

BEACON PARK YARD

regional
framework
plan

Terms & Definitions

This brochure includes some common terms that the BPDA project staff will use throughout the Beacon Park Yard Regional Framework Plan (BPY Plan) in various types of engagement and communication.

We hope this is a helpful tool as you engage throughout the BPY Plan planning process.

Terms are categorized under general themes and then ordered alphabetically.

EQUITY

ACCESSIBILITY PLAN

The Accessibility Plan is a guiding document for BPDA project staff to use throughout the BPY Plan planning process to ensure that engagement and communication for this planning initiative is accessible to Allston-Brighton's Priority Equity Populations (see "Priority Equity Populations"). The Accessibility Plan will include compliance with the BPDA Language Access Policy and will include educational components, coalition building, and vetting.

EQUITY

For the BPY Plan we will be using the City of Boston's Equity Statement, in which equity is defined 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."¹

PRIORITY EQUITY POPULATION

Allston-Brighton community members that have been and continue to be systematically excluded from planning processes like, but not limited to, immigrants, Black Indigenous People of Color (BIPOC), people with disabilities, students, elderly, youth, low-income, underhoused, veterans, non-English speaking or English language learners. This is with an understanding that people can occupy many of these and other identities.

THEORY OF CHANGE

An equity advancing approach turned into a useful tool created by the Highline Network, used by BPDA project staff to establish a concise vision for the project. Visit bit.ly/B-P-Y to learn more about the Theory of Change Statement developed by BPDA project staff with guidance from the Coalition Partners (see "Coalition Partners").²

¹City of Boston Equity Statement. City of Boston. 2023. <https://www.boston.gov/government/cabinets/equity-and-inclusion-cabinet#equity-statement>

²Highline Network. Craft a Theory of Change. 2023. <https://toolkit.highlinenetwork.org/tools/craft-a-theory-of-change/>

THEORY OF ACTION

An equity advancing approach turned into a useful tool created by the Highline Network. After establishing a Theory of Change statement, the second step is to establish a Theory of Action which outlines clear steps to achieve the project's vision. Visit bit.ly/B-P-Y to learn more about the Theory of Action developed by the BPDA project staff with guidance from the Coalition Partners.³

INFRASTRUCTURE

ALLSTON I-90 INTERCHANGE

An interchange is a grade-separated intersection (one road passes over another) with ramps to connect them.⁴ The Allston Interchange carries the Massachusetts Turnpike (I-90) through the Allston/Brighton area. Cambridge Street and Soldiers' Field Road are to the north and Brighton Avenue to the south. This is the primary east-west route between Western Massachusetts, Worcester, and Boston. It carries heavy vacation traffic during the weekends in the summer and winter.⁵ This term may often be associated with Allston Viaduct.

ALLSTON MULTIMODAL PROJECT

The Allston Multimodal Project is an infrastructure project led by the Massachusetts Department of Transportation (MassDOT). The Allston Multimodal Project will replace and realign the Allston Interchange since it is nearing the end of its useful lifespan, construct a new MBTA Commuter Rail Station on the Worcester Line, known as West Station, and it will create a new street network to connect to the future West Station.⁶

³Highline Network. Craft a Theory of Action. 2023. <https://toolkit.highlinenetwork.org/tools/craft-a-theory-of-action/>

⁴Highway Features. MoDOT. 2022. <https://www.modot.org/highway-features-0#>

⁵About the Allston Multimodal Project. Mass.gov. 2023. <https://www.mass.gov/info-details/about-the-allston-multimodal-project#>

⁶MAPC. West Station Area Transit Report. revised August 2022.

ALLSTON VIADUCT

A viaduct is a long elevated roadway usually supported by columns or piers similar to a bridge.⁷ The Allston Viaduct carries the Massachusetts Turnpike (I-90) from the Allston Interchange to the Commonwealth Avenue Bridge. The Allston Viaduct is nearing the end of its useful lifespan and it must be replaced.

MASSACHUSETTS TURNPIKE

The Massachusetts Turnpike or colloquially referred to as the “Mass Pike” or “the Pike” is a toll highway that is a section of Interstate 90 (I-90) that runs east-west from the New York State line to Boston, Massachusetts. The Massachusetts Turnpike is under the jurisdiction of the Massachusetts Department of Transportation (MassDOT).

PROJECT SPECIFIC

BEACON PARK YARD REGIONAL FRAMEWORK PLAN (BPY PLAN)

The Beacon Park Yard Regional Framework Plan is the planning initiative led by the City of Boston and the Boston Planning & Development Agency in partnership with Harvard University, the landowner. The BPY Plan will establish a regional, community vision for dense urban development that provides the City capacity, landowner value, and community benefits to realize a transformational infrastructure and development project. Our vision is inclusive and equitable infrastructure and development projects at Beacon Park Yard.

