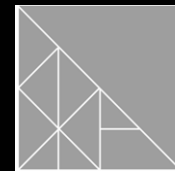




# Advisory Group Meeting 12 May 2009



City of Boston  
Thomas F. Menino  
Mayor

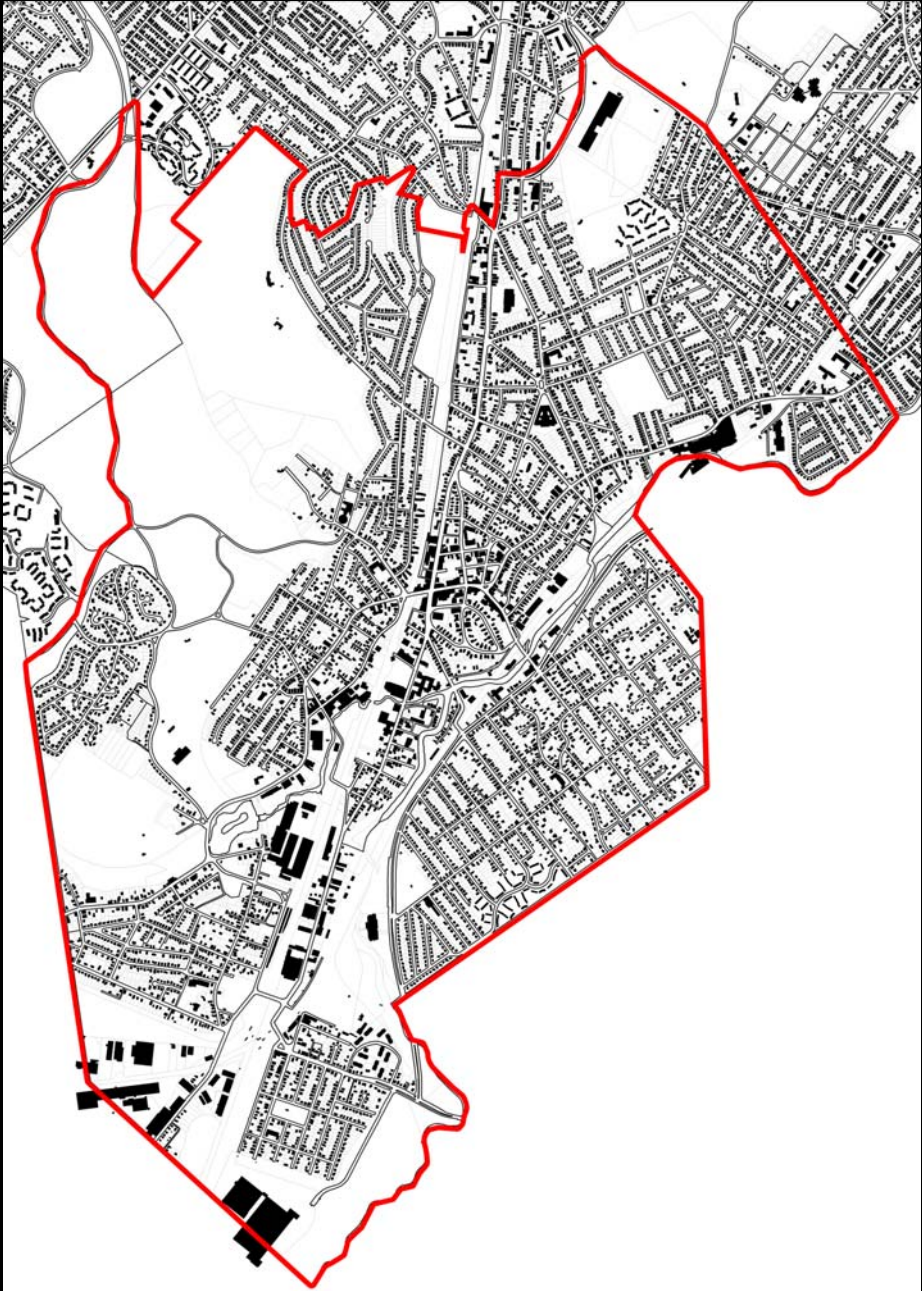


Boston  
Redevelopment  
Authority



# Key Issues

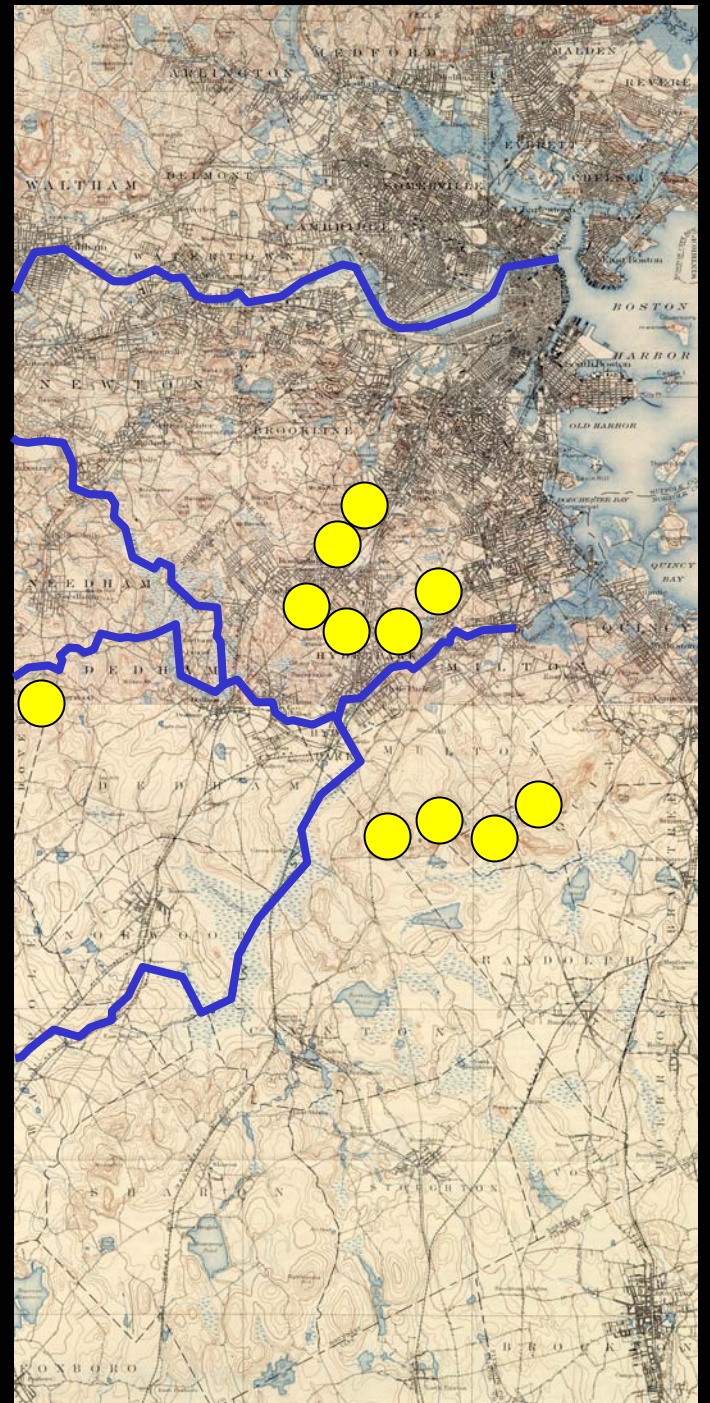
- Urban Design
- New Development and Redevelopment
- Transportation
- Open Space/Pedestrian Connections
- Conducting a Public Process that Generates Support and Enthusiasm for the Plan



