

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 Sumner School, and 8 office hour sessions.

Land Use and Design Framework

- Community Visions 1 and 2 (page 37) are commonly referenced in public comments as presenting two potential land use futures. Most of these comments support Community Vision 2, which envisions maximizing housing growth opportunities across the entire study area.
- **Response:** The introductory text for the Emerging Land Use Visions is clarified to indicate that the proposed Land Use and Design Framework is a compromise of the 2 Visions, rather than reflecting a choice between one or the other
- Many comments that support additional density and mixed uses in the commercial core and gateway streets around Roslindale Square (such as Belgrade, Cummins, and Washington) urge the Land Use Framework (and future rezoning) to include more residential fabric.
- **Response:** Most of the low-scale, primarily residential fabric around Roslindale Square is not included in the Land Use and Design Framework. The Neighborhood Housing zoning initiative (launched January 2025) will address zoning updates in these areas. The mixed residential, commercial, and light industrial land uses between the Archdale BHA development and Forest Hills is called out as an area for future planning (page 36).

Housing and Real Estate

- Many comments shared concerns regarding the short- and long-term impact on parking supply if the Taft Hill municipal parking lot were to be developed through a public disposition process.
- **Response:** The recommendation is reframed to lay out a more step-by-step process for how the disposition process would accommodate short- and long-term parking needs (page 70). A new callout acknowledges strong community feedback voicing both (1) concern for loss of parking to support businesses and (2) support for housing development in a transit-served, walkable commercial area.

Arts + Culture

- There is a desire for more programmed activity and comfort features (i.e. shade structures, water fountains) in Healy and Fallon Fields
- **Response:** The desire for more programmed activity in Healy and Fallon Fields is emphasized in the recommendation to issue a pre-permitted entertainment license to Birch Street Plaza (page 89). 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

Small Business

- Maintaining current parking supply to support small businesses is a top concern heard from both business owners during business area walks and from residents throughout the engagement process
- **Response:** An additional community engagement theme is added to the Community Engagement Summary section (page 79) acknowledging the prevalence of this concern
- There is a desire for the Plan to address the risk of small business displacement and support long-term business district stability.
- **Response:** Many recommendations in this chapter (page 80-81) are directly tied to supporting small business longevity, including: providing Technical Assistance to advance cooperative ownership and digital marketing/sales support for brick and mortar businesses in Roslindale Square and expanding marketing for the Legacy Business program to support diverse, long-standing small businesses

Transportation and Public Realm

- There is overall support for the recommendation to restore the 2-way directionality of Washington Street between South Street and Corinth Street - and make Poplar Street a shared street - as long as access and parking for businesses along Poplar Street is not negatively impacted
- **Response:** A 'shared street' treatment for Poplar Street (page 102-103) means that local access, delivery, and pick up/drop off needs would be allowed to support adjacent businesses. This treatment would produce more comfortable, safe pedestrian crossings and a low stress bike connection. The street would not be closed to vehicular traffic, but could be more flexibility used to accommodate events in Adams Park, outdoor dining, and other community programming
- A few comments pointed out that the planned Arboretum Link/Roslindale Gateway Path was not being included in the draft Plan
- **Response:** This planned project was added to the map on ongoing plans and capital projects in the Introduction (page 14) and as context for the recommendation to add a Bluebikes dock at the Roslindale Village station (page 111)

Other Revisions

- The demographic data in the Existing Conditions section of the Housing and Real Estate chapter (page 66-67) is modified to reflect the data found in the Planning Department Research Division's new Demographic Tracker, which is based on updated 2018-2022 American Community Survey (ACS) data
- The engagement timeline (page 22-25) is revised to reflect new engagements since the draft Plan release