

# Mattapan Squares + Streets Zoning



Boston Zoning Commission

# PLAN: Mattapan Process & Vision

# 01

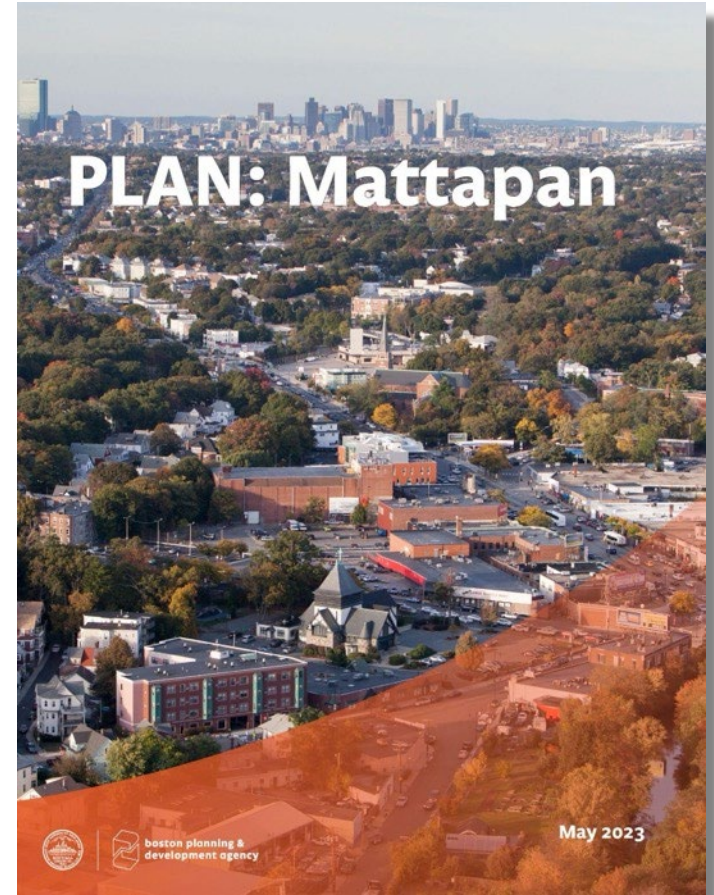


# PLAN: Mattapan

Long-range neighborhood-wide planning initiative focused on crafting an **equitable, community-driven future for Mattapan.**

The initiative **kicked-off in 2018** and PLAN: Mattapan was adopted by the BPDA Board on May 11th, 2023.

**Actionable recommendations** spanning housing, mobility, jobs, climate resiliency and more.



# PLAN: Mattapan Timeline & Engagement



**16**  
Public  
Meetings

**18**  
Chat with a  
Planner

**90+**  
Neighborhood  
Association Meetings

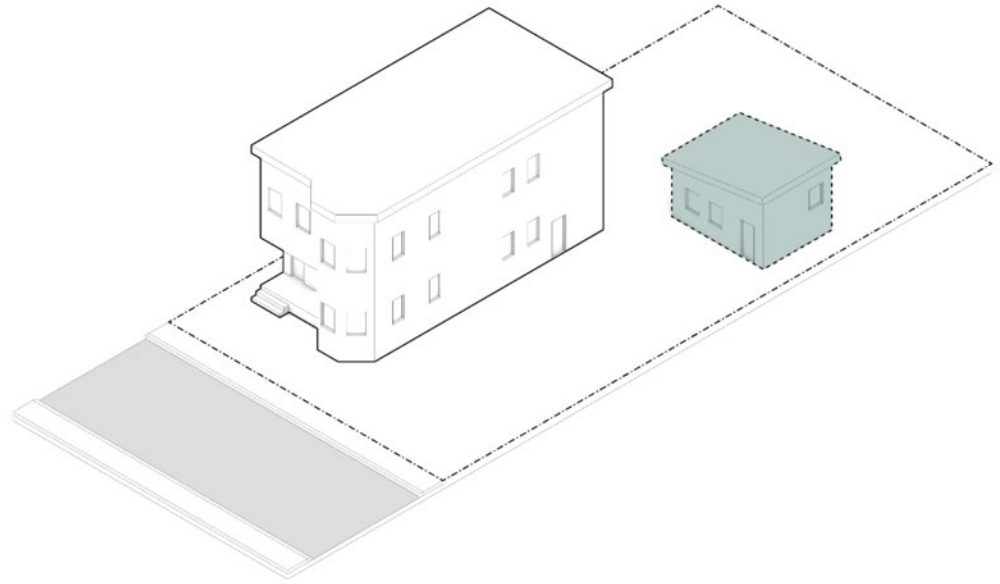
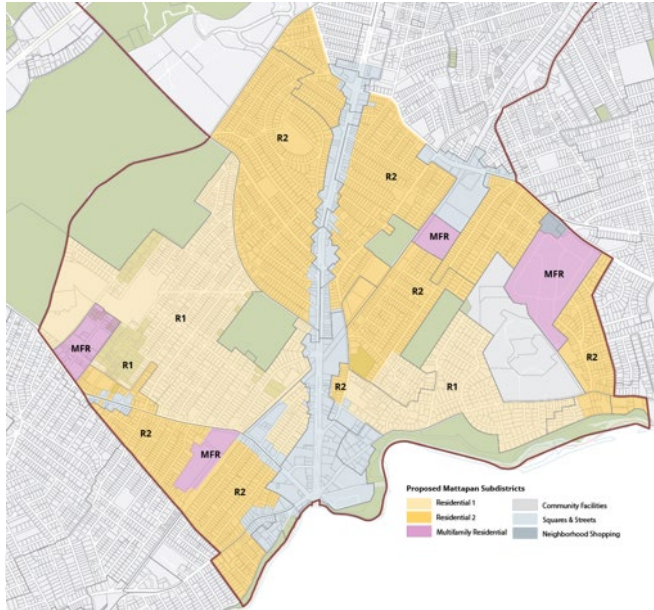
**25+**  
Informal  
Engagement Events



