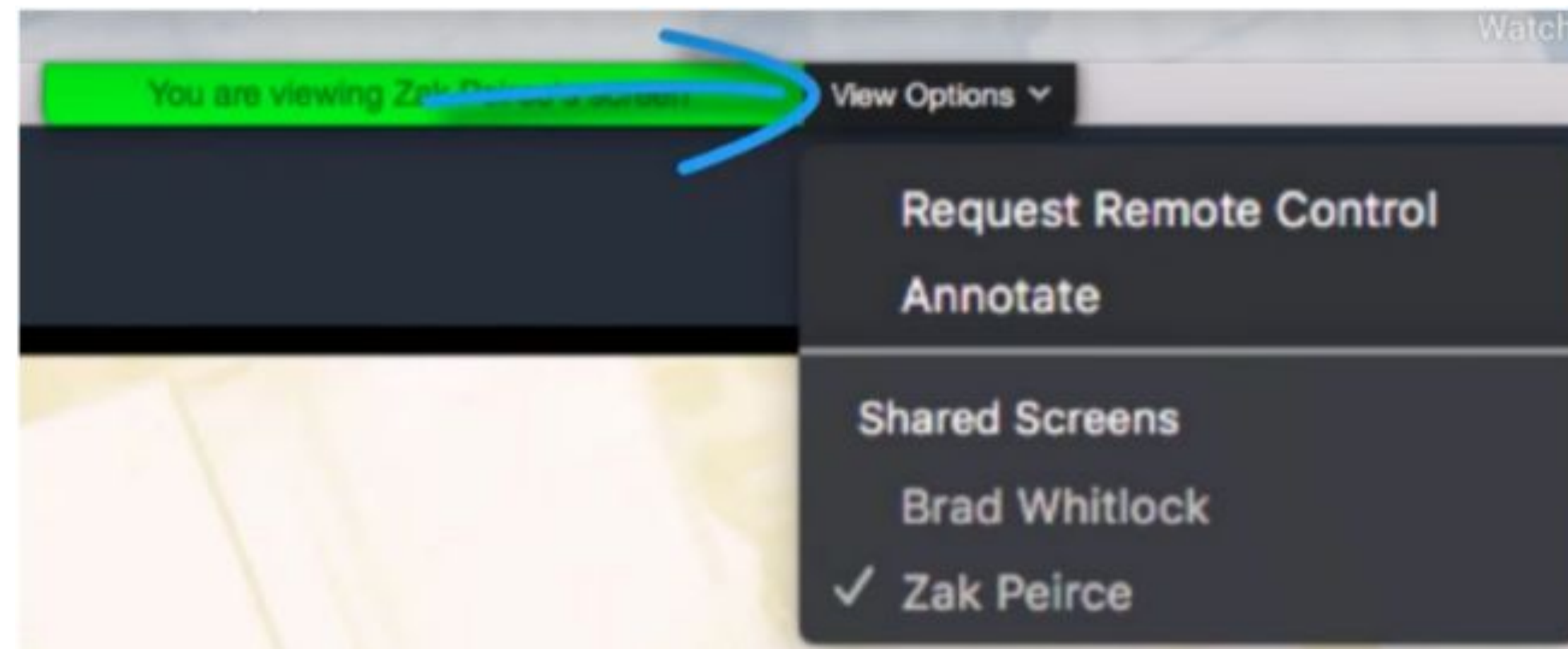
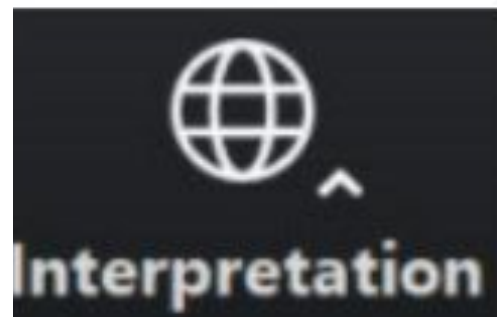


Welcome! ¡Bienvenidos!

- Si hablas español y prefieres escuchar la reunión en esta lengua utiliza el botón de “Interpretation” (Interpretación) para acceder al canal de audio en español.



May

07

Welcome to

SQUARES + STREETS

Roslindale Square: Squares + Streets Visioning Session

TODAY'S AGENDA



Today's visioning session is intended to ask the community to collaborate with staff on **generating ideas for potential planning and zoning recommendations** for the Roslindale Square Squares + Streets Plan.

