



North Allston-Brighton Community-wide Plan

# MASTER PLAN PROGRESS MEETING



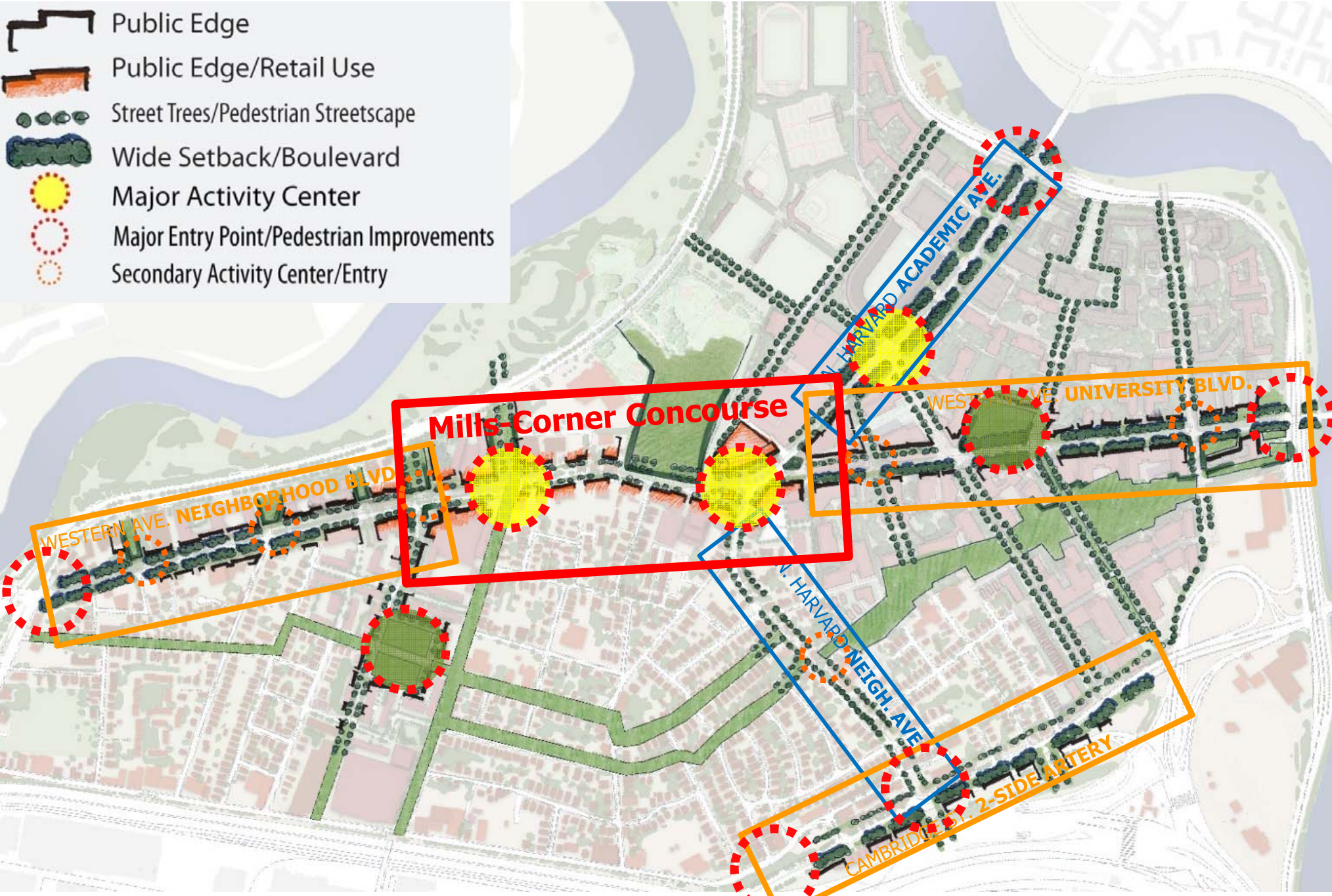
**MAY 13 2009**



# Review of First Meeting

## 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





# Review of First Meeting

## DEVELOPMENT FRAMEWORK

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



**Module 1**  
Holton Street Corridor

The map illustrates a development framework for the North Allston-Brighton area. A red rectangular box highlights 'Module 1', the Holton Street Corridor. This corridor is characterized by a 'Public Edge/Retail Use' (orange hatched area) along its length, with 'Street Trees/Pedestrian Streetscape' (green circles) and 'Wide Setback/Boulevard' (green hatched area) features. The surrounding area shows a grid of streets with various development patterns, including 'Public Edge' (black outlines) and 'Wide Setback/Boulevard' (green hatched areas). A river is visible on the left side of the map.



An aerial photograph of a city street corridor, likely in New York City, showing a dense grid of streets, a river, and several parks. The image is overlaid with a semi-transparent orange filter.

# HOLTON STREET CORRIDOR

- . Streets
- .. Comparable Parks
- ... Park Options
- .... Land Use Alternatives



An aerial photograph of a city street grid, showing a dense network of streets and buildings. A large body of water is visible in the upper left, and a river or canal winds through the city. The image is overlaid with a semi-transparent dark grey rectangle containing text.

