

**FOREST
HILLS
IMPROVEMENT
INITIATIVES**

Welcome



CITY OF BOSTON
Thomas M. Menino
Mayor

Sixth Community Meeting

November 17th, 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

SIXTH COMMUNITY MEETING - AGENDA

- 1. Welcome and Brief Overview**
- 2. Planning Process and Meeting Focus**
- 3. Refining Community Recommendations**
- 4. Community Vision and Sustainability Strategies**
 - District Plan and Themes
 - Compact & Complete, TOD, Smart Growth
 - Open Space, Residential, Office, Retail Uses
- 5. Site Specific Recommendations**
 - Use & Design Guidelines
 - Development Scenarios
- 5. Topic Stations and Community Feedback**
 - Primary Site Focus & Set Order for Secondary Sites
 - Additional Time for Primary Site
 - Time at End for Setting Priorities and Highlights
- 6. Group Reporting and Summaries**



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



COMMUNITY PLANNING PROCESS OVERVIEW

PLANNING PROCESS

- Sixth in a series of meeting
- Alternating focus on Use & Design and Transportation and Streetscape

TODAY'S MEETING FOCUS

- Development Scenarios and Use & Design Guidelines
- *Transportation & Streetscape will be the focus of next meeting*

REFINING RECOMMENDATIONS

- A linear process progressing from general ideas to specific recommendations



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Third Community Meeting
Mar. 31st



IMAGE EXAMPLE



WASHINGTON ST. VIEW SOUTH – PARCEL W ON RIGHT



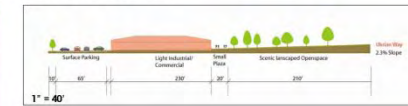
WASHINGTON ST. VIEW NORTH – PARCEL W ON TOP



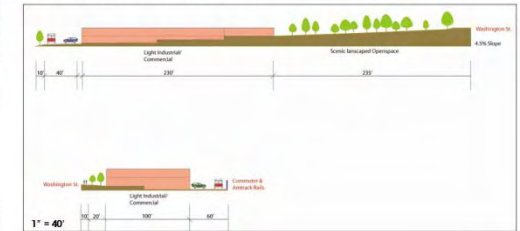
SITE PLAN



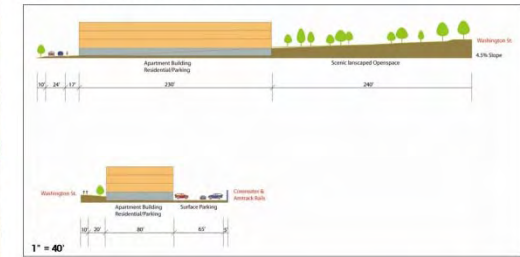
PARCEL V SECTION



PARCEL W, OPTION A SECTION



PARCEL W, OPTION B SECTION



MBTA PARCELS V & W

V - Local Service / Retail / Open Space

W - Residential or Retail / Commercial Business



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MBTA PARCEL V

Available Immediately, MBTA to issue RFP in Fall 2007

Local Service / Local Convenience / Open Space

USE:

TOTAL BUILDING AREA: 4,000 SF

BUILDING HEIGHTS: 1-3 stories

PARKING SPACES: 9 spaces

MBTA PARCEL W OPTION A

Available Immediately, MBTA to issue RFP in Fall 2007

Residential

USE: Residential

TOTAL BUILDING AREA: 25,125 SF

BUILDING HEIGHTS: Up to 3 stories

PARKING SPACES: 25 spaces

MBTA PARCEL W OPTION B

Available Immediately, MBTA to issue RFP in Fall 2007

Local convenience / Commercial business

USE: Local Retail / Service Businesses

TOTAL BUILDING AREA: 75,000 SF

BUILDING HEIGHTS: 1-2 stories

PARKING SPACES: 36 spaces

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Proposed District Concept Plan

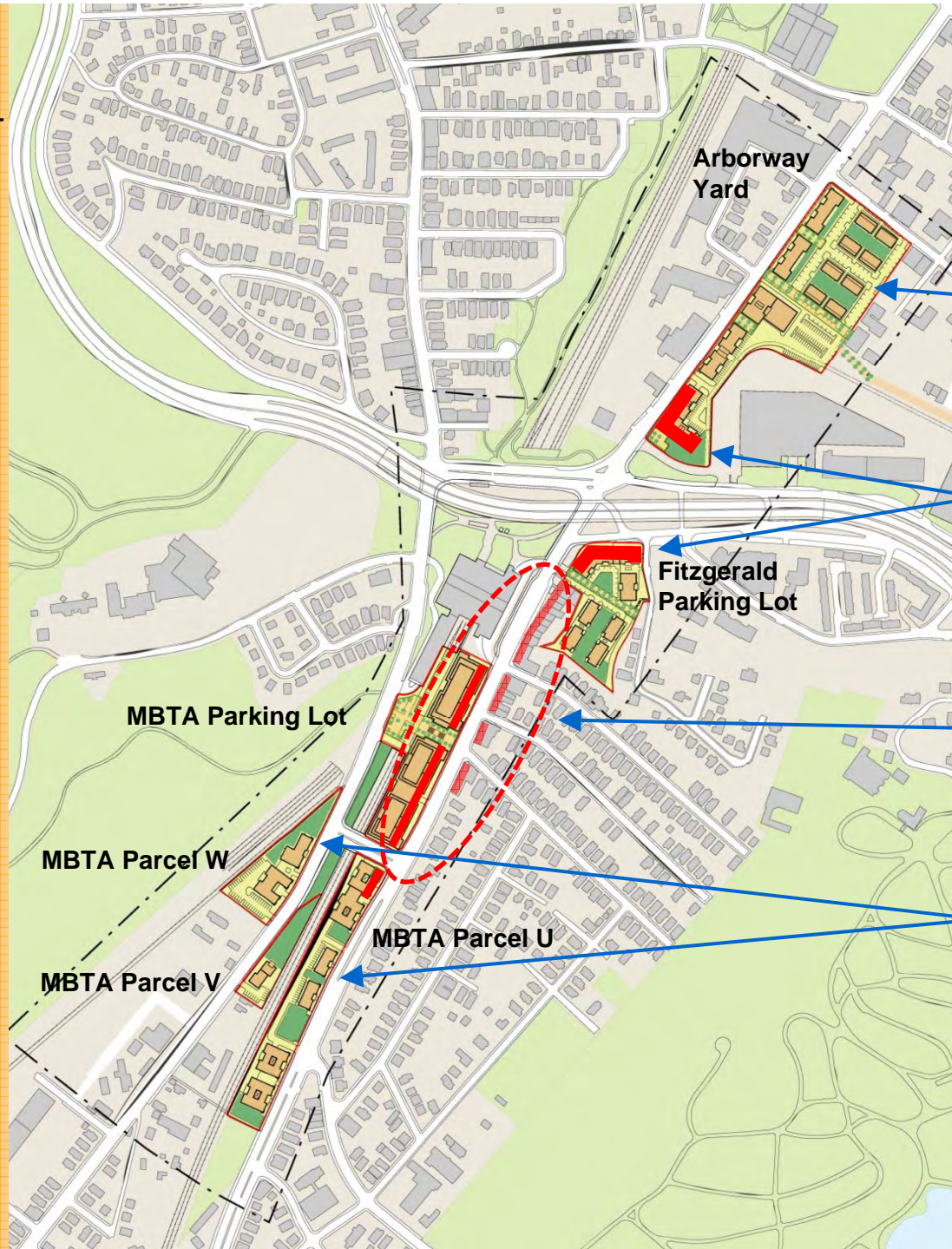
Composite:
Connections
Open Spaces
Land Uses

