

**FOREST  
HILLS  
IMPROVEMENT  
INITIATIVES**

**Welcome**



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# Third Community Meeting

March 31<sup>st</sup>, 2007

*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

## **THIRD COMMUNITY MEETING - AGENDA**

- 1. Welcome and Brief Overview on Process**
- 2. Introduction of Transportation & Streetscape Planning Team**  
Traffic Solutions with Planners Collaborative
- 3. Report on Second Community Meeting**
- 4. Conceptual District Plan & Specific Use Recommendations**
  - District - Connections, Open Space, and Land Use
  - Site - Use, Size Character
- 4. Workshop Breakout Sessions**
  - *Emerging Principles*
  - *District Concept Plan*
  - *Development Study Sites*
- 5. Group Reporting, Summaries, Follow up activities and Responsibilities**



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# COMMUNITY PLANNING PROCESS OVERVIEW

## GOALS & OUTCOMES

- ***Community Vision - Emerging Principles***
- ***District Concept Plan*** – an overall strategy for the district
- ***Development Scenarios & Guidelines*** – for all Six *Development Study Sites*
- ***Detailed Use & Design Guidelines*** for MBTA RFP's – parcels U, V and W and related Right of Ways
- **Transportation & Streetscape Improvements** - including comprehensive *Transportation Action Plan*
- ***Amend Zoning*** - to Reflect Recommendations



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**Second  
Community  
Meeting  
Jan. 10<sup>th</sup>**



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## **SECOND COMMUNITY MEETING**

**Boston English High School - 120 Attendees**

### **Meeting Agenda**

**Review and Expansion of:**

- ***Emerging Principles***
- ***Transportation & Streetscape Focus Areas***
- ***Development Study Sites:***  
Uses, Size & Character Recommendations

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Second  
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Jan. 10<sup>th</sup>



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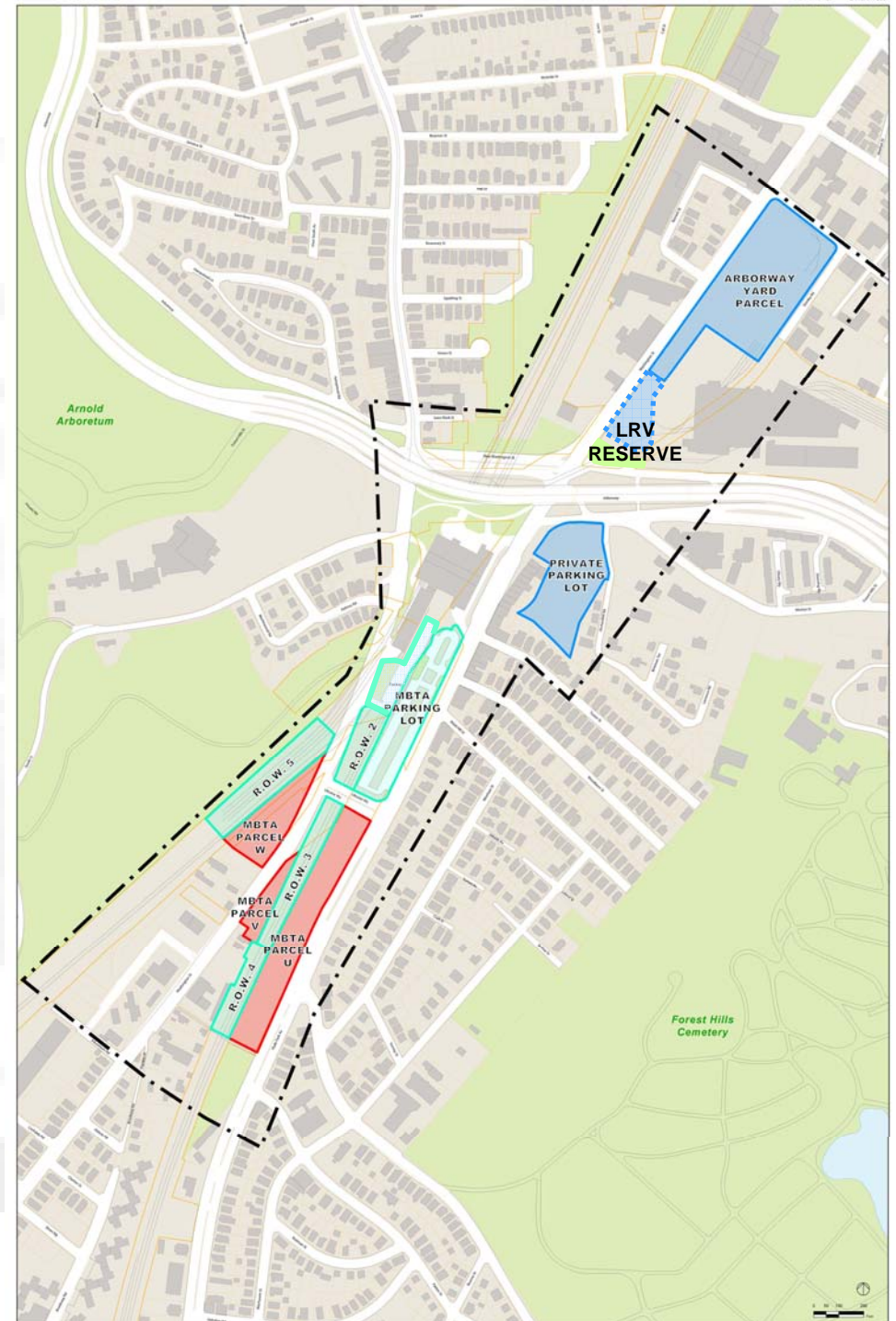
## Development Study Sites

