



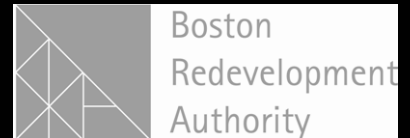
# HYDE PARK

Neighborhood Strategic Plan

**Advisory Group Meeting  
17 December 2009**



City of Boston  
Thomas F. Menino  
Mayor

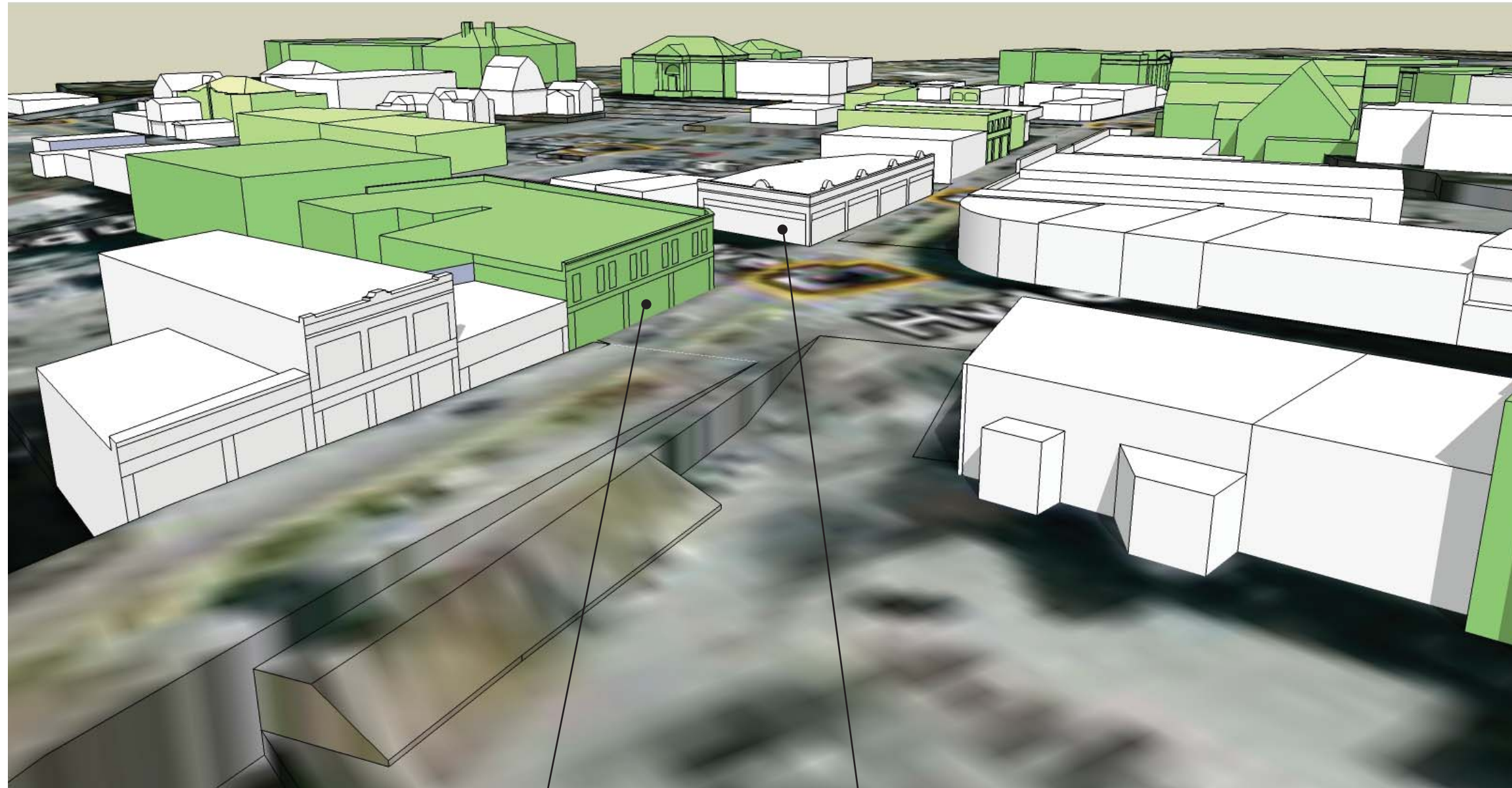


# Potential Areas for Further Study

- Possible Actions
- Leave As Is
- Develop Conceptual Plans
- Recommend Zoning Change
- Develop Design Requirements
- Recommend Public Improvements

# Cleary & Logan Square Simulations

# 1. AERIAL VIEW OF CLEARY SQUARE LOOKING NORTHEAST TO RIVER STREET GRILLE BUILDING



TALK AND WOK

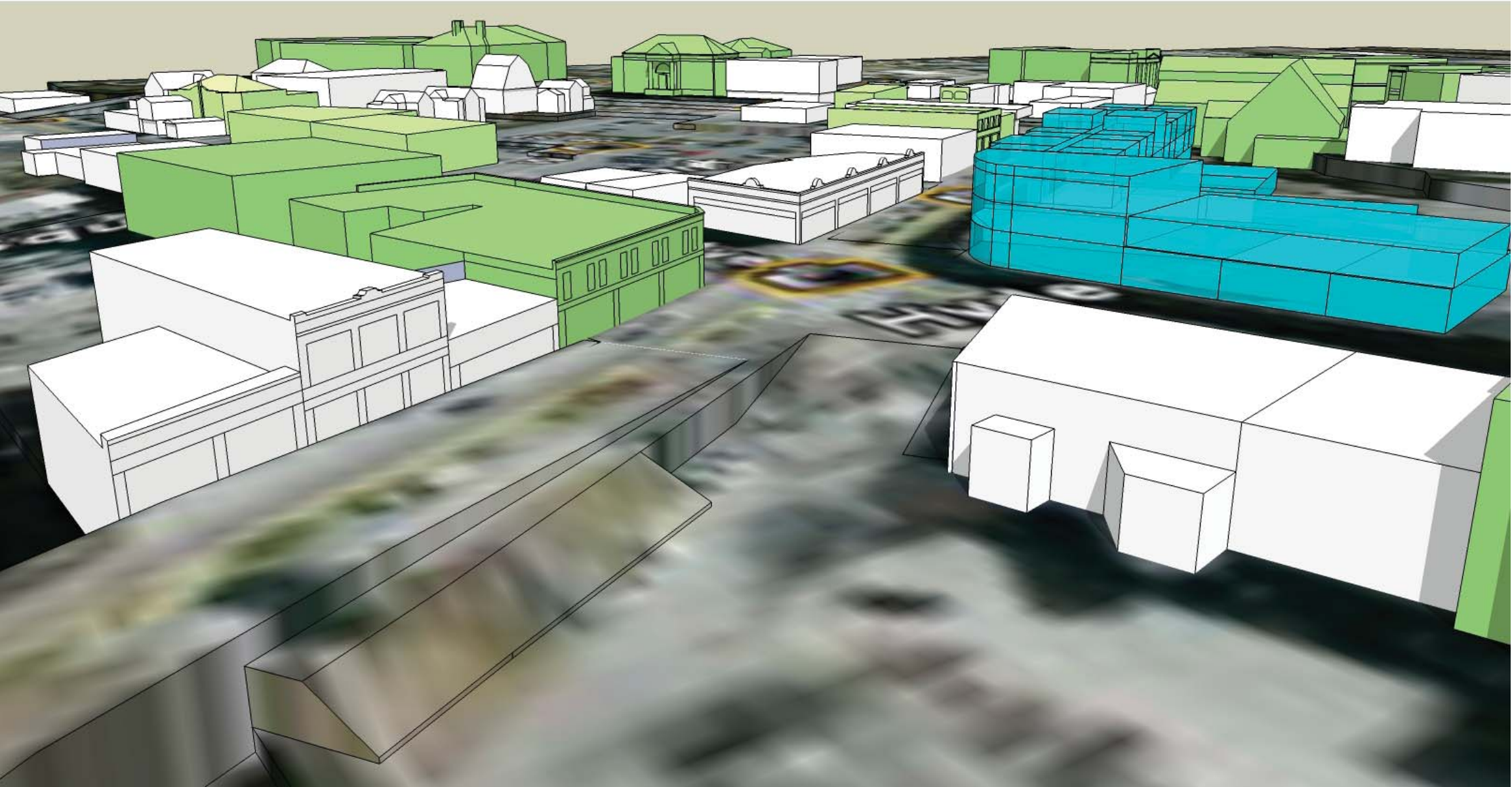
RIVER STREET GRILLE

## IMAGE KEY

-  EXISTING BUILDING
-  EXISTING BUILDING WITH HISTORIC SIGNIFICANCE
-  POTENTIAL NEW DEVELOPMENT ENVELOPE
-  DEMOLISHED HISTORIC BUILDING



