

COMMUNITY + CULTURAL ASSETS

WHAT WE HEARD



CULTURAL + COMMUNITY ASSETS

- Arts & Culture
- Gathering Points
- Sense of Place
- Historic Inventory



How can this plan complement and stitch together these spaces?



How can this plan inform new development that respects the Square's sense of history, distinct architectural expression, and neighborhood identity?

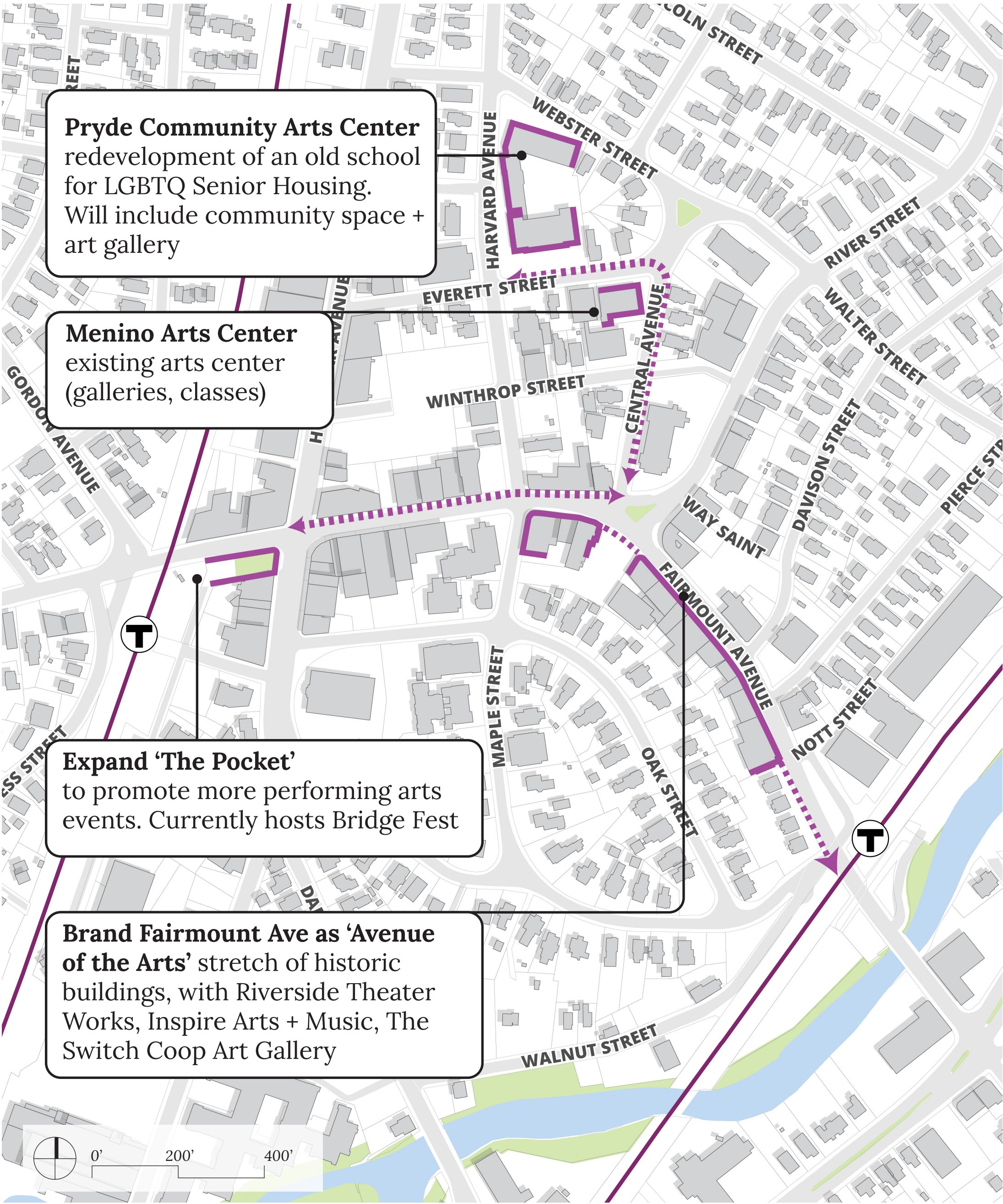


How can this plan amplify the existing arts + cultural spaces in Cleary Square?

