



Beacon Park Yard Regional Framework Plan

Coalition Partners Workshop
March 1, 2024

Welcome Coalition Partners!

We'll get started at 1:00 PM

Vision

Our vision is inclusive and equitable infrastructure and development projects.

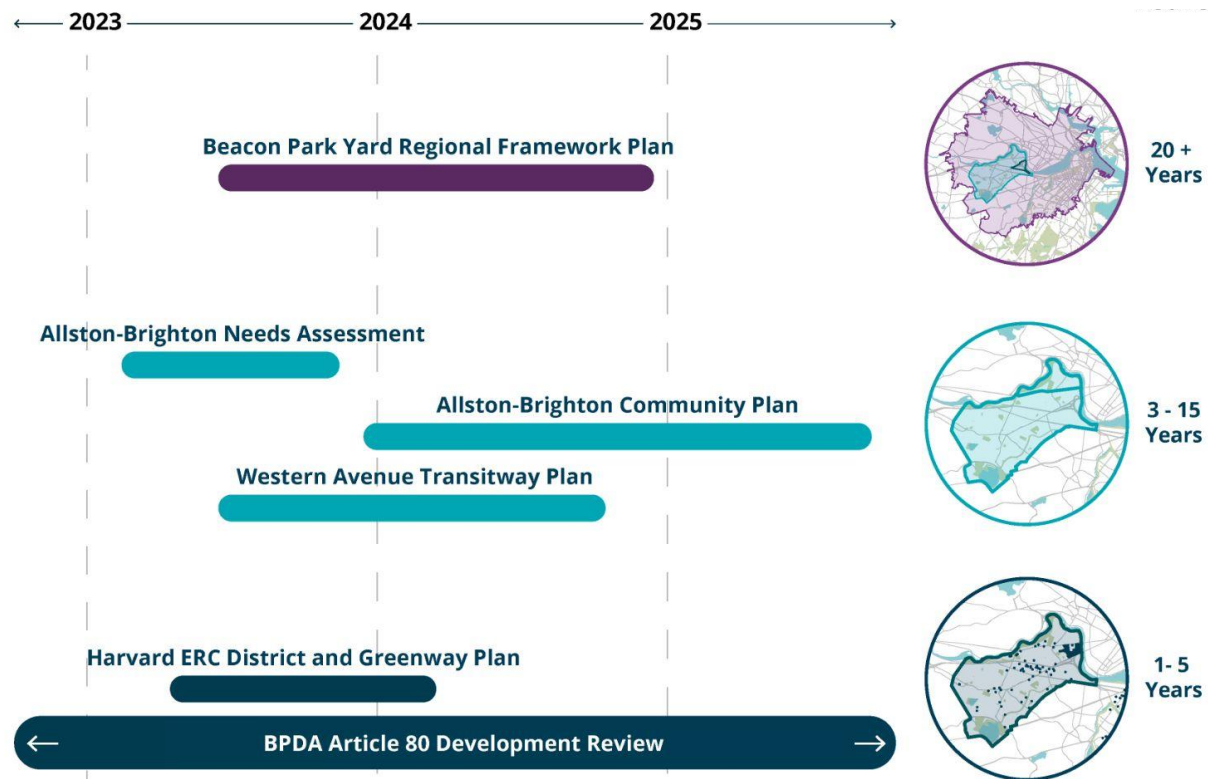
Mission

Our Mission is to create a plan that establishes new systems and structures of accountability for economic and cultural well-being through a regional, community vision for dense urban development that provides the City capacity, landowner value, and community benefits to realize this transformational infrastructure project. This plan will serve those most impacted by planning, design, and development so that they can best direct: future developers of the site, Harvard University, the City of Boston, the Boston Planning & Development Agency, and MassDOT.

Updates

1. MassDOT Allston Multimodal Project
2. Planning in Allston-Brighton
3. Consultant Introduction

Planning in Allston-Brighton



All ongoing projects are aligned with Mayor Wu's vision for the BPDA.

