

PLAN: Mattapan - The Future of Mattapan's Corridors



February 26, 2020

6:00 - 6:15

Fill out your worksheets
Grab some food and a seat

6:15 - 6:35

Presentation

6:35 - 7:30

Activity and Discussion



1

Where are we now?



WHAT WE HAVE DONE

FUTURE PROCESS



- WORKSHOPS
 - COMMUNITY ENGAGEMENT EVENTS
 - FUTURE WORKSHOPS
 - FUTURE COMMUNITY ENGAGEMENT EVENTS
- Chat with a Planner*

PLAN: MATTAPAN WILL

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

PLAN: MATTAPAN WILL

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

Each focus area helps achieve the vision a little bit differently.



Corridor



Square



Residential Fabric

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Corridor



Square



Residential Fabric

2 Activity

Step 1:

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:

VALUES & GOALS

Housing

- Existing rates of **home ownership** are preserved.
- Existing rates 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.

PLAN: MATTAPAN - CORRIDOR WORKSHOP

Step 2:

Individual Exercise

Instructions (15 mins)

- Select three "community improvements" that you would most like to see along major corridor as a result of development in your neighborhood.
- Select three "buildings" that you would most like to see along major corridor in your neighborhood.
- Tally your total points for both "buildings" and "community improvements". Keep in mind that the points for community improvements and points for buildings should be roughly equal.

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

 10	Affordable Housing Unit Housing: 10 Jobs + Economy: 10 Mobility: 10 People + Places: 10
 60	Streetscape Improvements Housing: 60 Jobs + Economy: 60 Mobility: 60 People + Places: 60
 120	Pocket Park Housing: 120 Jobs + Economy: 120 Mobility: 120 People + Places: 120
 4	Off-Street Parking Housing: 4 Jobs + Economy: 4 Mobility: 4 People + Places: 4

10 x + 60 x + 120 x + 4 x = Total Points

Buildings

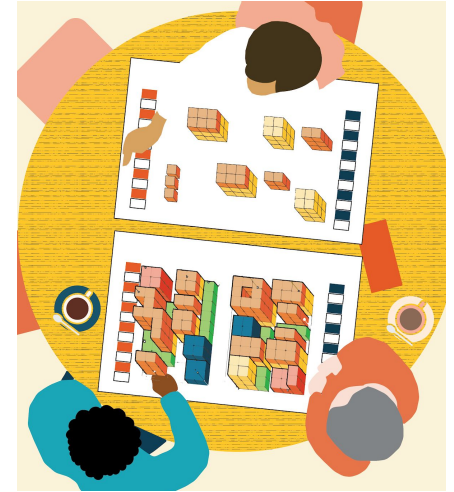
 60	Apartments with Commercial Housing: 60 Jobs + Economy: 60 Mobility: 60 People + Places: 60
 3	Triplex/Duplex Housing: 3 Jobs + Economy: 3 Mobility: 3 People + Places: 3
 1	Single Family or ADU Housing: 1 Jobs + Economy: 1 Mobility: 1 People + Places: 1
 60	Commercial Improvements Housing: 60 Jobs + Economy: 60 Mobility: 60 People + Places: 60

60 x + 3 x + 1 x + 60 x = Total Points

What do I value?

What does Mattapan need?

Step 3:



What should Mattapan look like?
How do we get what we want?

