



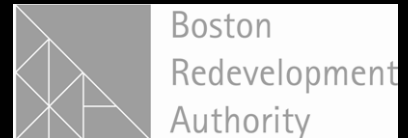
HYDE PARK

Neighborhood Strategic Plan

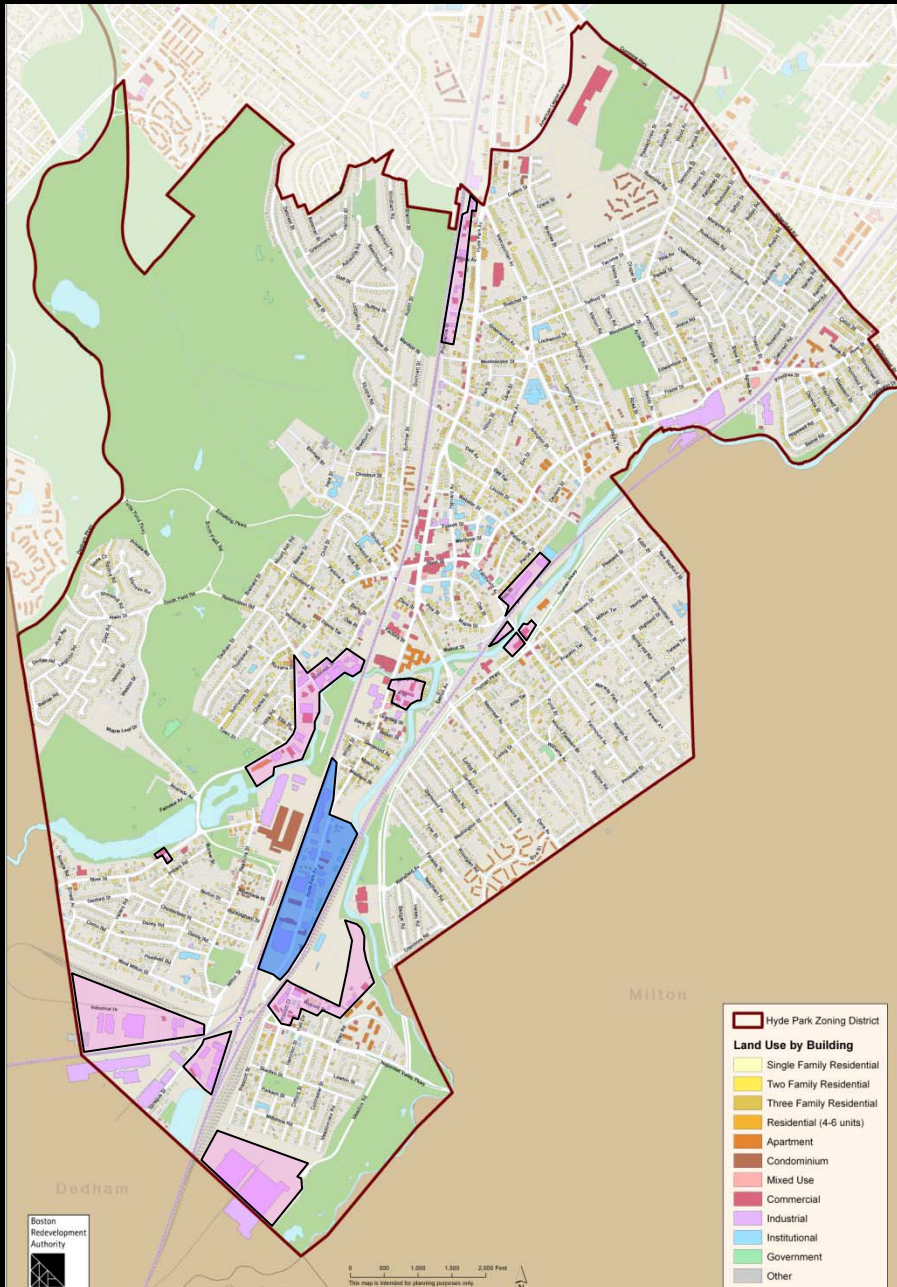
**Advisory Group Meeting
26 January 2010**



