

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

*Public Forum*  
*September 30, 2024*

# Language Access

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**We also have interpreters available if you need additional assistance.**

**如果您需要其他方面的幫助，我們還提供口譯員為您服務。**

**如果您需要其他方面的帮助，我们还提供口译员为您服务。**

**También tenemos intérpretes disponibles si necesita ayuda adicional.**

# Agenda

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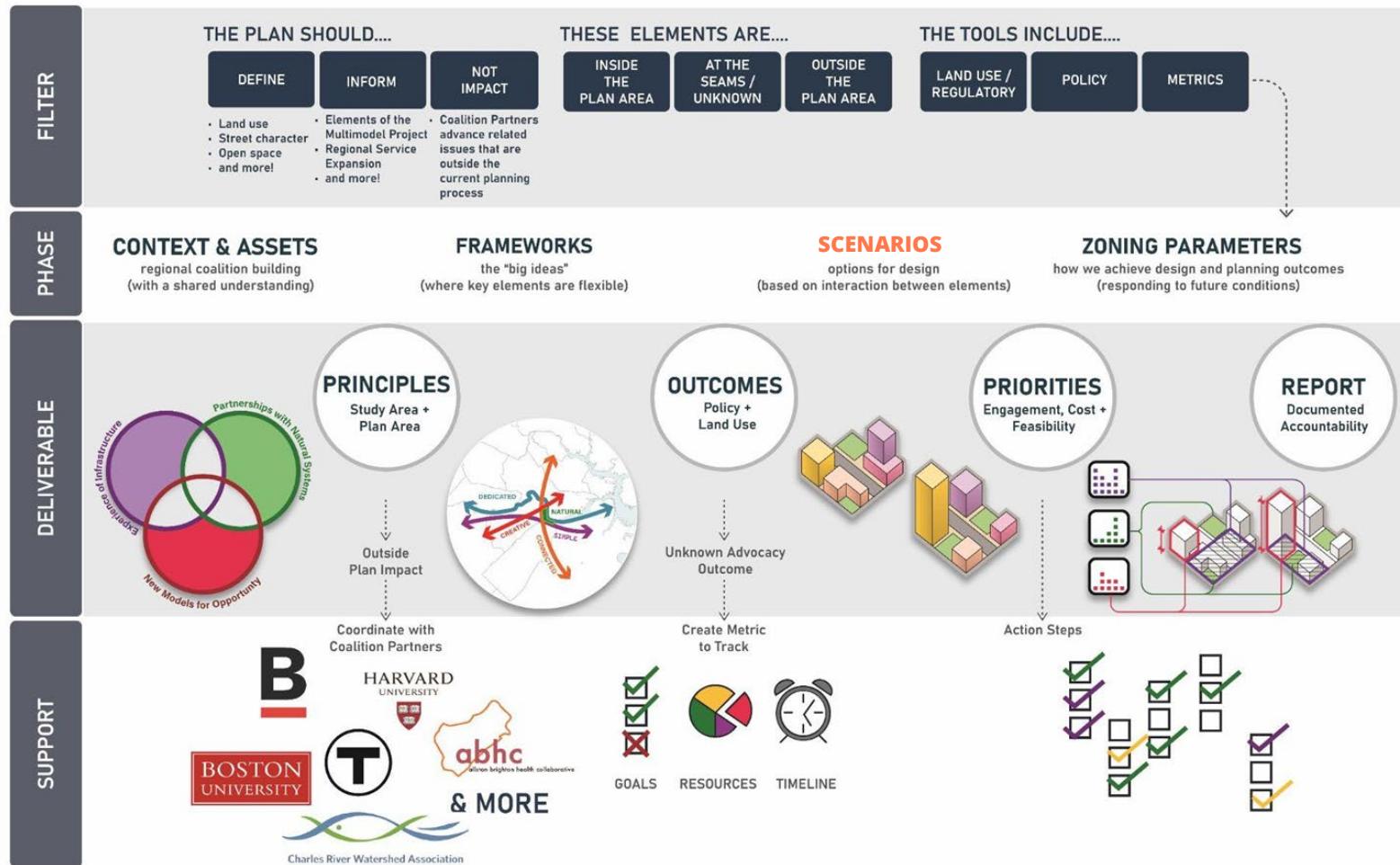
1. **Where We Are & What We've Heard**
2. **Baseline Assumptions & What We Tested**
3. **Activity & Discussion**

# 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



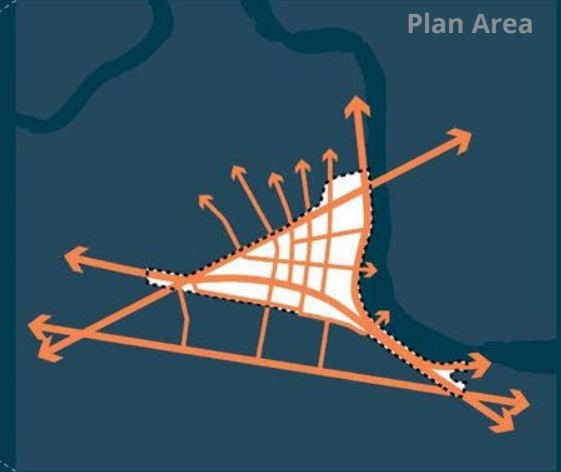
Destination

Regional



Multi-modal Network

Local



Impact



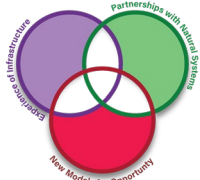
# Engagement Overview

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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



## Improve Pedestrian + Cyclist Experience in and around Allston



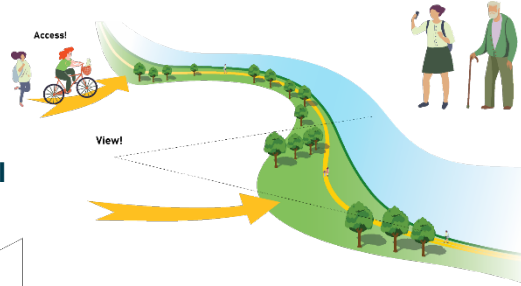
## Develop with the City



## Create Accessible + Reliable Multimodal Connections Regionally



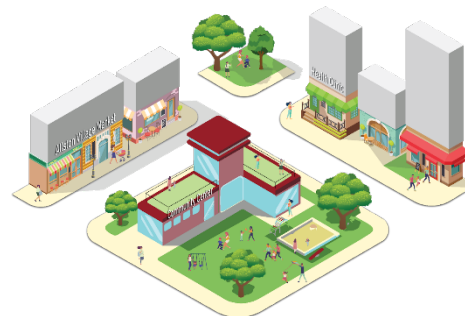
## Connect to the Charles



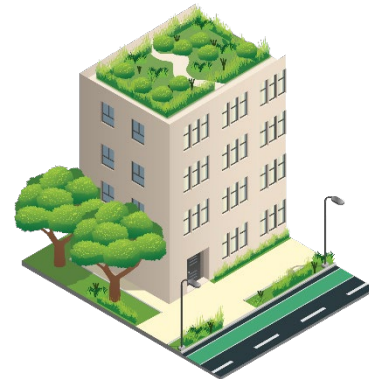
## Amplify Allston's Creative Capital



## Invest in Community Anchors



## Employ Nature-Based Solutions



# What We Heard, Phase 2

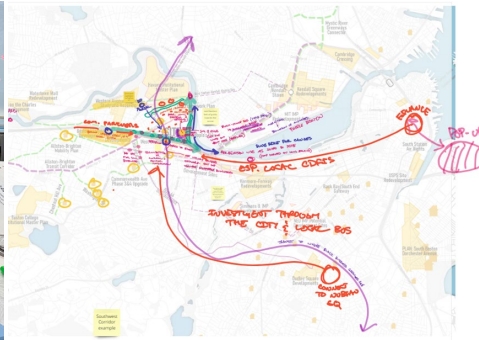


## Framework Co-Design Sessions

Community #1



NGO Staff



Community #2



Core Group



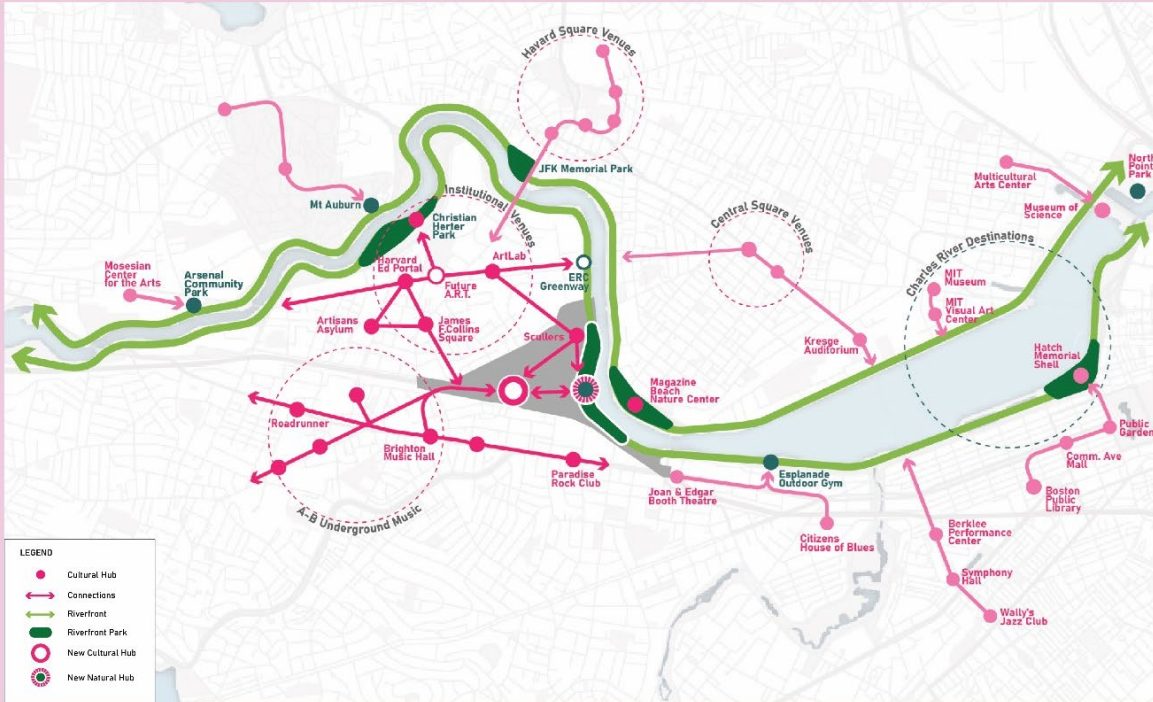
In Phase Two of the project, community and staff co-created options for regional frameworks. These frameworks describe the big ideas that we imagine will transform the region over the next 20+ years.

# 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.

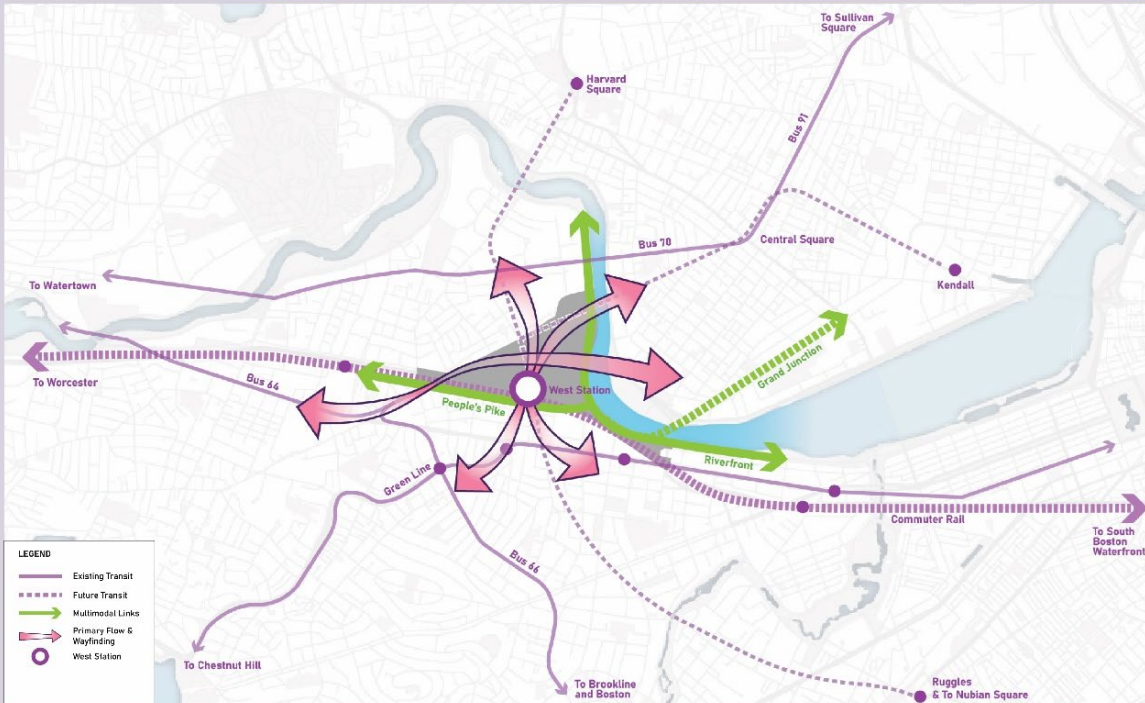
**The waterfront cultural hub** can service permanent and more flexible outdoor civic, arts, and cultural activities. The future BPY cultural corridor will align and support Allston's current vibrant arts presence while providing an opportunity to provide unique experiences to fill in gaps that exist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

# Embrace the Resources



**BEACON  
PARK  
YARD** | regional  
framework  
plan

## EMBRACE THE RESOURCES FRAMEWORK - TRANSPORTATION



### Summary:

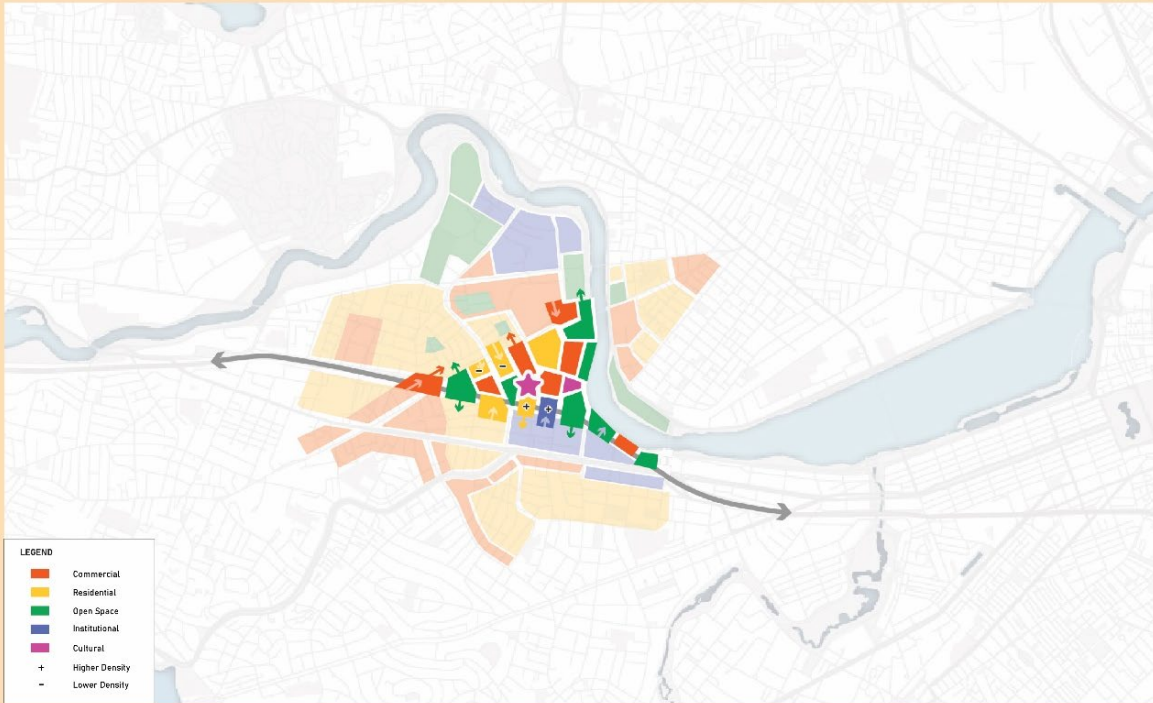
Create a regional destination at the new transit station with multimodal infrastructure and robust MBTA bus service. This will be balanced with small unique experiences and "little streets" through the rest of the area for pedestrians and cyclists. The Cambridge Street Bridge is a critical connector 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.

# Key Questions and Considerations

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How can this site help achieve Boston's goals for housing?

How can this site best respond to changing needs over time?

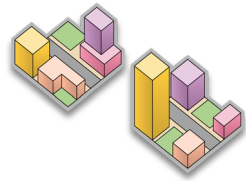
How does your built district respond to or build on the given framework?

How can Beacon Park Yard be transformed into a destination?

What are the key corridors and key connections that Beacon Park Yard can build and enhance?

# What We've Heard so Far, Phase 3

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## 'Beacon in a Box' Scenario Co-Design Sessions

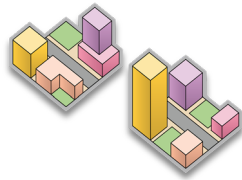


In Phase Three of the project, community and staff co-created scenarios by playing "Beacon in a Box" and hosting topic based discussions.

The analysis of these sessions and past engagement will inform the topic area recommendations and 2-3 Draft Scenarios for the BPY Plan Area that will be refined through community engagement in September for the final report.



# Beacon in a Box



06/13  
Core Team (City of  
Boston & Harvard  
University)



06/25  
Allston-Brighton  
CDC Staff + Board



06/26  
Allston-Brighton  
CDC Residents



07/01  
Veronica Smith  
Senior Center



07/10  
Public Forum  
Table 1



07/10  
Public Forum  
Table 2

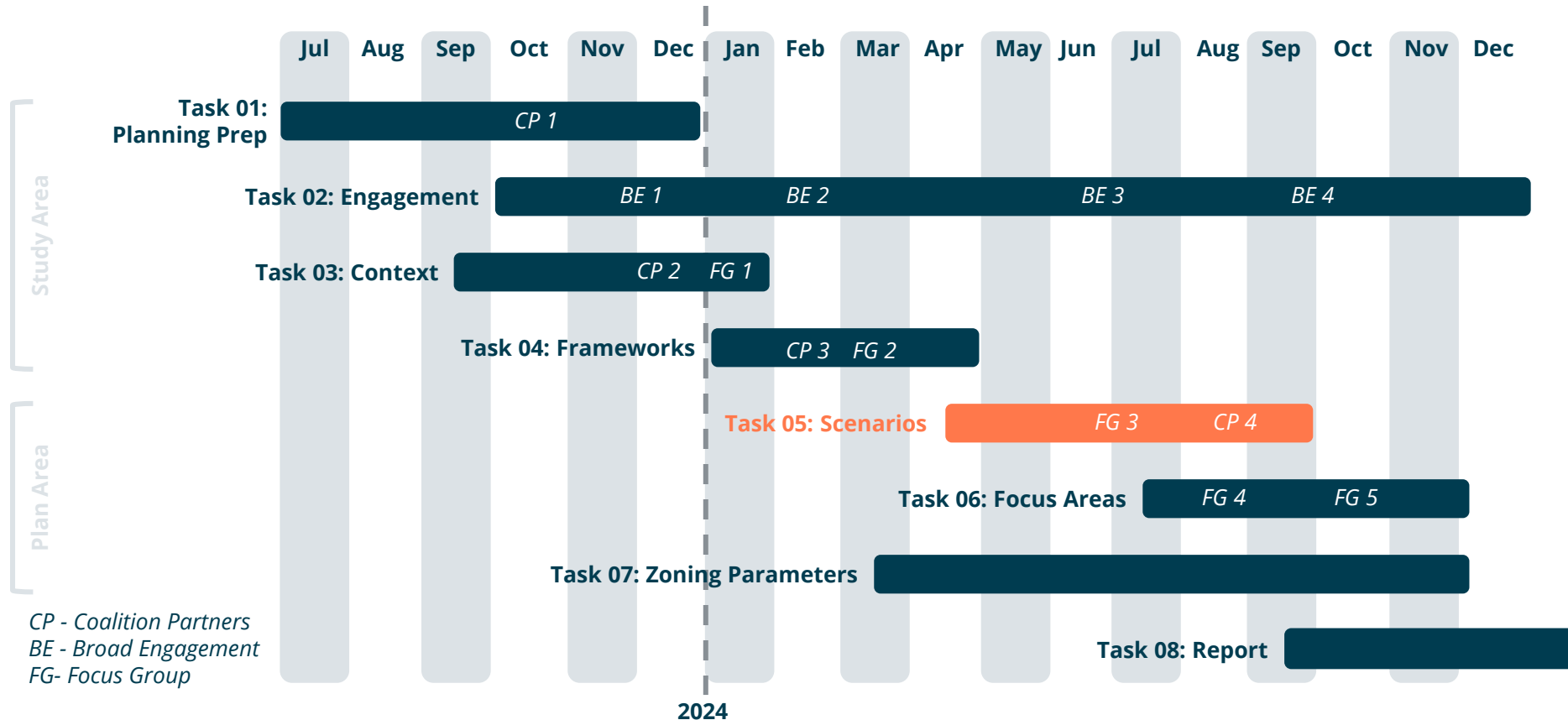


07/10  
Public Forum  
Table 3



07/11  
Allston-Brighton  
Health Collaborative  
Transportation (TMC)

# Project Timeline



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

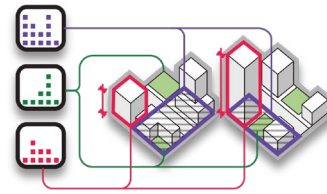
# What's Next?



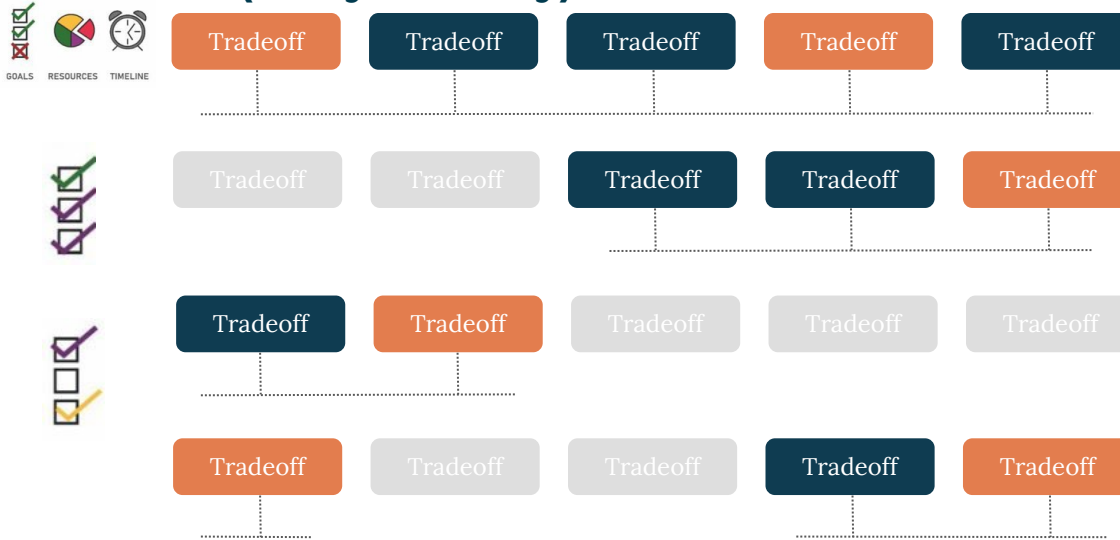
The purpose of the series of photo walks was for people to capture urban design elements (streetscape, public spaces, building design, open spaces, transportation, etc.) in different areas in the city. The ideas from these images will be incorporated in the focus areas phase of the plan to inform inclusive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

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

# What's Next?



## Tradeoffs (today's activity)



## Future Decision Points (potential)

-  Inclusion of foundation for decking
-  Design and construction of bridges and ramps
-  Strategy for electrification and district-wide utilities
-  Location of mid-day layover yard + inclusion of express track
-  Impact on the Charles River and stormwater
-  Response to growth and development

## BPY Plan Report & Zoning Parameters

The Report will document community goals and priorities and include a path both for future district level zoning based on the final scenarios and focus area(s).

