

Roslindale Square: Closeout Meeting on Draft Zoning

Public Meeting

April 8, 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

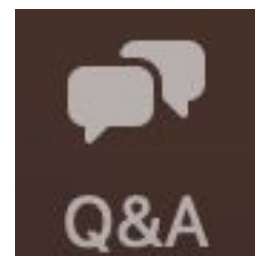
- This meeting will be recorded and the recording will be posted on the Planning Department's webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- If you're joining by phone, **dial *9 to raise your hand** and wait to be called upon and **dial *6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



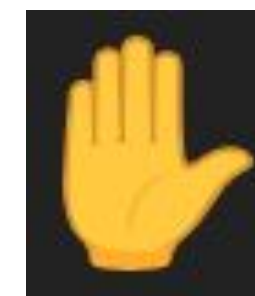
Mute/unmute



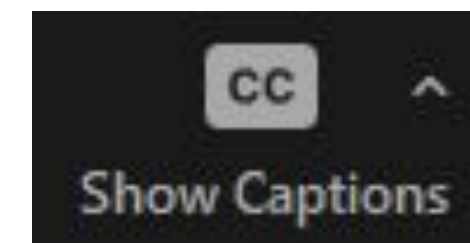
Turn video on/off



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

The remaining parts of the process include hearings and voting procedures of the BPDA Board and Boston Zoning Commission



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

Revised Roslindale Square Draft
Zoning Amendments

2

Common Questions and Comments
from the Process

3

Q&A Period

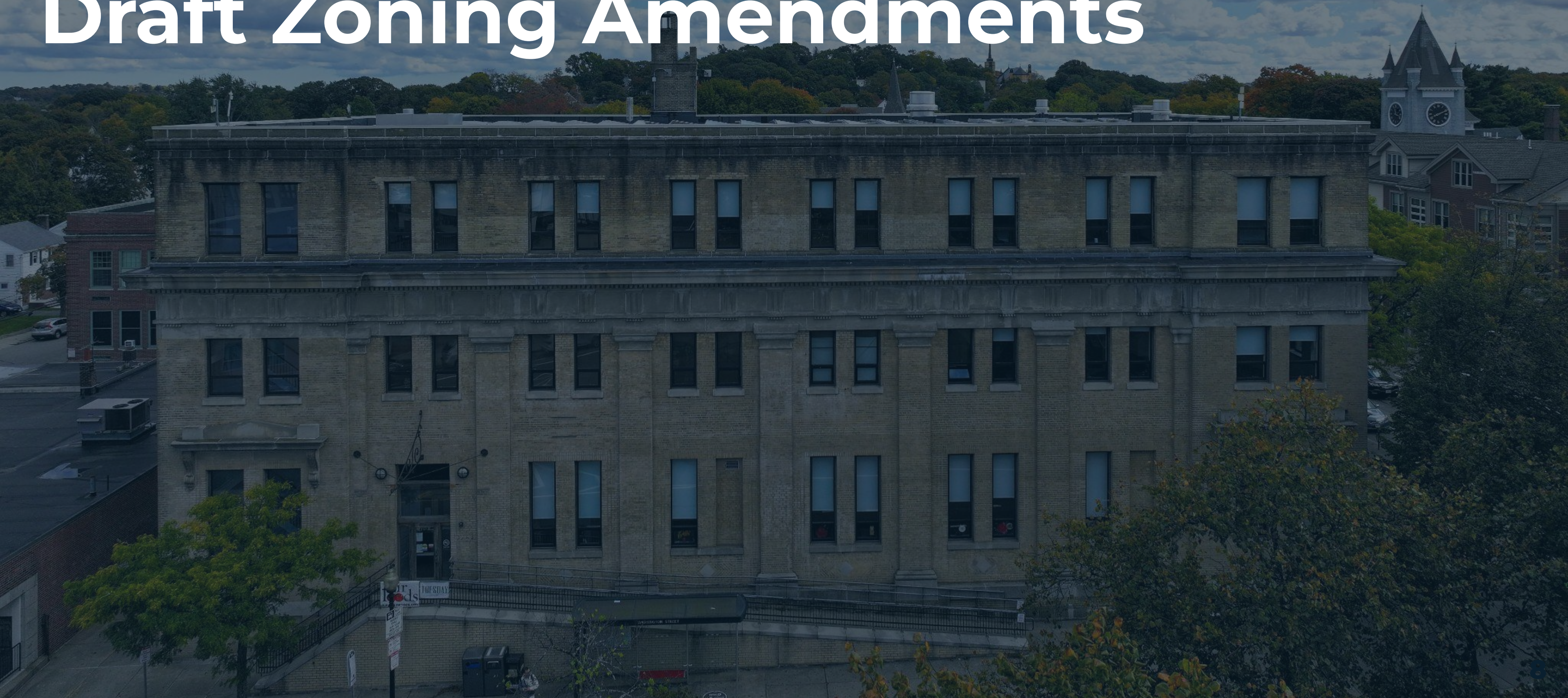
Staff for Tonight's Meeting



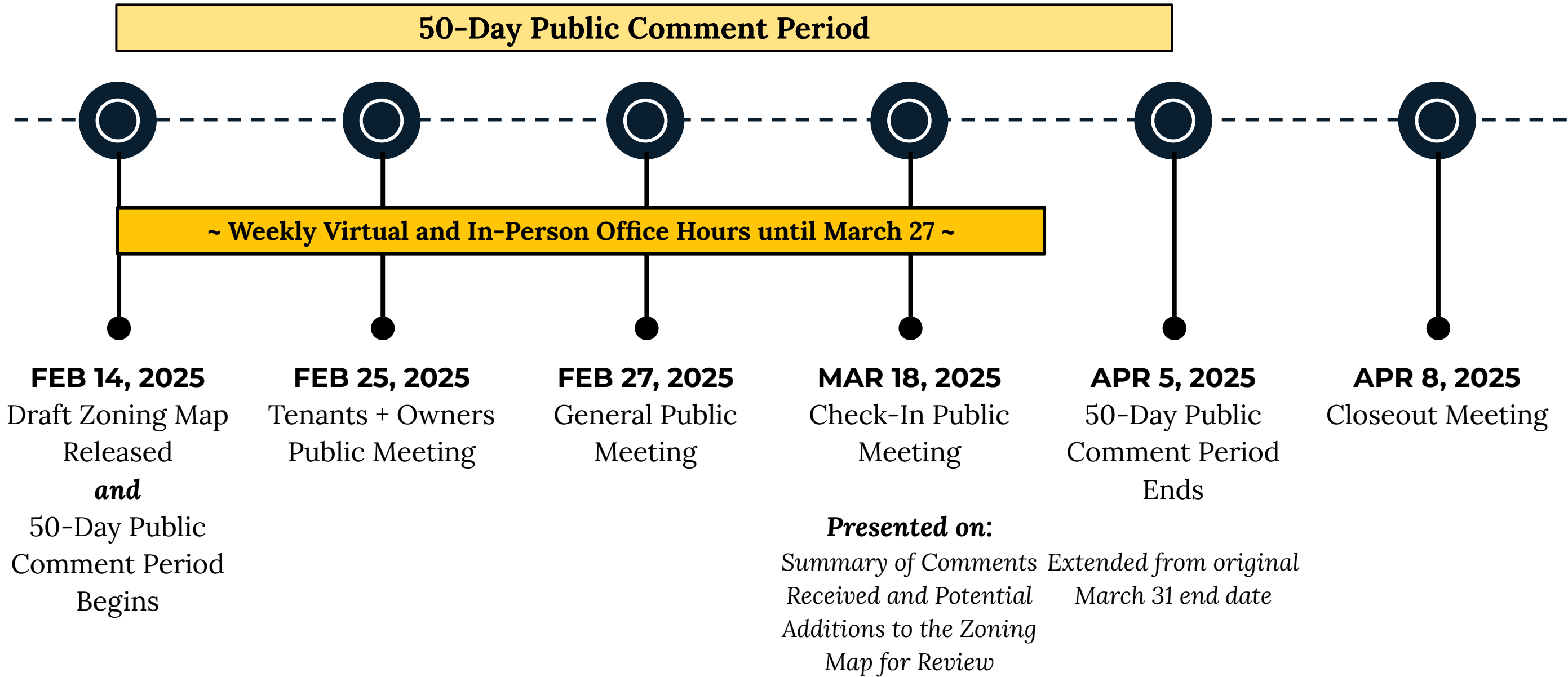
Roslindale Square: Squares + Streets Team

