



North Allston-Brighton Community-wide Plan

MASTER PLAN PROGRESS MEETING



Boston
Redevelopment
Authority

June 29 2009

An aerial photograph of a city street corridor, showing a dense urban grid, a winding river, and a large lake. The image is overlaid with a semi-transparent brown filter.

HOLTON STREET CORRIDOR

- . Recap
- .. Phasing
- ... Implementation
- Demographics

An aerial photograph of a city street corridor, showing a dense grid of streets, a river, and a large lake. The image is overlaid with a semi-transparent white box containing text.

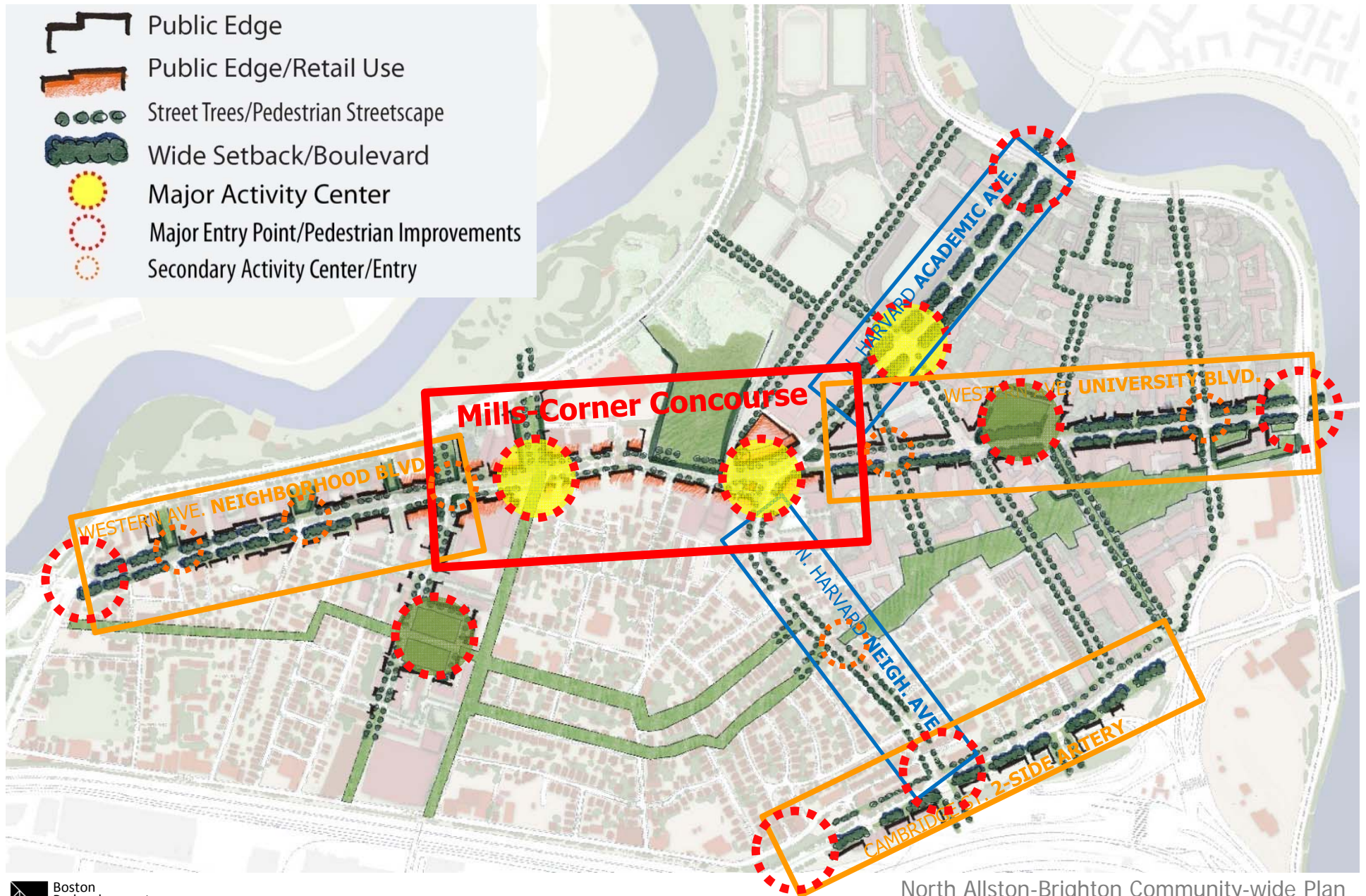
HOLTON STREET CORRIDOR

- **Recap**
- .. **Phasing**
- ... **Implementation**
- **Demographics**

Recap of Framework Plan

DEVELOPMENT FRAMEWORK

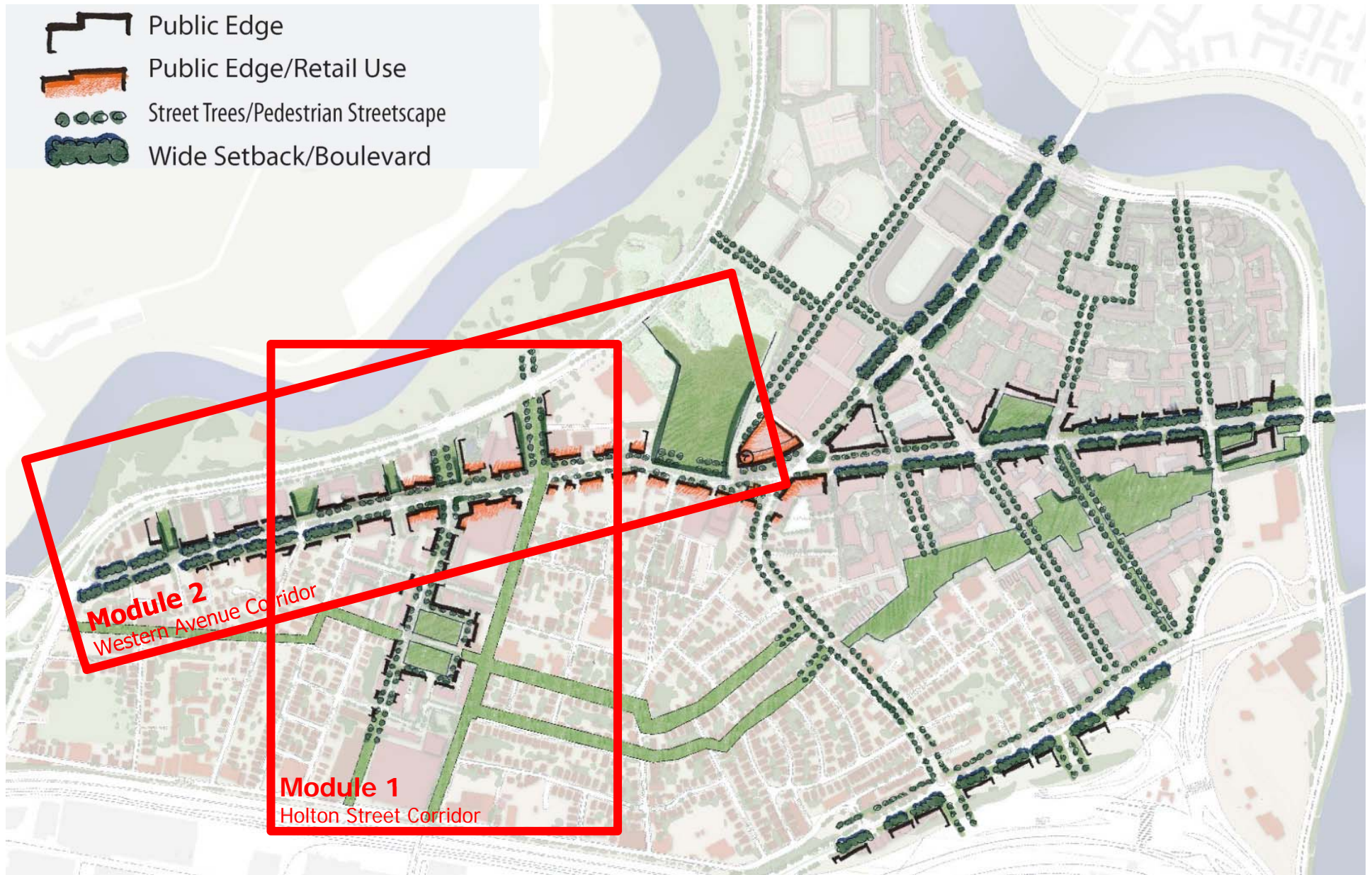
-  Public Edge
-  Public Edge/Retail Use
-  Street Trees/Pedestrian Streetscape
-  Wide Setback/Boulevard
-  Major Activity Center
-  Major Entry Point/Pedestrian Improvements
-  Secondary Activity Center/Entry



Recap of Framework Plan

DEVELOPMENT FRAMEWORK

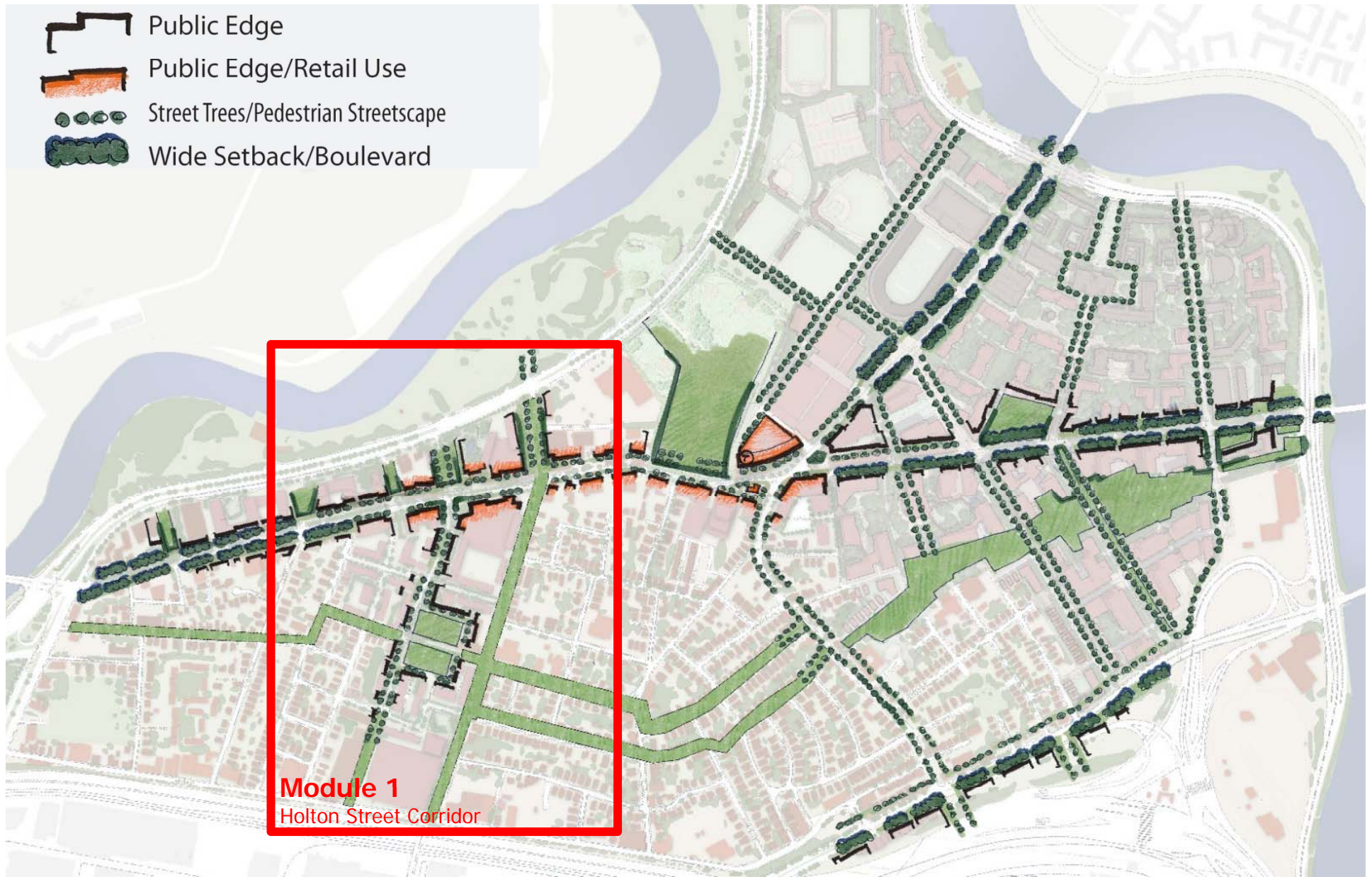
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Recap of Framework Plan

