

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

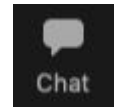
Welcome! Here are some tips on using Zoom for first-time users.

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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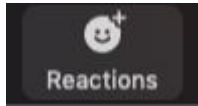
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Meeting Format

- 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.



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)



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2020 Census Update & Reminder

Key Dates:

- August 11 - Doorknocking begins.
- September 30 - Last day to respond.

Quick Facts:

- As of 7/7, 52.2% (about 175,800) 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:

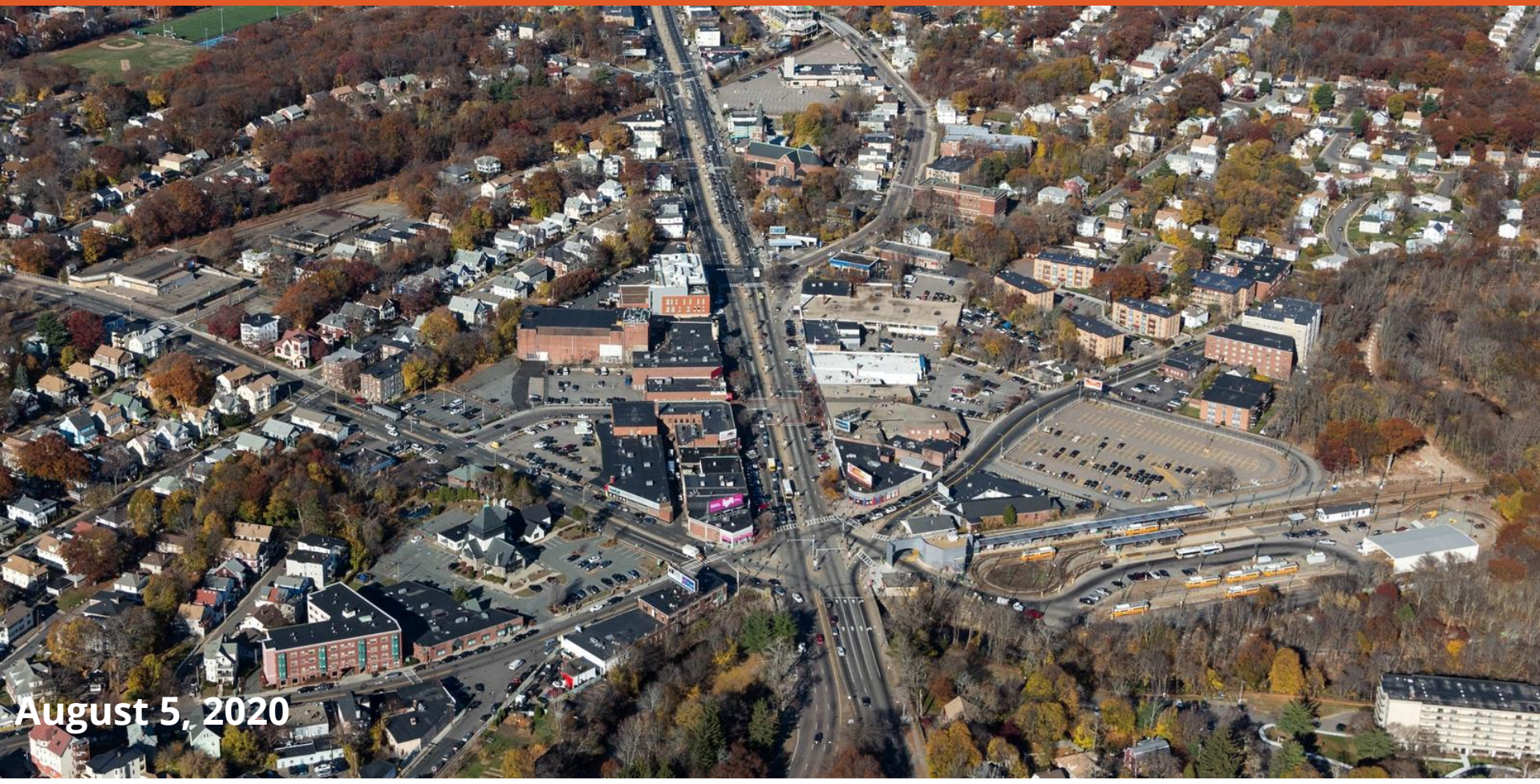
- Online (my2020census.gov)
- Over the phone, or by mail.
- 13 different languages available.

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.



Revisiting the Future of Mattapan's Corridors



August 5, 2020

6:00 - 6:15

Welcome and Orienting

6:15 - 6:35

Presentation

6:35 - 7:30

Activity and Discussion



1

Where are we now?



WHAT WE HAVE DONE

FUTURE PROCESS



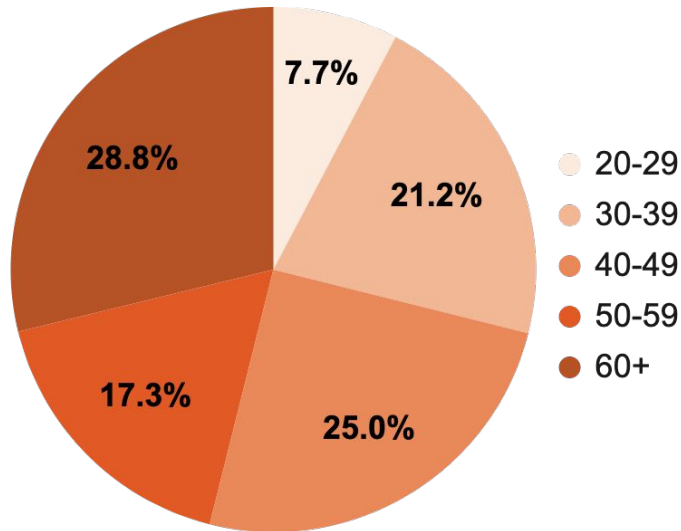
- WORKSHOPS
- COMMUNITY ENGAGEMENT EVENTS
Chat with a Planner
Pop-Ups and/or Community Events
- FUTURE WORKSHOPS
; Corridors
- FUTURE COMMUNITY ENGAGEMENT EVENTS

