

ALLSTON- BRIGHTON IS CHANGING A LOT!

ENGLISH



City of Boston
Planning Department

DID YOU KNOW THAT THE CITY OF BOSTON IS CONDUCTING THE FIRST-EVER COMMUNITY PLAN IN ALL OF ALLSTON-BRIGHTON?



Learn more about existing conditions in Allston-Brighton by scanning the QR code to the right, or by visiting bit.ly/ABCP-data-stories



Visit the project website by scanning the QR code to the right, or by visiting bit.ly/allston-brighton-community-plan. You can also email the team at abcommunityplan@boston.gov,



The Allston-Brighton Community Plan (ABCP) will guide future development for all parts of the community. The Plan will be developed until early 2026, and will make recommendations for the next 3-10 years.

The ABCP includes goals, recommendations, and implementation strategies that answer:

- > **What kinds of changes are desired by residents, businesses, large institutions, and others who may be impacted by future development in the community?**
- > **How will those changes be achieved?**



What we have heard already

In 2023, residents from across the neighborhood shared their priorities through the Allston-Brighton Needs Assessment (BPDA) and the Healthy Neighborhoods Initiative (Allston-Brighton Health Collaborative). **Neighborhood priorities include...**

DIVERSITY + CULTURAL EXCHANGE

DIVERSITY IN PEOPLE AND PLACES

PLACES TO EXCHANGE IDEAS
(LIKE PARKS AND CAFES)

FOOD, MUSIC, AND ART

STRONG NEIGHBORHOOD
ORGANIZATIONS

WHAT PRIORITY
MATTERS MOST
TO YOU AND
WHY? ADD A
STICKY NOTE!