# What We've Heard

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# Back to the Scenarios

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1. Beacon in a Box Overview
2. Synthesis & Key Takeaways



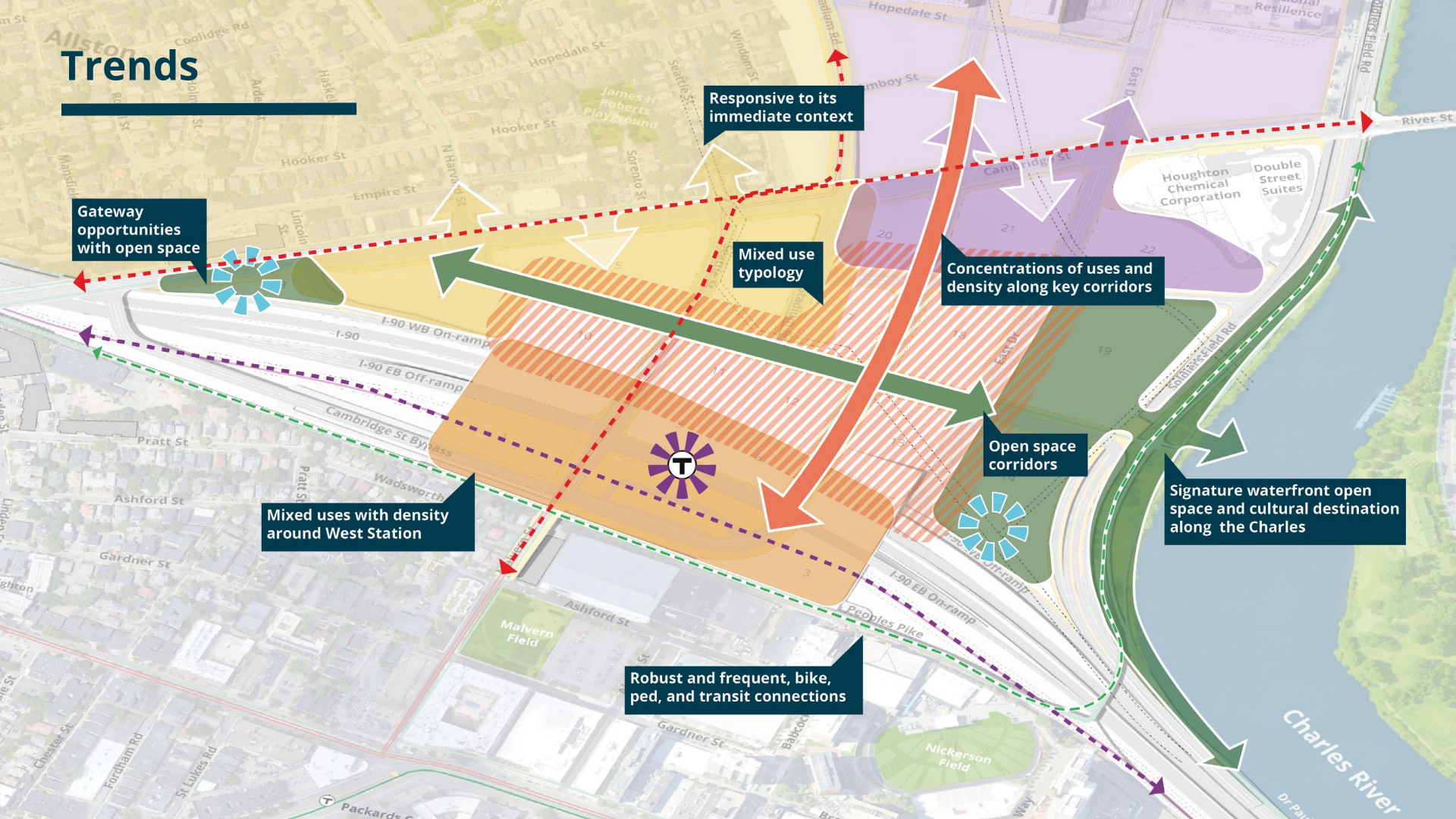
# Beacon in a Box Overview

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!



# Trends



Gateway opportunities with open space

Responsive to its immediate context

Mixed use typology

Concentrations of uses and density along key corridors

Open space corridors

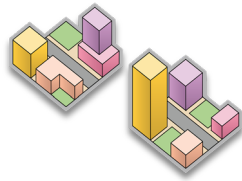
Signature waterfront open space and cultural destination along the Charles

Mixed uses with density around West Station

Robust and frequent, bike, ped, and transit connections



# Waterfront: Signature Open Space



Most groups advocated for a **signature waterfront open space and cultural destination along the Charles**. Some groups concentrated height along the water, while others felt that a lower density waterfront would be more appropriate



**High density mixed-use with landmark** (Public Forum Table 3)



**Residential Towers** (Veronica Smith Sr Center)

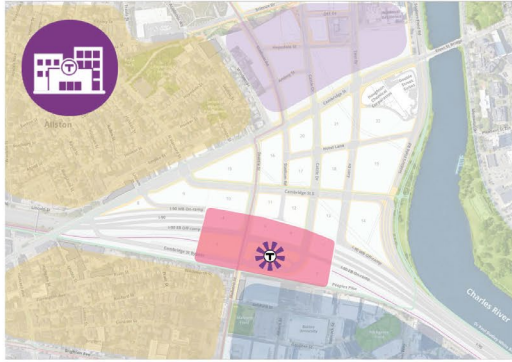
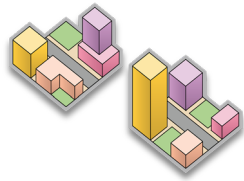


**Protected Open Space with Landmark** (Public Forum Table 1)



**Residential/ Civic Parcel** (Allston Brighton Health Collaborative)

# West Station: Mixed Use Core



Many groups advocated for **mixed uses with density around West Station**, including some building over 30 stories. Groups were split on whether to build on the overbuild parcels or leave them as open spaces



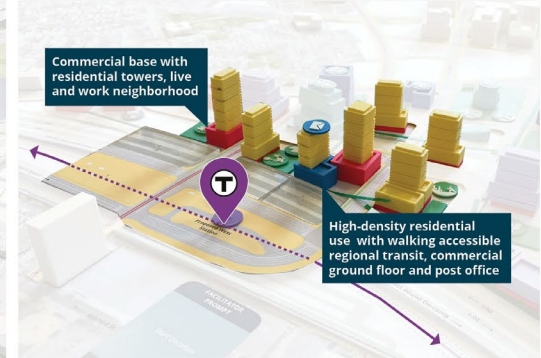
**Mixed-Use Development** (Core Team)



**High Density Residential Development** (CDC Residents)

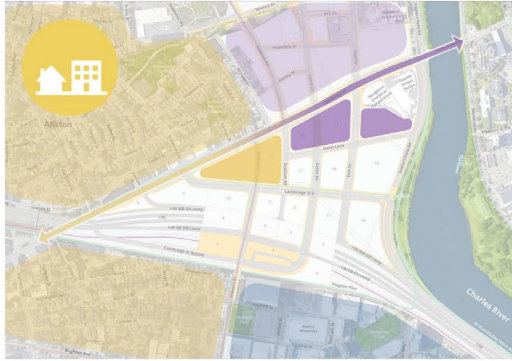
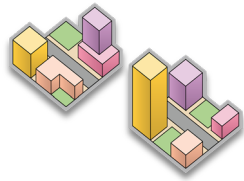


**High Density residential** (Public Forum Table 3)



**Live-Work Neighborhood** (Veronica Smith Sr Center)

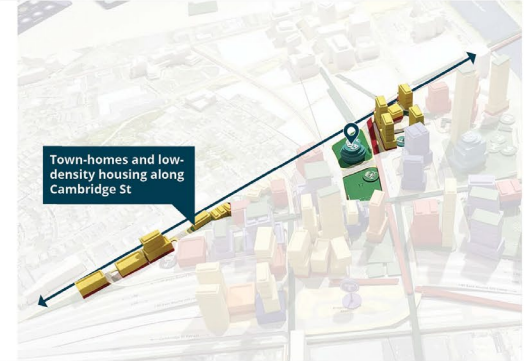
# Cambridge St: Context Responsive



Cambridge Street was generally viewed as **responsive to its immediate context**, with labs and residential density adjacent to the ERC and townhomes and civic amenities across from the Allston neighborhood fabric. Several groups buffered the Houghton chemical and Doubletree sites with Labs or open space



**Commercial Program** (Veronica Smith Sr Center)



**Residential** (Public Forum Table 3)

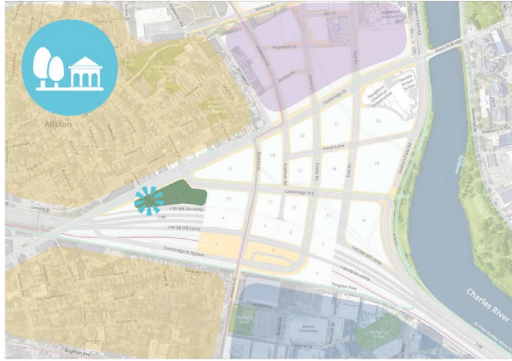
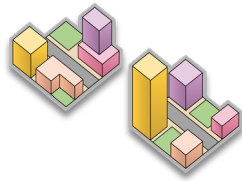


**Residential** (CDC Board & Staff Members)

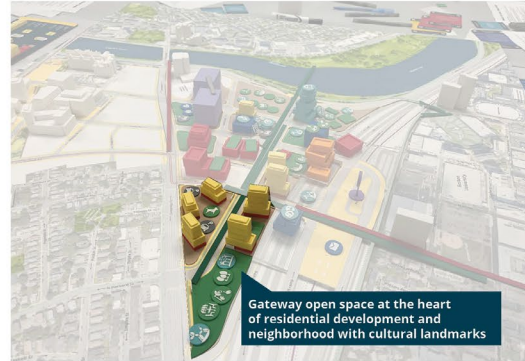


**Residential** (Public Forum Table 2)

# Open Spaces: Gateway Opportunity



The triangular western parcels along Cambridge street and the highway were viewed as **gateway opportunities with open space**, though there was little consensus on how those parcels should be used



Gateway open space at the heart of residential development and neighborhood with cultural landmarks

**Open Space Gateway** (Public Forum Table 1)



Small gateway open space with cultural landmark

**Western Open Space** (Public Forum Table 2)



Gateway open space with active programming and cultural and civic anchors

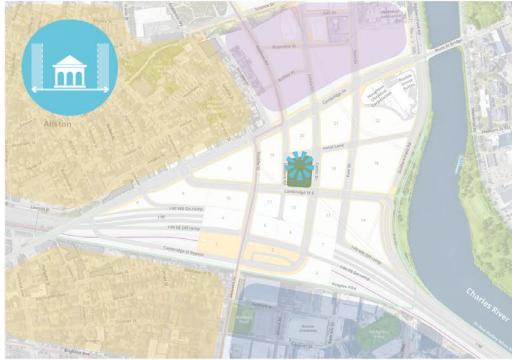
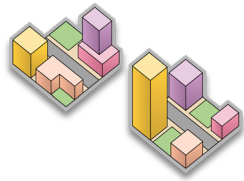
**Gateway with Cultural Anchor** (CDC Board & Staff Members)



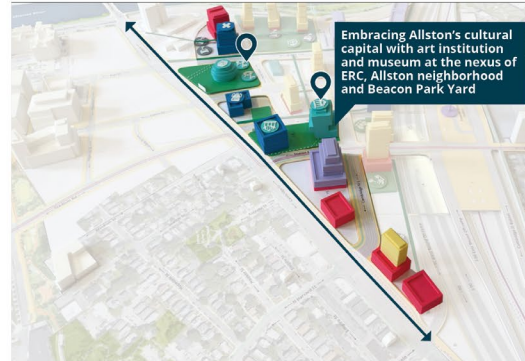
Gateway open space with active programming, mixed use development and cultural anchor

**Gateway with Cultural Anchor** (CDC Residents)

# Civic Hubs



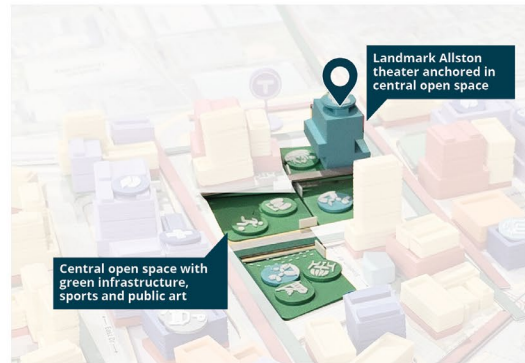
Most groups advocated for **civic hubs within the district**. These were often located near significant open spaces or along key destinations like west station.



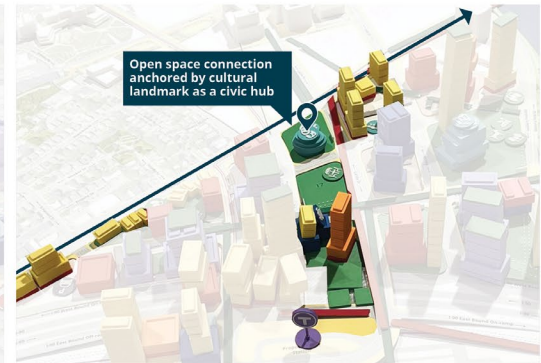
Veronica Smith Sr Center



Allston Brighton Health Collaborative

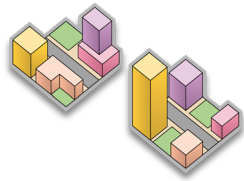


Public Forum Table 2



Public Forum Table 3

# Open Spaces: Interspersed or Ecological Corridor



While larger open spaces were typically located at the edges, several groups suggested **interspersed open space** along Cambridge Street South or **ecological corridors** along key routes.



CDC Residents



CDC Board & Staff Members

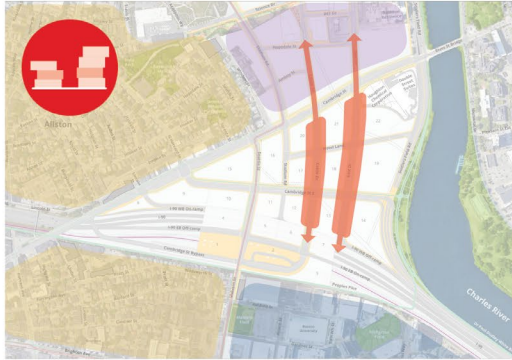
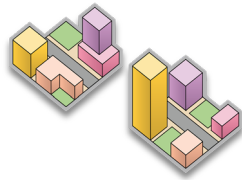


Public Forum 03: Table 01



Public Forum 03: Table 03

# Key Corridors: Concentrated Use and Density



Several groups advocated for **concentrations of uses and density along key corridors with consistent activation along the ground floor**, including Cattle Drive, and Cambridge Street.



**Cattle Dr Innovation Corridor** (Public Forum Table 02)



**Cattle Dr Commercial/Civic Corridor** (Public Forum Table 01)

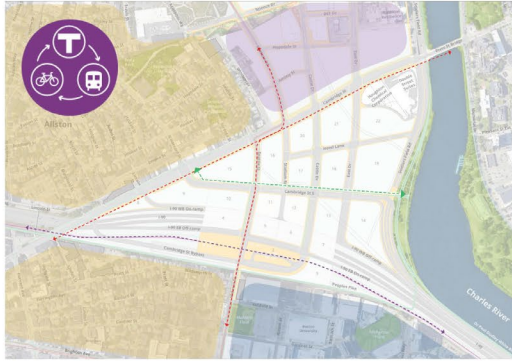
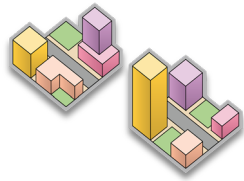


**Civic/Commercial Corridor** (Veronica Smith Sr Center)



**Commercial and Innovation Hub** (Public Forum Table 03)

# Multi Modal Network



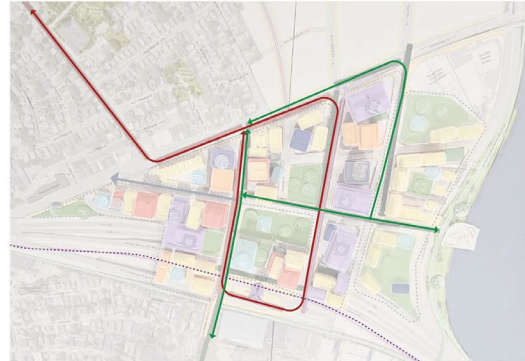
Participants recommended more **robust and frequent, bike, ped, and transit connections**, though the locations of these interventions, were not consistent.