- | | |
|---|-----------|
| 1. Community Guidelines and What is Square + Streets? | 10 mins |
| 2. Topic-Specific Activities | 1.5 hours |
| 3. Close Out & Next Steps | 5 mins |

GUIDELINES FOR PARTICIPATION



**ASK FOR CLARIFICATION
IF NEEDED.**



**SAVE LONGER QUESTIONS
OR COMMENTS FOR THE
END.**



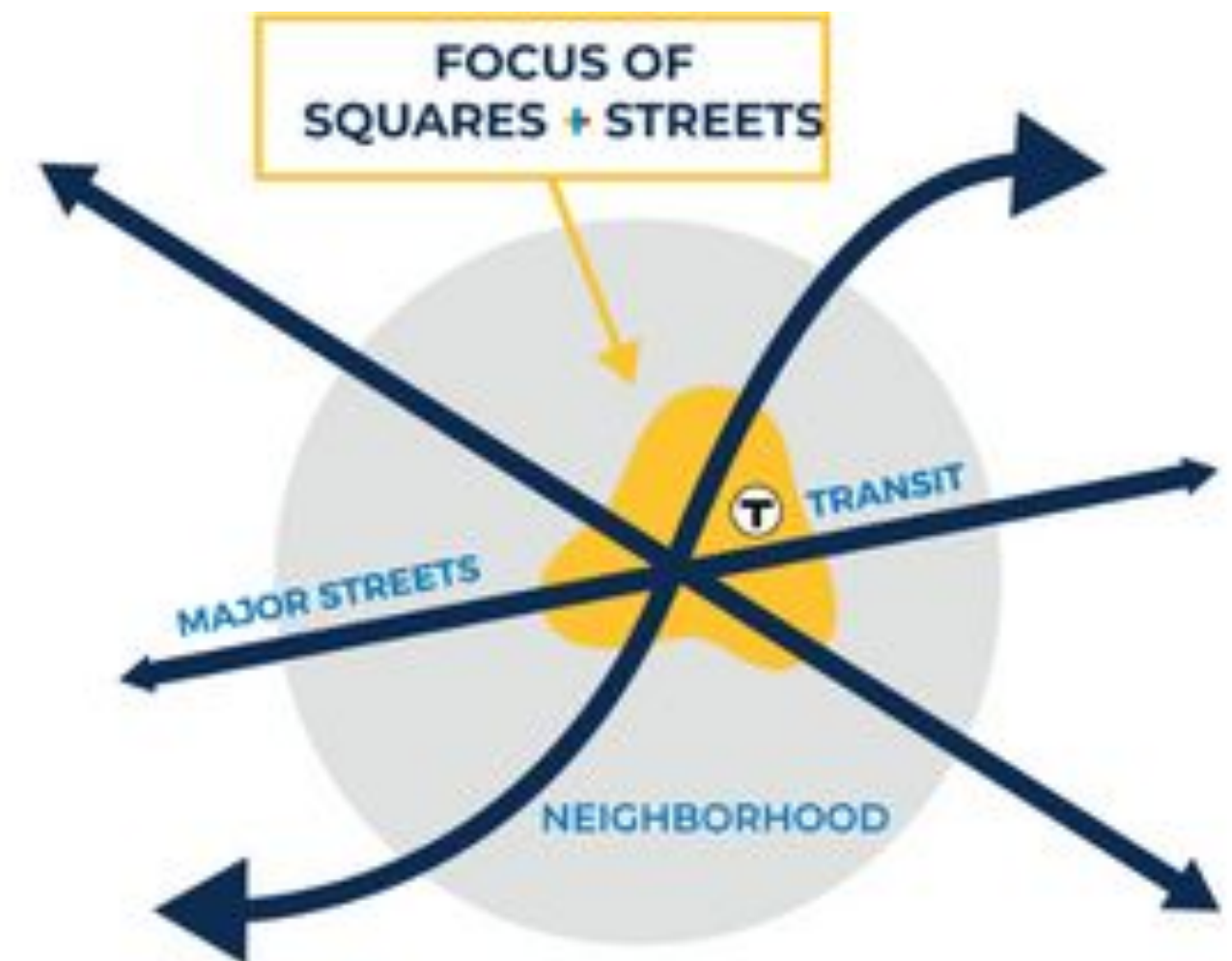
**RAISE YOUR HAND TO
SPEAK AND AVOID
INTERRUPTING OTHERS.**



**RESPECT DIVERSITY AND
AVOID OFFENSIVE REMARKS.
SPEAK FROM THE 'I' AND
NOT FOR OTHERS.**

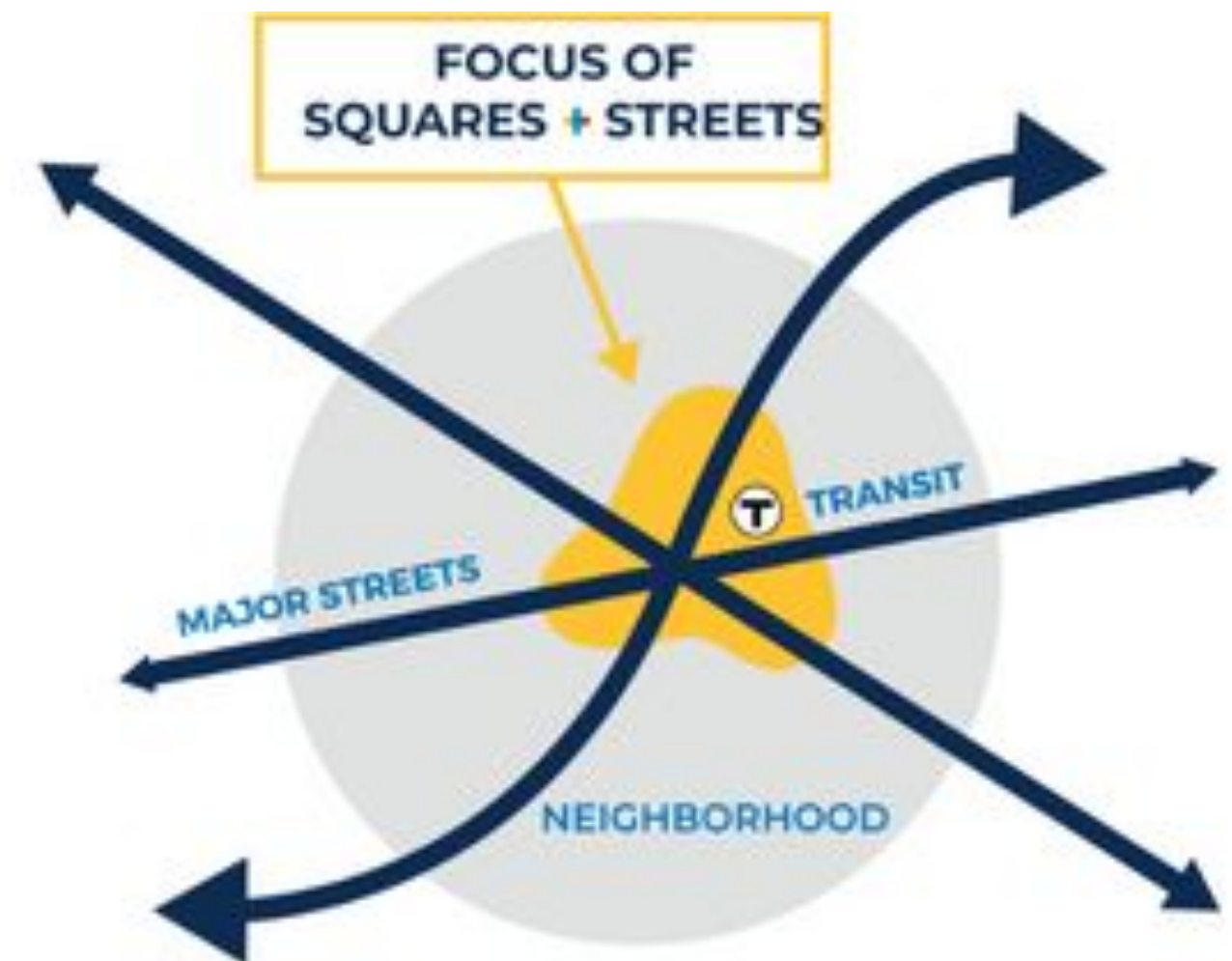
What Are “Squares + Streets” Areas?