A HEALTHY NEIGHBORHOOD

HEALTHY FOOD ACCESS

AFFORDABLE AND
QUALITY HOUSING

OPEN SPACE AND PARKS

HEALTHCARE ACCESS

CONNECTED COMMUNITIES

RELIABLE TRANSIT

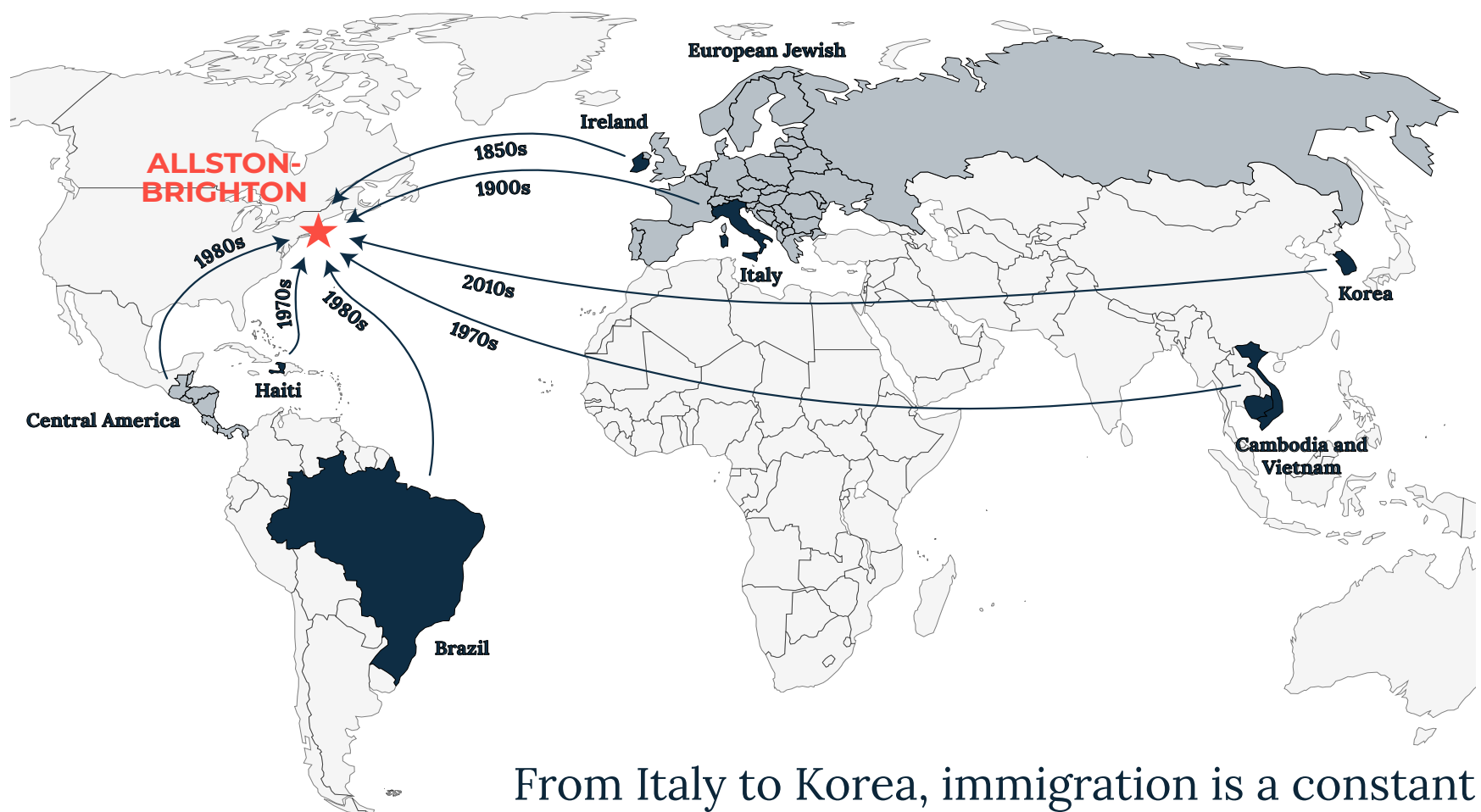
ACCESS TO EMPLOYMENT

PARTNERSHIPS WITH
INSTITUTIONS

WHAT BROUGHT
YOU TO
ALLSTON-
BRIGHTON? ADD
A STICKY NOTE!

NEIGHBORHOOD STORIES OF CHANGE...

Allston-Brighton has long been a landing place for immigrants and young people



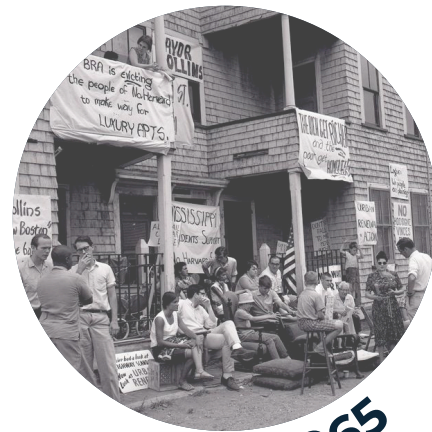
From Italy to Korea, immigration is a constant theme in Allston-Brighton's history, although countries of origin have changed over time.



