

Squares + Streets Zoning in Mattapan

Public Meeting

Zoom Controls to Listen to Interpreters



(EN) Look for the interpretation icon (globe) at the bottom of your screen and select the language you want to hear.

(Kreyòl Ayisyen) Chèche ikòn entèpretasyon ki gen fòm (glòb) anba ekran ou an epi seleksyone lang ou vle tande a.

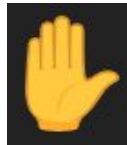
(Español) Busque el ícono de la interpretación (globo) en el borde inferior de su pantalla y seleccione el idioma en el que desea escuchar.

Zoom Meeting Info + Tips

- **The BPDA will be recording this meeting** and posting it on the BPDA's project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.
- **Use raise hand function** (dial *9 followed by *6 if joining by phone) **and wait to be called upon** before asking your question or providing comment.



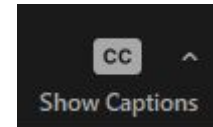
Mute/unmute



Raise hand to get in line to ask a question or provide comment



Turn video on/off



Enable closed captions

Please Ask for Clarification!

Ask questions in the chat along the way – our staff are available to answer during the presentation!

Ask for us to clarify any terms or concepts we discuss – we want to make sure that what we cover is accessible to everyone so you can all share your informed feedback!

PLAN: Mattapan Team

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Squares + Streets Zoning Team

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Agenda

1. PLAN: Mattapan + Zoning
2. What is Zoning?
3. Squares + Streets Zoning Districts
4. Squares + Streets in Mattapan
5. Timeline and Next Steps
6. Discussion



What information should you get out of this?

1

How zoning works and what zoning can do to advance PLAN: Mattapan

2

The **regulations and vision** for Squares + Streets districts

3

Where new zoning may be implemented in Mattapan's Squares + Streets

4

How you can **provide feedback**, stay updated, and help shape this zoning

PLAN: Mattapan + Zoning

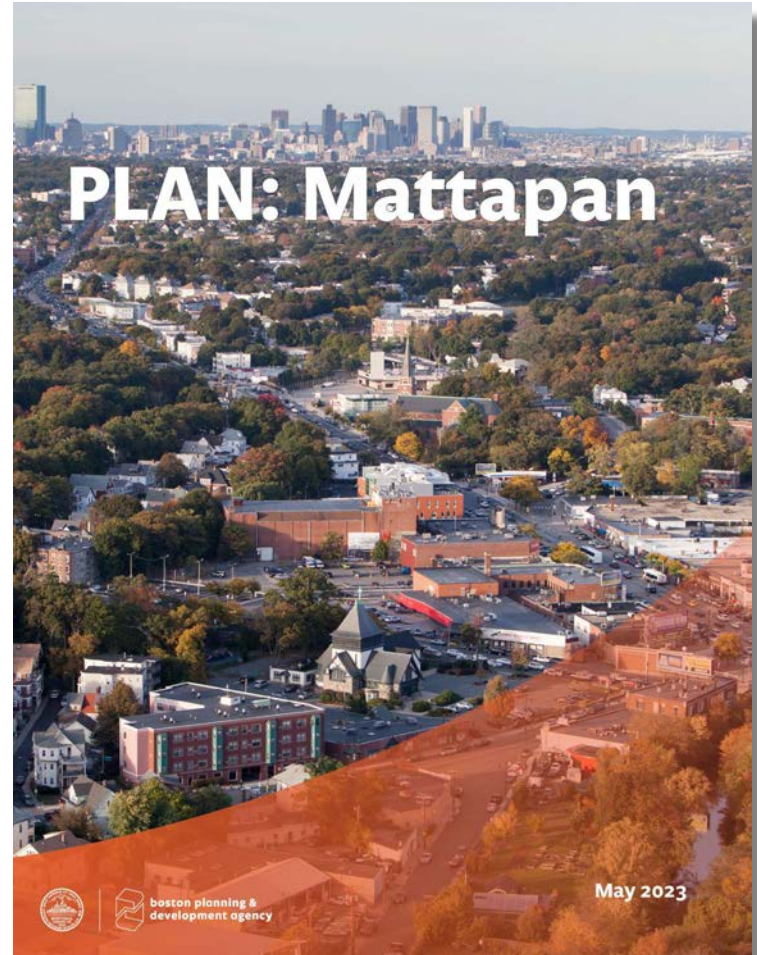


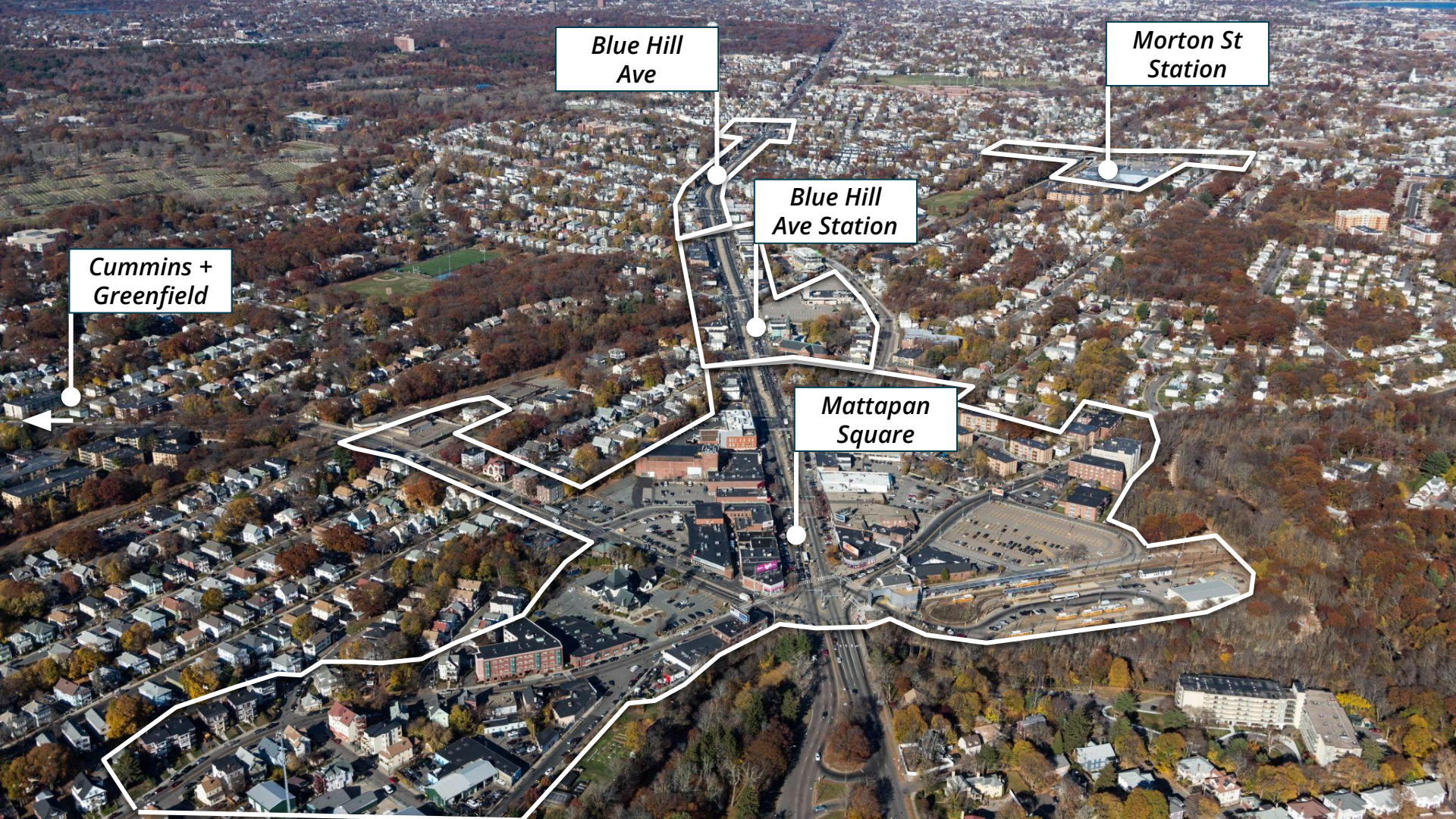
What is PLAN: Mattapan?

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 zoning, housing, mobility, jobs, climate resiliency and more.





Blue Hill Ave

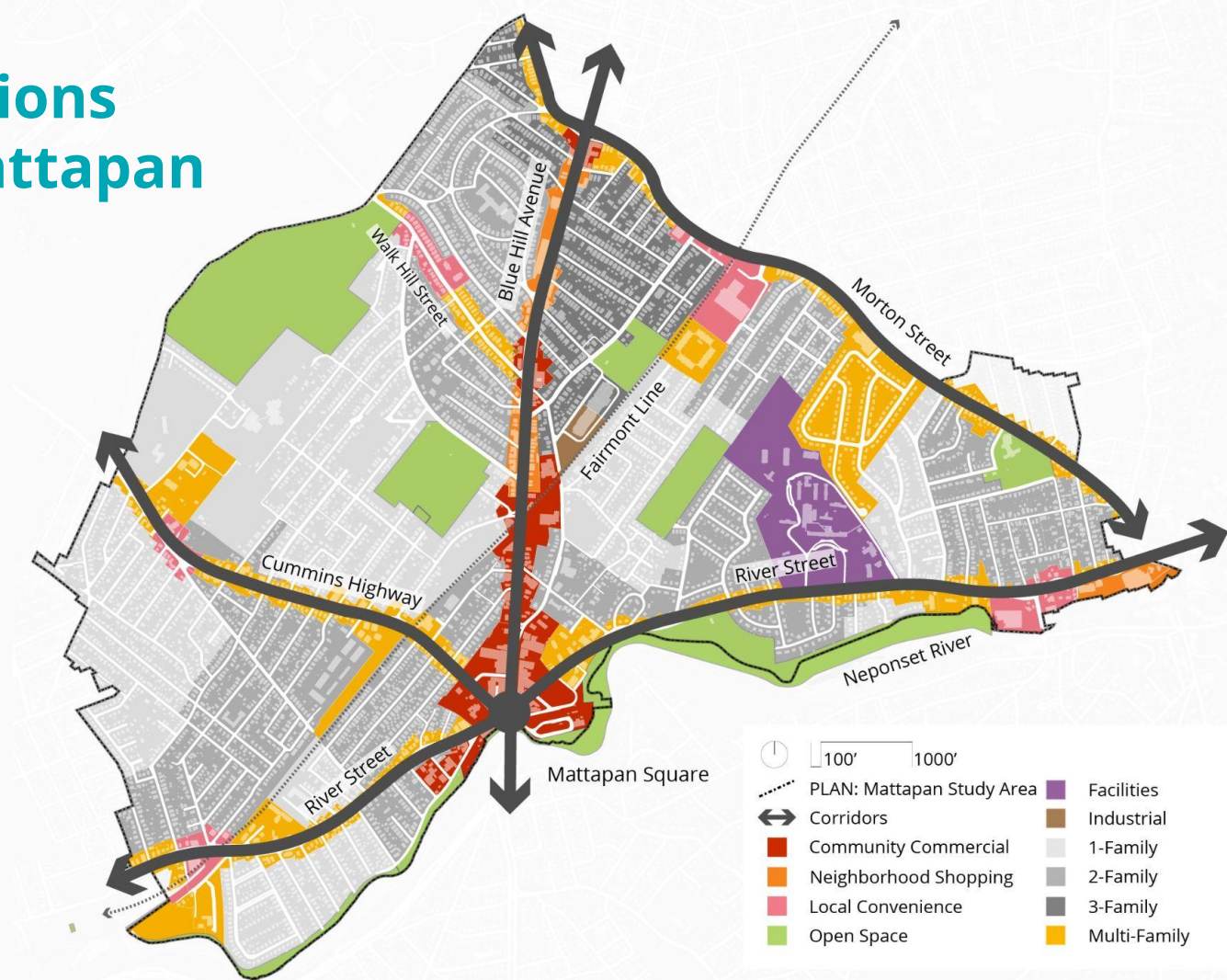
Morton St Station

Blue Hill Ave Station

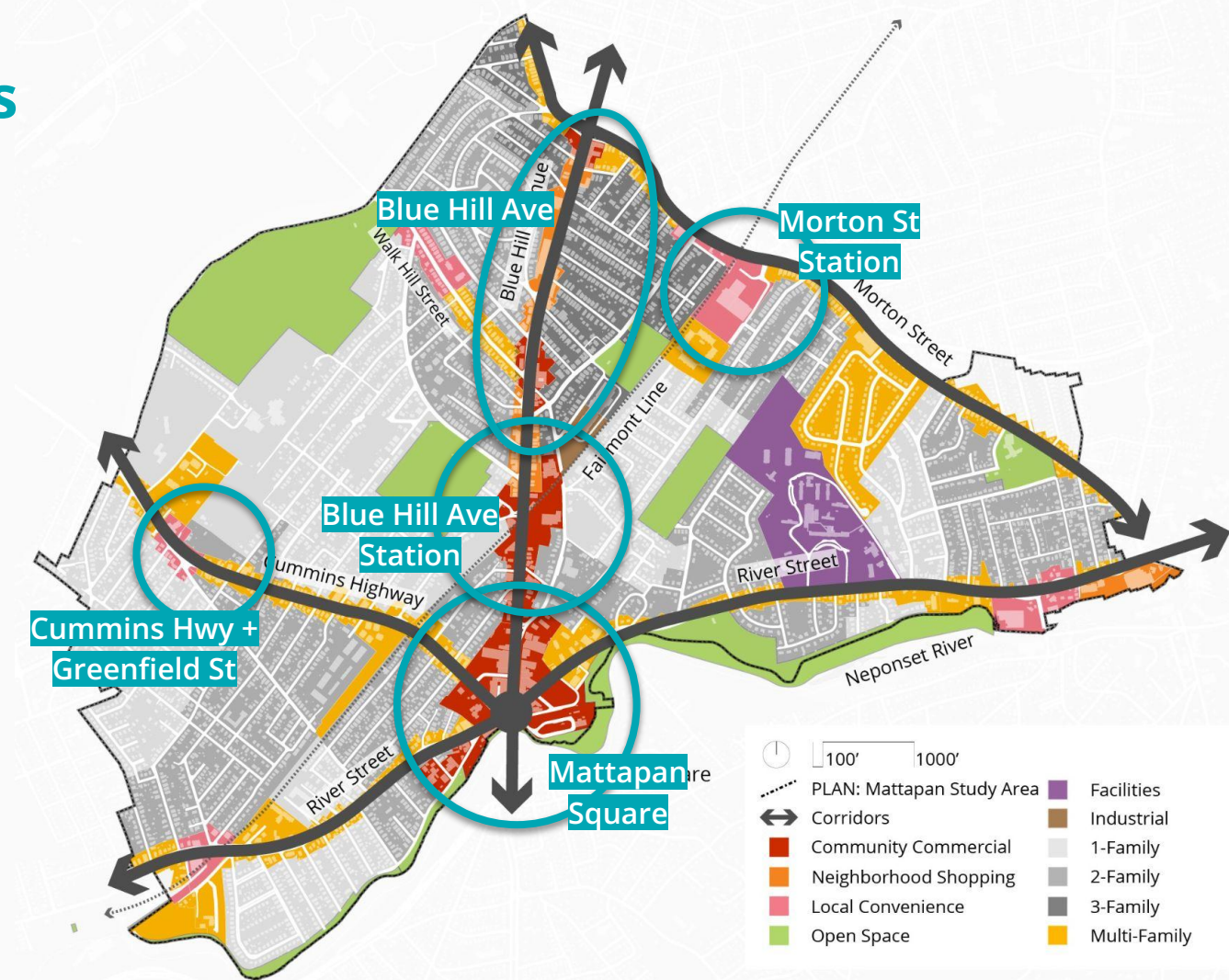
Cummins + Greenfield

Mattapan Square

Recommendations from PLAN: Mattapan



Tonight's Focus

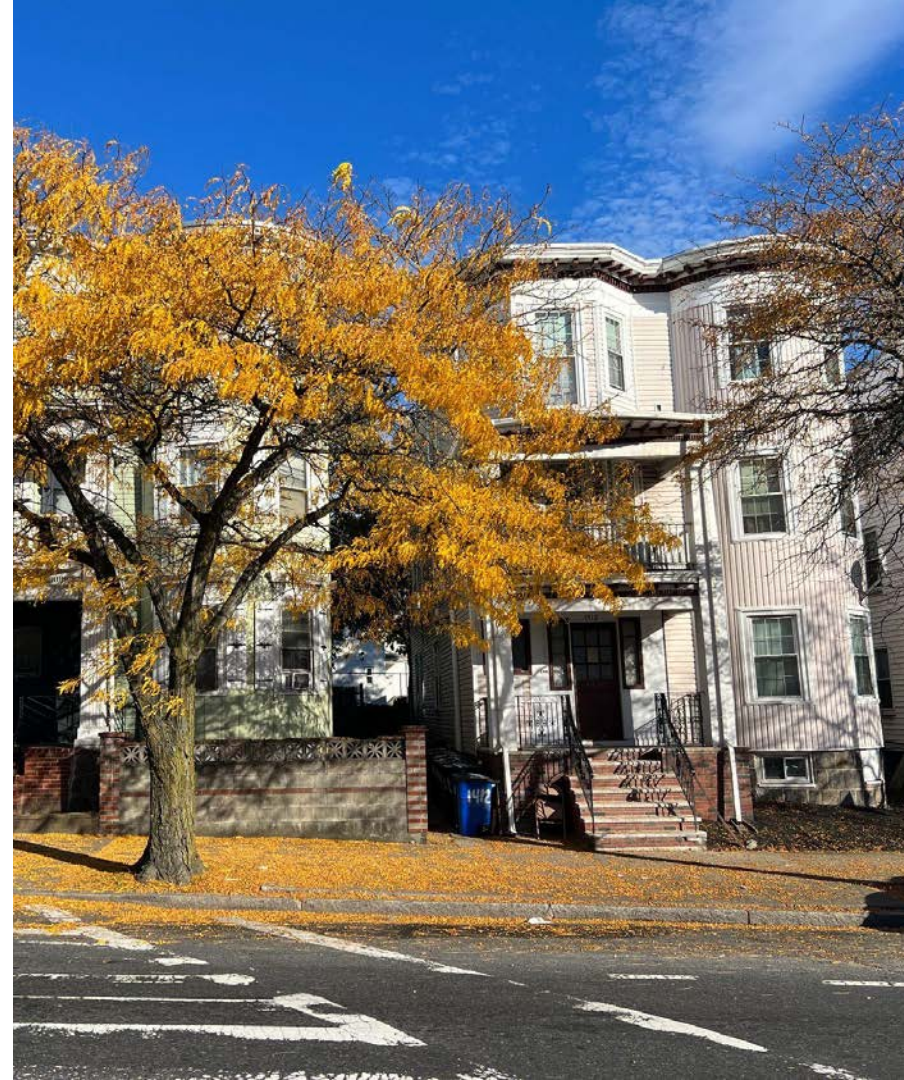


PLAN: Mattapan envisions a future where...

