

ROSLINDALE SQUARE

*Squares + Streets Idea
Reception Packet*

SQUARES
+
STREETS

PLAZAS
+
CALLES



Planning Department

CITY of BOSTON



TABLE OF CONTENTS

01	INTRODUCTION	4
02	HOUSING AND REAL ESTATE	7
03	LAND USE AND DESIGN	15
04	TRANSPORTATION	33
05	OPEN SPACE AND RESILIENCY	39
06	SMALL BUSINESSES	47
07	ARTS + CULTURE	55

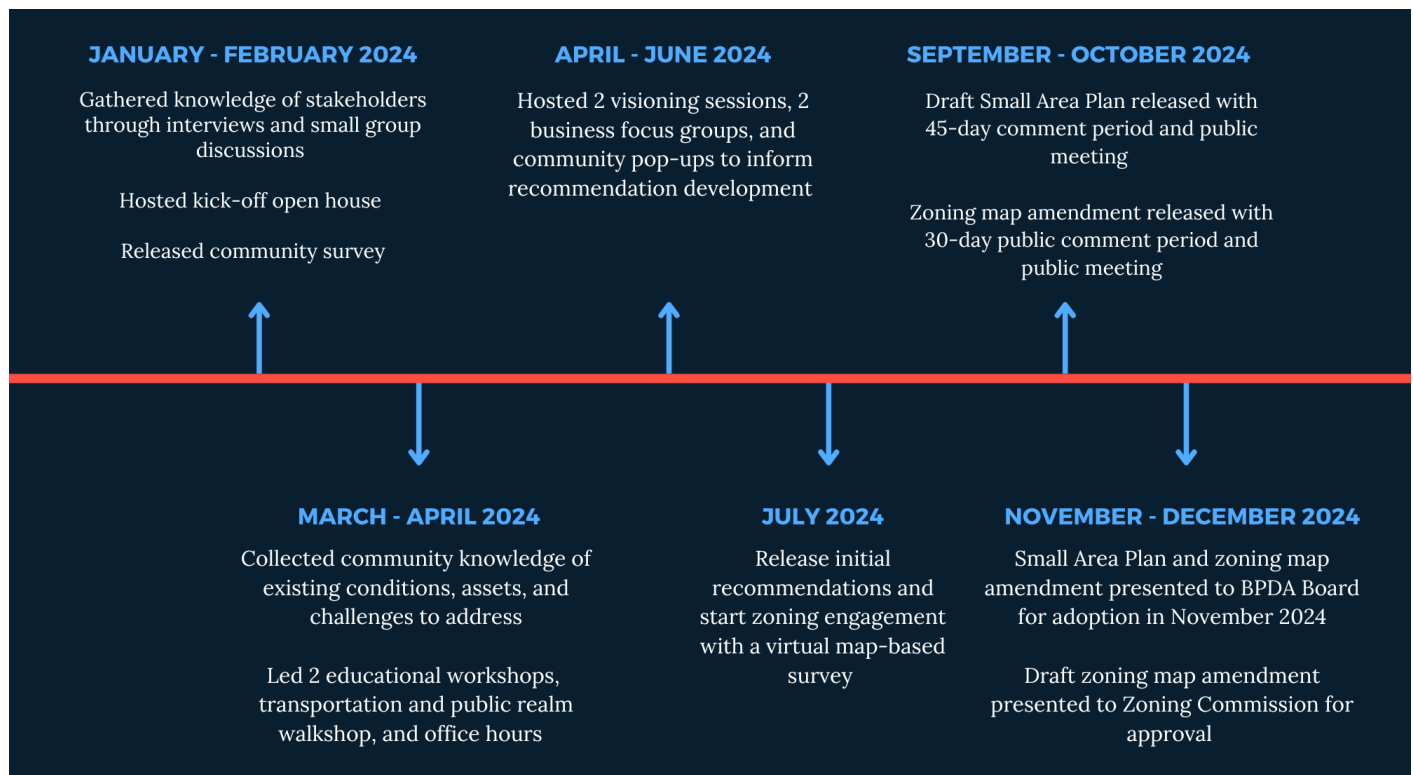
INTRODUCTION

This ideas reception provides the community's first look at the draft ideas and recommendations for the Roslindale Square Squares + Streets Plan. All recommendations are sourced from a thorough review of existing conditions data and engagements, and seek to achieve the programmatic goals of Squares + Streets in the context of Roslindale Square. The feedback provided at this stage will help the City Planning Department and our co-City departments refine recommendations presented in this document. The next step (as seen in the timeline below) will be a release of the draft Small Area Plan and zoning map amendment in early September.



ROSLINDALE SQUARE

Squares + Streets engagement timeline

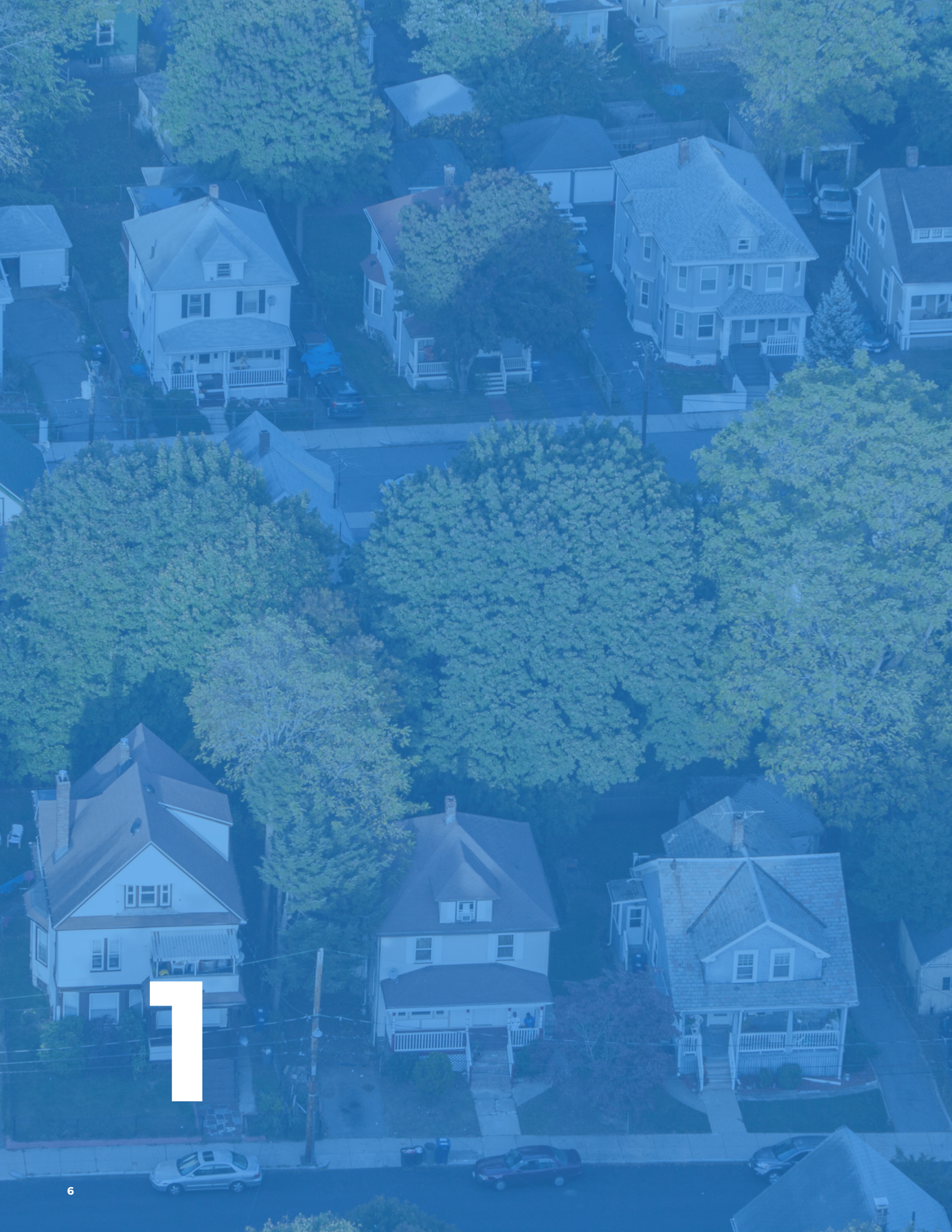


HOW TO USE THIS DOCUMENT

This document is organized around 6 main topics: *housing and real estate, land use and design elements that inform zoning, transportation and public realm, open space and resiliency, small businesses, and arts and culture.*

Each section contains the following information:

1. Top community engagement themes for each topic area
2. A table with a list of recommendations, the timeline for each, who is responsible, and which community engagement themes are advanced
3. A survey that asks for your input on the recommendations



7



■ 1/6

HOUSING AND REAL ESTATE

COMMUNITY ENGAGEMENT: TOP 5 THEMES

1

DEEP AFFORDABILITY LEVELS FOR NEW INCOME-RESTRICTED HOUSING

There is consistent concern with regard to the depth of affordability of new housing produced through Squares + Streets. Many community members indicated their preference for more deeply affordable housing distinct from Inclusionary Zoning (IZ), which requires 17% of residential square footage to be income-restricted at an average of 60% Area Median Income with an additional 3% set aside for voucher holders.

