

# PLAN: Mattapan

Preserve. Enhance. Grow.



## WHAT WE HEARD: HOUSING

As a part of our first Open House Workshop, we asked community members what they wanted to Preserve, Enhance, and Grow in their neighborhood. The following four (4) sub-topics emerged and were further discussed during our SWOT analysis.

Housing Affordability  
Transitional Housing  
Homeownership  
Housing Types

### STRENGTHS A condition or feature that adds value to the neighborhood

Urban Suburb / Large homeowner population / Homeownership rates / Several homeowners / Knowing who my neighbors are / That existing residents own houses / Community / Diversity / Cultural camaraderie / Strong community / Sense of community / Existing community / Majority single family homes / Low income residents are resilient / Existing affordability

### WEAKNESSES A condition or feature that is lacking in the neighborhood

Lack of senior housing / Ratio of homes to businesses is insufficient / Houses for cash / Poor housing stock contributing to increase in health problem i.e. lung cancer is the number one killer of African Americans in the US this is from smoking but also Radon in older homes / High rental costs / Rising rents are affecting housing stability / Rents are way too expensive / Existing threats - flipping older people's homes then they can't afford it / Fair housing and jobs/ Greedy investors / Lack of ownership opportunities for Mattapan Residents / Not enough buying power for residents

### OPPORTUNITIES Something that could improve the neighborhood or build off of an existing strength

To bring back rent control / The City to create real affordable housing / Land is (a little) more affordable / Need senior housing / Better community control / Need better coordinated access to services - especially reliable access / Potential for significant density increases at train stations - Mattapan Square and Morton Street / Increasing home ownership / Allow homeowners who bought income restricted homes to sell them at fair market value after owning for 5-10 years

### THREATS Something that could negatively impact a neighborhood in the future

Train station / Train and transit as vehicle of gentrification / Increased gentrification / High risk for displacement / Displacement of our communities / Displacing seniors / Displacement / People living on fixed incomes are at greater risk of displacement / Coming back to city after being from here - displaced / Loss of neighborhood equity - when seniors sell they can't afford to move elsewhere / Speculators / Racism / Classism / 13% IDP is not enough to accommodate the affordable housing loss in the City / The word market-rate does not reflect prices available to real working people. Market is above real peoples market / High real estate taxes / High prices / Rises in rent when new buildings go online / Too few architects / Building on small land to change zoning / Speculation / Developers being able to buy city-owned lots in concentration / Fernandez brothers / Too many units but with no amenities (open space, etc) / Insufficient quality of new housing - threat to integrity of neighborhood / Over-development - too dense in new construction

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## WHAT WE HEARD: MOBILITY

As a part of our first Open House Workshop, we asked community members what they wanted to Preserve, Enhance, and Grow in their neighborhood. The following four (4) sub-topics emerged and were further discussed during our SWOT analysis.

Transit Access  
Walkability  
Bicycles  
Traffic

### STRENGTHS A condition or feature that adds value to the neighborhood

Blue Bikes - Fitness mobility / Blue Bikes / Bike friendly, River street walking path, improvements on parks / We have an authentic trolley line / Soon to be opened Mattapan Station on the Fairmount Line / Local MBTA station; variety of bus routes / Walking proximity to public transportation / Walk to transit

### WEAKNESSES A condition or feature that is lacking in the neighborhood

Crossing the streets can be dangerous / Unsafe walkability and bikeability / Walkability, especially in Mattapan Square, not pedestrian friendly / Long crossing distances on Blue Hill Avenue and Mattapan Square / Walking distances are too far - between nodes to walk; need car; difficult to get around within Mattapan / High crash locations at Harvard / Public Transportation is not enough frequency and not affordable enough / Low frequency on Fairmount / Consistency of Red Line from Ashmont / Hard to travel within Mattapan, especially for seniors; most travel is to get people in/out of Mattapan / Lack of true public transit / Unequal service across and around Mattapan, some areas are better served than others / Rapid Transit lack of service / Takes a long time to get to downtown / Long travel times for everyone on Blue Hill Avenue and Mattapan Square / Long commute to LMA / Longest commute times for any of Boston's neighborhoods (trains) / Bus to Ashmont Station more convenient than the Fairmount / Morton-Blue Hill, Morton-Harvard - worst intersections for traffic

### OPPORTUNITIES Something that could improve the neighborhood or build off of an existing strength

Create a rest stop at the Mattapan Square Stone building / Opportunity to have water bottle stations, benches, trees / Safe passage for all ages and abilities (wheelchairs, paths for scooters, longer walk signals) / Real extension of red line and purple line - more frequent / Connecting the MBTA passes with Commuter Rail / Better interface between City of Boston and DCR roadways / Tunnel under Mattapan Square intersection should be fixed / Trains into downtown and Longwood - too biggest job centers for Mattapan Residents / Better synchronicity between transit nodes / Fairmount Line Rapid Transit / Follow Philly's lead on maintaining trolleys / Change traffic patterns to suit people, not cars / Increasing transit option / Side streets need to be two ways and crosswalks / Design for trolleys and not cars / Servicing cars to the detriment of peds / Public transportation between parts of the neighborhood / Transportation to get around the whole neighborhood

### THREATS Something that could negatively impact a neighborhood in the future

Traffic reduces the efficiency of buses / Rapid transit and easier access in Mattapan may encourage gentrification

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## WHAT WE HEARD: OPEN SPACE + CLIMATE

As a part of our first Open House Workshop, we asked community members what they wanted to Preserve, Enhance, and Grow in their neighborhood. The following six (6) sub-topics emerged and were further discussed during our SWOT analysis.

