



Western Ave Virtual Chat with a Planner

October 14, 2020



**boston planning &
development agency**



[@bostonplans](https://bit.ly/westerncorridor)

Meeting Format

- Casual: opportunity to meet and chat with the team.
- Brief presentation followed by Q & A, comments, discussion.
- During the presentation you can ask questions through the chat feature. Depending on the question, we will answer it in writing in the chat box, verbally, or wait until the Q&A period.



Agenda

- Housekeeping
- Team introductions
- Project Background
- Q&A + Discussion
 - Process
 - Content
 - Engagement
 - Other Topics



1

Housekeeping

Project Website

bit.ly/westerncorridor

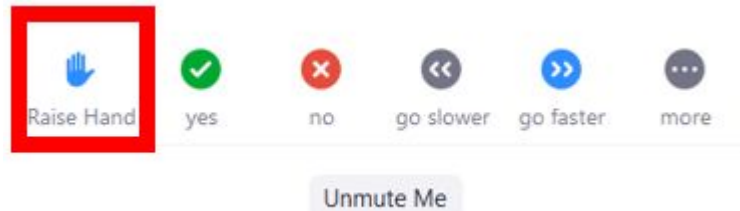
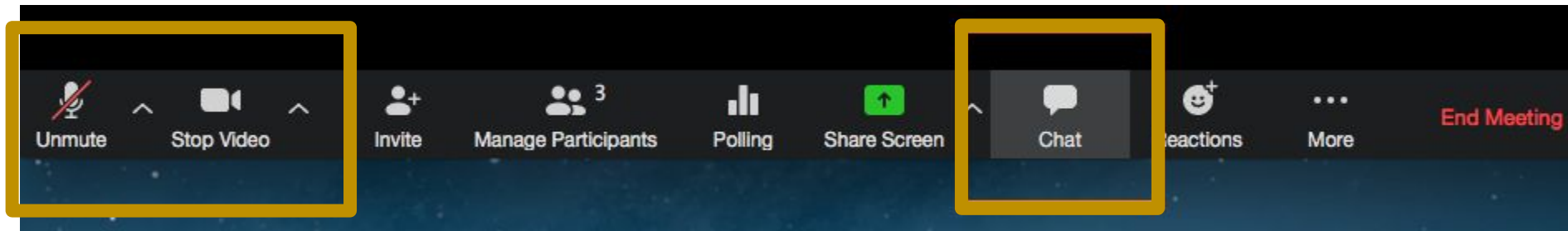
- Presentations
- Recordings from virtual meetings
- Zoning Toolkit and Housing Toolkit



Zoom Tips

Your controls should be available at the bottom of the screen.

Clicking on these symbols activates different features:



Virtual Meeting Etiquette

- Please be respectful of each other's time so that all may participate in the discussion.
- Please wait until all attendees have the opportunity to ask a question before asking a second.
- You can always set up a conversation with Gerald Autler, Senior Project Manager/Planner, Gerald.Autler@boston.gov.



Meeting Recording

- The BPDA will be recording this meeting and posting it on its website at bit.ly/WesternCorridor. The recording will include the presentation, Q&A, and public comments afterwards.
- Also, it is possible that participants may be recording the meeting with their phone cameras or other devices.
- If you do not wish to be recorded during the meeting, please turn off your microphone and camera.



2

Team Introductions

Team: Core BPDA Planning



Gerald Autler



Rosa Herrero



Charlotte Ong



Team: Other BPDA

- Community Engagement: Mark McGonagle
- Urban Design: Jeong-Jun Ju, Matt Martin
- Zoning: Bryan Glascock, Jeff Hampton
- Legal: Matt Fitzgerald
- BPDA Transportation and Infrastructure: Tad Read, Jack Halverson
- Mapping: Carolyn Bennett, Piaotian Jin, Alla Ziskin
- Smart Utilities: Manuel Esquivel



Team: City of Boston and Consultants

- Other City of Boston:
 - Parks, Public Works, Transportation, ONS (Conor Newman)
- Consultants:
 - Jon Stover and Associates (financial analysis)
 - Kittelson (transportation)



