



# Beacon Park Yard Regional Framework Plan

*Public Forum  
January 24, 2024*

# Welcome!

---

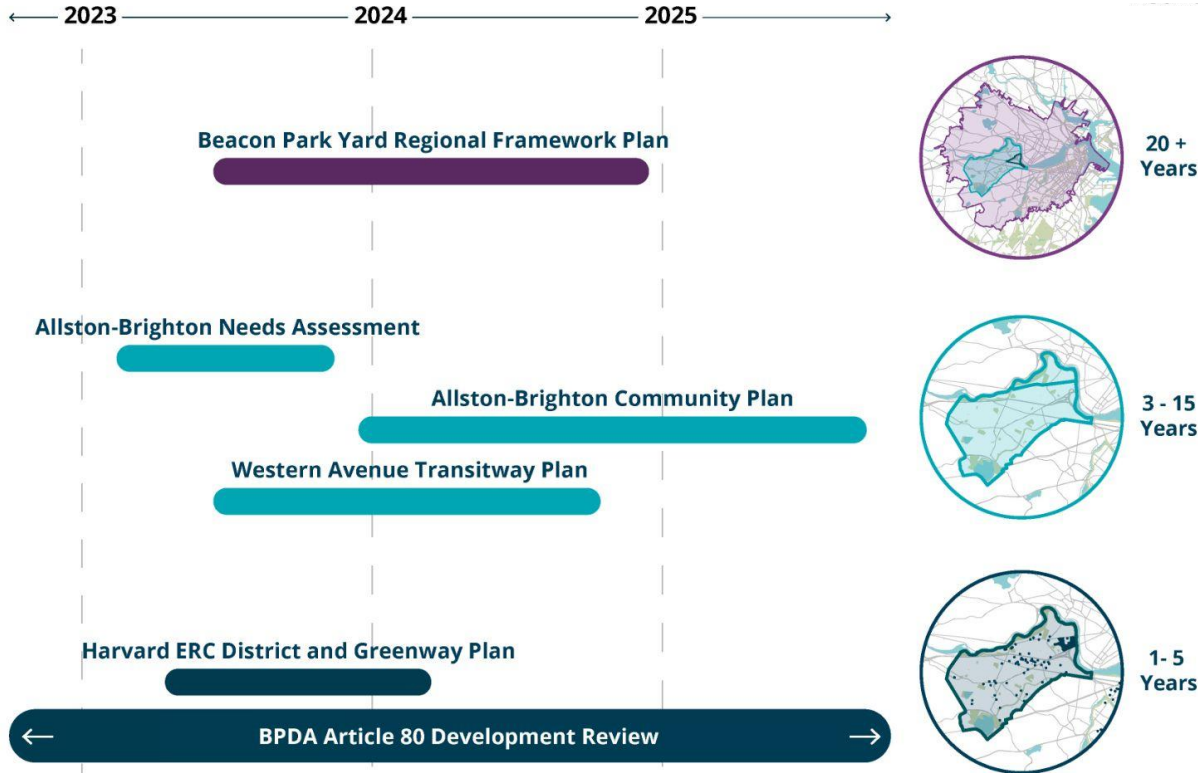
We'll get started at 6:05 PM

## City of Boston Equity Statement

The City of Boston has played a role in causing and perpetuating the inequities in our society. To break down these barriers, we are embedding equity and inclusion into everything we do.

We define **equity** 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.

# Planning in Allston-Brighton



Planning initiatives and other BPDA Projects in Allston-Brighton **impact local areas and the region at several scales. Some impacts will be soon and others will take many years.**

*What impacts are you most interested engaging in?*

All ongoing projects are aligned with Mayor Wu's vision for the BPDA including:

[Article 80 Modernization](#)

[Squares + Streets](#)

[Boston Design Vision](#)

# Planning in Boston

---

## Green New Deal for Boston Public Schools: **Long Term Facilities Workshops**

[Workshop 1: East Boston,  
Charlestown,  
Fenway-Kenmore, Longwood,  
Back Bay, Chinatown, Beacon  
Hill, West End, North End,  
South End, Allston, Brighton,  
South Boston](#), Feb 3

## **Mckinney Playground Improvements**

[McKinney Playground  
Community Meeting #3](#), Jan 29

## **Ringer Park Improvements**

[Implementation of Phase 1](#)

## **Green Infrastructure**

[Boston Green Infrastructure  
Planning and Design Handbook](#)

[Rain Barrel Giveaway](#)

## **Route 57 Transit Priority Corridor**

[Project Outreach Summary](#)

## **Faneuil Branch Library Grand Reopening!**

[Ribbon Cutting Event](#), Jan 25

More information at the Planning in Allston-Brighton Table.



