



PLAN: Mattapan Envisioning Your Neighborhood

December 10, 2018



**boston planning &
development agency**

1 Presentation

*What We Have Heard.
What Is Planning?*

2 Small Group Activity

SWOT Discussion

3 Large Group Discussion

Report Back



1 Presentation

*What We Have Heard.
What Is Planning?*



What we have heard.



Jobs & Businesses



- Commercial Space
- Diversity of Businesses
- Jobs
- Training

Open Space & Climate Resilience



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

Neighborhood Identity



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

Housing



- Housing Affordability
- Transitional Housing
- Homeownership
- Housing Types

Other



- Architecture
- City Services
- Communication
- Stone Building

Mobility



- Transit Access
- Walkability
- Bicycles
- Traffic

Quick Facts

- 40% of the Mattapan community was born outside of the United States
- 84% of those were born in the Caribbean*

**Boston in Context by the BPDA (March 2018)*

Community Comment

- “Keep the neighborhood the neighborhood. Don’t lose Mattapan”
- “Untap the latent talent and power in Mattapan”



- Haitian Americans United
- Mattapan United
- Mattapan Cultural Arts Development
- Mattapan Food and Fitness
- Mattapan Square Main Streets
- Artists / Arts Mattapan
- Faith-based
- Urban Agriculture

Quick Facts

- More than 54,000 units in the City of Boston are income-restricted - that's nearly 20%, or one in five units in the city*
- 22% of housing stock in Mattapan is income-restricted*

**Income-Restricted Housing In Boston by DND (Nov 2018)*



Community Comment

- “More micro-unit housing for single adults to save and get back on their feet”
- “Affordable housing throughout the neighborhood in line with average local incomes”



Quick Facts

- Mattapan had 2,062 jobs in 2014, 50% of which were in Health Care, Social Assistance and Retail Trade
- The top occupations of Mattapan's residents in 2015: Health Care, Social Assistance, and Retail Trade.

Source: Boston in Context by the BPDA (March 2018)

Community Comment

- Most of the comments from the 10/25/18 Open House were about Mattapan Square
- "More variety of business opportunities on Blue Hill"
- "Sit-down restaurant in the Square!"

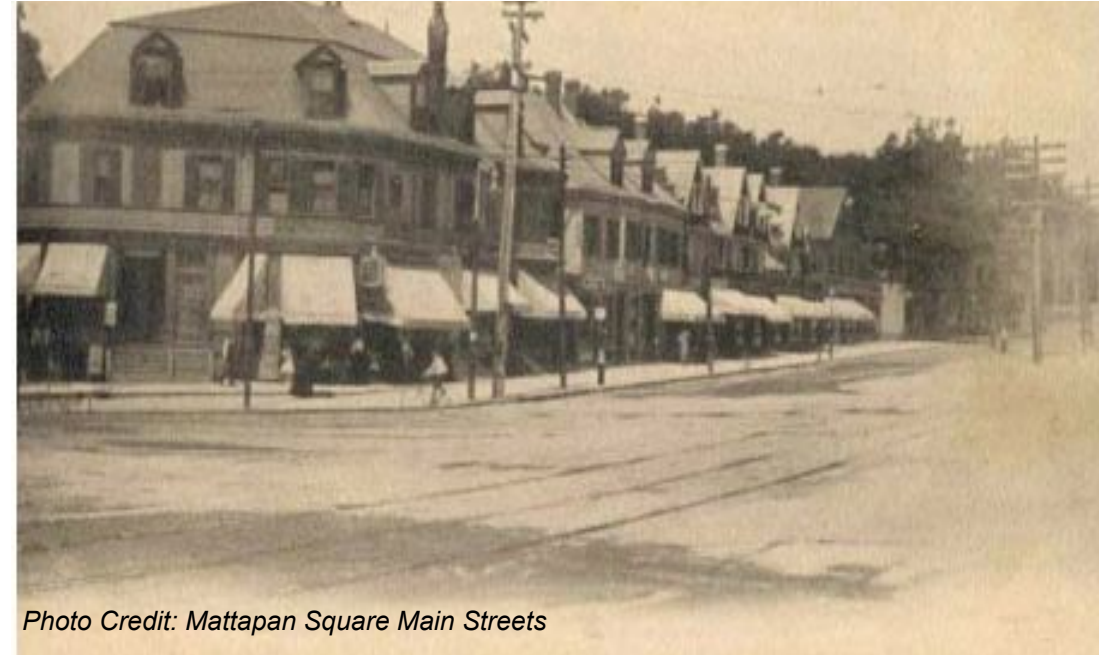


Photo Credit: Mattapan Square Main Streets



Quick Facts

- 82% of the Mattapan community drive to work alone
 - Of the other modes of transportation, 34% commuted by bus or trolley/train
- It takes more than 60 minutes to get to work for 26% of the Mattapan community - the highest in the City