Existing Mattapan residents are **stable in their homes** and new residents have **affordable housing options**.



Zoning can... allow more housing growth in and around major squares and streets.



PLAN: Mattapan envisions a future where...

Mattapan residents have safe and reliable transit connections to jobs, schools, and community spaces in Mattapan and throughout Boston



Zoning can...

facilitate job growth and housing development in areas served well by transit.



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 and require active uses on the ground floor.



Why rezone?

1

Current zoning regulations do not match what's built, what exists, or the ways we want to grow

2

Updated zoning sets clear standards for what can be built (and makes it harder to rely on variances)

3

Provide pathways for small scale residential and commercial development as well as larger ones

4

Make the zoning code more legible, predictable, and easy to navigate

What is Zoning?



What is zoning?

Zoning is a set of laws that are used to guide development by dictating the **allowed use, shape, and density of the project** in a given area.

Article 80 (a chapter of the Boston Zoning Code) provides specific requirements for the review of certain development projects in all of the neighborhoods of Boston.

These are encoded in zoning.



Land Use

Dimensional Regulations

These are enforced at the project level through Article 80 review.



Design Guidelines

Individual Site Design

Land Use Regulations

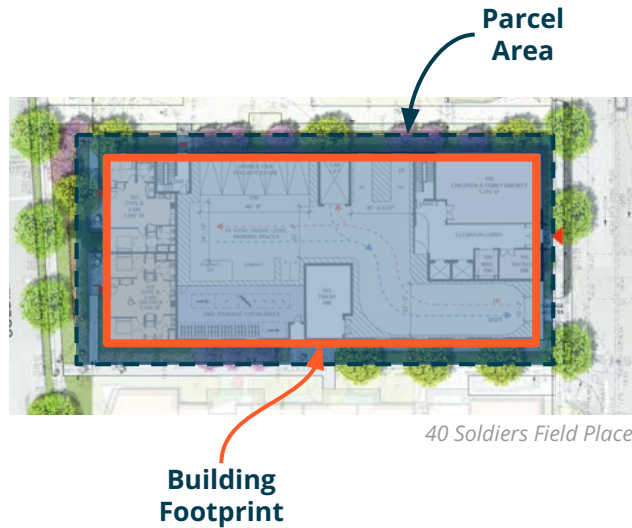
Boston's Zoning Code regulates **how land can be used**

Each land *use* is delegated as **allowed, conditional, or forbidden** in each area of the City

- ***Conditional*** means a use may be allowed contingent upon a set of criteria which shall be met. Conditional uses require review and issuance of a conditional use permit from the Zoning Board of Appeal

Key Dimensional Regulations

Building Lot Coverage



Setbacks

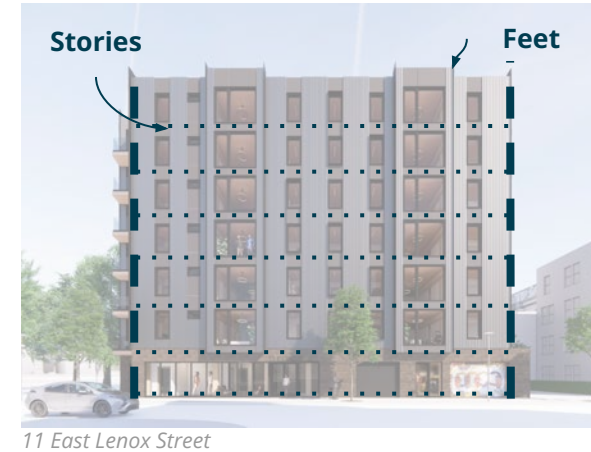
Setback



"Zero-lot-line"



Height



How do we update zoning?

Zoning identified as outdated through:

- A planning process
- City staff identification
- High number of zoning appeals

Planning process to determine updated zoning:

- Community engagement
- Analysis of parcels, building trends, citywide goals

BPDA staff prepares draft zoning updates:

- Public engagement on draft zoning
- Incorporate feedback
- Prepare updated draft zoning

BPDA Board approval and then Zoning Commission approval

- Public feedback + draft zoning presented to BPDA Board
- If approved, another public comment period before Zoning Commission

Completed through PLAN:
Mattapan Process

We're here now

We're going here next

How do we update zoning?

Zoning text amendment

Change(s) in the **written text** of the Zoning Code that become **new or updated rules** for land use and development that we can apply to specific sections of the City or the City as a whole.

Zoning map amendment

Change(s) in the **geographic location and application of specific zoning rules** on the zoning map of one or more areas within the City.

	One Family (1F)	Two Family (2F)	Three Family (3F)	Conservation Multifamily Residential (MFR)	Community Protection Subdistricts (CPS)	Facilities Subdistricts (CF)
Child care center	EA	EA	EA	EA ⁽²⁾	A	EA

(2) Where designated "A" or "C," provided that such use is located on the ground floor, or in a basement with a separate entrance; otherwise forbidden.





Draft Squares + Streets Zoning for Mattapan

Squares + Streets Zoning

- Set of new zoning districts in the Boston Zoning Code
- Updated rules for land uses (what you can use a lot and building for)
- Updated dimensions (how big a lot and building are)
- Applied by amending the zoning map



Land Use Modernization

New Use Regulations:

- Include a **simpler table** with similar uses consolidated and obsolete uses removed
- Include **improved definitions**
- Include **form and performance standards** where appropriate
- Becomes the basis for **City-wide zoning reform** and singular place where future updates can be made



Example: “Retail Store”

Currently, retail stores are regulated as “general retail” and “local retail.” A distinction between the two was to separate local, small businesses, and larger, big-box stores. The new “**Retail Store**” now includes size thresholds to determine scale and impact rather than a description of the businesses themselves.

Small - Up to 2,500 square feet

Medium - 2,500-10,000 square feet

Large - 10,000-50,000 square feet

Extra Large - Greater than 50,000 square feet

Small



Lily's Market, Mattapan - 2,200 sf

Medium



Walgreens, Central Sq - 9,000 sf

Large



T.J. Maxx, Back Bay - 45,000 sf

Extra Large



Target, Fenway - 160,000 sf

Example: “Grocery Store”

Grocery Store is not currently a use in the zoning code (considered part of retail). “Grocery store” is now included to be able to **allow them explicitly in more places.**

Size distinctions can limit large grocery stores in residential neighborhoods where impacts from customer traffic could be a nuisance.

Small - Up to 15,000 SF

Large - 15,000 SF or more



The Daily, Dorchester - 3,500 sf



Star Market, Copley - 57,000 sf

Example: “Live Entertainment”

Live Entertainment facilities **regularly host live, ticketed events** like theaters, cinemas, concert halls, arenas, and stadiums.

Capacity thresholds are used to allow Live Entertainment in a **range of scales and districts**. For example, a “Small” facility could be accessible to more residential neighborhoods.

Small - Up to 500 people

Medium - 500-2,000 people

Large - 2,000-10,000 people

Extra Large - 10,000 or more people

Small



Brighton Music Hall - 476 people

Medium



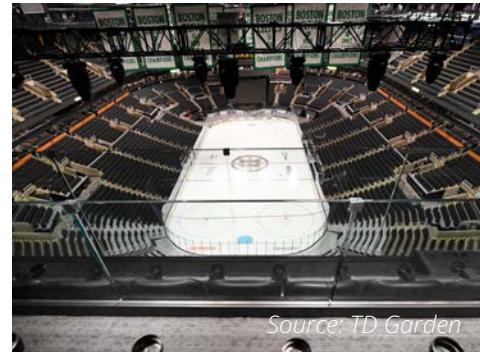
Strand Theatre - 1,400 people

Large



Symphony Hall - 2,371 people

Extra Large



TD Garden - 19,580 people

Example: “Bar or Restaurant” and “Cafe”

A “Cafe” is under 2,500 square feet, does not serve alcohol, and includes places like coffee shops, ice cream parlors, and bakeries.

Today, most restaurants in Boston need to go to the Zoning Board of Appeal to provide a takeout food service. New definitions will include takeout, **anywhere “Bar or Restaurant” and “Cafe” is allowed, takeout will be allowed.**



Cafe JuiceUp, Mattapan - 700 sf

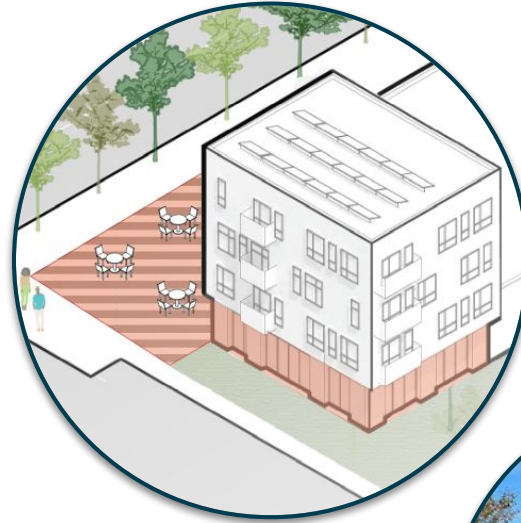


Comfort Kitchen, Dorchester - 1,000 sf

Defining “Active” Ground Floors

Active Ground Floor Uses

- Bar or Restaurant
- Cafe
- Retail Store
- Customer Services
- Event Center
- Grocery Store
- Live Entertainment
- Public lobbies of a Hotel, Office, or Residential use.
- Museum or Art Gallery
- Limited Uses
- Retail Cannabis Establishment
- Community Uses except for Open Space
- Indoor Activities



Dimensional Regulations

Today (*Mattapan Business District Zoning*)

Maximum Floor Area Ratio (FAR)

Minimum Usable Open Space per Dwelling Unit (sqft)

Minimum Front Yard

Maximum Building Height (feet)

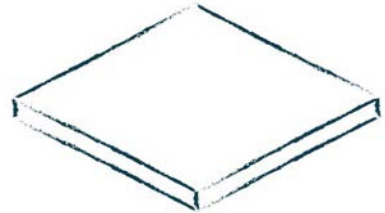
Floor Area Ratio can result in significantly **varying building heights and shapes.**

10,000
sqft lot



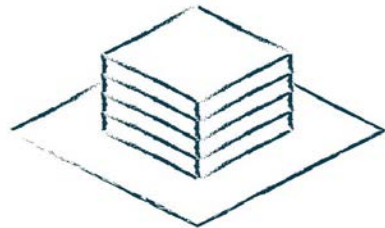
FAR 1.0

100% Lot
Coverage



FAR 1.0

25% Lot
Coverage



Updating Dimensional Regulations to Focus on Form

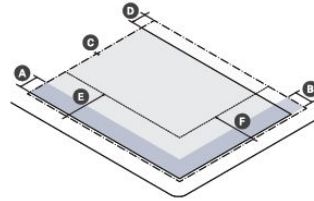
Today (<i>Mattapan Business District Zoning</i>)	Proposed (<i>Squares + Streets Zoning</i>)
Maximum Floor Area Ratio (FAR)	Building Lot Coverage
Minimum Usable Open Space per Dwelling Unit (sqft)	Maximum Building Floorplate
Minimum Front Yard	Minimum Front Yard
Maximum Building Height (feet)	Minimum Rear Yard
	Minimum Side Yard
	Permeable Area of Lot
	Maximum Building Width
	Maximum Building Height (feet and stories)
	Upper Story Stepback

What differentiates each Squares + Streets district?



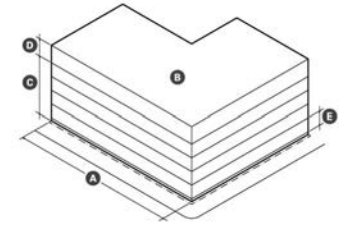
Uses

- Ground floor vs. upper floor uses (or max size overall)
- Whether active uses are required on the ground floor



Lot Standards

- Size of front, rear, and side yards
- Building lot coverage



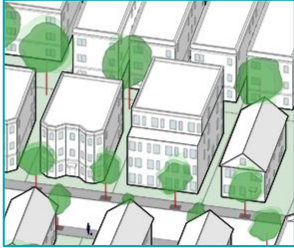
Building Form

- Maximum building floorplate and width
- Maximum building height and stories

Squares + Streets Districts

Not planning to map this district in Mattapan

S0



Transition Residential

- Transition between low and high activity streets and squares
- Residential and accessory only
- 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

- Mainstreet zero-lot-line, but lower lot coverage to require courtyards, yards, or plazas
- Small to medium active ground floor uses required among mix of uses

S3



Active Main Street

- Mainstreet zero-lot-line
- Residential or small scale hospitality
- Wider range of commercial uses on upper floors
- Active ground floor uses

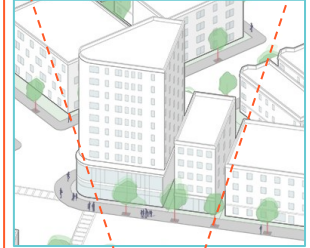
S4



Active Squares

- Wider range of mixed-use upper floors
- Medium to extra large scale ground floor uses
- Lot coverage responds to parcel size

S5



Placemaker Squares

- Mixed-use high-rise buildings
- Medium to extra large scale ground floor uses
- Lot coverage responds to parcel size

Requirements Across Districts

- Create vibrant streetscapes by requiring a certain amount of **active ground floor uses** and limiting the amount of windowless “blank walls” on the ground floor (S2-S5)
- **Limit building footprint and building width** to better reflect existing urban design scale
- Create better places to live by requiring square footage for **open space amenities** like balconies, roofdecks, terraces, and ground floor courtyards, streetscapes, and plazas (S2-S5)
- **Set dimensions for yards where they are important**, such as larger rear yards adjacent to residential areas
- **Eliminate minimum parking regulations and modernize loading requirements**



How could districts be mapped?



