

WHAT YOU TOLD US

This is a summary of engagement from the fall and winter of 2024. Hundreds of community member comments provided input on preferences for the future in different parts of Allston-Brighton, and in three topic areas: Open Space & Mobility; New Development; and Arts, Culture, & Services.

WHAT WE ASKED:
WHAT ARE THE MOST IMPORTANT CHANGES YOU WANT TO SEE ACROSS AB AND WITHIN SUBAREAS?

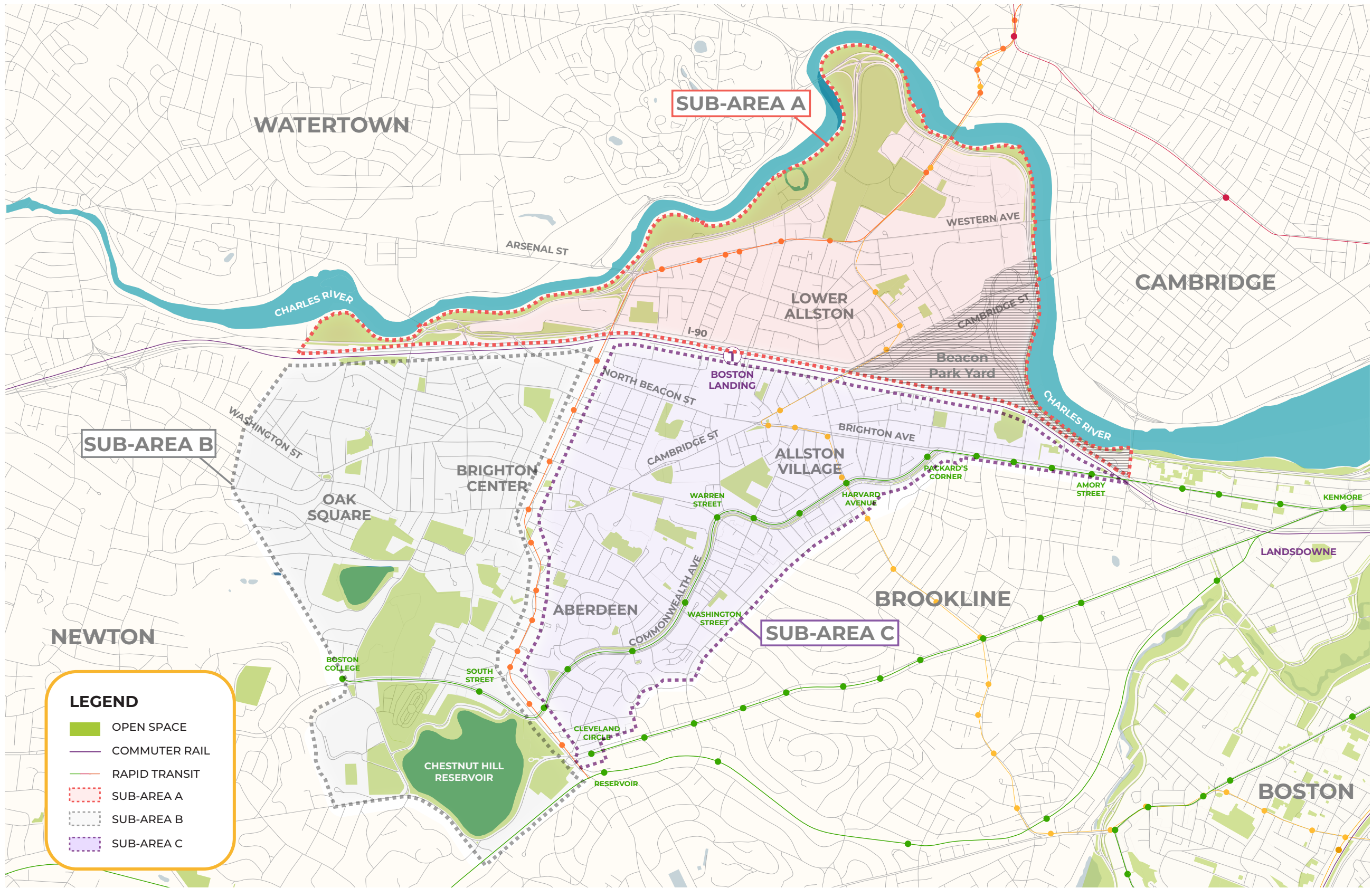
ACROSS ALLSTON-BRIGHTON

Preference for development to be concentrated in certain areas, with more amenities throughout.

"Increasing housing everywhere... with more concentrated centers of commercial and act nightlife and larger housing."

"I like focused centers of more activity, business, and housing."

"We can have vibrancy across Allston-Brighton, even if some areas can accommodate more development than others."



SUB-AREA A

Improvements to public space and parks.

"Smith Park is excellent but needs many more trees to provide summer shade and better connections (safe crosswalks) to the river."

"It is still far too difficult to access the Charles River and its amazing parks safely."

Support for higher density housing/mixed-use

"More mixed use commercial/residential in Lower Allston."

"The areas along the Pike near Boston Landing are appropriate for taller, denser development"

SUB-AREA B

Appreciation for existing neighborhood accompanied by a desire for more amenities.

"Love the focus on keeping the character of the neighborhood and keeping small scale development."

"We need a grocery store in Oak Sq/Brighton Center..."

"Oak Square and Brighton Center should have more restaurants to serve the neighborhood and should have more transit options to connect them."

"Brighton Center would be a great place for increased development of higher density housing..."

Better housing affordability, with more accessible opportunities for homeownership.

"I would love to buy a home in Brighton but... I couldn't afford it. The solution is to build more housing and denser housing."

SUB-AREA C

Development that makes sense near existing transit and open space, with improvements to the public realm.

"Comm Ave needs to be transformed ... into a human-centered place where people can gather and travel safely."

"I like that there are smaller parks residents can hang out in. Allston Village could use this."

Support for existing commercial districts, with housing development near transit.

"There are many vacant lots in Packard's Corner, on Brighton Ave, and in other areas where we should build larger buildings"

OPEN SPACE AND MOBILITY

"All three areas need more bike safety infrastructure as well as walkable areas."

"If multimodal transportation doesn't grow with the community, people won't be able to go to other parts of their community for their necessities"

NEW DEVELOPMENT

"The neighborhood should continue to grow upward AND be centered around its squares (read: transit nodes) AND be mixed use."

"I do not want this community to turn into a gray wasteland of parking lots!!! ... How do we ensure these developments have culture, personality and green space??"

"We can have vibrancy across [A-B], even if some areas can accommodate more development than others."

"Diverse grocery stores, new businesses, if there must be big buildings, [...] concentrating businesses, nightlife, etc. into one place is convenient."

ARTS, CULTURE AND SERVICES

"We need more artist and musician work/live/practice space to keep Allston's unique culture alive. It is important that we increase art spaces along Western Ave in Lower Allston."

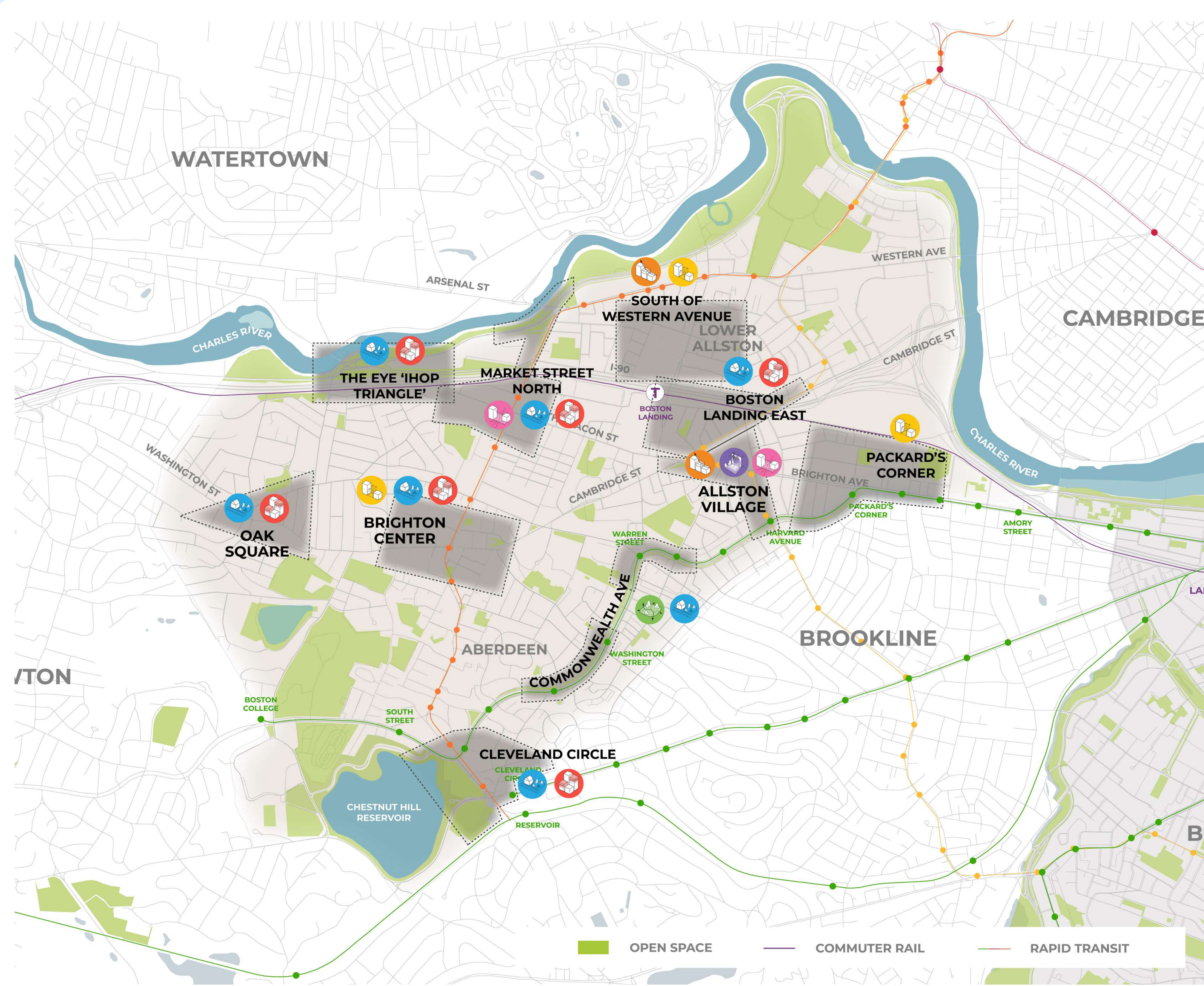
"I love the idea of spreading small businesses, community spaces, and grocery stores throughout the neighborhoods so that everyone can have necessary resources within walking distance to their houses."

Quotes come from community member feedback collected at in-person open house events or digital surveys in Summer and Fall 2024.

ALLSTON-BRIGHTON FOCUS AREAS



We want to discuss with you: **How can we realize the Allston-Brighton Community Plan Vision throughout the community?**



WHAT IS TODAY'S EVENT ABOUT?

People value the diversity of places and experiences across Allston-Brighton. We want to hear from you: **What are your priorities for future change? How can the Plan support the community vision statement?**

We invite you to visit the ten Focus Area stations at today's Open House! Your voice matters in shaping what future change should look like across Allston-Brighton.

The ten Focus Areas of the Allston-Brighton Community Plan...

