



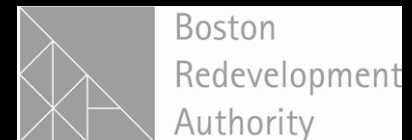
HYDE PARK

Neighborhood Strategic Plan

Community Meeting
15 June 2011



City of Boston
Thomas M. Menino
Mayor



GROUND RULES

1. Questions will be answered at the end of the presentation.
2. Questions must be submitted by index card. Use index cards at your seat to write down questions, then hold up you card and someone will collect it.
3. Only questions and comments submitted by index card will be addressed. Questions and comments submitted orally cannot be addressed. Cards can be submitted throughout the meeting.
4. Ground rules allow everyone an opportunity to submit questions and comments.
5. If you are unable to submit your question or comment by index card, please let staff members know.

Two-Part Initiative: Planning and Rezoning



~~*ARTICLE 67~~ 69

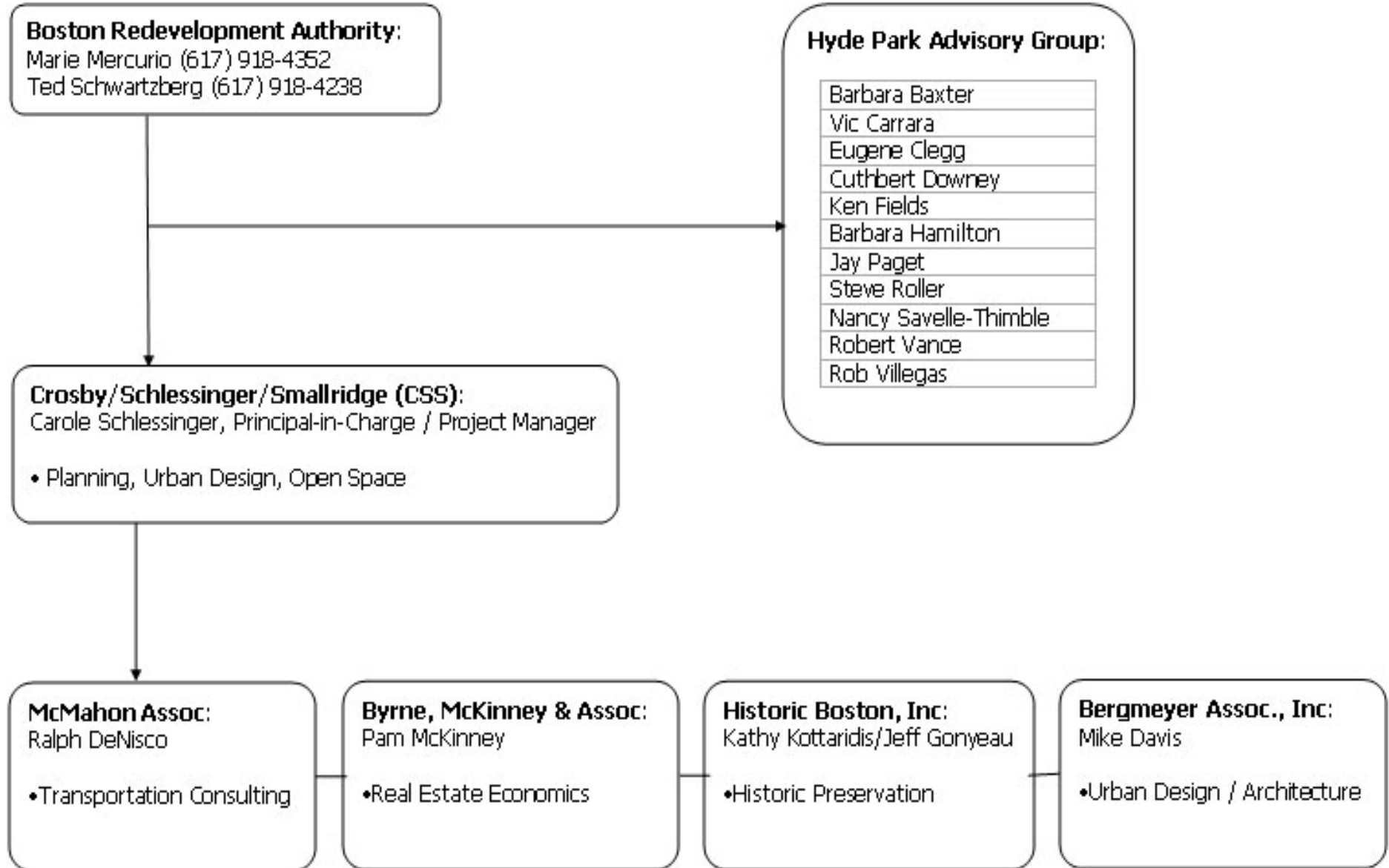
~~ROSLINDALE NEIGHBORHOOD DISTRICT~~
 (*Article inserted on June 25, 2008*)

HYDE PARK

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BRA Team and Advisory Group



SCHEDULE

JUNE 30

2-WEEK PUBLIC COMMENT PERIOD ENDS

JULY or AUGUST 2011

BRA BOARD PLAN APPROVAL (Open to the Public)