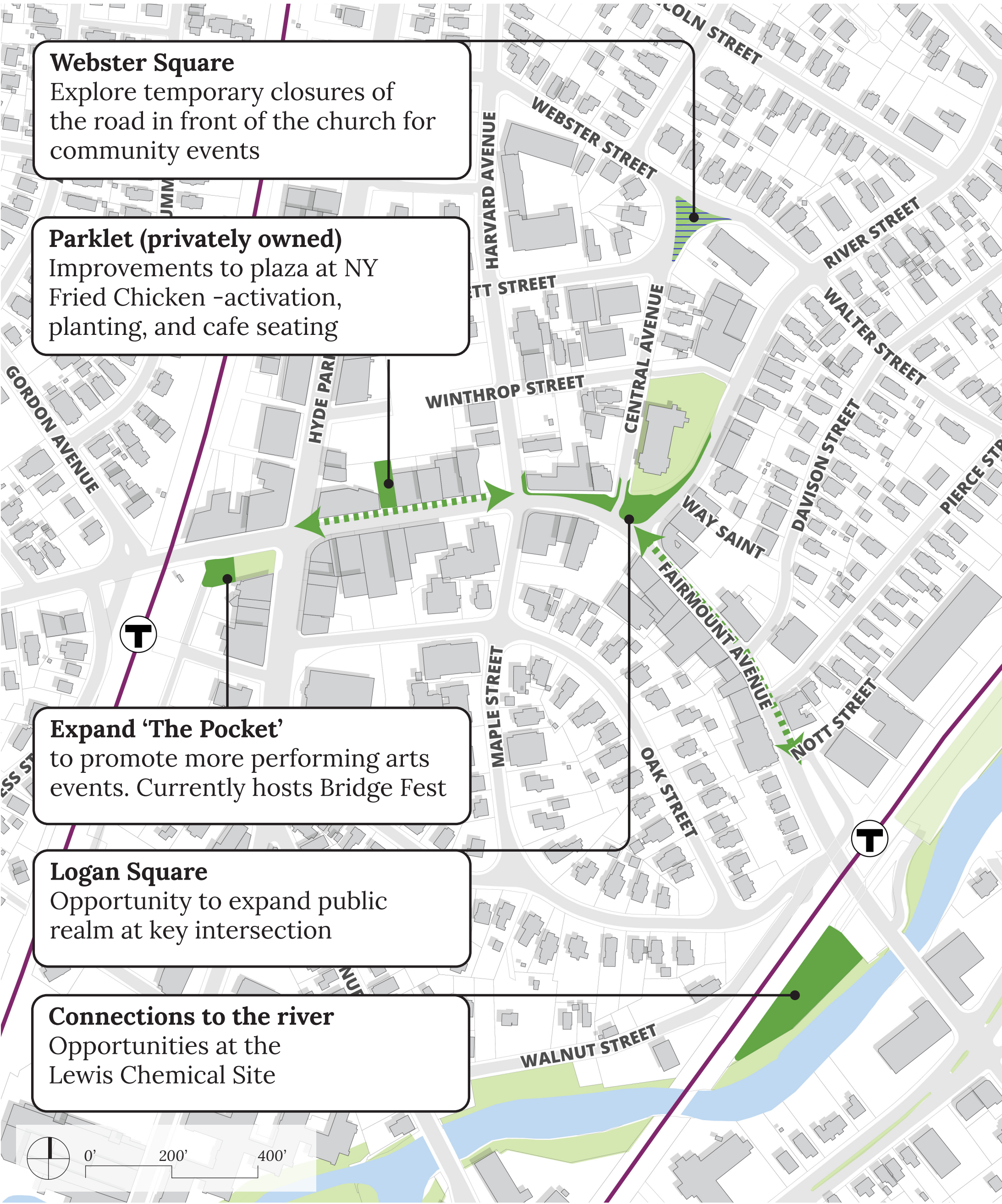


ENGAGEMENT THEMES

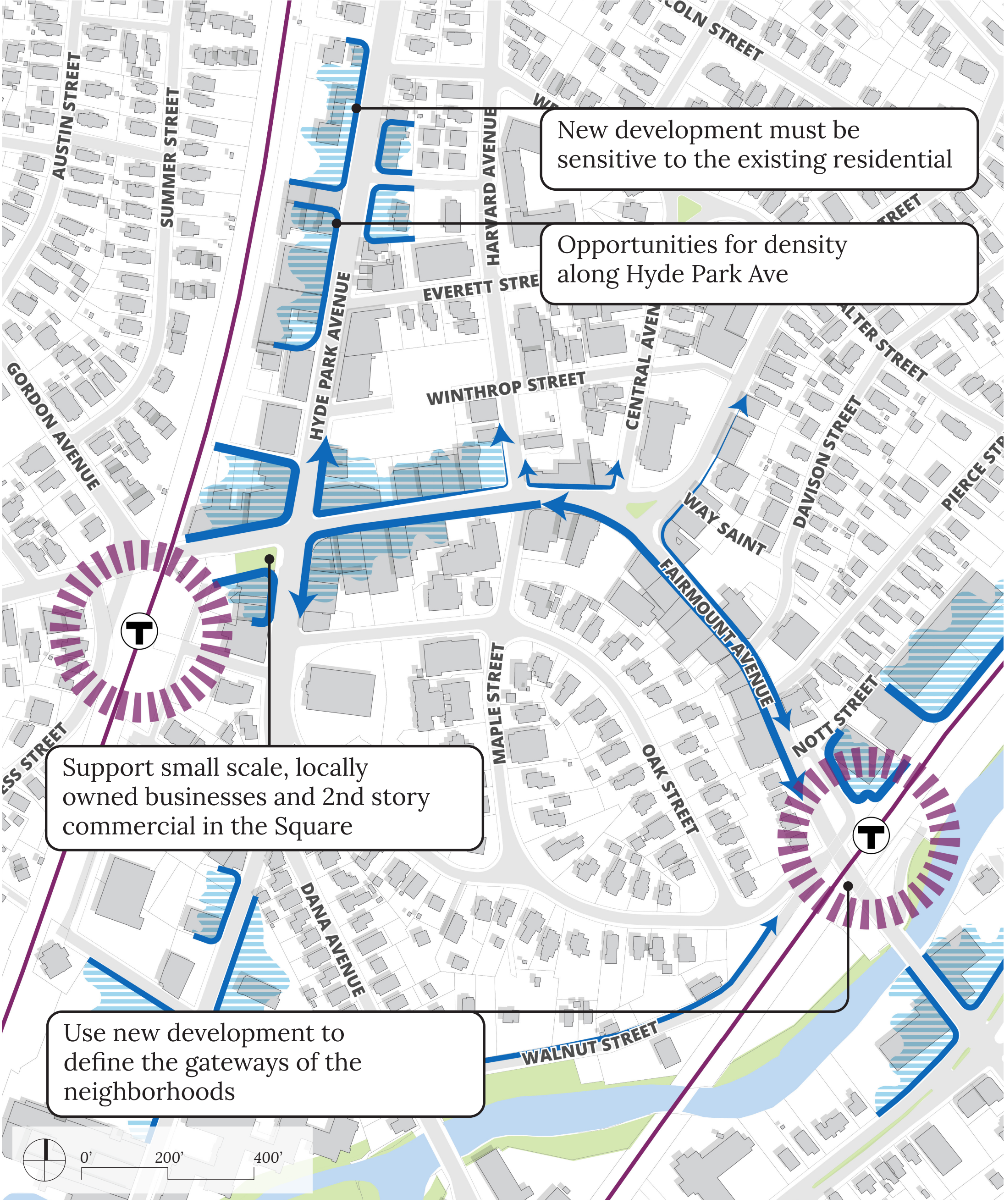
SUPPORT ARTS + CULTURE



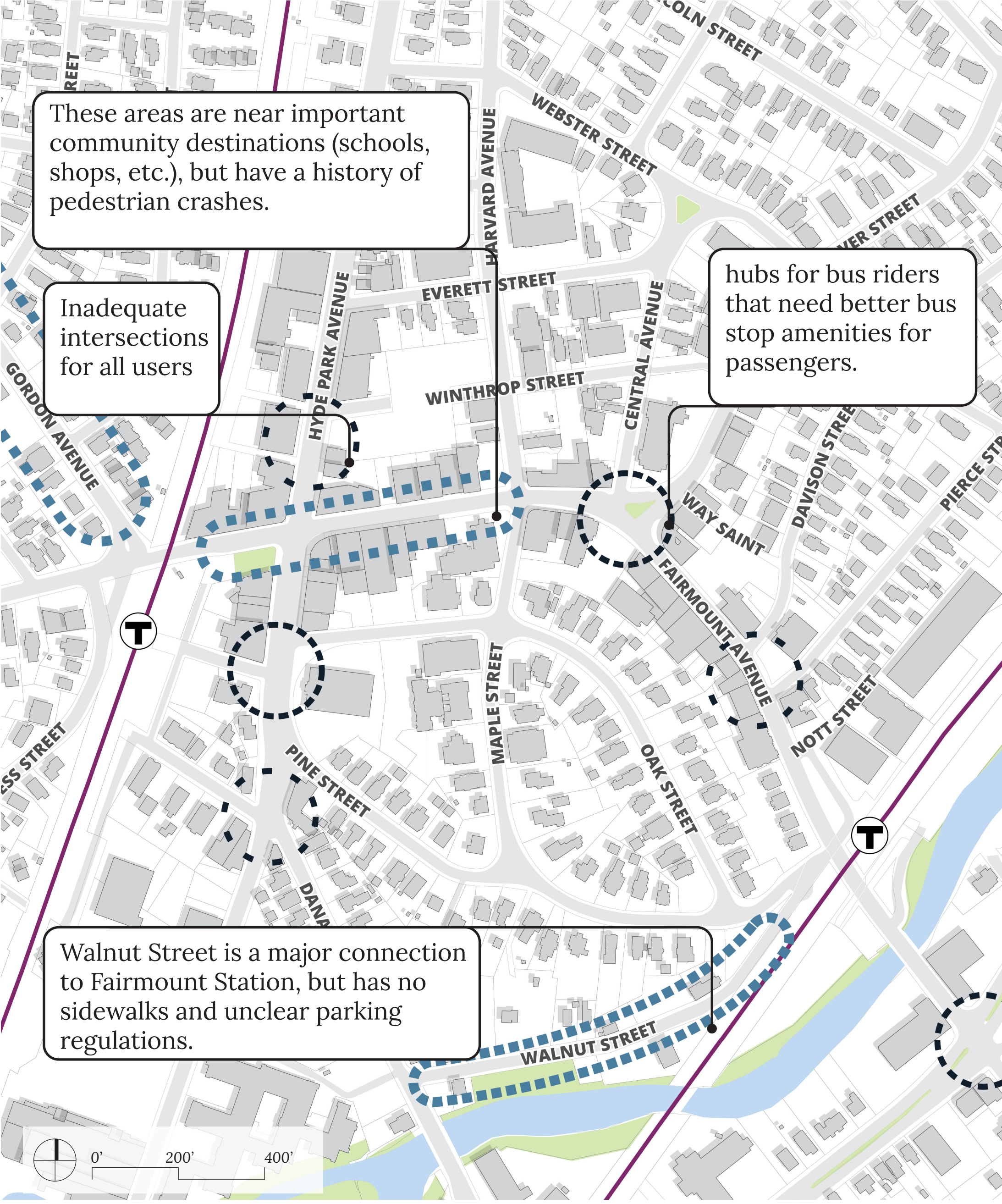
EXPAND OPEN SPACE + RESILIENCY



AFFIRM BUILT FORM



ENHANCE CONNECTIVITY



ARTS + CULTURE

ARTS + CULTURAL CORRIDOR



COMMUNITY BUILDING THROUGH THE ARTS

Our engagement process revealed several grassroots efforts aimed at connecting the arts and culture communities in Cleary Square.

Through community engagement workshops, walk shops, and surveys, the idea for an arts corridor emerged, featuring a central corridor of stores, restaurants, and theaters that support the area’s vibrant and growing cultural scene.

- 1. THE PRYDE Community Center
- 2. Hyde Park Library & Historical Society
- 3. People’s Club of Nigeria
- 4. Bridgefest! at the Pocket Park
- 5. The Menino Arts Center
- 6. Thomas M. Menino YMCA
- 7. Boston Centers for Youth & Families Municipal Building (BCYF MUNI)
- 8. Rincon Caribeno
- 9. The Switch Co-op
- 10. The Riverside Theatre & Inspire Arts & Music
- 11. Canvas Studio
- 12. Park 54

THE CORRIDOR

The primary corridors will run along River St and Fairmount, anchored at each end by Commuter Rail stations.

The Pocket Park, Riverside Theater, the Switch Co Op and other arts spaces are clustered along this corridor.

Central Ave also acts as a connector to the Menino Arts Center as well as the recently completed Pryde Community Center.

COMMUNITY-LED

There are many existing cultural organizations, artists, diverse small businesses in Cleary Square today.

The goal of this arts + cultural corridor is to connect, uplift, and provide exposure to existing community assets.

Through this plan, the city will provide a framework that harnesses the momentum and creative energy of Cleary Square residents.

CITY SUPPORT

The Mayor’s Office of Arts + Culture can support community-led efforts to develop the art + culture corridor by offering programming, identifying funding sources, facilitating easier pre-permitting pathways for events in Cleary Square, and managing support from private development.

OTHER WAYS THIS PLAN WILL SUPPORT THE ARTS CORRIDOR:

Other aspects of this plan can support the physical development of the arts corridor, through promoting building uses that align with the neighborhood, enhancing the public realm along the corridor, and supporting cultural diverse and creative businesses in the Square.

DESIGN GOALS



- Promote public-facing space for artists, along River Street and Fairmount Avenue through zoning and design guidelines.
- Encourage the development of a cohesive identity for the corridor.

PUBLIC REALM



- Create new open space that provide space for additional cultural programming, opportunities for public art, and wayfinding.
- Enhance the corridor with plantings and wider, active sidewalks.

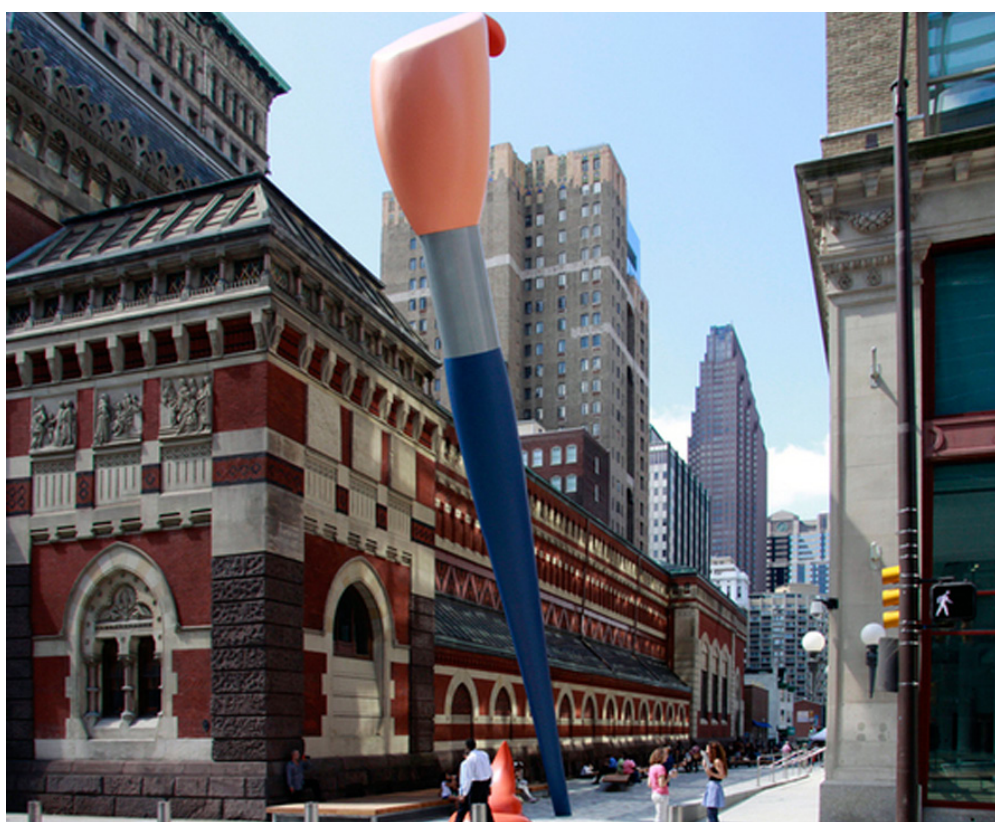
SMALL BUSINESSES



- Provide protections and supports for small locally owned immigrant businesses.
- Enable pathways to support Businesses that provide culturally relevant and affordable goods & services to Haitian Creole, LatinX, and other immigrant communities.



ARTS + CULTURE



CITY-WIDE ARTS AND CULTURE INITIATIVES

- 1 Complete inventory of Public Art in Cleary Square – part of citywide effort to catalog art and identify where gaps in our public art collection exist.
- 2 Promote the inclusion of art that reflects the cultural diversity of the Cleary Square community – referencing MOAC’s guidelines regarding public art on private property.



ENCOURAGE CULTURAL PROGRAMMING WITH STREAMLINED PERMITTING PROCESSES

- 3 Designate the pocket park as a pre-permitted entertainment license with a host organization to organize events in collaboration with diverse cultural groups.

If this program expands, consider hosting additional entertainment licenses to other open spaces within Cleary Square.



SUPPORT FOR HISTORIC CULTURAL RESOURCES

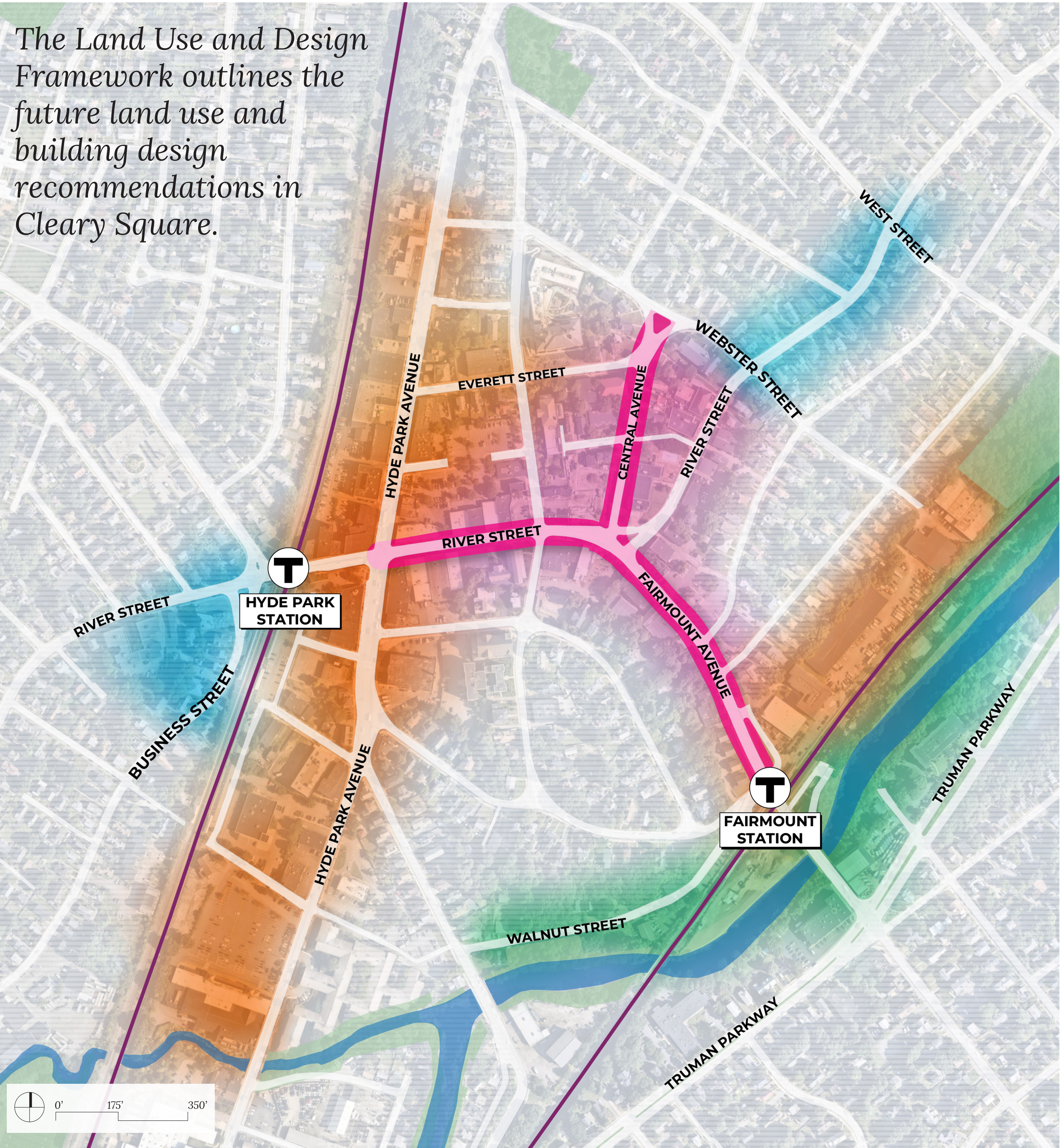
- 4 Working with the Boston Landmarks Commission to evaluate the Everett Square Theater as a candidate for an individual designation.
- 5 Provide a comprehensive list of funding streams to support the rehabilitation of historic and cultural assets, including Everett Square Theater.



