

An aerial photograph of the Beacon Park Yard area in Boston. The image shows a complex highway interchange with multiple lanes and overpasses. A river flows through the lower portion of the frame. The surrounding urban landscape includes various buildings, parking lots, and green spaces. The text is overlaid on the upper left portion of the image.

# Beacon Park Yard Regional Framework Plan

*Coalition Partners Workshop*

# Welcome Coalition Partners!

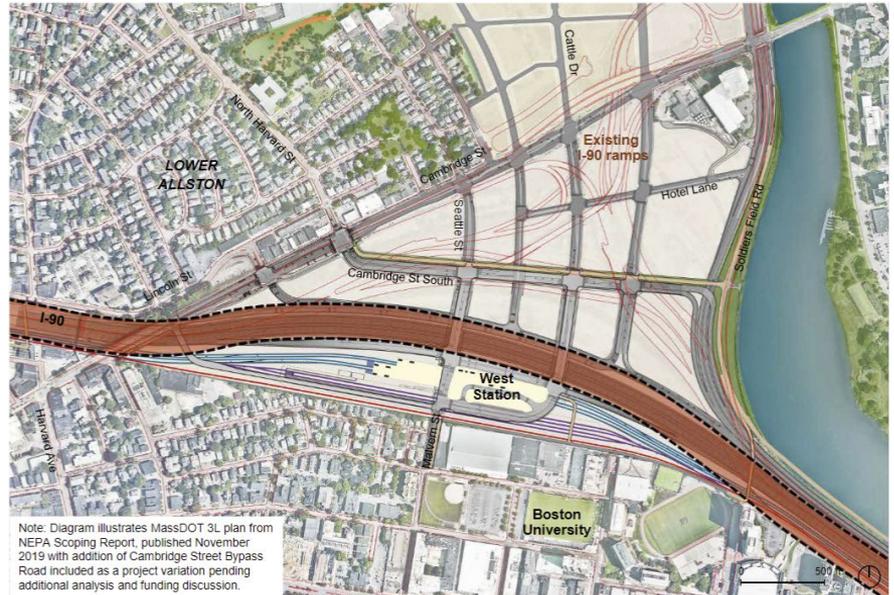
---

**Please find your name tag at one of the tables.** Everyone has been placed into a breakout group for this worksession. **Please sit in these groups as we get started.**

**We will begin with a short presentation at 5:35.** Please feel free to grab a snack or use the restroom before then.

**If you have any questions,** ask a staff member with **“Facilitator”** written on their name tag.

# Transformative Infrastructure Project



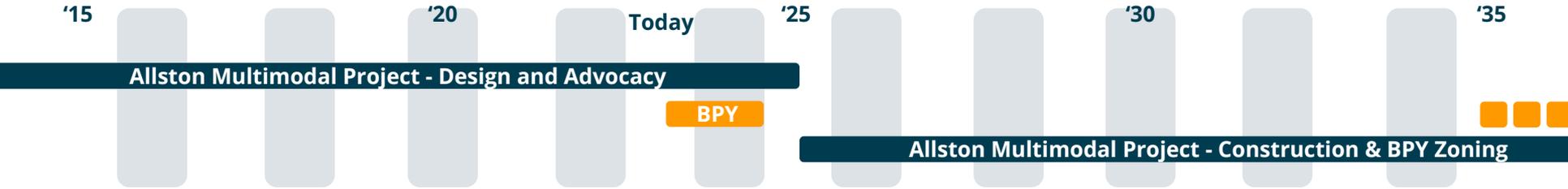
Note: Diagram illustrates MassDOT 3L plan from NEPA Scoping Report, published November 2019 with addition of Cambridge Street Bypass Road included as a project variation pending additional analysis and funding discussion.

The Allston Multimodal Project will deliver robust multimodal transit.

*\*depictions from the Harvard, Beacon Park Yard Pre-Planning Analysis (2023)*

# Collaborative Process

---



The Beacon Park Yard Regional Framework Plan will establish a regional, community vision for dense urban development to support and inform the transformational urban infrastructure project.