COVID-19 Survey Results

- 53 Respondents
- 47 from Mattapan's zip code

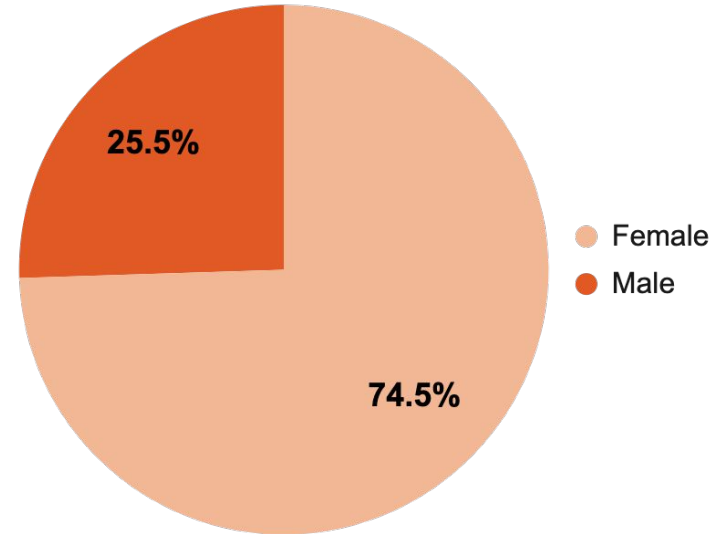
What is your age?

52 responses



What gender do you identify with?

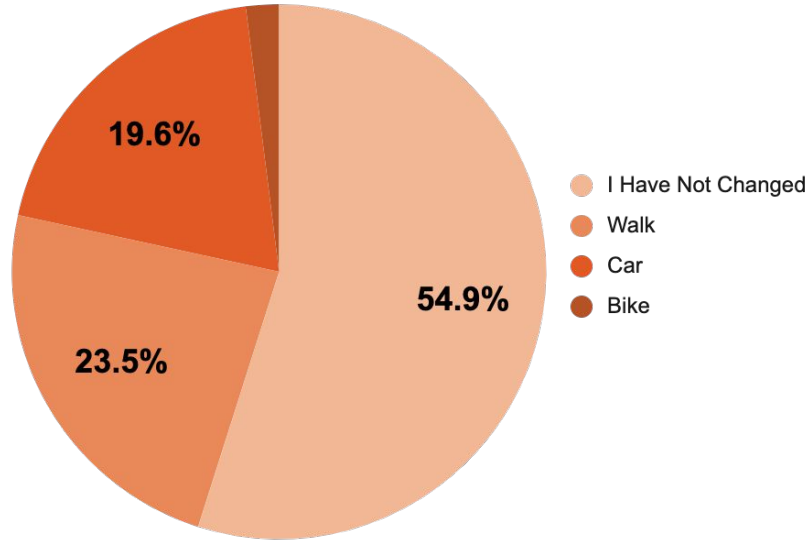
51 responses



COVID-19 Survey Results

If you have generally switched to a different mode of transportation please choose it from below:

51 responses

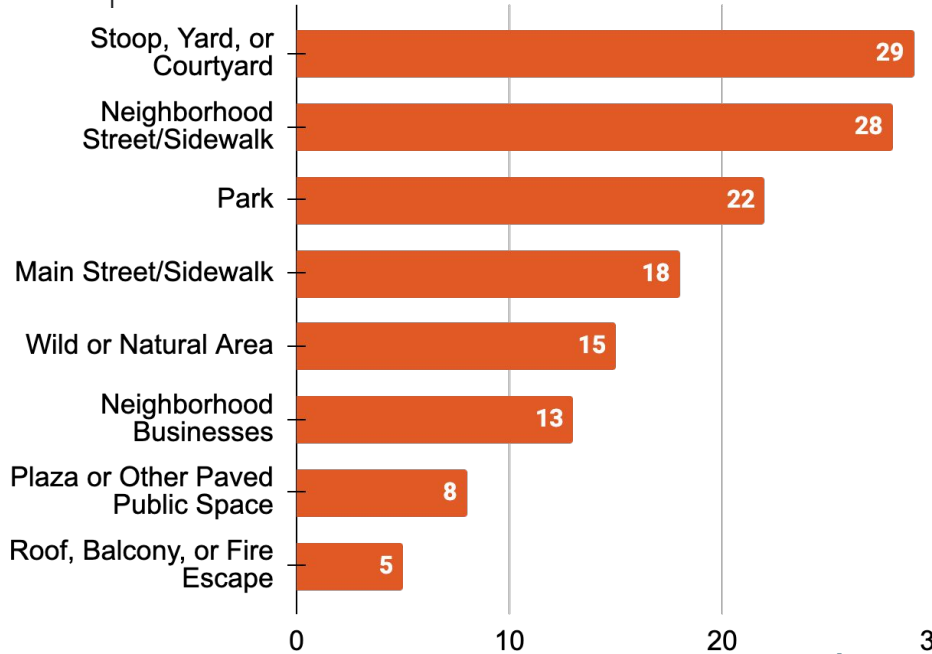


- About 45% of respondents (~23) have changed their travel behavior due to COVID-19
- No respondents switched to using public transit