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District Plan



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**District Wide
Plan - Themes**

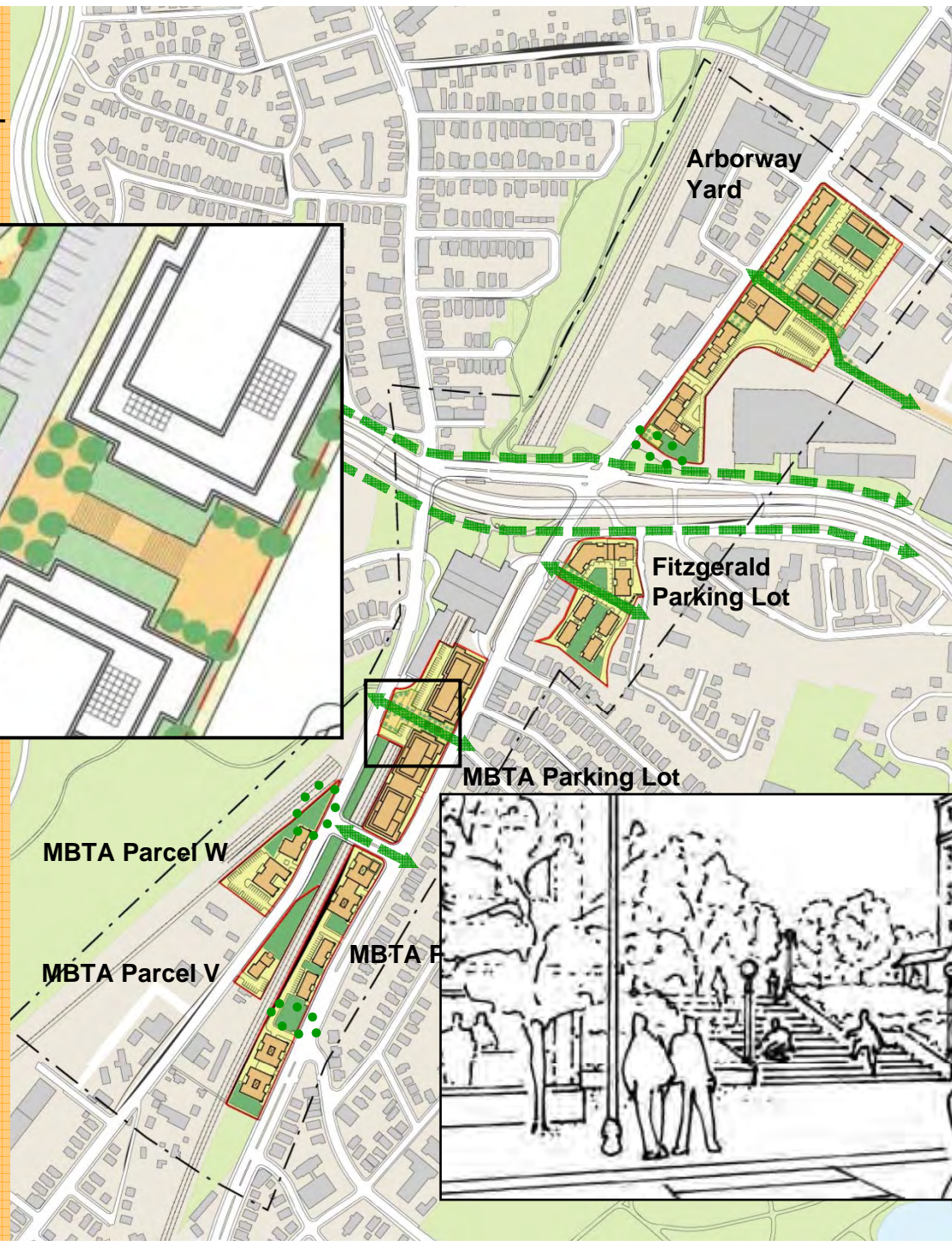
**Neighborhood
Residential**

**Gateway
Commercial**

**Commercial
Core**

**Neighborhood
Residential**

FOREST HILLS IMPROVEMENT INITIATIVES



- ## District Wide Plan
- Variety of spaces
 - Civic
 - Center
 - Open Space
 - Total of 192,000 SF
 - Connections
 - Place / Plaza Locations
 - Public Way Connections

