

Mattapan Squares + Streets Zoning



Meeting for Business + Property Owners

Why Are We Here Tonight?

PLAN: Mattapan
called for the City
convening with
property and
business owners

Talk through
proposed zoning
for Mattapan's
Commercial and
Mixed-Use Areas

Introduce
opportunities
for improving
your business or
property

Connect you
with City
departments for
help with
business
support,
licensing,
permitting, and
more

Agenda

Presentation (6:15-6:45)

1. PLAN: Mattapan Process & Vision
2. What is Zoning?
3. Harvard Street Health Center (case study)
4. Squares + Streets in Mattapan
5. Timeline & Feedback

Open House (6:45-7:30)

Tables with representatives from:

- BPDA Zoning
- BPDA Development Review
- Office of Economic Opportunity and Inclusion
- Mayor's Office of Housing
- Licensing Board
- Inspectional Services Department
- Harvard Street Health Center Team

PLAN: Mattapan Process & Vision 01

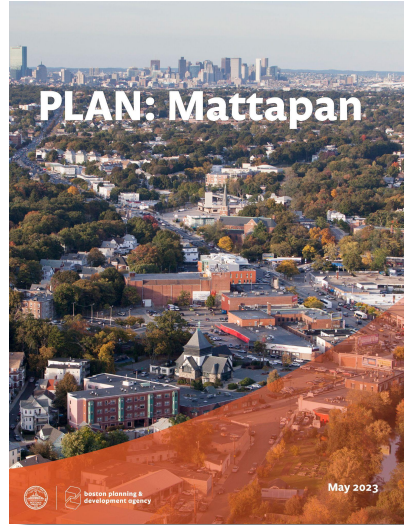


What is PLAN: Mattapan?

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 envisions a future where...

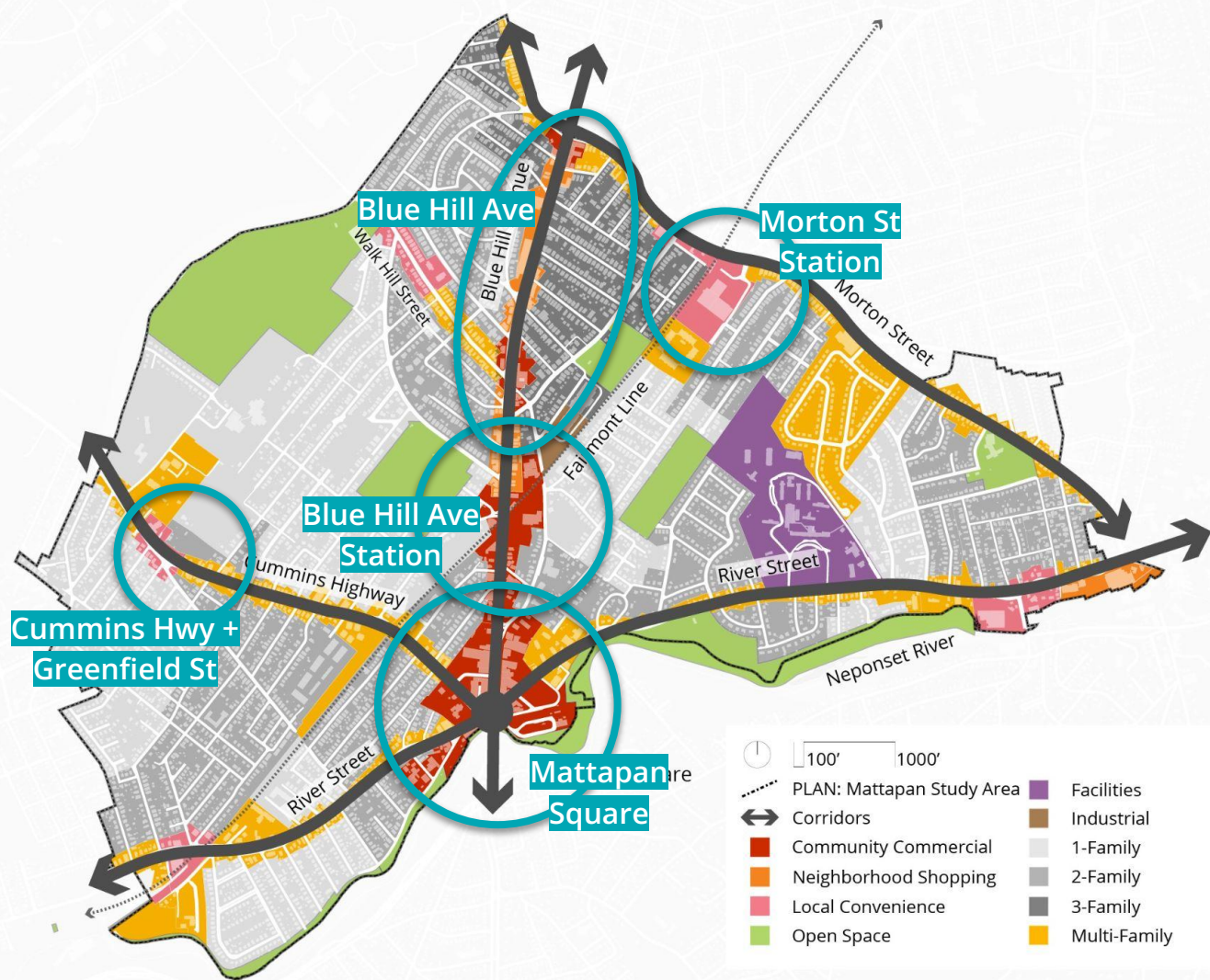
Mattapan Square and other neighborhood nodes are home to vibrant, thriving local businesses and cultural spaces that reflect the needs of residents and uphold neighborhood identity →

