



HYDE PARK

Neighborhood Strategic Plan

Advisory Group Meeting
23 May 2011



City of Boston
Thomas M. Menino
Mayor



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.

KEY RECOMMENDATIONS

RESIDENTIAL DISTRICTS

Update subdistricts with contemporary designation codes

1F-9000 → formerly S-.3

1F-6000 → formerly S-.5

2F-5000 → formerly R-.5

3F-4000 → formerly R-.8

MFR → formerly H-2

CPS (Conservation Protection Subdistrict)



Minimum of 2 off-street parking spaces per unit
(no maximum number of spaces)

Open Space in Yards

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

1F – 1800 sf/unit

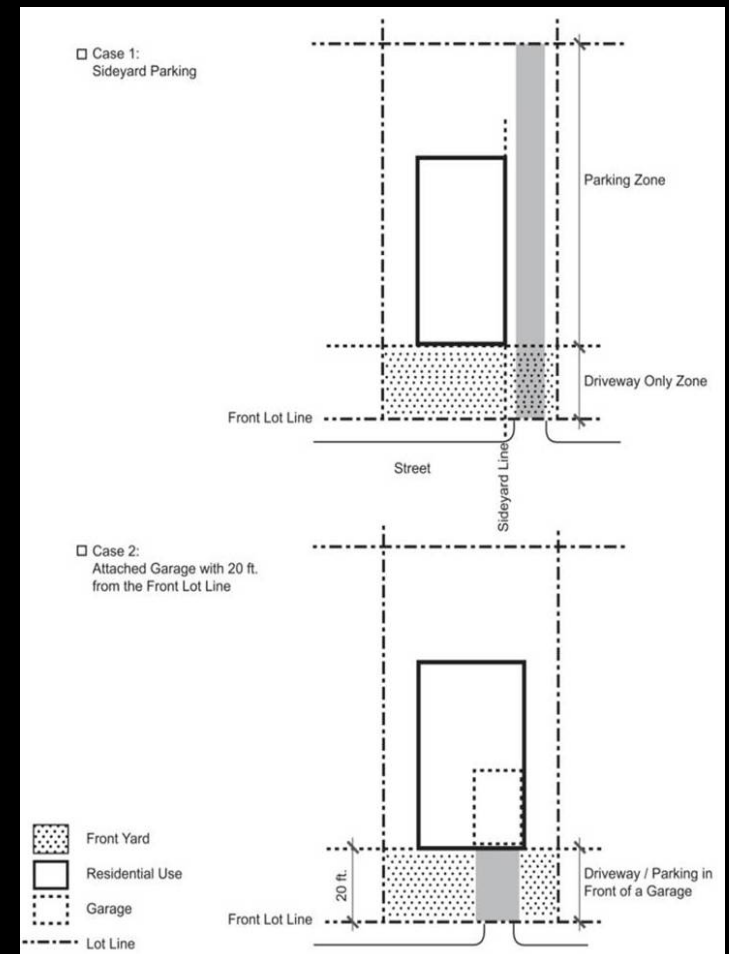
2F – 1750 sf/unit

3F – 800 sf/unit

MF – 400 sf/unit

and

Introduce regulations limiting the location of off-street parking



Residential Design

Design Guidelines: ensure new construction is compatible with existing environment & preserves neighborhood character

Neighborhood Design Overlay Districts in certain locations

As-of-Right Design Review for Projects > 750 SF



Advisory Group Feedback - Residential

Why so few proposed 3F districts (formerly R-.8)?

COMMERCIAL DISTRICTS

Update subdistricts with contemporary designation codes



- CC (Community Commercial)
- NS-2 (Neighborhood Shopping)
- NS-1
- LC (Local Convenience)



Develop design guidelines & requirements to create attractive, walkable districts to attract customers and create a vibrant pedestrian environment.

No change in the existing 40' height limit

2.0 maximum FAR in the squares to reflect existing conditions and current height limit