1921



1960s



1965



2015



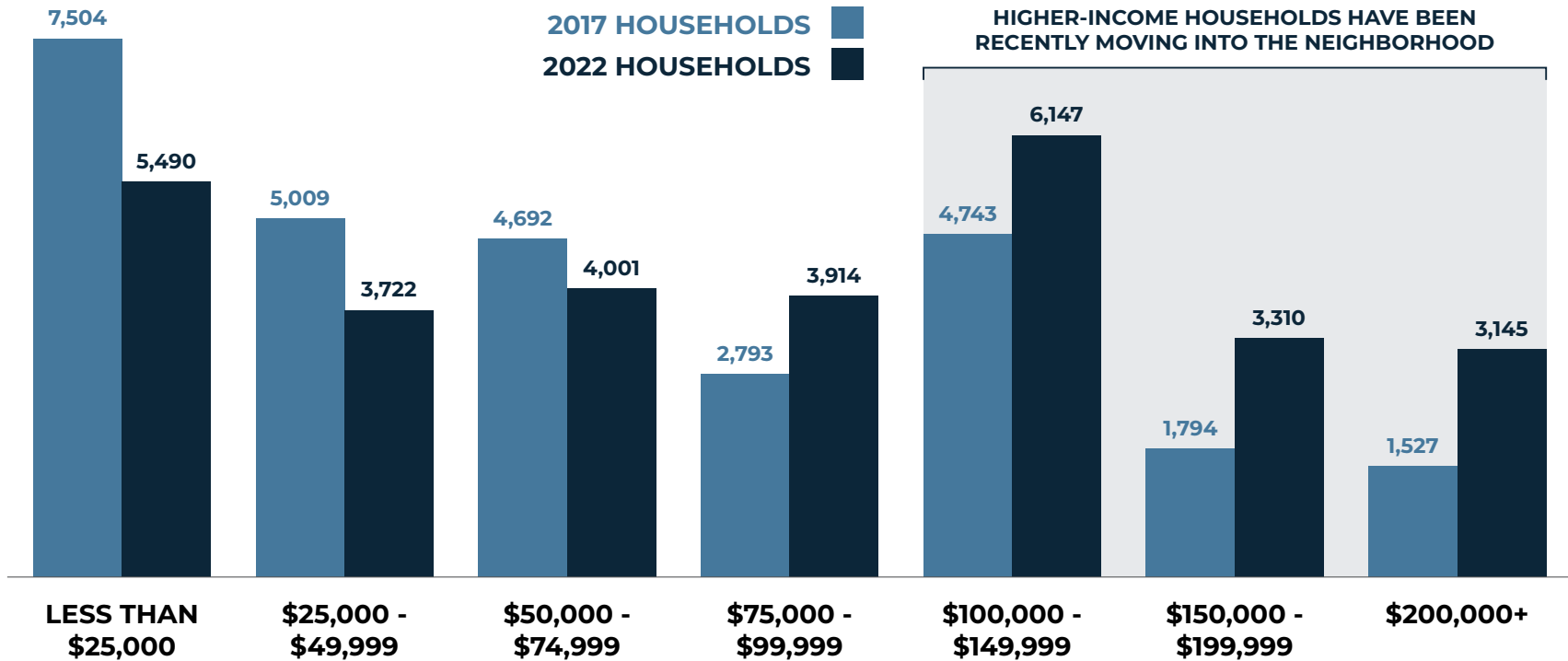
2015



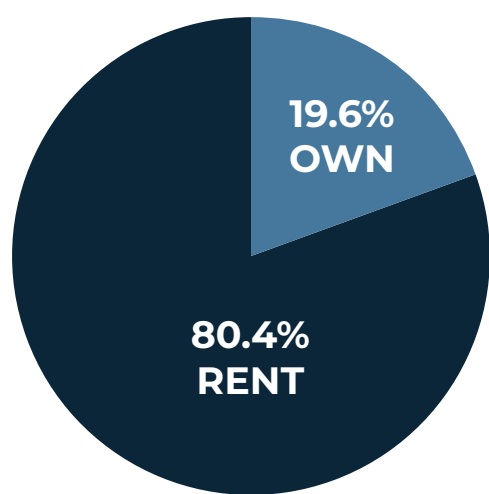
2021

New development and transportation hubs