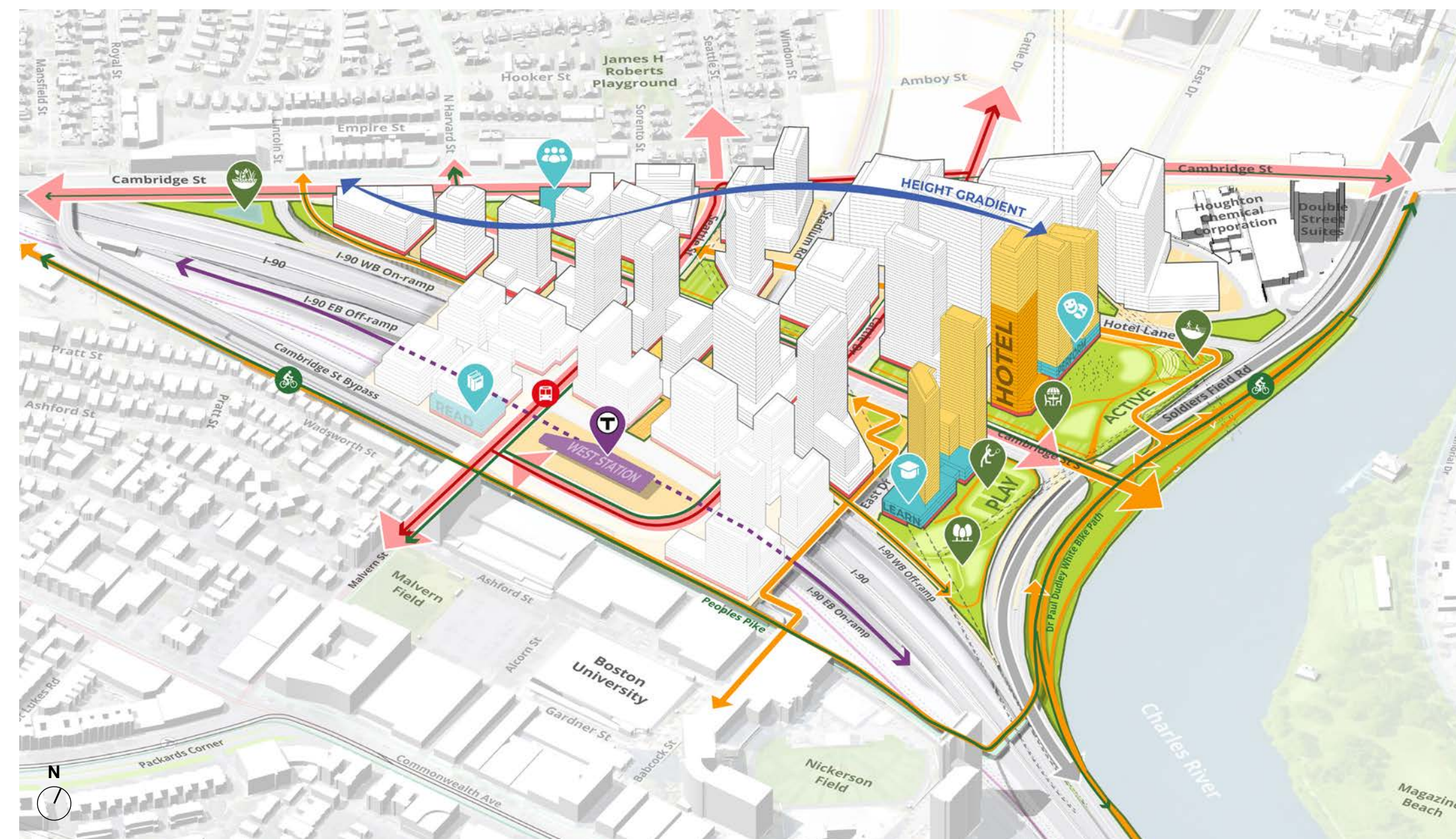


Scenarios Overview

Corridors

Corridors emphasizes a strong east west open space corridor along Cambridge Street South that connects to a signature waterfront park. Height is concentrated towards the waterfront, with more residential development facing the Charles River. North south corridors, including Cattle Drive and Seattle Street, have strong active urban edges with mixed uses. New connections to Lincoln Street and Babcock Street help stitch this scheme into its surrounding urban fabric.



Scenario Highlights:

- 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

Engagement Session Influences



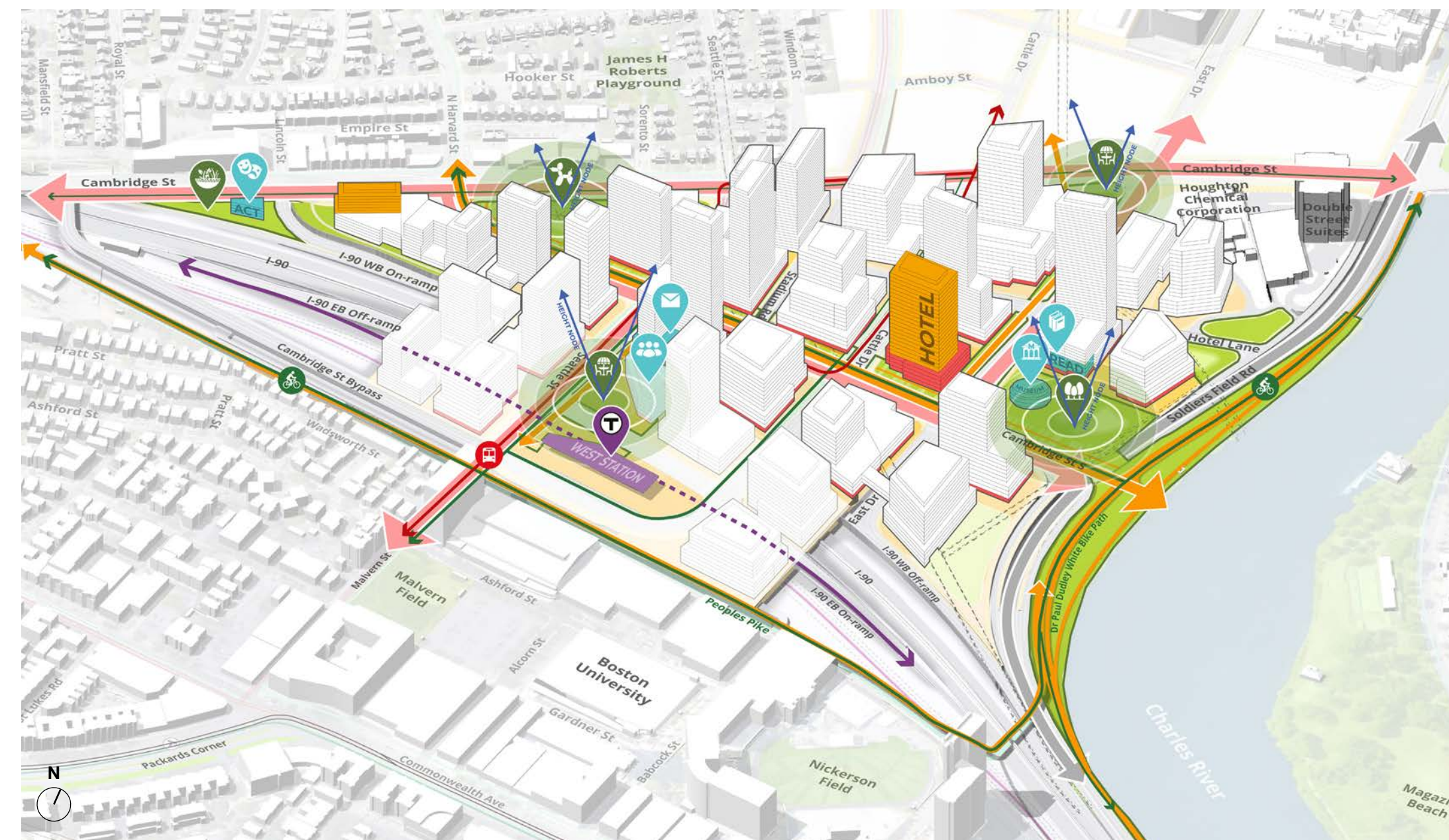
Interspersed or Green Corridor
CDC Board & Staff Members

High Density Mixed Use Waterfront
Public Forum Table 3

Lincoln Street Connector
Veronica Smiths Senior Center

Gateways

Gateways locates smaller scale parks and plazas at the periphery of the site, so that land uses and public spaces respond to and complement their adjacent context. Height is dispersed into a series of clusters, while responding to the existing urban context.



Scenario Highlights:

- 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.

Engagement Session Influences



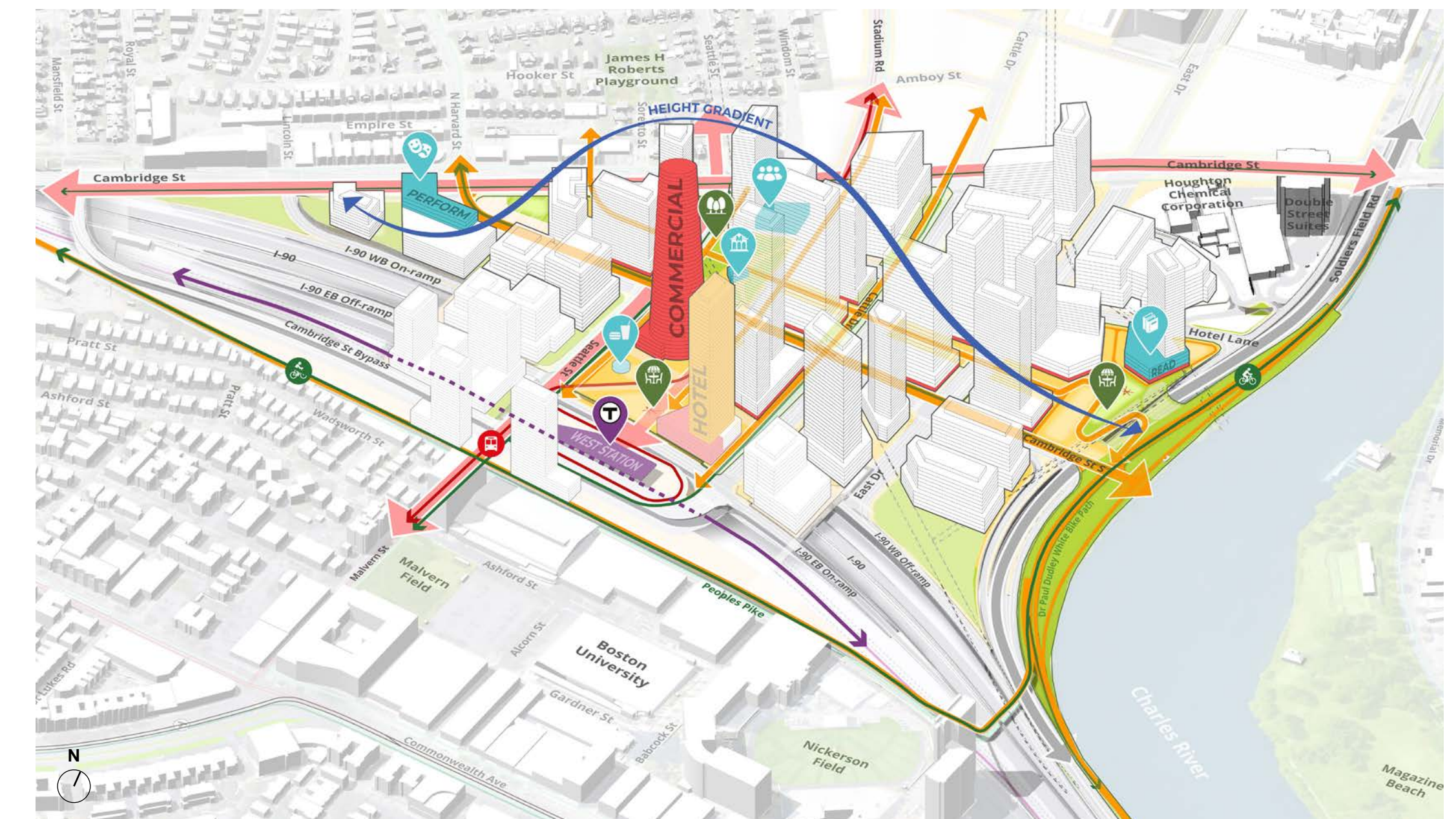
West Station Gateway
Allston Brighton Health Collaborative

Residential Gateway
Public Forum Table 1

Key Pedestrian Connections on East Drive and Seattle Street
Public Forum Table 2

Hubs

Hubs centralizes open spaces and destinations at key nodes in the center of the site, where height is also concentrated. An east-west corridor runs along the center of the site to an active urban waterfront edge with an enhanced connection to the river's edge.



Scenario Highlights:

- 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

Engagement Session Influences

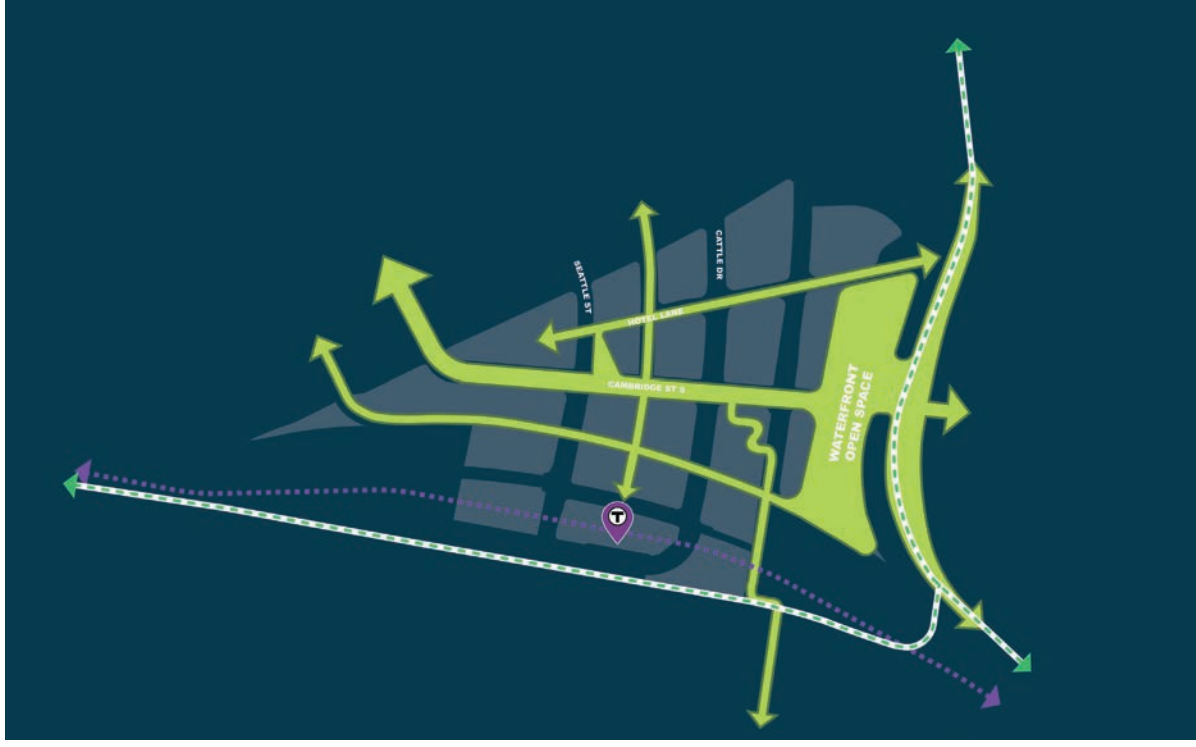


Key Hubs within Beacon Park Yard and by the Station
Public Forum Table 2

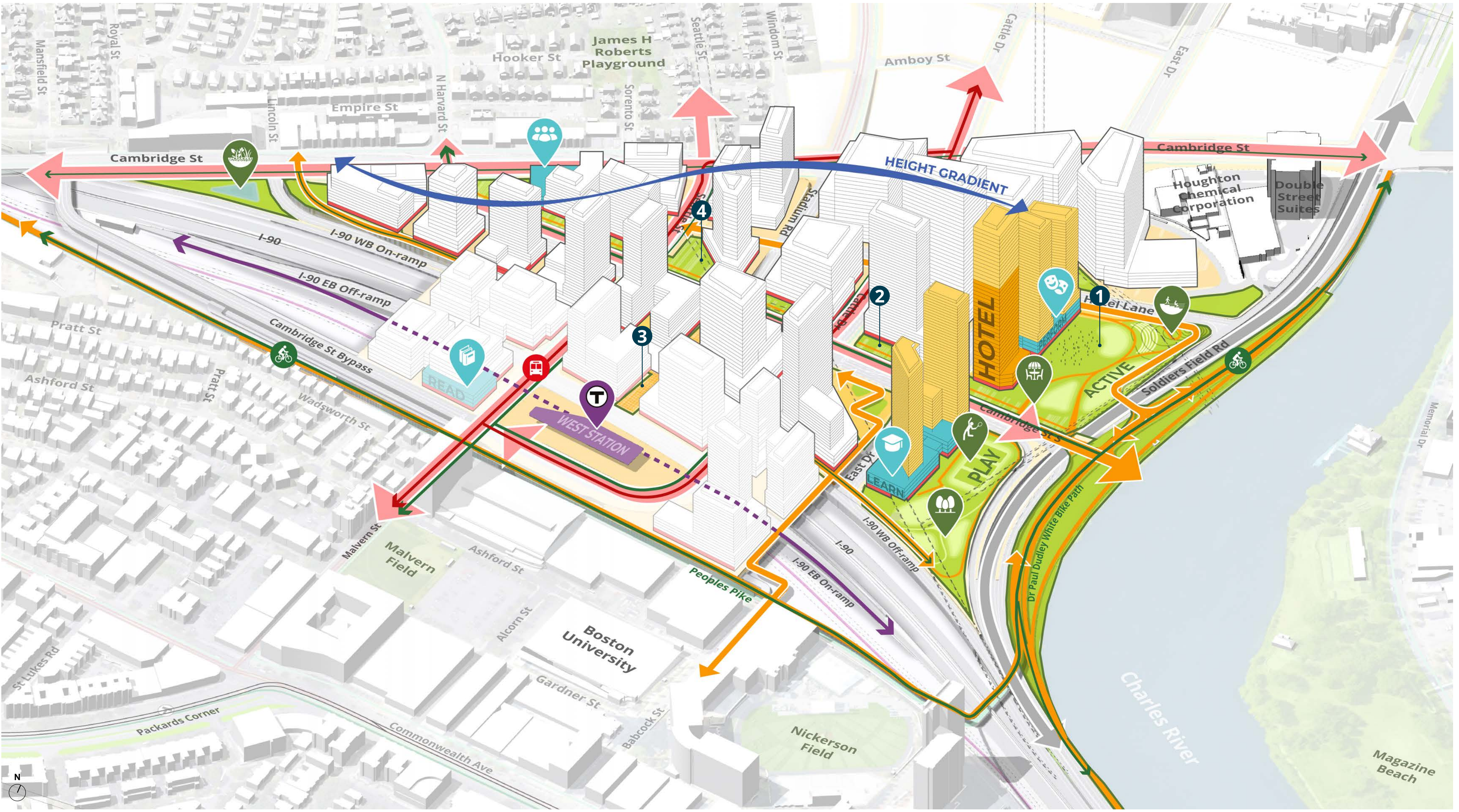
Height Focused at the Core
Allston Brighton Health Collaborative

High Density Station Area with Signature Commercial Building
Harvard Core Team

Corridors Draft Scenario



Corridors emphasizes a strong east west open space corridor along Cambridge Street South that connects to a signature waterfront park. Height is concentrated towards the waterfront, with more residential development facing the Charles River. North south corridors, including Cattle Drive and Seattle Street, have strong active urban edges with mixed uses. New connections to Lincoln Street and Babcock Street help stitch this scheme into its surrounding urban fabric.



