

PLAN: Mattapan

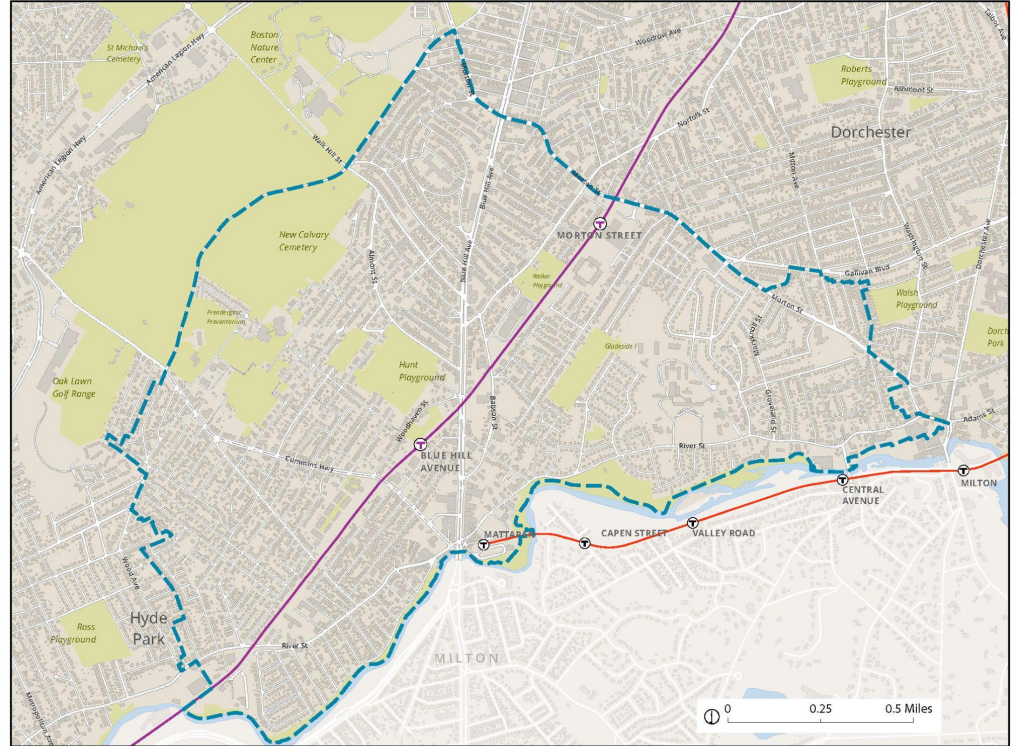
Draft Release

October 3, 2022
GMNC Presentation



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
3. What's Next



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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.

Public Health & Environment

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.

