

# **Forest Hills Improvement Initiative**

## *A Partnership for Building a Better Community*

### **Summary of Design Guideline Revisions** **September 23, 2008**

The following Design Guideline Revisions are in response to community concerns raised at the Eighth and Ninth Community Meeting on June 26<sup>th</sup> and August 13<sup>th</sup>, 2008

#### **Parcel S (Station Parking Lot)**

- Focus on Commercial Office / Institutional use, AND remove Residential use recommendations.

#### **Commercial Office / Institution - Office / Institutional over Retail**

- Recommend 163,000 SF Office / Institutional Building over Retail next to station with Parking over Retail at Ukraine Way end of site.
  - Heights: 5 / 6 story (Wash. St. / Hyde Park Ave.) Office Building and 3 ½ story (2 ½ on Wash. St) Parking Structure required for feasible development.
- Building height is a concern for many in the community; proposals should employ multiple strategies to reduce actual and apparent building heights including setbacks and step backs.

#### **Parcel U (along Hyde Park Ave)**

- Reduce number of residential units from 150 unit to **120 units**
- Reduce 5 story corner building to **4 stories**; keep current 3 and 4 stories.
- Focus on “multi-family flats” and “row house” buildings and limit “apartment building” typology to northern end of site.
- Focus on wood frame buildings.

#### **Parcels V & W (along Washington St)**

- Parcel V: reduce height recommendation of 3 - 4 stories to 3 stories
- Parcel W: keep current height recommendation 3 (4 at southern end) stories.
- Keep current use recommendations; remain flexible on both sites to potential uses with reduced retail focus (primary retail focus on Hyde Park Ave):
  - Residential, or
  - Commercial or Commercial with Small Retail.
  - Parcel V: reduce potential residential from 8 units to 6 units.
- Require developer to transfer all or remaining Parcel V open space to DCR.

#### **Fitzgerald Parking Lot (Hyde Park Ave and Arborway)**

- Keep current height recommendation at 4 stories with 5 story element at the northern corner near Casey Overpass to strengthen connections beneath.
- Keep current use recommendations; remain flexible to potential uses including either:
  - Commercial Office over Anchor Retail at the northern corner and Residential.
  - Residential over Anchor Retail at the northern corner and Residential at the rear and interior of site.

#### **Arborway Yard (surplus parcels along Washington St)**

- Keep current height recommendation at 4 stories with 5 story building at the southern corner.
- Focus on “multi-family flats” and “row house” buildings at northern end and back of site.