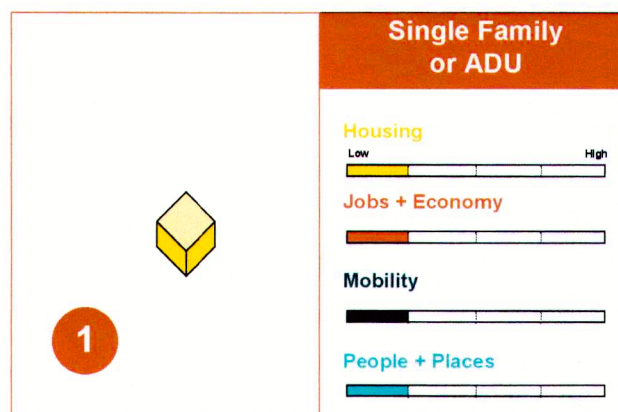
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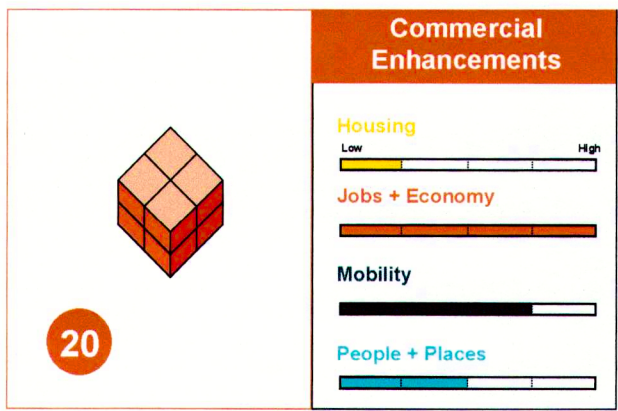
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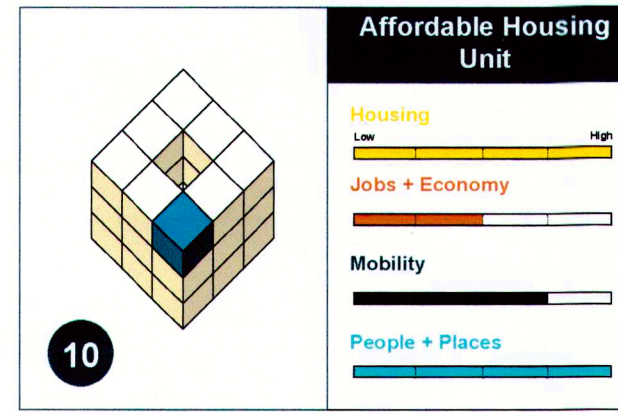
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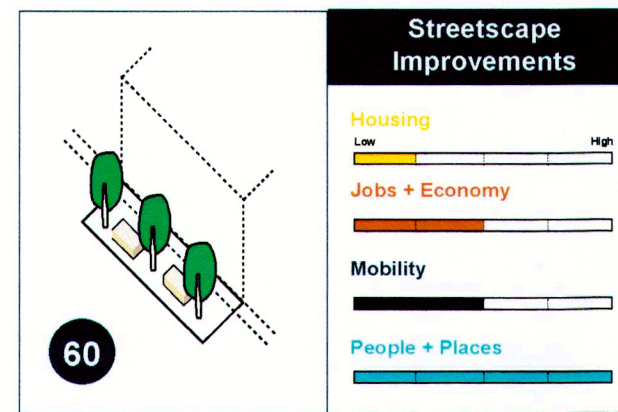
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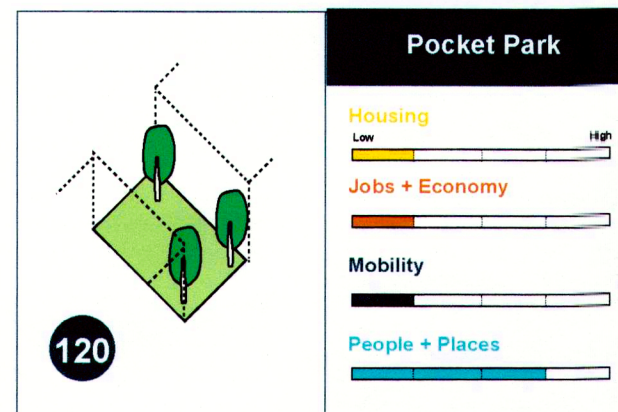
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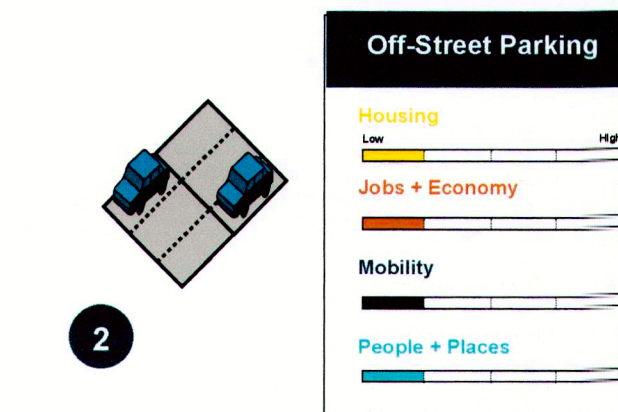
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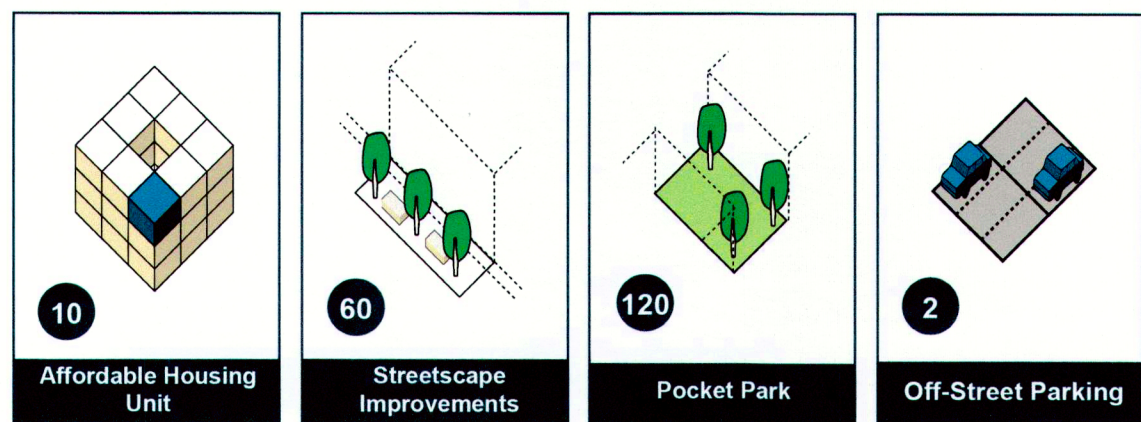
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## ROSA TABLE