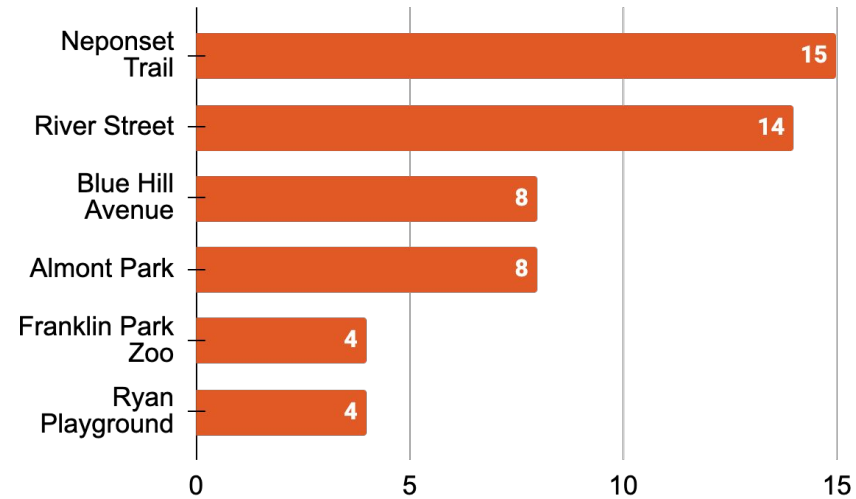
COVID-19 Survey Results

During the COVID-19 stay-at-home order, which spaces have you used most frequently (more than a few times per week)?

49 responses



Top 6 Frequented Spaces, named by Respondents



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**. ”