## 2. AERIAL VIEW OF CLEARY SQUARE WITH 3-STORY DEVELOPMENT ON MYER DANA SOUTH PARCELS

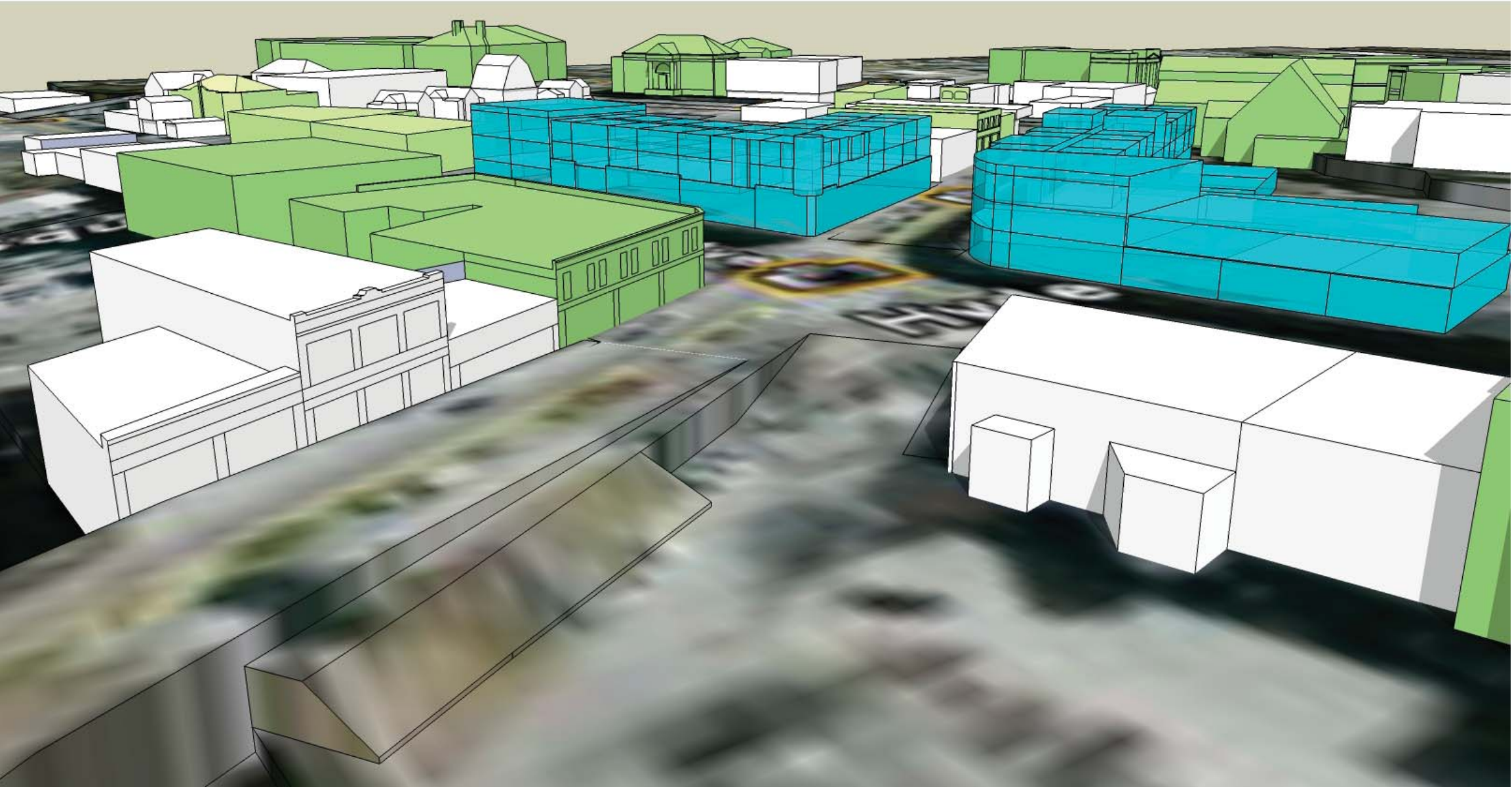


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### 3. AERIAL VIEW OF CLEARY SQUARE WITH 3-STORY DEVELOPMENT ON MYER DANA SOUTH AND NORTH PARCELS

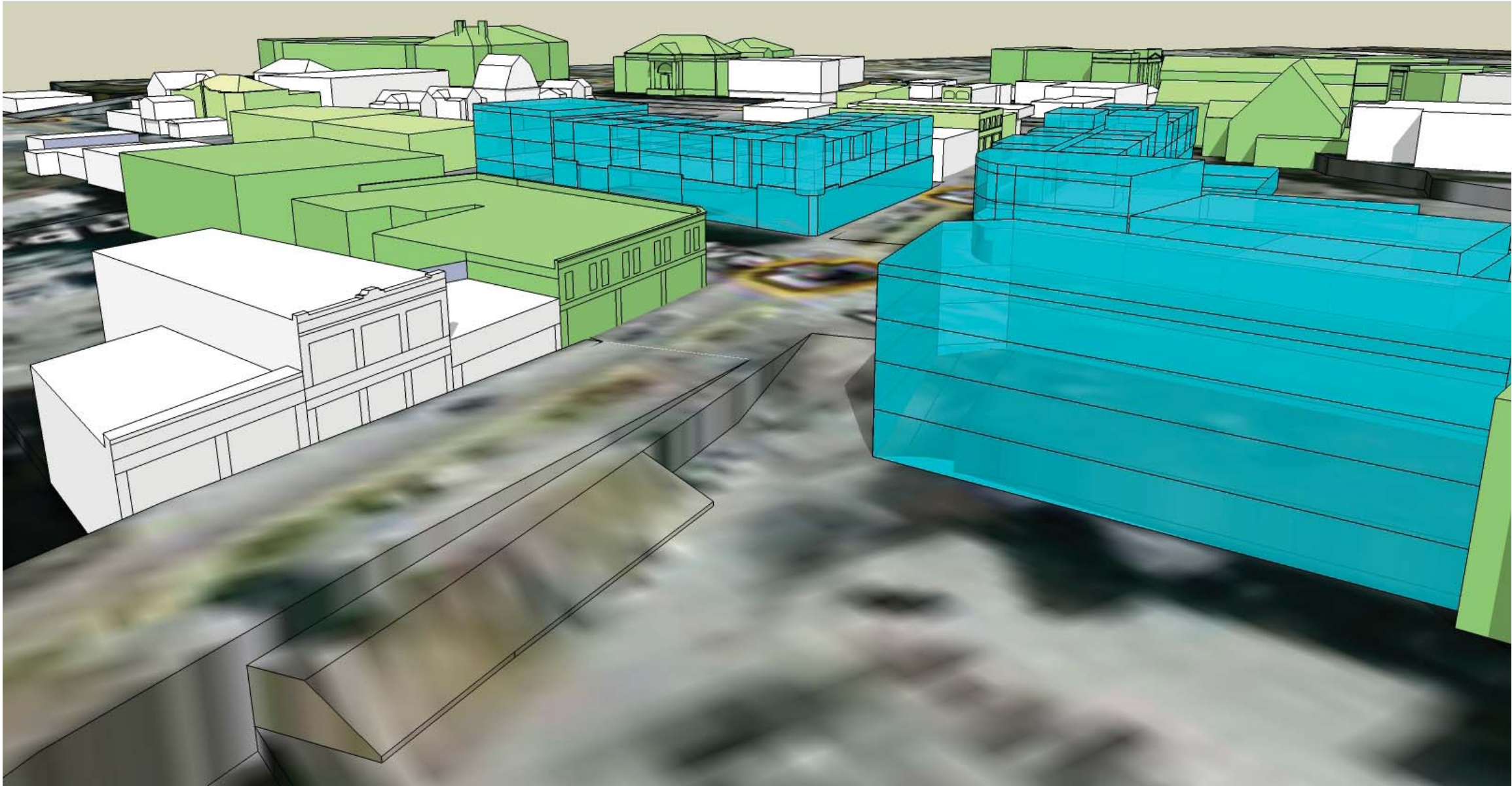


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#### 4. AERIAL VIEW OF CLEARY SQUARE WITH 3-STORY DEVELOPMENT ON MYER DANA SOUTH AND NORTH AND POST OFFICE PARCELS



#### IMAGE KEY

-  EXISTING BUILDING
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-  POTENTIAL NEW DEVELOPMENT ENVELOPE
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5. AERIAL VIEW OF RIVER & MAPLE STREETS LOOKING  
SOUTHWEST TO CHRIST CHURH

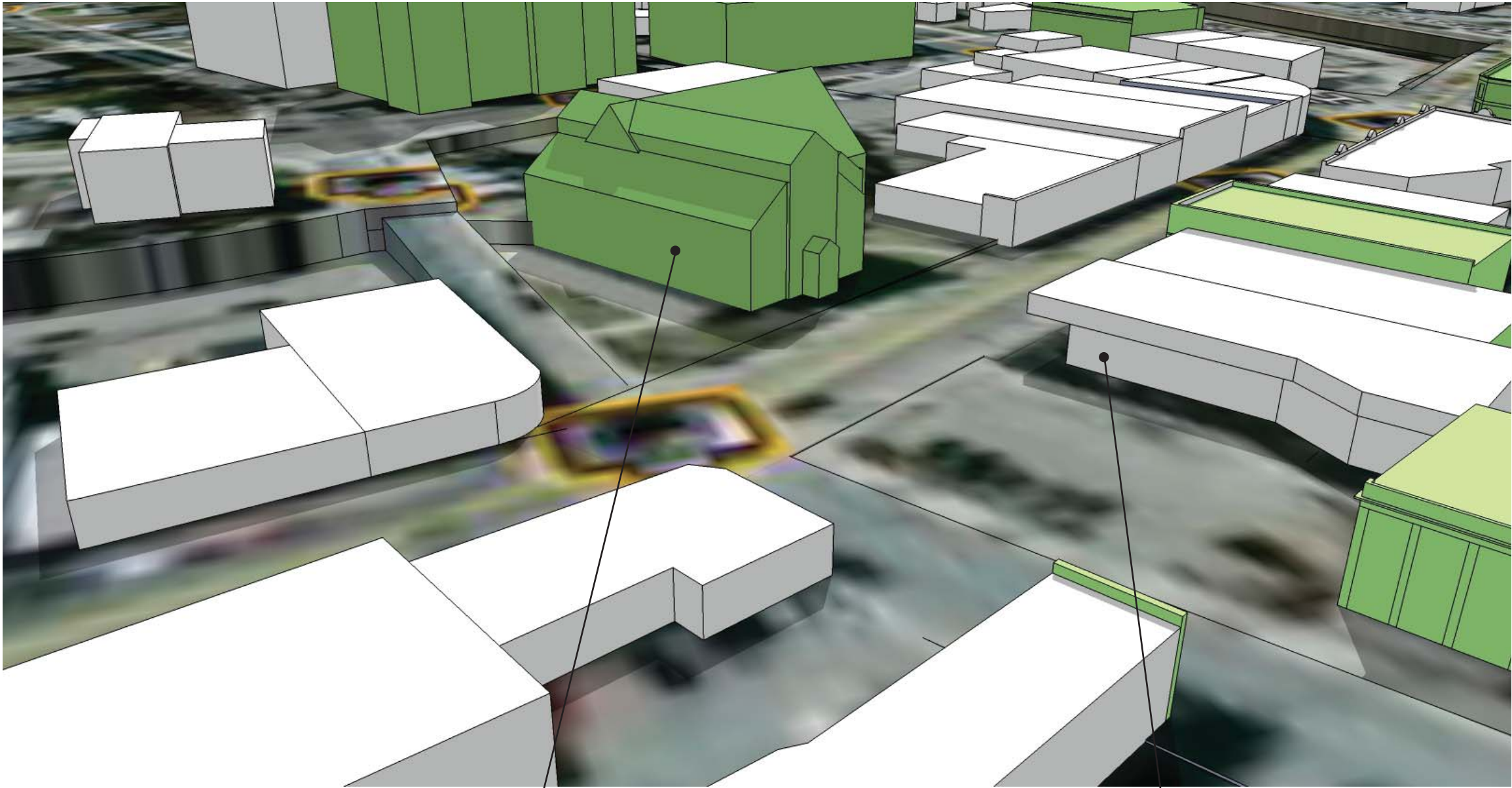


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- POTENTIAL NEW DEVELOPMENT ENVELOPE
- DEMOLISHED HISTORIC BUILDING

CHRIST CHURH

BANK OF AMERICA



6. AERIAL VIEW OF RIVER & MAPLE STREETS LOOKING SOUTHWEST  
TO CHRIST CHURCH WITH 3-STORY DEVELOPMENT ON TRUE VALUE  
HARDWARE SITE