Agenda

1. Context & Assets Summary

What We've Heard through engagement (20min)

2. Guiding Principles Discussion

Priorities for community co-design sessions (20 min)

3. Resource & Request Activity

Achieving plan outcomes together (40 min)

What We've Heard

from October 2023 through February 2024

85 community groups +
advocacy organizations
reached via email in
Allston-Brighton



5 Focus Groups
with A-B Community
Groups and the City



360 unique written
comments
across all
engagement events



2 Coalition Partners
Workshops
including representatives from
14 organizations

140+
Participants involved
across all engagement events



3 Public events



3 Languages Interpreted +
Translated
Spanish, Mandarin, and Cantonese



4 Project updates
to stakeholders



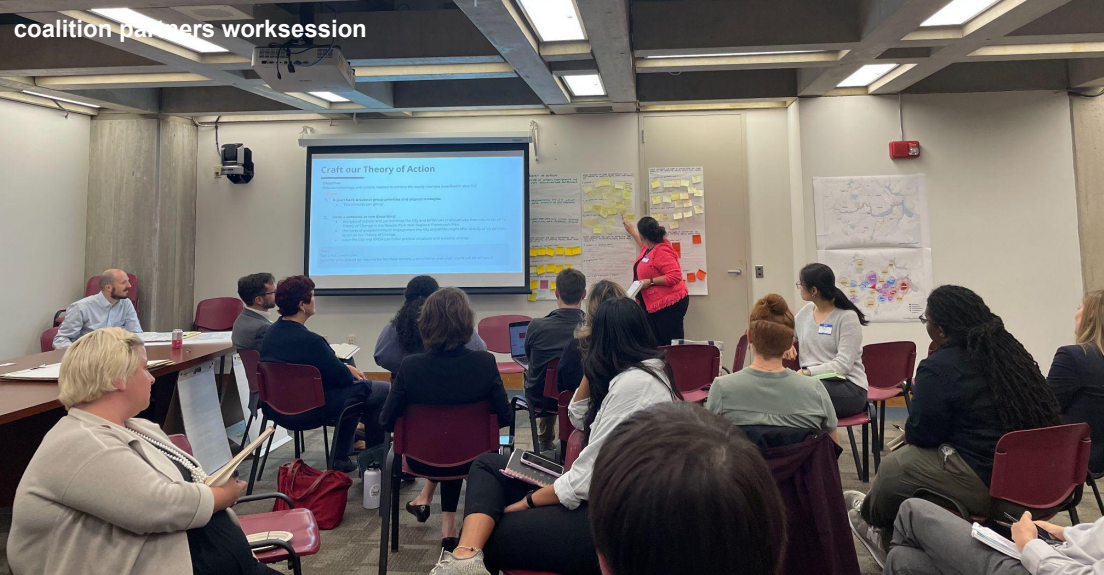
public forum



brighton farmers market



intercept survey routes



coalition partners worksession



public forum

Current Context

Experience of Infrastructure

- 1. People live, work, study, move, and connect regionally.** Participants across engagement events expressed that they move across neighborhood and municipal lines constantly for regular trips such as work and school and for recreational activities as well. *(key words: multi-leg, regional, hubs, time-dependent vehicular trips)*
- 2. People feel unsafe walking and/or biking** in the Study Area due to the transportation infrastructure and construction. *(key words: packards corner, families with children)*
- 3. People expressed that there is a lack of infrastructure connections to and across the Charles River.** The existing infrastructure that connects to the Charles River feels unsafe particularly for pedestrians and cyclists. *(key words: not welcoming)*

Visions for the Future

Experience of Infrastructure

- 1. Prioritize multimodal uses, meaning safer and comfortable streets and sidewalks for all users** through new transportation infrastructure in the Plan Area in conjunction with **comprehensive green infrastructure**. (*key words: innovative, test site, get things right*)
- 2. Create multimodal connections at a regional scale.** Transportation infrastructure should create a connected Plan Area and a Plan Area that is connected to lower Allston, the Charles River, and surrounding municipalities. (*key words: Gateways, Cambridge Street, People's Pike*)
- 3. The experience of infrastructure at a human-scale is integral and necessary** to create a connected region, encourage multimodal movement, and foster community.

Current Context

Partnership with Natural Systems

- 1. The Charles River is identified as a regional asset, a place for gathering and connecting to nature.** However, there is a lack of infrastructure connections to and across the Charles River. Furthermore, the existing transportation and water-control infrastructure feels unsafe and unpleasant, competing with the needs of other users and systems along the River. *(key words: significant resources)*
- 2. People experience, enjoy, and connect to nature and natural systems at various scales** from public parks near homes or traveling regionally for unique experiences such as the Franklin Park Zoo, the Arnold Arboretum, and beaches in neighboring cities and municipalities. *(key words: access, programming)*
- 3. Parks, open spaces, and natural systems are integral community assets where people go for their general wellbeing. If nature is a health space, then the health and maintenance of parks and nature impacts the community's well being.**