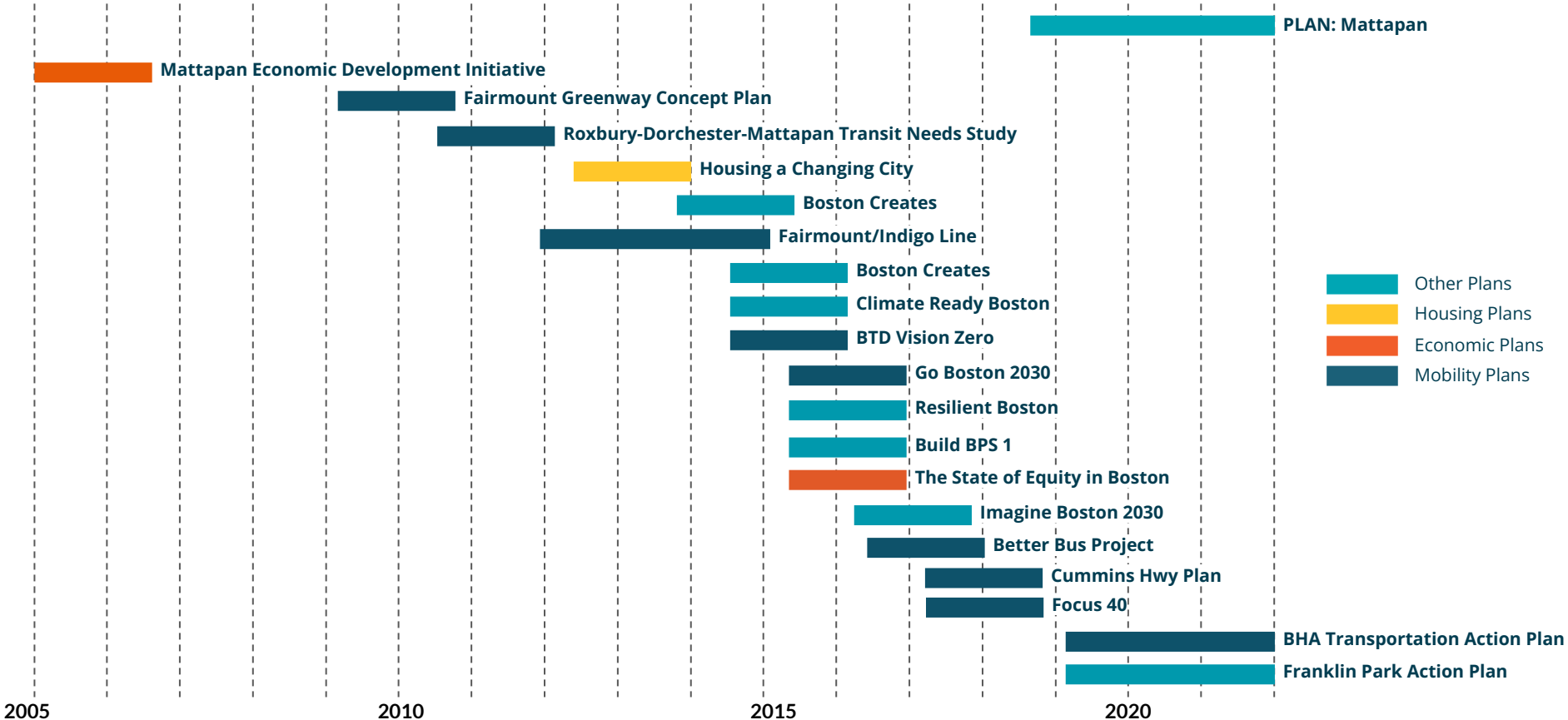
Economic Development

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

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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

- We will have time at the end of this presentation for live note-taking to document your feedback.
- You can submit feedback using the comment box on the [PLAN: Mattapan](#) webpage (bit.ly/PlanMattapan).
- There will be comment cards and boxes located at the Mattapan Branch of the Boston Public Library.

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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.



Mitigate environmental concerns like high temperatures and stormwater flooding and improved health outcomes

Additional affordability, accessibility, and other benefits are necessary to achieve fair housing

Siting new nodes that would allow mixed-use development within a 10-minute walking radius of residents' homes

New commercial and mixed-use zoning in nodes will expand where new businesses can be located

