

**FOREST
HILLS
IMPROVEMENT
INITIATIVES**

Welcome



CITY OF BOSTON
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Mayor

Eighth Community Meeting

June 26th, 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

EIGHTH COMMUNITY MEETING - AGENDA

- 1. Welcome and Brief Overview**
- 2. Community Vision and Sustainability Strategies**
- 3. Revised Use & Design Guideline Recommendation**
 - Affordable Housing
 - Increase of commercial uses
 - Reduced heights / distribution of development and uses
- 4. MBTA Revisions to Invitation to Bid**
- 5. Next Steps**
 - Final Use & Design Guidelines released to the MBTA
 - MBTA Issues Invitation to Bid & Developer Designation
 - Article 80 Review & appointment of project Impact Advisory Groups
 - Next phase of Streetscape and Transportation Planning
 - Zoning Amendments to reflect Community Vision
- 6. Community Questions and Answers**



COMMUNITY PLANNING PROCESS OVERVIEW

GOALS & OUTCOMES

- **Community Vision**
- **District Concept Plan**
- **Development Use & Design Guidelines – 6 Sites**
- **MBTA Invitation to Bid – Parcels S (Station Site), U, V & W**
- **Transportation & Streetscape Improvements**

COMMUNITY WORKSHOPS & MEETINGS

- **Seven inter-active Workshops – 80 to 150 Attendees**
- **One Community Information Meeting**
20,000 Information Inserts to JP / Roslindale Households
- **Numerous Working Group Meetings – over 2 years**



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Emerging Community Vision

- **Improved Traffic Patterns**
- **Vibrant Mixed Use District**
- **Community Orientation**
- **Green / Sustainable Development**
- **Green Space Assets**



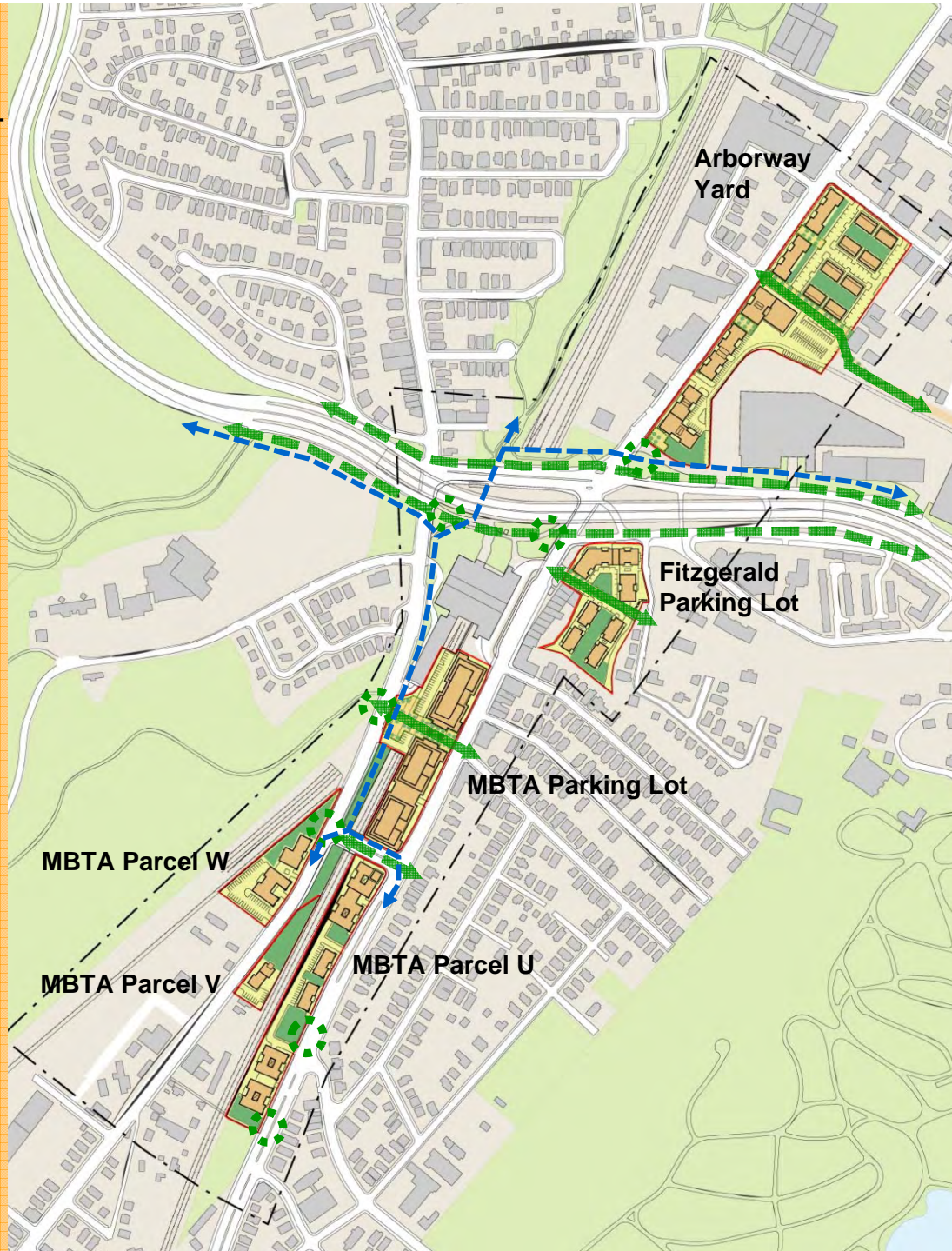
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District Plan







