



# Beacon Park Yard Regional Framework Plan

*Big Ideas (Frameworks)*

*Public Forum 2*

*March 24, 2024 (Virtual May 7, 2024)*

# Welcome!

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## **Vision**

Our vision is inclusive and equitable infrastructure and development projects.

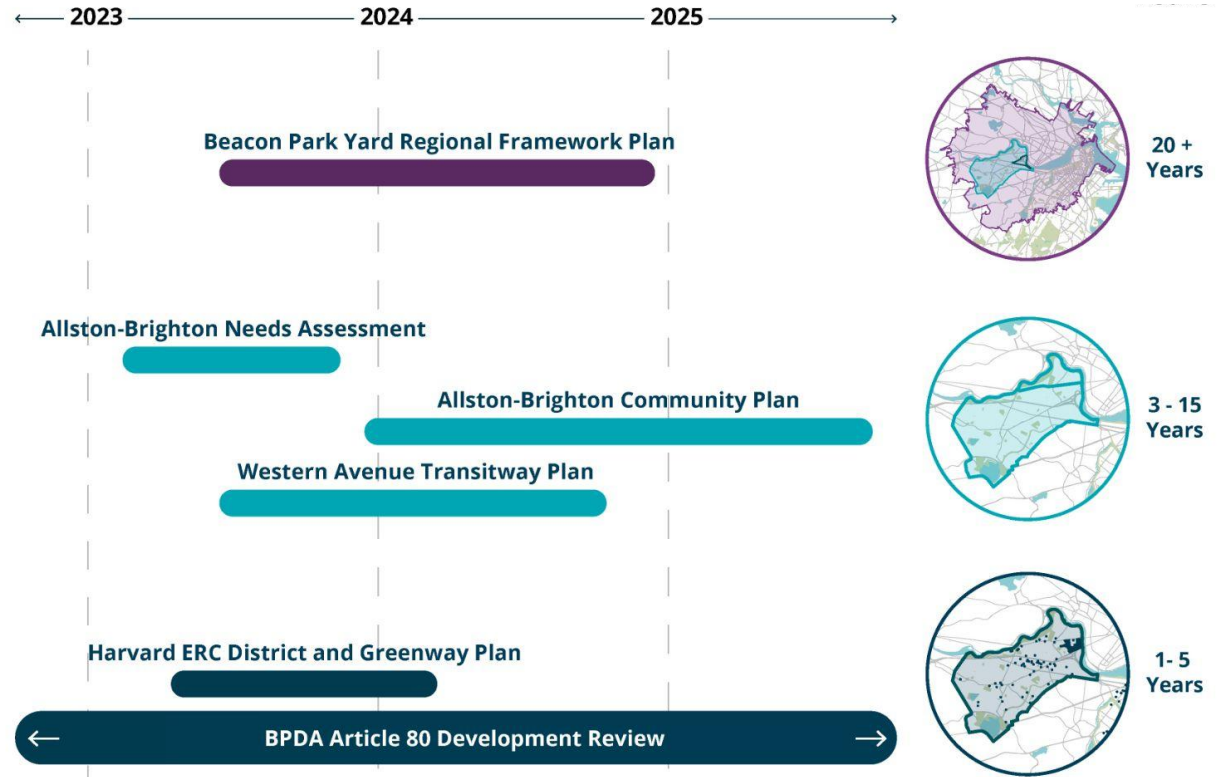
## **Mission**

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.

# Updates

1. MassDOT Allston Multimodal Project
2. Planning in Allston-Brighton

## Planning in Allston-Brighton



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

# Agenda

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## 1. Context & Frameworks Introduction

*What We've Heard through engagement (30 min)*

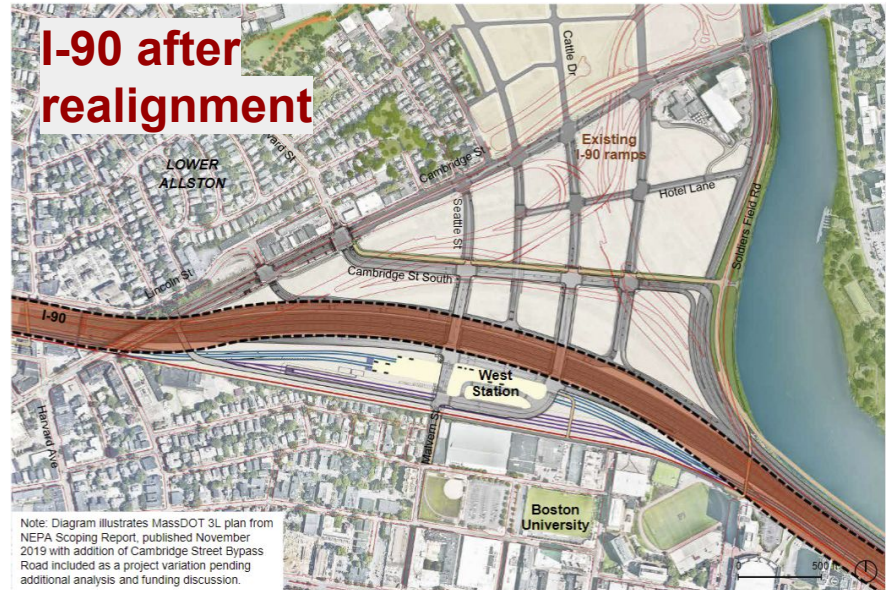
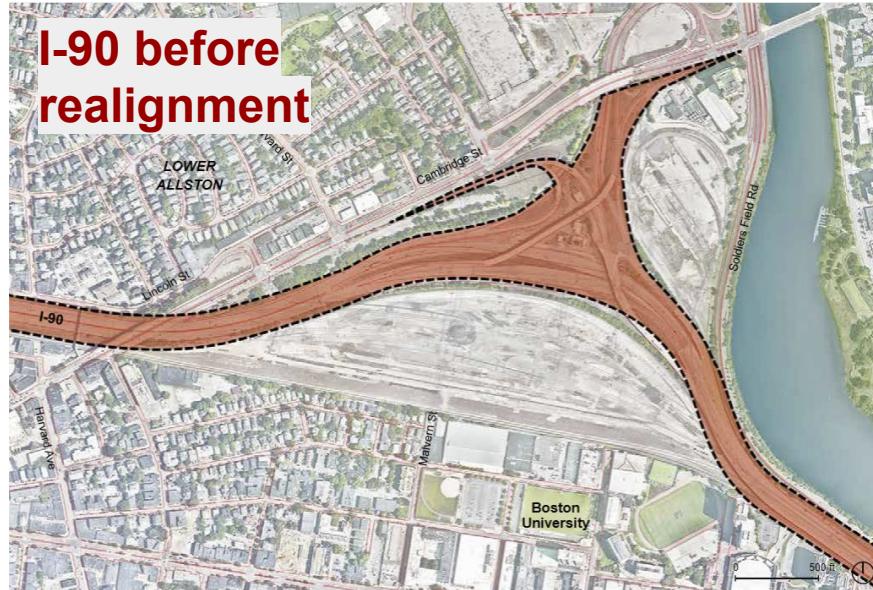
## 2. Frameworks Voting Activity

*Which frameworks align with your priorities (45 min)*

## 3. Next Steps & Close Out

*Introduction to the consultant team (WXY) (15 min)*

# MassDOT's Allston Multimodal Project Enables the Beacon Park Yard Planning Process

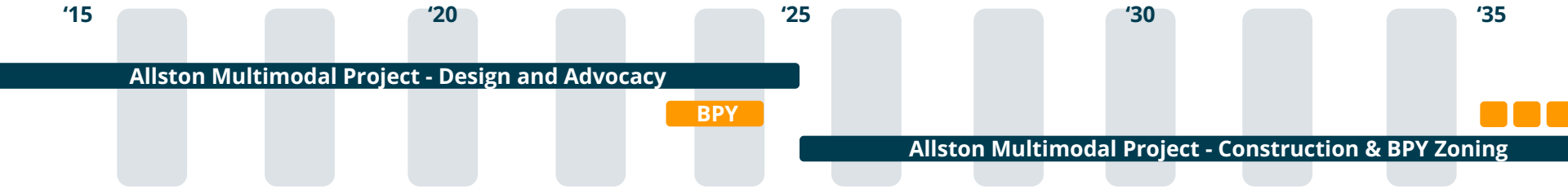


The Allston Multimodal Project will deliver robust multimodal transit.

*\*depictions from the Harvard, Beacon Park Yard Pre-Planning Analysis (2023)*

# Collaborative Process

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The Beacon Park Yard Regional Framework Plan will establish a regional, community vision for dense urban development to support and inform the transformational urban infrastructure project.