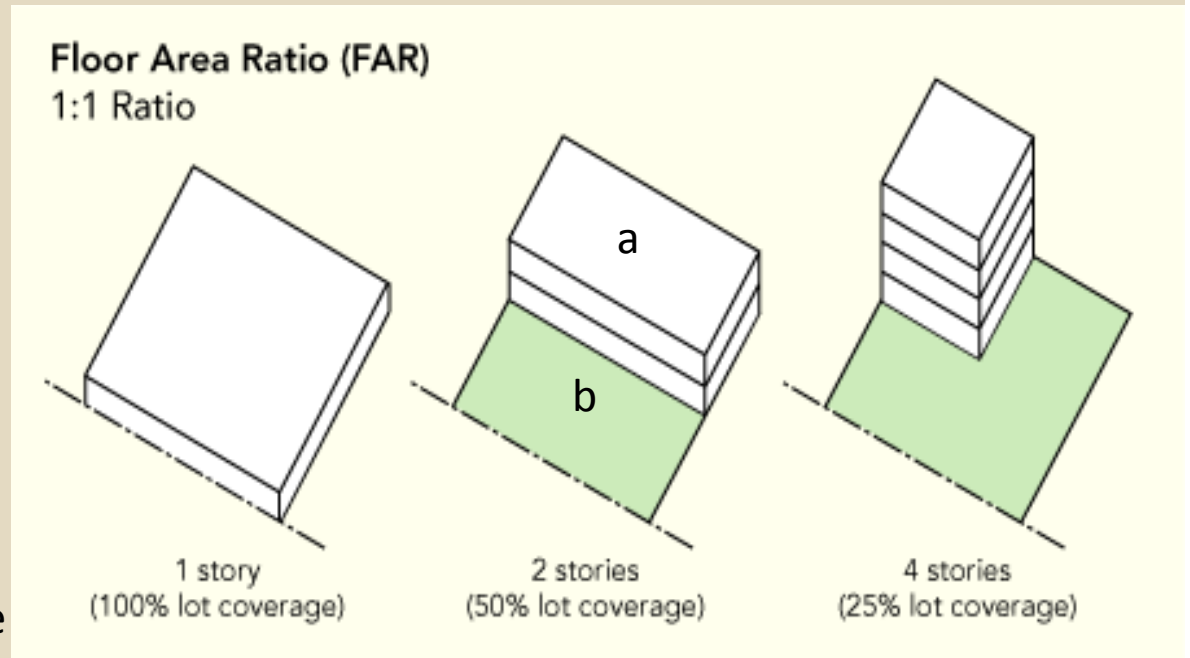
Increased minimum number of off-street parking spaces for both residential and commercial areas of Hyde Park: smaller increase for the squares



Floor Area Ratio (FAR)

$$\text{FAR} = \frac{\text{Total floor area (a)}}{\text{Parcel lot area (b)}}$$

FAR is the relationship between the size of a parcel lot and the amount of building floor space it contains.