3

Project Background

Western Avenue Corridor Study & Rezoning

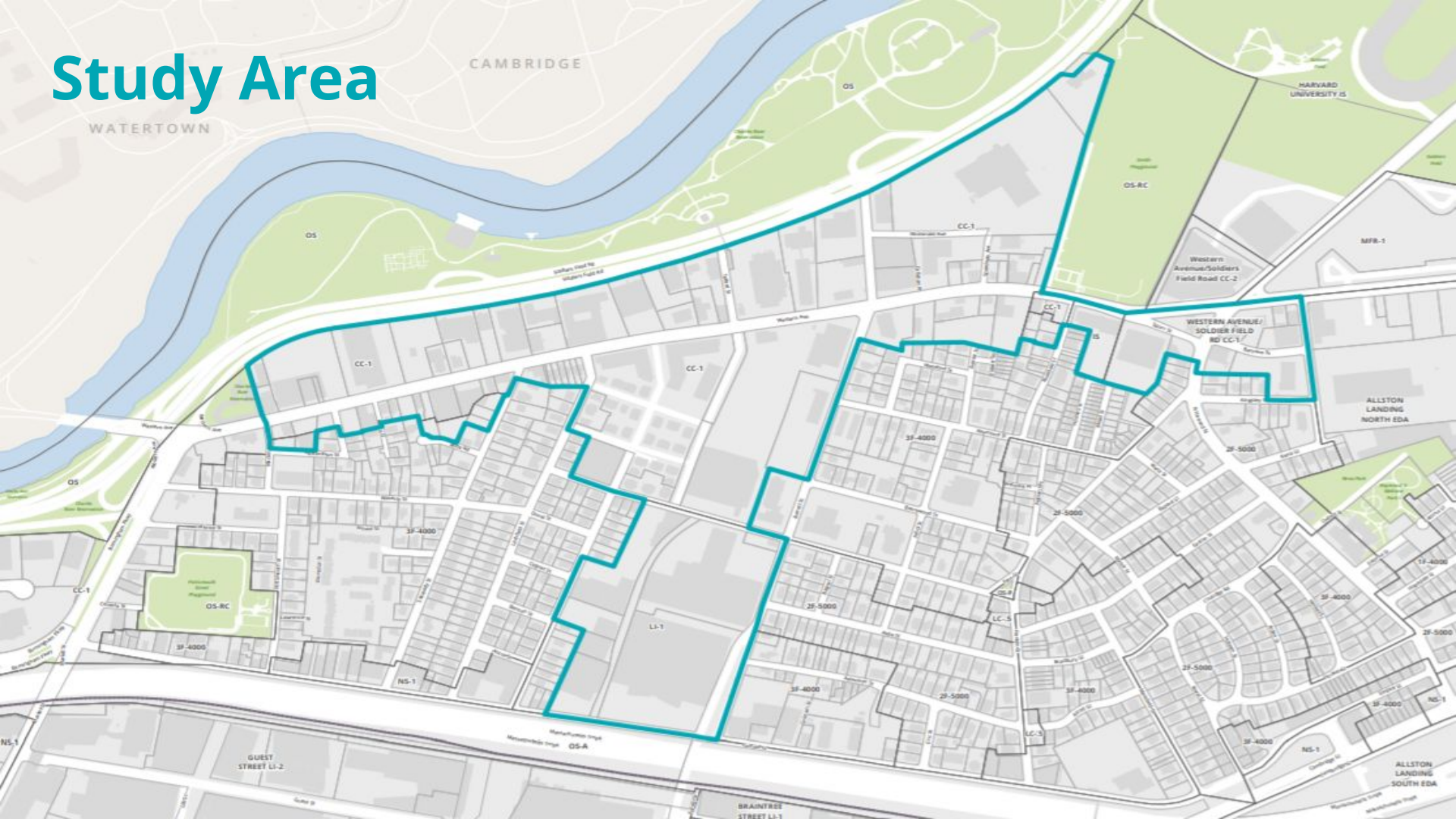
- The Western Avenue Corridor Study and Rezoning will:
 - Build on previous planning in the area.
 - Foster dialogue among residents, developers, and property owners.
 - Inform recommendations for new or modified zoning.
 - Recommend public realm improvements and transportation enhancements in conjunction with the Allston Brighton Mobility Study.