Open Space Precedents



1 Waterfront Open Space (Marsha P Johnson Park, Brooklyn, NY)



2 Green Corridor (Rose Kennedy Greenway, Boston)



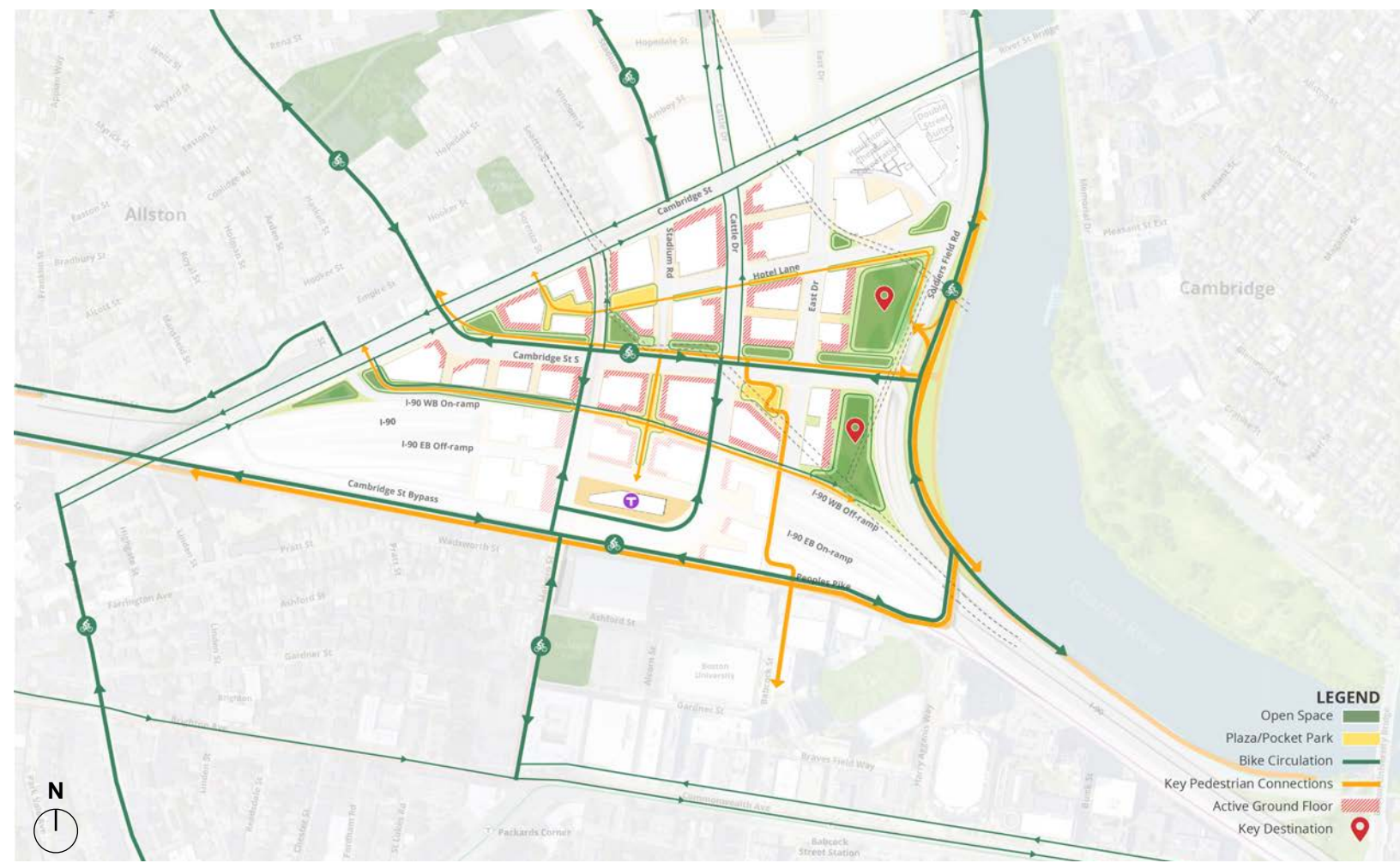
3 Active Plaza (City Center, Washington DC)



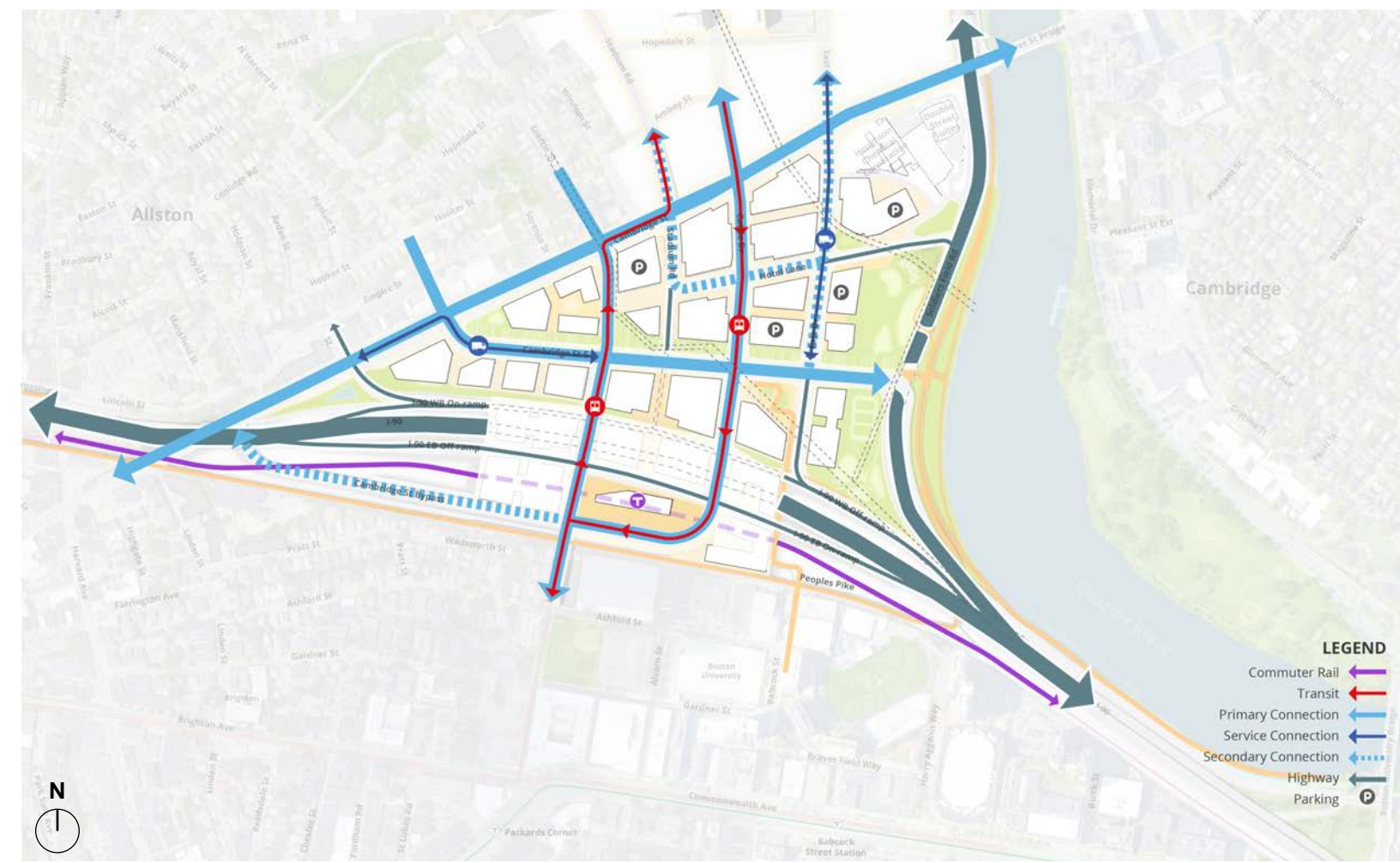
4 Urban Park (401 Park, Boston)

