

WALKUP

WALKABLE URBAN PLACE

ROSLINDALE

A Call to Action to Make Rozzie the Most Walkable Neighborhood in Boston

19 January, 2026

BY ELECTRONIC MAIL ONLY (nick.carter@boston.gov, lucia.penabanda@boston.gov)

Lucia Peña Banda, Project Manager
Boston Planning Department
Boston City Hall, Ninth Floor
Boston, Massachusetts 02201

**RE: Comment and Support Letter
Large Project Review Filing – 3841 Washington Street, Roslindale, MA**

Dear Ms. Peña Banda and Mr. Carter,

Please accept the following comments on behalf of WalkUP Roslindale with respect to the mixed-use proposed 165-unit residential development located on 3841 Washington Street in Roslindale Square (the “**Proposed Project**”).

We would like to express our strong support of the proposed project and believe that this building will be a positive addition to the Roslindale community and will contribute to the supply of both affordable and market rate housing in the area. We appreciate the thoughtful sustainable design and improvement of Washington Streets's streetscape through the addition of much needed shade trees and greenery as well as the expansion of the sidewalk which includes desirable amenities for the public. Taking this large asphalted area and converting it to a mixed use building with a pocket park will allow the community to engage with this space in a very different way.

We thank our neighbors in Roslindale who participated in the public meeting last week. This kind of ambitious development is something that hasn't been seen in this part of Washington Street before and we applaud the energy, vision, and consideration of the public during this review process.

All of which brings us to the Proposed Project, which we strongly support for several reasons, as follows:

- The Proposed Project provides significant affordability to the community, with 30 of its new homes reserved for affordable housing. With the Boston metropolitan region in the throes of an ongoing, long-standing housing affordability emergency, this kind of development is desperately needed and deeply appreciated.

- The building has been designed with sustainability and resiliency in mind by aiming to satisfy LEED Gold Requirements, pursuing passive house certification, and providing space for the future installation of solar panels.
- The Proposed Project would be constructed on an underutilized site that has served as surface parking for the exclusive use of healthcare facilities outside the neighborhood.
- The inclusion of shade trees and a pocket park will improve the neighborhood's tree canopy and create a more cohesive and aesthetically pleasing experience for the community.

We would like to encourage a more direct outreach to the surrounding community through a more interactive and culturally responsive community engagement approach. For community benefits, we recommend contributions to:

- The Boston Public Housing Corporation (a 501(c)(3) that develops, initiates, and carries out activities which are consistent with community needs) for use in the BHA Archdale development based on BHA Archdale community input
- Improved Arboretum access via the Roslindale Gateway Path on Archdale Rd/South St
- Construction of a bus stop shelter, should the Tollgate Way bus stop be moved to in front of the Proposed Project
- Trash can installation in the area to reduce littering.

In closing, we wish to reiterate our strong support for the Proposed Project and urge the Planning Department to move with urgency to advance the Proposed Project.

Sincerely yours,
WalkUP Roslindale Board of Directors

About WalkUP Roslindale

WalkUP Roslindale, which takes its name from the international movement to foster “**Walkable Urban Places**,” is a collaborative group of residents and business owners dedicated to making Roslindale the most walkable neighborhood in Boston. We advocate for more housing of all types and at all levels of affordability as well as improvements to our public and private built environment that strengthen walking, cycling, transit, and other forms of active mobility as means toward better personal and public health, safety, social capital, economic development, and environmental sustainability. We are led by a board of directors of about just over twenty individuals and have over 800 additional supporters. More information about WalkUP Roslindale and our initiatives can be found at www.walkuproslindale.org.

Copy (by email) to:

Michelle Wu, Mayor (mayor@boston.gov)
Enrique Pepén, City Councilor, District 5 (enrique.pepen@boston.gov)
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