# HOLTON STREET CORRIDOR

## . **Streets**

- Main N-S and E-W Connections
- Secondary Connections

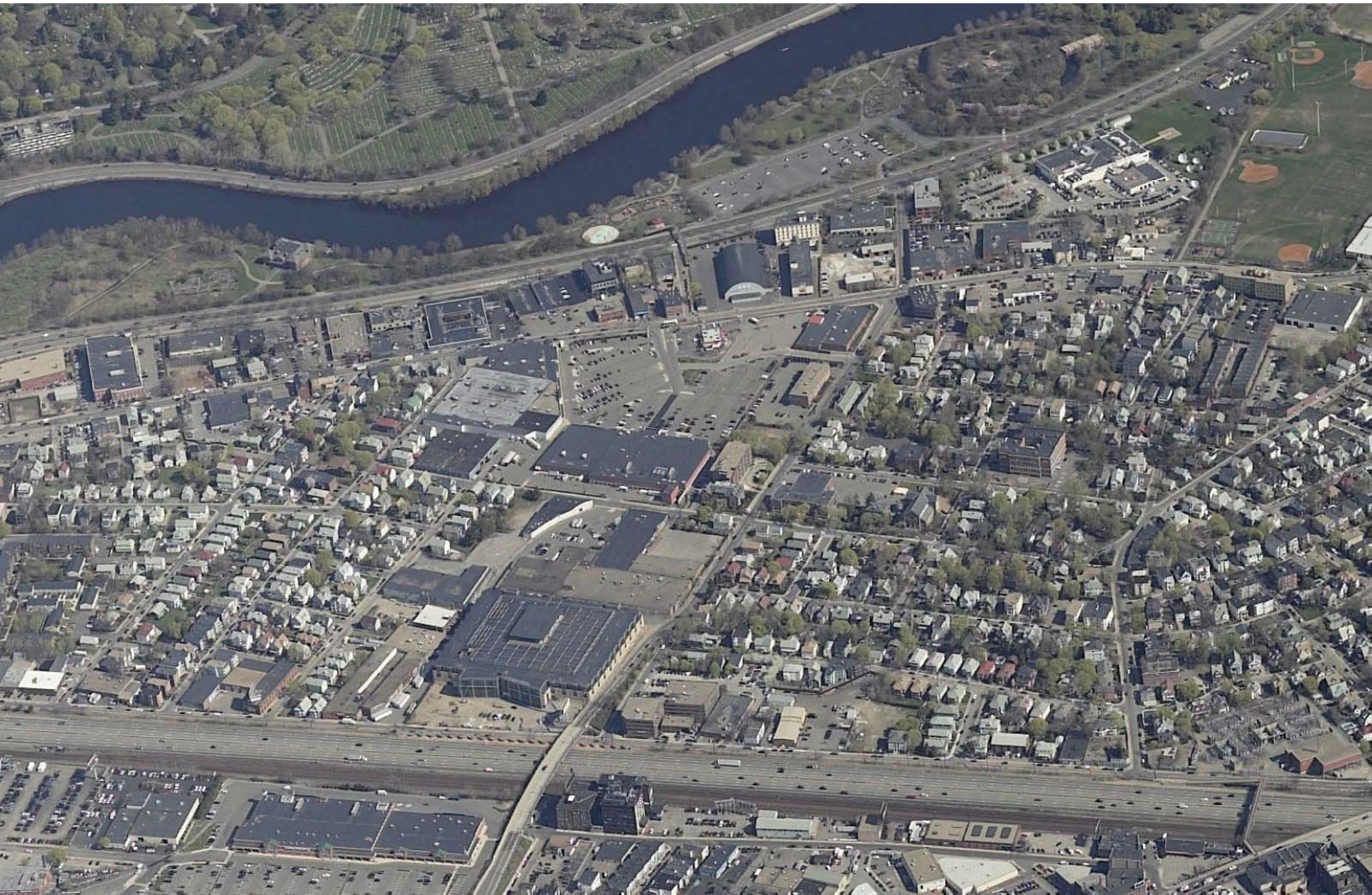
.. Comparable Parks

... Park Options

.... Land Use Alternatives



Street Layouts  
**EXISTING CONTEXT**





# HARVARD-OWNED PROPERTY in HOLTON ST CORRIDOR





# MAIN N-S CONNECTIONS – NEW TELFORD ST, EVERETT ST and LITCHFIELD ST





# MAIN E-W CONNECTIONS – WESTERN AVE





# MAIN E-W CONNECTIONS – LINCOLN ST





# MAIN E-W CONNECTIONS – HOLTON ST, ALDIE ST and WAVERLEY ST





# NEW SECONDARY N-S CONNECTIONS





# NEW SECONDARY E-W CONNECTIONS





# NEW SECONDARY E-W CONNECTIONS





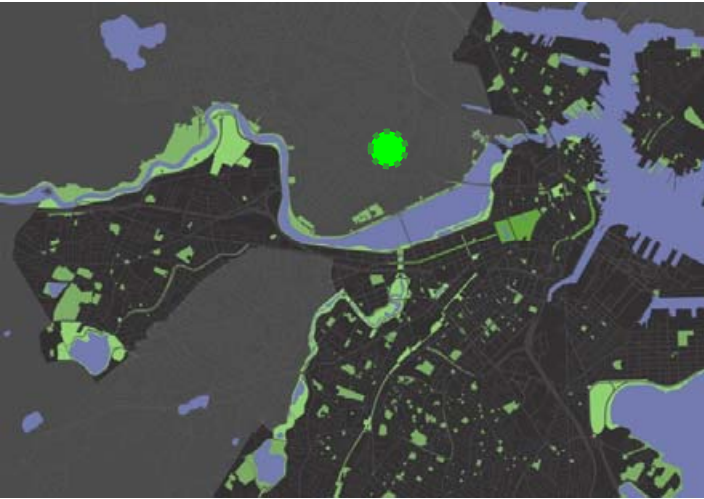
An aerial photograph of an urban area, likely a city, showing a dense grid of streets and buildings. A large, dark, irregularly shaped area in the upper left quadrant represents a park or undeveloped land. A river or canal winds through the city, and a large, dark, irregularly shaped area in the lower left quadrant represents another park or undeveloped land. The overall scene is a mix of urban development and green space.