- Represent **unique features** and existing conditions
- Include different **potential degrees of change**
- Reflect a range of **important questions** raised by the community and City
- Integrate work from **past and current plans** into the ABCP

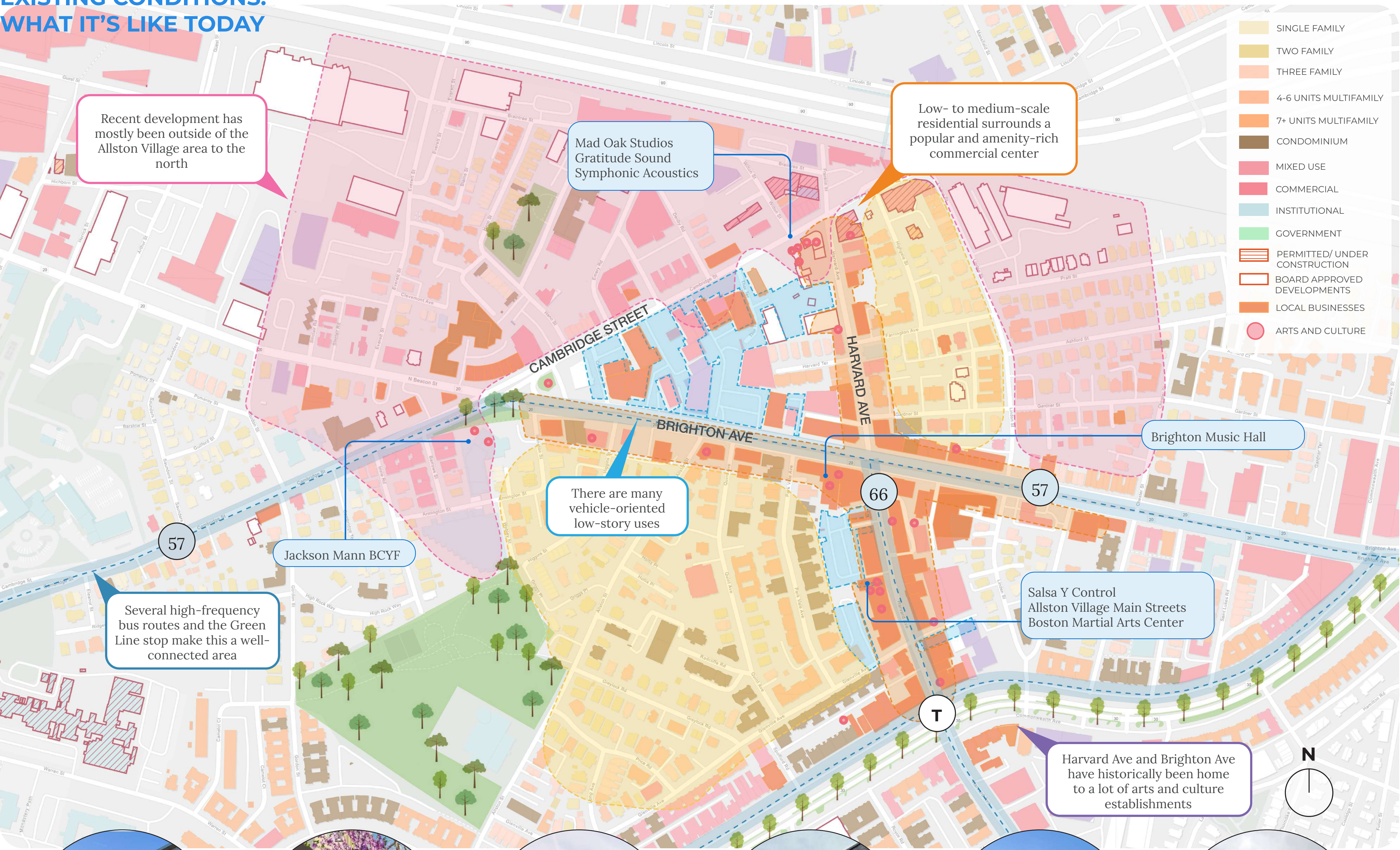
VISIONS FOR CHANGE

Recurring Themes Across Focus Areas

- Supporting Thoughtful Infill Development**
E.g., "Residential grows slowly over time to mid-rise mostly through infill"
- Concentrating New Mixed-Use Development**
E.g., "Increase amenities for residents"
E.g., "Increase mixed uses and density near transit."
- Leveraging Underutilized Space**
E.g., "Reinvest in and develop underutilized or vacant buildings"
E.g., "Increase density in select smaller sites to increase housing and amenities"
- Improving Public Realm and Mobility**
E.g., "Improve safety of connections into area"
E.g., "Greening the avenue to make it more comfortable to travel along and linger on"
- Transitioning Scales of Development**
E.g., "Growth as a transitional area between different land uses and scales of density"
E.g., "Thoroughfares develop as mixed residential and commercial buffers"
- Investing in Arts & Culture**
E.g., "Maintain and enhance arts/cultural spaces + invest in existing community"
- Improving Access to Green Space**
E.g., "Improve pedestrian connections to the Reservoir,"
E.g., "Create safe pedestrian and bike connections to the Charles"

ALLSTON VILLAGE

EXISTING CONDITIONS: WHAT IT'S LIKE TODAY



VISIONS FOR CHANGE: WHAT WE'VE HEARD SO FAR

LEVERAGING UNDERUTILIZED SPACE

Allston Village has several repair garages and surface parking lots. These and other spaces may be opportunities to deliver desired amenities and housing to the area.

"Allston Village should be a marquee destination, [with] a diverse range of businesses serving the neighborhood."

TRANSITIONING SCALES OF DEVELOPMENT

New, larger developments can provide needed housing and amenities. The City wants to ensure that the transition between these areas and lower-scale residential areas is seamless.

"It makes sense to allow for the development of more housing in areas that are already densely populated and well served by transit."

INVESTING IN ARTS & CULTURE

Community and cultural assets like the Jackson Mann Community Center are in need of public and private investment!

"We need a community center - please fund the Jackson Mann replacement!"



446 Cambridge St



25-39 Harvard Avenue



1 Harvard Ave ('Great Scott')



Jackson Mann Community Center



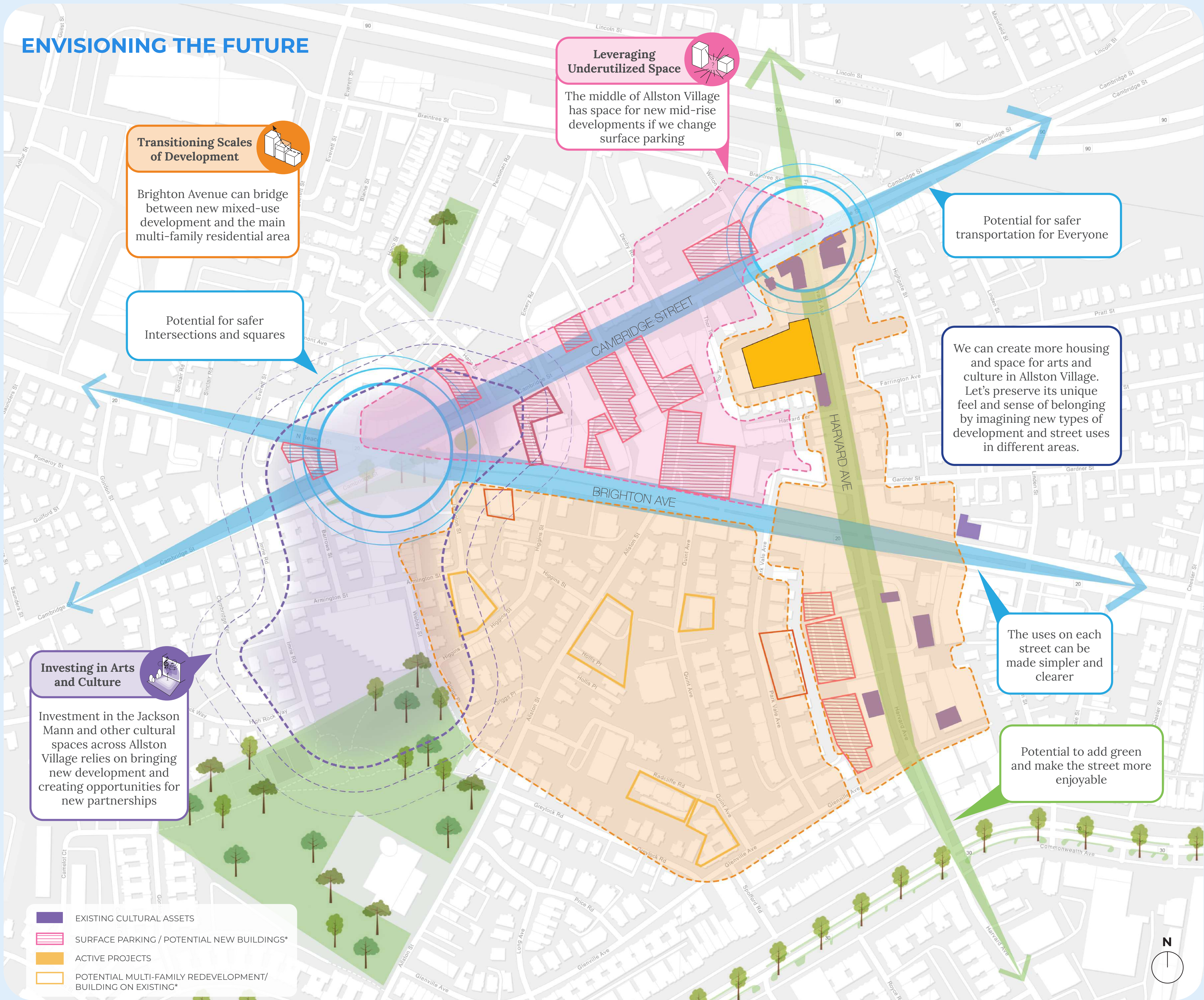
398 Cambridge St



CVS Parking

ALLSTON VILLAGE

ENVISIONING THE FUTURE



WHAT'S YOUR VISION FOR THE FUTURE?

KEY PLANNING QUESTIONS

People want more public spaces and support for this area as a local & regional hub for artists—these elements make this area unique.

How can we integrate existing arts + culture resources with future growth and development?

How can the City ease the transition between newer, denser developments and existing homes and businesses?

To create more housing and amenities, we'll need to build denser and taller in some areas.

We've heard it's a big priority to create a new community center.

How can we create the greatest BCYF facility in the City?

Fill out a comment card in response to the question that you're most interested in!

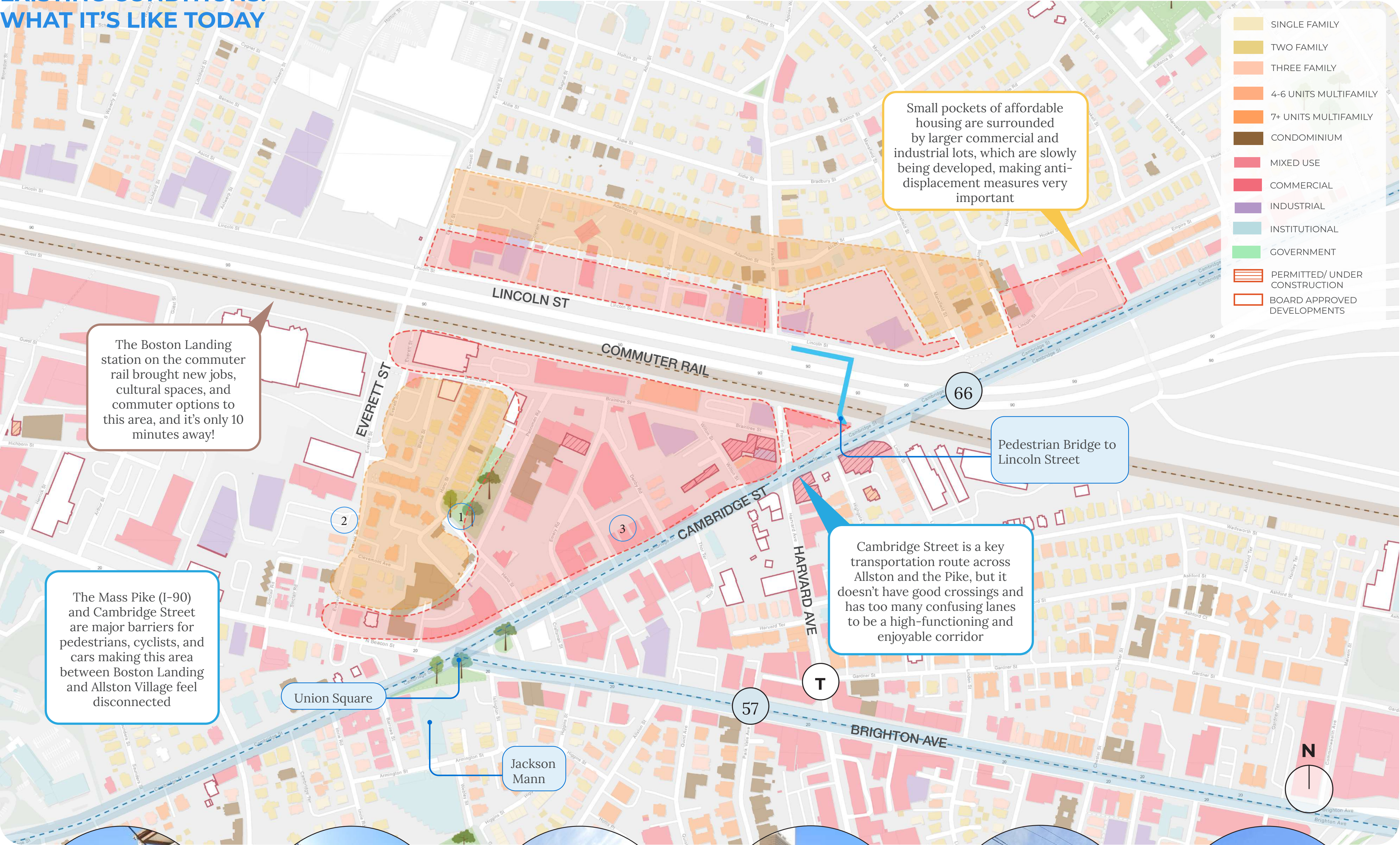


Or use the QR code to answer these questions!
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BOSTON LANDING EAST

