



Cleary Square: Squares + Streets

LAUNCH EVENT - FEB 25 2024

Agenda

1. What is Squares + Streets?
2. Small Area Plans
3. Squares + Streets Zoning
4. Cleary Square Context
5. Overview of Today's Activities



1

What is Squares + Streets?



**boston planning &
development agency**

Squares + Streets

A new planning and zoning initiative that will focus on housing, public space, small businesses, arts and culture, and transportation in neighborhood centers and along main streets.



Squares + Streets- In The Past

- Original construction replaced with single story or strip mall construction
- Squares + Streets will use holistic view of these areas and their past as precedent
- Goal is to combine housing and business growth with re-establishing an urban fabric of mixed uses, walkability, and contextual density



**boston planning &
development agency**

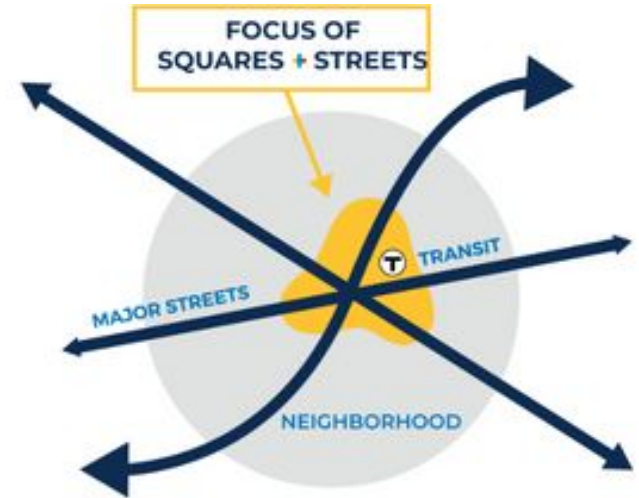


Upham's Corner, Dorchester

Credit: City of Boston Archives

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



Possible Future Locations*

- Allston Village
- Brighton Center
- Cleary Square
- Cleveland Circle
- Codman Square
- Egleston Square
- Field's Corner
- Forest Hills
- Four Corners
- Grove Hall
- Hyde Park Ave
- JP Centre
- Mattapan Square
- Packard's Corner
- Roslindale Square
- Tremont Street
(Mission Hill)
- Upham's Corner
- West Roxbury Centre

2

Small Area Plans



**boston planning &
development agency**

Key Focus of Small Area Plans



**SMALL AND SPECIFIC
AREAS**



**FOCUSED 6-9 MONTH
PROCESS**



**ACTION-ORIENTED
PLANS**

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

Engagement Plan

The BPDA is focused on ensuring **equitable engagement** throughout this process.

Upcoming Engagement Activities (DATES SUBJECT TO CHANGE):

- ONS Coffee Hours - Friday, Mar 1+8 , 11-12 am
- On-Site Office Hours - Friday mornings (likely in the Library)

Pop-ups

- Pop-up BCYF (Basketball) - Sat, Feb 2, 10 am - 12 pm
- Pop-up Library - Sat, Feb 2, 1 - 3 pm

Workshops

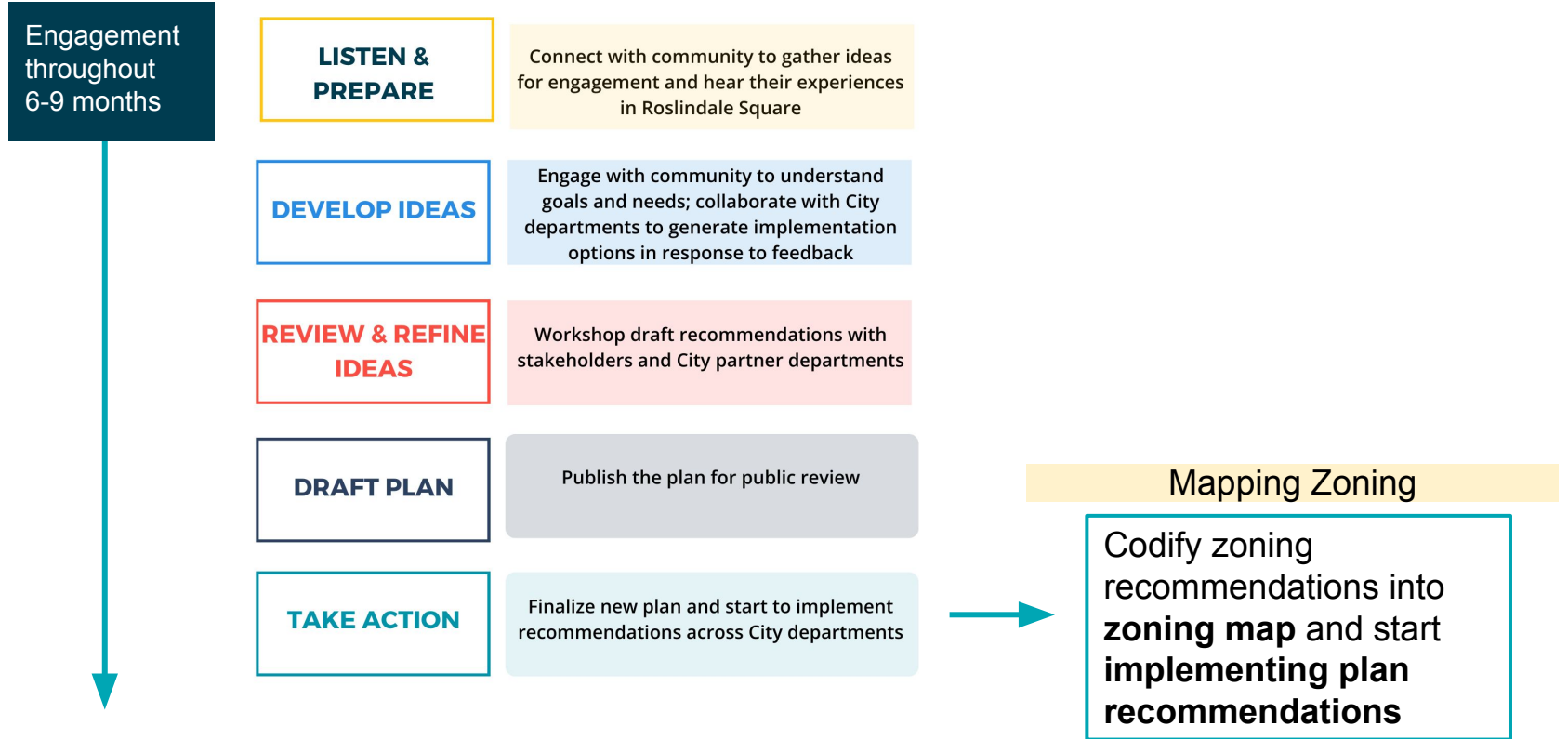
- Educational Workshop (Housing) - Mon, Mar 18, 6-8 pm
- Educational Workshop (Zoning) - Mon, Mar 25, 6-8 pm
- Visioning Roadshow (All Themes), Mon, Apr 1, 6-8 pm
- Visioning Roadshow (All themes) (Virtual), Mon, Apr 8, 6-8 pm

