

**FOREST  
HILLS  
IMPROVEMENT  
INITIATIVES**

**Welcome**



CITY OF BOSTON  
**Thomas M. Menino**  
*Mayor*

# Tenth Community Meeting

September 23<sup>rd</sup>, 2008

*Organized by:*

Office of Neighborhood Services  
Greater Forest Hills Area Task Force  
Massachusetts Bay Transportation Authority  
Boston Redevelopment Authority  
Boston Transportation Department  
Boston Parks and Recreation Department  
Department of Conservation and Recreation

# TENTH COMMUNITY MEETING - AGENDA

- 1. Welcome and Brief Overview**
- 2. Summary of Recommendations**
  - Community Vision
  - District Plan
  - Transportation & Streetscape Improvements
  - New Uses & Design Guidelines
- 3. Response to Community Concerns**
  - Summary of Design Guideline Revisions
  - Public Safety & Ongoing Transportation Improvements
- 4. Community Clarification Questions**
  - *Clarification questions only, please*
- 5. Community Feedback**
  - Comments will be organized to allow for speakers in favor or opposed
  - A limit of 2 minutes per person will be set to allow many to speak
- 6. Next Steps**
  - Article 80 Community Review Process
  - Community Impact Advisory Group
  - Next Phase Transportation & Streetscape Engineering
  - Zoning Amendment Process

