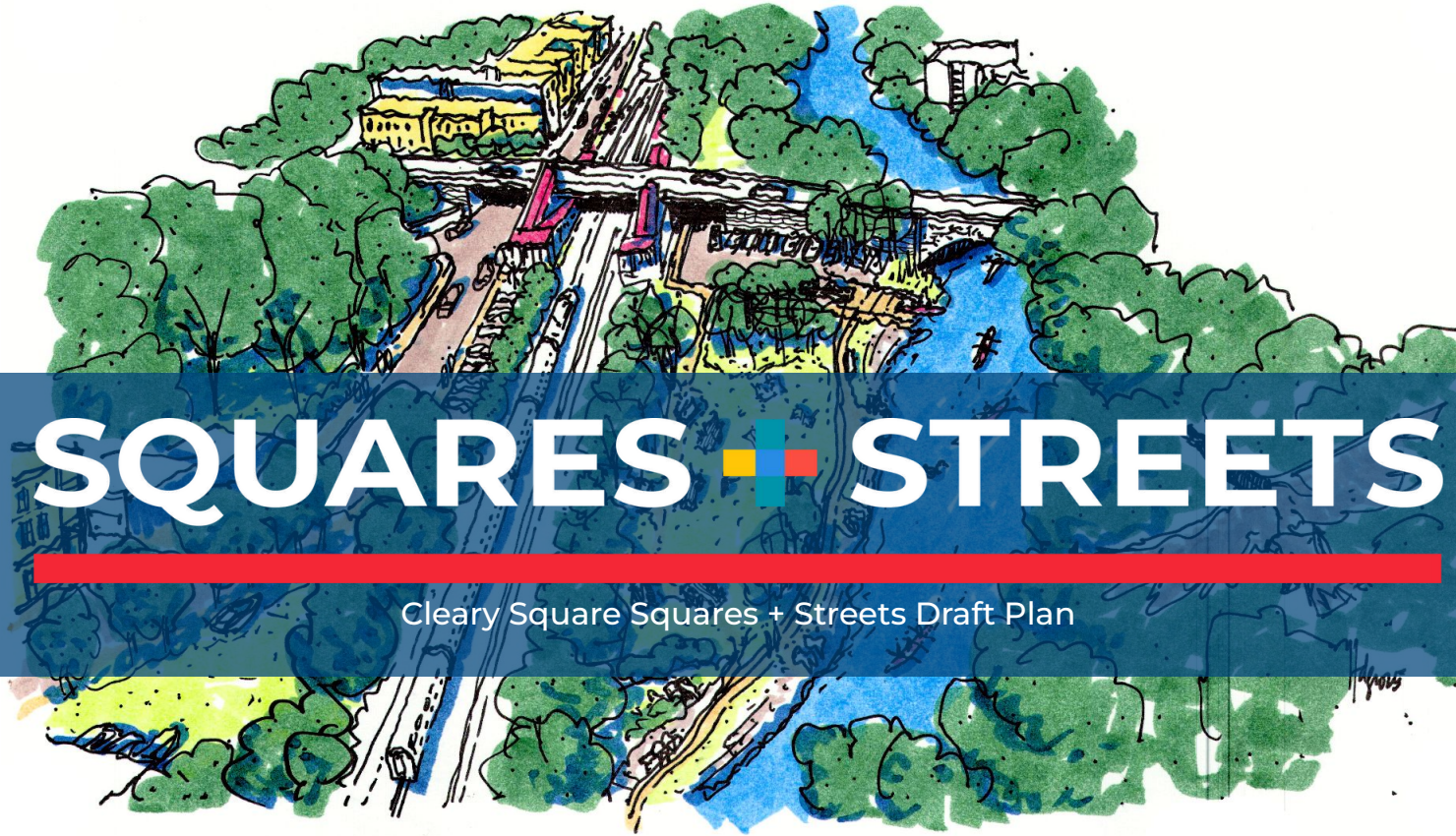


JUNE 17

2026



SQUARES + STREETS

Clery Square Squares + Streets Draft Plan

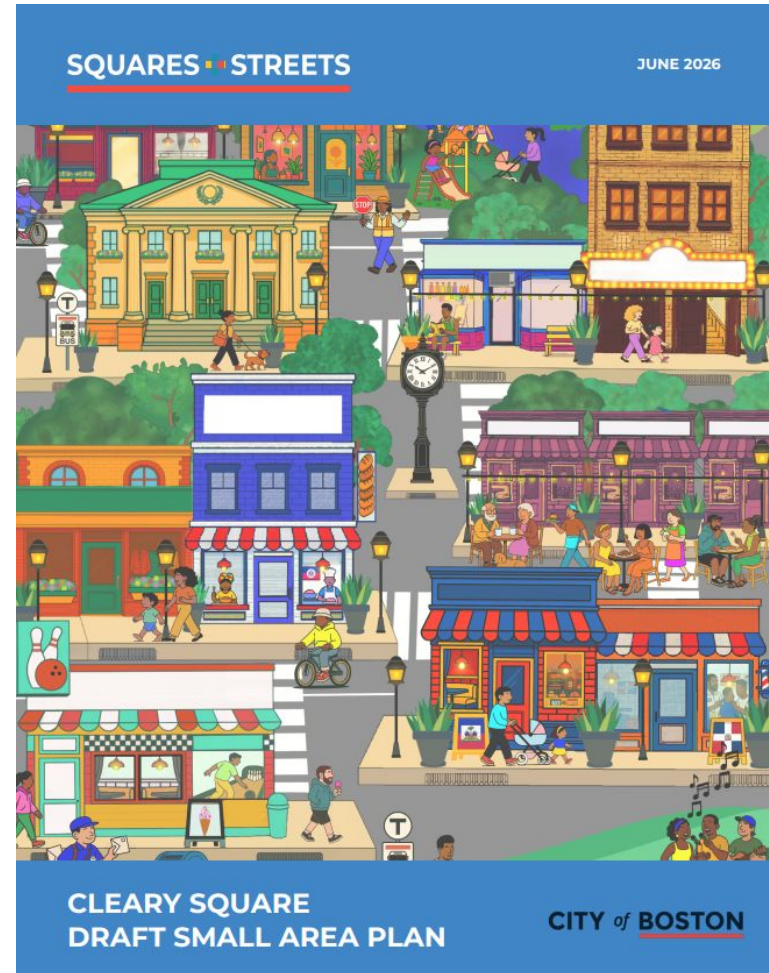


Planning Department

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MEETING PURPOSE

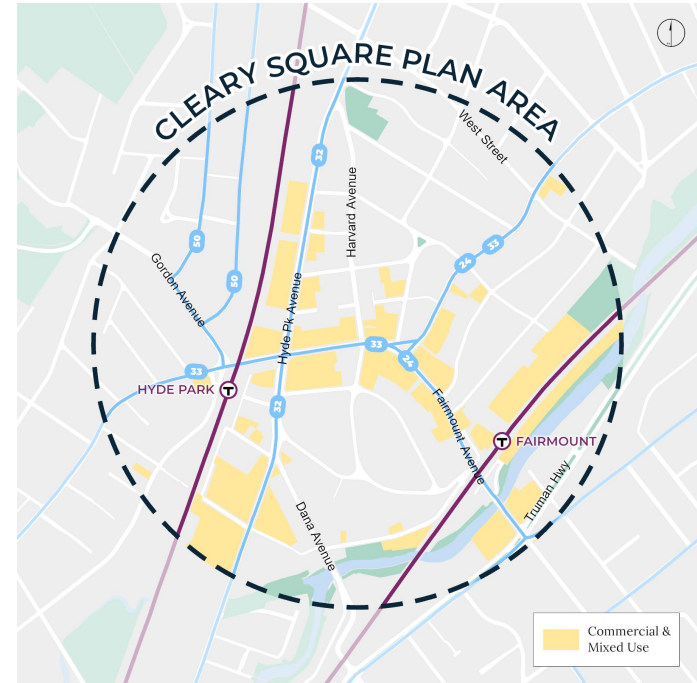
- Drafts of the Cleary Square Small Area Plan and zoning map were released for public comment on March 17, 2026
- We received comments from March 17-May 15, 2026.
- Tonight's meeting is to explain the changes we've made in response to comments.