B

EXISTING CONDITIONS:
WHAT IT'S LIKE TODAY



VISIONS FOR CHANGE:
WHAT WE'VE HEARD SO FAR

**SUPPORTING
THOUGHTFUL INFILL
DEVELOPMENT**

Many spaces could be better used to meet neighborhood needs and interests.

“There are multiple storefronts vacant in Boston Landing as well. Why is this area struggling immensely, when the similarly built Arsenal Yards just down the street is bustling?”

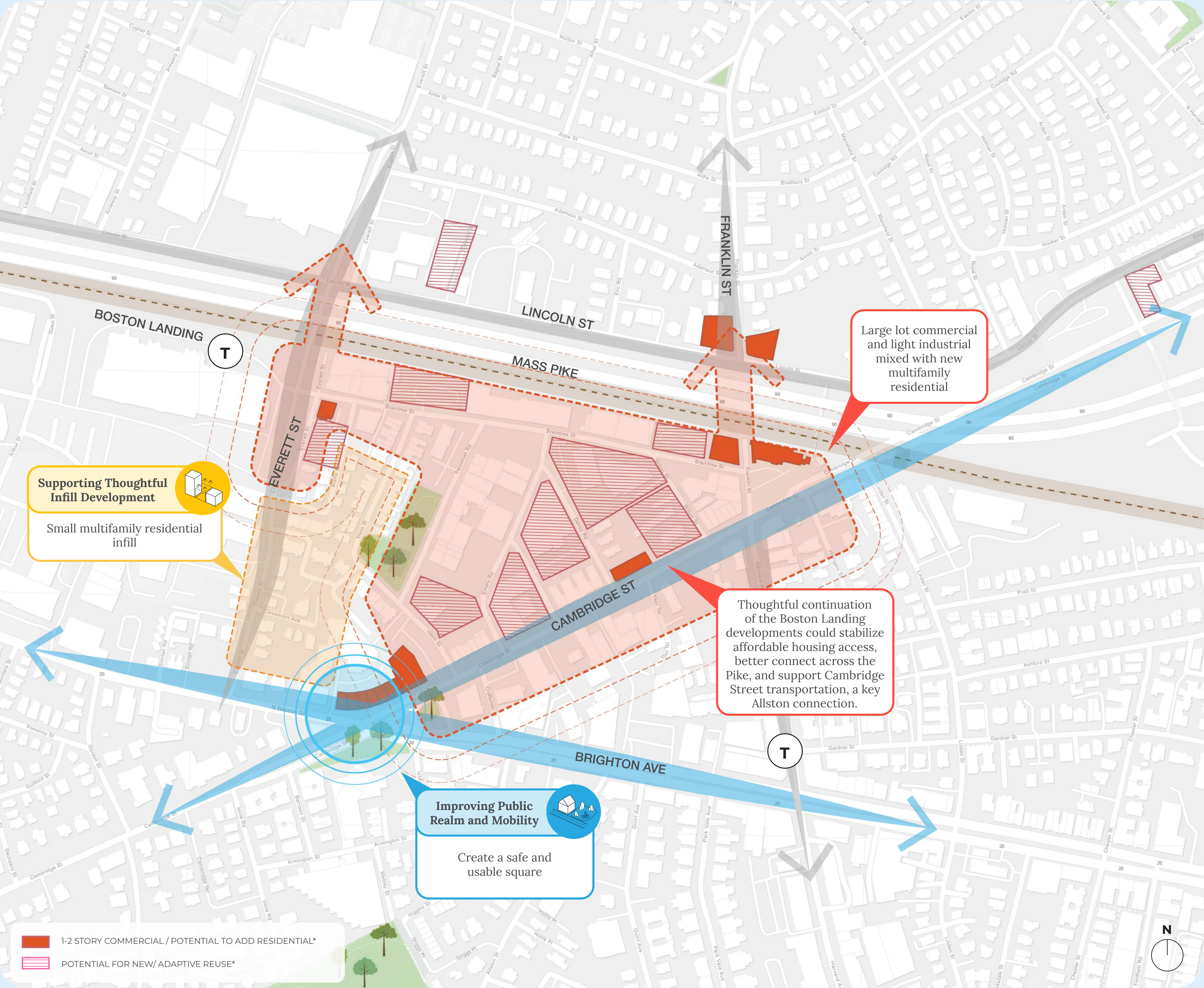
**IMPROVING
PUBLIC REALM
AND MOBILITY**

Connections into this area and street crossings need to be reimagined from the unfriendly barriers that residents navigate today.

“[We need] more frequent commuter rail stops at Boston Landing and additional bus stops to get there.”



BOSTON LANDING EAST



WHAT'S YOUR VISION FOR THE FUTURE?

KEY PLANNING QUESTIONS

What types of businesses or programs would you like to see more of? What would make you want to spend more time here after work or on the weekend?

What We've Heard: Boston Landing feels disconnected from the rest of Allston-Brighton.

Safety and better connectivity are big priorities for this area.

Which streets or intersections in this area are most important to focus on?

Fill out a comment card in response to the question that you're most interested in!



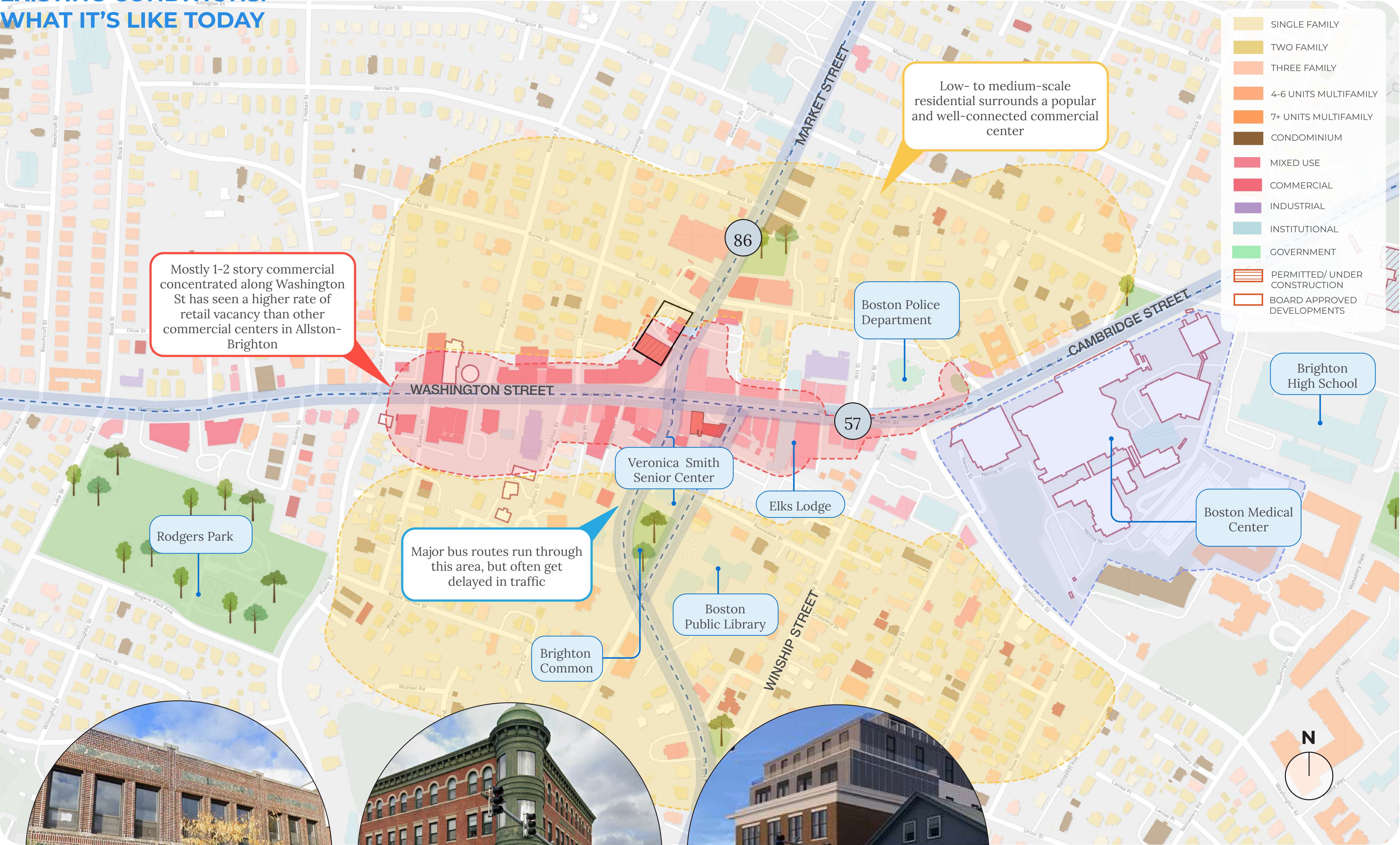
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BRIGHTON CENTER

B

EXISTING CONDITIONS: WHAT IT'S LIKE TODAY



VISIONS FOR CHANGE: WHAT WE'VE HEARD SO FAR

**SUPPORTING
THOUGHTFUL INFILL
DEVELOPMENT**

Growth in this area should support existing businesses and smaller scale development, and attract new small businesses.

“Washington Street in Brighton Center [...] already has a lot of vacant mixed use buildings.”

**CONCENTRATING
NEW MIXED-USE
DEVELOPMENT**

This is an important commercial area, and there may be opportunities to thoughtfully add more businesses or mixed-use developments.

“I would love to see more markets/grocery stores around Brighton Center/Oak Square.”

**IMPROVING PUBLIC
REALM AND MOBILITY**

Improvements to how people travel or access this area can also improve access to local businesses.

“[...] Brighton Center should have more restaurants to serve the neighborhood and should have more transit options to connect them.”



