

Welcome to

SQUARES + STREETS

Roslindale Square Plan Closeout Public Meeting



Zoom Controls to Listen to Interpreters

(EN) Look for the interpretation icon (**globe**) at the bottom of your screen and select the language you want to hear.

(Español) Busque el ícono de la interpretación (**globo**) en el borde inferior de su pantalla y seleccione el idioma en el que desea escuchar.



Zoom Meeting Info + Tips



- This meeting will be recorded and the recording will be posted on the Planning Department's webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- If you're joining by phone, **dial *9 to raise your hand** and wait to be called upon and **dial *6 to unmute and mute.**
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.



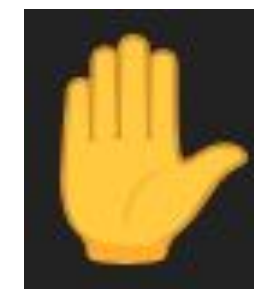
Mute/unmute



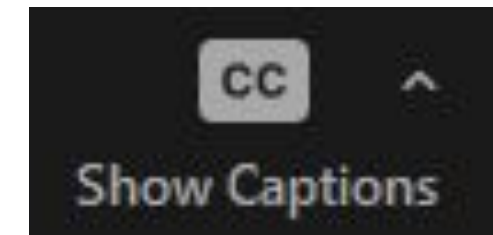
Turn video on/off



Use the chat feature to write questions and comments



Raise hand to get in line to ask a question or provide comment



Turn on captions

TODAY'S AGENDA



Today's meeting will present **revised recommendations** for the Roslindale Square Squares + Streets Small Area Plan, based on the public comments received over a **50-day public comment period**. This input informed a revised Small Area Plan, which will be presented and discussed tonight.

Introduction	6:03 pm - 6:05 pm
Draft Plan engagement	6:05 pm - 6:10 pm
Summary of changes	6:10 pm - 6:35 pm
Q+A	6:40 pm - 7:50 pm
Closeout and next steps	7:50 pm - 8 pm

I. Introduction + Engagement

A QUICK BRIEF:

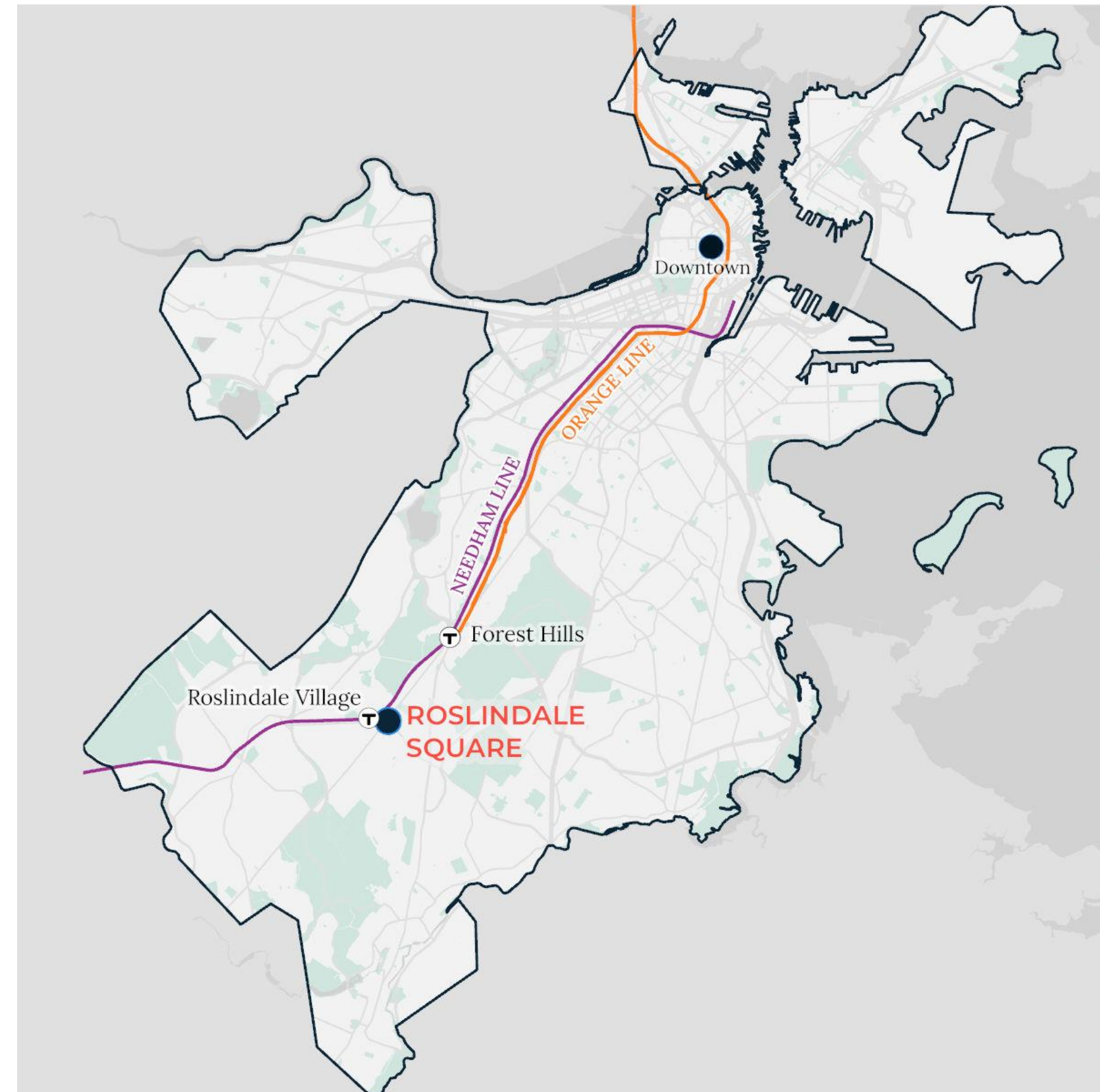
1. Roslindale Square Study Area
2. Draft Plan Engagement Participation and Methods



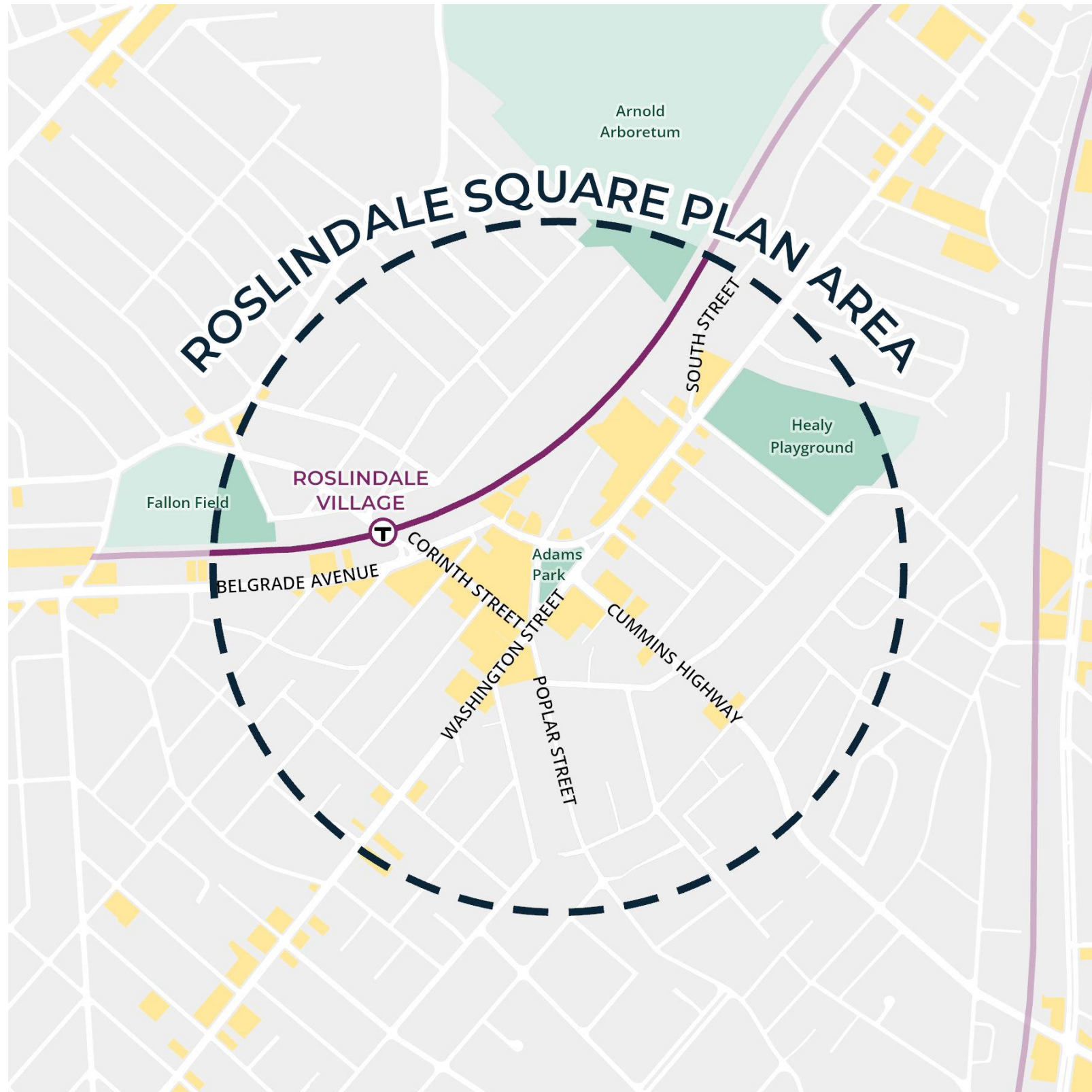
Why Roslindale Square?

