



MASSACHUSETTS DEPARTMENT OF  
CONSERVATION AND RECREATION



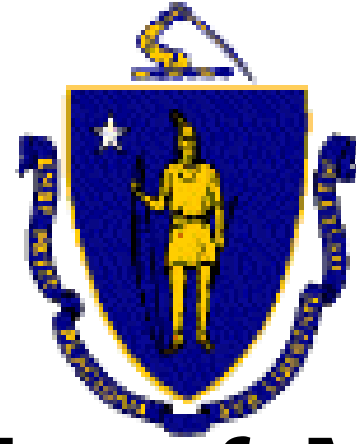
# Allston-Brighton Recreation Facility Study

## Public Meeting

Thursday, December 15, 2022

6:00pm





# Commonwealth of Massachusetts

Governor

**Charles D. Baker**

Lieutenant Governor

**Karyn E. Polito**

Energy and Environmental Secretary

**Bethany A. Card**

Department of Conservation and Recreation Commissioner

**Douglas J. Rice**



MASSACHUSETTS DEPARTMENT OF  
CONSERVATION AND RECREATION

# DCR MISSION

To protect, promote and enhance our  
commonwealth of natural, cultural  
and recreational resources  
for the well-being of all.

# Agenda

- Update on Birmingham Parkway Reconstruction Design
- Introduction and Project Goals
- Overview of Project Scope and Timeline
- Existing Conditions Analysis
- Review of Alternatives
- Questions & Comments



# Birmingham Parkway Reconstruction Design

- DCR completed a feasibility study for Birmingham Parkway between Market Street and the pool site in June 2021 (including the rotary)
  - Five concepts shown for rotary
  - Public Meeting March 2021
- Project limits divided into parkway and rotary sections
  - Parkway section is under design
    - Pre-25% layout plan ready
    - Public meeting in January 2023
  - Intersection redesign will follow pool siting



# Project Goals

- Reclaim and re-envision parkland
- Engage the community, DCR partners, and user groups
- Create a destination recreational facility with a pool
- Integrate a new facility into the surrounding Charles River Reservation & bike path
- Protect and enhance Charles River water quality
- Meet Executive Order 594 Leading by Example: Decarbonizing and Minimizing Environmental Impacts of State Government.



# Project Scope and Timeline

- ✓ Procurement / Consultant Selection
- ✓ Existing Conditions Analysis
- ✓ June 16, 2022 Allston-Brighton Task Force Meeting
  - Presentation of conceptual alternatives
- ☐ Public meeting to review full conceptual alternatives (December 15, 2022)
- ☐ Selection of Preferred Conceptual Alternative
- ☐ Schematic Design (3 months)
- ☐ Public meeting to present schematic design (Spring 2023)



# Consultant Team

**MARYANN THOMPSON ARCHITECTS**

[www.maryannthompson.com](http://www.maryannthompson.com)

