

APRIL 2024

SQUARES + STREETS

Roslindale Square Visioning Session



CITY *of* **BOSTON**

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01.

INTRODUCTION

The visioning sessions for Roslindale Square Squares + Streets signify the next stage of the engagement process. Based on established community goals and visions, which are based on the themes and outcomes of previous engagements, these sessions move us to the next stage, Reviewing and Refining Ideas (see the engagement timeline below). This stage seeks community ideas and preferences on specific ways to realize the goals and visions that have been formed to-date. These ideas will form the basis for the BPDA and our City Department colleagues to determine draft recommendations to put forth in the Roslindale Square Squares + Streets Plan (‘the Plan’).

HOW TO USE THIS BOOKLET

This visioning session booklet is organized around the main topics that will be the subject of recommendations in the Plan: housing and real estate, zoning, built form and design, transportation, public realm, open space and resiliency, small businesses, and arts and culture. Each of these topic areas has a dedicated space for discussion and hands-on activities at the visioning sessions.

Each section contains the following information:

- A summary of existing conditions data and analysis
- Community values and goals determined through previous engagements
- Topic area prompts that form the basis of the input we are seeking at each topic-specific station

We encourage attendees to use this booklet as a preview of the topics to be discussed at each station and resource to refer to when you are moving through the activities.

PLANNING + ENGAGEMENT PHASES

ENGAGEMENT

OUTCOMES



02.

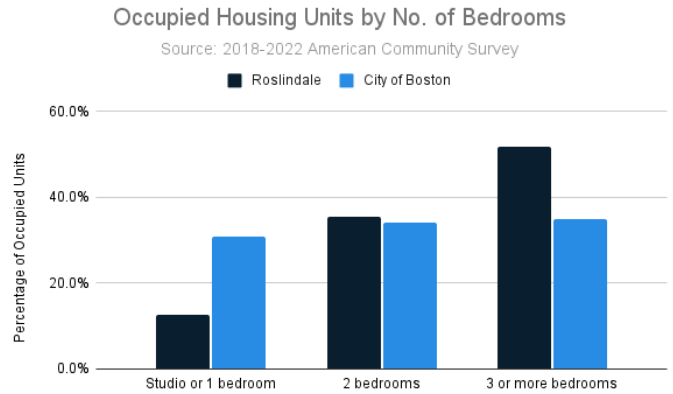
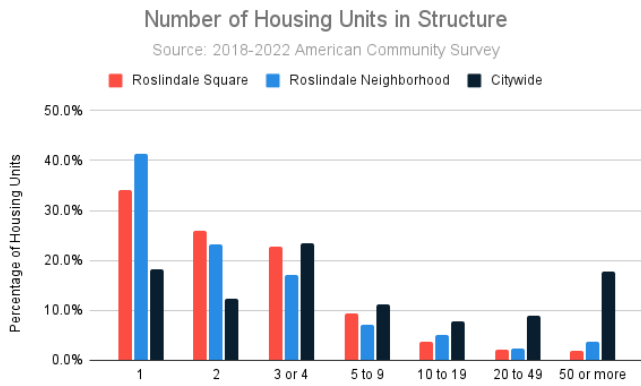
HOUSING AND REAL ESTATE

Housing in Roslindale Square will produce and support a variety of affordability levels to stabilize existing residents and contribute to a diverse, welcoming neighborhood for all households.

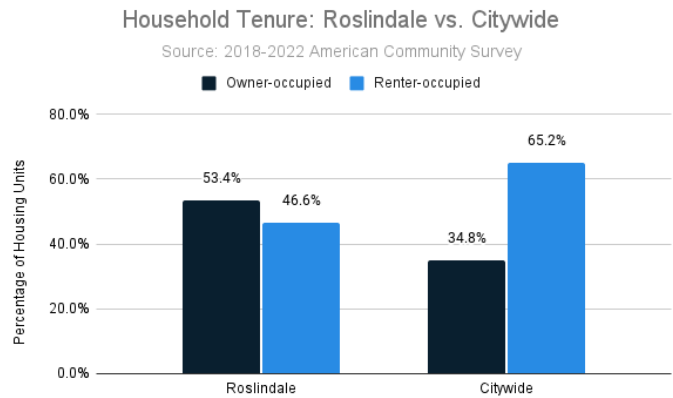
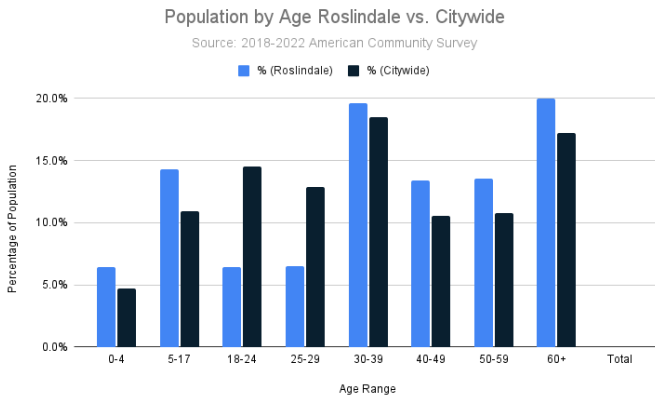
Housing production and preservation in Squares + Streets areas such as Roslindale Square are key goals of this planning initiative. The city needs to produce housing for households with a range of incomes and of different sizes. Existing income-restricted and naturally occurring affordable housing must be preserved to stabilize residents and reduce the risk of displacement. This section identifies existing housing conditions in Roslindale, values that are important to the community on this topic, and prompts to solicit ideas on how we can achieve the community's vision for housing through the Roslindale Square Squares + Streets Small Area Plan.

EXISTING HOUSING CONDITIONS IN ROSLINDALE

Housing characteristics in Roslindale reflect the fact that this neighborhood is removed from the core of downtown Boston by approximately 6 miles. Roslindale generally has lower densities, lower prices, and more varied housing typologies than neighborhoods closer to the downtown core of the city. As demonstrated in the chart, Roslindale has significantly more single- and 2-family homes than across the city, but similar percentages of 'middle density' residences with 3-9 units in each building. Middle density housing is more concentrated in the Roslindale Square planning area than across the neighborhood. There is a far lower percentage of multifamily buildings with more than 10 units in Roslindale compared to the city.



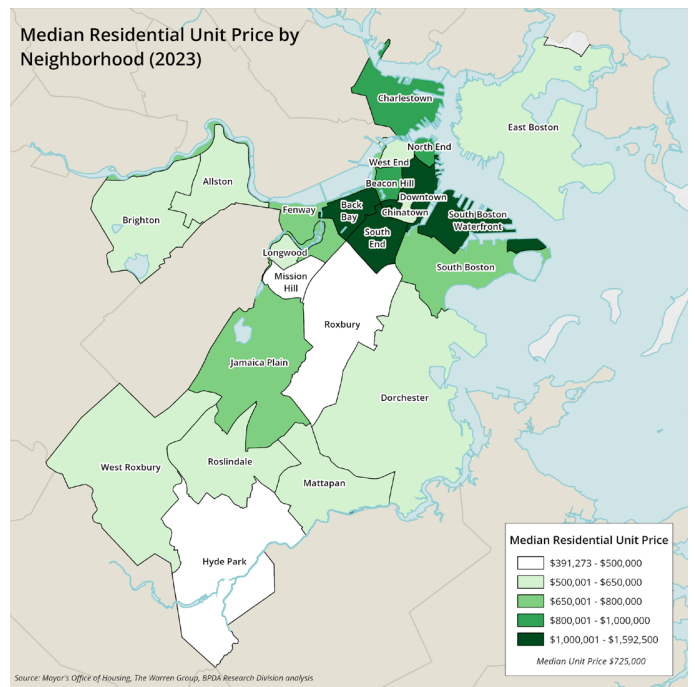
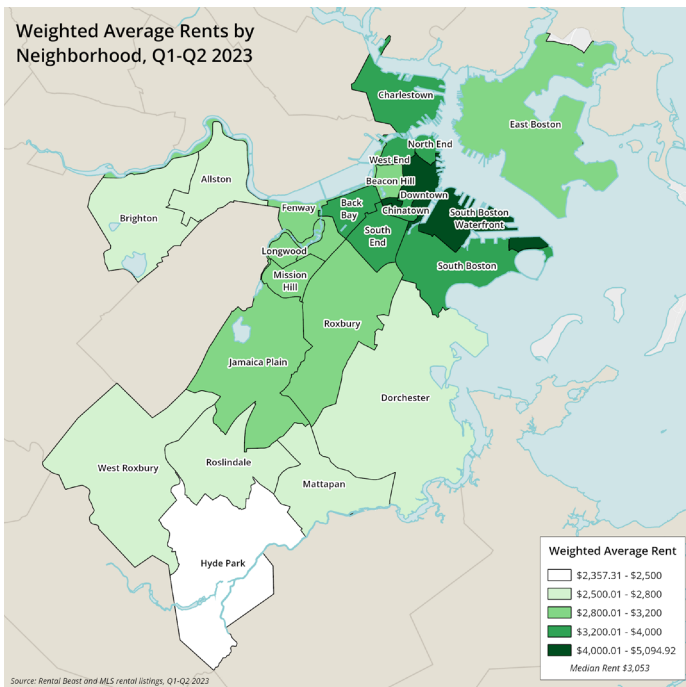
There is a correlation between the higher proportion of low-density housing in Roslindale and the number of bedrooms in all occupied housing units. There are more 3+ bedroom units and far fewer studio and 1-bedroom units in Roslindale than across the city.



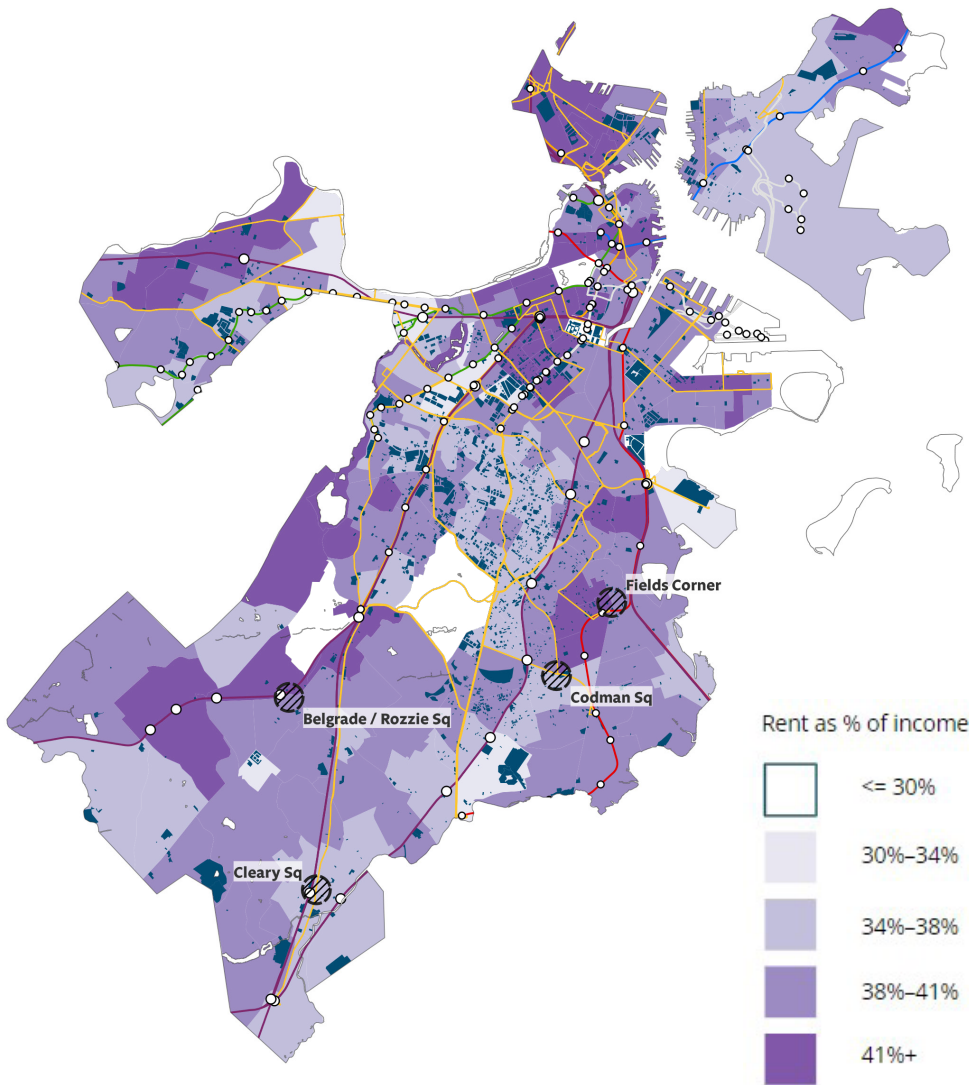
The high proportion of units with more bedrooms contributes to a larger average household size in Roslindale, which is 2.53 compared to the citywide number of 2.26, according to the 2018-2022 ACS. The larger household sizes in Roslindale reflect the neighborhood's population of children under the age of 18 who live at home with their parents or guardians.

Owner-occupied units are far more predominant in Roslindale than across the city, in which the housing stock is primarily renter-occupied. This is likely due to the fact that owner-occupancy is much more common for larger units in Roslindale and citywide, as opposed to studios and 1-bedroom units, which are primarily renter-occupied.

As seen in the maps below, in relative terms, Roslindale is more affordable than citywide median rents and sale prices. The average rent in Roslindale was \$2,269 as of early 2023 (Q1-Q2 2023), less than the citywide median of \$3,053 (Source: Mayor’s Office of Housing, the Warren Group, & BPDA Research Division). Similarly, the average sales price in 2023 of a residential unit in Roslindale was \$580,000, compared to \$725,000 citywide (Source: Mayor’s Office of Housing, the Warren Group, & BPDA Research Division), which means that perhaps a greater diversity of household income levels may be able to afford housing in Roslindale than in other Boston neighborhoods.



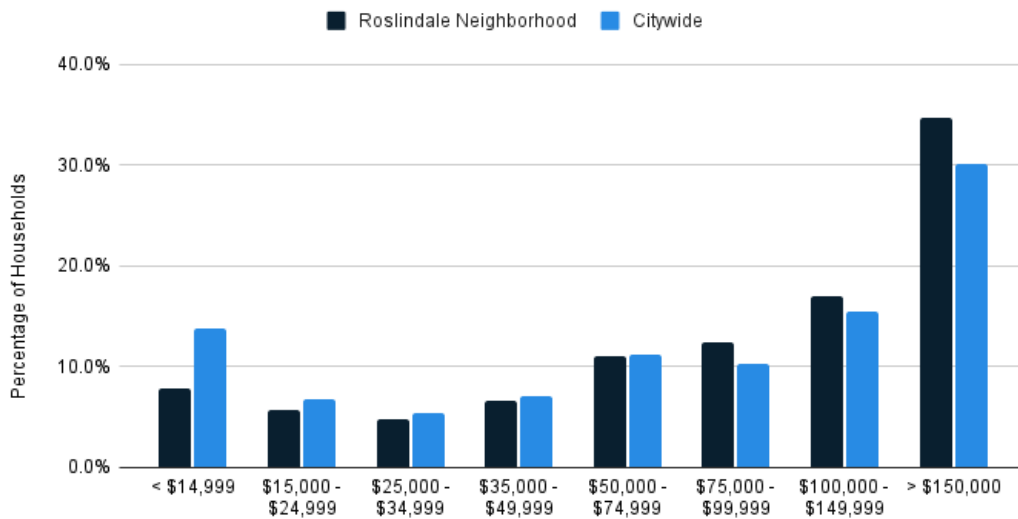
Despite these relatively lower costs, the rental cost burden in Roslindale is relatively high compared to the rest of the city: 34% of Roslindale households are rent-burdened, indicating a need for more income-restricted housing and preservation of naturally occurring affordable housing.