WEST ROXBURY

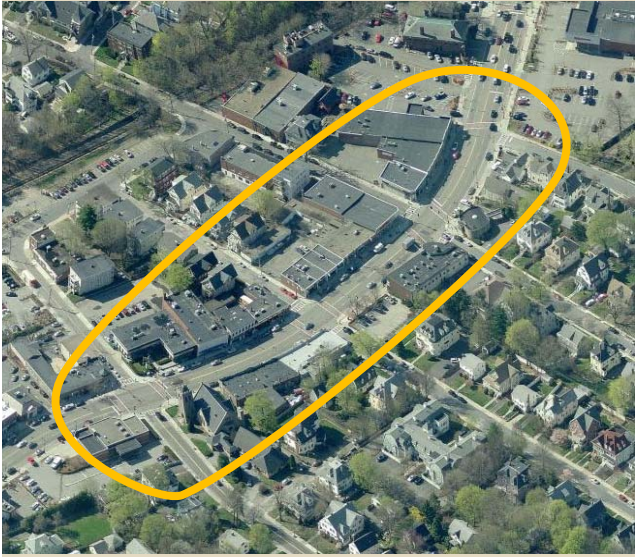
JAMAICA PLAIN

ROSLINDALE

FAR: 1.6
Average Stories: 1.5

1.7
2

2.0
2

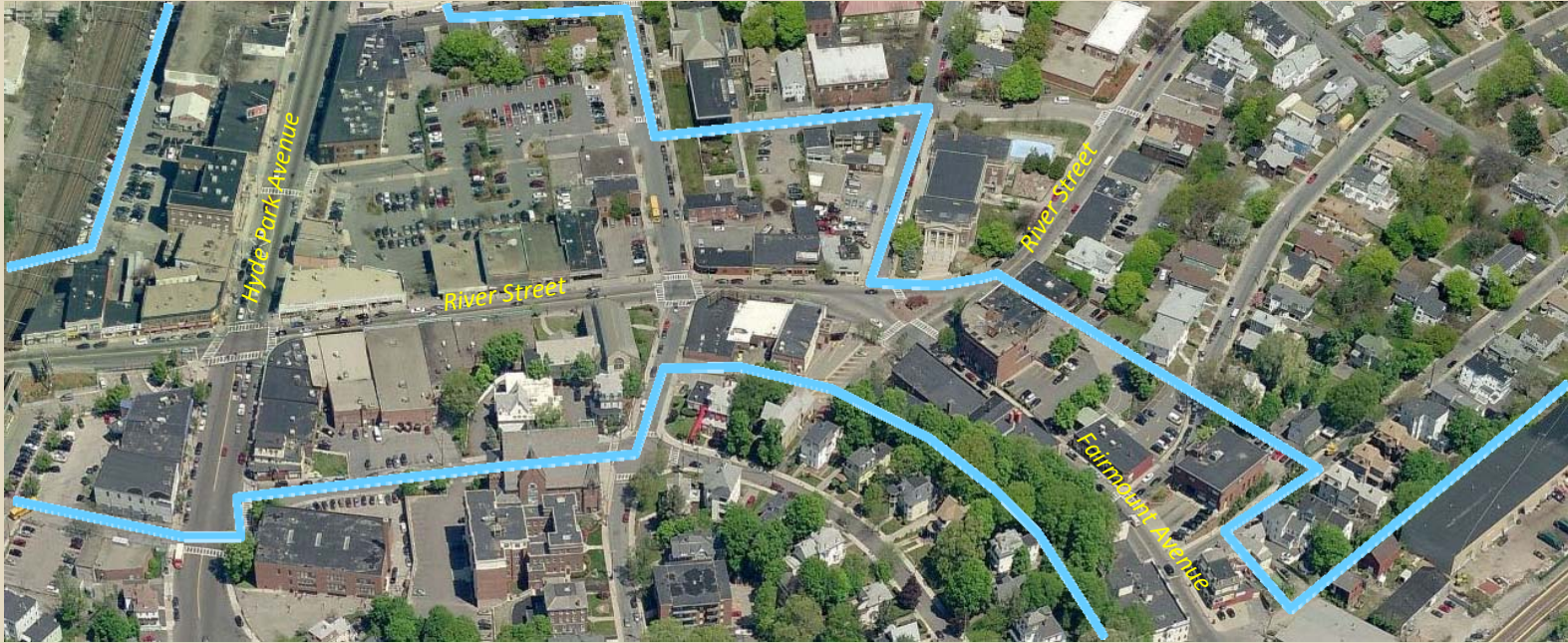


Maximum Requirements

Roslindale Square
West Roxbury Centre Street
JP Centre/South Streets

FAR	Height
2	35' / 3 stories
2	35'
2	45' (60' in Jackson Square)

Cleary & Logan Squares Existing Area Analysis



	LAND AREA	GFA	FLOORS	FAR
Government	16,540	35,100	2.0	2.1
Commercial	512,060	580,335	1.5	1.1
Institutional	92,155	74,830	1.6	0.8
Residential	69,760	38,860	2.2	0.6

