



North Allston-Brighton Community-wide Plan

MASTER PLAN PROGRESS MEETING



MAY 27 2009

An aerial photograph of a city street corridor, showing a dense grid of streets and buildings. A large body of water is visible on the left side, and a river or canal flows through the center. The overall scene is a detailed urban landscape.

HOLTON STREET CORRIDOR

- Recap
- Housing Distribution
- Housing Typologies
- Character of Sub-areas/Blocks

An aerial photograph of a city street corridor, showing a dense grid of streets and buildings. A river flows through the center of the corridor, and a large lake is visible in the upper left. The text 'HOLTON STREET CORRIDOR' is overlaid in a bold, brown font.

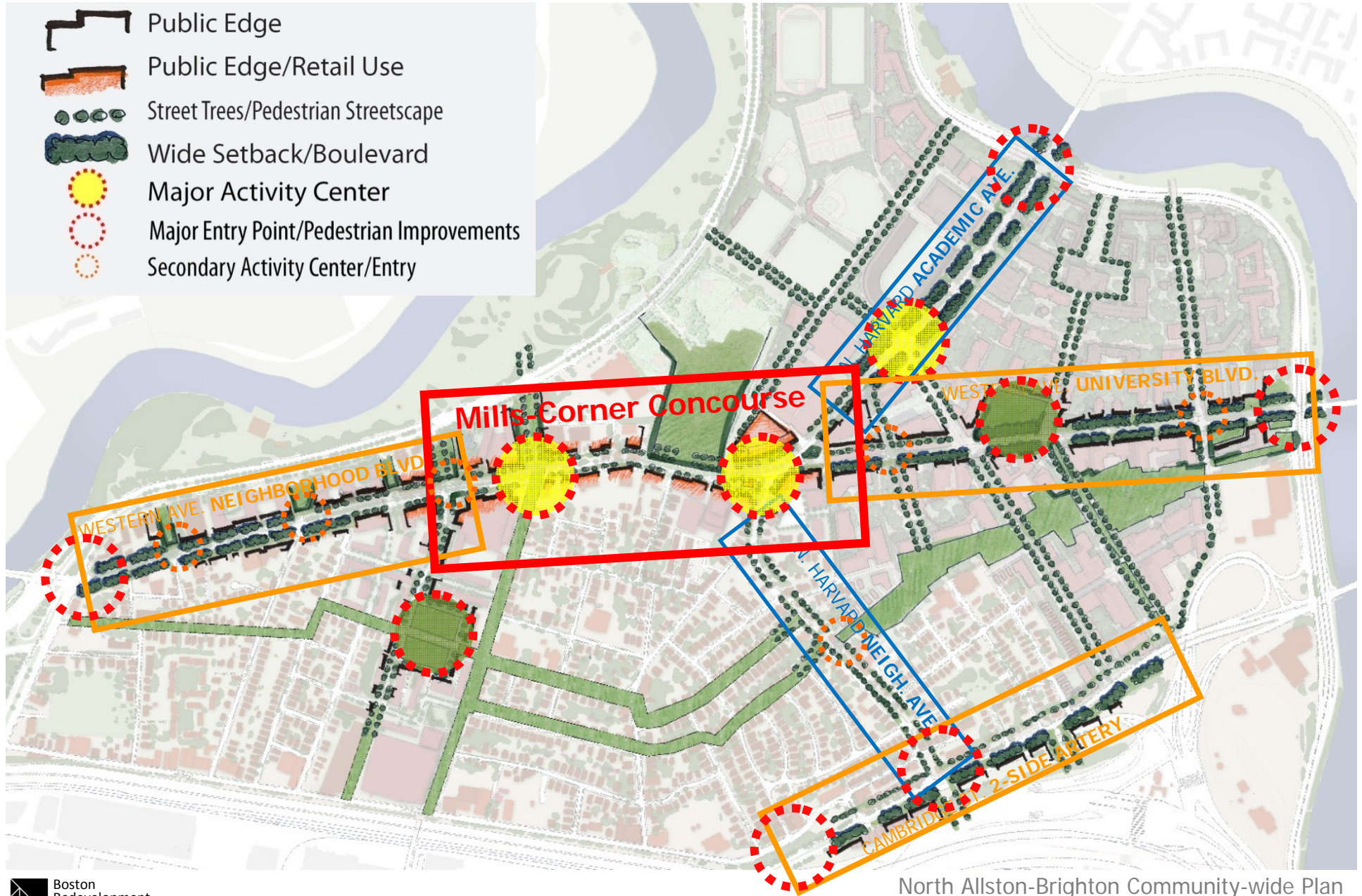
HOLTON STREET CORRIDOR

- **Recap**

- Streets/Blocks/Land Use
- Modified Land Use Alternative

Recap of Framework Plan

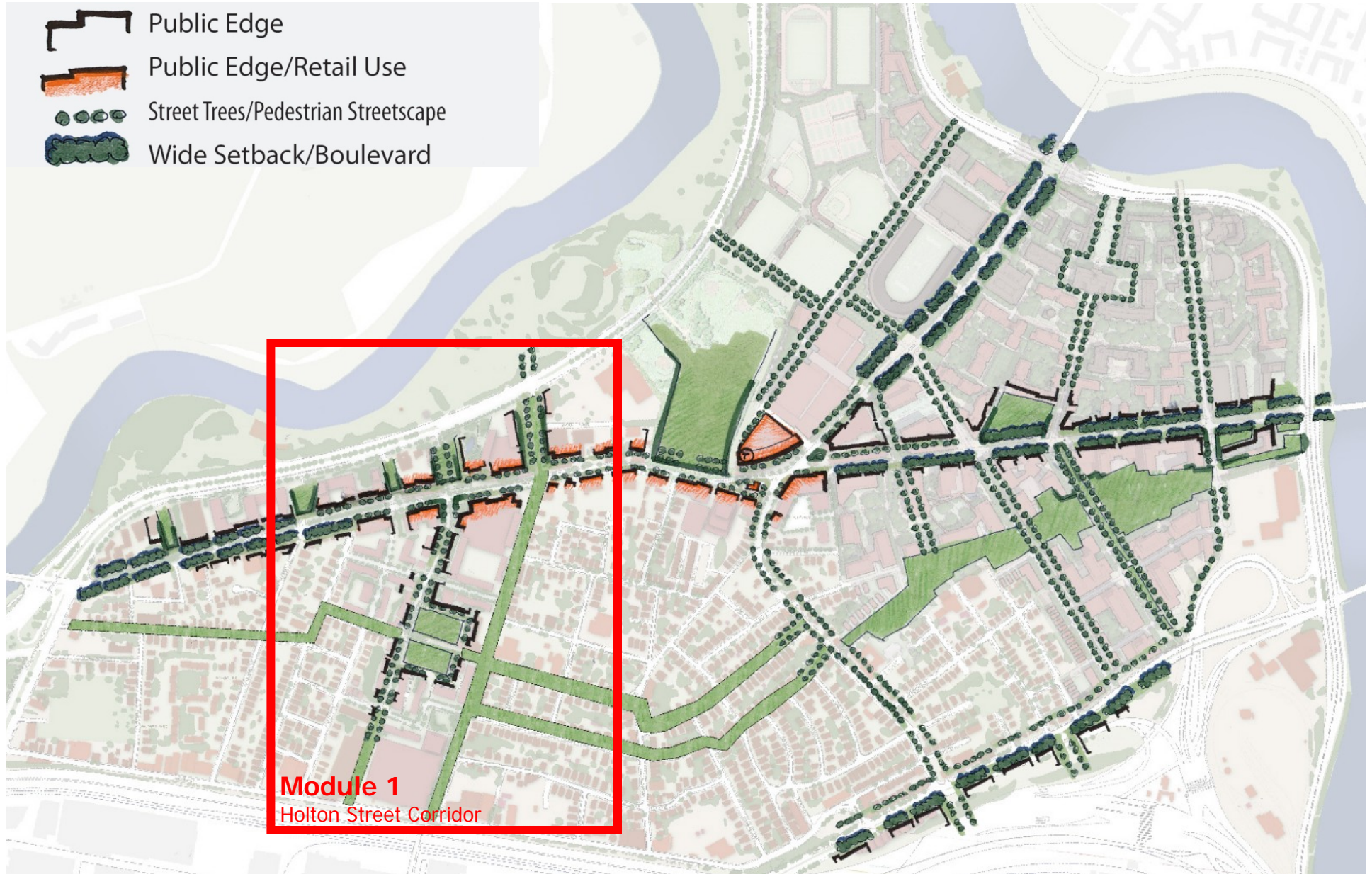
DEVELOPMENT FRAMEWORK



-  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



Recap of Framework Plan
EXISTING CONTEXT



Recap

HARVARD-OWNED PROPERTY in HOLTON ST CORRIDOR



Recap
NEW STREET LAYOUTS



Recap

LAND USE ALTERNATIVE 1



Recap

LAND USE ALTERNATIVE 2



- Open Space
- Commercial/Mixed Use
- Housing

Sennott Park, Cambridge



Recap

LAND USE ALTERNATIVE 3



Recap

EMERGING FRAMEWORK: KEY TAKE-AWAYS FROM CWP MEETING #2

Streets/Blocks

- Create a framework of new streets and blocks of **familiar scale**.

Open Space

- Create **moderately scaled** neighborhood oriented parks.

Land Use

- Use majority of the land for new **housing**.

Commercial/mixed use

- Concentrate commercial/mixed use development toward **major thoroughfares** Lincoln & Western Ave.

Housing

- Expand **housing variety** by income, ownership/tenancy, and design.



Modified Land Use Alternative

Recap

LAND USE ALTERNATIVE



An aerial photograph of a city street corridor, showing a dense grid of buildings and streets. A river flows through the center of the corridor, and there are several parks and green spaces. The image is overlaid with text and a list of topics.

