

An aerial photograph of an urban area, likely Beacon Park Yard, featuring a multi-lane highway, a pedestrian bridge, and various buildings. The image is overlaid with a semi-transparent blue filter. The title text is prominently displayed in the upper left quadrant.

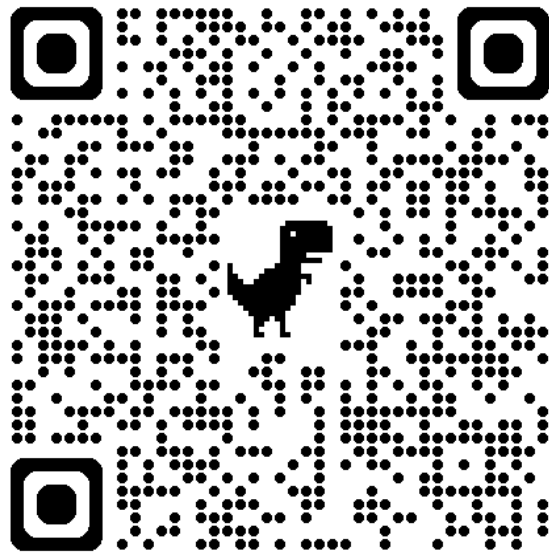
Beacon Park Yard Regional Framework Plan

Coalition Partners Meeting
September 4 2024

Welcome!

While we wait, please take a moment to complete the survey if you haven't yet.

After that, find a seat (food is a bit late, but will be here at 6:10). Sit next to someone that you haven't talked to in a little while!



Overview

1. Where We Are
2. What We Have Heard
3. Our Baseline Assumptions
4. What We Tested
5. Discussion
6. Next Steps

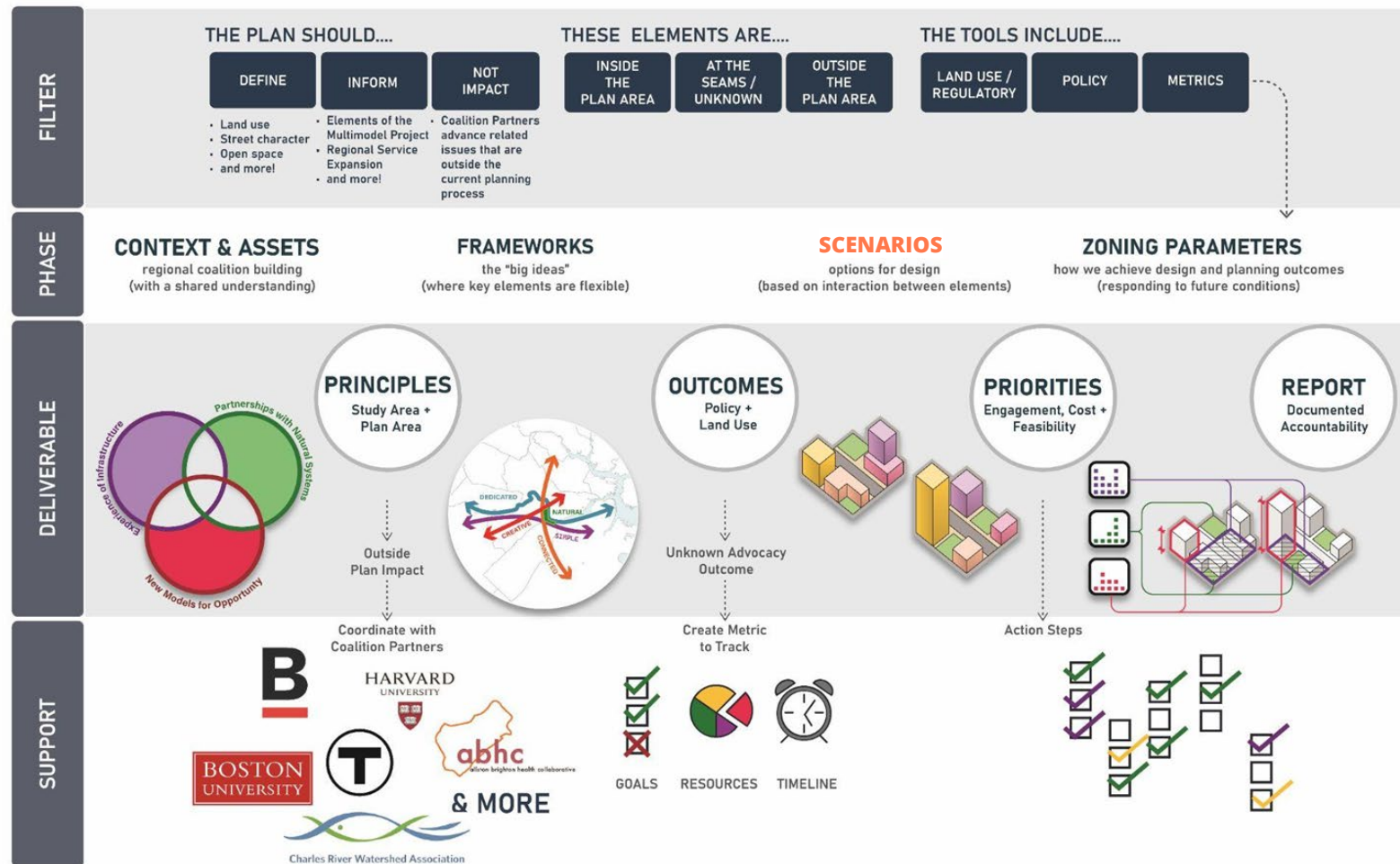
Where We Are

1. Project Timeline & Schedule
2. Activities Update

BPY PLAN

PROJECT PROCESS

PLANNING TIMELINE



Vision & Mission

Vision

Our vision is inclusive and equitable infrastructure and development projects.

Mission

Our Mission is to create a plan that establishes new systems and structures of accountability for economic and cultural well-being through a regional, community vision for dense urban development that provides the City capacity, landowner value, and community benefits to realize this transformational infrastructure project. This plan will serve those most impacted by planning, design, and development so that they can best direct: future developers of the site, Harvard University, the City of Boston, the Boston Planning & Development Agency, and MassDOT.

Equity

Key equity goals from our Theory of Change (ToC)

- Directly benefit the local community
- Ensure a diverse mix of people connected by development
- Document community and Indigenous Knowledge
- Facilitate a transparent process that prioritizes power sharing
- Establish guidelines which hold those with power accountable

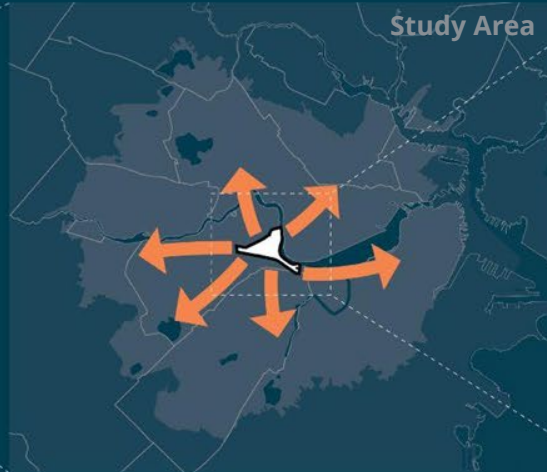
Three Scales

Commuter



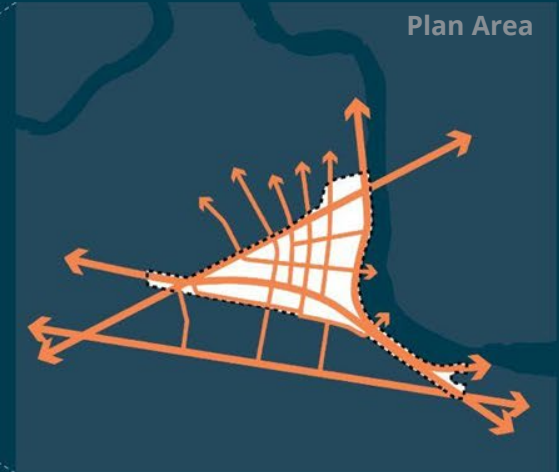
Destination

Regional



Multi-modal Network

Local



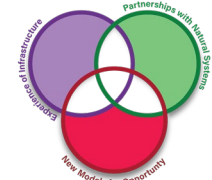
Impact

Engagement Recap

Cumulative Engagement from October 2023 through August 2024

- 3 Coalition Partners Meetings
- 3 Public Forums
- 10 Public Broad Engagement Events
- 21 Focus Groups
- Postcard campaign to 690 abutting addresses
- Deployed 5 digital engagement feedback tools throughout
- Total of 40 engagement events
- Reached out to 85 community and advocacy groups in Allston-Brighton via email.
- 4,126 total number of website views.
- 2,432 total number of unique individuals who visited the website.
- 21,667 total recipients of 14 email campaigns.

Guiding Principles



Improve Pedestrian + Cyclist Experience in and around Allston



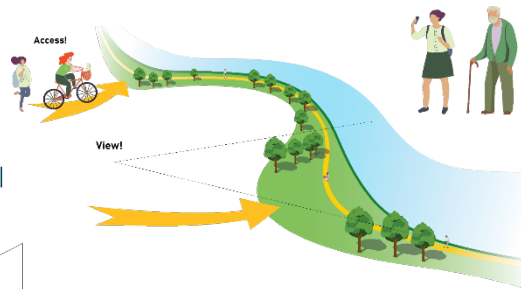
Develop with the City



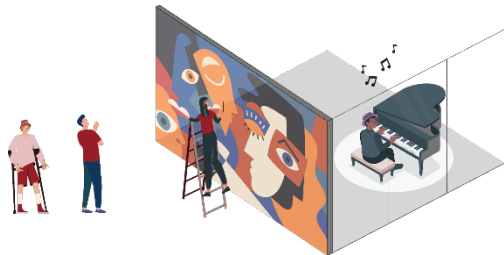
Create Accessible + Reliable Multimodal Connections Regionally



Connect to the Charles



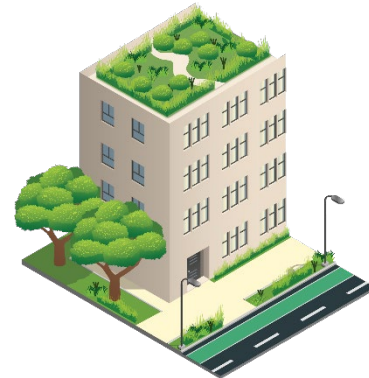
Amplify Allston's Creative Capital



Invest in Community Anchors



Employ Nature-Based Solutions



What We Heard, Phase 2

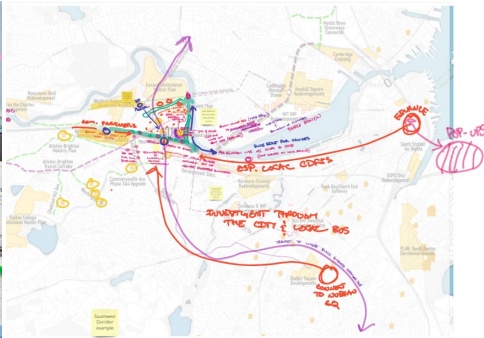


Framework Co-Design Sessions

Community #1



NGO Staff



Community #2



Core Group



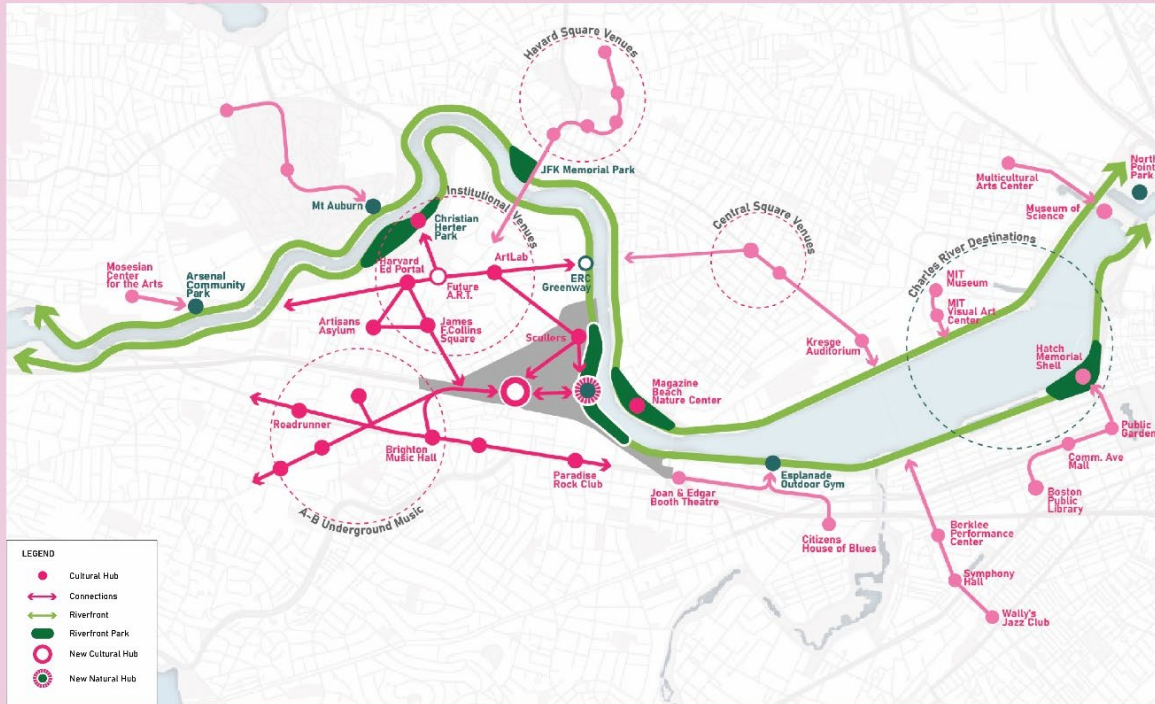
In Phase Two of the project, community and staff co-created options for regional frameworks. These frameworks describe the big ideas that we imagine will transform the region over the next 20+ years.

