



# Roslindale Square

Petition for Adoption of Zoning Map and Text Amendments

*Boston Zoning Commission – May 21, 2025*



Planning Department



CITY of **BOSTON**

## Project Team



### Roslindale Square: Squares + Streets Team

- **Abdul-Razak Zachariah**, Planner II – Zoning Reform (Project Lead) – **Presenter**
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  - **Kenya Beaman**, Community Engagement Manager
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  - **Andrew Plumb**, Planner I – Comprehensive Planning
  - **Kathleen Onufer**, Deputy Director of Zoning
- + Key Community Outreach and Engagement Support from **Joshua McCorkle**, Roslindale Liaison – Mayor’s Office of Neighborhood Services

# For Consideration: Zoning Map and Text Amendments for Roslindale Square

## Zoning Map Amendment

Apply Squares and Streets zoning districts to further allow multifamily housing and mixed-use development, and affirm existing properties of those types.



## Zoning Text Amendment

Align the text of Article 67 of the Boston Zoning Code (Roslindale Neighborhood District) with updates being made to the zoning map of Roslindale Square and the surrounding areas.

Boston, Massachusetts, Redevelopment Authority  
ARTICLE 67 ROSLINDALE NEIGHBORHOOD DISTRICT

**NOTE: This draft zoning text amendment makes the following updates to Article 67:**

- Update text to clarify the continued maintenance of Article 67 and to clarify that the Roslindale Neighborhood Strategic Plan is the planning basis for design regulations and guidelines of just subdistricts regulated by Article 67. (**Sec. 67-5; Sec. 67-6**)
- Remove some named neighborhood business subdistricts from Article 67 because those subdistricts will be replaced with Squares + Streets districts. (**Sec. 67-10**)
- Update the name of the Taft Hill Terrace OS-UP subdistrict to include mention of the Taft Hill Municipal Parking Lot. (**Sec. 67-24**).
- Update the regulations of the Neighborhood Design Overlay District (NDOD) surrounding Adams Park to make sure that the design review process associated with that overlay district applies to projects that are in the Squares and Streets districts of that specific area. (**Sec. 67-26**)
- Remove references to the CC-2 (Community Commercial-2) subdistrict throughout Article 67 because the CC-2 is mapped in only one area (west of Adams Park) and the zoning map updates will replace the CC-2 subdistrict with Squares + Streets districts. This will remove the CC-2 from all zoning maps of Roslindale, therefore making it necessary to remove mention of it and its regulations from the text of Article 67.
- Consolidate "Community Commercial" subdistricts that are currently separated into "CC-1" and "CC-2" into one "CC" due to the removal of the CC-2 subdistrict.

**Red Strikethrough = text removed through these zoning updates**  
**Green Underlined = text added through these zoning updates**

**ARTICLE 67  
ROSLINDALE NEIGHBORHOOD DISTRICT<sup>1</sup>**

# Presentation Outline

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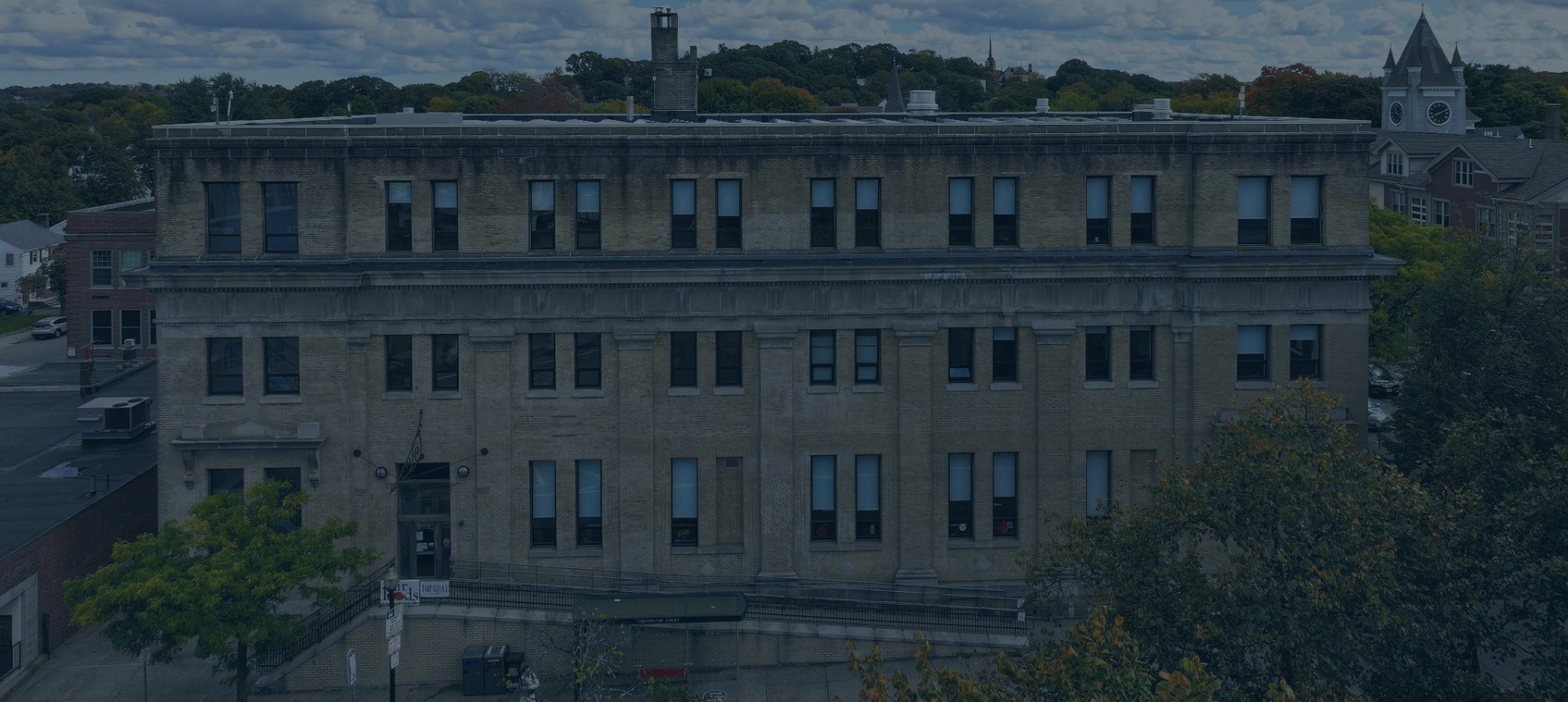
**Background and  
Purpose**