HOLTON STREET CORRIDOR

- Recap

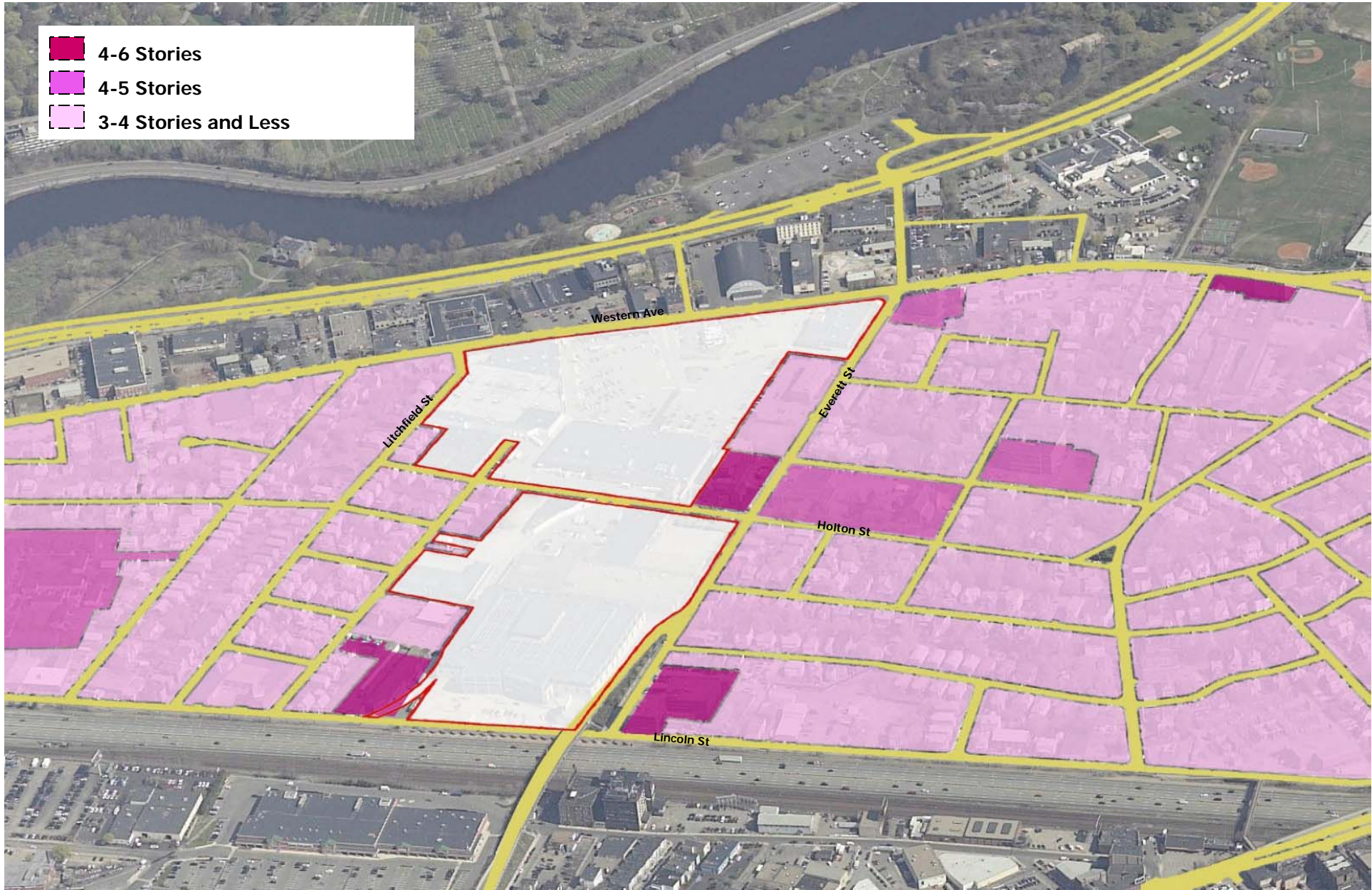
- **Housing Distribution**

- Housing Height

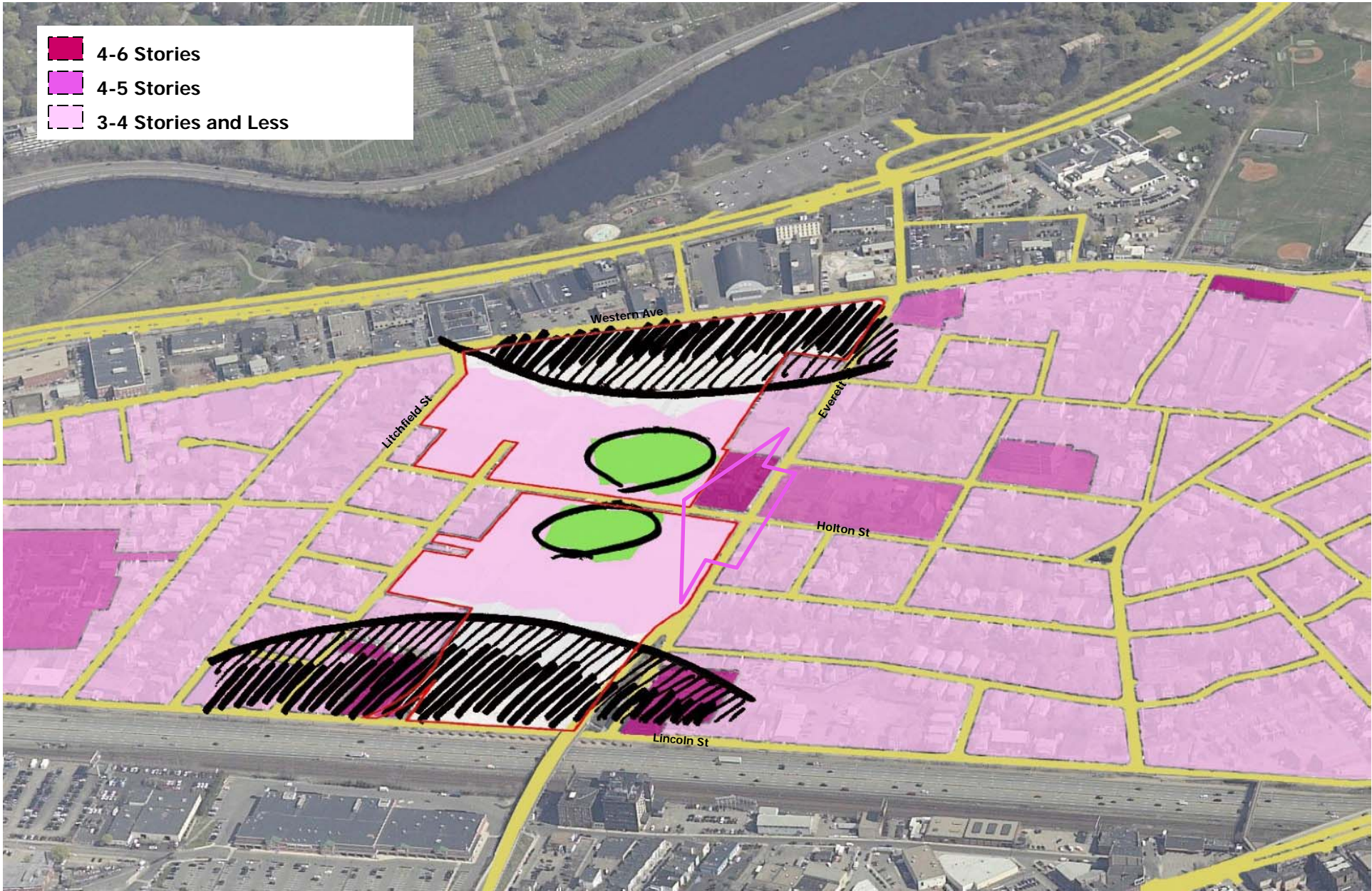
- Residential Density

Proposed Housing Distribution

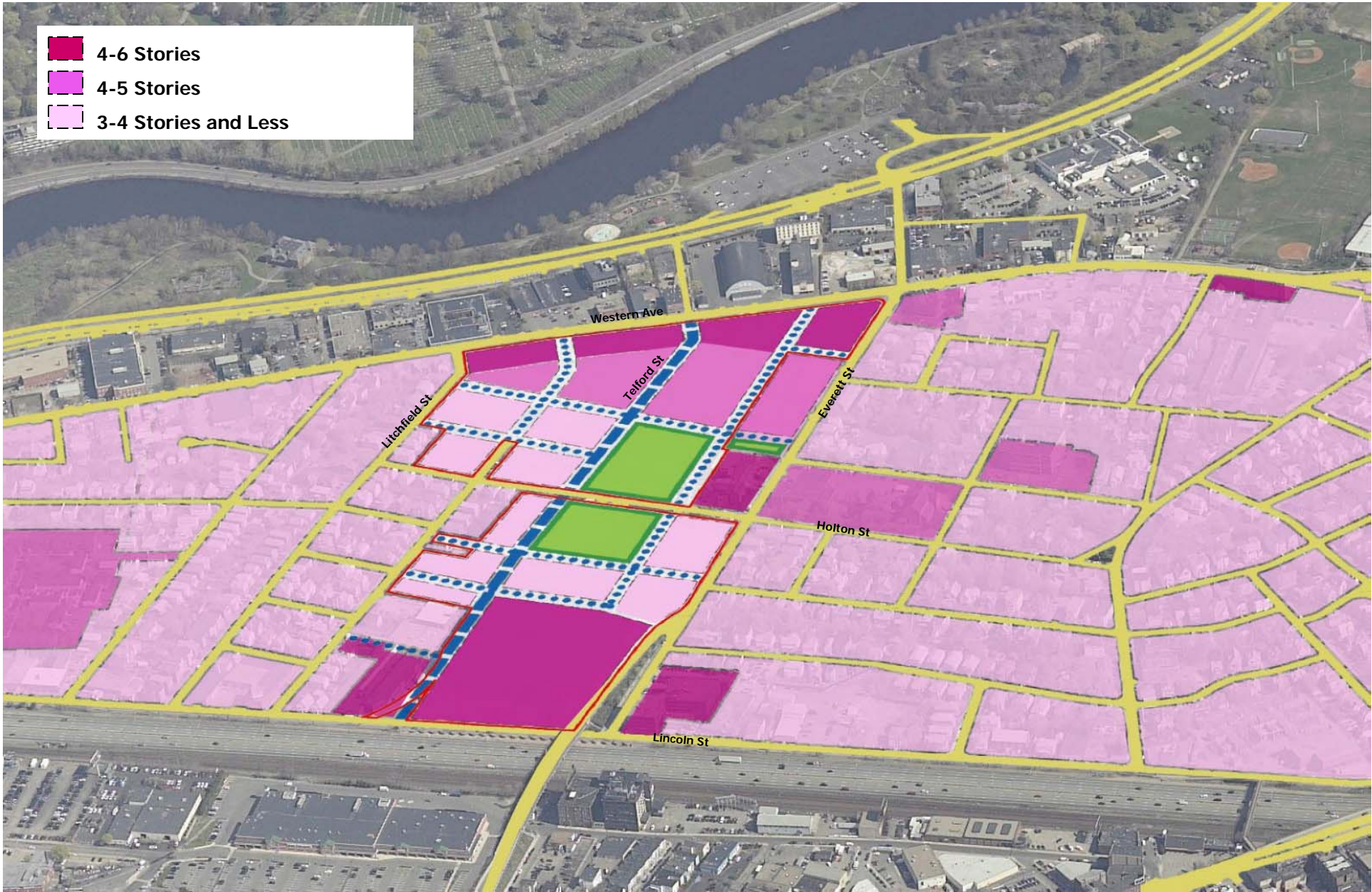
EXISTING Housing HEIGHT by CITY BLOCKS



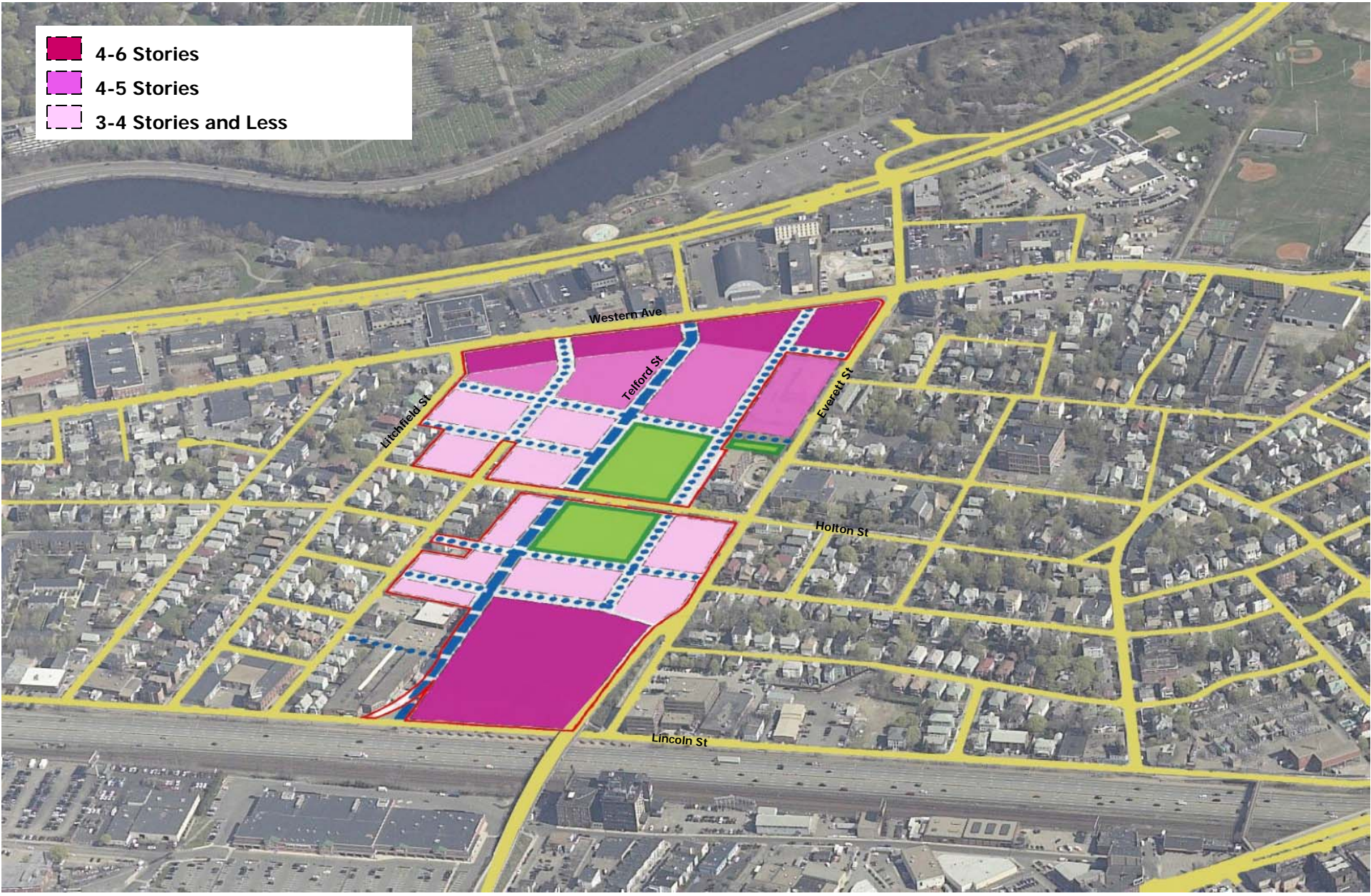
Proposed Housing Distribution
HOUSING DISTRIBUTION CONCEPT