- **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

Revised Roslindale Square Draft Zoning Amendments



Timeline of Public Engagement on Zoning Updates



Summary: 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. 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 a 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

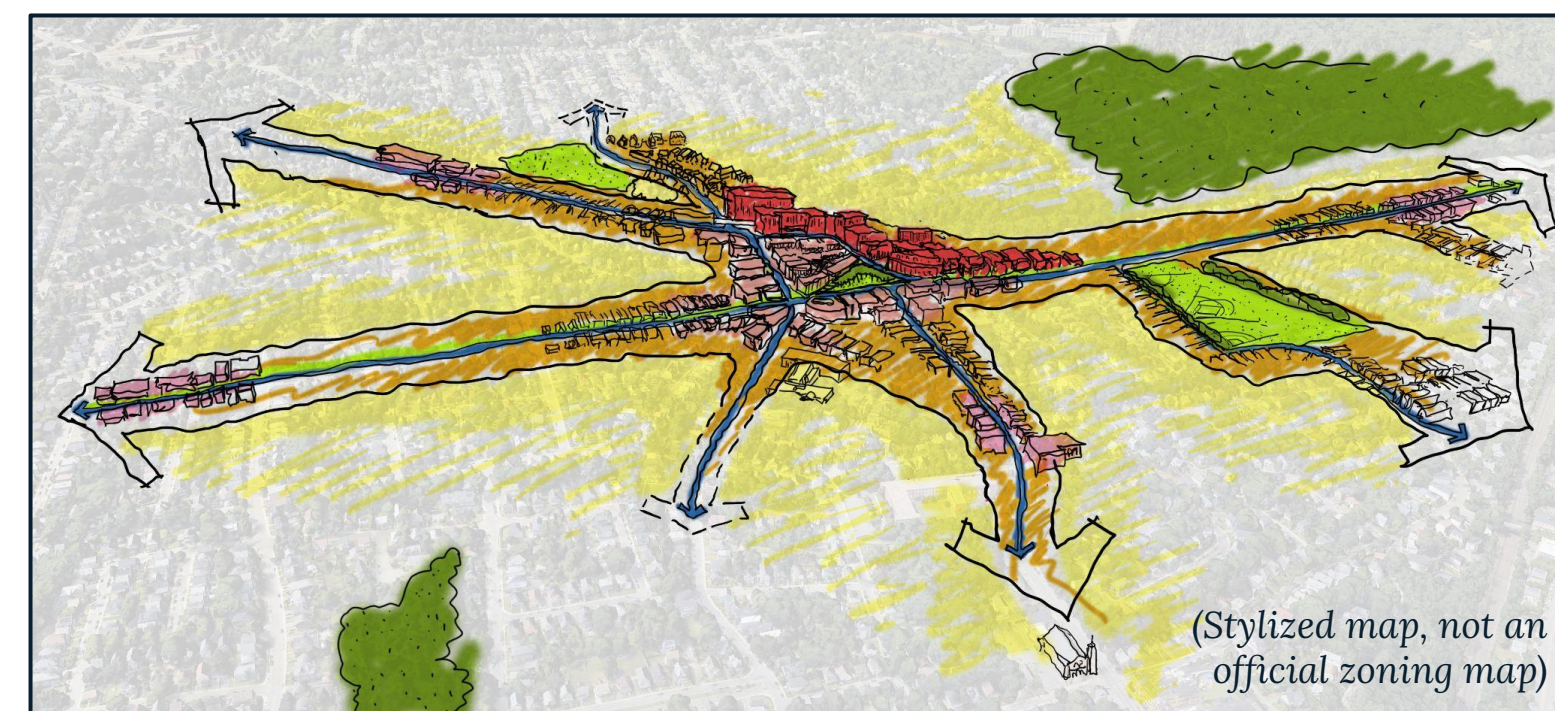
● has a Ground Floor Active Use Requirement