Community Walks

- Sun, Mar 24, 1-4 pm
- (Back-up Weather Date) - Sat, Mar 30 1 -4 pm



6-9 Month Small Area Planning Process



3

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



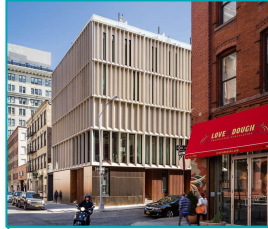
Transition
Residential

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.**

How could districts be mapped?



How and which districts are mapped is an **interactive process** and will depend on **engagement during the planning process**

4

Cleary Square

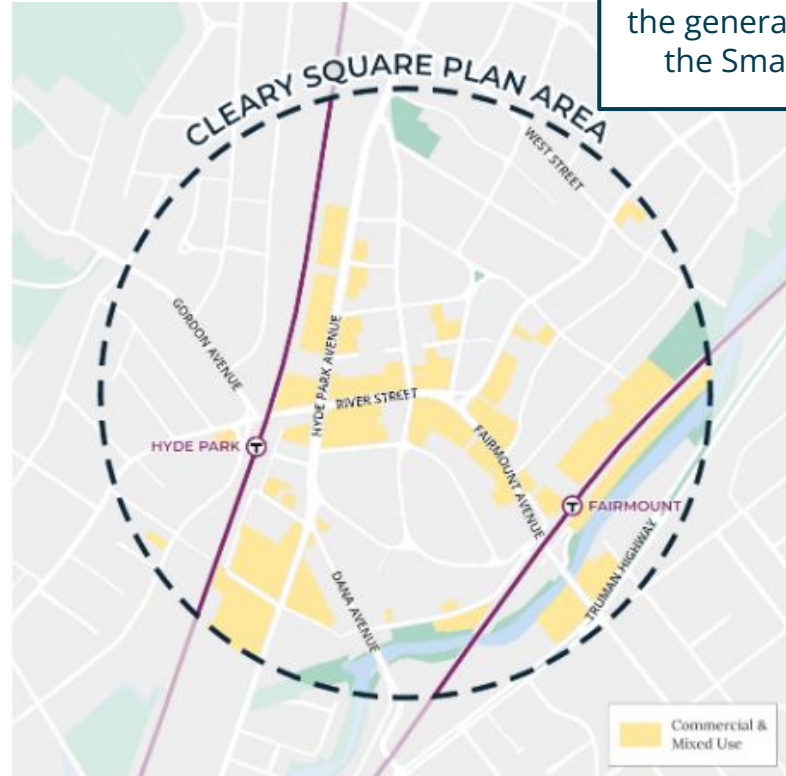


**boston planning &
development agency**

Cleary Square Study Area

The geographic radius of the Cleary Square area will be $\frac{1}{3}$ of a mile around **the main intersecting streets** of River St, Harvard St, and Maple St.

Note: This area represents the engagement and study area of existing conditions only and any proposed amendments will be discussed with the community



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.

Why Cleary Square?

Selection criteria for Squares + Streets
locations included:

- Existing transportation options
- Population density around transit
- Civic and commercial assets
- Housing cost burden
- Historically marginalized populations
- Recent planning work
- Existing capital projects and funding resources



The Launch Event Overview

This event is about us **listening** to you. We want to hear your stories about why Cleary is such a special place.

Several interactive stations to interact with the themes that will be explored in the Small Area planning process, including:

- **Community Mapping**
- **Main streets visioning drawing activity**
- **Graphic Facilitation**
- **Oral Histories**

Email squaresandstreets@boston.gov or Project Manager, Catherine Neill, at catherine.neill@boston.gov



Let's hear your Cleary
Square stories!



boston planning &
development agency