



North Allston-Brighton Community-Wide Plan

Urban Design and Development Scenarios

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NORTH ALLSTON-BRIGHTON COMMUNITY-WIDE PLAN
Boston Redevelopment Authority

The Cecil Group Team





Topics

- Land Use Framework
- Barry's Corner
- Brighton Mills/Holton Street Corridor
- Western Avenue/Riverfront Area
- Riverview Triangle
- Cambridge Street
- Area-wide Scenarios



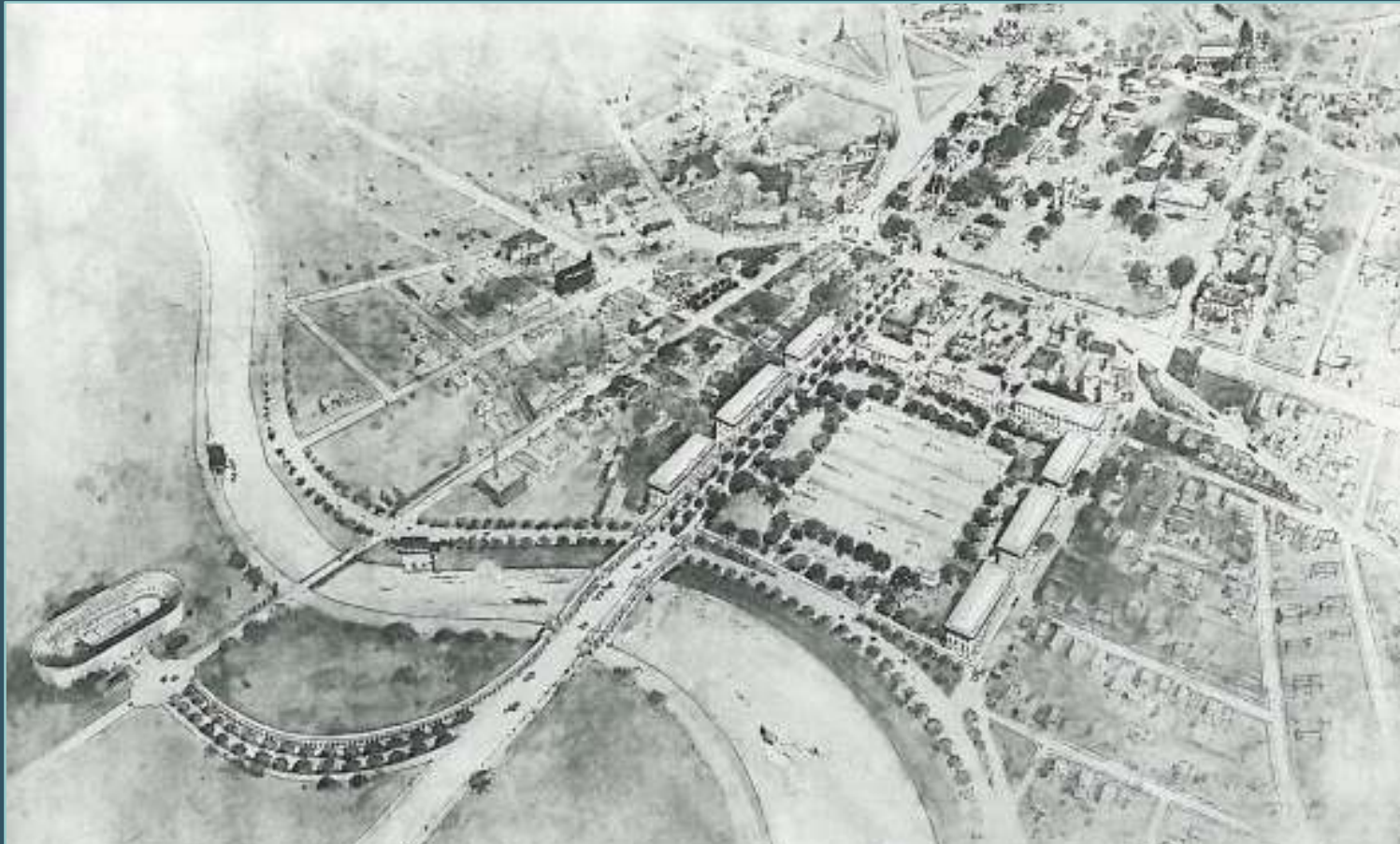


Aerial View of Soldiers Field Road, 1907



Harvard Business School Archives, Courtesy of William Marchione. *Aerial View of Soldiers Field Road*. In: Karl Haglund and The Charles River Conservancy, Inc. *Inventing the Charles River*. Cambridge, Massachusetts: The MIT Press, 2003, p.143.

“New Plans for the Enlargement of Harvard University”, 1909



Vernon Howe Bailey from plans by Warren and Wetmore, *Harper's Weekly*, December 18, 1909, By permission of the Houghton Library, Harvard University. "New Plans for the Enlargement of Harvard University". In: Karl Haglund and The Charles River Conservancy, Inc. *Inventing the Charles River*. Cambridge, Massachusetts: The MIT Press, 2003, p.199.



Aerial View of Harvard Business School, 1955

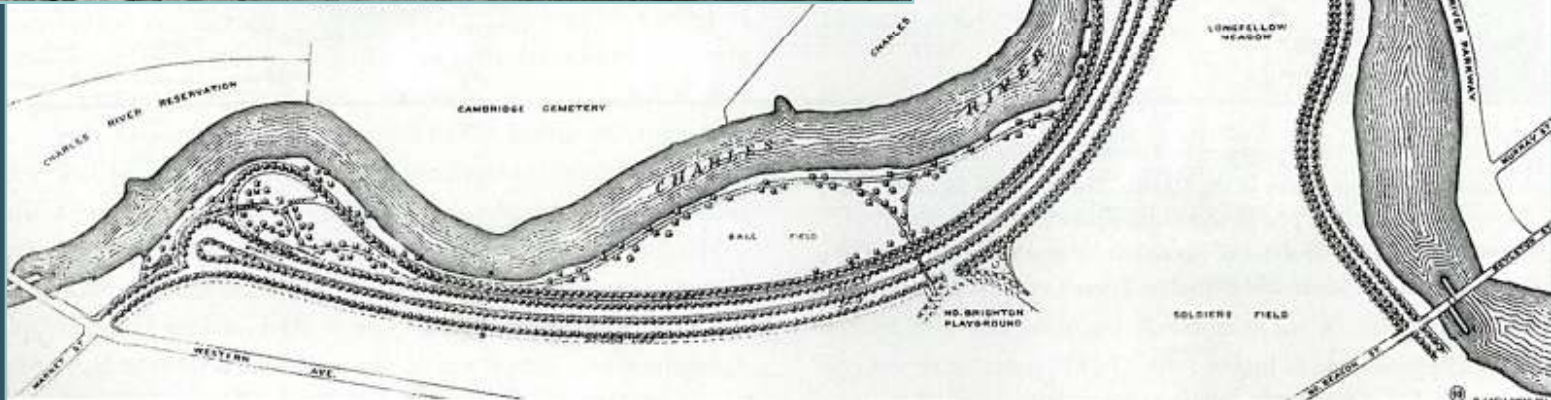


Harvard Business School Archives, courtesy of William Marchione. *Aerial view of Harvard Business School, c. 1955.* In: Karl Haglund and The Charles River Conservancy, Inc. *Inventing the Charles River.* Cambridge, Massachusetts: The MIT Press, 2003, p.204.

[From Cambridge, Massachusetts: The MIT Press, 2003, p.101](#)

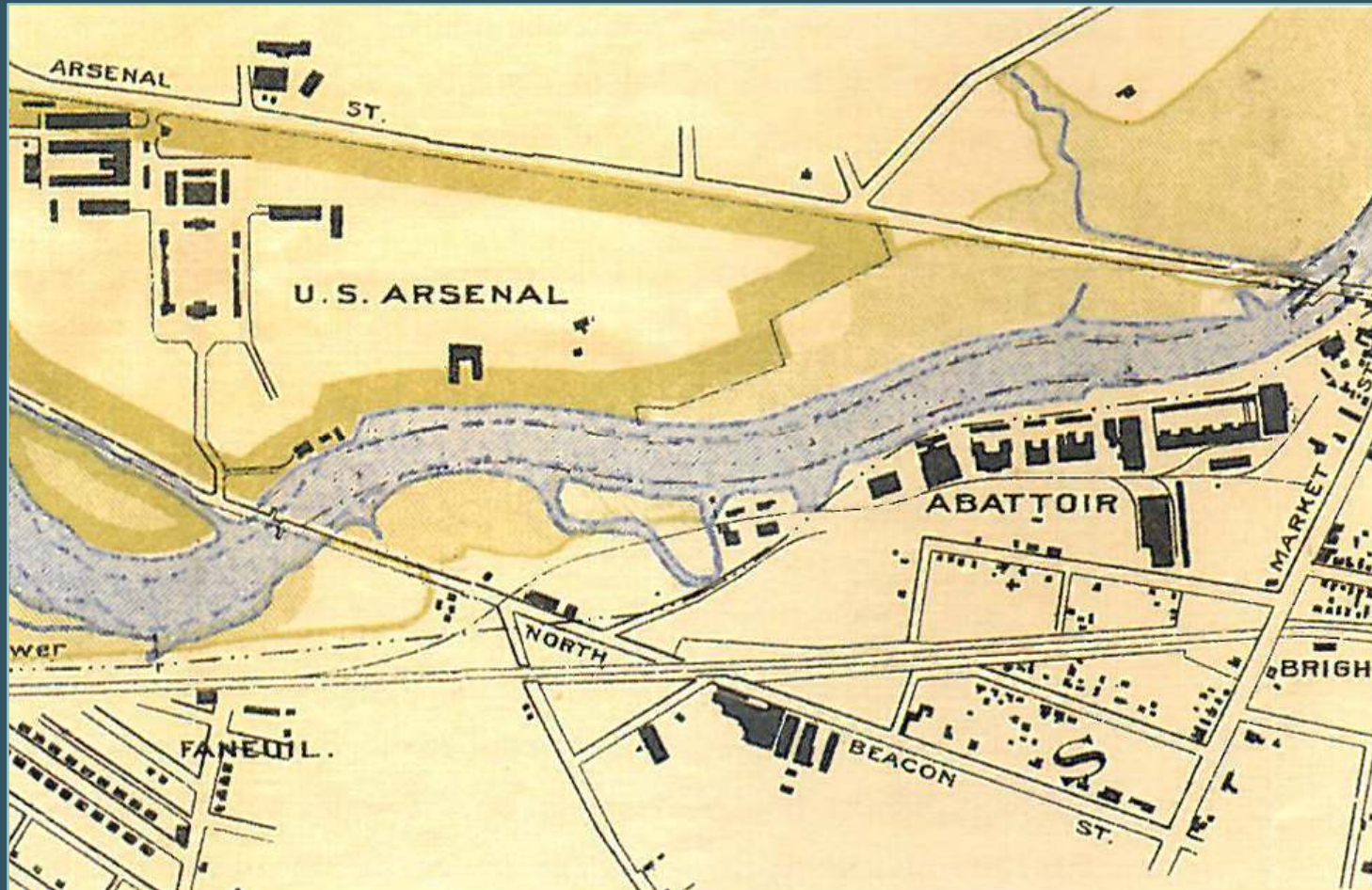


General Plan for Charles River Speedway for Horses and Bicycles



F.L. & J.C. Olmstead, 1897, Courtesy of the MDC Archives, Boston. *General Plan for Charles River Speedway for Horses and Bicycles*. In: Karl Haglund and The Charles River Conservancy, Inc. *Inventing the Charles River*. Cambridge, Massachusetts: The MIT Press, 2003, p.164.
[River, Cambridge, Massachusetts, The MIT Press, 2003, p.161.](#)