**Walkthrough of the  
Proposed Zoning  
Updates**

**Public Engagement  
Process**

**Alignment of  
Zoning Updates  
with Planning and  
Policy Goals**

# Background and Purpose

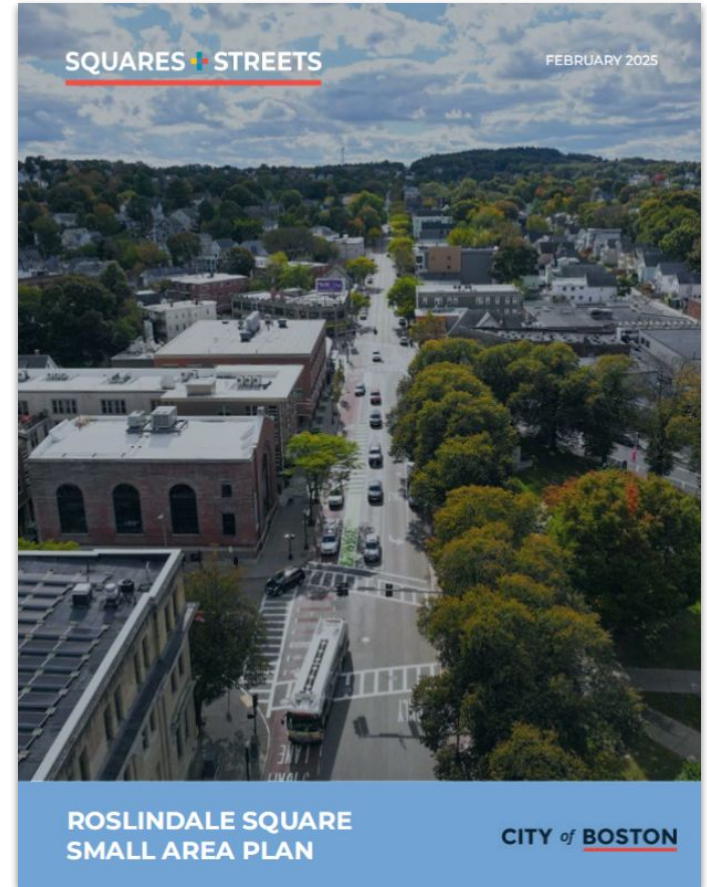
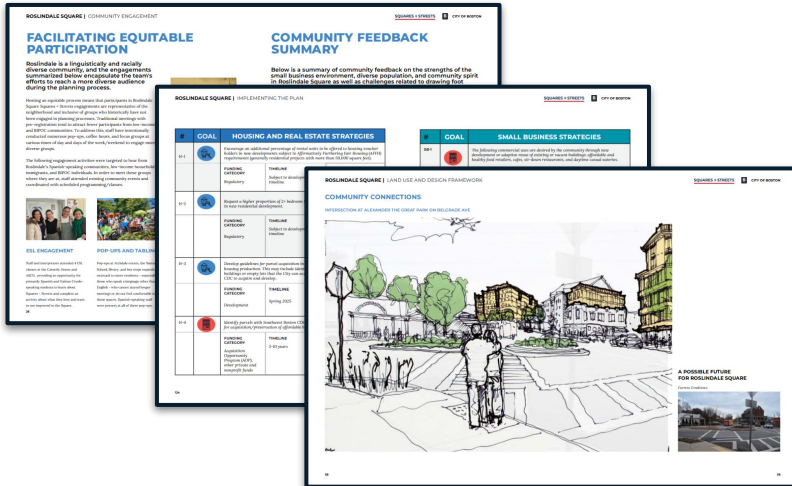


# Background: Roslindale Square Small Area Plan

On February 13, 2025, the [Roslindale Square Small Area Plan](#) was adopted by the BPDA Board as part of the Squares + Streets Initiative.

The Small Area Plan sets a vision for future building development and land uses, public investments from city departments, strengthening of the local business areas and housing growth opportunities.

The City of Boston will use the plan as a guide to provide resources and coordinate projects to meet the goals of that vision.

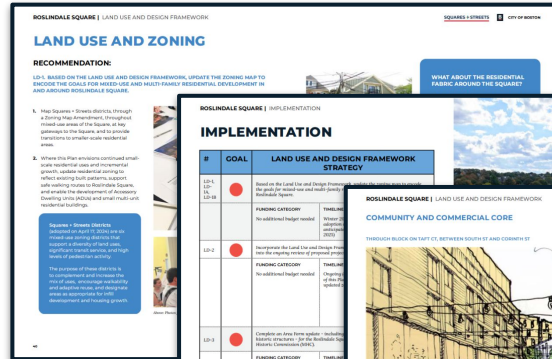


# Background: Land Use and Design Framework

The Small Area Plan includes a chapter called the **Land Use and Design Framework**.

The Framework sets a vision for **more multifamily housing and mixed-use development** in and around Roslindale Square to expand housing opportunities near major public transit resources and local small business areas.

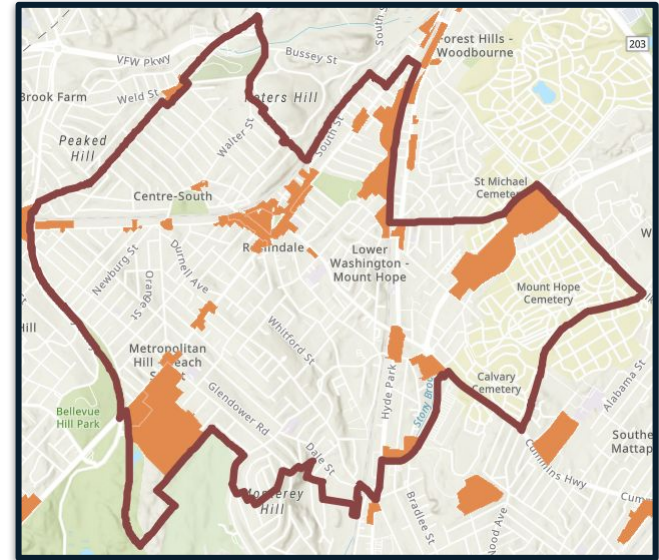
It includes a recommendation to **update the zoning rules** in and around Roslindale Square to encode the Plan's goals for multifamily housing and mixed-use development.



## Background: A Need for Multifamily Housing and Commercial Space

Roslindale's existing zoning rules **heavily restrict** where **multifamily housing (four or more housing units), senior housing, and mixed-use development** are **allowed** in the neighborhood.

- ➔ Out of Roslindale's 6,600 **total** parcels of land, **only 319 (~11%)** are in zoning subdistricts that allow for **multifamily housing** and **only 320 (~11%)** are in zoning subdistricts that allow for **senior housing**.
- ➔ Out of Roslindale's 5,876 **residential** parcels of land, **only 223 (~3.7%)** have **multifamily housing** on their property.
- ➔ Between 2010 (two years after Roslindale's last zoning update) and 2025, **only 28 more residential parcels** (from **195** in 2010 to **223** in 2025) have become **multifamily housing** properties.
- ➔ Out of Roslindale's 6,600 **total** parcels of land, **only 240 (~3.6%)** have **commercial spaces** on them (includes commercial and mixed-use properties).



*This map shows the areas where multifamily housing is allowed today in Roslindale under current zoning rules.*

**Source:** City of Boston Zoning Subdistricts Data (2025).



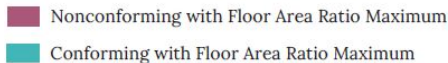
# Background: Existing Zoning Nonconformities

As part of the Roslindale Square Small Area Plan, Planning Department staff created a **Zoning Existing Conditions Report** as part of the Plan's appendix which found that current zoning regulations in the study area **do not reflect what actually exists** and **do not allow for new development or redevelopment** that aligns with local and city needs.

➔ **FAR Nonconformity: 80% of parcels** have a floor area ratio (FAR) higher than the maximum FAR requirement of the district in which they're located.



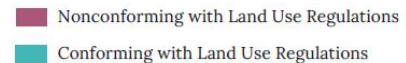
Map of Floor Area Ratio (FAR) Conformity in the Roslindale Square Study Area



➔ **Land Use Nonconformity: 16% of parcels** contain land uses that are forbidden within their zoning districts, with the most common nonconforming land uses being three-unit and multifamily dwellings.



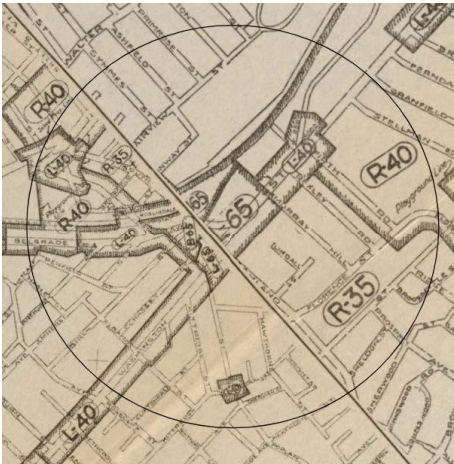
Map of Land Use Conformity in the Roslindale Square Study Area



## Background: Historical Exclusion through Zoning

The report highlights how changes to the zoning rules in Roslindale Square over time **have reduced housing development opportunities** by limiting what housing uses and typologies are allowed, thus **becoming more exclusionary with each update.**

➔ **Downzoning of Historic Scale:** In 1924, Roslindale Square had zoning that allowed for buildings between 40 ft and 65 ft in business districts and between 35 and 40 ft in residential districts, without a maximum unit count for residential dwellings. **These heights were taller than the 35 ft height limit today, which the area was down-zoned to during 1962 and 2008 updates to local zoning rules.**



1924 Zoning Map of Roslindale Square

➔ **Exclusionary Zoning Over Time:** In 1962, “Multi-Family Dwellings” (four or more units) became **forbidden in the most residential districts of Roslindale Square**, which reduced the opportunity for small- and large-scale multifamily housing, in turn **excluding potential housing options for those who could not afford or access the more commonly allowed one-, two-, and three-unit dwellings.**



1962 Zoning Map of Roslindale Square

## Background: Impacts of These Factors

### These factors have made it more difficult to:



welcome more residents into homes in Roslindale through a diverse housing stock,



open new businesses or expand existing businesses,



make minor and necessary alterations or repairs without seeking zoning relief due to nonconformities,



build housing for aging residents and for children of existing residents to return to as adults,



build housing at the scale to enforce accessibility and sustainable building practices, and



build housing developments large enough to require income-restricted units through inclusionary zoning and require Affirmatively Furthering Fair Housing (AFFH) Zoning review on individual projects.