Visions for the Future

Partnership with Natural Systems

- 1. Existing and new green spaces should be connected through multimodal infrastructure regionally** in the Study Area. Transportation infrastructure should promote safe and pleasant conditions for people of all abilities. *(key words: Charles River, health, mature trees, open space)*
- 2. Natural green infrastructure strategies should be implemented** in the Plan Area to mitigate climate change including the urban heat island effect and flooding. Explore opportunities and encourage innovation to protect the health of the waterways. *(key words: leisure, gathering, opportunity, leverage existing fixed infrastructure)*
- 3. An empowered collective is necessary to achieve climate resilient natural systems alongside infrastructure.** *(key words: diversity of ownership, maintenance, community)*

Current Context

New Models for Opportunity

- 1. Civic, public, and service spaces (private and public) are valued community assets** in the Study Area. *(key words: regional, cross-boundary, physical & digital)*
- 2. Shops and restaurants are valued assets** in Allston-Brighton, community members would **like to see more variety, especially affordable and accessible options for families with children and youth.** *(key words: fast food, youth gathering places)*
- 3. There is a strong arts and culture presence in Allston-Brighton, particularly music, but it is not always so visible.** *(key words: decline, events)*
- 4. Partnerships and collaborations occur...strengthen these relationships and create new opportunities by more specifically aligning institutional and government investments with service providers' priorities and needs.**
- 5. People expressed concerns about new development design, affordable housing, and supporting retail space.**

Visions for the Future

New Models for Opportunity

- 1. Large scale planning and development unlocks opportunities for land uses and policy experimentation to create an economically diverse and climate resilient sub-neighborhood.** *(key words: housing affordability, interim site activation, W/MBE infrastructure participation, ground floor uses)*
- 2. Invest in community anchors** like civic institutions such as schools, post offices, cultural and art centers, and businesses **to create a supportive infrastructure network** of services for people and natural systems and foster an integrated, empowered, and resilient community. *(key words: lease stability, small business protection, destinations for families and youth, cultural diversity)*

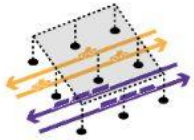
Recurring Questions

Why this Process? Why Now?

This year, MassDOT will be making decisions regarding the financing and physical design of the Allston Multimodal Project. The MBTA, Harvard University, Boston University, the BPDA, and the City will be making decisions about development and transportation projects surrounding BPY. **In all of these decisions, we have an opportunity to collaboratively define what future is possible at Beacon Park Yard and embed accountability in the outcomes.**

Why this Process? Why Now?

SMART FROM THE START



Inclusion of foundation for decking



Design and construction of bridges and ramps



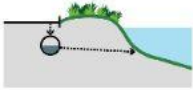
Strategy for electrification and district-wide utilities

Why this Process? Why Now?