# 1903/1942 Map

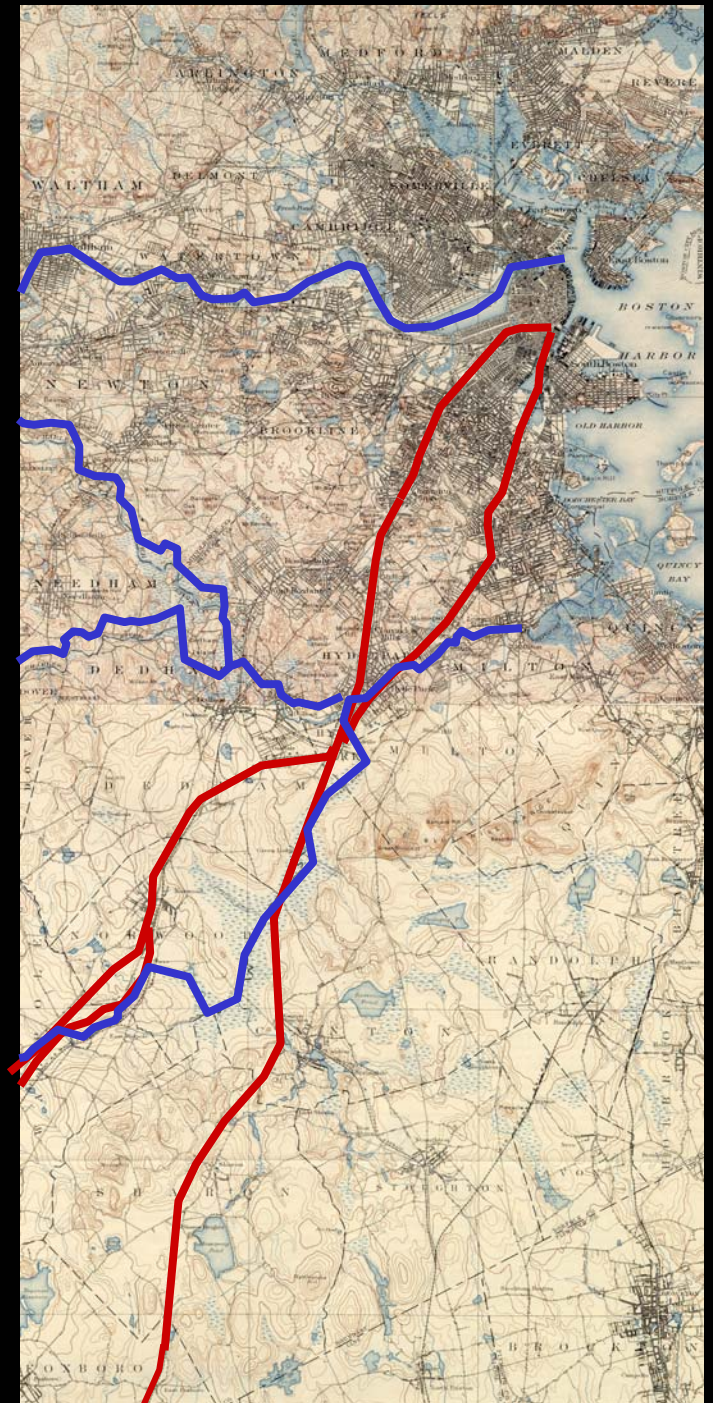


# Natural Landscape



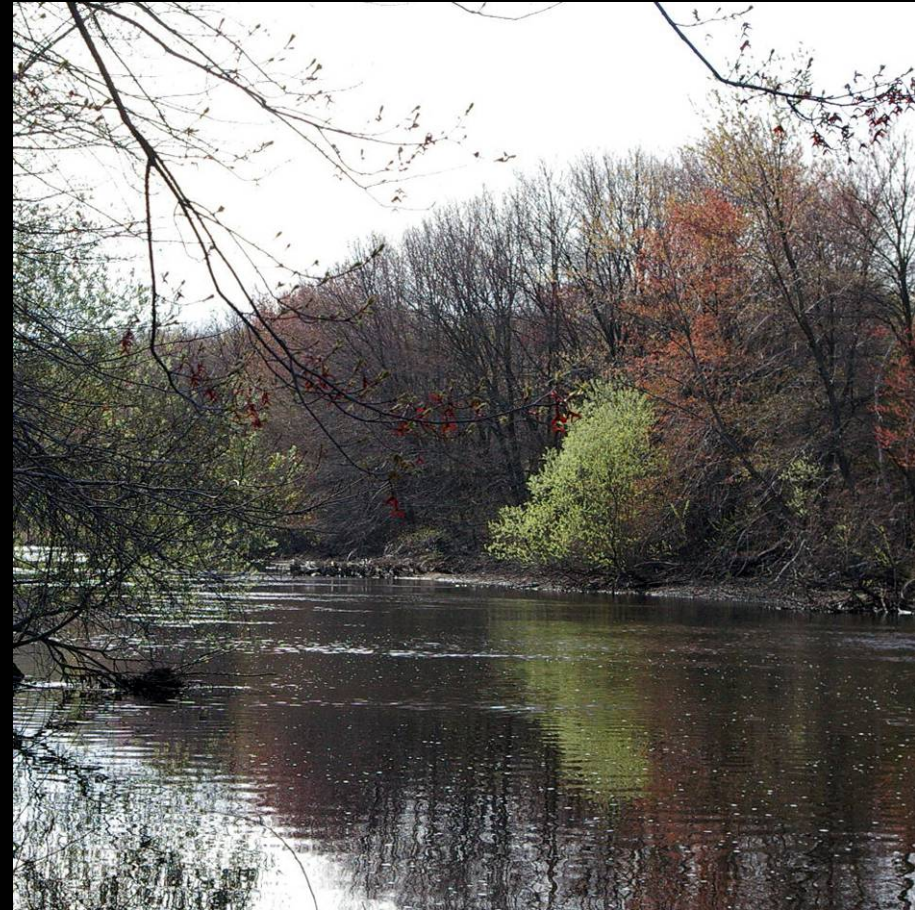
# John Enneking



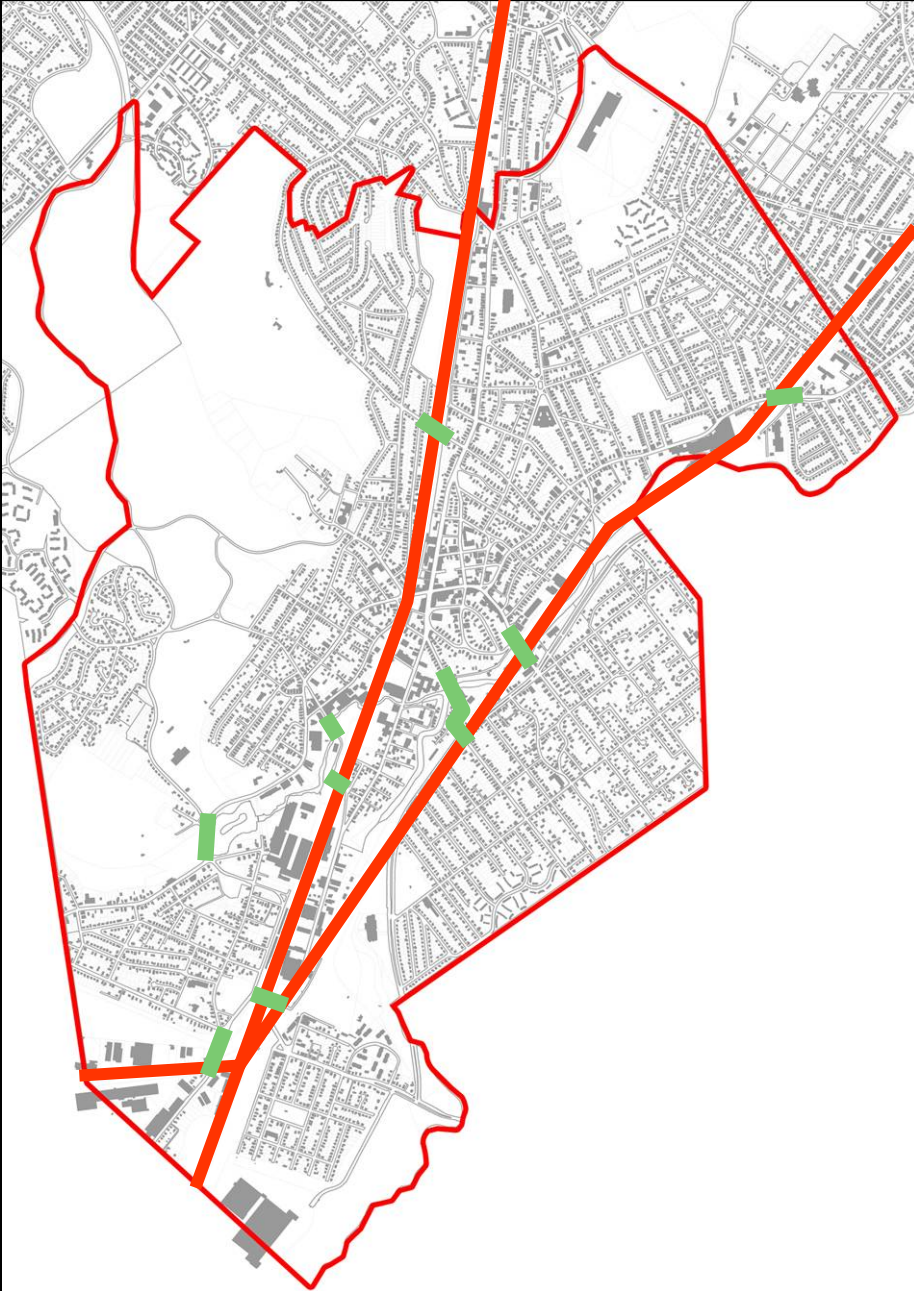


