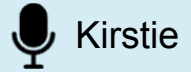


Blue Hill Avenue Transportation Action Plan!

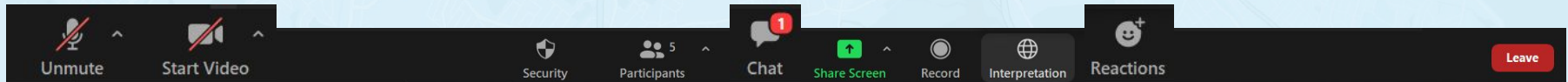
Community Meeting
February 28, 2023



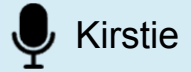
Welcome! ¡Bienvenidos! Bonjour!



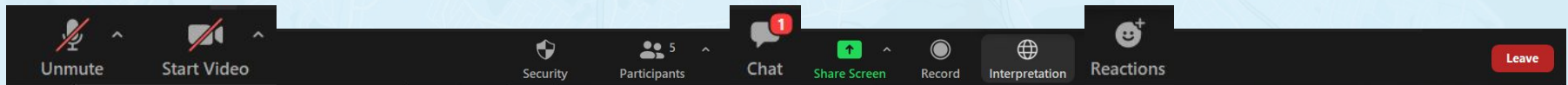
- This meeting **will be recorded**.
 - Esta reunión será grabada.
 - *Reyinyon sa a ap anrejistre.*
- Update your name in Zoom to include your preferred name and your pronouns.
 - Actualiza tu nombre en Zoom con tu nombre preferido y tus pronombres.
 - *Aktyalize non w sou Zoom pou w mete non prefere w ak pwonon w.*



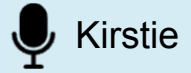
Welcome! ¡Bienvenidos! Bonjour!



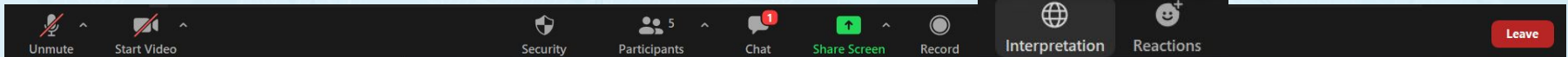
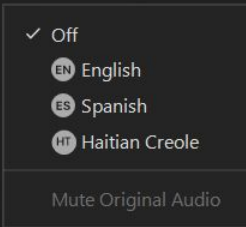
- Your microphones are turned off to start. You will need to unmute to speak. Joining via phone? Press ***6** to unmute.
 - Tu micrófono está apagado al empezar. Tendrás que reactivarlo para hablar. ¿Participando por teléfono? Presiona *6 para reactivar el micrófono.
 - *Mikwo w fèmen pou kòmanse. Ou pral bezwen ouvri mikwo a pou w pale. W ap konekte pa telefòn? Peze *6 pou ouvri mikwo a.*
- You can use non-verbal feedback options. Raise your hand or leave a message in the chat box if you have a question. If you called into the meeting, use ***9** to raise your hand.
 - Puedes utilizar las opciones de reacción no verbales. O dejar un mensaje en el chat si tienes alguna pregunta. Si estás llamando por teléfono usa *9 para levantar la mano.
 - *Ou gendwa sèvi ak opsyon fidbak non-vèbal. Leve men w oswa kite yon mesaj nan bwat tchat la si w genyen yon kesyon. Si w konekte nan reyinyon an, sèvi ak *9 pou leve men w.*



Welcome! ¡Bienvenidos! Bonjou!



- Si hablas español y prefieres escuchar la reunión en esta lengua utiliza el botón de “Interpretation” (Interpretación) para acceder al canal de audio en español.
- *Si w pale Kreyòl Ayisyen e w prefere tande reyinyon an nan lang sa a tanpri sèvi ak bouton "Interpretation" (Entèpretation) pou w jwenn aksè ak chèn odyo pou Kreyòl Ayisyen an.*





Kirstie

Welcome!