City of Boston
Thomas F. Menino
Mayor



Hyde Park Avenue



Lower Hyde Park Avenue Sections A & B



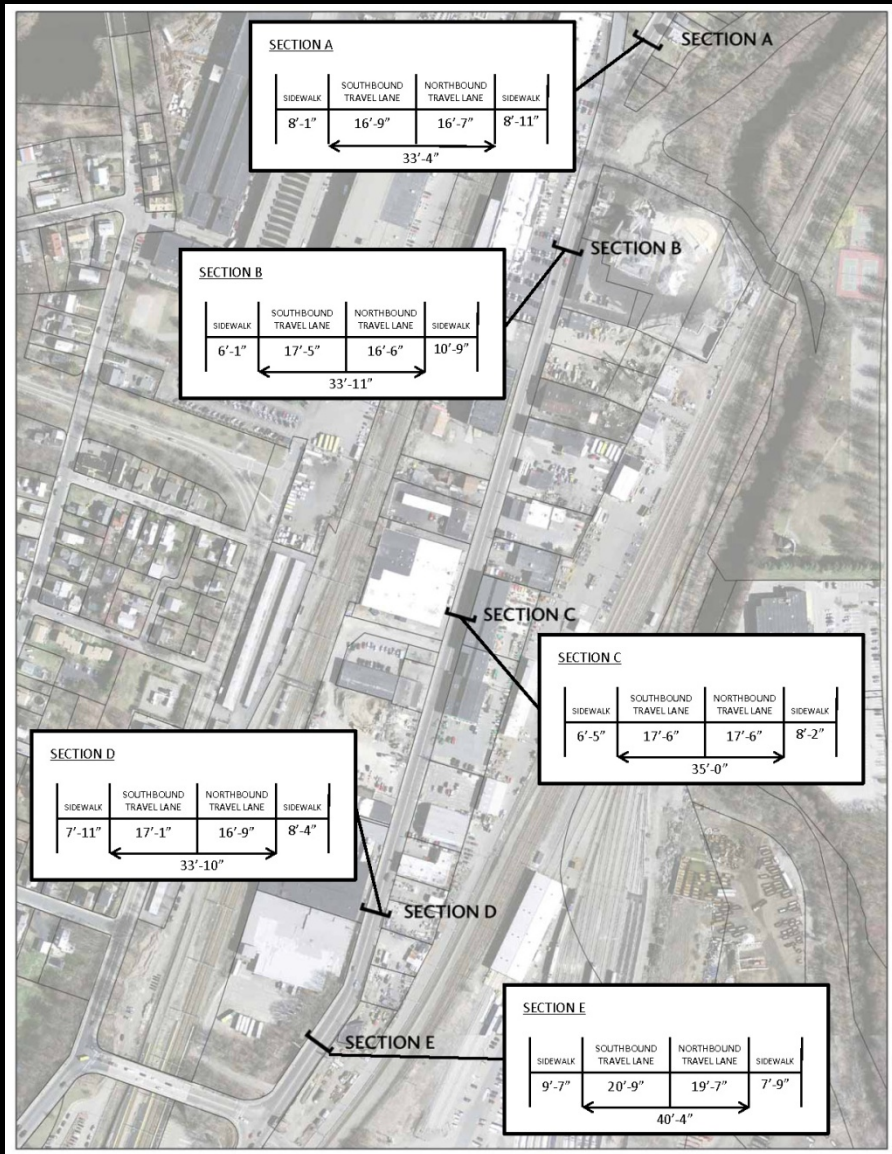
Lower Hyde Park Avenue Sections C & D



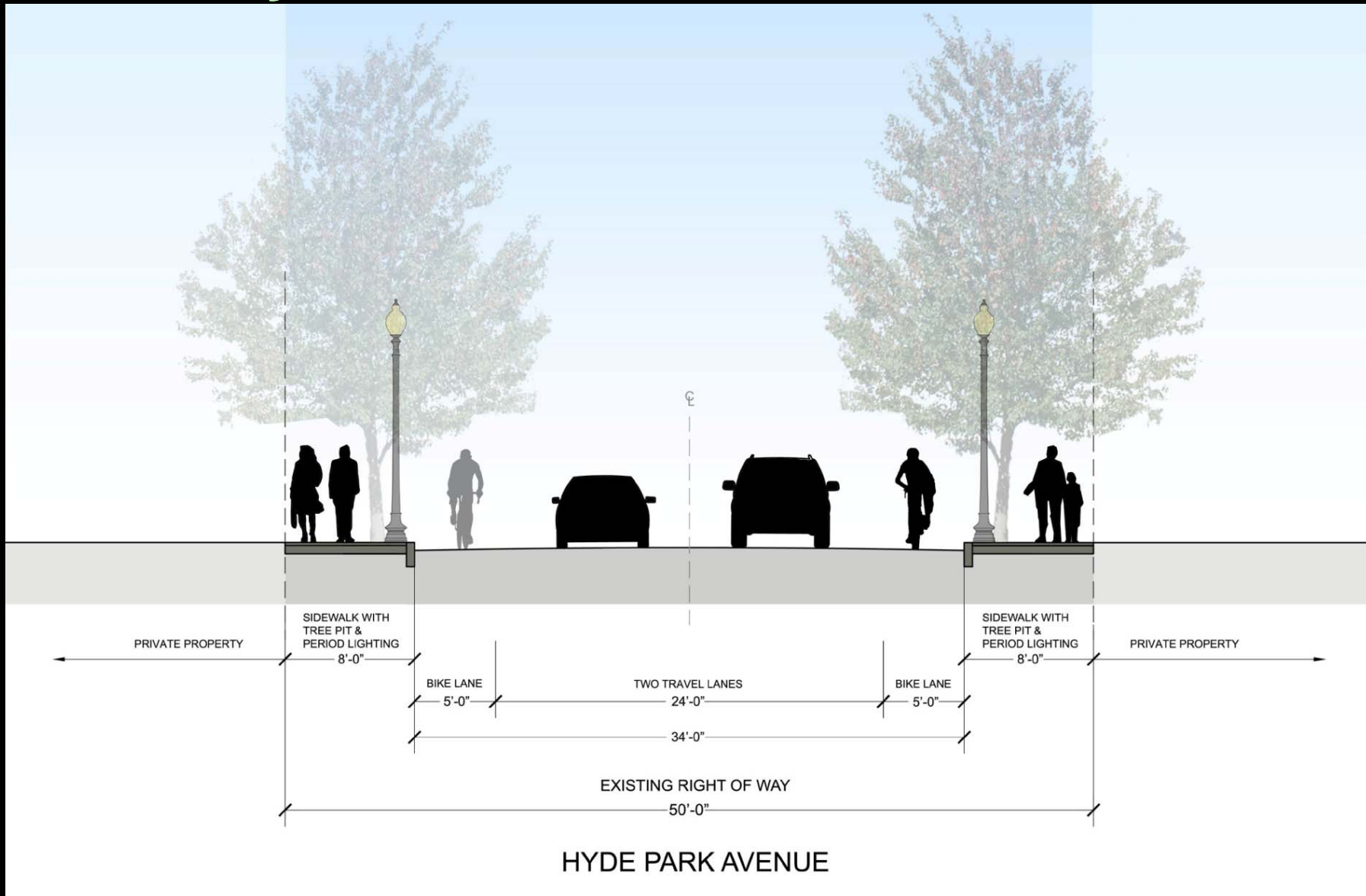
Lower Hyde Park Avenue Section E



Lower Hyde Park Avenue



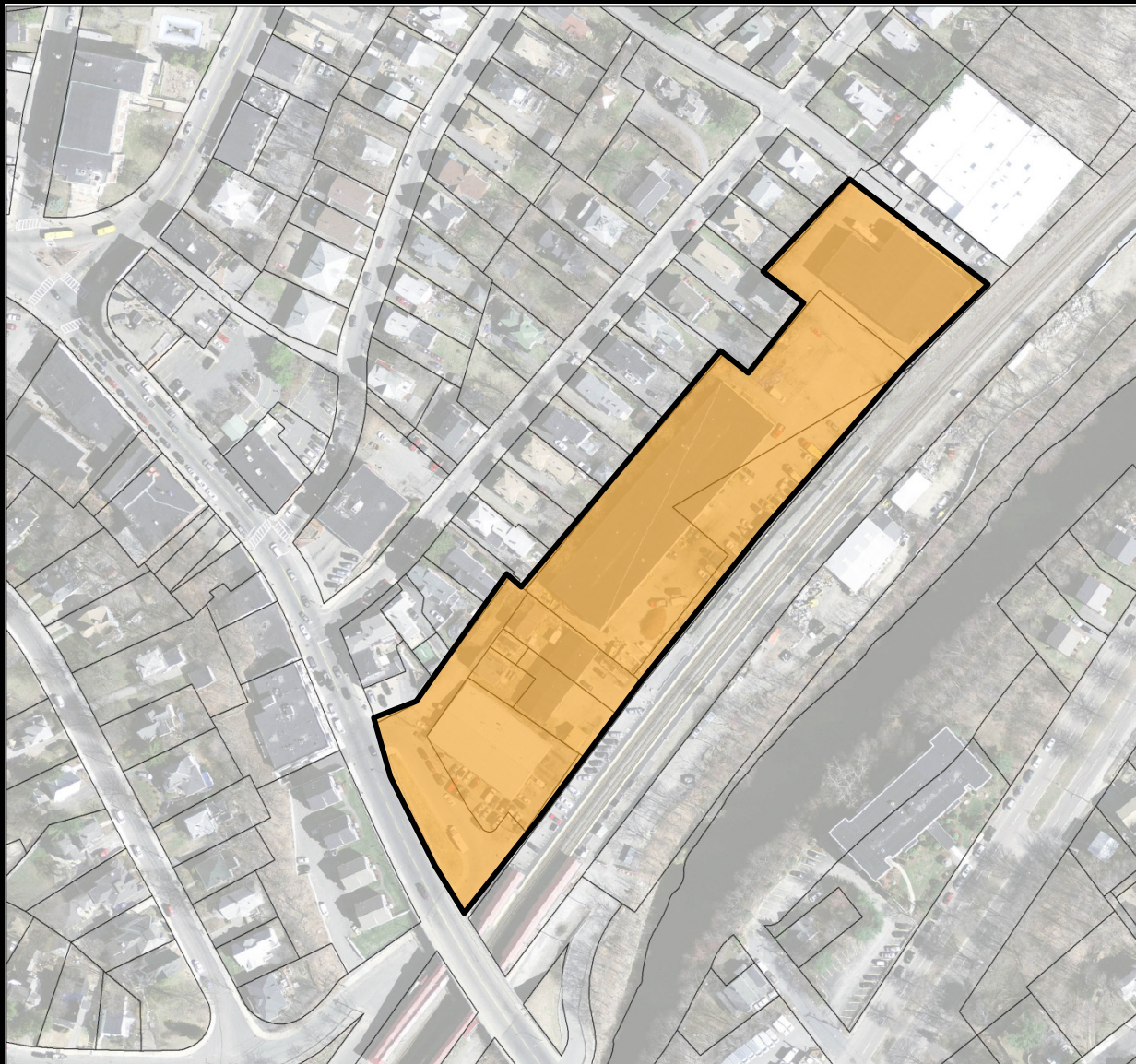
Lower Hyde Park Avenue



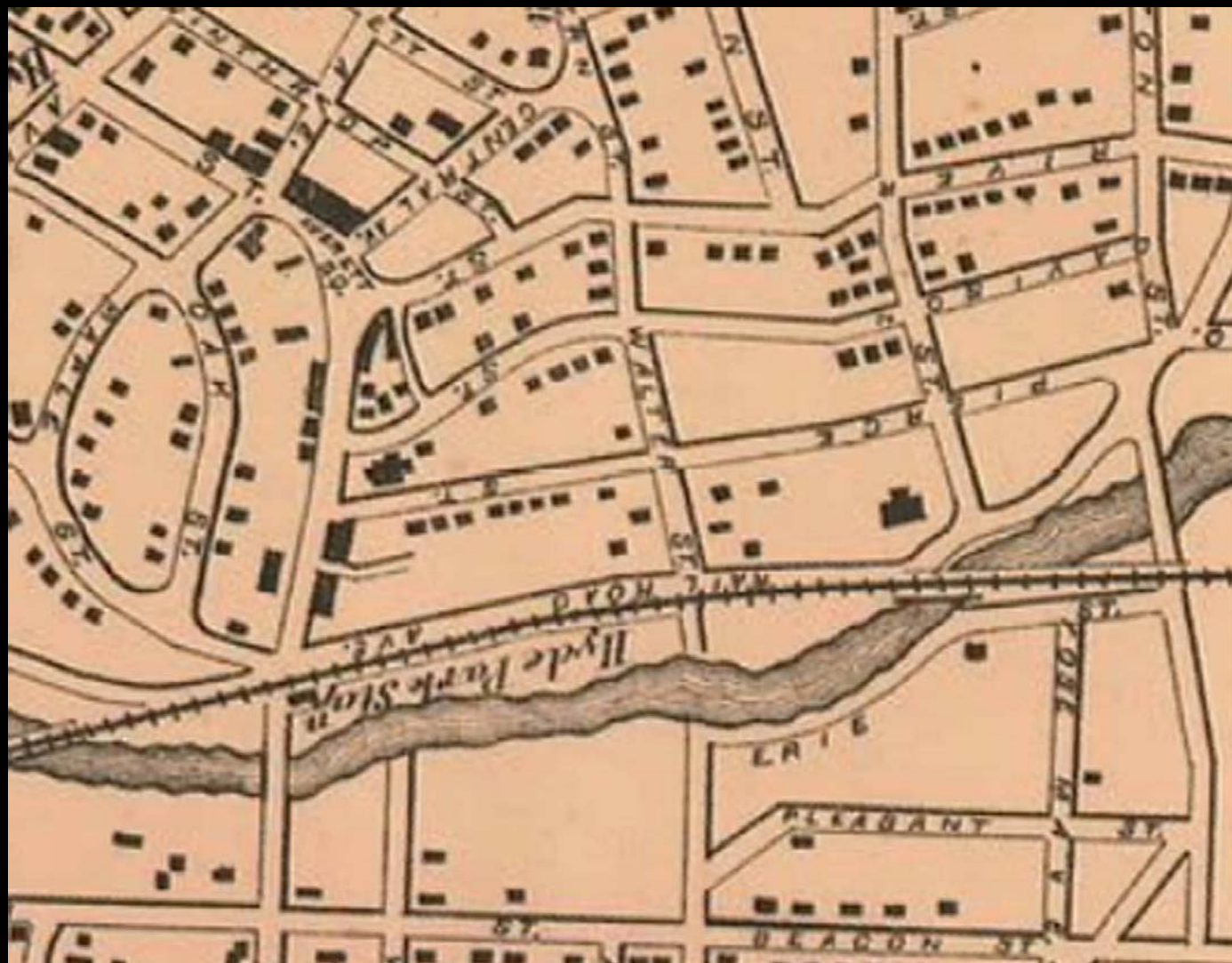




Fairmount TOD



Fairmount 1876



Fairmount TOD: Concept A



Railroad Ave. with
Continuous Street Wall

- 149 Residential Units (4-story double-loaded)
- 5-story building at corner inc. 1 floor parking
- 8,000 sf retail
- 173 parking spaces (128 surface, 45 structured/subgrade)
- FAR 1.1

