

STRENGTHS A condition or feature that adds value to the neighborhood

CURRENT CONDITIONS

existing community

diversity

Cultural Community

Strong Community

Low income residents are resilient

Increasing transit options

WEAKNESSES A condition or feature that is lacking in the neighborhood

Fair Housing of Jobs & Wage in Expense

not enough employment

Greedy Investors

Rising rents are affecting housing stability

Lack of ownership opportunities for Milligen residents

Need Senior Housing

Not enough buyers power (for residents)

Racism/Classism

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

FUTURE CONDITIONS

To bring back Rent Control

to real housing

land is (a little) more affordable

THREATS Something that could negatively impact a neighborhood in the future

train station

Increased Gentrification

High risk for displacement

Speculators

1306 IDP is not enough to accommodate the affordable housing loss in the city

Inequitable Market based development policy

The word "market rate" does not reflect the prices available to real working people - market is above real people's market

NOTES

- Train + transit as vehicle of gentrification
- Coming back to city after being from here → displaced

People living on fixed incomes have greater risk of displacement

Need better coordinated access to services, especially reliable access

Better community control

CURRENT CONDITIONS

STRENGTHS A condition or feature that adds value to the neighborhood

Preserve untouched open space to combat climate change - flooding on major streets

STRENGTHS:
 NEPONSET GREENWAY % OF PARK SPACE
 ACCESS TO PARKS + PLAYGROUNDS
 F-C FARM

Neposet River Watershed, able to canoe the river at canoe launch on Edgewater Dr.

It encourages club street looks to utilize the open space (like Mattapan, North, etc.)

Shangla Gardens.

Almont Park has been redone over bring together ex. football turf.

Urban Farming (Edgewater, etc.)

Athletic opportunity in parks to bring families + community together

Blue Hill Ave

The ability to walk from Mattapan to Downtown Greenway through lower hills to Blue Hill Ave

WEAKNESSES A condition or feature that is lacking in the neighborhood

WEAKNESSES:
 FAIRMOUNT CORRIDOR GREENWAY PLANNING
 BIKE PATH parallel TO FAIRMOUNT LINE

BETTER ACCESS TO URBAN WILDS
 MAINTAIN TRAILS WOODHAVEN ST. GLADESIDE, people use + be aware

Drinks in the park use 50+

home, planted vegetation is not maintained
 only use size

lack of programming + community events for families (Lei Mamas in the park, holiday activities - etc.)

Attraction - street safety

Not enough Parks and green space

Change traffic patterns to suit people NOT cars.

Norfolk trail lack of patrol in the park especially with teen smokers

Body Mattapan needs an uplift facing.

FUTURE CONDITIONS

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

MORE OPEN SPACE.

NEW COMMUTER RAIL
 T/O D ENHANCED COMMERCIAL ACTIVITY

- MODIFICATION + UPLIFT TO FIELD P NORFOLK PARK.

Safe streets - cleaner street

Vegetable gardens

Disrupt Healthy Eating Opportunity

STOP concentrating business only in Mattapan square. Continue up Blue Hill Avenue

THREATS Something that could negatively impact a neighborhood in the future

FOOD DESERT *X2

Increased Pricing affordability

Investors Real Estate Cashing in on our investments

Government does not listen to community voice
 → WE WANT POTS, NOT COFFIN-LIKE PLANTERS
 (PARKS DISCUSSION)

Threat - Mattapan park and illegal activity

High rent as a result of this Public Investment with current residents tax dollars

→ RESIDENTS DON'T GET TO ENJOY WHAT THEY MADE WORK FOR.

NOTES

- CAN WALK TO LOWER MILLS FROM MATTAPAN
 - STREETSCAPE Lighting, PARKING.
 ↳ Lighting is DRAB; make it better + exciting → more welcoming lighting → Between Blue Hill and American Legion + Morton b/c removal of green space

- FLOODING ON American Legion + Morton b/c removal of green space

ACTIVATE PARK MORE - ARTS + PROGRAMMING → Community can enjoy SPACE.