2

EXPAND HOUSING OPPORTUNITY FOR VOUCHER HOLDERS

There is strong interest in creating more voucher set aside opportunities, in addition to the voucher set aside requirements of Inclusionary Zoning, to stabilize existing residents and produce more deeply affordable units.

3

IMPROVING SOCIOECONOMIC INTEGRATION THROUGH HOUSING

Diversity and integration across income and race is an important community value to improve through producing more supply of housing at a range of unit sizes and affordability levels in new developments. There is support for both smaller units (up to 1-bedroom), which comprise much of the newly developed units today, as well as larger units for households with children, which are less likely to be provided in new developments without incentives.

4

SUPPORT FOR MEASURES THAT ENSURE HOUSING STABILITY

There is concern that new development will not be truly affordable to the household income ranges that currently reside in Roslindale, and there is a desire to mitigate rising housing prices as a result of new development and investments in Roslindale Square.

5

DESIRE TO LEVERAGE PUBLIC LAND FOR AFFORDABLE HOUSING

There is significant support for leveraging existing public land for new housing and achieving deeper affordability levels than typically comes through private development.

**SUMMARY OF RECOMMENDATION IDEAS**

The following recommendation ideas are proposed for community review before the draft Plan is released later this summer. The table below includes a summary of recommendation ideas, the estimated timeline for implementation, responsible parties for implementing the recommendation, and which of the 5 community engagement themes it advances.

HOUSING PRODUCTION								
RECOMMENDATIONS		TIMELINE	RESPONSIBLE PARTIES	COMMUNITY ENGAGEMENT THEMES				
R 1	Advance a preferred AFFH Marketing Option to advertise an additional percentage of rental units (either market rate or income-restricted) beyond Inclusionary Zoning (IZ) requirements to voucher holders.	Subject to development timeline	<ul style="list-style-type: none"> • BIFDC • Private Developers 	1	2	3	4	5
R 2	<p>Advance a preferred AFFH Intervention Option to provide a higher proportion 2+ bedroom IZ units.</p> <p>On public parcels being developed for housing, prioritize the inclusion of 2+ bedroom income-restricted units.</p>	Subject to development timeline	<ul style="list-style-type: none"> • BIFDC • Private Developers • Planning Department Real Estate • MOH 					
R 3	Develop guidelines for parcel acquisition in Squares + Streets districts to support housing production.	Winter 2025	<ul style="list-style-type: none"> • Planning Department Real Estate • MOH 					
R 4	Begin the disposition process to develop the Taft Hill municipal parking lot for mixed-income housing, active ground floor uses, and public parking.	Spring 2025 to begin community visioning process	<ul style="list-style-type: none"> • Planning Department Real Estate • MOH 					
R 5	On public parcels being developed for housing, prioritize mixed-income developments, including income-restricted units for households earning less than 60% AMI.	Subject to development timeline	<ul style="list-style-type: none"> • Planning Department Real Estate • MOH 					

STABILIZATION								
RECOMMENDATIONS		TIMELINE	RESPONSIBLE PARTIES	COMMUNITY ENGAGEMENT THEMES				
R 6	Develop and enforce protections through an anti-displacement action plan to support displaced residential tenants in cases of construction or demolition for new development.	3 years	<ul style="list-style-type: none"> • Planning Department • MOH 	1	2	3	4	5
	The Roslindale community is in favor of the provision of advance notice of displacement and support to secure stable, affordable housing for displaced tenants.							
R 7	Identify parcels with Southwest Boston CDC or other non-profit developers for acquisition/preservation of income-restricted or naturally occurring affordable housing (NOAH).	5-10 years	<ul style="list-style-type: none"> • Planning Department Real Estate • MOH 					

ACRONYM REFERENCES

- **MOH:** Mayor’s Office of Housing
- **BIFDC:** Boston Interagency Fair Housing Development Committee
- **OEOI:** Office of Economic Opportunity and Inclusion

SURVEY QUESTIONS

Please fill out the following questions in response to the recommendation ideas!

1. Are there any recommendations you would modify or suggest further refinement to?

[yes or no]

a. If Yes, which recommendation(s) would you suggest modifying or refining? [Check Box]

 R1 R2 R3 R4 R5 R6 R7

b. How would you change the recommendation? [short answer]

2. Are there recommendations that you do *not* want to move forward? [yes or no]

a. If Yes, which recommendation(s) do you not want to move forward and why?

 R1 R2 R3 R4 R5 R6 R7

b. Why do you not want this recommendation to move forward? [short answer]

3. Are we missing any opportunities for recommendations? [yes or no]

If Yes, what recommendations are we missing?

4. Which recommendations do you support?

 R1 R2 R3 R4 R5 R6 R7



2

A vertical blue-tinted aerial photograph of a residential neighborhood with houses and trees, located on the left side of the page.

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LAND USE AND DESIGN

COMMUNITY ENGAGEMENT: TOP 4 THEMES

1

ADAPT TO EXISTING URBAN FORM

All scales of new development should celebrate and affirm the rhythm and texture of existing buildings, especially existing storefronts. Additionally, more tools - such as an updated Area Form for Roslindale Village - are recommended to identify and formally designate buildings of historic significance to incentivize adaptive reuse and preservation throughout the Study Area.

Small-to-medium scale businesses similar to those currently found in Roslindale Square should be prioritized. Larger scale land uses should be restricted in order to encourage the continued maintenance and new development of smaller commercial and community spaces. The medium-scale buildings that contain these larger uses (5-7 stories) should be responsive and sensitive to abutting residential areas.

2

ENCOURAGE OPPORTUNITIES FOR GROWTH

Explore opportunities for housing growth at varying scales and enhancement of commercial development throughout the Square, in particular at neighborhood gateways and on underutilized sites identified by the community.

Increased housing growth could help to support certain larger commercial uses and gathering spaces desired by the community, such as medium-scale and medium-capacity entertainment, events and indoor recreation spaces like a movie theater or a performance venue.

3

ACTIVATE COMMUNITY SPACES

New opportunities for activation, gathering, and cultural expression are desired throughout Roslindale Square. These types of spaces could be provided through both expanded land use allowances and exterior amenity spaces.

Small-scale retail storefronts, cafes and restaurants, and entertainment spaces should be promoted along streets that connect with the center of the Square to encourage pedestrian and commercial activity. Residents expressed interest in the promotion of “third spaces,” or spaces outside of the home and work that allow for these types of gathering and affordable recreation spaces.

Exterior spaces of gathering and activity – such as space for outdoor dining and balconies and roof decks overlooking the Square – should also be provided throughout the Square. New development should also identify opportunities for cultural activation, such as public art or signage in languages reflecting the local population.

4

STRENGTHEN COMMUNITY CONNECTIONS

In the center of the Square, new development should create public connections between significant community spaces, cultural assets, and gathering spaces; existing connections (such as Sophia’s Grotto and Taft Court) should be celebrated and/or enhanced.

Major connective streets leading into the Square – Belgrade Avenue, Washington Street, and Cummins Highway – should provide a transition from the existing smaller scale residential land uses into the square by promoting walkability and activity through sidewalk and infrastructure improvements, active land uses, and additional street trees. New development projects built along these streets closer to Adams Park should use building design and site planning to establish these sites as gateways into the Square.



