

2 Activity Feedback



High Density/Height: Mattapan Square

Your group documentor will record your thoughts here:

Slide 1-13:
Comments on Density Change/ Increased Height

Height
Qstn:Community centre as highest reference -proposal taller than that
com:4-5 storey to 6-8 storeys -dramatic change

Scale:
Street widths:
Proximity:
Higher Height at Intersections:
Mobility Improvement:
Streetscape Improvements:
Increased Affordability:

Use

Recommendations (Locations):

Comments on Mixed Use Buildings

Suggestions for Improvement:

Comments on Benefits

Your group documentor will record your thoughts here:

Mattapan Square

- Concern about 6-8 story buildings, the number of units and the the potential for parking needs that might come along with this scale. Where would the parking go? MBTA service is not great in this area. Also concerned about too many people in the building needing to share elevators, hallways, and amenities.
- Concern about the number of people and the safety concerns around too many people in a single building. Will the amenities be big enough; will users be able to use the spaces at the same time?
- Height limits the view of the sky

Your group documentor will record your thoughts here:

Parking concerns: Not enough for the proposed density increase
Provide parking - Underground, first level and municipal parking lots

Areas acceptable to higher heights (6-8)...
Mattapan Square
Norfolk Street -
Wellington Hill Street
River Street/Lower Mills could be higher density

Morton Street right at the intersection
Morton Street is a reputation for being the worst street for traffic accidents
- If this can be addressed, could welcome higher density at the intersection from mid to high
Proposed to have one lane of traffic in each direction

Create building setbacks so that the street doesn't feel like a canyon
We want to keep views of the Blue Hills

Your group documentor will record your thoughts here:

High Density Notes:

- **Comment that the commercial property are in trust and this is why there hasn't been any expansion. Also brought parking is an issue in Mattapan square if there is to be added density.**
- **Building height affecting abutters, referenced development at 1301 Wellington Hill.**
- **Resident thought this is awesome; wondered why no housing in Mattapan Sq; it could help business in the square; has seen cities in the country do this.**
- **More people will use the MBTA more.**
- **Supportive of affordable housing, but not excited about the tall buildings in the square.**
- **Meeting with business owners; no one has reached out to them.**

High Density/Height: Morton St. at Blue Hill Ave.

Your group documentor will record your thoughts here:

Slide 15-19:
Comments on Density Change/ Increased Height

Scale:
Street widths:
Proximity:
Higher Height at Intersections:
Mobility Improvement:
Streetscape Improvements:
Increased Affordability:

Comments on Mixed Use Buildings

Comments on Benefits

Height
Objection to the proposed increasing height at intersection- blocking light for the next building
Existing height - for corners seems inappropriate. Chances are there for future development
Lighting problem

Use

Recommendations (Locations):

Suggestions for Improvement:

Your group documentor will record your thoughts here:

Morton Street

- Desire to keep a family-centric neighborhood feel for Mattapan and would like to keep the height limited at the 3-stories that is currently along the street
- Is there a way to achieve more units in a building that appears to like like a triple decker from the street.
- No easy access to MBTA services here, they need to be a part of the discussion, especially if these types of buildings are not accommodating parking.

Your group documentor will record your thoughts here:

Notes:

Area acceptable for 3-5 stories...

Wellington Hill

River Street/Lower Mills Commercial Area

Have access to public transportation and shops

Provide a nice mix of residential feel with business use

Provide a variety of business to service the neighborhood

Provide a mix of housing types, especially for young adults

Your group documentor will record your thoughts here:

Medium density:

- **Morton Street has more foot traffic**
- **Not enough growth for businesses**
- **Resident said they can see height on Morton St**
- **They can see height on Morton verses Mattapan Sq.**
- **The question again, what come with the development; what will be created (eg open space); balance it out.**
- **The feel and scene in Mattapan is different; she can't buy into development it doesn't change anything; says Mattapan has been stagnant for years. She can buy in if it comes with something and changes the feel of the neighborhood.**
- **It's stagnant compared to JP**
- **Medium density makes sense in areas of Morton St/ BHA intersection**

Medium Density/Height: Cummins Hwy.

Your group documentor will record your thoughts here:

Slide 21-25:
Comments on Density Change/ Increased Height

Scale:
Street widths:
Proximity:
Higher Height at Intersections:
Mobility Improvement:
Streetscape Improvements:
Increased Affordability:

Comments on Mixed Use Buildings

Comments on Benefits

Height

- Asked about any high rise development proposals coming up-near commuter rail
- Affordable building converted recently- no guarantee to lower income 100s of low income people displaced
- How does this affect the market- for lower income category- especially the higher height buildings (explanation from Rosa IDP policy, bonus density, AVU)
- Current residents getting the units after redevelopment (explanation-city doing to solve the affordability challenge)
- Height is fine is far as it is not taking the natural light
-

Use

Recommendations (Locations):

Your group documentor will record your thoughts here:

Cummins Highway

- Concerns about additional density here when the street has been narrowed for bike lanes, feel like this and existing development projects (Cote Village) have already further congested the area.
- Concern expressed about the height of taller buildings will affect WiFi in the area.

Allentza: look at presentations through an equity lens/equity analysis, what are the community benefits specifically that might help to alleviate the issues that the community continues to return to in these discussions.

Your group documentor will record your thoughts here:

Concerns:

This is just the start for locations of height. The community would like to take more time to evaluate potential locations.

Who will be displaced? The goal is to keep as much as possible focused in Mattapan
Affordable housing is not affordable in Boston and especially in Mattapan.

Intersections - Along River Street near Lower Mills and ...

Trolley Stations

Areas heights (2-3)...

Your group documentor will record your thoughts here: Low density

- **Makes sense; the commuter rail available for transportation**
- **Parking being an issues and traffic along Cummins Hwy; especially with the new Cummins Hwy project**
- **Would love to see it, but where will people park**
- **8 story buildings are too high**
- **Resident has walked and driven on Cummins Hwy and right now Cummins Hwy doesn't feel so safe with the new plans; it feels scary**
- **Different resident said it doesn't feel beautiful; she has never walked on Cummins Hwy; it needs an upgrade on the streetscape; again with any new development, what does it come with.**
- **Development with beautification**
- **More trees on streets**
- **Making outdoor space good**

Low Density/Height: River St.

Your group documentor will record your thoughts here:

Slide 27-32:
Comments on Density Change/ Increased Height

Scale:
Street widths:
Proximity:
Higher Height at Intersections:
Mobility Improvement:
Streetscape Improvements:
Increased Affordability:
Change in Style (Roofline):
Increased Unit Size

Height

- Flat roof have problems
- Against building up box like structure- less quality of construction, prefer something interesting on the facade to have a character to the street
- Heat index- flat roof, no tall trees in the area- street with trees on both sides
-

Use

Recommendations (Locations):

Comments on Mixed Use Buildings

Suggestions for Improvement:

Comments on Benefits

Your group documentor will record your thoughts here:

River Street

- There was a question regarding why not more height along River Street, and it was explained that the width of River Street may not allow the same kind of height as Cummins Highway.

Your group documentor will record your thoughts here: Low density

- **Work on more trees**
- **Can see low density here**