WHAT IS SQUARES + STREETS?

Squares + Streets is a planning and zoning initiative to provide the following:

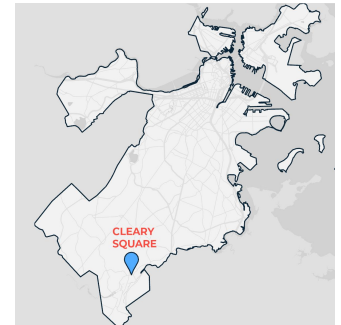
- Provide **more housing** to support Boston's current and future residents
- Ensure every Bostonian has access to **neighborhoods with everyday resources and services**
- Pair housing growth with an abundance of commercial, civic, cultural, and transportation resources to **expand benefits beyond access to housing**
- Focus on developing Plans that:
 - Deliver **zoning reform** to transit-accessible geographic hubs
 - Produce coordinated, impactful, and visible **investments across City Departments** that address a range of needs in a small geography



WHY CLEARY SQUARE?



- Connected to Downtown via **MBTA Commuter Rail Stations**
- Wide **variety** of **restaurants** and **businesses** representing a diversity of **cultures**
- Surrounded by **environmental, cultural,** and **historical amenities**



ENGAGEMENT TIMELINE SNAPSHOT



2024



Kick-off Event

FEBRUARY



Educational Workshops

MARCH



Educational Workshops

MARCH



Community Walkshop

MARCH



Coffee Hours with ONS

APRIL



Haitian Creole Pop-up

MAY



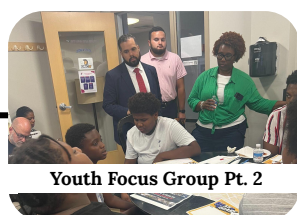
Arts + Culture Focus Groups

OCTOBER



Small Business Workshop

AUGUST



Youth Focus Group Pt. 2

AUGUST



Youth Focus Group Pt. 1

JULY



Juneteenth Pop-up

JUNE



In-Person Visioning

MAY/JUNE



Ideas Reception

OCTOBER



Blockwalks

NOVEMBER/DECEMBER

2025



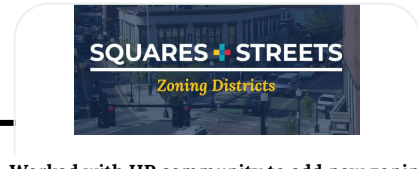
Spanish Speaking Focus Group

MAY



Black Civic Leaders Focus Group

MAY



Worked with HP community to add new zoning districts. Adopted by Zoning Commission

DECEMBER

HIGHLIGHTING DIVERSE VOICES



Scares + Treats: Ideas Reception



Youth Focus Group Pt. 2

- Topic-based deep dives, such as **small business, arts & culture, zoning education, youth specific workshops**
- Language specific focus groups in **Haitian-Creole and Spanish**
- **Virtual, in-person, and informal formats** such as pop-ups and tabling at community events and spaces like the Pocket Park
- **Block walks with community partners**, including interpreters in Haitian-Creole and Spanish
- All events included interpretation services

WHAT'S IN THE PLAN DOCUMENT

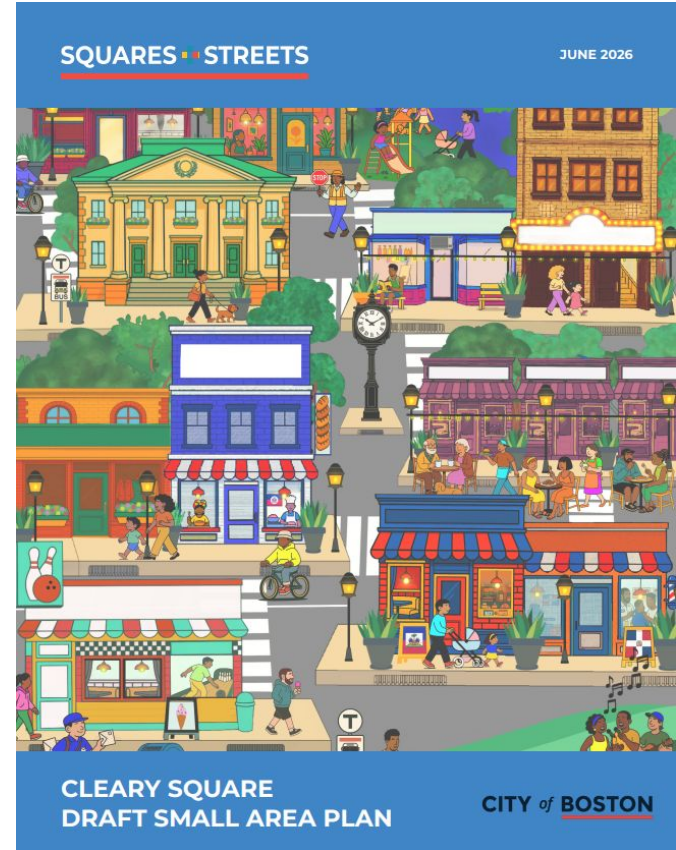
Recommendations focused on 6 topic areas:

1. Land Use and Design Framework
2. Housing and Real Estate
3. Small Business
4. Arts and Culture
5. Transportation
6. Open Space and Resiliency

