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Developers File To Build 105 Units Of Rental Housing In Mattapan Sq.

A development team that includes the Archdiocese of Boston's Planning Office for Urban Affairs has filed plans for a 105-unit affordable housing project in Mattapan...

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A development team that includes the Archdiocese of Boston’s Planning Office for Urban Affairs has filed plans for a 105-unit affordable housing project in Mattapan. The site in question at 1590 Blue Hill Ave. is now occupied by an auto service garage near the Square.

In a April 17 letter to the Boston Planning Department, representatives of the archdiocese office and JGE Development said they intend to submit a Project Notification Form to begin large project review under the city’s Article 80 review process.

The proposal calls for a 6-story, L-shaped building with roughly 120,000 square feet of space, including 105 rental units and about 1,000 square feet of ground-floor community or commercial space along Blue Hill Avenue. The plans also include 31 parking spaces and bicycle storage for residents and visitors.

The unit mix would emphasize “family housing,” with one-, two-, and three-bedroom apartments, all income-restricted at a range of affordability levels.

Located within walking distance of the Mattapan Square MBTA trolley stop, the site sits in a “Squares + Streets” zoning district aimed at encouraging mixed-use, transit-oriented development, the letter said.

The developers say the project is designed to align with the city’s PLAN: Mattapan goals by promoting affordable housing, economic activity, and pedestrian-friendly improvements, including new trees and outdoor amenity space.

The filing marks the start of a public review process that will include environmental and traffic studies, along with community meetings, before any final approvals are granted.

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