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



Focus Areas

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



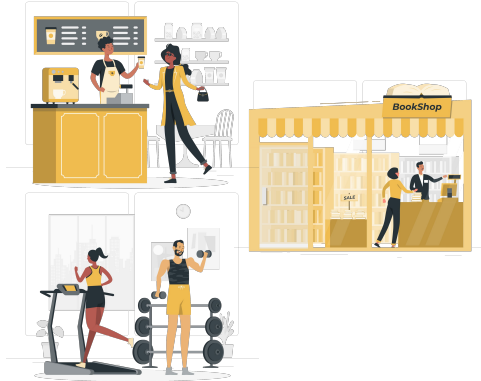
What is Zoning?

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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:



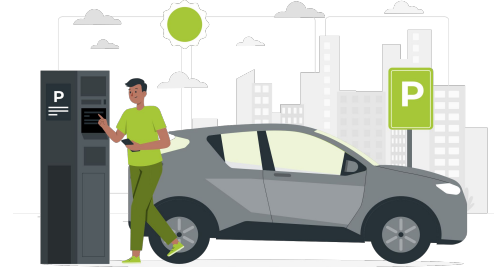
Land Uses

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

Who does zoning apply to?

Sub-Article 80

Changing the use of a property

Constructing an addition on your building

Adding take-out to your restaurant

Construction under 20,000 sf

Other building changes...

Article 80 Small Projects

Projects between 20,000 sf and 50,000 sf

Over 15 units of housing



1525 Blue Hill Ave | 22,000 sf

Article 80 Large Projects

Projects over 50,000 sf



The Loop | 166,000 sf

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*

Harvard Street Health Center

03





Case Study: a New Health Center by Franklin Park

A Project by Harvard St. Neighborhood Health Center
with support from The Community Builders

THE **COMMUNITY**
BUILDERS



David Valecillos January 2024

ABOUT THE COMMUNITY BUILDERS (TCB)