Fairmount TOD: Concept B1



Railroad Ave. with Courtyards & Plazas

- 122 Residential Units (3-story double-loaded & 3-story townhouses)
- 6-story building at corner inc. 1 floor parking
- 14,000 sf retail
- 136 parking spaces (86 surface, 50 structured/ subgrade)
- FAR .93

Fairmount TOD: Concept B2



Railroad Ave. with Courtyards & Plazas

- 244 Residential Units (6-story double-loaded & 3-story townhouses)
- 9-story building at corner inc. 1 floor parking
- 14,000 sf retail
- 258 parking spaces (56 surface, 202 structured/subgrade), includes 2 level structured parking at north end of site
- FAR 1.8

Fairmount TOD: Concept C1



Urban Streetscape

- 67 Residential Units (3-story townhouses & 5-story double loaded)
- 5-story mixed use building inc. 1 floor parking at Fairmount
- 8,000 sf retail
- 91 parking spaces (46 surface, 45 structured/subgrade)
- FAR .51

Fairmount TOD: Concept C2



Urban Streetscape

- 113 Residential Units (4-story townhouses & 5-story double loaded)
- 6-story mixed use building inc. 2 floors parking at Fairmount
- 8,000 sf retail
- 137 parking spaces (46 surface, 91 structured/subgrade)
- FAR .83

Commercial Centers

Lexington Center



Lexington Center



Lexington Center



Lexington Center



Lexington Center



Newton Center



Newton Center



Newton Center



Newton Highlands



Newton Highlands



Newton Highlands



DRAFT VISION & GOALS

S.W.O.T'S FROM COMMUNITY MEETING

	Encourage mixed-use development - moderate density - active ground-floor uses	Find a home for the Farmers' Market	Create attractive gateways	StreetScape Guidelines StreetScape Improvements	Fix up commuter rail station	Improve appearance of surface pkg. lots
Hyde Park Avenue: vacant lots underutilized sites undesirable uses	2			1 2		
Bank of America lot	1					6
Farmers' Market (e.p.o.?)		4		4		
Infill buildings @ empty parcels, major streets (River & Fairmount)	1			1		
Backs of buildings					5	6
'High Riser' in clean SB.		4		4		6
GATEWAYS: • HP Ave & Everett? • Gordon & River? • Dana & HP Ave? • Truman Plwy & River? • River @ Muni Bldg?			3	3		
Hyde Pk. MBTA station					5	
preserve historic commercial buildings	1 2					
IMAGINE a 2-3 story scale to the commercial district... potential future re-development!	1			1 2		



