

Roslindale Square: Squares + Streets

Agenda

1. What is Squares + Streets?
2. Engagement Share Out
3. Small Area Plans
4. Squares + Streets Zoning
5. Roslindale Square Context
6. Questions + Answers



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What is Squares + Streets?

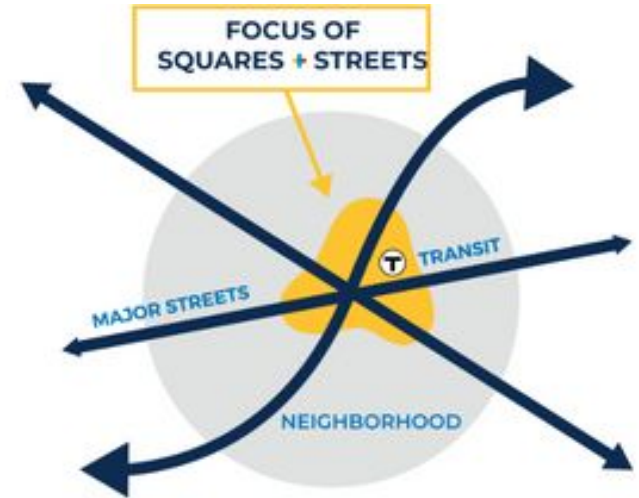


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What We Think of as “Squares + Streets” Areas

- **Transit:** T stops, commuter rail stations, key bus routes
- **Commercial activity:** main streets districts, retail along streets, businesses within walking distance of both transit and housing
- **Neighborhood centers:** central locations where neighborhood residents access local services to eat, shop, spend time, and run errands
- **Mixed use:** either directly above or directly adjacent to these businesses is housing, allowing some residents to get around without requiring a car
- **Places for growth:** existing housing and businesses are well-utilized, with context and market conditions that are suited for additional housing and economic growth
- **Lack of recent planning:** need for analysis of current neighborhood context, investment needs, and how zoning matches built conditions



Why Focus on Squares + Streets?

- Ensure every Bostonian has access to **neighborhoods with everyday resources and services**
- Provide **more housing** to support Boston's current and future residents
- Pair housing growth with areas that supply an abundance of commercial, civic, cultural, and transportation resources to **expand benefits beyond access to housing**
- Focus on developing plans for transit-accessible geographic hubs to deliver **zoning reform** and coordinated, impactful, and visible **investments across City Departments** that address a range of needs



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Share Out!



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Themes to-date: Roslindale Square

The following themes are sourced from stakeholder conversations, the kick-off open house, and elected official conversations:

1. Small business retention, growth of new local businesses, and anxiety around imminent displacement
2. Strong support for mixed-use residential and commercial development, but concern that housing will not be truly 'affordable' or provide prices for a range of household income levels
3. Desire for active streets and placemaking elements such as more outdoor seating and gathering spaces, tree canopy and shade elements, activation of existing public spaces (Birch Street Plaza, Alexander the Great Park, etc.)
4. Improved walkability, pedestrianization, and safety elements
5. More protected, separated bike lanes and bike parking/Bluebike stations

Upcoming Engagement Events in Roslindale Square



Squares + Streets (SPA)

March 27th
@ Thomas M.
Menino BCYF

Engagement Report!

April 3 6-7:30PM
Virtual

Community Walking Tour

April 6th 1-4pm
@ Adam's Park

Zoning Workshop

April 22 @
Thomas M.
Menino BCYF

Visioning Workshop

April 29th in
Person @ TBD

Visioning Workshop

May 7th 6-7:30PM
virtual

Office Hours!

Every
Wednesday
10-12 & 1-3PM
@ The
Substation

**** After hours Office Hours – every 3rd Wednesday from 6-7:30PM (next one is April 17th)***

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Small Area Plans



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What is a Small Area Plan (SAP)?

Small Area Plans are focused on a small geography that will receive a **6-9 month planning and engagement process**.

These plans are meant to accomplish the following goals:

- **Update zoning** to support mixed-use development and better allow for a diverse range of housing and commercial opportunities
- **Preserve, enhance, and produce affordable housing, retail, and cultural spaces** through policy, design, and funding resources
- **Coordinate local transportation and public space improvements** to increase accessibility and promote active forms of transportation
- **Identify capital and program investments** across City departments to signal coordinated investment in these geographies
- **Identify specific design interventions** to expand tree coverage, mitigate heat, prepare for an electric future, and advance climate resilience

6-9 Month Small Area Plans

Engagement throughout 6-9 months



Small Area Plans

LISTEN & PREPARE	Connect with community to gather ideas for engagement and hear their experiences in Roslindale Square
DEVELOP IDEAS	Engage with community to understand goals and needs; collaborate with City departments to generate implementation options in response to feedback
REVIEW & REFINE IDEAS	Workshop draft recommendations with stakeholders and City partner departments
DRAFT PLAN	Publish the plan for public review
TAKE ACTION	Finalize new plan and start to implement recommendations across City departments



We are here!

Final Plan and Zoning Map

Codify zoning recommendations into **zoning map** and start **implementing plan** recommendations



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Squares + Streets Zoning



Citywide Zoning Reform

Zoning reform is one of the primary ways that we are seeking to make **planning and development more predictable, transparent, and aligned with community needs** in Boston.

