



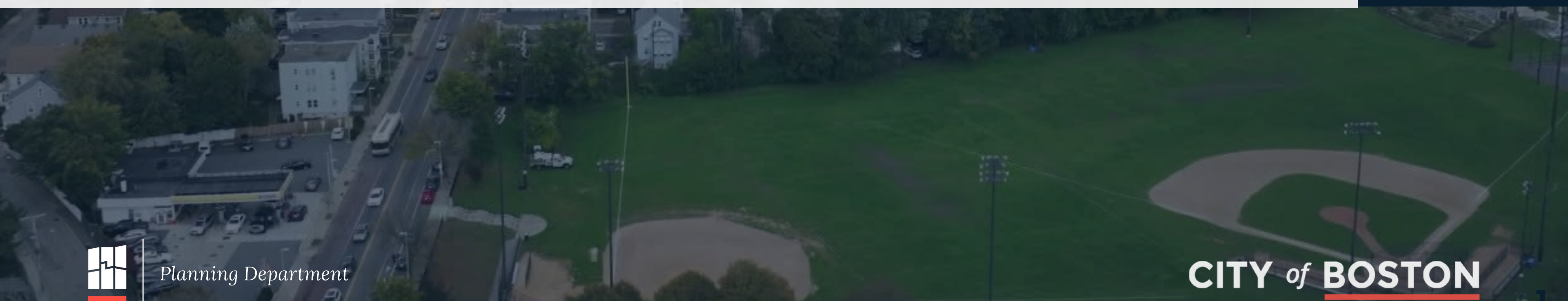
# Roslindale Square: Check-In on Draft Zoning Updates

Public Meeting

**March 18, 2025 – 6:00 PM to 7:30 PM**



Planning Department



**CITY of BOSTON**

# Zoom Controls to Listen to Interpreters

---

**(EN)** Look for the interpretation icon (**globe**) at the bottom of your screen and select the language you want to hear.

**(Español)** Busque el ícono de la interpretación (**globo**) en el borde inferior de su pantalla y seleccione el idioma en el que desea escuchar.



# Zoom Meeting Info + Tips

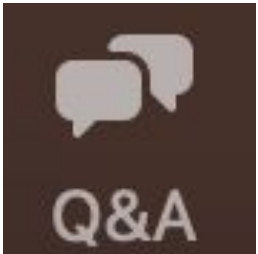
- This meeting will be recorded and the recording will be posted on the Planning Department’s webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- If you’re joining by phone, **dial \*9 to raise your hand** and wait to be called upon and **dial \*6 to unmute and mute.**
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.



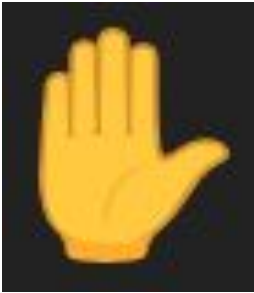
Mute/unmute



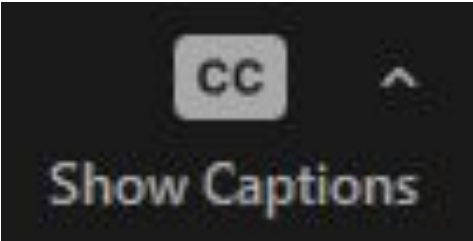
Turn video on/off



Use the Q&A feature for written questions and comments (instead of the chat)



Raise hand to get in line to ask a question or provide comment



Turn on captions

# Getting Situated

---

Some notes on this evening:



## LANGUAGE ACCESS

Spanish interpretation services are available



## PART OF THE PROCESS

This is one of several touchpoints during this process



## STAFF SUPPORT

Staff are around to answer questions



## MATERIALS

Presentation slides will be available online by tomorrow afternoon

# Engaging with Each Other

---



Ask for clarification if needed.



Save longer questions or comments for the Q&A period.



Raise your hand to speak and avoid interrupting others.



Speak from the “I” and be mindful of the diversity of experiences both in the room and not.

# Purpose of Tonight's Meeting

---

**1**

**Brief Overview of the Draft Zoning Amendments**

**2**

**What We've Heard on the Draft Zoning Amendments**

**3**

**Potential Updates to the Draft Zoning Amendments Based on What We've Heard**

**4**

**Q&A Period**

# Staff for Tonight's Meeting

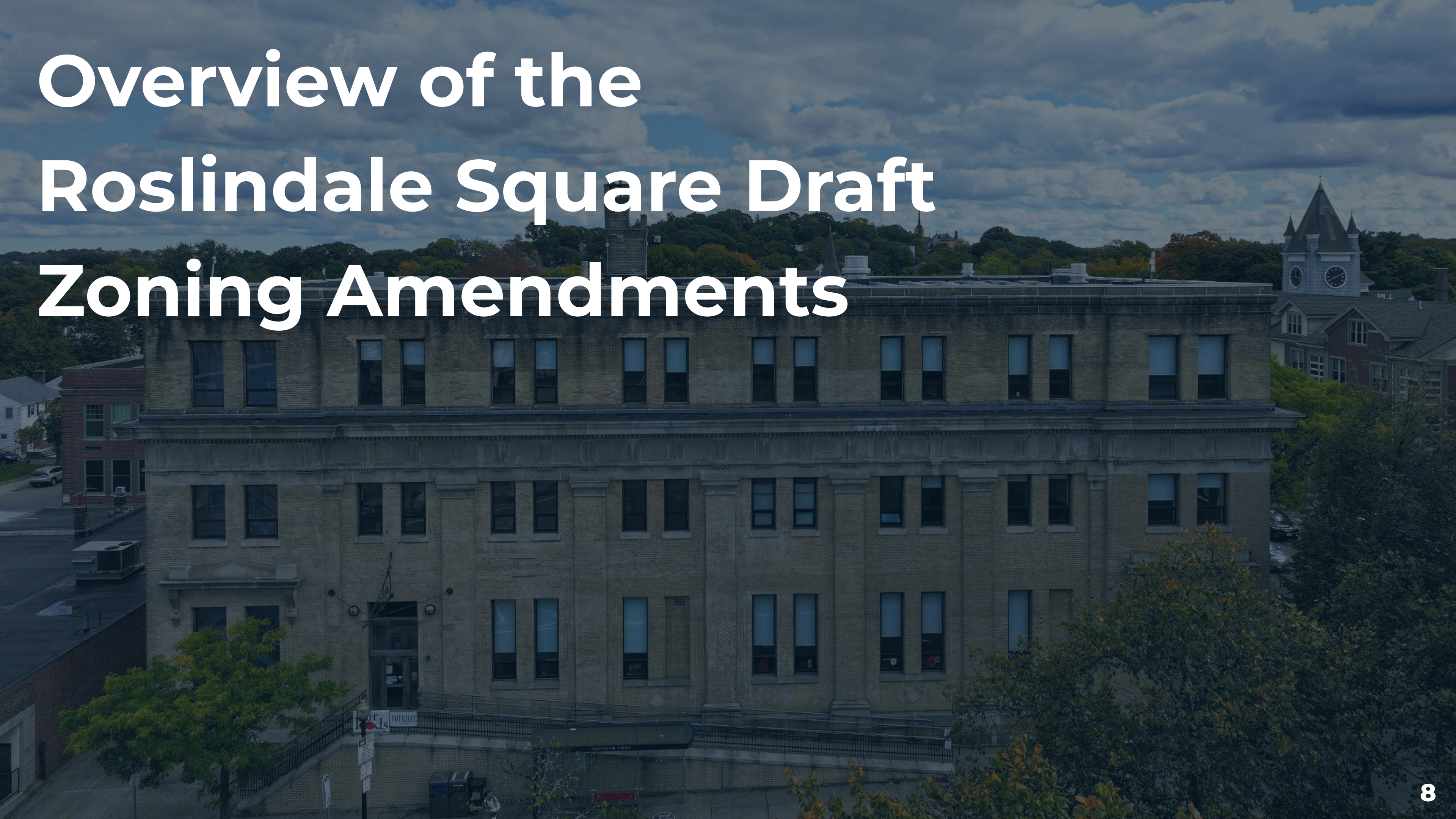
---



## Roslindale Square: Squares + Streets Team

- **Abdul-Razak Zachariah**, Planner II – Zoning Reform (Project Lead) – **Presenter**
- **Andrew Plumb**, Planner I – Comprehensive Planning – **Presenter**
- **Kenya Beaman**, Community Engagement Manager – **Facilitating Q&A**
- **Eileen Michaud**, Planner II – Comprehensive Planning (Project Manager of the Roslindale Square Small Area Plan)
- **Kathleen Onufer**, Deputy Director of Zoning
- **Jim Fitzgerald**, Deputy Director for Planning Review

# Overview of the Roslindale Square Draft Zoning Amendments



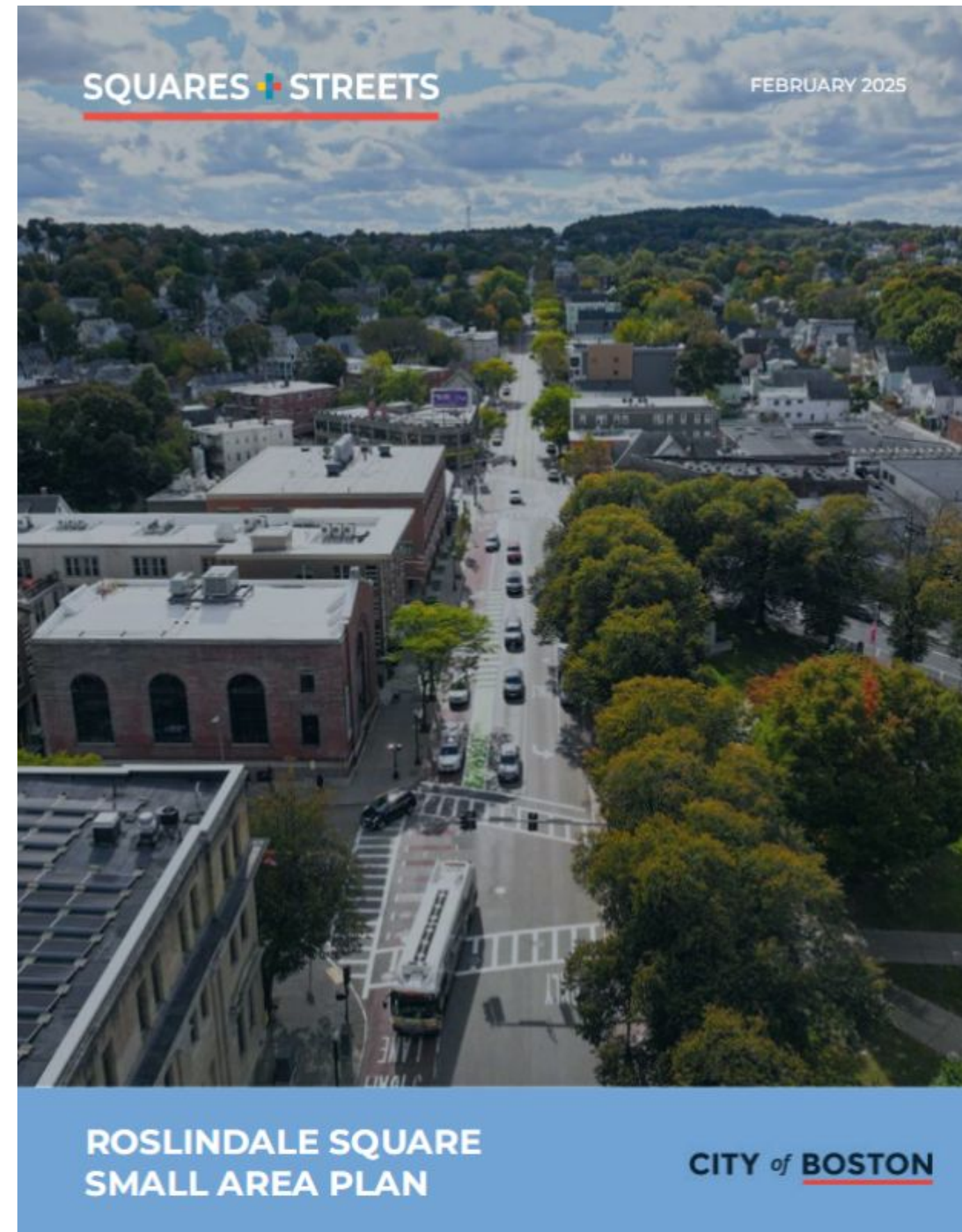


# Background: Roslindale Square Small Area Plan

On February 13, 2025, the [Roslindale Square Small Area Plan](#) was adopted by the BPDA Board.

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.



**ROSLINDALE SQUARE | COMMUNITY ENGAGEMENT**

### FACILITATING EQUITABLE PARTICIPATION

Roslindale is a linguistically and racially diverse community, and the engagements summarized below encapsulate the team's efforts to reach a more diverse audience during the planning process.

Holding an equitable process means that participants in Roslindale Square Squares + Streets engagements are representative of the neighborhood and inclusive of groups who historically have not been engaged in planning processes. Traditional meetings with pre-registration tend to attract fewer participants from low-income and BIPOC communities. To address this, staff have intentionally conducted numerous pop-ups, coffee hours, and focus groups at various times of day and days of the week/weekend to engage more diverse groups.

The following engagement activities were targeted to hear from Roslindale's Spanish-speaking communities, low-income households, immigrants, and BIPOC individuals. In order to meet these groups where they are at, staff attended existing community events and coordinated with scheduled programming/classes.

**ESL ENGAGEMENT**  
Staff and interpreters attended ESL classes at the Casey House and AMCC, providing an opportunity for primarily Spanish and Haitian Creole speakers to learn about Squares + Streets and complete an activity about what they love and want to see improved in the Square.

**POP-UPS AND TABLING**  
Pop-ups at schedule events, the Farmer's Market, and the local library, and bus stops expanded their reach to more residents - especially those who speak a language other than English - who cannot attend longer meetings or do not feel comfortable in these spaces. Spanish-speaking staff were present at all of these pop-ups.

