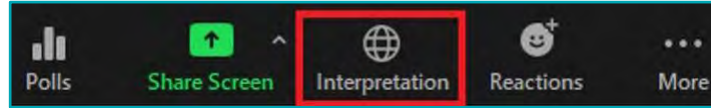


# Mattapan Squares + Streets Zoning



*Virtual 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.

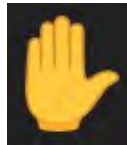
**(Español)** Busque el ícono de la interpretación (globo) en el borde inferior de su pantalla y seleccione el idioma en el que desea escuchar.

# 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.



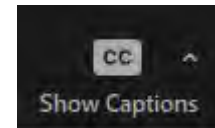
Mute/unmute



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

**Kenya Beaman**, Community Engagement Manager

**Adriana Lasso-Harrier**, Planner II

## Squares + Streets Zoning Team

**Will Cohen**, Senior Planner II

**Jack Halverson**, Planner II

**Adam Johnson**, Urban Designer

**Maya Kattler-Gold**, Planner I

**Andrew Nahmias**, Senior Planner II

**Abdul-Razak Zachariah**, Planner I

**Kathleen Onufer**, Deputy Director of Zoning



# City of Boston Staff



## *Licensing Board*

**Rebecca Phu**, Director of Operations & Licensing



## *Mayor's Office of Housing*

**Antonio Leite**, Senior Housing Development Officer  
**Julio Pilier**, Development Officer



## *Transportation Department*

**Maya Mudgal**, Transit Planner



## *Public Works*

**Jeff Alexis**, Principal Civil Engineer



## *Economic Opportunity and Inclusion*

**Donald Wright**, Deputy Chief of OEI  
**Andrew Grace**, Director of Economic and Strategic Planning



## *Environment*

**Catherine McCandless**, Climate Resilience Project Manager



## *Office of Green Infrastructure*

**Kate England**, Director of Green Infrastructure



## *Arts and Culture*

**Anita Morson-Matra**, Cultural Planning Project Manager  
**Jared Staley**, Cultural Planning Project Manager

# What We Shared Last Time (12/6 Meeting)

1

Specific **dimensional regulations and land uses** for each Squares + Streets Zoning District

2

**Methodology and analysis** for developing Squares + Streets Zoning Districts

3

**How to read the proposed zoning** text amendments and maps

4

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

# What We'll Share Tonight

- 1 **How amending zoning works** with Squares + Streets and Article 60
- 2 Overview of **proposed Squares + Streets zoning**
- 3 **Other City initiatives** that implement PLAN: Mattapan
- 4 **Detailed look** at proposed Squares + Streets Zoning
- 5 How you can **provide feedback**, stay updated, and help shape this zoning

Public Comments:  
How does zoning relate to other implementation of PLAN: Mattapan



# How to Amend Zoning in Mattapan

# 01

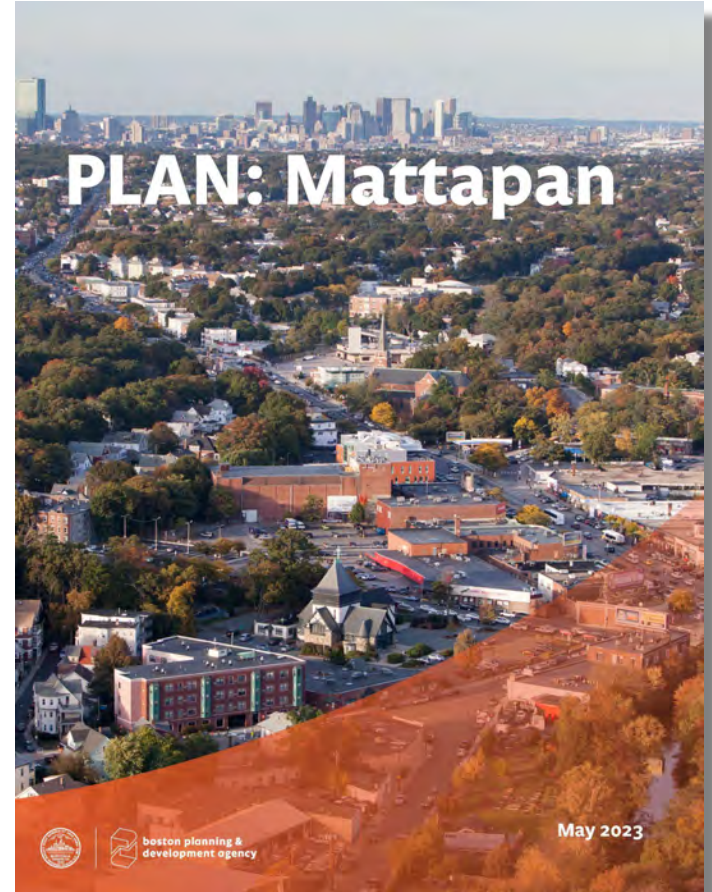


# What is PLAN: Mattapan?

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.





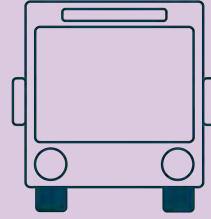
# PLAN: Mattapan Recommendations



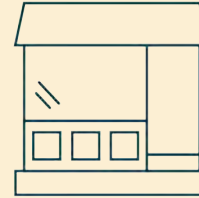
Equity &  
Environmental  
Justice



Housing



Mobility



Jobs &  
Businesses



People &  
Places

**\*\*\* Zoning \*\*\***

*Capital Projects*

*City Programs + Funding*

*City Policies*

# “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.**

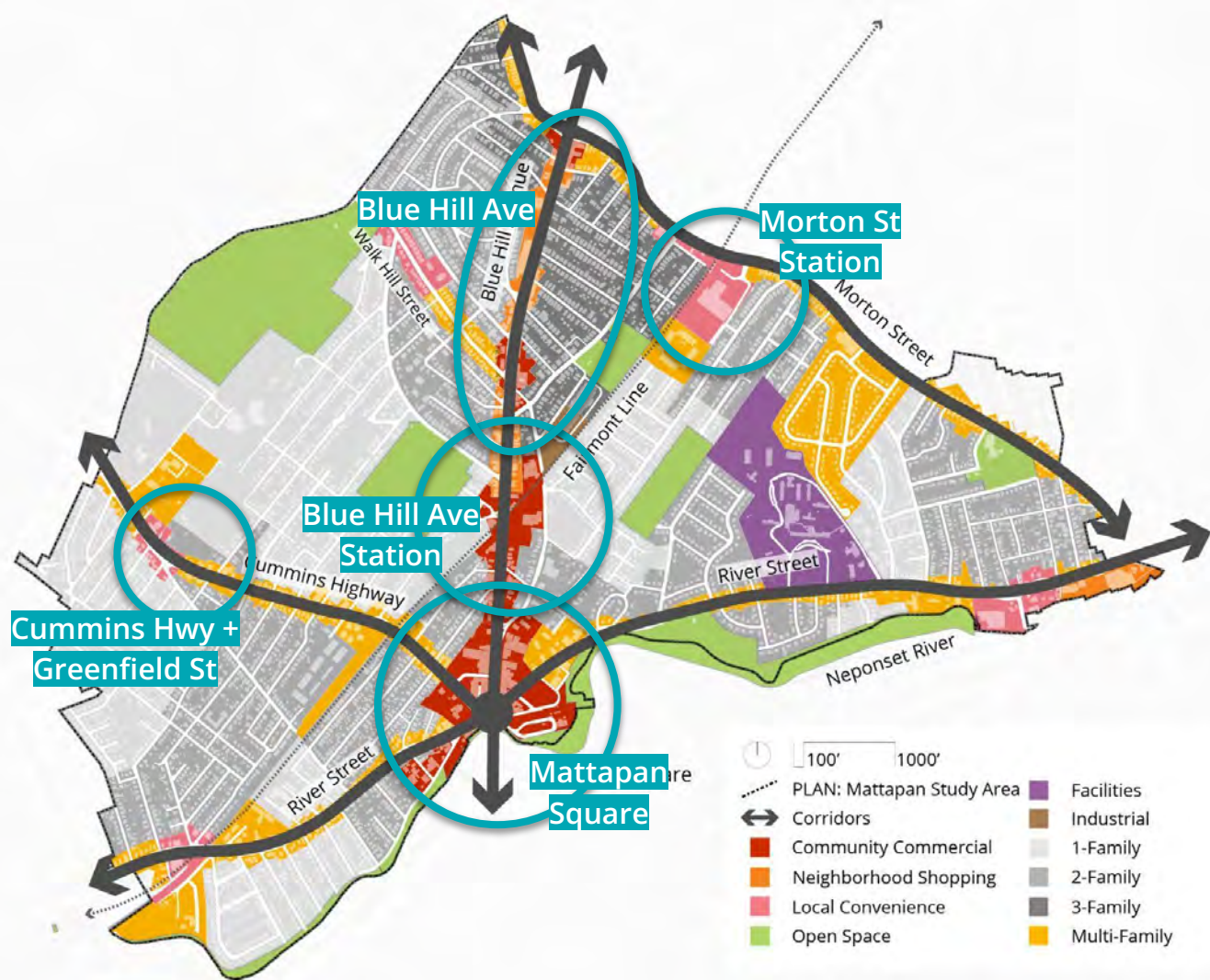
*Mattapan residents expressed a desire for:*

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



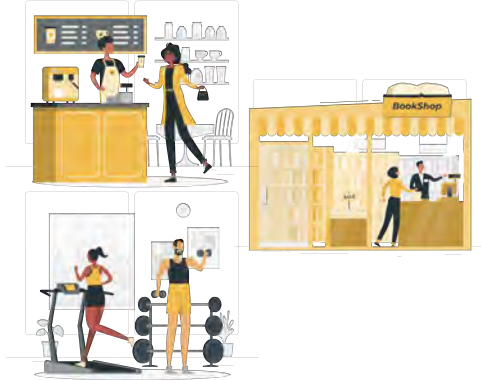
# Focus Areas

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



# What is Zoning?

**Zoning** is a set of laws that are used to guide development by dictating the **allowed use, shape, and density of a building or structure** in a given area. Some of what zoning regulates includes:



## Land Uses

*the types of activities allowed within a given area*



## Physical Building Dimensions

*how much space a building takes up, its height, and the open space around it*



## Parking Requirements

*the number of parking spaces needed for certain land uses and where they can be located*