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District Wide Plan

Open Space and Connections

Total of 192,000 SF

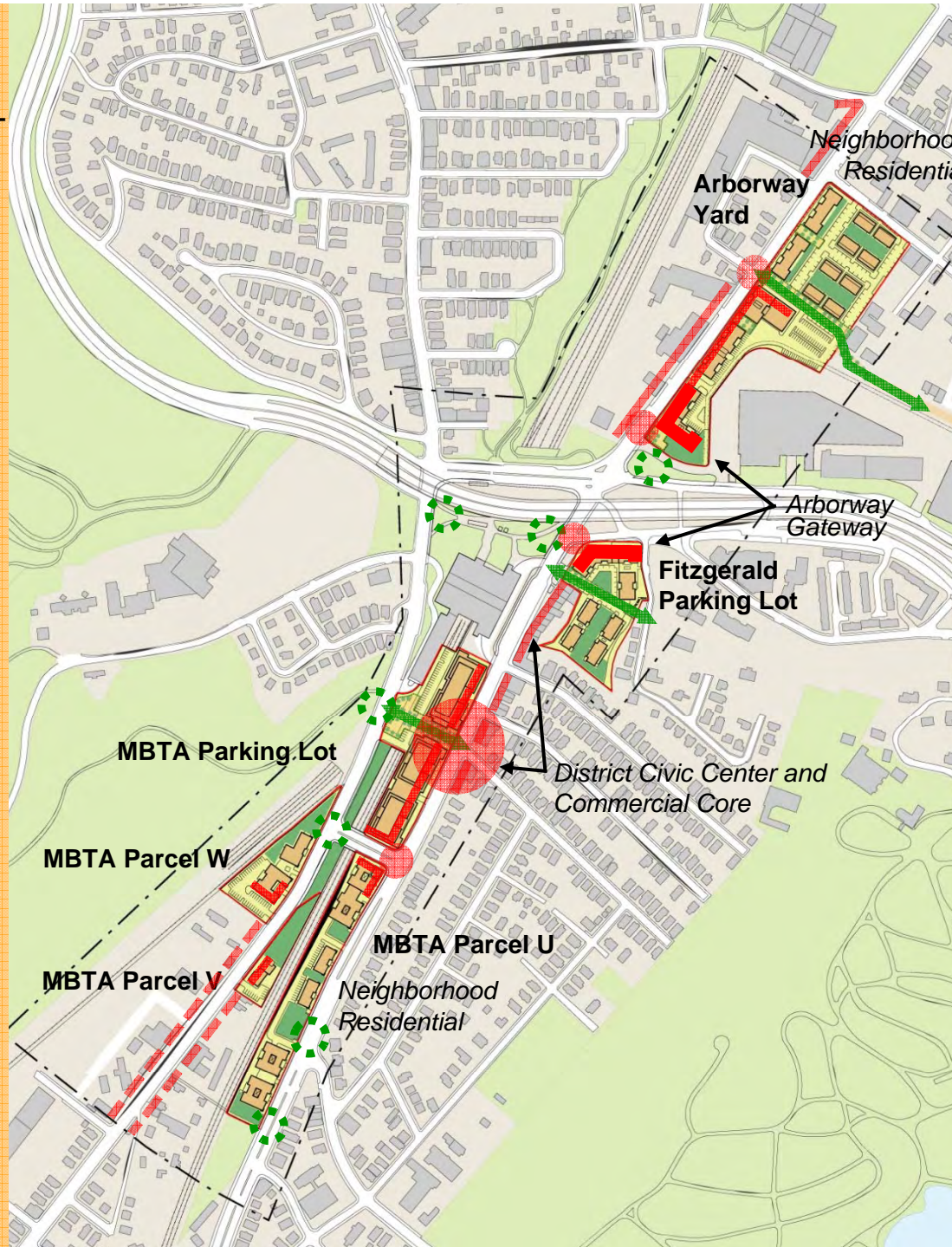
-  Place / Plaza Locations
-  Public Way Connections
-  Private Way Connections
-  Bicycle Trail Connections

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District Plan



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District Wide Plan

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

Housing

Total of 708 Units

Office / Commercial

Total of 152,000 SF

Retail / Service

Total of 125,000 SF

Open Space

Total of 192,000 SF

SUSTAINABLE DEVELOPMENT

TOD / Smart Growth
Compact / Complete / Communities

- Mix of Uses
- Concentration of Uses
- Walkability & Vibrant Streets
- Transportation Choices
- Appropriate Parking Ratios
- Placemaking Design
- Green Buildings