311 Washington Street
(the Luther C Greenleaf Block)

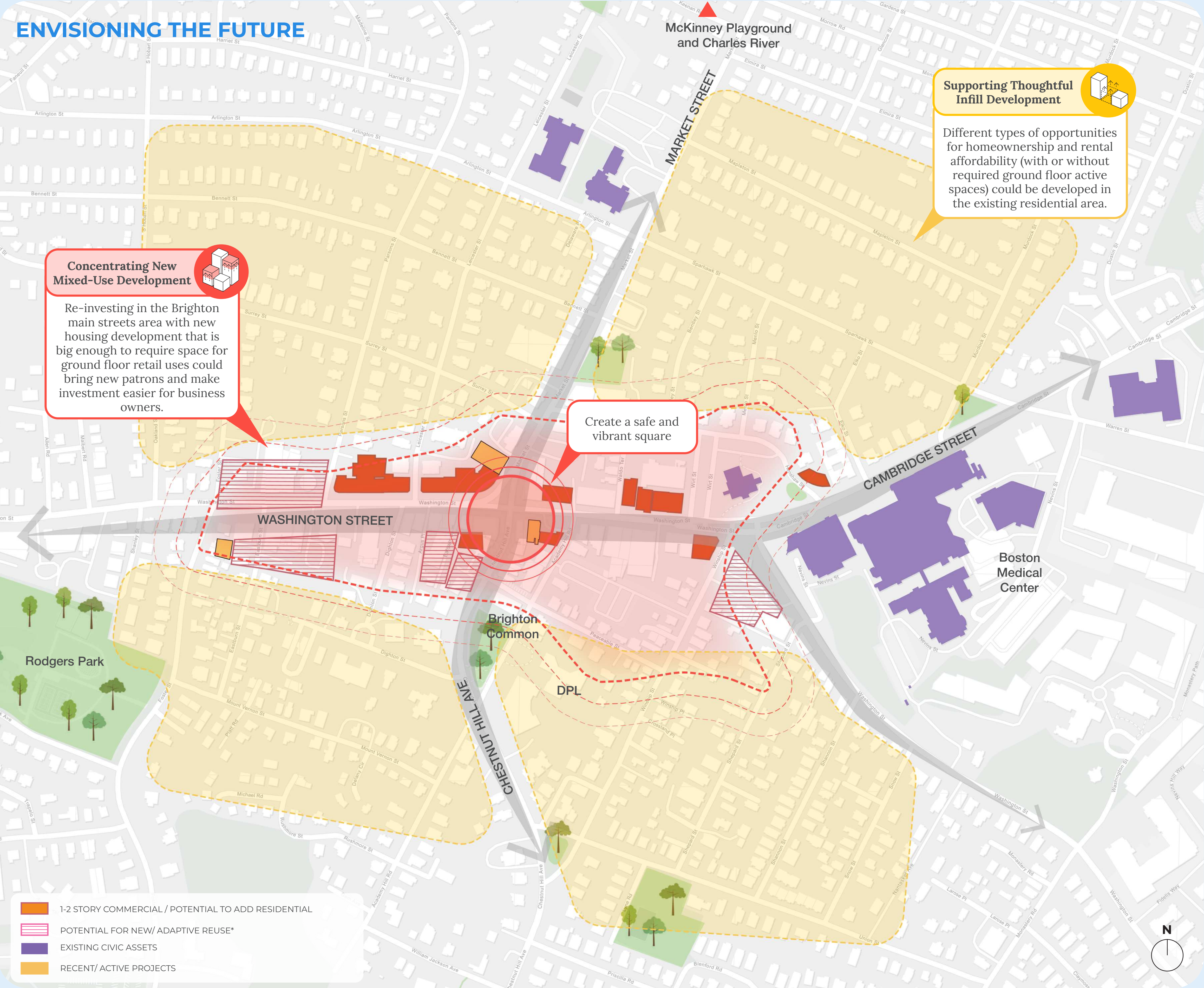


418 Market Street
(the Washington Building)



354 Washington Street
(Under Review)

BRIGHTON CENTER



WHAT'S YOUR VISION FOR THE FUTURE?

KEY PLANNING QUESTIONS

Residents want housing they can afford, diverse businesses, better transit, and fewer empty storefronts.

Where should the City invest in new housing or businesses to support current and future residents?

Where should a shared off-street parking arrangement be considered?

What We've Heard: We need better off-street parking for this commercial center.

Brighton Center needs better transit connection to other parts of the neighborhood.

Where can the City support better bus transfers and bike connections?

There is potential to improve how BMC Brighton (formerly St. Elizabeth's) is connected to the area.

How might the neighborhood center share uses or functions with this institution?

Fill out a comment card in response to the question that you're most interested in!

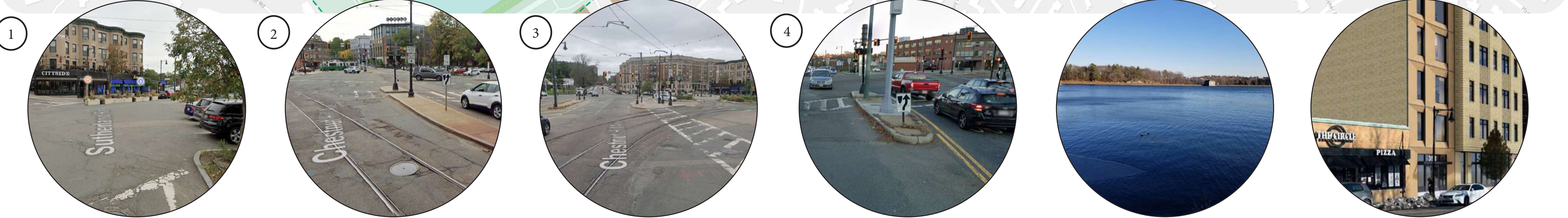


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CLEVELAND CIRCLE

EXISTING CONDITIONS: WHAT IT'S LIKE TODAY



----- Images showing the intersection of Cleveland Circle, Chestnut Hill Ave., and Beacon Street ----- Chestnut Hill Reservation 358 Chestnut Hill Ave (Board Approved)

VISIONS FOR CHANGE: WHAT WE'VE HEARD SO FAR

**CONCENTRATING
NEW MIXED-USE
DEVELOPMENT**

Residents want more housing around transit.

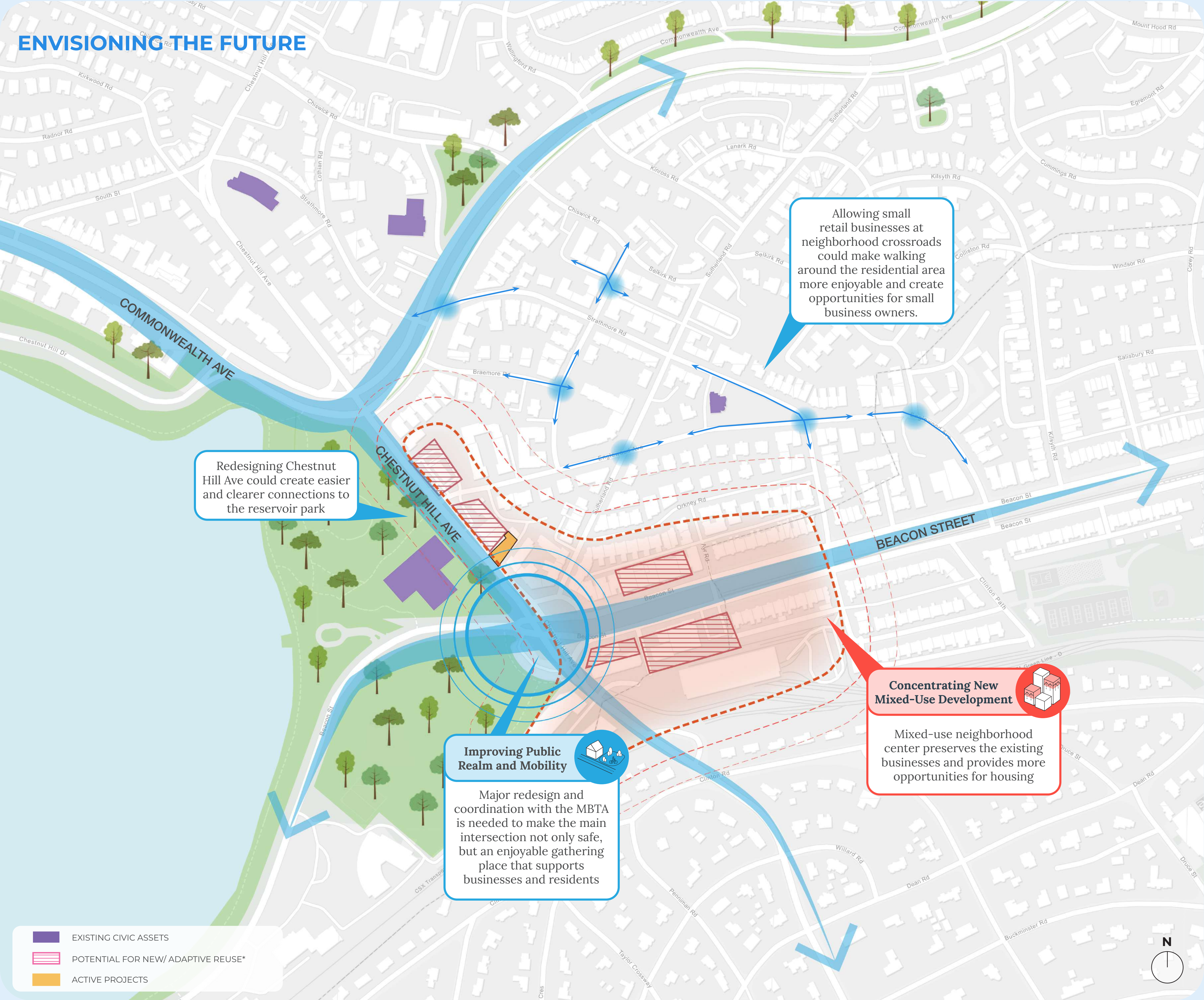
"The neighborhood should continue to grow upward AND be centered around its squares AND be mixed use"

**IMPROVING PUBLIC
REALM AND MOBILITY**

The Reservoir is a great asset, but not the easiest to access.

"Cleveland Circle is in need of a lot of love when it comes to walkability."

CLEVELAND CIRCLE



WHAT'S YOUR VISION FOR THE FUTURE?

KEY PLANNING QUESTIONS

Cleveland Circle's location near transit and the Reservoir make it a good location for new housing and businesses.

Where should we encourage new development in Cleveland Circle? What kinds of new development are most needed for residents, businesses, and transit riders?

Where should the City encourage new mixed-use developments? What's an example you'd like to see in this area?

Which streets or intersections are most important to focus on to support safe travel by pedestrians, cyclists, and cars?

Which streets or intersections are most important to focus on to improve connections to the Reservoir?

Community members appreciate existing parks and open spaces, but want safer and easier access to them.