Roslindale Square is...

- **A mixed-use neighborhood center**
 - Approximately 6 miles south of downtown
 - Commercial core supported by Roslindale Village Main Streets (RVMS)
 - Walkable commercial areas from where people live
- **Served by many transit options**
 - Roslindale Village station connects to Back Bay and South Station
 - 2 miles south of the Forest Hills Orange Line station
 - 10 local bus lines that provide access to several places, including Cleary Square in Hyde Park, Mattapan Square, and the Dedham Mall.
- **Relatively low population density** compared to areas with similar transit service
- **A racially and ethnically diverse community (over 18% of neighborhood speaks Spanish as a primary language)** with opportunity to further integrate the neighborhood



Roslindale Square Study Area



The primary Roslindale plan area is a $\frac{1}{3}$ of a mile around the main intersecting streets of South Street and Poplar Street.

Proposed zoning map amendment will be based on the Land Use and Design Framework in the Plan

PROJECT TIMELINE



Draft Plan Engagement Summary



The **50-day public comment period** starting December 13, 2024 - January 31, 2025 yielded **100+ public comments** submitted via email, comment form, and letters. All comments are accessible on our website.

The Planning Department engaged with the community to receive feedback on the draft Plan recommendations in the following ways:

- **1 virtual public meeting** and **1 Spanish-language** meeting with Councilor Pepén's office, in total reaching 200+ community members
- **3 business area walks**, 2 of which included conversations with Spanish-speaking businesses
- **Coffee hour** session and **food pantry tabling** at the Sumner School
- 8 hours of virtual and in-person **office hours**



III. Plan Revisions

A QUICK BRIEF:

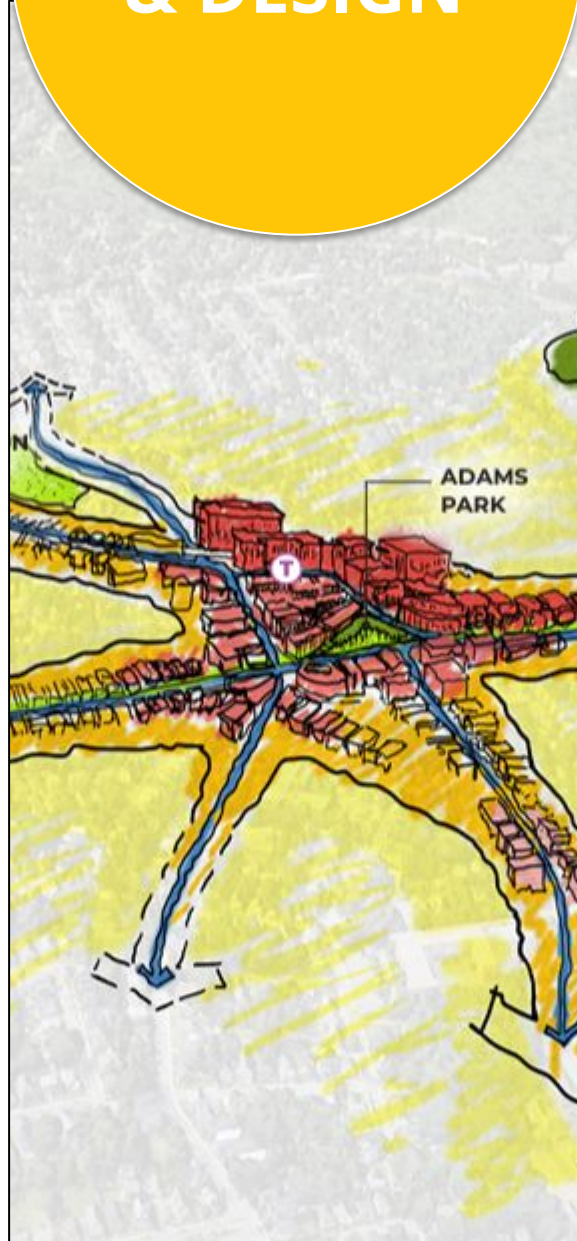
1. Plan organization
2. Summary of recommendation revisions



What's in the document?

Recommendations focus on 6 topic areas:

**LAND USE
& DESIGN**



**PUBLIC
REALM/OPEN
SPACE**



**SMALL
BUSINESS**



**ARTS &
CULTURE**



**HOUSING &
REAL ESTATE**



TRANSPORTATION

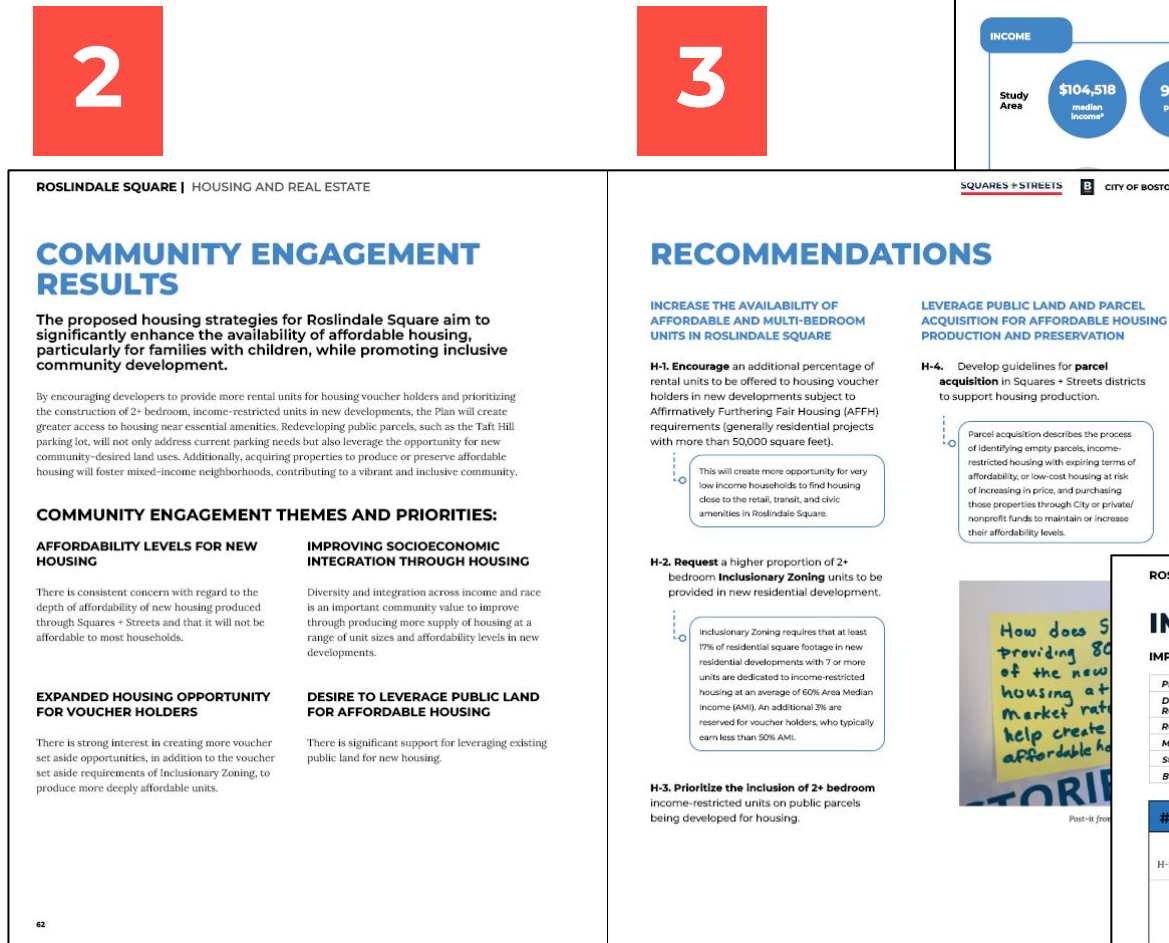
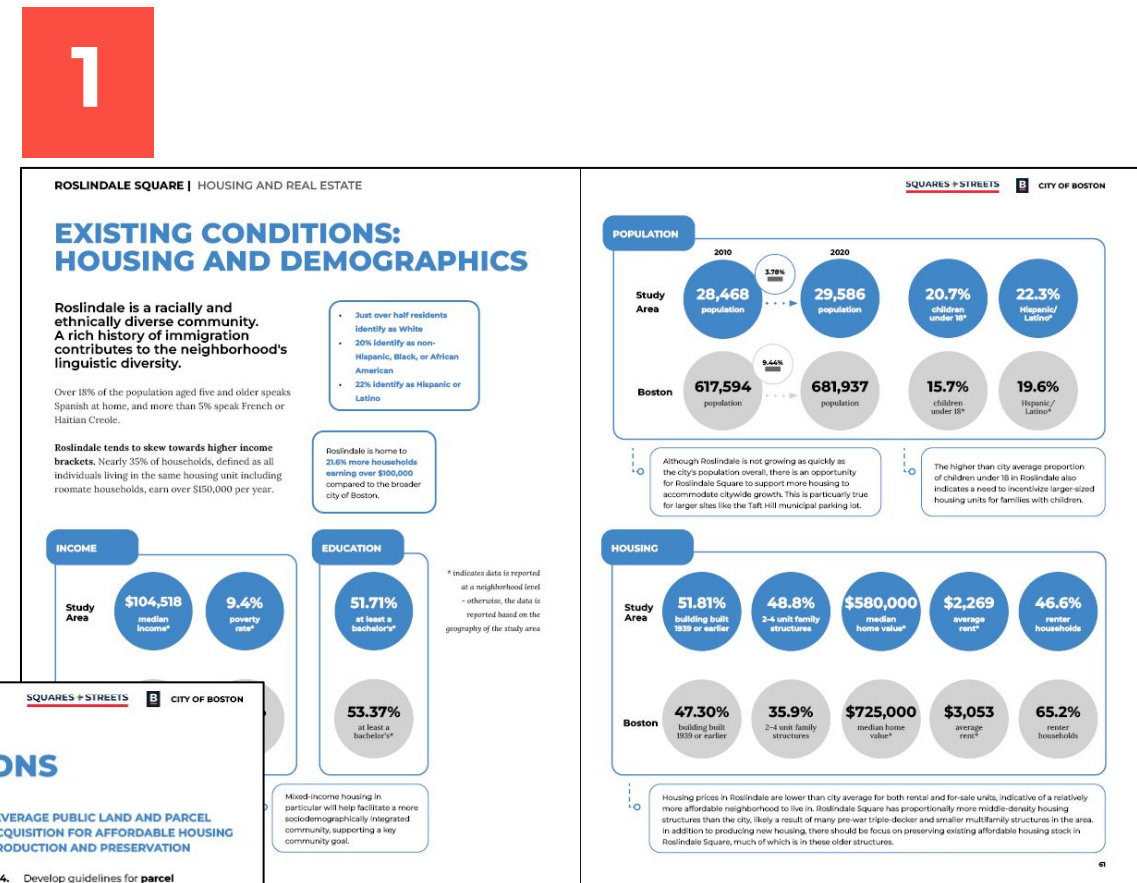


What's in the document?



Each Recommendation chapter contains the following information:

1. Existing conditions summary
2. Community engagement results
3. Recommendations
4. Implementation table (including timeline, responsible parties, and funding for each recommendation)



IMPLEMENTATION

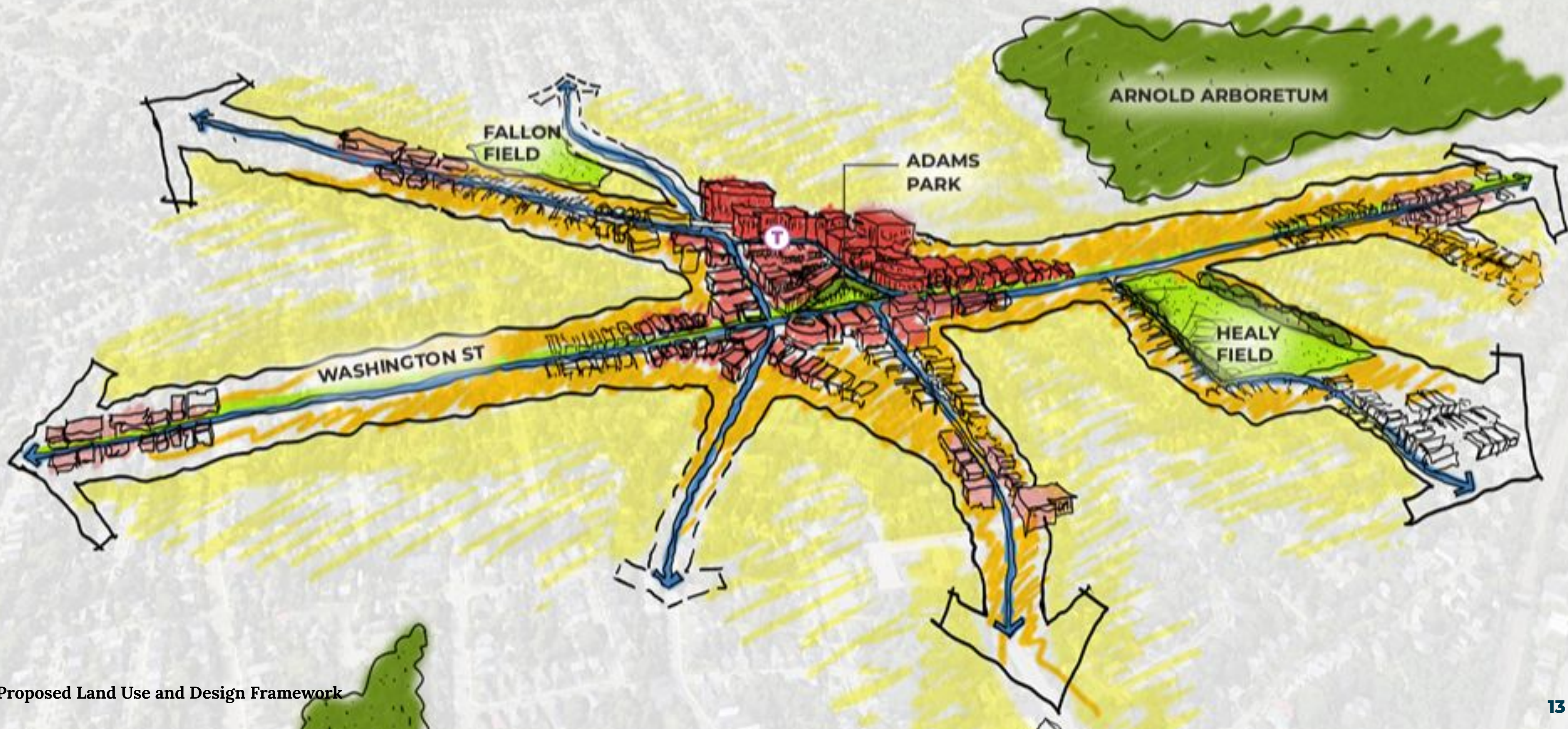
IMPLEMENTING CITY DEPARTMENTS AND AGENCIES

