

MATTAPAN STATION REDEVELOPMENT



IAG Meeting
December 14, 2017

Mattapan Station Project Team

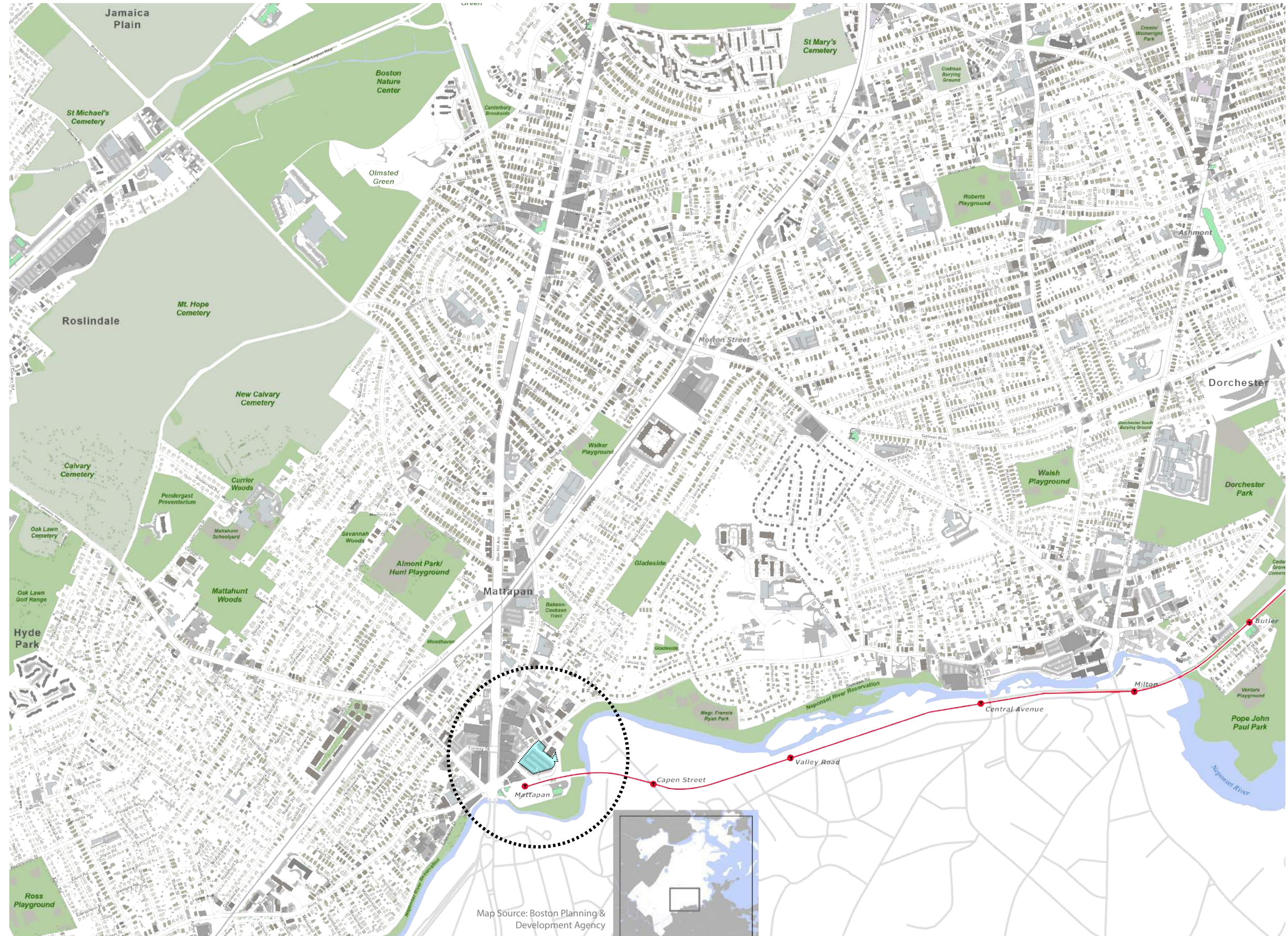
Co-Developers: **Nuestra Comunidad** (David Price, Marcia Thornhill)
Preservation of Affordable Housing
(Roger Brown, Julie Creamer)

Article 80 Consultant: **Bevco** (Beverly Johnson)

Design Architect: **MASS Design Group** (David Saladik)
Architect of Record: **TAT** (Michael Liu, Jim Podesky)

MBTA:
Janelle Chan (Chief of Real Estate)
Ellen DeNooyer (Project Manager)
Peter Paravalos (TOD)
Dave Carney & Karen Burns (Bus Operations)
Bruno Lopes & Curt Chiverton (Parking Operations)
Ashley Emerson (Project Manager - TOD)

Locus Plan



Map Source: Boston Planning & Development Agency

Site Aerial



Cummins Highway

Blue Hill Avenue

River Street

SITE

Mattapan Square

T

Mattapan Station

MATTAPAN
MILTON

Site Survey

RIVER (PUBLIC - VARIABLE WIDTH) STREET
(L-1227, L-8782)

Site boundary as defined by the RFP

PLAN REFERENCES

CITY OF BOSTON
ENGINEERING DEPARTMENT

FIELD BOOK 730, PAGE 68
FIELD BOOK 740, PAGE 36
FIELD BOOK 855, PAGE 68
FIELD BOOK 924, PAGE 130
FIELD BOOK 937, PAGES 11-17
FIELD BOOK 937, PAGES 68-75
FIELD BOOK 937, PAGES 103-107

PLAN NO. L-1227
PLAN NO. L-8782

Now or Formerly
500 RIVER STREET
REALTY TRUST
BOOK 16687, PAGE 105
PARCEL ID - 1800004000

Now or Formerly
RIVERBANK REALTY LLC
BOOK 44829, PAGE 328
PARCEL ID - 1800008000

Now or Formerly
COMMONWEALTH OF
MASSACHUSETTS
PARCEL ID - 1800005000

Now or Formerly
MASSACHUSETTS BAY
TRANSIT AUTHORITY
PARCEL ID - 1800003000

NOTES:

- 1) BENCH MARK INFORMATION: PROVIDED BY CITY OF BOSTON ENGINEERING DEPARTMENT

BENCH MARK USED: RIGHT OUTER CORNER OF LOWEST CONCRETE STEP AT #438 RIVER STREET.
ELEVATION = 45.73

BENCH MARK USED: LEFT OUTER CORNER OF LOWEST CONCRETE STEP AT #397 RIVER STREET.
ELEVATION = 39.08

TEMPORARY BENCH MARKS SET: TBM-DS1: RIGHT OUTER CORNER OF LOWEST STONE STEP AT #449A RIVER STREET AS SHOWN ON PLAN.
ELEVATION = 51.51

TBM-DS2: LEFT FRONT HYDRANT BOLT OPPOSITE MBTA PARKING LOT AS SHOWN ON PLAN.
ELEVATION = 57.80

TBM-DS2: X-CUT FRONT HYDRANT BOLT AT #483 RIVER STREET AS SHOWN ON PLAN.
ELEVATION = 54.41
- 2) ELEVATIONS REFER TO BOSTON CITY BASE
- 3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- 4) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
- 5) BOUNDARY LINES SHOWN HEREON ARE APPROXIMATE ONLY AND WERE BUILT FROM CITY OF BOSTON ASSESSORS DATA.

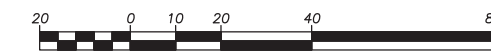
DRAFT - 1/17/2017

TOPOGRAPHIC PLAN
MATTAPAN STATION
466 RIVER STREET
BOSTON, MASS.

