



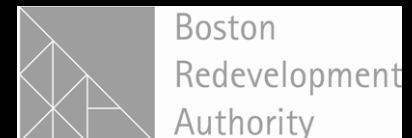
HYDE PARK

Neighborhood Strategic Plan

Advisory Group Meeting
19 October 2010



City of Boston
Thomas M. Menino
Mayor



Tonight's Topics

- Residential Districts
- Industrial Districts
- Commercial Districts
- Open Space
- Transportation
- Other

THE VISION

Hyde Park should be an attractive, vibrant, and safe neighborhood that:

- Celebrates its unique cultural and urban diversity, and natural and historic resources;
- Provides housing, jobs, commercial and recreational opportunities for a diverse population;
- Supports and encourages the expanding creative economy; and
- Is innovative in the reuse/redevelopment of underutilized buildings and parcels.

Residential Districts

1. Consistent with updated zoning in other Boston neighborhoods, residential subdistricts should be classified as:

- One-Family (1F-9000 – formerly S-.3)
- One-Family (1F-6000 – formerly S-.5)
- Two-Family (2F – formerly R-.5)
- Three-Family (3F – formerly R-.8)
- Multi-Family (MFR)



2. Introduce a minimum useable open space requirement based on the number of dwelling units:

1F – 1800 sf/unit

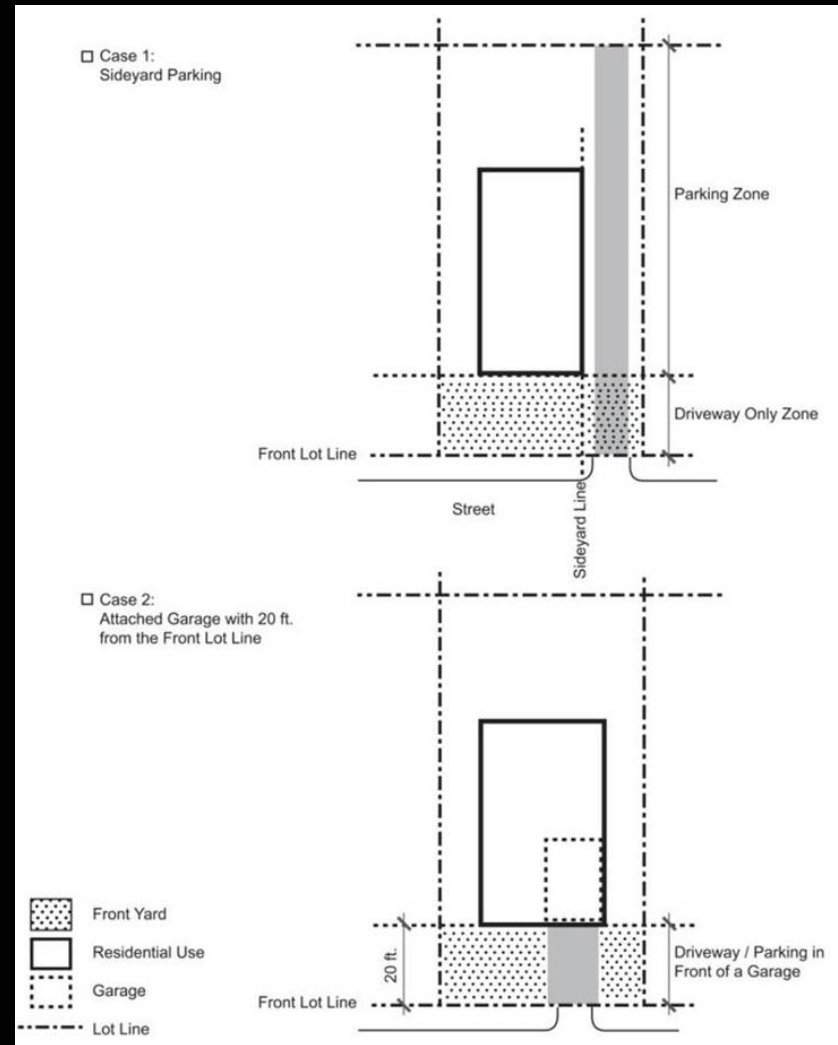
2F – 1750 sf/unit

3F – 800 sf/unit

MF – 400 sf/unit

Location of Off-Street Parking

3. Introduce regulations limiting the location of off-street parking.



* Driveway Location Diagram from Roslindale Zoning

4. Require 1.5 off-street parking spaces per newly constructed unit.

5. If spillover parking from commercial districts becomes a problem, evaluate the Permit Parking program to provide a basis for expanding or reducing the program.

6. Create Design Guidelines to ensure that new buildings are compatible with existing residential development.



7. Encourage diverse unit sizes, including units with 3 or more bedrooms to accommodate families with children

8. Encourage development of housing affordable to “middle-income” residents, consistent with the Executive Order of Mayor Thomas M. Menino in February 2000, requiring that 15% of the market rate units in any development of 10 or more units be affordable to low and/or moderate income households.

