

To Whom It May Concern:

On 12/3/22, twenty Mattapan Residents met, representing diverse groups from multi-generational backgrounds, to discuss Plan Mattapan. This meeting was commissioned by Caribbean Integration Community Development in efforts to engage residents in a robust discussion about Plan Mattapan and to solicit recommendations from residents to share with the Boston Planning and Development Agency. During this meeting, residents received an overview of the plan and engaged in open dialog with a city and community engagement manager.

The meeting attendees provided the following feedback, and recommendations:

Nodes

Attendees supported the following recommendations:

- Set allowable FAR to 1.75 and
- building height maximum to 55 feet
- Introduce 75% lot coverage maximums

Attendees provided the following recommendations.

- Foster nodes of mixed-use activity with a priority to include zoning that includes green space.
- Prioritize zoning for small business development that is locally sourced.
- Prioritize zoning to include multiple forms of transportation to commute to the nodes: All new nodes must have a dedicated bike, car, and pedestrian space.
- Prioritize zoning nodes to include expanding sidewalks to allow small businesses to use this space for business and residential activities.
- Usable open space is 75 SF per unit, zoned for residential use by Mattapan Residence.
- Foster mixed-use activity by prioritizing home ownership on all developments that include housing.
- Prioritize zoning to require the prioritization of restaurants with sit-down seating and restrict the number of take-out-only options.
- Prioritize zoning to require larger businesses such as movie theaters, hotels, conference centers, event spaces, and companies seeking to employ more than 30- 50 new employees.

- Prioritize zoning to require multiple forms of transportation to access the corridor and dedicated spaces to place bikes, scooters, and other modes of personal transportation.
- Increase FAR from .9 to 1.75 and building height maximum from 35 feet to 75 feet
- Increase usable open space from 50 SF to 100 SF per unit with a priority of adding trees and plants along the corridor with each new business development and extension.
- Prioritize zoning to require street cleaning schedule
- Prioritize zoning to require the involvement and approval of the Greater Mattapan Neighborhood Council to include approving all development projects based on the new proposed zoning requirements.
- Prioritize zoning to require an annual meeting with Greater Mattapan Neighborhood Council to review open and upcoming projects to cap adding additional developments if previous developments have yet to receive final permits to operate from the City of Boston Inspectional Service Department.
- Restrict the zoning of a developer's ability to own more than 10 percent of the developments within the corridor to promote more local ownership. Restricts developers from having partial owners in future developments in the corridor.
- Prioritize zoning to require market-rate developers in the corridor to include a community investment fund to support the beautification and maintenance of all Mattapan Business Districts, the public and green spaces, and active public spaces for community events and activities.
- Prioritize zoning to require ADA seating for residents and patrons.
- Prioritize zoning to require including community gardens in each corridor.
- Prioritize zoning to require zoning for bike lanes at all corridors.
- Prioritize zoning to require extensive lighting at all coordinators at all medians and business entries.
- Prioritize zoning to require community event/meeting space and green spaces for all large projects.
- Require all education institutions seeking to develop in the corridor to have a community investment fund that includes grants and scholarships for Mattapan residents to access.
- Prioritize zoning to include restaurants with seating but restrict duplicating more than two restaurant types in one corridor.

- Prioritize zoning groceries such as Whole Foods and Trader Joe's, coffee shops, meeting spaces, ice cream shops, bike shops, lounges, breweries, flower shops, fitness centers, plant shops, hardware shops, retail clothing, bowling alley, community center, art studio, community garden, live music businesses, and event and entertainment spaces.
- Restrict the number of liquor and wine stores to number more than one per corridor
- Include zoning to include at minimum at least three liquor licenses
- Restrict the number of liquor license owners by a developer to no more than two in each corridor.
- Restrict the number of nail shops, take-out restaurants, liquor stores, pizza shops, and hair retail stores to no more than two per corridor.
- Prioritize zoning at least two parklets for each corridor.
- Prioritize requiring renewable energy and energy efficiency codes for all new and current commercial businesses that will be included in all newly established corridors.
- Prioritize zoning a green space in one of the corridors to house the Mattapan Farmers Market.