# Article 80 Projects Under Review

---

## Large Project Review

[22-24 Pratt Street, Allston](#)

[180 Western Avenue, Allston](#)

[Faneuil Gardens, Brighton  
\(Chapter 121A\)](#)

[250 Everett Street, Brighton](#)

## Small Project Review

[358 Chestnut Hill Avenue](#)

[352-354 Washington Street](#)

## Institutional Master Plan

[Harvard Allston Campus  
2024-2034](#)

[Boston University Charles River  
Campus](#)

[Boston College](#)

There is contact information for the BPDA Project Managers at the Planning in Allston-Brighton Table. You can also view Development projects and plans at:  
<https://www.bostonplans.org/projects/development-projects>

# Agenda

---

## *Planning in Allston-Brighton*

### **1. Overview**

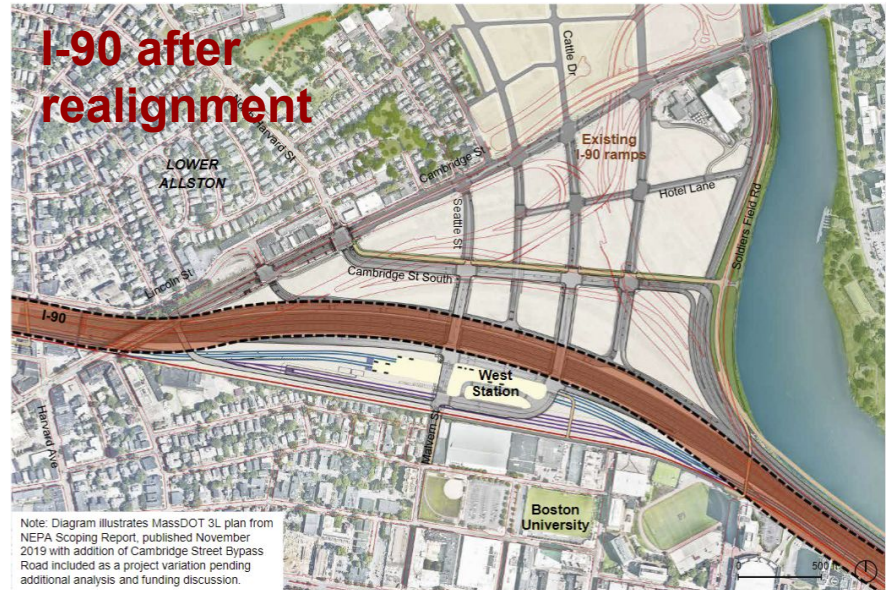
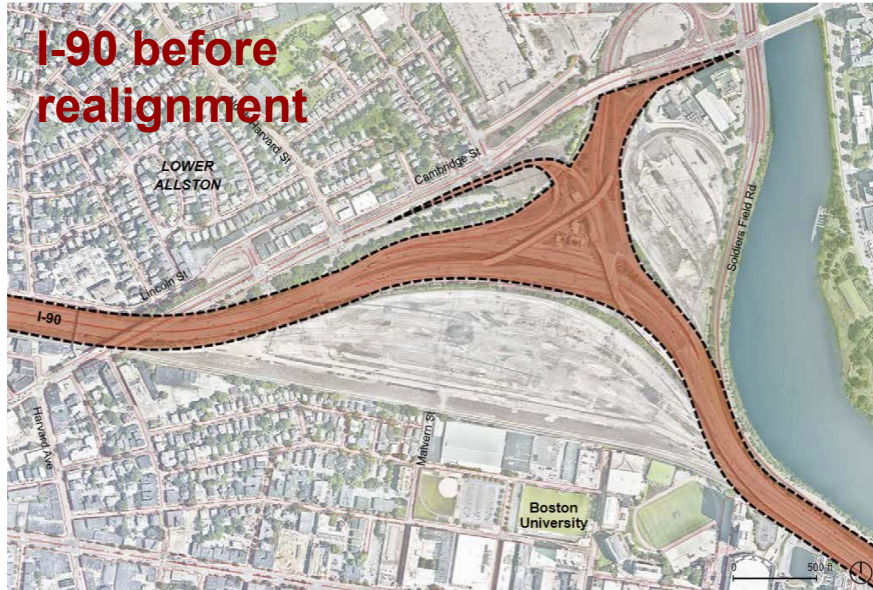
### **2. Introduction**

*Understanding the context and community assets (gauge awareness, feelings, gaps)*

### **3. Open House Activities**

- *Identify underlying conflicts regarding assets and opportunities for programming or partnerships*
- *Document resources to address conflicts and opportunities*
- *Continue outreach and mapping with community based organizations and partners*

# MassDOT's Allston Multimodal Project Enables the Beacon Park Yard Planning Process

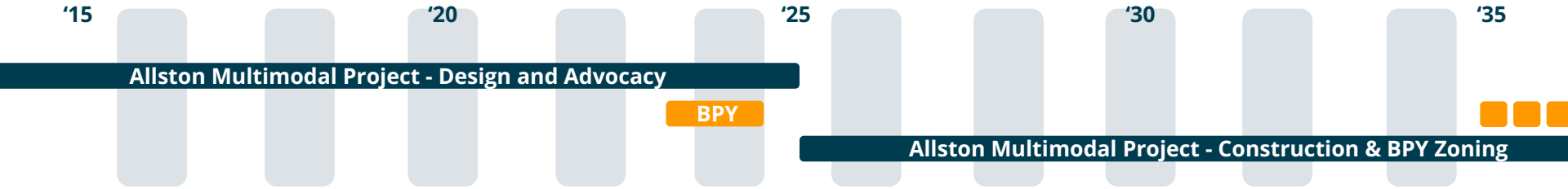


The Allston Multimodal Project will deliver robust multimodal transit.

*\*depictions from the Harvard, Beacon Park Yard Pre-Planning Analysis (2023)*

# Collaborative Process

---



The Beacon Park Yard Regional Framework Plan will establish a regional, community vision for dense urban development to support and inform the transformational urban infrastructure project.