# Residential Zoning

Approved by BPDA Board on December 14, 2023 and adopted by the Zoning Commission on January 10, 2024.

Supports the existing character of the neighborhood and allows as-of-right construction of Accessory Dwelling Units.



## **TODAY'S AMENDMENT CLARIFIES:**

**Accessory Dwelling Units are not subject to the regulations of two or more buildings/dwellings on one lot.**

12. **Two or More Buildings on One Lot.** If on one Lot there are two or more Main Buildings other than Dwellings, including temporary Dwellings, the yard requirements of this Article shall apply at each actual Lot line and not as if each Building were on a separate Lot. Detached Accessory Dwelling Units and Non-Detached Accessory Dwelling Units are excluded from this provision.

# “Nodes” and “Corridors” Recommendations

Transforming Mattapan into a community where residents can access essential goods, services, open spaces, and transit options was a central theme in PLAN: Mattapan.

**New Squares + Streets mixed-use zoning for Mattapan can encourage development of local businesses and cultural destinations along with housing that brings people closer to jobs, transit, and other services.**

*Mattapan residents expressed a desire for:*

- Cultural destinations, activities, sit-down restaurants, markets, daycare, and gathering spaces
- Active ground floor uses in key commercial areas of Mattapan

*As a potential future business owner in Mattapan Square would love to open an Eye clinic & optical shop (professional service).*

**Public Comment Callout Boxes**



# PLAN: Mattapan envisions a future where...

Mattapan Square and other neighborhood nodes are home to vibrant, thriving local businesses and cultural spaces that reflect the needs of residents and uphold neighborhood identity



**Zoning can...** allow more small business and cultural uses to be built, require active uses on the ground floor, and alleviate overreliance on common zoning variances.



# Zoning Violation Example

## 1587 Blue Hill Ave

Changing occupancy from convenience store to smoothie shop with take-out (conditional). Not providing required 0.5 off-street parking spaces.

### *New Zoning Can:*

- *Make small Restaurants that have take-out be allowed*
- *Not require additional parking*





# Zoning Violation Example

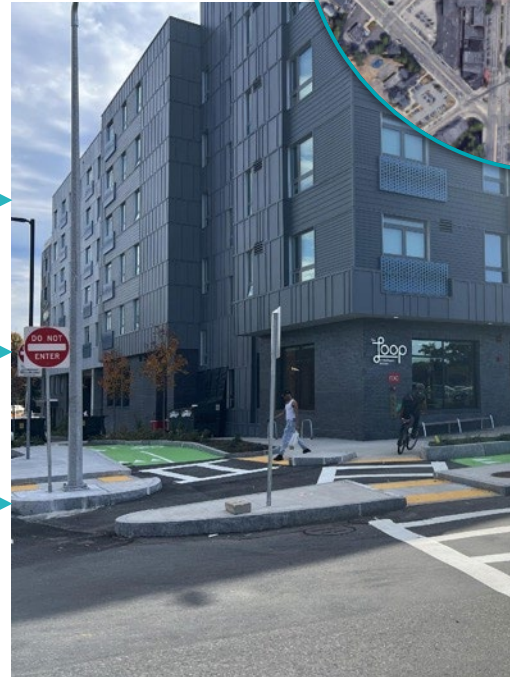
## The Loop at Mattapan Station

Large Project next to Mattapan Station with 135 units and ground floor retail. Violations for height (65' max, 75' proposed), residential forbidden on first floor, and multifamily residential a conditional use.