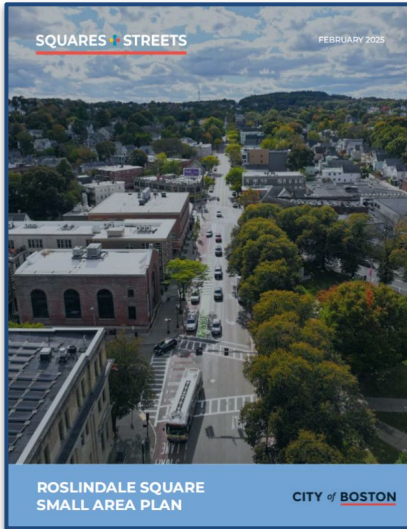
# Zoning Updates are Part of the Implementation of the Small Area Plan

Updating zoning rules is one of multiple implementation actions that come out of a Small Area Plan to repair many of these issues and set a stronger enabling environment and conditions that help meet the goals and vision outlined in the plan.

**Small Area Plan**  
To set an overall vision and outline recommendations across topics and needs

**Land Use and Design Framework**  
To identify future land use possibilities and goals throughout the area

**Zoning Updates**  
To adopt new zoning rules that align with the Small Area Plan's land use and design recommendations



**ARTICLE 67  
ROSLINDALE NEIGHBORHOOD DISTRICT<sup>1</sup>**

Red ~~Strikethrough~~ = text removed through these zoning updates  
Green Underlined = text added through these zoning updates

- Remove references to the CC-2 (Community Commercial 2) subdistrict throughout Article 67 because the CC-2 is mapped in only one area (west of Adams Park) and the zoning map updates will replace the CC-2 subdistrict with Squares + Streets districts. This will remove the CC-2 from all zoning maps of Roslindale, therefore making it necessary to remove mention of it and its regulations from the text of Article 67.
- Consolidate "Community Commercial" subdistricts that are currently separated into "CC-1" and "CC-2" into one "CC" due to the removal of the CC-2 subdistrict.

# Walkthrough of the Proposed Zoning Updates



# Reminder: What are Squares and Streets Zoning Districts?

**Squares and Streets districts** have zoning rules that allow for mixed-use development of multifamily housing, commercial spaces, and cultural spaces in neighborhood squares around Boston near transit resources. They **each have different rules** around the maximum scale of buildings, the yard space surrounding buildings, and land uses. **You can read and reference the full zoning rules at:** [bosplans.org/Article8Uses](https://bosplans.org/Article8Uses) and [bosplans.org/Article26SquaresStreets](https://bosplans.org/Article26SquaresStreets)

## ●● S0 - Transitional Residential



- Up to 4 stories maximum
- Up to 14 residential units maximum
- Primarily residential uses
- **Requires residentially-scaled front, side, + 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 residentially-scaled front, side, + 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

## ●●● S3 - Active Main Street



- Up to 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 a Permeable Area of Lot Requirement on all lots

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

● has an Outdoor Amenity Space Requirement

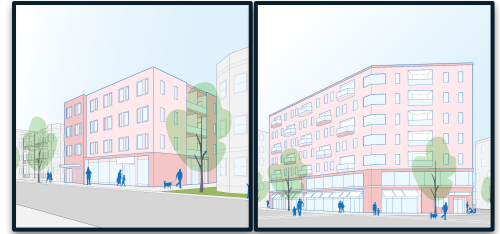
● has a Ground Floor Active Use Requirement

● has residentially-scaled front, side, and rear yards

## On the Development and Purpose of Squares and Streets Districts

**Squares and Streets districts** were created in the Fall of 2023 and adopted in April of 2024 based on a review of development trends over the preceding five year period of multifamily and mixed-use development projects in the City of Boston.

- These zoning districts represent **the land use regulations and scales that were consistently found to be most ideal to be able to incentivize or require the following** from development projects:
  - ground floor active uses (like restaurants and retail),
  - outdoor amenity spaces (like plazas and seating areas),
  - ADA-accessible building amenities,
  - sustainable building practices,
  - income-restricted housing units through inclusionary zoning,
  - projects that trigger [Affirmatively Furthering Fair Housing](#) zoning review and related requirements.



# Draft Zoning Map Amendment – Public Review and Revision

## Initial Draft Zoning Map

Shared on February 14, 2025

For public review and comment on both the map and associated text amendments.

## Map of Potential Additions

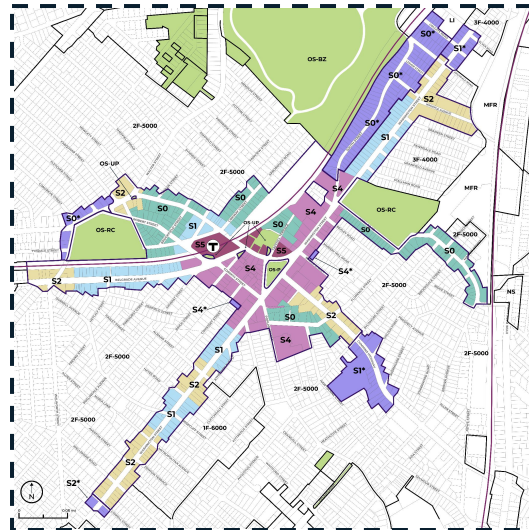
Shared on March 18, 2025

Areas identified for public review and comment to potentially expand the rezoning area based on engagement and further site analysis.

## Revised Draft Zoning Map

Shared on April 8, 2025

Revision of the initial version based on what was heard about the initial version and the potential additions.



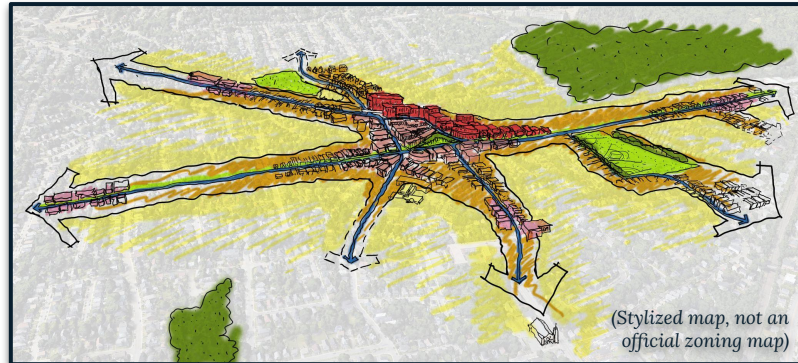


# Revised Draft Zoning Map Amendment for Adoption

Developed to align with the Land Use and Design Framework recommendations of the [Roslindale Square Small Area Plan](#) (adopted on Feb 13, 2025).

This update to zoning rules in Roslindale Square was proposed to meet the goals of the Small Area Plan and implement the recommendations of the Framework:

- **increase housing opportunity** through more allowance of multifamily housing (properties with four or more units),
- **promote existing and new small business activity** through allowance of more mixed-use development (properties with both residential and non-residential spaces), and
- **increase predictability of development** through the use of new zoning districts that align with modern-day building practices for affordable, market-rate, accessible, and sustainable developments.

