

An aerial photograph of an urban area, likely Beacon Park Yard, featuring a multi-lane highway with a pedestrian bridge crossing it. The background shows a dense city skyline. The entire image is overlaid with a semi-transparent blue filter.

# Beacon Park Yard Regional Framework Plan

*Co-Design Session*  
*December 2024*

# Agenda

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1. Where We Are
2. Why We Are Here
3. What We Are Doing
4. Next Steps

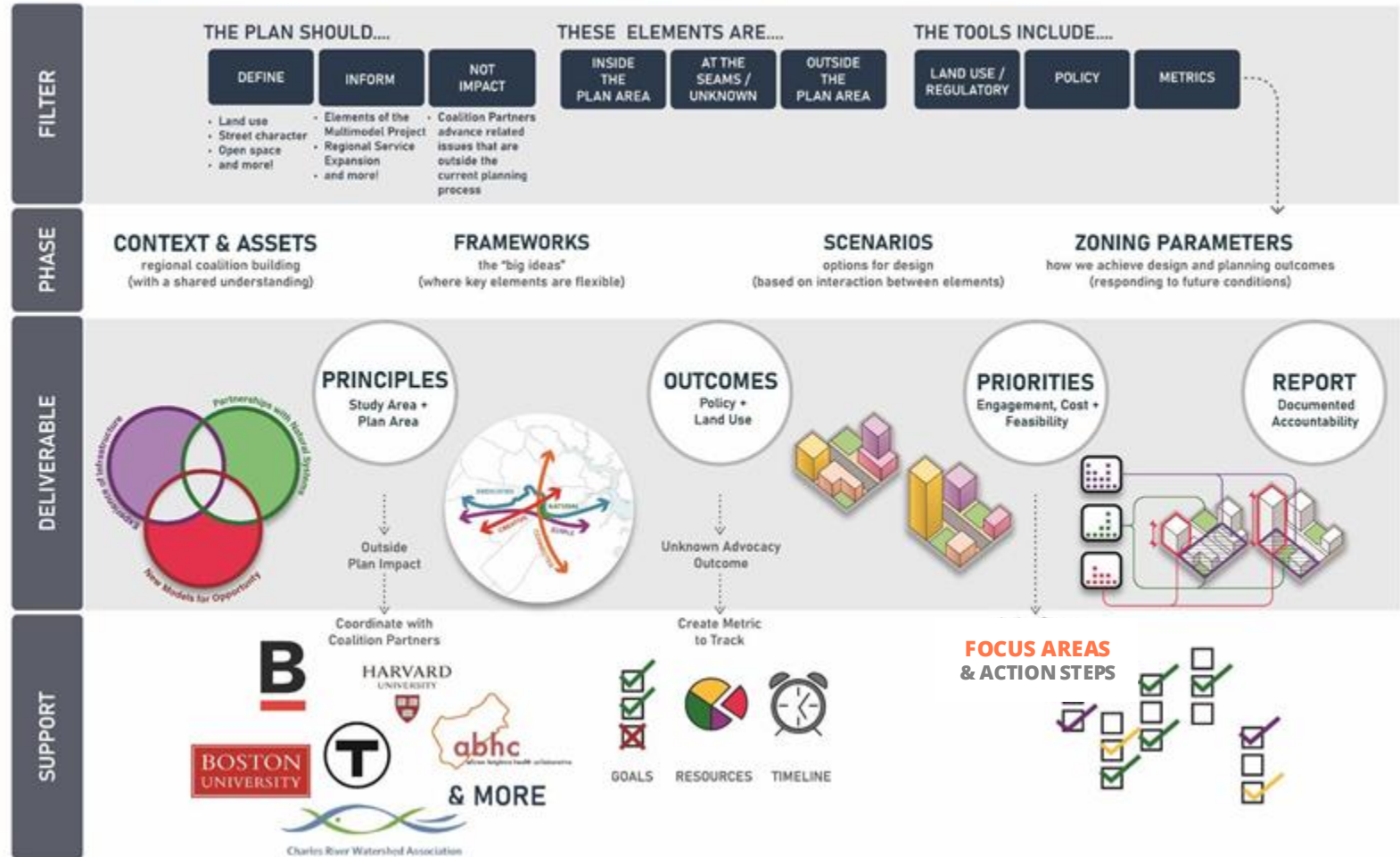
# Where We Are

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# BPY PLAN

## PROJECT PROCESS

## PLANNING TIMELINE



# Vision & Mission

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## 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.

# Equity

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## Key equity goals from our Theory of Change (ToC)

- Directly benefit the local community
- Ensure a diverse mix of people connected by development
- Document community and Indigenous Knowledge
- Facilitate a transparent process that prioritizes power sharing
- Establish guidelines which hold those with power accountable

# Three Scales

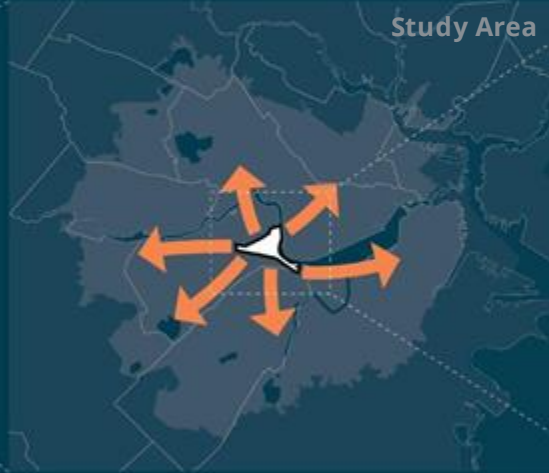
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Commuter



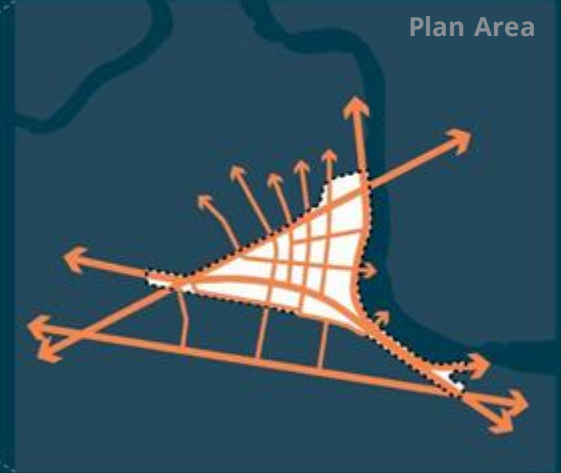
Destination

Regional



Multi-modal Network

Local



Impact

# Engagement Overview

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*Cumulative Engagement from October 2023 through September 2024*

- 4 Coalition Partners Meetings
- 3 Public Forums (*not counting today!*)
- 13 Public Broad Engagement Events
- 21 Focus Groups
- Postcard campaign to 690 abutting addresses
- Deployed 5 digital engagement feedback tools throughout
- Total of 44 engagement events
- Reached out to 85+ community and advocacy groups in Allston-Brighton via email.
- 4,526 total number of website views.
- 2,673 total number of unique individuals who visited the website.
- 30,350 total recipients of 19 email campaigns.