PLAN: Mattapan Focus Areas- Corridors

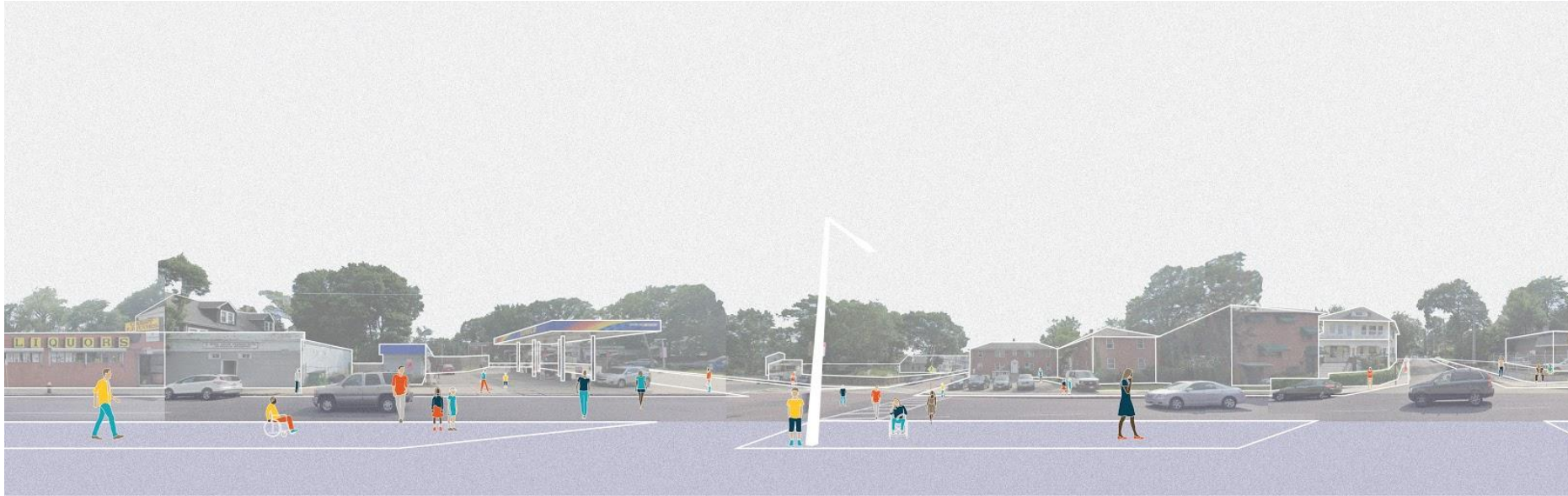
The corridors provide an opportunity to reimagine mixed-use development, improved transportation, and access to vibrant public spaces.



Corridor Character - Morton Street



Corridor Character - Cummins Highway



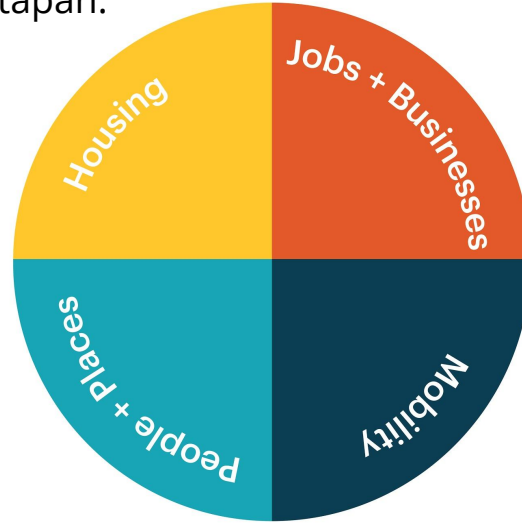
Corridor Character - River Street



Corridor Character - Blue Hill Avenue



Topic Areas help **organize community input** and translate shared goals into **measurable outcomes** for Mattapan.



Corridor Character - Blue Hill Avenue





WHAT WE HEARD

More mixed
unit housing
for single
adults to
save and get
back on their
feet

Loss of
neighborhood
equity when
seniors sell.
They then can't
afford to move
elsewhere.

Housing →
Single Young
Professionals

Affordable
housing

Community
land trust
to secure
homes afforda-
bility

0-5
Low income
Housing
parks

WHAT WE KNOW

- 58% of Mattapan is housing.
- **Single family housing** makes up the majority of housing in Mattapan.
- 38% of residents are **homeowners**.
- 3 out of 5 renting households are considered **housing cost burdened**.
- Residents have expressed interest in **new housing types** to better serve the community's needs.
- 13% of housing in Mattapan is **income-restricted**.

COMMUNITY VALUES

Support inclusive
equitable development
with an emphasis on
affordable housing
opportunities.