Approx. 80,000 SF Parcel

PARKING

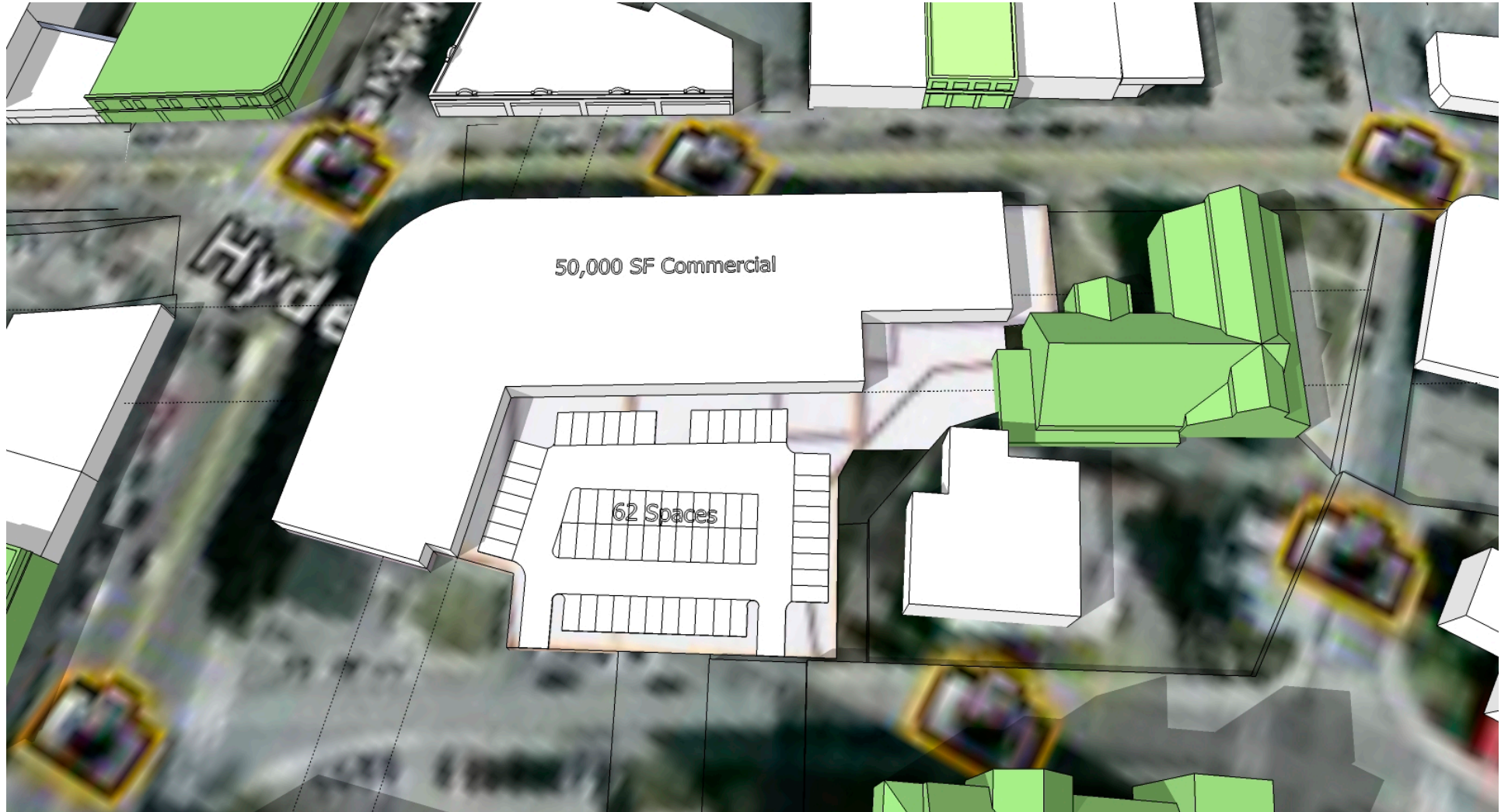
Hyde



Approx. 80,000 SF Parcel

62 Spaces

Hyde



50,000 SF Commercial

62 Spaces

Hyde



48 Residential Units

62 Spaces

Hyd





30,000 SF Parcel

40 Spaces

Dartmouth St

15th St

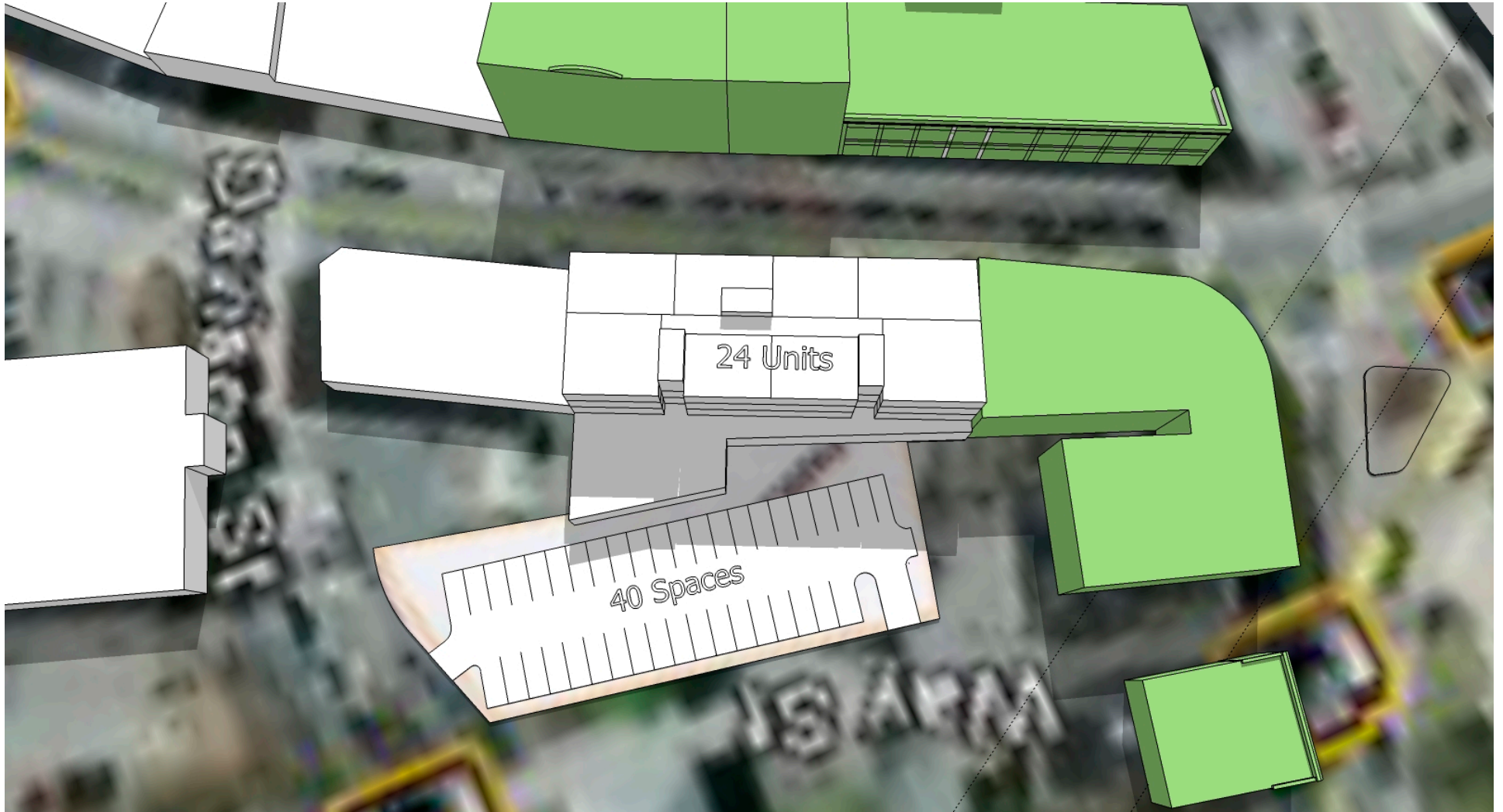