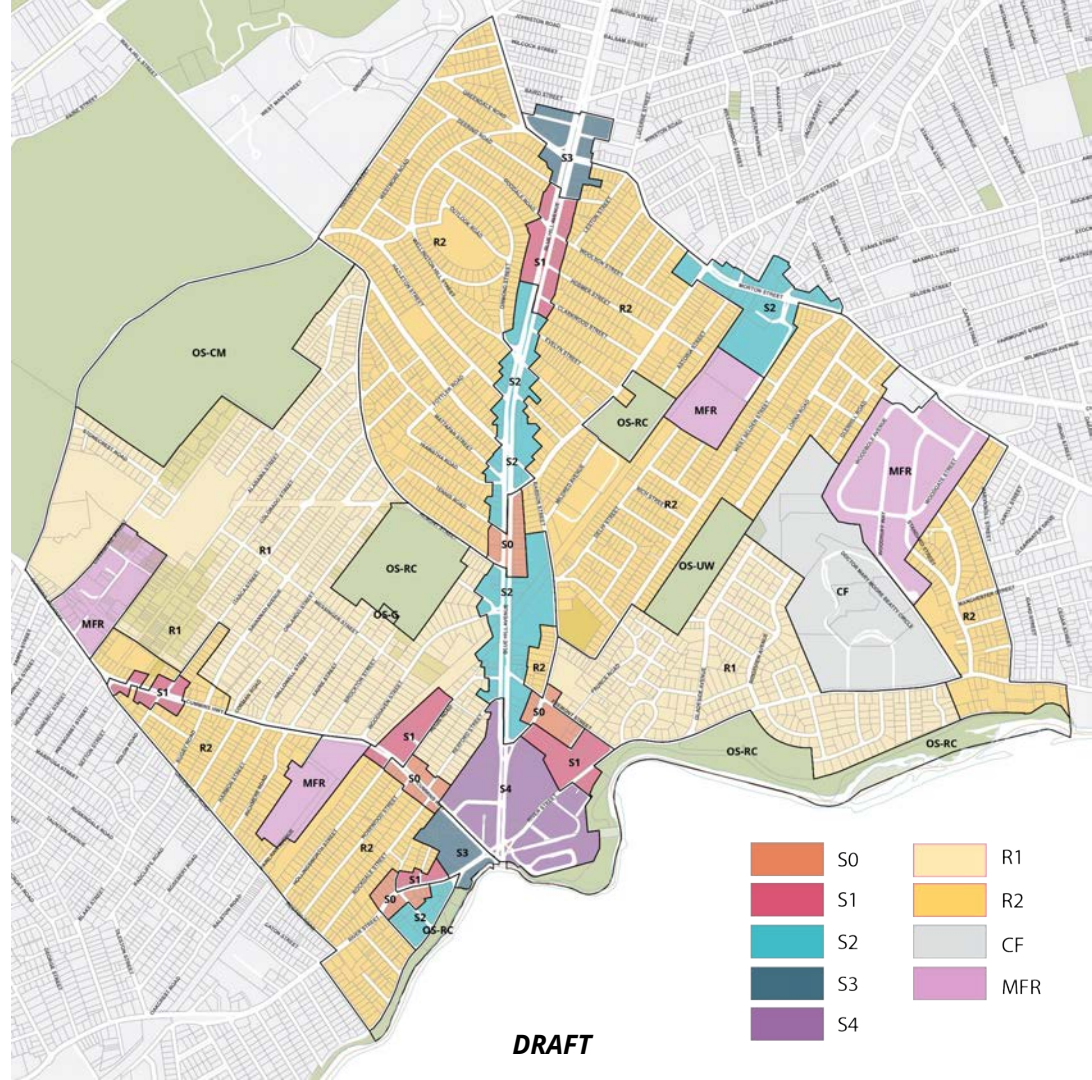
***Conceptual drawing - not representative of a specific location*

Squares + Streets in Mattapan



Draft Zoning Map

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.**

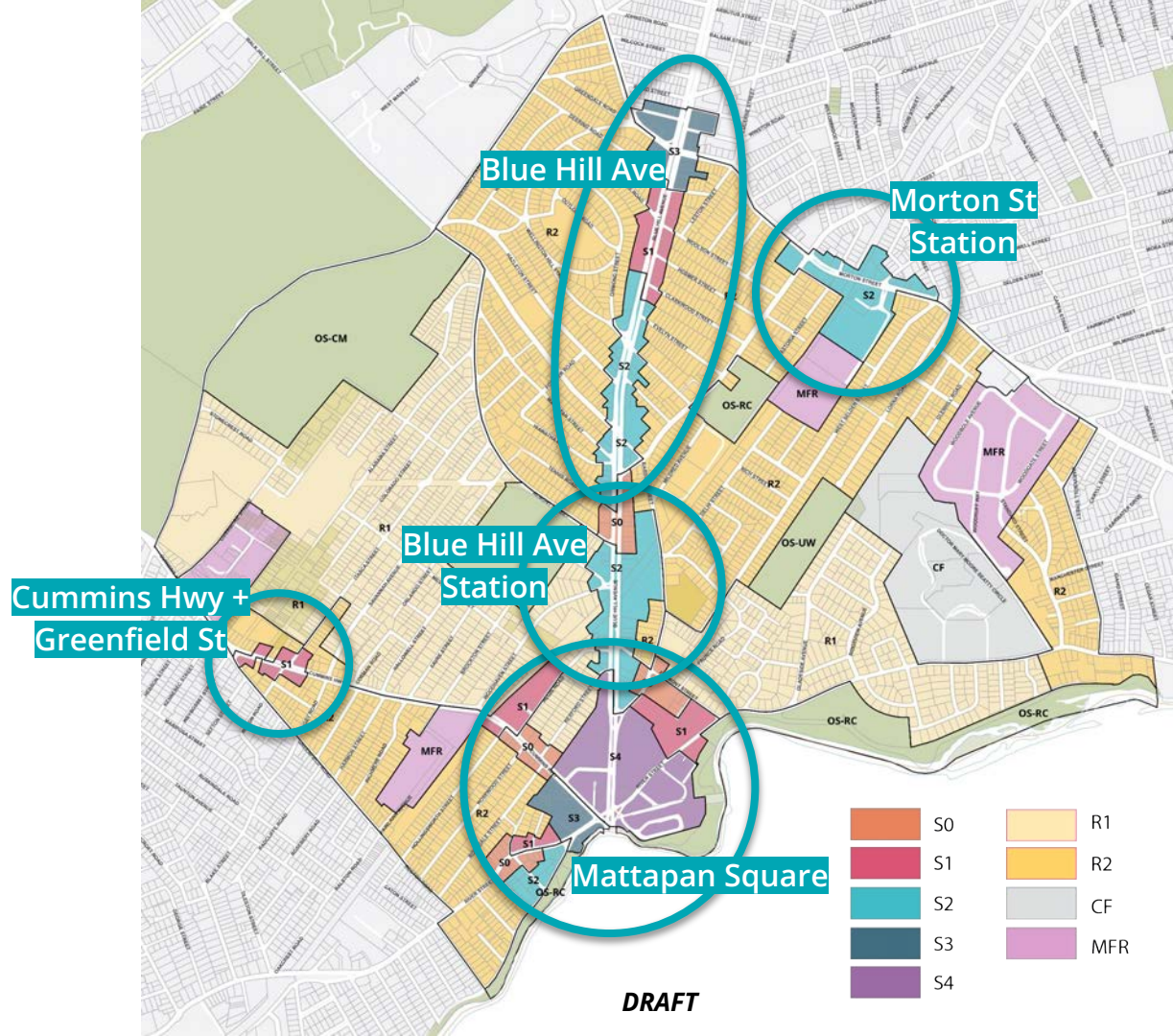


DRAFT

Overview

Squares + Streets:

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



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Mattapan Square

PLAN: Mattapan Recommendations

Robust mixed-use and commercial development

FAR to 4.5, height to 70 feet, stepbacks in upper stories

Uphold cultural identities through businesses + spaces

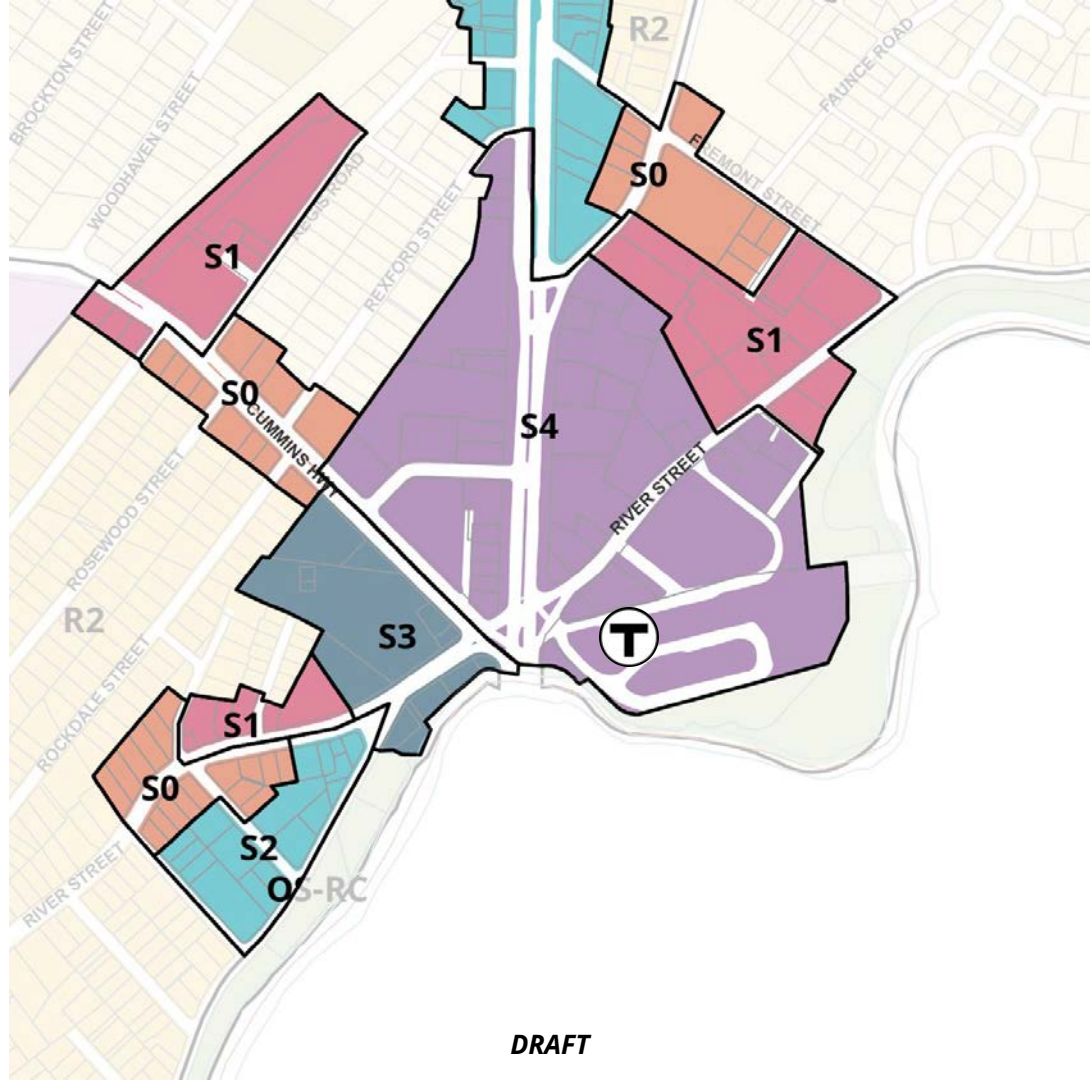
Lot coverage requirements to allow for street trees



***Conceptual drawing - not representative of a specific location*

Mattapan Square

Draft recommendations reflect a **concentration of mixed-use activity in the heart** of the Square, with lower intensity, more residential districts further out.



Mattapan Square

S4 - Active Squares

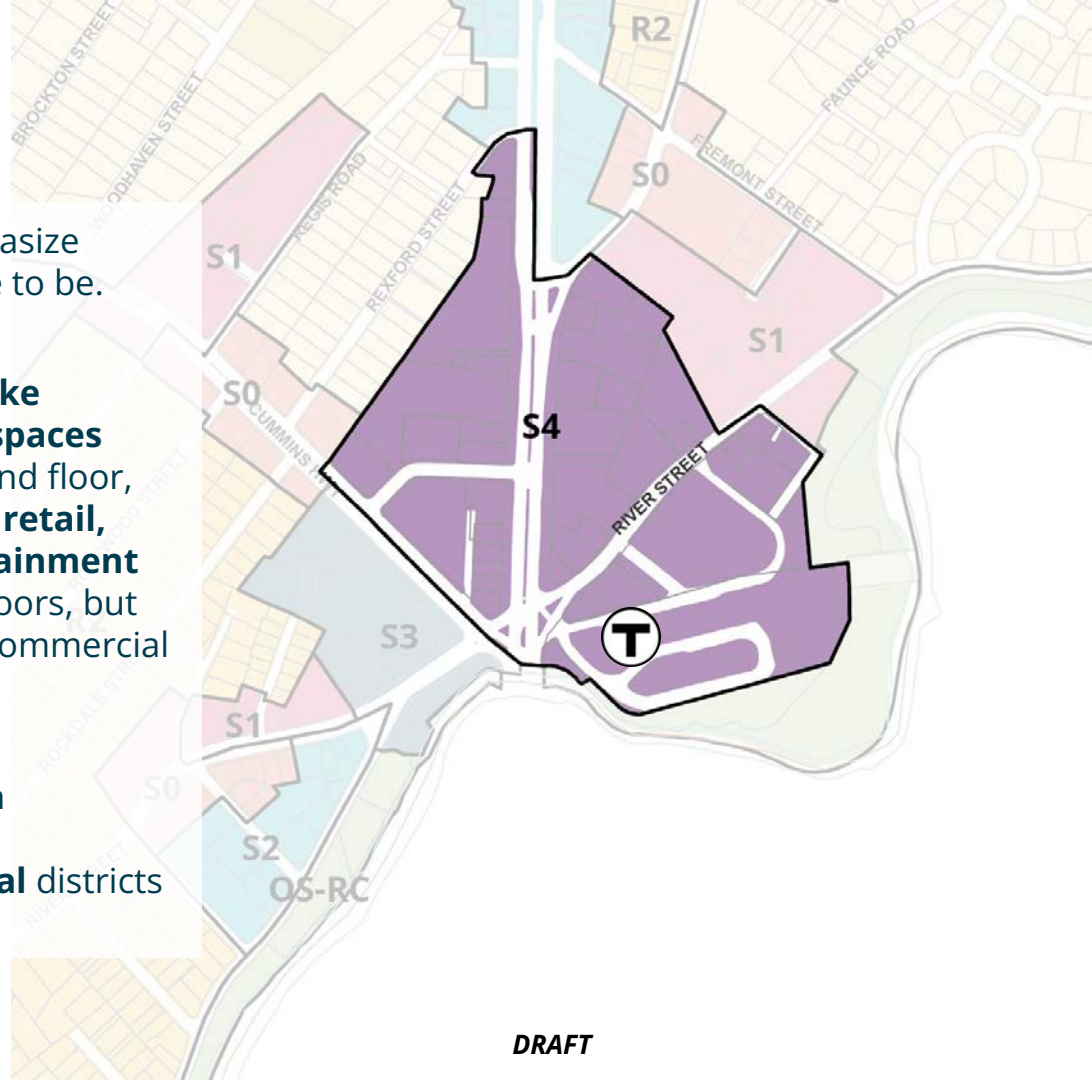
Retail, entertainment, and cultural uses emphasize Mattapan Square as the neighborhood's place to be.

Uses

- Active ground floor uses are required, like **sit-down restaurants, retail, and art spaces**
- Wide range of uses allowed on the ground floor, including **larger grocery stores, larger retail, cultural destinations, and live entertainment**
- Residential uses limited to only upper floors, but also can be office, hospitality, or other commercial uses

Form

- **Taller mid-rise buildings allowed**, with mainstreet zero-lot-line conditions
- Larger rear **setbacks next to residential** districts



Mattapan Square

S4 - Active Squares



Affirming existing health uses like the Mattapan Community Health Center

1575 Blue Hill Ave



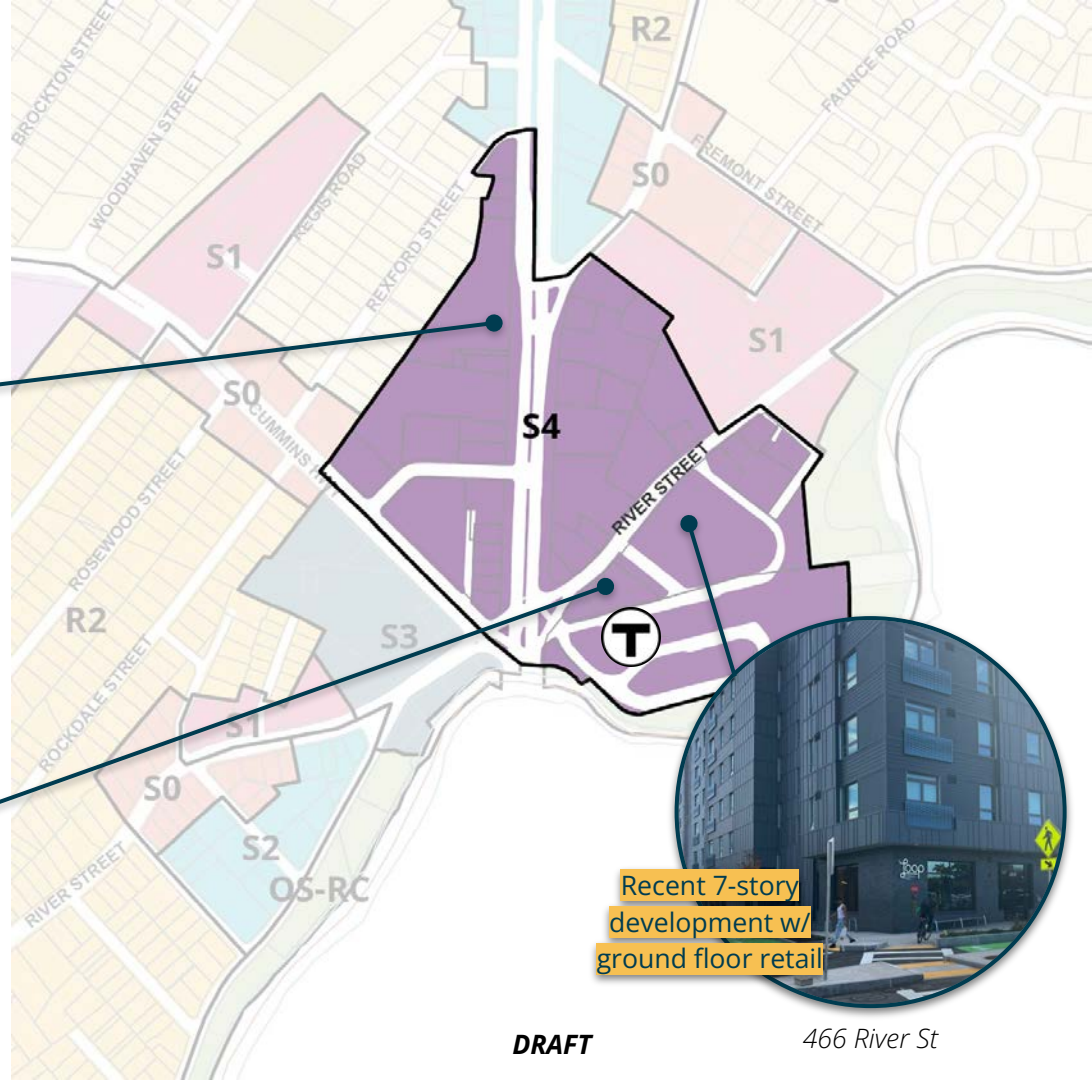
Additional floors can be housing or community/cultural space