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

Initial Draft Zoning Map

Shared on Feb 14, 2025

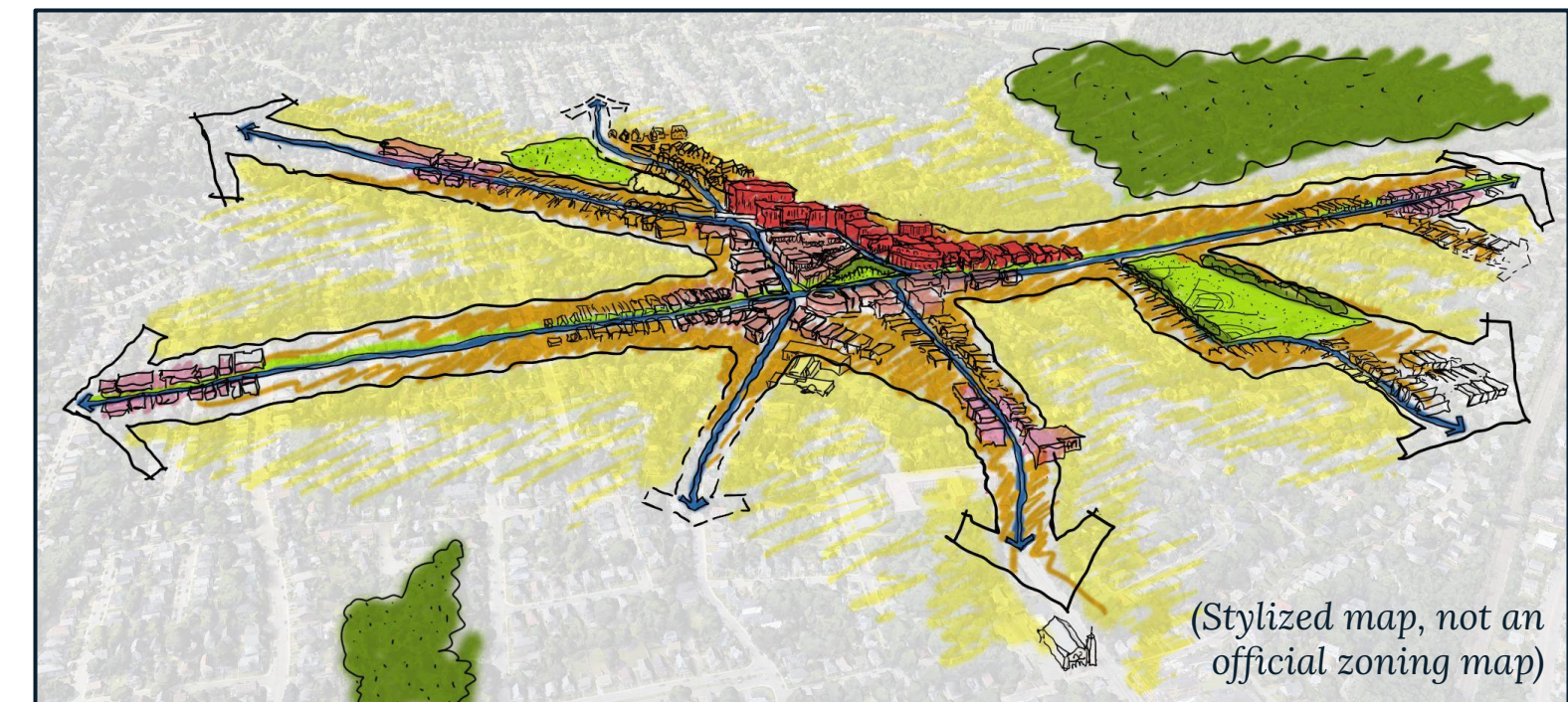
- Developed to align with the Land Use and Design Framework recommendations of the [Roslindale Square Small Area Plan](#) (adopted on Feb 13, 2025).
- This update to zoning rules in Roslindale Square was proposed to meet the goals of the Small Area Plan and implement the recommendations of the Framework:
 - **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), &
 - **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.



Potential Additions for Review

Shared on March 18, 2025

- Presented at the March 18 check-in public meeting.
- Areas identified for expanding the rezoning area based on engagement and further site analysis.
- Presented **not** as official additions to the draft map, but potential additions open for further comment based on what was heard by that point in the process.
- Areas were in line with the logic of increasing housing and mixed-use opportunities near Roslindale Square and its major streets, as well as affirming existing non-conforming housing and mixed-use properties



The Original Draft Zoning Map and Potential Additions Were Shared Via:

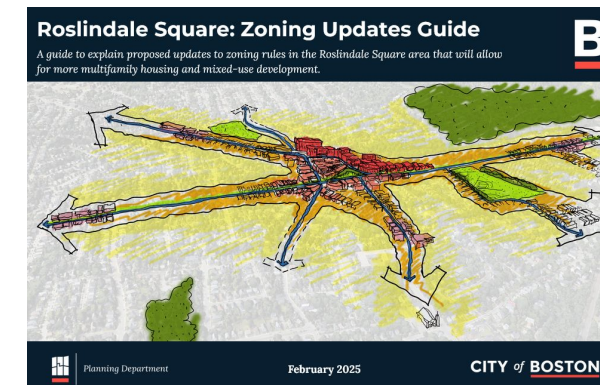
- **Three** public meetings (one in-person, and two virtual) + notice in The Bulletin and El Planeta
- **Seven** attended office hour sessions with **23** different community stakeholders
- **Three** walks to share flyers and information with local small businesses, including a walk with City Councilor Enrique Pepén to Spanish-speaking businesses
- **Three** presentations at community-facilitation 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 Roslindale 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.





Final Draft Map for Adoption

To Be Presented to the BPDA Board



- Adds S1 District on Washington Street North and extends S2 District on Washington Street South
 - Affirms existing multifamily housing and further allows both multifamily housing and mixed-use properties on a major street
- Adds S0 District on South Street between the Arboretum and Washington Street North and adjacent side streets (*Mosgrove St, Leshner St, Colgate Rd*)
 - Allows for multifamily housing along major connections between Roslindale Square, Washington Street, and the Arboretum
- Slightly extends S2 District on Cummins Highway to include corner parcels
 - Includes parcels directly facing a bus stop near the Irving School building (soon to be Sarah Roberts Elementary School)
- Removes S0 District from the western side of Conway Street while retaining the eastern side abutting the train tracks
 - Remaining S0 affirms existing multifamily housing and further allows multifamily housing near the Roslindale Village Commuter Rail station
- Adds S0 District on South Street north of Fallon Field
 - Like the S0 District across from Healy Field, allows multifamily housing closer to a major public park resource for the community

Revisions to the Zoning Text Amendment Updates



- Clarifying in the text when the zoning article was first developed and processes of continued maintenance of the zoning article
- Consistency with removing the names of specific zoning subdistricts that are being replaced with Squares and Streets districts
- Renaming all Community Commercial-1 (CC-1) zoning subdistricts as just **“Community Commercial” (CC)** consistently across the article due to the removal of the only CC-2 district making it unnecessary to have them numbered

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/ Wellsmere 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

Created: 2025-02-14 11:44:57 [EST]

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.

TABLE E Roslindale Neighborhood District - Neighborhood Business Subdistricts - Dimensional Regulations

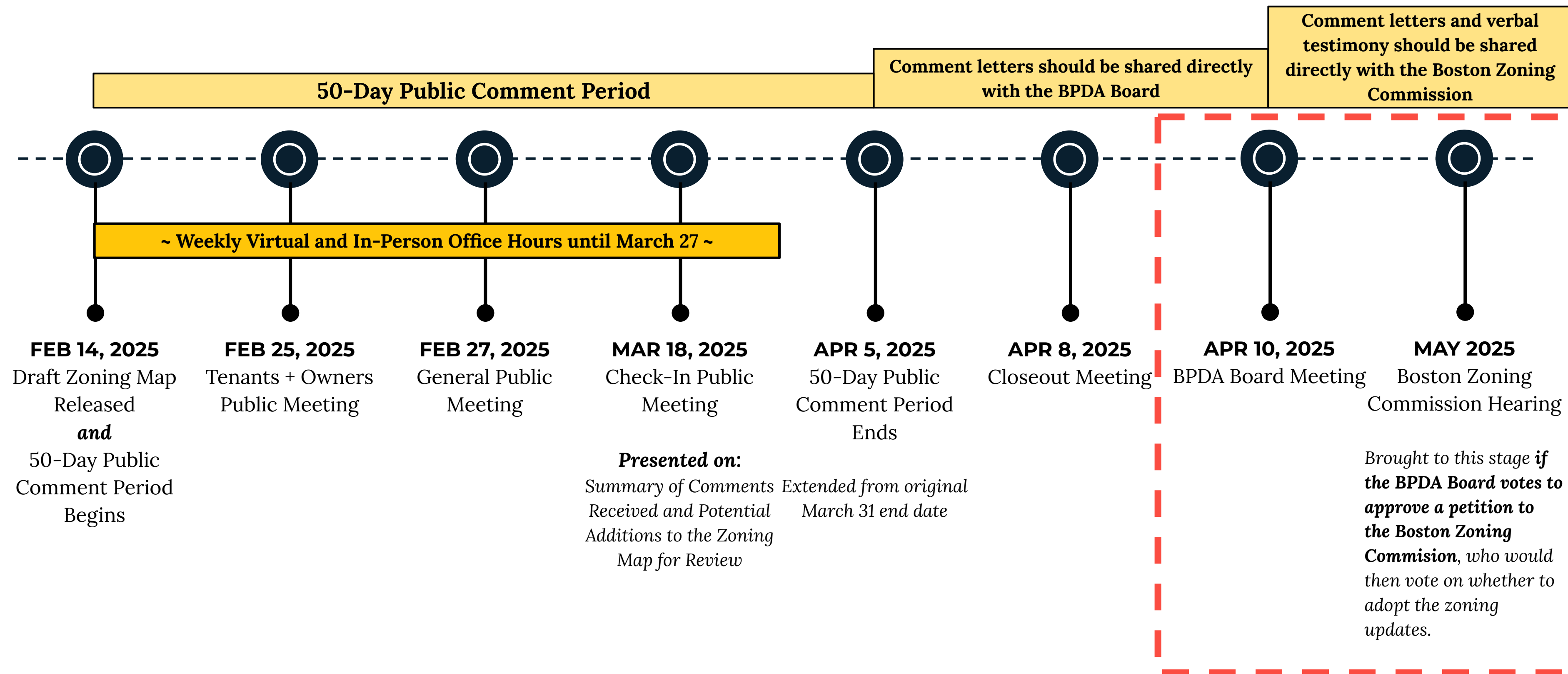
	Local Convenience Subdistricts	Neighborhood Shopping Subdistricts	Community Commercial Subdistricts	
			CC-1	CC-2
Maximum Floor Area Ratio	0.5	1.0	1.0 ⁽⁶⁾	2.0

