





SHAPERO / McILROY DESIGN

1. WASHINGTON STREET VIEWING NORTH

**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

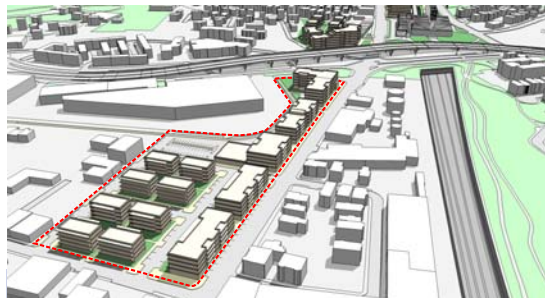


SITE PLAN



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2. WASHINGTON ST. AND BURNETT ST. INTERSECTION



AERIAL VIEW



EXISTING CONDITION





SHAPERO / McILROY DESIGN

1. VIEW FROM MBTA STATION

**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



SITE PLAN



SHAPERO / McILROY DESIGN

2. VIEWING SOUTH



AERIAL VIEW



EXISTING CONDITION





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1. VIEW OF THE PUBLIC PLAZA

**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**

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



SITE PLAN



SHAPERO / MILROY DESIGN

2. VIEW UP HYDE PARK AVE



AERIAL VIEW



EXISTING CONDITION





SHAPERO / MILROY DESIGN



1. HYDE PARK AVE VIEWING SOUTH

**Focus**

**Neighborhood Residential -**

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

**Potential Buildout**

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



SITE PLAN



SHAPERO / MILROY DESIGN

2. HYDE PARK AVE VIEWING NORTH



AERIAL VIEW



EXISTING CONDITION





1. WASHINGTON STREET VIEWING NORTH

**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**

<b>Open Space:</b>	18,000 SF / 79% of site
<b>Housing:</b>	8 units
<b>Retail:</b>	4,000 SF
<b>Vehicular Parking:</b>	8 Res. / 4 Comm.
<b>Bicycle Parking:</b>	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**

<b>Open Space:</b>	23,000 SF / 40% of site
<b>Housing:</b>	40 units
<b>Retail:</b>	12,000 SF
<b>Community:</b>	2,000 SF (day care)
<b>Vehicular Parking:</b>	35 Res. / 10 Comm.
<b>Bicycle Parking:</b>	40 Res. / 2 Comm. / 6 Visitor



SITE PLAN



2. WASHINGTON STREET VIEWING SOUTH



AERIAL VIEW



PARCEL V



PARCEL W

EXISTING CONDITION