### Study Sites:

- MBTA Parcel U
- MBTA Parcel V
- MBTA Parcel W
- MBTA Parking Lot (station / ROW - 1)
- Private Parking Lot (Fitz Inn Systems)
- Arborway Yard Parcel

### Potential Right of Way (R.O.W):

- ROW - 2
- ROW - 3
- ROW - 4
- ROW - 5



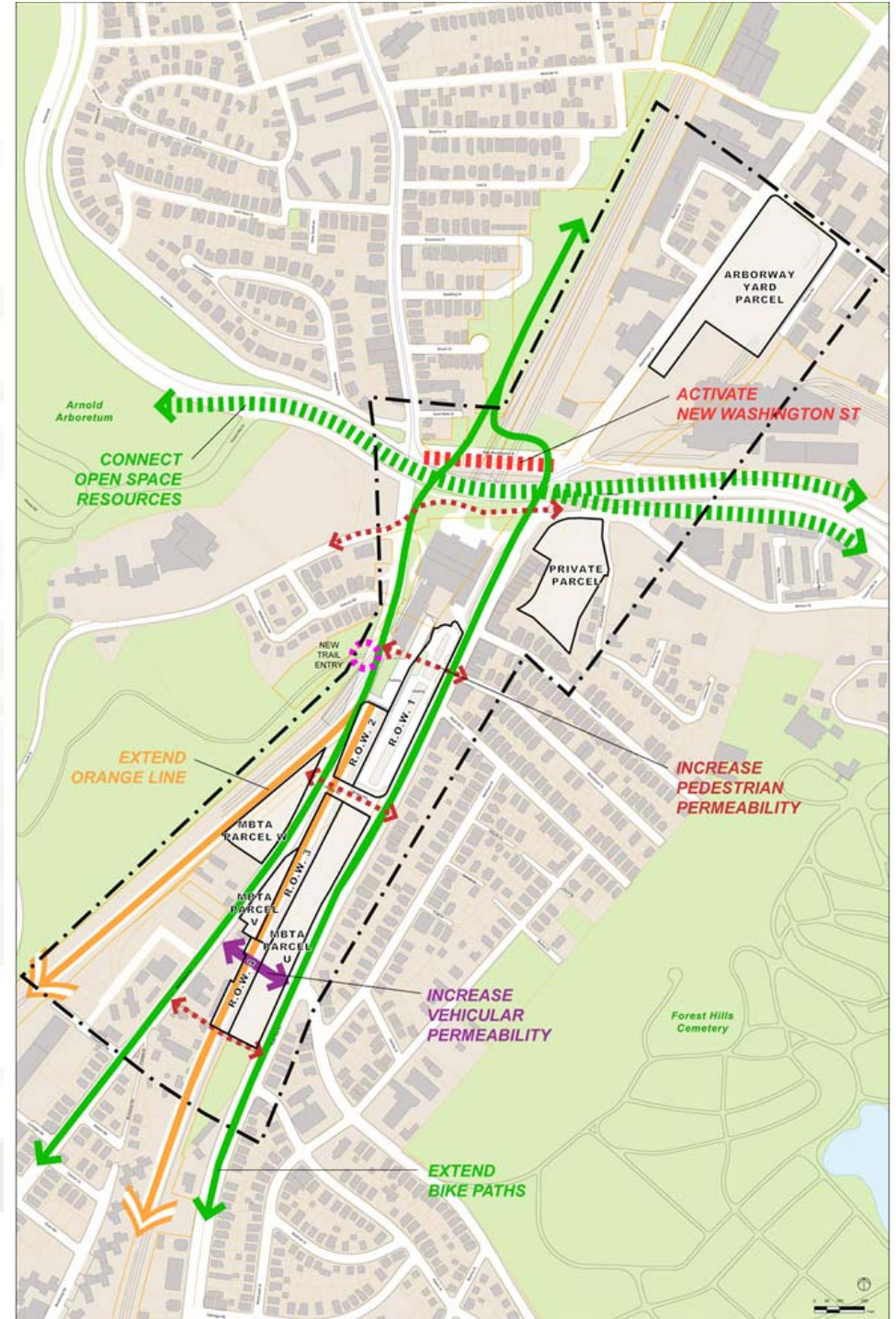
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## Transportation & Streetscape Focus Areas



