

1. In light of COVID-19 pandemic, has the BPHC provided any recommendations on what are optimal density ratios to prevent transmission of the virus? During the last 5 months the GMNC has been asked numerous times, where can those who have contracted the pandemic go to recover in our community? Can this design be included to be inclusive and sustainable?

The Boston Public Health Commission (BPHC) has not made a determination on how various levels of density impact the transmission of COVID-19. If you are concerned that you may have COVID-19 or are experiencing any COVID-19 symptoms, we encourage you to seek medical attention. We also encourage you to follow local and state guidance on social distancing and other preventative measures to protect yourself during this time. You can find COVID-19 resources on the City of Boston's website: boston.gov/coronavirus or by calling the BPHC at 617.534.5050 or 1.800.847.0710 (Toll Free)

The PLAN: Mattapan team will continue to explore ways in which future development design guidelines and zoning can guide a resilient future for Mattapan. In June 2020, the PLAN: Mattapan team issued a survey for Mattapan residents to better understand how people are using their private and public spaces during the pandemic. The results of that survey were shared at our August 2020 meeting and the team intends to reissue the survey throughout the PLAN: Mattapan process. In addition, an internal working group made of Boston Planning & Development Agency (BPDA) planners, urban designers, and researchers are working to identify guidelines in response to the pandemic that would be applicable to the entire city.

The BPDA's consultant for PLAN: Mattapan, MASS Design Group, is a leader in spaces for healing. MASS recently formed a COVID-19 Design Response team "to respond to partner needs and to share strategies and rules of thumb to keep in mind when retrofitting different types of spaces for infection control. MASS will be engaging with key thought leaders and partners in design and healthcare to guide our work. These materials will be made public to the community as they become available." More information is available at <https://massdesigngroup.org/covidresponse>.

2. Can you tell us how the determination for what is high density, medium density, and low density is made? What is the reference point?

When we refer to density along Mattapan's corridors we are considering the overall bulk (height and massing of a building) of about 1-2 blocks. Rather than consider a building individually, the planning team is considering density from a big picture perspective. The different levels of density (high, medium, and low) shown at the August 5 meeting were determined by community input at the February workshop. As we continue to refine these corridor development scenarios, the distinctions between what is considered high-,

medium-, and low-density will become more clear. The terminology and development scenarios that are shown through this process are specific to Mattapan.

3. Just to make sure, foot traffic and car traffic determines the density right?

There are many factors that determine appropriate density. Foot and vehicular traffic can promote additional density but also be a result of new density. Three factors that the City's planning team have highlighted are context, street widths, and proximity to transit and other amenities. Context refers to what already exists in the area. In regards to street widths, wider streets typically indicate that taller buildings can comfortably take shape without creating an urban canyon effect. Finally, proximity to amenities can necessitate greater density because, for various reasons, people prefer to be closer to certain amenities.

4. What are the current height considerations for increased density (for example, how many additional stories against the current zoning)? And please share with the participants what the current zoning standards are. It would be good, for the purpose of informing the other residents, and for brevity, to detail what the proposed changes are, and how they differ from the current neighborhood typography [sic]
 - a. we have to also consider nuanced factors about density often left out

As a part of this process we will explore how proposed density along the corridors in Mattapan will relate to existing conditions and current zoning restrictions. The City's planning team will go into this in more detail at our meeting in September. In the meantime, you can refer to the Zoning Toolkit the PLAN: Mattapan team produced earlier in the planning process. This document should provide some helpful insight on what current zoning looks like in Mattapan.

5. Has there been conversation as to what businesses are being considered to be brought into the corridors?

The Office of Economic Development - Small Business Unit will continue to work with and support the efforts throughout the Mattapan Corridors with current and future businesses in partnership with PLAN Mattapan City Departments & Mattapan Main Streets.

The PLAN: Mattapan team is contemplating mixed-use development (commercial/retail ground floor with residential above) along many of the corridors in Mattapan. As part of our early visioning work, the community and the PLAN: Mattapan team agreed that allowing a variety of business types to take space in Mattapan was preferred. Through design guidelines and zoning, the planning team will be able to accommodate the needs

of many businesses.

6. I know that BTD is also currently looking at Blue Hill Ave improvements, and have been in touch with BPDA staff on this planning process...any updates regarding alignment of the Blue Hill Ave/complete streets visioning with your corridor analysis?

BTD is hosting a public meeting on September 30th to update the community on near-term enhancements to the Blue Hill Ave corridor and a longer-term vision for the corridor. After this meeting, BTD will also be hosting virtual and in-person/socially distant office hours to answer questions about the Blue Hill Ave process. Please visit boston.gov/departments/transportation/blue-hill-avenue for more information about these events.

7. As we are considering "density", how does that relate to environmental concerns like hot spots and the need for increases in trees and green spaces?