Blue Hill Avenue Transportation Action Plan

Community Meeting
February 28, 2023





Kirstie

Recordings of our past monthly Zoom meetings and other project materials can be found here:

boston.gov/blue-hill-avenue



Kirstie

Project Goals

Goal 1: Improve pedestrian safety along Blue Hill Ave

Goal 2: Expand transportation options and reliability

Goal 3: Connect infrastructure investments to the work of other City departments and State agencies (*including housing and development, business and economic development, environmental resilience, and public realm improvements*)



Kirstie

Meeting Goals

- Goal 1:** Orient residents to where this project came from, who is involved, and why this process is different
- Goal 2:** Provide updates about planning studies & engagement activities along Blue Hill Ave (BHA)
- Goal 3:** Respond to common questions about the BHA Transportation Action Plan
- Goal 4:** Share project updates about related initiatives along BHA
- Goal 5:** Provide an overview of upcoming engagement and how to get involved



Chavella

Ground Rules

1. Maintain respect for others in this space (*consultants, community members, and municipal agencies*).
2. Use “I” statements. If you are representing a neighborhood association or group, please share when speaking
3. Step up and step back.
4. There will be a good amount of time for reaction and discussion at the end, please try to limit your questions until then.



Kirstie

Tonight's Agenda

1. Meet the Team, Project Overview & Public Commitments
2. Responding to Common Questions: Parking
3. Project Updates: Mayor's Office of Housing
4. How to Get Involved



Kirstie

INTRO POLL

- 1. What is your main way of traveling along Blue Hill Ave?**
(walk, bike, car, public transit, other)
- 2. Why is this your primary way to get around?**
- 3. What is your home zip code?**

(If you can't get the poll to work, feel free to use the Chat)



Kirstie

Blue Hill Avenue

Meet the Team,
Project Overview &
Public Commitments





Kirstie

Public Sector Team

BOSTON TRANSPORTATION DEPT



Kirstie Hostetter
Project Manager



Maya Mudgal
Transit Planner



Charlotte Fleetwood
Mattapan Square

OTHER CITY DEPARTMENTS

Office of Housing
Office of Economic Opportunity & Inclusion
Boston Planning & Development Agency
Office of Neighborhood Services
Office of New Urban Mechanics
Office of Arts and Culture
Disabilities Commission
Age Strong Commission

MassDOT/MBTA

Erik Scheier
MBTA Capital Delivery

Andrew McFarland
MBTA Transit Priority

Phillip Cherry
MBTA Transit Priority

Benjamin Muller
MassDOT District 6
(Blue Hill Ave/Boston)



Stephen

Engagement Team

ENGAGEMENT CONSULTANTS

Grayscale Collaborative



Stephen Gray



Anne Ning Lin



Caroline Filice Smith

Powerful Pathways



Allentza Michel

Toole Design Group



Jeff Rosenblum

Consult LeLa



Ishmael D. Hazelwood



Chavella Lee-Pacheco

Real Talk for Change



Ceasar McDowell

COMMUNITY PARTNERS

Mattapan Food and Fitness Coalition
 Greater Mattapan Neighborhood Council
 Morning Star Baptist Church
 Mattapan Square Main Streets
 Garrison Trotter Neighborhood Association

PUBLIC AGENCIES

Boston Transportation Department
 Boston Planning & Development Agency

SO FAR, STAKEHOLDER WORKSHOPS WITH:

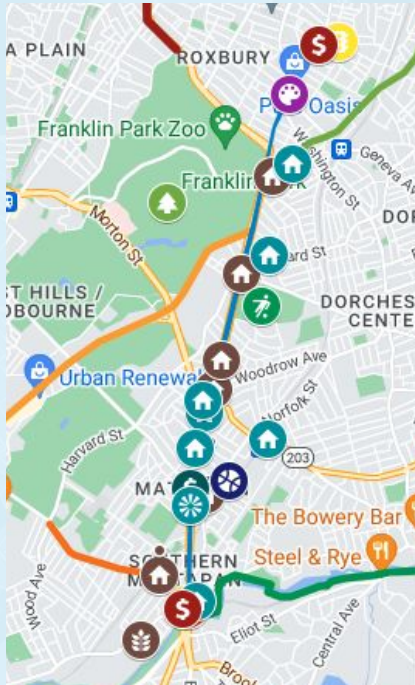
Greater Grove Hall Main Streets
 Project R.I.G.H.T. Inc.
 Franklin Park Coalition
 Mattapan Teen Center
 Prince Hall Grand Lodge
 Mattapan Community Health Center
 Franklin Park Zoo