are creating waves of change

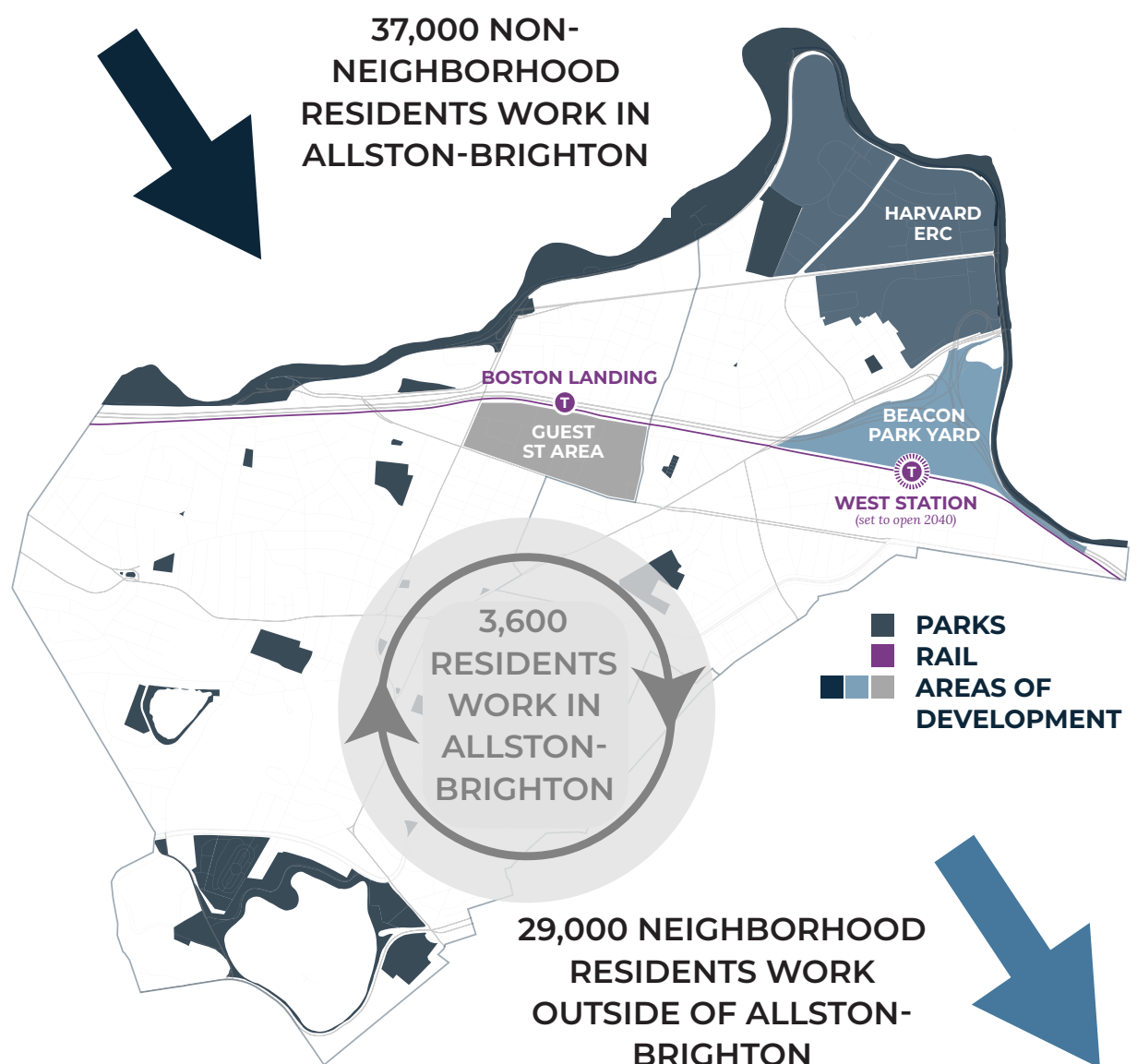
Based on data from the US Census Bureau (2021), Redfin Market Data and ACS Five Year Estimates

