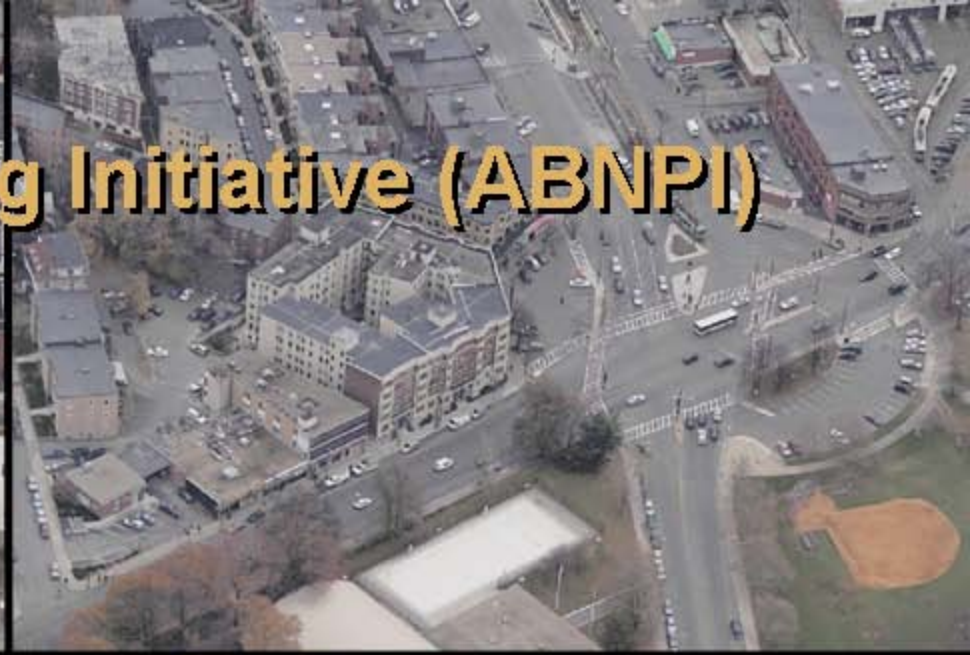




# Allston-Brighton Neighborhood Planning Initiative (ABNPI)

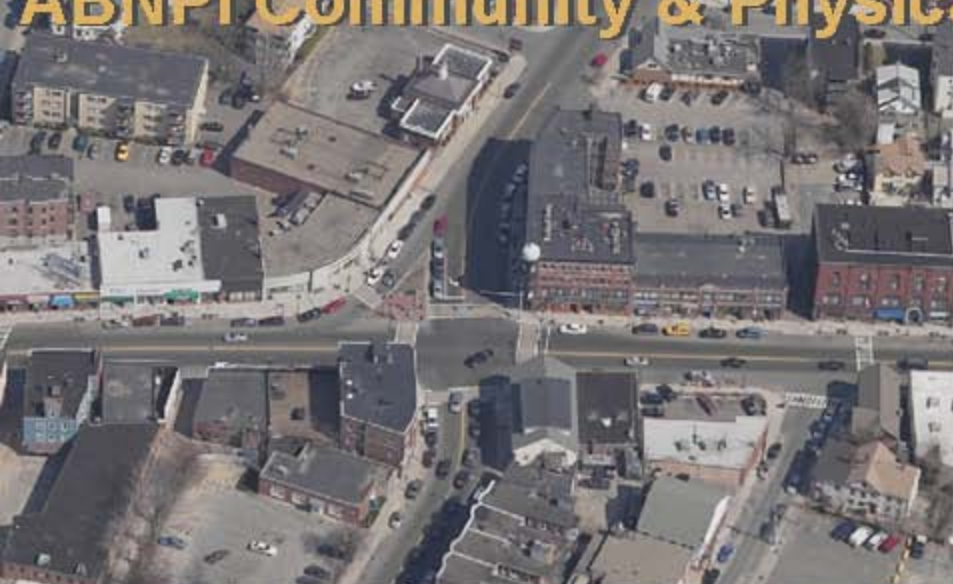


會議備有中文翻譯  
hay traducción al español  
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## Physical & Community Development Workshop March 7, 2007

# ABNPI Community & Physical Development Workshop



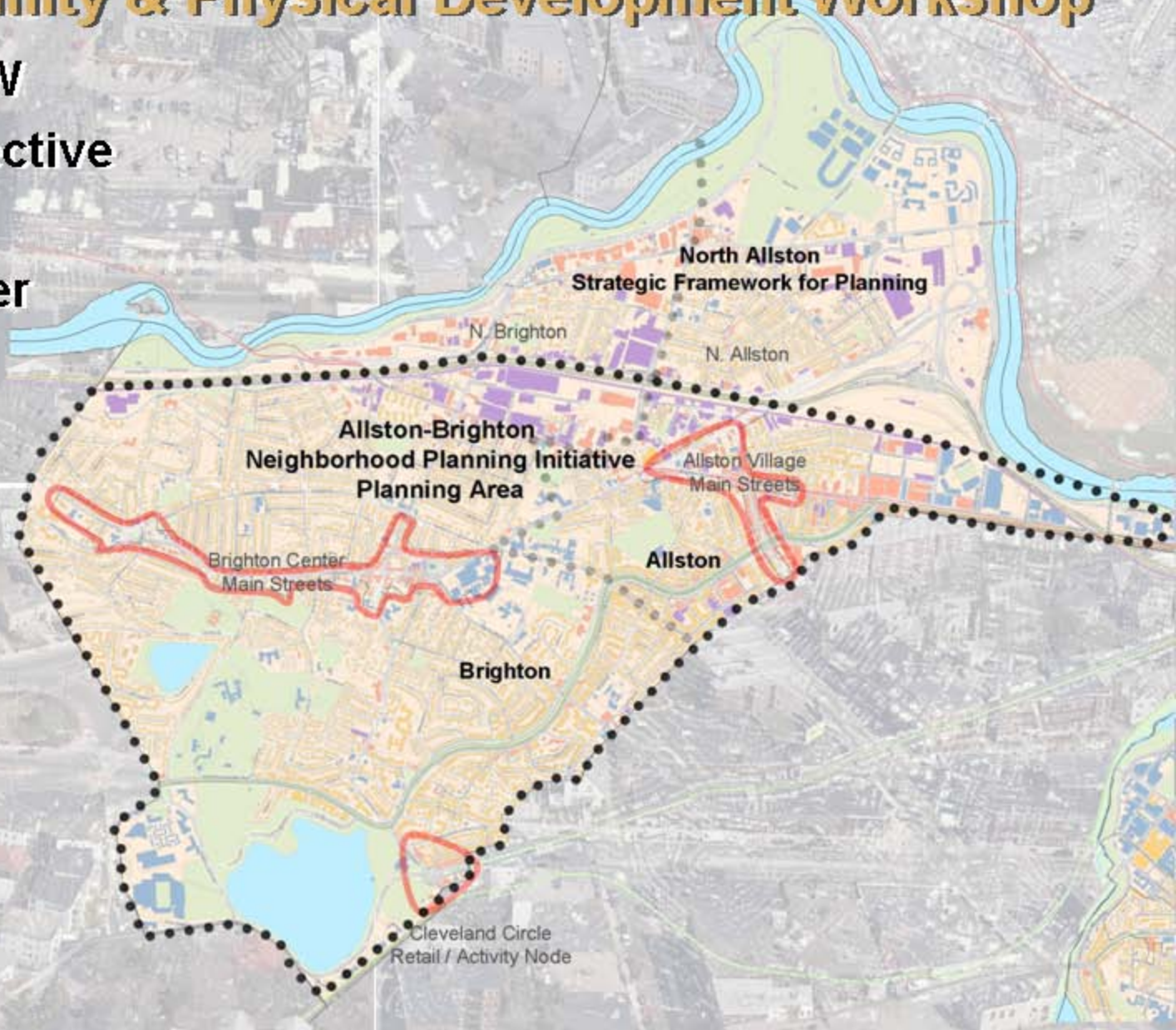
## TODAY'S AGENDA

- Introductions
- ABNPI Overview
- Today's Workshop Topics
  - Open Space, Public Realm & Streetscape
  - Housing
  - Main Streets & Business Development
  - Community Development