Planning	Planning Department
Development Review	Planning Department Development Review Division
Real Estate	Planning Department Real Estate Division
MOH	Mayor's Office of Housing
Streets	Boston Streets Cabinet
BIFDC	Boston Interagency Fair Housing Development Committee

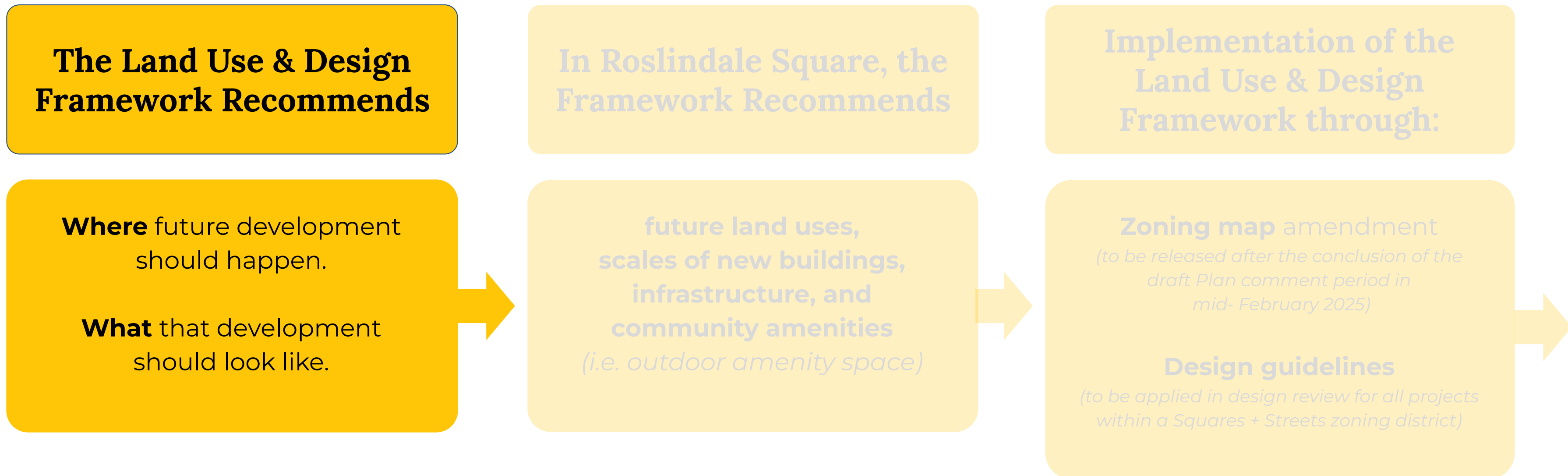
#	GOAL	HOUSING AND REAL ESTATE STRATEGIES						
H-1	Encourage an additional percentage of rental units to be offered to housing voucher holders in new developments subject to Affirmatively Furthering Fair Housing (AFFH) requirements (generally residential projects with more than 50,000 square feet).	<table border="1"> <tr> <th>FUNDING CATEGORY</th> <th>TIMELINE</th> <th>DEPARTMENTS/PARTIES RESPONSIBLE</th> </tr> <tr> <td>Regulatory</td> <td>Subject to development timeline</td> <td> <ul style="list-style-type: none"> BIFDC Private Development </td> </tr> </table>	FUNDING CATEGORY	TIMELINE	DEPARTMENTS/PARTIES RESPONSIBLE	Regulatory	Subject to development timeline	<ul style="list-style-type: none"> BIFDC Private Development
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Regulatory	Subject to development timeline	<ul style="list-style-type: none"> BIFDC Private Development 						
H-2	Request a higher proportion of 2+ bedroom Inclusionary Zoning units to be provided in new residential development.	<table border="1"> <tr> <th>FUNDING CATEGORY</th> <th>TIMELINE</th> <th>DEPARTMENTS/PARTIES RESPONSIBLE</th> </tr> <tr> <td>Regulatory</td> <td>Subject to development timeline</td> <td> <ul style="list-style-type: none"> BIFDC Private Development Planning - Real Estate Division MOH </td> </tr> </table>	FUNDING CATEGORY	TIMELINE	DEPARTMENTS/PARTIES RESPONSIBLE	Regulatory	Subject to development timeline	<ul style="list-style-type: none"> BIFDC Private Development Planning - Real Estate Division MOH
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Regulatory	Subject to development timeline	<ul style="list-style-type: none"> BIFDC Private Development Planning - Real Estate Division MOH 						
H-3	Prioritize the inclusion of 2+ bedroom income-restricted units on public parcels being developed for housing.	<table border="1"> <tr> <th>FUNDING CATEGORY</th> <th>TIMELINE</th> <th>DEPARTMENTS/PARTIES RESPONSIBLE</th> </tr> <tr> <td>Regulatory</td> <td>Subject to development timeline</td> <td> <ul style="list-style-type: none"> Private Development Planning - Real Estate Division MOH </td> </tr> </table>	FUNDING CATEGORY	TIMELINE	DEPARTMENTS/PARTIES RESPONSIBLE	Regulatory	Subject to development timeline	<ul style="list-style-type: none"> Private Development Planning - Real Estate Division MOH
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Regulatory	Subject to development timeline	<ul style="list-style-type: none"> Private Development Planning - Real Estate Division MOH 						