Two Cultural Hubs



**BEACON
PARK
YARD** | regional
framework
plan

ARRIVE AT THE GATEWAY + JOURNEY TO THE BEACON FRAMEWORK - CULTURAL & NATURAL ASSETS



Summary:

West Station cultural hub focused on indoor civic, arts, and cultural services to create a new gateway, drawing in regional visitors. Connecting closely to the future transit station will encourage arrival by public transit and ensure a vibrant center, accessible and visible to all that connects to Allston's existing cultural hubs and to the new the transformational investment cultural hub at Charles River waterfront.

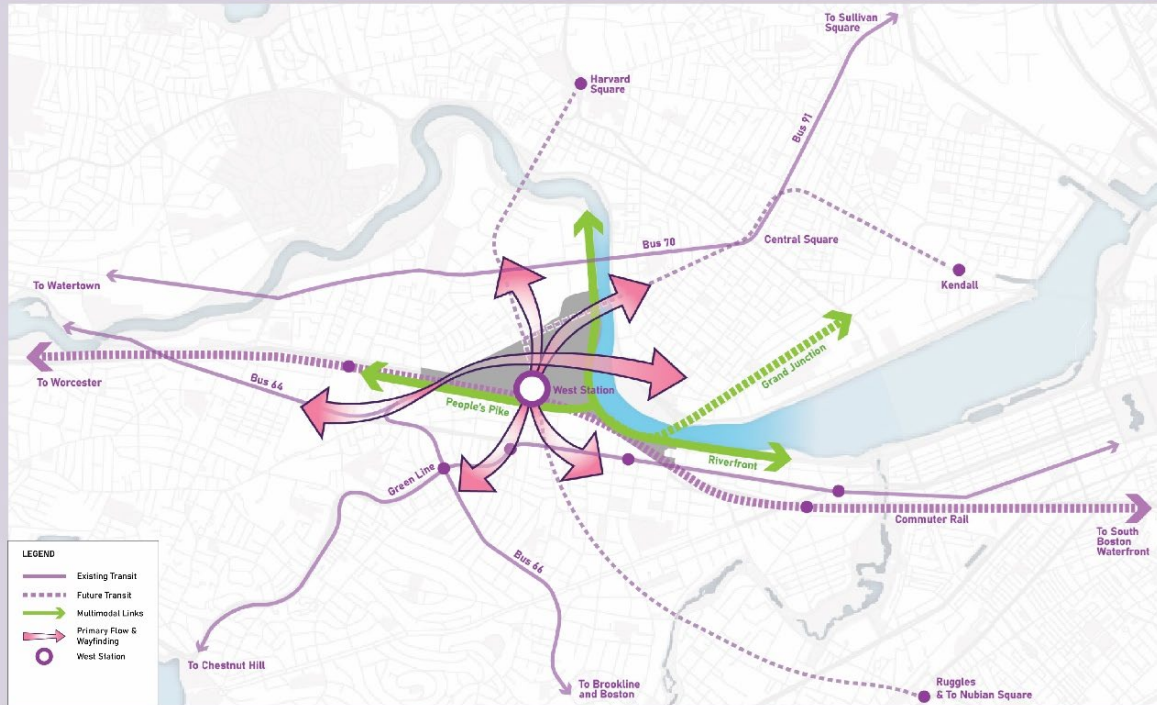
The waterfront cultural hub can service permanent and more flexible outdoor civic, arts, and cultural activities. The future BPY cultural corridor will align and support Allston's current vibrant arts presence while providing an opportunity to provide unique experiences to fill in gaps that exist today.

Embrace the Resources



**BEACON
PARK
YARD** | regional
framework
plan

EMBRACE THE RESOURCES FRAMEWORK - TRANSPORTATION



Summary:

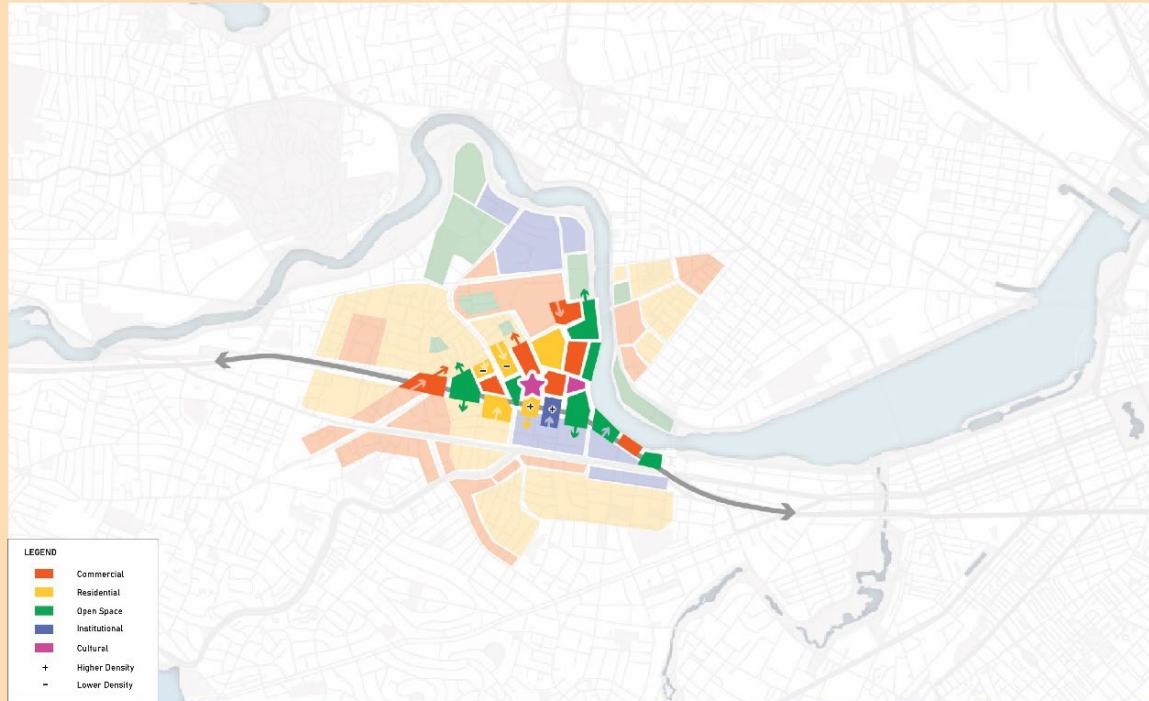
Create a regional destination at the new transit station with multimodal infrastructure and robust MBTA bus service. This will be balanced with small unique experiences and "little streets" through the rest of the area for pedestrians and cyclists. The Cambridge Street Bridge is a critical connector across the Mass Pike and into the Plan Area. Aligning transportation investments with key existing corridors will expand opportunities for community and regional partnerships. Emphasizing connections through infrastructure and state of the art wayfinding to the rail, bus, Charles River, and commercial corridors are necessary to create an inclusive sense of place with new opportunities for resource generation.

Create a Mosaic



**BEACON
PARK
YARD** | regional
framework
plan

CREATE A MOSAIC FRAMEWORK - LAND USE



Summary:

Acknowledge that land use changes over time, creating a mosaic across the Study Area with a balance of residential and institutional from the north to south and a patchwork of commercial and open space from west to east. Focus on the mixing of uses along the edges of the Plan Area and creating options for housing and small businesses with density near the new transit station.

Key Questions & Considerations, Phase 3

An aerial photograph of the Beacon Park Yard area in Boston, showing a large, mostly empty lot with some construction equipment and materials. The area is bordered by a highway (I-93) on the left and right, and various urban buildings and streets are visible in the background. Five teal callout boxes are overlaid on the image, each containing a key question or consideration for Phase 3 of the project.

How can this site help achieve Boston's goals for housing?

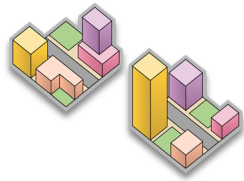
How can this site best respond to changing needs over time?

How does your built district respond to or build on the given framework?

How can Beacon Park Yard be transformed into a destination?

What are the key corridors and key connections that Beacon Park Yard can build and enhance?

What We Heard So Far, Phase 3



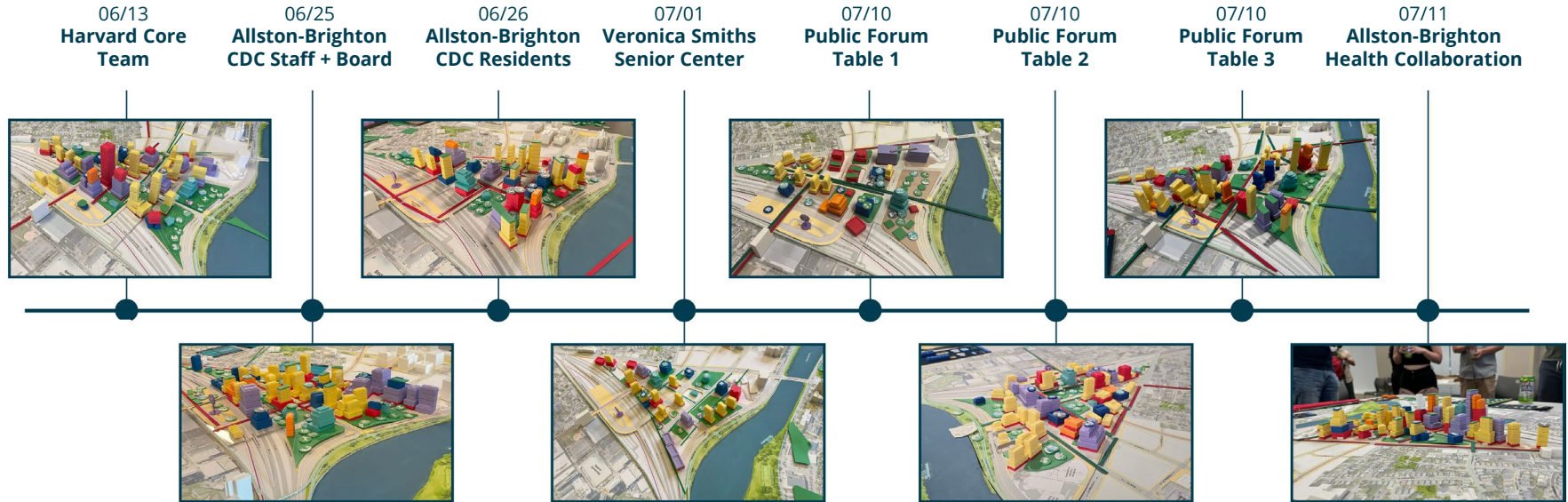
'Beacon in a Box' Scenario Co-Design Sessions



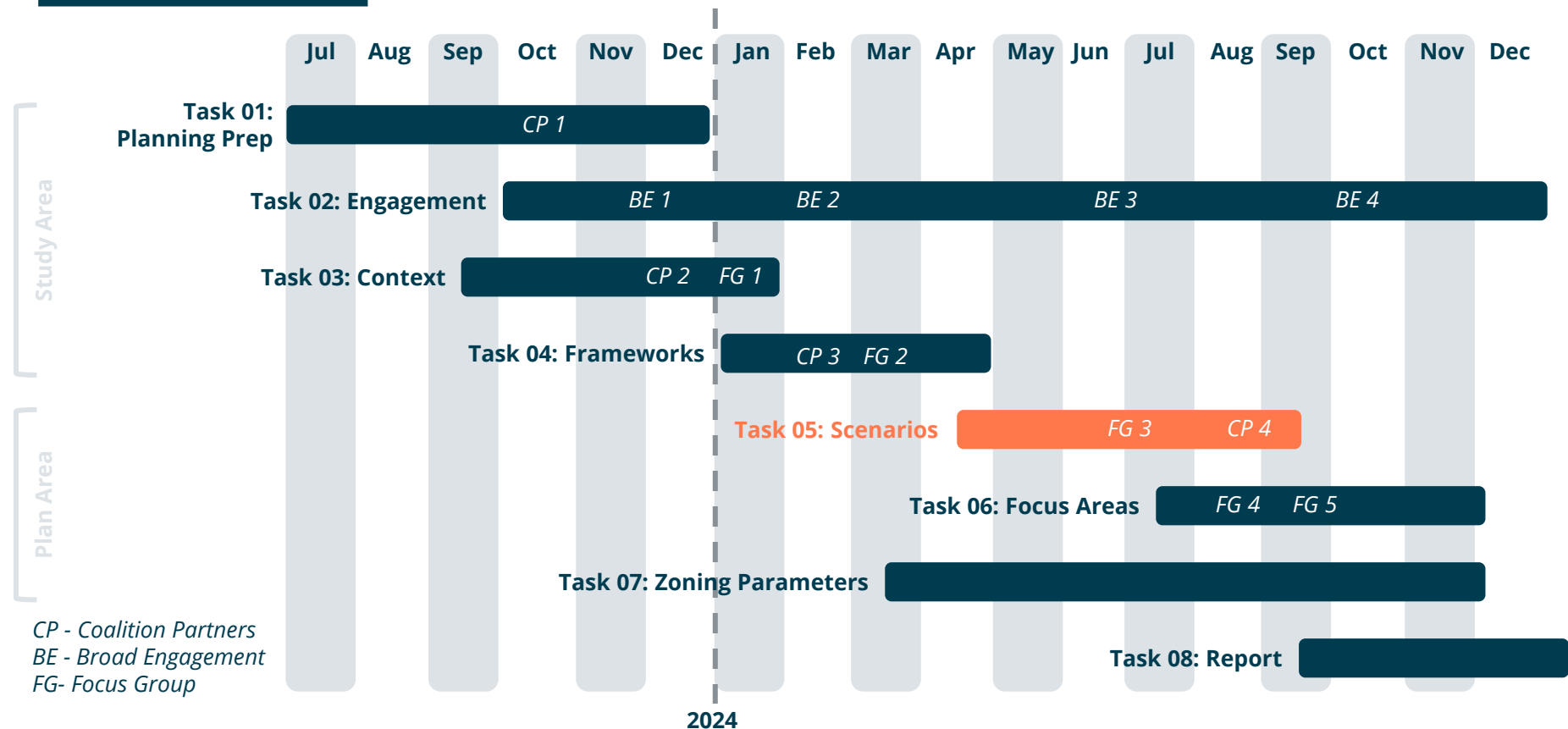
In Phase Three of the project, community and staff co-created scenarios by playing "Beacon in a Box" and hosting topic based discussions.