# ABNPI Community & Physical Development Workshop

## ABNPI OVERVIEW

- Purpose & Objective
- Process
- Relation to Other Neighborhood Processes



# ABNPI Community & Physical Development Workshop

## ABNPI OVERVIEW

- **Purpose**
  - Community input for recommendations
  - Focus Group – synthesize & prioritize input
- **Objective**
  - Report w/ prioritized recommendations
  - Serve as guide for the City of Boston



# ABNPI Community & Physical Development Workshop

## ABNPI OVERVIEW

### ▪ Process

**March 7**

**Community-Wide Workshop  
Community & Physical Development**

**March 27**

**Working Session #1 w/ Focus Group**

**April 24**

**Community-Wide Workshop  
Transportation w/ Boston Transportation Dept.**

**May 22**

**Working Session #2 w/ Focus Group**

**June 5**

**Working Session #3 w/ Focus Group**

**Summer**

**BRA/City Summary**

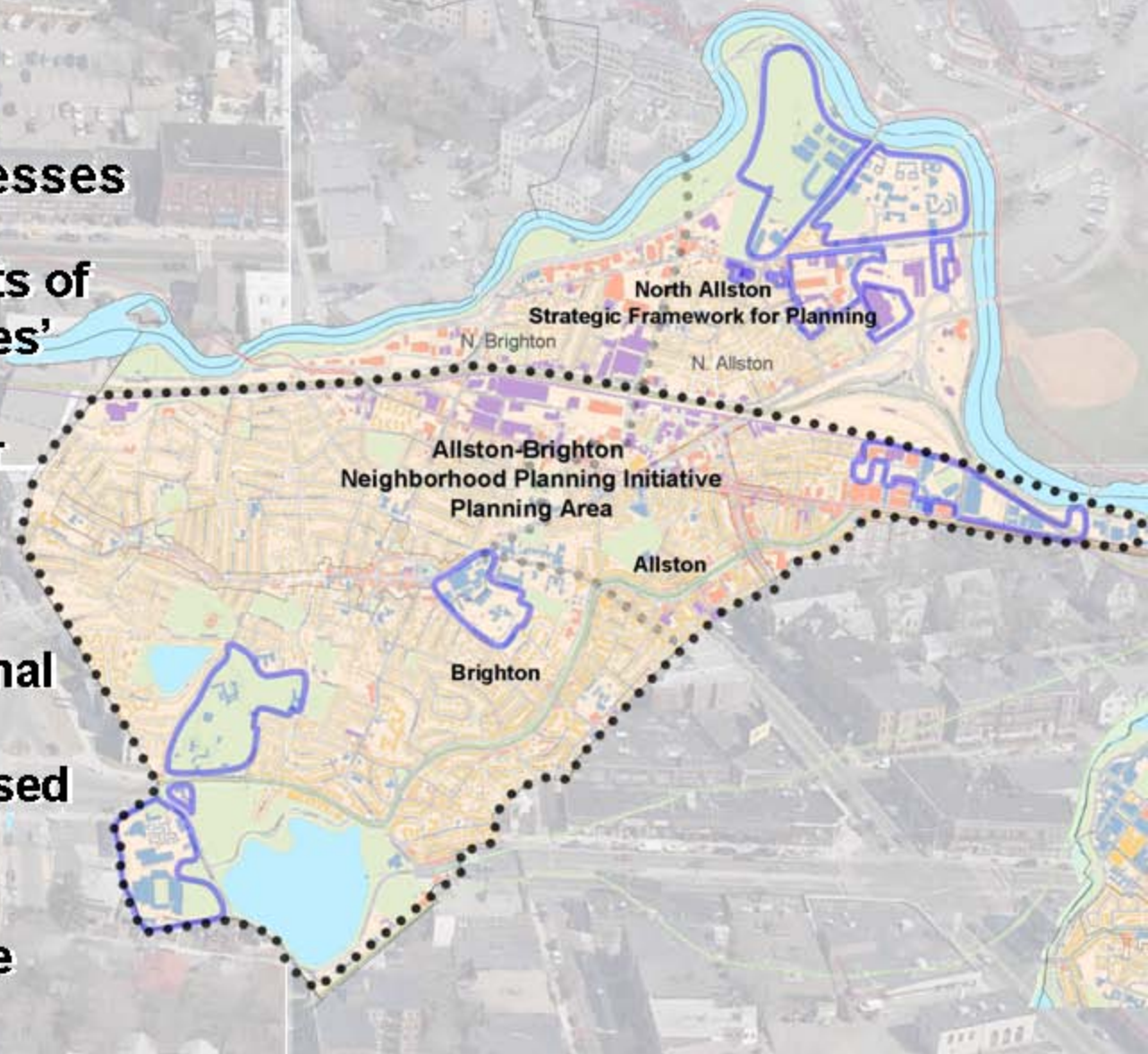


# ABNPI Community & Physical Development Workshop

## ABNPI OVERVIEW

### ▪ Relation to Other Neighborhood Processes

- Not duplicate efforts of existing Task Forces' ongoing review of Institutional Master Plans (IMPs)
- North of Turnpike, to undergo additional analysis & implementation based on NASFP in coordination with existing Task Force



# ABNPI Community & Physical Development Workshop

## NEIGHBORHOOD PROFILE

- Second largest, 11% of population & area
- 28% denser than City avg., similar to 2 others
- Comparable with City
  - Median household (HH) income: \$42,948 - Claritas 2003
  - % low/moderate income HHs: 55%