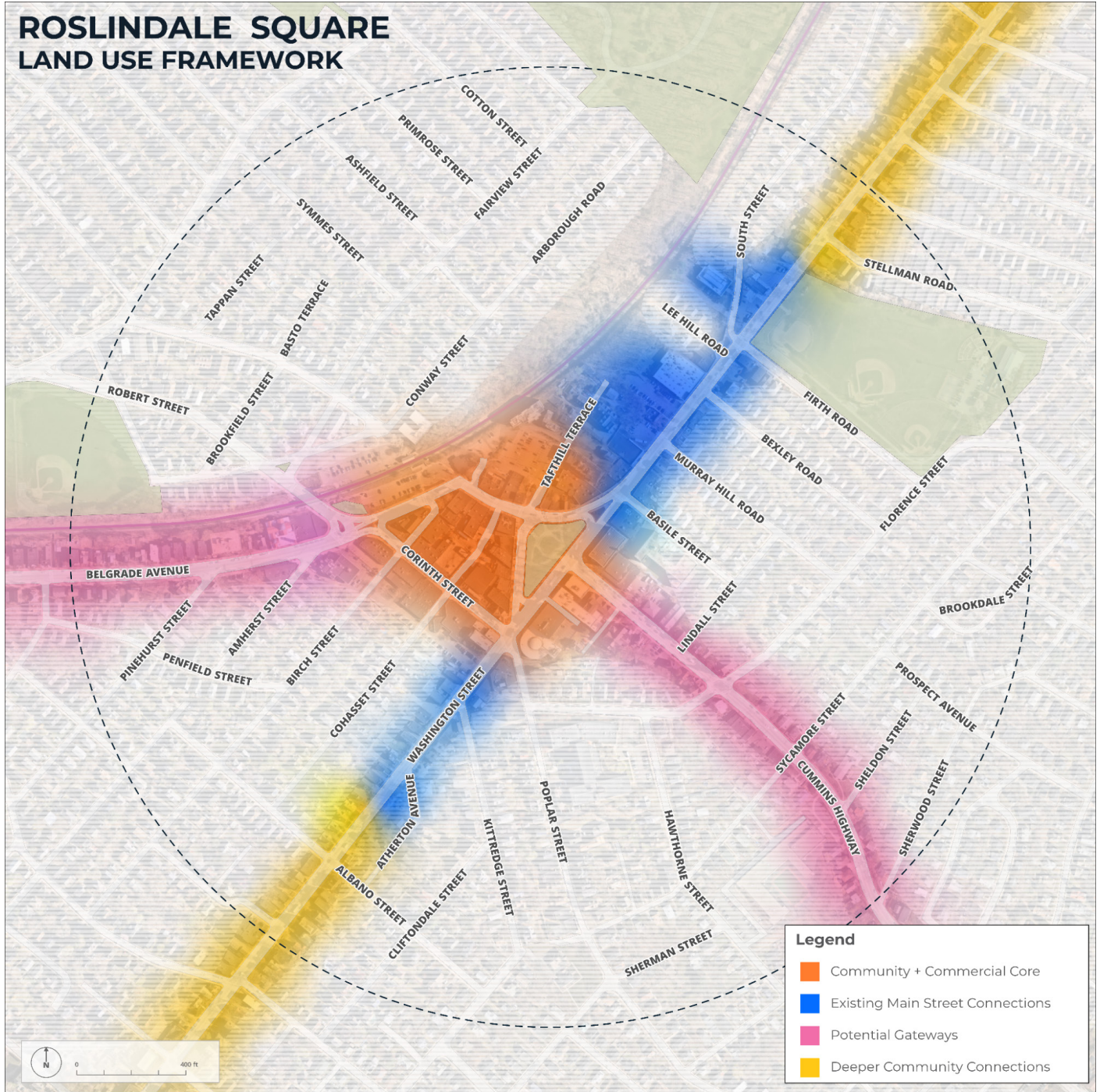
LAND USE AND DESIGN AREAS

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.

The specific areas that we focus on below includes a summary of key questions that we still have about residents' preferences for each area and why these questions are important for us to ask at this stage of the process.

Information we learn during this Ideas Reception and follow-up period will inform a **Land Use Framework** that will be part of the final Roslindale Square plan document. That forthcoming Land Use Framework will serve as a basis for drafting a Zoning Map Amendment that, if adopted, would update zoning in Roslindale Square to support the land use and built form preferences that we have heard through this planning process.

ROSLINDALE SQUARE LAND USE FRAMEWORK



Center of Roslindale Square

COMMUNITY + COMMERCIAL CORE



This area west of Adams Park represents the core of Roslindale Square’s small businesses and contains a collection of larger lots that could accommodate additional housing above storefronts. Uses should balance between small- and medium-scale active and commercial uses, and street trees, exterior seating and gathering spaces, and enhanced community connections could be provided by future development.

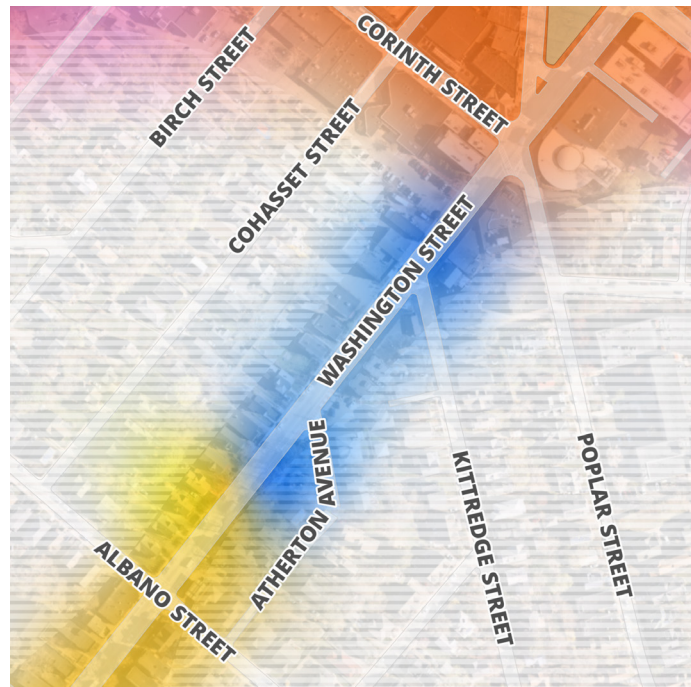
WHY DO WE WANT TO LEARN MORE:

So far in the planning process, we have heard different visions from different residents about the scale of future development, and the design characteristics of any future buildings over 5 stories in this part of Roslindale Square.

Understanding the priorities for land use activities and design features in this area helps us get a better picture of how residents see this area accommodating new housing and medium-scale activities (i.e., a movie theater or entertainment space) in the future.

Washington Street – North + South

EXISTING MAIN STREET CONNECTIONS



The section of Washington Street north of Adams Park includes several large parcels, including the Municipal Lot #8 on Taft Hill Terrace and several retail parking lots. The southeast side of Washington Street contains several smaller retail uses. As an entrance to the Square, this area should accommodate future higher density mixed-use and housing development as well as medium-scale entertainment and recreation spaces. These spaces should be paired with pedestrian-friendly exterior spaces along Washington Street to promote an active connection between Adams Park and Healy Field.

This southern section of Washington Street is primarily residential with a variety of two- and three-story buildings that either have yards or are right against the sidewalk. There are several one-story businesses at the intersection of Washington Street and Albano Street that are disconnected from the center of the Square. Due to the existing scale of the residential buildings and the increasing elevation headed south down Washington Street, and in addition to the presence of some businesses, this area should promote continued housing opportunities as well as establish more of a visual connection to the Square.

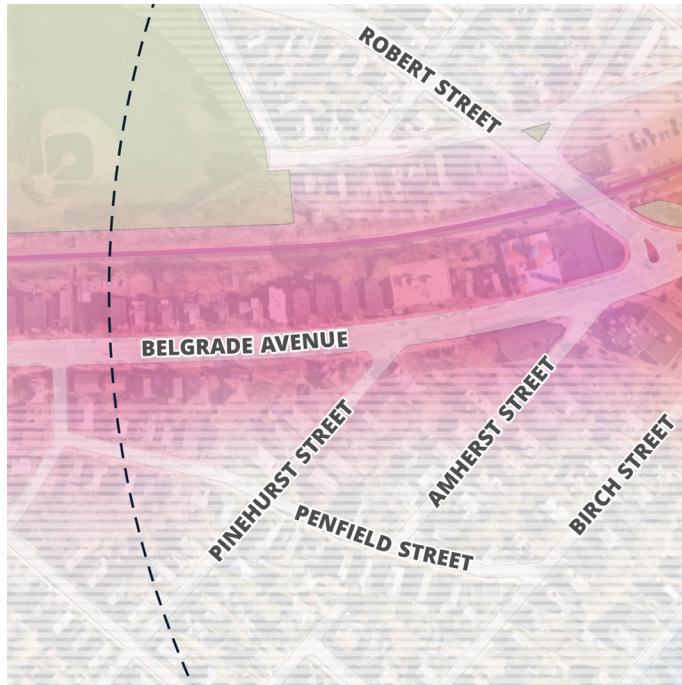
WHY DO WE WANT TO LEARN MORE:

Residents expressed diverging opinions on the future scale of development they envision along these streets and the design characteristics that can define Washington Street as a main street if buildings over five (5) stories were developed.