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District Wide Plan

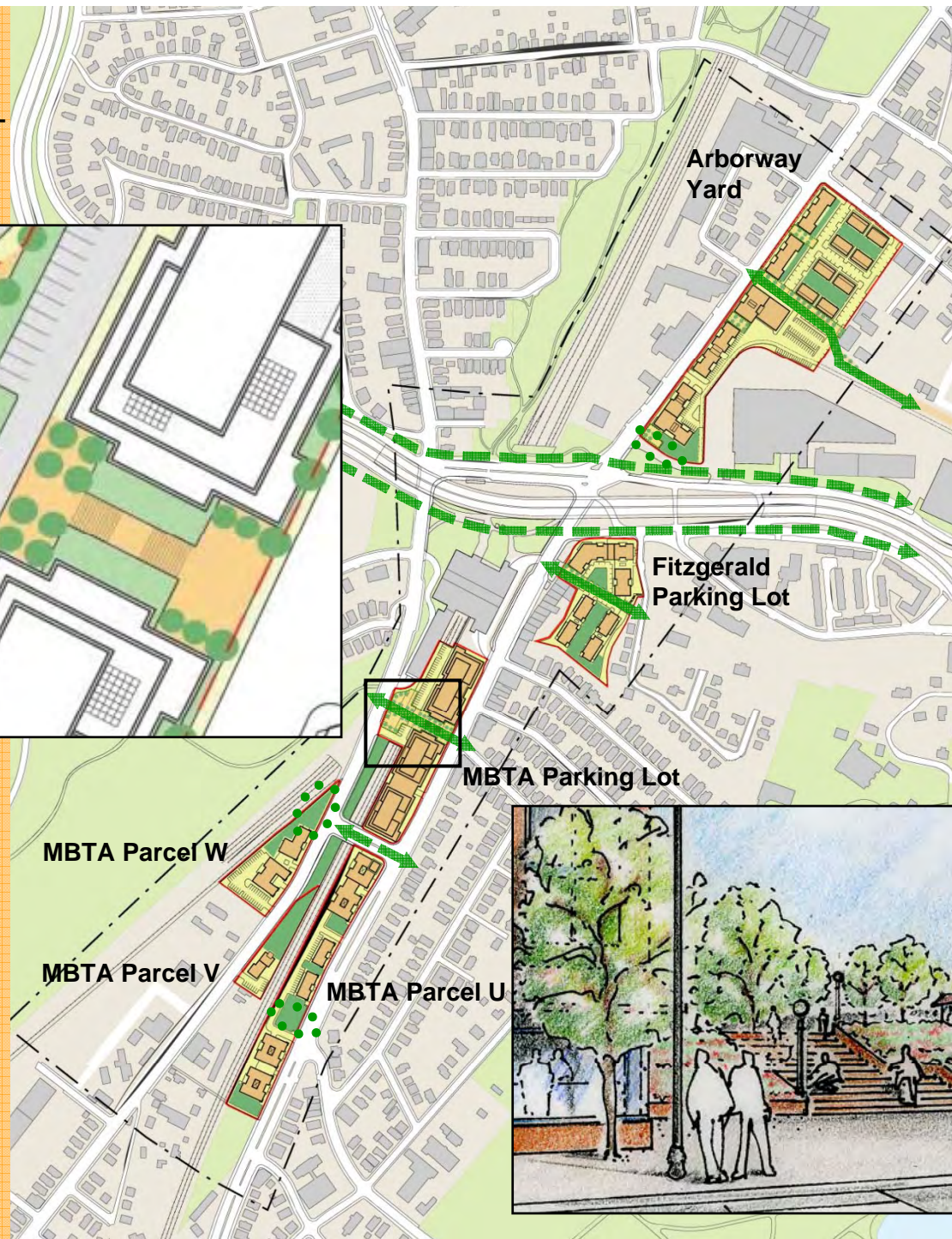
Civic Center

Open Space
Total of 192,000 SF

←→ Connections

○ Place / Plaza Locations

←→ Public Way Connections



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District Wide Plan

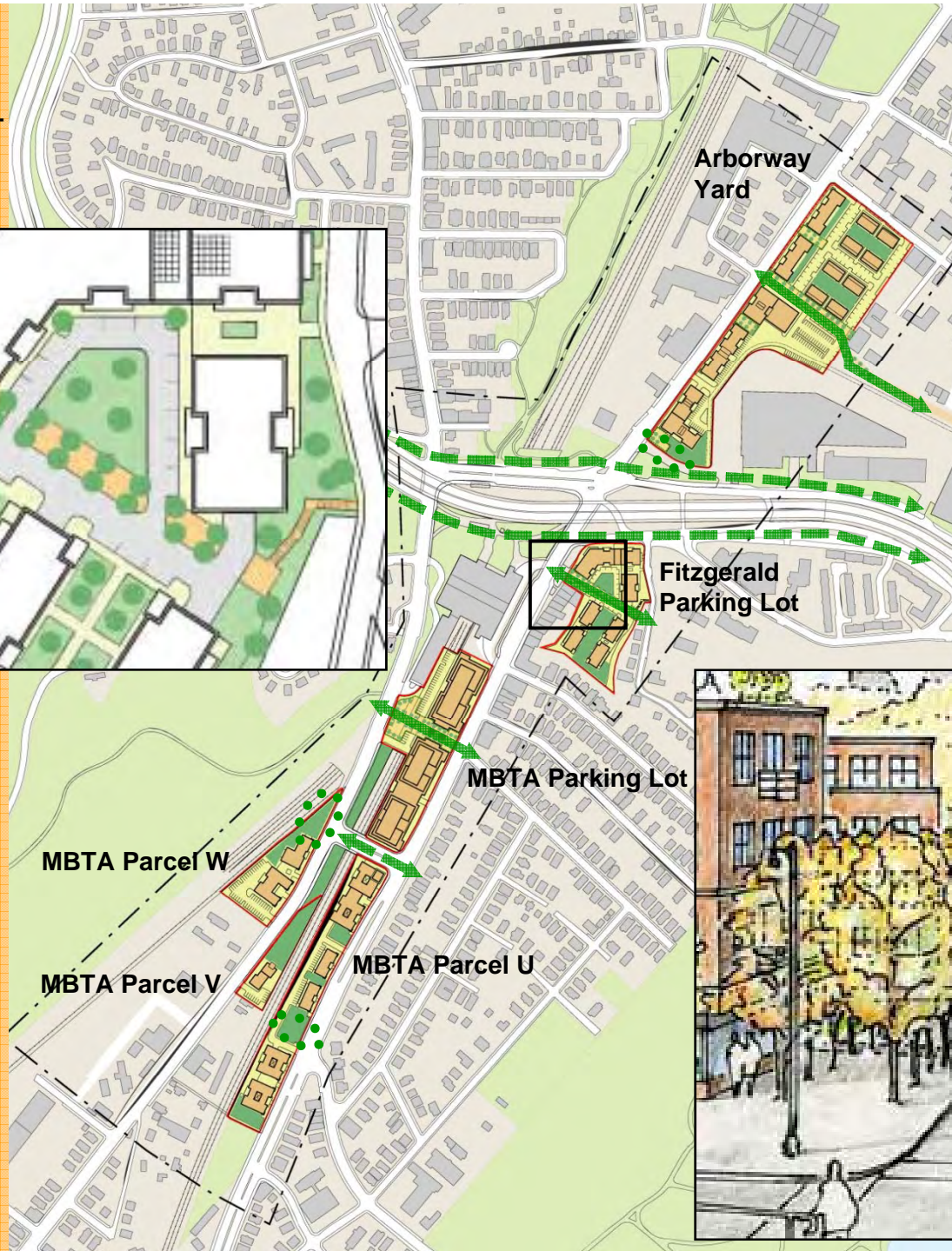
Landscaped Path

Open Space
192,000 SF / 4.5 Acres

←→ Connections

○ Place / Plaza Locations

←→ Public Way Connections



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District Wide Plan