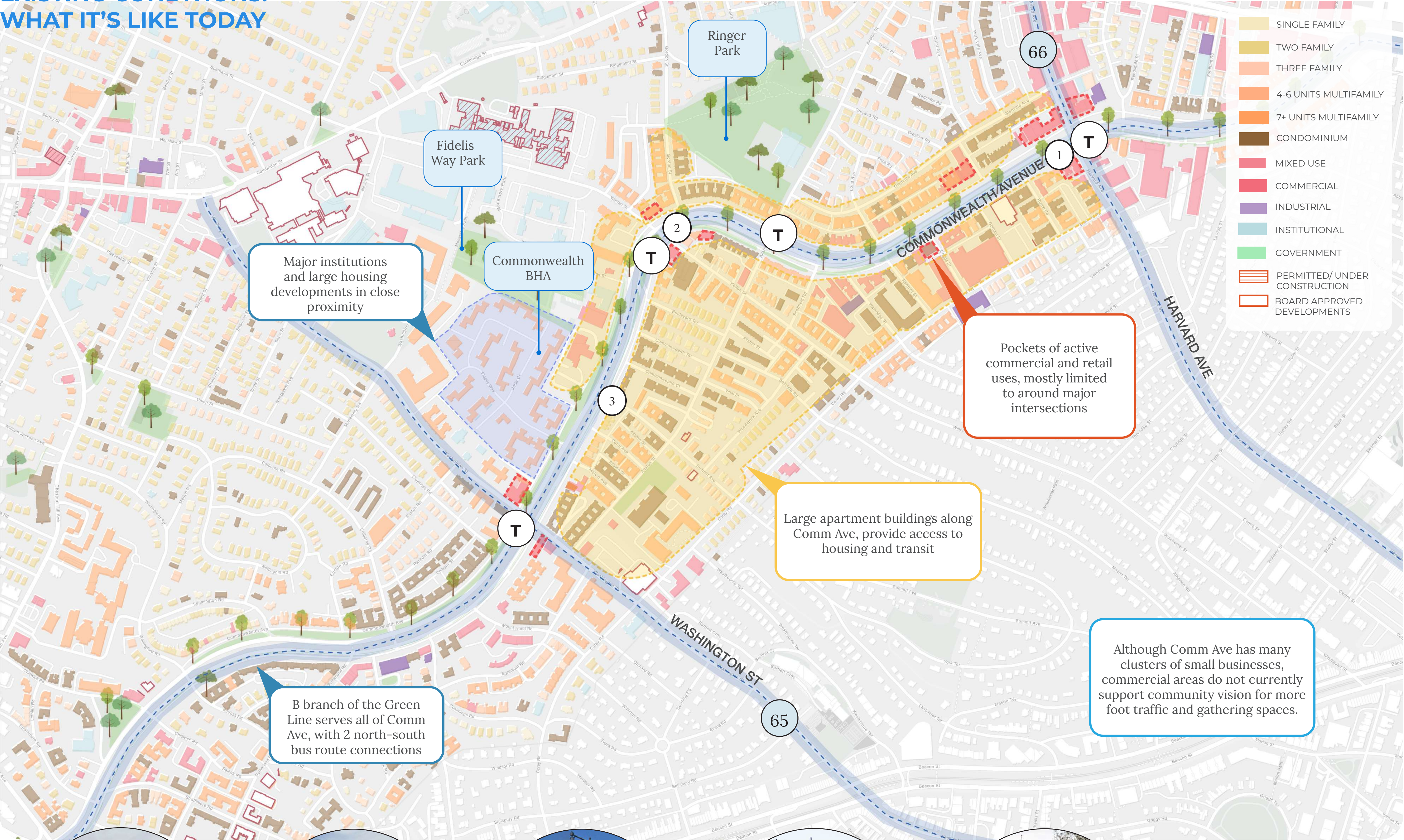
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COMMONWEALTH AVENUE

EXISTING CONDITIONS: WHAT IT'S LIKE TODAY



Comm Ave at Harvard Ave



Comm Ave at Warren Street



Comm Ave at Washington St



Sønder Boulevard - Copenhagen



Passeig De St. Joan Boulevard

Sønder Boulevard in Copenhagen is a good example of a wide street with central green space and transit lines.

Passeig De St. Joan Boulevard in Barcelona has wide sidewalks, carve-outs for seating, and centralized travel lanes.

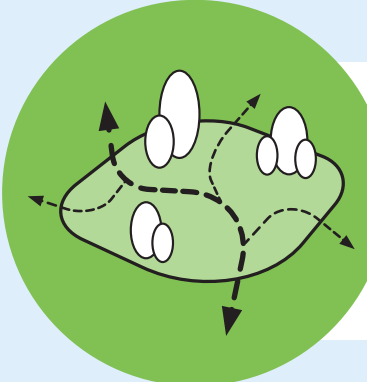
VISIONS FOR CHANGE: WHAT WE'VE HEARD SO FAR



IMPROVING PUBLIC REALM AND MOBILITY

There are opportunities to improve how people travel along Comm Ave or spend their time there.

“Corner stores and cafes, mixed-use buildings, lots of small parks and plazas throughout.”



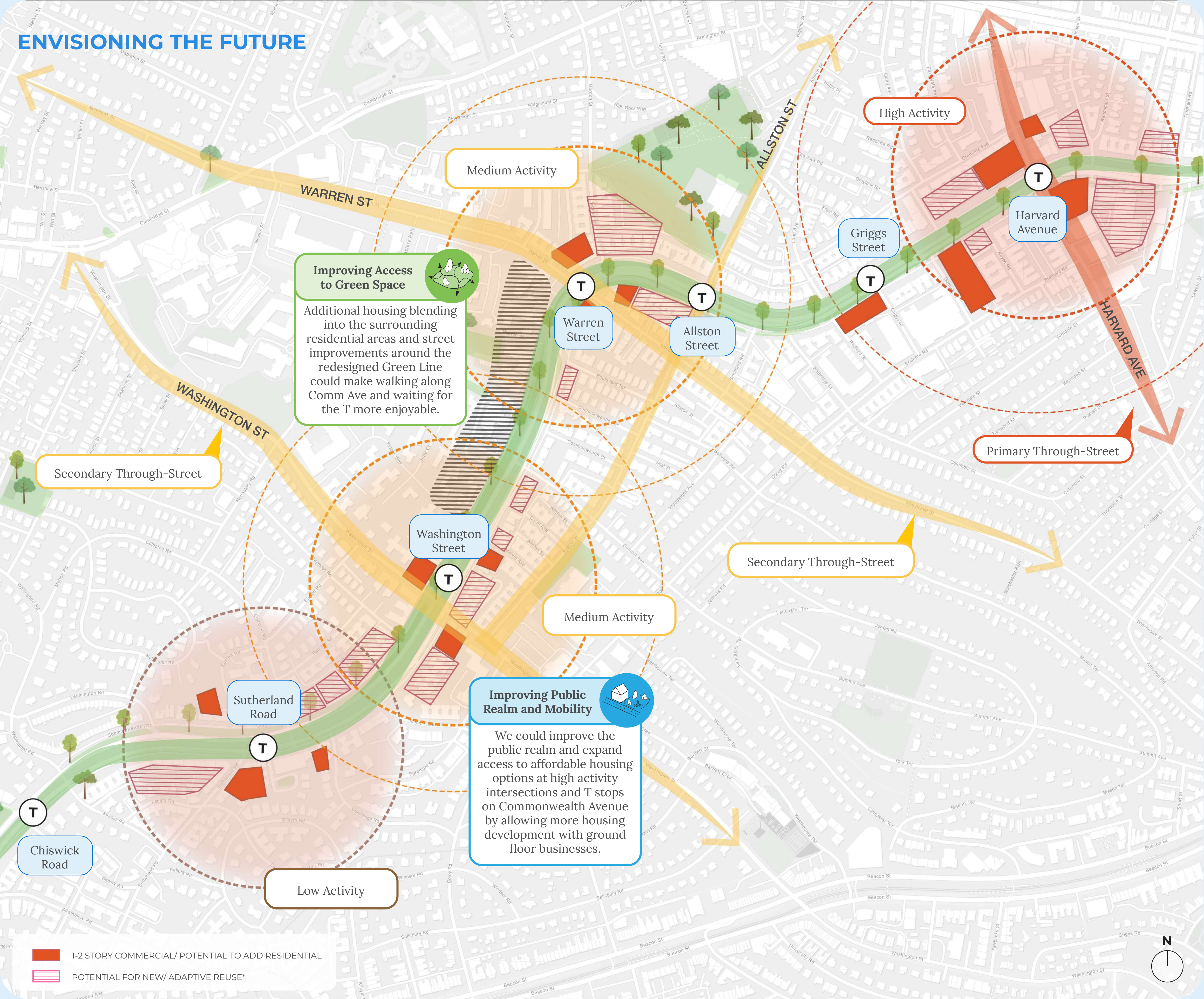
IMPROVING ACCESS TO GREEN SPACE

There are stretches of Comm Ave with little green space or tree coverage today.

“It’s so hard to get in and out of the neighborhood [...] safer, cooler options for walking and biking would help.”

The planned realignment of the Green Line on Comm Ave will create the opportunity to redistribute space to create more of a ‘green boulevard’ along the entire corridor.

COMMONWEALTH AVENUE



WHAT'S YOUR VISION FOR THE FUTURE?

KEY PLANNING QUESTIONS



Commonwealth Ave feels unsafe.

Which blocks or intersections are most in need of safety interventions?
What's an example of a good safety improvement that you've seen in Boston or elsewhere, that you'd like to see here?



Community members value park space, but want to see more greenery in general, i.e., along streets and sidewalks and at intersections

Which blocks or intersections are most in need of increased green space or tree coverage?

Fill out a comment card in response to the question that you're most interested in!

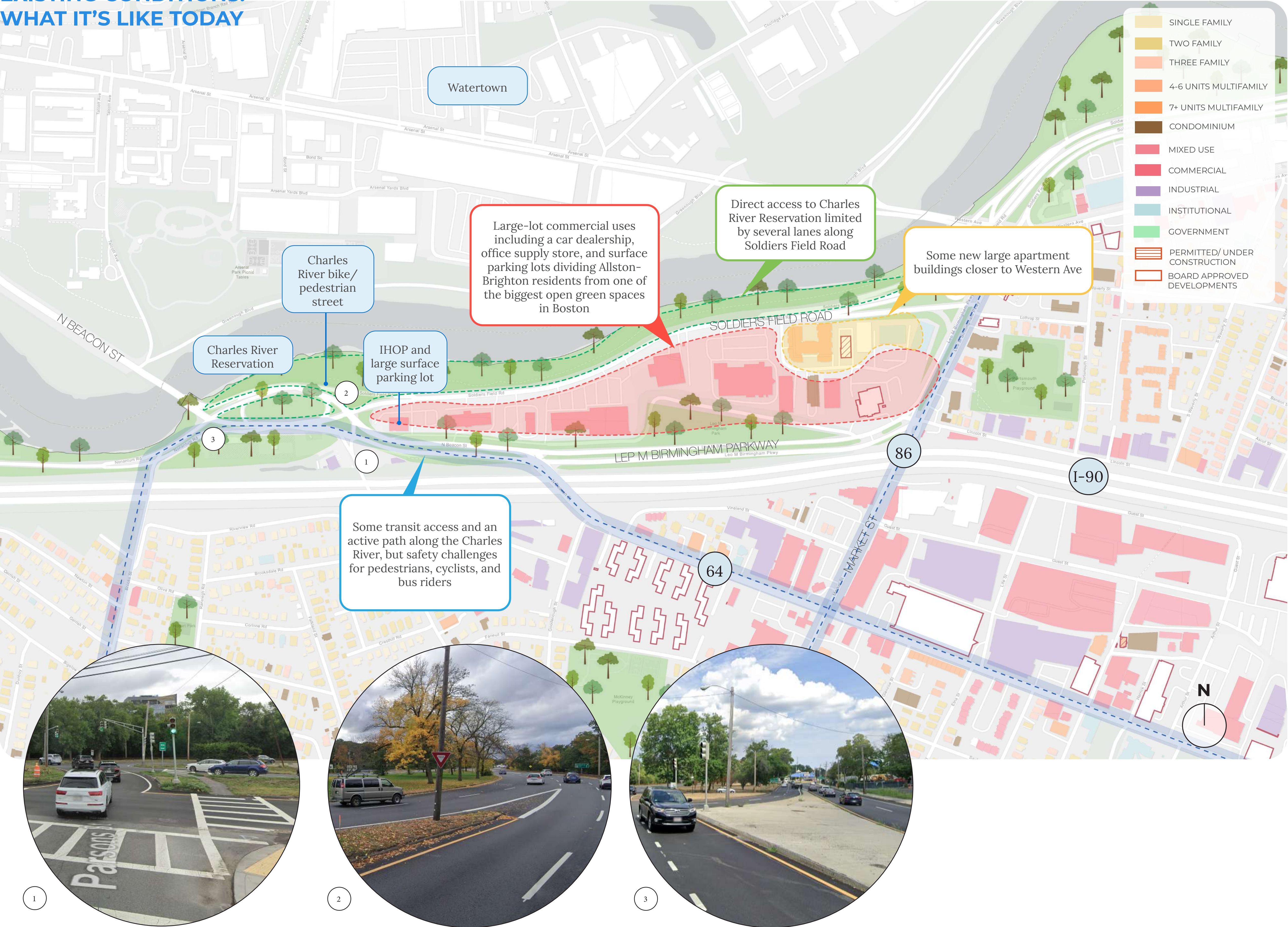


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THE EYE “IHOP TRIANGLE”

EXISTING CONDITIONS: WHAT IT'S LIKE TODAY



VISIONS FOR CHANGE: WHAT WE'VE HEARD SO FAR

CONCENTRATING NEW MIXED USE DEVELOPMENT

This area can help meet community goals of more affordable housing and amenities.