PLAN: MATTAPAN

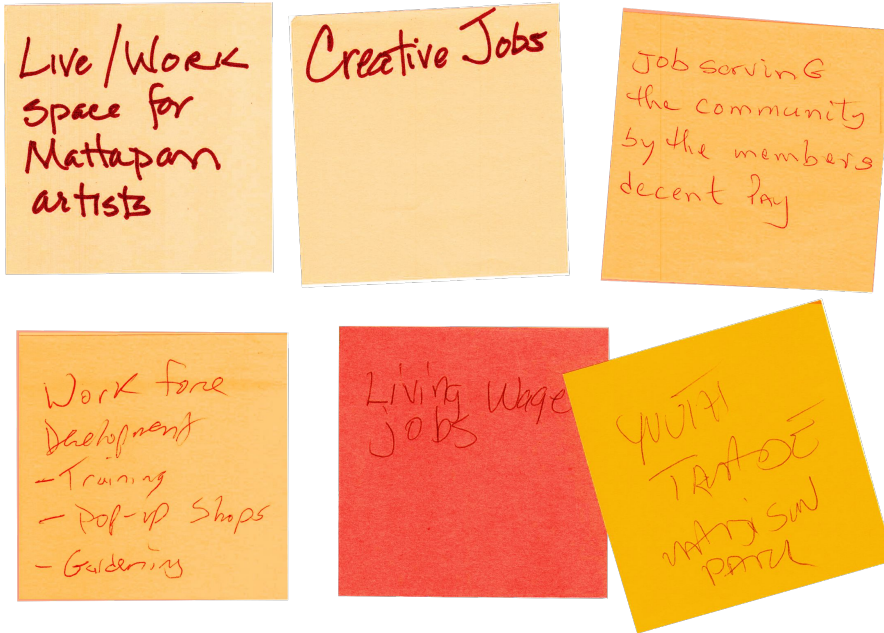


GOALS

- 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



WHAT WE HEARD



WHAT WE KNOW

- Jobs and businesses in Mattapan are **accessible** by many different means of transportation.
- Most jobs and businesses in Mattapan's are concentrated on the major corridors.
- Only 2% of Mattapan residents work in the neighborhood, 64% work in Boston, and 34% work outside of Boston.
- Health care and social assistance make-up 32% of industries in Mattapan.

COMMUNITY VALUES

Enhance **opportunities for businesses** to thrive with a focus on capturing wealth within the community.

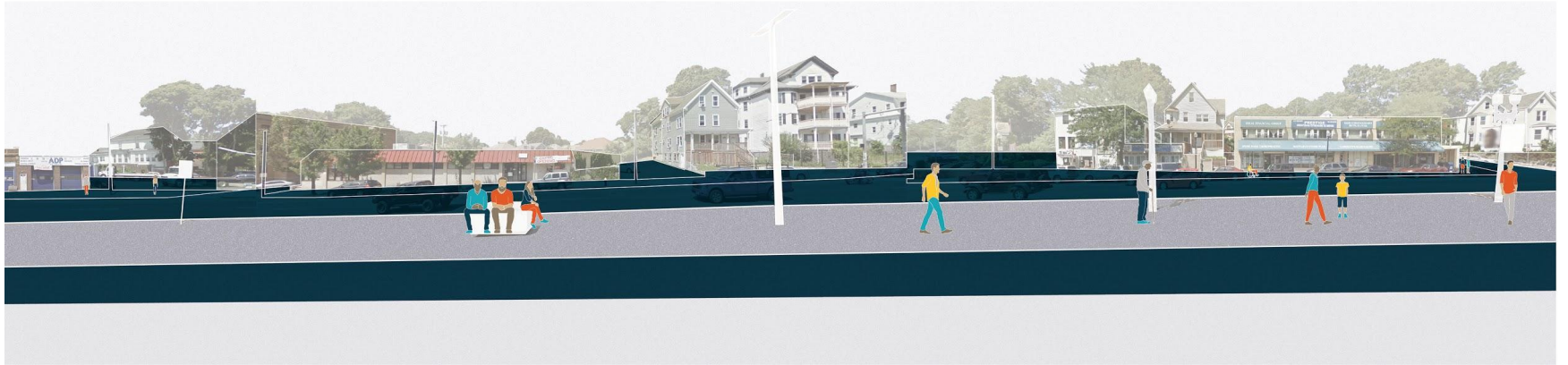


PLAN: MATTAPAN

GOALS

- The number of **resident-owned small businesses** grows.
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Upcoming Jobs and Businesses Deep Dive - May 2020



WHAT WE HEARD

Adequate +
consistent
transportation
within community

Create a
traffic +
beautification
plan for Blue Hill

Street
fairs.
- Family friendly
- Block parties

make community aware
better construction
schedules
Nstar 7:30
N'Corid to
Verizon interup
etc. traffic
so much

buses that
run a time
more bus
stops with shelters

WHAT WE KNOW

- Taking transit often involves at least one transfer
- The Fairmount Line can be useful when going downtown, but it, too, can experience long delays.
- Primary arterial streets were part of almost all “challenging trips”.
- Bus service and driving are unreliable, and walking or biking feels unsafe
- Double parking is rampant on Blue Hill Avenue

COMMUNITY VALUES

Strengthen **connectivity**, through various modes, within Mattapan and to the region.