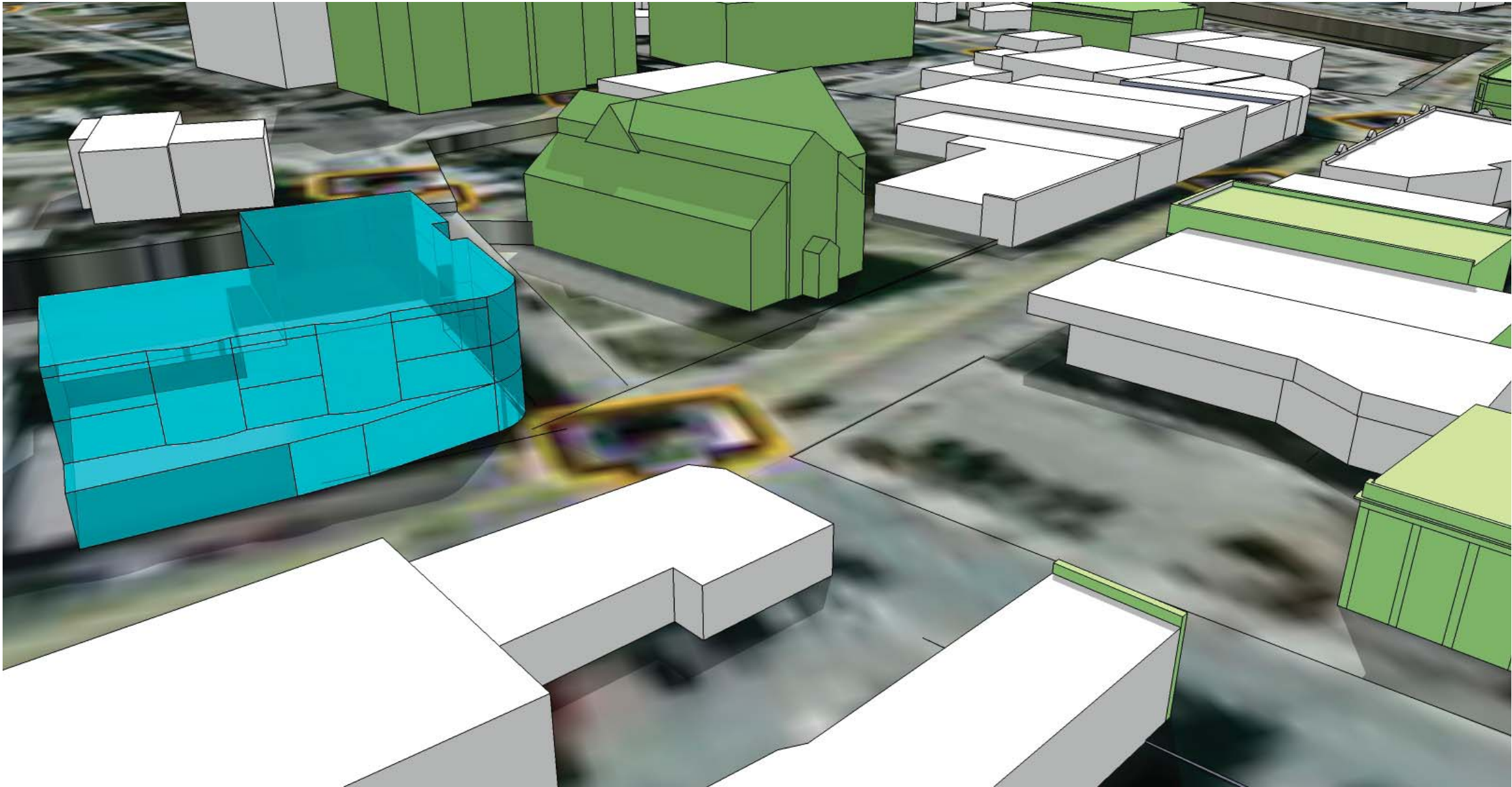


IMAGE KEY

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- EXISTING BUILDING WITH HISTORIC SIGNIFICANCE
- POTENTIAL NEW DEVELOPMENT ENVELOPE
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7. AERIAL VIEW OF RIVER & MAPLE STREETS LOOKING SOUTHWEST  
TO CHRIST CHURCH WITH 3-STORY DEVELOPMENT ON TRUE VALUE  
HARDWARE AND BANK OF AMERICA SITES

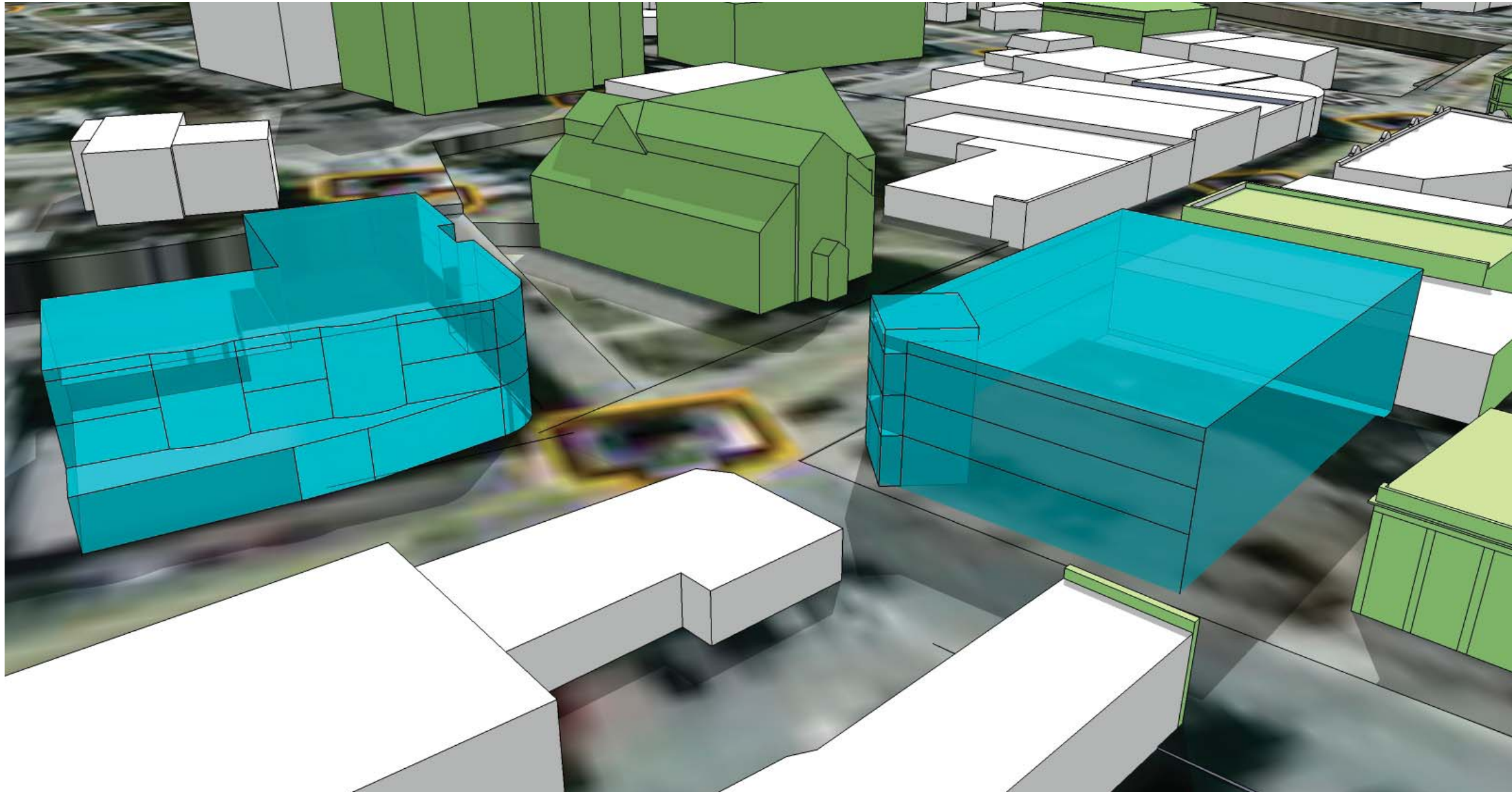


IMAGE KEY

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-  EXISTING BUILDING WITH HISTORIC SIGNIFICANCE
-  POTENTIAL NEW DEVELOPMENT ENVELOPE
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8. AERIAL VIEW OF RIVER & MAPLE STREETS LOOKING SOUTHWEST TO CHRIST CHURCH WITH 3-STORY DEVELOPMENT ON TRUE VALUE HARDWARE, BANK OF AMERICA & MYER DANA SOUTH PARCELS