# Guiding Principles



## Develop with the City



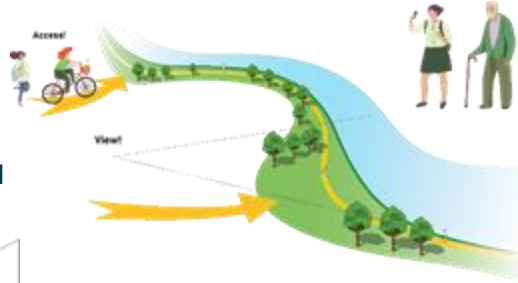
## Improve Pedestrian + Cyclist Experience in and around Allston



## Create Accessible + Reliable Multimodal Connections Regionally



## Connect to the Charles



## Amplify Allston's Creative Capital



## Invest in Community Anchors



## Employ Nature-Based Solutions



# What We've Heard

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# What We Heard, Phase 2

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## Framework Co-Design Sessions

### Community #1



### NGO Staff



### Community #2



### Core Group



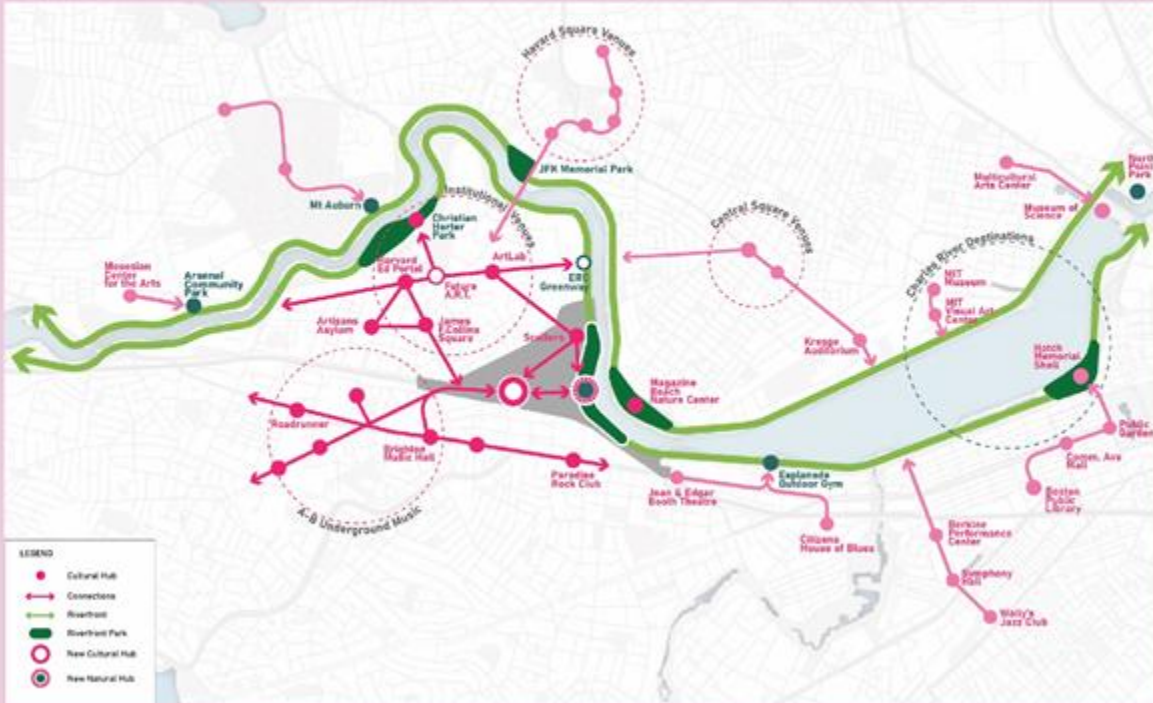
In Phase Two of the project, community and staff co-created options for regional frameworks. These frameworks describe the big ideas that we imagine will transform the region over the next 20+ years.

# Two Cultural Hubs



**BEACON  
PARK  
YARD** | regional  
framework  
plan

## ARRIVE AT THE GATEWAY + JOURNEY TO THE BEACON FRAMEWORK - CULTURAL & NATURAL ASSETS



## Summary:

**West Station cultural hub** focused on indoor civic, arts, and cultural services to create a new gateway, drawing in regional visitors. Connecting closely to the future transit station will encourage arrival by public transit and ensure a vibrant center, accessible and visible to all that connects to Allston's existing cultural hubs and to the new the transformational investment cultural hub at Charles River waterfront.

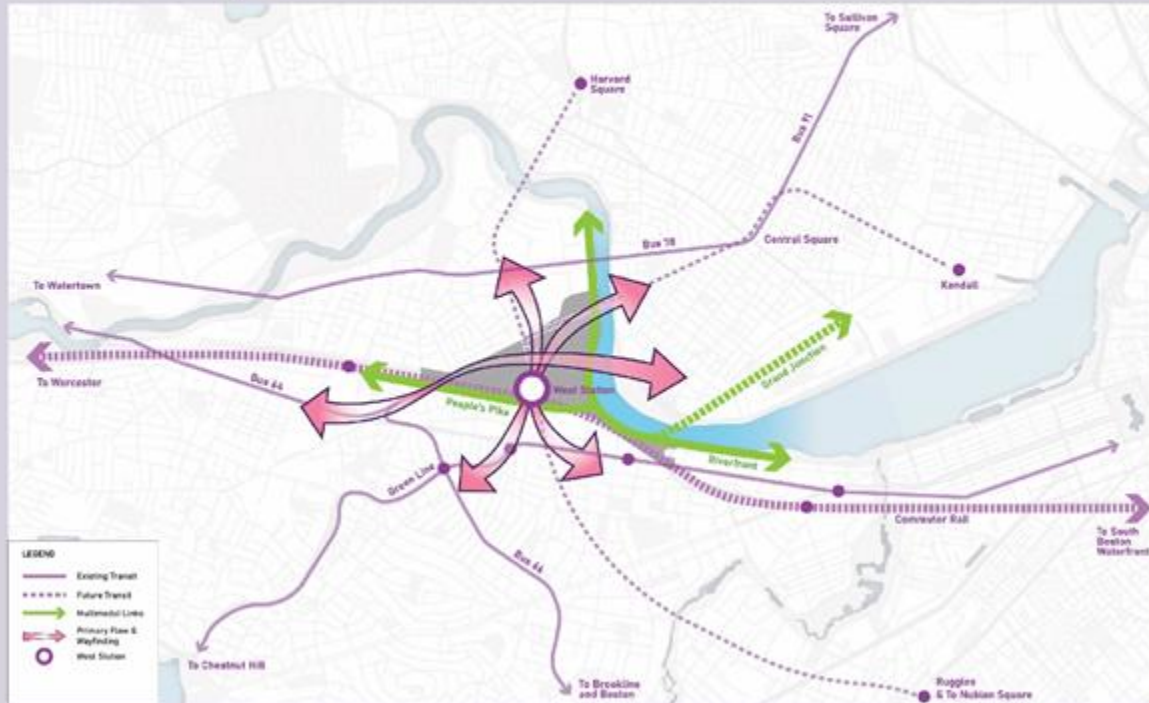
**The waterfront cultural hub** can service permanent and more flexible outdoor civic, arts, and cultural activities. The future BPY cultural corridor will align and support Allston's current vibrant arts presence while providing an opportunity to provide unique experiences to fill in gaps that exist today.

# Embrace the Resources



BEACON  
PARK  
YARD | regional  
framework  
plan

## EMBRACE THE RESOURCES FRAMEWORK - TRANSPORTATION



### Summary:

Create a regional destination at the new transit station with multimodal infrastructure and robust MBTA bus service. This will be balanced with small unique experiences and "little streets" through the rest of the area for pedestrians and cyclists. The Cambridge Street Bridge is a critical connector across the Mass Pike and into the Plan Area. Aligning transportation investments with key existing corridors will expand opportunities for community and regional partnerships. Emphasizing connections through infrastructure and state of the art wayfinding to the rail, bus, Charles River, and commercial corridors are necessary to create an inclusive sense of place with new opportunities for resource generation.

