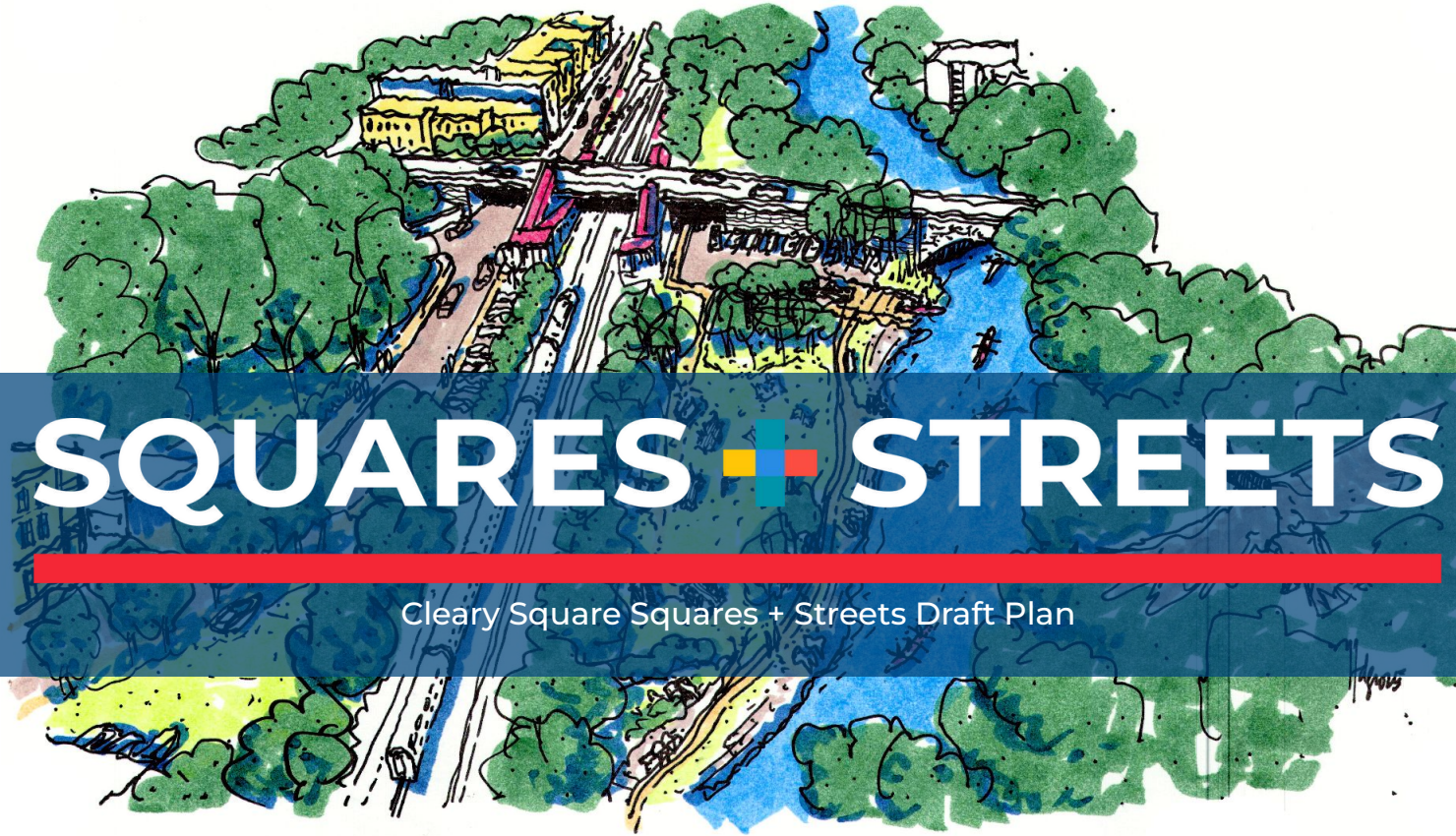


APR 8

2026



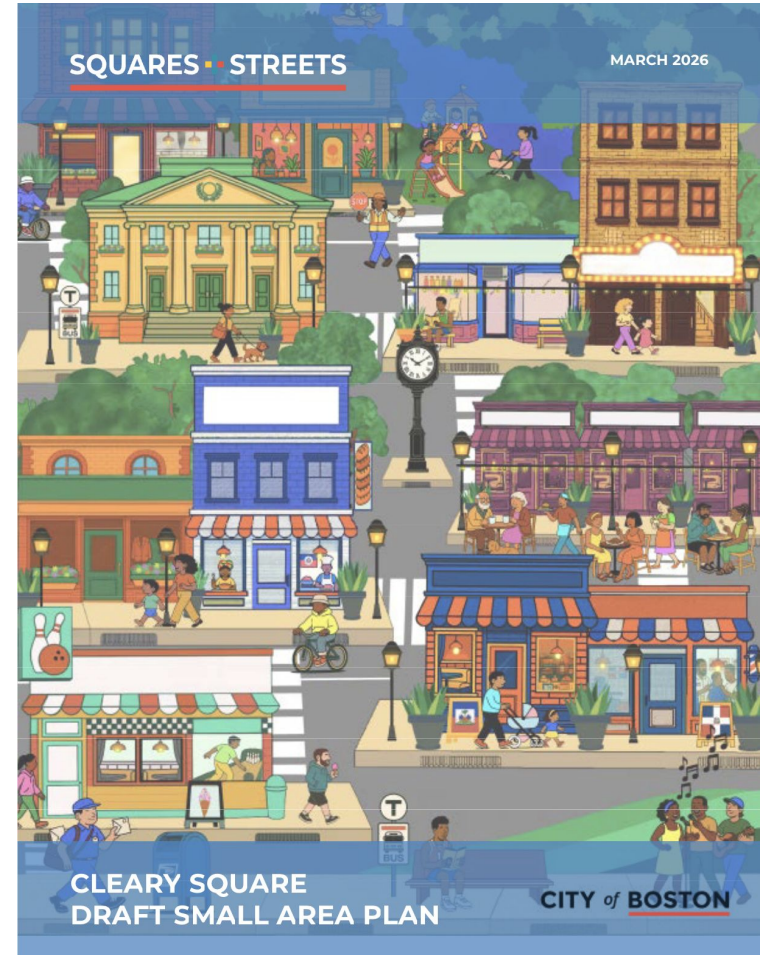
SQUARES + STREETS

Cleary Square Squares + Streets Draft Plan



MEETING PURPOSE

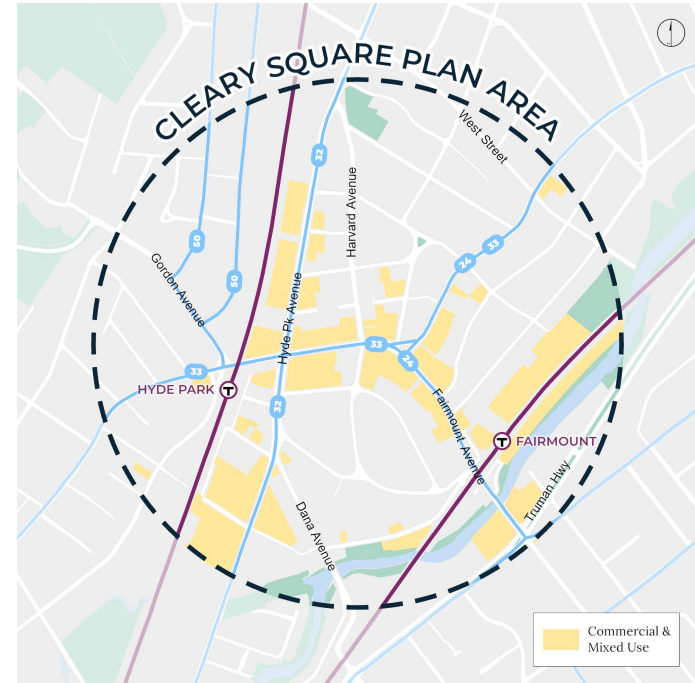
- Drafts of the Cleary Square Small Area Plan and zoning map have been released and are available at bosplans.org/cleary-square
- Community can comment on these drafts until May 1st at bosplans.org/clearycommentform
- The purpose of tonight's meeting is to explain the draft Plan and zoning map and receive questions/comments from the community



WHAT IS SQUARES AND STREETS?