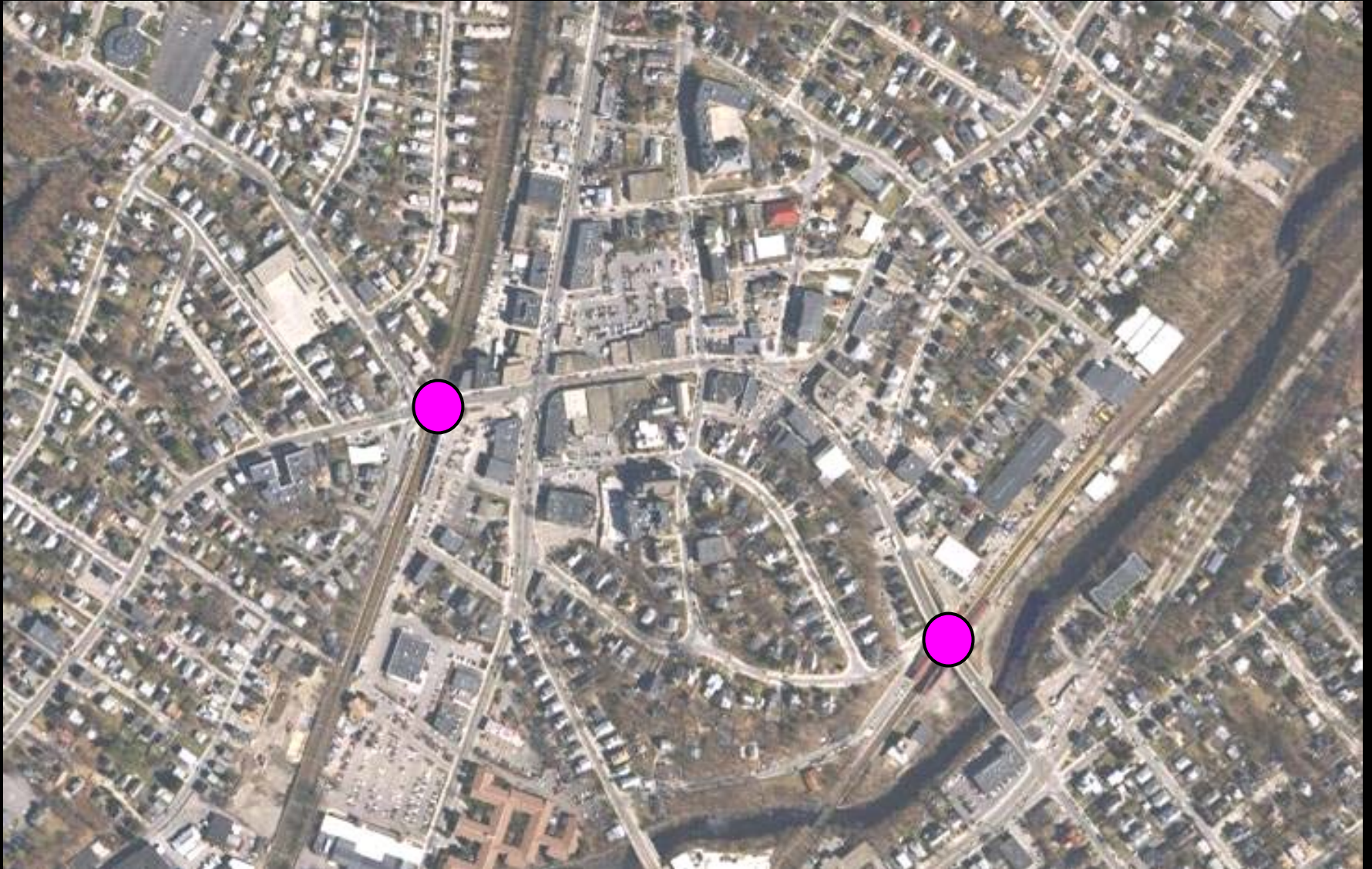


# The Machine in the Garden



# The Consequence





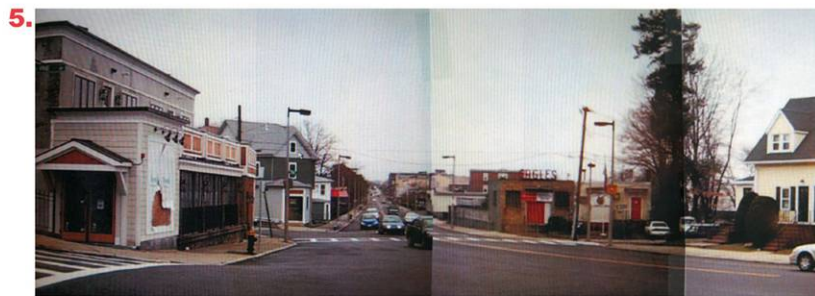
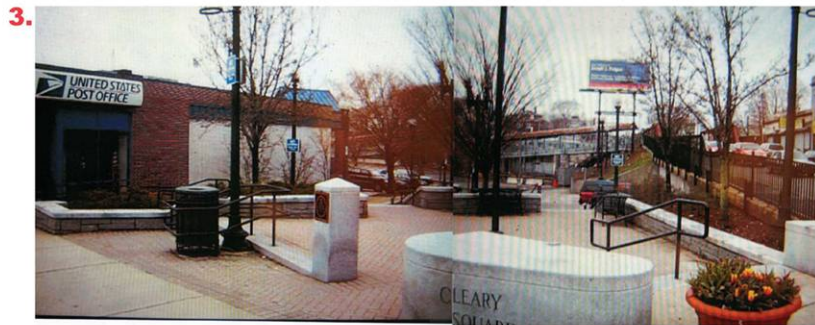