Allentza

There's lots going on around Blue Hill Ave

Existing and Ongoing Projects Inventory



Warren Street Bus Priority Corridor

Columbia Road Greenway

Harambee Park Improvements

PLAN: Mattapan

Cummins Highway Redesign

American Legion Highway Safety Improvements

Franklin Park Master Plan

Columbus Ave Bus Priority Corridor

Mattapan Square Redesign

Blue Hill Ave Action Plan

Neighborhood Slow Streets: Grove Hall/Quincy Corridor

Fairmount Line Service Enhancement

DPW Resurfacing Projects

Bike Share Expansion

Grove Hall Plaza Mural

Greater Grove Hall Main Streets Green Median

Bus Network Redesign

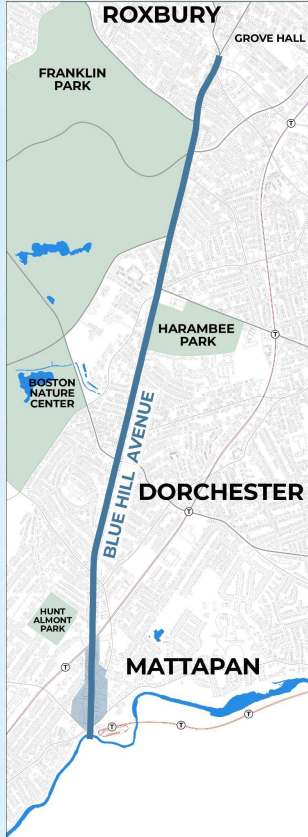
DCR Neponset River West

Mattapan Line Improvements

Bridge Replacement - Blue Hill Avenue over Railroad



Where & How We Are Working



Since June 2019:

20	Public meetings about BHA or Mattapan Square	14	Workshop sessions
11	In-person pop-ups	1	Mailer sent to ~23,000 homes 0.5-mi from BHA
3	Community walks	500+	Survey responses

How we are working differently:

Holistic Approach to Blue Hill Ave

- Not just transportation...
- Also public realm, housing & development, business & employment





Public Commitments

- Commitment 1:** The City and engagement team are committed to making informed, data-driven decisions which respond to questions raised by the public.
- Commitment 2:** The City and engagement team are committed to improving pedestrian safety along Blue Hill Ave.
- Commitment 3:** The City and engagement team believe that the public funding for this project should be allocated based on public priorities.



Feedback from Bus Operator Engagement

““

I [used to] go home with a tension headache... a pounding in my forehead. I don't pick bus routes on Blue Hill Avenue anymore. I pick the SL4/SL5 instead.

Southampton Bus Garage, Feb '23

““

Center-running bus lanes on Blue Hill Avenue are the only way it will work, otherwise the bus lanes won't be respected. I love the Columbus Ave bus lanes.

Cabot Bus Garage, Feb '23

““

Pulling into bus stops is really hard. People don't understand that blocking the bus stop makes it hard to serve riders with disabilities.

Southampton Bus Garage, Feb '23



Kirstie

Blue Hill Avenue

Responding to Common Questions

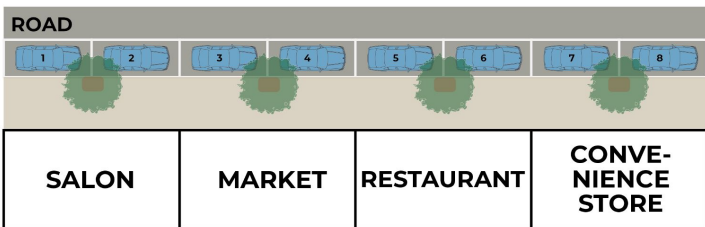
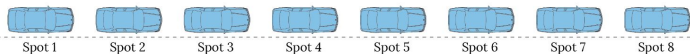
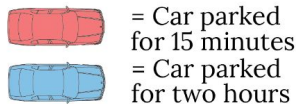


Q: What is the plan for parking?