FALL 2011

**COMMUNITY PROCESS FOR REVIEW OF
ARTICLE 69 – HYDE PARK NEIGHBORHOOD DISTRICT (Zoning Article)**
– Several Advisory Group Meetings
– 1 Community Meeting

DECEMBER 2011 or EARLY 2012

**RECOMMEND ARTICLE 69 GOES TO ZONING COMMISSION
(BRA Board Public Hearing)**

ZONING COMMISSION ADOPTS ARTICLE 69 (Public Hearing)

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
(up from 1 off-street parking space per unit – Base Code)

Open Space in Yards

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

1F – 1800 sf/unit

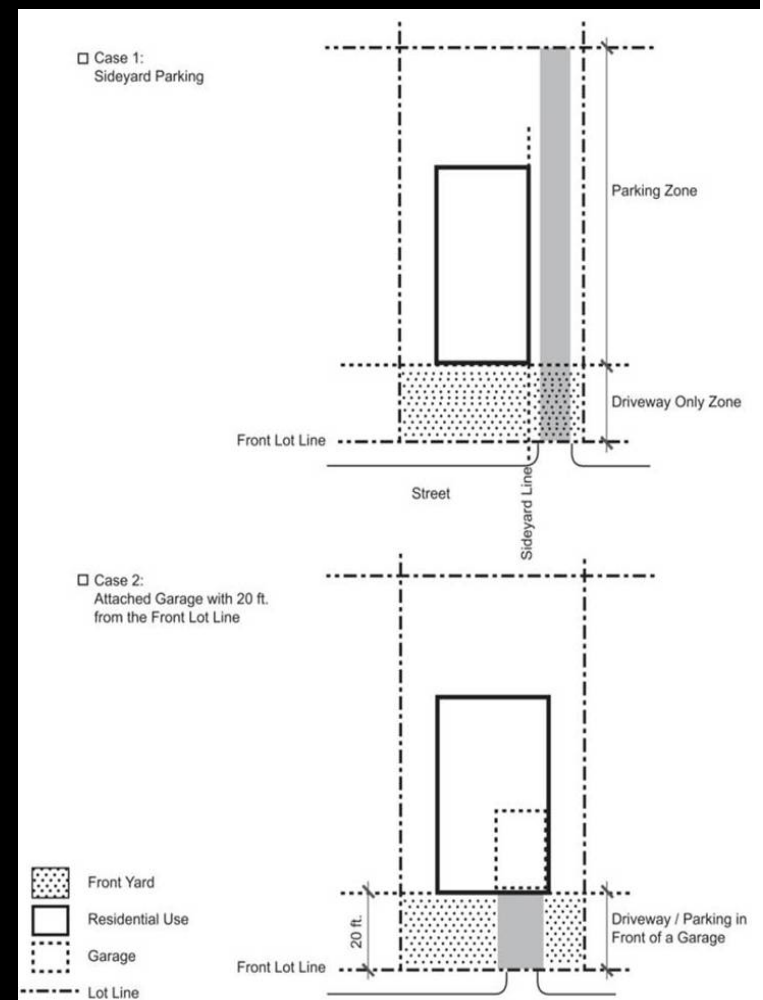
2F – 1750 sf/unit

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

[Potential areas include: Central Avenue area just north of Cleary Square, the Hyde Park Avenue Victorian houses north of Arlington Street, Mt. Neponset, Fairmount Hill and Sunnyside]

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



COMMERCIAL DISTRICTS

Update subdistricts with
contemporary designation codes



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

CC



NS-1



LC



Cleary & Logan Squares

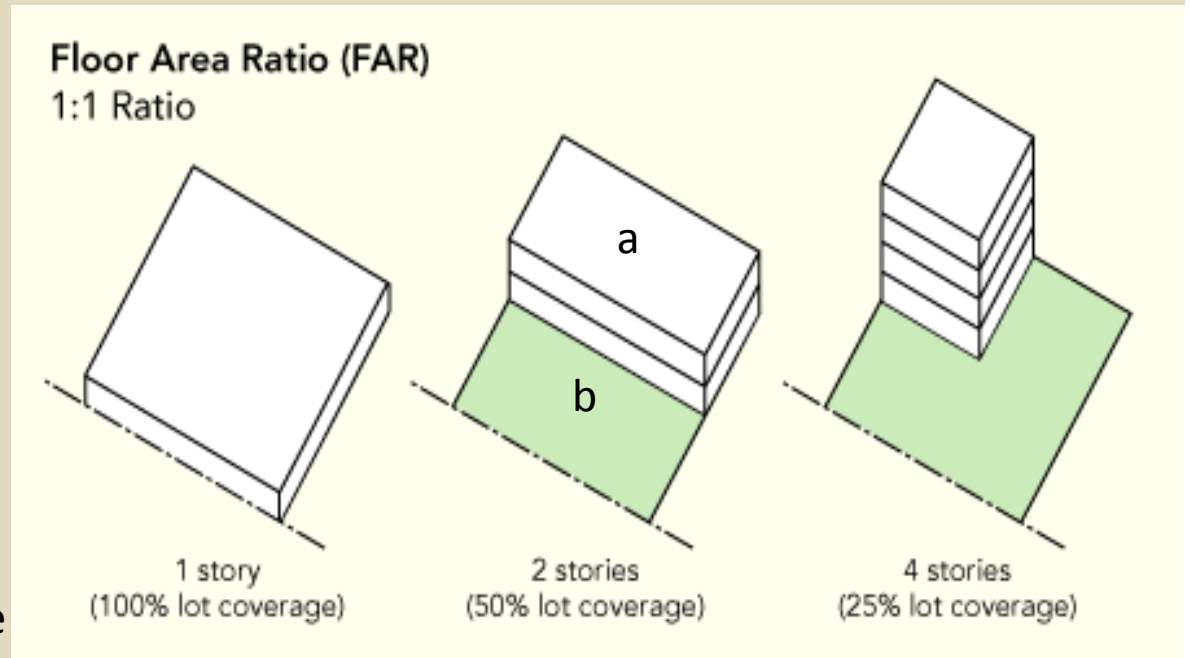
- No change in the existing 40' height limit
- 2.0 maximum FAR in the Squares. Reflects existing conditions & current height limit (increase from 1.0 in Base Code)
- In original draft of Plan:
 - Change in minimum parking ratio for mixed use
- Based on discussion since May 23 meeting:
 - No change, i.e. minimum 1 space / unit for mixed use



