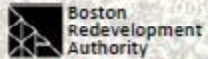




North Allston-Brighton Community-wide Plan

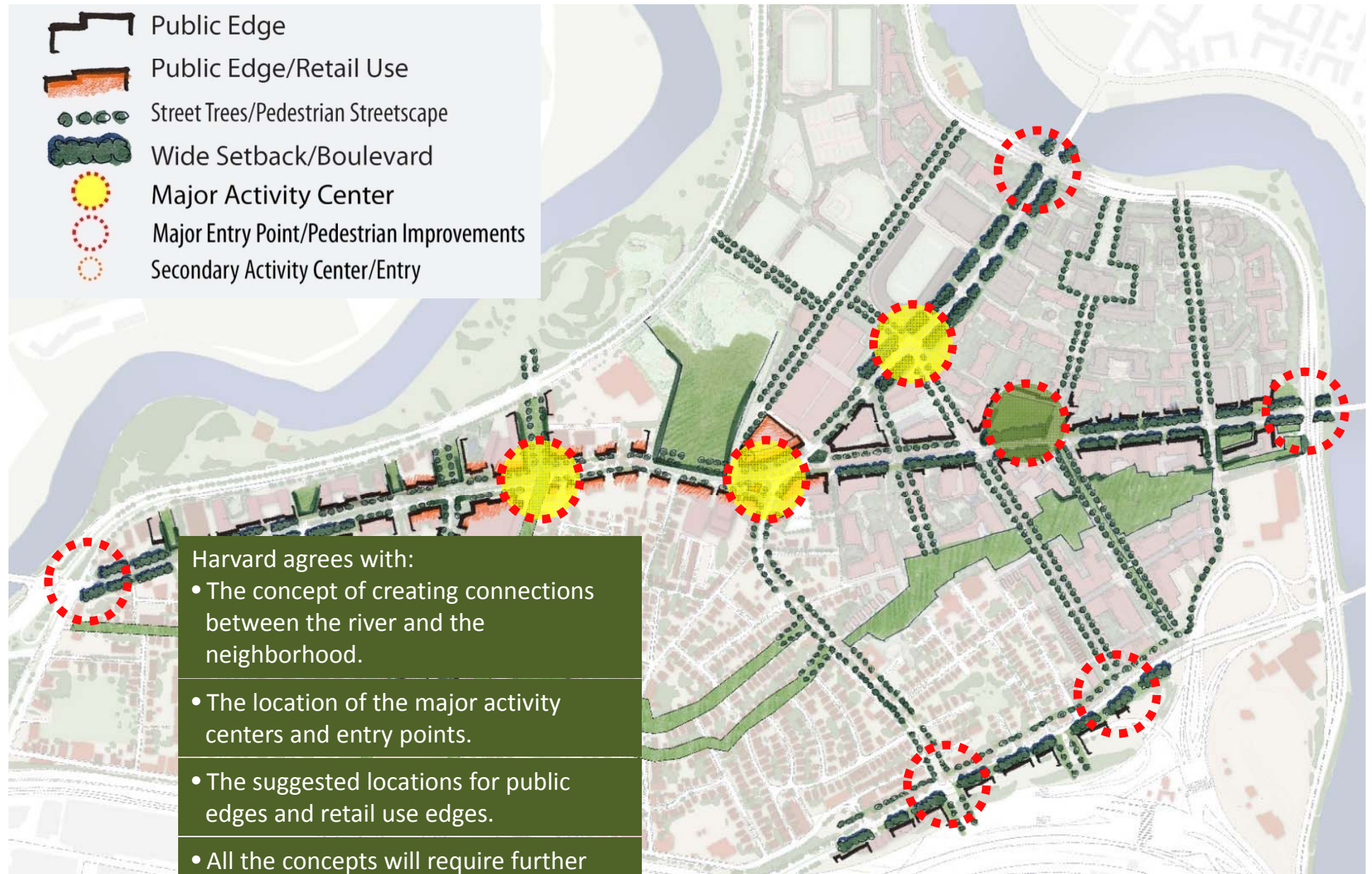
MASTER PLAN PROGRESS MEETING



June 10, 2009

Module One Planning – Harvard's Response

DEVELOPMENT FRAMEWORK



Harvard agrees with:

- The concept of creating connections between the river and the neighborhood.
- The location of the major activity centers and entry points.
- The suggested locations for public edges and retail use edges.
- All the concepts will require further definition and study.

HARVARD-OWNED PROPERTY in HOLTON ST CORRIDOR



It is an opportunity for an existing urban neighborhood, city and an institution to comprehensively plan together for redevelopment of a significant portion of their neighborhood, city and land.