Squares + Streets is a planning and zoning initiative to provide the following:

- Provide **more housing** to support Boston's current and future residents
- Ensure every Bostonian has access to **neighborhoods with everyday resources and services**
- Pair housing growth with an abundance of commercial, civic, cultural, and transportation resources to **expand benefits beyond access to housing**
- Focus on developing Plans that:
 - Deliver **zoning reform** to transit-accessible geographic hubs
 - Produce coordinated, impactful, and visible **investments across City Departments** that address a range of needs in a small geography



WHY CLEARY SQUARE?



Diverse Businesses



Menino Arts Center



Hyde Park Library



Hyde Park Municipal Building



Commuter Rail Stations



Neponset River

- Connected to Downtown via **MBTA Commuter Rail Stations**
- Wide **variety** of **restaurants** and **businesses** representing a diversity of **cultures**
- Surrounded by **environmental, cultural,** and **historical amenities**



ENGAGEMENT TIMELINE SNAPSHOT



2024



Kick-off Event

FEBRUARY



Educational Workshops

MARCH



Educational Workshops

MARCH



Community Walkshop

MARCH



Coffee Hours with ONS

APRIL



Haitian Creole Pop-up

MAY



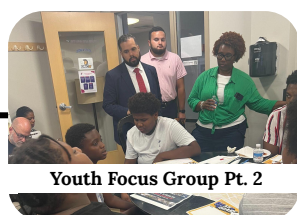
Arts + Culture Focus Groups

OCTOBER



Small Business Workshop

AUGUST



Youth Focus Group Pt. 2

AUGUST



Youth Focus Group Pt. 1

JULY



Juneteenth Pop-up

JUNE



In-Person Visioning

MAY/JUNE



Ideas Reception

OCTOBER



Blockwalks

NOVEMBER/DECEMBER

2025



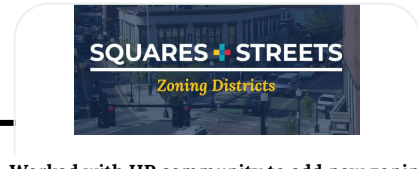
Spanish Speaking Focus Group

MAY



Black Civic Leaders Focus Group

MAY



Worked with HP community to add new zoning districts. Adopted by Zoning Commission

DECEMBER

HIGHLIGHTING DIVERSE VOICES



Scares + Treats: Ideas Reception



Youth Focus Group Pt. 2

- Topic-based deep dives, such as **small business, arts & culture, zoning education, youth specific workshops**
- Language specific focus groups in **Haitian-Creole and Spanish**
- **Virtual, in-person, and informal formats** such as pop-ups and tabling at community events and spaces like the Pocket Park
- **Block walks with community partners**, including interpreters in Haitian-Creole and Spanish
- All events included interpretation services

WHAT'S IN THE PLAN DOCUMENT

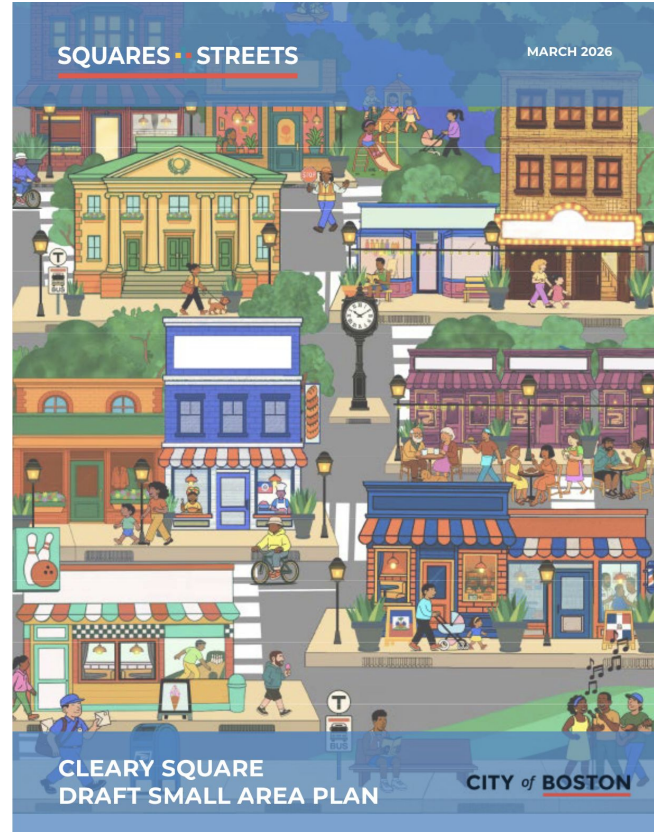
Recommendations focused on 6 topic areas:

1. Land Use and Design Framework
2. Housing and Real Estate
3. Small Business
4. Arts and Culture
5. Transportation
6. Open Space and Resiliency

Each topic chapter contains the following information:

1. Existing conditions summary
2. Community engagement results
3. Recommendations

Separately, we have released the **Zoning Map** that includes proposed updated districts in the planning area.