LAND USE + DESIGN

LAND USE AND DESIGN

The Land Use and Design Framework outlines the future land use and building design recommendations in Cleary Square.



COMMERCIAL + COMMUNITY CORE

- Support existing commercial character.
- Discourage ground-floor dwelling units fronting the main commercial corridors.
- Encourage preservation of existing historic structures and allow development on vacant or underutilized lots.
- Support the continued success of existing art uses and encourage the new art uses to support the arts corridor.

HOUSING GROWTH AREAS

- Near Fairmount Station, allow a new center for mixed-use development with a focus on housing.
- Near Hyde Park Station, enable redevelopment with active uses and public realm improvements to create a more active gateway into the Square.
- On North and South Hyde Park Ave, encourage development on vacant or underutilized lots.

RIVERFRONT

- On lots between MBTA tracks and the Neponset, improve flood resilience and public access to the Neponset River by creating a new public park and publicly accessible open space.
- On Walnut St, allow new medium-scale, 4-5 story residential development.
- Near Truman Parkway, allow larger-scale, mixed-use development to create an active gateway.

MIXED USE TRANSITION

- We need more feedback from the community before we can draft a recommendation for these areas. Please see the survey.

DESIGN GOALS

Along with the Land Use and Design Framework, the plan will also include Design Guidelines to ensure that the activities and building types recommended by the Land Use and Design Framework fit in Cleary Square’s unique context. The community has identified the following as essential design goals to help shape the plan’s Design Guidelines.

IMPROVE PUBLIC REALM

1. Provide room for street trees and improved sidewalks in space created by setback requirements.
2. Enhance pedestrian and bicycle connections to the Neponset River and nearby Urban Wilds.

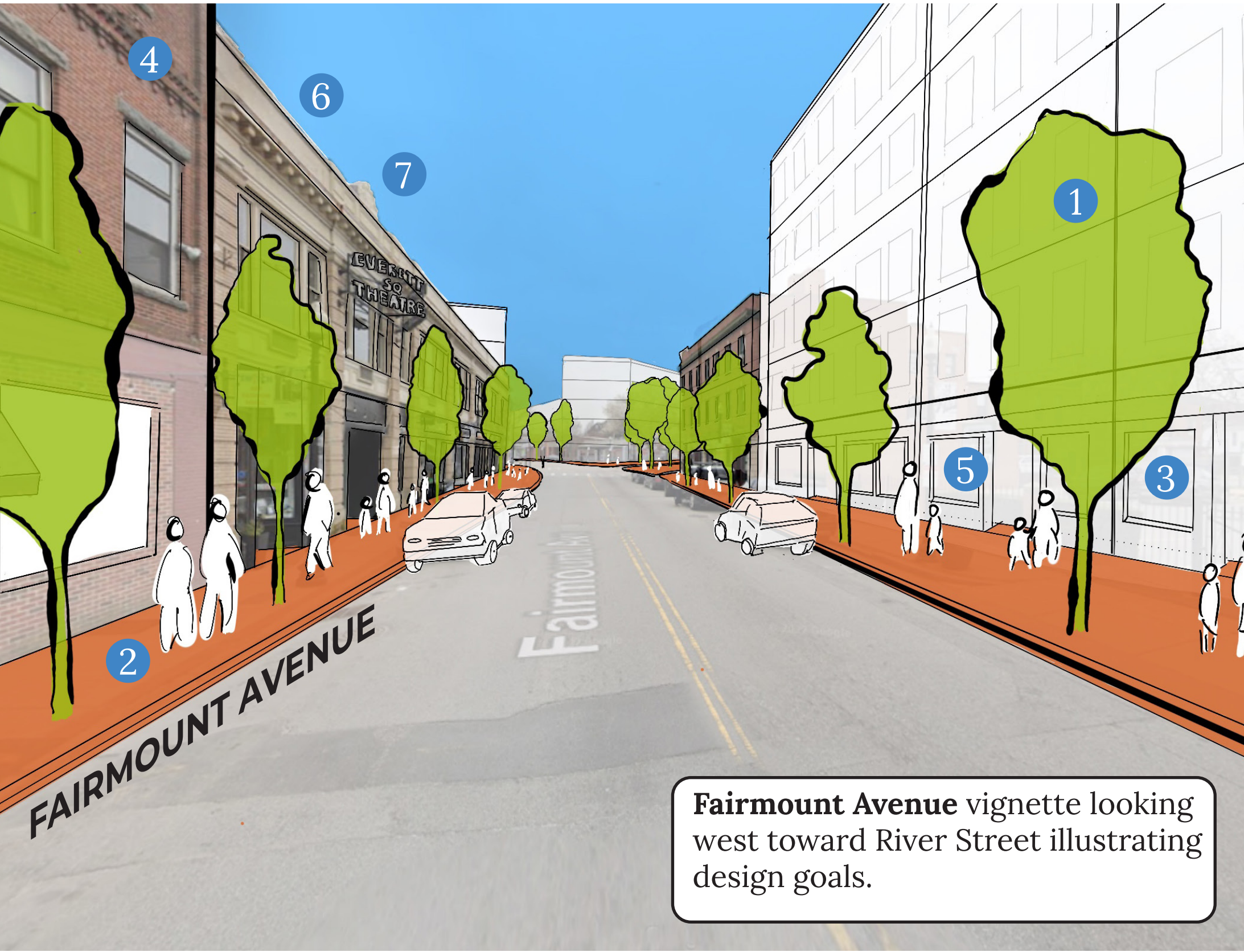
AFFIRM BUILT FORM

3. Affirm the existing pedestrian form of the Square’s storefronts, especially the tight rhythm of entrances, windows, and architectural details.
4. Celebrate the Square’s existing architectural and community assets through adaptive reuse and renovation.

5. Guide new development to respond to the existing architecture and design elements most important to Cleary residents.

SUPPORT ARTS + CULTURAL CORRIDOR

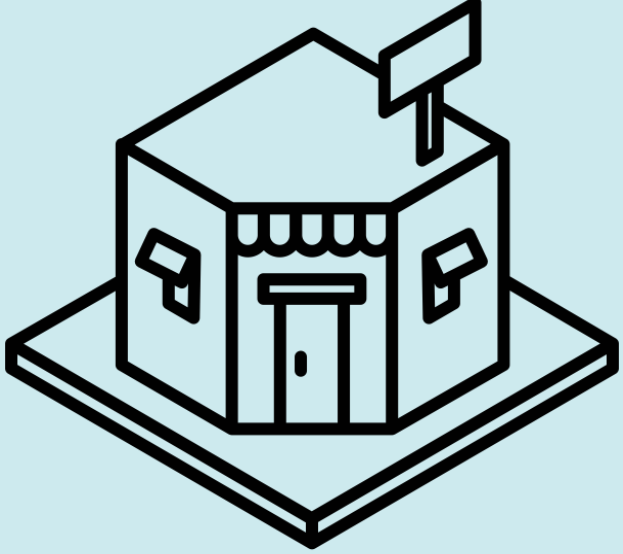
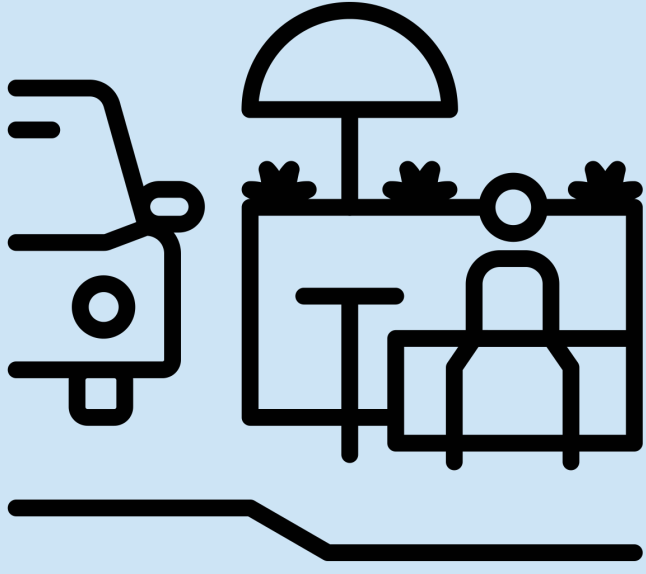
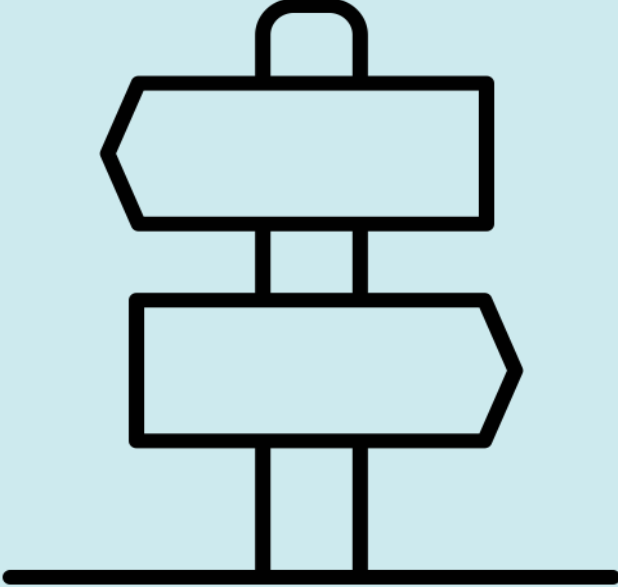
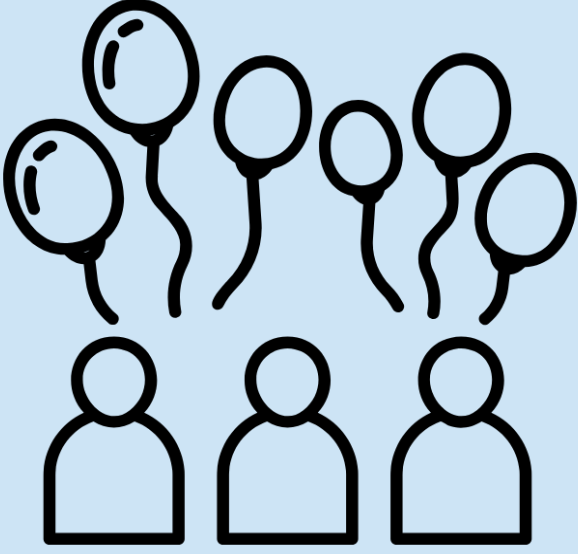

6. Expand public-facing space for artists along arts corridor, including workshops, performance spaces, galleries, makerspaces, and more.
7. Develop a cohesive identity for artists and art spaces throughout the Square, such as through signage and common branding.





SMALL BUSINESS DEVELOPMENT IDEAS



COMMUNITY NEED		IDEAS
	Storefront and Infrastructure Improvements	<div></div> <div>a) (Re)introduce OEOI's RESTORE program, which offers opportunities for storefront improvements</div> <div>b) Fund local organizations such as Hyde Park Main Streets and Keep Hyde Park Beautiful to support the beautification and maintenance of the square</div> <div>c) Develop citywide tracking mechanism for commercial vacancies</div>
	Diversify Commercial Uses and Further Activate the Square	<div></div> <div>a) Expand on indoor recreation, entertainment, grocery store, retail, and restaurant uses through appropriate rezoning and development review</div> <div>b) Create Welcome to Cleary Square Market Booklet to be used as a tool for development</div> <div>c) Utilize public realm for outdoor dining or informal spaces for community to gather</div>
	Protections and Supports for Small BIPOC and Immigrant Owned	<div></div> <div>a) Direction of the Commercial Acquisition Program and SPACE Grant program towards first and second generation business owners</div> <div>b) Provide technical assistance to first and second generation business owners</div> <div>c) Implement wayfinding that connects the diversity of cultures and ethnic businesses across Cleary Square</div> <div>d) Expand marketing outreach for the Legacy Business Program to expand the community's participation in the nomination process for this program</div>
	Address Bridge Closure	<div></div> <div>a) Pilot tactical wayfinding solutions to direct traffic to impacted businesses that exist on the bridge.</div> <div>b) Build on Bridgefest effort by further activating the pocket park and/or bridge through improvements to lighting, urban furniture, and art work</div> <div>c) Implement a temporary "social districts" or block party pilot program to increase foot traffic by supporting community gathering.</div>
	Promote Nightlife	<div></div> <div>a) Promotion of nightlife through appropriate zoning and creative solutions such as the directing liquor licenses to interested businesses in the square or Beer or Cocktail gardens.</div>



Which Cleary Square businesses might benefit from one or more of these existing City of Boston programs?