Street Layouts

NEW SECONDARY E-W CONNECTIONS



Modified Land Use Alternative
LAND USE ALTERNATIVE

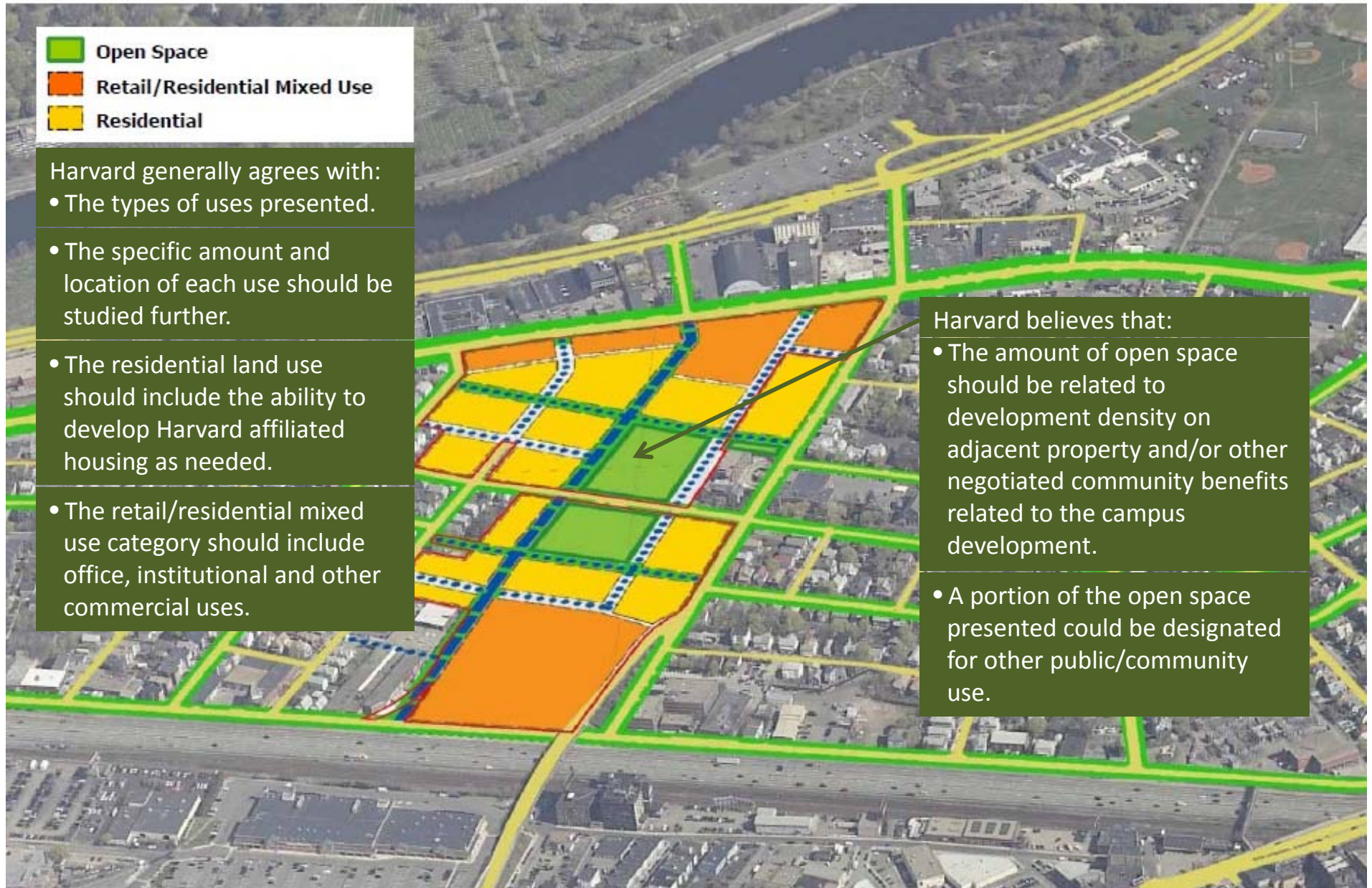
- Open Space
- Retail/Residential Mixed Use
- Residential

Harvard generally agrees with:

- The types of uses presented.
- The specific amount and location of each use should be studied further.
- The residential land use should include the ability to develop Harvard affiliated housing as needed.
- The retail/residential mixed use category should include office, institutional and other commercial uses.

