

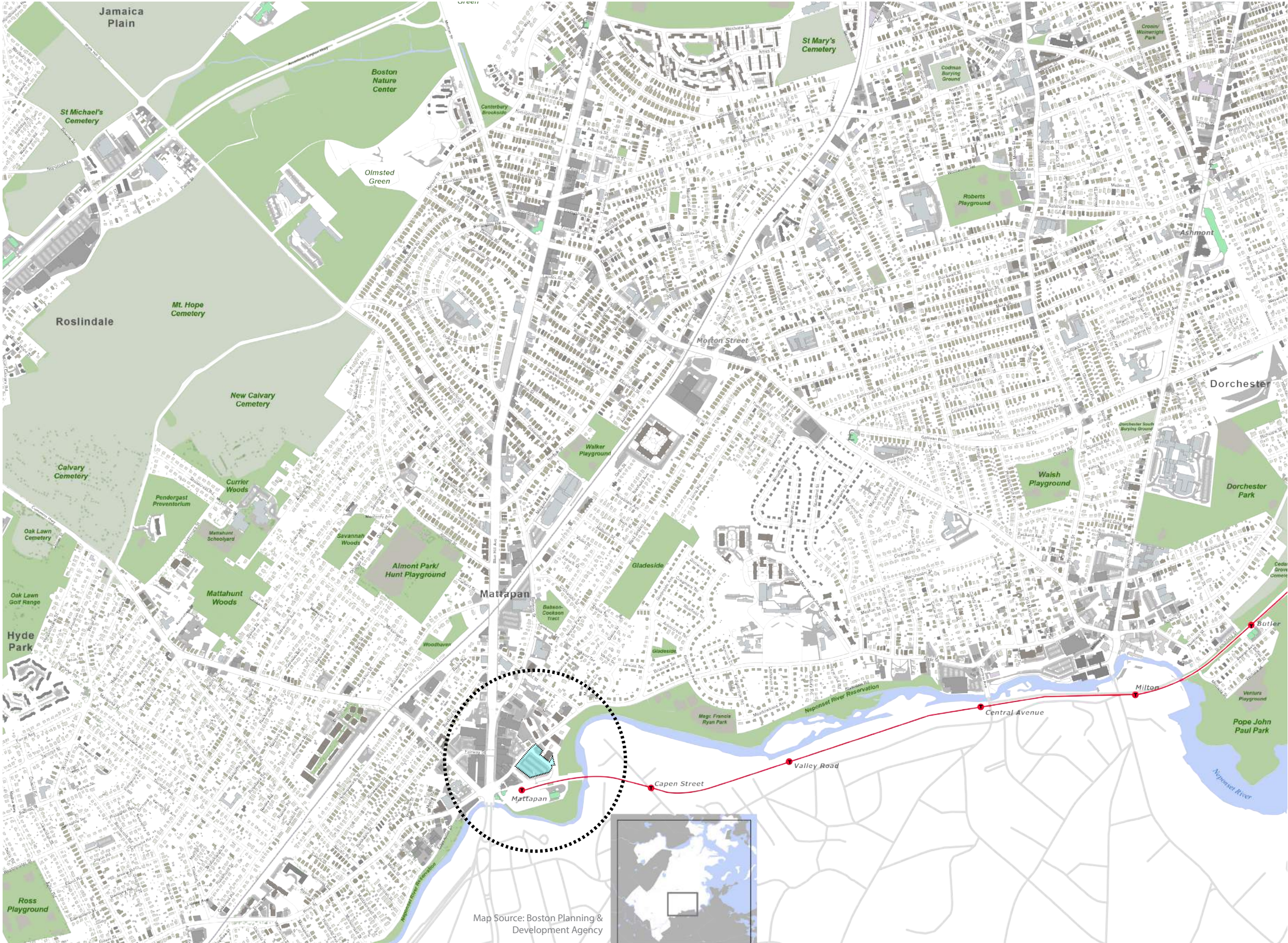
# MATTAPAN STATION REDEVELOPMENT



**BCDC Meeting**  
November 7, 2017



# Locus Plan



Map Source: Boston Planning & Development Agency



**Site Aerial**



River Street

Cummins Highway

Blue Hill Avenue

**SITE**

**Mattapan Square**

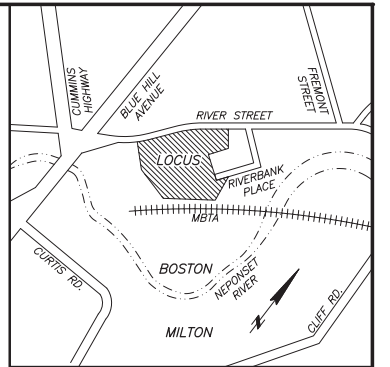
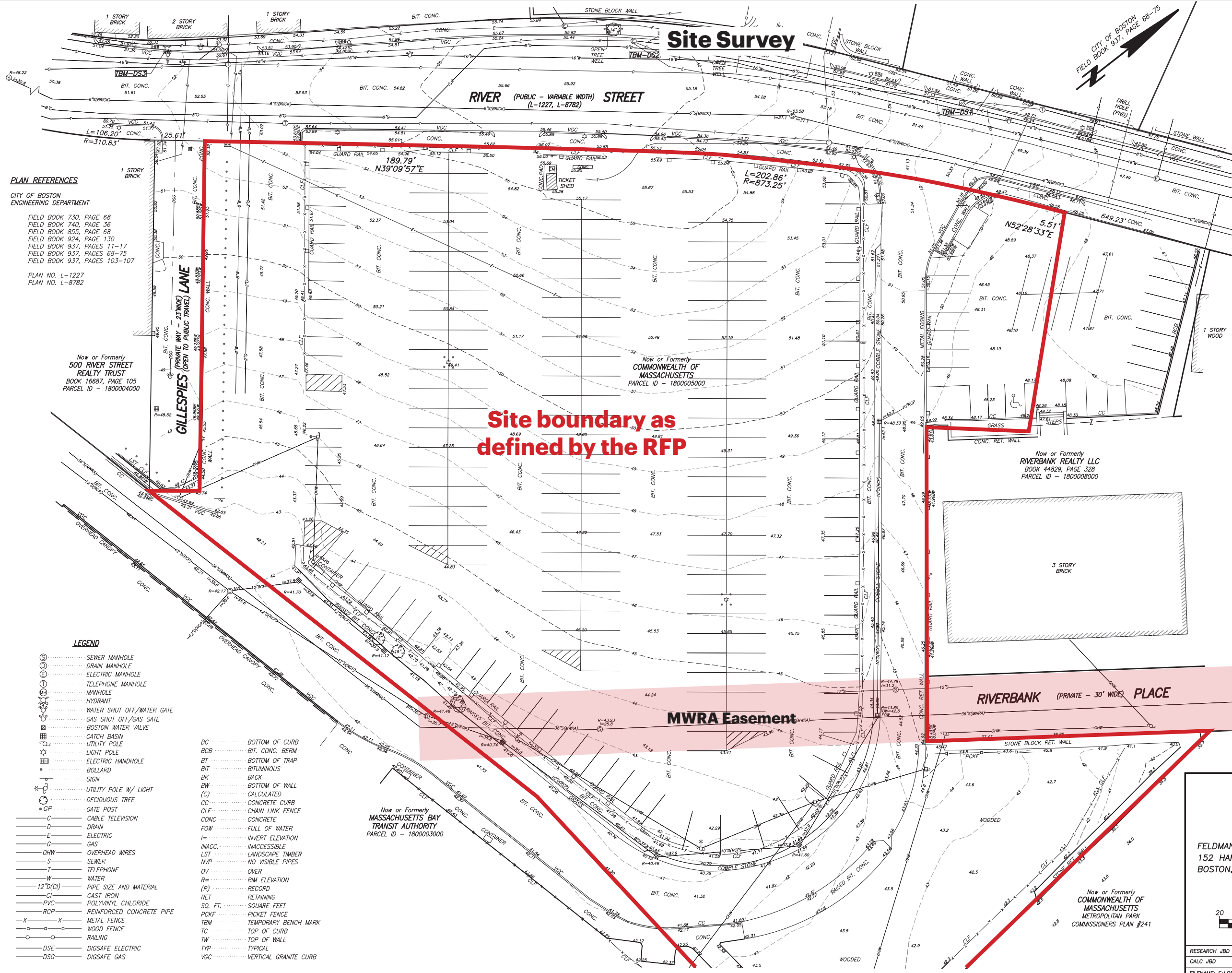


**Mattapan Station**

MATTAPAN  
MILTON



# Site Survey



## PLAN REFERENCES

CITY OF BOSTON  
ENGINEERING DEPARTMENT

FIELD BOOK 730, PAGE 68  
FIELD BOOK 740, PAGE 36  
FIELD BOOK 855, PAGE 68  
FIELD BOOK 924, PAGE 130  
FIELD BOOK 937, PAGES 11-17  
FIELD BOOK 937, PAGES 68-75  
FIELD BOOK 937, PAGES 103-107

PLAN NO. L-1227  
PLAN NO. L-8782

Now or Formerly  
500 RIVER STREET  
REALTY TRUST  
BOOK 16687, PAGE 105  
PARCEL ID - 1800004000

Now or Formerly  
COMMONWEALTH OF  
MASSACHUSETTS  
PARCEL ID - 1800005000

Now or Formerly  
RIVERBANK REALTY LLC  
BOOK 44829, PAGE 328  
PARCEL ID - 1800008000

Now or Formerly  
MASSACHUSETTS BAY  
TRANSIT AUTHORITY  
PARCEL ID - 1800003000

Now or Formerly  
COMMONWEALTH OF  
MASSACHUSETTS  
METROPOLITAN PARK  
COMMISSIONERS PLAN #241

## NOTES:

- BENCH MARK INFORMATION: PROVIDED BY CITY OF BOSTON  
ENGINEERING DEPARTMENT  
  
BENCH MARK USED: RIGHT OUTER CORNER OF LOWEST  
CONCRETE STEP AT #438 RIVER STREET.  
ELEVATION = 45.73  
  
BENCH MARK USED: LEFT OUTER CORNER OF LOWEST  
CONCRETE STEP AT #397 RIVER STREET.  
ELEVATION = 39.08  
  
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AS SHOWN ON PLAN.  