Corridors Draft Scenario

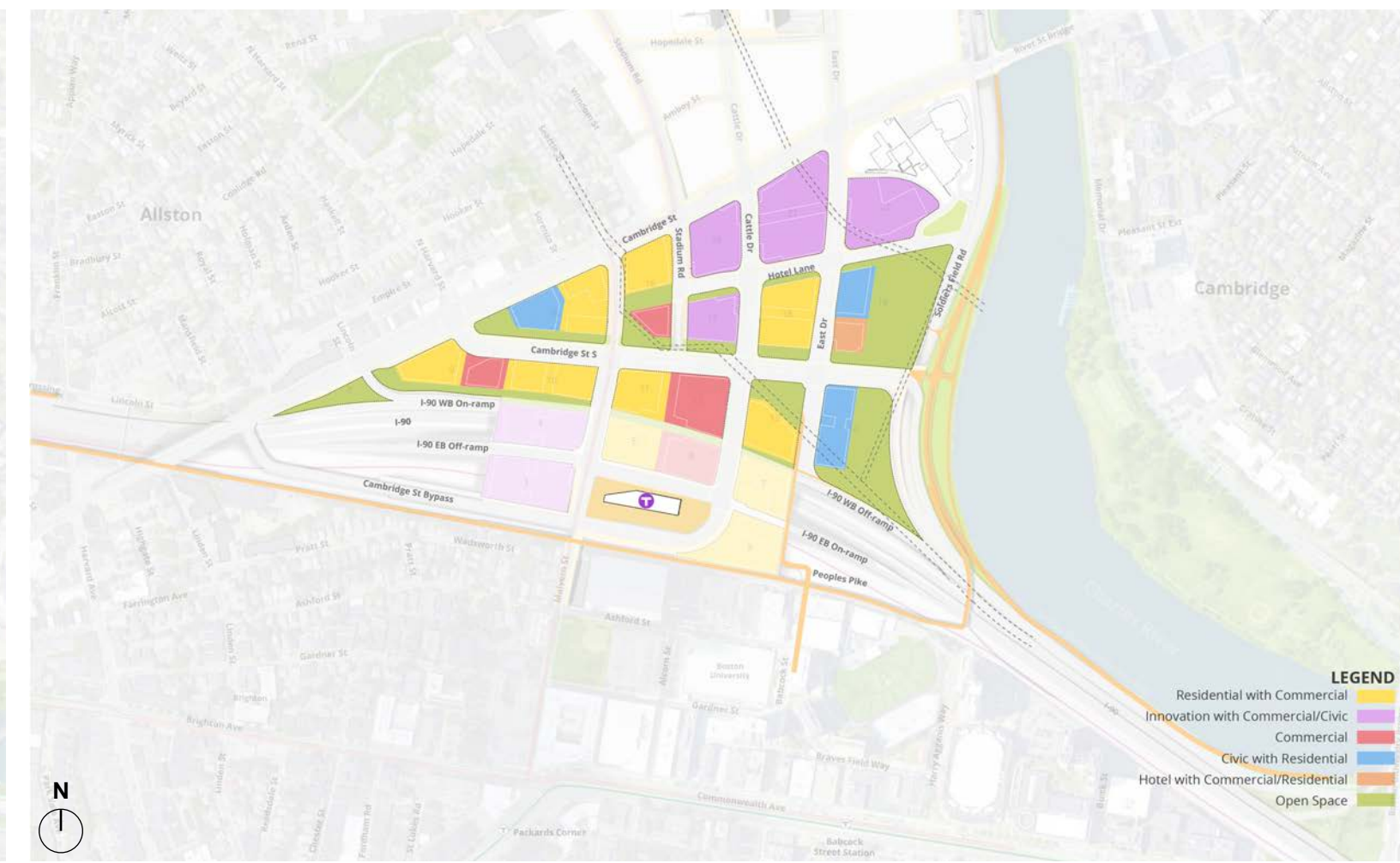
Plan Diagrams



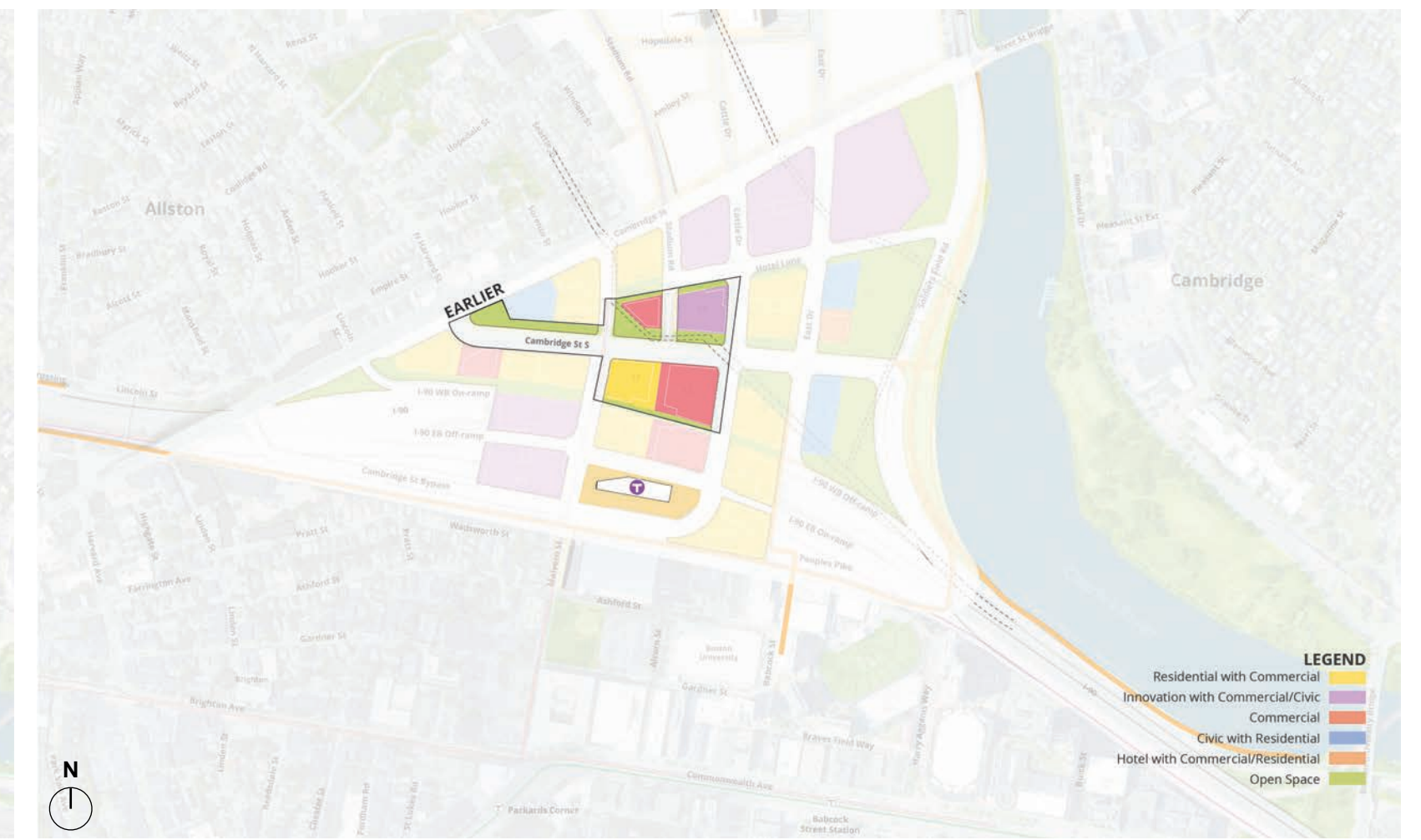
Open Space



Circulation



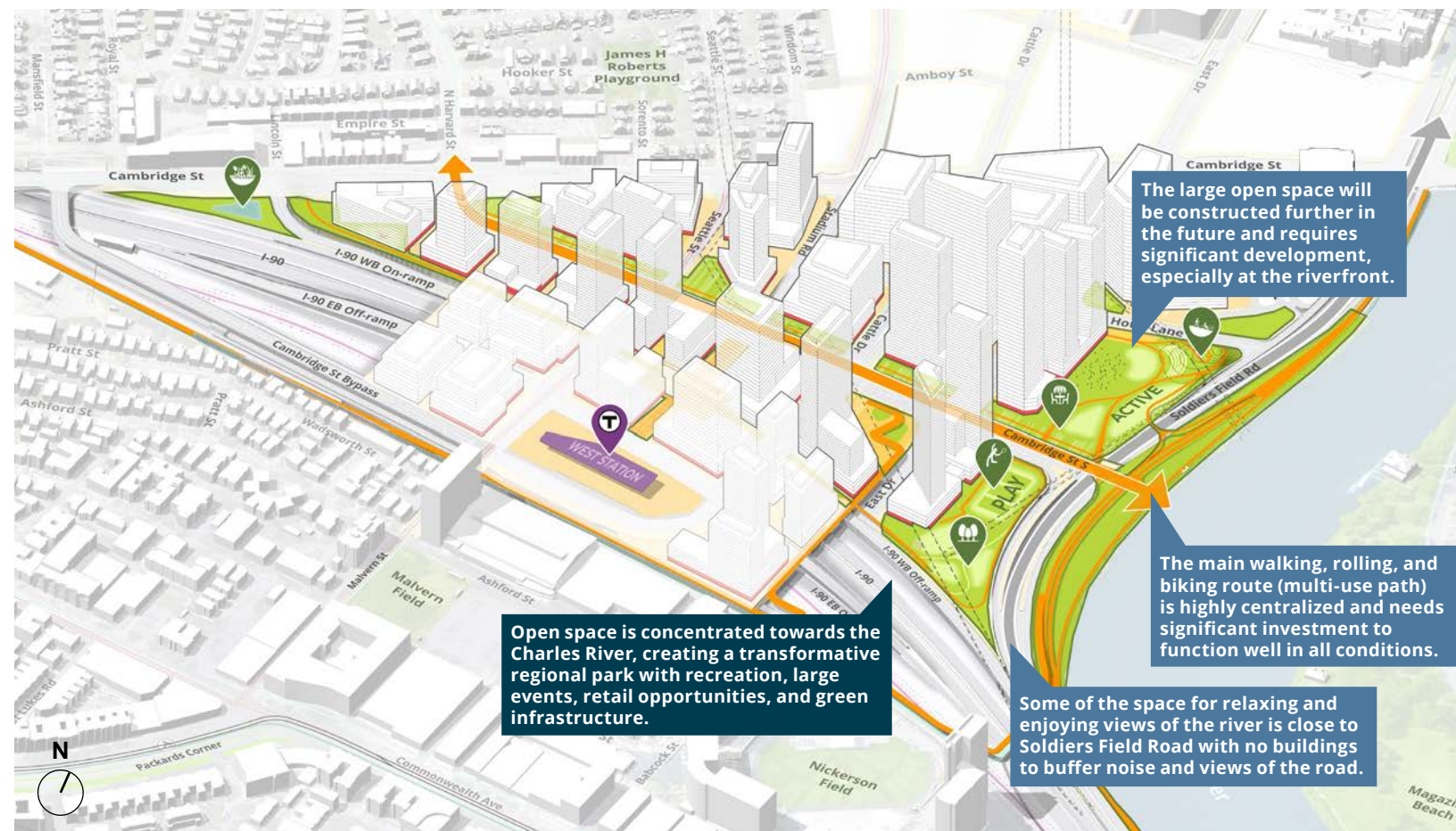
Land Use



Phasing

Trade Offs

Outcomes Constraint



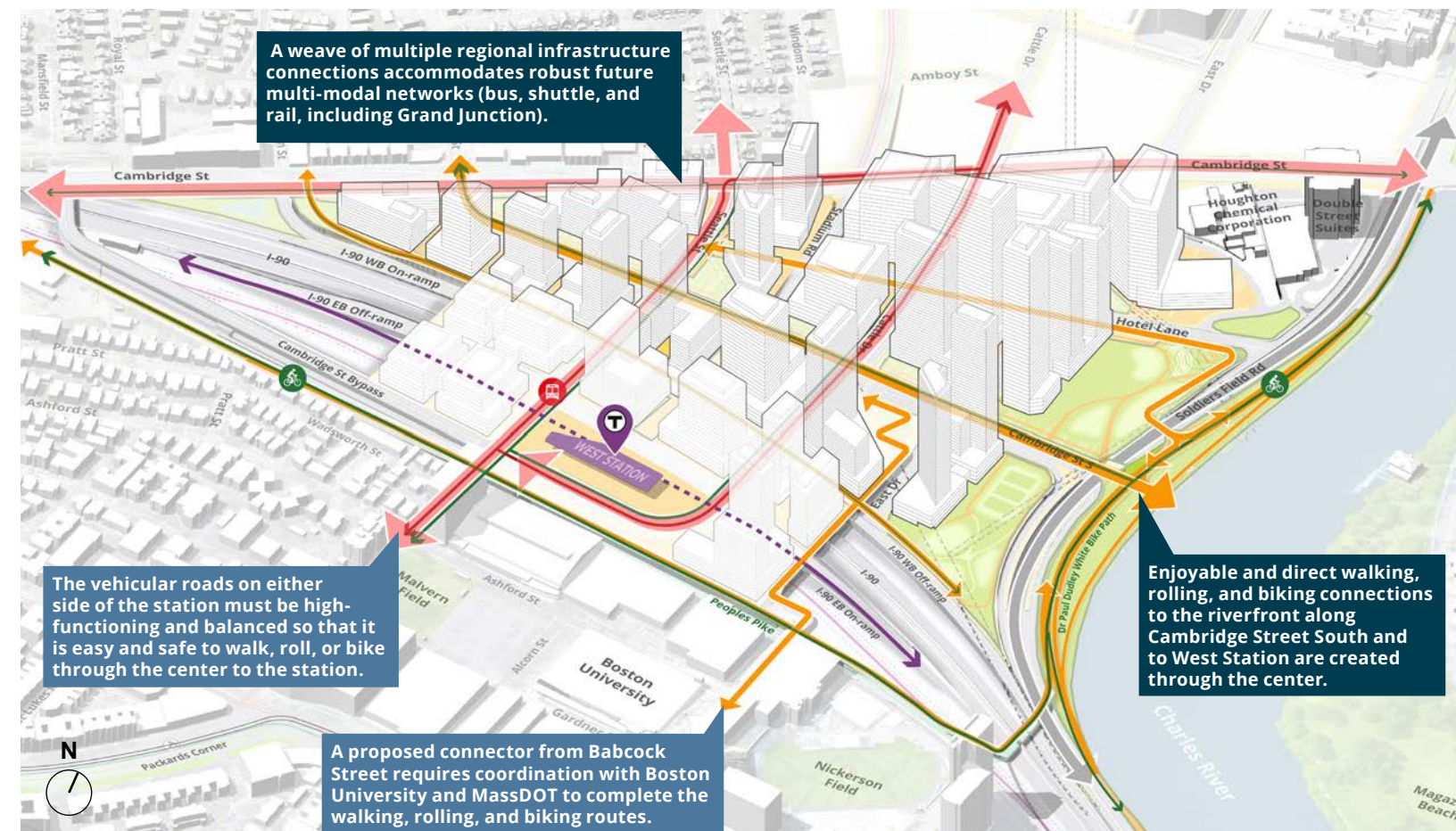
Open Space, Resiliency, & Human Scale Circulation

Outcome: Open space is concentrated towards the Charles River, creating a transformative regional park with recreation, large events, retail opportunities, and green infrastructure.

Constraint: Some of the space for relaxing and enjoying views of the river is close to Soldiers Field Road with no buildings to buffer noise and views of the road.

Constraint: The main walking, rolling, and biking route (multi-use path) is highly centralized and needs significant investment to function well in all conditions.

Constraint: The large open space will be constructed further in the future and requires significant development, especially at the riverfront.



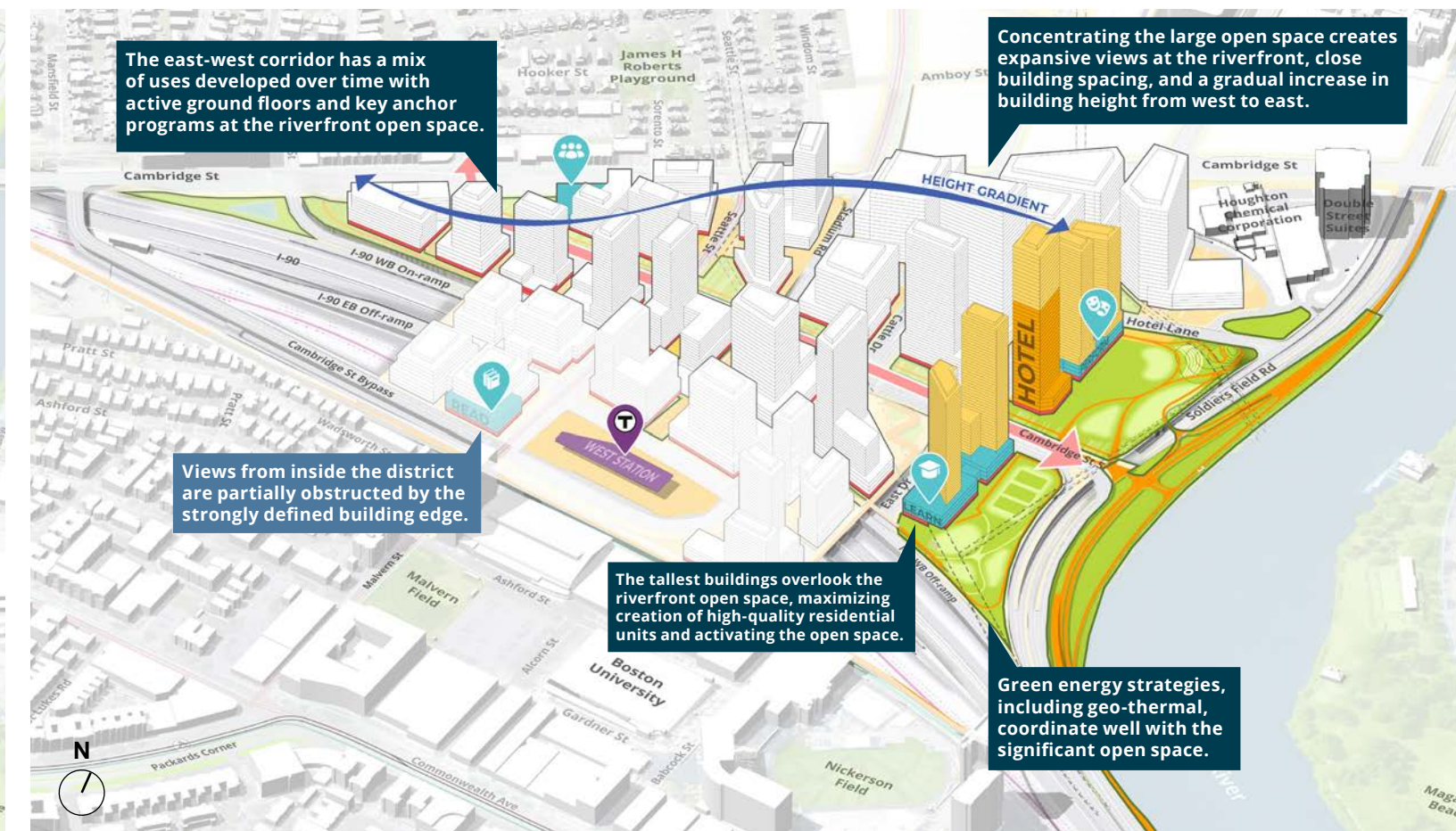
Transit, Vehicular Circulation, & Infrastructure

Outcome: Enjoyable and direct walking, rolling, and biking connections to the riverfront along Cambridge Street South and to West Station are created through the center.

Constraint: The vehicular roads on either side of the station must be high-functioning and balanced so that it is easy and safe to walk, roll, or bike through the center to the station.

Constraint: A proposed connector from Babcock Street requires coordination with Boston University and MassDOT to complete the walking, rolling, and biking routes.

Outcome: A weave of multiple regional infrastructure connections accommodates robust future multi-modal networks (bus, shuttle, and rail, including Grand Junction).



Building Use, Heights, & Energy

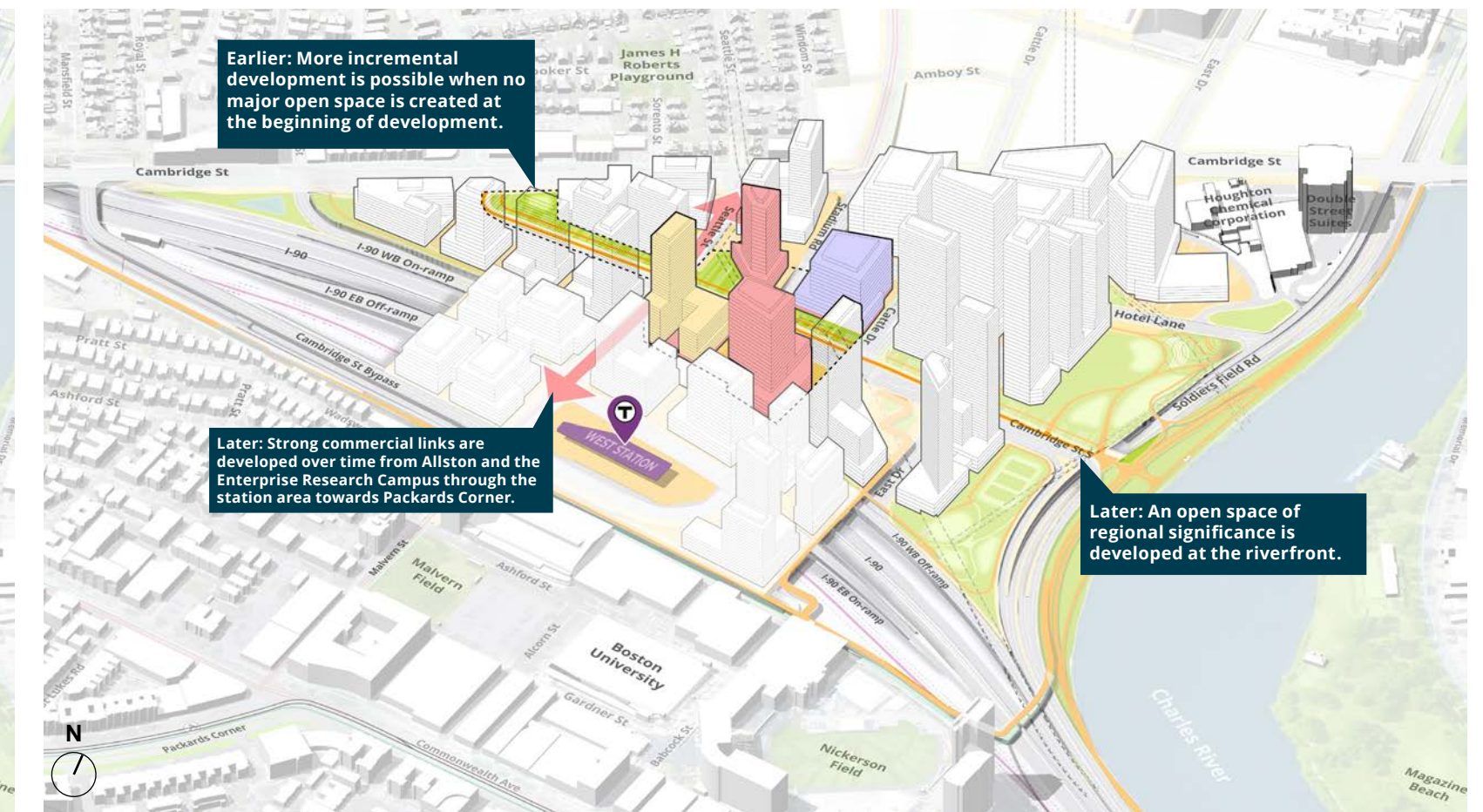
Outcome: The east-west corridor has a mix of uses developed over time with active ground floors and key anchor programs at the riverfront open space.

Outcome: Concentrating the large open space creates expansive views at the riverfront, close building spacing, and a gradual increase in building height from west to east.

Outcome: The tallest buildings overlook the riverfront open space, maximizing creation of high-quality residential units and activating the open space.

Constraint: Views from inside the district are partially obstructed by the strongly defined building edge.

Outcome: Green energy strategies, including geo-thermal, coordinate well with the significant open space.



Earlier & Later (Phasing)

Earlier: More incremental development is possible when no major open space is created at the beginning of development.

