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.
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)
- **Turn video on/off**
- **Listen to the presentation in a different language**

**Chat to type questions throughout the presentation**

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

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*Boston Planning & Development Agency*

*Para escuchar la sesión en español, por favor utilice el canal en español*
Meeting Format

- Presentation followed by Q & A and comments and a small group activity.
- 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.

**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
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.
- You can always set up a conversation with Kenya Beaman (kenya.p.beaman@boston.gov)

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
COVID-19 Resources

Stay up-to-date with COVID-19 related announcements, City of Boston reopening plans, and resources for you and your community at:

boston.gov/coronavirus

Content available in 16 languages.
2020 Census Update & Reminder

Key Dates:
• August 11 - Doorknocking begins.
• September 30 - Last day to respond.

Quick Facts:
• As of 9/21, 58% of Boston’s households have responded.
• In 2010, the final response rate was 64.4%.

The Census has never been more accessible. You can respond:
• Online (my2020census.gov)
• Over the phone, or by mail.
• 13 different languages available.

Boston depends on your household to respond. For every person not counted, nearly $2,400 per year for the next ten years is lost in federal funding.

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
Come Work for the Boston Planning & Development Agency

There are 9 positions posted on the BPDA website.

- 5 positions are full-time positions
- 4 positions are internships

Positions fall into one of the following departments:

- Real Estate
- MIS/Information Technology
- Research
- Finance
- Boston Tax Help Coalition
- Transportation Planning

Visit [bit.ly/BPDACareers](http://bit.ly/BPDACareers) to see the latest postings

The BPDA is an equal opportunity employer. We encourage people from a variety of backgrounds to apply to work at the BPDA.
City of Boston’s upcoming meetings

Boston Transportation Department (BTD):
Blue Hill Avenue Transportation Action Plan, Sep. 30th
American Legion Highway, Sep. 24th and Sep. 26th

Department of Neighborhood Development (DND):
Blue Hill Avenue Action Plan, Sep. 30th and October 7th

Public Works Department (PWD):
Upcoming pop-ups dates in October
September 23, 2020

Height & Use: A Corridors Activity
Tonight’s Agenda

6:10 - 6:20
Welcome & Orienting

6:20 - 7:20
Activity in Breakout Rooms

7:20 - 8:00
Large Group Discussion & Closing
Follow-up from our previous meeting

We answer the questions we didn't get to in our website. Click here.
How does COVID-19 impact the public realm?

COVID-19 is spread through the **AIR** and can reach distances of 22-27 feet.

**Droplet transmission**

**Aerosol transmission**

**WHO**

**CDC**

**MIT**

Map of the outbreak in Boston by total confirmed infections per 100,000 people (as of August 19):
- 5,000+ confirmed infected
- 3,000–5,000 confirmed infected
- 2,000–3,000 confirmed infected
- 1,000–2,000 confirmed infected
- 500–1,000 confirmed infected
- 0–500 confirmed infected
- No confirmed infected or no data

Source: City of Boston

What are possible reasons for this? How can this data inform the guidelines and framework for PLAN: Mattapan?

- **Overcrowded living conditions** due to rising costs of housing
- **Existing health conditions** caused by higher rates of environmental toxins
- A **higher ratio of essential workers** commuting to high transmission sites
- **Reliance on public transportation** to get to work & care


Source: City of Boston
Studies show that Urban Density is NOT linked to Higher Infection rates
What do we mean when we say DENSITY?

Overcrowding
Too many people in each home.

Density
Enough homes for all the people.

More Density = Less Overcrowding
How do we build pandemic resilience into PLAN: Mattapan?

1. URBAN FRAMEWORK
   - Emphasize multi-modal transportation and both inter-neighborhood and regional accessibility.
   - Recommend streetscape and public realm improvements that create healthy outdoor spaces.