FELDMAN LAND SURVEYORS
152 HAMPDEN STREET
BOSTON, MASS. 02119

DECEMBER 21, 2016
PHONE: (617)357-9740
www.feldmansurveyors.com

FELDMAN
LAND SURVEYORS

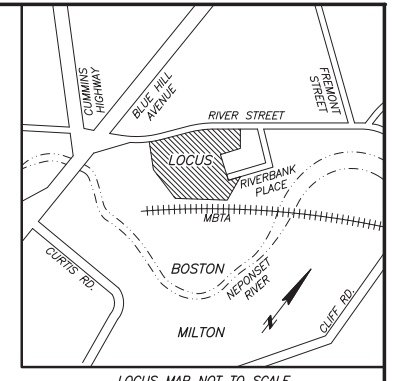


RESEARCH JBD	FIELD CHIEF DS	PROJ MGR DJR	APPROVED	SHEET NO. 1 OF 1
CADD JBD	FIELD CHECKED	CRD FILE 15454		JOB NO. 15454

FILENAME: S:\PROJECTS\15400s\15454\DWG\15454-TOPO.dwg

LEGEND

- SEWER MANHOLE
 - DRAIN MANHOLE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - MANHOLE
 - HYDRANT
 - WATER SHUT OFF/WATER GATE
 - GAS SHUT OFF/GAS GATE
 - BOSTON WATER VALVE
 - CATCH BASIN
 - UTILITY POLE
 - LIGHT POLE
 - ELECTRIC HANDHOLE
 - BOLLARD
 - SIGN
 - UTILITY POLE W/ LIGHT
 - DECIDUOUS TREE
 - GP GATE POST
 - CABLE TELEVISION
 - DRAIN
 - ELECTRIC
 - GAS
 - OHW OVERHEAD WIRES
 - S SEWER
 - T TELEPHONE
 - W WATER
 - 12"(C) PIPE SIZE AND MATERIAL
 - CI CAST IRON
 - PVC POLYVINYL CHLORIDE
 - RCP REINFORCED CONCRETE PIPE
 - X METAL FENCE
 - WOOD FENCE
 - RAILING
 - DSE DIGSAFE ELECTRIC
 - DSG DIGSAFE GAS
- BC BOTTOM OF CURB
 - BCB BIT. CONC. BERM
 - BT BOTTOM OF TRAP
 - BIT BITUMINOUS
 - BK BACK
 - BW BOTTOM OF WALL
 - (C) CALCULATED
 - CC CONCRETE CURB
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 - INACC. INACCESSIBLE
 - LST LANDSCAPE TIMBER
 - NVP NO VISIBLE PIPES
 - OV OVER
 - R= RIM ELEVATION
 - (R) RECORD
 - RET RETAINING
 - SQ. FT. SQUARE FEET
 - PCKF PICKET FENCE
 - TBM TEMPORARY BENCH MARK
 - TC TOP OF CURB
 - TW TOP OF WALL
 - TYP TYPICAL
 - VGC VERTICAL GRANITE CURB



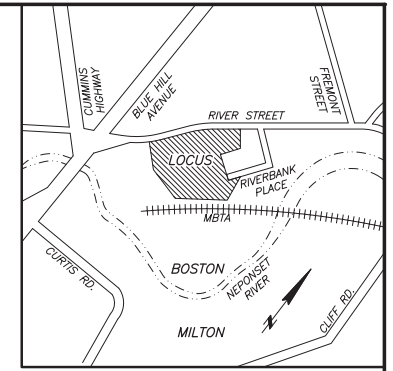
CITY OF BOSTON
FIELD BOOK 937, PAGE 68-75

Now or Formerly
COMMONWEALTH OF
MASSACHUSETTS
METROPOLITAN PARK
COMMISSIONER'S PLAN #241

Site Survey

RIVER (PUBLIC - VARIABLE WIDTH) STREET
(L-1227, L-8782)

CITY OF BOSTON
FIELD BOOK 957, PAGE 68-75



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CITY OF BOSTON
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**Proposed lease line
to be discussed with
MBTA**

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DECEMBER 21, 2016
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FELDMAN
LAND SURVEYORS



SCALE: 1"=20'

RESEARCH JBD	FIELD CHIEF DS	PROJ MGR DJR	APPROVED	SHEET NO. 1 OF 1
CADD JBD	FIELD CHECKED	CRD FILE 15454		JOB NO. 15454

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Development Goals



1 Build high quality, **transit-oriented** housing that is affordable to a range of incomes. 50% of units are affordable.

2 Develop **retail** and commercial spaces to **complement** the existing business mix and **attract new merchants** and **patrons** to the Mattapan Square neighborhood

3 Create **inviting and accessible connections** to the surrounding landscape of the Neponset River and the new Greenway

Development Plan

Phase I Development

- **135** residential units
- **Affordability:** minimum of 50% of the units at 60% AMI and below

Unit Type	Total Count	Affordable Units*	
		Totals	Gross Rent
Studio	6	3	\$1,086
1 BR	38	18	\$1,164
2 BR	81	37	\$1,396
3 BR	10	10	\$1,613
Total Units	135	68	

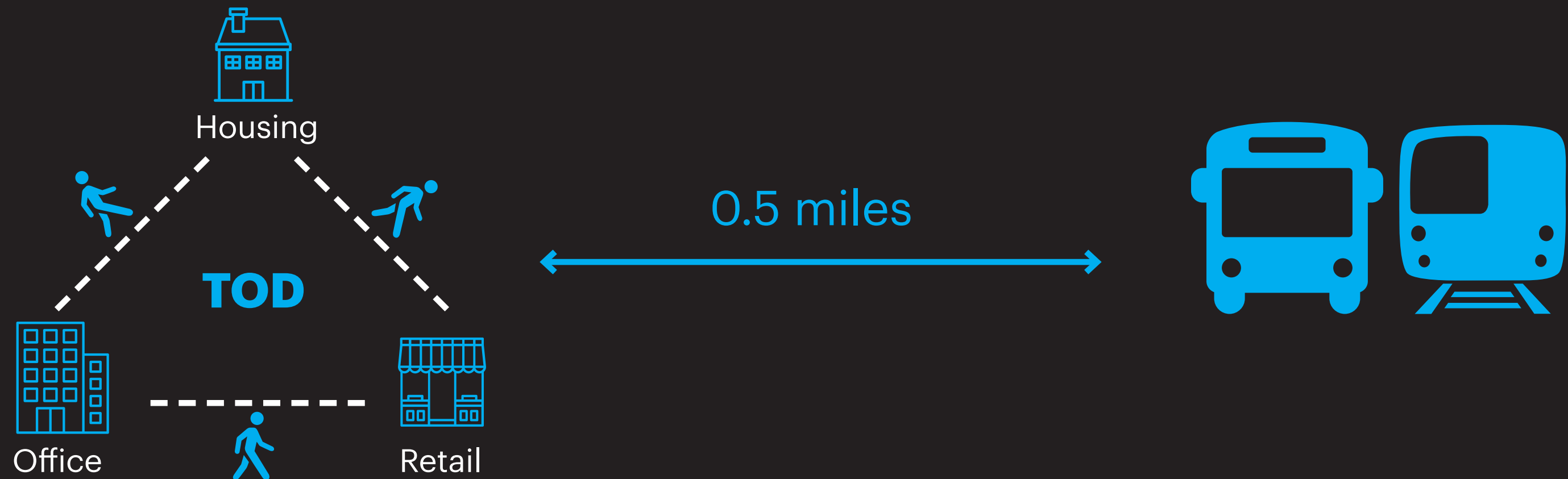
- **10,000** s.f. commercial space
- **70** underground residential spaces with 50 MBTA commuter spots at grade
- 8 on-street parking spaces
- Bicycle parking for all units
- 2,000 s.f. Community Space
- Public outdoor landscape space

Phase II Development

- **Nine 2-bedroom** residential units
- **6** residential parking spaces

Transit-Oriented Development

Community development that includes a mixture of housing, office, retail and/or other amenities integrated into a walkable neighborhood and located within a half-mile of quality public transportation