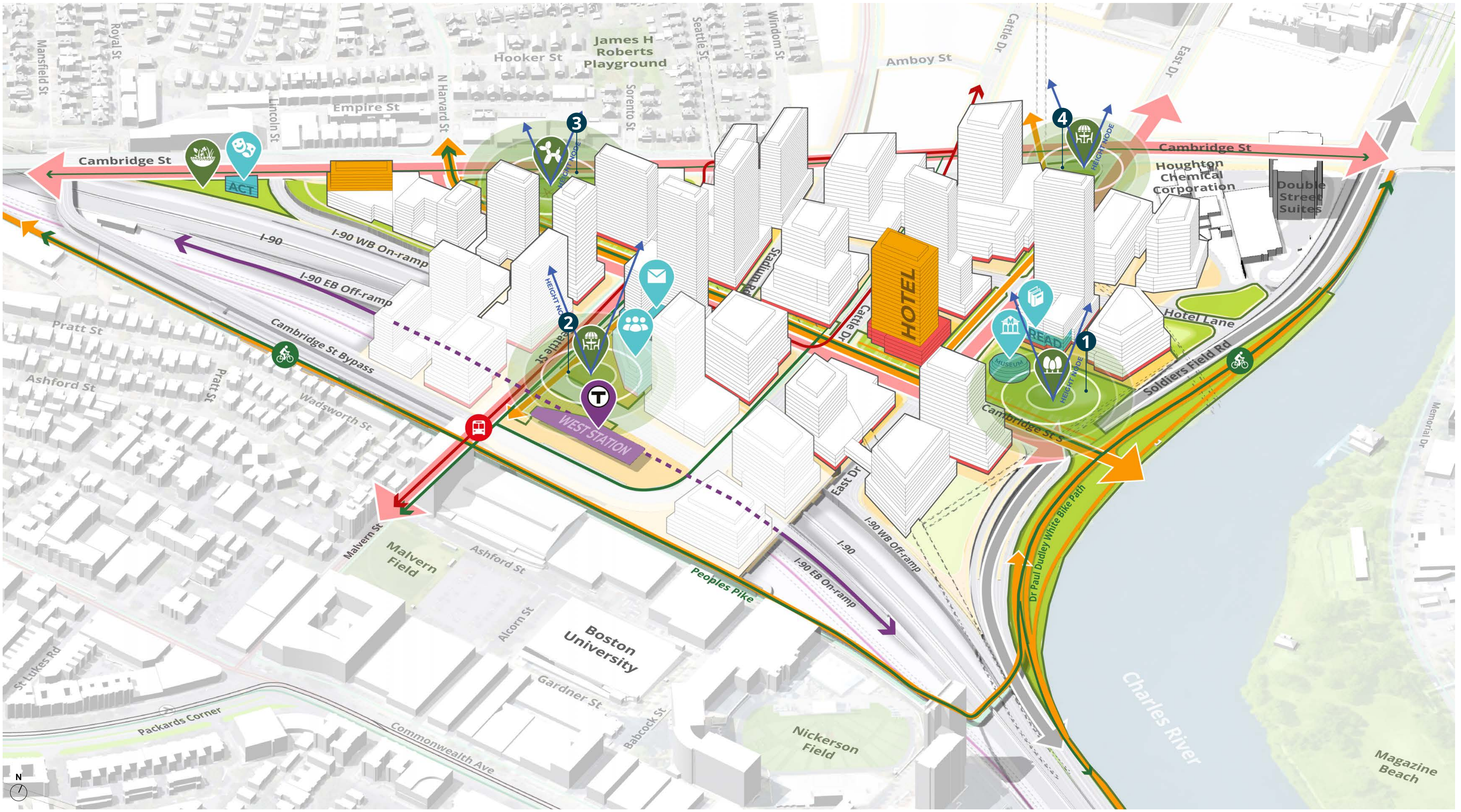
Later: Strong commercial links are developed over time from Allston and the Enterprise Research Campus through the station area towards Packards Corner.

Later: An open space of regional significance is developed at the riverfront.

Gateways Draft Scenario



Gateways locates smaller scale parks and plazas at the periphery of the site, so that land uses, active ground floors, and public spaces respond to and complement their adjacent context. Height is dispersed into a series of clusters, while responding to the existing urban context. A smaller waterfront park with a significant cultural venue is located at the eastern edge of the site.



Open Space Precedents



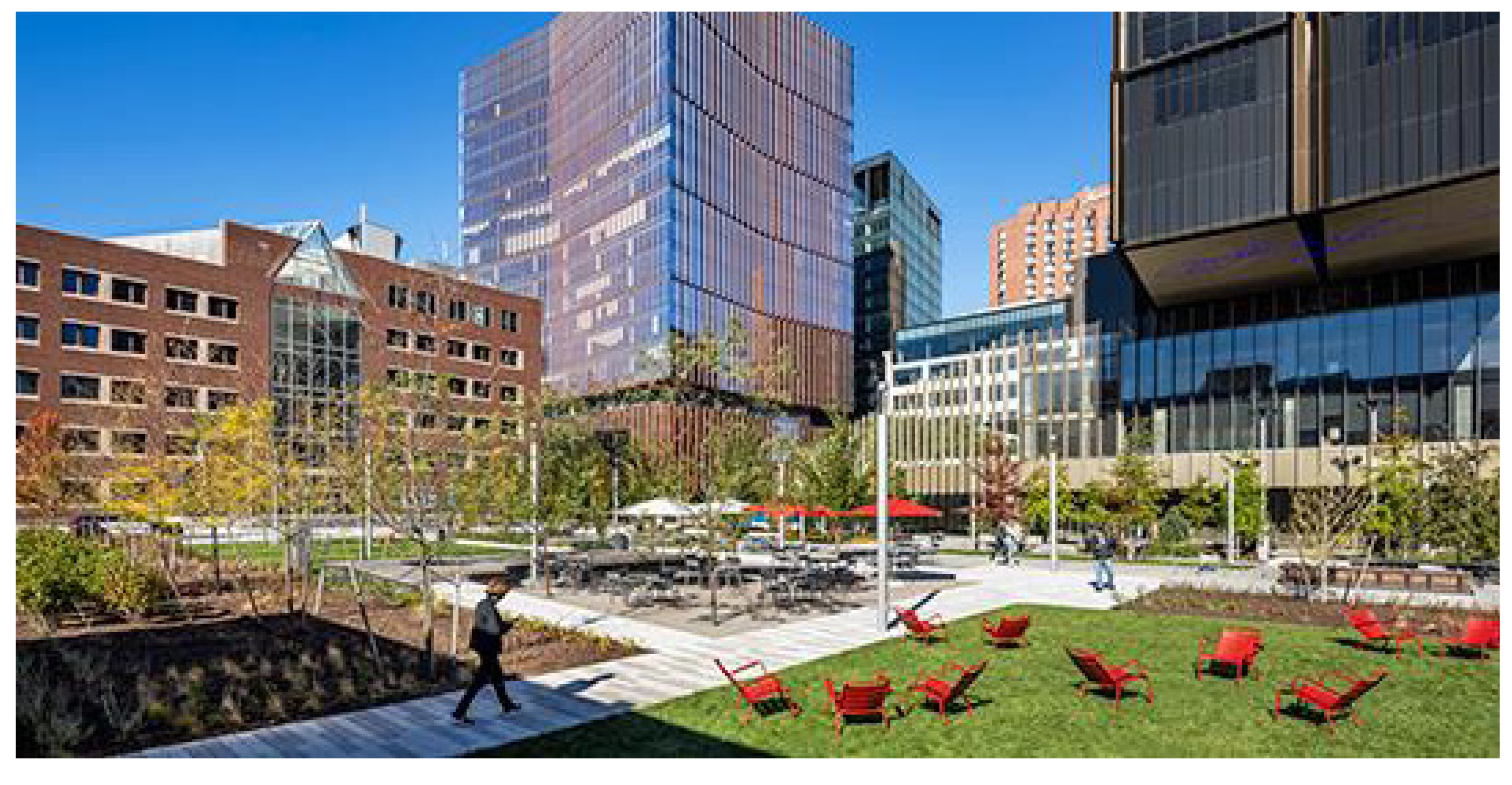
1 Riverfront Gateway (National Veterans Museum Park, Columbus, OH)



2 Transit Gateway (Kings Cross Station, London, UK)



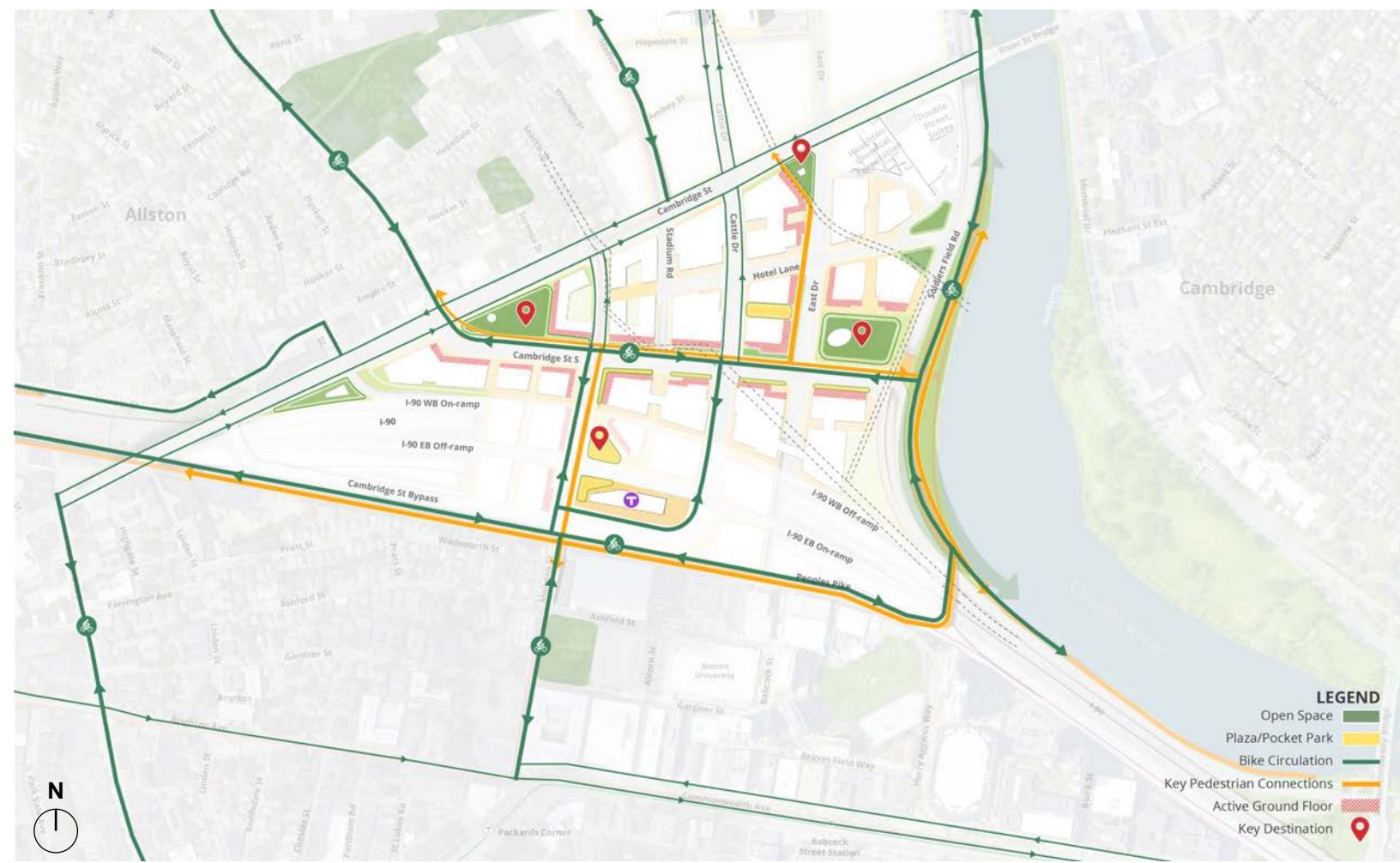
3 Residential Gateway (A Street Park, Boston, MA)



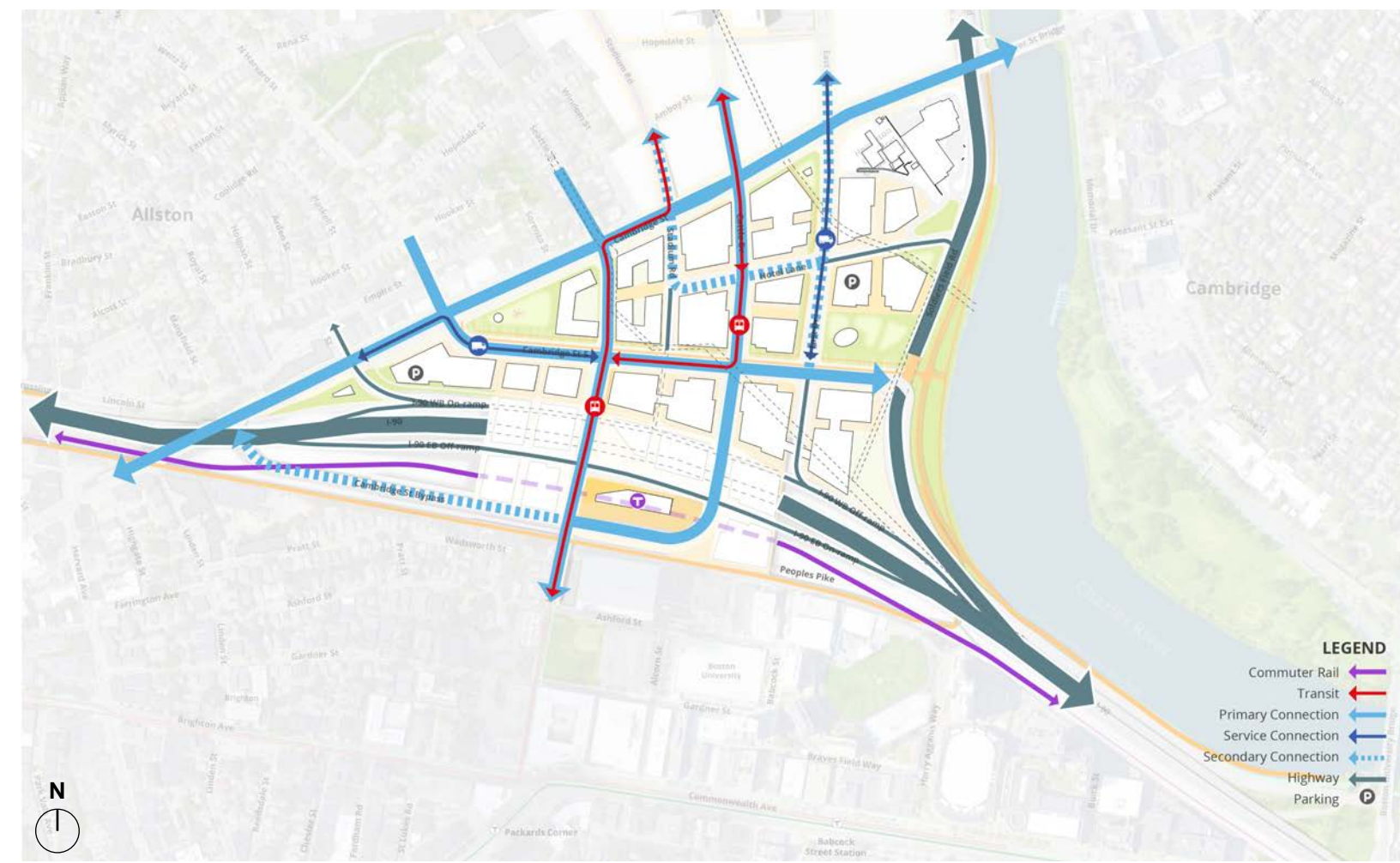
4 ERC Gateway (Kendall Square, Cambridge, MA)