HOUSING AND REAL ESTATE

Housing Recommendation Spotlights

HOUSING PRODUCTION:
WHAT IS AFFH AND HOW CAN IT WORK IN HYDE PARK?

KEY ACRONYMS

- AFFH: Affirmatively Furthering Fair Housing
- BIFDC: Boston Interagency Fair Housing Development Committee

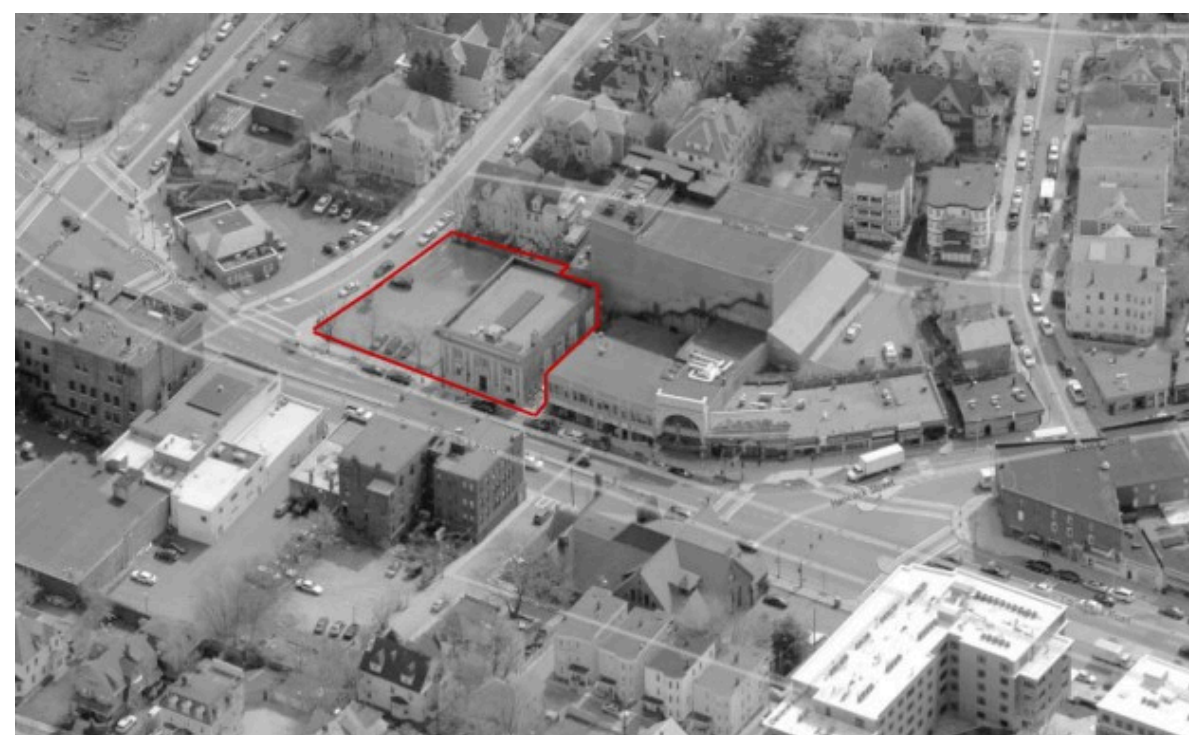
- AFFH went into effect as part of Article 80 of the Zoning Code in March 2021
- It applies to projects over 50,000 square feet and Planned Development Areas with a residential component
- All projects are reviewed by BIFDC, which makes recommendations based on area context and Plans to serve the fair housing needs of the community

- In Hyde Park, AFFH can be used to create **more housing opportunity for voucher holders** through targeted marketing interventions
- AFFH requirements can also produce **more larger units sizes (2+ bedrooms)** for income-restricted households with children

STABILIZATION:
HOW DOES PARCEL ACQUISITION WORK AND WHERE ARE THERE OPPORTUNITIES IN CLEARY SQUARE?

- The City of Boston’s Planning Department owns and can acquire parcels of land throughout Boston.
- When there are **vacant or underutilized parcels** the Real Estate division within the Planning Department can acquire and develop these parcels through disposition to create new affordable, equitable, and resilient uses.
- See the example to the right of a public parcel disposition in Dorchester

555-559 Columbia Road, existing

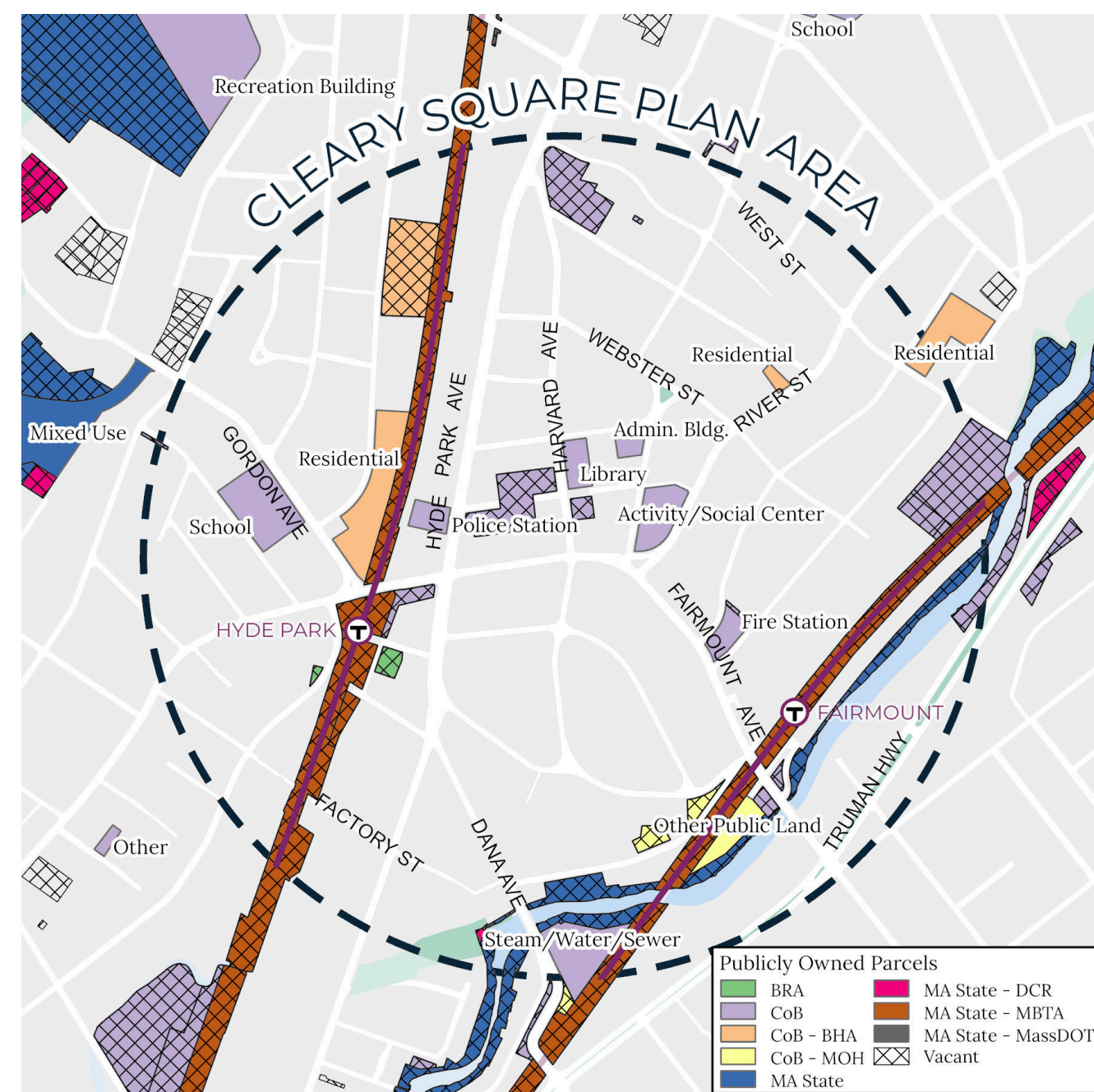


555-559 Columbia Road, proposed



HOUSING PRODUCTION:
HOW DOES PUBLIC PARCEL DISPOSITION WORK AND WHERE CAN IT BE USED IN CLEARY SQUARE?

- The disposition process for publicly owned parcels starts with public meetings that help shape the **development and design guidelines** for Request for Proposals (“RFP”) to redevelop the site.
- Proposals are evaluated based on how well the redevelopment strategy aligns with the goals of the RFP.

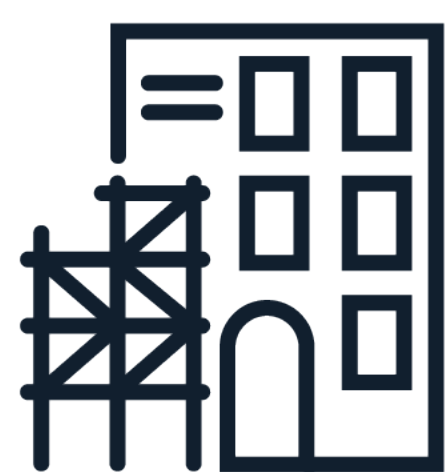


ANTI-DISPLACEMENT

What is the City doing to address displacement concerns?

In early 2025, the City will release an **Anti-Displacement Action Plan** that will include a series of strategies for addressing anti-displacement issues in the City of Boston across residential, commercial, and cultural sectors.

The following recommendations are supported by the Hyde Park community for mitigating displacement and ensuring long-term commercial and residential stability:



- Enforce protections for **displaced residential tenants** in cases of construction or demolition for new development



- Provide advance notice of direct displacement and support to secure stable, affordable housing for displaced tenants



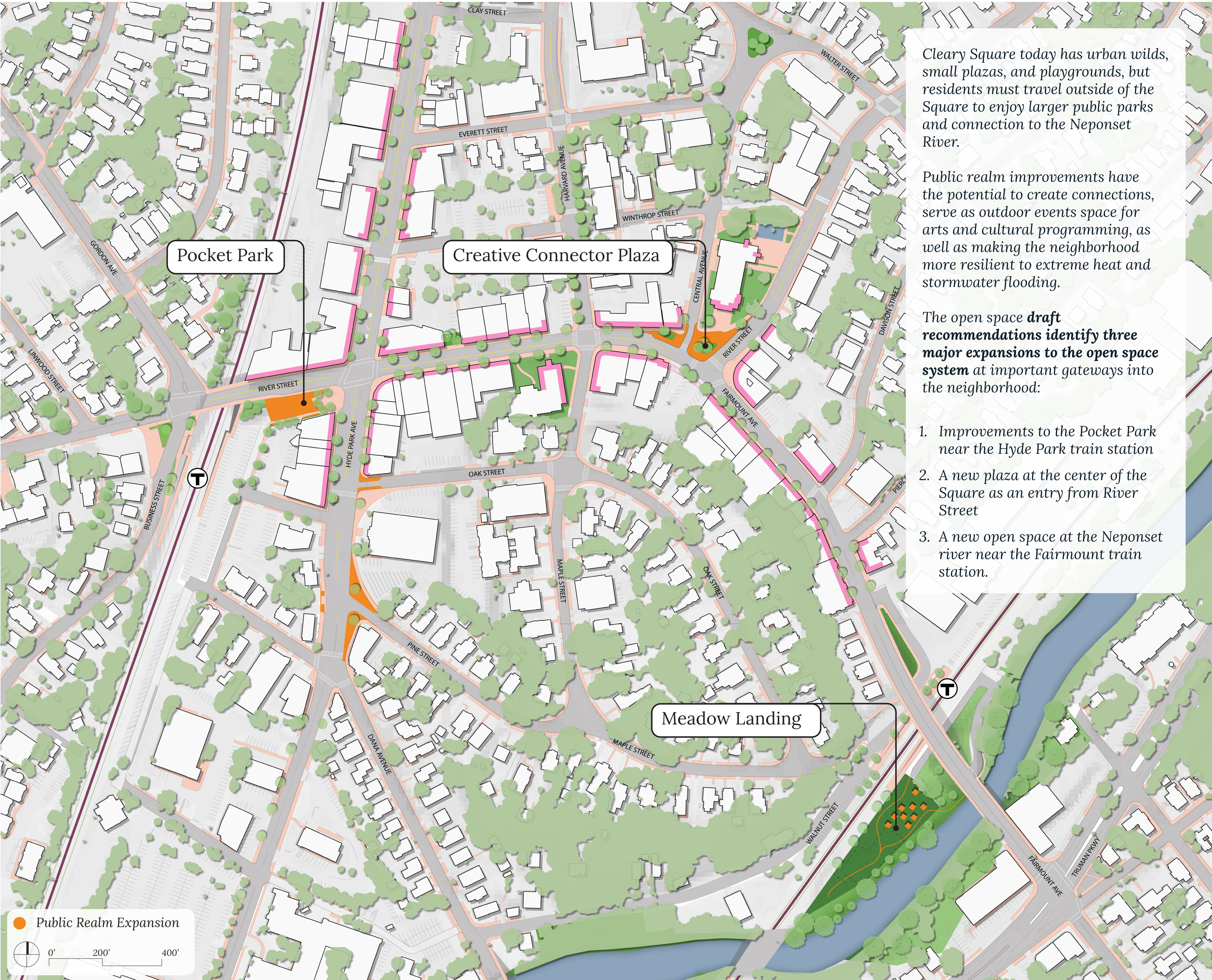
- Develop a policy that limits store size and/or types of stores in certain locations to support local business districts like Hyde Park Square