### COMMUNITY FEEDBACK SUMMARY

Below is a summary of community feedback on the strengths of the small business environment, diverse population, and community spirit in Roslindale Square as well as challenges related to drawing foot

---

**ROSLINDALE SQUARE | IMPLEMENTING THE PLAN**

#	GOAL	HOUSING AND REAL ESTATE STRATEGIES	#	GOAL	SMALL BUSINESS STRATEGIES
H-1	Encourage an additional percentage of rental units to be offered to housing voucher holders in new developments subject to Affirmatively Fair Housing (AFH) requirements (generally residential projects with more than 50,000 square feet).	FUNDING CATEGORY: Regulatory TIMELINE: Subject to development timeline	SB-1	The following commercial uses are desired by the community through new development or adaptive reuse of existing or vacant buildings: affordable and healthy food retailers, cafes, sit-down restaurants, and daytime social centers.	
H-2	Request a higher proportion of 2+ bedroom units in new residential development.	FUNDING CATEGORY: Regulatory TIMELINE: Subject to development timeline			
H-3	Develop guidelines for parcel acquisition for housing production. This may include identifying empty lots that the City can acquire and develop.	FUNDING CATEGORY: Development TIMELINE: Spring 2025			
H-4	Identify parcels with Southeast Boston CDA for acquisition/preservation of affordable housing.	FUNDING CATEGORY: Acquisition Opportunity Program (AOP), other private and nonprofit funds TIMELINE: 5-10 years			

**ROSLINDALE SQUARE | LAND USE AND DESIGN FRAMEWORK**

### COMMUNITY CONNECTIONS

INTERSECTION AT ALEXANDER THE GREAT PARK ON BELGRADE AVE

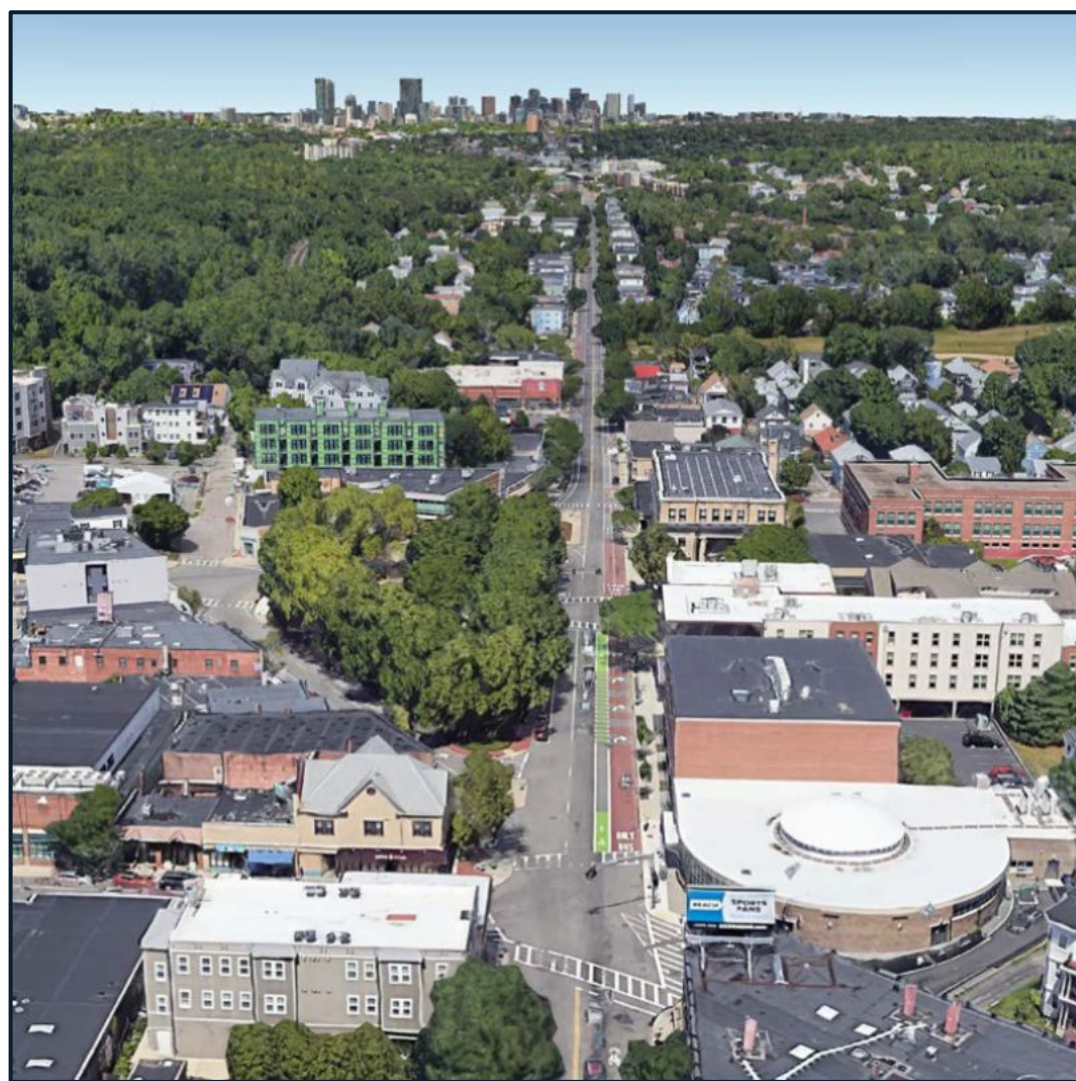
**A POSSIBLE FUTURE FOR ROSLINDALE SQUARE**

# 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.



SQUARES + STREETS CITY OF BOSTON

## CHAPTER 03 LAND USE AND DESIGN FRAMEWORK

This Plan supports mixed-use growth in the existing commercial core of Roslindale Square and surrounding gateway streets while reserving zoning reform for the majority of lower scale residential fabric for future initiatives.

The Land Use and Design Framework recommends where future development should occur in key local areas, and what that development should look like. The framework can identify where to allow land uses, what the scale of new buildings should be, and what kinds of infrastructure and community improvements should accompany that growth.

This chapter 1) summarizes present-day land use patterns and opportunities; 2) presents the proposed Land Use and Design Framework; and 3) identifies how new development should shape the public realm and built environment.

ROSLINDALE SQUARE | LAND USE AND DESIGN FRAMEWORK

## LAND USE AND ZONING

**RECOMMENDATION:**

LD-1. BASED ON THE LAND USE AND DESIGN FRAMEWORK, UPDATE THE ZONING MAP TO ENCODE THE GOALS FOR MIXED-USE AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN AND AROUND ROSLINDALE SQUARE.

- Map Squares + Streets districts, through a Zoning Map Amendment, throughout mixed-use areas of the Square, at key gateways to the Square, and to provide transitions to smaller-scale residential areas.
- Where this Plan envisions continued small-scale residential uses and incremental growth, update residential zoning to reflect existing built patterns, support safe walking routes to Roslindale Square, and enable the development of Accessory Dwelling Units (ADUs) and small multi-unit residential buildings.

Squares + Streets Districts (adopted on April 17, 2024) are six mixed-use zoning districts that support a diversity of land uses, significant transit service, and high levels of pedestrian activity. The purpose of these districts is to complement and increase the mix of uses, encourage walkability and adaptive reuse, and designate areas as appropriate for infill development and housing growth.

40

ROSLINDALE SQUARE | IMPLEMENTATION

## IMPLEMENTATION

#	GOAL	LAND USE AND DESIGN FRAMEWORK STRATEGY
LD-1, LD-1A, LD-1B	Based on the Land Use and Design Framework, update the zoning map to encode the goals for mixed-use and multi-family residential development in Roslindale Square.	<p><b>FUNDING CATEGORY</b> No additional budget needed.</p> <p><b>TIMELINE</b> Winter 2025 adoption of ordinance (2025)</p>
LD-2	Incorporate the Land Use and Design Framework into the ongoing review of proposed projects.	<p><b>FUNDING CATEGORY</b> No additional budget needed.</p> <p><b>TIMELINE</b> Ongoing (as of this Plan updated)</p>
LD-3	Complete an Area Form update - including historic structures - for the Roslindale Square Historic Commission (MHC).	<p><b>FUNDING CATEGORY</b> Operating/Annual Budget and Grants</p> <p><b>TIMELINE</b> 2-3 years</p>

41

ROSLINDALE SQUARE | LAND USE AND DESIGN FRAMEWORK

## COMMUNITY AND COMMERCIAL CORE

THROUGH BLOCK ON TAFT CT, BETWEEN SOUTH ST AND CORINTH ST

**NEW PUBLIC AMENITY SPACES**

In the central block bounded by Poplar Street, South Street, and Corinth Street, development should consider meeting their Outdoor Amenity Space and Let Coverage requirements by dedicating space to the creation of publicly accessible through-block connections, especially between Corinth Street and South Street and between Poplar Street and Taft Hill Court.

Current Conditions

42

# Background: What is Zoning?

“Zoning” – a set of rules that dictates **what and where you can (or can’t) build in a city.**

Zoning uses geographic “**districts**” to organize and apply these rules throughout the City of Boston. Three main features that zoning sets rules for are **use, scale, and space.**

### “District”

The geographic area where a specific set of rules around uses, scale, and space apply

### “Use”

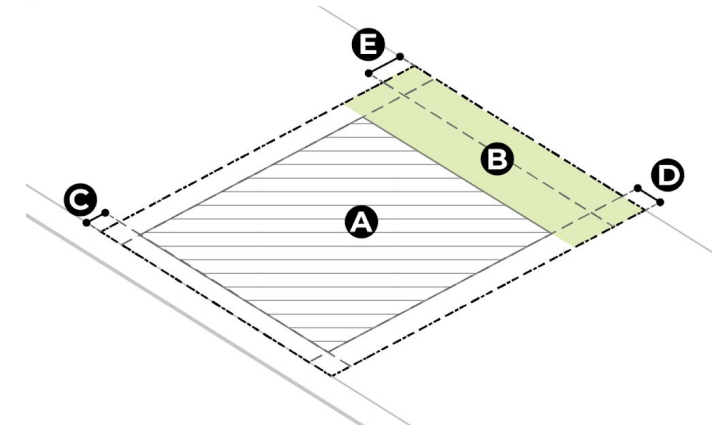
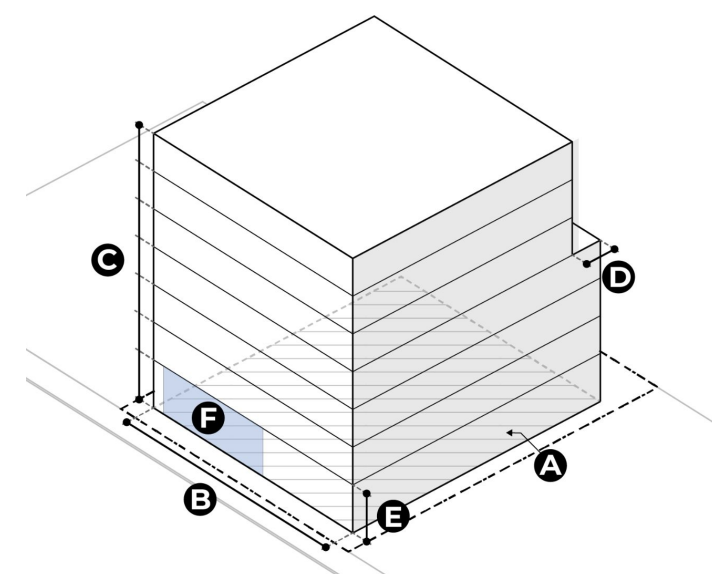
The activities that can take place in buildings or on a lot, like retail, housing, and open space

### “Scale”

The factors that impact the size of buildings like the height, the width, and how much of the lot a building covers

### “Space”

The factors that impact the lot area that surrounds a building, like the amount of yard space or if that yard space is permeable



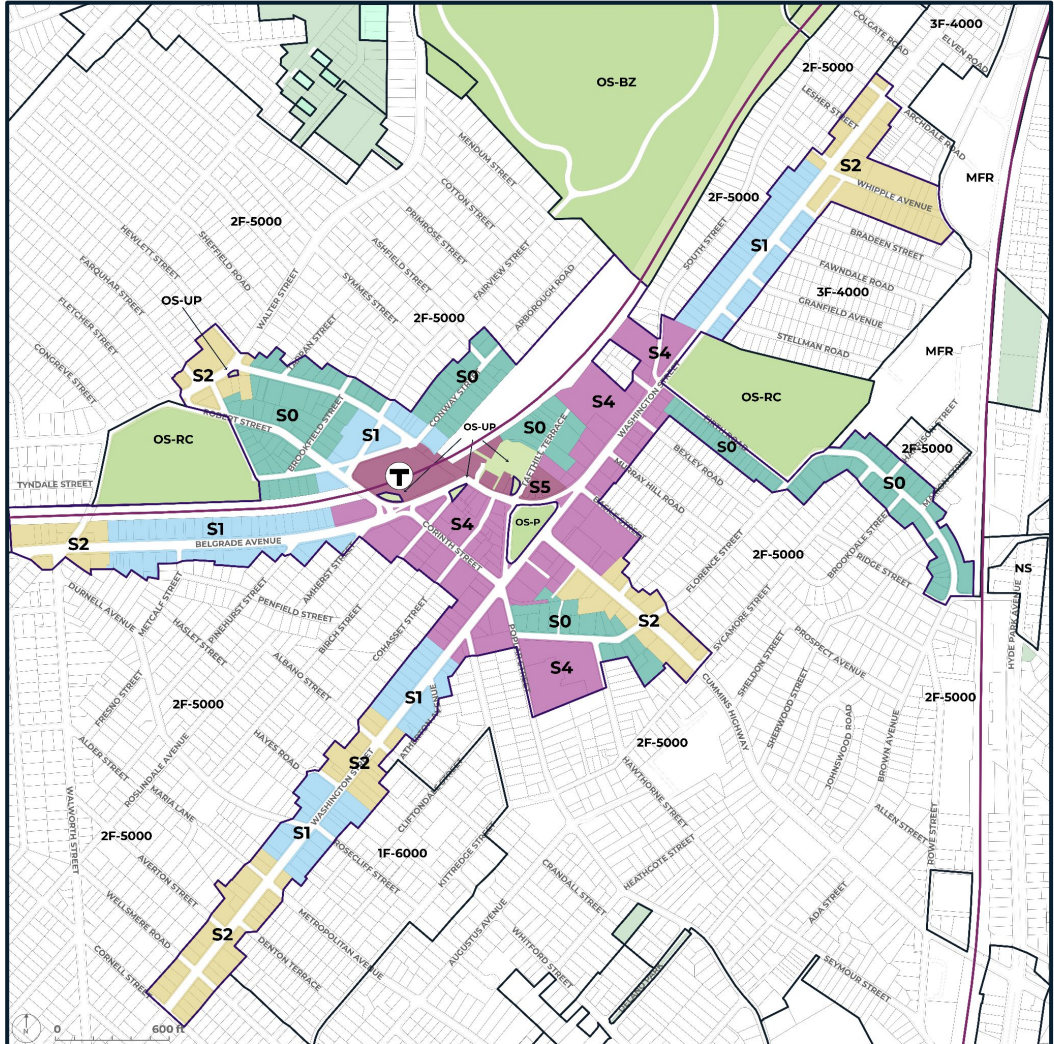
# Zoning Updates are Part of the Implementation of the Small Area Plan

Updating zoning rules is one of multiple implementation actions that come out of a Small Area Plan to 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