Gateways Draft Scenario

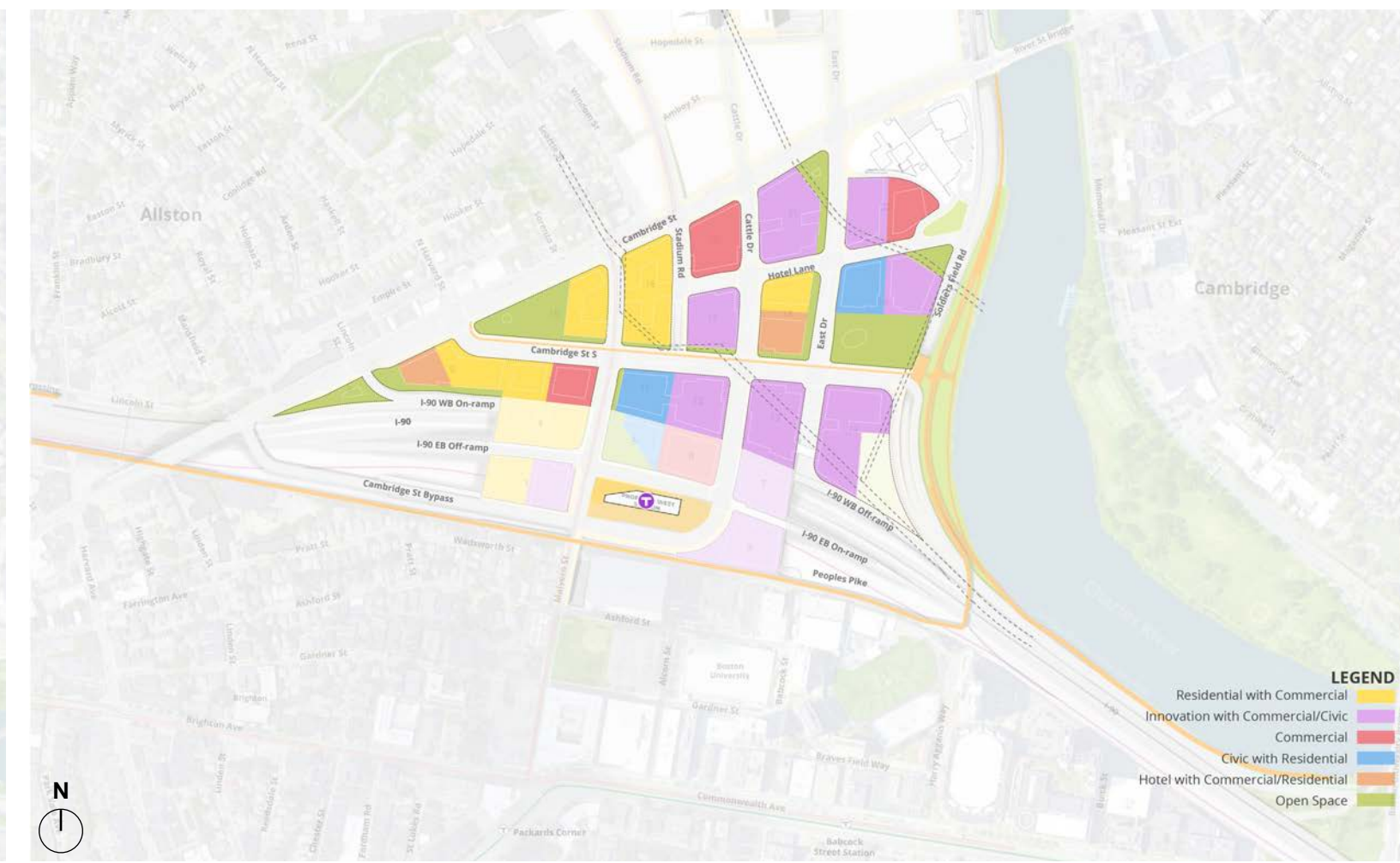
Plan Diagrams



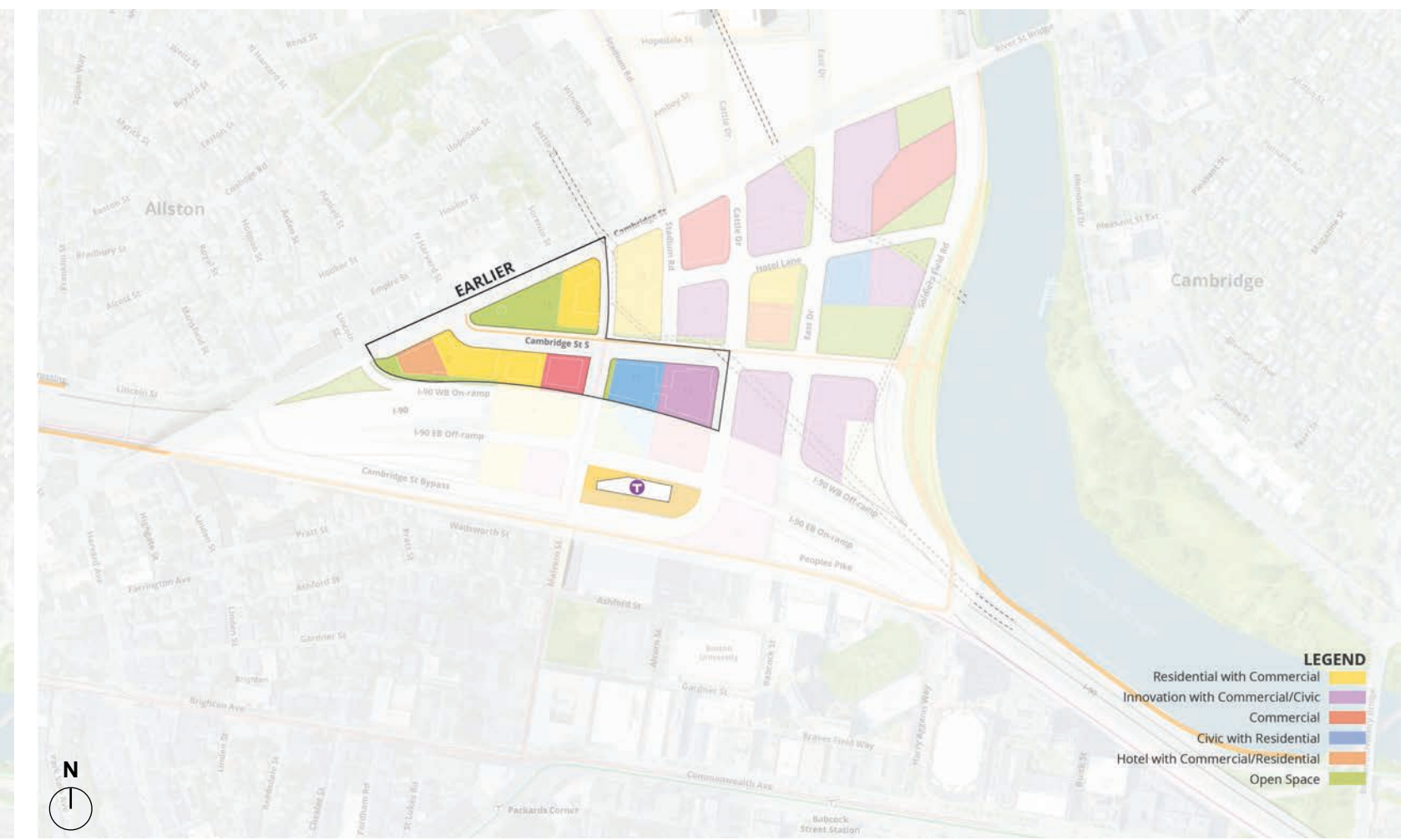
Open Space



Circulation



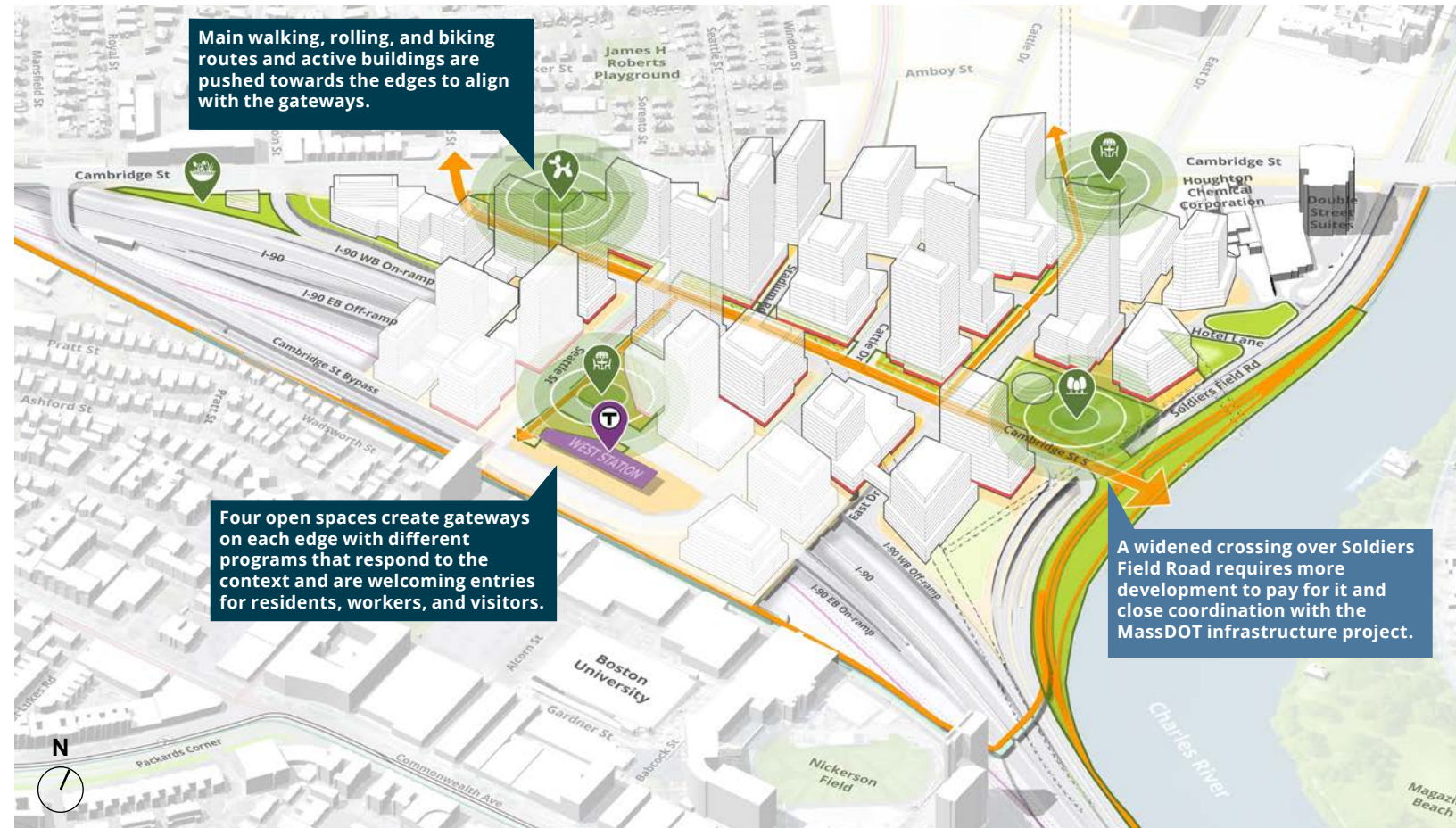
Land Use



Phasing

Trade Offs

Outcomes Constraints

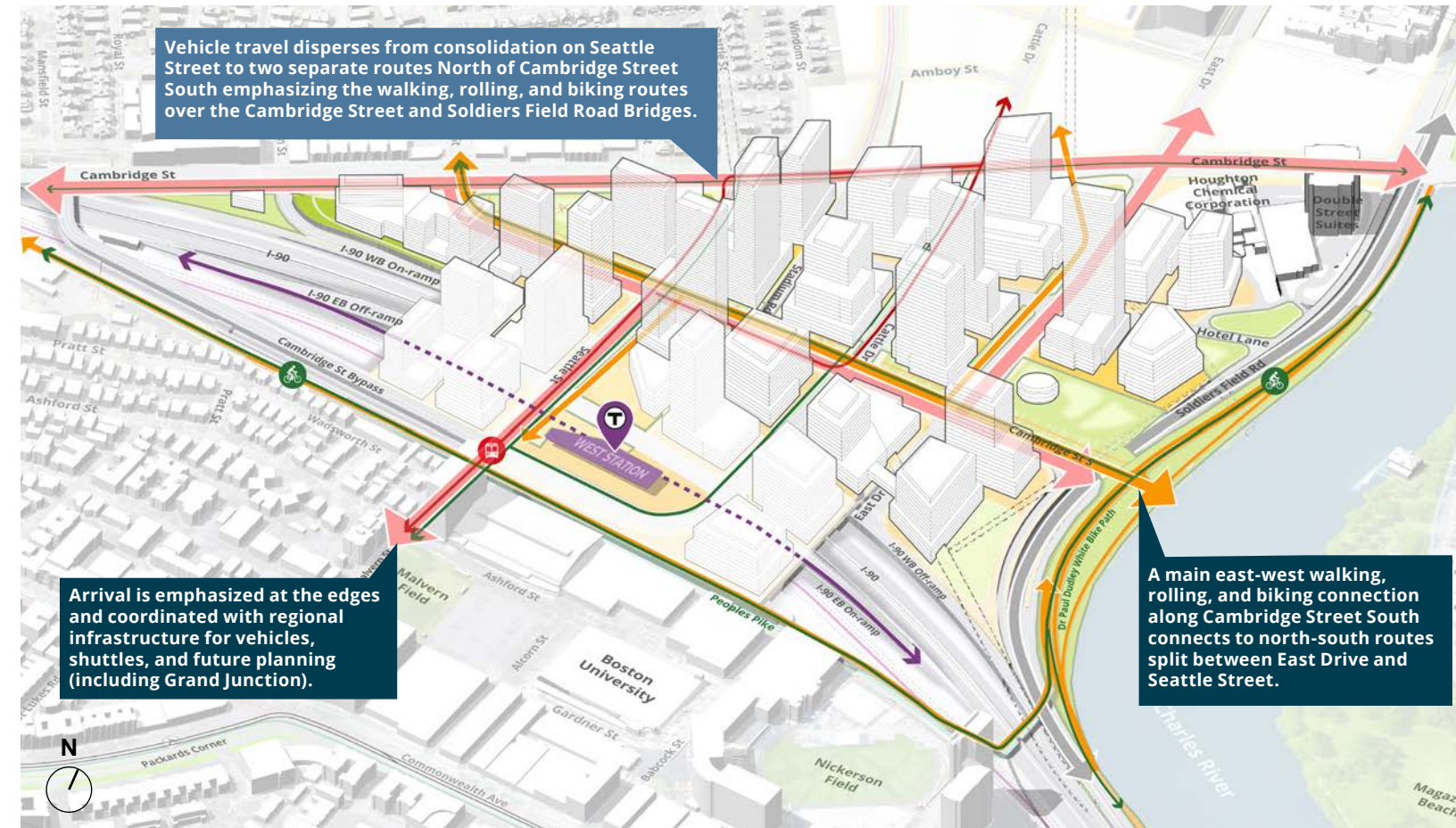


Open Space, Resiliency, & Human Scale Circulation

Outcome: Four open spaces create gateways on each edge with different programs that respond to the context and are welcoming entries for residents, workers, and visitors.

Constraint: A widened crossing over Soldiers Field Road requires more development to pay for it and close coordination with the MassDOT infrastructure project.

Outcome: Main walking, rolling, and biking routes and active buildings are pushed towards the edges to align with the gateways.

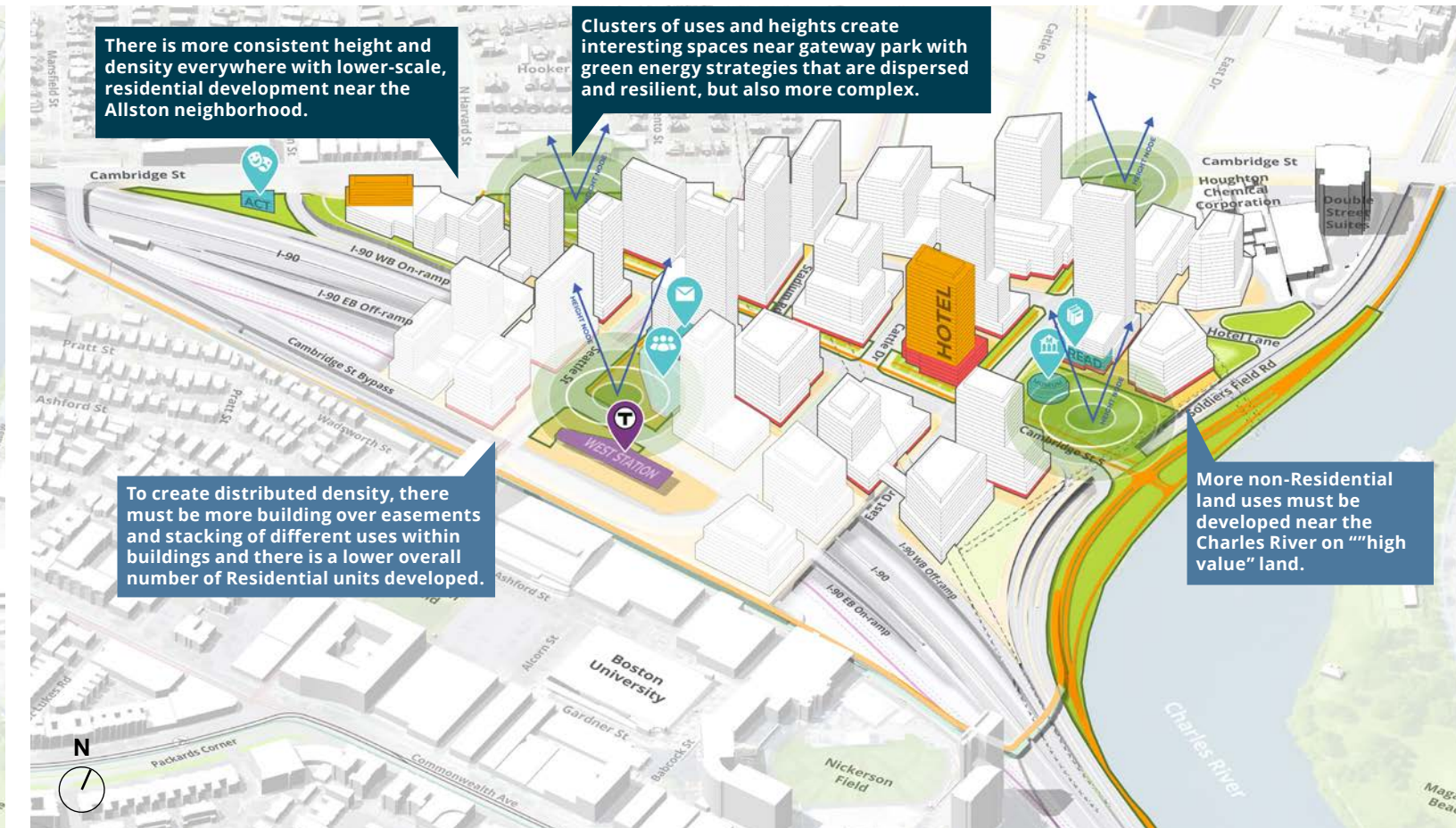


Transit, Vehicular Circulation, & Infrastructure

Outcome: A main east-west walking, rolling, and biking connection along Cambridge Street South connects to north-south routes split between East Drive and Seattle Street.

Constraint: Vehicle travel disperses from consolidation on Seattle Street to two separate routes North of Cambridge Street South emphasizing the walking, rolling, and biking routes over the Cambridge Street and Soldiers Field Road Bridges.