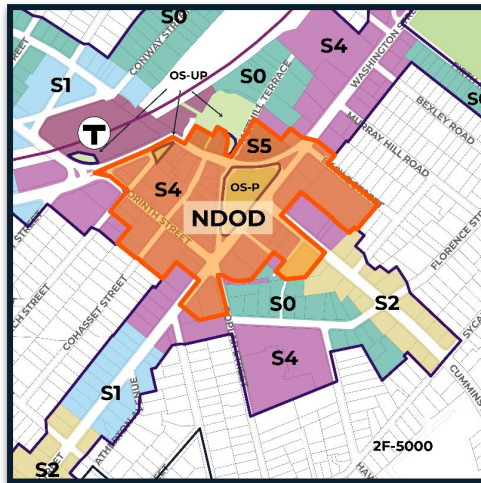


(Stylized map, not an official zoning map)

# Zoning Text Amendment: Article 67

These zoning updates include minor updates to Article 67 (Roslindale Neighborhood District) of the Boston Zoning Code:

1. Update the regulations of the **Neighborhood Design Overlay District (NDOD)** surrounding Adams Park.
  - To make sure that the design review process associated with that overlay district applies to projects that are in the Squares and Streets districts of that specific area.
2. Remove zoning subdistricts from Article 67 that will be replaced by Squares and Streets districts.
  - This update will remove the “CC-2” from all zoning maps of Roslindale as well as named subdistricts that are in the text to identify locally-specific subdistricts (ex. removing the “South/Walter Local Convenience (LC) Subdistrict” where the S2 district is mapped).
3. Clarifying in the text when the zoning article was first developed and processes of continued maintenance of the zoning article.



### REGULATIONS APPLICABLE IN NEIGHBORHOOD BUSINESS SUBDISTRICTS

**Section 67-10. Establishment of Neighborhood Business Subdistricts.**

This Section 67-10 establishes Neighborhood Business Subdistricts within the Roslindale Neighborhood District. There are three types of Neighborhood Business Subdistricts: Local Convenience (“LC”) Subdistricts, providing convenience retail and services for the immediate neighborhood and pedestrians; Neighborhood Shopping (“NS”) Subdistricts, providing convenience goods and services to the larger neighborhood; and Community Commercial (“CC”) Subdistricts, providing a diversified commercial environment serving larger markets. ~~The CC Subdistricts are further subdivided into CC-1 and CC-2 Subdistricts, the latter of which allows for moderately greater FAR.~~ All three types of Neighborhood Business Subdistricts encourage the development of neighborhood businesses that provide essential goods and services to, as well as jobs and entrepreneurial opportunities for, the Roslindale community.

The following Neighborhood Business Subdistricts are established:

1. ~~Washington/ Archdale/Whipple Local Convenience (LC) Subdistrict~~
2. ~~Washington/ Metropolitan/Wellmore Local Convenience (LC) Subdistrict~~
3. Belgrade/ Aldrich/ Colberg Local Convenience (LC) Subdistrict
4. ~~South/Walter Local Convenience (LC) Subdistrict~~
5. ~~Cummins/ Florence/ Sycamore Local Convenience (LC) Subdistrict~~
6. Washington/ Beech/ Walworth Neighborhood Shopping (NS) Subdistrict

(Update 41)

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**Commented [AZ3]:** Purpose: Remove some named neighborhood business subdistricts from Article 67 because those subdistricts will be replaced with Squares + Streets districts.

**Commented [AZ4]:** Purpose: To remove references to the CC-2 (Community Commercial-2) subdistrict from Article 67.

# Existing Context + Plan Vision

## Roslindale Square and Washington St



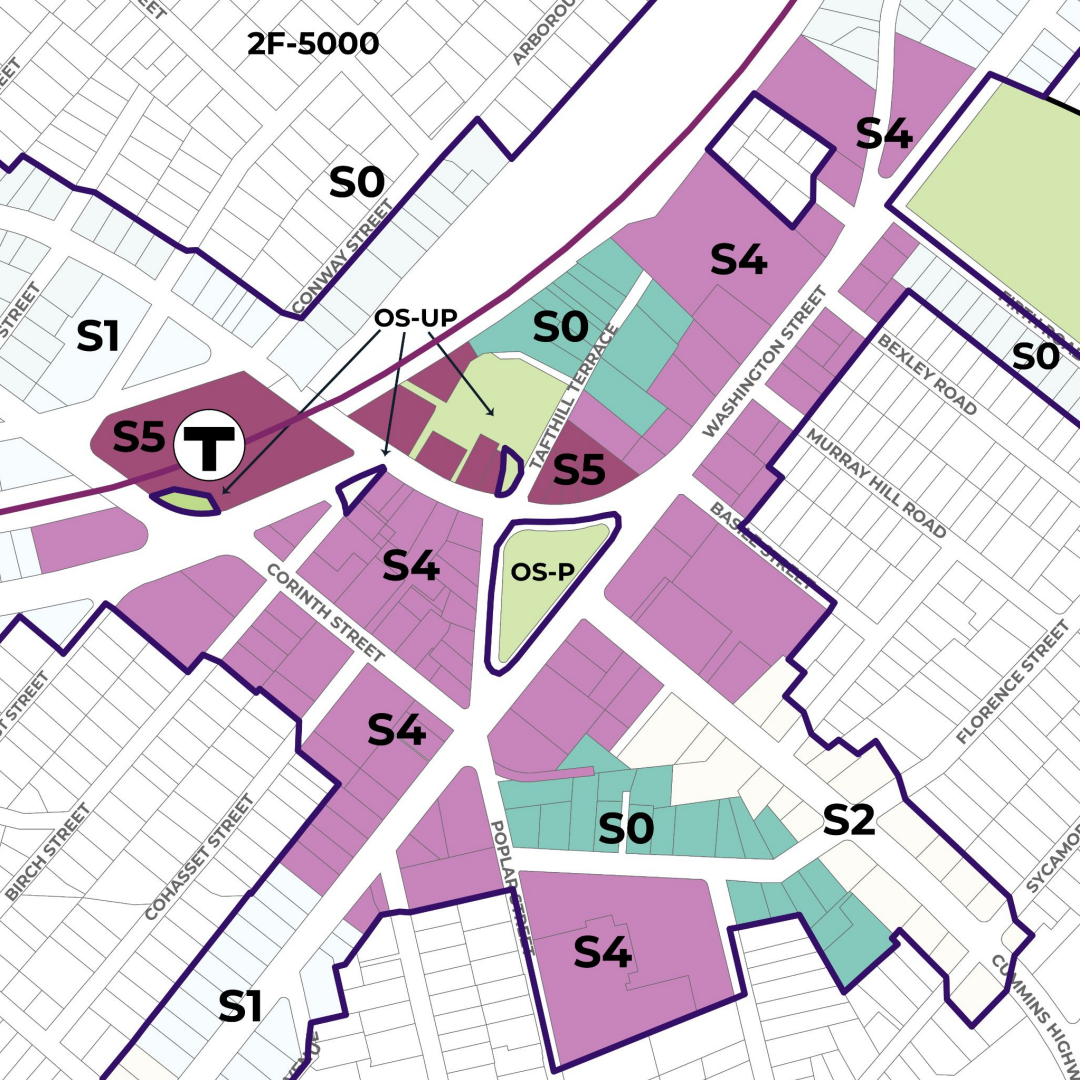
- **Existing:**

- Core mixed-use area of mostly two- and three-story buildings as well as surrounding multifamily properties at three and four stories
- Large public or formerly public facilities (i.e., BCYF Roslindale, Roslindale Library, The Substation)
- Multiple multifamily properties north of the Taft Hill Municipal Lot

- **Small Area Plan Vision**

- Center of commercial activity
- Active main street condition between two public green spaces
- Highest level of potential density compared to the surrounding streets