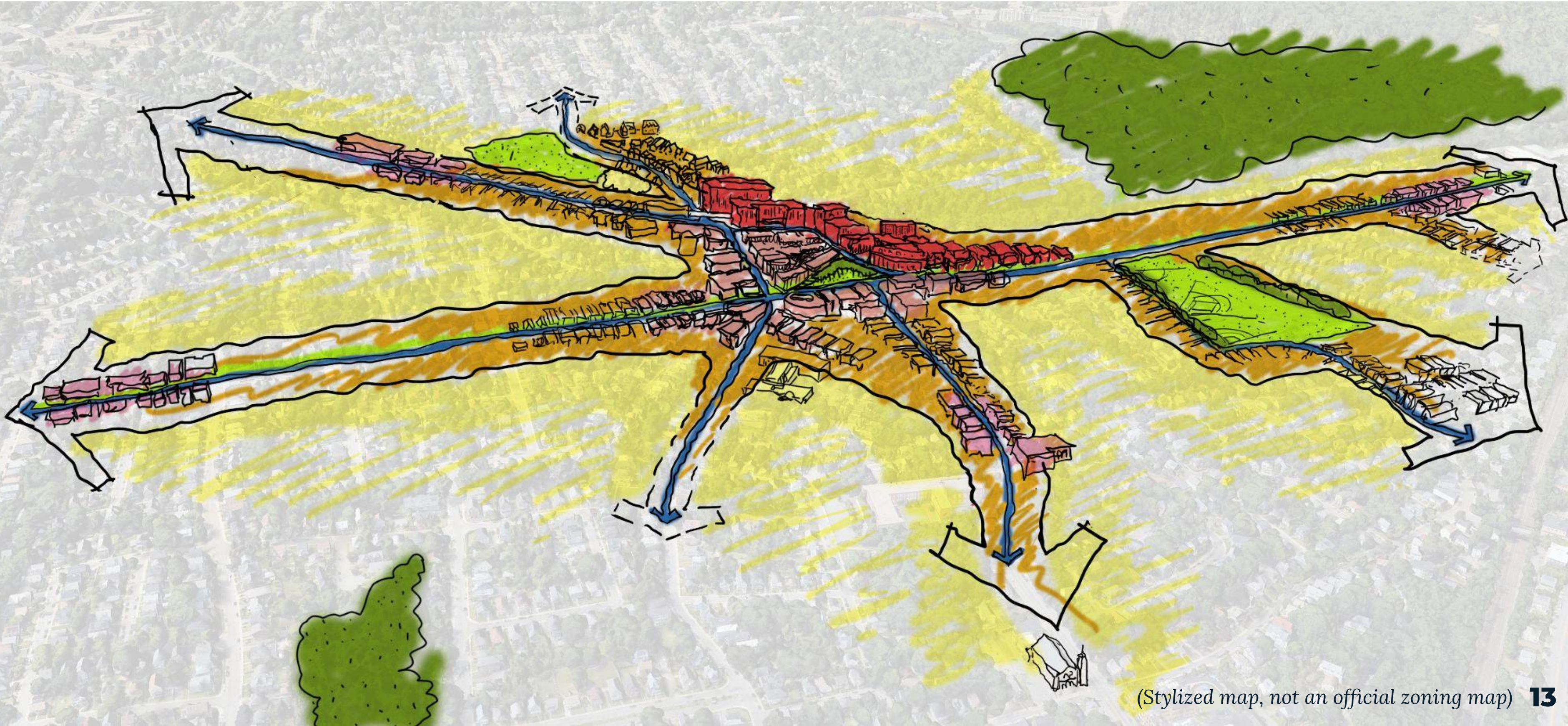
**Zoning Updates**  
To adopt new zoning that aligns with the plan's land use and design recommendations



# Land Use and Design Framework: A Guide for Zoning Updates



The **Land Use and Design Framework** specifies different types of areas in and around Roslindale Square and makes recommendations for guiding future development.



# Land Use and Design Framework: A Guide for Zoning Updates



Area 1: A **community and commercial core** centered around Adams Park that serves as the Square's center of activity



# Land Use and Design Framework: A Guide for Zoning Updates

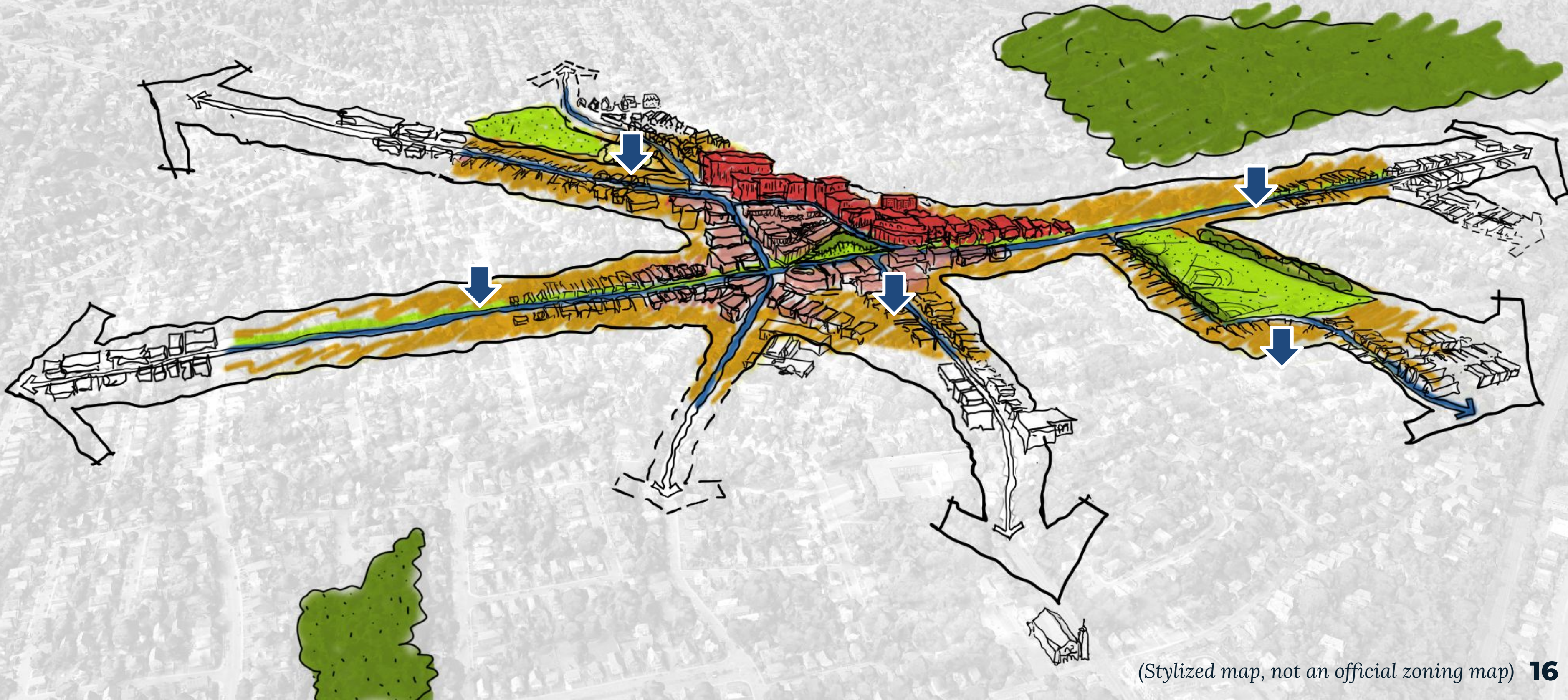


Area 2: An active main street from Adams Park to Healy Field



# Land Use and Design Framework: A Guide for Zoning Updates

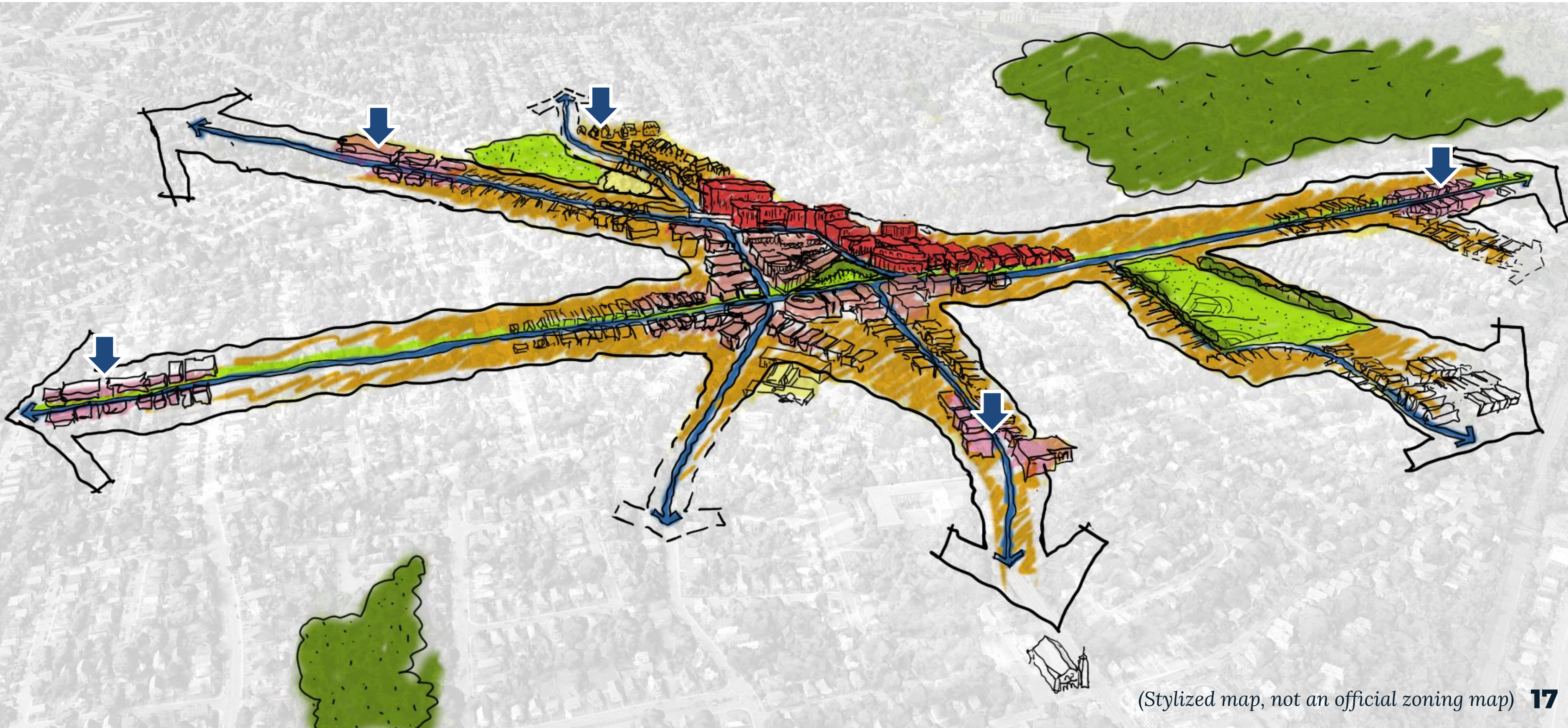
Area 3: **Connecting, transitional streets** between the core area and local gateways





# Land Use and Design Framework: A Guide for Zoning Updates

Area 4: **Mixed-use gateways** located at existing commercial clusters around the Square



# Land Use and Design Framework: Design Guidelines

**Design Guidelines** are a tool to help the land uses and density recommend by the the Land Use Framework relate to the unique context of Roslindale Square. **The following is an example.**



architectural datum line

architectural element:  
awning, canopy

## MULTISTORY BUILDINGS

Create a visual sense of pedestrian scale the ground level through building elements such as awnings, canopies, architectural datum lines and other details.

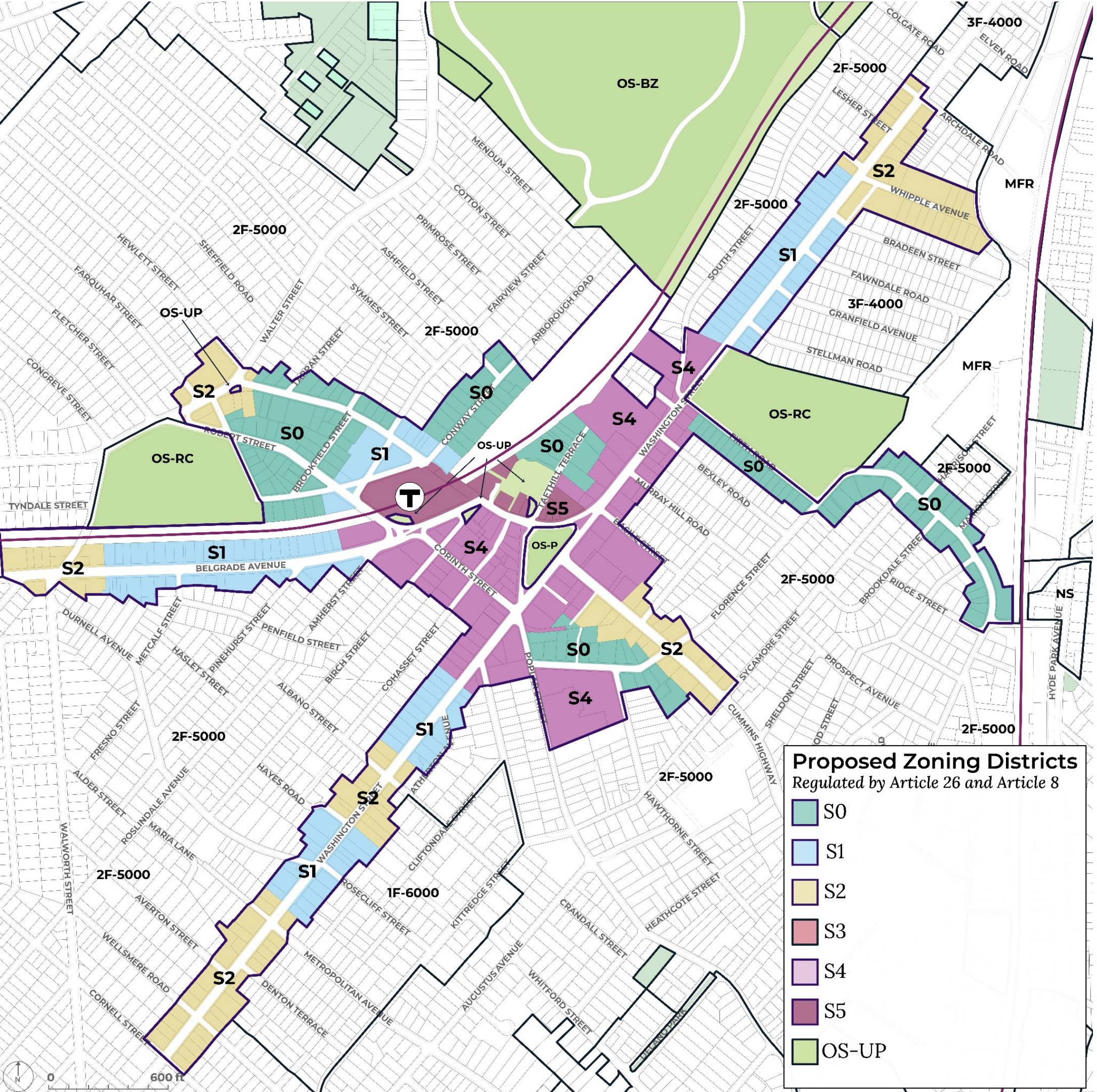
# Proposed Zoning: Squares and Streets Districts

This map shows the **proposed zoning updates** for the Roslindale Square area. These updates will map Squares and Streets Districts, indicated **in color**.