[You can watch our video here](#) about why we need zoning reform.

Mayor Wu is committed to **ending the City's over-reliance on the ZBA** so that all Bostonians, regardless of influence or money, are playing by the same set of rules.

Squares + Streets is only one part of larger zoning reform over a period of several years. **Squares + Streets zoning districts will not be applied to the entire city, or even to entire neighborhoods.**

New Squares + Streets Zoning Districts

These zoning districts will be a **set of options** that can be assembled to update zoning rules in these areas.

S0



Transition
Residential

S1



Main Street
Living

S2



Main Street
Mixed Use

S3



Active Main
Street

S4



Active Squares

S5



Placemaker

Rezoning for each neighborhood square and main street will be **determined through conversations with the public** and **an analysis of the context of each place.**

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Why Roslindale Square?

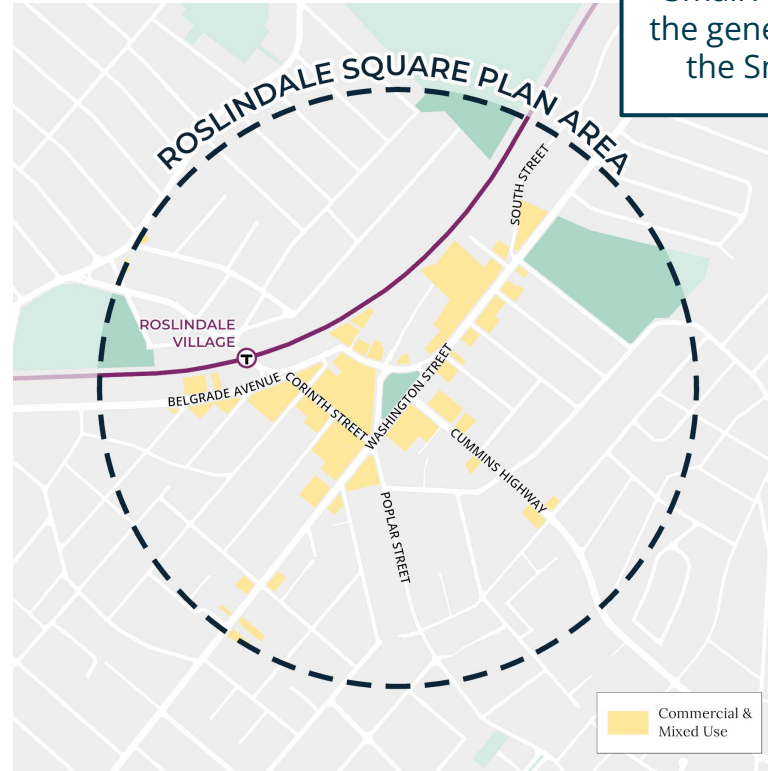


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Roslindale Square Study Area

- The Roslindale plan area will be $\frac{1}{3}$ of a mile around the main intersecting streets of South Street and Poplar Street.
- **Proposed zoning map amendments** - to be determined with the community - **will not include this entire area.**



This is not the boundary of future zoning changes. They will be determined through each Small Area Plan. This is the general focus area of the Small Area Plan.

Roslindale Square Characteristics

Squares + Streets Selection Criteria	Existing transit and active transportation options?	Opportunity for density near transit?	Existing commercial and civic resources?
Roslindale Square Details	Several local bus lines, connection to Forest Hills Orange Line station, Roslindale Village commuter station	Relatively low population density compared to neighborhoods with less transit service	Existing Main Streets District, approx. 35% of planning area is a commercial use, many civic spaces, zoning that does not support commercial mixed use
Opportunity for Squares + Streets Planning and Zoning	Take advantage of transit-oriented development to encourage transit use and implement service improvements	Bring more people closer to existing transit service, which relies on a minimum level of ridership to function efficiently	Introduce more housing and mixed-use development through updated zoning to support local small business economy and civic resources

Roslindale Square Characteristics

Squares + Streets Selection Criteria	Housing cost burden?	Lack of recent planning?	Racial/ethnic diversity?
Roslindale Square Details	34% of residents are housing cost-burdened, only half of residents can afford median rent	Most recent neighborhood planning initiative in 2007 (Roslindale Neighborhood Strategic Plan)	Roslindale is >50% non-white (primarily African American and Hispanic/Latino)
Opportunity for Squares + Streets Planning and Zoning	Need for more income-restricted housing and housing cost assistance to keep people in their homes	Signifies need for evaluation of current neighborhood context and how previous planning recommendations can be built upon	Benefits of planning should be spread across the city equitably

A map of the Roslindale Square Plan Area in Boston. The map shows a grid of streets with a dashed line indicating the plan area boundary. A purple line represents a transit route, with a 'T' symbol at Roslindale Village. A yellow shaded area indicates 'Commercial & Mixed Use' zones. Street names include Belgrade Avenue, Corinth Street, Washington Street, Cummins Highway, and South Street. A north arrow is in the top right corner.

Thank you for listening!

Questions and Discussion