2 What We Heard



PLAN: Mattapan Focus Areas



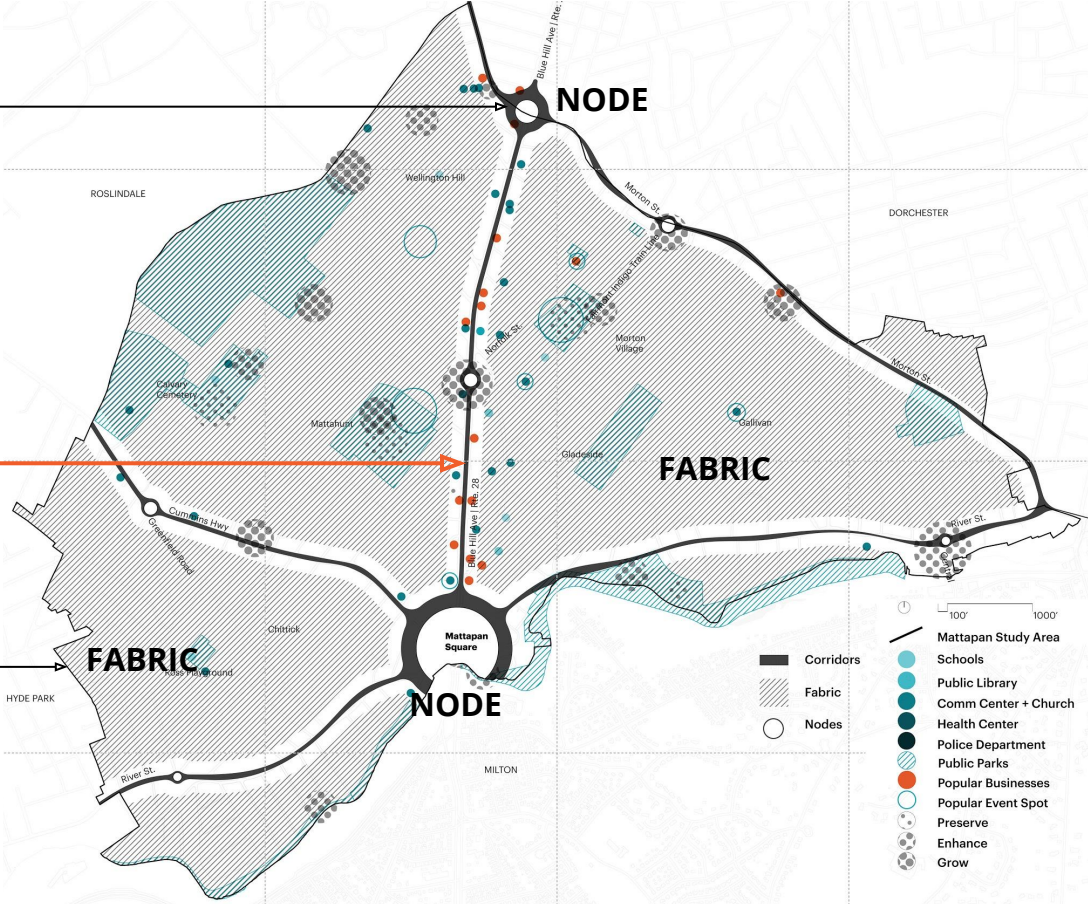
NODES



CORRIDORS
Blue Hill Ave
Morton St
River St
Cummins Hwy



FABRIC

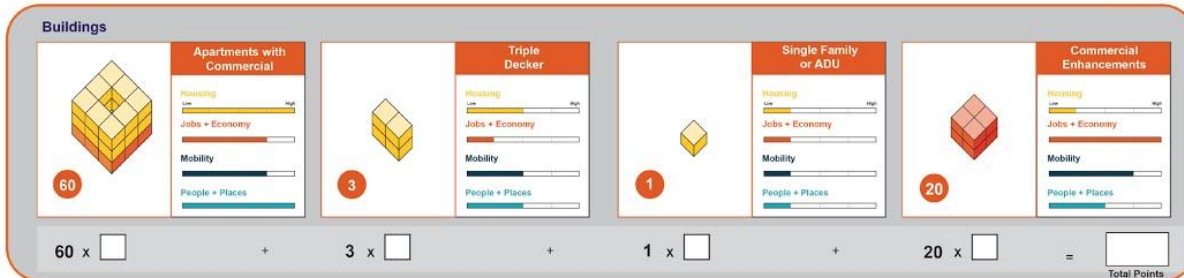
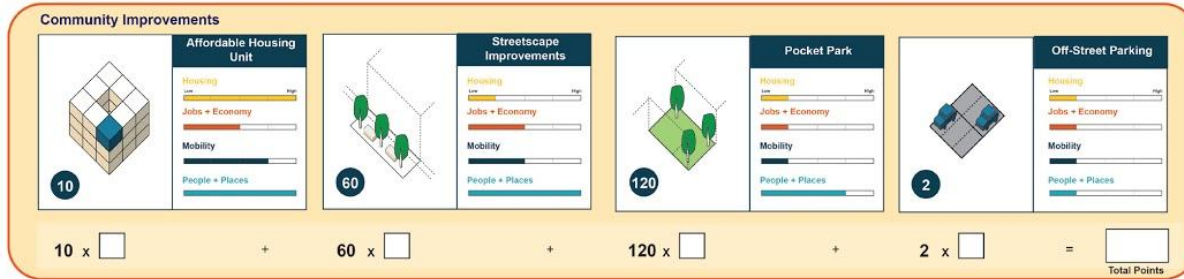


What We Heard



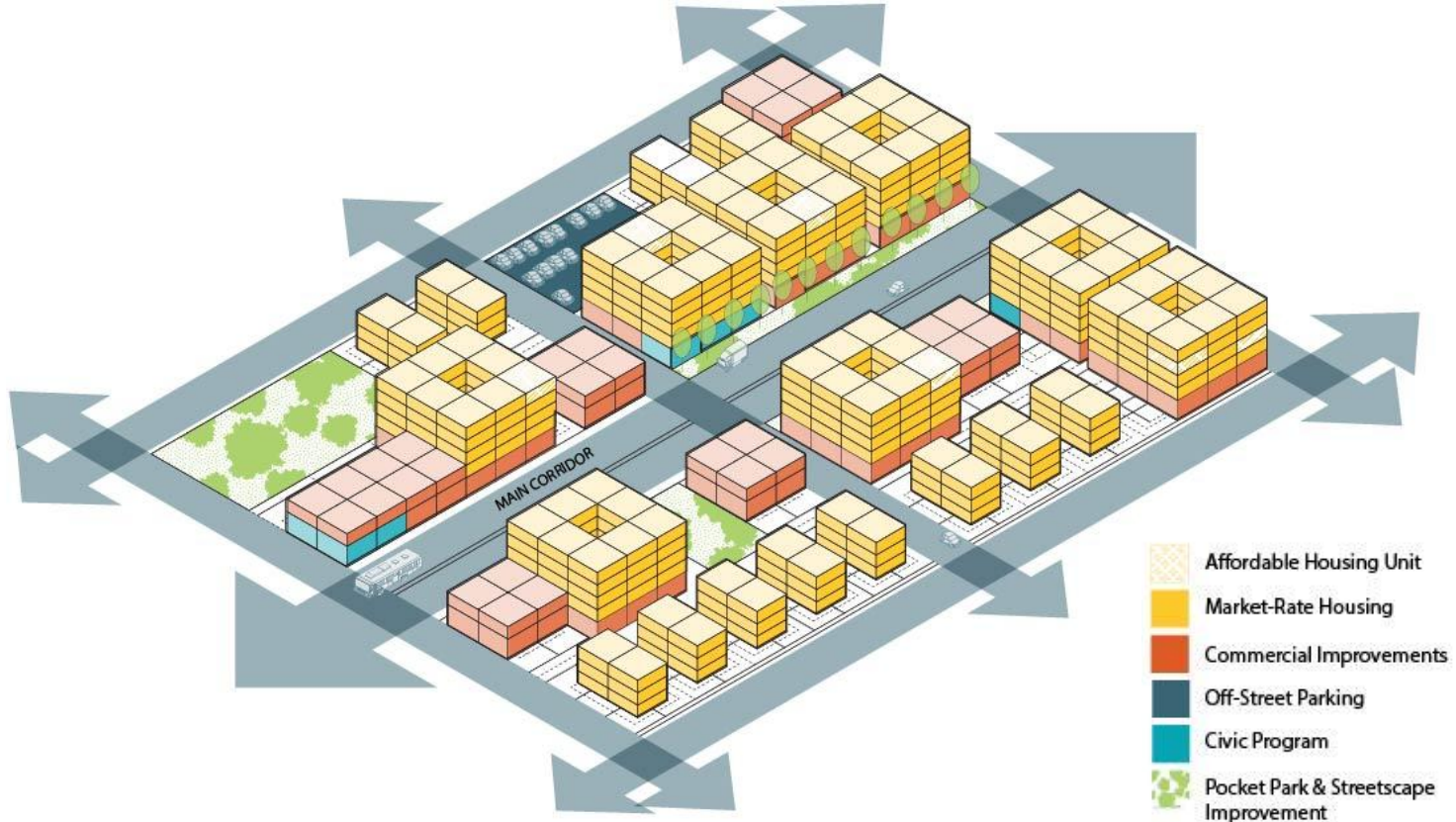
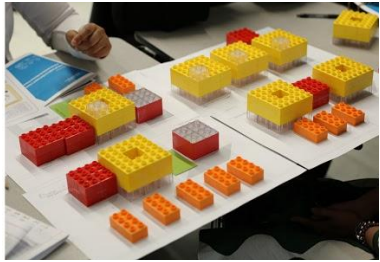
What Should Mattapan Look Like?

