

PLAN: Mattapan

Final Draft for Adoption Overview & Discussion

Kenya Beaman, Community Engagement Manager

Adriana Lasso-Harrier, Neighborhood Planner

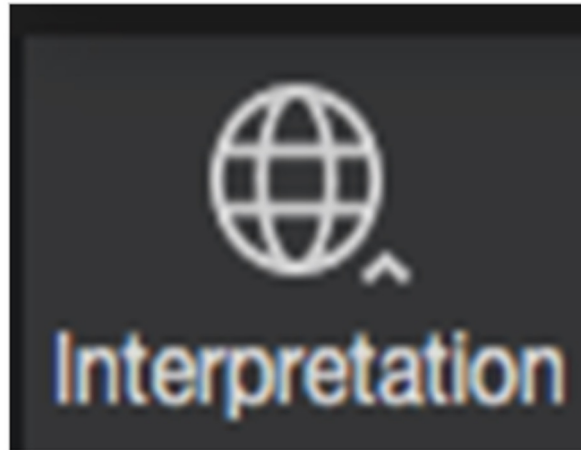
Grace Ng, Landscape Architect

Nick Schmidt, Senior Transportation Planner

Kenya Thompson, Urban Designer



Simultaneous Haitian Creole and Spanish interpretation services are being provided for this meeting. Please click on the following icon at the bottom and choose the appropriate language channel. An example of the icon is below.



Meeting recording

The BPDA will be recording this meeting and posting it on the BPDA's webpage for those who are unable to attend the Zoom meeting live. It is possible that participants may also 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.

Virtual meeting etiquette

- We want to ensure that this conversation is a pleasant experience for all, and that all community members/ stakeholders are comfortable sharing their comments, questions, and feedback.
- Please be respectful and mindful of each other's time when asking questions/providing comments, so that all attendees can participate in the meeting.

Meeting information

- The presentation for this evening is available to view on the webpage on the BPDA's website: bit.ly/PLANMattapan
- Meeting recording will be uploaded to the project webpage within 48 hours.

Meeting format

- Attendee microphones will be muted during the presentation.
- Once the presentation is over, questions/comments will be accepted in two ways:
 - Through the Q+A tab at the bottom of your screen; or
 - Raise your “virtual hand” and we will take your questions orally in the order which hands were raised.

Welcome! Here are some tips for first-time Zoom users. **Your controls are at the bottom of the screen.**

Clicking on these symbols activates different features. (*Phone users press *9 to raise hand and press *6 to unmute.*)



Mute/unmute (you will remain muted until a host gives you access)



Turn video on/off (your video will remain off until a host gives you access)



Ask clarifying questions (we will have discussion period at the end)



Raise hand to ask for audio/visual permission at the end of the presentation

- About PLAN: Mattapan: planning vision themes, and framework
- Overview of community engagement process
- Summary of recommendations
- Next steps
- Discussion



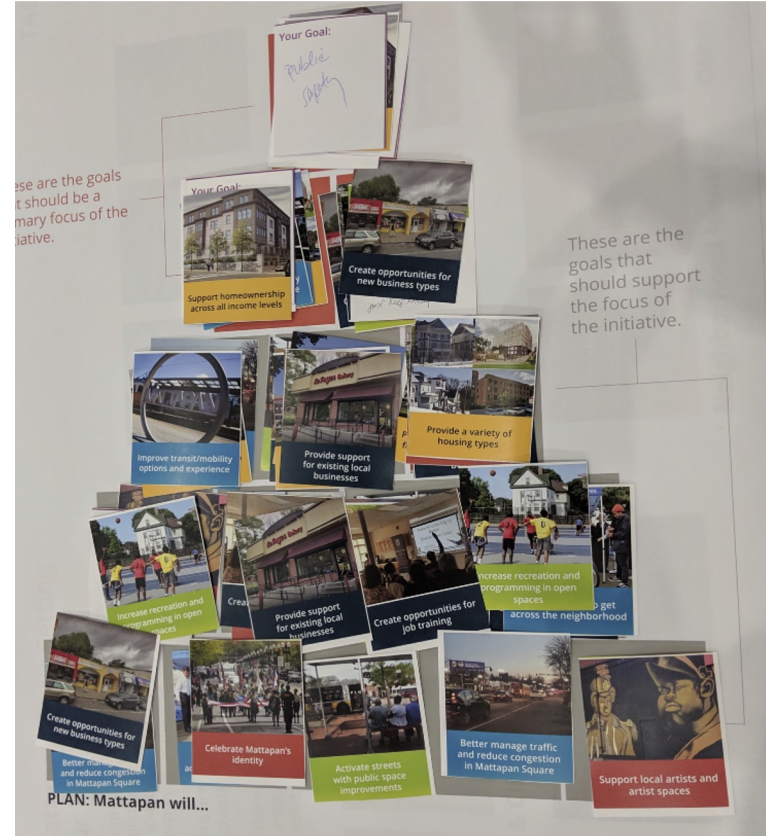
A group of people are gathered around a table, looking at documents. The background is blurred, showing other people and a blue wall. The foreground shows a man with a beard looking at a document. The text is overlaid on a red rectangular background.

Plan Objectives; Summary of Community Engagement Process

PLAN: Mattapan envisions a future where:

- Existing Mattapan residents are **stable in their homes** and new residents **have affordable housing options**
- Mattapan residents have **safe and reliable transit connections** to jobs, schools, and community spaces in Mattapan and throughout Boston
- **Mattapan Square** and other neighborhood nodes are home to **vibrant, thriving local businesses and cultural spaces** that reflect the needs of residents and uphold neighborhood identity

A Community-Driven Process



PLAN: Mattapan will...