# HOLTON STREET CORRIDOR

- . Streets
- .. **Comparable Parks**
  - Quiet Urban Park
  - Aggregated Active Field
  - Separated Quiet+Active Parks
- ... Park Options
- .... Land Use Alternatives



# QUIET URBAN PARK – UNIVERSITY PARK, CAMBRIDGE



Area: **1.5 ac**  
 Dimensions: **152' x 440'**  
 Program: **Passive (privately owned/publicly accessible)**  
 Context: **Office/Housing Complex**

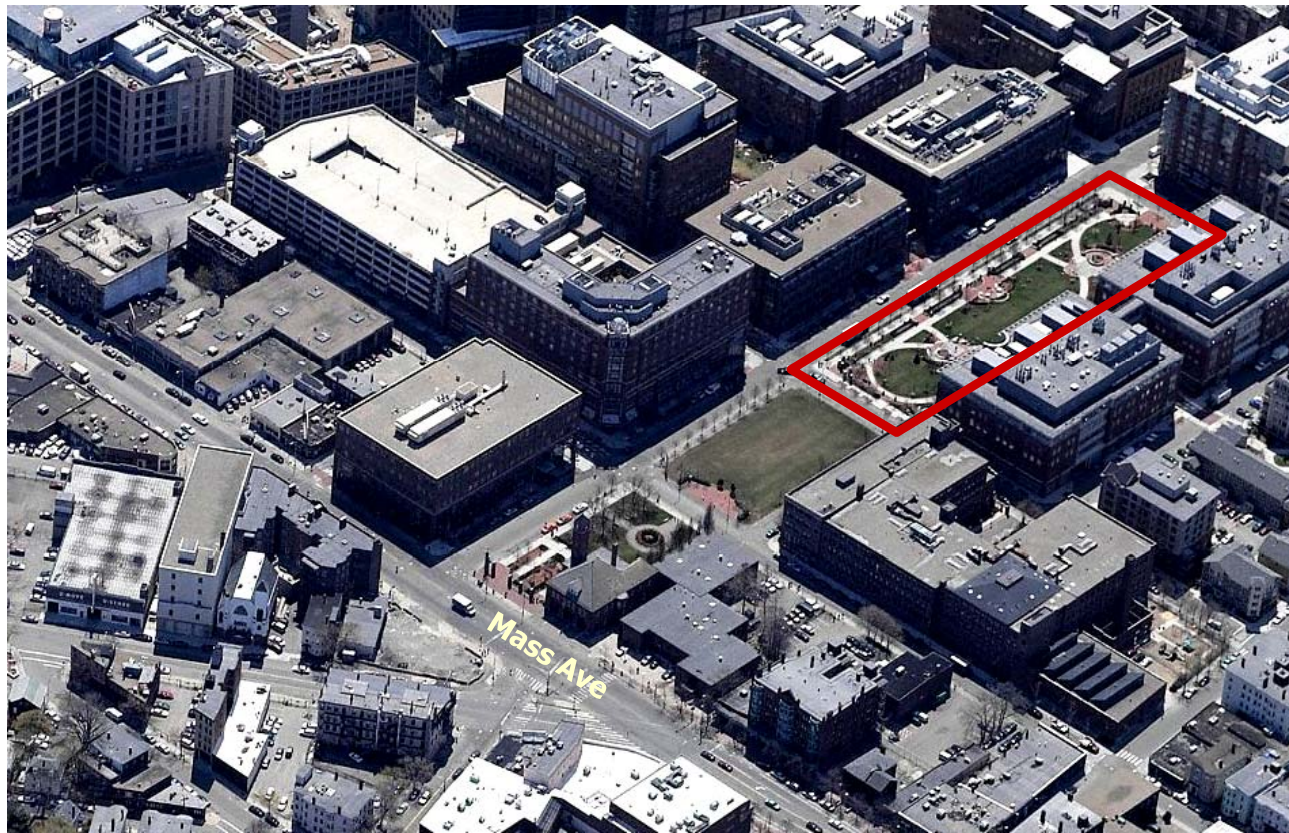




Open Space Comparables  
**QUIET URBAN PARK – UNIVERSITY PARK, CAMBRIDGE**

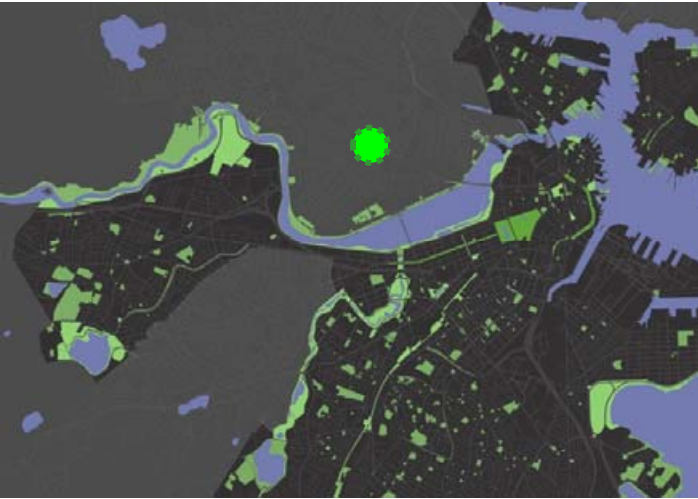


**Comparable Scale**





# AGGREGATED ACTIVE FIELD – SENNOTT PARK, CAMBRIDGE



Area: **2.5 ac**  
 Dimensions: **240' x 456'**  
 Program: **Basketball, Tot Lot, Open Multi-purpose Field**  