Transit-Oriented Development



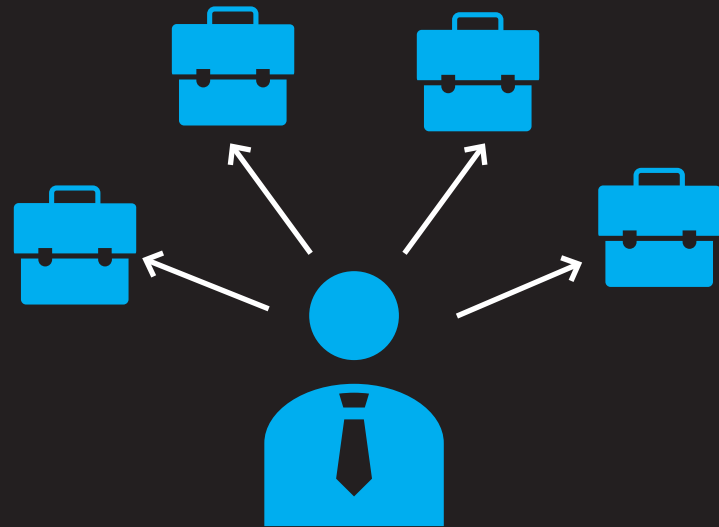
Reduced dependence
on driving



Increased public
transit ridership.
Reduced
Transportation costs



Walkable community
Healthy, active lifestyles



Improved access to jobs



Increased foot traffic
and customers for area
businesses

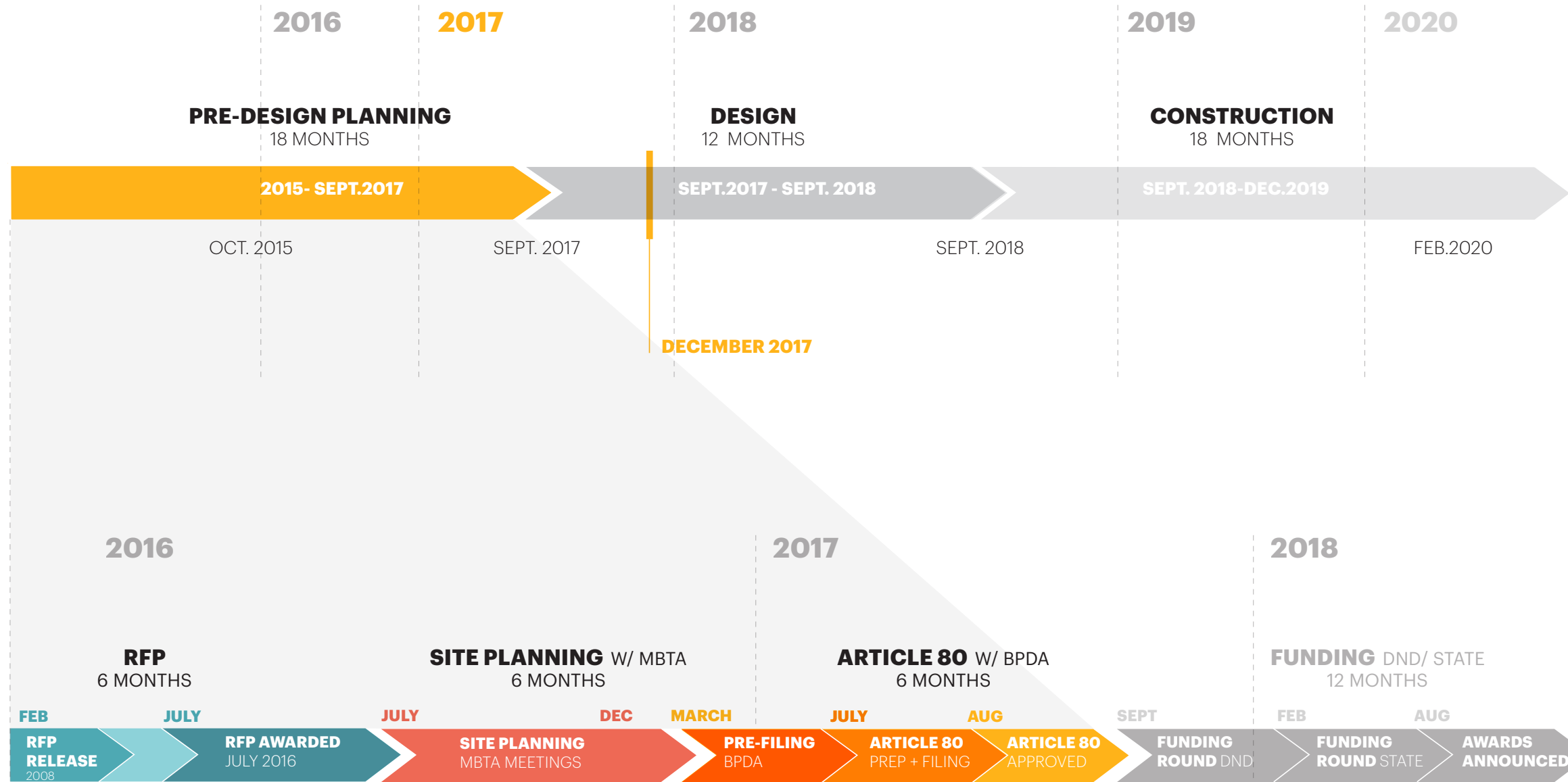


Increased and/or
sustained property
values from transit

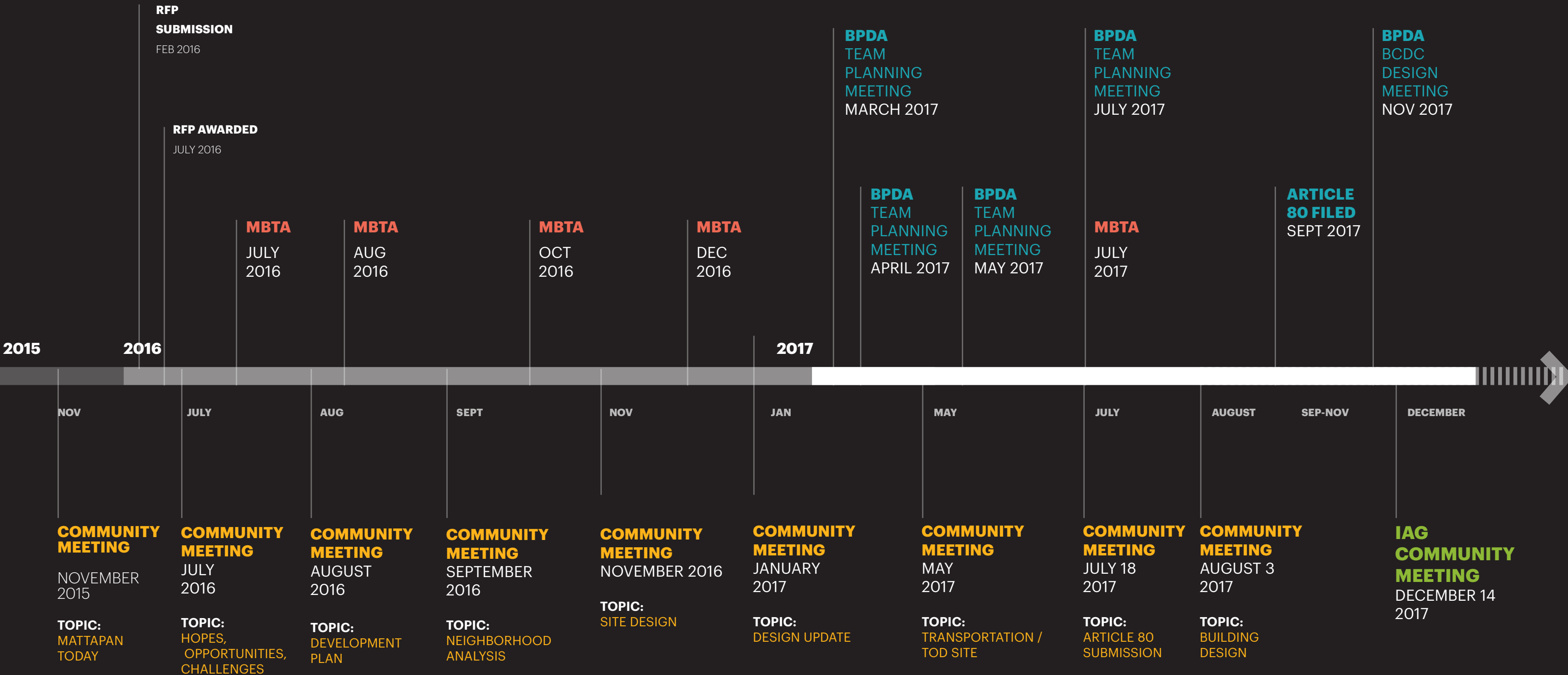
Timeline



Timeline



Meetings Timeline



Community Engagement



“members of the Carribean community!”

Dorchester Reporter



BikeMilton



MASS.

