

Meeting Recording

At the request of community members, the BPDA will be recording this meeting and posting it on the **PLAN: Mattapan** project webpage at **bit.ly/PlanMattapan** for those who are unable to attend the Zoom meeting live. The recording will include the presentation, Q&A, and public comments afterwards. Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. **If you do not wish to be recorded during the meeting, please turn off your microphone and camera.**



**boston planning &
development agency**

*Pou koute sesyon an an kreyòl ayisyen, tanpri itilize kanal la an kreyòl ayisyen
Para escuchar la sesión en español, por favor utilice el canal en español*

Zoom Tips

Welcome! Here are some tips on using Zoom for first-time users.

Your controls should be available at the bottom of the screen.

Clicking on these symbols activates different features:



Mute/unmute (please remain muted to limit background noise)



Chat to type questions throughout the presentation



Turn video on/off



In the chat box, select the raised hand icon to raise your hand to ask a question during Q&A



Listen to the presentation in a different language



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Meeting Format

- Presentation followed by Q & A and comments.
- During the presentation, all microphones will be muted.
- Once the presentation is over, we will take questions and comments in two ways:



Through the **Chat tab** at the bottom of your screen; or



You can **raise your hand** and we will take your questions. You can unmute yourself when you are called.



Virtual Meeting Etiquette

- We want to ensure that this conversation is a pleasant experience for all.
- All participants should remain muted until the presentation to limit background noise. Attendees will be able to submit questions via the chat feature or to raise their hands to ask a question.
- Please be respectful of each other's time.
- We ask that participants limit their questions so that all may participate in the discussion.
- Please wait until all attendees have the opportunity to ask a question before asking a second.



PLAN: Mattapan

Draft Release

October 20, 2022
BPDA-Hosted Overview



Tonight's Agenda

1. Re-introduce PLAN: Mattapan
 - a. What is in the PLAN/What ISN'T in the PLAN
 - b. Feedback we need and how to provide it
2. PLAN: Content
 - a. Nodes & 10-minute Neighborhood
 - b. Corridors
 - c. Residential Fabric & ADU 3.0
 - d. Mobility Improvements
3. What's Next



1

Introduction

Planning Initiative Context



Set the stage for the long-term equitable growth, investment, and sustainability of the neighborhood

1. Streamline zoning to be more accessible to the Mattapan Community
2. Create urban design recommendations to generate predictable and equitable growth
3. Identify and implement short-term strategies now (Public Art Initiative, MAPC TAP)

Confirm the priorities of past planning efforts in this specific geography.

Planning Context

68%

of Mattapan is Black and/or African American

34%

of the neighborhood is foreign-born or non-US Citizen

43%

of homes in Mattapan are valued less than \$400k (23% in Boston)

21%

of renters at an elevated risk of displacement (25% of homeowners)

\$17.7k

the gap in median family income between Mattapan and Boston

\$251k

the gap to develop a 2-bedroom unit at 70% AMI in Mattapan

PLAN: Mattapan's Vision

PLAN: Mattapan will strengthen the existing culture and stability of the community by:

- supporting **affordable housing**,
- creating **opportunities for businesses** to thrive, and
- **enhancing connections** to improve the neighborhood's experience **accessing jobs and spaces where people gather**.



PLAN: Mattapan will implement its vision across three main geographic areas: Nodes, Corridors, and Residential Fabric.

Equity & Environmental Justice

Improve quality of life, promote healthy environments and prepare for Climate Change.

Housing

Encourage affordable, stable, and diverse housing options in Mattapan to reduce displacement and maintain homeownership levels.

Mobility

Increase access to high-quality travel options so that people can safely and reliably connect to destinations within Mattapan and the rest of the City.