# 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

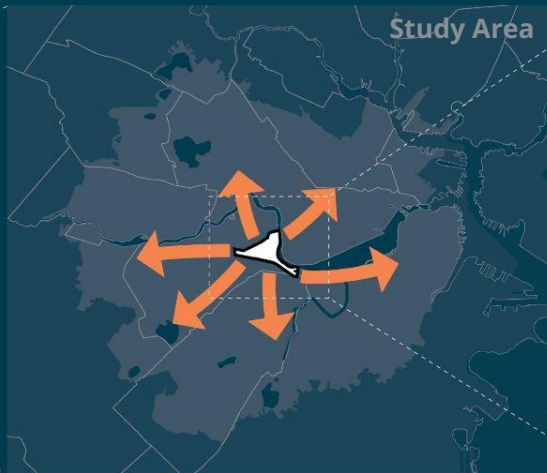
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Commuter



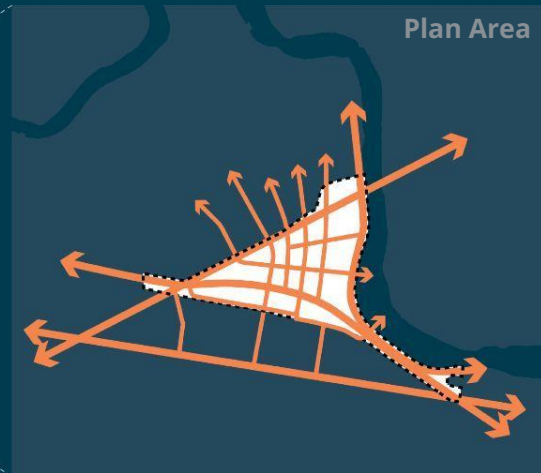
Destination

Regional



Multi-modal Network

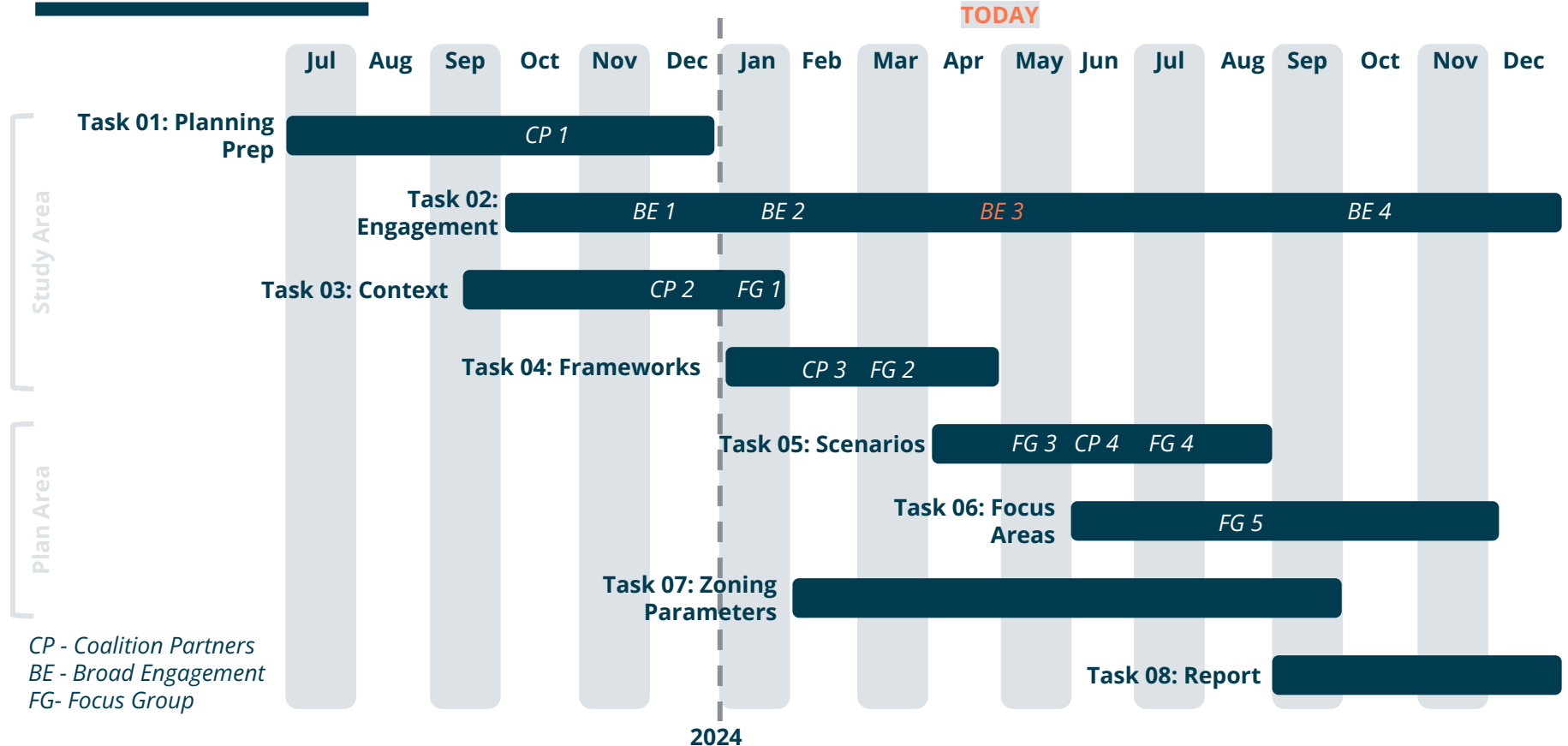
Local



Impact

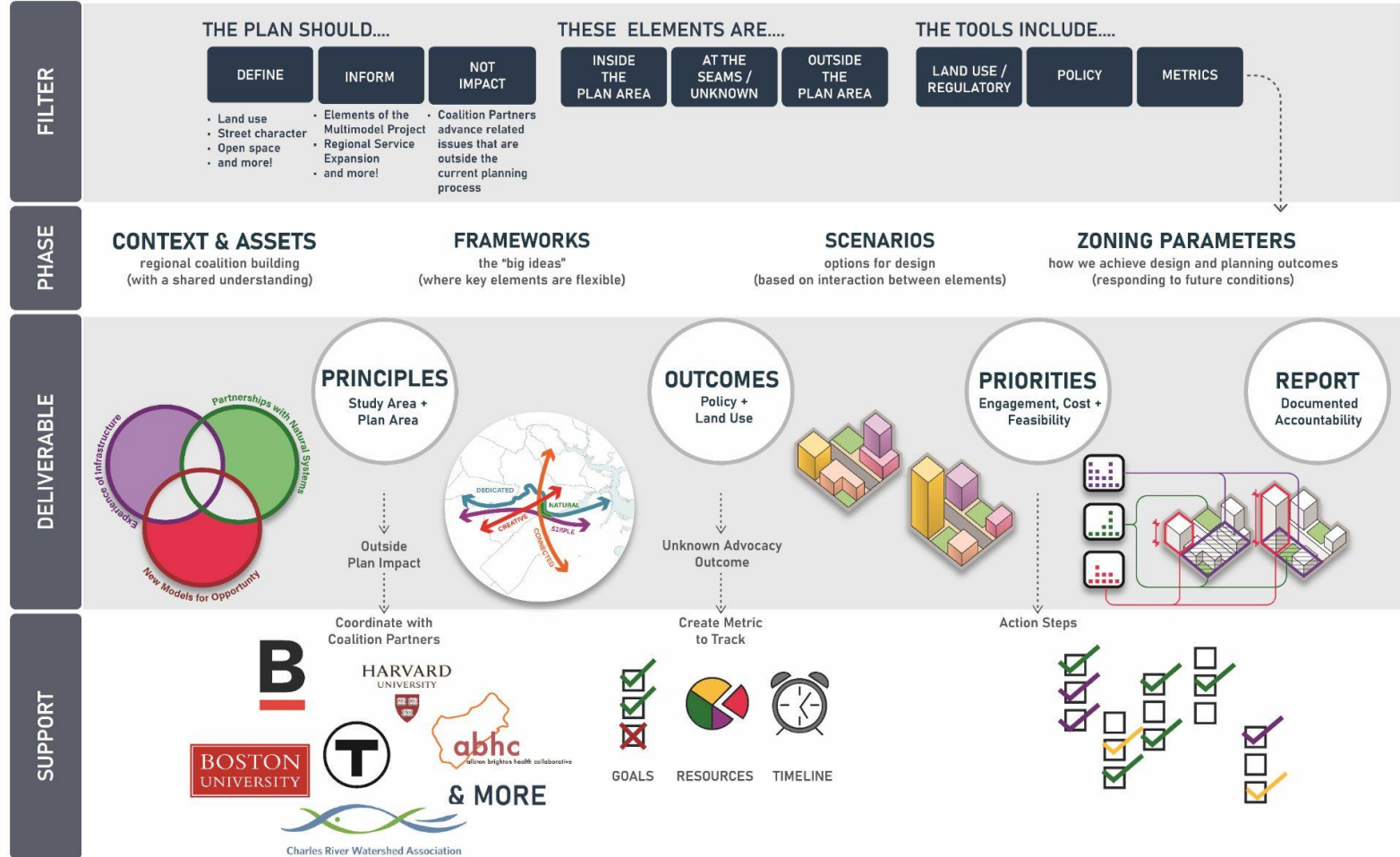


# Project Timeline



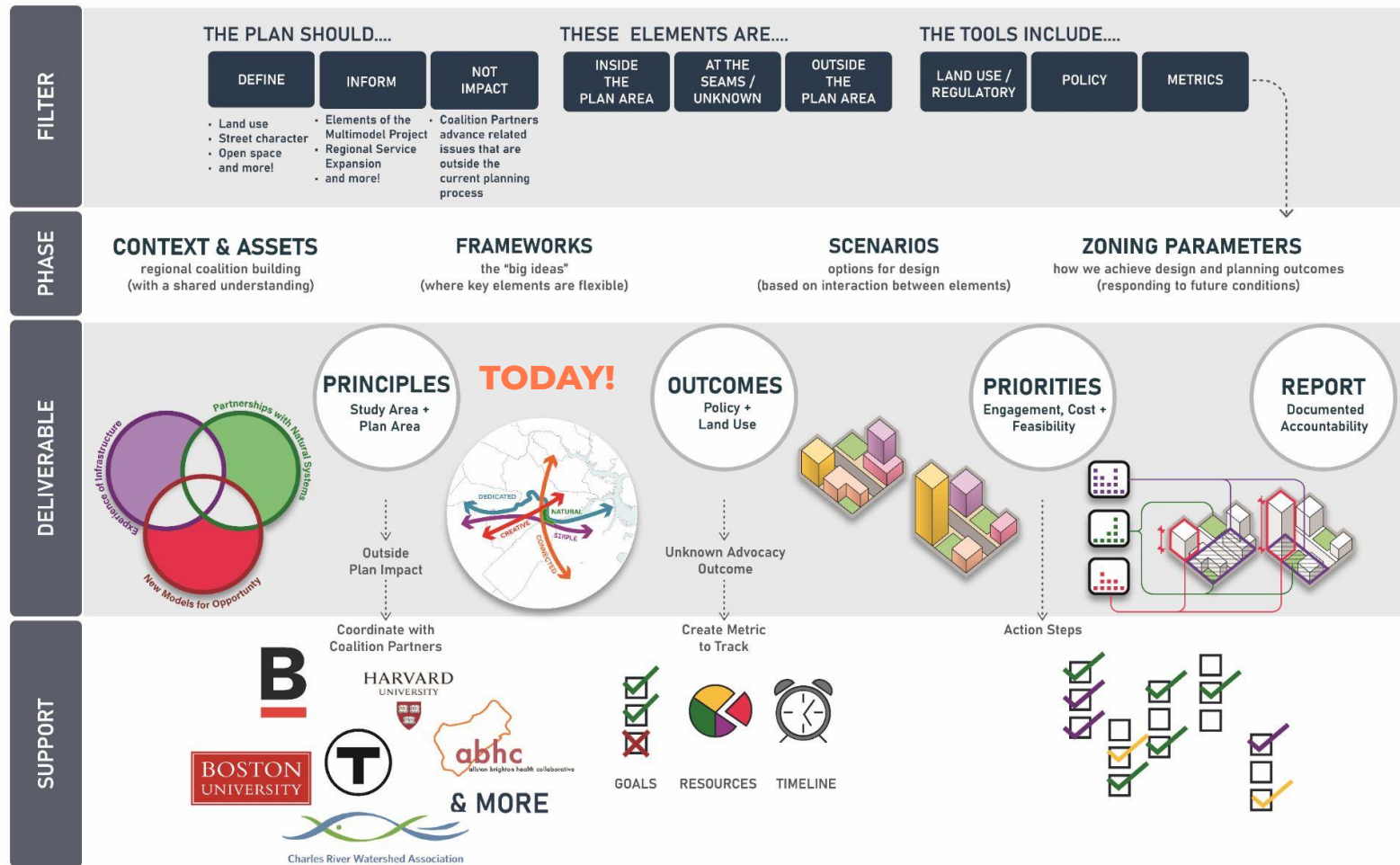
# BPY PLAN

## PROJECT PROCESS ..... PLANNING TIMELINE .....

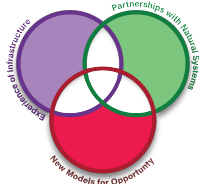


# BPY PLAN

## PROJECT PROCESS ..... PLANNING TIMELINE .....



# What We Heard, Phase I



from October 2023 through February 2024

**85** Community groups +  
advocacy organizations  
Reached via email in  
Allston-Brighton

**2** Coalition Partners  
Workshops  
Including representatives from  
**14** organizations

**360+** Unique written comments  
Across all engagement events

**3** Public Events

**140+** Participants involved  
Across all engagement events

**4** Project updates  
To stakeholders

**3** Languages Interpreted +  
Translated  
Spanish, Mandarin, and  
Cantonese

**5** Focus Groups  
With A-B Community Groups and  
the City

## Continued Engagement & Coalition Building

- Brighton Winter Farmers Market
- Clean-up Your Block