**West Station Loop** (CDC Board & Staff Members)



**Multi-modal Transit Path** (Veronica Smith Sr Center)



**Beacon Bus Loop** (Public Forum Table 02)



**Cambridge St S Bike Corridor** (Allston Brighton Health Collaborative)



# Baseline Assumptions

1. Understanding the Site
2. Space Needs
3. 2023 Economic Study



# Existing Site

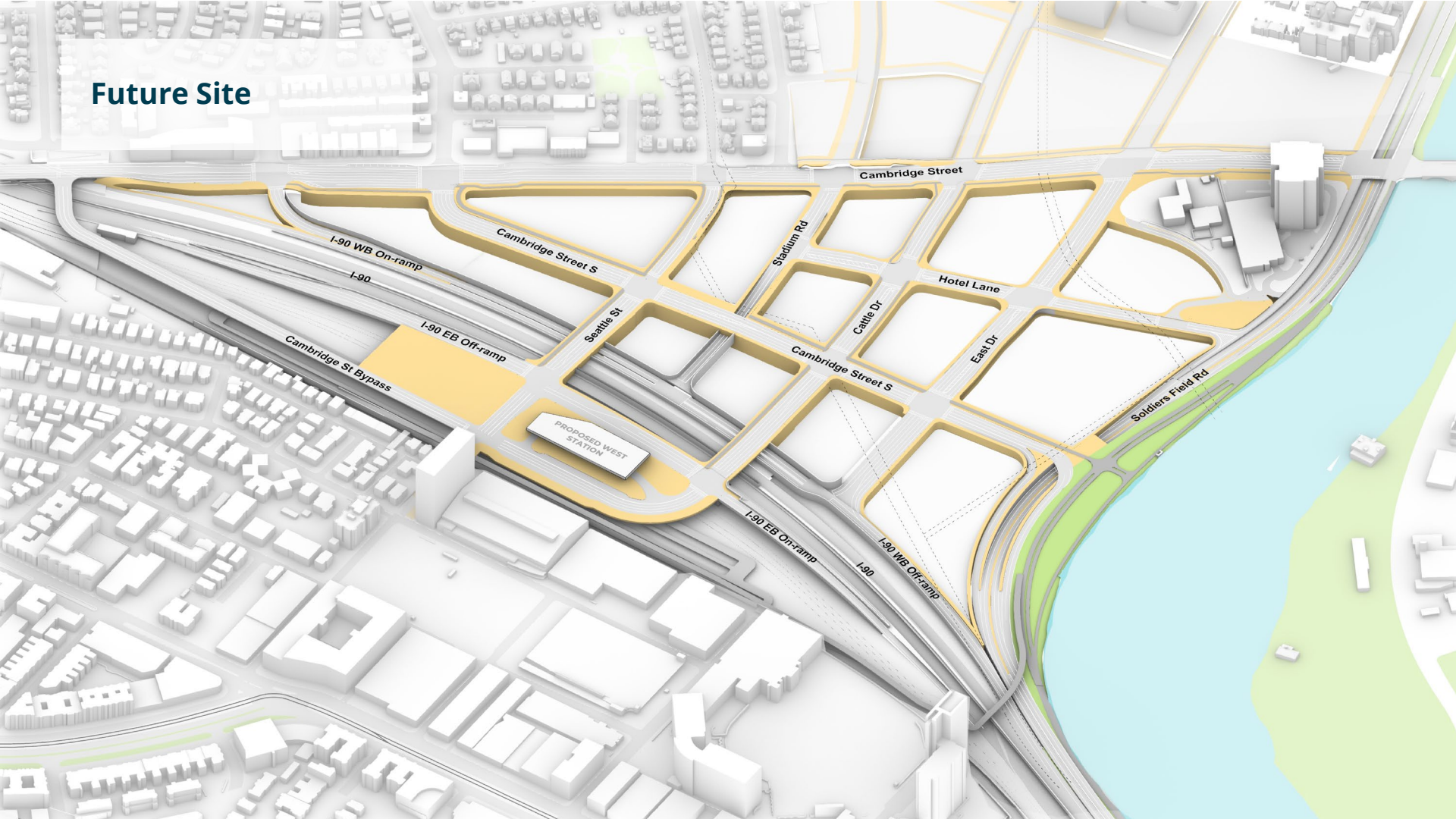
Cambridge Street

I-90

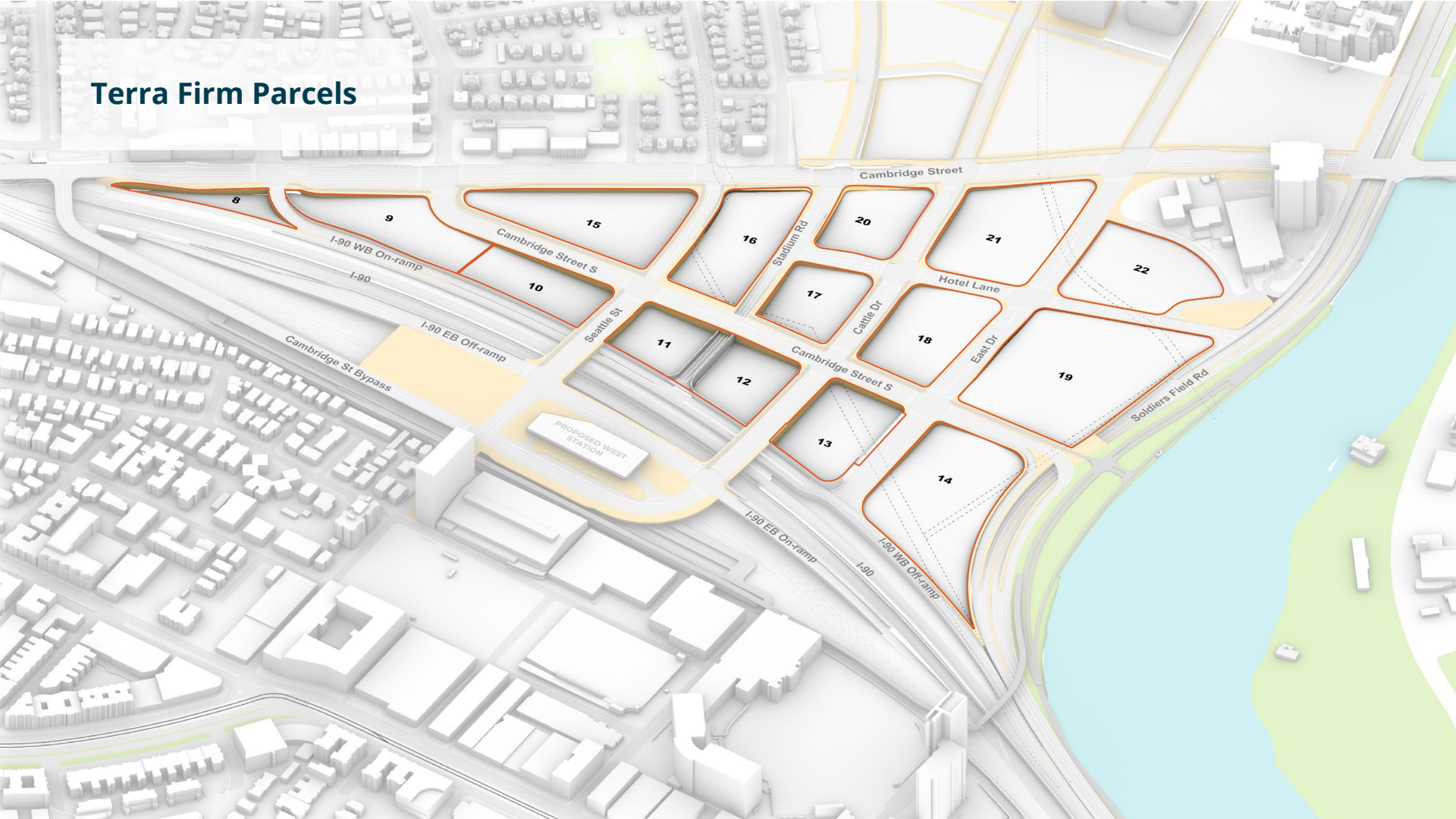
Soldiers Field Rd



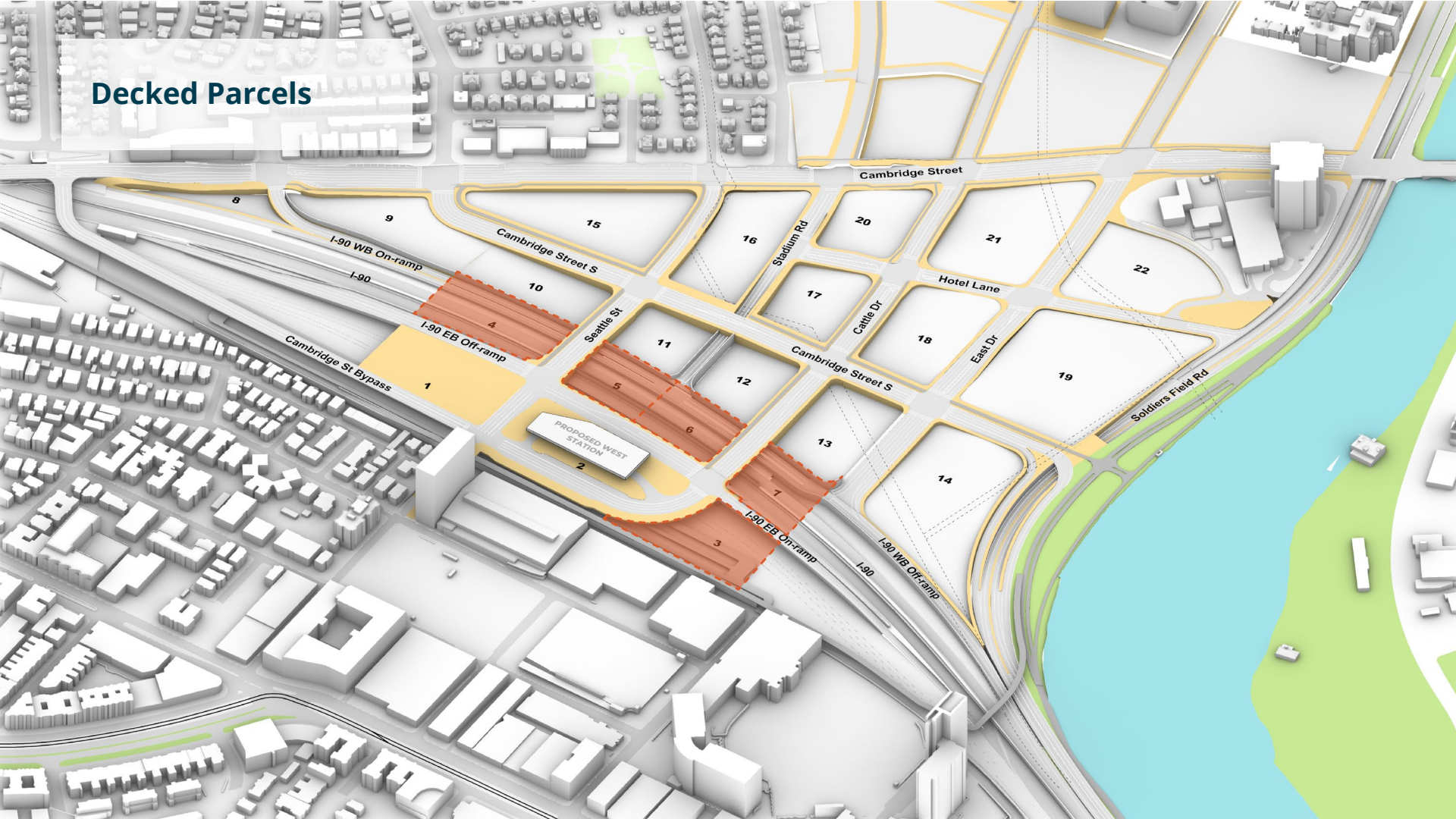
# Future Site



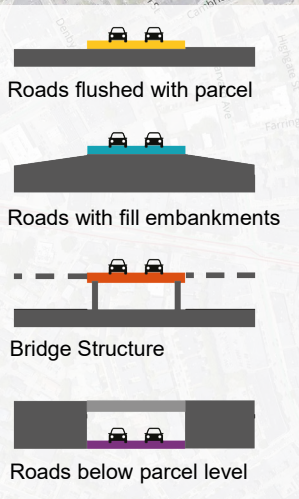
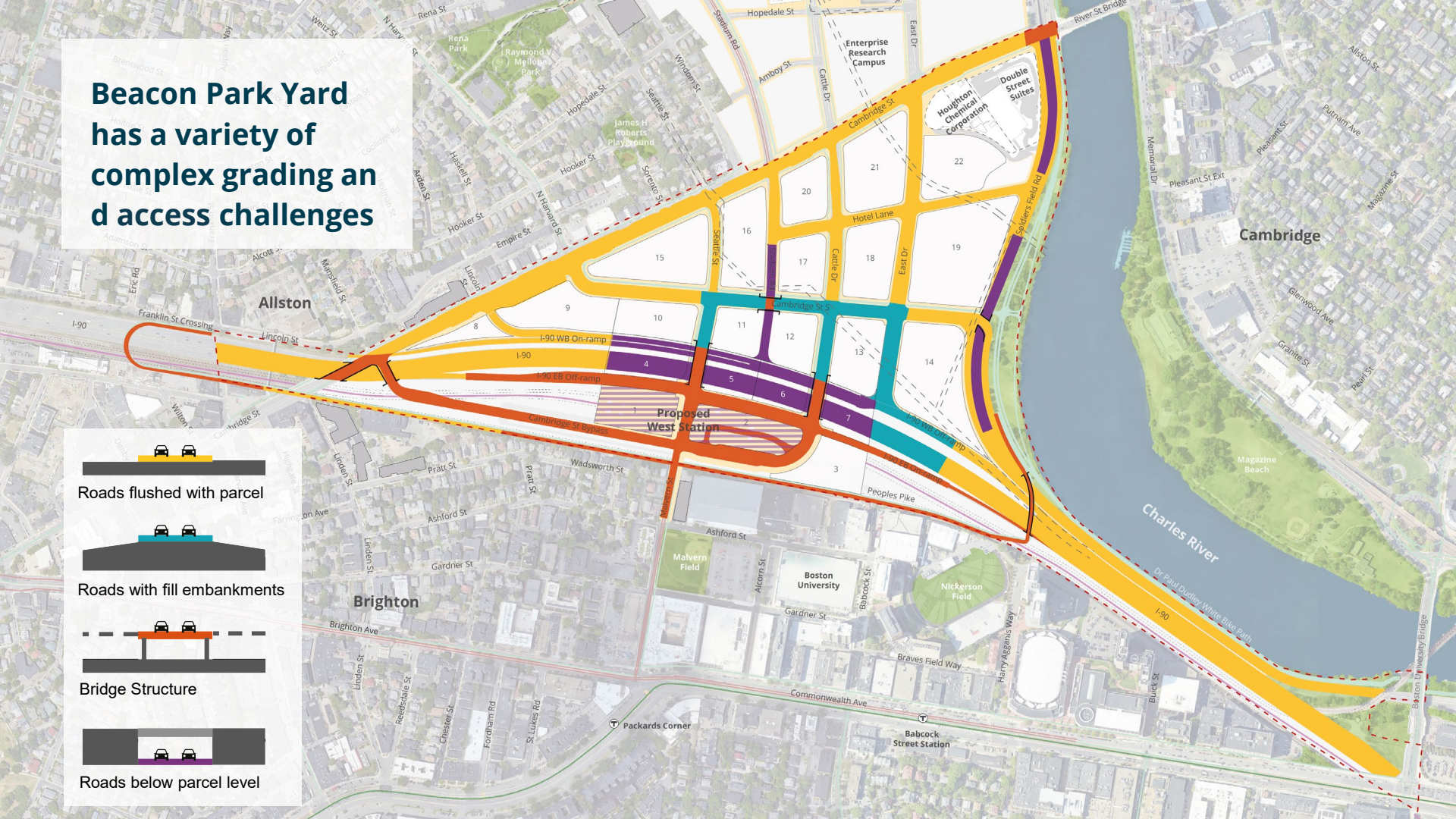
# Terra Firm Parcels



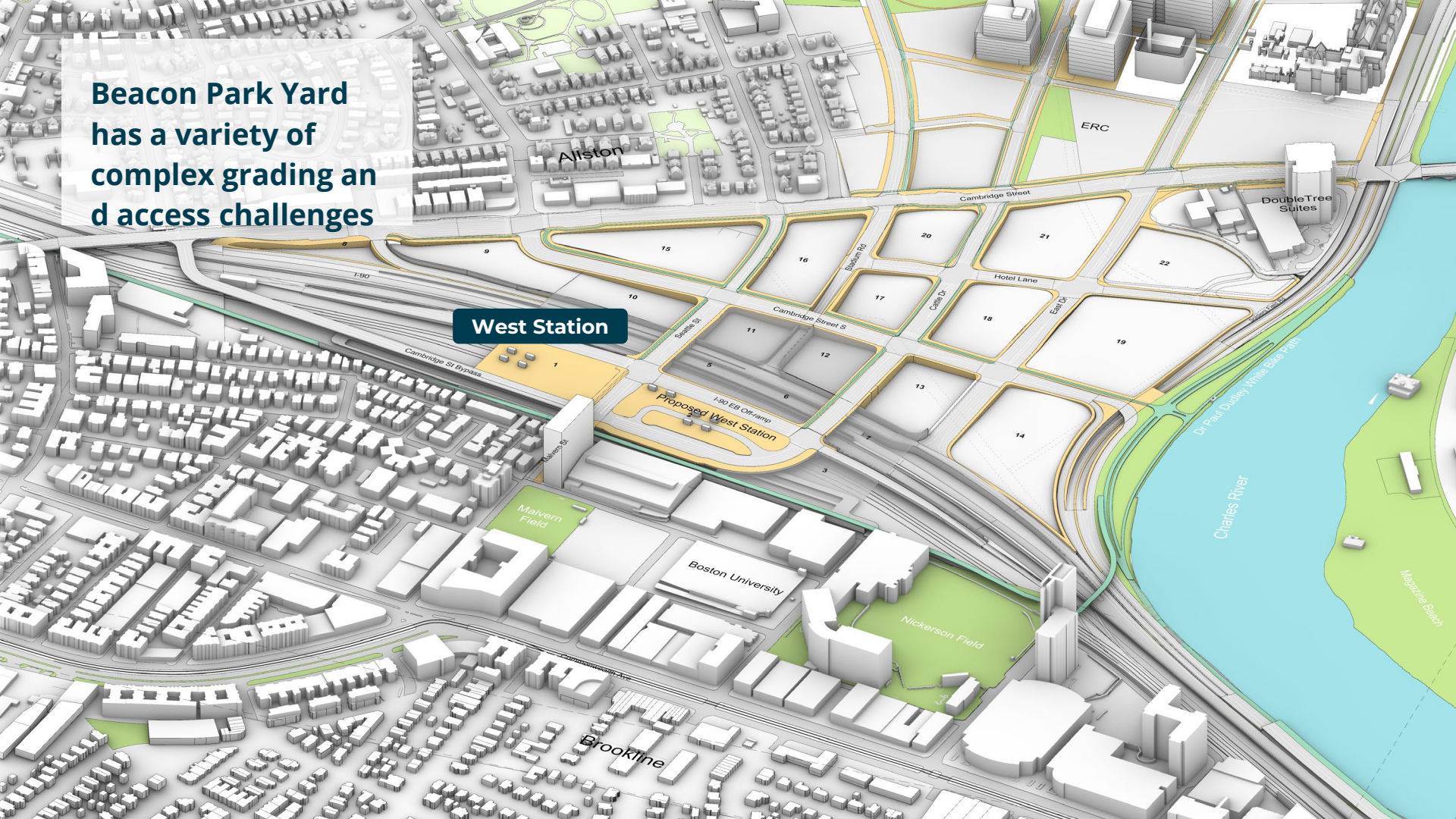
# Decked Parcels



# Beacon Park Yard has a variety of complex grading and access challenges



Beacon Park Yard  
has a variety of  
complex grading and  
access challenges



West Station

Proposed West Station

ERC

Aliston

DoubleTree Suites

Cambridge Street

Hotel Lane

Cambridge Street S

Charles River

Malvern Field

Boston University

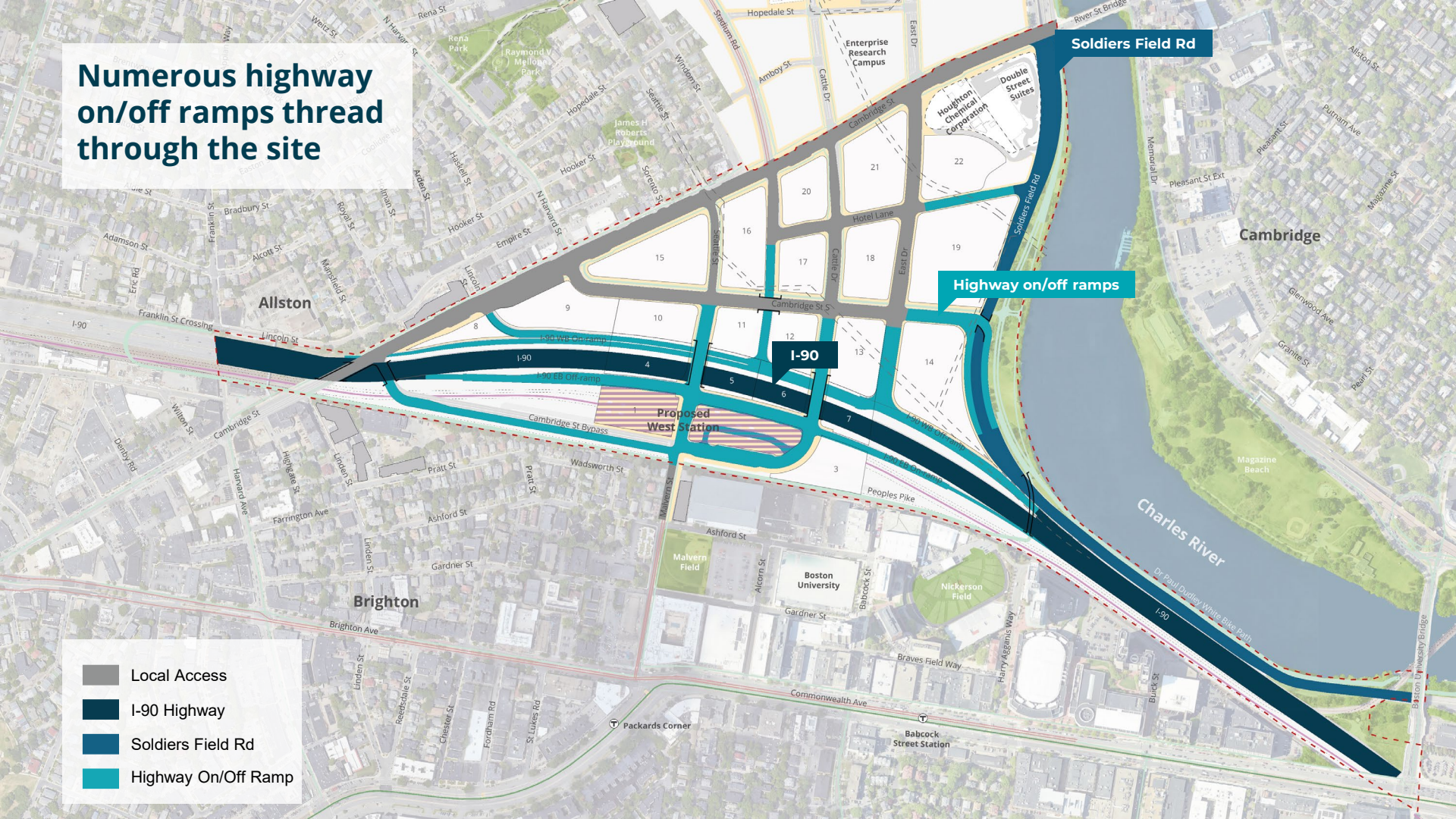
Nickerson Field

Brookline

Dr Paul Dineen White Bike Path

Magazine Beach

# Numerous highway on/off ramps thread through the site



Soldiers Field Rd

Highway on/off ramps

I-90

Proposed West Station

Cambridge

Allston

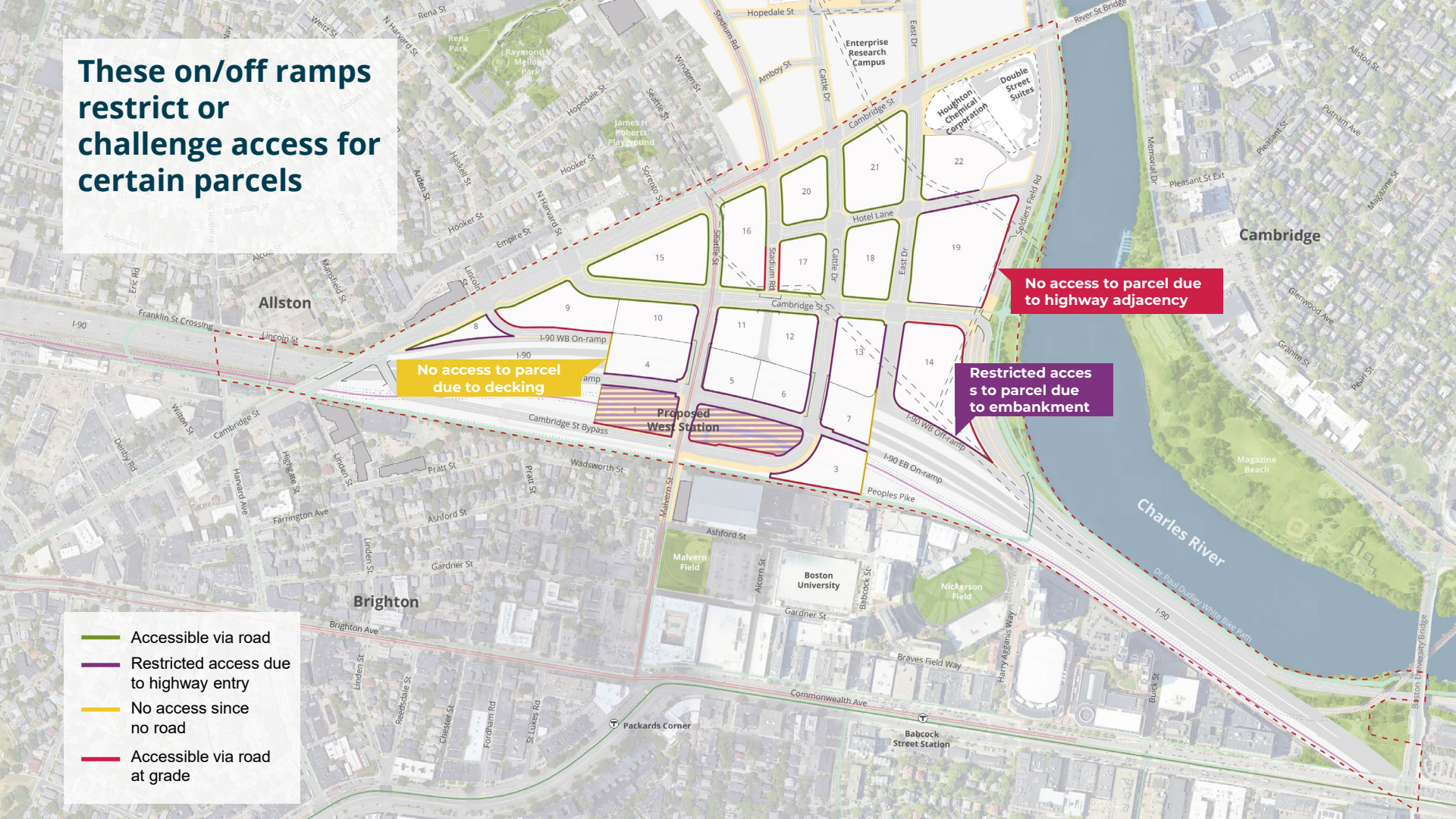
Brighton

Charles River

- Local Access
- I-90 Highway
- Soldiers Field Rd
- Highway On/Off Ramp



# These on/off ramps restrict or challenge access for certain parcels



No access to parcel due to decking

No access to parcel due to highway adjacency

Restricted access to parcel due to embankment

- Accessible via road
- Restricted access due to highway entry
- No access since no road
- Accessible via road at grade