The analysis of these sessions and past engagement will inform the topic area recommendations and 2-3 Draft Scenarios for the BPY Plan Area that will be refined through community engagement in September for the final report.

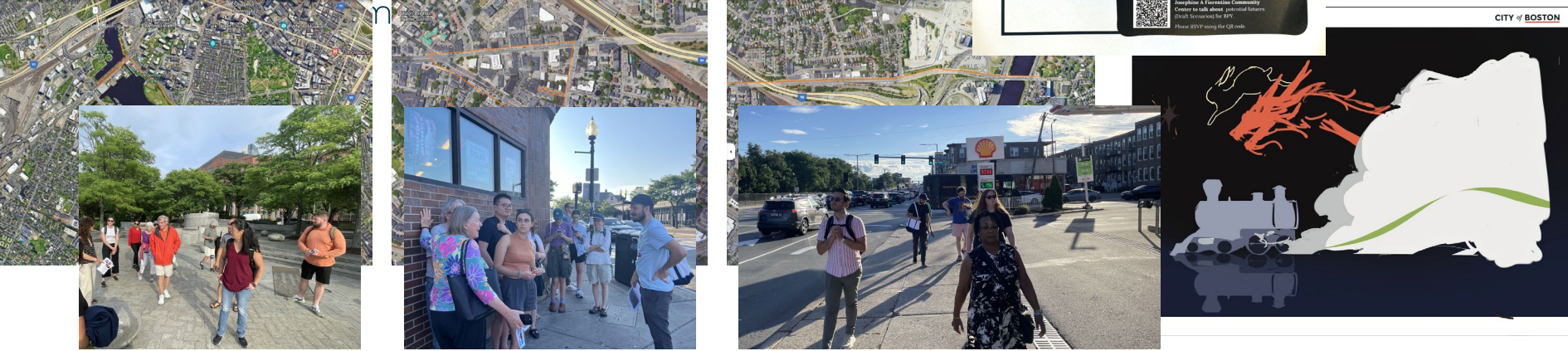
Beacon in a Box



Project Timeline



What's Next?



The purpose of the series of photo walks was for people to capture urban design elements (streetscape, public spaces, building design, open spaces, transportation, etc.) in different areas in the city. The ideas from these images will be incorporated in the focus areas phase of the plan to inform inclusive design learning from today's lived experiences.

Each walk concluded with a reflection through a postcard activity 'Postcard from the Future'.

Back to the Scenarios

1. Beacon in a Box Overview
2. Synthesis & Key Takeaways

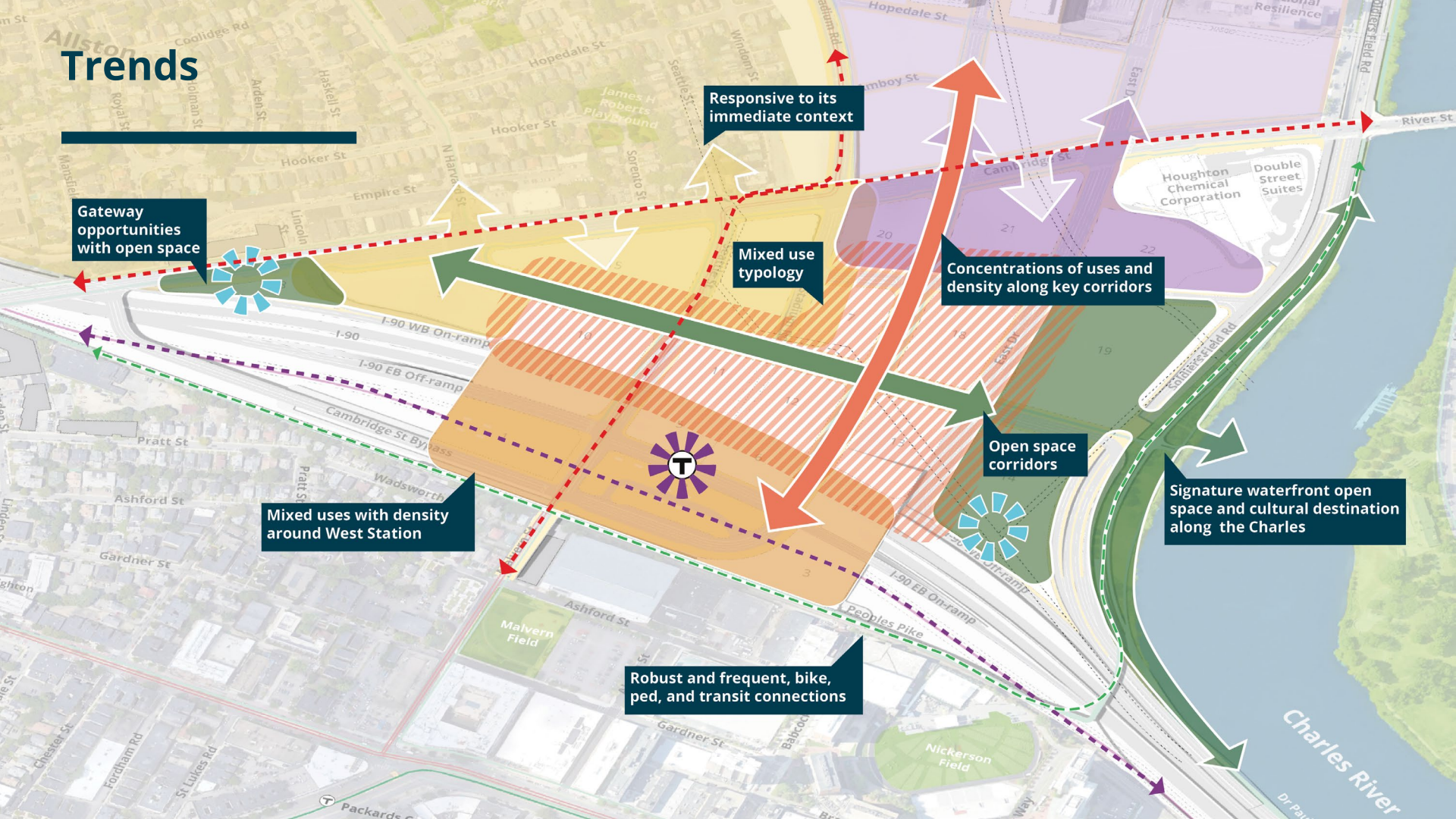


Beacon in a Box Overview

We created a world building game for the Beacon Park Yard site to garner site specific ideas for the mix of land uses, distribution and location of open space, and other critical amenities and institutions



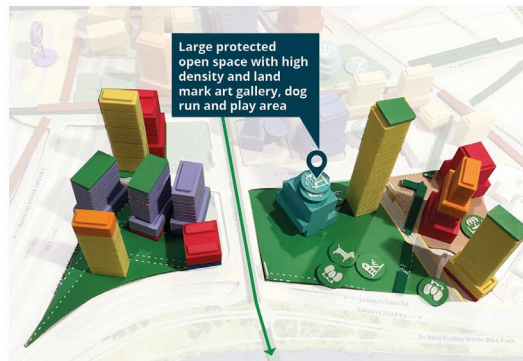
Trends



Waterfront: Signature Open Space



Most groups advocated for a **signature waterfront open space and cultural destination along the Charles**. Some groups concentrated height along the water, while others felt that a lower density waterfront would be more appropriate



High density mixed-use with landmark (Public Forum Table 3)



Protected Open Space with Landmark (Public Forum Table 1)

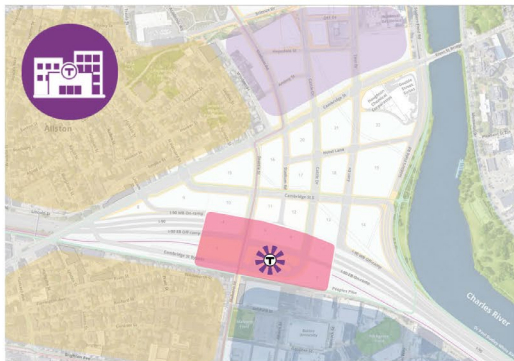


Residential Towers (Veronica Smith Sr Center)



Residential/ Civic Parcel (Allston Brighton Health Collaborative)

West Station: Mixed Use with Density



Many groups advocated for **mixed uses with density around West Station**, including some building over 30 stories. Groups were split on whether to build on the overbuild parcels or leave them as open spaces



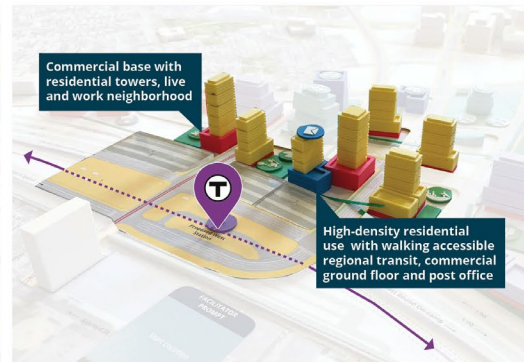
Mixed-Use Development (Core Team)



High Density Residential Development (CDC Residents)



High Density residential (Public Forum Table 3)



Live-Work Neighborhood (Veronica Smith Sr Center)

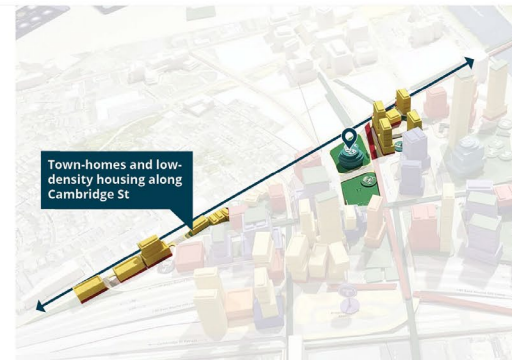
Cambridge St: Context Responsive



Cambridge Street was generally viewed as **responsive to its immediate context**, with labs and residential density adjacent to the ERC and townhomes and civic amenities across from the Allston neighborhood fabric. Several groups buffered the Houghton chemical and Doubletree sites with Labs or open space



Commercial Program (Veronica Smith Sr Center)



Residential (Public Forum Table 3)



Residential (CDC Board & Staff Members)

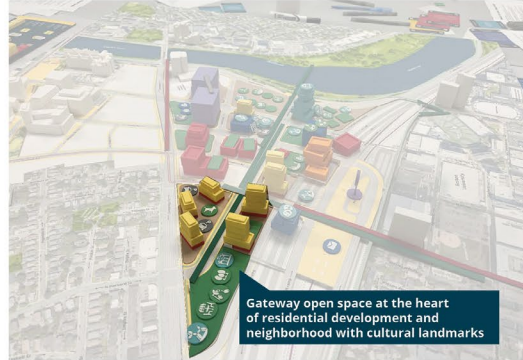


Residential (Public Forum Table 2)

Open Spaces: Gateway Opportunity



The triangular western parcels along Cambridge street and the highway were viewed as **gateway opportunities with open space**, though there was little consensus on how those parcels should be used



Open Space Gateway (Public Forum Table 1)



Western Open Space (Public Forum Table 2)

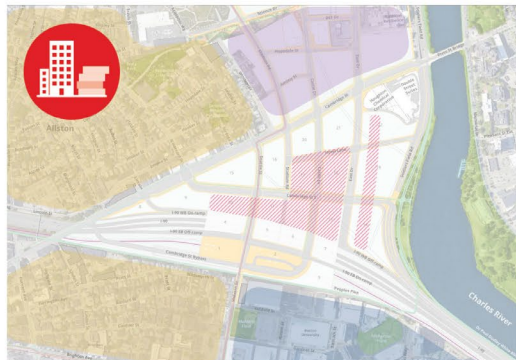


Gateway with Cultural Anchor (CDC Board & Staff Members)

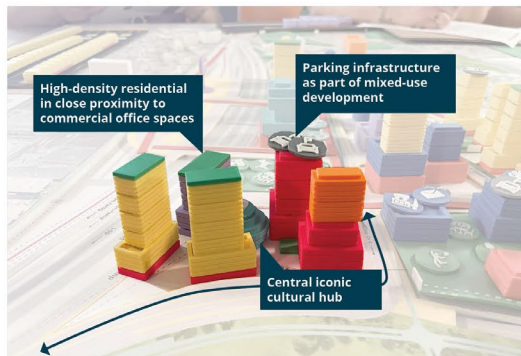


Gateway with Cultural Anchor (CDC Residents)

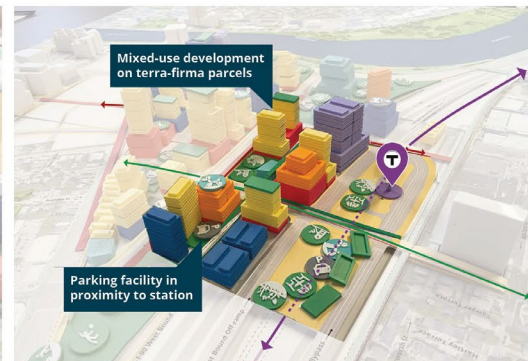
Mixed Use Typology



Most groups, with a few exceptions, advocated for **mixed uses**, and some **mixed use buildings** throughout the site area. Labs and residential uses were concentrated in key areas in some scenarios.