# 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**



# 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.

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

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

## 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.









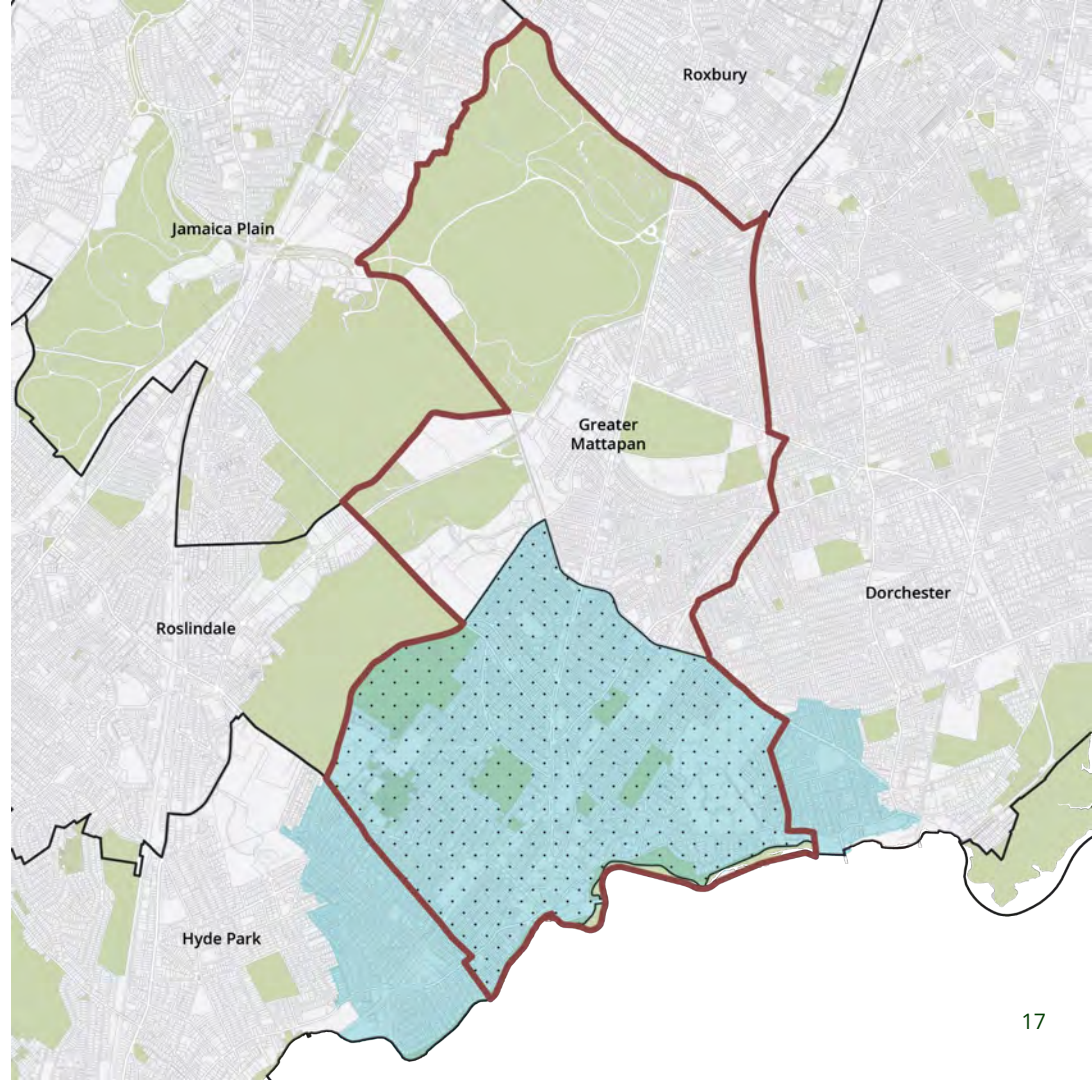
# Mapping Zoning Changes

PLAN: Mattapan looked at the area highlighted in blue.

The official Greater Mattapan Neighborhood District in the zoning code extends further north to Franklin Park.

**Zoning changes are proposed** only for the area **within the PLAN: Mattapan study area** *and* the **Greater Mattapan Neighborhood District**.

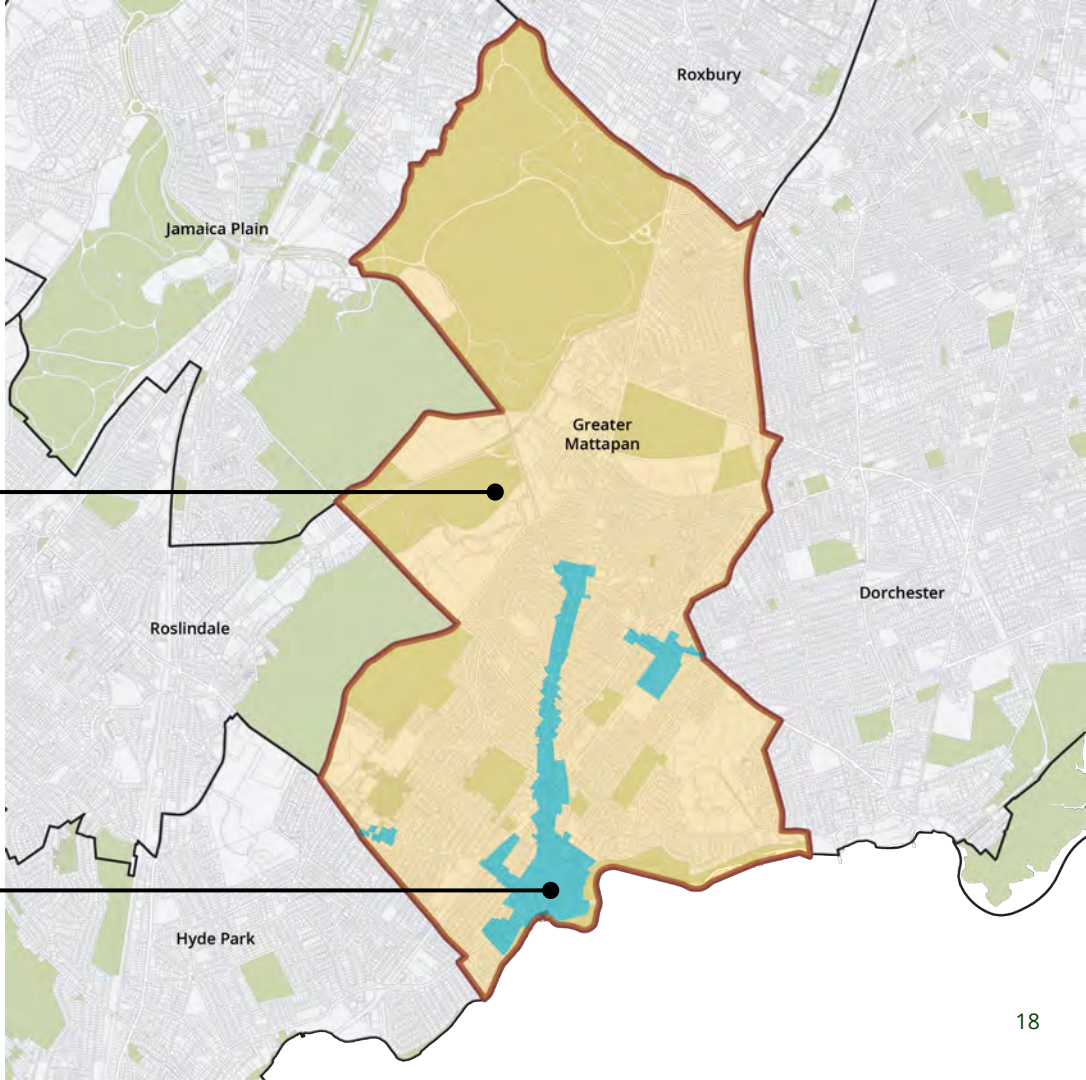
-  Greater Mattapan District
-  Other Zoning Districts
-  PLAN: Mattapan Study Area
-  Area for Rezoning



# Mapping Zoning Changes

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

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





# Overview of Mattapan Squares + Streets Zoning

## 02





# Squares + Streets Districts

New Update to Text Amendment! (NOT MAPPED IN 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

# Housing a Common Theme So Far

New Update to Text Amendment! (NOT MAPPED IN MATTAPAN)

S0

S1

S2

S3

S4

S5

*Comments here were received through the Citywide Squares + Streets Zoning Feedback*

**Public Comment:**  
"Bring back the S5!  
We need so much more housing"  
—Barnabas, Jamaica Plain

**Public Comment:**  
"Please keep Placemaking Square subtype in this process. **Landmark buildings... define our landmark squares**, while providing housing and jobs for so many"  
—Michael, Fenway

**Public Comment:**  
"[S5] has the **potential to jumpstart housing availability** in appropriate locations in a way that the S4 option does not"  
—Nate, Jamaica Plain

**Public Comment:**  
"We need to have the \*option\* for taller buildings in areas well-served by transit. Allowing the **potential** for this type of zoning **doesn't mean all buildings** will automatically be so dense."  
—Stefanie, South Boston

**Public Comment:**  
"**As much new housing** should be located near areas with good transit [as possible]"  
—James, Brighton

**Public Comment:**  
"If anything, **height limits should be increased...** We need to be doing anything and everything to increase... **housing supply.**"  
—Prashant, Brighton