 Context: **Mixed-use Neighborhood**





# Open Space Comparables AGGREGATED ACTIVE FIELD – SENNOTT PARK, CAMBRIDGE

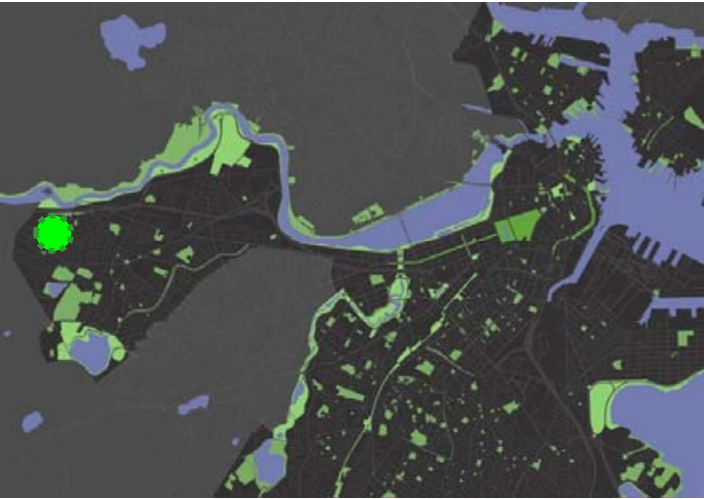


Comparable Scale





# SEPERATED PASSIVE+ACTIVE – OAK SQUARE PLAYGROUND, BRIGHTON



Area: **2.4 ac**  
 Dimensions: **125' (to 284') x 284'**  
 Program: **Basketball, Little League Baseball, Tot Lot**  
 Context: **Neighborhood Center**





# Open Space Comparables SEPERATED PASSIVE+ACTIVE – OAK SQUARE PLAYGROUND, BRIGHTON



Comparable Scale





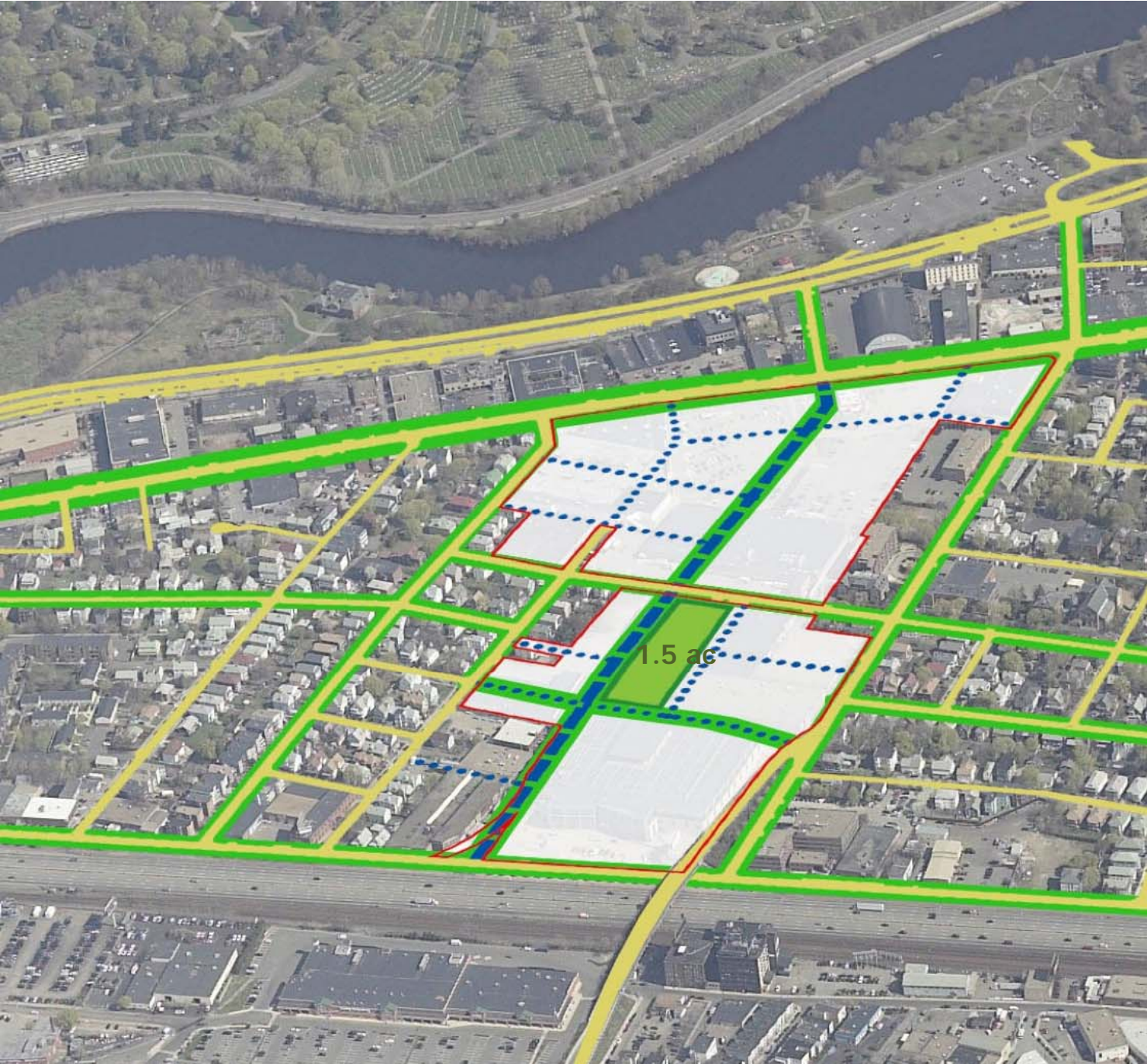
An aerial photograph of a city street corridor, showing a dense urban grid, a winding river, and several parks. The image is overlaid with a semi-transparent orange filter.