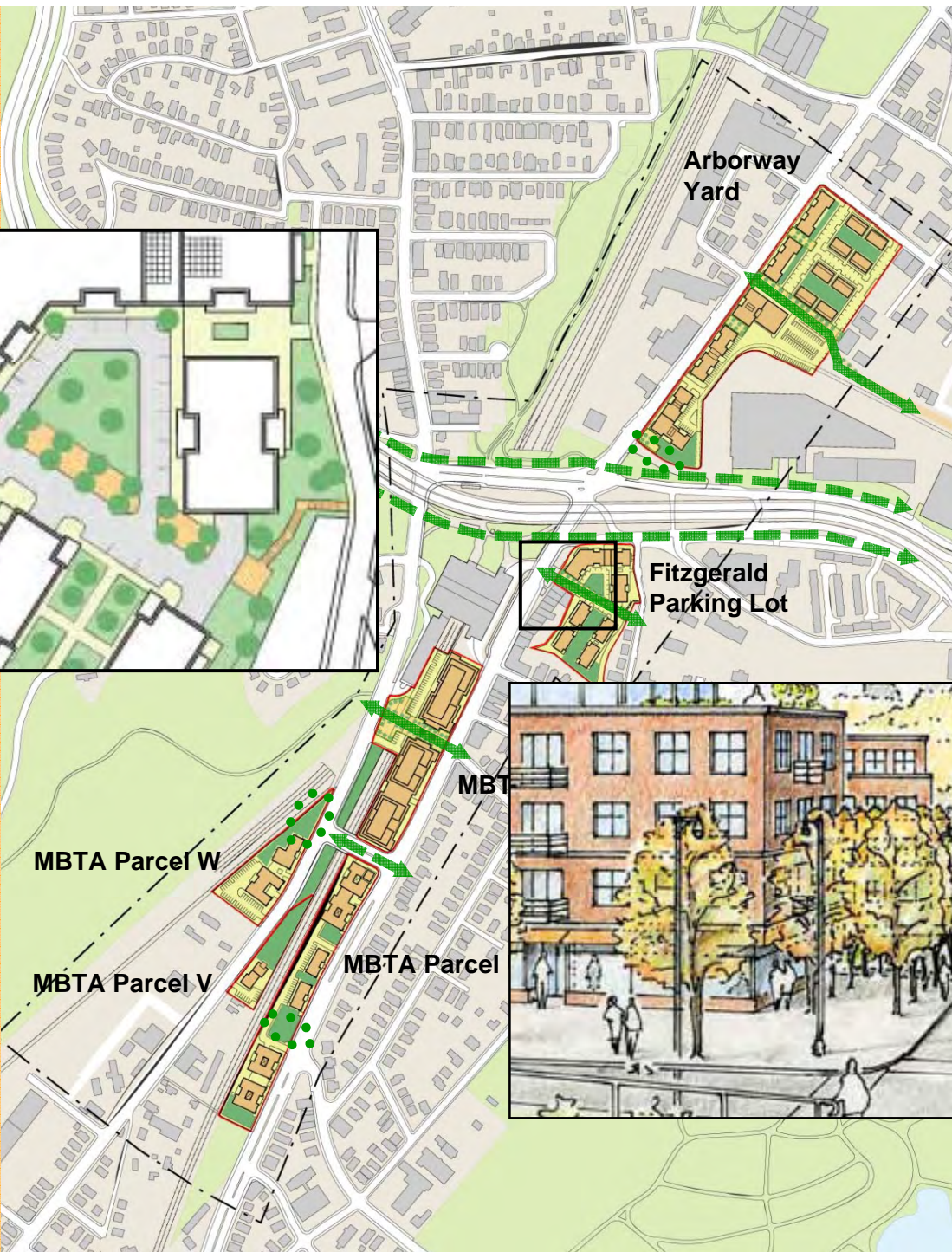


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SHAPERO / McILROY DESIGN

FOREST HILLS IMPROVEMENT INITIATIVES



District Wide Plan

Variety of spaces
Lands

caped Path

Open Space
Total of 192,000 SF

Connections

Place / Plaza Locations

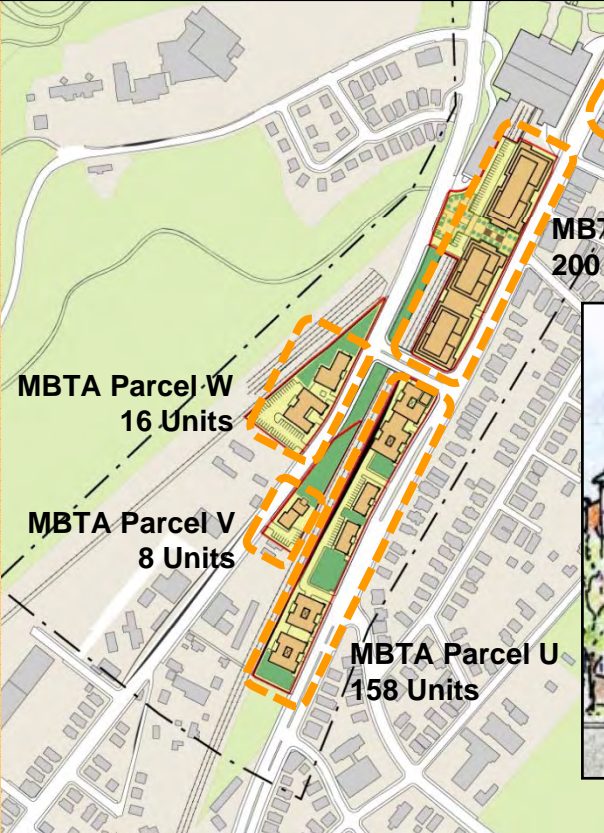
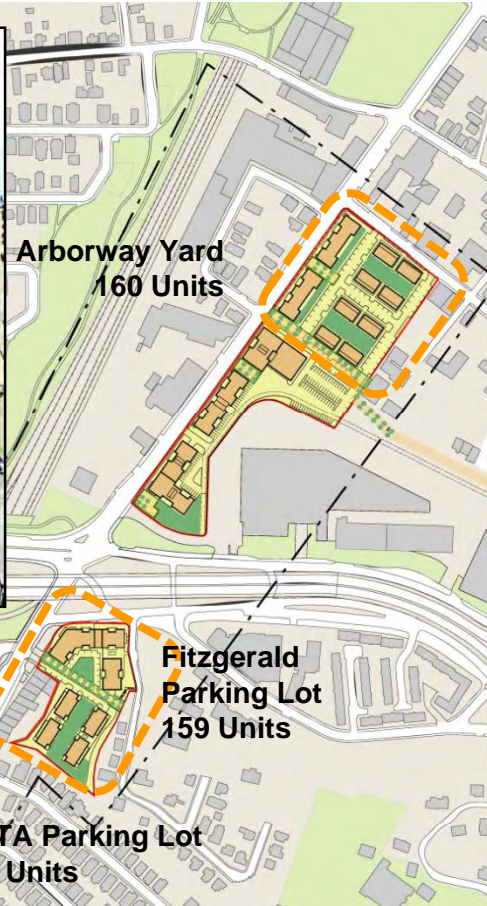
Public Way Connections