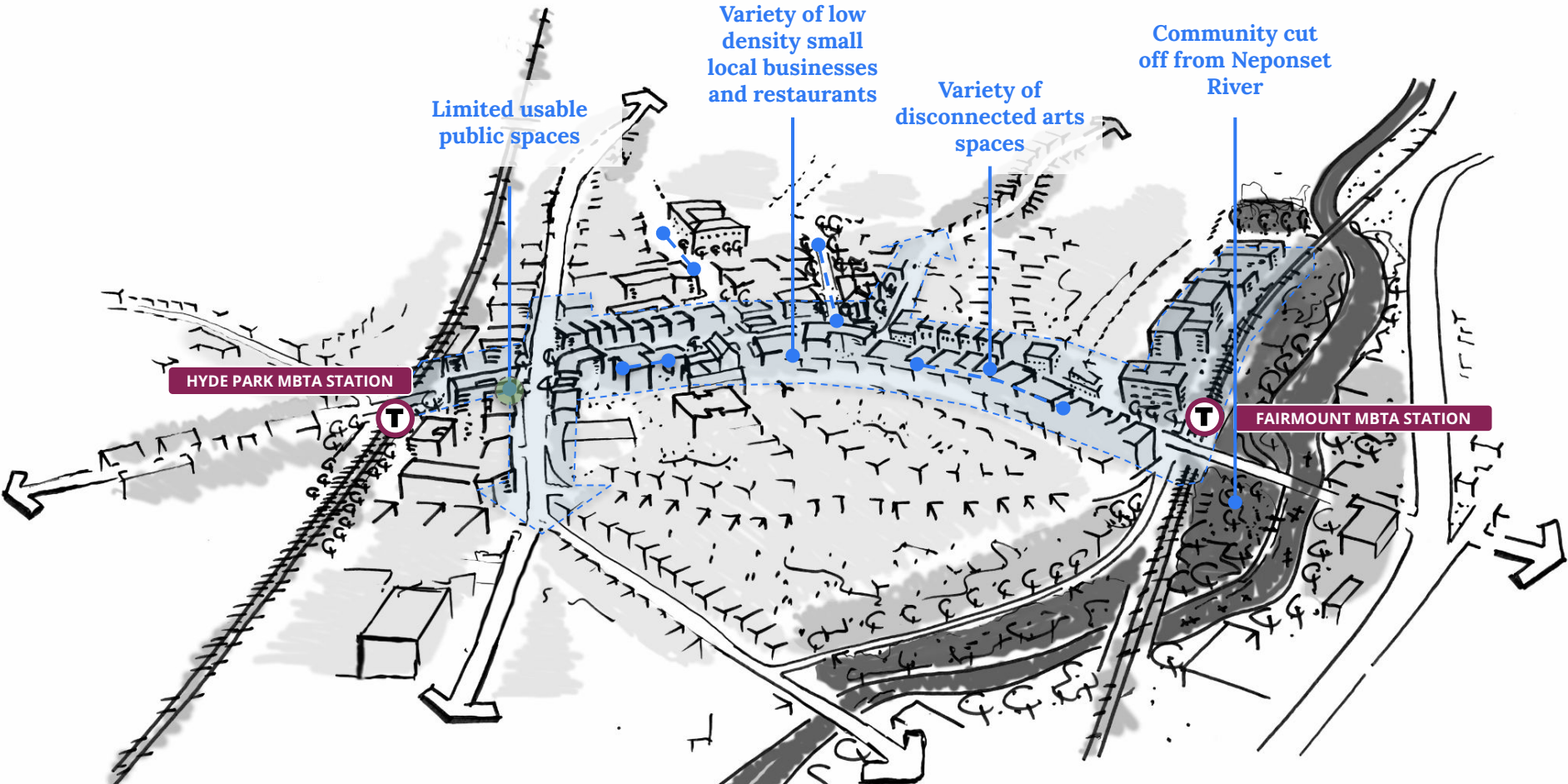
PLAN RECOMMENDATIONS



Planning Department

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CLEARY SQUARE TODAY



TRANSPORTATION CONTEXT



We shared an existing conditions overview (2024) of the transportation network in Cleary Square which highlighted:

- Dangerous intersections and crash hot spots.
- Unsafe crossings for people walking and biking.
- High transit access. Most of the Plan Area is within a 5-min walk to high-frequency bus (68%) or commuter rail service (72%).
- Slow bus service along key routes. The 32 is a high ridership route that experiences delays along Hyde Park Avenue.

Analysis of on- and off-street parking in Spring 2024 found:

1. Parking utilization ranged from a minimum of 39% on Saturday morning to a maximum of 69% midday during the week
2. Instances of vehicles parked on-street longer than allowed was common throughout the study area
3. The municipal parking lot is the most well-utilized public parking lot in the area, with a wide-ranging utilization of 17% on Saturday morning to 100% during the middle of the day on Wednesday

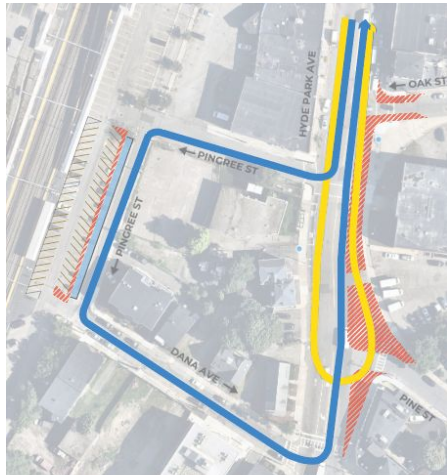
Any future Large Project developments in Cleary Square will include thorough transportation impact analysis as part of their Article 80 development review process, which will inform the development and determine necessary transportation improvements.



KEY RECOMMENDATIONS: TRANSPORTATION



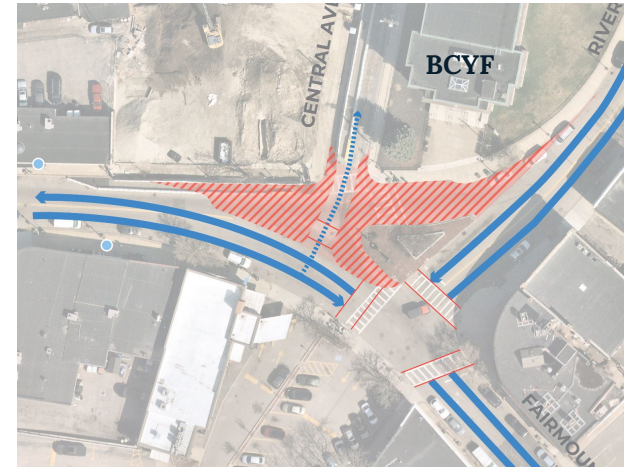
UPDATE TRANSPORTATION NETWORKS TO **IMPROVE PEDESTRIAN SAFETY**, EXTEND SIDEWALKS, AND SUPPORT FASTER TRANSIT SERVICE



Provide faster and more reliable bus service on Hyde Park Ave through improved design and safer bus routing



Create new sidewalks on Walnut Street



Explore the reconfiguration of the intersection of River St and Fairmount Ave to simplify operations, improve safety and create additional public space

KEY RECOMMENDATIONS: OPEN SPACE + RESILIENCE

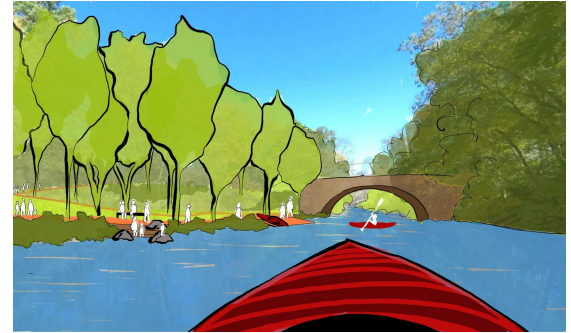
ENHANCE EXISTING OPEN SPACE IN CLEARY SQUARE, AND CREATE CONNECTIONS TO THE RIVERFRONT AND BETWEEN PARKS AND PLAZAS



Expand and improve the Pocket Park by transferring ownership to Parks Department



Create a new plaza directly in front of the Hyde Park Municipal Building



Create of a new public park and connection to the Neponset River on the former Lewis Chemical site

KEY RECOMMENDATIONS: ARTS AND CULTURE



ESTABLISH AN ARTS CORRIDOR, ALONG RIVER STREET, FAIRMOUNT AVENUE, AND CENTRAL AVENUE.



Introduce a cohesive signage and wayfinding system



Install more public art installations

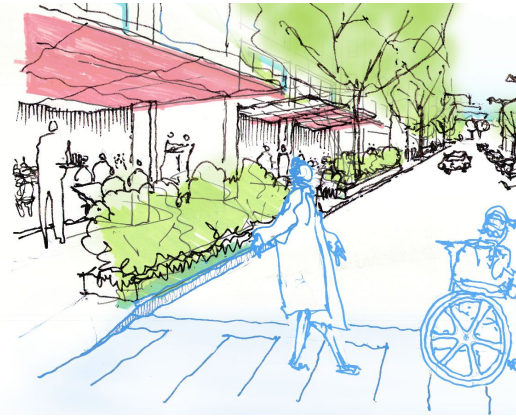


Designate the Pocket Park on River Street as a pre-permitted entertainment license site

KEY RECOMMENDATIONS: SMALL BUSINESS



SUPPORT COMMUNITY MEMBERS' DESIRE FOR **MORE DIVERSE BUSINESSES** THAT REFLECT AND SERVE THE NEIGHBORHOOD CHARACTER.