Understanding how residents view these areas as extensions of Roslindale Square and where they believe it should transition into being more residential helps us determine land uses to prioritize along each section.

Belgrade Ave + Cummins Highway

POTENTIAL GATEWAYS



The section of Belgrade Avenue leading to South Street is predominantly residential but connects to a mix of community resources and spaces like St. Nectarios Church, the Square Root, and The Cooperative Bank. Future development around this area should be balanced in its promotion of both continued residential activity and potential ground floor activity when approaching the South Street and Corinth Street intersection.

The section of Cummins Highway between Washington Street and Sycamore Street has been identified by residents as a significant gateway connection to the Square. With a mix of residential, commercial, and mixed-use buildings along these blocks, this area should accommodate ground-floor retail and housing to both affirm the existing land use patterns and strengthen the pedestrian connection to Adams Park.

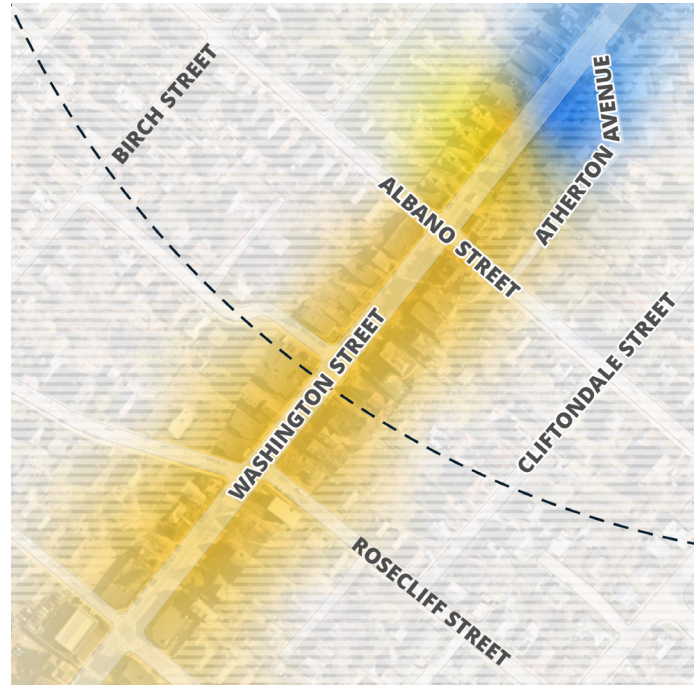
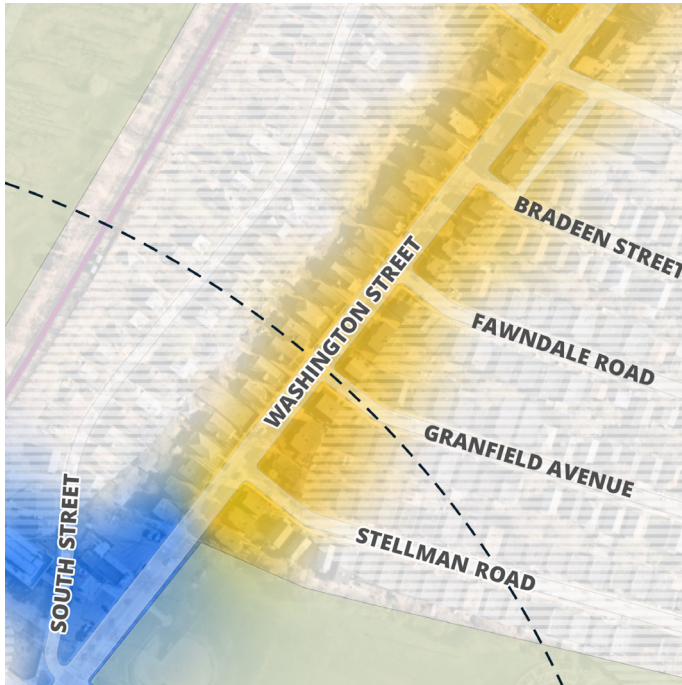
WHY DO WE WANT TO LEARN MORE:

Residents expressed interest in making these streets feel more like gateways to Roslindale Square and its community anchors. However, we did not get as much clarity on if those gateways should allow more ground-floor commercial space or if they should stay predominantly residential-only.

Since both areas are mostly residential but also have some existing commercial spaces, it would help us to understand what kind of land use activities should be prioritized as these streets begin to intersect with the Square.

Washington Street – Deeper North + South

DEEPER COMMUNITY CONNECTIONS



With an existing precedent of three-family and multifamily residential buildings, recent mixed-use multifamily projects, and an expressed desire to promote connections between this area and Roslindale Square, the northern section of Washington St would be an important area to include in the broader plan area. Additionally, the southern area has a similar mix of buildings as well as several commercial retail strips every couple of blocks that also make it an important area to include to support existing mixed-use activity going towards Roslindale Square and for the surrounding area.

WHY DO WE WANT TO LEARN MORE:

Residents expressed interest in further considering these further parts of Washington Street as part of the plan area because there are existing commercial buildings in both directions and a desire to connect existing residents to more commercial and community resources.

These areas extend outside of the core location where we have asked residents to share their feedback on in previous engagement, so we are asking clarifying questions to understand if these further areas of Washington Street feel like they should extend the gateway into the Square and if it should allow more ground-floor commercial activity further in both directions.

NOTE: Further site analysis and further engagement targeted to these areas would occur if there is continued interest in including this area.

Low Scale Residential Fabric



The design and scale of the smaller scale residential areas surrounding the square should be celebrated and affirmed by new development. Citywide initiatives such as Citywide ADU Zoning will study further opportunities for gentle growth in these areas.

SURVEY QUESTIONS

Land Use and Design Areas

Center of Roslindale Square

COMMUNITY + COMMERCIAL CORE



KEY QUESTIONS

1. What makes the streets in this core area unique from one another? (**Belgrade Ave, Birch St, Corinth St, Poplar St, Taft Hill Ter, and Washington St**)

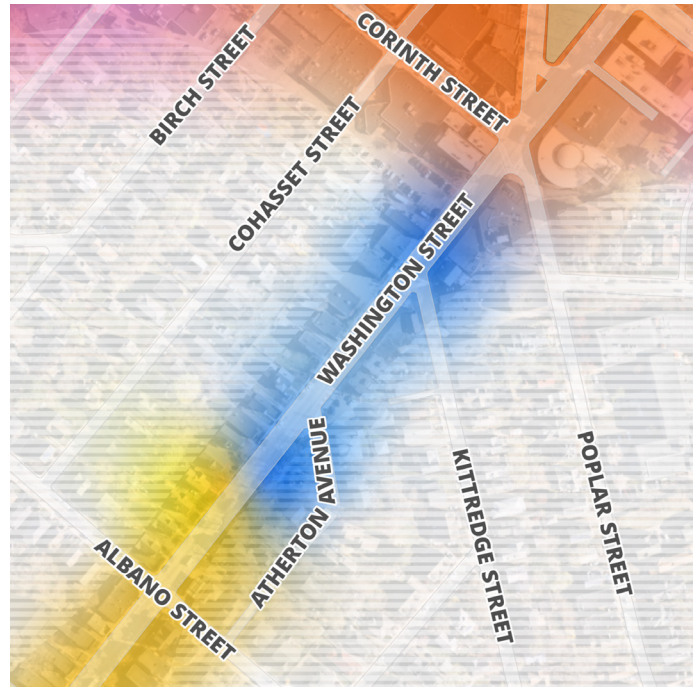
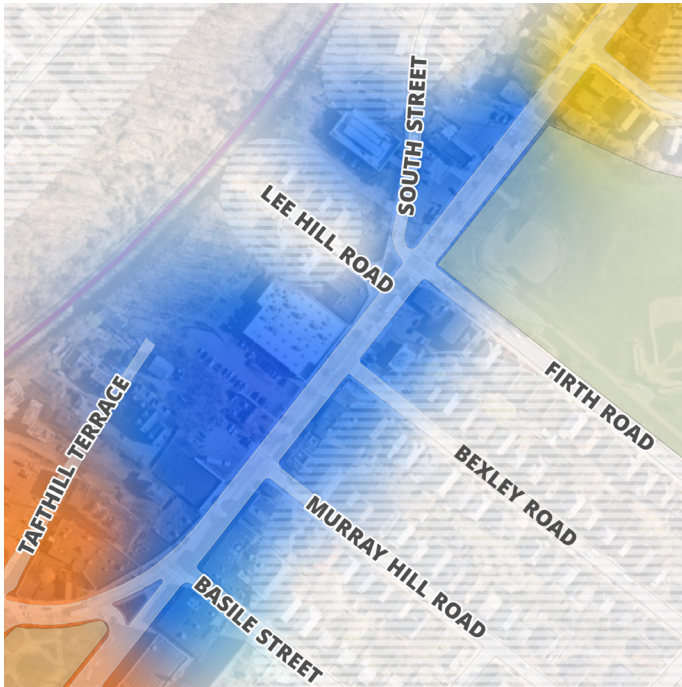
2. What makes taller buildings (5 to 7 stories) feel more approachable to you when you are walking around an area today? If new taller buildings were developed in Roslindale Square, what would you want them to include to feel more approachable?