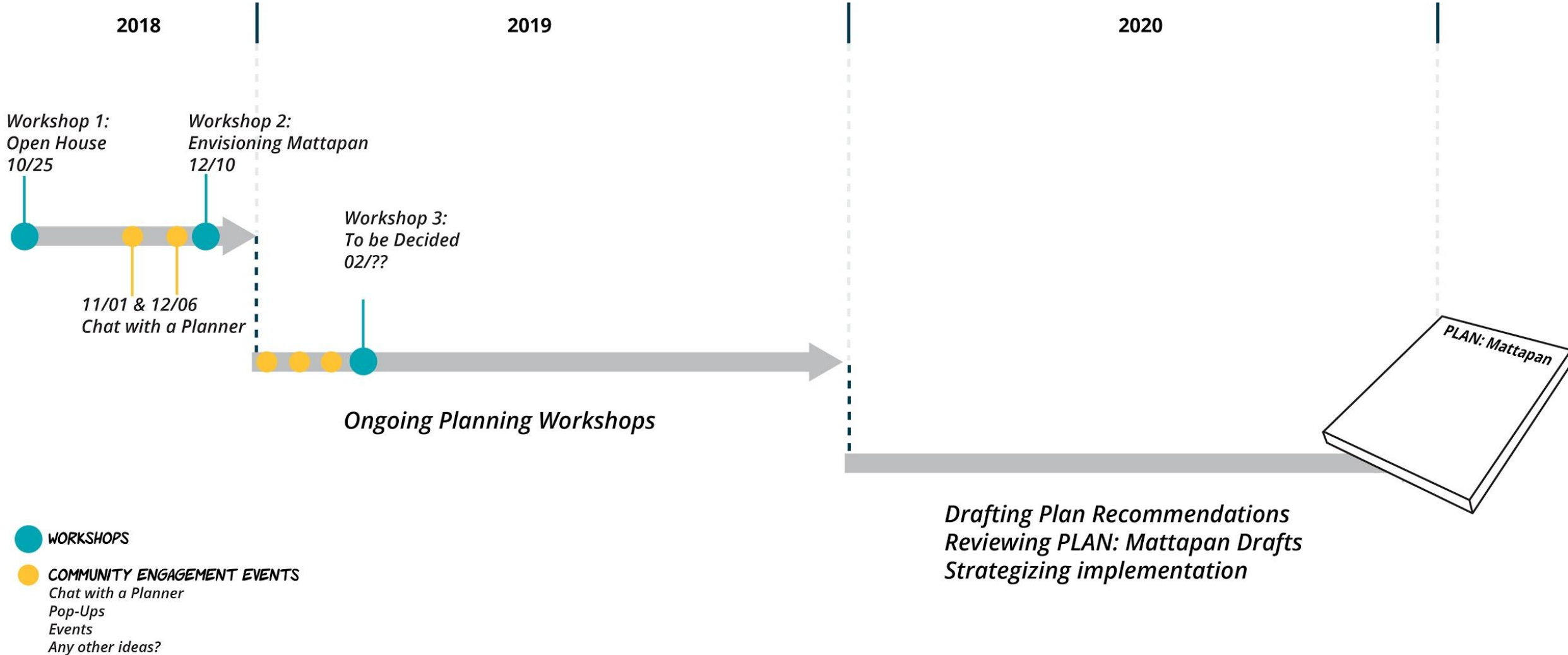
Source: *Boston in Context* by the BPDA (March 2018)

Community Comment

- “Traffic and beautification plan for Blue Hill Ave”
- “Activate public spaces for more vitality”



Process Overview



What is Planning?

Planning involves **creating a shared vision with the community** for where we want to be in the future.

It **maps out the path** to implement that vision.

Planning is an **interdisciplinary field** dedicated to systematic and creative approaches to improving communities and places.