#	GOAL	IMPLEMENTATION						
H-4	Develop guidelines for parcel acquisition in Squares + Streets districts to support housing production. This may include identifying areas where there are vacant buildings or empty lots that the City can acquire on its own or partner with a local CDC to acquire and develop.	<table border="1"> <tr> <th>FUNDING CATEGORY</th> <th>TIMELINE</th> <th>DEPARTMENTS/PARTIES RESPONSIBLE</th> </tr> <tr> <td>Development</td> <td>Spring 2025</td> <td> <ul style="list-style-type: none"> Planning - Real Estate Division MOH </td> </tr> </table>	FUNDING CATEGORY	TIMELINE	DEPARTMENTS/PARTIES RESPONSIBLE	Development	Spring 2025	<ul style="list-style-type: none"> Planning - Real Estate Division MOH
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Development	Spring 2025	<ul style="list-style-type: none"> Planning - Real Estate Division MOH 						
H-5	Start a public process to determine the land uses and public amenities that may go into a Request for Proposal (RFP) to develop the Taft Hill municipal parking lot through a public disposition process.	<table border="1"> <tr> <th>FUNDING CATEGORY</th> <th>TIMELINE</th> <th>DEPARTMENTS/PARTIES RESPONSIBLE</th> </tr> <tr> <td>Development</td> <td>Mid - late 2025 to begin community process</td> <td> <ul style="list-style-type: none"> Planning - Real Estate Division Streets </td> </tr> </table>	FUNDING CATEGORY	TIMELINE	DEPARTMENTS/PARTIES RESPONSIBLE	Development	Mid - late 2025 to begin community process	<ul style="list-style-type: none"> Planning - Real Estate Division Streets
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H-6	Conduct a parking utilization study on the Taft Hill parking lot to determine current parking needs on the site.	<table border="1"> <tr> <th>FUNDING CATEGORY</th> <th>TIMELINE</th> <th>DEPARTMENTS/PARTIES RESPONSIBLE</th> </tr> <tr> <td>Operating Budget/Annual Program</td> <td>Early 2025</td> <td>Streets</td> </tr> </table>	FUNDING CATEGORY	TIMELINE	DEPARTMENTS/PARTIES RESPONSIBLE	Operating Budget/Annual Program	Early 2025	Streets
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H-7	Prioritize mixed-income developments, including income-restricted units for households earning less than 60% AMI, on public parcels being developed for housing.	<table border="1"> <tr> <th>FUNDING CATEGORY</th> <th>TIMELINE</th> <th>DEPARTMENTS/PARTIES RESPONSIBLE</th> </tr> <tr> <td>Development</td> <td>Subject to development timeline</td> <td> <ul style="list-style-type: none"> Planning - Real Estate Division MOH </td> </tr> </table>	FUNDING CATEGORY	TIMELINE	DEPARTMENTS/PARTIES RESPONSIBLE	Development	Subject to development timeline	<ul style="list-style-type: none"> Planning - Real Estate Division MOH
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H-8	Identify parcels with Southwest Boston CDC or other affordable housing developers for acquisition/preservation of affordable housing units on the private market.	<table border="1"> <tr> <th>FUNDING CATEGORY</th> <th>TIMELINE</th> <th>DEPARTMENTS/PARTIES RESPONSIBLE</th> </tr> <tr> <td>Acquisition Opportunity Program (AOP), other private and nonprofit funds</td> <td>5-10 years</td> <td> <ul style="list-style-type: none"> Nonprofit Developers Planning - Real Estate Division MOH </td> </tr> </table>	FUNDING CATEGORY	TIMELINE	DEPARTMENTS/PARTIES RESPONSIBLE	Acquisition Opportunity Program (AOP), other private and nonprofit funds	5-10 years	<ul style="list-style-type: none"> Nonprofit Developers Planning - Real Estate Division MOH
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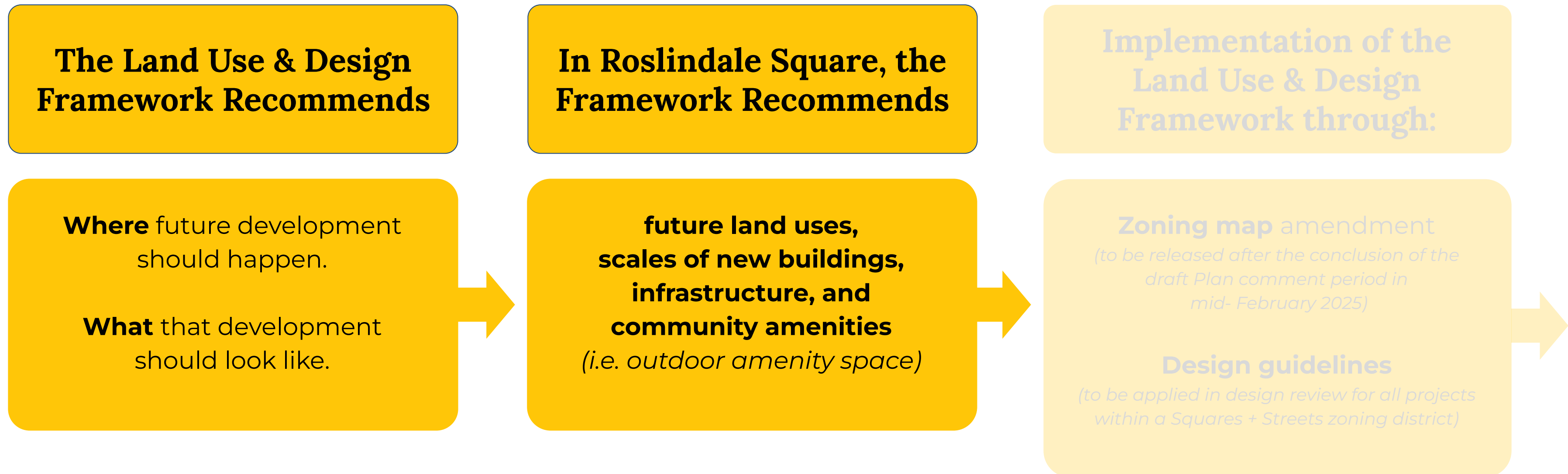
Proposed Land Use and Design Framework



Proposed Land Use and Design Framework



Proposed Land Use and Design Framework



The Land Use & Design Framework Recommends

Where future development should happen.

What that development should look like.

In Roslindale Square, the Framework Recommends

future land uses, scales of new buildings, infrastructure, and community amenities
(i.e. outdoor amenity space)

Implementation of the Land Use & Design Framework through:

Zoning map amendment
(to be released February 14, 2025)

Design guidelines
(to be applied in design review for all projects within a Squares + Streets zoning district)

What We Heard

- **Community Visions 1 and 2** were commonly referenced in public comments as presenting 2 potential land use futures
- Most of the comments supported the goals of Community Vision 2

“I am excited about this plan! Some parts that I think would be particularly impactful for the neighborhood...Making room for more dense housing development while keeping in mind the architectural character of the area. **I am more in favor of Community Vision 2.**”

- Kimberly (comment form)

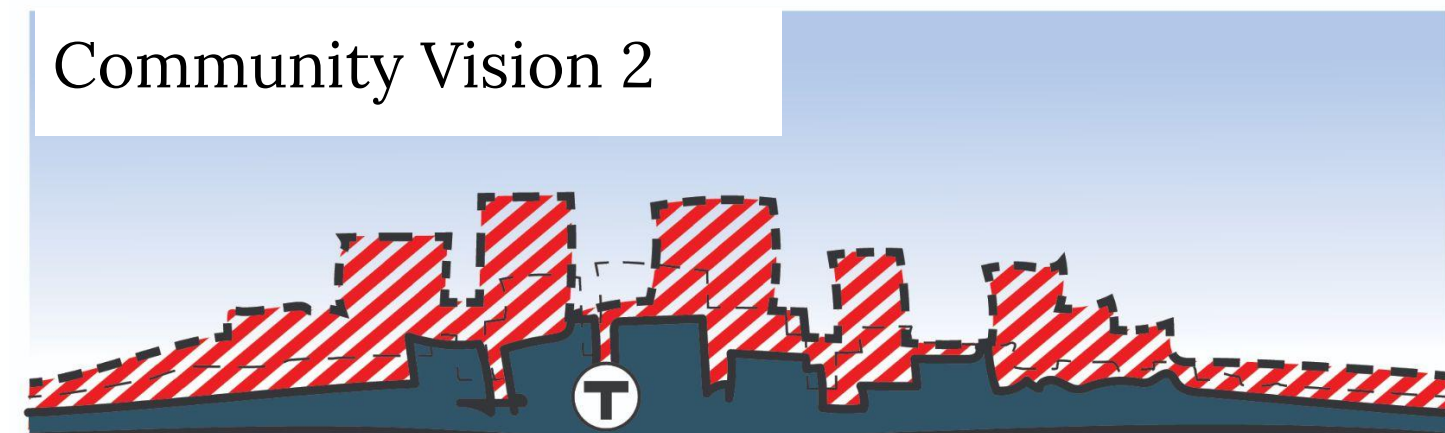
Response

- **The introduction language for the 2 visions is clarified** to indicate that the proposed Land Use and Design Framework mediates between the 2 visions while prioritizing housing growth in key areas (page 37)

Community Vision 1



Community Vision 2



Land Use and Design Framework: What Changed?