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- ELEVATIONS REFER TO BOSTON CITY BASE
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1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
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## LEGEND

- SEWER MANHOLE
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- HYDRANT
- WATER SHUT OFF/WATER GATE
- GAS SHUT OFF/GAS GATE
- BOSTON WATER VALVE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- ELECTRIC HANDHOLE
- BOLLARD
- SIGN
- UTILITY POLE W/ LIGHT
- DECIDUOUS TREE
- GATE POST
- CABLE TELEVISION
- DRAIN
- ELECTRIC
- GAS
- OVERHEAD WIRES
- SEWER
- TELEPHONE
- WATER
- PIPE SIZE AND MATERIAL
- CAST IRON
- POLYVINYL CHLORIDE
- REINFORCED CONCRETE PIPE
- METAL FENCE
- WOOD FENCE
- RAILING
- DIGSAFE ELECTRIC
- DIGSAFE GAS
- BC..... BOTTOM OF CURB
- BCB..... BIT. CONC. BERM
- BT..... BOTTOM OF TRAP
- BIT..... BITUMINOUS
- BK..... BACK
- BW..... BOTTOM OF WALL
- (C)..... CALCULATED
- CC..... CONCRETE CURB
- CLF..... CHAIN LINK FENCE
- CONC..... CONCRETE
- FOW..... FULL OF WATER
- I..... INVERT ELEVATION
- INACC..... INACCESSIBLE
- LST..... LANDSCAPE TIMBER
- NVP..... NO VISIBLE PIPES
- OV..... OVER
- R..... RIM ELEVATION
- (R)..... RECORD
- RET..... RETAINING
- SQ. FT..... SQUARE FEET
- PCKF..... PICKET FENCE
- TBM..... TEMPORARY BENCH MARK
- TC..... TOP OF CURB
- TW..... TOP OF WALL
- TYP..... TYPICAL
- VGC..... VERTICAL GRANITE CURB

DRAFT - 1/17/2017

TOPOGRAPHIC PLAN  
MATTAPAN STATION  
466 RIVER STREET  
BOSTON, MASS.