Maryann Thompson, FAIA  
*Principal*

Zac Cardwell AIA, LEED AP  
*Project Manager*



Civil Engineering, Surveying, Traffic Consultant

**Fort Point Associates, Inc.**

Urban Planning   Environmental Consulting   Project Permitting

Environmental Permitting Consultant



Cost Estimator



Katya Podsiadlo, ASLA  
*Principal*

Natalie Adams, ASLA  
*Senior Landscape Architect*





# **THE EYE** **INVENTORY + ANALYSIS**

Allston-Brighton Recreational Facility  
Allston/Brighton, Ma

Department of Conservation  
and Recreation

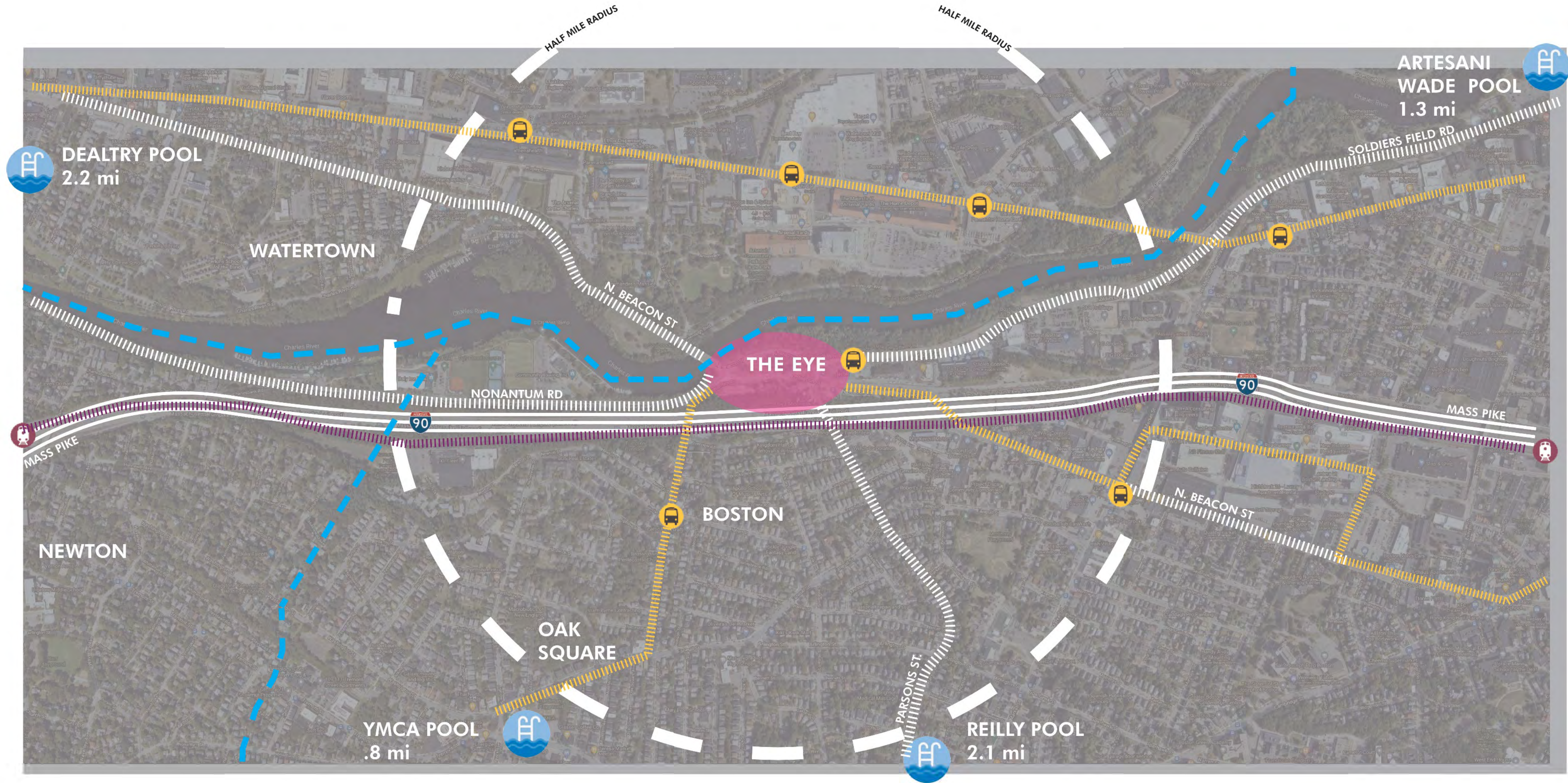
December 15, 2022

VERDANT









Not To Scale



SITE LOCUS - THE URBAN EDGE  
ALLSTON-BRIGHTON RECREATIONAL FACILITY - THE EYE  
ALLSTON/BRIGHTON, MA

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### NEARBY RECREATIONAL VENUES

- 1 - Hobart Park: Playground, Splash Pad + Basketball Court
- 2- Turnpike Overlook: Overgrown, former park to view Route 90?
- 3- Community Rowing, Inc.: Rowing Facility, Boat Launch
- 4- Daly Ice Rink + Fields: Ice Skating, Tennis Courts, Soccer/Football/Lacrosse Field, Softball/Fieldhockey Field
- 5- Squibnocket Park: 5 acre greenspace with .3 mi of public trails, benches, riverfront access

- 6- Arsenal Playground, Park + Skate Park: Playground, Picnic Area, Pathways, Skate Park, Soccer Field, Basketball Court,
- 7- Christian Herter Park - West: Charles Riverfront greenscape, Dr. Paul Dudley White Path and associated amenities including Woods, Community Gardens, Paths/Trails
- 8- Christian Herter Park + Artesani Playground Wading Pool and Spray Deck: Splash Pad, Playgrounds, Picnic Areas, Paths, Amphitheater, Gardens
- 9- Portsmouth Street Playground: Murray Field, Baseball, Playground, Paths, Benches, Basketball,
- 10- McKinney Playground: Playgrounds, Paths, Soccer Baseball + Softball Fields, Basketball, Street Hockey Rink

- 11- Oak Square YMCA: Indoor Pool + Gym Facilities
- 12- Hardiman Playground: Playground, Basketball + Baseball Field
- 13- Hunnewell Playground: 4.6 acres, Neighborhood Park, Softball Field, Soccer/Lacrosse Field, Pre-school Area with Swings, Off-Leash Dog Park, Not ADA accessible
- 14- Newton Yacht Club
- 15- Watertown Yacht Club
- 16- Watertown Riverfront Park + Braille Trail: 1/2 mi. Braille Trail, Paths, Basketball, Playground, Benches

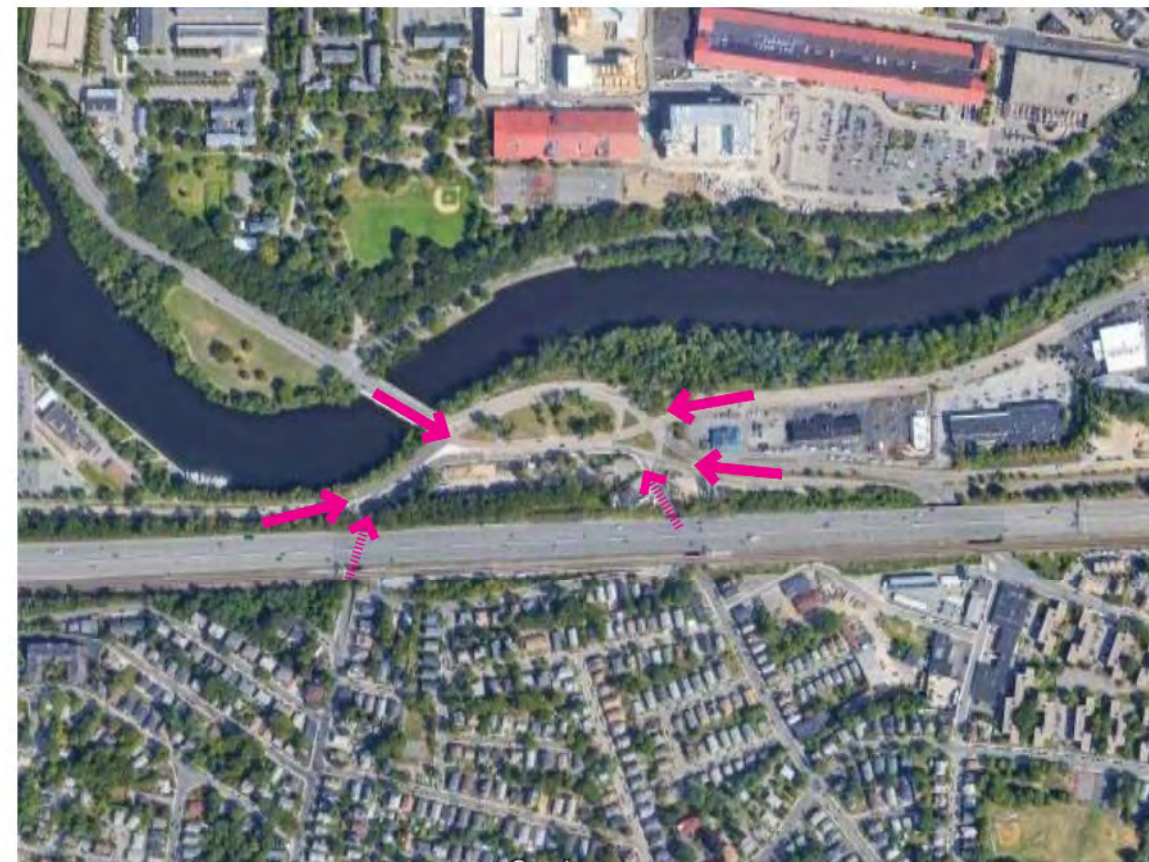




FROM WATERTOWN



FROM NORTH BRIGHTON



### ENTRY TO THE EYE

- Car-Centric, Traffic-Heavy
  - Major Confluence Of Roadways
  - Illegible Navigation
  - Lacking Signage
- Interstate 90 And Charles River Bisect The Area From Surrounding Neighborhoods
- Lacks Complete Streets Design