- Be an affordable place to live, with access to varied businesses and opportunities. ^{and healthy} Mattapan will have greater accessibility to green and blue space. ~~Mattapan~~ It will be easy to connect to other neighborhoods via transit, and will be a desirable destination for visitors. Mattapan will write its own history.

Community Engagement Timeline



The Planning team released a draft of PLAN: Mattapan on October 3, 2022

This draft was posted on the BPDA's website (in English, Haitian Creole, and Spanish) and open to public comment. The Planning team also held presentations on the draft plan's content. The following is a summary of the community engagement done to collect feedback on the draft:

- ❑ Virtual presentations to Mattapan's neighborhood civic groups throughout October 2022
- ❑ Haitian Americans United Annual Conference
- ❑ 3 Chat With A Planner at Mattapan Library (in-person)
- ❑ Tabling at community events (Mattapan Boys & Girls Club, Mattapan Main Streets event with business owners)
- ❑ 2 listening sessions:
 - ❖ 1 in person in coordination with Caribbean Integration Community Development
 - ❖ 1 online with River Street Civic Association

The period to provide public comment on the draft plan was extended once for an extra month, with a final deadline on December 5th, 2022.

In their feedback to the draft recommendations, people were encouraged by the following...

- Pedestrian safety enhancements
- 10-minute neighborhood vision
- Urban design & zoning strategies that furthered goals for environmental justice and public health
- Strategies that preserve Mattapan's open spaces and natural beauty and make them more accessible by foot or bike
- Zoning changes that will support more mixed-use development in Mattapan Square



In their feedback to the draft recommendations, people wanted more attention placed on...

- **Additional Dwelling Units:** impact of unregulated ADUs on the neighborhood
- **Mattapan Square:** vacant buildings, absentee property owners, proper maintenance of the public realm, the need for more diverse commercial/cultural spaces
- **Future development:** promoting homeownership, impact on neighborhood, development mitigation and community benefits from Article 80 projects
- **Commuting in Mattapan:** traffic congestion along Blue Hill Ave, supporting safe and reliable transportation options



PLAN: Mattapan is the neighborhood's vision and recommendations for how development and growth in Mattapan should be guided over the coming years.

- Development mitigation and community benefits from Article 80 Projects
- Outlining and defining mixed used zoning and explaining the vision/outcome of additional commercial nodes
- Urban design guidelines for larger residential projects and infill development
- Development guidelines for Mattapan's squares, corridors, and residential fabric



PLAN: Mattapan outlines zoning and development guidelines that will enable more mixed-use development and bring a greater array of retail and cultural uses to Mattapan's squares and corridors.

These are the issues that cannot be addressed solely through PLAN: Mattapan and will require further support or study by the City and other entities, such as the MBTA or DCR:

- Parking and traffic congestion on Blue Hill Ave and City's plans for roadway redesign
- Impact that Additional Dwelling Units will have on the community, how to finance ADUs
- Supporting safe, accessible transportation options that make commutes quicker and more reliable (car- and bikeshare, express bus service, etc)
- Encouraging more diverse commercial development in Mattapan Square, solutions and enforcement on absentee property owners, vacant/dilapidated buildings, public realm maintenance
- Promoting more homeownership opportunities in new developments
- Increased environmental protection for Mattapan's natural reserves, particularly along Neponset River



Summary of PLAN: Mattapan Recommendations

PLAN: Mattapan is organized using the geographic framework of nodes, corridors, & residential fabric.



Nodes & Squares - central neighborhood spaces where residents come together to shop, work, and build community.

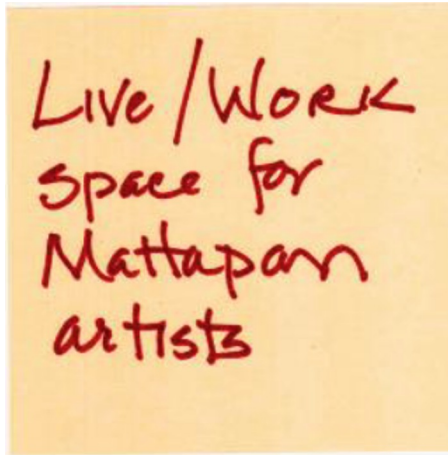


Corridors - main streets that bring people into, out of, and around Mattapan.

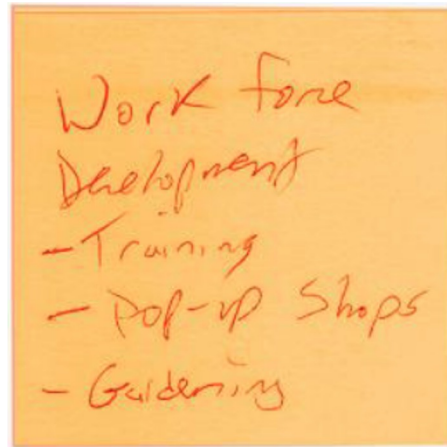


Residential fabric - the areas of Mattapan that most residents call home.

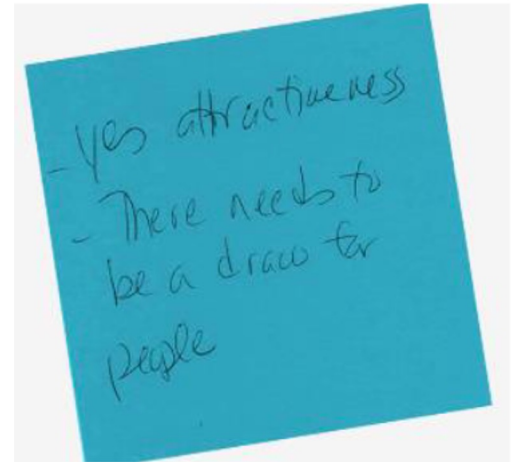
“Existing storefronts and structures in Mattapan need to be renovated and updated. This plan should incorporate beautifying the existing storefronts and buildings.”