### *New Zoning Can:*

- *Allow residential near transit*
- *Allow a height that can enable affordable housing*



# Public Engagement Process

# 02



# Public Meetings

## Mattapan Squares + Streets Kick-Off

*Virtual Public Meeting*  
Nov 15 | 6:00 - 8:00 PM

- Shared research behind Squares + Streets
- Connected PLAN: Mattapan and Squares + Streets
- Previewed areas in Mattapan for S+S Zoning

## Draft Zoning Amendment Release

*Virtual Public Meeting*  
Dec 6 | 6:00 - 8:00 PM

- Shared official draft zoning amendments, how to review, and how to provide feedback
- Co-hosted meeting with Residential Zoning Close Out

## GMNC Monthly Meeting

*Guests at Virtual Public Meeting*  
Jan 8 | 6:30 - 8:00 PM

- Attended monthly GMNC Meeting
- Answered clarifying questions about zoning technicalities
- Responded to feedback about zoning content

*GMNC collected feedback from over 100 respondents*

# Public Meetings

## Squares + Streets | PLAN: Mattapan Implementation

*Virtual Public Meeting*  
Jan 17 | 6:00 - 8:00 PM

- Discussed what *zoning* implements and what other City Departments implement
- Departments who presented ongoing implementation work:

Mayor's Office of Housing, Office of Economic Opportunity and Inclusion, Transportation Department, Public Works, Environment, Green Infrastructure, Mayor's Office of Arts and Culture

## Business + Property Owners Convening

*In-Person Open House*  
Jan 24 | 6:00 - 7:30 PM



- Presented Zoning
- Open House with OEOI, MOH, ISD, and Licensing

*20 business and/or property owners in attendance*

## Mattapan | Squares + Streets Zoning Close Out

*Virtual Public Meeting*  
Feb 7 | 6:00 - 8:00 PM

- Recap of engagement
- Addressing feedback from public comment
- Next steps + regulatory approvals

# Other Engagement

Have you thought about sending out mailers?

## Office Hours

Dec 11 | 12:30 - 1:30 PM  
Dec 20 | 12:30 - 1:30 PM  
Jan 9 | 12:30 - 1:30 PM  
Jan 22 | 6:00 - 7:00 PM

→ Informal time for Q&A with zoning staff

## Constituent Calls

→ One-on-one calls with community members expressing input and feedback

## Mailed Postcards



→ Postcards sent to 500+ properties and owners within zoning area

## Online Survey

**SQUARES + STREETS**

Public Feedback and Comment Form - Mattapan Zoning Maps and Squares + Streets Draft Zoning Text Amendment

Sign in to Google to save your progress. [Learn more](#)

\* Indicates required question

Email \*

Your email

[ENG] Select your preferred language to fill out this survey and to share your feedback. \*

[SPA] Seleccione el idioma que prefiera para completar la encuesta y compartir sus comentarios.

# Squares + Streets in Mattapan

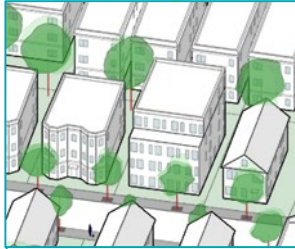
# 03



# Squares + Streets Districts

NOT PROPOSED FOR  
MATTAPAN

S0



## Transition Residential

- Transition between low and high activity streets and squares
- Residential and accessory only
- Large, context-scale yards

S1



## Main Street Living

- Small-scale storefronts allowed on the ground floor with limited uses
- Predominantly residential
- Small scale yards

S2



## Main Street Mixed Use

- Mixed-use main street
- Mainstreet zero-lot-line
- Outdoor amenity space required
- Lower lot coverage to require yards or plazas

S3



## Active Main Street

- Residential or small scale hospitality
- Mainstreet zero-lot-line
- Outdoor amenity space required
- Active ground floor uses required
- Lot coverage responds to parcel size

S4



## Active Squares

- Wider range of upper floors uses
- Large buffer with residential areas
- Outdoor amenity space required
- Medium to extra large scale ground floor active uses
- Lot coverage responds to parcel size