Outcome: Arrival is emphasized at the edges and coordinated with regional infrastructure for vehicles, shuttles, and future planning (including Grand Junction)



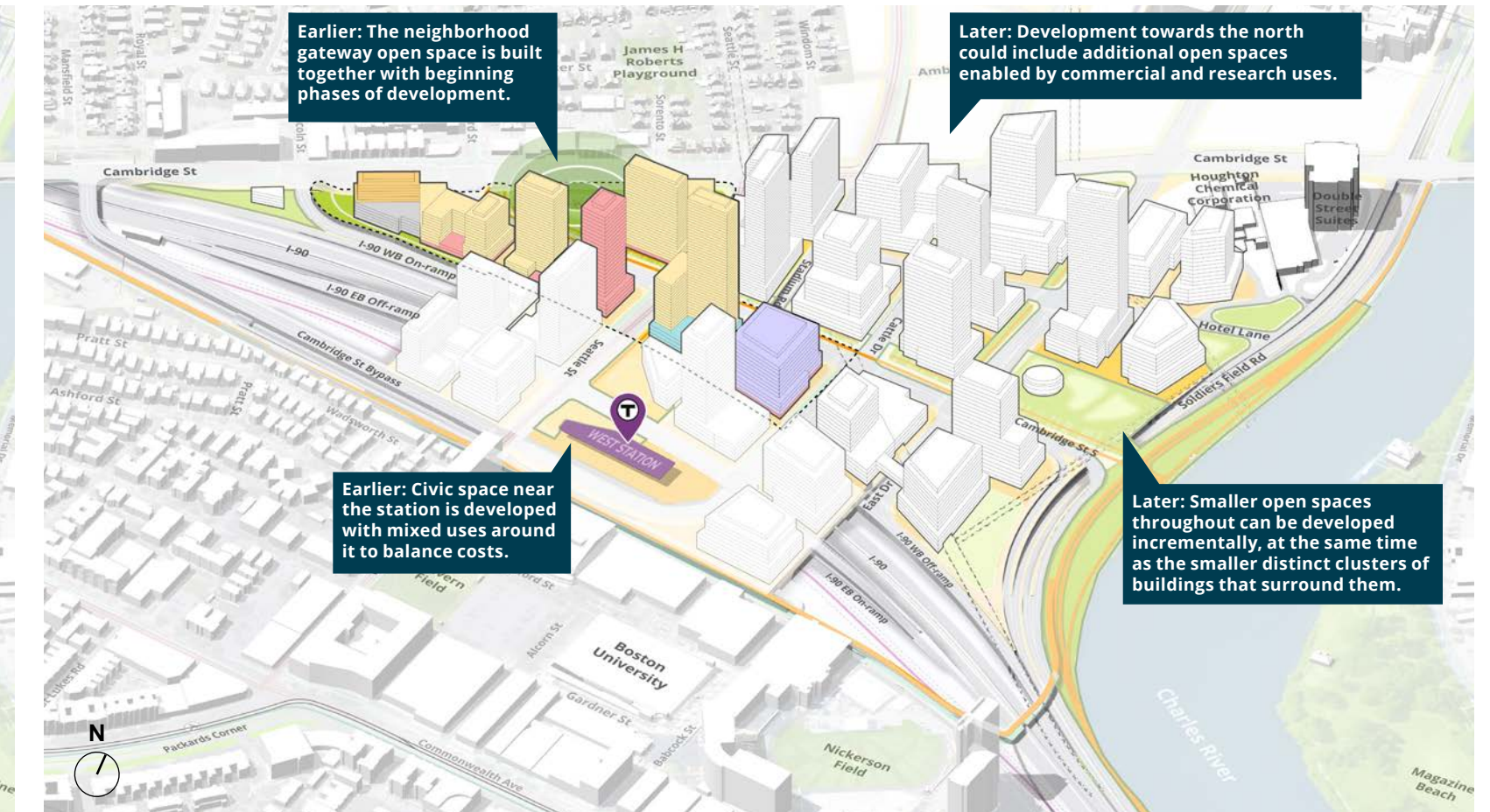
Building Use, Heights, & Energy

Outcome: There is more consistent height and density everywhere with lower-scale, residential development near the Allston neighborhood.

Constraint: To create distributed density, there must be more building over easements and stacking of different uses within buildings and there is a lower overall number of Residential units developed.

Outcome: Clusters of uses and heights create interesting spaces near gateway park with green energy strategies that are dispersed and resilient, but also more complex.

Constraint: More non-Residential land uses must be developed near the Charles River on "high value" land.



Earlier & Later (Phasing)

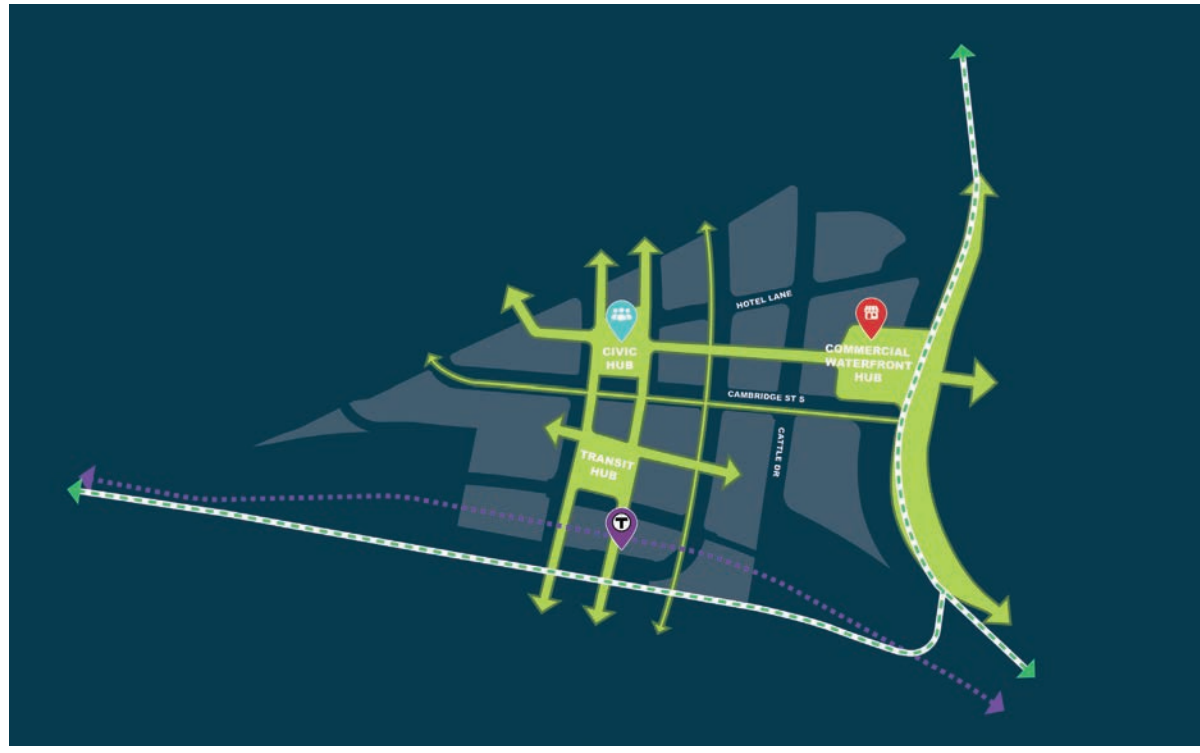
Earlier: The neighborhood gateway open space is built together with beginning phases of development.

Earlier: Civic space near the station is developed with mixed uses around it to balance costs.

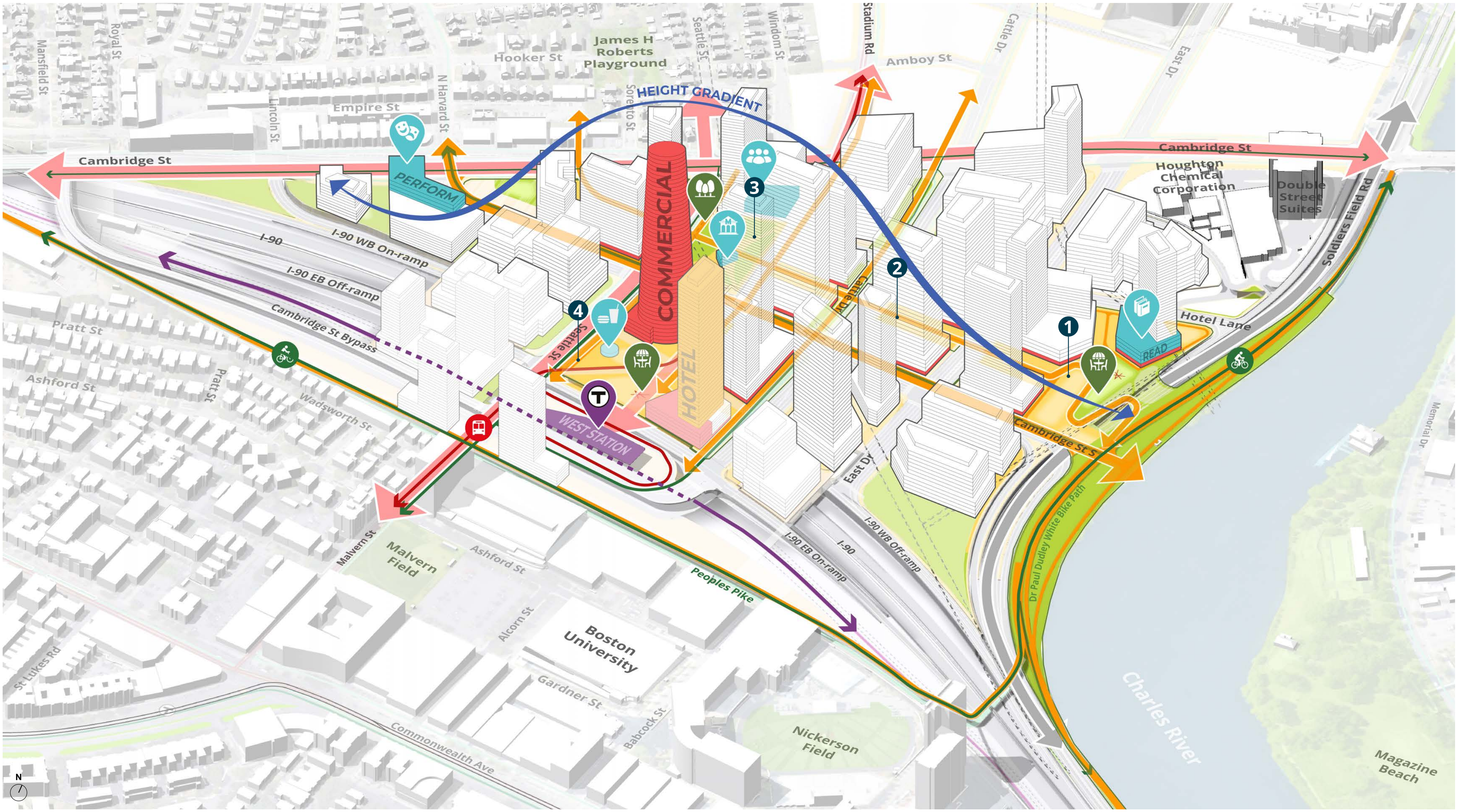
Later: Smaller open spaces throughout can be developed incrementally, at the same time as the smaller distinct clusters of buildings that surround them.

Later: Development towards the north could include additional open spaces enabled by commercial and research uses.

Hubs Draft Scenario



Hubs centralizes open spaces and destinations at key nodes in the center of the site, where height is also concentrated. An east-west corridor runs along the center of the site to an active urban waterfront edge with an enhanced connection to the river's edge. A central bus connection up Stadium Road creates an active transit plaza across from the regional transit hub.



Open Space Precedents



1 Waterfront Hub (Olympic Sculpture Park, Seattle, WA)



2 Civic Hub (Public Square, Cleveland, OH)



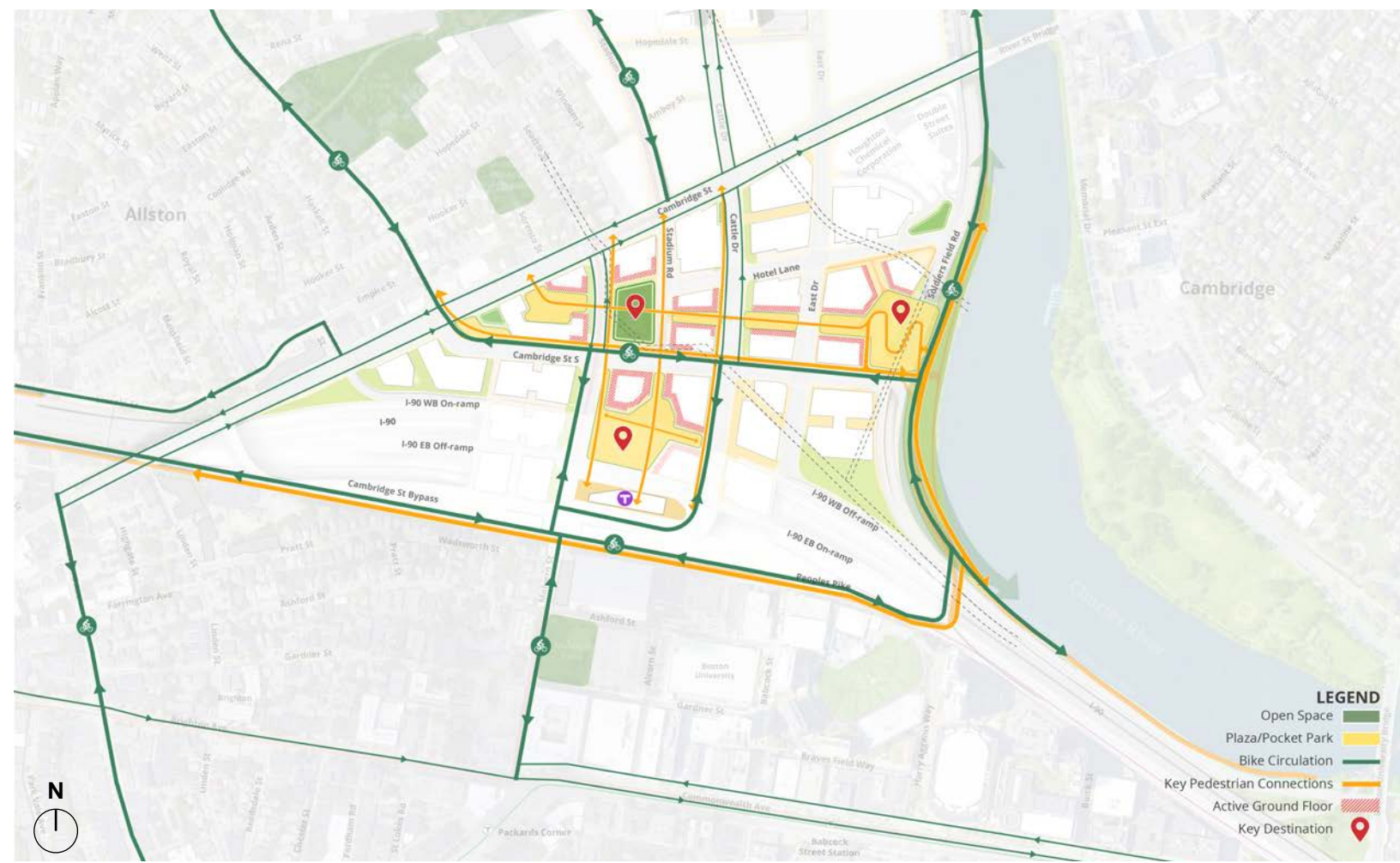
3 Transit Hub (Nicollet Mall, Minneapolis, MN)



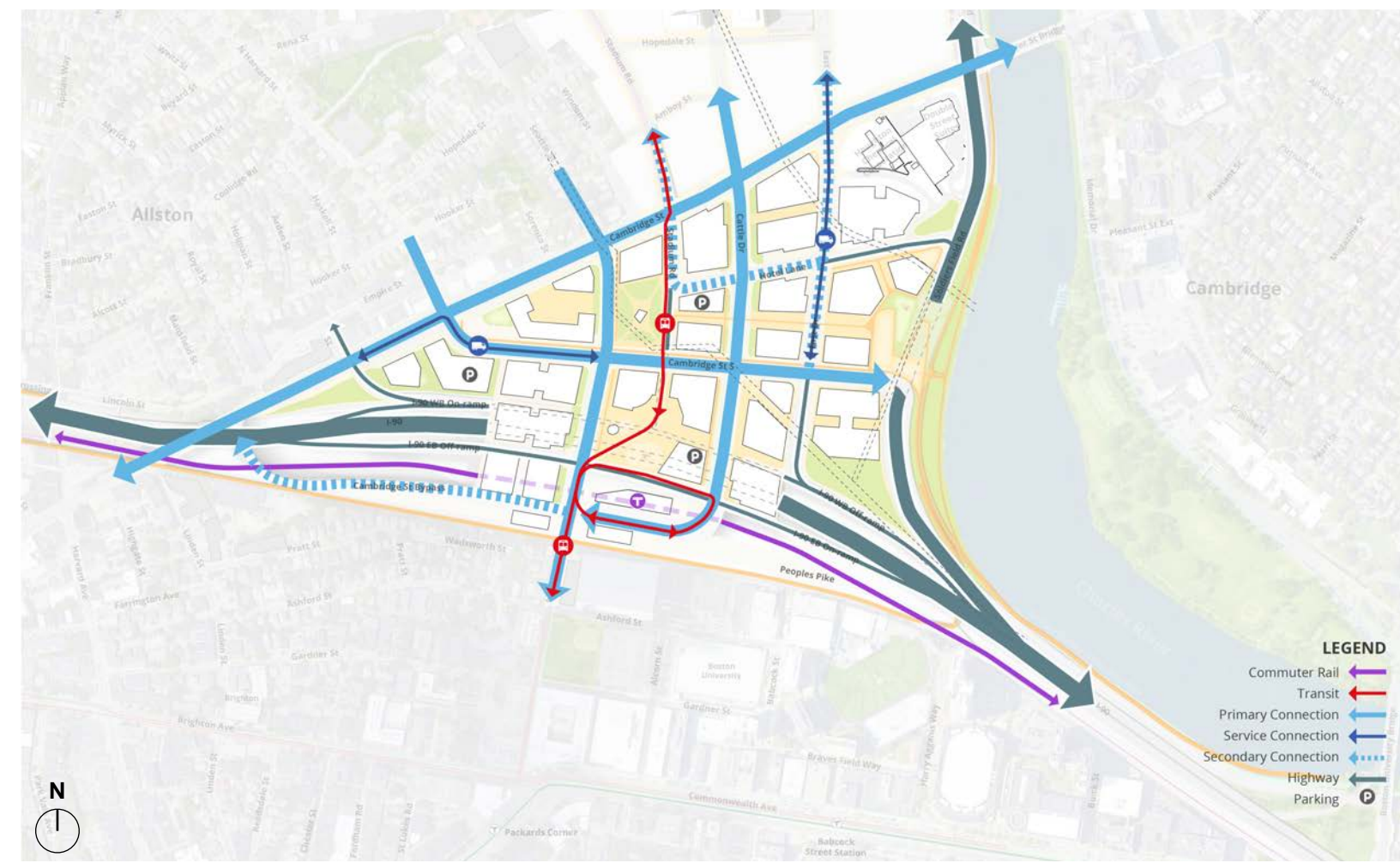
4 Active Plaza/ Pedestrian Street (City Center, Washington DC)

