



North Allston-Brighton Community-wide Plan

MASTER PLAN PROGRESS MEETING

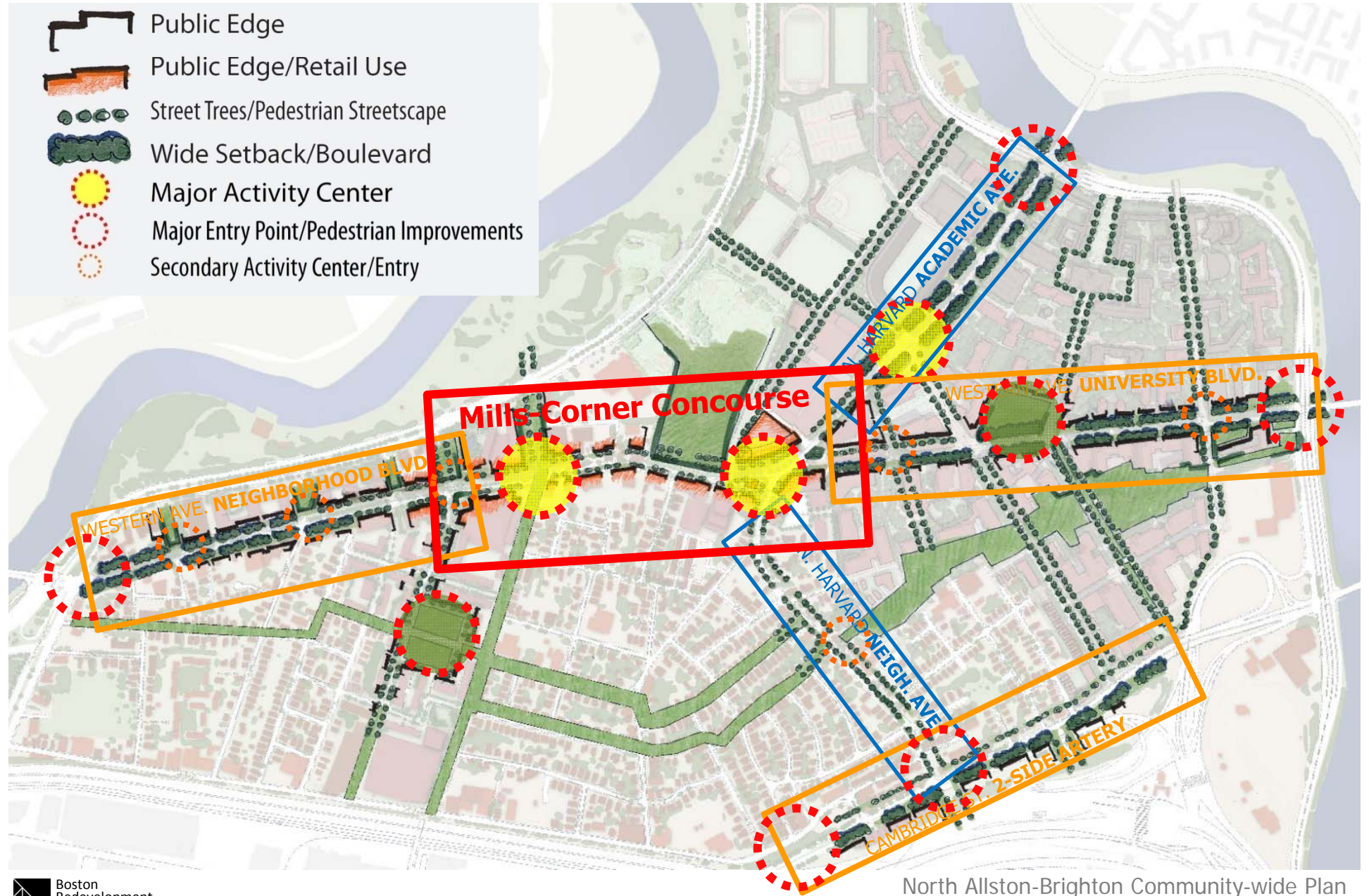


Boston
Redevelopment
Authority

MAY 13 2009

Review of First Meeting DEVELOPMENT FRAMEWORK

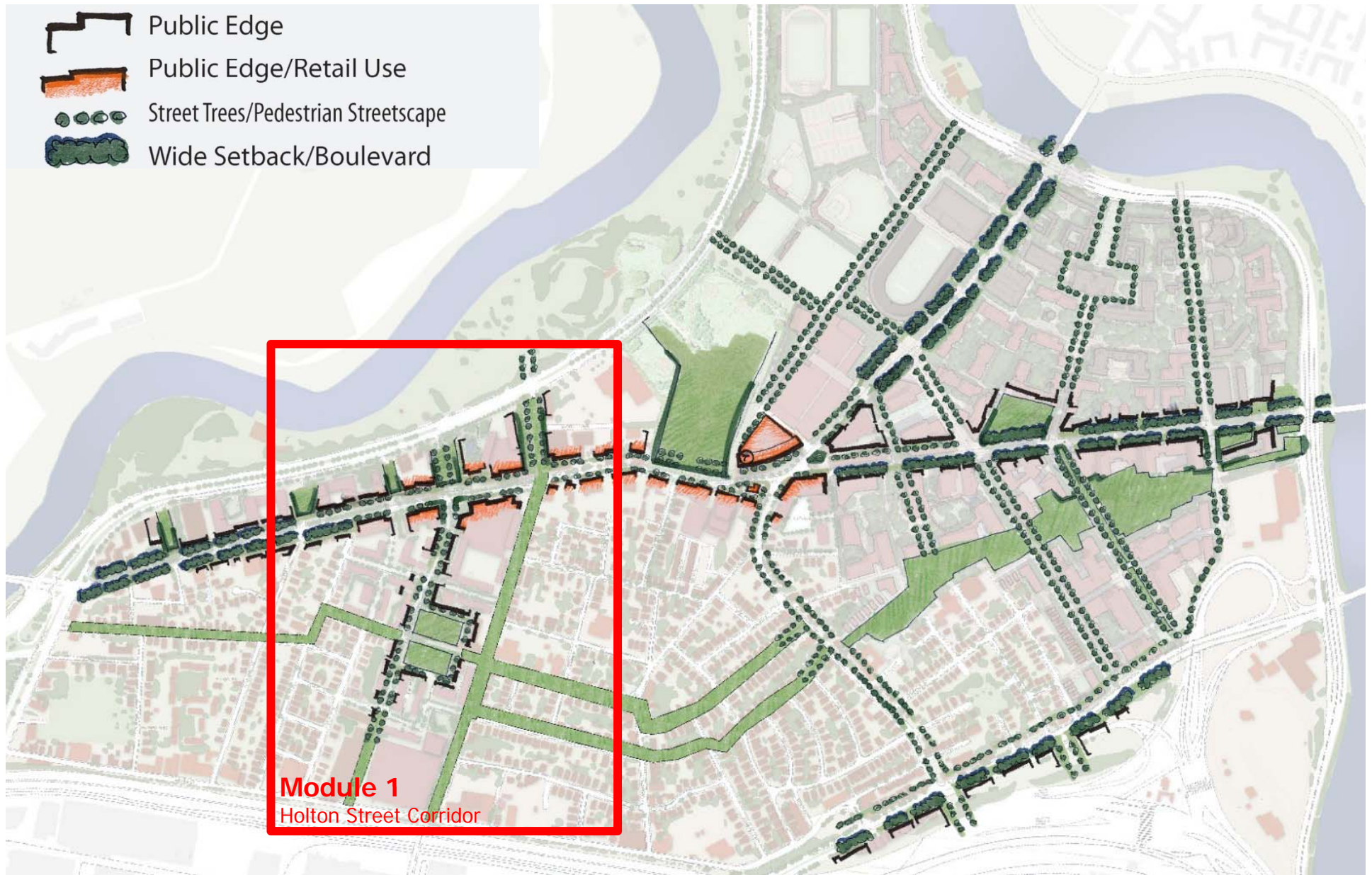
-  Public Edge
-  Public Edge/Retail Use
-  Street Trees/Pedestrian Streetscape
-  Wide Setback/Boulevard
-  Major Activity Center
-  Major Entry Point/Pedestrian Improvements
-  Secondary Activity Center/Entry



Review of First Meeting

DEVELOPMENT FRAMEWORK

-  Public Edge
-  Public Edge/Retail Use
-  Street Trees/Pedestrian Streetscape
-  Wide Setback/Boulevard



An aerial photograph of a city street corridor, likely in Boston, showing a river, parks, and dense urban development. The text is overlaid on the left side of the image.