# Commercial Districts/Streetscape



# Urban Design Tasks / Goals

- Strengthen connections
- Build on spectacular open space system
- Design guidelines for commercial and residential development
  -
- Strengthen “The Squares”
- Integrate New Development



**Bergmeyer**  
 Architecture and Interiors  
 Bergmeyer Associates, Inc.  
 April 22, 2008

**HBI**  
 HISTORIC BOSTON INCORPORATED

**HYDE PARK**  
 MAIN STREETS







**Bergmeyer**

Architecture and Interiors  
Bergmeyer Associates, Inc.

April 22, 2008

**HBI**  
HISTORIC BOSTON INCORPORATED

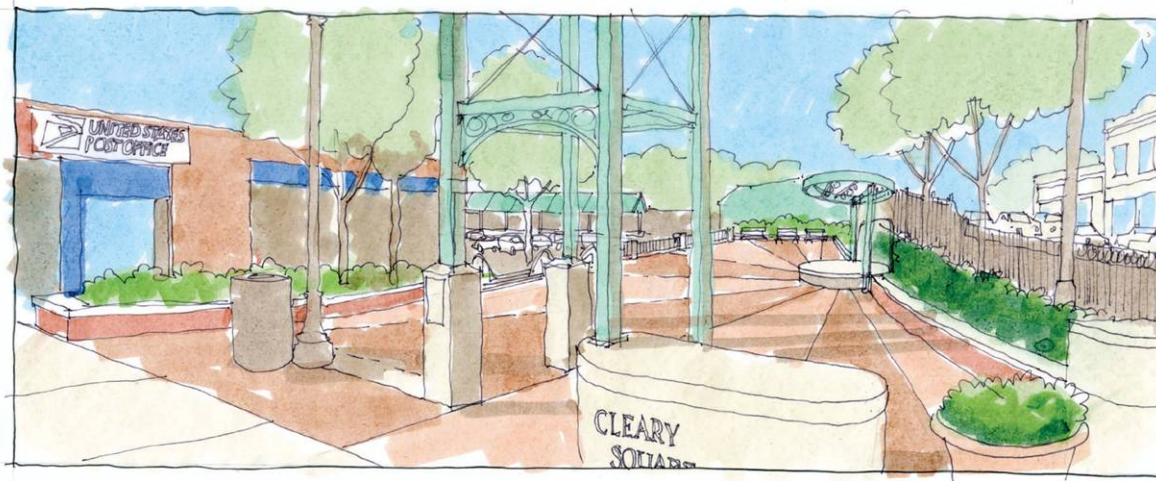
**HYDE PARK**  
MAIN STREETS

2.



CLEARY SQUARE WITH NEW MONUMENTAL TOWER AS PART OF EXPANDED PLAZA -- NEW T-STATION ENTRY TO STREET

3.



EXPANDED PLAZA AT RIVELST & HYDE PARK AVE, PAGODA FOR PERFORMANCES, ACCESS TO T-STATION

**Bergmeyer**

Architecture and Interiors  
Bergmeyer Associates, Inc.

April 22, 2008



5.

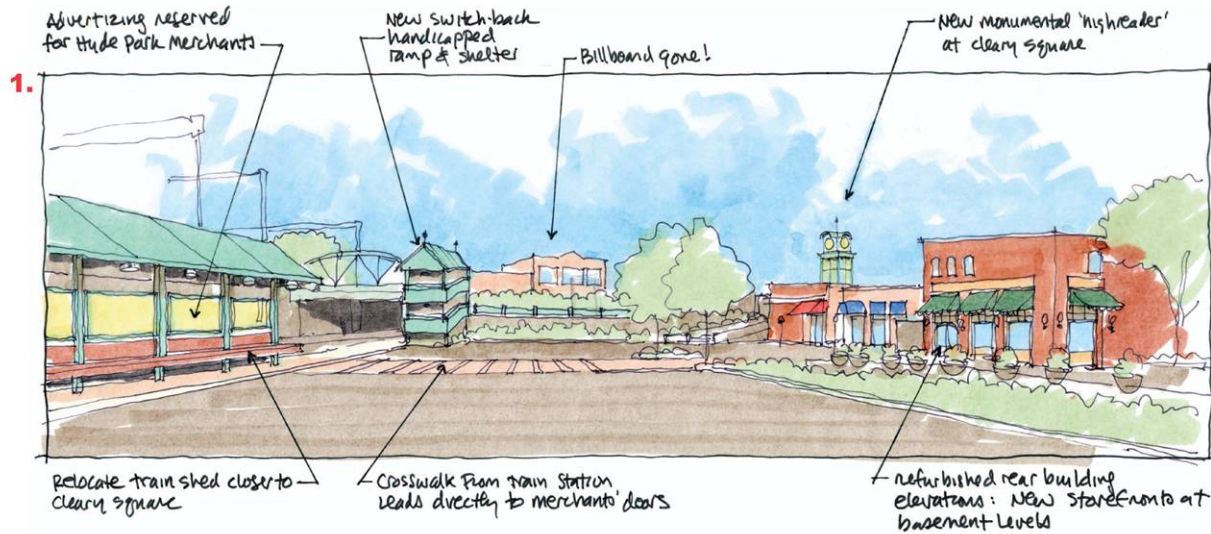


SOUTHERN DISTRICT BOUNDARY ON HYDE PARK AVE ENHANCED BY UNIQUE SIGNAGE, ENHANCED LANDSCAPE + STREETScape

8.



CORNER RIVER & MAPLE, NEW 2-STORY COMMERCIAL BUILDING, DRIVE-THRU RELOCATED, MAPLE 2-WAY STREET



4.



HISTORIC RESTORATION R.N. BURNES BUILDING, 1287 HYDE PARK AVE

7.



STOREFRONT & SIGNAGE RENOVATION, MID-BUCK RIVER ST.