REGIONAL IMPACT



Location of mid-day layover yard + inclusion of express track



Impact on the Charles River and stormwater



Response to growth and development

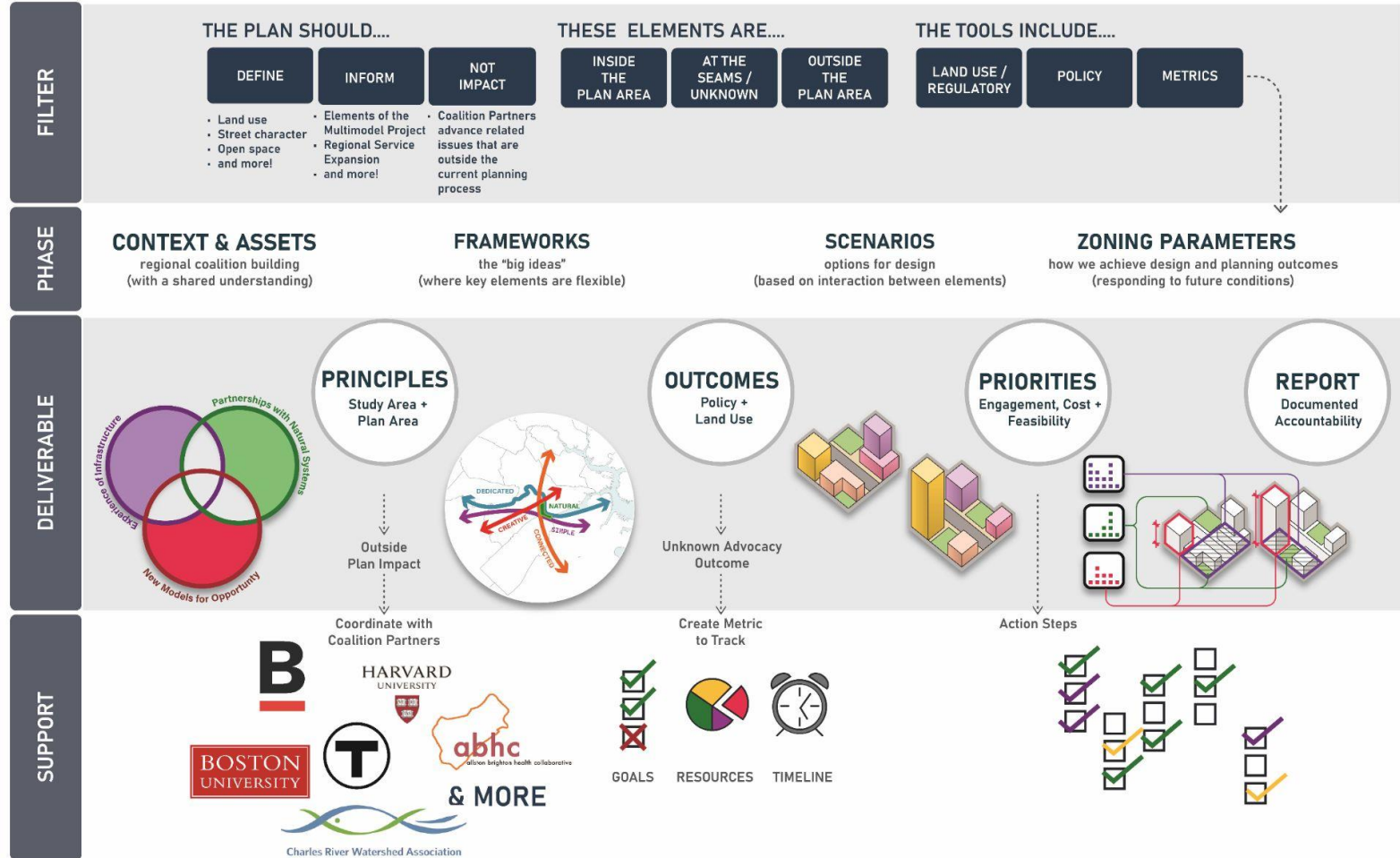
Next Steps in Community Outreach

- Continue **community and civic coalition building** through informal events in the neighborhood
- **Immigrant and worker advocacy groups** (ACDC, BHA, BECMA): Develop survey to reach this population
- **Local organizations** (ACA, BAIA) and community members: Develop focus groups
- **Local Indigenous support organizations**: Collaborate with Northeastern University on outreach focus group development
- Engage directly with **disabilities service providers**