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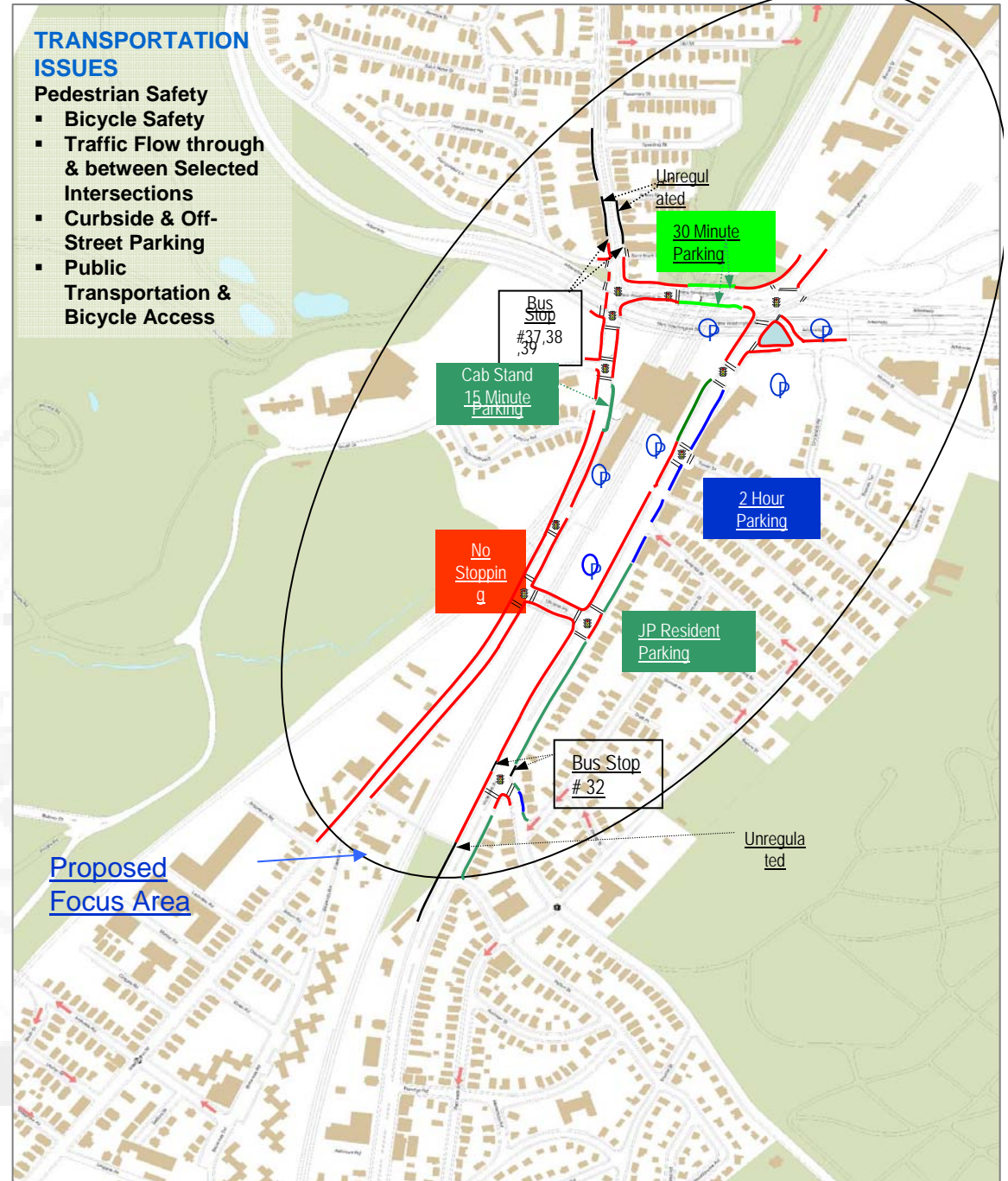
Second  
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Jan. 10<sup>th</sup>

## Transportation

### TRANSPORTATION ISSUES

#### Pedestrian Safety

- Bicycle Safety
- Traffic Flow through & between Selected Intersections
- Curbside & Off-Street Parking
- Public Transportation & Bicycle Access



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## **SECOND COMMUNITY MEETING**

### **Meeting Follow up – Summary Notes:**

- **Revised *Community Vision - Emerging Principles***
- **Revised *Transportation & Streetscape Focus Areas***
- ***Development Study Sites:***  
Uses, Size & Character Recommendations

### **Selection of Transportation & Streetscape Consulting Firm:**

**Traffic Solutions with Planners Collaborative**



# FOREST HILLS IMPROVEMENT INITIATIVES

## Proposed District Concept Plan

### Connections:

- Park & Open Spaces
- Pedestrian Paths
- Intersections
- Bike Paths



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# FOREST HILLS IMPROVEMENT INITIATIVES

## Proposed District Concept Plan

### *Open Spaces:*

- Emerald Necklace
- Connection
- Green Belt / Path
- Green Streetscape



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# FOREST HILLS IMPROVEMENT INITIATIVES