Corridors

Attendees supported the following recommendations:

- Foster mixed-use activity
- Increase FAR from .9 to 1.75 and building height maximum from 35 feet to 55 feet
- Introduce 75% lot coverage maximum

Attendees provided the following recommendations:

- Foster mixed-use activity by prioritizing home ownership on all developments that include housing.
- Prioritize zoning to require the prioritization of restaurants with sit-down seating and restrict the number of take-out-only options.
- Prioritize zoning to require larger businesses such as movie theaters, hotels, conference centers, event spaces, and companies seeking to employ more than 30- 50 new employees.
- Prioritize zoning to require multiple forms of transportation to access the corridor and dedicated spaces to place bikes, scooters, and other modes of personal transportation.

- Increase FAR from .9 to 1.75 and building height maximum from 35 feet to 75 feet
- Increase usable open space from 50 SF to 100 SF per unit with a priority of adding trees and plants along the corridor with each new business development and extension.
- Prioritize zoning to require street cleaning schedule
- Prioritize zoning to require the involvement and approval of the Greater Mattapan Neighborhood Council to include approving all development projects based on the new proposed zoning requirements.
- Prioritize zoning to require an annual meeting with Greater Mattapan Neighborhood Council to review open and upcoming projects to cap adding additional developments if previous developments have yet to receive final permits to operate from the City of Boston Inspectional Service Department.
- Restrict the zoning of a developer's ability to own more than 10 percent of the developments within the corridor to promote more local ownership. Restricts developers from having partial owners in future developments in the corridor.
- Prioritize zoning to require market-rate developers in the corridor to include a community investment fund to support the beautification and maintenance of all Mattapan Business Districts, the public and green spaces, and active public spaces for community events and activities.
- Prioritize zoning to require ADA seating for residents and patrons.
- Prioritize zoning to require including community gardens in each corridor.
- Prioritize zoning to require zoning for bike lanes at all corridors.
- Prioritize zoning to require extensive lighting at all coordinators at all medians and business entries.
- Prioritize zoning to require community event/meeting space and green spaces for all large projects.
- Require all education institutions seeking to develop in the corridor to have a community investment fund that includes grants and scholarships for Mattapan residents to access.
- Prioritize zoning to include restaurants with seating but restrict duplicating more than two restaurant types in one corridor.
- Prioritize zoning groceries such as Whole Foods and Trader Joe's, coffee shops, meeting spaces, ice cream shops, bike shops, lounges, breweries, flower shops, fitness centers, plant shops, hardware shops, retail clothing,

bowling alley, community center, art studio, community garden, live music businesses, and event and entertainment spaces.

- Restrict the number of liquor and wine stores to number more than one per corridor.
- Include zoning to include at minimum at least three liquor licenses.
- Restrict the number of liquor license owners by a developer to no more than two in each corridor.
- Restrict the number of nail shops, take-out restaurants, liquor stores, pizza shops, and hair retail stores to no more than two per corridor.
- Prioritize zoning at least two parklets for each corridor.
- Prioritize requiring renewable energy and energy efficiency codes for all new and current commercial businesses that will be included in all newly established corridors.
- Prioritize zoning a green space in one of the corridors to house the Mattapan Farmers Market.

Multifamily

Attendees supported the following recommendations:

- 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 maximum

Attendees provided the following recommendations:

- Prioritize zoning renewable energy and energy efficiency construction codes for all residential developments and AUD 3.0
- Prioritize requiring zoning to add resident permit parking in all public roads/streets that are approved for AUD 3.0
- Prioritize zoning no more than 70 percent of the residential housing stock for new development and AUD 3.0
- Prioritize zoning that requires the development of green spaces in residential regions of Mattapan on up to 30 % of publicly owned land for community and public use.
- Prioritize zoning all new large developments to include 50% homeownership and 50% affordable housing on all public and privately owned land.