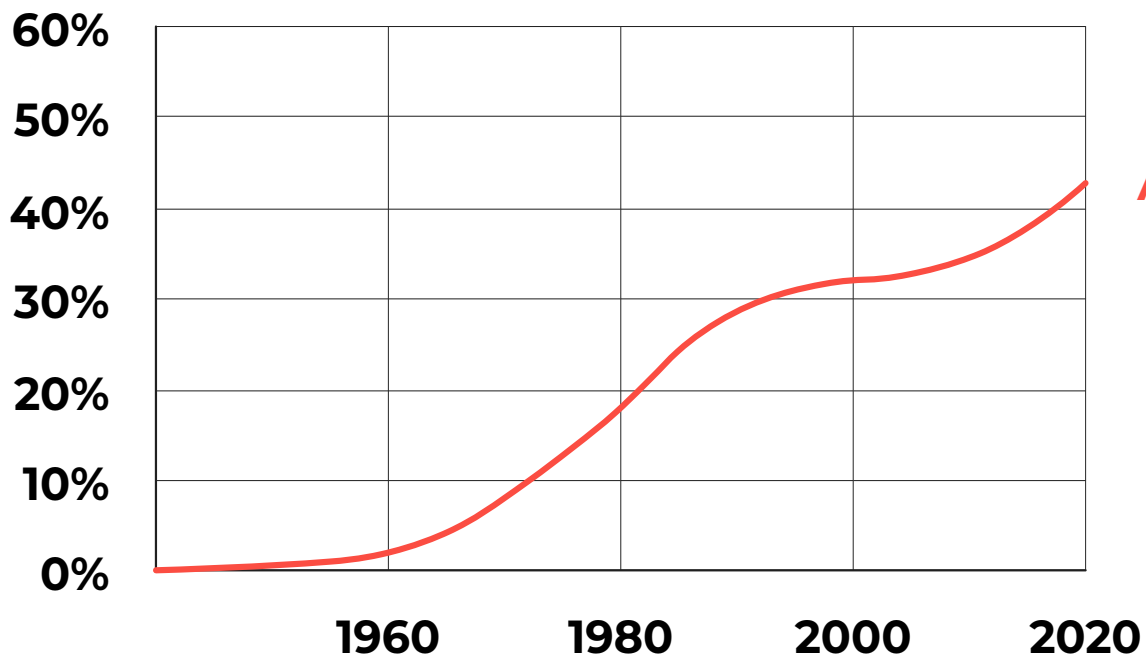


Higher income households have moved into Allston-Brighton in the last few years. The average age of new residents has increased from 20-24 to 22-26 year olds.



Boston Landing made Allston-Brighton more accessible to the city and region. West Station will further connect the neighborhood regionally.