Allston

Cambridge

Brighton

Proposed West Station

Charles River

Boston University

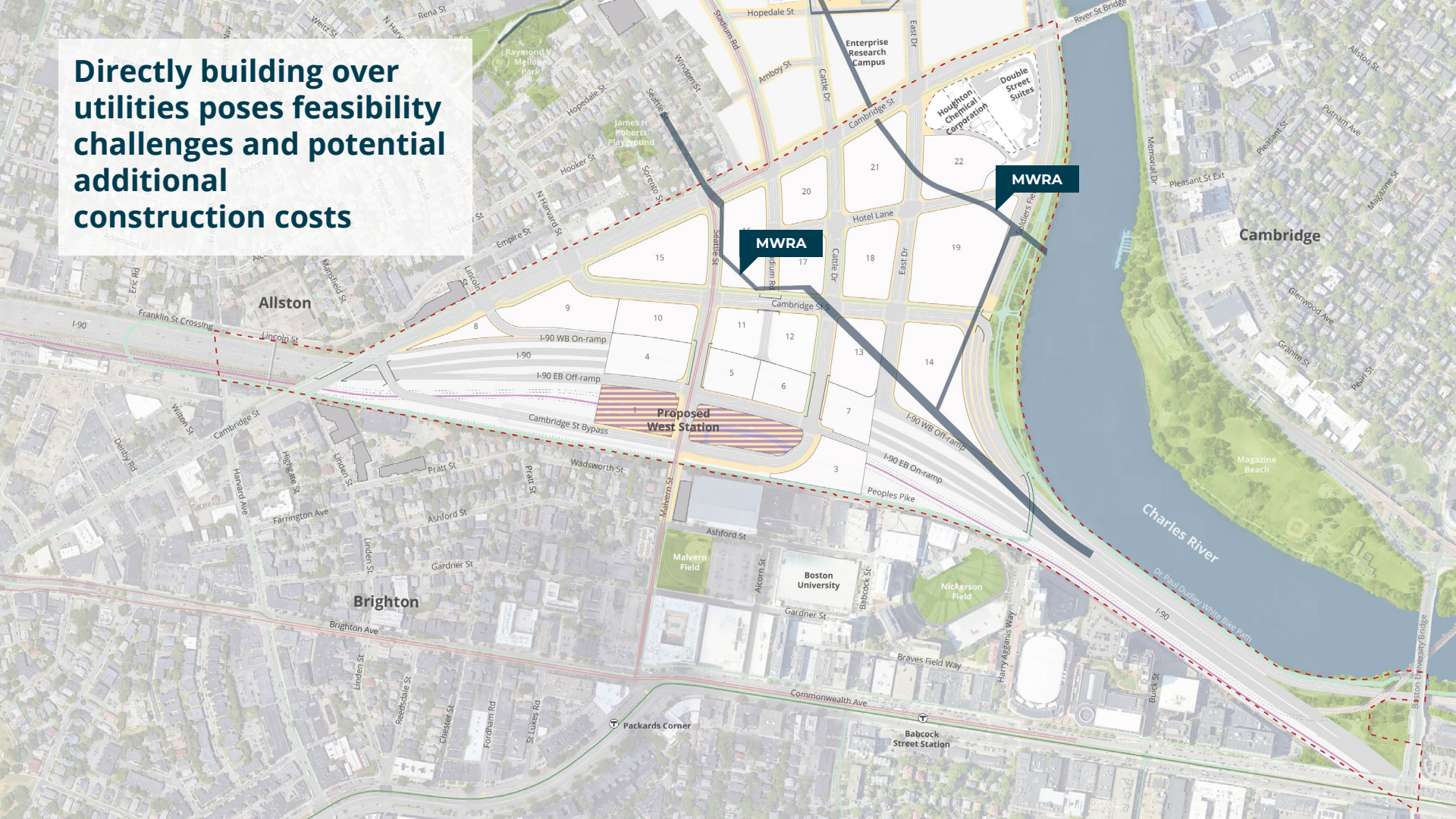
Nickerson Field

Malvern Field

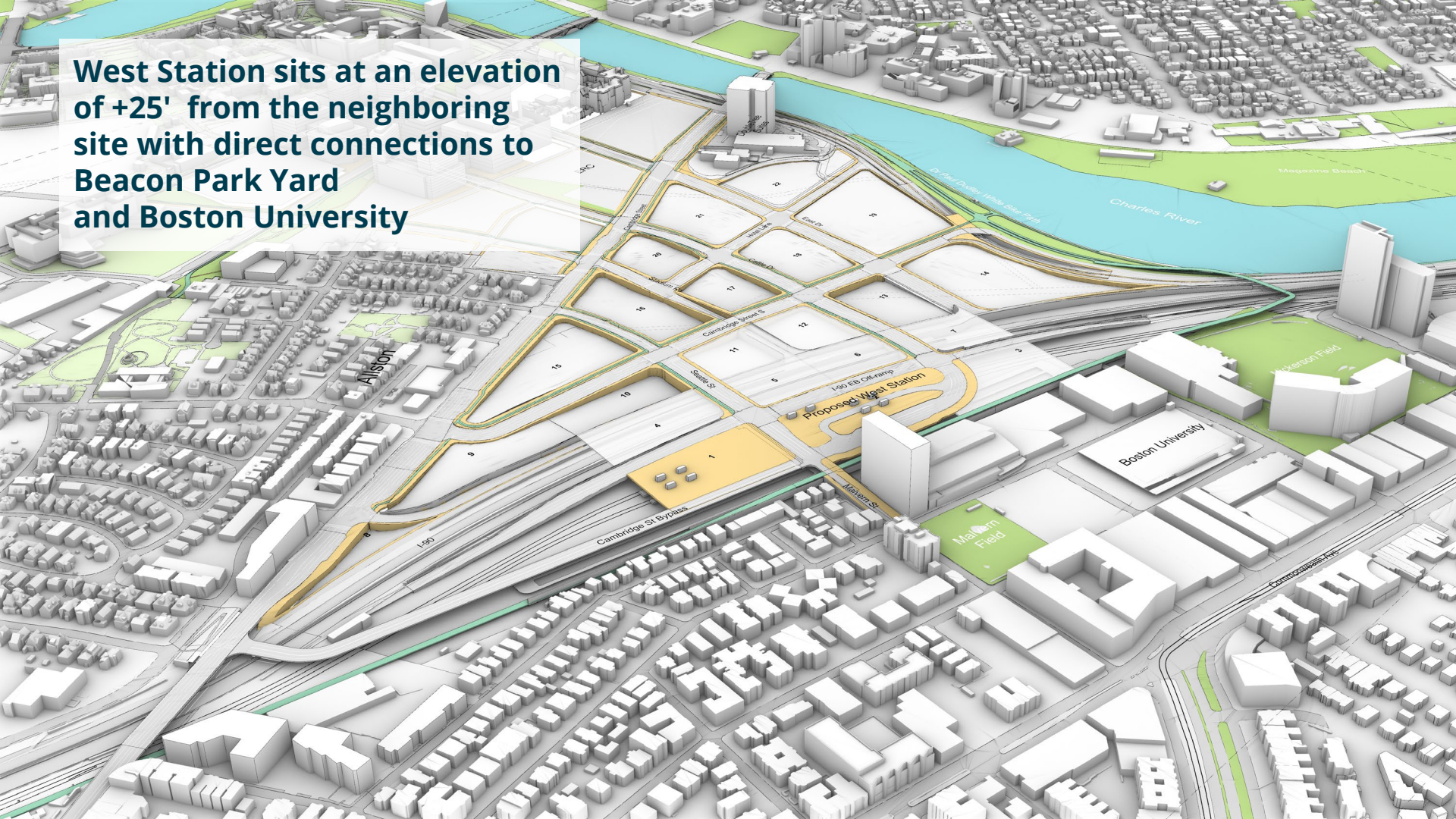
Packards Corner

Babcock Street Station

# Directly building over utilities poses feasibility challenges and potential additional construction costs



**West Station sits at an elevation of +25' from the neighboring site with direct connections to Beacon Park Yard and Boston University**



# What We Tested

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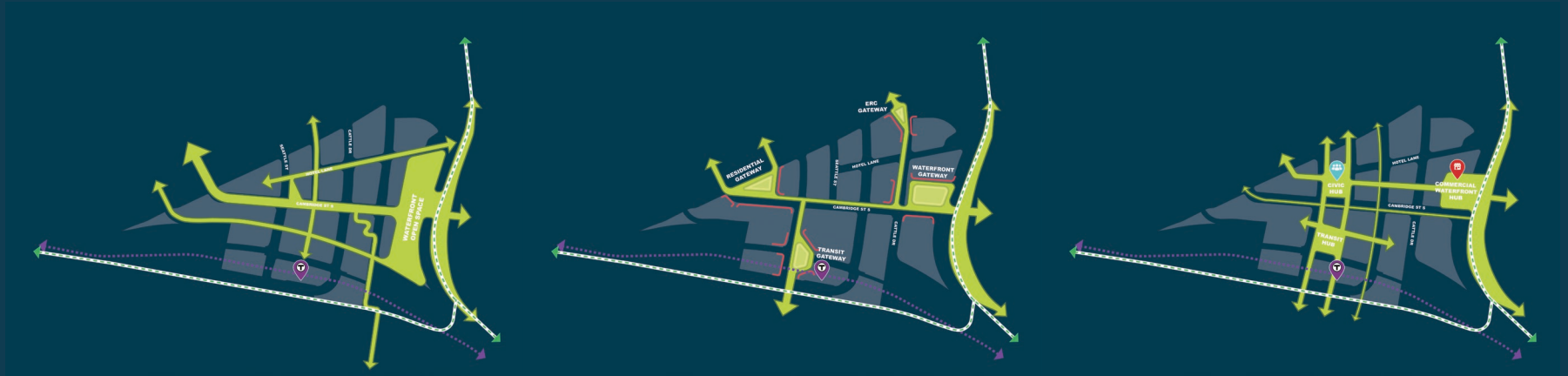
# What We Tested – Draft Scenarios

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1. Site Plans
2. Trade Offs & Key Themes

# Scenarios Overview

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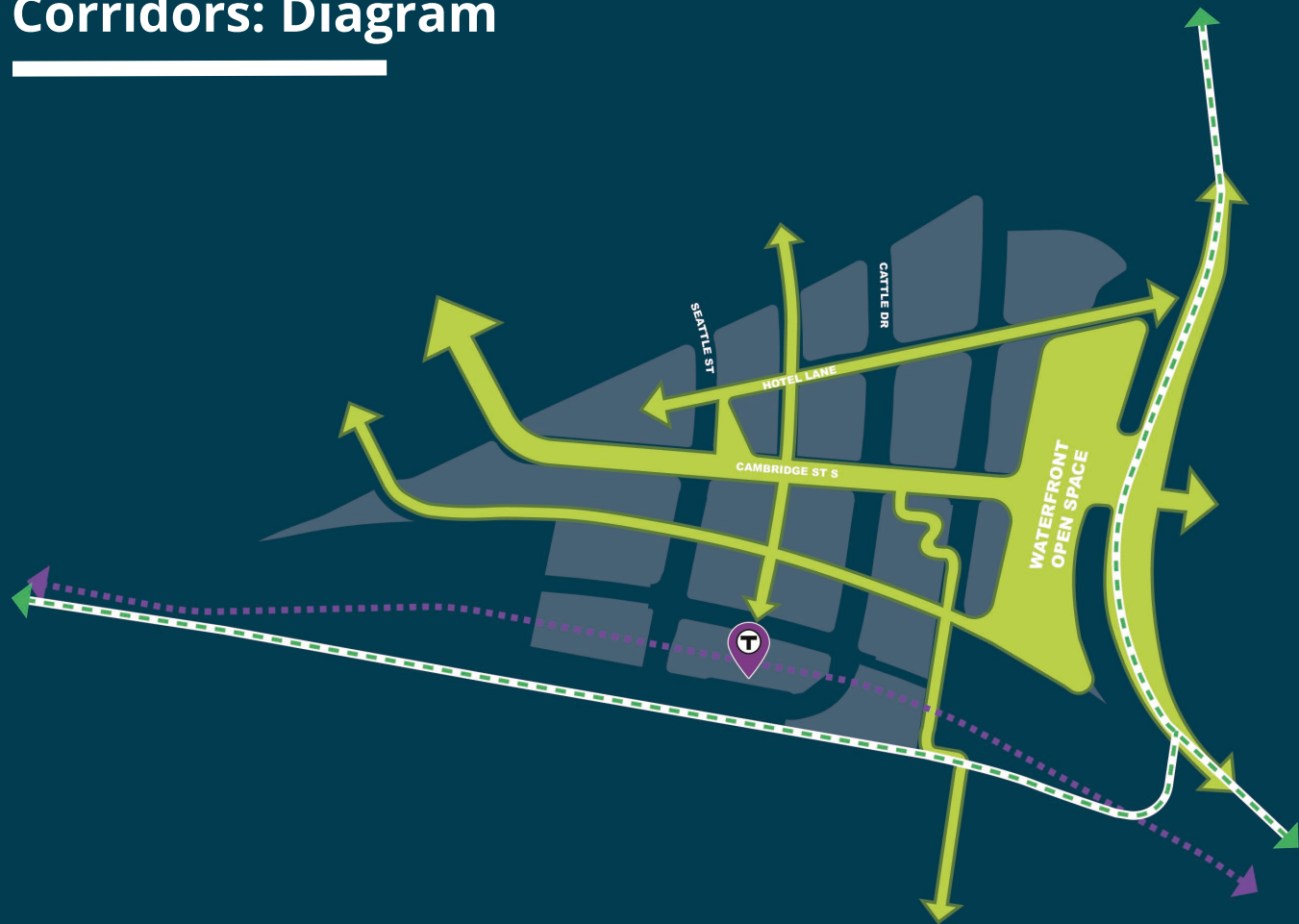
Corridors

Gateways

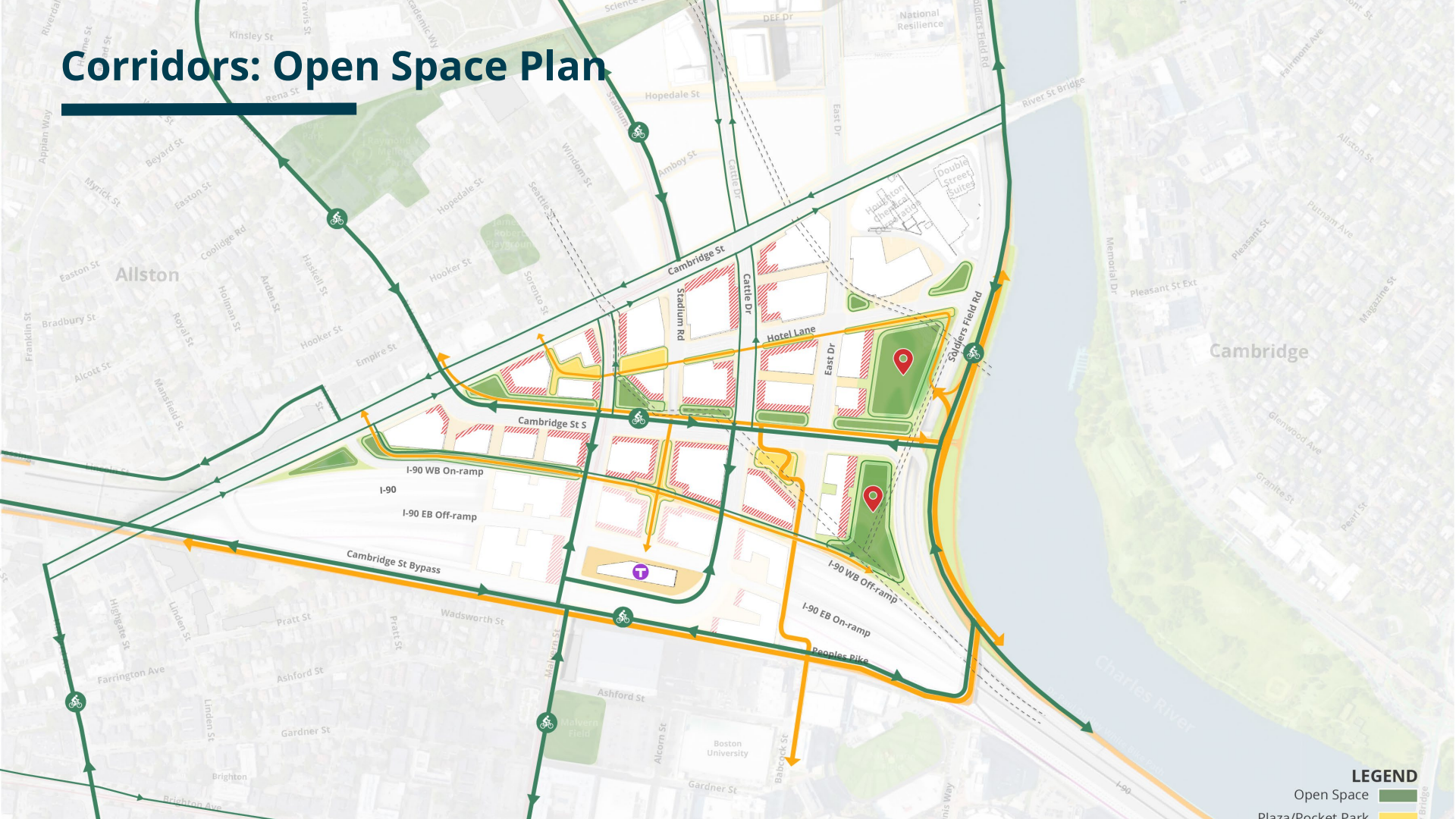
Hubs

# Corridors: Diagram

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# Corridors: Open Space Plan