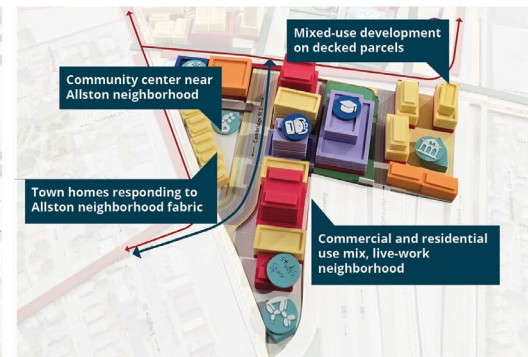
Mixed-use Waterfront Development (CDC Residents)



Mixed-use Station Destination (CDC Board & Staff Members)



Mixed-use Waterfront Development (Public Forum Table 3)



Live-work Neighborhood (Public Forum Table 2)

Open Spaces: Interspersed or Ecological Corridor



While larger open spaces were typically located at the edges, several groups suggested **interspersed open space** along Cambridge Street South or **ecological corridors** along key routes.



CDC Residents



CDC Board & Staff Members

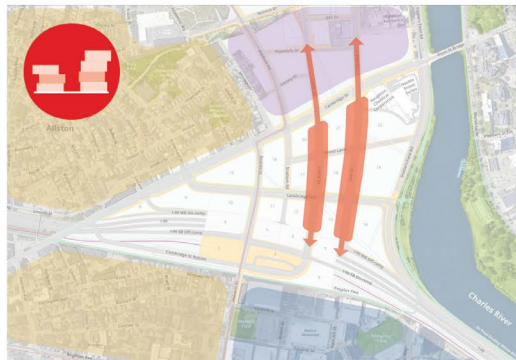


Public Forum 03: Table 01



Public Forum 03: Table 03

Key Corridors: Concentrated Use and Density



Several groups advocated for **concentrations of uses and density along key corridors**, including Cattle Drive, and Cambridge Street, though this was not consistent among the groups



Cattle Dr Innovation Corridor (Public Forum Table 02)



Cattle Dr Commercial/Civic Corridor (Public Forum Table 01)

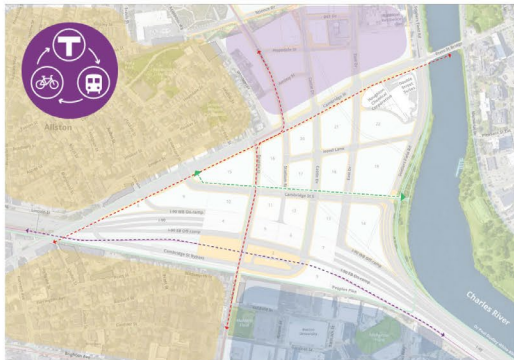


Civic/Commercial Corridor (Veronica Smith Sr Center)



Commercial and Innovation Hub (Public Forum Table 03)

Multi Modal Network



Participants recommended more **robust and frequent, bike, ped, and transit connections**, though the locations of these interventions, were not consistent.



West Station Loop (CDC Board & Staff Members)



Multi-modal Transit Path (Veronica Smith Sr Center)



Beacon Bus Loop (Public Forum Table 02)



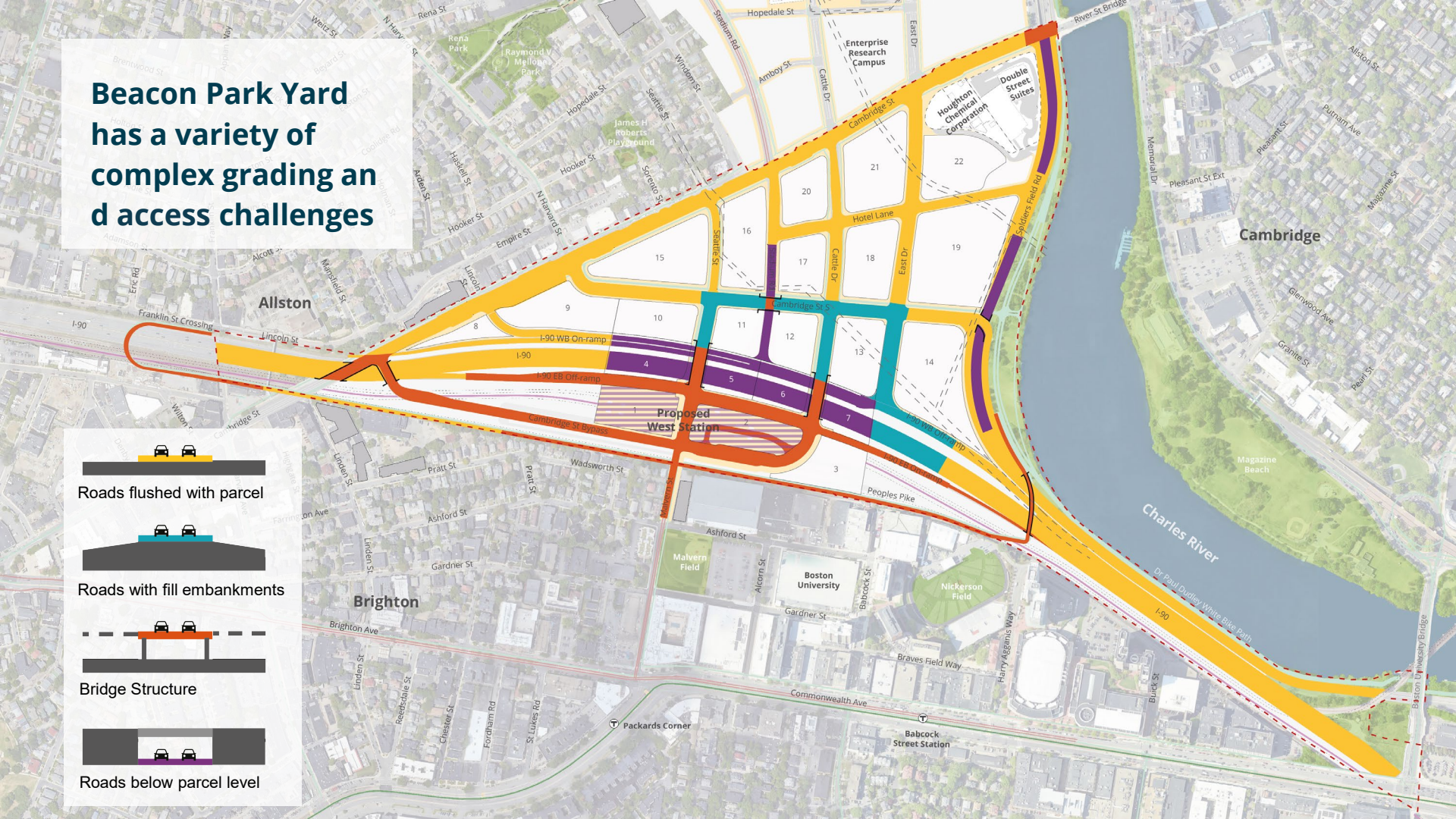
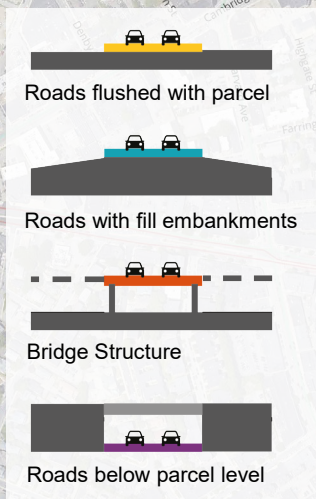
Cambridge St S Bike Corridor (Allston Brighton Health Collaborative)

Our Baseline Assumptions

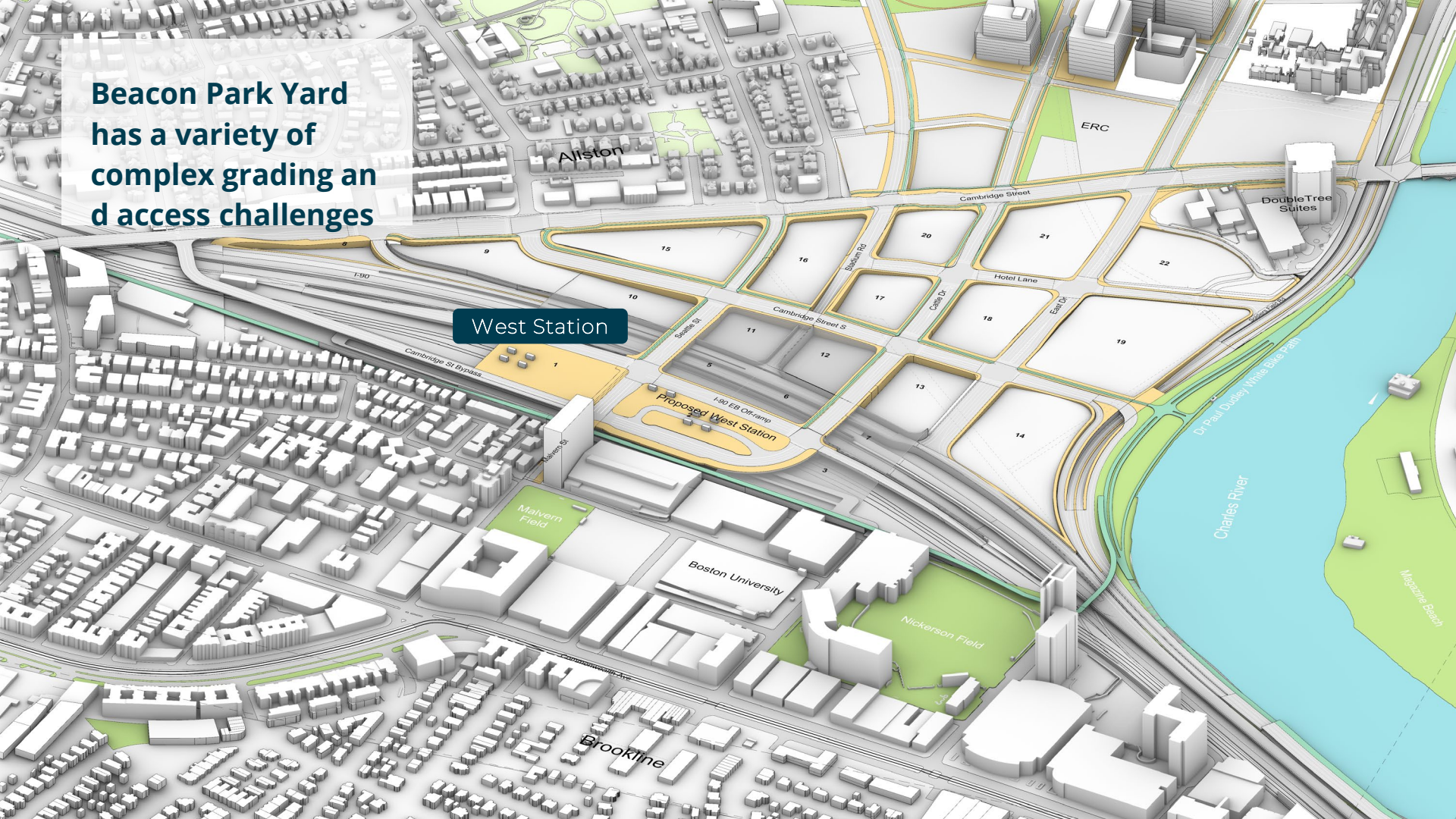
1. Understanding the Site
2. Space Needs
3. 2023 Economic Study