THE **C**  **MMUNITY**
B  **ILDERS**

ABOUT HARVARD ST. NEIGHBORHOOD HEALTH CENTER



THE SITUATION

ZOO NEW ENGLAND

FRANKLIN PARK



HEALTH CENTER CURRENT LOCATION

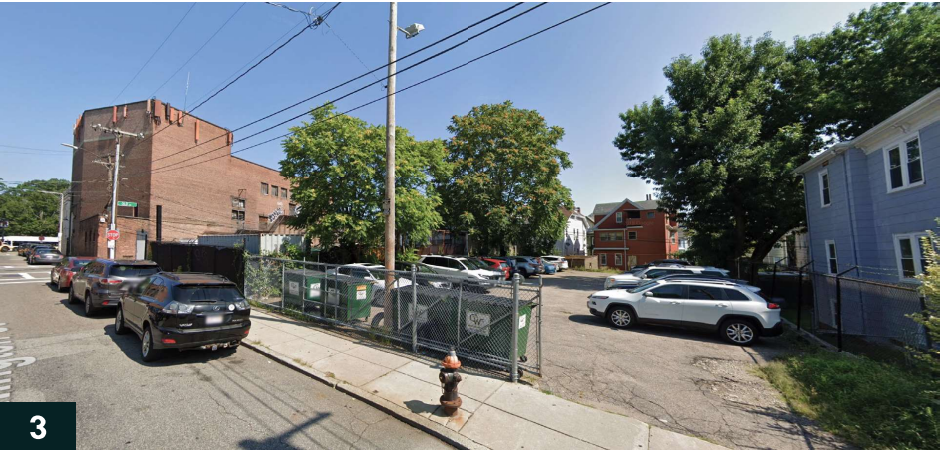
#	Address	Ownership	Lot Size
A	632-640 Blue Hill Ave	Harvard St. Neighborhood	11,560

THE OPPORTUNITY

#	Address	Ownership	Lot Size
B	8 Old Road	City of Boston	6,537
C	14 Old Road	City of Boston	7,051
D	16 Ellington St	Harvard St. Neighborhood	6,102
			19,690

SITE PARCELS

THE SITE



CHALLENGES AND OPPORTUNITIES



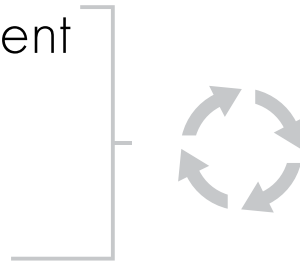
THE TIMELINE | From an Idea to Zoning Approval

2022

- Partnership formation
- Preliminary Project and Community Analysis
- Team Formation
- Concept Development
- Community Engagement
- Optimization

2023

- BPDA - Prefiling
- BPDA filing
- BPDA Public Process
- BPDA Approval
- ISD and ZBA Process



THE PARTNERSHIP AND ROLES



PRELIMINARY ANALYSIS |

Understanding Partners and Community Needs



CONNECTING THE PROPOSED PROJECT TO ITS SURROUNDINGS

Recent Public Plans Around the Area

1. Franklin Park Master Plan
2. Blue Hill Ave Transp. Action Plan
3. Imagine Boston



TEAM FORMATION | Have you done it before?



Co-Owner
Health Care Provider



Co-Owner / Developer
Residential Property
manager



Lead Architects



Civil Engineer



Traffic Engineer



Health Care Architect



Regulatory Consultant



Sustainability
Consultant



Zoning Attorney

COMMUNITY ENGAGEMENT | Aligning Interests

RECENT COMMUNITY ENGAGEMENT - INPUT

- Community Associations (1 Meeting) - July
- Local and State Officials (Various Meeting)
- Direct Abutters (1 Meeting) - August
- Public Meeting - Nov 2022
- Public Meeting - 5/17



WHAT WE HEARD?

"It is a blighted site" "There is a lot of trash around it"

"Many cars speed around the site...Its not safe to cross the street"

"We support the new Health Center"

"There is a lot of noise during weekends...People Park along Old Rd and start partying"

"There is a lot of new housing in the neighborhood.. Try to minimize the number or units"