The majority of participants were comfortable with **medium- and high-density scenarios** when they achieved their desired housing and public realm needs.



As you may recall, in February we asked you to balance community benefits with the necessary density. **Greater density generally means more community benefits.**

High-Density Scenario: What it Could Look Like



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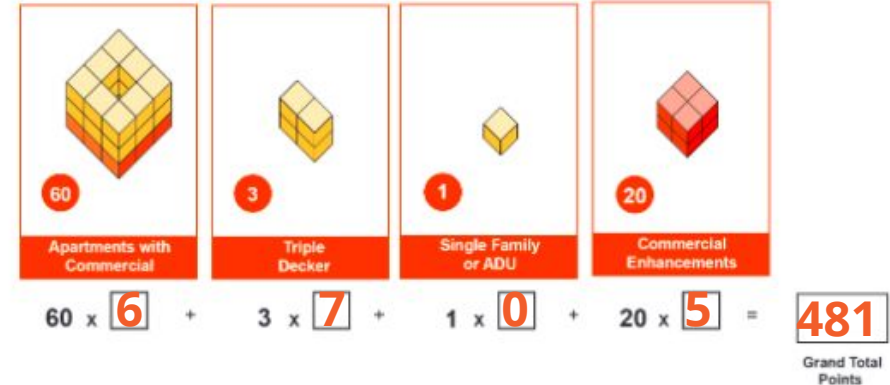
Density, Use, and Benefits:

- Primary use **apartments with commercial with triple decker style** as a buffer
- This level of density would provide greater benefits such as **affordable housing** and **streetscape improvements**

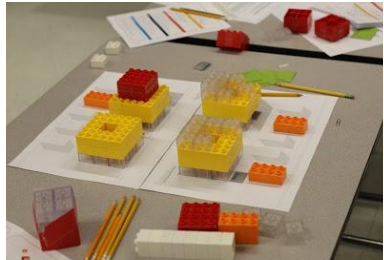
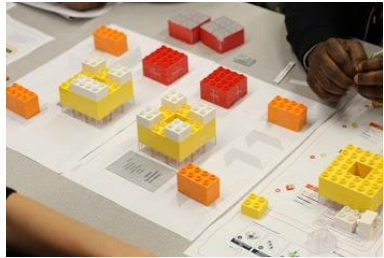
Community Benefits



Building Types



Medium-Density Scenario: What it Could Look Like



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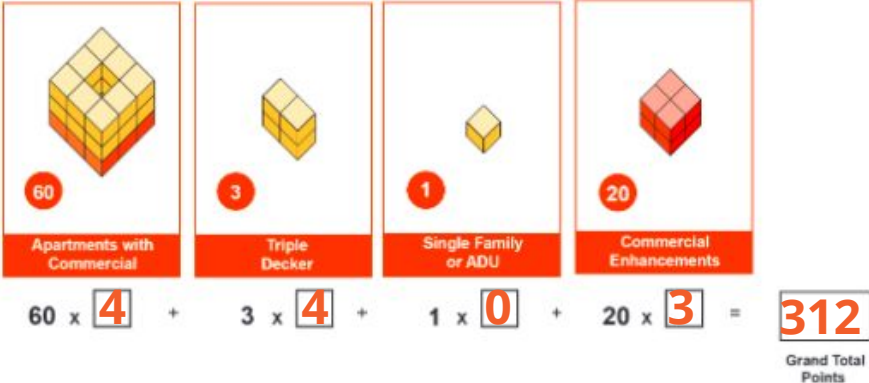
Density, Use, and Benefits:

- More of an even distribution of **apartments with commercial** and **triple decker style**
- This density provides moderate **affordable housing** with some **additional parking** for the neighborhood.