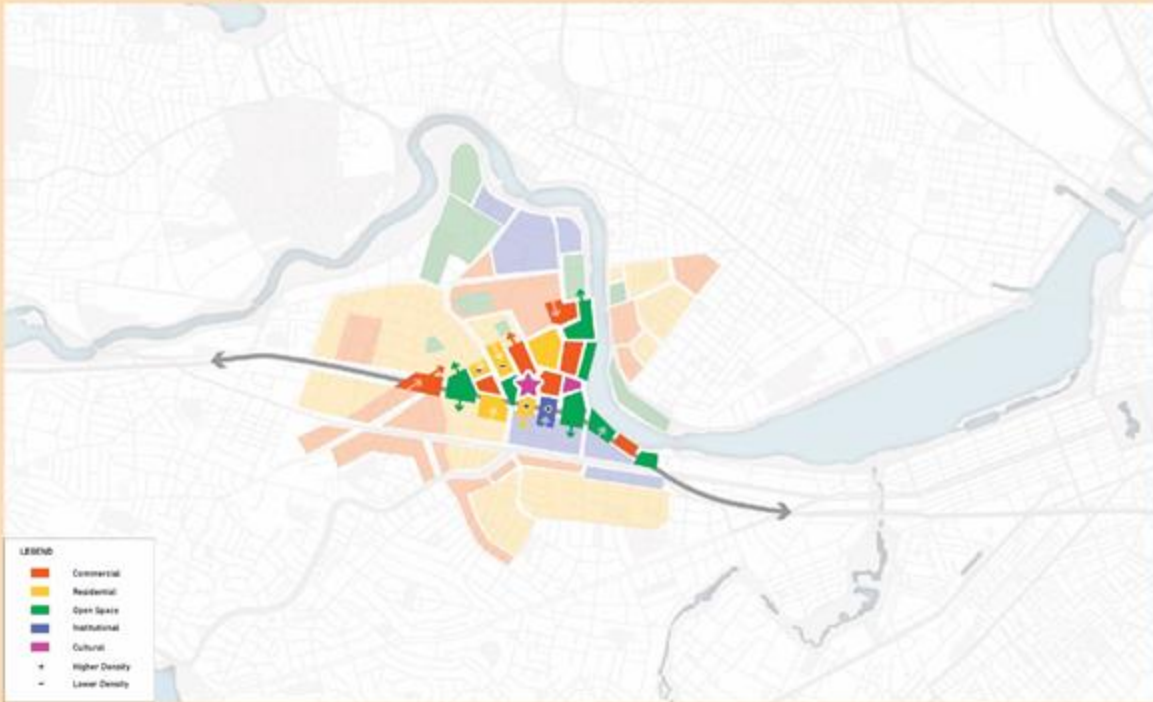


# Create a Mosaic



BEACON  
PARK  
YARD | regional  
framework  
plan

## CREATE A MOSAIC FRAMEWORK - LAND USE



### Summary:

Acknowledge that land use changes over time, creating a mosaic across the Study Area with a balance of residential and institutional from the north to south and a patchwork of commercial and open space from west to east. Focus on the mixing of uses along the edges of the Plan Area and creating options for housing and small businesses with density near the new transit station.

# Beacon In A Box

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# Beacon in a Box Overview

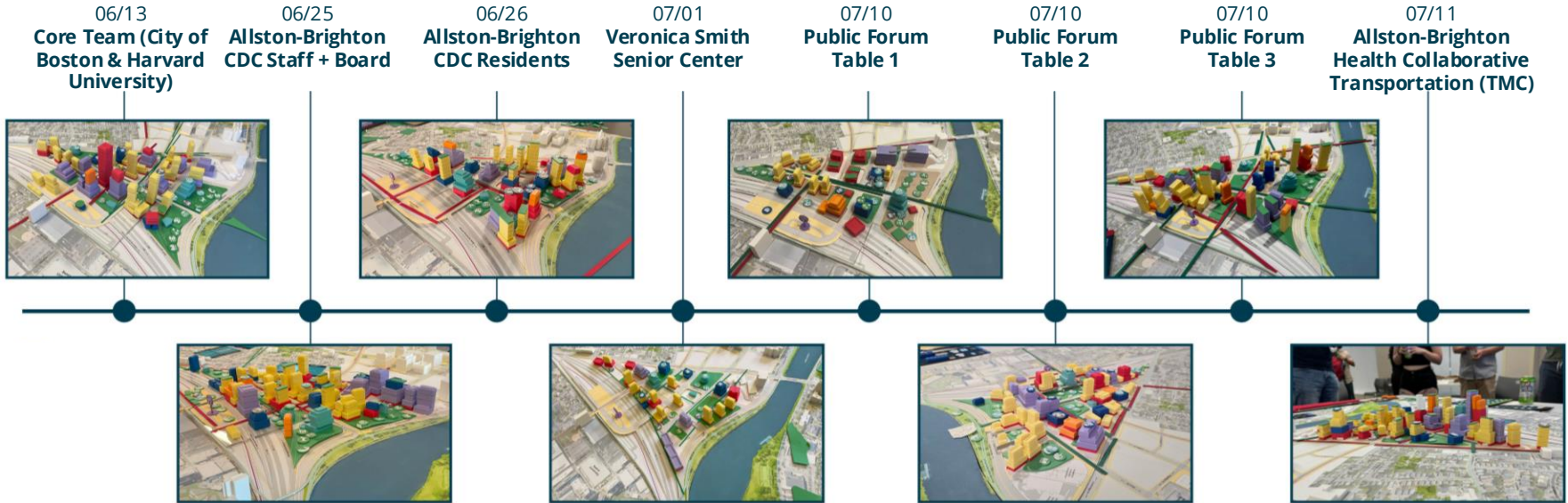
We created a world building game for the Beacon Park Yard site to garner site specific ideas for the mix of land uses, distribution and location of open space, and other critical amenities and institutions

I'm here to support the community to achieve their needs!