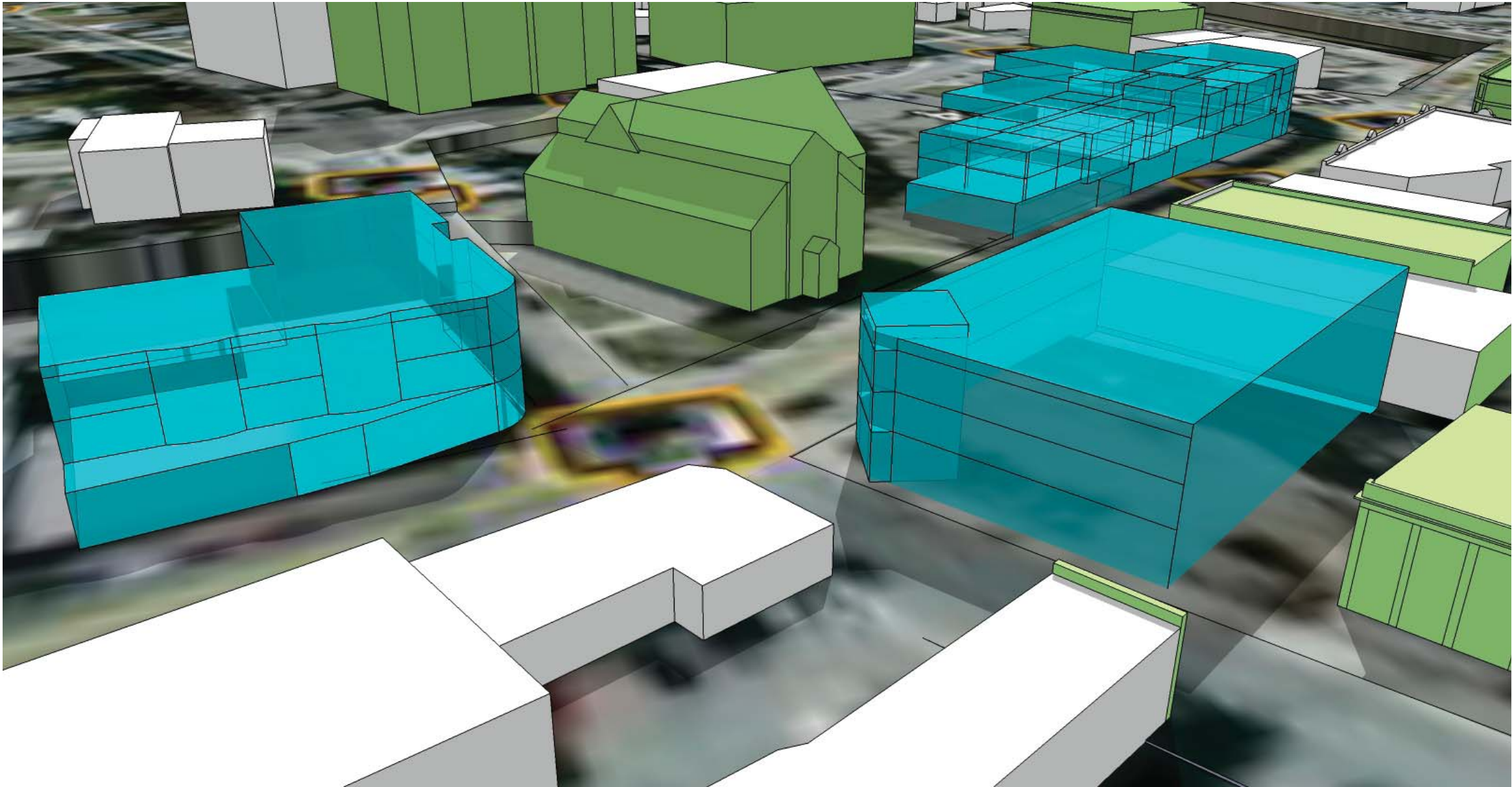
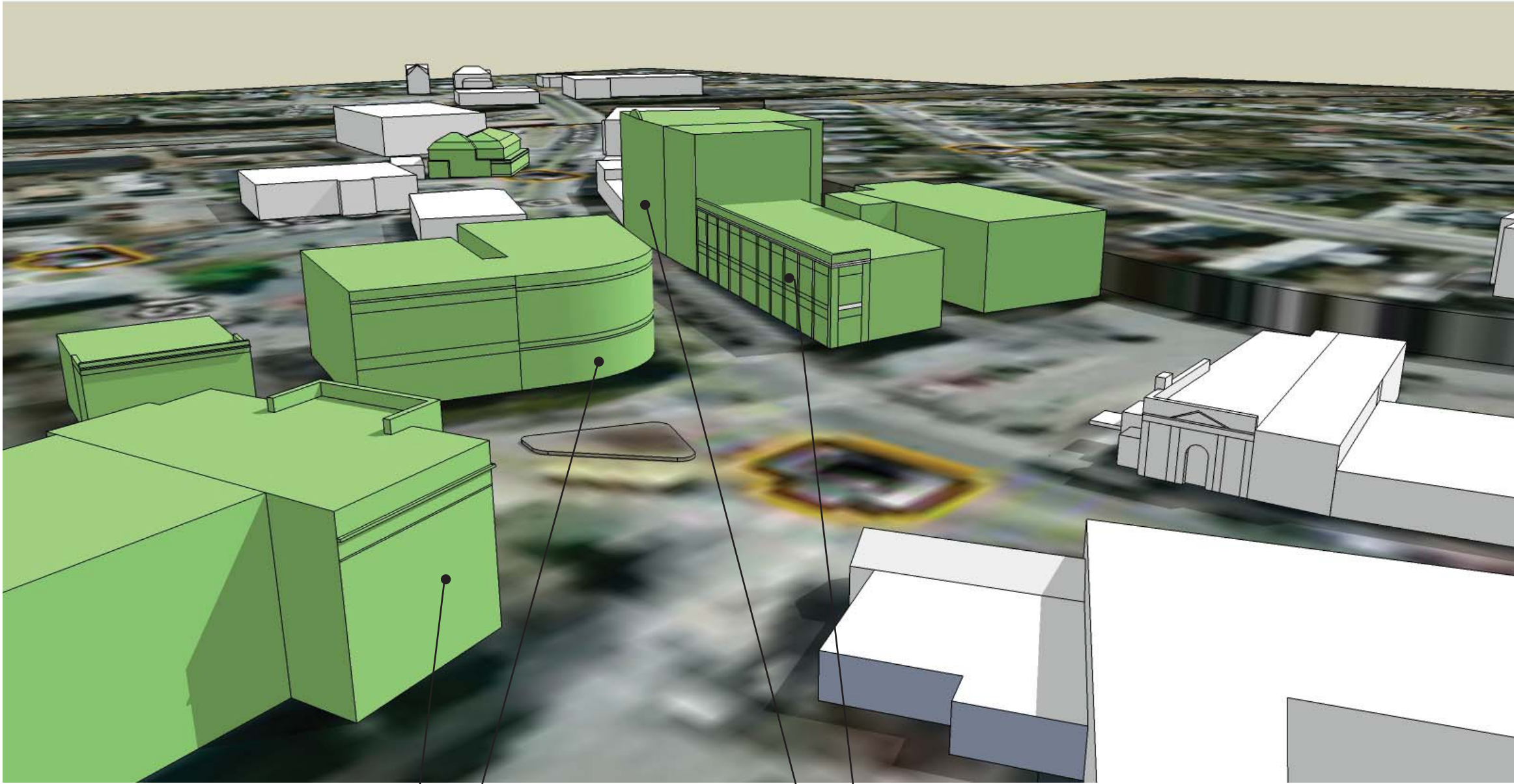


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- DEMOLISHED HISTORIC BUILDING



# 9. AERIAL VIEW OF LOGAN SQUARE LOOKING SOUTHEAST TO WAY BUILDING & EVERETT SQUARE THEATER BUILDING



### IMAGE KEY

-  EXISTING BUILDING
-  EXISTING BUILDING WITH HISTORIC SIGNIFICANCE
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-  DEMOLISHED HISTORIC BUILDING

HYDE PARK  
MUNICIPAL BUILDING

WAY BUILDING

EVERETT SQUARE THEATER BUILDING  
FRENCH'S OPERA HOUSE

10. AERIAL VIEW OF LOGAN SQUARE LOOKING SOUTHEAST SHOWING  
(DEMOLISHED) BEATES BLOCK, NEPONSET BLOCK & SAVINGS BANK  
BUILDING

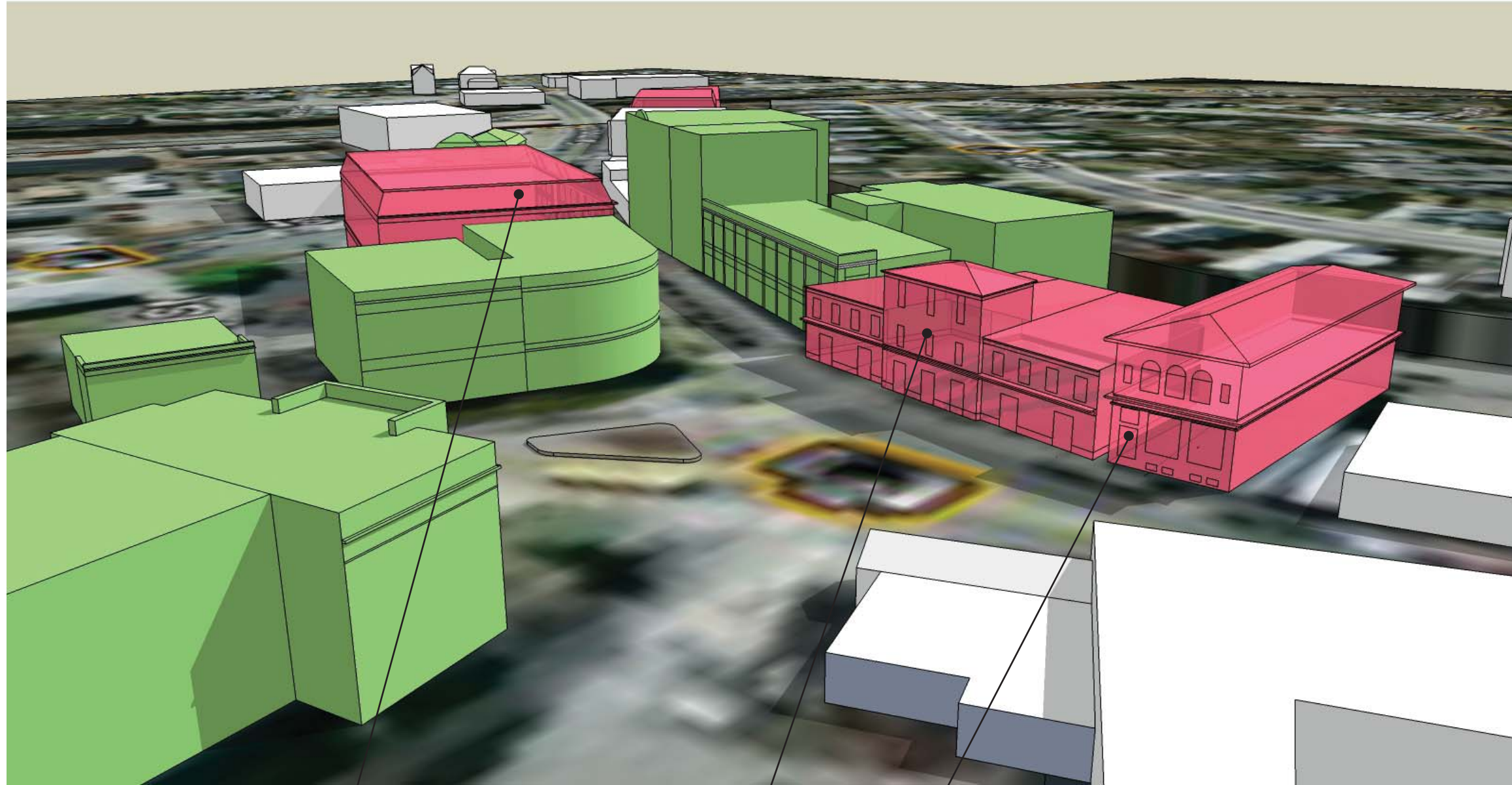


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BEATES BLOCK

NEPONSET BLOCK

SAVINGS BANK BUILDING



1 1 . AERIAL VIEW OF LOGAN SQUARE LOOKING SOUTHEAST SHOWING  
3-STORY DEVELOPMENT AT BEATES BLOCK, NEPONSET BLOCK &  
SAVINGS BANK PARCELS