## S0, S4, S5, and OS-UP Districts

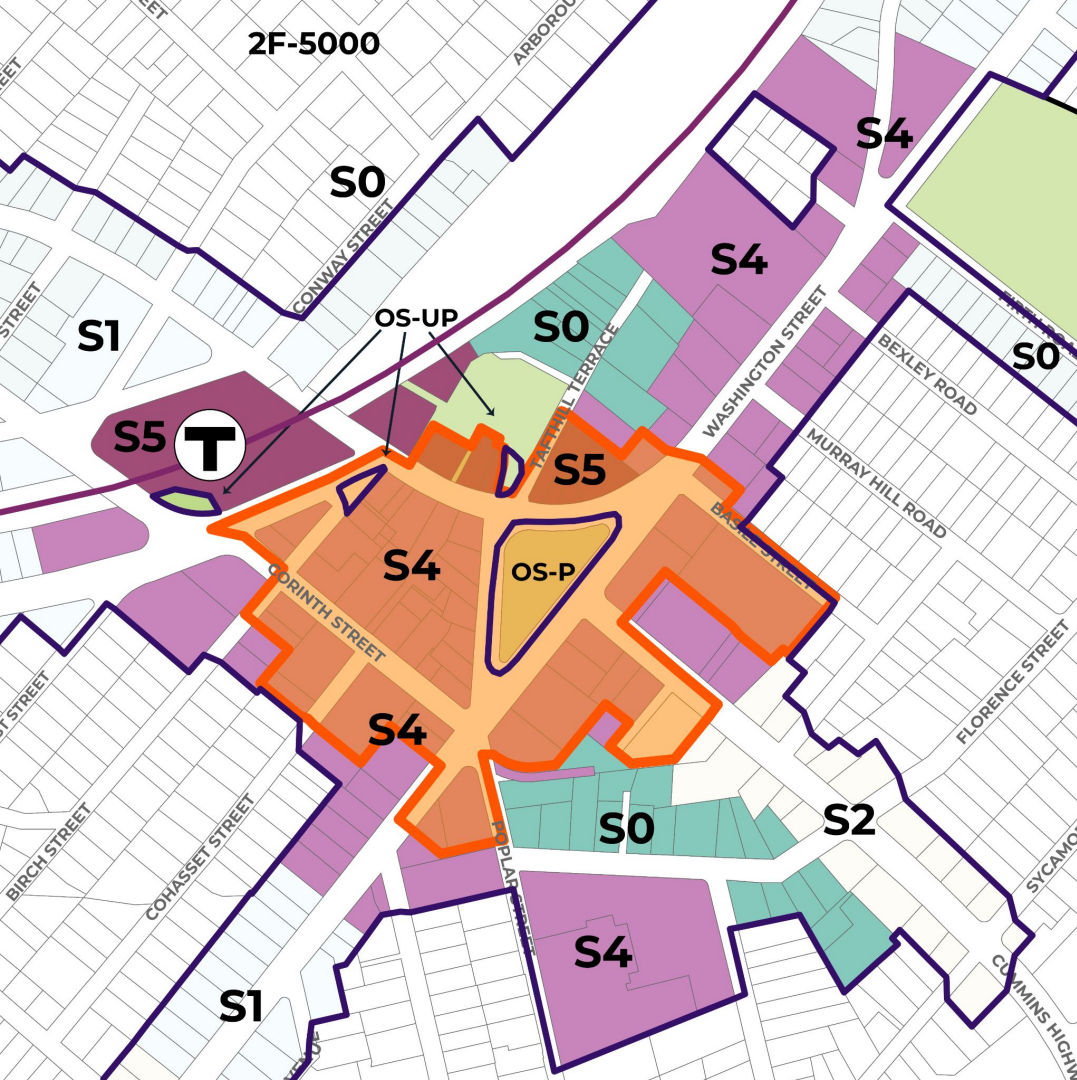
### Roslindale Square and Washington St

- **S4** and **S5** mapped to allow for the highest housing density and a mix of commercial use sizes
- **S4** and **S5** require active ground floor uses, permeable area of lot, and the highest percentages of outdoor amenity space
  - Incentivize retention and return of existing businesses
  - Encourage publicly-accessible outdoor amenities and green infrastructure on active streets
- **S4** includes affirms and increases development potential of large scale parcels
  - i.e., Sumner School, former Bank of America, Rogerson Communities
- **S5** mapped on and adjacent to publicly owned parcels
  - i.e., Roslindale Village MBTA Lots, Greater Roslindale Medical Center, (adjacent) Taft Hill Municipal Lot
- **S0** mapped to affirm smaller multifamily clusters and to transition between larger S+S districts
- **OS-UP** mapped to affirm parking lot use and occasional temporary community uses

## Retaining the Roslindale NDOD

### Roslindale Square and Washington St

- Text amendment to retain applicability of the Roslindale Neighborhood Design Overlay District
- Provides a layer of design review for renovations and redevelopment projects that are greater than or equal to 300 sq ft **and** that impact aspects of the public realm
- Leaves opportunity for community process around project design, even for projects below Article 80 scale



# Existing Contexts + Plan Vision

## Major Streets

- **Existing:**

- A mix of heavily residential and nonconforming mixed-use blocks along main streets
- Existing nonforming three-unit and multifamily housing in each area
- Each connect Roslindale Square and another commercial cluster, transit hub (Forest Hills), or major street (Hyde Park Ave)

- **Small Area Plan Vision**

- Increase housing and commercial activity along these connecting streets
- Promote existing commercial clusters (or “gateways”) by allowing greater land use flexibility and density



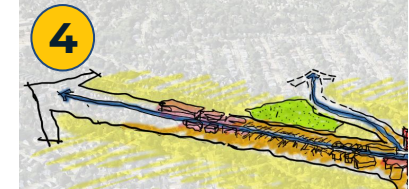
Washington St North



Washington St South



Cummins Hwy



Belgrade Ave



# Existing Context + Plan Vision

## North of the Roslindale Village MBTA Station



- **Existing:**

- Mostly two-unit properties with some nonconforming three-unit and multifamily properties
- Non-residential properties at a larger scale than currently allowed (i.e., Beacon Academy, REO National)
- A small business cluster with one-story buildings and a large multifamily senior housing development

- **Small Area Plan Vision**

- Promote existing commercial clusters (or “gateways”) by allowing greater land use flexibility and density
- Moderate housing density close to the Commuter Rail but tapered down in scale compared to the Square