In fact, Roslindale only has enough income-restricted housing units to house 62% of income-qualified households currently living in the neighborhood, which contributes to the higher rate of rent burden and indicates demand for additional income-restricted housing in Roslindale. The chart below shows a larger proportion of the highest income bracket in Roslindale than across the city, and similar proportions of moderate- and low-income households. Many of these households may qualify for income-restricted housing, but may not be able to obtain these units due to a lack of supply.

Household Income

Source: 2018-2022 American Community Survey



COMMUNITY VALUES

The following themes, which reflect community values on housing, have emerged from

1. A desire to produce truly affordable housing

How will Squares + Streets pave the way for the production of income-restricted housing for low- and moderate-income households?
2. A desire for stabilizing housing for current residents

Housing options available today do not meet current resident's needs with regard to price or types of units.
3. A desire to accommodate diverse households

New and existing housing must be affordable for a range of income levels and include various types of buildings.
4. A desire for housing to be co-located with amenities

More housing in Roslindale should be walkable to commercial amenities and affordable to a range of income levels and household sizes.

VISIONING ACTIVITY

The following questions are meant to draw out ideas and community preferences on ways to advance the above-listed community values through the Roslindale Square

1. If a new residential building were built in Roslindale Square...what proportion of units should have multiple bedrooms vs be studios or one-bedrooms?
2. If a new residential building were built in Roslindale Square...what income ranges should the income-restricted units be targeted to?
3. If a new residential building were built in Roslindale Square...what sorts of uses, amenities, and resilience elements (i.e. Green Infrastructure) should the developer provide, either in the same building or nearby?
4. If the City had extra money to stabilize current residents, how would you want us to spend it? Use your tokens to show us your priorities.
 - Income-restrict existing market rate housing
 - Subsidize the production of more income-restricted housing (rental vs homeownership)
 - Provide financial assistance to help homebuyers purchase market-rate or income-restricted homes
 - Create rent-to-own pathways
5. If a new residential building were to be built in Roslindale Square requiring the demolition of an existing building (either because of its condition or because it was an inefficient use of land), what benefits would you want offered to those tenants, whether residents, businesses, community organizations, or other tenants?
 - Notification period/right to remain in the unit for a term
 - Relocation payments
 - Housing search assistance for comparable housing/rent

03. BUILT FORM AND DESIGN

New development in Roslindale Square will maintain local built character and design elements that make the Square unique while providing opportunities to add active ground floor businesses and housing to enhance the mixed-use environment of the Square.

The Squares + Streets plans aim to add new development into existing Squares in a way that respects the sense of place and architectural character of each neighborhood. As part of this effort, the team has been collecting information in the form of a ‘Community and Cultural Asset Map’ to understand how the public realm (such as parks and sidewalks) and built form (such as storefronts and architectural character) shape the identity of Roslindale Square. Prior to making recommendations, it is critical to document what makes Roslindale unique, what draws people here, and what makes Roslindale feel like home. This section identifies existing elements of the built environment in Roslindale, values that are important to the community on this topic, and prompts to gather ideas for how we can achieve the community’s vision for built form and design through the Roslindale Square Squares + Streets Small Area Plan.

EXISTING HOUSING CONDITIONS IN ROSLINDALE

Throughout this planning process, we’ve been soliciting community input on how the built environment can contribute to the neighborhood’s sense of place. The feedback has fallen into 3 larger themes - history, public realm, and gathering spaces.

Through History

Roslindale Substation, Roslindale Congregational Church, and Roslindale Baptist Church are the only buildings within the plan area that hold a National Register of Historic Places designation. However, many buildings in the Square contribute to the sense of history, a distinct architectural expression, and neighborhood identity, and the diversity of materials and building types speaks to the continued evolution of the character of the area.

Through the Public Realm

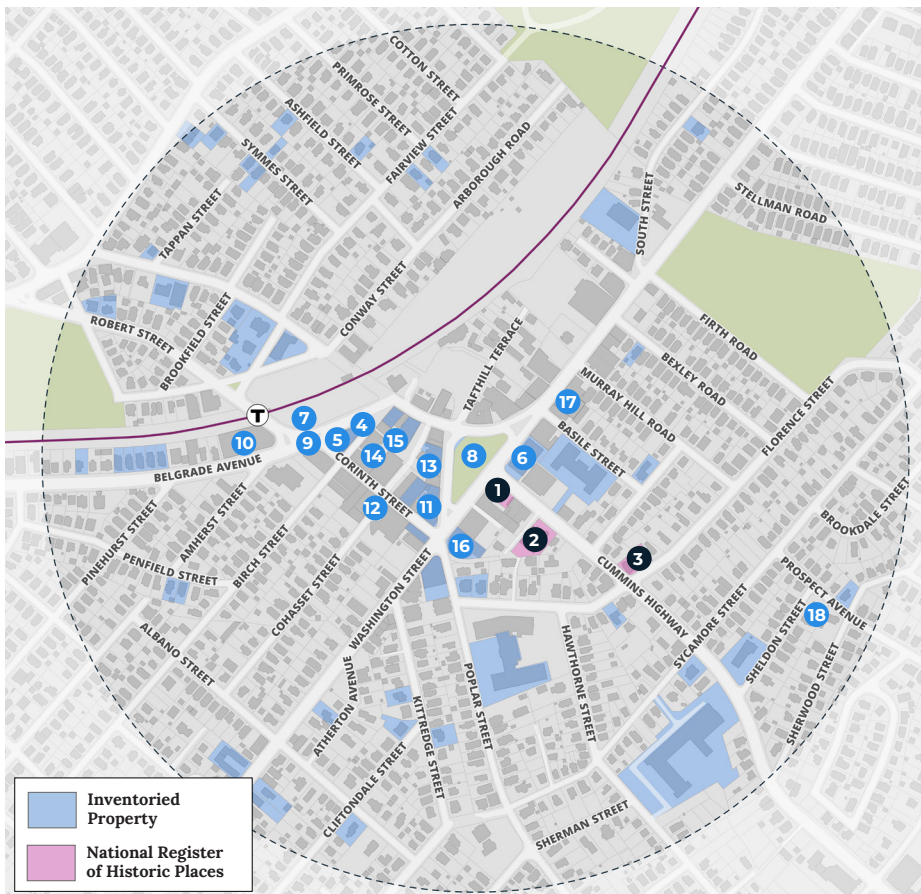
During the Engagement Report Out meeting, when prompted with the question ‘What creates a sense of place in your neighborhood?’, many responded with outdoor spaces, including Adams Park, Birch Street Plaza, the Arboretum, and Fallon and Healy Field; as well as the streetscapes and sidewalks within the Square. Some murals and outdoor sculptures are important neighborhood identifiers. The ‘Roslindale’

mural and nearby kinetic sculpture were noted for their visibility from the train station, providing a visual cue that one is entering Roslindale Square.

Through Spaces that Foster Community Gathering

We've also heard about the important role that places of gathering play in defining Roslindale Square. These include civic and institutional buildings such as the library, places of worship, the Community Center, as well as locally-owned businesses like Distraction Brewery, Square Root, the Village Market, and Fornax Bakery.

This map is based on site observations conducted by BPDA staff in February 2024, community input from the Roslindale Square Launch Event that took place on February 24th, 2024, Community and Cultural Asset Online Mapping, and a Community Walkshop held on April 7th, 2024.

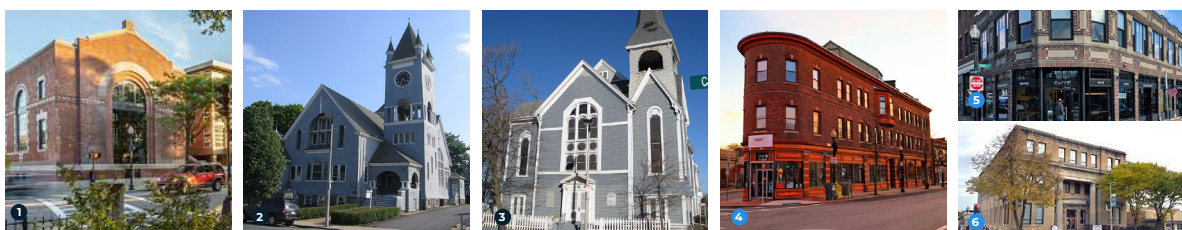


Roslindale Substation, Roslindale Congregational Church, and Roslindale Baptist Church are the only buildings within the plan area with the National Register of Historic Places designation. However, many buildings in the Square contribute to the sense of history, a distinct architectural expression, and neighborhood identity.

The other buildings included here are a sample of Roslindale architecture selected based on community input during the launch event, the online storymap, and from the virtual meeting held on April 3rd, 2024.

LEGEND

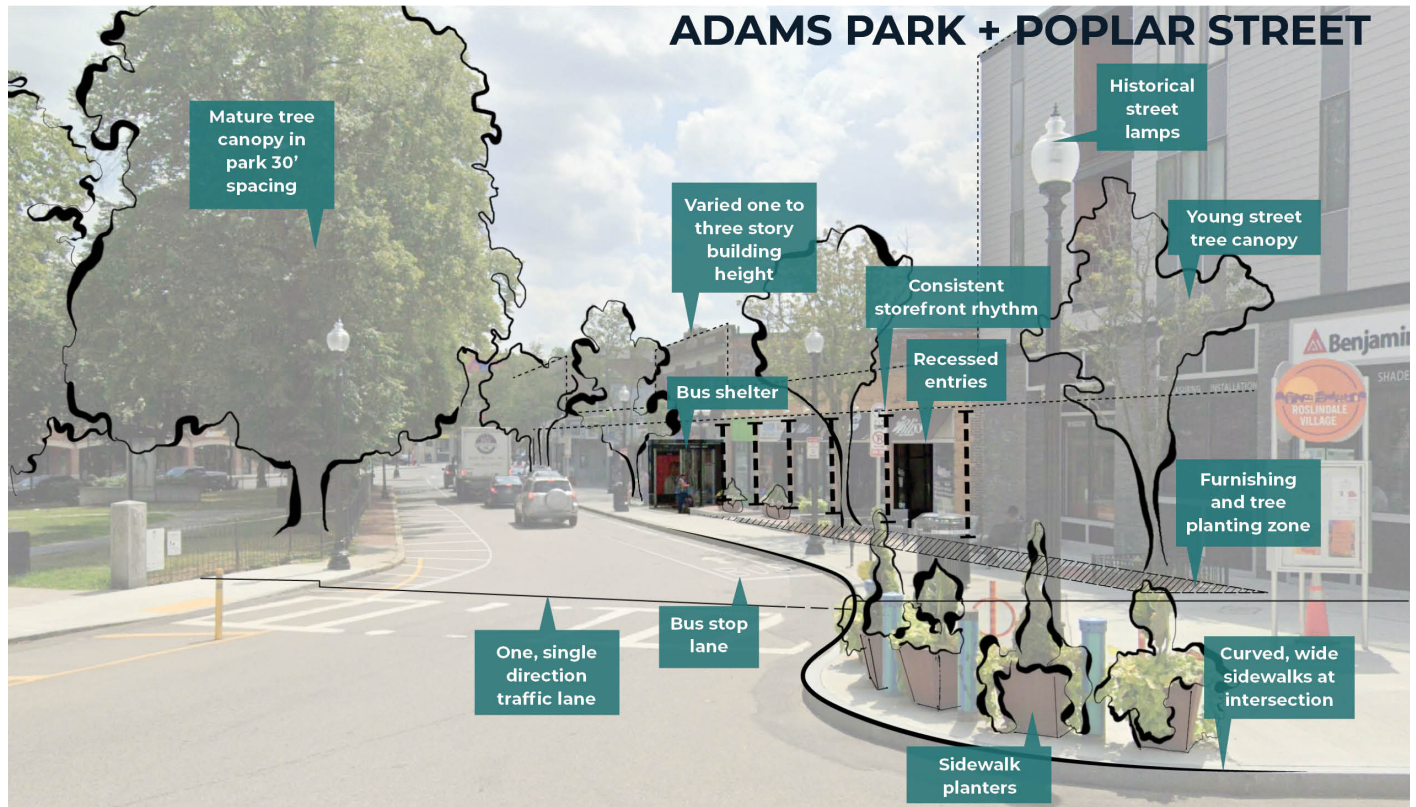
- 1 Roslindale Substation: NRHP
- 2 Roslindale Congregational Church: NRHP
- 3 Roslindale Baptist Church: NRHP
- 4 Distraction Brewing (Masonic Building)
- 5 Square Root (2-8 Corinth St)
- 6 Roslindale Municipal Building
- 7 Alexander the Great Park
- 8 Adams Park
- 9 Train Model
- 10 St. Nectarios Greek Orthodox
- 11 Greek Heritage
- 12 Corinth "Main Street"
- 13 Poplar Street Frontage
- 14 Sophia's Grotto
- 15 Restaurant Patios
- 16 Boston Public Library
- 17 Ethnic Diversity of Businesses
- 18 Prospect Hill Neighborhood