What We Heard

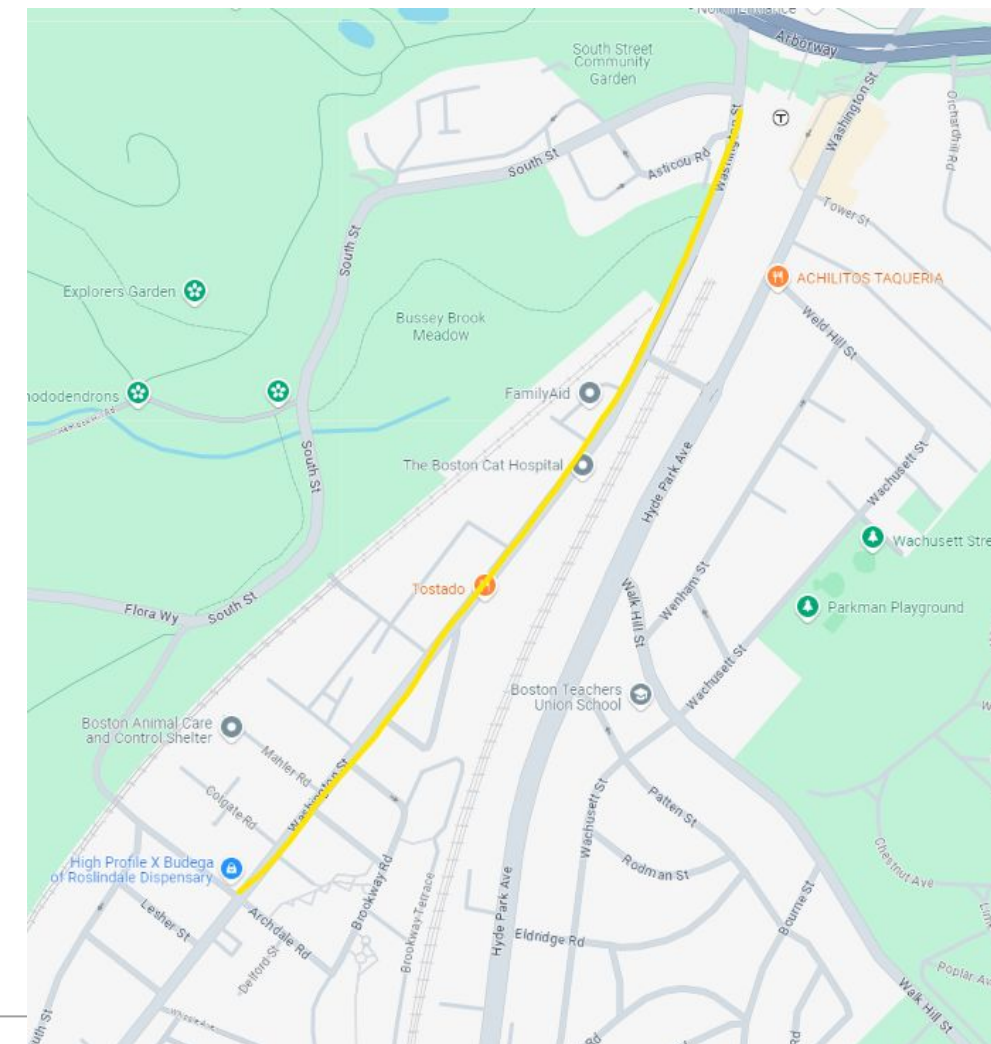
- Many comments **favor additional density in the commercial core of Roslindale Square**, especially to bring more customers for local businesses.
- Support for more **activity and mixed use development along connecting streets** such as Belgrade, Cummins, and Washington Street.
- **Desire for the Framework to include more residential fabric.**

“The Plan must go further in **rezoning residential areas**...Our severe regional housing shortage demands that all neighborhoods contribute to the solution, not just those along main streets..”

- Kellyn (email comment)

Response


- **Neighborhood Housing zoning initiative** (launched in January 2025) will address lower scale, mostly residential areas. (Plan page 41)
- **Area between Archdale BHA and Forest Hills was called out as an area for future planning** (page 36)



Housing Recommendations: What Changed?

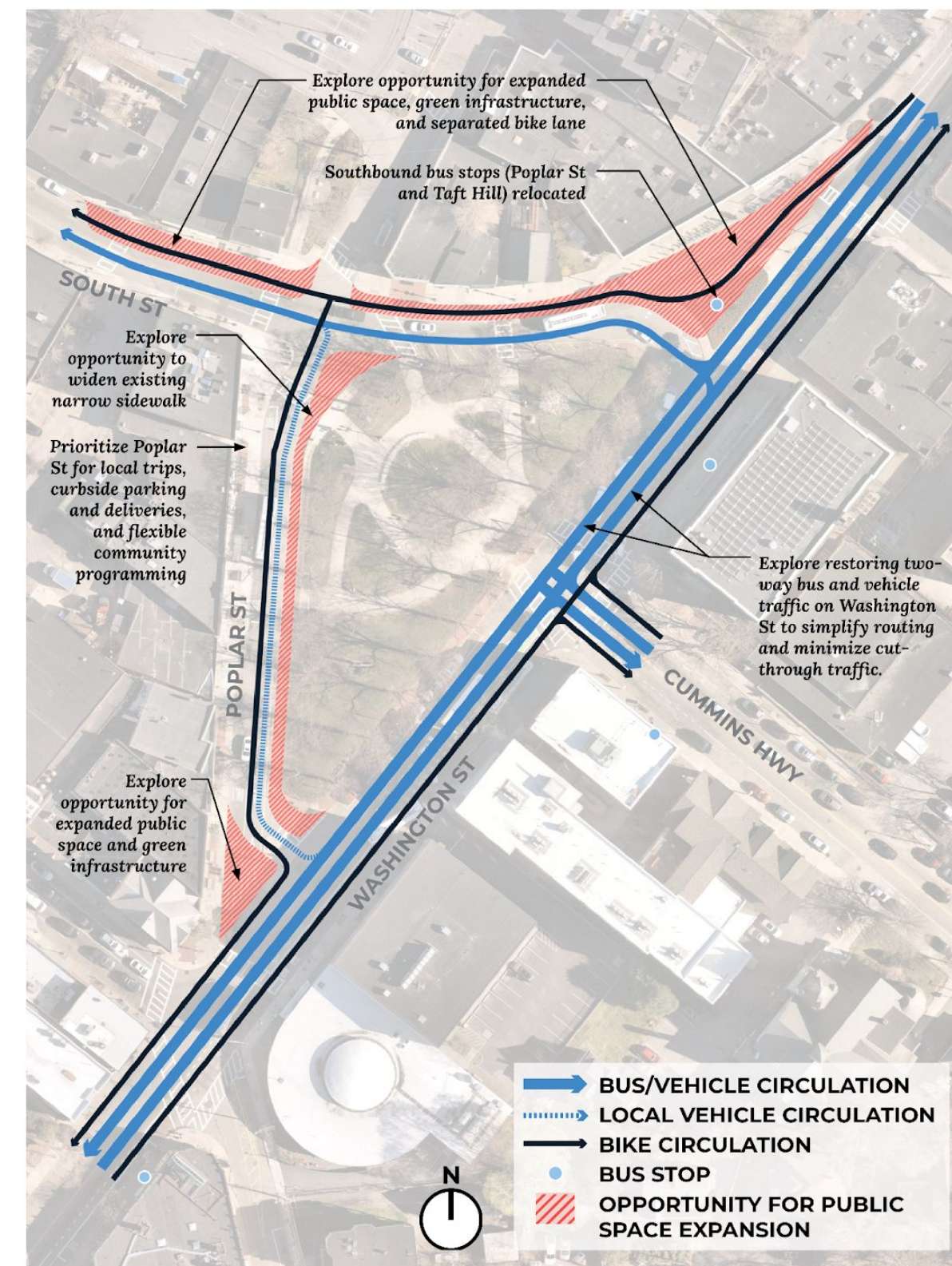
What We Heard	Response
<ul style="list-style-type: none">General concerns regarding short- and long-term impact on parking supply if the Taft Hill municipal parking lot were to be developed (via a recommendation to initiate a public disposition process) <div data-bbox="166 943 886 1575" style="background-color: #FFD700; padding: 10px;"><p>“I have a major concern with the plans for the Taft Hill parking lot to be eliminated...This lot is used for the business district to survive.”</p><p>- Russell (email comment)</p></div> <div data-bbox="936 943 1616 1829" style="background-color: #FF4500; padding: 10px;"><p>“I'm in favor of starting a public process to decide what to do with the Taft Hill municipal parking lot. The plan only calls for public discussion, not imminent development. We should at least consider other ideas for this public resource”</p><p>- Matthew (comment form)</p></div>	<ul style="list-style-type: none">Reframed recommendation lays out a process for how the disposition process would accommodate short- and long-term parking needs (Plan page 70)Community feedback voicing both (1) concern for loss of parking and (2) support for housing in a transit-served, walkable commercial area is reflected in the recommendation <p data-bbox="1735 1178 2319 1221">Taft Hill municipal parking lot</p> 