BPDA PRE-FILING PROCESS

How does the project fit into its context

CONNECTING THE PROPOSED PROJECT TO ITS SURROUNDINGS

Site in Transition

Franklin Park

Blue Hill Ave

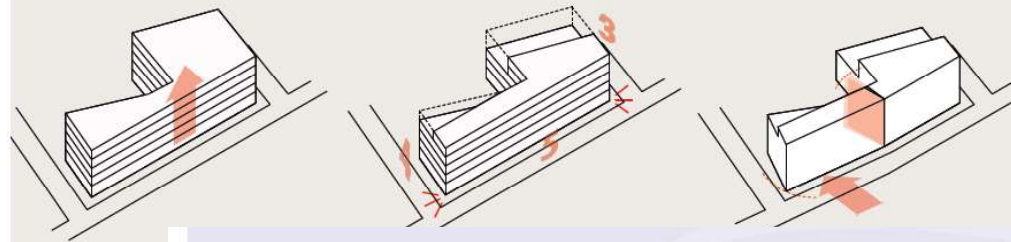
Ellington St.



Park Land

Mixed-Use

Residential



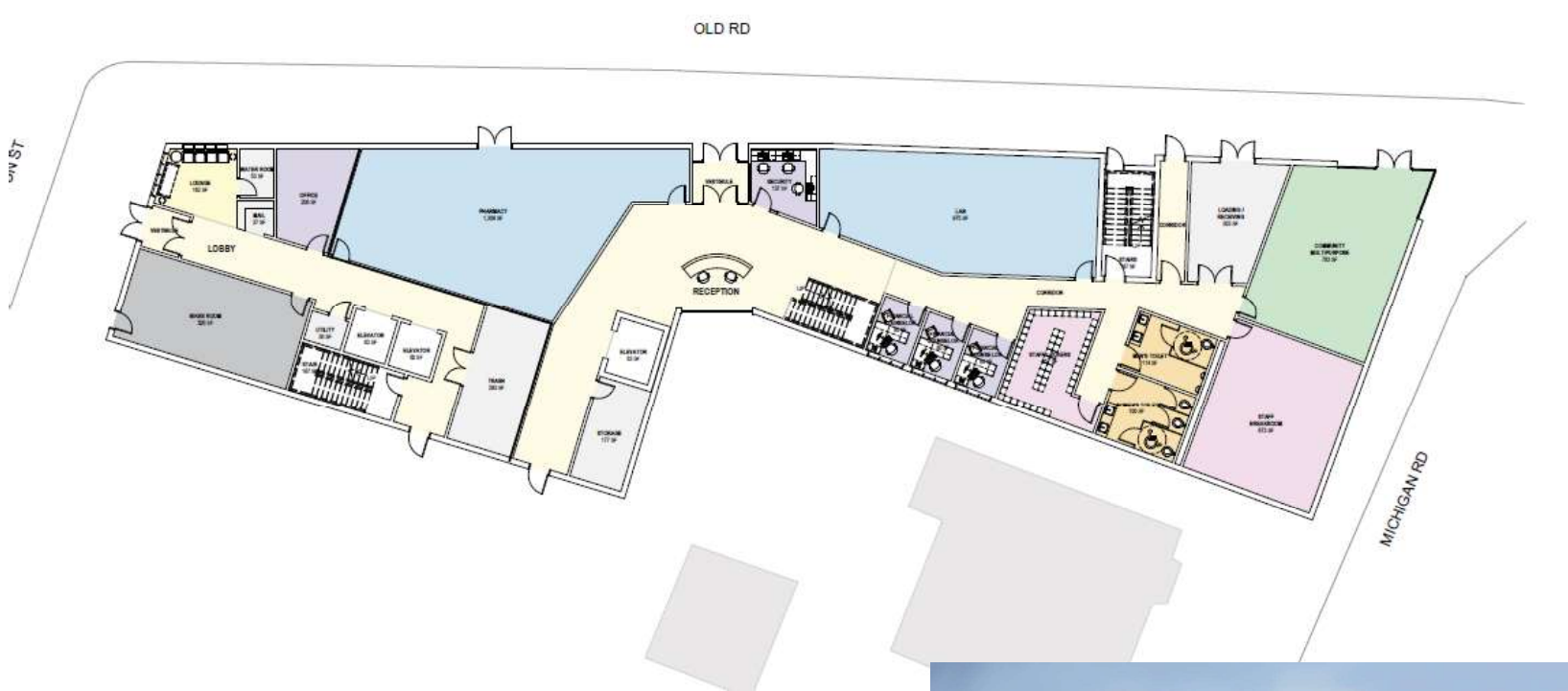
PRO
EXT



PROJECT GOALS, FLEXIBILITY AND ADAPTABILITY

FROM MIXED USED (HOUSING + HEALTH CARE)