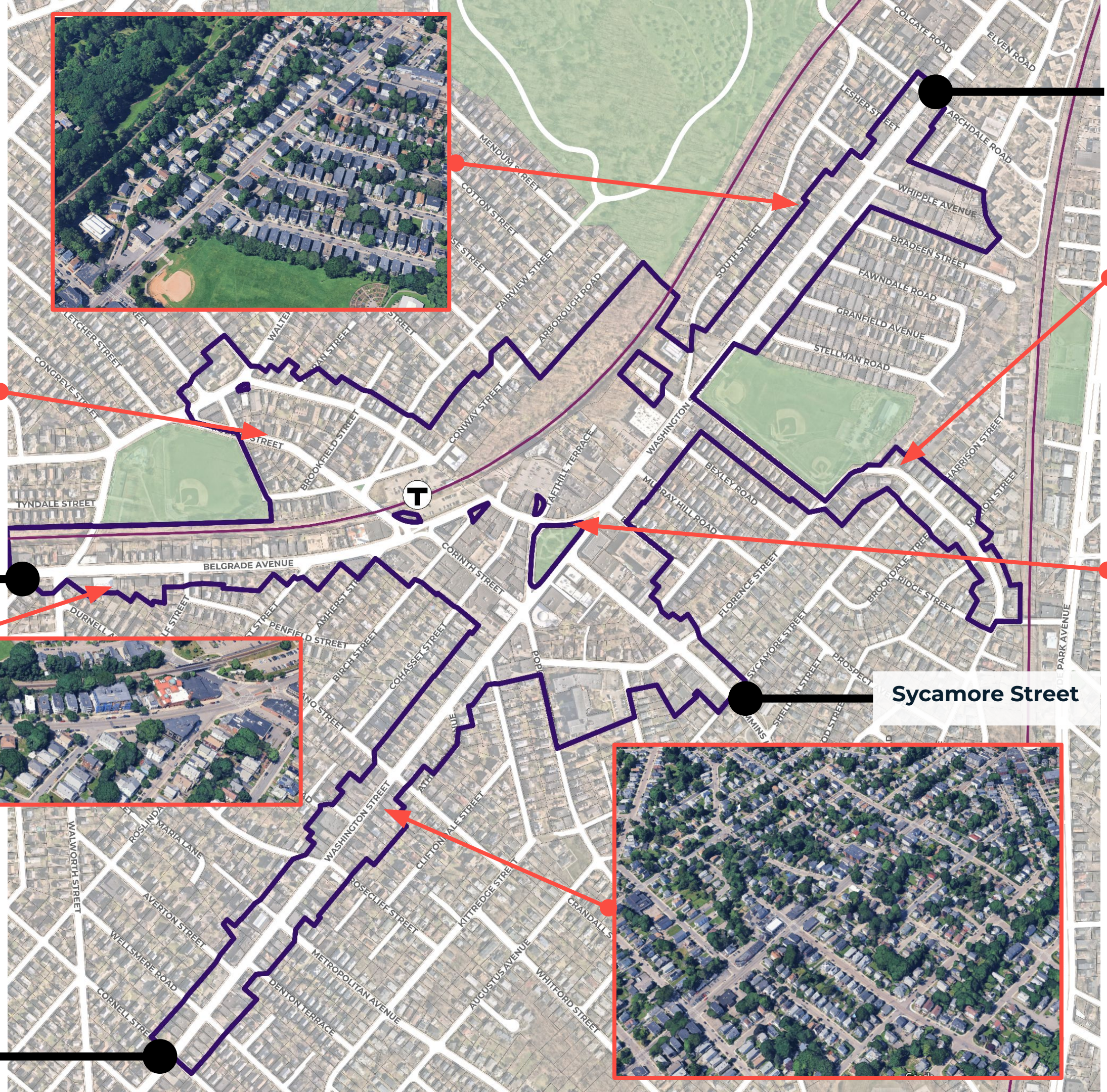
The specific rules for land uses and dimensional scale in these districts are written in Article 8 (Regulation of Uses) and Article 26 (Squares and Streets Districts) of the Boston Zoning Code.

You can check out those rules at:

- [bosplans.org/Article8Uses](https://bosplans.org/Article8Uses)
- [bosplans.org/Article26SquaresStreets](https://bosplans.org/Article26SquaresStreets)



# Overall Rezoning Boundary

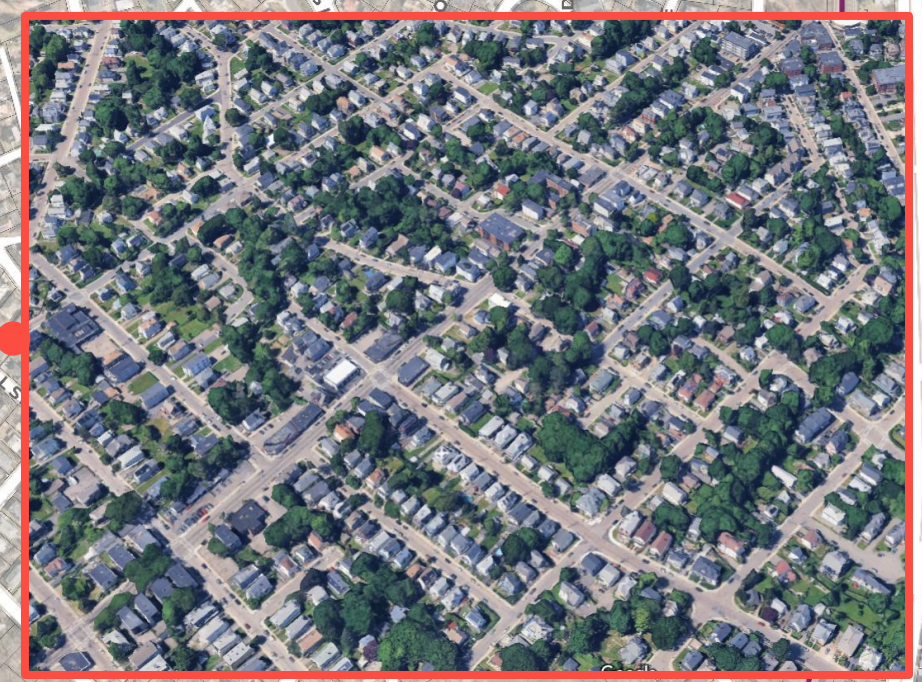


Archdale Road

Newburg Street

Sycamore Street

Cornell Street



# Summary: What are Squares and Streets Districts?

**Squares and Streets Districts** are a set of zoning rules that allow for mixed-use development of multifamily housing, commercial spaces, and cultural spaces in neighborhood squares around Boston. They **each have different rules** around the maximum scale of buildings, the yard space surrounding buildings, and land uses.

 = has an **Outdoor Amenity Space Requirement**

 = has a **Ground Floor Active Use Requirement**



**S0 – Transition Residential**


- Up to 4 stories maximum
- Up to 14 residential units maximum
- Primarily residential uses
- 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
- Allows more flexibility for small-scale commercial uses



**S2 – Main Street Mixed Use** 

- Up to 5 stories maximum
- Flexible rules to allow for both mixed use and fully residential multifamily buildings along a main street
- Outdoor amenity spaces required





**S3 – Active Main Street**  

- Up to 7 stories maximum
- Allows a larger mix of small and medium-scale commercial uses that promote activity
- Outdoor amenity spaces required
- Ground floor active uses required



**not proposed in this map**



**S4 – Active Squares**  

- Up to 7 stories maximum
- Allows for wider buildings than S3 and more flexibility for medium- and large-scale uses
- Outdoor amenity spaces required – higher percentage than S3
- Ground floor active uses required



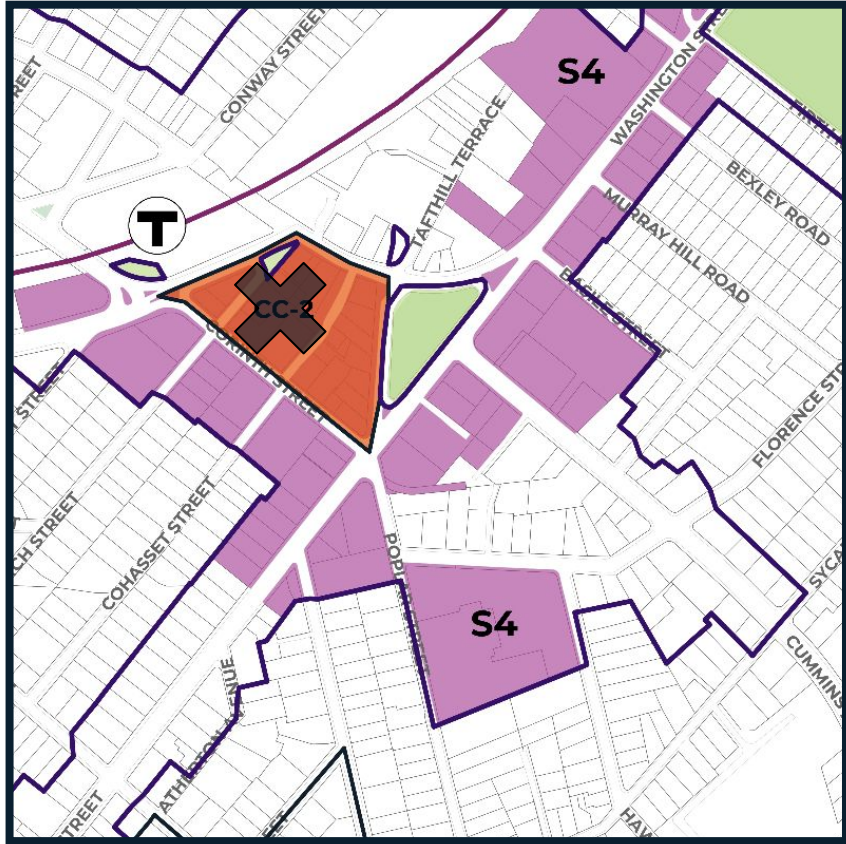
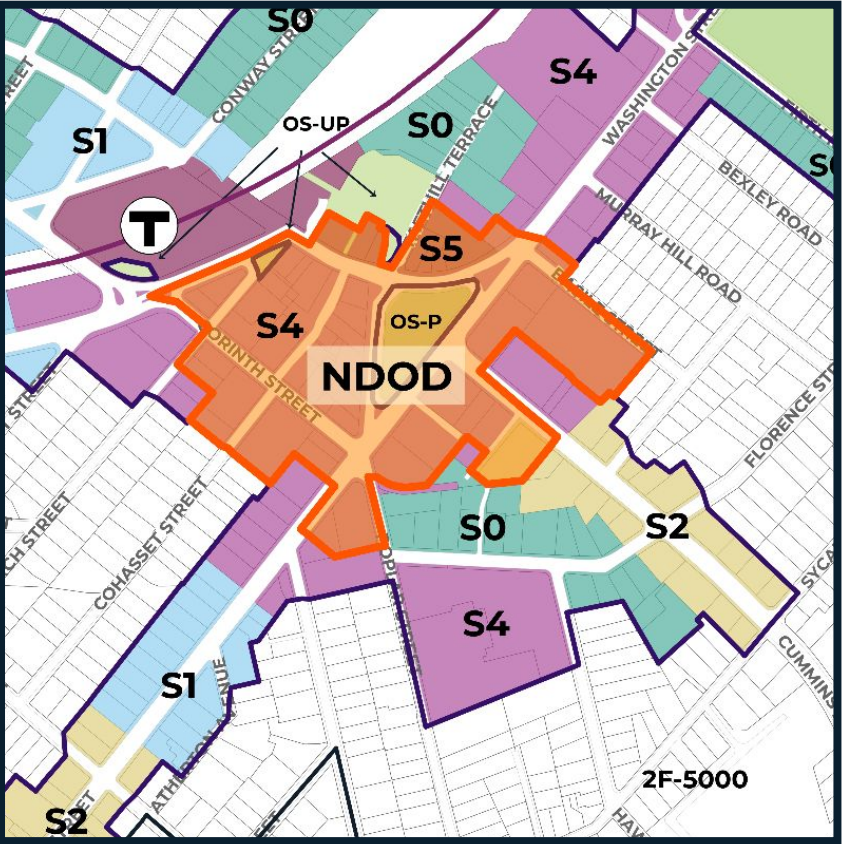
**S5 – Placemaker Squares**  

- Up to 145 feet maximum
- Taller and wider mixed-use buildings that allow the most flexibility of ground and upper level uses
- Outdoor amenity spaces required – highest percentage of the districts
- Ground floor active uses required

# Zoning Text Amendment: Article 67 (NDOD, CC-2 Removal)

These zoning updates include two minor updates to Article 67 (Roslindale Neighborhood District) of the 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 the CC-2 (Community Commercial-2) subdistrict from Article 67.**
  - 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 the S4 district.
  - This update 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.



# What We've Heard on the Draft Zoning Amendments



# Public Comments

*Public comments have been submitted via:*

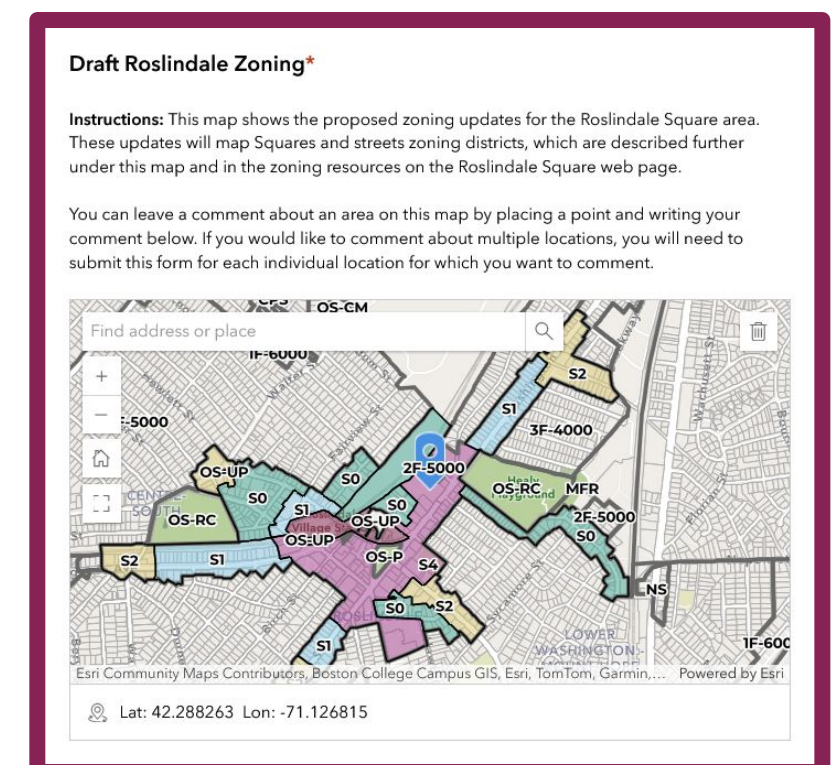
The general public comment form

Emails sent directly to the Planning Department or forwarded from comment letters sent to elected officials

Public comments are shared publicly each week in the Planning Department's Roslindale newsletter and on the [Roslindale Square: Squares + Streets webpage](#).

**NEW!** – To help stakeholders share more area-specific public comments about the draft zoning map, the Planning Department created and shared an additional public comment option on **Fri, March 14** for stakeholders to submit comments on an interactive map of Roslindale Square: [bosplans.org/RoslindaleZoningCommentsMapForm](https://bosplans.org/RoslindaleZoningCommentsMapForm).\*

\*Tonight's public comment summaries do not yet reflect submissions to this new map form.