12,500 SF Commercial

40 Spaces

Dartmouth St

15th St



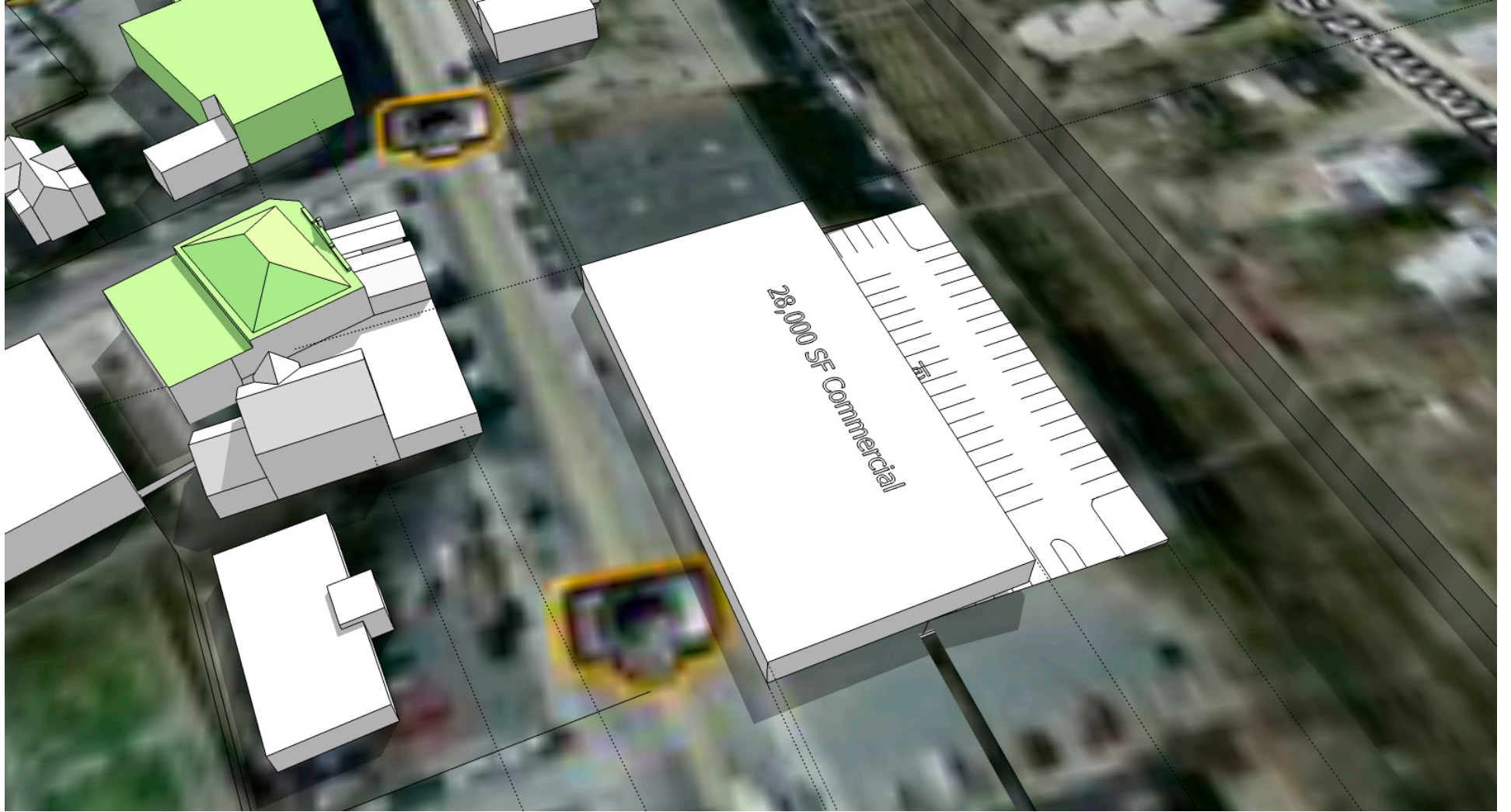
24 Units

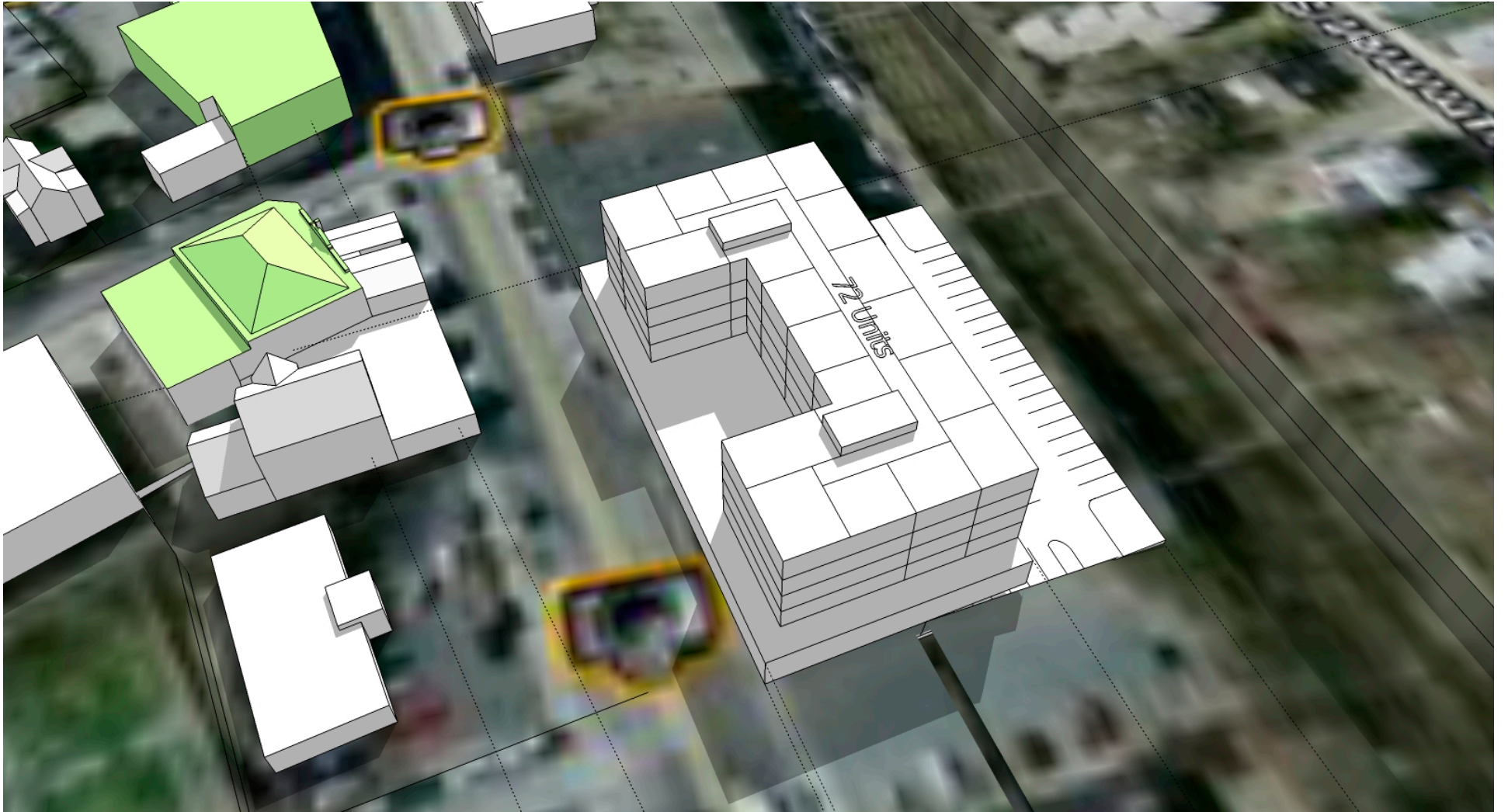
40 Spaces

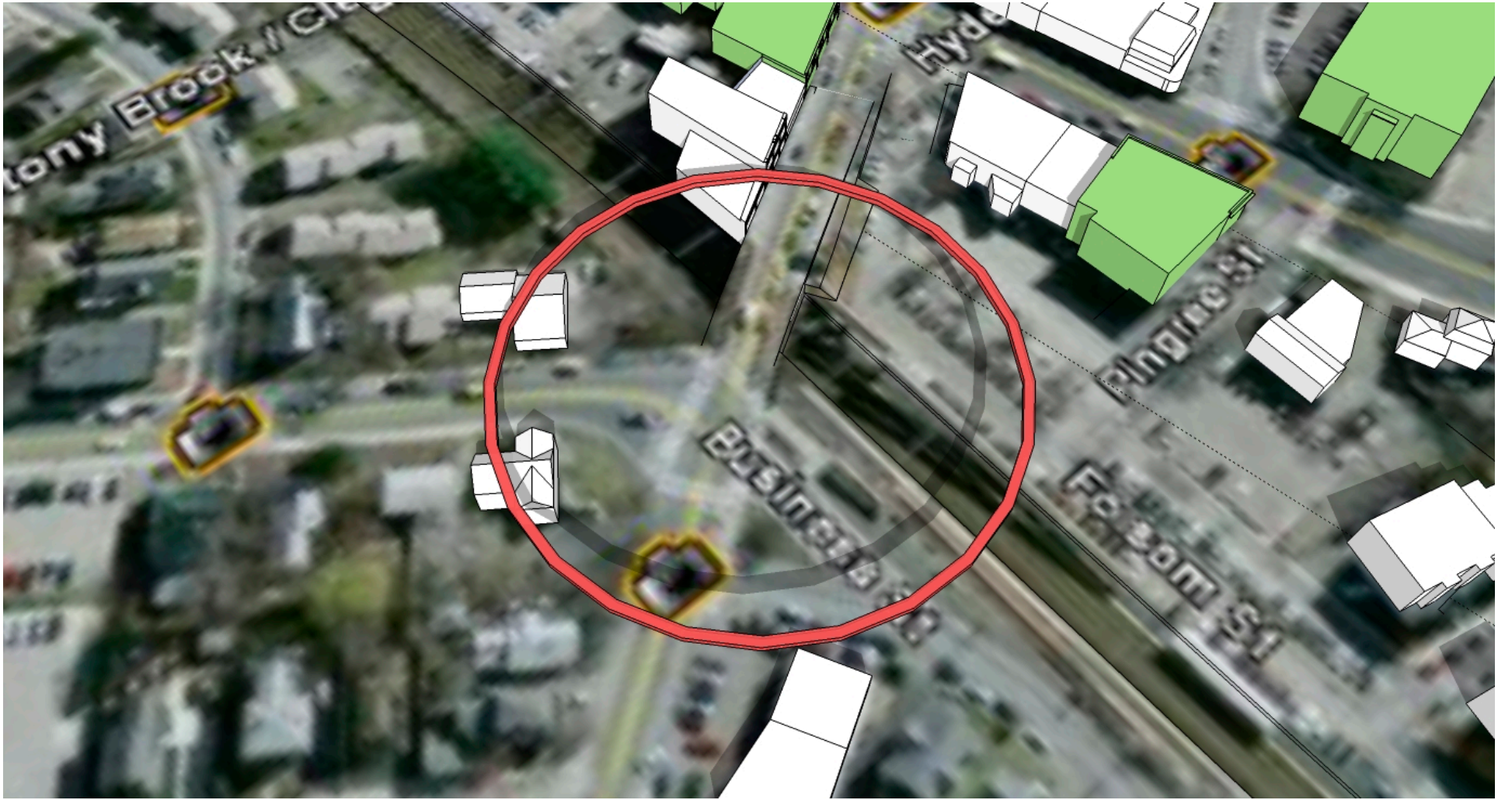
Dartmouth St

15th St

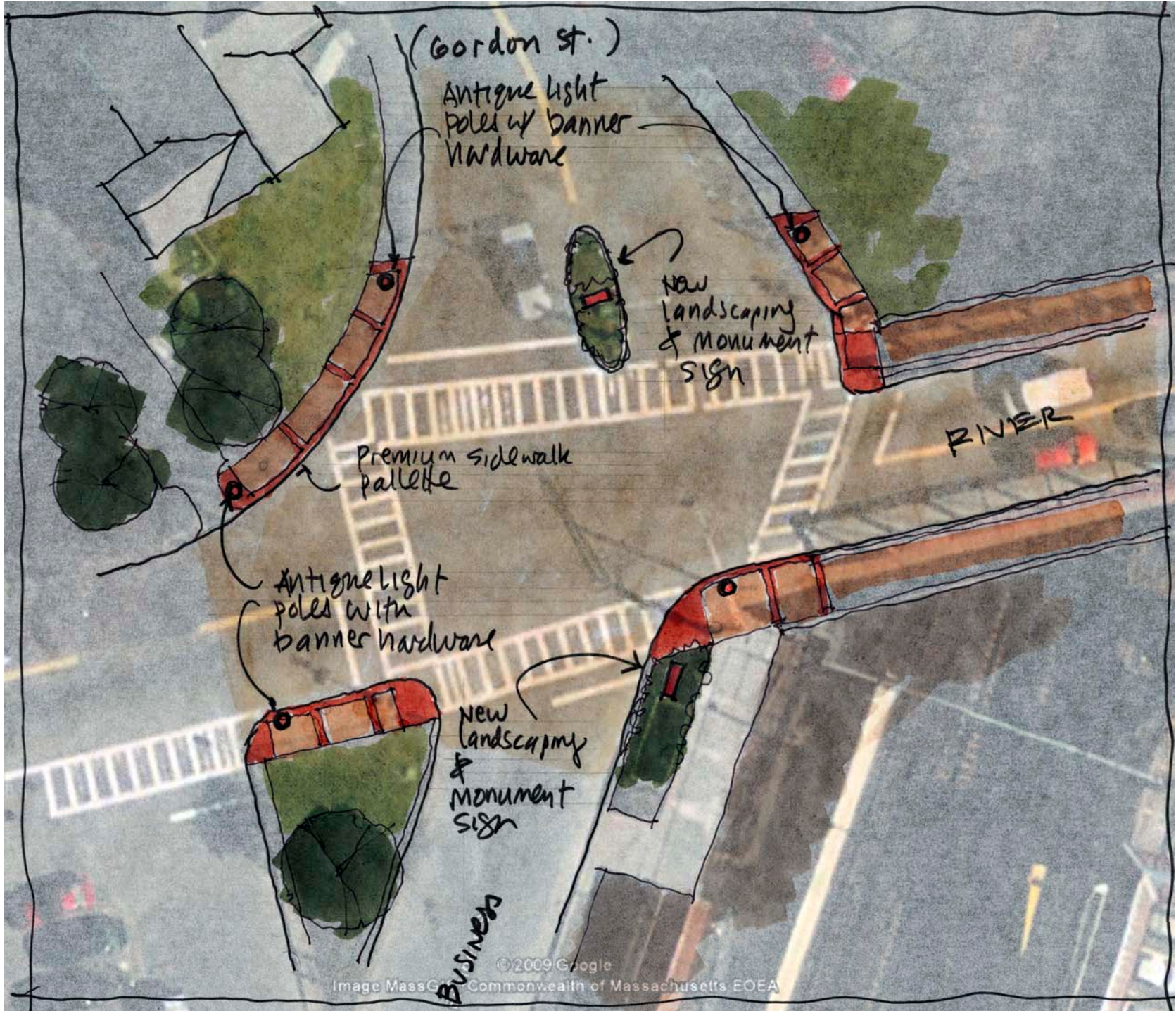












(Gordon St.)