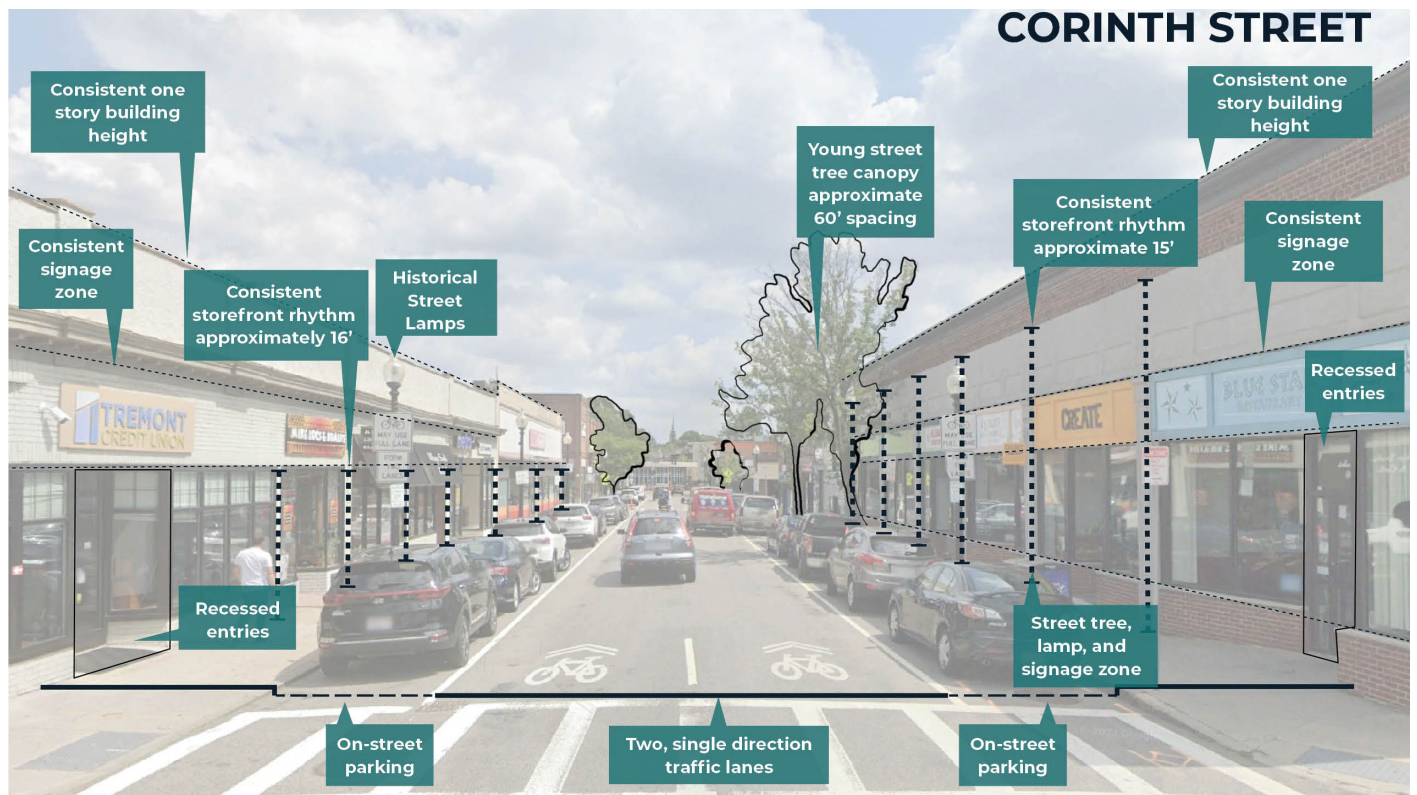
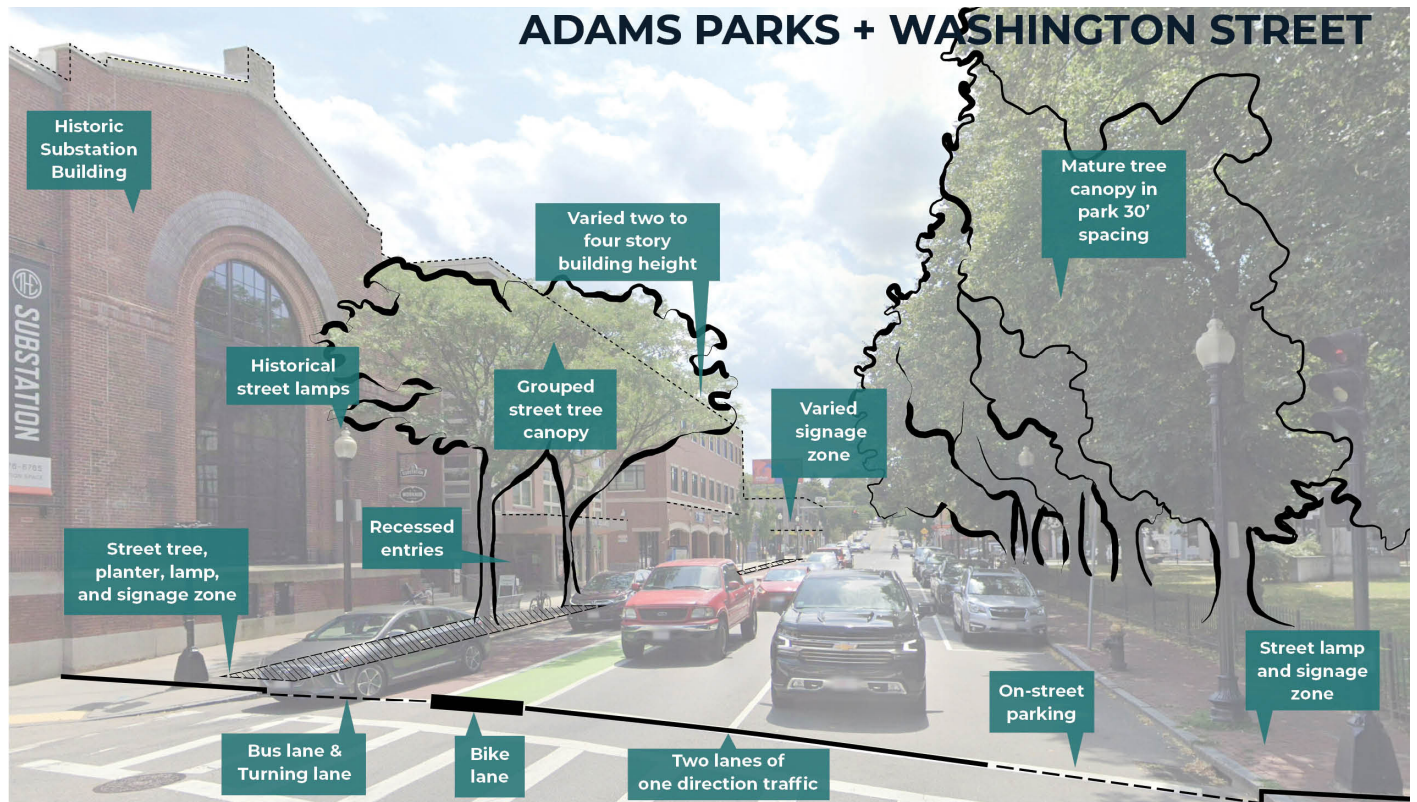
ELEMENTS OF THE PUBLIC REALM

Adams Park creates a strong neighborhood center within Roslindale Square. Its open lawn and mature trees create an ideal gathering place for the residents of the Square, whether to enjoy day to day activities or for an event like the Farmer’s Market or the Holi Festival. The streets that surround the park, Poplar and Washington, have active storefronts, historic lamp posts, public art, and amenities such as benches and planters. The civic and historic buildings on Washington Street are some of the tallest in the neighborhood. A new development on Poplar Street is of a similar scale, adjacent to a string of one- and two-story buildings.

As one moves away from Adams Park, along Corinth Street, one sees predominantly single story buildings, with consistent zones for signage and a rhythm of about 15’ storefront widths. The sidewalks are narrow and offer less space for additional amenities. This analysis is documented in the annotated drawings here.



ELEMENTS OF ROSLINDALE SQUARE'S PUBLIC REALM TODAY



COMMUNITY VALUES

The following themes, which reflect community values on built form and design, have emerged from community engagements to-date:

1. There is a desire to preserve the design character and local feel of Roslindale through new development, but concern around how Squares + Streets zoning districts will incorporate unique design elements into the development review process.
2. The community wants to see more “transitional” density and infill housing in Roslindale Square, as well as the creation of more mixed-use buildings with active ground floors.
3. There is a desire for increased amenities within the public realm such as new street trees, planters, benches, cafe seating, and bicycle racks.

VISIONING ACTIVITY

Changes to zoning in Roslindale Square are an opportunity to guide the built form of future development in the area. The Built Form and Zoning activity questions explore how the different Squares + Streets zoning districts could affect the look and feel of the Square in the future. Examples of streetscape and buildings that correspond to each zoning district will be provided. A summary of how the Square has changed over time and examples of some of the Square’s distinct architectural characteristics will be shared as background

Background Information and Questions

1. How does the history of the built form in Roslindale Square affect how we might think about the future of development in the Square?
2. What are the architectural characteristics of Roslindale Square that are important to you? Which should be protected and reinforced through new development?

3. Where are larger buildings appropriate in the Square? Where are shorter buildings appropriate?

4. Where do you want to see buildings with active ground floors - such as retail, restaurants, and community spaces? Are there areas in the Square which should have only residential buildings?

Activity

1. Choose an area in the Square from the options shown on the map in your handout (or circle your own).

2. What types of activities do you imagine happening in this area? Are there activities you think should not be allowed here? Look at the Article 8 uses provided for examples.

- If you're thinking of adding housing here, how many units of housing per

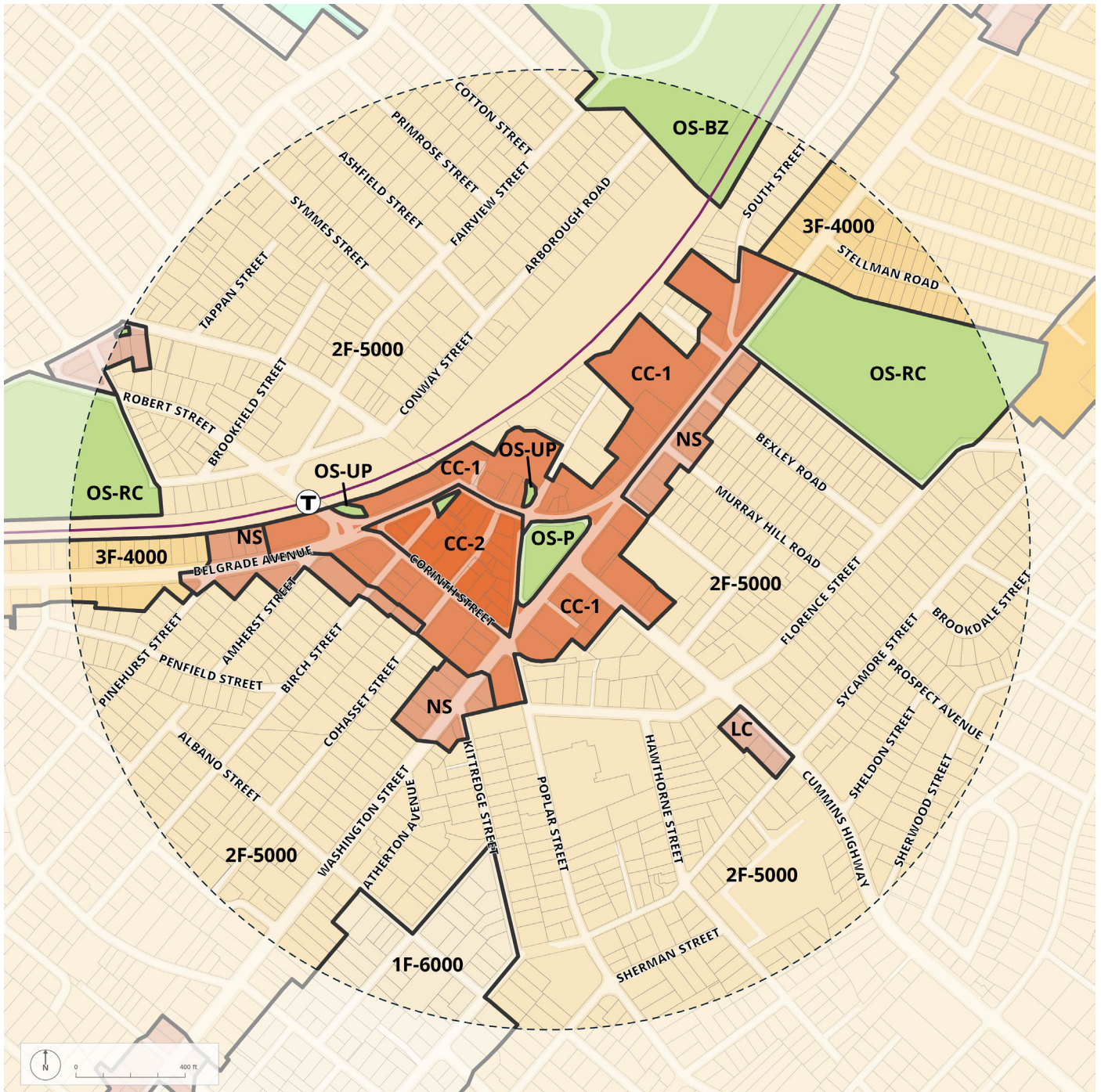
3. What type of buildings do you want to see here? Choose from the precedents provided or describe your own.

- When thinking about the buildings you choose, which would be most fitting for

4. Are there any other things about the built character or activities in this area that you would like to see?

5. Why is this what you imagine for this area? Why are the things you noted important to you.

04. ZONING



EXISTING ZONING

Roslindale Square’s existing zoning is within the Roslindale Neighborhood Zoning District, which is regulated by Article 67 of the Zoning Code. This district is further split into many subdistricts. Within the Roslindale Square study area, there are eleven (11)

1. Neighborhood Business Subdistricts
 - Community Commercial-1 (CC-1)
 - Community Commercial-2 (CC-2)
 - Neighborhood Shopping (NS)

2. Residential Subdistricts
 - One-Family (1F-6000)
 - Two-Family (2F-5000)

3. Open Space Subdistricts
 - Parkland Open Space (OS-P)
 - Recreation Open Space (OS-RC)
 - Urban Plaza Open Space (OS-UP)

Neighborhood Design Overlay District (NDOD): Zoning overlay district that covers part of Roslindale Square.

DIMENSIONAL REGULATIONS

All of the business and residential subdistricts in Roslindale Square allow

maximum heights of 35 ft or 2.5-3 stories. The residential subdistricts require front yards of 20-25 ft, side yards of 10 ft, and rear yards of 40 ft. The business districts have no required side yards, but have required rear yards of 10-20 ft and front yards of 0-15 ft. The maximum allowed FARs range from 0.5-0.8 in the residential subdistricts and from 0.5-2 in the business subdistricts. The zoning also requires 1.5-2 parking spaces for every 1 residential unit in each of the residential and business districts.

USE REGULATIONS

In the residential subdistricts, almost all non-residential uses are forbidden, including all retail, restaurant, service, and vehicular uses. A few community, open space, and similar uses are allowed, such as child care.