# Equity

---

## Key equity goals from our Theory of Change (ToC)

- directly benefit the local community
- diverse mix of people connected by development
- documenting community and indigenous knowledge
- transparent process that prioritizes power sharing
- guidelines which hold those with power accountable

## Theory of Change

Large-scale planning processes have often resulted in plans enabling development that deepens inequities and compounds existing structural harms, specifically segregation by wealth, race, and status. We seek to establish a plan for future development that **directly benefits the local community** of immigrants, small business owners, artists, ethnic and racial minorities, LGBTQIA+ people, people with disabilities, those who are house-insecure or food-insecure, and people with limited access to transportation. This will ensure a culturally and economically **diverse mix of people connected by development** rather than divided by it.

We will achieve this by first **documenting community and indigenous knowledge** of the place and then by using this grounding to facilitate a **transparent process that prioritizes power sharing** in the creation of universal goals and targeted outreach. Through this process, we will establish **guidelines which hold those with power accountable** to the current and future community.



# Three Scales

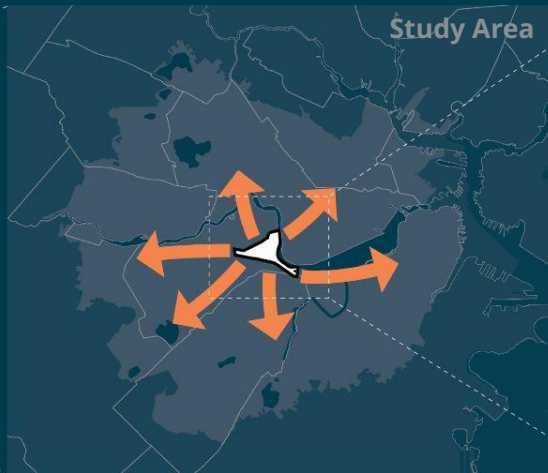
---

## Commuter



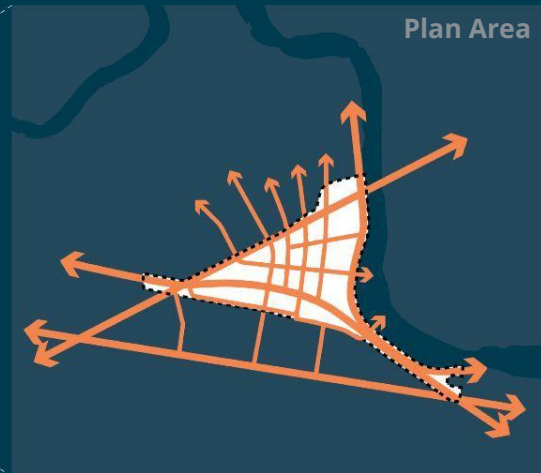
Destination

## Regional



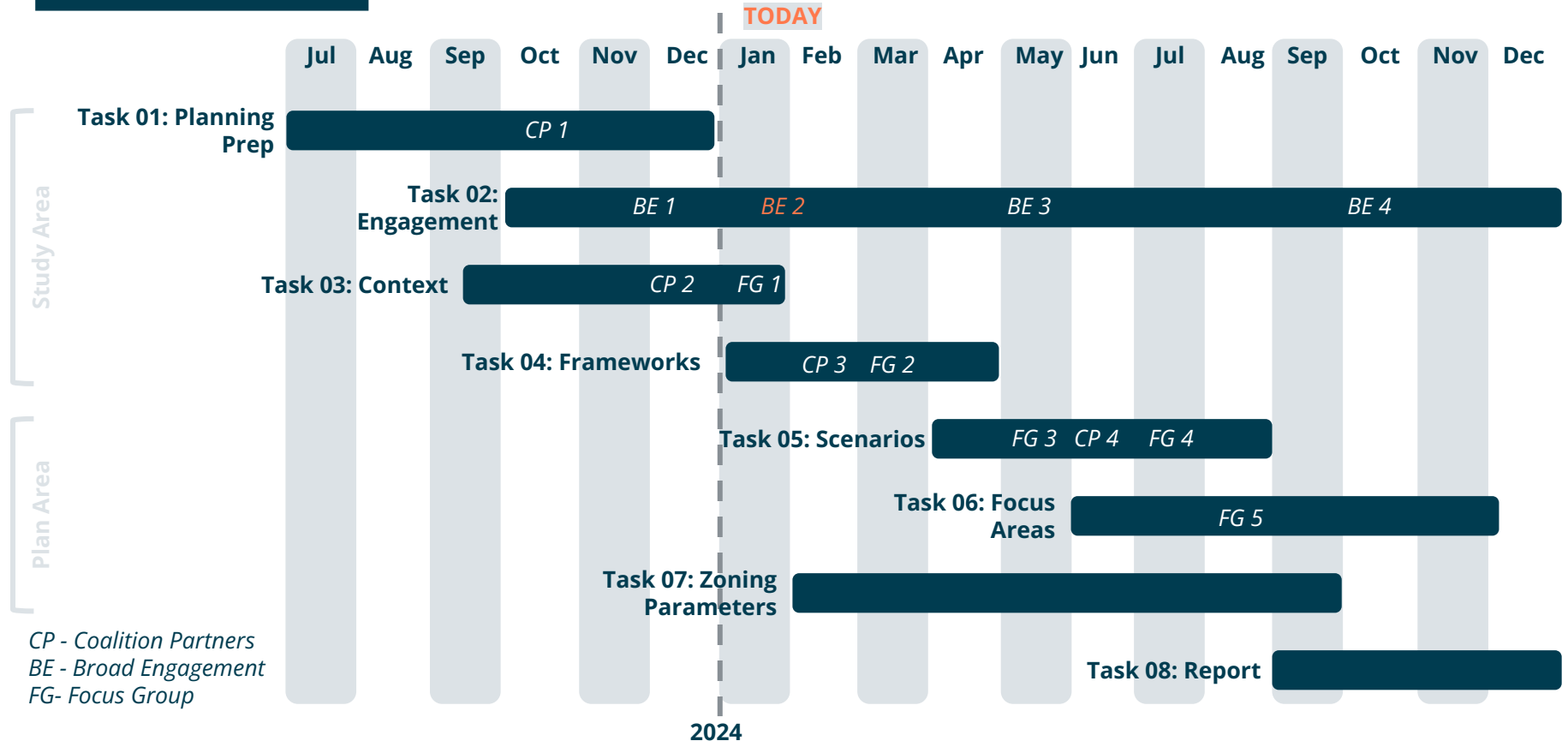
Multi-modal Network

## Local



Impact

# Project Timeline



CP - Coalition Partners  
BE - Broad Engagement  
FG - Focus Group

# Engagement

---

## Core

## Coalition Partners

## Broad

- Website & Briefings
- Community Event/Site Walk
- Community Outreach (ABHC, ACA, BWC, CRCH, CRWA, etc.)
- Intercept Surveying
- Public Forums

## Groups

- Students (BGA, BPS, etc.)
- Community Orgs
- City of Boston Offices
- Employers
- Others?

## 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. 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.

**Find out more on our website:**



[bit.ly/B-P-Y](https://bit.ly/B-P-Y)

# Action

---

1. Experience of Infrastructure
2. Partnership with Natural Systems
3. New Models for Opportunity

## Preliminary Theory of Action

Because the site is currently inaccessible, predominantly owned by Harvard University, and subject to multi-decade planning, design, and development processes led by MassDOT, the City of Boston, the Boston Planning Development Agency, and Harvard University, **we must understand and describe the current experience of residents adjacent to the site and commuters using the infrastructure, partner with natural systems for stewardship of the land, and create new models of opportunity...**

# Experience of Infrastructure

---

