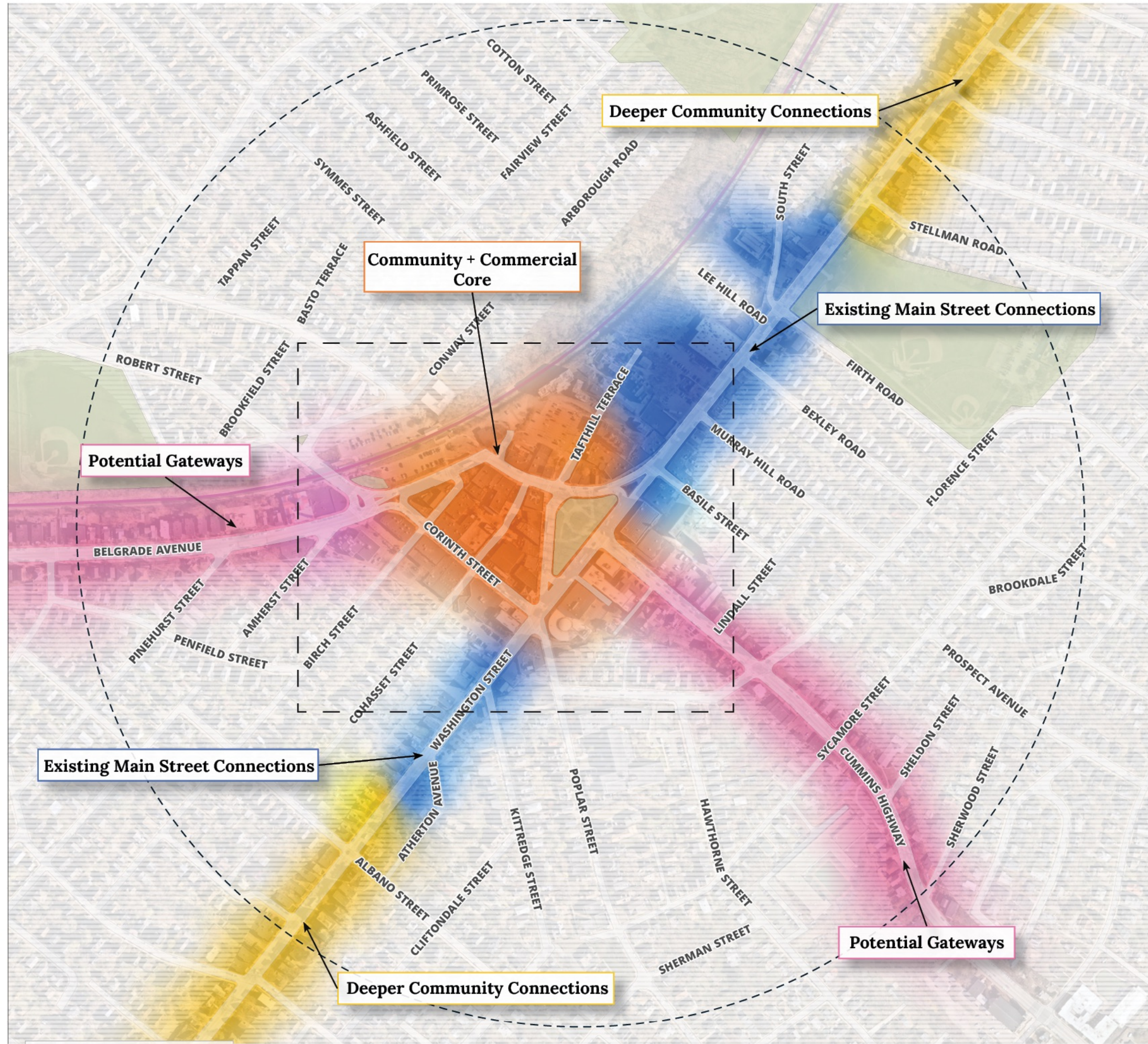


LAND USE + DESIGN GUIDELINES

LAND USE FRAMEWORK

We are sharing this map to validate and **deepen our understanding of the preferences that residents have expressed for future development scales and land use activity** in Roslindale Square. These preferences were expressed through various engagement opportunities, including the kick-off planning survey, the survey of community and cultural assets, office hour sessions at the Substation, a Land Use and Built Form activity at the Visioning Workshop in April and various visioning activities.



Community + Commercial Core

- Continue to promote commercial activity in the Square and increase outdoor amenity spaces like outdoor seating.
- Desire to support pedestrian connections to Adams Park
- Divergent views on medium-scale (5-7 stories) or low-scale (4 stories) development.
- Interest in developing affordable housing on Municipal Lot #8 while retaining parking spaces.

Existing Main Street Connections

- Retain ground-floor commercial activity and add more outdoor amenity space, especially green spaces.
- Divergent views on medium-scale (5-7 stories) or low-scale (4 stories) development.
- Connect existing commercial areas that may be more isolated from the square on both ends of Washington St.
- Strengthen connections between Adams Park and Healy Field.

Potential Gateways

- Promote development of these areas as future gateways into the Square.
- Encourage active connections to existing community anchors like Birch Street, Adams Park and the Roslindale Community Center.
- Interest in low-scale development (4 stories) that promotes some commercial activity.

Deeper Community Connections

- Residents expressed interest in more active and commercial connections between the Square and the Forest Hills T stop.
- Requested attention to more affordable retail and food options within proximity of the Archdale BHA community.
- Desire to connect and increase commercial activity between Tony's (Rosecliff St) and Pleasant Cafe (Beech St).

DESIGN GUIDELINES

Design Guidelines have been developed alongside land use recommendations in order to address building characteristics, the relationship between buildings and public spaces, and to inform how new development responds to the context of existing built form and nearby residential neighborhoods.



- 1 Possibility for street trees and widened sidewalks created by setback requirements
- 2 Tight rhythm of small storefronts and local businesses encouraged by Design Guidelines
- 3 Outdoor amenity spaces facing the street, encouraged by zoning requirements
- 4 Stronger connections between community spaces made possible by lot coverage requirement
- 5 Ground floor outdoor amenities such as seating and gathering spaces encouraged by Design Guidelines
- 6 Opportunities for housing and activity at entrances to the Square allowed by zoning
- 7 Enhanced opportunities for outdoor activity and gathering
- 8 Enhanced walkability and activity entering the square