Parking availability = (Number of spaces) x (Number of people who can use each space per day)

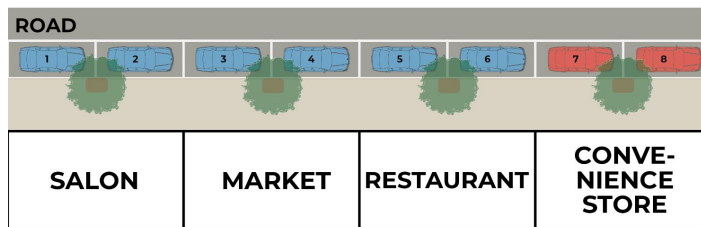
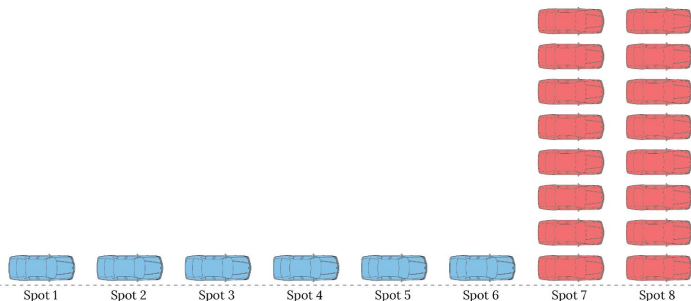
Flat Rate Parking Regulations

48 cars can use spots 1 to 8 from 9am-9pm



Strategically Timed Parking Regulations

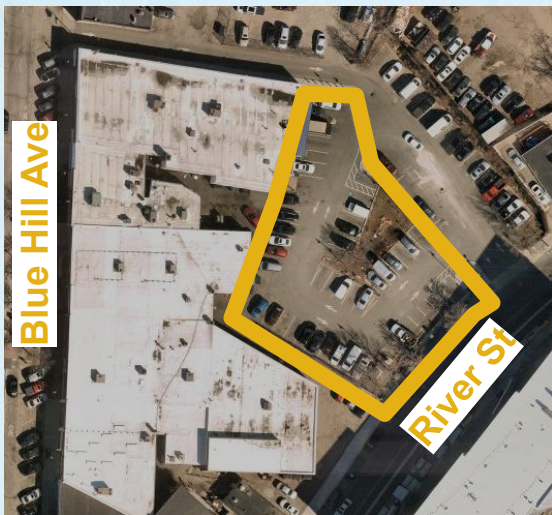
36 cars can use spots 1 to 6 from 9am-9pm
96 cars can use spots 7 and 8 from 9am-9pm



Match parking limits to business needs

Q: What is the plan for parking?

We are looking into the availability of other parking resources near Blue Hill Avenue, including how well used the three municipal parking lots are.



**Mattapan Square
Parking Lot**



**Cummins Hwy
Parking Lot**



**Grove Hall
Parking Lot**



Jeff

POLL

Parking often comes up in discussions about the Blue Hill Ave Transportation Action Plan. What are your parking concerns*?

Please select your **top 2 concerns**:

- A) Availability of parking (or lack thereof)
- B) Duration of parking
- C) Commuters parking from 9-5 along Blue Hill Ave
- D) Double parking
- E) Lack of parking enforcement
- F) I don't have parking concerns

*These categories were synthesized from feedback so far, and are not intended to be exhaustive