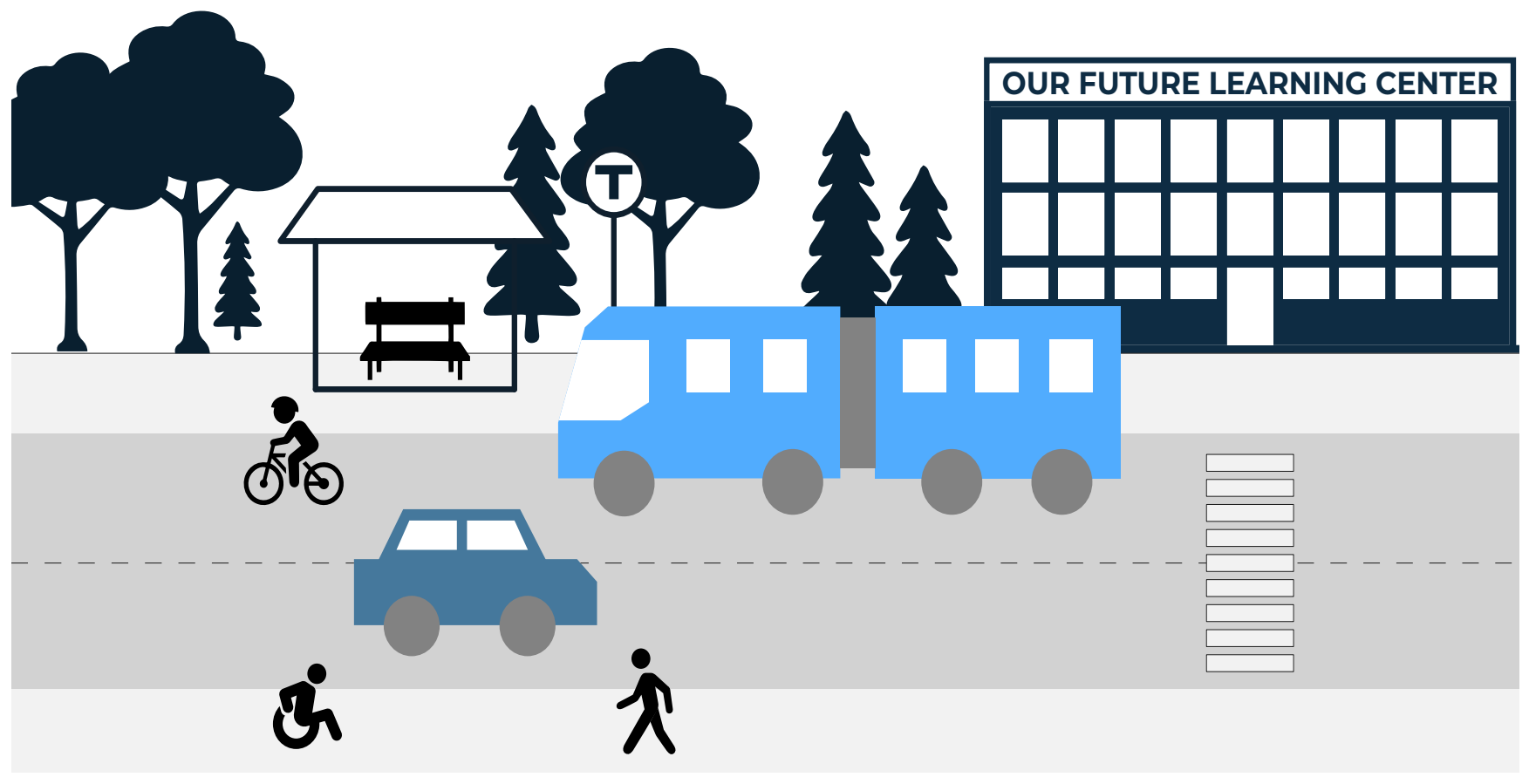
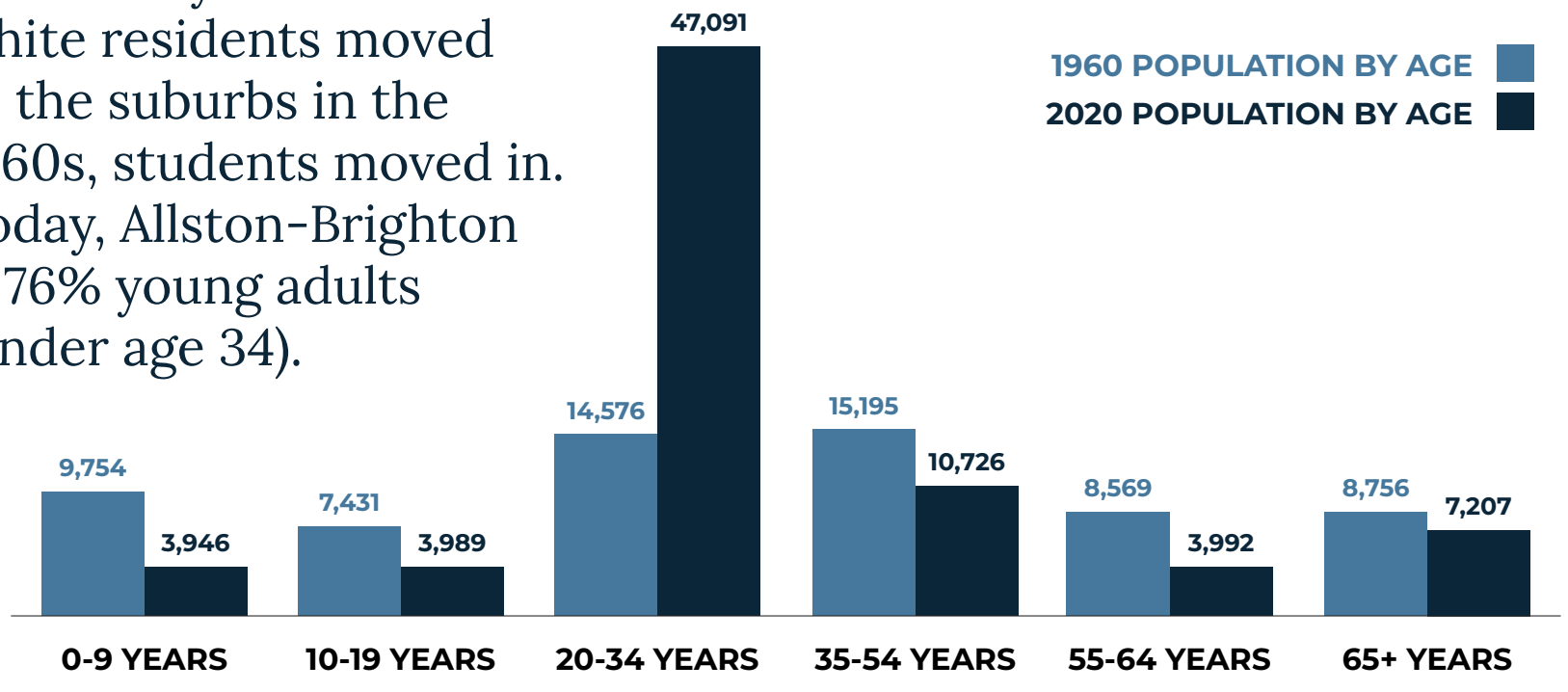




ALLSTON-BRIGHTON

The percentage of non-white residents in Allston-Brighton has been increasing since the 1960s.