“Live/work space for Mattapan artists.”



“Workforce development. Training, pop-up shops, gardening.”



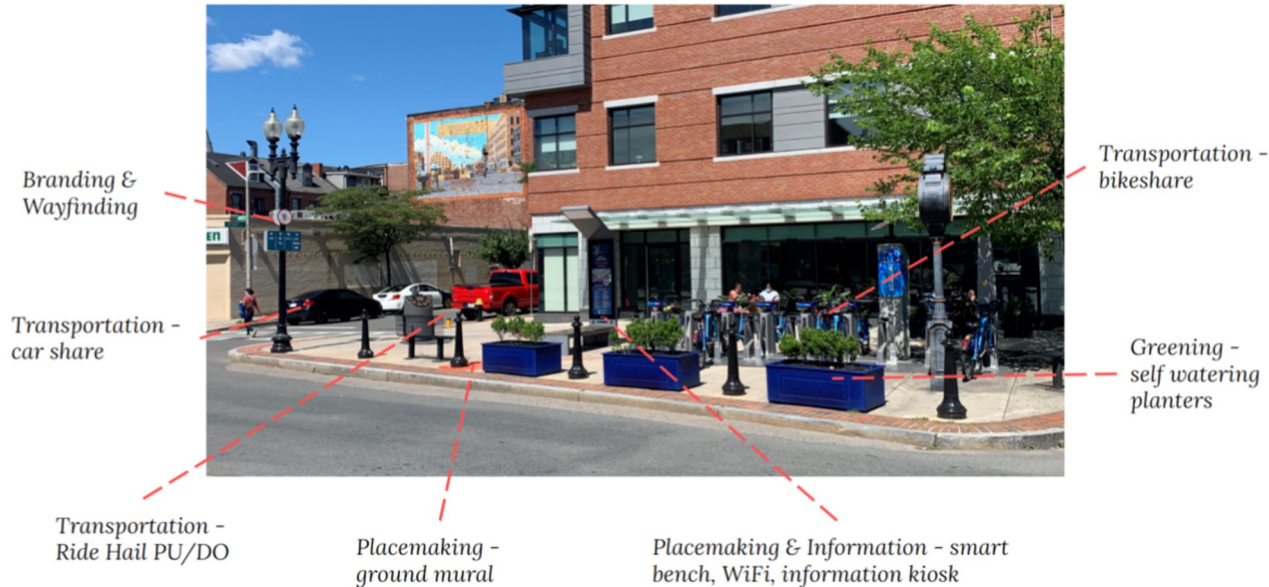
“Yes attractiveness; there needs to be a draw for people.”

Nodes & Squares are Mattapan's Destination Areas



- **Space to gather and connect:** Encourage development of diverse commercial / cultural spaces
- **Increase support** to current / future local business owners through City of Boston programs
- **Ten minute neighborhood:** Create new areas of mixed-use development to bring essential goods/services closer to residents; increase capacity for housing
- **Environmental resilience:** street trees, rain gardens, planted beds, and other green infrastructure.

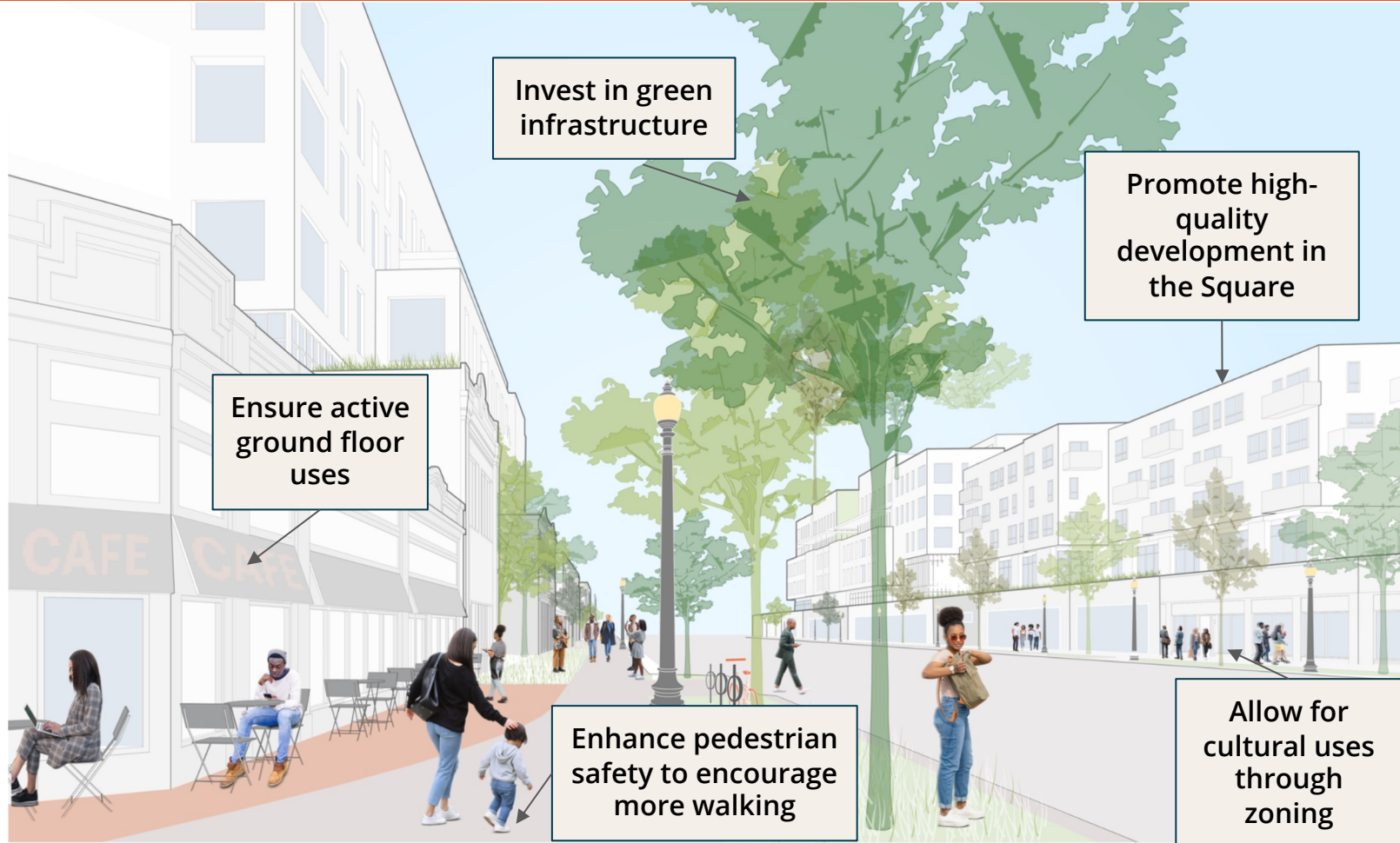
Increasing Walkability and Access to Mattapan's Nodes