3. Would you like to see activities that need larger indoor spaces in this area (for example, a movie theater, entertainment venue, or indoor recreational space)?

If not, where else in or near the Square would you want to see activities like these?

Washington Street – North + South

EXISTING MAIN STREET CONNECTIONS



KEY QUESTIONS

1. How do these streets currently feel in relation to the Square? How do they feel in relation to the residential-only parts of the neighborhood?

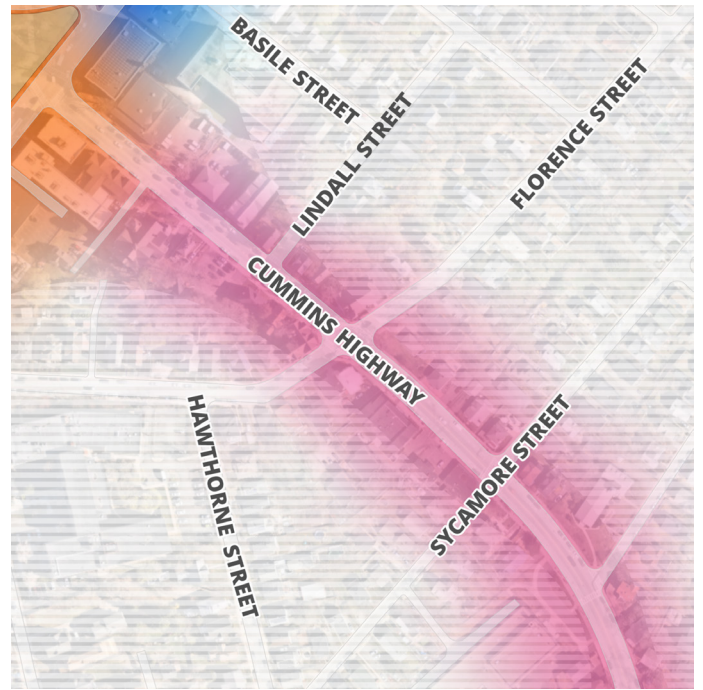
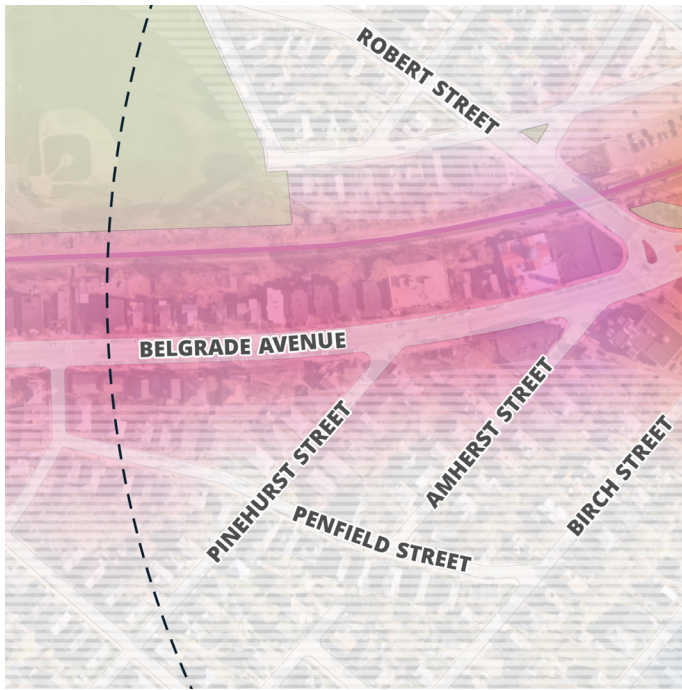
2. What preferences do you have for the types of spaces and activities in these sections of Washington Street?

3. Where along these streets should more ground-floor commercial activity be allowed and encouraged?

4. Where along these streets should fully residential buildings be prioritized?

Belgrade Ave + Cummins Highway

POTENTIAL GATEWAYS



KEY QUESTIONS

1. How do these streets currently feel in relation to the Square? How do they feel in relation to the residential parts of the neighborhood?

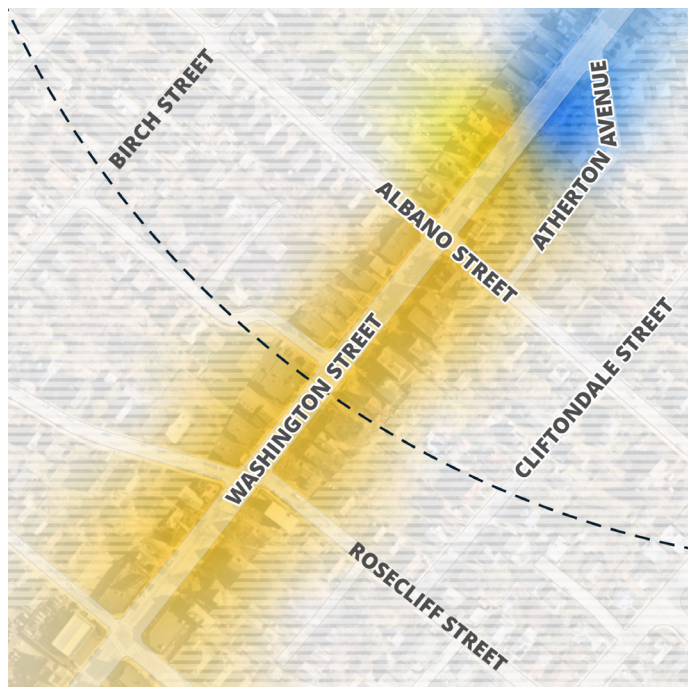
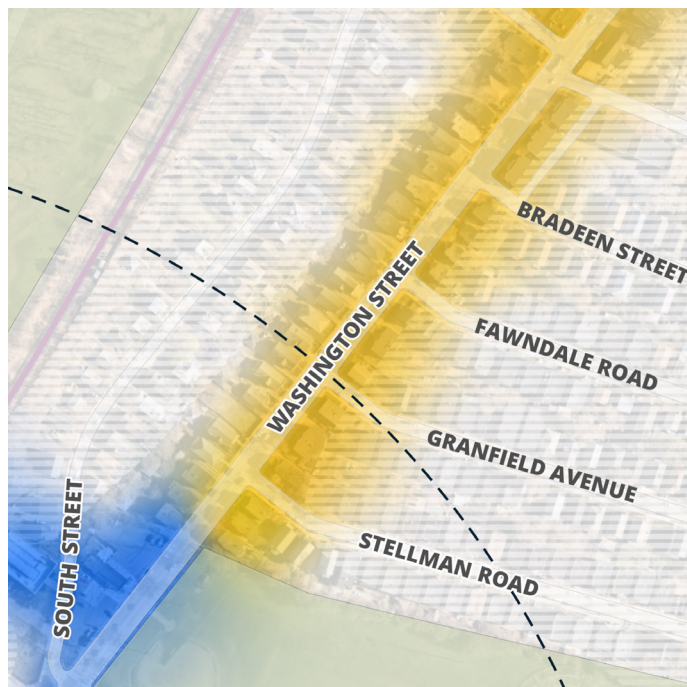
2. Where along these streets should more ground-floor commercial activity be allowed and encouraged?