“homeowners within 500’ of the site!”



abcd Action for Boston Community Development

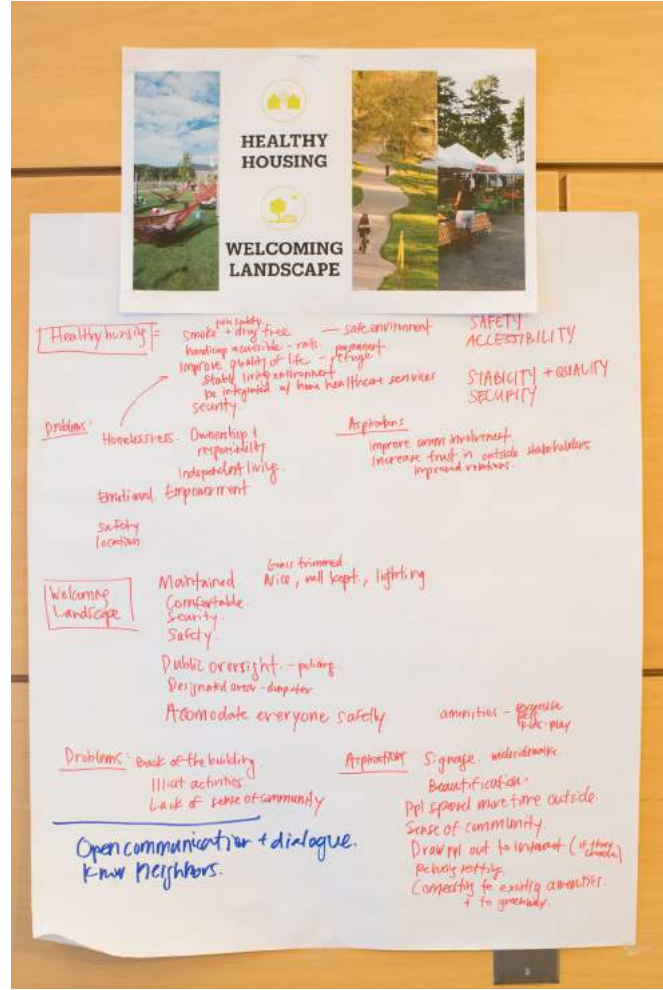


The Eastern Service Workers Association

“local residents!”



BOYS & GIRLS CLUBS OF BOSTON
MATTAPAN TEEN CENTER



Community Feedback

**Cafe /
Sit-down
Restaurant**

**High-Quality
Retail Space to
Complement
Blue Hill Ave.**

**Healthy, Inviting
Landscape &
Connection to
Neponset**

• Café
• inviting
• modern
• no beer in the café
• wife
• some games
• ping pong
• arcade

FARMERS MARKET
MATTAPAN
TRIP
UP
TO
NEPONSET

• Bike-rental
• Neponset trail is being completed and Hubway isn't coming to Mattapan for a while. We need

to get residents use to using the Neponset trail

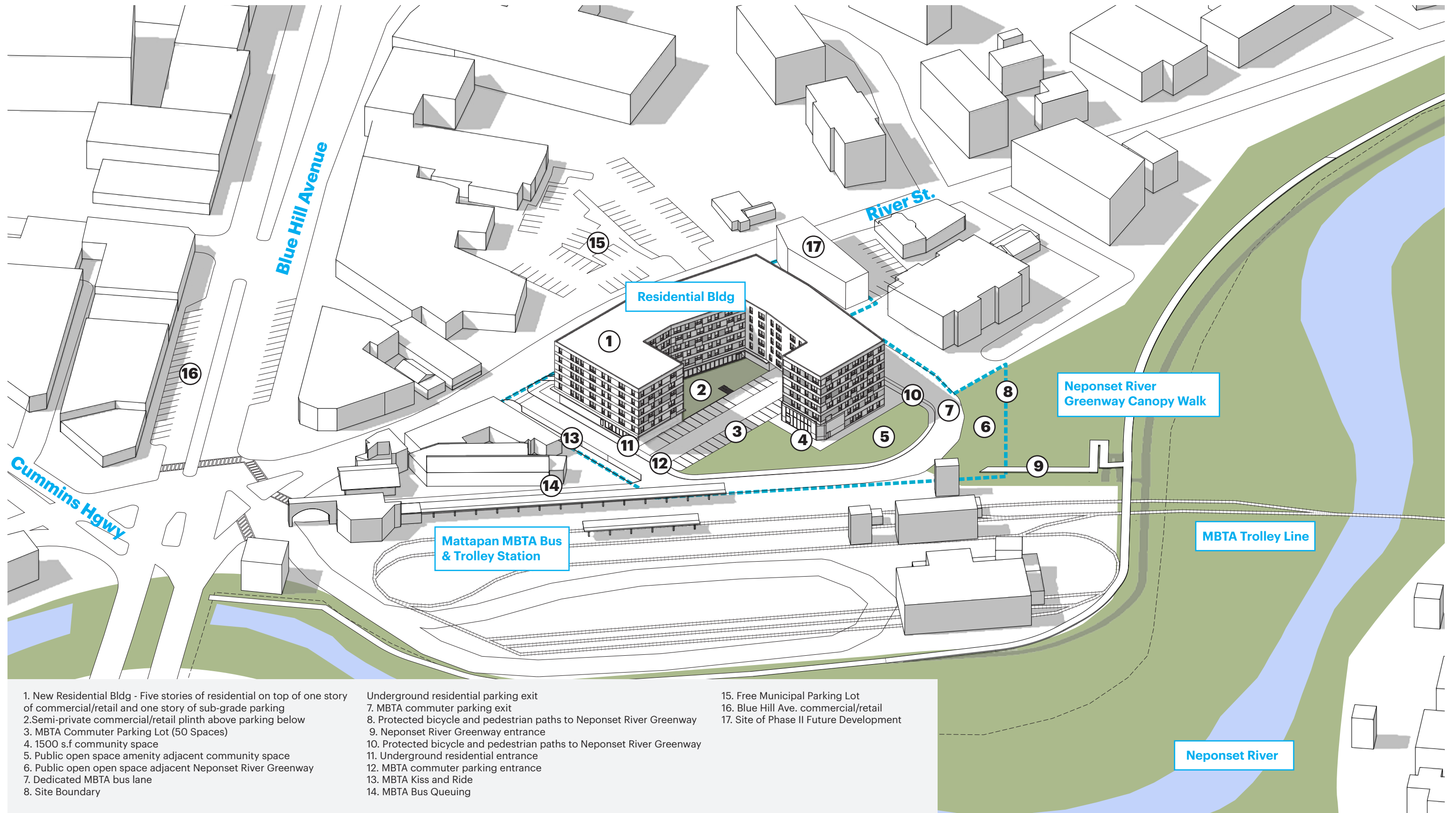
- have bike racks and special lanes
- affordable rental cost
- rental + owning
- inviting space
- employment

• Canoe
• rent canoes only

• training/classes
• affordable
• life guard

partner w/
Mildred Ave
Community Center
for swimming lessons

Illustrative Aerial View Facing North



- 1. New Residential Bldg - Five stories of residential on top of one story of commercial/retail and one story of sub-grade parking
- 2. Semi-private commercial/retail plinth above parking below
- 3. MBTA Commuter Parking Lot (50 Spaces)
- 4. 1500 s.f community space
- 5. Public open space amenity adjacent community space
- 6. Public open open space adjacent Neponset River Greenway
- 7. Dedicated MBTA bus lane
- 8. Site Boundary

- 9. Underground residential parking exit
- 10. MBTA commuter parking exit
- 11. Protected bicycle and pedestrian paths to Neponset River Greenway
- 12. Neponset River Greenway entrance
- 13. Protected bicycle and pedestrian paths to Neponset River Greenway
- 14. Underground residential entrance
- 15. MBTA commuter parking entrance
- 16. MBTA Kiss and Ride
- 17. MBTA Bus Queuing

- 18. Free Municipal Parking Lot
- 19. Blue Hill Ave. commercial/retail
- 20. Site of Phase II Future Development