- Reached out to ~22 Indigenous Organizations & Individuals
- BGA Earth Day Celebration



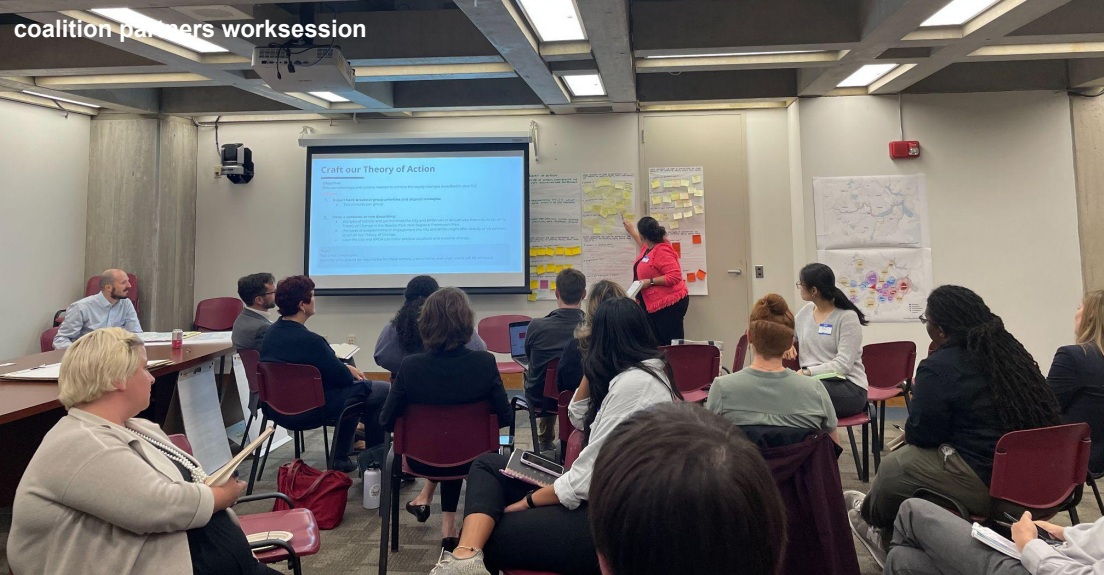
public forum



brighton farmers market



intercept survey routes



coalition partners worksession



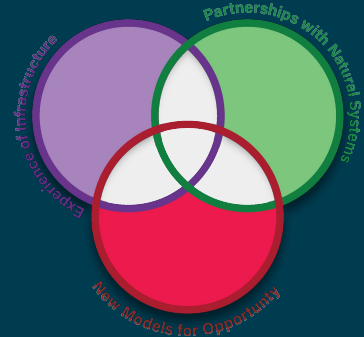
public forum

# Action

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## Preliminary Theory of Action

Because the site is currently inaccessible, predominantly owned by Harvard University, and subject to multi-decade planning, design, and development processes led by MassDOT, the City of Boston, the Boston Planning Development Agency, and Harvard University, **we must understand and describe the current experience of residents adjacent to the site and commuters using the infrastructure, partner with natural systems for stewardship of the land, and create new models of opportunity...**



# Experience of Infrastructure

**We must understand the current experience of residents adjacent to the site and commuters using the infrastructure.**

We will **create and share resources for community coalition and power building, uplifting the experience of current users** of the area, in partnership with local immigrant and worker empowerment groups, to inform and engage those with barriers to access.