FROM NEWTON



FROM BRIGHTON



FROM ALLSTON/BOSTON

Not To Scale



THE EYE - CAR ACCESS  
ALLSTON-BRIGHTON RECREATIONAL FACILITY - THE EYE  
ALLSTON/BRIGHTON, MA

December 15, 2022

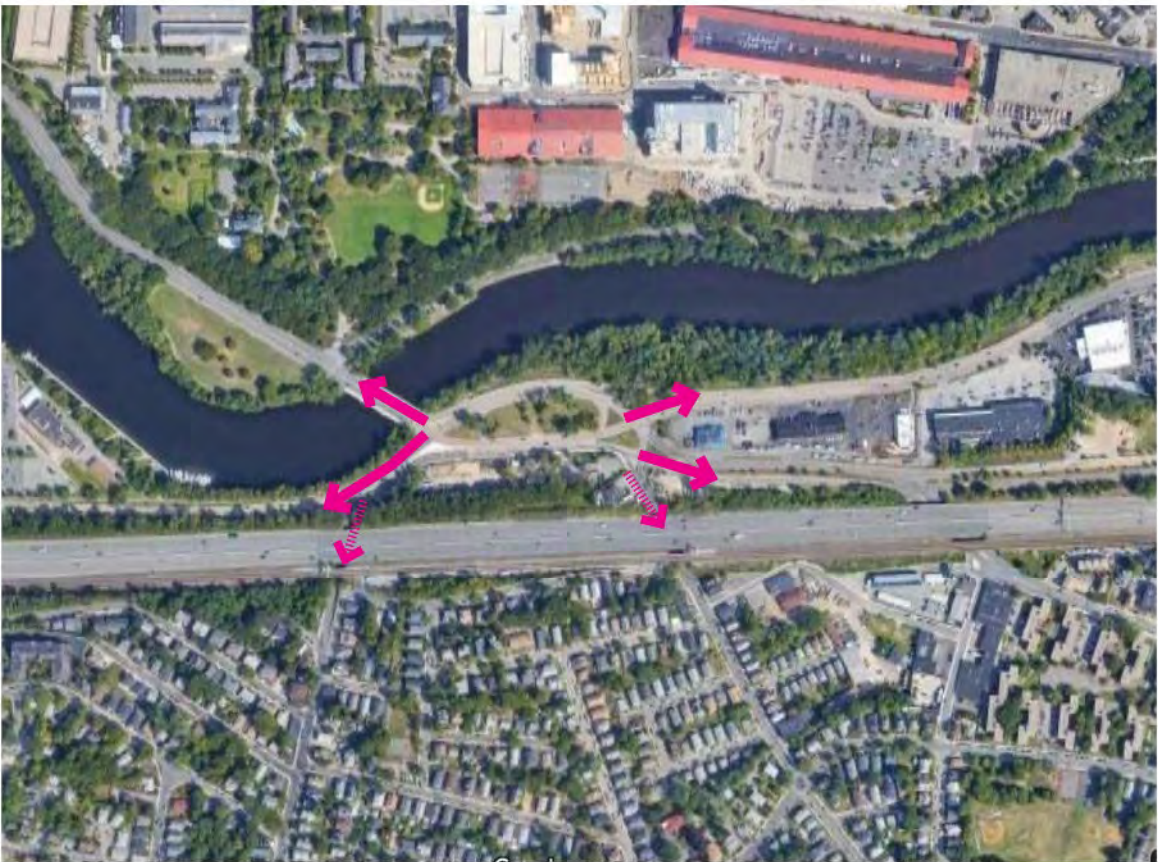




TO WATERTOWN



TO NORTH BRIGHTON



**LEAVING THE EYE**

- Car-Centric, Boulevard Design
- Bridge/Tunnels
- Lacks Complete Streets Design



TO NEWTON



TO BRIGHTON



TO ALLSTON/BOSTON

Not To Scale







### THE EYE AND PEDESTRIAN/BIKE ACCESS

- Primary Connections East-West Not North-South
- Lacking In Pedestrian And Bicycle Infrastructure
- Difficult, Inefficient, Insufficient Crossings
- Dr. Paul Dudley White Trail Lacks Amenities, Just A Pass-Through
- Single Bench Is Aging, Not Accessible

- Pedestrian Sidewalks + Crossings
- Dr. Paul Dudley White Path (10' Asphalt)