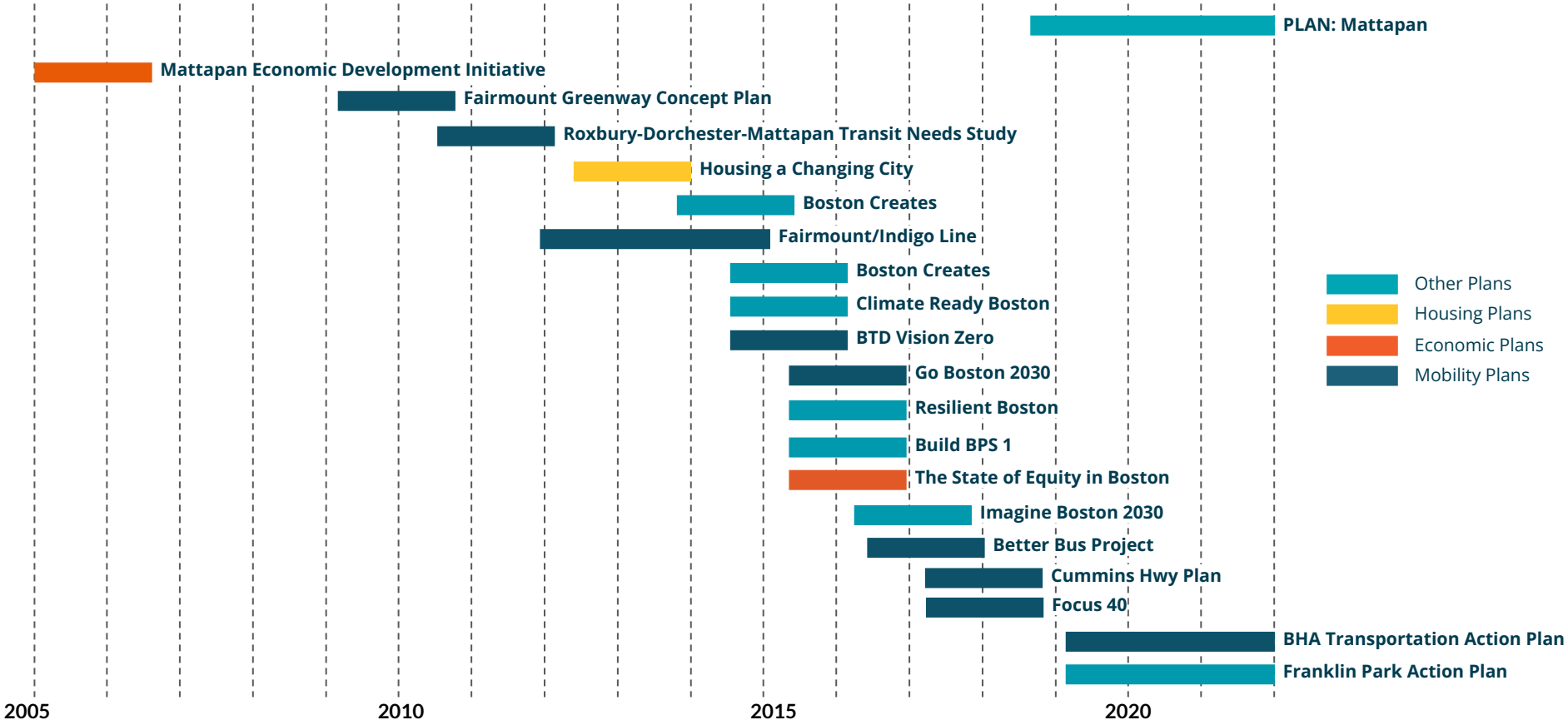
Jobs & Businesses

Drive inclusive economic growth through support for local economies and increase access to opportunities within and external to Mattapan.

People & Places

Guide new projects to contribute to strengthening the existing culture and celebrating Mattapan's identity.

Planning in Mattapan



Timeline & Engagement



A Look Ahead

October

S	M	T	W	T	F	S
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9	10	11	12	13	14	15
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 PLAN Release

 Community Engagement

 Chat with a Planner

 Comment Period End

 BPDA Board Meeting

- Provides new zoning at key nodes to create a **10-minute neighborhood**, promoting local businesses and all residents accessing essential goods and services within 10 minutes of their home.
- Proposes a **green links network** creating better access across the neighborhood, especially to open spaces
- Introduces new zoning to allow for **ADU 3.0** (new accessory dwelling in rear yards and alterations to main structure) as a tool to add more housing and support generational wealth.

What is *not* in the PLAN

Projects Beyond the Scope

- Planning for Boston Public Schools
- Emergency services planning
- Planning for additional Parks

Concurrent Processes

- Details of the Blue Hill Avenue Transportation Action Plan
- Details of the Cummins Highway Redesign
- Details of DCR's Neponset River Greenway Extension

- We are looking for **specific and detailed feedback** on PLAN: Mattapan
- Feedback can be **related to the numbers** used in PLAN: Mattapan (e.g., 75 percent lot coverage) **or language** (e.g., community member vs resident)
- Feedback should be constructive
 - **“Local Convenience should be designated at X & Y intersection.”** is more helpful than “I don’t like this.”
 - It’s equally helpful if you **specify what you do like** about PLAN: Mattapan.

Where to provide feedback

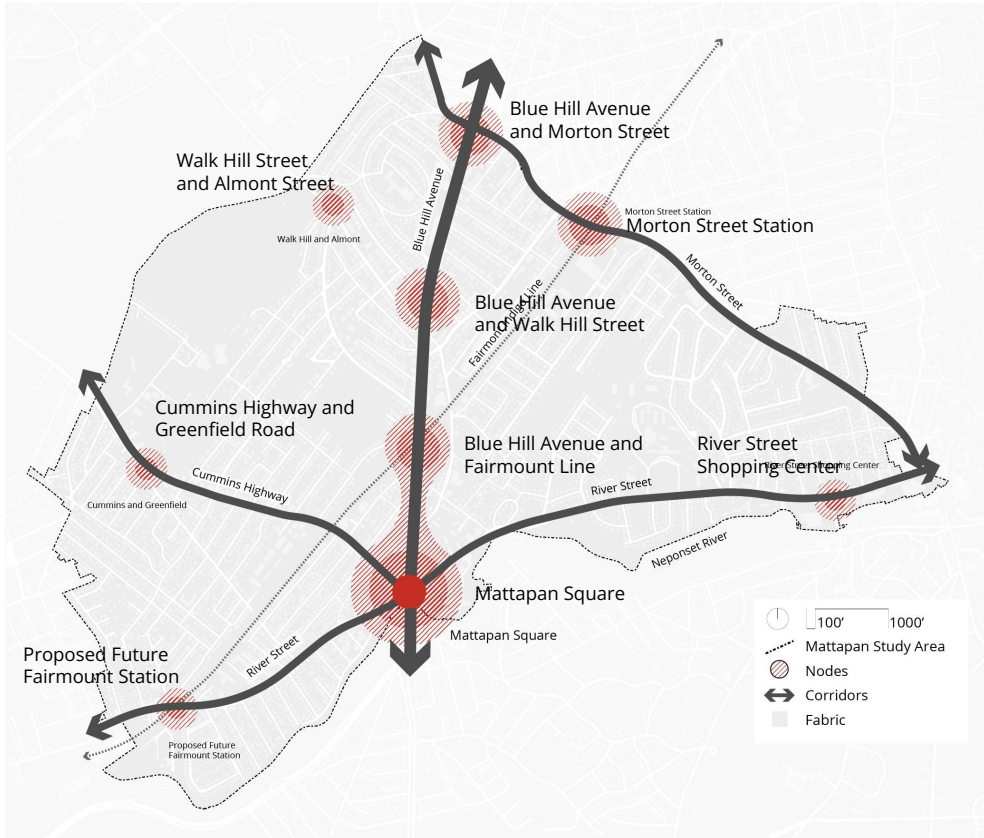
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- You can submit feedback using the comment box on the [PLAN: Mattapan](#) webpage (bit.ly/PlanMattapan).
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2 PLAN: Mattapan