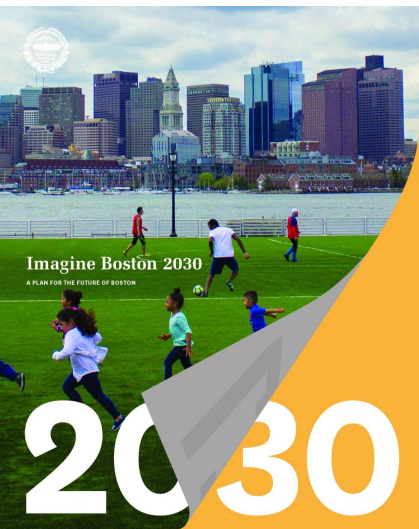


Who Plans?

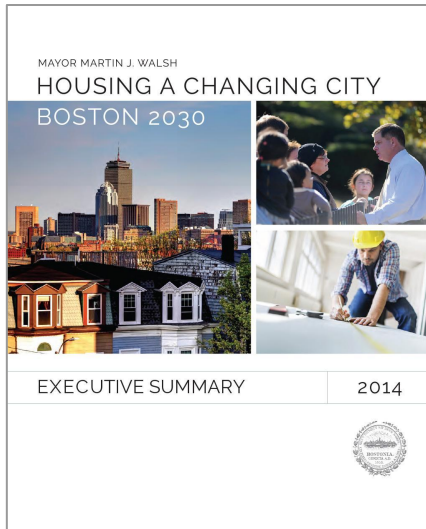
*We plan together. We are the conveners and facilitators, but the planning process requires the **participation of all the stakeholders in a community** to be meaningful and sustainable.*



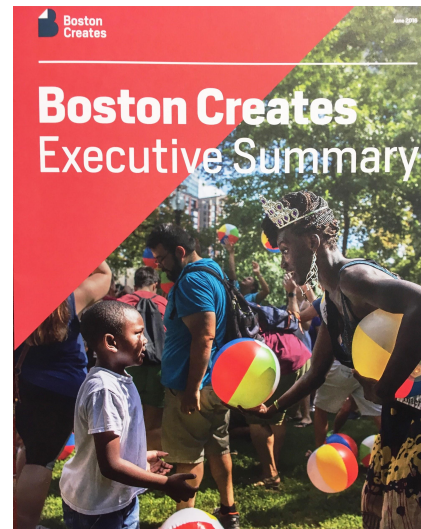
Why do we Plan?



Imagine Boston 2030



Department of Neighborhood Development



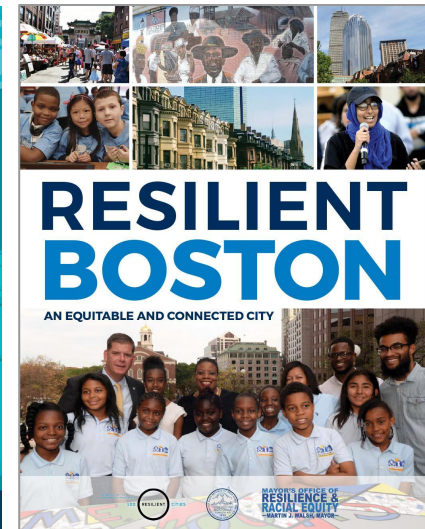
Mayor's Office of Arts and Culture



Boston Department of the Environment






Boston Department of Transportation



Mayor's Office of Resilience and Racial Equity

Why do we Plan?


Planning will produce a **framework** to predictably shape the future of our neighborhoods and will identify opportunities to **preserve, enhance, and grow.**



Mattapan Economic Development Action Agenda

June 2006


Thomas M. Menino
Mayor of Boston

 The Boston Redevelopment Authority
Mark Maloney, Director

Clarence J. Jones, Chairman
Joseph Nigro, Co-Vice Chairman
Michael Taylor, Co-Vice Chairman
Consuelo Gonzales Thornell, Treasurer
Christopher Supple, Member
Harry Collings, Executive Director/Secretary

Prepared by
Abt Associates Inc.

with
ICON architecture, inc.
Planners Collaborative, Inc.
Guzman Architects, Inc.