Not To Scale



THE EYE - PEDESTRIAN/BIKE ACCESS  
ALLSTON-BRIGHTON RECREATIONAL FACILITY - THE EYE  
ALLSTON/BRIGHTON, MA

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December 15, 2022





DECAYING BARK



LEANING TRUNK



ROW OF GREEN ASH  
CIRCA 1972



BLACK PINE IN DECLINE  
CIRCA 1972



AGING GREEN ASH +  
ASIAN CHERRY - CIRCA 1972



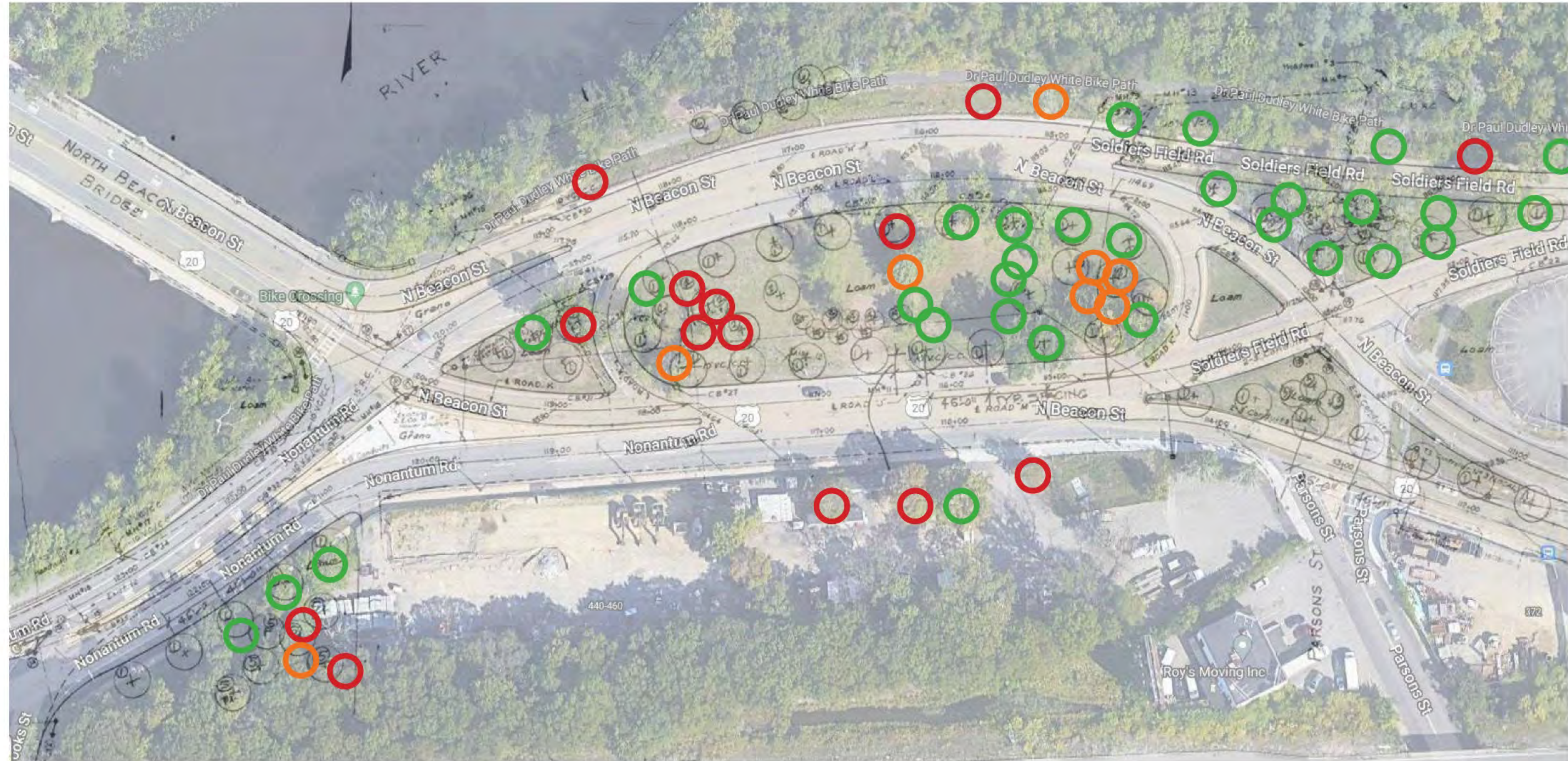
AGING ASIAN CHERRY  
CIRCA 1972



GREEN ASH  
CIRCA 1972



OAK WITH DECAY AT BASE



VEGETATION

ALONG RIVER BANK:

- Birch
- Oak
- Cherry
- Boxelder
- Numerous Invasive Species:
  - Japanese Knotweed: Difficult Removal
  - Buckthorn

WITHIN THE EYE:

- Aging Trees, Require Maintenance:
  - Pruning
  - Removal
  - Replacement

FORMER REC SITE:

- Several Large Shade Trees
- Oak
- Norway Maple
- Sugar Maple

INTERSTATE 90 EMBANKMENT:

- Norway Maple
- Oak

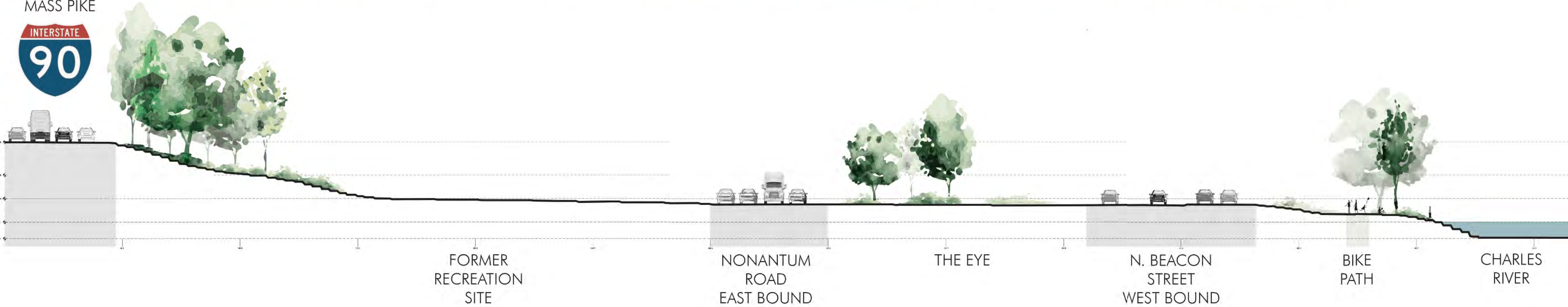
- **POOR - FAIR CONDITION** **PROPOSED REMOVAL**
- **FAIR - GOOD CONDITION** **PROPOSED REMOVAL**
- **GOOD CONDITION** **PRESERVE + PROTECT unless otherwise required**

Not To Scale





MASS PIKE



INTERSTATE ROUTE 90 is elevated +20 feet. Traffic Noise from Route 90 is not overwhelming due to topography

THE EYE roadways are basically flat. Traffic is unorganized, lacking traffic signage (yield signs!) and Noisy.

DR. PAUL DUDLEY WHITE PATH is +/- 4 feet below THE EYE. This helps create a sense of separation from traffic.

CHARLES RIVER is +/- 5 feet or more below the PATH. No apparent, gradual flood plain. Edge of bank is prone to erosion as a result.