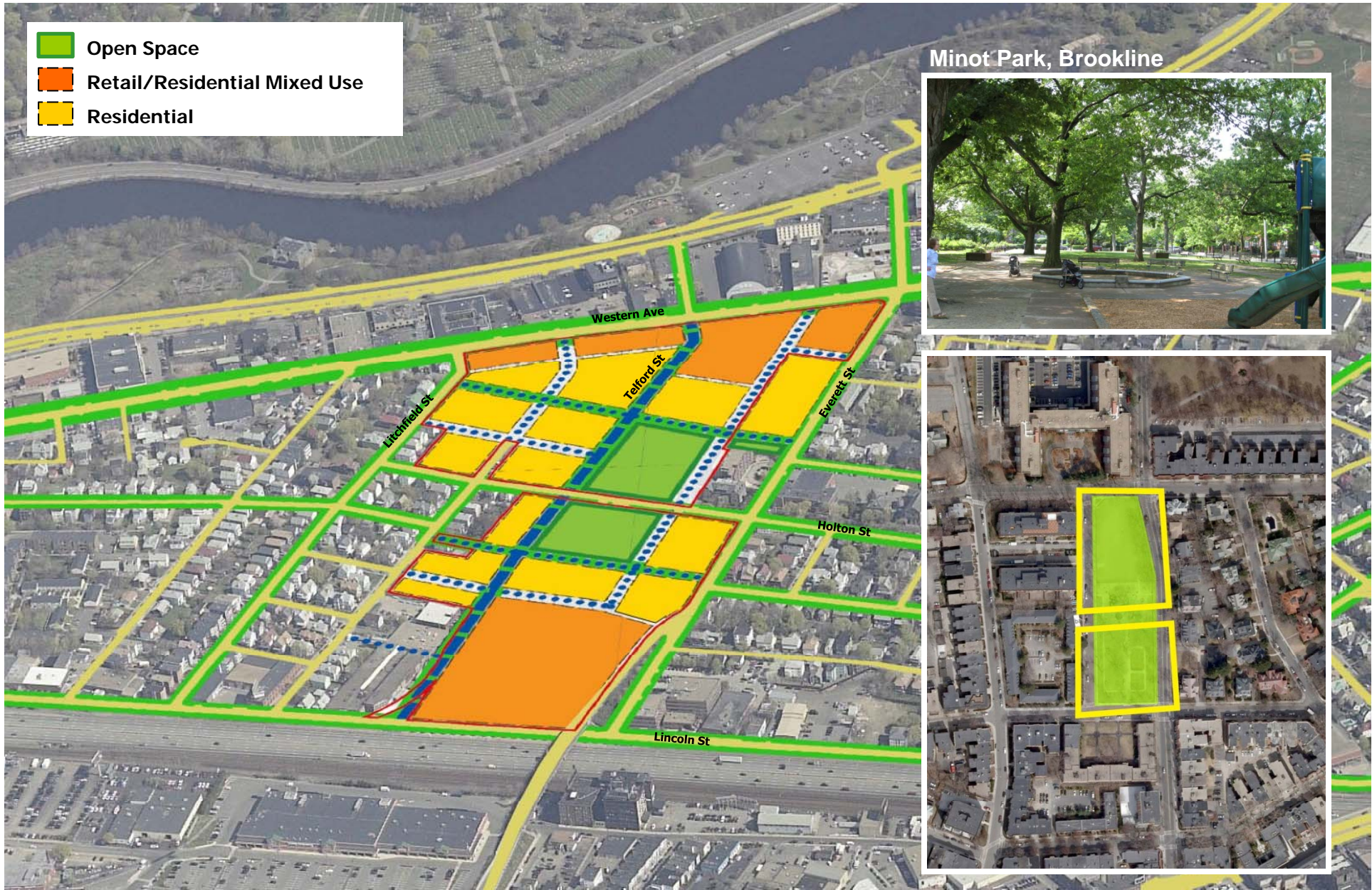
DEVELOPMENT FRAMEWORK

-  Public Edge
-  Public Edge/Retail Use
-  Street Trees/Pedestrian Streetscape
-  Wide Setback/Boulevard