Commented [AZ9]: Purpose: 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.

Boston, Massachusetts, Redevelopment Authority
(Update 41)

Created: 2025-02-14 11:44:59 [EST]

Timeline of Public Engagement and Adoption Process on Zoning Updates



Where to Send Comments During the Adoption Process

NOTE: ALL public comments that were submitted during and even after the public comment period through:

- the general public comment form,
- the map-based comment form,
- emails to squaresandtreets@boston.gov,
- emails to Kairos Shen (Chief of Planning),
- emails to Teresa Polhemus (Executive Director/Secretary of the BPDA), and
- emails to Brigitte Martin (Board Governance & Operation Manager) ...

... have been **forwarded directly to the members of the BPDA Board** and will continue to be forwarded to them. **There is not a need to re-submit comments through multiple channels of contact.**

Comments to BPDA Board: email comments to BPDABoard@boston.gov.

Comments to Boston Zoning Commission (if the zoning updates are approved to bring as a petition to the Commission): email comments to ZoningCommission@Boston.gov.

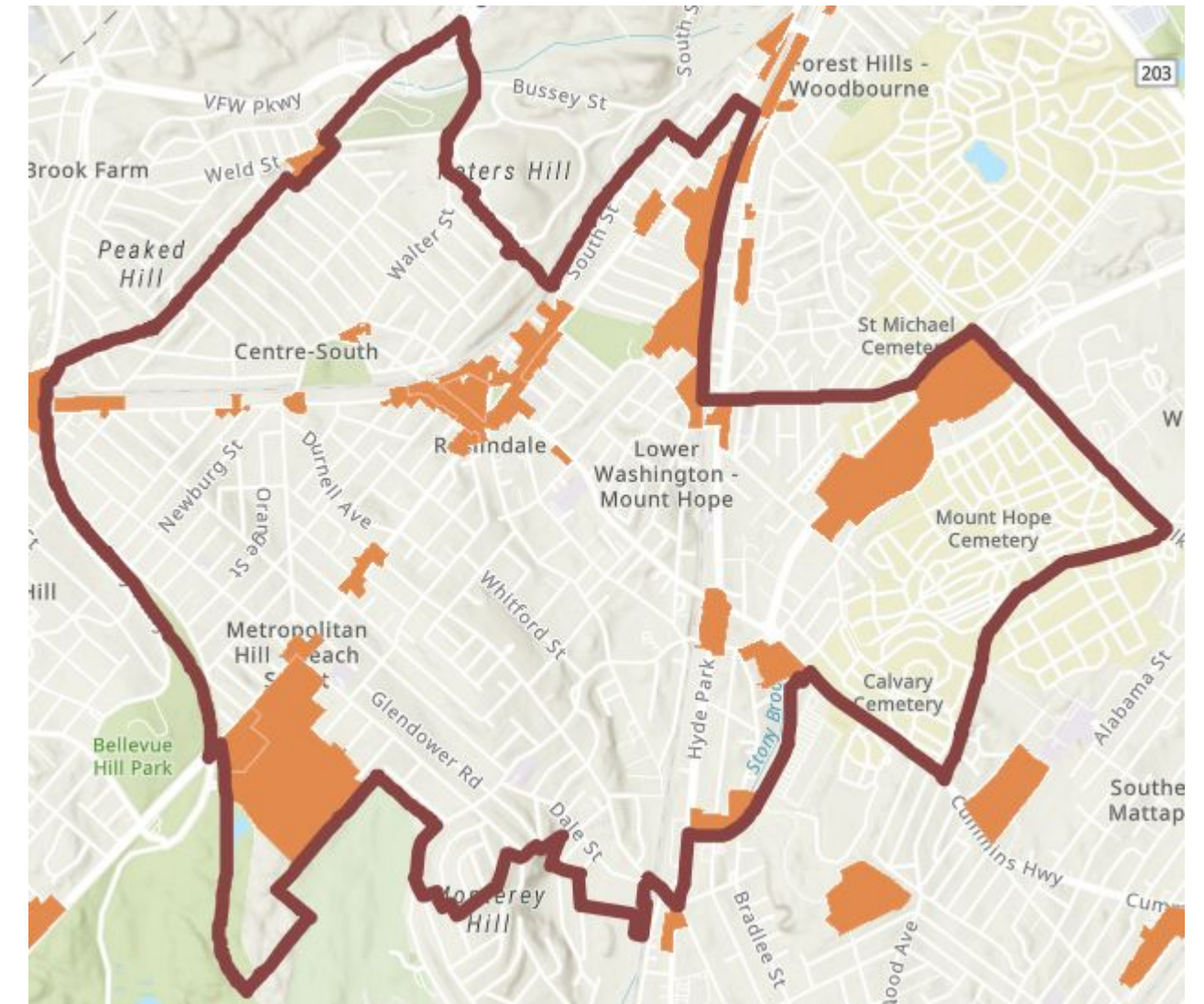


Common Questions and Comments Heard

On Allowing More Multifamily and Mixed-Use Development in Roslindale

Roslindale's existing zoning rules **heavily restricts where multifamily housing (four or more housing units), senior housing, and mixed-use development is 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 residential 5,876 **residential** parcels of land, **only 223 (~4%)** 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 their property (includes commercial and mixed-use properties).