## Proposed District Concept Plan

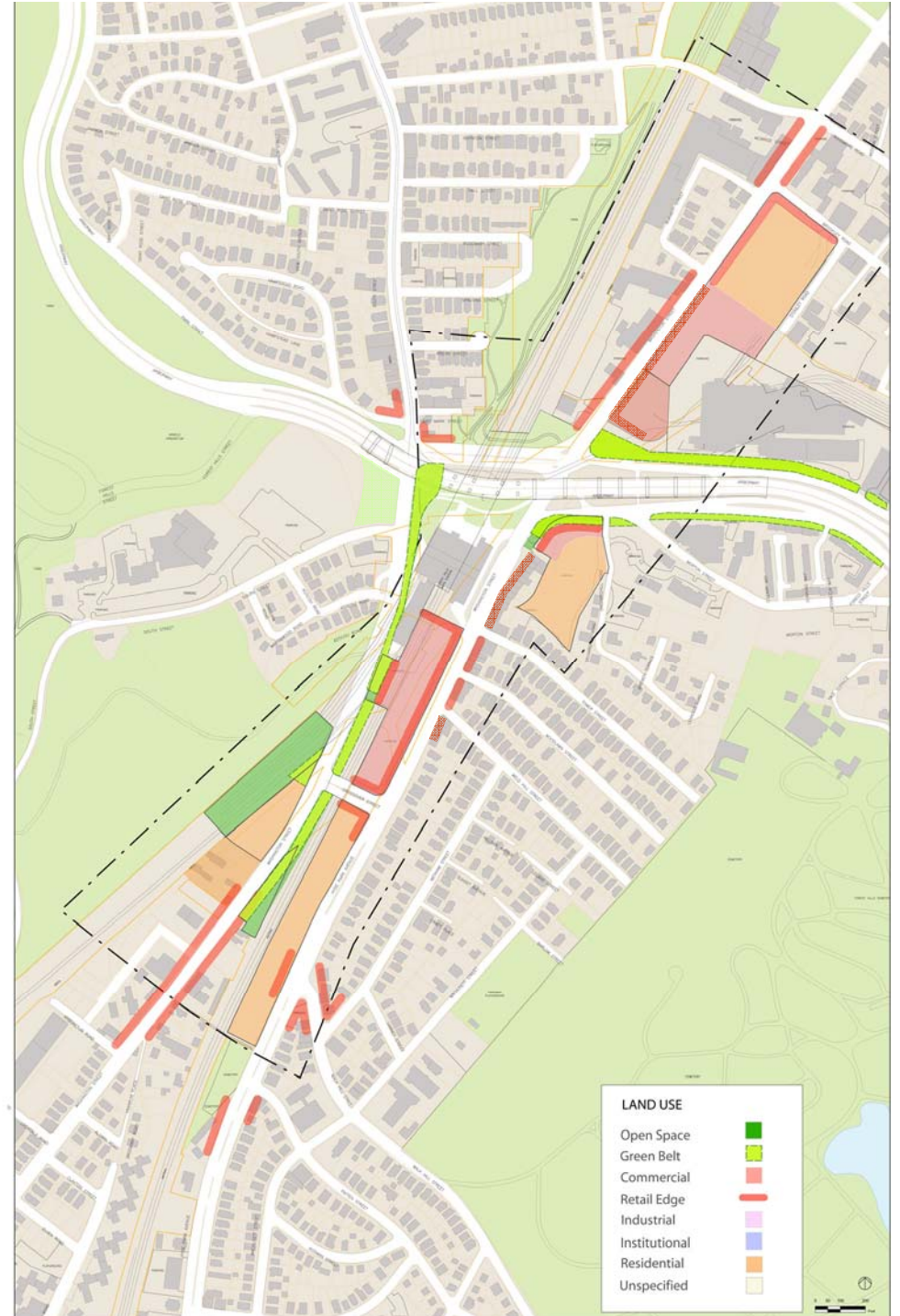
### ***Land Uses:***

- Active Retail Edges
- Commercial Retail
- Residential
- Open Space



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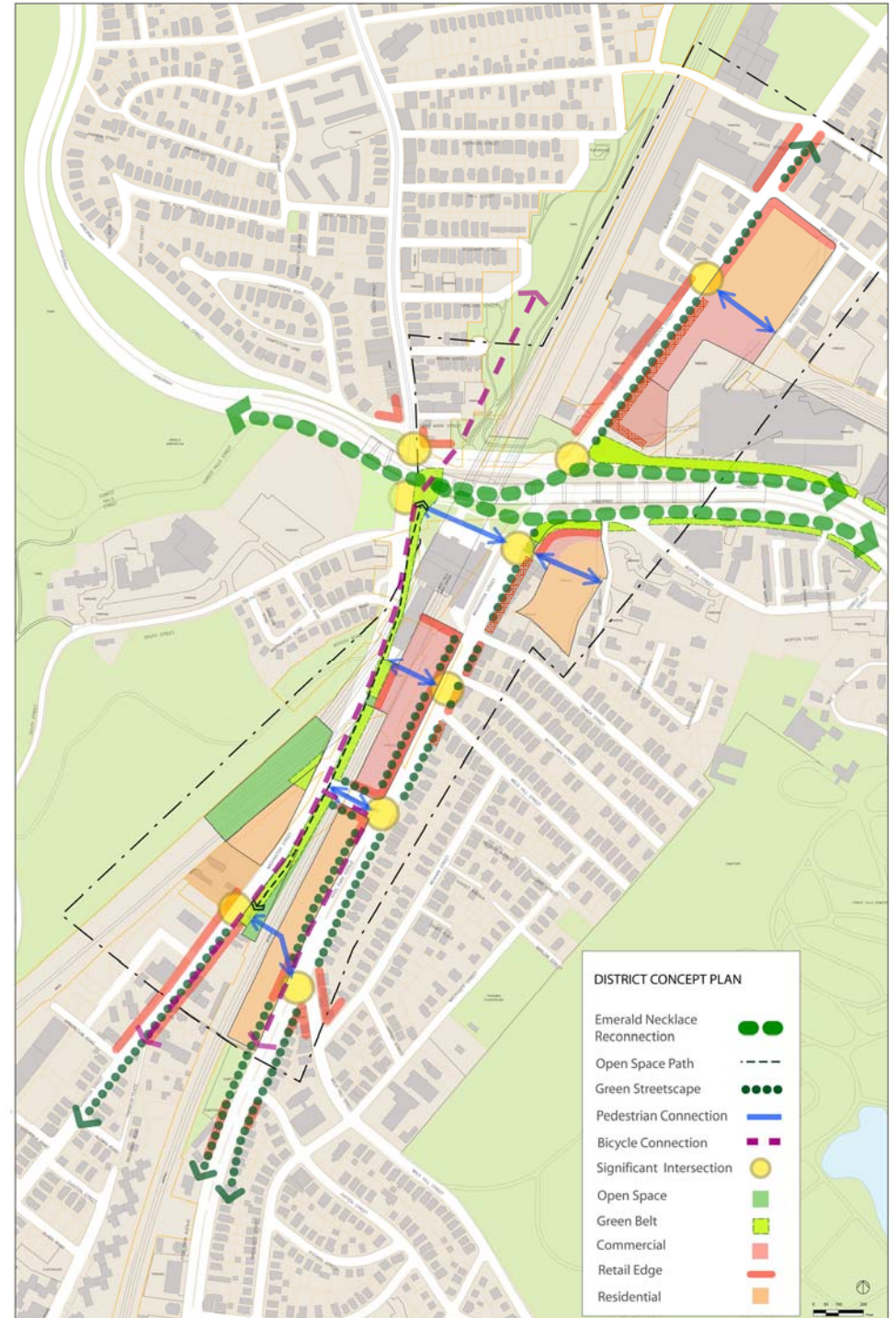
## Proposed District Concept Plan