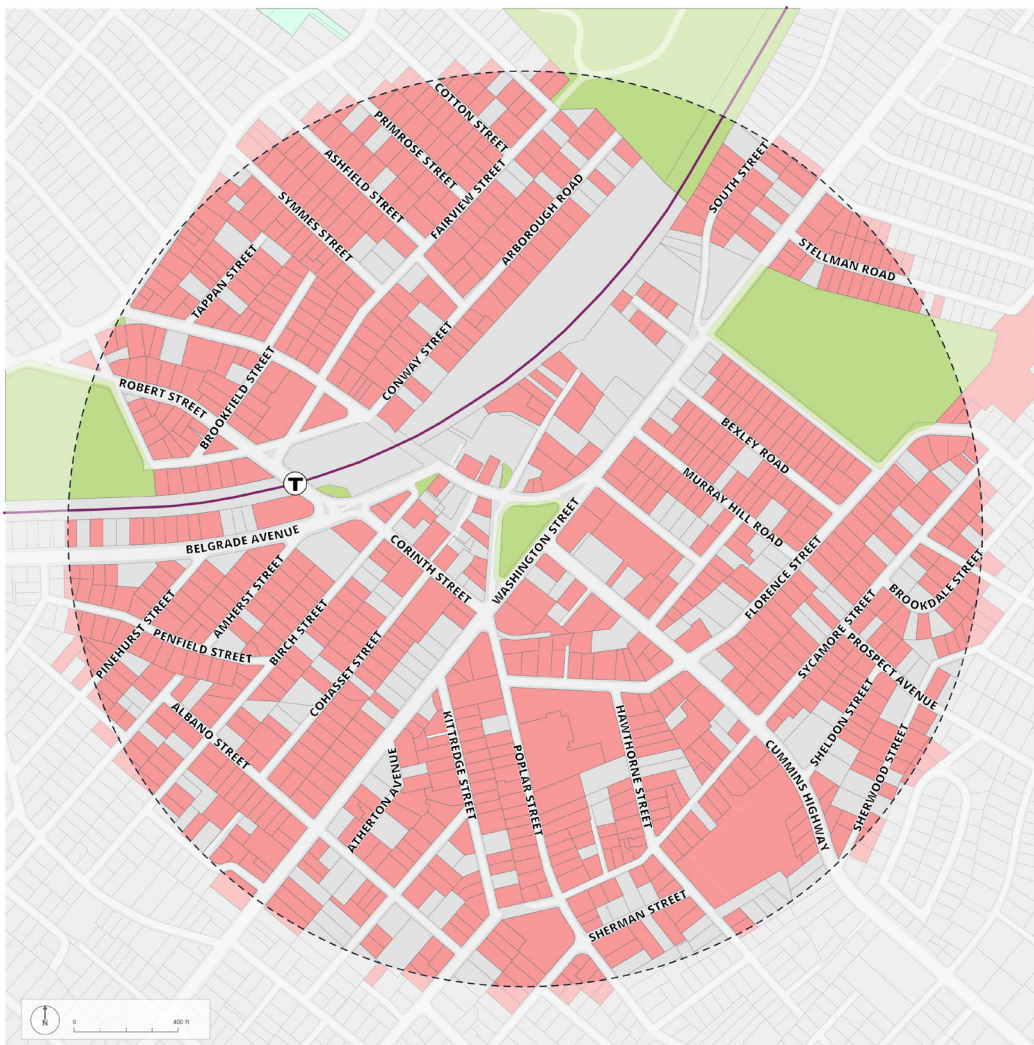
In the business subdistricts, most residential, retail, restaurant, and office uses are allowed, with the largest range of uses allowed in the CC subdistrict, and the most limited in the LC subdistrict. Entertainment and cultural uses vary across the business subdistricts. For example, restaurants with entertainment are forbidden in LC, conditional in NS, and allowed in CC. Most vehicular uses are forbidden or conditional in the business subdistricts, with parking lots and garages conditional in the CC subdistricts and forbidden in the NS and LC subdistricts.

OVERLAY

Part of Roslindale Square is covered by a zoning overlay district called an Neighborhood Design Overlay Districts (or NDODs). NDODs are established to protect the ex-

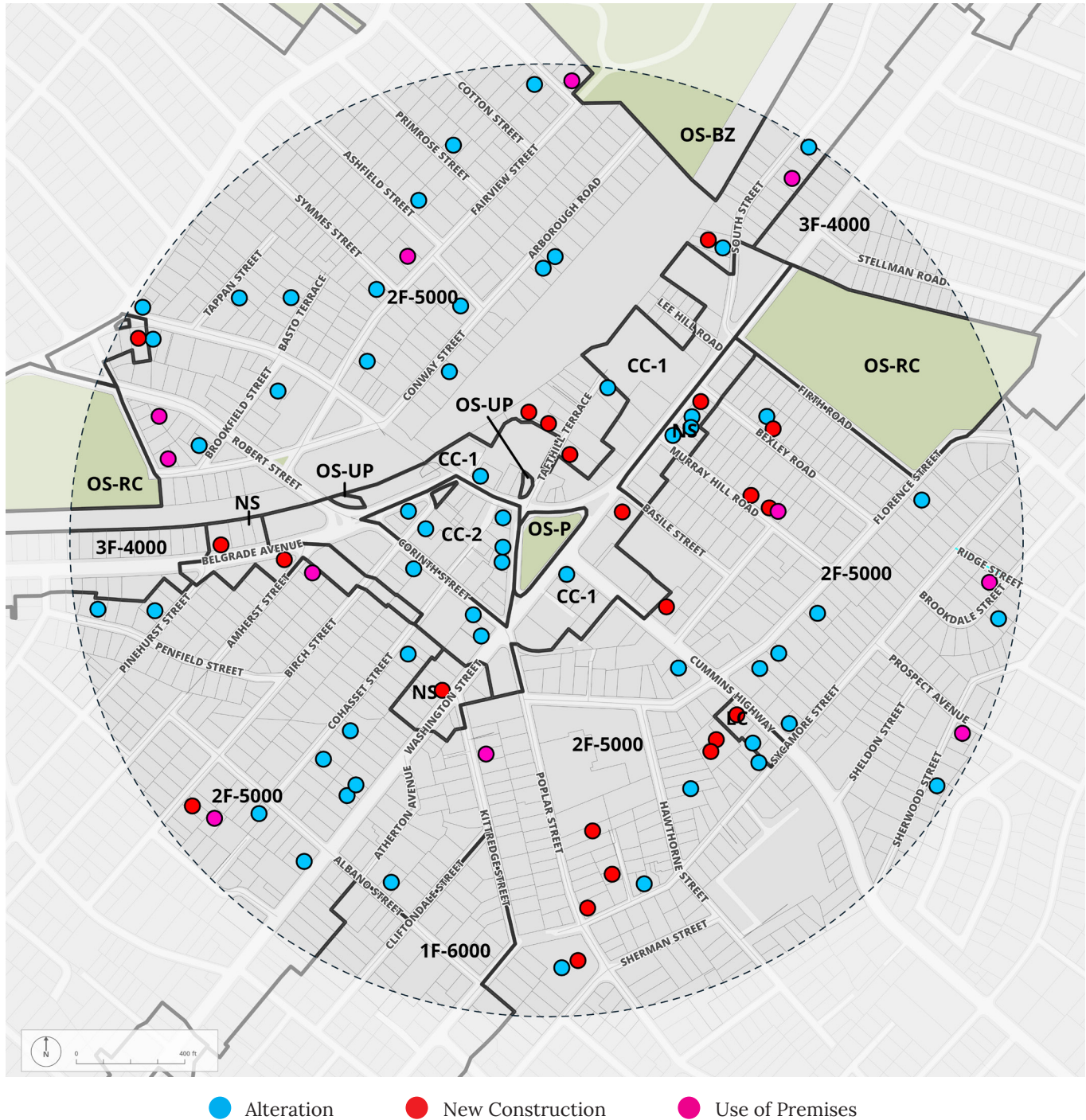
isting scale, quality of the pedestrian environment, character of the residential neighborhoods, and concentrations of historic buildings. Within an NDOD, certain projects must be reviewed and approved by Urban Design staff at the BPDA, a process known as BPDA Design Review. The projects which require design review must be visible from a public street or public open space and propose a change altering a roof shape or building height or an alteration or new construction which is over three hundred (300) sq ft. The requirements for NDODs are found in Section 80E-2.1.iii of the Zoning Code.

NON-CONFORMING PARCELS



Within the Roslindale Square Study Area, the current maximum FAR allowed by zoning is lower than the existing FAR of approximately or 63% of parcels. This means the majority of the area is currently non-conforming, even when taking only a single zoning regulation into account.

Red = non-conforming with existing FAR regulations



Between January 2013 and December 2022, 98 projects went through the ZBA process within the Roslindale Square study area. The majority (62%) were for alterations (which includes interior renovation, the installation of commercial signage, changing a zoning use with no renovation, and small building additions). Most projects were approved with proviso/s (65%) or approved (26%). The most common zoning violations were excessive height, excessive FAR, and insufficient side yard.

COMMUNITY VALUES

Through local engagement and values highlighted across various topics and themes in this process, the following values have emerged as important for residents when thinking about zoning regulations and what those rules should help in implementing:

1. Development of diverse housing options above and near existing storefronts, cultural spaces, and community-serving amenities.
2. Promotion of those small business and cultural spaces within the area to uplift and further support an active commercial area.
3. Pairing of zoning regulations with design guidelines (as mentioned in the Built Form and Design topic) that promote and build upon the local feel of the area when reviewing development projects.

VISIONING ACTIVITY

Based on the current zoning rules, are the types of buildings and activities that you envision for this area possible to build?

1. Are the dimensions allowed?
2. Are the uses allowed?
3. Are you required to provide parking for the activities you envision?

Based on the Squares + Streets (S+S) zoning rules, would the types of buildings and

1. Which S+S district aligns best with your vision for dimensions?
2. Which S+S district aligns best with your vision for the uses?
3. Do any of the other S+S regulations (like the Active Ground Floor or Outdoor Amenity requirements) help accomplish your vision?
4. Which S+S district overall aligns best with your vision?

How do your visions compare to those of your neighbors? What further conversations do you want to have with members of your community about envisioning future development in Roslindale Square?

05. TRANSPORTATION

Roslindale Square will be a place where all residents have access to travel choices, where efficient transportation networks foster economic opportunity, and where the City has taken steps to prepare for climate change. Whether traveling by transit, on foot, on a bike, or by car, people traveling in Roslindale Square will be able to safely and reliably access their neighborhood and the rest of the City.

Today, the Roslindale Square Planning Area is served by a range of transportation options. Commuter rail service is accessible at Roslindale Village Station with 139 park and ride spaces. There is also extensive bus service provided by ten bus routes connecting north to the Orange Line at Forest Hills and connecting in all other directions via Belgrade Avenue, Cummins Highway, and to the south via Washington Street. Two bikeshare stations with nearly 30 public bikes, a public parking lot containing 108 spaces, and many public streets and sidewalks all provide connectivity for all modes of travel. Within the Planning Area, bike lanes or shared bus/bike lanes are provided on Belgrade Avenue, South Street, Poplar Street, Cummins Highway and Washington Street, however no protected bike lanes currently exist.

All together, bus and commuter rail options in the Planning Area provide an exceptional amount of transportation capacity: Buses and trains through the Planning Area can carry 59,800 daily passengers, including 4,200 daily passengers between 8am and 9am and 4,600 passengers between 5pm and 6pm.

	SERVICES	MAJOR CONNECTIONS	FREQUENCY
MBTA COMMUTER RAIL	Roslindale Village	South Station Back Bay Ruggles	60 mins (weekdays) 120 mins (weekends)
MBTA BUS	14	Heath St Franklin Park Nubian Sq	45 mins (weekdays) 60 mins (saturdays)
	30	Mattapan Sq Forest Hills Cummins Hwy	15-55 mins (weekdays) 40-60 mins (weekends)
	34	Dedham Sq Forest Hills Washington St	15-30 mins (weekdays) 30-60 mins (weekends)
	34E	Dedham Mall Forest Hills Washington St	15-30 mins (weekdays) 30-60 mins (weekends)
	35	Dedham Mall Forest Hills West Roxbury	18-30 mins (weekdays) 35-40 mins (weekends)
	36	VA Hospital Forest Hills West Roxbury	16-18 mins (weekdays) 30-35 mins (weekends)
	37	Baker St Forest Hills West Roxbury	18-30 mins (weekdays) 35 mins (saturdays)
	40	Georgetowne Forest Hills Washington St	35-40 mins (weekdays) 60 mins (saturdays)
	50	Cleary Sq Forest Hills Cummins Hwy	25-30 mins (weekdays) 60 mins (saturdays)
	51	Reservoir Station Forest Hills Brookline	30 mins (weekdays) 65 mins (saturdays)
BIKE SHARE	2 stations (45 bikes)	400+ stations across the region	On Demand
CAR SHARE	3 locations (7 cars)	Unlimited	On Demand

There are several significant transportation projects in the Roslindale Square Planning area recently completed, currently underway or planned, including:

- 1.** Birch Street Plaza

Started in 2019 as a pilot project, the successful pedestrianization of Birch Street between Corinth Street and Belgrade Avenue will have its final streetscape elements installed by the Boston Transportation Department in late Spring 2024. Elements will include planters for landscaping and additional seating opportunities.
- 2.** Roslindale Square Parking and Curb Use Improvements

Following a comprehensive two-year process working with the community and area businesses, in late Spring of 2024 the Boston Transportation Department will be making curbside regulation improvements for safer and more efficient utilization of both curbside parking and the City's Taft Hill Terrace municipal parking lot.
- 3.** Poplar Street Bike Accommodations and Traffic Calming

In the Spring of 2024, the Boston Transportation Department installed a contra-flow bike lane towards Roslindale Square and other traffic calming and safety improvements including speed humps on Poplar Street between Washington Street and Sycamore Street. A second phase of traffic calming is planned for 2024 on Poplar Street between Sycamore Street and Canterbury Street.
- 4.** Roslindale Gateway Path

The City has been working with the community, the MBTA, and the Arnold Arboretum to complete a path network from the MBTA Roslindale Village commuter rail station. The proposed extension will provide a connection from Roslindale Square to the Forest Hills MBTA station.
- 5.** Electric Vehicle Charging

The Boston Transportation Department has installed two electric vehicle charging stations in the City's Taft Hill Terrace municipal parking lot, and will be installing four charging stations on Florence Street adjacent to Healy Playground in 2024.

6.

Lower South Street and Vicinity Slow Streets

The Boston Transportation Department has installed speed humps on the residential cross streets on both sides of Washington Street between Archdale Road and Cummins Highway. Additional improvements to be implemented as part of this effort in 2024 include Archdale Road and South Street crossing improvements; Florence Street and Firth Road crossing improvements; Florence Street corridor crossing improvements.



Existing Transportation Networks in Roslindale Square

EXISTING TRANSPORTATION CONDITIONS

Since it was published in early 2017, Boston’s Citywide Transportation Action Plan, Go Boston 2030, has guided the City of Boston’s transportation investments. The plan outlines important goals and targets:

- | | |
|--|---|
| <p>1. Eliminate severe and fatal traffic injuries</p> | <p>4. Reduce car trips to work by 50%, increase transit trips to work by 33%</p> |
| <p>2. Provide access to transit, bikeshare, and carshare within 10 mins of every home</p> | <p>5. Achieve carbon neutrality by 2050</p> |
| <p>3. Reduce average commute times by 10%</p> | <p>6. Reduce transportation costs</p> |

How does Roslindale Square stack up today?