## Group Exercise Final Tally

### Community Improvements

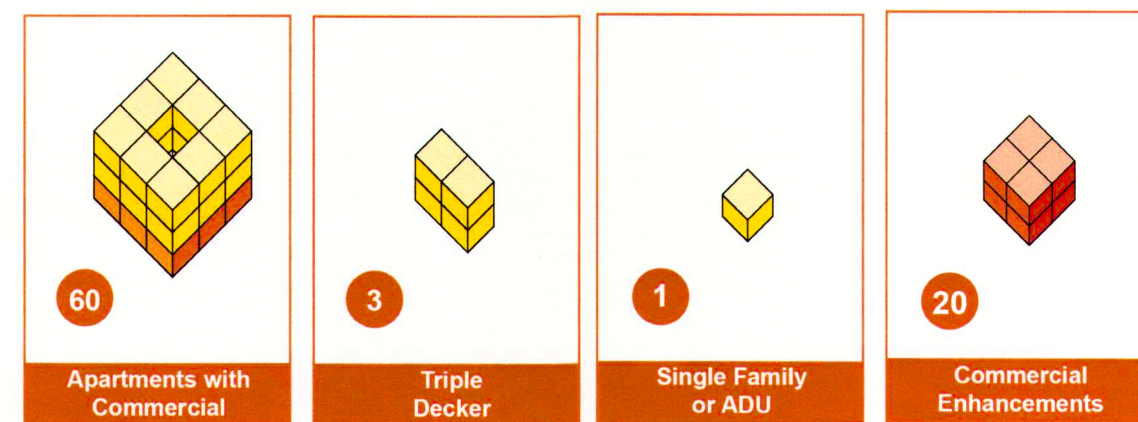


$$10 \times 2 + 60 \times 3 + 120 \times 0 + 2 \times 5 = 210$$

Grand Total Points

Most Appropriate -  
 Least Appropriate -

### Buildings



$$60 \times 3 + 3 \times 2 + 1 \times 0 + 20 \times 2 = 226$$

Grand Total Points

choose to have extra for other benefits