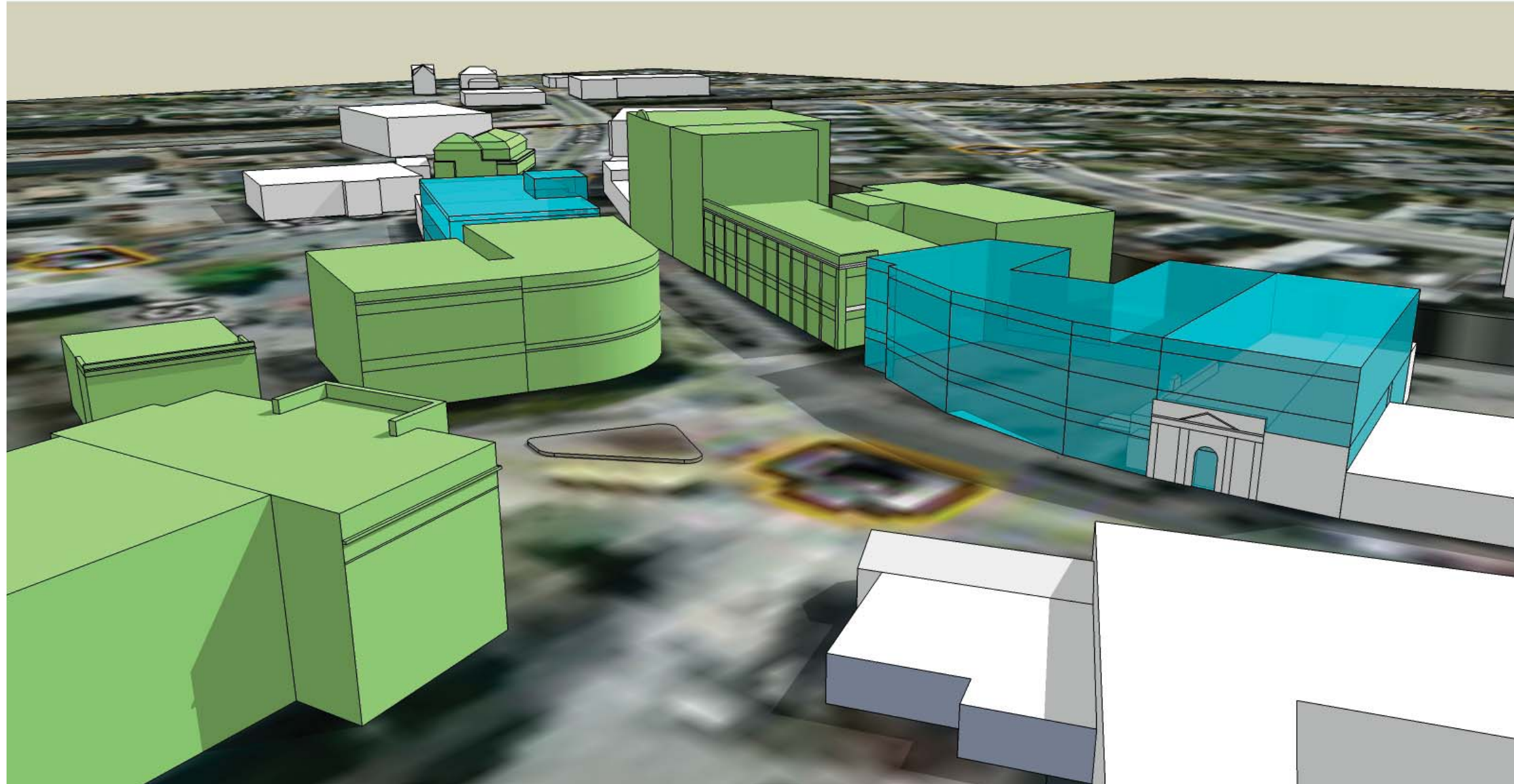
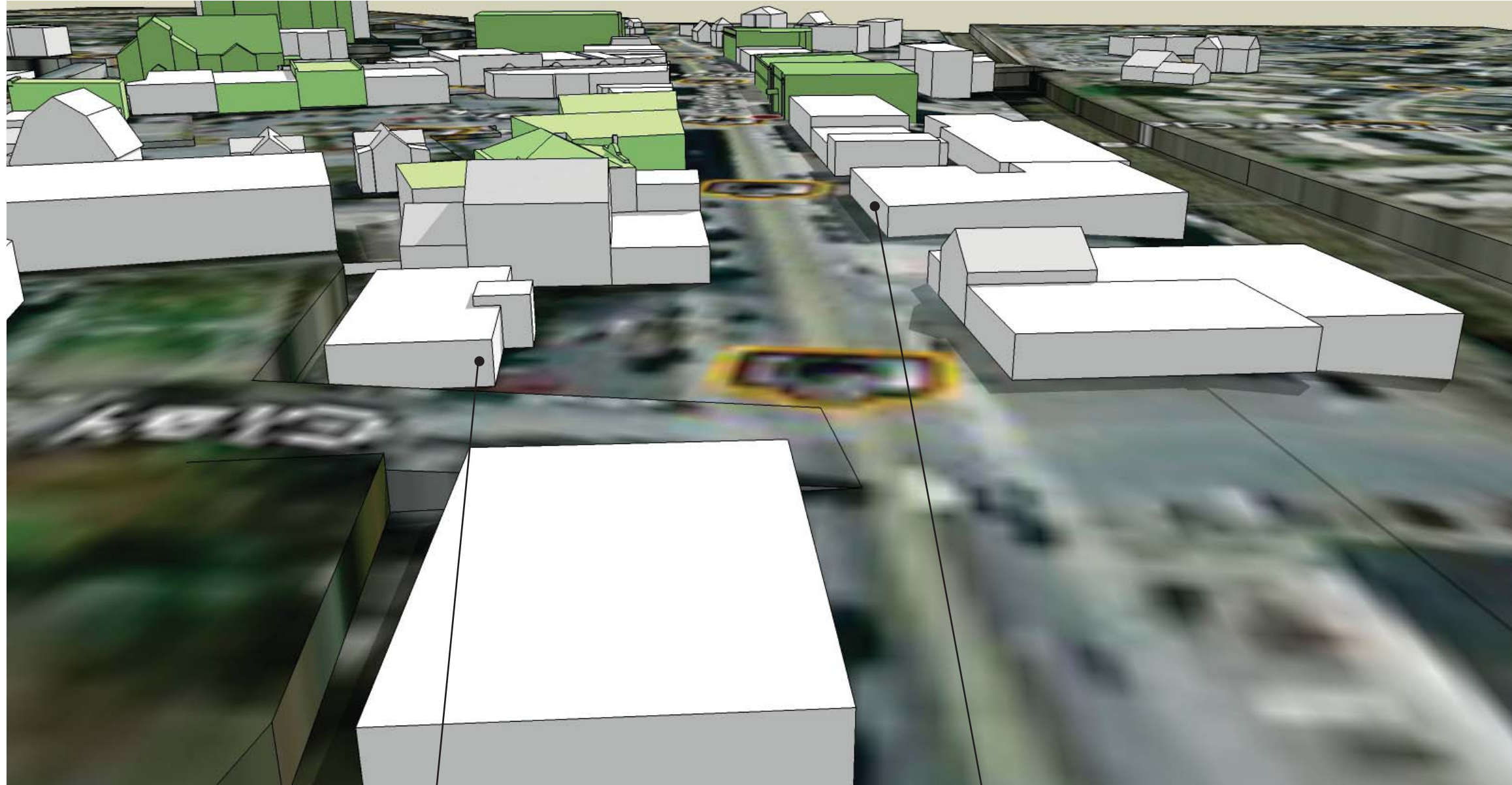


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## 12. AERIAL VIEW AT HYDE PARK AVENUE & CLAY STREETS LOOKING SOUTH



### IMAGE KEY

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-  DEMOLISHED HISTORIC BUILDING