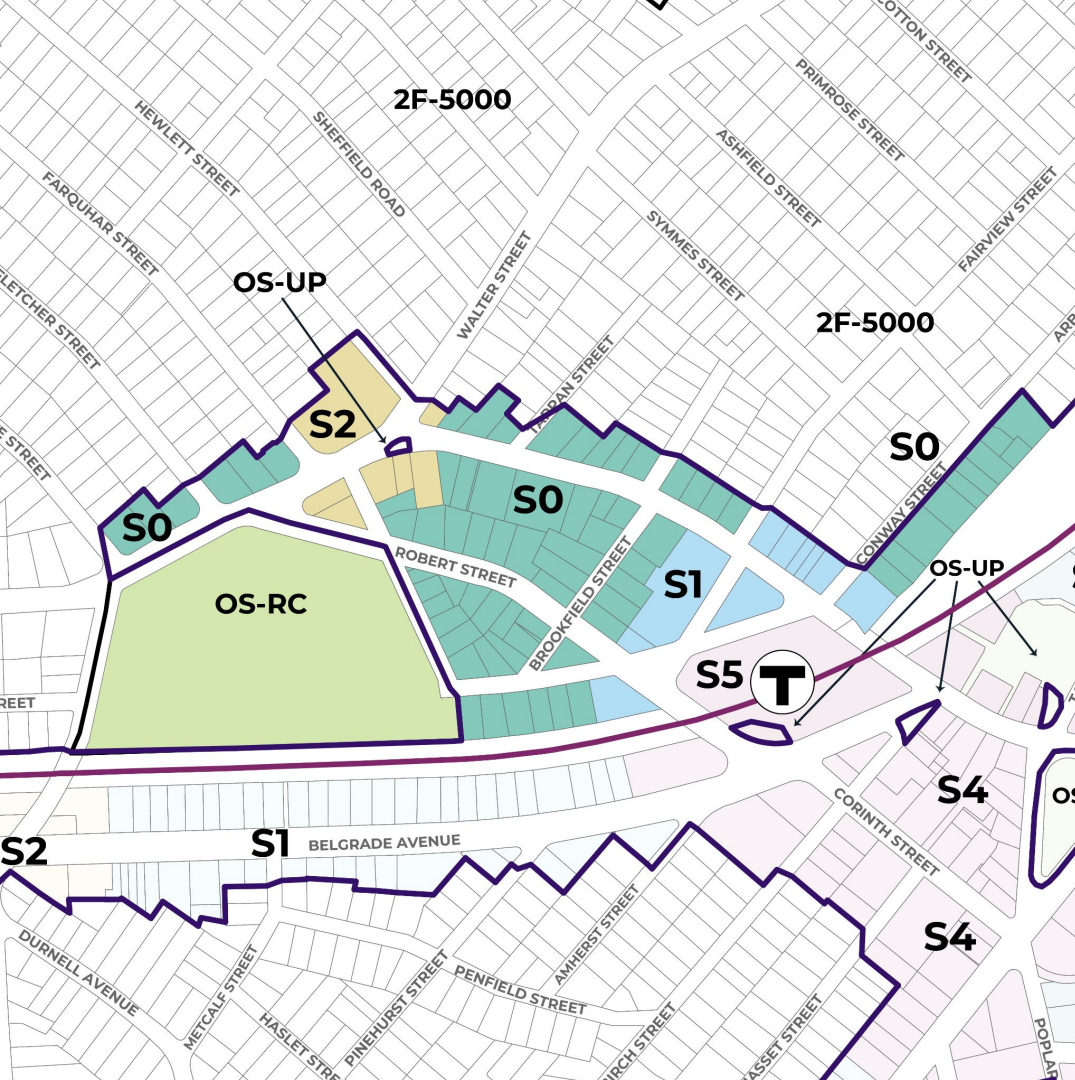




## S0, S1, and S2 Districts

North of the Roslindale Village MBTA Station

- **S0** mapped in lowest scale residential areas, providing homeowners more flexibility for renovations and affirms nonconforming residential uses
- **S1** mapped surrounding the Commuter Rail to affirm existing uses and scales, and allow multifamily housing with residentially-scaled yard space
- **S2** mapped to align with the existing commercial cluster, encourage growth above existing storefronts, and affirm the large senior housing property



# Existing Context + Plan Vision

## Firth Rd and Florence St

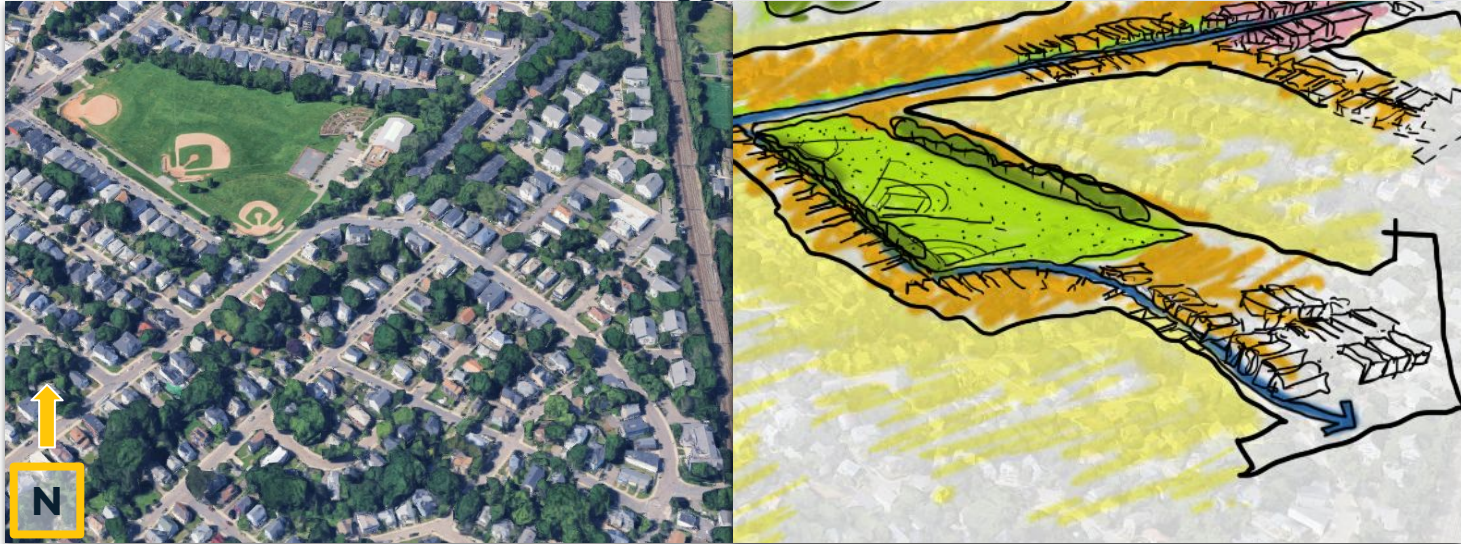


- **Existing:**

- Residential streets holding a mix of housing, including nonconforming three-unit and multifamily homes
- An existing corner store right at the intersection leading to Hyde Park Avenue

- **Small Area Plan Vision**

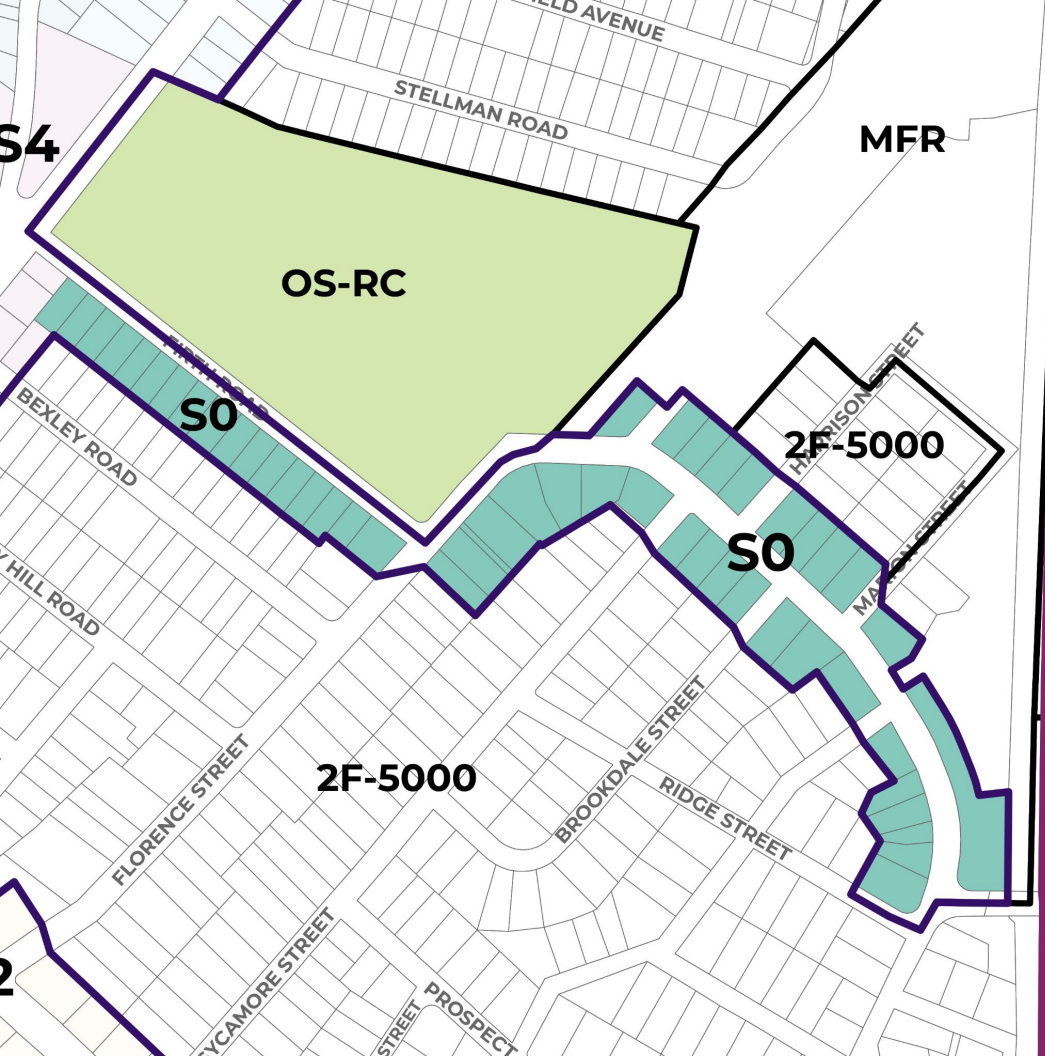
- Increase housing and commercial activity along connecting streets



## S0 District

Firth Rd and Florence St

- S0 mapped to affirm many of the existing three-unit and multifamily residential buildings
- Encouraging multifamily housing development fronting and near a major public green space
- Allow for multifamily projects that maintain a residential feeling in scale and use along a frequently used transitional street