# HOLTON STREET CORRIDOR

- . Streets
- .. Comparable Parks
- ... **Park Options**
  - Size
  - Location
  - Program
- .... Land Use Alternatives



Alternative 1  
**QUIET URBAN PARK – Phase 1**

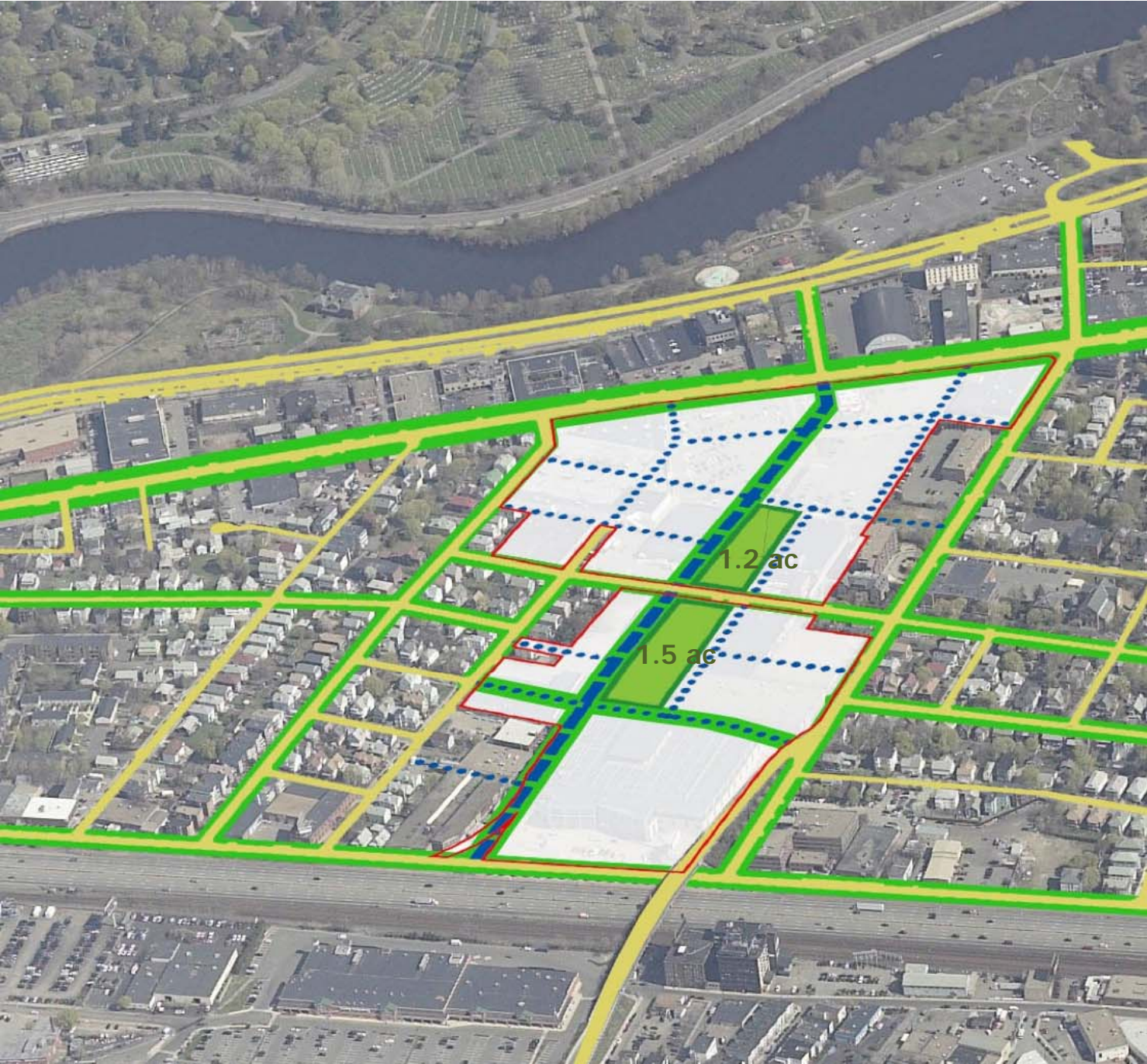


University Park, Cambridge





Alternative 1  
**QUIET URBAN PARK**

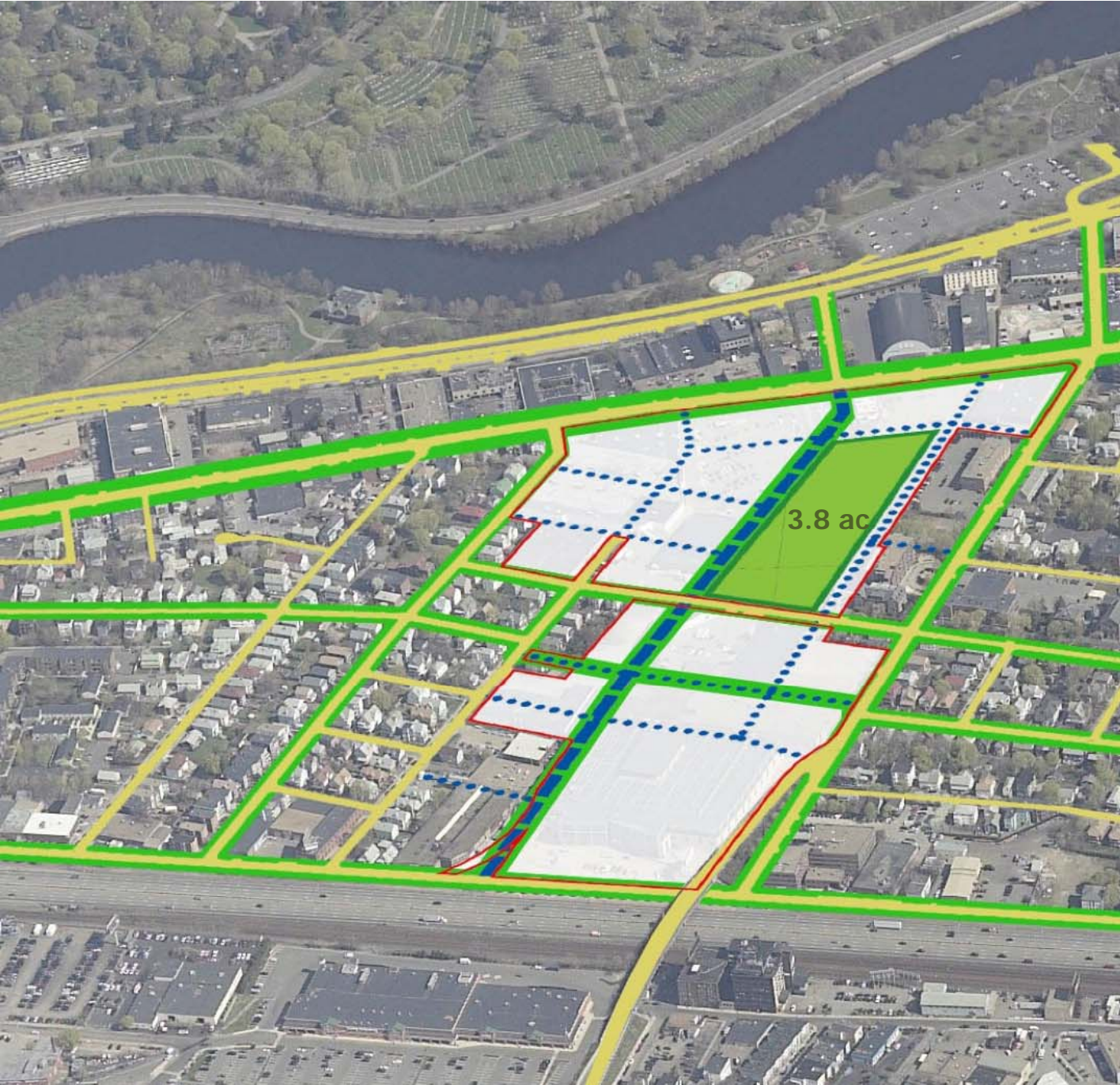