**LEGACY** Flexibility of movement: Native people were able to move quickly and easily because they knew that the land was changing. They knew that certain parts of the land were in season and others not.

**CONTEXT** The investment in infrastructure today connects communities and creates access to opportunity. Areas need to be identified and prioritized to maximize impact.

Enabling movement throughout the region, Boston has historically been a place for immigrants to call home and where community resources have developed across city borders.

# EXISTING ASSETS

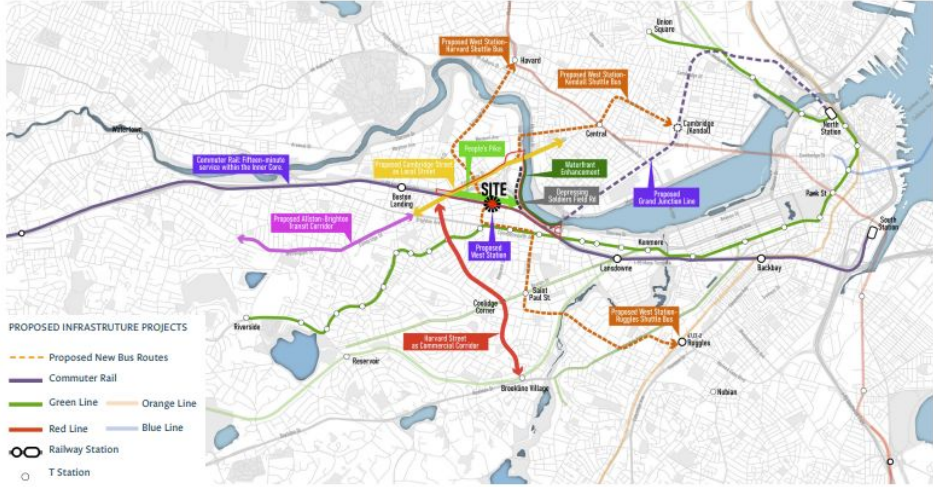


# STRATEGIES



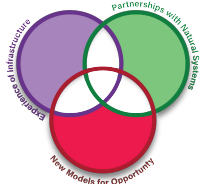
# RELATED PLANNING

- West Station Area Transit Study (MAPC)
- Rail Vision (MBTA)
- I-90 Allston Interchange Placemaking Study (BPDA)
- Allston-Brighton Mobility Plan (BPDA)



# Experience of Infrastructure

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## Current Context

1. **People live, work, study, move, and connect regionally.**
2. **People feel unsafe walking and/or biking**
3. **People expressed that there is a lack of infrastructure connections to and across the Charles River.**

## Visions for the Future

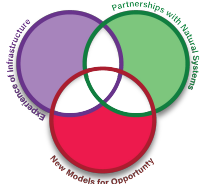
1. **Prioritize multimodal uses, meaning safer and comfortable streets and sidewalks for all users through new transportation infrastructure in the Plan Area in conjunction with comprehensive green infrastructure.**
2. **Create multimodal connections at a regional scale.**
3. The experience of infrastructure at a **human-scale is integral and necessary** to create a connected region, encourage multimodal movement, and foster community.





# Partnership with Natural Systems

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## Current Experience

1. **The Charles River is identified as a regional asset, a place for gathering and connecting to nature.**
2. **People experience, enjoy, and connect to nature and natural systems at various scales**
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

1. **Existing and new green spaces should be connected through multimodal infrastructure regionally in the Study Area.**
2. **Natural green infrastructure strategies should be implemented** in the Plan Area to mitigate climate change including the urban heat island effect and flooding.
3. **An empowered collective is necessary to achieve climate resilient natural systems alongside infrastructure.**

# New Models for Opportunity

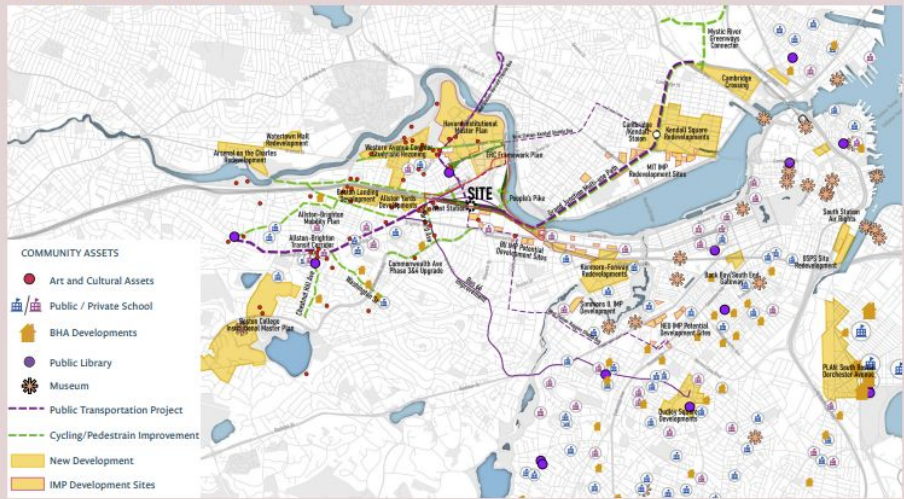
## We must create new models of opportunity.

We will design programming to be inclusive and to elevate small businesses, arts and cultural spaces, and affordable housing sites as pathways for wealth building by strengthening links to ongoing and aspirational reform initiatives, including BPDA Development Review Modernization, Ecological Innovation Overlay Districts, and Community Land Trusts.

**LEGACY** Learning from where we live together in the region teaches that there are parts of Brighton today where we already live in racially integrated communities. Together, we can address the structural barriers between us and create a place of belonging.

**CONTEXT** Building pathways to opportunity is often defined by income and wealth, both of which vary significantly around the Site. This is an opportunity to create shared opportunity and bridge barriers created by redlining and segregation. Working with land-owning institutions is critical as they are anchors for access to opportunity.

## EXISTING ASSETS



## STRATEGIES

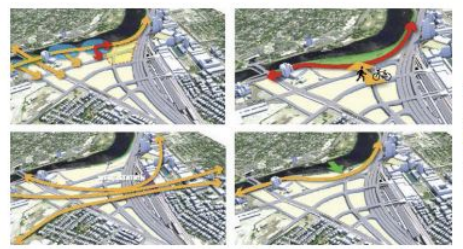


## RELATED PLANNING

I-go Allston Interchange Placemaking Study (BPDA)

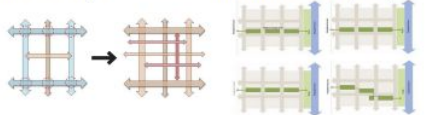
Boston Design Vision (BPDA)

Connections to the River



Street Hierarchy

Linked Network of Open Space



### ALLSTON

IN ALLSTON, HOME IS...

MIDDLE DENSITY HOUSING BLOCKS

NEW HIGH-DENSITY HOUSING OR FRINGES OF NEIGHBORHOOD

SINGLE-FAMILY HOUSING OCCUPIED BY STUDENTS / GROUPS

In Allston, hidden art and murals and multi-lingual signage add a strong sense of neighborhood identity. There is a steady rhythm of small storefronts, openings, and vertical signage that creates a vibrant retail environment. Distinctly different styles and building materials exist in close proximity.



LOCAL + SMALL BUSINESSES

LOW-DENSITY RETAIL

BISected BY TRANSPORTATION INFRASTRUCTURE

IN ALLSTON, MAIN STREET IS...

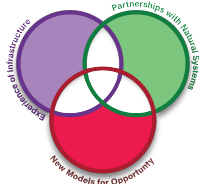
MURALS AND PUBLIC ART

RINGER PARK A BARE GREEN SPACE

IN ALLSTON, THE SPACES BETWEEN BUILDINGS ARE...

# New Models for Opportunity

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## Current Context

1. **Civic, public, and service spaces (private and public) are valued community assets** in the Study Area.
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.**
3. **There is a strong arts and culture presence in Allston-Brighton, particularly music, but it is not always so visible.**
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

1. **Large scale planning and development unlocks opportunities for land uses and policy experimentation to create an economically diverse and climate resilient sub-neighborhood.**
2. **Invest in community anchors to create a supportive infrastructure network**

# Recurring Questions

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## 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.**

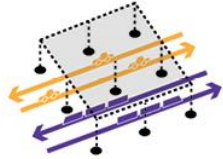
# Why this Process? Why Now?