Plan of Charles River from the Waltham Line to Boston Harbor, 1894



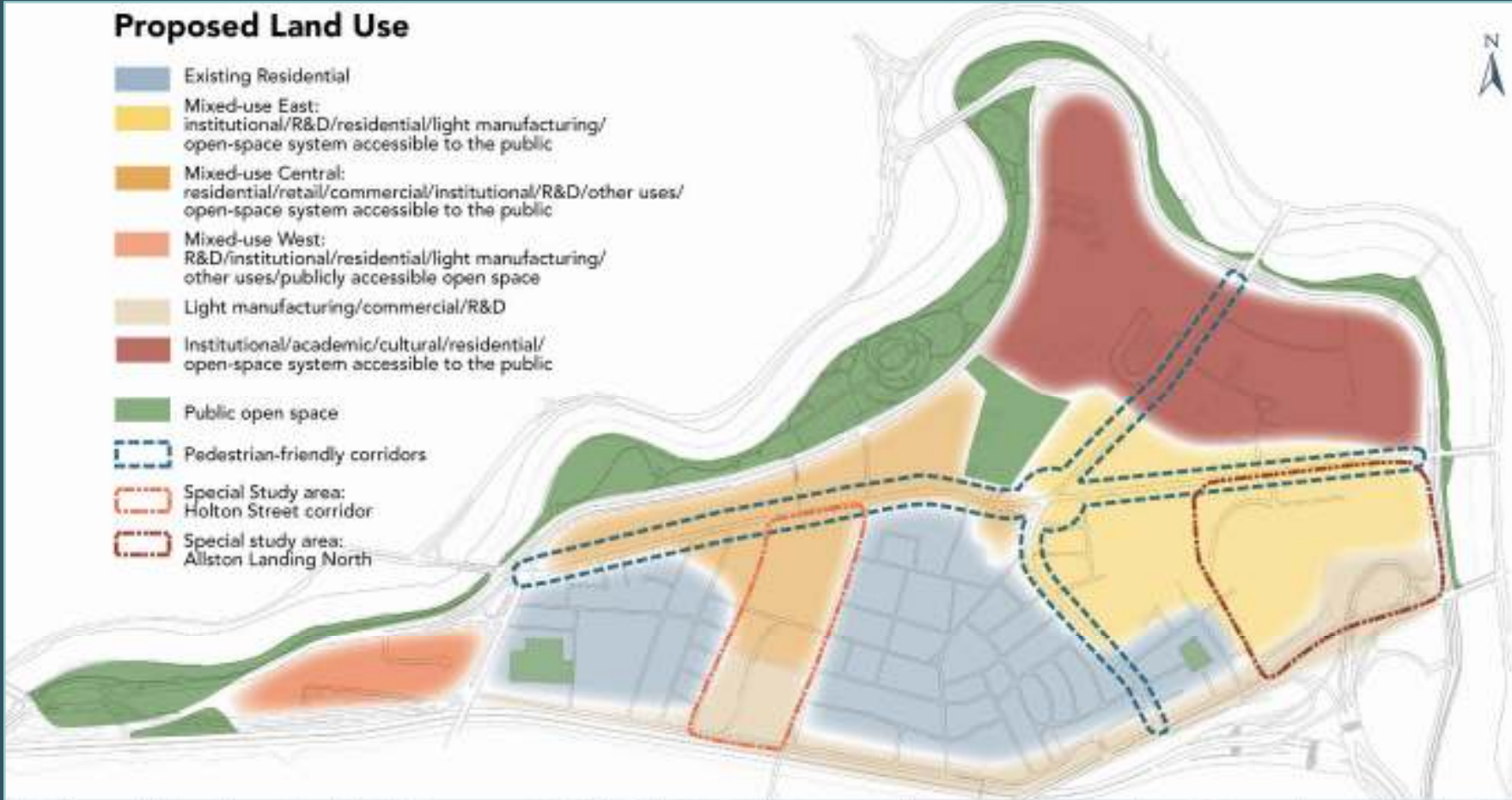
Detail from *Report of the Joint Board, 1894*, Courtesy of the MDC Archives, Boston. *Plan of the Charles River from the Waltham Line to Boston Harbor*. In: Karl Haglund and The Charles River Conservancy, Inc. *Inventing the Charles River*. Cambridge, Massachusetts: The MIT Press.



Strategic Framework Plan - 2005

Proposed Land Use

- Existing Residential
- Mixed-use East: institutional/R&D/residential/light manufacturing/ open-space system accessible to the public
- Mixed-use Central: residential/retail/commercial/institutional/R&D/other uses/ open-space system accessible to the public
- Mixed-use West: R&D/institutional/residential/light manufacturing/ other uses/publicly accessible open space
- Light manufacturing/commercial/R&D
- Institutional/academic/cultural/residential/ open-space system accessible to the public
- Public open space
- Pedestrian-friendly corridors
- Special Study area: Holton Street corridor
- Special study area: Allston Landing North



Note: This proposed land use diagram is intended to illustrate a general sense of direction for North Allston's future. It reflects discussions among the community, the City of Boston, and Harvard University

during the North Allston strategic planning process. Further consideration of the ideas represented here could take place in future community-planning discussions, review of future development proposals, and/or

future zoning changes. Existing uses will remain in place and unaffected until and unless a property owner proposes a use change.





Strategic Framework Plan - 2005



Existing Housing: Approximately 3,000 units





Potential for New Development (NASFP)

- 2,400 to 2,800 housing units
- 200,000 sf of community-serving retail and services
- Cultural facility/ community center