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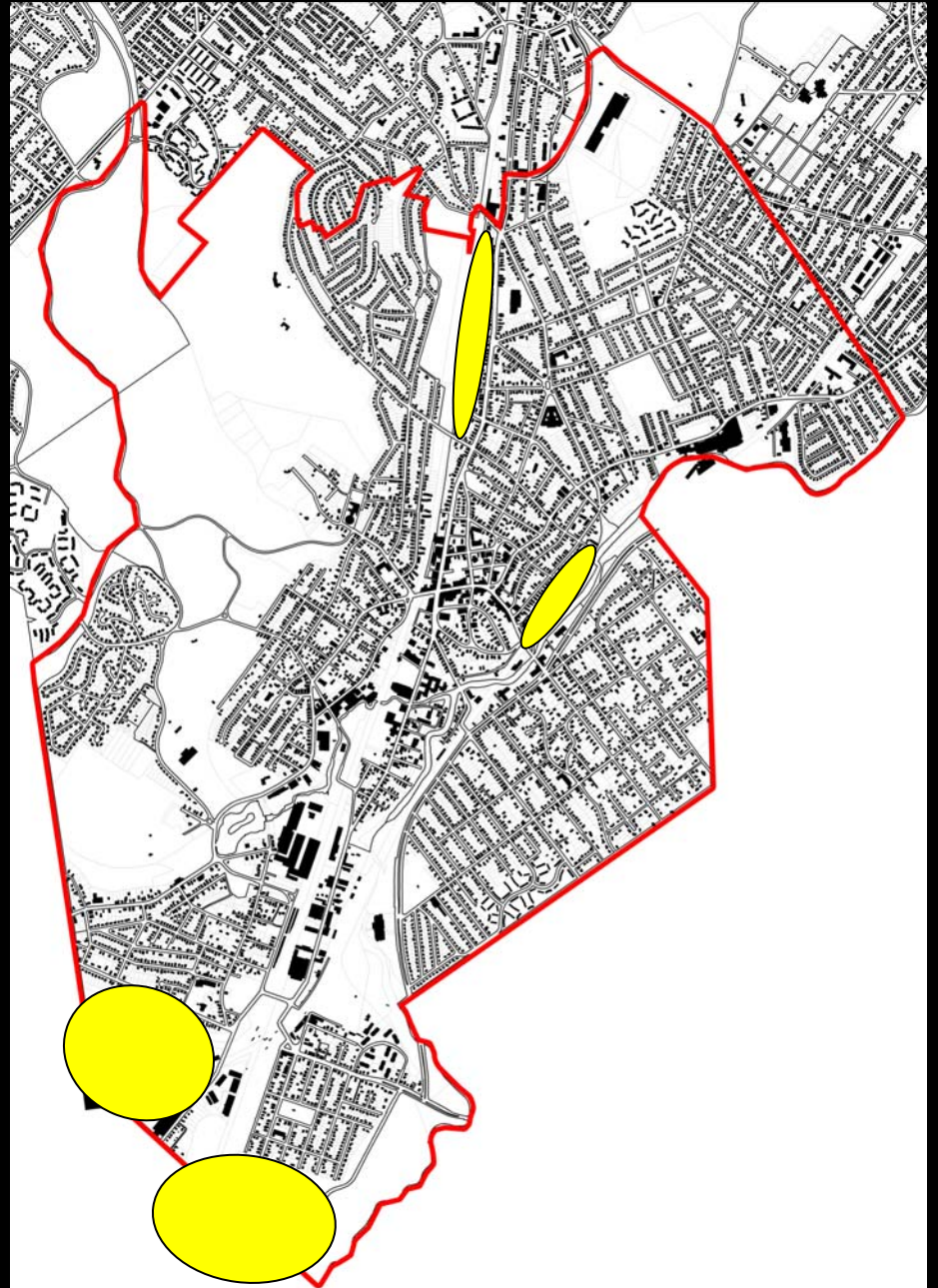
**HBI**  
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**HYDE PARK**  
MAIN STREETS

# New Development/Redevelopment:

- Key Development Parcels: Reuse Options
- Understanding Density & Scale
- Infill Development
- Incompatible Land Uses
- Historic Preservation

# Development Areas





# Reuse



# Key Development Parcels: Readville Yards and Stop & Shop Warehouse



# Key Development Parcels: Fairmount Station



# New Residential & Mixed-Use Development



# Boston's Newest Smart Growth Corridor: A Collaborative Vision for the Fairmount/Indigo Line



**EXISTING** Low-density, underused light industrial buildings on Hyde Park Avenue create an environment unfriendly to walking to the station.



**POTENTIAL** Dense, mixed-use and mixed-income development balanced by neighborhood open space can revitalize Hyde Park Avenue.



# Density and Scale



# Density Comparison: West Hartford



12 units / acre



12 units / acre



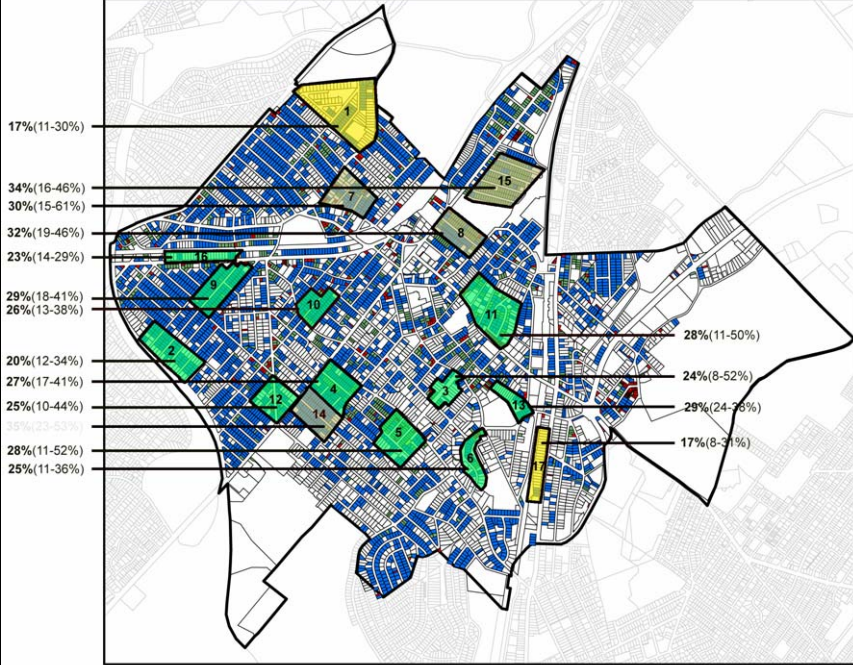
20 units / acre



14 units / acre

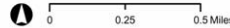
# Roslindale Analysis

Average lot coverage (residential buildings)

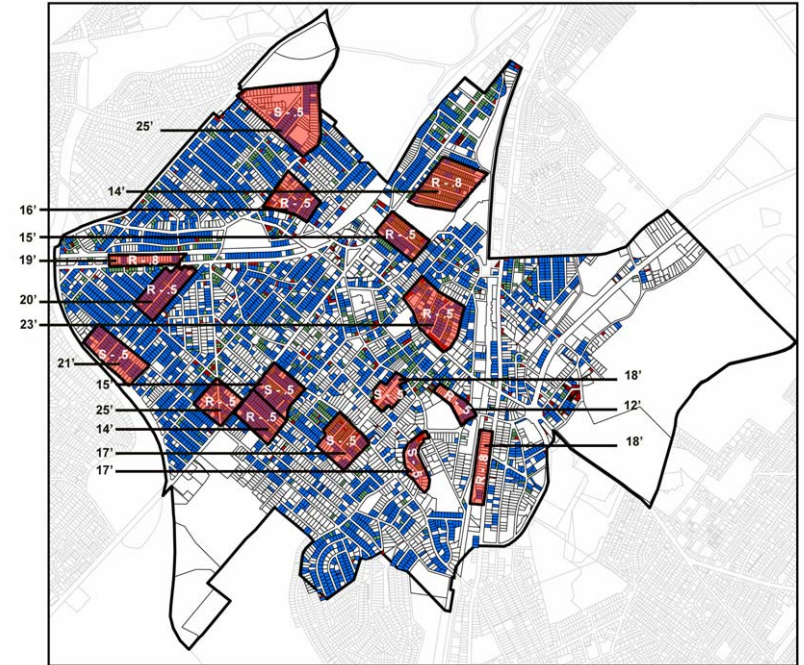


**Legend**

- Less than 2,999 s.f.
- 3,000 - 3,999 s.f.
- 4,000 - 5,999 s.f.
- 6,000 s.f. +
- 10 - 19% lot coverage
- 20 - 29% lot coverage
- 30 - 39% lot coverage