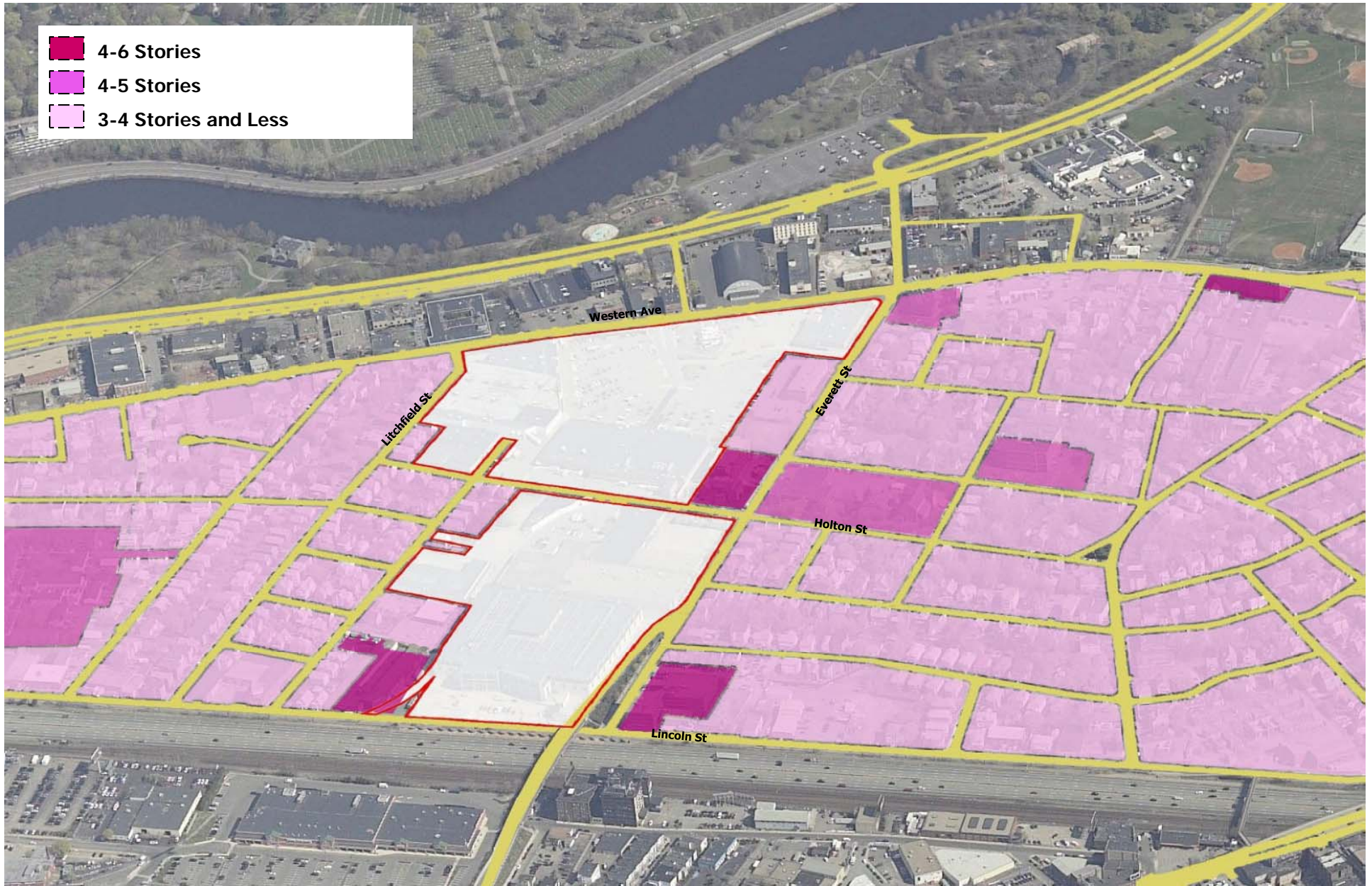
Module 1
Holton Street Corridor

Recap
LAND USE ALTERNATIVE

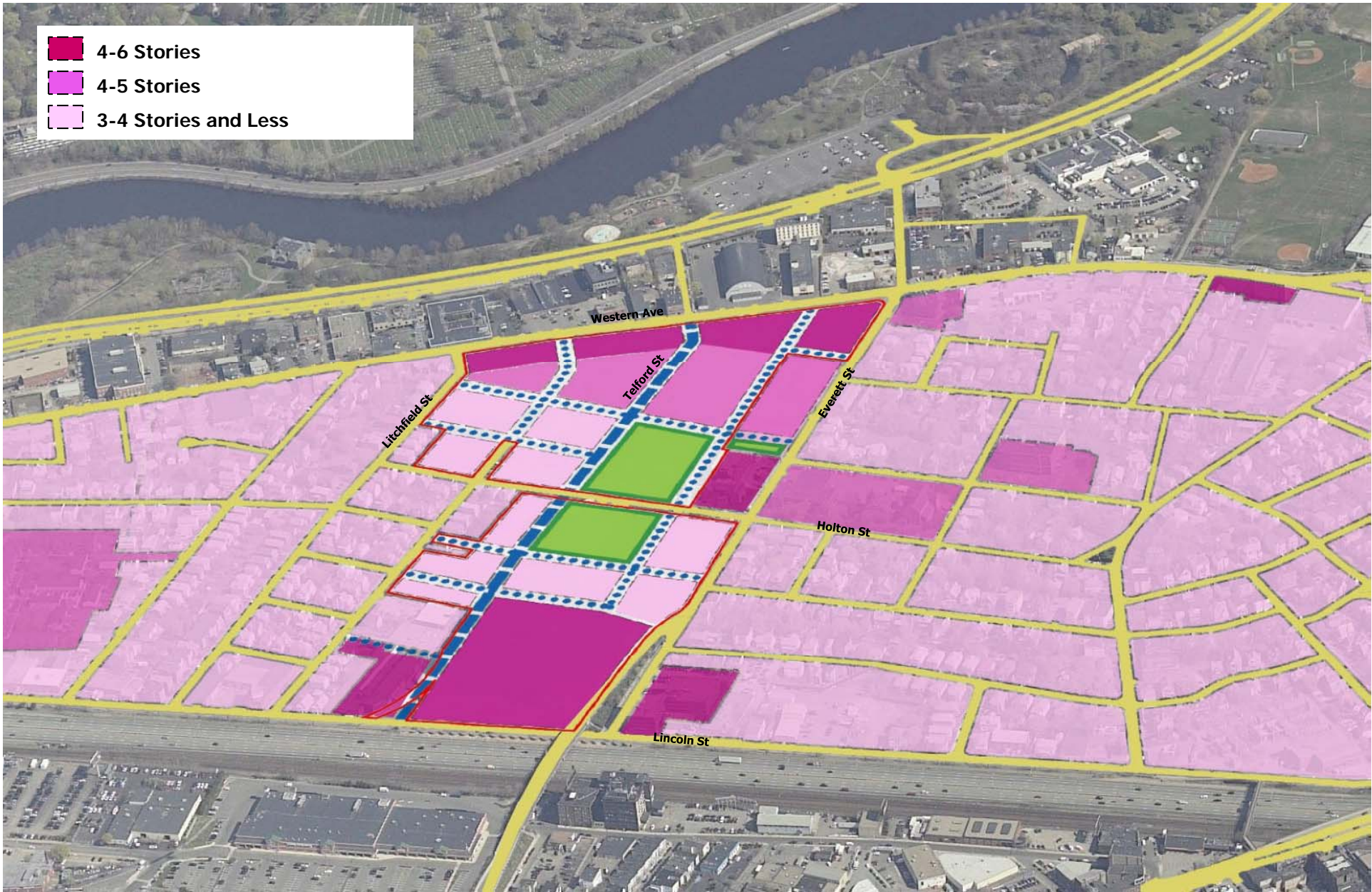


Proposed Housing Distribution

EXISTING Housing HEIGHT by CITY BLOCKS

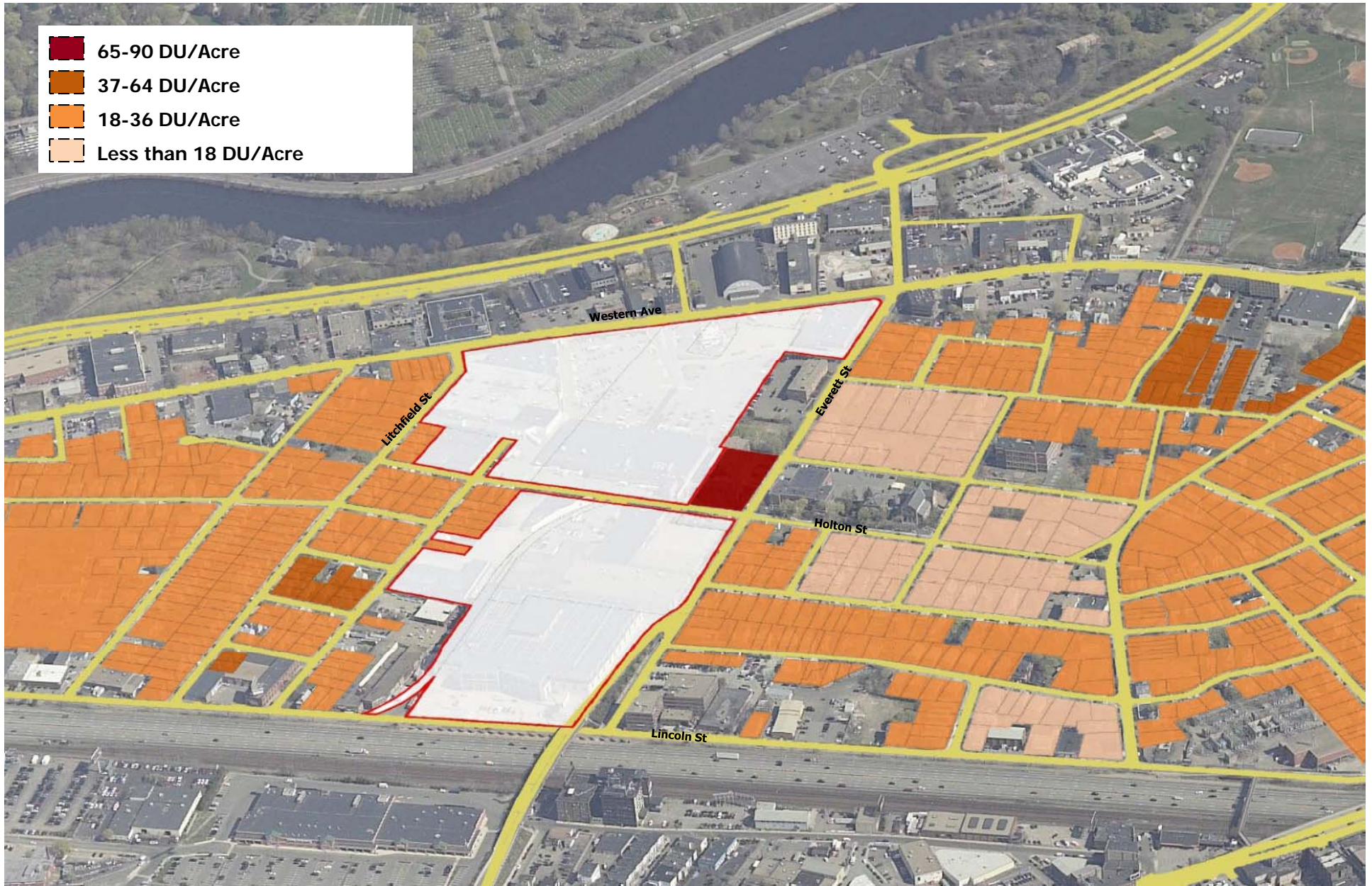


Proposed Housing Distribution
PROPOSED Housing HEIGHT by CITY BLOCKS



Proposed Housing Distribution

EXISTING RESIDENTIAL DENSITY by CITY BLOCKS



Proposed Housing Distribution

PROPOSED RESIDENTIAL DENSITY by CITY BLOCKS



Proposed Character of Zones/Blocks

HEIGHT/DENSITY/HOUSING TYPOLOGIES

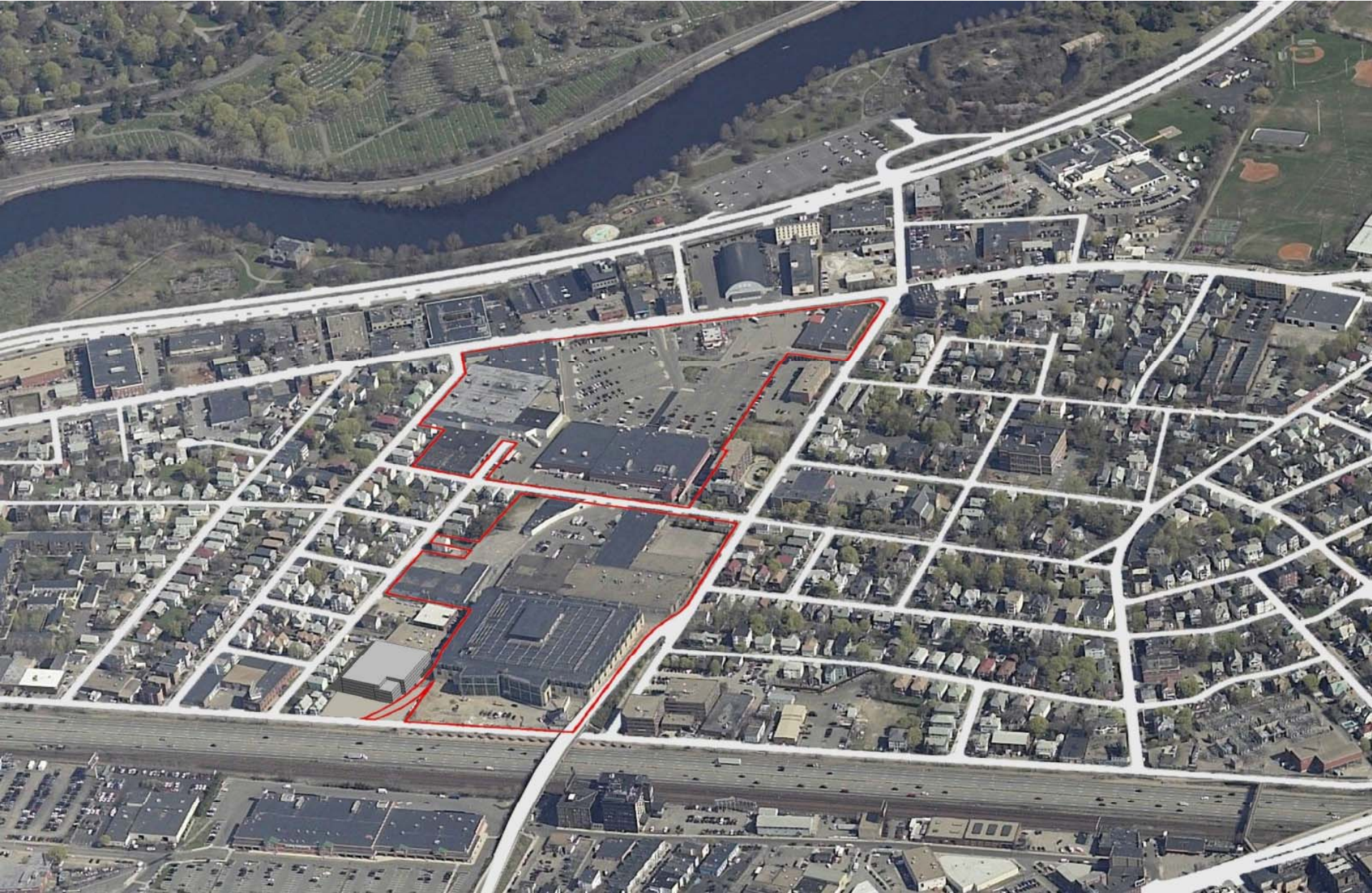