Strategic Framework Plan – Conceptual Vision

- North Allston Strategic Framework for Planning (NASFP), 2005





Urban Design – Preliminary Concepts

- North Allston Strategic Framework for Planning (NASFP), 2005





Barry's Corner – Preliminary Concepts



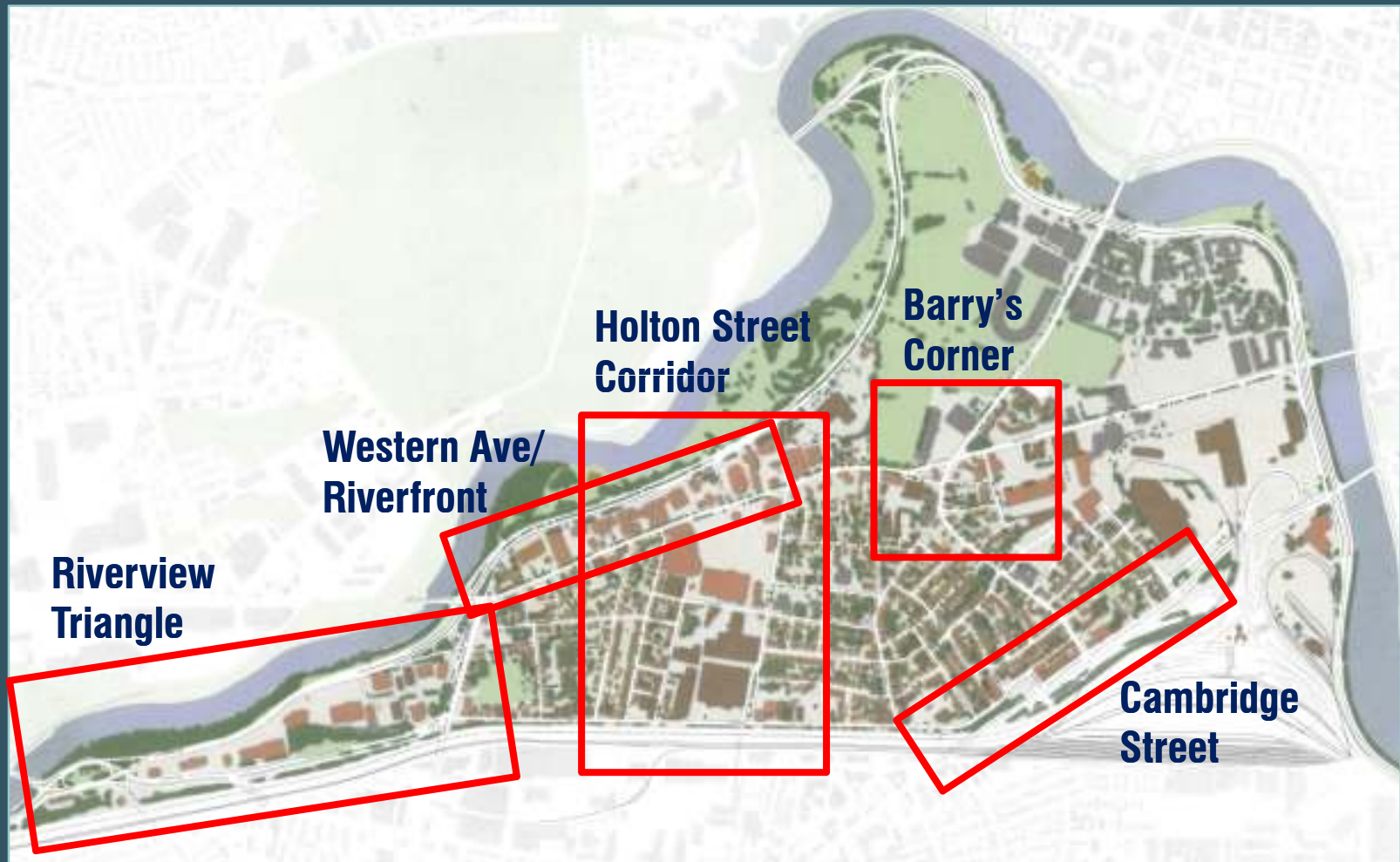


Holton Street Corridor – Preliminary Concepts





Urban Design – Area-Wide Scenarios



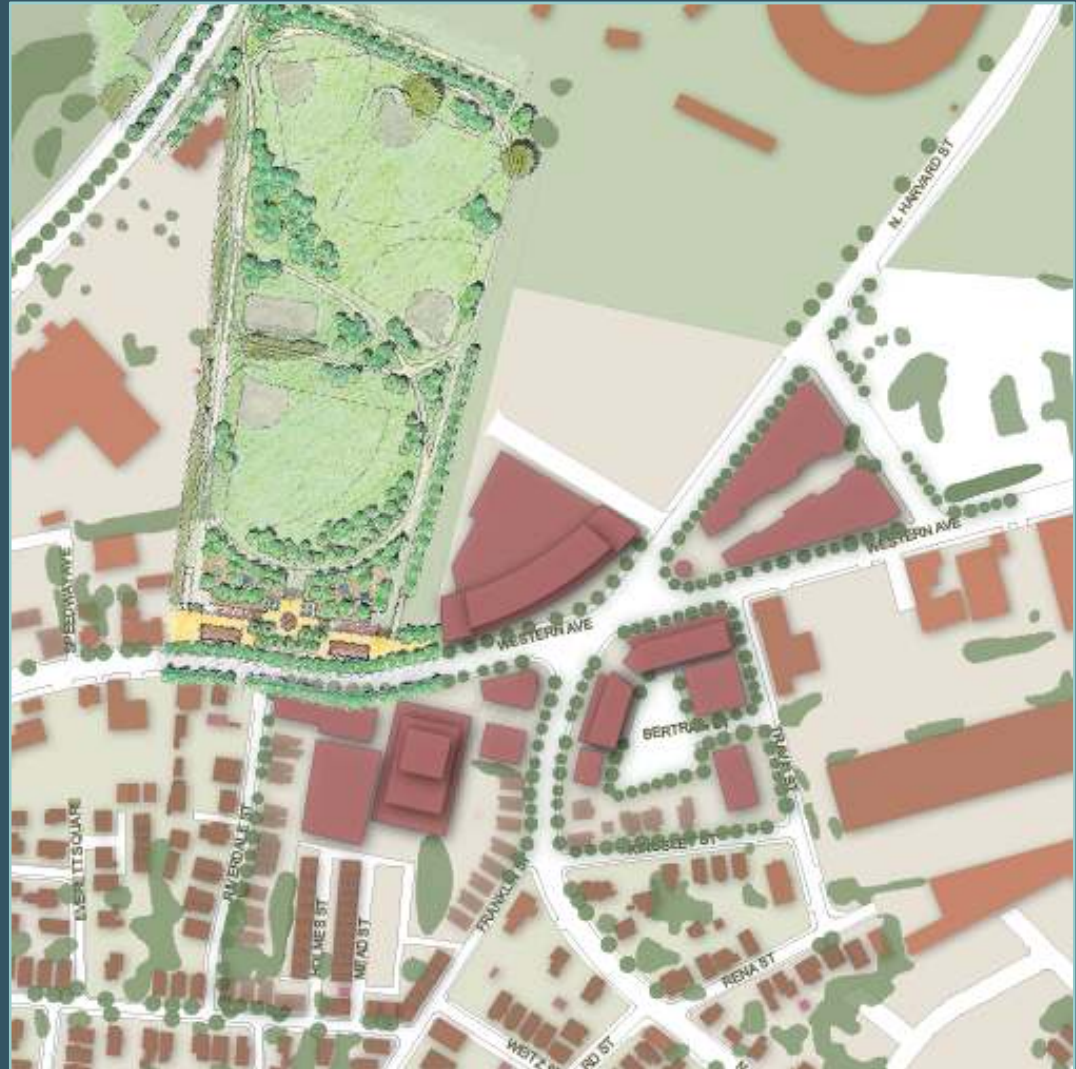


Barry's Corner – Existing Conditions





Barry's Corner - Scenario #1





Barry's Corner - Scenario #1 with Harvard





Barry's Corner - Scenario #1

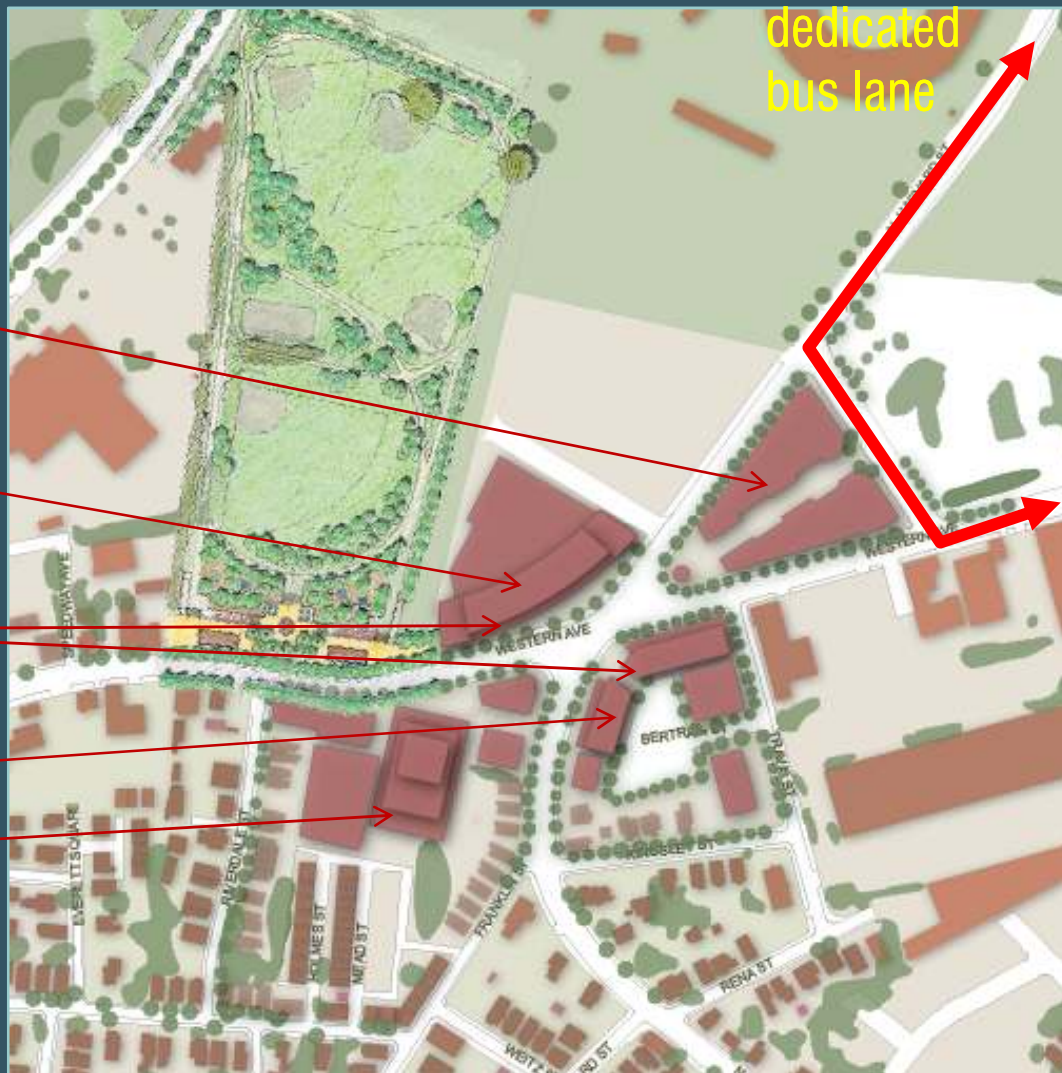
Ground-floor retail /
uses of public
accommodation