**Public Comment:**  
"**Housing production** and people over cars needs to be the #1 focus!"  
—Alec, South Boston

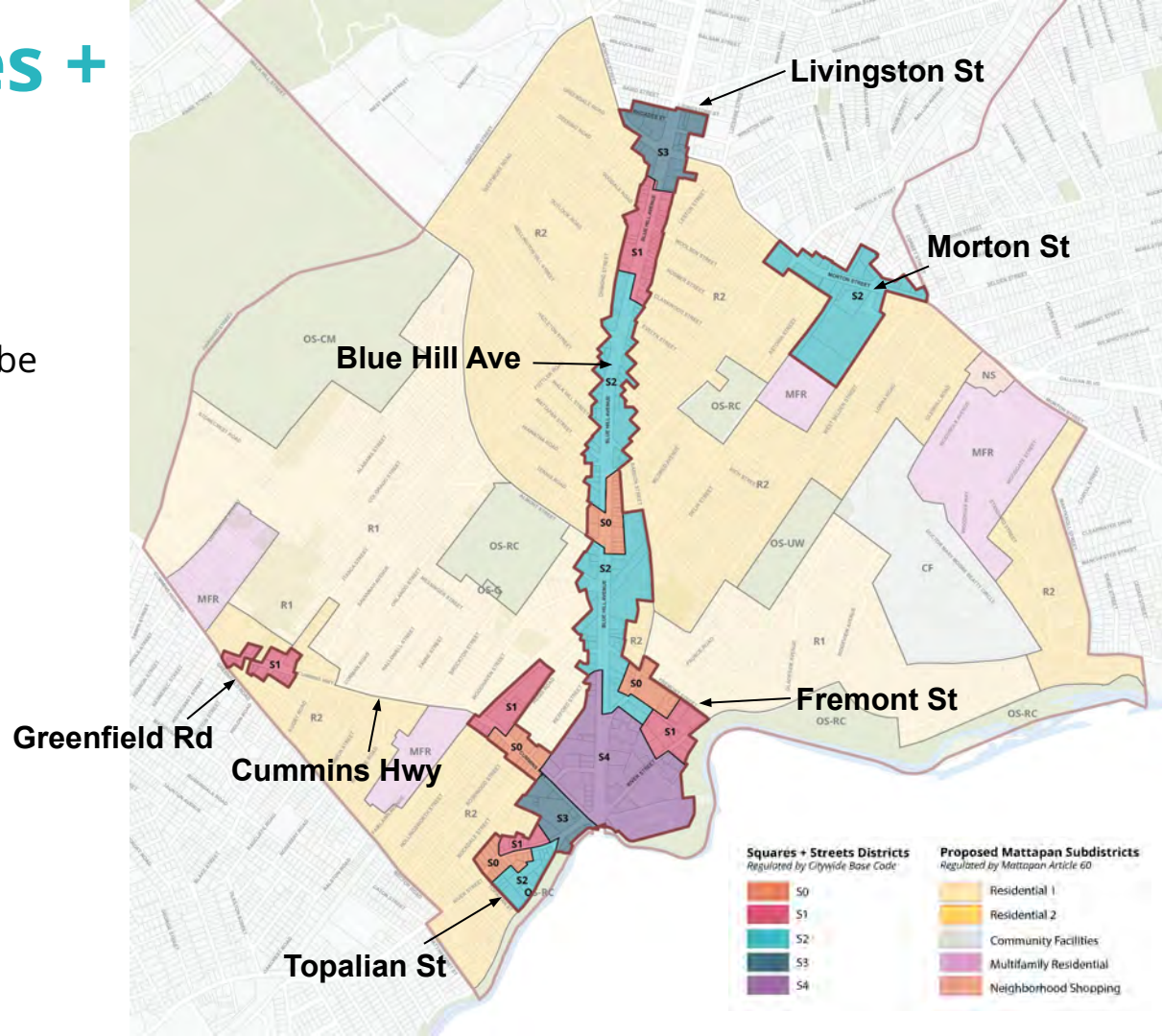
**Public Comment:**  
"We hope the city has the courage to be **bold and definitive** with these changes. Scaling back and being more incremental will not help the future of Boston and those of us who... **would like to keep calling the city home.**" —Zack, Jamaica Plain



- 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

# 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.**





# What's shared across each district?

- **Limit building footprint and building width** to better reflect existing urban design scale
- **Set dimensions for yards where they are important**, such as larger rear yards adjacent to residential areas
- Include **maximum building lot coverage** and **minimum permeable area of lot** to shape future development

Public Comment:  
Is this the time to think about writing green space into the zoning code?



# What's shared across each district?

- **Allowed uses** include:
  - Most residential uses
  - Community uses such as schools, places of worship, child care, and publicly accessible open space
  - Accessory parking, shared parking, and accessory EV charging
- Commercial/active uses are **regulated** depending on their **size and impacts**
- Most **industrial and vehicular** uses are forbidden

Public Comment:  
How does the new zoning address the proliferation of auto repair shops and its related businesses that take over a large part of the sidewalks and streets?



# What's shared across each district?

- Give **small projects** the same **parking flexibility as large projects** by removing parking minimums and **modernize loading requirements** (S0-S5)
- Create better places to live by requiring square footage for **outdoor amenities** like balconies, roofdecks, terraces, and ground floor courtyards, streetscapes, and plazas (S2-S5)
- 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 (S3-S5)

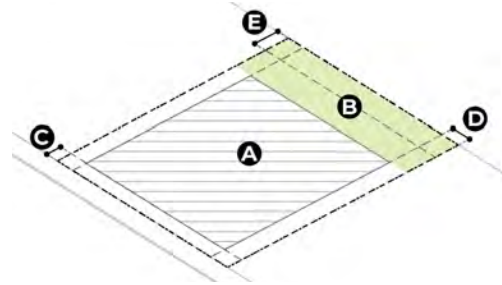


# What's differentiates each district?



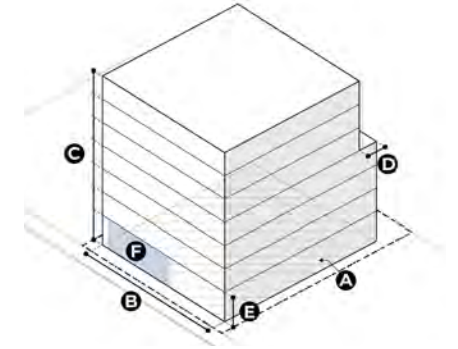
## Uses

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



## Lot Standards

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



## Building Form

- Building floor plate
- Maximum building width
- Maximum building height and stories
- Rear setbacks



# New Use Regulations

- Include a **simpler table** with similar uses consolidated and obsolete uses removed
- Include **improved definitions**
- Add **size thresholds** for uses to regulate impact
- Becomes the basis for **city-wide zoning reform** and singular place where future updates can be made



# New Use Table (from 250+ down to 90)

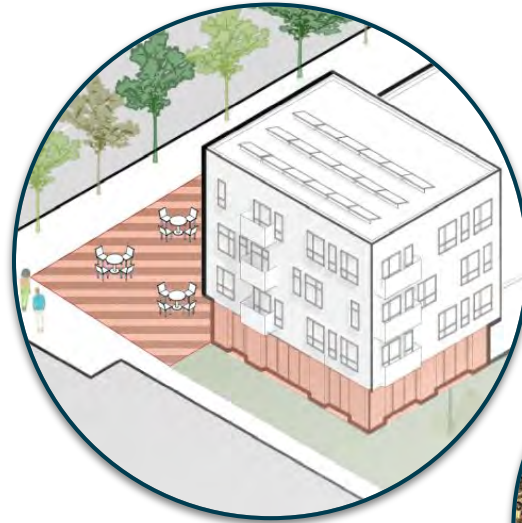
OPEN SPACE USES	ACTIVE USES	COMMERCIAL USES	TRANSPORTATION USES	ACCESSORY USES
Cemetery	Child Care/Adult Day Health Center	Adult Entertainment	Airport-Related Remote Parking Facility	Accessory Car Share
Private Open Space	Community Center	Standalone ATM	Gasoline Station	Accessory Drive-Through
Publicly Accessible Open Space	Grocery Store - Small	Arts Studios	Major Transportation Facility	Accessory Dwelling Unit (Detached)
<b>CIVIC USES</b>	Grocery Store - Large	Bank	Motor Vehicle Rentals	Accessory Dwelling Unit (non-Detached)
Municipal Use	Entertainment/Events - Small	Check Cashier	Motor Vehicle Sales	Accessory Electrical Vehicle Charging
Place of Worship	Entertainment/Events - Medium	Drive-in	Standalone Parking Garage	Accessory Entertainment/Events
School, K through 12	Entertainment/Events - Large	Funeral Home	Standalone Parking Lot	Accessory Family Day Care Home
<b>RESIDENTIAL USES</b>	Entertainment/Events - Extra Large	Hotel - Small	Vehicular Services	Accessory Helicopter Landing Facility
Artists' Live-Work	Makerspace	Hotel - Large	<b>INDUSTRIAL AND STORAGE USES</b>	Accessory Home Occupation
Fraternity or Sorority	Museum or Art Gallery	Office - Small	Crematory	Accessory Keeping of Animals
Group Living - Small	Restaurant - Small	Office - Large	Food and Beverage Production	Accessory Keeping of Laboratory Animals
Group Living - Large	Restaurant - Large	Research Laboratory	General Industrial	Accessory Office
Household Living - 1-4 units	Retail Cannabis Establishment	<b>HIGHER EDUCATION USES</b>	Light Manufacturing or Trade Establishment	Accessory Parking
Household Living - 5-8 units	Retail Store - Small	College or University Use	Non-retail Cannabis Establishment	Accessory Personnel Quarters
Household Living - 9-14 units	Retail Store - Medium	School, Trade or Professional	Restricted Industrial	Accessory Research Laboratory
Household Living - 15+ units	Retail Store - Large	<b>HEALTH CARE USES</b>	Self-Storage	Accessory Smoking
Lodging House	Retail Store - Extra Large	Clinic	Storage of Fuel or Minerals	Shared Parking
Mobile Home Establishment	Indoor Recreation	Hospital Use	Storage of Supplies and Scrap	
Student Housing	Service Establishment - Small	Nursing or Convalescent Home Use	Urban Agriculture	
Temporary Shelter Facility	Service Establishment - Large		Warehouse or Distribution Center	
	Social Club			



# Defining “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



# Districts Have Different Use Allowances

	S0	S1	S2	S3	S4	S5
Community Center	C	A	A	A	A	A
Restaurant - Small	C-G	A-G	A-G	A	A	A
Restaurant - Large	F	C-G	A	A	A	A
Retail Store - Small	C-G	A-G	A-G	A-G	A	A
Retail Store - Medium	F	C-G	A-G	A	A	A
Retail Store - Large	F	F	C	A	A	A
Retail Store - Extra Large	F	F	F	F	C	C
<b>...and many more</b>						



Community Center in South Boston



Small Restaurant in Mattapan



Small Retail in Roslindale



Source: Google Maps  
Large Retail in Back Bay  
30

# Example: Retail Store

Current zoning separates “local retail,” “general retail,” “liquor stores” and “pawnshops.”