3. Where along these streets should fully residential buildings be prioritized?

4. Are there any kinds of outdoor amenity spaces (like outdoor seating, patios, courtyards, balconies, etc.) that should be present here or near the areas closest to the intersection?

Washington Street – Deeper North + South

DEEPER COMMUNITY CONNECTIONS



KEY QUESTIONS

1. If the plan area included these sections of Washington Street, would you prefer fully residential buildings or buildings with ground-floor commercial activity?

2. Are there specific types of spaces or activities that you would envision existing along the street in the future?

NOTE: These answers help us in determining if a future land use framework should include these areas, what local priorities are for the areas and what types of design and zoning tools are needed to support those priorities.

Overall Area

KEY QUESTIONS

1. Are there any elements of building design (materials, textures, outdoor spaces such as balconies or terraces, etc.) that you would specifically like to see in one of the areas mentioned above?

2. Are there any public realm improvements (street trees, outdoor retail space and cafe seating, through-block connections, etc.) that you would specifically like to see in one of the areas mentioned above?

3. Are there more specific types of land use activities that you specifically would like to see in one or more of the areas above related to land use activity? (Ex. types of businesses, entertainment and recreation, services, housing above storefronts or on the ground floor, etc.)



3

■ 3/6

TRANSPORTATION



COMMUNITY ENGAGEMENT: TOP 4 THEMES

- 1

SIMPLIFY STREET NETWORK CIRCULATION

Simplify the street network for the safety of all users, to discourage cut-through traffic on minor residential streets, and to reduce circuitous travel patterns for buses and drivers.

- 2

RECONFIGURE CHALLENGING INTERSECTIONS

Modify skewed and complex intersections to improve crosswalk safety and create new opportunities for green infrastructure and active streetscapes.

- 3

INVEST IN BETTER BUS STOPS AND BUS RELIABILITY

Improve high ridership bus stops by providing additional space and amenities for riders, such as shelters and benches. Install transit priority features to street segments where buses experience delay.

- 4

REDUCE BARRIERS TO THE COMMUTER RAIL

Improve connections to and within the Roslindale Square Commuter Rail station, increase train frequency, and reduce fares.



SUMMARY OF RECOMMENDATION IDEAS

The following recommendation ideas are proposed for community review before the draft Plan is released later this summer. The table below includes a summary of recommendation ideas, the estimated timeline for implementation, responsible parties for implementing the recommendation, and which of the 4 community engagement themes it advances.

INTERSECTION REDESIGN AND PUBLIC REALM EXPANSION

RECOMMENDATIONS		TIMELINE	RESPONSIBLE PARTIES	COMMUNITY ENGAGEMENT THEMES			
R 1	Restore two-way operations on Washington Street along Adams Park (between South St and Poplar St) to reduce traffic on Poplar St, simplify bus routing, reduce residential cut-through traffic, and improve operations at intersections.	5-10 years	• Streets Planning	1	2	3	4
R 2	As part of the two-way Washington St conversion, expand the sidewalk and public realm at Washington St/South St to improve pedestrian safety and create opportunities for activation and green infrastructure.	5-10 years	• Streets Planning				
R 3	As part of the two-way Washington St conversion, explore making Poplar St a shared street open to local vehicle traffic or business operations only. This would allow Poplar St to be used flexibly for many types of activities including outdoor dining, the farmers market, events, performances, and more.	7+ years	• Streets Planning				
R 4	Reconfigure and signalize the Belgrade Ave/Robert St/Corinth St intersection to simplify circulation, reduce crosswalk length, and create additional space for public realm activation and green infrastructure.	5-10 years	• Streets Planning				
R 5	Square off the Belgrade Ave intersections of both Pinehurst St and Amherst St to reduce crosswalk distances, slow turning vehicles, expand space for bus stops, and create green infrastructure opportunities.	1-5 years	• Streets Planning				

DIRECTIONALITY CHANGES							
RECOMMENDATIONS		TIMELINE	RESPONSIBLE PARTIES	COMMUNITY ENGAGEMENT THEMES			
R 6	Flip the one-way directions of Firth Rd and Bexley Rd to control left-turning vehicles more safely at an existing traffic signal. This change will improve overall operations and reduce conflicts between turning vehicles and people walking and biking.	1 year	• Streets Planning	1	2	3	4
BUS AND RAIL ACCESS IMPROVEMENTS							
R 7	Improve the high-ridership bus stops at both Washington St/Firth Rd (northbound) and South St/Taft Hill Terrace with additional passenger amenities such as shelters, benches, and improved sidewalks.	1-5 years	• Streets Planning				
R 8	Refresh bus lanes and install additional crosswalks on Washington Street.	0-2 years	• Streets Planning				
R 9	Work with the MBTA to make investments that are required to increase train frequency. Continue to advocate for lower fares (Zone 1A) to reduce financial barriers to the Commuter Rail.	5-10 years	• Streets Planning • MBTA				
R 10	Coordinate with the MBTA to advance station access and wayfinding by installing improved lighting and murals on the pedestrian underpass that connects under the commuter rail line.	1-5 years	• Streets Planning • MBTA				

SURVEY QUESTIONS

Please fill out the following questions in response to the recommendation ideas!

1. Are there any recommendations you would modify or suggest further refinement to?

[yes or no]

a. If Yes, which recommendation(s) would you suggest modifying or refining? [Check Box]

R 1		R 2		R 3		R 4		R 5		R 6		R 7		R 8		R 9		R 10	
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b. How would you change the recommendation? [short answer]

2. Are there recommendations that you do *not* want to move forward? [yes or no]

a. If Yes, which recommendation(s) do you not want to move forward and why?

R 1		R 2		R 3		R 4		R 5		R 6		R 7		R 8		R 9		R 10	
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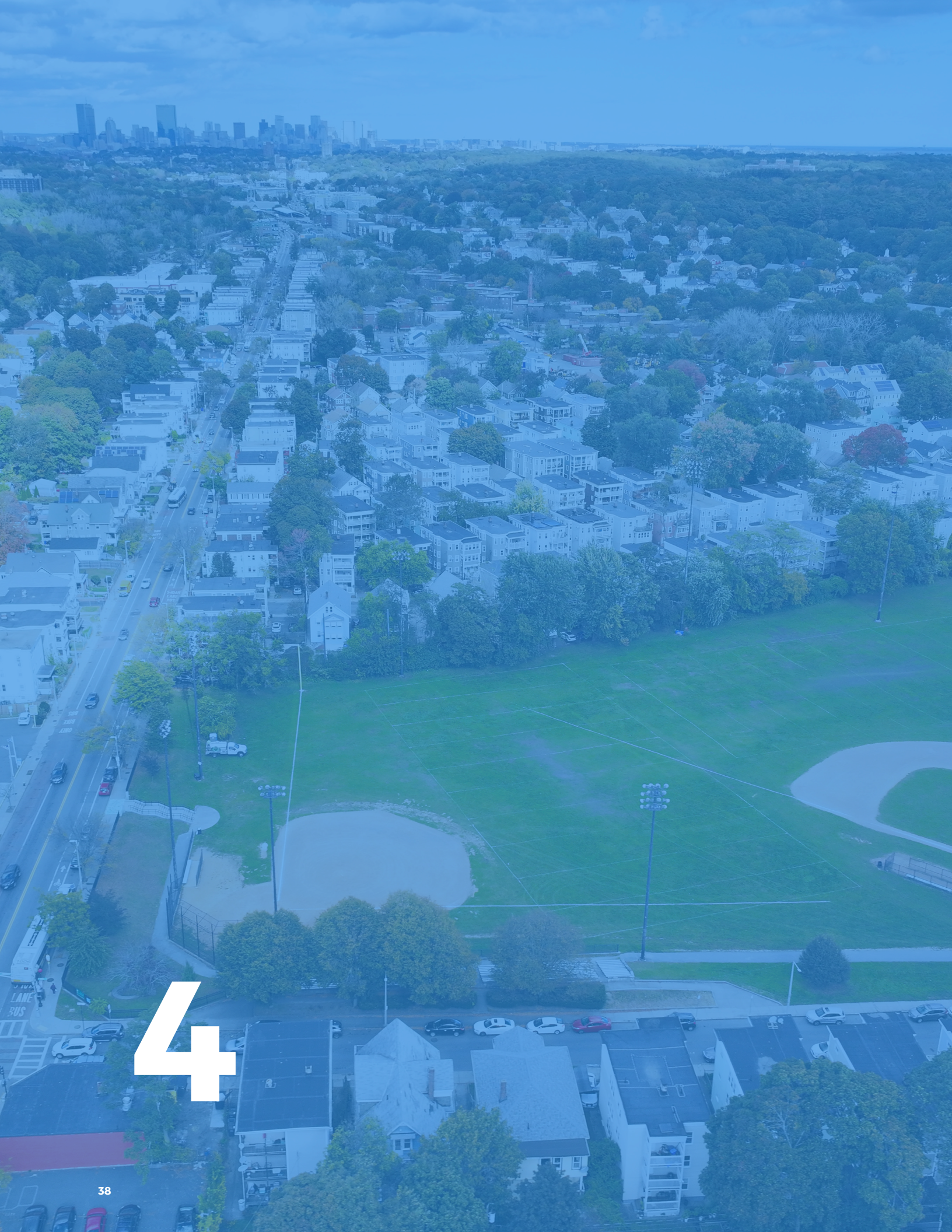
b. Why do you not want this recommendation to move forward? [short answer]