- Access
- Playspaces
- Programming
- Streetscapes
- Urban Agriculture
- Tree Canopy

### STRENGTHS A condition or feature that adds value to the neighborhood

Neponset Greenway / Percentage of parkspace / Access to parks and playgrounds / Fowler Clark Farm / The ability to walk from Mattapan Square down the greenway, through Lower Mills to Pope John Paul park / It encourages children and families to utilize the open space - little league, Mattapan Patriots, soccer games, outside movies / Parks can bring people together "free space" / Shangri La gardens / Urban farming / Almont park has been redone over, brings togetherness / Football turf

### WEAKNESSES A condition or feature that is lacking in the neighborhood

Drunks in Park aged 50+ / Street safety / Norfolk trail - lack of patrol in the parks, especially with teen smokers / Norfolk Park threat of violence and illegal activity / Horrible planted vegetation is not maintained, ugly shape and size on Blue Hill Median / Less dumping in open lots / Mattapan Square needs an uplift and face-lift / Not enough parks and greenspaces

### OPPORTUNITIES Something that could improve the neighborhood or build off of an existing strength

More open space / New Greenway on Blue Hill Ave / Fairmount corridor greenway planning - bike path parallel to Fairmount line / Neponset River watershed - able to canoe the river at canoe launch at Edgewater Drive / Activate parks more with programming and arts - space the community can enjoy / Athletic opportunity in parks to bring families and community together / Arts and cultural space / Better access to urban wilds - maintain trails at Woodhaven street, Gladeside, people want to use and be aware of its existence / Modification and uplift to field at Norfolk park / Street activation / Safer streets and cleaner streets / Vegetable gardens / Preserve untouched open space to combat climate change and flooding on major streets

### THREATS Something that could negatively impact a neighborhood in the future

Food desert / Increased pricing and affordability / Will not be able to enjoy these green spaces because of displacement and gentrification / High rent as a result of this public investment with current residents tax dollars / Residents don't get to enjoy what they made or work for / Investors, real estate cashing in on our investments / If not used, might be taken for a different purpose / The City does not listen to community voices - they want pots not coffin-like planters / Climate change is a threat / Flooding on American Legion and Morton because of the removal of green space

CURRENT CONDITIONS

FUTURE CONDITIONS

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## WHAT WE HEARD: NEIGHBORHOOD IDENTITY

As a part of our first Open House Workshop, we asked community members what they wanted to Preserve, Enhance, and Grow in their neighborhood. The following five (5) sub-topics emerged and were further discussed during our SWOT analysis.

- Arts and Culture
- Maintaining Community
- Public Art
- Public Space Activation
- Placemaking - Placemaintaining

CURRENT CONDITIONS

### STRENGTHS A condition or feature that adds value to the neighborhood

History of Mattapan / History of largely Jewish community / Multiculturalism / African heritage / Afro-American / Afro-Caribbean / African / Latino heritage / Haitian heritage month parade / Last weekend in August Caribbean parade and events / Togetherness, family, longevity

### WEAKNESSES A condition or feature that is lacking in the neighborhood

Need historical group or society / Beautiful history that needs to be shared and told - Mattapan historical society / No information on history of Mattapan / Need a true multicultural event / Language barriers / Limited common meeting spaces / No art center / No arts and cultural center hub / Not a place for all cultural events to come together besides parade / No eat in aside from Brothers and Las Vegas / Too many liquor stores / Communications - community needs a bulletin board / Streetscape - lighting is drab - make it better and more exciting between Blue Hill and the Square

FUTURE CONDITIONS

### OPPORTUNITIES Something that could improve the neighborhood or build off of an existing strength

Movie night / Activating Main Street spaces with arts and public spaces / Potlucks / Welcome sculpture and public art / Large arts and community space for music and art use (all types of arts - maybe also social services) / More connections with the Neponset / Reuse of old buildings for the neighborhood / Use of old building for creative spaces / Well advertised community events and ever season "common space" / Mattapan historical society - Native Americans, Mattahunt, rich history of immigrants / Tourism / History, farm, trolley, bike path, chocolate factory, public art / Solar trash cans / Sell buildings to residents not developers

### THREATS Something that could negatively impact a neighborhood in the future

Outside development that people of this neighborhood can't use / Brings money but could have bad effects / Fear of the unknown being unaware, threat of takeover / Gentrification / Over-development / Increase in congestion of streets and roads / Recreational marijuana shops