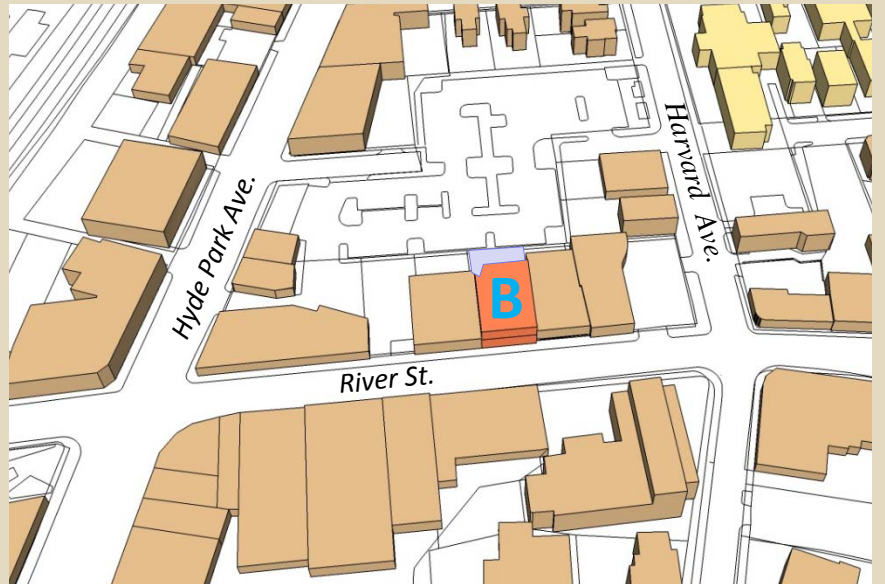
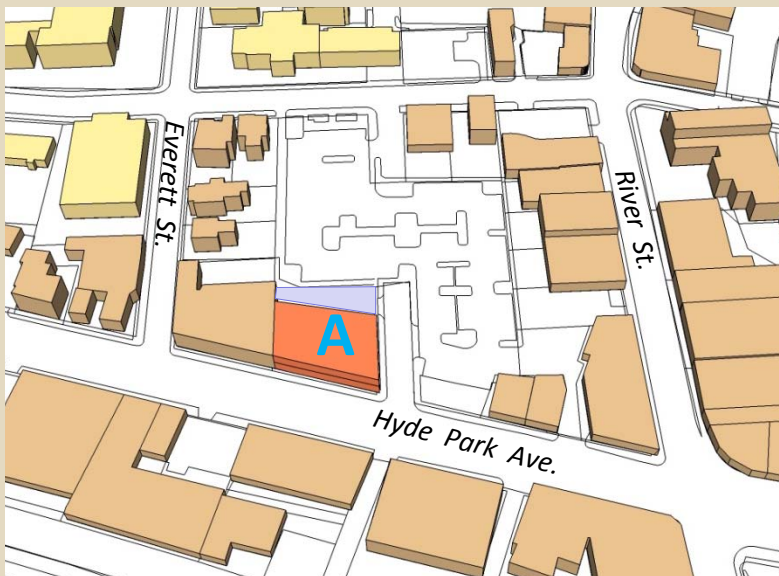
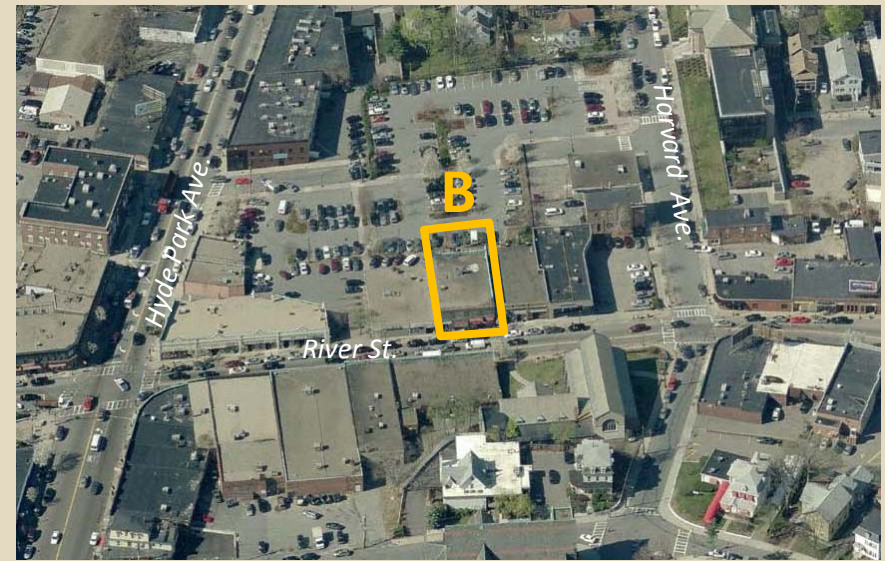
Average FAR: 1.2