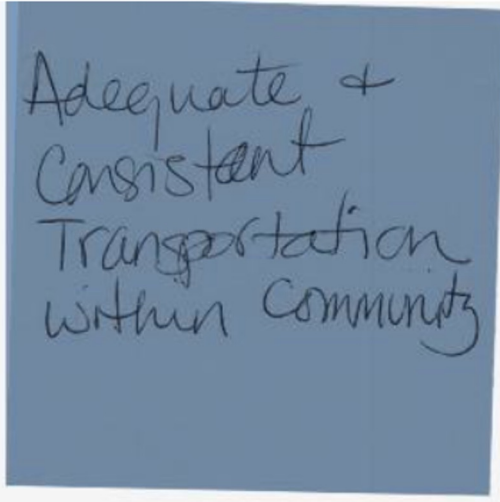
A GoHubs! location in East Boston's Maverick Square

- 59% of households in Plan study area are within a 10-minute walk of a rail station or Key Bus stop, bikeshare, and car share (compared to 60 percent citywide).
- Expanding Boston's GoHubs! program to Mattapan would offer more options for mobility and bring 98% of Mattapan's homes within a 10-minute walk of expanded mobility options.

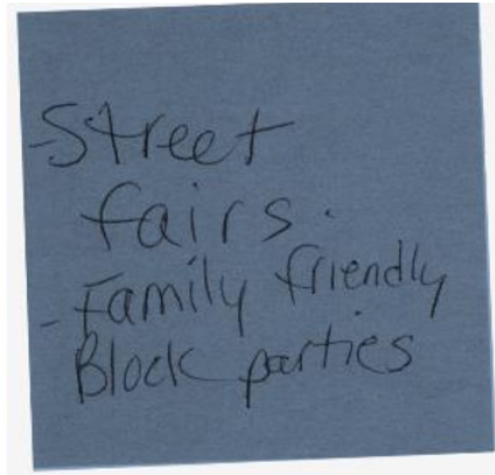
Strategies For a Welcoming, Active Mattapan Square



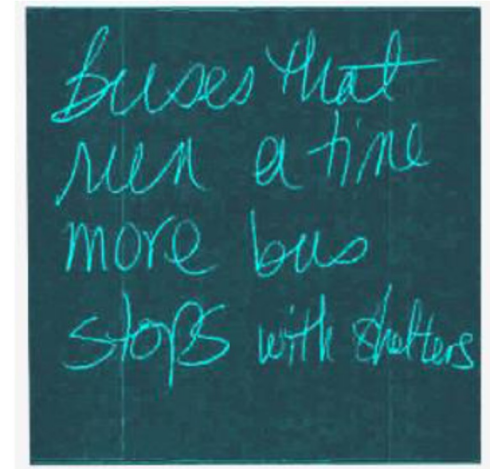
"I am very excited about the possibility of new crosswalks, strategies for decreasing cut-through traffic. Blue Hill Ave represents a major barrier...so making that corridor prioritize local resident pedestrians rather than commuting traffic cutting through would build community."



"Adequate & consistent transportation within community."