"I would like to see more residential development along these corridors."

IMPROVING PUBLIC REALM AND MOBILITY

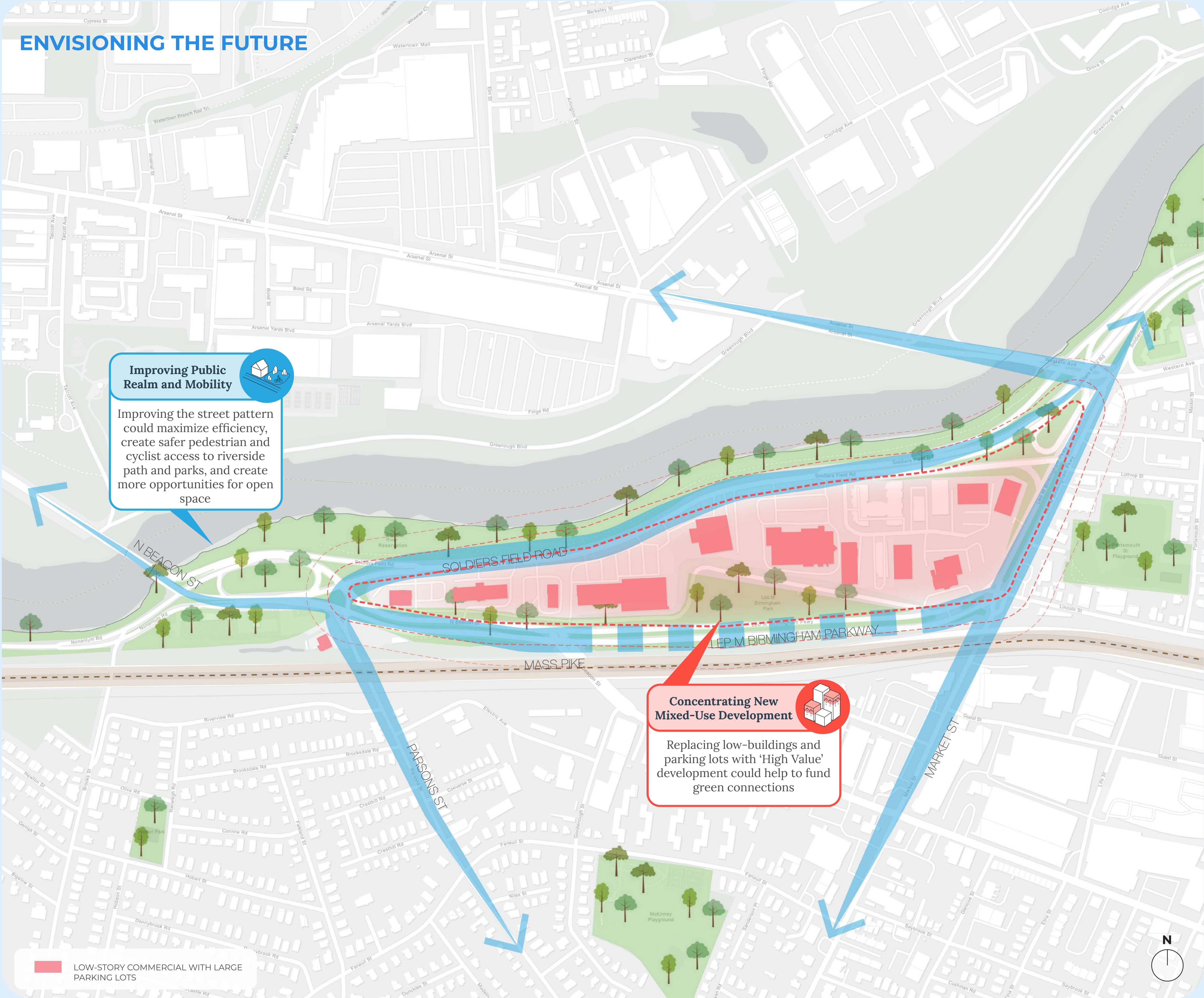
DCR is currently reconstructing Leo Birmingham Pkwy from Market St to Soldiers Field Rd to consolidate space and build a new active use path.

"I love the improved access to the river parkland and the inclusion of tree trenches/rain gardens."

DCR and the Streets Cabinet are working on how to design a road that works for everyone. Here is an idea for how the street could look.

----- Multilane roadways divide green spaces around the Eye, disconnecting them from pedestrian paths -----

THE EYE “IHOP TRIANGLE”



WHAT'S YOUR VISION FOR THE FUTURE?

KEY PLANNING QUESTIONS

Community members want better access to riverside parks and paths, and more housing and businesses near quality open spaces like the Charles River.

What kinds of development could create better river connectivity, mobility, and an improved public realm? What's an example that you'd like to see in this area?

Where can pedestrians and cyclists access the River and move along it more safely?

The Dept. of Conservation and Recreation (DCR) is studying the roadway configuration in this area. Pedestrian and cyclist crossings are particularly difficult here, especially at crossings like Brooks St.

Fill out a comment card in response to the question that you're most interested in!



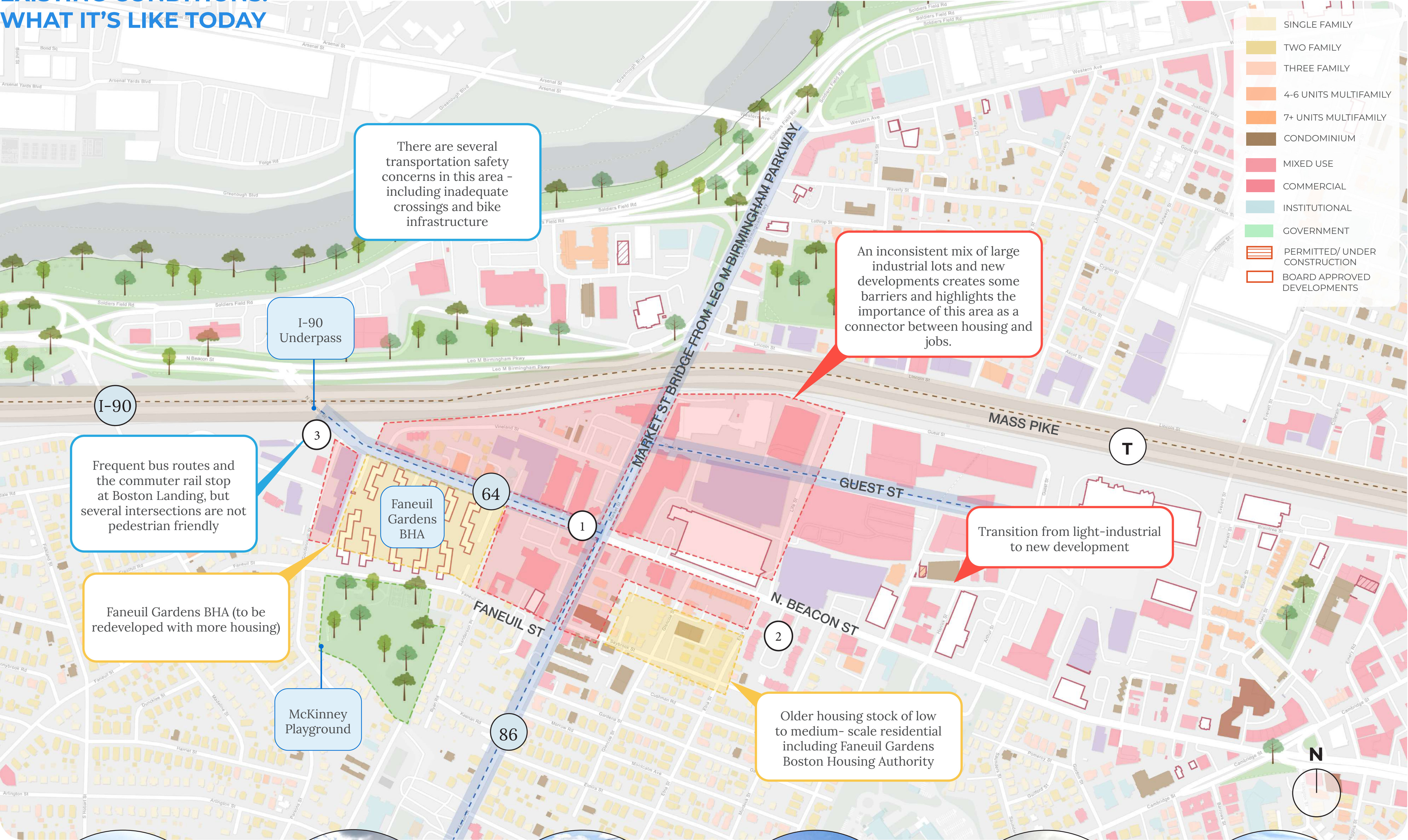
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MARKET STREET NORTH

B

EXISTING CONDITIONS:
WHAT IT'S LIKE TODAY



VISIONS FOR CHANGE:
WHAT WE'VE HEARD SO FAR

**CONCENTRATING
NEW MIXED USE
DEVELOPMENT**

New or planned developments can increase needed amenities for residents in the area.

"All areas deserve access to services, community spaces, parks, art, housing, and nightlife."

**LEVERAGE
UNDERUTILIZED
SPACE**

This area has several industrial sites which may be opportunities for future mixed use development.

"We should build larger buildings [that] contribute to the urban fabric through their impact on the streetscape, liveliness, and overall feel."

**IMPROVING PUBLIC
REALM AND
MOBILITY**

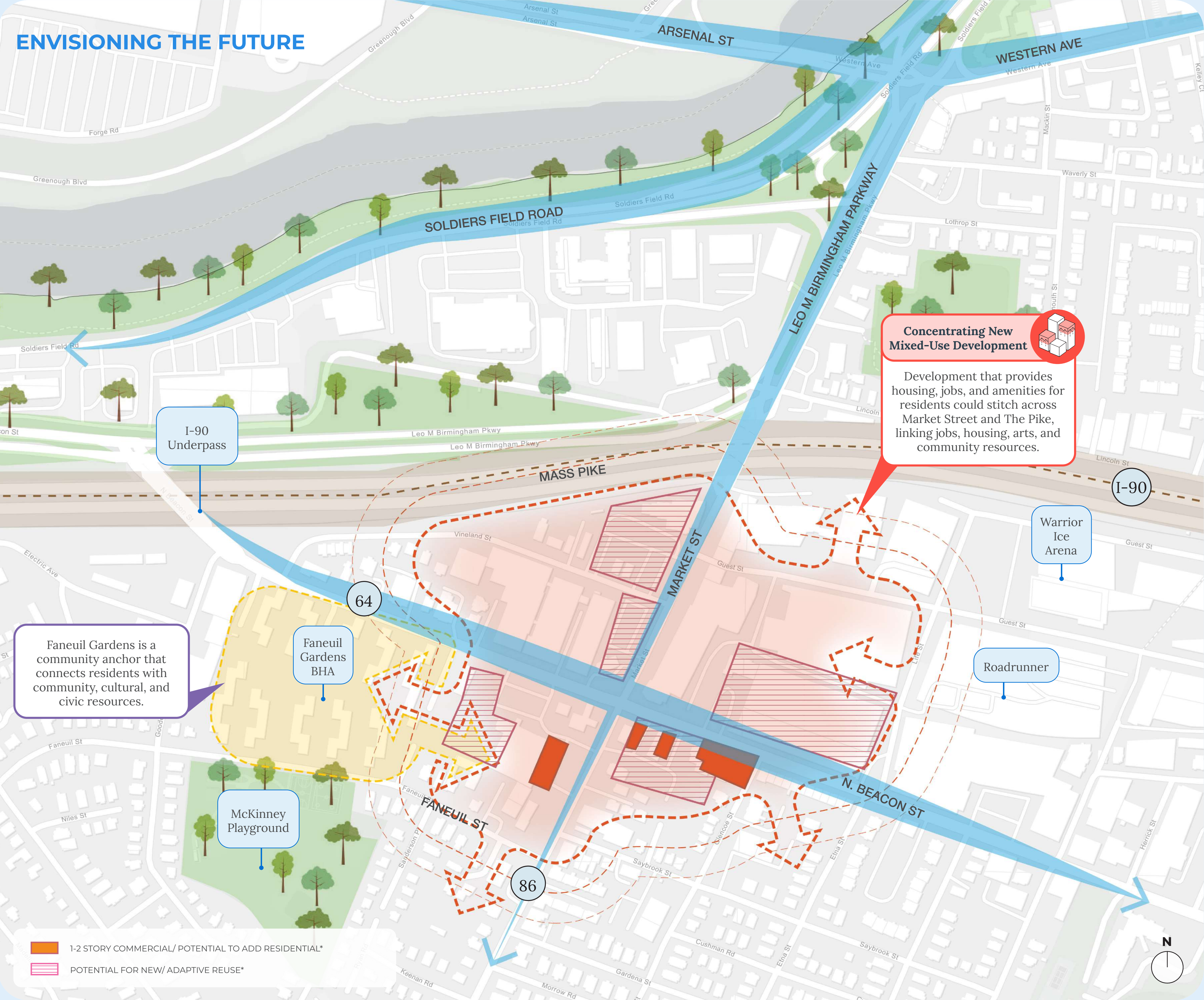
There are many ways the City can improve safety into the area, and new developments can help to deliver these improvements.