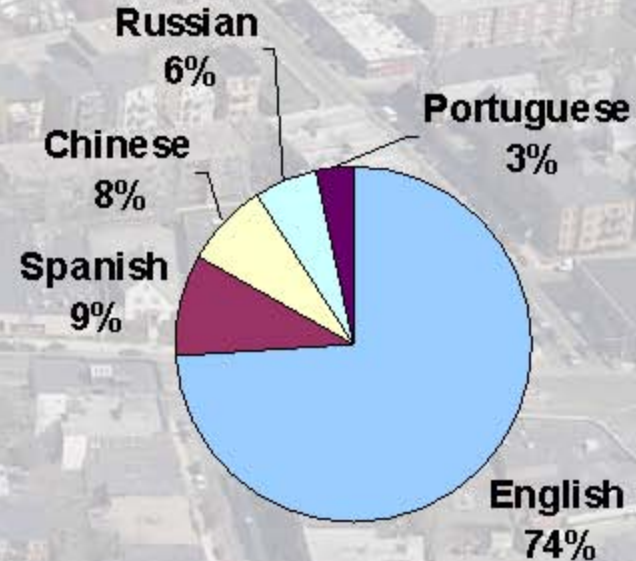
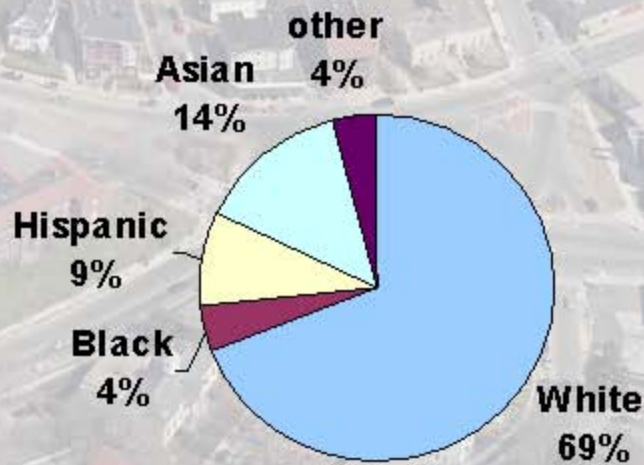
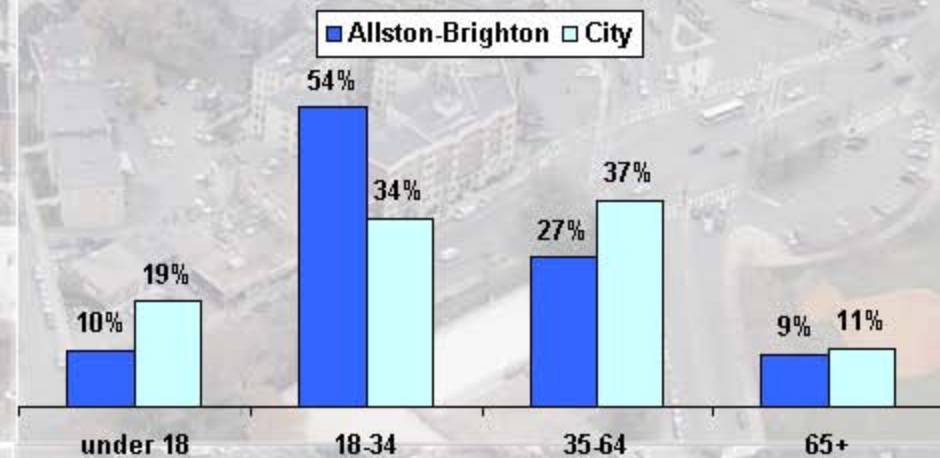
all figures 2000 Census unless otherwise noted

# ABNPI Community & Physical Development Workshop

## NEIGHBORHOOD PROFILE

- Less children & older adults
- More young adults
- Diverse
  - working class, immigrants, students, families & professionals

Age Groups Comparison  
2005 Claritas



all figures 2000 Census unless otherwise noted



# ABNPI Community & Physical Development Workshop

## TODAY'S WORKSHOP TOPICS

- Open Space, Public Realm & Streetscape
- Housing
- Main Streets & Business Development
- Community Development



Land Use vs. Zoning



Allston/Brighton



# Open Space, Public Realm & Streetscape

## POTENTIAL DISCUSSION TOPICS

- **Open Space**
  - Improve existing parks
  - **Signage & wayfinding**
  - **Connections**
  - **Needs assessment**
  - **Private open space**
- **Public Realm & Streetscape**
  - **Historic preservation**
  - **Front yard parking**
  - **Screening & buffering**



# Open Space, Public Realm & Streetscape

## EXISTING CONDITIONS & OPPORTUNITIES

- Less Open Space

Allston-Brighton

4.8 ac.

City

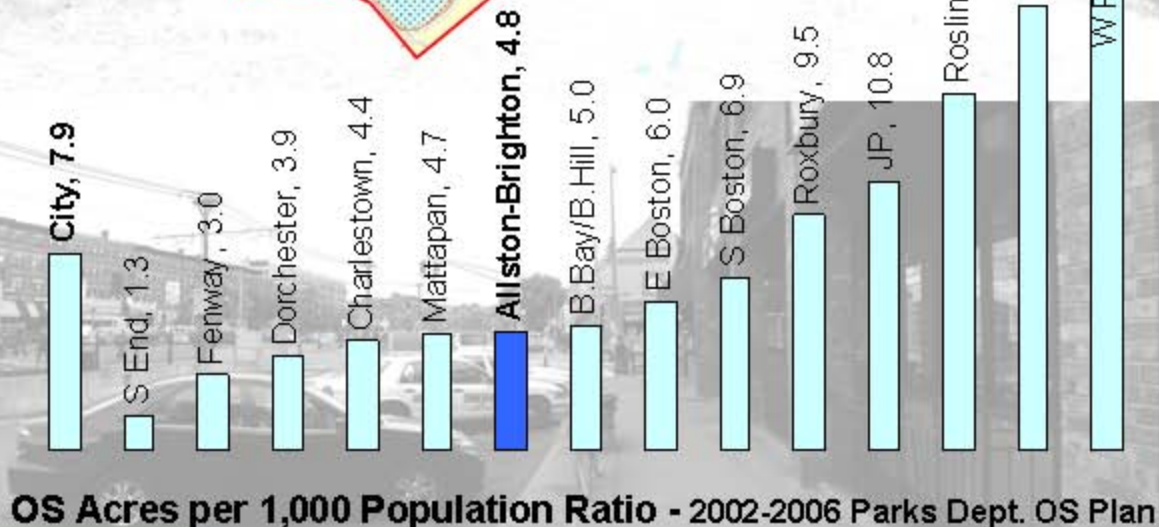
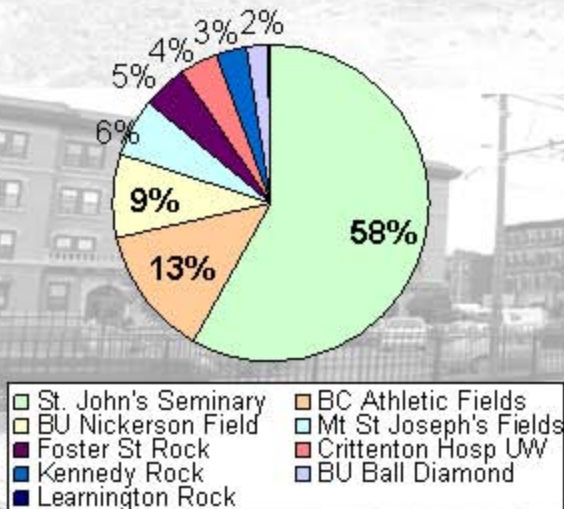
7.9 ac.