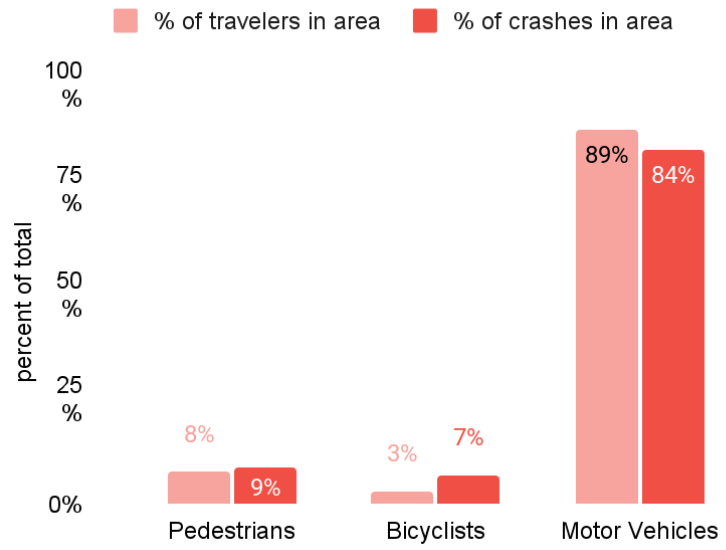
TRANSPORTATION SAFETY

From 2021 to 2023, there were 58 traffic crashes requiring an emergency response in Roslindale Square. In February 2024, a person riding a motorized scooter was killed in a crash on Washington Street near Bexley Road.

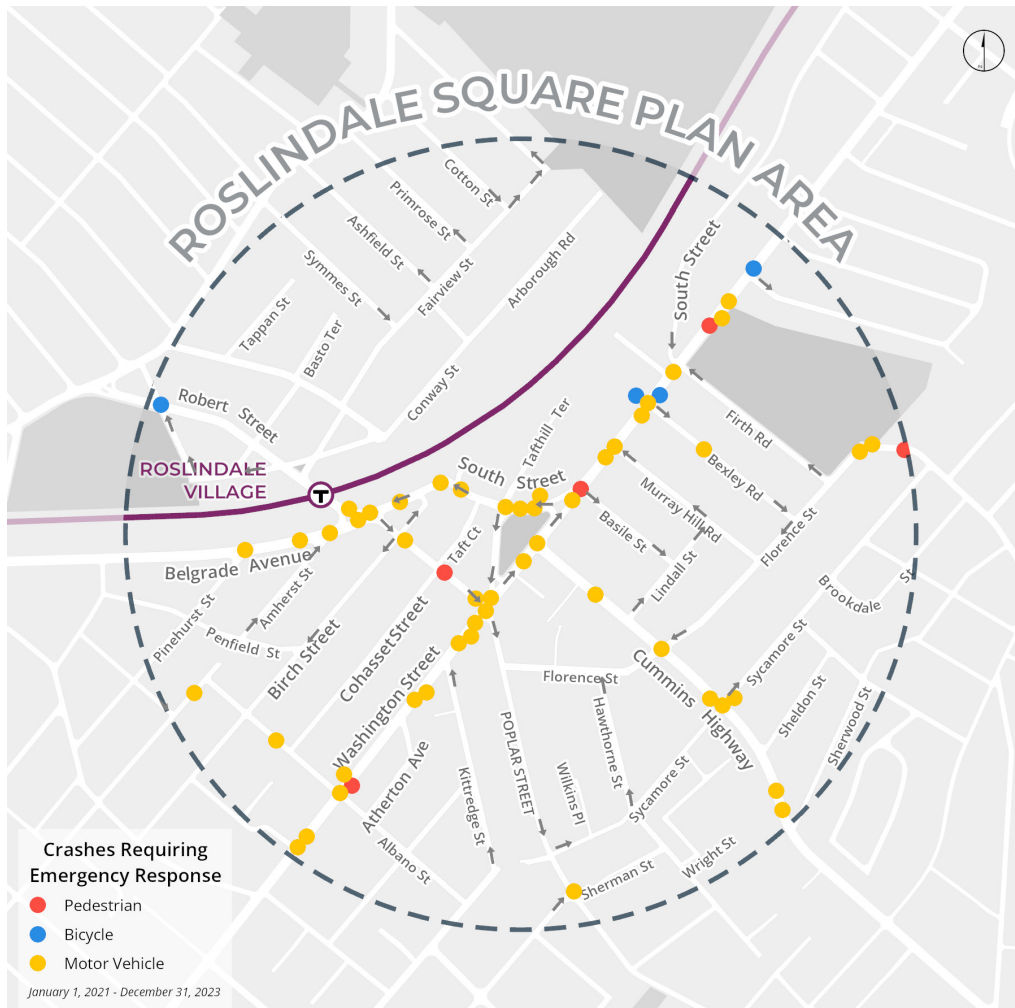
Over 55% of all crashes within the Planning Area occurred on Washington Street, including three out of four bike crashes. Outside of Washington Street, crashes in the Planning Area were concentrated on major streets including Cummins Highway, South Street, Belgrade Avenue, and Corinth Street. Whether walking, biking, or driving, several intersections stand out as crash hot spots within the Planning Area:

- Washington St at Bexley Rd
- South St at Taft Hill Ter
- Washington St at Poplar St
- Robert St at Corinth St/Belgrade Ave
- Washington St at Albano St

The majority of crashes (84%) that occurred within the Planning Area involved cars only. However, when compared to how people travel through the Planning Area it is clear that people biking are disproportionately impacted by crashes. While recent traffic counts show that bicyclists make up roughly 3% of travelers in the Planning Area, people on bikes were involved in over 8% of all crashes.



Comparison of Crashes and Volumes of Travelers By Mode

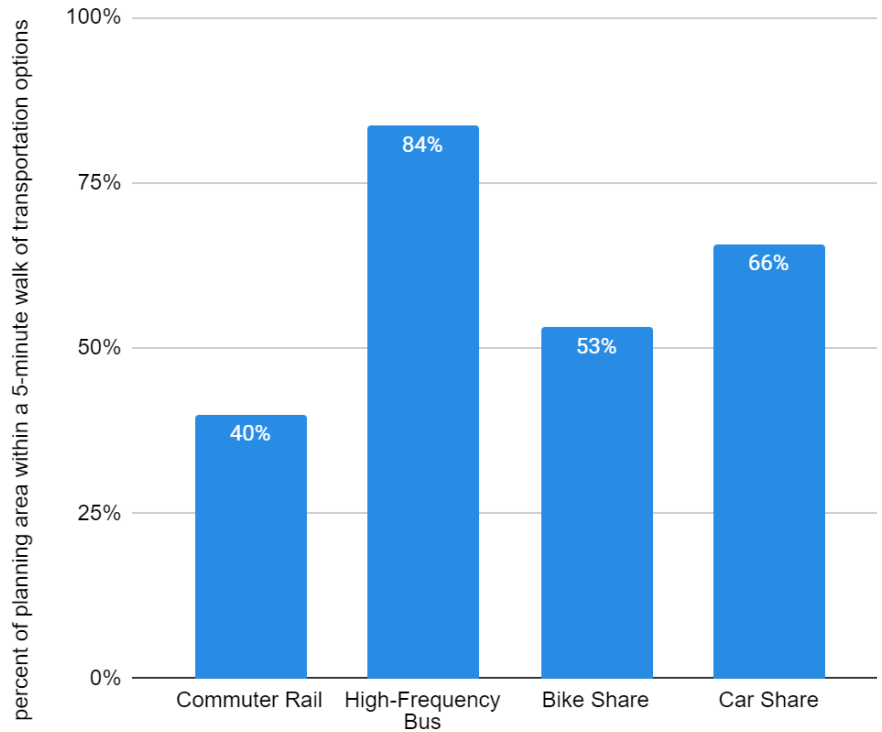


Crashes Requiring an Emergency Response, January 1, 2021 - December 31, 2023

ACCESS TO TRANSPORTATION OPTIONS

Today, 84% of Roslindale Square residents live within a 5-minute (quarter-mile) walk of a bus stop with frequent bus service, however widespread access to other options is more limited. With 10 bus routes operating within the Planning Area, buses arrive at bus stops within the Planning Area very frequently. Almost all of the bus routes that serve Roslindale Square connect to the major transit hub at Forest Hills where additional commuter rail, subway, and bus connections are available. Forest Hills is also the terminus for the Southwest Corridor Park, one of the most well-used paths for bike commuting in the City.

While the commuter rail provides a very quick, one-seat ride from Roslindale to major destinations like Ruggles, Back Bay, and South Station, only 40% of the Planning Area lives within a five-minute walk of Roslindale Village Station. Existing Bluebikes and carshare locations are more centrally located within the



Percent of Residents Within the Planning Area With a 5-minute Walk to Transportation Options

PEDESTRIAN ENVIRONMENT

The density of streets and destinations in the heart of Roslindale Square makes it a very walkable place. However, crosswalks are missing in a few key places. In particular, there are marked crosswalk gaps on Washington Street between Albano Street and Corinth/Poplar Street and Murray Hill and Firth Street. As a result, several bus stops on Washington Street do not have crosswalks. There are additional long crosswalk gaps along Belgrade Avenue past Robert Street and on Cummins Highway between Florence and Washington Streets. While both Taft Court (which runs between Corinth and South Streets) and Taft Hill Terrace (which connects to the main municipal parking lot) provide vehicular access to parking, both provide important pedestrian connectivity but lack adequate sidewalks.

Eight bus stops have constrained sidewalk dimensions in the planning area. In addition to making it difficult to travel using a wheelchair or walk side-by-side, narrow sidewalks limit the space available for street trees, light poles, benches, bus shelters, and other amenities



that help make streets comfortable and inviting for pedestrians and passengers waiting for the bus.

TRANSIT CONDITION

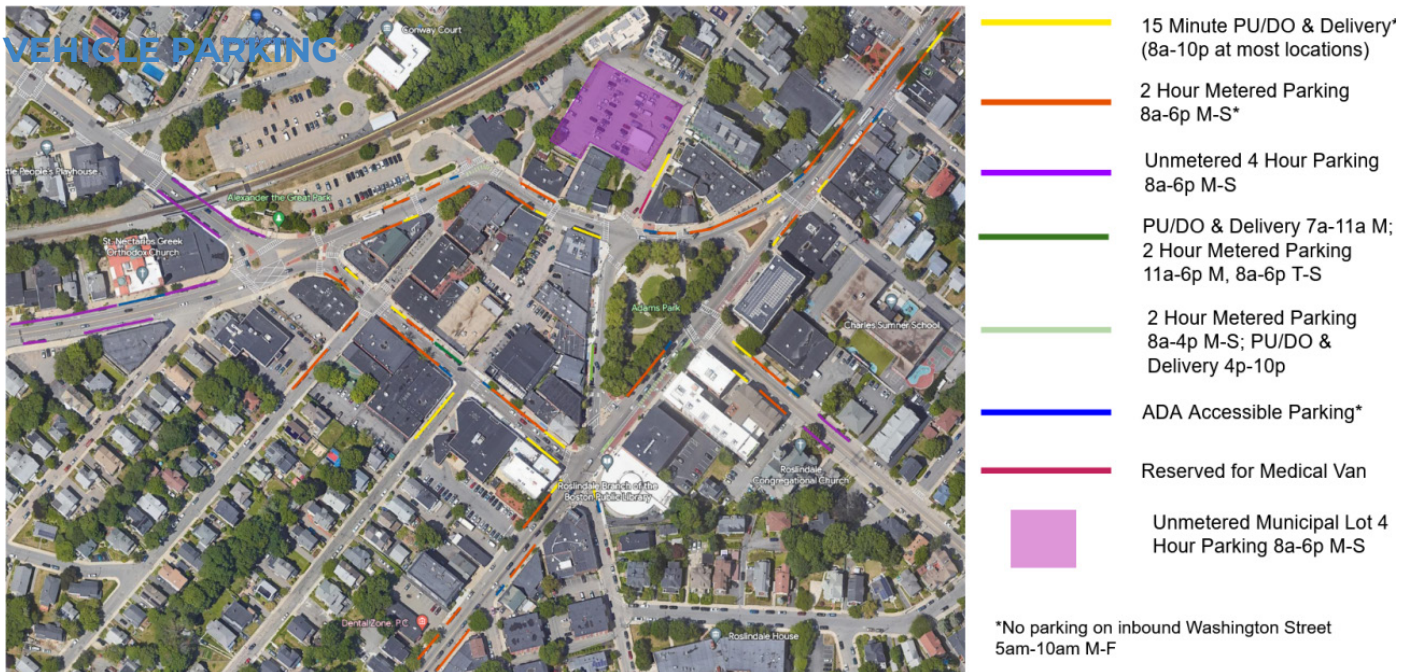
In 2023, nearly 4,000 people got on and off the bus in the planning area each day. In addition, roughly 14,000 passengers ride the bus on Washington Street between Roslindale Square and Forest Hills.



With peak-hour dedicated bus lanes installed in 2018, travel times for bus passengers improved by 20-25% and the average bus rider saved at least an hour per week as a result of quicker bus trips.

All bus routes in Roslindale Square experience some crowding in peak periods/peak directions (inbound direction in the morning and outbound in the evening). Crowded conditions do occur on Route 34 during the morning for the inbound direction with peak loads observed between 6 AM and 7 AM. There is little to no crowding outside the peak periods on most bus routes in Roslindale Square.

Most riders get on and off the bus at stops around Adams Park. Most of these stops have bus stop amenities like benches and shelters. One of the busiest bus stop for boardings in the morning is the northbound stop on Washington Street at Cummins Highway with 206 onboardings in the morning between 5AM and 12PM.



Parking and Curb Access Plan

COMMUNITY VALUES

The following themes, which reflect community values on transportation and public space, have emerged from community engagement to-date:

1. Community members emphasize the value of the walkability of Roslindale Square, and the local types of the activities that happen such as the Farmer’s Market, local live music venues, and places to run errands. There is also an expressed need to improve access to the Square for walkers, drivers, bikers, and transit users across all ages.
2. Public transit users underscored the importance of having reliable, consistent, and safe transit options that are prioritized and protected. They also want safer streets and stronger enforcement of parking regulations and traffic violations.
3. Improved walkability, ADA-accessibility, pedestrian safety, and transit improvements such as repainted crosswalks and road striping, updated curb ramps, bus stop amenities, bus lanes, and bike lanes/bike parking are key transportation improvements identified, especially on streets circling Adams Park.
4. There is appreciation that Roslindale is walkable and serviced by many transit options such as the commuter rail, buses, and Forest Hills, and has plenty of parking. However, public transit to and from the Square needs to be more frequent and reliable, with congestion relief and adequate parking options within the Square so that everyone feels safe to walk, drive, & take the bus.

VISIONING ACTIVITY

Squares + Streets plans will focus on actions that can be realistically achieved within 10 years. To help make sure plans are realistic, the plan will focus on a few focus areas to address key priorities that emerged from community conversations and an analysis of existing transportation data.

1. What focus areas should the Roslindale Squares + Streets plan prioritize for transportation recommendations?
2. What do you feel are the key issues to address in these areas?