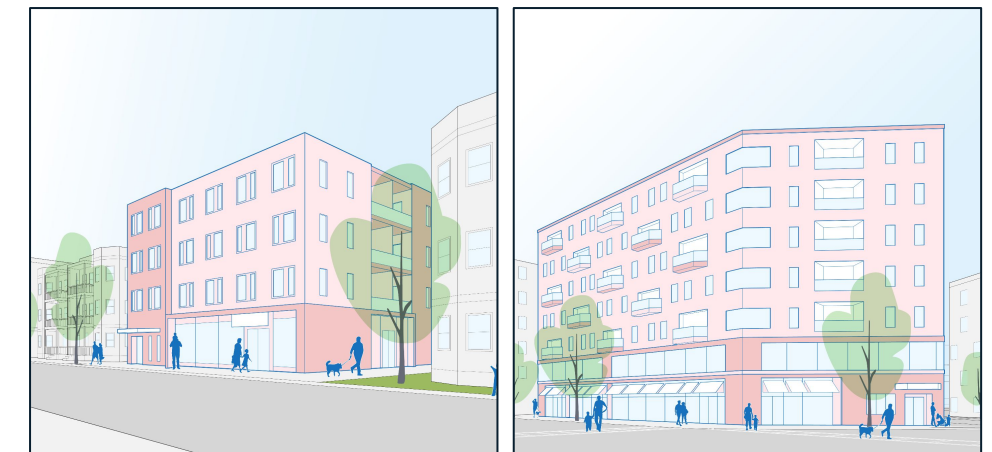


This makes it more difficult to:

- welcome more households into Roslindale,
- open or expand businesses,
- build housing for elderly residents, and
- build housing at the scale to enforce accessibility and sustainable building practices.

On Building Height and Scale 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.
- The scale of the zoning districts represent the **scales that were consistently found to be most ideal to be able to incentivize and/or require** 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.



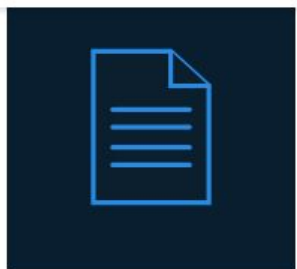
On Tracking Zoning Impact – The Zoning Reform Impact Tracker (ZRIT)



The Zoning Reform Impact Tracker (ZRIT) is intended to help **assess the impact of changes to the Zoning Code** and to identify trends in permitting and requests for zoning relief. This pilot version of the Tracker is for the PLAN: Mattapan area, which was updated with **Squares and Streets districts** that became effective in May 2024.

ANALYZE BOSTON

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DOIT DATA & ANALYTICS

ZONING REFORM IMPACT TRACKER

TO VIEW A FULL LIST OF THE DATA AND DEFINITIONS [CLICK HERE](#)

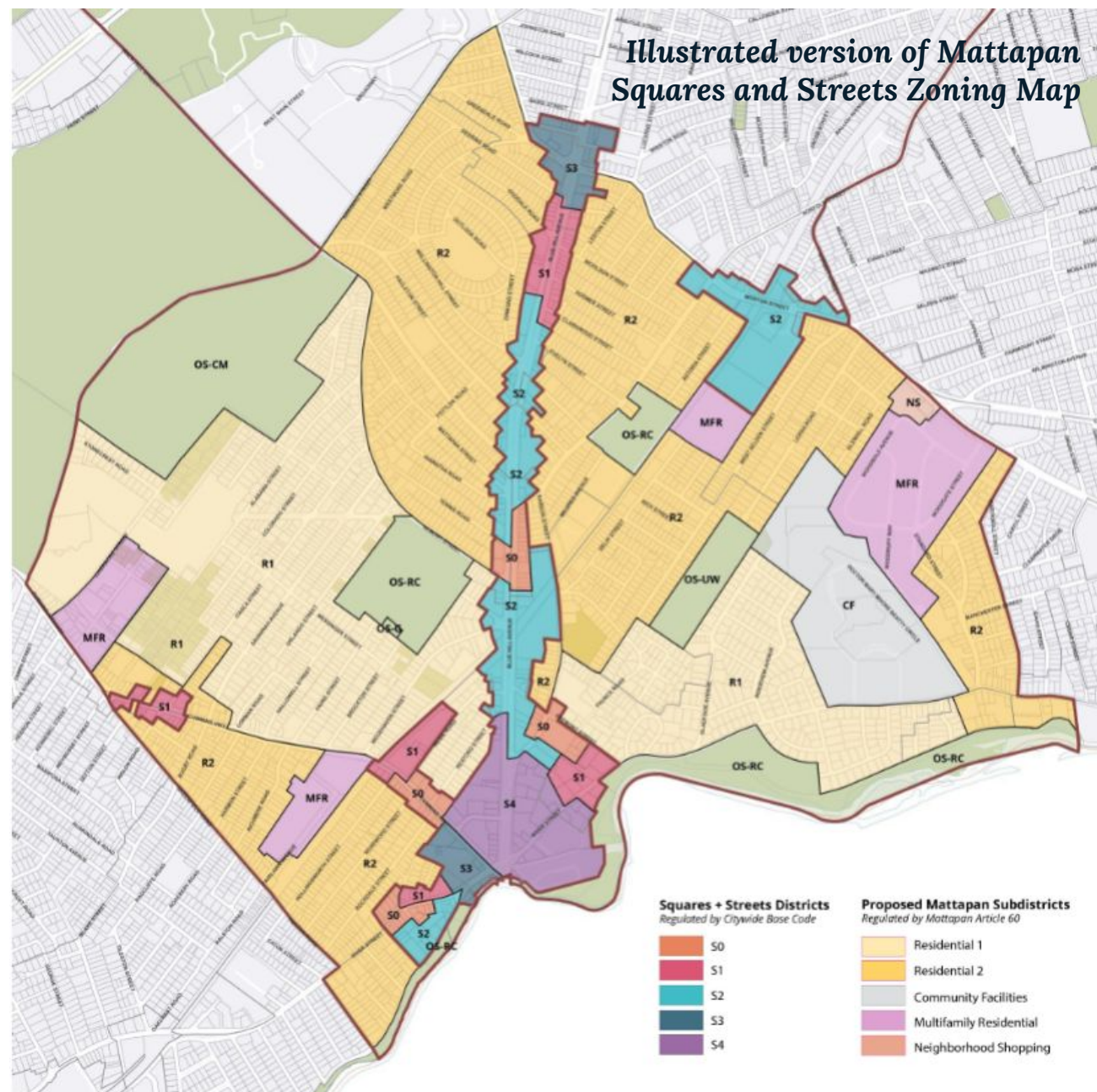
WHAT IS THIS TRACKER FOR?

The Zoning Reform Impact Tracker (ZRIT) is intended to help assess the impact of changes to the Zoning Code and to identify trends in permitting and requests for zoning relief. This pilot version of the Tracker is for the [PLAN: Mattapan area](#). After five years of community meetings and feedback, PLAN: Mattapan recommended updated zoning for existing mixed-use and commercial centers. To best implement those recommendations, these areas later became [Squares + Streets](#) districts.