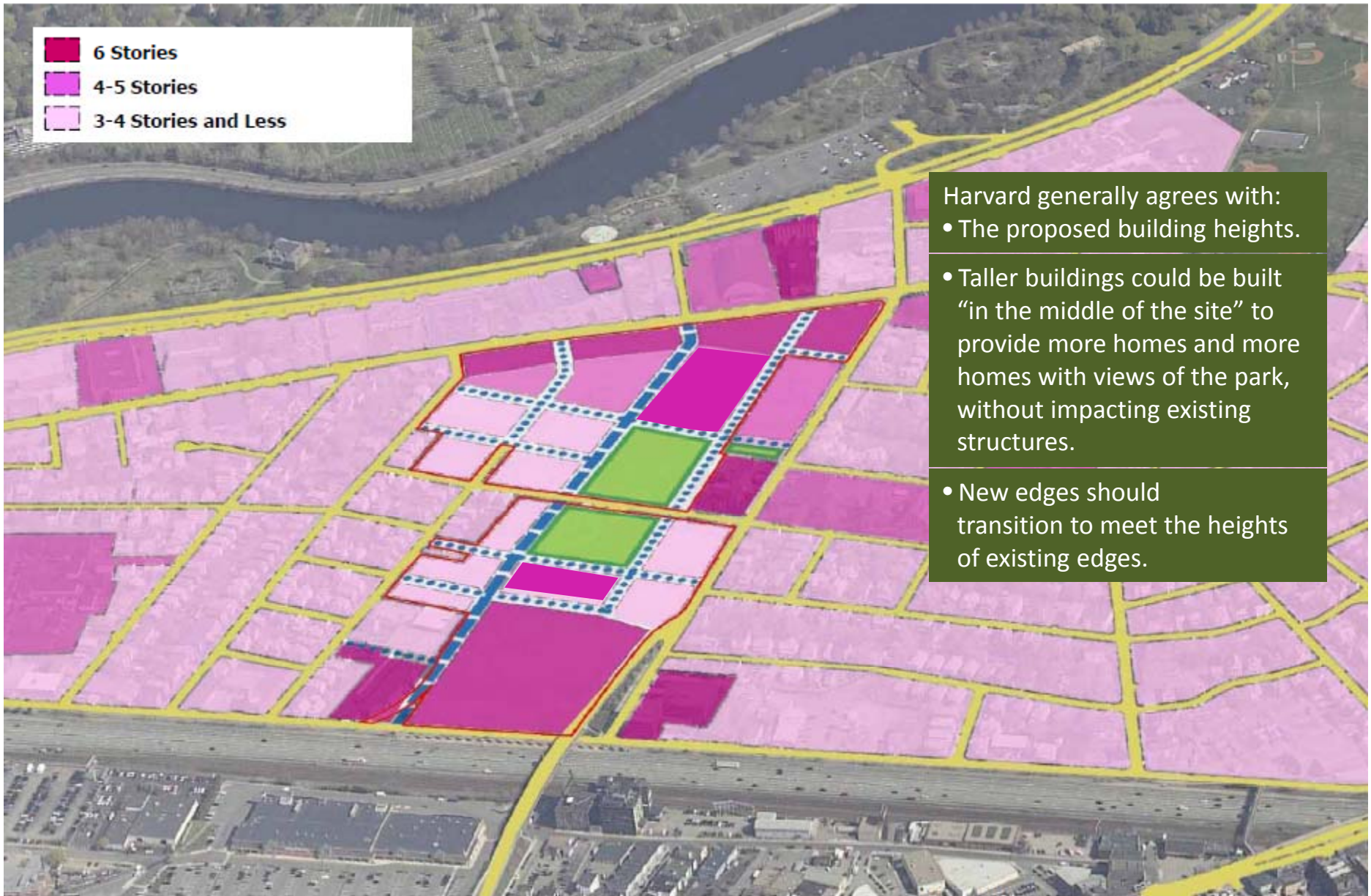
Harvard believes that:

- The amount of open space should be related to development density on adjacent property and/or other negotiated community benefits related to the campus development.
- A portion of the open space presented could be designated for other public/community use.



Building Height

PROPOSED BUILDING HEIGHT by CITY BLOCKS



PUBLIC REALM – STREET AND PARKS



- There are approximately 28 acres of land to be redeveloped.
- There are approximately 5,000 l.f. of new public roads presented.
- There are over five acres of public park land presented.