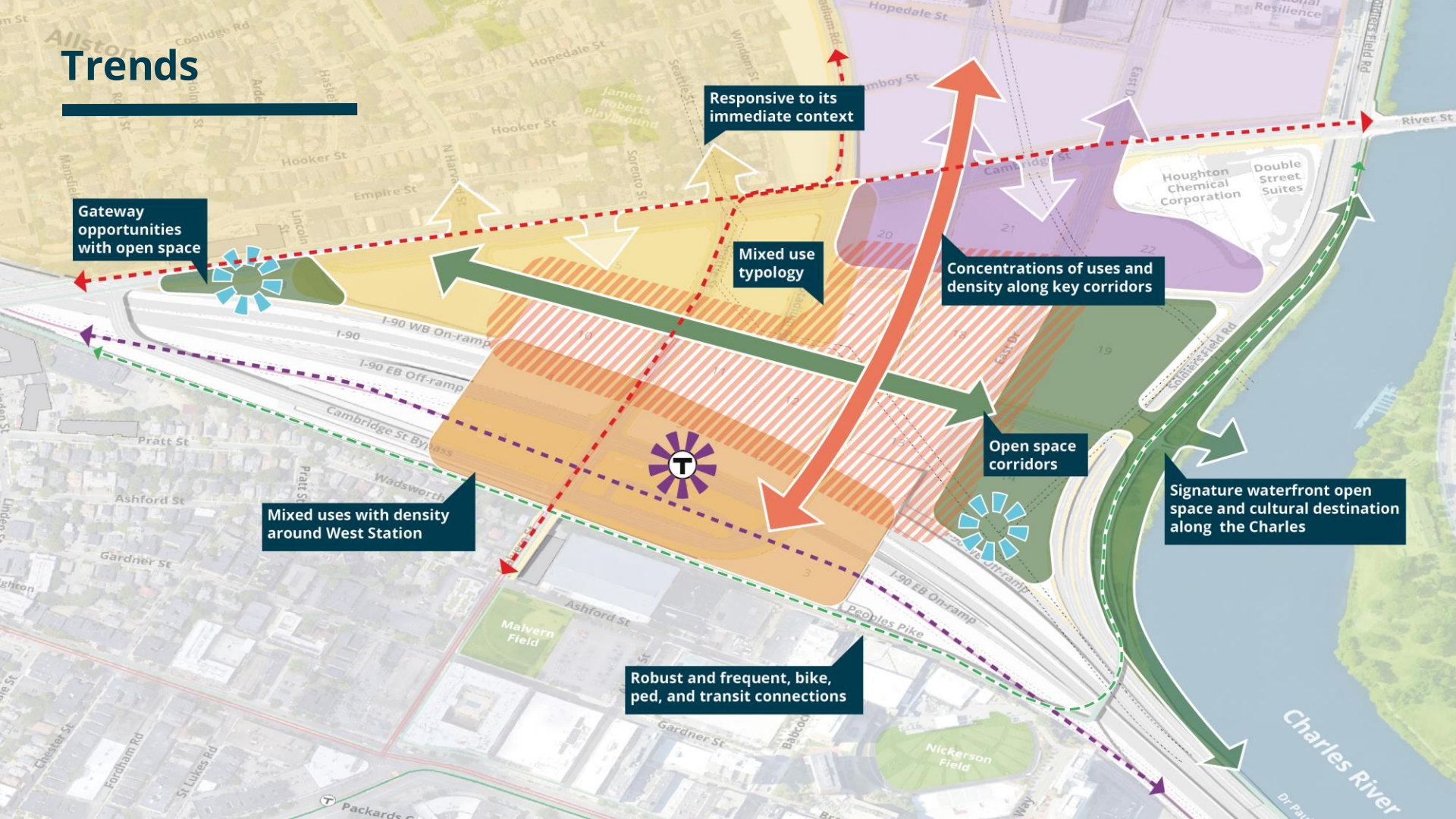




# Beacon in a Box Engagement



# Trends



Gateway opportunities with open space

Responsive to its immediate context

Mixed use typology

Concentrations of uses and density along key corridors

Mixed uses with density around West Station

Open space corridors

Signature waterfront open space and cultural destination along the Charles

Robust and frequent, bike, ped, and transit connections

Charles River



# Photo Walk

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# Overview



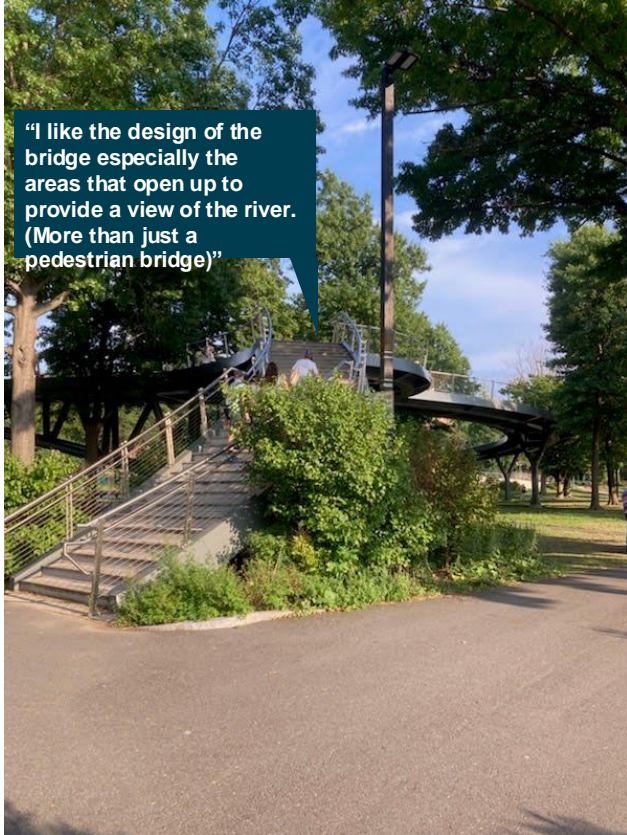
The purpose of the series of photo walks was for people to capture urban design elements (streetscape, public spaces, building design, open spaces, transportation, etc.) in different areas in the city. The ideas from these images will be incorporated in the focus areas phase of the plan to inform inclusive design learning from today's lived experiences.

Each walk concluded with a reflection through a postcard activity 'Postcard from the Future'.



# Creating community spaces that connect to nature

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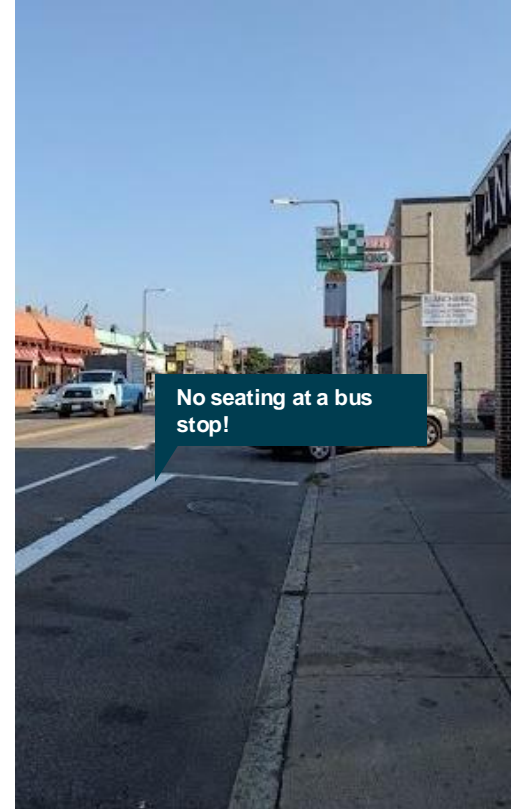
# Prioritizing mixed use development & respecting neighborhood context





# Safe areas for multi-modal transit

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# Scenarios Public Forum

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# Activity

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The goal of the activity was to get feedback on which tradeoffs are of highest priority to the public so they may help inform the future planning process of Beacon Park Yard!