BPY PLAN AREA

The Plan Area refers to the Beacon Park Yard area, approximately 110 acres of land bounded by the Commonwealth Avenue Bridge (Boston University Bridge) to the south-east, Soldiers Field Road to the east, Cambridge Street to the north, Franklin Street Pedestrian Bridge to the west and MBTA Commuter Rail Worcester Line to the south. This area is approx-

⁷Viaduct. Merriam-Webster. <https://www.merriam-webster.com/dictionary/viaduct>

imately consistent with the Allston-Landing South Economic Development Area Subdistrict, of which Harvard University is the sole landowner and two coordination areas with MassDOT to the south-east and west. The Plan Area is roughly consistent with the former Allston Rail Yard and includes the Allston Interchange.

BPY STUDY AREA

The Study Area is defined as the regional economic and multi-modal transit impact area of this planning initiative. Initially described by the Metropolitan Area Planning Council (MAPC) in the West Station Area Transit Study, the Study Area is any area that can be reached within a 30-minute bicycle ride from the future location of West Station.⁸ This area covers parts of Cambridge, Boston, Brookline, Newton, Belmont, Waverly, Somerville, and Chelsea.

NATURE

Nature refers to the natural environment under public or private ownership. For the BPY Plan the Charles River is of primary importance and will be considered and treated as a partner throughout the planning process.

THE THROAT

The throat refers to the narrow band of parkland, the Allston Viaduct, and rail alignments between Boston University and the Charles River.⁹

REGULATORY

ARTICLE 80

Article 80 is a section of the Boston Zoning Code that sets forth guidelines for the development review process related to large projects (adding/constructing more than 50,000 square feet), small projects (adding/constructing more than 20,000 square

⁸MAPC. West Station Area Transit Report. Revised August 2022. Pg. 15.

⁹City of Boston and Boston Planning & Development Agency. Placemaking Report: I-90 Allston Interchange Improvement Project. October 2016. Pg. 4.

feet and/or 15+ net new residential units), planned development areas (new overlay zoning districts for project areas larger than 1 acre), and institutional master plans (projects relating to academic and medical campuses). The Article 80 process may include, but is not limited to, review of a project's impacts on transportation, public realm, the environment, and historic resources. Public input is encouraged throughout a project's review timeline.

PUBLIC CAPITAL PROJECT

An investment in major public facilities or infrastructure through the construction of new or the reconstruction or maintenance of existing facilities.¹⁰

INCLUSIONARY DEVELOPMENT POLICY (IDP)

Established in 2000 to promote the production of affordable housing in Boston. Under the IDP, developers may include affordable units within their developments (on-site), create affordable housing in an off-site location, or make a cash contribution towards the creation or preservation of affordable housing. On December 15, 2022, Mayor Wu announced proposed changes to the IDP Policy. You can learn more about them here: <https://www.bostonplans.org/projects/standards/inclusionary-development-policy>.

LINKAGE

A law passed in 1986 by the Massachusetts legislature and City of Boston, that applies to new commercial developments over 100,000 square feet that require zoning relief. Linkage requires developers to pay into the linkage fund for the creation of housing and job training programs.

MITIGATION

Mitigation can include physical improvements that the developer will provide on-site or within the impacted area. For instance, mitigation could include a traffic study that results in a

¹⁰Chapter 2.The Capital Project Request. <https://ofm.wa.gov/sites/default/files/public/legacy/budget/instructions/capinst/15-25capinstr/chapter2.pdf>

modified pattern of stoplights, signage, and crosswalks. Mitigation can also take the form of monetary contributions to local organizations. The BPDA provides oversight of these funds to ensure that they are spent in the ways that are approved and agreed upon.

ZONING

A tool used by the City to dictate the allowed shape, density, and use of development in a given area. Boston's Zoning Code incorporated a written code (describing setbacks, heights, allowed uses, densities, etc.) and maps which indicate which geographic areas are subject to which zoning guidelines.

KEY CONTACTS

BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)

The BPDA is the planning and economic development agency for the City of Boston. The BPDA will lead the Beacon Park Yard Regional Framework Plan (BPY Plan) planning initiative and lead collaboration with community partners and stakeholders, other City and State agencies, and institutional partners in the development of this plan.

BOSTON UNIVERSITY (BU)

Boston University is a higher education institution primarily located in the Boston neighborhoods of Fenway and Allston. BU is a key stakeholder in this planning process as part of their campus directly abuts the BPY Plan Area.

COALITION PARTNERS

The Coalition Partners are a group of State and City leaders, elected officials, institutional leadership, BPDA leadership, regional elders, and subject matter experts to guide the BPY Regional Framework Plan (BPY Plan) as established in the Request for Proposal (RFP). With the assistance of BPDA staff, this group will help establish the project's mission and advocate for the work as well as verify that each major task aligns with the project mission, values, and goals rather than technical appropriateness.