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SHAPERO / McILROY DESIGN



SHAPERO / McILROY DESIGN

District Wide Plan

Mix of residential buildings and units

Apartments, townhouses, flats

Studio, 1, 2, 3 & 4 Bedrooms

Single, seniors

Housing professionals, families

Total of 716 Units



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SHAPERO / McILROY
DESIGN



District Wide Plan

Work in district near services and home

Activate district during day
Job creation

Office / Commercial
Total of 152,000 SF



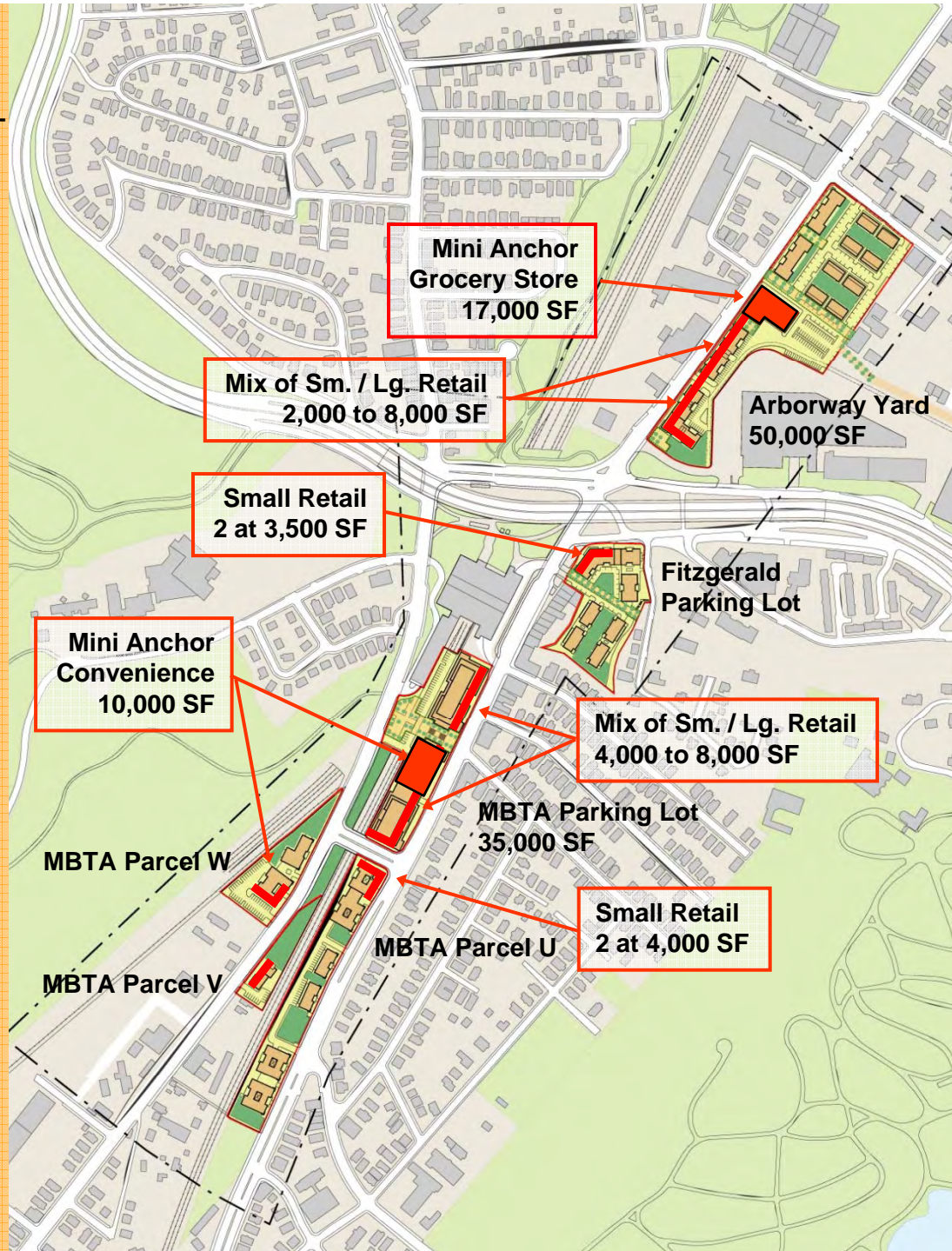
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District Plan



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District Wide Plan

Vary size SF of retail spaces to allow for a variety of uses

Small, medium, large, mini anchor

Typical Retail SF

- Small Grocery (Indep.) 15,000 to 20,000 SF
- Convenience / Drug 10,000 SF
- Small Retail / Service 2,000 to 5,000 SF
- Large Retail / Service 5,000 to 8,000 SF
- Restaurant / Bakery 2,000 to 8,000 SF