Increase investment in and care for public art, businesses, and gathering space



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

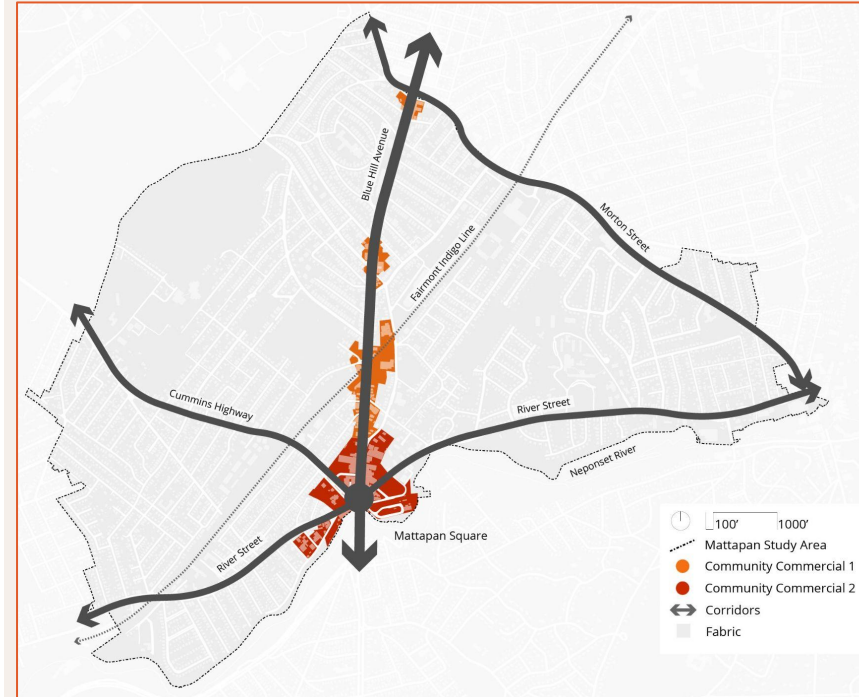
However, due to market challenges, zoning changes alone will not achieve this vision.



Community Commercial Zoning and Design Guidelines

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

- **Modest increases in density and building height**
- **Increase required open space per unit**
- **Ensure high quality open spaces**
- **Lot coverage requirements to bring light and air into adjacent structures**