This dataset provides the City's first-ever measures of:

- By-right development (projects that do not require zoning relief) as a proportion of total development
- Incomplete or abandoned projects, in order to better understand challenges in the zoning and development process
- Proposed and permitted internal [accessory dwelling units](#) (ADUs)
- The most common dimensional zoning violations by permit
- The time that projects take to go through the [Zoning Board of Appeal](#), a regulatory body that grants or denies zoning relief
- The time between applying for a building permit and when the building permit is issued
- Note: Building permits are issued by the Inspectional Services Department, but timelines to issuance are impacted by varied and complex development requirements, including additional reviews by the Parks Department, the Landmarks Commission, and the Planning Department, among other entities.

Each Tracker record represents an application for a type of building permit submitted on or after January 1, 2018, including: substantial changes and repairs to the structure ("Alteration"), a change to a previously submitted application ("Amendment"), certain changes to an outdoor portion of land ("UOP"), or new construction ("Erect").



On Further Conversations on Transportation and Parking

- The [Roslindale Square Parking and Curb Access Plan](#) continues implementation to improving how people, goods, and services access the businesses, residences, and activities within Roslindale Square.
- The [Roslindale Square Transportation Action Plan](#) is currently active and in its engagement period. The goal of this plan, following the Roslindale Square Small Area Plan, is to improve safety, connectivity, and placemaking in Roslindale Square
- All to support small businesses, improve the public realm, and make it easier and safer to commute to and within the area.

PARKING AND CURB ACCESS PLAN

We evaluated data from the parking study and the business survey. We released a plan for proposed changes to parking and curb access. We received comments on the plan, met with members of the community, and made changes. The plan includes the following:

READ THE FULL PLAN:

DOWNLOAD THE PARKING AND CURB ACCESS PLAN

- ▶ 15 Minute Pick-Up/Drop-Off and Delivery Zones
- ▶ Two Hour Metered Parking
- ▶ Regulating unrestricted parking
- ▶ Parking restrictions in effect Monday-Saturday 8am-6pm
- ▶ Unmetered four hour parking
- ▶ Additional ADA accessible parking



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

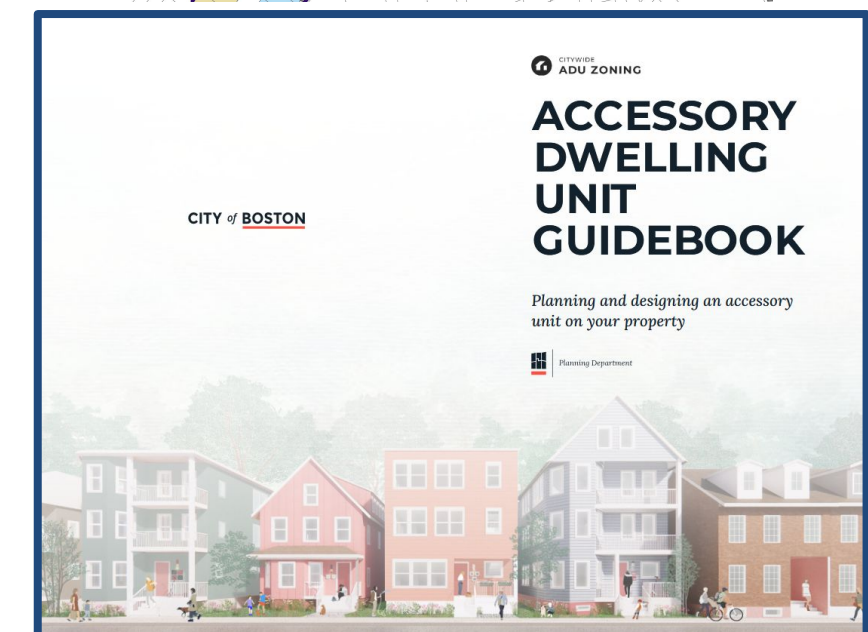
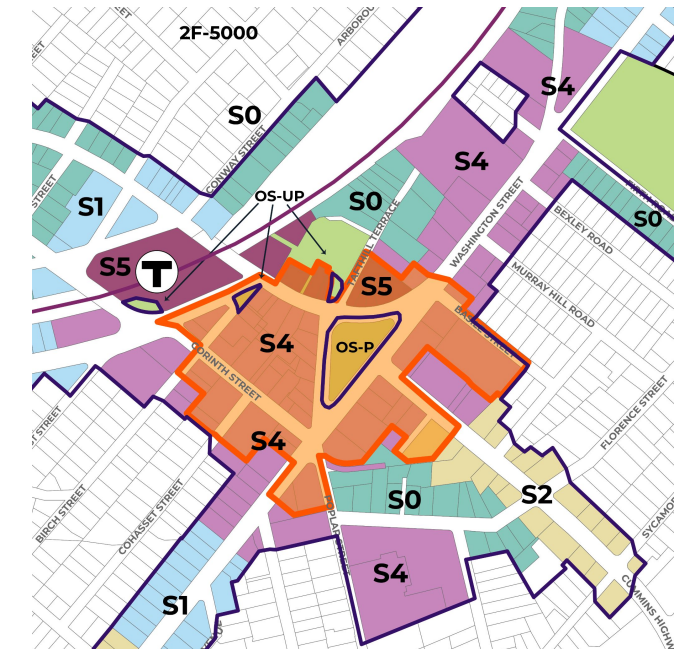
Previous Use: Vacant land

On Urban Design and Design Review

- Projects built at the five-story or larger scale typically trigger the requirements for Article 80 Development Review, which includes **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**.
- 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.

WHAT IS ARTICLE 80?