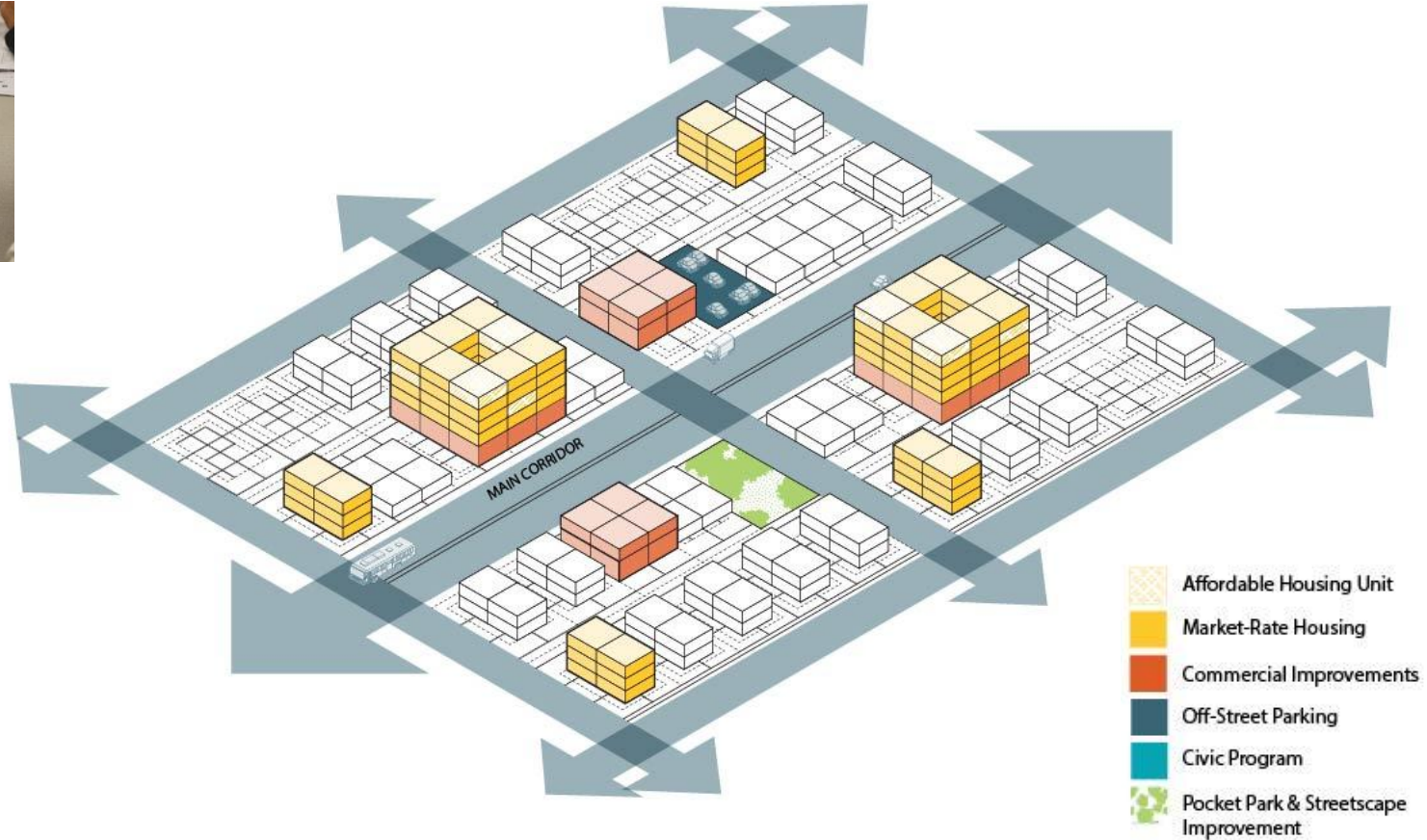
Community Benefits



Building Types



Low-Density Scenario: What it Could Look Like



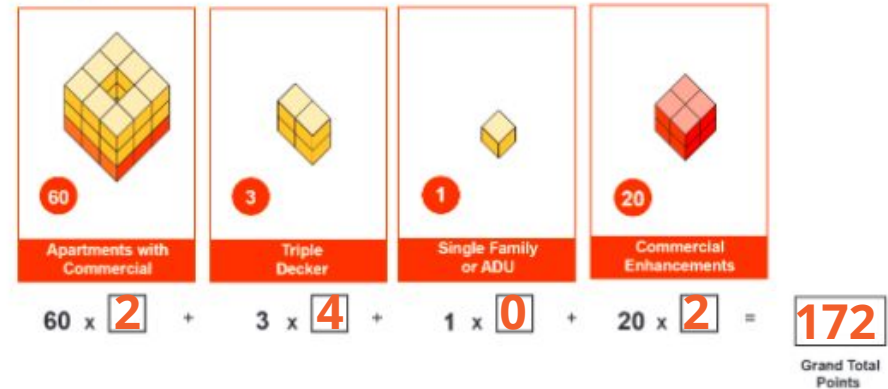
Density, Use, and Benefits:

- Primarily **triple decker style** with few **business improvements** and apartments.
- Low-density development provides little **affordable housing**.

Community Benefits



Building Types



Where Should Density Fall on the Corridor?

Based on what we heard in February, the planning team thinks the highest density scenarios should be concentrated in the red areas, medium-density should be in the orange areas, and low-density corridor development should be in the yellow areas.



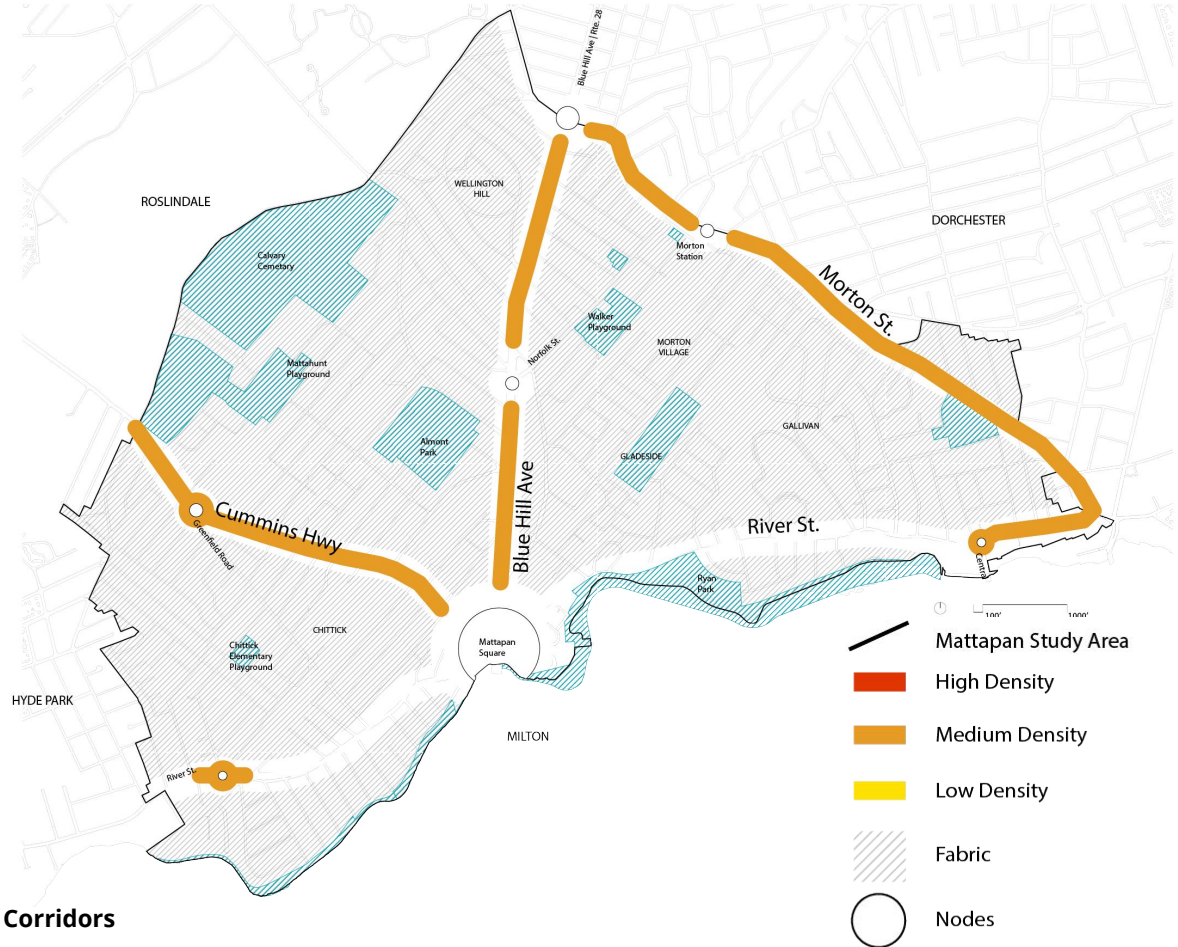
Where Should Density Fall on the Corridor?