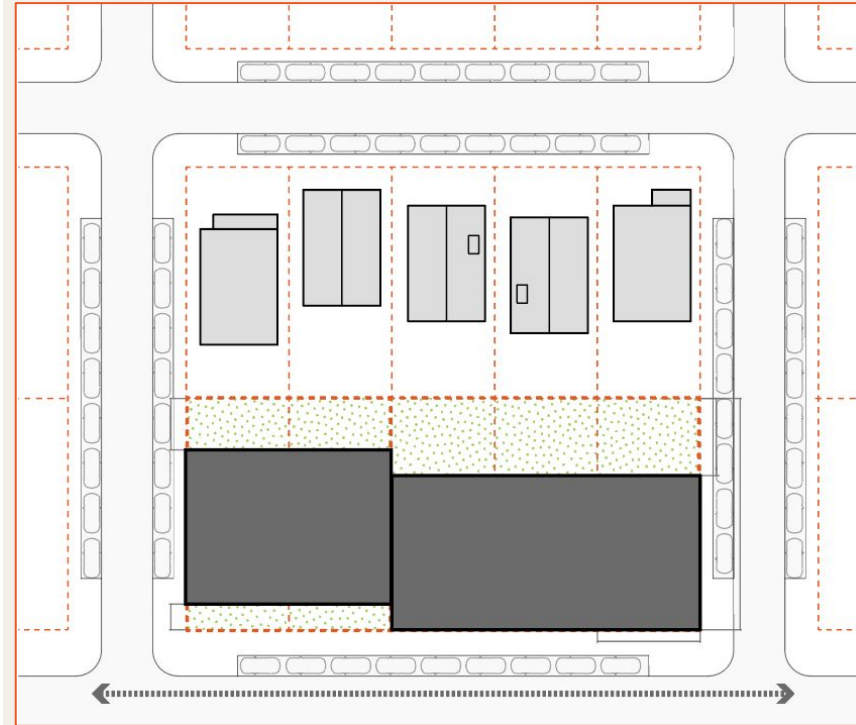


Community Commercial Zoning and Design Guidelines

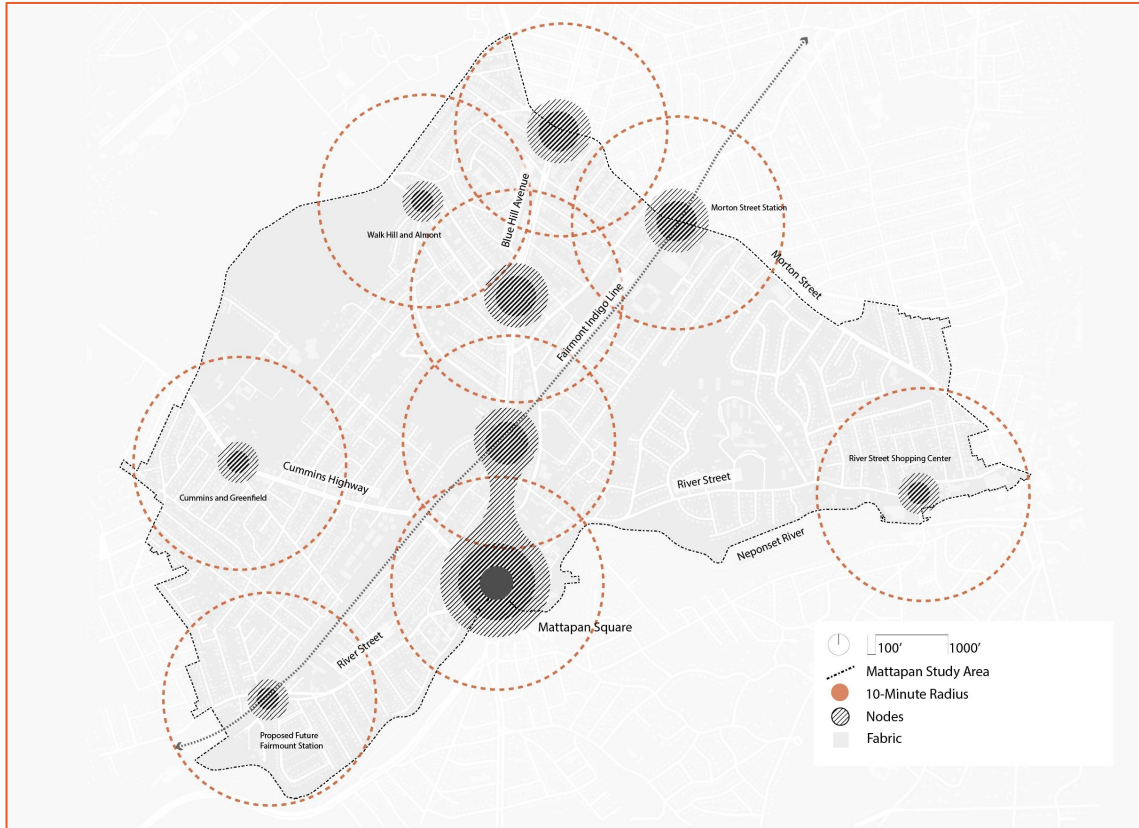
Lot coverage goals work alongside other existing setback requirements to better transition from this higher density zoning to the low density residential areas of the neighborhood fabric.

Guidelines:

- **Minimum permeable surface should be 20 percent** (25 percent is shown in the example)
- **Current applicable yard setbacks remain in place**
- **Maximum lot coverage of 80%** (75 percent is shown in the example)



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:

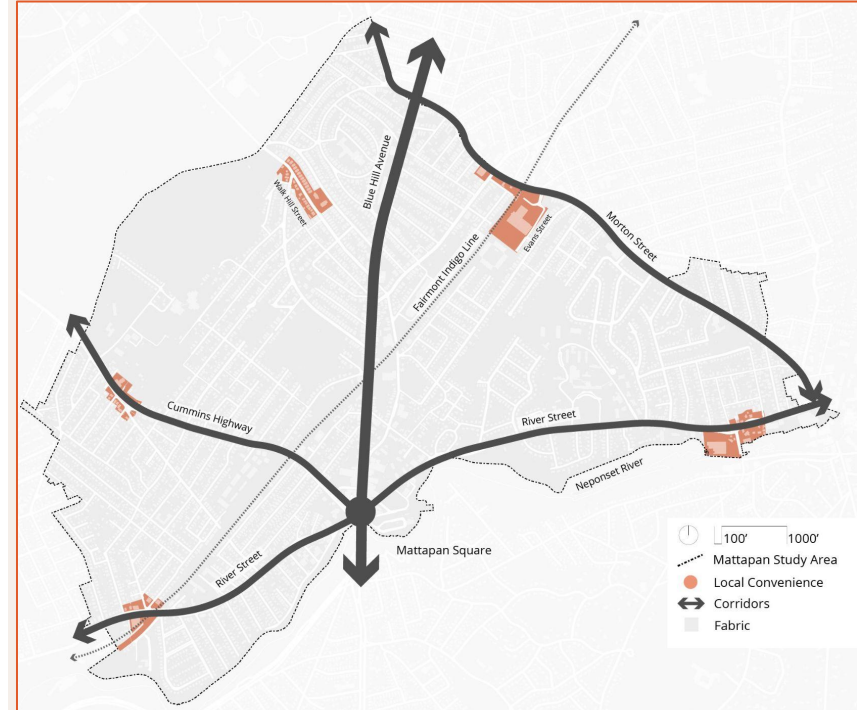
- Introduce **local convenience zoning** at key intersections throughout the neighborhood and
- Implement **lot coverage maximums** while maintaining setback requirements to protect adjacent low-scale residential structures.

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 lot coverage requirements as an added measure to bring light and air into adjacent structures.

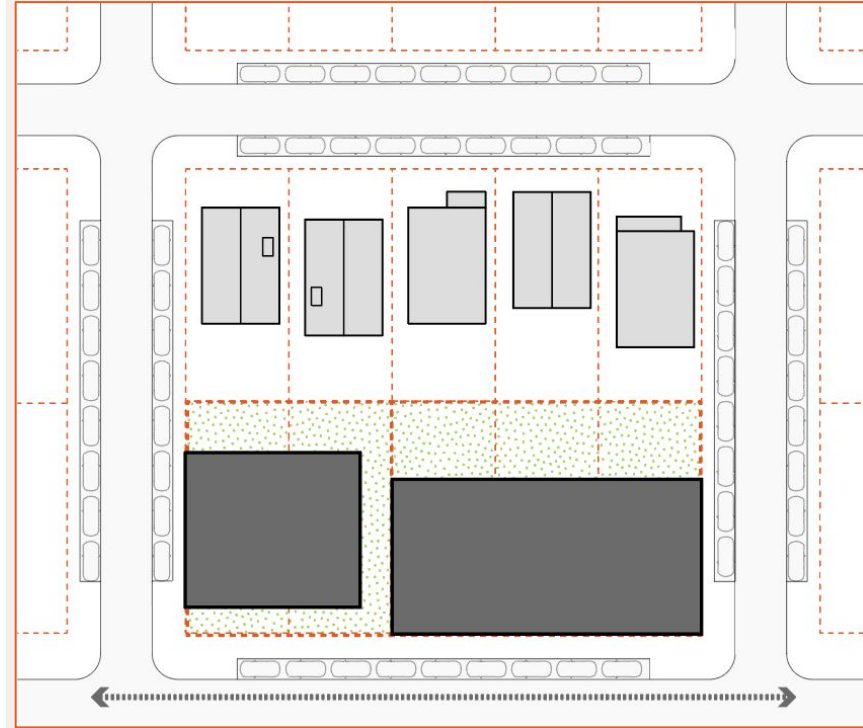


Local Convenience Zoning and Design Guidelines

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.