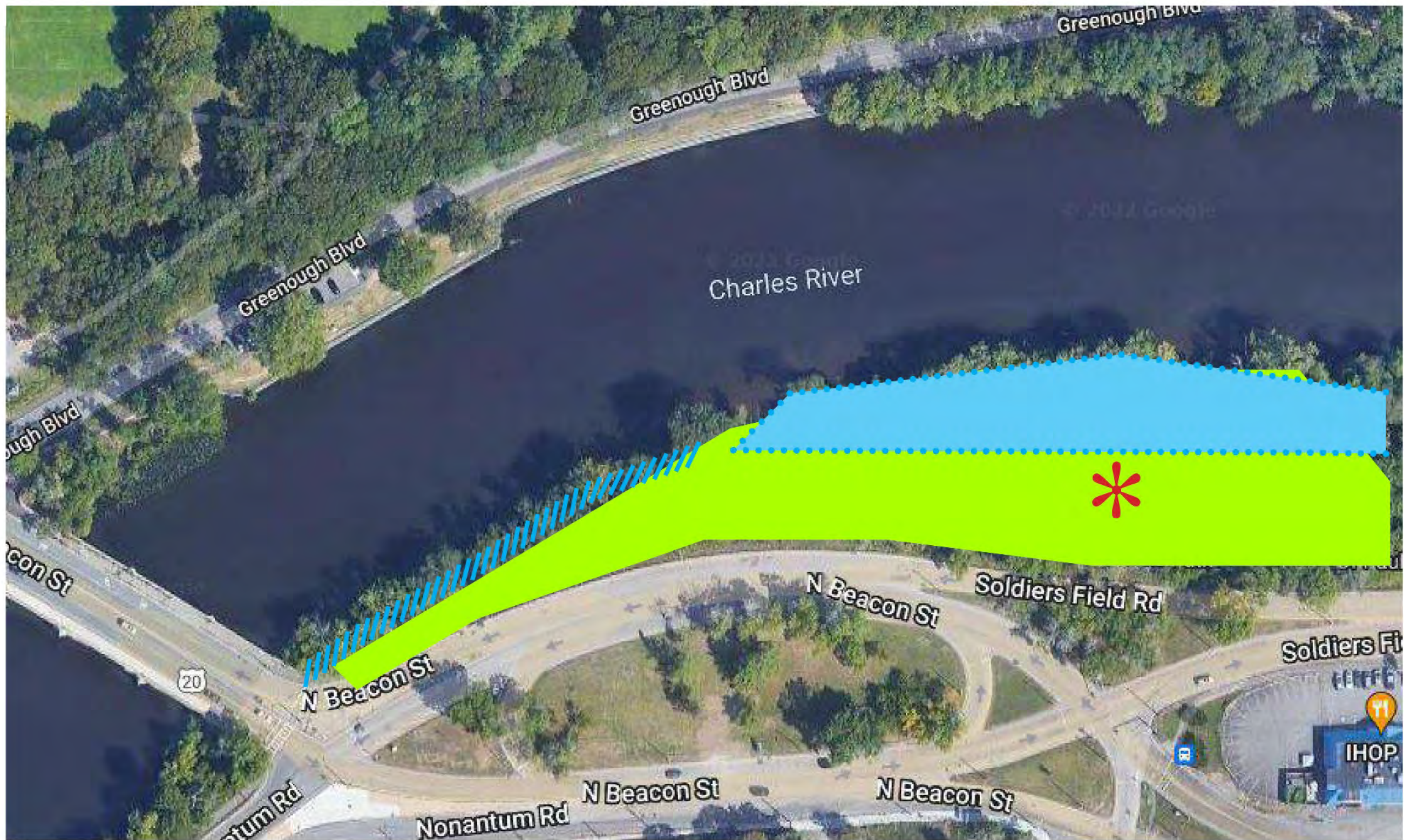
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TOPOGRAPHY  
ALLSTON-BRIGHTON RECREATIONAL FACILITY - THE EYE  
ALLSTON/BRIGHTON, MA

December 15, 2022





Charles River Map at The Eye - NTS

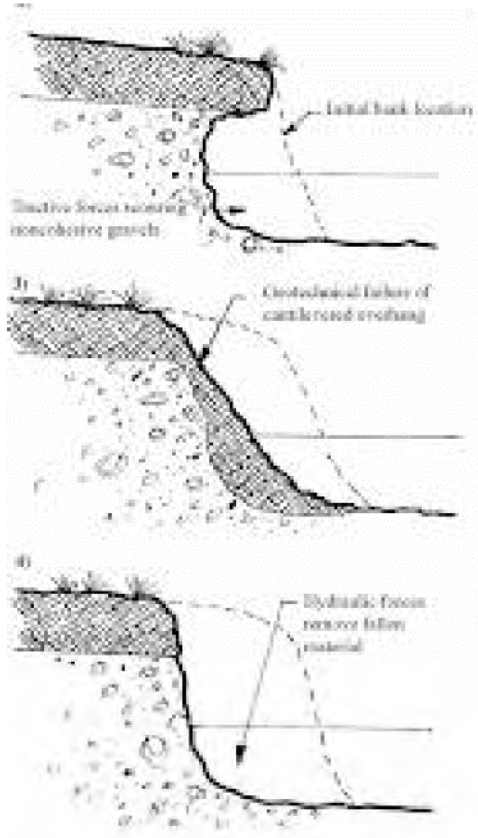
-  Approximate Area of potential Flooding 2070  
.2% - 5% chance of flooding
-  Riverbank Erosion/Undercutting
-  Invasive Species in Riparian Zone
-  Outfall for Stormwater



Outfall for Stormwater Collection from Roadways



Erosion along Riverbank



Cross-section Examples of Riverbank Erosion

### CHARLES RIVER CHARACTERISTICS

- Project Site Abuts the Southern Riverbank of Charles River
- Riverbank edge is subject to erosion/undercutting
- City of Cambridge river study illustrates the percent probability of flooding in this area in 2070. .2% - 5% chance of flooding.
- City of Boston Sea Level Rise study illustrates potential for flooding due to Sea Level Rise.
- Numerous Invasive Species are present within Riparian zone, outcompeting Native Plants in the understory.
- Resiliency Strategies:
  1. Stabilize Riverbank with Natural/Vegetated Methods
  2. Reduce and Slow Stormwater Runoff Up River and Uphill
  3. Remove Invasive Species, Plant Diverse Natives

Not To Scale 











An aerial photograph of the Allston-Brighton area in Boston, Massachusetts, showing a dense urban landscape with a grid of streets, numerous buildings, and several bodies of water including the Charles River and various ponds. The image is in a dark, monochromatic brownish-grey tone.