PLAN Content



Neighborhood Framework



Nodes are areas of heightened activity at key moments along major roads.

Corridors are areas along major roads in Mattapan that can support businesses and larger scale development.

Residential fabric refers to areas in the neighborhood that are primarily, though not exclusively used for housing.



Nodes are areas for concentrated mixed-use development.

Mattapan Square is the economic and social center of Mattapan. PLAN: Mattapan envisions Mattapan Square as an area where:

1. People can **gather and build community** in the heart of the neighborhood
2. **Local and small businesses can thrive** and provide goods and services as well as space for folks to gather

However, due to market challenges, zoning changes alone will not achieve this vision.

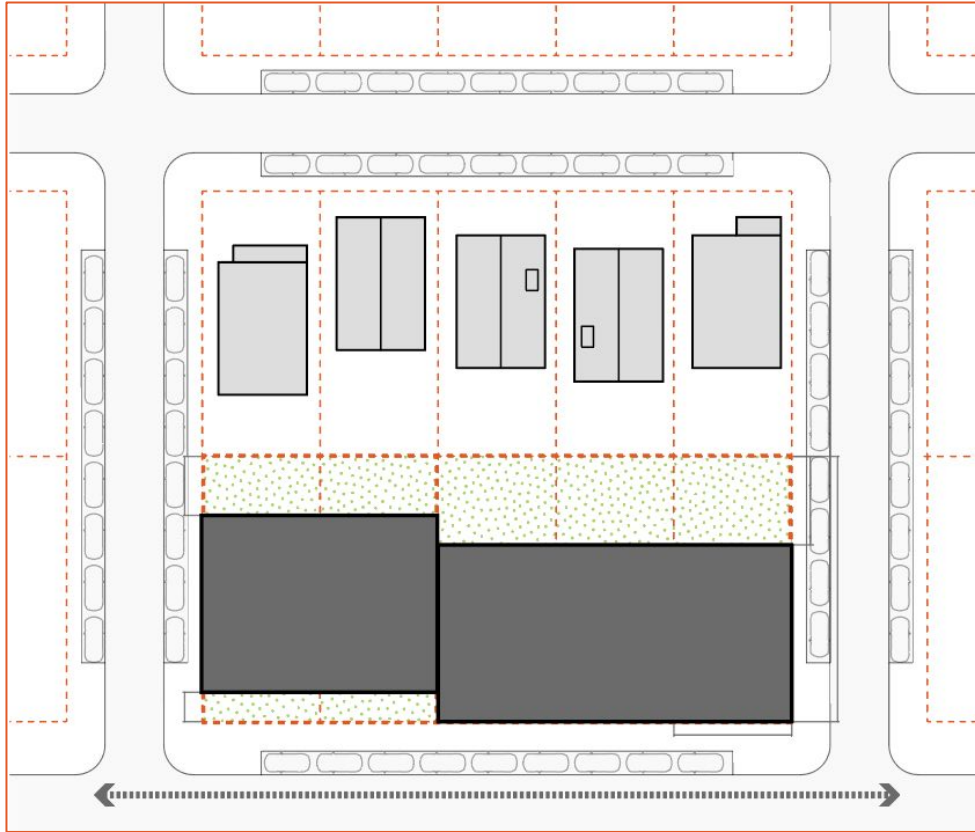




CC districts are the most robust, allowing for transformative growth towards shared goals.

- **Increase height in CC-2 subdistrict (Mattapan Square to 70 feet and increase FAR to 4.5)**
- **Require setbacks at the upper stories to reduce the canyon effect**
- **Increase required open space per unit**
- **Ensure high quality open spaces**
- **Introduce 80% lot coverage maximums**

What is Lot Coverage?



Lot coverage goals work alongside other existing setback requirements to better transition from this higher density zoning to the low density residential areas of the neighborhood fabric.