**We must understand and describe the current experience of residents adjacent to the site and commuters using the infrastructure.**

**We will create and share resources for community coalition and power building, uplifting the experience of current users of the area, in partnership with local immigrant and worker empowerment groups, to inform and engage those with barriers to access.**

*Current actions (overlap with other topics):*

*In-person narrative and mapping activities, project website updates, outreach and partnership with community-based organizations, focus group scheduling*



Edges & Gateways  
 Where is the edge of or entrance to your community? What does it look like? What do you feel when leaving or coming back?



### My Beacon Park Yard Story

#### Beacon Park Yard Regional Framework Plan

Please fill in the blanks to share with us your story experiencing the Beacon Park Area and beyond. Our goal is to better understand how you currently use and relate to this area.

Hello 1993 \_\_\_\_\_!  
 [Your favorite greeting]

I am an urban planner and art museum enthusiast  
 [One sentence describing yourself]

I live in Somerville with partner  
 [Your Neighborhood] [describe your living structure]

in a triple decker  
 [describe the type of house or space you live in]

On the weekends, I like to take the bus on N. Harvard St  
 [mode of transportation] [street or highway in A-B]

with \_\_\_\_\_ to go to upper (?) Allston (north of I-70)  
 [person(s)] [destination]

There I go shopping in Super 88! (Packard's Corner)  
 [describe activity] [General location]

and meet friends who live nearby but on the weekdays I, work  
 [who are you meeting there] [describe act]

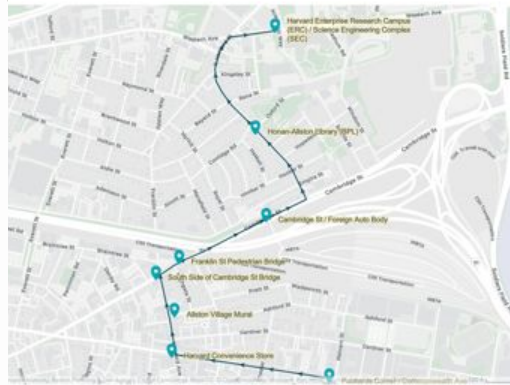
and I usually ride my bike to get to Western Ave  
 [mode of transportation] [General location]

Most of the time, I feel comfortable in my neighborhood.  
 [describe an emotion or feeling]

**Regional**  
 The benefits of a robust multi-modal regional network increasing transit access and connections between historically redefined communities to the north and south of the Pike.

**Local**  
 The local impacts of this transformative infrastructure and development project and how Harvard University as the sole landowner of the BPY site can partner with the City and others to provide a mix of uses and cultural spaces reflecting the vision for a diverse Boston community.

**Instructions**  
 The goal of this activity is to understand how you use, experience, and relate to the BPY area today so that our community based narrative guides future planning. We will use your responses at each step to create maps of the assets and gaps around the site and identify opportunities and partnerships needed to create a plan that establishes new systems and structures of accountability for economic and cultural well-being. Please enjoy your virtual journey around the site!