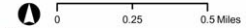
Average total width of sideyard (distance between residential bldgs)



**Legend**

- Less than 2,999 s.f.
- 3,000 - 3,999 s.f.
- 4,000 - 5,999 s.f.
- 6,000 s.f. +

Average is less than 20' minimum between res. bldgs





# Incompatible Land Uses

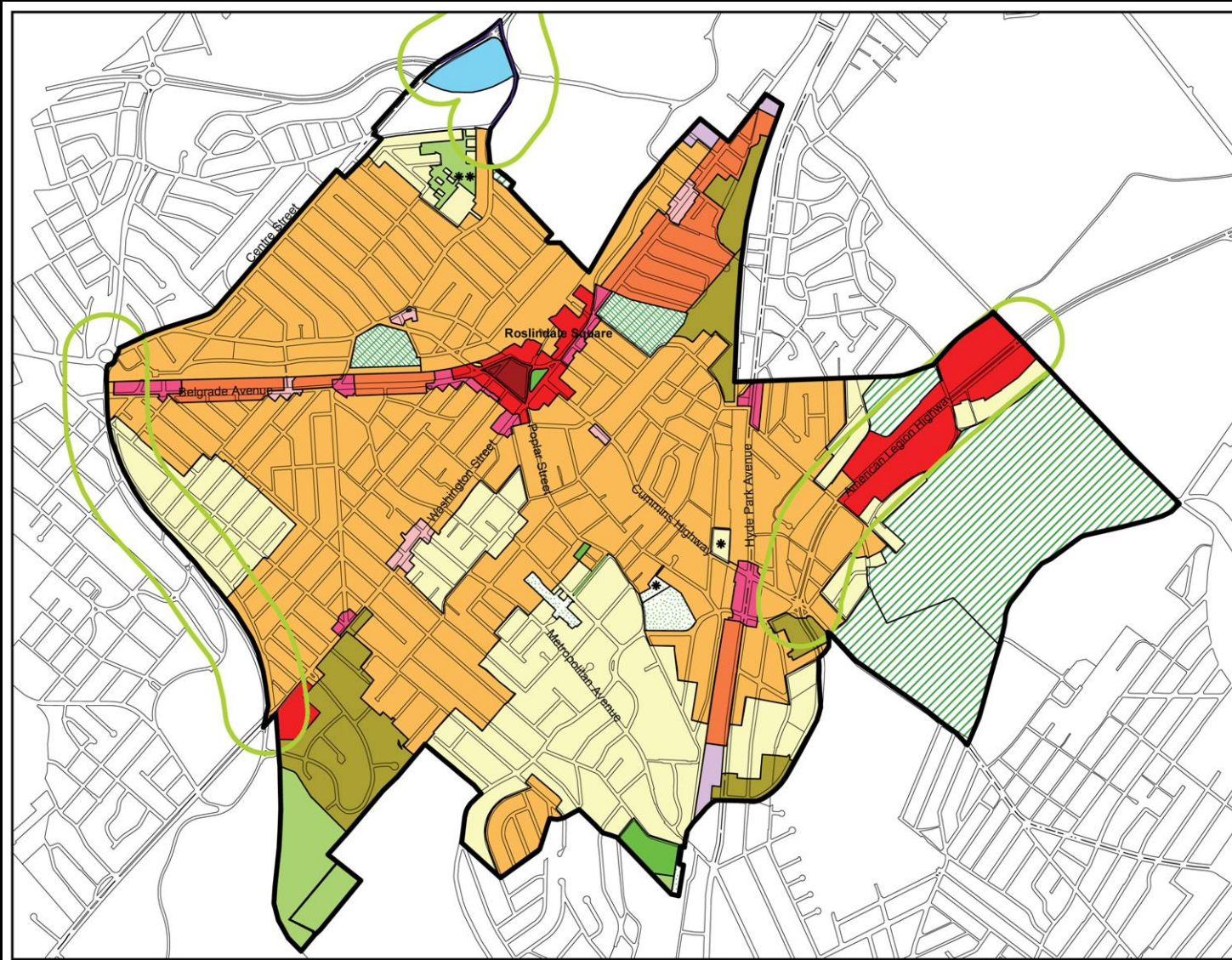


Providence Street

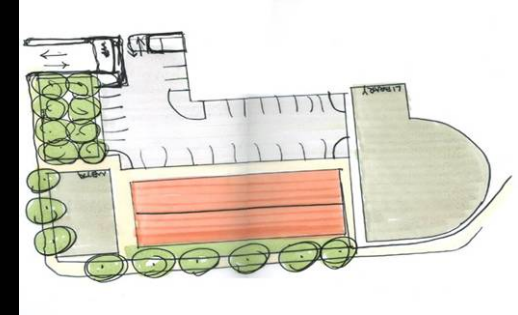
# Auto-Oriented Uses



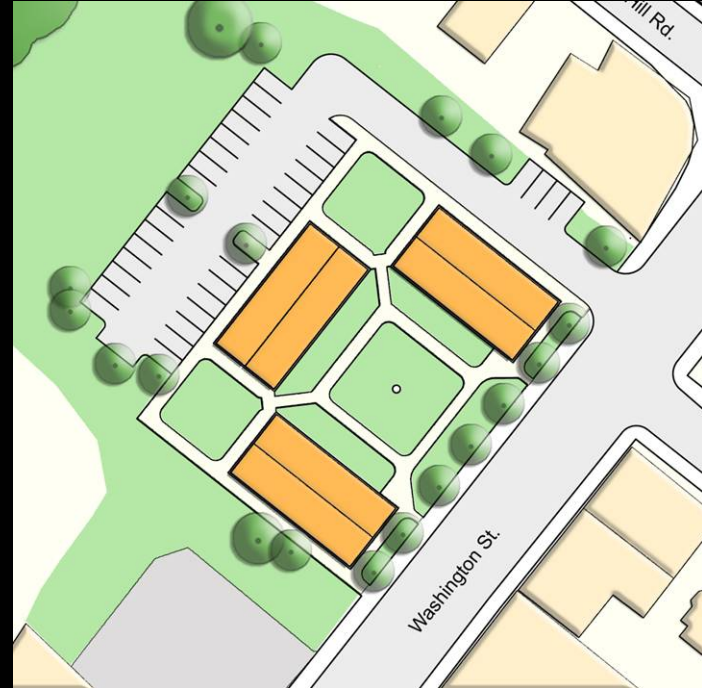
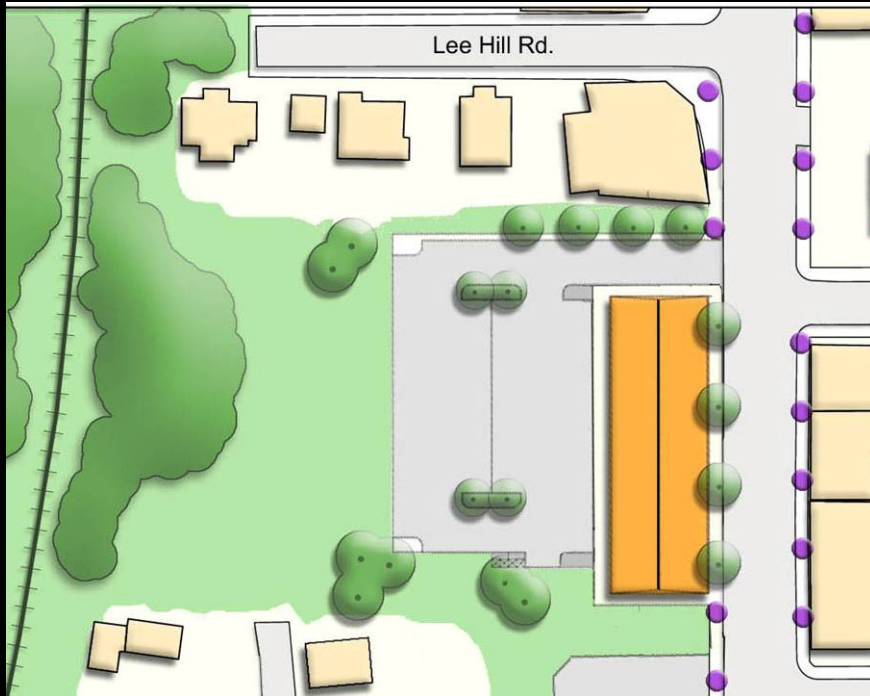
# New Zoning