"Market St in Brighton [...] the whole stretch feels very dangerous as a pedestrian as a result of very fast car traffic."



There are several transportation safety concerns in this area - including inadequate crossings and bike infrastructure Faneuil Gardens BHA (to be redeveloped) Market St Bridge from Leo Pkwy Transition from light-industrial to new development

MARKET STREET NORTH



WHAT'S YOUR VISION FOR THE FUTURE?

KEY PLANNING QUESTIONS

What types of amenities are most needed for residents in this area?

Community members have asked about vacant and underused properties on the main commerce corridors.

This area needs better transit service and safer pedestrian/cyclist access.

How can pedestrians and cyclists travel more easily and safely within & into this area?

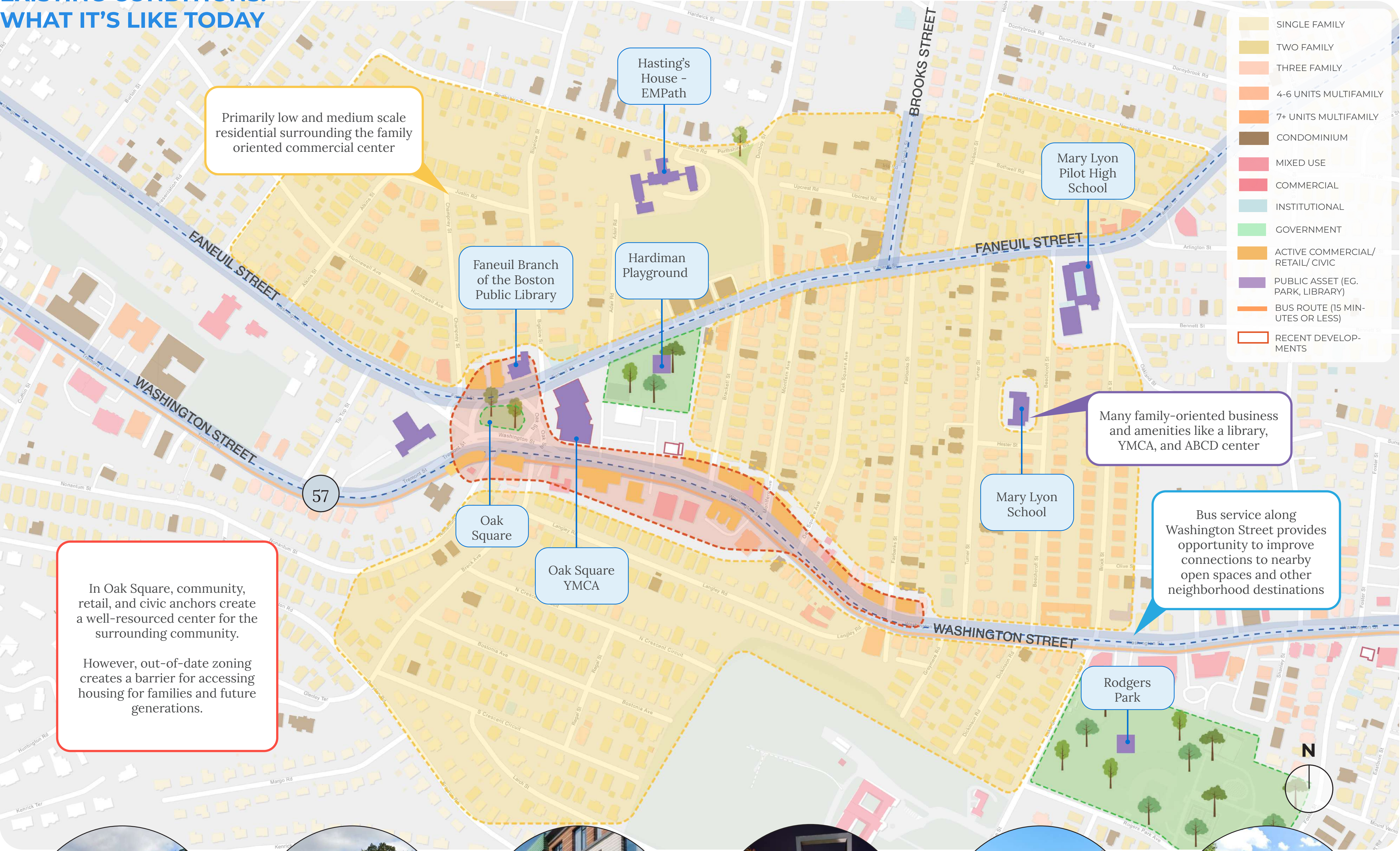
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OAK SQUARE

EXISTING CONDITIONS: WHAT IT'S LIKE TODAY



VISIONS FOR CHANGE: WHAT WE'VE HEARD SO FAR

**CONCENTRATING
NEW MIXED USE
DEVELOPMENT**

People like the small neighborhood feeling of Oak Square, and also want more affordable housing and new businesses for the community.

“Love the focus on keeping the character of the neighborhood and keeping small scale development.”

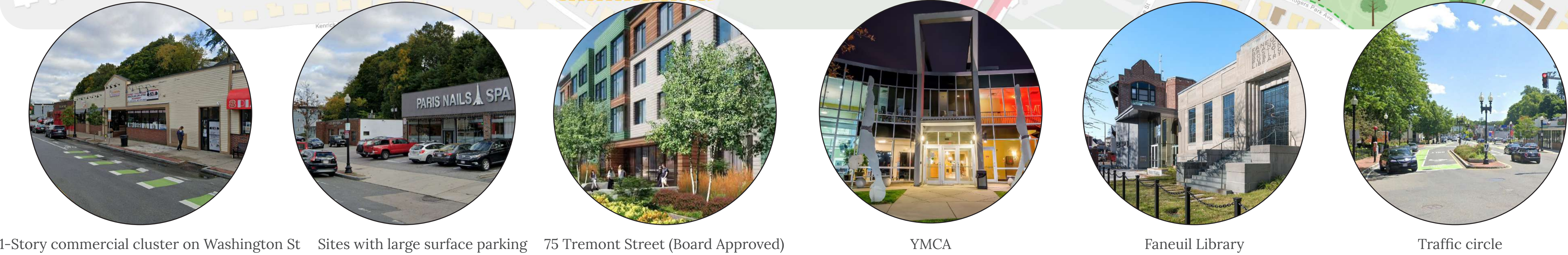
“We need a grocery store in the Oak Sq. [...] area. It's so hard to get food without a car.”

“Many long-term neighbors want no more than 3-4 story buildings from Foster St. down to Oak Square”

**IMPROVING
PUBLIC REALM
AND MOBILITY**

Improve travel in this area, including connections to the Charles River and neighborhood destinations.

“Oak Square [...] should have more restaurants to serve the neighborhood and should have more transit options.”



WHAT'S YOUR VISION FOR THE FUTURE?

What improvements will connect people to and from Oak Square businesses?

This area benefits from the presence of small businesses, and customers need easy access for small businesses to thrive.

How can Oak Square Community members access the Charles River more safely?

What would make Oak Square a successful neighborhood commercial center?

Residents have highlighted grocery stores as one type of missing amenity.

What kind of housing is needed to help make Oak Square a place for new families to move into?

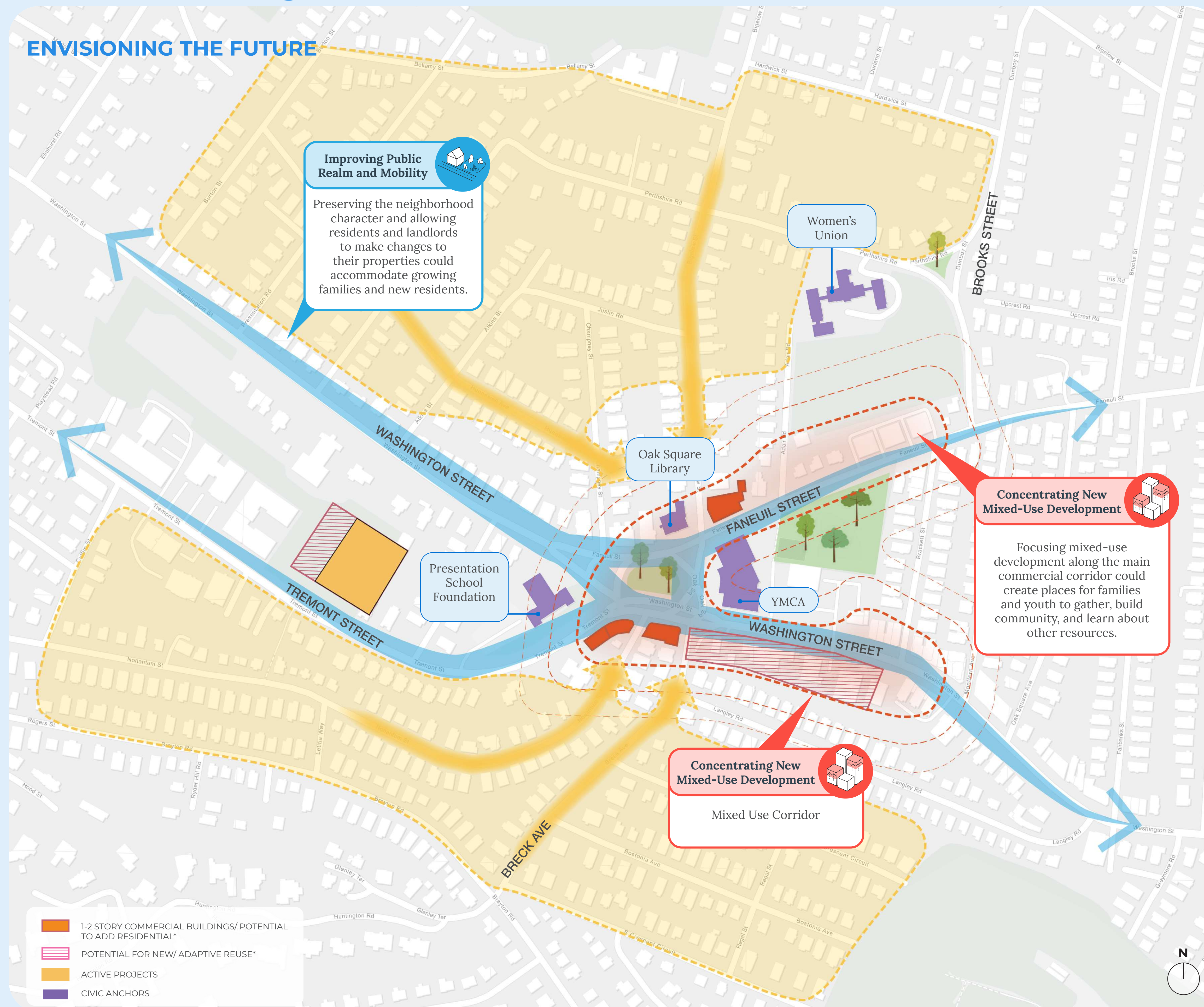
Community members want to maintain Oak Square's small neighborhood feeling and also support more housing in Brighton.