Residential

Ground-floor retail /
uses of public
accommodation

Residential

Office



Potential
dedicated
bus lane



Barry's Corner – Existing Conditions





Barry's Corner - Scenario #2





Barry's Corner - Scenario #2 with Harvard





Barry's Corner - Scenario #2

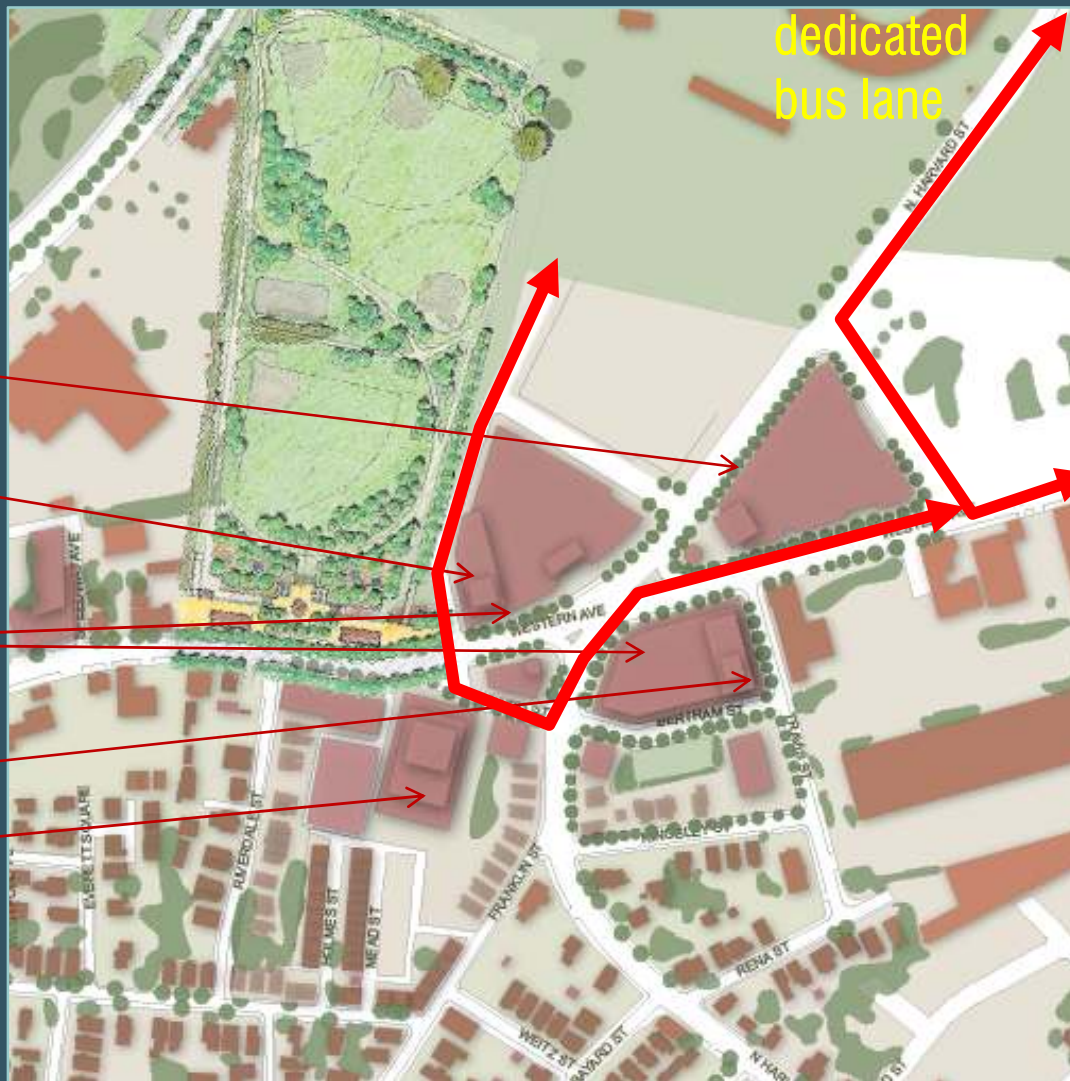
Cultural /institutional

Residential

Ground-floor retail /
uses of public
accommodation

Residential

Office

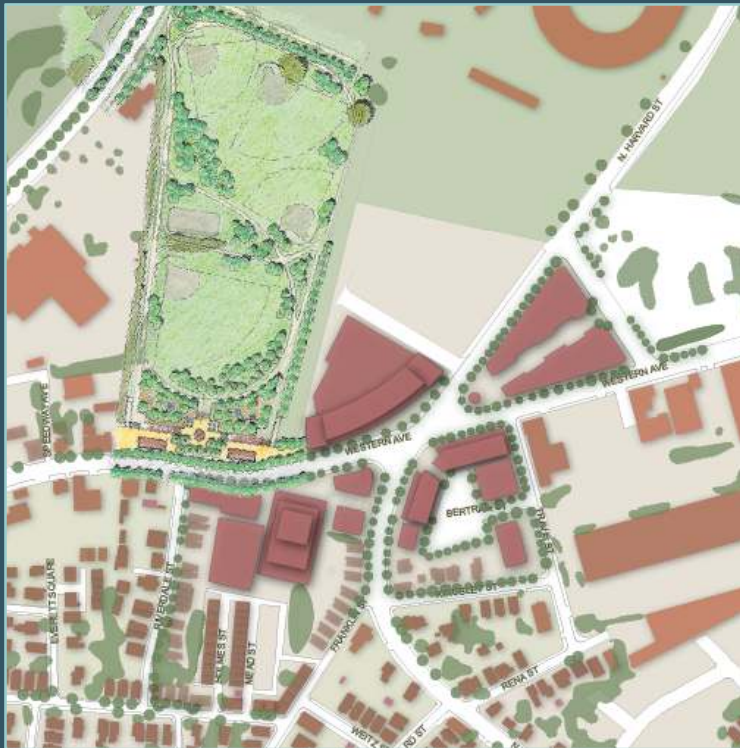


Potential
dedicated
bus lane

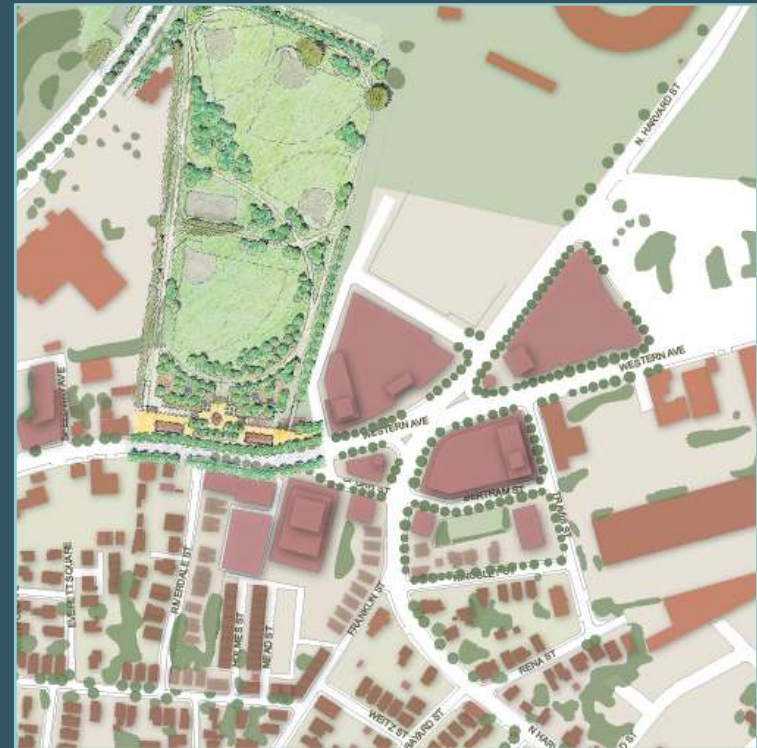


Barry's Corner - Scenarios

1



2





Concepts for Smith Field

1

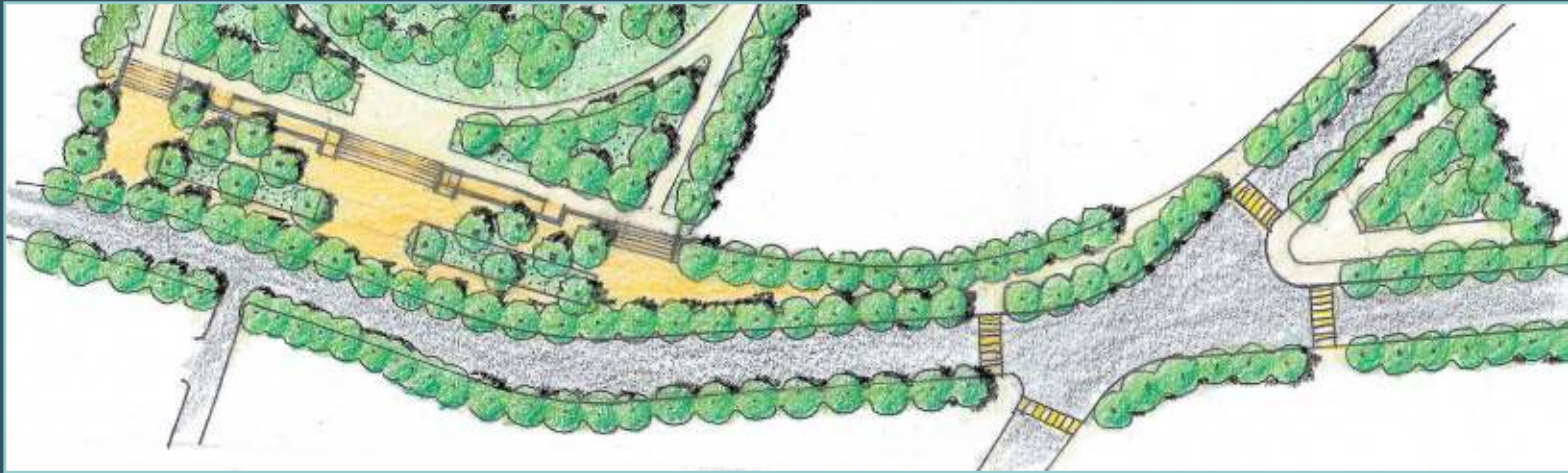


2





Barry's Corner and Improved Smith Playground



Concept 1. Enlarged plan- plaza at Western Ave and Barry's Corner



Concept 2. Section through Western Ave and entrance to the park





Potential for New Development (Barry's Corner)

- 200 to 300 housing units
- 20,000 to 30,000 sf of office space
- 60,000 to 80,000 sf of community-serving retail and services
- Cultural facility