Beacon Park Yard has a variety of complex grading and access challenges



Beacon Park Yard
has a variety of
complex grading and
access challenges



West Station

Proposed West Station

Boston University

Brookline

ERC

DoubleTree Suites

Charles River

Magazine Beach

Dr Paul Dudley White Bike Path

Cambridge Street

Hotel Lane

Cambridge Street S

Basin Rd

Case Dr

Case Dr

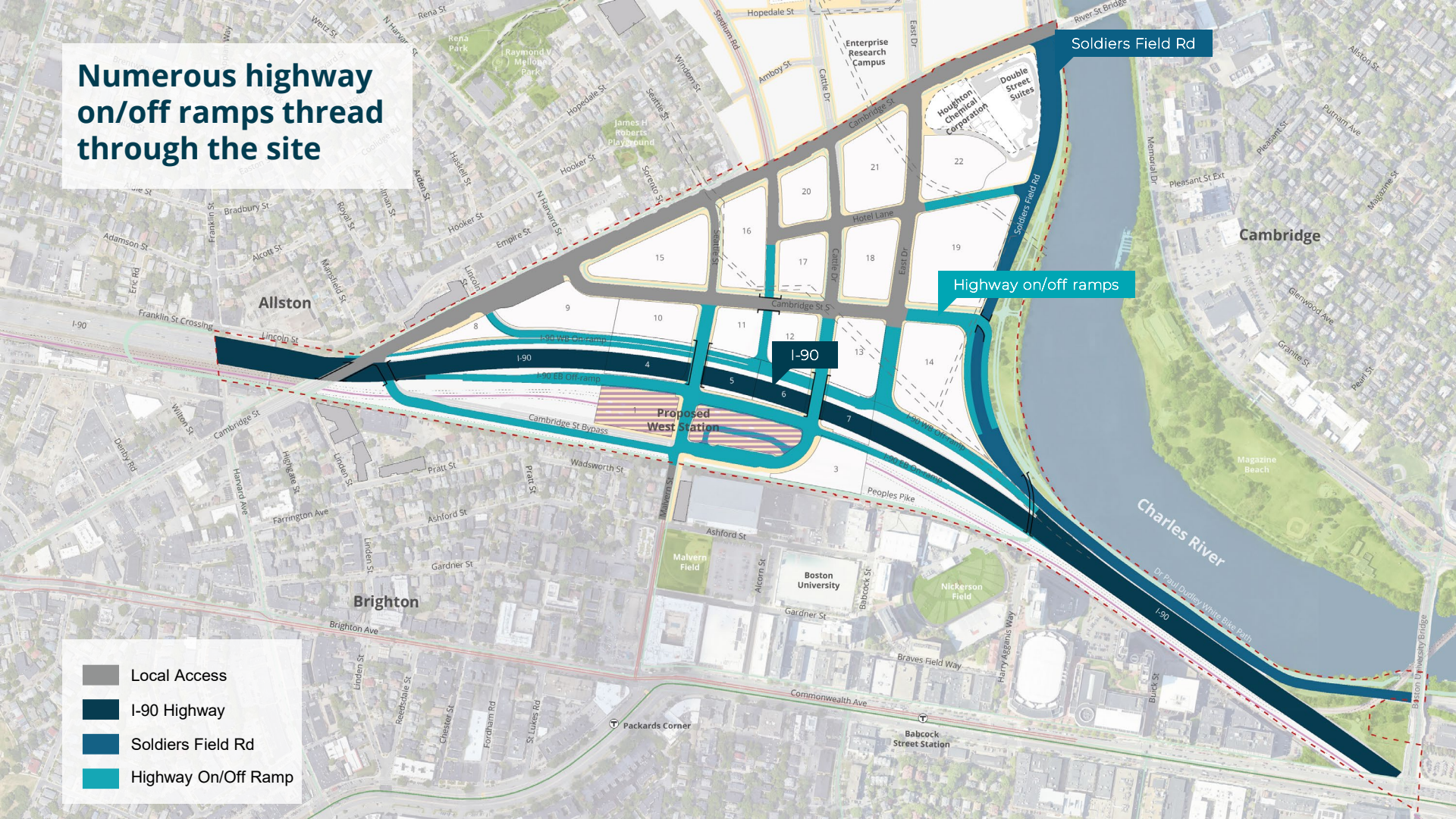
I-90

Cambridge St Bypass

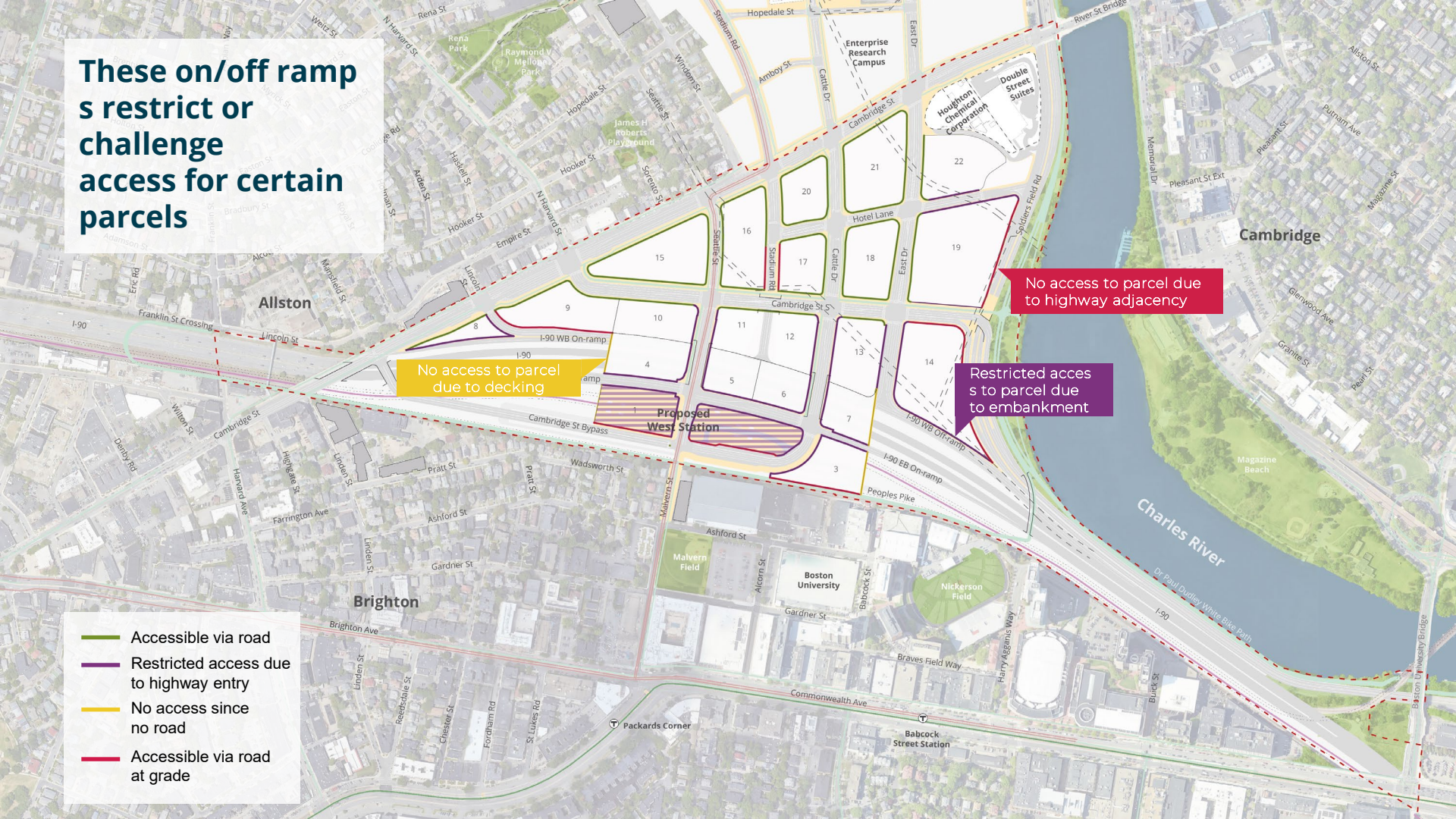
Malvern Field

Nickerson Field

Numerous highway on/off ramps thread through the site



These on/off ramp s restrict or challenge access for certain parcels



No access to parcel
due to decking

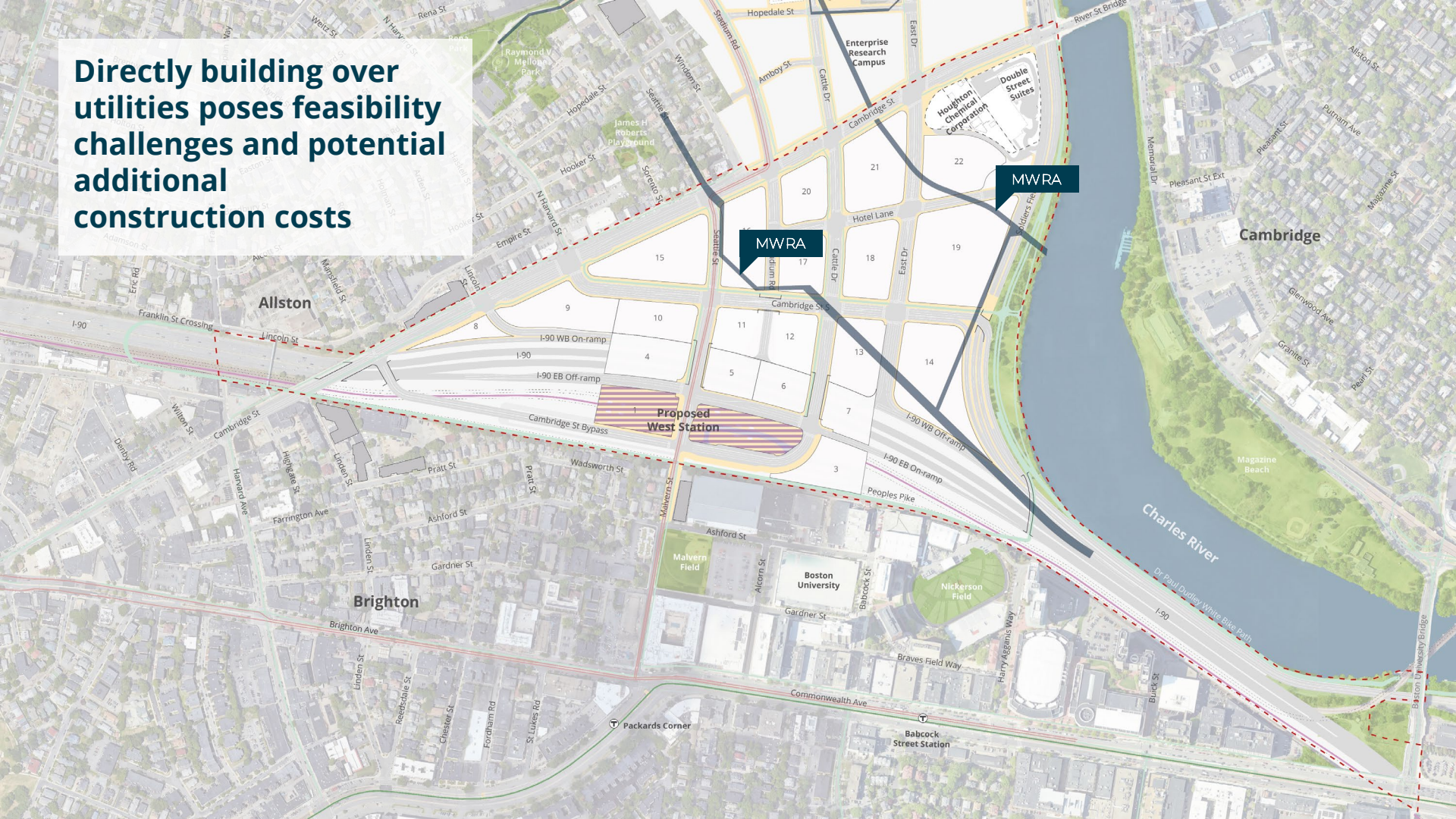
No access to parcel due
to highway adjacency

Restricted acces
s to parcel due
to embankment

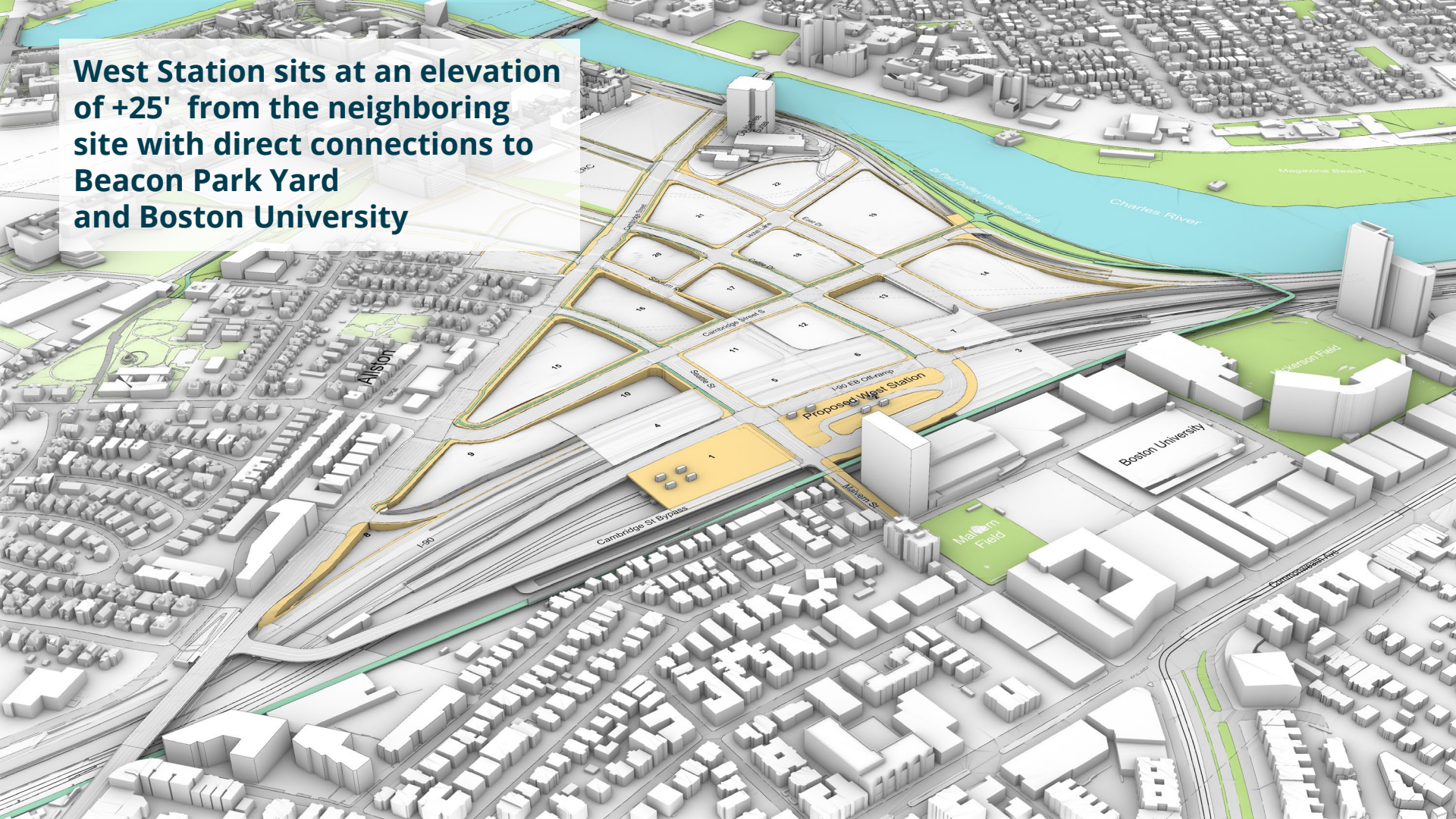
Proposed
West Station

- Accessible via road
- Restricted access due
to highway entry
- No access since
no road
- Accessible via road
at grade