- Private Unprotected OS

~70 acres



**Private Unprotected OS**  
2002-2006 Parks Dept. OS Plan



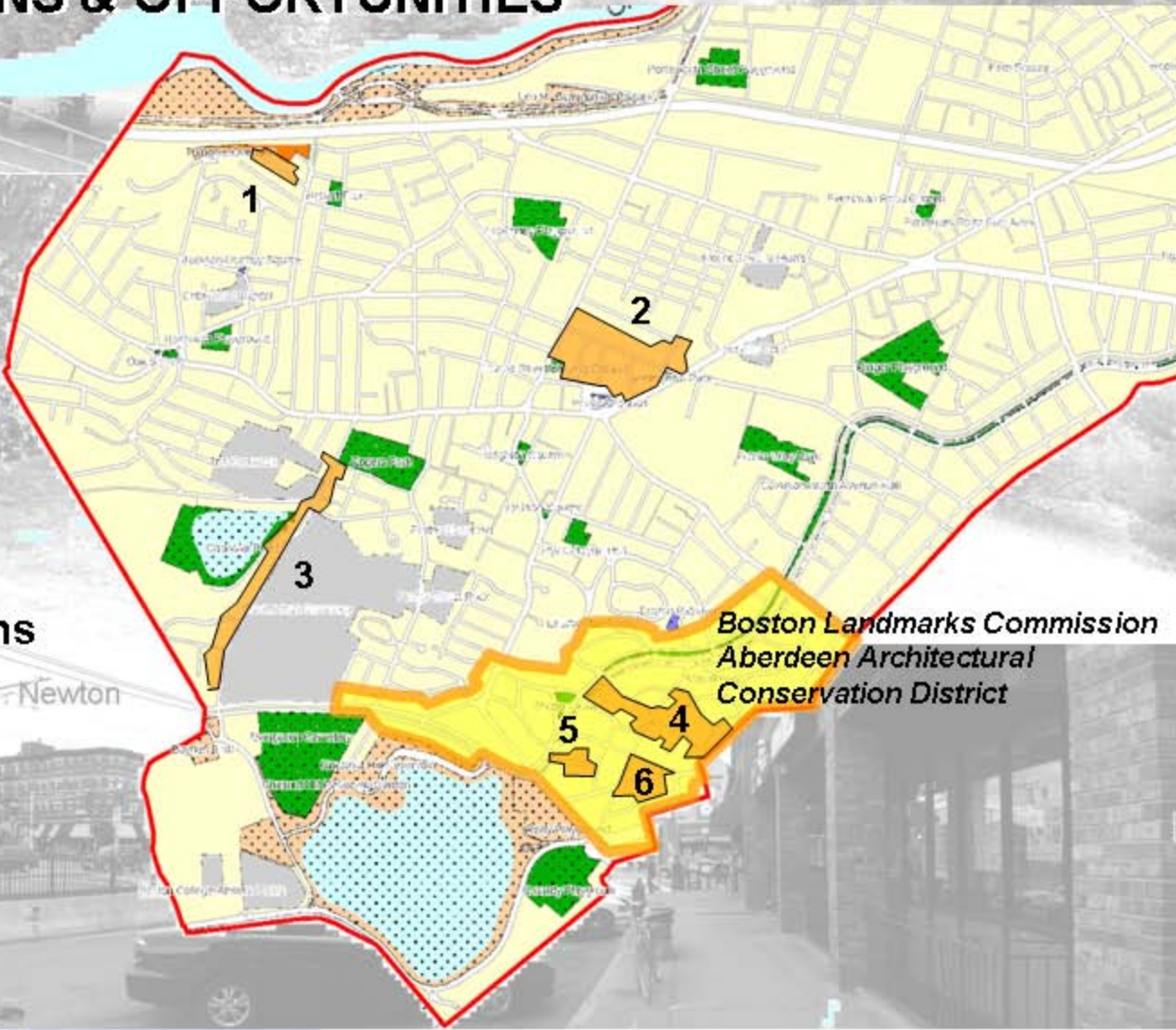
**OS Acres per 1,000 Population Ratio - 2002-2006 Parks Dept. OS Plan**



# Open Space, Public Realm & Streetscape

## EXISTING CONDITIONS & OPPORTUNITIES

- **Public Realm**
  - Historic preservation
- **Sense of Place**
  - Highlight historical places
  - Interpretive signage or public art
  - Protect pervious lawns & protect character



# Open Space, Public Realm & Streetscape

## EXISTING CONDITIONS & OPPORTUNITIES

- Maximize Existing OS
  - Connections
  - Improvements
  - Awareness



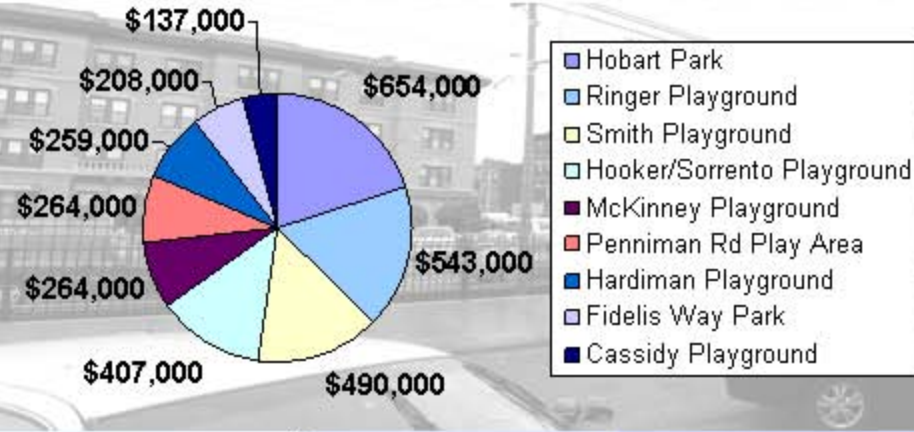
Sponsored by:

- The Boston College Neighborhood Fund
- NATIONAL PARK SERVICE
- allston brighton COMMUNITY DEVELOPMENT COOPERATION
- Working Together, Building Community
- CRWA

# Open Space, Public Realm & Streetscape

## PAST/ONGOING WORK & AVAILABLE RESOURCES

- City Parks \$2M+ on 11 facilities '93-'00
- City Parks \$3.2M on 9 facilities '01-'06
- City Parks & Boston Conservation Commission
  - Public access to private open space
    - The Cenacles
    - Brian Honan Park
    - Theresa Hynes Park



# Open Space, Public Realm & Streetscape

## PAST/ONGOING WORK & AVAILABLE RESOURCES

- **Dept Conservation & Recreation (DCR) Resource Management Plan for Chestnut Hill Reservation**
  - [mass.gov/dcr](http://mass.gov/dcr)
- **City Open Space Plan Survey**
  - ends 3/15, [cityofboston.gov/parks](http://cityofboston.gov/parks)
- **Mayor Menino's 3rd Annual Small Changes Beautification Grants**
  - [cityofboston.gov/parks](http://cityofboston.gov/parks)



# Housing

## POTENTIAL DISCUSSION TOPICS

- **Owner Occupancy**
  - Neighborhood goal
  - Strategies for increasing rate
- **Existing Housing Stock**
  - Code enforcement
- **Housing Needs & Issues**
  - Revolving “soft” loans
  - Affordability
  - Density





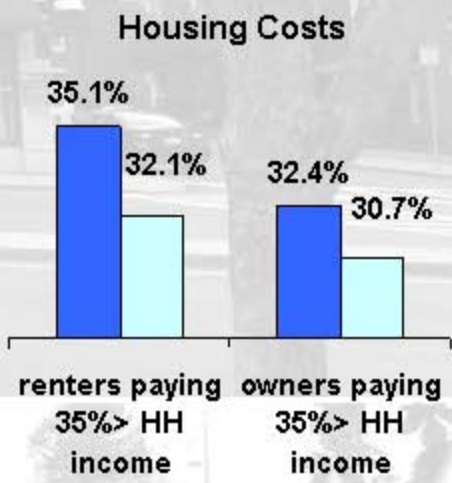
# Housing

Median Asking Rents 2-BR  
DND Real Estate Trends FY06

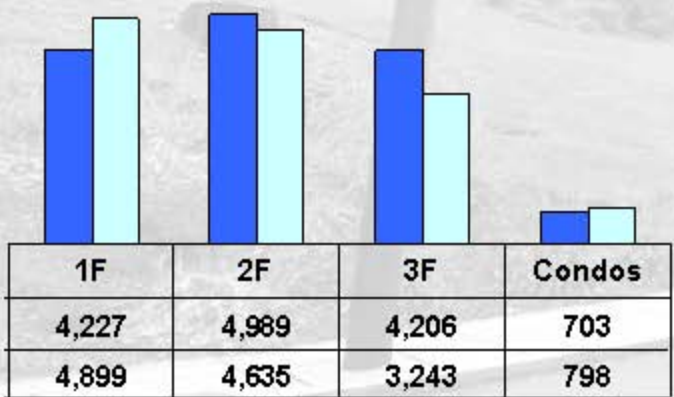
## EXISTING CONDITIONS & OPPORTUNITIES

### Costs

- Two- & three-families larger lots
- Three-families higher sales prices
- Lower rents
- Comparable income-housing costs ratio