Proposed Housing Distribution
PROPOSED Housing HEIGHT by CITY BLOCKS

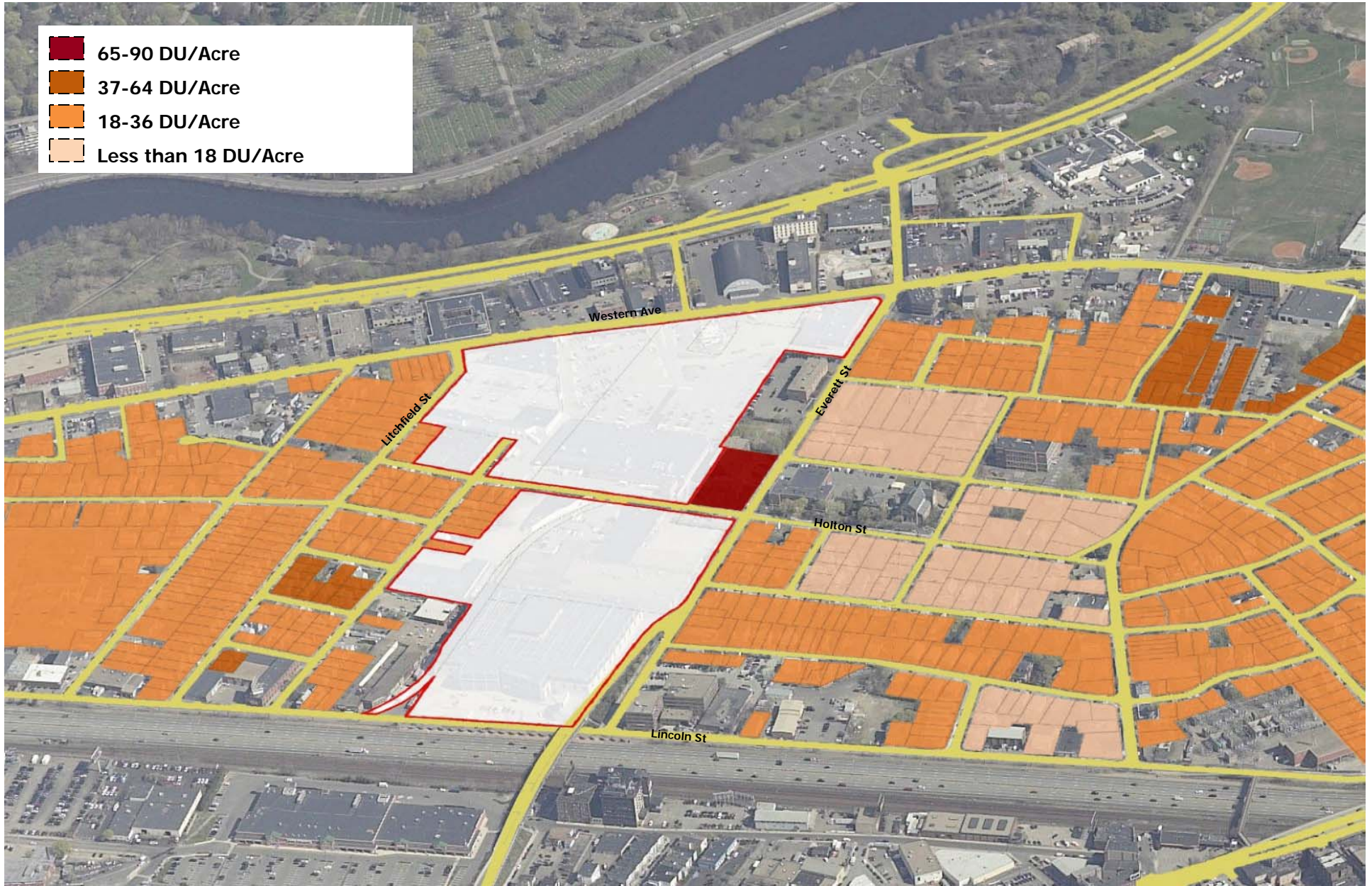


Proposed Housing Distribution
PROPOSED Housing HEIGHT by CITY BLOCKS



Proposed Housing Distribution

EXISTING RESIDENTIAL DENSITY by CITY BLOCKS



Proposed Housing Distribution

PROPOSED RESIDENTIAL DENSITY by CITY BLOCKS



Proposed Housing Distribution

PROPOSED RESIDENTIAL DENSITY by CITY BLOCKS



Density Comparable

COMPARISON to CENTRAL SQUARE, CAMBRIDGE



Density Comparable

COMPARISON to CENTRAL SQUARE, CAMBRIDGE





HOLTON STREET CORRIDOR

- . Recap
- .. Housing Distribution
- ... **Housing Typologies**
 - Detached Multi-family Home
 - Condo Townhome
 - Low-rise (3-4 Stories) Condo/Apartment
 - Mid-rise (4-6 Stories) Condo/Apartment