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HOLTON STREET CORRIDOR

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Phasing
EXISTING CONDITION

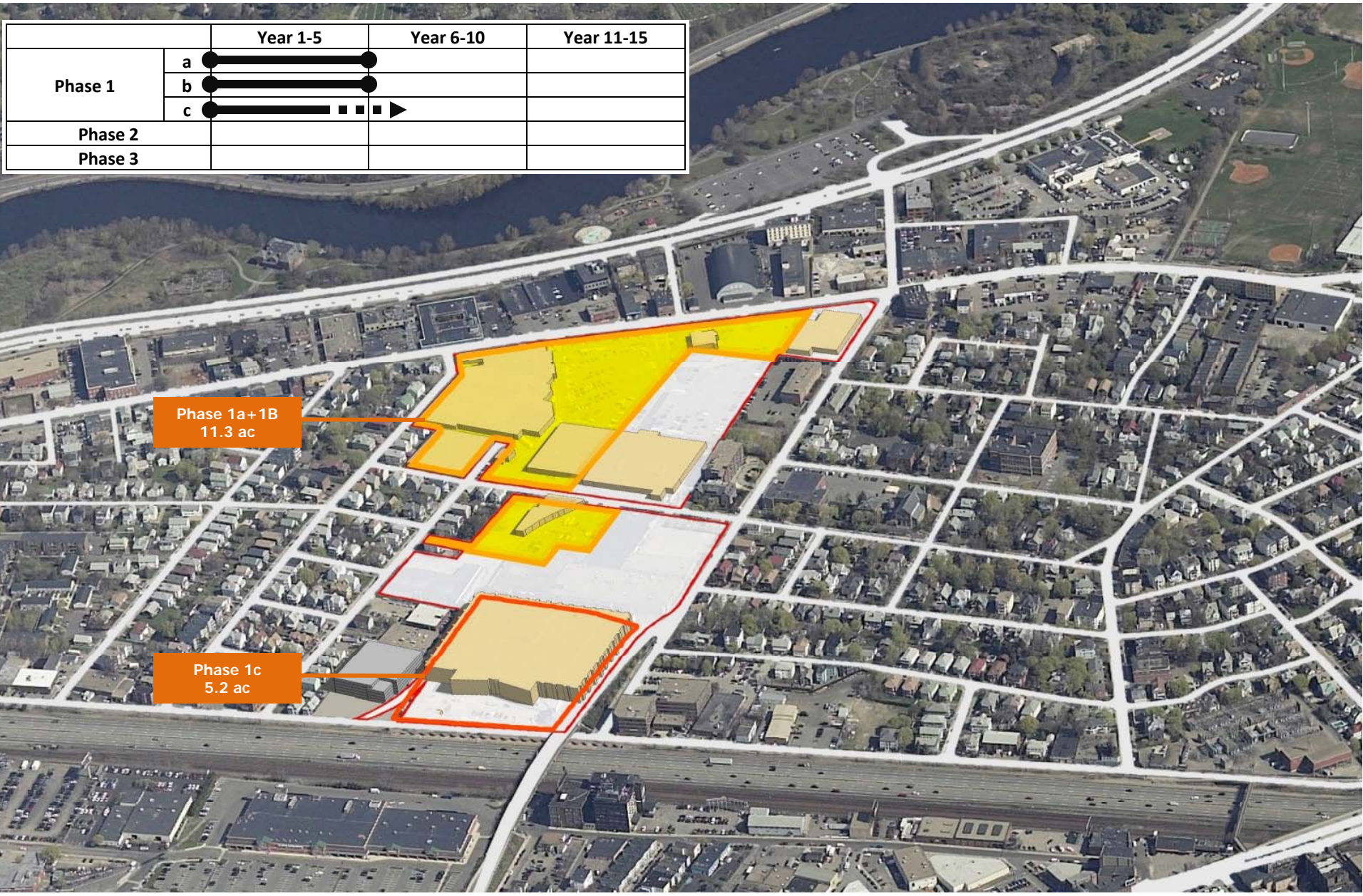


Phasing
EXISTING CONDITION






Phasing

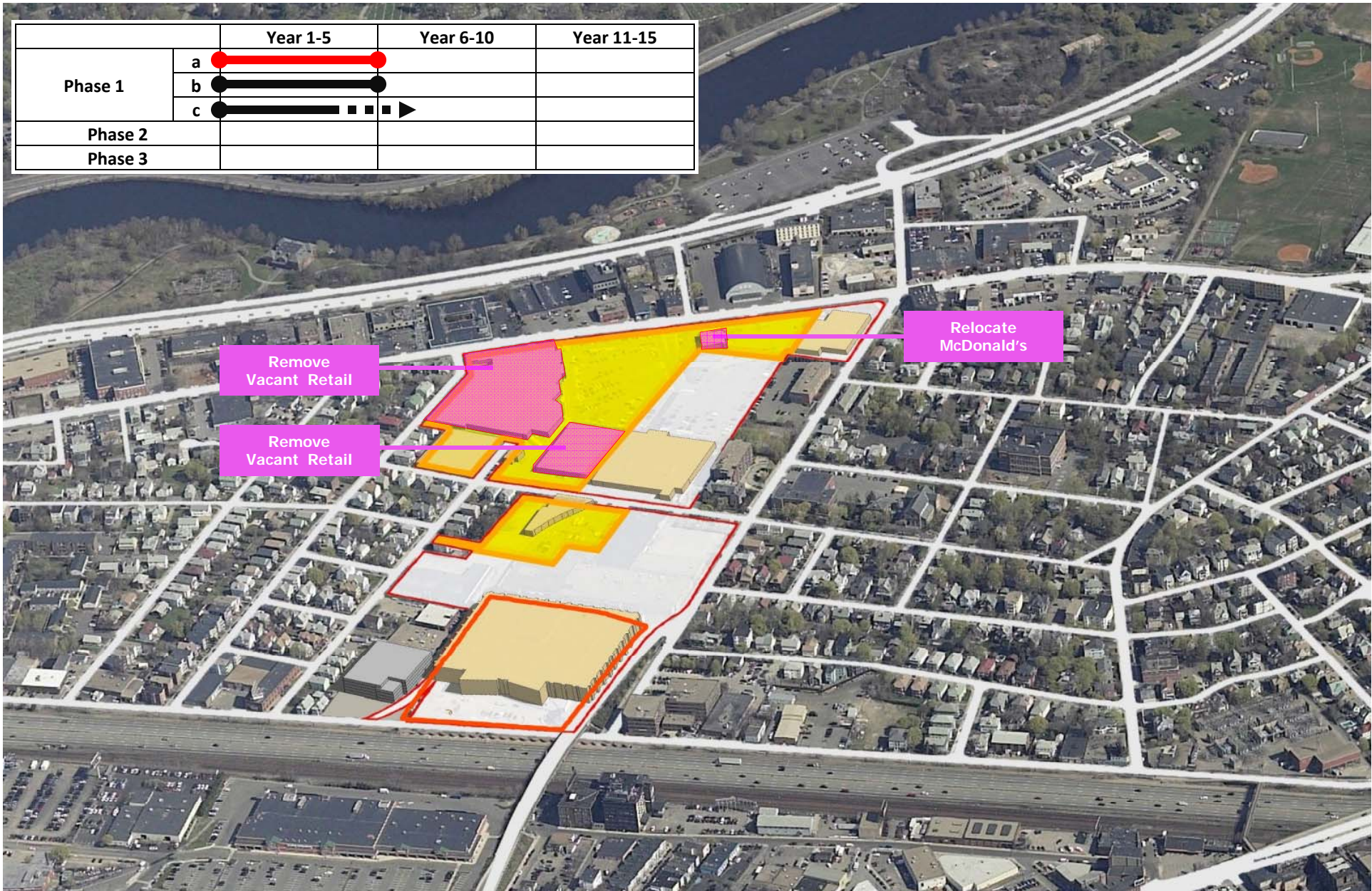
PHASE 1 BOUNDARY



Phasing




PHASE 1a NEW TELFORD ST + CHARLESVIEW + McDONALD'S RELOCATION

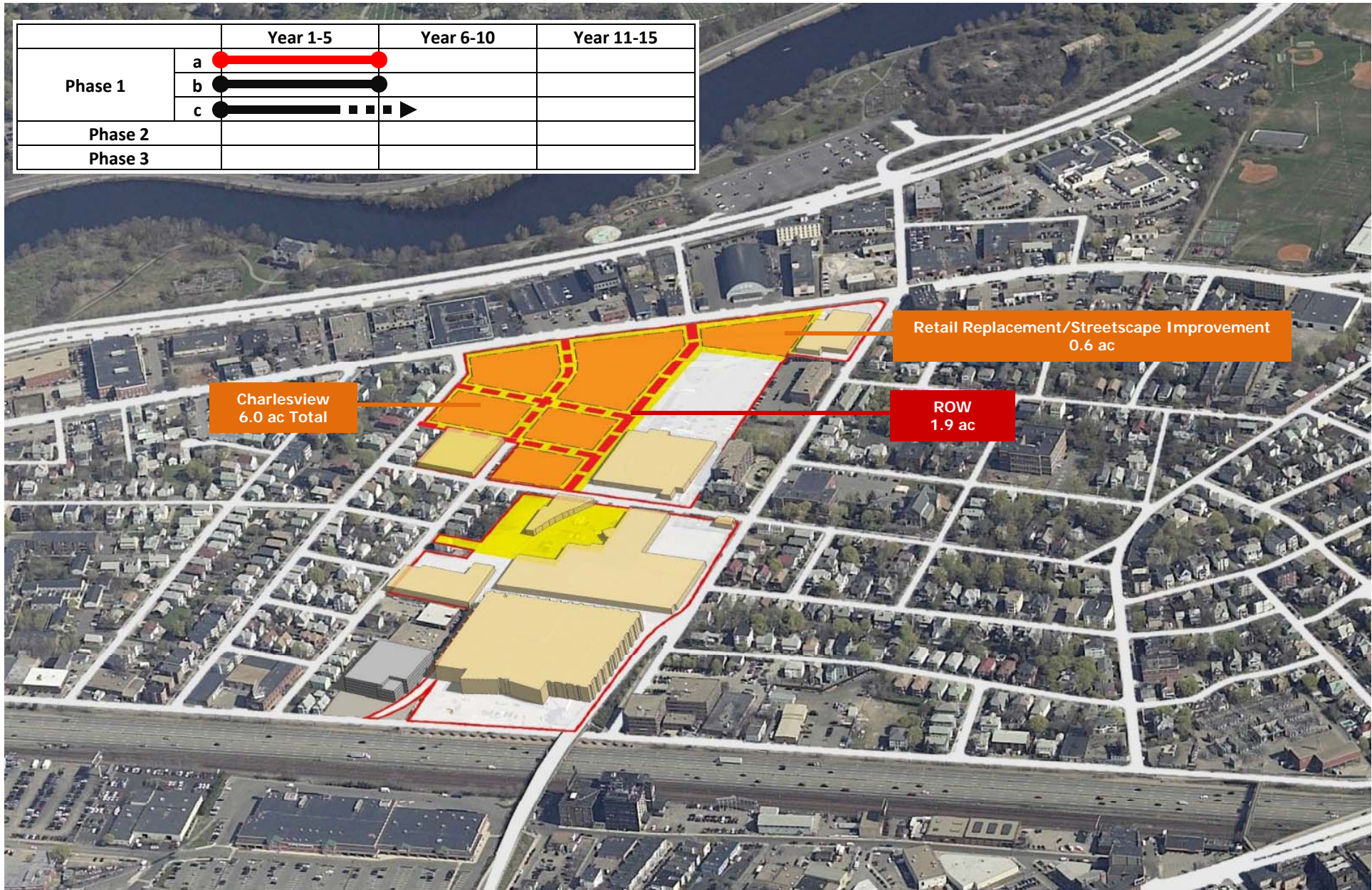
	Year 1-5	Year 6-10	Year 11-15
Phase 1	a 		
	b 		
	c 		
Phase 2			
Phase 3			



Phasing

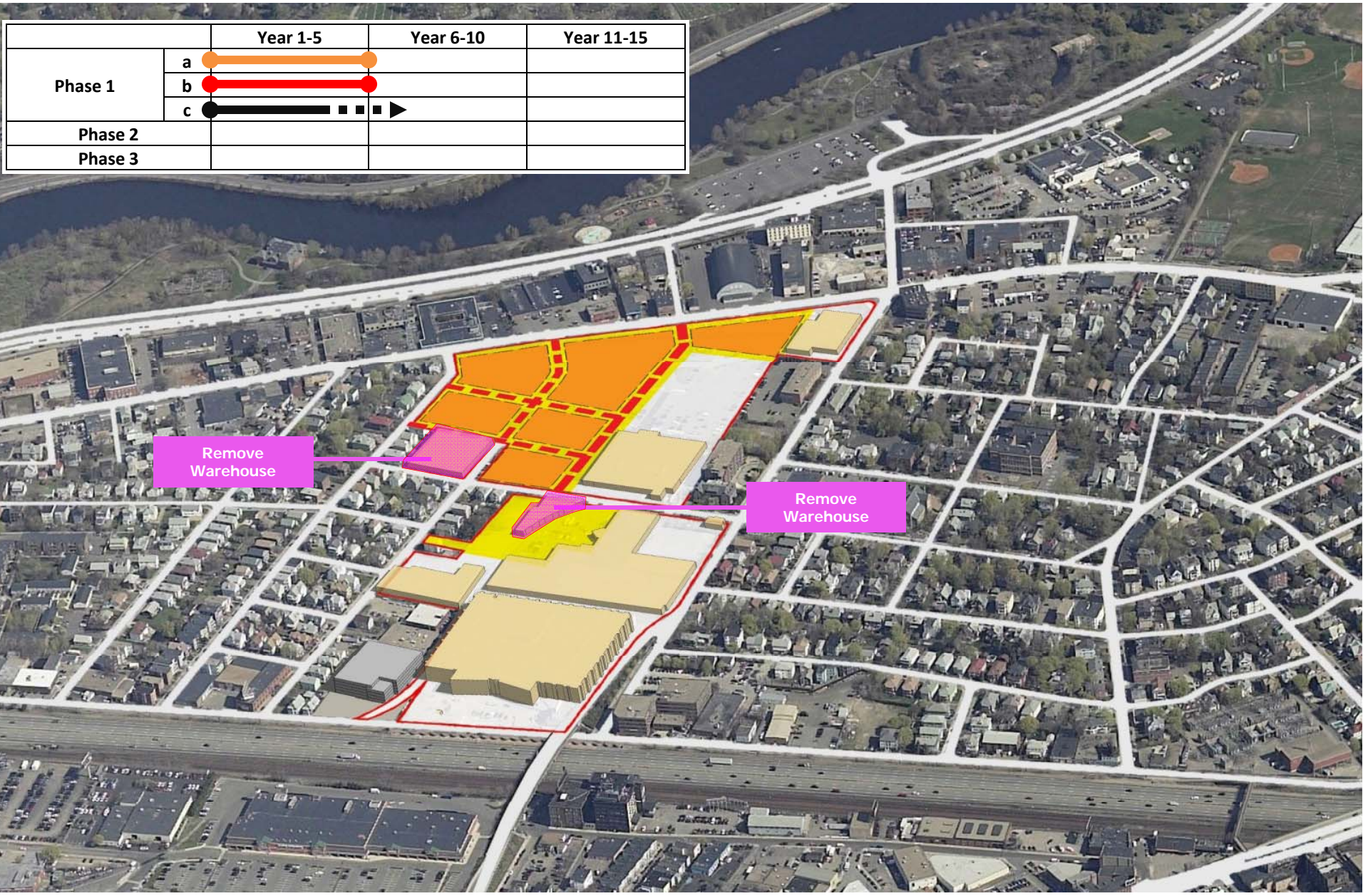
PHASE 1a NEW TELFORD ST + CHARLESVIEW + McDONALD'S RELOCATION