Residential Opportunities



Arborway Yard
160 Units

Fitzgerald
Parking Lot
159 Units

MBTA Parking Lot
200 Units

Housing
708 Units

MBTA Parcel W
16 Units

MBTA Parcel V
8 Units

MBTA Parcel U
158 Units



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SHAPERO / McILROY
DESIGN



District Wide Plan

Work Opportunities

Live near work

Activate district during day

Job creation

Office / Commercial

152,000 SF



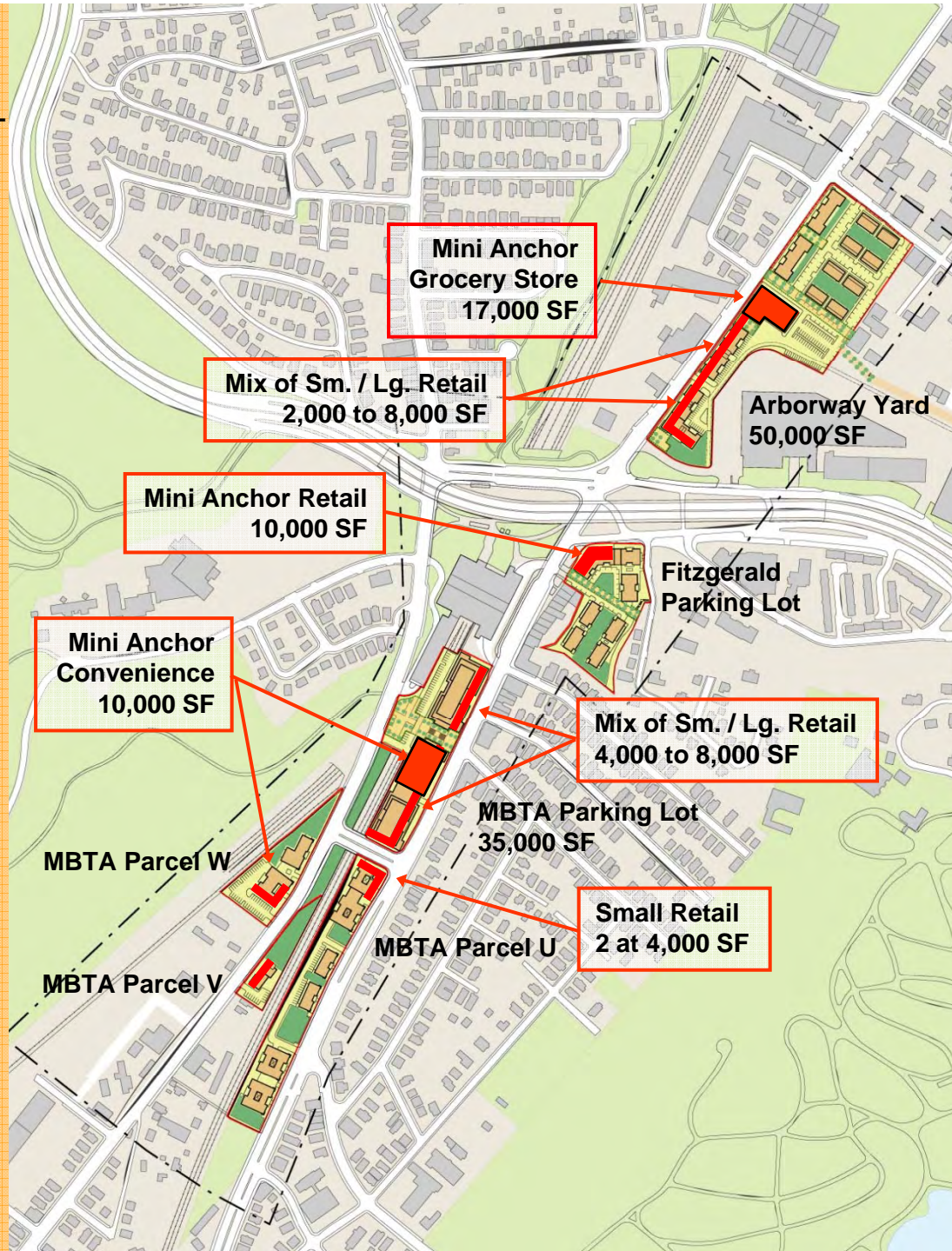
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District Wide Plan