Julio

Blue Hill Avenue

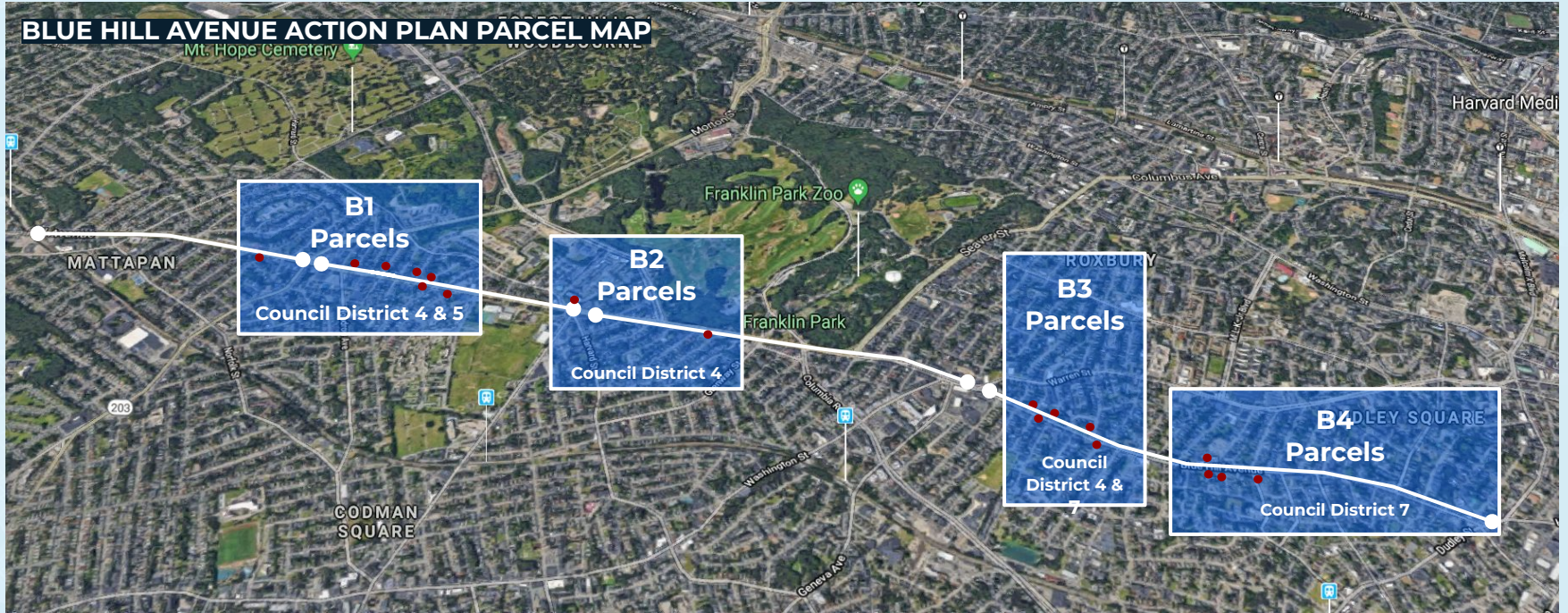
Project Updates:
Mayor's Office of Housing
(MOH)





Julio

Blue Hill Avenue Action Plan Overview





Julio

Parcels Summary



- **30 city-owned parcels** across the Blue Hill Ave Corridor (Mattapan, Dorchester, and Roxbury).
- Approximately **97,000 gross square feet**.
- **City Council Districts 4, 5, & 7:** Councilor Worrell (D4), Councilor Arroyo (D5), and Councilor Fernandes Anderson (D7).
- **Zoning** includes: Multi-family Residential (MFR), Local Services (LS), Local Convenience (LC), Neighborhood Shopping (NS), 3F-4000, 3F-5000 and 3F-6000.
- Previous efforts to develop the sites include **RFP(s) issued in 2016-2017 for mixed-use/commercial development.**



Julio

Project Timeline

Winter 2019

MOH met with BPDA, OED, BTM, and Councilor Campbell's office to outline the Blue Hill Avenue Action Plan and provide context for MOH's upcoming community meetings. MOH participated in Plan: Mattapan Deep Dive community meetings and BTM Transportation Action Plan discussions.

Fall-Winter 2020

Continued hosting virtual meetings and walking tours for remaining parcel groups. We worked with elected officials, OED, BPDA and local leaders to draft the B1 Parcels RFP.

Spring-Summer 2022

Issued the 2nd RFP under the action plan for 18 parcels (B3 & B4 parcels). Proposals due July 26, 2022, no later than 4:00 PM. MOH received proposals from 5 development teams for 12 of the 18 parcels.

Spring-Summer 2020

MOH held walking tours, conducted surveys, and hosted community meetings & discussions centered around possible uses. We collect feedback and requirements to help shape the forthcoming RFPs.

Spring 2021

Issued an RFP for 10 parcels (B1 parcels). Proposals were due in August 2021. MOH received 6 proposals to develop the sites. 2 development teams were tentatively selected to develop 8 of the 10 parcels in this package.