S5

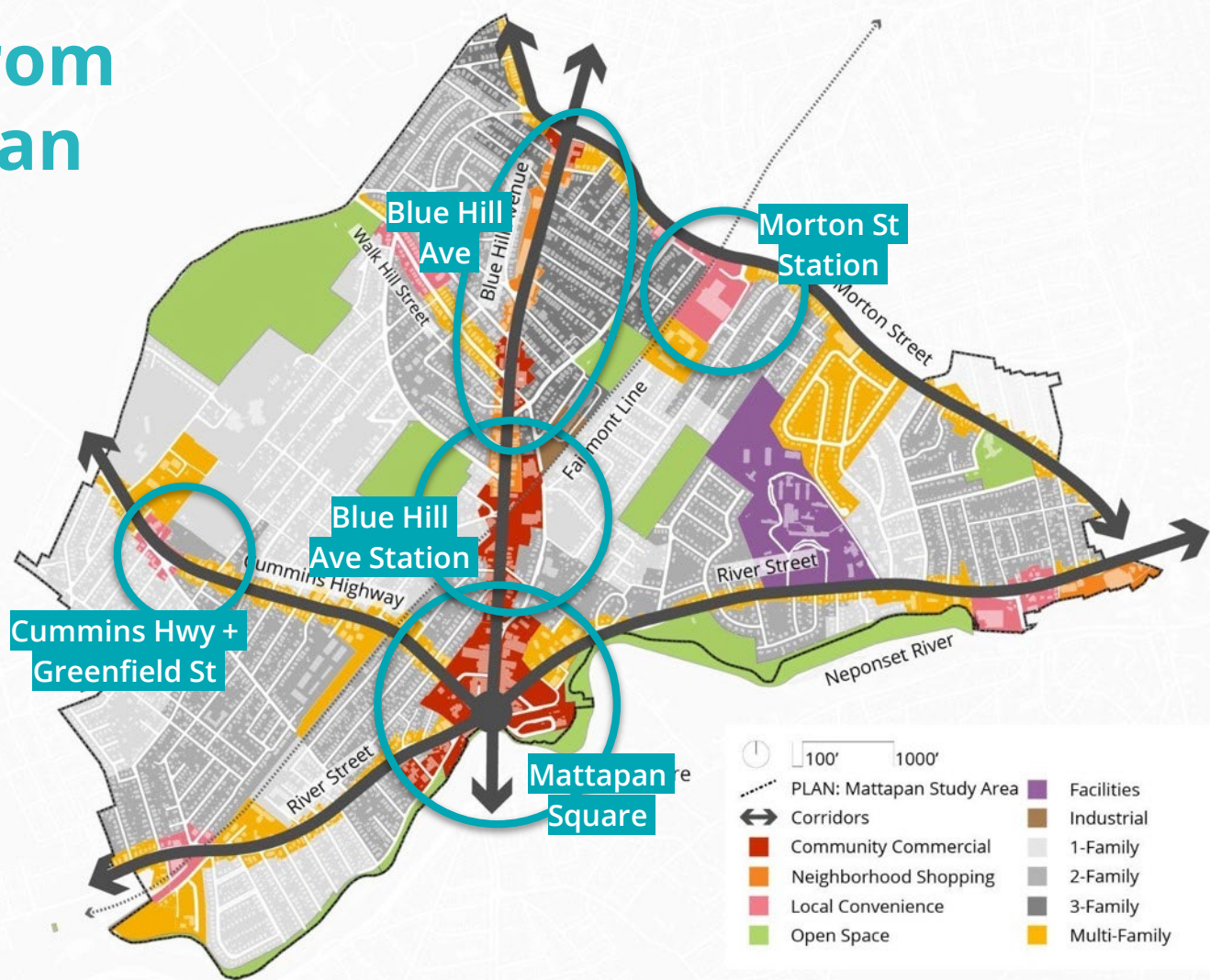


## Placemaker

- Widest range of mixed-use uses
- Large buffer with residential areas
- Outdoor amenity space required
- Wide range of ground floor active uses (no residential)
- Lot coverage responds to parcel size

# Focus Areas from PLAN: Mattapan

- Mattapan Square
- Blue Hill Ave Station
- Blue Hill Ave
- Morton St Station
- Cummins Hwy + Greenfield St