- **Transit:** T stops, commuter rail stations, frequent bus service
- **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

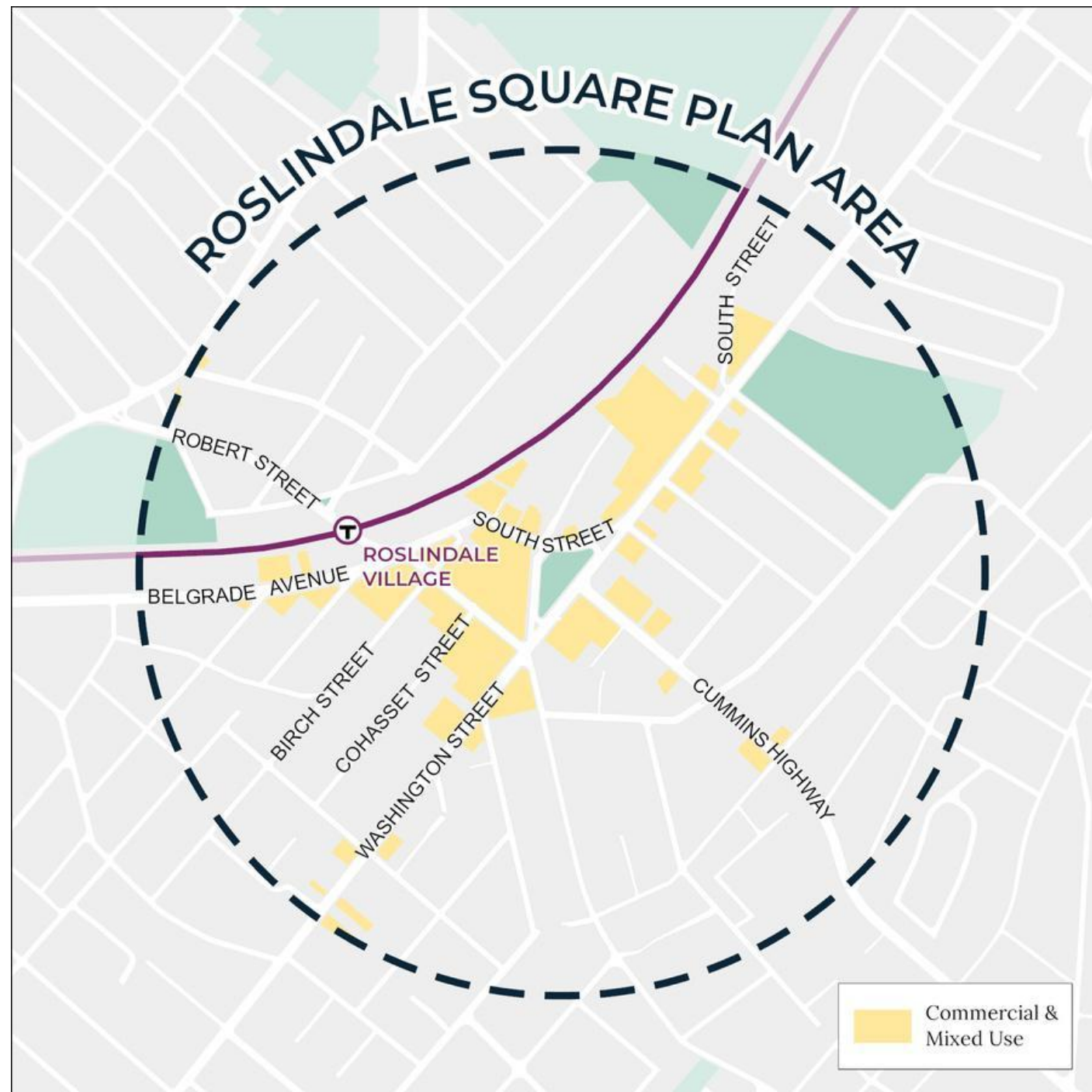


Why Focus on Squares + Streets?

- 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



WHAT IS a “SMALL AREA PLAN”?