FELDMAN LAND SURVEYORS  
152 HAMPDEN STREET  
BOSTON, MASS. 02119

DECEMBER 21, 2016  
PHONE: (617)357-9740  
www.feldmansurveyors.com

FELDMAN  
LAND SURVEYORS



SCALE: 1"=20'

RESEARCH JBD	FIELD CHIEF DS	PROJ MGR DJR	APPROVED	SHEET NO. 1 OF 1
CADD JBD	FIELD CHECKED	CRD FILE 15454	JOB NO. 15454	
FILENAME: S:\PROJECTS\154006\15454\DWG\15454-TOPO.dwg				



# Site Survey

RIVER (PUBLIC - VARIABLE WIDTH) STREET  
(L-1227, L-8782)

Proposed lease line  
to be discussed with  
MBTA

RIVERBANK (PRIVATE - 30' WIDE) PLACE

DRAFT - 1/17/2017

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20 0 20 40 80  
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⊙	CATCH BASIN	CONC	CONCRETE
⊙	UTILITY POLE	FW	FULL OF WATER
⊙	LIGHT POLE	I	INVERT ELEVATION
⊙	ELECTRIC HANDHOLE	INACC	INACCESSIBLE
⊙	BOLLARD	LST	LANDSCAPE TIMBER
⊙	SIGN	NVP	NO VISIBLE PIPES
⊙	UTILITY POLE W/ LIGHT	OV	OVER
⊙	DECIDUOUS TREE	R	RIM ELEVATION
⊙	GATE POST	(R)	RECORD
⊙	CABLE TELEVISION	RET	RETAINING
⊙	DRAIN	SQ. FT.	SQUARE FEET
⊙	ELECTRIC	TBM	TEMPORARY BENCH MARK
⊙	GAS	TC	TOP OF CURB
⊙	OVERHEAD WIRES	TW	TOP OF WALL
⊙	SEWER	TYP	TYPICAL
⊙	TELEPHONE	VGC	VERTICAL GRANITE CURB
⊙	WATER		
12" D (C)	PIPE SIZE AND MATERIAL		
CI	CAST IRON		
PVC	POLYVINYL CHLORIDE		
RCP	REINFORCED CONCRETE PIPE		
X	METAL FENCE		
⊙	WOOD FENCE		
⊙	RAILING		
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## Development Plan

### Phase I Development

- **135** residential units
- **Affordability:** minimum of 50% of the units at 60% AMI and below

Unit Type	Total Count	Affordable Units*	
		Totals	Gross Rent
Studio	6	3	\$1,086
1 BR	38	18	\$1,164
2 BR	81	37	\$1,396
3 BR	10	10	\$1,613
Total Units	135	68	

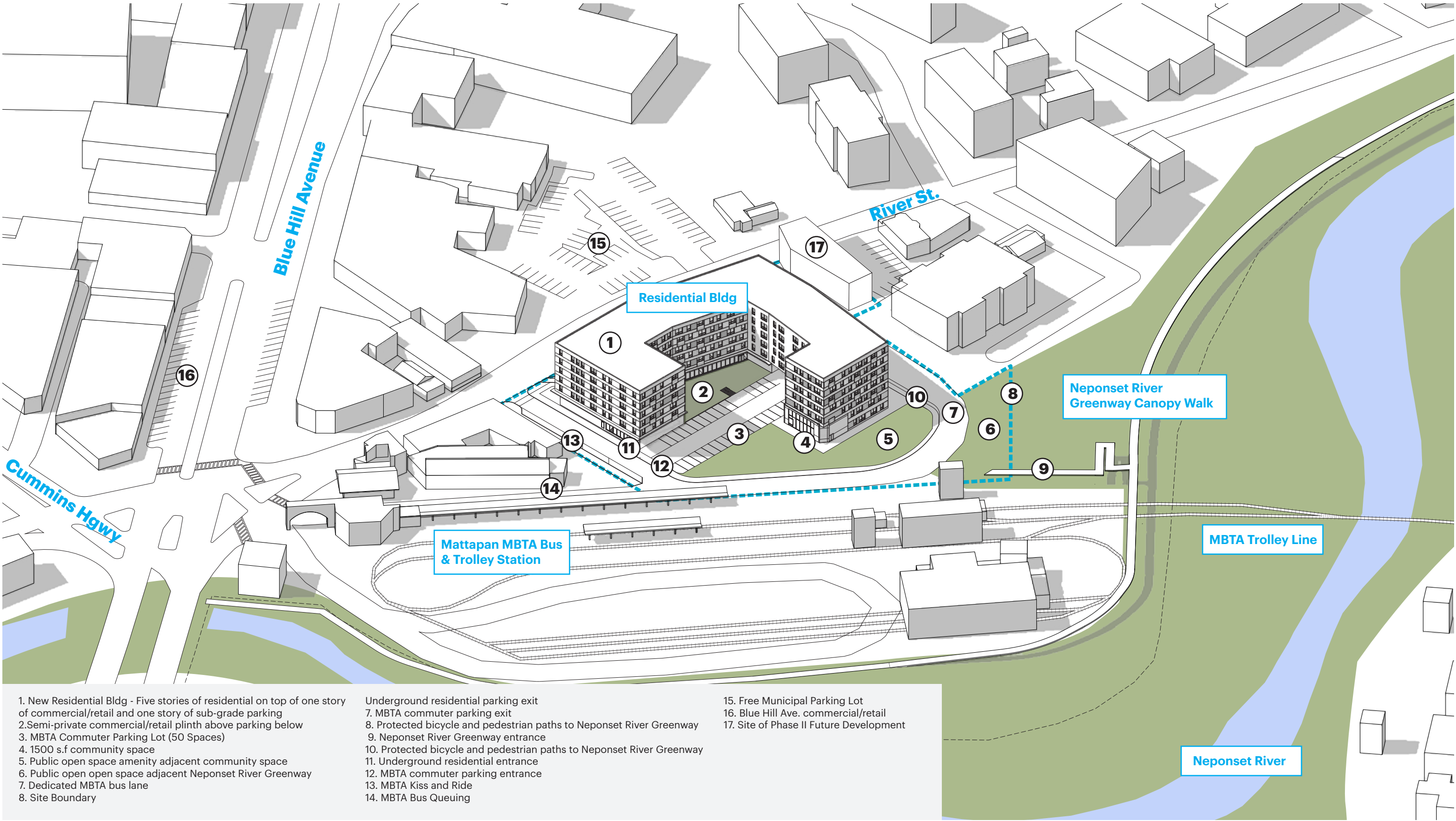
- **10,000** s.f. commercial space
- **70** underground residential spaces with 50 MBTA commuter spots at grade
- 8 on-street parking spaces
- Bicycle parking for all units
- 2,000 s.f. Community Space
- Public outdoor landscape space