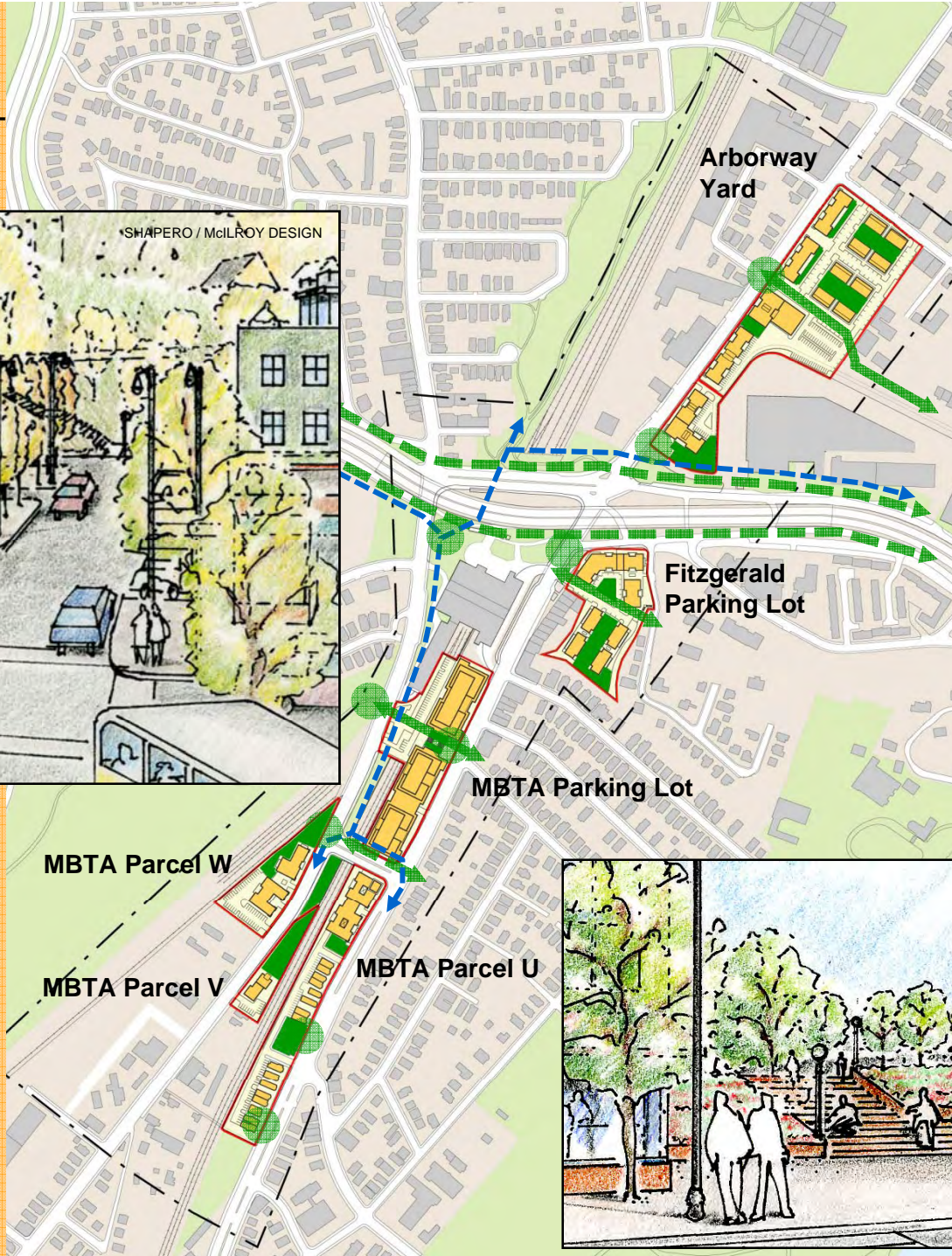


## **Emerging Community Vision**

- **Improved Traffic Patterns**
  - Safe and smooth flow, reduced car dependancy
  - Pedestrian / Bicycle improvement
- **Vibrant Mixed Use District**
  - More active / diverse uses, new anchor businesses
  - Mix of ownership & rental / market & affordable housing
- **Community Orientation**
  - Gathering spaces for the public, public market
  - Services / businesses / facilities for elderly and youth
  - Local ownership and diversity
- **Green / Sustainable Development**
  - Model of best practices; reduce building & transportation energy use and CO<sup>2</sup> pollution / emissions
- **Green Space Assets**
  - Improved access to area assets






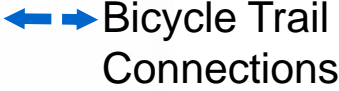
