Meeting Format

- **Casual**: opportunity to meet and chat with the team.
- Brief presentation followed by Q & A, comments, discussion.
- During the presentation you can ask questions through the chat feature. Depending on the question, we will answer it in writing in the chat box, verbally, or wait until the Q&A period.
Agenda

- Housekeeping
- Team introductions
- Project Background
- Q&A + Discussion
  - Process
  - Content
  - Engagement
  - Other Topics
1 Housekeeping
Project Website

bit.ly/westerncorridor

- Presentations
- Recordings from virtual meetings
- Zoning Toolkit and Housing Toolkit
Zoom Tips

Your controls should be available at the bottom of the screen. Clicking on these symbols activates different features:
Virtual Meeting Etiquette

● Please be respectful of each other’s time so that all may participate in the discussion.

● Please wait until all attendees have the opportunity to ask a question before asking a second.

● You can always set up a conversation with Gerald Autler, Senior Project Manager/Planner, Gerald.Autler@boston.gov.
Meeting Recording

- The BPDA will be recording this meeting and posting it on its website at bit.ly/WesternCorridor. The recording will include the presentation, Q&A, and public comments afterwards.
- Also, it is possible that participants may be recording the meeting with their phone cameras or other devices.
- If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
Team Introductions
Team: Core BPDA Planning

Gerald Autler
Rosa Herrero
Charlotte Ong
Team: Other BPDA

- Community Engagement: Mark McGonagle
- Urban Design: Jeong-Jun Ju, Matt Martin
- Zoning: Bryan Glascock, Jeff Hampton
- Legal: Matt Fitzgerald
- BPDA Transportation and Infrastructure: Tad Read, Jack Halverson
- Mapping: Carolyn Bennett, Piaotian Jin, Alla Ziskin
- Smart Utilities: Manuel Esquivel
Team: City of Boston and Consultants

- Other City of Boston:
  - Parks, Public Works, Transportation, ONS (Conor Newman)

- Consultants:
  - Jon Stover and Associates (financial analysis)
  - Kittelson (transportation)
Project Background
Western Avenue Corridor Study & Rezoning

- The Western Avenue Corridor Study and Rezoning will:
  - Build on previous planning in the area.
  - Foster dialogue among residents, developers, and property owners.
  - Inform recommendations for new or modified zoning.
  - Recommend public realm improvements and transportation enhancements in conjunction with the Allston Brighton Mobility Study.
Study Area
Current Development Proposals
What Have We Done So Far?

- Planning goals and urban design framework
Planning goals and urban design framework

Preliminary feedback on multi-modal Western Avenue

Baseline financial analysis

Subarea character discussions (use and height)

What Have We Done So Far?
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- Planning goals and urban design framework
- Preliminary feedback on multi-modal Western Avenue
What Have We Done So Far?

- Planning goals and urban design framework
- Preliminary feedback on multi-modal Western Avenue
- Development feasibility/baseline financial analysis
Development Feasibility

Zoning is the rules that say what height and density new buildings can be.

Base Density

Base Costs

Value

Cost

This priority is less important than others.

This priority's requirements were reduced.

This priority is important.

Added Density

Benefits

Base Density

Value

Cost

Base Costs
What Have We Done So Far?

- Planning goals and urban design framework
- Preliminary feedback on multi-modal Western Avenue
- Development feasibility/baseline financial analysis
- Subarea character discussions (use and height)
Where Are We Going?

- Generate buildouts based on scenarios
- Conduct transportation (and financial) analysis
- Consider modifications to scenarios based on analysis
- **Weight tradeoffs and select outcomes**
- Recommend zoning changes
- Western Avenue multi-modal improvement recommendations
Q&A + Discussion
Q&A + Discussion

● Write your question or comment in the chat.

OR

● Raise your hand or use chat to indicate you’d like to speak.
● Unmute microphone when called on by moderator.
● Please allow everyone space to participate.
● If you are joining only by phone, unfortunately, you will not be able to ask questions.
Zoom Tips

Your controls should be available at the bottom of the screen. Clicking on these symbols activates different features:
Process

- Do you have questions about the process so far?
- Do you have questions about the next steps?
- What suggestions do you have to make the process run well?
Content

● Do you have questions about any of the content to date?
● Are there elements of the content you’d like to revisit?
● Have we presented content so that it’s clear and easy to digest?
● What additional information would you like to see?
  ▪ E.g. more on urban design, transportation, affordable housing
Engagement

- What’s been your experience so far with virtual meetings?
- How can we make them more effective and enjoyable?
- Are there ways we can expand the conversation to more people?
- Are there other tools or strategies that would be helpful?
  - E.g., regular “office hours.”
Other Topics
Thank you

CONTACT US:

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617.918.4438

bit.ly/westerncorridor
@bostonplans
#bostonplans
#westernave