# Mapping Zoning Changes

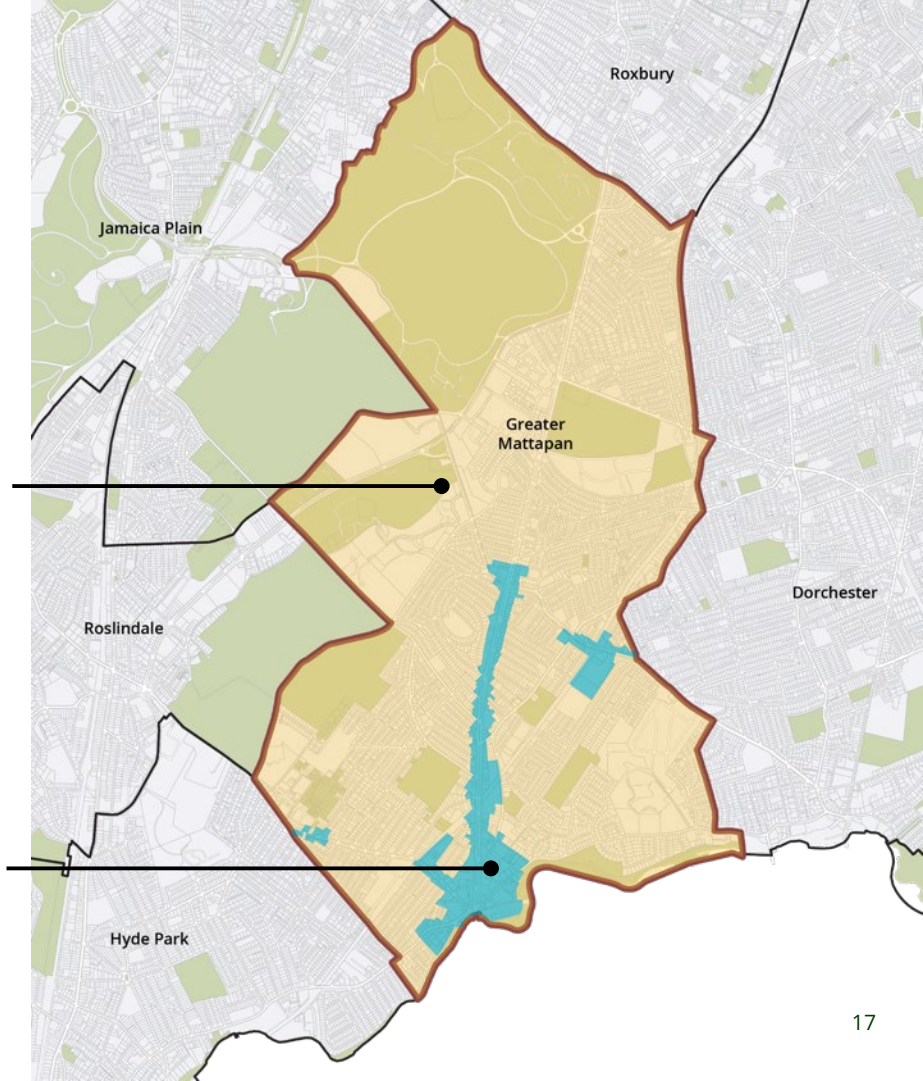
- Squares + Streets Zoning is replacing some Neighborhood Business Subdistricts currently regulated by Article 60

*Why have the Neighborhood Business Subdistricts been removed for most of what is coming under PLAN: Mattapan zoning? And the removal of listing all open spaces? Did it go to another location?*

- Removing Gateway Development Area Overlay Districts + Residential Development Incentives

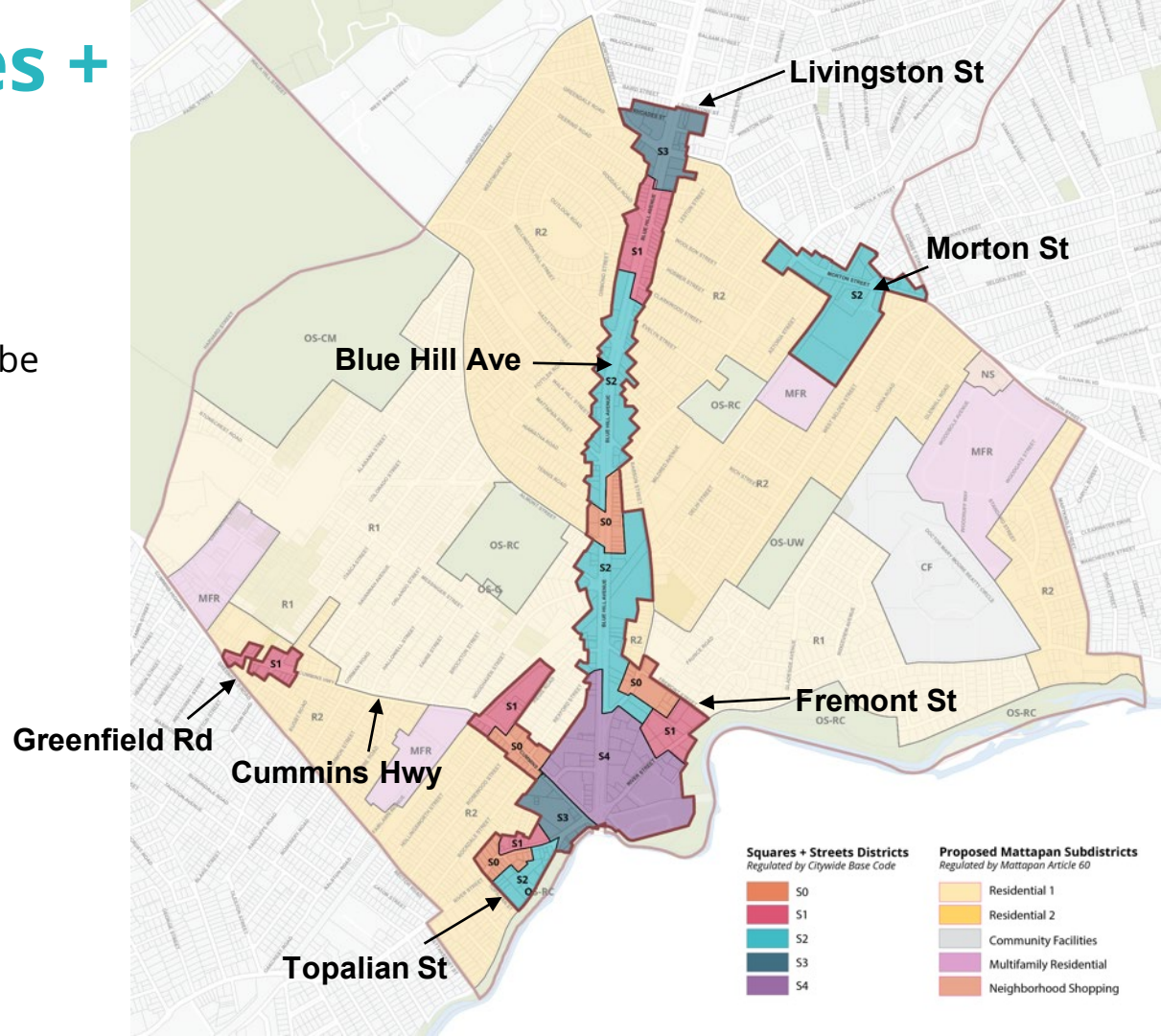
**Area regulated by Article 60 (yellow)**