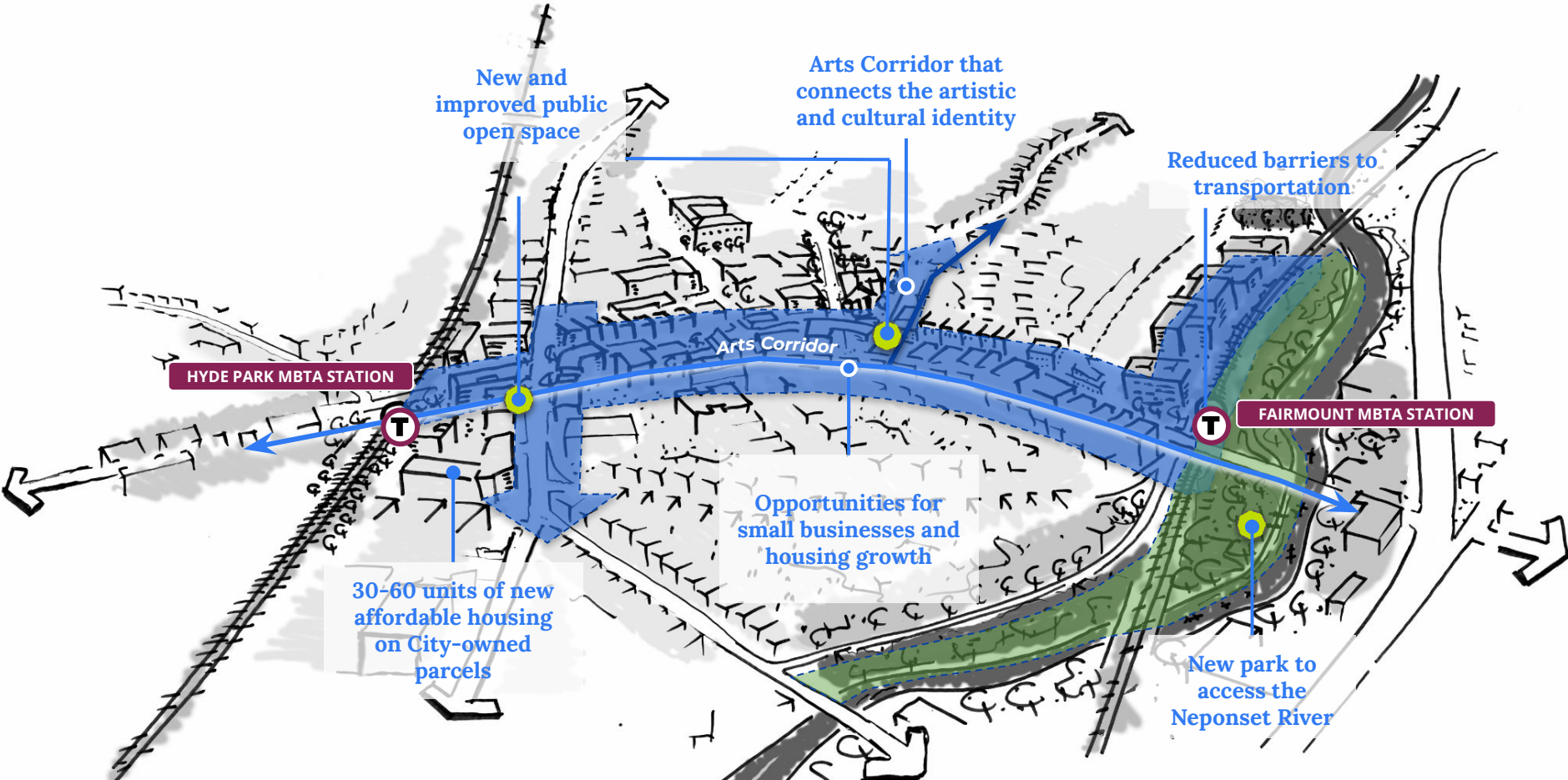
Each topic chapter contains the following information:

1. Existing conditions summary
2. Community engagement results
3. Recommendations

Separately, we have released the **Zoning Map** that includes proposed updated districts in the planning area.



CLEARY SQUARE TOMORROW



ZONING MAP UPDATES

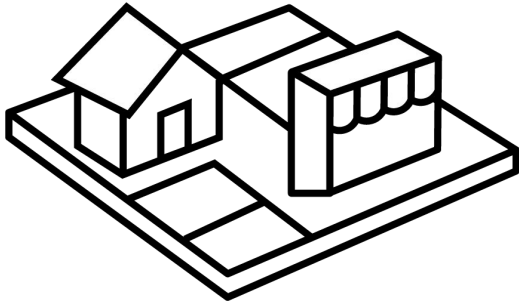


Planning Department

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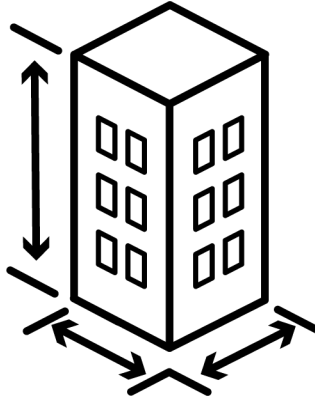
WHAT IS ZONING?

Zoning is a set of laws that are used to guide development by dictating what types of buildings are allowed in a given area. Some of what zoning regulates includes:



LAND USES

the types of activities allowed



BUILDING DIMENSIONS

how much space a building takes up, its height, and the open space around it



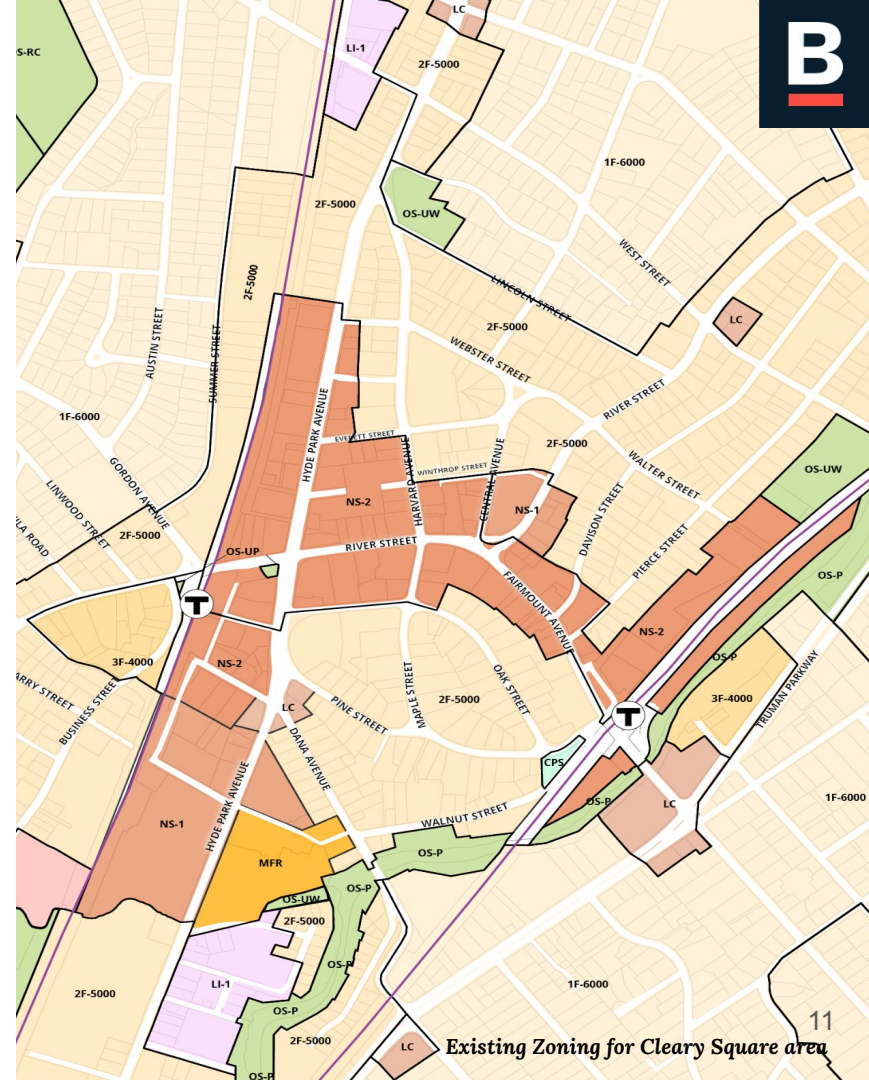
OTHER REGULATIONS

parking and loading, signage requirements, roof deck allowances, and many more.

Zoning doesn't build or demolish anything; it just limits what people can build.

WHAT ARE ZONING DISTRICTS?