2. DESIGN GUIDELINES FOR DEVELOPMENT
   - Invest in well-designed affordable housing to minimize overcrowding.
   - Incentivize growth and sustainability of locally-owned essential businesses to minimize travel & build equity.
1 Where are we now?
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.”
We are here

Timeline

WHAT WE HAVE DONE

2018
Open House
Envisioning Your Neighborhood

2019
City Resource Fair
Goal Setting

2020
Haitian Creole Community Update
Transportation & Mobility Getting Around in Mattapan
Gallivan Development Update
Focus Areas Deep Dive
Mattapan Corridors COVID-19 Stay at Home
Consultant Selection
Where We've Been Where We're Going
Housing Deep Dive

FUTURE PROCESS

We are here

Drafting Plan Recommendations Reviewing PLAN: Mattapan Drafts Strategizing implementation
Process of Scenario Development

1. **Develop Rough Massings**

2. **Review and Analyze impacts such as transportation, housing, etc**

3. **Write design guidelines and zoning**
PLAN: Mattapan Focus Areas

NODES

CORRIDORS
Blue Hill Ave
Morton St
River St
Cummins Hwy

FABRIC NODES
Where Should Height Fall on the Corridor?

Based on what we heard in February, the planning team thinks the tallest scenarios should be concentrated in the red areas, heights should be in the orange areas, and shortest corridor development should be in the yellow areas.
Existing Allowed Zoning vs Existing Building Height

Zoning vs Existing Building Height
- above Zoned Max Height
- at Zoned Max Height
- below Zoned Max Height

PLAN: Mattapan Study Area Boundary
Recent Projects Along the Corridors

Mattapan Station Redevelopment

1199-1203 Blue Hill Ave

73 River Street

150 River Street

422 River Street

775 Morton Street

Wellington at 1301

1120-1132 Washington Street

Cote Village
Things to Consider Regarding Height

Context:
What does the surrounding area look like? Does the proposed scale make sense compared to what exists today?

Blue Hill Ave and Almont St

JP near Jamaicaway
Things to Consider Regarding Height

**Street Widths:**
Streets that are wider can take on taller buildings than streets that are narrower.

W Fifth St, South Boston

Boylston St, Fenway
Proximity to Transit and Other Amenities:
Residential buildings that have ground floor amenities like retail, grocers, or restaurants tend to be larger because it is more economical. People also like to be closer to these amenities and others like transit.
Activity

Revisting the Future of Mattapan’s Corridors
High Density Example: Mattapan Square, Existing

Blue Hill Avenue near Fairway St
High Density Example: Mattapan Square, Zoning

Blue Hill Avenue near Fairway St

Drawings are illustrative and not drawn to scale.
Proposed: Mattapan Square, 6-8 Stories

- Mixed-used with residential above
- Higher at the intersection
- 8 stories (~85')
- 6 stories (~70')
- 8 stories (~85')
- 6 stories (~70')
- Blue Hill Ave ~125' (width)

Drawings are illustrative and not drawn to scale.

Blue Hill Avenue near Fairway St
High Density Example: Mattapan Square, Benefits

- Increased affordability
- Streetscape improvements
- Mobility improvements

Blue Hill Avenue near Fairway St

Drawings are illustrative and not drawn to scale.

Existing Zoning | Existing Height | Potential Future Height
Based on what we heard in February, the planning team thinks the tallest scenarios should be concentrated in the red areas, heights should be in the orange areas, and shortest corridor development should be in the yellow areas.
Your group documentor will record your thoughts here:
High Density Example: Morton Street, Existing

Morton St near Blue Hill Avenue
High Density Example: Morton Street, Zoning

Morton St ~ 80’ (width)

Drawings are illustrative and not drawn to scale.
High Density Example: Morton Street, 6-8 Stories

Mixed-used with residential above

6 stories (~70')

8 stories (~85')

Higher at the intersection

Morton St ~ 80' (width)

Drawings are illustrative and not drawn to scale.
High Density Example: Morton Street, Benefits

Increased affordability

Morton St near Blue Hill Avenue

45' 6 stories (~70')

45' 8 stories (~85')

Morton St ~ 80' (width)

Existing Zoning  Existing Height  Potential Future Height

Drawings are illustrative and not drawn to scale.
Where Should Height Fall on the Corridor?