# Public Engagement Process



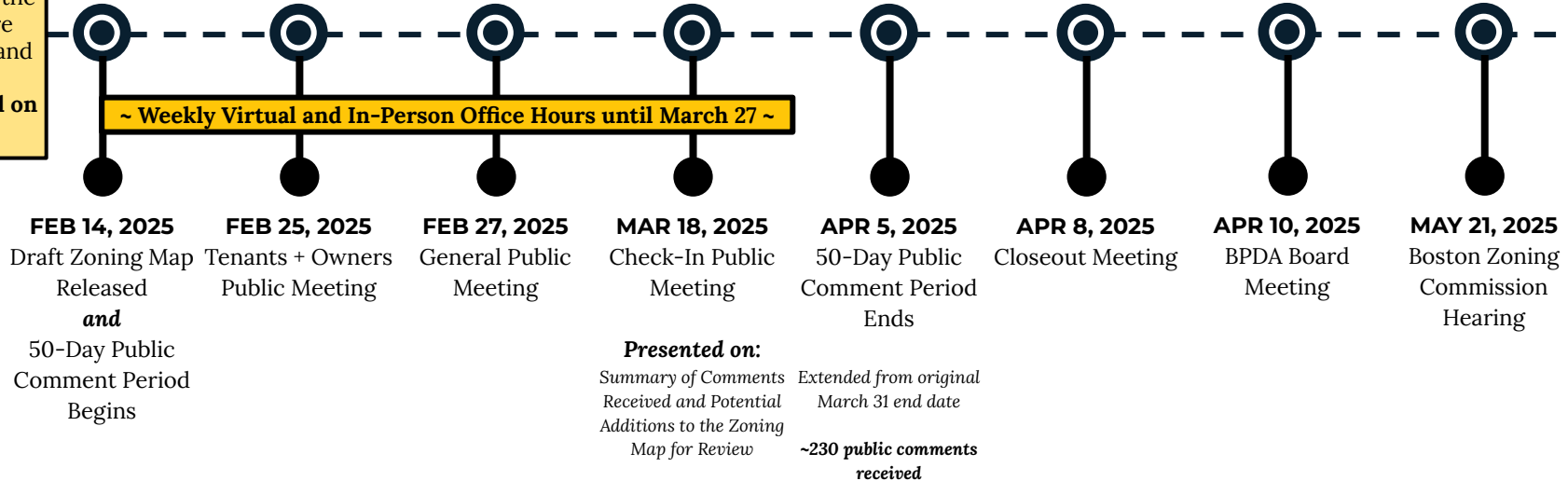
# Public Engagement and Adoption Process on Zoning Amendments

## 50-Day Public Comment Period on Zoning Map and Text Amendments

Three options were available to submit public comments:

- General text-based public comment form,
- Interactive map-based public comment form, and
- Via email to [squaresandstreets@boston.gov](mailto:squaresandstreets@boston.gov)

Preceded by 12 months of engagement for the Roslindale Square Small Area Plan and a 50-day public comment period on the plan.



# Engagement During the Planning Process (Before the Draft Zoning Release)

During the **Roslindale Square Small Area Plan** process (between Feb 2024 and Feb 2025), discussion and engagement on how zoning works, Squares + Streets zoning districts, and land use and building design priorities occurred. Learnings from these engagements informed the **Land Use and Design Framework**, which in turn informed the proposed zoning updates.



## Zoning Workshop

April 24, 2024

Roslindale Community Center

Explain how zoning works, walk through existing zoning in Roslindale, walk through Squares + Streets zoning, and facilitate an activity on community development goals.



## Ideas Reception

July 17, 2024

Roslindale Community Center

The first draft of plan recommendations were presented to the community for their feedback, including the first version of the **Land Use and Design Framework**. A survey was launched to gain feedback on these and other Plan recommendations, which informed the next iteration of the framework.



## Squares + Streets Zoning Deep Dive

September 10, 2024

Virtual (Zoom)

Detailed walkthrough of the Squares + Streets districts and how they are different from each other, and an explanation of how the **Land Use and Design Framework** in the Small Area Plan would inform the draft zoning map amendment.



## Small Area Plan Public Meetings

January 8, February 6, and February 21, 2025

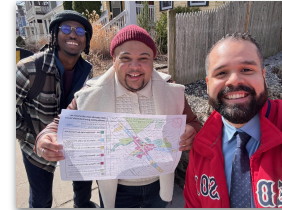
Jan 8 and Feb 6 – Virtual (Zoom); Feb 21 – Guira y Tambora

Public meetings to share the draft Roslindale Square Small Area Plan and revisions to the plan after feedback from the public comment period. This including review and discussion and the Land Use and Design Framework.

# Draft Zoning Engagement – The Zoning Map and Text Amendments were Shared and Discussed Via:



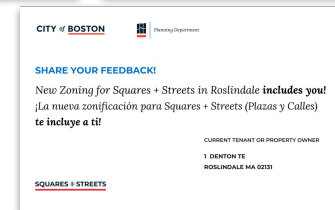
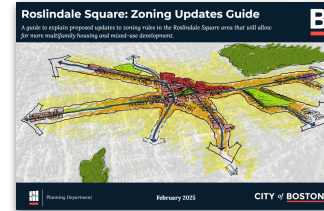
- **Four** public meetings (one in-person and three virtual) with notices sent out in The Bulletin and El Planeta (in Spanish)
- **Seven** attended virtual evening and in-person afternoon office hour sessions with **23** different community stakeholders
- **Three** walks to share flyers and information with local small businesses, including a walk with City Councilor Enrique Pepén to Spanish-speaking businesses
- **Three** presentations at community-facilitated meetings:
  - Taft Hill Terrace and Taft Hill Park Residents
  - Longfellow Area Neighborhood Association
  - WalkUP Roslindale and Rozzidents for More Rozzidents
- **Three** tabling sessions to reach families with young children at the Sumner School and the Roslindale Branch of the Boston Public Library
- **Phone conversations** with property owners within the rezoning area
- **Outreach on social media and outreach support** from the Mayor's Office of Neighborhood Services and Councilor Pepén's office
- **Direct notification mailers** sent to all current residents, business tenants, and property owners ahead of the first public meeting and again with the map showcasing potential additions to the draft zoning map
- **Weekly Roslindale neighborhood newsletter** and **continuous creation of support materials** online to help stakeholders understand the zoning proposal



## ROSLINDALE SQUARE - SQUARES + STREETS

### Weekly Update – Roslindale Square Zoning

Learn more about the draft zoning updates for Roslindale Square and review the Zoning Updates Guide as well as other resources on our website: [bosplans.org/RoslindaleSquaresAndStreets](https://bosplans.org/RoslindaleSquaresAndStreets).



# Public Meetings and Office Hours

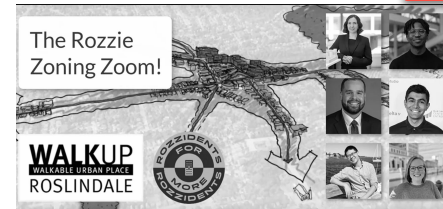
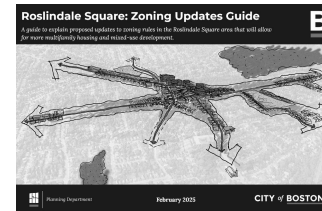
- **Public meetings:** effective for explaining and answering questions the zoning districts and the logic around mapping districts as well as the overall adoption process
- **Office hours:** effective in answering detailed questions one-on-one about the rezoning process
- Both **public meetings** and **office hours:** attended mostly by older white property owners with the next largest group being younger white property owners and renters



## ROSLINDALE SQUARE - SQUARES + STREETS

### Weekly Update – Roslindale Square Zoning

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CITY OF BOSTON Planning Department

SHARE YOUR FEEDBACK!  
New Zoning for Squares + Streets in Roslindale **includes you!**  
¡la nueva zonificación para Squares + Streets (Plazas y Calles) **te incluye a ti!**