12/14/23 TMC meeting ☆ 📄 ☁

File Edit View Insert Format Tools Extensions Help ...

🔍 ↶ ↷ 🖨️ 🗑️ 100% ▾ Normal text ▾ Roboto ▾ - 18 + : 📧 ▾

1 1 2 3 4 5 6

5. Beacon Park Yards Planning w/ Ben (BPDA) (6:50 - 7:10 PM)

Put all planning processes on one webpage: [Planning in Allston-Brighton](#)  
 Beacon Park Yard Regional Framework Plan RFP ([download the document from the procurement page](#)).

Beacon Park Yard Regional Framework Plan (BPY Plan) [Project Website](#).

after the Mass Pike is realigned, what can and will development look like? Plan to







*"Packard's Corner - it should be more baby friendly and outdoor eating"*



*"Turning off Storrow Drive could be improved as a gateway."*



*"Collaborating with the Disabilities Commission as early as possible to put at the forefront disability perspectives"*



*"I don't meet anyone at Packard's Corners because it's too unsafe"*

*"The entrance to Allston from Cambridge feels like a highway exit and entrance ramp not a walkable neighborhood"*

*"Crossing the footbridge by bike from Cambridge Avenue is very difficult. Narrow sidewalk with many obstructions and sharp turns."*





# Activity Example:

Competing assets of bus routing connecting to local / regional destinations

- Place of Worship
- Police Station
- Fire Station
- Proposed New Bus Routes
- Commuter Rail / Proposed
- Green Line
- Orange Line
- Red Line
- Blue Line
- Railway Station
- T Station



# Partnership with Natural Systems

---

**We must partner with natural systems for stewardship of the land.**

**In partnership with nature, health, and land conservancy advocacy organizations, we will center Indigenous Knowledge in all facets of the project and prioritize waterways as a regional asset and rethink them as critical infrastructure.**

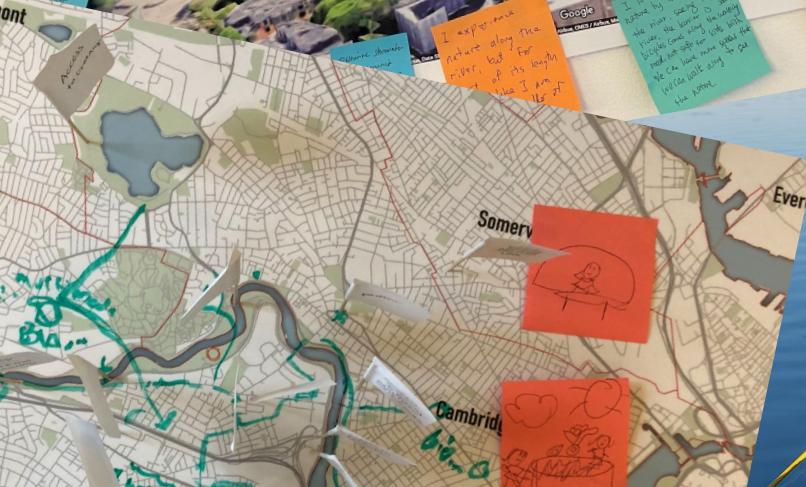
*Current actions (overlap with other topics):*

*Community site exploration, technical expert outreach, coordination with City of Boston offices and departments*

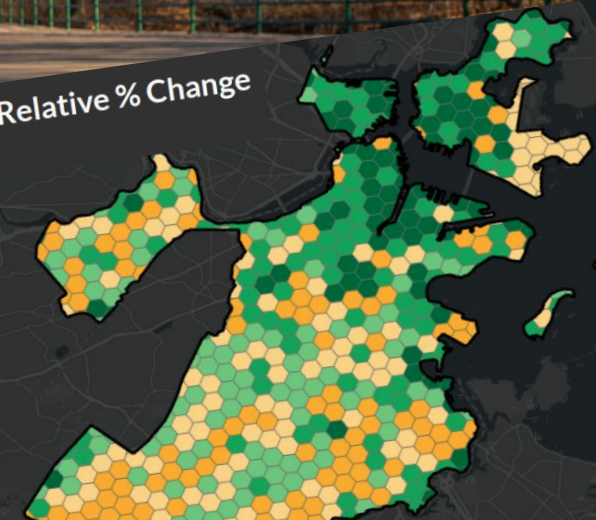


# Opportunity, Technology, Ecology & Resiliency

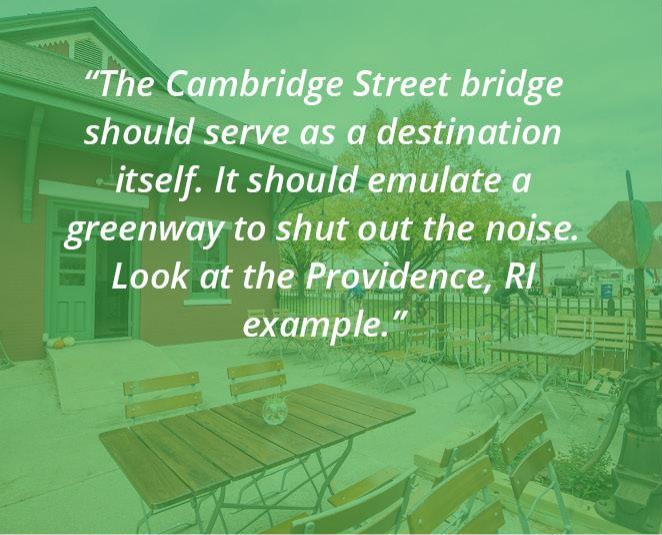
What does resilience mean to you? Where do you experience nature? What barriers do you experience? What is health to you?