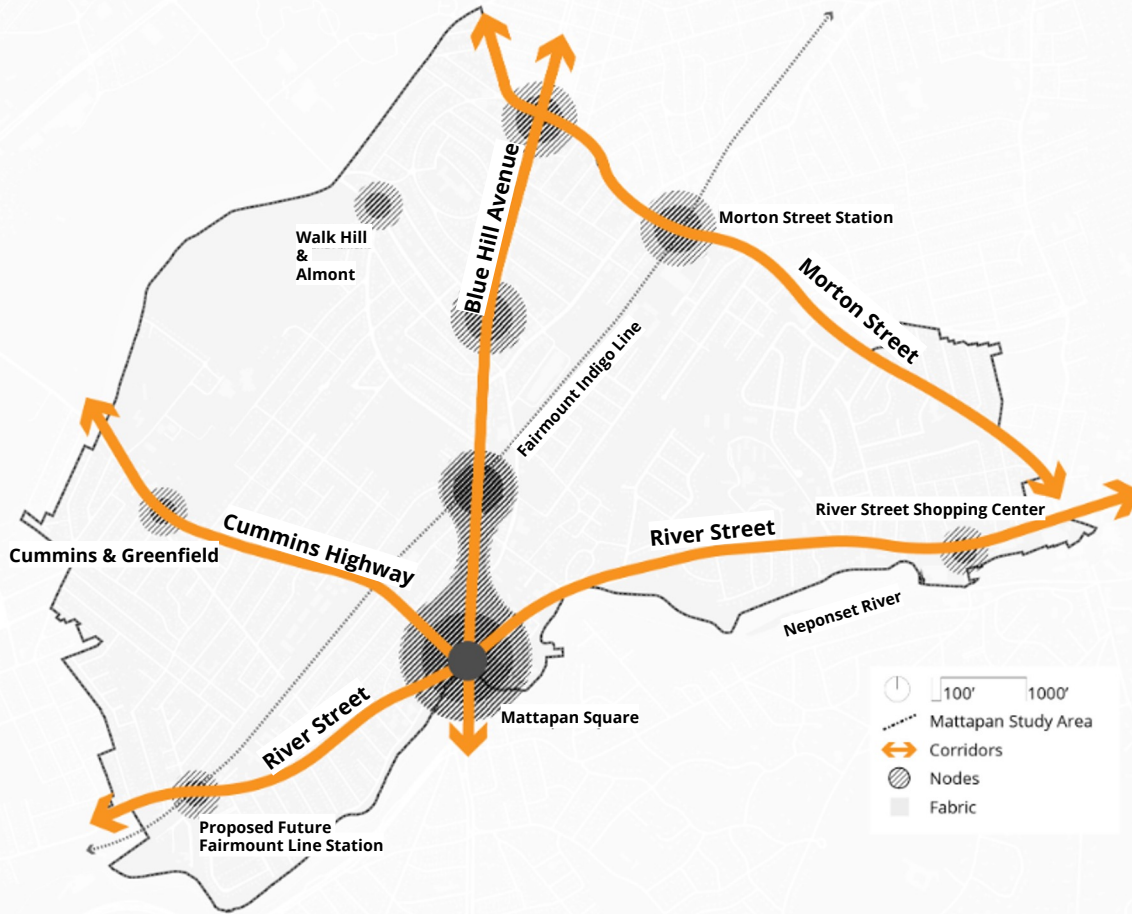


"Street fairs; Family friendly block parties."



"Buses that run on time; more bus stops with shelters."

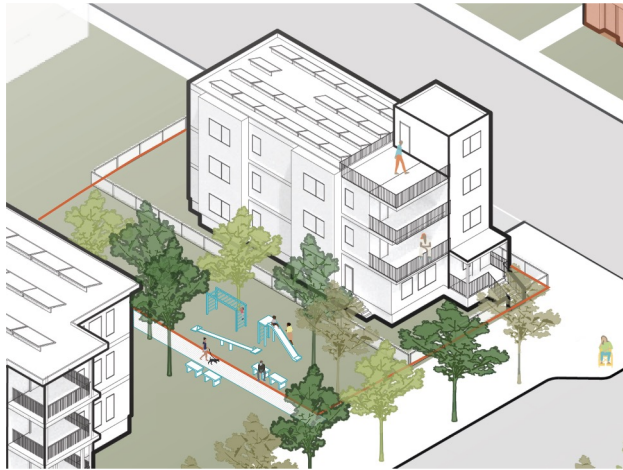
Corridors : Safe Commutes, Transit-Oriented Development



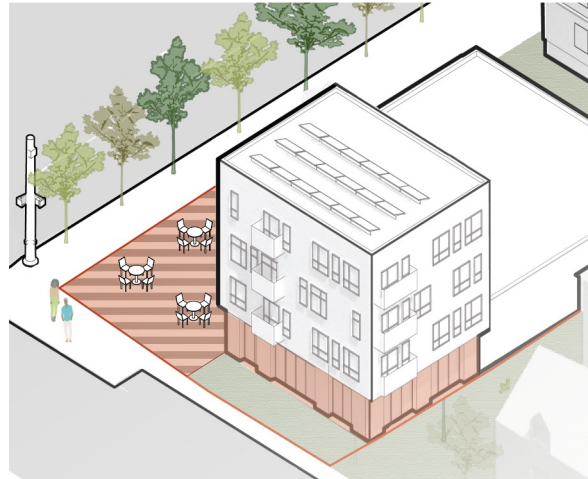
- **Support more mixed-use and multi-family development:** site large residential projects along corridors, pairing increased height/density with benefits like affordability, improved public realm, and ground floor amenities
- **Safe and reliable commutes:** improve/build more crosswalks; increase frequency and reliability of bus & rapid transit service
- **More local business:** foster new retail/cultural uses, better connect businesses with City supports
- **Healthy, active public realm:** combat smog and heat with more trees and green infrastructure; prioritize development of permanent art/cultural spaces + pop-up events

Lot Coverage Requirements for Open Space and People

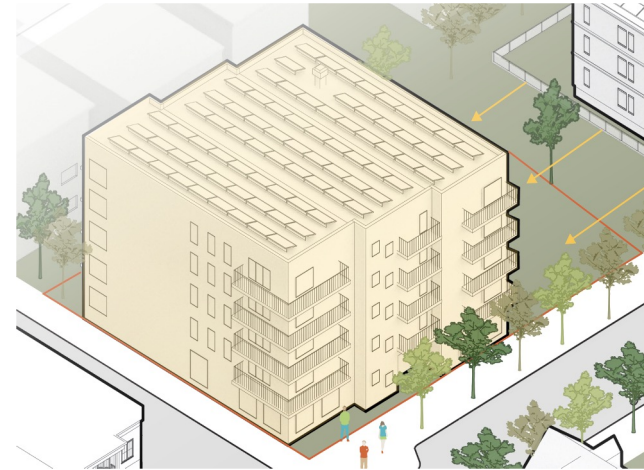
PLAN: Mattapan proposes the addition of **lot coverage requirements** for new developments. Lot coverage requirements help ensure that space for greenery and outdoor space are built into a project.