Antique light poles w/ banner hardware

New Landscaping & Monument Sign

Premium sidewalk palette

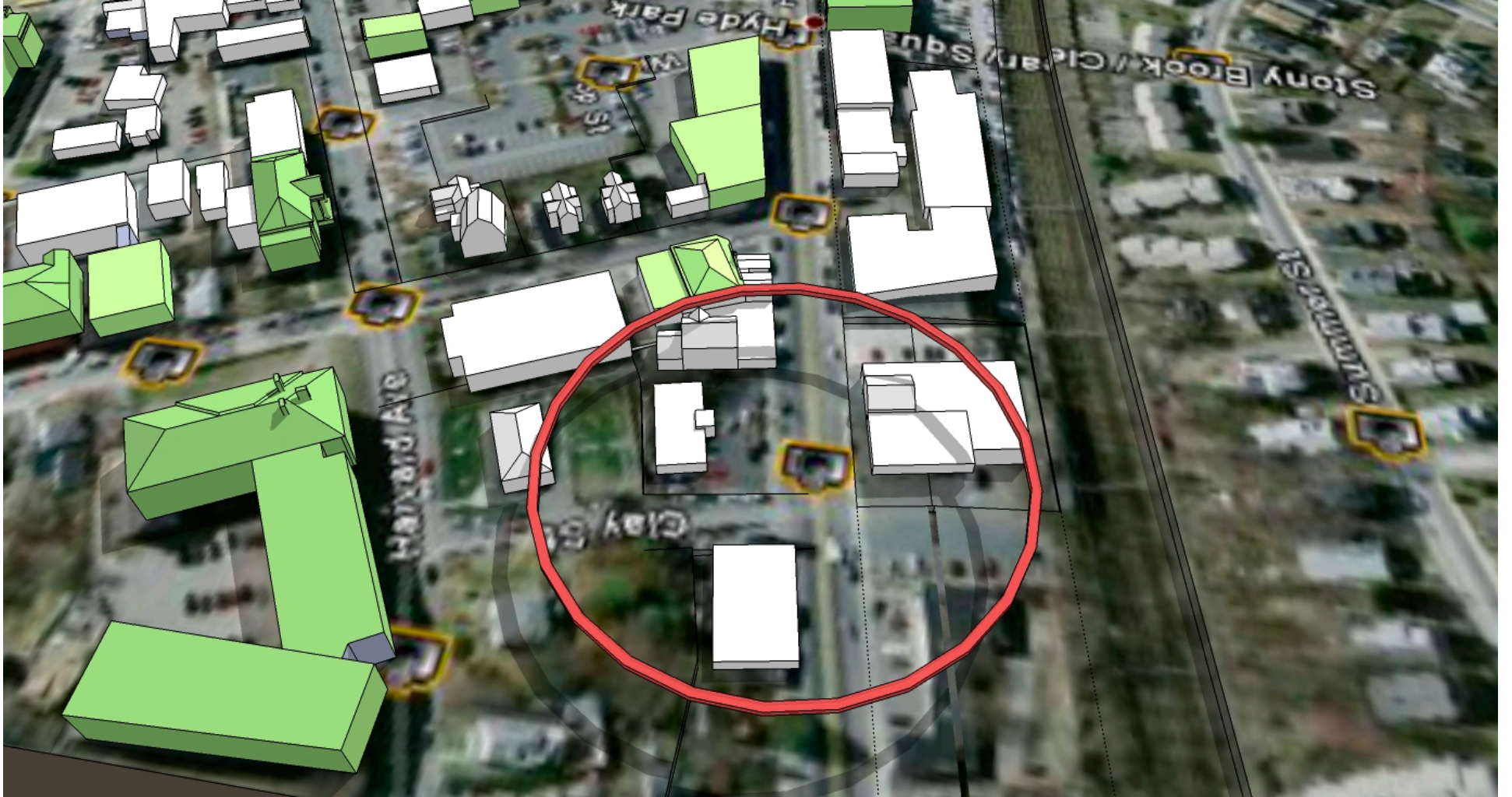
RIVER

Antique light poles with banner hardware

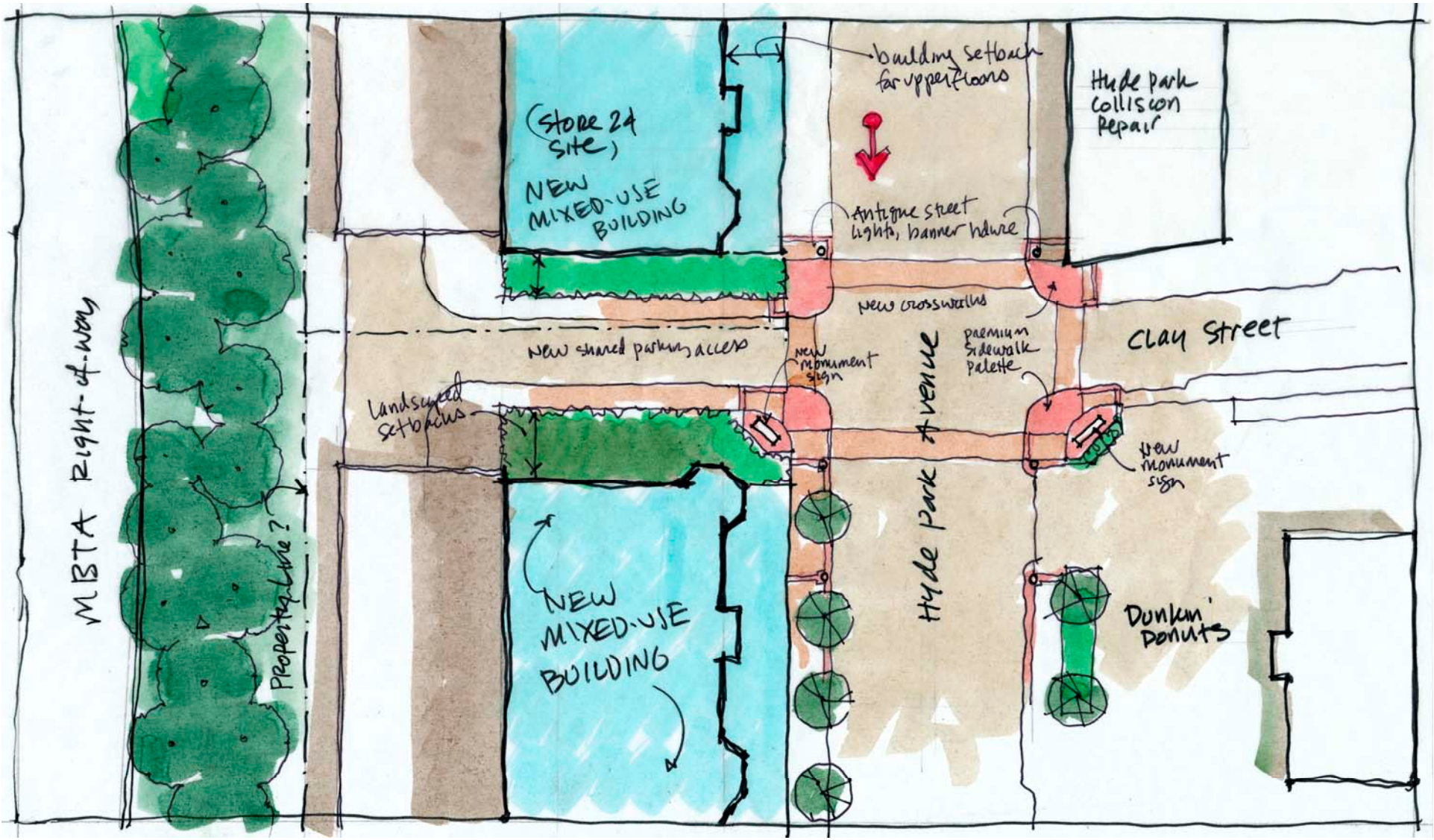
New Landscaping & Monument Sign

Business









MBTA Right-of-Way

Property Line?

(STORE 24 SITE)
NEW MIXED-USE BUILDING

New shared parking access

Landscaped Setbacks

NEW MIXED-USE BUILDING

building setback for upper floors

Hyde Park Collision Repair

Antique street lights, banner hardware

New crosswalks

Hyde Park Avenue

premium sidewalk palette

Clay Street

New monument sign

New monument sign

Dunkin' Donuts





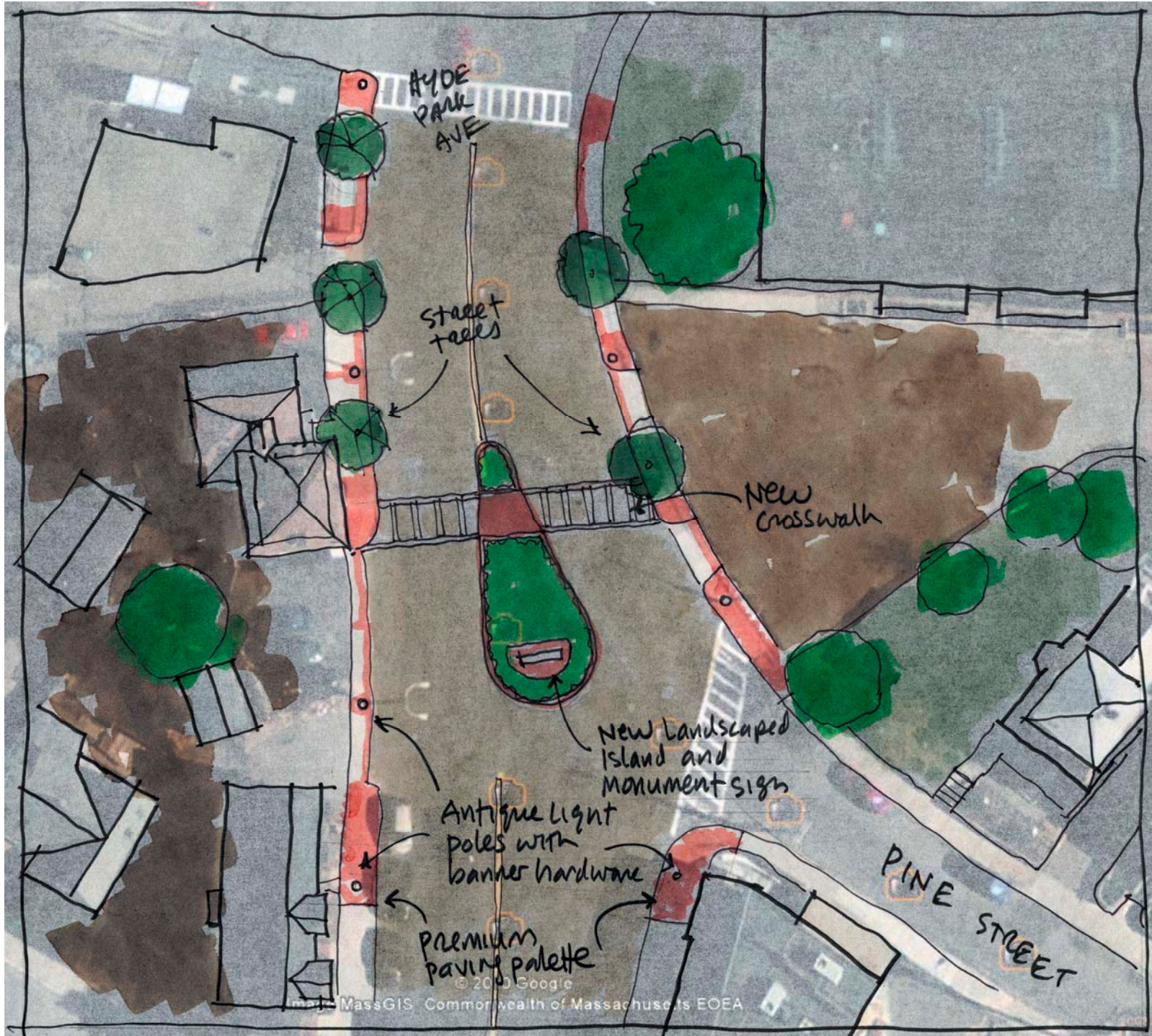
82 Pine St Exit Photo



To report an inappropriate image, exit and click the photo icon.