Fall-Winter 2022

MOH presented eligible proposals at a virtual community meeting on 9/27/22. Public Comment period ended on 10/14/22. MOH will complete the evaluation and make developer recommendations in January 2023.



Antonio

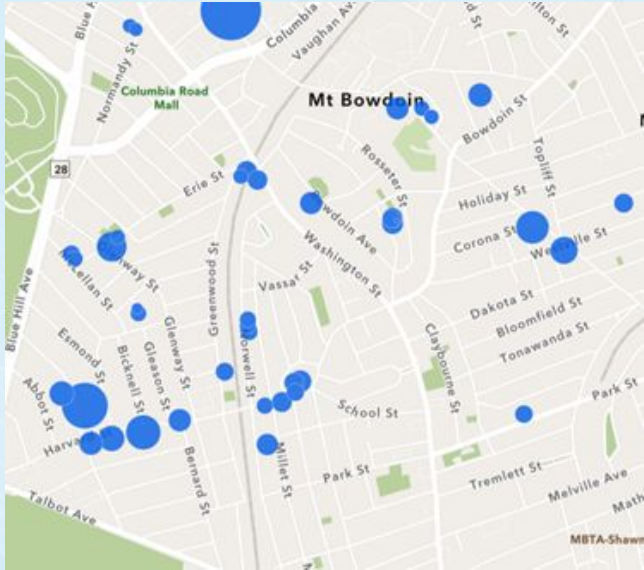
Welcome Home, Boston: Overview

- The City of Boston is launching a **new initiative** to help low to moderate income Bostonians become **homeowners**
 - First-time homebuyer assistance
 - Constructing homeownership on city-owned lots
- Mayor Wu has allocated **\$58M in time-limited Federal ARPA Funds** to support the Initiative



Antonio

Leveraging City-Owned Land



- MOH has identified approximately 150 parcels of City-owned land suitable for homeownership development
- In Fall 2022, MOH began engaging about the development of ~70 parcels in Dorchester and Mattapan
- 20 parcels in Roxbury and Dorchester to be included in the first RFP package (released March 2023)



Antonio

Development Guidelines

Based on community feedback, MOH plans to ask respondents to:

- Maximize use of public land available to **create affordable homeownership opportunities** for low- to moderate-income homebuyers
- Focus on providing **family-sized units (2BR+)**
- Provide **complementary open space** where feasible
- Provide **parking appropriate to the site context** and access to transit

POTENTIAL SALE PRICES		
UNIT SIZE	MINIMUM SALE PRICE	MAXIMUM SALE PRICE
2BR	\$252,000	\$326,000
3BR	\$290,200	\$368,500



Antonio

MOH wants to hear from you!



Scan this QR code to
jump to the website!

MOH will be accepting comments regarding the RFP until
March 1 (**tomorrow**)

- We will have time for questions and discussion at the end of this meeting
- Visit the Welcome Home website for more information and updates, to submit feedback, and to use the interactive mapping tool:

www.boston.gov/housing/welcome-home-boston



Julio

MOH Contacts

- **Welcome Home, Boston** - Antonio Leite, Senior Housing Development Officer, antonio.leite@boston.gov. Tiera Satchebell, Development Officer, (617) 635-4201 or tiera.satchebell@boston.gov.
- **New project ideas & questions on MOH development and construction requirements** - Christine O'Keefe, Associate Director, (617) 635-0351 or christine.okeefe@boston.gov.
- **Questions about City-owned parcels** - James Smith, Senior Project Manager, (617) 635-0398 or james.smith@boston.gov.
- **MOH Developer mailing list** - Visit boston.gov/builders-signup or contact Carol Owens, Director, (617) 635-0621, carol.owens@boston.gov.