Access to Goods & Services

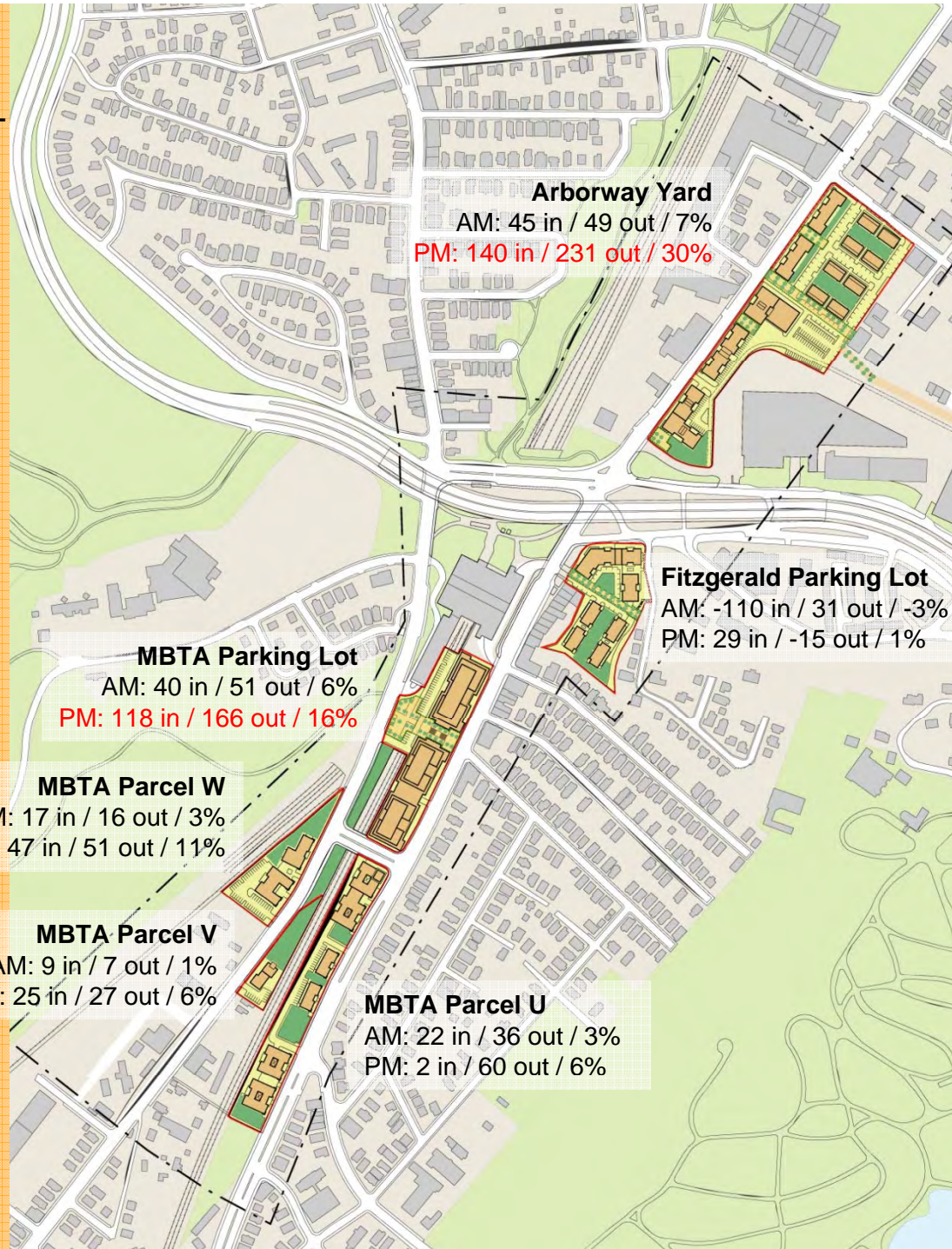
Retail / Service
125,000 SF

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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

FOREST HILLS

Arborway Yard Parcel



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Fitzgerald Parking Lot



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MBTA Station Parking Lot



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MBTA Parcel U



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MBTA Parcels V & W



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REVISED USE & DESIGN GUIDELINES

- Affordable Housing
- Increase of commercial uses
- Reduced heights / distribution of development and uses.

CHANGES TO INVITATION TO BID

- Building Program Square Footage Sharing
- Combined Bids
- Parcel S Inclusion



Next steps

- Final Use & Design Guidelines released to the MBTA
- MBTA Issues Invitation to Bid & Developer Designation
- Article 80 Review & appointment of project Impact Advisory Groups
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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)

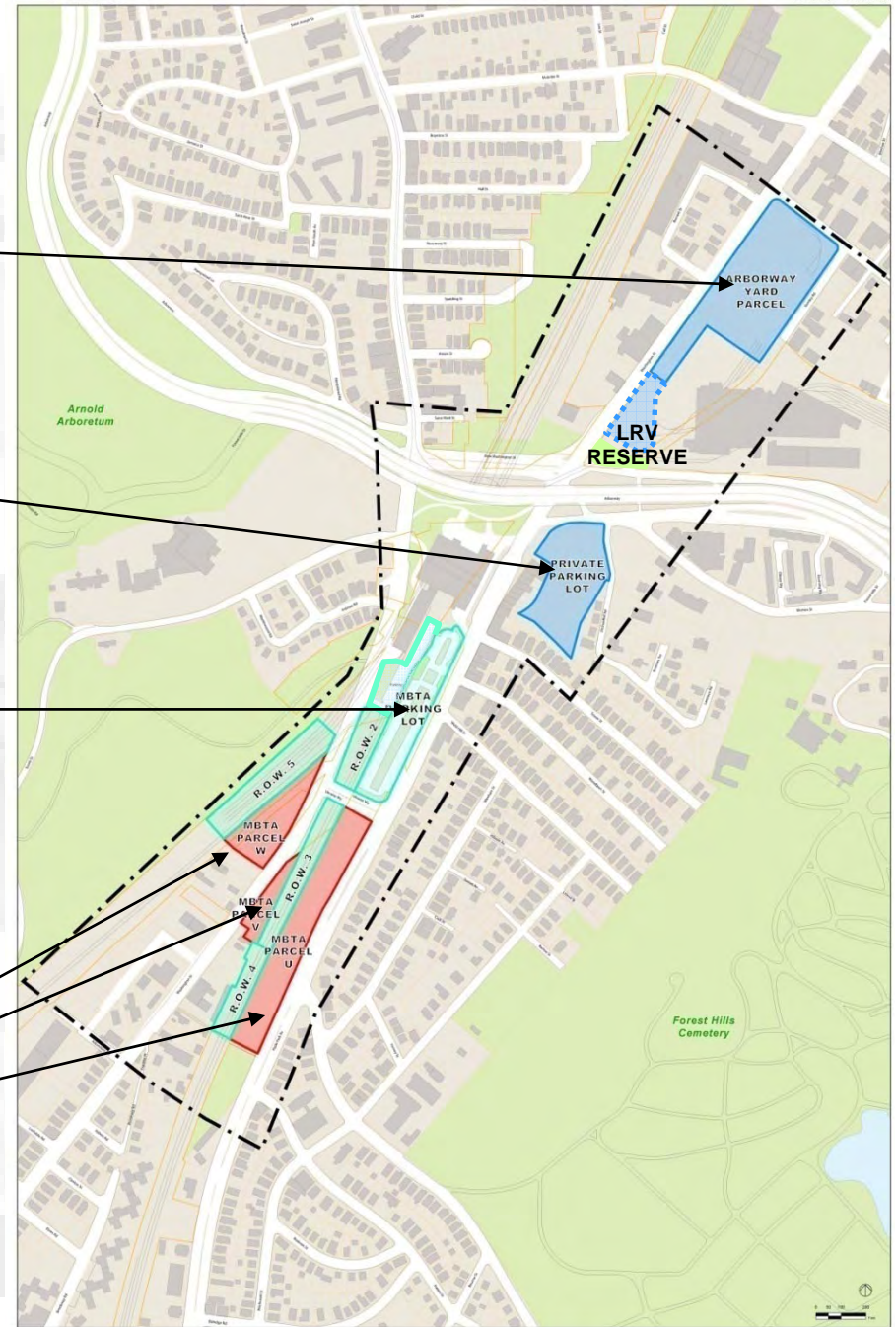
- Available immediately; open ended timeline.