Retail / Service

Total of 125,000 SF

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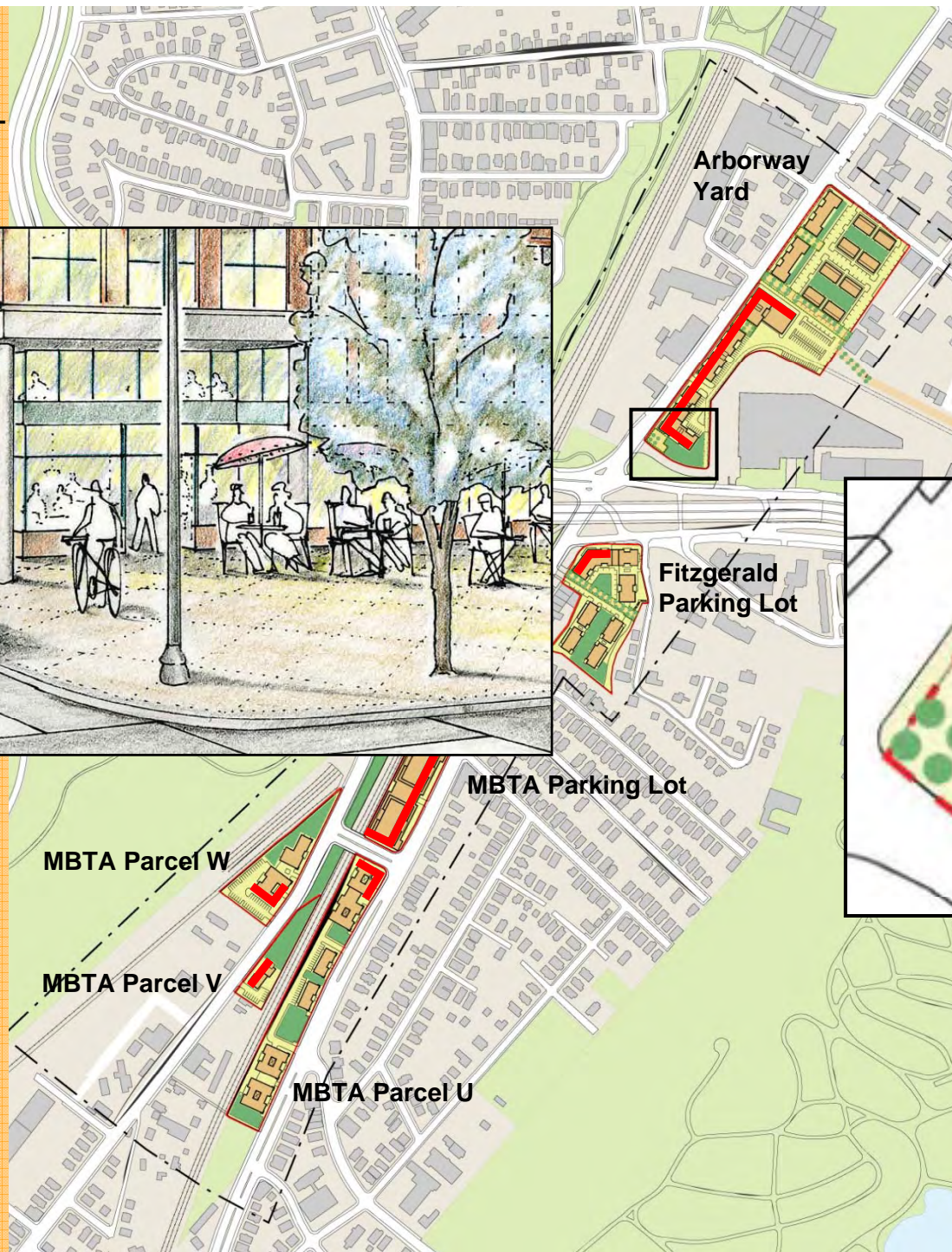


District Wide Plan

Mix of Character and Unique of Spaces

Active Retail and Streetscapes

Active Retail Plaza at Gateway Commercial



Retail / Service
Total of 125,000 SF



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**District
Plan**



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**District Wide
Plan**

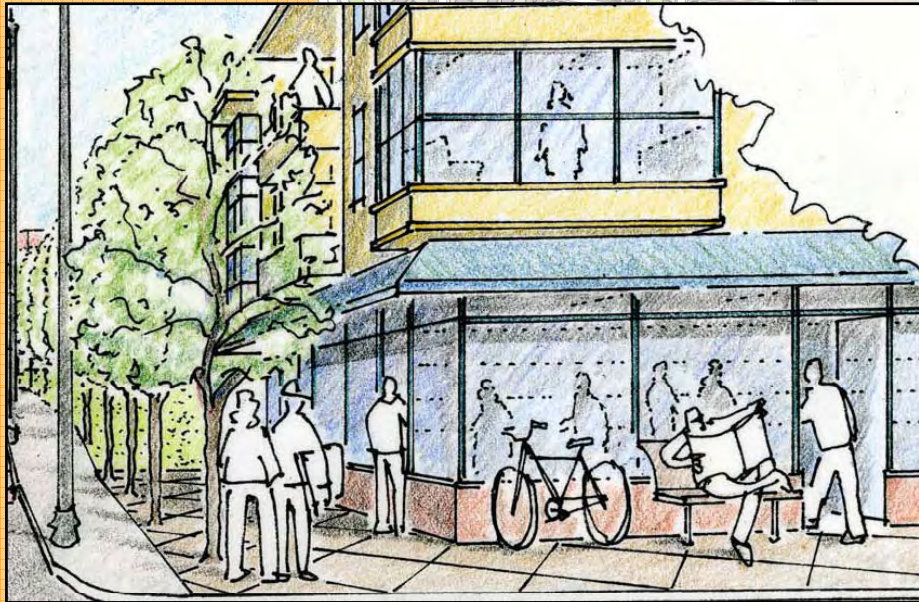
**Mix of Character and
Unique of Spaces**