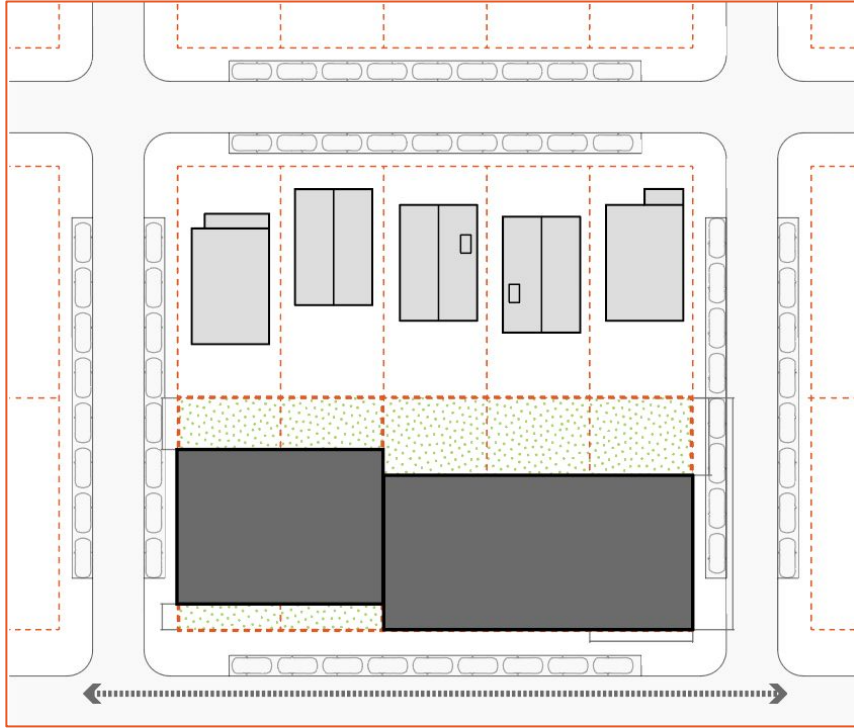


Area shaded like this is what is called “impervious surface” or area where water can not seep into the ground. The portion of the property that is impervious is what we refer to as “lot coverage”

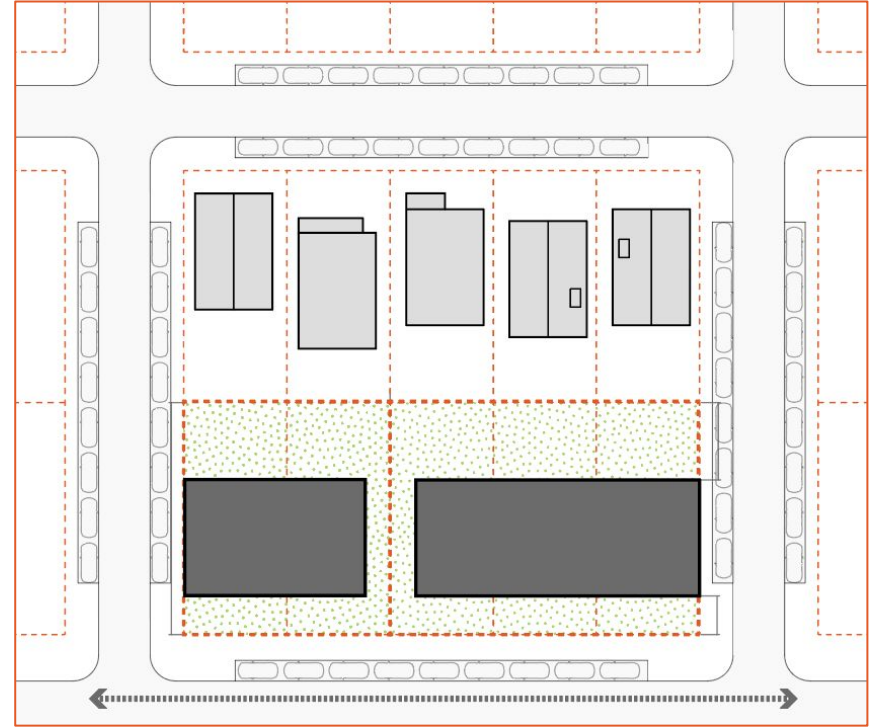


The area hatched in green is “pervious surface” where water can filter down through the layers of ground.