**Proposed area regulated by Squares + Streets in Base Code (blue)**



# Proposed Squares + Streets Zoning

An entire Square or Street does not need to be mapped with the same Squares + Streets District; they can be **tailored to fit better into the existing and planned context.**



# S0 District: Transition Residential

The S0 Transition Residential district is a primarily residential mixed use district that provides a transition from mixed-use and high-activity Squares + Streets to lower-activity residential areas.

## Lot Standards

Building Lot Coverage	60%
Front Yard	8' minimum
Rear Yard	15' minimum
Side Yard	14' cumulative (3' minimum)
Permeable Area of Lot	20%

## Building Form Standards

Floorplate	4,000 square feet max
Height	50' / 4 stories maximum

Larger rear yard



Larger side yard

4 stories with 14 unit maximum



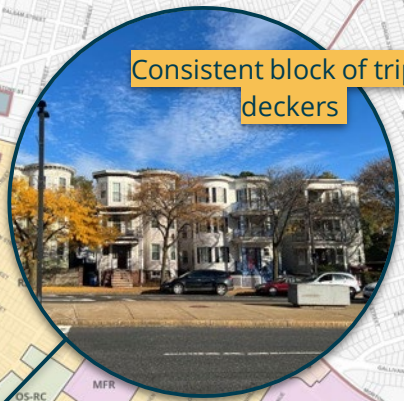
Some active and community uses conditionally allowed



# Proposed S0 Areas



Consistent block of triple-deckers



1410-1416 Blue Hill Ave

Multifamily residential buildings with generous yards



559-601 River St

Residential adaptive reuse at former St. Angela's School



120 Babson St

# S1 District: Main Street Living

Mixed-use district where buildings generally have principally residential uses, small-scale side and front yards, and minimum Permeable Area of Lot.

Lot Standards	
Building Lot Coverage	70%
Front Yard	6' minimum
Rear Yard	10'-15' minimum
Side Yard	10'-14' cumulative (3' minimum)
Permeable Area of Lot	15%

Building Form Standards	
Floorplate	8,000 square feet max
Building Width	120' maximum
Height	50' / 4 stories maximum

Maximum building width



Larger, flexible side yard requirement



Small neighborhood retail on ground floor



Allowed active uses like small grocery stores, retail, and restaurants

# Proposed S1 Areas



Used today as an existing goods and services "node"