GMNC Recommendations for the PLAN: Mattapan Document

Mattapan Square

Recommendations:

- Promote smart growth components that will allow Mattapan Square to develop a unique profile
- Develop a "beauty standard" – *"a lot of the square just looks very uncared for ... forgotten"*
- Promote businesses that provide entertainment for all ages.
- Provide entertainment that extends into the evening.
- Provide parking for those who need it, and enforce parking regulations
- Do not close off access to Fairway St to cars
- Better signals and clear crosswalks
- Create a more cohesive look
- Promote public art that includes more diverse art forms
- Promote BERDO requirements in commercial buildings in Mattapan Square
- Encourage places where residents and businesses can be informed of community happenings
- Create more appropriate rear parking of businesses for loading an customer parking
- Integrate art into sidewalks, and buildings

Equity & Environmental Justice

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

Recommendations:

- Review the classification codes of business types to ensure congruence of purpose for any use that straddles the Neponset River.
- The BPDA Economic Opportunity & Inclusion and Dept of Conservation and Recreation should review the current businesses along the river.
- Along the Neponset River, new businesses should either promote or be related to activities on the river.
- Increase areas with shelter and shade
- Provide more areas that promote activities in the winter months – i.e., skating at Ryan Park; large field where nothing much happens most days, even in the summer months.
- Create environmental overlays to protect Neponset River area

Housing

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

Recommendations:

- Existing and New: Provide open space around housing to allow children to run around without having to travel to a park;
- Heard from tenants about frequent complaints about their children making too much noise indoors. Parents have no place to have their children play nearby while parents are busy with things inside of the home.
- The 10-minute walk to open space does not address issues for parents of young children in these scenarios. One mom stated, *"I cannot tell my child to go play in the backyard while I fix your snack."*
- Similar sentiments were made by childcare providers. Confirmed complaints against families with children about noise.

Recommendations:

- Promotion of homeownership over rental housing. Residents have expressed worries that Mattapan could become as Roxbury is for Black residents.
- Encouragement of prefabrication housing based on either passive house or LEED standards to bring down the cost of housing.
- Encourage financial sector and developers to use existing Fannie Mae and Freddie Mac approved lending practices to finance ADUs that meet healthy homes practices.
- Setbacks for housing that protect and provide privacy for residents who live on nodes or corridors. Require more robust protection from outside sounds and pollution. Example provided by resident who grew up on Morton St. He said that if his mother left the window open, then the curtains would be black from the pollution. Because of the constant noise, always felt as if he was living in everyone's homes.
- Require developers of at least 6 units or more to adhere to TDM standards.
- It should be mandatory for developers who have to go through the Article 80 process, to implement at least five (5) of the elective Transit Demand Management strategies.
- Too many CDCs act as development companies as well as community partners. There has not been enough of a rigorous process to address the myriad of issues that have sprung up.

Mobility

- *PLAN: Mattapan recommends an increase in access to high quality travel options so that people can safely and reliably connect to destinations within Mattapan and the rest of the city.*

Recommendations:

- Add electric carsharing stations to places along major corridors (Blue Hill Ave, Cummins Hwy, Morton St, where there is only bus access)
This could address issues where cars are needed occasionally
- Wider sidewalks to address pedestrian and those who require motorized wheelchairs. Have seen and heard from those who use wheelchairs that there is inadequate sidewalk space for them to safely travel to and from their destinations.
- *Mark pedestrian desire lines and note where there are existing pedestrian desire lines: especially midblock locations where there were no crosswalks* - there are many points especially along Blue Hill Ave, Cummins Hwy and River St where pedestrians cross
- Better sidewalks produce better experiences for pedestrians to frequent more diverse businesses
- Provide more express bus service during certain peak times – school, work, entertainment
- Quick-build safety changes: Agree with changes to enhance the safety of students and staff travelling to and from schools.
- Nodes: Include at Norfolk St & Morton St as a node.
- Priority Bus Project: GMNC supports the continual public engagement process