Median Lot Size by Type



Median Sales Prices - DND FY06 in \$1,000s



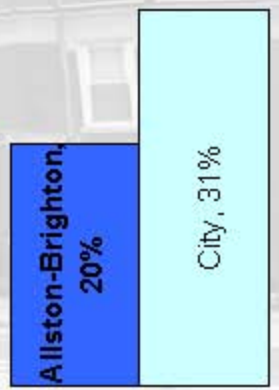
# Housing

## EXISTING CONDITIONS & OPPORTUNITIES

### Households

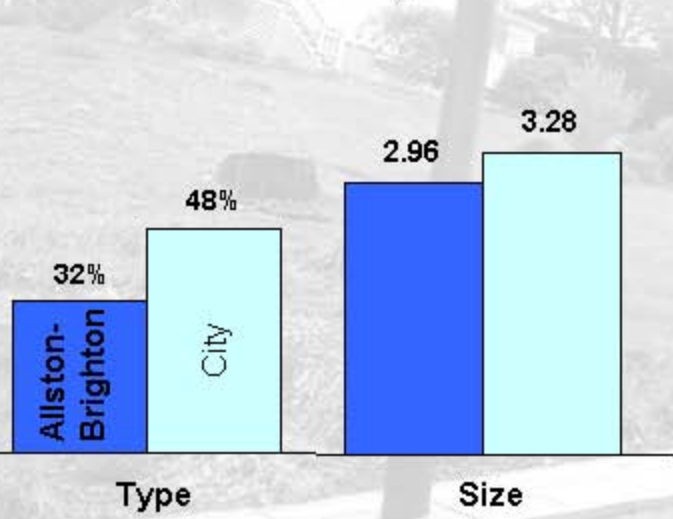
- Lower owner-occupancy rate
- Shorter average length of residence for owner-occupants
- Lower number of family HHs with smaller HH sizes
- More non-family HHs with larger HH sizes