BPY PLAN

PROJECT PROCESS

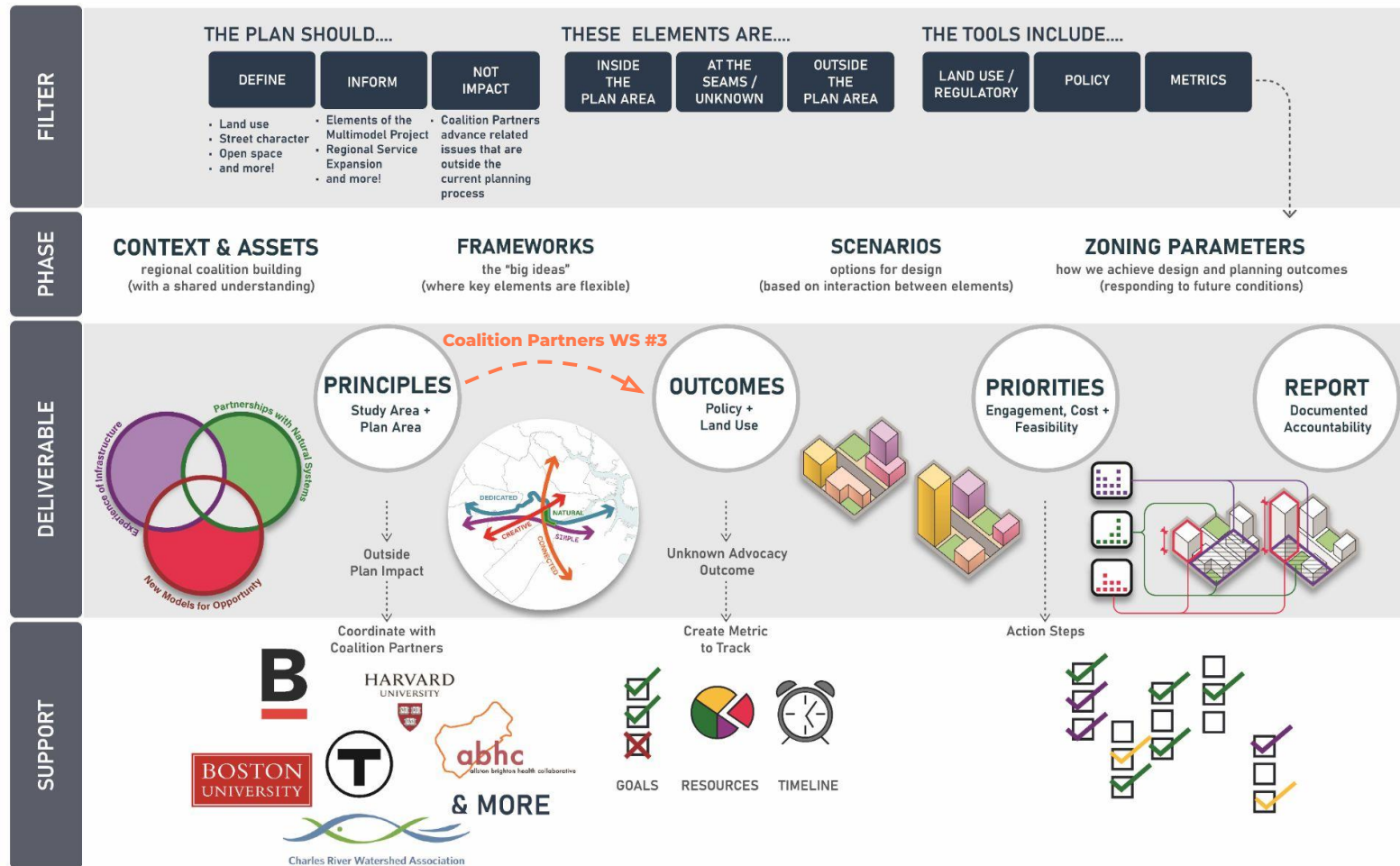
PLANNING TIMELINE



BPY PLAN

PROJECT PROCESS

PLANNING TIMELINE



Guiding Principles

1. **Create Accessible + Reliable Multimodal Connections**
2. **Improve Pedestrian + Cyclist Experience**
3. **Connect to the Charles**
4. **Employ Nature-Based Solutions**
5. **Amplify Allston's Creative Capital**
6. **Invest in Community Anchors**
7. **Develop with the City**

Priorities & Outcomes

What are your priorities? Do they align with BPY Plan goals and outcomes?

We will use the Guiding Principles as prompts during our upcoming community co-design sessions.

Take a few minutes to review the guiding principles before selecting your top priorities and adding questions and suggestions to the boards with post-it notes (detailed engagement analysis is also available for reference).

Actions:

- 1. Select your top priority Guiding Principles** (Ask questions, leave comments, discuss with other partners and facilitators)
- 2. Determine if the BPY Plan can help define or inform the outcomes for each Guiding Principles** (This is based on your understanding of the principles and the Plan outcomes)

Tips:

Think back to the BPY Plan Theory of Action - are these aligned with our Key Action Themes and Equity Goals?

Think about how you envision impact from this process - can you see clear outcomes?

We will discuss the additional resources needed to achieve these outcomes in the next activity.

Resource & Request

How can we work together to achieve these outcomes?

To prioritize and clearly document the BPY Plan recommendations for land use, policy, and future zoning - we need a robust toolkit of resources.

Actions:

1. For your top priorities that you see as clearly defined in the BPY Plan outcomes, **write down the resources (for land use mechanisms, policy action, advocacy, funding, etc.) that you or your organization can share** with the coalition partner who shares a top priority.
2. For the gaps where you imagine that the Plan may only be able to inform an outcome, **think of the request that you have of another coalition partner (for ongoing or upcoming planning initiatives, equitable partnerships, introductions, metrics, etc.)** to help move towards accountability for a clearly defined outcome.

Tips:

Start with the resources that you are familiar with and match with clearly defined priorities and outcomes.

Remember, these are not binding - **Have Fun!**

If you have extra time - share additional resources and craft narrative prompts that capture your top priorities.

Thank You

Thank You

Thank You

*Thank you
for shaping the future of Boston **together**.*

City of Boston + Boston Planning & Development Agency

*Team: Chris Osgood, Christine Brandao, Breeze Outlaw,
Delaney Almond, Joe Blankenship, Justin Liu, Lamei
Zhang, Marin Braco, Phillip Granberry, Yarisamar Cortez,
Yingu Pan, Wenzheng Wang, Ben Zunkeler (PM)*