Jobs & Businesses

- *PLAN: Mattapan will drive inclusive economic growth through support for local economies and increase access to opportunities within and external to Mattapan.*

Recommendations:

- Diverse businesses that have more mixture of entertainment and everyday activities for all ages. Currently in Mattapan Square there are too many "convenience stores", and no entertainment spaces except for a club on River St. There should be spaces where one can frequent on *Thursdays thru Saturdays*
 - *Teens: escape room places, free paint spaces - i.e., indoor graffiti walls, e-games sports bars, indoor rock-climbing walls, bowling, parkour*
 - *Young kids: e-discovery places, engineering activities spaces, table games, i.e., mazes, bowling*
 - *Adults: 21+: sports bars, formal restaurants that are more modern business models and not fast foods regardless of the type of food, bowling, ice cream shop*
- To have a review process of the types and numbers of businesses that can be on a block. Otherwise, some worried about there being a saturation of specific businesses on one block or area.
- Concerns of businesses on corners. Currently there is no enforcement of traffic rules on corners. There are high incidents of double parking at those areas.

Date	First Name	Last Name	Organization	Zip	Comments
12/4/2022	Barbara	Fields	Woodhaven Culbert Regis Neighborhood Association	02126	<p>I was pleased that the critical need to address the urban heat island effect on our community has been acknowledged. It is hoped that this recognition will result in a change in permitting developers to sacrifice tree coverage/canopies for massive housing construction, such as the proposed Crane Woods development. This holds true as well for other projects coming under review in the community. While we need housing, it cannot be at the expense of negating everything else of equal importance to the health and wellbeing of this community.</p> <p>The ADU and ADU 3.0 is not a good option for Mattapan. Allowing permitting as of right across all zoning districts in Mattapan is unnerving. The unrestricted manner of implementation as described in this Plan invokes real concern. Any property owner can construct detached units in their rear yards, garages, carriage houses, small lots, etc. and the neighbor(s) have no say in it or its impact on their home and the immediate neighborhood. This not only affects the quality of life but also the property value of the homes. I recommend a presentation on housing from the City of Boston Housing Chief, Sheila Dillion just to get a total picture of housing in the city and Mattapan specifically.</p> <p>There are many zoning changes in this Plan. More discussion and transparency are needed. What does each really mean? A community meeting on just the zoning changes would be beneficial. Clarification on legalizing and promoting additional commercial space uses in nodes throughout the neighborhood could also be a part of that discussion.</p> <p>Transportation is a major component of this Plan. It dictates housing, where it should be built, the type of housing, the height and density, parking allowances, etc. There is a consistent reference to safety. What are the actual statistics on fatal crashes pre and post the traffic changes already made. How will the unsafe conditions be rectified that have been created on the side streets as motorists find alternative ways to navigate around the single lane traffic now on the main roadways? The side streets are not designed for through traffic that is being forced upon them. And with the possible expansion of housing throughout the neighborhood with ADU/ADU3.0, the increased parking on side streets will be problematic also because the additional housing will not be TOD. Families will need parking spaces, not bike lanes, as they will maintain vehicles to deliver their children to school, after school activities, sporting and other family events.</p> <p>Regarding the local convenience subdistrict, what has the experience been in other parts of the city where it has been implemented?</p> <p>Lastly, the Mattapan Line should be used for transit, not just retained for viewing. The trolley line is historical and unique to Mattapan. It is currently operational and should be treated as the treasure that it is.</p> <p>No mention was made of the wonderful statues at the gateway to Mattapan Square. This artwork should be better exhibited via proper lighting so that they can be seen and truly appreciated.</p> <p>Thank you for the opportunity to provide feedback on the Plan.</p>