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**Composite:**  
*Connections  
Open Spaces  
Land Uses*



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**Development  
Study Sites  
Proposals  
Themes**



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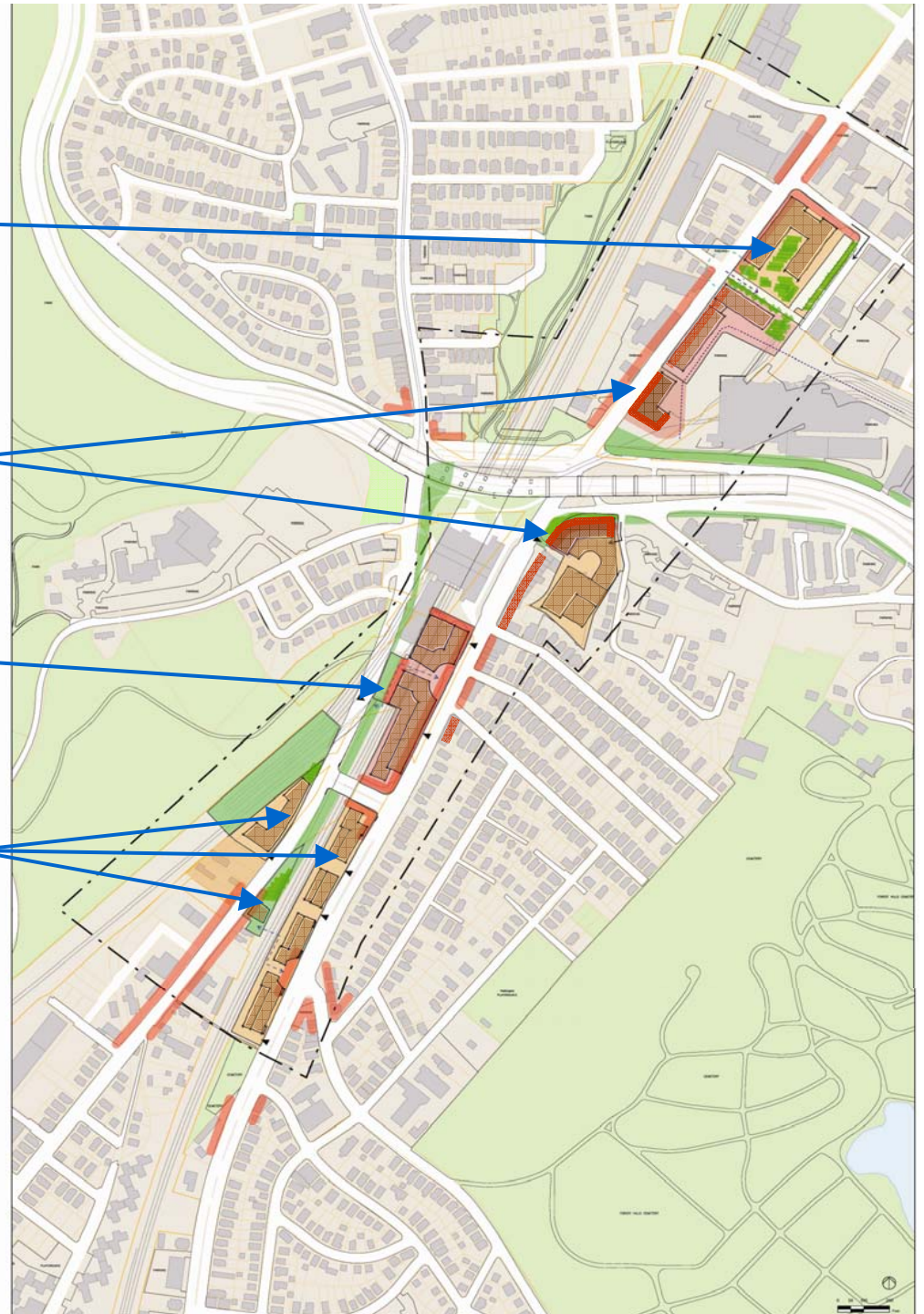
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**Residential / Local  
Convenience**