HOLTON STREET CORRIDOR

- . Streets
- .. Comparable Parks
- ... Park Options
- Land Use Alternatives



HOLTON STREET CORRIDOR

Streets

- Main N-S and E-W Connections
- Secondary Connections

- .. Comparable Parks
- ... Park Options
- Land Use Alternatives

Street Layouts
EXISTING CONTEXT



HARVARD-OWNED PROPERTY in HOLTON ST CORRIDOR



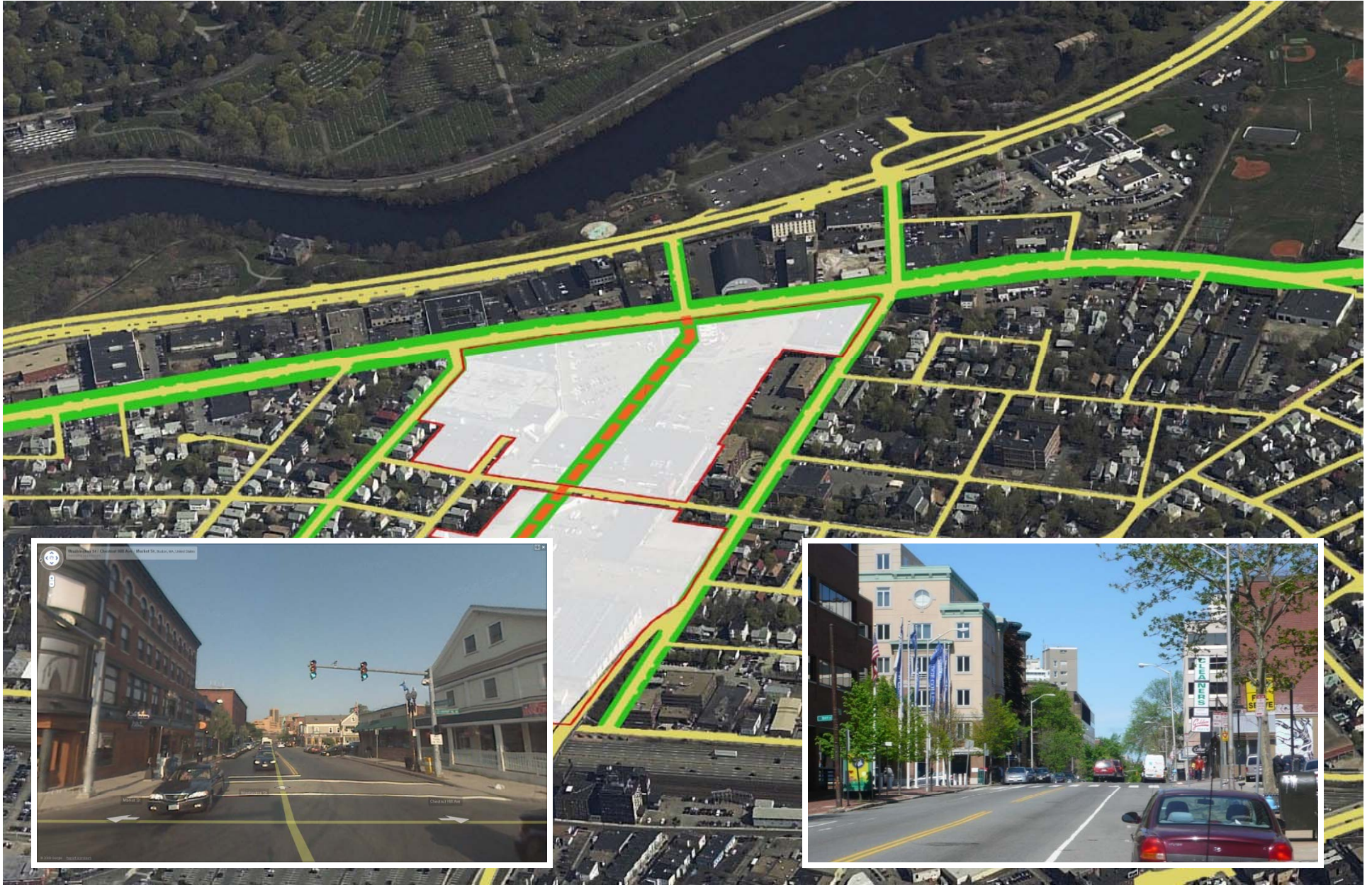
Street Layouts

MAIN N-S CONNECTIONS – NEW TELFORD ST, EVERETT ST and LITCHFIELD ST



Street Layouts

MAIN E-W CONNECTIONS – WESTERN AVE



Street Layouts

MAIN E-W CONNECTIONS – LINCOLN ST



Street Layouts

MAIN E-W CONNECTIONS – HOLTON ST, ALDIE ST and WAVERLEY ST



NEW SECONDARY N-S CONNECTIONS



NEW SECONDARY E-W CONNECTIONS



NEW SECONDARY E-W CONNECTIONS



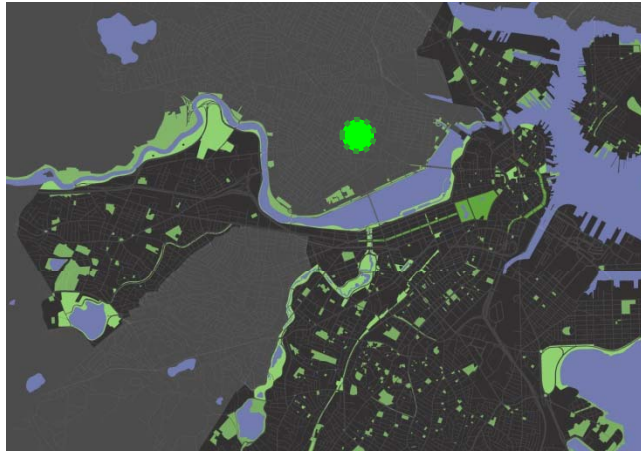


HOLTON STREET CORRIDOR

- . Streets
- .. **Comparable Parks**
 - Quiet Urban Park
 - Aggregated Active Field
 - Separated Quiet+Active Parks
- ... Park Options
- Land Use Alternatives

Open Space Comparables

QUIET URBAN PARK – UNIVERSITY PARK, CAMBRIDGE



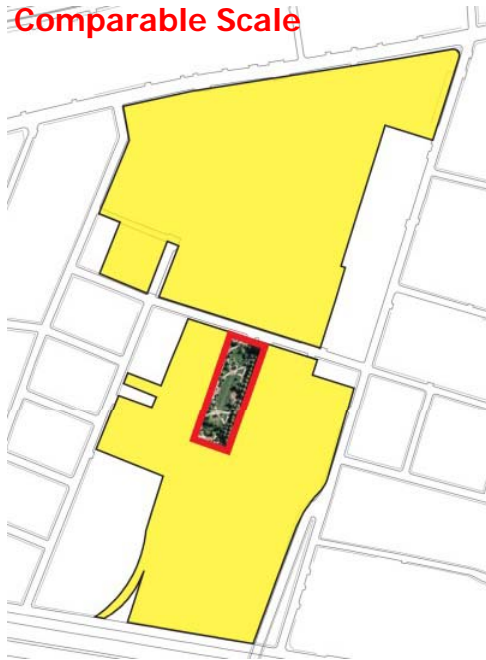
Area: **1.5 ac**
Dimensions: **152' x 440'**
Program: **Passive (privately owned/publicly accessible)**
Context: **Office/Housing Complex**