## What We've Heard from Public Comments: Support

**About 75%** of commenters expressed support for the proposed draft zoning updates. The most common topics mentioned in those comments were:

### Housing Growth

*"I am particularly excited to see Zones 4 and 5 in the heart of the square. We desperately need more housing in order to slow the current rates of displacement and skyrocketing rent in the neighborhood, and what better place to put it than close to transit and shops?" - Kathryn*

### Outdoor Amenity Space

*"the requirement for outdoor amenity space in new developments will create more public gathering places, making our neighborhood more welcoming for pedestrians and cyclists like myself and my family." - Timothy*

### Business Growth

*"This height increase, combined with ground-floor active use requirements, will enhance our business district while preserving the essential character of our neighborhood shops. The flexibility for upper-floor usage will create opportunities for diverse organizations to establish themselves here, from art studios to health clinics, enriching our community's fabric." - Elliot*

## What We've Heard from Public Comments: Concerns

**About 25%** of commenters shared concerns about the proposed draft zoning updates. The most common topics mentioned in those comments were:

### Displacement Risk

*“Many of our current business owners are immigrants, Black, Asian and Latino/a. The buildings that house these businesses and the current rents will be threatened by new developments that (1) replace existing buildings or (2) drive up the rent that businesses now pay.”*

*-Elizabeth*

### Building Height

*“Also, any really large anonymous looming structure that overlooks Adams Park would be a huge detriment because it would include quite a lot of shade on a park that's used across the boards by families, farmers markets and Musical events.” -D'Anna*

### Parking

*“I urge the Planning Department to require adequate off-street parking in new developments to ensure our neighborhood remains livable and accessible for both current and future residents.” -Joyce Family*

# Specific Areas and Districts Identified



## Taft Hill Municipal Parking Lot – OS-UP

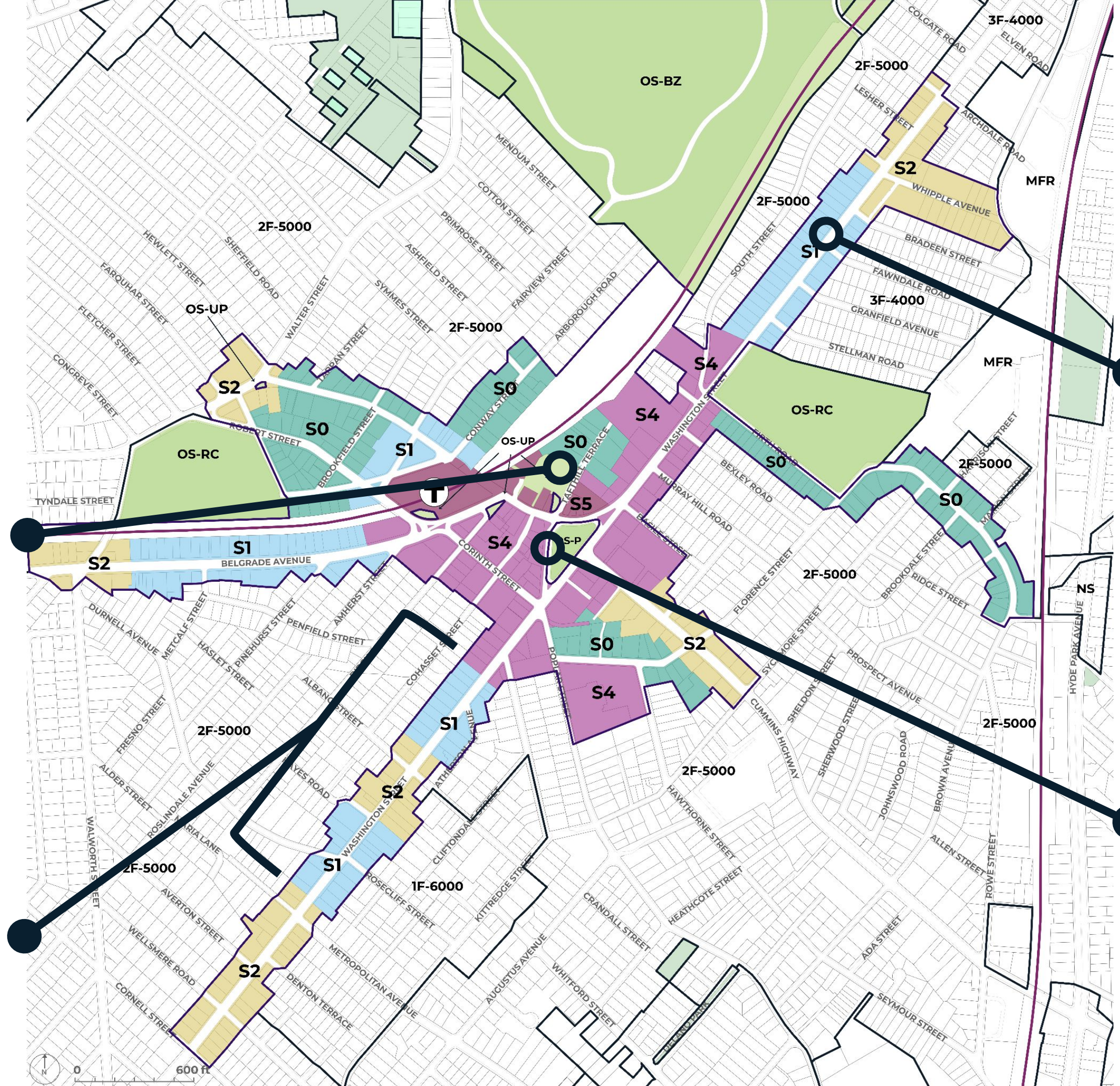
**Support** for mapping the parking lot with the OS-UP (Urban Plaza Open Space) district

**Concerns** about not mapping the parking with a Squares and Streets district



## Washington St South – S1

**Interest** in changing the areas on Washington St currently mapped with the S1 district to the S2 district



## Washington St North – S1

**Interest** in changing the areas on Washington St currently mapped with the S1 district to the S2 district



## Around Adams Park – S4/S5

**Interest** in seeing the S5 district applied to more streets within the commercial core

**Interest** in seeing the S2 district mapped instead of the S4 district in this area

**Concerns** about allowed height of the S4 and S5 districts in commercial core and along Corinth Street

# Specific Areas and Districts Identified

## General Area Surrounding the Proposed S4 District



- Interest in more mapping of the S0 or S1 districts around the Commuter Rail Station and where the S4 is currently mapped



### Washington North - 2F and 3F Districts

- Interest in changing some remaining two-family and three-family districts on this part of Washington St to S0 districts



### Cummins Highway

- Interest in extending the mapping of new districts further along Cummins Hwy between Washington St and Hyde Park Ave – specifically mapping the S0, S1 or S2 districts



### Belgrade Avenue

- Interest in changing the areas on Belgrade Ave currently mapped with the S1 district to the S2 district

# What We've Heard: Frequently Asked Questions + Concerns

---

*Some common questions about the zoning updates that have been asked in office hours, via email, and in informal conversations with community members:*

 **Is this project the City using eminent domain, and will all of the buildings in Roslindale be torn down?**

**Answer:** The City of Boston Planning Department is **NOT** proposing any demolition of private property or the use of eminent domain to take property as part of this zoning process.


Zoning is **only a set of updated rules** that private property owners have to follow if they choose to make changes to their properties.

A private property owner may propose demolition of their own property, which must follow all city and state laws for demolition review and tenants' rights.

# What We've Heard: Frequently Asked Questions + Concerns

---

Some common questions about the zoning updates that have been asked in office hours, via email, and in informal conversations with community members:

 **Does the zoning take into account the environmental impacts of potential demolition of individual buildings if needed for redevelopment?**

**Answer:** Yes! For all zoning districts, there is a process for reviewing requests to demolish buildings through [Article 85 \(Demolition Delay\)](#) of the Boston Zoning Code.

For buildings that are at least 50 years old and buildings located within a Neighborhood Design Overlay District, this process:

- establishes a waiting period to consider alternatives to the demolition,
- provides an opportunity for the public to comment, **and**
- minimizes the number and extent of building demolition where no immediate re-use of the site is planned.

Additionally, the new [Article 37 \(Green Buildings and Net Zero Carbon\)](#) in the Boston Zoning Code – adopted in January 2025 – sets emission regulations for Article 80 projects (15+ units and/or 20,000+ sq ft) to ensure that those projects are “*designed, developed, and managed to minimize and mitigate adverse environmental impacts, promote sustainable development, and minimize and mitigate the impacts of Greenhouse Gas Emissions.*”

## What We've Heard: Frequently Asked Questions + Concerns

---

Some common questions about the zoning updates that have been asked in office hours, via email, and in informal conversations with community members:



**Why is the Taft Hill Municipal Parking Lot not being mapped with a Squares and Streets zoning district?**

**Answer:** During the Roslindale Square Small Area Plan process, several small businesses and local residents expressed concern about the impacts of a temporary loss of parking spaces for the area **if** the Taft Hill Municipal Parking Lot were redeveloped for housing.

The proposal to map the OS-UP (Urban Plaza Open Space) zoning district on the parking lot affirms the existing and continued use as a major parking amenity.



**Why is Roslindale the first place where these zoning changes are happening?**

**Answer:** Roslindale **is not** the first area where Squares and Streets zoning has been proposed!

There are Squares and Streets zoning districts mapped in **Mattapan** – they were adopted as part of the implementation of PLAN: Mattapan and went into effect on May 30, 2024.

We also have ongoing community planning processes in **Cleary Square in Hyde Park** and **Fields Corner in Dorchester** where Small Area Plans for those areas will guide the future mapping of Squares and Streets districts.

Other future locations for Squares and Streets processes are on the [Squares and Streets planning initiative web page](#).

# What We've SEEN So Far in Mattapan Squares and Streets Areas



## 841 Morton Street

This is a **proposed project** – it is not approved or built.

**Zoning District:** S2

**Type:** Article 80 Large Project

**Status:** Under Review

**Residential Units Proposed:** 52 units

**Parking Spaces Proposed:** 42 spaces

**Proposed Height:** 5 stories with an elevator (59 ft 8 in) – below the maximum of 65 ft

**Non-Residential Spaces Proposed:** Ground floor retail space

**Existing Use:** Gas station

## 691-695 Morton Street

This is a **proposed project** – it is approved but not built.

**Zoning District:** S3

**Type:** Article 80 Small Project

**Status:** Board Approved

**Residential Units Proposed:** 29 units

**Parking Spaces Proposed:** 5 spaces

**Proposed Height:** 6 stories with an elevator + roof deck (75 ft) – below the maximum of 7 stories (85 ft)

**Non-Residential Spaces Proposed:** Ground floor retail space

**Existing Use:** Vacant land

## 43-47 Fremont Street

This is an **approved project** – it is under construction.

**Zoning District:** S0

**Type:** Multifamily Housing (not Art. 80 scale)

**Status:** Under Construction

**Residential Units Proposed:** 14 units

**Parking Spaces Proposed:** 9 spaces

**Proposed Height:** 3 stories – below the maximum of 4 stories

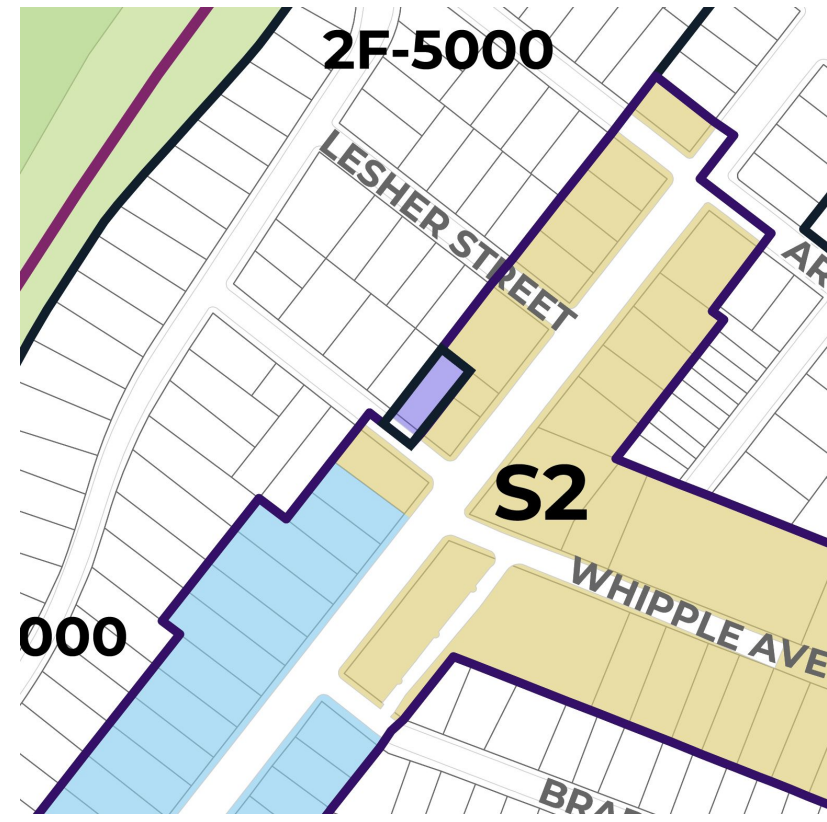
**Previous Use:** Vacant land



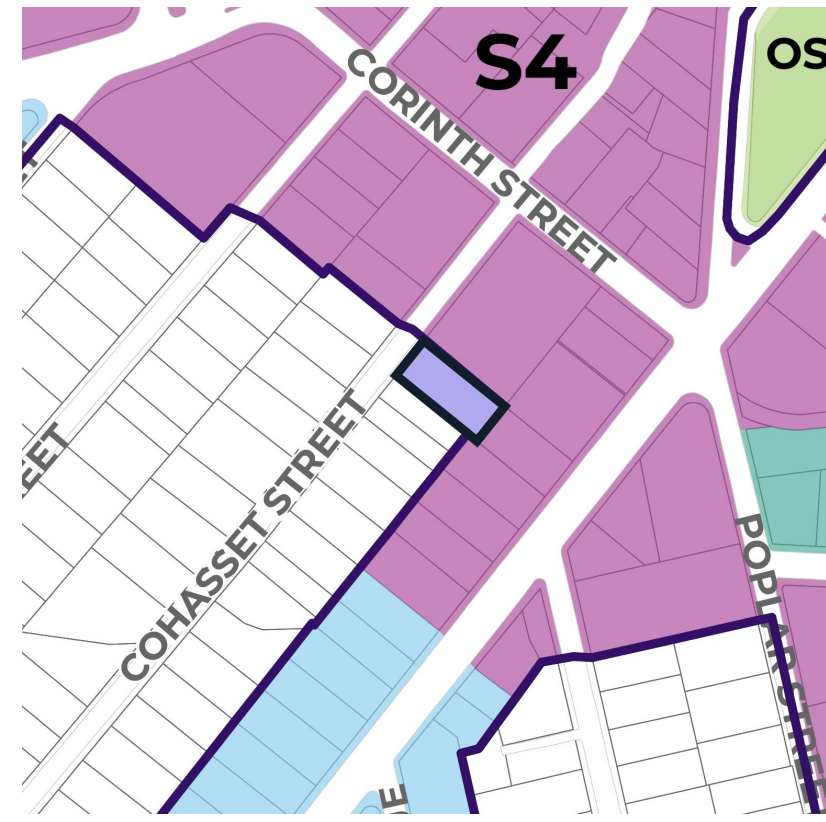
# Potential Updates to the Draft Zoning Amendments