**Directly building over
utilities poses feasibility
challenges and potential
additional
construction costs**

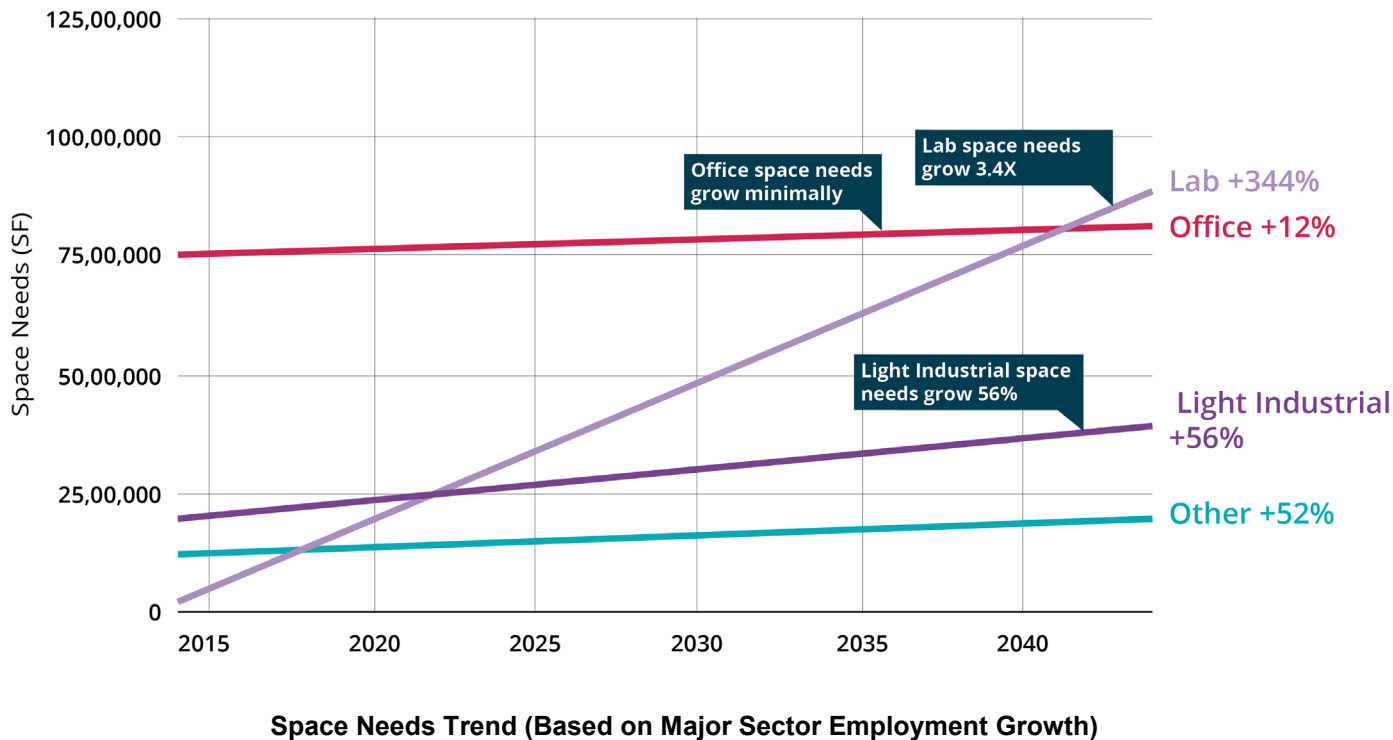


West Station sits at an elevation of +25' from the neighboring site with direct connections to Beacon Park Yard and Boston University



Space Needs

Currently, office dominates the space needs, but the need for lab space is expected to outpace the other types



Potential Typologies

Entrepreneurial and Academic Uses



The Tata Innovation Center (New York, NY) is a 235,000 sf building designed for Cornell Tech academics and tech entrepreneurs. It includes shared circulation spaces and lounges that encourage collaboration. The lower levels house academic uses, while the upper levels are dedicated to offices for technology-focused companies and start-ups.

Healthcare and Traditional Office Sectors



The Ragon Institute (Cambridge, MA) is a 210,000 sf healthcare office and lab building designed to provide collaborative settings for both scientists and medical professionals. The design includes communal workspaces, cafeterias, and a 160-seat conference center.

Community/ Social Service Facilities



Fenway Community Center (Boston, MA) is a accessible facility housed on the ground floor of a 360,000 sf mixed-use development. The space offers a flexible multipurpose room, workspaces, and an art studio.

2023 Economic Study

The economic study by Greystone suggested a need for a minimum of 7.7M SF built on terra firma.

This includes 46% residential, 30% innovation/commercial, 15% civic/institutional, 5% Hotel and 4% retail.



46%
Residential

30%
Innovation/Lab

15% Civic/
Institutional

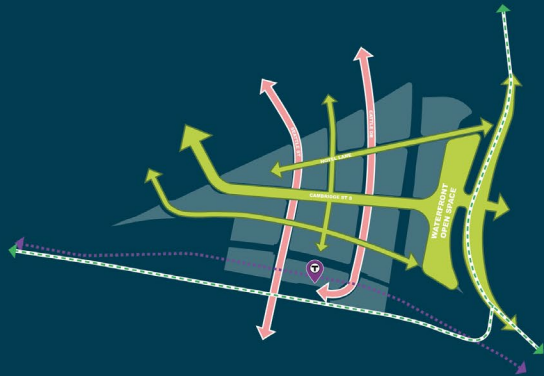
5%
Ho-
tel

4%
Re-
tail

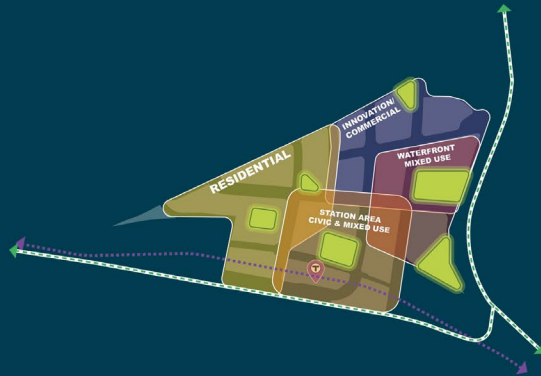
What We Tested

1. Site Plans
2. Trade Offs & Key Themes

Scenarios Overview



Corridors

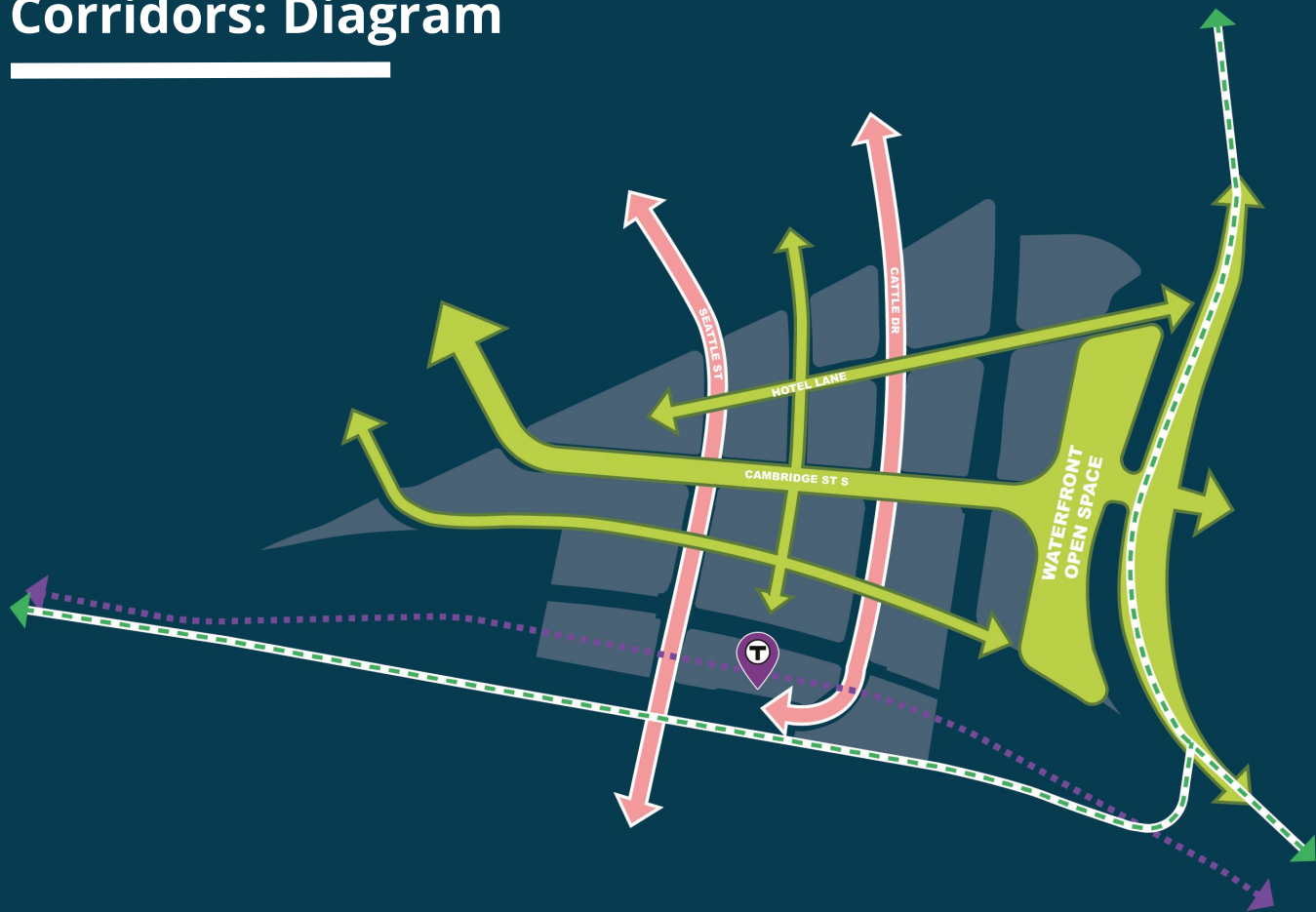


Clusters



Hubs

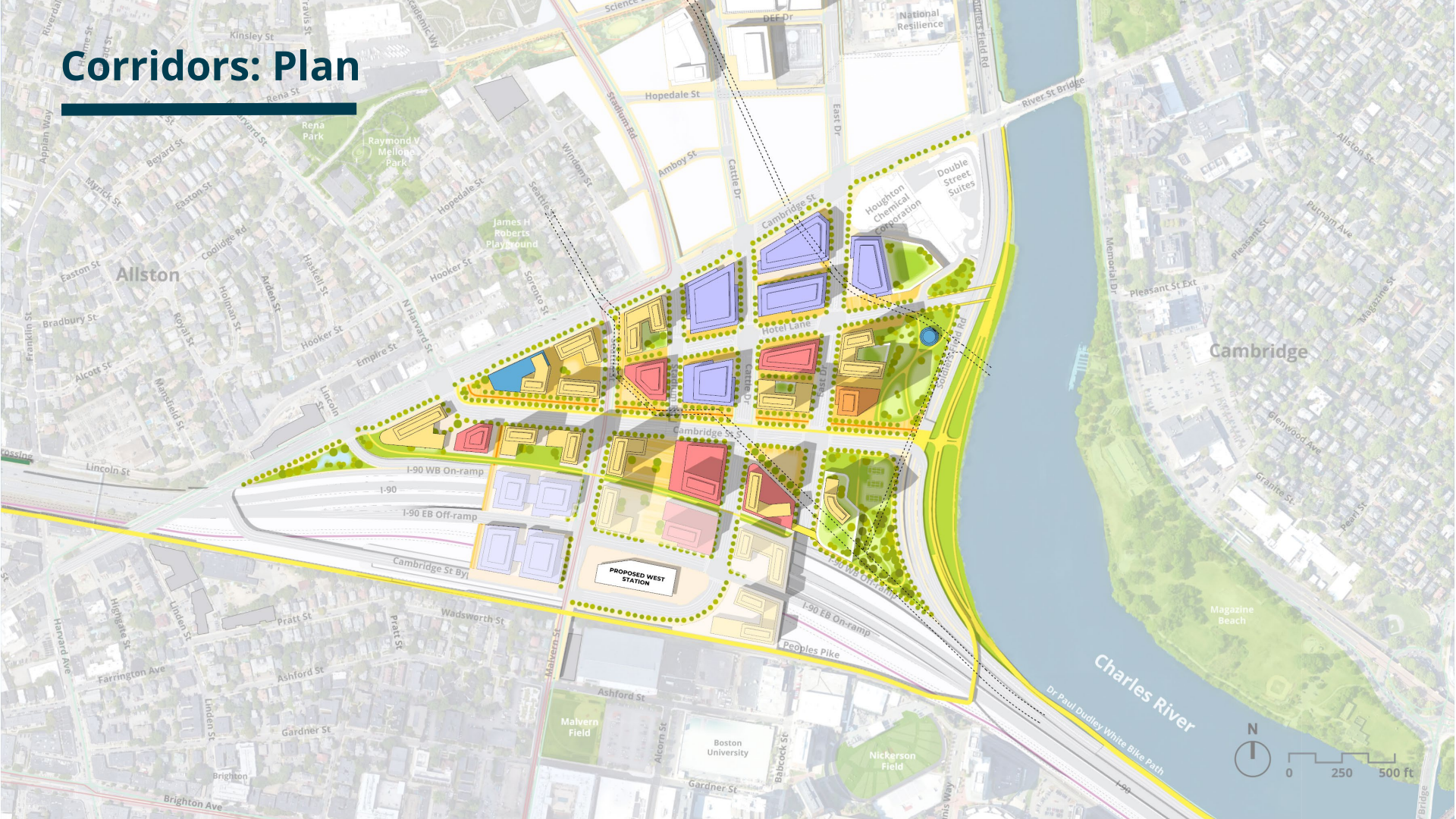
Corridors: Diagram



Corridors: Plan



Corridors: Plan



Corridors: Trade Offs

The map illustrates the 'Corridors: Trade Offs' in the West Station area. Key features include:

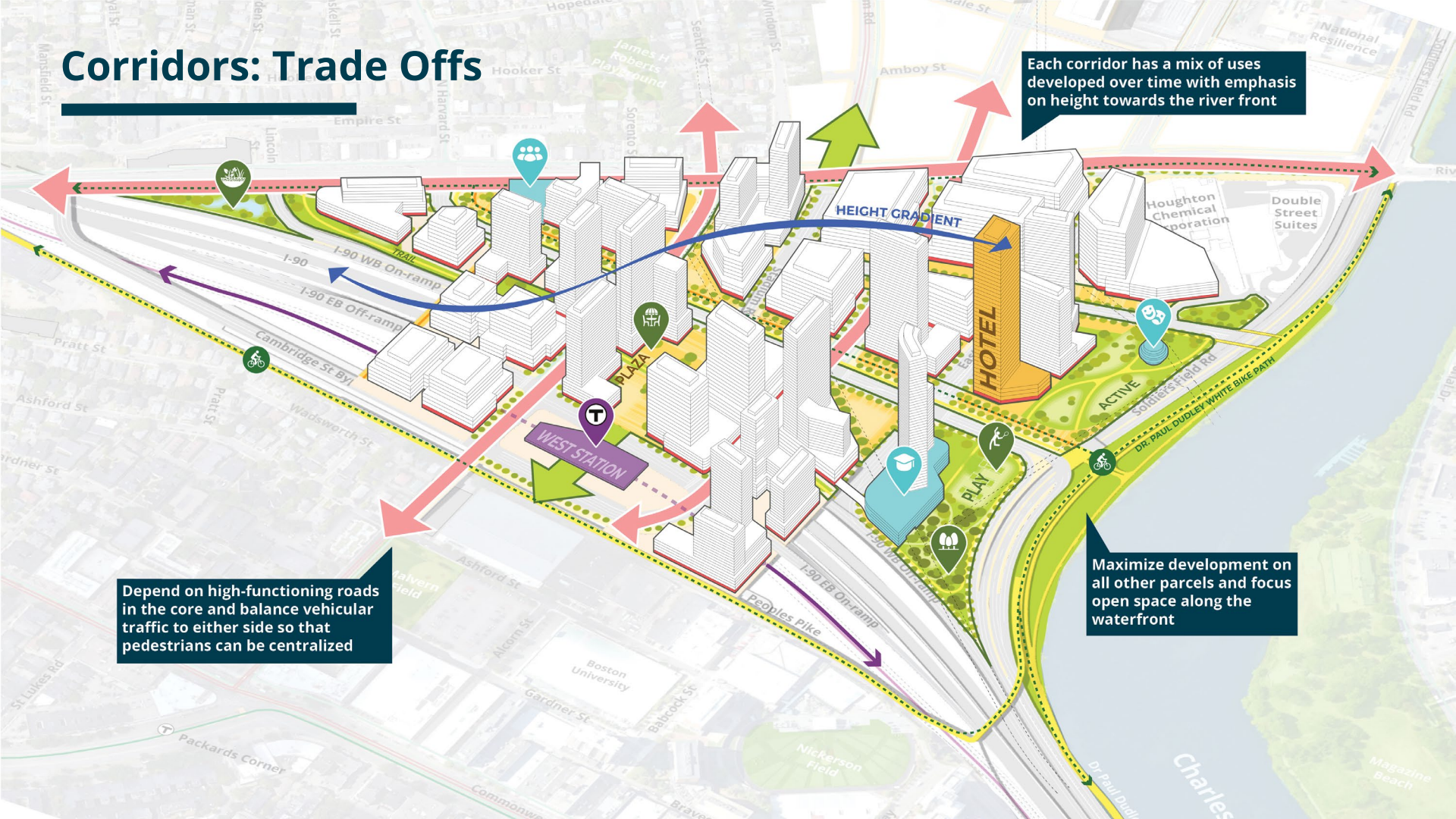
- Transportation Corridors:** I-90, Harbor Tunnel, Cambridge St Bx, Wadsworth St, Ashford St, Alcorn St, Gardner St, Balbock St, Braver St, Commonwealth Ave, and the Charles River.
- Development Corridors:** Red arrows indicate major corridors, while green arrows indicate pedestrian and bicycle paths.
- Landmarks and Amenities:** Plaza, Play, Active, West Station, Hotel, Houghton Chemical Corporation, Double Street Suites, National Resilience, and Magazine Beach.
- Fields and Parks:** Malvern Field, Nickerson Field, and James H. Roberts Playground.
- Streets:** Pratt St, Ashford St, Wadsworth St, Cambridge St Bx, Alcorn St, Gardner St, Balbock St, Braver St, Commonwealth Ave, and the Charles River.

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

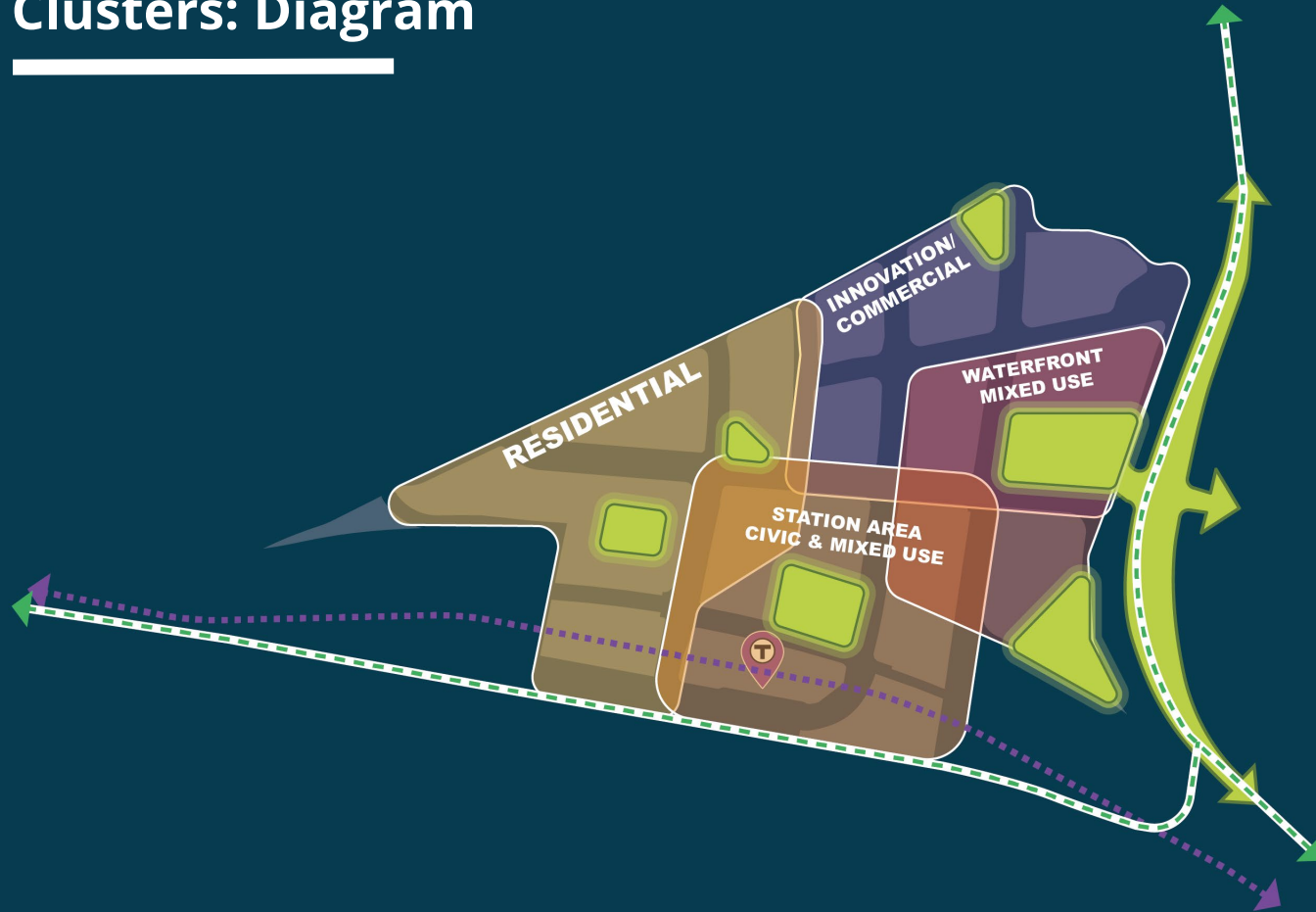
© 2014 Pearson Education, Inc. or its affiliate(s). All rights reserved. Pearson Education, Inc., publishing as Pearson Benjamin Cummings, 101 Philip Drive, Assinippi Park, New York, NY 10986-1997. Printed in the United States of America. 0-321-85021-3

Depend on high-functioning roads in the core and balance vehicular traffic to either side so that pedestrians can be centralized

Maximize development on all other parcels and focus open space along the waterfront