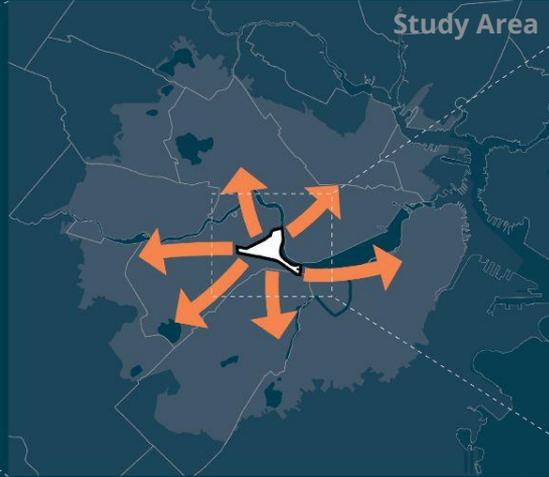
# Three Scales

## Commuter



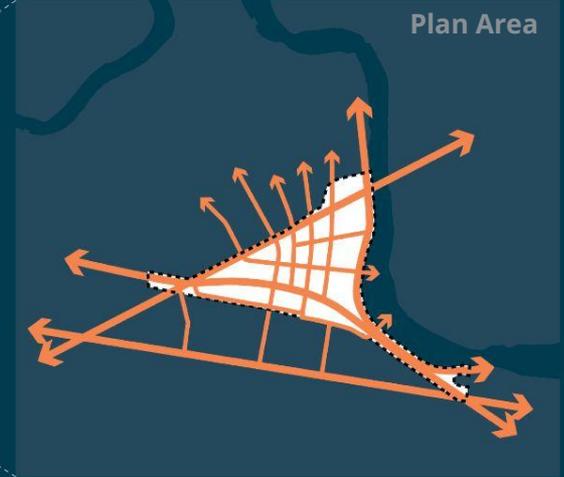
Destination

## Regional



Multi-modal Network

## Local



Impact

# Agenda

---

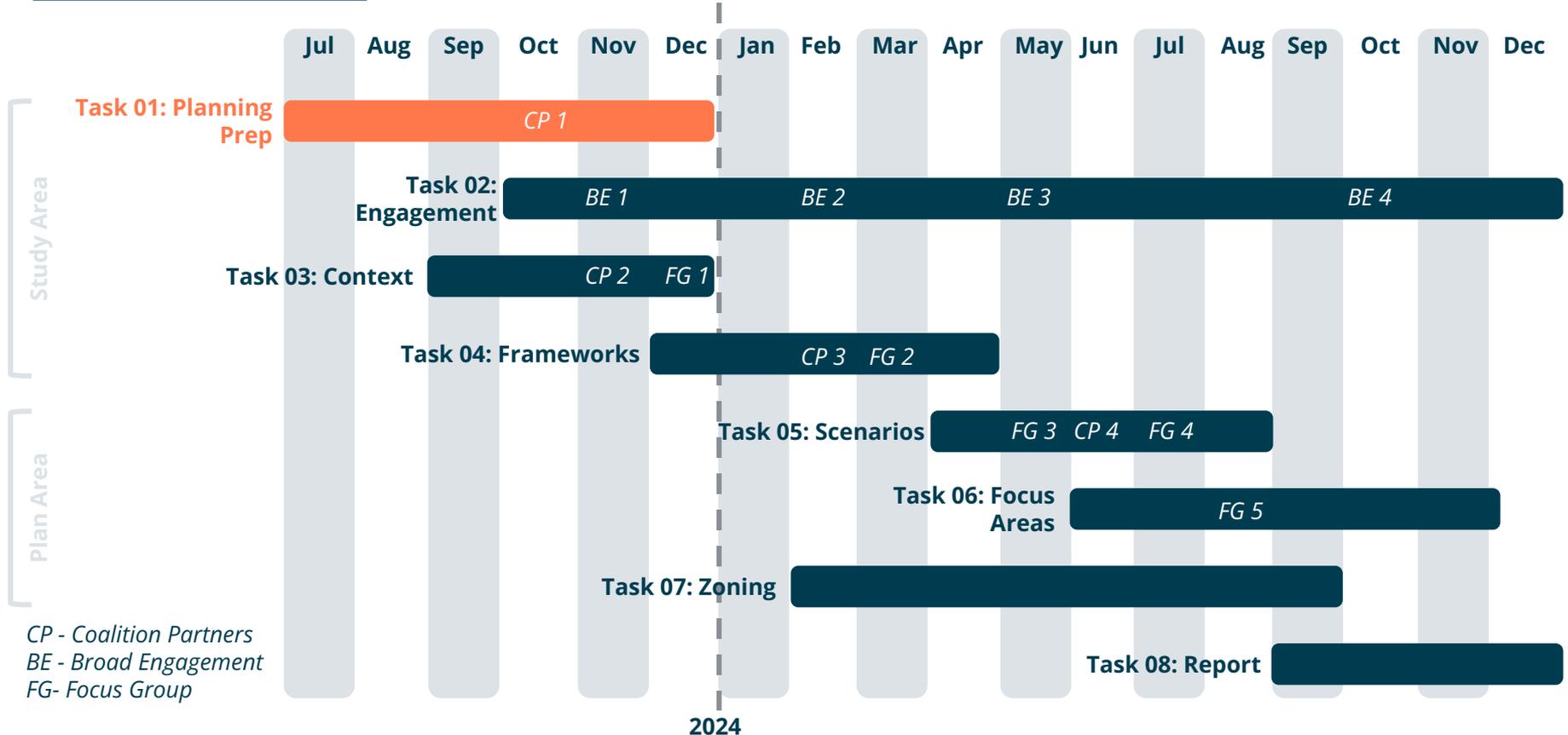
1. **Context Presentation**
2. **Project Mission and Outcomes**
3. **Breakout Group Discussion**
4. **Craft Theory of Action**

## City of Boston Equity Statement

The City of Boston has played a role in causing and perpetuating the inequities in our society. To break down these barriers, we are embedding equity and inclusion into everything we do.

We define **equity** as ensuring **every community has the resources it needs** to thrive in Boston. This requires the active process of meeting individuals where they are. **Inclusion is engaging every resident** to build a more welcoming and supportive city. We are building **a city for everyone**, where diversity makes us a more empowered collective.