Study Area

WATERTOWN

CAMBRIDGE



HARVARD UNIVERSITY

WESTERN AVENUE/
SOLDIER FIELD
RD CC-1

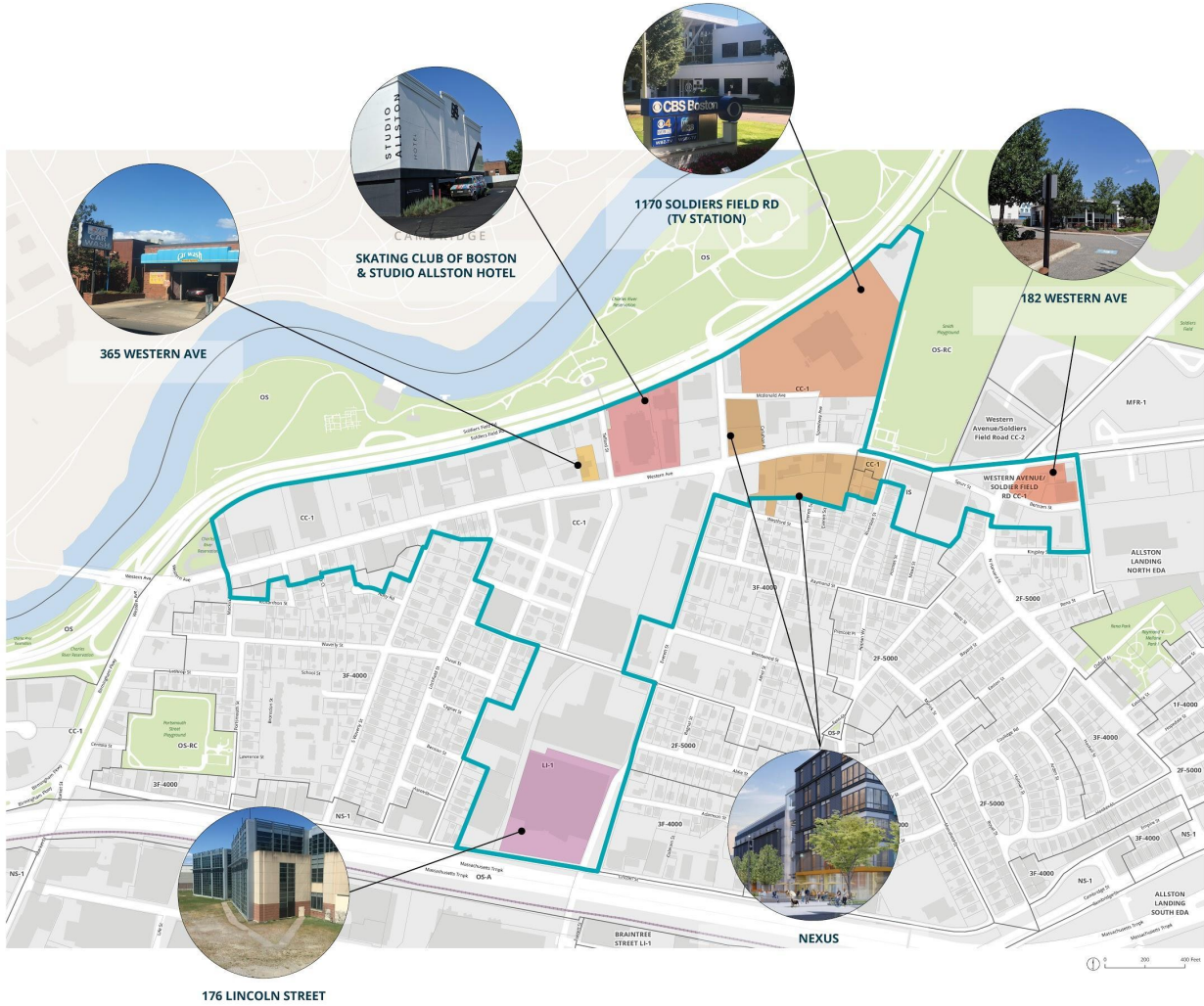
ALLSTON
LANDING
NORTH EDA

ALLSTON
LANDING
SOUTH EDA

GUEST
STREET LI-2

BRAINTREE
STREET LI-1

Current Development Proposals



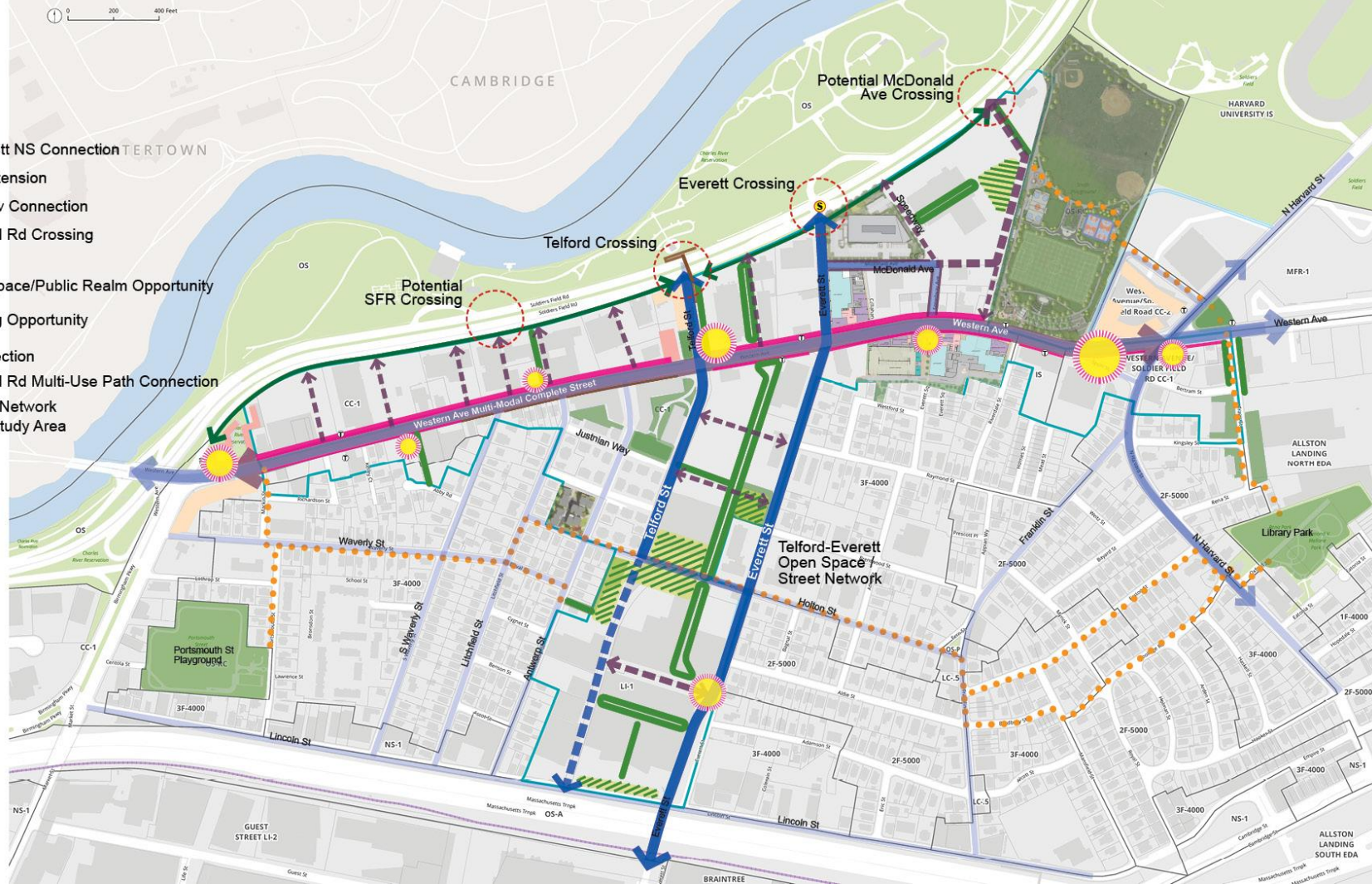
What Have We Done So Far?

- Planning goals and urban design framework





- Telford-Everett NS Connection
- Telford St Extension
- Potential New Connection
- Soldiers Field Rd Crossing
- New Open Space/Public Realm Opportunity
- Place-Making Opportunity
- Green Connection
- Soldiers Field Rd Multi-Use Path Connection
- Open Space Network beyond the Study Area

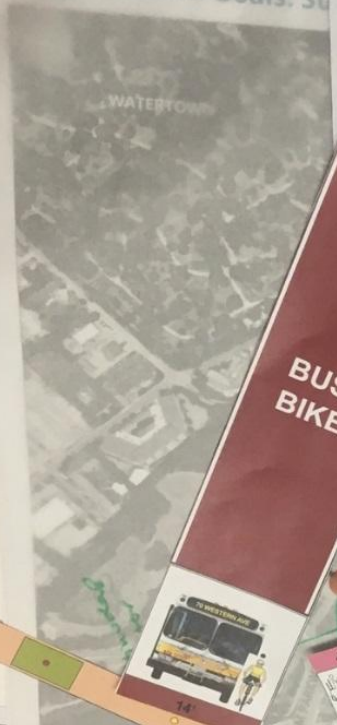


What Have We Done So Far?

