

## **Hyde Park Neighborhood Plan Advisory Group Meeting**

September 29, 2009 at 6:30 PM  
Logan Square Municipal Building  
1179 River Street, Hyde Park

### Attendees

Hyde Park Advisory Group (AG) Members (12): Barbara Baxter, Victor Carrara, Gene Clegg, Cuthbert Downey, Ken Fields, Barbara Hamilton, Jay Paget, Steve Roller, Nancy Savelle-Thimble, Anne Lee, Robert Vance, Rob Villegas

Media: Jennifer Santos (Hyde Park Bulletin)

Boston Redevelopment Authority (BRA) Staff: Marie Mercurio, Ted Schwartzberg, Jeong-Jun Ju, Lisa Thompson, Salvatore DiStefano, Galen Nelson

City Staff: Bill Conroy of the Boston Transportation Department (BTD), Brian Clinton of Councilor Consalvo's Office, David McNulty of the Mayor's Office of Neighborhood Services (ONS)

### Meeting Notes

Marie Mercurio (BRA) introduces the BRA staff and consultant team. She recognizes Bill Conroy of the Boston Transportation Department, Brian Clinton of Councilor Consalvo's office and David McNulty of the Mayor's Office of Neighborhood Services and Patrice Gattozzi of Hyde Park Main Streets.

Marie (BRA) states that Liz Marini needed to step down. The Fairmount Hill Neighborhood Association will continue to be represented on the Advisory Group by Bob Vance.

Next, James Stevens of ConsultEcon presents his findings from the 2008-2009 Retail Market Study that his firm – with consultant Karl Seidman – undertook for the Boston Redevelopment Authority and Hyde Park Main Streets.

[INSERT LINK TO JAMES' PRESENTATION]

An Advisory Group member asked if the report is public and if it is being implemented. Marie (BRA) explains that it is public [copies available at: <http://www.bostonredevelopmentauthority.org/Planning/PlanningInitsIndividual.asp?action=ViewInit&InitID=137>]. She also states that there was public input process and an Advisory Group in place for the Retail Market Study, similar to the public process and Advisory Group in place for the Neighborhood Plan process. Ted (BRA) explains that some of the recommendations are currently being implemented by Hyde Park Main Streets, while others will – in combination with the Neighborhood Plan – inform the update of Hyde Park's zoning article.

Bob (AG) asked about property owner participation in the Retail Study process. James Stevens and Marie (BRA) and Patrice (Hyde Park Main Streets) explained that property owners advised throughout the process in regular meetings, and participated in a property owner workshop. Next year there will be a retreat/meeting hosted by Hyde Park Main Streets.

Jay (AG) proposes that a commercial district working group be formed within the Advisory Group. Ted (BRA) noted that the meetings would have to be open to the public and posted on the BRA calendar. Bob Vance clarified that this working group would not take away from work other areas of the neighborhood. He and Jay will follow up with the Advisory Group on this concept.

Next, staff from the BRA's Economic Initiatives Department spoke to the Advisory Group.

Lisa Thompson, Deputy Director for Economic Initiatives (BRA), gives an overview of her department's role at the Boston Redevelopment Authority.

Two of Lisa Thompson's sector managers in the Economic Initiatives Department next give brief overviews of their work.

Sal DiStefano (BRA) presents on his economic development initiatives in the industrial and commercial sectors. His work includes assistance to the life sciences, creative economy and industrial sectors through programs such as the Back Streets program. He mentions that specific sectors that can be targeted for Hyde Park including light industrial and food commissaries.

Sal (BRA) mentions that several food commissaries, such as the Dancing Deer factory, are already located along Hyde Park AV, between Clearly Square and Wolcott Square given the excellent transportation links and ideal proximity to Downtown Boston. Hyde Park is ideally situated for commissaries, which need to be close to the markets they are serving, but not as close as fruit, flower and vegetable facilities that deal with more perishable foods.

Galen Nelson next discusses his work as the BRA's Green Tech Business Manager. Issues address include the green benefits using zoning to encourage walkability and bikeability in neighborhoods, as well as programs for rooftop solar power generation currently being undertaken in other Boston neighborhoods. He mentions that given the realities of transportation and distance from downtown, one strategy maybe to focus on greening businesses. The aforementioned solar programs are being used by businesses in Roxbury's Dudley Square to generate electricity.

Following the presentations by the BRA's Economic Initiatives Department, Carole Schlessinger (CSS, consultant team) presents a list of areas in the Hyde Park for further study.

1. Providence Street (next to train tracks, parallel to HP Ave approaching Cleary Square)
2. Business/River Street (By Dance Academy/Empire Lanes)
3. River St. South (near car wash/Dedham line)
4. Lower Hyde Park Ave (around grandma's coffee cake)
5. A Street (construction company area off HP Ave, near Blake Estates)
6. Fairmount Ave (around train station, Lewis Chemical, etc)
7. Sprague Street (industrial parks on both sides)
8. Wolcott Street (industrial area right off the Square)
9. Industrial Drive (area under Sprague St bridge)
10. Readville Yards
11. Stop & Shop warehouse

An AG member asked about Neponset Fields. Marie (BRA) and Carole (CSS) state that they will look into including it as further study area. David McNulty (ONS) states that will have information on that project to present at the next month's meeting. Marie (BRA) states that group will address the broader issues of property owners who buy property and don't use it. Carole (CSS) asked AG members to think of potential additional areas of focus to discuss at the following AG meeting.

Meeting adjourns.