Guidelines:

- **Minimum permeable surface should be 25 percent** (34 percent is shown in the example)
- **Applicable yard setbacks will be in place**
- **Maximum lot coverage of 75 percent** (66 percent is shown in the example)



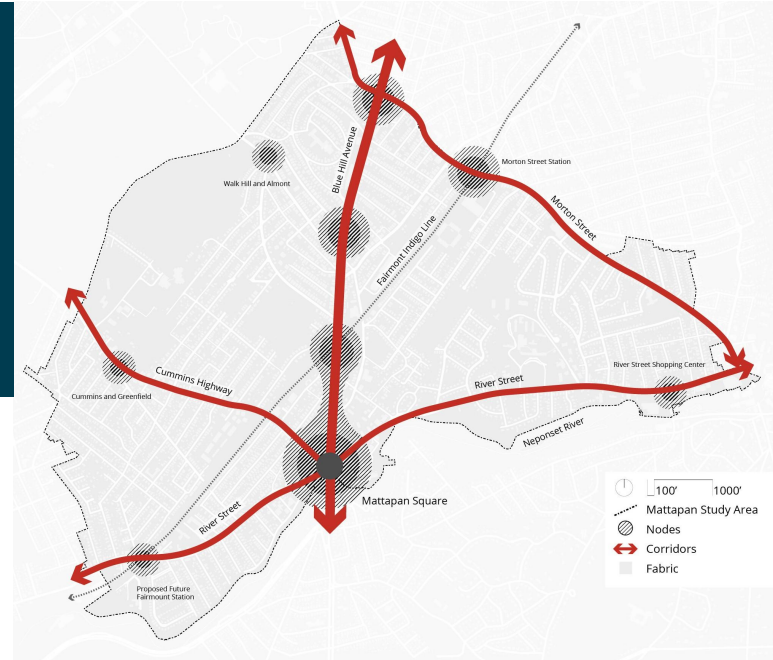
Introduce better shading along these major corridors

Providing more homes without impacting the established character of the residential fabric

Provide greater safety for all residents and encourage additional foot traffic

New commercial and mixed-use zoning in nodes will expand where new businesses can be located.

Through increased investment in and care for public art, businesses, and gathering space, Mattapan's nodes can highlight the diversity of experiences in Mattapan.



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**.

Neighborhood Shopping Zoning and Design Guidelines

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 lot coverage requirements



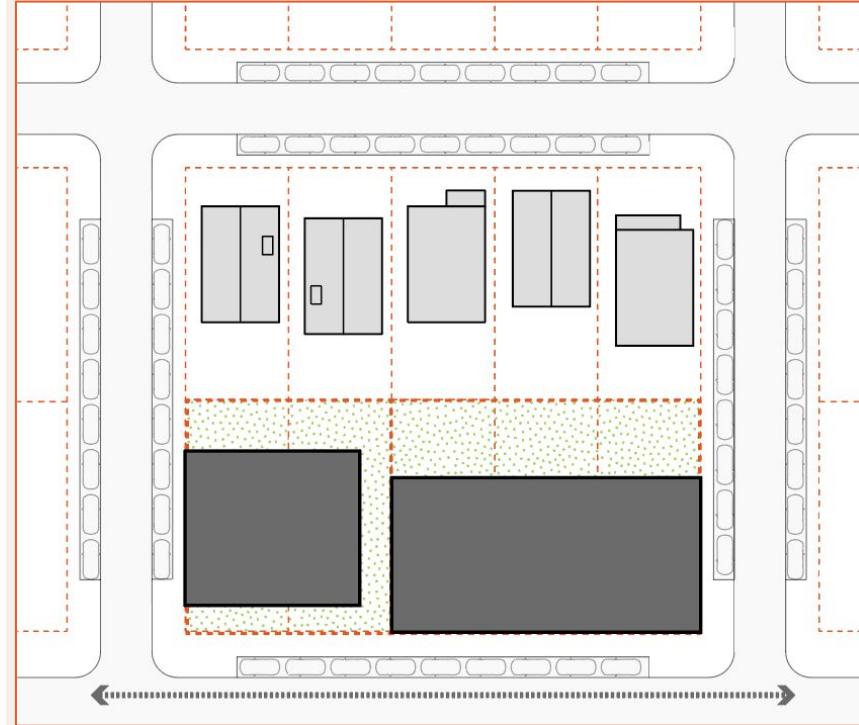
**Neighborhood Shopping and Local Convenience subdistricts are dimensionally the same, however, they differ in their allowed uses.*

Neighborhood Shopping Zoning and Design Guidelines

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.

