

Cummins Highway & Regis Rd

Community Meeting | June 15, 2023



INTERPRETATION SERVICES

Interpreters are available for those who need support in Haitian Creole and Spanish.

- Haitian Creole: Samuel Milus
- Spanish: Edwin Choriego

MEETING AGENDA

- I. INTRODUCTIONS
- II. GOALS & OBJECTIVES
- III. SITE BACKGROUND & EXISTING CONDITIONS
- IV. PLAN: MATTAPAN
- V. DISCUSSION/Q&A
- VI. NEXT STEPS

INTRODUCTIONS (MAYOR'S OFFICE OF HOUSING)



The Mayor's Office of Housing (MOH) is responsible for: housing the homeless, developing affordable housing, and managing the City's real estate. We also work to ensure that renters and homeowners can find, maintain, and stay in their homes. The department develops and implements the City's housing creation and homelessness prevention plans. The department also collaborates with local and national partners to find new solutions and build more affordable housing for all, particularly those with lower income.

Neighborhood Housing Development

The Neighborhood Housing Development Division ensures that public funding is wisely invested in strong affordable housing developments. These developments serve both their local neighborhoods and the citizens of Boston.

Office of Housing Stability

Administration and Finance

Supportive Housing Division

Housing Innovation Lab

Boston Home Center

Policy Development and Research

Real Estate Management and Sales

GrowBoston



GOALS & OBJECTIVES

- Put out a Request for Proposals (RFP) for the two parcels at Cummins Highway and Regis Road
- Work with the Mattapan community to establish values to guide the RFP
- Establish use guidelines
- Listen to your questions and comments to inform what happens next

SITE SUMMARY

Number of Parcels: 2

Total Square Footage: 16,616

Zoning: 2F-6000

Council District: 5,

Councilor Arroyo

Neighborhood: Mattapan



EXISTING CONDITIONS



View from Regis Road



View from Cummins Highway

EXISTING CONDITIONS



Aerial View of Cummings Hwy/Regis Road

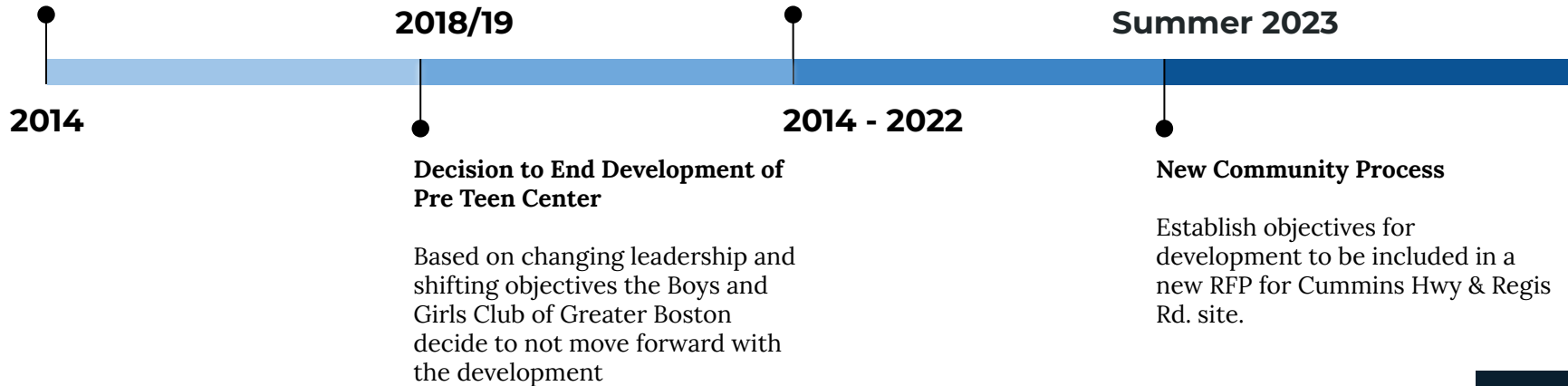


HISTORICAL CONTEXT

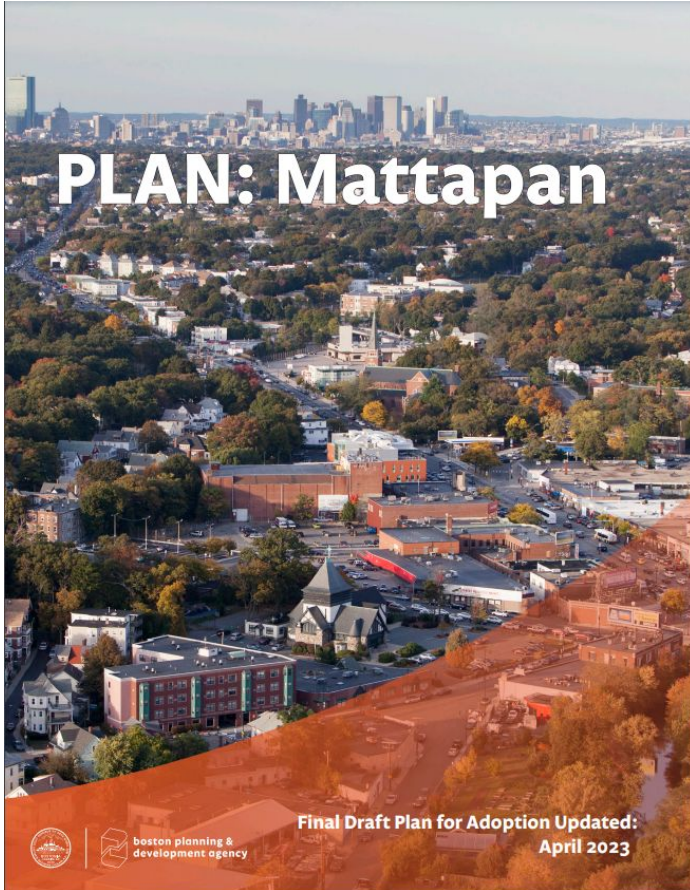
Original Community Process and Request for Proposals