Rezone to allow indoor recreation (for youth), entertainment, affordable grocery stores, retail, and restaurant



Fairmount Ave. Storefronts

Create a “Welcome to Cleary Square Marketing Booklet” to encourage development of the desired community uses



River St. Storefronts

Provide technical assistance for first and second-generation business owners

KEY RECOMMENDATIONS: HOUSING + REAL ESTATE



SUPPORT HOUSING OPTIONS AT A MIX OF AFFORDABILITY LEVELS, INCLUDING HOMEOWNERSHIP, RENTAL, AND FAMILY-SIZE UNITS



Begin disposition of lot at 24 Pingree Street for affordable housing in Cleary Square



Begin disposition of 31 Walnut Street for affordable housing or open space use



ANTI-DISPLACEMENT

ACTION PLAN FOR BOSTON

Support and advance tenant protection measures established by the City.

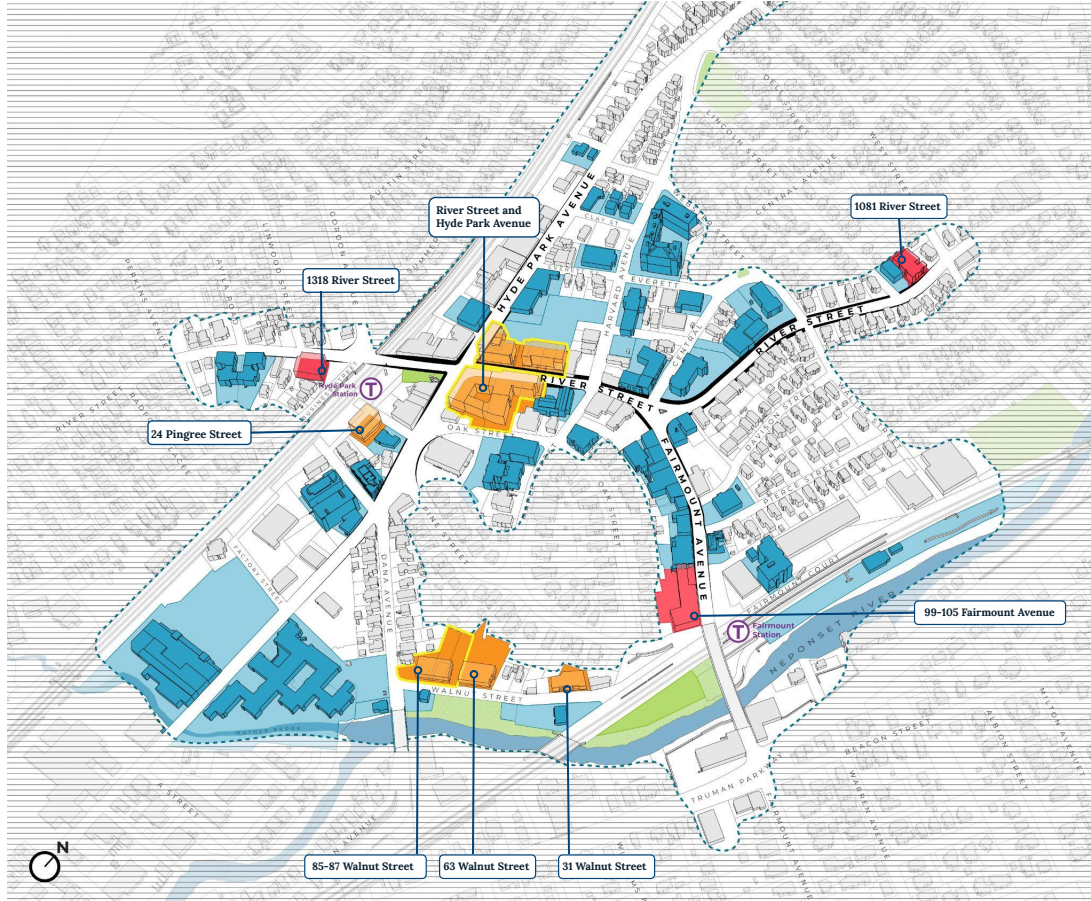
CATALYTIC SITES



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CATALYTIC SITES IN CLEARY SQUARE STUDY AREA



What is a *catalytic site*?

- Sites that are likely to change in the near future
- and*
- The development of the sites will drive change/facilitate implementation of this Plan

Why we're including this:

- Transparency for community
- Site-specific guidelines to use in Article 80 ("Redevelopment of this catalytic site should:")

Blue and Green = unlikely to change
Orange and Pink = likely to change
(aka catalytic sites)

HYDE PARK AVE AND RIVER STREET



Future Article 80 process needed

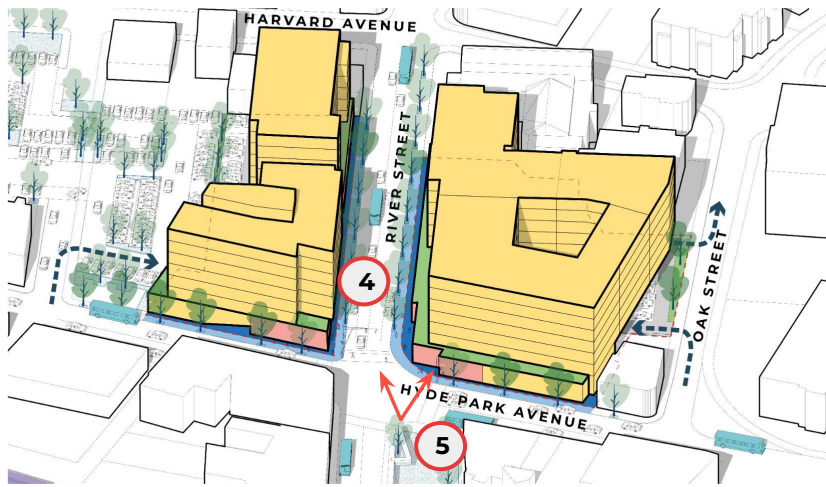
300-400 new units (50-70 affordable)

Proposed Zoning: S4



Current Conditions at Hyde Park Ave and River Street

- Redevelopment of this catalytic site should:
1. Focus **active uses** and architectural details at corners
 2. Ensure **opportunities for existing business to return**
 3. Enhance **continuity of street tree canopy**
 4. Expand **sidewalk** and public space
 5. Focus mitigation funds on **pocket park**



Imagination of Prefile Project at Hyde Park Ave and River Street

24 PINGREE STREET



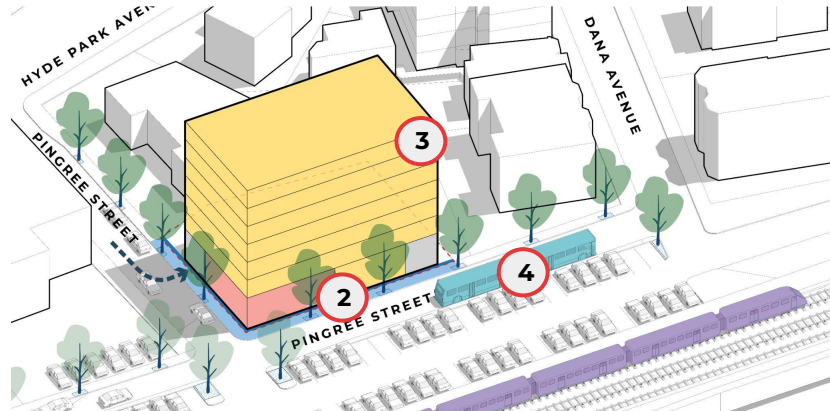
Future disposition process needed

30-40 units (high level of affordability)