A Quick Brief:

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

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.**

THE GOALS

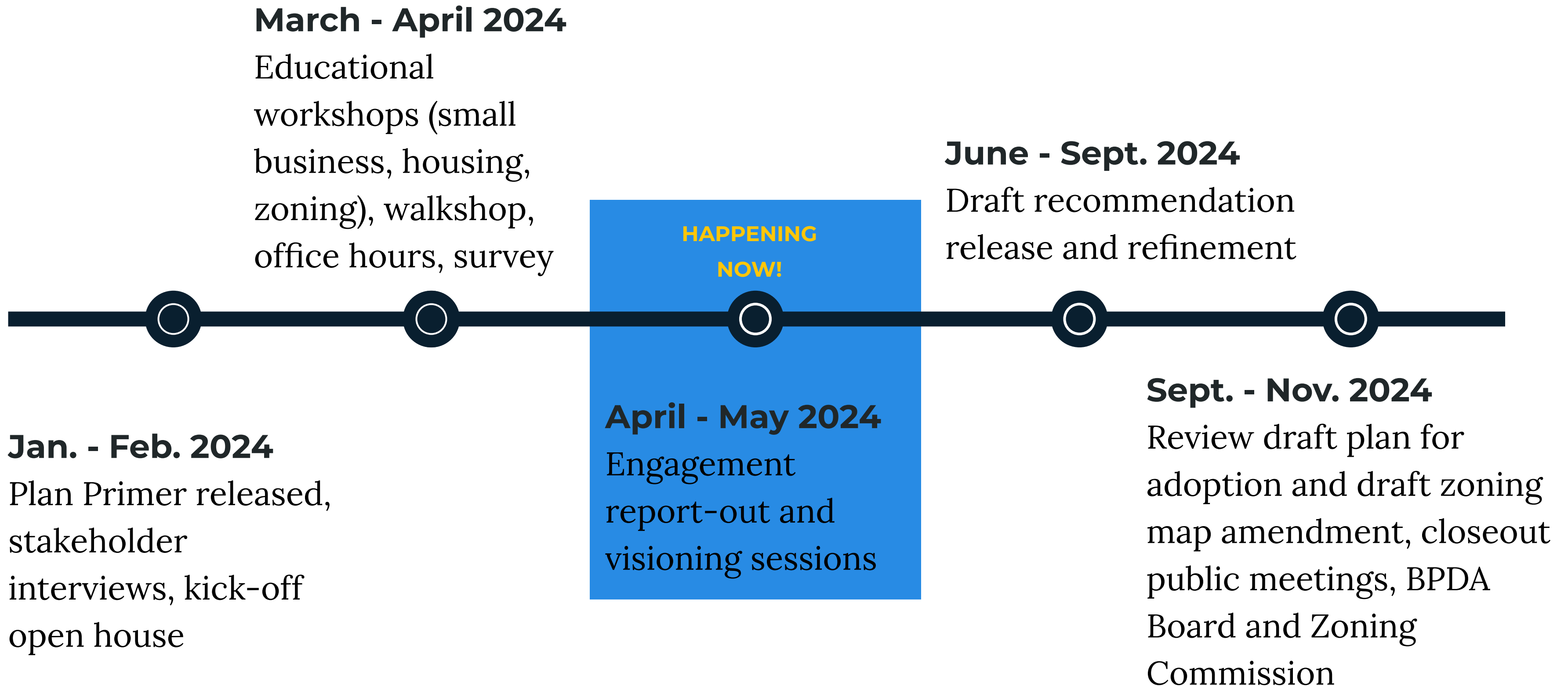


These plans are meant to accomplish the following goals:

- **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 advance climate resilience



PROJECT TIMELINE



Visioning Session Activities

A QUICK BRIEF:

There are several topic-specific activities that we will ask attendees to complete through virtual facilitation to help us better understand how we can realize community goals through Squares +Streets

1



Visioning Session Activities



Activities and Booklet Introduction

There are 7 topic-specific sections based on the following topics in your booklets: **Housing and Real Estate, Built Form and Design, Zoning, Transportation, Open Space and Resiliency, Small Businesses, and Arts + Culture**

- Use your booklet to read more about the existing conditions on each topic, community values, and activity questions to be discussed for each topic
- We will rotate through activities every 15 minutes!

Miro Tutorial



miro | Squares + Streets Virtual Visioning Session | [Menu] [Share] [Search] [Navigation icons] [User avatars] [Present] [Share]

When the arrow is highlighted that means you can select objects. Unclick the highlighted arrow to drag across the screen

You can use the pen tool or the shape tool to draw/create shapes

Housing

New Housing in Roslindale: Number of Bedrooms

Question: If a new residential building were built in Roslindale Square what proportion of units should have multiple bedrooms vs be studios or one-bedrooms?