# FOREST HILLS IMPROVEMENT INITIATIVES



## District Wide Plan

### Open Space and Connections

Total of 192,000 SF

-  Place / Plaza Locations
-  Public Way Connections
-  Private Way Connections
-  Bicycle Trail Connections



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SHAPERO / McILROY DESIGN



Lot

MBTA Parcel W

MBTA Parcel V

MBTA Parcel U

Neighborhood Residential

Neighborhood Residential






Arborway Yard

Arborway Gateway

Fitzgerald Parking Lot

District Civic Center and Commercial Core

# District Wide Plan






-  Connection
-  Open Space / Green Space
-  Activity Node / Plaza Location
-  Active Retail / Commercial Edge
-  Gateway Building

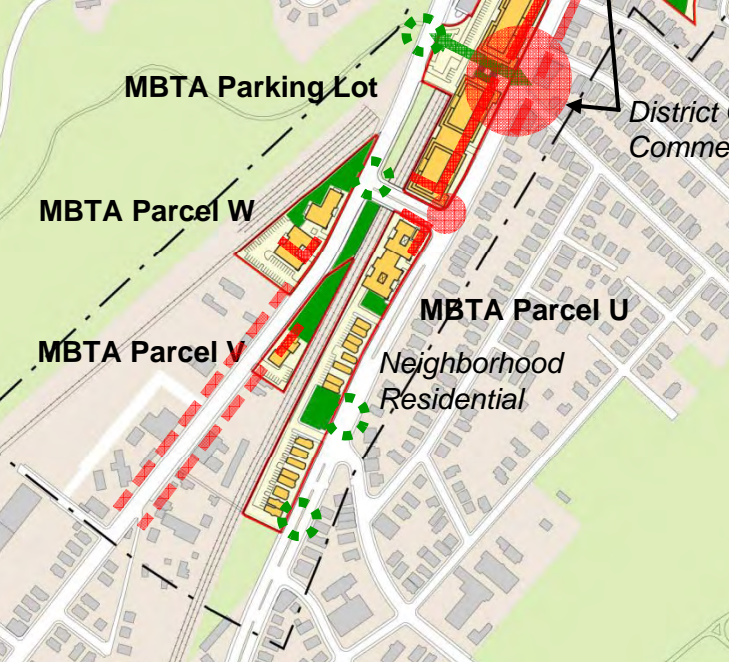
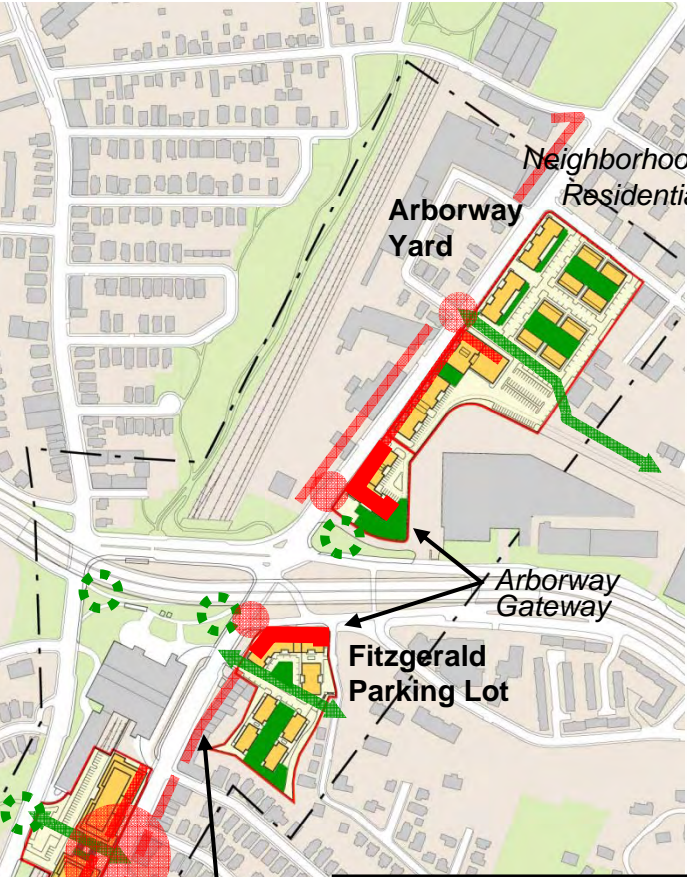
- Mix of Uses:**
- Retail / Service
  - Office / Commercial
  - Housing
  - Open Space