University Park, Cambridge





# AGGREGATED ACTIVE FIELD




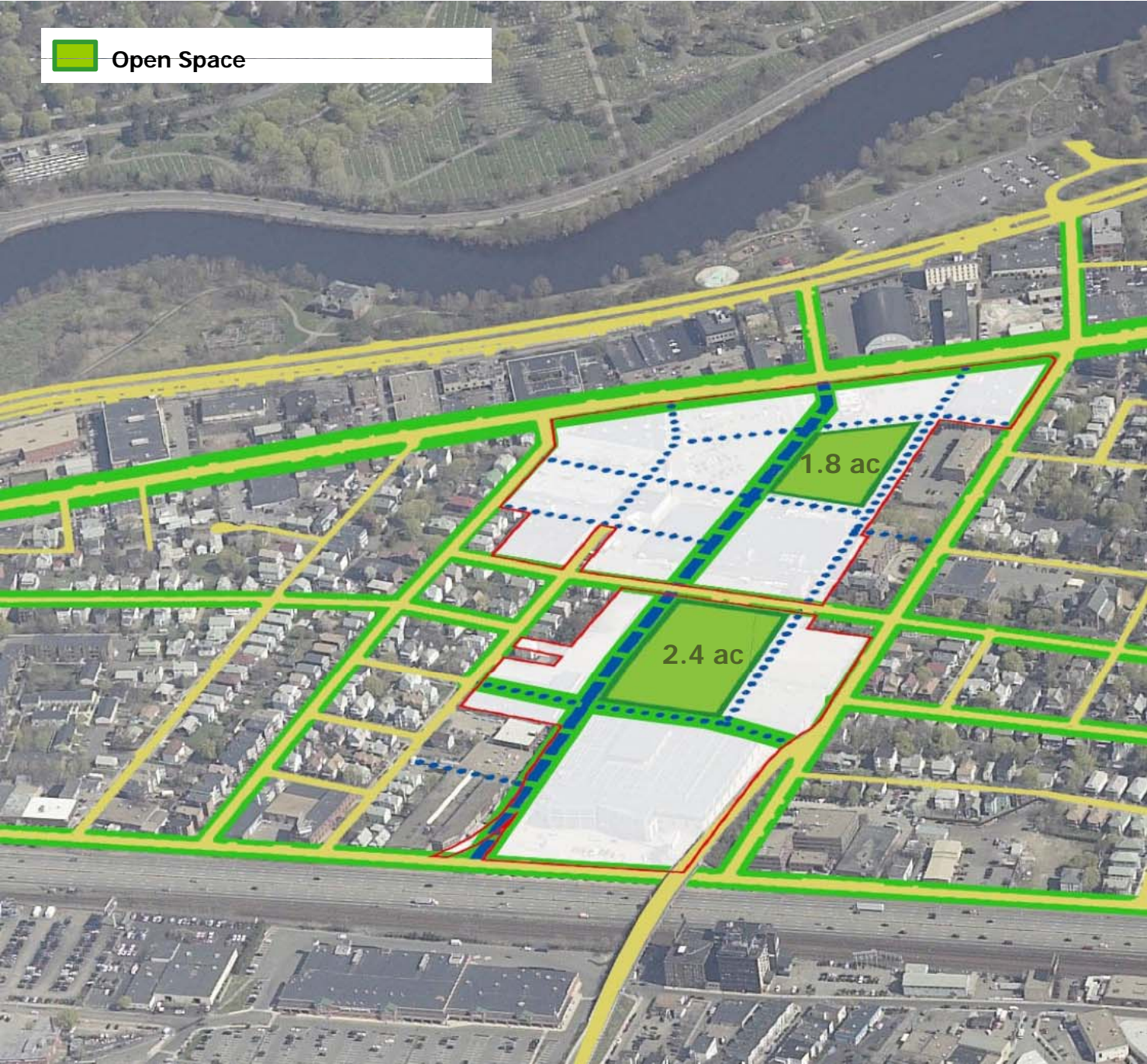
Sennott Park, Cambridge





# SEPERATED PASSIVE+ACTIVE OPEN SPACE

 Open Space



Oak Square, Brighton








# HOLTON STREET CORRIDOR

- . Streets
- .. Comparable Parks
- ... Park Options
- .... **Land Use Alternatives**
  - Open Space
  - Commercial/Mixed Use
  - Housing