TO HEALTH CARE ONLY - NAVIGATING TOWARDS SUCCESS

BPDA PRE-FILING PROCESS | Activating the Public Realm



BPDA FILING, PUBLIC PROCESS AND APPROVALS



THANK YOU

David Valecillos
david.valecillos@tcbinc.org

THE **C**OMMUNITY
BUILDERS

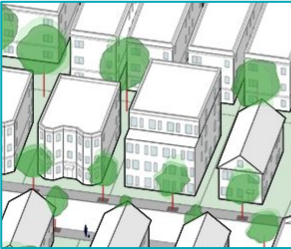





Squares + Streets in Mattapan

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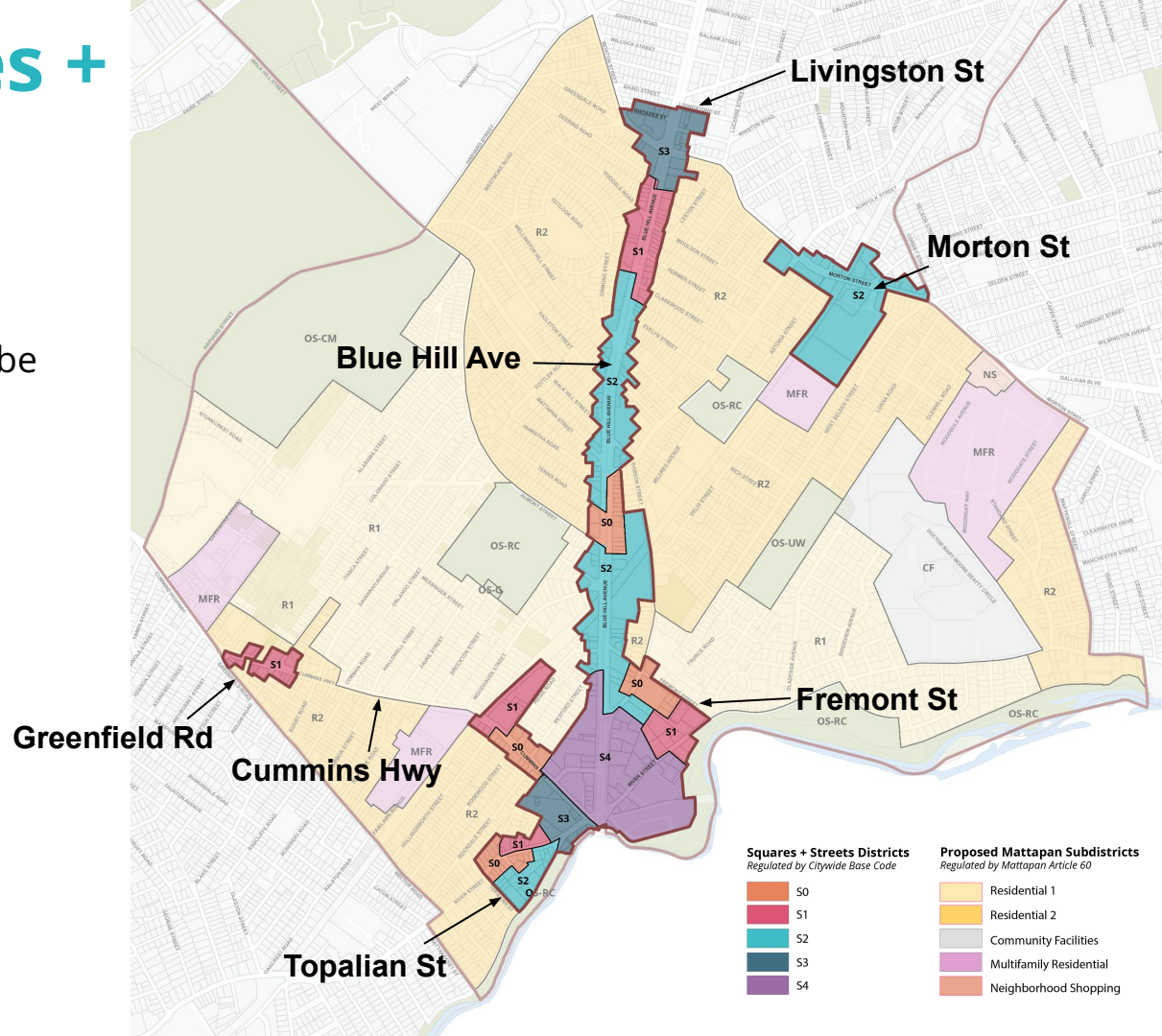
Squares + Streets Districts