**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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Emerging Community Vision

Improved Traffic Patterns:

Reduce car dependency & less traffic through Forest Hills
Smoother, safer flow for cars, pedestrians, and bicycles.
Minimum parking necessary to allow retail stores and residential uses to flourish.

Vibrant Mixed Use District:

Increase the number and range of local retail and service businesses and community uses commuters also contribute to local businesses.

Affordable rental and ownership housing,
Services and facilities for the elderly and youth.

Community Orientation: opportunities for community ownership and interaction by spaces for public gatherings and markets, artist exhibits, and locally owned retail and service businesses.

Values diversity (age, socioeconomic, race, and ethnicity)

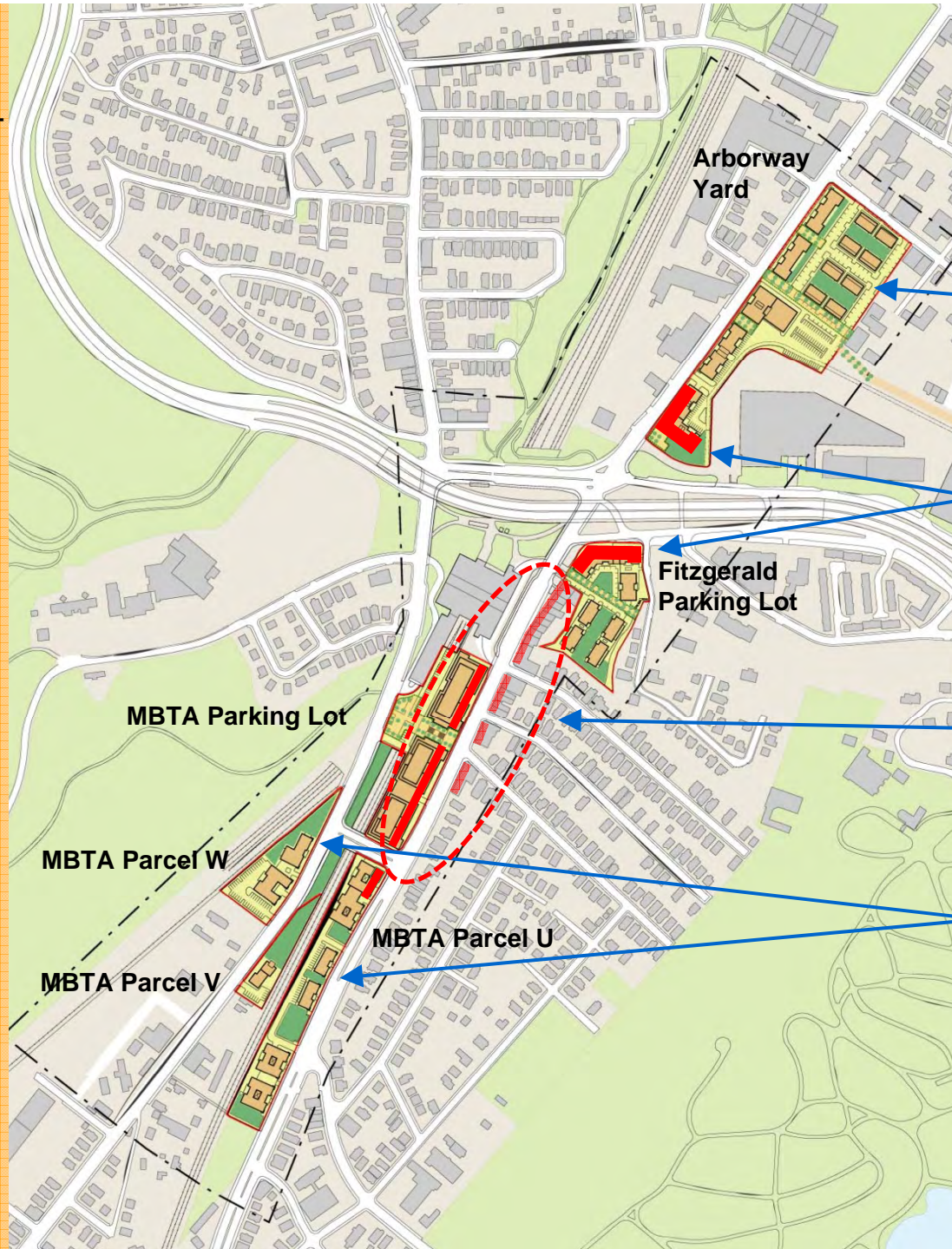
Green / Sustainable Development:

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District Plan



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**District Wide
Plan - Themes**

**Neighborhood
Residential**

**Gateway
Commercial**

**Commercial
Core**

**Neighborhood
Residential**

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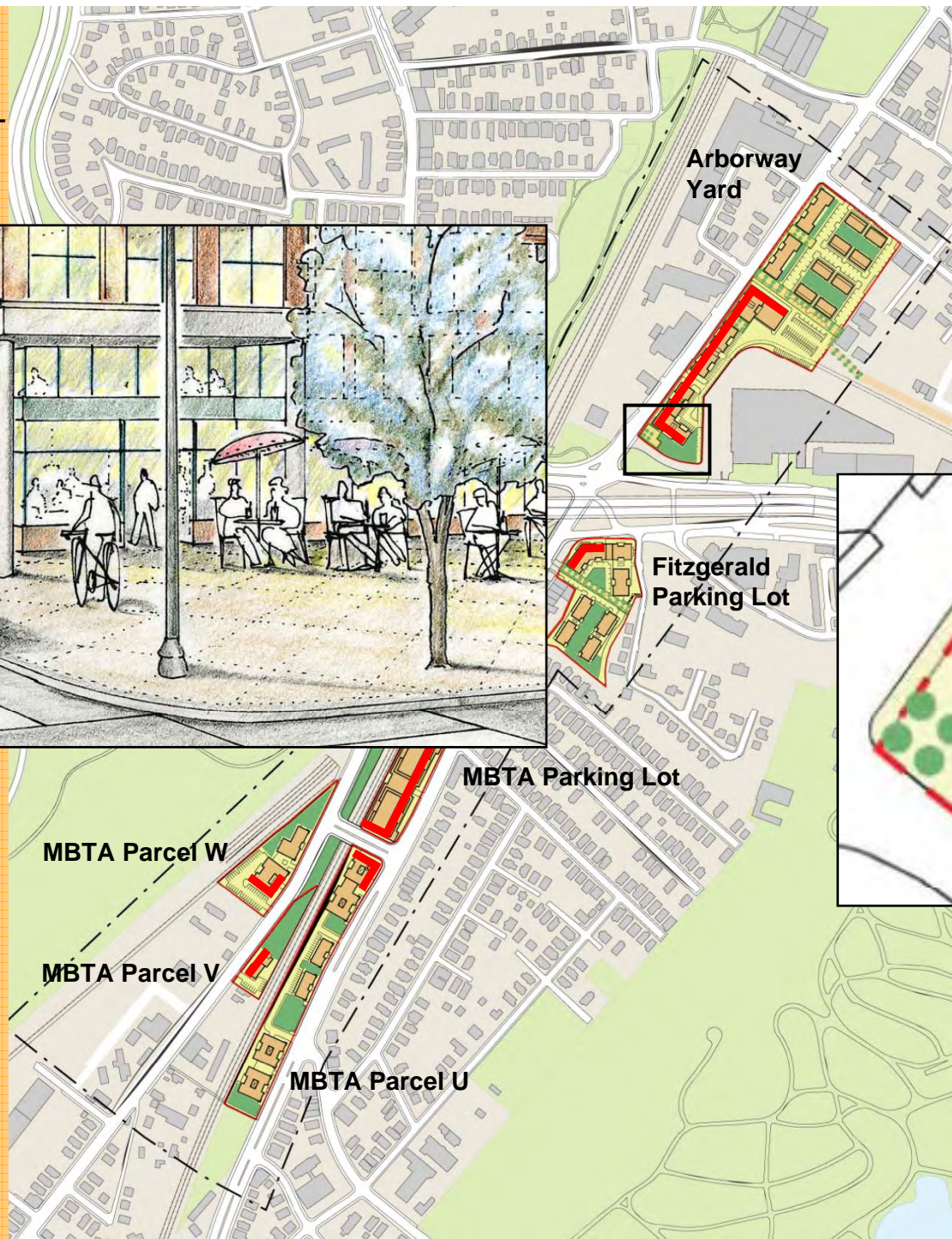


District Wide Plan

Mix of Character and Use 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
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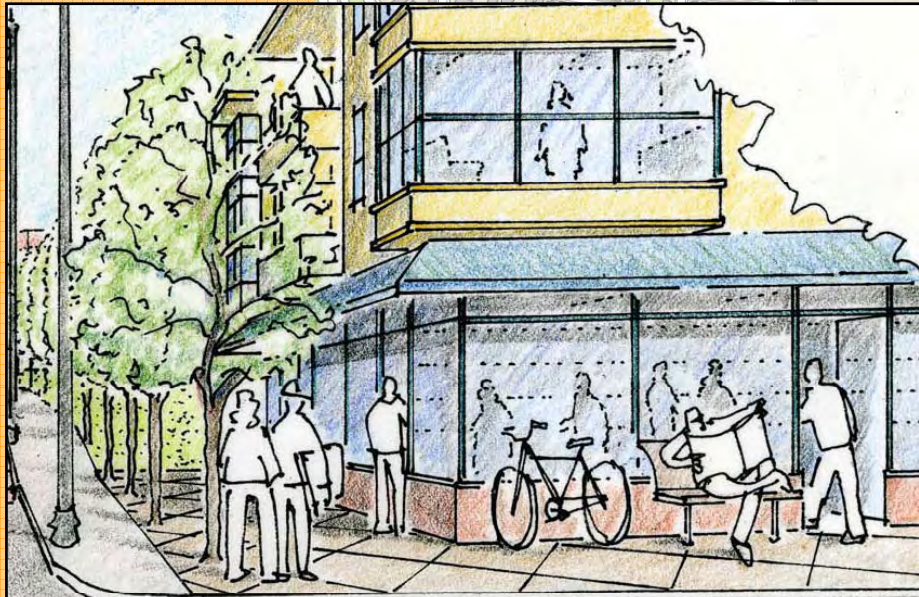
**Mix of Character and
Use of Spaces**