Alternative 1  
**QUIET URBAN PARK**

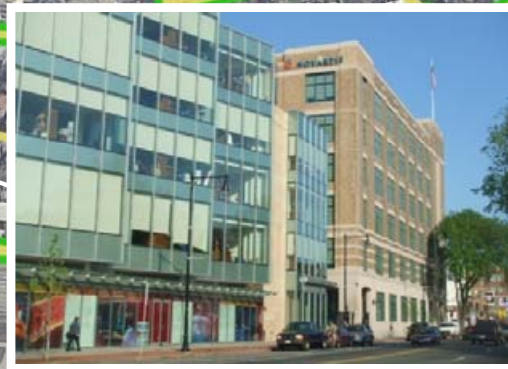
 Open Space








Alternative 1  
**COMMERCIAL/MIXED USE**

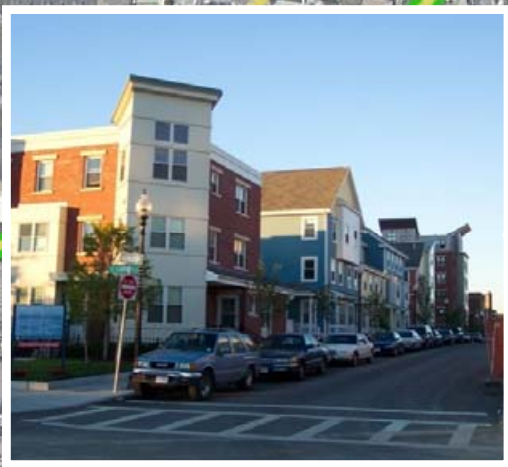
 Open Space  
 Commercial/Mixed Use






# Alternative 1 HOUSING

-  Open Space
-  Commercial/Mixed Use
-  Housing






# AGGREGATED ACTIVE FIELD


 Open Space





# COMMERCIAL/MIXED USE




 Open Space

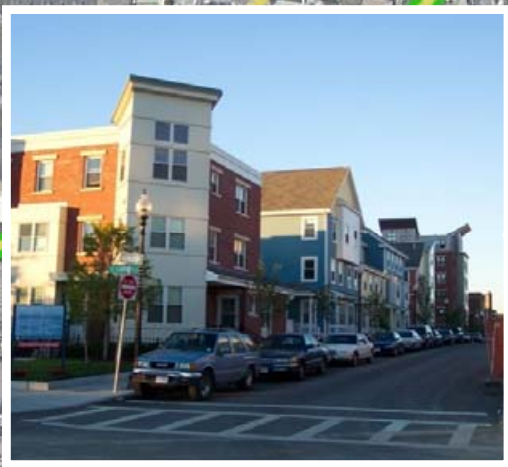
 Commercial/Mixed Use