Neponset River

MBTA Trolley Line

Neponset River Greenway Canopy Walk

Residential Bldg

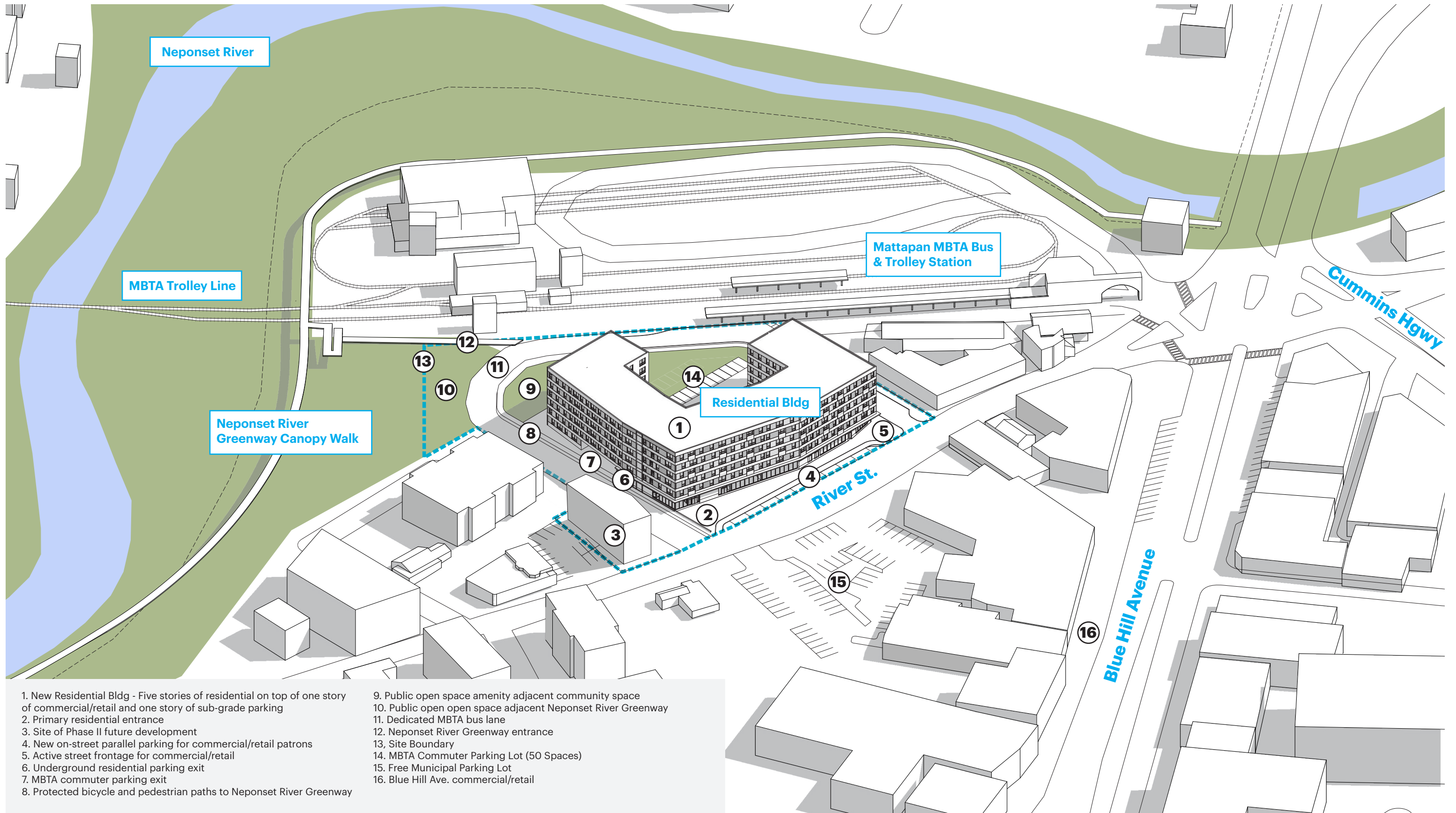
River St.

Blue Hill Avenue

Cummins Hgwy

Mattapan MBTA Bus & Trolley Station

Illustrative Aerial View Facing South



- 1. New Residential Bldg - Five stories of residential on top of one story of commercial/retail and one story of sub-grade parking
- 2. Primary residential entrance
- 3. Site of Phase II future development
- 4. New on-street parallel parking for commercial/retail patrons
- 5. Active street frontage for commercial/retail
- 6. Underground residential parking exit
- 7. MBTA commuter parking exit
- 8. Protected bicycle and pedestrian paths to Neponset River Greenway

- 9. Public open space amenity adjacent community space
- 10. Public open open space adjacent Neponset River Greenway
- 11. Dedicated MBTA bus lane
- 12. Neponset River Greenway entrance
- 13. Site Boundary
- 14. MBTA Commuter Parking Lot (50 Spaces)
- 15. Free Municipal Parking Lot
- 16. Blue Hill Ave. commercial/retail

Siteplan Update: Green Connection to Blue Hill Ave.



Pedestrian Connection from Blue Hill Ave. to River St.



Pedestrian Connection through City of Boston Municipal Lot #013

Landscape Plan

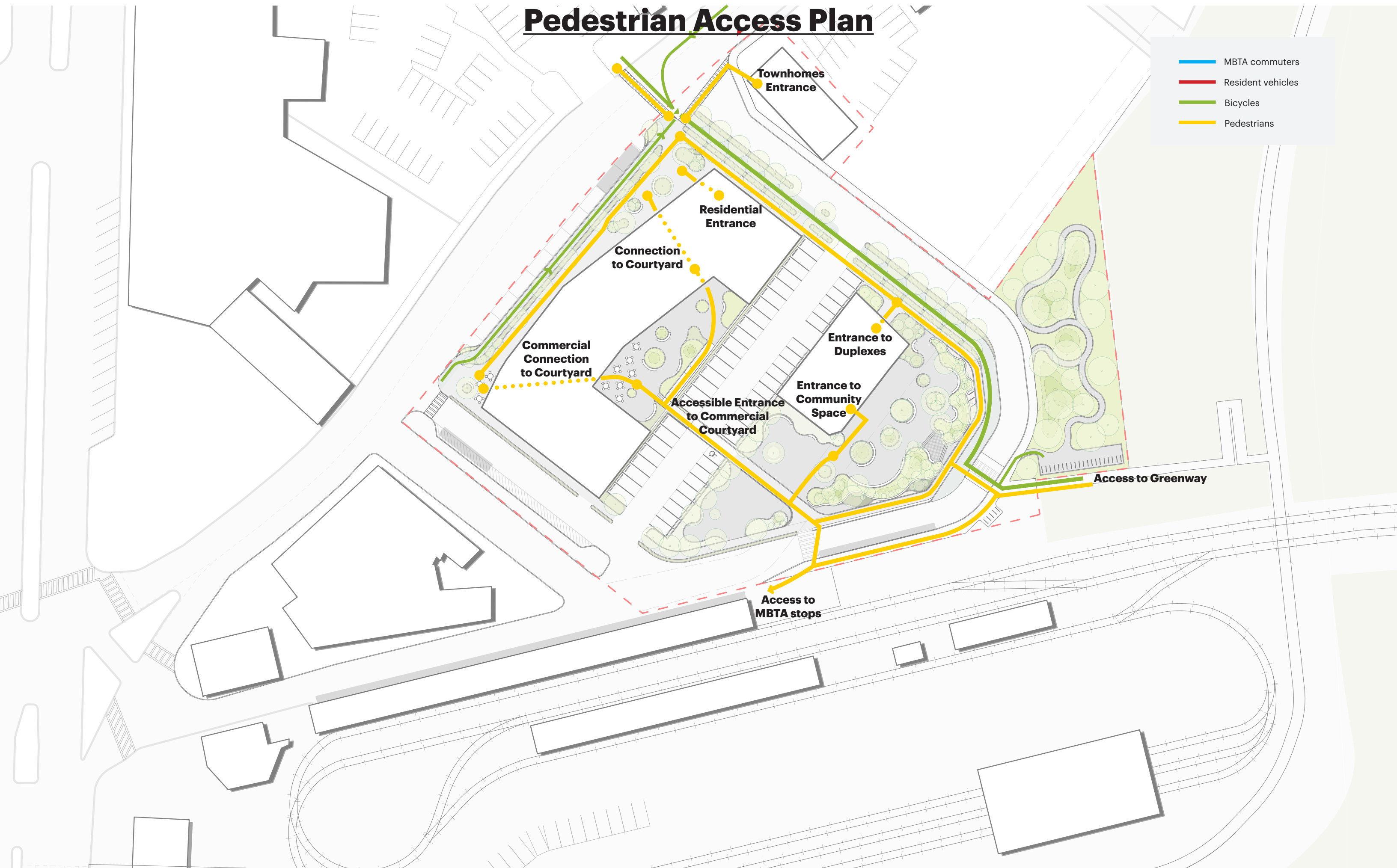
A green site/ edge connecting the Neponset Greenway with Mattapan, protecting bikes and pedestrians from transit traffic