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# District Wide Plan

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# FOREST HILLS IMPROVEMENT INITIATIVES

## Community Vision



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## District Wide Plan

### Traffic Circulation & Streetscape Improvements

-  Traffic Signal Coordination
-  Streetscape Improvement Area

### Transportation Action Plan

### Next Phase Planning & Engineering

### Project & District Improvements

## **SUSTAINABLE DEVELOPMENT**

TOD / Smart Growth  
Compact / Complete / Communities

- Mix of Uses
- Concentration of Uses
- Walkability & Vibrant Streets
- Transportation Choices
- Appropriate Parking Ratios
- Placemaking Design
- Model for Sustainable Development and Green Buildings





# FOREST HILLS IMPROVEMENT INITIATIVES

## Character Analysis

### Forest Hills Trade Area

### Population & Housing Units

Within 1/4 Mile:

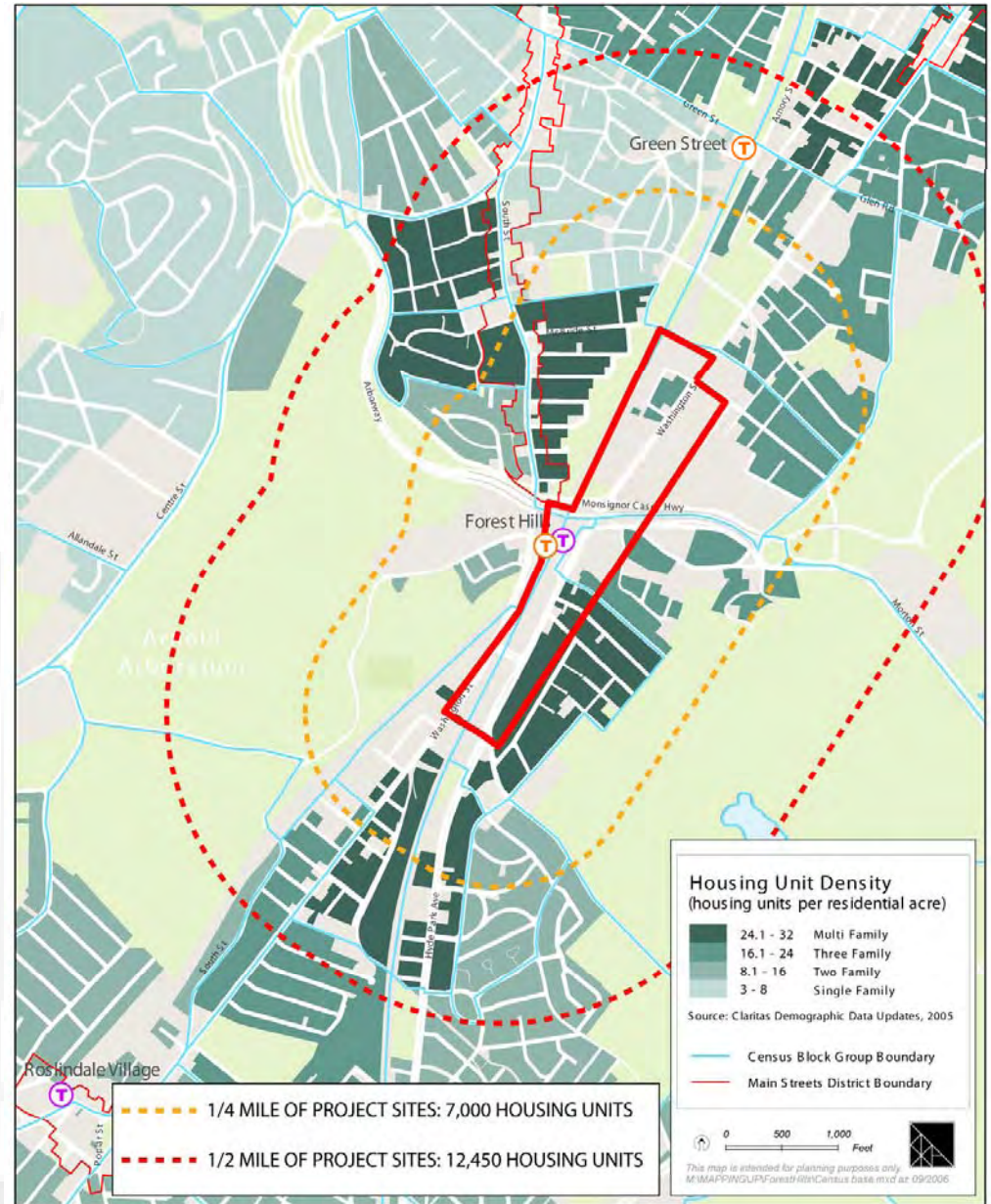
- 17,000 Persons
- 7,000 Households

Within 1/2 Mile:

- 30,000 Persons
- 12,450 Households



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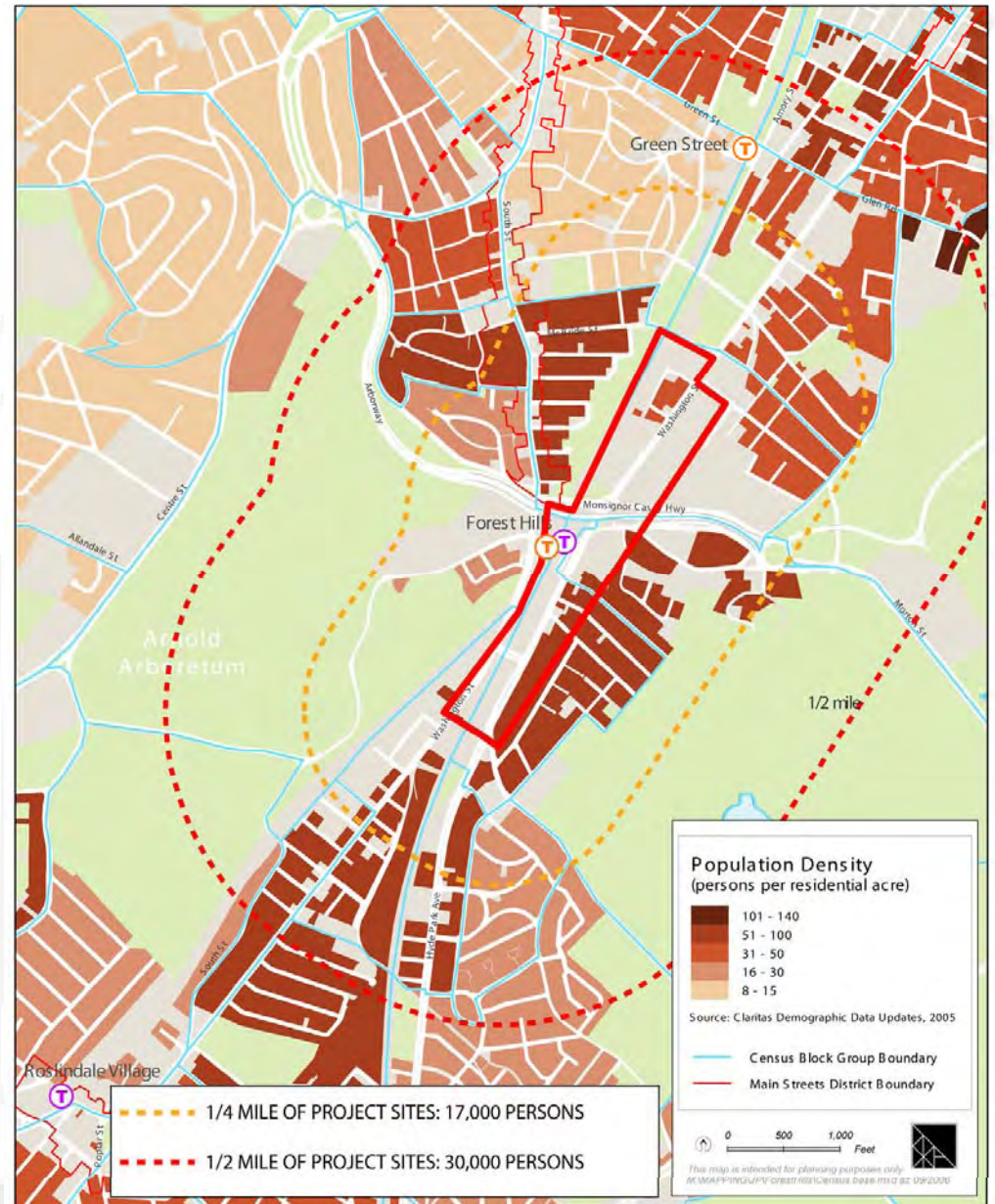
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# FOREST HILLS IMPROVEMENT INITIATIVES