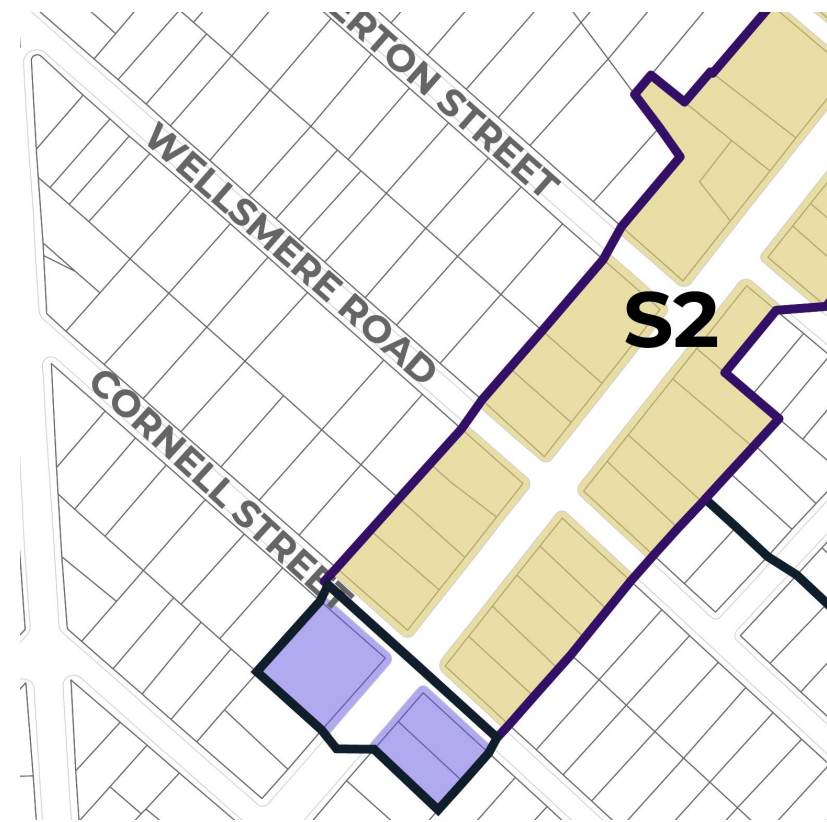
# Affirming Abutting Parcels of Similar Land Use Types and Forms



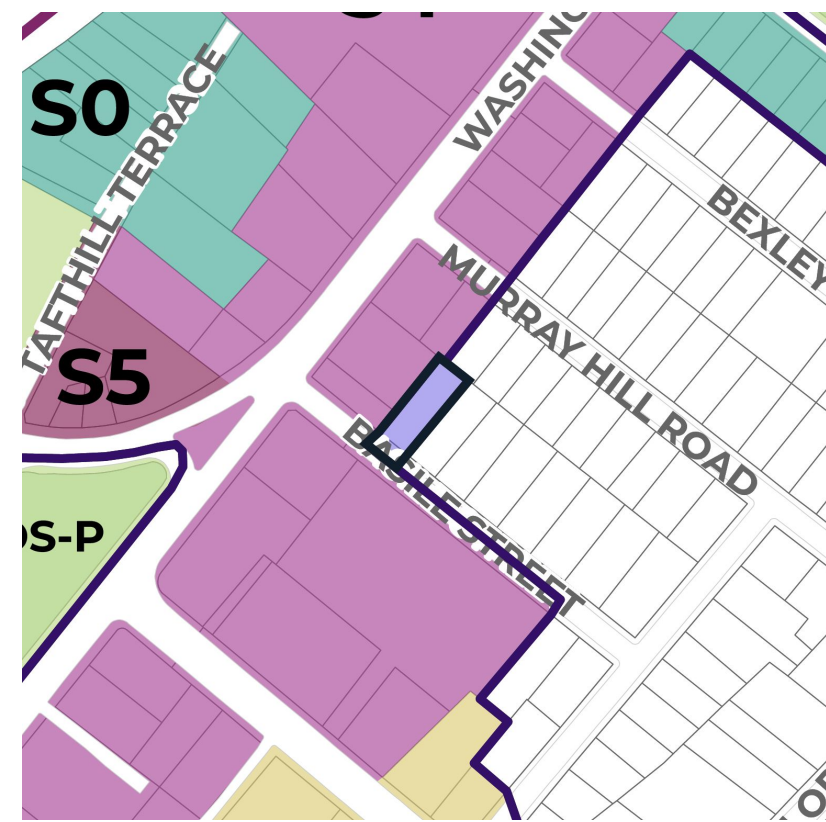
**[S0]** 7 Mosgrove Ave – identified by property owner as a home with 4+ units abutting a commercial property on Washington St



**[S4]** 16 Cohasset St – identified by property owner as a commercial property abutting other commercial properties on Corinth St and Washington St



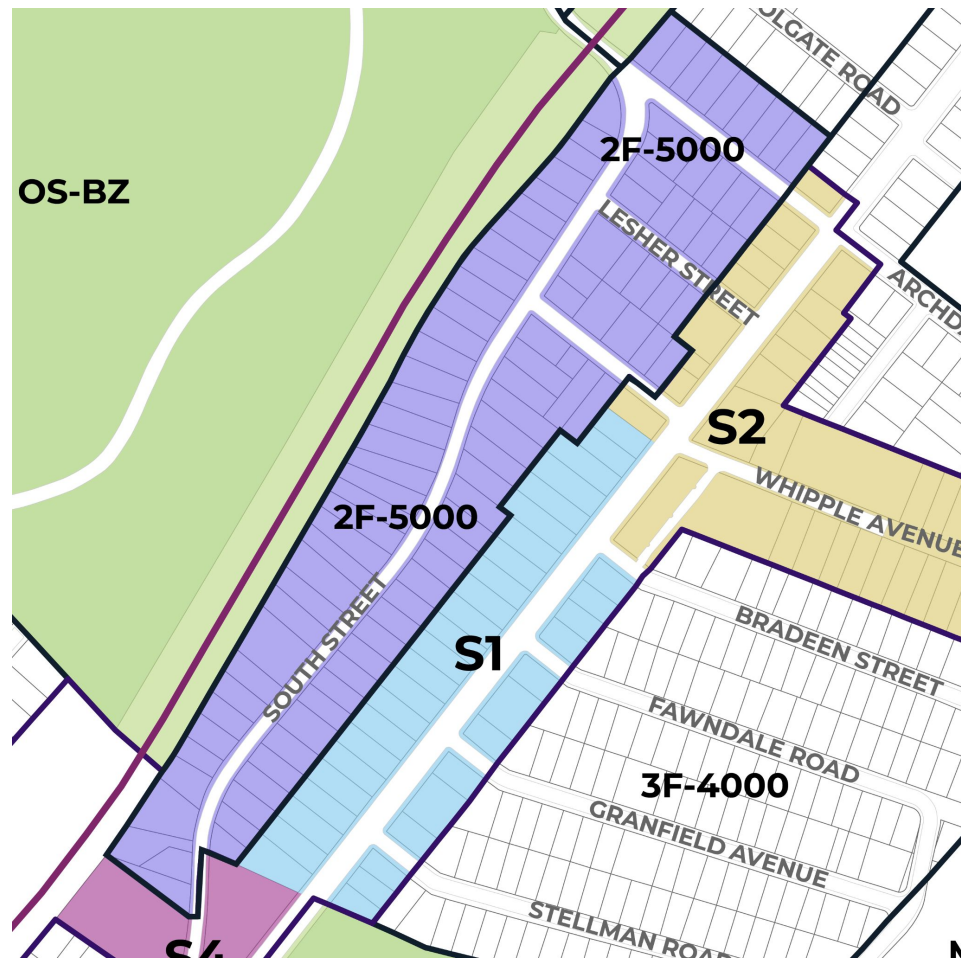
**[S2]** 4456 Washington St – identified by property owner as a commercial property abutting the southernmost endpoint of the proposed S2 district on Washington St



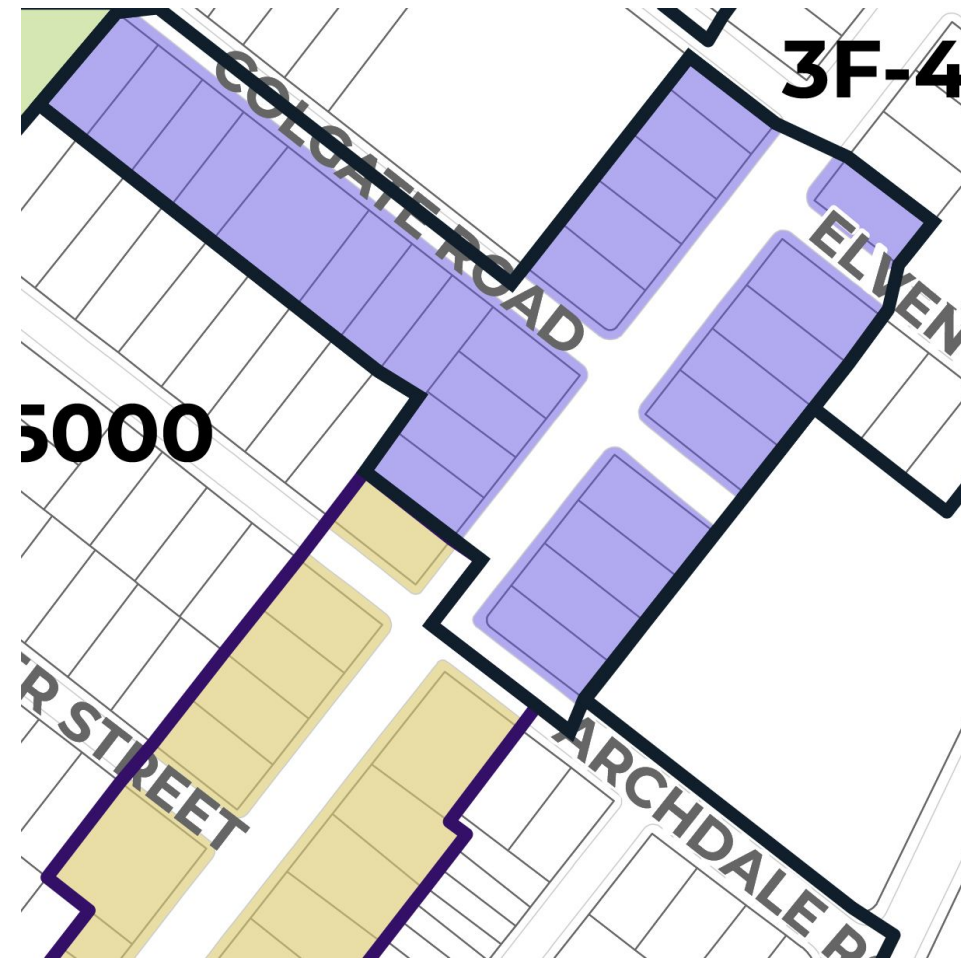
**[S4]** 6 Basile St – non-residential day care use abutting commercial properties on Washington St



# Including Blocks Mentioned by Residents or With Similar Land Use Patterns



**[S0]** South St from the Edison Building to Archdale Rd – mentioned in a previous public meeting as an area of interest for housing density, especially with proximity to the S1, S2, and S4 districts



**[S0 or S1]** Washington St between Archdale Rd and Mahler Rd/Colgate Rd – mentioned in a previous public meeting as an extended area for housing density and mixed-use activity with existing 3+ unit properties that would be better affirmed with Squares and Streets zoning



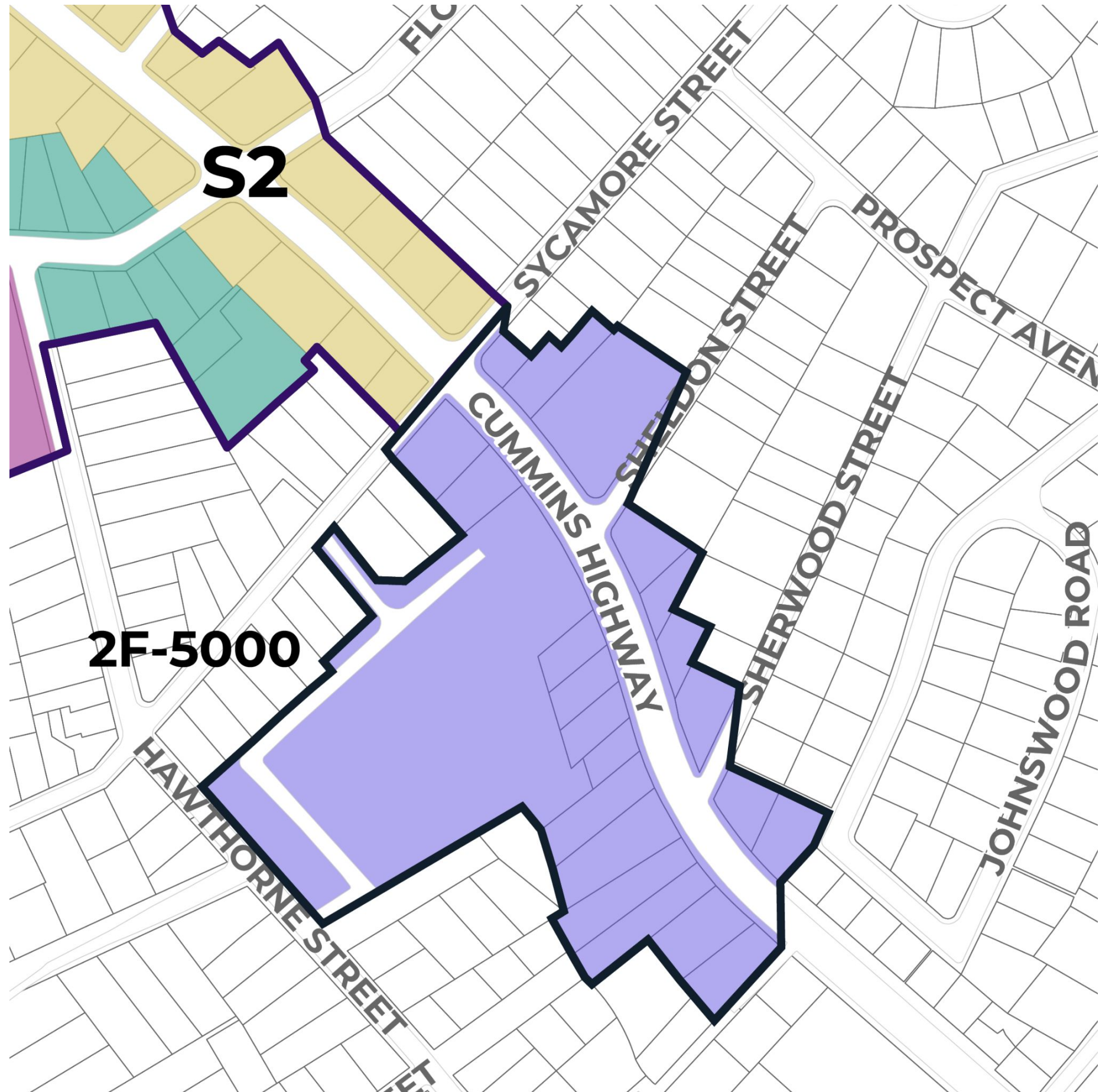
# Extending along Cummins Highway to Sherwood Street

**[S1]** In reviewing the context of Cummins Hwy, an extension between Sycamore St and Sherwood St would support housing growth:

- near the Irving School building (soon to be renamed and reopened) *and*
- near bus stops with service towards Washington St and Hyde Park Ave.

The Hyde Park Ave corridor is identified as a future area for a Squares + Streets process.

A future process focused on the Hyde Park Ave corridor is better suited in addressing rezoning at and near that further intersection.