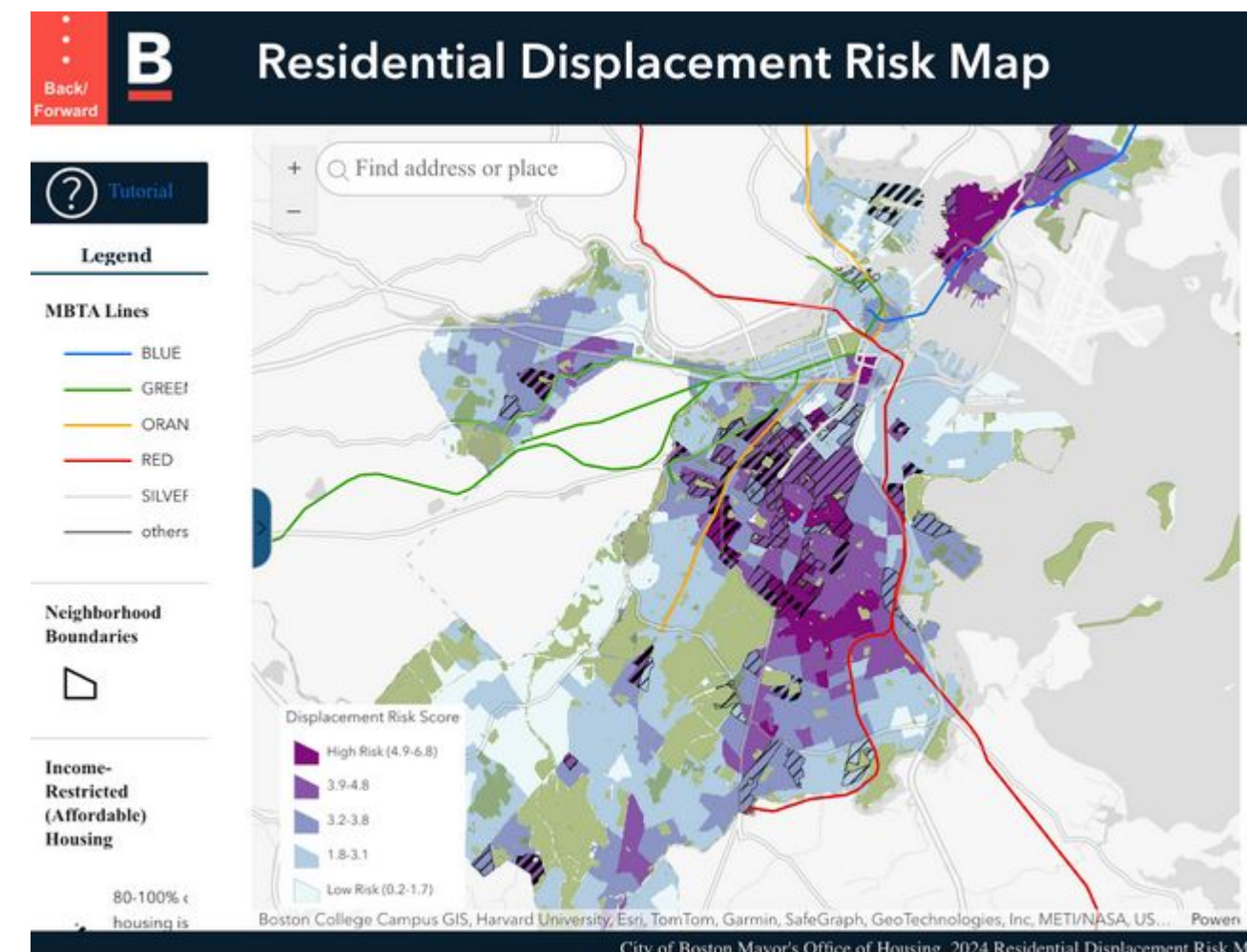
Article 80 of the Boston Zoning Code sets the **rules for the review of proposed real estate development projects** throughout the city.



Example: ADU Guidebook

On Addressing Displacement Risk

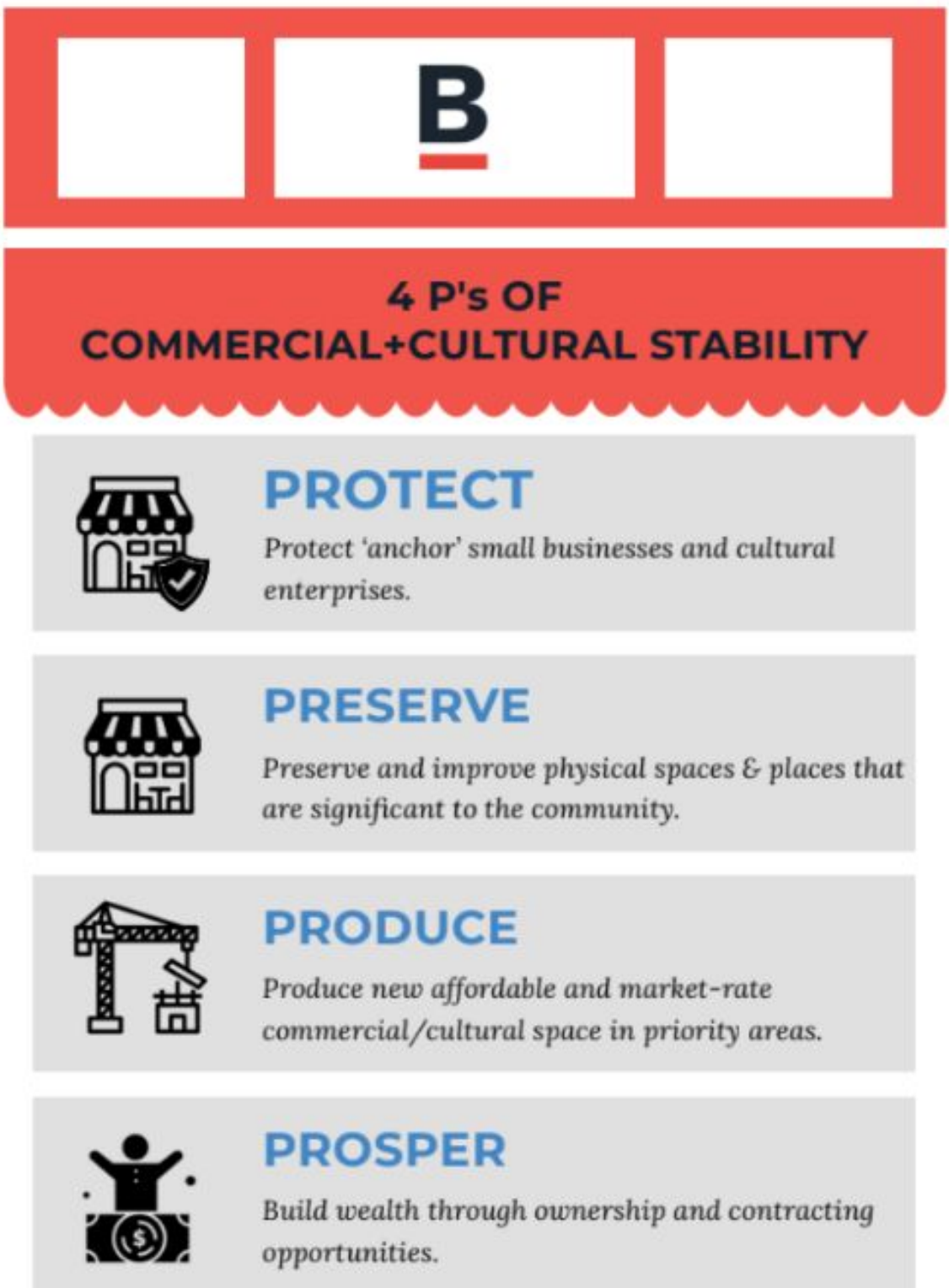
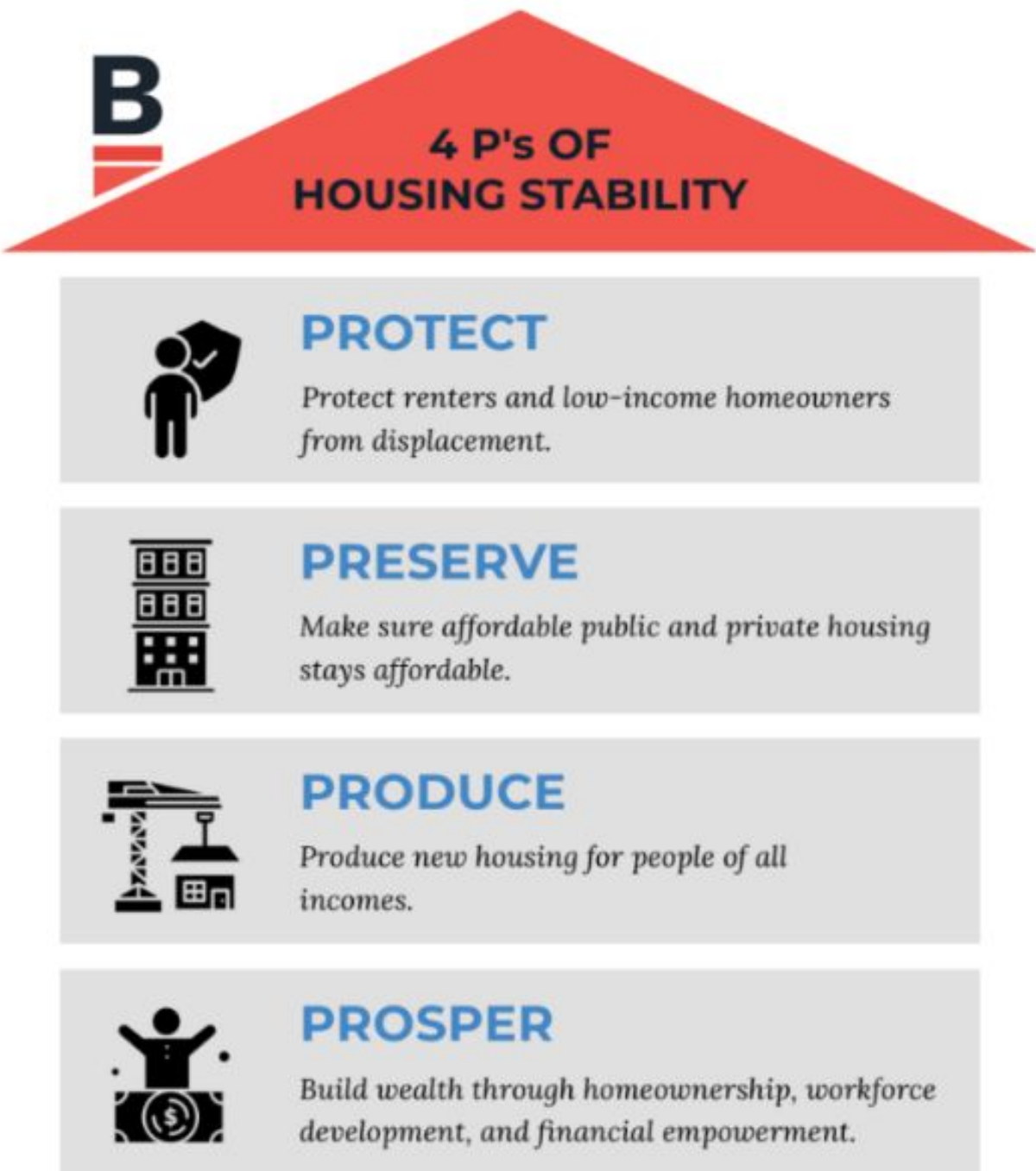
- [A Place to Thrive: Anti-Displacement Action Plan for Boston](#) and the [Interactive Residential Displacement Risk Map](#) were released on March 20, 2025.
- Boston's **first citywide Anti-Displacement Action Plan** outlines over forty initiatives designed to fill gaps in the City's ongoing efforts to protect residents, small businesses, and cultural institutions from displacement.
- The **Residential Displacement Risk Map** allows both City staff and residents to assess residential displacement risk at the Census Block Group level for the first time and it fulfills a key priority outlined in the **Assessment of Fair Housing**, which called for the creation of a “**displacement risk tool**” to rigorously evaluate displacement risk at the neighborhood level.
- The Action Plan is **currently open for public comment from now until May 3, 2025** — comments can be submitted [HERE](#).