HARVARD ALLSTON TASK FORCE (HATF)

The Harvard Allston Task Force is a group of Allston-Brighton community members nominated by the City of Boston to determine appropriate strategies to mitigate the social and environmental impacts of Harvard’s institutional projects through the BPDA’s Article 80 Development Review process.¹¹

HARVARD UNIVERSITY (HU)

Harvard University is a higher education institution with campuses in Cambridge and Boston. Harvard University is the sole owner of the Beacon Park Yard Plan Area as well as significant additional institutional and non-institutional areas in Allston. While the Beacon Park Yard Plan Area and the Enterprise Research Campus (ERC)¹² Plan Area are considered primarily non-institutional at this time, plans for institutional areas that are part of the Harvard University Allston Campus are described in the most recent Institutional Master Plan (IMP).¹³

URBAN PLANNING

EDGES

An “edge” in the urban planning field is used to describe the place of transition from one use to another. Edges can be built or naturally occurring such as the Charles River and can change over time. Edges are important elements in urban planning because they affect how people move through a place.

GATEWAYS

Gateways are entrances to a place.

LAND USE

Land Use refers to the regulation of land by a government authority usually through zoning laws that allow and restrict certain uses of land.

¹¹Advisory Boards & Task Force. Harvard Ed Portal. 2023.<https://edportal.harvard.edu/advisory-boards-task-force>

¹²Harvard Enterprise Research Campus (ERC) District and Greenway Plan, BPDA website. <https://www.bostonplans.org/planning/planning-initiatives/harvard-erc-district-and-greenway-plan>

¹³Harvard University Allston Campus, BPDA website. <https://www.bostonplans.org/planning/institutional-planning/higher-ed/harvard-university-allston-campus>

LIVE/WORK SPACE

Space where artists or other self-employed individuals combine their residence with their work area, typically in an open floor plan.

LOT

The area of a parcel of land in single ownership and not divided by a street.

MOBILITY

The movement of people or goods.

MULTIMODAL

Applying to multiple transportation modes such as: walking, bicycling, driving, public transit, or moving freight.

OPEN SPACE

Generally, open space includes open space in public or private ownership dedicated to active or passive recreational use or to the conservation of natural resources; including but not limited to the waterway areas, beaches, reservations, parks, and playgrounds.

RESIDENTIAL DENSITY

The number of units in a specific area of land. This could be measured as units per square feet (units/sq. ft.)

SOCIAL CLIMATE ANALYSIS

An equity and justice advancing approach rooted in a series of community field checks created by Dr. Destiny Deguzman (nee Thomas) of the Thrivance Group as part of the Dignity-Infused Community Engagement (DICE) sequence.¹⁴ Social Climate is a term originating in psychology and public health which refers to the perceptions of a social environment that tend to be shared by a group of people. This is distinct from, yet informed by the culture or personality of an area determined by social factors such as socioeconomic trends, racial and ethnic diversity, work-

¹⁴Thrivance Group, Dignity-Infused Community Engagement (DICE) sequence. <https://thrivancegroup.com/dicemethod>

force, etc. The social climate of Allston-Brighton is documented in the Allston-Brighton Needs Assessment.

SOCIAL DETERMINANTS OF HEALTH (SDH)

The World Health Organization defines this term as “the non-medical factors that influence people’s health outcomes. These are the conditions in which people are born, grow, work, live, and age, and the wider set of forces and systems shaping the conditions of daily life.”¹⁵

SUB-AREA

A smaller geographic area within a neighborhood.

TRANSIT-ORIENTED DEVELOPMENT (TOD)

Refers to placing land uses of high-demand, such as housing near efficient public transportation options like: bus depots, light rail, and subway lines. Transit-oriented development is intended to decrease reliance on cars and have positive communal effects such as reduced cost of living and reduced pollution and emissions.¹⁶

URBAN CHARACTER

Urban Character can have many interpretations but generally when we speak of Urban Character it refers to how people collectively experience, think, feel, and give meaning to a physical urban environment which could include natural and built elements.

¹⁵World Health Organization. Social Determinants of Health. 2023. <https://www.who.int/health-topics/social-determinants-of-health#>

¹⁶Planetizen. What is Transit Oriented Development?. 2023. <https://www.planetizen.com/definition/transit-oriented-development>

ACRONYMS

BPDA - Boston Planning & Development Agency

BTD - Boston Transportation Department

COB - City of Boston

MASSDOT - Massachusetts Department of Transportation

MBTA - Massachusetts Bay Transportation Authority

MOH - Mayor's Office of Housing

MAPC - Metropolitan Area Planning Council

ONS - Office of Neighborhood Services

For more information please contact:
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bit.ly/B-P-Y

Language Access

Language access services are available to you free of charge. Please contact 857-465-1807 or christine.brandao2@boston.gov to request.

Los servicios de acceso a idiomas están disponibles sin cargo. Por favor llame al 857-465-1807 o envíe un mensaje a christine.brandao2@boston.gov con la solicitud.

该会议可以为您提供免费语言服务。如果需要，请联系 christine.brandao2@boston.gov 或 857-465-1807

該會議可以為您提供免費語言服務。如果需要，請聯繫 christine.brandao2@boston.gov 或 857-465-1807



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