Average Stories: 1.8

	LAND AREA	GFA	FLOORS	FAR
A	11,530	21,530	2	1.9
B	5,470	12,240	2	2.2

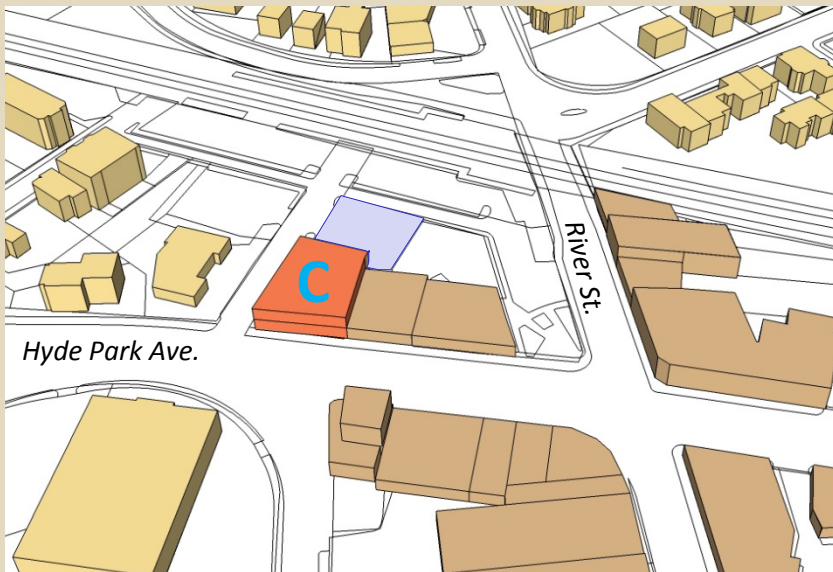
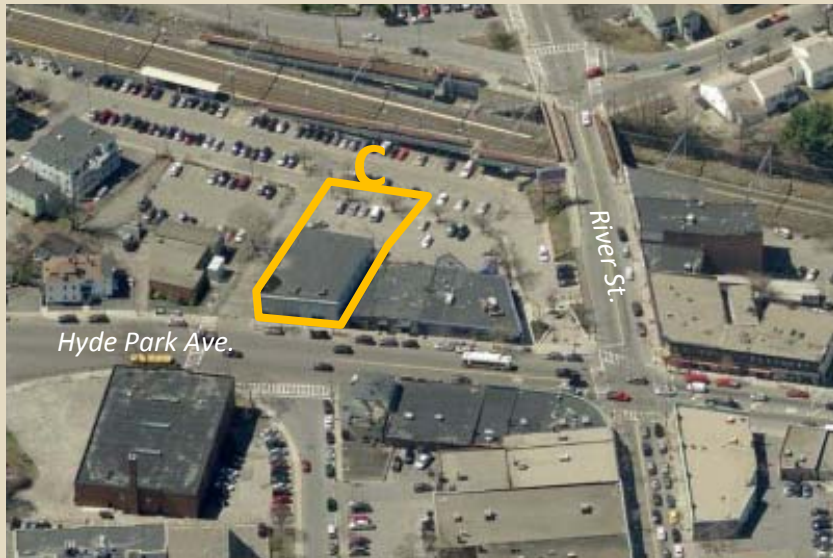
1228-1234 Hyde Park Avenue