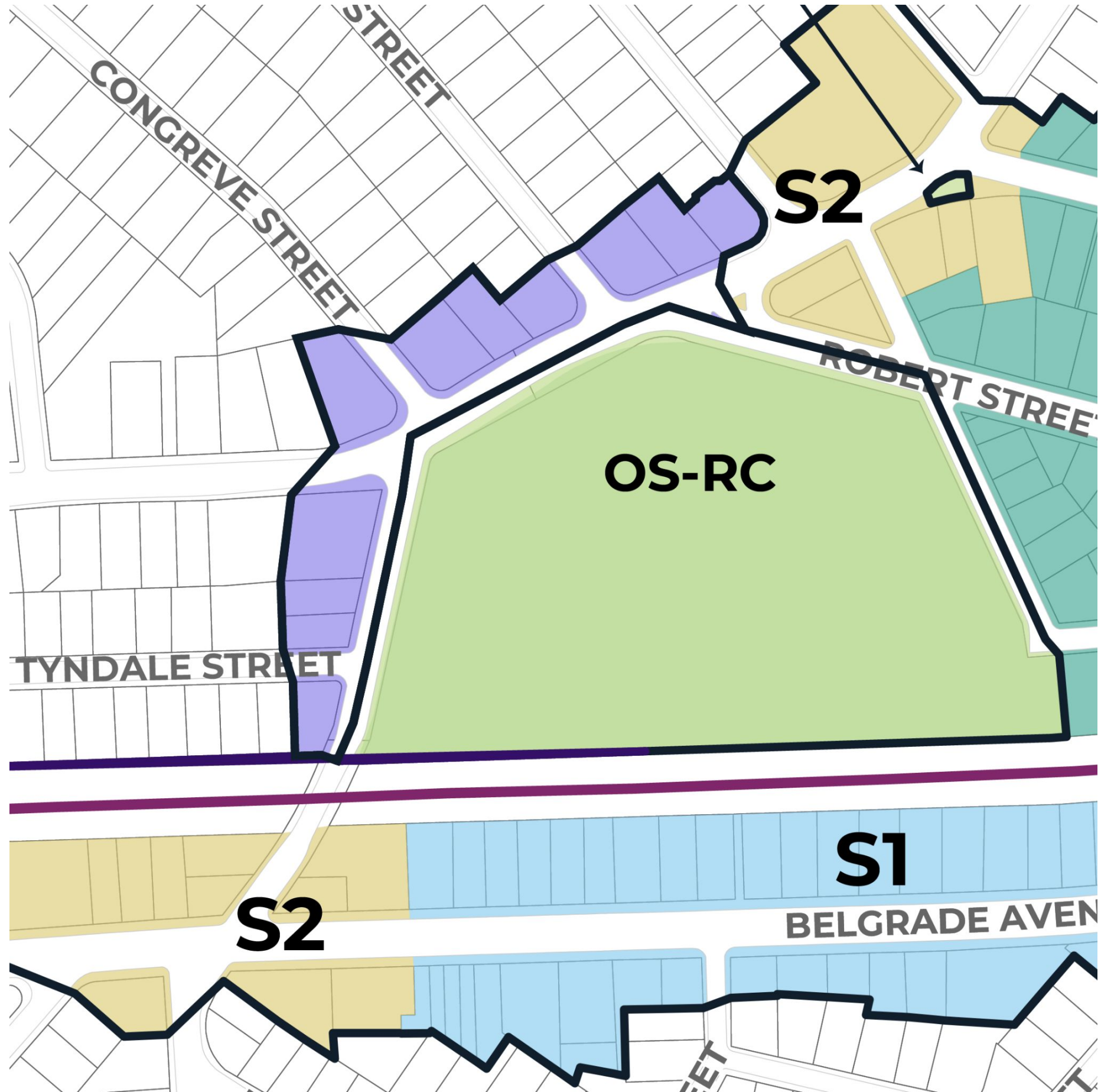


# Consistency of Mapping for Multifamily Housing Near Open Spaces

**[S0]** The area facing Fallon Field on South St and Walter St has been identified as a reasonable area to map with an S0 district.

This is to be consistent with the mapping logic used near Healy Field where the S0 district is also mapped along Firth St – **both to encourage more housing for people to live near green, open spaces.**

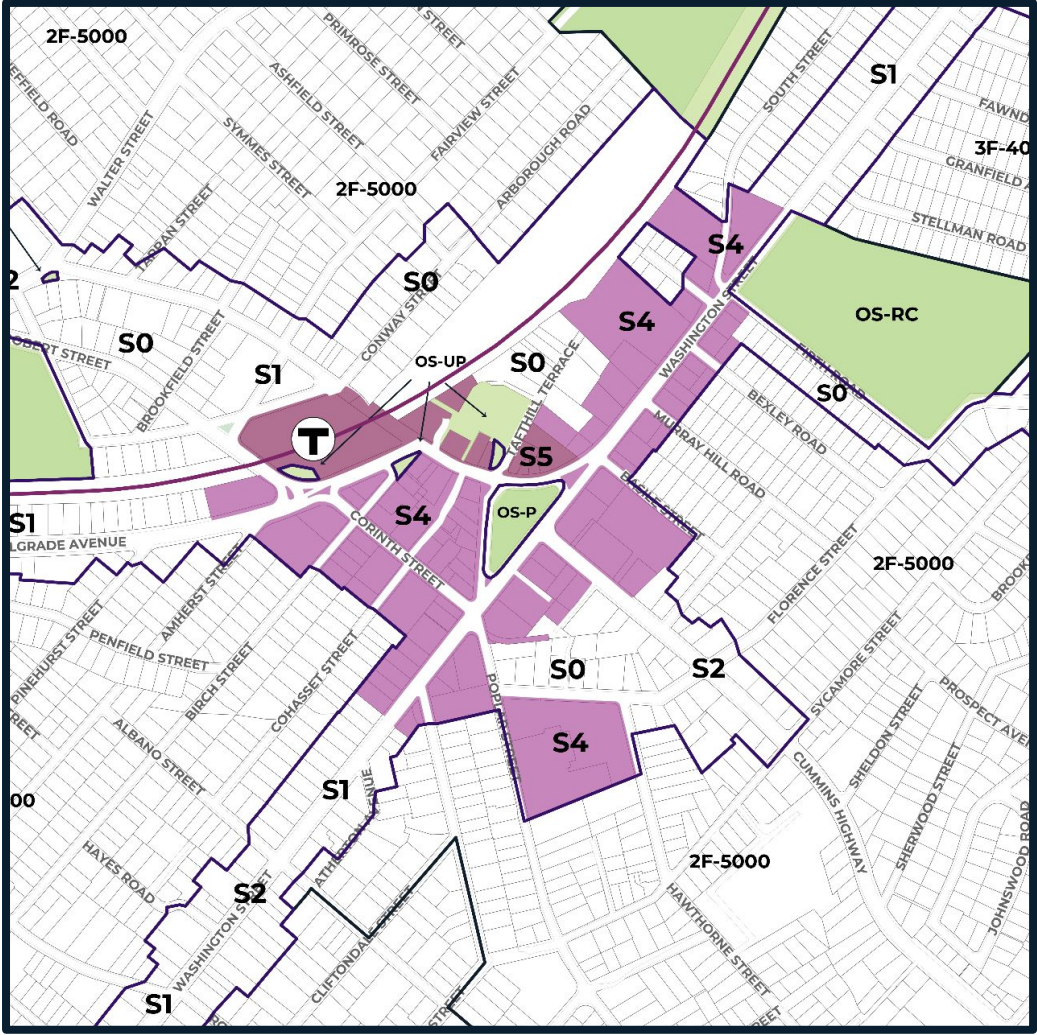
Existing 3-unit and commercial uses along South St would also be affirmed by the S0 district.



# Areas Remaining As Mapped in the Original Draft Zoning Map

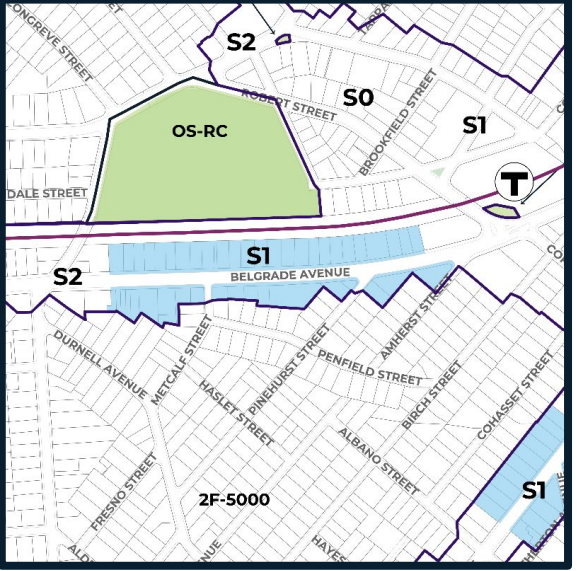
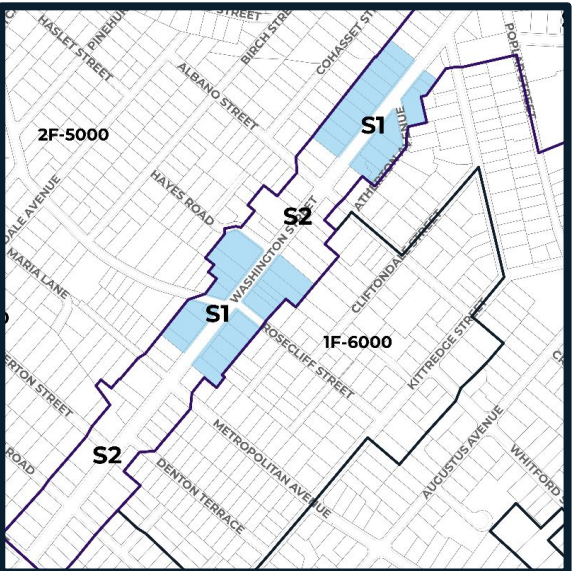
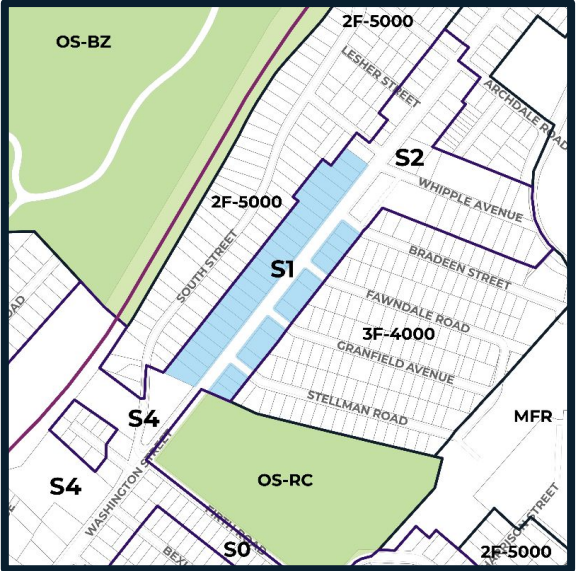
## S4 + S5 Districts – Commercial Core

These districts have the strongest regulations for encouraging the continuation of ground floor active uses and public-serving outdoor amenity spaces.



## S1 Districts – Belgrade Ave + Washington St

These districts are mapped in consistently residential blocks with less commercial and mixed-use activity. S1 still provides mixed-use opportunity, but prioritizes residential activity including allowing street-facing ground floor dwelling units.



## Remaining 1F, 2F, and 3F Districts

These districts will be updated through the **Neighborhood Housing** initiative to allow for smaller-scale housing growth and to affirm nonconforming properties that face hurdles in making renovations or adding living space.

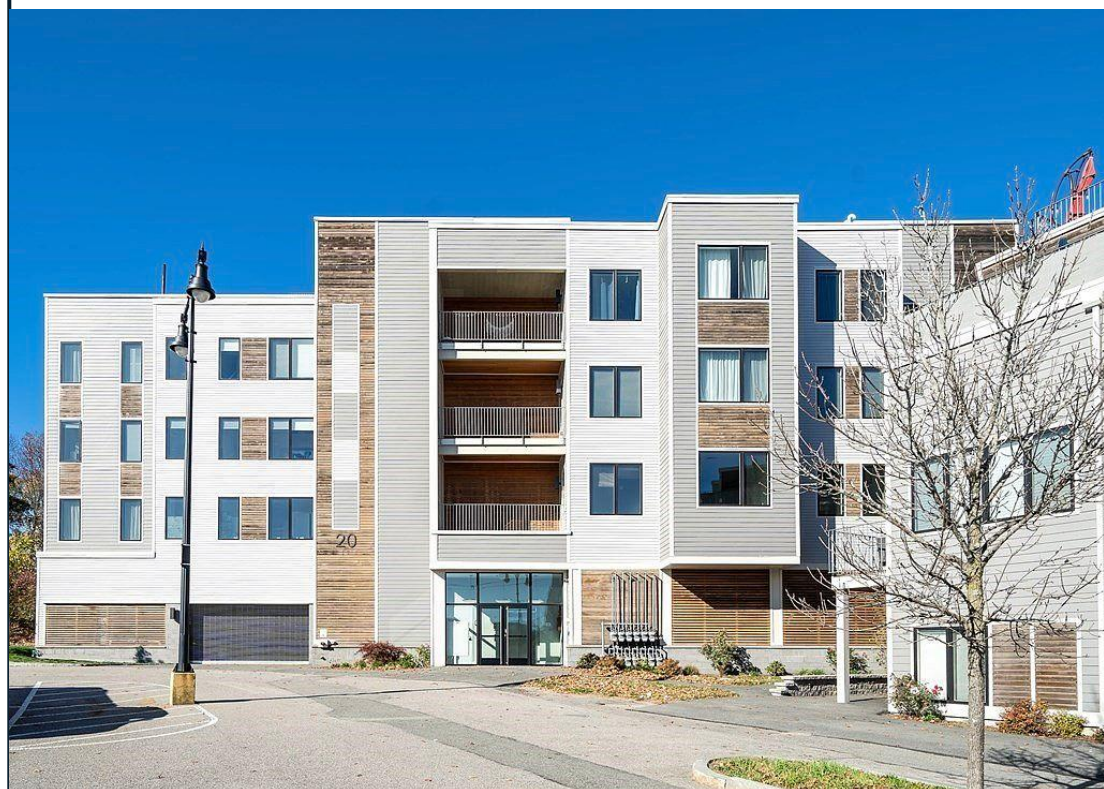
# What Does Zoning Apply To?

## Sub-Article 80 Projects and Property Changes

- Changing the use of a property
- Constructing an addition on your building
- Adding take-out or event space to your restaurant
- Adding office space to your business
- Construction under 20,000 sq ft
- Other building changes...