New zoning includes all of these in one “Retail Store” use, but separates by size.

- Small - less than 2,500 square feet
- Medium - 2,501-10,000 square feet
- Large - 10,001 - 50,000 square feet
- Extra-Large - at least 50,000 square feet

## Small



*Birch Florist, Roslindale - 750 sf*

## Medium



*Walgreens, East Boston - 9,000 sf*

## Large



*Source: Google Maps*

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

## Extra Large



*Source: Suffolk Construction*

*Target, Fenway - 150,000 sf*

	S0	S1	S2	S3	S4	S5
Retail Store - Small	C-G	A-G	A-G	A-G	A	A
Retail Store - Medium	F	C-G	A-G	A	A	A
Retail Store - Large	F	F	C	A	A	A
Retail Store - Extra Large	F	F	F	F	C	C



# Office of Licensing & Consumer Affairs

Rebecca Phu





# License Types

The Office of Licensing and Consumer Affairs grants and regulates licenses for restaurants, hotels, nightclubs, and special events in the City of Boston. The Office is comprised of five divisions:

- **Licensing Board**
- **Cannabis Board**
- Consumer Affairs
- **Entertainment Division**
- Special Events

(Yellow text are divisions that interact most frequently with Neighborhood Services (ONS))



# Licensing Board

The Board (3 members) grants and regulates various licenses and holds hearings on violations and license applications.

The Licensing Board issues:

- Common Victualler - license to serve food to be consumed on premise
- Alcohol Beverage
- Fortune Tellers
- Billiards & Bowling
- Innholder
- Dormitories/Lodging Houses

<https://www.boston.gov/departments/licensing-board>

## Cannabis Board

The City passed an ordinance in 2019 establishing the Boston Cannabis Board (the “BCB”) which is the authority tasked with siting cannabis establishments in Boston. The BCB’s duty is to ensure equity in the issuance of cannabis licenses both in terms of whom licenses are issued and where in the City they are issued.

Pursuant to Massachusetts General Law Boston must site more than 50 retail recreational cannabis dispensaries. This number excludes other cannabis uses such as medical, cultivation, laboratory, manufacturing, and delivery. We currently have 30 licensed dispensaries open and operating.

More information can be found [here](https://www.boston.gov/boston-cannabis-board).  
<https://www.boston.gov/boston-cannabis-board>



# Entertainment Licensing

- The Entertainment Division grants and regulates various licenses and holds hearings on violations and license applications.
- The Division issues annual or “one-time” (temporary) licenses for:
  - Annual Non-live entertainment
  - Annual Live entertainment
    - Requires “live entertainment” zoning
  - One-time entertainment / special events
  - One-time carnival
  - Solicitation (not entertainment but we license it)

<https://www.boston.gov/departments/entertainment-licensing>

# What Needs a Community Process?

## Licensing Board

- Alcohol Licenses
  - New license application
  - Transfer to a different location
  - Change of hours of operation
  - Alteration of premise (ex. Add outdoor patio to license)
  - Change of license class/classification (e.g. changing from wine/beer to all-alcohol)
- Common Victualler
  - New license at a previously unlicensed location
  - Outdoor patio
  - Extension of hours past 11 pm



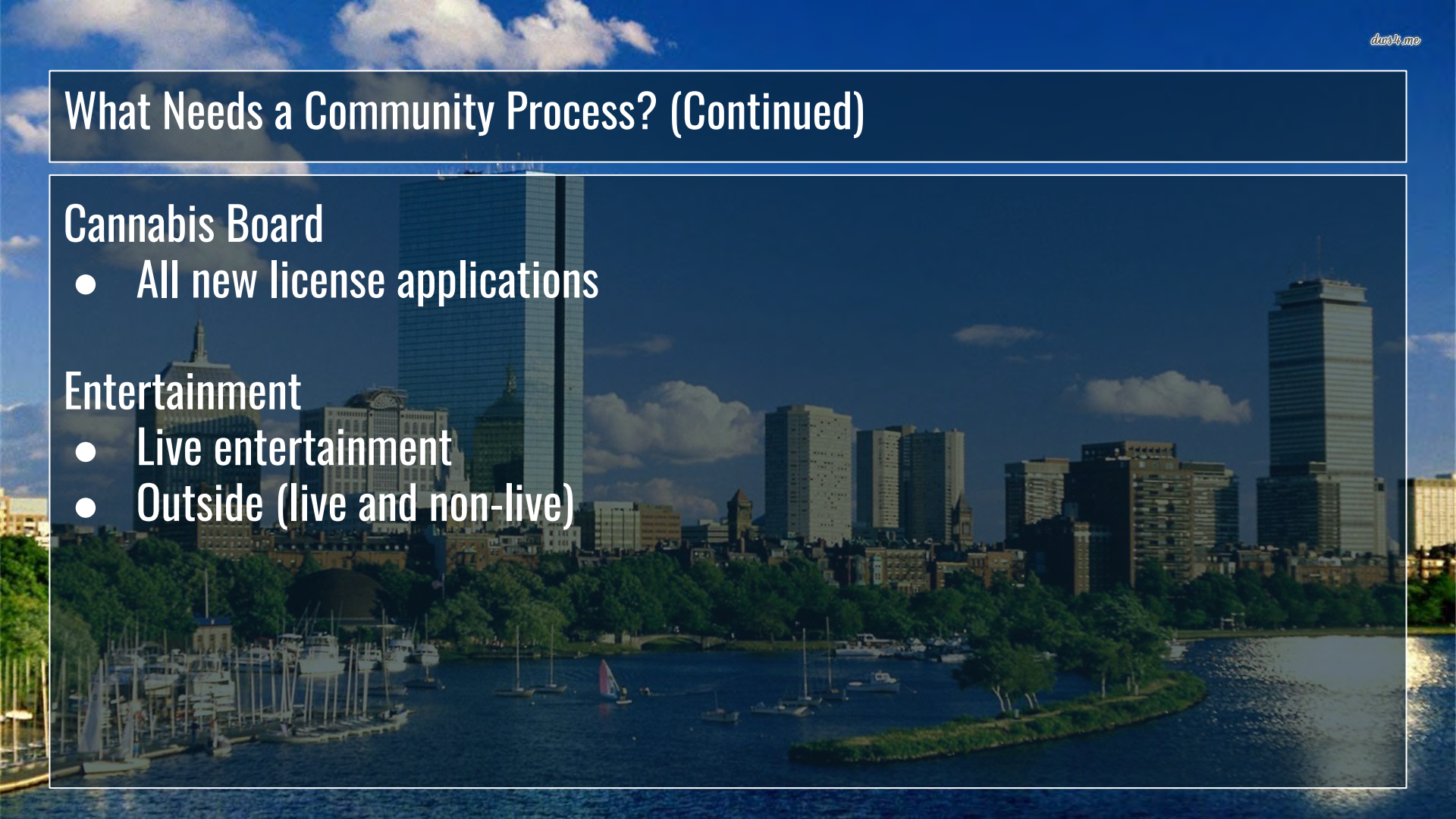
## What Needs a Community Process? (Continued)

### Cannabis Board

- All new license applications

### Entertainment

- Live entertainment
- Outside (live and non-live)







Hours:  
to Saturday  
11:00 pm  
day  
10:00 pm  
or 617-420-9045  
bargrill@gmail.com

# Pause for Questions & Comments



# PLAN: Mattapan Implementation

# 03



# Housing

PLAN: Mattapan encourages **affordable, stable, and diverse housing** to reduce displacement and maintain homeownership levels.

## Squares + Streets Zoning



### *BPDA Zoning Team*

Expands multifamily and mixed-use zoning to transit-oriented areas

Creates easier pathways for small-scale housing

## Other Initiatives



### *BPDA Zoning Team*

Residential Rezoning (including ADUs) process in Fall/Winter 2023



### *Mayor's Office of Housing*

Programs and policies





BPDA

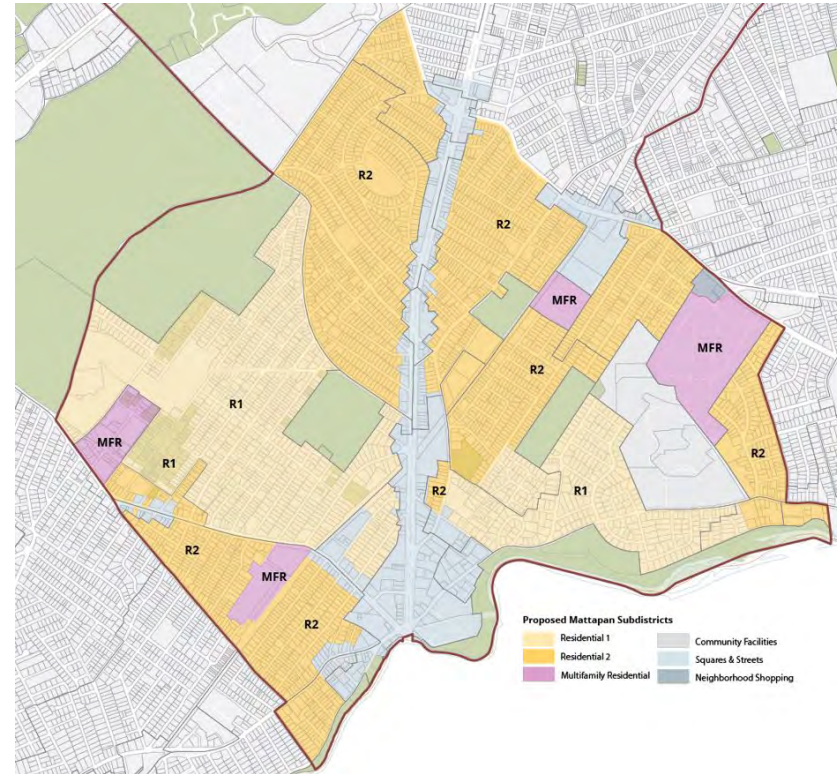
# Residential Rezoning

New zoning for Mattapan's residential subdistricts was approved by the BPDA Board on December 14 and adopted by the Zoning Commission on January 10.