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

FAR: 1.6
Average Stories: 1.5



JAMAICA PLAIN

1.7
2



ROSLINDALE

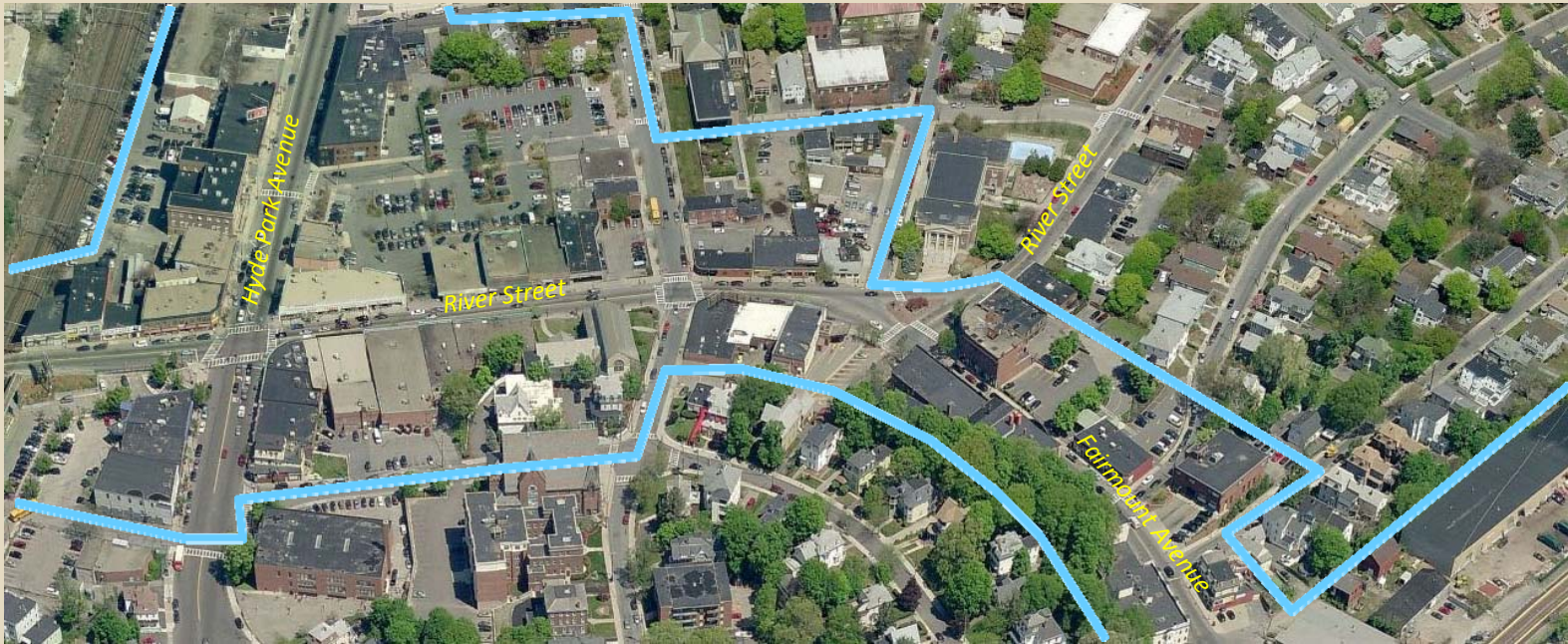
2.0
2



Maximum Requirements

	FAR	Height
Roslindale Square	2	35' / 3 stories
West Roxbury Centre Street	2	35'
JP Centre/South Streets	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