Guidelines:

- **Minimum permeable surface is recommended to be 25 percent** (34 percent is shown in the example)
- **Current applicable yard setbacks remain in place**
- **Maximum lot coverage of 75 percent** (66 percent is shown in the example)



Multifamily Zoning and Design Guidelines

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 lot coverage requirements

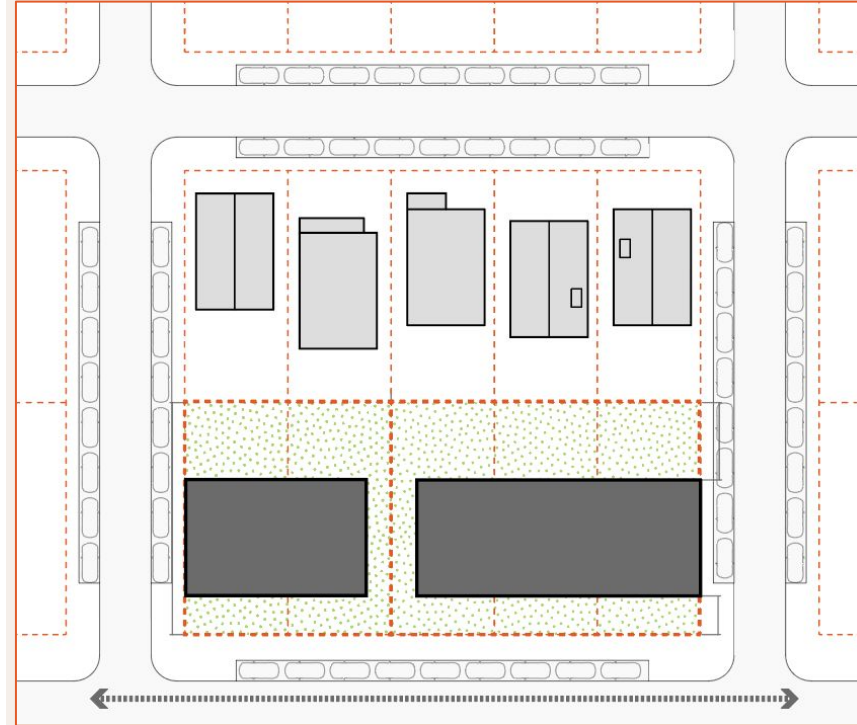


Multifamily Zoning and Design Guidelines

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.

Guidelines:

- The green hatch indicates the area of the lot that is meant to be permeable, allowing rainwater to seep into the ground below.
- The **current applicable rear yard setbacks remain in place** in addition to the proposed lot coverage targets. This helps reduce impacts on adjacent low density areas. The **front yard requirements** of the MFR subdistrict will remain and **will help contribute to the overall permeable surface area**. Similarly, the side yard requirements in the MFR subdistrict will remain in place.
- Together, these guidelines lead to a **maximum lot coverage of 50% as depicted by the footprint of the building and impervious surfaces**. In this example, the lot coverage is shown at 46%.