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INFORM



## 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?

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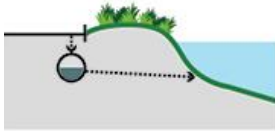
INFORM



## Regional Impact



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



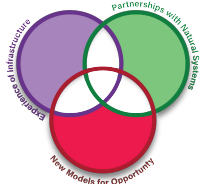
Impact on the Charles River and stormwater



Response to growth and development

# Guiding Principles

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**Create Accessible + Reliable Multimodal Connections Regionally**

**Improve Pedestrian + Cyclist Experience in and around Allston**

**Develop with the City**

**Connect to the Charles**

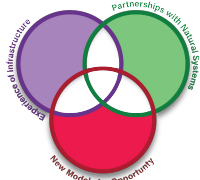
**Invest in Community Anchors**

**Employ Nature-Based Solutions**

**Amplify Allston's Creative Capital**



# Guiding Principles



## Improve Pedestrian + Cyclist Experience in and around Allston



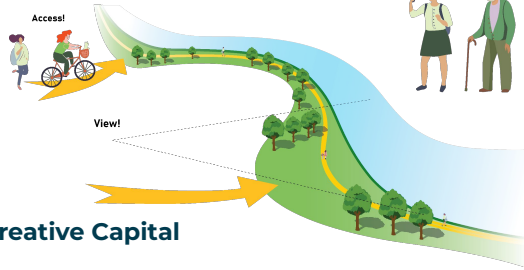
## Develop with the City



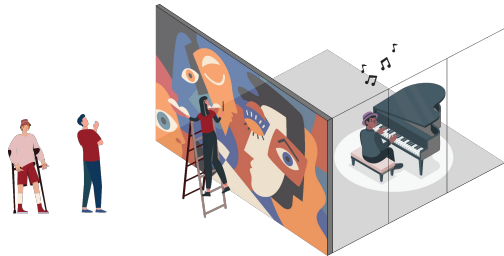
## Create Accessible + Reliable Multimodal Connections Regionally



## Connect to the Charles



## Amplify Allston's Creative Capital



## Invest in Community Anchors



## Employ Nature-Based Solutions



# Frameworks

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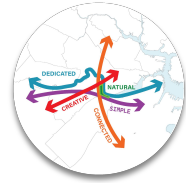


Develop a regional framework vision for strategies for

1. transportation,
2. land use (including development and open space), and
3. heterogenous cultural design.

Additional topic may include strategies for infrastructure, density, urban character, and phasing priorities (including financing considerations) although these should not be the primary focus.

# What We Heard Phase 2

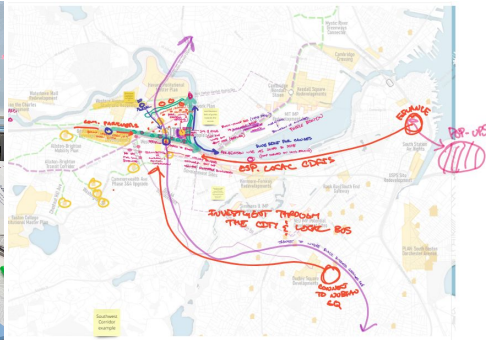


## Co-Design Sessions

### Community #1



### BECMA Staff



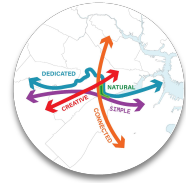
### Community #2



### Core Group



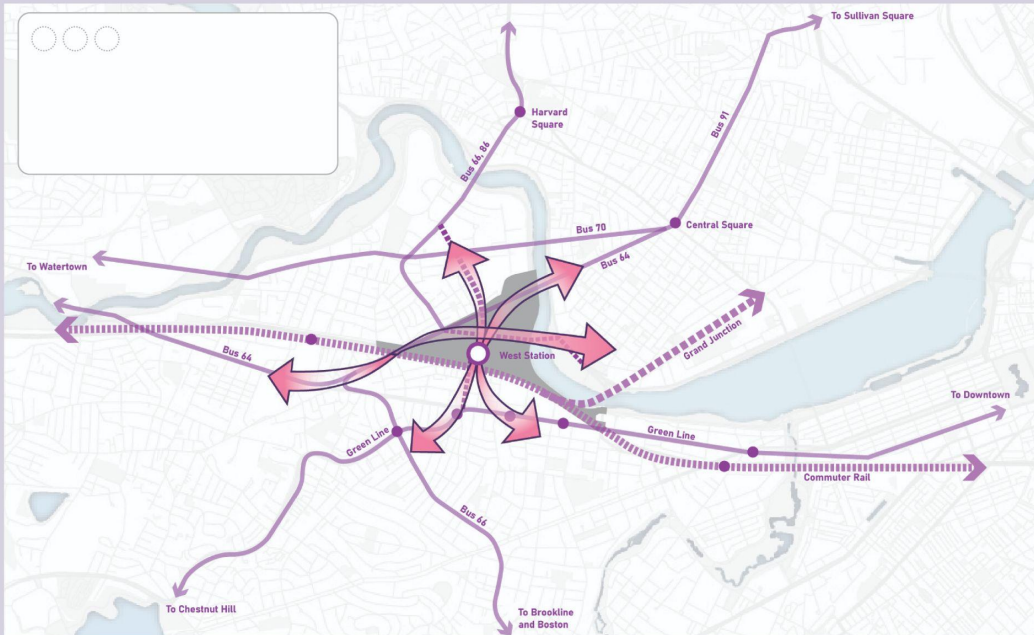
# Embrace the Pinch



## Transportation

**BEACON  
PARK  
YARD** | regional  
framework  
plan

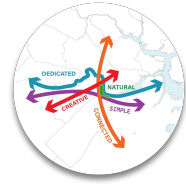
### EMBRACE THE PINCH DRAFT FRAMEWORK - TRANSPORTATION



## Summary:

Focus on creating a destination at the new transit station with state of the art wayfinding. 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.

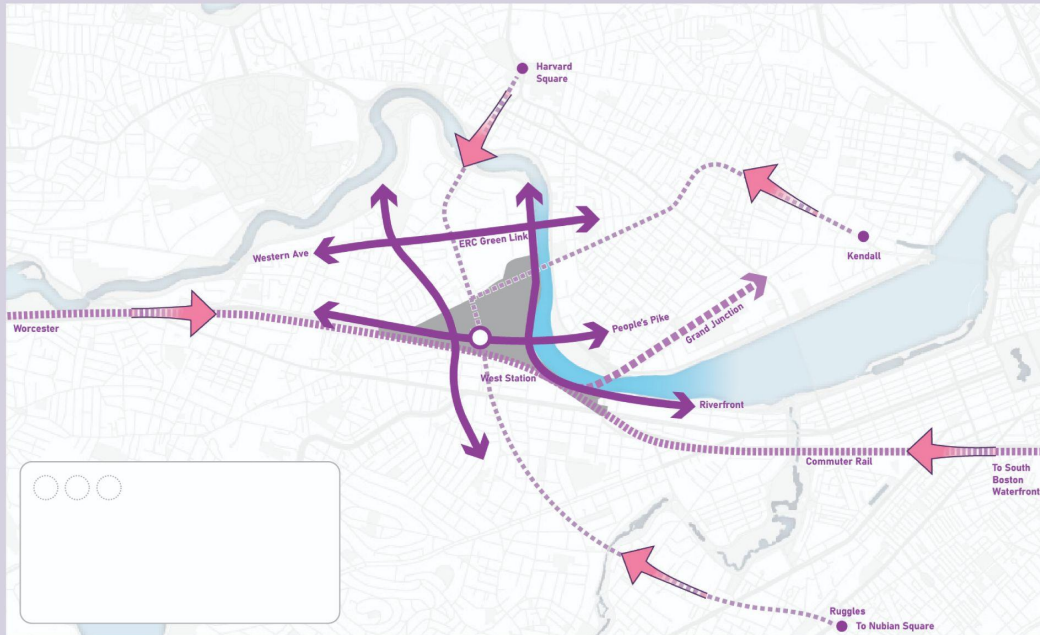
# Align Resources



## Transportation

**BEACON  
PARK  
YARD** | regional  
framework  
plan

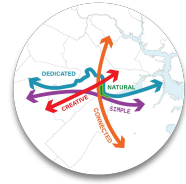
### ALIGNED RESOURCES DRAFT FRAMEWORK - TRANSPORTATION



### Summary:

Aligning transportation investments with key corridors will expand opportunities for community and regional partnerships. Emphasizing connections to the rail, bus, Charles River, and commercial corridors are necessary to create an inclusive sense of place with new opportunities for resource generation.