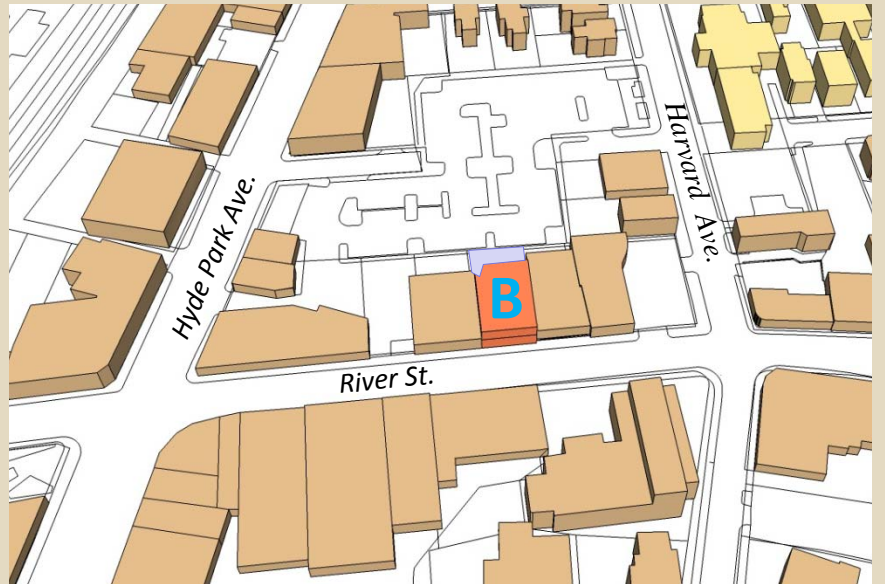
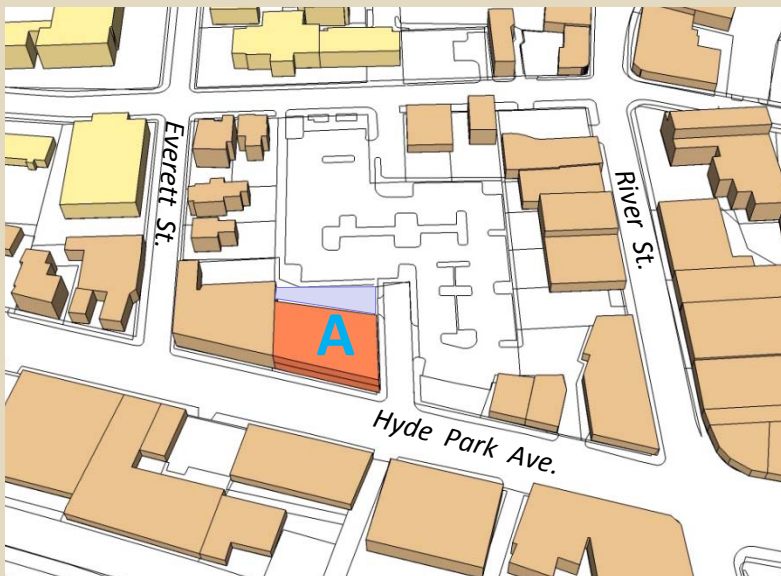
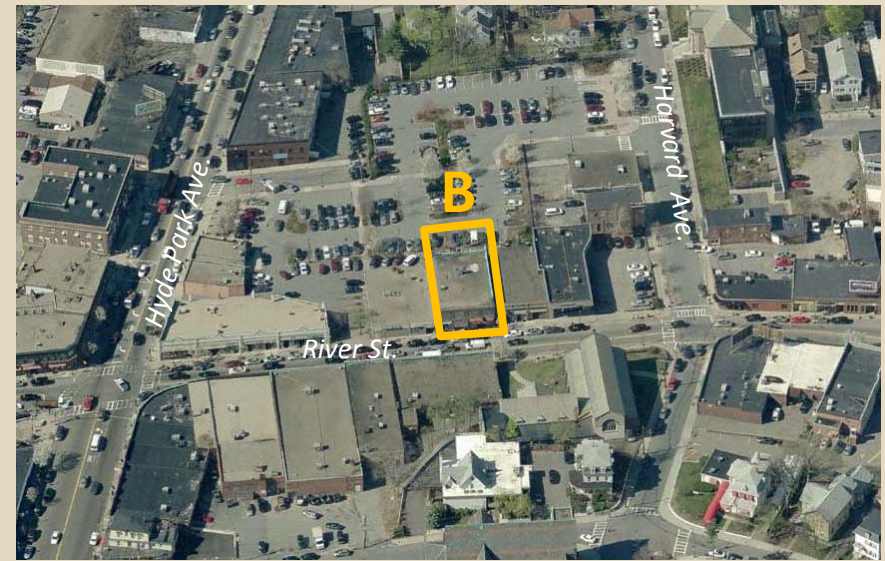
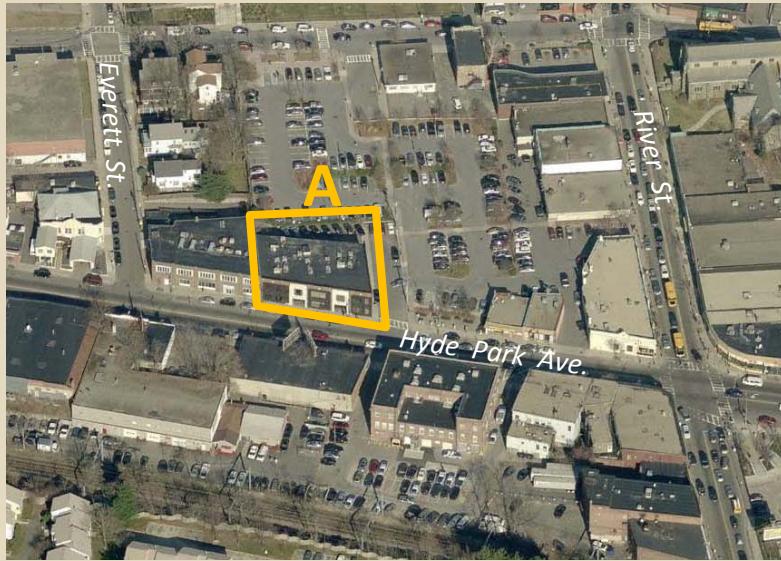
Average FAR: 1.2