Open Space Comparables
QUIET URBAN PARK – UNIVERSITY PARK, CAMBRIDGE

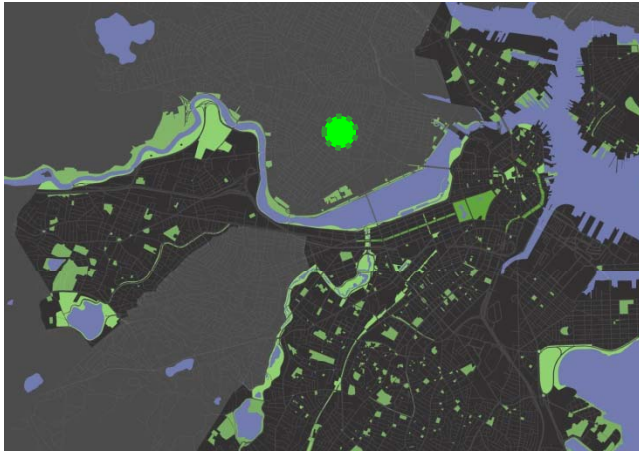


Comparable Scale



Open Space Comparables

AGGREGATED ACTIVE FIELD – SENNOTT PARK, CAMBRIDGE



Area: **2.5 ac**
Dimensions: **240' x 456'**
Program: **Basketball, Tot Lot, Open Multi-purpose Field**
Context: **Mixed-use Neighborhood**

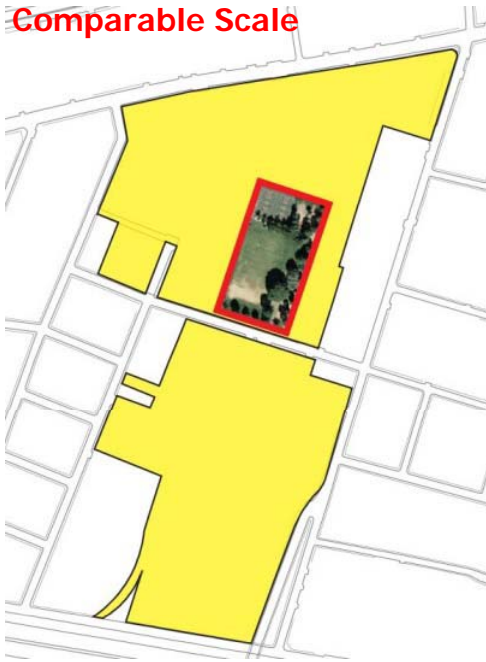


Open Space Comparables

AGGREGATED ACTIVE FIELD – SENNOTT PARK, CAMBRIDGE

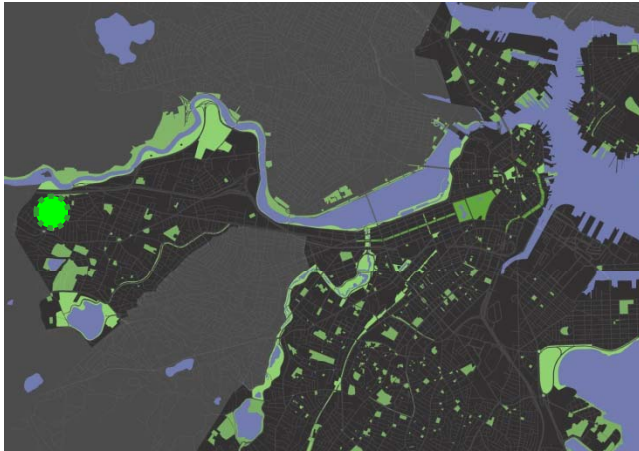


Comparable Scale



Open Space Comparables

SEPERATED PASSIVE+ACTIVE – **OAK SQUARE PLAYGROUND, BRIGHTON**



Area: **2.4 ac**
Dimensions: **125' (to 284') x 284'**
Program: **Basketball, Little League Baseball, Tot Lot**
Context: **Neighborhood Center**