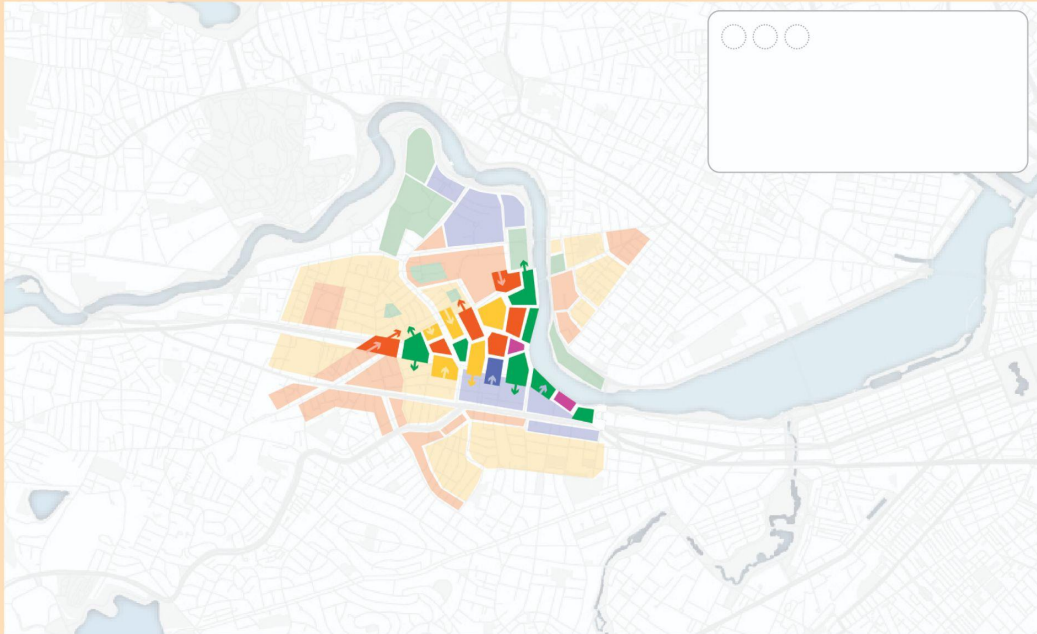
# Create a Mosaic



## Land Use

**BEACON  
PARK  
YARD** | regional  
framework  
plan

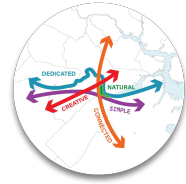
**CREATE A MOSAIC  
DRAFT FRAMEWORK - LAND USE**



## Summary:

Land use changes over time, creating a mosaic across the Study Area. This push and pull creates a balance of residential and institutional to the north and south and a patchwork of commercial and open space from west to east. Focus on the mixing of uses and creating options for housing and small businesses.

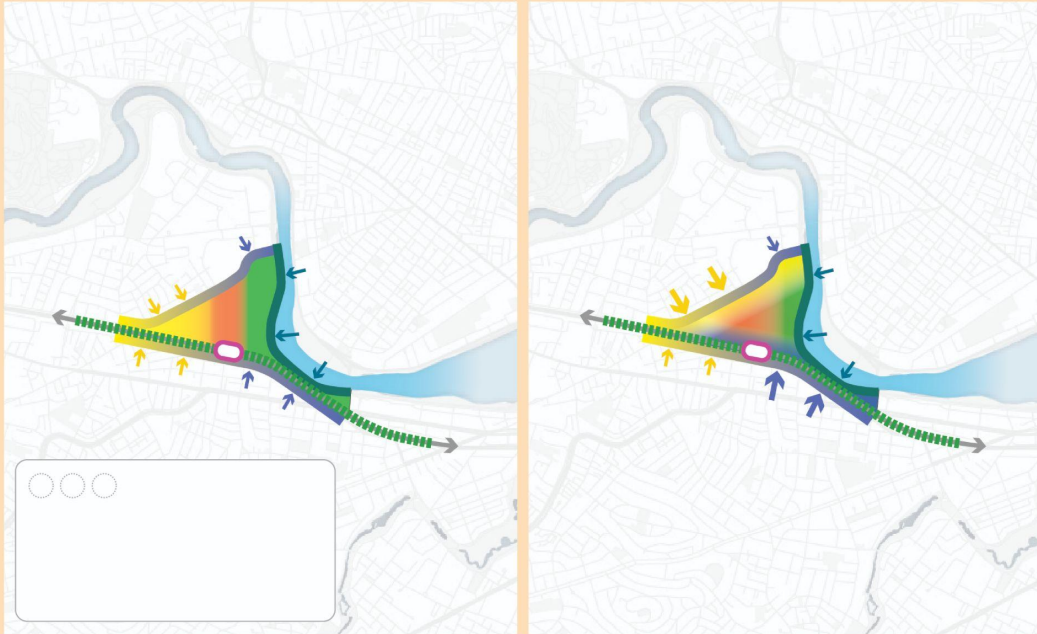
# Blend from the Edges



## Land Use

**BEACON  
PARK  
YARD** | regional  
framework  
plan

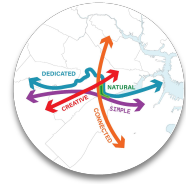
### BLEND FROM THE EDGES DRAFT FRAMEWORK - LAND USE



### Summary:

Regional uses will grow and shrink in influence, but the major infrastructure conditions are known. Within the Plan Area, uses should fill in the needs of the region while prioritizing equity. Some uses (like institutional or open space) can be used as a buffer between infrastructure and residential areas.

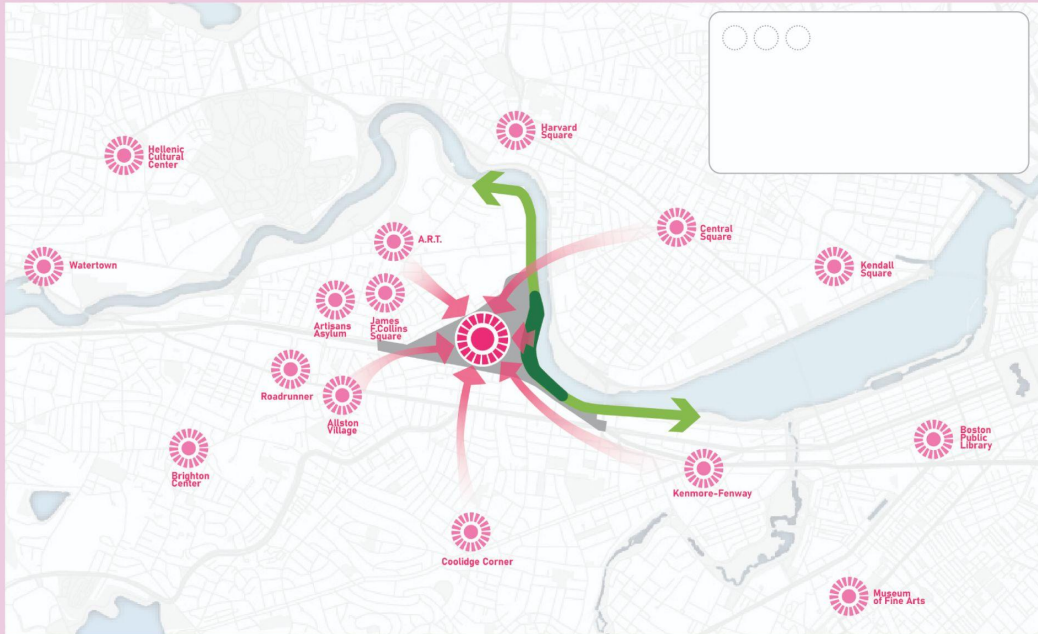
# Arrive at the Gateway



## Cultural

**BEACON  
PARK  
YARD** | regional  
framework  
plan

### ARRIVE AT THE GATEWAY (Hub at Transit) DRAFT FRAMEWORK - CULTURAL ASSETS

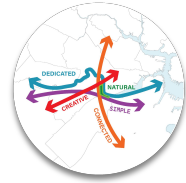


## Summary:

A major cultural hub can create a new gateway, drawing in regional visitors and filling in the gap that exists today. Connecting closely to the future transit station will encourage arrival by public transit and ensure a vibrant center, accessible and visible to all.