06. OPEN SPACE AND RESILIENCY

Roslindale Square will be a place where open spaces are well-maintained with climate resilient amenities such as Green Infrastructure, shade elements, seating, and trees.

The preservation and expansion of open space must be an integrated part of the Squares + Streets plans alongside zoning, development, arts + culture and transportation. The City recognizes the importance of open space in the quality of life for residents of a neighborhood. In recent years, open space has also played a critical role in public health (as observed in the COVID-19 pandemic), climate adaptation infrastructure (as detailed in the Climate Ready Boston planning, Heat Resilience Plan, and the Urban Forest Plan). This section identifies existing open spaces in Roslindale, values that are important to the community on this topic, and prompts to solicit ideas on how we can achieve the community's vision for open space and resiliency through the Roslindale Square Squares + Streets Small Area Plan.

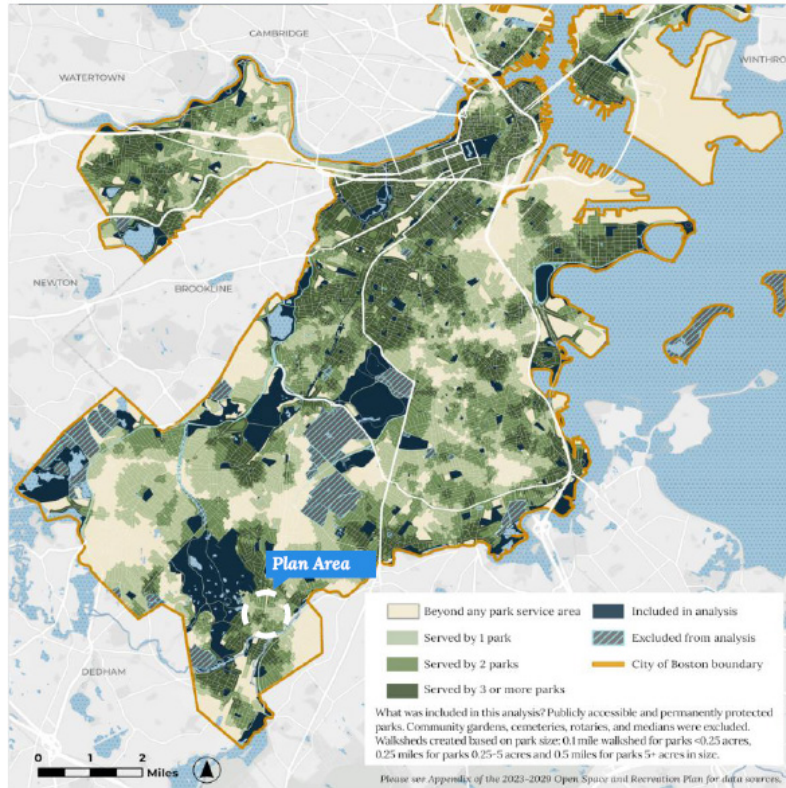
EXISTING OPEN SPACE CONDITIONS IN ROSLINDALE

Open Space Context

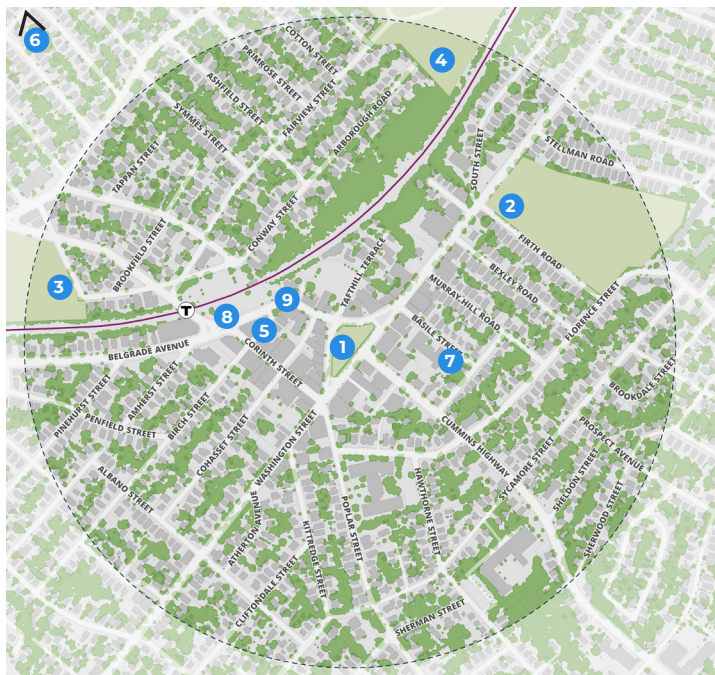
Roslindale Square is well served by public parks such as Adams Park, Fallon Field, Healy Field, Roslindale Wetlands Urban Wilds and other large parks nearby including the Arnold Arboretum, Stony Brook Reservation, and Millennium Park. Through conversations with the community, it is clear these open spaces are an important part of the identity, community, and sense of place for residents of the Square. These parks provide a variety of spaces for community events, play, sports, and enjoying nature.

Open Space Context

EXISTING OPEN SPACE CONTEXT

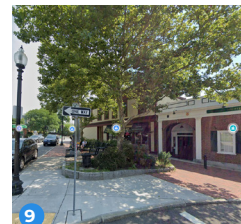
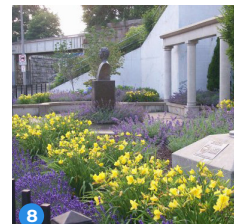
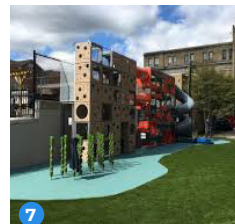
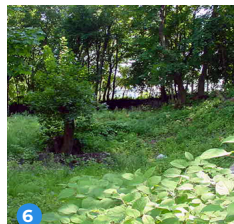
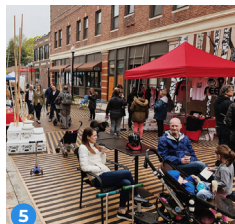
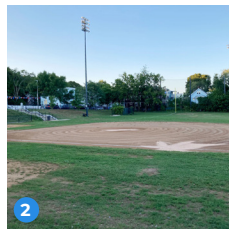


Existing Open Space



OPEN SPACE KEY

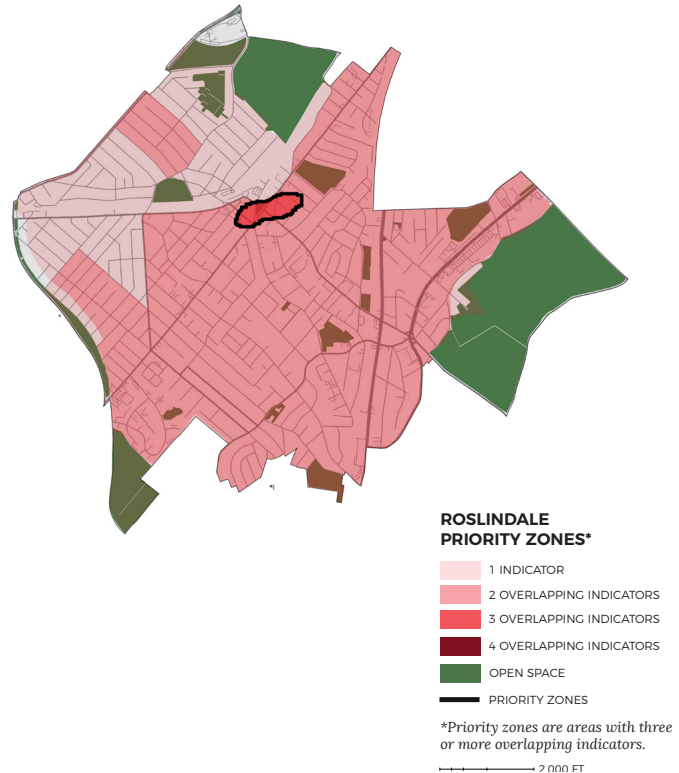
- 1 Adams Park
- 2 Healy Field
- 3 Fallon Field
- 4 Arnold Arboretum
- 5 Birch St Plaza
- 6 Wetland Urban Wilds
- 7 Summer School Playground
- 8 Alexander the Great Park
- 9 Pocket Park at Birch St



RESILIENCY

Urban Forestry Plan Priority Zones

The center of Roslindale Square is identified as a priority zone in the Urban Forest Plan. New development in this area should incorporate resilient strategies including street tree planting, green infrastructure, cooling stations, and shade structures to mitigate urban heat.



COMMUNITY VALUES

The following themes, which reflect community values on open space and resiliency, have emerged from community engagement to-date:

1.

Preserve and expand green space and outdoor gathering spaces, and avoid development that will cast shade on important open spaces like Adams Park.

2.

Expanded tree canopy and shade structures, outdoor dining, gathering spots, more public seating, flowers and planters, and public art, including murals on the sides of buildings - examples of public realm elements that enhance more resilient, people-oriented spaces.

3. Integration of resiliency strategies such as green infrastructure, green roofs, and solar power with new open space and development within the Square.
4. Support existing open spaces throughout Roslindale that provide safe and clean spaces for people to gather and host community events like the Farmers Market and Greek Fest.
5. Public space improvements including more street trees, public art installations, outdoor places to gather that are family- friendly and well-maintained.

VISIONING ACTIVITY

We've heard what types of open space improvements you'd like to see, now we'd like you to

1. Are there any existing open spaces that could benefit from creating connections?
2. Are there other businesses or amenities that you would like to see placed nearby these open spaces?
3. What areas of the Square do not have adequate access to open space?
4. Where would you like to see new open spaces? What existing open spaces most need to be enhanced?
5. What activities or programs (e.g. room for large gatherings, playgrounds, tables and other furniture) would you most like to see in open spaces around the Square?

07.

SMALL BUSINESS

Roslindale Square will support a local business environment with a variety of small businesses that foster community gathering spaces, serve a variety of day-to-day needs for the entire community, and mitigate displacement of existing small businesses.

Empowering & supporting current and future small business owners in Roslindale Square is a critical objective of Squares + Streets. The City and Roslindale Square community will identify and create opportunities to ensure the long-term stability of existing businesses, address commercial vacancies, and reduce barriers to entry for new businesses. The following section presents existing conditions of the business environment in Roslindale Square, identifies community goals for small businesses, and prompts ideas for ways to improve the small business atmosphere through the Roslindale Square Squares + Streets Small Area Plan.

EXISTING BUSINESS CONDITIONS IN ROSLINDALE SQUARE

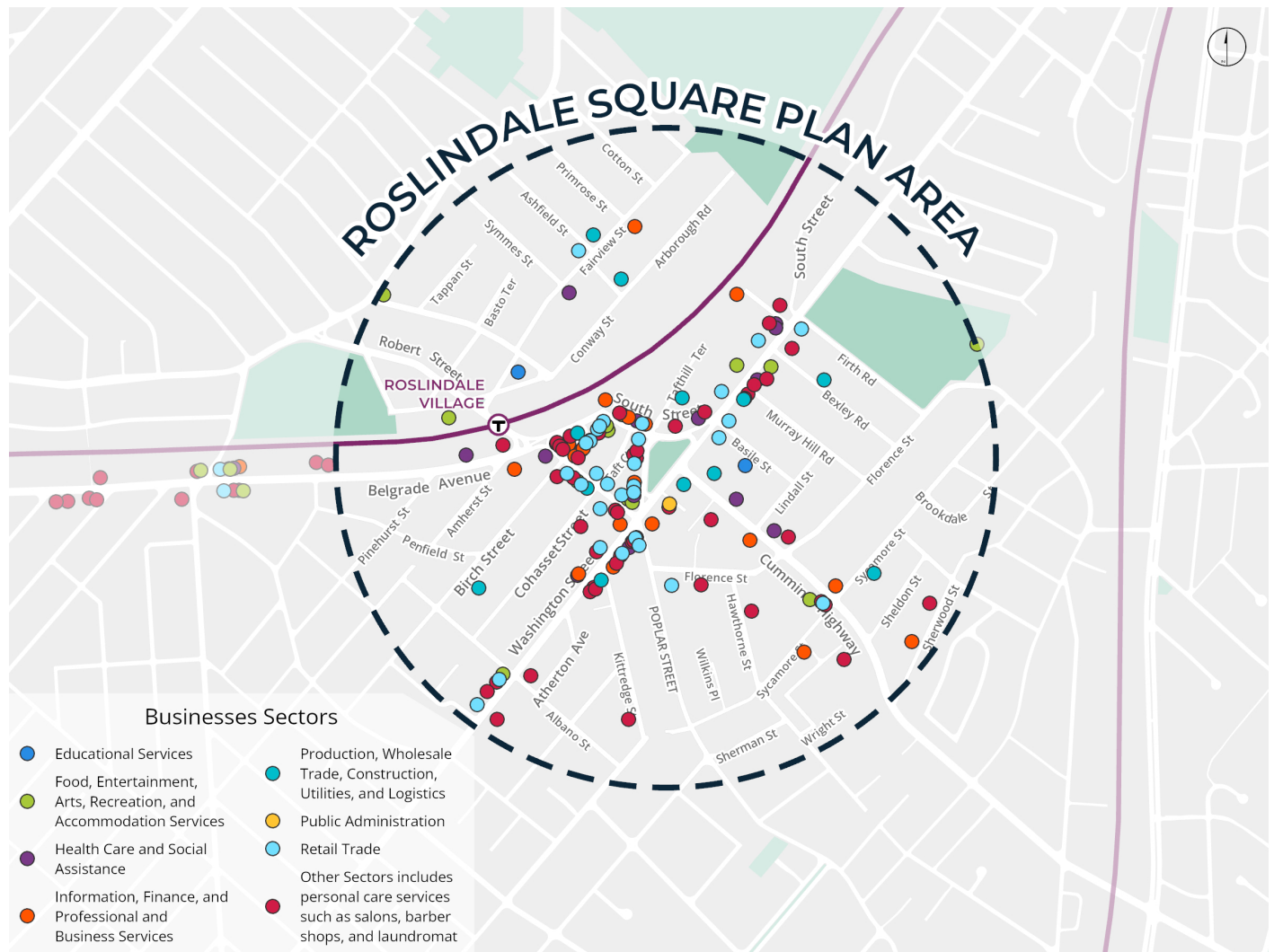
Updated listing of businesses by category in the Square in a graph. As seen in the chart below, there are a variety of business establishments in the Roslindale Square planning area. The top 3 most populous categories are the following: Other Services (which includes personal care and repair/maintenance services), Information, Finance, Professional, and Business Services, and Retail. To note, most of these business sectors drive foot traffic, from both customers and employees, and generally require in-person exchange of goods and services.