Hubs Draft Scenario

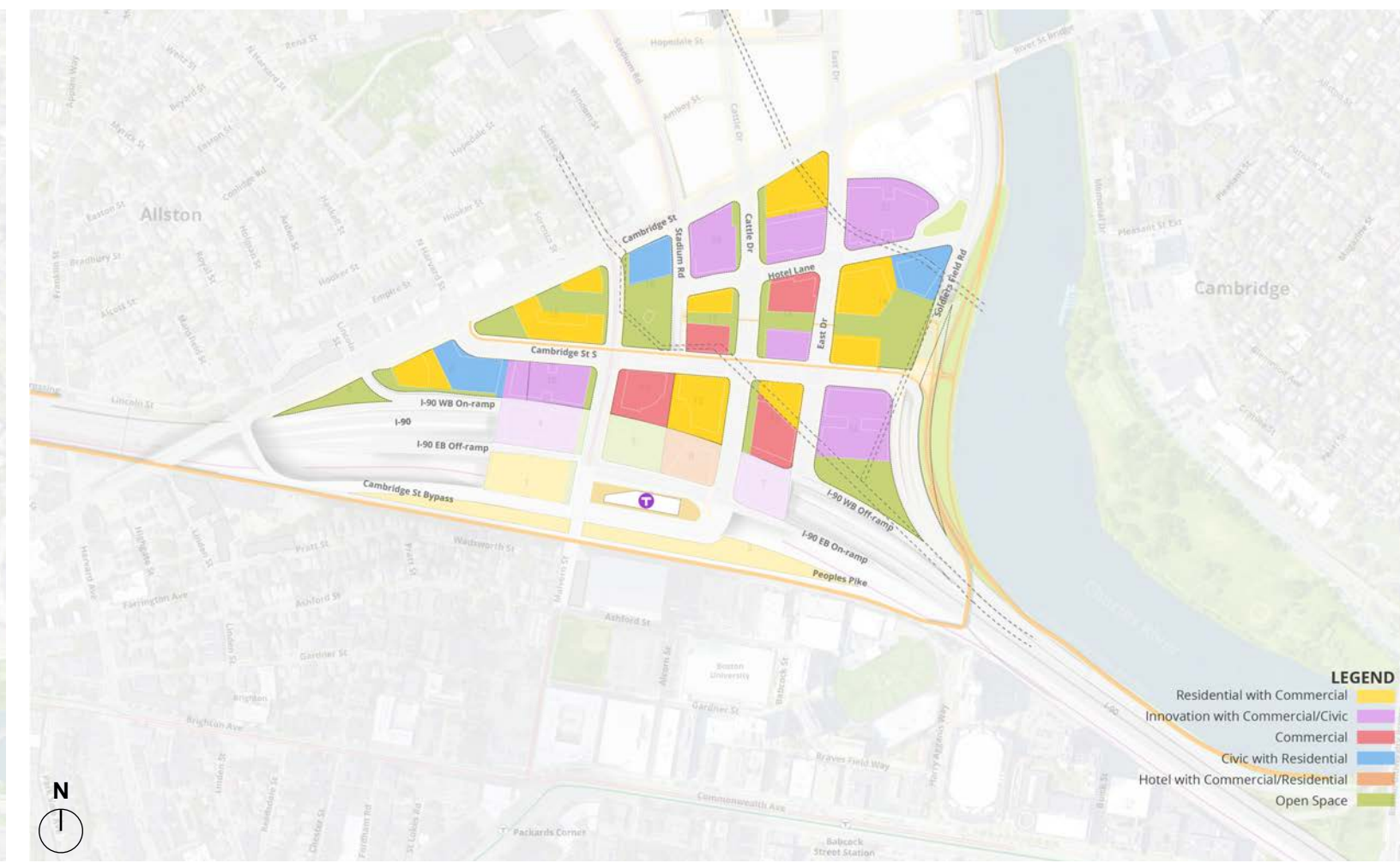
Plan Diagrams



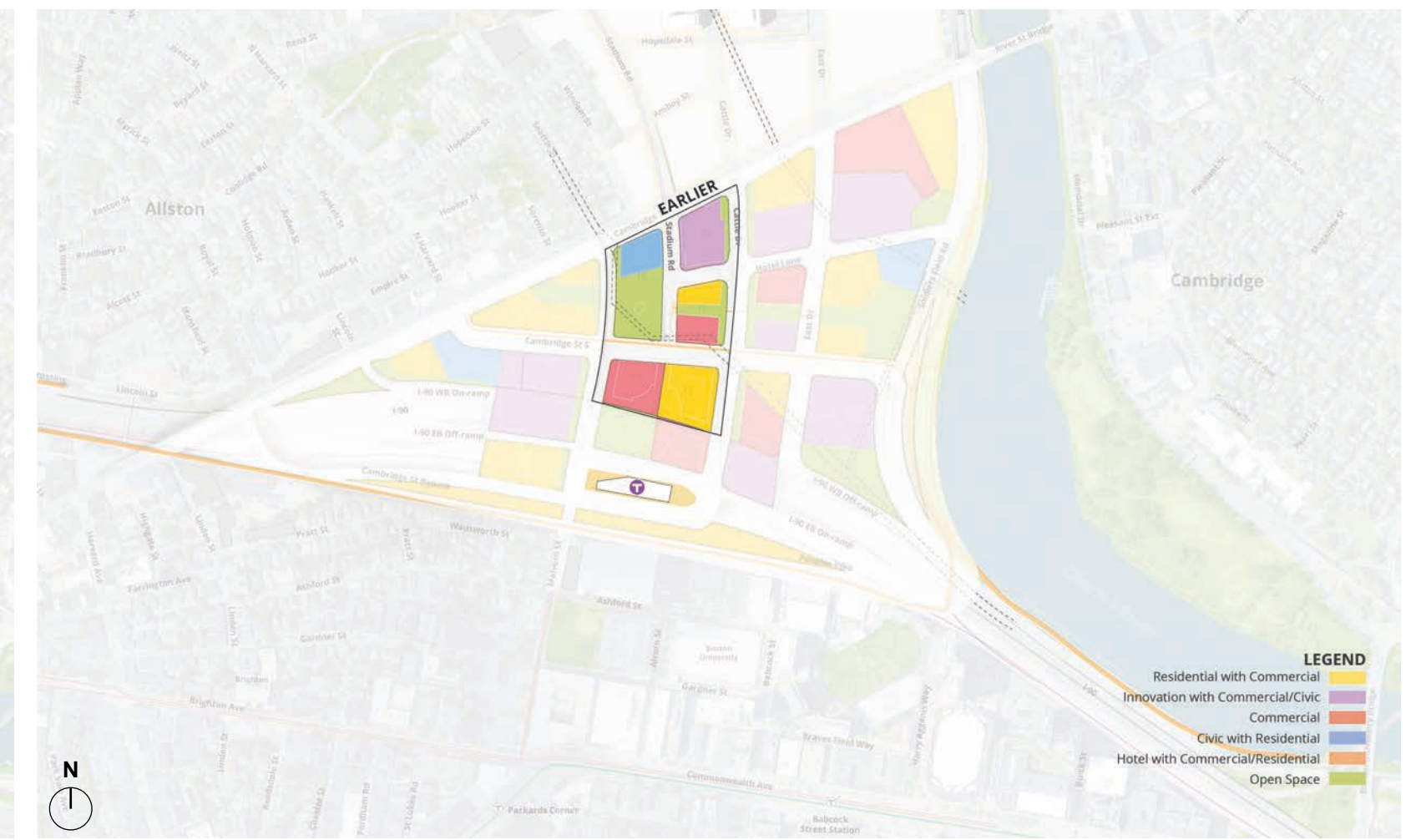
Open Space



Circulation



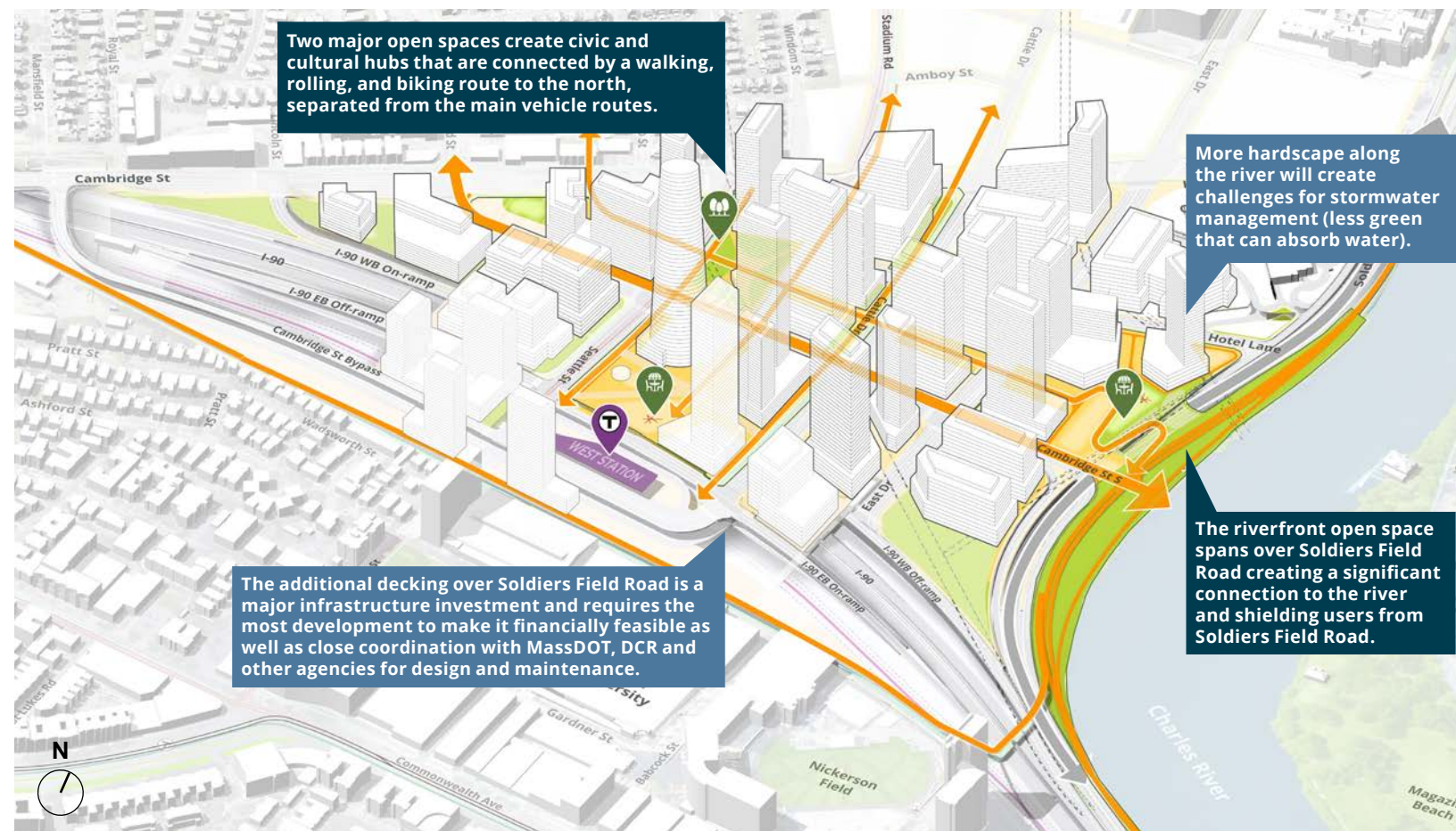
Land Use



Phasing

Trade Offs

Outcomes Constraint



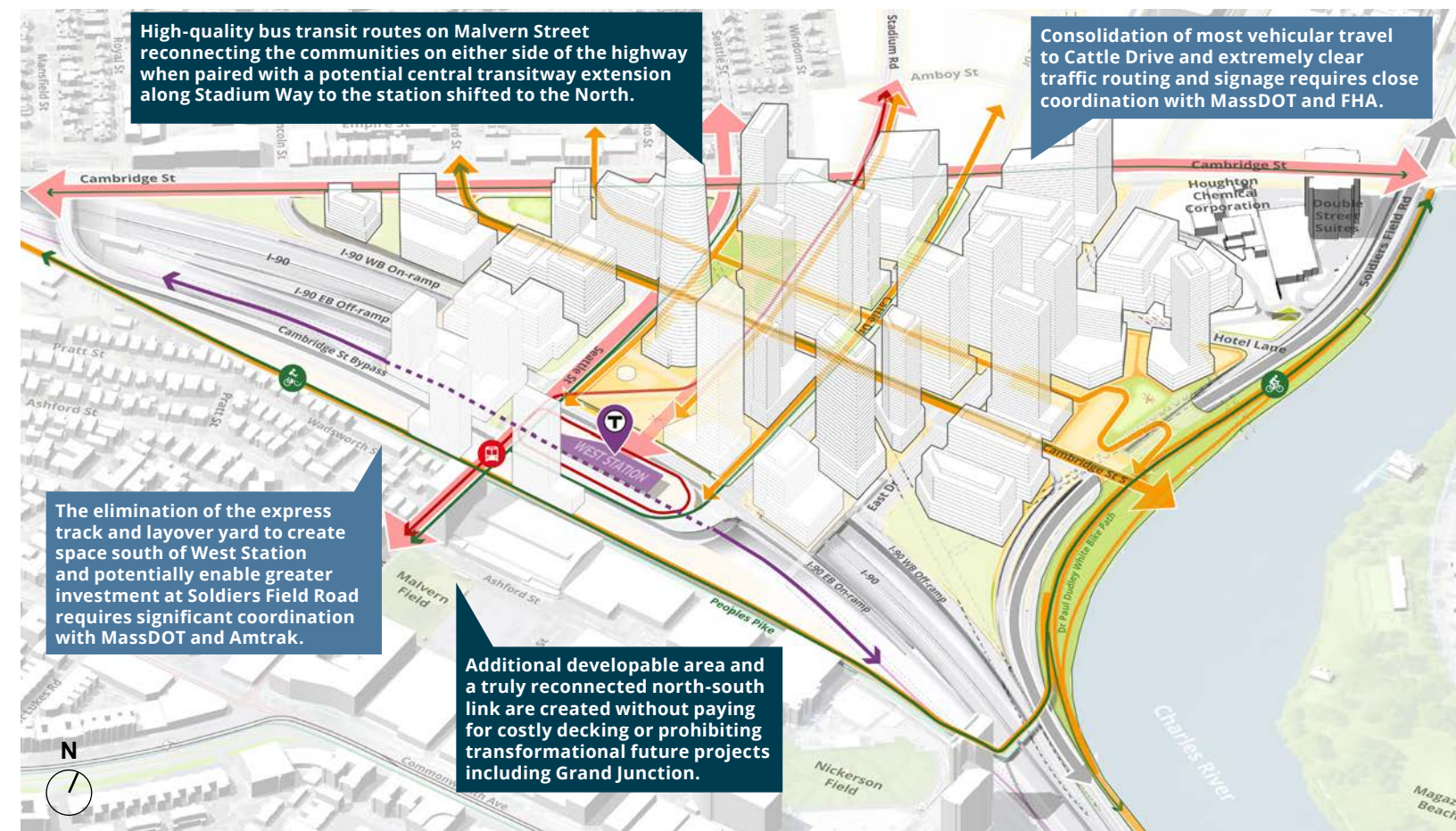
Open Space, Resiliency, & Human Scale Circulation

Outcome: Two major open spaces create civic and cultural hubs that are connected by a walking, rolling, and biking route to the north, separated from the main vehicle routes.

Outcome: The riverfront open space spans over Soldiers Field Road creating a significant connection to the river and shielding users from Soldiers Field Road.

Constraint: More hardscape along the river will create challenges for stormwater management (less green that can absorb water).

Constraint: The additional decking over Soldiers Field Road is a major infrastructure investment and requires the most development to make it financially feasible as well as close coordination with MassDOT, DCR and other agencies for design and maintenance.



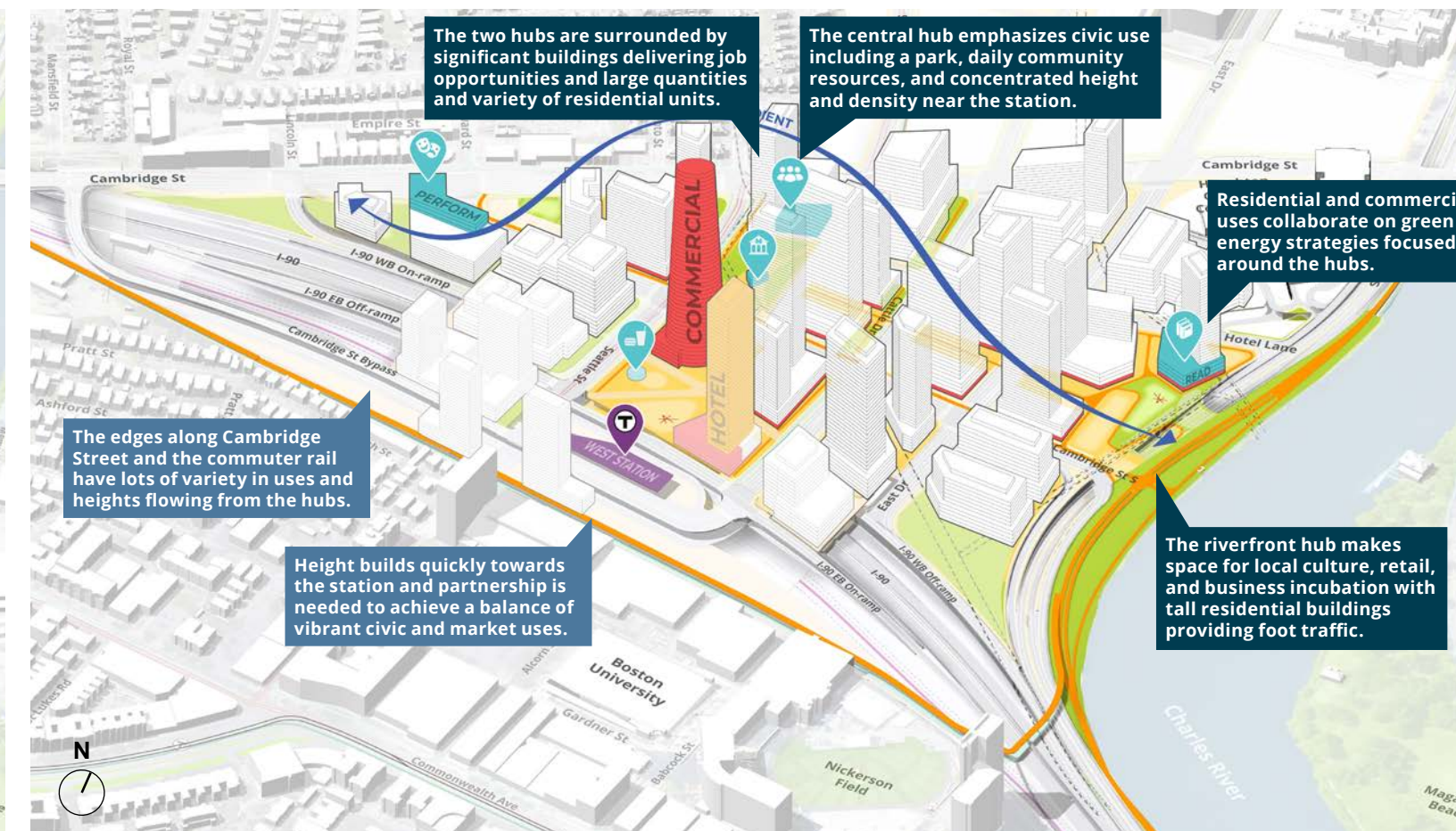
Transit, Vehicular Circulation, & Infrastructure

Outcome: High-quality bus transit routes on Malvern Street reconnecting the communities on either side of the highway when paired with a potential central transitway extension along Stadium Way to the station shifted to the North.