- Zoning maps **divide and organize land** in a city into zoning districts
- The district an area is mapped in **determines which rules apply**
- The same districts can be **used in similar areas throughout the city**



WHAT ARE THE SQUARES + STREETS DISTRICTS



- A toolbox of **eight varying zoning options**
- All the Squares + Streets districts
 - **Allow mixed-use development** of housing, commercial, and cultural spaces
 - **Establish new dimensional regulations** (such as Permeable Area of Lot)
- SC and S3-6 added to the Code in response to community feedback in Hyde Park

S0 Transitional Residential



S1 Main Street Living



S2 Main Street Mixed Use



SC Shopping and Commercial Nodes *



S3, S3-6 Active Main Street *



S4 Active Squares



S5 Placemaker Squares



Squares + Streets Zoning District Cheat Sheet

S0 - Transitional Residential



- Up to 4 stories maximum
- Up to 14 residential units maximum
- Primarily residential uses
- Requires front, side, and rear yards
- Transition from high activity mixed-use areas to low activity residential areas

S1 - Main Street Living



- Up to 4 stories maximum
- For parts of a main street that are largely residential but have occasional non-residential uses
- Requires front, side, and rear yards
- Allows more flexibility for small-scale commercial uses

S2 - Main Street Mixed Use



- Up to 5 stories maximum
- First of the districts to allow 0 foot side yards for buildings that share a party wall
- Flexible rules to allow for both mixed use and fully residential multifamily buildings along a main street

SC - Shopping and Commercial Nodes *



- Up to 4 stories maximum.
- Allows buildings to fill the width of the lot
- Has a small requirement for Outdoor Amenity Space.
- Allows a wide range of active and commercial uses, including on upper stories, to encourage commercial growth

S3, S3-6 - Active Main Street *



- Up to 6 or 7 stories maximum
- Allows a larger mix of small and medium-scale commercial uses that promote activity

S4 - Active Squares




- Up to 7 stories maximum
- Allows for wider buildings than S3 and more flexibility for medium- and large-scale uses
- Higher Outdoor Amenity Space requirement than S3


S5 - Placemaker Squares




- Up to 145 feet maximum
- Taller and wider mixed-use buildings that allow the most flexibility of ground and upper level uses
- Highest Outdoor Amenity Space requirement of the districts

 has an Outdoor Amenity Space Requirement

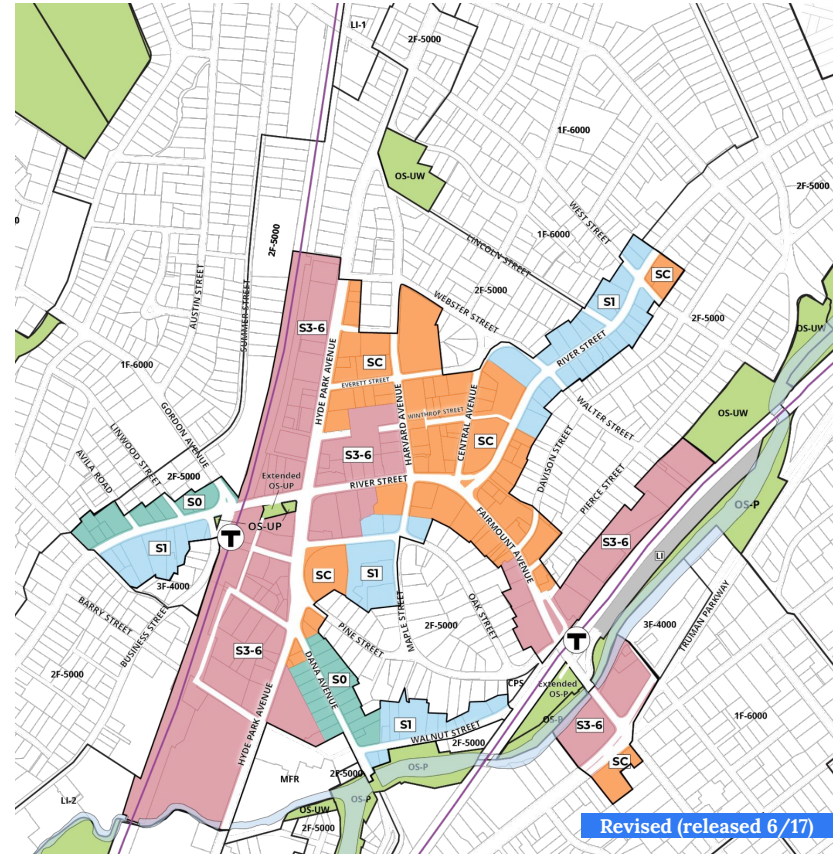
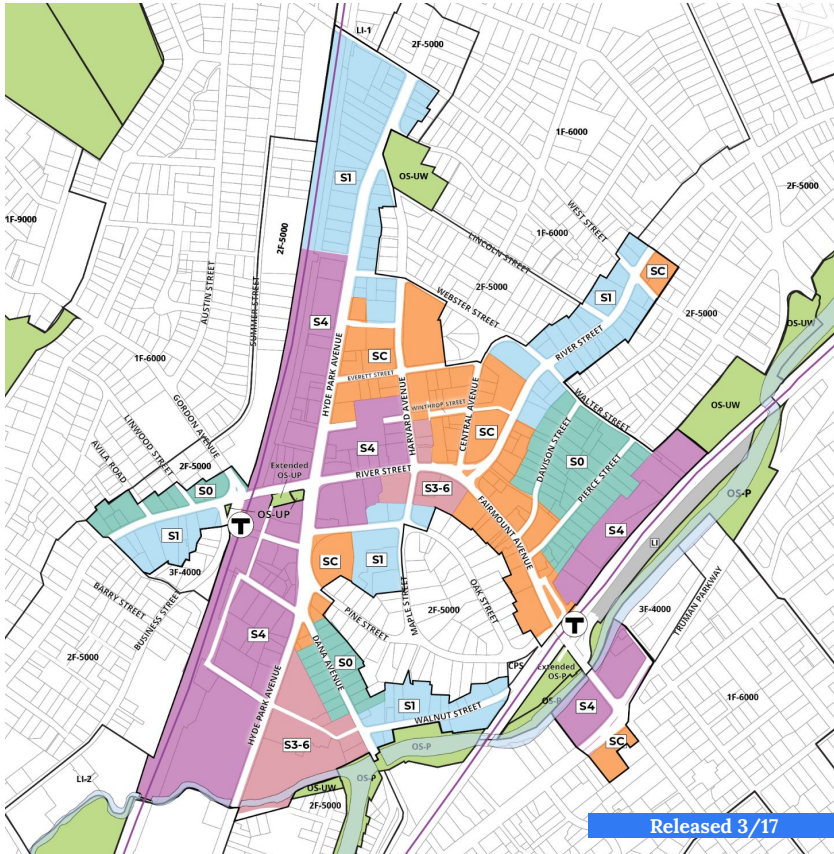
 has a Ground Floor Active Use Requirement