Owner-Occupancy Rate

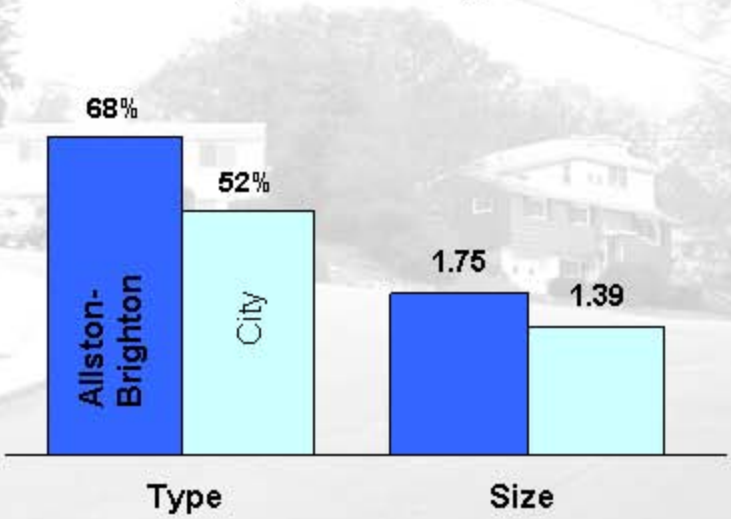


all figures 2000 Census & Claritas 2005 update

Family Household Types & Sizes



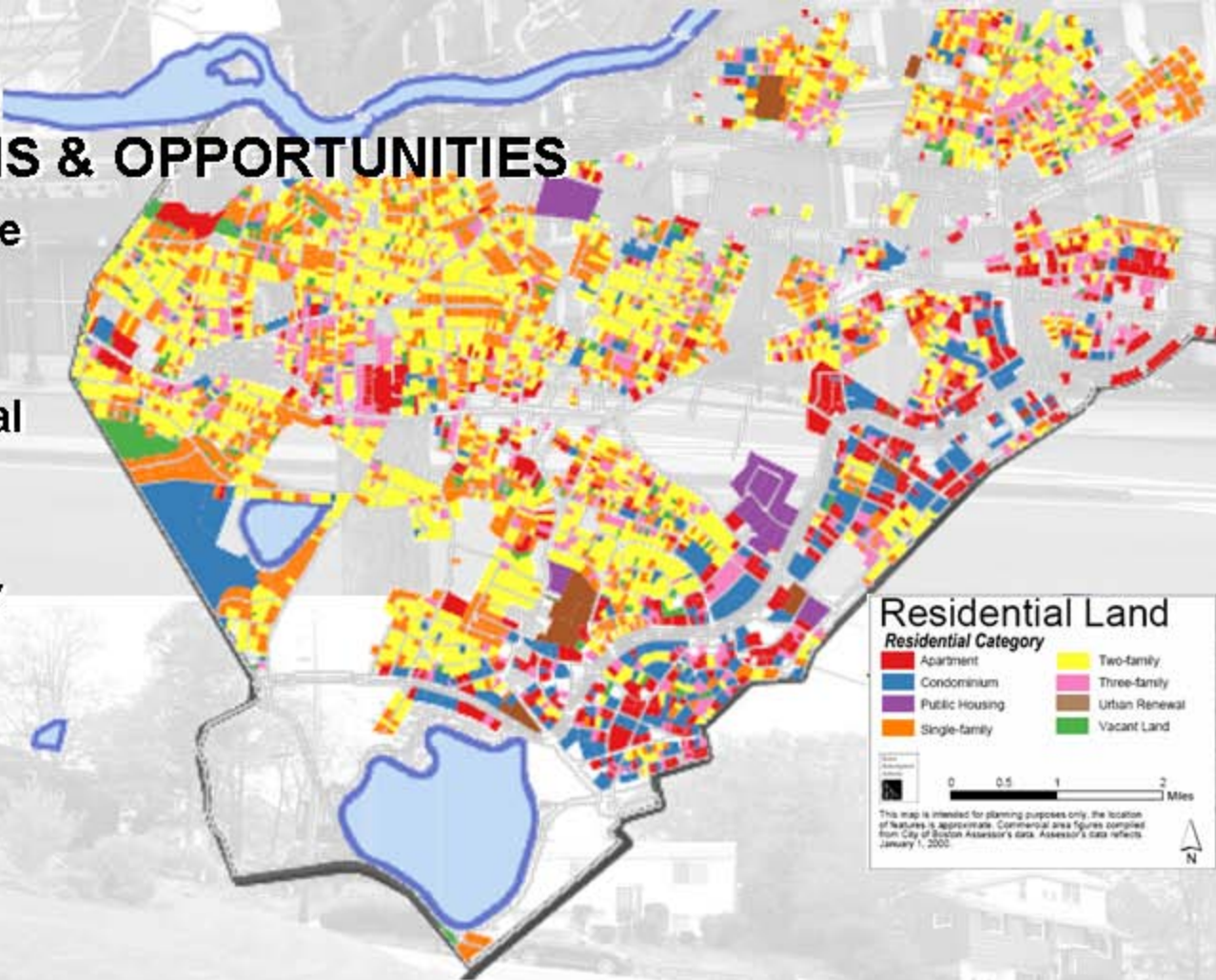
Non-Family Household Types & Sizes



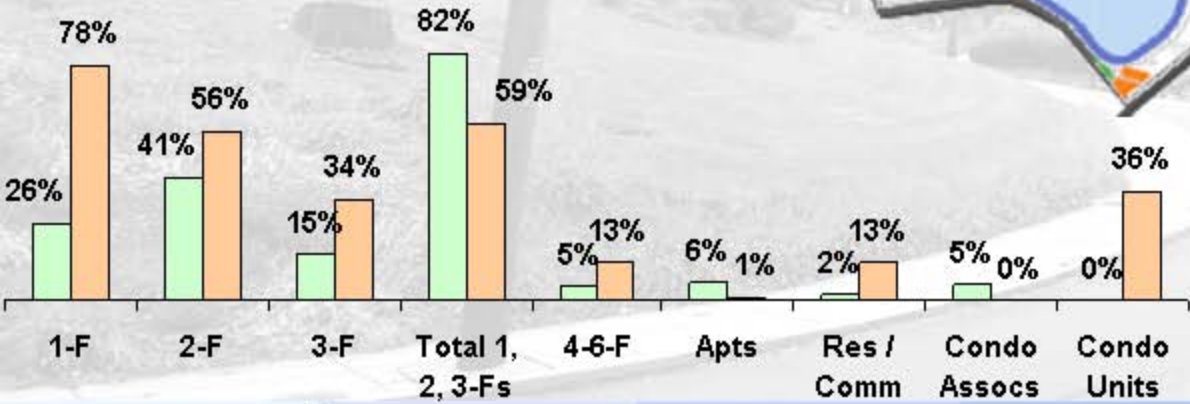
# Housing

## EXISTING CONDITIONS & OPPORTUNITIES

- Higher density near T line
- Two-families - 34% total residential land area
- Apts & condos - 26% total residential land
- Lower density, higher owner-occupancy
- Three-families & condos similar rate



Buildings & Tenure  
2005 Assessing Dept.



■ Property Type as % of Total  
■ Owner-Occupancy Rate



# Housing

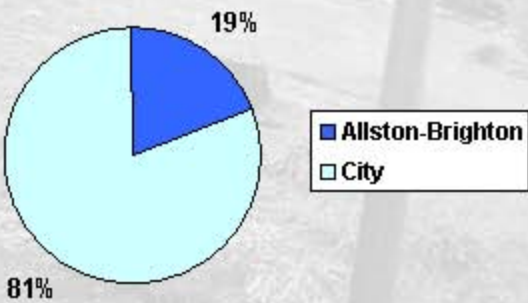
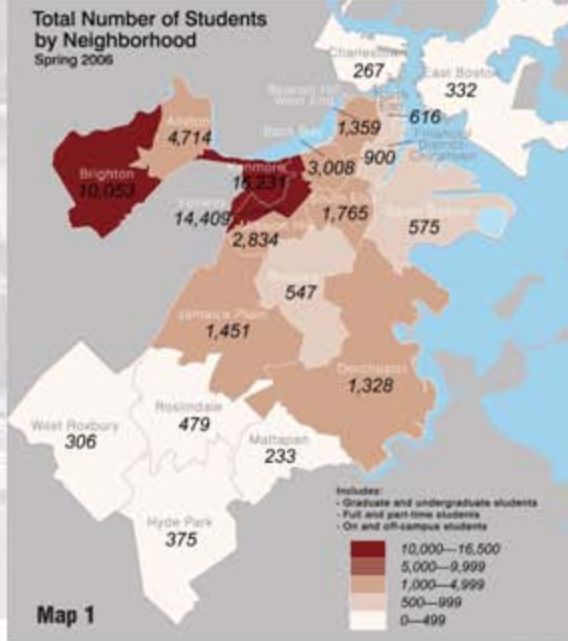
## EXISTING CONDITIONS & OPPORTUNITIES

### Students in the Neighborhood

- Fifth of City's college students
- 21% of population are college students

|                         |                       |
|-------------------------|-----------------------|
| <u>Allston-Brighton</u> | <u>Fenway/Kenmore</u> |
| 14,767                  | 30,640                |
| 45% off-campus          | 22% off-campus        |

- Students in AB studying outside AB?
- Quality of life & housing costs



% City's College Students in AB

|              | Allston | Brighton | Allston- | Fenway- | City   |
|--------------|---------|----------|----------|---------|--------|
| ■ Off-Campus | 3,603   | 2,998    | 6,601    | 6,753   | 26,254 |
| □ On-Campus  | 1,111   | 7,055    | 8,166    | 23,887  | 35,678 |

College Student Residence

figures from BRA Research Department - 2006

# Housing

Undergrad & Grad Students

## EXISTING CONDITIONS & OPPORTUNITIES

### Students in the Neighborhood

- 69% of AB university students are undergrads
- Most of them live in Brighton
- Students' residence in AB

#### Off-Campus

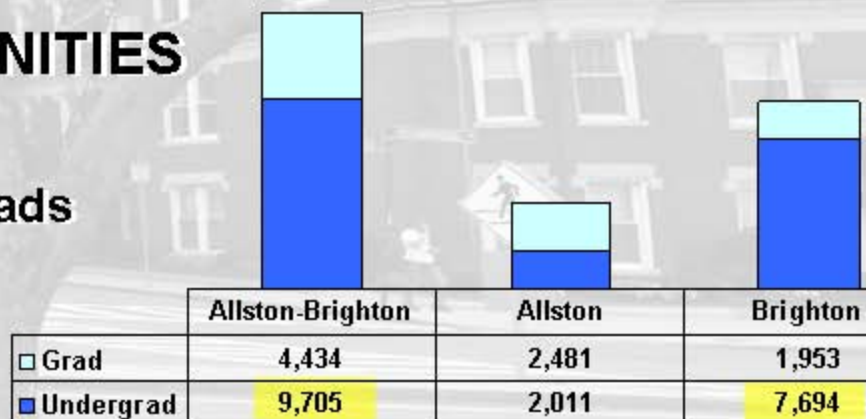
19% undergrads

23% grads

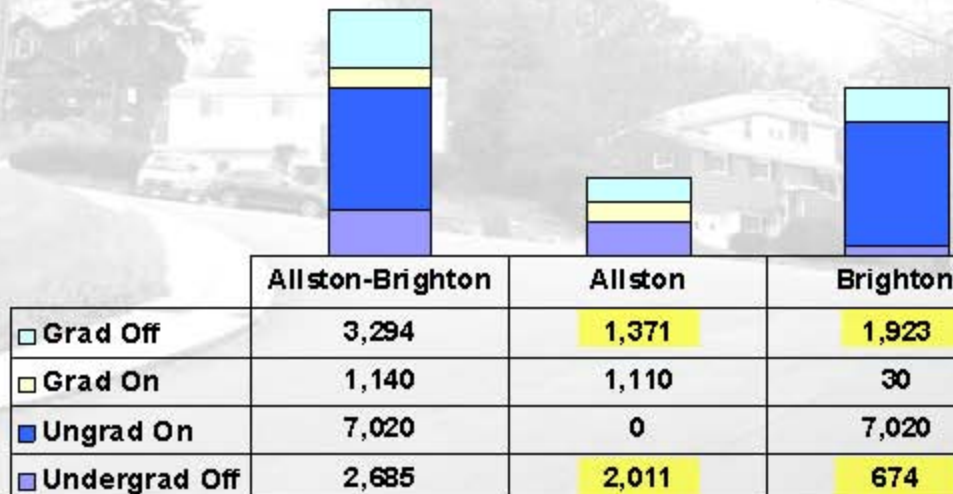
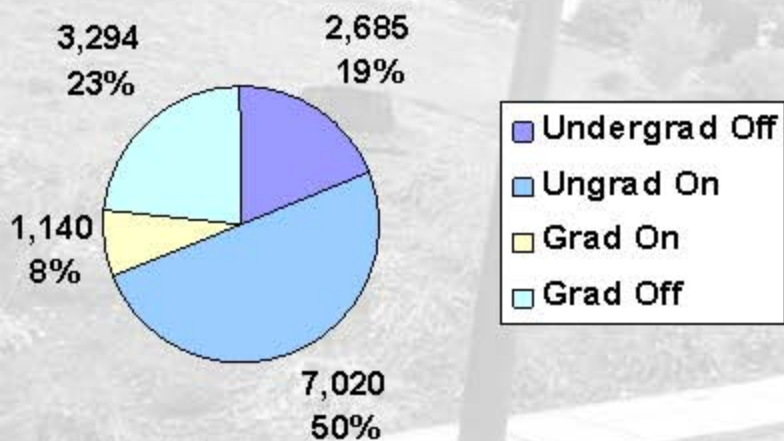
#### On-Campus