- Planning goals and urban design framework
- Preliminary feedback on multi-modal Western Avenue



Western Avenue Corridor Study
Neighborhood Goals: Su



BUS/
BIKE



14'



9'



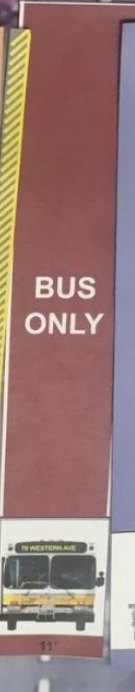
5'



PED. ZONE

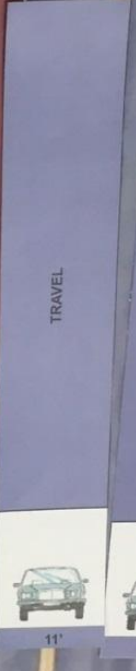
6'

2'



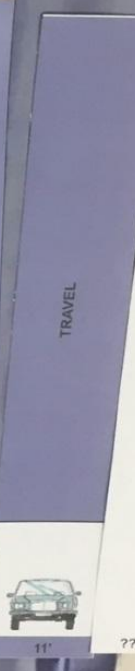
BUS ONLY

11'



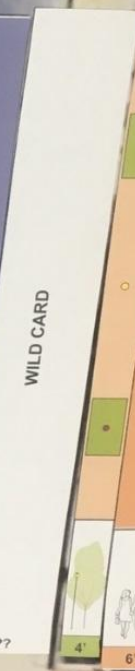
TRAVEL

11'



TRAVEL

11'



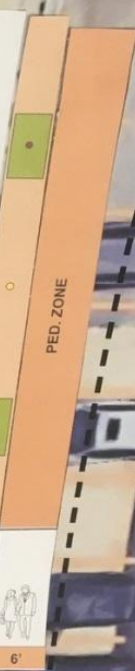
WILD CARD

???



PED. ZONE

4'



6'



P

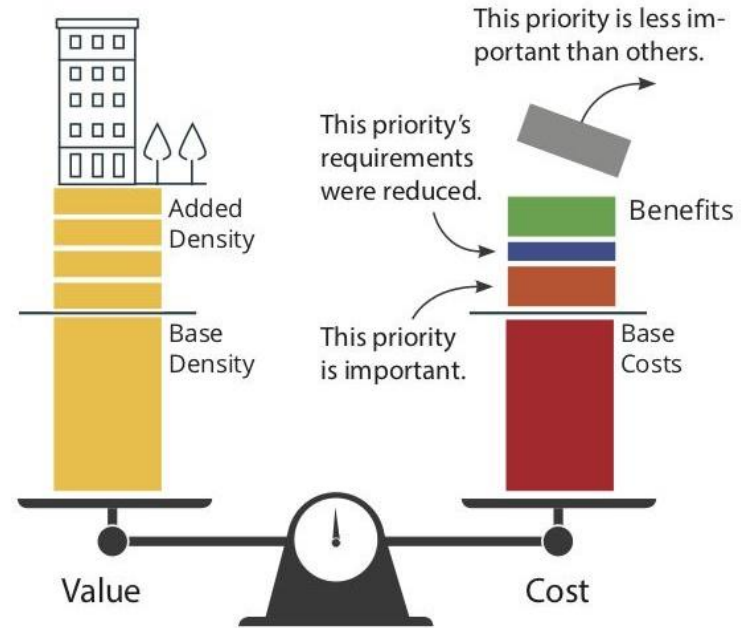
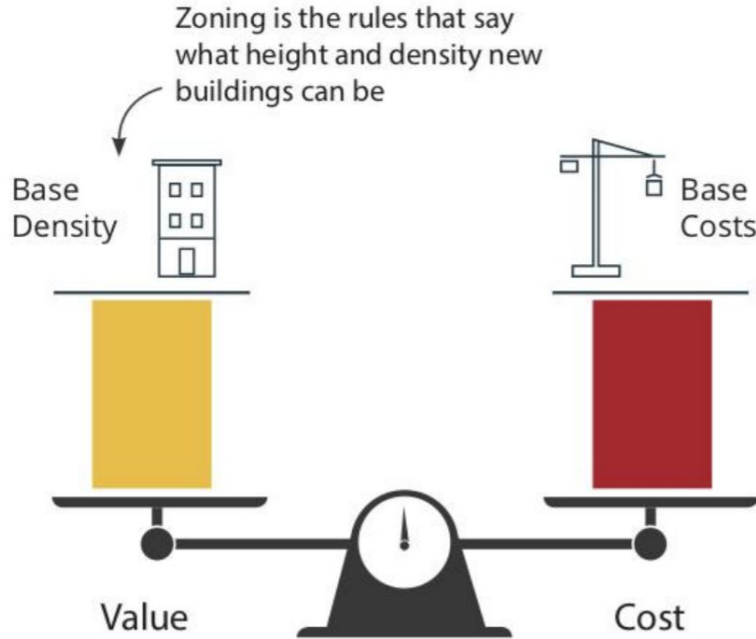
7'