Set Aside Cummins Hwy & Regis Rd parcels for the Boys and Girls Club of Greater Boston to build a separate facility for pre teens Mixed Use Sports facility

Development, Construction, and Occupation of Cote Village



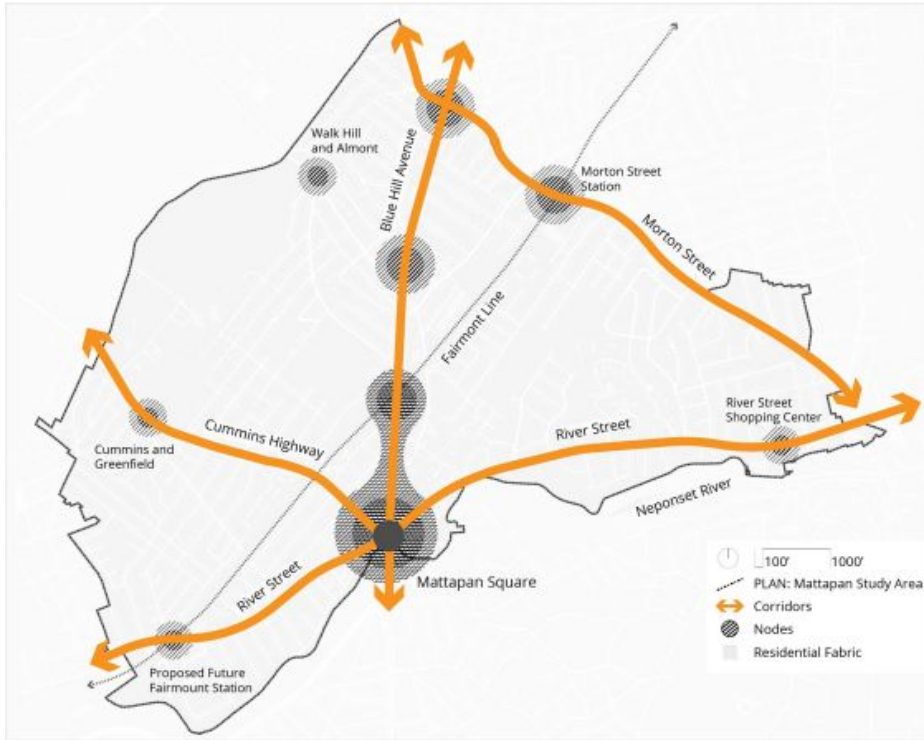
PLAN: MATTAPAN



“...main streets that people take to travel into, out of, and around neighborhoods”

PLAN: Mattapan, Page 40

PLAN: MATTAPAN



PLAN: Mattapan, Page 42

The above map identifies the corridors in Mattapan. Corridors are the primary roadways in a neighborhood. In Mattapan, corridors include Blue Hill Avenue, Cummins Highway, Morton Street, and River Street.

Increase Transit Access

Improve Pedestrian Safety

Enhance the Public Realm

Promote additional opportunities for Multi-Family Housing and Local Businesses

PLAN: Mattapan, Page 40

PLAN: MATTAPAN cont.



Multi-Family Residential zoning, which already exists in Mattapan, should be expanded along Mattapan's corridors, particularly along River and Morton Streets and Cummins Highway.

PLAN: Mattapan, Page 55

Equity & Environmental Justice

Housing

Mobility

Jobs & Businesses

People & Places

PLAN: Mattapan, Page 40

HOUSING

Site large residential projects along corridors. Pair increased height/density with benefits like affordability, improved public realm, and ground floor amenities.

EQUITY & ENVIRONMENTAL JUSTICE

Strengthen public health and combat heat by increasing urban canopy and other green infrastructure, plus encouraging climate-friendly forms of mobility

MOBILITY

Eliminate physical barriers, separate buses from traffic, and reduce the number of transfers to make walking, biking, and transit convenient choices.

PEOPLE & PLACES

Build moments of connection along corridors with more pop-up events, markets, and festivals, as well as permanent space for arts and cultural uses.

JOBS & BUSINESSES

Foster new retail along corridors, particularly on the ground floor of new residential development. Connect businesses with City programs that support their success.



DISCUSSION

WE WANT TO HEAR FROM YOU & NEXT STEPS

Visit the Building Housing project page for more information and updates, to submit feedback, join the mailing list, and view a copy of this presentation. The comment period will open for 30 days. bit.ly/cumminsandregis, or scan the QR code:

Tiera Satchebell, Housing Development Officer
(617) 635-4201, tiera.satchebell@boston.gov

Antonio Leite, Senior Development Officer
(617) 635-1024, antonio.leite@boston.gov



THANK YOU



ADDITIONAL RESOURCES

BOSTON HOME CENTER

(617) 635-4663, HOMECENTER@BOSTON.GOV

- Homebuyer Education
- Down Payment And Closing Cost Assistance
- Affordable Homeownership Opportunities
- Home Repair Assistance
- Foreclosure Prevention

OFFICE OF HOUSING STABILITY

(617) 635-4200, HOUSINGSTABILITY@BOSTON.GOV

- Rental Relief/Assistance
- Housing Vouchers
- Emergency Housing
- Eviction Prevention
- Landlord Resources

METROLIST

- Affordable Housing Listings