500-510 River St



Recent 7-story development w/ ground floor retail

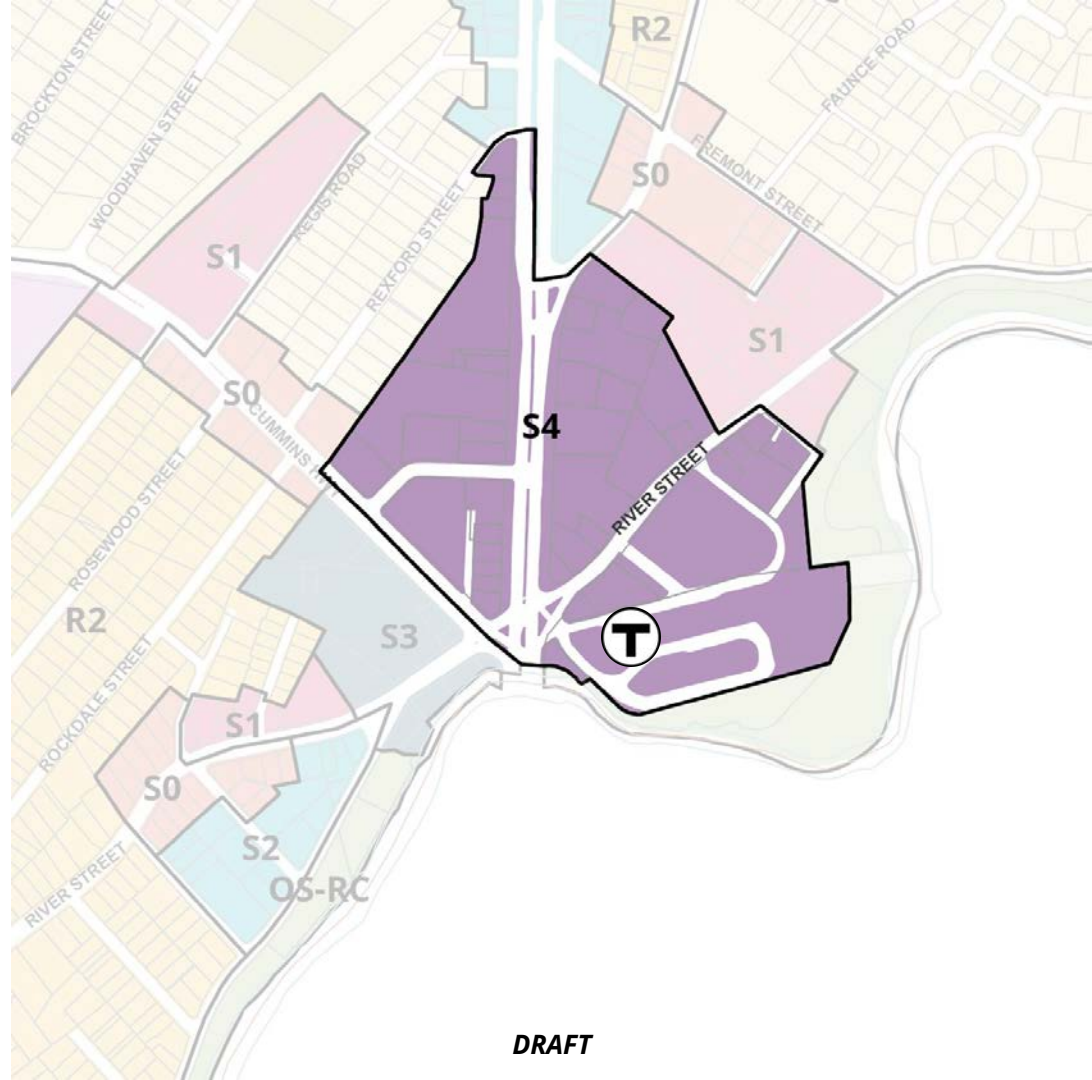
466 River St



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Mattapan Square

S4 - Active Squares



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Mattapan Square

S3 - Active Main Street

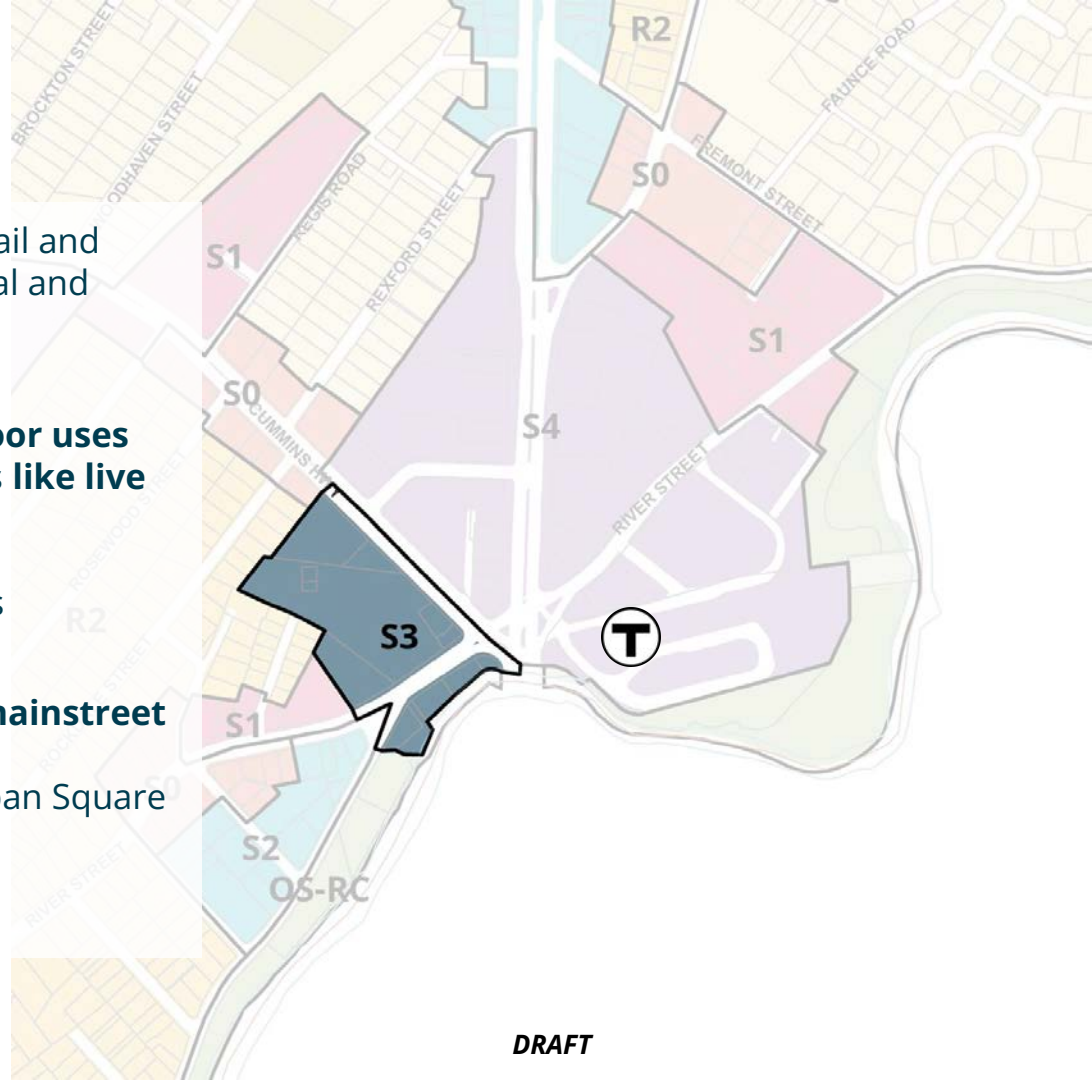
Mid-rise, mixed-use buildings with diverse retail and entertainment uses will strengthen the cultural and commercial heart of Mattapan.

Uses

- Accommodates **larger-scale ground floor uses** that draw people to streets and squares **like live entertainment or a large gym**
- Active ground floor uses are required
- Residential required on the upper floors

Form

- Taller mid-rise buildings allowed, with **mainstreet zero-lot-line conditions**
- Smaller buildings than in core of Mattapan Square (S4) by floorplate



Mattapan Square

S3 - Active Main Street



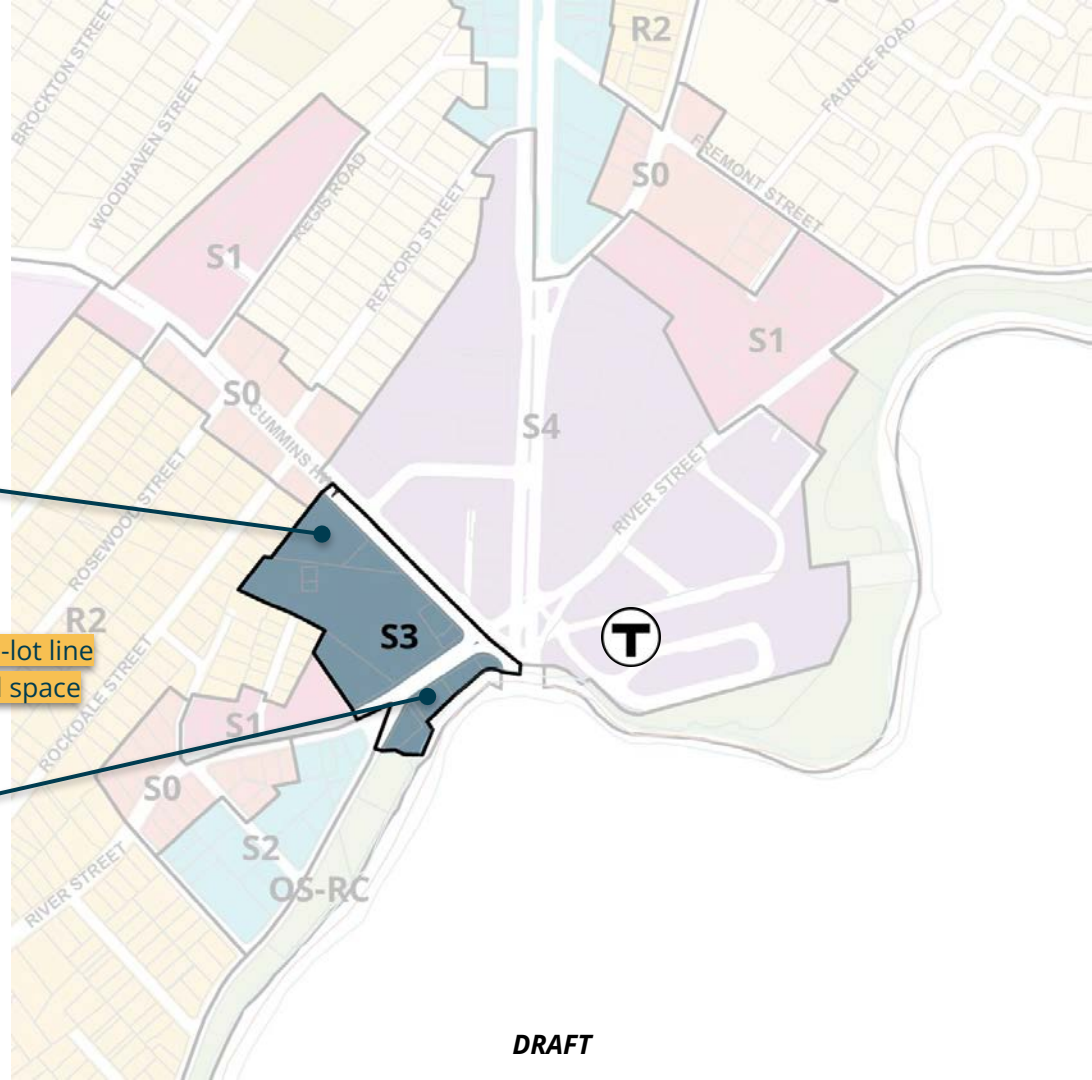
Some underutilized larger lots fronting Cummins Hwy

885 Cummins Hwy



Existing zero-lot line commercial space

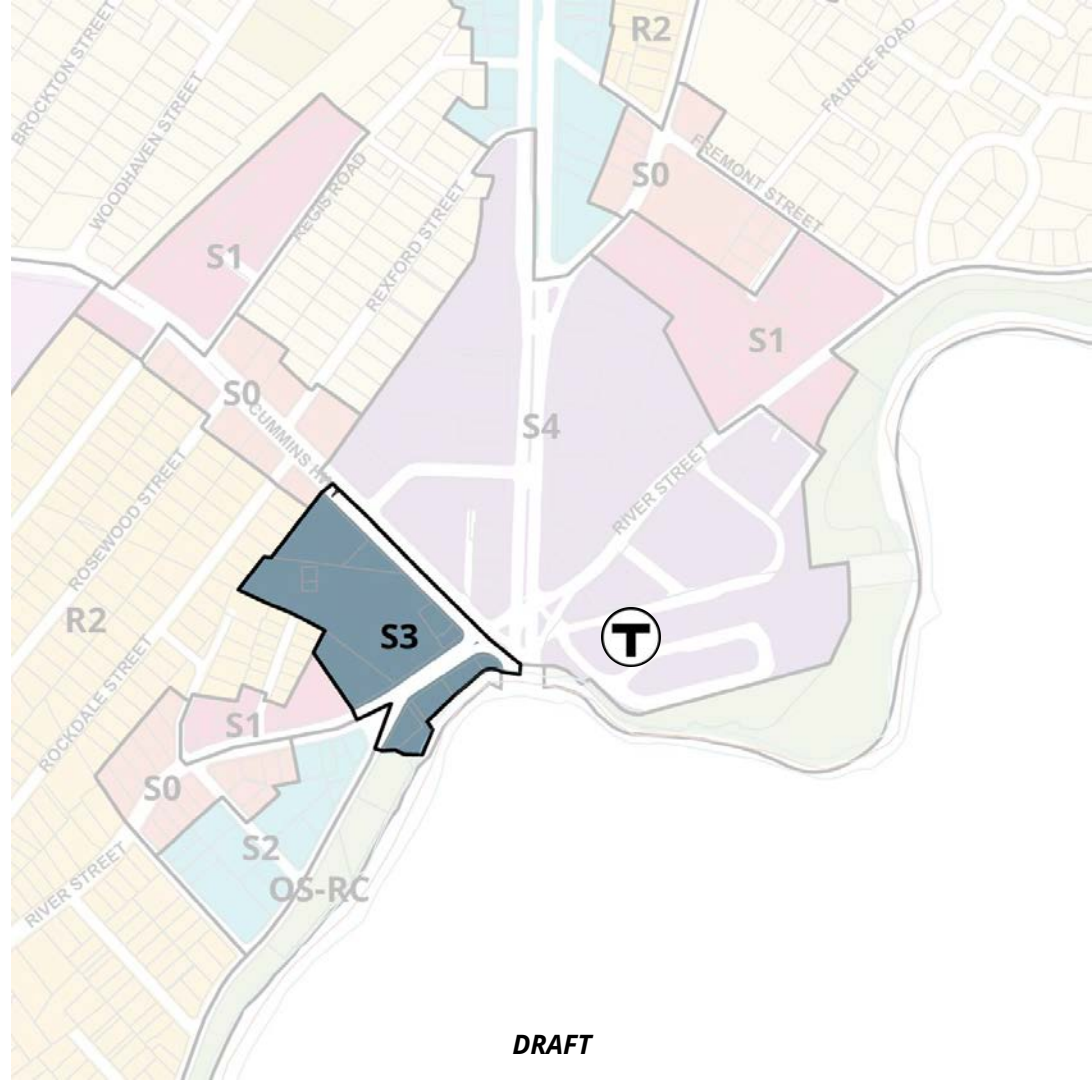
532 River St



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Mattapan Square

S3 - Active Main Street



Mattapan Square

S2 - Main Street
Mixed Use

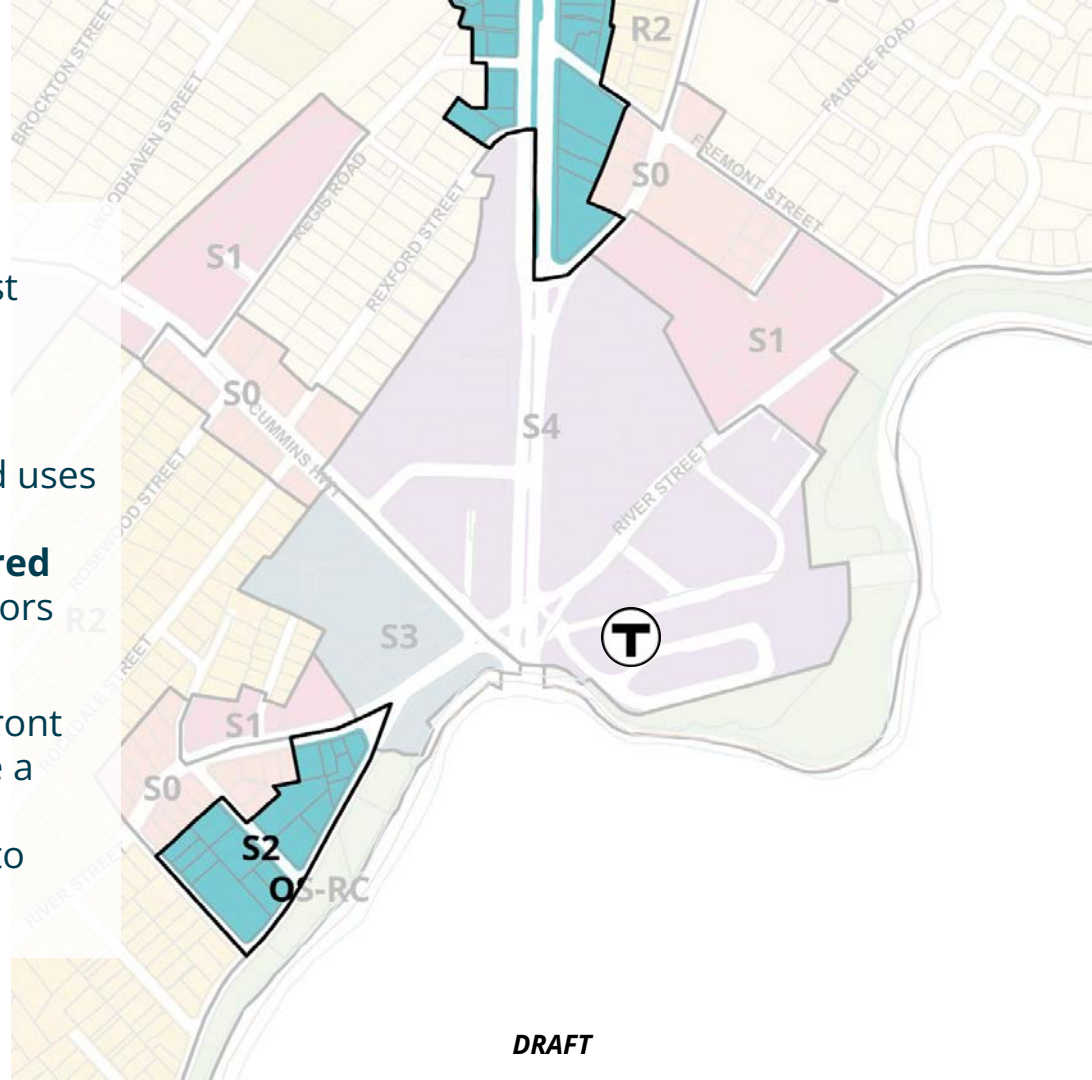
Mainstreet mixed-use buildings where **ground-floor-retail and storefronts** boost Mattapan's local business scene.

