

## Blue Hill Ave/Cummins Hwy Prioritized Actions

*The Working Advisory Group examined the priorities established by the community and identified several concrete actions for each that would provide an immediate next step to continue the enhancement of the Station Area.*

The potential concrete actions provide an immediate next step to continue the enhancement of the Station Area and surrounding community. The following potential concrete actions are organized by each of the topic areas of the Station Area Plan.

### Community Vision

The highest ranked priority of the Community Vision was to reinforce the residential community in the Station Area. The following concrete actions could advance that priority in the near term future:

- **Strengthen local community development corporation(s) to invest in Mattapan Housing** - a strong and active collection of community development corporations focused on Mattapan and the Station Area could direct investment and redevelopment with the intention of reinforcing the residential community.
- **Create a list of problem properties in the Station Area and target them for change** - a single property that is not cared for or that is a location of consistently disruptive behavior is destructive to the residential community. Several categories of problem properties should be created to inventory the location of properties with issues and associated with a plan of action to remedy those issues.

### Prosperity

The highest ranked priority of Economic Development was to focus redevelopment investment in the Station Area. The following concrete actions could advance that priority in the near term future:

- **Continue community involvement in Cote Ford** - positive investment in the Cote Ford property will be a critical milestone for the Station Area community and

could potentially build redevelopment momentum for other opportunities in the area. The community should work with the Department of Neighborhood Development to ensure that one of the redevelopment proposals can be fully supported and implemented.

- **Come to community agreement regarding the next important redevelopment site (for example, the MBTA property)** - the milestones of the Mattapan Community Health Center and a built project at Cote Ford should be followed immediately at the next important and underutilized site. The community should come some level of agreement about what that site should be and continue efforts with the City, property owners and others to continue in the promotion of positive investment within the Station Area.

### Home

The highest ranked priority of Housing was to retain diversity and affordability in the Station Area. The following concrete actions could advance that priority in the near term future:

- **Workforce housing units in new development at higher than the current requirement of 15%** - the current Inclusionary Development Policy requires that affordable housing units are required at a rate of 15% of the total market-rate units proposed. To preserve diversity and affordability that requirement should be increased for new development in the Station Area.
- **Expanded homeownership programs within the Station Area** - one of the most effective measures to allow the prosperity of residents to grow with the prosperity of the neighborhood is to increase, enhance and assist in expanding homeownership. This expansion may involve financial incentives, advising services or other programmed assistance.

### Place

The highest ranked priority of Placemaking was to enhance vibrancy of Mattapan Square. The following concrete actions could advance that priority in the near term future:

- **Advocate for Blue Hill Ave/Cummins Highway/River Street improvements** - the plan reflects concept level direction for public realm investments on the three primary streets into Mattapan Square. Including

improvements on these roadway segments should be advocated for in the City's capital improvements budget.

- **Advance facade improvement program** - through assistance with the Boston Main Streets program a facade improvement program for Mattapan Square could be initiated through the use of a revolving loan fund, small grants or design assistance.
- **Create a "down with roll-down gates" campaign** - the prevalence of roll-down security gates in the retail district promotes the wrong impression of the community and does not build a sense of community or pride of place. A program to encourage business and property owners to remove gates would benefit the district.

## Getting Around

The highest ranked priority of Mobility and Transportation was to manage parking in the Station Area. The following concrete actions could advance that priority in the near term future:

- **Encourage shared parking agreements** - by combining parking lots beyond parcel boundaries more efficient parking layouts and utilization can be achieved. Discussion of shared parking and brokering agreements between owners would benefit the district.
- **Perform a parking utilization study** - in a compact main street district, parking supply and utilization need to function properly. A full accounting of on-street and off-street parking use would inform a coordinated and district-wide parking strategy that would help to better serve resident and business needs.
- **Explore pro's and con's of resident parking restrictions and logistics of implementing** - the new rail station may change parking dynamics in the neighborhoods in the Station Area. The community should continue an open discussion regarding a variety of parking regulation measures such as resident parking restrictions or other tools to enhance convenient access to parking.

## Parks and Public Space

The highest ranked priority of Parks and Public Space was to reinforce family and youth activities in the Station Area. The following concrete actions could advance that priority in the near term future:

- **Perform community survey to establish list of missing amenities** - the Station Area's open spaces

should serve the family and youth activities that are desired from the community. A survey of the existing park and public space amenities and a community survey of what is missing would allow those missing features to be identified.

- **Seek funding to install missing amenities** - advocating for missing open space amenities, youth programming or other resources would enhance the family-orientation of the Station Area.

## Quality of Life

The highest ranked priority of Quality of Life was to build opportunity and success for residents and businesses in the Station Area. The following concrete actions could advance that priority in the near term future:

- **Promote existing training programs** - connect more residents in need to the training and assistance resources that already exist in the Station Area.
- **Create a new job/training connection in the Corridor** - as part of the benefit of connecting the resources of the Fairmount Indigo Corridor more directly, networks and connections between jobs in Newmarket or Readville should be promoted within the Station Area.
- **Use a vacant storefront "pop-up" help center** - a vacant storefront could be put to active and productive uses with a pop-up center for training, employment or homeownership services. The use could be temporary or rotate among vacancies with the permission of building owners.

## Implementation Actions

The highest ranked priority of the Implementation Actions was to strengthen and improve Mattapan Square. The following concrete actions could advance that priority in the near term future:

- **Create one new event that focuses on local business support and community involvement in the Main Street** - an event that celebrates local businesses and makes direct connections between local business and local resident support may strengthen the vitality of the district.
- **Examine the potential benefits of establishing a Business Improvement District (BID)** - a small-scale business improvement district may help to both build a business community in the Square and provide some additional funding for clean-up, maintenance or programming.