Lot Coverage Differs by Zoning and Location

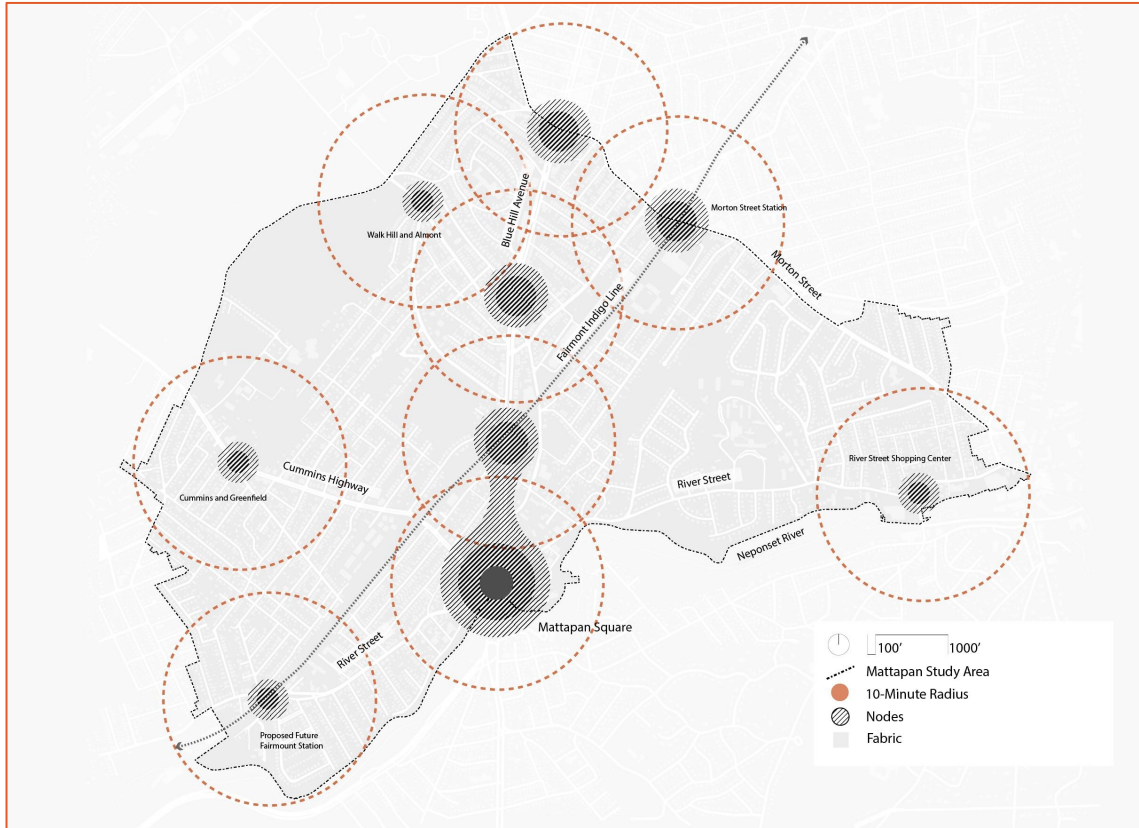


80% lot coverage (shown above) would be appropriate for areas like Mattapan Square



50% lot coverage (shown above) would be appropriate for areas closer to the residential fabric and in Multi-Family Residential areas

Nodes Serving the Residential Fabric

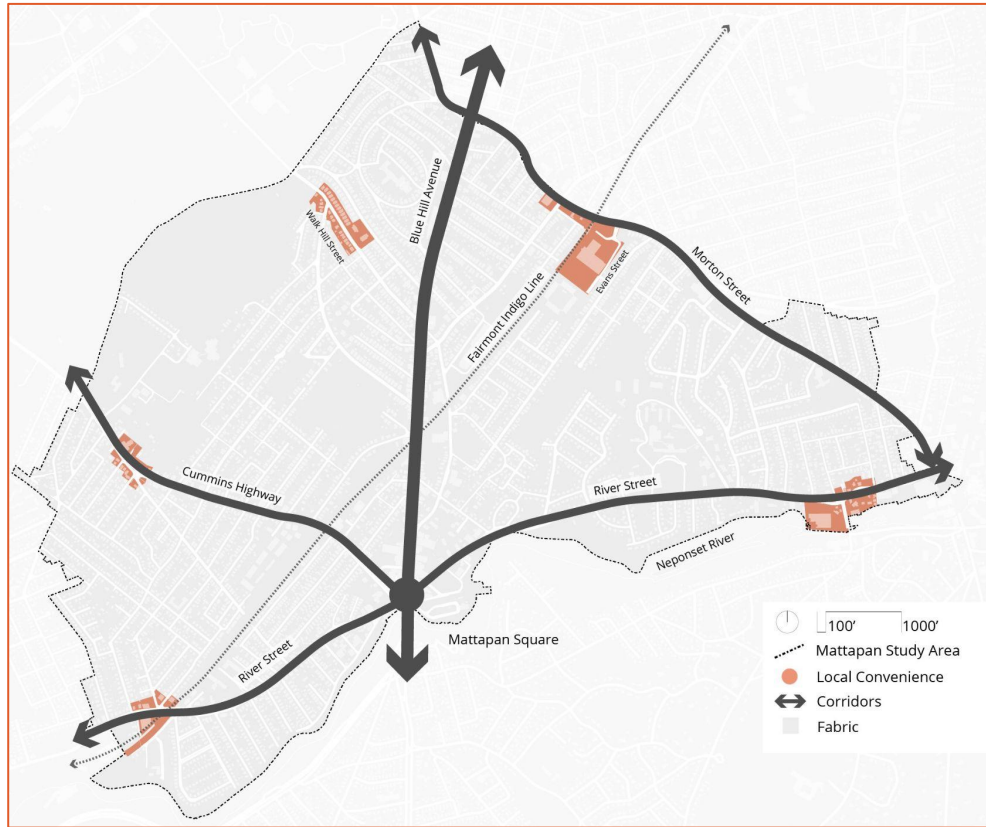


While Mattapan Square is the most prominent node within the planning study, PLAN: Mattapan proposes bringing essential goods and services closer to home. To do so, PLAN: Mattapan will make modest zoning changes, such as:

- Introduce **local convenience zoning** at key intersections throughout the neighborhood and
- Implement **lot coverage maximums** while maintaining setback requirements to protect adjacent low-scale residential structures.