©2008 Google

Eye alt 8 ft







DonMar Computers
we make house calls
7090-5073 678-933-0000

Lala Market
FRESH MEAT SPANISH & AMERICAN FOOD
417-333-2244

NO LEFT TURN

Get **FAMILY savings**

NEW PRICE **\$10**

\$5 TOYS

Repairs Sales & Service

VEGETABLE, MISCELLANEOUS
AND MUCH MORE



Consistent architectural
sign band + lighting.
Signage area conforms to
zoning

Restore
important
architectural
features

Name of store ONLY
on sign

Raise glazing
head to 8' min

No
surface-
mounted
conduit

DON MAR COMPUTERS

Lala Market

COMPUTER

repair scene

FRESHMEAT

SPRINKLER

SAVY

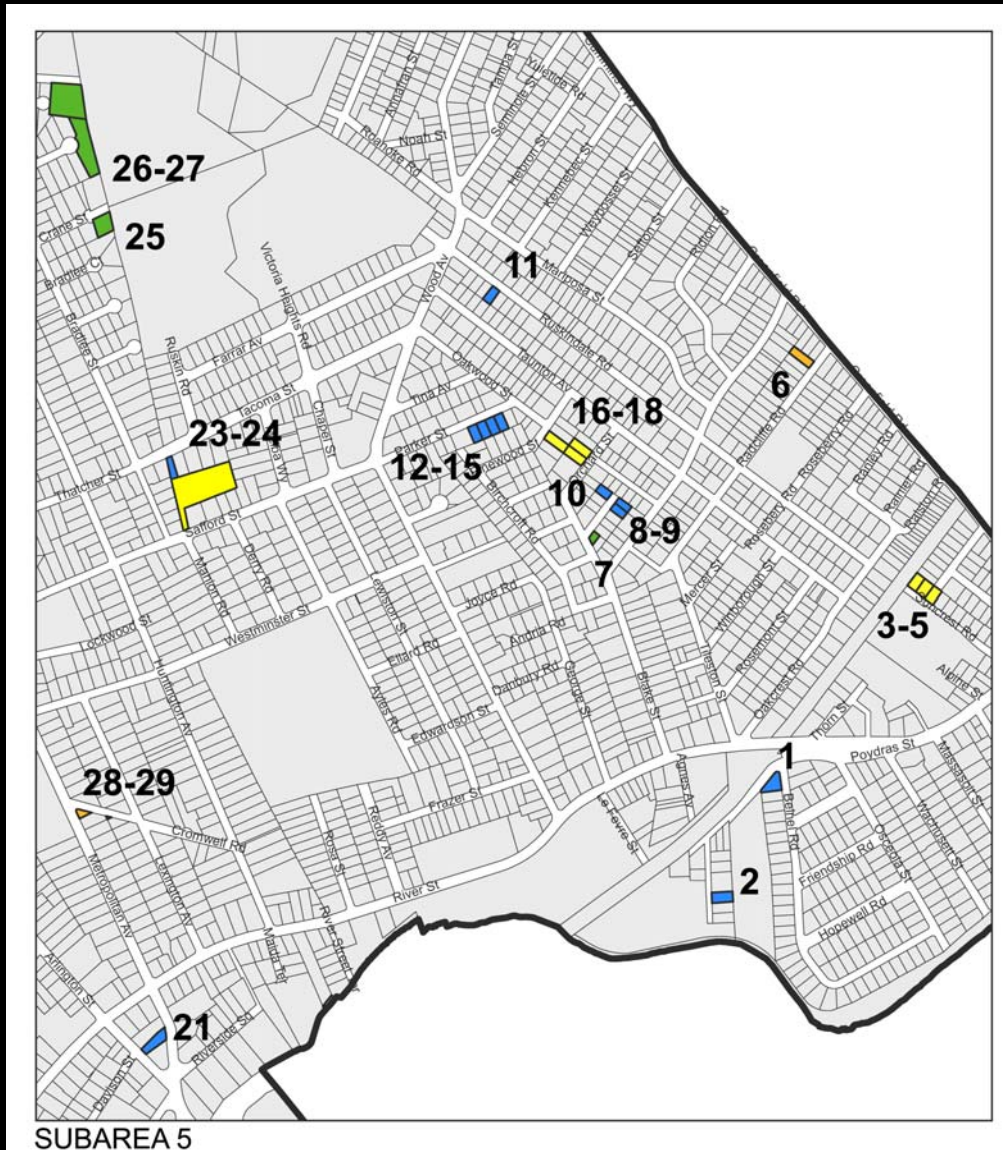
ORZ

DEER

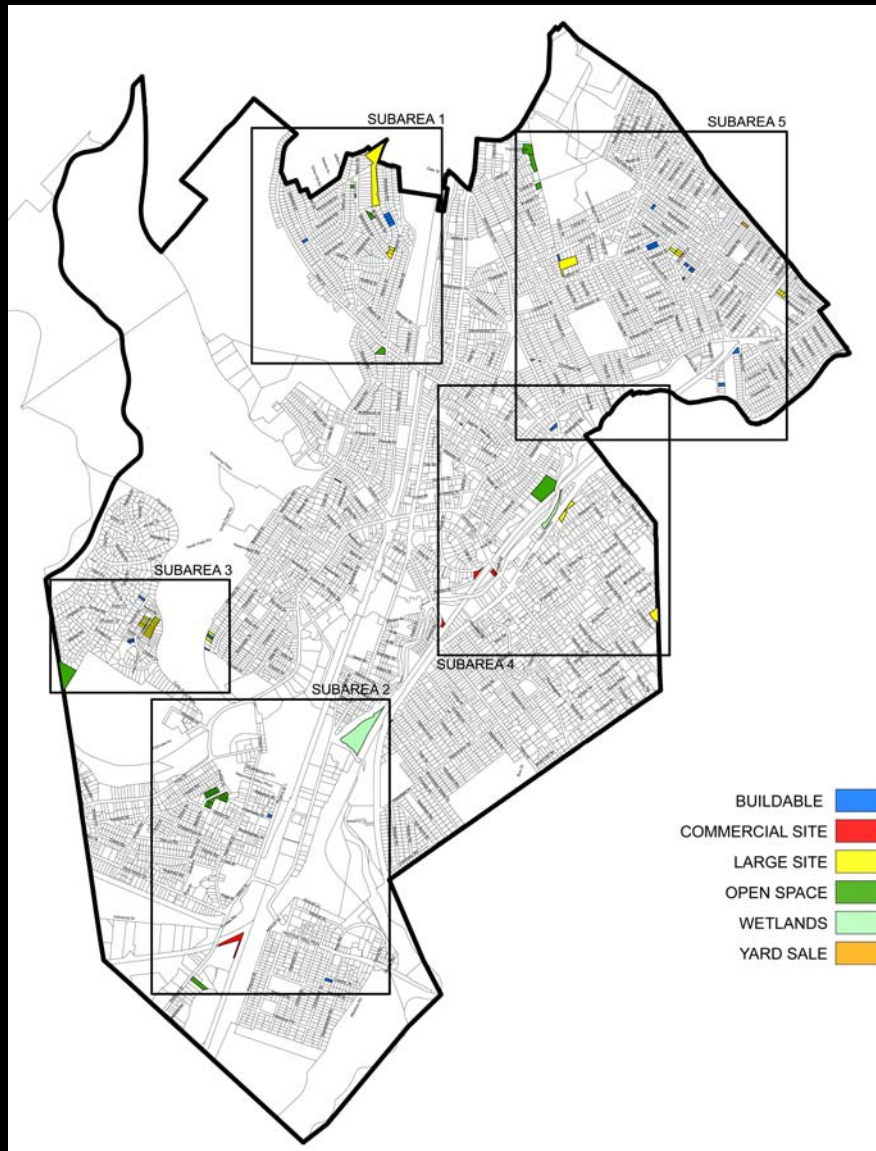
Text on windows OK
NO opaque advertising in windows