# Scenarios Overview

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Corridors



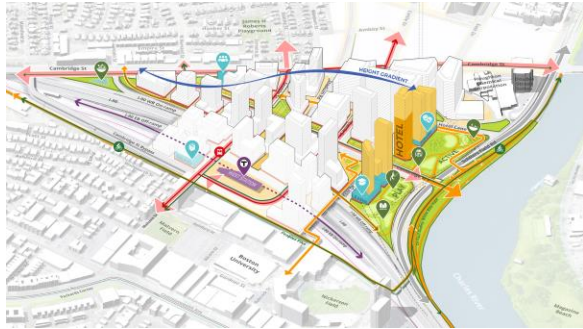
Gateways



Hubs

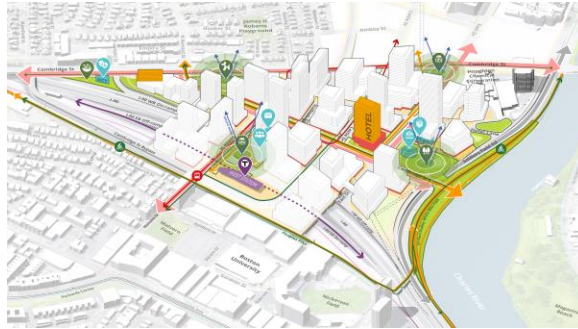
# Scenarios Recap

## Corridors



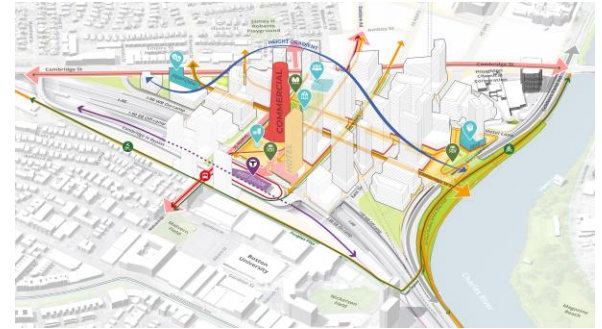
- **Signature waterfront** open space
- **Green spine** running along Cambridge Street South with shared use path and more generous setbacks
- Height and residential **density concentrated at waterfront** edge
- Additional **connections on Babcock street and Lincoln street** that strengthen access and connectivity
- Strong **north south corridors** with active urban edges

## Gateways



- **Dispersed open spaces** and plazas at the periphery that relate to their adjacent neighborhoods and nodes.
- **Distributed height** and density
- More defined **land use districts** that respond to adjacent contexts
- Main **pedestrian connection along Cambridge Street South that connects to north-south routes split between East Drive and Seattle Street.**
- **Smaller waterfront park with significant cultural venue** located at eastern edge of site

## Hubs



- **Large centralized open space** in the center of the site
- **Concentrated height and density at the center** of the site and around the station
- **Strong east west mid-block connection** to an active urban waterfront plaza
- **New bus and pedestrian connection that follows Stadium Road** to Cambridge Street South, enhancing connectivity
- **Central bus connection up Stadium Road creates an active transit plaza** across from the regional transit hub

# Scenarios Trade-Off Voting

## Corridors



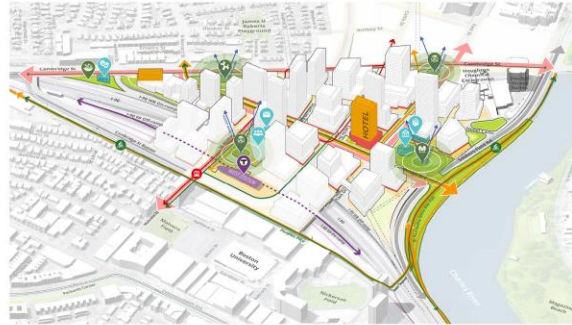
Open Space - 38/86 ★

Circulation - 25/49 ★

Land Use - 12/79

Phasing - 2/30

## Gateways



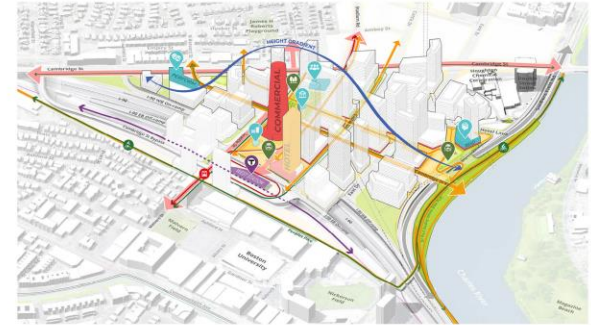
Open Space - 29/86

Circulation - 16/49

Land Use - 28/79

Phasing - 13/30

## Hubs



Open Space - 19/86

Circulation - 8/49

Land Use - 39/79 ★

Phasing - 15/30 ★

# Why We Are Here

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# Focus Area Overview

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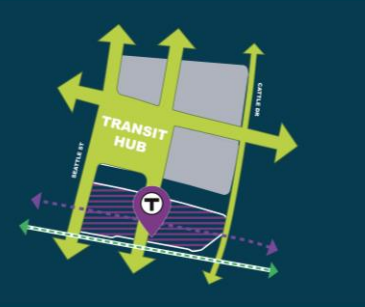
## Cambridge Street



The Cambridge Street Focus area will explore the relationship and transition from the existing Allston Neighborhood to Beacon Park Yard.

- How do heights transition from the residential neighborhood to Beacon Park Yard?
- How do we strengthen pedestrian & Bike connections over Cambridge Street?
- How do key open spaces along Cambridge street in Beacon park yard relate to the residential neighborhood?
- What is the Character of this Gateway?

## West Station



The West Station focus area will explore one of the most significant nodes within Beacon Park Yard as a point of arrival and destination.

- What is the experience of west station as a destination?
- What is the experience of west station as you approach it from the North and South?
- What is the ground floor character and uses around station

# Cambridge Street

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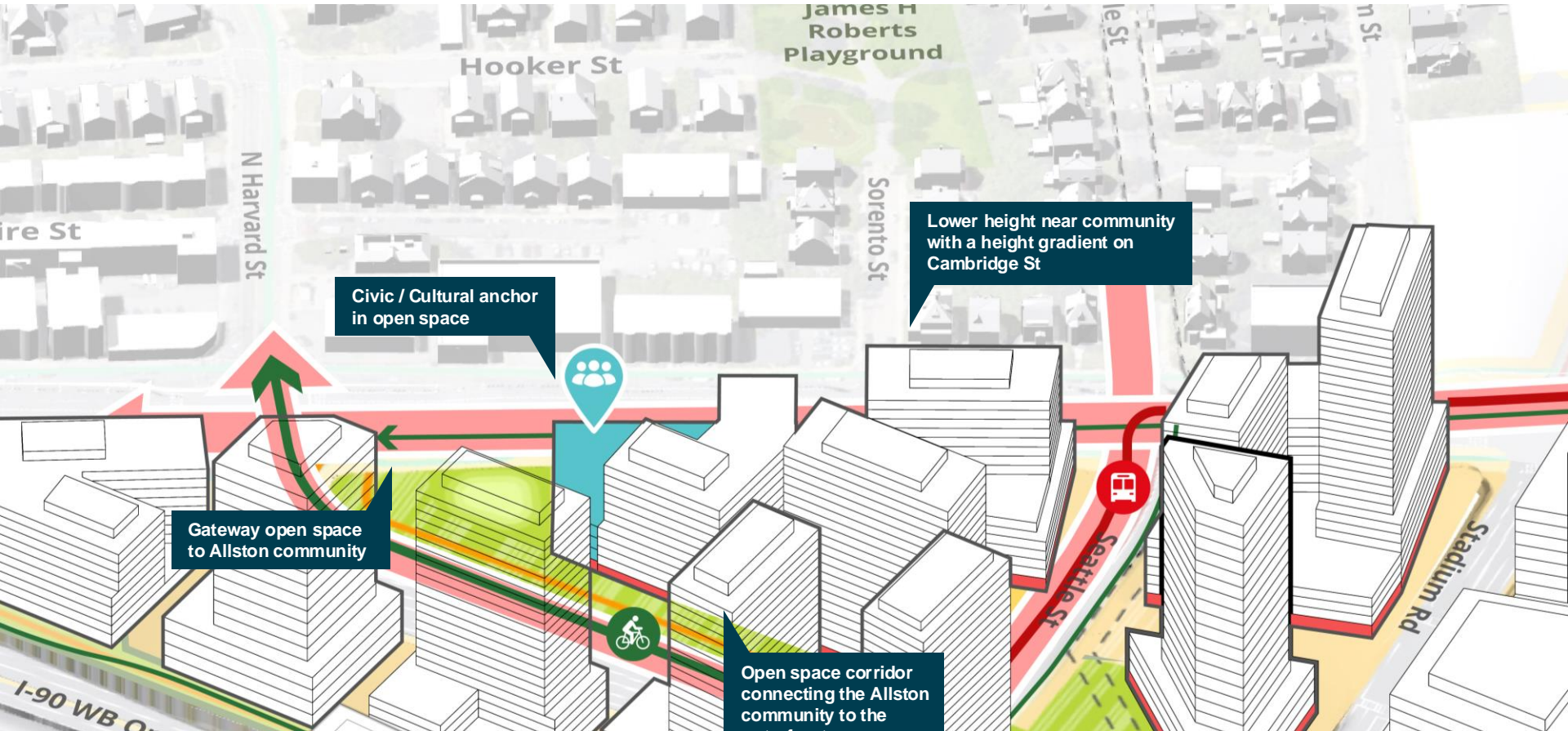