637-643 Cummins Hwy



Smaller-scale residential near commercial uses

1216-1220 Blue Hill Ave



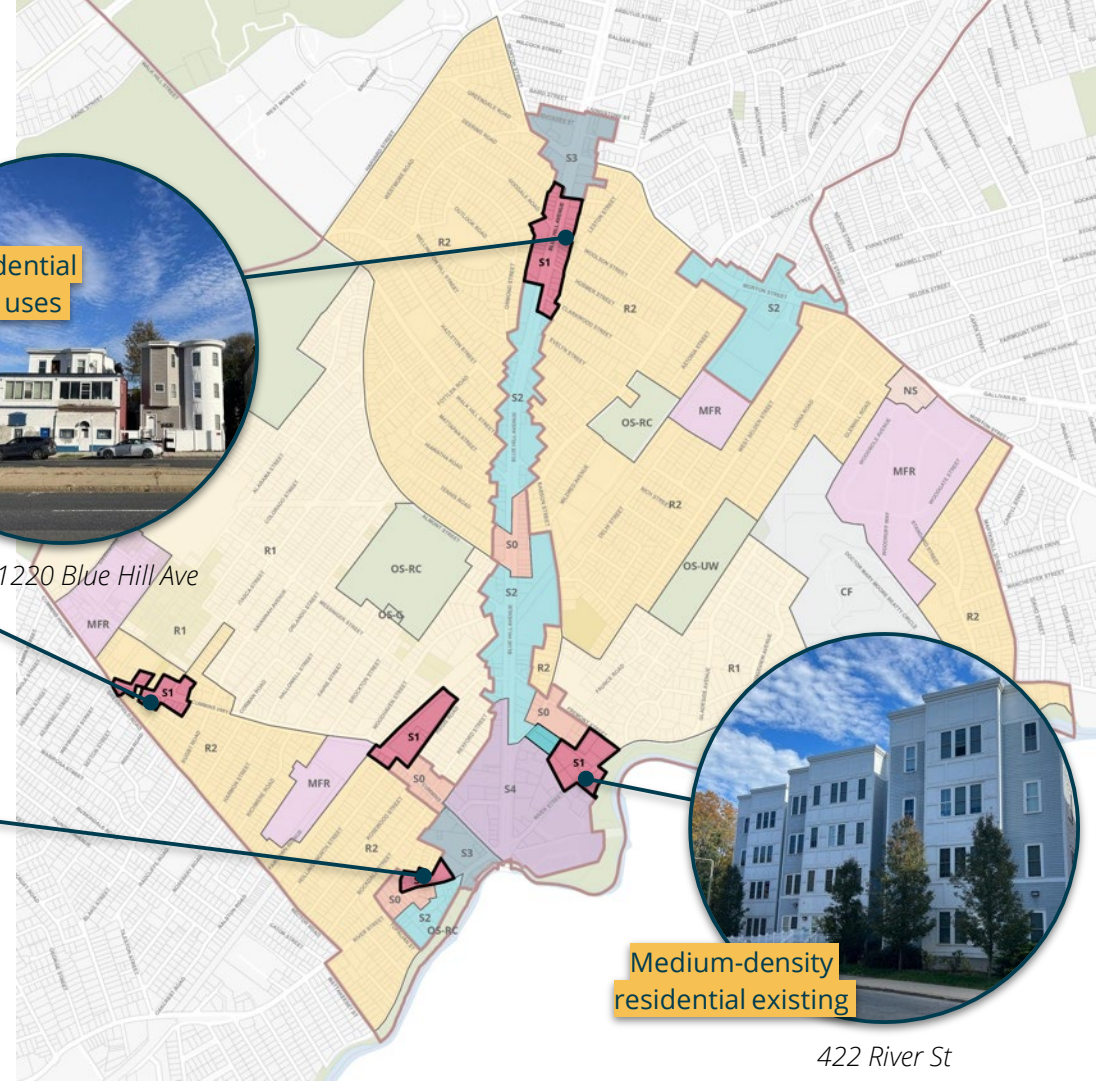
Desire for mix of residential and small retail

577 River St



Medium-density residential existing

422 River St



# S2 District: Main Street Mixed Use

Small- to medium-scale mixed-use buildings that can fill the width of the lot to help create a continuous and active main street.

Lot Standards	
Building Lot Coverage	70%
Front Yard	2' minimum
Rear Yard	10'-15' minimum
Side Yard	5'-15' minimum (0' party wall)
Permeable Area of Lot	15%

Building Form Standards	
Floorplate	15,000 square feet max
Building Width	150' maximum
Height	60' / 5 stories maximum
Outdoor Amenity Space	20%



**Permeable Area requirement** and lower lot coverage ensure space for **planting and buffering**



Mix of **active and residential uses** on ground floor

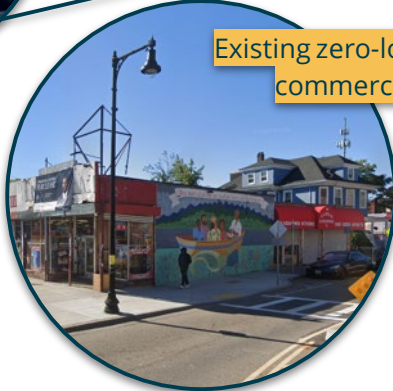


# Proposed S2 Areas



Active commercial uses along Blue Hill Ave

1286-1310 Blue Hill Ave



Existing zero-lot-line active commercial uses

7 Edgewater Dr



Residential development near commuter rail and active commercial spaces

872-884 Morton St

5-story development with active ground floor recently approved

1255 Blue Hill Ave



# S3 District: Active Main Street

Mixed-use district of medium-scale buildings that require Active Uses on the ground floor.