**Gateway /  
Commercial Core**

**Commercial Core  
/ Transit Hub**

**Residential / Local  
Convenience**

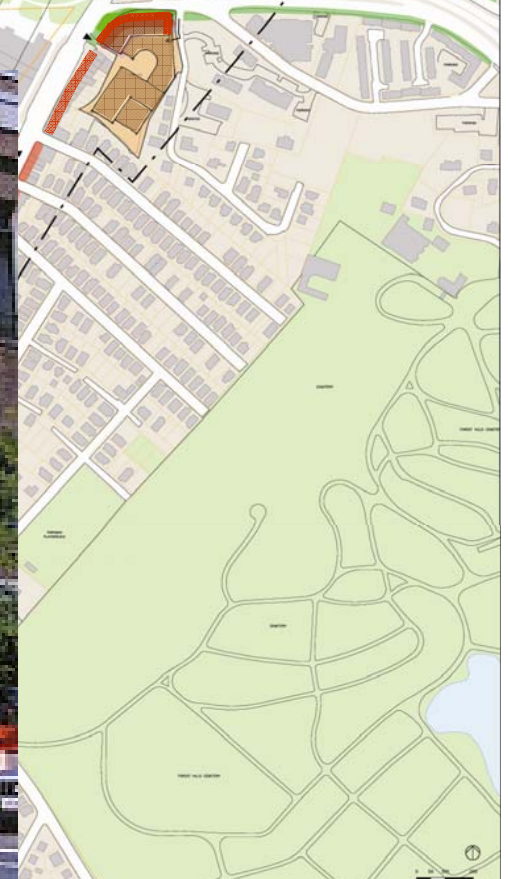
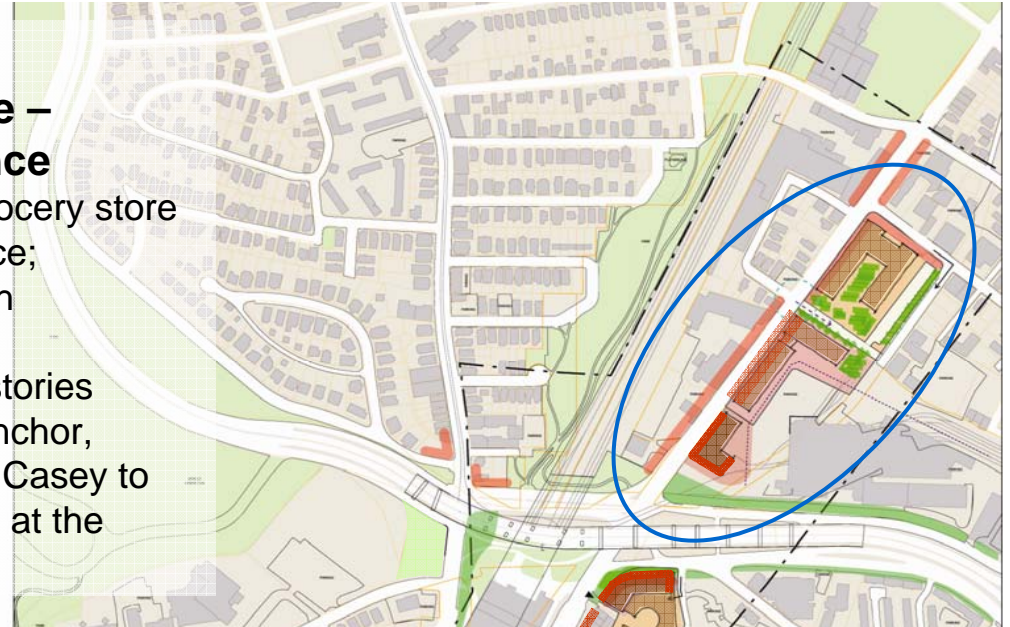


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**Development  
Study Sites  
Proposals**

**Arborway Yard  
Gateway - Commercial Core –  
Residential / Local Convenience**

**Uses:** Front - office over retail; grocery store (Trader Joe's), small retail / service; Interior - affordable housing, youth recreation, ice rink, light industrial  
**Size:** Low rise buildings – 3 to 5 stories  
**Character:** Commercial district anchor, active uses connecting under the Casey to Forest Hills Station and new uses at the Fitzgerald lot.



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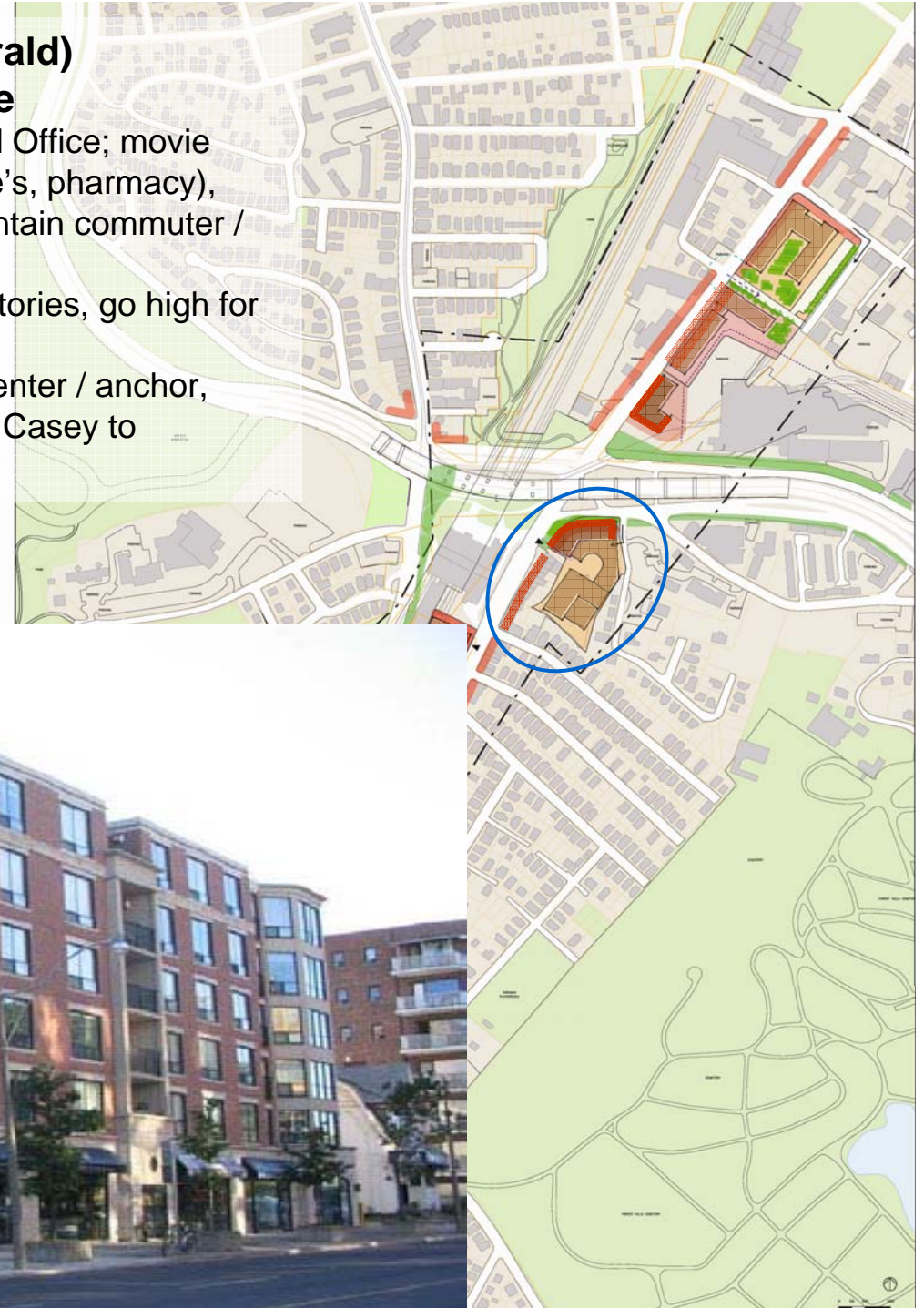
**Development  
Study Sites  
Proposals**