9. Encourage participation in homeownership and home improvement programs sponsored by the City of Boston Department of Neighborhood Development (DND).

10. Introduce an educational program or brochure to explain the zoning/project review process to homeowners wishing to make improvements to their property.

11. Encourage the Boston Landmarks Commission to complete a new and thorough survey of the important historic resources in the residential areas with substantial concentrations of older housing, including Sunnyside, Mt. Neponset, Fairmount Hill, the Central Avenue area, etc.



INDUSTRIAL DISTRICTS

1. Preserve Hyde Park's industrial legacy, through maintaining key industrial districts to bring jobs to the community and tax base to the city.
2. Encourage job creation in emerging industries such as medical/life sciences, creative economy and green/clean technology.

3. Replace M-1 and M-2 districts with LI-1 and LI-2 districts which allow artist live/work space and retail use:

- Providence Street between Collins Street and Westminster Street
- Providence Street between Arlington Street and West Street
- 100 Meadow Road (Stop & Shop parcel) and adjacent MBTA land
- River Street between Knight Street and Roxana Street
- Business Street between Reservation Road and Business Terrace
- Westinghouse Plaza area
- Hyde Park Avenue between Reservation Road and Milton Street
- Sprague Street Industrial Park

4. Develop design guidelines and requirements for all industrial districts (LI-1, LI-2, I-2) that limit driveway size and quantity, and require sidewalks, attractive screening (fencing and/or landscaping). Use regulations should require all activities, except for loading, to be indoors, and may limit hours of operation.

5. Maintain the Readville Yards as an I-2 subdistrict, allowing heavier industrial use and large scale storage and manufacturing.



6. Eliminate smaller industrial districts that currently contain no industrial use or that conflict with adjacent residential uses such as A Street.