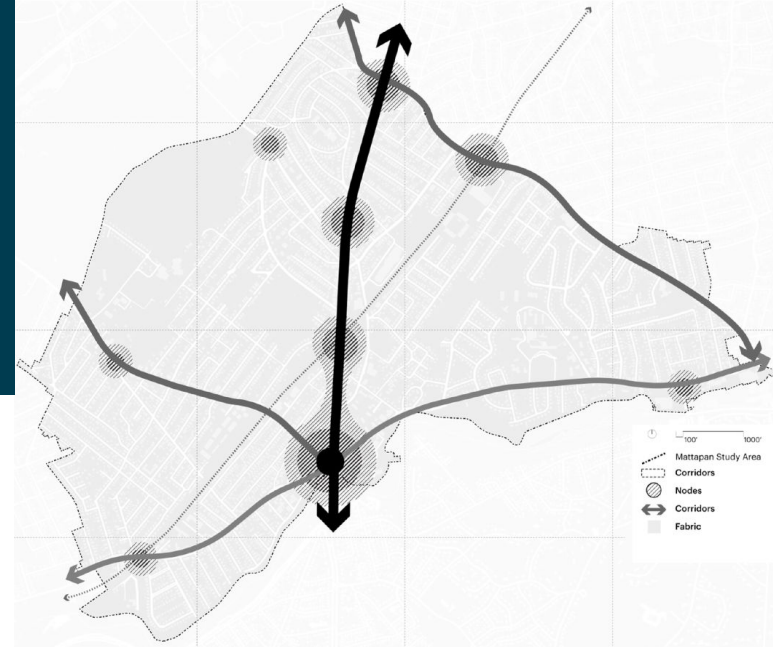
Support all who wish to remain in their homes and in the neighborhood to do so

Support existing residents and increase housing supply, including intergenerational housing

Reduce cut through traffic and encourage residents to connect with the neighborhood in other ways

Reduce commute times and make the trip to and from public transit as enjoyable and smooth as possible

Allow artist live-work housing through zoning to support local artists to continue to be anchored in the neighborhood



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.

Green Links



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

In accordance with the Mayor's 2030 Housing Plan, additional dwelling units address the following issues as discussed with the community:

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

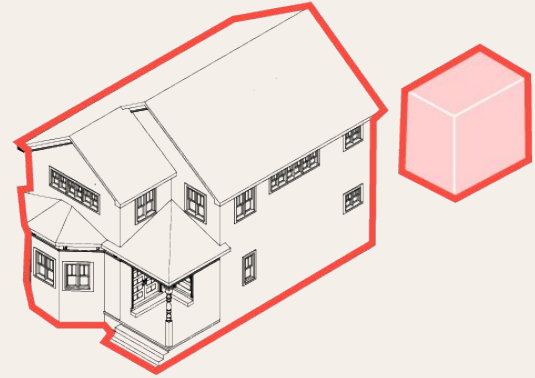
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in pipeline for permits to be constructed across the city

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

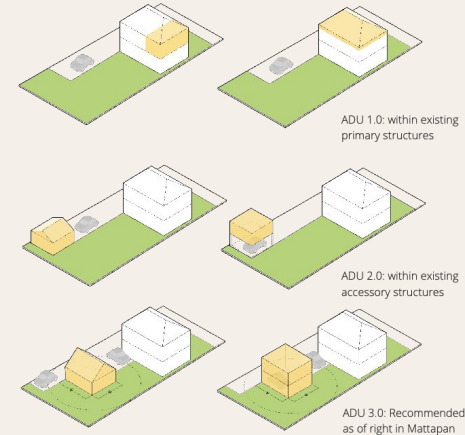
35%

of total the building stock is accessory structures

Next Steps

- Resolve blocks with ADU 2.0 and implement citywide ADU 2.0 zoning
- Draft zoning amendments and design guidelines for ADU 3.0 through PLAN: Mattapan
- Coordinate with MOH on how and when to remove the owner-occupancy requirement

Proposed ADU 3.0



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

2,400

potential homes through ADU 3.0 *without* fire lane access

750

potential homes through ADU 3.0 *with* fire lane access

3 What's Next

Timeline and Feedback



A Look Ahead

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