# Cambridge Street Focus Area Today

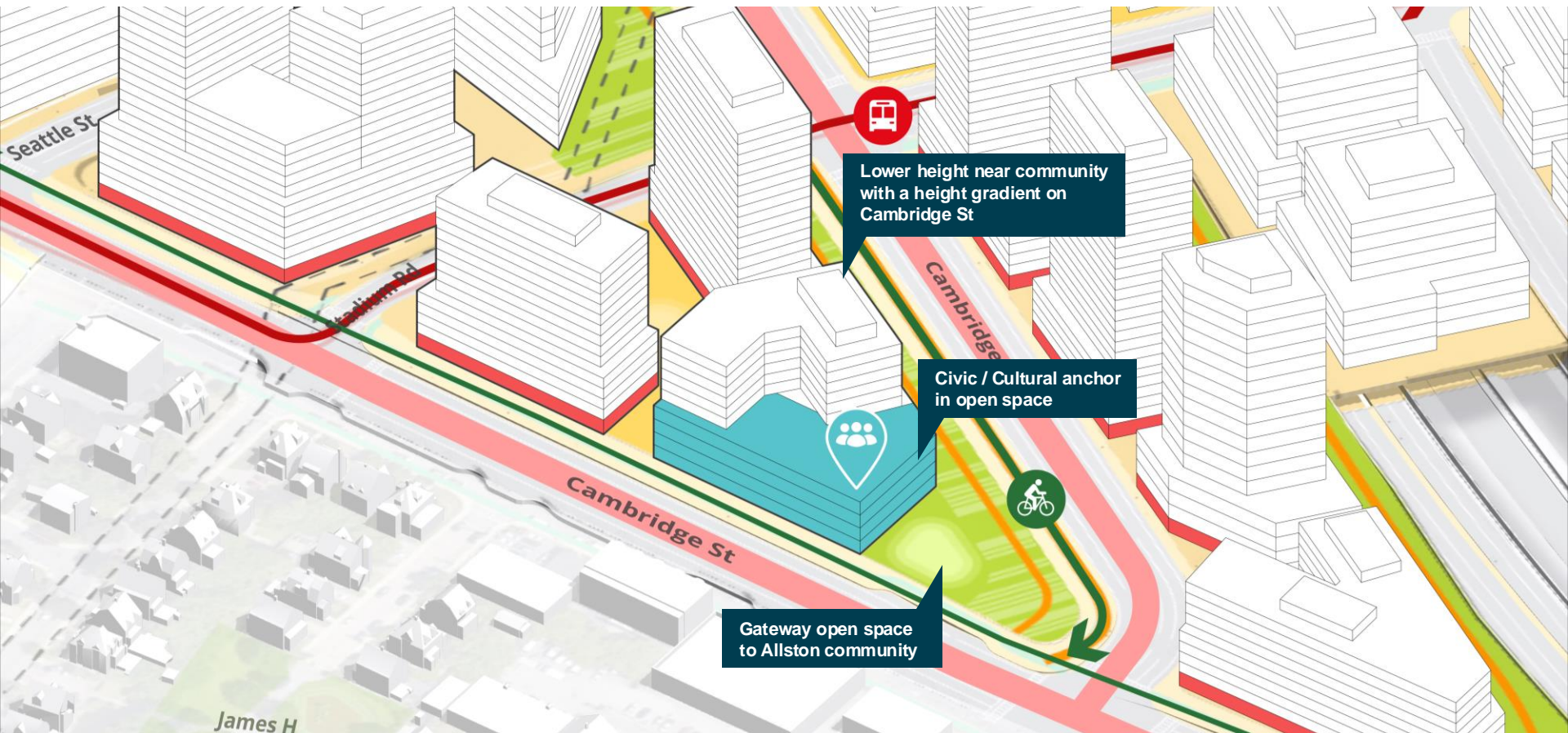




# Cambridge Street Focus Area Future



# Cambridge Street Focus Area Future



Lower height near community with a height gradient on Cambridge St



Civic / Cultural anchor in open space

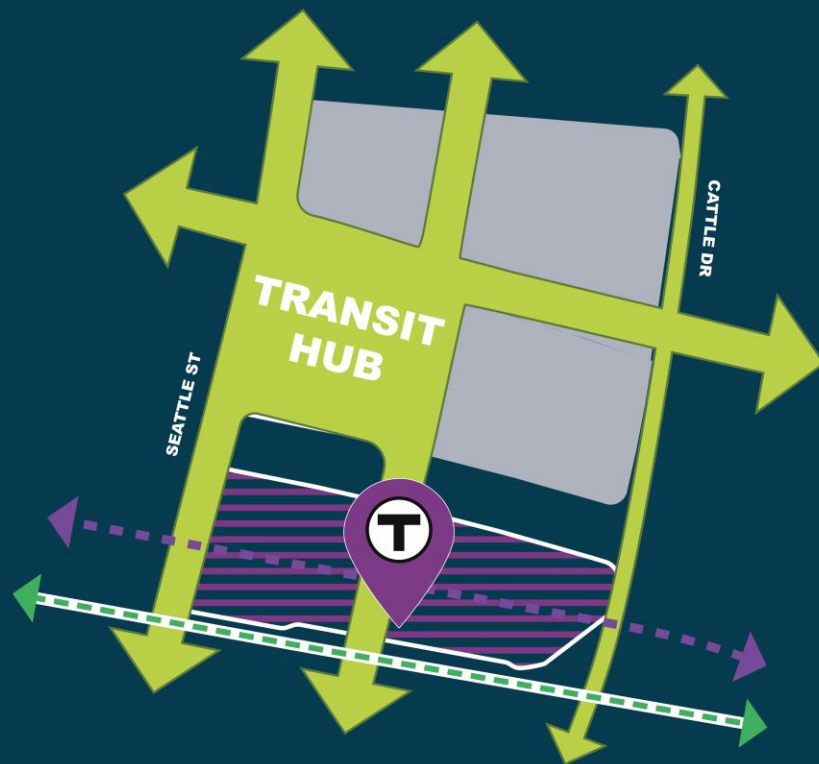


Gateway open space to Allston community

James H

# West Station

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# West Station Focus Area Today