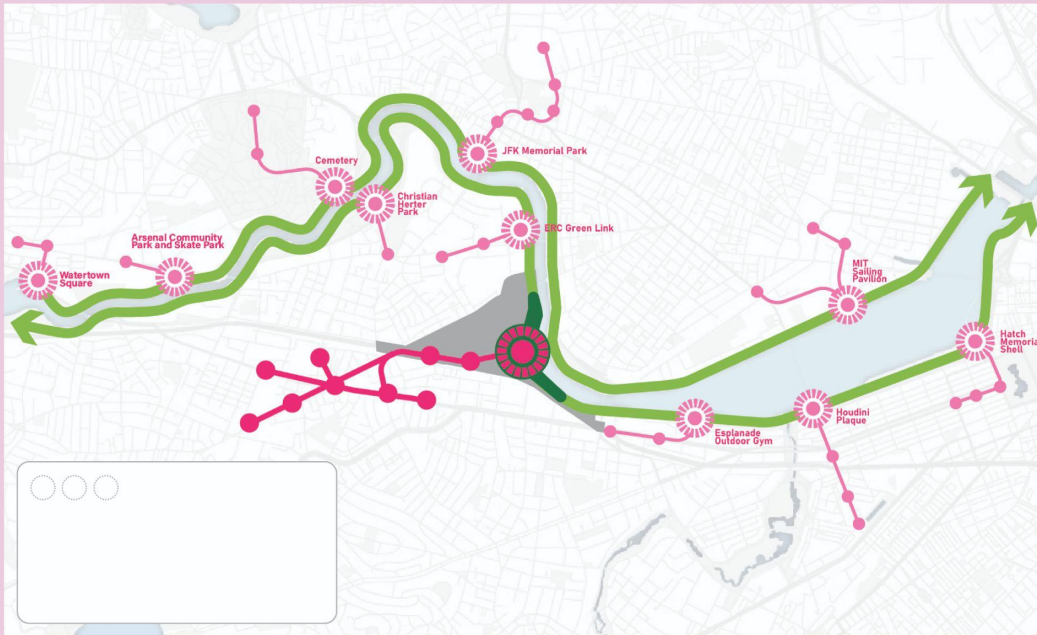
# Journey to the Beacon



## Cultural

**BEACON  
PARK  
YARD** | regional  
framework  
plan

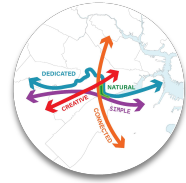
### JOURNEY TO THE BEACON (Hub at River) DRAFT FRAMEWORK - CULTURAL ASSETS



## Summary:

Connecting a new cultural hub at the Charles River into the network of smaller nodes will emphasize the transformational investment in the riverfront. Focus on creating a balance between the existing hubs and the unique experience of arriving at a new, inclusive open space.

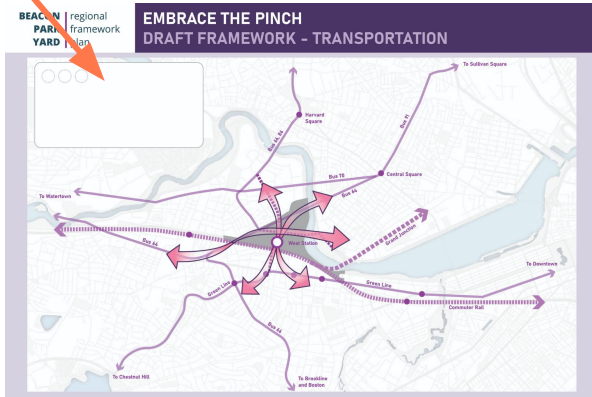
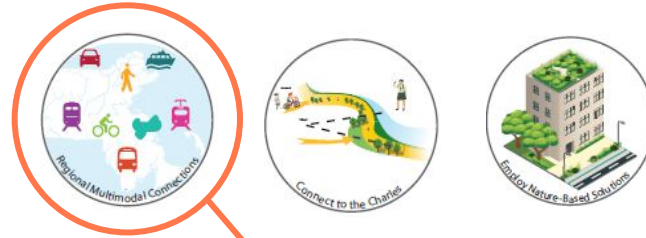
# Which Framework(s) Best Achieve the Guiding Principles?



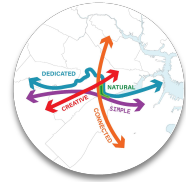
## Activity Introduction

Each person will receive a “book of stickers” with the 7 guiding principles

Place the guiding principle sticker in the framework board that it best aligns with



# Which Framework(s) Best Achieve the Guiding Principles?



**Survey** For each guiding principle, please select which framework it best aligns with.



<https://bit.ly/BPY-P2>

## Which Framework(s) Best Achieve the Guiding Principles?

For each guiding principle, please select which framework it best aligns with.

If you would like to read more about the Guiding Principles or Frameworks, please click the back button and uncheck the skip ahead option. Additional information is available on the project website at [bit.ly/B-P-Y](http://bit.ly/B-P-Y).

Which Framework best aligns with Create Accessible + Reliable Multimodal Connections Regionally?

### Create Accessible + Reliable Multimodal Connections Regionally

within Alton-Brighton, and to the surrounding neighborhoods and regions.  
Expanding the network to the east and the south.

"Great infrastructure projects benefit the region for many decades and price should give way to long-term vision, including putting in underground tunnels. None."

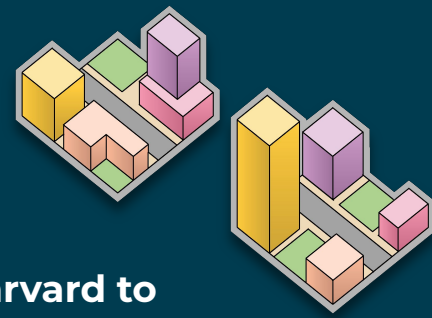
IN MY OPINION, I...

- ◀ "traffic" "overloaded buses"
- ♥ "tired" "stressed"
- ? "delayed buses" "easy transportation"

Experience of infrastructure  
Personal Equipment  
Community Equip  
Public Funds



# Introduction to Scenarios Phase

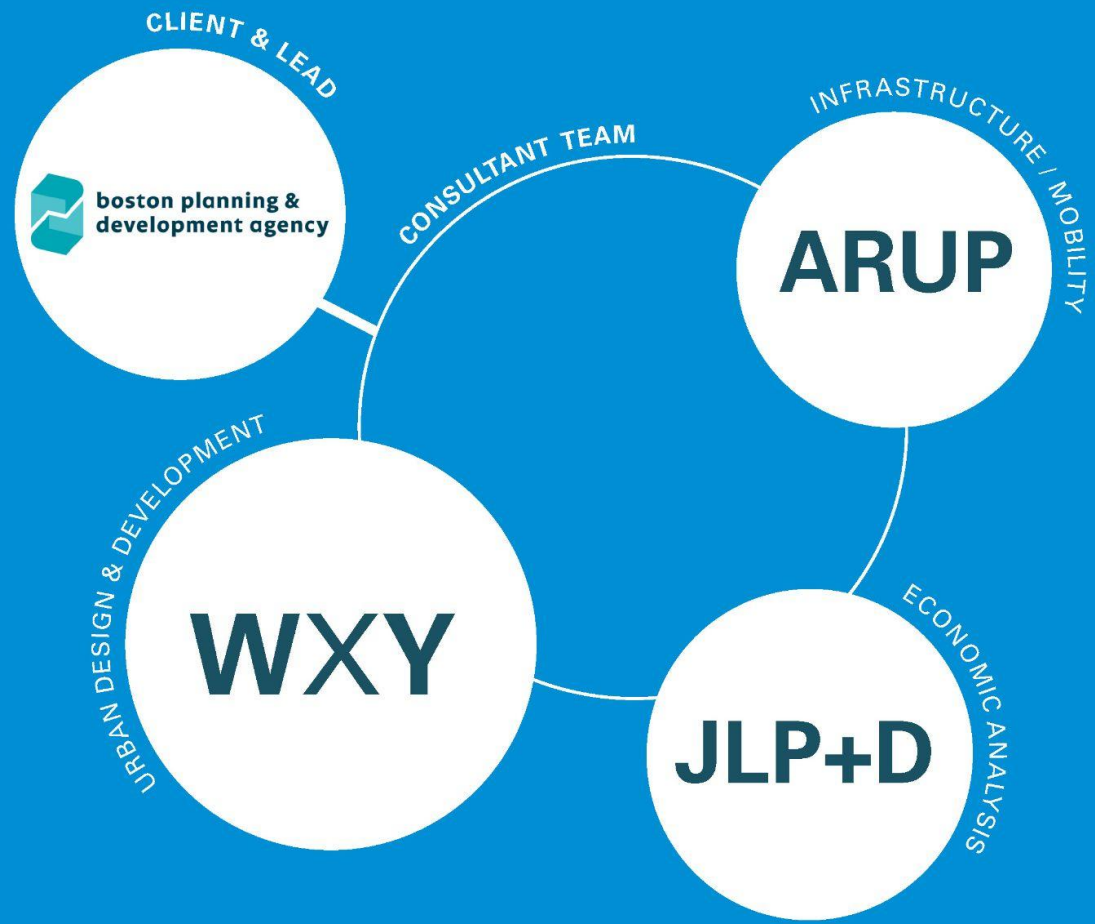
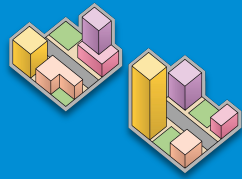


**Create diagrams for the Plan Area together with the Community and Harvard to describe topics, including**

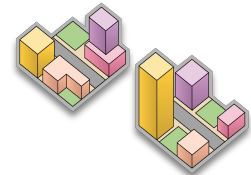
- heights and development ranges,
- open space programs, character, scale, and amenities,
- physical accommodations for transit alternatives\* to achieve desired service, street sections and mobility amenities,
- building activation,
- order of magnitude costs/value impacts and feasibility, and
- interim conditions or phasing, and
- other topics that arise.