- Track commercial vacancies and support existing or start-up businesses in tenanting vacant commercial spaces

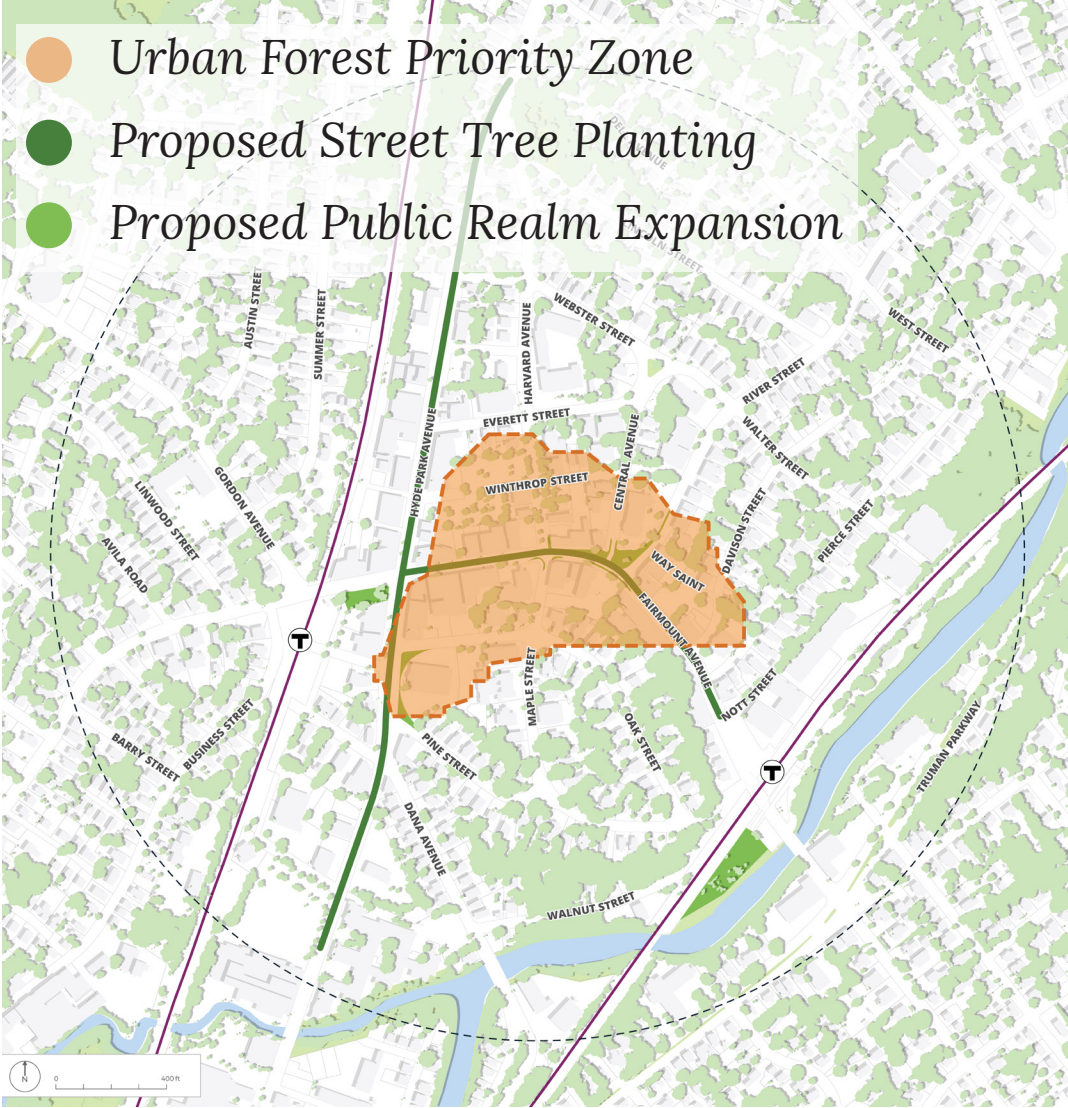
OPEN SPACE + RESILIENCY

OPEN SPACE FRAMEWORK



BUILD RESILIENCY: THE URBAN FOREST + GREEN INFRASTRUCTURE

URBAN FOREST



Expansion of the urban forest should be prioritized in the area of the Square considered a priority zone in the Urban Forest Plan. This includes street tree planting, shade structures, increased planting, and green infrastructure.



Street tree planting should be prioritized along Hyde Park Avenue and the streets identified as the Arts Corridor (River St, Fairmount Ave, and Central Ave).

GREEN INFRASTRUCTURE



Green infrastructure opportunities should be integrated within all public realm improvements. Within this plan, those projects include the Pocket Park, public realm expansion along Hyde Park Avenue and at the intersection of River Street and

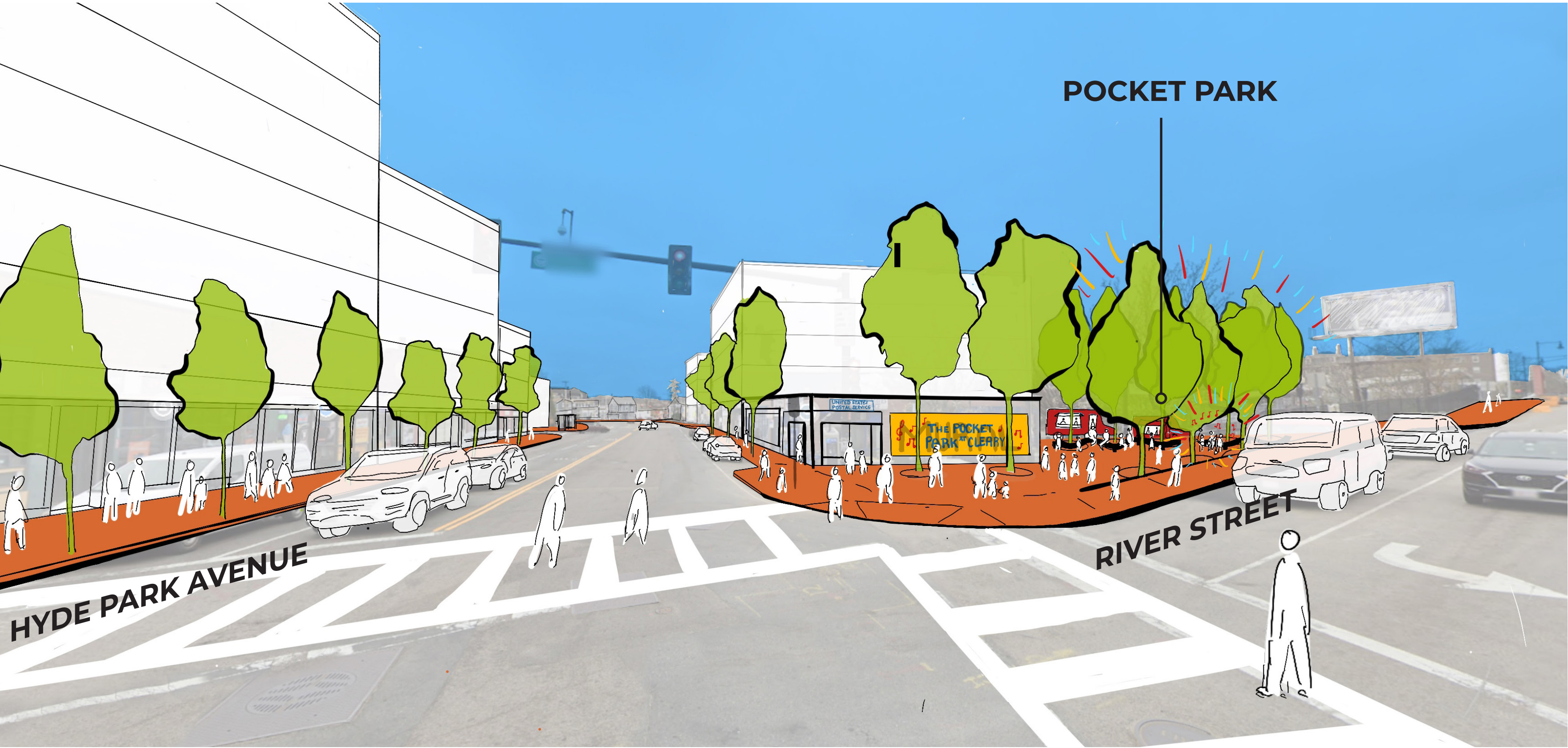


Fairmount Avenue, and the site along the Neponset River. With the proximity to the Neponset River, slowing the movement of water and improving water quality are of particular importance in Cleary Square.



OPEN SPACE + RESILIENCY

IMPROVEMENTS TO THE POCKET PARK



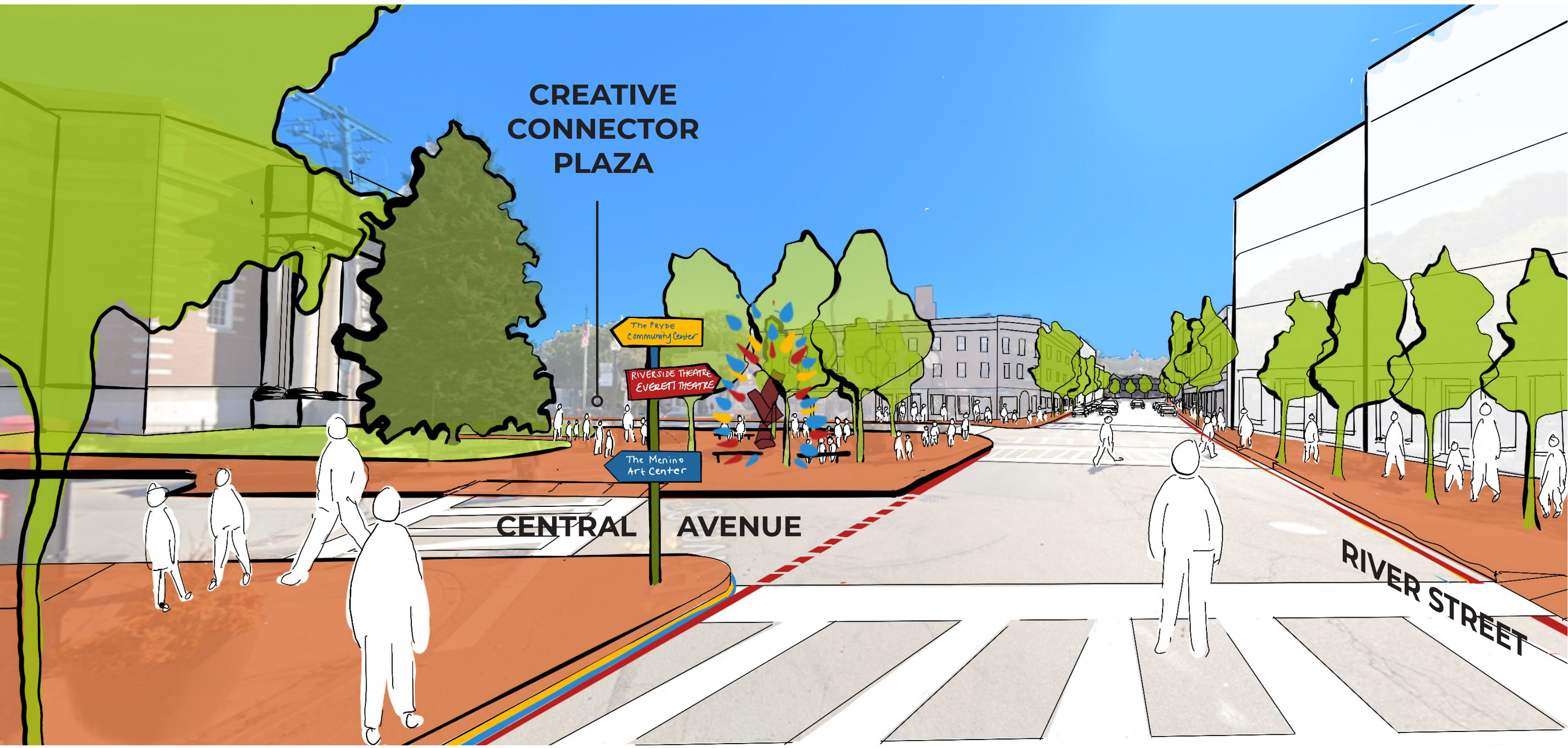
POCKET PARK

Improve the Pocket Park at Hyde Park Avenue and River Street.

