

Date Received	To elected officials/may Source	Comment	Name	Organization (if applicable)
09/12/24	Yes	Letter	See letter attached (Copy of WalkUP Rosindale Open Letter re Squares & Streets 12 Sep 2024.pdf)	Math Lawlor WalkUP Rosindale
09/17/24	Yes	Letter	See letter attached (Squares + Streets: Open letter in support of pro-housing & transportation proposals for Rosindale Square) I am writing to state that I do not believe the city is ready to approve the Squares and Streets plan for Rosindale. The vote should be postponed until concerns are addressed. At this point I do not believe that the city and its representatives have actually listened to residents' concerns.  The residents of Rosindale love the square and, while not opposed to change, do not want its character to be destroyed. You actually believe that 7 story buildings in the square will do anything positive for the area? It will destroy the sense of community that the residents currently have.  I do not oppose more housing, what I oppose is turning every neighborhood into NYC or the Boston financial district, cold and unwelcoming! I feel like this administration is great at providing lip service but doesn't actually listen to the residents. Do MORE!! Dear BPCD Board,  As a business who felt that we had to make a move out of the Rosindale "small area" as a result of the LAST major up-growth initiative, I feel particularly qualified to speak to the potential impact of this plan for the business community. Please note, as a subset, as part of our move we rehabbed a vacant building, added housing units in the greater Rosindale area above our new store, and provided parking that did not previously exist. We are pro-housing growth throughout the Boston area, not just in "downtown" or small area development. However, appropriate growth allows for all members of the community, including businesses and residents to have their key needs met.  We request that the board not vote to approve the Rosindale Square Small Area Plan on February 13, 2025. The Planning Department has not heard sufficient feedback from business owners as to what will happen when the plan is put in place. The Department should take the time that is needed to do a full assessment of business owners' concerns about how the Plan will negatively affect their businesses.  Although this action does not address actual issues and concerns that have come up throughout the process, the Planning Department has not made clear they have heard, or are willing to address, the business owners' concerns. It is clear that they need more time to get this right, and to show responsiveness to the active issues that have been highlighted.  Issues that directly affect the businesses include: - the plan to curtail or eliminate Poplar Street access* (Businesses on this stretch have very limited access for delivery and pickup as it stands.) This closure would be prohibitive.  - no contingency plans for the amount of curbside and public lot parking spaces that will be eliminated.  - We need to ensure that any parking spaces taken away from general use for the square are accommodated under the building or in alternate spaces (the BOMA/ICA lot).  - The lack of evidence that increased density in the Square will lead to significant growth in foot traffic. - Displacement - Businesses whose landlords choose to build above them can expect a 10 to 20% income hit (or higher, depending on location) for the year or more during which construction takes place. Is the city or the landlord going to be expected to budget for this need? - and others in the community would like to know explicitly, given the added density in the last 6-10 years, which businesses are reporting how that increased density has led to an increase in their businesses? The Office of Economic Opportunity and Inclusion (OEOI) should conduct this analysis BEFORE the BPCD Board approves the Small Area Plan.  In addition, outreach to business owners like me has been scant. We provided input at the single small business owner focus group attended by the OEOI and the Planning Department. We received no feedback or updates as to whether our input was incorporated into the Small Area Plan. A second group in November requested feedback, again from the OEOI administrators and attendees requested answers to specific questions. The OEOI has not yet responded to any of these requests.  In sum, the core commercial district business owners will deal with the consequences of a plan into which they had very little input, a plan that goes directly counter to what those businesses have stated they need to sustain or thrive.  Please do not pass the Rosindale Small Area Plan at your February meeting.	Nate Steel Rozzidents for More Rozzidents