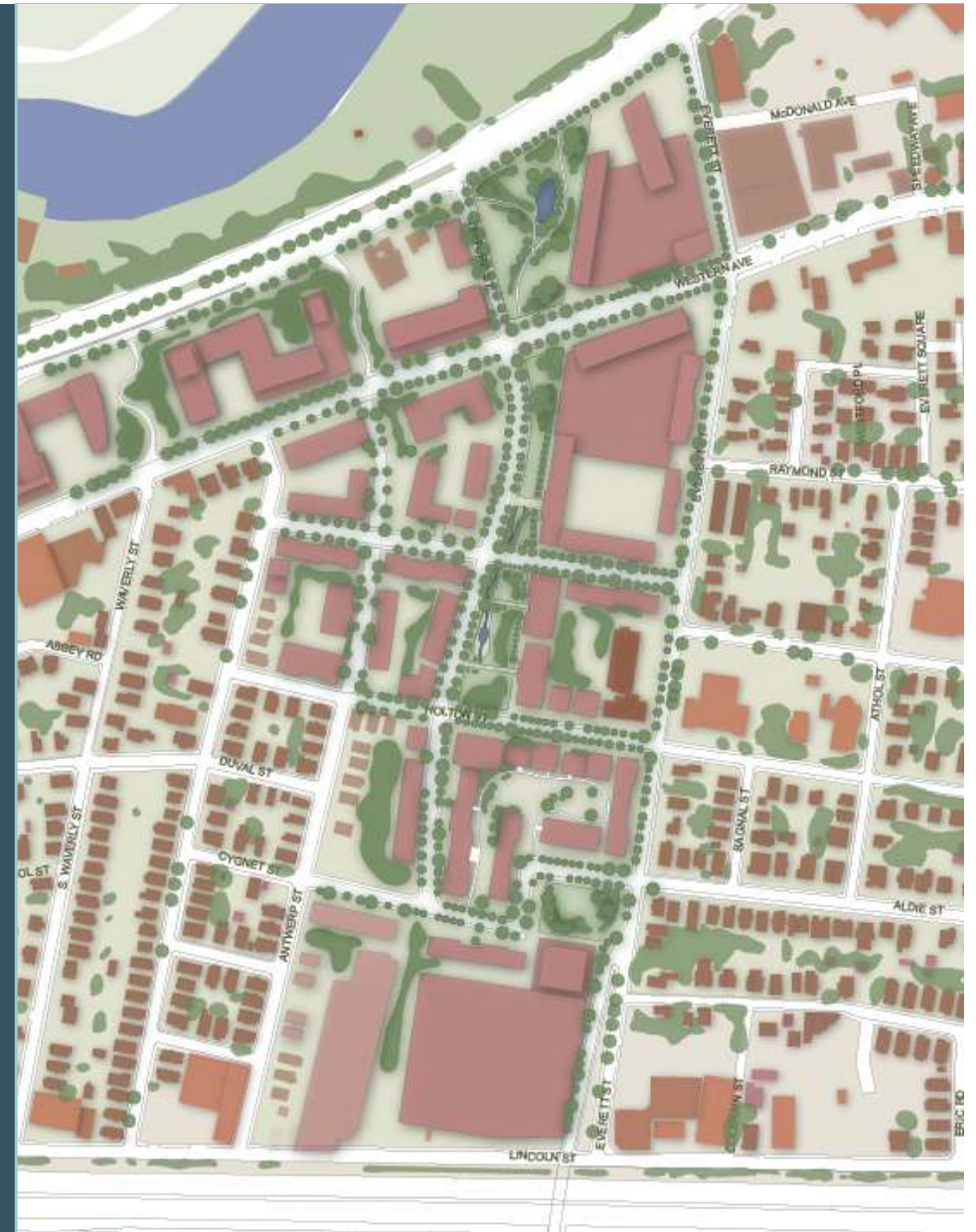


Holton Street/ Brighton Mills – Existing Conditions





Holton Street/ Brighton Mills - Scenario #1





Holton Street/ Brighton Mills - Scenario #1

Community retail

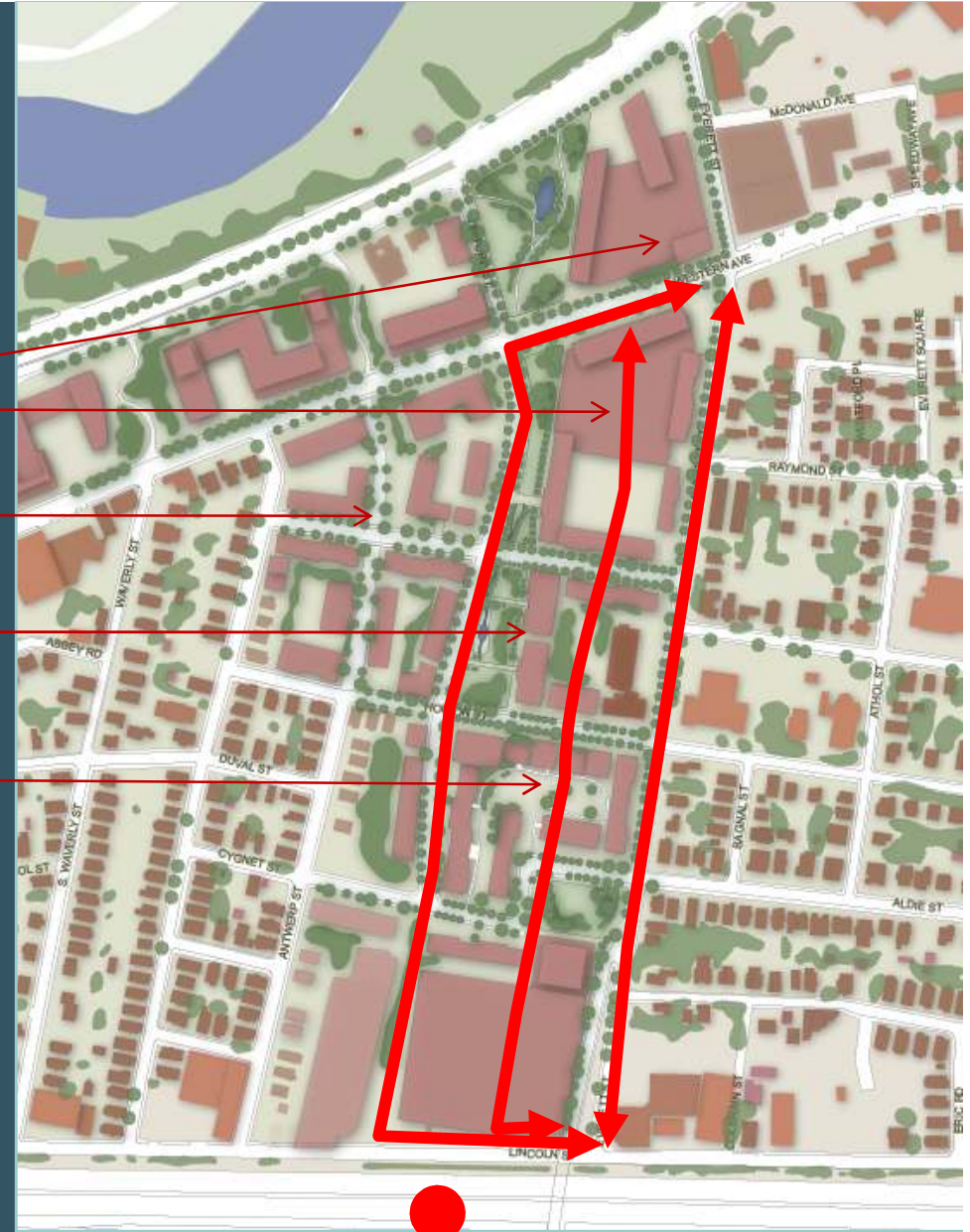
Residential

Cultural / community center

Residential

Potential dedicated bus lane

MBTA/ Fast Track



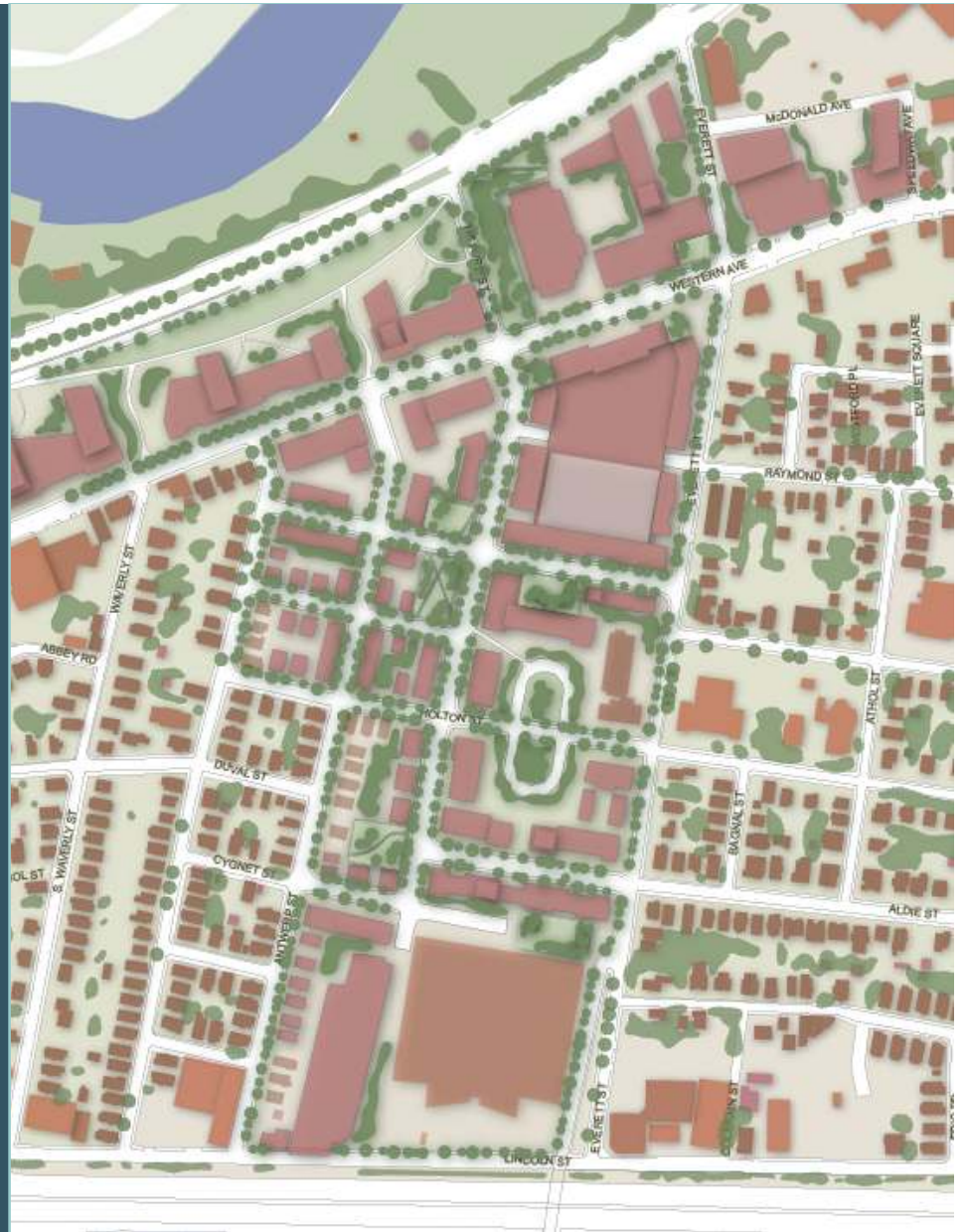


Holton Street/ Brighton Mills – Existing Conditions





Holton Street/ Brighton Mills - Scenario #2





Holton Street/ Brighton Mills - Scenario #2

Community retail

Residential

Cultural / community center

Residential





Holton Street/ Brighton Mills - Scenarios

1



2





Potential for New Development (Holton St. Corridor)

- 400 to 800 housing units (Holton St/Brighton Mills)
- 20,000 to 40,000 sf neighborhood retail (in addition to existing grocery store)
- Community center