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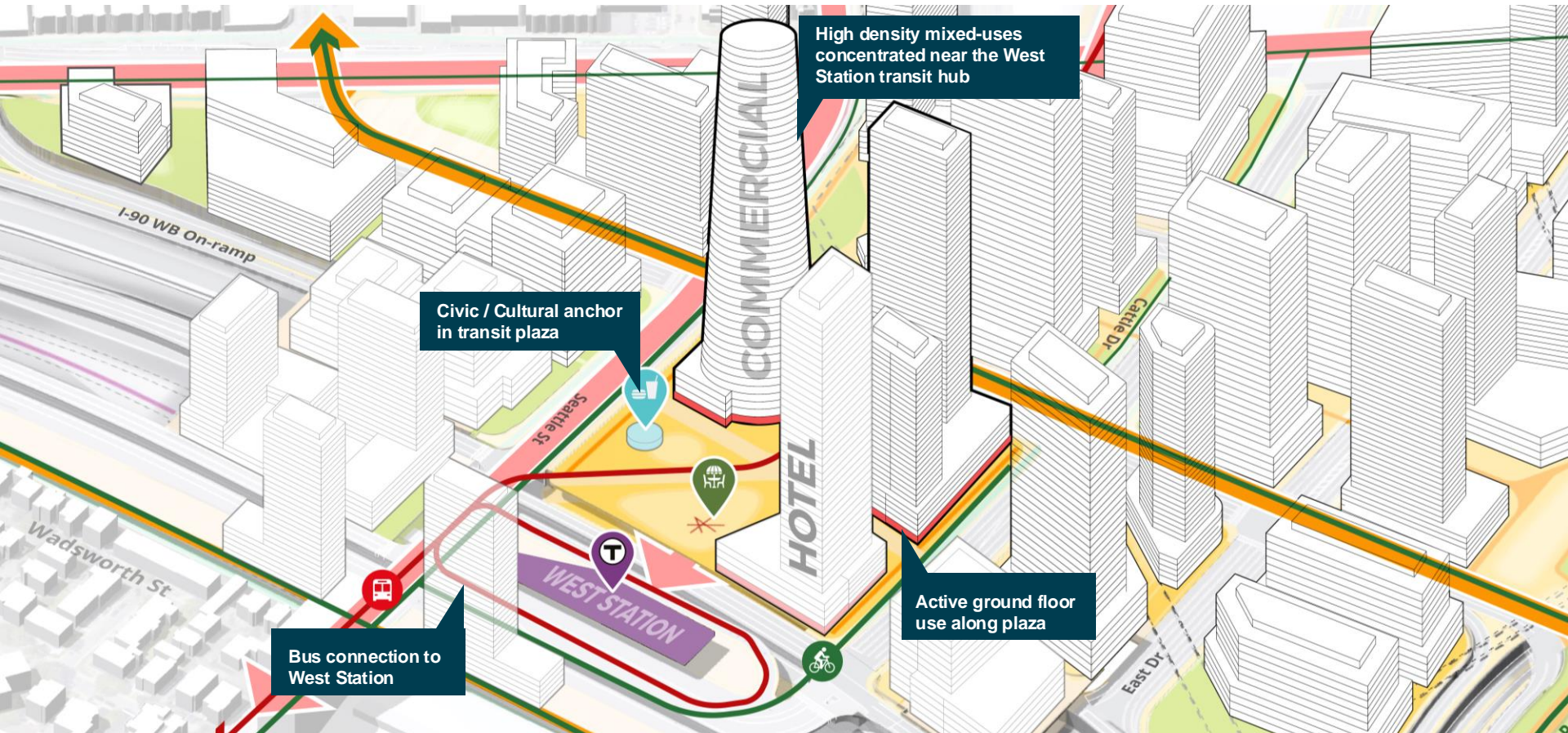
Cambridge St

1-90 Mass Turnpike

Beacon Park  
Yard

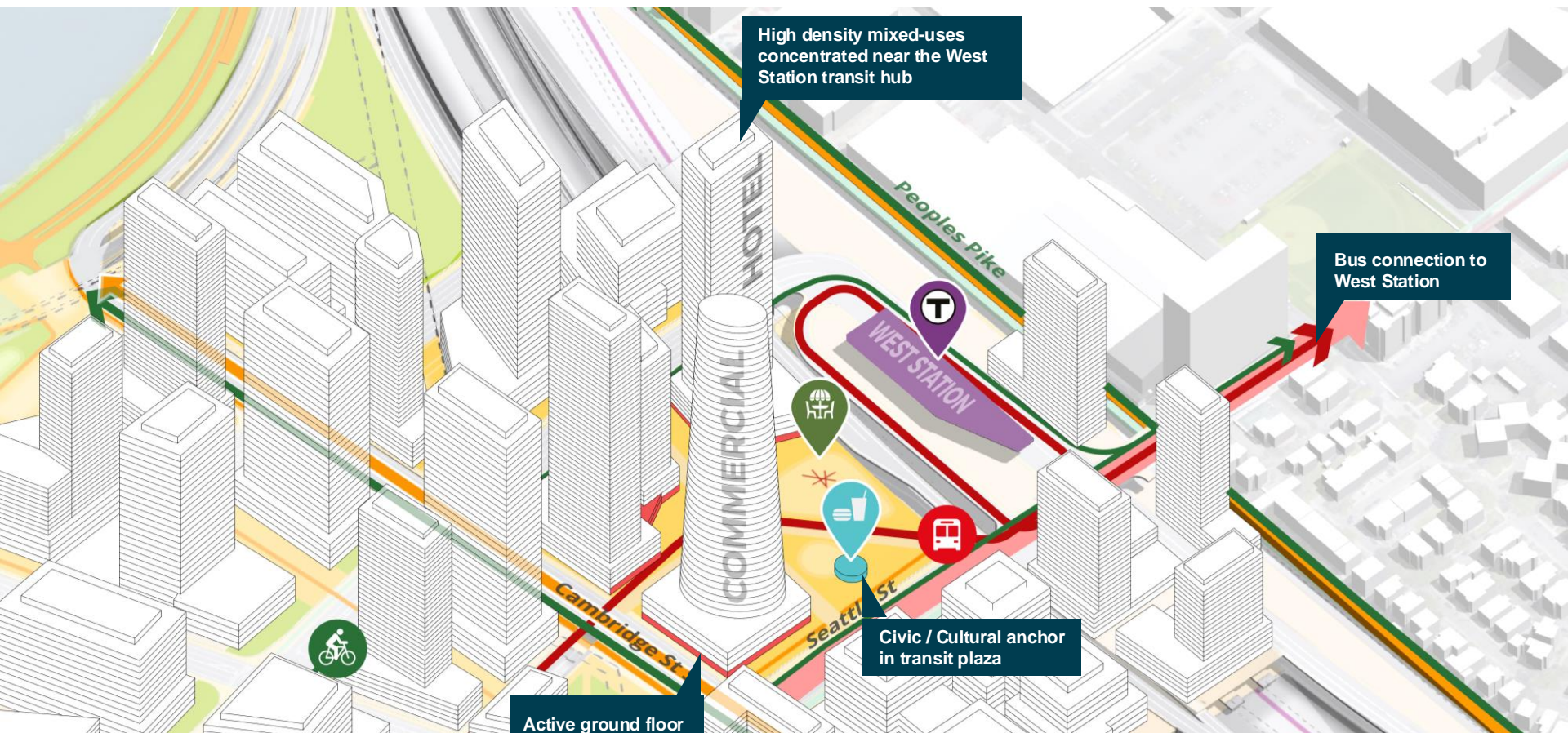


# West Station Focus Area Future





# West Station Focus Area Future



High density mixed-uses concentrated near the West Station transit hub

Bus connection to West Station

Civic / Cultural anchor in transit plaza

Active ground floor

# What We Are Doing

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# Key Questions and Considerations

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What type of streetscape character would you most like to see ?