 has a Permeable Area of Lot Requirement on all lots

 has a Permeable Area of Lot Requirement lots >11,000 sf

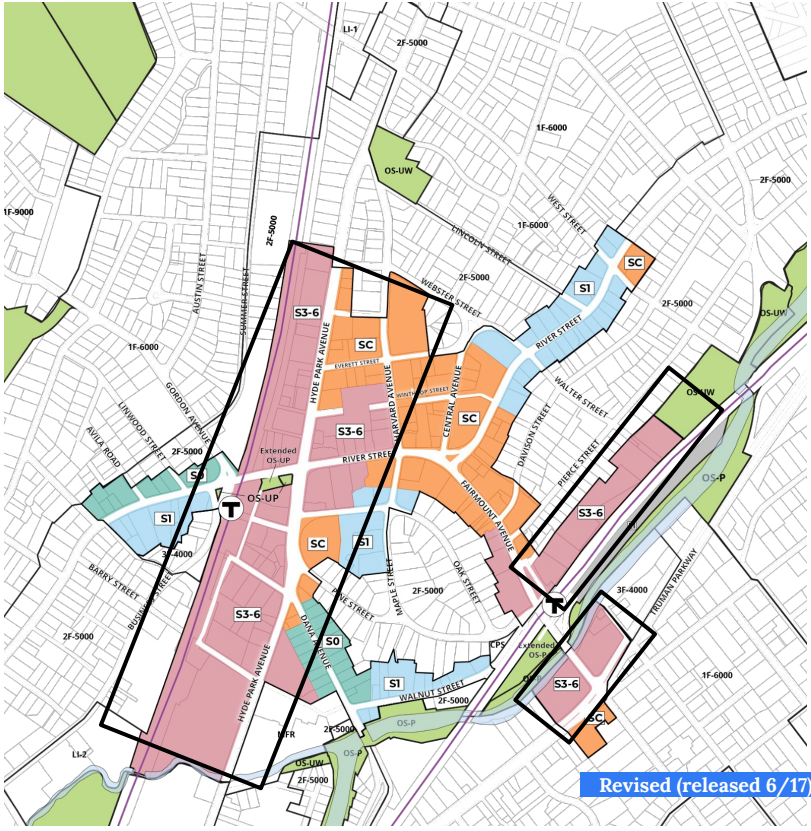
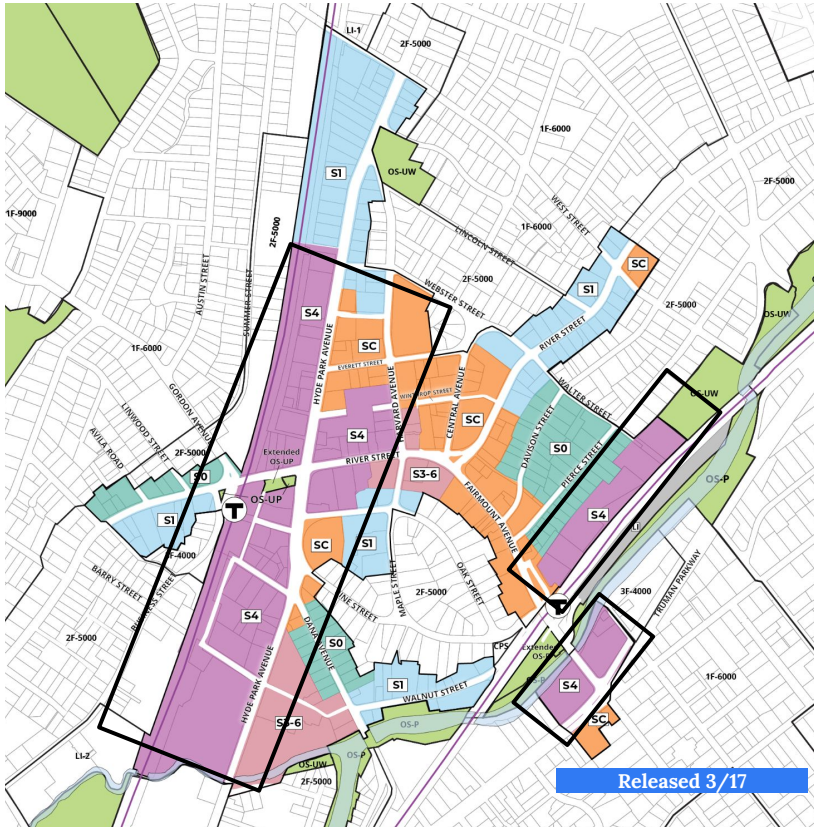
* SC and S3-6 added to the Code in response to community feedback in Hyde Park

ZONING MAP UPDATES



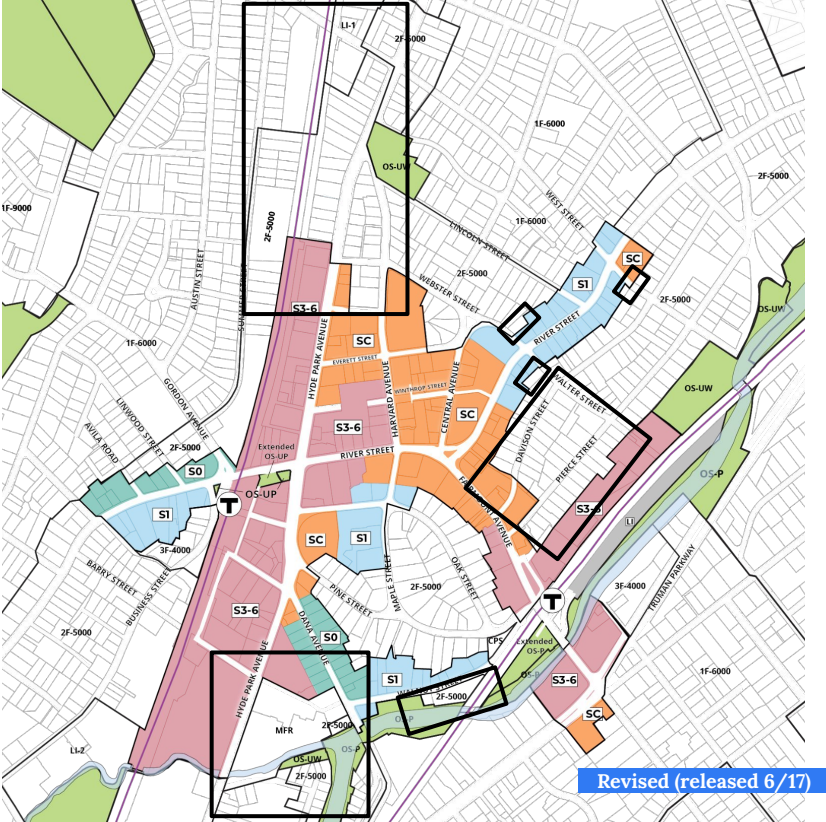
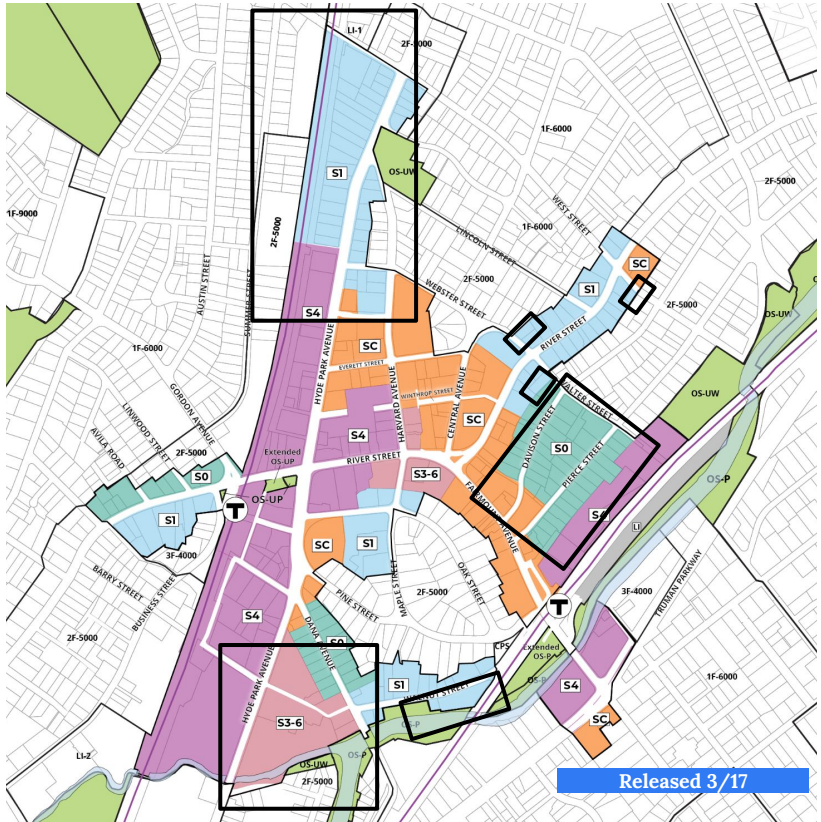
ZONING MAP UPDATES

1: Replaced all 7-story districts (S4) with 6-stories (S3-6). This change responds to community concerns regarding building height while still supporting the feasibility of balanced growth.