CURRENT TENANT OR PROPERTY OWNER  
1 DENTON TERRACE  
ROSLINDALE MA 02131

SQUARES + STREETS



# Small Business Walks

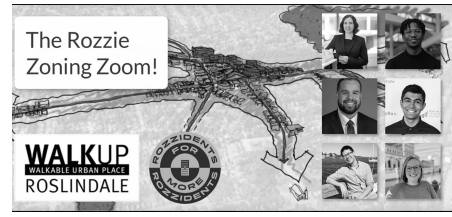
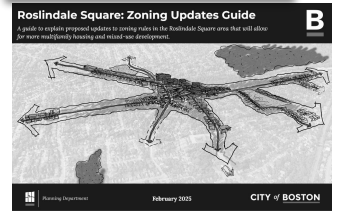
- **Small business walks:** effective in reaching and informing the local business community directly, especially Spanish-speaking business owners and employees
  - Helped us share **the most accurate zoning and staff contact information** directly with business owners and employees
  - Allowed us to reach business owners and employees representing a **diversity of racial, gender, and age demographics**
  - Helped us **dispel misinformation**, including:
    - inaccurate potential building types that were misaligned with our proposed zoning rules and design guidelines
    - inaccurate assumptions that the rezoning process was implementing eminent domain



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# Community-Facilitated Meetings, Tabling Sessions, and Phone Calls

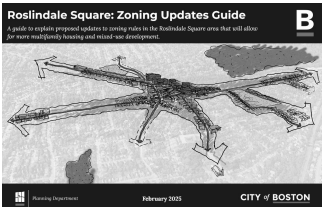
- **Community-facilitated meetings:** effective in meeting resident groups in a context and format most comfortable for them
  - Varied from an in-person meeting **in a parking lot** to a **regular neighborhood association meeting** to a **panel discussion** featuring city councilors from Boston and Cambridge
  - These meetings helped to **reach residents within the rezoning boundary** and those with an interest in the long-term benefits of local and citywide rezoning for housing growth
- **Community tabling sessions:** effective in meeting families with young children, which included a diversity of residents by race, language, and housing tenure
- **Phone calls:** effective in walking property owners through existing and proposed zoning rules specific to their property



## ROSLINDALE SQUARE - SQUARES + STREETS

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SQUARES + STREETS

# Social Media, Mailings, and Online Outreach

- **Outreach through social media and online materials:** effective in sharing information in a variety of digestible formats most accessible to different audiences
  - Ex. an illustrated zoning guidebook, a spreadsheet of properties within the rezoning boundary, an illustrated map and a summary of the benefits of updates zoning for different stakeholders, etc.
- **Direct mailers and neighborhood mailing list:** helped to inform existing tenants, property owners, and interested stakeholders about the rezoning process and proposed updates as directly as possible



**ROSLINDALE SQUARE - SQUARES + STREETS**

**Weekly Update – Roslindale Square Zoning**

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**Roslindale Square: Zoning Updates Guide**

A guide to explain proposed updates to zoning rules in the Roslindale Square area that will allow for more employment, housing and mixed-use development.

Planning Department February 2021 CITY OF BOSTON



The Rozzie Zoning Zoom!

**WALKUP**  
WALKABLE URBAN PLACE  
ROSLINDALE

RESIDENT FOR ROSSIDE



**CITY OF BOSTON** Planning Department

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**SQUARES + STREETS**

# Alignment of Zoning Updates with Planning and Policy Goals



# Promoting Housing and Commercial Development to Meet Local Needs

## Updated zoning with Squares + Streets districts in Roslindale will:



**affirm** the scales and uses of existing properties, especially three-unit dwellings, multifamily dwellings, and mixed-use buildings,



**open regulatory pathways** for more mixed-use and multifamily buildings at various scales, including adaptive reuse and the building of housing or commercial space above or attached to existing structures at scales aligned with building code,



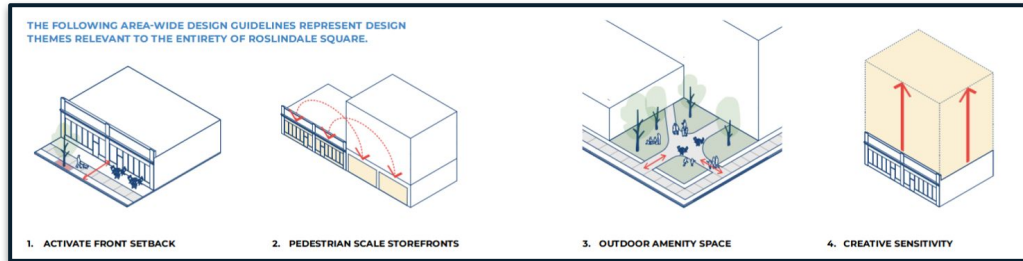
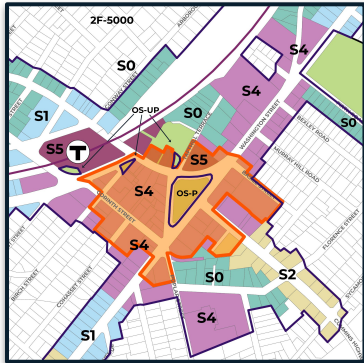
**allow larger development scales** that meet fair housing standards, affordable housing, income-restricted housing, and accessible housing needs by triggering several requirements for these factors, and



**align zoning regulations** in the area with climate resiliency and sustainability needs and policy goals through permeable area of lot requirements and alignment of these building scales with new net-zero carbon zoning requirements.

# Being Responsive to Urban Design Priorities

- Projects that trigger the requirements for Article 80 Development Review (typically true of projects built at five stories or larger scales), which will include **design review and a community public meeting**.
- Projects within the Roslindale Neighborhood Design Overlay District that make 300 sq ft or more of changes or significantly change the public structural facade of a property **trigger design review as well as a Zoning Board of Appeals hearing**.
- As part of the Roslindale Square Small Area Plan, Urban Design staff developed a set of **design guidelines** for these areas that are attentive to the creation of outdoor amenity spaces, gathering areas, and pedestrian-scale architectural elements.
- For small multifamily and mixed-use projects like these, the Planning Department is:
  - exploring the **creation of design resources** for these scales and types of development, such as a design guidebook on small multifamily housing **and**
  - investigating **appropriate triggers for site plan and design review of projects at these smaller scales** to further ensure we have clear citywide standards around design.



Example: ADU Guidebook

# For Consideration: Zoning Map and Text Amendments for Roslindale Square

## Zoning Map Amendment

Apply Squares and Streets zoning districts to further allow multifamily housing and mixed-use development, and affirm existing properties of those types.



## Zoning Text Amendment

Align the text of Article 67 of the Boston Zoning Code (Roslindale Neighborhood District) with updates being made to the zoning map of Roslindale Square and the surrounding areas.

Boston, Massachusetts, Redevelopment Authority  
ARTICLE 67 ROSLINDALE NEIGHBORHOOD DISTRICT

**NOTE:** This draft zoning text amendment makes the following updates to Article 67:

- Update text to clarify the continued maintenance of Article 67 and to clarify that the Roslindale Neighborhood Strategic Plan is the planning basis for design regulations and guidelines of just subdistricts regulated by Article 67. (**Sec. 67-5; Sec. 67-6**)
- Remove some named neighborhood business subdistricts from Article 67 because those subdistricts will be replaced with Squares + Streets districts. (**Sec. 67-10**)
- Update the name of the Taft Hill Terrace OS-UP subdistrict to include mention of the Taft Hill Municipal Parking Lot. (**Sec. 67-24**).
- Update the regulations of the Neighborhood Design Overlay District (NDOD) surrounding Adams Park to make sure that the design review process associated with that overlay district applies to projects that are in the Squares and Streets districts of that specific area. (**Sec. 67-26**)
- Remove references to the CC-2 (Community Commercial-2) subdistrict throughout Article 67 because the CC-2 is mapped in only one area (west of Adams Park) and the zoning map updates will replace the CC-2 subdistrict with Squares + Streets districts. This will remove the CC-2 from all zoning maps of Roslindale, therefore making it necessary to remove mention of it and its regulations from the text of Article 67.
- Consolidate "Community Commercial" subdistricts that are currently separated into "CC-1" and "CC-2" into one "CC" due to the removal of the CC-2 subdistrict.

**Red Strikethrough** = text removed through these zoning updates

**Green Underlined** = text added through these zoning updates

ARTICLE 67  
ROSLINDALE NEIGHBORHOOD DISTRICT<sup>1</sup>

**Thank You!**