50% undergrads

8% grads



### Undergrad & Grad Students by On-Campus & Off-Campus Residence



all figures 2000 Census unless otherwise noted

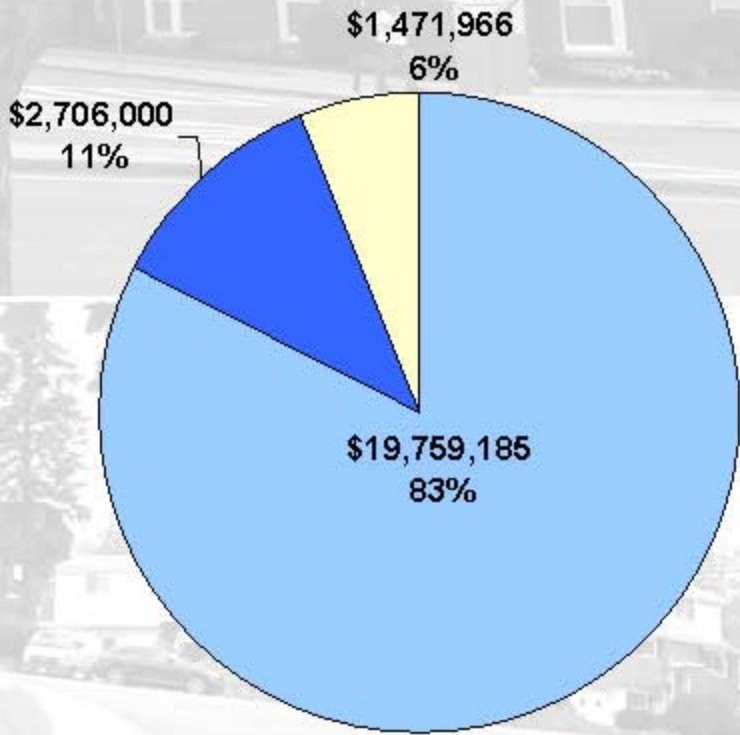


# Housing

## PAST & ONGOING WORK, & AVAILABLE RESOURCES

- \$24M Department Neighborhood Development (DND) investment leveraged \$65M in private investment for housing & econ dev projects
  - 83% rental housing
  - 11% homeownership
- Boston Home Center – [cityofboston.gov/dnd/hbs](http://cityofboston.gov/dnd/hbs)
- University Accountability Ordinance
  - Report on residence by zip code
  - Limitations – no jurisdictions schools in Boston proper & no State schools

DND Investment in Allston-Brighton 2001-2006



|  |                                   |
|--|-----------------------------------|
|  | Rental Housing Development        |
|  | Homeownership Dev & Hidden Assets |
|  | Others Combined Non-Res           |

*all figures 2000 Census unless otherwise noted*

# Main Streets & Business Development

## POTENTIAL DISCUSSION TOPICS

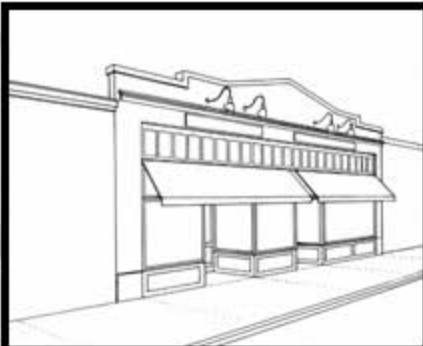
- **Promote Local Businesses**
  - Permitting & available resources
  - Needs assessment
  - Types & mix of businesses
- **Design & Safety**
  - Use of grates
- **Sense of Place**
  - Highlight local history
  - Directory map w/ places of interest
  - Interpretive signage, public art
- **Customer Parking**



# Main Streets & Business Development

## ON-GOING WORK & AVAILABLE RESOURCES

- Restore & Other DND Programs \$1.5M from '01-'06
  - Assist small businesses w/ façade improvements
- Boston Main Streets' (BMS) Guidelines
  - Ensure proposed façade & sign changes enhance neighborhood character
  - Awareness



storefront, awnings & sign band area

grate "housing" can be covered





# Main Streets & Business Development

## ONGOING WORK & AVAILABLE RESOURCES

- **Brighton Main Streets**
  - Urban branding & wayfinding
- **BMS Community Change card**
  - [bostoncommunitychange.org](http://bostoncommunitychange.org)
- **Boston Local Development Corp (BLDC)**
  - BRA/City non-profit – provides loans up to \$150K for local businesses
    - Buying new business property
    - Purchasing equipment
    - Addition constructions
    - Capital to grow business



# Community Development

## POTENTIAL DISCUSSION TOPICS

- **Partnerships to Improve Quality-of-Life**
  - Free health screenings
  - Space for community gatherings
  - Volunteering & mentoring
  - Tax prep assistance
  - BPD Operation Student Shield
    - Crowd control for college games
  - Master leasing & student rentals
  - ISD & landlord inspections
- **Community Goals**
  - E.g., increase homeownership
  - Strategies & partnerships



# ABNPI Community & Physical Development Workshop

## WORKSHOP DISCUSSION GROUPS

- Stay on topic - rotating facilitators
- Be concise & allow all voices to be heard
- Respect opinions & actively listen
- Report back after



# ABNPI Community & Physical Development Workshop

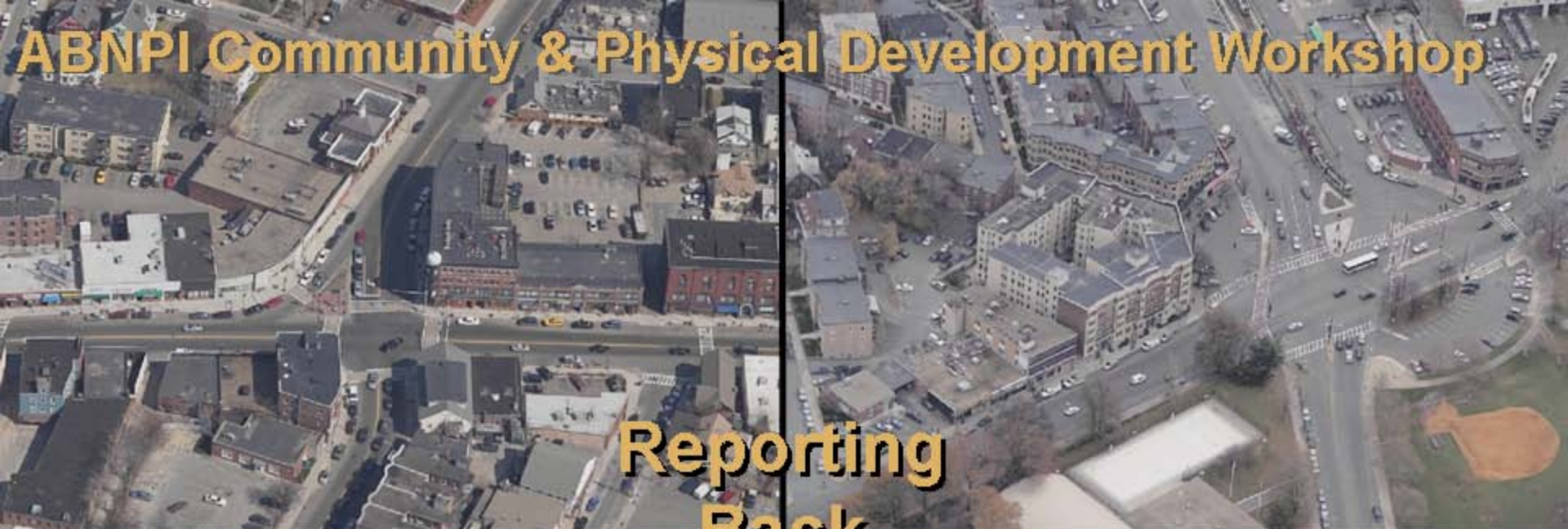
## WORKSHOP DISCUSSIONS – ROTATING FACILITATORS