3. Are we missing any opportunities for recommendations? [yes or no]

If Yes, what recommendations are we missing?

4. Which recommendations do you support?

R 1		R 2		R 3		R 4		R 5		R 6		R 7		R 8		R 9		R 10	
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OPEN SPACE AND RESILIENCY

COMMUNITY ENGAGEMENT: TOP 4 THEMES

1

ROSLINDALE'S OPEN SPACES ARE AN IMPORTANT PART OF THE NEIGHBORHOOD IDENTITY AND CREATING SPACES FOR COMMUNITY GATHERING

Adams Park is beloved and well used. Consideration should be given to programming in the other parks, to relieve the pressure on Adams Park and to provide activation in Alexander the Great Park, Healy Field, and Fallon Field. Requests for a children's play area, defined performance/ events space, and more connection to Poplar Street storefronts were mentioned in discussions about Adams Park.

2

EXPANSION OF THE PUBLIC REALM

Identifying opportunities for outdoor dining and gathering areas that foster indoor/outdoor connections, making space for community gathering, and activating the streets were the most common types of open spaces the community wants to create in Roslindale.

3

RESILIENCY

New open spaces and development should integrate resilient strategies to manage stormwater and mitigate the impacts of urban heat. These strategies include street trees, shade structures, green infrastructure, green roofs, and solar panels. Street trees were the most requested.

4

CREATING CONNECTIONS BETWEEN ADAMS PARK + SURROUNDING BUSINESSES

Adams Park is great at attracting people to the Square but better incentives are needed to bring those visitors into the rest of the neighborhood and surrounding businesses. This would generate more business and activate the surrounding streets.



SUMMARY OF RECOMMENDATION IDEAS

The following recommendation ideas are proposed for community review before the draft Plan is released later this summer. The table below includes a summary of recommendation ideas, the estimated timeline for implementation, responsible parties for implementing the recommendation, and which of the 4 community engagement themes it advances.

PUBLIC REALM EXPANSION						
RECOMMENDATIONS	TIMELINE	RESPONSIBLE PARTIES	COMMUNITY ENGAGEMENT THEMES			
<p>R 1 Convert Poplar St to a shared street. This will support the capacity of Adams Park to host events and increase the connectivity between the park and the neighborhood.</p> <p>The details of this improvement will be developed in a separate process but could include the conversion of pavement from asphalt to pavers, raising a portion or all of the street to be at the level of the sidewalk, green infrastructure strategies (porous pavement, street trees with continuous tree trenches) and the addition of amenities such as seating, planters, and lighting.</p>	<p>Enabling transportation upgrades 5-10 years, full build out 8-10 years</p>	<ul style="list-style-type: none"> Streets Planning 	1	2	3	4

RECOMMENDATIONS		TIMELINE	RESPONSIBLE PARTIES	COMMUNITY ENGAGEMENT THEMES			
R 2	<p>Expand the sidewalks at both sides of the intersection at Belgrade Avenue and Corinth Street.</p> <p>This includes the sidewalk in front of Square Root that would provide space for outdoor cafe seating and an extension of Alexander the Great Park that could be used for cultural programming and events.</p>	<p>Interim activation 1-3 years, enabling transportation upgrades 5-10 years, full build out 8-10 years</p>	<ul style="list-style-type: none"> • Planning Department • Community host organization, Streets Planning 	1	2	3	4

RESILIENCY

R 3	<p>Heat Resilient strategies should be prioritized in the area of the Square that is considered a priority zone in the Urban Forest Plan (street tree planting, roof treatment, pavement selection).</p> <p>Zoning districts should be mapped to create opportunities for increased sidewalk widths through setbacks, in order to provide room for additional street trees, green infrastructure, and outdoor seating.</p> <p><i>Note: Street trees can be installed and maintained by the Urban Forestry Division in new development projects.</i></p>	<p>Subject to development timeline (commercial areas)</p> <p>1-2 years (street planting in residential areas)</p>	<ul style="list-style-type: none"> • Article 80 development projects • Urban Forestry Division, 'Let's Keep Boston 'Cool' program 				

RECOMMENDATIONS		TIMELINE	RESPONSIBLE PARTIES	COMMUNITY ENGAGEMENT THEMES			
R 4	<p>Green Infrastructure should be prioritized in all public realm improvements.</p> <p>One priority area within the plan are the streets surrounding Healy Field (Florence, Firth and Washington St) to alleviate the stormwater issues in this part of the neighborhood.</p>	<p>Subject to development timeline</p> <p>2-5 years, Green Infrastructure Site Assessment & Prioritization-Arboretum project</p>	<ul style="list-style-type: none"> Article 80 development projects Office of Green Infrastructure 	1	2	3	4
	UPGRADES TO EXISTING						
R 5	<p>Compile alternative funding sources for park improvements requested by the community</p>	1 year	<ul style="list-style-type: none"> Planning Department 				

SURVEY QUESTIONS

Please fill out the following questions in response to the recommendation ideas!

1. Are there any recommendations you would modify or suggest further refinement to? [yes or no]

a. If Yes, which recommendation(s) would you suggest modifying or refining? [Check Box]

R 1		R 2		R 3		R 4		R 5	
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b. How would you change the recommendation? [short answer]

2. Are there recommendations that you do not want to move forward? [yes or no]

a. If Yes, which recommendation(s) do you not want to move forward and why?

R 1		R 2		R 3		R 4		R 5	
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b. Why do you not want this recommendation to move forward? [short answer]

3. Are we missing any opportunities for recommendations? [yes or no]

If Yes, what recommendations are we missing?

4. Which recommendations do you support?

R 1		R 2		R 3		R 4		R 5	
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5

Est. 1986 GOURMET COFFEE

"HOME of the BUCKET"

4252

PASTRIES IRISH TEA

LOTTERY

COFFEE CAKES * BAGELS

BREAKFAST SANDWICHES

 5/6

SMALL BUSINESSES



COMMUNITY ENGAGEMENT: TOP 5 THEMES

1

MAINTAIN THE LOCAL BUSINESSES ATMOSPHERE

Community members would like to maintain much-loved local businesses, support their continued success, and minimize large footprint chain establishments.

2

CONCERNS AROUND RISING COMMERCIAL RENTS FOR SMALL BUSINESSES

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.

3

MORE PROMOTION OF LOCAL BUSINESS DISTRICTS LIKE ROSLINDALE SQUARE

Many business owners indicated a desire for the City to play a greater role in promoting small neighborhood business districts and encouraging more residents from other parts of the city to visit them.

4

NEW BUSINESS TYPES TO ENCOURAGE GATHERING AND DAY/NIGHT ACTIVITY

There is desire to have more '3rd spaces' like cafes and sit-down restaurants (and a small movie theater!) to engage with other community members, as well as affordable retail, especially for groceries and healthy food options.

5

IDENTIFIED NEED TO ACTIVATE VACANT COMMERCIAL GROUND FLOORS

There is a need to identify strategies to fill several vacant commercial spaces, disincentivize vacancies, and temporarily activate empty spaces with placemaking elements such as window art.



SUMMARY OF RECOMMENDATION IDEAS

The following recommendation ideas are proposed for community review before the draft Plan is released later this summer. The table below includes a summary of recommendation ideas, the estimated timeline for implementation, responsible parties for implementing the recommendation, and which of the 5 community engagement themes it advances.