# Project Timeline

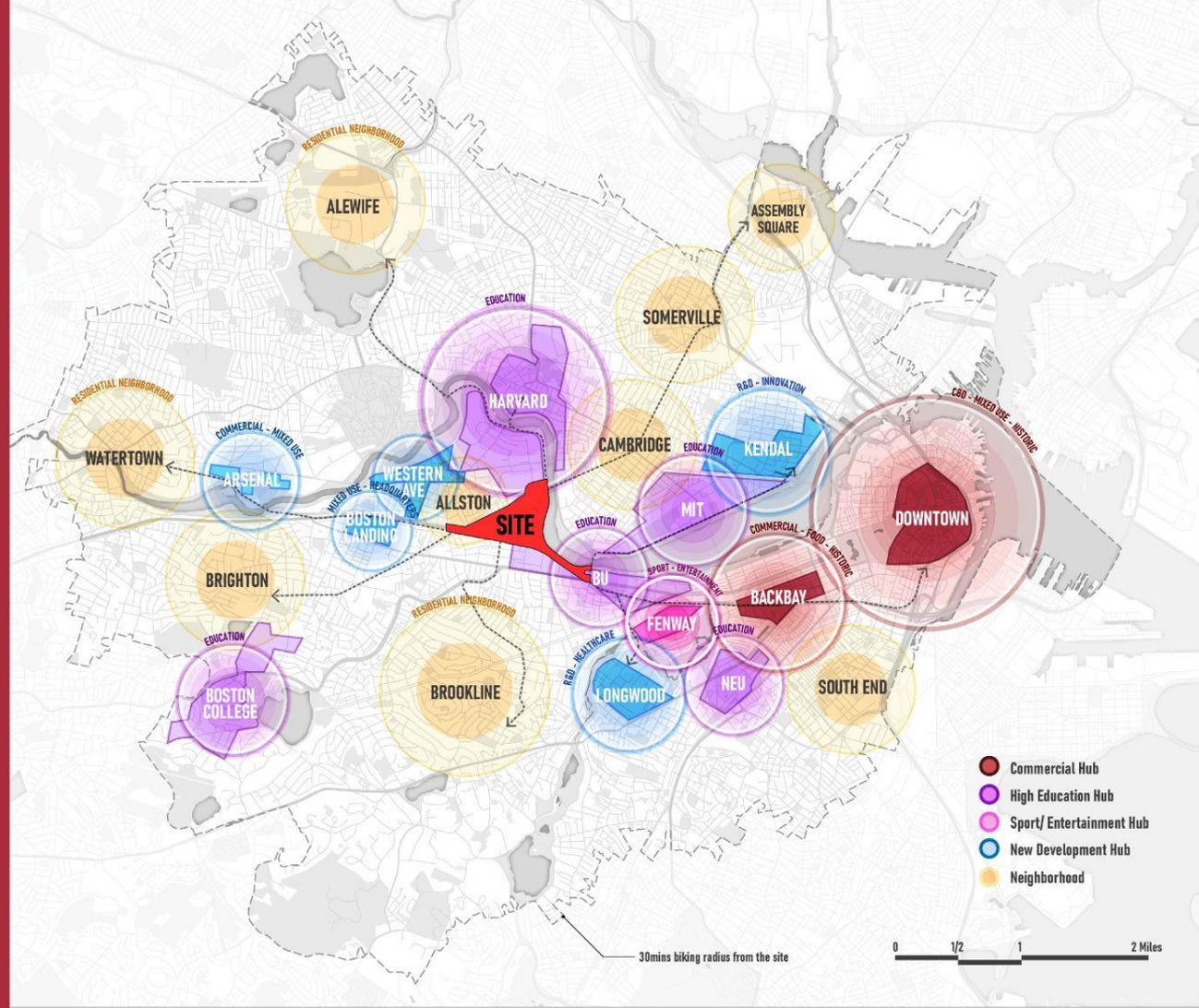


CP - Coalition Partners  
BE - Broad Engagement  
FG - Focus Group

2024

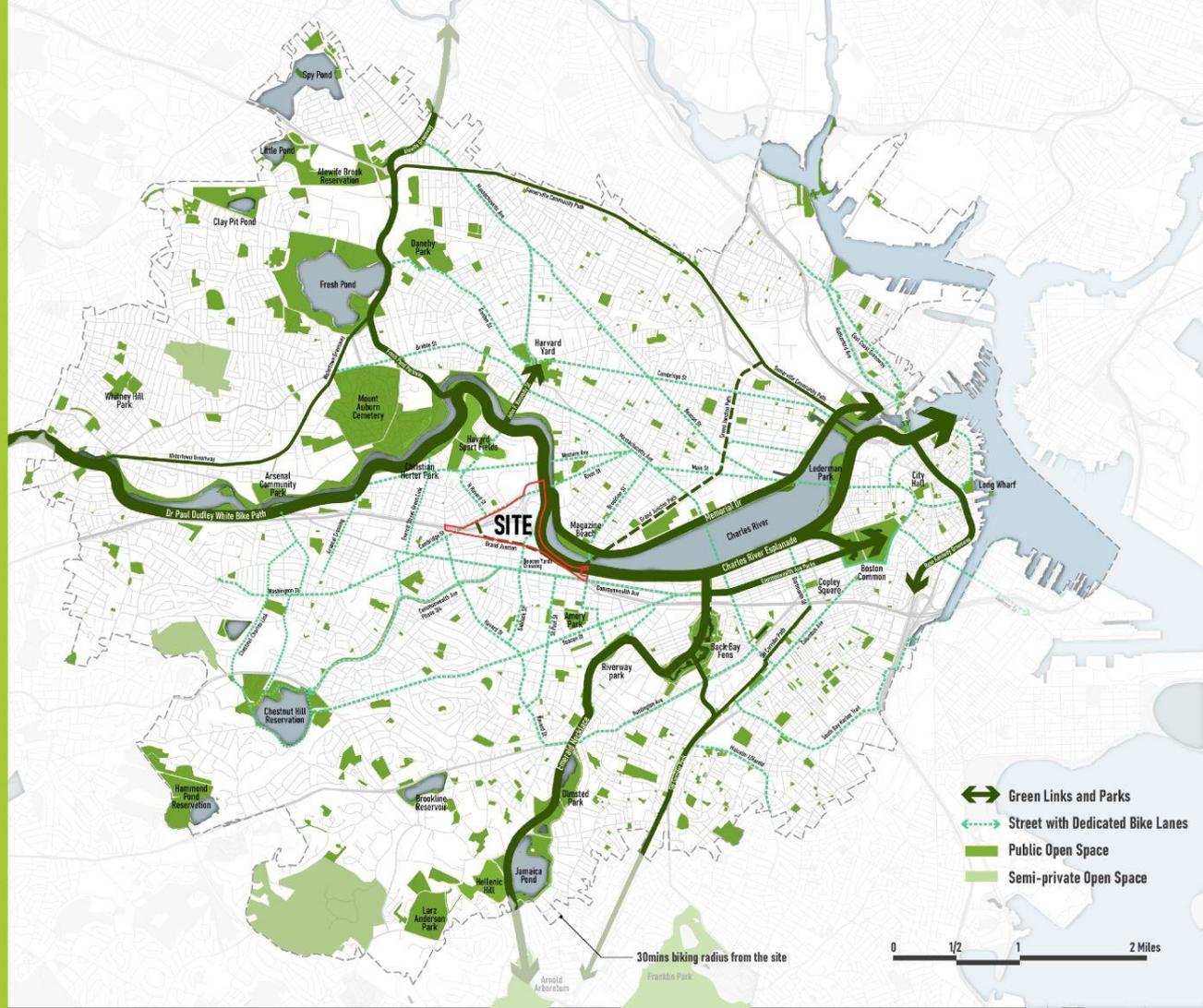
# Key Hubs

- Our site is in close proximity to **prestigious universities** and the thriving **Allston** neighborhood.
- To the west of our site, a multitude of **new development clusters** has steadily emerged over the past decade.
- Our site occupies a **central position** amidst diverse development clusters and neighborhoods, offering exceptional potential to become a **dynamic focal point** for the community.