Cambridge

Allston

### LEGEND

- Open Space
- Plaza/Pocket Park
- Bridge



# Corridors: Open Space Precedents

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



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

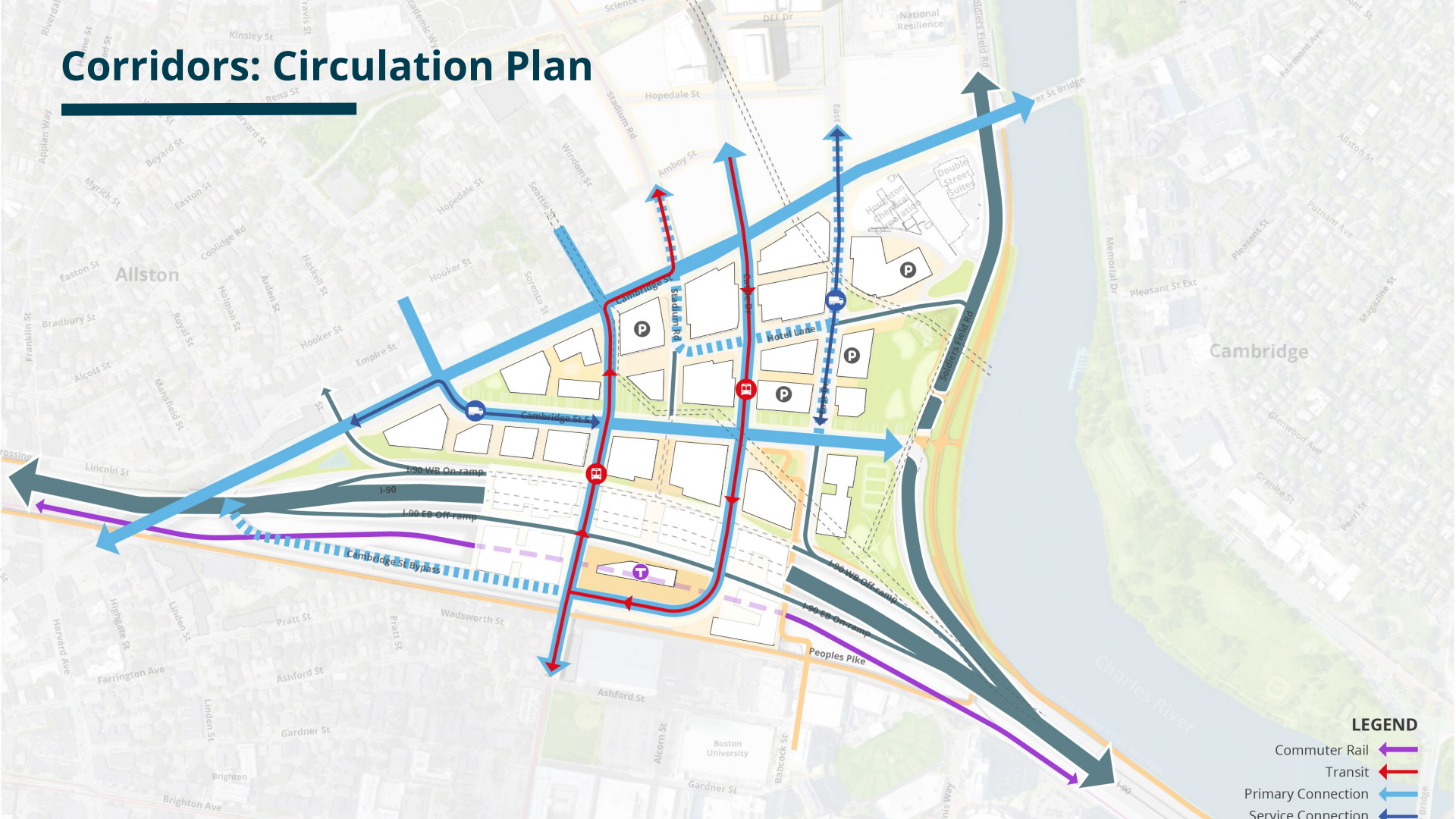


**Active Plaza** (City Center, Washington DC)



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

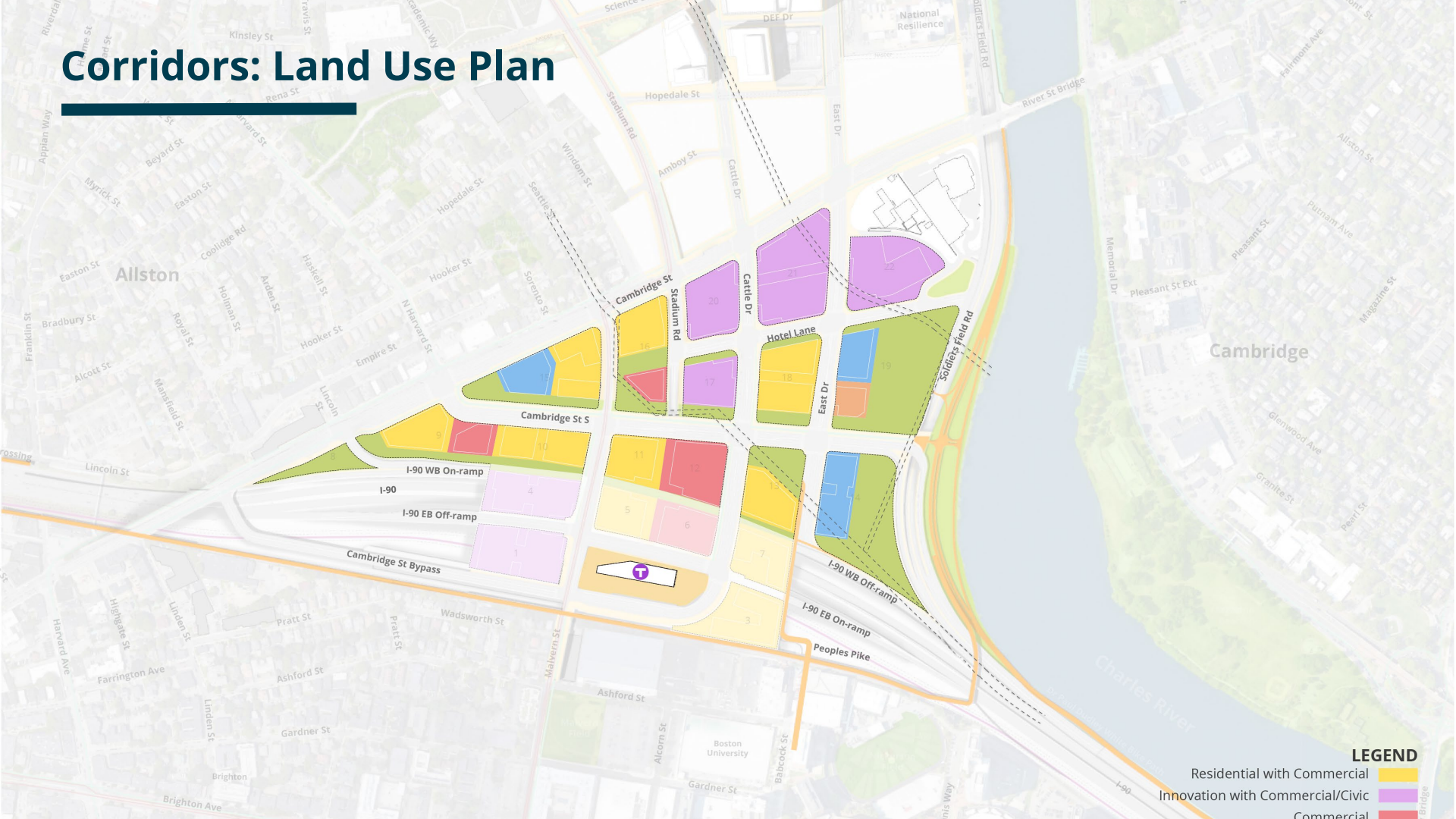
# Corridors: Circulation Plan



## LEGEND

- Commuter Rail
- Transit
- Primary Connection
- Service Connection

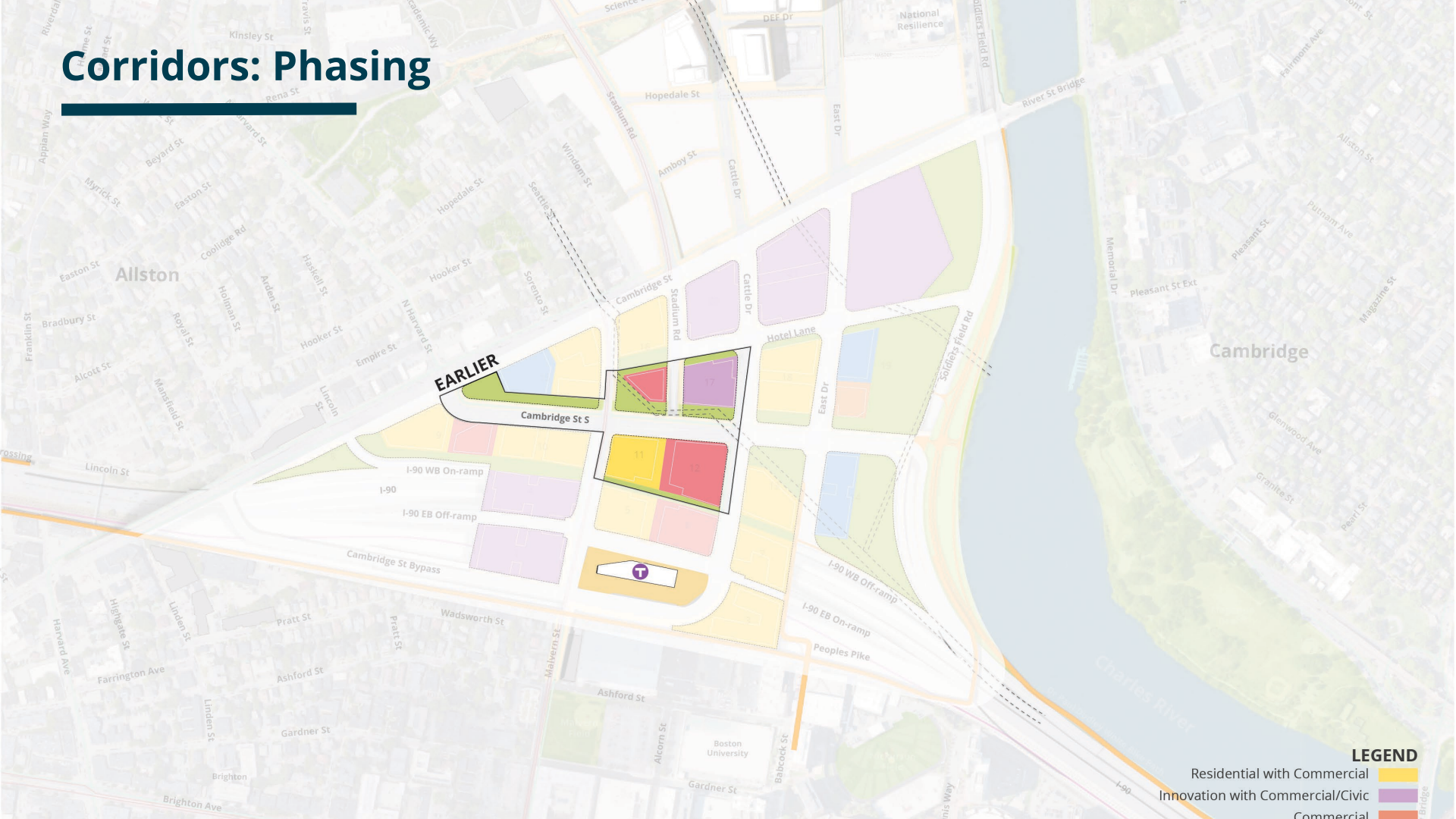
# Corridors: Land Use Plan



## LEGEND

- Residential with Commercial
- Innovation with Commercial/Civic
- Commercial
- Transit Bridge

# Corridors: Phasing



**EARLIER**

Cambridge St S

I-90 WB On-ramp  
I-90  
I-90 EB Off-ramp

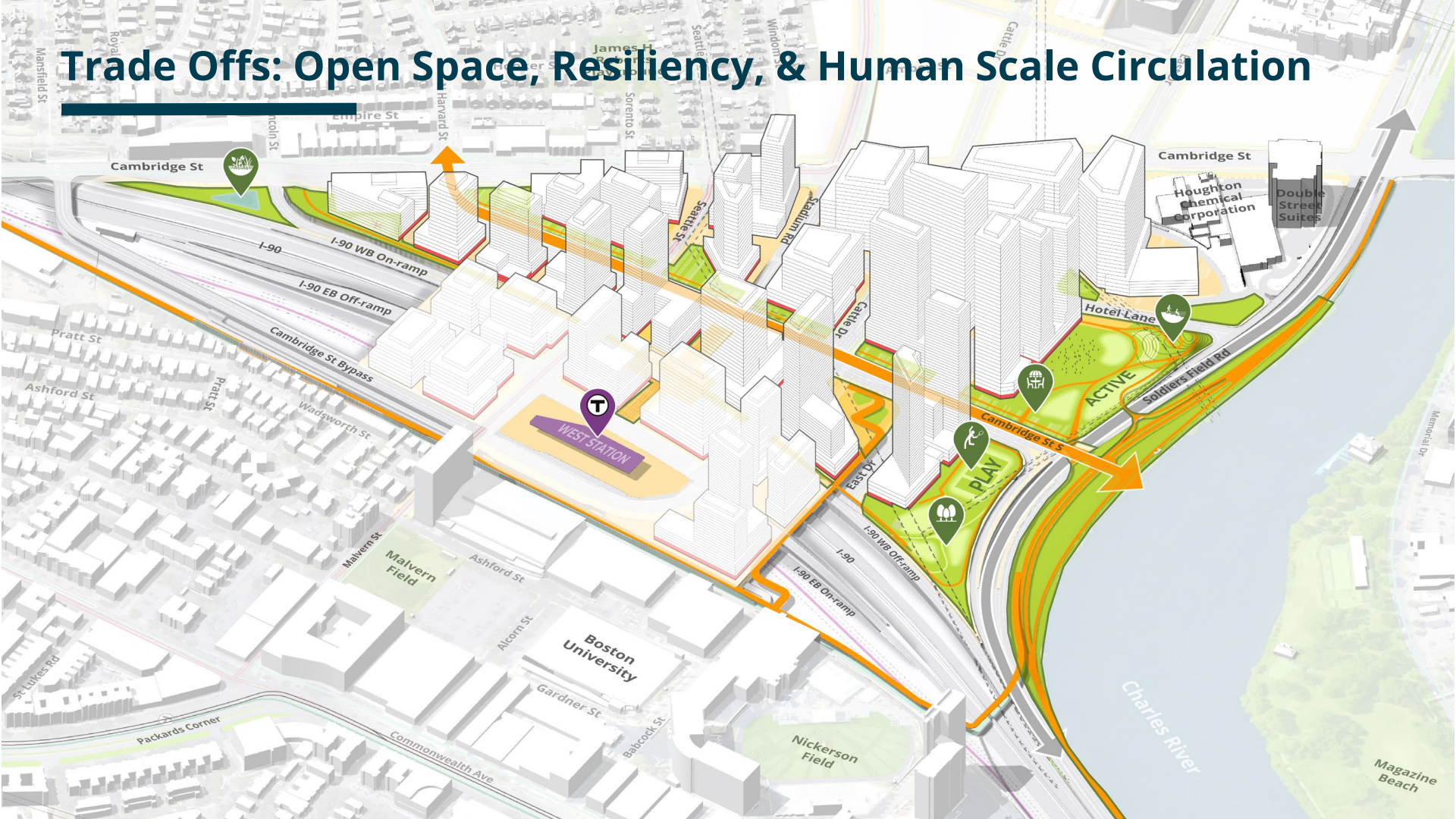
T

I-90 WB Off-ramp  
I-90 EB On-ramp

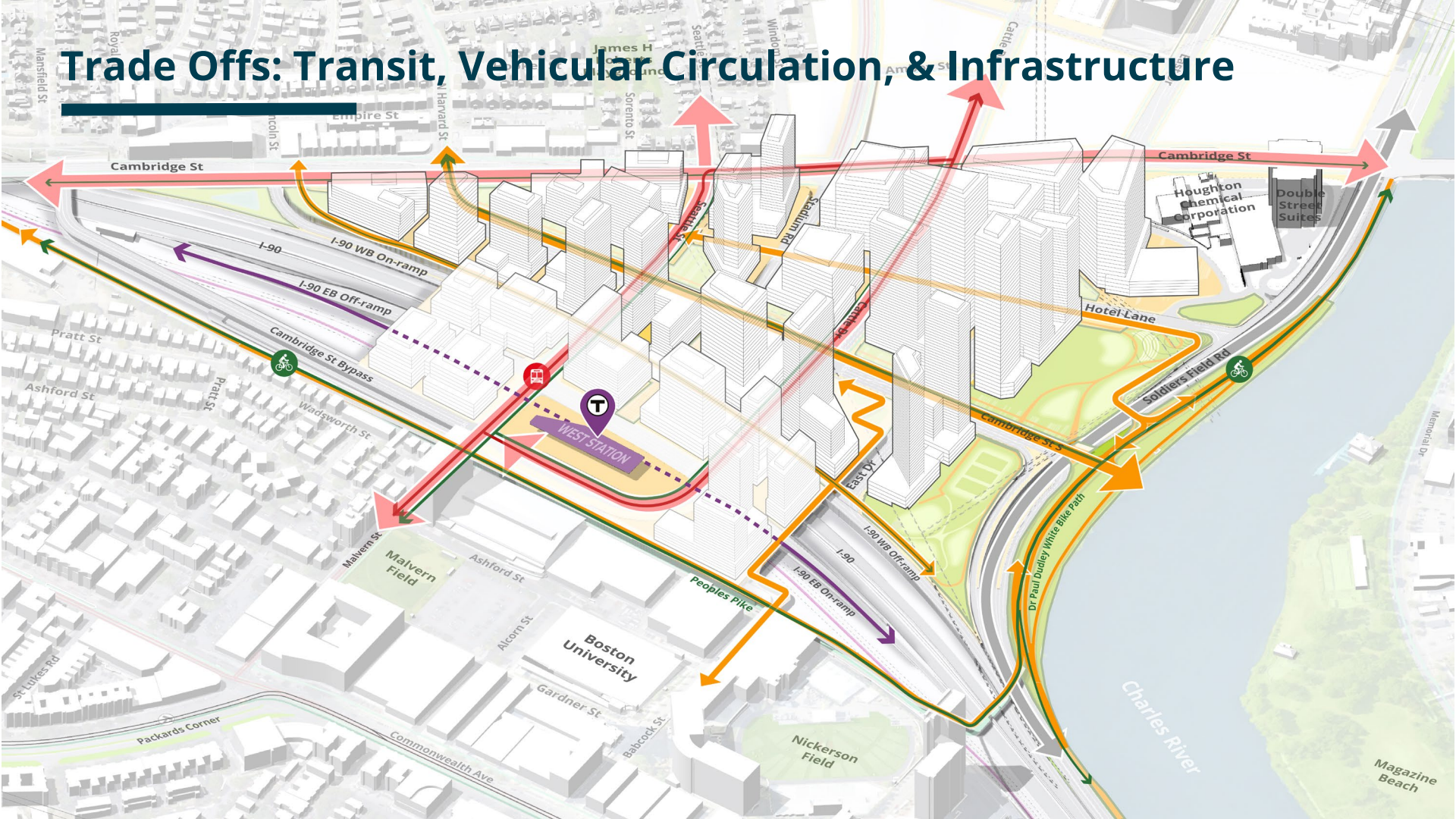
## LEGEND

- Residential with Commercial
- Innovation with Commercial/Civic
- Commercial

# Trade Offs: Open Space, Resiliency, & Human Scale Circulation



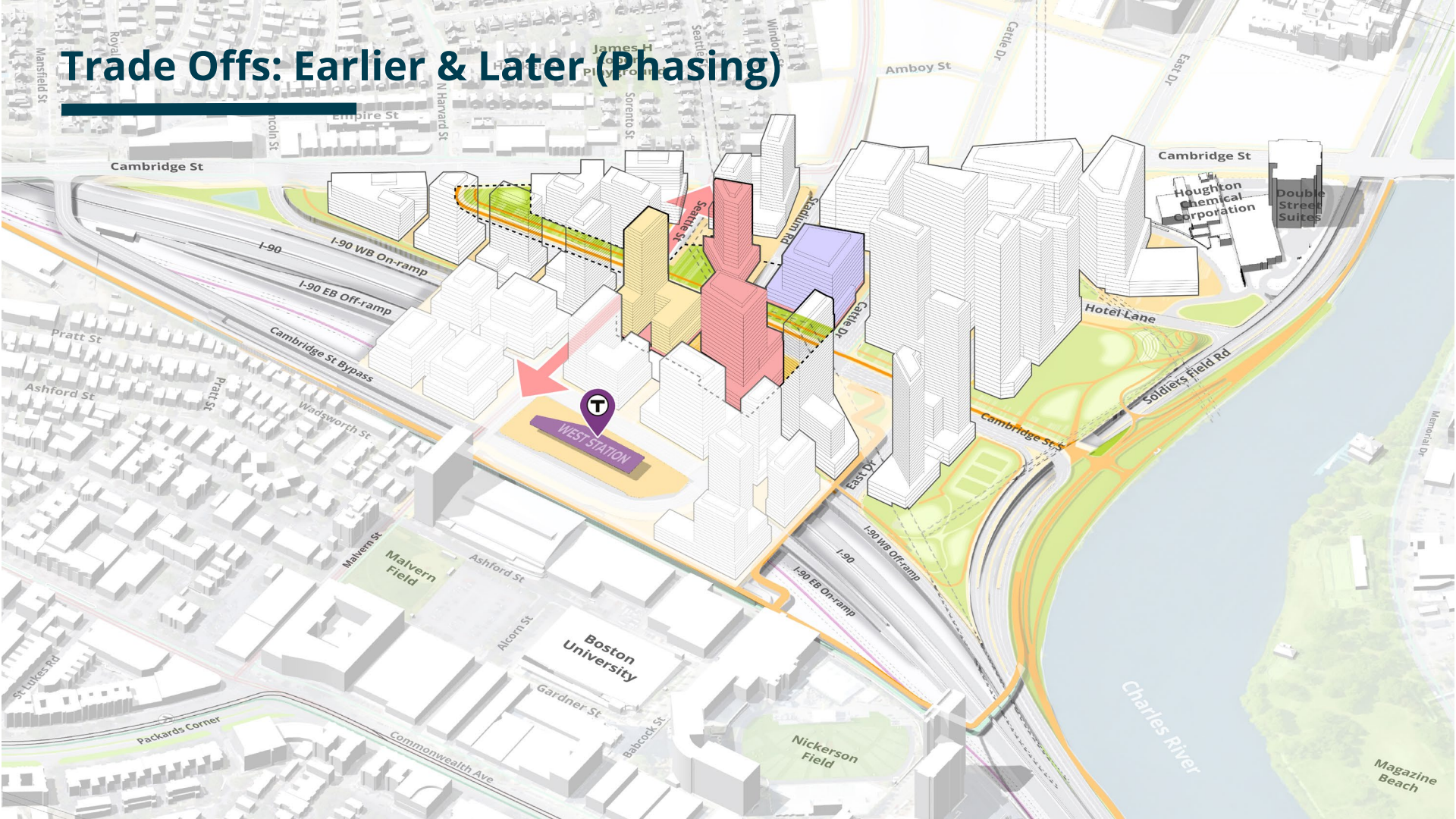
# Trade Offs: Transit, Vehicular Circulation, & Infrastructure