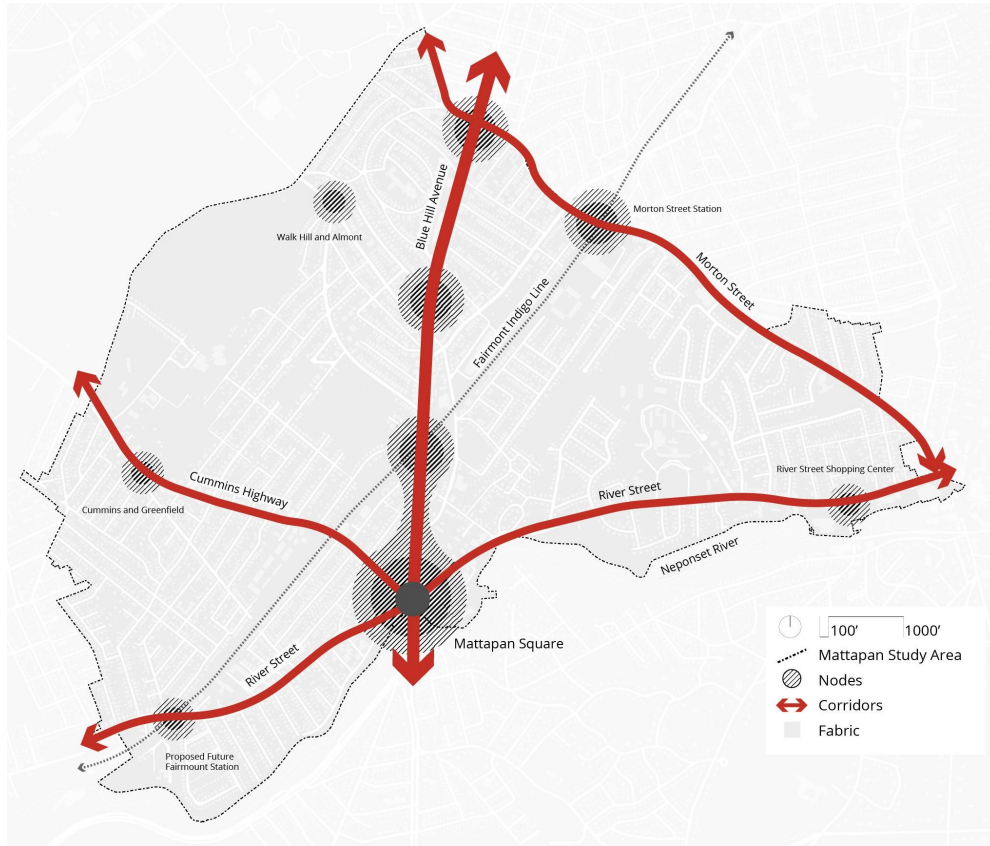
The PLAN will also site **Boston Transportation Department's GoHubs!** at these same nodes

Local Convenience Zoning and Design Guidelines



Zoning Objectives:

- Foster nodes of mixed-use activity
- Set allowable FAR to 1.75 and building height maximum to 55 feet
- Usable open space is to be 75 SF per unit
- Introduce 75% lot coverage maximums



Corridors are an excellent location to create additional public realm, reduce heat island effect, and promote local jobs and businesses.

Mattapan's Corridors afford the opportunity to increase height and density in exchange for increased community benefit such as:

1. Increased **affordable housing options**
2. Improved **pedestrian and bicycle experiences** through streetscape and greenspace design
3. Providing an **active ground floor use** to encourage walkability and gathering

Zoning changes along Blue Hill Avenue will be coordinated with ongoing corridor improvements

Case Study: 1525 Blue Hill Avenue



BPDA Planning Staff were able to leverage the ongoing PLAN: Mattapan process to **preserve the existing mature tree**, **increase permeable surface** on the site, and **maintain an active ground floor use**.



Zoning Objectives:

- Foster mixed-use activity
- Increase FAR from .9 to 1.75 and building height maximum from 35 feet to 55 feet
- Increase usable open space from 50 SF to 75 SF per unit
- Introduce 75% lot coverage maximums

Zoning Objectives:

- Match scale of recent successful multifamily developments
- Increase building height from 35 feet to 45 feet
- Design guidelines to provide excellent open space for residents and provide stormwater control
- Introduce 50% lot coverage maximums





Recommendations for Mattapan’s low-rise residential fabric are focused on building local equity and providing a more diverse and relevant mix of housing units.

PLAN: Mattapan's goal is to guide transformative growth to the Nodes and Corridors of the neighborhood. Within the residential fabric, PLAN: Mattapan proposes:

- The **Green Links network** to provide better access to Mattapan's open spaces,
- Modest zoning changes to support **residential infill development**, and
- **ADU 3.0** which has the potential to provide 2,400 new homes in the neighborhood without impacting the existing fabric.



Benefits of ADUs

1. Increase **affordable housing options** in the neighborhood
2. Support **multigenerational family arrangements** and provide opportunities for aging in place
3. Support **homeowners to remain in their homes** by generating steady rental income

Barriers to Participation:

1. **Lack of knowledge** of the ADU program and how it applies
2. **Limited resources** for design and engineering services to construct an ADU
3. Boston's permitting process is **confusing and lengthy**

Current ADU Program



Limited to the confines of the existing structure of a 1-to-3-Family (e.g., basement or attic units)

89

in construction or complete across the city

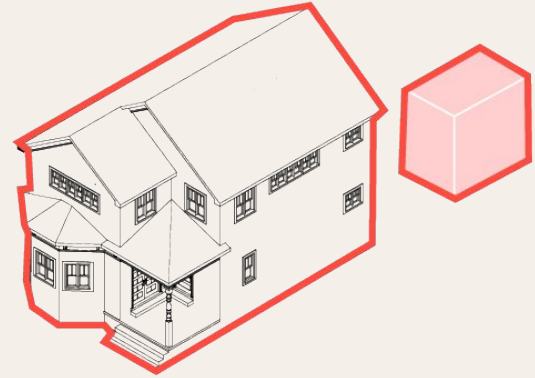
62

in pipeline for permits to be constructed across the city

Next Steps as Outlined by Mayor's Office of Housing (MOH):

- **MOH Expand Existing Loan Program**
- **Zoning Amendments**
- **Simplify the Permitting Process**
Meet with ISD and ZBA in order to identify ways to simplify the permitting process and lower the barriers for homeowners interested in converting their accessory structures.
- **Address Fire Access Requirement**
Coordinate with BFD, ISD, and ZBA to address fire access requirements and identify possible compliance alternatives to the 20 ft driveway width requirement.