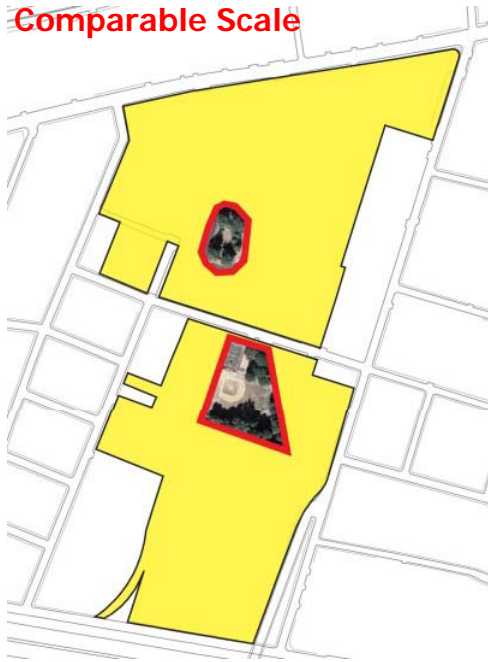


Open Space Comparables

SEPERATED PASSIVE+ACTIVE – OAK SQUARE PLAYGROUND, BRIGHTON



Comparable Scale



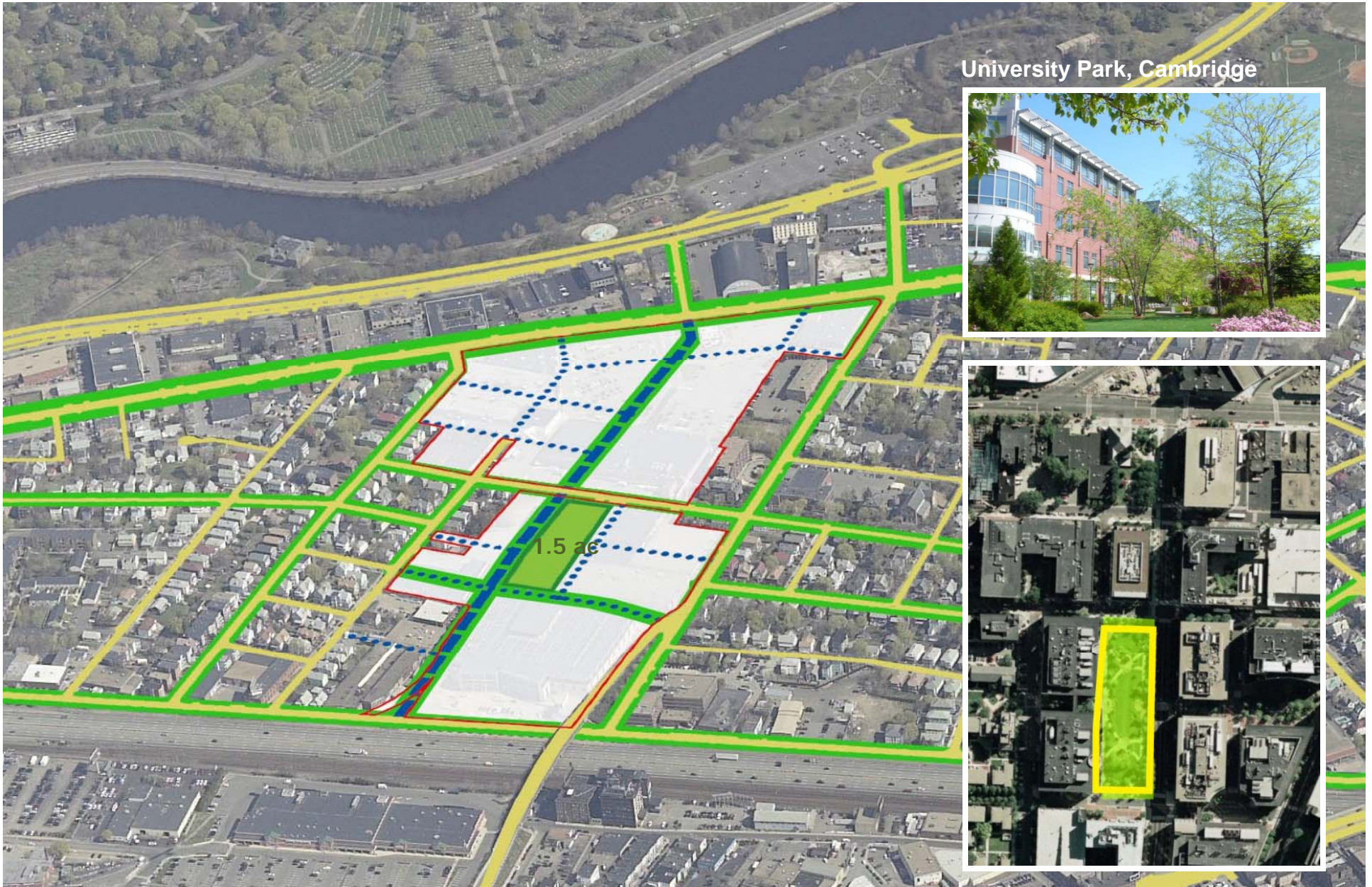


HOLTON STREET CORRIDOR

- . Streets
- .. Comparable Parks
- ... **Park Options**
 - Size
 - Location
 - Program
- Land Use Alternatives