**Private Parking Lot (Fitzgerald)  
Gateway - Commercial Core**

**Uses:** Residential over Retail and Office; movie theater, grocery store (Trader Joe's, pharmacy), mixed income housing, must maintain commuter / structured parking

**Size:** Mid rise buildings - 5 to 7 stories, go high for residential views

**Character:** Commercial district center / anchor, active uses connecting under the Casey to Arborway Yard.



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**Development  
Study Sites  
Proposals**

**MBTA Station Parking Lot  
Commercial Core**

**Uses:** Office over Retail; grocery store, gallery, must maintain commuter / structured parking

**Size:** Low rise buildings - 4 to 6 stories

**Character:** Commercial district center, good pedestrian access, water feature & public spaces





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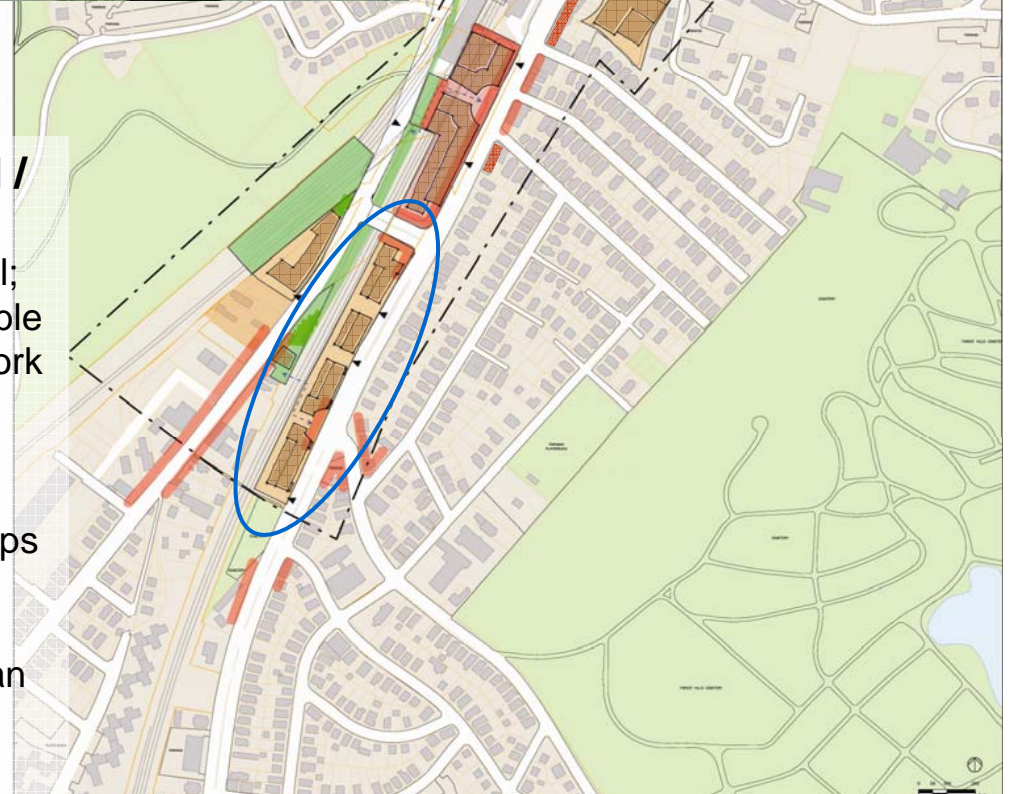
## Development Study Sites Proposals



### **MBTA Parcel U - Residential / Local Convenience**

**Uses:** Residential with some Retail;  
retail nearer to FH Station, affordable  
homeowner housing, artist live / work  
**Size:** Low rise buildings - 3 to 5  
stories

**Character:** Brick row house /  
townhouse with parking at rear, gaps  
to allow views through to the  
Arboretum and break up planes  
(street wall), green roofs, pedestrian  
path through, landscape buffer at  
ends



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# FOREST HILLS IMPROVEMENT INITIATIVES