NEW BUSINESSES							
RECOMMENDATIONS	TIMELINE	RESPONSIBLE PARTIES	COMMUNITY ENGAGEMENT THEMES				
			1	2	3	4	5
<p>R 1</p> <p>Prioritize the following commercial uses in new development or through adaptive reuse of existing or vacant buildings: affordable and healthy food retailers, cafes and co-working spaces, sit-down restaurants, and daytime casual eateries.</p> <p>Businesses that provide culturally relevant and affordable goods & services to Black, Latinx, Haitian Creole, and other immigrant communities in Roslindale are encouraged.</p>	Subject to development timeline	<ul style="list-style-type: none"> • Planning Department Development Review • Planning Department Real Estate • Private Developers 	1	2	3	4	5

RECOMMENDATIONS		TIMELINE	RESPONSIBLE PARTIES	COMMUNITY ENGAGEMENT THEMES				
R 2	Through new development or adaptive reuse, encourage the build-out of a small movie theater with a local film operator as the tenant.	Subject to development timeline	<ul style="list-style-type: none"> • Planning Department Development Review • Private Developers 	1	2	3	4	5
STABILIZING SMALL BUSINESSES								
R 3	Engage with Roslindale business owners to gauge interest in co-ownership models of commercial spaces and target support through the Small Business Technical Assistance program.	Spring 2025	<ul style="list-style-type: none"> • OEOI • Community partners (i.e. local business associations) 					
R 4	Research and report on the effectiveness of policies that limit store size and/or types of stores in certain locations, including Roslindale Square, to support local small business economies.	3 years	<ul style="list-style-type: none"> • OEOI 					

ACRONYM REFERENCES

- OEOI: *Office of Economic Opportunity and Inclusion*

POLICIES AND PROGRAMMING TO SUPPORT ACTIVE BUSINESS DISTRICTS

RECOMMENDATIONS		TIMELINE	RESPONSIBLE PARTIES	COMMUNITY ENGAGEMENT THEMES				
				1	2	3	4	5
R 5	Develop tracking mechanism for commercial vacancies Complement with a program that supports existing or start-up businesses in tenanting vacant commercial spaces, addressing a major source of concern for the vitality of the business sector in Roslindale Square.	3 years	• OEOI	1	2	3	4	5
R 6	<p>Expand marketing outreach for the Legacy Business Program to include more hard copy and translated materials.</p> <p>In Roslindale these spaces may include the Roslindale Community Center, the Roslindale branch of the BPL, and the Menino Center at Archdale BHA.</p>	Fall 2024	• OEOI					
R 7	As cited in the May 2024 Small Business Report, the City should establish a digital transformation program to provide digital capability assessments, grant funding to invest in digital capacity, direct technical assistance, and operational training. The program should provide additional support to specific sectors (e.g., restaurants, retail) that are common in local business centers like Roslindale Square to promote neighborhood vibrancy.	Beginning in Fall 2024	• OEOI					

SURVEY QUESTIONS

Please fill out the following questions in response to the recommendation ideas!

1. Are there any recommendations you would modify or suggest further refinement to?

[yes or no]

a. If Yes, which recommendation(s) would you suggest modifying or refining? [Check Box]

R 1		R 2		R 3		R 4		R 5		R 6		R 7	
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b. How would you change the recommendation? [short answer]

2. Are there recommendations that you do not want to move forward? [yes or no]

a. If Yes, which recommendation(s) do you not want to move forward and why?

R 1		R 2		R 3		R 4		R 5		R 6		R 7	
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b. Why do you not want this recommendation to move forward? [short answer]

3. Are we missing any opportunities for recommendations? [yes or no]

If Yes, what recommendations are we missing?

4. Which recommendations do you support?

R 1		R 2		R 3		R 4		R 5		R 6		R 7	
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@JESSEMADET



6



■ 6/6

ARTS + CULTURE

COMMUNITY ENGAGEMENT: TOP 4 THEMES

1

INCREASE IN DIVERSE CULTURAL PROGRAMMING

The community acknowledges a need for more diverse cultural programming that reflects the Roslindale community, especially Black, Latinx, and other immigrant groups.

2

ACTIVATION OF PUBLIC PARKS MORE CONSISTENTLY ACROSS THE NEIGHBORHOOD

Adams Park is host to many recurring community and cultural events, such as Holi and the Farmers Market, but other public parks and spaces in the area such as Birch Street, Alexander the Great Park, Healy Field, and Fallon Field could benefit from activation with more seating, public art, and programming.

3

MORE LIVE ENTERTAINMENT, MUSIC, AND EVENTS TO ACTIVATE THE SQUARE

The community has cited a desire for more public outdoor events such as movie screenings, live music, child-friendly programs, and food festivals.

4

THERE ARE MANY OPPORTUNITIES FOR MURALS TO EXPRESS THE IDENTITY OF THE NEIGHBORHOOD, CREATE WELCOMING GATEWAYS, AND ACTIVE UNDERUTILIZED SPACES IN THE SQUARE

There are already several murals in Roslindale Square, but opportunities for more murals to contribute to a sense of community include the MBTA tunnel, blank sides of buildings, and Birch Street.



SUMMARY OF RECOMMENDATION IDEAS

The following recommendation ideas are proposed for community review before the draft Plan is released later this summer. The table below includes a summary of recommendation ideas, the estimated timeline for implementation, responsible parties for implementing the recommendation, and which of the 5 community engagement themes it advances.

OPPORTUNITIES FOR CULTURAL PROGRAMMING AND ACTIVATION

RECOMMENDATIONS		TIMELINE	RESPONSIBLE PARTIES	COMMUNITY ENGAGEMENT THEMES			
R 1	Designate Birch Street Plaza for a pre-permitted, seasonal entertainment license with a host organization to organize events in collaboration with diverse cultural groups.	Summer/Fall 2025	<ul style="list-style-type: none"> • MOAC • Community host organization (RVMS) 	1	2	3	4
	If this program expands, consider hosting additional pre-permitted entertainment licenses in Roslindale public parks such as Fallon Field.						
R 2	Following the 2-way Washington Street completion, explore a more regular full closure and cultural activation of Poplar Street during the Farmers Market	5-10 years	<ul style="list-style-type: none"> • BTD • MOAC • Community partners 				

PHYSICAL ART AND PLACEMAKING							
RECOMMENDATIONS		TIMELINE	RESPONSIBLE PARTIES	COMMUNITY ENGAGEMENT THEMES			
R 3	Coordinate with MBTA to install new mural art and lighting in the Roslindale Village commuter rail station underpasses	1-3 years	<ul style="list-style-type: none"> • MBTA • MOAC 	1	2	3	4
R 4	Promote the inclusion of mural art in new developments that reflects the cultural diversity of the Roslindale community and follows MOAC guidelines for public art on private property	Subject to development timeline	<ul style="list-style-type: none"> • MOAC • Private developers • Planning Department development review 				
POLICY AND PROGRAMMING							
R 5	Complete a public art inventory in Roslindale Square as part of a larger citywide public art plan to identify gaps in representation and opportunities for additional placemaking	12-18 months	<ul style="list-style-type: none"> • MOAC 				
R 6	Support Roslindale Village in becoming a designated state cultural district to grow a vibrant cultural sector.	3 years - application to be submitted in FY2026	<ul style="list-style-type: none"> • MOAC • Community partners 				

ACRONYM REFERENCES

- **MOAC:** Mayor’s Office of Arts and Culture
- **BTD:** Boston Transportation Department

SURVEY QUESTIONS

Please fill out the following questions in response to the recommendation ideas!

1. Are there any recommendations you would modify or suggest further refinement to?

[yes or no]

a. If Yes, which recommendation(s) would you suggest modifying or refining? [Check Box]

R 1		R 2		R 3		R 4		R 5		R 6	
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b. How would you change the recommendation? [short answer]

2. Are there recommendations that you do *not* want to move forward? [yes or no]

a. If Yes, which recommendation(s) do you not want to move forward and why?

R 1		R 2		R 3		R 4		R 5		R 6	
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b. Why do you not want this recommendation to move forward? [short answer]

3. Are we missing any opportunities for recommendations? [yes or no]

If Yes, what recommendations are we missing?

4. Which recommendations do you support?

R 1		R 2		R 3		R 4		R 5		R 6	
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SQUARES + STREETS



Planning Department

CITY of BOSTON