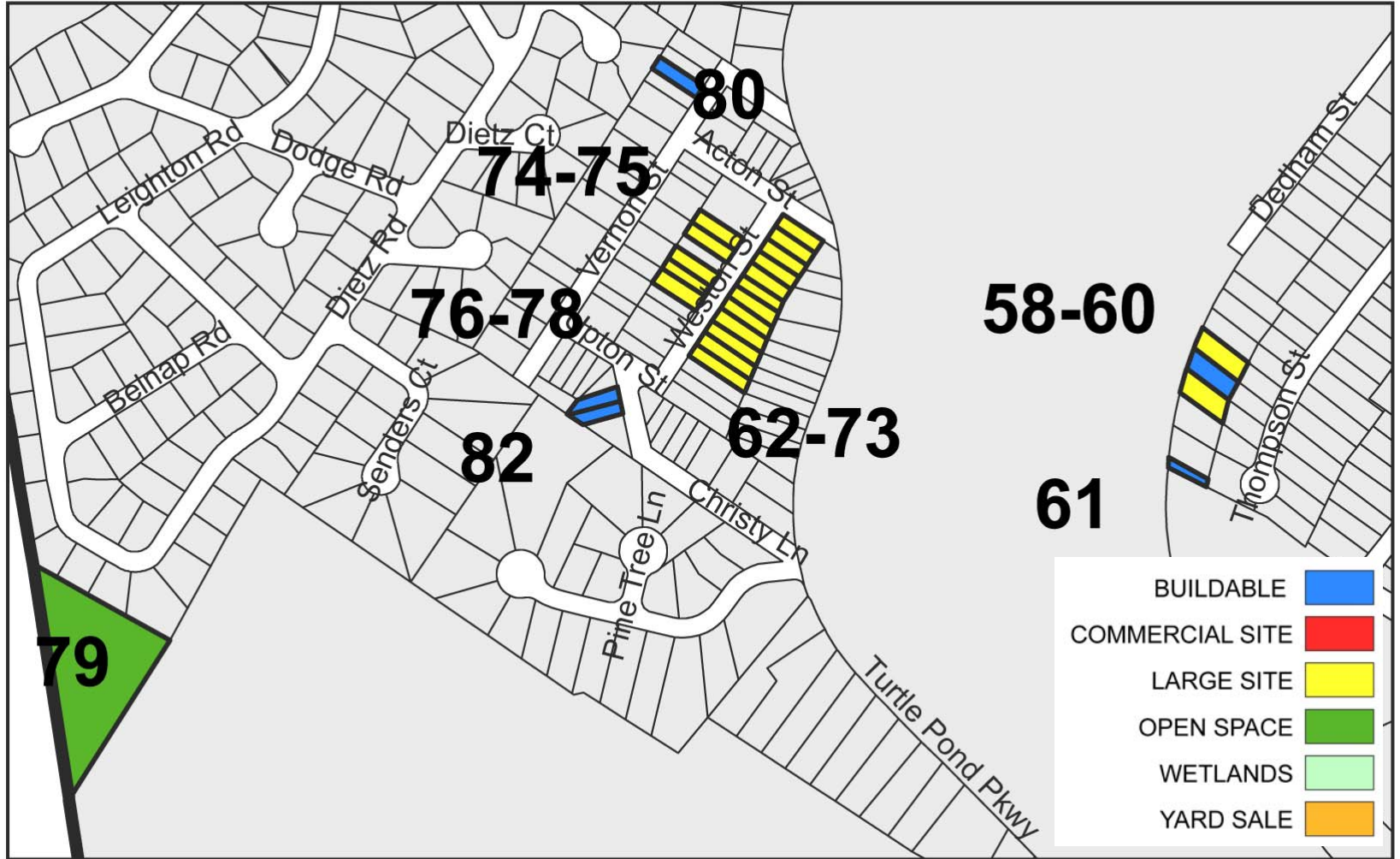
Parcels Owned by Dept. of Neighborhood Development as Categorized by DND



Parcels Owned by Dept. of Neighborhood Development as Categorized by DND

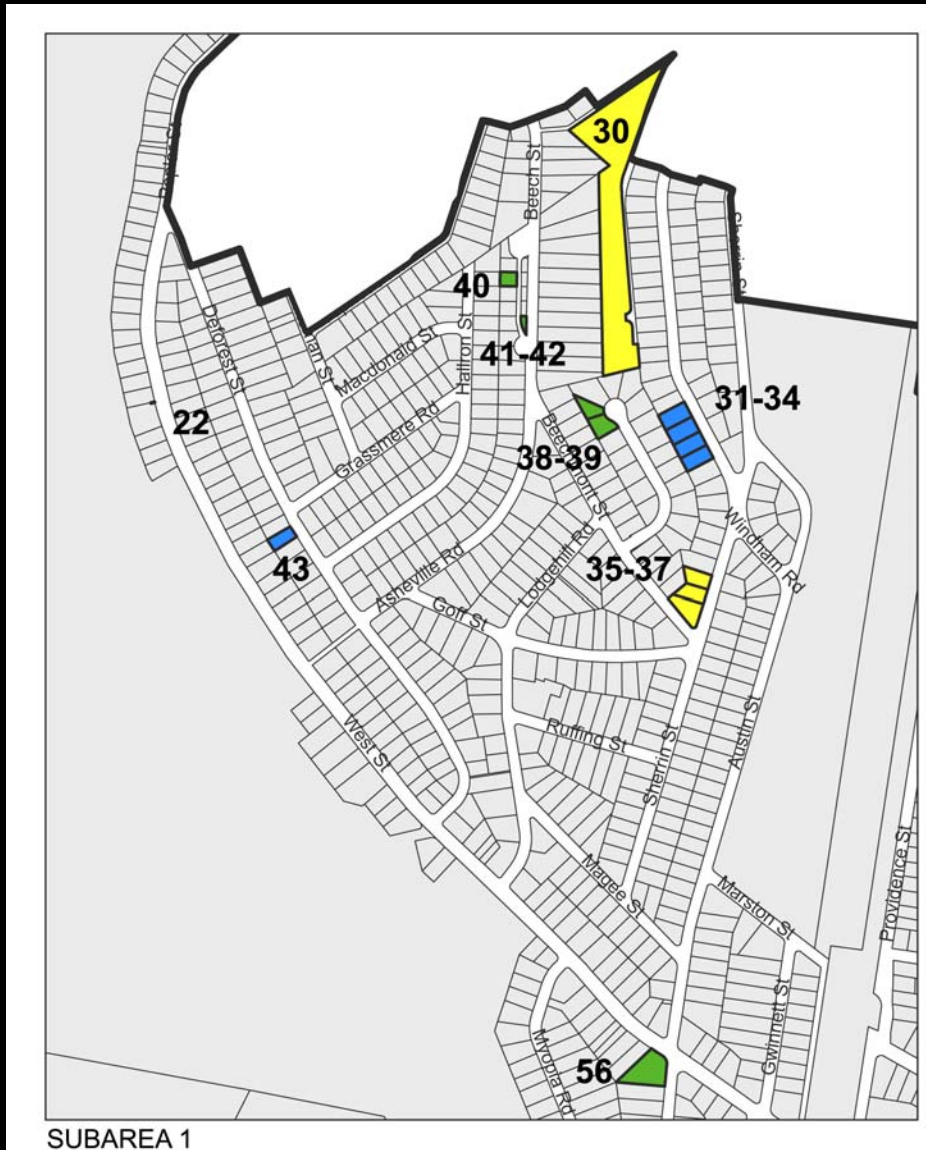


Parcels Owned by Dept. of Neighborhood Development as Categorized by DND

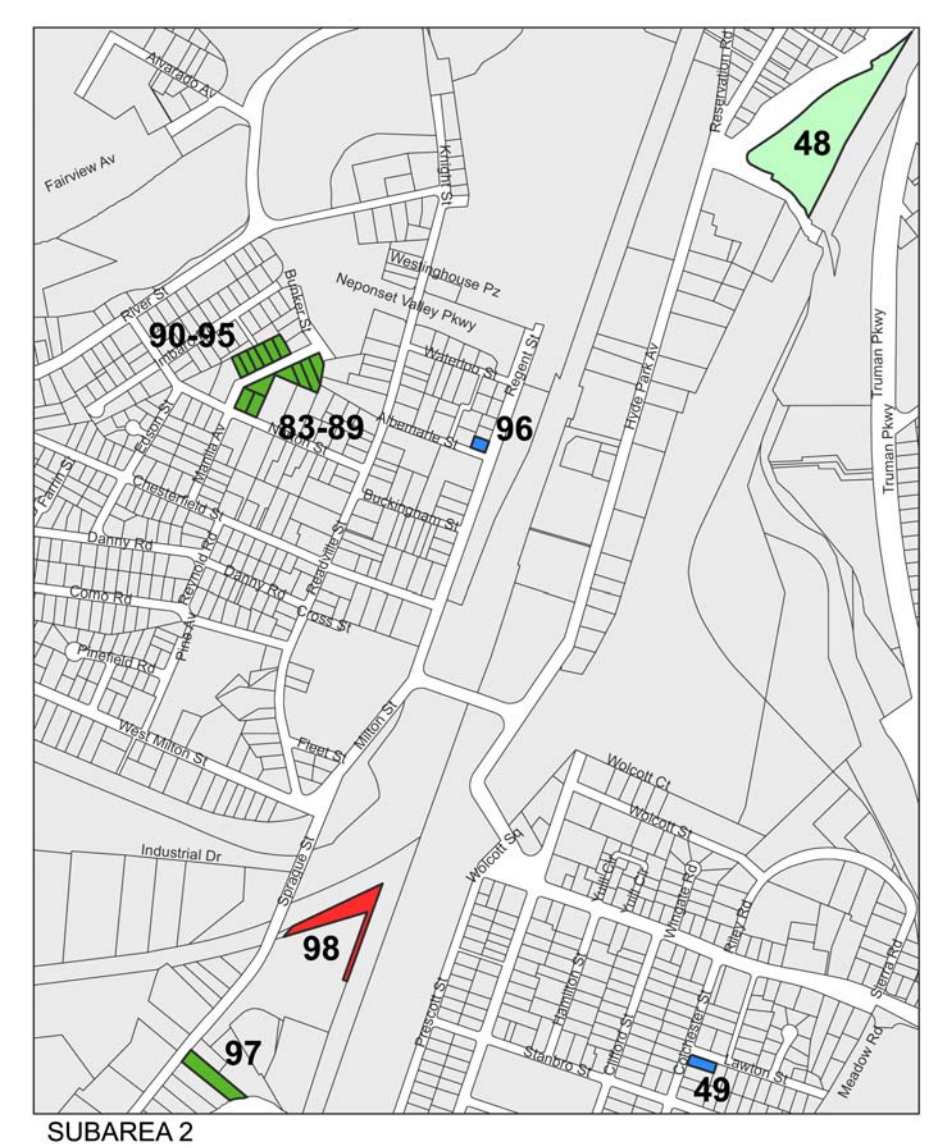


SUBAREA 3

Parcels Owned by Dept. of Neighborhood Development as Categorized by DND



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