- Project Scope Boundary
- Planted edge

Pedestrian Access Plan

- MBTA commuters
- Resident vehicles
- Bicycles
- Pedestrians



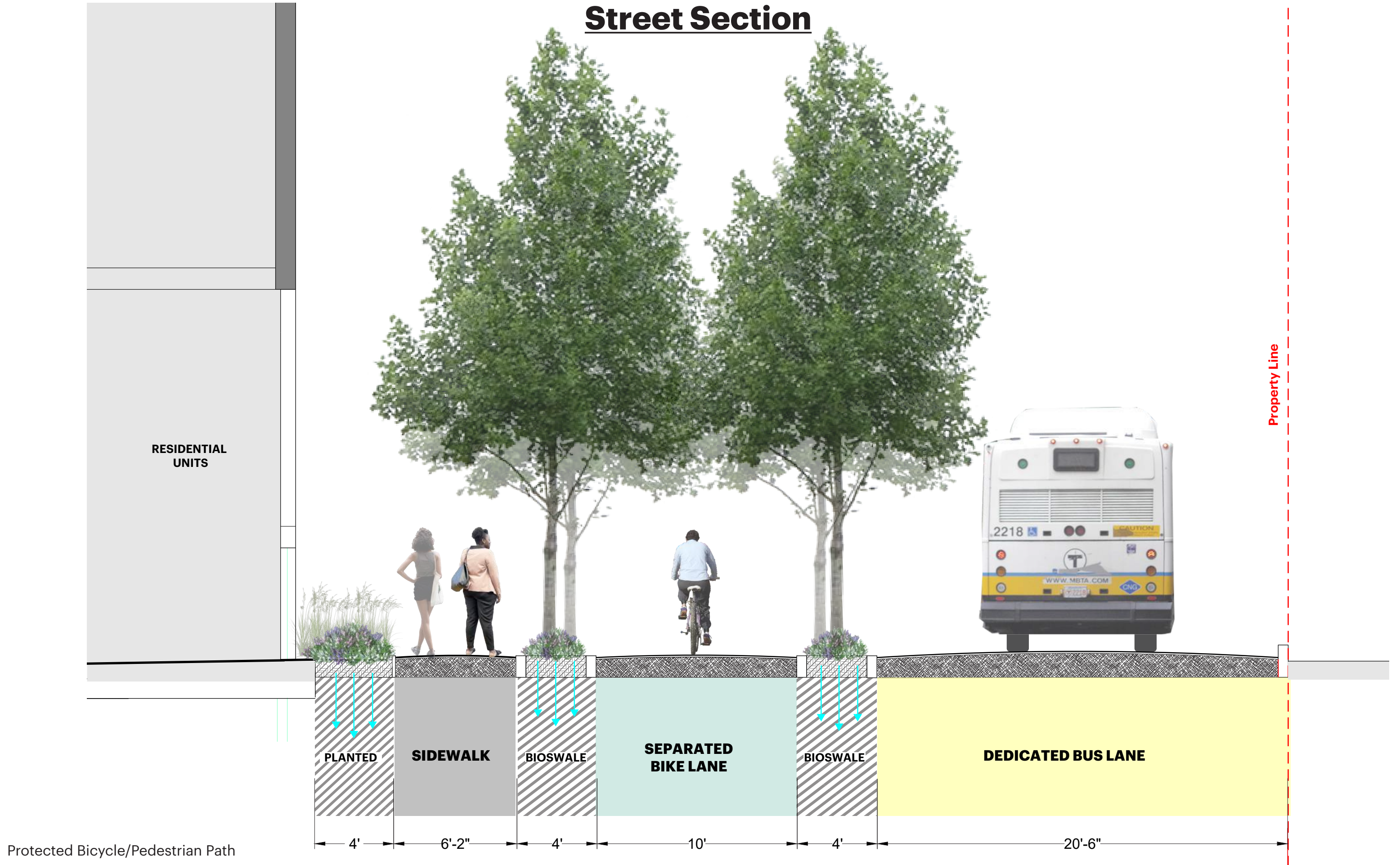
Pedestrian and Bike Paths

Multimodal connections to
Blue Hill Ave and the Neponset Greenway



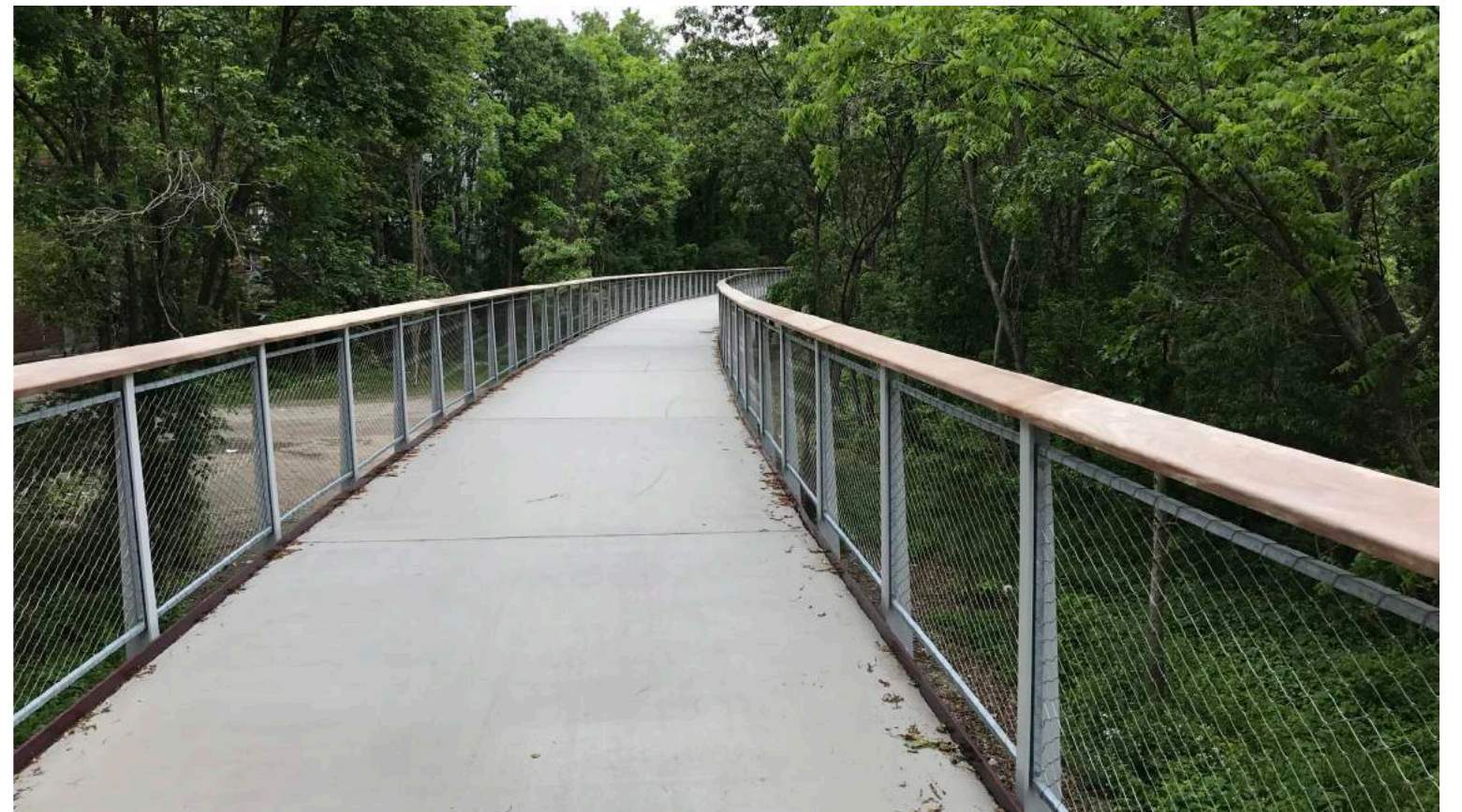
- Proposed bike lane
- Future bike lane (outside scope)