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

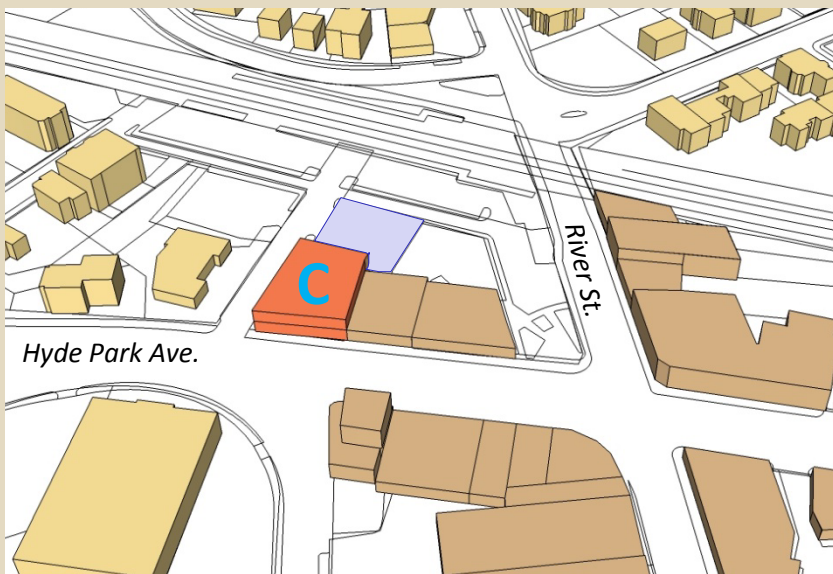
1228-1234 Hyde Park Avenue

1231-1237 River Street

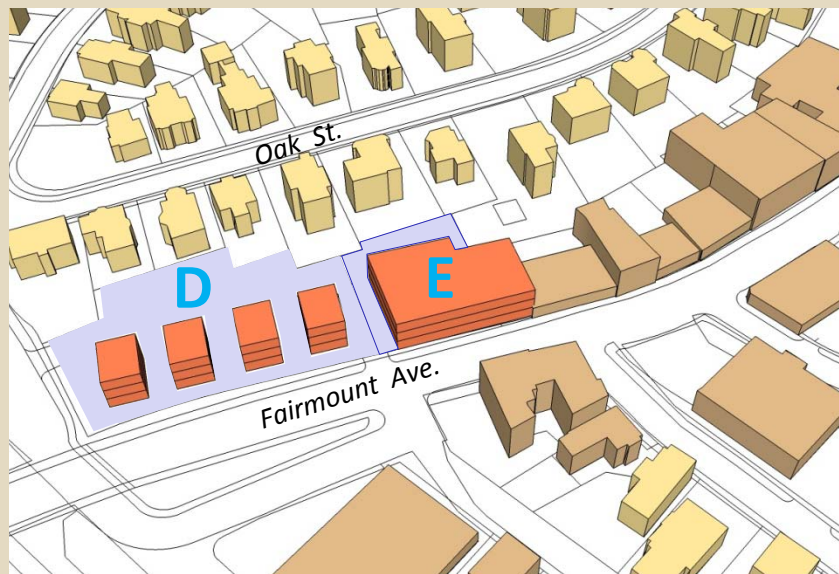


	LAND AREA	GFA	FLOORS	FAR
C	13,700	21,830	2	1.6
D	29,325	4,375	2.5	0.2
E	14,510	21,525	3	1.5

1283 Hyde Park Avenue