### Phase II Development

- **Nine 2-bedroom** residential units
- **6** residential parking spaces



Illustrative Aerial View Facing North



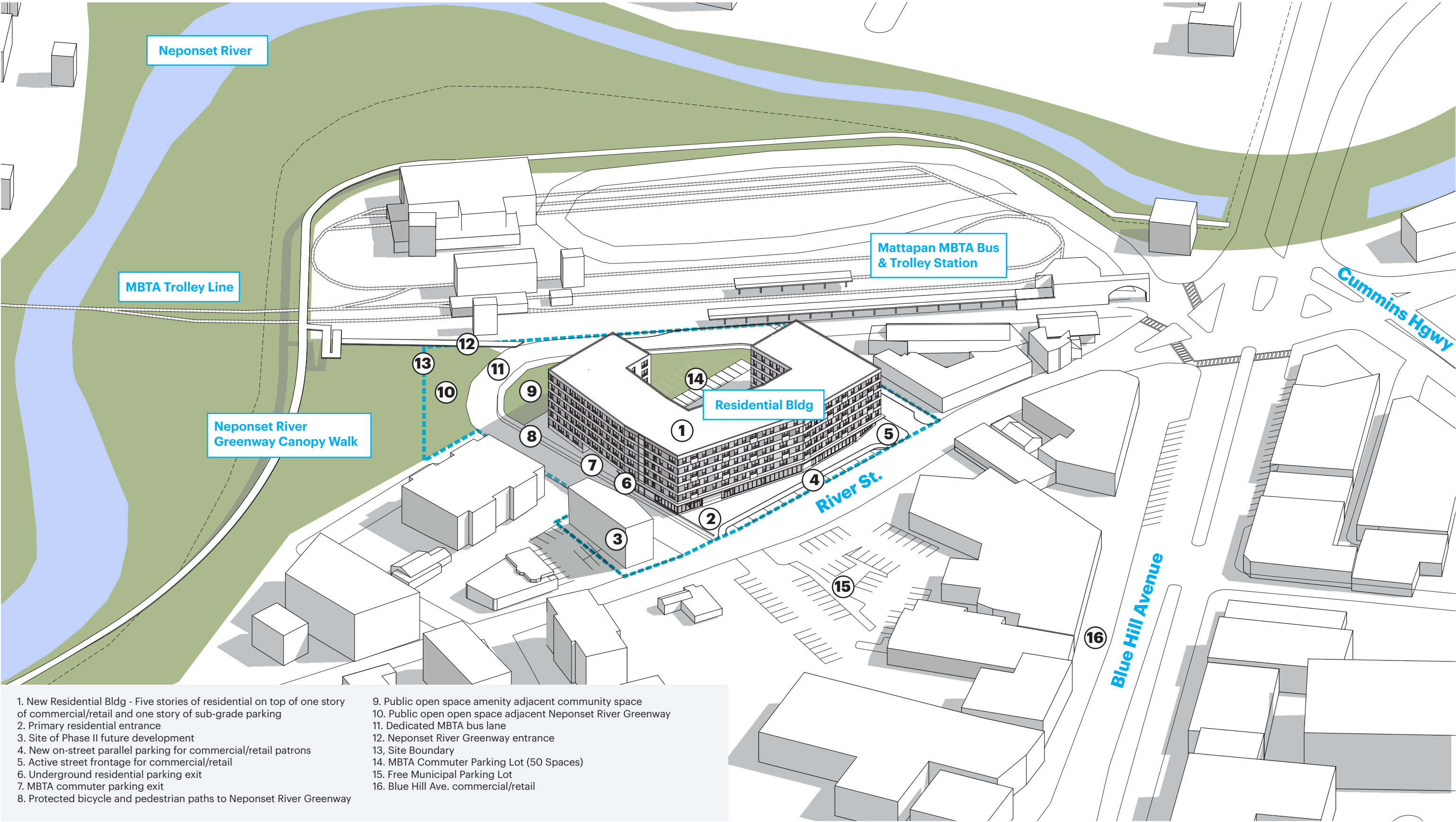
- 1. New Residential Bldg - Five stories of residential on top of one story of commercial/retail and one story of sub-grade parking
- 2. Semi-private commercial/retail plinth above parking below
- 3. MBTA Commuter Parking Lot (50 Spaces)
- 4. 1500 s.f community space
- 5. Public open space amenity adjacent community space
- 6. Public open open space adjacent Neponset River Greenway
- 7. Dedicated MBTA bus lane
- 8. Site Boundary

- Underground residential parking exit
- 7. MBTA commuter parking exit
- 8. Protected bicycle and pedestrian paths to Neponset River Greenway
- 9. Neponset River Greenway entrance
- 10. Protected bicycle and pedestrian paths to Neponset River Greenway
- 11. Underground residential entrance
- 12. MBTA commuter parking entrance
- 13. MBTA Kiss and Ride
- 14. MBTA Bus Queuing

- 15. Free Municipal Parking Lot
- 16. Blue Hill Ave. commercial/retail
- 17. Site of Phase II Future Development