The zoning accomplishes the following:

1. New residential zoning will **support the existing character of the neighborhood** via renovations to existing homes and development of new, contextual housing on vacant lots
2. New residential zoning will **allow as-of-right construction of Accessory Dwelling Units** on all lots in Mattapan
3. Assorted text updates to Article 60 that **improve the function of the code**

*More information about the new residential zoning can be found at: [bit.ly/MattapanResidential](https://bit.ly/MattapanResidential)*



*This updated zoning map shows the new residential subdistricts in the PLAN: Mattapan study area. Zoning updates help align maps and dimensional regulations with what is currently built.*



# Mayor's Office of Housing (MOH) Programs and Policies

## Current Programs

### Boston Home Center

*helps residents buy, improve, and keep their homes*

### Grow Boston

*supports gardeners, farmers and more, to increase local food production*

### Neighborhood Housing Development

*builds, preserves, and acquires income-restricted and affordable housing*

### Real Estate Management & Sales

*manages and disposes of Boston's tax-foreclosed real estate*

### Office of Housing Stability

*helps residents find & maintain safe, stable, & affordable housing*



## Contact MOH:



[www.boston.gov/departments/housing](http://www.boston.gov/departments/housing)



(617) 635-3880



housing@boston.gov



# Mayor's Office of Housing (MOH)

## Ongoing Initiatives

### MOH Blue Hill Ave. Action Plan

- *30 city-owned parcels across the Blue Hill Ave Corridor (Mattapan, Dorchester, and Roxbury).*
- *Issued RFP(s) in 2021 and 2022 for 28 of the 30 original parcels.*
- *18 parcels have been tentatively designated for development as of 2023.*
- *Developer designations will result in over 70 affordable homeownership units, 9 ground-floor commercial spaces, and 1 program driven, green open space.*

### Welcome Home Boston

- *new initiative to help low to moderate income Bostonians become homeowners*
- *time-limited Federal ARPA Funds will be used to support the initiative focused on first-time home buyer assistance and funding to develop vacant city parcels*
- *Issued two RFPs in 2023 offering parcels for development in the Dorchester, Mattapan, and Roxbury neighborhoods*
- *13 parcels designated from RFP #1 which will result in over 60 homeownership units*
- *MOH is currently evaluating proposals for RFP #2*



# Mobility

PLAN: Mattapan will guide increased **access to high-quality travel options**, supporting **safe and reliable connections** within Mattapan and the rest of the City.

## Squares + Streets Zoning



### *BPDA Zoning Team*

Creates opportunity for more housing in commercial and mixed-use areas, encouraging more walkable access to goods, services, and jobs.

## Other Initiatives



### *Transportation Department*

Blue Hill Ave Transportation Action Plan

Traffic calming and pedestrian safety improvement projects



### *Public Works Department*

Cummins Highway reconstruction



# Blue Hill Ave Transportation Action Plan

The Blue Hill Avenue Transportation Action Plan seeks to **enhance and support the experiences of everyone along the Avenue.**

- *2 years of intensive community engagement*
  - *Over two thousand residents directly reached*
- *Resulted in two options: enhanced existing conditions or multimodal corridor*
- *Read the engagement report to see a comprehensive summary of the process so far*

## Want to get in touch?



[boston.gov/blue-hill-ave](https://boston.gov/blue-hill-ave)



(617) 635-3944

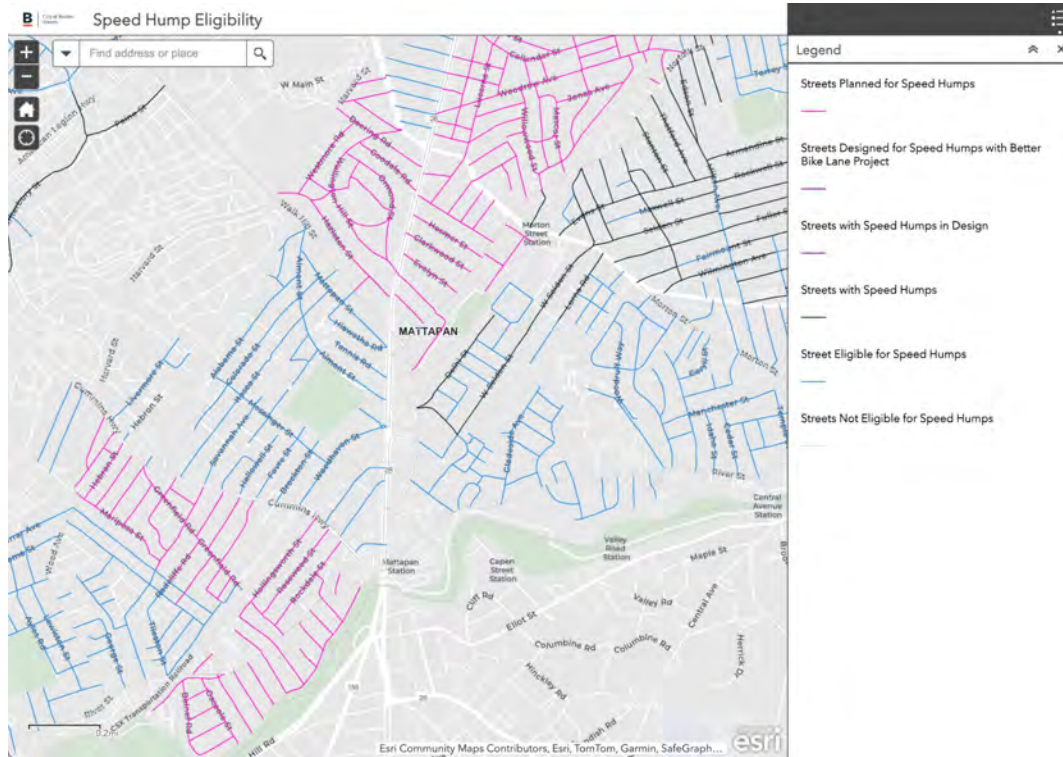


[bluehillave@boston.gov](mailto:bluehillave@boston.gov)



# Boston Transportation Department (BTD)

# Traffic Calming and Pedestrian Safety



*The city will be constructing speed humps throughout the city as part of the Safety Surge program.*

*Streets highlighted in pink are planned to receive speed humps in 2024-2026.*

*For more information visit:*  
[boston.gov/transportation/safety-surge](https://boston.gov/transportation/safety-surge)





Public Works Department (PWD)

# Cummins Highway Reconstruction

*The City will begin reconstructing Cummins Highway from River Street to Harvard Street/Wood Avenue starting this April. The project is budgeted for \$31.3 million.*

*Construction is expected to be completed in the winter of 2025.*

*A final public meeting is tentatively scheduled for mid-March.*

*For more information, please visit <https://www.boston.gov/departments/public-works/cummins-highway>*



# Jobs & Businesses

PLAN: Mattapan will drive **inclusive economic growth** through **support for local business** and increased **access to jobs** within and outside Mattapan.

## Squares + Streets Zoning



### *BPDA Zoning Team*

Allows smaller-scale commercial spaces in some districts, and expands allowance for commercial and cultural uses in Mattapan Square.

Creates easier pathways for small-scale commercial spaces to be built.

## Other Initiatives



### *Office of Economic Opportunity and Inclusion (EOI)*

Funding, policies, and programs



# Office of Economic Opportunity & Inclusion

## Programs & Initiatives

**Business Strategy:** Leads on business attraction, retention, and engagement with a focus on Startups, Life Sciences and Technology Industries, Talent Development, Global Affairs, Cannabis Equity, and the S.P.A.C.E. program.

**Economic & Strategic Planning:** Responsible for placemaking and community-led neighborhood revitalization.

**Operations & Policy:** Manages daily department operations, including budget, compliance, personnel, and communications. Responsible for providing landscape analyses of various economic and community development issues.

**Consumer Affairs & Licensing:** Oversee interaction between companies and consumers in City. Ensure businesses meet safety standards and are fair to consumers. Process new licenses and renewals, inspects events, and handle violations.

**Tourism Sports & Entertainment:** Support tourism industry in Boston by producing events, supporting film and TV production, and marketing the City to conventions and visitors.

**Nightlife Economy:** Serve as liaison and convener between city government and the nightlife ecosystem of business owners, workers, patrons and residents.

## Small Business Unit

### **Boston Main Streets (BMS) Program**

A network of 20 independent organizations that help create, build, and sustain healthy commercial districts across Boston's neighborhoods.

### **ReStore & Design Program**

Offers grants to help businesses design, improve, or repair signage, facades, or other exterior needs.

### **Small Business Technical Assistance Program**

Connects entrepreneurs or business owners to established consultants or support organizations who help them start or grow their business.

### **Outdoor Dining Team**

Develops policies and helps small businesses participate in a permanent outdoor dining program.

### **Mobile Enterprise Program**

A program that helps support food trucks and other mobile businesses.

### **Legacy Business Program**

Honoring our businesses that have been staples in our communities for 10 years and more

### **Neighborhood Access Loan Program**

A program that helps support businesses stabilize or grow





## Small Business Unit

# Technical Assistance

The Small Business Unit has a wide range of experts to help you start and grow your business. Our business coaches are here to be your partners. They will come to you at flexible hours and work with you to achieve your business goals.

- Planning for growth
- Customer acquisition and retention
- Marketing and branding
- Improving the customer experience
- Financial management
- Lease and legal guidance





## Small Business Unit

# Legacy Business Program

The program aims to drive spending and pedestrian traffic into local commercial districts. With increased visibility, the program aims to ensure that these legacy businesses can:

- Avoid displacement
- Grow their influence
- Keep residents employed, and
- Enrich the cultural vibrancy of Boston



# Equity & Environmental Justice

PLAN: Mattapan aims to improve residents' **quality of life**, promote **healthy environments**, and **prepare for climate change**.

## Squares + Streets Zoning



### *BPDA Zoning Team*

Establishes Build Lot Coverage maximums and Permeable Area of Lot minimums to reduce impervious surfaces.

Requires outdoor amenity space in the S2, S3, and S4 districts.

## Other Initiatives



### *Environment Department*

Mattahunt Woods Improvement Project



### *Office of Green Infrastructure*

Projects and Programs





## Environment Department

# Improvements to Mattahunt Woods

The Mattahunt Woods Urban Wild is over 8 acres of secluded forested wetlands in Mattapan under permanent protection by the City of Boston's Conservation Commission. Today, portions of Mattahunt Woods contain construction debris, automobile parts, and invasive plants, and there are no clear entrances, trails, or signage. However, there are still healthy plant communities and wetlands.