99-101, 81-87 Fairmount Avenue

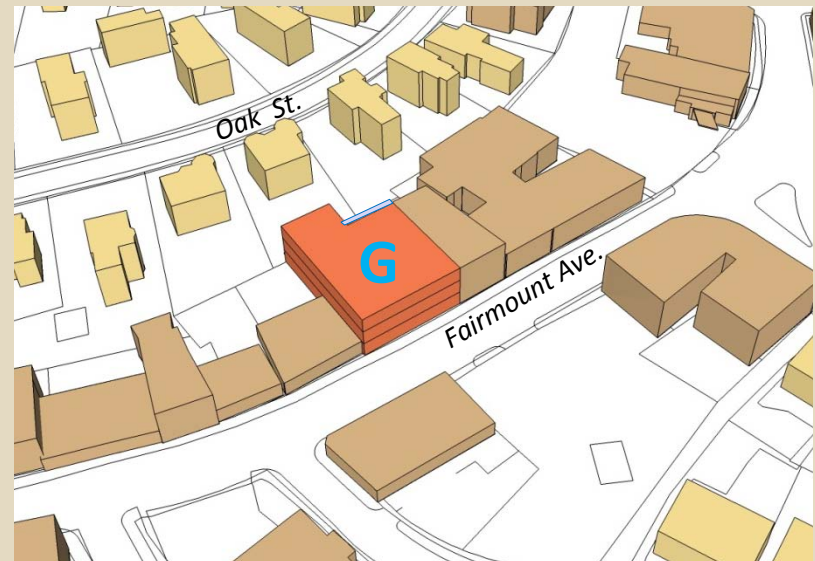


	LAND AREA	GFA	FLOORS	FAR
F	5,100	14,120	3	2.8
G	8,740	25,700	3	2.9

2-20 Fairmount Avenue



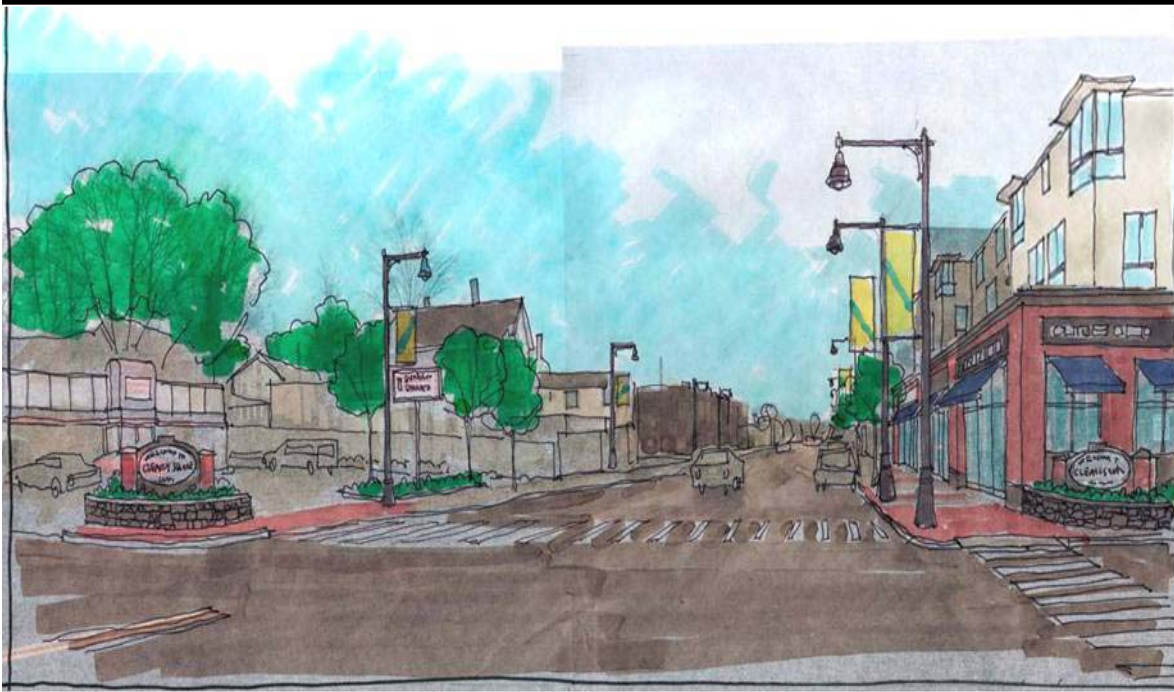
41-49 Fairmount Avenue



Commercial Design & Streetscape

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