## **Upcoming Engagement**

- Group: Open Space and Charles River Focus Session, Housing Focus Session
- Broad: Continued Asset Mapping, <https://comap.sasaki.com/bpy/>



# Team



**Claire Weisz**  
Founding Principal  
WXY



**David Vega-Barachowitz**  
Associate Principal  
WXY



**Jacob Dugopolski**  
Associate Principal  
WXY



**Manasi Punde**  
Associate  
WXY



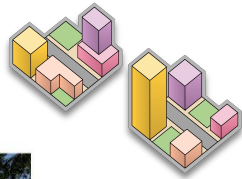
**Bahij Chancey**  
Associate  
WXY



**Amelia Casey**  
Senior Planner  
ARUP



**Yuxiang Luo**  
Director  
JLP+D



Introduction

# What We Do

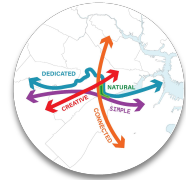


# Survey

For each guiding principle, please select which framework it best aligns with.



<https://bit.ly/BPY-P2>



## BPY Plan Big Ideas Survey

Welcome to the Beacon Park Yard Regional Framework Plan (BPY Plan) big ideas survey! This survey includes material created through community meetings and workshops between October 2023 and April 2024. For more information about the project and to view past presentations, please visit the project website at [bit.ly/B-P-Y](https://bit.ly/B-P-Y).

This survey describes the materials created for two public forums on April 24th and May 7th which conclude Phase Two of the project. Phase Two focused on the impact of the site on the whole region. This survey includes seven multiple choice questions to help determine which big ideas (or frameworks) we use in Phase Three of the project. Phase Three will focus on testing possible design and development options within the site. There is also opportunity at the end of the survey to share your feedback about the materials overall and yourself.

Your responses will directly impact the outcomes of the project and inform how we conduct outreach.

ben.zunkeler@boston.gov [Switch account](#)

Draft saved

Not shared

### Language Access

Language access services are available to you free of charge. Please contact [Christine Brandao](#) to request.

Los servicios de acceso a idiomas están disponibles sin cargo. Por favor llame o envíe un mensaje a [Christine Brandao](#) con la solicitud.

您可以免費獲得語言翻譯服務。請聯繫或 [Christine Brandao](#) 要求提供翻譯。

免費向您提供語言服務。請聯絡或 [Christine Brandao](#) 提出要求。

### What is your name?

(optional)

Ben Zunkeler

### Just here for the survey?

- If you already attended one of the Big Ideas Public Forums and don't want to read about the Guiding Principles and Frameworks, please select this option to skip ahead to the activity.

[Clear selection](#)

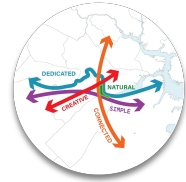
[Next](#)

[Clear form](#)



# Break Out Rooms

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## **Main Room: Q&A, Interpretation, Survey Focus Time**

Facilitator: Ben

## **Room 1: Draft Transportation Frameworks**

Facilitator: Yari

## **Room 2: Draft Cultural and Natural Frameworks**

Facilitator: Marin

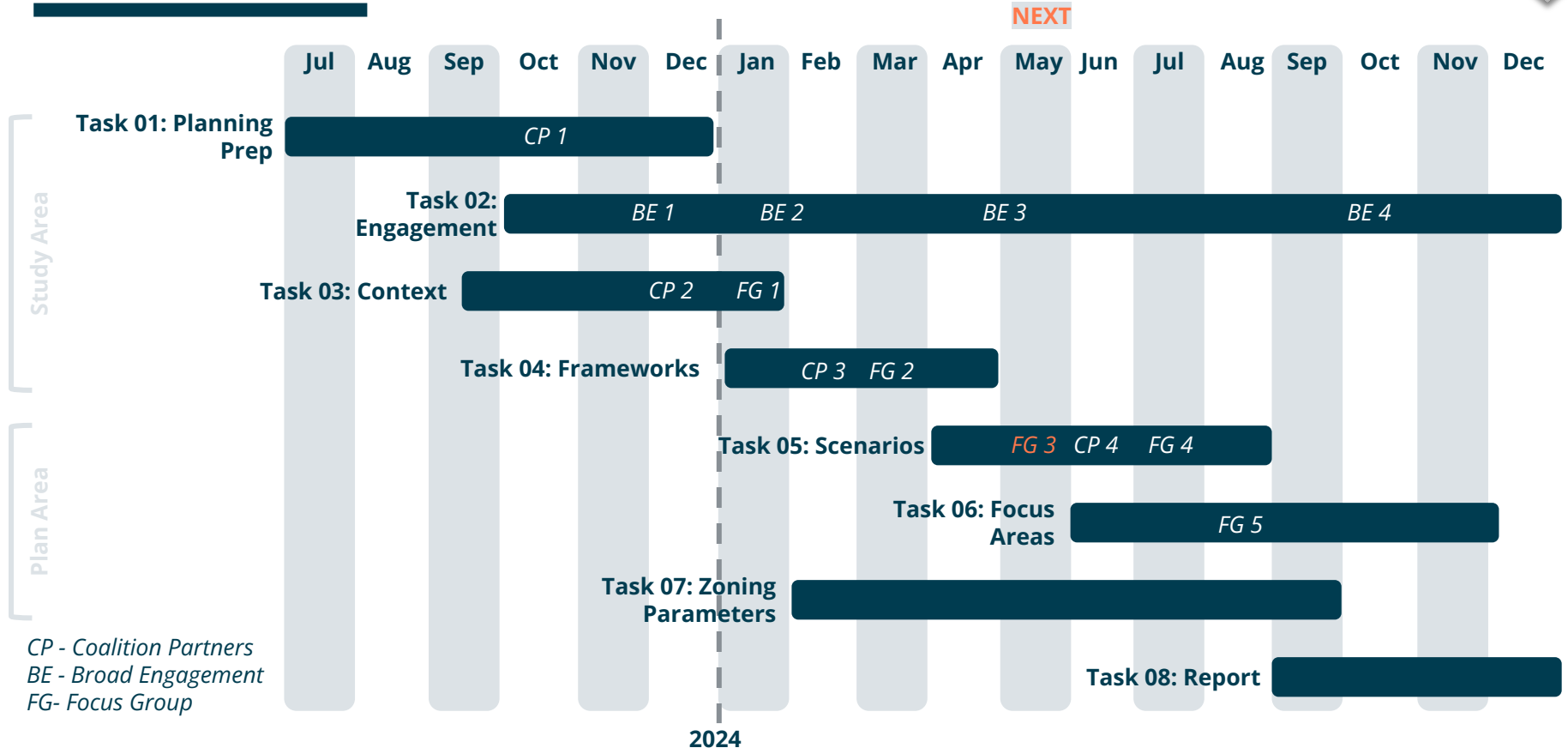
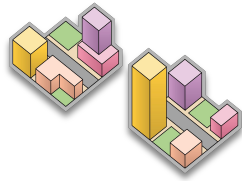
## **Room 3: Draft Land Use Frameworks**

Facilitator: Jack



<https://bit.ly/BPY-P2>

# Next Steps



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

# Interactive Mapping Activity

<https://comap.sasaki.com/bpy/>



A screenshot of the interactive mapping tool, displaying a detailed map of the Boston area. The map includes labels for various neighborhoods such as Waltham, Watertown, Cambridge, Somerville, and Boston. A blue location pin is placed in the Cambridge area. The interface features a search bar at the top left, a 'Zoom to Location' dropdown menu, and a 'SATELLITE' view toggle. At the bottom, there are three sections: 'I love this...' with icons for Business/Shop, Street/Sidewalk/Plaza, Community Place, Nature, and Art/Mural; 'This is where I...' with icons for Live, Work/Create Art, Take the Bus or the T, Learn/Study/Get Childcare, and Worship; and 'I wish this was...' with icons for Safer, Accessible, and Welcoming. A 'Done with the Map' button is located in the bottom right corner.

# How did we do?

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Please help us improve our events by completing this short event feedback



<https://bit.ly/44ggh9Y>

Thank You

Thank You

Thank You

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

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*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)*