## Character Analysis

# Forest Hills Residential Density

### Building Types:

- 1 to 6 Families
- Apartment Buildings
- Mixed Use Buildings

### Building Heights:

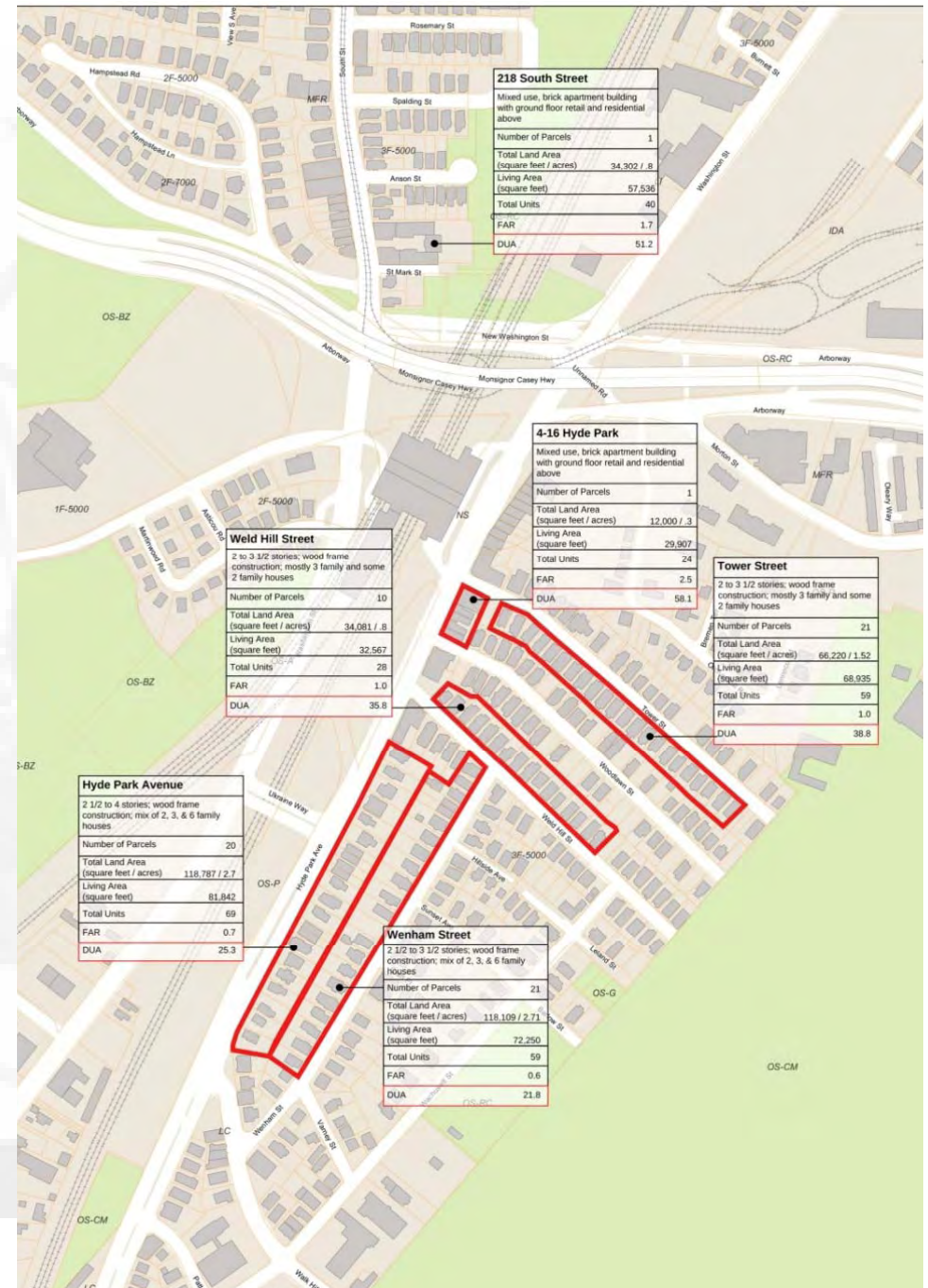
- 2 ½ to 4 Stories

### Density - Units per Acre:

- Range from 12 to 60
- Most in the 20's to 40's
- Weldhill St – 35.8
- Tower St. – 38.5

### Construction:

- Mostly wood frame,  
some brick



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# FOREST HILLS IMPROVEMENT INITIATIVES