# Trade Offs: Building Use, Heights, & Energy

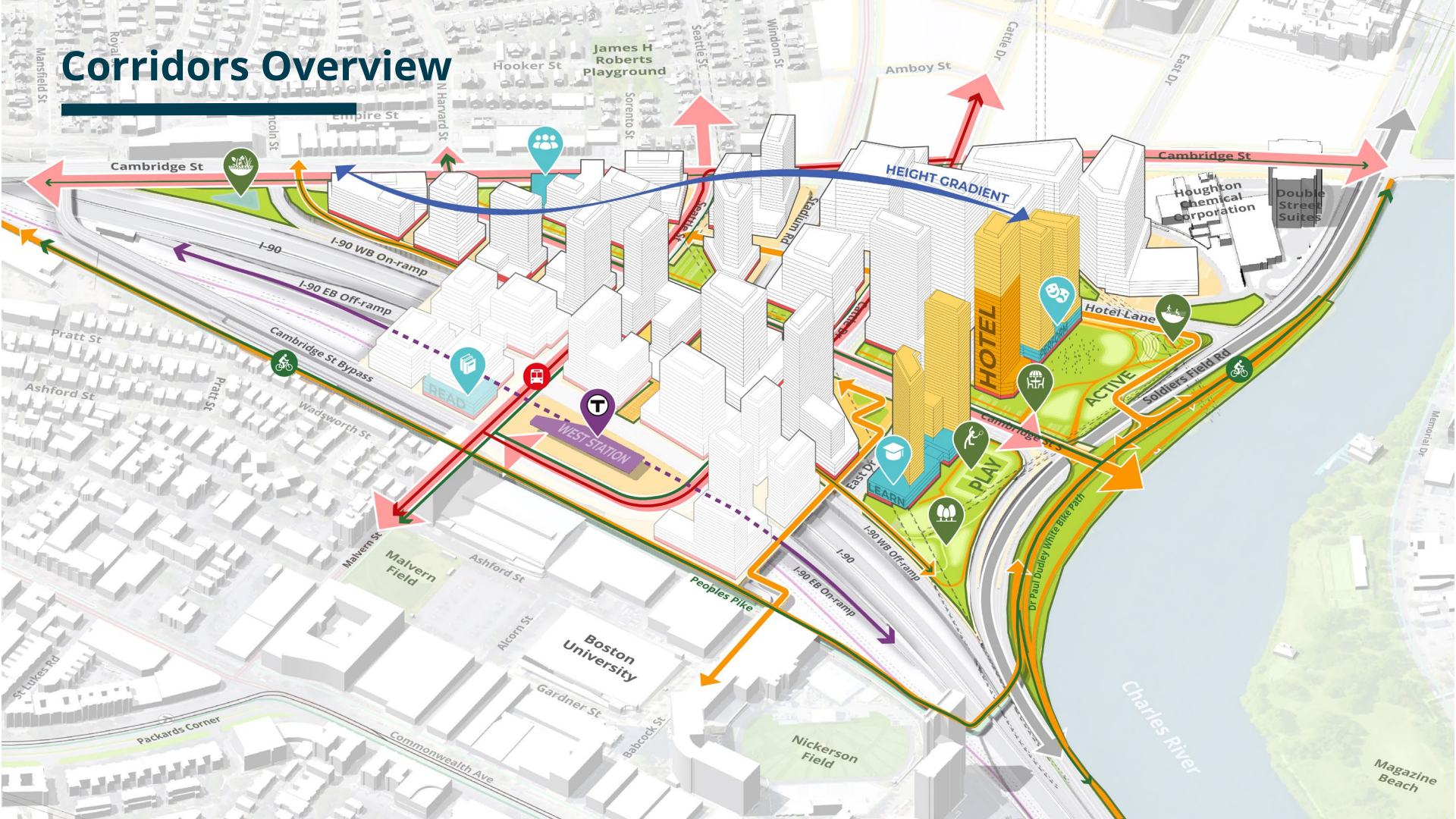


# Trade Offs: Earlier & Later (Phasing)



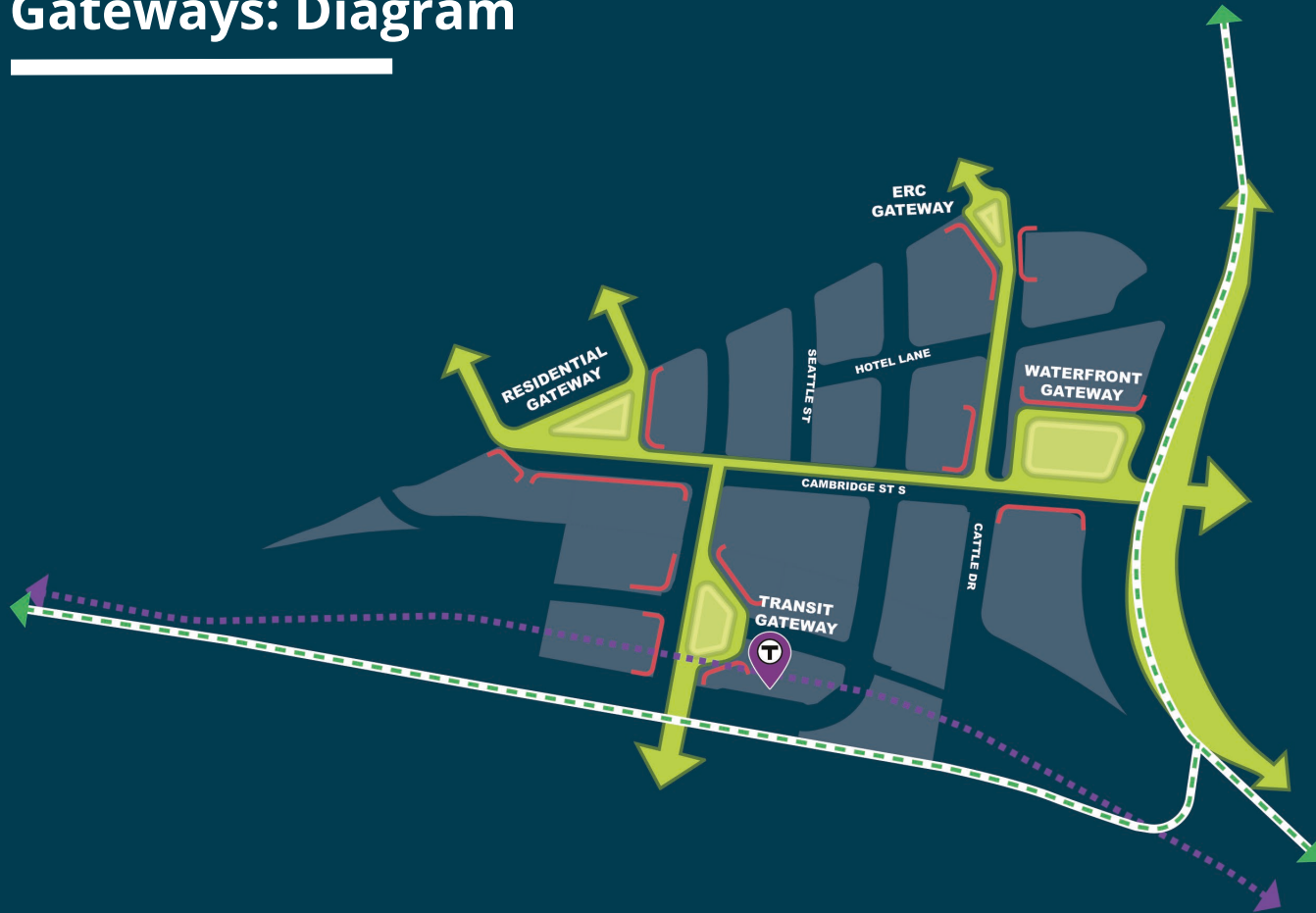


# Corridors Overview

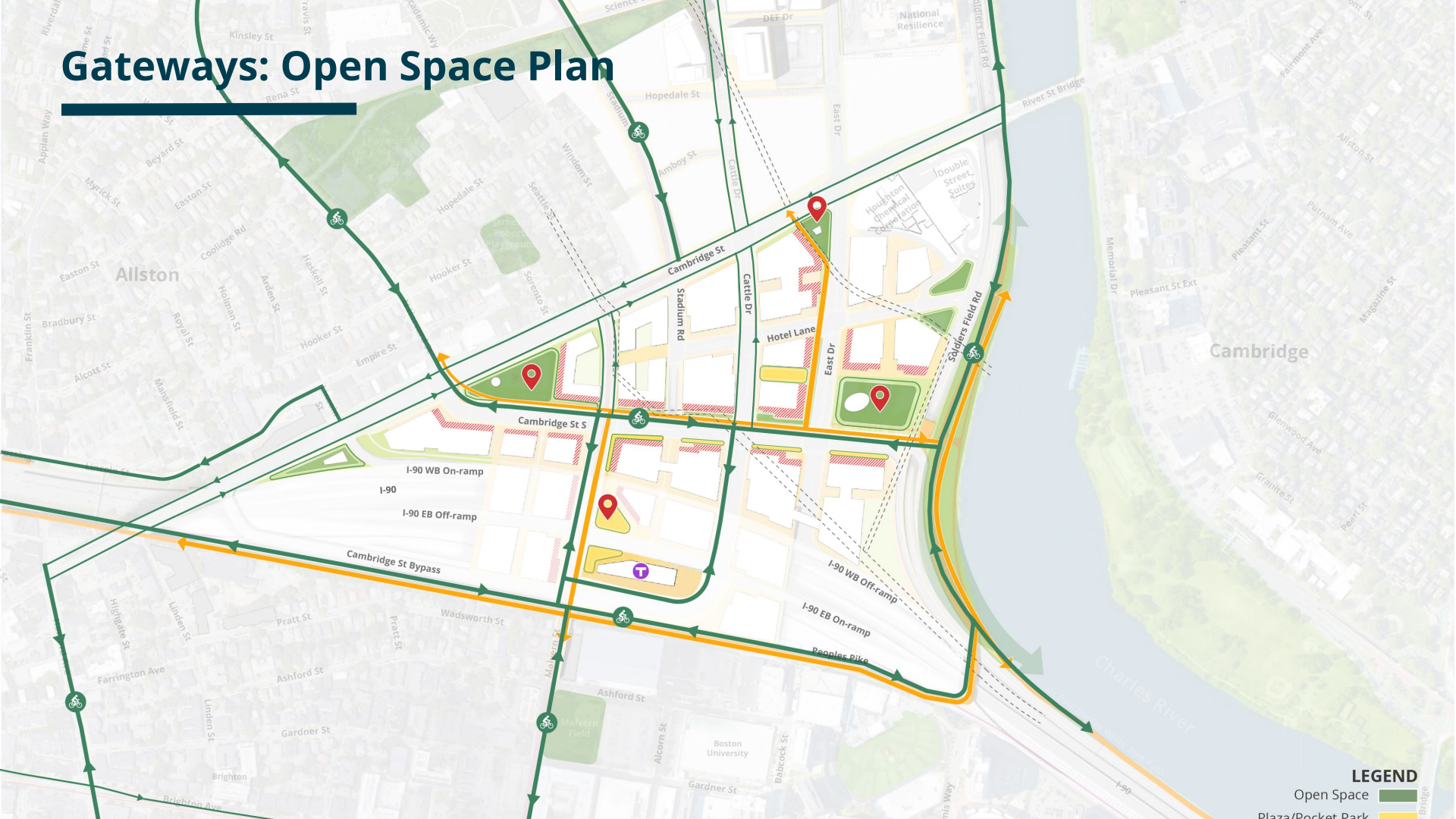


# Gateways: Diagram

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# Gateways: Open Space Plan



## LEGEND

- Open Space
- Plaza/Pocket Park
- Bridge

# Gateways: Open Space Precedents

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



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

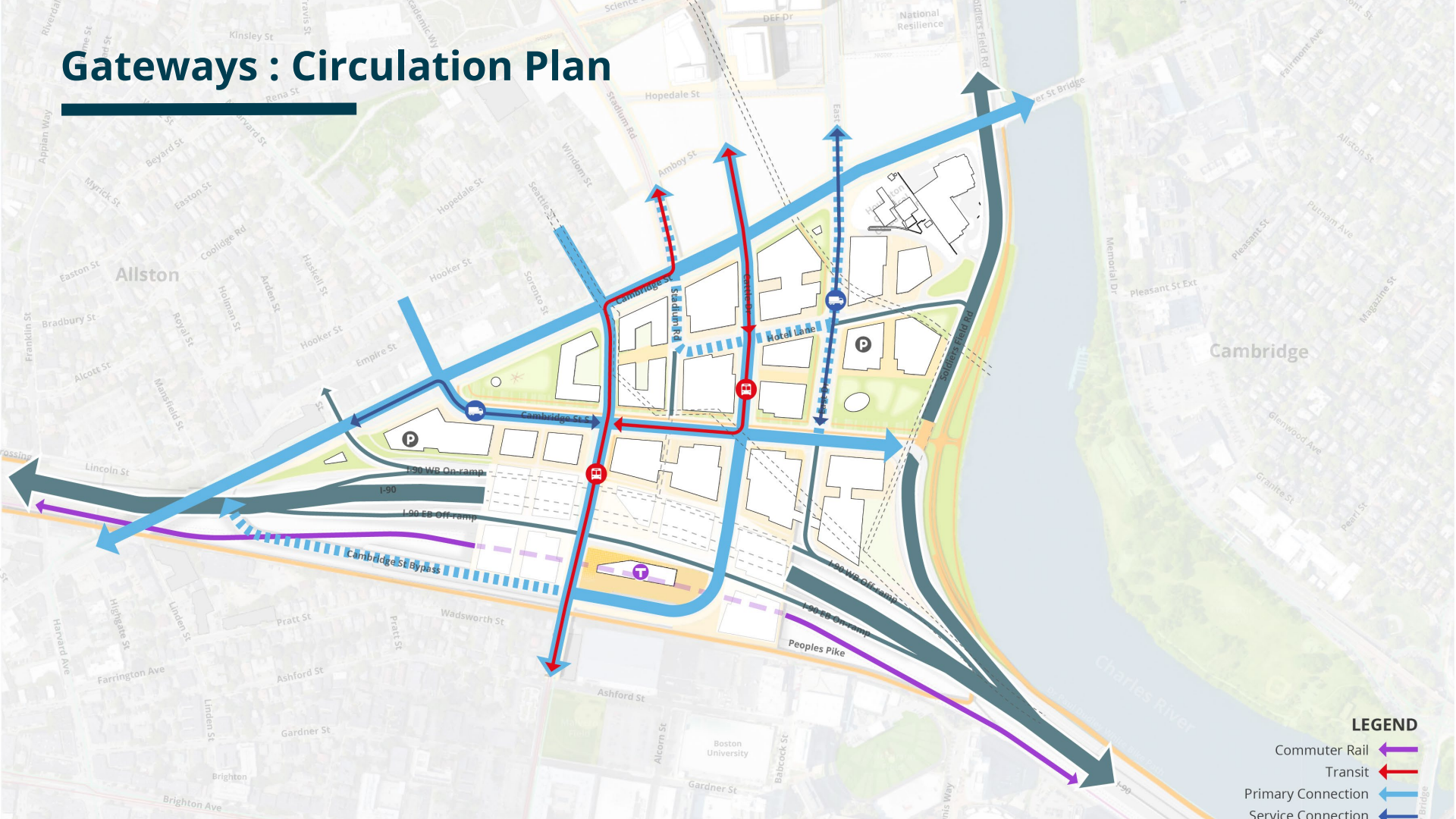


**Residential Gateway** (A Street Park, South Boston)







**ERC Gateway** (Kendall Square, Cambridge, MA)

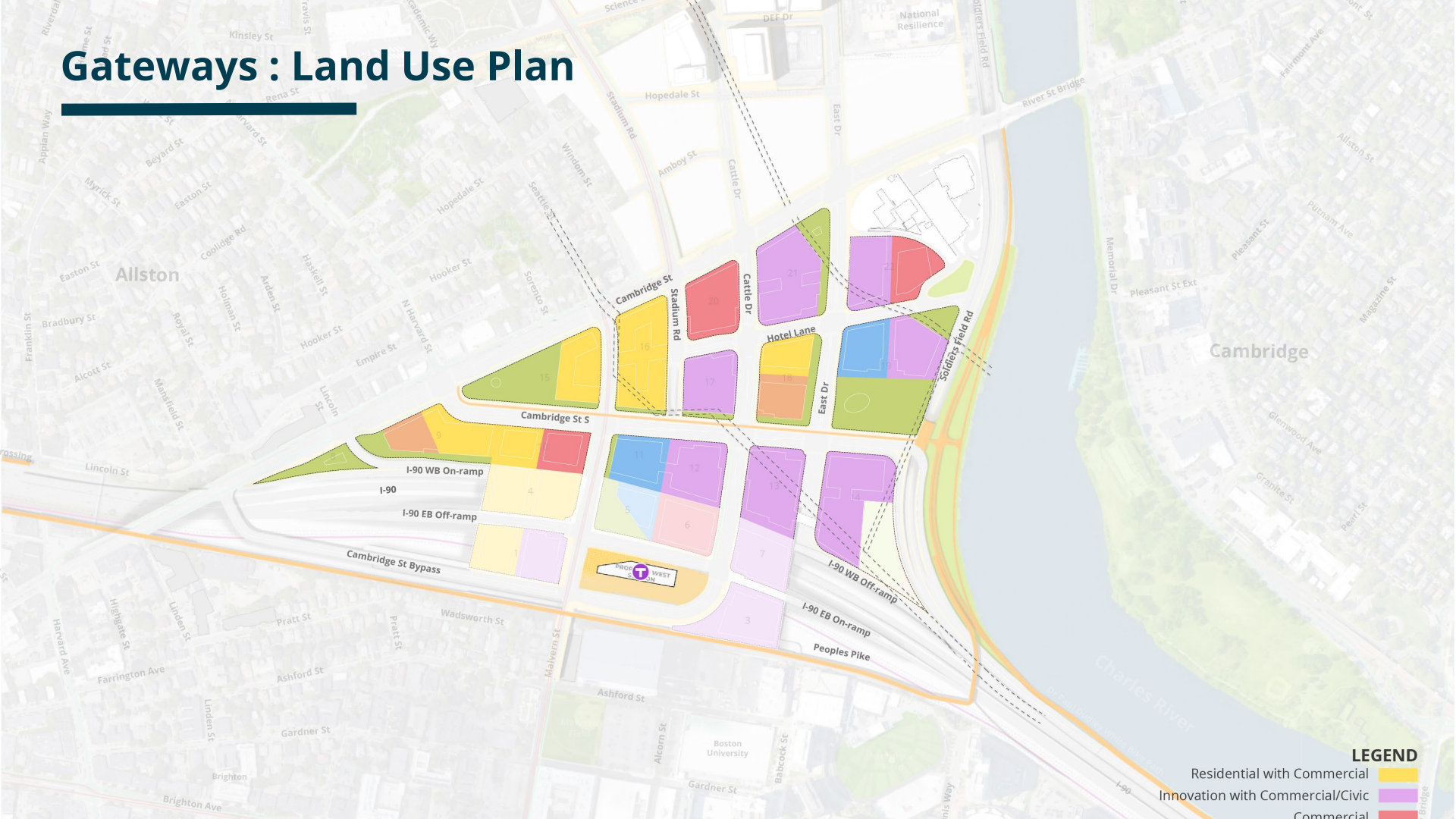
# Gateways : Circulation Plan



## LEGEND

- Commuter Rail 
- Transit 
- Primary Connection 
- Service Connection 

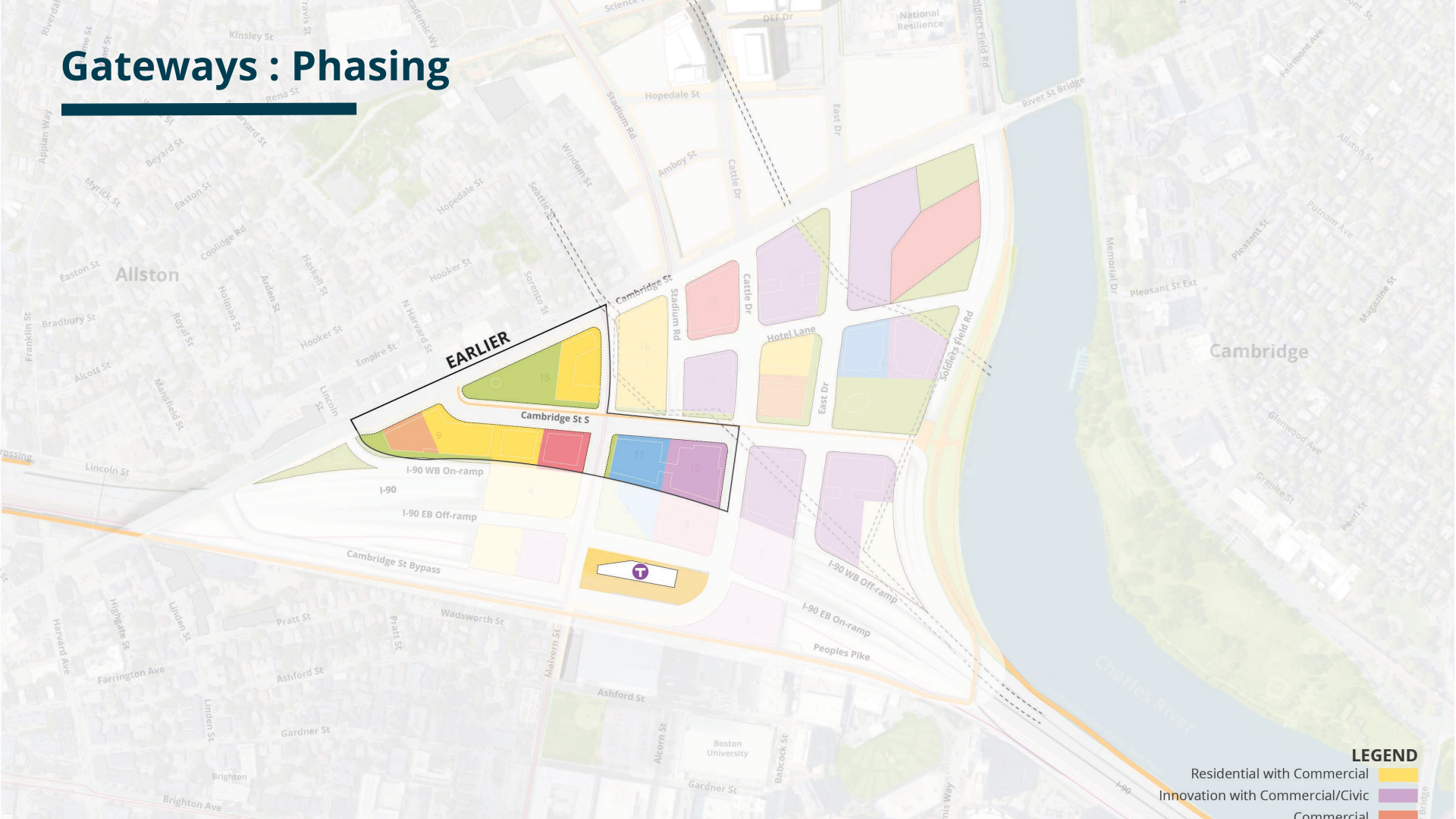
# Gateways : Land Use Plan



**LEGEND**

- Residential with Commercial
- Innovation with Commercial/Civic
- Commercial
- Bridge

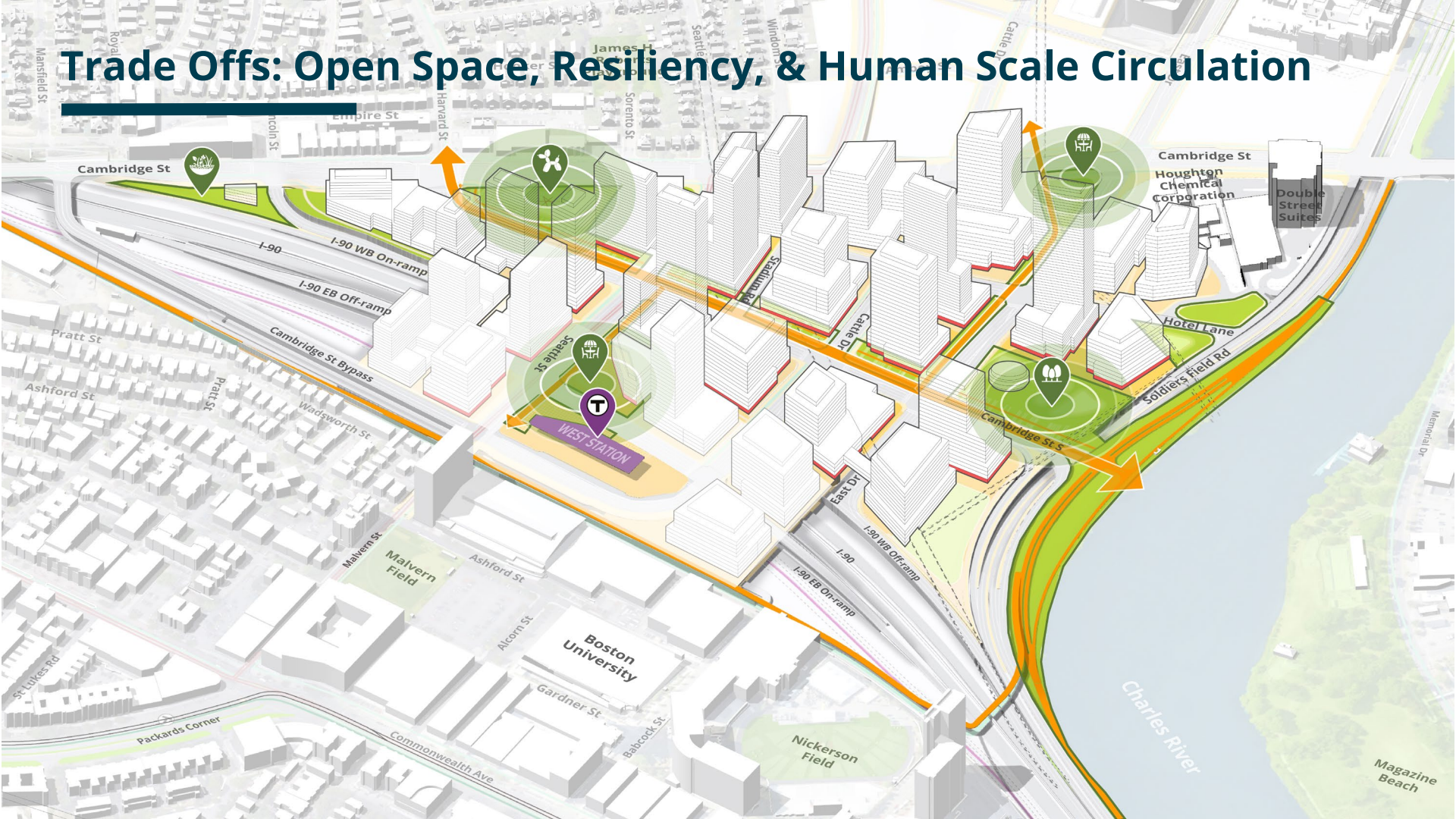
# Gateways : Phasing



**LEGEND**

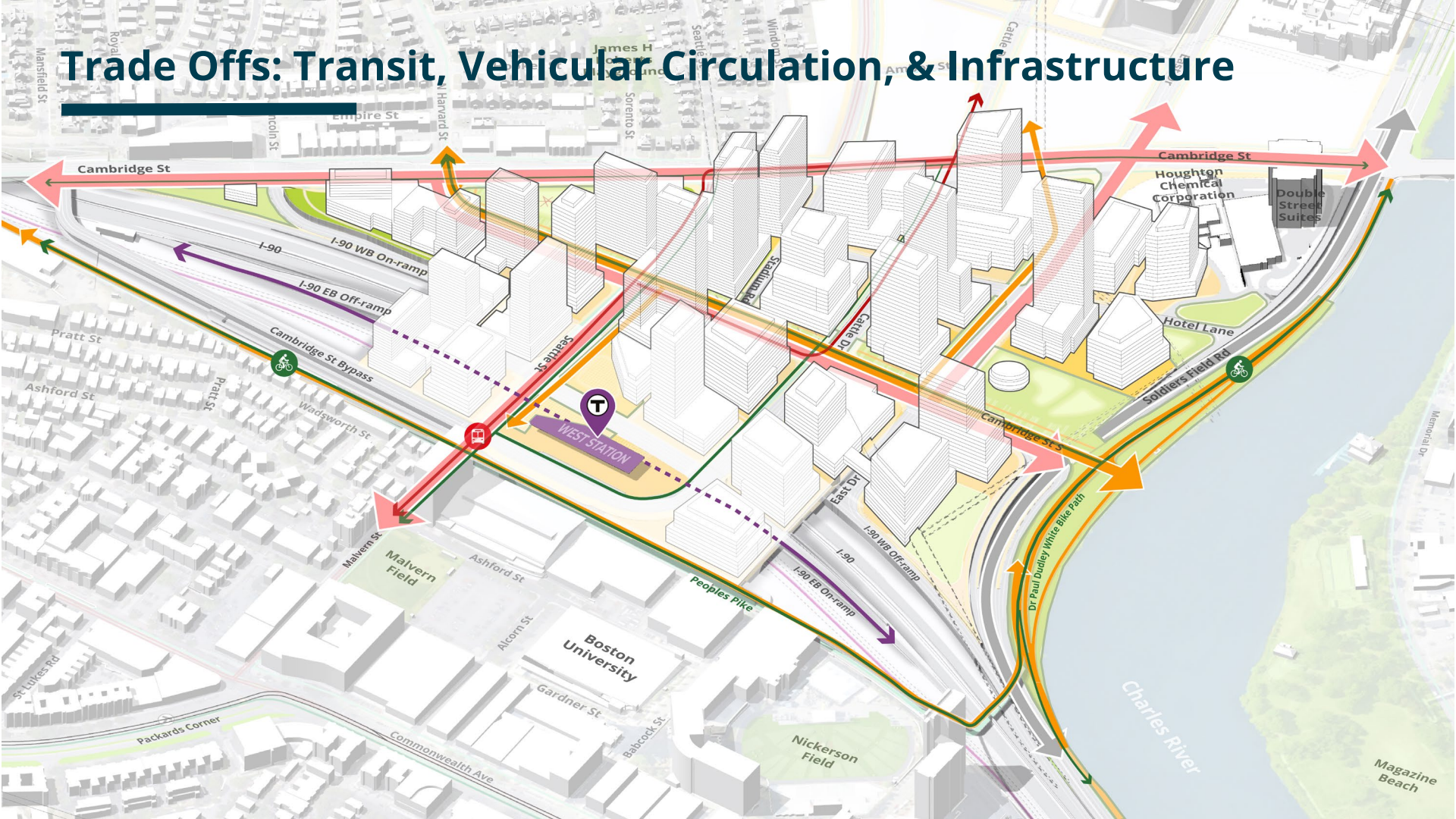
- Residential with Commercial
- Innovation with Commercial/Civic
- Commercial