More trees, open space for play

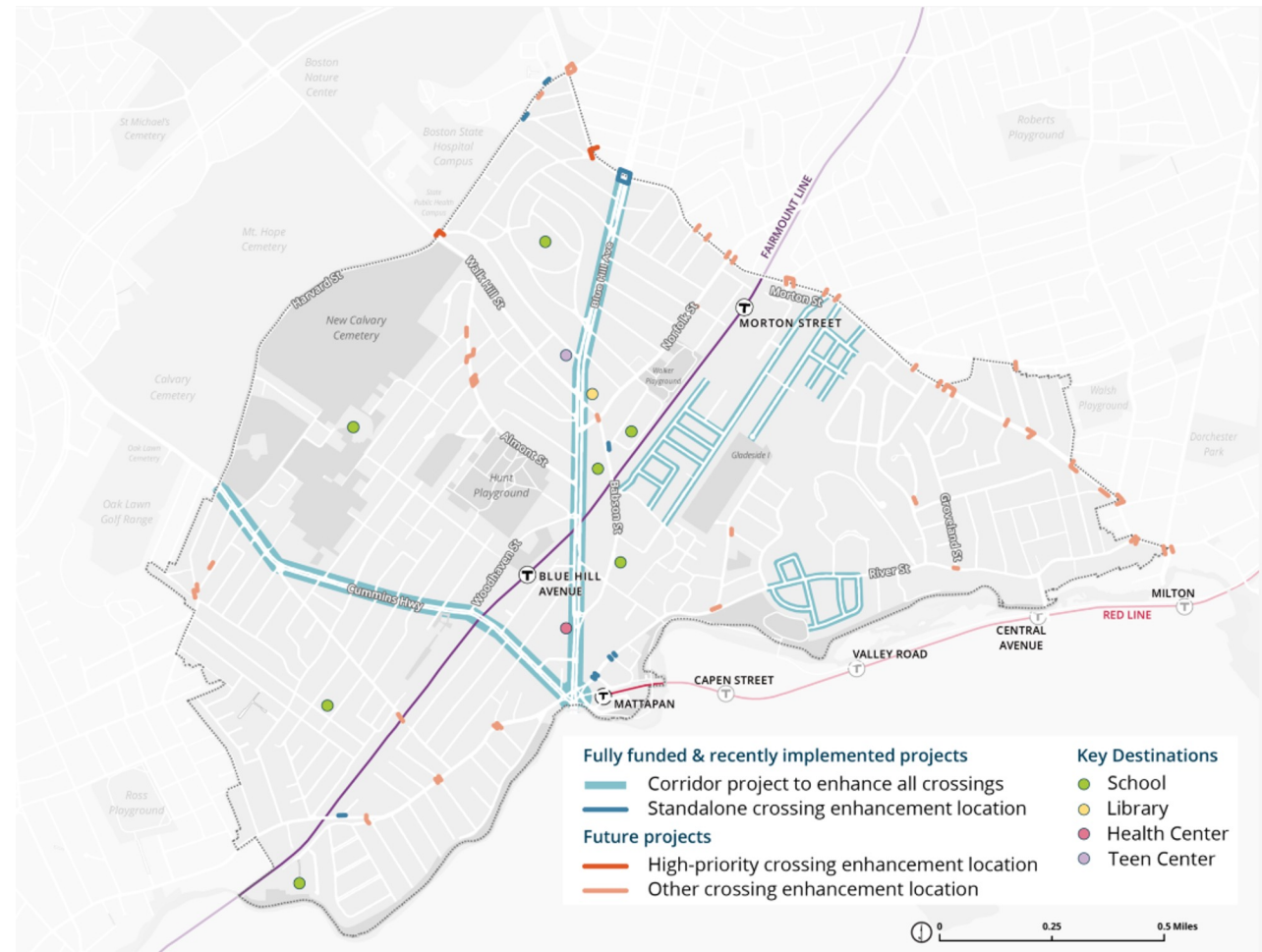


Areas for outdoor dining



Helping larger developments respect smaller residential scale

Safer, More Comfortable Crosswalks



- Safer, more comfortable crosswalks are needed to encourage drivers to slow down and yield to people walking. All crosswalks should be fully accessible.
- BPDA evaluated conditions of all pedestrian crosswalks in the PLAN study area. The evaluation found 81 locations that are candidates for crosswalk enhancements or new crosswalks.

Bus Network:

- The majority of Mattapan residents take the bus, but service is slow, unreliable, and indirect
- Extensions or higher-frequency service of existing bus routes, new bus routes, and new dedicated bus lanes to support bus reliability and attractiveness



Rail & Rapid Transit Network:

- Recommendations include more frequent and electrified Fairmount Line service, a modernized and extended Mattapan Trolley, and new walking and biking connections to existing rail stations

Strategies for Safe, Resilient Corridors

Use trees, plantings, and open space for climate resiliency and to provide space for play/gathering