# Green Network

- The site has direct access to the **Charles Riverfront**, ideal for biking and pedestrian activities.
- Nearby, numerous **bike-friendly streets** enhance accessibility.
- Both the site and Allston face **public open space shortages** due to density and size limitations.
- The site holds **great potential as a new gathering center** for the neighborhood with expanded public open spaces.



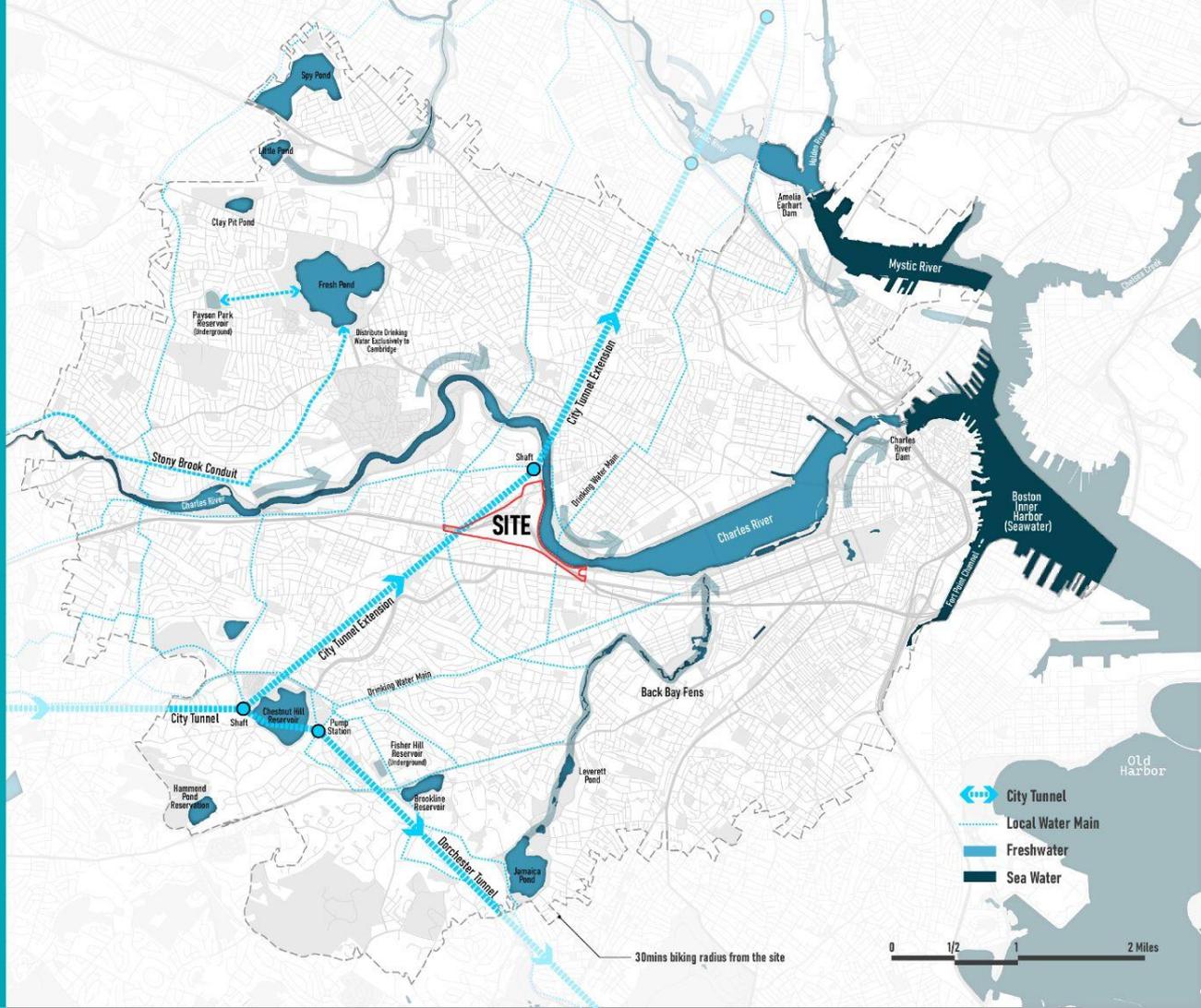
- ↔ Green Links and Parks
- ⋯ Street with Dedicated Bike Lanes
- Public Open Space
- Semi-private Open Space