Proposed Zoning: S4



Current Conditions at 24 Pingree Street



Imagination of Affordable Housing at 24 Pingree Street

Redevelopment of this catalytic site should:

1. Expand **commercial core with active ground floor uses**
2. Extend sidewalks to comply with **Complete Streets Guidelines**
3. Follow **MOH Design Standards** for affordable housing units
4. **Avoid vehicular conflict** with bus layover space by relocating bus u-turn area

87-85 WALNUT STREET + 63 WALNUT STREET



Future Article 80 process needed

15-25 units each (2-4 IZ)

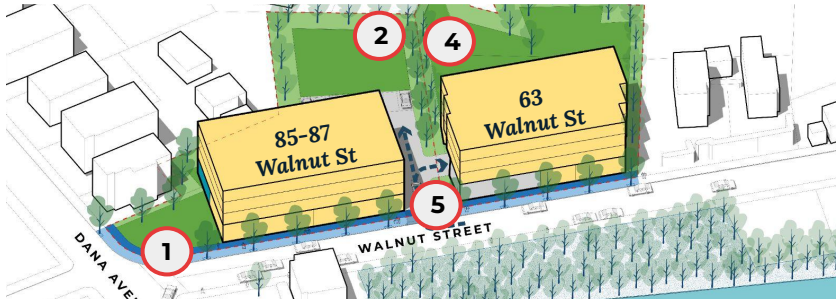
Proposed Zoning: S1



Current Conditions on Walnut Street

Redevelopment of this catalytic site should:

1. **Support creation of new sidewalk**
2. **Maximize permeable area** to prevent flooding and excess runoff
3. **Reduce visual impact of large facades** along Walnut Street
4. **Minimize impacts of significant regrading** through collaboration
5. Use shared drive aisles to **limit vehicular access points**



Imagination of Development at Walnut Street

31 WALNUT STREET

Future disposition process needed

10-20 units (if designated housing)

Proposed Zoning: S1



Current Conditions around 31 Walnut Street, City-owned parcel

1. Undertake a community process to **determine most appropriate use** of this property (housing or open space)
2. **Support creation of new sidewalk**
3. **Maximize permeable area** to prevent flooding and excess runoff



Imagination of housing at 31 Walnut Street

PROPOSED ZONING

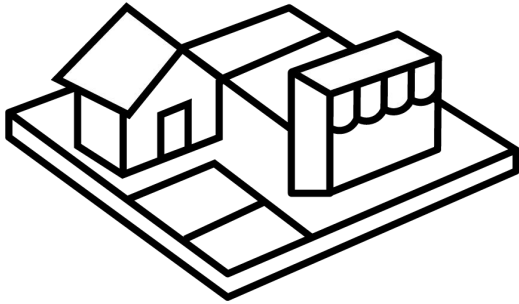


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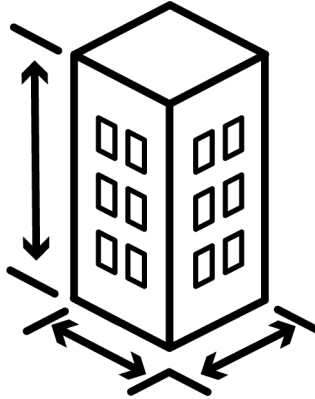
WHAT IS ZONING?

Zoning is a set of laws that are used to guide development by dictating what types of buildings are allowed in a given area. Some of what zoning regulates includes:



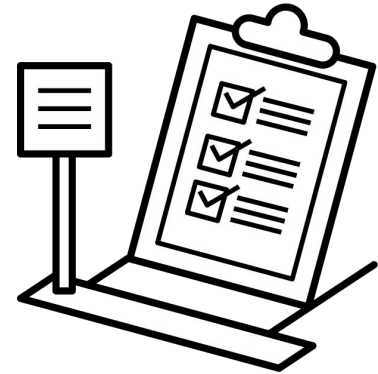
LAND USES

the types of activities allowed



BUILDING DIMENSIONS

how much space a building takes up, its height, and the open space around it



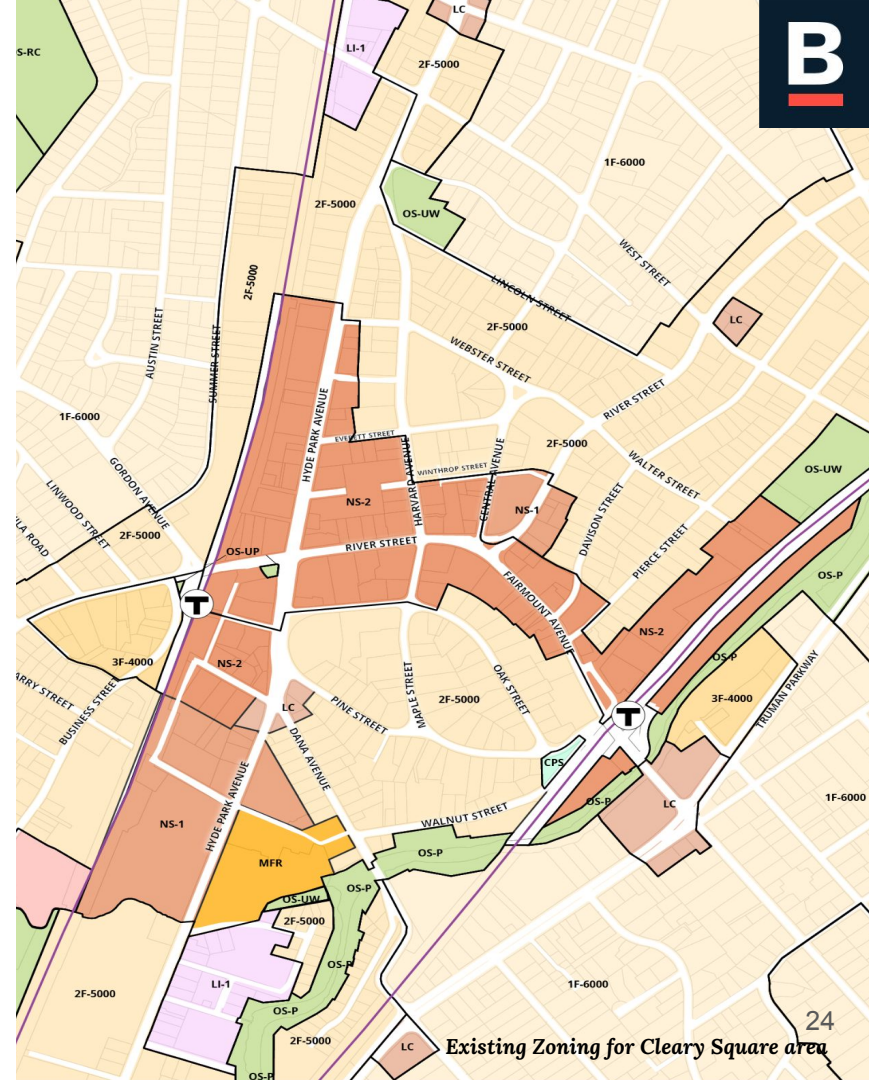
OTHER REGULATIONS

parking and loading, signage requirements, roof deck allowances, and many more.

Zoning doesn't build or demolish anything; it just limits what people can build.

WHAT ARE ZONING DISTRICTS?