Piloted ADU 2.0 Program



Allows ADUs in *existing* detached structures (e.g., garages, carriage houses, pigeon coops, etc.) on lots with 1-to-3-Family dwellings

1,548

existing accessory structures in Mattapan

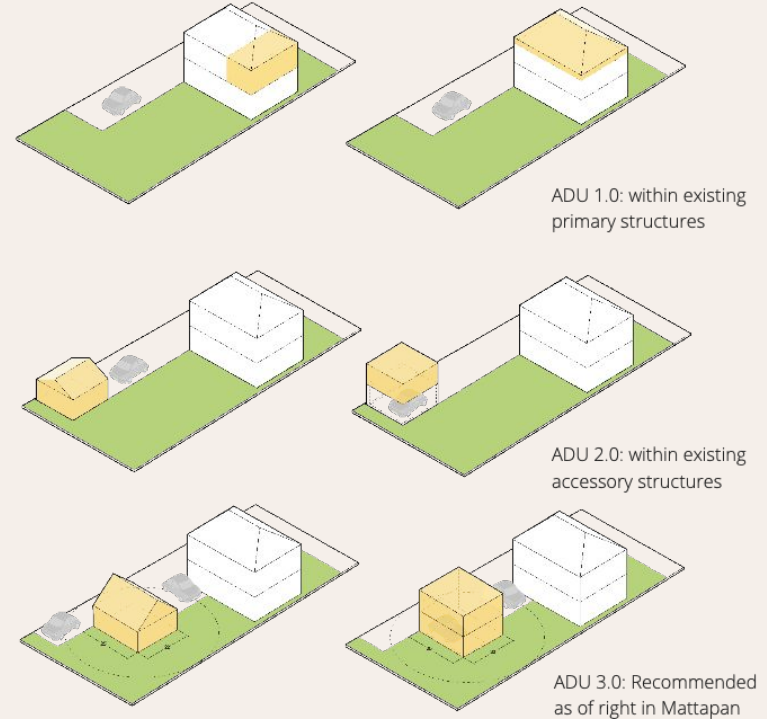
35%

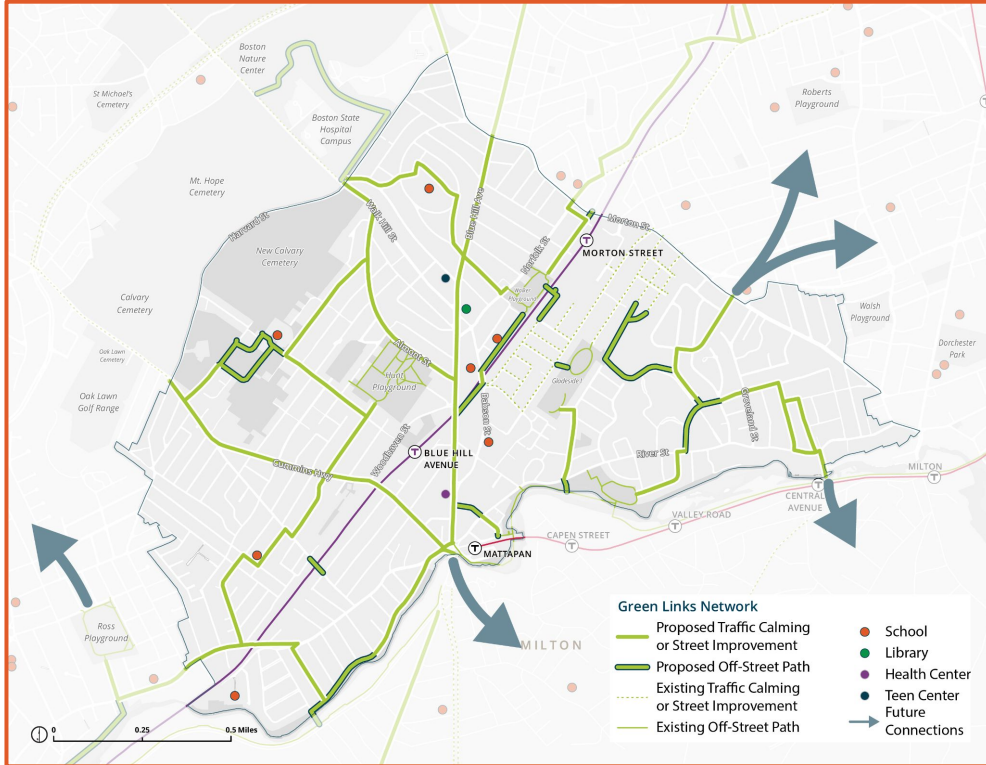
of total the building stock is accessory structures

Allows ADUs in *new* detached structures (e.g., garages, carriage houses, pigeon coops, etc.) and modifications to the existing primary structure on lots with 1-to-3-Family dwellings

- **Draft zoning amendments and design guidelines for ADU 3.0 through PLAN: Mattapan**
- **Coordinate with MOH on additional programmatic supports to increase participation**