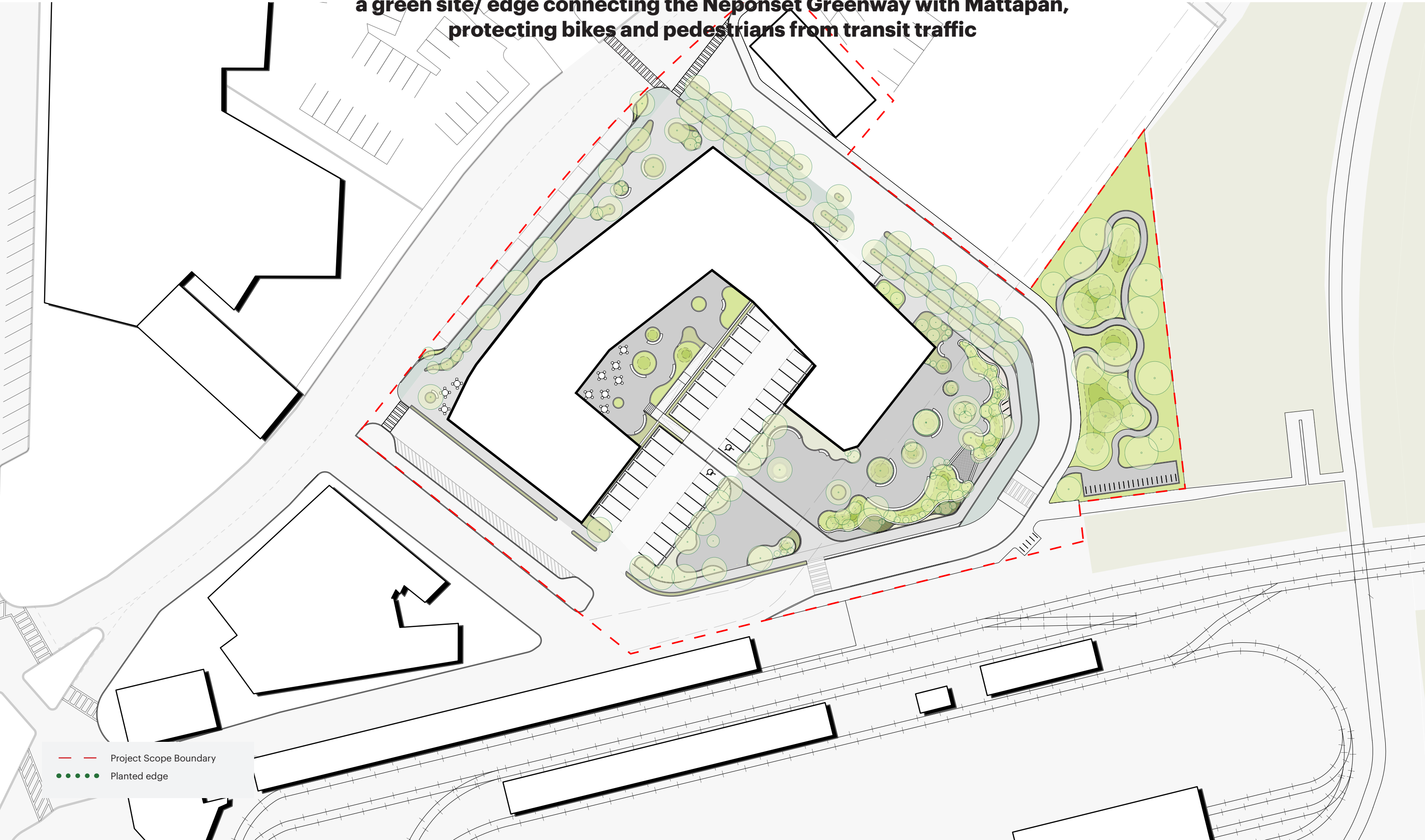
Illustrative Aerial View Facing South





# Landscape Plan

a green site/ edge connecting the Neponset Greenway with Mattapan,  
protecting bikes and pedestrians from transit traffic