01/17/2025	Yes	Email	I feel like this administration is great at providing lip service but doesn't actually listen to the residents. Do MORE!! Dear BPCD Board,  As a business who felt that we had to make a move out of the Rosindale "small area" as a result of the LAST major up-growth initiative, I feel particularly qualified to speak to the potential impact of this plan for the business community. Please note, as a subset, as part of our move we rehabbed a vacant building, added housing units in the greater Rosindale area above our new store, and provided parking that did not previously exist. We are pro-housing growth throughout the Boston area, not just in "downtown" or small area development. However, appropriate growth allows for all members of the community, including businesses and residents to have their key needs met.  We request that the board not vote to approve the Rosindale Square Small Area Plan on February 13, 2025. The Planning Department has not heard sufficient feedback from business owners as to what will happen when the plan is put in place. The Department should take the time that is needed to do a full assessment of business owners' concerns about how the Plan will negatively affect their businesses.  Although this action does not address actual issues and concerns that have come up throughout the process, the Planning Department has not made clear they have heard, or are willing to address, the business owners' concerns. It is clear that they need more time to get this right, and to show responsiveness to the active issues that have been highlighted.  Issues that directly affect the businesses include: - the plan to curtail or eliminate Poplar Street access* (Businesses on this stretch have very limited access for delivery and pickup as it stands.) This closure would be prohibitive.  - no contingency plans for the amount of curbside and public lot parking spaces that will be eliminated.  - We need to ensure that any parking spaces taken away from general use for the square are accommodated under the building or in alternate spaces (the BOMA/ICA lot).  - The lack of evidence that increased density in the Square will lead to significant growth in foot traffic. - Displacement - Businesses whose landlords choose to build above them can expect a 10 to 20% income hit (or higher, depending on location) for the year or more during which construction takes place. Is the city or the landlord going to be expected to budget for this need? - and others in the community would like to know explicitly, given the added density in the last 6-10 years, which businesses are reporting how that increased density has led to an increase in their businesses? The Office of Economic Opportunity and Inclusion (OEOI) should conduct this analysis BEFORE the BPCD Board approves the Small Area Plan.  In addition, outreach to business owners like me has been scant. We provided input at the single small business owner focus group attended by the OEOI and the Planning Department. We received no feedback or updates as to whether our input was incorporated into the Small Area Plan. A second group in November requested feedback, again from the OEOI administrators and attendees requested answers to specific questions. The OEOI has not yet responded to any of these requests.  In sum, the core commercial district business owners will deal with the consequences of a plan into which they had very little input, a plan that goes directly counter to what those businesses have stated they need to sustain or thrive.  Please do not pass the Rosindale Small Area Plan at your February meeting.	Kim Fanning
01/19/2025	Yes	Email	Feel free to reach out to me if you have any questions or need clarification. Dear Chairwoman Rojas and members of the Board:  I write in connection with the Squares + Streets zoning initiative that will come before you soon with the hope that you will show the City administration's efforts to implement the sweeping zoning reforms that this initiative represents. As proposed, it will override local zoning provisions and impose a top-down zoning plan not only for Rosindale, but for other neighborhoods as well. Using words like "affordability" and "sustainability" and "equity" this initiative is a trinity willed effort to eliminate resident and community knowledge of what is being done to their neighborhoods, fields and groves. It implies that the City must decide these things because local residents and businesses are not smart enough to consistently enough to far enough than "outstate" has turned development in Boston into a free for all, relegating neighborhood advocates to speak at public meetings and hearings where the real has already been decided. If implemented as proposed, the Squares + Streets initiative simply doubles down on taking local sentiment and needs out of the equation in development matters. For that reason, I hope that you will reject the Squares + Streets Small Area Plan for Rosindale and use your influence as a Board member to protect what makes Boston a historic, unique, architecturally rich and culturally diverse city. If the Squares + Streets initiative is to be implemented in the future, it must represent the people and respect the neighborhoods about which residents care so much rather than give the City top down control over them.	Deborah DeBenedictis Tony's Market
01/21/2025	Yes	Email	Thank you for your attention and consideration	Dolores Boogdanin