**NOT PROPOSED FOR
MATTAPAN**

S0	S1	S2	S3	S4	S5
					
Transition Residential	Main Street Living	Main Street Mixed Use	Active Main Street	Active Squares	Placemaker
<ul style="list-style-type: none"> • Transition between low and high activity streets and squares • Residential and accessory only • Large, context-scale yards 	<ul style="list-style-type: none"> • Small-scale storefronts allowed on the ground floor with limited uses • Predominantly residential • Small scale yards 	<ul style="list-style-type: none"> • Mixed-use main street • Mainstreet zero-lot-line • Outdoor amenity space required • Lower lot coverage to require yards or plazas 	<ul style="list-style-type: none"> • Residential or small scale hospitality • Mainstreet zero-lot-line • Outdoor amenity space required • Active ground floor uses required • Lot coverage responds to parcel size 	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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

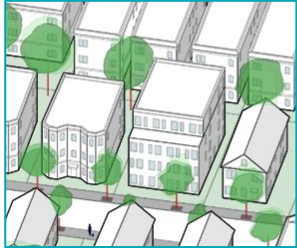
Proposed Squares + Streets Zoning

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.**



S0 - Transition Residential

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

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 - Main Street Living

S0



Transition Residential

- Transition between low and high activity streets and squares
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S1



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S3



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- Lot coverage responds to parcel size

S4



Active Squares

- Wider range of upper floors uses
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- 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

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 - Main Street Mixed Use

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
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S2



Main Street Mixed Use

- Mixed-use main street
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S3



Active Main Street

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S4



Active Squares

- Wider range of upper floors uses
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S5



Placemaker

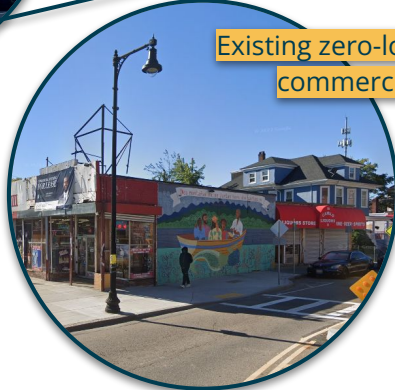
- Widest range of mixed-use uses
- Large buffer with residential areas
- Outdoor amenity space required
- Wide range of ground floor active uses (no residential)
- Lot coverage responds to parcel size

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

1525 Blue Hill Ave

S3 - Active Main Street

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
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S2



Main Street Mixed Use

- Mixed-use main street
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S3



Active Main Street

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S4



Active Squares

- Wider range of upper floors uses
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S5



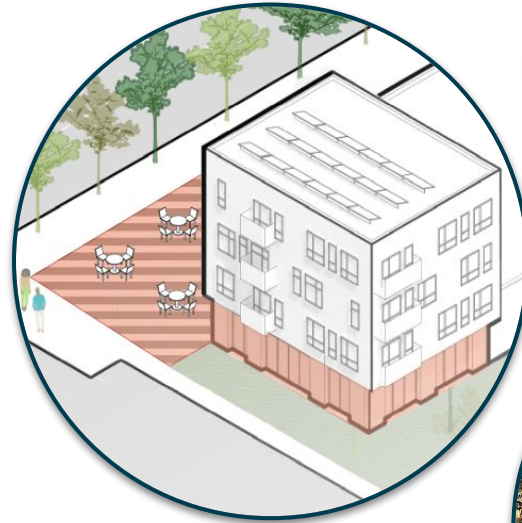
Placemaker

- Widest range of mixed-use uses
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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