Uses

- Small to medium sized neighborhood uses allowed on the ground floor
- **Active ground floor uses are required**
- Residential required on the upper floors

Form

- **Mid-rise buildings**, that can fill the front of the lot (zero-lot-line) to help create a "main street" like streetscape
- **Lower lot coverage** than S3 and S4 to ensure yard space



Mattapan Square

S2 - Main Street
Mixed Use



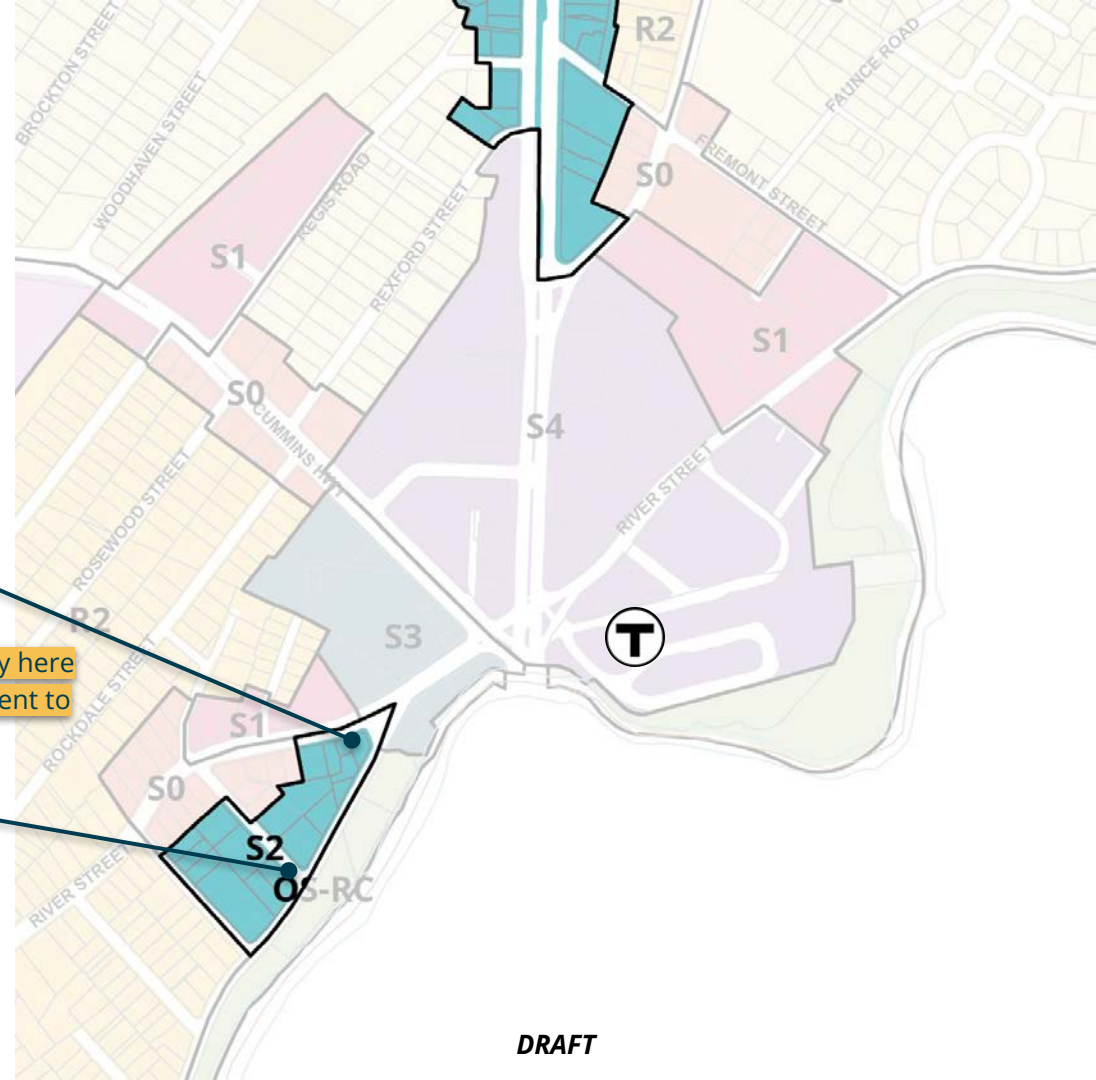
Existing zero-lot-line active commercial uses

7 Edgewater Dr



Commercial activity here immediately adjacent to residential

Tesla Street



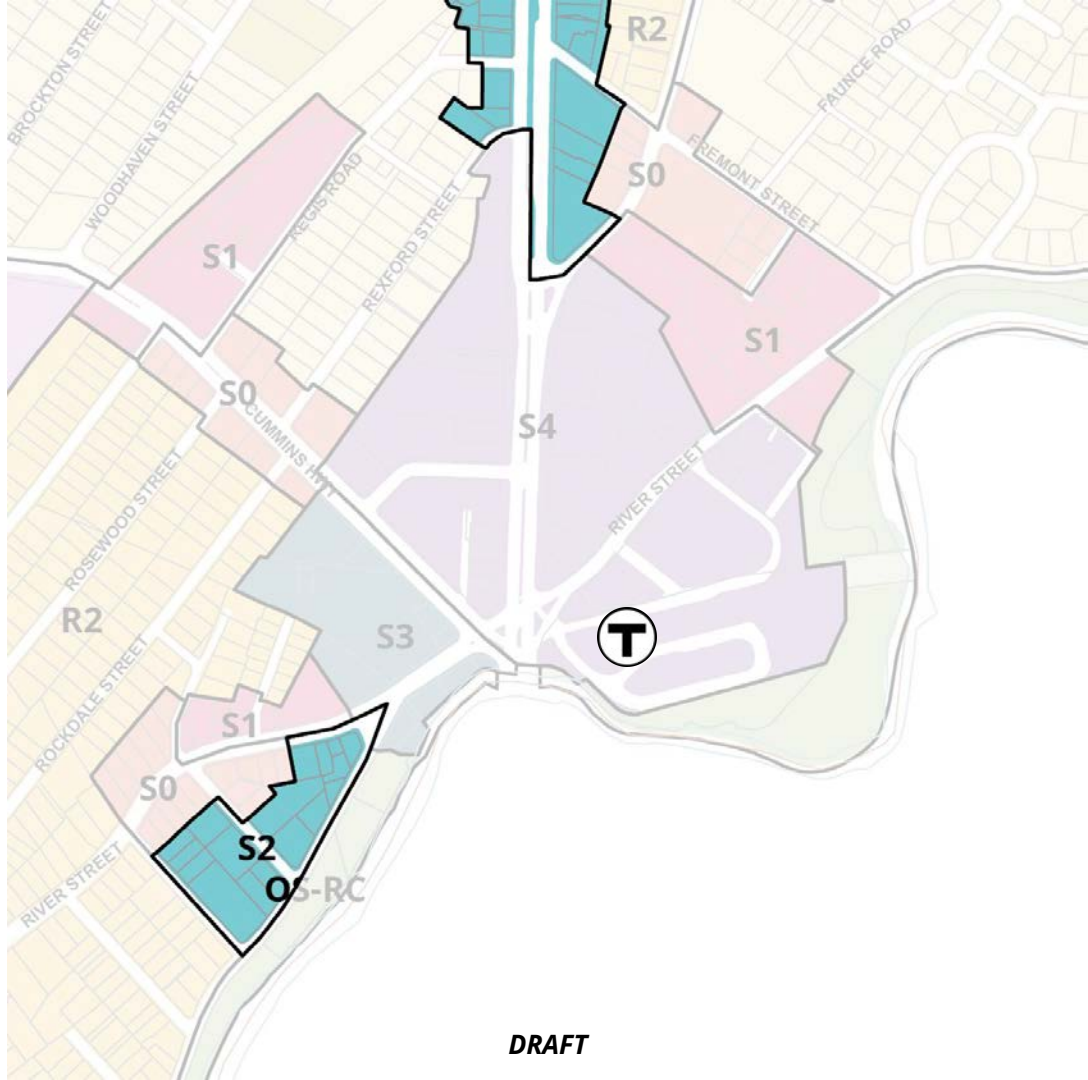
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Mattapan Square

S2 - Main Street
Mixed Use



Smaller lot coverage to ensure some yard space



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Mattapan Square

S1 - Main Street Living

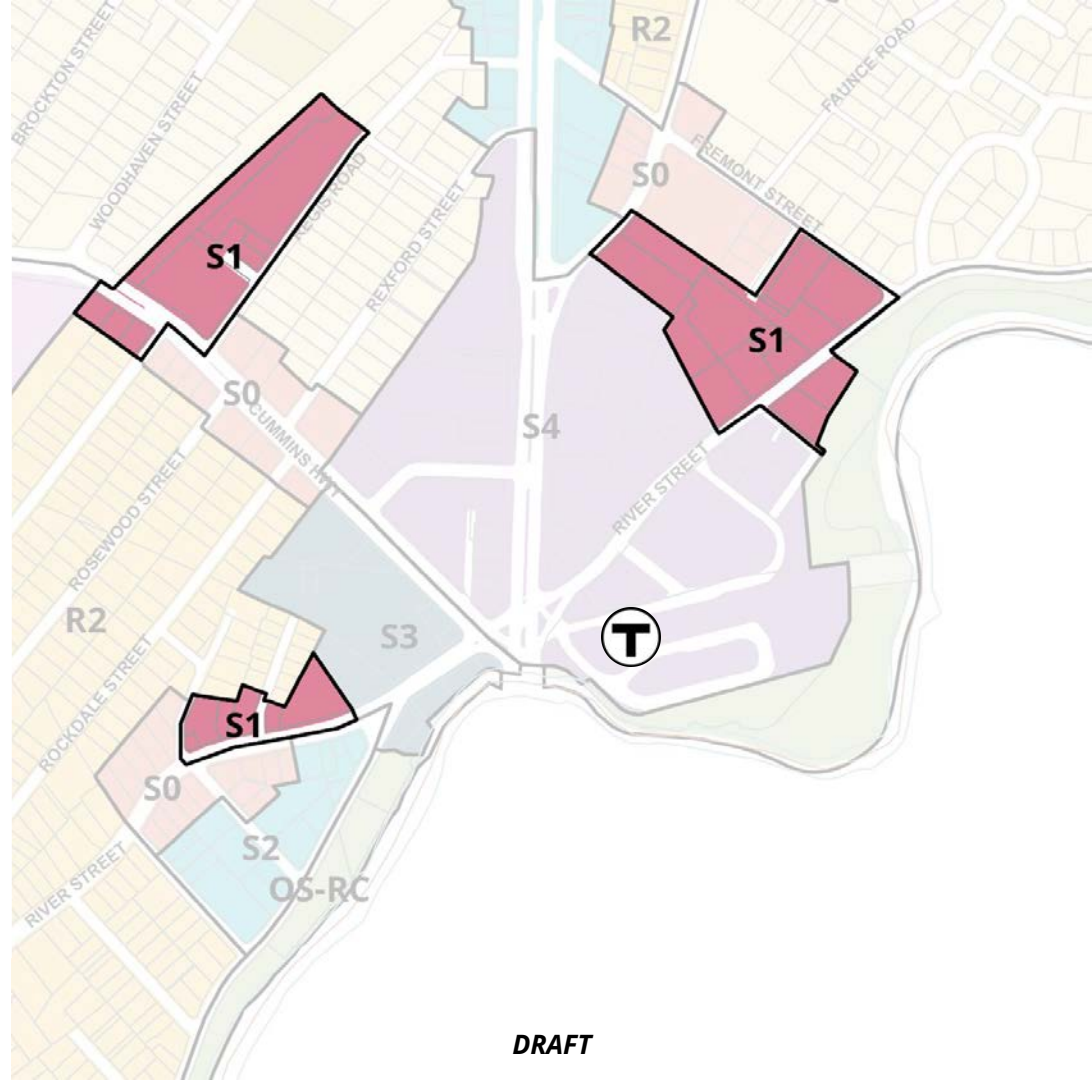
Predominantly residential buildings that can also have **small-scale storefronts** or offices on the ground floor.

Uses

- Small-scale **neighborhood retail** like **cafes, art studios, or small sized grocery stores** allowed on the ground floor, although ground floor residential is a common condition
- Residential required on the upper floors

Form

- **Small-scale side and front yards** to provide more permeable area and a buffer with lower and higher scale areas