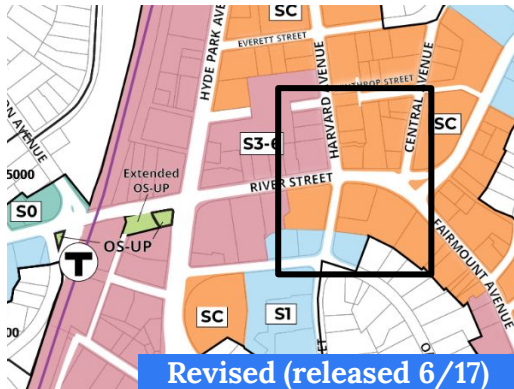
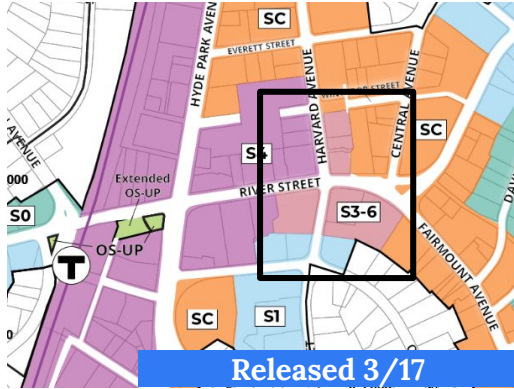
ZONING MAP UPDATES

2: Removed S+S zoning from residential areas with community concerns (north HP Ave, Davison/Pierce) or where in-process residential districts make more sense (Blake Estates).



ZONING MAP UPDATES

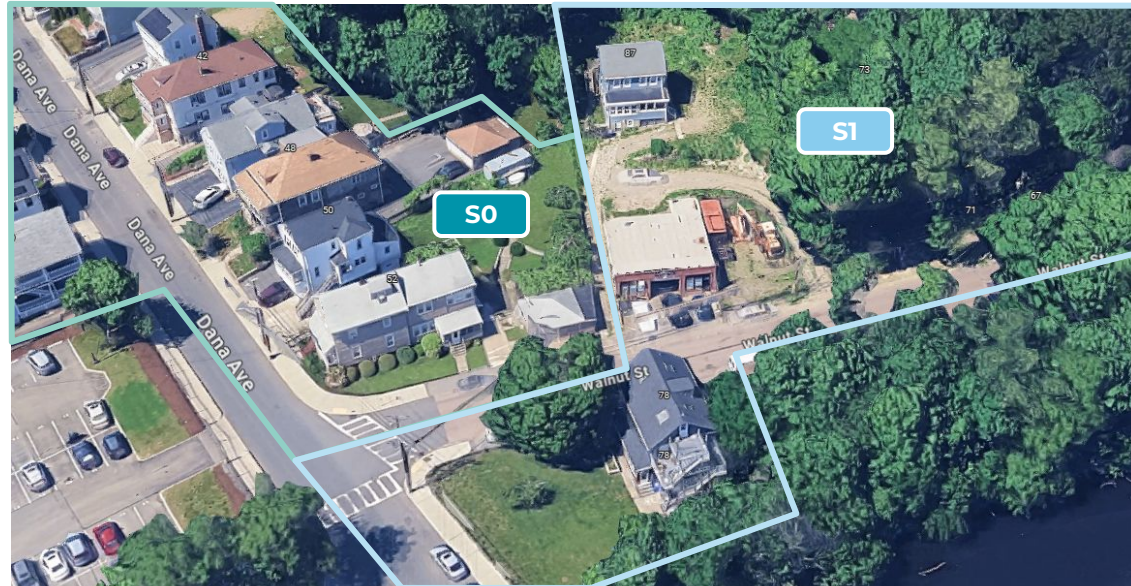
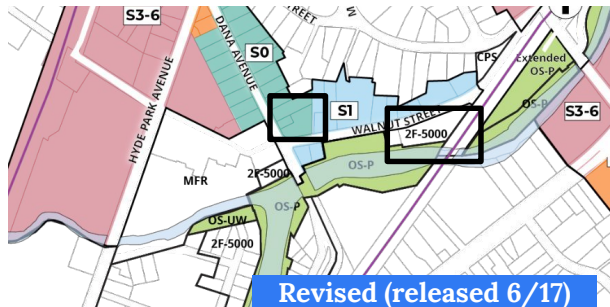
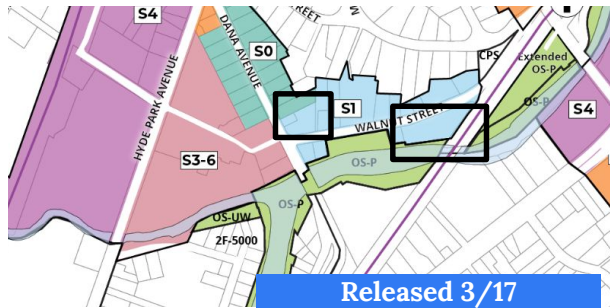
3: Replaced 6-story district (S3-6) on part of River Street /Harvard Ave with 4-stories (SC). Further responds to community concerns about height.



ZONING MAP UPDATES

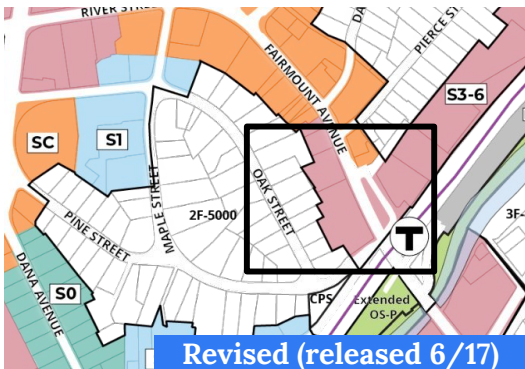
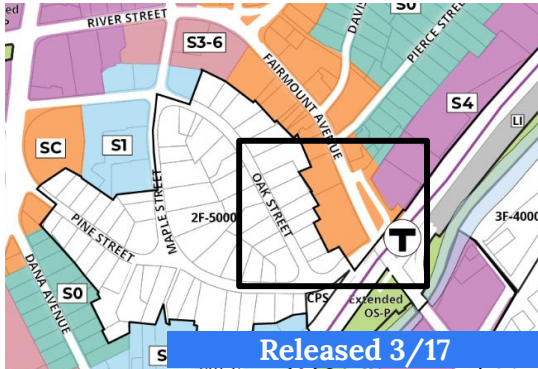
4: Replaced S1 at the corner of Walnut and Dana with S0. Requiring larger yard setbacks from neighbouring lots (15ft vs 10ft for rear and 14ft vs 10ft cumulative for side) and reduced overall scale of potential development responds to resident concerns about development impacts on nearby small-scale residential.