- Zoning maps **divide and organize land** in a city into zoning districts
- The district an area is mapped in **determines which rules apply**
- The same districts can be **used in similar areas throughout the city**



WHAT ARE THE SQUARES + STREETS DISTRICTS



- A toolbox of **eight varying zoning options**
- All the Squares + Streets districts
 - **Allow mixed-use development** of housing, commercial, and cultural spaces
 - **Establish new dimensional regulations** (such as Permeable Area of Lot)
- SC and S3-6 added to the Code in response to community feedback in Hyde Park

S0 Transitional Residential



S1 Main Street Living



S2 Main Street Mixed Use



SC Shopping and Commercial Nodes *



S3, S3-6 Active Main Street *



S4 Active Squares



S5 Placemaker Squares

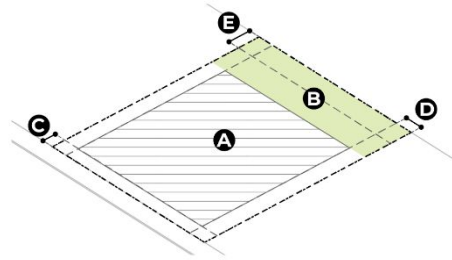


HOW THE SQUARES + STREETS DISTRICTS DIFFER



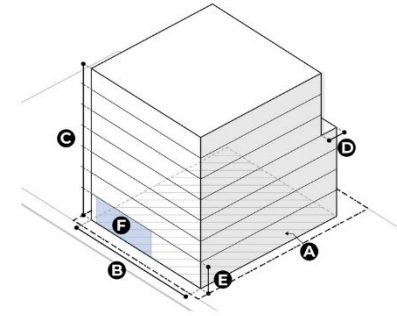
Uses

- Allowed, conditional, or forbidden uses
- Size and location (ground floor vs. upper floor) of uses
- **Whether active uses are required on the ground floor**



Lot Standards

- Minimums/maximums for building lot coverage, permeable area of lot, and size of front, rear, and side yards
- **Whether side yards are required**



Building Form

- Minimums/maximums for building floor plate, building width, building height, and outdoor amenity space
- **Whether outdoor amenity space is required**

Squares + Streets Zoning District Cheat Sheet

S0 - Transitional Residential



- Up to 4 stories maximum
- Up to 14 residential units maximum
- Primarily residential uses
- Requires front, side, and rear yards
- Transition from high activity mixed-use areas to low activity residential areas

S1 - Main Street Living



- Up to 4 stories maximum
- For parts of a main street that are largely residential but have occasional non-residential uses
- Requires front, side, and rear yards
- Allows more flexibility for small-scale commercial uses

S2 - Main Street Mixed Use



- Up to 5 stories maximum
- First of the districts to allow 0 foot side yards for buildings that share a party wall
- Flexible rules to allow for both mixed use and fully residential multifamily buildings along a main street

SC - Shopping and Commercial Nodes *



- Up to 4 stories maximum.
- Allows buildings to fill the width of the lot
- Has a small requirement for Outdoor Amenity Space.
- Allows a wide range of active and commercial uses, including on upper stories, to encourage commercial growth

S3, S3-6 - Active Main Street *



- Up to 6 or 7 stories maximum
- Allows a larger mix of small and medium-scale commercial uses that promote activity

S4 - Active Squares




- Up to 7 stories maximum
- Allows for wider buildings than S3 and more flexibility for medium- and large-scale uses
- Higher Outdoor Amenity Space requirement than S3


S5 - Placemaker Squares




- Up to 145 feet maximum
- Taller and wider mixed-use buildings that allow the most flexibility of ground and upper level uses
- Highest Outdoor Amenity Space requirement of the districts

 has an Outdoor Amenity Space Requirement

 has a Ground Floor Active Use Requirement

 has a Permeable Area of Lot Requirement on all lots

 has a Permeable Area of Lot Requirement lots >11,000 sf

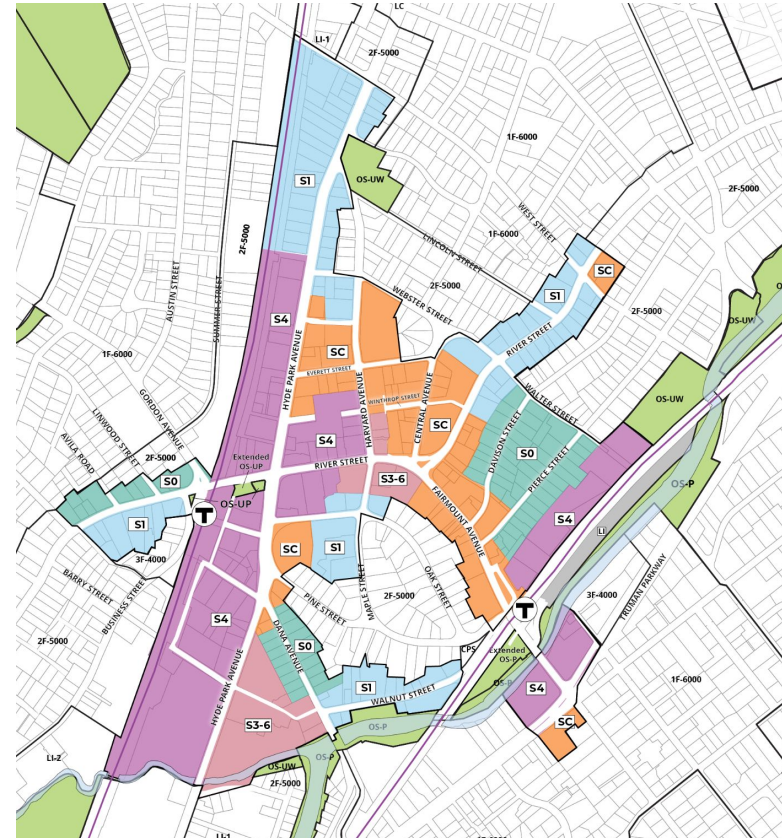
* SC and S3-6 added to the Code in response to community feedback in Hyde Park

CLEARY SQUARE DRAFT ZONING MAP

Plan includes Land Use and Design Framework:



Implemented through proposed zoning:



HYDE PARK AVENUE PROPOSED ZONING



Goal: **retain or expand commercial character**

- S4 and S3-6: requirement for active uses on the ground floor (includes restaurants and retail)
- SC: Dwelling units on the ground floor facing the street require a conditional use permit. Existing ground floor residential uses not forbidden.

Goal: **maximize benefits of catalytic sites**

- S4
 - More housing + active uses
 - Outdoor amenity space requirement: extended sidewalks/public realm

Goal: allow development along commuter rail, where large **setbacks may be required**

- S4: larger building floor plate and building width support building feasibility where commuter rail setbacks are required and lots are shallow

COMMUNITY AND COMMERCIAL CORE

PROPOSED ZONING



Goal: **maintain existing scale** due to historic buildings (Everett Square Theatre and BCYF) and narrow streets

- SC: 4 stories (same as current zoning)