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Mattapan Square

S1 - Main Street Living



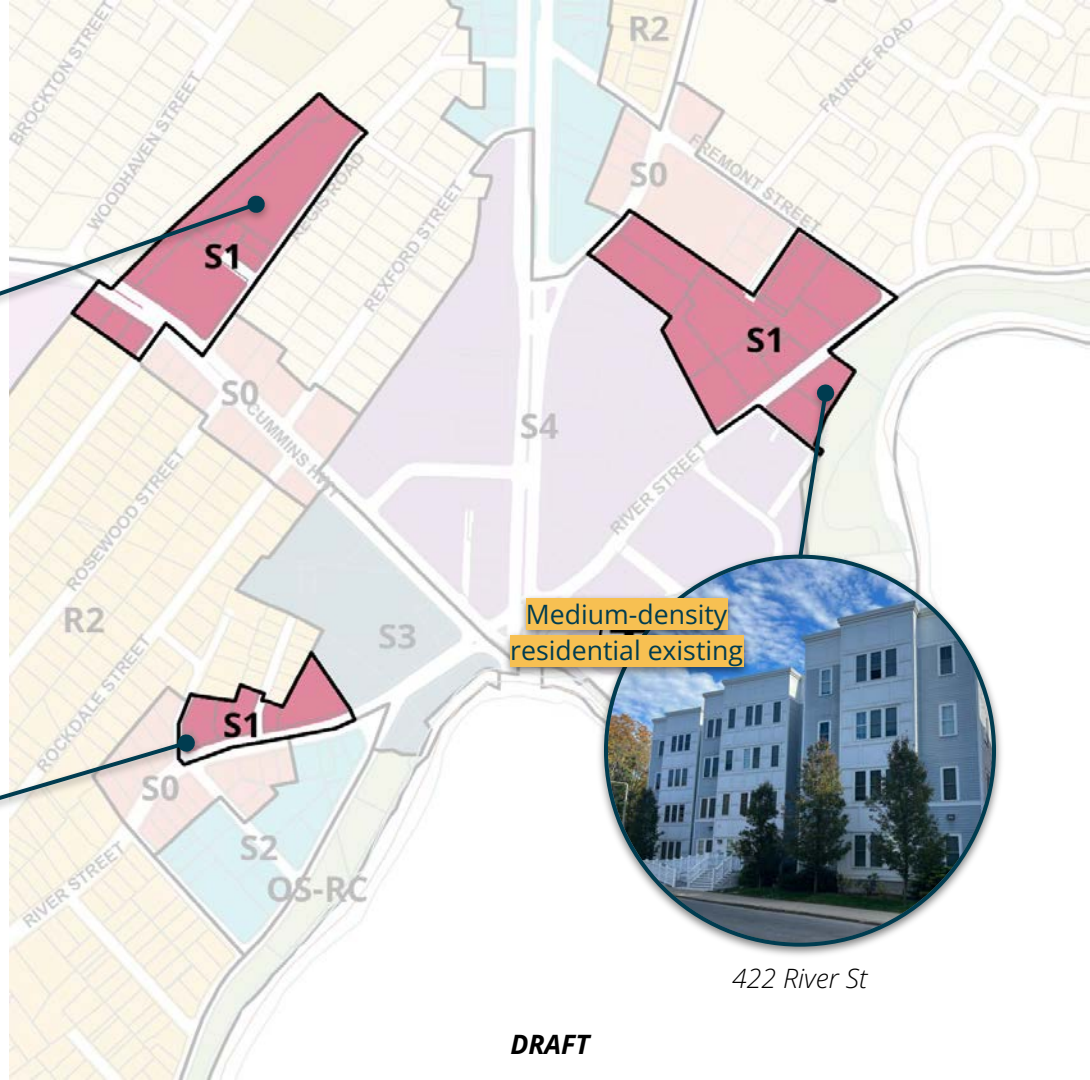
4-story residential buildings

30-42 Regis Rd



Desire for mix of residential and small retail

577 River St



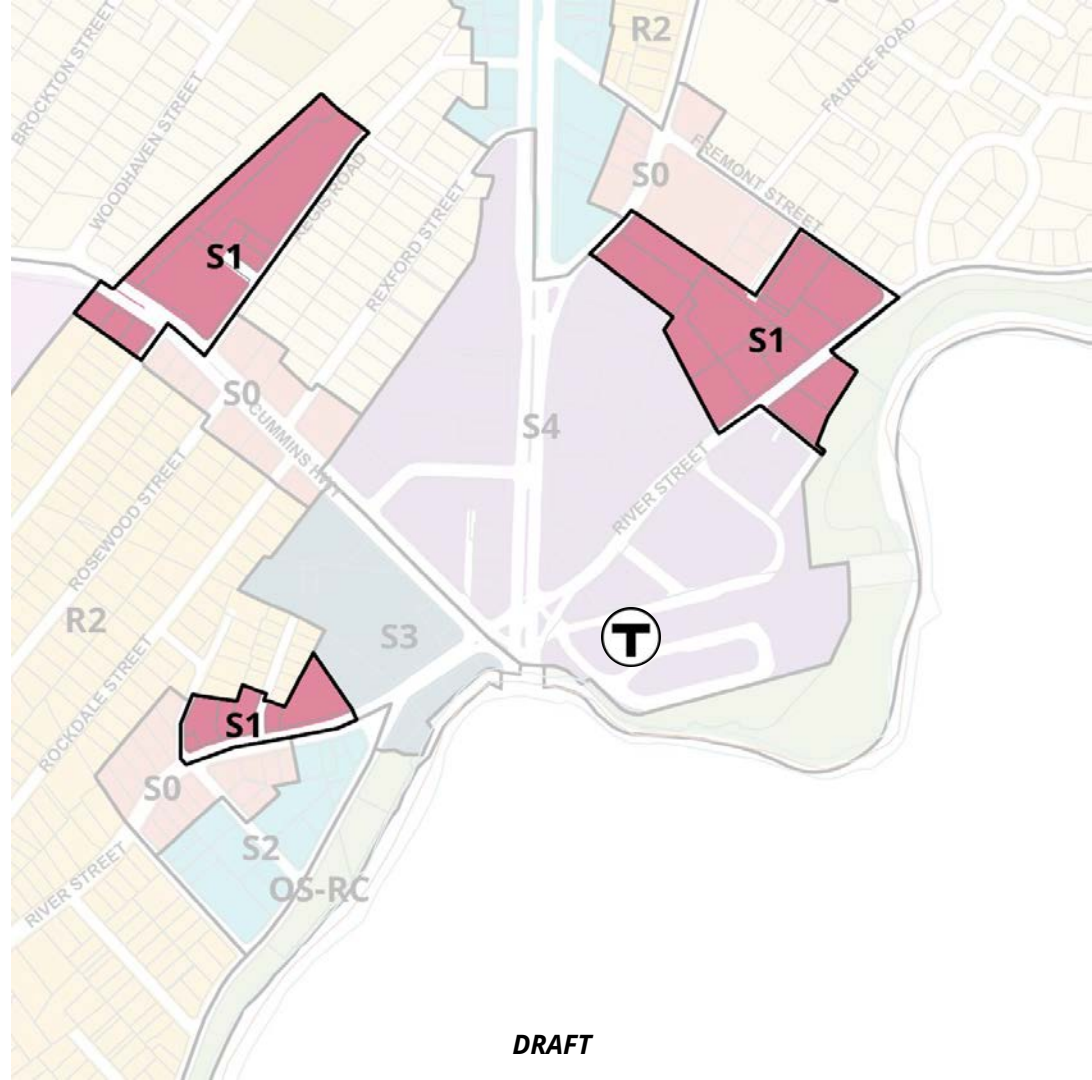
Medium-density residential existing



422 River St

Mattapan Square

S1 - Main Street Living



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Mattapan Square

S0 - Transition Residential

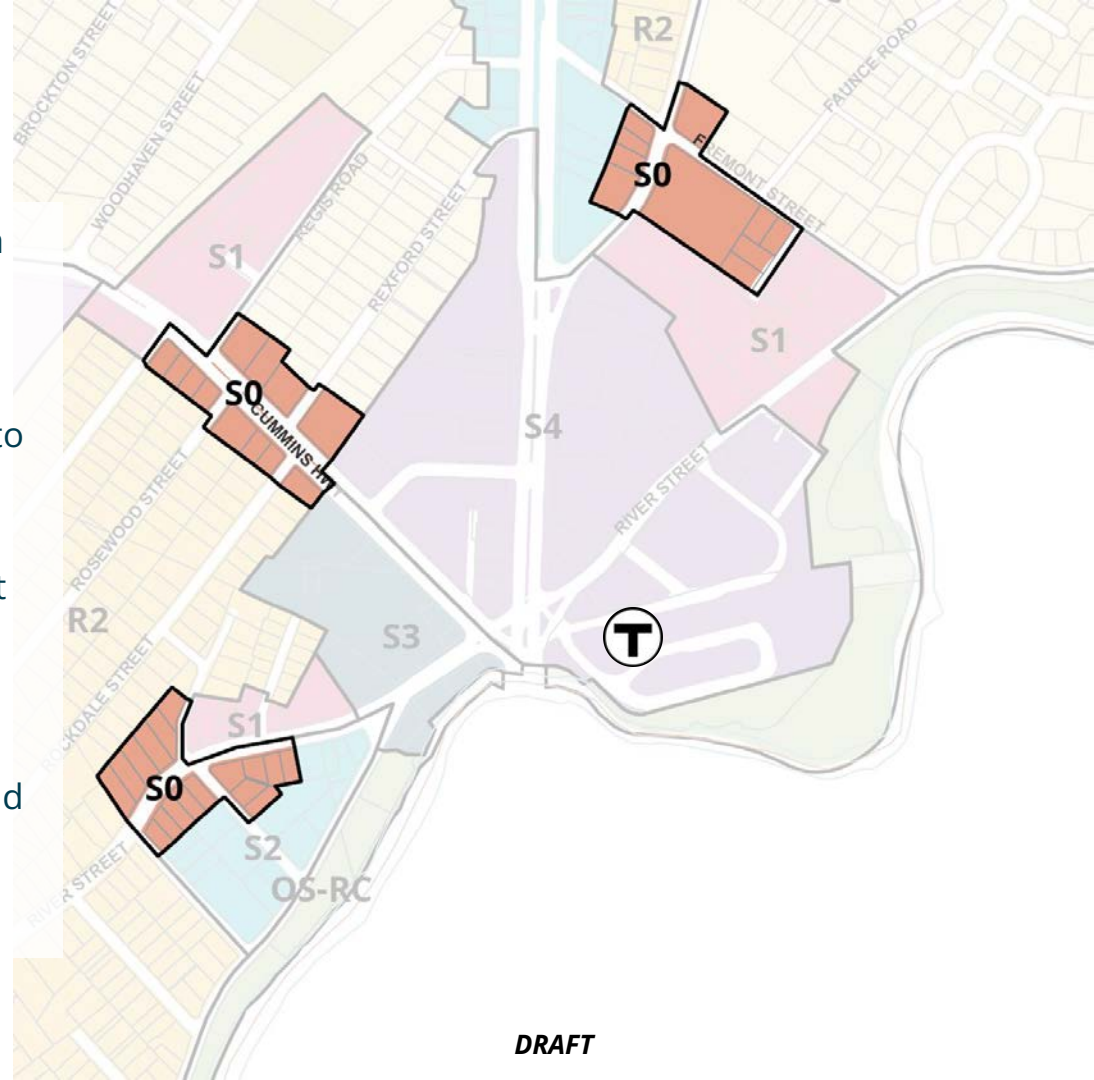
Residential district that **provides a transition** from mixed-use and high activity streets and squares to lower activity residential areas.

Uses

- **Only residential** uses allowed; limited to sub-Article 80 scale

Form

- Transition “round the corner” to the rest of the neighborhood; **only mapped on smaller parcels**
- Small maximum building floorplate
- Front and side yard requirements make space for trees, **lowest lot coverage** and highest permeable area requirements



Mattapan Square

S0 - Transition Residential



3-story apartments

876-886 Cummins Hwy



Multifamily residential buildings with generous yards

559-601 River St



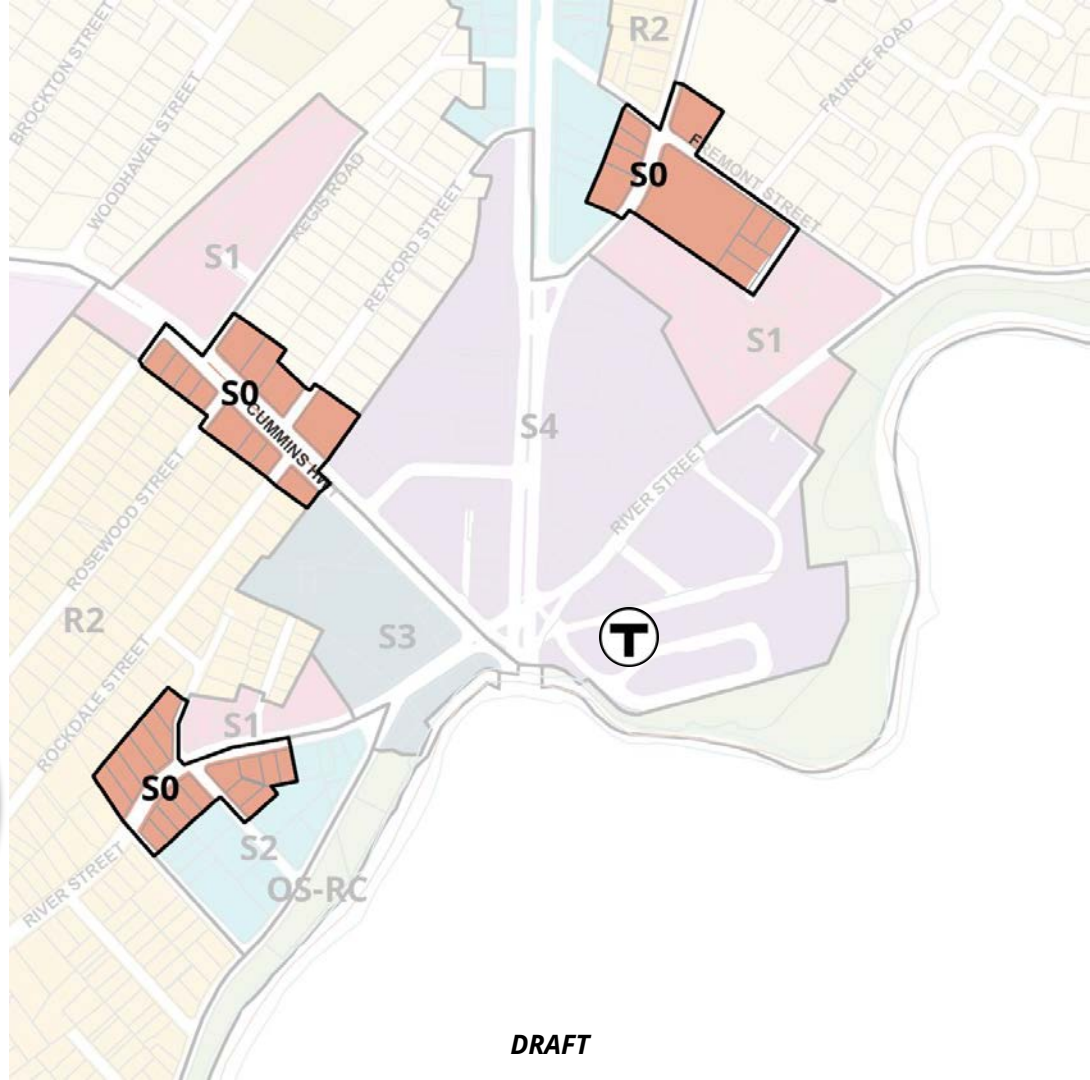
Residential adaptive reuse at former St. Angela's School

120 Babson St



Mattapan Square

S0 - Transition Residential



Blue Hill Ave Station

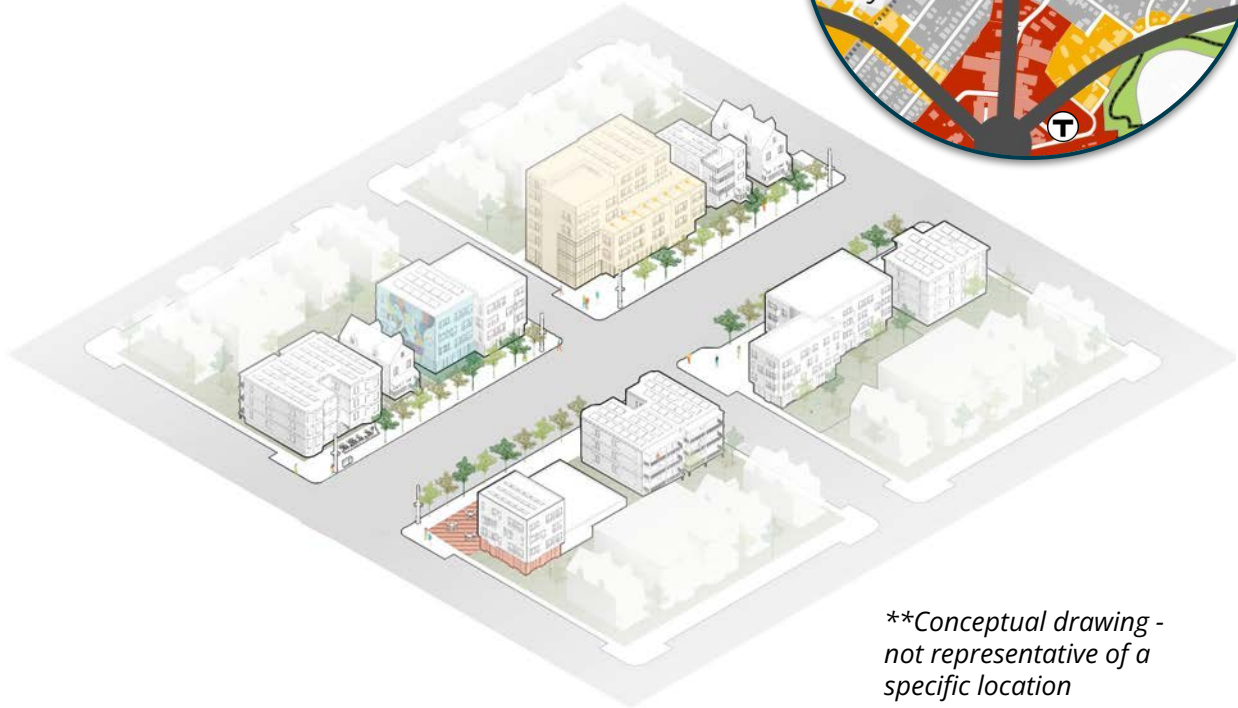
PLAN: Mattapan Recommendations

Robust mixed-use and
commercial development

FAR to 4.5, height to 70 feet,
stepbacks in upper stories

Uphold cultural identities
through businesses + spaces

Lot coverage requirements to
allow for street trees

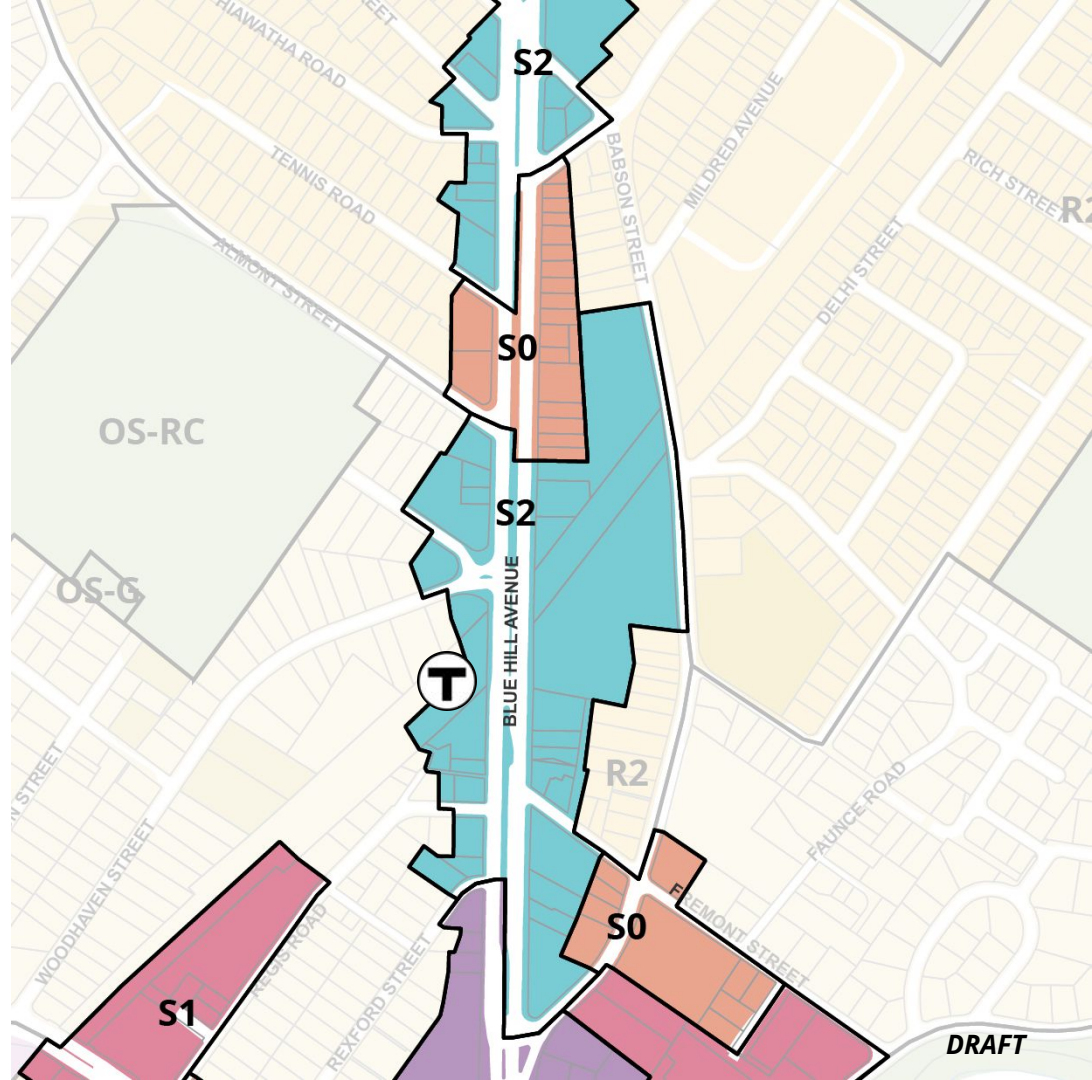


***Conceptual drawing -
not representative of a
specific location*

Blue Hill Ave Station

Instead of 1 zoning district, using several can **transition in scale and respond to differences along the street.**

Higher intensity district next to the commuter rail station and the Square, with a transitional residential district to the north.