0 1/2 1 2 Miles

30mins biking radius from the site

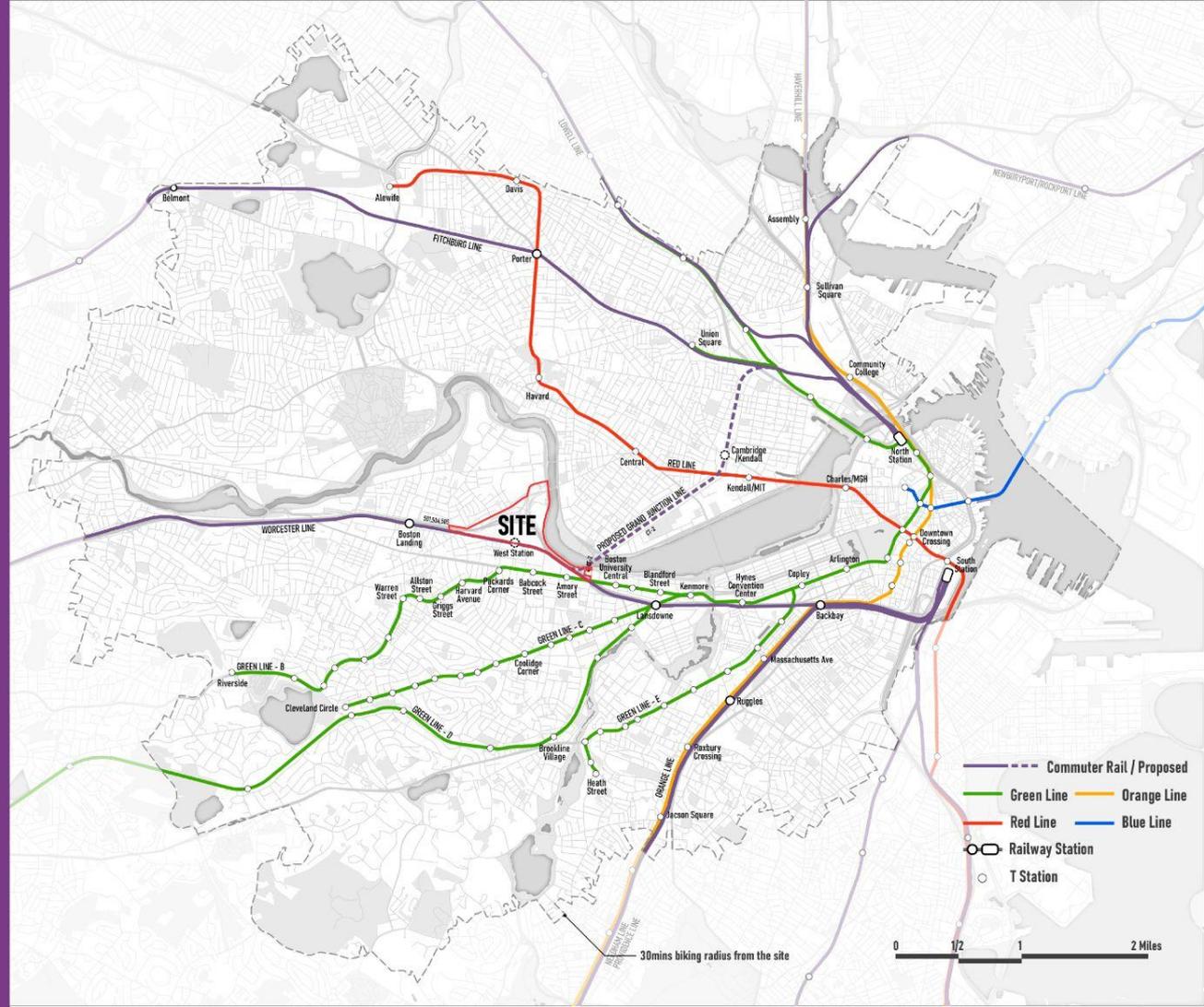
# Water System

- **The Charles River Dam protects this area** from coastal and ocean conditions, but the impacts of future projected sea level rise and storm-related events need to be evaluated.
- **Water transit access** from Downtown to our site could be considered.
- **Water sports and recreational activities** could serve as additional attractive features for the site.
- The City Tunnel Extension runs north of the site, with a maintenance shaft in close proximity.