# Trade Offs: Open Space, Resiliency, & Human Scale Circulation





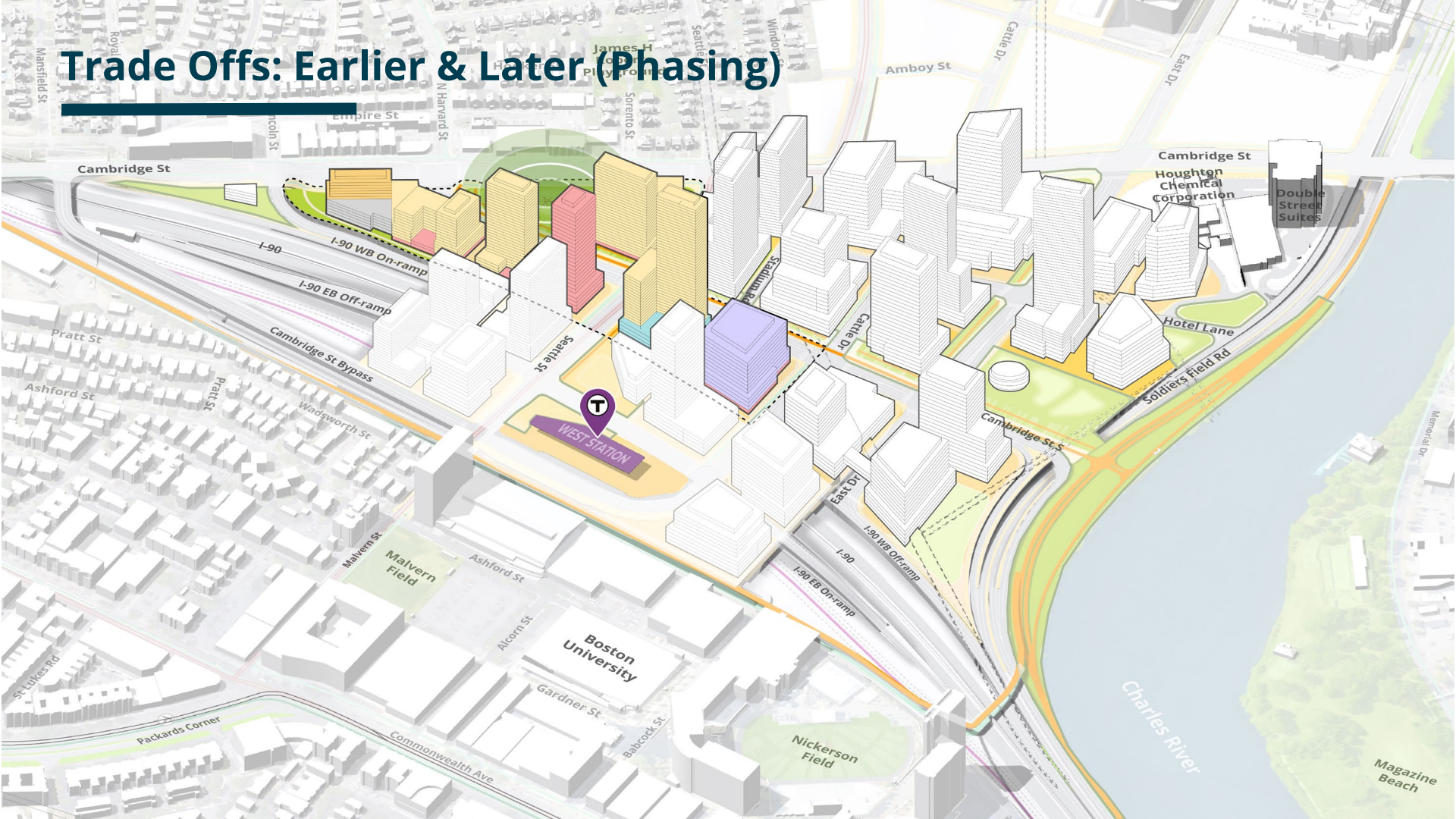
# Trade Offs: Transit, Vehicular Circulation, & Infrastructure



# Trade Offs: Building Use, Heights, & Energy



# Trade Offs: Earlier & Later (Phasing)

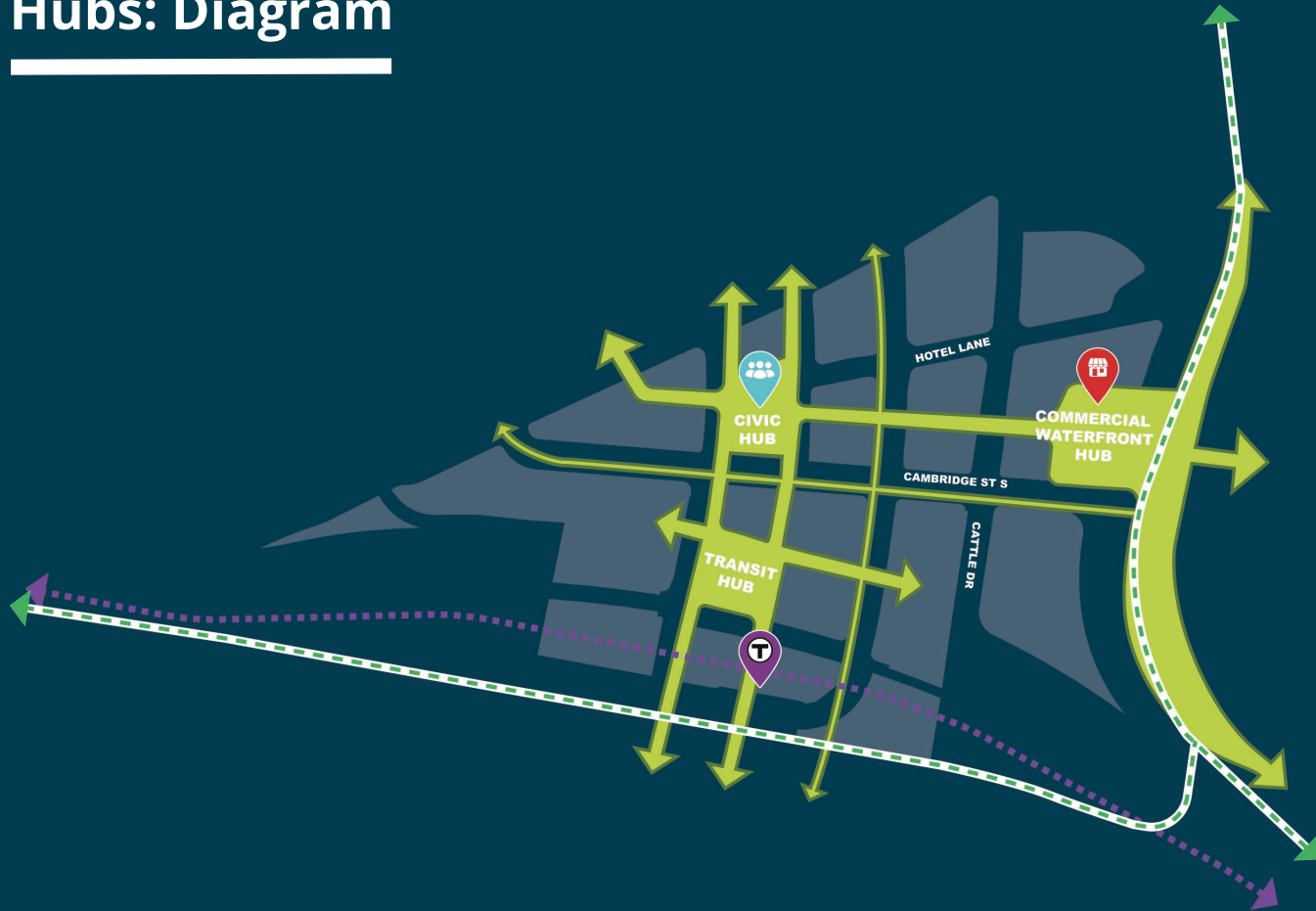


# Gateways Overview

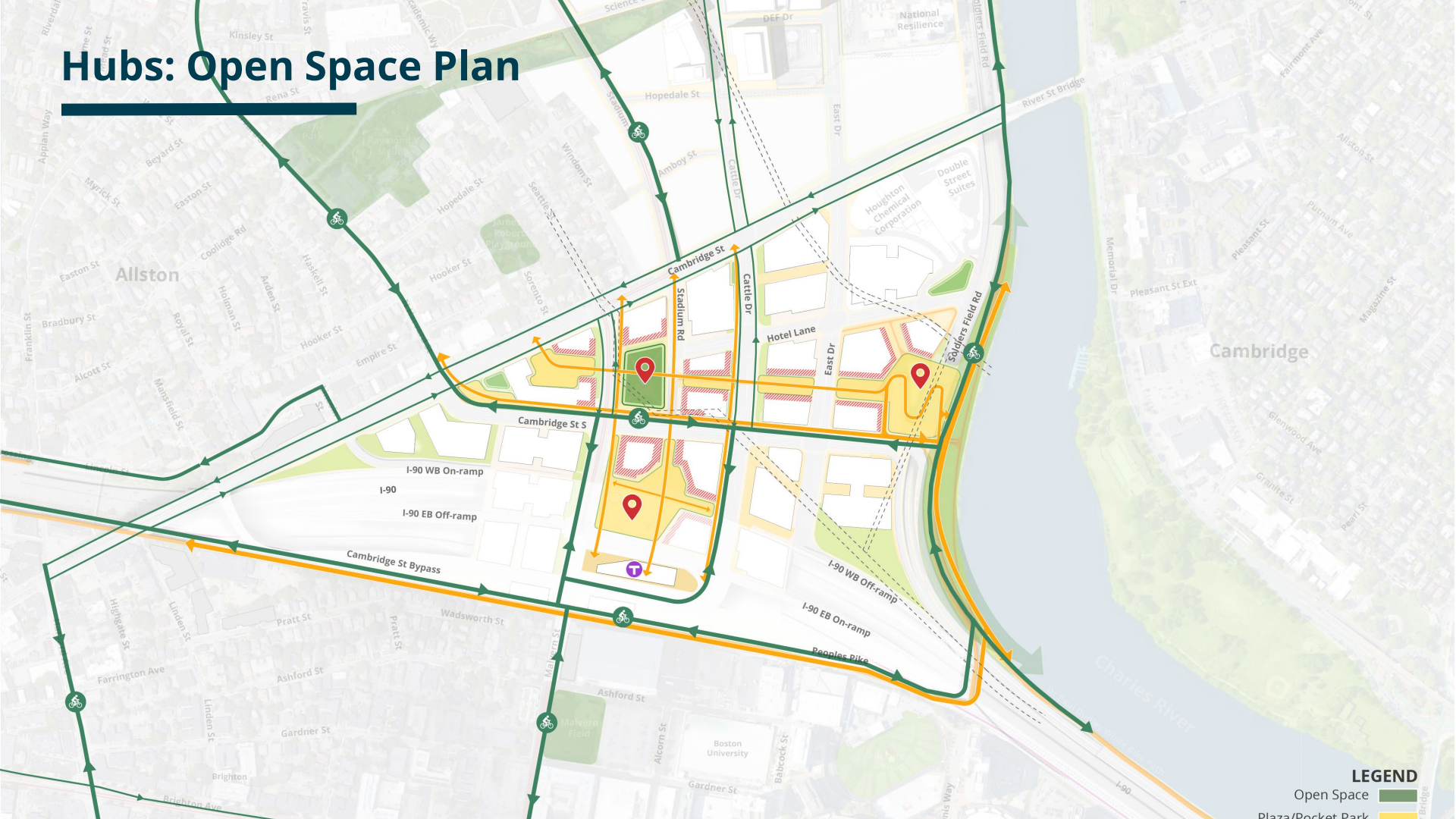


# Hubs: Diagram

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# Hubs: Open Space Plan



## LEGEND

- Open Space
- Plaza/Pocket Park
- Bridge

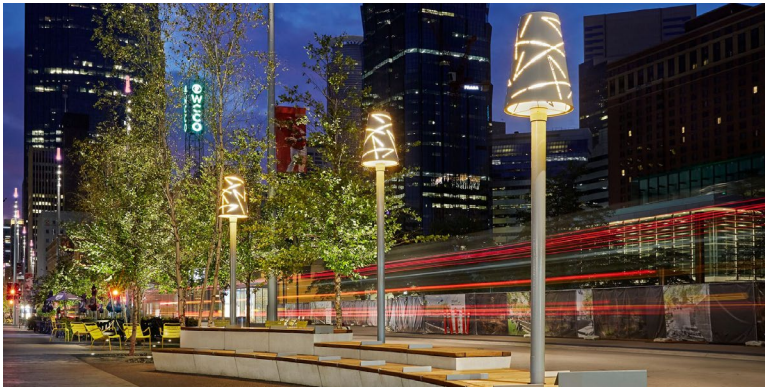
# Hubs: Open Space Precedents



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



**Civic Hub** (Public Square, Cleveland, OH)

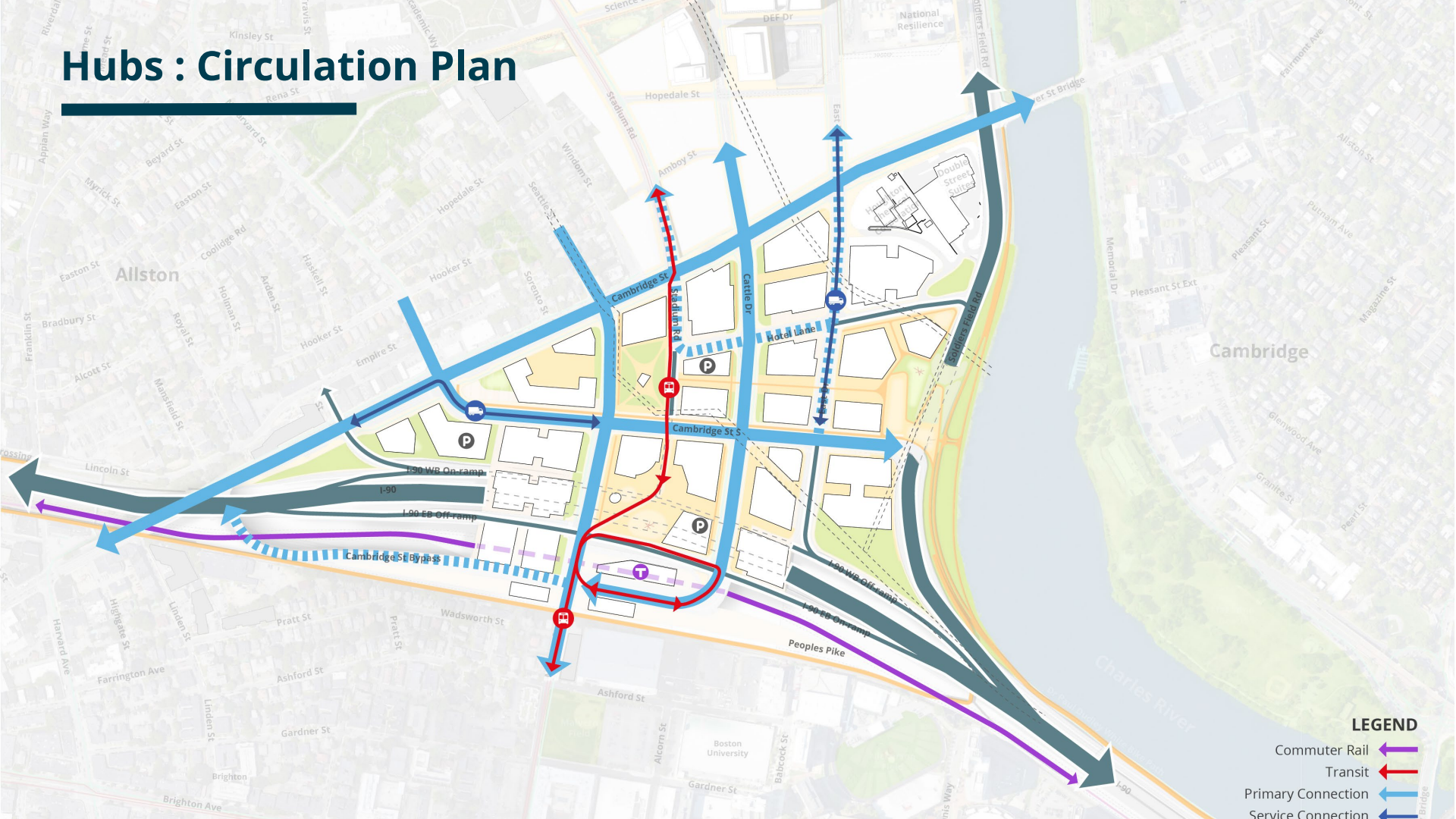


**Transit Hub** (Nicollet Mall, Minneapolis, MN)



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

# Hubs : Circulation Plan

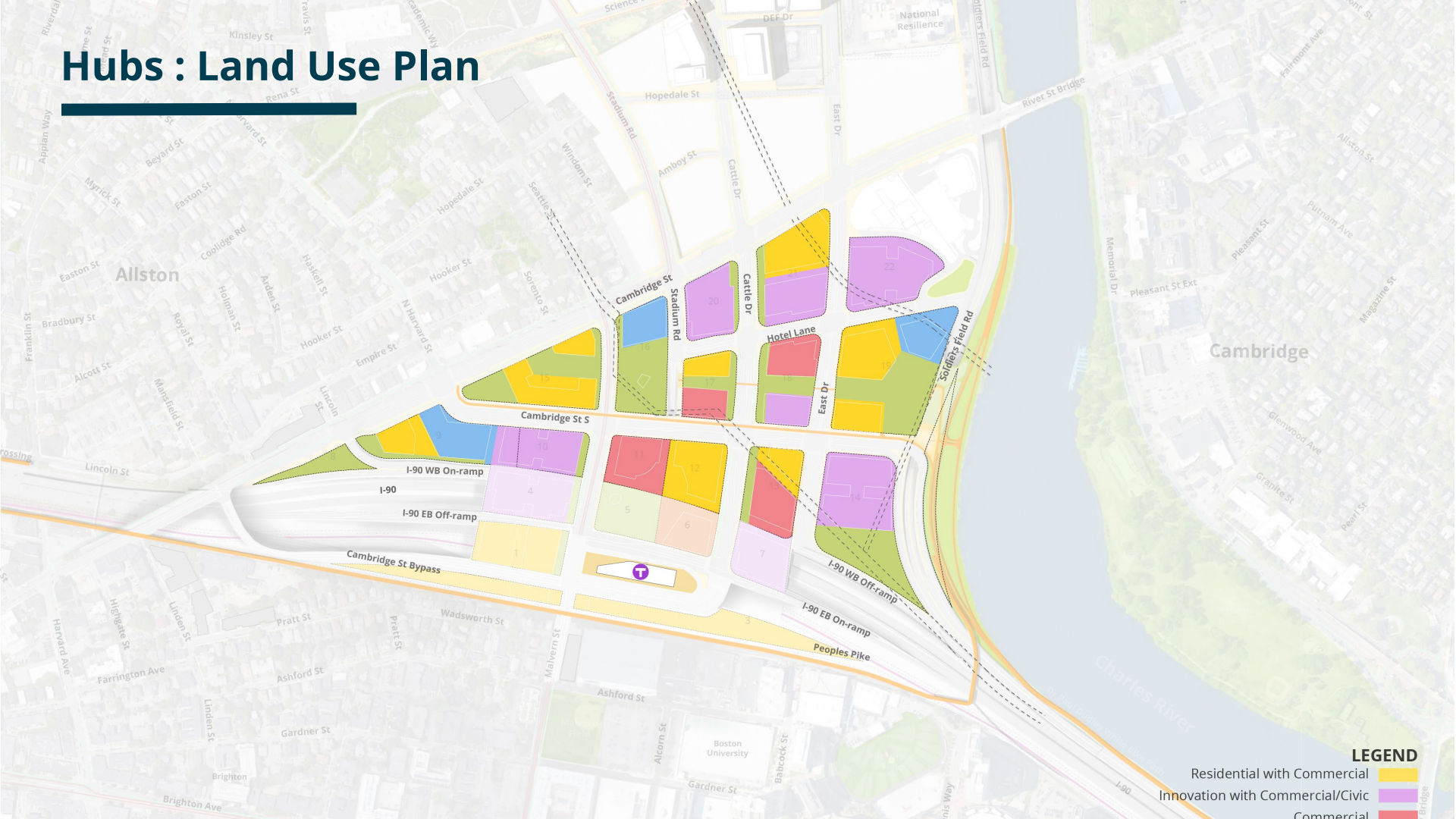


## LEGEND

- Commuter Rail
- Transit
- Primary Connection
- Service Connection



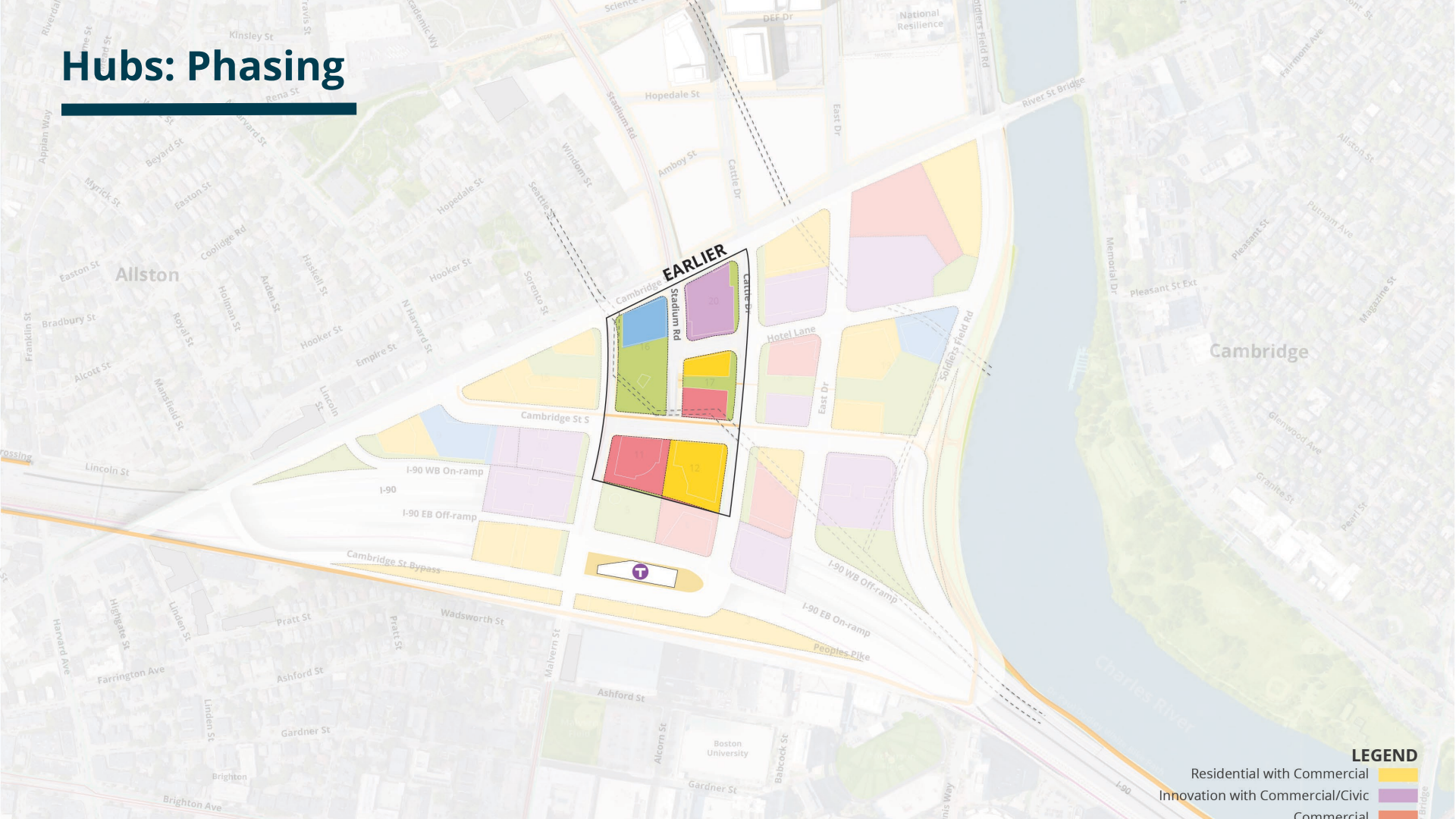
# Hubs : Land Use Plan



## LEGEND

- Residential with Commercial
- Innovation with Commercial/Civic
- Commercial
- Bridge