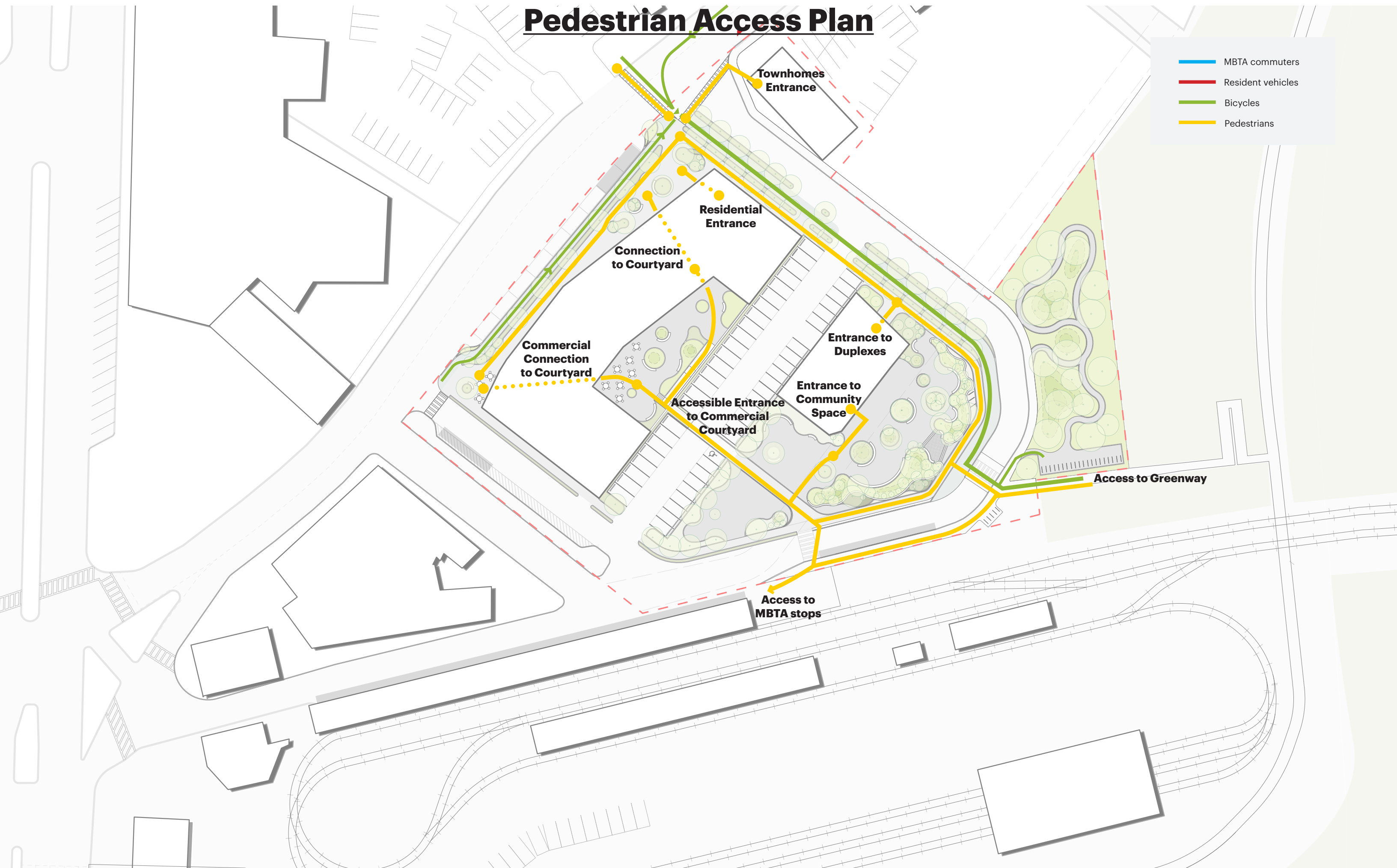


- Project Scope Boundary
- Planted edge



# Pedestrian Access Plan

- MBTA commuters
- Resident vehicles
- Bicycles
- Pedestrians





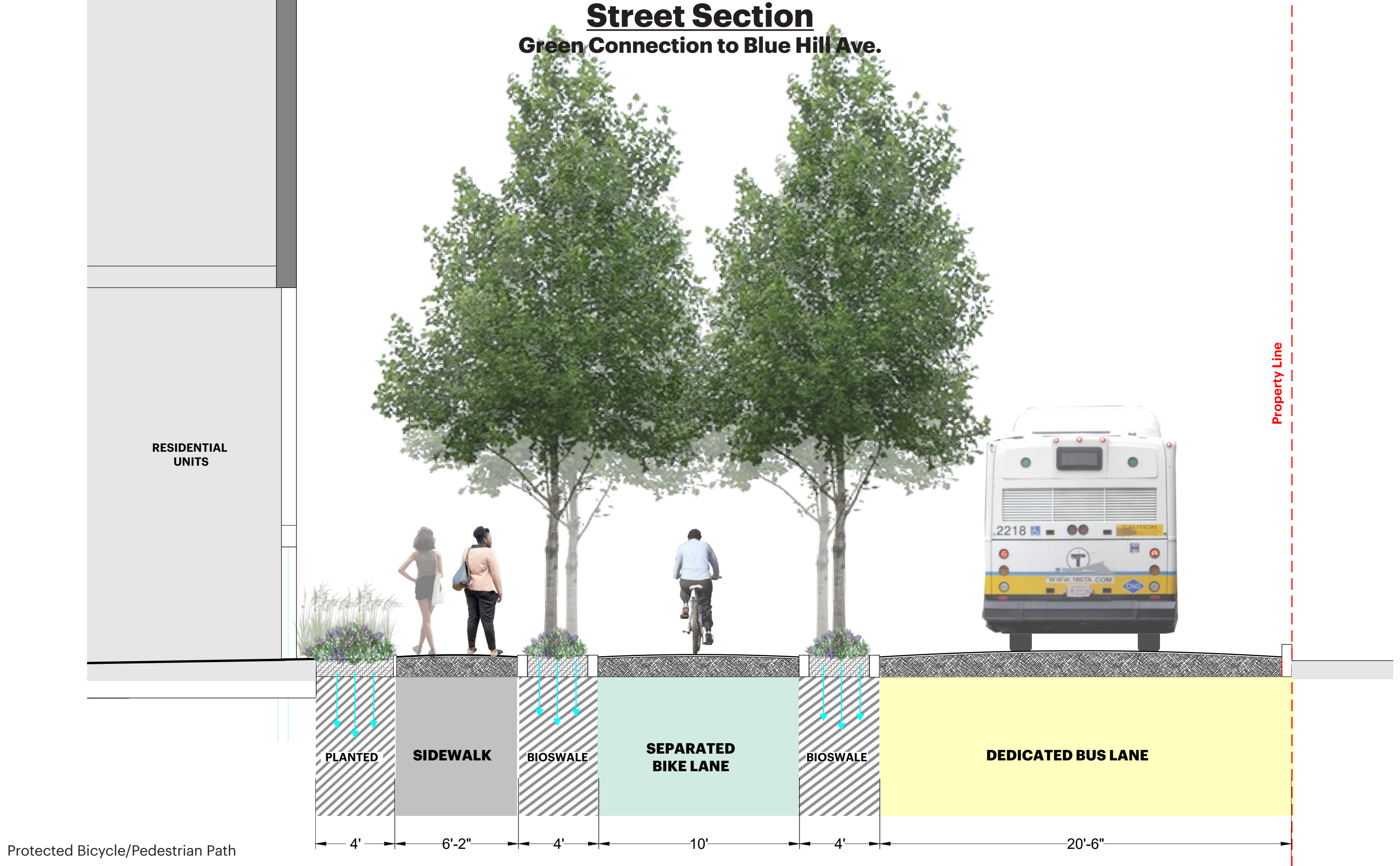
# Pedestrian and Bike Paths

Multimodal connections to  
Blue Hill Ave and the Neponset Greenway





**Street Section**  
**Green Connection to Blue Hill Ave.**





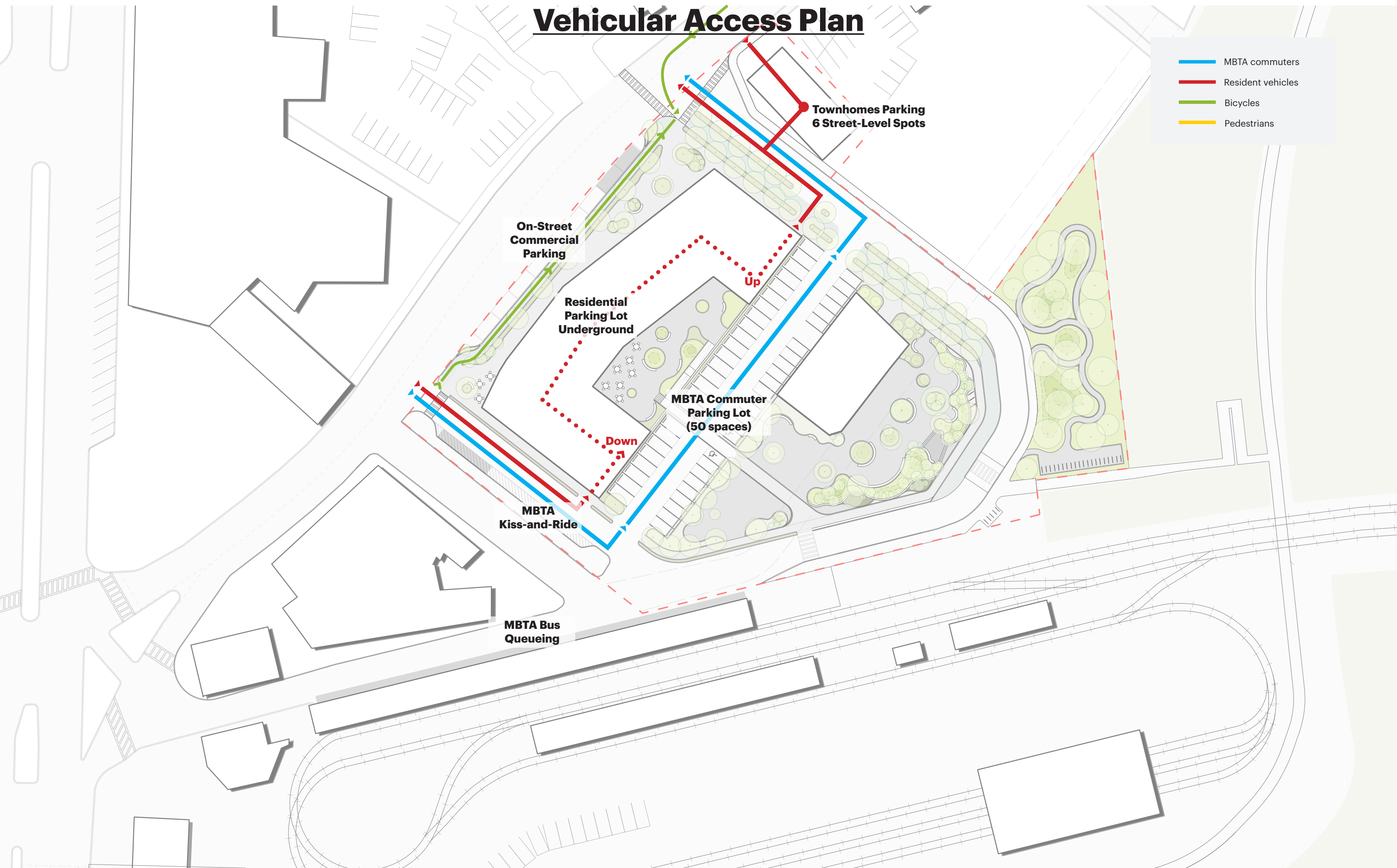
**TOD Site & Connection to Neponset River Greenway**





# Vehicular Access Plan

- MBTA commuters
- Resident vehicles
- Bicycles
- Pedestrians





# Parking Plan

Department Legend

- 3 Bedroom Duplex
- Back of house
- Community Room