Removed properties on south side of Walnut St away from Dana Ave from the rezoning responding to comments from NepWRA and HPHS.



ZONING MAP UPDATES

5: Replaced SC on Fairmount Ave with S3-6. Aligns with HPNA map and responds to comments about desire for more growth in this area.



PLAN UPDATES

1. **New recommendation:** Transportation recommendation added (T-16) in response to comments about the need for bike routes



T-16. Create a network of bike routes that provide connections to key neighborhood destinations including commuter rail stations, City services in Cleary Square, and the Neponset River Greenway

DEPARTMENTS/PARTIES RESPONSIBLE:

- Planning Department
- Boston Streets Cabinet
- Massachusetts Bay Transportation Authority (MBTA)

2. **Various other clarifications** to text and graphics.

You can see a complete list of plan updates at bostonplans.org/cleary-square

MAJOR COMMENT THEMES AND RESPONSES



DISPLACEMENT

WHAT WE HEARD

Concerns that zoning and new development will lead to **displacement** of both businesses and residents.

Some specific concerns:

1. The Plan does not do enough to address displacement
2. There is no “right-to-return” for businesses when development happens

RESPONSE

Increasing housing supply is key for the City to stabilize housing costs and prevent displacement citywide (see page 31 of Anti-displacement Action Plan for Boston).

1. Anti-displacement is a priority we are addressing citywide (Anti-displacement Action Plan for Boston)
Direct Displacement Disclosure for Article 80 projects
2. Current state law does not allow Boston to create a right-to-return policy

TRAFFIC

WHAT WE HEARD

Concerns that development allowed by new zoning will worsen existing traffic issues.

Concern that there has not been adequate analysis for rezoning because there has not been a neighborhood-wide traffic study.

RESPONSE

For any proposed projects over 50,000 sq ft, the specific transportation impacts will be studied and mitigated through the Article 80 process. While the Plan includes recommendations to solve some of the transportation issues that exist today, we can only mitigate future transportation issues when we can study the specific impacts of any future proposed projects.

PARKING

WHAT WE HEARD

Concerns that Squares + Streets zoning will exacerbate existing parking availability issues by allowing larger developments without a minimum parking requirement.

RESPONSE

Existing parking will remain, including the municipal lot which the Plan commits to maintain as parking for at least 5 years

New buildings will provide parking as needed. Projects approved under S+S zoning in Mattapan have included parking. As is currently the case in zoning, larger developments (Article 80B), will have their parking needs analyzed and determined through the Article 80 review process

Removing parking minimums encourages preservation of existing buildings and trees

PRESERVATION OF NEIGHBORHOOD CHARACTER

WHAT WE HEARD

Concerns that rezoning will lead to a loss of neighborhood character

RESPONSE

Removed S+S zoning from residential areas so zoning can align more closely with existing character (such as Victorian Row)

Design guidelines help maintain neighborhood character for new buildings. These are enforced through design review (which will be required for most projects)

The plan recommends updating the the area form, which is the first step to greater incentives for preservation for historic buildings

PLACEMENT OF TALL BUILDINGS

WHAT WE HEARD

Concerns about tall buildings in Cleary Square, especially in the center of the Square.

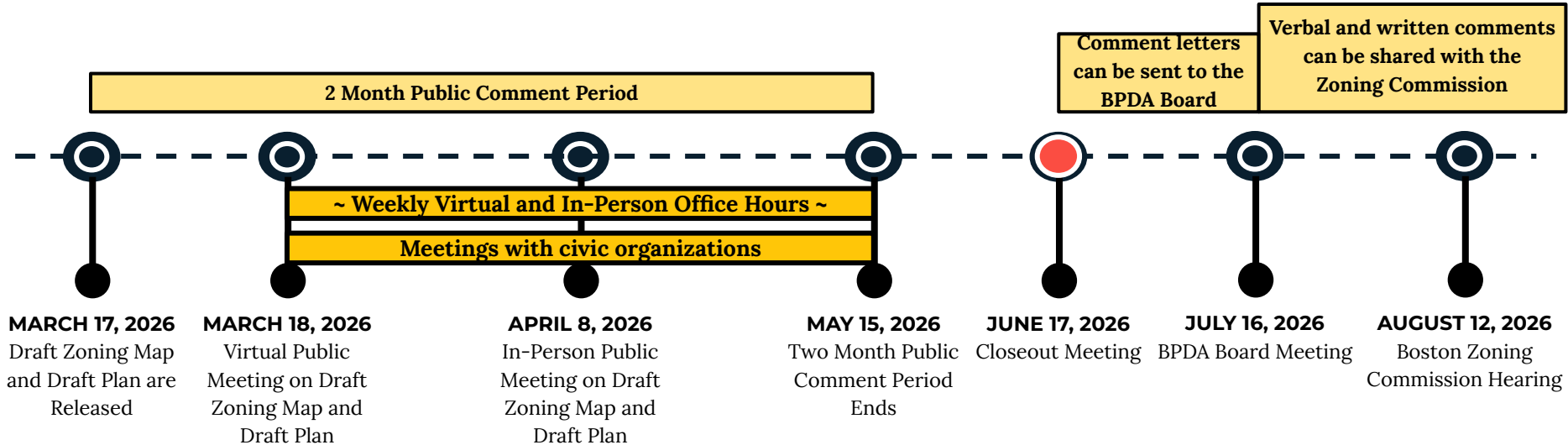
RESPONSE

The revised map removes all 7-story districts (S4) and replaces them with 6-stories (S3-6). This change responds to community concerns regarding building height while still supporting the feasibility of balanced growth.

TIMELINE



Timeline of the Engagement and Adoption Process



NEXT STEPS

REVIEW THE DRAFT AND COMMENT RESPONSES

Review the Draft Plan and Zoning Map and comment responses at:
bostonplans.org/Cleary-Square

SUBMIT ANY NEW COMMENTS TO THE BPDA BOARD BY JULY 17

The board will receive all the comments we received during the comment period. You can send additional comments to BPDABoard@boston.gov.

ATTEND THE ZONING COMMISSION ON AUGUST 12

The commission will receive all the comments we received. You can send additional comments to

ZoningCommission@boston.gov

- You can give testimony at the hearing. Register here:



QUESTIONS? Email Maya Kattler-Gold at maya-kattler.gold@boston.gov

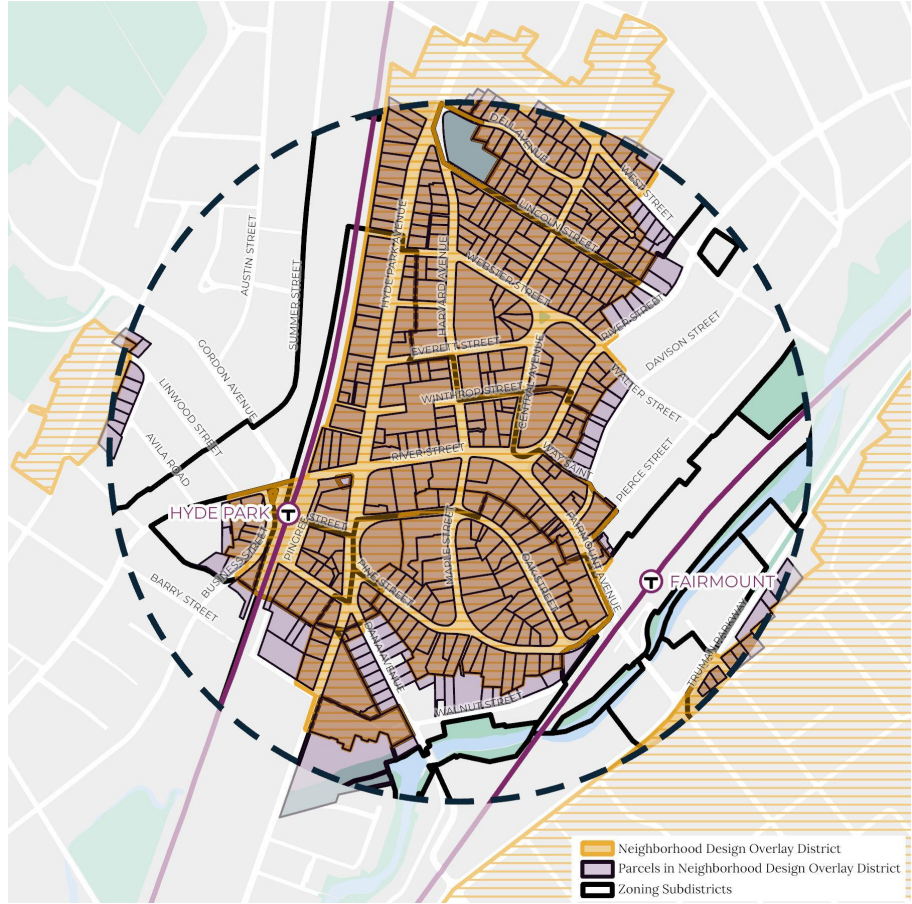
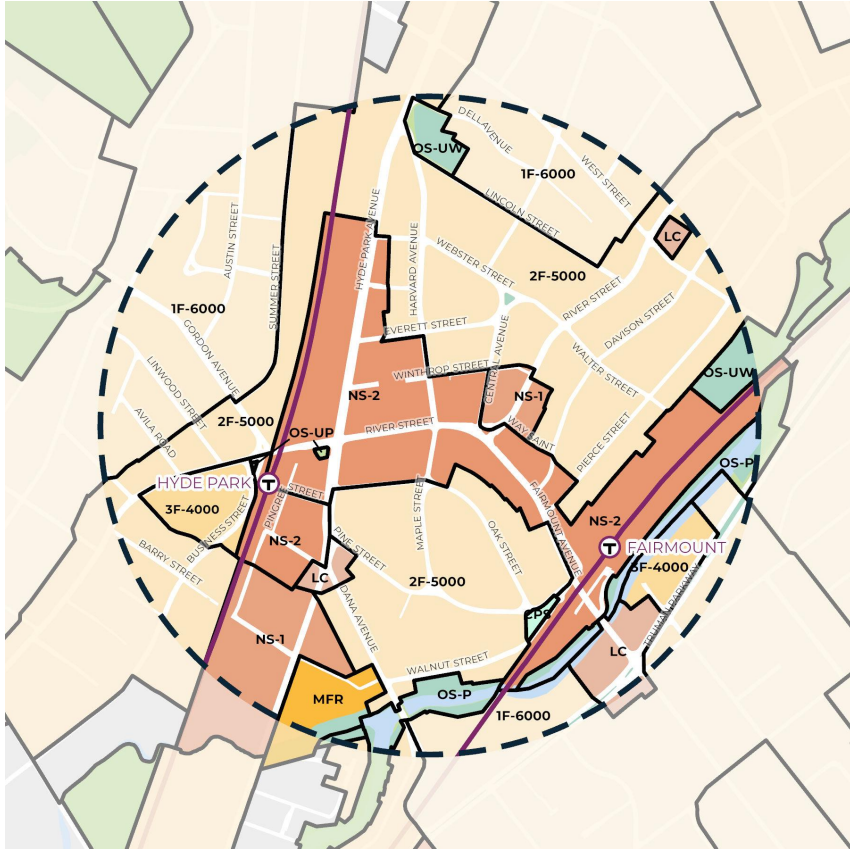
APPENDIX



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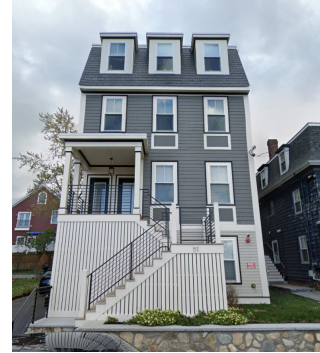
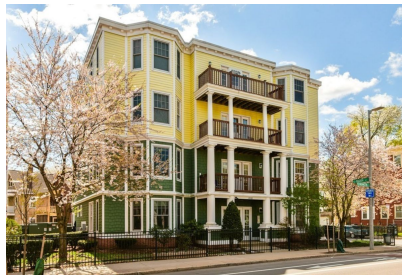
EXISTING ZONING



Squares + Streets Zoning Districts: What can S0 be?

S0 - Transitional Residential:

- Up to 4 stories maximum
- Up to 14 residential units maximum
- Primarily residential uses
- Requires front, side, and rear yards
- Transition from high activity mixed-use areas to low activity residential areas



Squares + Streets Zoning Districts: What can S1 be?

S1 - Main Street Living:

- Up to 4 stories maximum
- For parts of a main street that are largely residential but have occasional non-residential uses
- Requires front, side, and rear yards
- Allows more flexibility for small-scale commercial uses



Squares + Streets Zoning Districts: What can S2 be?

S2 - Main Street Mixed-Use

- Up to 5 stories maximum
- First of the districts to allow 0 foot side yards for buildings that share a party wall
- Flexible rules to allow for both mixed use and fully residential multifamily buildings along a main street



Squares + Streets Zoning Districts: What can SC be?

SC - Shopping and Commercial Nodes

- Up to 4 stories maximum
- Allows buildings to fill the width of the lot
- Has a small requirement for Outdoor Amenity Space
- Allows a wide range of active and commercial uses, including on upper stories, to encourage commercial growth



Squares + Streets Zoning Districts: What can S3-6 be?

S3-6 - Active Main Street

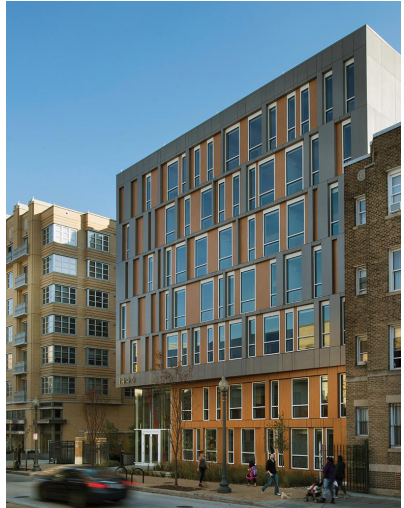
- Up to 6 stories maximum
- Allows a larger mix of small and medium-scale commercial uses that promote activity



Squares + Streets Zoning Districts: What can S3 be?

S3- Active Main Street

- Up to 7 stories maximum
- Allows a larger mix of small and medium-scale commercial uses that promote activity



Squares + Streets Zoning Districts: What can S4 be?

S4 - Active Squares

- Up to 7 stories maximum
- Allows for wider buildings than S3 and more flexibility for medium- and large-scale uses
- Higher Outdoor Amenity Space requirement than S3



Squares + Streets Zoning Districts: What can S5 be?

S5 - Placemaker Squares

- Up to 145 feet maximum
- Taller and wider mixed-use buildings that allow the most flexibility of ground and upper level uses
- Highest Outdoor Amenity Space requirement of the S+S districts

