

# ROSLINDALE NEIGHBORHOOD STRATEGIC • PLAN

Community Meeting  
June 20, 2007



Byrne McKinney  
& Associates, Inc.

Office of Neighborhood Development



## How We Got Here

Community Initiated Study with Mayor Menino & Councilor Consalvo to Address:

- Density
- Traffic & Parking
- Open Space & Institutional Encroachment



## How We Got Here

IPOD Established Until Final Zoning in Place To:

- Provide appropriate urban design guidelines to govern and facilitate proper development
- Protect neighborhood from more intensive development
- Promote new residential and commercial development that is sensitive in scale, form, and density to the established neighborhood character
- Provide appropriate off street parking controls.

## How We Got Here

- Advisory Group
- Neighborhood Strategic Plan & Rezoning Study
- Public Process:
  - 4 Public Meetings
  - Website



## Recommendations Respond to What We've Heard from The Community



## The Vision

An attractive, safe, family friendly and diverse (economically and ethnically) neighborhood that:

- provides a wide range of housing options



### The Vision (continued)

- supports Roslindale Square as a vibrant commercial district



### The Vision (continued)

- preserves the historic resources and existing village character
- promotes protection of open space resources,
- provides improved transportation options
- encourages "green" development standards



### Land Use and Zoning



### Land Use & Zoning: Residential Use

Concerns centered around:

1. New projects developed at higher densities and out of scale with existing development
2. Potential loss of open space resulting from:
  - Property owners paving over existing yard areas
  - New projects "shoehorned" onto small lots
  - New projects with minimal setbacks and limited open space
3. Increased demands for already tight on-street parking

### Land Use & Zoning: Residential Use

The recommended zoning changes preserve the existing density, scale and character of the neighborhood subdistricts and maintain or increase required open space on individual lots.



### Land Use & Zoning: Residential Use

Subdist.	Bldg. Height	FAR	Front Setbk	Side Setbk	Rear Setbk	Max % Cov.	OS/ Unit
Single Family	35'/2.5 fl	.5	25'	12-15'	40'	40	1800
Two Family	35'/2.5 fl	.5	20'	12-15'	40'	40	1750
Three Family	35'/3 fl	.8	20'	12-15'	40'	40	800
Multi Family	35'/3 fl	1	20'	12-15'	40'	40	400

## Recommended Parking Requirements

District	Spaces/Dwelling Unit
1 F (Family)	2.0
2 F	2.0
3 F	2.0
MFR (Multi-family residential)	2.0
Ros. Sq. Community Comm'l 1 and 2 (close to stores and services in Square, and to bus lines and Commuter Rail)	1.5

District	Spaces/1,000 SF Floor Area
Neighborhood Shopping	1.0 – 2.0*
Local Convenience	1.0 – 2.0*
Community Commercial 1 and 2	1.0 – 2.0*
Ros. Sq. Community Comm'l 1 and 2	1.0 – 2.0*
Industrial	0.5

\* Parking ratios to be further broken down by specific uses within the Subdistricts

## Land Use & Zoning: Residential Use

Recommendations encourage:

- Diverse unit sizes, and units with 3+ bedrooms
- “Middle income” units consistent with Mayor’s Executive Order
- Renovation/replacement of public housing (Washington Bech and Archdale)
- Preserve existing low income units
- Participation in homeownership & home improvement programs sponsored by DND

## Land Use and Zoning: Commercial Use

Concerns relate to:

- Insufficient or inconvenient parking
- Scale of development
- Vitality of Roslindale Square & other neighborhood shopping areas



## Land Use and Zoning: Commercial Use

Recommendations:

- Concentrate districts
- Encourage mixed use
- Encourage locally owned businesses vs chain stores



## Land Use and Zoning: Commercial Use



## Land Use and Zoning: Commercial Use

Subdist.	Bldg. Height	FAR	Front Setbk	Side Setbk	Rear Setbk	Max % Cov.
Local Convenience	35'/2.5 fl	.5	15'	none	20'	none
Neighborhood Shopping	35'/3 fl	1	10'	none	20'	none
Community Commercial-1	35'/3 fl	1 (1.5 w/ mixed use)	0'	none	10+	none
Community Commercial-2	35'/3 fl	2	0'	none	10+	none

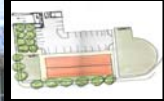
## Conceptual Site Development Alternatives

- *Parcels are privately owned and any development will be due to decisions by owners*
- Alternatives were developed to understand site capacity & to determine appropriate scale and density
- Alternatives provide the basis for zoning requirements & design guidelines

## Land Use and Zoning: Commercial Use



CONCEPTUAL PLAN



16 units  
9,600 sf retail  
FAR .79

## Land Use and Zoning: Commercial Use

Other Economic Development recommendations in the Square:

- Streetscape and signage improvements
- Healthy mix of goods and services
- Later hours
- Technical assistance for businesses
- Senior friendly design

## Land Use and Zoning: Commercial Use

Other issues:

- Prohibit new auto-related uses on Washington, Belgrade and Hyde Park



## Land Use and Zoning: Open Space

Open space includes:

- land owned by public entities such as BPRD & DCR
- protected land owned by Conservation Commission
- privately owned environmentally sensitive land
- privately owned undeveloped land