# Hubs: Phasing



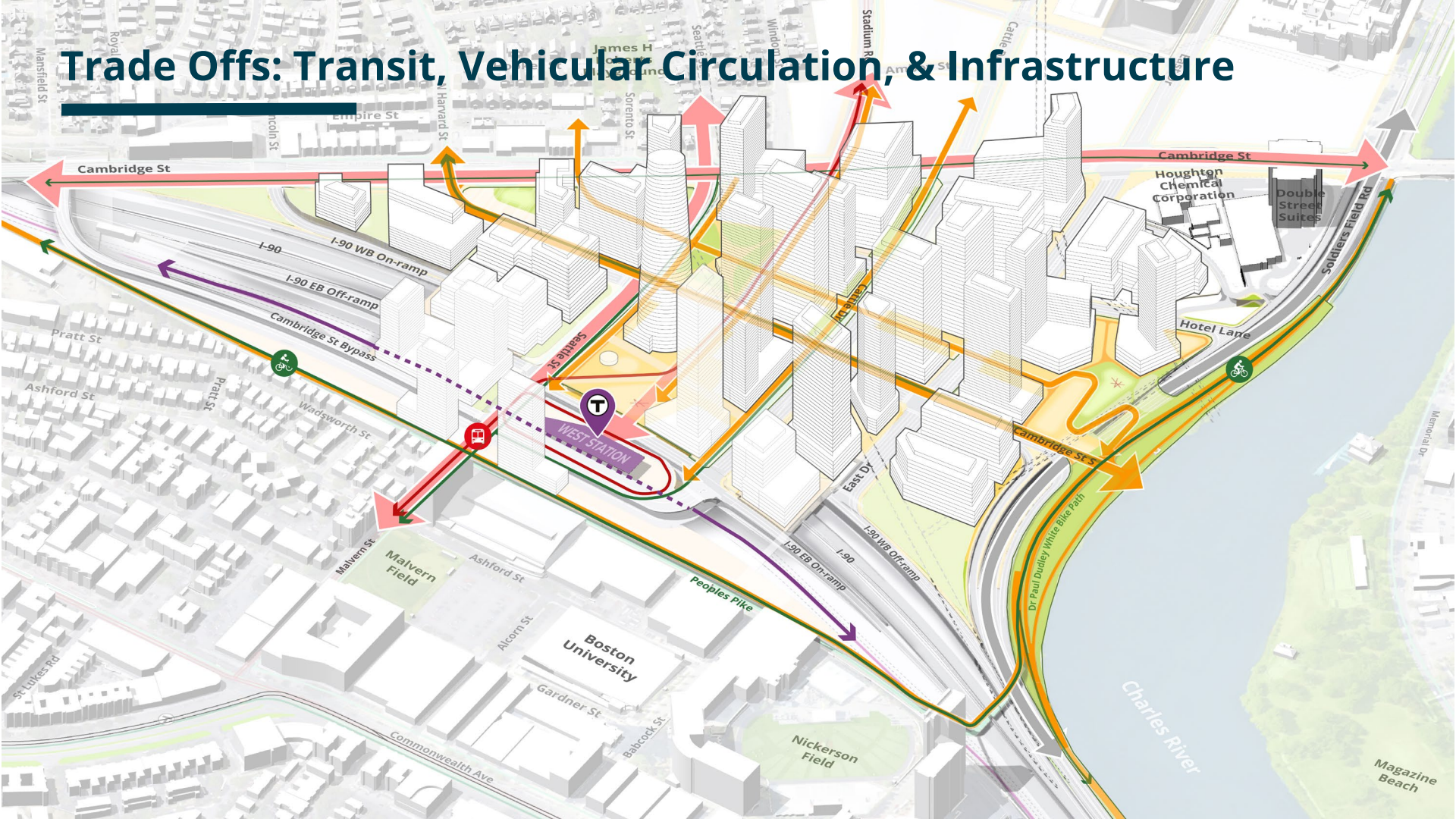
**LEGEND**

- Residential with Commercial
- Innovation with Commercial/Civic
- Commercial

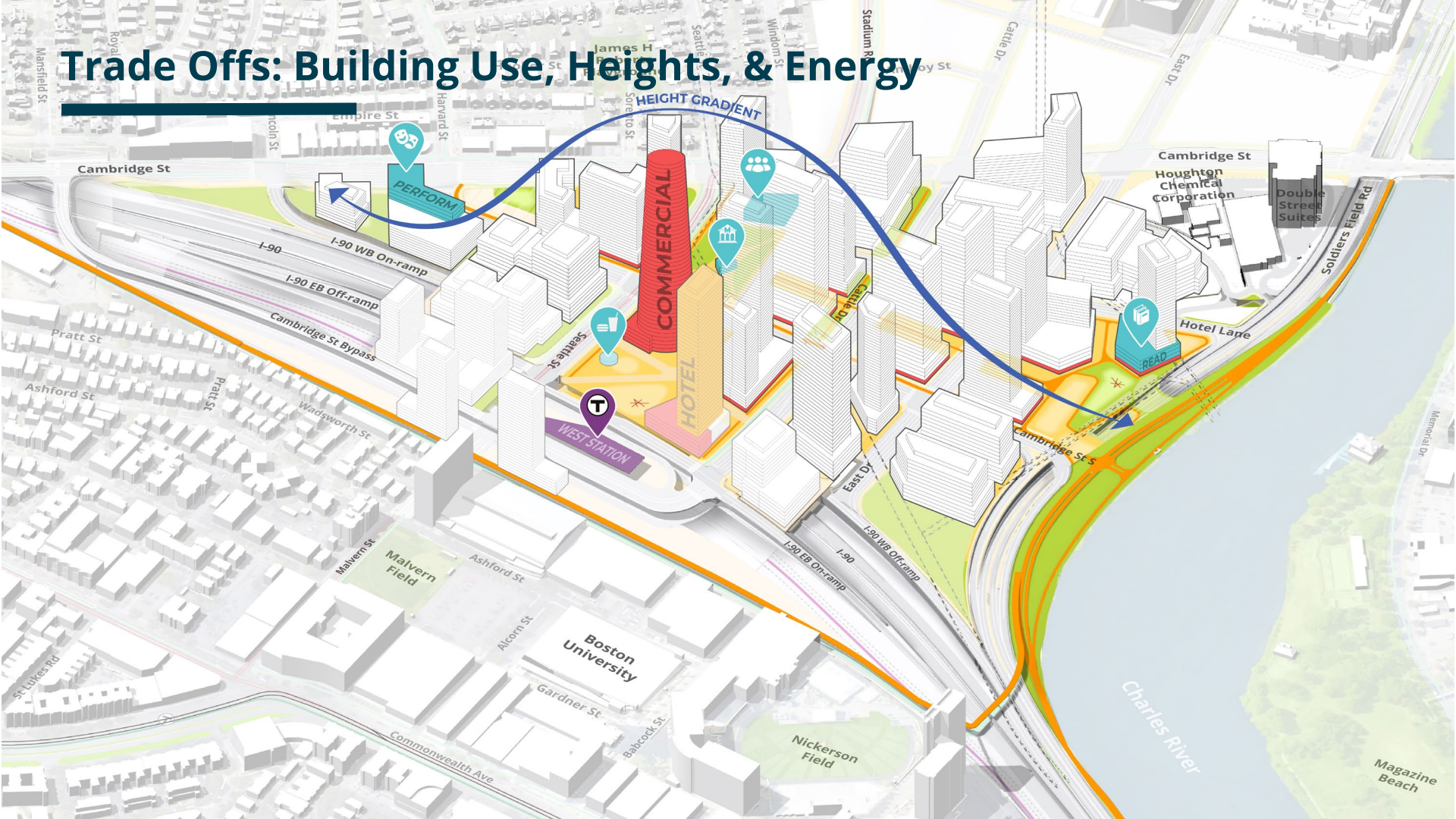
# Trade Offs: Open Space, Resiliency, & Human Scale Circulation



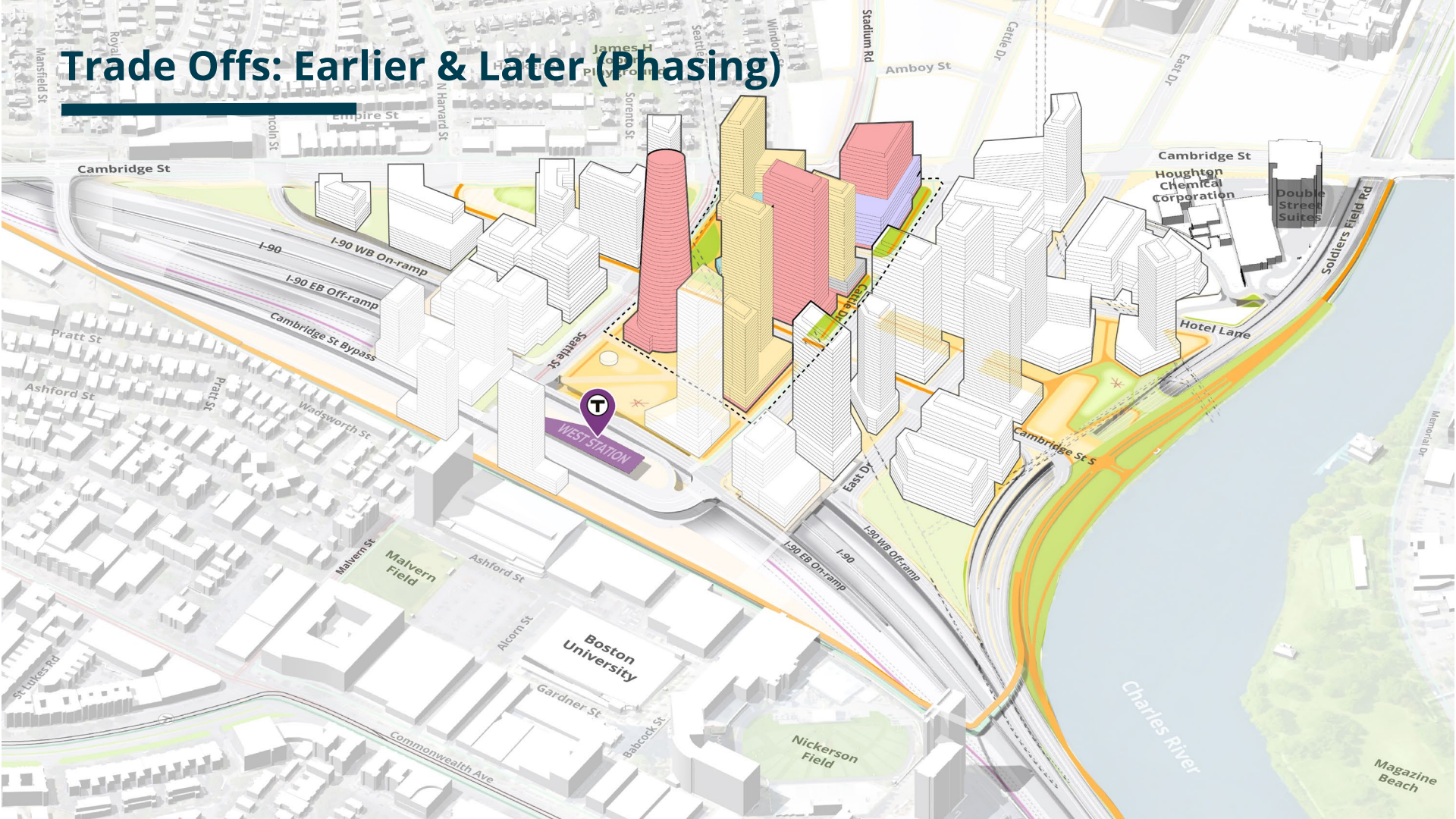
# Trade Offs: Transit, Vehicular Circulation, & Infrastructure



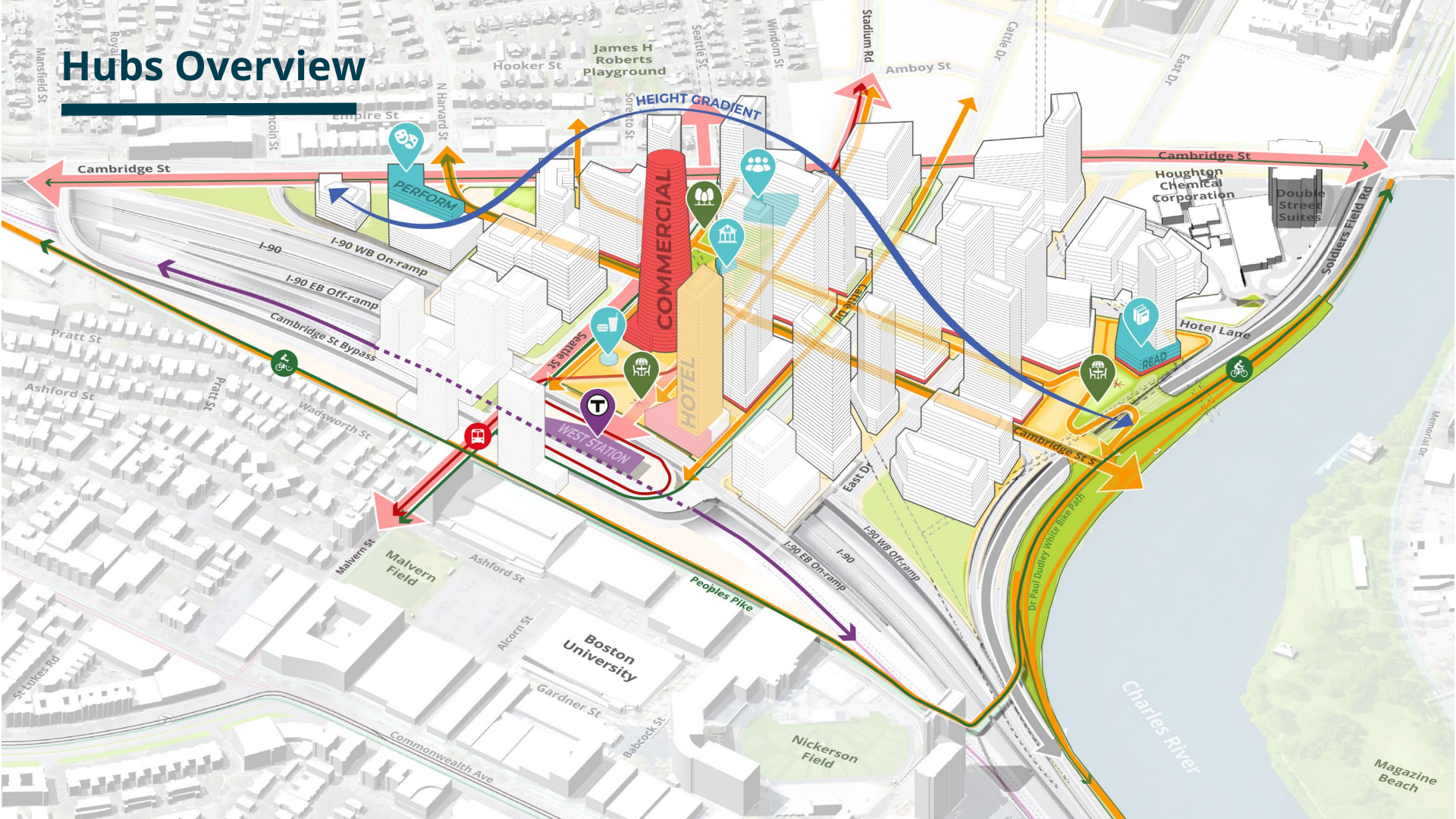
# Trade Offs: Building Use, Heights, & Energy



# Trade Offs: Earlier & Later (Phasing)

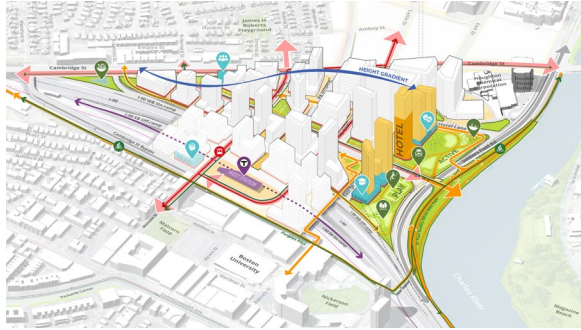


# Hubs Overview

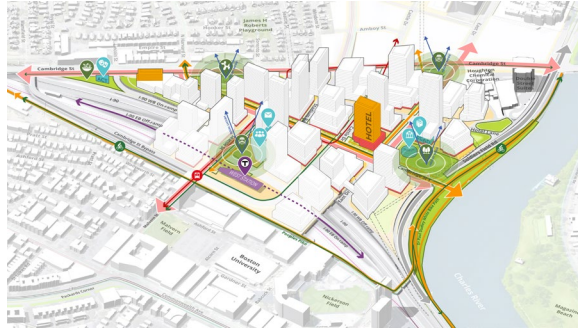


# Overview

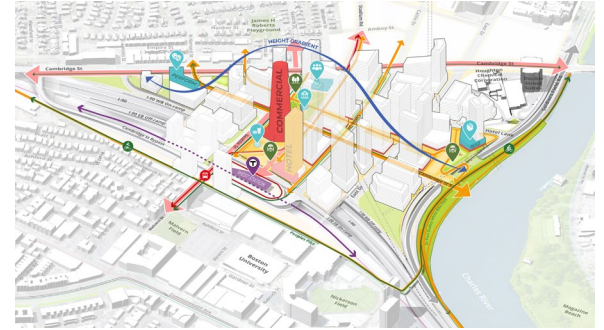
## Corridors



## Gateways



## Hubs





# Overview

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## 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

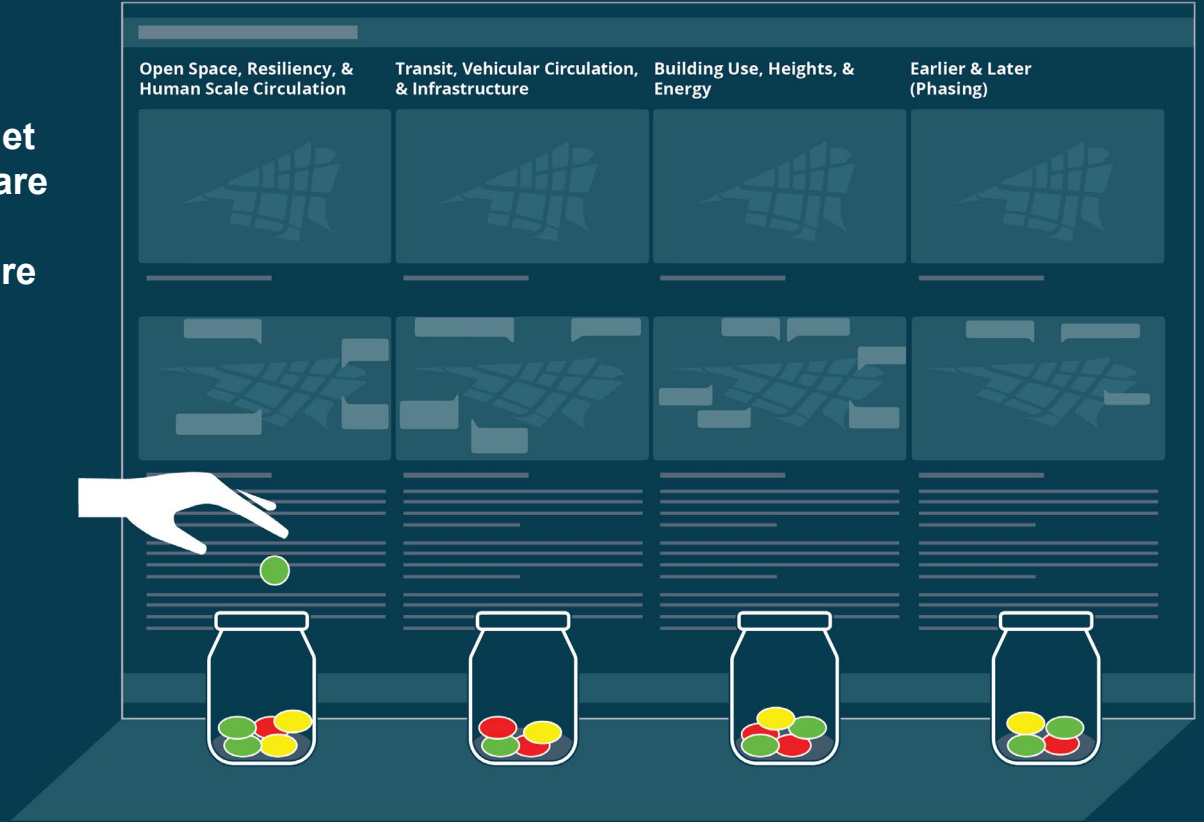
# Activity

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# Activity

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



Thank you