01/27/2025	Yes	Letter	See letter attached (Copy of Written testimony Docket #0176 - Hearing Date, January 21, 2025) My name is Theresa Fitzgerald, for those who do not know me, I am a Meeting resident of Boston (Lincoln Plain/Rosindale) and I currently live in Rosindale. I am the principal owner of Centre Cuts Salon and Spa located at 6 Belgrade Avenue. Being actively engaged in my community, I am very aware and in tune with its residents, visitors and clientele of the numerous small businesses and their owners.  I am writing again in support of slowing the Squares and Streets process down, and especially to ask the board NOT to vote on the Rosindale Small Area Plan in February. Along with other business owners, we are in agreement that our businesses will be impacted the most by the decisions made with the new zoning plan. We have not been assured that the limited feedback that has been gathered from us has been truly heard and if the board is taking the feedback and consideration as the plan is shaped. Our major concerns are parking (using more of what we have), displacement, over development, increased traffic and truly affordable housing. Please take time to converse a little more with the business community.  Thank you again for listening, small business owners deserve to have a seat at the table as these zoning plans are made.	Dennis Kirkpatrick
01/30/2025	Yes	Email	I am writing to request that the Planning Department Board of Directors, at its February 13 meeting, NOT approve the current Rosindale Small Area Plan. Here are some of my reasons:  Unrepresentative Community Engagement: Community participation in Rosindale Squares and Streets planning activities has been around 0% Latino (although Rosindale is 27% Latino), 4% African-American/Black (Rosindale is 20 % AA/Black) and 0% white (Rosindale is around 50% white).  Lack of Displacement Protection: The Planning Department does not protect how many residents, and small businesses may be displaced by the Small Area Plan. The City does NOT yet have funded programs to help residents/businesses that are displaced.  Lack of Specific Goals and of Cost Estimates: The Small Area Plan does NOT include any granular estimates for how many residential units overall or affordable units are to be developed. The plan does NOT include any projections for how much it will cost taxpayers. Without such specifics, the plan cannot be assessed nor its implementation monitored.  Lack of Infrastructure and Climate Impacts: The plan does not address its potential impacts on Rosindale's power, water, sewage, transportation, police, and fire protection resources. The plan also does not consider the climate impacts of demolishing existing buildings rather than modifying such buildings to increase housing.  I support more housing -- and especially affordable housing. However, I believe that the Board of Directors should NOT approve a Small Area Plan until such a plan reflects and represents residents who are Latino, Black, and immigrant offers specific goals and funding requirements; protects our residents and businesses from displacement; and promotes climate resilience.  I also believe that consideration should be focused on preserving existing parking lots to support businesses in Rosindale. Losing parking by constructing housing on existing lots could limit customers from outside Rosindale to shop, eat and support these local businesses. If we lose those parking areas, business currently in Rosindale would disappear or be reduced by choice that would destroy to character of the Village.  In summation, I request that the Planning Department Board not approve the current Rosindale Small Area Plan at its February 13, 2025 meeting.	Theresa Fitzgerald Centre Cuts
01/31/2025	Yes	Email	See letter attached (Copy of Written testimony Docket #0176 - Hearing Date, January 21, 2025) My name is Theresa Fitzgerald, for those who do not know me, I am a Meeting resident of Boston (Lincoln Plain/Rosindale) and I currently live in Rosindale. I am the principal owner of Centre Cuts Salon and Spa located at 6 Belgrade Avenue. Being actively engaged in my community, I am very aware and in tune with its residents, visitors and clientele of the numerous small businesses and their owners.  I am writing again in support of slowing the Squares and Streets process down, and especially to ask the board NOT to vote on the Rosindale Small Area Plan in February. Along with other business owners, we are in agreement that our businesses will be impacted the most by the decisions made with the new zoning plan. We have not been assured that the limited feedback that has been gathered from us has been truly heard and if the board is taking the feedback and consideration as the plan is shaped. Our major concerns are parking (using more of what we have), displacement, over development, increased traffic and truly affordable housing. Please take time to converse a little more with the business community.  Thank you again for listening, small business owners deserve to have a seat at the table as these zoning plans are made.	Mark Gebhardt