POTS w/ Plants

ARTS + CULTURAL SPACE

Mattapan-June Zones
 - green zones
 • industrial areas
 • Basements/Cellar
 • Discreet locations schools

CURRENT CONDITIONS

STRENGTHS

A condition or feature that adds value to the neighborhood

WEAKNESSES

A condition or feature that is lacking in the neighborhood

Mobility (Strengths)

- Bikes - Blue Bikes
- Fitness Mobility

- Authentic Trolley Line
- Soon to be opened Mattapan Station on Fairmount Line

Weakness

- Crossing the streets can be dangerous

- Safe passage for all ages + abilities
- Paths for Scooters
- Longer talking walk signs

- Public transportation not enough frequency
- not affordable enough

- Walkability - esp the square - not pedestrian friendly

- Unsafe bikeability and walkability

FUTURE CONDITIONS

OPPORTUNITIES

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

THREATS

Something that could negatively impact a neighborhood in the future

- Create rest stop at the Mattapan Square Stone building

- WATER bottle stations
- Benches
- TREES

- Connecting MBTA passes with commuter rail

- Sidewalk 2 way = NOW
- Crosswalks

NOTES

CURRENT CONDITIONS

STRENGTHS A condition or feature that adds value to the neighborhood

Home ownership rates.

Community

→ Sense of community
→ Knowing who my neighbors are
→ Making sure our houses stay within Mattapan

EXISTING AFFORDABILITY

majority single family homes.

WEAKNESSES A condition or feature that is lacking in the neighborhood

Ratio of homes to businesses is insufficient.

Houses for CAHH

Poor housing stock contributing to increase in health problems. (ie lung cancer #1 killer of African Americans in US; this is from smoking but also ruder in older homes)

High rental costs

FUTURE CONDITIONS

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

MORE WORKSHOPS FOR AGING COMMUNITY
→ What are the resources?

POTENTIAL FOR SIGNIFICANT DENSITY INCREASES
TRAIN STATIONS (MATTAPAN SQ. + MORTON ST)

Increasing home ownership.

Allow homeowners who bought income-restricted homes to be able to sell them at fair market value after owning them after 5 or 10 yrs.

THREATS Something that could negatively impact a neighborhood in the future

TOO FEW ARCHITECTS!

Existing threats:
→ flipping older people's homes... then they can't afford it

Displacement of our communities

High RE TAXES

High prices

Displacing seniors.

Speculation

Developers being allowed to buy city-owned lots in concentration - ie = Fernandez Brothers

building on small land to change zoning.

→ Single family homes → Tenants may I... FAMILY & CLOSENESS. Community.

NOTES

Home ownership → investment in community + legacy + wealth.

vs RENTAL vs Homeownerships

CURRENT CONDITIONS

STRENGTHS A condition or feature that adds value to the neighborhood

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

lack of true
rapid
transit

High crash
locations
at Howard.
yet downtown

□ designed for
trolleys and not
cars but servicing
cars to the detriment
of peds.

Long travel
times for
everyone on
Blue Hill Ave.
Mattapan Sg.

Low frequency
on Fairmount

Long ~~star~~
crossing
distances.
Blue Hill.
Mattapan Sg.

travel
Mattapan.
for
seniors. Most
travel is to get
people in/out
of Mattapan.
LMA

unequal
service across
and around
Mattapan
Some areas are
better served
than others.

walking
are too
between
to walk -
need car
to get
@ night

consistency
of Red line
from
Ashmont

in on red
over + cummings

Largest can
trains of any
boston neighborhood
(fairs)

rapid transit
lack of
service
real extension
of red line
+ purple line

FUTURE CONDITIONS

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

better interface
between COB +
DCR roadways

Transit to
Downtown
and Longwood
↳ Two biggest
job centers for
Mattapan residents

better synchronicity
between transit
modes

Fairmount line
→ rapid transit

Follow Philly's
lead on
maintaining
trolleys.

travel with
Mattapan Sg.
intersection -
should be
fixed

THREATS Something that could negatively impact the neighborhood in the future

~~traffic~~
traffic reduces
the efficiency
of buses

rapid transit
in Mattapan
easily access may
encourage
gentrification

NOTES

~~more frequent~~
Bus to adjacent
station line
convenient to
Fairmount.

STRENGTHS A condition or feature that adds value to the neighborhood

CURRENT CONDITIONS

Urban Suburbs

Large Homeowner population

WEAKNESSES A condition or feature that is lacking in the neighborhood

senior housing
lack of

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

FUTURE CONDITIONS

THREATS Something that could negatively impact a neighborhood in the future

Rises in rent when new nearby buildings go online

Displacement

too many units but with no amenities (open space, etc.)

insufficient quality of new housing
threat to integrity of neighborhood
they don't stay
Overdevelopment, too dense in new construction.

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

NOTES