PLAN: Mattapan - The Future of Mattapan’s Corridors

February 26, 2020
Tonight’s Agenda

6:00 - 6:15
Fill out your worksheets
Grab some food and a seat

6:15 - 6:35
Presentation

6:35 - 7:30
Activity and Discussion
1 Where are we now?
Vision Statement

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

“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.”
Each focus area helps achieve the vision a little bit differently.

Corridor  Square  Residential Fabric
Each focus area helps achieve the vision a little bit differently.

**Corridor**

**Square**

**Residential Fabric**
2 Activity
Activity

**Step 1:**

What do I value?

**Step 2:**

What does Mattapan need?

**Step 3:**

What should Mattapan look like?
How do we get what we want?
The corridors provide an opportunity to reimagine mixed-use development, improved transportation, and access to vibrant public spaces.
Corridor Character - Morton Street
Corridor Character - Cummins Highway
Corridor Character - River Street
Corridor Character - Blue Hill Avenue
Topic Areas help **organize community input** and translate shared goals into **measurable outcomes** for Mattapan.
WHAT WE HEARD

- More micro units housing for single adults to save and get back on their feet.
- Loss of neighborhood equity when seniors sell. Then can’t afford to move elsewhere.
- Community land trust to secure homes affordability.
- Affordable housing.

WHAT WE KNOW

- 58% of Mattapan is housing.
- **Single family housing** makes up the majority of housing in Mattapan.
- 38% of residents are **homeowners**.
- 3 out of 5 renting households are considered **housing cost burdened**.
- Residents have expressed interest in **new housing types** to better serve the community’s needs.
- 13% of housing in Mattapan is **income-restricted**.
Support inclusive equitable development with an emphasis on affordable housing opportunities.

**COMMUNITY VALUES**

**GOALS**

- Existing rates of *home ownership* are preserved.
- Existing rates/ratios of *affordability* are *preserved and enhanced*.
- Future development offers a diverse mix of *housing types*.
- Participation in existing housing programs increases.
Jobs and Businesses

[Image of a city street scene with buildings, cars, and people]

PLAN: Mattapan | Corridors Workshop
Jobs and Businesses

WHAT WE HEARD

Live/Work space for Mattapan artists

Creative Jobs

Job serving the community by the members decent pay

Work-force Development - Training - Pop-up Shops - Gardening

Living Wage Jobs

WHAT WE KNOW

- Jobs and businesses in Mattapan are accessible by many different means of transportation.
- Most jobs and businesses in Mattapan's are concentrated on the major corridors.
- Only 2% of Mattapan residents work in the neighborhood, 64% work in Boston, and 34% work outside of Boston.
- Health care and social assistance make-up 32% of industries in Mattapan.
Enhance opportunities for businesses to thrive with a focus on capturing wealth within the community.

- The number of resident-owned small businesses grows.
- Existing community and businesses wealth and incomes rise.
- Increase in businesses that are frequented by Mattapan residents and visitors.
- Increase access to jobs outside of and employment opportunities within the neighborhood.

Upcoming Jobs and Businesses Deep Dive - May 2020
Mobility
WHAT WE HEARD

- Adequate & consistent transportation within community
- Create a traffic & beautification plan for Blue Hill
- Street fairs, family friendly block parties
- Make community aware of better construction schedules
- Notice N Grid to interrupt traffic as much
- Buses that run on-time more bus stops with shelters

WHAT WE KNOW

- Taking transit often involves at least one transfer
- The Fairmount Line can be useful when going downtown, but it, too, can experience long delays.
- Primary arterial streets were part of almost all “challenging trips”.
- Bus service and driving are unreliable, and walking or biking feels unsafe
- Double parking is rampant on Blue Hill Avenue
Strengthen **connectivity**, through various modes, within Mattapan and to the region.

**GOALS**

- Number of fatal and injury crashes decreased.
- **Households with access** to rapid transit, bikeshare and carshare increases.
- **Comfort and connectivity** of walking and biking access to civic centers within Mattapan increases.
- **Commute time** via public transportation to job centers outside of the neighborhood is decreased.

**Upcoming Mobility Deep Dive - March**
People and Places

**WHAT WE HEARD**

- History of Mattapan
- Local "creative spaces" where youth can gather
- Black People/PL of color in Mattapan!
- Art - Public Art
- How do you preserve the character of the neighborhood in new buildings?

**WHAT WE KNOW**

- Mattapan is a **diverse community**, with 73% of residents identifying as Black or African American.
- Mattapan has the **largest Haitian population** in Boston.
- 17% of Mattapan’s **land use** is open space and 62% residential.
People and Places

COMMUNITY VALUES

Celebrate Mattapan’s culture and identity and how it can be reflected in spaces where people gather.

GOALS

- Quantity and diversity of **public spaces** available grows and provides opportunities for people to gather.
- **Access** to educational, civic and open spaces is increased.
- **Preserve and strengthen** the existing culture and community.
- Identify and implement **placemaking** strategies to emphasize community identity.
Goals by Topic

**Housing**
1. Existing rates of home ownership are preserved.
2. Existing rates/ratios of affordability are preserved and enhanced.
3. Future development offers a diverse mix of housing types.
4. Participation in existing housing programs increases

**Jobs + Businesses**
1. The number of resident-owned small businesses grows.
2. Existing community and businesses wealth and incomes rise.
3. Increase in businesses that are frequented by Mattapan residents and visitors.
4. Increase access to jobs outside of and employment opportunities within the neighborhood.

**People + Places**
1. Quantity and diversity of public spaces available grows and provides opportunities for people to gather.
2. Access to educational, civic and open spaces is increased.
3. Preserve and strengthen the existing culture and community.
4. Identify and implement placemaking strategies to emphasize community identity.

**Mobility**
1. Number of fatal and injury crashes decreased.
2. Households with access to rapid transit, bikeshare and carshare increases.
3. Comfort and connectivity of walking and biking access to civic centers within Mattapan increases.
4. Commute time via public transportation to job centers outside of the neighborhood is decreased.
Activity

Step 1:

What do I value?

Step 2:

What does Mattapan need?

Step 3:

What should Mattapan look like?
How do we get what we want?
Activity Goals and Result