Transfer ownership of the Pocket Park from BTM to BPRD in order to facilitate improvements to and expansion of the Pocket Park, an important anchor to the community and center of the arts + cultural programming in the Square today.

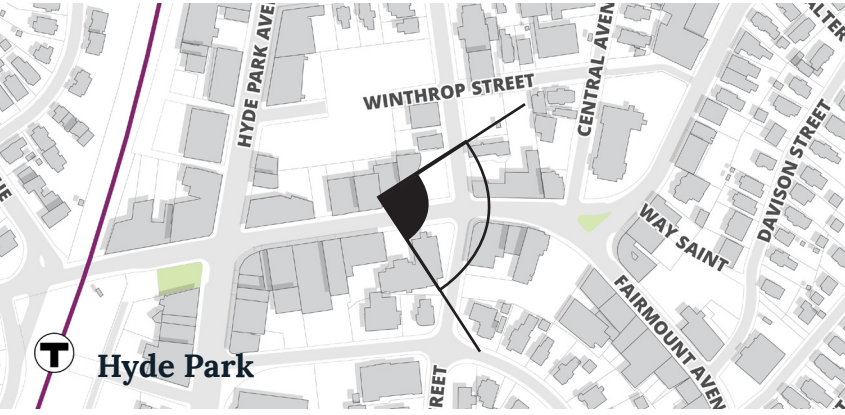


PUBLIC REALM EXPANSION

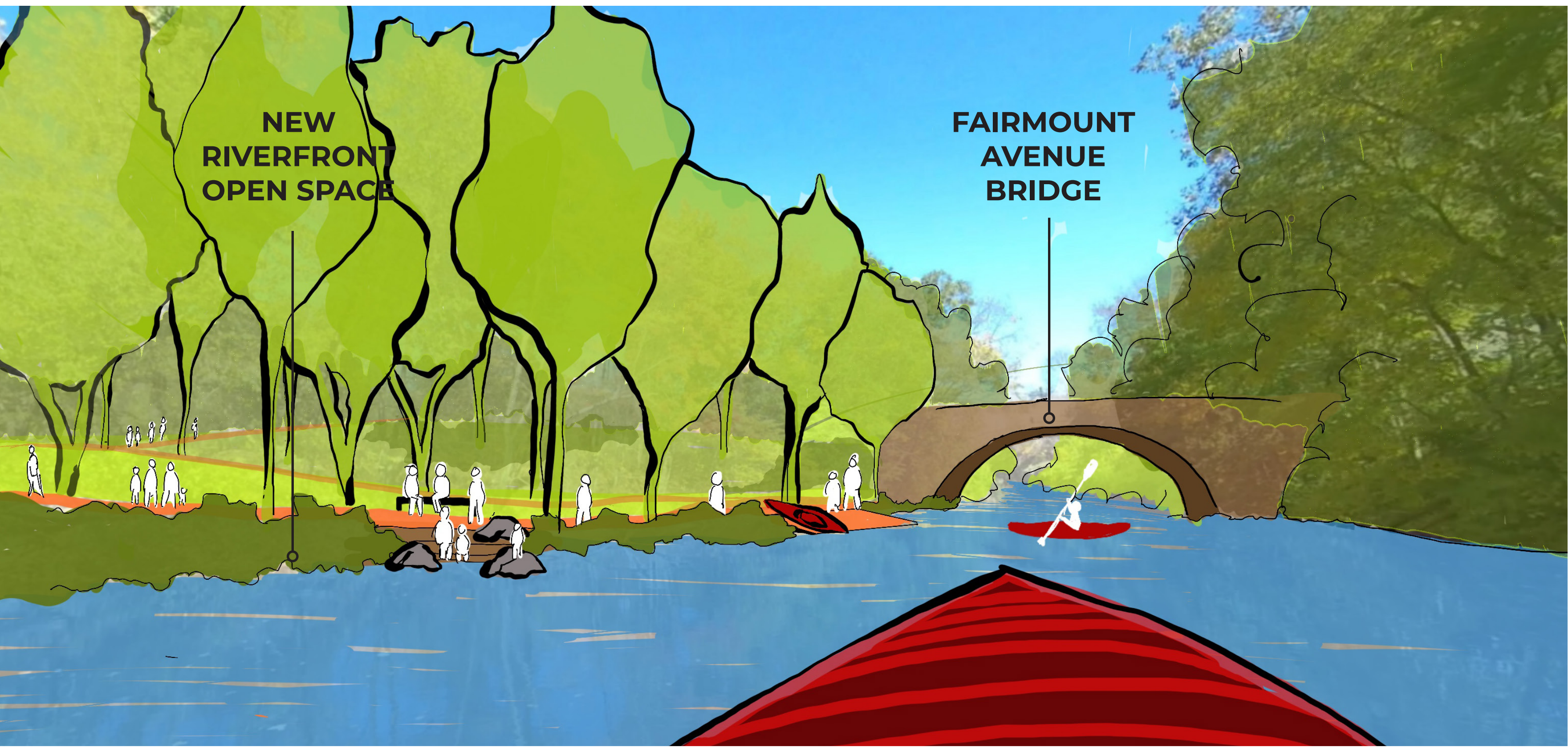


CREATIVE CONNECTOR PLAZA

Creation of a new plaza at River Street and Fairmount Avenue through intersection improvements directly in front of the Municipal Building. This plaza has the opportunity to create an anchor for the arts corridor and connect to the existing recreational facilities along the Municipal Building. There are opportunities to coordinate this work with other upgrades to the Municipal Building led by the Public Facilities Department.



CREATE A PUBLIC PARK ALONG THE RIVERFRONT



MEADOW LANDING

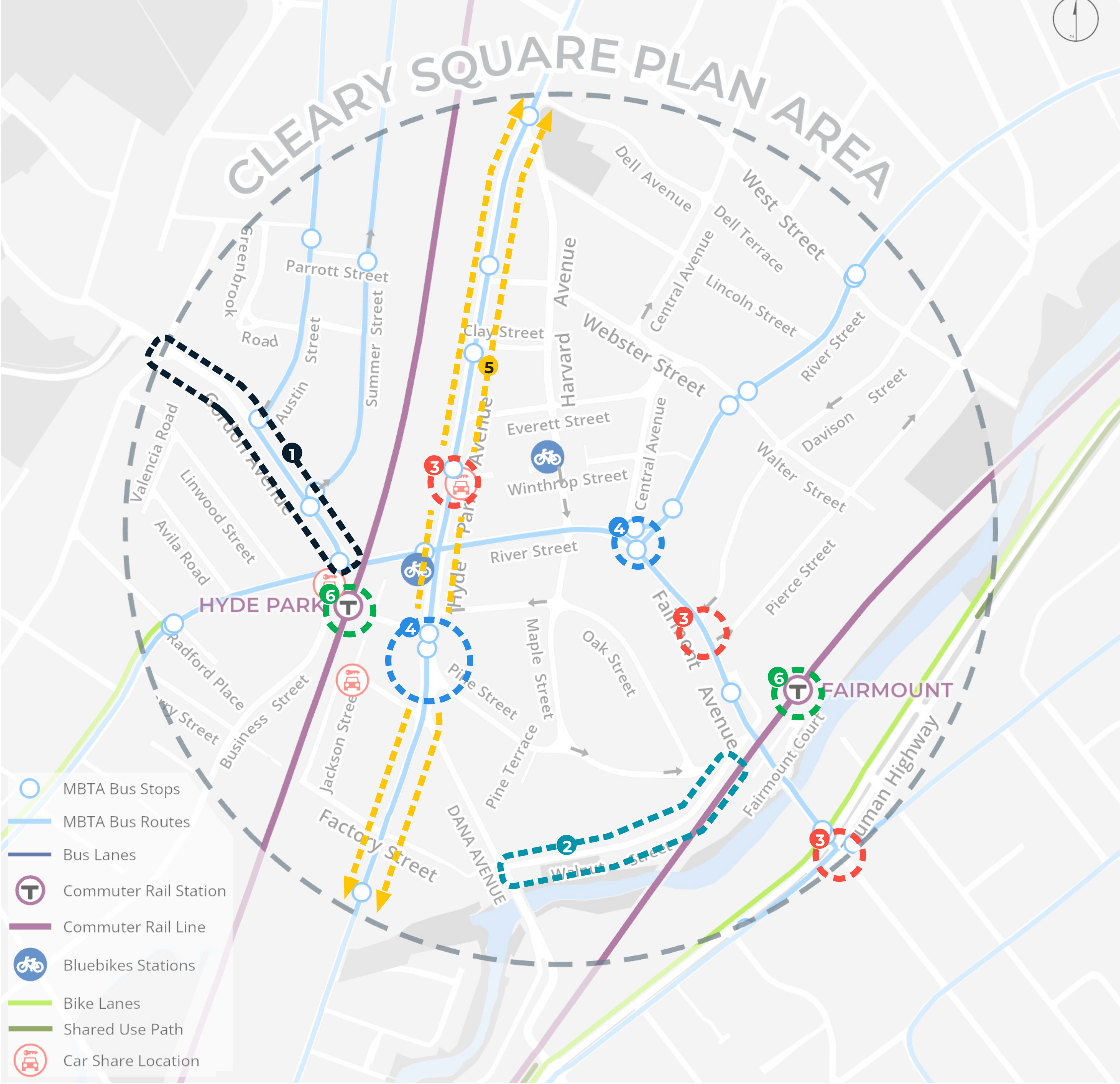
Reimagine the former Lewis Chemical site between the Fairmount MBTA line and the Neponset River.

Transfer from MOH to a public agency or nonprofit in order to facilitate the creation of a public park and connection to the Neponset River.

Long term, this site could be connected to the Neponset River Greenway Trail.



TRANSPORTATION & PUBLIC REALM IDEAS



FOCUS AREAS

Transportation and public realm recommendations are organized around seven focus areas. These areas were identified through community feedback and an analysis of existing transportation systems.