	Year 1-5	Year 6-10	Year 11-15
Phase 1	a 		
	b 		
	c 		
Phase 2			
Phase 3			



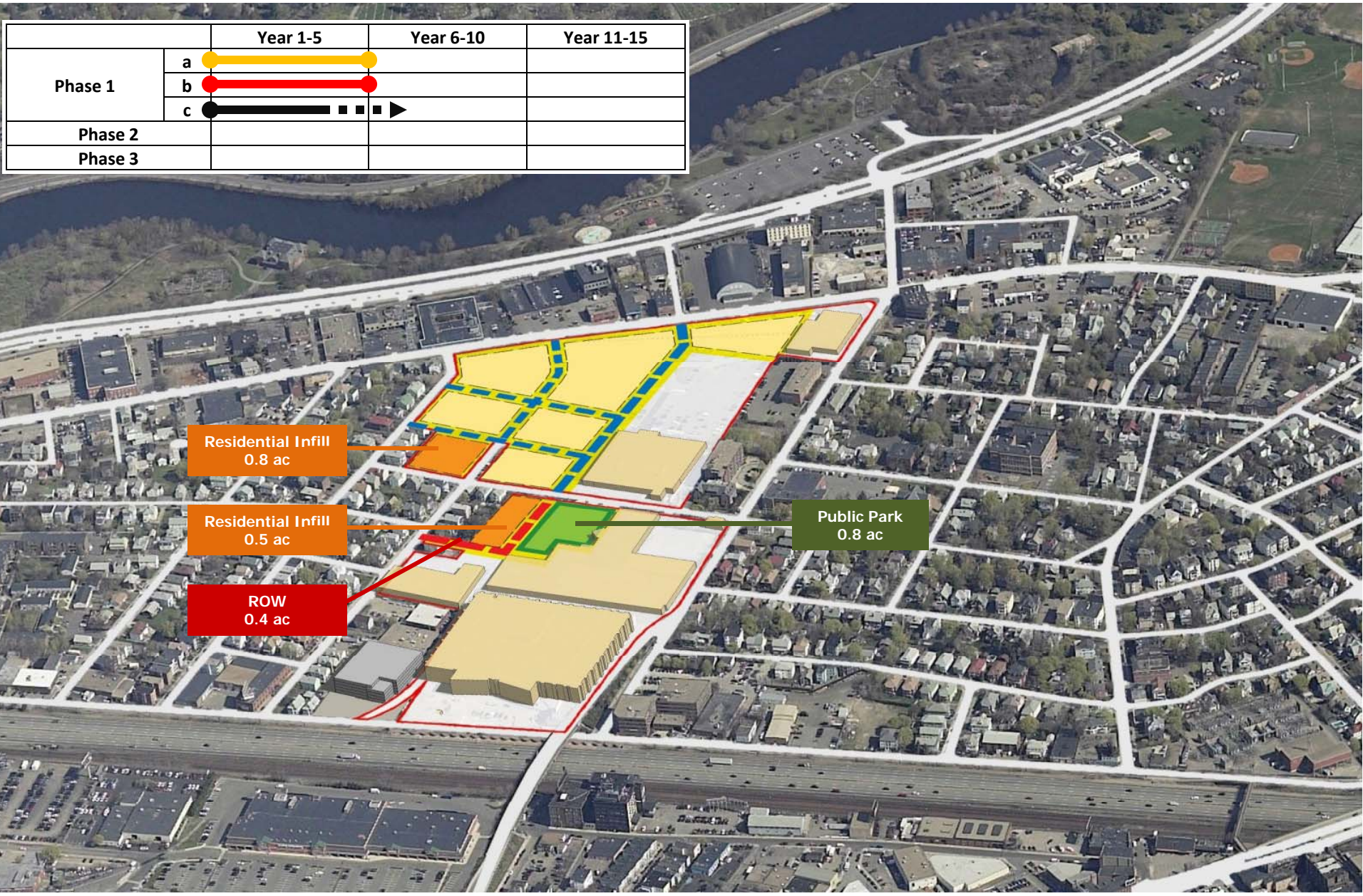
Phasing

PHASE 1b PUBLIC PARK + RESIDENTIAL FEASIBILITY PROPOSAL



Phasing

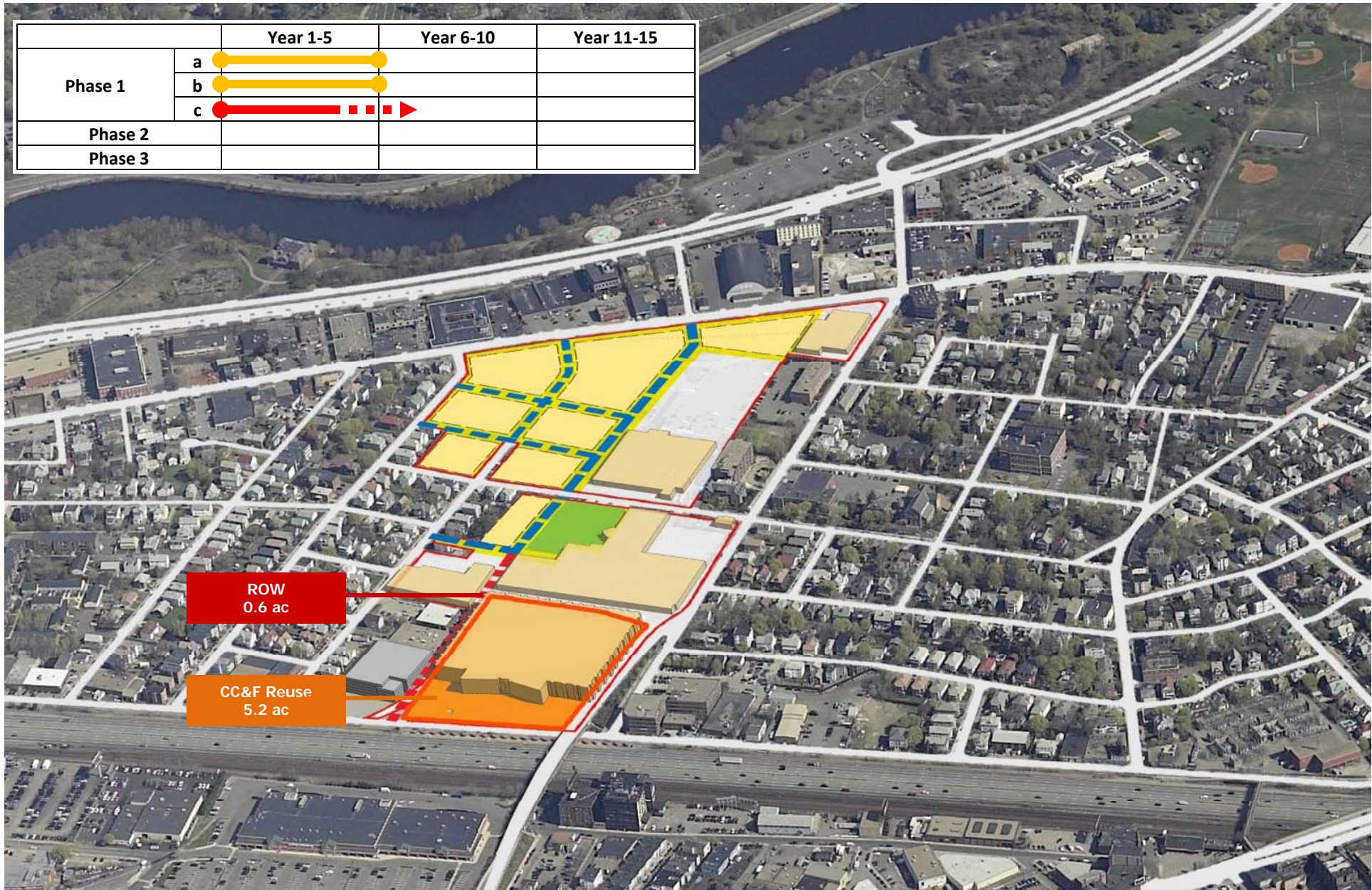
PHASE 1b PUBLIC PARK + RESIDENTIAL FEASIBILITY PROPOSAL



Phasing

PHASE 1c CC&F REUSE/LEASE OPPORTUNITY

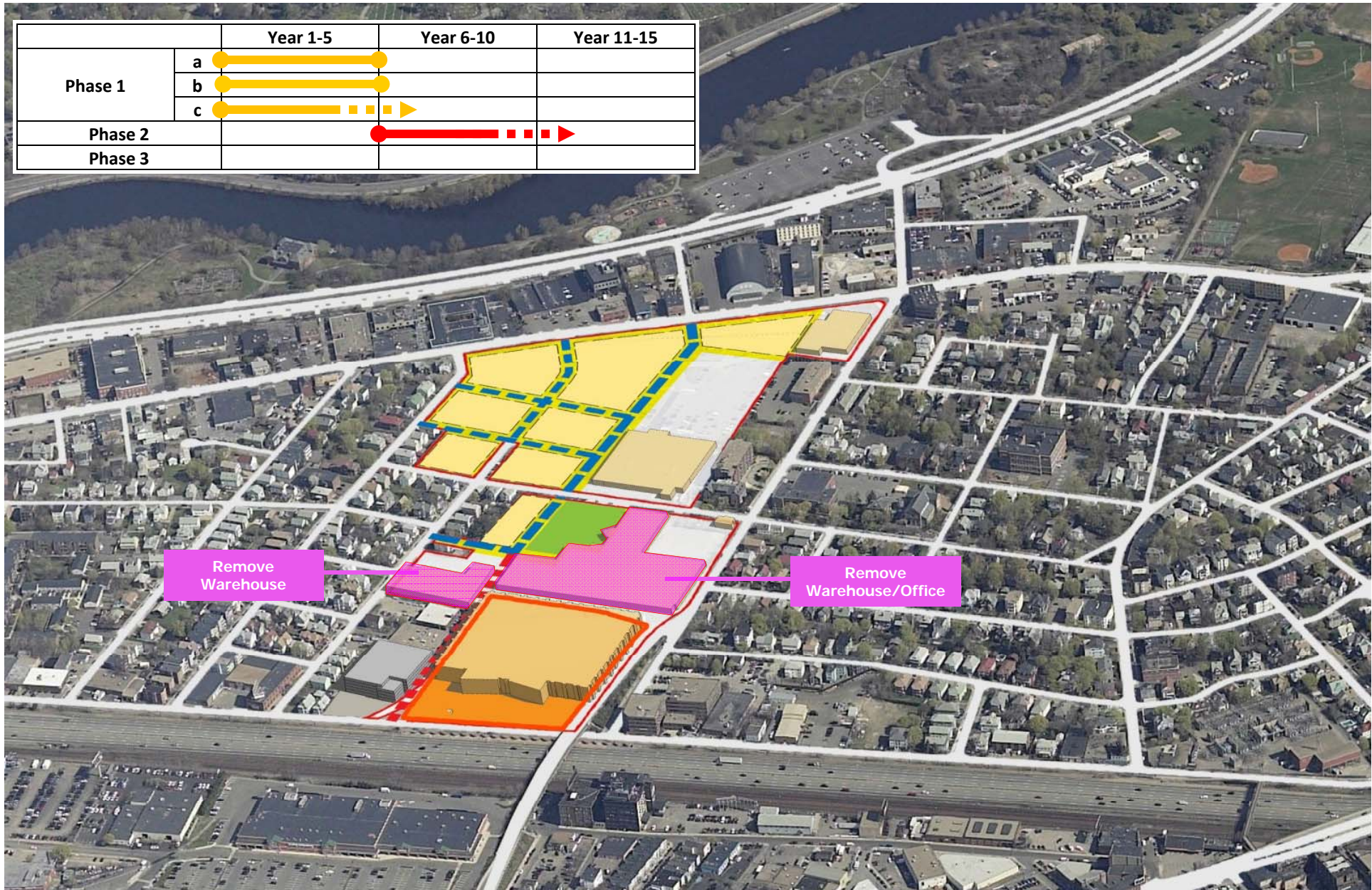
		Year 1-5	Year 6-10	Year 11-15
Phase 1	a	—————		
	b	—————		
	c	- - - - - >		
Phase 2				
Phase 3				