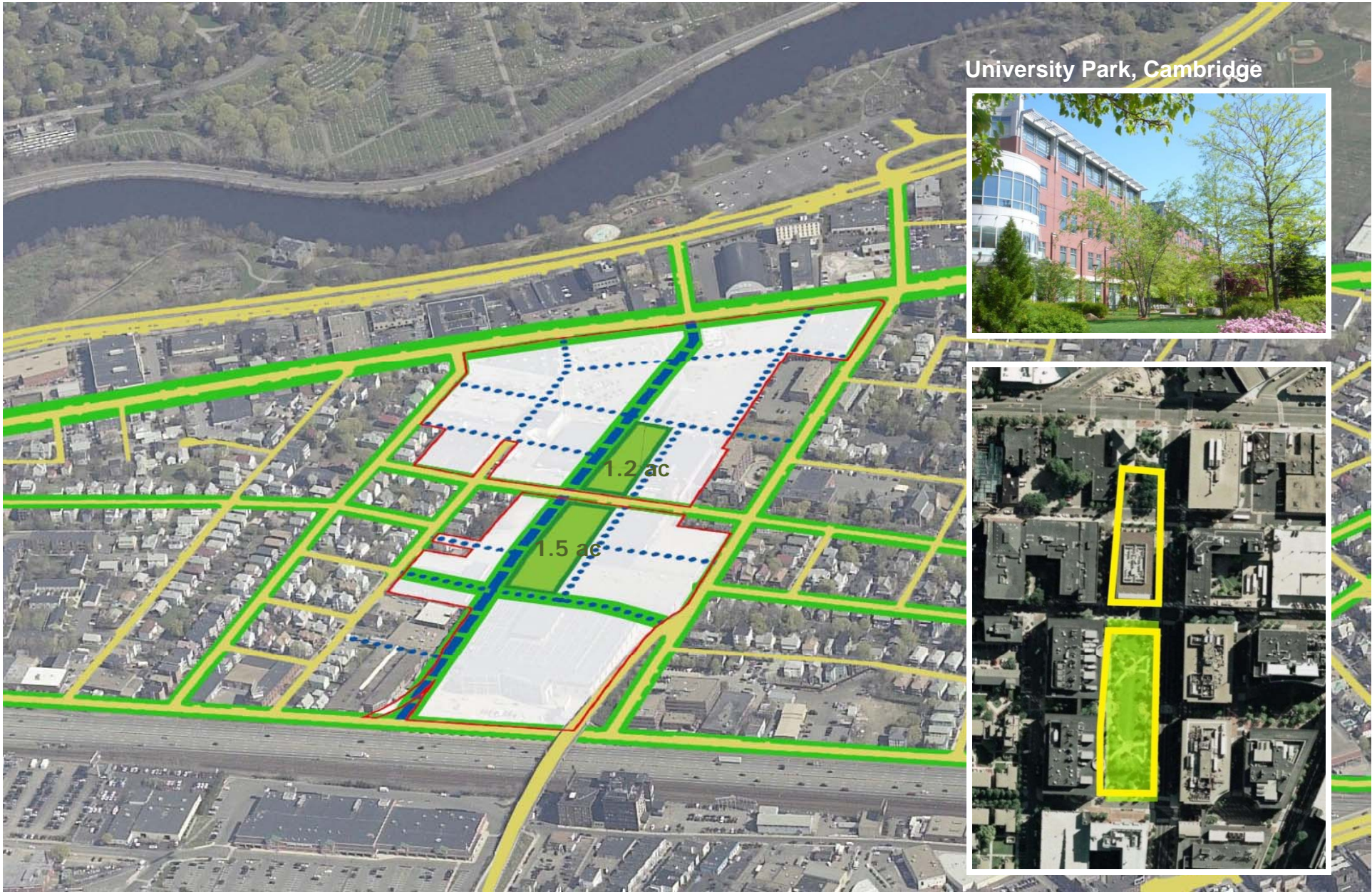
Alternative 1

QUIET URBAN PARK – Phase 1



University Park, Cambridge

Alternative 1
QUIET URBAN PARK



Alternative 2

AGGREGATED ACTIVE FIELD



Sennott Park, Cambridge



Alternative 3