Proposed Housing Typologies

DETACHED MULTI-FAMILY HOME PRECEDENTS from SURROUNDING

Density: **12-24 DU per Acre**

Height: **2.5-3 Stories**



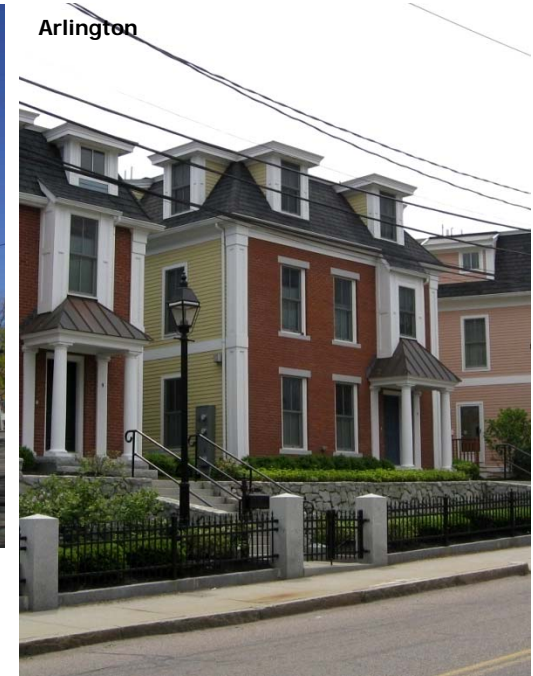
2-family Home @ Everett St



Multi-family Home @ Everett St

Proposed Housing Typologies

DETACHED MULTI-FAMILY HOME LOCAL PRECEDENTS



Proposed Housing Typologies

TOWNHOME PRECEDENTS from SURROUNDING

Density: **24-37 DU per Acre**

Height: **2.5-3.5 Stories**



Hano Street Housing @ Everett St



Condo Townhome @ Everett St

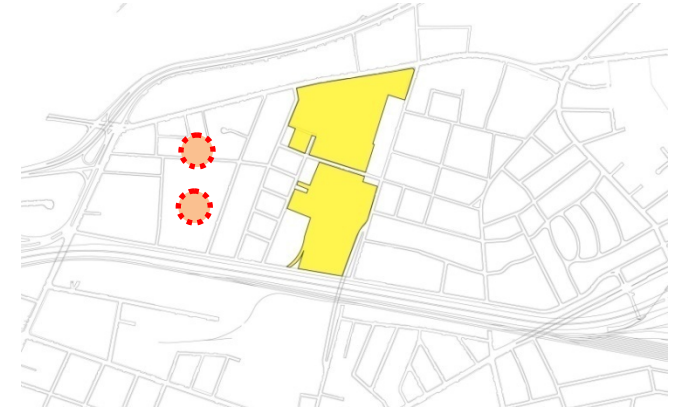
Proposed Housing Typologies
TOWNHOME LOCAL PRECEDENTS