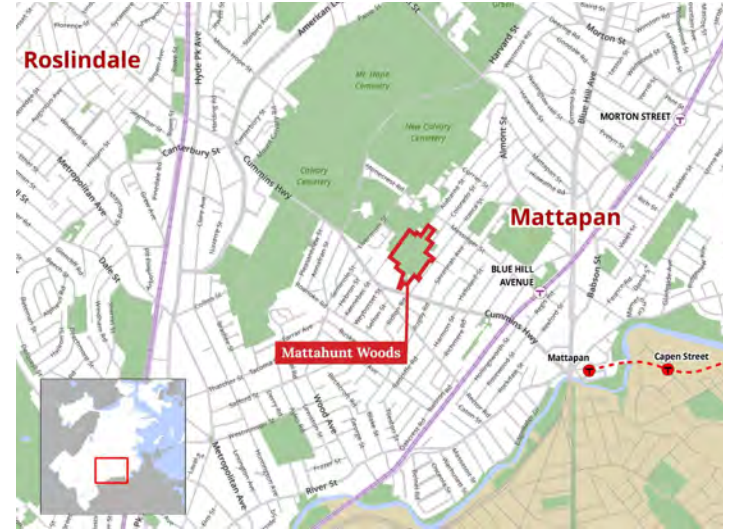
### The Mattahunt Woods Restoration Project goals include:

- Remove invasive species and increase native vegetation;
- Preserve and enhance on-site wetlands;
- Create a trail system throughout the property;
- Improve site access and wayfinding/signage; and
- Enhance the connection of the property to the nearby Mattahunt Elementary School.

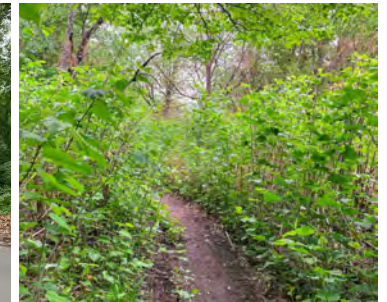
### Project Status:

- Community engagement and site design complete in 2023
- Currently finalizing design details and preparing for permitting
- Construction to begin in Spring/Summer 2024

For more information, please contact Catherine McCandless at [catherine.mccandless2@boston.gov](mailto:catherine.mccandless2@boston.gov) or visit the [project website!](#)



Existing Colorado Street entrance



Existing invasive species overgrowth



# Office of Green Infrastructure

## Green Infrastructure

Green Infrastructure (GI) features use plants, soil and other natural materials to to restore or mimic the natural water cycle.

- Blue Hill Avenue (BTD) and Cummins Highway (PWD)
- Redesign large intersections (e.g. River Street at Gladeside Avenue)
- Depave former City projects (e.g. River Street at Edgewater Drive)
- Convert paint & post installations (e.g. Babson Street at Mildred Avenue)

Kate England, Director of Green Infrastructure ([katherine.english@boston.gov](mailto:katherine.english@boston.gov))







Babson St

Green utility sign on a wooden pole.

Red octagonal stop sign.



# People & Places

PLAN: Mattapan envisions **new art and cultural projects** that celebrate Mattapan's identity and encourage a **welcoming public realm**.

## Squares + Streets Zoning



### *BPDA Zoning Team*

Requires "Active Uses" on the ground floor of buildings in Mattapan Square.

Explicitly allows cultural uses like museums, art galleries, maker spaces, and art studios.

## Other Initiatives



### *BPDA*

PLAN: Mattapan Public Art Project funding



### *Mayor's Office of Arts and Culture*

Cultural Space Fund



**BPDA**

# Public Art Project Funding - \$75,000

*\$23,000 of Public Art funding has been disbursed.*



*Murals at the Mattapan Carter  
Post by Jeremy Harrison*



*Murals at the Mattapan Teen Center by  
Mattapan Teen Center Community<sup>58</sup>*



# Mayor's Office of Arts and Culture Cultural Space Fund

*MOAC launched the Cultural Space Fund in February 2023.*

*The Cultural Space Fund provides funding to seed, stabilize and expand cultural spaces in the City.*

*In the first year, a total of \$1.5 million was available through the Cultural Space Fund.*

*MOAC has also partnered with the Cities of Cambridge and Somerville to address the loss of cultural space across the region, coordinating policies to retain cultural assets.*



*Credit: Adam DeTour Photography*





# Pause for Questions & Comments



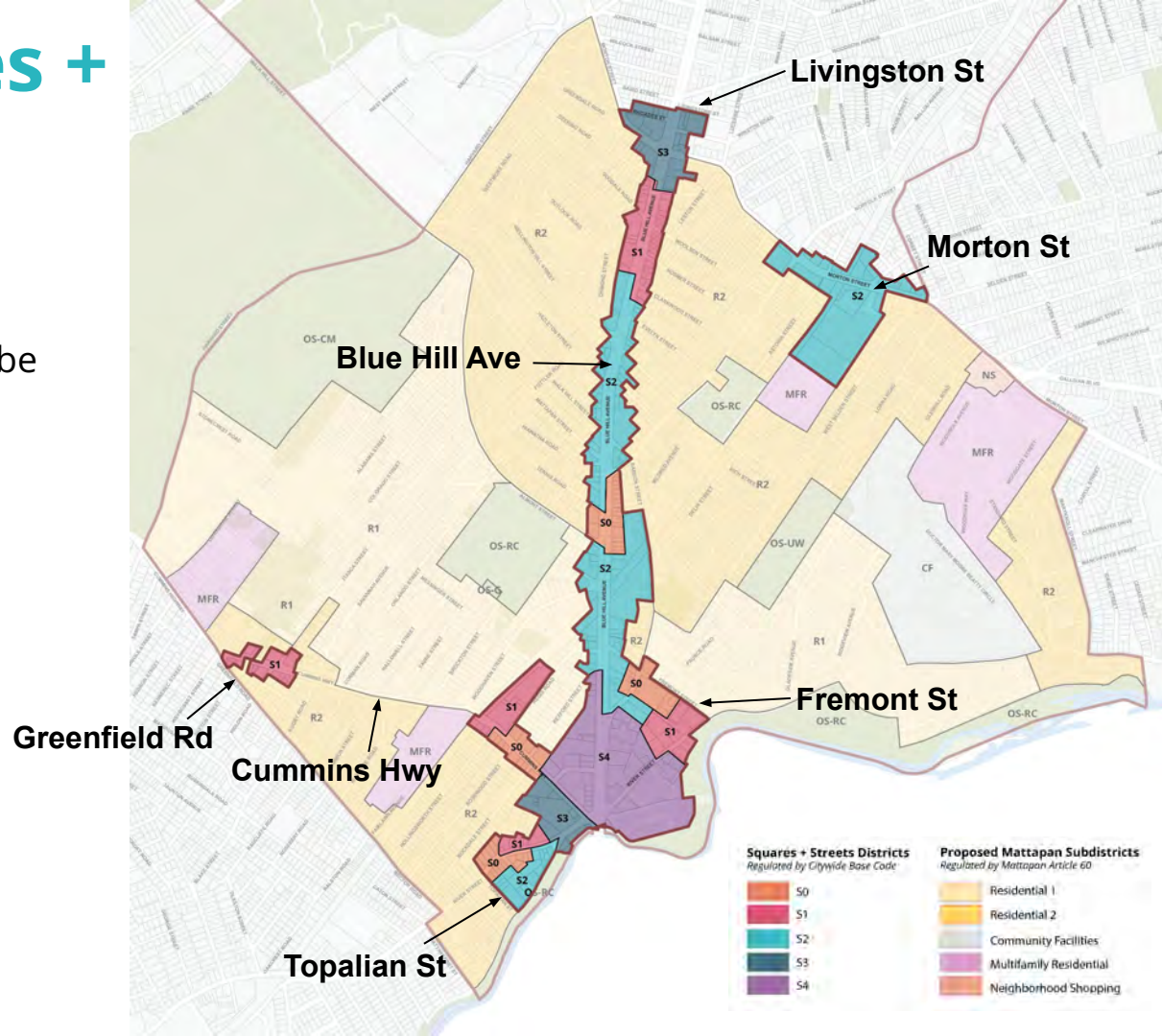
# Detailed Look at Squares + Streets Zoning

# 04



# 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

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

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



# S0 District: Transition Residential

## Allowed uses:

- **Mostly residential uses, limited to 14-units and sub-Article 80 scale.**

## Conditionally allowed uses:

- **A few active uses** (community centers, small grocery stores, social clubs), **some restricted to the ground floor** (small restaurant, extra small entertainment/events)



*Small grocery stores and community centers are **conditionally** allowed*



**Question:** *should small retail be conditionally allowed on the ground floor in S0 (similar to restaurants)? Allowed on corner parcels?*

# 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

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

Lot Standards	
Building Lot Coverage	70%
Front Yard	6' minimum
Rear Yard	10'-15' minimum
Side Yard	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**



**Small front yard**

# S1 District: Main Street Living

## Allowed uses:

- **Most residential uses**
- **Small active uses** (small grocery stores and service establishments), **some restricted to the ground floor** (small retail stores, restaurants, and entertainment/events)
- **A few other active uses** (social clubs, museums or art gallery, makerspaces)
- **A few commercial uses** (small offices [restricted to the ground floor] and art studios)



*Some small offices on the ground floor*

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



# S1 District: Main Street Living

## Conditionally allowed uses:

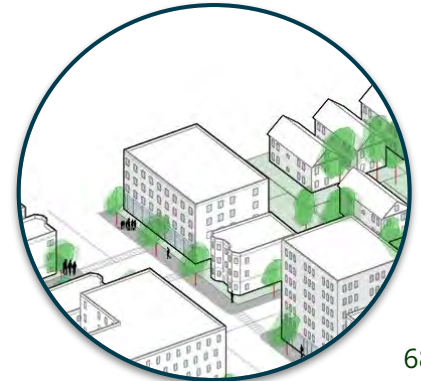
- **A few additional active uses restricted to the ground floor** (including large restaurants and medium retail stores)
- **Banks** [restricted to the ground floor] **and standalone ATMs**



*Large restaurants  
and medium  
scale retail*



*Ground floor  
banks and  
standalone ATMs*





# 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

Mainstreet mixed-use buildings where ground-floor-retail and storefronts are the prevailing condition.