SEPERATED PASSIVE+ACTIVE OPEN SPACE





HOLTON STREET CORRIDOR

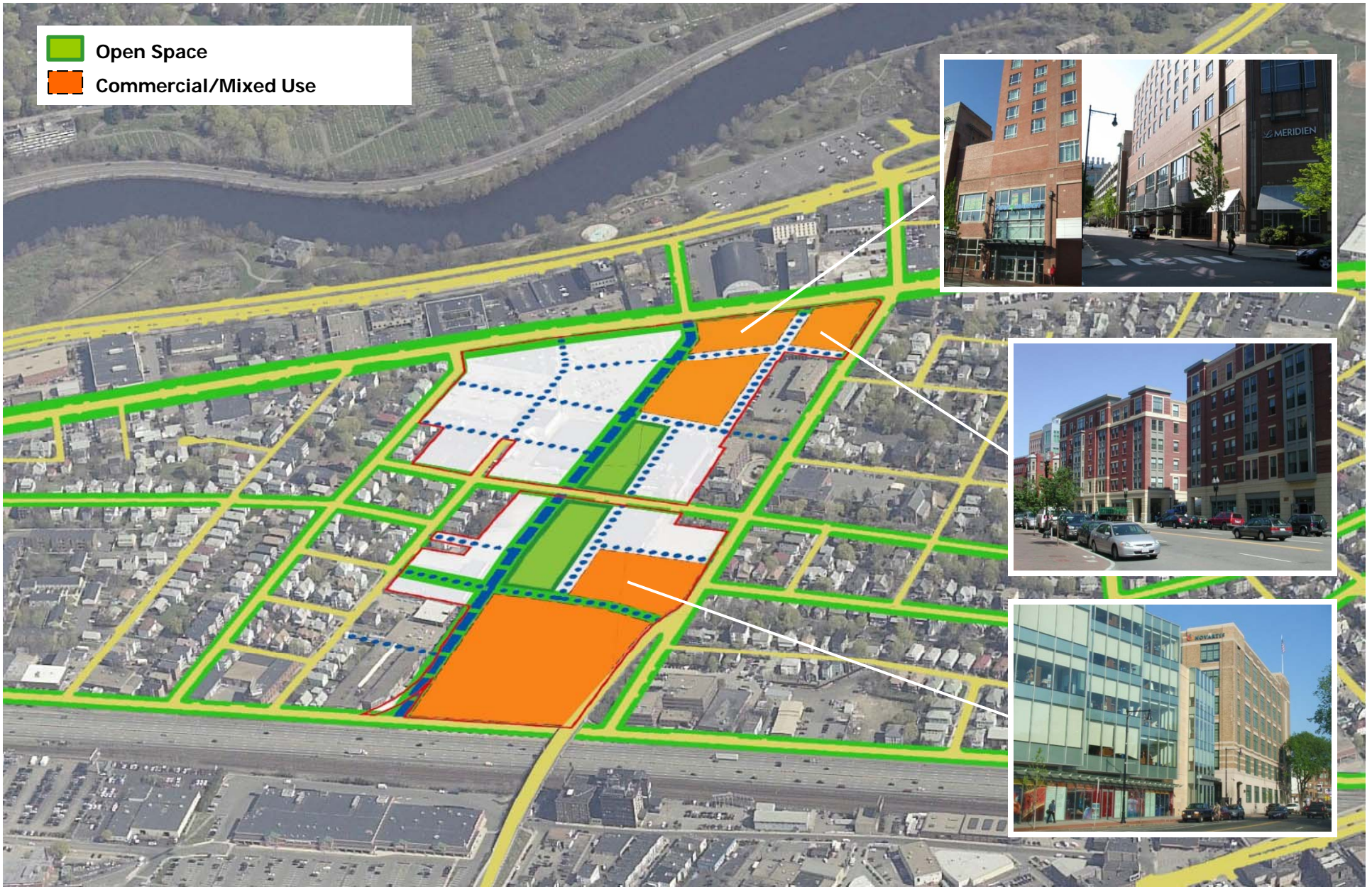
- . Streets
- .. Comparable Parks
- ... Park Options
- **Land Use Alternatives**
 - Open Space
 - Commercial/Mixed Use
 - Housing