- Parking Garage

Drawing Issue		
#	Date	Issue

Residential  
Parking Entrance

Residential  
Parking Exit

MBTA  
Parking Entrance

MBTA  
Parking Exit

Duplex  
Entrances

Community  
Room Entrance

1 LEVEL 0 - PARKING  
1/16" = 1'-0"

Clients  
Preservation of Affordable Housing  
Nuestra Comunidad  
Design & Landscape Consultants  
MASS Design Group  
Architect of Record  
The Architectural Team, Inc.

**MASS.**  
Project  
Mattapan Affordable Housing  
490 River Street  
Boston, MA 02126  
Notes  
Preliminary Drawings  
Not For Construction

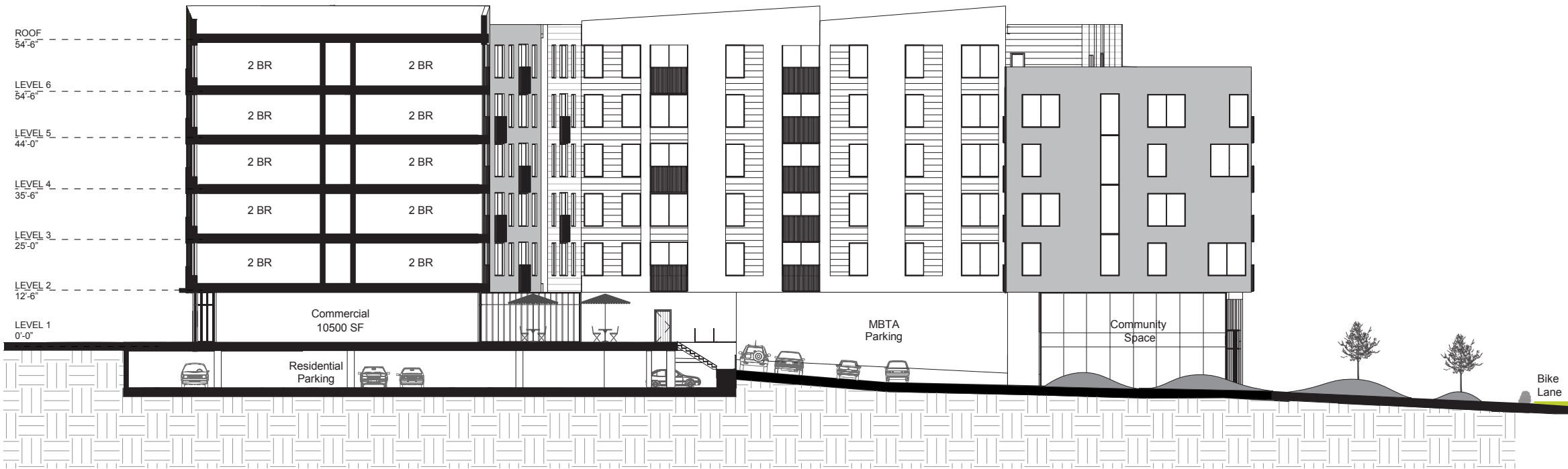
Drawing Title  
PLAN - LEVEL 0 - PARKING  
Drawing Number  
A1.00