Proposed Housing Typologies

LOW-RISE (3-4 STORIES) CONDO/APARTMENT PRECEDENTS from SURROUNDING

Density: **37-64 DU per Acre**
Height: **3-4 Stories**



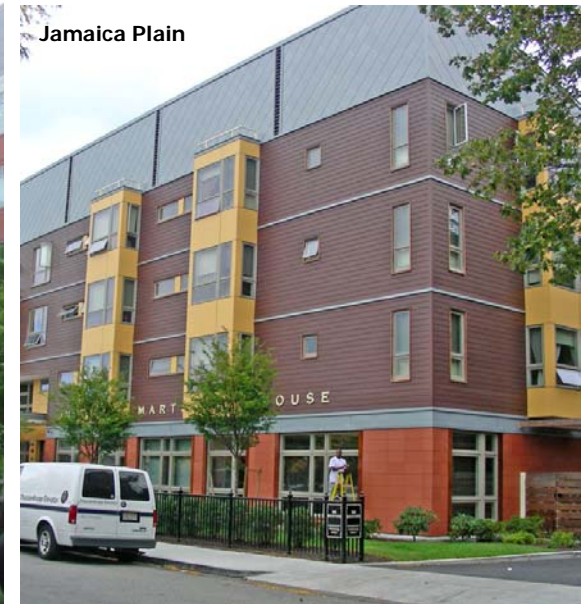
Waverley Apartment @ Waverley St



Apartment @ Waverley St

Proposed Housing Typologies

LOW-RISE (3-4 STORIES) CONDO/APARTMENT LOCAL PRECEDENTS



Proposed Housing Typologies

MID-RISE (4-6 STORIES) CONDO/APARTMENT PRECEDENT from SURROUNDING

Density: **65-90 DU per Acre**

Height: **4-6 Stories**



McNamara House @ Everett St



McNamara House @ Everett St

Proposed Housing Typologies

MID-RISE (4-6 STORIES) CONDO/APARTMENT LOCAL EXAMPLES

Cambridge



South End



Cambridge



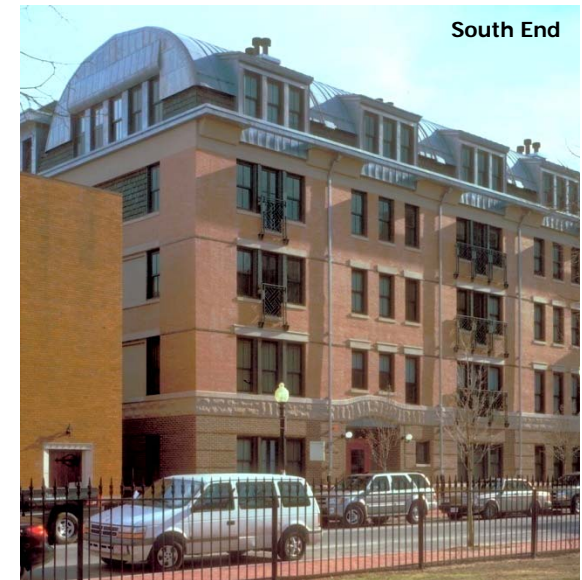
South End



North End



South End



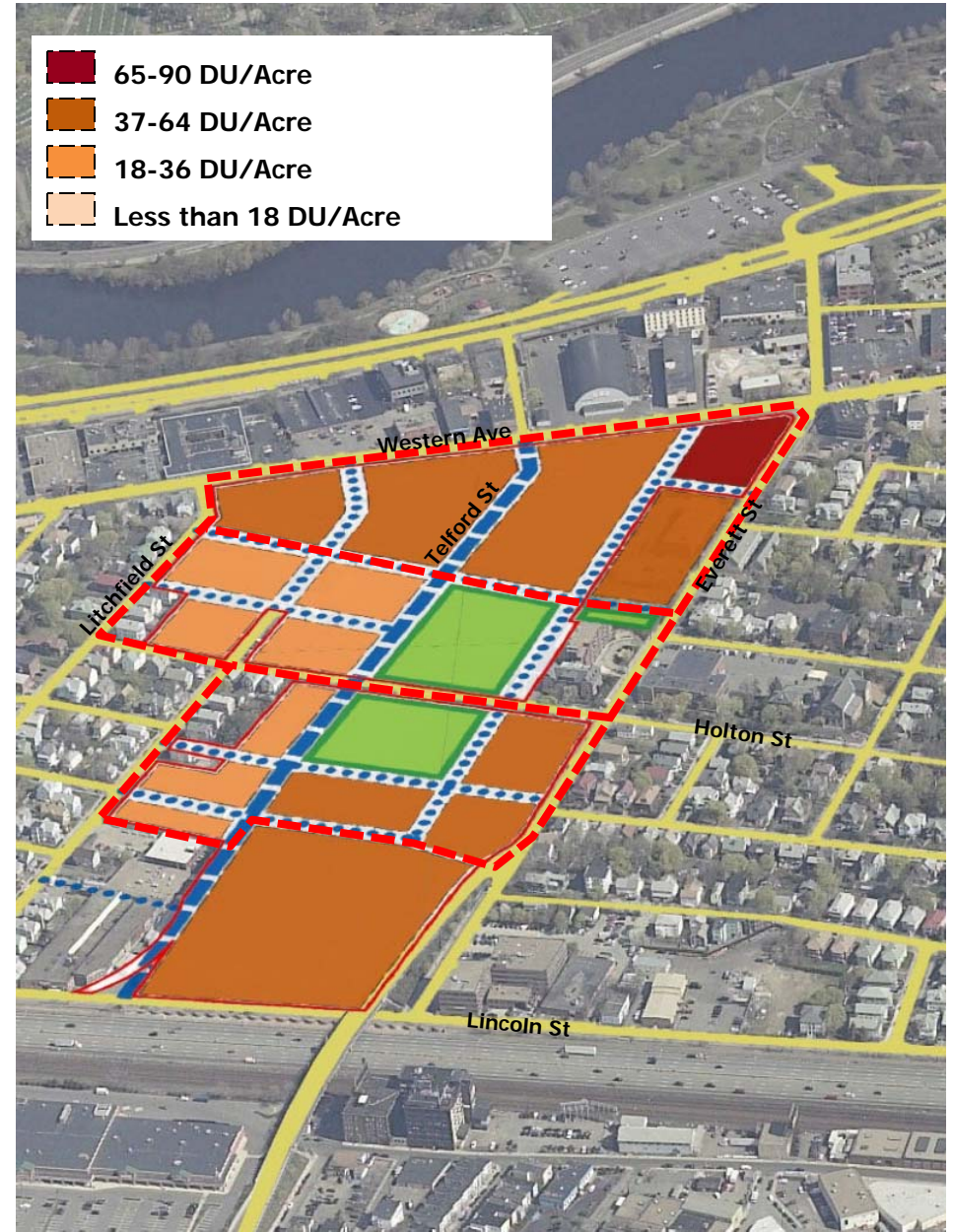
An aerial photograph of a city street corridor, showing a dense grid of streets and buildings. A river flows through the center of the corridor, and a large lake is visible in the upper left corner. The text is overlaid on the image.

HOLTON STREET CORRIDOR

- Recap
- Housing Distribution
- Housing Typologies
- **Character of Sub-areas/Blocks**

Proposed Housing Distribution

PROPOSED Housing HEIGHT/RESIDENTIAL DENSITY by CITY BLOCKS



Proposed Character of Zones/Blocks
MIXED USE/DENSITY along WESTERN AVE



Proposed Character of Zones/Blocks
MIXED USE/DENSITY along WESTERN AVE



Proposed Character of Zones/Blocks
MIXED USE/DENSITY along WESTERN AVE



Proposed Character of Zones/Blocks
MIXED USE/DENSITY along WESTERN AVE



Proposed Character of Zones/Blocks
MIXED USE/DENSITY along WESTERN AVE



Proposed Character of Zones/Blocks

MIXED HEIGHT/DENSITY RESIDENTIAL in NORTHERN BLOCKS along HOLTON ST



Proposed Character of Zones/Blocks

MIXED HEIGHT/DENSITY RESIDENTIAL in NORTHERN BLOCKS along HOLTON ST



Proposed Character of Zones/Blocks

MIXED HEIGHT/DENSITY RESIDENTIAL in NORTHERN BLOCKS along HOLTON ST



Proposed Character of Zones/Blocks

LOW-RISE (3-4 Stories) RESIDENTIAL in SOUTHERN BLOCKS along HOLTON ST



Proposed Character of Zones/Blocks

LOW-RISE (3-4 Stories) RESIDENTIAL in SOUTHERN BLOCKS along HOLTON ST



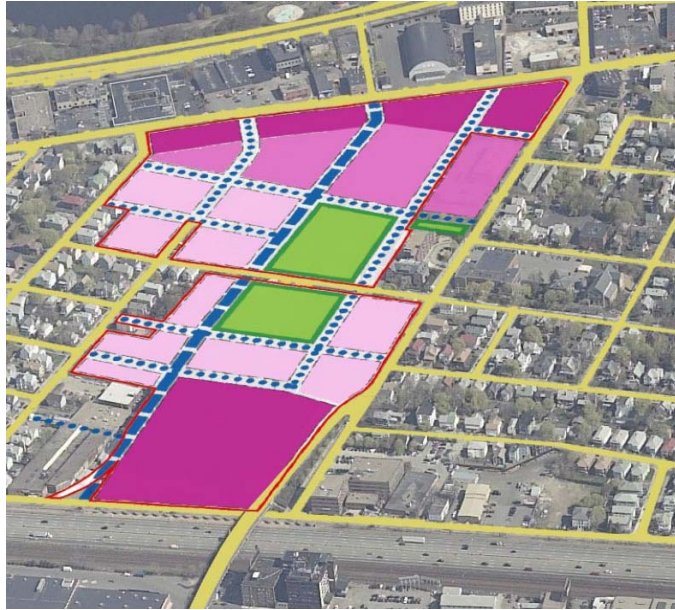
Proposed Character of Zones/Blocks

LOW-RISE (3-4 Stories) RESIDENTIAL in SOUTHERN BLOCKS along HOLTON ST



Proposed Character of Zones/Blocks

HEIGHT/DENSITY/HOUSING TYPOLOGIES



Proposed Character of Zones/Blocks

COLLAGE of PROPOSED OPEN SPACE/HOUSING TYPOLOGIES





HOLTON STREET CORRIDOR

- . Recap
- .. Housing Distribution
- ... Housing Typologies
- Character of Sub-areas/Blocks
- **Recent Affordable Housing in Boston**
- University Housing

Housing Typologies

RECENT AFFORDABLE HOUSING in BOSTON

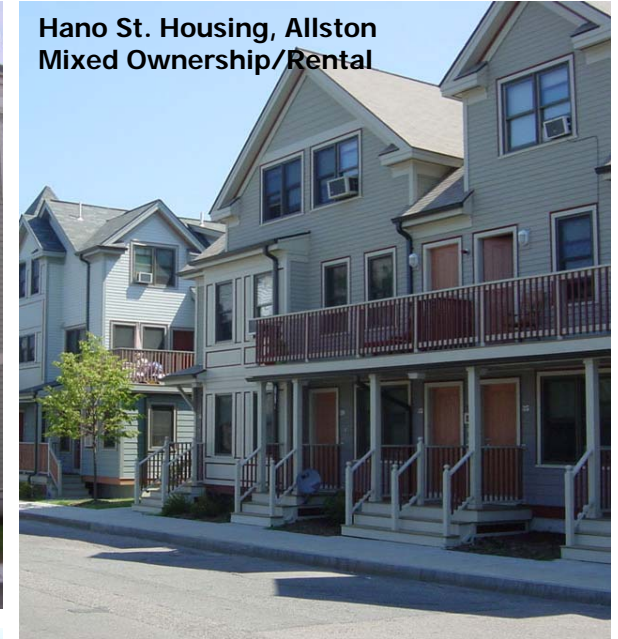
Rollins Square, South End
Mixed Ownership/Rental