- 1 GORDON AVE**
Gordon Ave is an important street for families accessing the Henry Grew Elementary School, but has a history of pedestrian crashes.
- 2 WALNUT ST**
Walnut Street is a major connection to Fairmount Station but has no sidewalks, no bike connections, and unclear parking regulations.
- 3 INTERSECTIONS WITH A HISTORY OF CRASHES**
All travelers have experienced crashes in these areas.
- 4 MAJOR BUS HUBS**
These areas are major hubs for bus riders that need better bus stop amenities, more space for bus operations, and safer pedestrian crossings.
- 5 HYDE PARK AVE**
Hyde Park Ave carries thousands of bus riders every day, but the bus is delayed by traffic. Many bus stops lack crosswalks or amenities.
- 6 COMMUTER RAIL ACCESS**
Uneven fares and station access infrastructure create barriers to everyday use of commuter rail stations.
- 7 BIKE CONNECTIONS**
With few existing bike connections, people in Cleary Square lack safe and comfortable options for biking to local destinations or the Neponset River. *(not on map)*
- 8 EFFICIENT PARKING MANAGEMENT**
Residents, developers, and businesses have few options for efficiently managing the costs and space needs of vehicle parking. *(not on map)*

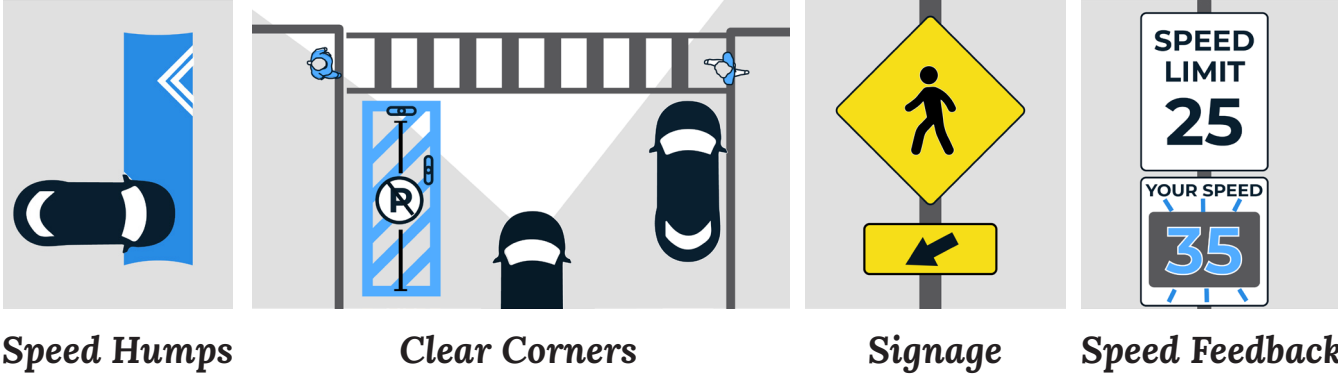
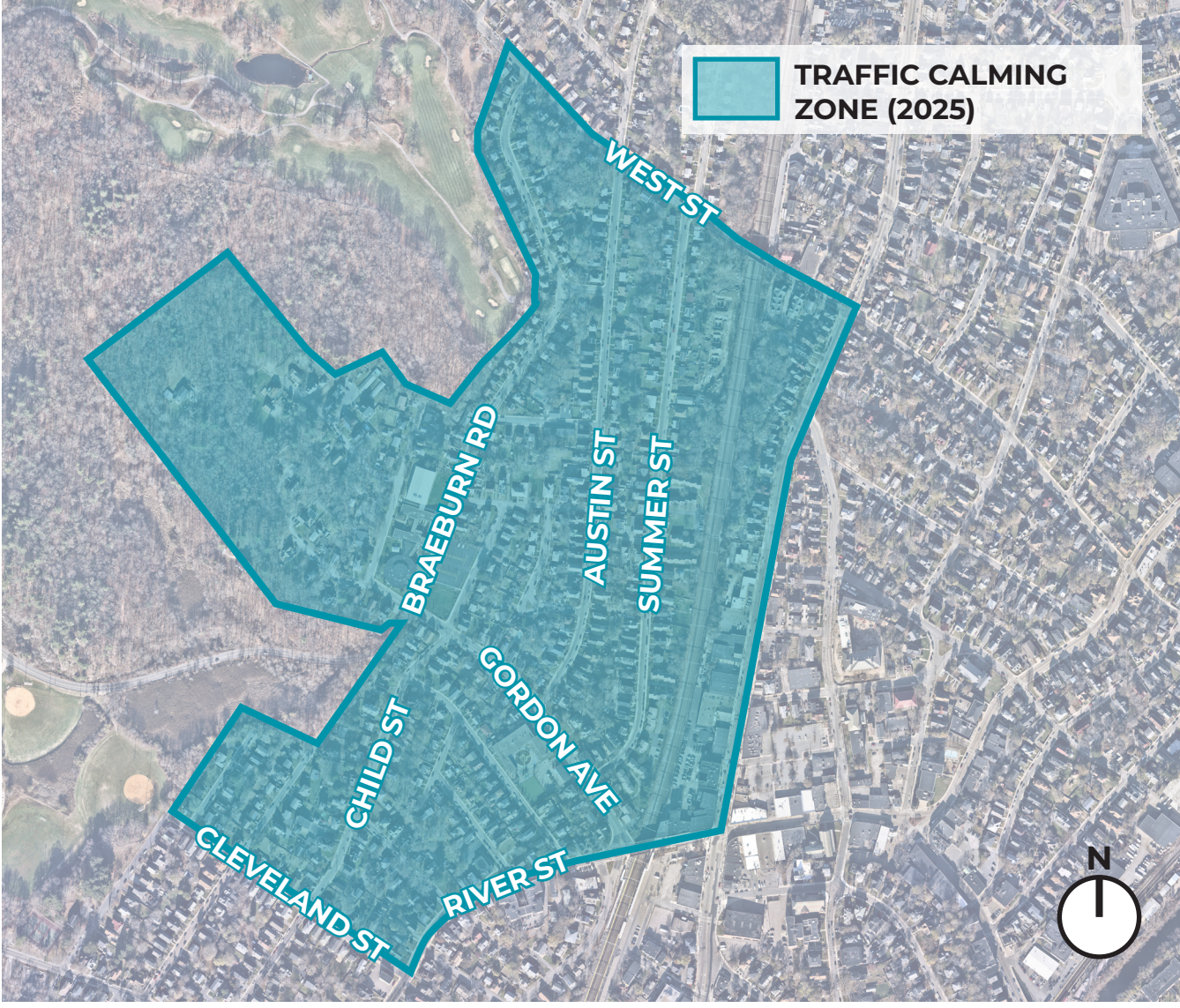
RECOMMENDATION IDEAS SUMMARY

Specific recommendation ideas for each focus area are identified below.

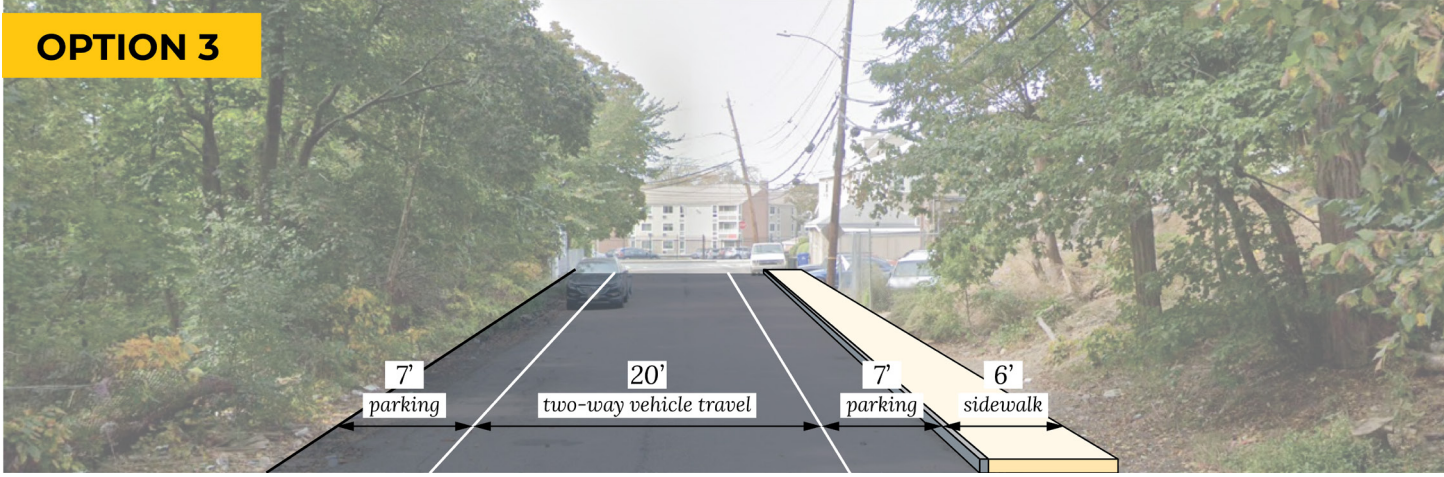
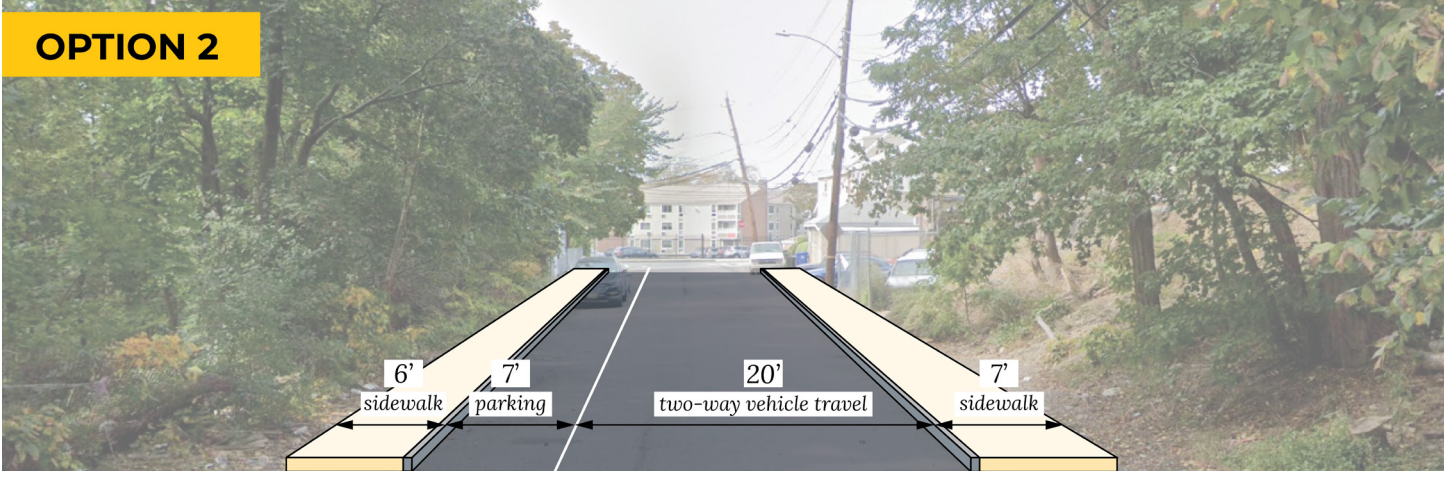
- 1 GORDON AVE**
SLOW VEHICLES AND IMPROVE VISIBILITY
 - Use traffic calming tools to improve crosswalk visibility and slow vehicle movements on Gordon Ave and surrounding streets.
 - Reconfigure the intersection of Gordon Ave/River St through the reconstruction of the River St Bridge to shorten crosswalks and slow turning vehicle speeds.
- 2 WALNUT ST**
RECONSTRUCT WALNUT ST
 - Reconstruct Walnut Street to provide an accessible sidewalk, traffic calming, and formalized on-street parking from Dana Ave to Fairmount Station.
- 3 INTERSECTIONS WITH A HISTORY OF CRASHES**
EVALUATE INTERSECTIONS FOR SAFETY MEASURES
 - Implement design features to improve crosswalk visibility and slow vehicles approaching the crosswalk at Hyde Park Ave/Winthrop St.
 - Evaluate pavement marking, signage, curbside uses, and signal strategies to clarify intersection operations and improve crosswalk visibility on Fairmount Avenue between Pierce St and Davison St.
 - Coordinate with DCR to identify near-term strategies to simplify the intersection and reduce conflict points at the intersection of Truman Parkway and Fairmount Ave/Beacon St.
- 4 MAJOR BUS HUBS**
RECONFIGURE SPACE TO MEET SAFETY, TRANSIT, & PUBLIC SPACE NEEDS
 - Hyde Park Ave between Oak St and Dana Ave
 - Reroute bus routes to eliminate the need for Routes 50 and short-turns of Route 32 to make a U-turn on Hyde Park Ave, including modest reconfiguration of the MBTA Hyde Park Commuter Rail Parking Lot.
 - Use additional space no longer needed for bus U-turns on Hyde Park Ave to explore expanded public realm opportunities for additional bus stop amenities, wider sidewalks, separated bike lanes, and green infrastructure.
 - River St at Fairmount Ave (Logan Square)
 - In coordination with the Boston Public Facilities Department, explore reconfiguration options for the intersection of River St and Fairmount Ave to establish high-quality bus stops serving all routes planned under the MBTA's Bus Network Redesign, simplify the intersection for all travelers, and create additional public space for community uses, businesses, and green infrastructure.
- 5 HYDE PARK AVE**
CREATE A SAFER, QUICKER, AND MORE RELIABLE BUS EXPERIENCE
 - Provide faster and more reliable bus service for riders on Hyde Park Ave through use of bus priority design features.
 - Install additional crosswalks on Hyde Park Ave to ensure all bus stops are served by a crosswalk.
- 6 COMMUTER RAIL ACCESS**
REDUCE ACCESS BARRIERS TO THE COMMUTER RAIL
 - Work with the MBTA to advance design for high-level platforms at both the Hyde Park and Fairmount Commuter Rail stations to improve accessibility.
 - Continue to advocate for lower fares (Zone 1A) for the Hyde Park station to reduce financial barriers to the Commuter Rail.
- 7 BIKE CONNECTIONS**
EXPAND THE NEIGHBORHOOD NETWORK OF TRAFFIC-CALMED STREETS, BIKE LANES, AND PATHS
 - Create a network of bike routes that provide connections to key neighborhood destinations including commuter rail stations, City services in Logan Square, and the Neponset River Greenway.
 - Work with the Massachusetts Department of Conservation and Recreation to extend the Neponset River Greenway from its existing terminus east of Fairmount Avenue through the Planning Area, ultimately connecting to the Blue Hills.
 - Provide a Bluebikes station at Fairmount Station.
- 8 EFFICIENT PARKING MANAGEMENT**
EFFICIENTLY MANAGE PARKING AND SHARED TRAVEL RESOURCES
 - Encourage new development projects to provide carshare to give residents as-needed access to cars while minimizing financial and space costs.
 - Study how people use street parking and public parking lots to make sure parking rules fairly and efficiently meet the needs for curb space.