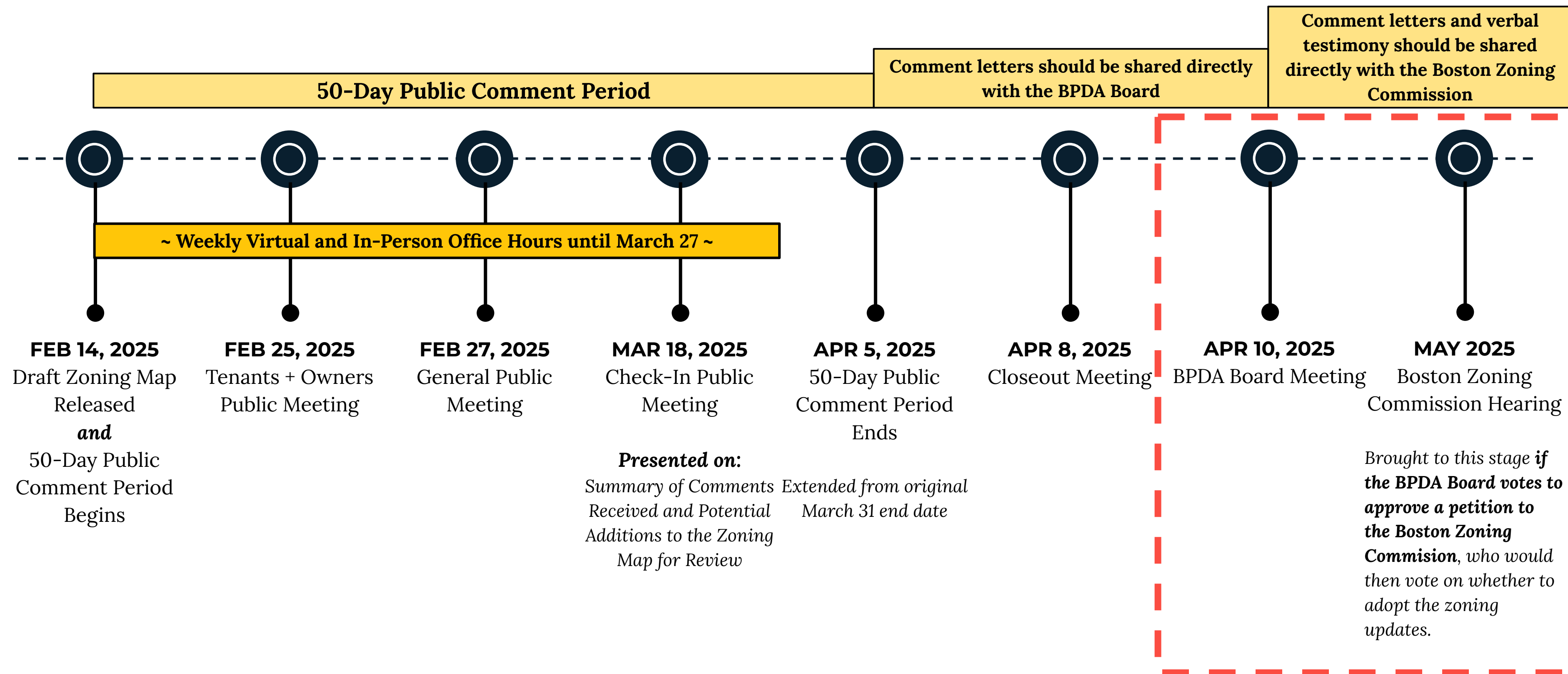
On Addressing Displacement Risk – Protect, Preserve, Produce, Prosper



BOSTON'S APPROACH TO STABILIZATION



Timeline of Public Engagement and Adoption Process on Zoning Updates



Thank You!



Q&A