

## CHAPTER III: THE VISION

Through community meetings and discussions with the Advisory Group, a community vision for the future of Roslindale, and a series of Goals and Objectives for achieving that vision, was developed. The Vision and the Goals and Objectives detailed below provided the framework for the analysis and specific recommendations of this Strategic Neighborhood Plan.

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### THE VISION

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Roslindale should be an attractive, safe, family-friendly and (economically and ethnically) diverse neighborhood that:

- Provides a wide range of housing options (including unit sizes, building types and pricing) for new and existing residents
- Preserves the historic resources and existing “village” character
- Supports Roslindale Square as a vibrant commercial district that provides a wide variety of services, shopping and

entertainment opportunities that have local character and also are attractive to patrons from outside the neighborhood

- Promotes protection of open space resources, additional tree planting and improved connections to open spaces
- Provides improved transportation options: transit, pedestrian, bicycle and automobile
- Encourages “green” development standards

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### GOALS AND OBJECTIVES

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#### Land Use

*Goal: Maintain and strengthen the existing land use character of each particular area of the neighborhood*

Objectives:

- Maintain existing residential densities, scale and character in residential neighborhoods
- Adapt zoning requirements to respond to the specific needs of local uses
- Concentrate retail uses in Roslindale Square and in smaller, mixed-use nodes along major thoroughfares
- Limit commercial uses adjacent to residential neighborhoods to those compatible with the character and scale of the street and the neighborhood
- Encourage mixed-use, sustainable development that incorporates compact and “green” building design, with adequate transportation options to reduce reliance on cars
- Develop zoning that reflects existing development patterns and supports appropriate infill development

*Goal: Improve the vibrancy of Roslindale Square by providing a wide variety of services/shopping/entertainment opportunities with local character but appealing to patrons from outside the neighborhood*

**Objectives:**

- Create zoning that encourages a mix of commercial and residential uses with appropriate parking in order to animate the Square
- Improve the visibility and attraction of the Roslindale Square commercial district through signage, streetscape improvements and gateways
- Encourage the development of commercial uses serving the whole population, including children and teenagers

*Goal: Maintain “local character” while expanding retail/commercial diversity*

**Objectives:**

- Encourage locally-owned retail and commercial venues

- Discourage development of “chain stores/restaurants”

*Goal: Enhance open space and parks*

**Objectives:**

- Retain open space where possible in residential districts
- Improve pedestrian and bicycle connections to parks and open space
- Prohibit paving of yards
- Use zoning to protect Urban Wilds and other publicly-owned open space areas
- Use conservation protection subdistrict zoning to protect valued natural resources on privately-owned areas within Urban Wilds

**Housing**

*Goal: Support development of housing affordable across a broad range of incomes*

**Objectives:**

- Maintain diversity of income in residents
- Define affordable as housing for moderate income households (earning

between 80 and 120% of the median income)

- Market home-ownership programs
- Encourage diversity of property ownership
- Work with expiring use developments to maintain some affordable units for lower income households
- Enhance or redesign public housing developments to better blend with the character of the adjacent residential neighborhoods
- Maintain current supply of units affordable to households with incomes under 120% of median, including those households with incomes under 50% of the median income

*Goal: Diversify types of housing*

**Objectives:**

- Encourage development of a variety of unit sizes from one bedroom to three or more bedrooms to accommodate families
- Encourage the development of housing suitable for children

- Encourage the development of both rental and home ownership units

### Urban Design

*Goal: Retain and preserve the historical and architectural features of the neighborhood while encouraging progress and development*

#### Objectives:

- Set an appropriate scale for future development and limits to density
- Use zoning to influence the design of new developments and encourage appropriate infill

*Goal: Beautify the neighborhood*

#### Objectives:

- Implement consistent neighborhood lighting in commercial areas
- Locate, plant and maintain more street trees where feasible and desired by abutters
- Encourage the use of high quality construction and building materials
- Beautify businesses on major streets

- Discourage the use of chain link fencing and external protective grates on store windows

- Require landscape buffer areas to screen parking lots

- Continue and extend the Main Streets façade and signage improvement program

*Goal: Protect and enhance the underlying historic character of the area*

#### Objectives:

- Preserve the special character of buildings and places through zoning and design guidelines as well as National Register listing or Boston Landmarks designation for certain properties and/or districts as recommended by the Boston Landmarks Commission
- Incorporate local cultural and historic themes into the design of streetscape and signage elements particular to the neighborhood
- Maintain views to important historic

buildings, to major open space resources and to downtown Boston

*Goal: Maintain the “village feeling” within a large city*

#### Objectives:

- Seek community input on large-scale plans early in the development proposal process
- Seek reasonable zoning limits to the potential “build-out” in residential areas
- Identify areas where new housing could be developed without negatively impacting the character of the existing urban fabric.

*Goal: Develop and implement a neighborhood orientation program*

#### Objectives:

- Identify and enhance “gateways” to the neighborhood
- Provide “wayfinding” signage for pedestrians and drivers that show important links, such as from the Arboretum to Roslindale Square

**Transportation**

*Goal: Increase pedestrian safety, especially for the elderly, disabled, and children*

Objectives:

- Improve conditions at pedestrian crossings, including improvements to signal phasing and compliance with the American Disabilities Act regulations
- Construct or improve sidewalks where feasible to improve pedestrian access to recreational areas

*Goal: Improve transit access and level of service*

Objectives:

- Increase frequency of bus service along American Legion Highway
- Improve bus service
- Encourage the MBTA to study extending commuter rail and/or Orange Line service

*Goal: Develop neighborhood parking solutions*

Objectives:

- Enforce parking laws and restrictions, particularly in places where double-parking often occurs
- Explore shared-use of the MBTA parking lot, particularly on weekends
- Improve use of all available parking, both public and private
- Use parking regulations and enforcement to discourage parking by commuters and shoppers on residential streets surrounding the Square
- Improve signage to direct shoppers to all of the available parking in and around the Square
- Develop parking location maps for distribution to shoppers in the Square

*Goal: Improve traffic circulation*

Objectives:

- Identify potential changes in circulation patterns and signalization to improve traffic flow and promote implementation of those changes

- Identify and prioritize congested intersections for further study as funding becomes available
- Resolve conflicts between buses, automobiles and pedestrians, particularly around Roslindale Square

*Goal: Encourage use of alternative modes of transportation*

Objectives:

- Implement bike lanes where feasible on major thoroughfares
- Provide protected bike racks at transit stations, institutions and other destinations
- Require bike racks at new housing developments

**Sustainability**

*Goal: Encourage the incorporation of sustainability principles into both private development and public infrastructure projects*

Objectives:

- Encourage “green” development
- Encourage universal design to be integrated early on into any public or private development
- Reduce impervious surface areas and encourage the use of “green” roofs
- Encourage transit, pedestrian and bicycle-friendly development and roadways
- Use zoning to encourage mixed-use developments in appropriate areas such as around the Square or at major intersections in order to encourage walking

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