## Development Study Sites Proposals



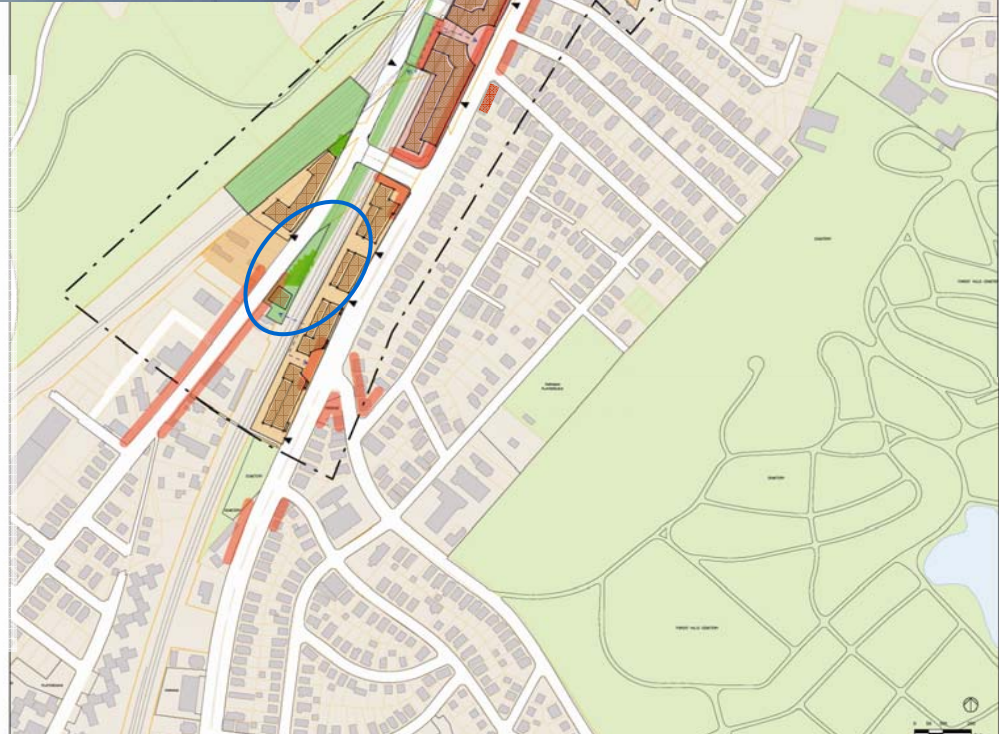
### **MBTA Parcel V Local Service / Convenience / Open Space**

**Uses:** Commercial retail; youth / recreational services, bike rental business.

Open Space at narrow end with Bike Path

**Size:** Low rise buildings - 1 to 3 stories.

**Character:** Small commercial with active street edge

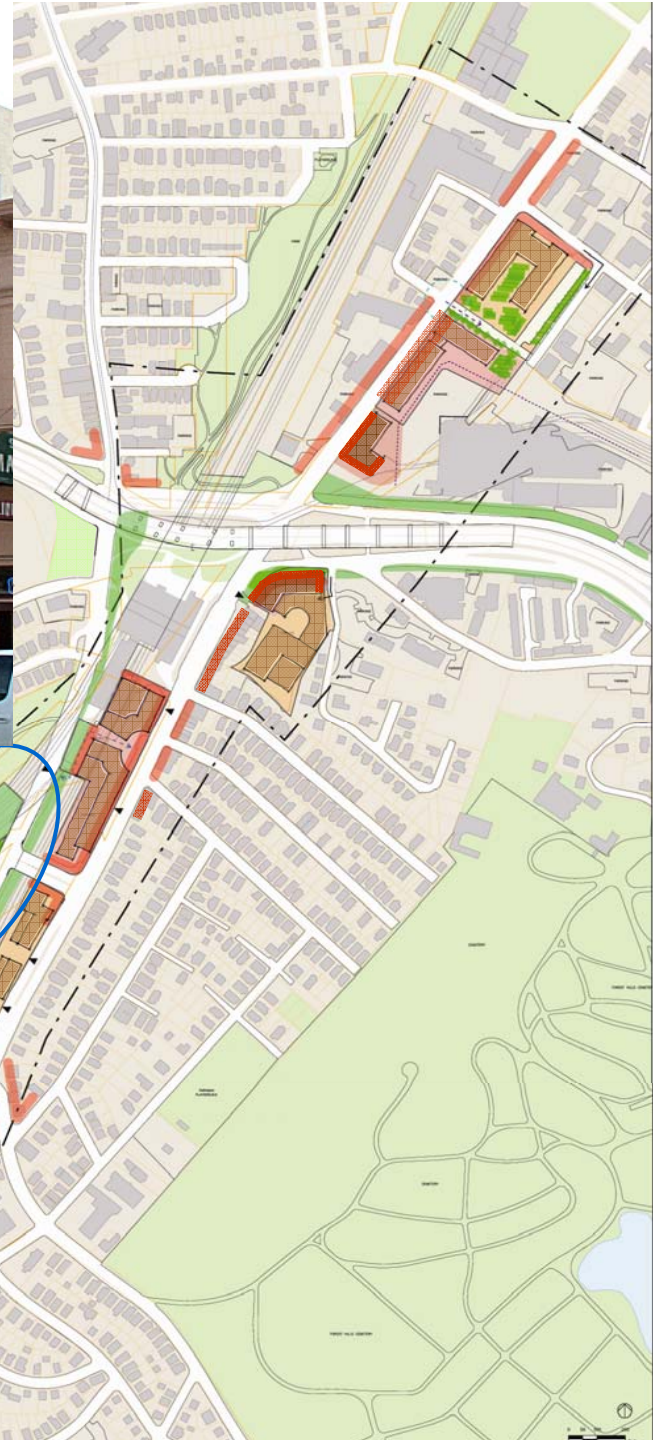


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## Development Study Sites Proposals



### MBTA Parcel W Residential / Local Convenience

**Uses:** Residential with some retail / service; affordable housing, grocery store, school, park or playground.

**Size:** Low rise building – 3 stories

**Character:** Must be sensitive to adjacent green space, cap or cover train yard to mitigate noise impacts and improve Arboretum adjacency



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# WORKSHOP TOPICS

- ***Emerging Community Vision – 10 minutes***
- ***District Concept Plan – 20 minutes***
- ***Development Study Sites, six – 30 minutes***
- ***Discussion Summary - 20 minutes***  
***Identify, Prioritize & clarify key ideas,***  
***comments & recommendations***  
***Prepare for group reports***

***At 11:00 AM – Groups will reconvene to report  
out their key ideas & recommendations***