What Have We Done So Far?

- Planning goals and urban design framework
- Preliminary feedback on multi-modal Western Avenue
- Development feasibility/baseline financial analysis



Development Feasibility



What Have We Done So Far?

- Planning goals and urban design framework
- Preliminary feedback on multi-modal Western Avenue
- Development feasibility/baseline financial analysis
- Subarea character discussions (use and height)





Mid-rise Residential



6-7-story Commercial/Lab



Mixed Use Node



High-rise Residential



Where Are We Going?

- Generate buildouts based on scenarios
- Conduct transportation (and financial) analysis
- Consider modifications to scenarios based on analysis
- Weight tradeoffs and select outcomes
- Recommend zoning changes
- Western Avenue multi-modal improvement recommendations



4

Q&A + Discussion

Q&A + Discussion

- Write your question or comment in the chat.

OR

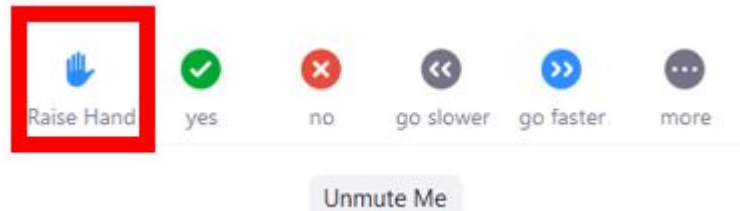
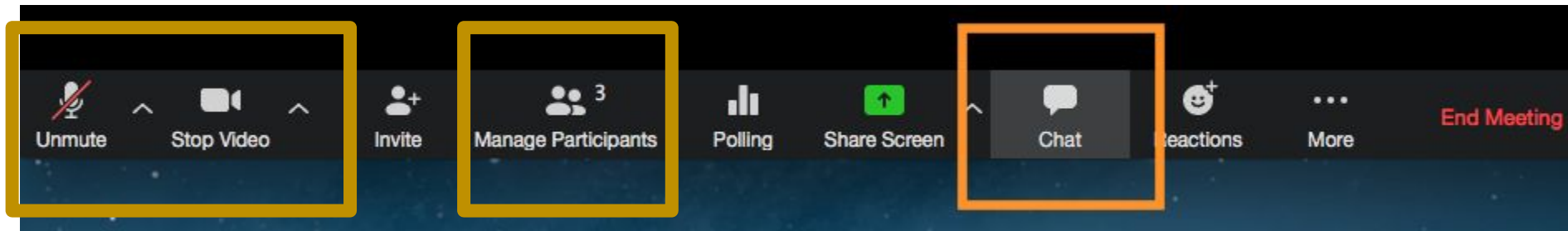
- Raise your hand or use chat to indicate you'd like to speak.
- Unmute microphone when called on by moderator.
- Please allow everyone space to participate.
- If you are joining only by phone, unfortunately, you will not be able to ask questions.



Zoom Tips

Your controls should be available at the bottom of the screen.

Clicking on these symbols activates different features:



Process

- Do you have questions about the process so far?
- Do you have questions about the next steps?
- What suggestions do you have to make the process run well?



Content

- Do you have questions about any of the content to date?
- Are there elements of the content you'd like to revisit?
- Have we presented content so that it's clear and easy to digest?
- What additional information would you like to see?
 - E.g. more on urban design, transportation, affordable housing



Engagement

- What's been your experience so far with virtual meetings?
- How can we make them more effective and enjoyable?
- Are there ways we can expand the conversation to more people?
- Are there other tools or strategies that would be helpful?
 - E.g., regular “office hours.”



Other Topics



**boston planning &
development agency**

Thank you

CONTACT US:

Gerald Autler
gerald.autler@boston.gov
617.918.4438

bit.ly/westerncorridor
@bostonplans
#bostonplans
#westernave