## Tree Canopy Relative % Change Hexagons



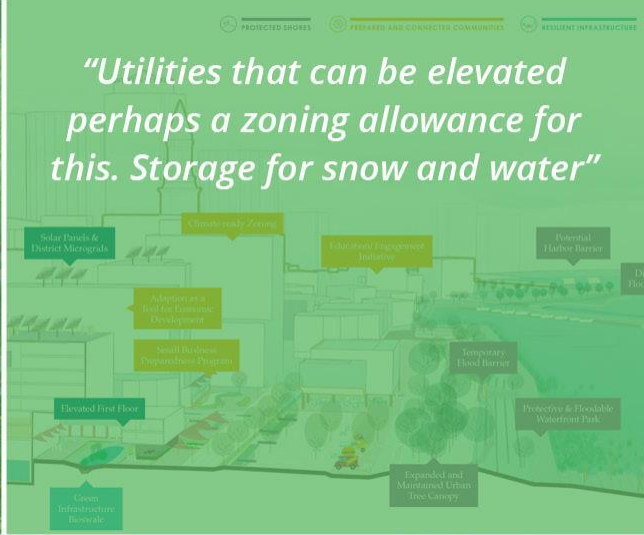




*"The Cambridge Street bridge should serve as a destination itself. It should emulate a greenway to shut out the noise. Look at the Providence, RI example."*




*"Examine stormwater management in anticipation of rising sea levels, storm surveys, and flash flooding."*



*"Utilities that can be elevated perhaps a zoning allowance for this. Storage for snow and water"*

PROTECTED SPACES    OPEN SPACES AND CONNECTED COMMUNITIES    RESILIENT INFRASTRUCTURE

Labels in diagram: Solar Panels & District Microgrids, Climate Resilient Zoning, Enhanced Engagement Initiatives, Potential Harbor Barriers, Adaptive and Green for Economic Development, Small Business Preparedness Program, Elevated First Floor, Green Infrastructure Hierarchy, Temporary Flood Barriers, Protective & Floodable Waterfront Park, Expanded and Maintained Urban Tree Canopy.



*"I experience nature along the river, but for most of its length I feel like I am on the shoulder of a busy highway"*

*"Wish we [could] have more spaces that we can walk along [the river] to see the nature."*





Activity  
Example:

Complementary  
assets of linear  
natural  
infrastructure  
and program  
based parks

Fresh Pond

Somerville

Somerville  
Community Path

North Point  
Park

Watertown

Herter Park

Charles  
River

Smith Field

Cambridge

Dr Paul Dudley  
White Bike Path

**SITE**  
Potential  
Cambridge  
Street  
Canopy

Magazine  
Beach

Charles River  
Esplanade

Newton

Jackson Mann  
Community  
Center

BU Student Health  
Center

MGH Back Bay

Boston

St. Elizabeth's  
Medical Center

Brighton Marine  
Health Center

All Bright  
Community  
Center

Electric  
Substations

Faneuil  
Health

Back Bay  
Fens

Tufts Medical Center

Brookline

Longwood  
Medical  
Campus

BU Medical Campus

# New Models for Opportunity

---

**We must create new models of opportunity.**

**We will design programming to be inclusive and to elevate small businesses, arts and cultural spaces, and affordable housing sites as pathways for wealth building by strengthening links to ongoing and aspirational reform initiatives, including BPDA Development Review Modernization, Ecological Innovation Overlay Districts, and Community Land Trusts.**

*Current actions (overlap with other topics):*

*Public forum activities, institutional and housing authority research, small business and main streets activations*





regional  
framework  
plan

Definitions

on terms that the  
out the Beacon  
(BPY Plan) in  
mm  
u  
p

SA defined as the region  
to act area of this plan  
Metropolitan Area Plan  
Area Transit Study, the S  
within a 30-minute bicyc  
of West Station.\* This area cover  
Boston, Brookline, Newton, Belmont, Wa  
and Chelsea.

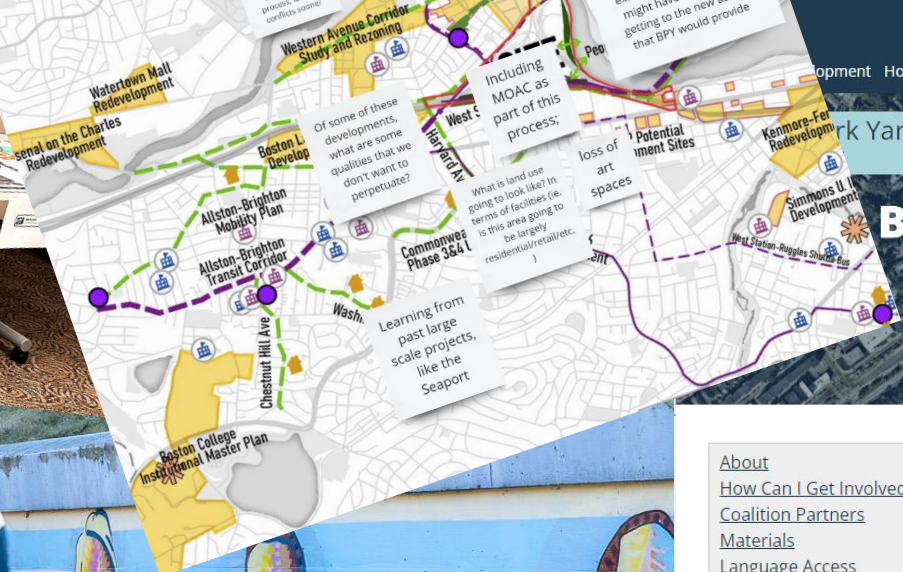
to the natural environment under public or pri-  
ship. For the BPY Plan the Charles River is of prima-  
ance and will be considered and treated as a partner  
about the planning process.