## Character Analysis

# Forest Hills Residential Density

### Existing:

#### Building Heights:

- 2 ½ to 4 Stories

#### Density U/Ac:

- Weldhill St – 35.8
- Tower St. – 38.5
- Hyde Park Ave. – 58

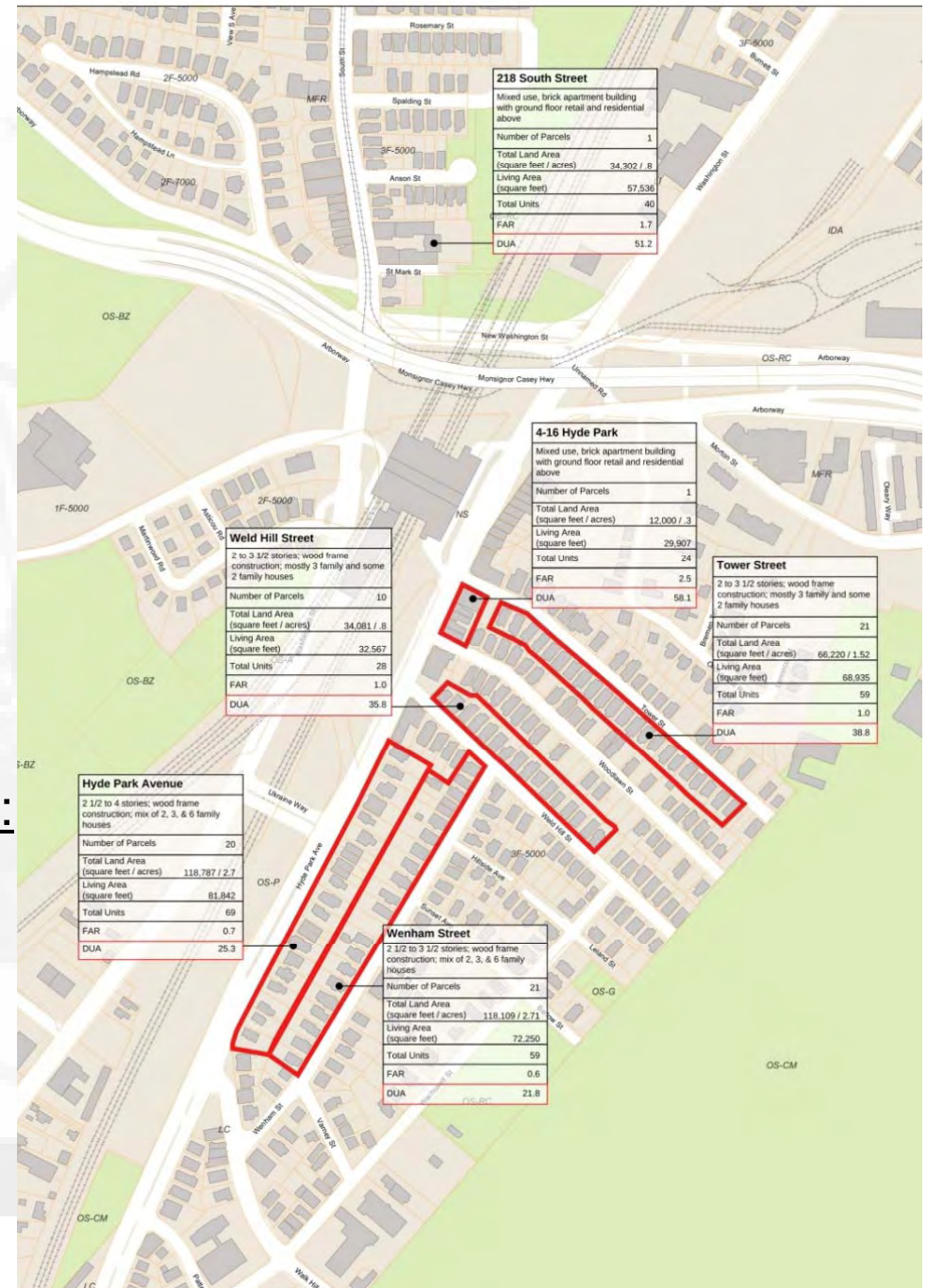
### Proposed:

#### Building Heights - Stories:

- 3 to 4 Residential
- 5 & 6 Commercial

#### Density – Units per Acre:

- Parcel U - 42
- Parcel V - 12
- Parcel W – 30
- Parcel S - Commercial



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**Character  
Analysis**

**Residential Side Streets**

- 1 to 6 Family
- Mostly 2 & 3 Family



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**Character  
Analysis**

**Residential  
Avenues**

- 3, 4 & 6 Families



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Residential  
Avenues

- Apartments



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**MBTA Station Parking Lot  
- (Parcel S)**



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**Feasibility Analysis - Office over Retail**