What We Heard	Response						
<ul style="list-style-type: none"> ● Maintaining current parking supply to support businesses is a top concern from business owners and residents throughout the engagement process <div data-bbox="519 874 1282 1500" style="background-color: #00a0a0; color: white; padding: 10px; margin-top: 20px;"> <p>“I hope that parking and traffic management is considered for businesses in the square as we discuss...making the village more pedestrian friendly.”</p> <p>- <i>Drew</i> (comment form)</p> </div>	<ul style="list-style-type: none"> ● Added an additional community engagement theme in the Community Engagement Summary section acknowledging this concern (page 79) <div data-bbox="1802 759 2935 1759" style="border: 1px solid #00a0a0; padding: 10px; margin-top: 20px;"> <p>COMMUNITY ENGAGEMENT THEMES AND PRIORITIES:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>MAINTAIN THE LOCAL BUSINESSES ATMOSPHERE</p> <p>Community members would like to maintain much-loved local businesses, support their continued success and minimize large chains.</p> </td> <td style="width: 50%; vertical-align: top;"> <p>MORE PROMOTION OF LOCAL BUSINESS DISTRICTS</p> <p>Many business owners indicated a desire for the City to play a greater role in promoting neighborhood business districts and encouraging more residents from other parts of the city to visit</p> </td> </tr> <tr> <td style="vertical-align: top;"> <p>CONCERNS AROUND RISING COMMERCIAL RENTS FOR SMALL BUSINESSES</p> <p>Business owners and their patrons are concerned that new Squares + Streets zoning may yield higher rents in new buildings that will push out long-established small businesses</p> </td> <td style="vertical-align: top;"> <p>NEED TO ACTIVATE VACANT COMMERCIAL GROUND FLOORS</p> <p>There is a need to fill several vacant commercial spaces, disincentivize vacancies, and temporarily activate empty spaces.</p> </td> </tr> <tr> <td style="vertical-align: top;"> <p>NEW BUSINESS TYPES TO ENCOURAGE GATHERING AND DAY/NIGHT ACTIVITY</p> <p>There is a desire to have more ‘third spaces’ like cafes, sit-down restaurants and both indoor and outdoor spaces for live entertainment/movie screenings to engage with fellow neighbors, friends, and families, as well as affordable retail, especially for groceries and healthy food options</p> </td> <td style="vertical-align: top;"> <div data-bbox="2375 1440 2908 1759" style="border: 2px solid orange; padding: 5px;"> <p>NEED TO ACCOMMODATE PARKING TO SUPPORT SMALL BUSINESSES</p> <p>Throughout the engagement process small business owners cited parking for customers and employees as one of the top concerns and priorities for maintaining in the Square.</p> </div> </td> </tr> </table> </div>	<p>MAINTAIN THE LOCAL BUSINESSES ATMOSPHERE</p> <p>Community members would like to maintain much-loved local businesses, support their continued success and minimize large chains.</p>	<p>MORE PROMOTION OF LOCAL BUSINESS DISTRICTS</p> <p>Many business owners indicated a desire for the City to play a greater role in promoting neighborhood business districts and encouraging more residents from other parts of the city to visit</p>	<p>CONCERNS AROUND RISING COMMERCIAL RENTS FOR SMALL BUSINESSES</p> <p>Business owners and their patrons are concerned that new Squares + Streets zoning may yield higher rents in new buildings that will push out long-established small businesses</p>	<p>NEED TO ACTIVATE VACANT COMMERCIAL GROUND FLOORS</p> <p>There is a need to fill several vacant commercial spaces, disincentivize vacancies, and temporarily activate empty spaces.</p>	<p>NEW BUSINESS TYPES TO ENCOURAGE GATHERING AND DAY/NIGHT ACTIVITY</p> <p>There is a desire to have more ‘third spaces’ like cafes, sit-down restaurants and both indoor and outdoor spaces for live entertainment/movie screenings to engage with fellow neighbors, friends, and families, as well as affordable retail, especially for groceries and healthy food options</p>	<div data-bbox="2375 1440 2908 1759" style="border: 2px solid orange; padding: 5px;"> <p>NEED TO ACCOMMODATE PARKING TO SUPPORT SMALL BUSINESSES</p> <p>Throughout the engagement process small business owners cited parking for customers and employees as one of the top concerns and priorities for maintaining in the Square.</p> </div>
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What We Heard	Response
<ul style="list-style-type: none">● Desire for the Plan to address the risk of small business displacement (this feedback is not exclusive to the comment period!) <div data-bbox="483 874 1322 1620" style="background-color: #00a0c0; color: white; padding: 10px; border: 1px solid #00a0c0;"><p>“I've seen Roslindale come back from a time of many, many empty storefronts and no Village Market. I would want to know that decisions made are thoughtful and are geared to minimal impact on our local shops/owners. They are the lifeblood of this neighborhood”</p><p>- Carol (comment form)</p></div>	<ul style="list-style-type: none">● The Anti-Displacement Action Plan is anticipated to be released in March 2025. It will include policy, funding, and regulatory strategies to mitigate both commercial and residential displacement.● Many recommendations in the Plan are directly tied to small business longevity, and are included in the <i>Anti-Displacement Existing Toolkit & Progress Report</i> as existing anti-displacement tools (i.e. Legacy Business Program) <div data-bbox="2062 1309 2728 1815" style="text-align: center;"><p>ANTI-DISPLACEMENT EXISTING TOOLKIT & PROGRESS REPORT</p><p>CITY of BOSTON</p></div>

What We Heard	Response
<ul style="list-style-type: none">Support for more programmed activity and comfort features (i.e. shade structures, water fountains) in Healy and Fallon Fields to make them more usable <div data-bbox="616 864 1359 1502" style="background-color: #f06292; padding: 10px; border: 1px solid #f06292;"><p>“I also urge you to prioritize immediate shade solutions for our parks and sidewalks, particularly at Fallon Field, where the lack of shade currently limits its usability for families!”</p><p>- Maggie (email comment)</p></div>	<p>Emphasized desire for more programming in Healy and Fallon Fields in the recommendation to issue a pre-permitted entertainment license to Birch Street Plaza.*</p> <p>*community requests for amenities such as shade elements, seating, improved paths, etc. in public parks are part of the Open Space recommendations on page 110</p> <div data-bbox="2112 1142 2755 1806"></div> <p>Birch Street Plaza (Summer 2024)</p>