Phasing

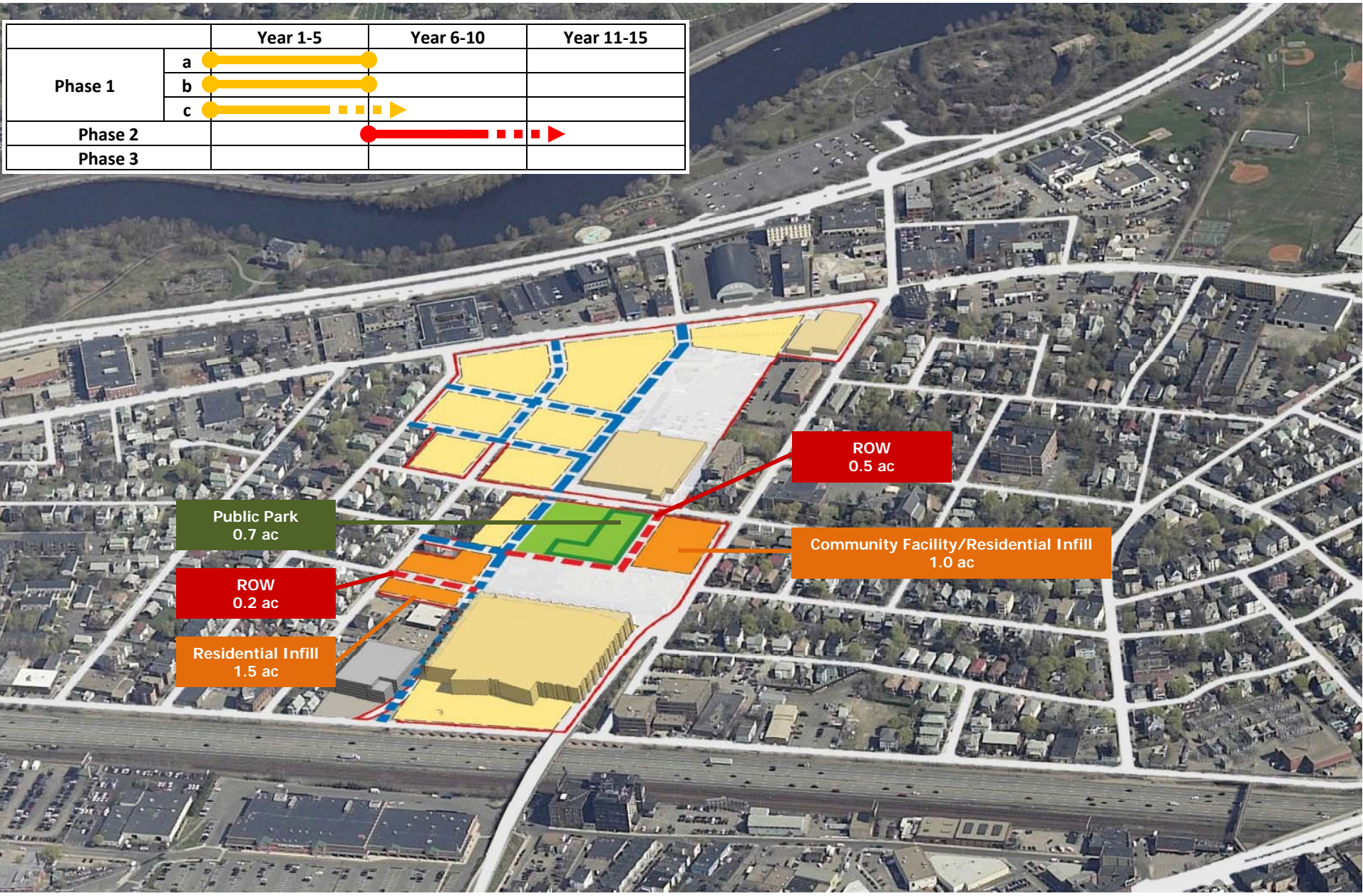
PHASE 2 ADDITIONAL PUBLIC PARK + RESIDENTIAL FEASIBILITY PROPOSAL

		Year 1-5	Year 6-10	Year 11-15	
Phase 1	a	—————			
	b	—————			
	c	- - - - -			
Phase 2			- - - - -		
Phase 3				- - - - -	



Phasing

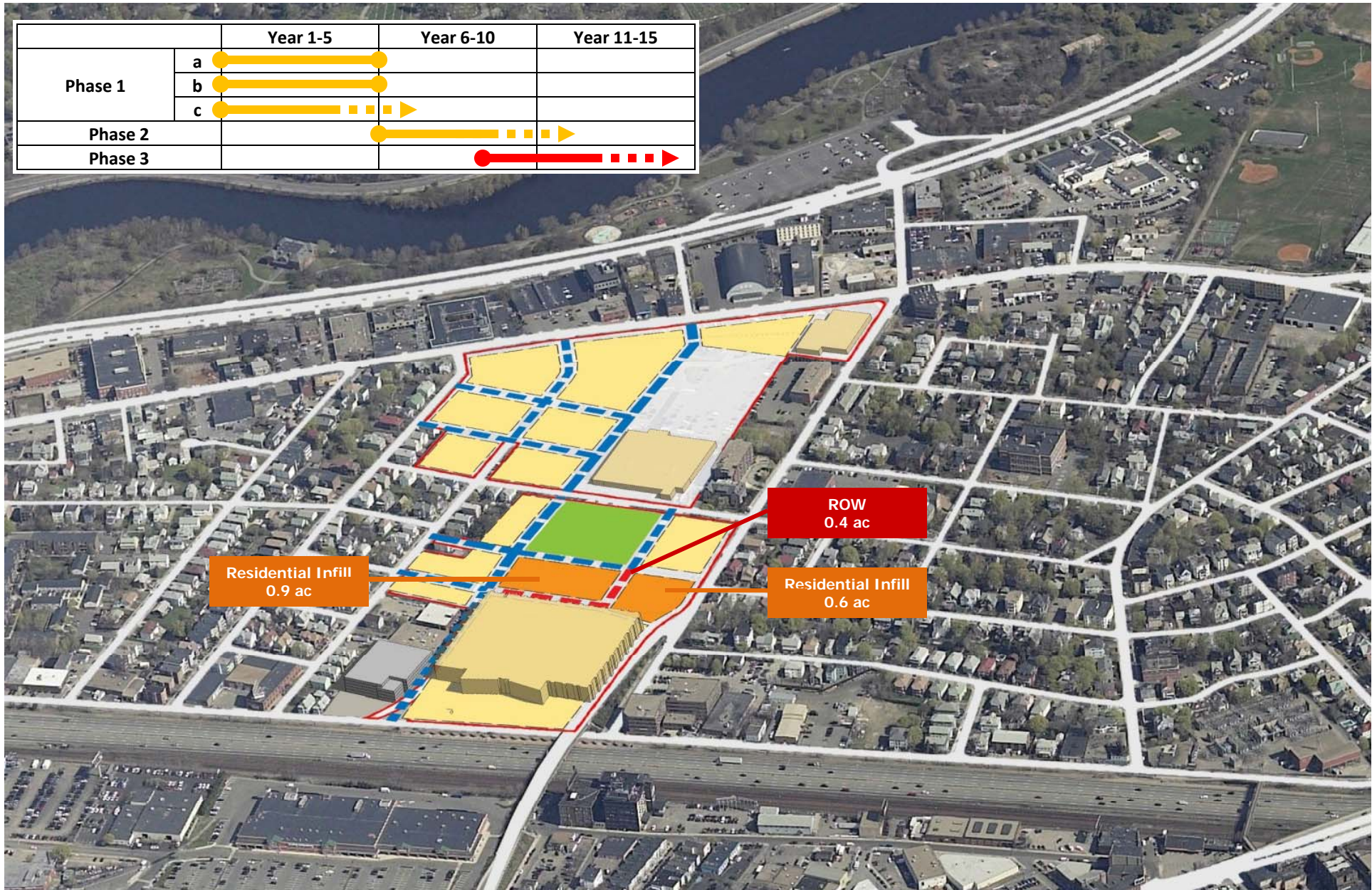
PHASE 2 ADDITIONAL PUBLIC PARK + RESIDENTIAL FEASIBILITY PROPOSAL



Phasing

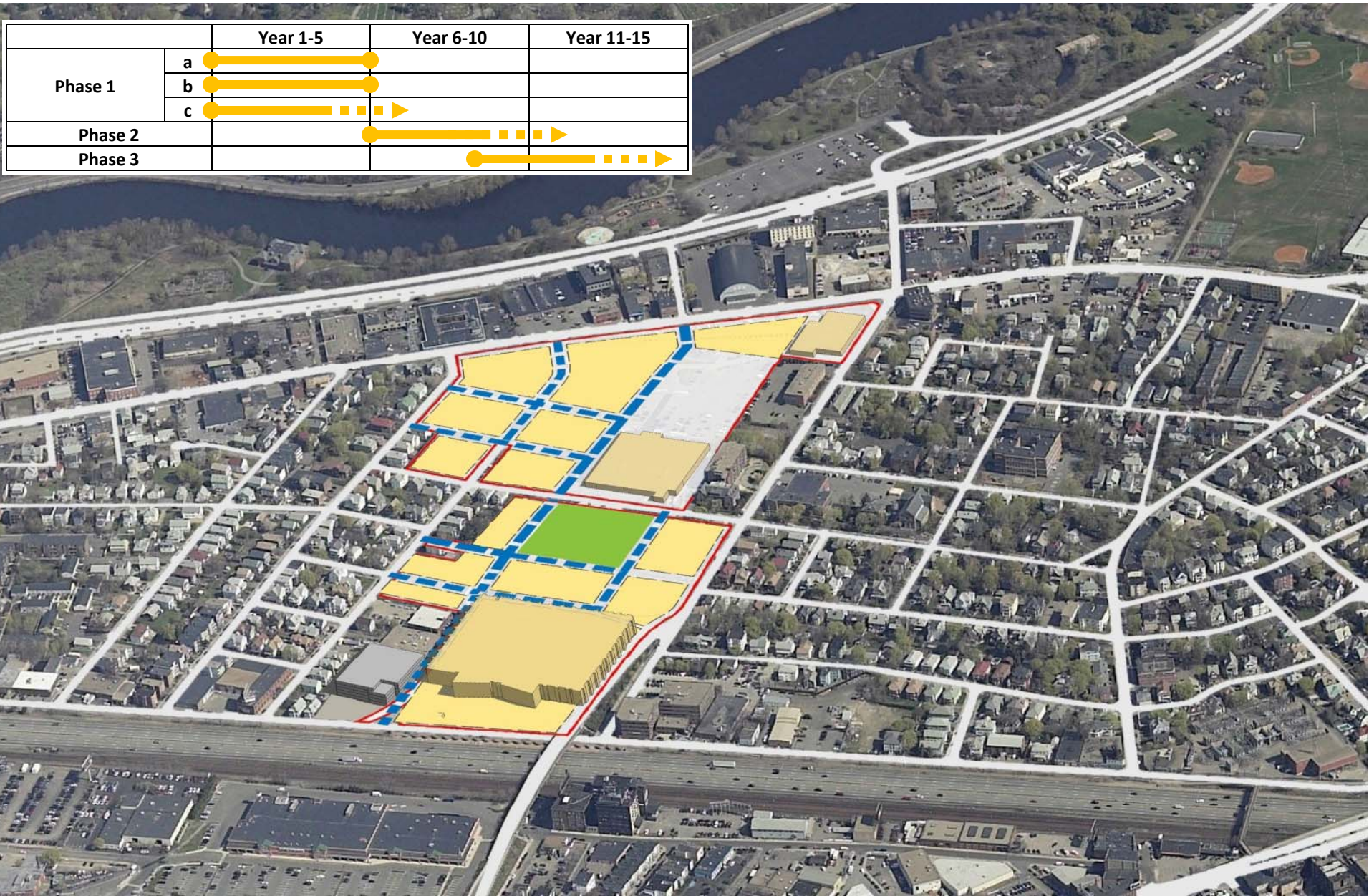
PHASE 3 RESIDENTIAL FEASIBILITY PROPOSAL

	Year 1-5	Year 6-10	Year 11-15
Phase 1	a	—————	
	b	—————	
	c	—————	—————▶
Phase 2		—————▶	
Phase 3			—————▶