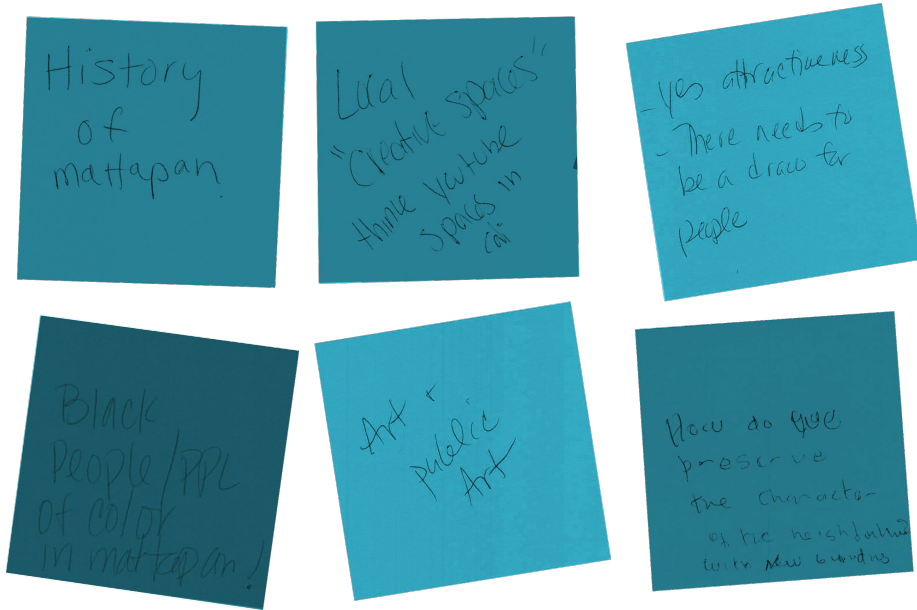
GOALS

- 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.

Upcoming Mobility Deep Dive - March



WHAT WE HEARD



WHAT WE KNOW

- Mattapan is a **diverse community**, with 73% of residents identifying as Black or African American.
- Mattapan has the **largest Haitian population** in Boston.
- 17% of Mattapan's **land use** is open space and 62% residential

COMMUNITY VALUES

Celebrate Mattapan's culture and identity and how it can be reflected in spaces where people gather.

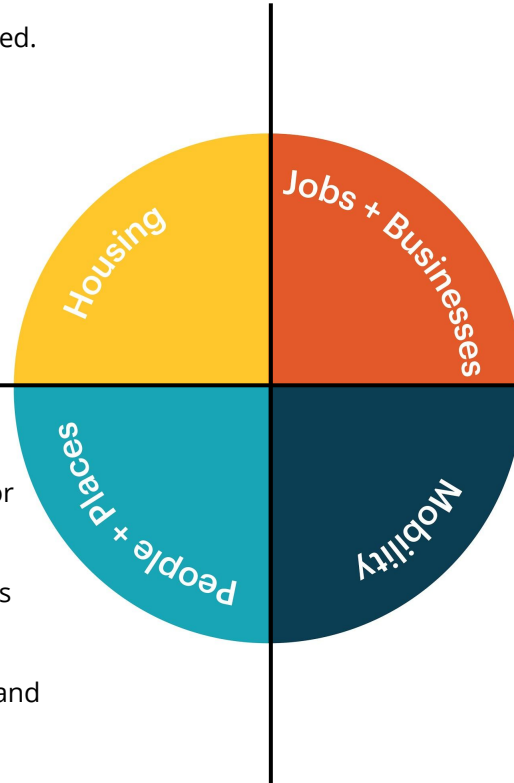
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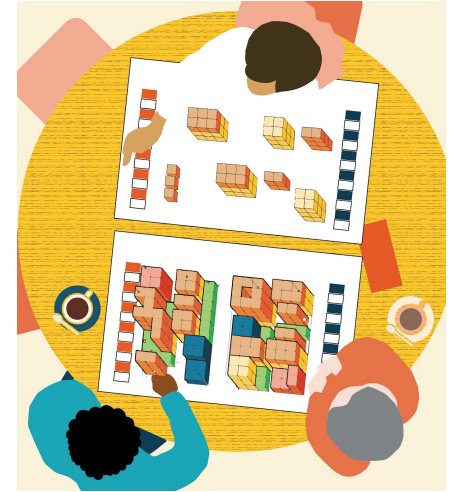
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Activity Goals and Result