|             | Group 1                  | Group 2               | Group 3               | Group 4               |
|-------------|--------------------------|-----------------------|-----------------------|-----------------------|
| 6:50–7:15pm | Open Space               | Housing               | Main Streets          | Community Development |
| 7:15–7:40pm | Community Development    | Open Space            | Housing               | Main Streets          |
| 7:40–8:05pm | Main Streets             | Community Development | Open Space            | Housing               |
| 8:05–8:30pm | Housing                  | Main Streets          | Community Development | Open Space            |
| 8:30–8:40pm | Summarize to Report Back |                       |                       |                       |

會議備有中文翻譯

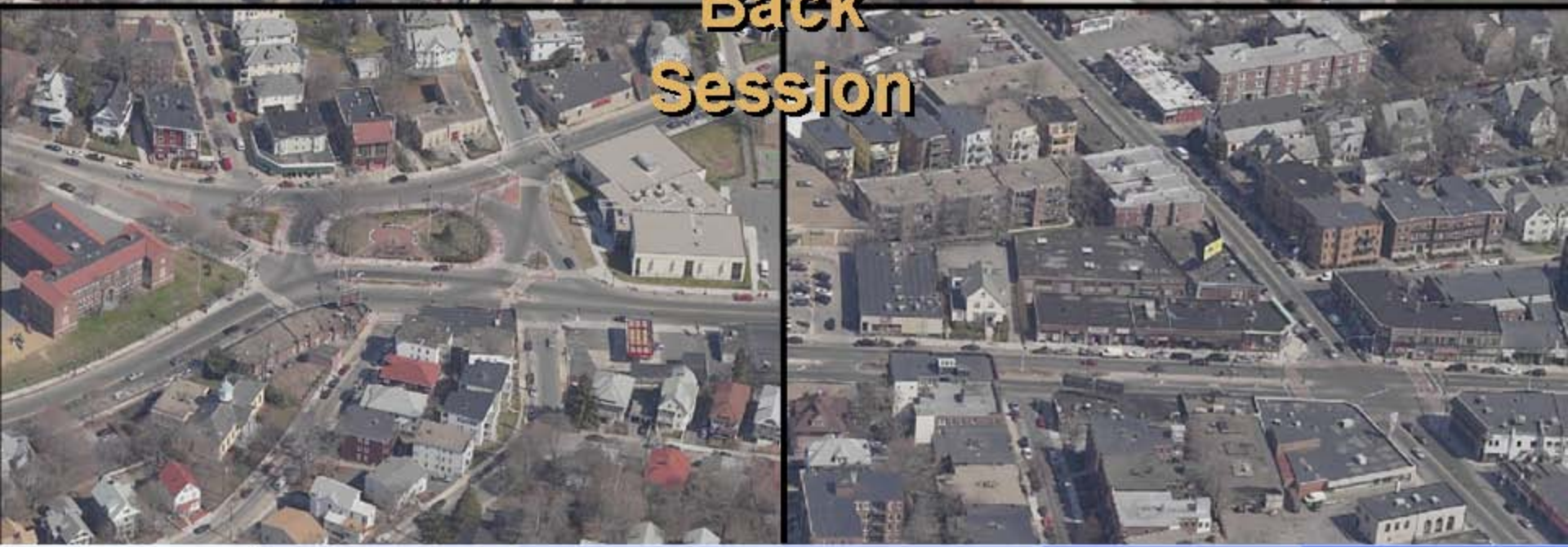
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# ABNPI Community & Physical Development Workshop

## Reporting Back Session



# Allston-Brighton Neighborhood Planning Initiative (ABNPI)

## NEXT STEPS

**March 27**

**Working Session #1 with Focus Group**

Synthesize March 7 workshop feedback

**April 24**

**Community Workshop Transportation w/ BTD**

**May 22**

**Working Session #2 with Focus Group**

Synthesize April 24 workshop feedback

**June 5**

**Working Session #3 with Focus Group**

Prioritize draft recommendations from both workshops

**summer 07**

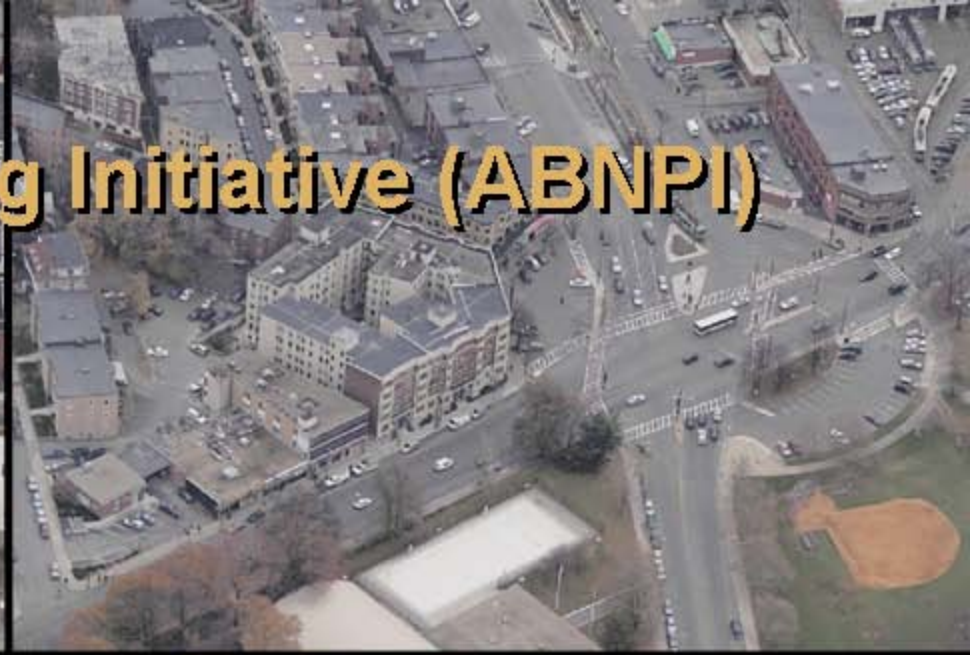
**BRA/City Summary**

ABNPI Planning Study Findings & Draft Report





# Allston-Brighton Neighborhood Planning Initiative (ABNPI)



## Physical & Community Development Workshop March 7, 2007