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01/31/2025	Yes	Email	Andrea Ehrenshah	
01/31/2025	Yes	Email	Gina Penley	
01/31/2025	Yes	Email	Kilian White	
01/31/2025	Yes	Email	Nasser Yazdani	

Date Received	To elected officials/may Source	Comment	Name	Organization (if applicable)
01/31/2025	Yes	Email	Grissy Gass	
01/31/2025	Yes	Email	Martyn Roetter	
01/31/2025	Yes	Email	Marilena Mikonis	
01/31/2025	Yes	Letter		WalkUp Rosindale

I am writing to request that the Planning Department Board of Directors, at its February 13 meeting, NOT approve the current Rosindale Small Area Plan. Here are some of my reasons:

Unrepresentative Community Engagement: Community participation in Rosindale Squares and Streets planning activities has been around 10% Latino (although Rosindale is 27% Latino), 2% African-American/Black (Rosindale is 20% AA/Black) and 62% white (Rosindale is around 20% white).

Lack of Displacement Protection: The Planning Department does not project how many residents, and small businesses may be displaced by the Small Area Plan. The City does NOT yet have funded programs to help residents/businesses that are displaced.

Lack of Specific Goals and of Cost Estimates: The Small Area Plan does NOT include any goals/estimates for how many residential units overall or affordable units are to be developed. The plan does NOT include any projections for how much it will cost taxpayers. Without such specifics, the plan cannot be assessed nor its implementation monitored.

Lack of Infrastructure and Climate Impacts: The plan does not address its potential impacts on Rosindale's power, water, sewage, transportation, police, and fire protection resources. The plan also does not consider the climate impacts of demolishing existing buildings rather than modifying such buildings to increase housing.

I support more housing – and especially affordable housing. However, I believe that the Board of Directors should NOT approve a Small Area Plan until such a plan reflects and represents residents who are Latino/a, Black, and immigrant; offers specific goals and funding requirements; protects our residents and businesses from displacement; and promotes climate resilience.

In summation, I request that the Planning Department Board not approve the current Rosindale Small Area Plan at its February 13, 2025 meeting.

Although the Back Bay is not currently on the list of Boston's neighborhoods where S+H zoning will be introduced, we are taking the opportunity presented by the Comment Period on Rosindale's Draft S+H Small Area Plan to submit our comments and suggestions on the S+H framework. They are included in the attached document for your consideration.

We have been in communication with community members and leaders in Rosindale and other neighborhoods across Boston, and have considered their concerns and ideas in formulating these comments.

Displacement and the need for concrete anti-displacement plans is a critical priority for them, which we include in our comments.

S+H Zoning is a citywide initiative at various stages of planning for implementation in several neighborhoods, with more to come. We hope it will be helpful to add our perspectives. They are based on our long and successful history of collaborating with the City and its Department on development projects and the lessons we have learned. They are applicable in planning how to implement S+H in ways and through procedures that win acceptance of the outcomes from as wide a number of stakeholders as possible, representing their overlapping and also distinctive legitimate interests in a balanced and equitable manner, and achieving the goals of zoning with respect to housing while sustaining and improving other key elements of the infrastructure and environment which will ensure that Boston remains a special place of interconnected, richly diverse neighborhoods.

Thank you for your attention.

I am writing to request that the Planning Department Board of Directors, at its February 13 meeting, NOT approve the current Rosindale Small Area Plan. Here are some of my reasons:

Unrepresentative Community Engagement: The community had spoken about this initiative five years ago and the majority didn't support this initiative, including all business owners and abutting residents. It's a safety issue.

Lack of Displacement Protection: The Planning Department does not project how many residents, and small businesses may be displaced by the Small Area Plan. The City does NOT yet have funded programs to help residents/businesses that are displaced.

Municipal Parking Lot: This parking lot serves as a crucial resource for local businesses, residents, commuters, etc., providing essential access that supports economic activity and convenience. Removing it would have led to last specific consequences, such as loss of business revenue, reduced accessibility for elderly/disabled individuals, etc.

In summation, I request that the Planning Department Board not approve the current Rosindale Small Area Plan at its February 13, 2025 meeting.

See attached letter (Copy of WalkUP Rosindale Comment Letter - S+H Small Area Plan)