# Infill Development



# Infill Development



# Historic Preservation



# Identifying Preservation Priorities in Cleary and Logan Squares

**Working with Hyde Park Main Streets as its primary partner, in 2008 HBI:**

- Completed a planning process that engaged stakeholders, identified community priorities related to preservation, and completed a preliminary baseline assessment of the district and its historic resources;
- Convened an Advisory Committee of key local stakeholders to guide program work, which has been meeting since February 2008; HBI also hosted open community meetings and presentations to elicit wider interest and input;
- Prepared a Work Plan that identifies priority rehabilitation/redevelopment projects, preservation planning efforts, technical assistance, and community engagement strategies.

**Since last summer, HBI and local partners have been pursuing priority projects in these categories, as identified in the Work Plan.**

# Priority Rehabilitation and Development Projects in Cleary and Logan Squares

Everett Square Theatre



French's Opera House



Burnes Brothers Bldg.



1231 River Street



Storefront and Building Facade Rehabilitation Initiative potential projects:

Ron's Ice Cream & Bowling Alley



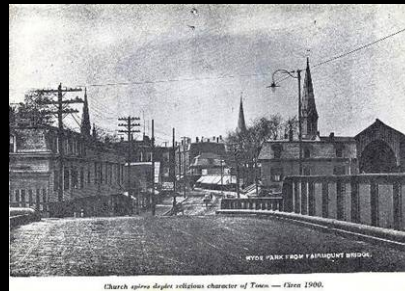
Master McGrath Block





# Preservation Planning

- Survey the district's historic resources;
- Research and document key individual structures;
- Develop preservation-oriented design guidelines;
- 
- Include preservation strategies in district planning efforts and studies;
- Assist with efforts to increase access to the Neponset River.



# Technical Assistance

- Complete redevelopment feasibility studies on key buildings;
- Provide design assistance for building façade improvements:
  - ❖ Three buildings at 1285-1299 River Street
  - ❖ 74-84 Fairmount Avenue
- Encourage religious congregations to apply to HBI's Steeples Project;
- Monitor the rehabilitation and ongoing preservation of the Way Building.

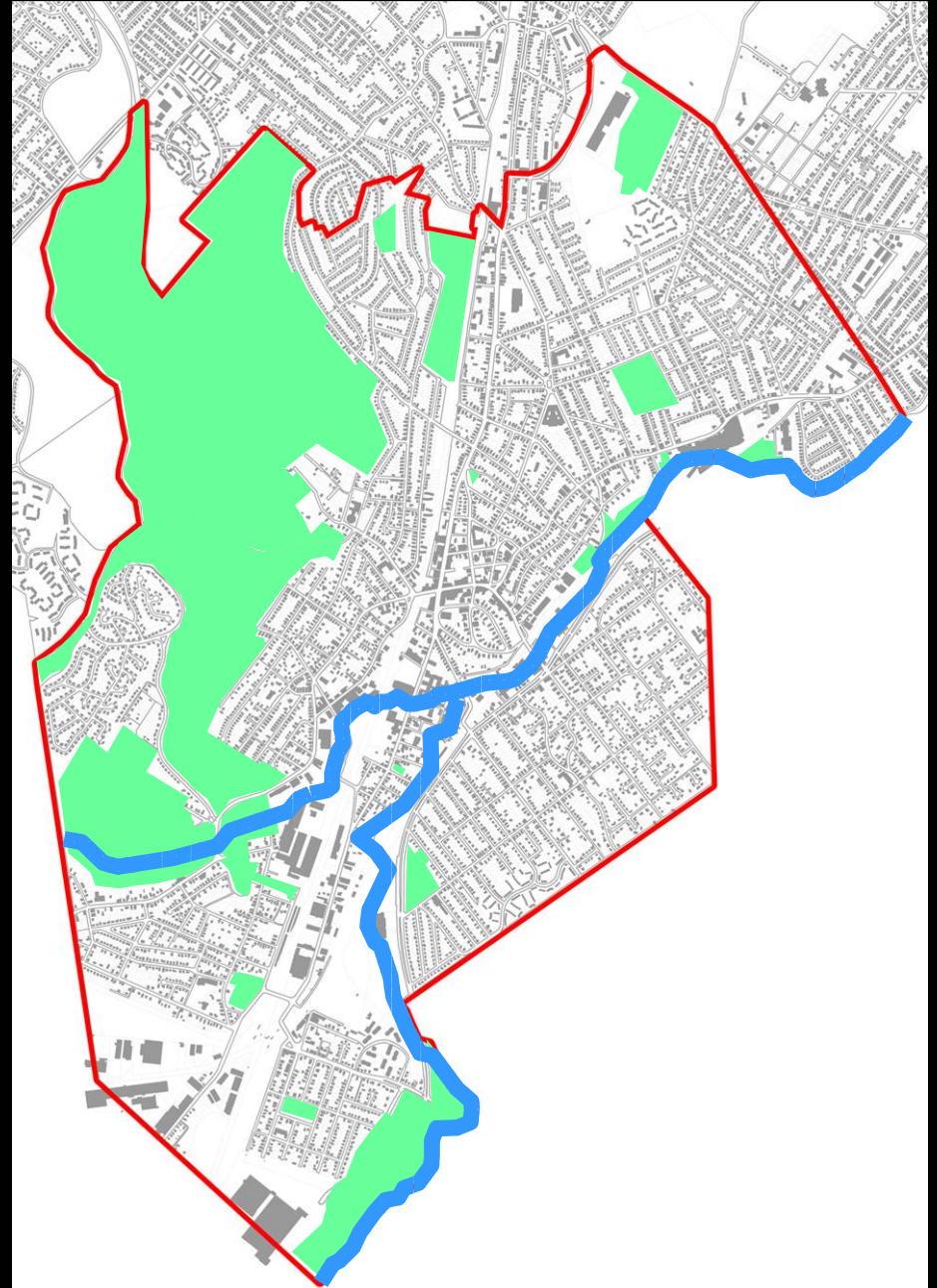


# Community Engagement and Education

- Increase access to local history resources and create a preservation resource collection at the Hyde Park Branch Library;
- Develop an online presence dedicated to the history of Hyde Park;
- Engage youth and elders with district history;
- Proactively publicize and celebrate district history;
- Develop resource materials for owners of historic buildings.