Talbot Bernard, Dorchester
Elderly Housing



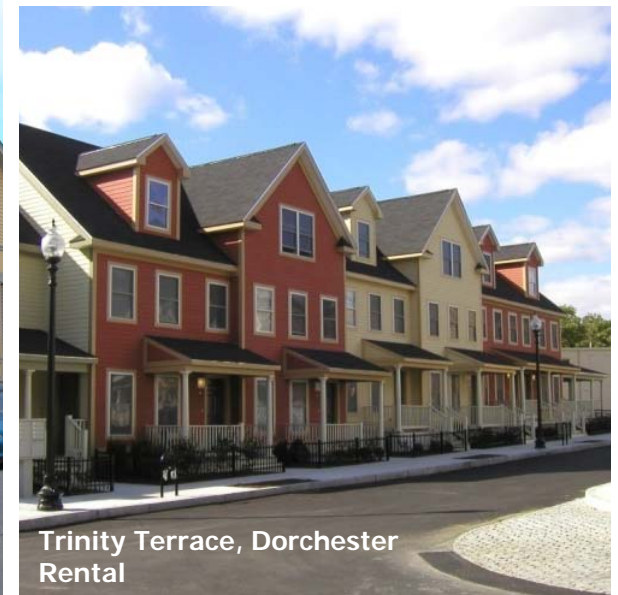
Hano St. Housing, Allston
Mixed Ownership/Rental



Carruth, Dorchester
Mixed Ownership/Rental



Lamartine Home, Jamaica Plain
Affordable Ownership



Trinity Terrace, Dorchester
Rental



HOLTON STREET CORRIDOR

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- Character of Sub-areas/Blocks
- Recent Affordable Housing in Boston
- **University Housing**
 - UBC Properties Trust at the University of British Columbia
 - Riverside Housing at Harvard University

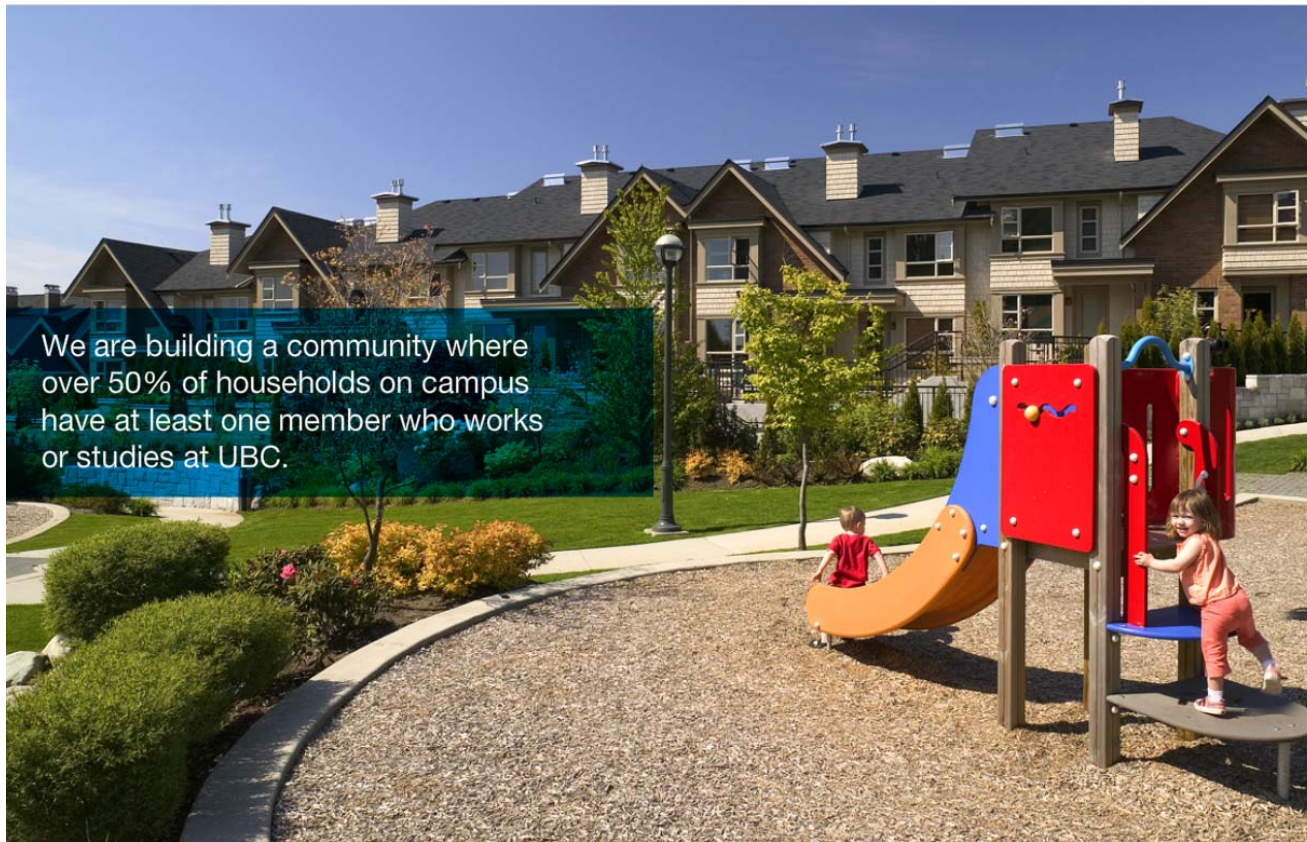
UBC PROPERTIES TRUST at the UNIVERSITY of BRITISH COLUMBIA

- Student Rental
- Faculty/Staff Rental
- Faculty/Staff Ownership
- Market Housing



UBC PROPERTIES TRUST

[About Us](#) [Portfolio](#) [Sustainability](#) [Endowment](#) [Living](#) [Opportunity](#) [News](#)



We are building a community where over 50% of households on campus have at least one member who works or studies at UBC.

University Housing

HARVARD UNIVERSITY: RIVERSIDE HOUSING

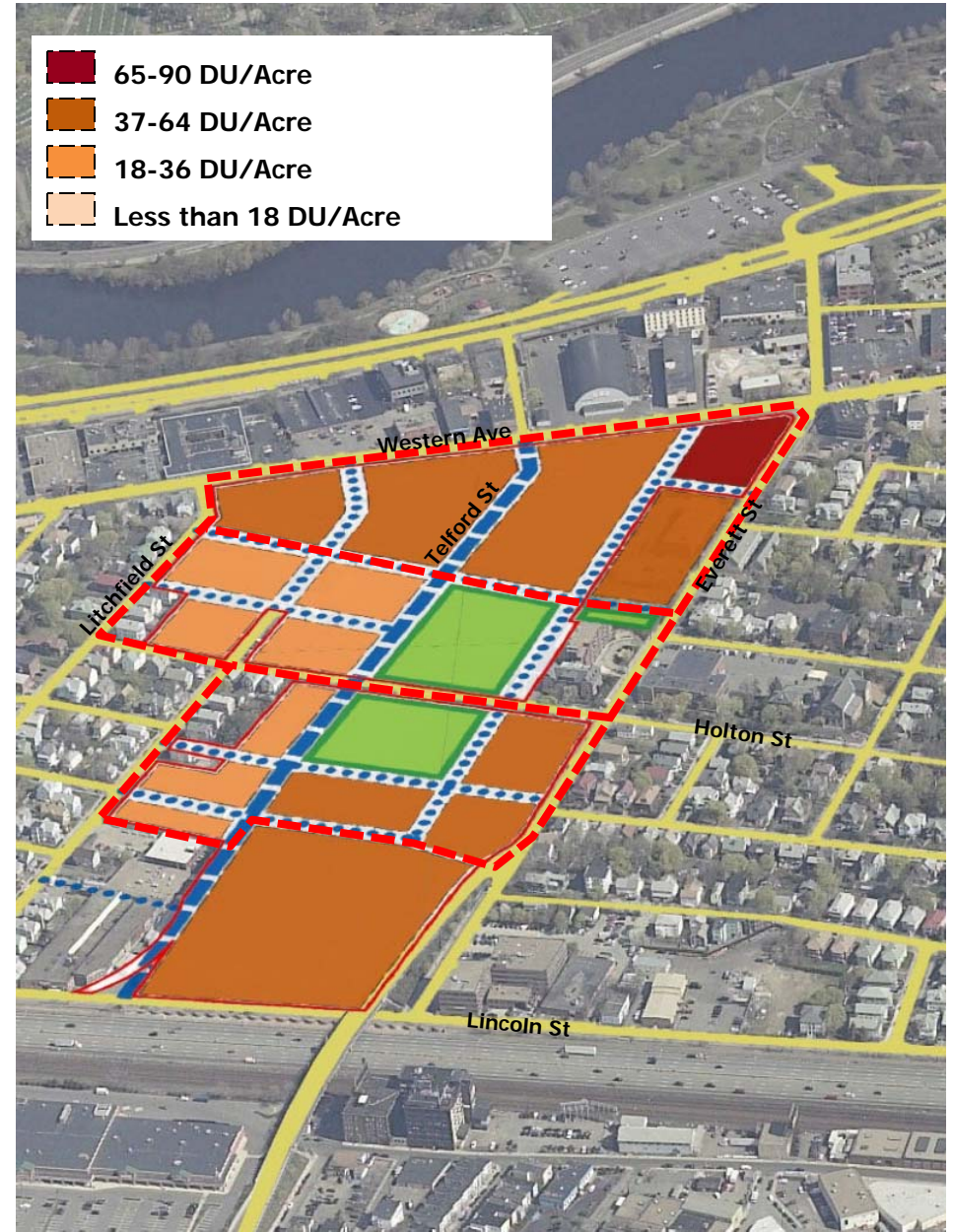
Graduate students
Faculty
University affiliates
Community (in affordable housing)