Constraint: Consolidation of most vehicular travel to Cattle Drive and extremely clear traffic routing and signage requires close coordination with MassDOT and FHA.

Constraint: The elimination of the express track and layover yard to create space south of West Station and potentially enable greater investment at Soldiers Field Road requires significant coordination with MassDOT and Amtrak.

Outcome: Additional developable area and a truly reconnected north-south link are created without paying for costly decking or prohibiting transformational future projects including Grand Junction.



Building Use, Heights, & Energy

Outcome: The two hubs are surrounded by significant buildings delivering job opportunities and large quantities and variety of residential units.

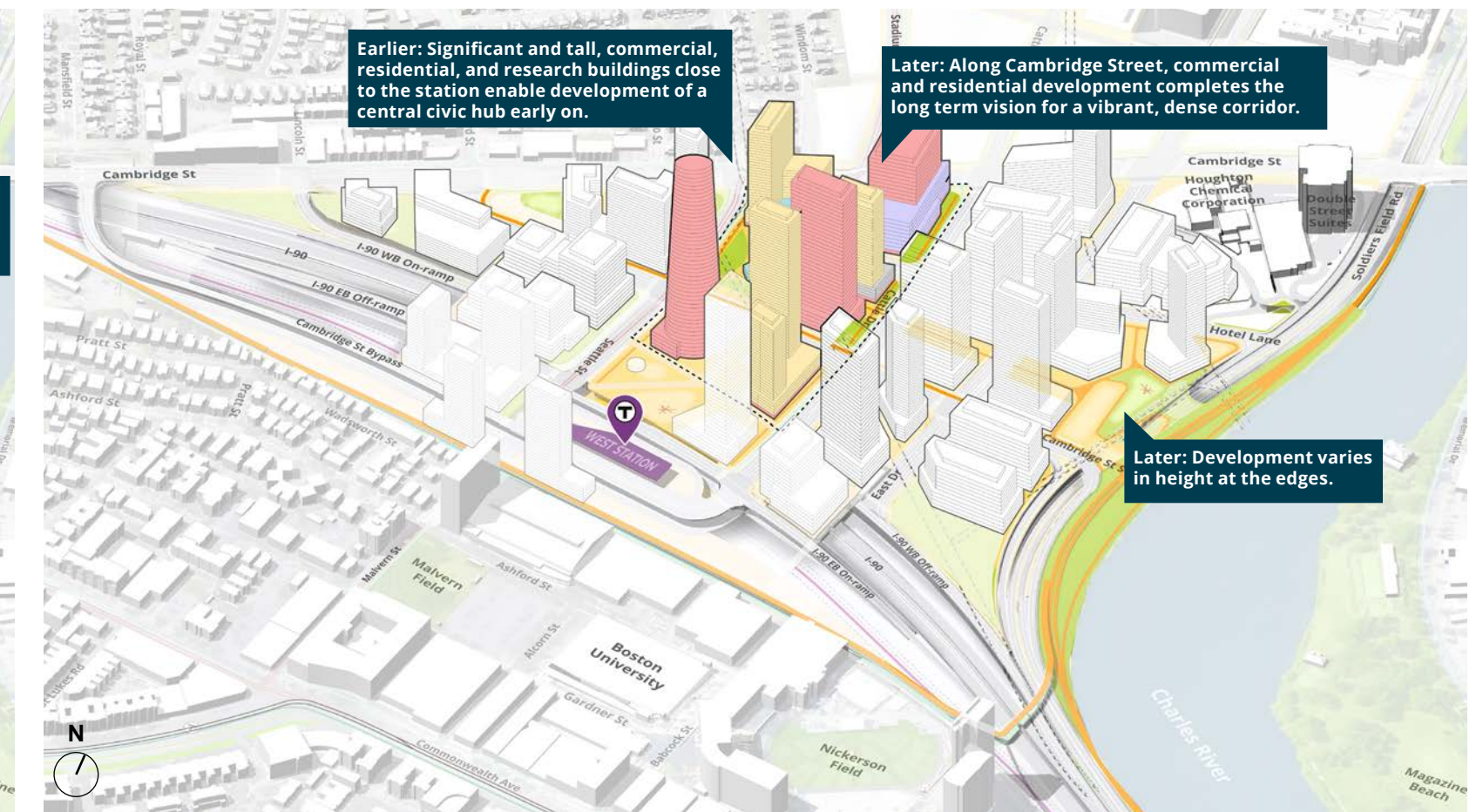
Outcome: The central hub emphasizes civic use including a park, daily community resources, and concentrated height and density near the station.

Outcome: The riverfront hub makes space for local culture, retail, and business incubation with tall residential buildings providing foot traffic.

Constraint: The edges along Cambridge Street and the commuter rail have lots of variety in uses and heights flowing from the hubs.

Constraint: Height builds quickly towards the station and partnership is needed to achieve a balance of vibrant civic and market uses.

Outcome: Residential and commercial uses collaborate on green energy strategies focused around the hubs.



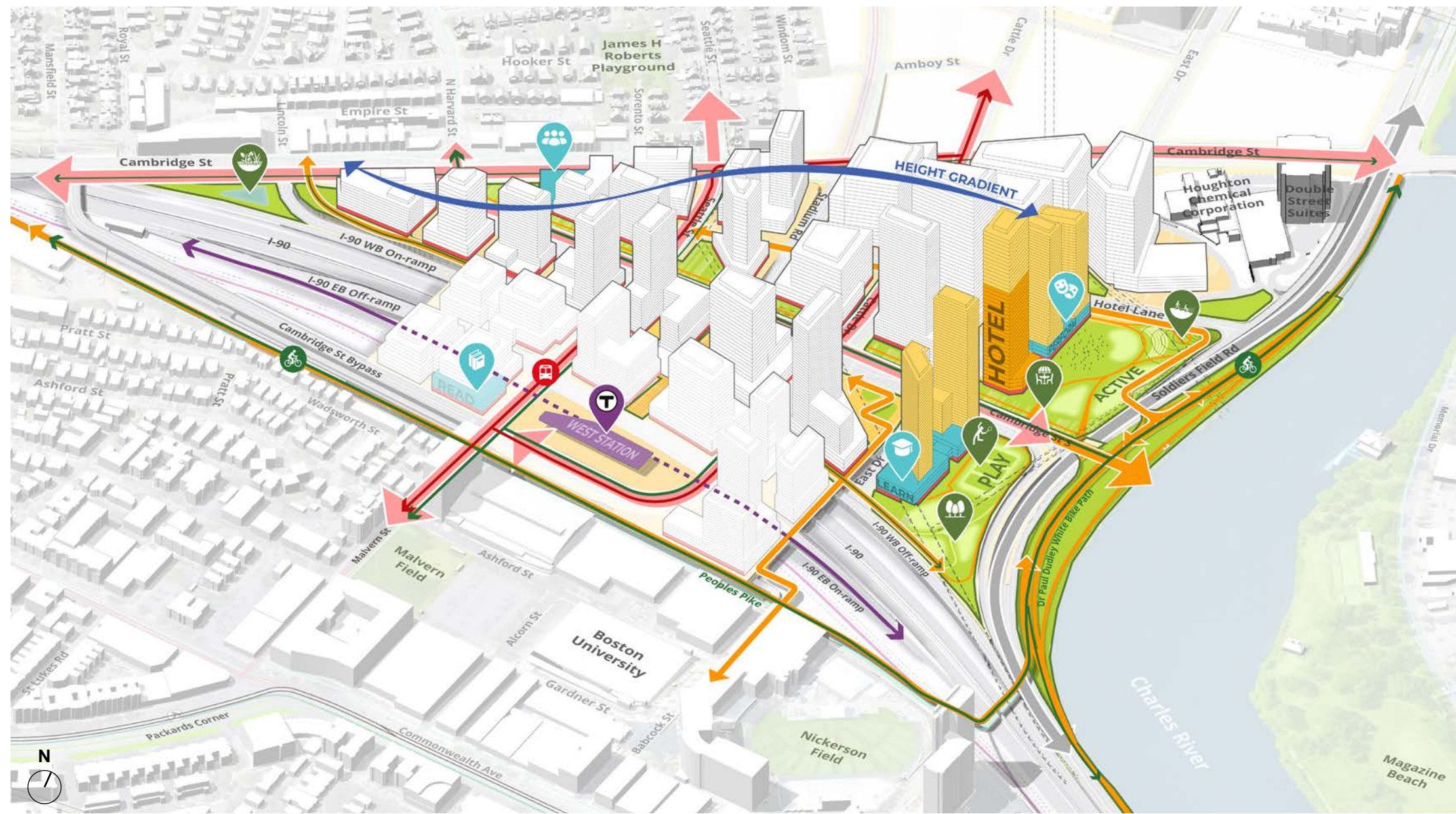
Earlier & Later (Phasing)

Earlier: Significant and tall, commercial, residential, and research buildings close to the station enable development of a central civic hub early on.

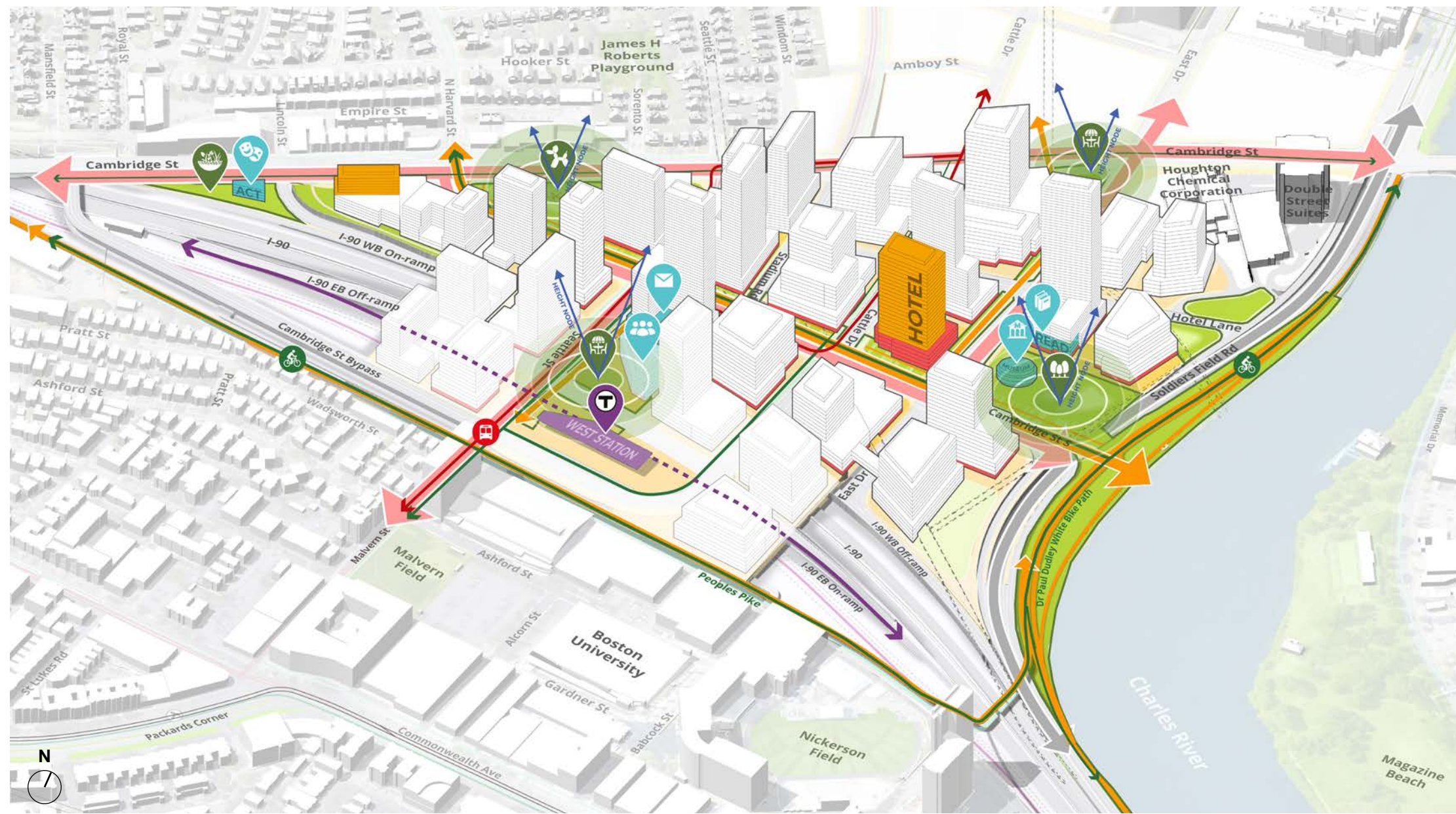
Later: Development varies in height at the edges.

Later: Along Cambridge Street, commercial and residential development completes the long term vision for a vibrant, dense corridor.

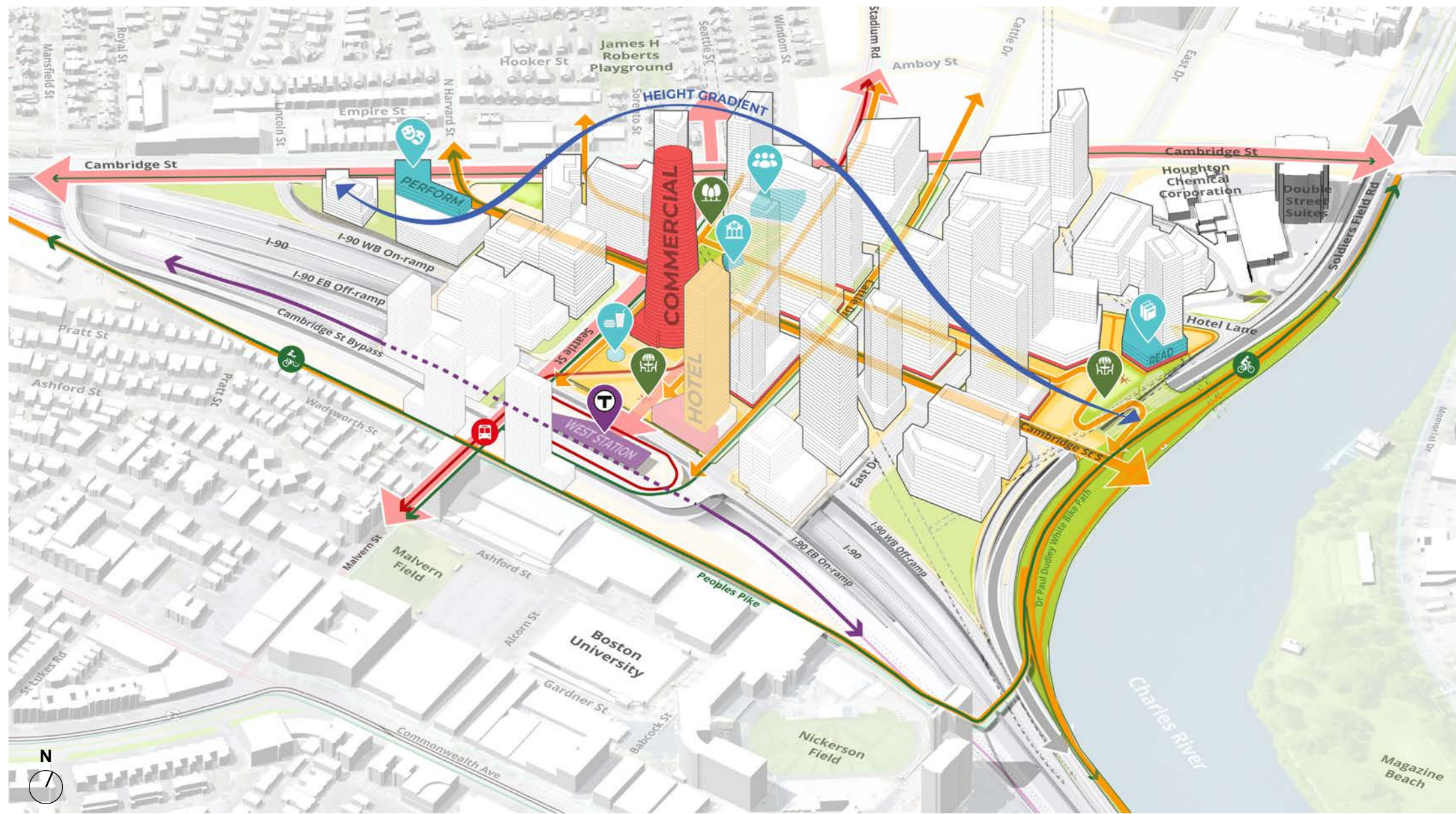
Add your thoughts here!



Corridors Draft Scenario



Gateways Draft Scenario



Hubs Draft Scenario