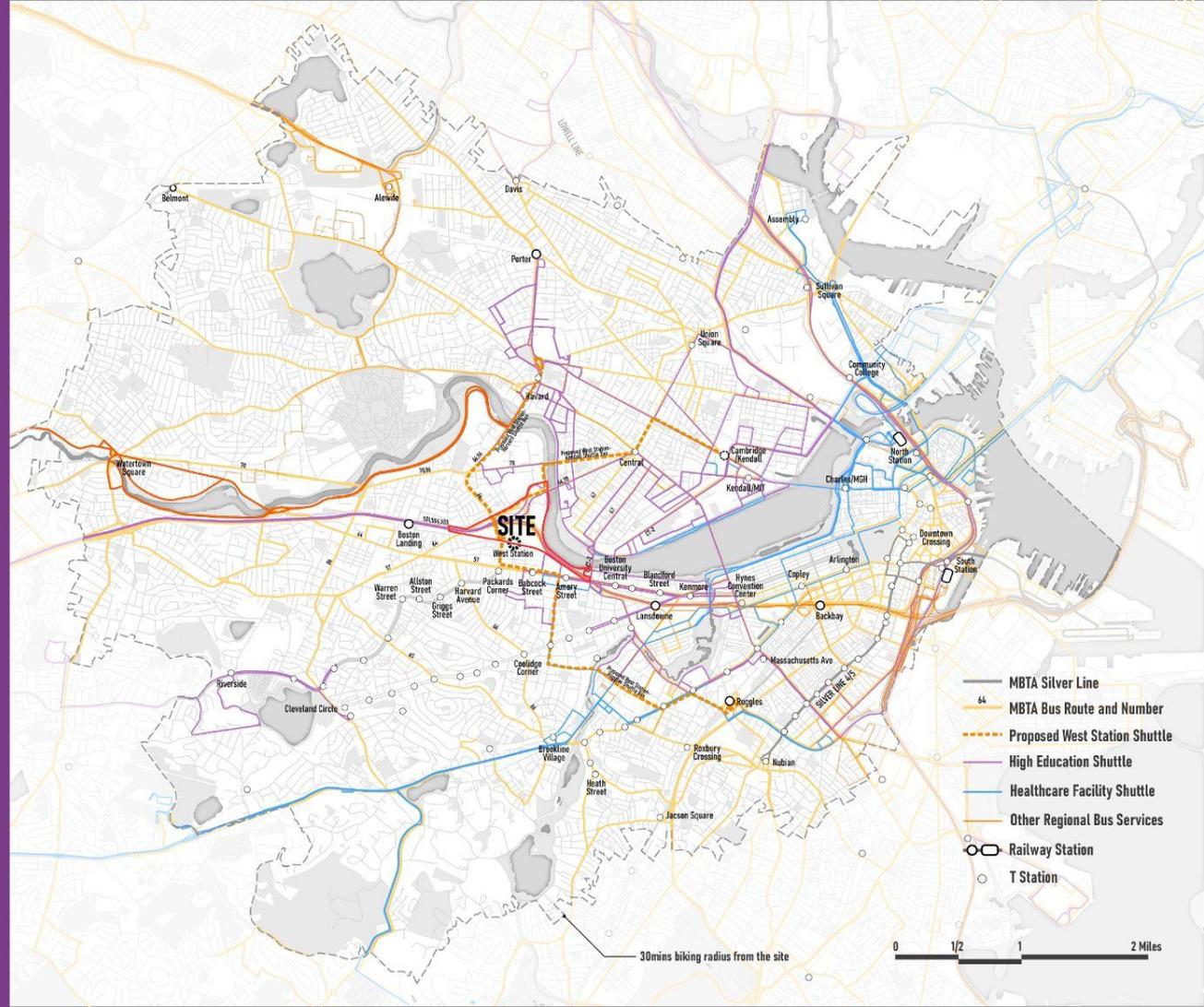
# Rail Transit Network

- **West Station** on Worcester Line will be the **major transit hub** for the site, with multiple connecting bus routes.
- **Green Line B** has multiple stops within **5 minutes walking** distance from site.
- The proposed **Grand Junction Line** could be alternative rail transit option to **Cambridge and North Station**.



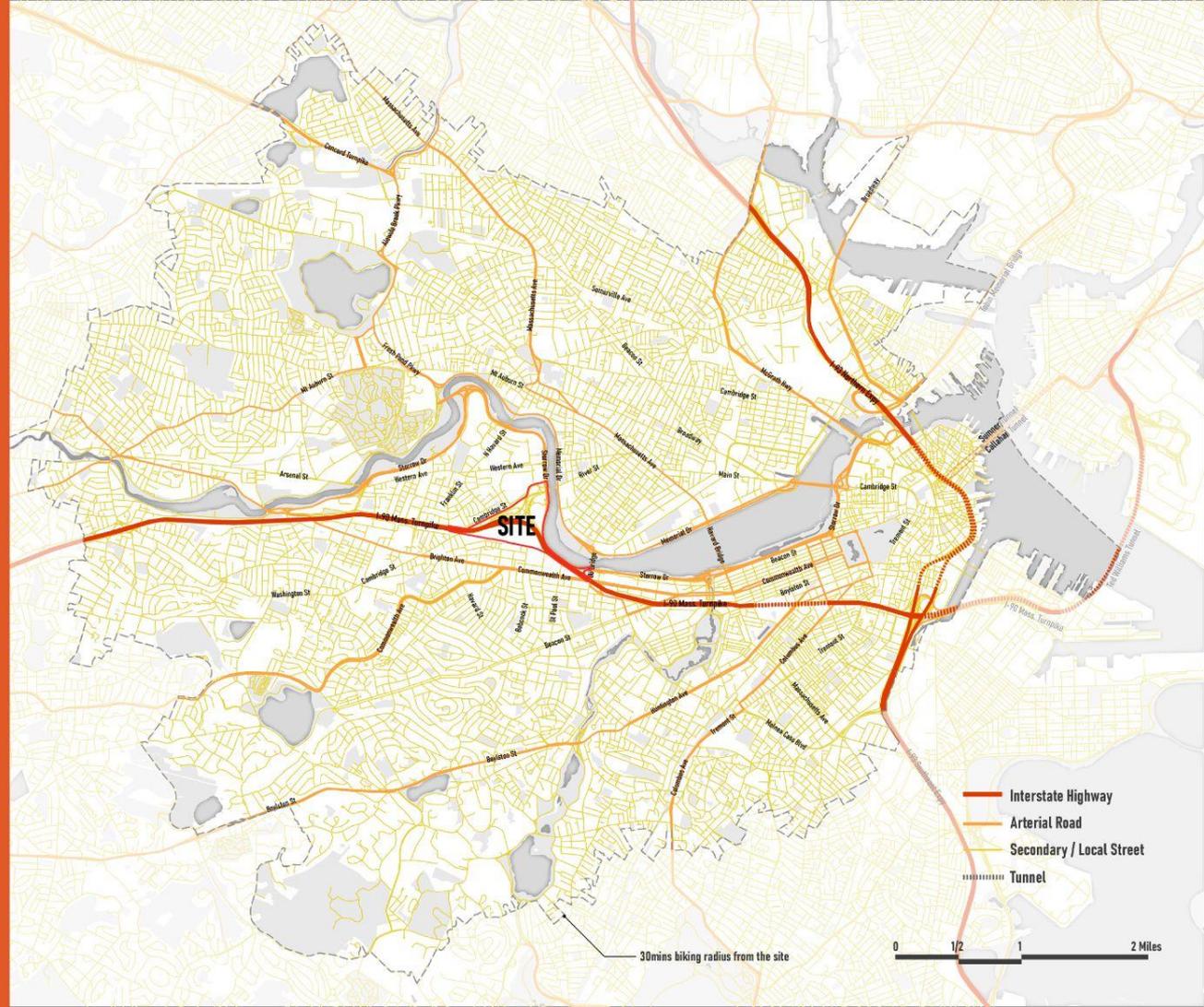
# Bus Transit Network

- Currently bus #64, 66 serves the site; #57 and 60 near the site; #501, 504 and 505 passing through the site without stops.
- Multiple **shuttle routes** pass through the site, provided by **universities and healthcare partners**.
- Three new shuttles are proposed to connect **West Station with Harvard Yard, Kendall Square and Ruggles Station**.