**Active Retail and
Streetscapes**

**Active Retail Plaza at
Gateway Commercial**

Retail / Service
Total of 125,000 SF

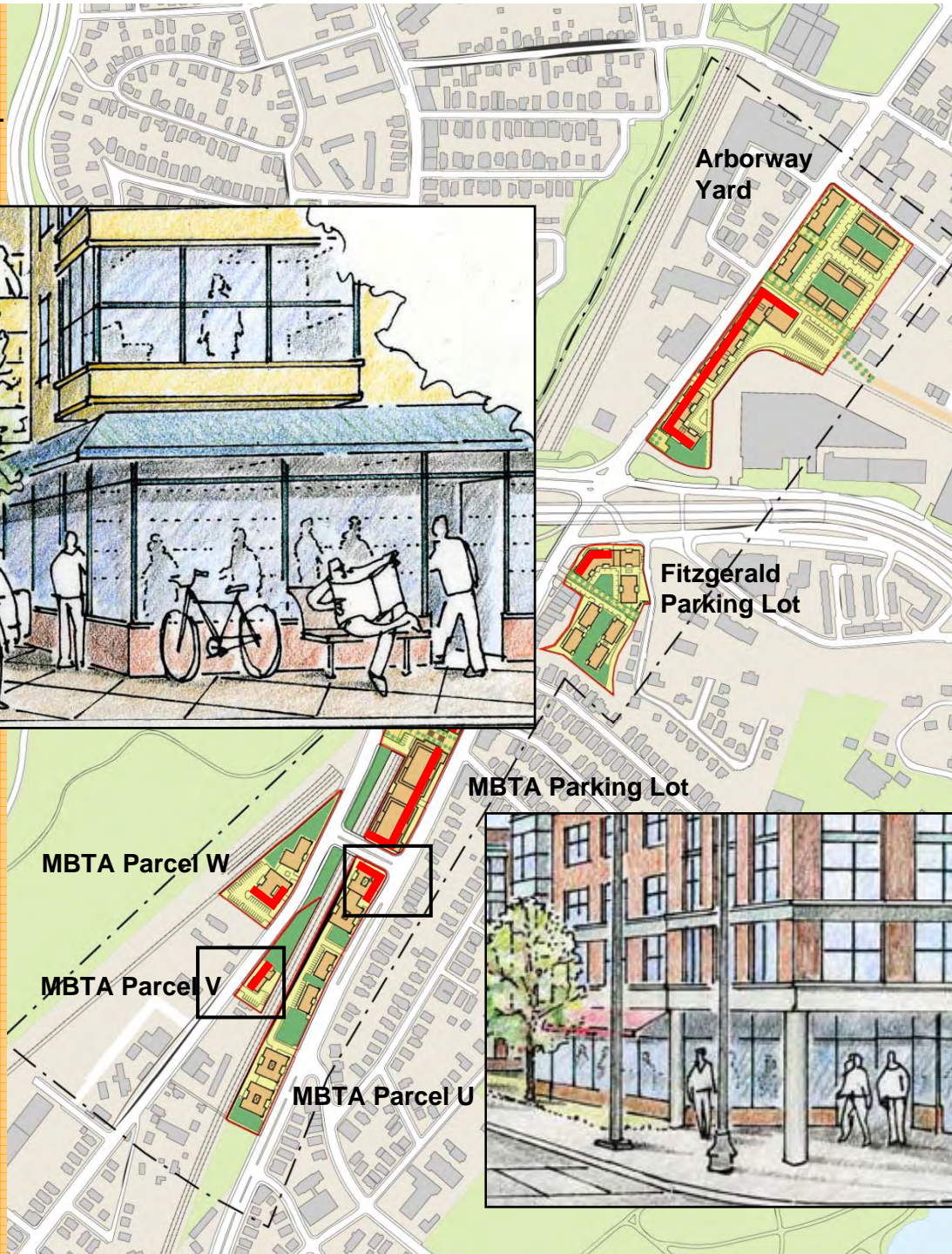
FOREST HILLS IMPROVEMENT INITIATIVES



SHAPERO / McILROY DESIGN



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District Wide Plan

Mix of Character and Unique of Spaces

Active Retail and Streetscapes

Active Retail Plaza at Gateway Commercial



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District Plan



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District Wide Plan

Open Space

Total of 192,000 SF

←→ Connection

● Activity Node / Plaza Location

○ Open Space / Green Space

Housing

Total of 716 Units

Office / Commercial

Total of 152,000 SF

Retail / Service

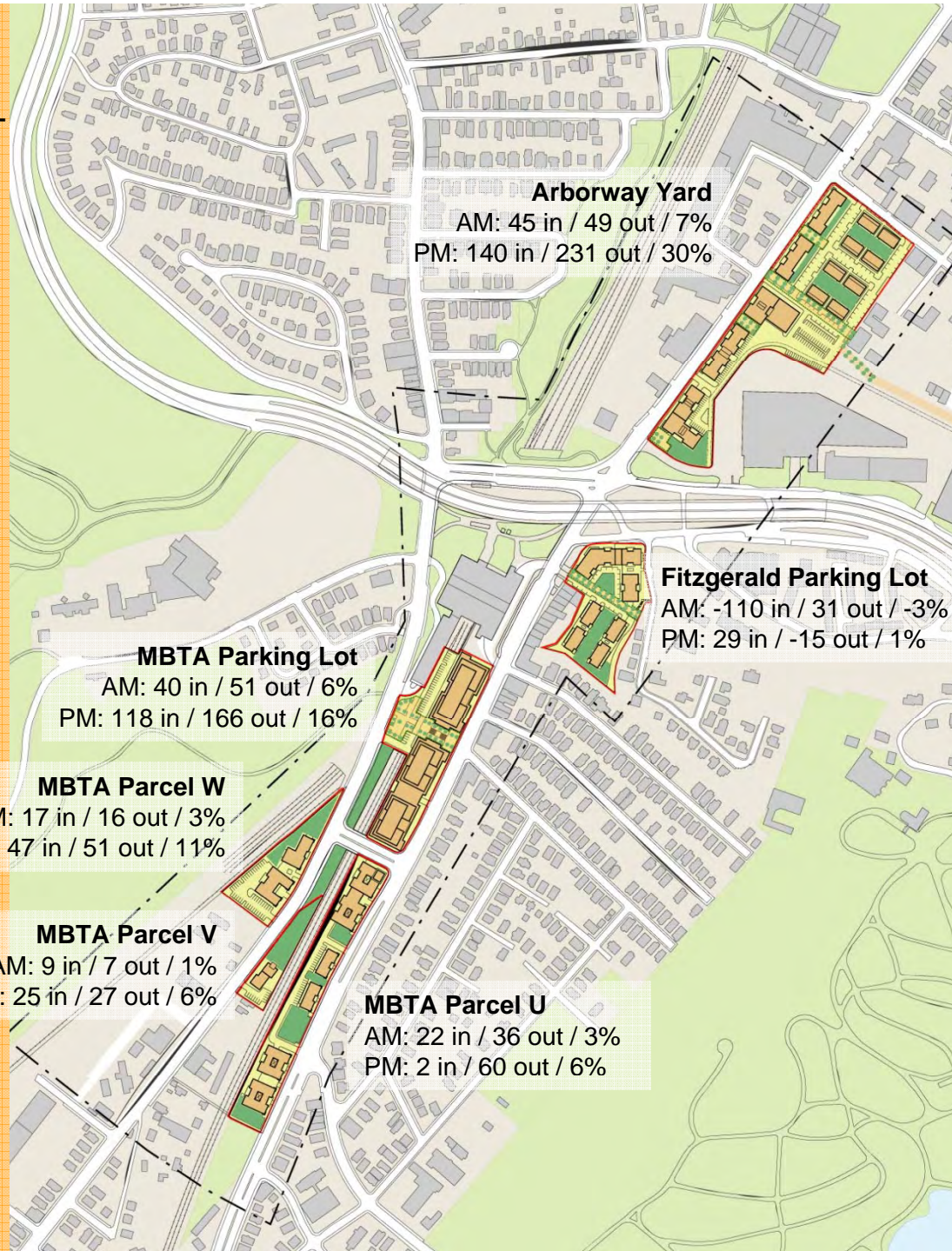
Total of 125,000 SF

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District Plan



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Transportation Impacts

New Auto Trips Est.

- AM Peak: 7:00 to 9:00
- PM Peak: 4:00 to 6:00
- Est. are for busiest hr.
