

4. How is the ABCP related to other planning initiatives? What happens if there are conflicts between the ABCP and other plans?

The ABCP includes all of Allston and Brighton. There are other planning teams leading projects in Allston-Brighton - like Beacon Park Yard, the Western Avenue Transitway, the Harvard Enterprise Research Campus, and more. These projects will also shape what is possible through the ABCP, and what the engagement process looks like. Where there are conflicts, the ABCP will describe the differences, and create recommendations that guide future decisions that support community priorities and reconcile the differences as much as possible.

5. What is zoning? What is the City's zoning reform initiative, and how is this related to the ABCP?

Zoning is a set of City regulations that describe how land can be used. These regulations shape the appearance of buildings (height, size, density) and the activities (aka the land uses) that are allowed (for example: residential, commercial, industrial, mixed use). Boston's zoning regulations are in a document called the Boston Zoning Code. Zoning is an important tool for cities. For example, Boston is updating its zoning code to help address its housing crisis.

The ABCP will identify community priorities, and how zoning changes in Allston-Brighton can help to achieve those priorities. The Plan is happening at the same time as several other Citywide initiatives, including Accessory Dwelling Unit (ADU) Zoning, 2024 Net Zero Carbon Zoning Initiative, and Squares + Streets Zoning Districts. Through engagement, the ABCP team will share more information on these initiatives, to understand how they can support Allston-Brighton priorities for the next ten years.

6. How can I stay in touch about the ABCP? Is there a social media page (e.g., Instagram)?

You can sign up for email updates on the ABCP website! The City will post upcoming engagement opportunities on this page. In addition, the Community Advisory Board (CAB) will start meeting in June, and will be out in the community getting the word out - more details to come. The City also has an Instagram page (@bostonplans); the Allston-Brighton Health Collaborative is also on Instagram and Facebook (@abhealthcollab).

ALLSTON-BRIGHTON IS CHANGING A LOT!

The City of Boston needs your input on what the next ten years should look like.

Your voice is important!

Scan the QR code to learn more and stay in the loop.

You can also email the team at abcommunityplan@boston.gov.



bit.ly/allston-brighton-community-plan



City of Boston
Planning Department



Agency
Landscape + Planning



RKG TOOLE
DESIGN

1. What is a community plan? What is the Allston-Brighton Community Plan, and who's working on it?

A community plan guides future development (changes to the physical environment) for all parts of a community. It includes goals, recommendations, and implementation strategies that answer: what kinds of changes are desired by residents, businesses, large institutions, and others who may be impacted by future development in the community? How will these changes be achieved?

The Allston-Brighton Community Plan (ABCP) will consider and make recommendations for development in all of Allston and Brighton over the next 3-10 years (from 2028-2035). This timeline allows the City to make reasonable projections about economic or population trends, and still “think big” about possible future changes. The ABCP will take several factors into account, including:

- Community knowledge and feedback
- An assessment of community needs and opportunities
- Other plans or development projects that are happening in a community
- Current conditions in land use, transportation, housing, open space, community resources, economic development, and employment

City staff are working in partnership with a Boston-based consulting team of planners, designers, and community advocates. The consulting team is led by Grayscale Collaborative, with strategy and analysis support from Agency Landscape + Planning, RKG Associates, Toole Design Group, and the Allston-Brighton Health Collaborative (ABHC). The team will work with community stakeholders to analyze how zoning, land use, housing, economic development, transportation, and services work today—and to create a

Plan that is both implementable and reflects the kind of changes that community stakeholders want to see.

2. What changes can I expect to see as a result of the Allston Brighton Community Plan (ABCP)?

The ABCP will guide development and investment across the next ten years in Allston-Brighton. This includes new buildings, street improvements, preservation of important cultural landmarks, improved open space, development of housing, retail, and public spaces, and better access to public transit. The City will work with community members to identify the appropriate locations for these changes and to describe the ways that change might happen. Recommendations for changes will include policies and programs that address housing, retail, and the prevention of cultural displacement, as well as other community needs.

3. What can a community plan do, and what can't it do? What does this mean for the Allston Brighton Community Plan (ABCP)?

A community plan is a powerful tool to achieve the types of changes that are desired for the future. In a nutshell: here's what a plan does and does not do, plus what that means for the Allston-Brighton Community Plan.

A community plan **does**:

- Bring together different community needs and perspectives to create a shared vision for the future
- Provide guidance to the City on future developments and investments
- Coordinate City decisions on the location, financing, and timing of developments and investments
- Identify physical areas that should be rezoned to achieve community priorities (for example: more affordable housing, more open space, more areas

that have a mix of residential and retail uses)

- Guide future zoning regulations in the community, which impacts the type (e.g., residential; retail), appearance, density, and distribution of buildings and open spaces

A community plan **does not**:

- Create new zoning codes for the community. This is usually part of a separate process. In Boston, zoning is overseen by the City's Zoning Reform team. This team will work on zoning recommendations during the course of the Allston-Brighton Community Plan.
- Require private or public entities (e.g., developers, City or state agencies, academic institutions) to invest or build in the community. However, the plan does identify priority areas, and it does include guidance on how investment and development should happen in these areas.

What the City and consultant team are doing for the ABCP:

- Making sure that community members can define what they want to see in the next 3-10 years. Topics will include: land use & urban form; housing; economy & employment; resilience/ecology/open space; community capacity and resources; mobility; infrastructure & services
 - Focus on how these changes will happen - making sure this plan does not “sit on the shelf” - and identifying where these changes should happen
 - Making sure that this document is flexible and responds to community needs and desires over time - not a rigid policy document
 - Coordinating with different City and community representatives to make sure everyone understands their role in implementation
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