Based on what we heard in February, the planning team thinks the tallest scenarios should be concentrated in the red areas, heights should be in the orange areas, and shortest corridor development should be in the yellow areas.
Your group documentor will record your thoughts here:
Medium Density Example: Cummins Highway, Existing

Cummins Highway near Savannah Ave and Rugby Rd.
Medium Density Example: Cummins Highway, Zoning

Cummins Highway near Savannah Ave and Rugby Rd.

Drawings are illustrative and not drawn to scale.
Medium Density Example: Cummins Highway, 3-5 Stories

- 3 stories (~35')
- 5 stories (~60')
- Higher at the intersection

Cummins Highway near Savannah Ave and Rugby Rd.

Drawings are illustrative and not drawn to scale.
Medium Density Example: Cummins Highway, Benefits

Cummins Highway near Savannah Ave and Rugby Rd.

- 3 stories (~35’)
- 5 stories (~60’)
- 35’
- 35’

Increased affordability

Cummins Highway ~ 75’ (width)

Drawings are illustrative and not drawn to scale.
Where Should Height Fall on the Corridor?

Based on what we heard in February, the planning team thinks the tallest scenarios should be concentrated in the red areas, heights should be in the orange areas, and shortest corridor development should be in the yellow areas.
Discussion Notes

Your group documentor will record your thoughts here:
Low Density Example: River Street, Existing

River St at Violante St, looking due west
Low Density Example: River Street, Zoning

River St at Violante St, looking due west

2 1/2 stories (~ 35')

2 1/2 stories (~ 35')

2 1/2 stories (~ 35')

2 1/2 stories (~ 35')

River St ~ 45' (width)

Drawings are illustrative and not drawn to scale.
Low Density Example: River Street, 2-3 stories

Minor changes to rooflines

Likely to see more of this style, all residential

River St ~ 45' (width)

Drawings are illustrative and not drawn to scale.
Low Density Example: River Street, Benefits

River St at Violante St, looking due west

Increase in housing units

River St ~ 45' (width)

Drawings are illustrative and not drawn to scale.
Based on what we heard in February, the planning team thinks the tallest scenarios should be concentrated in the red areas, heights should be in the orange areas, and shortest corridor development should be in the yellow areas.
Discussion Notes

Your group documentor will record your thoughts here:
3

Large Group Discussion & Closing
Grant for the Mattapan Teen Center
Temporary public art/wall murals to be produced in collaboration with youth, at 10 Hazleton St.

2021 Spring Murals
Launching a Call for Artists in the Fall for 2-3 large murals that will include:

- Artist Selection Committee (5-7 members)
- Purpose to celebrate Mattapan’s culture, diversity and identity
- Locations to be finalized and will be announced at the Call for Artists
TRANSPORTATION ACTION PLAN & VISION UPDATE

For the past year, the Boston Transportation Department has been leading a community process to re-imagine the future of Blue Hill Avenue from Mattapan Square to Grove Hall. We received over 500 comments from the community on how to make the corridor safer, improve public space including public art, and developed bus and bike facilities. We want to continue the community conversation and give you an update on improvements planned for Spring 2021 and a longer-term vision for the corridor.

Meeting Details

- September 30th @ 6:00 PM on Zoom
- Register Here: boston.gov/blue-hill-avenue

Questions? Contact matthew.moran@boston.gov
Boston Transportation Department
BRINGING BUSINESS BACK TO BLUE HILL AVENUE

30 vacant City-owned parcels on Blue Hill Avenue are the focus of redevelopment efforts.

Tell us what’d you like to see developed on the B1 parcels:

- Housing?
- Commercial Uses and Retail?
- Open Space?
- A Mixture of All Three?

Scan the QR code and take a brief survey.

Find out more at: buildinghousing.boston.gov.
Starting around July 24th we are testing a calmer, safer traffic design. There will be one driving lane in each direction, turn lanes will remain.
PLANNING FOR FUTURE OPEN SPACE

The Parcel Priority Plan is a long-term planning effort. We're prioritizing parcels of land to acquire and protect for public use.

Survey in English  Sondaj an kreyòl ayisyen  Encuesta en español

Have questions? Contact:

PARKS AND RECREATION

MAGGIE.OWENS@BOSTON.GOV

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