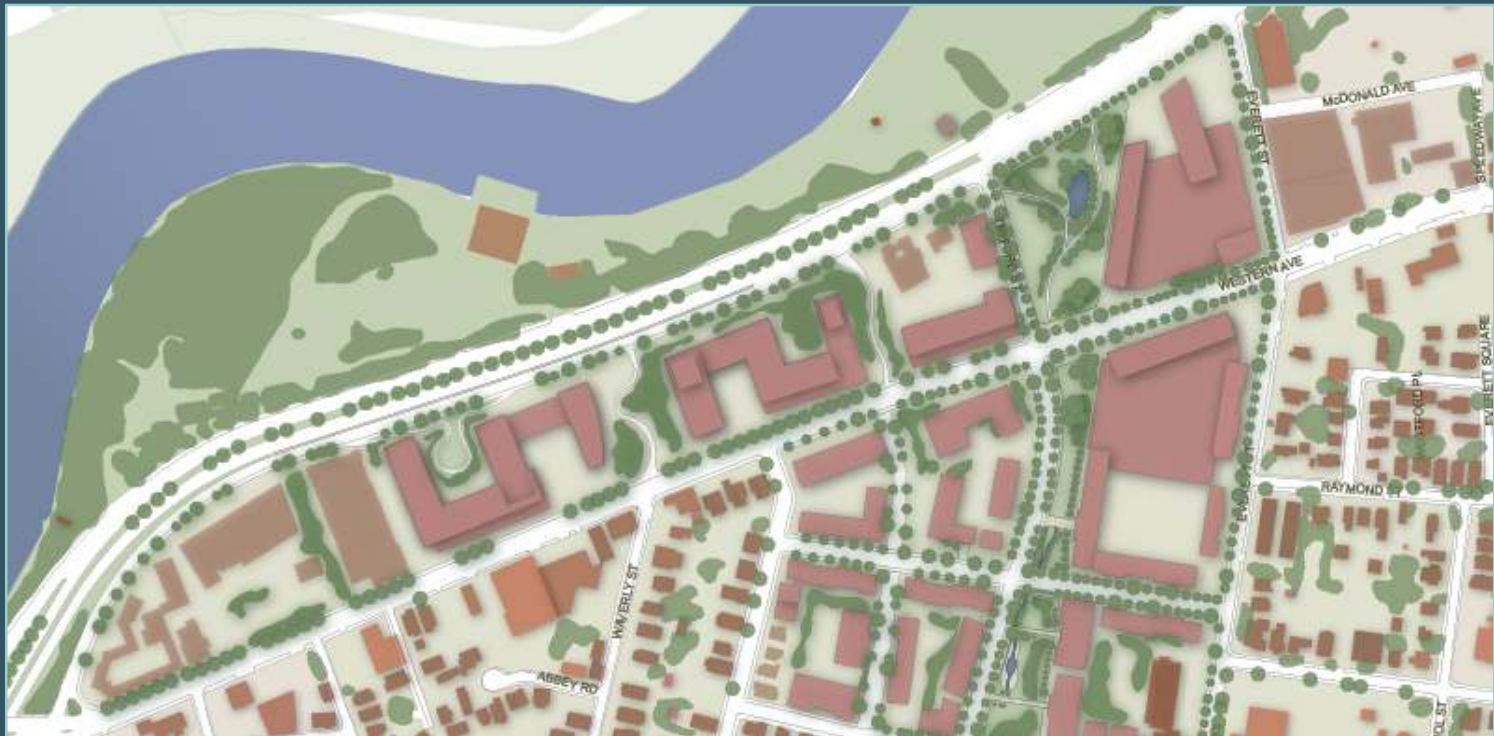


Western Avenue/ Riverfront Area – Existing Conditions





Western Avenue/ Riverfront Area – Scenario #1





Western Avenue/ Riverfront Area – Scenario #1





Western Avenue/ Riverfront Area – Existing Conditions





Western Avenue/ Riverfront Area – Scenario # 2





Western Avenue/ Riverfront Area – Scenario # 2



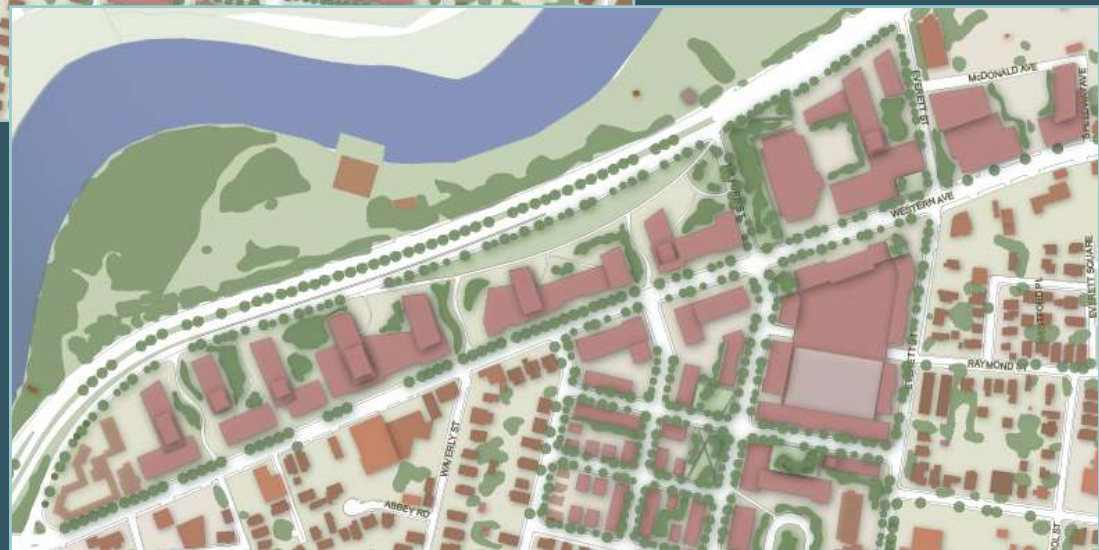


Western Avenue/ Riverfront Area – Scenarios

1



2





Potential for New Development (Western Ave/Riverfront)

- 600 to 800 housing units (Western Avenue)