Street Section



Protected Bicycle/Pedestrian Path

TOD Site & Connection to Neponset River Greenway



Vehicular Access Plan

- MBTA commuters
- Resident vehicles
- Bicycles
- Pedestrians

Townhomes Parking
6 Street-Level Spots

On-Street
Commercial
Parking

Residential
Parking Lot
Underground

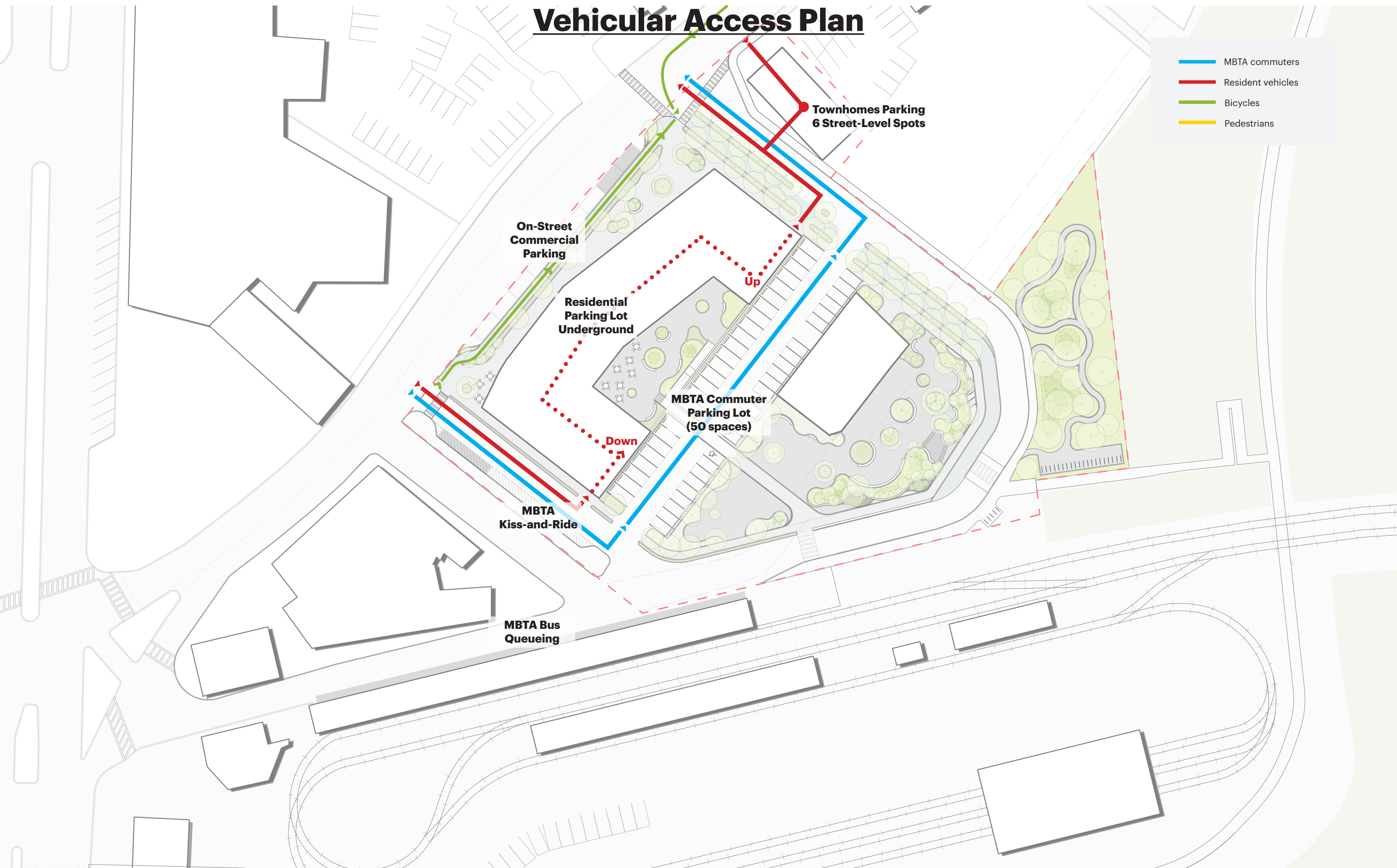
MBTA Commuter
Parking Lot
(50 spaces)

Up

Down

MBTA
Kiss-and-Ride

MBTA Bus
Queueing

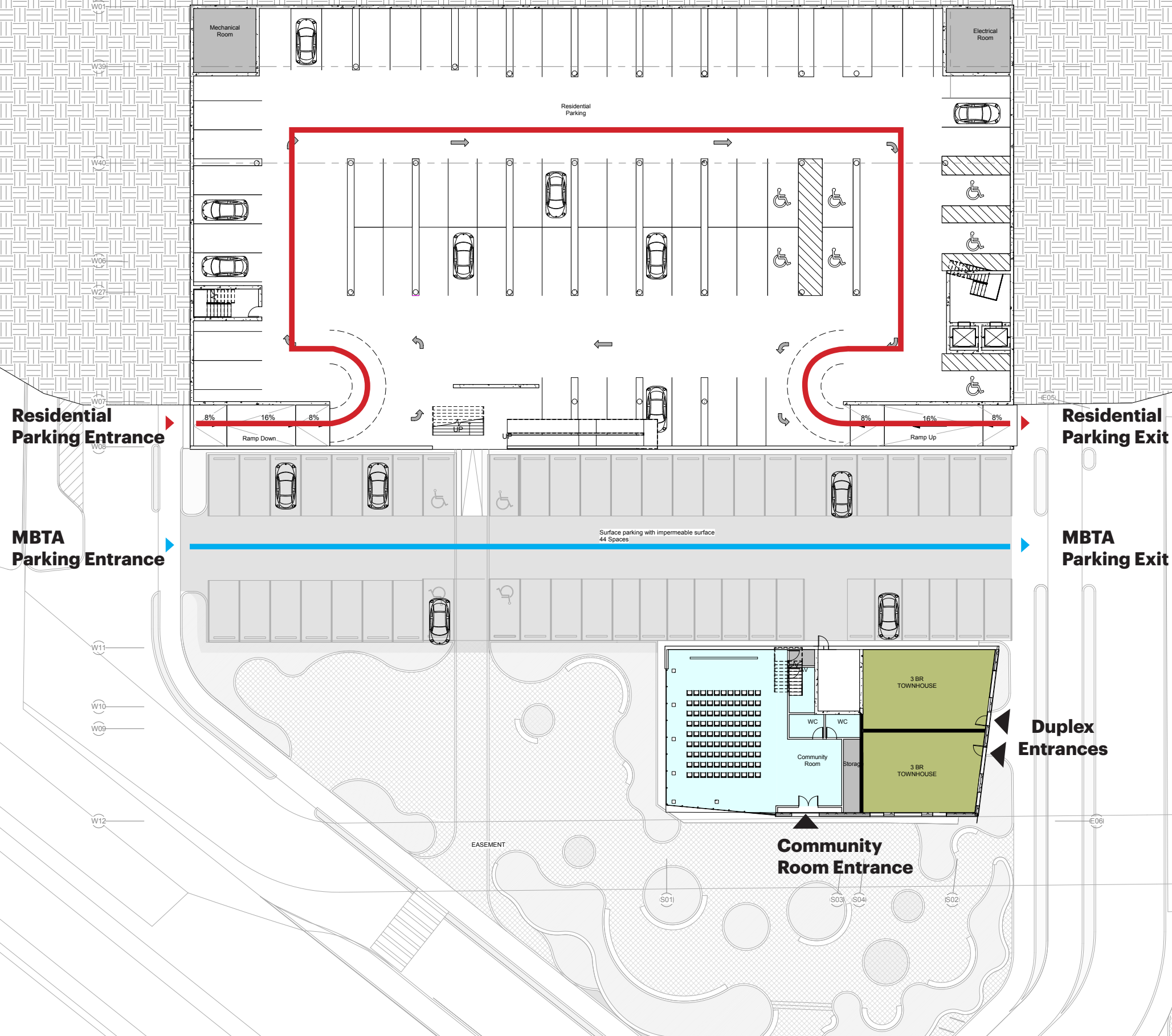


Parking Plan

Department Legend

- 3 Bedroom Duplex
- Back of house
- Community Room
- Parking Garage

Drawing Issue	
#	Issue



1 LEVEL 0 - PARKING
1/16" = 1'-0"

Clients
Preservation of Affordable Housing
Nuestra Comunidad
Design & Landscape Consultants
MASS Design Group
Architect of Record
The Architectural Team, Inc.

MASS.

Project
Mattapan Affordable Housing
490 River Street
Boston, MA 02126
Notes
Preliminary Drawings
Not For Construction