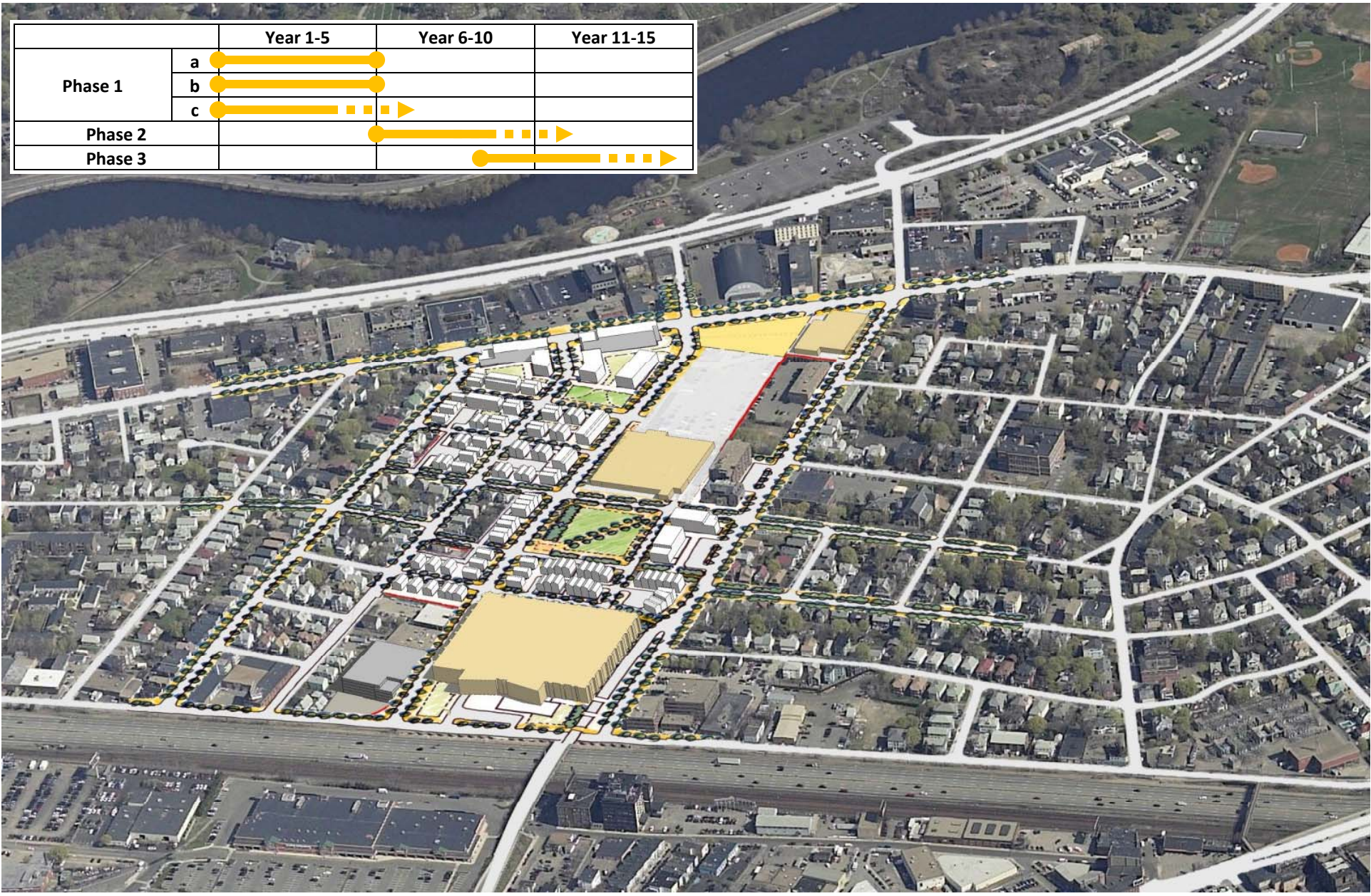
Phasing

10-15 YEARS BUILD-OUT



Phasing

10-15 YEARS BUILD-OUT



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HOLTON STREET CORRIDOR

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Phasing
10-15 YEARS BUILD-OUT



Phasing

10-15 YEARS BUILD-OUT PARCEL PLAN



Phasing

10-15 YEARS BUILD-OUT RESIDENTIAL COUNTS by PHASES

	Charlesview	6.0 ac	ROW 1.9 ac	260+26 DUs
	Phase 1a McDonald's Relocation	0.6 ac		
	Phase 1b Residential Feasibility Proposal	1.3 ac	ROW 0.4 ac	24-46 DUs
	Phase 1c CC&F Reuse	5.2 ac	ROW 0.6 ac	
	Phase 2 Residential Feasibility Proposal	2.5 ac	ROW 0.7 ac	51-73 DUs
	Phase 3 Residential Feasibility Proposal	1.5 ac	ROW 0.4 ac	43-94 DUs
	Public Park	1.5 ac		

Affordable Rental Housing 260 DUs
Other Housing 144-249 DUs

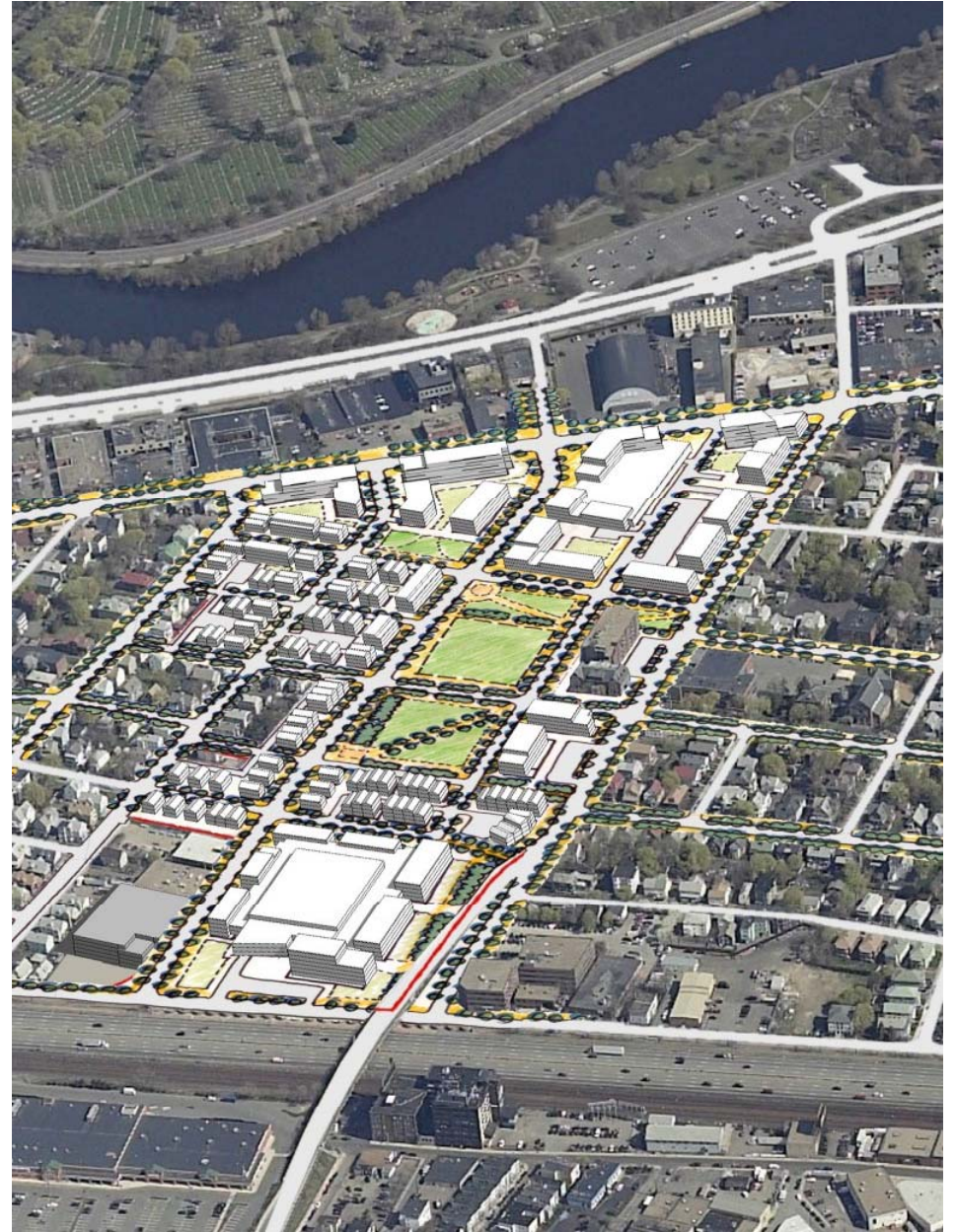
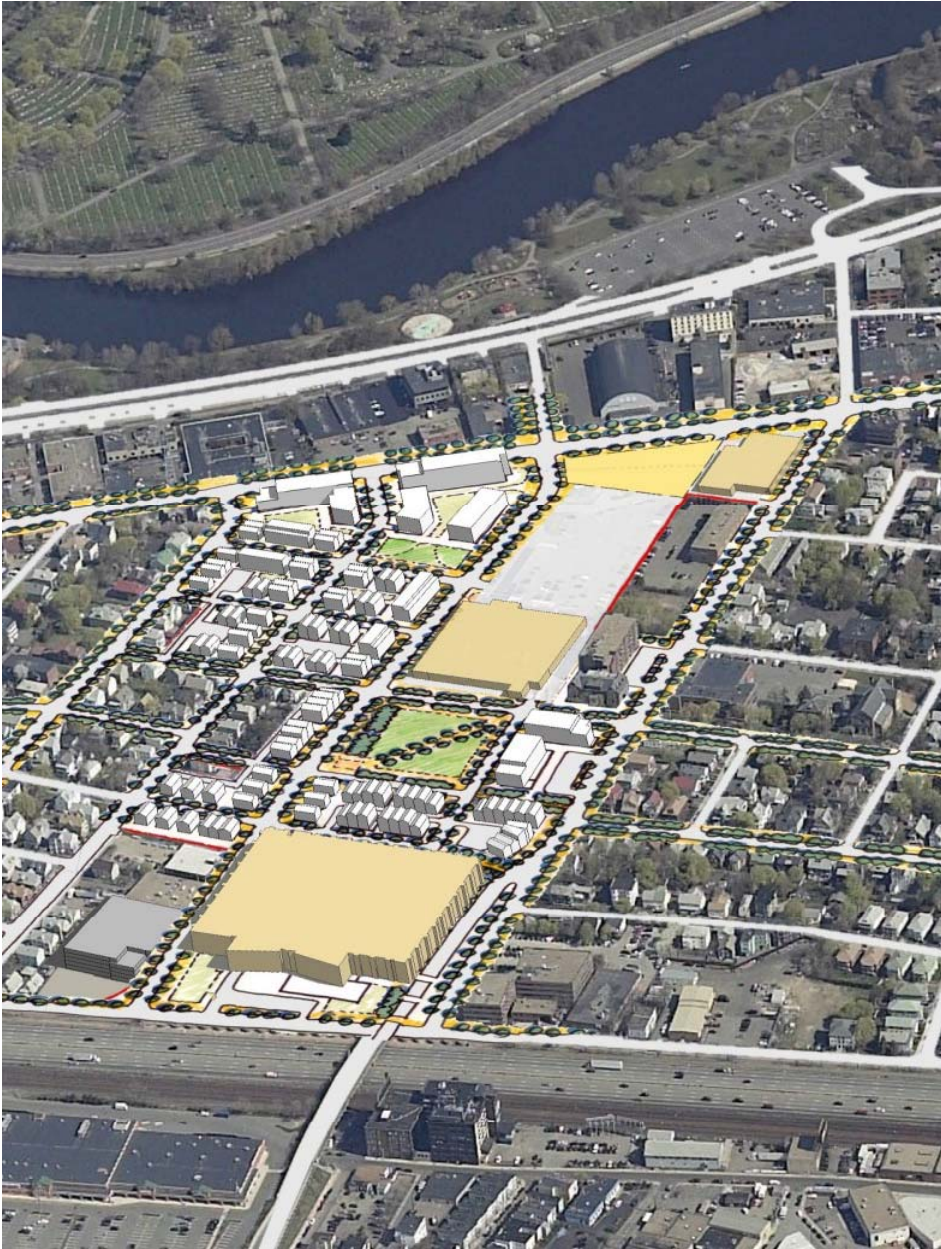


