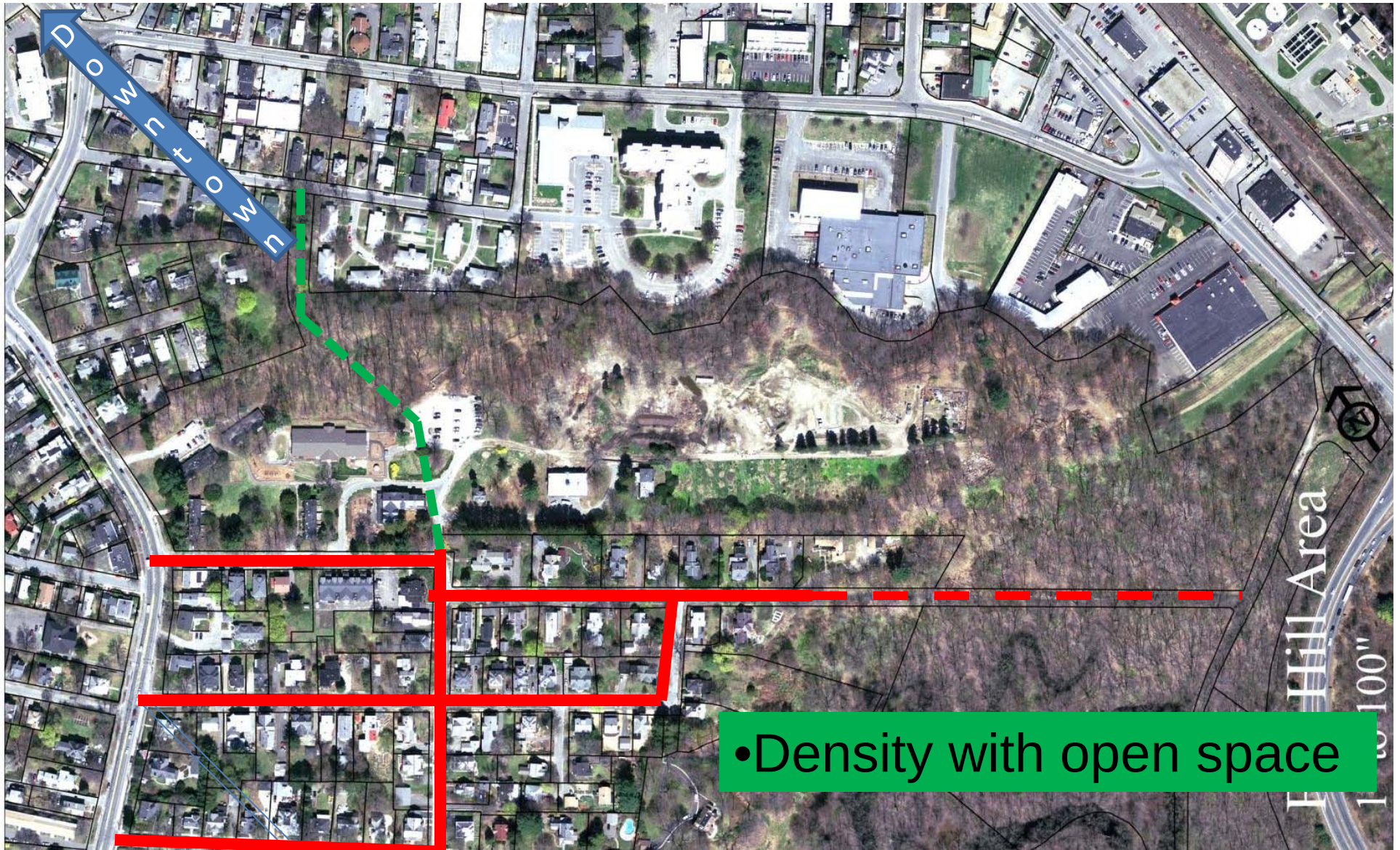


Fort Hill's Lyman Estate Planning for Redevelopment

Introductions

- Wayne Feiden, Director of Planning & Sustainability
- Carolyn Misch, Senior Land Use Planner
- Ward 3 Councilor Ryan O'Donnell
- Ward 4 Councilor Gina-Louise Sciarra
- David DeSwert, Smith College Associate Vice President for Financial Planning
- Community introductions



- Connecting street grid
- Housing oriented to street
- Limited through traffic

• Density with open space

- Trails/walking
- Mix single and multi-units
- Easy downtown access

Context

- Development will be private sector driven
- Near downtown housing=sustainability
- 2013 zoning sets framework
- Opportunity
 - New Special Permit Criteria for projects ≥ 7 units
 - New Subdivision standards for urban roads