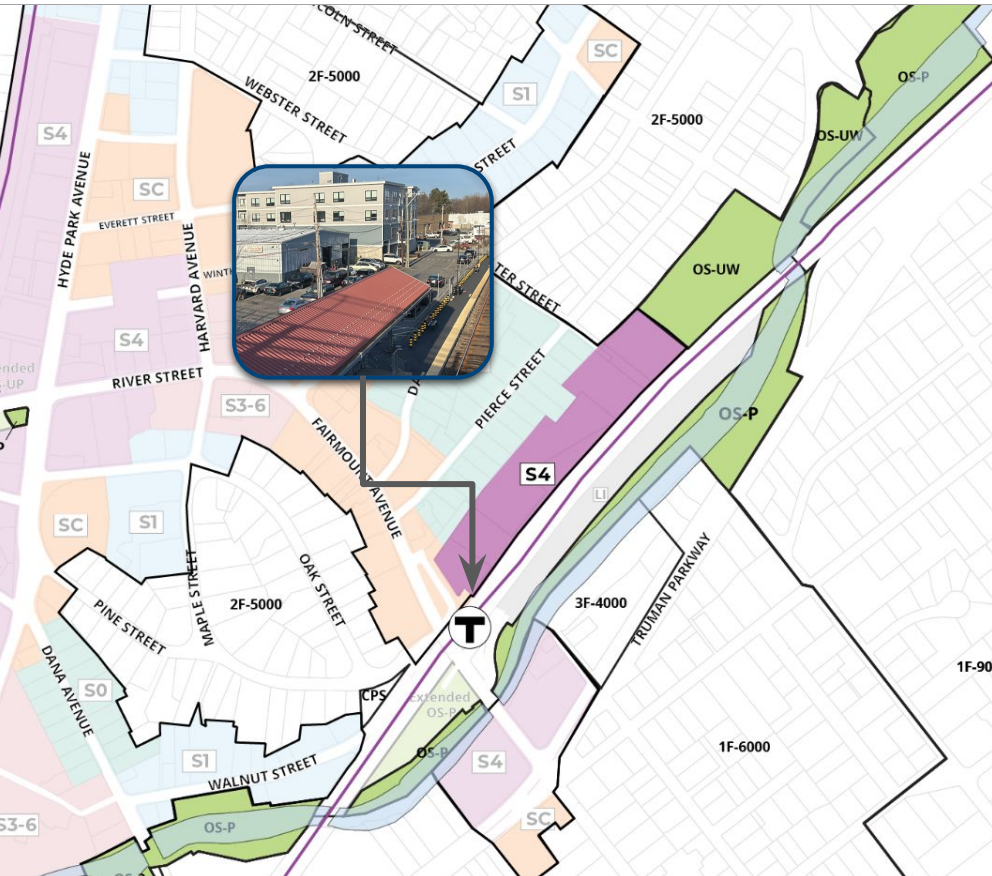
Goal: **retain existing commercial character**

- SC:
 - Most commercial uses allowed
 - Dwelling units on the ground floor facing the street require a conditional use permit

Goal: **accommodate development** on key lots

- S3-6: used for locations that might be able to accommodate new development with active ground floor uses in the futures (including the Bank of America and Lore Insurance)

NEAR FAIRMOUNT STATION PROPOSED ZONING



Goal: allow **housing growth near the Fairmount Station** + flexibility for new **structured parking**

- S4: Larger floorplate for parking layouts + housing

Goal: add **new road and pedestrian connection to the Fairmount Station**

- S4: second highest requirement for Outdoor Amenity Space, which can be used for sidewalk and other public open space to access and improve Fairmount Station

RIVERFRONT PROPOSED ZONING



Goal: improve **connections to Fairmount Station**

- S1: allows new residential development, which supports construction of new sidewalks
- S1, S4, SC: align with existing uses while encouraging more activity

Goal: **increase open space and connection to the river**

- *Open Space (OS)*: support use for park space or urban wilds
- *Light Industrial (LI)*: aligns with existing uses

Goal: **increase permeability near river**

- S1, S4, and SC: require Permeable Area of Lot (unlike existing zoning)

COMMUNITY CONNECTIONS PROPOSED ZONING



S0 and S1: supports existing residential uses and allows some mixed-use to connect existing commercial

SC: supports existing small-scale commercial uses (Asian Thai Eatery and Laundry Queen)

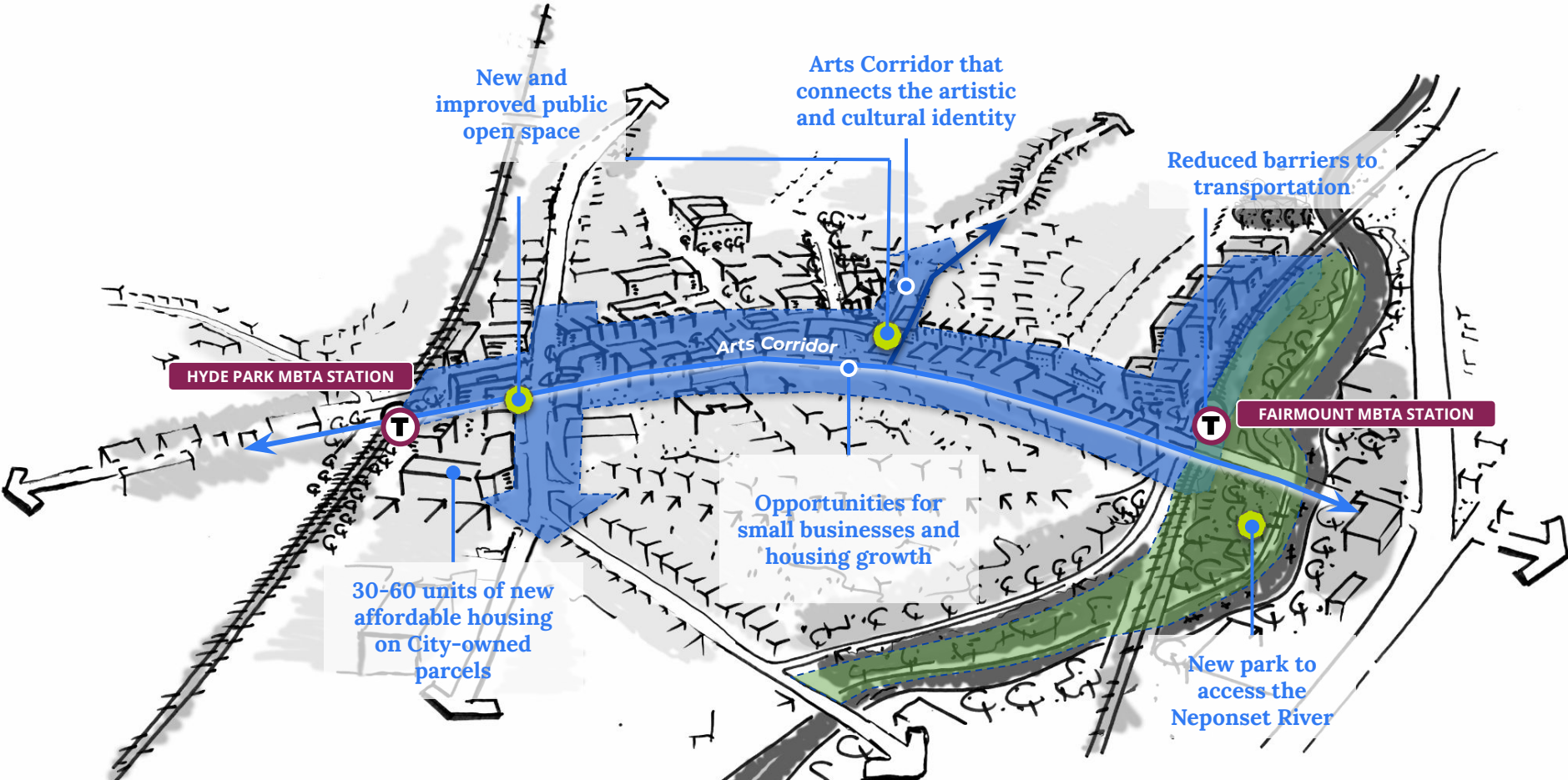
TRANSITIONAL RESIDENTIAL PROPOSED ZONING



S0 and S1: allows residential growth and some small-scale commercial uses in areas with greatest access to mixed-use areas