- % is new trips relative to existing auto counts
- Approx. 50% of all new trips are by walking or biking
- 65% of AM trips are from points south
- 65% of PM trips are to points south

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Site Ownership, Disposition & Timing

Study Sites

Arborway Yard Parcel

- Transferred to City upon completion of new bus facility; RFP in 2 to 5 years.

Private Parking Lot (Fitzgerald)

- Available immediately; open ended timeline.

MBTA Parking Lot (Station Lot & Employee Lot)

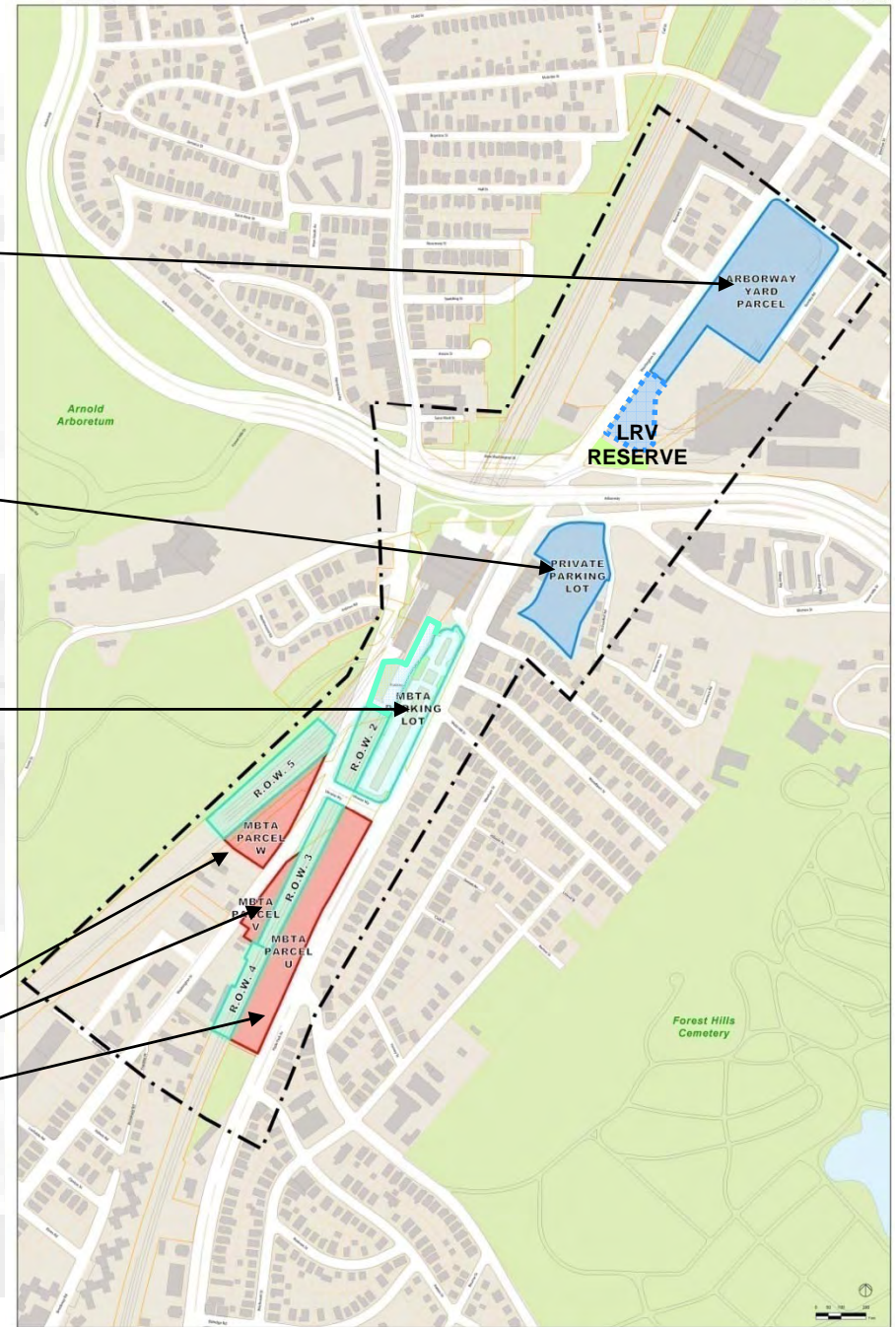
- Not currently available; Reuse depends on feasibility [no cost to T or customers, keep commuter parking] Timeline is open ended

MBTA Parcel U

MBTA Parcel V

MBTA Parcel W

- Available Immediately; MBTA to issue RFP in Fall 2007.



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Arborway Yard Parcel



SHAPERO / McILROY DESIGN

FOCUS

Gateway Commercial / Residential -

Residential with some community uses at northern end; residential at adjacent interior; and office over retail at southern end.