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 - Active Squares

S0



Transition Residential

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

S1



Main Street Living

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S2



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S3



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S4



Active Squares

- Wider range of upper floors uses
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S5



Placemaker

- Widest range of mixed-use uses
- Large buffer with residential areas
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Proposed S4 Areas



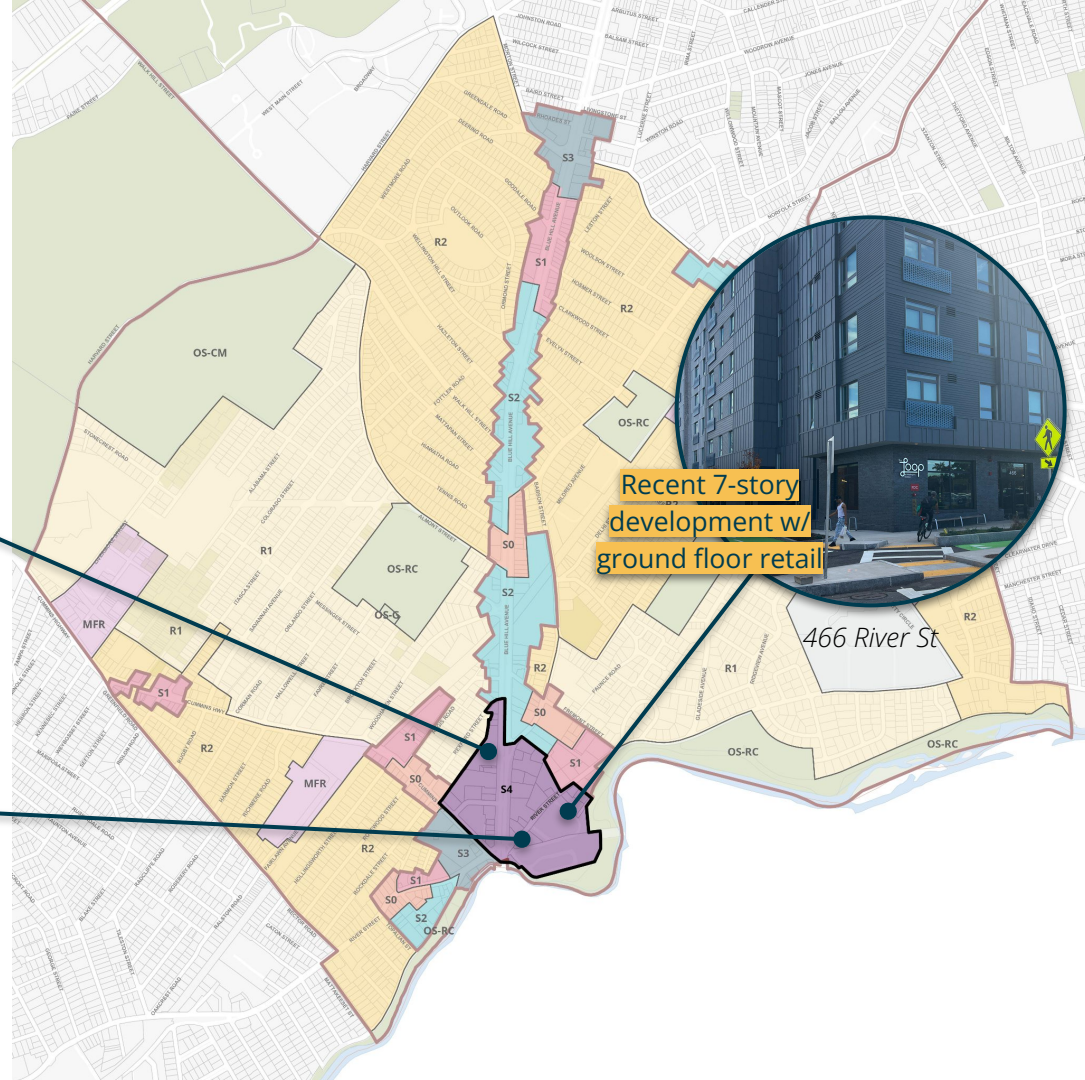
Affirming existing health uses like the Mattapan Community Health Center