Put a sticker(s) in the circle of your preferred unit size!

Studios and 1-bedrooms | 2-bedrooms | 3+ bedrooms

New Housing in Roslindale: Affordability

Question: If a new residential building were to be built in Roslindale Square, what income ranges should income-restricted units be targeted to?

Put a sticker(s) in the circle of your preferred affordability level!

30% of AMI (Extremely Low Income) | 50% of AMI (Very Low Income) | 60% of AMI (Low Income) | 80% of AMI (Moderate Income) | Are there other income categories that you'd like to see in Roslindale?

Existing Housing in Roslindale: How would you spend your money?

Question: 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! Place them all in one bucket or in multiple categories.

Income restrict existing housing | Subsidize the production of affordable rental housing | Provide financial assistance to help tenants pay their rent or mortgage or income-restricted homes | Create rent-to-own programs | Encourage investment incentives of private housing to meet or better market rates

Existing Housing in Roslindale: What benefits should be provided?

Question: 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?

Use your tokens to show us your priorities! Place them all in one bucket or in multiple categories.

Notification period right to purchase in the unit for a year | Relocation payments | Housing search assistance for comparable housing | Right to return to a similar unit or right to purchase if new building units are needed

Services (children and adults, daycare)

Other ideas? Write them in!

James Fitzgerald

Existing Businesses

How would you spend it?

Question: 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! Place them all in one bucket or in multiple categories.

Grants or low interest loans for small businesses to move into vacant storefronts | Create more below-market rate commercial spaces | Create more...

New Businesses in Roslindale

Question: Draw in areas on the map of certain commercial activities...

Business Sectors: Educational Services, Food, Beverage, and Accommodation Services, Health Care and Social Assistance, Retail Trade, Information, Finance, and Real Estate and Rental and Leasing, Arts, Entertainment, and Recreation, Other Sectors

Click the - and + to zoom in and out!

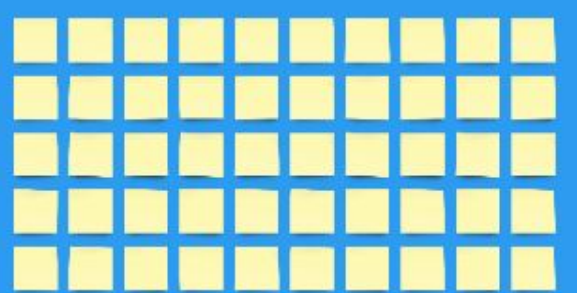
[-] 3% [+] [Gift icon] 0/8 [Help icon] [Star icon]

Miro Tutorial Con't



miro | Squares + Streets Virtual Vision

Use the arrow to select a sticky note and double click to write on it. You can also expand the sticky note by dragging on any of the corners after you select it!



Use the arrow to select a sticker, hold it down and drag to move it

Existing Businesses in Roslindale: How would you spend your money?

Question: 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! Place them all in one bucket or in multiple buckets.

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 businesses get started	Other ideas not on this list? Write them in!

Some final thoughts!

Although each topic has its own table, they are all interconnected! We encourage attendees to think through the following prompts while engaged in activities:

- Connections between topics (for example, resiliency elements such as Green Infrastructure as opportunities for placemaking)
- Ideas may be complementary to each other (for example, a desire for ground floor small businesses and requirements for active ground floors in certain Squares + Streets zoning districts)
- Contradictions in your own vision for the future of Roslindale Square (for example, a desire for both parking accessibility and walkability improvements)



Close Out and Next Steps

2

What are we doing with this engagement feedback?

1. First, we will compile and record all comments and results from the activities in this engagement and report out themes in the [Roslindale engagement storymap](#).
2. The comments we receive at this engagement will form the **basis for discussions with City colleagues** - including the Mayor's Office of Housing, The Office of Economic Opportunity and Inclusion, and the Boston Transportation Department - on **ways that we can respond to community input through Squares + Streets Small Area Plan recommendations**
3. The **next stage of engagement will present ideas that will be refined with the community** as a precursor to the draft recommendations in the draft Roslindale Square: Squares + Streets Plan later this summer/fall.