DUNKIN' DONUTS

AUTO ZONE

13. AERIAL VIEW AT HYDE PARK AVENUE & CLAY STREETS LOOKING SOUTH SHOWING 3-STORY DEVELOPMENT AT STORE 24 PARCEL

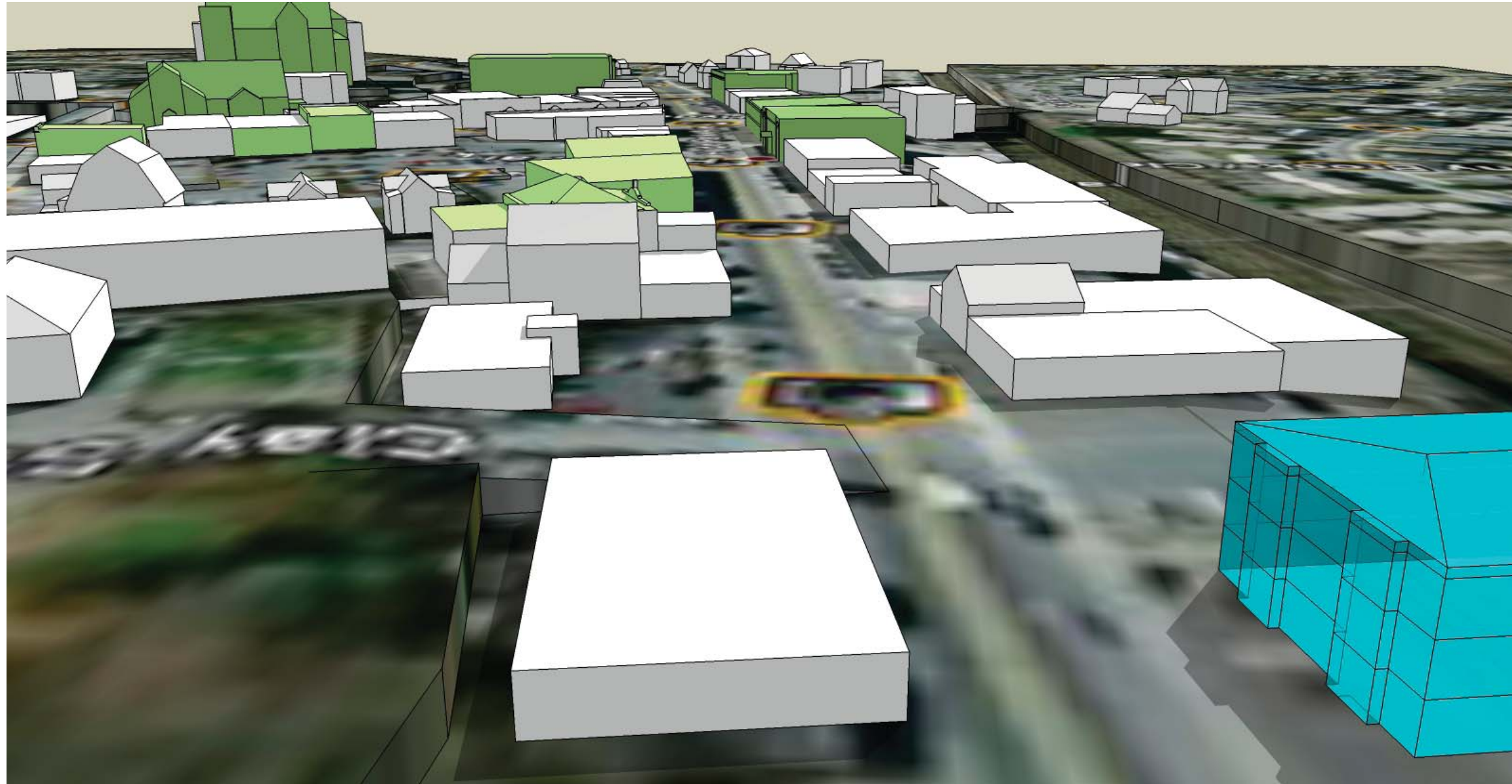


IMAGE KEY

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14. AERIAL VIEW AT HYDE PARK AVENUE & CLAY STREETS LOOKING SOUTH SHOWING 3 TO 4-STORY DEVELOPMENT AT STORE 24, AUTO ZONE & ADJOINING PARCELS

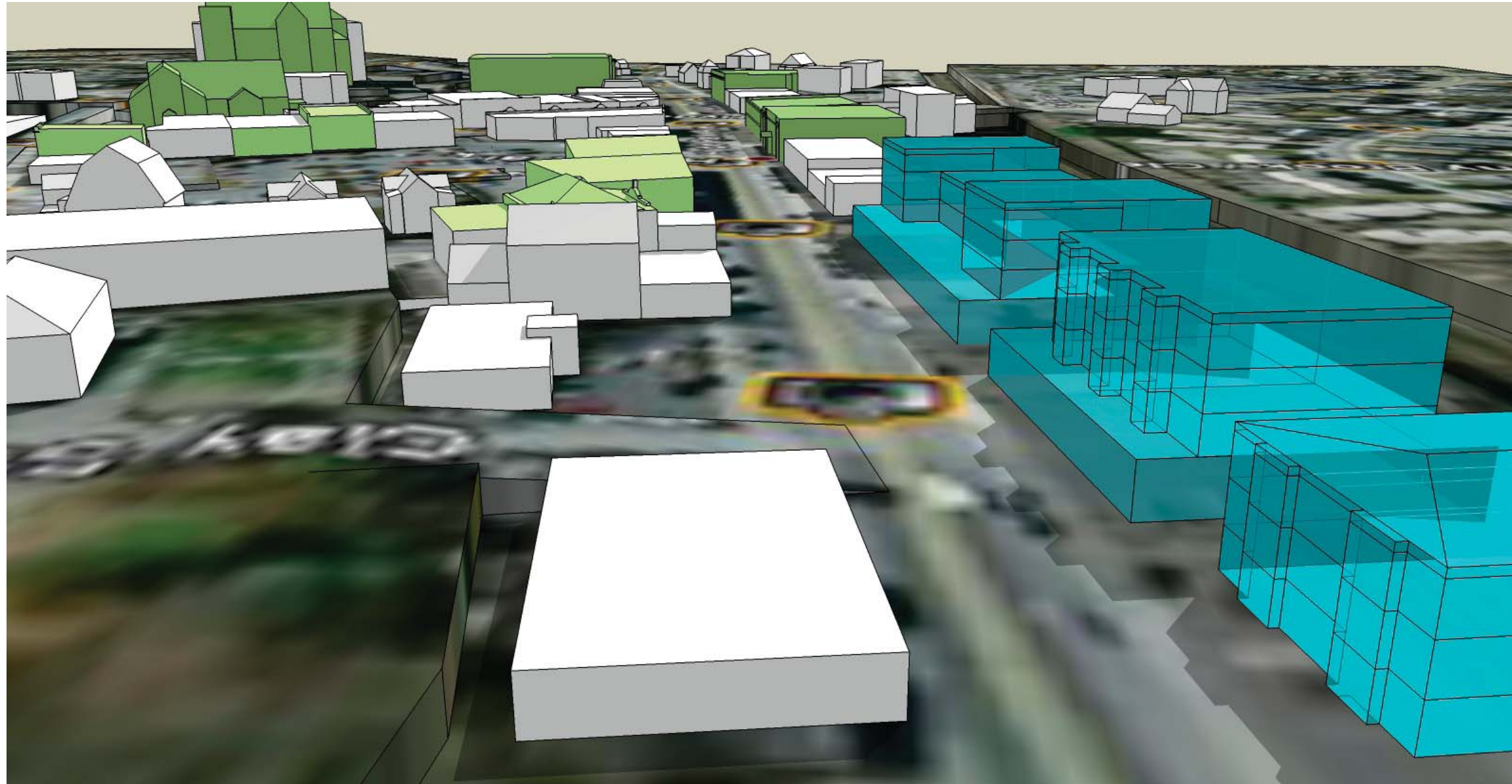
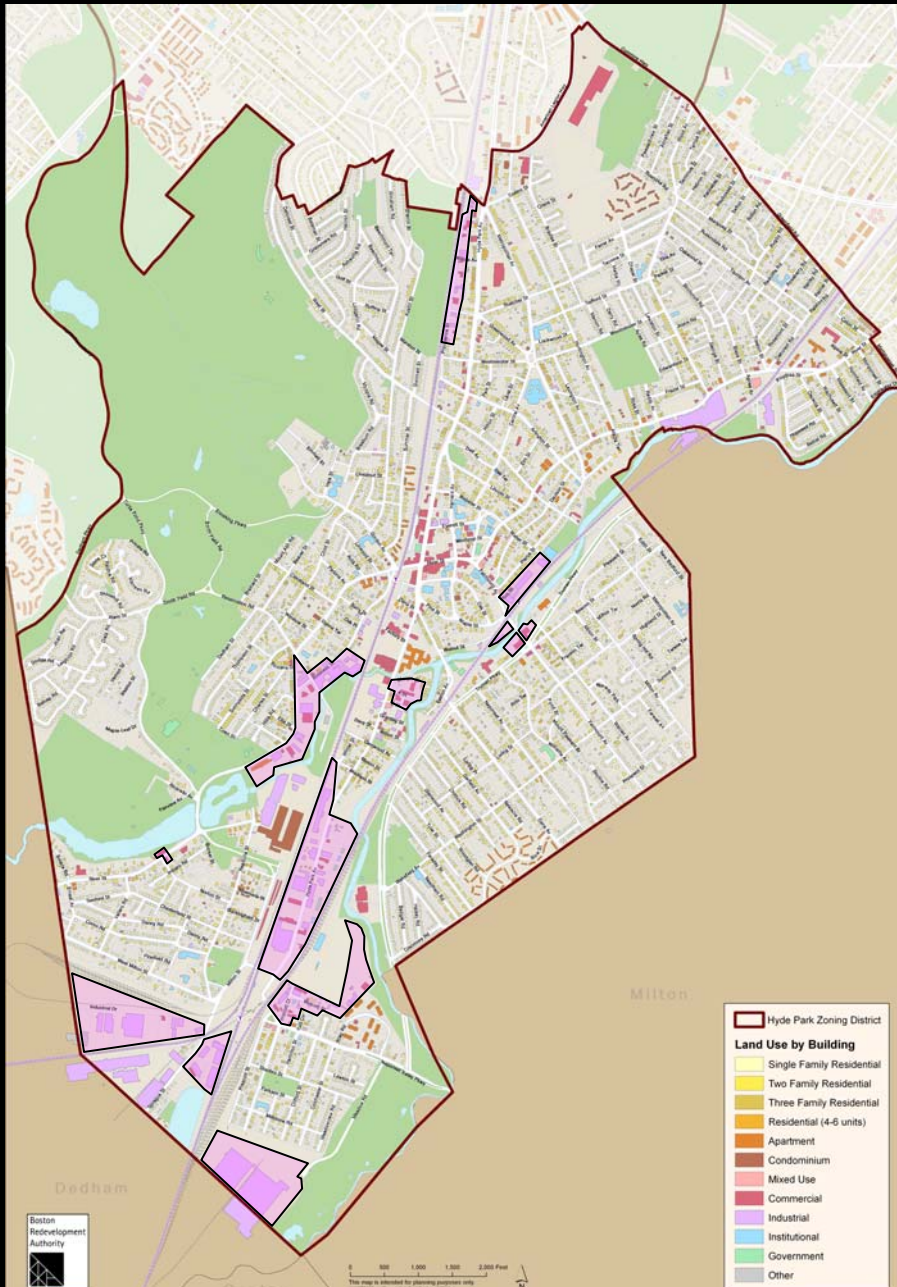


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# Potential Areas for Further Study