Phasing

10-15 YEARS vs. FULLY BUILD-OUT



Phasing
10-15 YEARS vs. FULLY BUILD-OUT



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Demographics








HOUSING TYPE DISTRIBUTION



Data Source: City of Boston Assessing Department FY09

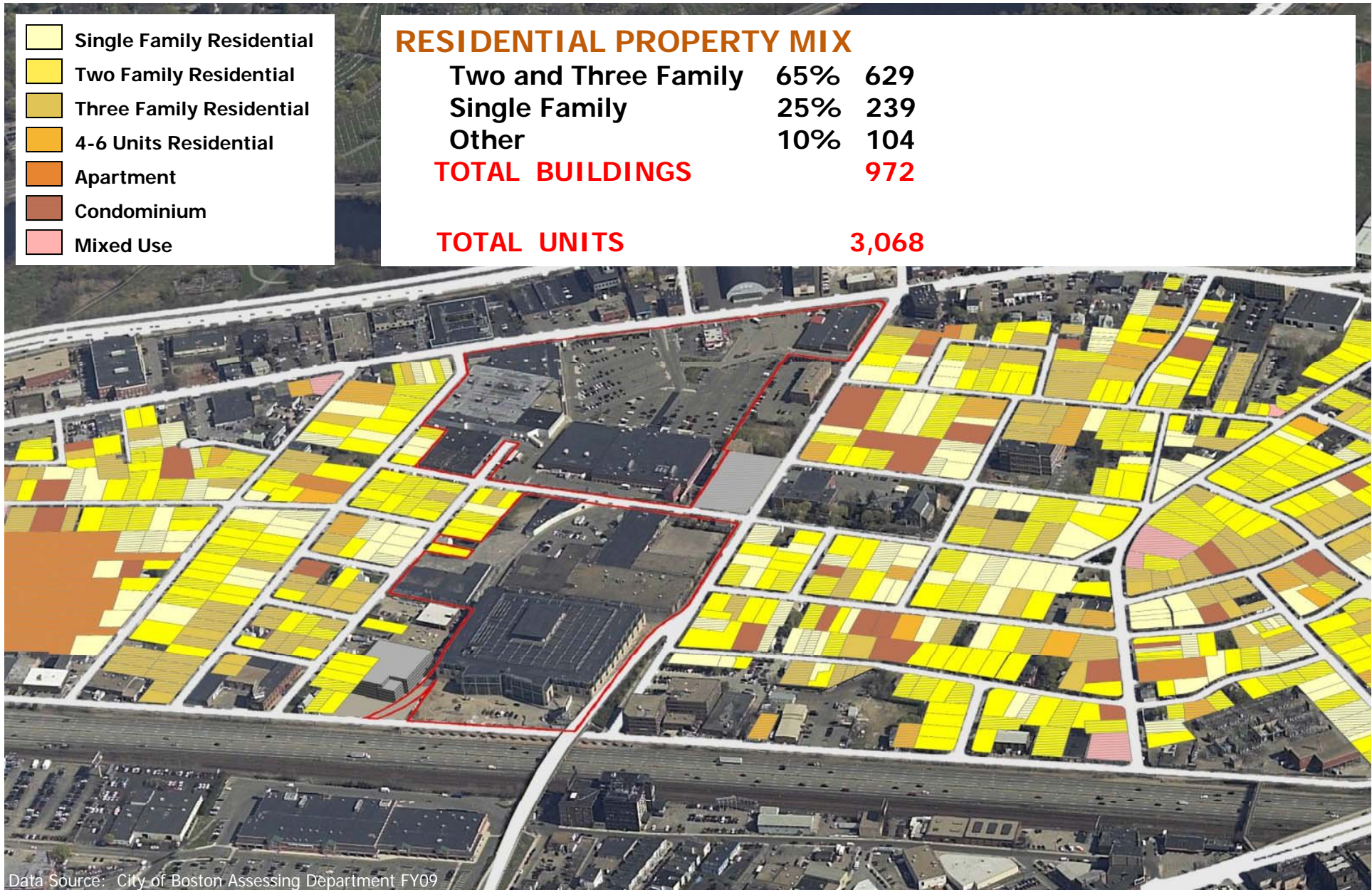
Demographics

HOUSING TYPE DISTRIBUTION

-  Single Family Residential
-  Two Family Residential
-  Three Family Residential
-  4-6 Units Residential
-  Apartment
-  Condominium
-  Mixed Use

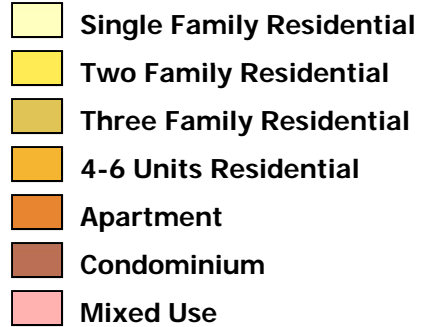
RESIDENTIAL PROPERTY MIX

Two and Three Family	65%	629
Single Family	25%	239
Other	10%	104
TOTAL BUILDINGS		972
TOTAL UNITS		3,068



Data Source: City of Boston Assessing Department FY09

HOUSING TYPE DISTRIBUTION

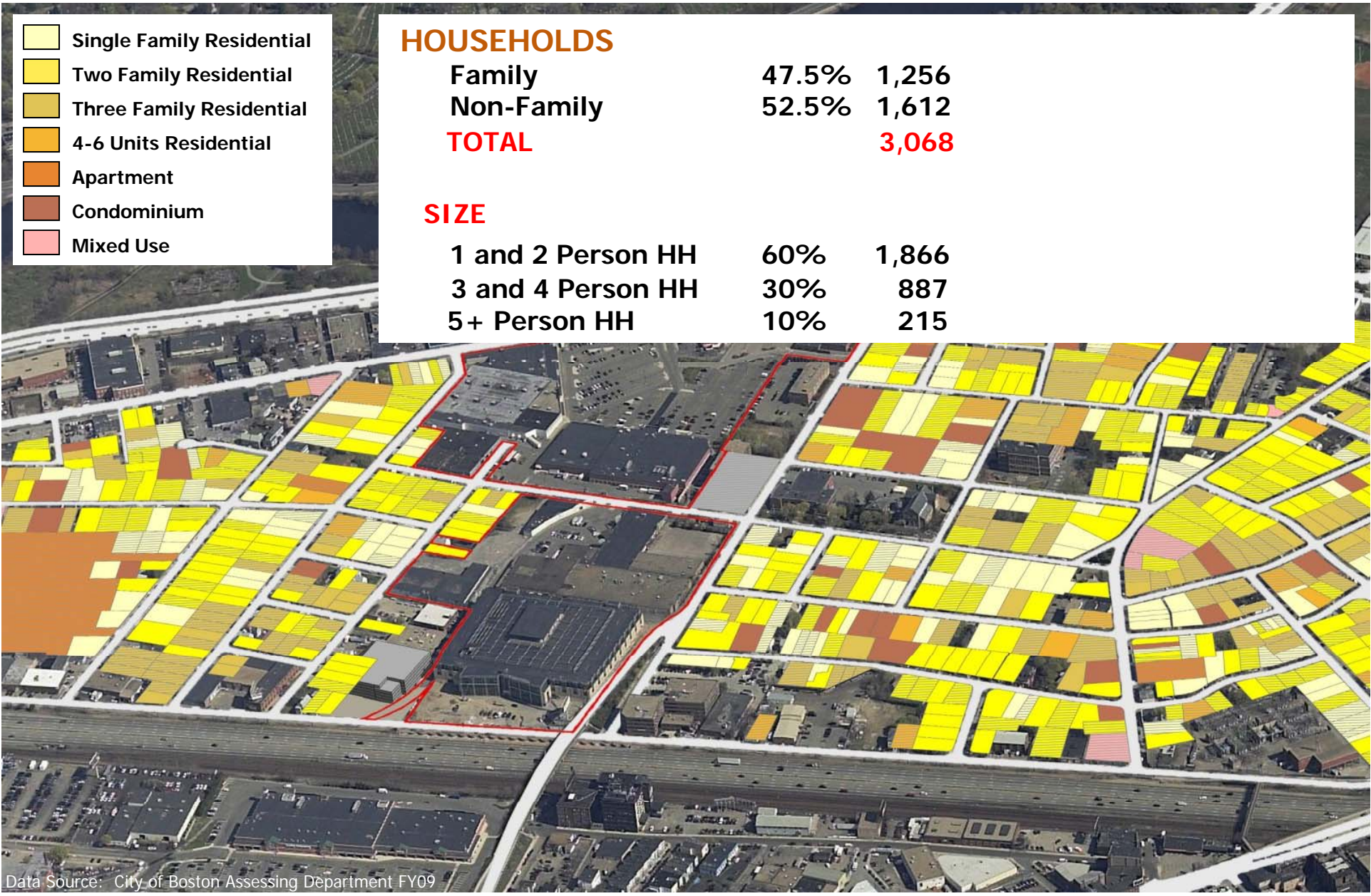


HOUSEHOLDS

Family	47.5%	1,256
Non-Family	52.5%	1,612
TOTAL		3,068

SIZE

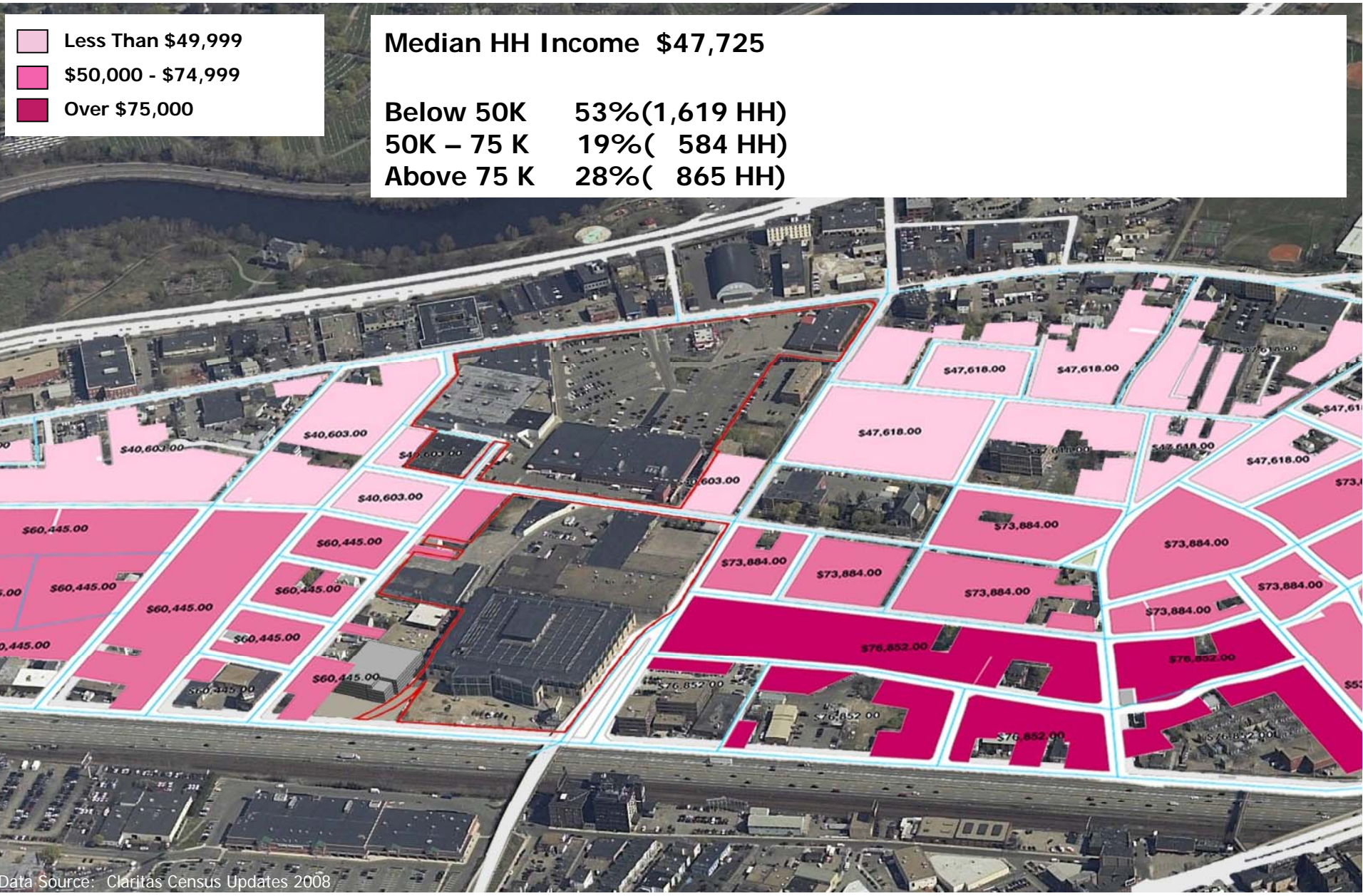
1 and 2 Person HH	60%	1,866
3 and 4 Person HH	30%	887
5+ Person HH	10%	215



Data Source: City of Boston Assessing Department FY09

Demographics

INCOME DISTRIBUTION



Data Source: Claritas Census Updates 2008





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June 29 2009