After many middle-class white residents moved to the suburbs in the 1960s, students moved in. Today, Allston-Brighton is 76% young adults (under age 34).



AMENITIES + SERVICES

- The Allston-Brighton Healthy Neighborhood Initiative found that residents desire greater access to pediatric and mental health resources.
 - Dozens of community groups and organizations work to fill these gaps. Some examples include the Brighton Allston Food Pantry, the Brighton Farmers Market coupon program, mental health support groups at Brighton Allston Mental Health Association, and ABHC's Allston Brighton Connectors program.

Source: Allston-Brighton Health Collaborative (2023)

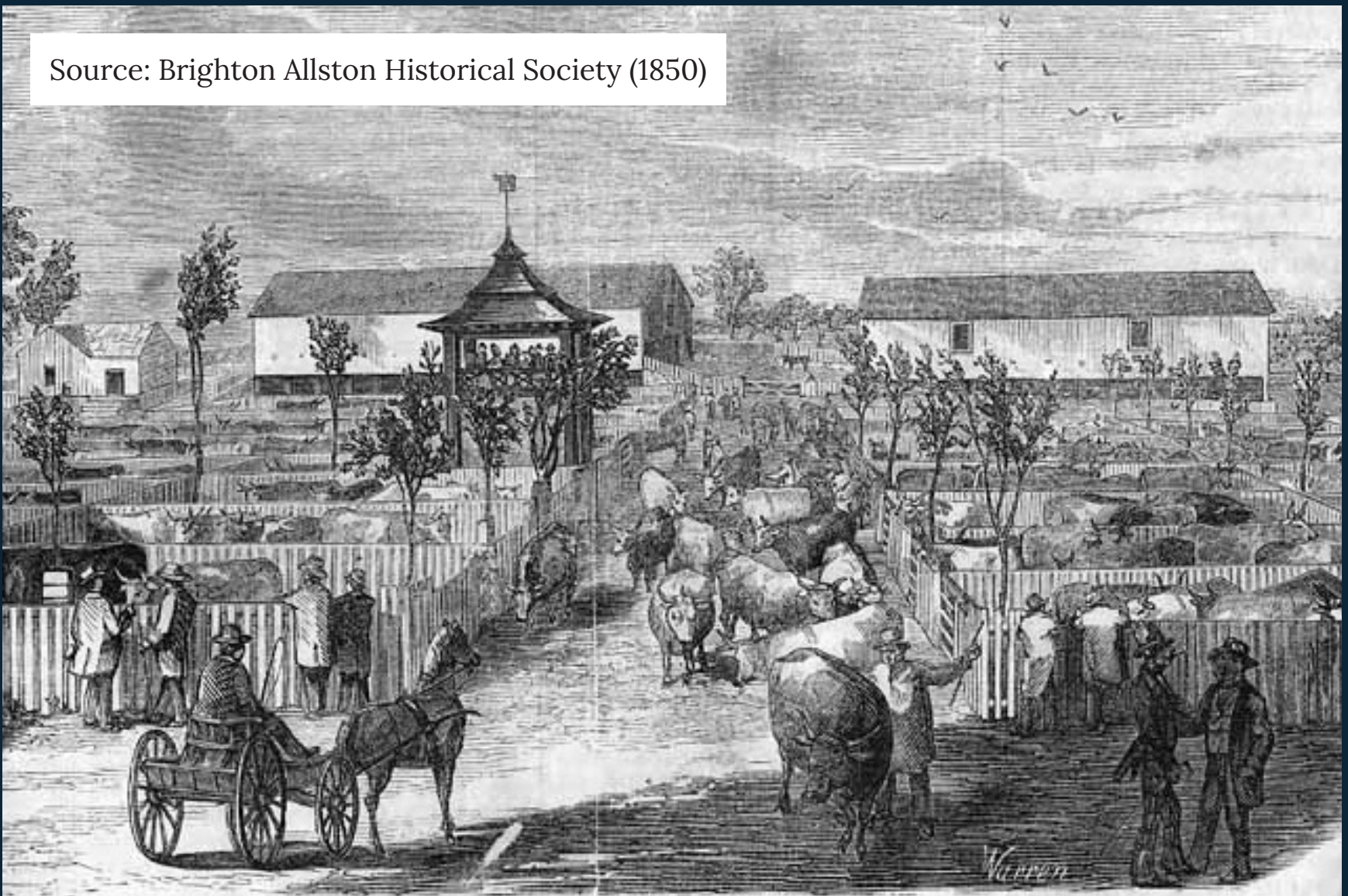


WHAT SERVICES DO YOU WANT MORE OF IN THE COMING YEARS?