# CONCEPTS

**Allston-Brighton Recreational Facility**  
**Allston/Brighton, Ma**

Department of Conservation  
and Recreation

December 15, 2022

VERDANT



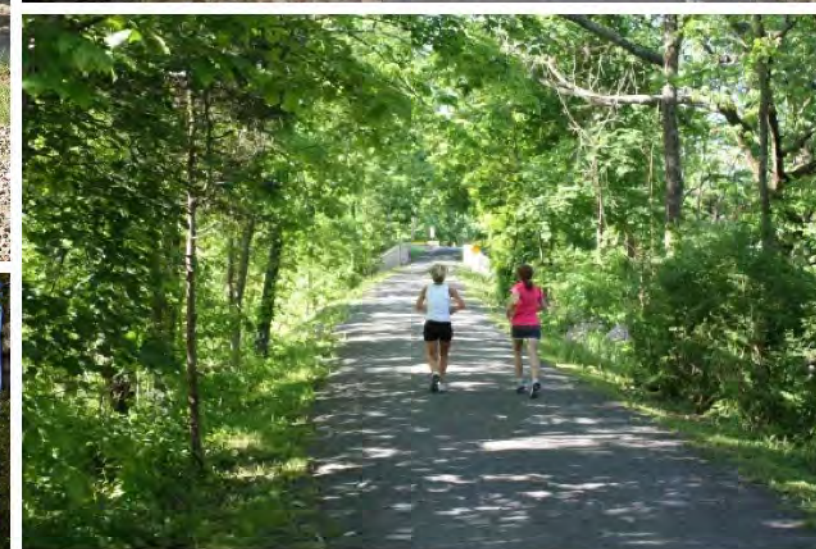
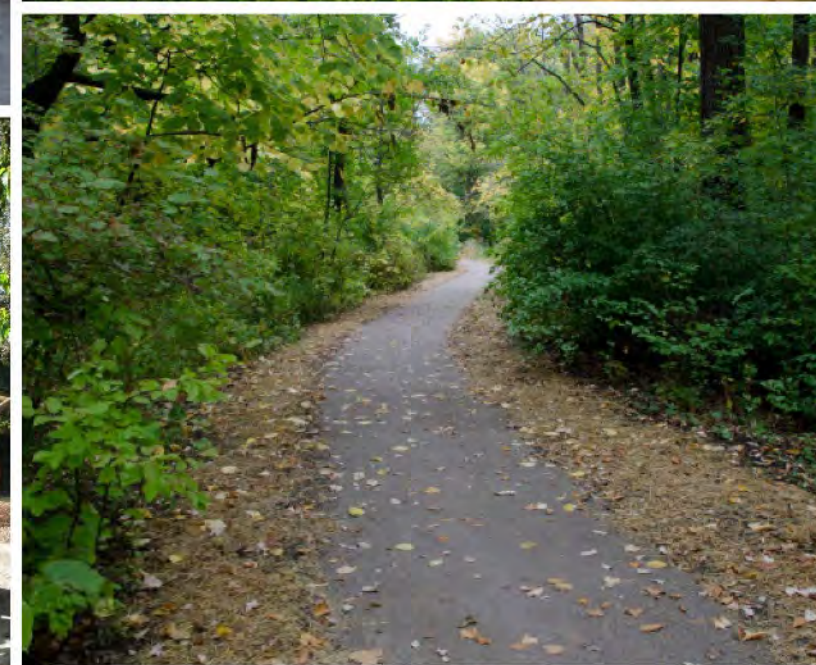
# POOL



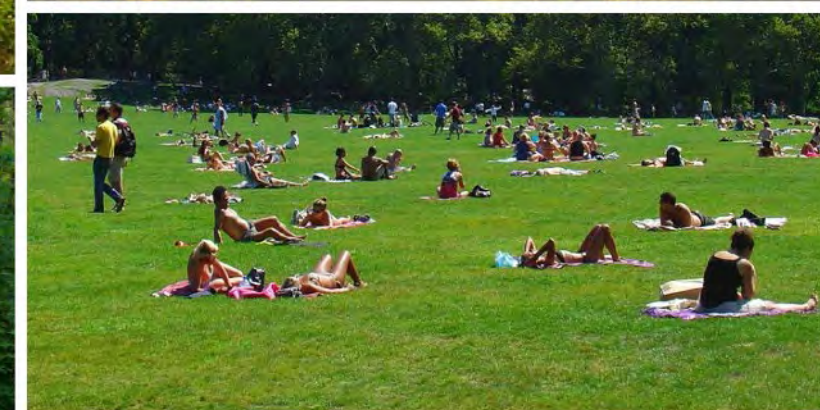
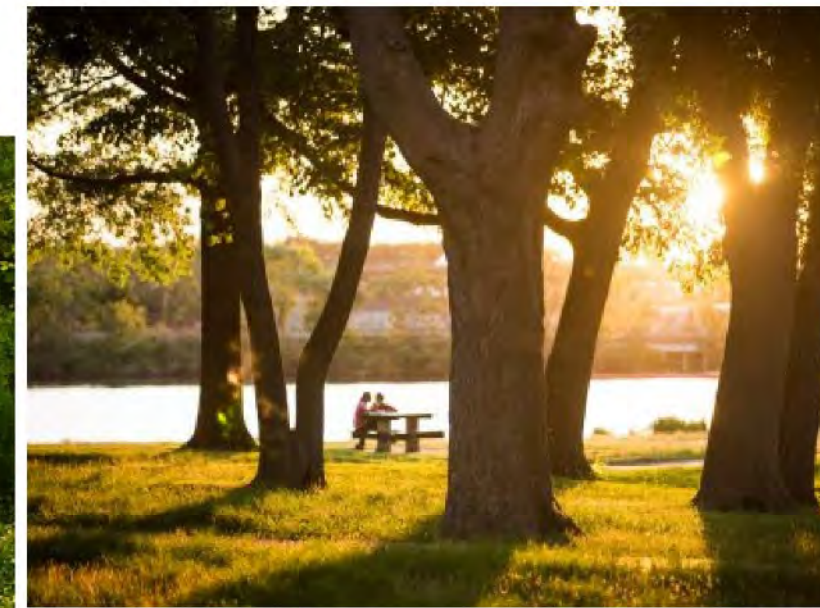
# PLAY