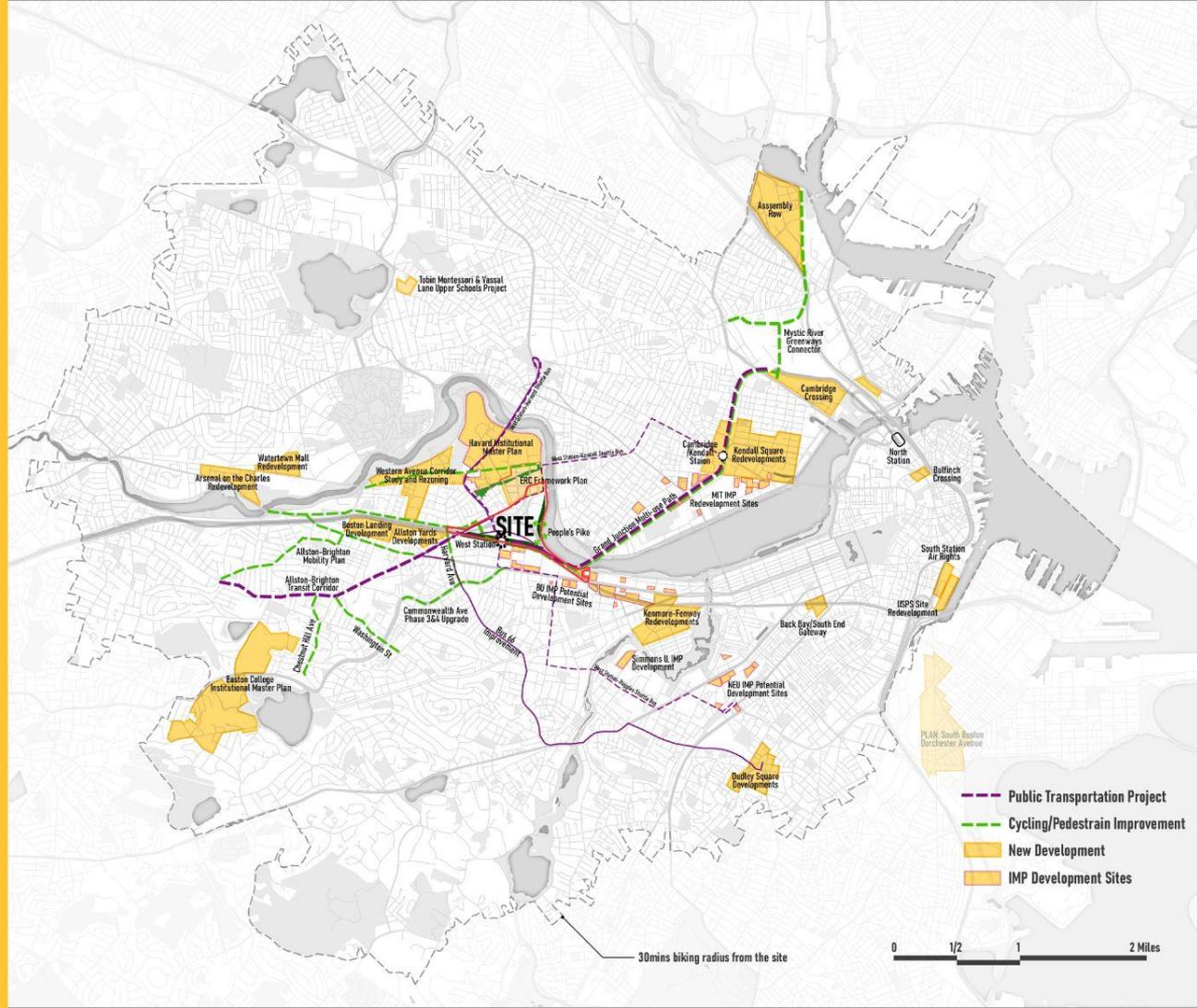
# Road Network

- The site offers **excellent car accessibility**, with **I-90** passing through and well-placed exits.
- **Soldiers Field Road** (Storrow Drive) serves as another vital access route.
- The site is heavily influenced by highways with viaducts and ramps, presenting **challenges for pedestrian access**.
- There is a notable **deficiency in local connections**, particularly in the north-south direction through our site.



# Future Projects

- Extensive developments would take place on **ERC and Harvard Campus** immediately north of the site.
- **Boston University** has multiple potential development sites south of the site.
- **Allston Yards, Western Ave Corridor and Boston Landing** west of the site would be another mixed-use development cluster.
- Several **transportation projects** near the site would better connect the site to the rest of the city.



# Coalition Partner Roles & Responsibilities

---

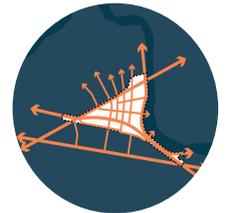
The coalition partners are invited to help the project team **refine the project mission and ensure that the broad range of project outcomes support that mission**. Involvement is anticipated to aid in building coalition partner relationships and advocacy for a plan that enables the long-term vision for Beacon Park Yard. Coalition partners are not an Advisory Group in that they are not tasked with refining or selecting alternatives nor is their participation requested as Technical Subject Matter Experts. These roles will be fulfilled through other engagement work streams.