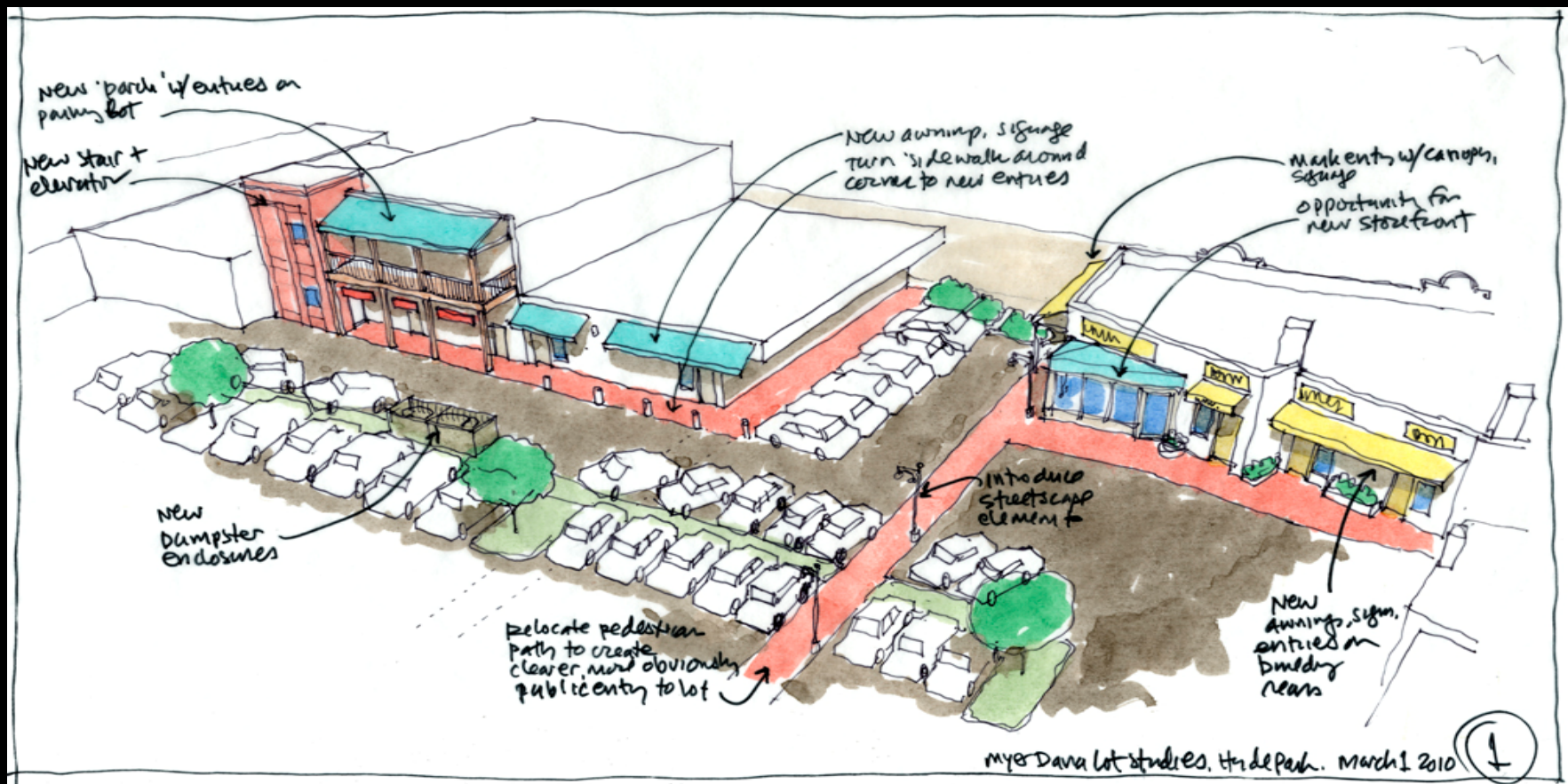
Develop attractive gateways (with signage and special streetscape/paving features) at key locations.



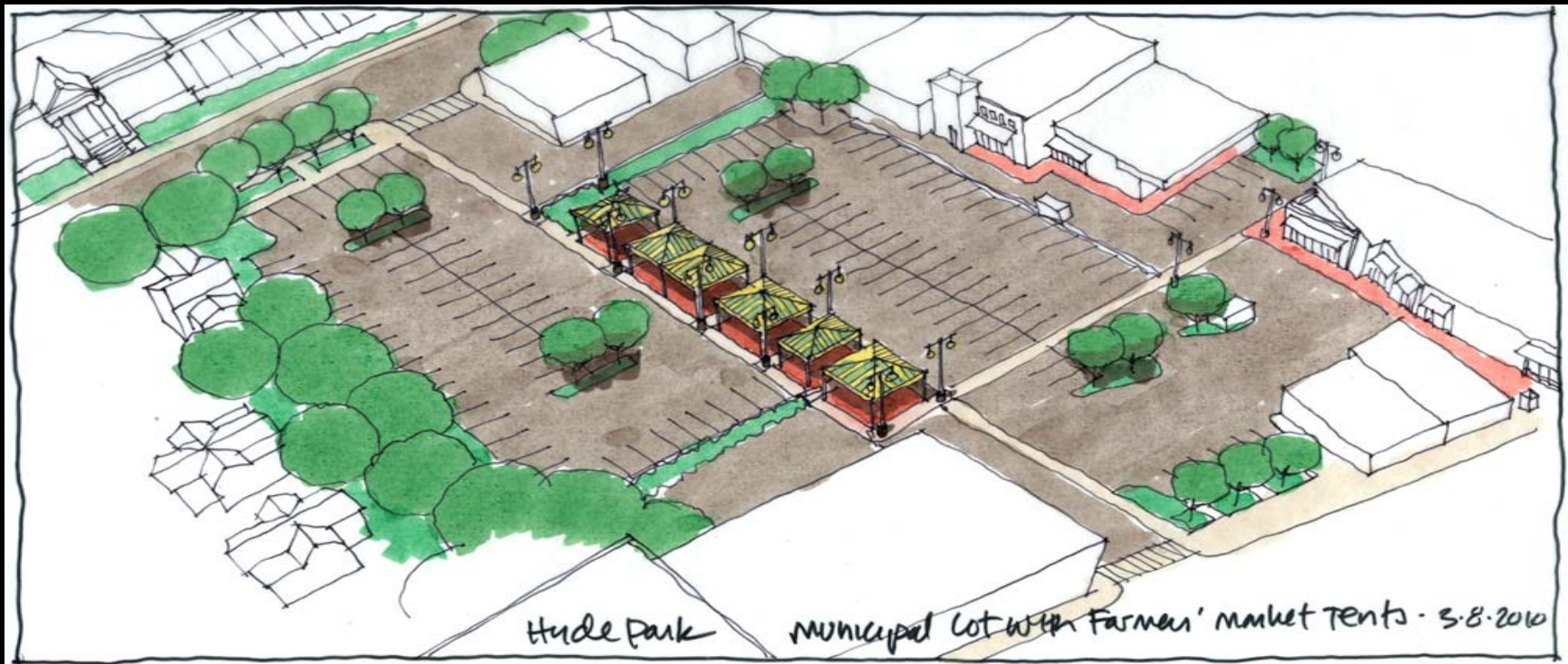
Hyde Park Avenue at Clay Street



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.