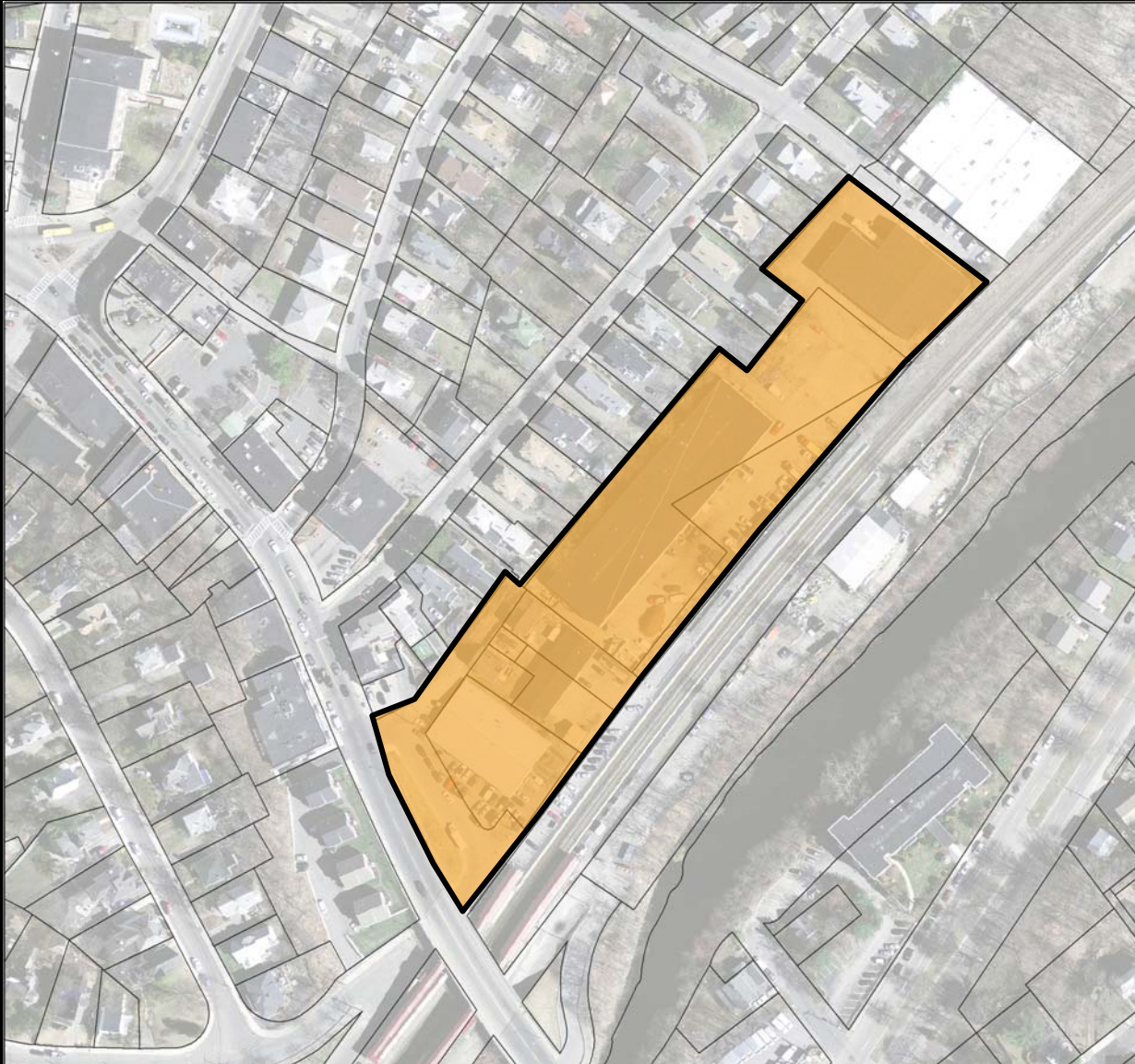


# Next Steps

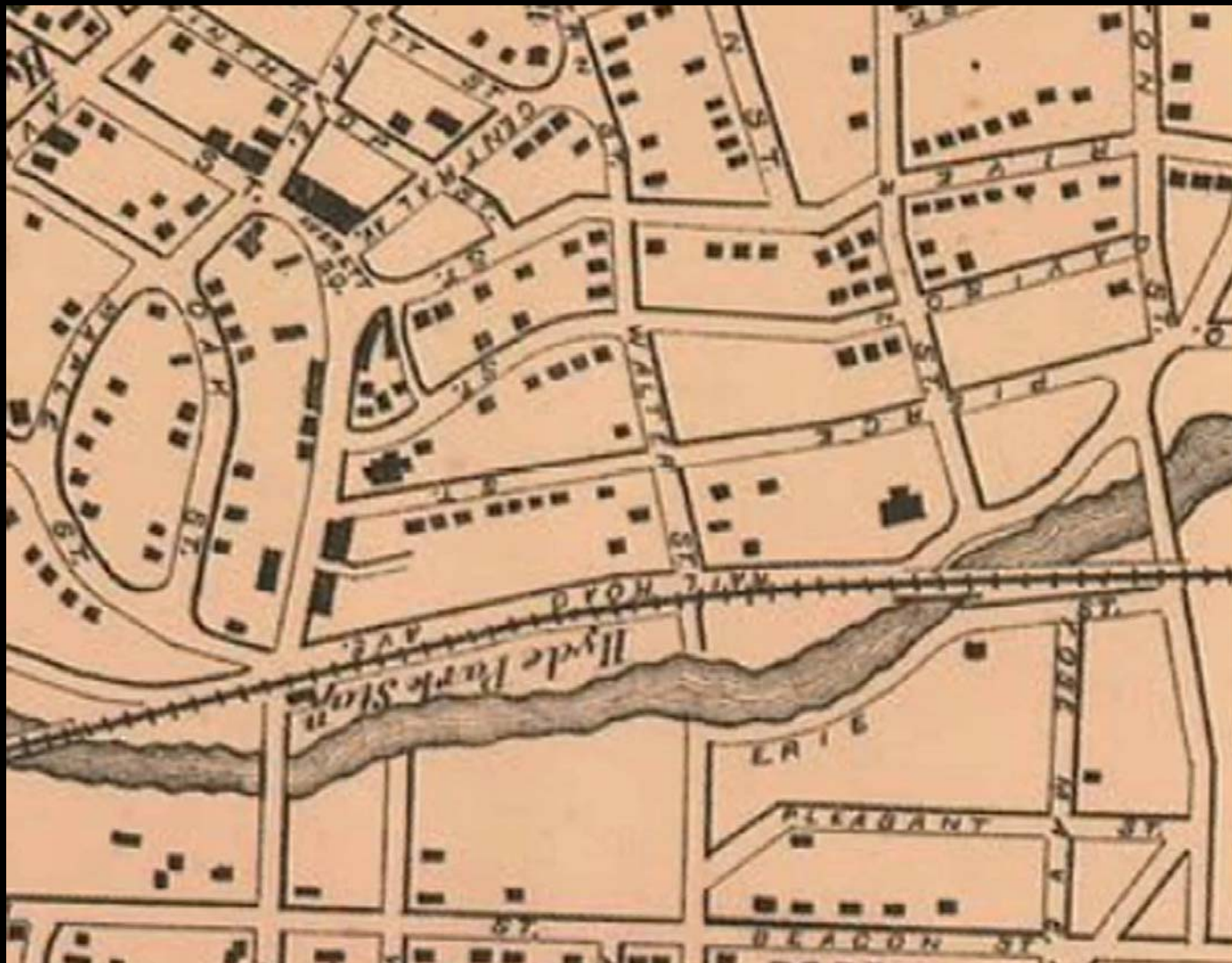
- Providence Street: Assess need for designating truck access
- Readville Yards: Talk to MBTA regarding clean-up and plans. Analyze rezoning (currently I-2).
- A Street – residential infill: Analyze rezoning (currently M-1)
- Lower Hyde Park Ave.: Recommend urban design treatment
- River Street/Business Street: Analyze rezoning (currently M1), potential buildings reuse, environmental issues
- Stop & Shop Warehouse: Develop conceptual site plans to support residential use and determine appropriate densities.
- Fairmount Station Area: Prepare conceptual redevelopment plans



# Fairmount TOD



# Fairmount 1876





# Fairmount TOD: Concept A



Railroad Ave. with  
Continuous Street Wall

- 149 Residential Units (4-story double-loaded)
- 8,000 sf retail
- 173 parking spaces (128 surface, 45 structured/subgrade)
- FAR 1.1

# Fairmount TOD: Concept B



Railroad Ave. with  
Courtyards & Plazas

- 122 Residential Units (4-story double-loaded & 3-story townhouses)
- 14,000 sf retail
- 136 parking spaces (86 surface, 50 structured/subgrade)
- FAR .96