Drawing Title
PLAN - LEVEL 0 - PARKING
Drawing Number
A1.00

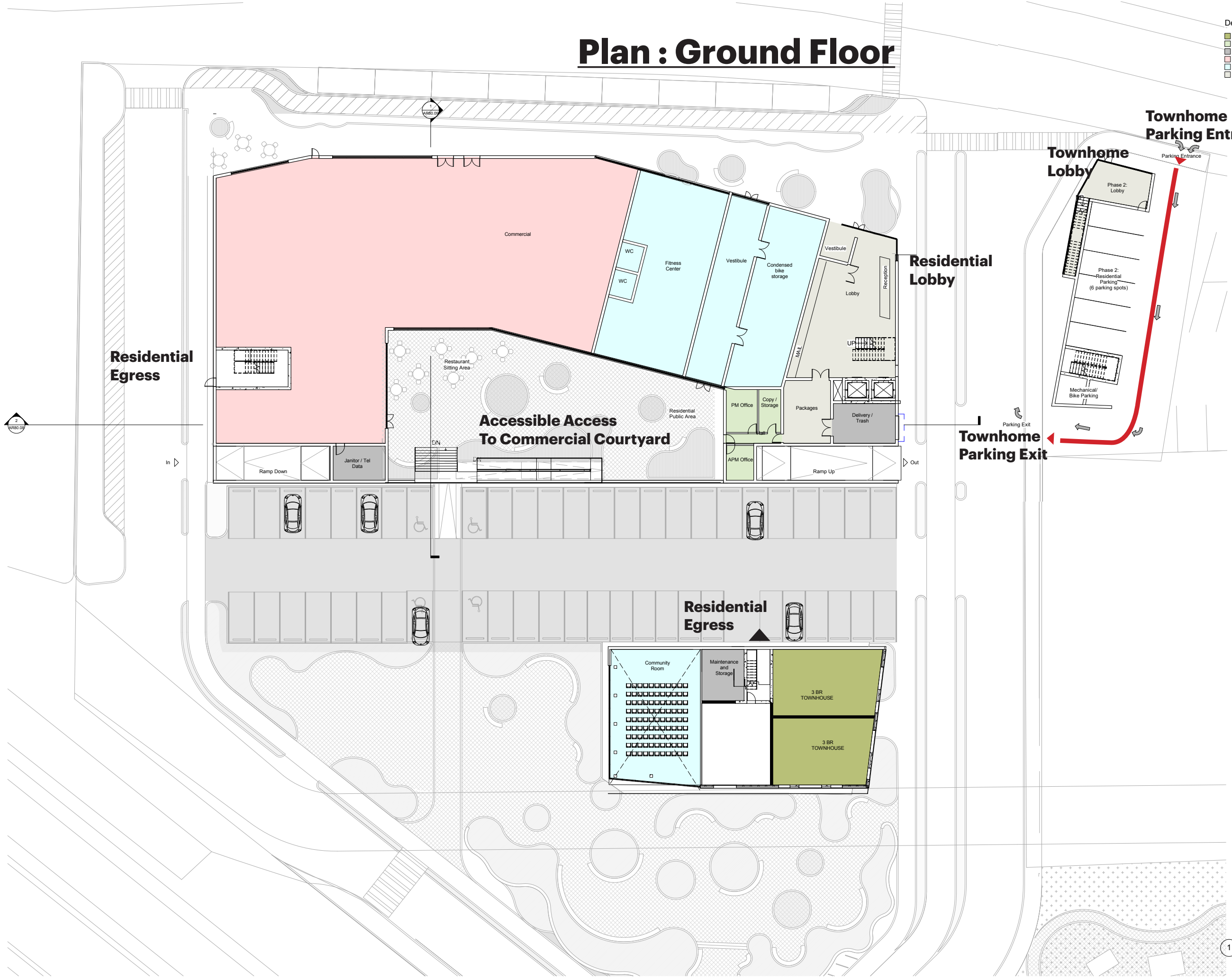
Plan : Ground Floor

Department Legend

3 Bedroom Duplex
Administration
Back of house
Commercial
Community Room
Lobby

Drawing Issue

Date	Issue



1 LEVEL 1 PLAN
1/16" = 1'-0"

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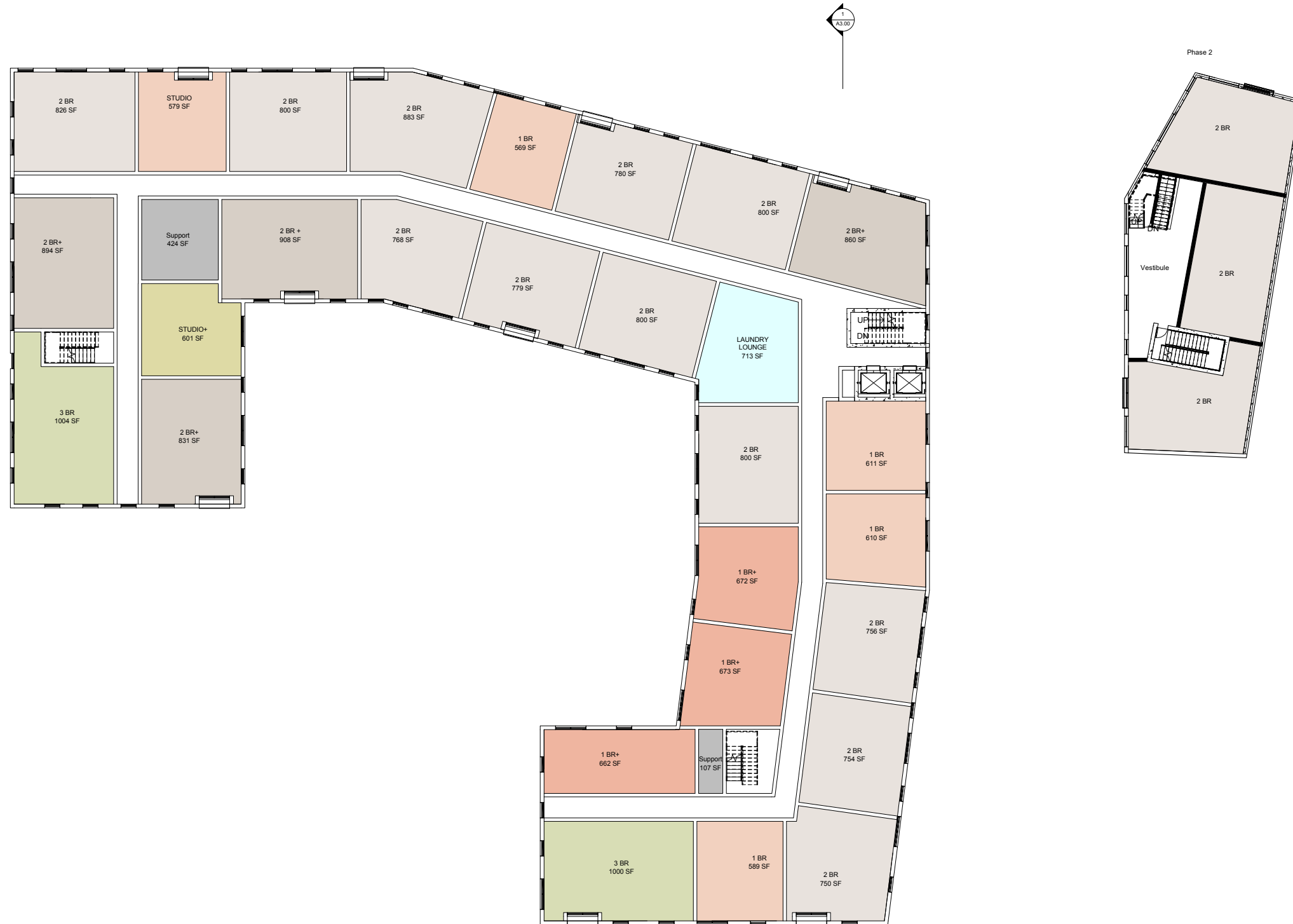
Project
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490 River Street
Boston, MA 02126

Notes
Preliminary Drawings
Not For Construction

Drawing Title
PLAN - LEVEL 1

Drawing Number
A1.01

Plan : Typical Residential Floor



Department Legend

0 Bedroom (Studio)
1 Bedroom
1 Bedroom +
2 Bedroom
2 Bedroom +
3 Bedroom
Back of house
Community Room

Drawing Issue

#	Date	Issue

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Project
 Mattapan Affordable Housing
 490 River Street
 Boston, MA 02126

Notes
 Preliminary Drawings
 Not For Construction

1 LEVEL 2
 1/16" = 1'-0"

Drawing Title
 PLAN - LEVEL 2

Drawing Number
 A1.02

River Street Perspective



River Street Commercial



Courtyard View



Phase 2: Town-Homes



View from the Greenway



MATTAPAN STATION REDEVELOPMENT



IAG Meeting

December 14, 2017

Required Variances - Phase I
Community Commercial (CC) Sub-District

- **Variance for excessive building height**
- **Variance for multifamily dwelling use (first story)**
- **Conditional use permit for multifamily dwelling use (upper stories)**

In the CC sub-district, multifamily dwelling use is forbidden on the first story and conditional on the second story and above. Residential units are proposed for the first story and above. Hence, both a variance and a conditional use permit will be required for multifamily dwelling use.

- **Variance for parking lot use**

Required Variances - Phase II
Multi-Family Residential (MFR) Sub-District

- **Variance for insufficient lot area**
- **Variance for excessive FAR**
- **Variance for excessive building height**
- **Variance for insufficient usable open space**
- **Variance for insufficient front yard**
- **Variance for insufficient rear yard**

Public Benefits

- **Neighborhood Revitalization in a key commercial hub**
- **Project Affordability well beyond city's minimum requirement**
- **Wealth Creation through the Phase II homeownership component**
- **Smart Growth & Transit-Oriented Development**
- **Economic Benefits of construction hiring and other employment opportunities**
- **New Property Tax Revenue**