COMMUNITY + HISTORY

- In the 1800s, Brighton was primarily agricultural area, with land uses dominated by the cattle industry.
 - Since the 1960s, Allston-Brighton has been a first home for students and young professionals. Harvard, Boston University, and Boston College have grown their footprints since then, but the community has been in transition for decades.
 - New residents are slightly older and have higher incomes than in previous years. Despite this change, Allston-Brighton remains one of the youngest communities in Boston.

Source: Brighton Allston Historical Society (1850)



HOW HAVE YOU EXPERIENCED THE CHANGING COMMUNITY?

EMPLOYMENT + ECONOMY

- Allston-Brighton is a hub for food and drink in the Boston metro area.
 - Food service jobs in Allston-Brighton were one of the only industries to increase in size after the pandemic. However, wages are often not enough to cover the high cost of living in the city, which results in people living in crowded conditions or substandard housing, or moving out of the city.
 - New developments will create jobs in Professional, Scientific and Technical Services, Education, Information, Real Estate, and Retail sectors, while Healthcare, Accommodations and Food Service industries will remain consistent.



HOW DO YOU HOPE NEW JOBS WILL BENEFIT ALLSTON-BRIGHTON?

HOUSING

- Over 80% of residents are renters. However, it is relatively difficult for renters to become homeowners: both before and after the pandemic, the sale prices of housing per square foot have been higher than Boston Metro averages. Incomes are not aligned with most home or condo sale prices.
 - New multi-family and condominium construction is changing the kinds of housing available.
 - The citywide Squares + Streets initiative, which will be a part of the Allston-Brighton Community Plan, is intended to increase affordable housing in well-connected areas across Boston.
- Community advocates have spent decades securing more affordable housing in the community. Charlesview Inc. was founded in 1969 by a group of religious organizations. The Allston Brighton CDC was founded in 1980 by residents. Together, they own hundreds of units of affordable housing, and advocate for more pathways to home ownership and stability.

WHAT TYPES OF HOUSING DO YOU HOPE TO SEE IN THE FUTURE?

MOBILITY

- The majority of Allston-Brighton lives within 0.25 miles of a transit stop, but only 2 bus routes (the 57 and the 66) and the Green Line come within 15 minutes or less.
 - Through the MBTA Bus Network Redesign, the City and the MBTA are planning improvements to some of the busiest routes in the community, including the route 57 bus. More development on the 70 and 66 routes adds more riders to the T but does not increase the service.
- ABHC's Transportation and Mobility Committee (TMC) is a group of community members and local organizations who work to improve how we all safely, reliably, and affordably walk, roll, bike, drive, and ride around Allston-Brighton. They've been working with the City and other advocacy organizations since 2016 to identify and communicate safety concerns to advocate for safe active mobility infrastructure.

**WHERE WOULD YOU LIKE
TO SEE MOBILITY IMPROVED?**

OPEN SPACE

- Lots of people live along Commonwealth Ave, but it has almost no open space. The State identified Commonwealth Ave from Warren St to Chestnut Hill Ave as an “environmental justice community” in the 2023 Open Space and Recreation Plan. This means that the majority of residents in this area face a higher burden of pollution, heat, and other environmental hazards.
 - The City’s Open Space and Recreation Plan has identified needs for fields and courts, in addition to spaces for relaxation and fitness.
- The Boston Center for Youth and Families (BCYF) also released a study in October 2023 that emphasized community desires for a BCYF facility in the community, and included potential program ideas and locations.

WHERE DO YOU HOPE TO SEE NEW OPEN SPACES IN THE COMMUNITY?



*City of Boston
Planning Department*



Agency
Landscape + Planning

T'OOLE
DESIGN



RKG
ASSOCIATES INC