Throughout the process we have been hearing about the importance of the open space and the public realm, future recommendations will address this topic. The PLAN: Mattapan team is in close coordination with the Parks and Recreation Department and the Department of Conservation and Recreation. For updates regarding the City of Boston Parks and Recreation COVID updates please visit: <https://www.boston.gov/news/coronavirus-covid-19-updates-boston-parks-and-recreation>

For updates regarding DCR COVID updates please visit:

<https://www.mass.gov/info-details/massachusetts-state-parks-covid-19-update>

8. In the proposed density designs, has there been any studies or considerations around the loss or access to sunlight due to building heights vs. resident health? Will greater density change the health of residents?

We are in the early stages of considering new density along Mattapan's corridors. As we continue on in the process and refine the corridor development scenarios we will consider a range of impacts including shadows, public health factors, and public realm enhancements. The current Building Code and the BPDA's Development review guidelines have recommendations regarding project's impact on sunlight and other health indicators.

9. I know you have been considering gentrification. But what specific principles and procedures are you planning to employ to stave off displacement?

PLAN: Mattapan is building from existing initiatives such as Housing a Changing City: Boston 2030. This initiative aims to PRODUCE new housing, PRESERVE existing affordable housing, and PROTECT households that are at risk. Citywide this initiative seeks to:

- 1. Produce 69,000 new housing units, with 15,920 units being income restricted*
- 2. Retain Boston's existing income restricted/affordable housing*
- 3. Re-develop and renovate up to 4,500 BHA units*
- 4. Combat displacement by supporting the purchase of 1,000 rental housing units from the market and make them income restricted*
- 5. Prevent evictions and promote housing stability*

We are in close coordination with the Department of Neighborhood Development and the Office of Economic Development.

10. One very large key business in Mattapan is Plumbing Standards on Hollingsworth St. Are we keeping any tabs on businesses like this in hiring locally

The programs that we have to connect local residents with jobs are managed by the Office of Workforce Development. For a full list of the available options please visit [this link](#). For more information please contact [Herbert Bond](#), Special Projects Coordinator.

[Boston Hires](#) invites employers, small businesses, and community-based organizations to join the effort to support good jobs for Boston residents.

11. Do you all see any value in getting PLAN Mattapan certified as LEED ND?
- a. We can't leave out climate change and our carbon footprint in these aspect of planning

The PLAN: Mattapan team is committed to ensuring that the Mattapan community is a resilient community, including climate and social resilience. Previously, the planning team has not considered LEED Neighborhood Development but we have and will continue to work closely with other city departments to ensure that we are planning for Mattapan's environmental future purposefully.

All development proposals that elect to comply with the Article 80B large project review process are required to follow the Article 37 Green Building and Climate Resiliency Guidelines. Article 37 requires all projects achieve at minimum the 'certifiable' level utilizing the most appropriate US Green Building Council Leadership in Environmental and Energy Design (LEED) Rating System(s).

12. What about parking next to the trains in the middle of BHA like they do on Beacon St in Brookline?

Please see the current preferred design options being considered for Blue Hill Avenue on this link:

<https://www.boston.gov/sites/default/files/file/2020/03/Roadway%20Design%20Information%20Boards.pdf>

The Blue Hill Avenue Transportation Action Plan seeks to improve quality of life for corridor users including all modes of transportation.

13. Does anyone know more about the Blue Hill Ave road design meetings and if the paving is still on schedule for Spring 2021?

The Blue Hill Avenue Transportation Action Plan is managed by the Boston Transportation Department. Currently, they are planning to host a community meeting on September 30, 2020. For more information regarding the action plan and its timeline, please contact Matt Moran) at matthew.moran@boston.gov.

14. If there's new development planned, will there be places comfortable to us as seniors to move into?

The planning team envisions Mattapan being a neighborhood with a housing mix that meets the needs of a diverse group of residents including seniors, first-time homeowners, those living with disabilities, families, as well as many other groups of people. In a previous workshop we discussed some of the needs for these user groups and will continue to consider them as we develop design guidelines in the future.

15. Mattapan was the lost neighborhood for so long — how will this affect the quality of life in the single-family neighborhoods?

Our current approach is to consider how additional density in key areas like Mattapan's corridors will help preserve the existing character of other areas comprised of single family homes and triple deckers. As we continue to explore the future of Mattapan we will better understand how each focus area in the neighborhood is interrelated and responds to changes in other areas.

16. How is this going to blend with the through-traffic passing through?

The planning team is in the early stages of considering new density along Mattapan's corridors. As we continue through the process and refining development scenarios, we will explore the relative impacts on other planning concerns in the neighborhood like traffic. As part of the PLAN: Mattapan consultant team led by MASS Design, Toole will be assisting in analyzing relative transportation impacts on the neighborhood. This analysis

will be shared with the community at future public workshops.

17. Have you been tracking the questions community members have asked?

All of the feedback from our past community meetings can be found on our website at bit.ly/PlanMattapan As part of the Zoom recording we are able to access all of the questions posed in the chat window. We also take thorough notes at all of our public meetings to ensure that we are able to fully capture community input.