# Open Space



# Reservation Road Park



# Neponset River









# Iacono/Readville Playground



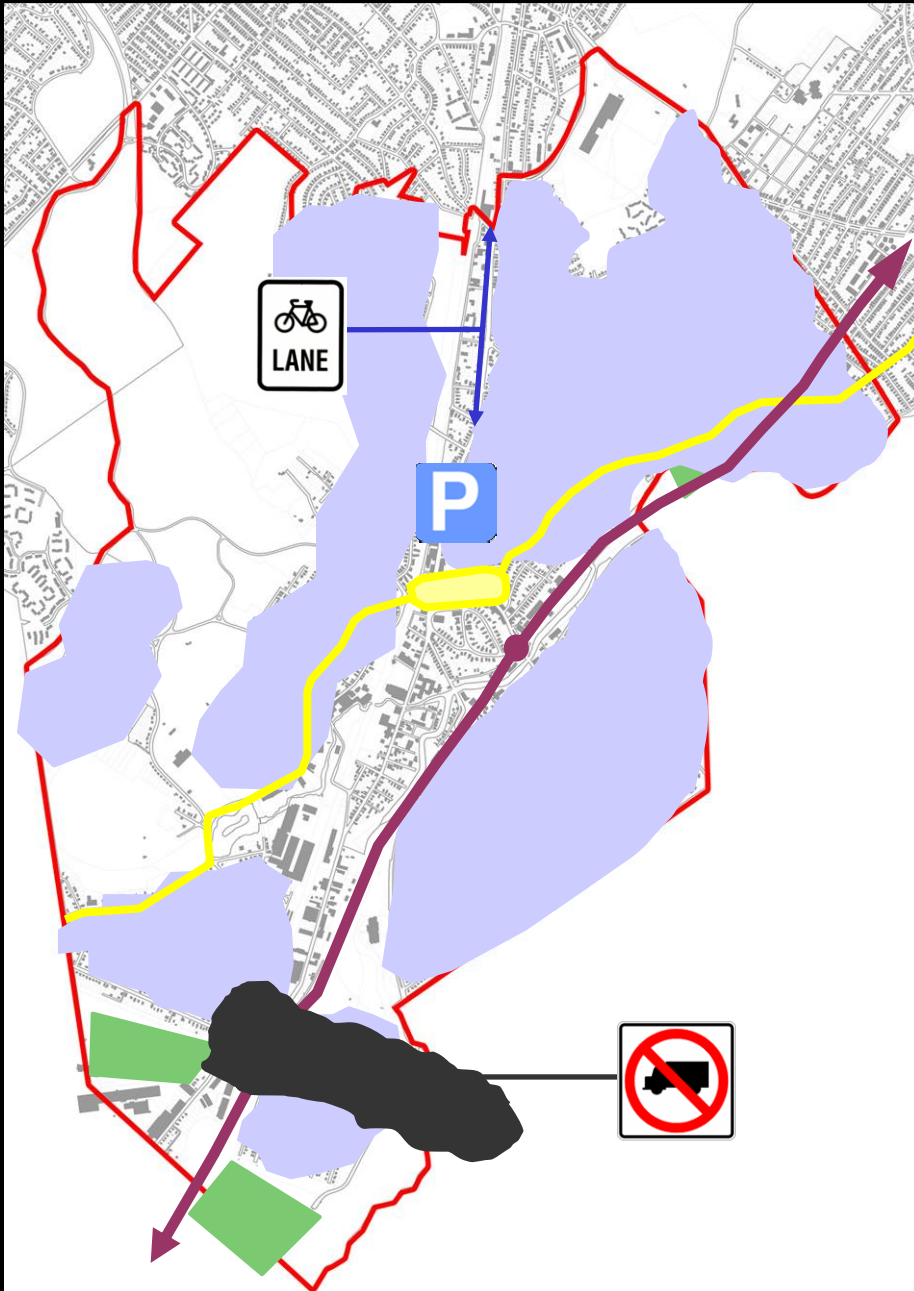
# Transportation – Issues and Opportunities

Permitted, Planned and Potential Development

Areas of Critical Concern

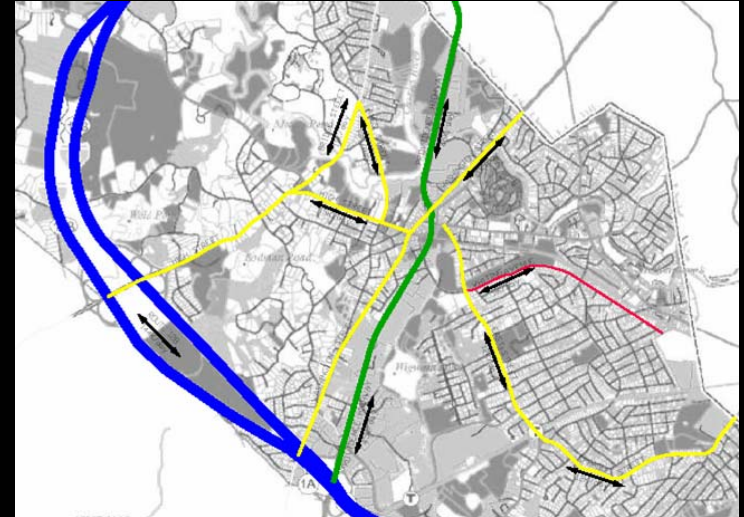
Protecting Residential Areas

Modal Issues



# Transportation – Master Plan Level Analysis

- Information Gathering



- Integration with other disciplines



# Transportation – Master Plan Level Analysis

- Develop Guidelines



- Recommendations
- Prioritization and early action items



# A Realistic Plan

- Market and Financial Perspective
- Technical Perspective
- Political Perspective
  - Residents ■
  - Property Owners
  - Public Entities



- A. POST OFFICE & RAILWAY P.M.
- B. FREE PRESS STATION, OLD COLONY R.R.
- C. BRANFORD
- D. CLARENCE HILLS
- E. FREE PRESS STATION, N. & A. R.R.
- F. BRANFORD
- G. FREE STREET
- H. BOSTONIAN & PUBLIC SCHOOLS
- I. PUBLIC LIBRARY
- J. CONGREGATIONAL CHURCH
- K. METHODIST CHURCH - A. BAPTIST CHURCH

- L. EPISCOPAL CHURCH IS UNITARIAN CHURCH
- M. CATHOLIC
- N. CONGREGATIONAL ON CLARENCE HILLS
- O. BAPTIST CHURCH, BRANFORD
- P. S. A. SCHOOL
- Q. BANK BUILDING & FREEMONT BLOCK
- R. BAPTIST CHURCH, CLARENCE HILLS
- S. ONE FELLOWS HALL, 25 MADISON BLVD.
- T. THEATRE & HALLS, BRANFORD
- U. THE PERMANENT BUILDING, ON FREE HILL
- V. S. S. & K. KNOTT, COTTON MILLS
- W. BOSTONIAN & PUBLIC SCHOOLS
- X. S. S. & K. KNOTT, COTTON MILLS
- Y. S. S. & K. KNOTT, COTTON MILLS
- Z. S. S. & K. KNOTT, COTTON MILLS

# HYDE PARK,

MASSACHUSETTS.

S. S. BAILEY & CO. OWNERS & PUBLISHERS.

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