Blue Hill Ave Station

S2 - Main Street
Mixed Use

Triple decker with
commercial use on the
ground floor



1514 Blue Hill Ave

5-story development with
active ground floor
recently approved

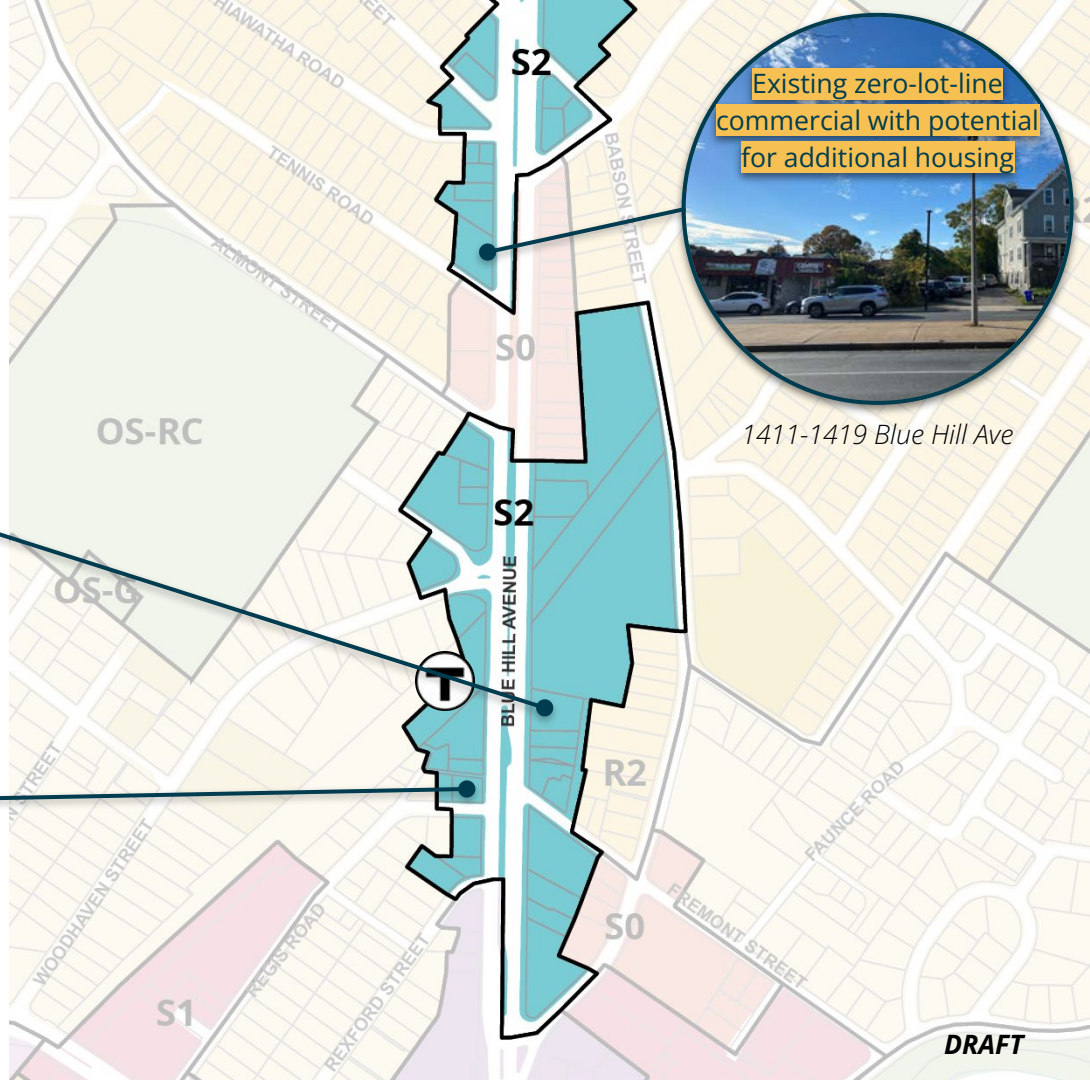


1525 Blue Hill Ave

Existing zero-lot-line
commercial with potential
for additional housing



1411-1419 Blue Hill Ave



DRAFT

Blue Hill Ave Station

S0 - Transition Residential



High quality apartment building adjacent to low density commercial uses

1429 and 1439 Blue Hill Ave



Consistent block of triple-deckers

1410-1416 Blue Hill Ave



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Blue Hill Ave

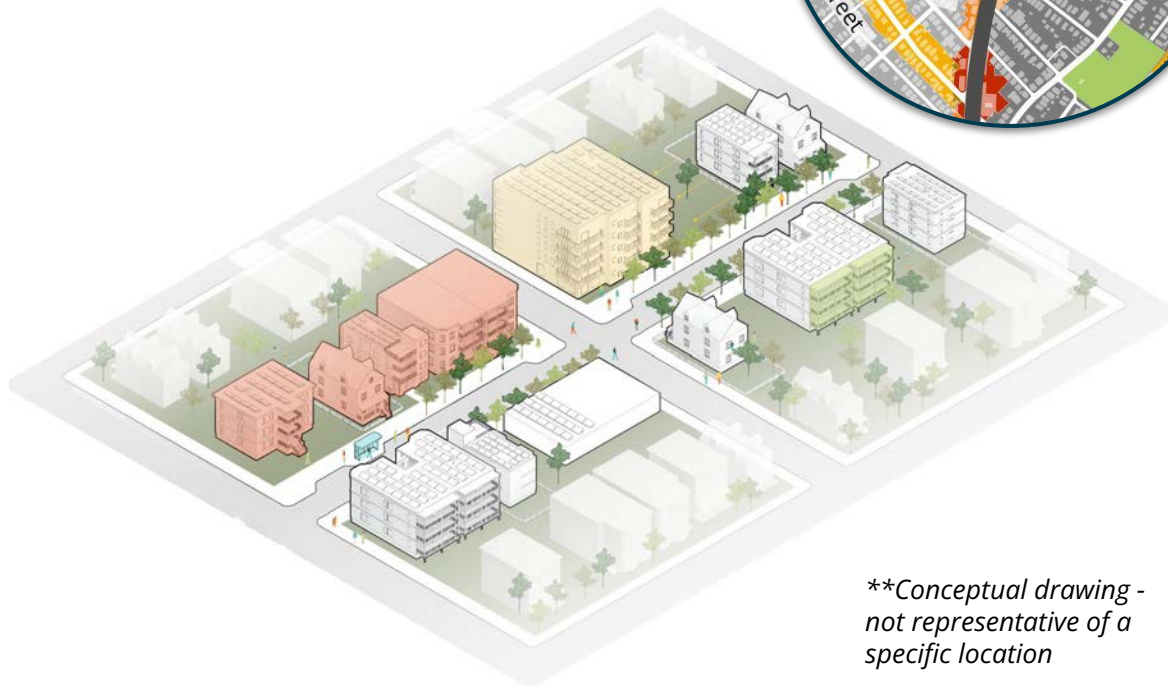
PLAN: Mattapan Recommendations

Expand multifamily housing and amenities + services

Building height to 55 feet,
setbacks near lower-scale areas

Local amenities and new
housing near transit

Lot coverage requirements to
allow for more street trees

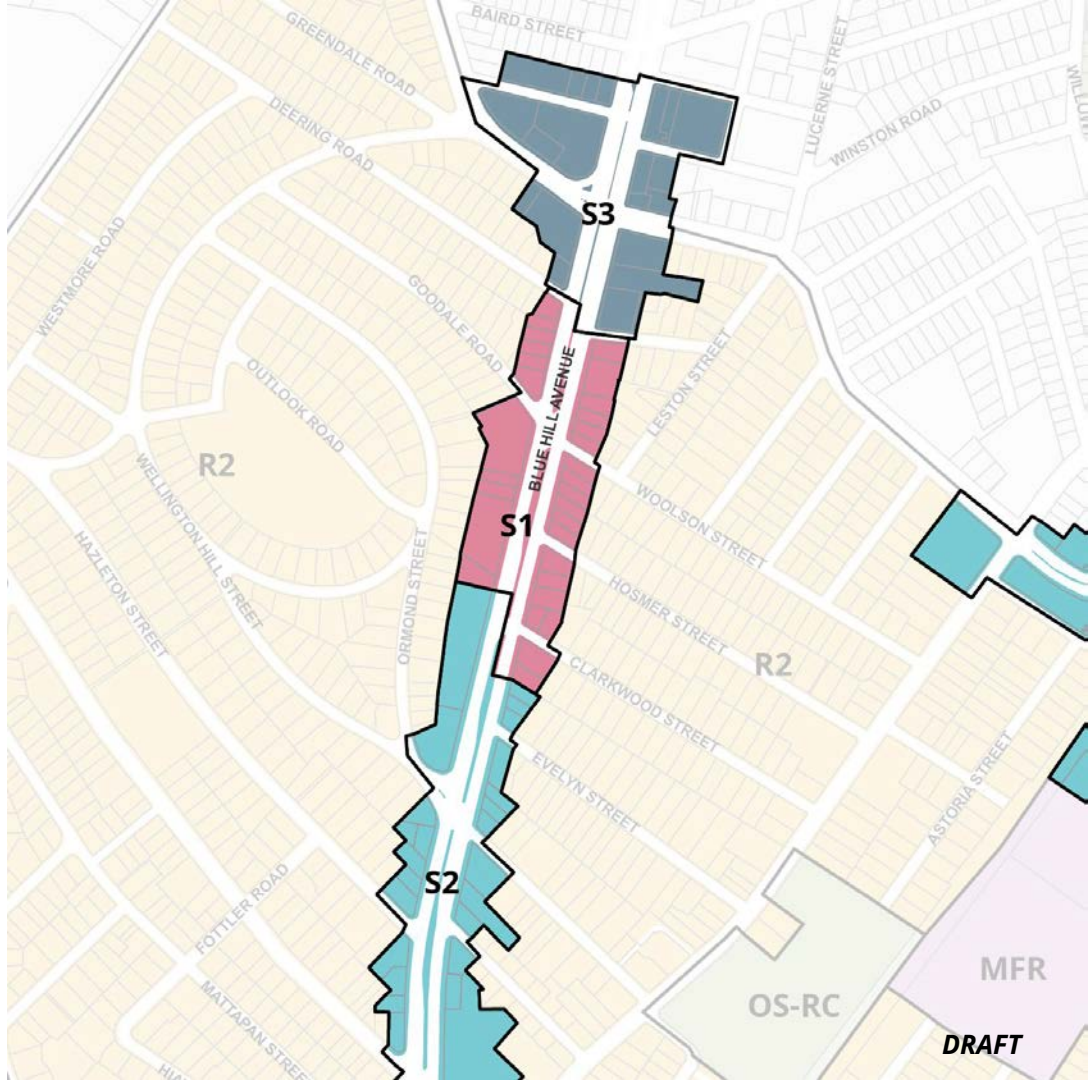


***Conceptual drawing -
not representative of a
specific location*

Blue Hill Ave

A mix of S1, S2, and S3 districts responds to existing building context and commercial activity.

An S3 district that allows more ground floor uses and taller mid-rise buildings around Morton Street.