**Open Space:** 22,000 SF / 16% of Site  
**Retail:** 47,975 SF  
**Office / Commercial:** 163,000 SF

**Vehicular Parking:** 410 Comm. SP  
**Commuter Parking:** 240 SP  
**Bicycle Storage:** 21 Comm / 21 Visitor

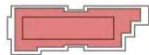
BUILDING SECTION A



BUILDING SECTION B



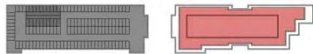
SIXTH FLOOR



FIFTH FLOOR

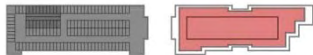


FOURTH FLOOR



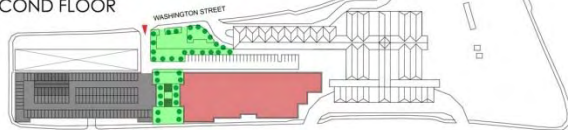
GARAGE PARKING: 148

THIRD FLOOR



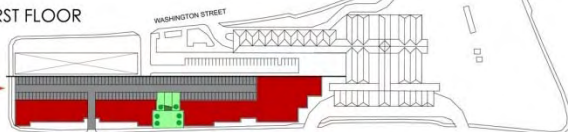
GARAGE PARKING: 148

SECOND FLOOR



GARAGE PARKING: 130  
SITE PARKING: 27 Comm / 5 MBTA

FIRST FLOOR



GRADE PARKING: 131  
MEZZANINE PARKING: 80

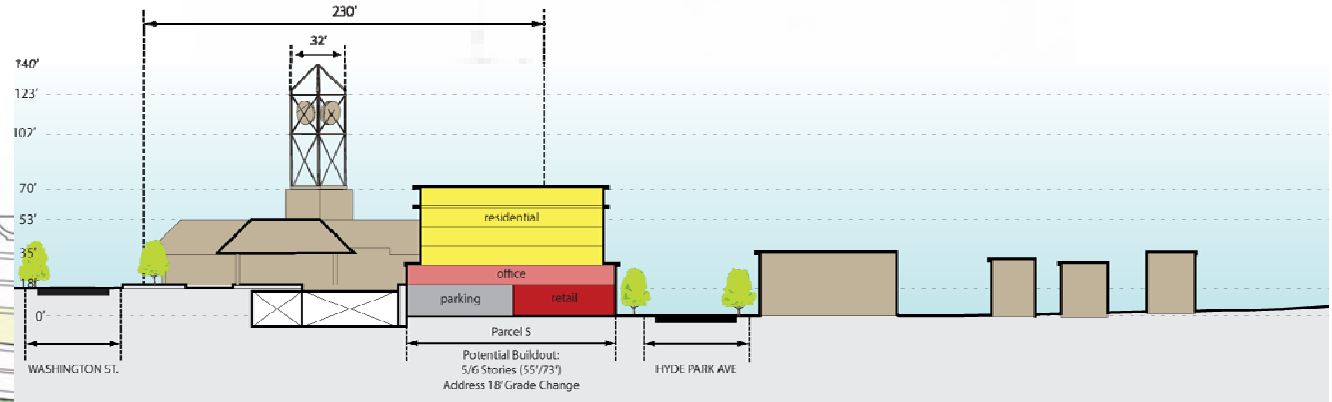
**Revised Recommendations**

- Office over Retail at Station, 5/6 Stories (Wash. St. / Hyde Park Ave.).
- Parking over Retail at southern end, 3 1/2 Stories, screen parking elements from public view including roof top.
- Village Center – landscaped plaza with active commercial uses at edges opening onto Hyde Park Ave, and landscaped park space on Wash. St. side.