1231-1237 River Street

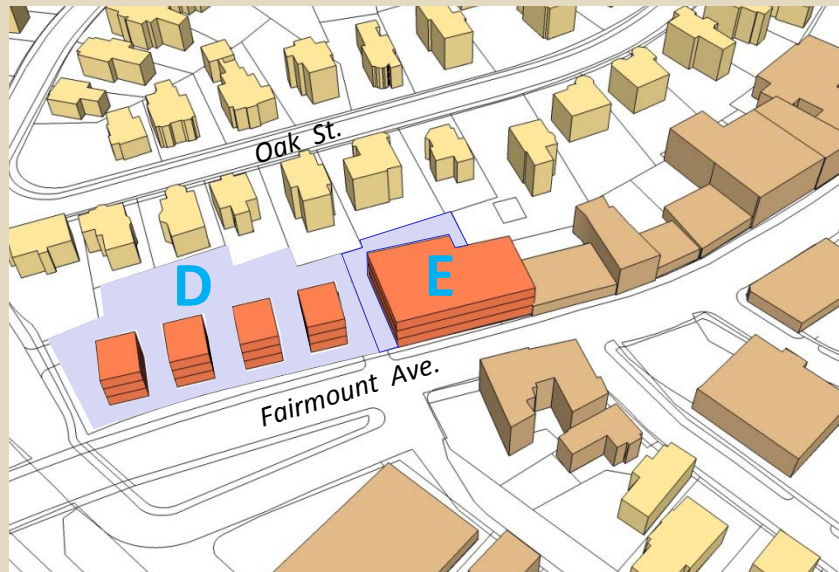


	LAND AREA	GFA	FLOORS	FAR
C	13,700	21,830	2	1.6
D	29,325	4,375	2.5	0.2
E	14,510	21,525	3	1.5

1283 Hyde Park Avenue



99-101, 81-87 Fairmount Avenue

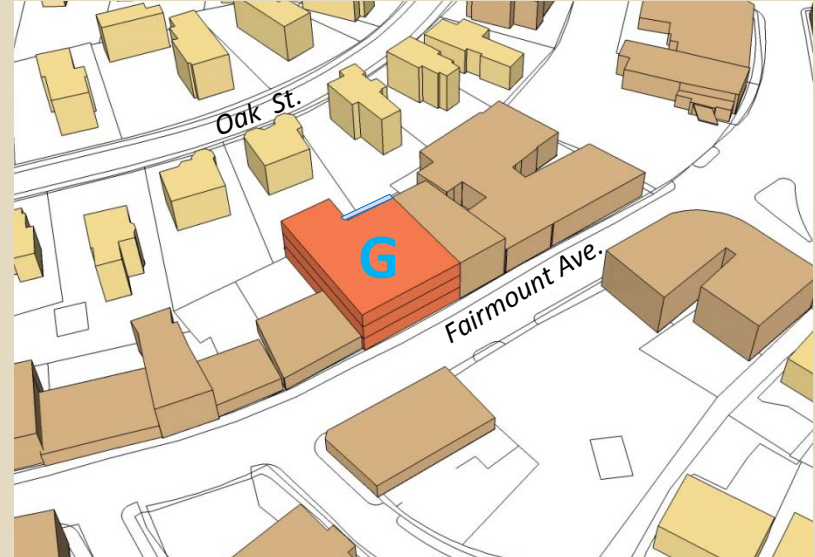


	LAND AREA	GFA	FLOORS	FAR
F	5,100	14,120	3	2.8
G	8,740	25,700	3	2.9

2-20 Fairmount Avenue



41- 49 Fairmount Avenue



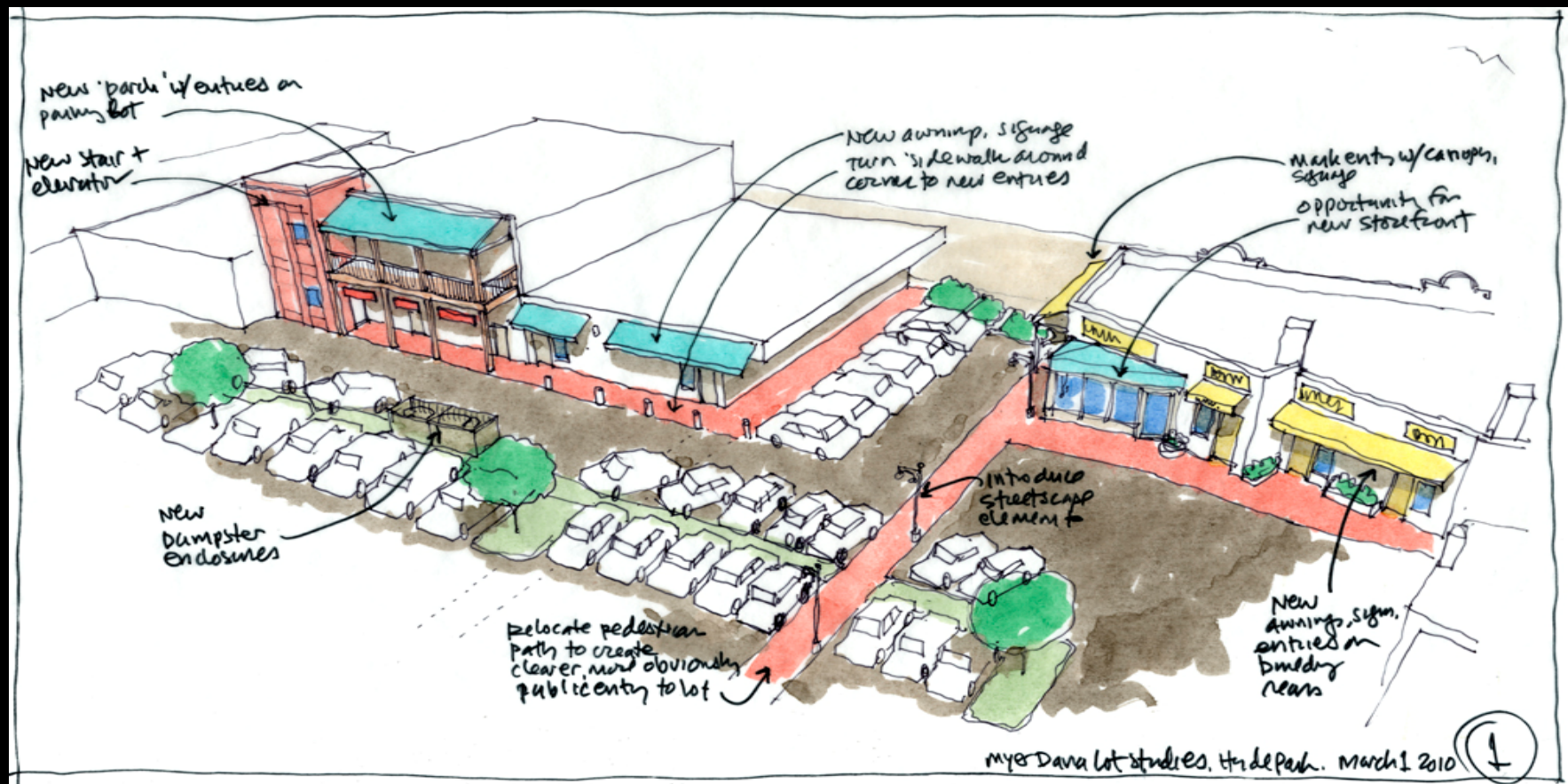
Develop attractive gateways (with signage and special streetscape/paving features) at key locations.