## Article 80 Small Projects

- Projects between 20,000 sq ft and 50,000 sq ft
- Projects with 15 or more units of housing



*Example: 20 Taft Hill Park, Roslindale*

## Article 80 Large Projects

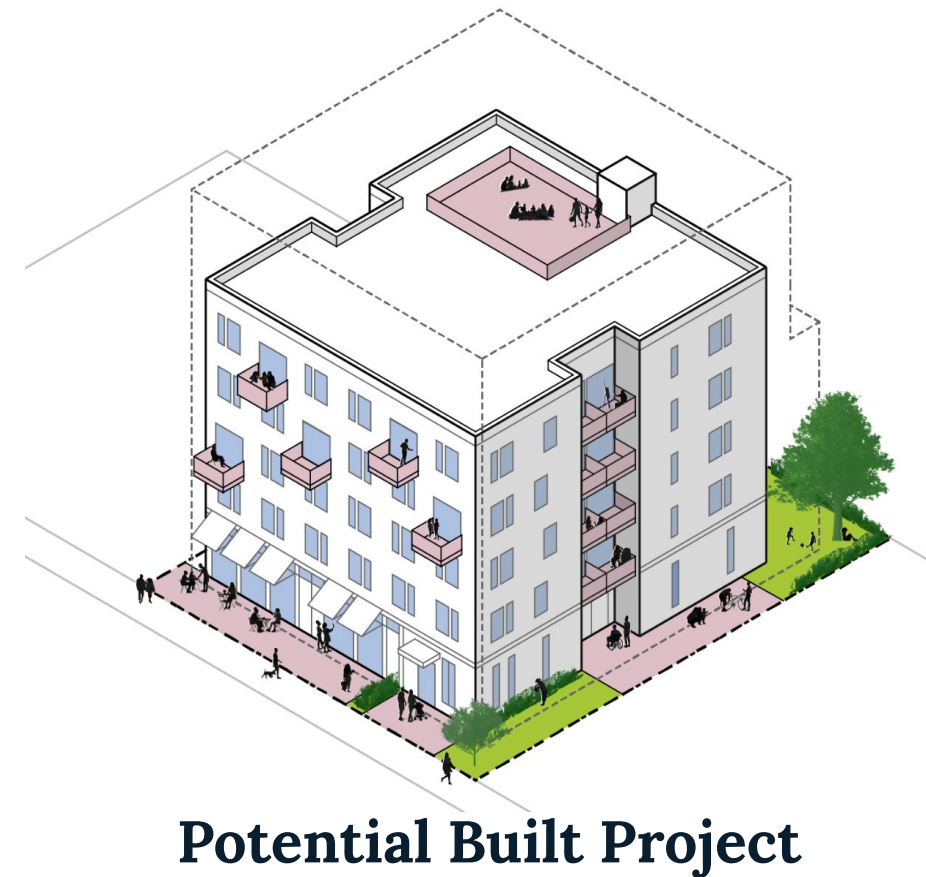
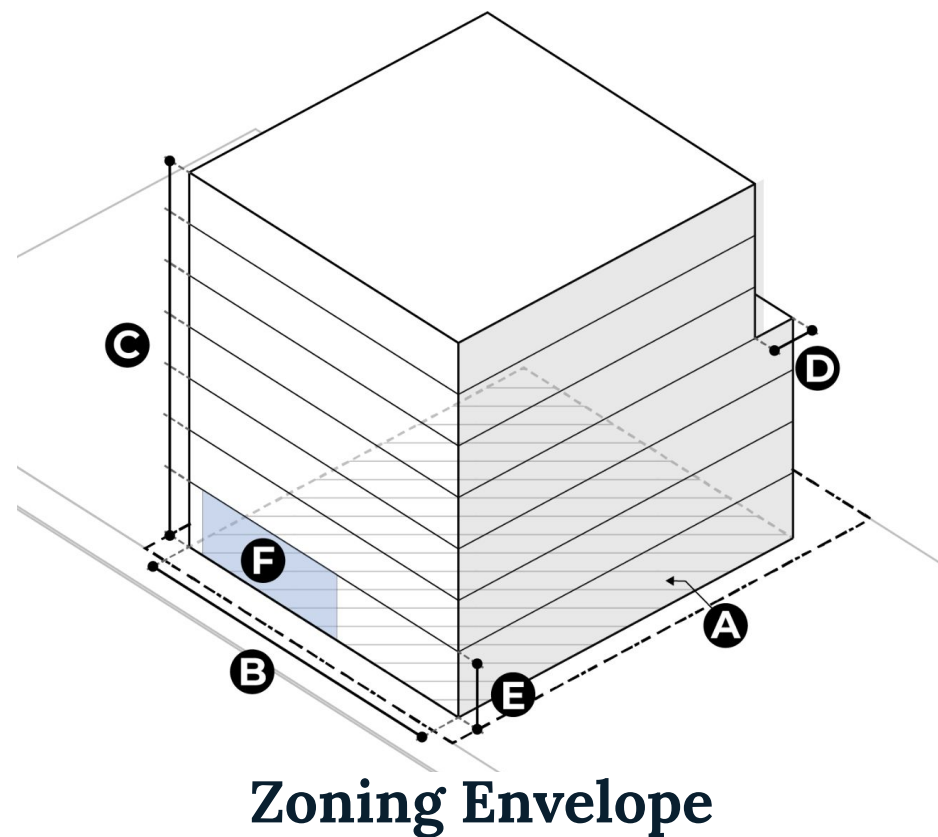
- Projects over 50,000 sq ft



*Example: 289 Walk Hill Street, Roslindale*

# Beyond Zoning: Review Processes

Once zoning districts set the maximum envelope for a proposed project's scale and space **and** set the restrictions on what uses can exist on a property, there are review tools that help further shape the final project to reflect the needs of a local context.



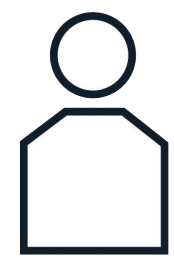
## Some review tools include:

- Inspectional Services Department (ISD) Review
- Boston Water and Sewer Commission (BWSC) Site Plan Review
- City of Boston Disability Commission Plans Review
- Article 80 Development Review
- Planning Department's Design Review (*Article 80 Design Review and Neighborhood Design Overlay District Design Review*)



# Beyond Zoning: Private Factors

There are **an array of private factors** that can impact if a property will change its uses or redevelop into something different.



Property owner's short-term and long-term interests



Existing lease agreements and deed restrictions

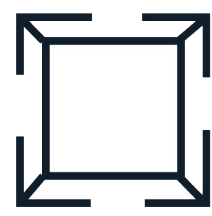


Financing and Costs

- Construction cost
- Availability of loans, grants, and personal funds
- Professional fees (i.e., architects, engineers, etc.)



Community and abutters' feedback



Size, shape, and existing conditions of the land parcel and building



Local demand for certain uses

# Beyond Zoning: Abutter and Community Notifications

Under this updated zoning, the triggers for when **abutter and community notifications are required will remain the same**, there will just be a **greater flexibility of possible land uses and building types** that would be allowed.

<p><b>An abutters meeting IS REQUIRED if a proposed project...</b></p>	<p><b>An abutters meeting IS NOT REQUIRED if a proposed project...</b></p>	<p><b>Article 80 Development Review and a formal public comment period on a proposed project ARE REQUIRED if the project...</b></p>
<ul style="list-style-type: none"> <li>• does NOT meet one or more of the underlying zoning regulations, <i>and/or</i></li> <li>• is located within the NDOD area <b>AND</b> meets the threshold for the NDOD design review requirement.</li> </ul>	<ul style="list-style-type: none"> <li>• meets all underlying zoning regulations,</li> <li>• is under the threshold for Article 80 Development Review (under 20,000 sq ft and under 15 units of housing), <i>and</i></li> <li>• is not located within the NDOD area.</li> </ul>	<ul style="list-style-type: none"> <li>• meets the threshold of Article 80 Development Review (over 20,000 sq ft or over 15 units of housing).</li> </ul> <p><b><i>This is true even if the project is compliant with the underlying zoning regulations.</i></b></p>

**NOTE:** Even if a proposed project is not required to hold an abutters meeting when compliant with the zoning and when under the Article 80 threshold, community members and abutters **can still coordinate with their Office of Neighborhood Services liaison** to try to connect with or meet with the project proponent about the project.

# Beyond Zoning: Design Resources for Smaller-Scale Multifamily + Mixed Use

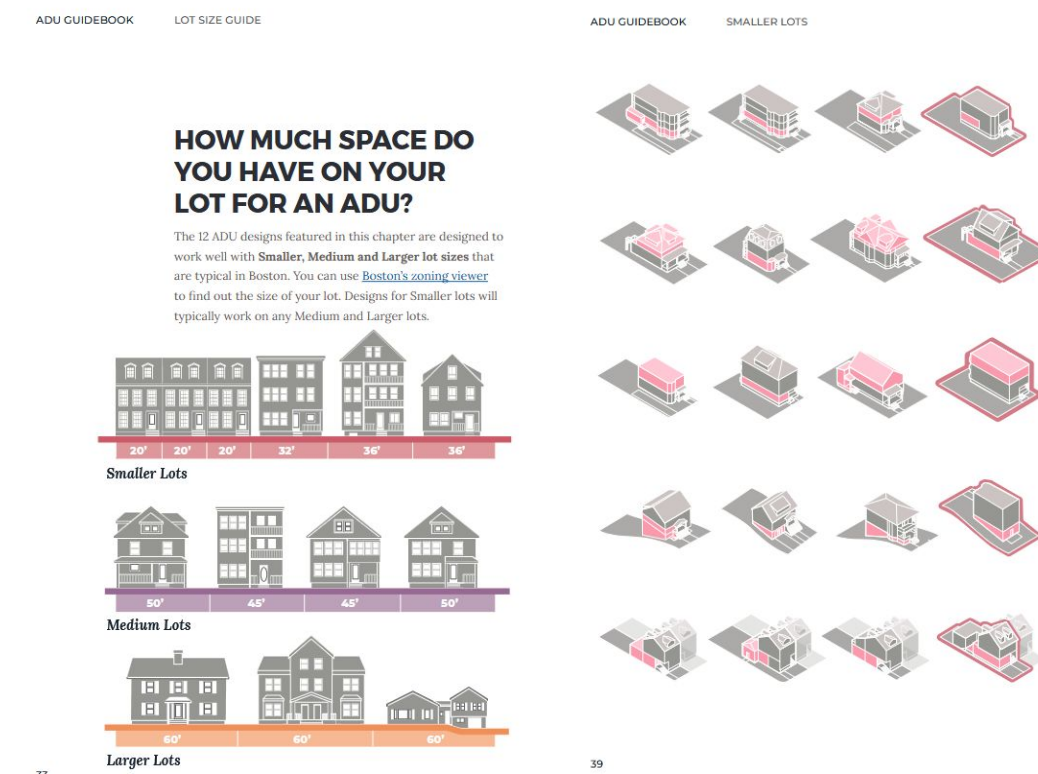
Some stakeholders expressed interest around the **design** of new developments that are not required to go through Article 80 and NDOD design review:

For smaller-scale multifamily and mixed-use projects like these, the Planning Department is:

- exploring the creation of design resources for these scales and types of development **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.

A precedent for this kind of design resource that is focused on a specific scale and type of development is the **Accessory Dwelling Unit (ADU) Guidebook** →

Exploration of design resources will be conducted in partnership with the Urban Design Division of the Planning Department. Further investigation of design review triggers is occurring now as part of the [Neighborhood Housing](#) initiative.



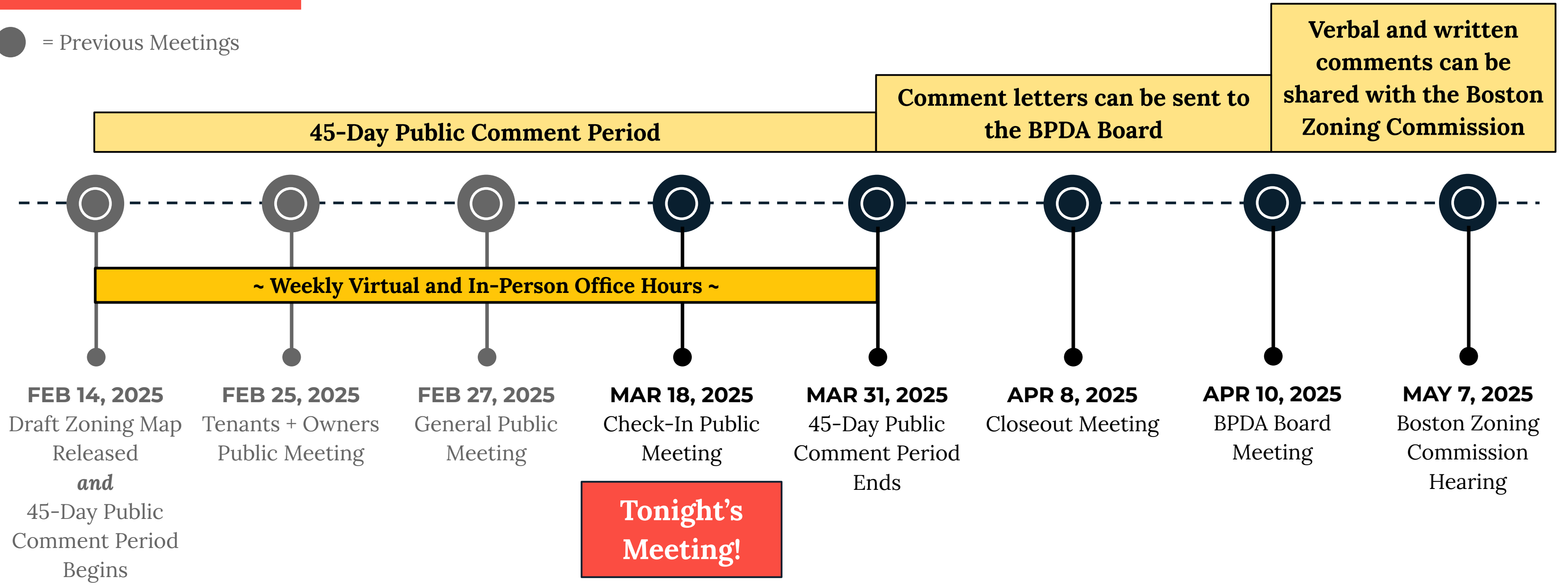
Example: ADU Guidebook

# Next Steps + Remaining Process



# Timeline of Zoning Engagement and Adoption Process

● = Previous Meetings



Submit your comments on these zoning updates until March 31: [bosplans.org/RoslindaleZoningPublicComments](https://bosplans.org/RoslindaleZoningPublicComments).

Check out more information and sign up for upcoming events and office hours: [bosplans.org/RoslindaleSquaresAndStreets](https://bosplans.org/RoslindaleSquaresAndStreets).

Reach out if you have any questions or if your community group would like us to present at an upcoming gathering: [abdul-razak.zachariah@boston.gov](mailto:abdul-razak.zachariah@boston.gov) (to contact Abdul) or [squaresandstreets@boston.gov](mailto:squaresandstreets@boston.gov) (to contact our broader team).

# Public Engagement and Feedback Timeline

Supplementing these public meetings engagement has included:

- walks throughout the rezoning area,
- tabling at events hosted by City partners (ex. Sumner School Coffee Hours, Sumner School Food Pantry, Roslindale Library Saturday Story Time),
- weekly updates on public comments received, and
- presentations or tabling for local community stakeholder groups.
  - Some groups we have presented for so far include:
    - WalkUp Roslindale and Rozzidents for More Rozzidents
    - Longfellow Area Neighborhood Association (LANA)
    - Residents of Taft Hill Terrace and Taft Hill Park



Zoning Reform Planner Abdul-Razak Zachariah, Roslindale ONS Liaison Josh McCorkle, and Community Engagement Manager Jonil Casado out at last week's Sumner School Coffee Hours!

If you are part of a local community group that would like a more detailed explanation of these zoning updates, **please contact Abdul at [abdul-razak.zachariah@boston.gov](mailto:abdul-razak.zachariah@boston.gov)** to request and coordinate a time for a virtual or in-person presentation to your group.

# What We Hope to Learn Through this Public Process

---

## District Locations

What are your thoughts on where specific districts are mapped?

## Land Uses / Activities

What preferences do you have for specific land uses in these areas that zoning should reflect?

**Thank You!**



**Q&A**