Lot Standards	
Building Lot Coverage	90% (70% on large parcels)
Front Yard	2' minimum
Rear Yard	5'-15' minimum
Side Yard	5'-15' minimum (0' party wall)
Permeable Area of Lot	0% (15% on large parcels)

Building Form Standards	
Floorplate	20,000 square feet max
Building Width	150' maximum
Height	85' / 7 stories maximum
Outdoor Amenity Space	20%

*Medium entertainment/events are allowed on the ground floor*



**Active uses required on ground floor** and higher-intensity commercial uses allowed



*Clinics allowed*



Tighter setbacks and lot standards for **main street continuity**

# Active Ground Floors

## Active Uses

- Child Care/Adult Day Health Center
- Community Center
- Grocery Store
- Entertainment/Events
- Makerspace
- Museum or Art Gallery
- Restaurant
- Retail Cannabis Establishment
- Retail Store
- Indoor Recreation
- Service Establishment
- Social Club



# Proposed S3 Areas



Precedent of active ground floor uses with residential above

1170 Blue Hill Ave



Some underutilized larger lots fronting Cummins Hwy

885 Cummins Hwy



Zero-lot-line "mainstreet" condition

1140-1156 Blue Hill Ave

# S4 District: Active Squares

Medium-scale, mixed-use building in mixed-use areas with a wide range of active ground floor uses.

Lot Standards	
Building Lot Coverage	90% (70% on large parcels)
Front Yard	2' minimum
Rear Yard	5'-20' minimum
Side Yard	5'-15' minimum (0' party wall)
Permeable Area of Lot	0% (15% on large parcels)

Building Form Standards	
Floorplate	25,000 square feet max
Building Width	200' maximum
Height	85' / 7 stories maximum
Outdoor Amenity Space	25%

Increased outdoor amenity space requirement



Active uses required on the ground floor



*Large entertainment/ events are conditional*



More active uses allowed above ground floor

# Proposed S4 Areas



Affirming existing health uses like the Mattapan Community Health Center

1575 Blue Hill Ave



Additional floors can be housing or community/cultural space

500-510 River St



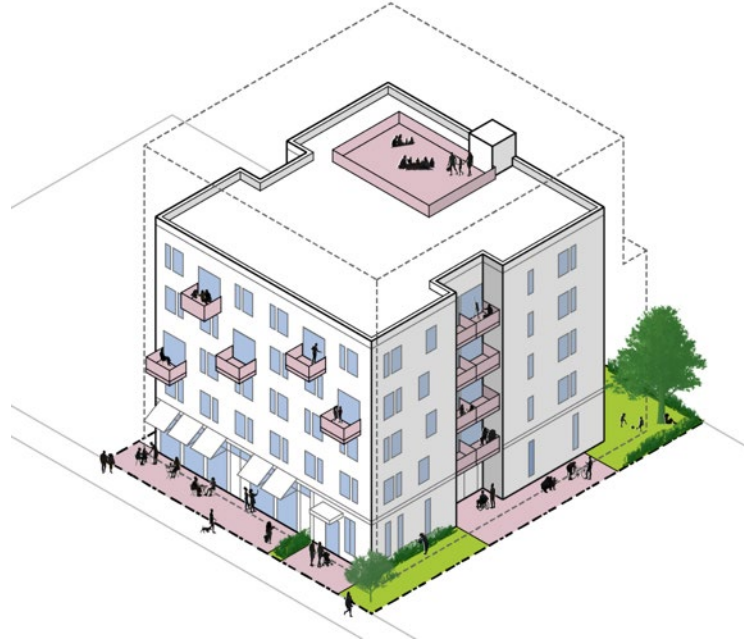
Recent 7-story development w/ ground floor retail

466 River St

# Beyond Zoning: Article 80 Review

For projects that reach **Article 80 scale**– over 20,000 square feet or greater than 15 units of housing– there are **additional opportunities** to shape projects **to advance the recommendations from PLAN: Mattapan**. Article 80 can address:

- Additional setbacks & landscaping requirements
- Public realm improvements & street trees not on private property
- Additional Transportation Demand Management policies & public parking
- Off-street loading for commercial properties



**TODAY'S AMENDMENT  
CLARIFIES IN ARTICLE 80:**

**Squares + Streets  
Districts are subject to  
Article 80 Large and  
Small Project Review.**

A large, multi-story house with a porch, surrounded by trees with vibrant yellow autumn foliage. The text "Thank you!" is overlaid in the center. The house is light-colored with a prominent porch and a brick foundation. The trees are in full autumn color, and the ground is covered in fallen leaves. A blue recycling bin is visible near the porch steps.

Thank you!