

JANUARY 31, 2012

BRIGHTON

GUEST STREET AREA PLANNING STUDY
AG MEETING #7: DRAFT PLAN REVIEW

GLC DEVELOPMENT RESOURCES

SASAKI



Boston Redevelopment Authority
www.bostonredevelopmentauthority.org



PLANNING STRATEGY

- Build on a rich history of transportation and work to position the Guest Street Area as a vital urban center
- Improve connections to: the existing Turnpike on-ramp, neighborhood streets, transit, and the Charles River
- Create a destination with a unique identity and an attractive blend of pedestrian scaled streets and mixed use blocks



DEVELOPMENT CAPACITY

- In the near term, 500-700,000 GSF of mixed use development will require traffic improvements and TDM measures
- In the long term, 1.5-2.0 million sf of mixed use development will depend on additional transit investments and TDM measures
- Major transportation investments include: connecting Guest Street to Braintree Street via Everett Street, creating a comprehensive grid of streets, improving intersections and changing traffic flows east of Everett, improved transit service, and building a commuter rail station in the future



URBAN DESIGN GUIDELINES

- Create mixed use development with office, live/work, residential, community, retail and active/recreational uses along primary streets
- Develop a range of street types that create a diverse neighborhood
- Create a “flexible” open space zone at core with parks, plazas, and recreation amenities
- Allow a height and density range from FAR 3.0-4.0 and 150 ft or 10-13 stories at the Turnpike to FAR 0.75-1.5 and 40 ft or 3 stories



2040 VISION: A CREATIVE DISTRICT

- Create a vibrant center in the Guest Street area with a flexible zone of attractive open space and neighborhood amenities like restaurants, cafes, sports facilities, and shops
- Capitalize on the area's location at the "Gateway" to Boston, the "Innovation Capital" through innovative and high quality design