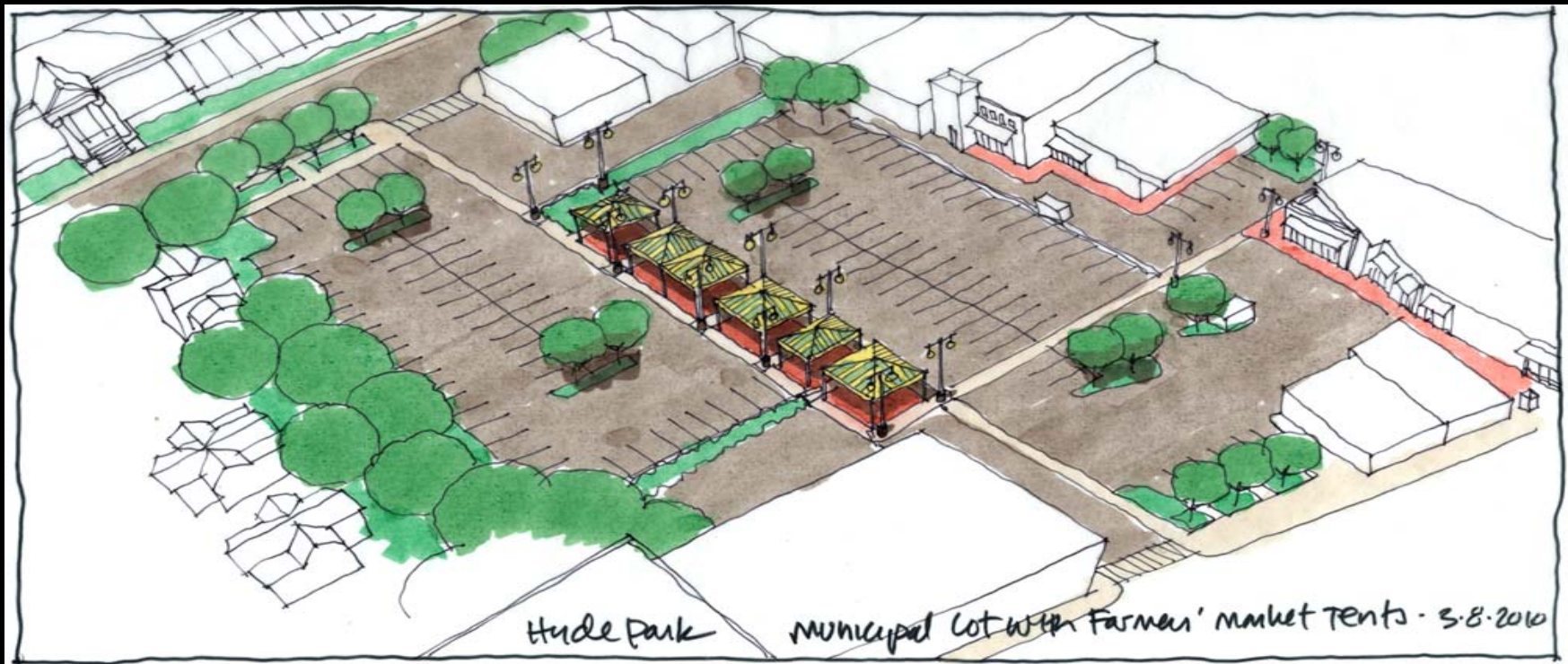
Hyde Park Avenue at Clay Street



Work with MBTA to provide free parking in Cleary Square lot at night and on weekends & work with property owners to improve rear facades facing the MBTA parking lot.