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		<p>This comment letter addresses the inclusion of those most affected by the Rosindale Squares and Streets project. Specifically, there are questions raised about how the high-stakes "Ideas Reception..." survey likely disadvantaged those with low English proficiency, without computer access, and those who did not receive email notification of the survey.</p> <p>The "Ideas Reception..." Survey was distributed after July 17, 2024. The items were difficult to understand and answer. The survey was written at a college reading level. It was fielded almost entirely on-line and took hours to complete.</p> <p>The "Ideas Reception..." survey was high-stakes in that it informed the Small Area Plan that the Board is considering on February 13, 2025. It is unfortunate that we do not know whether the Plan reflects the community that will be most affected by rezoning. Specifically, no demographic data was collected about respondents, so we do not know who answered the survey, nor whether they live or work in Rosindale.</p> <p>Residents in Rosindale shared their concerns about the survey on social media. Verbatim quotes from social media about the survey include:</p> <p>I have a PhD and could barely understand half the questions without going back and cross referencing. Serious fail for the city to make their survey so hard to understand.</p> <p>I found the survey to be purposely confusing. If they really wanted input from people, then the copy should be easier to understand and the whole thing should be more user-friendly.</p> <p>The S&amp;S survey was an example of how to guarantee low community participation. Its questions were not written to be public-facing. They were full of obscure language and undefined references likely filled verbatim from a report full of business jargon.</p> <p>Our District 5 Councilor, Enrique Pepon, testified at a City Council hearing that he found the survey difficult to understand. (cc'd here).</p> <p>In the interest of hearing from those most affected, the Coalition fielded a pilot survey in plain language for business owners in the core commercial district to complete. Six of the 18 respondents are Latino/a, and half came from a different country. There are no identifiers on this aggregated pilot survey data because owners have been bullied when they have expressed their concerns openly. The evidence is found in a previous letter to the Board and direct feedback given to Brianne Mitor at the Rosindale Business Group meetings on January 29, 2025.</p> <p>The tally of their responses is at the end of this email. Overall, a plurality or a majority described that buildings in the Square should be no higher than 4 stories, vacant buildings should be used as amenity/recreational spaces. Poplar Street should not be changed, and anti-displacement policies should be put in place before changing to Squares and Streets zoning.</p> <p>Please do not hesitate to reach out if you would like clarification or further information. I know everything I want to know about "Squares and Streets"</p> <p>(Please circle one answer)</p> <p>0 Yes, I know everything I want to know about "Squares and Streets"</p> <p>10 I know some things about "Squares and Streets"</p> <p>2 I know very few things about "Squares and Streets"</p> <p>3 I know nothing about "Squares and Streets"</p> <p>[Free text: "Not enough detail."]</p> <p>One of the tallest buildings in the Square is the Substation. It is 41/2 stories high.</p> <p>(please circle one answer)</p> <p>2 I would like to see buildings in the Square taller than the Substation (4 1/2 stories high)</p> <p>6 I would like to see buildings in the Square the same as the Substation (4 1/2 stories high)</p> <p>9 I would like to see buildings in the Square not as tall as the Substation (4 1/2 stories high)</p> <p>[Free text: "3 to 4 stories high is sufficient and visually appealing for what exists"]</p> <p>Do you think that an apartment building should be built on the current Taft Hill parking lot?</p> <p>(please circle one answer)</p> <p>0 Yes but only if the building does NOT include any parking</p> <p>1 Yes but only if the building includes parking for building residents</p> <p>2 Yes but only if the building includes parking for building residents and for the public</p> <p>4 Yes but only if the building includes the 62 public spaces that the lot has now.</p> <p>11 No. The parking lot should not be replaced with a building</p> <p>The City of Boston is asking residents about new recreational activities in the Square. These include movie theaters, gyms, and art galleries. Where should these new activities be in the Square?</p> <p>(please circle one answer)</p> <p>16 These recreational activities should be in currently vacant buildings</p> <p>1 These recreational activities should replace current businesses in the Square</p> <p>o If you chose replacement, which types of businesses should leave the Square to be replaced?</p> <p>The Petco space</p> <p>Business owners on Poplar Street do not all agree that Poplar Street should be closed for outdoor dining, the farmers market and other entertainment uses (no parking, no cars).</p> <p>Do you think that Poplar Street should be closed for entertainment purposes with no parking and no cars allowed?</p> <p>(please circle one answer)</p> <p>5 Yes</p> <p>12 No</p> <p>1 I don't know</p> <p>The City of Boston proposes to widen sidewalks to provide outdoor seating for individual private businesses, and this will probably reduce the number of public parking spaces.</p> <p>Do you think that the city should widen sidewalks for private businesses and allow the loss of public parking spaces? (please circle one answer)</p> <p>3 Yes</p> <p>13 No</p>		
01/31/2025	Yes	Email	Laure Radwin	Rosindale Coalition
01/31/2025				
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