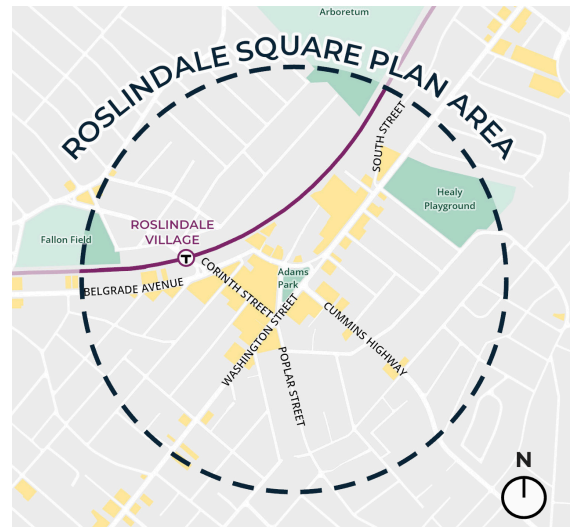


# What is the Roslindale Squares+Streets Small Area Plan?

...and why should I care about it?

The Small Area Plan sets an exciting, long-overdue vision for new public investment and housing development in our neighborhood center. It recommends location, scale, and design standards for future development on our main streets, and it identifies priority improvements to public spaces, intersections, and transportation infrastructure.

Perhaps most importantly, the plan's land use framework will inform the Planning Department's zoning recommendations in early 2025. The plan and the zoning recommendations are the culmination of Roslindale's Squares+Streets process that began in January 2024.



Squares+Streets is one of several ongoing land use initiatives pursued by the Boston Planning Department that will impact Rozzidents. Others include:

- The [Anti-Displacement Action Plan](#) will include tools and policies to mitigate the effects of residential and commercial displacement, whether stemming from rezoning here in Roslindale and elsewhere in the city or from other factors. Expected release: Winter 2025.
- The citywide [Neighborhood Housing](#) zoning initiative to start zoning residential properties with up to 4 homes in a way that is consistent both with the existing residential development pattern and our city's desperate need for more housing. Among the anticipated changes in the rezoning will be enabling property owners to make home improvements or add Accessory Dwelling Units (ADUs) without the need for an expensive and time-consuming variance process. We understand that Phase 1 of the Neighborhood Housing effort will address the existing zoning for large lots (~ 60' wide). Expected completion: 2025.

## What this plan does:

- Proposes projects and recommended community benefits
- Defines a community vision
- Recommends policies and tools

## What this plan does NOT do:

- Propose specific zoning changes. The draft zoning map is reportedly to be released soon.
- Mandate specific uses or projects on private land
- Guarantee a full build-out
- Require specific locations for private development

## Some Recommendations from the Small Area Plan

<p>Make Roslindale streets safer by calming traffic on Washington St, Cummins Hwy, and Belgrade/Corinth, specifically:</p> <ol style="list-style-type: none"><li>1. Restoring Washington St to two-way by Adams Park</li><li>2. Expanding safe pedestrian space around the square</li><li>3. Improving intersections and crosswalks on key streets, e.g. in front of Target/Dunkin Donuts</li></ol>	<p>Increase the number of homes available in the core of our neighborhood to help combat the housing crisis by</p> <ol style="list-style-type: none"><li>1. Allowing mixed use ground-level commercial space with housing on more levels above that space</li><li>2. Attracting more affordable housing builders (the prospect of S+S inspired the non-profit B'nai Brith to buy the BoA building site for affordable senior housing)</li></ol>	<p>Make Roslindale a more vibrant community overall by:</p> <ol style="list-style-type: none"><li>1. Allowing for different commercial and public spaces, such as art and theater spaces, to flourish in the square, e.g. bringing back a small movie theater that was lost in the 1970s</li><li>2. Creating more gathering spaces for Rozzidents, for example, a shared/ calmed Poplar Street and expanded Alexander the Great Park</li></ol>
---	---	--

## Why Should I Care?

Your voice matters! With the Small Area Plan now out and the rezoning proposal imminent, now is the time to weigh in. Your input will impact your daily life and community!

## How Do I Get Involved?

### ATTEND AND MAKE A COMMENT

at the next public meeting which will focus on the draft small area plan

Wednesday, January 8 | 6:00 PM - 8:00 PM | Virtual Meeting



### TELL THE PLANNERS AT BOSTON PLANNING WHAT YOU THINK

at In-Person Office Hours

Roslindale Community Center | 6 Cummins Highway, Roslindale, MA 02131

Tuesday, January 7 | 12:30 PM - 1:30 PM

Wednesday, January 15 | 12:30 PM - 1:30 PM

Thursday, January 30 | 12:30 PM - 1:30 PM

### SUBMIT YOUR COMMENTS ONLINE

At the bottom of this page: <http://bit.ly/roslindale-square>

Need ideas about what to say in your comments?

Check out these examples →



### JOIN THE ONLINE DISCUSSION

[Perci](#) is hosting a discussion board for questions and comments about specific proposals in the plan:

<https://engage.perci.app/processes/roslindale-square>