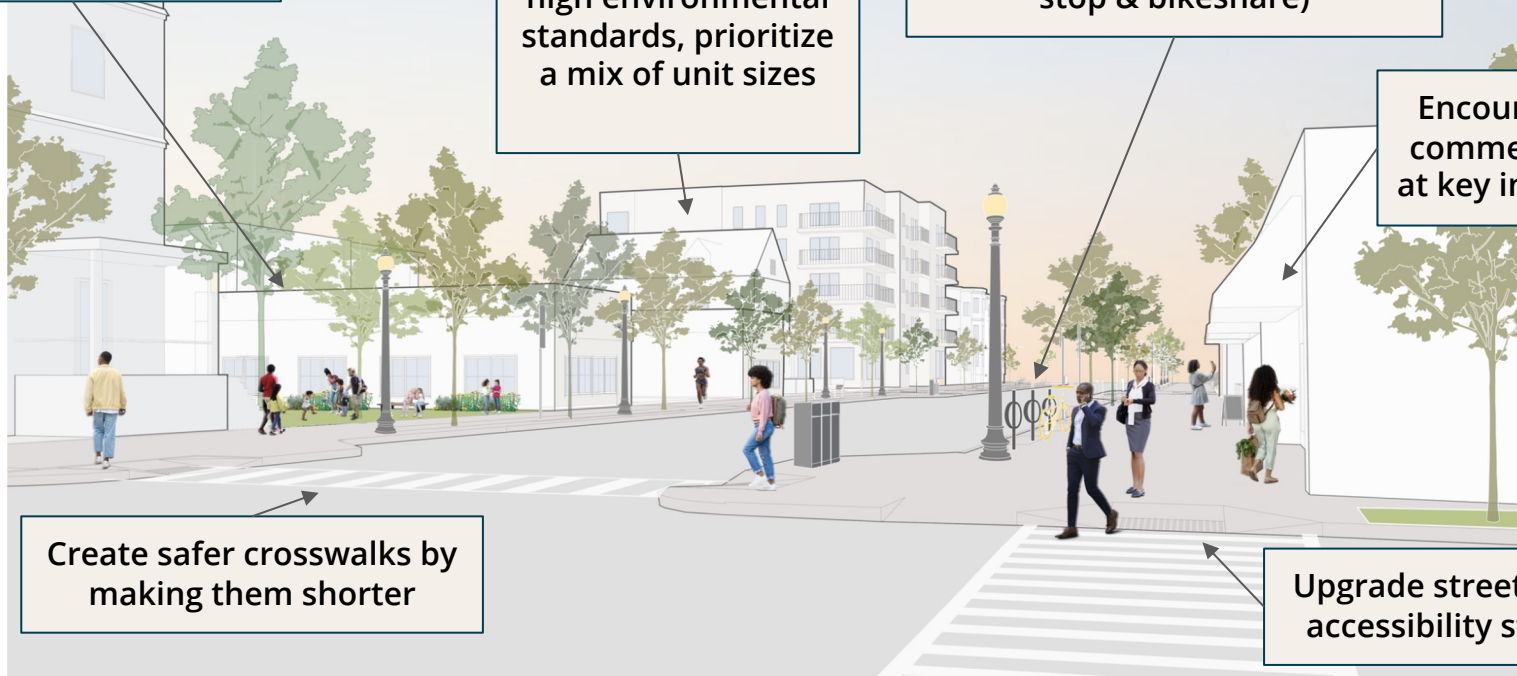
Encourage high-quality housing with high environmental standards, prioritize a mix of unit sizes

Co-locate complementary transportation options (i.e. bus stop & bikeshare)

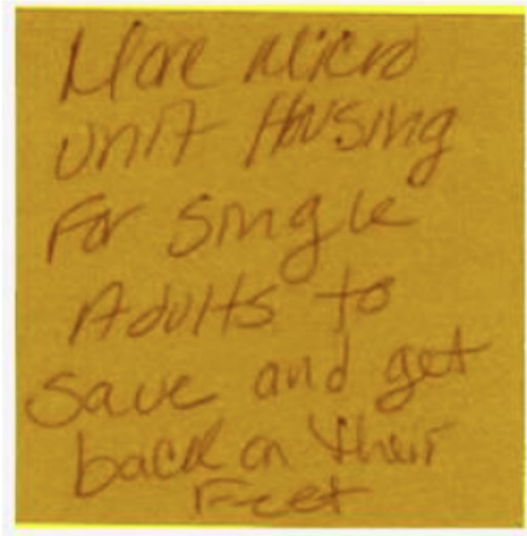
Encourage active commercial space at key intersections

Create safer crosswalks by making them shorter

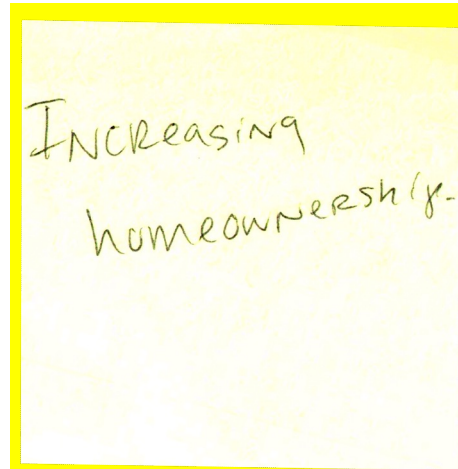
Upgrade streets to meet accessibility standards



"The unrestricted manner of implementation [of ADUs] as described in this Plan invokes real concern."



"More micro unit housing for single adults to save and get back on their feet."



"Increasing homeownership."



"Need senior housing."

Residential Fabric : Development Without Displacement



Mattapan has a diverse array of housing types, from single-family homes to multi-story residential apartment buildings.

- **Promote homeownership opportunities:** Encourage development of homeownership units, partner with Mayor's Office of Housing
- **Backyard ADUs:** build wealth, support multi-generational families, & encourage gentle density through the allowance of backyard Additional Dwelling Units
- **Green Links & pedestrian safety:** support safe, quick access to open space with improvements to the Green Links Network; reduce cut-through traffic on residential streets

Current policy allows homeowners to convert pre-existing spaces (attics, basements, etc.) into Additional Dwelling Units (ADUs).