## Land Use and Zoning: Open Space

- Changes in zoning to create a series of Open Space Subdistricts
- Changes in ownership to appropriate open space agencies for greater protection
- Access improvements to sidewalks, underpasses, bicycle routes and wayfinding signage



### Land Use and Zoning: Open Space



### Land Use and Zoning: Open Space

- Privately owned environmentally sensitive land: Conservation Protection Subdistrict if important natural features
- Increased open space requirements on residential parcels



### Land Use and Zoning: Open Space



Improved Connections

### Land Use and Zoning: Institutional Use



- Harvard University Arnold Arboretum: separate Institutional Master Plan process for Weld Hill Parcel
- Hebrew Senior Life: Institutional Subdistrict

### Land Use and Zoning: Industrial Use



- Existing industrial land designated as Local Industrial Use
- Districts reconfigured to include only those areas currently in industrial use.

### Urban Design

**Strong consensus that residents want to preserve “the character” of the neighborhood**

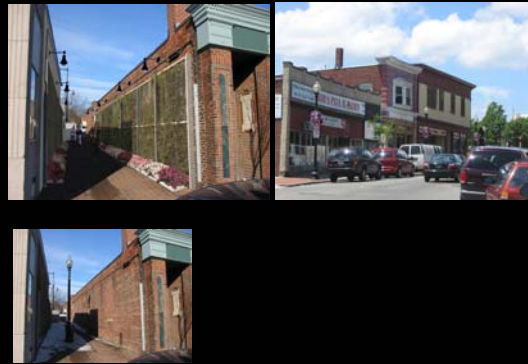
Recommendations focus on Roslindale Square and the key commercial roadways to:

- create an identity for the neighborhood
- announce Roslindale to drivers and pedestrians

## Urban Design



## Urban Design



## Urban Design

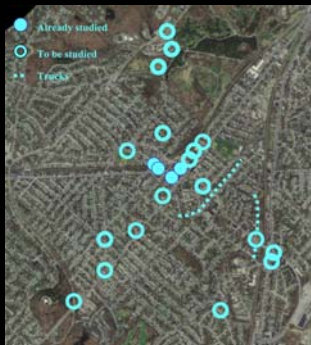
- Plant street trees where possible.
- Design guidelines aimed at respecting existing scale, character, design, historic resources; and reinforcing the existing cohesiveness of the residential neighborhoods.
- Update historic inventory and create Rosindale Square Design Review District.
- Continue some degree of BRA design review on As-of-Right projects, with some type of abutter/community notification.

## Transportation and Parking

### Roadways & Traffic Study Recommendations:

- Washington/Corinth/Poplar Streets intersection to ensure the safe movement of pedestrians and traffic through Rosindale Square
- Washington Street
- Prioritize recommendations for approximately 25 other intersections and roadways identified by the Advisory Group and the community

## Transportation and Parking



Roadways and intersections identified for further study

## Transportation and Parking: Pedestrians

- Pedestrian environment in Square to be studied as part of traffic circulation study
- Restripe pedestrian crosswalks
- Improvements to underpasses
- Relocate South Street crosswalk from Adams Park to corner of Park by Taft Hill Terrace



## Transportation and Parking

### Public Transportation: Buses and Trains

- Changing bus stop locations and increasing frequency of service. Specific recommendation for moving bus stop from Corinth/Poplar.
- Extending orange line not feasible because ROW has been sold.
- New Commuter Rail stop on Hyde Park should be reconsidered if residential densities increase.

## Transportation and Parking

### Public Parking in the Square

- Re-stripe Taft Hill Lot to increase parking
- Ongoing discussions regarding parking management
- Explore shared use of the Lower MBTA lot
- Reduce the time limits on parking by the Post Office and by Wallpaper Store
- Explore the installation of two hour meters

## Transportation and Parking: Bicycles



## Implementation

Ongoing process that could extend over the next 15 to 20 years:

- Initial, key implementation component - adoption of new, permanent zoning for the neighborhood
- Other recommendations dependent upon availability of funding as well as coordination and cooperation with other entities
- Short-term: up to four years
- Mid-term: five to eight years
- Long-term: more than eight years

## Key Discussion Points

- Density in Roslindale Square
- Mixed use in Roslindale Square
- Residential parking in Roslindale Square commercial subdistricts
- Land Use on American Legion Highway

## Comments and Questions:

Written comments on the Draft Roslindale Neighborhood Strategic Plan are due by **Friday, June 29, 2007**. Please send comments to Marie Mercurio, Senior Planner I, Boston Redevelopment Authority, One City Hall Square, Boston, MA 02201 or [Marie.Mercurio.BRA@cityofboston.gov](mailto:Marie.Mercurio.BRA@cityofboston.gov).

For more information about the project or to download a copy of the Draft Plan, please visit:

- Boston Redevelopment Authority <http://www.cityofboston.gov/bra>
- Crosby | Schlessinger | Smallridge <http://www.cssboston.com/projects/roslindale/index.htm>

For additional questions, contact:

- Sue Kim, Senior Planner II  
[Sue.Kim.BRA@cityofboston.gov](mailto:Sue.Kim.BRA@cityofboston.gov) 617.918.4418
- Marie Mercurio, Senior Planner I  
[Marie.Mercurio.BRA@cityofboston.gov](mailto:Marie.Mercurio.BRA@cityofboston.gov) 617.918.4352