What We Heard	Response
<ul style="list-style-type: none"> ● There is a lot of support for restoring Washington Street to 2-way directionality ● Also concern for maintaining vehicular access for the businesses on Poplar Street between South and Corinth Street <div data-bbox="319 1234 1002 1778" style="background-color: #008080; color: white; padding: 10px; margin-top: 10px;"> <p>“ I support the two-way Washington St plan - especially turning Poplar St into a "shared street" and connecting it more fully to Adams Park.” - <i>Greg</i> (comment form)</p> </div>	<p>Clarification on what a “shared street” treatment for Poplar Street means:</p> <ul style="list-style-type: none"> ● Allows for local access, delivery, and pick up/drop off needs to support adjacent businesses ● More comfortable pedestrian crossings and a low stress bike connection ● Flexibility to accommodate temporary events in Adams Park, outdoor dining, and other community programming



What We Heard	Response
<ul style="list-style-type: none">Missing a mention of the planned Arboretum Link/Roslindale Gateway Path bike connection from the Roslindale Village station to Forest Hills along the commuter rail right-of-way <div data-bbox="539 921 1279 1590" style="background-color: #00a0c0; color: white; padding: 10px; margin-top: 20px;"><p>“Would like to see exploration of how Arboretum Link / Roslindale Gateway Path fit into this plan.”</p><p>- <i>Thiago</i> (comment form)</p></div>	<ul style="list-style-type: none">Added a reference to this ongoing project in the Introduction chapter as an ongoing project and as context for the recommendation to add a Bluebikes dock at the Roslindale Village station (page 111) <div data-bbox="1902 840 2868 1727"></div>

What Else Changed in the Plan?

This presentation contains a summary of the more content-based edits made to the draft Plan.

Additional, more minor copy edits and additions (adding quotes, updating graphics and statistics, etc.) were also applied to the Plan.


To view a list of Plan revisions that include all edits made, please view the [summary document](#) on our website.

SQUARES + STREETS FEBRUARY 2025

ROSLINDALE SQUARE SMALL AREA PLAN REVISIONS




This document provides a summary of feedback on and revisions to the draft Roslindale Square Squares + Streets Small Area Plan following a 50-day public comment period. In total, there were 100+ public comments submitted via the public comment form on our webpage, emails, and letters. All public comments, as well as the revised Plan in English and Spanish, are accessible on our [website](#).

Additional feedback on the draft Plan was received through: 1 virtual public meeting and 1 Spanish language meeting reaching over 200 community members, 3 business walks including 2 in Spanish, a coffee hour session at the Summer School, and 8 office hour sessions.

CITY of BOSTON  Planning Department

What's next?

February 2025						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

-  Plan Closeout Public Meeting
-  BPDA Board (Plan only)
-  Draft zoning map amendment released

Upcoming draft zoning map engagement

- The draft zoning map amendment will be released on **February 14th**
- The draft map release will initiate a **45-day public comment period**
- During the comment period, there will be a tenants + owners meeting, general public meeting, office hours, and smaller 'roadshow' style engagements

Public comments can still be submitted to the BPDA Board ahead of the February 13 BPDA Board meeting.

If you would like to listen to the BPDA Board presentation (virtually or in-person at Boston City Hall), please sign up on [this webpage](#).

- If you're joining by phone, **dial *9 to raise your hand** and wait to be called upon and **dial *6 to unmute and mute.**
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.



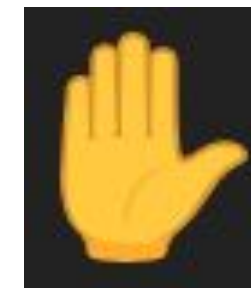
Mute/unmute



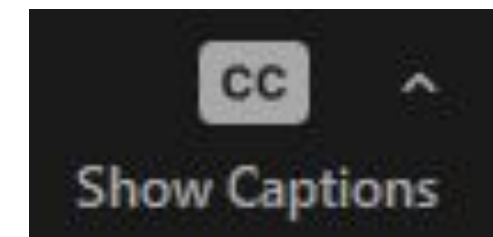
Turn video on/off



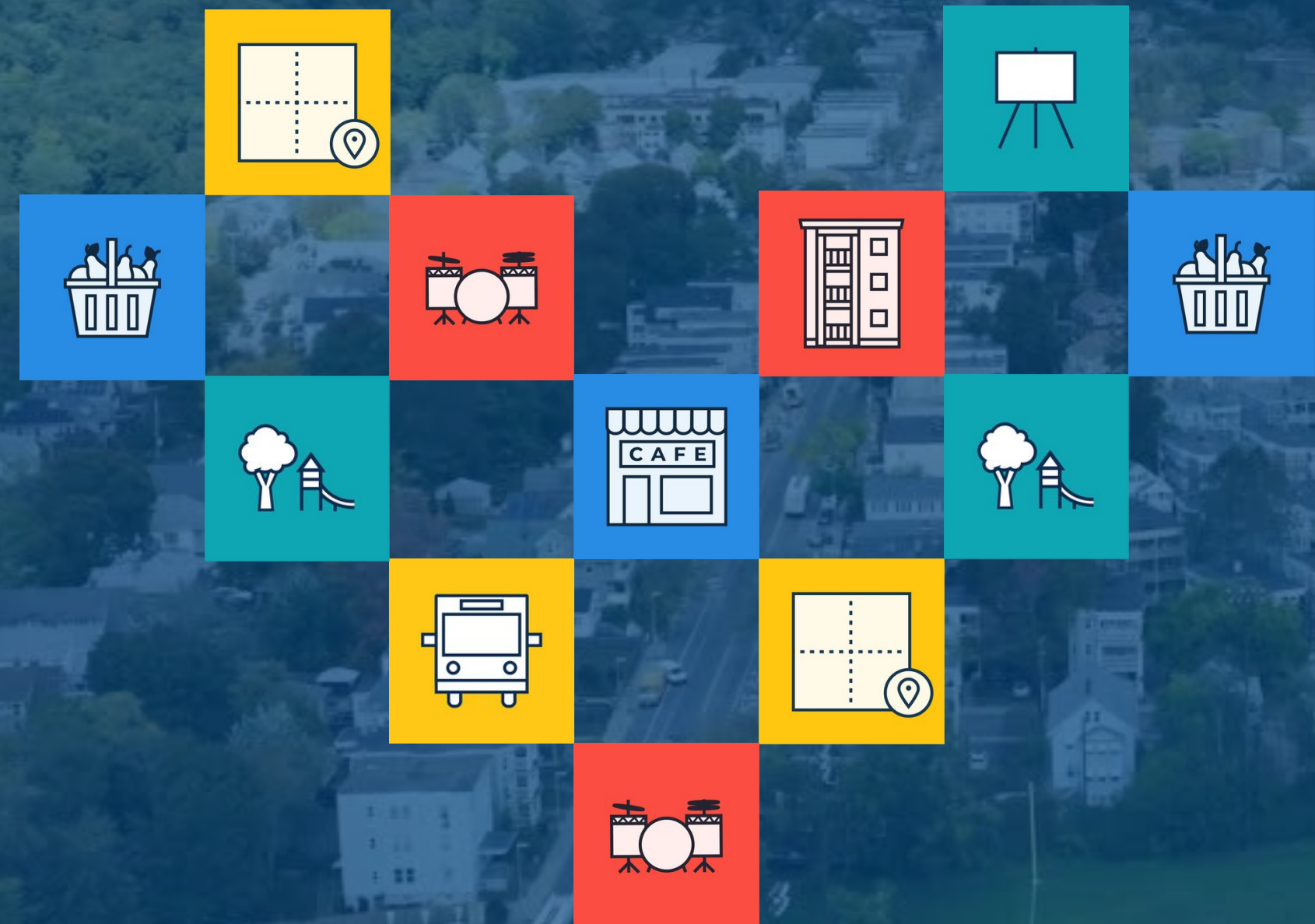
Use the chat feature to write questions and comments



Raise hand to get in line to ask a question or provide comment



Turn on captions



THANK YOU



Planning Department

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