Carve-out Unit



Basement Conversion



Attic Conversion

PLAN: Mattapan proposes the allowance of backyard ADUs in 1- to 3-family subdistricts.



Example of a detached backyard ADU

Mattapan residents want to see more opportunities for:

- Multi-generational housing
- Senior housing
- Extra income to help cover living costs
- Affordable housing that fits a diverse range of households

Some concerns were raised about the impacts of unregulated ADUs that could lead to:

- Overcrowding and congestion
- Impacts on trees and green space
- Off-street parking

The Plan recommends a zoning feasibility study into how to responsibly implement backyard ADUs in Mattapan as a next step.

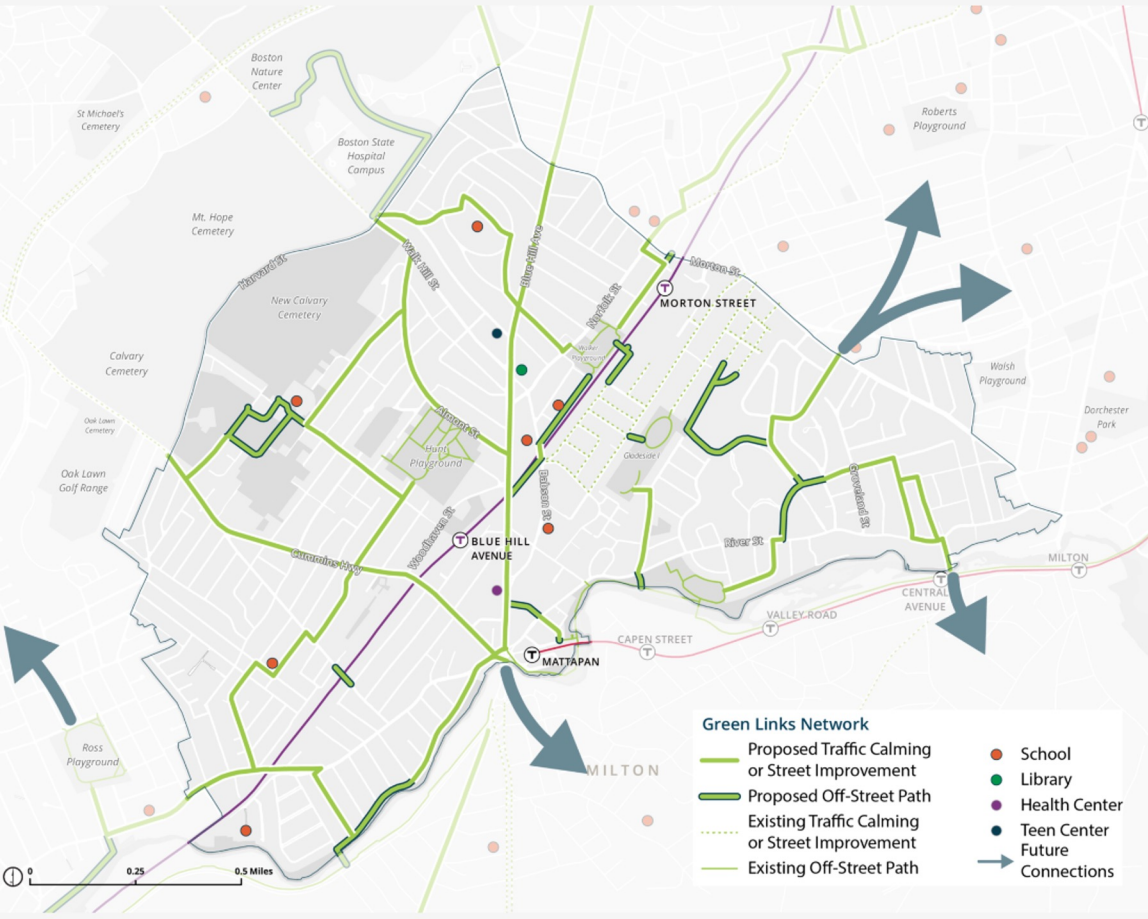
This zoning feasibility study will identify areas and conditions where backyard ADUs work and where they don't.

The BPDA is also coordinating with Mayor's Office of Housing to explore funding programs and technical assistance that will make the development and construction of ADUs more affordable for Mattapan homeowners.



Example of an attached backyard ADU

Green Links Network: Safe Connections to Open Space



Green Links



Street trees, bioswales, raised crosswalks, and bike lanes create a safer and greener experience for all users



Speed humps and signage make it safer and more clear for pedestrians to access parks



Key Takeaways, Next Steps

- Supports mixed-use development & mobility enhancements to create a **10-minute neighborhood**
- Improves the **Green Links Network**, creating better access across the neighborhood, especially to open spaces
- Introduces **backyard ADUs** as a tool to add more responsively multigenerational housing and support generational wealth
- Introduces **lot coverage requirements** to reduce impervious surfaces & promote a greener, more active public realm
- Emphasizes **Mattapan Square** as a place to be with investments in the public realm and local business
- Guides increased access to **high-quality travel options**, supporting safe and reliable connections within Mattapan and the rest of the City



- Bringing to BPDA Board for adoption on May 11
- Backyard ADUs: conducting analysis of existing buildings in Mattapan to draft zoning language that matches Mattapan's neighborhood residential fabric and makes appropriate ADUs possible
- Mattapan Square Business and Property Owner Assessment and Convening in advance of future Squares and Corridors Rezoning