TRANSPORTATION & PUBLIC REALM IDEAS

1 GORDON AVE
SLOW VEHICLES AND IMPROVE VISIBILITY

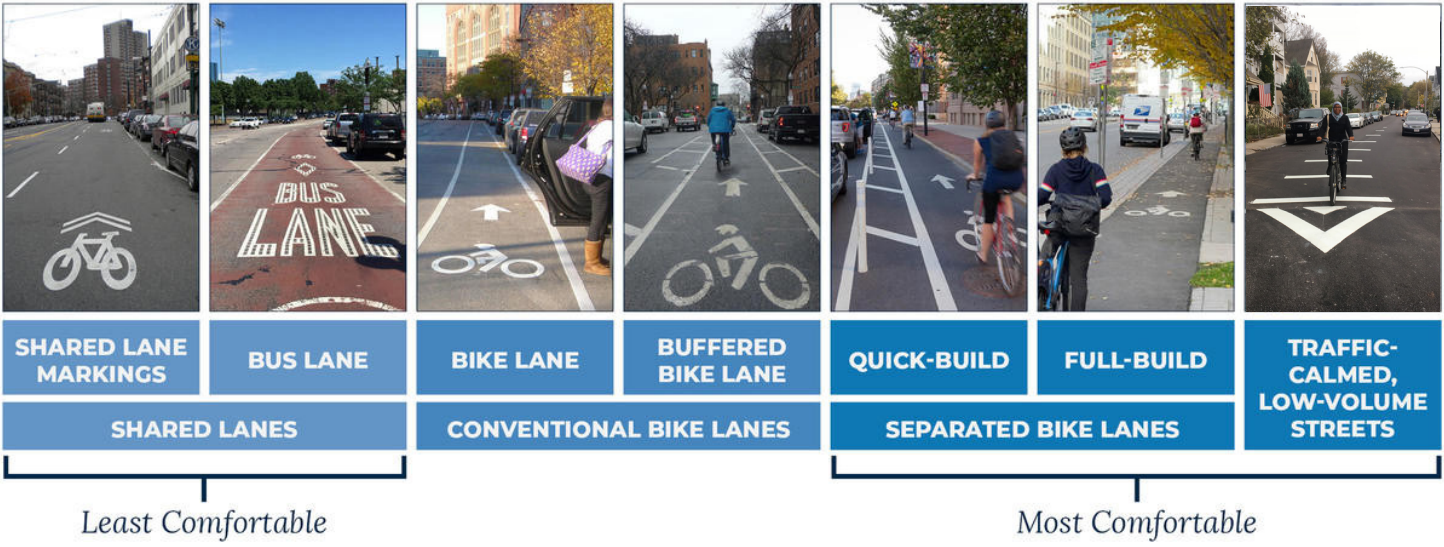


2 WALNUT ST
RECONSTRUCT WALNUT ST

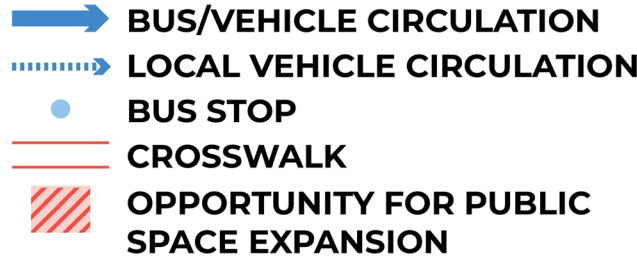
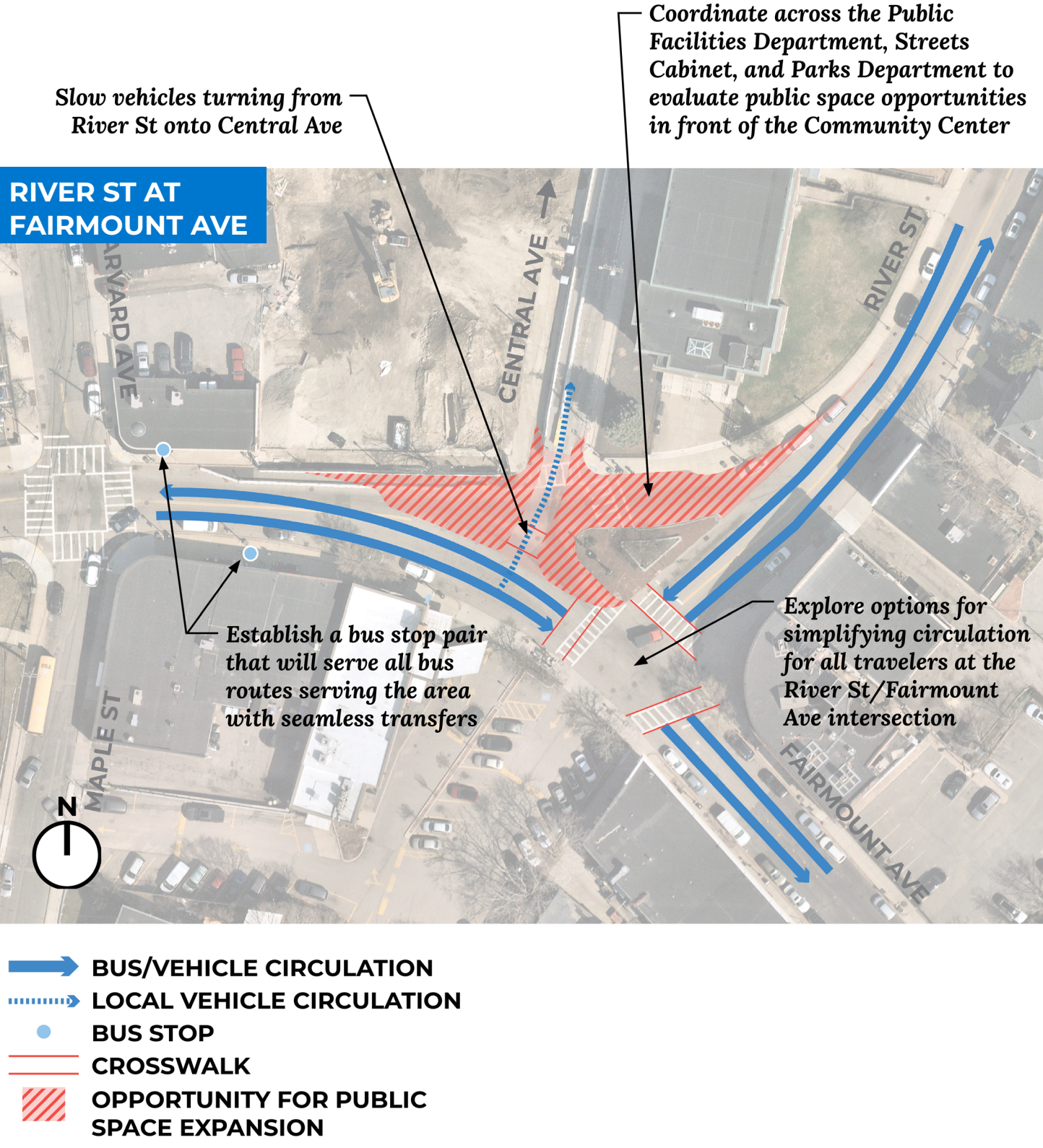
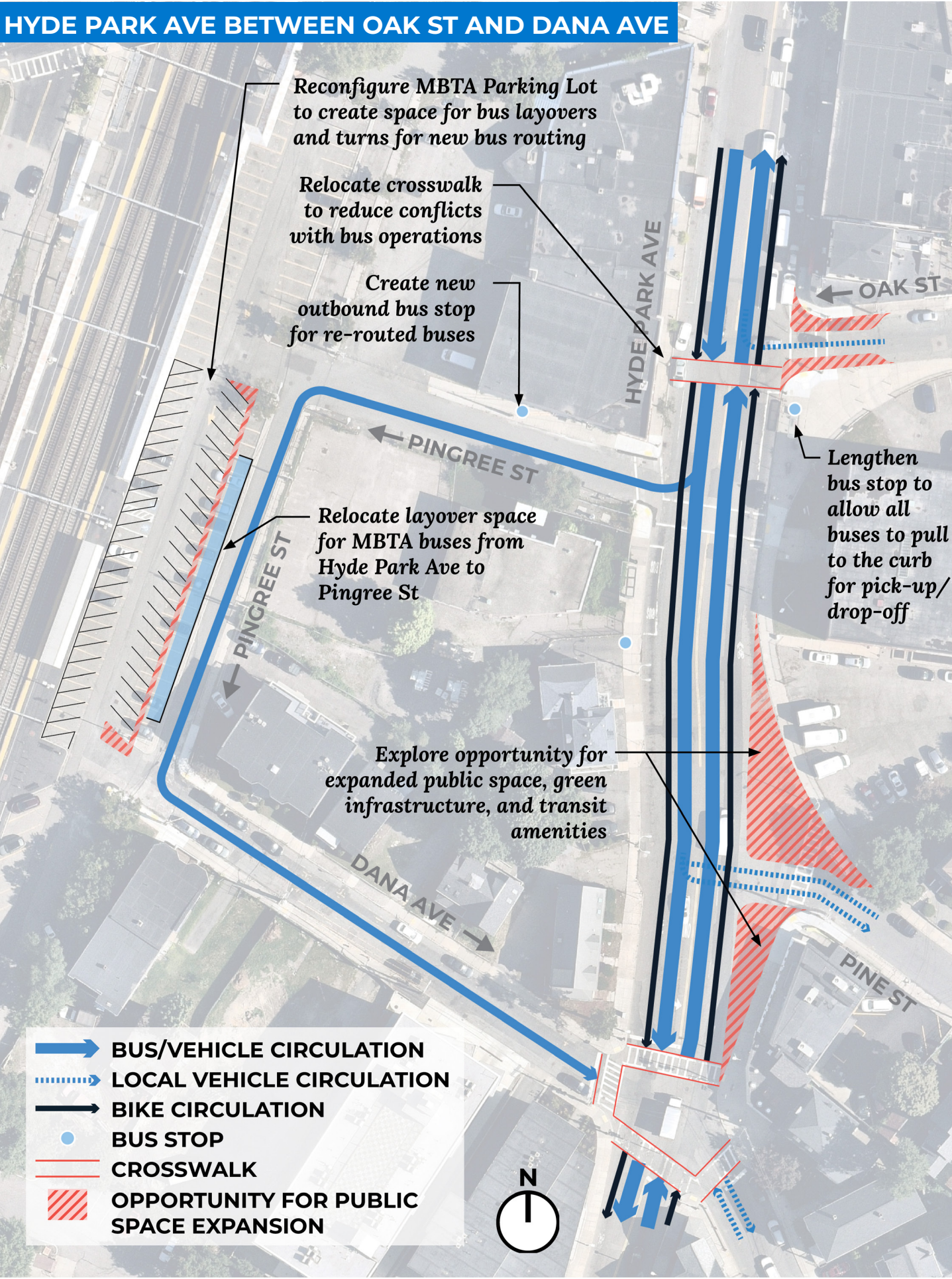


SHARE YOUR THOUGHTS!

3 BIKE CONNECTIONS
EXPAND THE NEIGHBORHOOD NETWORK OF TRAFFIC-CALMED STREETS, BIKE LANES, AND PATHS



4 MAJOR BUS HUBS
RECONFIGURE SPACE TO MEET SAFETY, TRANSIT, & PUBLIC SPACE NEEDS



SHARE YOUR THOUGHTS!