**THROAT**  
The throat refers to the narrow band of parkland, the Allston  
viaduct, and rail alignments between Boston University and  
the Charles River.<sup>9</sup>

**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  
feet).

West Station Area Transit Report, Revised August 2022, Pg. 15.  
Boston and Boston Planning & Development Agency, Placemaking Report:  
Interchange Improvement Project, October 2016, Pg. 4.



- [About](#)
- [How Can I Get Involved?](#)
- [Coalition Partners](#)
- [Materials](#)
- [Language Access](#)
- [Events](#)
- [Share Your Thoughts](#)

About the Beacon Park Yard (BPY)  
The Beacon Park Yard Regional Framework Plan is an initiative led by the Boston Planning and Development Department of Transportation's (Boston Planning & Development Agency) Multimodal Project. The Beacon Park Yard Regional Framework Plan will develop a comprehensive plan that will complement and inform the City of Boston's Department of Transportation's Multimodal Project. The Beacon Park Yard Regional Framework Plan will develop a comprehensive plan that will complement and inform the City of Boston's Department of Transportation's Multimodal Project. The Beacon Park Yard Regional Framework Plan will develop a comprehensive plan that will complement and inform the City of Boston's Department of Transportation's Multimodal Project. The Beacon Park Yard Regional Framework Plan will develop a comprehensive plan that will complement and inform the City of Boston's Department of Transportation's Multimodal Project.

The Massachusetts Turnpike (I-90) is one of the most important arteries of its useful lifespan. MassDOT's



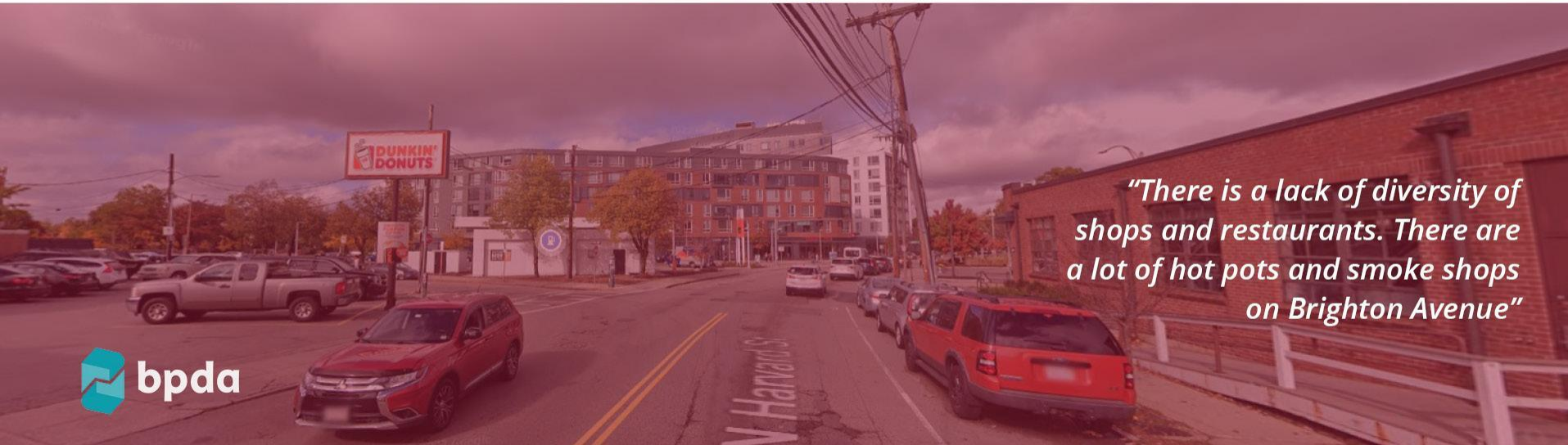
*“Non-chain coffee shops are needed but Harvard has their own coffee shops so students don’t go. Difficult for coffee shops to survive.”*



*“Arts community is longstanding but not always visible, what are opportunities to highlight and reveal out in the environment through events?”*