Alternative 1
QUIET URBAN PARK



Alternative 1

COMMERCIAL/MIXED USE



Alternative 1
HOUSING



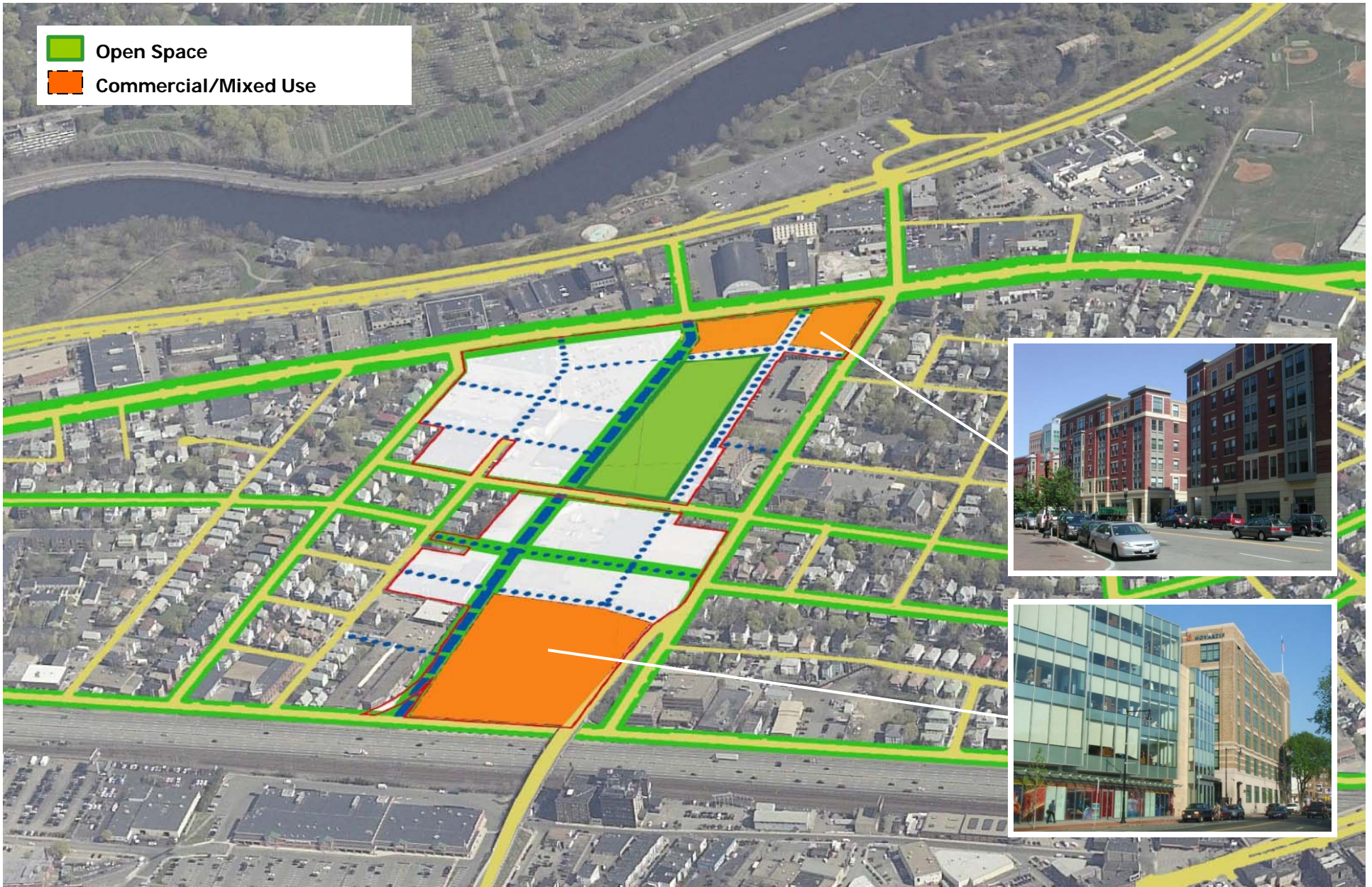
Alternative 2

AGGREGATED ACTIVE FIELD



Alternative 2

COMMERCIAL/MIXED USE



Alternative 2
HOUSING



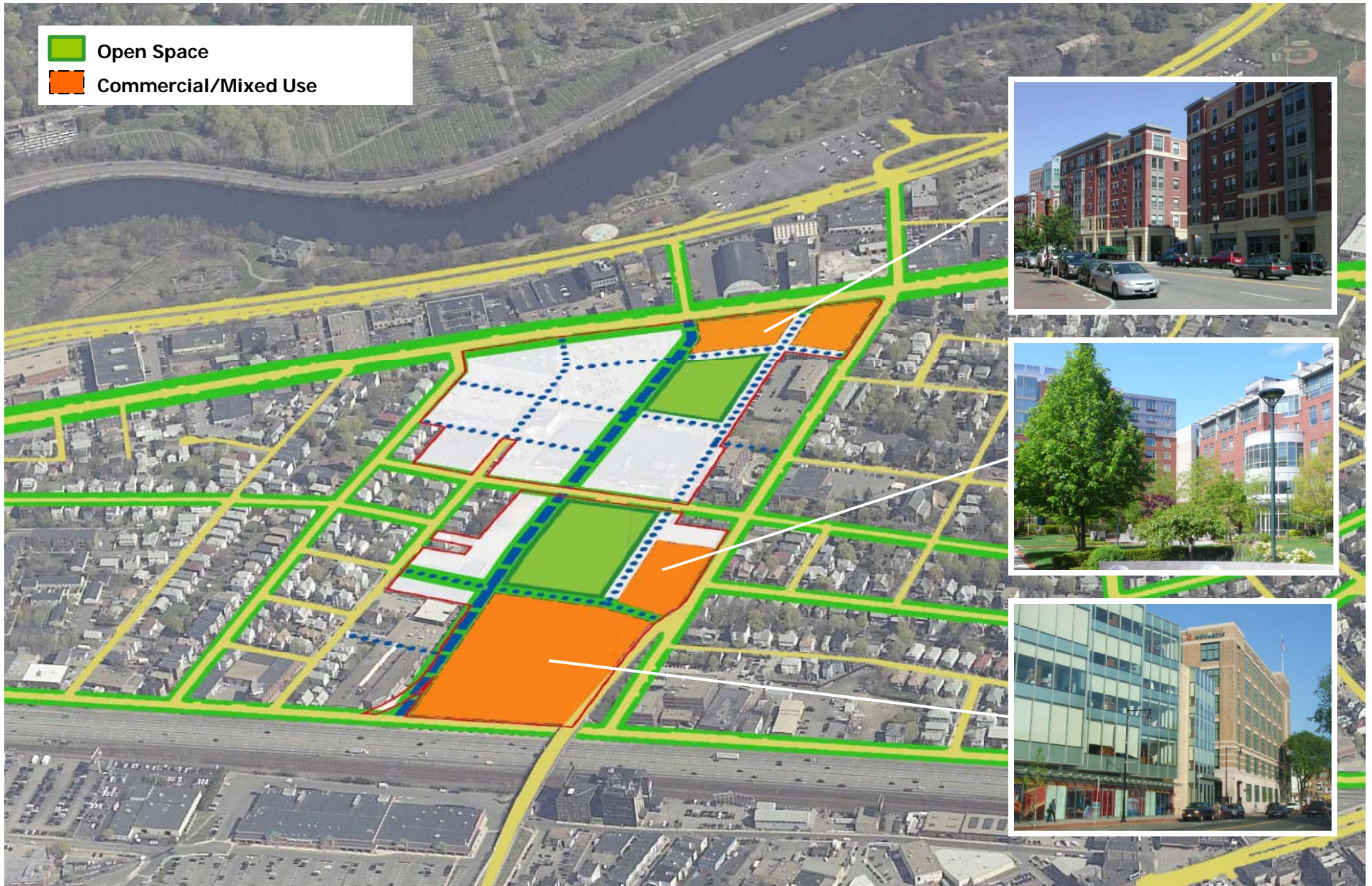
Alternative 3

SEPERATED PASSIVE+ACTIVE OPEN SPACE



Alternative 3

COMMERCIAL/MIXED USE



Alternative 3 HOUSING





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