What scale do you think feels appropriate along these streets?

What kind of place do you want this area to feel like?

Are there other places with this scale that you think we should emulate?

What are the types of amenities you want to see at the ground level that make it feel welcoming?

How do you view the relationship between open space and building bulk at the ground level?



# What types of open spaces would you like to see ?

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**Green Corridor** (Rose Kennedy Greenway, Boston)



**Urban Park** (401 Park, Boston)



**Transit Plaza** (Kings Cross Station, London, UK)



**Active Plaza** (AT&T Discovery District, Dallas)



# What types of ground floor activation would you like to see ?

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Fulton Street, Chicago



City Center, Washington DC



Laneways, Melbourne



Lincoln Street, Miami



# What types of street character would you like to see ?

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**Boulevard** (Octavia Street, San Francisco)



**Multi-modal Street** (Commonwealth Ave, Boston)



**Shared Street** (Fulton Street, Chicago)



**Pedestrian Street** (Downtown Crossing, Boston)

# What types of building form would you like to see ?

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**Frontage Plaza Setback** (Boston Landing, Boston)



**Towers and Base** (Hunters Point South, New York)



**Sheer Building** (Kendall Square, Cambridge)



**Mixed Use Development** (Assembly Row, Somerville)



# Activity

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The goal of the activity is to get feedback on the ground level and streetscape experience of at least two key focus areas- within the overall site by highlighting priorities on how these areas should look and feel, including high level design ideas and frameworks for the public realm



**1. Individual Sketching**

*10 Minutes*



**2. Break Out Groups**



**3. Select Views**



**4. Envision and Sketch**



**5. Share Out**

*30 Minutes*

*40 Minutes*

# Supplemental

You will have the opportunity to individually fill out (draw/write) a handout version of the three views per focus area with their own ideas and thoughts. These handouts are an opportunity for people to start writing out notes prior to the exercise

**Beacon Park Yard: Cambridge Street Focus Area**

What types of uses do you want to see in this open space and building?

What makes a successful pedestrian experience on Cambridge Street?

Base Height 65'

Typ. Tree Canopy Height 30'-35'

Commercial Ground Floor 20'

Avg. Person Height 5'-6'

Cambridge Street

Cambridge Street S.

**Describe Your Vision:**

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**Looking east toward open space on Cambridge Street**



# Example

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# Example

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# Meet Your Facilitators

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## Table 01: West Station Envisioning Break Out Group



**David Vega-Barachowitz**  
*WXY*



**Manasi Punde**  
*WXY*

## Table 02: Cambridge Street Envisioning Break Out Group



**Hernan Schlosman**  
*Planning Department*



**Ben Zunkeler**  
*Planning Department*

## Table 03: Tradeoffs Q&A Table



**Chris Osgood**  
*Office of Climate Resilience*

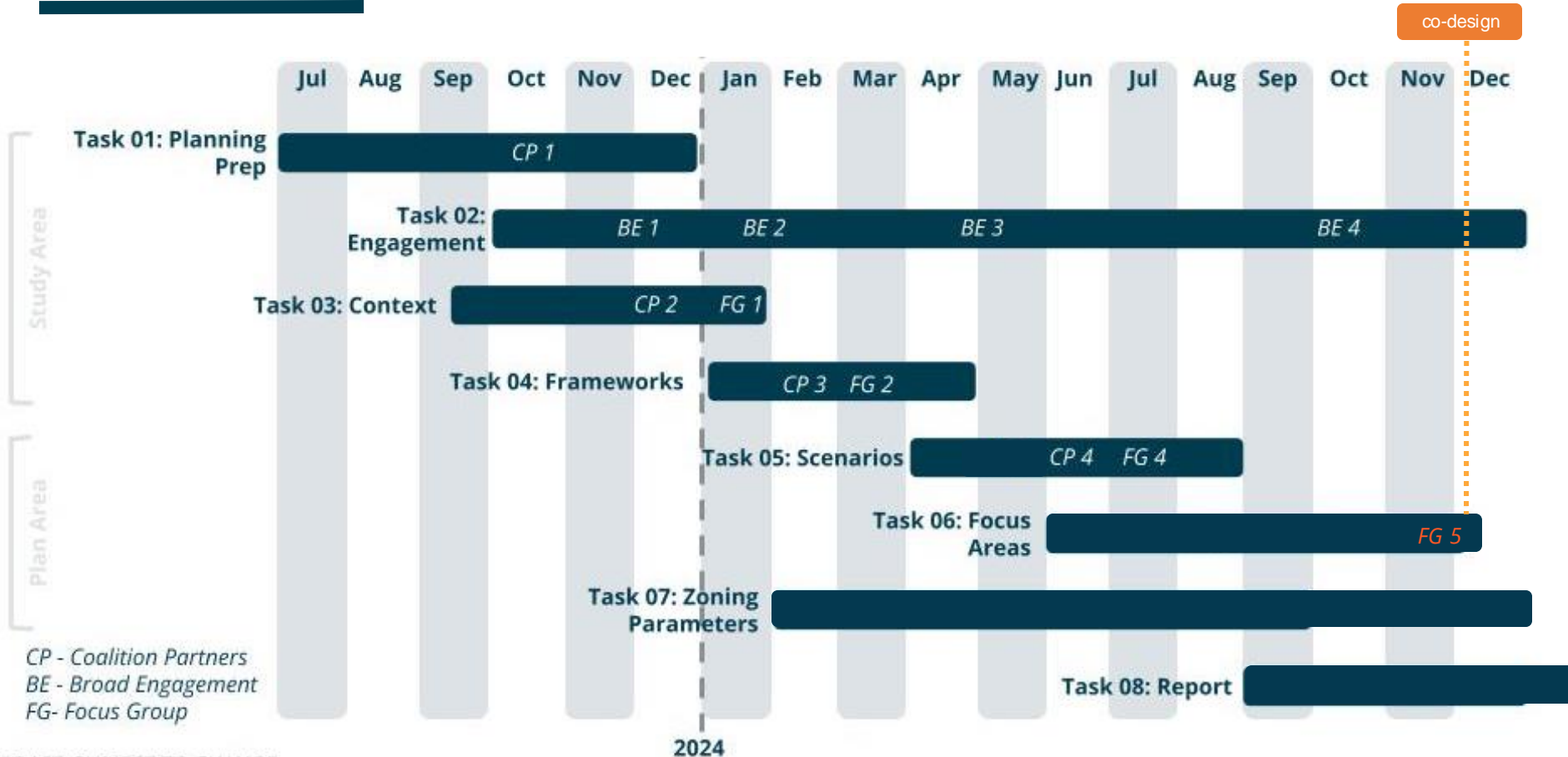


**Mathew Pettersen**  
*Boston Transportation Department*

# Next Steps

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# Project Timeline



CP - Coalition Partners  
BE - Broad Engagement  
FG - Focus Group



Thank you