Proposed ADU 3.0





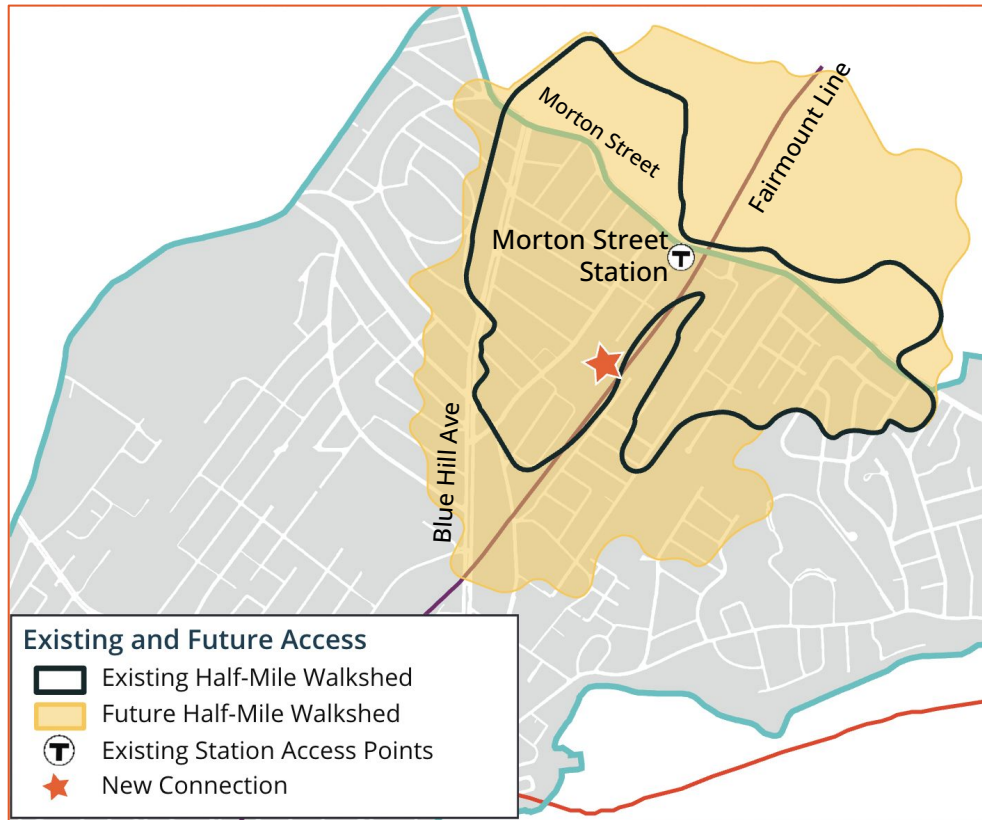
Types of Interventions



Street trees, bioswales, raised crosswalks, and bike lanes create a more enjoyable experience for all users



Speed humps and signage make it safer and more clear for pedestrians to access parks



New Connections:

Morton Street Station Pedestrian Bridge and Gladeside Urban Wild Paths

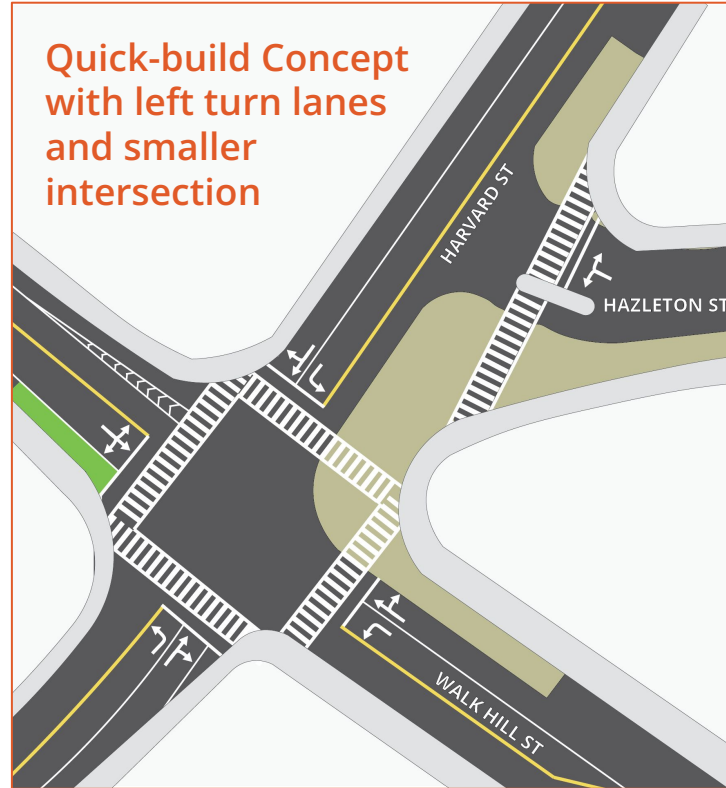
- Recommends a new Fairmount Line pedestrian bridge at the Morton Street Station
- Expand Gladeside Urban Wild paths for improved access
- Together improvements can expand 10-minute walking access to Morton Street Station for 3,500 residents
- Potential to expand to Walker Playground

Harvard/Walk Hill Improvements

Existing Condition



Quick-build Concept with left turn lanes and smaller intersection



Similar quick-build interventions have been made at Babson/Mildred

3 What's Next

Timeline and Feedback



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