# Fairmount TOD: Concept C



## Urban Streetscape

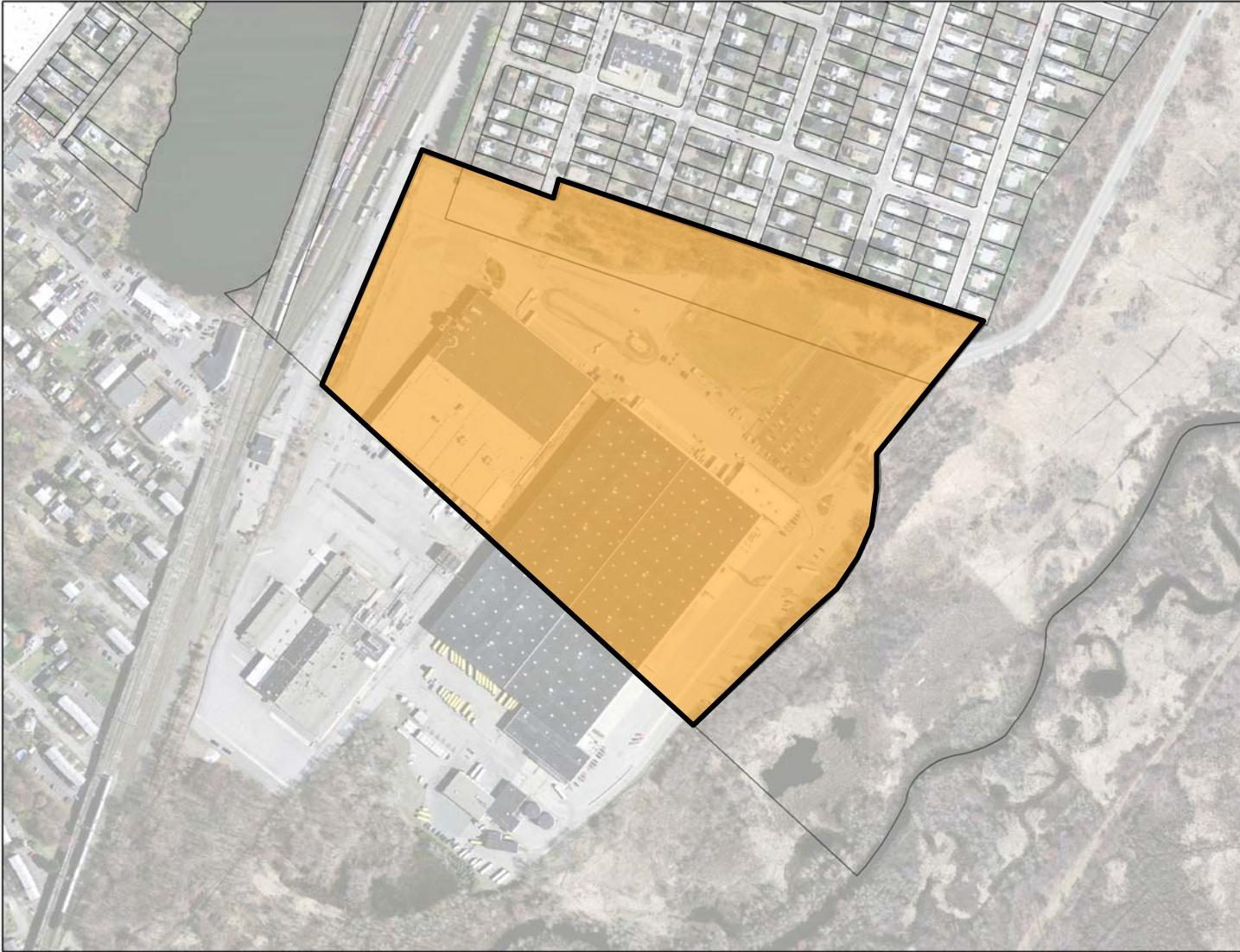
- 67 Residential Units (3-story townhouses & 5-story double loaded)
- 8,000 sf retail
- 91 parking spaces (46 surface, 45 structured/subgrade)
- FAR .67

# Stop & Shop Warehouse Parcel

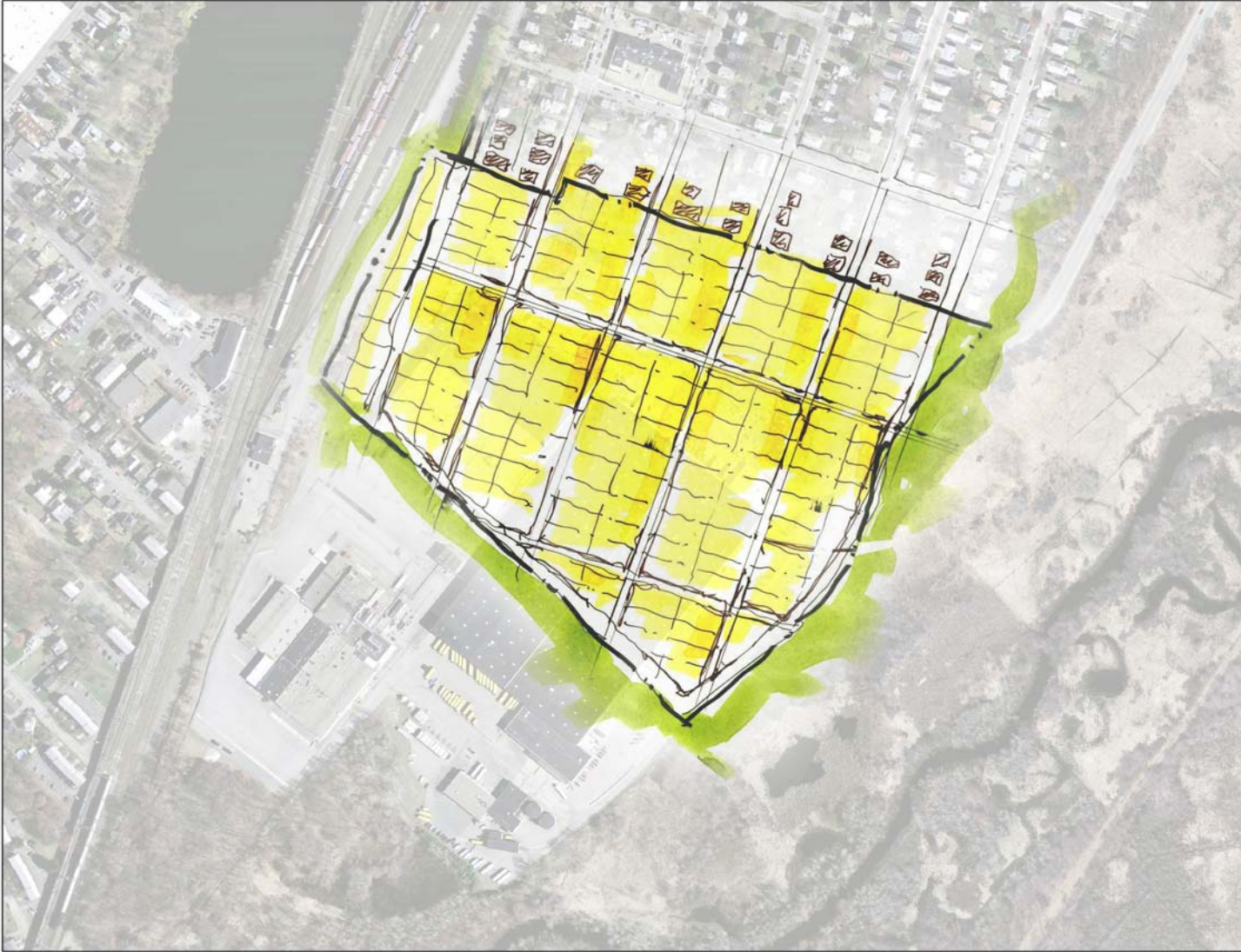




# Stop & Shop Warehouse Parcel



# Stop & Shop Warehouse Parcel: Concept A





# Stop & Shop Warehouse Parcel: Concept B

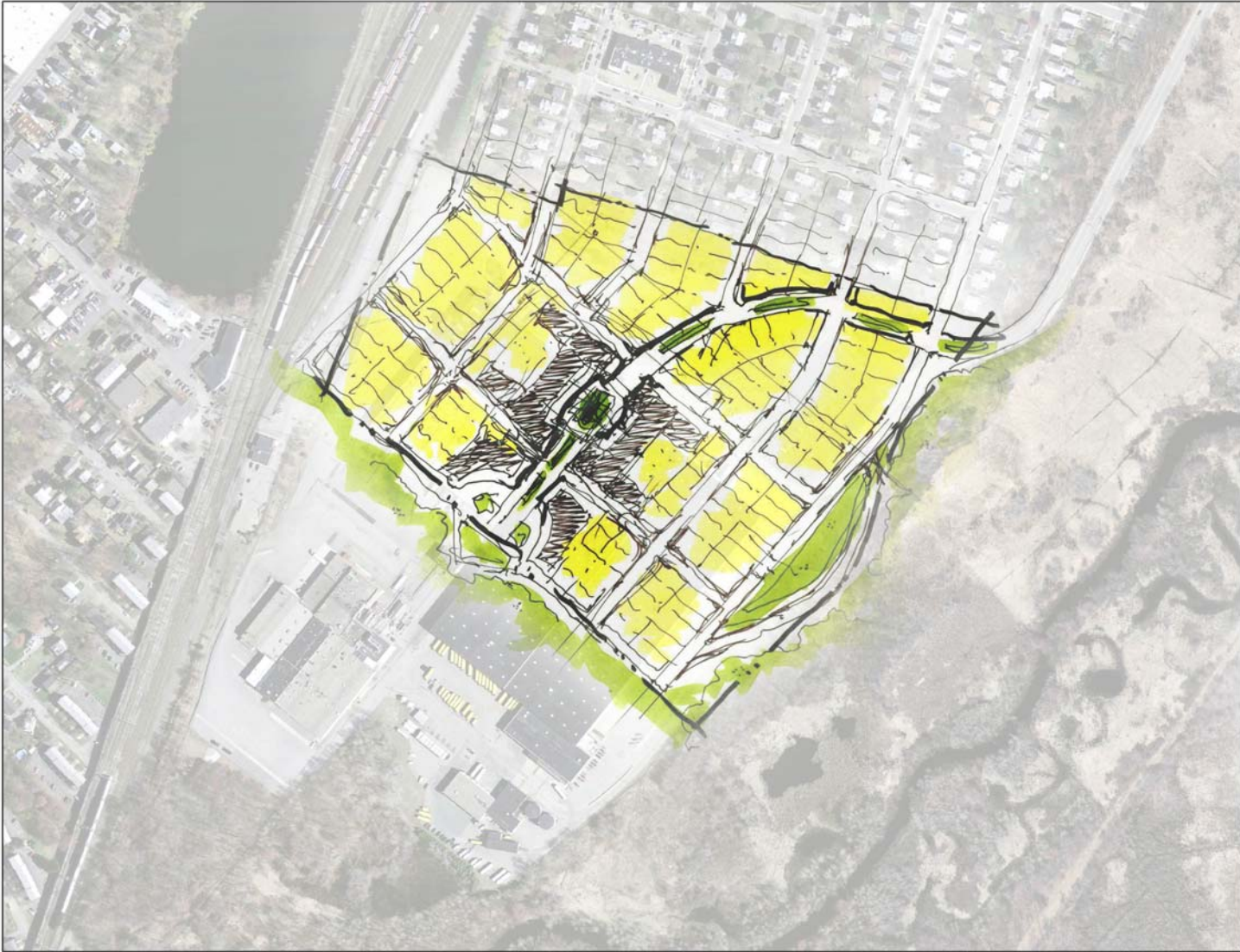


# Stop & Shop Warehouse Parcel: Concept C





# Stop & Shop Warehouse Parcel: Concept D



# Stop & Shop Warehouse Parcel: Concept E





# Stop and Shop Warehouse Parcel

- Concept A: 230 - 240 units
- Concept B: 550 - 560 units
- Concept C: 450 - 460 units
- Concept D: 480 - 490 units
- Concept E: 520 - 530 units