Access Concept 1: Fruit St access



Access Concept 2: Loop road



Access Concept 3: Dead-end road



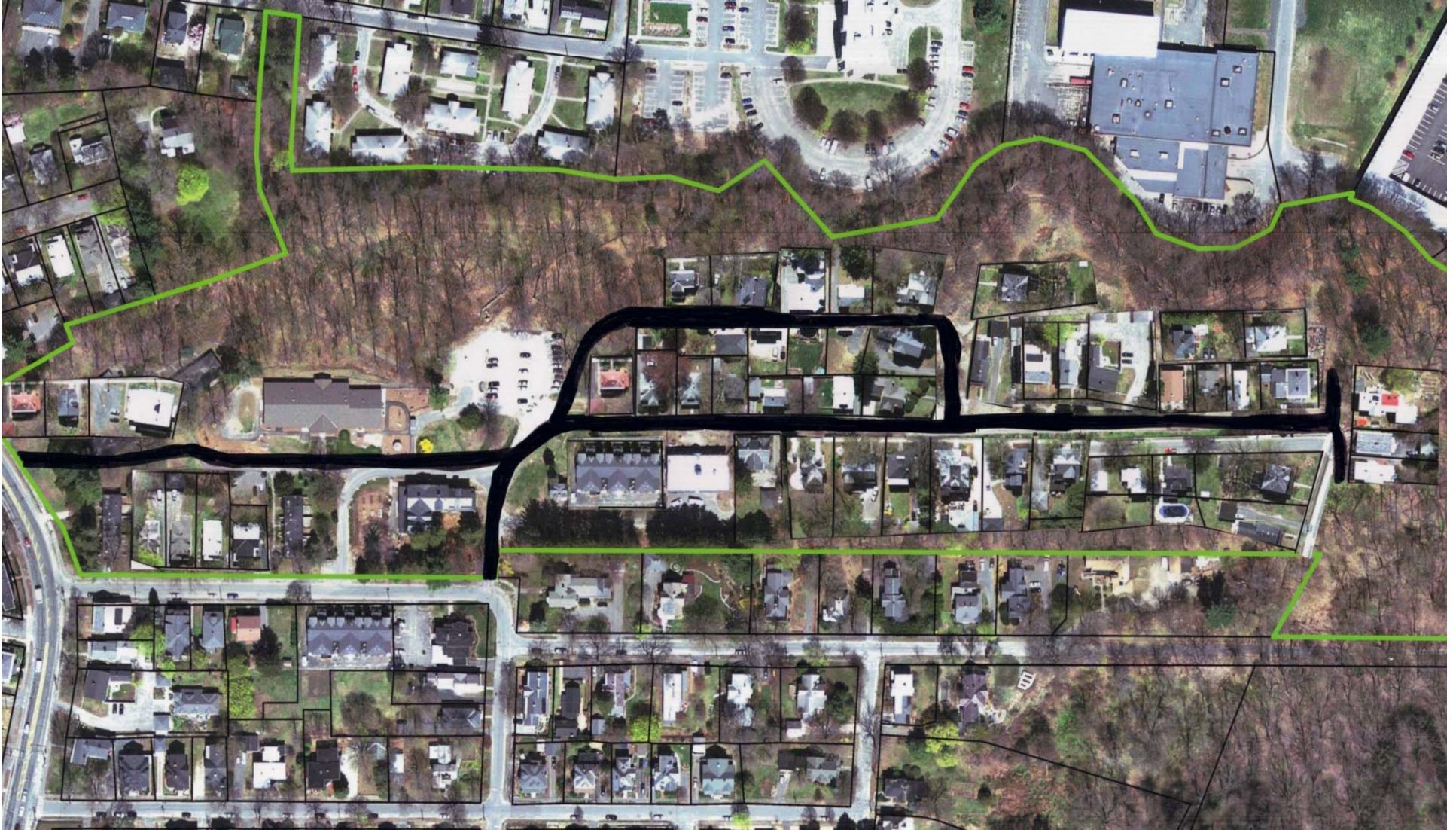
Open Space Concept



Neighborhood Form Approach



Neighborhood Form Approach



Approach: Match Neighborhood Form

- FORM not about use (single or multi-family)
- Maximizes developer return per lot
- Easiest approach to phase
- Most expensive road construction

Alternatives

- Smaller footprint: condo/apartment & estate lots
- Not existing neighborhood form
- Limited market
- Harder to phase

Possible Regulatory Criteria

- Connectivity (streets or private ways)
 - Sidewalks or 15 MPH shared streets
 - Connect streets when possible
 - Maximum 500' dead-end
 - Bicycle and pedestrian connections
- Form
 - Focus on streetscape
 - Building to street orientation=neighborhood context
 - Park as a focal point

Neighborhood Input

- Questions
- Character Defining Features