PLAN: Mattapan public comments via website

Date	First Name	Last Name	Organization	Zip	Comments
11/4/2022	Dumas	Lafontant	Abarigani	02205	<p>My name is Dumas Lafontant, ML. I am a local business owner, with a particular interest in the success of Plan: Mattapan. Briefly, I have had the opportunity to attend the public meeting held on October 27th and conducted a thorough review of Plan: Mattapan. I have concluded that the residents of Mattapan would greatly benefit by having access to a community center, particularly one that serves as a bridge to integrate the newly relocated immigrants and refugees to Mattapan, while providing them with much needed services. Toward this goal, I would like to share my assessment that the Immigrant Family Services Institute (IFSI) possesses the capacity to build such a community center. Furthermore, the parcel of vacant land, located at 800 Cummins Highway, Mattapan, is ideal to build this community center. Finally, I am submitting this comment as a recommendation to Plan: Mattapan.</p>
10/24/2022	John	Wilton		02130	<p>Thank you for providing the opportunity to comment on Plan Mattapan.</p> <p>I live in Jamaica Plain, not Mattapan, so I will of course defer to the community for specific planning scenarios. Nevertheless, I do want to provide input on City planning as a whole.</p> <p>I am discouraged by the BPDA's plan to recommend preserving any exclusionary zoning any neighborhood, including those that only allow for single family households. Its 2022 and Boston neighborhoods should no longer feel like suburbs. This is an international City and it is the BPDA's responsibility to usher in true growth. Single family zoning is exclusionary at its heart and the cause of both over reliance on cars through suburban sprawl and worsened affordability through restricting housing supply. The ADU proposal is a nice suggestion, and it will help, but it will not solve the underlying issues with promoting such restrictive zoning laws in a growing City.</p> <p>The BPDA must end single family restrictive zoning throughout the entire City. I hope the BPDA amends Plan Mattapan to reflect this. The lowest density restriction should be two family dwellings city-wide, with the goal of progressing to multifamily and a floor FAR of 1.0 by 2030.</p>
10/12/2022	Joy	Falk		02126	<p>I am very excited about the possibility of a new crosswalk between the River St/Cummins Highway corner and Mattapan Station (with functioning signals, please! a pedestrian island or other protective area partway across would also be helpful: it is a very wide intersection), and strategies for decreasing cut-through traffic heading to the LMA, Roxbury, etc. Blue Hill Ave represents a major barrier disconnecting Mattapan, so making that corridor prioritize local resident pedestrians rather than commuting traffic cutting through would build community.</p>

PLAN: Mattapan public comments via website

Date	First Name	Last Name	Organization	Zip	Comments
10/10/2022	Aalana	Feaster		02124	<p>Thank you for sharing the plan for Mattapan. My concerns are the following: the additional ADU's that were discussed. I feel that this will lead to overcrowding in an already densely populated and congested area. In addition, the zoning codes have been established to protect neighborhoods from over development. Allowing these additional ADU's without any community engagement is a huge mistake. This change will allow for basically any structure to become a housing opportunity; the presentation indicated as an example, a garage and a pigeon coop. That is awful and should not be allowed, or even offered as an example of a housing opportunity in Mattapan. The community should have input into the changes that will impact property values, traffic, noise and the overall well-being of the community.</p> <p>In addition, I am deeply concerned about the lack of green space that has been incorporated into this plan. With the increase in climate change, the Mayor's Urban Forest Plan and the Green New Deal, I feel that an intentional effort to increase green space in Mattapan should be centered in this plan. Please include tree plantings, not saplings, but mature beautiful trees.</p> <p>Also, existing storefronts and structures in Mattapan need to be renovated and updated. This plan should incorporate beautifying the existing storefronts and buildings, while simultaneously adding new structures that are needed.</p>
10/3/2022	Susan	Lombardi-Verticelli		02126	<p>With Plan Mattapan's desire to put in more mixed use, 52 and 54, and now 58 River Street, 02126, in an Overlay Shopping District/Neighborhood Shopping district/Commercial were not required to put in mixed use and were allowed to use parking as a first floor use, "as of right." Will the zoning code, being used with Plan Mattapan, change to prevent that?</p>