PAYROLL JOBS AND BUSINESS ESTABLISHMENTS IN ROSLINDALE SQUARE

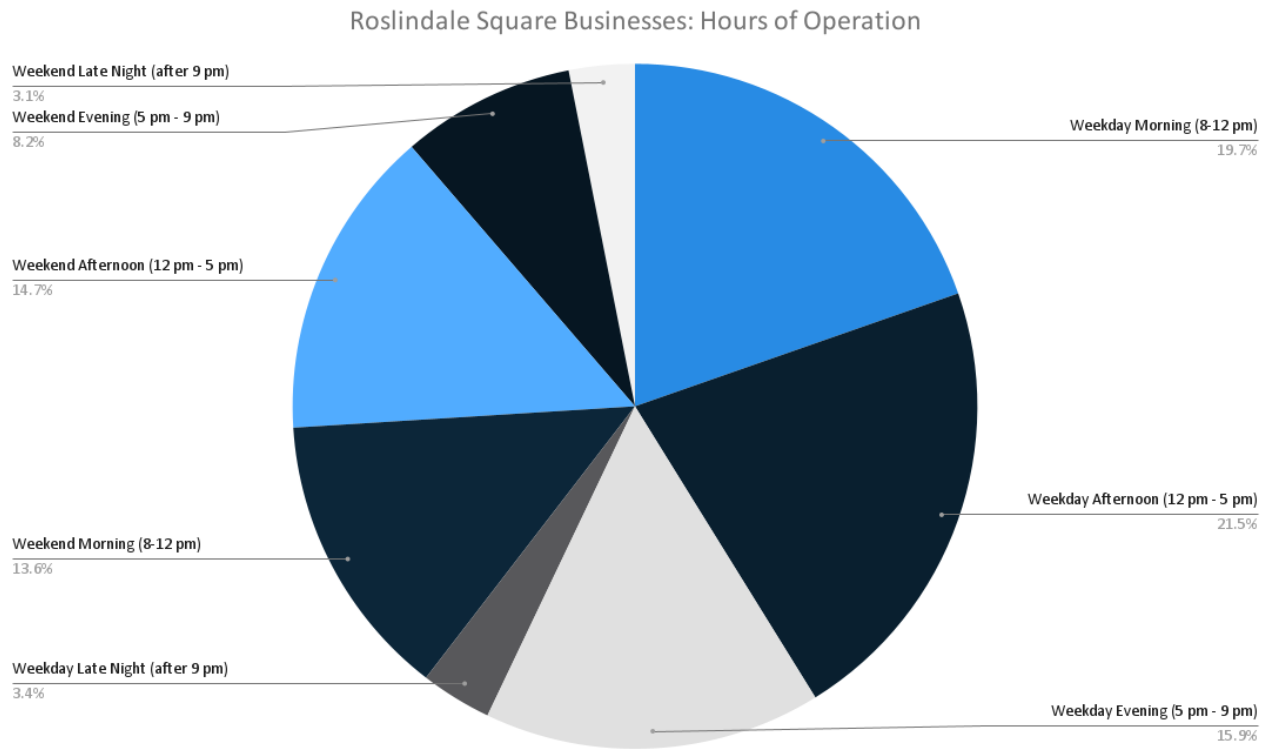
	Business Establishments	
	#	%
All Industries	225	100.0%
Production, Wholesale Trade, Construction, Utilities, and Logistics	12	5.3%
Information, Finance, and Professional and Business Services	35	15.6%
Educational Services	7	3.1%
Health Care and Social Assistance	37	16.4%
Retail Trade	34	15.1%
Food, Entertainment, Arts, Recreation, and Accommodation Services	30	13.3%
Other Services (including personal care and repair/maintenance services)	69	30.7%
Public Administration (payroll job data not available)	1	0.4%

Source: OntheMap 2021 payroll jobs, December 2023 BPDA Research Division business database (Data Axle, Yelp, Bing, YellowPages, Boston Licensing Board), BPDA Research Division analysis.

The map below shows all of the businesses by sector that have been inventoried by staff in the Roslindale Square planning area, most of which are concentrated in the catchment area of the Roslindale Village Main Street District.



As seen in the chart below, approximately one fifth of these businesses are open on weekday mornings and afternoons. Far fewer businesses are open late nights (after 9 pm) for both weeknights and weekends, and far fewer weekend businesses are open on the weekends in general.



Notes on this chart: This data reflects the hours of operation of existing businesses sourced from their websites, Google Maps, and displayed storefront window hours. 40 of the 225 existing businesses do not have hours listed or are not open yet, so those business' operating hours are not included in the pie chart.

Spending in Roslindale Square increased during the Covid-19 pandemic, as seen in the chart below, which is adjusted for annual inflation. The overall retail spending category includes in-person services such as salons, barber shops, laundromats, etc. This data indicates a strong customer base that relies on the Square for obtaining day-to-day goods and services. In fact, convenience businesses - characterized as goods that customers frequently purchase and seek out the most convenient location to purchase these goods - comprise 17.5% of all Roslindale Square businesses. This represents a key business sector, including pharmacies, grocery stores, and take-out restaurants, that draws foot traffic to activate the commercial center of the Square.

RATIO OF CONSUMER SPENDING IN ROSLINDALE SQUARE TO 2019 LEVELS

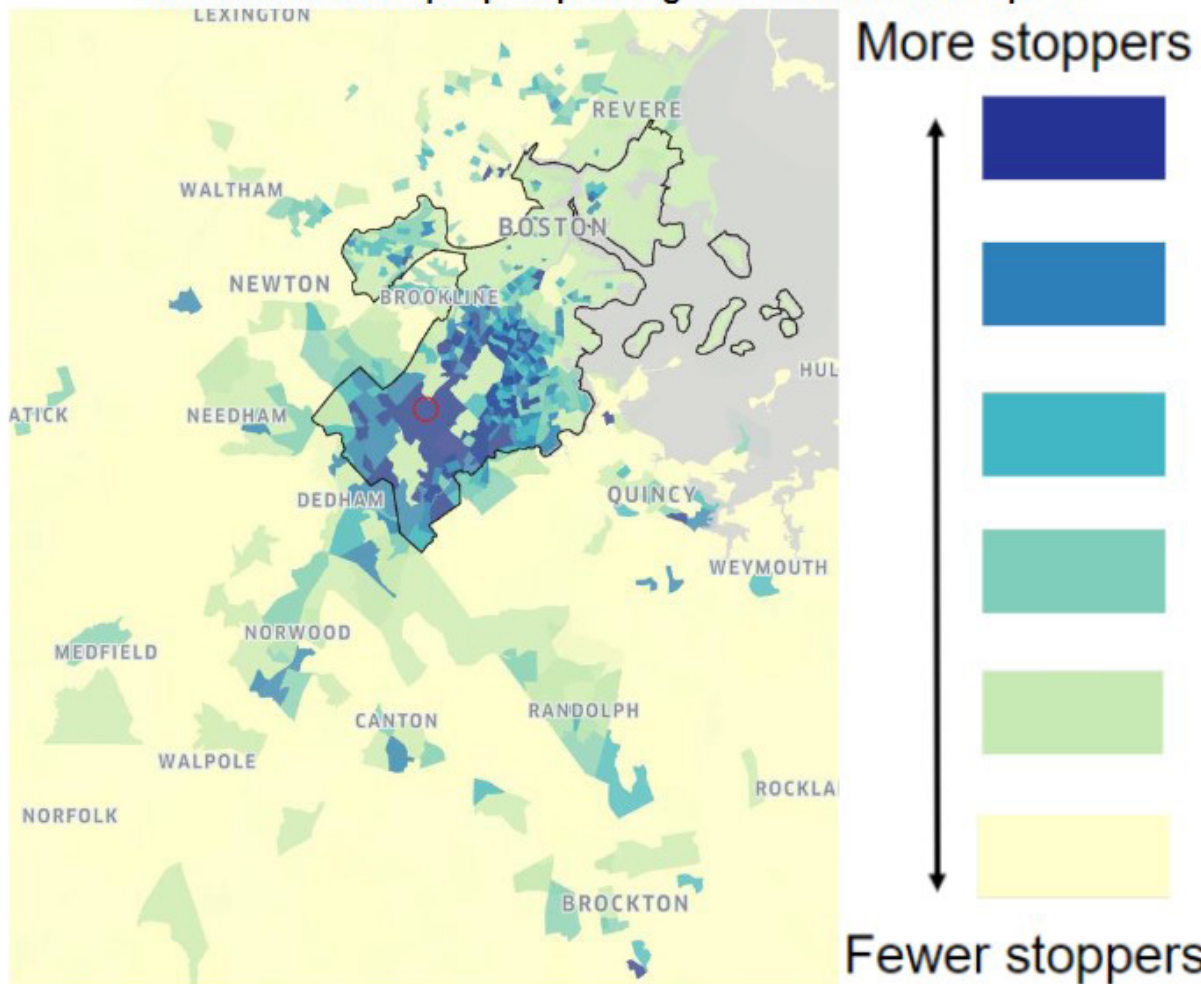
	2020	2021	2022	*2023
Overall Retail Spending	106%	115%	117%	109%
Eating Places	96%	108%	116%	112%
Grocery and Food Stores	148%	129%	136%	119%

**For January through September 2023 compared to January through September 2019, inclusive to accommodate data availability at time of analysis*

Source: MasterCard, BPDA Research Division Analysis

As suggested in the chart above, Roslindale Square is a locally-focused commercial center. Over 59% of in-person dollars spent in Roslindale Square come from within 1 mile of the Square (Source: 2022-2023 MasterCard Geographic Insights). A full 93% of people spending time in Roslindale Square live within 3 miles of the Square, and more than half (51%) live within half a mile (Source: BPDA Research Division analysis of Cuebiq mobility data 2022). They mainly come from Roslindale, Hyde Park, Mattapan, Jamaica Plain, Dorchester, and Roxbury. People spending time in the Square include employees, businesses owners, shoppers, residents, and other visitors.

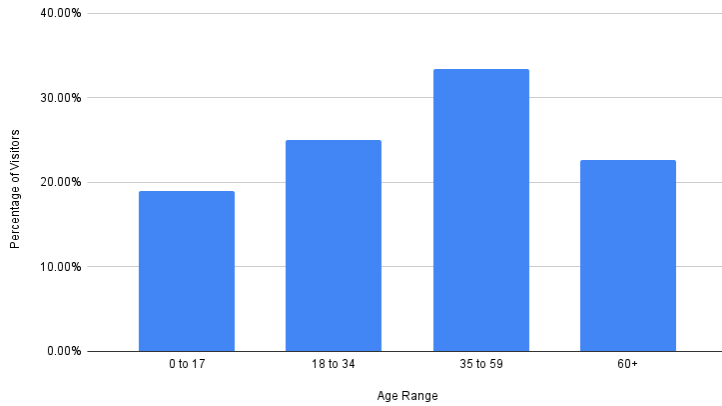
Home locations of people spending time in Roslindale Square



Source: Cuebiq mobility data 2022, BPDA Research Division analysis. Cuebiq collects first-party data from anonymized users who have opted-in to provide access to their location data anonymously through a GDPR-compliant framework.

People Who Spend Time in Roslindale Square by Age

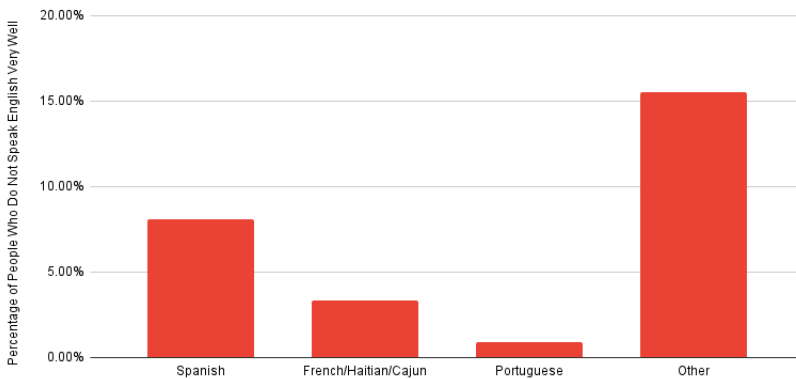
Source: US Census Bureau, 2020 Decennial Census, BPDA Research Division Analysis of Cuebiq cell phone data



The demographic characteristics of people who spend time in Roslindale indicates the diversity of the surrounding community. As seen in the chart below, a wide range of age groups spend time in Roslindale Square, making for a very intergenerational mix of people.

People who spend time in Roslindale Square by Languages other than English

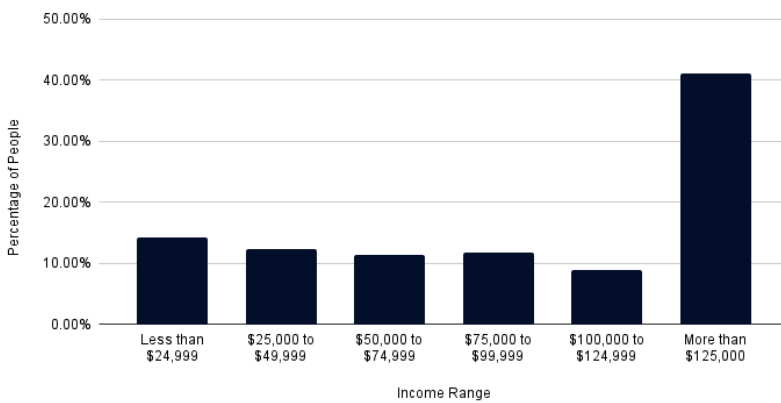
Source: US Census Bureau, 2018-2022 American Community Survey, BPDA Research Division Analysis



The languages spoken by visitors who speak English less than very well reflects a large Spanish-speaking community in Roslindale and surrounding neighborhoods, as well as a smaller but still significant French/Haitian Creole-speaking population.

People Who Spend time in Roslindale Square by Household Income

Source: US Census Bureau, 2018-2022 American Community Survey, BPDA Research Division Analysis



Finally, the income ranges of people who spend time in Roslindale Square is far less varied, with over 40% of people in the highest income bracket and far fewer people in all other income brackets. This suggests that there is varied spending power among the people who spend time in the Square - either as shoppers, employees, residents, or visitors - and the mix of businesses should be responsive to this income diversity.

COMMUNITY VALUES

The following themes, which reflect community values on small businesses, have emerged from engagement to-date:

1. Preservation of the existing neighborhood scale of Roslindale Square and adding residential density to increase foot traffic for local businesses.
2. Maintaining and growing a diverse local business environment, filling business vacancies to contribute to active streets, and minimizing large chain stores.
3. Making improvements to existing business spaces more accessible, such as updated signage and incentives for filling vacancies.
4. Provide support and stability to existing businesses to mitigate displacement and ensure businesses' long-term success.

VISIONING ACTIVITY

1. If a new store was opening up in Roslindale Square, which types of businesses would you like to see first?
2. Based on the map of existing businesses, draw in areas on your own map where you image certain commercial activities to occur in Roslindale Square.
3. If the City had extra money to support small businesses, how would you want us to spend it? Use your tokens to show us your priorities.
 - Grants or low interest loans for small businesses to move into vacant storefronts
 - Create more below-market rate commercial spaces
 - Create rent-to-own pathways for small businesses
 - Incubators/shared spaces in neighborhoods to help small retail or food

08.