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

Timeline & Feedback

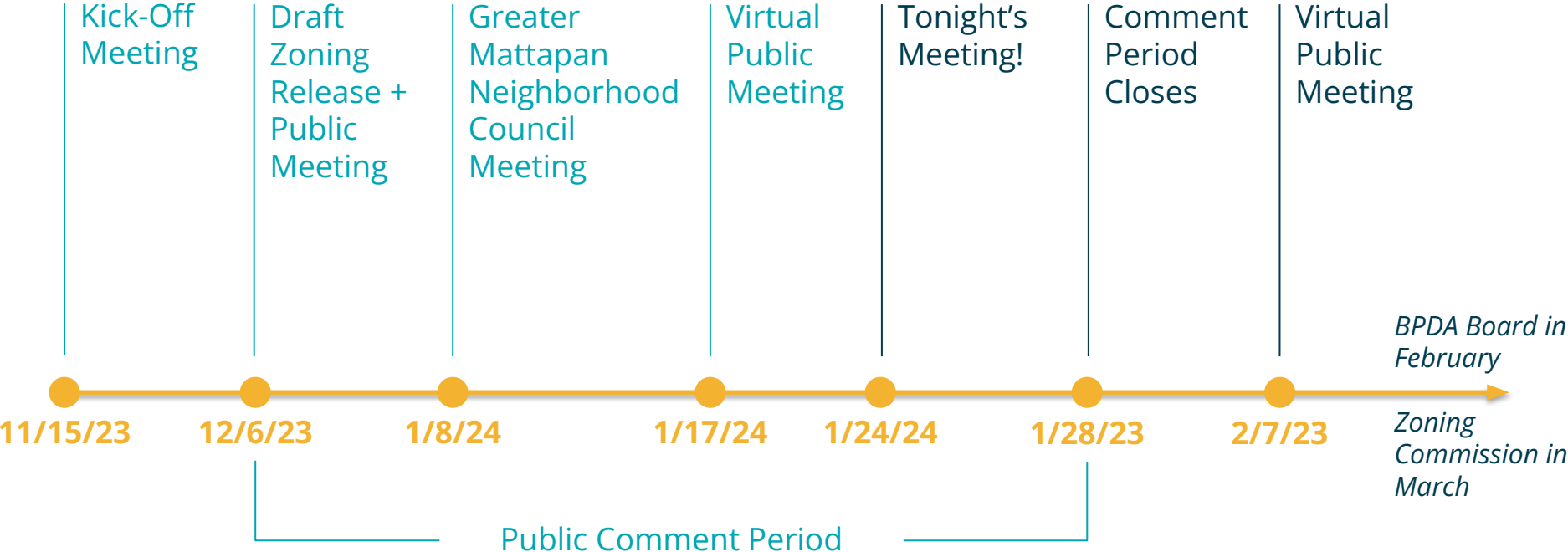
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Timeline & Feedback

Feedback Form:
bit.ly/MattapanZoningSurvey

Website: bit.ly/PLAN-Mattapan



Open House Tables

06

Squares + Streets

- Provide feedback directly to the team
- Talk about proposed zoning in more detail
- Read through materials + learn how to read through them on your own time

Development Review

- Learn about the Article 80 process
- Ask about ongoing Article 80 projects in Mattapan



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



Mayor's Office of Housing

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

Ongoing Initiatives

Welcome Home Boston

helps low to moderate income Bostonians become homeowners

Blue Hill Ave Action Plan

RFPs for 30 city-owned parcels to develop into housing

Additional Dwelling Unit Program

loans for adding an additional dwelling unit (ADU) onto your property



Office of Licensing and Consumer Affairs

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
- Entertainment Division
- Special Events
- Consumer Affairs

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



Inspectional Services Department