MEDI
MATTAPAN
Economic Development
Initiative

Mattapan Economic Development Initiative


FAIRMOUNT INDIGO PLANNING INITIATIVE CORRIDOR PLAN EXECUTIVE SUMMARY



FAIRMOUNT INDIGO CORRIDOR



CITY OF BOSTON
Mayor Thomas M. Menino



Boston
Redevelopment
Authority

CORRIDOR-WIDE PLAN
SEPTEMBER 2011

FAIRMOUNT INDIGO PLANNING INITIATIVE
WWW.FAIRMOUNTINDIGOPLANNING.ORG

Fairmount Indigo Planning Initiative

MAYOR THOMAS M. MENINO INVITES YOU TO THE FAIRMOUNT INDIGO PLANNING INITIATIVE COMMUNITY FORUM

BUILDING NEW CONNECTIONS TO YOUR NEIGHBORHOOD

Saturday, November 17, 2012
8:30am-12:30pm

Please join us in the conversation about connecting the communities along the Fairmount Corridor to economic opportunities, jobs, transit, and housing. We need your voice to help develop a vision for the future.

★ Childcare ★ Food ★ Prizes

Salvation Army Kroc Community Center
650 Dudley Street
Dorchester, MA 02125

★ Translation services available upon request



fairmountindigo.org
617.918.4434



Investing
in our neighborhood.



Improving
neighborhoods.




Increasing
economic activity, housing
affordability, and quality of life.



Invigorating
neighborhoods.

FAIRMOUNT INDIGO PLANNING INITIATIVE BLUE HILL AVENUE/ CUMMINS HIGHWAY STATION AREA PLAN



CITY OF BOSTON
Mayor Martin J. Walsh



Boston
Redevelopment
Authority

STATION AREA PLAN
FEBRUARY 2015

FAIRMOUNT INDIGO PLANNING INITIATIVE
WWW.FAIRMOUNTINDIGOPLANNING.ORG

How do we implement the PLAN?

*The primary tools of planning are **policy, urban design guidelines, and zoning.***

*As we move through the planning process, we will identify short-term, mid-term, and long-term action items which **support community priorities and goals.***

2

Small Group Exercise

SWOT Exercise

- *Strengths, Weaknesses, Opportunities, Threats*

5 Themes



Neighborhood Identity



Housing



*Open Space &
Climate Resilience*



Jobs & Businesses



Mobility

SMALL GROUP ACTIVITY

SWOT: Strengths, Weaknesses, Opportunities, Threats

PLANNING THEME: NEIGHBORHOOD IDENTITY
TEM YO GEN LADEN: IDANTITE KATYE
LOS TEMAS: IDENTIDAD DEL VECINDARIO

- "Alley beautification in Mattapan Square"
- "Street fairs and family friendly block parties"
- "There needs to be a draw for people"
- "Strong Caribbean presence"
- "Keep the neighborhood the neighborhood"
- "Diversity in Mattapan"



Neighborhood Identity includes:
 Arts and Culture / *Ar ak Kilti / Artes y Cultura*
 Maintaining Community / *Kenbe Kominote / Manteniendo la Comunidad*
 Public Art / *Ar Piblik / Arte Público*
 Public Space Activation / *Aktivasyon Espas Piblik / Activación de Espacios Públicos*
 Placemaking - Placemaintaining / *Mizanplas - Kenbe Espas yo / Creación y Mantenimiento de lugares*

	STRENGTHS <small>A condition or feature that adds value to the neighborhood</small>	WEAKNESSES <small>A condition or feature that is lacking in the neighborhood</small>
CURRENT CONDITIONS		
FUTURE CONDITIONS	OPPORTUNITIES <small>Something that could improve the neighborhood or build off of an existing strength</small>	THREATS <small>Something that could negatively impact a neighborhood in the future</small>
NOTES		

Themes Descriptions

SWOT Exercise Board

PLAN: Mattapan
 Preserve. Enhance. Grow.

Thought Lot

Share any additional Strength, Weaknesses, Opportunities, or Threats about themes your table is not directly discussing.

- At the top of the post-it, write the theme you note is about. Themes: Jobs & Businesses, Housing, Neighborhood Identity, Open Space & Climate, Mobility, or write in your own theme.
- Write your note.
- Place your post-it in a box below.

	Strengths <small>A condition or feature that adds value to the neighborhood</small>	Weaknesses <small>A condition or feature that is lacking in the neighborhood</small>
Current Conditions		
Future Conditions	Opportunities <small>Something that could improve the neighborhood or build off of an existing strength</small>	Threats <small>Something that could negatively impact a neighborhood in the future</small>

Thought Lot

Strengths

A condition or feature that adds value to the neighborhood

Weaknesses

A condition or feature that is lacking in the neighborhood

Opportunities

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

Threats

Something that could negatively impact a neighborhood in the future

3 Large Group Discussion

Report Back

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