Sections



East - West Section



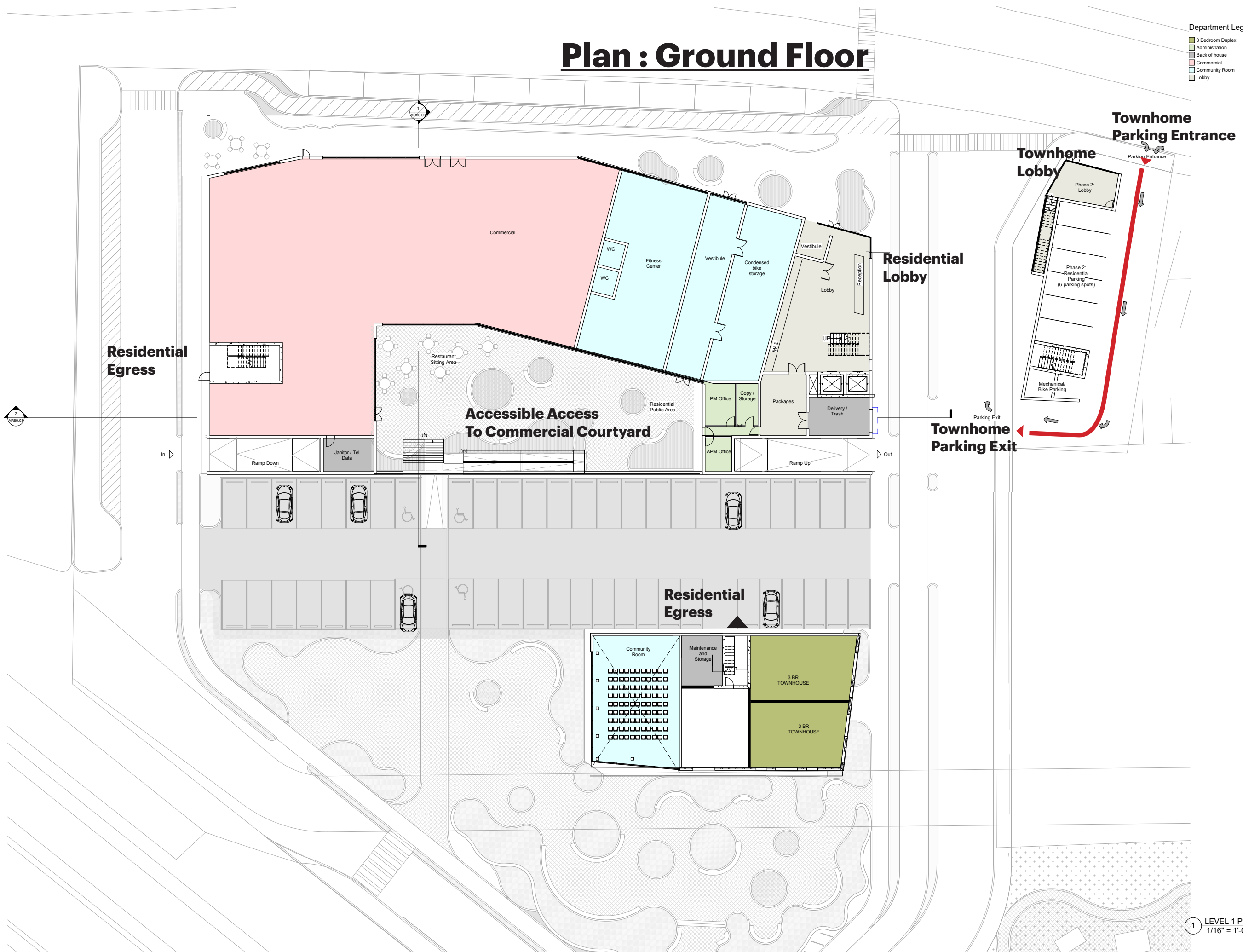
North - West Section



# Plan : Ground Floor

- Department Legend
- 3 Bedroom Duplex
  - Administration
  - Back of house
  - Commercial
  - Community Room
  - Lobby

Drawing Issue	
#	Issue



1 LEVEL 1 PLAN  
1/16" = 1'-0"

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Project  
Mattapan Affordable Housing

490 River Street  
Boston, MA 02126

Notes  
Preliminary Drawings  
Not For Construction

Drawing Title  
PLAN - LEVEL 1

Drawing Number  
A1.01



# Plan : Typical Residential Floor



- Department Legend
- 0 Bedroom (Studio)
  - 1 Bedroom
  - 1 Bedroom +
  - 2 Bedroom
  - 2 Bedroom +
  - 3 Bedroom
  - Back of house
  - Community Room

Drawing Issue		
#	Date	Issue

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Mattapan Affordable Housing

490 River Street  
Boston, MA 02126

Notes  
Preliminary Drawings  
Not For Construction

1 LEVEL 2  
1/16" = 1'-0"

Drawing Title  
PLAN - LEVEL 2

Drawing Number  
A1.02



# River Street Perspective





# River Street Commercial





# Courtyard View





## **Phase 2: Town-Homes**





## View from the Greenway





# MATTAPAN STATION REDEVELOPMENT



**BCDC Meeting**

November 7, 2017