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



**Limit on the amount of "blank wall"**

# S2 District: Main Street Mixed Use

## Allowed uses:

- **Most residential uses**
- **Small active uses**
- **A few other active uses** (including medium retail stores)
- **A few commercial uses**

*Small active uses*





# S2 District: Main Street Mixed Use

## Conditionally allowed uses:

- **Most large active uses** (including service establishments, grocery stores, and retail stores)
- **A few commercial uses** (including small hotels)



*Banks*



*Small hotels*



*Large active uses*

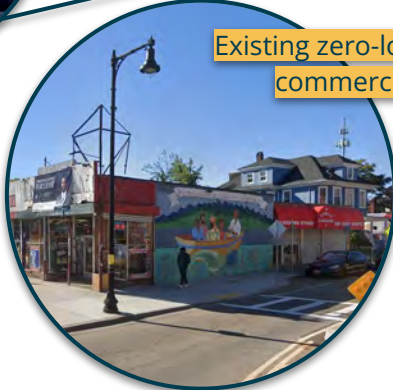


# Proposed S2 Areas



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

Mainstreet residential and small-scale hospitality buildings in neighborhood mixed-use areas with a wider range of ground floor uses.

## Lot Standards

Building Lot Coverage	90% (70% on large parcels)
Front Yard	2' minimum
Rear Yard	10'-15' minimum
Side Yard	5'-15' minimum (0' party wall)

## Building Form Standards

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

Required outdoor amenity space



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



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



# S3 District: Active Main Street

## Uses:

- **Most residential uses** are allowed
- **Most commercial uses** are allowed or conditionally allowed.
- **Most active uses** are allowed with some ground floor restrictions.



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



*Small offices are allowed*



*Clinics are allowed*



Public Comment:  
As a potential future business owner in Mattapan Square, I would love to open an eye clinic and optical shop.

# 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	3'-20' minimum
Side Yard	5' minimum (0' party wall)

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



More active uses allowed above ground floor



# S4 District: Active Squares

## Uses:

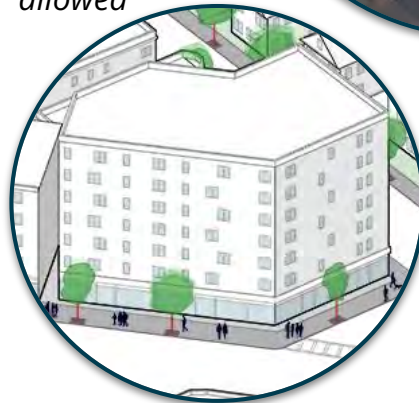
- **Most residential uses** are allowed.
- **Most commercial uses** are allowed or conditionally allowed.
- **Most active uses** are allowed with **no ground floor restrictions.**



*Art studios are allowed*



*Medium entertainment/events are allowed*



*Large retail stores are allowed*



# 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



# Providing Feedback + Staying Engaged

# 05





# How to Read the Proposed Zoning (Citywide)

## DRAFT Squares + Streets Zoning Text Amendment

Compiled Draft Text Amendment for Squares + Streets

Last revised: December 5, 2023

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<b>Primary Additions</b>	
2. <a href="#">Article 26 (Squares and Streets)</a>	9
3. <a href="#">Summary of Changes to other Articles</a>	14
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## Amendment Summary and Reference Guide

### Squares + Streets Amendment Summary

Squares + Streets is a planning and zoning initiative to modernize regulations for how development can happen in Boston's commercial centers. This draft text amendment will adjust the zoning code to enable these changes. By itself, none of these changes have any immediate effect on any existing zoning districts anywhere in the city. Zoning districts must be mapped, through a zoning map amendment, to take effect. The BPDA plans to conduct a full process for zoning map amendments in Squares + Streets as part of Small Area Plans, beginning in early 2024.

The new Squares + Streets districts involve three additions to the zoning code—Article 26 (Squares + Streets District Regulations), Article 8 (Use Table), and Article 23 (Parking)—that enable the bulk of the streamlining. Other minor changes make these consistent with the rest of the zoning code.

**New Zoning:** Article 26 (Squares + Streets), Article 8 (Use Table), and Article 23 (Parking)

**Article 26: A new article for the Boston Zoning Code, creating the Squares + Streets districts.** Sections 26-1 and 26-2 describe the purpose of the five Squares + Streets districts, and give a summary of each of them (S-0 through S-4). Following that, the article includes a diagram explaining the district dimensional standards and a table with more detailed dimensional regulations, described in more detail in the following reference guide. It also provides "additional use and performance standards," which provide some additional information that cannot fit inside the other edits to Article 8.

**Article 8: A modernized use table for Squares + Streets and other future citywide zoning districts.** The new use table will be named Table A and the existing base code use table will be renamed Table B. The Squares + Streets districts will, at the moment, be the only districts operating under the new Table A. Table A is a comprehensive modernization of Boston's definitions of what is allowed or not allowed in the city's different zoning districts and subdistricts.

In addition to the Draft Article 8 text, a **companion Land Uses Visual Guide is available** on the Squares + Streets Zoning Districts webpage that provides photo examples of each land use.

## Land Use Modernization Visual Guide

### Land Use Modernization Visual Guide

#### Entertainment/Events

A facility which regularly hosts live entertainment events, including but not limited to event centers, theaters, cinemas, night clubs, concert halls, arenas, and stadiums, or similar use. Such use may receive a Live Entertainment License.

**Small** - An entertainment facility with a capacity of up to 500 persons.

**Medium** - An entertainment facility with a capacity of 501-2,000 persons.

**Large** - An entertainment facility with a capacity of 2,001-10,000 persons.

**Extra Large** - An entertainment facility with a capacity of greater than 10,000 persons.



**\*\*Essential to understand the Citywide text amendment to apply in Mattapan**

# How to Read the Proposed Zoning (Citywide)

**The amendment is long!** The reason for that is that it includes the original zoning chapters **and** where changes are being proposed to those chapters.

To better read through **specifically for changes**, look out for the **colors** of the text to understand what is being proposed:

## Section 6-2. Procedure for Appeal.

Each appeal for a conditional use shall be filed in quadruplicate with the Building Commissioner, who shall retain one copy for his files and transmit the other copies as follows: one to the Board of Appeal, one to the Boston Redevelopment Authority, and the other to the Zoning Commission. The Boston Redevelopment Authority shall, within thirty days after the date of such transmittal, file with the Board of Appeal a report with recommendations, together with material, maps or plans to aid the Board of Appeal in judging the appeal and determining special conditions and safeguards. The Board of Appeal shall not hold a hearing nor render any decision on an appeal for a conditional use until such report with recommendations has been received and considered, provided that if no such report is received within said thirty days, the Board of Appeal may hold a hearing and render its decision without such report.

(As amended on May 26, 1970)

*Example from Article 6 in the amendment document*

**BLACK TEXT** = current text within the Zoning Code that we have not changed at all

## ARTICLE 26 - SQUARES + STREETS DISTRICTS

### Section 26-1 Purpose and Applicability

- A. Squares + Streets Districts are areas with a mix of uses, significant transit service, and high levels of pedestrian activity. The purpose of these districts are to encourage a continued mix of uses, high levels of pedestrian activity, rehabilitation of historic buildings, appropriate infill development, and housing growth as part of coordinated City investment.

*Example from Article 26 in the amendment document*

**EXCEPTION: The NEW Article 26 (which creates the Squares + Streets zoning rules) is also in BLACK TEXT** because it is an **entirely new chapter** being added to the Zoning Code.

# Reading the Amendment

## ARTICLE 2

**Add:** Blank wall of facade: The continuous width of a portion of the ground floor building facade that fronts a Primary Lot Frontage which does not have windows or entrances that pedestrians can pass through.

**Amend:** Story, First. The lowest story of which sixty-five percent (65%) or more of the height is above grade. See also Ground Floor.

**Add:** Ground Floor. The lowest story of which sixty-five percent (65%) or more of the height is above grade. See also Story, First.

*Example from Article 2 in the amendment document*

**GREEN TEXT = additions being proposed to the Zoning Code as part of this amendment**

## ARTICLE 22

### YARD REGULATIONS

#### Section 22-1. Residential Districts.

In **S** and **R** districts every yard required by this code, and in **H** districts every yard so required except rear yards and except also side yards not abutting a street line, shall, along every lot line on which such yard abuts, be at a level no higher than grade level or, if the grade level of the abutting lot is higher be at a level no higher than such higher level. Rear yards in **H** districts and also side yards in such districts not abutting a street line shall, along every lot line on which they abut, be at a level no higher than five feet above grade level.

*Example from Article 22 in the amendment document*

**RED TEXT = removals being proposed to the Zoning Code as part of this amendment**

## ARTICLE 3 - ESTABLISHMENT OF ZONING DISTRICTS APPENDIX A to ARTICLE 3 Downtown Districts and Neighborhood District

~~Bay Village Neighborhood District~~

~~Beth Israel Hospital Institutional District~~

~~Charlestown Neighborhood District~~

~~City Square Neighborhood District~~

~~Dana-Farber Cancer Institute Institutional District~~

~~Dorchester Avenue Neighborhood District~~

~~Dorchester Neighborhood District~~

~~East Boston Neighborhood District~~

~~Fenway Neighborhood District~~

~~Greater Mattapan Neighborhood District~~

~~Jamaica Plain Neighborhood District~~

~~Massachusetts College of Pharmacy Institutional District~~

~~Mission Hill Neighborhood District~~

~~New England Deaconess Hospital Institutional District~~

~~North End Neighborhood District~~

~~Roslindale Neighborhood District~~

~~Roxbury Neighborhood District~~

~~Saint Vincent Neighborhood District~~

### Neighborhood Districts

See Appendix A to this article for a list of Neighborhood Districts.