**Active Retail and
Streetscapes**

**Active Retail Plaza at
Gateway Commercial**

Retail / Service
Total of 125,000 SF

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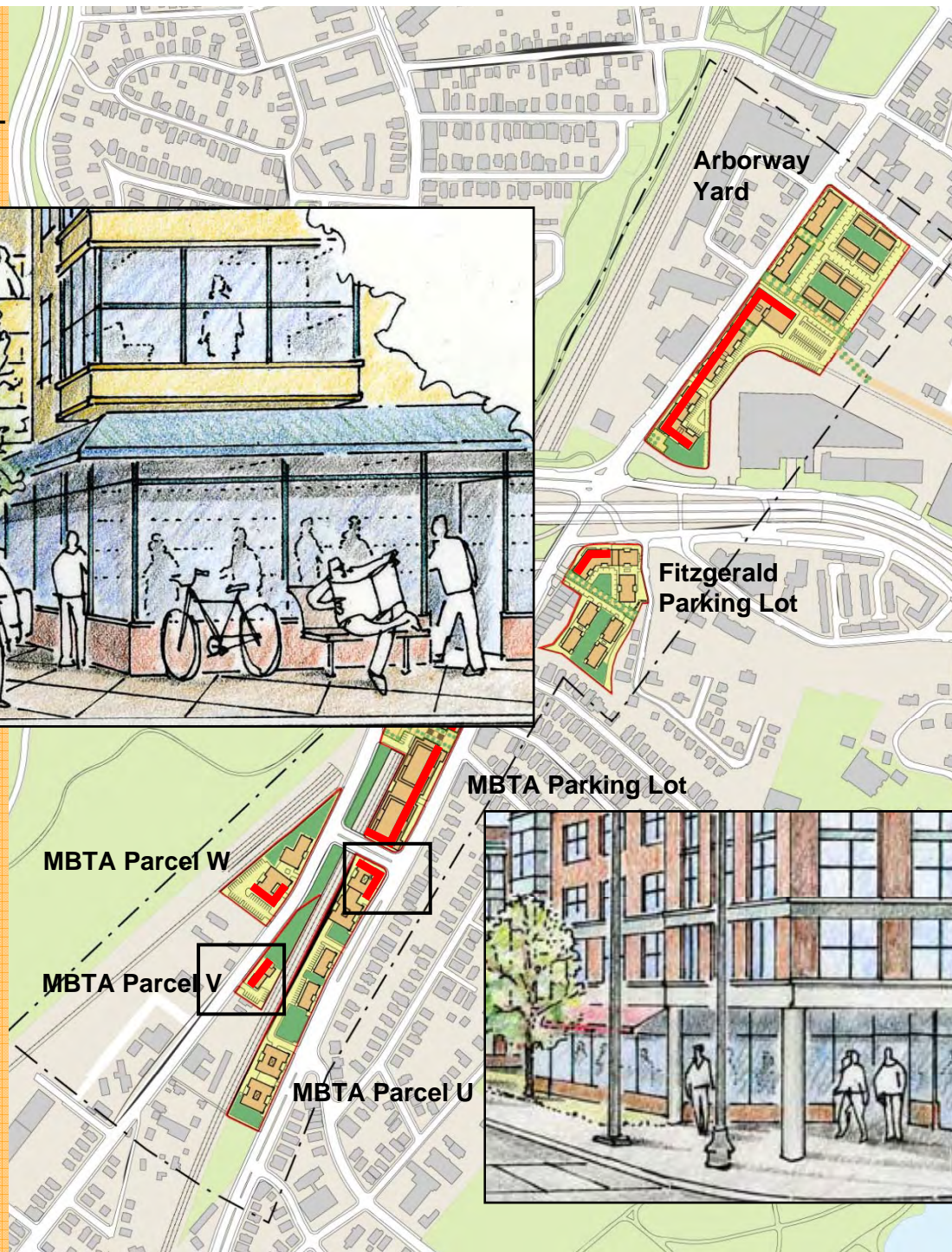
SHAPERO / McILROY DESIGN

District Wide Plan

Mix of Character and Use of Spaces

Active Retail and Streetscapes

Active Retail Plaza at Gateway Commercial



SHAPERO / McILROY DESIGN



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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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Arborway Yard Parcel



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MBTA Parcel U



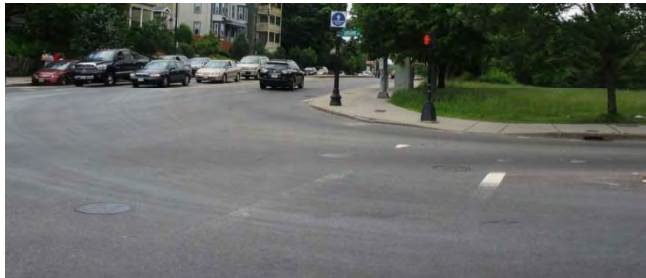
Focus

Neighborhood Residential -

Residential with some retail at the corner of Hype 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 Station Parking Lot



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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Fitzgerald Parking Lot



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