# Alternative 2 HOUSING

-  Open Space
-  Commercial/Mixed Use
-  Housing







# SEPERATED PASSIVE + ACTIVE OPEN SPACE

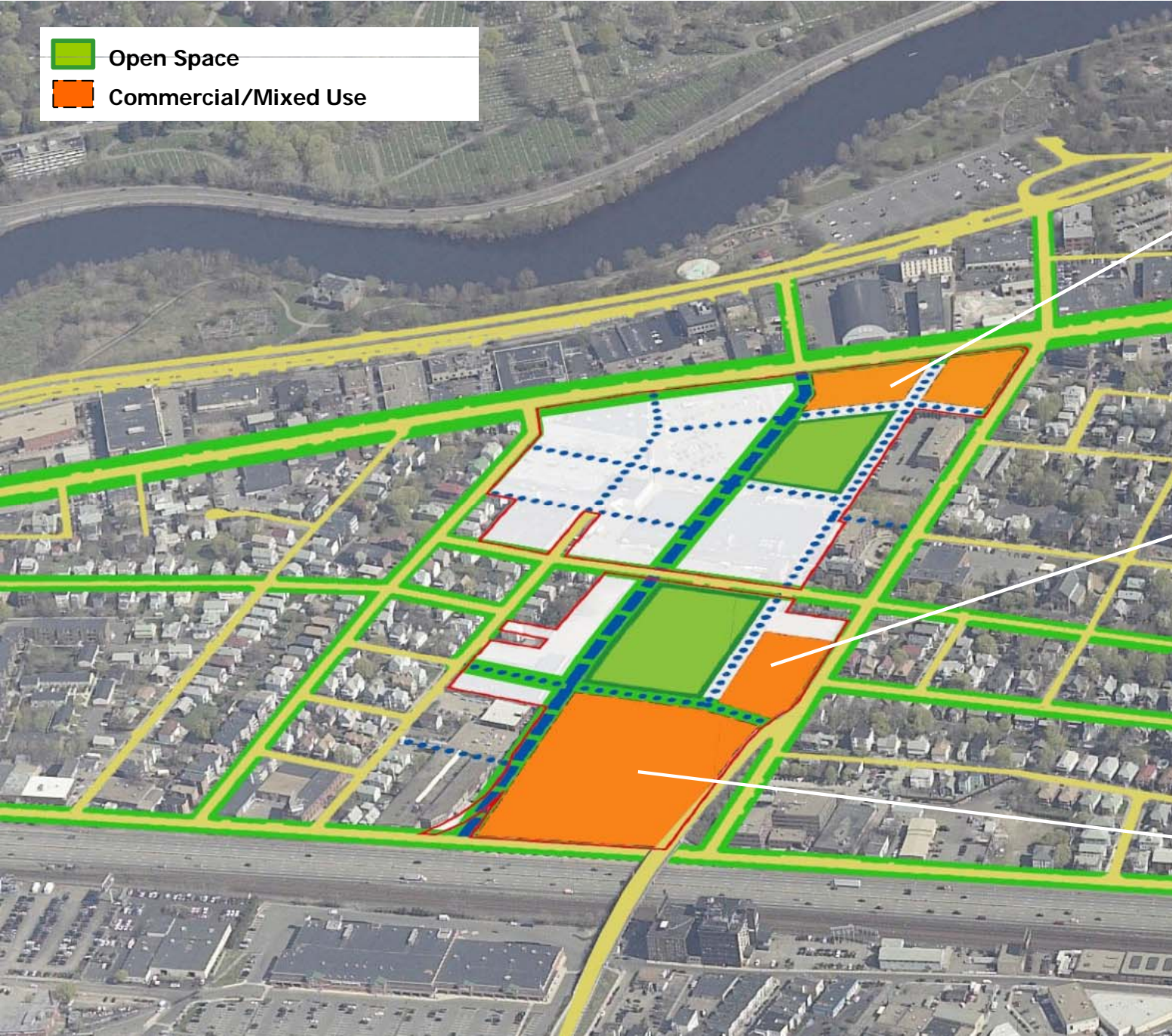
 Open Space








Alternative 3  
**COMMERCIAL/MIXED USE**

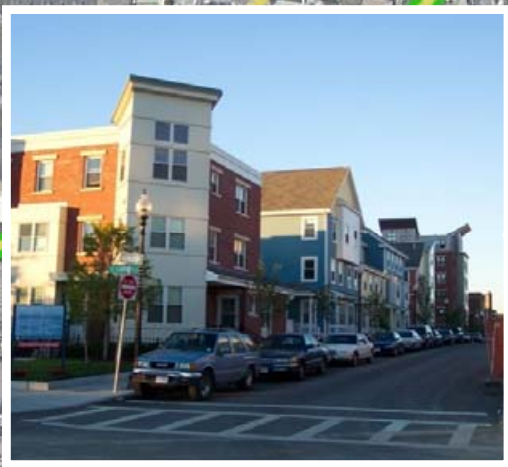
 Open Space  
 Commercial/Mixed Use





Alternative 3  
**HOUSING**

-  Open Space
-  Commercial/Mixed Use
-  Housing







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**MAY 13 2009**