Blue Hill Ave

S3 - Active Main Street

Large parcel at a major intersection with bus transfers and commercial uses



1163 Blue Hill Ave

Precedent of active ground floor uses with residential above

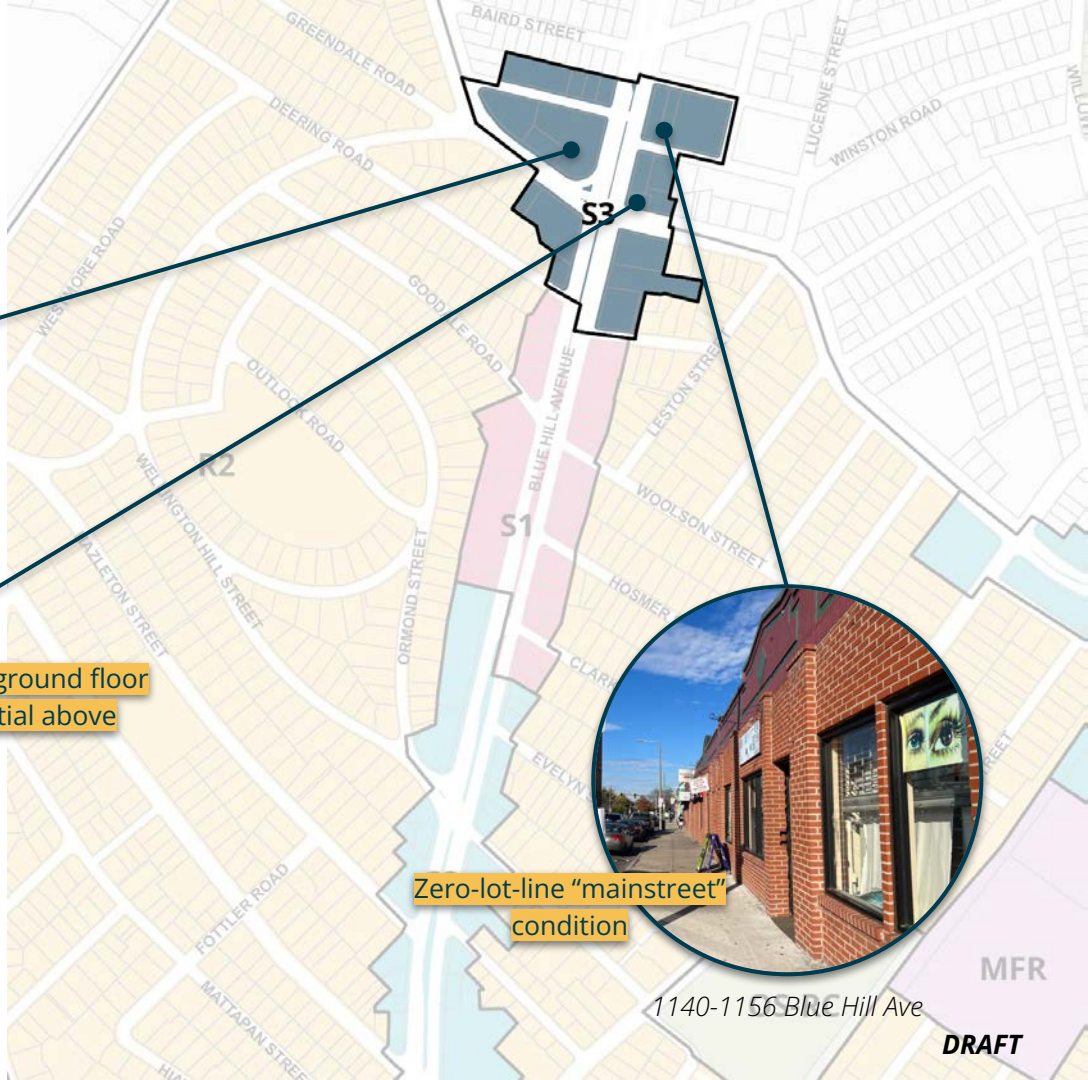


1170 Blue Hill Ave

Zero-lot-line "mainstreet" condition



1140-1156 Blue Hill Ave



Blue Hill Ave

S2 - Main Street
Mixed Use



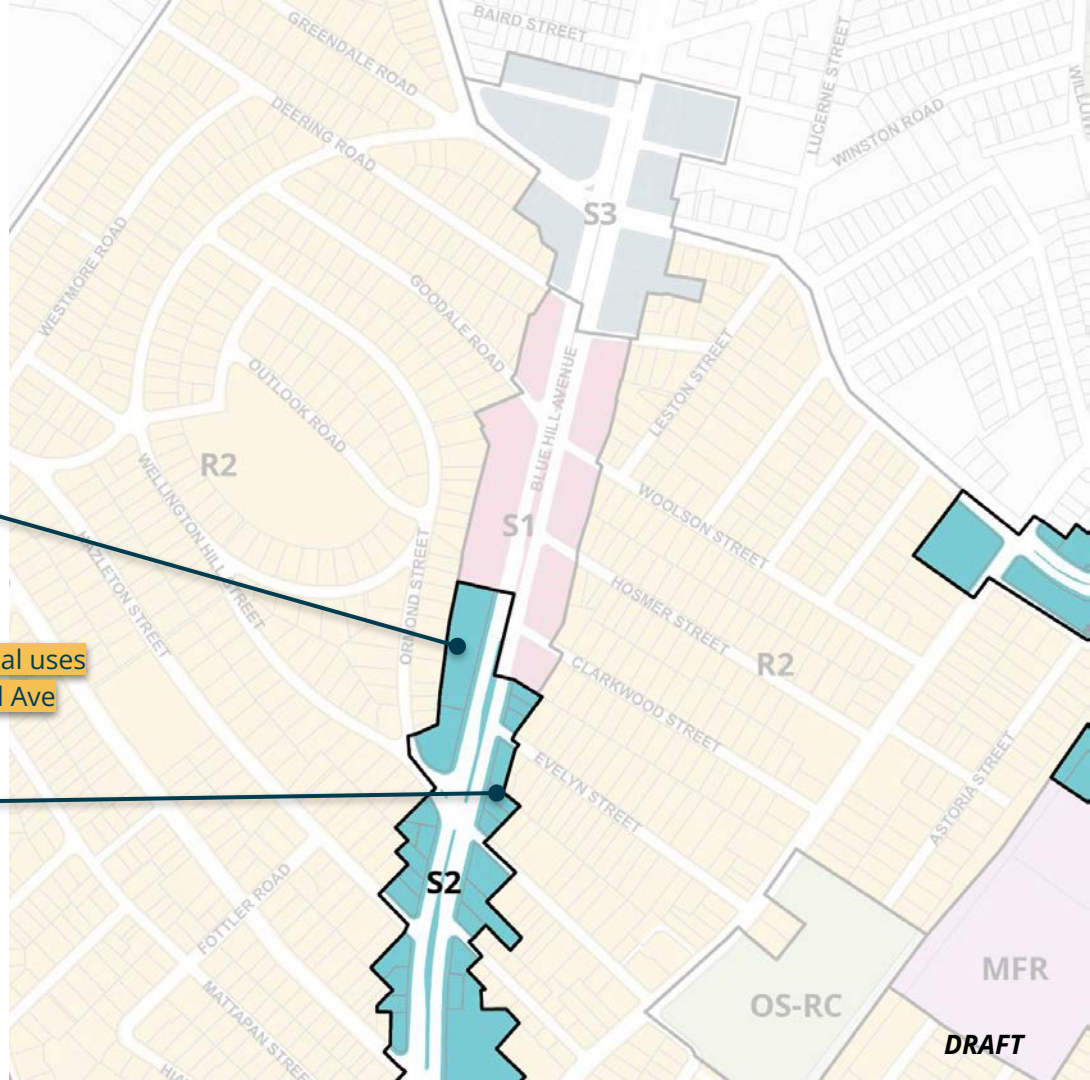
5-story residential building

1299-1301 Blue Hill Ave



Active commercial uses along Blue Hill Ave

1286-1310 Blue Hill Ave



Blue Hill Ave

S1 - Main Street Living



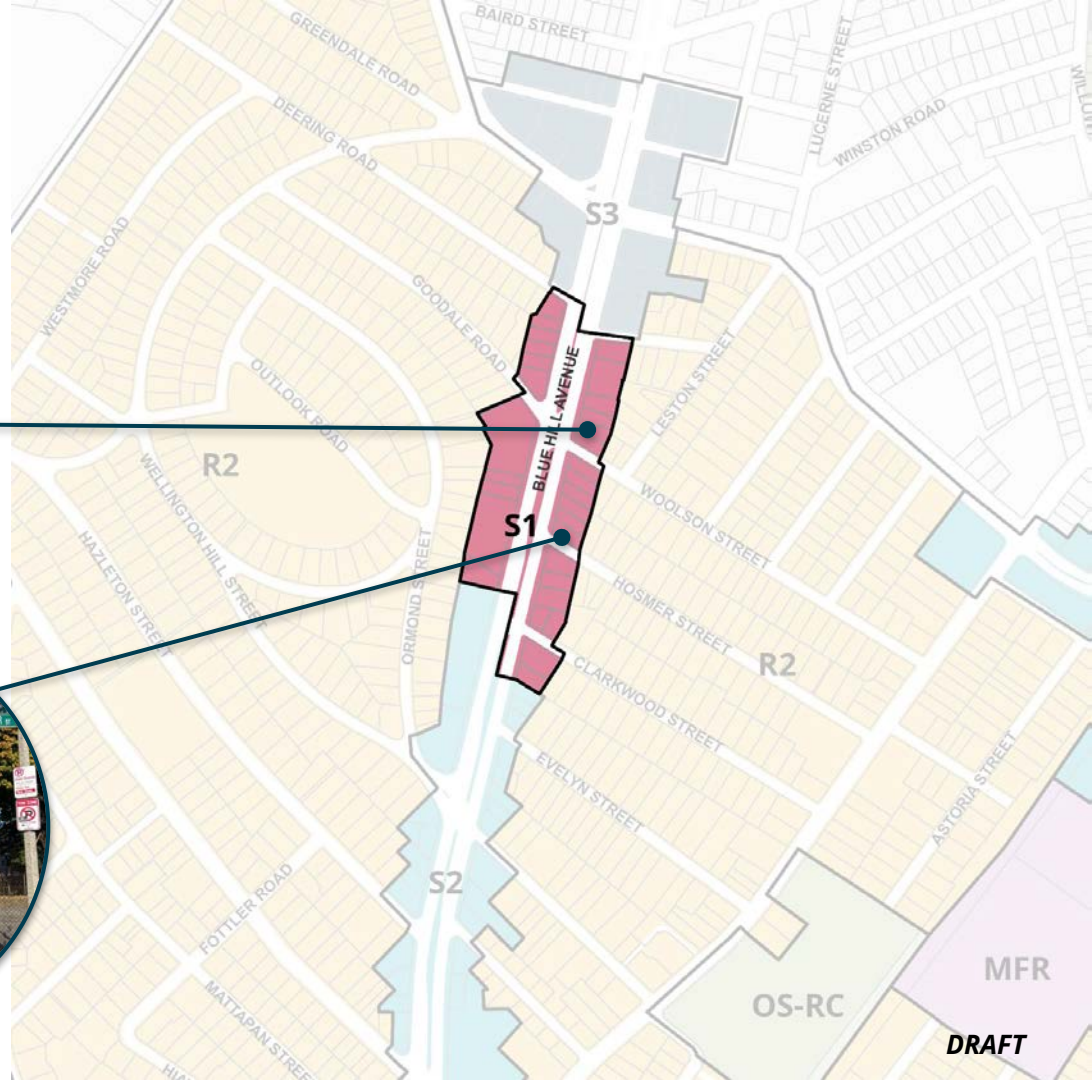
Smaller-scale residential
near commercial uses

1216-1220 Blue Hill Ave



Opportunity for new
development to match
existing context

1246 Blue Hill Ave



Morton Street Station

PLAN: Mattapan Recommendations

Expansion of ground floor commercial uses

FAR to 1.75, height to 55 feet, rear yards to transition

Create an anchor within residential areas

Include front yard setbacks to allow for street trees



***Abstract drawing - not representative of a specific location*

Morton Street Station

S2 - Main Street
Mixed Use



Residential development near commuter rail and active commercial spaces

872-884 Morton St



Opportunity for transit-oriented development with appropriate scale near residential neighborhood

875 Morton St



Existing zero-lot-line building with diverse commercial

918-924 Morton St



Should this lone-standing hardware store be included in a Squares + Streets District?

981 Morton St



Cummins Hwy & Greenfield Rd

PLAN: Mattapan Recommendations

Expansion of ground floor commercial uses

FAR to 1.75, height to 55 feet, rear yards to transition

Create an anchor within residential areas

Include front yard setbacks to allow for street trees



***Abstract drawing - not representative of a specific location*

Cummins & Greenfield

S1 - Main Street Living



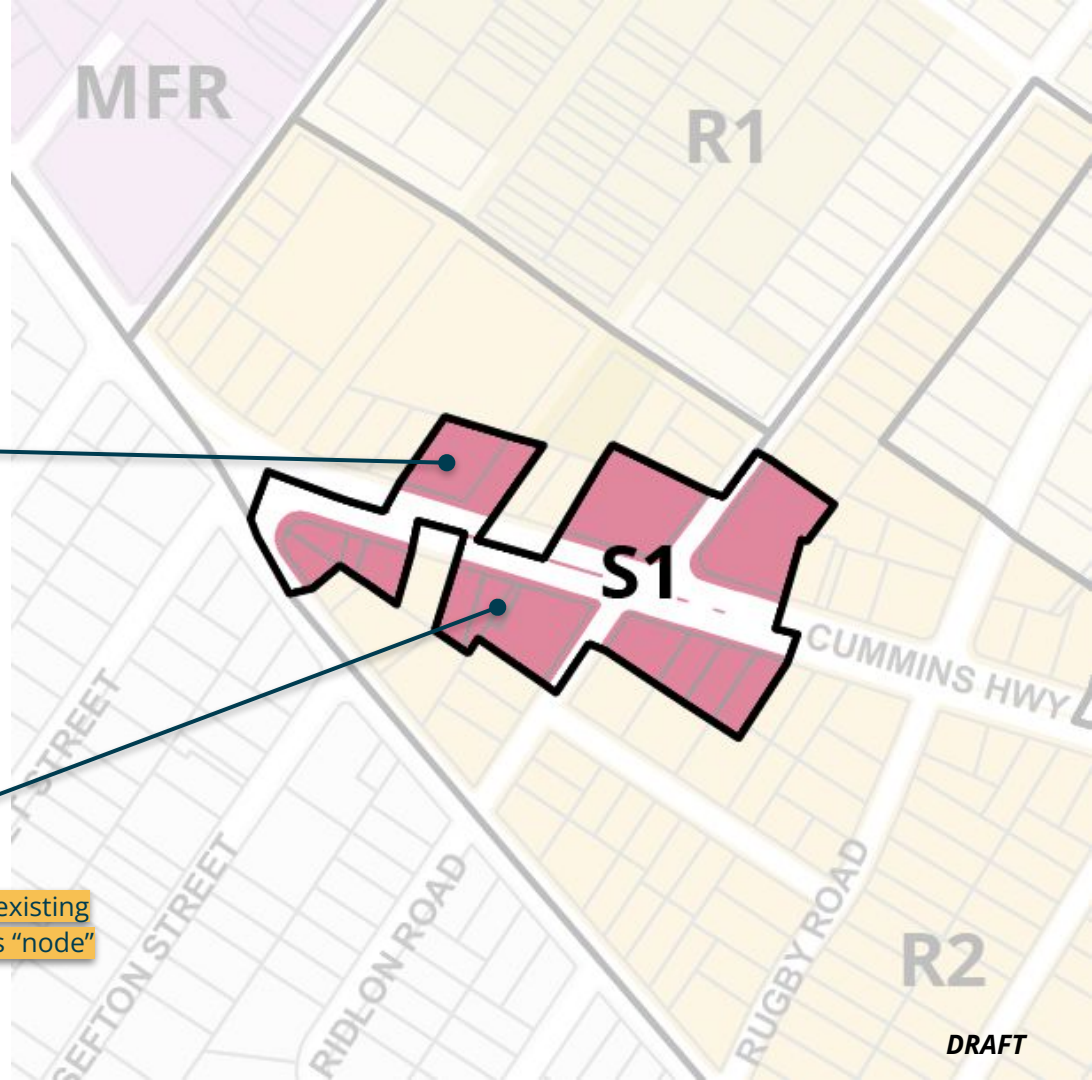
Smaller lots with smaller existing yards and setbacks

654 Cummins Hwy



Used today as an existing goods and services "node"

637-643 Cummins Hwy



Timeline + Next Steps



Timeline - Squares + Streets

Nov

Drafting Period

Release of citywide Squares + Streets draft zoning text amendment by end of Nov

Release of Mattapan Squares + Streets draft zoning map amendment by end of Nov

Dec

Revision Period

Public meetings on draft zoning recommendations and amendments

Public meeting on Mattapan draft zoning recommendations

Public comment period and revision of zoning amendments based on comments + feedback (early Jan 2024)

Jan-Feb

Adoption Period

Public meeting on final citywide Squares + Streets zoning text amendment (early January)

Public meeting on Mattapan final zoning recommendations

BPDA Board Meeting (Mid-January)

Zoning Commission Meeting (Mid-February)

Share Your Thoughts with Us!

Come to Our Virtual Office Hours!

Happening 2x week on these weeks (afternoon + evening):

Week of Nov 20

Week of Nov 27

Week of Dec 11

Week of Dec 18

Attend an Upcoming Public Meeting!

Tues, Dec. 5: Citywide S+S Draft Zoning Text Amendment Meeting

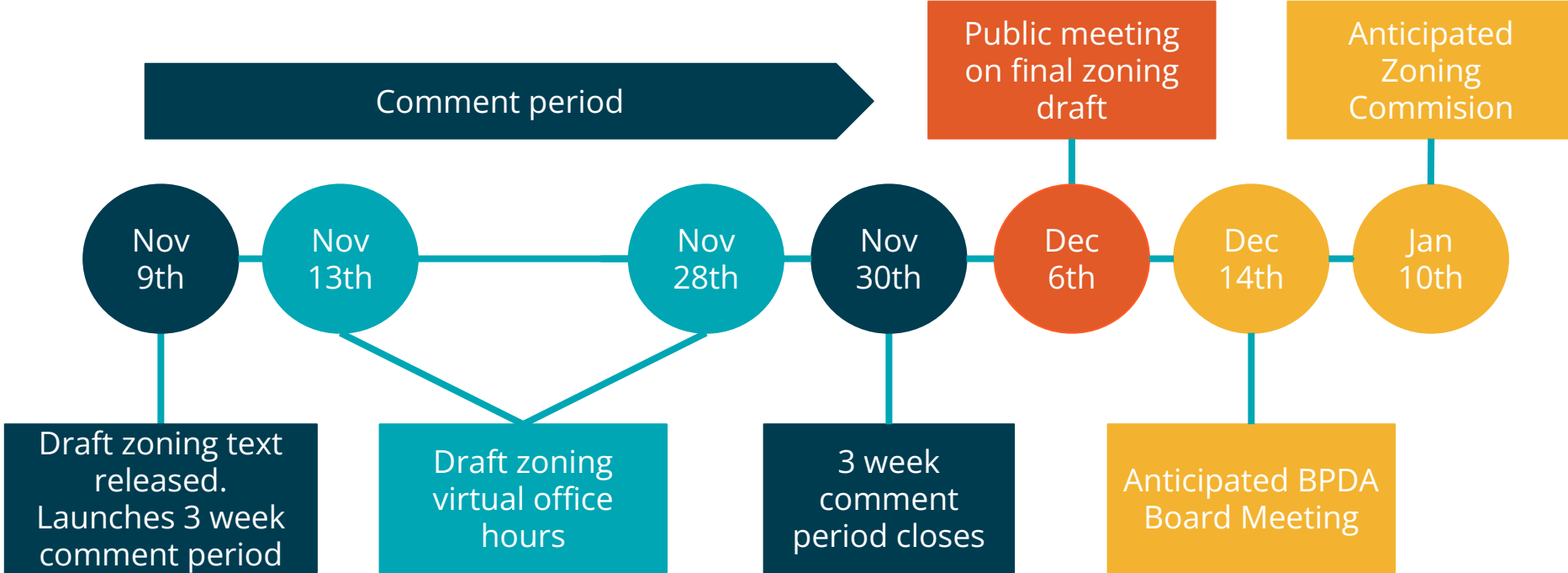
Early December: Mattapan Draft S+S Zoning and Residential Zoning

Early January: S+S Final Zoning Text Amendment Meeting(s)

Give Us Your Feedback!

Share your thoughts on the zoning amendments on a form that will be shared during the **public comment period from the forthcoming late November draft release until January 2, 2024.**

Timeline - Residential Rezoning



Key Questions We Need Help Answering

?

What is the **look and feel that you would like to see** in the mixed-use areas of Mattapan?

?

What **land uses** would you like to see **in Mattapan** and where would they be?

?

Where would you like to see Squares + Streets districts mapped?

?

What **other issues** exist in Boston's zoning rules that we should address?

Determining which Squares + Streets districts are **appropriate** to map across Mattapan's main streets and Mattapan square

Determining what zoning rules **still present barriers** to these goals

Thank you!

*for more information about this planning study
visit: bostonplans.org/squares*