Coalition Partners are asked to **represent broad regional interests** in planning and design with a preference for diverse representation, a long-term bias, and capacity to speak openly and with authority on the vision for their agency, institution, or peers. Additionally, all topics will be vetted by the project team and through other engagement work streams as described below. The coalition partners will effectively **shape the equity-based overarching project framework** for the BPY Plan.

# Coalition Partner Workshops Outcomes

---

1. **Project mission workshop** (regional equity focus), Planning Preparation, October 2023  
**Outcome: a project mission and strategies to guide tasks and outreach**
2. **Site Context and Analysis workshop** (study area focus, past), Site Context and Analysis, November 2023  
**Outcome: a social climate analysis, the key cultural and advocacy features influencing future development**
3. **Regional framework vision** (study area focus, future), Frameworks, February 2024  
**Outcomes: strategies for transportation, land use, and heterogeneous cultural design.**  
(secondary: infrastructure, density, urban character, and phasing priorities)  
Survey: vetting of final frameworks developed through broad and group engagements to confirm alignment
4. **Strengthen partnership and identify priority topics, constraints, and opportunities** (plan area focus, future), Scenarios, June 2024  
**Outcomes: priority scenario topics for the project team to explore in broad and focus group engagement**  
Survey: review final scenarios and draft focus area(s) for alignment with priority topics and project mission



# Goals

---

1. **Meet the coalition partners**
2. **Review key equity goals from our Theory of Change**
3. **Document strategies and partnerships for equity**
4. **Craft our Theory of Action**

## Preliminary Theory of Change

Large-scale planning processes have often resulted in plans enabling development that deepens inequities and compounds existing structural harms, specifically segregation by wealth, race, and status. We seek to establish a plan for future development that **directly benefits the local community** of immigrants, small business owners, artists, ethnic and racial minorities, LGBTQIA+ people, people with disabilities, those who are house-insecure or food-insecure, and people with limited access to transportation. This will ensure a culturally and economically **diverse mix of people connected by development** rather than divided by it. We will achieve this by first **documenting community and indigenous knowledge** of the place and then by using this grounding to facilitate a **transparent process that prioritizes power sharing** in the creation of universal goals and targeted outreach. Through this process, we will establish **guidelines which hold those with power accountable** to the current and future community.

# Coalition Partner Introductions

---

## Actions:

1. **Please introduce yourself** using the following prompts (about three minutes per person):
  - Name
  - Pronouns
  - Affiliation (optional)
  - Favorite place in Massachusetts
  - One connection that you are hoping to make as part of this process
2. **Please select a group member** (a coalition partner, not the facilitator) **to report back** following the activity

# Coalition Partner Introductions

---

## What actions will we take to advance equity?

A Theory of Action (ToA) outlines the steps we'll take to achieve the vision in our Theory of Change.

### Our ToA will guide internal actions to make:

- the City and BPDA more equitable;
- project programming decisions (to achieve positive and equitable results); and
- actions and advocacy (to align public policies and attitudes with equity goals).

A ToA can grow along with capacity (for example, as we take on action items from the Plan, if the AMP receives additional funding).

### Breakout Group Activity:

1. Review key equity goals from our Theory of Change (ToC)
2. Write down what strategies and types of partnerships are most effective for producing equity around the themes (write individually and share with the group - facilitators can help prompt and focus in on the ToC key themes)

### Craft our Theory of Action:

Reconvene to discuss takeaways and actions needed to achieve the equity changes described in your ToC.

# Breakout Group Activity

---

## Actions:

- 1. Review key equity goals from our Theory of Change (ToC)**
  - directly benefit the local community
  - diverse mix of people connected by development
  - documenting community and indigenous knowledge
  - transparent process that prioritizes power sharing
  - guidelines which hold those with power accountable
- 2. Write down what strategies and types of partnerships are most effective for producing equity around the themes** (write individually and share with the group - facilitators can help prompt and focus in on the ToC key themes)
  - at a systemic or structural level?
  - at a programmatic level?
  - at the level of this project?

## Tips:

The precise content of our initial ToA does not matter as much as ensuring that it is grounded in our ToC. This will require conversations with diverse stakeholders (coalition partners will elevate various perspectives and priorities from the key themes)

# Craft our Theory of Action

---

## **Objective:**

Discuss takeaways and actions needed to achieve the equity changes described in your ToC.

## **Actions:**

### **1. Report back breakout group priorities and aligned strategies**

- Two minutes per group

### **2. Write a sentence or two describing:**

- the type of actions and partnerships the City and BPDA can or should take internally to act on its Theory of Change in the Beacon Park Yard Regional Framework Plan.
- the types of programming or engagement the City and BPDA might offer directly or via partners to act on our Theory of Change.
- ways the City and BPDA can foster positive structural and systemic change.

## **Tips:**

ToA is not a work plan;

Consider who should be responsible for these actions, a time frame, and what results will be achieved.

# Closing & Next Steps

---

## Workshop

- Staff to prepare our Theory of Action with statements describing how specific actions will achieve our equity goals and who should be responsible for these actions, a time frame, and what results will be achieved.
- Distribute Theory of Action to Coalition Partners and Advocates
- Post workshop materials and notes on project website
- Follow-up with coalition partners about workshop content and quality

## Project

- Schedule upcoming coalition partner workshops
- Update and prepare presentation materials for upcoming broad engagement in November
- Prepare and distribute materials for subsequent coalition partners workshops

## Theory of Change and Action Impacts

- Vision
- Mission
- Updated Theory of Change
- Theory of Action
- Updated Project Work Plan
- Updated Engagement Schedule

Thank You

Thank You

Thank You

*Thank you  
for shaping the future of Boston **together.***

---

Planning & Urban Design Team:  
Ben Zunkeler, Yarisamar Cortez, Yingu Pan