POTENTIAL BUILDOUT

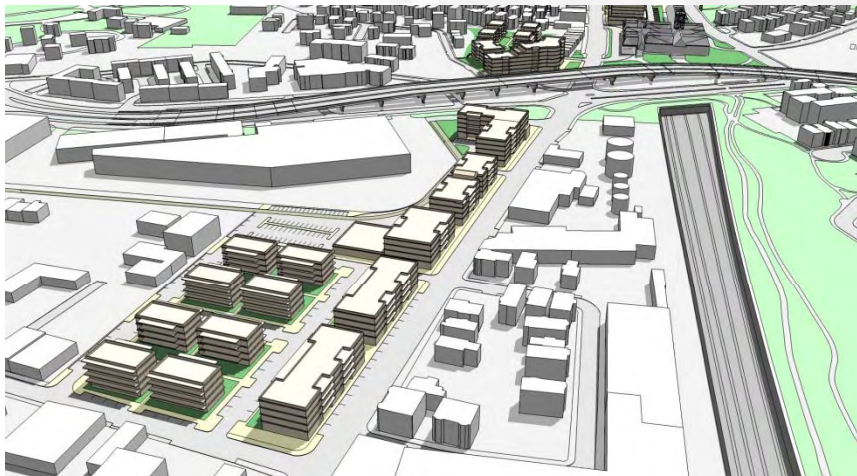
Open Space:	62,000 SF/23% of Site
Housing:	160 Units
Retail:	45,000 SF
Office/Commercial:	120,000 SF
Community:	8,000 SF (childcare & services)
Vehicular Parking:	275 SP (res. & commercial)
Bicycle Storage:	160 Residential 16 Commercial 32 Visitor



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Arborway Yard Parcel



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Fitzgerald Parking Lot

Focus

Gateway Commercial / Residential -
Residential over retail; mixed income housing.

Potential Buildout

Open Space: 36,000 SF / 37% of Site
Housing: 153 Units
Retail: 7,200 SF
Vehicular Parking: 150 SP (residential)
Bicycle Storage: 1 Comm./ 150 Res./ 19 Visitor



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Fitzgerald Parking Lot



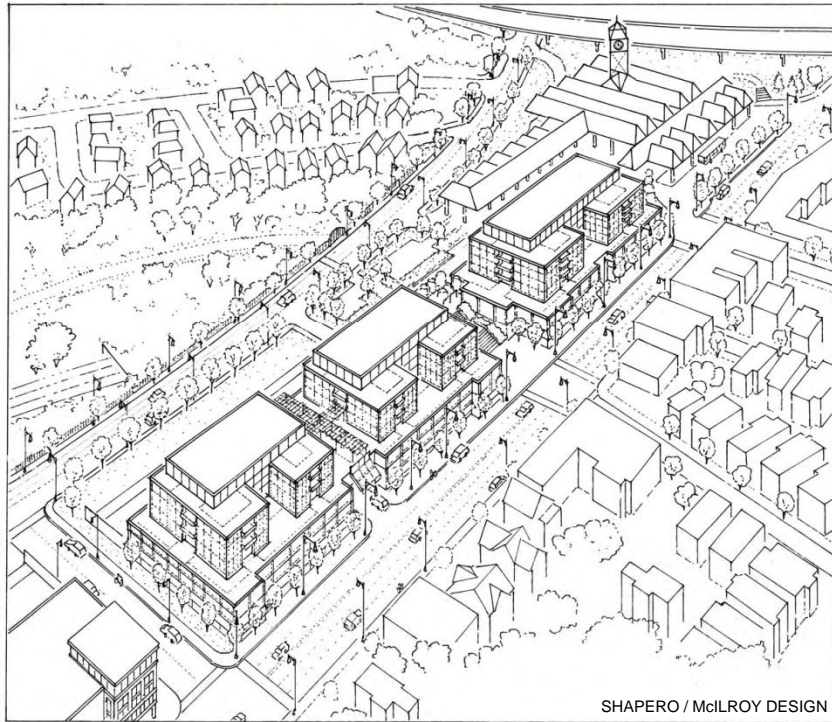
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MBTA Station Parking Lot



SHAPERO / McILROY DESIGN

Focus

Commercial Core / Residential –

Residential over retail at northern end; residential over commuter parking and retail at southern end. Include “Village Center” plaza and pedestrian pathway connecting Hyde Park Avenue to Arnold Arboretum. Must replace existing commuter parking inventory

Potential Buildout

Open Space:	22,000 SF / 16% of Site
Housing:	200 Units
Retail:	37,000 SF
Office / Commercial:	25,000 SF
Community:	6,000 SF (childcare & services)
Vehicular Parking:	150 Res./ 60 Comm. SP
Commuter Parking:	240 min. SP plus up to 120 SP
Bicycle Storage:	200 Res./ 7 Comm./ 27 Visitor



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MBTA Station Parking Lot



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MBTA Parcel U



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Focus

Neighborhood Residential -

Residential with some retail at the corner of Hyde Park Avenue and Ukraine Way.

Potential Buildout

Open Space:	30,000 SF / 24% of site
Housing:	150 units
Retail:	10,000 SF
Community:	4,000 SF (day care)
Vehicular Parking:	130 Residential
Bicycle Parking:	150 Res. / 2 Comm. / 19 Visitor



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MBTA Parcel U



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MBTA Parcels V & W

Parcel V

Focus

Neighborhood Residential -

Multi-family housing and/or neighborhood retail; open space & bike path at narrow end connecting to Southwest corridor.

Potential Buildout

Open Space: 18,000 SF / 79% of site
Housing: 8 units
Retail: 4,000 SF
Vehicular Parking: 8 Res. / 4 Comm.
Bicycle Parking: 8 Res. / 1 Comm. / 4 Visitor

Parcel W

Focus

Neighborhood Residential -

Multi-family housing and/or neighborhood retail; open space & bike path at narrow end connecting to Southwest corridor.

Potential Buildout

Open Space: 23,000 SF / 40% of site
Housing: 40 units
Retail: 12,000 SF
Community: 2,000 SF (day care)
Vehicular Parking: 35 Res. / 10 Comm.



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MBTA Parcels V & W



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