High-Density Scenarios should be located at major nodes in Mattapan like Mattapan Square and the intersection of Blue Hill Avenue and Morton Street. These areas have the widest street widths and most access to businesses in Mattapan.



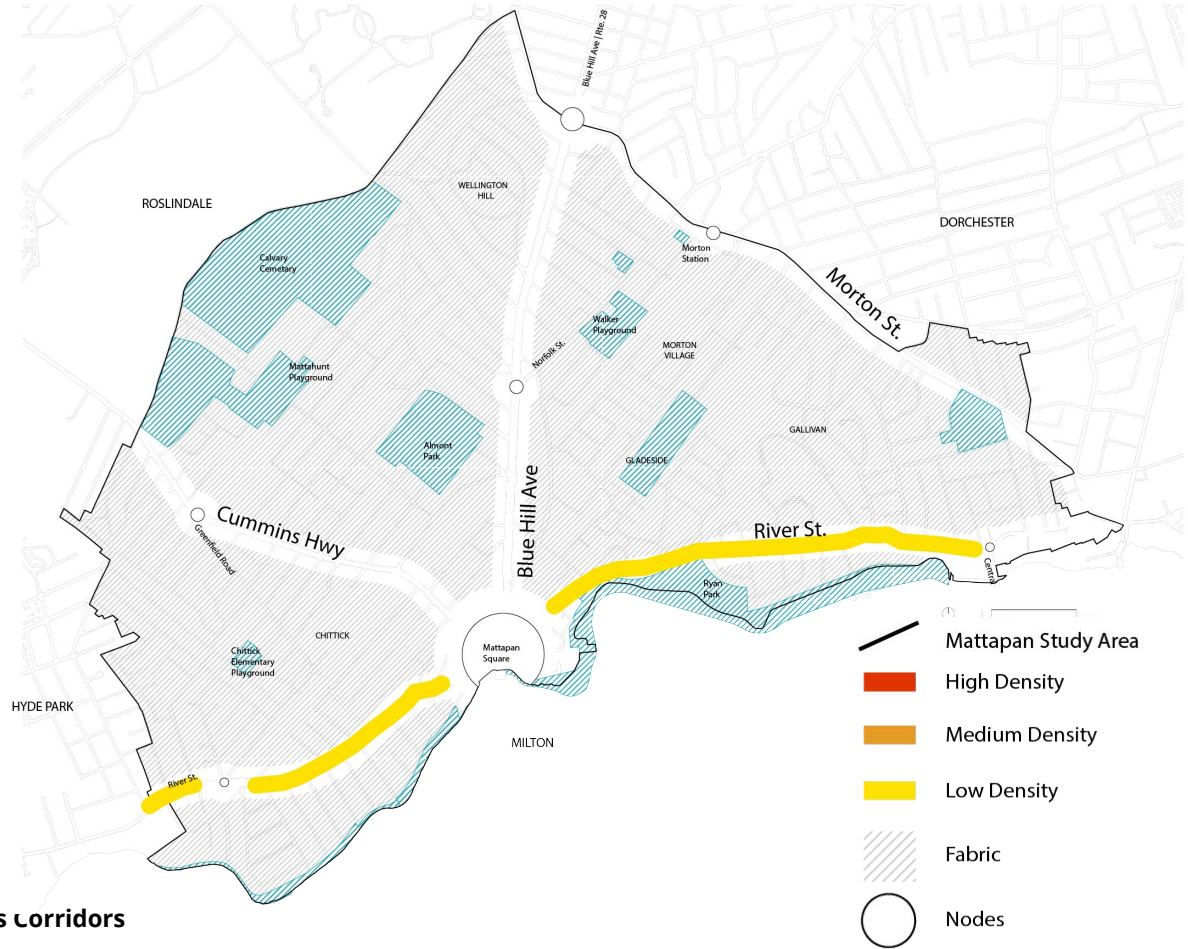
Where Should Density Fall on the Corridor?

We assume **Medium-Density Scenarios** will primarily connect the nodes on Blue Hill Avenue and Morton Street. They could also be found at certain nodes along Cummins Highway and River Street.



Where Should Density Fall on the Corridor?