141 Apartments
7 Two-three family houses



Proposed Housing Distribution

PROPOSED Housing HEIGHT/RESIDENTIAL DENSITY by CITY BLOCKS



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 center of the city. The overall tone is muted, with a light beige or tan color palette.

BREAKOUT DISCUSSION TOPICS

- How do you feel about the overall framework of streets, blocks, open space, and housing as it has evolved?
- Do the heights, densities, and types of housing proposed for each sub-area within Holton Street Corridor feel appropriate?
- Are we closer to achieving the overall vision for a vibrant, walkable, amenity-rich, predominantly residential neighborhood?



North Allston-Brighton Community-wide Plan

MASTER PLAN PROGRESS MEETING

 Boston
Redevelopment
Authority
MAY 27 2009

RECENT DND MIXED INCOME HOUSING PROJECTS: Afford./Market Home Ownership



MLK Washington, Roxbury

Affordable:	28
Market Rate:	49

Housing Typologies

RECENT DND MIXED INCOME HOUSING PROJECTS: Home Ownership



Lamartine Home, Jamaica Plain

Affordable Ownership: 10



Elven Road, Roslindale

Affordable Ownership: 8

RECENT DND MIXED INCOME HOUSING PROJECTS: Home Ownership



Fenwick Garden, Dorchester

Affordable Ownership: 15

Housing Typologies

RECENT DND MIXED INCOME HOUSING PROJECTS: Rental



Trinity Terrace, Dorchester

Affordable Rental: 62



Talbot Bernard, Dorchester

Affordable Rental: 44

RECENT DND MIXED INCOME HOUSING PROJECTS: Elderly



Diley House, Hyde Park

Elderly Housing

Affordable Rental: 40



Talbot Bernard, Dorchester

Elderly Housing

Affordable: 31

RECENT DND MIXED INCOME HOUSING PROJECTS: Elderly



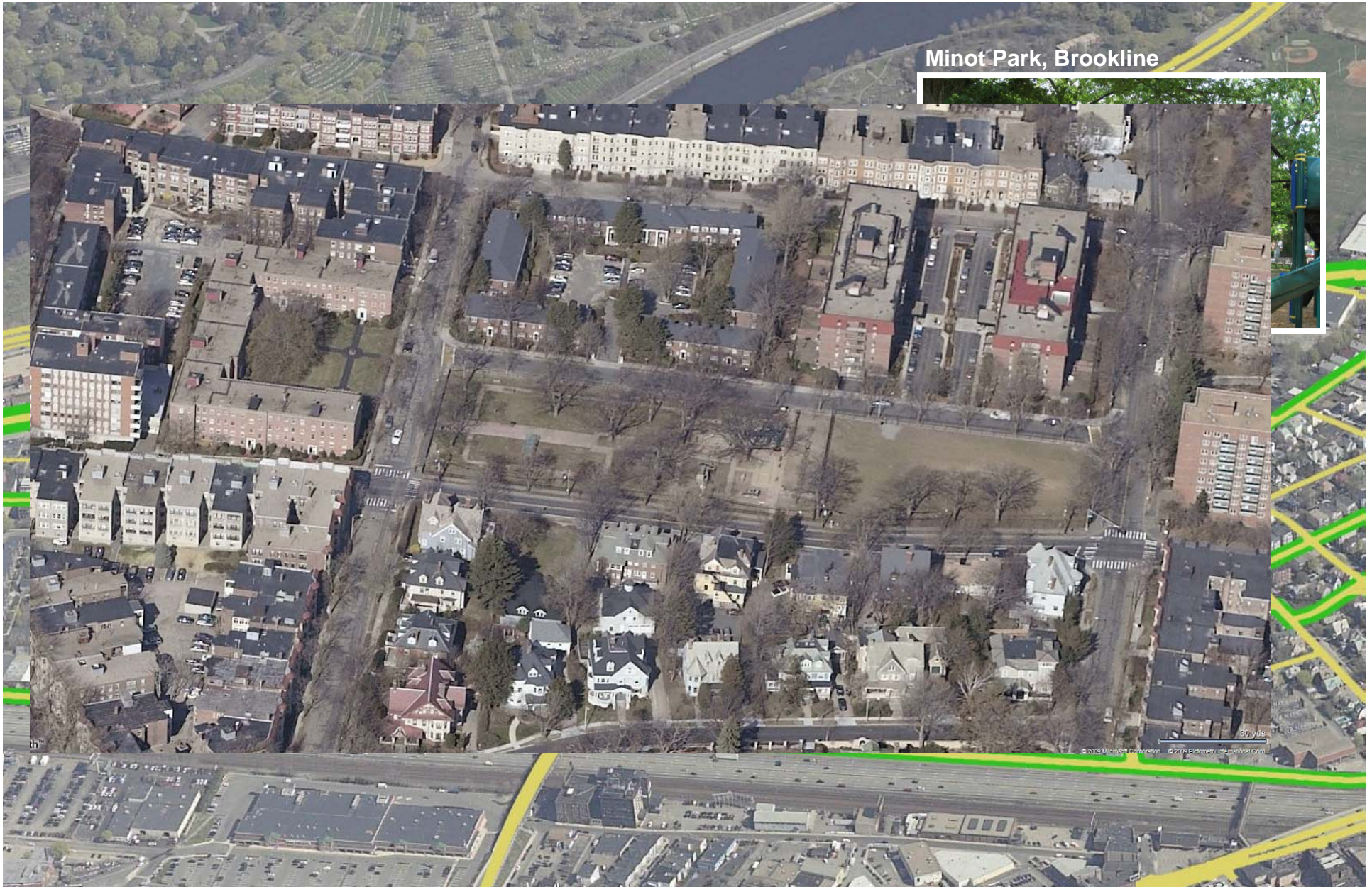
Susan Balis, South End

Assisted Living

Affordable: 54

Market Rate: 28

Modified Land Use Alternative
SEPERATED PARKS



Modified Land Use Alternative
SEPERATED PARKS



Minot Park, Brookline

Housing Typologies
RETAIL/COMMERCIAL



Housing Typologies

TRANSITION from VARIOUS TYPOLOGIES LOCAL PRECEDENTS



Housing Typologies

TRANSITION from VARIOUS TYPOLOGIES LOCAL PRECEDENTS