Residential Density

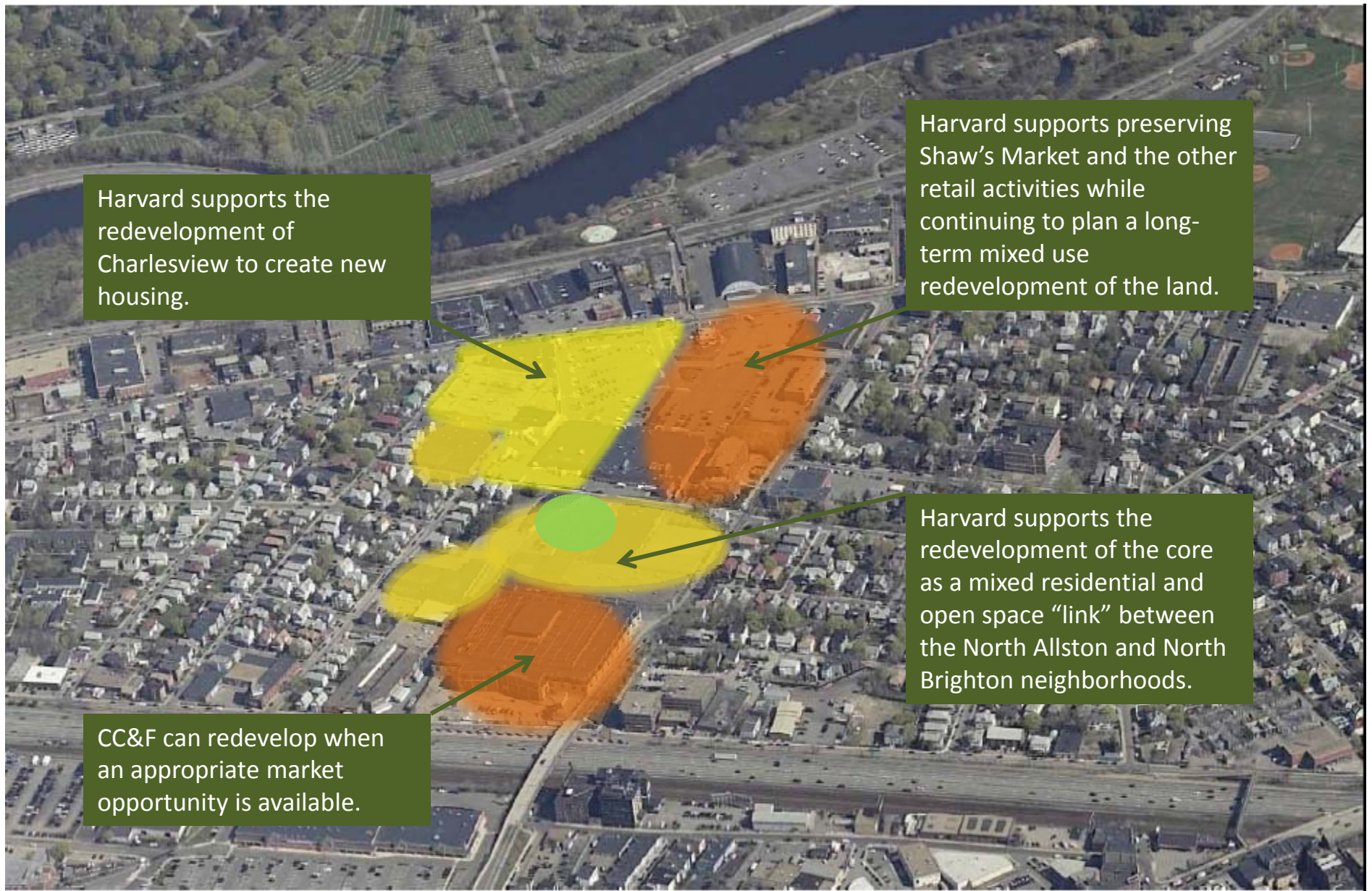
PROPOSED RESIDENTIAL DENSITY by CITY BLOCKS



Harvard generally agrees with these concepts, however:

- The densities and land uses presented may not create enough value to support the amount of public infrastructure and open space represented in this alternative.
- Transit, bikeway and pedestrian route improvements will need to be planned to mitigate the dependence of new residents on single occupancy vehicles.

Conclusions



Harvard supports the redevelopment of Charlesview to create new housing.

Harvard supports preserving Shaw's Market and the other retail activities while continuing to plan a long-term mixed use redevelopment of the land.

Harvard supports the redevelopment of the core as a mixed residential and open space "link" between the North Allston and North Brighton neighborhoods.

CC&F can redevelop when an appropriate market opportunity is available.



North Allston-Brighton Community-wide Plan

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