# PATH



# UNWIND



# BIKE



# SPLASH







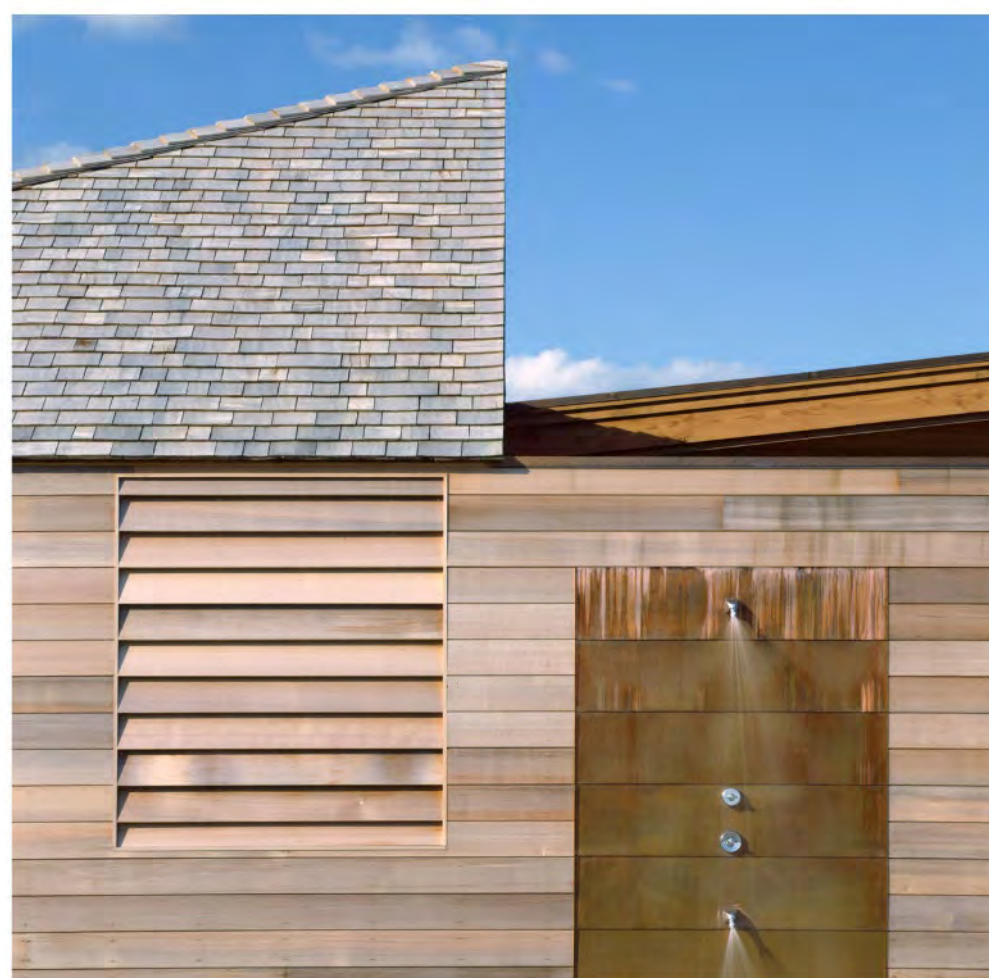




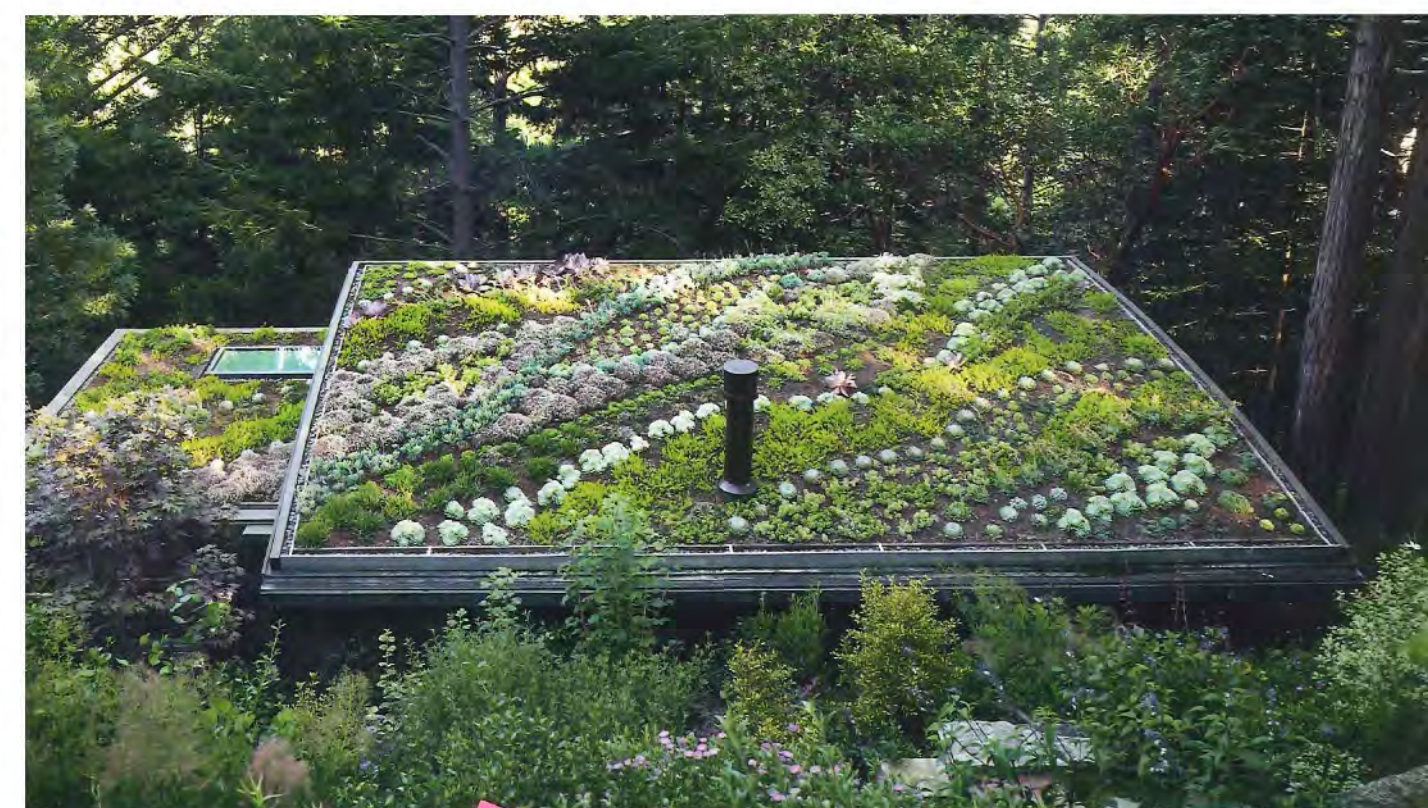








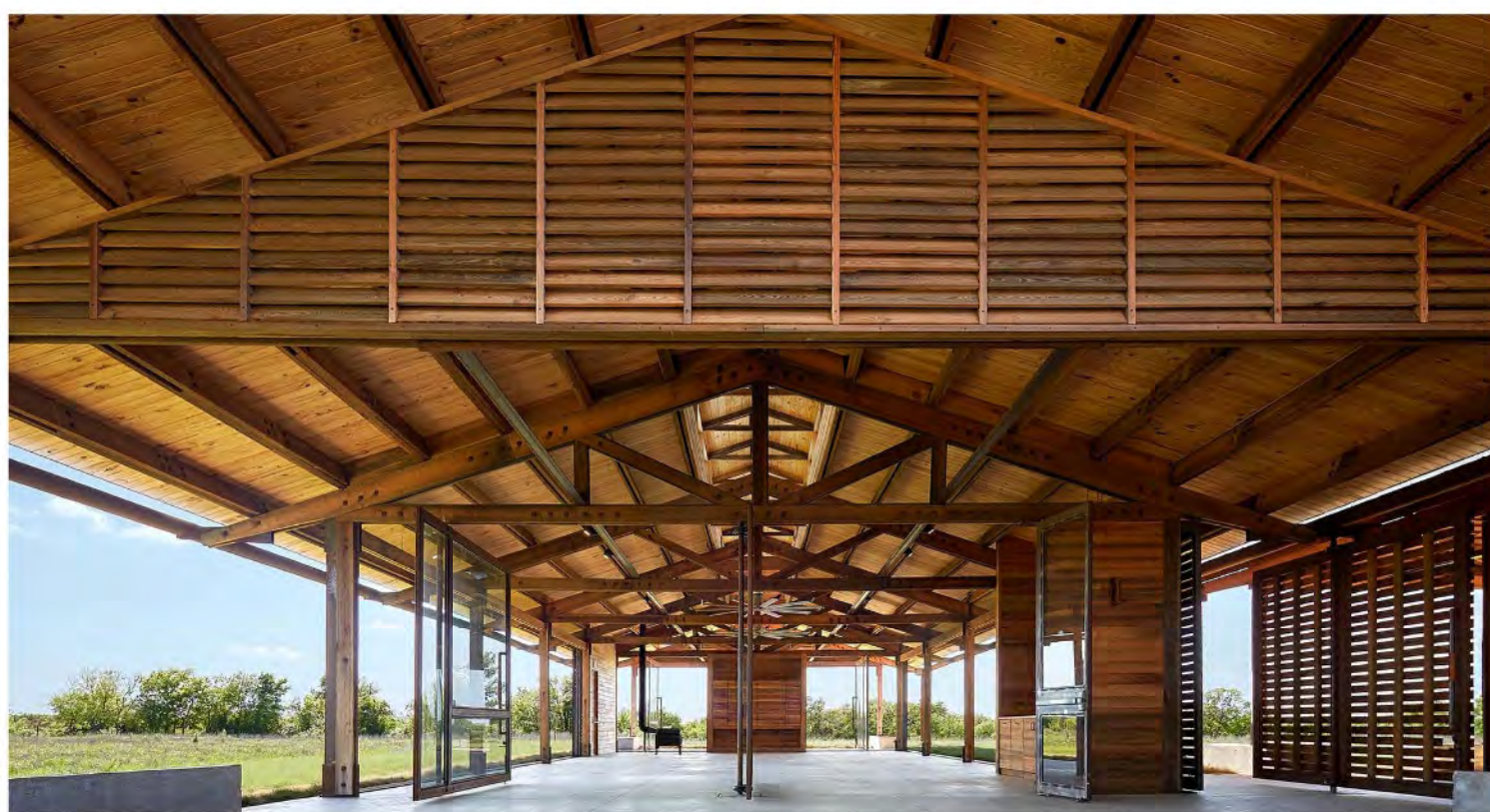




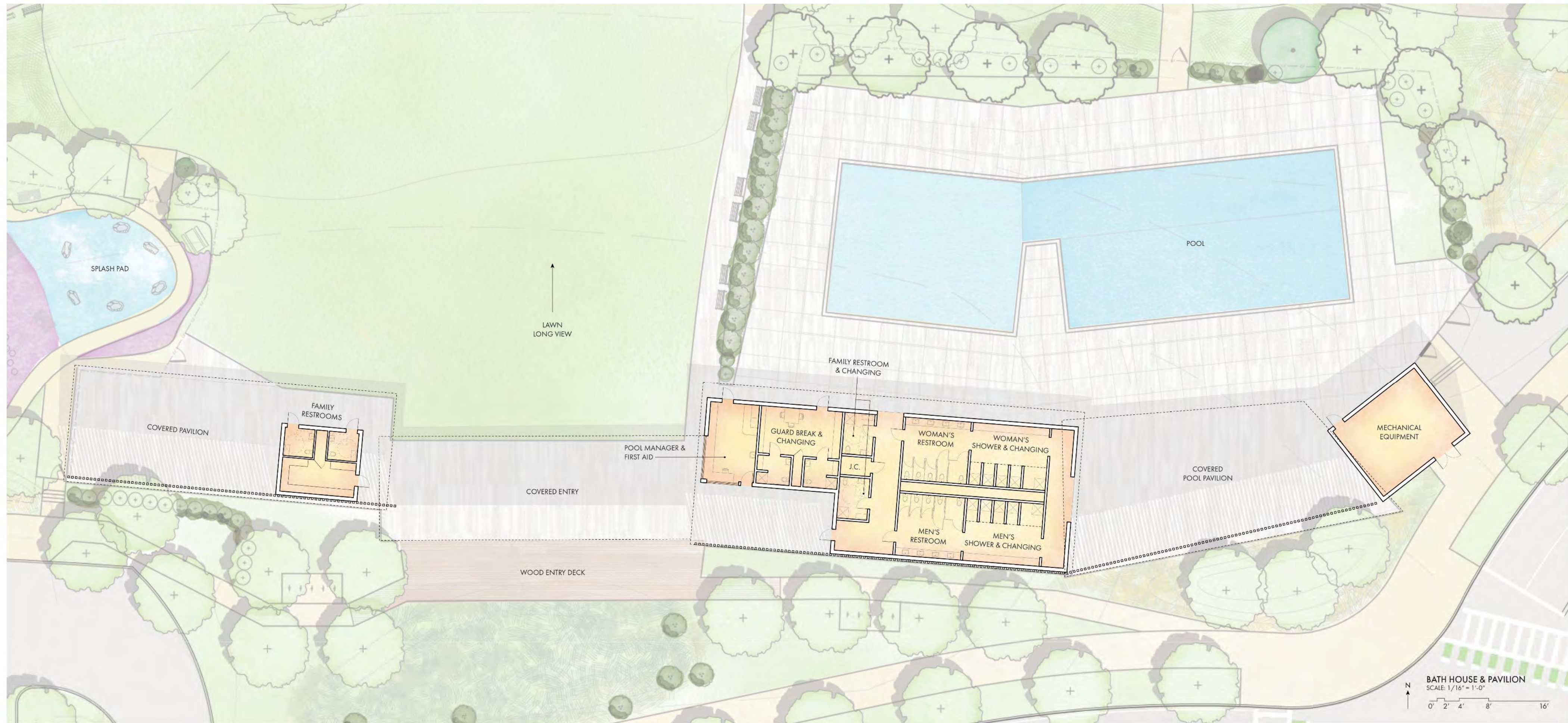














# Next Steps

- ☐ Selection of Preferred Conceptual Alternative
- ☐ Schematic Design (3 Months)
- ☐ Public meeting to review schematic design
  - Cost estimates
  - Environmental permitting analysis
  - Renderings





# Questions & Comments



An aerial photograph of a residential area, likely from 1956, showing a large pool, surrounding buildings, and a road. The image is in black and white and serves as the background for the text.

# Thank You For Attending!

## Please submit comments by Friday, January 6<sup>th</sup> 2023 to:

<https://www.mass.gov/forms/dcr-public-comments>

Please note:

- The content of comments you submit to DCR, along with your name, town, and zip code, will be posted on DCR's website.
- Additional contact information required when commenting, notably email address, will only be used for outreach on future updates on the subject project or property.

*Allston-Brighton Pool Vicinity, 1956.*

*Courtesy of DCR Archives Office*