Allston-Brighton Neighborhood District

Greater Mattapan Neighborhood District

Audubon Circle Neighborhood District

Jamaica Plain Neighborhood District

Bay Village Neighborhood District

Massachusetts College of Pharmacy Institutional District

Beth Israel Hospital Institutional District

Mission Hill Neighborhood District

Charlestown Neighborhood District

New England Deaconess Hospital Institutional District

**City Square Neighborhood District**

North End Neighborhood District

Dana-Farber Cancer Institute Institutional District

Roslindale Neighborhood District

Dorchester Avenue Neighborhood District

Roxbury Neighborhood District

Dorchester Neighborhood District

Saint Vincent Neighborhood District

East Boston Neighborhood District

South End Neighborhood District

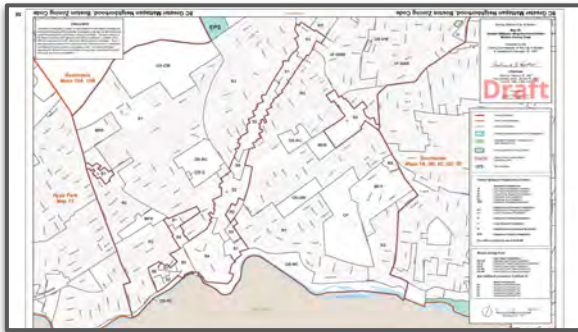
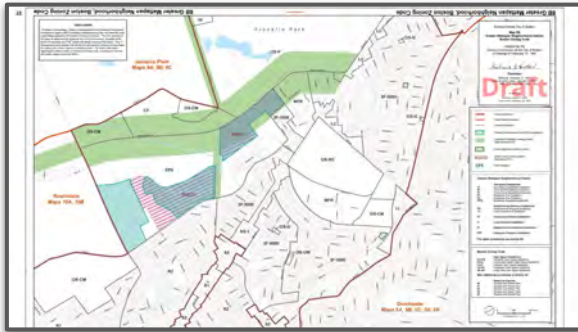
In some instances, text that is **removed** from one area may be **added** to a different section to make that part of Zoning Code easier to read.

**Example:** Moving and updating the list of neighborhood districts from one place to another to better organize them.

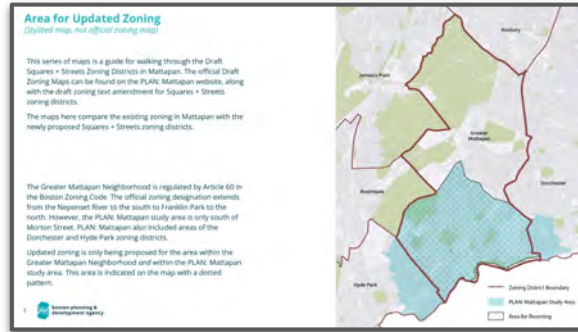


# How to Read the Proposed Zoning (Mattapan)

Proposed Maps



Annotated Map Guide



Article 60 Updates + Fact Sheet

**Mattapan Squares + Streets Draft Article 60 Fact Sheet**

**Background**

PLAN, Mattapan (approved and adopted by the SPDA Board on 9 May 2023) (Mattapan's neighborhood plan, recommended updated zoning for mixed-use and commercial "flexible" use "flexible" throughout the neighborhood. The recommendations seek to encourage vibrant, thriving local businesses and public spaces throughout Mattapan Square and other neighborhood centers.

The SPDA is preparing recommended areas. SPDA's Zoning Code, Article 60 must be updated to address the new zoning districts that will be added.

This proposed Article 60 (Residential Zoning District, Squares + Streets Zoning District)

**Map Updates**  
 Mattapan Maps 60 and 61 will be updated to reflect the new zoning districts and the new zoning districts.

**Some Neighborhoods**  
 All of the Community Center, Morton/Hill Hill, and Squares + Streets Districts.

**ARTICLE 60**  
**GREATER MATTAPAN NEIGHBORHOOD DISTRICT**  
**IN GENERAL**

**Section 60.1. Statement of Purpose, Goals and Objectives. Physical Boundaries and Applicability**  
 The purpose of this Article is to establish the zoning regulations for the Greater Mattapan Neighborhood District in accordance with the Greater Mattapan Neighborhood Plan and PLAN, Mattapan, as adopted by the Boston Redevelopment Authority on May 12, 2011.

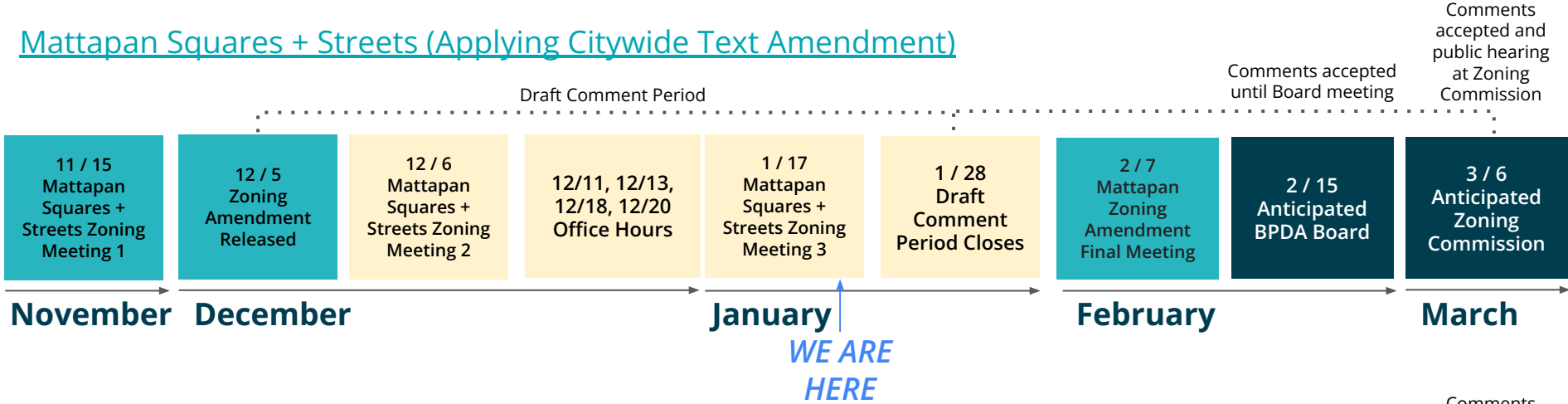
The provisions of this Article are applicable only in the Greater Mattapan Neighborhood District. The boundaries of the Greater Mattapan Neighborhood District are as indicated in the map numbered Maps 58, 59, and 60, entitled "Greater Mattapan Neighborhood District, Boston Zoning Code," and all of the series of maps entitled "Zoning Districts, City of Boston," as amended.

This Article, together with the rest of the Zoning Code, constitutes the zoning regulations for the Greater Mattapan Neighborhood District and applies as amended in accordance with Article 4.1, regarding the amendments to the Zoning Code, and shall be read in conjunction with the provisions of this Article and Article 6A, and shall be subject to the amendments provided in this Article. In Article 6A, where conflicts exist between the provisions of this Article and the provisions of the Zoning Code, the provisions of this Article shall prevail. Except where specifically indicated to the contrary in this Article, the amendments of this Article shall conform to Sections 7 and Article 21 through 28 of the Zoning Code for the Greater Mattapan Neighborhood District.

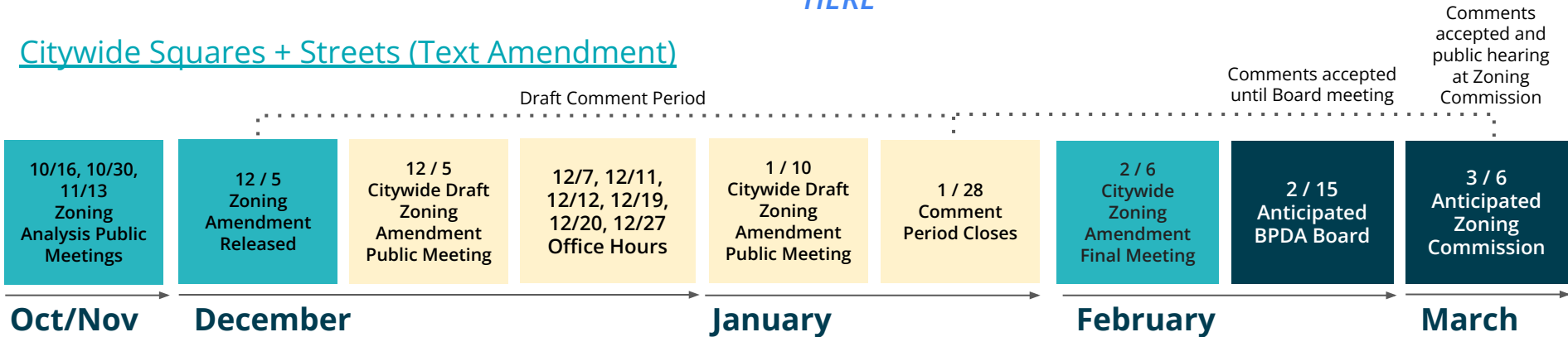
**Goals and Objectives of this Article and the Greater Mattapan Neighborhood Plan** are to provide adequate density controls that protect established residential areas and their growth to ensure where to can be accommodated to promote mixed-use residential development to provide for affordable and market rate housing for individuals and families to promote a viable neighborhood economy and provide for new businesses and expansion of job opportunities to provide for the vibrant development of businesses to enhance their public services and economic development role in the neighborhood to preserve, enhance and create open spaces for parks and support new and existing use and cultural uses that enhance Mattapan's identity and create a welcoming public realm to protect the environment and

# Squares + Streets Zoning Process & Timelines

## Mattapan Squares + Streets (Applying Citywide Text Amendment)



## Citywide Squares + Streets (Text Amendment)



# Share your thoughts with Us!

## Come to Our Virtual Office Hours!

**Mattapan-Specific: 2 sessions in Jan(afternoon + evening)**

Jan 22, 25

**Citywide: 2 more sessions in Jan (afternoon + evening):**

Jan 18, 23

## Attend an Upcoming Public Meeting!

### **Mattapan-Specific:**

Business + Property Owner In-Person Meeting (1/24 6:00-7:30 PM, Mattapan Community Health Center)

Zoning Amendment Final Meeting (2/7)

### **Citywide:**

Zoning Text Amendment Final Meeting (2/6)

## Give Us Your Feedback!

Share your thoughts on the draft zoning amendments now through the **public comment period form from now UNTIL JANUARY 28, 2024.**

**Feedback Form:**

[bit.ly/MattapanZoningSurvey](https://bit.ly/MattapanZoningSurvey)

**Website:** [bit.ly/PLAN-Mattapan](https://bit.ly/PLAN-Mattapan)



# Thank you!

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*for more information please visit [bit.ly/PLAN-Mattapan](https://bit.ly/PLAN-Mattapan)*