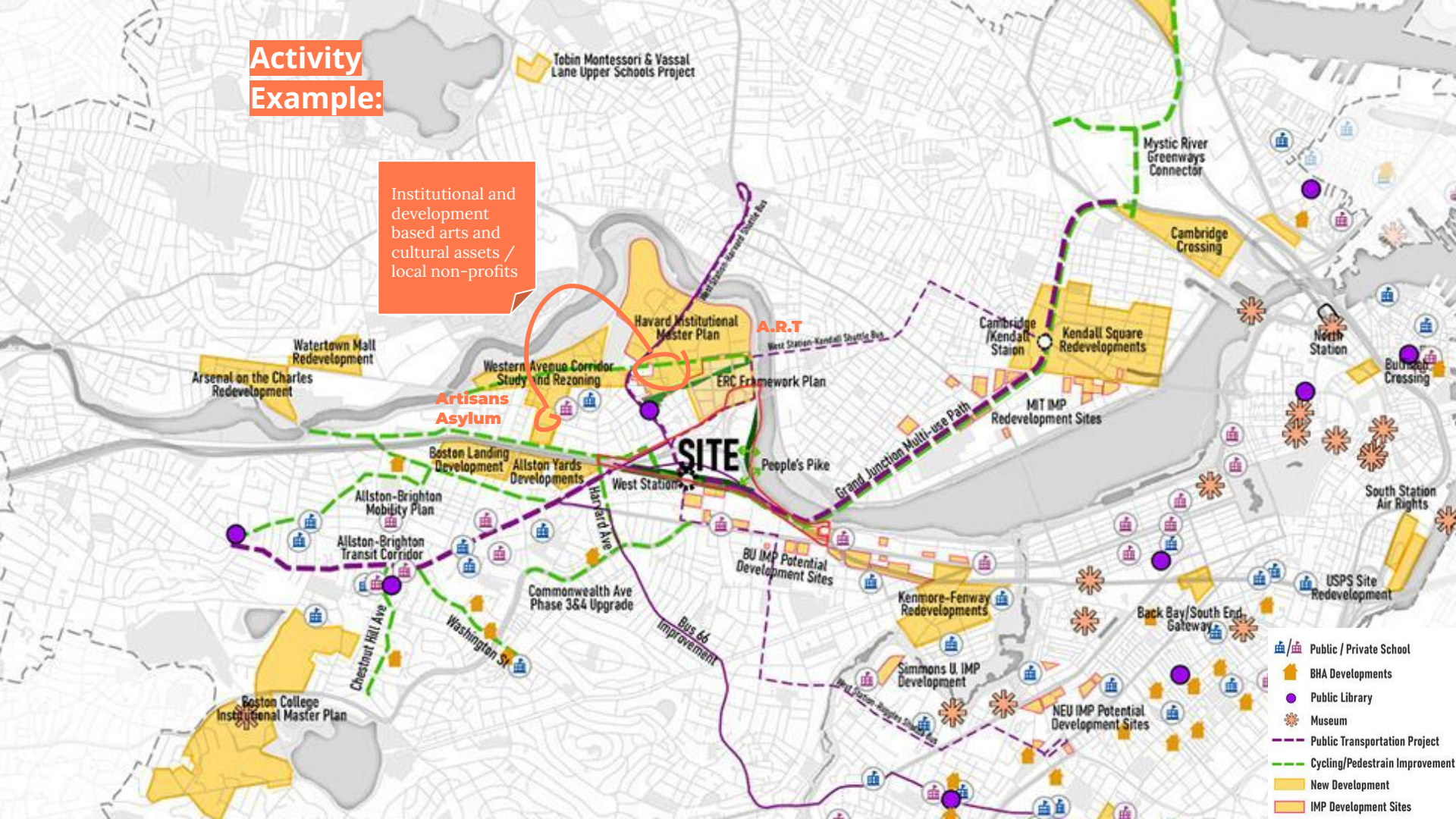
*“There is a lack of diversity of shops and restaurants. There are a lot of hot pots and smoke shops on Brighton Avenue”*





**Activity Example:**

Institutional and development based arts and cultural assets / local non-profits



# What We've Learned

---

1. The Theory of Change and Action **center equity** in who we are reaching out to and give us the methods to **uplift community experience**.
2. The **human scale** keeps coming up – this is a critical component to developing a shared vision – **arts and activation of existing cultural spaces** provide the tools to imagine an equitable future.
3. The **partnerships** are forming that will guide long-range planning at BPY, we will co-create the **metrics and indicators to achieve a shared community vision**.

# Next Steps

---

## 1. Finalize Theory of Action

## 2. Uplift and Map Community Assets

- Focus Groups
- Intercept Survey
- Public Forum

## 3. Document Resources, Metrics, and New Models for the Future

- Focus Groups
- Site Walk
- Coalition Partners Workshop

**Sign-up for  
neighborhood updates**

*[bostonplans.org/about-us/get-involved](https://bostonplans.org/about-us/get-involved)*



**Sign-up to take part of  
focus groups**

*<https://forms.gle/mZbDREwRLrQoKs8w5>*



**How did we do?**

Please take this quick  
[event feedback form](#)



**Beacon Park Yard Regional Framework Plan Website:**

<https://www.bostonplans.org/planning/planning-initiatives/beacon-park-yard-regional-framework>

Thank You

Thank You

Thank You

*Thank you  
for shaping the future of Boston **together**.*

---

*City of Boston + Boston Planning & Development Agency*

*Team: Chris Osgood, Christine Brandao, Breeze Outlaw,  
Delaney Almond, Joe Blankenship, Justin Liu, Lamei  
Zhang, Marin Braco, Phillip Granberry, Yarisamar Cortez,  
Yingu Pan, Wenzheng Wang, Ben Zunkeler (PM)*