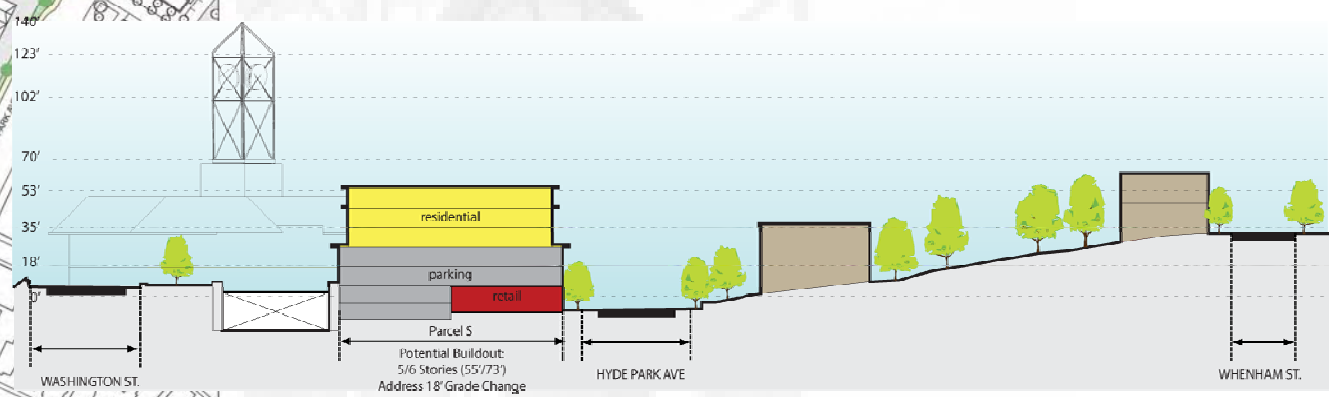


# FOREST HILLS IMPROVEMENT INITIATIVES

## BUILDING SECTION A



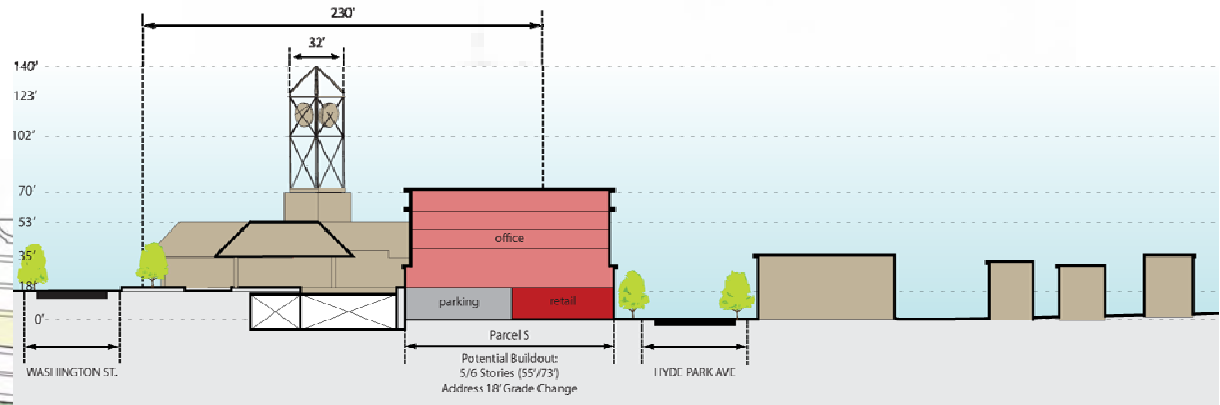
## BUILDING SECTION B



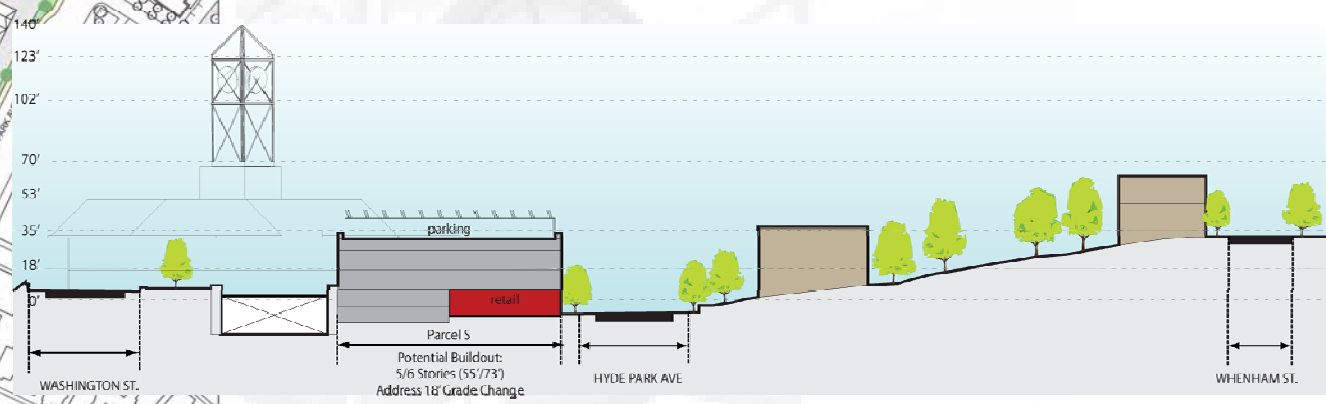
SITE PLAN

# FOREST HILLS IMPROVEMENT INITIATIVES

## BUILDING SECTION A



## BUILDING SECTION B



## SITE PLAN

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**MBTA Parcel U**



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**MBTA Parcels V & W**



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## Arborway Yard Parcels



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**Fitzgerald Parking Lot**



## **NEXT STEPS**

- Release Final Use & Design Guidelines o the MBTA
- MBTA Issues Invitation to Bid & Developer Designation
- Article 80 Community Review Process
- Appointment of Project Impact Advisory Group(s)
- Next phase of Streetscape and Transportation Planning
- Zoning Amendments to reflect Community Vision & 40R