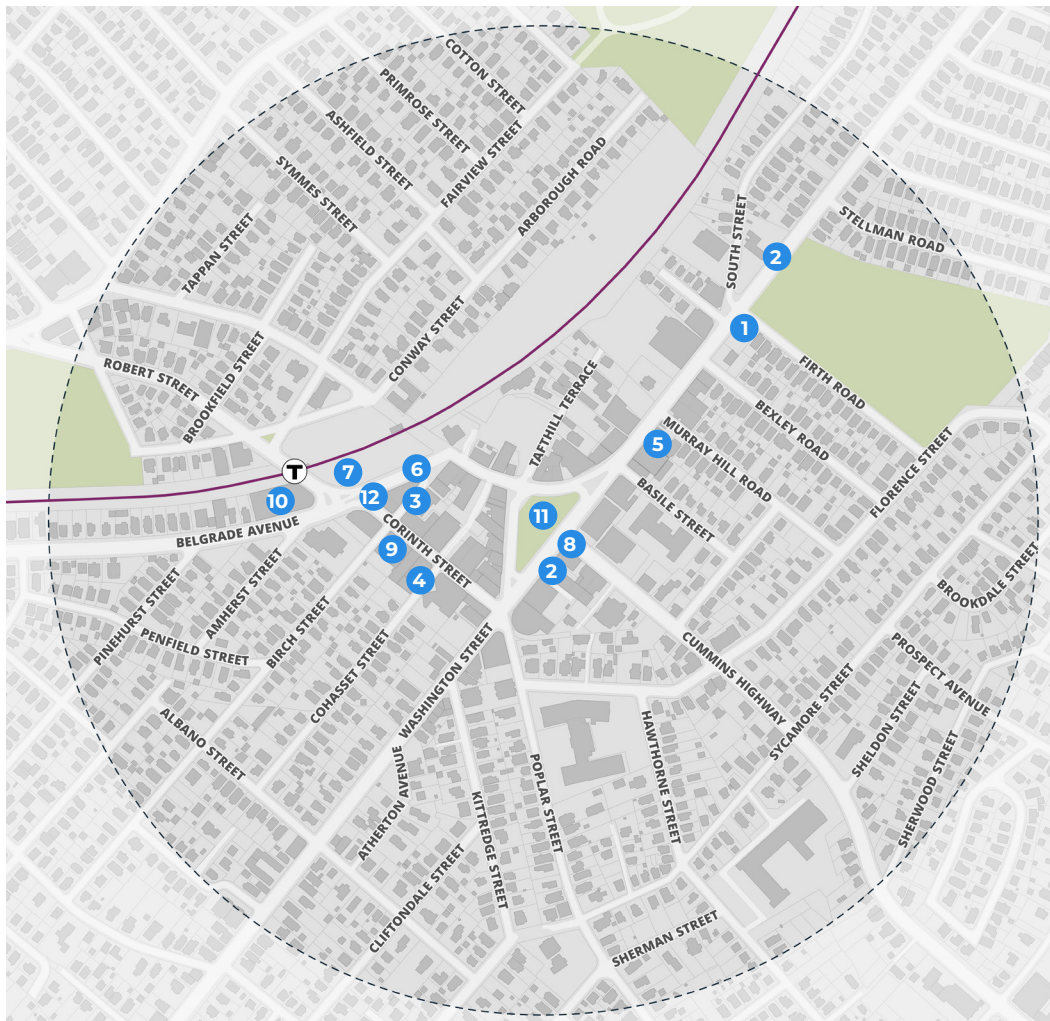
ARTS + CULTURE

Roslindale Square will support existing neighborhood cultural traditions that activate public spaces, foster new cultural traditions, and partner with local arts and culture establishments that integrate theater arts, visual arts, and live music performances into the Square.

Art and culture are inherently linked to the reflection and formation of the communities that make up Boston. Each Square has its own gathering spaces and distinct expression of identity, public art, cultural programming, and businesses that meet the needs of its diverse populations. These elements are essential to creating a sense of community, and enlivening the streets, squares, and sidewalks of our neighborhoods. This plan will explore the creation of more opportunities for defined community identity and cultural expression. This section summarizes existing arts, culture, and community spaces in Roslindale Square, community values on this topic, and how we can advance these values through the Roslindale Square Squares + Streets Small Area Plan.

ARTS + CULTURE IN ROSLINDALE SQUARE TODAY

Roslindale Square is a vibrant and multicultural community. Murals, sculptures, locally-owned businesses, temporary art and installations showcase the diversity of residents that live and work in Roslindale Square. During the engagement process, the team has asked Roslindale residents: where do you see your community and culture reflected in Roslindale Square? The map included here reflects the community responses and includes physical works of art, spaces where art is created and culture is sustained, as well as cultural programming and seasonal events. The events themselves are not mapped, but they are described in more detail in the following section.

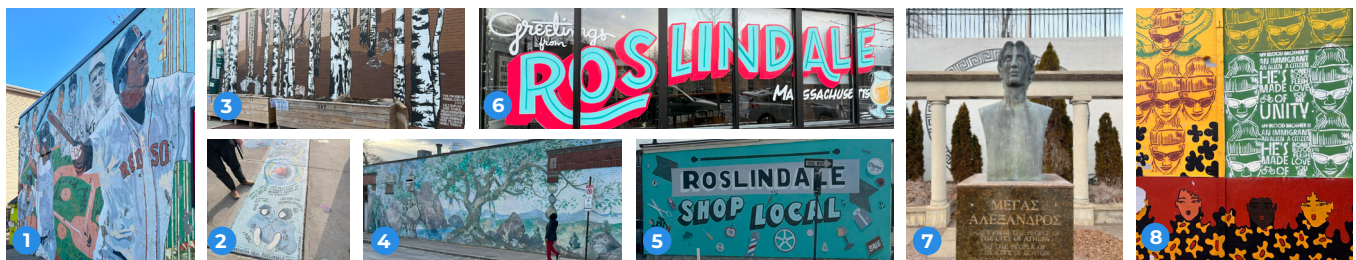


Roslindale Square is a vibrant and multicultural community. Murals, sculptures, locally-owned businesses, temporary art and installations showcase the diversity of residents that live and work in Roslindale Square.

How can this plan create more opportunities for community identity and cultural expression?

LEGEND

- 1 Roslindale Market
- 2 Roslintrail Sidewalk Murals
- 3 Birch St Plaza
- 4 Fornax Bread Company
- 5 Studio M
- 6 Distraction Brewing Co.
- 7 Alexander the Great Park
- 8 Roslindale Substation
- 9 Create: Art in Community
- 10 St Nectarios Hall
- 11 Roslindale Farmer's Market
- 12 The Square Root

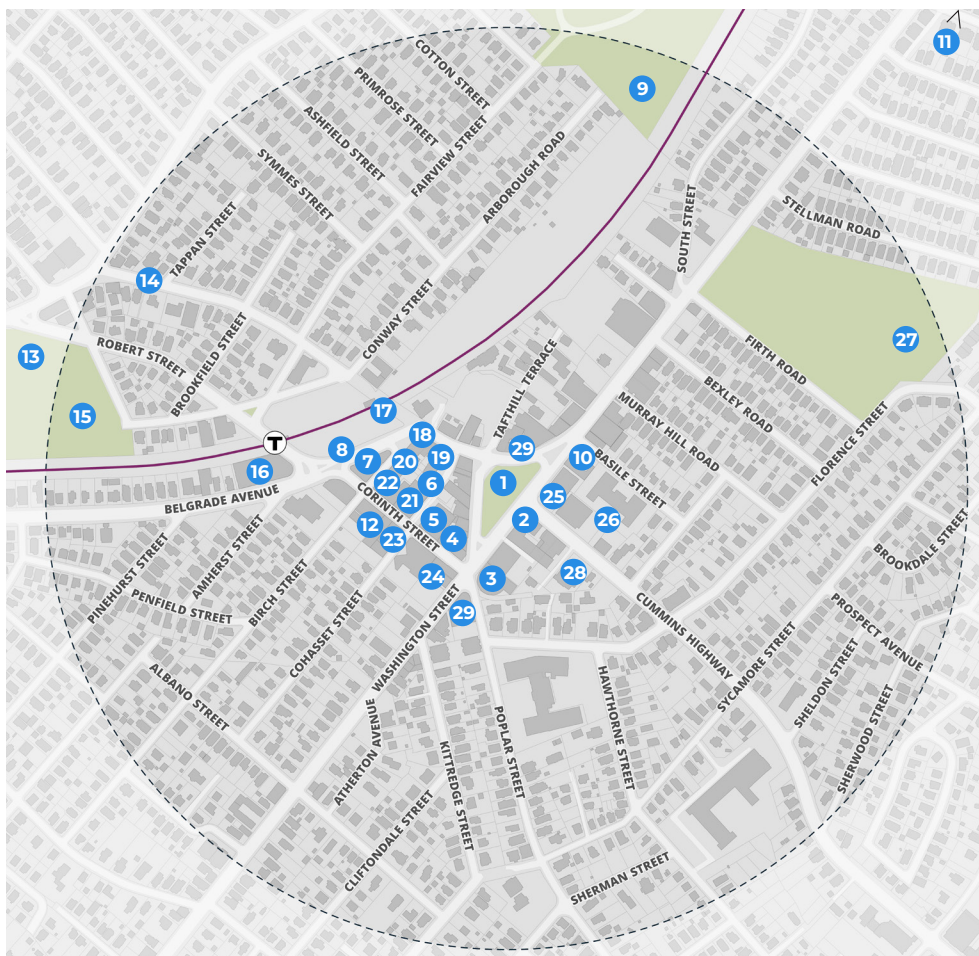


CULTURAL PROGRAMMING + GATHERING SPACES

In addition to the specific locations in Roslindale Square that are home to physical artwork or cultural venues, there are many annual and temporary cultural events in Roslindale Square. Many of these events occur in identified community gathering spaces both indoors and outdoors. These events include Roslindale Porch Fest, Holi in Adams Park, live music at the Summer Farmer’s Market, Distraction Brewing, and the Square Root, community

events at The Substation, Roslindale Open Studios, and the Greek Fest at St. Nectarios Church. Venues that serve as spaces for even passive gathering and socialization are key components of creating culture. In Roslindale Square, the community identified sports fields, the Birch Street pedestrian plaza, the library, and several restaurants and cafes as community gathering spaces. How can this planning process support, amplify, and expand these spaces and foster an even greater sense of community?

The map is based on site observations conducted by BPDA staff in February 2024, community input from the Roslindale Square Launch Event that took place on February 24th, 2024, as well as the Engagement Report Out Meeting that occurred on Apr 3, 2024.

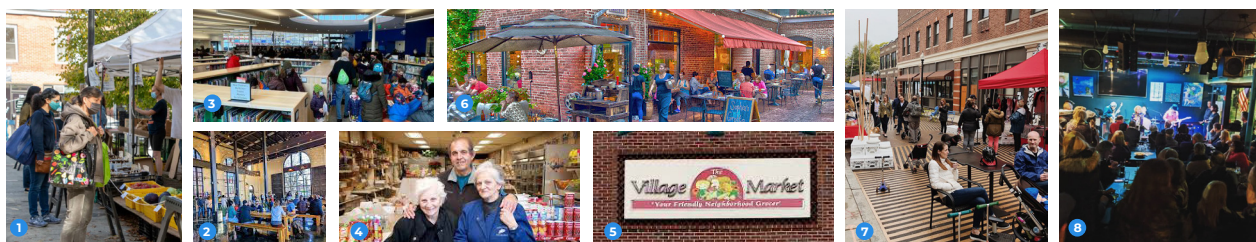


Roslindale Square has a strong center of community gathering spaces around Adam's Park. How can this plan support, amplify, and expand these spaces and foster an even greater sense of community?

This map is based on site observations conducted by BPDA staff in February 2024, community input from the Roslindale Square Launch Event that took place on February 24th, 2024, online storymap, and from the virtual meeting held on April 3rd, 2024.

LEGEND

- 1 Adams Park + Farmers Market
- 2 Roslindale Substation
- 3 Boston Public Library
- 4 Roslindale Fish Market
- 5 Village Market
- 6 Sophia's Grotto
- 7 Birch Street Plaza
- 8 The Square Root
- 9 Arnold Arboretum
- 10 Bob's Pita
- 11 Menino Community Center
- 12 Action Boston Community
- 13 Fallon Field Playground
- 14 Green Tea Coffee Shop
- 15 Fallon Field
- 16 St Nectarios Function Hall
- 17 Distraction Brewing Co.
- 18 Yang's Martial Arts Association Boston
- 19 Delfino
- 20 Midnight Morning
- 21 Village Sushi & Grill
- 22 Pedestrianized space
- 23 Fornax Bread Company
- 24 Chilacates
- 25 BCYF Roslindale Community Center
- 26 Summer School Playground
- 27 Healy Field, Playground and Flaherty Pool
- 28 Roslindale Congregational Church
- 29 Roslindale Barbershop



COMMUNITY VISION

The community has identified a number of arts and cultural spaces that they would like to see in Roslindale Square through the Community and Cultural Asset Mapping exercise released during the Engagement Report Out Meeting that took place on April 3rd. The feedback received included spaces for performing arts - including film, theater, dance - diverse programming that serves the range of ethnic groups present in Roslindale and physical and neurodiversity (for example, sensory walks for people who are hearing or vision impaired). These spaces should include indoor and outdoor venues, serving to activate the square and bring the community together.

This plan aims to foster community connections through the creation of more and varied gathering places. The types of gathering places Roslindale residents would like to see include dog parks, community gardens, ice cream shops and cafes along Adams Parks, and a variety of outdoor seating. Many respondents noted the importance of tree canopy and green space in creating comfortable, impromptu spaces for gathering around the Square.

COMMUNITY VALUES

The following themes, which reflect community values on arts + culture, have emerged from engagement to-date:

1. Community members love that Roslindale Square is a place where they run into neighbors, support local businesses, live in a walkable neighborhood, and interact with a friendly, diverse community - public realm elements like murals on the side of buildings contribute to the sense of place in the Square.
2. The Community would like to enhance the local character and festivity of the Square with more public art, such as murals.
3. Future arts and cultural spaces in Roslindale should expand to be more inclusive, diverse, and affordable. Examples of this include programming that reflects the strong Black and Latino community of Roslindale, and public art that depicts the history of the neighborhood that is inclusive of social and political narratives as well as the native people of the region.

VISIONING ACTIVITY

1. If a new arts and cultural space were opening up in Roslindale Square, which types of arts and cultural establishments would you like to see first?
2. Based on your answer to the questions above, where in Roslindale Square do you see opportunities for these spaces and events?
3. Do you see your culture and identity reflected in the art, events, and gathering spaces of Roslindale Square? If not, where are there opportunities to allow for more places of expression and identity?
4. Of the existing public spaces in Roslindale Square, are there areas that could benefit from placemaking improvements, public art, or activation with cultural events? What types of improvements, art, or cultural events do you think are