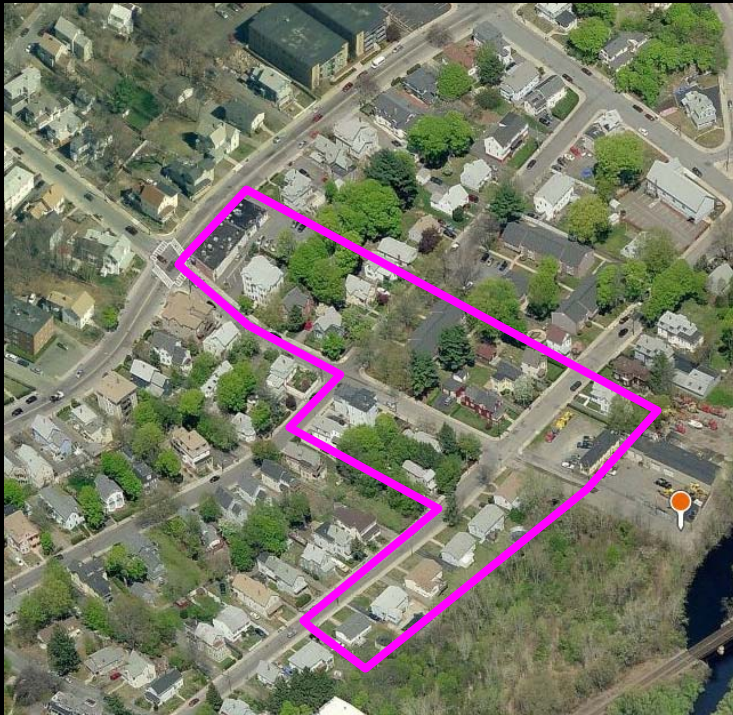
7. Provide streetscape improvements and design guidelines along lower Hyde Park Avenue to encourage emerging industries and artist live/work space that attract residents/employees interested in an attractive pedestrian environment and access to transit



COMMERCIAL DISTRICTS

1. Encourage long-term economic viability of commercial districts
2. Develop design guidelines that support attractive, pedestrian friendly districts to attract customers and create a vibrant pedestrian environment. Elements should include:
 - massing
 - entrances on main streets
 - street wall continuity
 - limited driveways
 - parking in rear of buildings
 - storefront window size
 - window transparency
 - signage
 - lighting
 - screening/buffering of service areas
 - interior landscaping of parking areas

3. Adjust the boundaries of commercial districts to be more consistent with existing commercial development.



4. Create Local Convenience Subdistricts (LC) to provide convenience retail and services (for example, a laundromat, small market, and shoe repair shop) for the immediate neighborhood and pedestrians. Recommended LC Subdistricts include:

- Hyde Park Avenue and Dana Avenue and Pine Street
- Hyde Park Avenue at Collins Street and Metropolitan Avenue
- Hyde Park Avenue at Thatcher and Greenwood Streets
- Hyde Park Avenue at Arlington Street
- River Street and West Street
- River Street at Oakcrest Road and Tileston Street
- River Street and Reservation Road
- River Street and Norton Street
- Fairmount Avenue and Truman Parkway
- Dana Avenue and Truman Parkway
- Wolcott Square
- River Street at Solaris Road

Hyde Park Avenue at Greenwood Avenue



Hyde Park Avenue at Arlington Street



River Street at West Street



River Street at Tileston Street



River Street at Winthrop Street



Fairmount/Truman Parkway



Dana Avenue/Truman Parkway



River Street and Norton Street



5. Create Neighborhood Shopping Subdistricts (NS) to provide goods and services to the larger neighborhood (for example, a large grocery store, restaurant, and hair salon). Recommended NS Subdistricts include:
 - Stop and Shop plaza on American Legion Highway
 - Hyde Park Avenue at Willow Street (America's Food Basket)
 - Shops at Riverwood Plaza
 - Hyde Park Avenue at Factory Street (Shaw's)
 - River Street at Winthrop Street
 - Stop and Shop plaza at Truman Parkway and Washington Street

CLEARY AND LOGAN SQUARES

6. Create Community Commercial Subdistrict (CC-1) to provide a diversified commercial environment serving larger markets. In an effort to encourage the development of a more pedestrian-friendly environment around Cleary and Logan Squares, it is recommended that public service uses, such as pump stations and substations, vehicle rental agencies, and vehicle storage and repair garages be disallowed in CC Subdistricts. Recommended CC Subdistricts include:

- Cleary Square
- Logan Square
- Fairmount Station Site
- Lewis Chemical Site



7. Encourage mixed-use (retail/office/residential) in Cleary and Logan Squares by allowing a height and FAR bonus for this type of mixed-use (up to a total of 5 floors and 1.5 FAR). Require setbacks for floors 4 and higher to reduce the impact of the building mass.