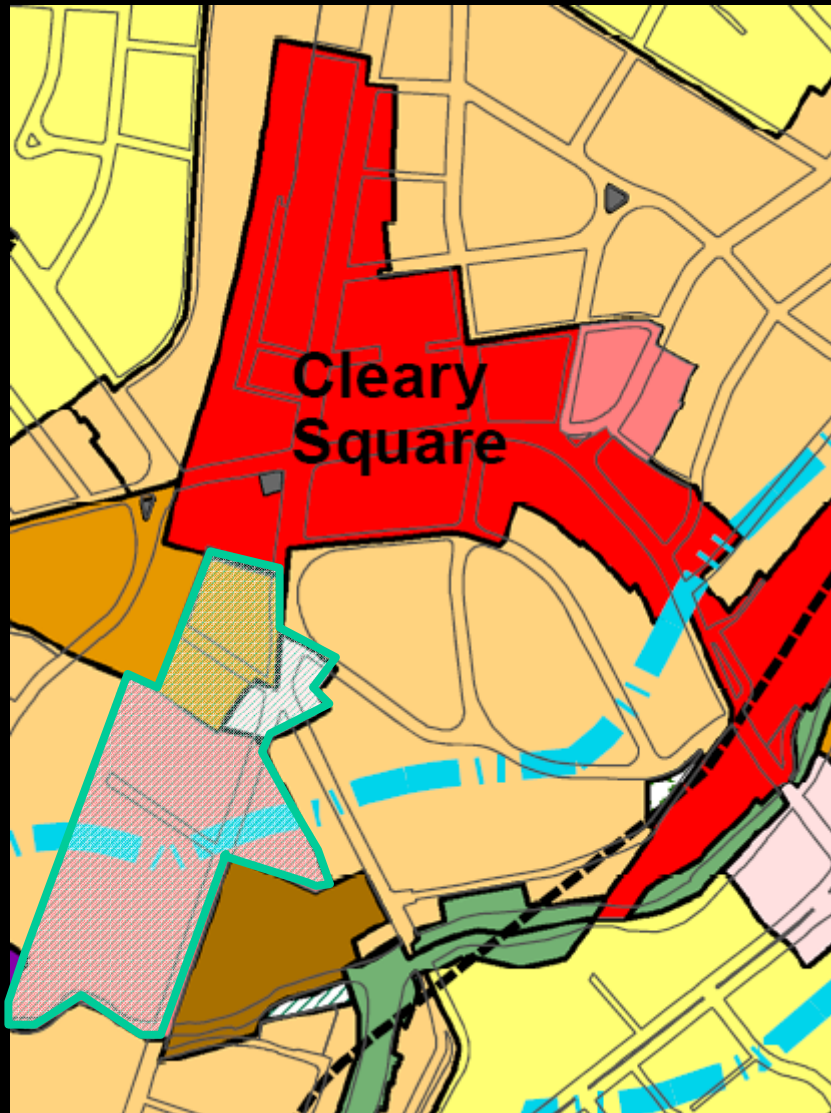


Create a Neighborhood Design Overlay District that encourages the preservation and sensitive rehabilitation of historic buildings



Feedback - Commercial

- 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)



Feedback – 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.

Response: We will add a recommendation in the Plan for a future transportation study to determine the potential for a new loop pattern

- 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)

Response: Design Guidelines & Requirements in the new zoning can address this

- Would prefer number of stories (3) to limit height rather than feet (i.e. 40')

Response: Current Base Code heights in Cleary Square are 40'

- Would like to see a large landmark marker in Cleary Square

Feedback – Commercial (cont'd)

- Important to reiterate that existing non-conforming uses can remain

Response: Even if ownership changes, the existing non-conforming use can remain. If there are extensions to the dimensionals (i.e., height, FAR, setbacks, etc) of the non-conforming use, the project will have to go for a hearing with the Zoning Board of Appeal.

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

*Any improvements not within the public right-of-way would be made voluntarily by the private property owner



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) – Article 29
RPOD (Riverfront Protection Overlay District) – New to the City

Feedback – Open Space

- Can uses designated in Open Space Districts (i.e., someone suggested a community garden in an Urban Wild Open Space Subdistrict)

Response: Uses in Open Space districts will be explicitly listed in the new zoning code as per Article 33 of the Boston Zoning Code “Open Space Subdistricts”

For Urban Wilds, each one is unique and has their own set of conservation restrictions on it. Boston Conservation Commission knows those restrictions.

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

Feedback – Transportation

- Handicapped spaces should be located adjacent to destinations frequented by seniors

Response: Recommendation will be added to the Plan to ensure that on-street handicapped spaces are appropriately located to accommodate seniors

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.

Implementation

Implementation table lists all Plan recommendations, responsible parties and time-frame

Thank you for coming!

REMINDER: Two-Week Project Comment Period Ends June 30

Project Website: www.tinyurl.com/hpzoning

Project Contacts:

Marie Mercurio (617) 918-4352

Ted Schwartzberg (617) 918-4238