

# PLAN: Mattapan

## Public Comments Summary



## The Planning team released a draft of PLAN: Mattapan on October 3, 2022

This draft was posted on the BPDA's website (in English, Haitian Creole, and Spanish) and open to public comment. The Planning team also met and held presentations on the draft plan's content. The following is a summary of the community engagement done to collect feedback on the draft:

- ❑ Virtual presentations to Mattapan's neighborhood civic groups throughout October 2022
- ❑ Haitian Americans United Annual Conference
- ❑ 3 Chat With A Planner at Mattapan Library (in-person)
- ❑ Tabling at community events (Mattapan Boys & Girls Club, Mattapan Main Streets event with business owners)
- ❑ 2 listening sessions:
  - ❖ 1 in person in coordination with Caribbean Integration Community Development
  - ❖ 1 online with River Street Civic Association

**The period to provide public comment on the draft plan was extended once, with a final deadline on December 5th, 2022.**

In their feedback to the draft recommendations, people were encouraged by the following...

- **Pedestrian safety enhancements**, particularly locations for new crosswalks
- **10-minute neighborhood vision**: zoning changes that would allow more local business and services to be developed throughout Mattapan and closer to where residents live
- Urban design & zoning strategies that **furthered goals for environmental justice and public health**: combating urban heat island effect, preserving and enhancing tree canopy, and adding more open space and greenery along corridors like Blue Hill Ave
- Strategies that **preserve Mattapan's open spaces and natural beauty** and make it easier and safer to access them on foot or bike (Green Links Network)
- Zoning changes that will **support more mixed-use development in Mattapan Square**



These topics were a primary point of discussion during community engagement or in comments...

- The **need for more commercial/cultural spaces** that promote gathering for all ages
- **Vacant buildings and absentee property owners** in Mattapan Square and along Blue Hill Ave
- Enhancements to **Mattapan Square's public realm**: more frequent trash/snow removal, maintenance of storefronts, beautification efforts
- Creating a **Smart Growth Zoning Overlay District** (Chapter 40R) for Mattapan Square
- **Traffic congestion** on Blue Hill Ave and **City's plans for roadway redesign**
- Impact that **Additional Dwelling Units** will have on the community, **how to finance ADUs**
- **Impact that future development** will have on existing neighborhood character
- **Development mitigation and community benefits** from Article 80 projects
- Use of **Local Convenience zoning subdistrict**/additional commercial nodes and what that would mean for Mattapan
- **Promoting homeownership** in future developments
- Supporting **safe, accessible transportation options** that make commutes quicker and more reliable (car- and bikeshare, express bus service, etc)

(slide 1 of 2) Based on this feedback, this is how the planning team revised PLAN: Mattapan:

- **Strengthened recommendations for revitalizing Mattapan Square** and offering supports for existing and future businesses, including maintenance, vacancy mitigation, and outlines for long-term vision (*pgs 26-27, 30-31, 38-39*)
- **Clarified use and description of Local Convenience** zoning and explained use of new commercial nodes (*pgs 36-37*)
- **Added details for expanding opportunities for public art** and cultural events in nodes and corridors (*pgs 30 & 46*)
- **Added design guidelines for Mattapan's residential fabric**, including parameters for infill development, parking requirements, and landscape design (*pgs 70-71*)
- **Clarified urban design guidelines for larger residential projects** in nodes and corridors, including need for increased usable open space (*pgs 35, 56-57*)



(slide 2 of 2) Based on this feedback, this is how the planning team revised PLAN: Mattapan:

- Strengthened **recommendations for maintaining strong homeownership levels** and **creating new opportunities for homeownership** (pgs 66-67)
- **Details on vision for ADUs** and real-life example (pgs 72-77)
- Added details to Environmental Justice recommendations, particularly around **increasing green infrastructure and plantings along nodes and corridors** (pgs 29, 44, & 66)
- Added **details to recommendations for mobility hubs** (*GoHubs!*, pg 32)
- Additional **details around pedestrian safety along corridors**, including sidewalk reconstruction (pgs 58-59, 81)
- Additional **details about currently implemented projects** dedicated to increasing homeownership, improving safe and reliable mobility, and increasing public art (pgs 80-81)



Teen artists unveil the mural they created for the Mattapan Public Art Project, an initiative created through PLAN: Mattapan.

# How PLAN: Mattapan Responds

PLAN: Mattapan is the neighborhood's vision and recommendations for how development and growth in Mattapan should be guided over the next few years. These are the issues that PLAN: Mattapan directly addresses:

- Development mitigation and community benefits from Article 80 Projects
- Defining Local Convenience zoning and explaining the vision/outcome of additional commercial nodes
- Urban design guidelines for larger residential projects and infill development
- Development guidelines for Mattapan's squares, corridors, and residential fabric



PLAN: Mattapan outlines zoning and development guidelines that will enable more mixed-use development and bring a greater array of retail and cultural uses to Mattapan's squares and corridors.

PLAN: Mattapan is an important resource for the City and developers, but it's just one of an array of policies, plans, and programs that will support Mattapan's growth now and in the future. These are the issues that cannot be addressed solely through PLAN: Mattapan and will require further support or study by the City and other entities, such as the MBTA or DCR:

- Parking and traffic congestion on Blue Hill Ave and City's plans for roadway redesign
- Impact that Additional Dwelling Units will have on the community, how to finance ADUs (further study on ADUs is necessary)
- Supporting safe, accessible transportation options that make commutes quicker and more reliable (car- and bikeshare, express bus service, etc)
- Encouraging more diverse commercial development in Mattapan Square, solutions and enforcement on absentee property owners, vacant/dilapidated buildings, public realm maintenance
- Promoting more homeownership opportunities in new developments
- Increased environmental protection for Mattapan's natural reserves, particularly along Neponset River