Riverview Triangle – Existing Conditions



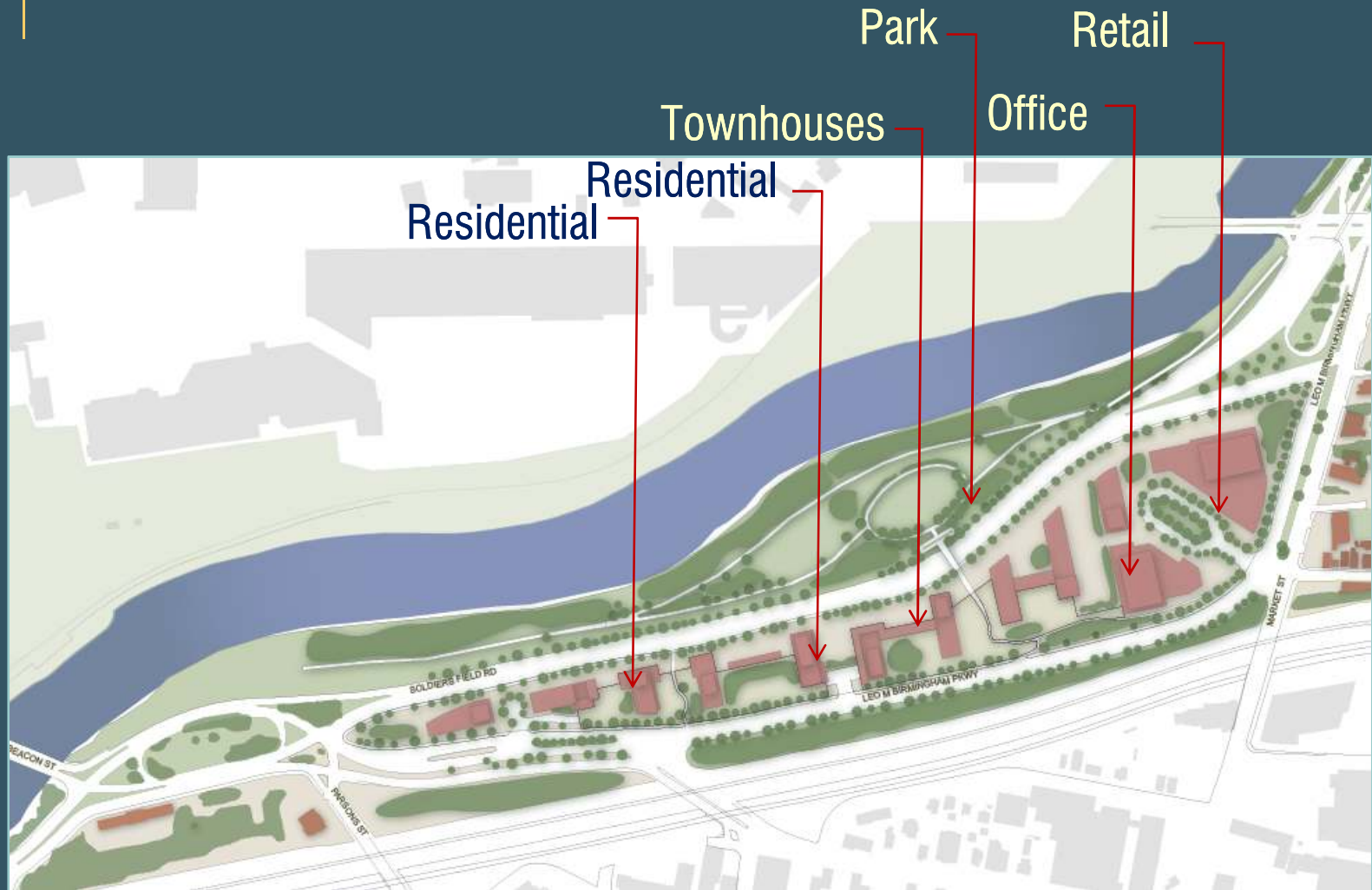


Riverview Triangle - Scenario #1





Riverview Triangle - Scenario #1





Riverview Triangle – Existing Conditions



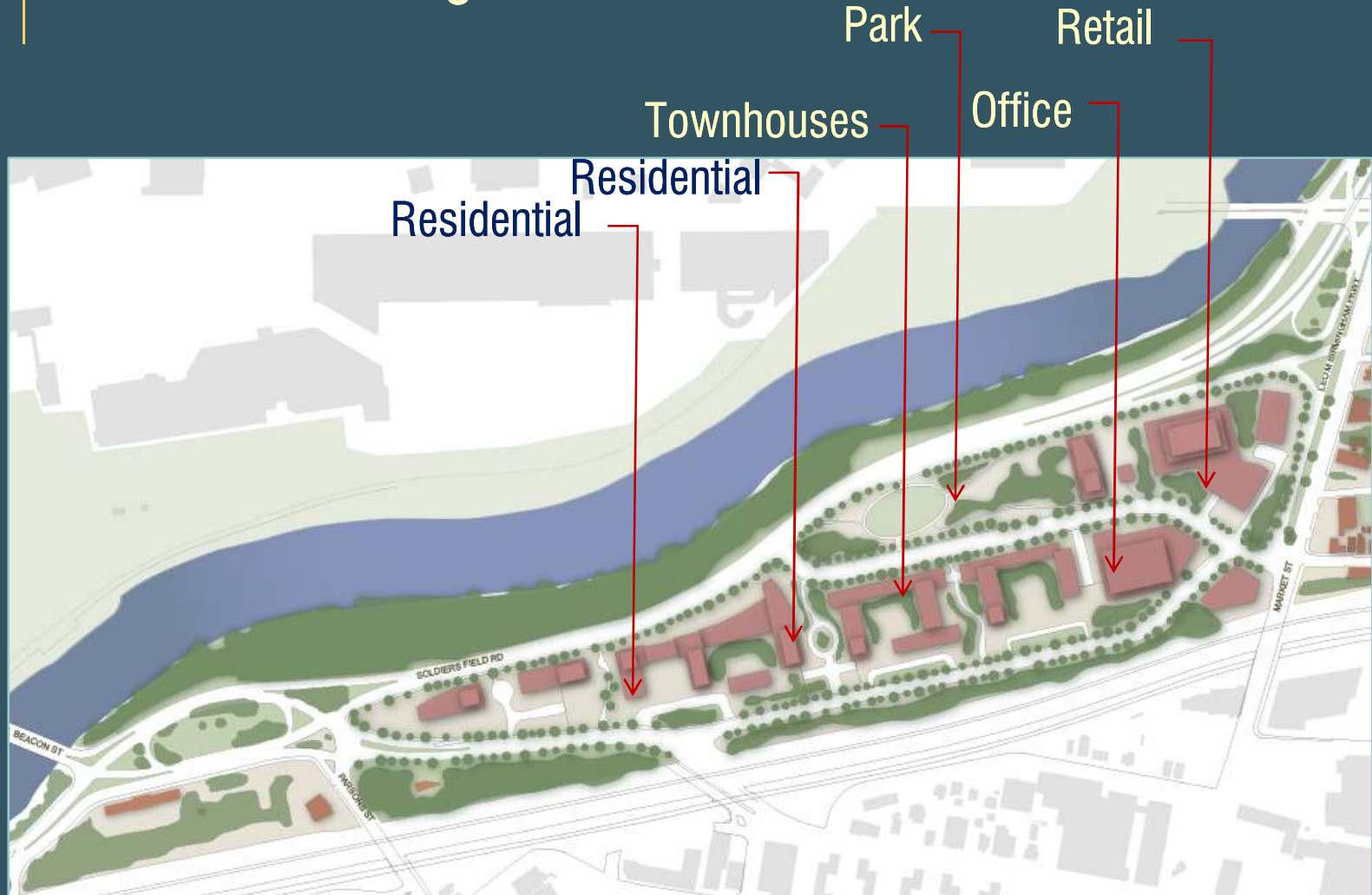


Riverview Triangle - Scenario #2





Riverview Triangle - Scenario #2





Riverview Triangle - Scenarios

1



2





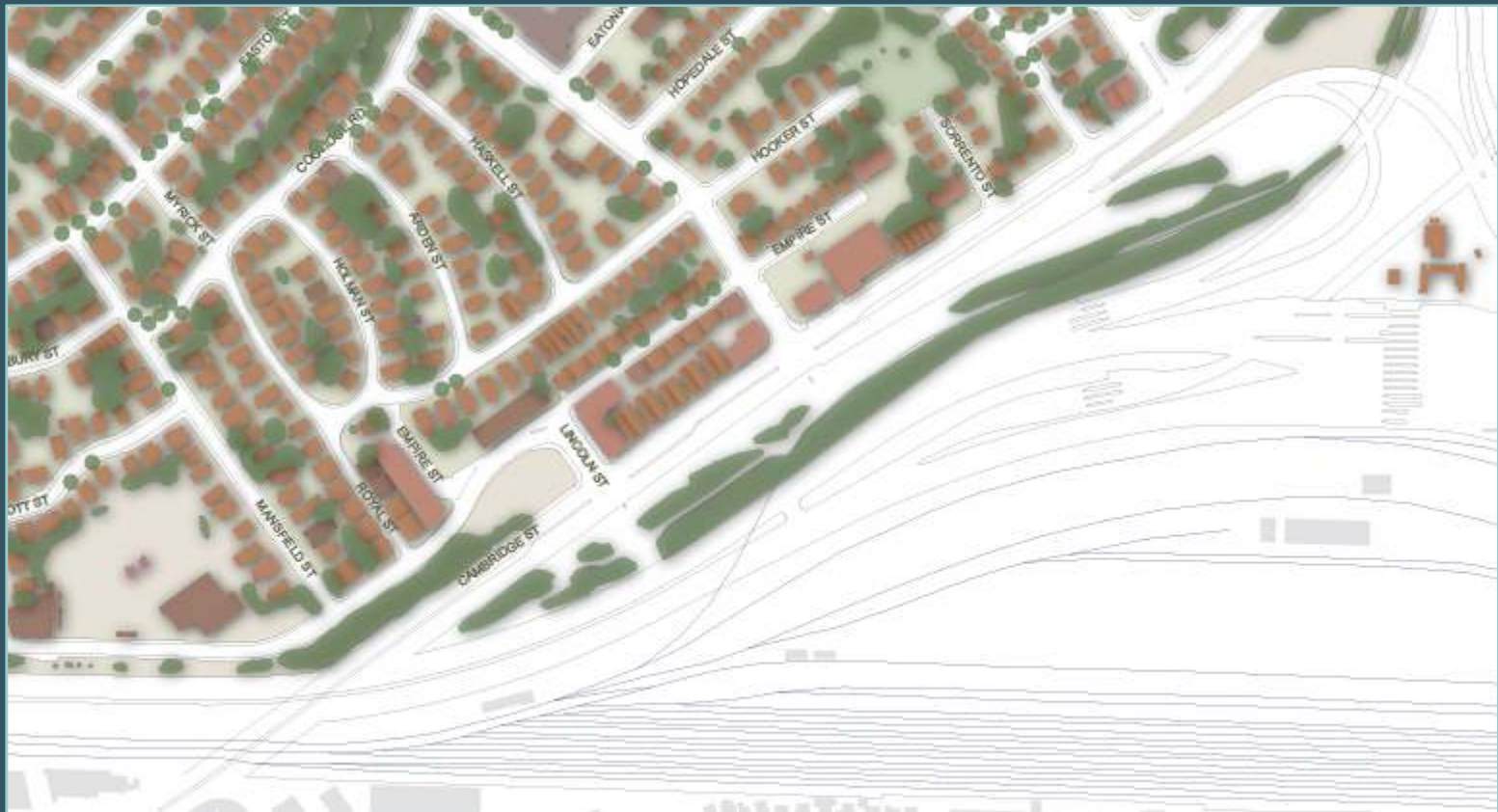
Potential for New Development (Riverview Triangle)

- 600 to 800 housing units
- 120,000 to 160,000 sf office space (in addition to existing retail/commercial areas)