What's Coming Next?



Upcoming Opportunities for Involvement

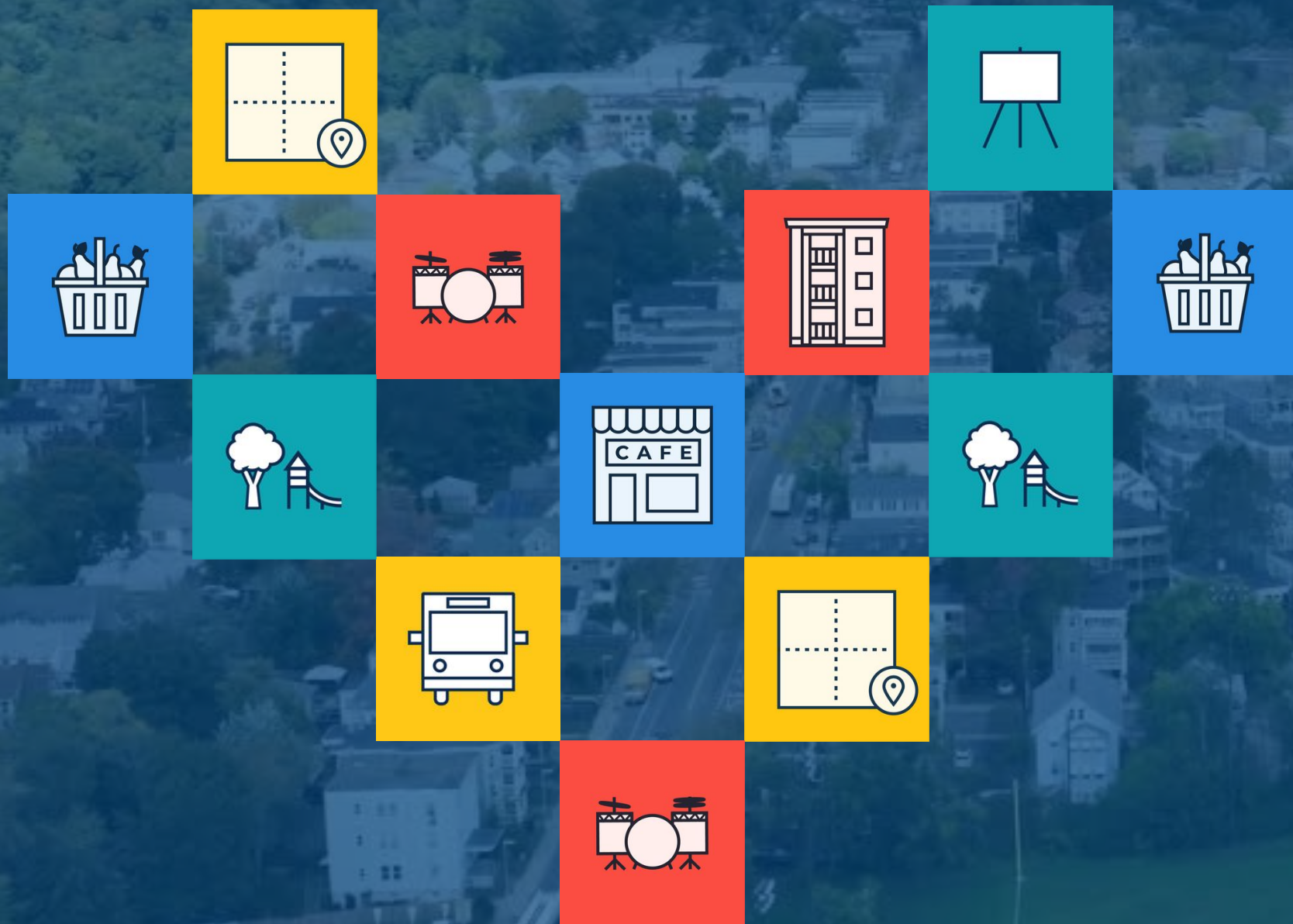
Planned upcoming meetings include:

- Office hours every Wednesday @ Workhub in The Substation 10 am - 12 pm, 1 pm - 3 pm

Contact Information:

Eileen Michaud, Project Manager: eileen.michaud@boston.gov

Roslindale Square Squares + Streets website: bostonplans.org/roslindale-square



THANK YOU