Because River Street is primarily residential properties with 2-3 families, we assume that **Lower-Density Scenarios** will be concentrated on this corridor. We could also envision more lower density scenarios along Cummins Highway.



Where do you want to see different densities?

In your break out groups, we will discuss where you envision these high-, medium-, and low-density scenarios existing in Mattapan. Keep in mind some of the primary factors when considering density: **context, street widths, proximity.**



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3 Activity



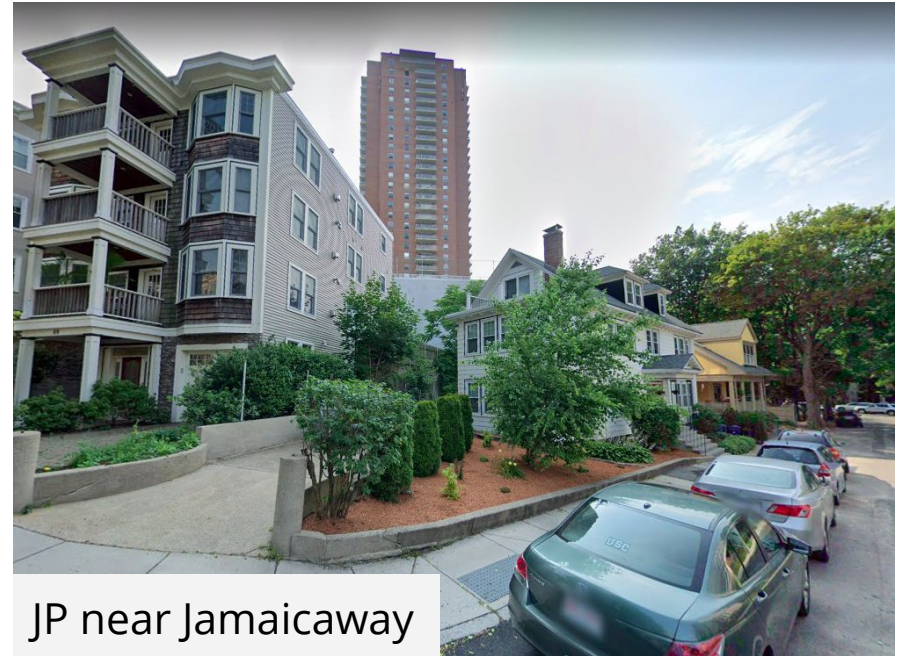
Where Should Density Fall on the Corridor?

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Context:

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



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.



Centre St and Creighton St, JP



Mattapan Station

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ROSLINDALE

DORCHESTER

Calvary Cemetery

Morton Station

Marghant Playground

Walker Playground

Almont Park

GLADESIDE

Cummins Hwy
Greenwood Road

Blue Hill Ave

Morton St.

River St.

Chrick Elementary Playground

Ryan Park

HYDE PARK

River St.

Mattapan Square

MILTON

Blue Hill Ave / Rte. 28

Central

Your group documentor will record your thoughts here:

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?
Open Space?**

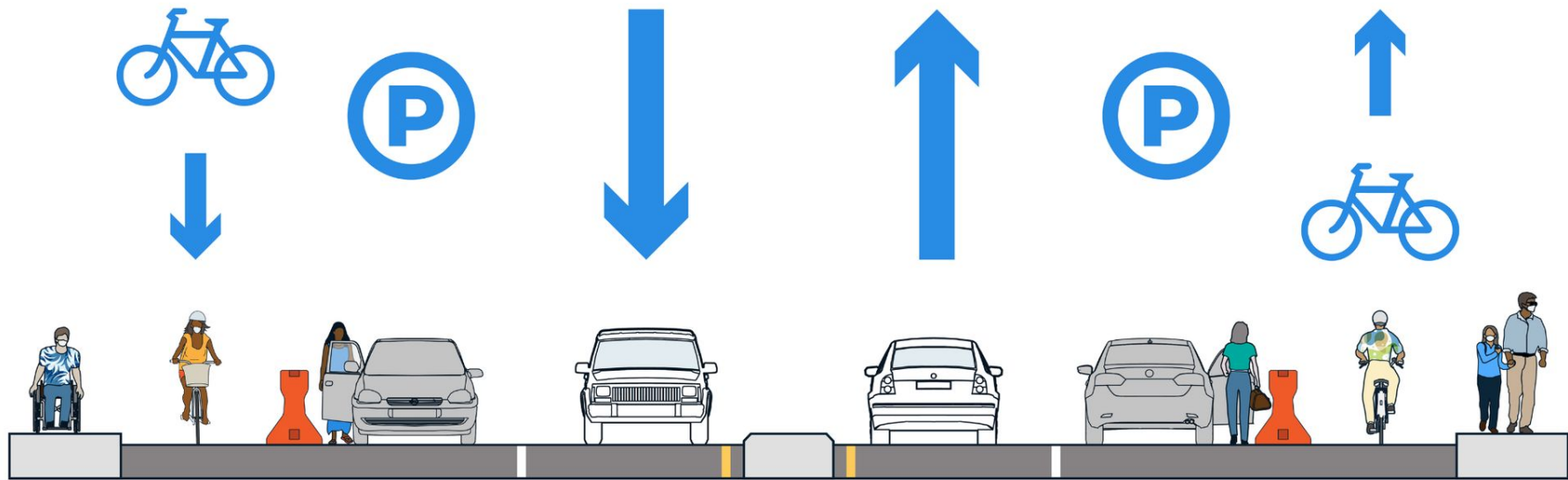
**Commercial Uses and Retail?
A Mixture of All Three?**

Scan the QR code and take a brief survey.

Find out more at: buildinghousing.boston.gov.

B1 survey





CUMMINS HIGHWAY

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.