Zoning for other parts of the residential areas to accommodate ADUs and contextual infill will be updated in the future through **Neighborhood Housing**

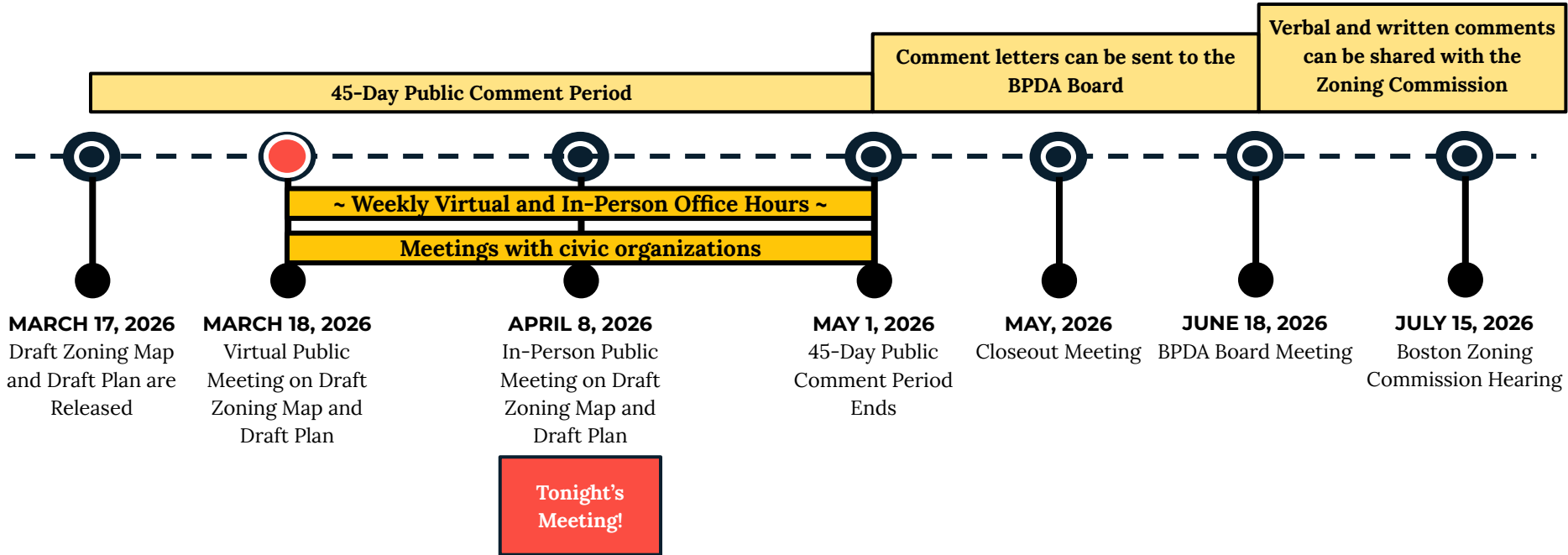
CLEARY SQUARE TOMORROW



TIMELINE



Timeline of the Engagement and Adoption Process



NEXT STEPS

LEARN MORE ABOUT THE CLEARY SQUARE PLAN AND SHARE YOUR FEEDBACK WITH THE PLANNING DEPARTMENT!



REVIEW THE DRAFT

Review the Draft Plan and Zoning Map and sign up for upcoming events and office hours at:

bostonplans.org/Cleary-Square



ATTEND OFFICE HOURS

Virtual office hours:

4-6pm, Every Monday March 23-April 27

In-person office hours:

10am-12pm, March 27, April 10, April 24
Hyde Park Library

SUBMIT YOUR COMMENTS BY

MAY 1, 2026

Submit your comments at

bosplans.org/clearycommentform

QUESTIONS?

Email Maya Kattler-Gold

maya.kattler-gold@boston.gov

APPENDIX



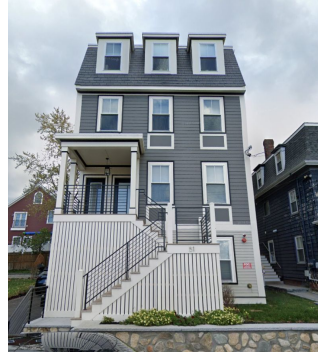
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Squares + Streets Zoning Districts: What can S0 be?

S0 - Transitional Residential:

- Up to 4 stories maximum
- Up to 14 residential units maximum
- Primarily residential uses
- Requires front, side, and rear yards
- Transition from high activity mixed-use areas to low activity residential areas



Squares + Streets Zoning Districts: What can S1 be?

S1 - Main Street Living:

- Up to 4 stories maximum
- For parts of a main street that are largely residential but have occasional non-residential uses
- Requires front, side, and rear yards
- Allows more flexibility for small-scale commercial uses



Squares + Streets Zoning Districts: What can S2 be?

S2 - Main Street Mixed-Use

- Up to 5 stories maximum
- First of the districts to allow 0 foot side yards for buildings that share a party wall
- Flexible rules to allow for both mixed use and fully residential multifamily buildings along a main street



Squares + Streets Zoning Districts: What can SC be?

SC - Shopping and Commercial Nodes

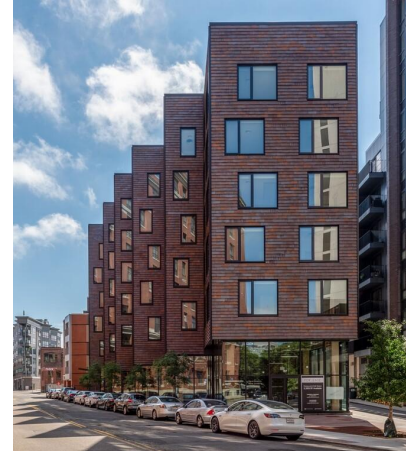
- Up to 4 stories maximum
- Allows buildings to fill the width of the lot
- Has a small requirement for Outdoor Amenity Space
- Allows a wide range of active and commercial uses, including on upper stories, to encourage commercial growth



Squares + Streets Zoning Districts: What can S3-6 be?

S3-6 - Active Main Street

- Up to 6 stories maximum
- Allows a larger mix of small and medium-scale commercial uses that promote activity

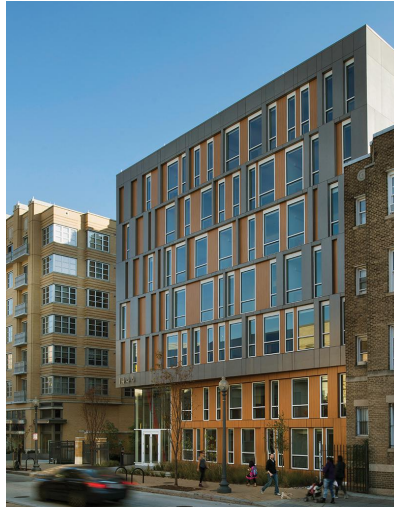


Squares + Streets Zoning Districts: What can S3 be?



S3- Active Main Street

- Up to 7 stories maximum
- Allows a larger mix of small and medium-scale commercial uses that promote activity



Squares + Streets Zoning Districts: What can S4 be?

S4 - Active Squares

- Up to 7 stories maximum
- Allows for wider buildings than S3 and more flexibility for medium- and large-scale uses
- Higher Outdoor Amenity Space requirement than S3



Squares + Streets Zoning Districts: What can S5 be?

S5 - Placemaker Squares

- Up to 145 feet maximum
- Taller and wider mixed-use buildings that allow the most flexibility of ground and upper level uses
- Highest Outdoor Amenity Space requirement of the S+S districts