Fill out a comment card in response to the question that you're most interested in!



Or use the QR code to answer these questions!

bosplans.org/AB-focus-areas



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PACKARD'S CORNER

EXISTING CONDITIONS: WHAT IT'S LIKE TODAY



VISIONS FOR CHANGE: WHAT WE'VE HEARD SO FAR

**SUPPORTING
THOUGHTFUL INFILL
DEVELOPMENT**

There are vacant lots mixed into a fairly dense, amenity-rich area. These may be opportunities to deliver housing, new businesses, or other community resources.

"There are many vacant lots in Packard's Corner, on Brighton Ave, and in other areas where we should build larger buildings."

**CONCENTRATING
NEW MIXED-USE
DEVELOPMENT**

Several new projects have been proposed and developed in this area over the last decade, and we want to hear from you what the next decade should look like.

"There is an urgent need for new housing, especially housing for middle and lower income earners."

Future development projects will eventually be connected to the major transportation improvements planned for Beacon Park Yard to the north of Packard's Corner.



BU Campus with mixed use



Low to mid scale residential



22-24 Pratt Street

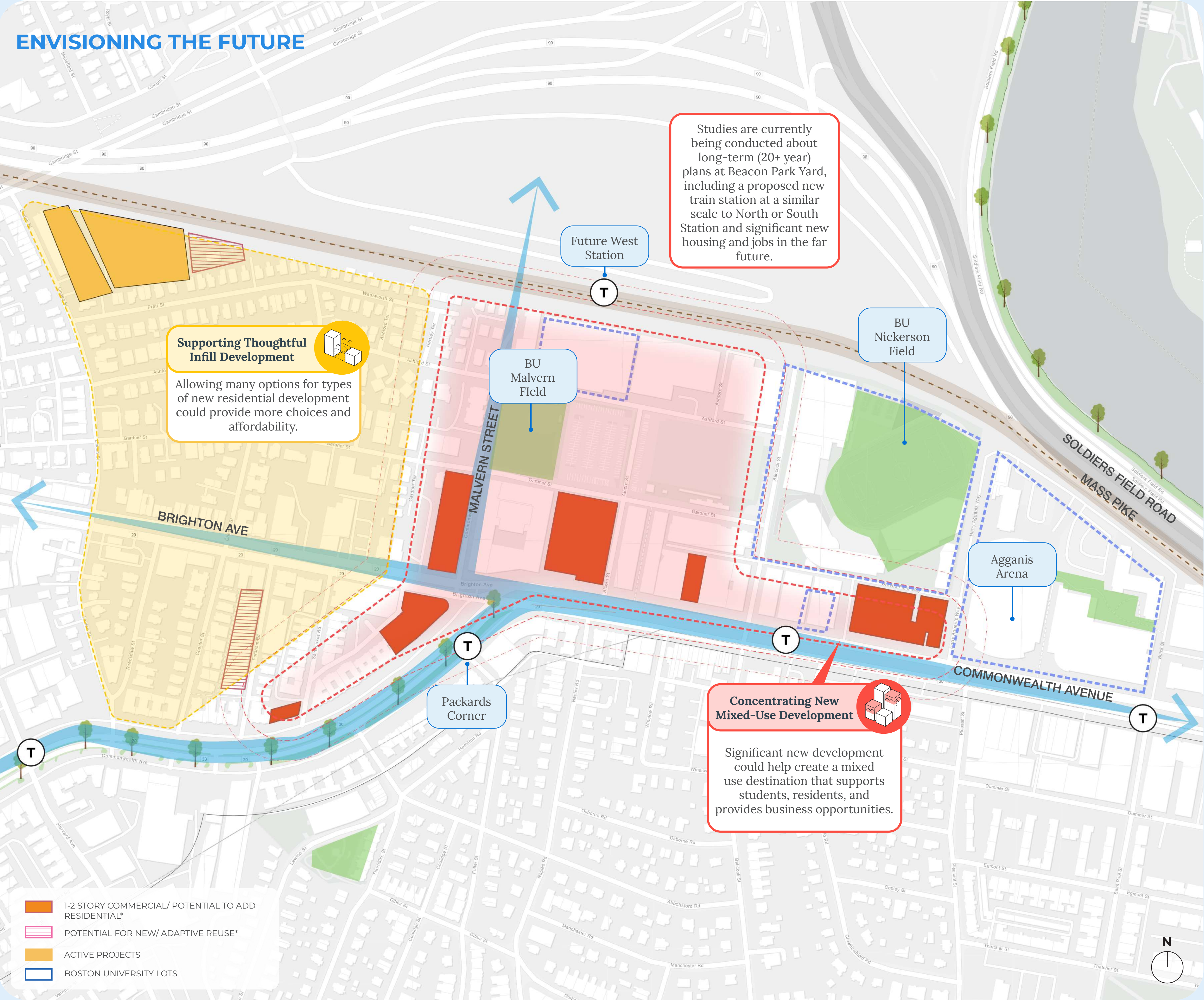


1035 Comm Ave (Under Construction)



76 Ashford Street (Board Approved)

PACKARD'S CORNER



WHAT'S YOUR VISION FOR THE FUTURE?

KEY PLANNING QUESTIONS

Residents have expressed a desire for more development close to existing transit and amenities.

How can development in Packard's Corner help ensure that current residents benefit from future development at Beacon Park Yard and West Station before those areas are built?

What type of new businesses, housing, etc. would help make Packard's Corner one of Boston's best squares today?

Community members see an opportunity for positive change at Packard's Corner.

Fill out a comment card in response to the question that you're most interested in!



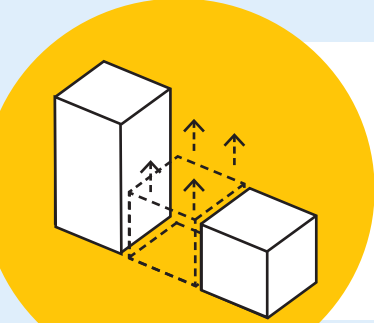
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SOUTH OF WESTERN AVE

EXISTING CONDITIONS: WHAT IT'S LIKE TODAY



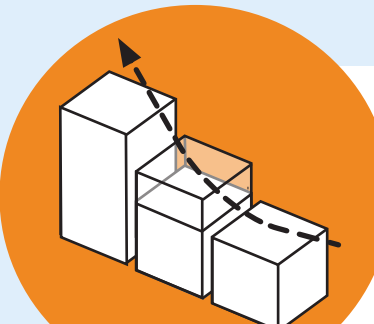
VISIONS FOR CHANGE: WHAT WE'VE HEARD SO FAR



**SUPPORTING
THOUGHTFUL INFILL
DEVELOPMENT**

There are opportunities for new, smaller-scale housing in this area.

“We need more housing. Build big and high at Boston Landing [and] Beacon Park Yard [and] small scale [in]... Lower Allston.”



**TRANSITIONING
SCALES OF
DEVELOPMENT**

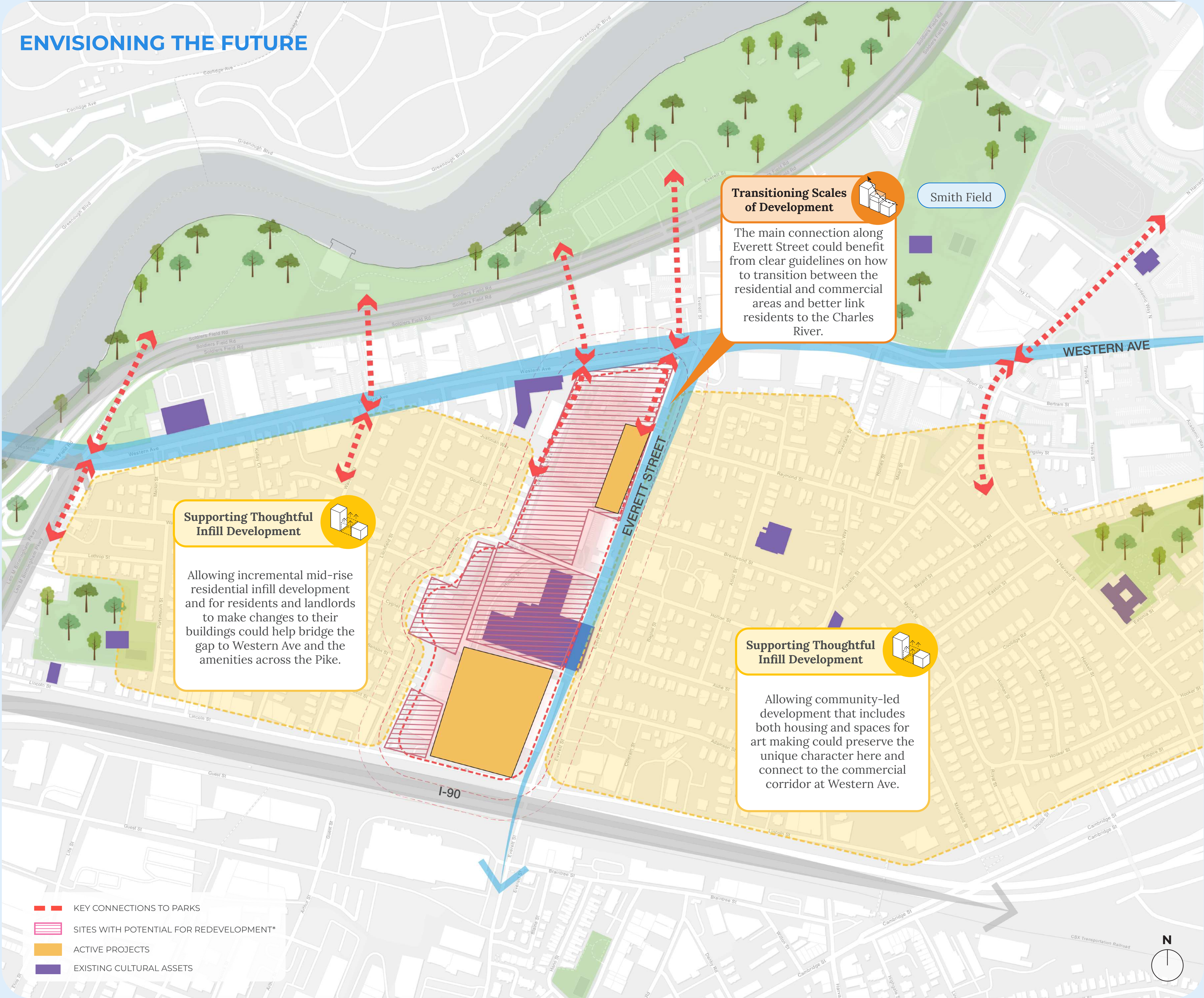
Connect the existing residential streets to areas with large commercial, life science, or housing developments.

Along Western Ave, rezoning and development following the Western Avenue Corridor Rezoning Study (WACRZ) have produced new pedestrian-friendly retail amenities and created new connections.



Telford Street pedestrian bridge Western Ave merging with Soldiers Field rd Western Ave at North Harvard Street 250 Everett Street (Board Approved) 176 Lincoln Street (Board Approved)

SOUTH OF WESTERN AVE



WHAT'S YOUR VISION FOR THE FUTURE?

KEY PLANNING QUESTIONS

Community members appreciate existing parks and open spaces, but want safer and easier to access them.

Where should the City focus to better connect this area to the Charles River? What's an example project that you'd like to see here?

How can this area support more housing? What's a type of new housing development that you'd like to see here, and where?

Housing affordability is a concern across Allston-Brighton, and residents see more housing in this area as a way to bring down costs.

Community members value park space, but want to see more greenery in general (i.e. along streets, sidewalks, and intersections).

What are the most important things to invest in to improve the public realm in this area (i.e. the space between buildings)?

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