Julio

MOH Resource Links

- **MOH RFP Portal** - boston.gov/departments/housing/requests-proposals
- **HUD Income Limits** - boston.gov/departments/housing/housing-and-urban-development-income-limits
- **Active Developments & MOH-Owned Land** - boston.gov/buildinghousing
- **HomeBuyers & Homeowners** - Boston Home Center (BHC)- boston.gov/departments/housing/boston-home-center
- **Renters & Landlords** - Office of Housing Stability (OHS)- boston.gov/departments/housing/office-housing-stability
- **Affordable Housing Search** - Metrolist- boston.gov/metrolist
- **Welcome Home, Boston** - boston.gov/housing/welcome-home-boston



Kirstie

Housing and transportation are related

The Boston Transportation Department and Mayor's Office of Housing are coordinating when it comes to:

- **New development:** Access to reliable and safe transportation options (walking, biking, transit, driving) impacts development opportunities, and new development impacts the demand for different transportation options.
- **Housing affordability:** Large-scale public investments can impact the cost of housing. We are working together to proactively address concerns of gentrification and displacement along Blue Hill Avenue.

Housing development must plan for residents' transportation needs, no matter their age or ability - those who drive, take transit, walk, and bike. The City of Boston believes that, with the right coordination and planning, we can leverage new developments and transportation investments to create more affordable, safe, and reliable transportation options, including when it comes to parking access.



Stephen

Blue Hill Avenue

How to Get Involved



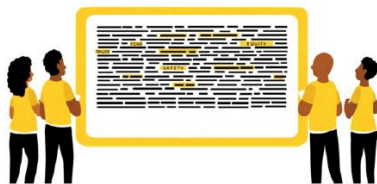


Stephen

Upcoming Engagement

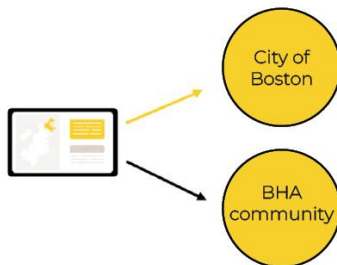
1

A team of trusted community leaders host small group conversations across the city, where people can share questions, hopes, and personal experiences of Blue Hill Ave.



2

These conversations are recorded, transcribed and analyzed by our team, using online tools to help identify themes, insights and highlights.



3

A summary of the findings and audio clips are published to a public online dashboard. The City and engagement team will apply Real Talk findings to positively inform the design and plan of Blue Hill Ave.

Here's how Real Talk works...

- Real Talk for Change amplifies the voices of residents currently underrepresented in existing engagement conversations
- These are 60-min facilitated conversations between 4-8 community members
- Orientation and Conversation session on **March 2, 6:30-8 PM**

If you would like to participate, please email bluehillave@boston.gov



Chavella

Upcoming In-Person Engagement

SATURDAY, MARCH 4TH, 2023 | 12PM - 3PM

ACTIVATING THE SQUARE

Imagining the Future of Mattapan Square, Together

FREE FOOD!
TALENT SHOWCASE
CHESS TOURNAMENT
FREE-PLAY GAMES
ART MAKING
WALK AUDITS
INFO FROM THE CITY ABOUT MATTAPAN

882 CUMMINS HIGHWAY,
MATTAPAN, MA 02126

SCAN ME

SCAN ME

B **SPARK FM** **CONSULT**

Activating the Square

- Youth planned and led event designed to engage residents who are unable to attend public meetings
- Saturday, Mar 4, 12-3 PM
- 882 Cummins Highway

If you would like more information, please visit consultlela.com or email consultlela@gmail.com



Kirstie

POLL

Please use the Zoom poll to indicate your interest level in getting involved with other engagement activities.

If you select “Yes” or “Maybe,” the team may reach out to you with more info about upcoming engagement.

(If you can't get the poll to work, feel free to use the Chat).

UPCOMING ACTIVITIES:

- **“Real Talk” sessions - in-depth, intimate conversations about Blue Hill Ave**
- **Activating the Square** on Mar 4
- **Weekly drop-in hours** at Mattapan Station and Grove Hall
- **Monthly public meetings** thru July
- **Bus rider surveys** on routes along BHA
- **Business surveys** along BHA
- **Youth-focused** learning and engagement workshops
- Interactive & informational **exhibits**



Kirstie

How to Stay Connected

Contact Information

Phone: [617-635-3944](tel:617-635-3944)

Website: boston.gov/blue-hill-avenue

Email: bluehillave@boston.gov

What other questions do you have? [Let us know using this form!](#)