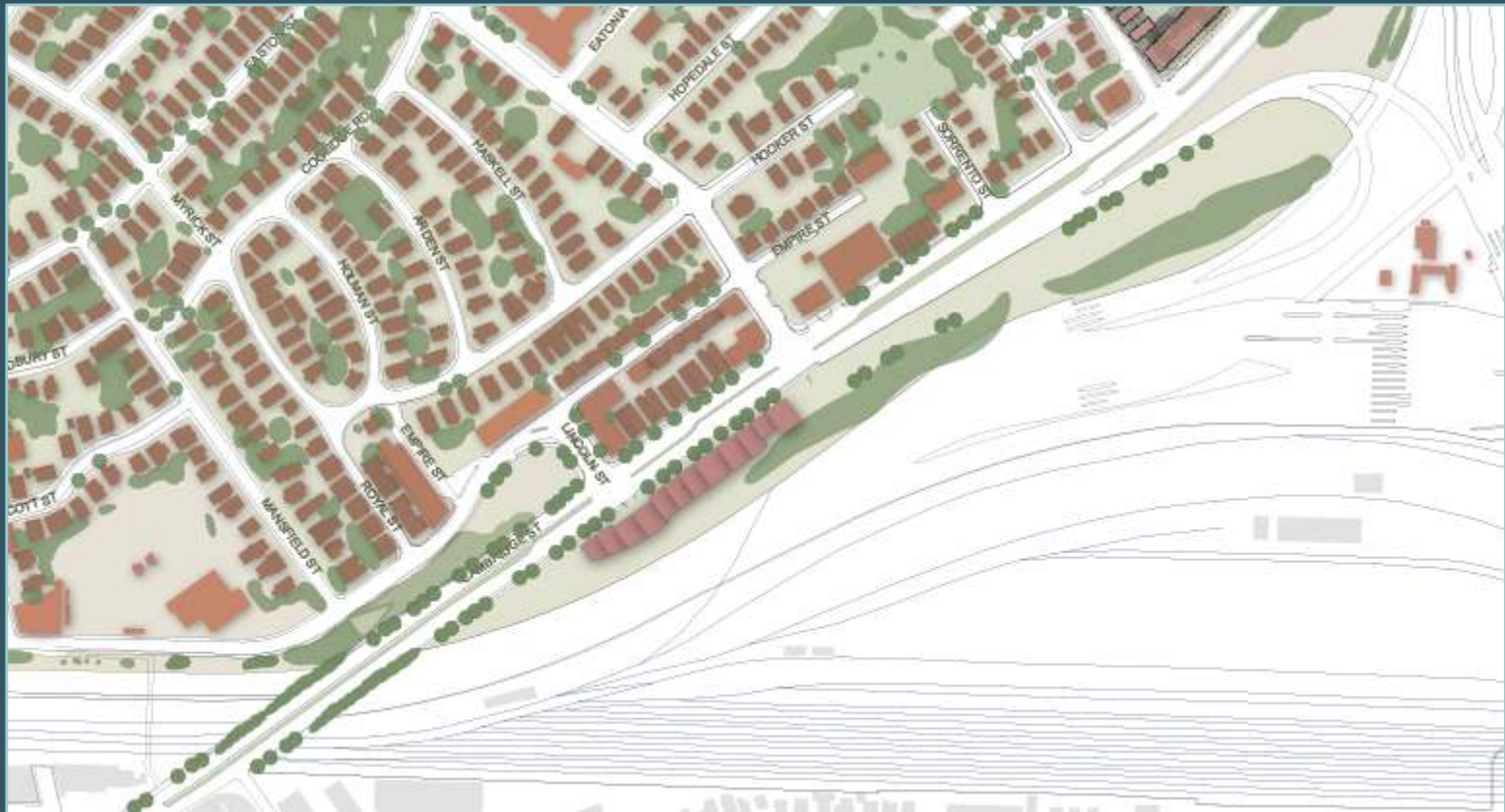


Cambridge Street – Existing Conditions



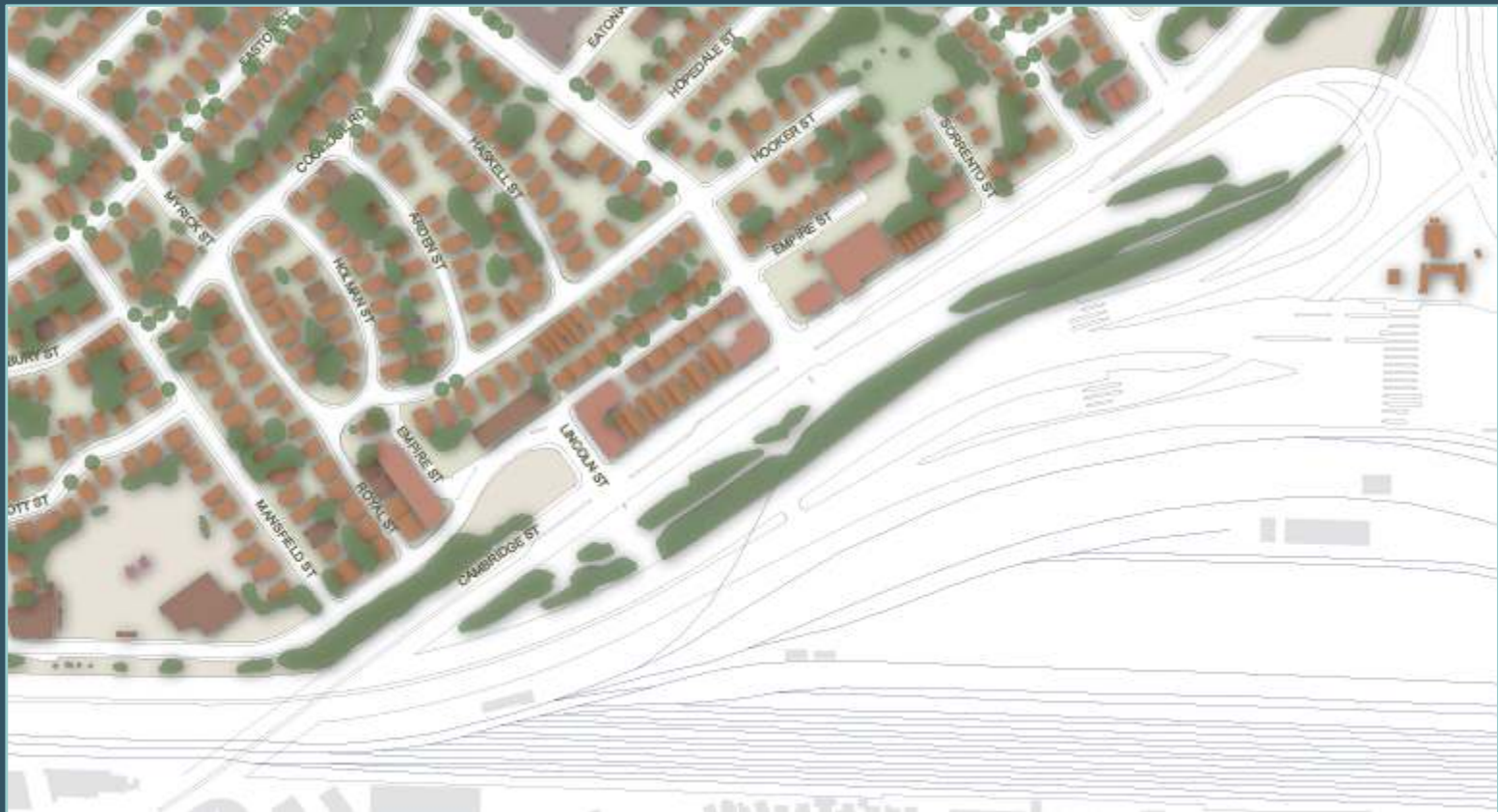


Cambridge Street - Scenario #1





Cambridge Street – Existing Conditions





Cambridge Street - Scenario #2





Cambridge Street – Scenarios

1

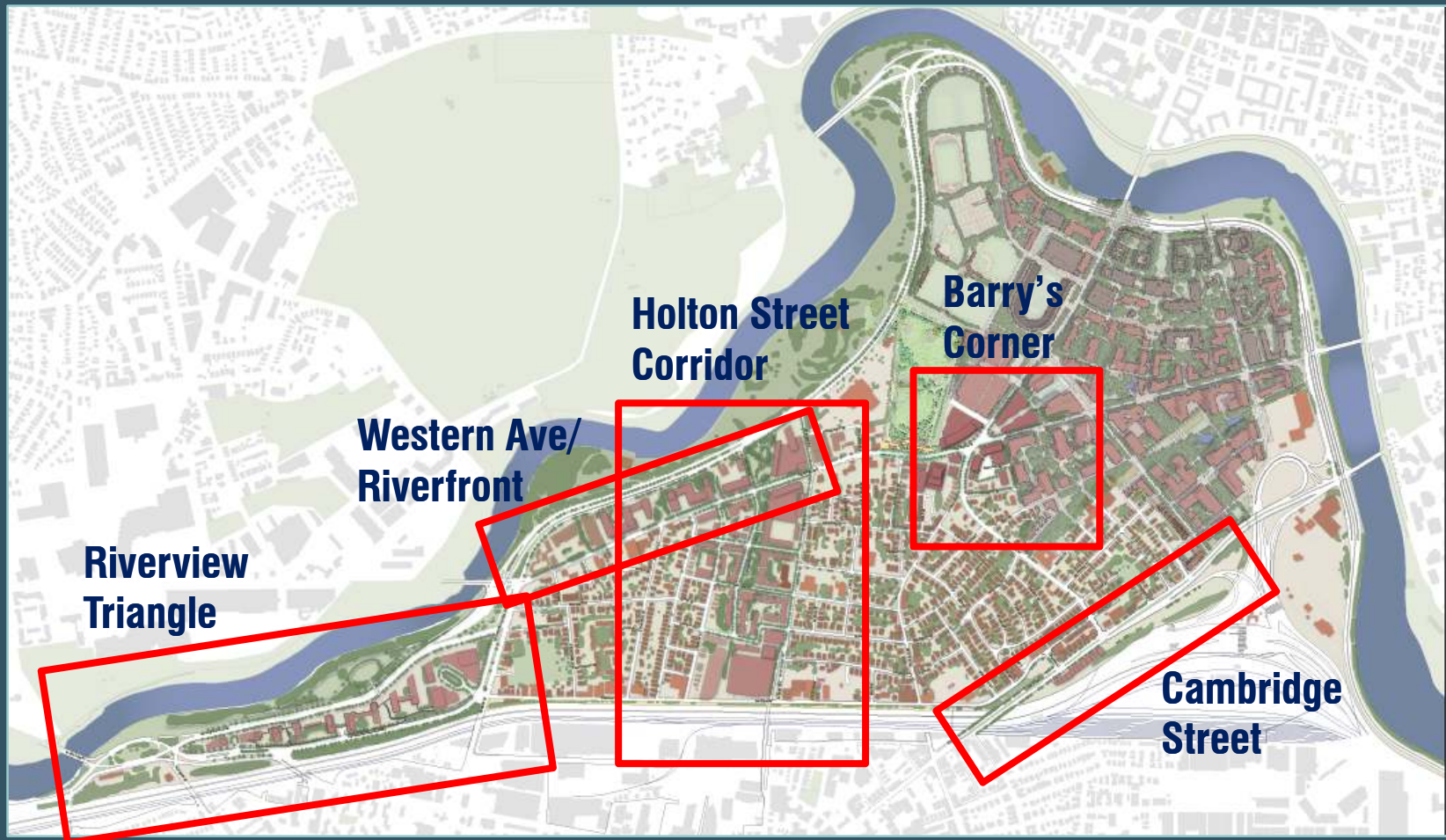


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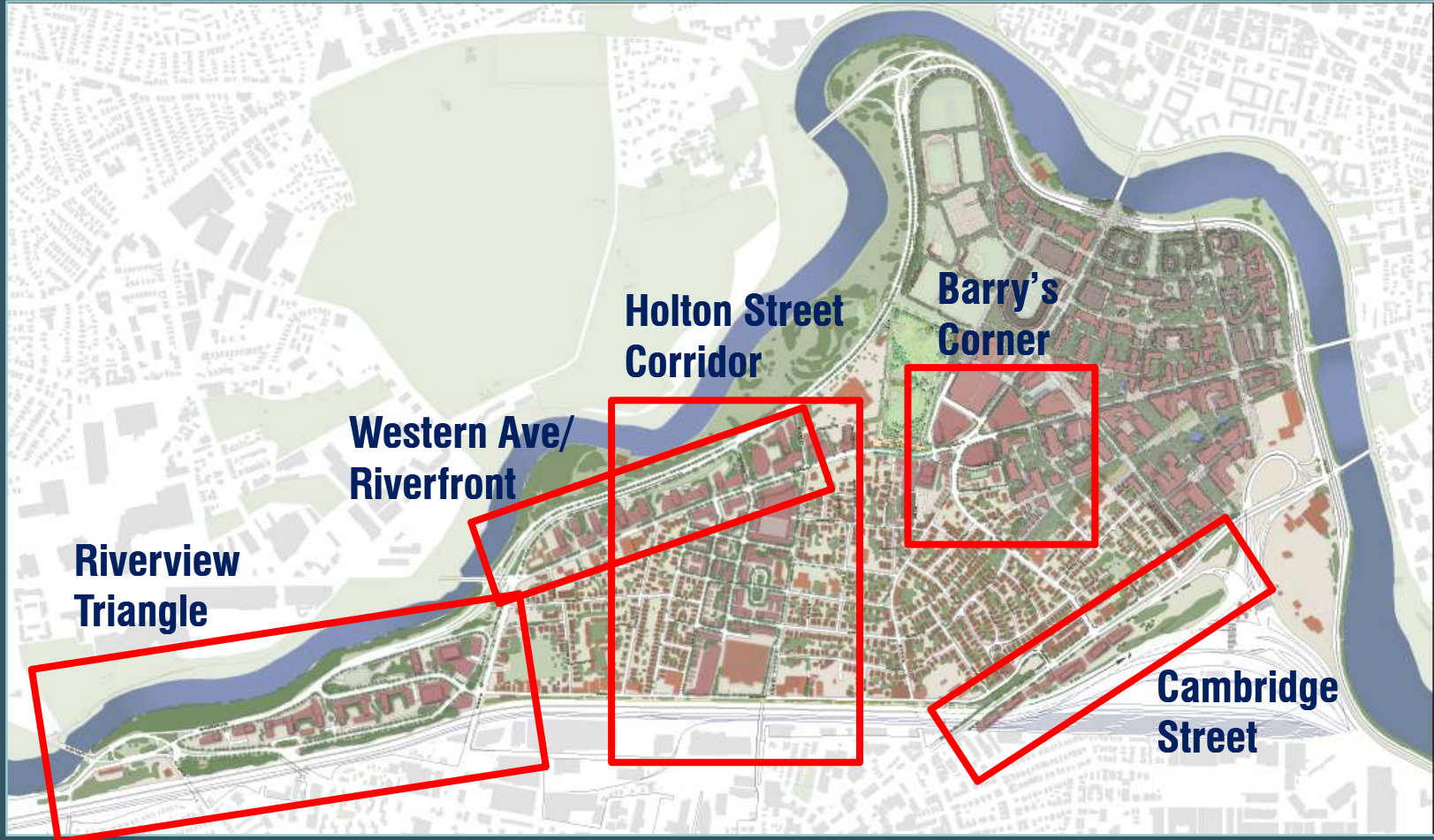


Area-Wide Scenario #1





Area-Wide Scenario #2





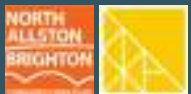
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