Clusters: Diagram



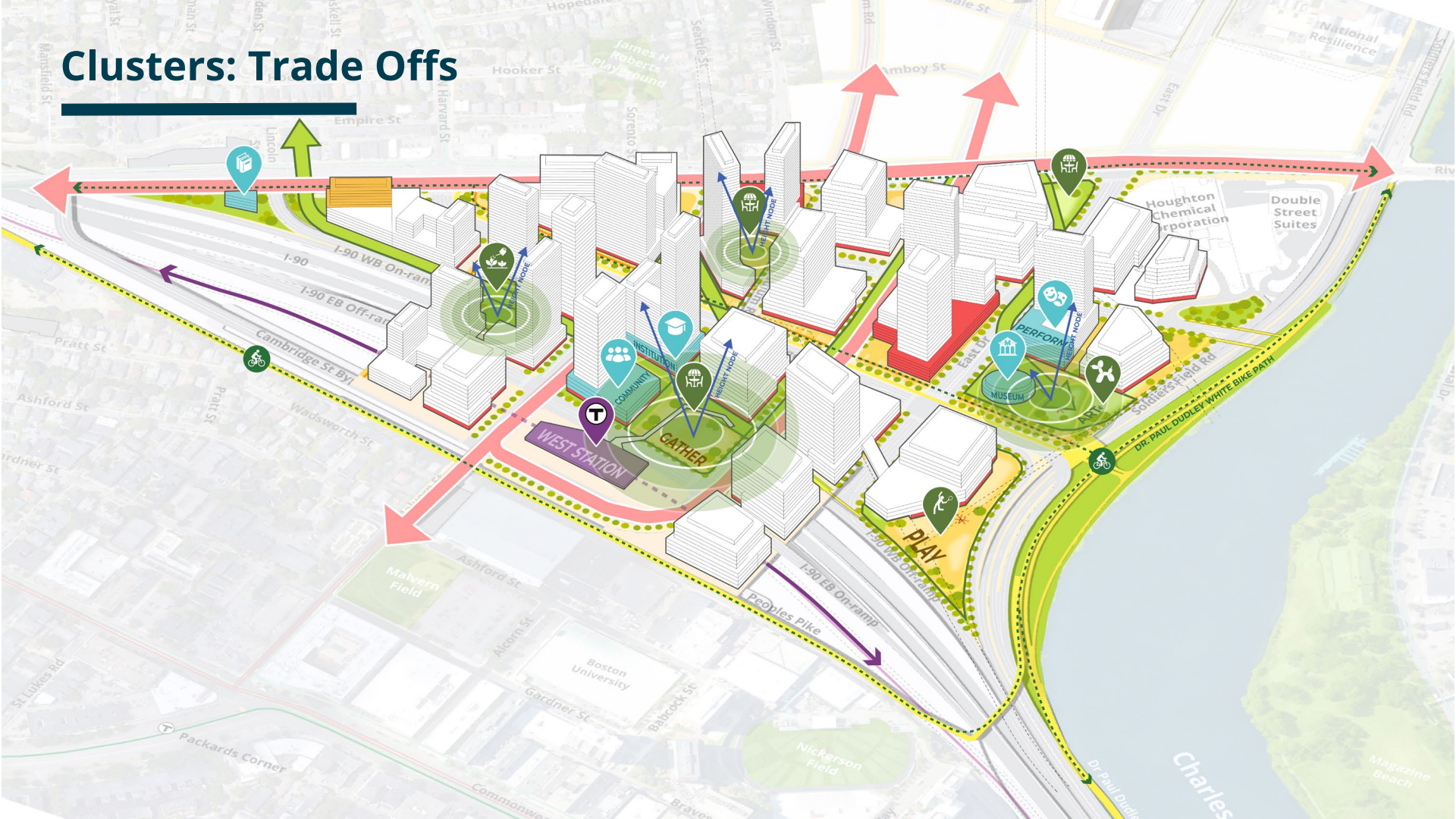
Clusters: Plan



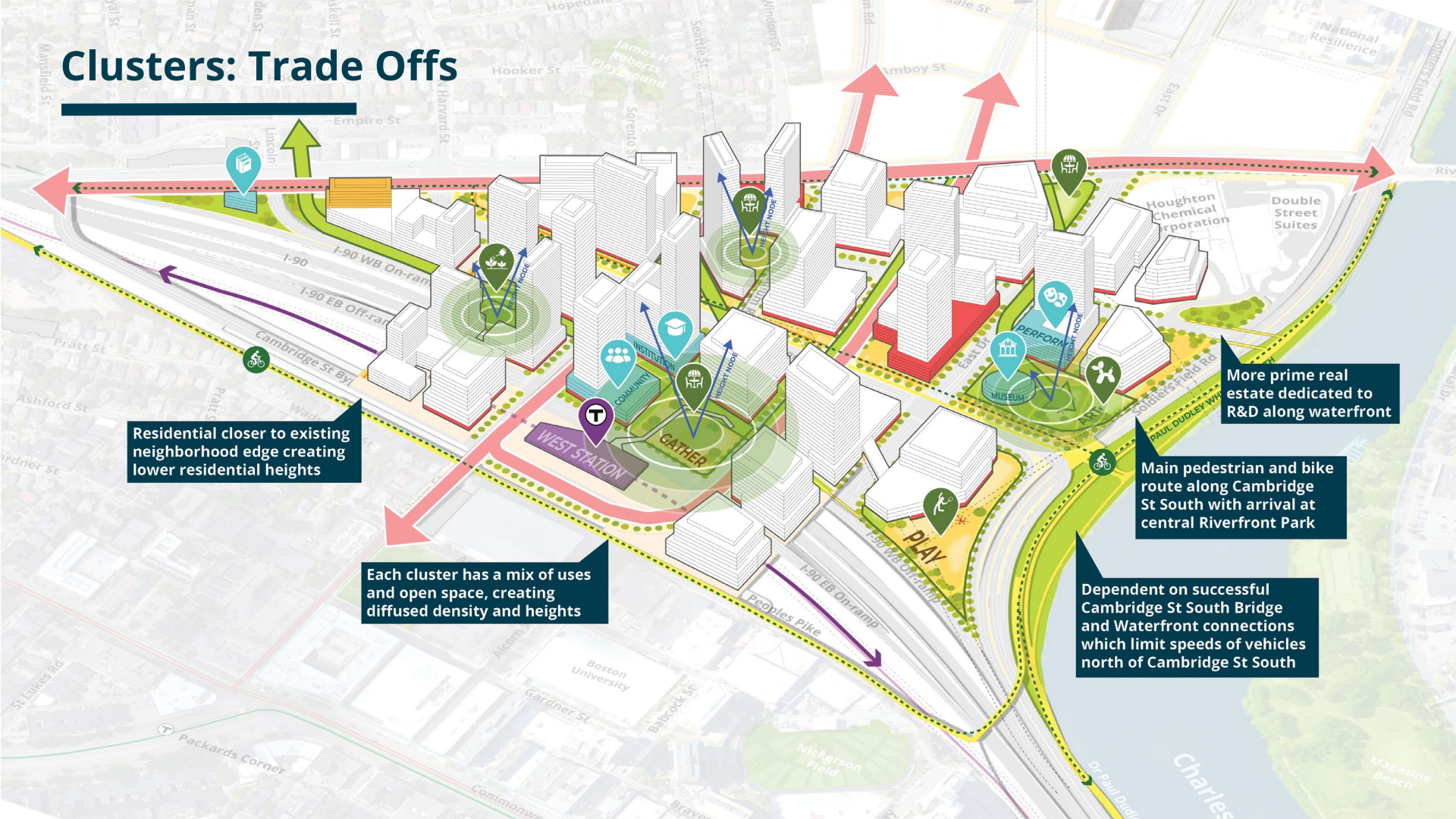
Clusters: Plan

The map shows the proposed West Station and surrounding development in Allston and Cambridge. The Charles River is visible on the right side. The map includes street names, parks, and the Charles River. A legend in the top left corner identifies the 'Clusters: Plan' with a blue line. A scale bar and north arrow are in the bottom right corner.

Clusters: Trade Offs



Clusters: Trade Offs



Residential closer to existing neighborhood edge creating lower residential heights

Each cluster has a mix of uses and open space, creating diffused density and heights

More prime real estate dedicated to R&D along waterfront

Main pedestrian and bike route along Cambridge St South with arrival at central Riverfront Park

Dependent on successful Cambridge St South Bridge and Waterfront connections which limit speeds of vehicles north of Cambridge St South

Hubs: Diagram

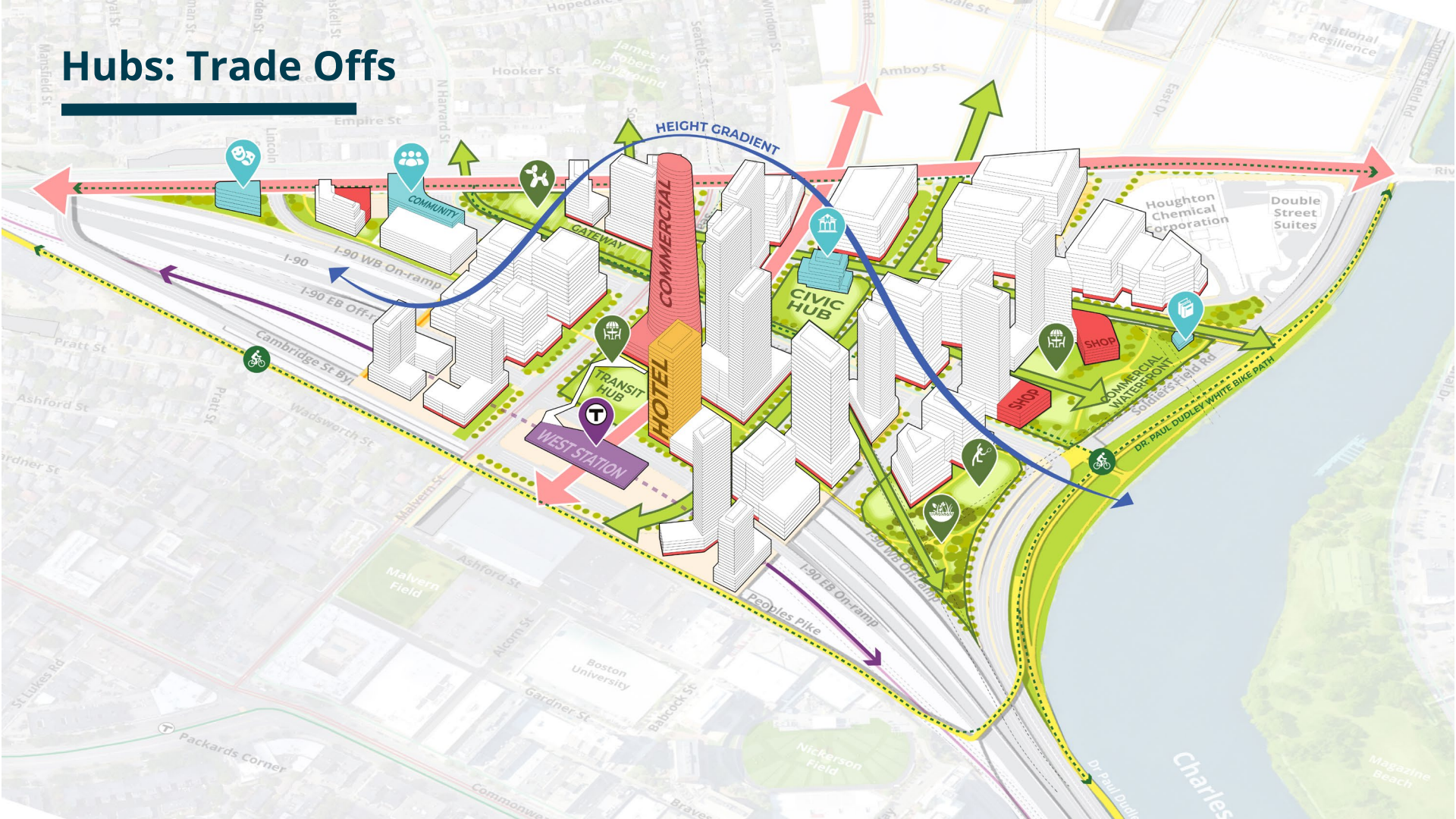


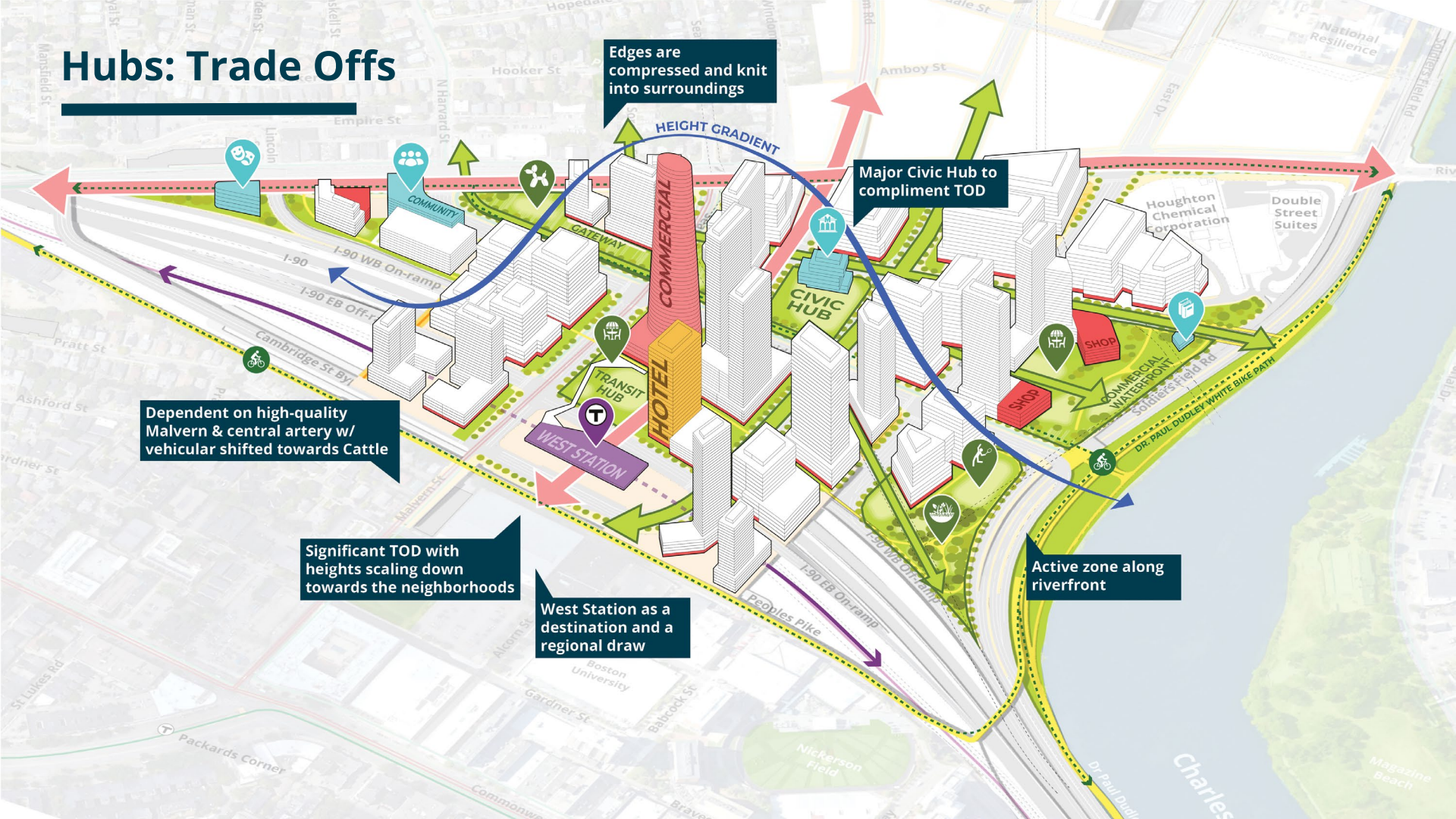
Hubs: Plan



[illegible]

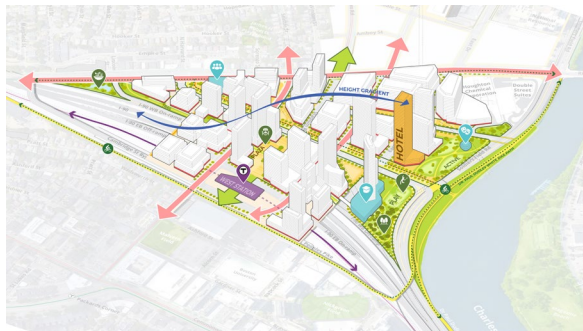
Hubs: Trade Offs





Overview

Corridors



Overview

Corridors

- Each corridor has a **mix of uses developed over time** with emphasis on height towards the river front
- Maximize development on all other parcels and **focus open space along the waterfront**
- Depend on high-functioning roads in the core and **balance vehicular traffic to either side** so that pedestrians can be centralized

Clusters

- Each cluster has a mix of uses and open space, creating **diffused density and heights**
- **Main pedestrian and bike route along Cambridge St South** with arrival at central Riverfront Park
- Residential closer to existing neighborhood edge creating **lower residential heights**
- More prime real estate dedicated to **R&D along waterfront**
- Dependent on successful Cambridge St South Bridge and Waterfront connections which **limit speeds of vehicles north of Cambridge St South**

Hubs

- **Significant TOD** with heights scaling down towards the neighborhoods
- **West Station as a destination** and a regional draw
- **Major Civic Hub** to compliment TOD
- **Active zone along riverfront**
- Edges are compressed and **knit into surroundings**
- Dependent on high-quality Malvern & central artery w/ **vehicular shifted towards Cattle**

Discussion



An aerial photograph of a city highway interchange, likely in New York City, showing multiple lanes of traffic, overpasses, and surrounding urban development. The image is overlaid with a semi-transparent blue filter. The text "Thank you" is prominently displayed in the upper left corner in a large, white, sans-serif font.

Thank you