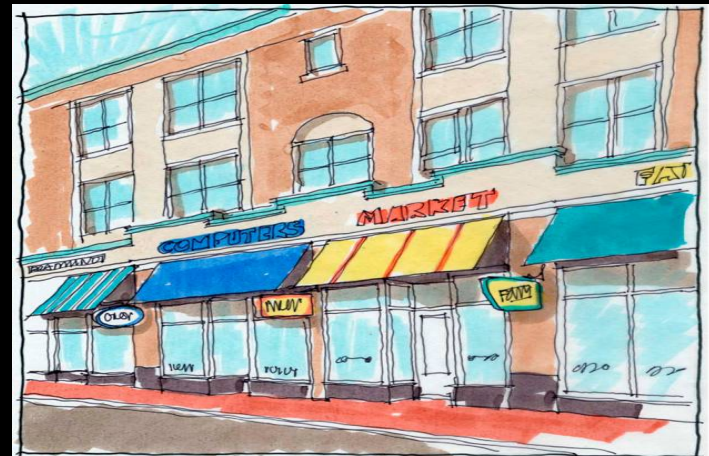
Upgrade the municipal parking lot to improve traffic flow and provide opportunities for other uses such as a Farmer's Market. Recognizing that the lot serves as a "district gateway" to many who use the shopping district, encourage property owners to improve building facades and rear elevations facing the lot.



Expand and improve the Cleary Square Plaza to provide a larger, more usable gathering space for events such as Traffic Jam, and encourage property owners to improve building facades facing the MBTA lot and plaza.



Create a Neighborhood Design Overlay District that encourages the preservation and sensitive rehabilitation of historic buildings



Advisory Group Feedback - Commercial

- Why not extend NS-2 shopping district to the Blockbuster site?
- Community Commercial should be expanded to an FAR of 2.0.
- NS-2 shopping district should extend south along H-P Ave. to include the Pingree/Jackson Street/MBTA area (the Mother Brook side of Shaws).
- Storefront church prohibition in commercial district?
- Is Lewis Chemical recommended for NS-2 or residential? Would like to see Lewis Chemical go to CC.

Advisory Group Comments – Commercial (cont'd)

- Traffic patterns and one-way road designs that would more efficiently funnel traffic into, through, and then out of the Squares (like Roslindale Square) should have been studied more closely.
- Businesses facing HP Commuter Rail station should give Hyde Park a more “inviting face” by having entrances which face that direction. (Similar to the opening to the Winthrop Street Parking Lot .)
- Would prefer number of stories (3) to limit height rather than feet (i.e. 40’).
- Would like to see a large landmark marker in Cleary Square.

INDUSTRIAL DISTRICTS

Preserve Hyde Park's industrial legacy, through maintaining key industrial districts to bring jobs and economic vitality to the community.

Encourage job creation in emerging industries such as medical/life sciences manufacturing, creative economy and green/clean technology



Classify industrial subdistricts with designations
from other updated neighborhood zoning articles



M-1 → LI-1 (Restricted Manufacturing to Local Industrial)

I-2 & M-2 → LI-2 (General Manufacturing to Local Industrial)



Industrial design

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



OPEN SPACE

Consistent with updated zoning in other Boston neighborhoods, public open space should be protected through open space subdistricts:

OS-P (Parkland)

OS-UW (Urban Wild)

OS-CM (Cemetery)

OS-RC (Recreation)

OS-UP (Urban Plaza)



GPOD (Greenbelt Protection Overlay District)

RPOD (Riverfront Protection Overlay District)

TRANSPORTATION

Automobiles

- Identify physical improvement to minimize potential congestion (e.g., ongoing improvements to River Street and Hyde Park Avenue)
- Introduce car-sharing program in selected areas



Pedestrians and Bicycles

- Expand sidewalks & enhance ped crossings to facilitate access to neighborhood services & transit
- Improve bicycle accommodations to encourage bicycling (require bicycle racks at new developments)

Public Transportation

- Advocate for more frequent commuter rail service
- Advocate for lower fares (subway comparable)
- Develop targeted improvements to MBTA bus service and facilities

SUSTAINABILITY

Encourage inclusion of green building elements in projects under 50,000 square feet.

Expand homeowner and business information and education about City initiatives around energy conservation and generation.



Encourage Low Impact Development (LID).

Support and encourage the permanent installation of plaques that bear the warning “Don’t Dump - Drains to Neponset River.”

Support the Grow Boston Greener (GBG) initiative to increase the urban tree canopy .



Encourage the installation of LED lighting.

Ensure that the potential for riverine flooding be taken into account by developers of properties close to the Mother Brook and Neponset River.

Encourage the use of the upcoming Climate Action Plan for the City to provide guidance around the issue of climate change.

Thank you for coming!

Hard copies of the plan will be available for viewing at the Hyde Park Library starting tomorrow morning.

Contact Marie or Ted for a copy. We will mail it to you. Provide your mailing address to us tonight.

Go to www.tinyurl.com/hpzoning for a hotlink to the document starting tomorrow.

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