I-90 ALLSTON INTERCHANGE

PLACEMAKING STUDY

Boston Redevelopment Authority

The Cecil Group
Stantec
Nelson/Nygaard

Task Force Presentation – December 17, 2015

Agenda for tonight

- BRA Introduction
- Consultant Team Introduction
- Placemaking Analysis and Discussion
- Review of Next Steps

Goals for tonight

- Define placemaking and its role in this process
- Share the methodology we are undertaking
- Describe the anticipated outcome of the work
- Explain the analysis of the area
- Review the key issues that are emerging
- Make sure we are asking the right questions before developing alternative scenarios for the district
- Request additional Task Force input beyond monthly meetings

Study Scope and Schedule

Phase 1

- **Task 1:** Analysis of existing planning and development context
- **Task 2:** Identification of urban design and planning principles
- **Task 3:** Compatibility of current MassDOT design with placemaking principles and economic opportunities

Phase 2

- **Task 4:** Creation and testing of alternative build-out scenarios
- **Task 5:** Analysis of multi-modal systems and connections to transit
- **Task 6:** Creation of long term planning framework diagrams

"Provide a critical evaluation of the proposed MassDOT I-90 roadway and transit infrastructure to ensure that it does not preclude a range of successful urban design, economic development and neighborhood planning outcomes in the future."

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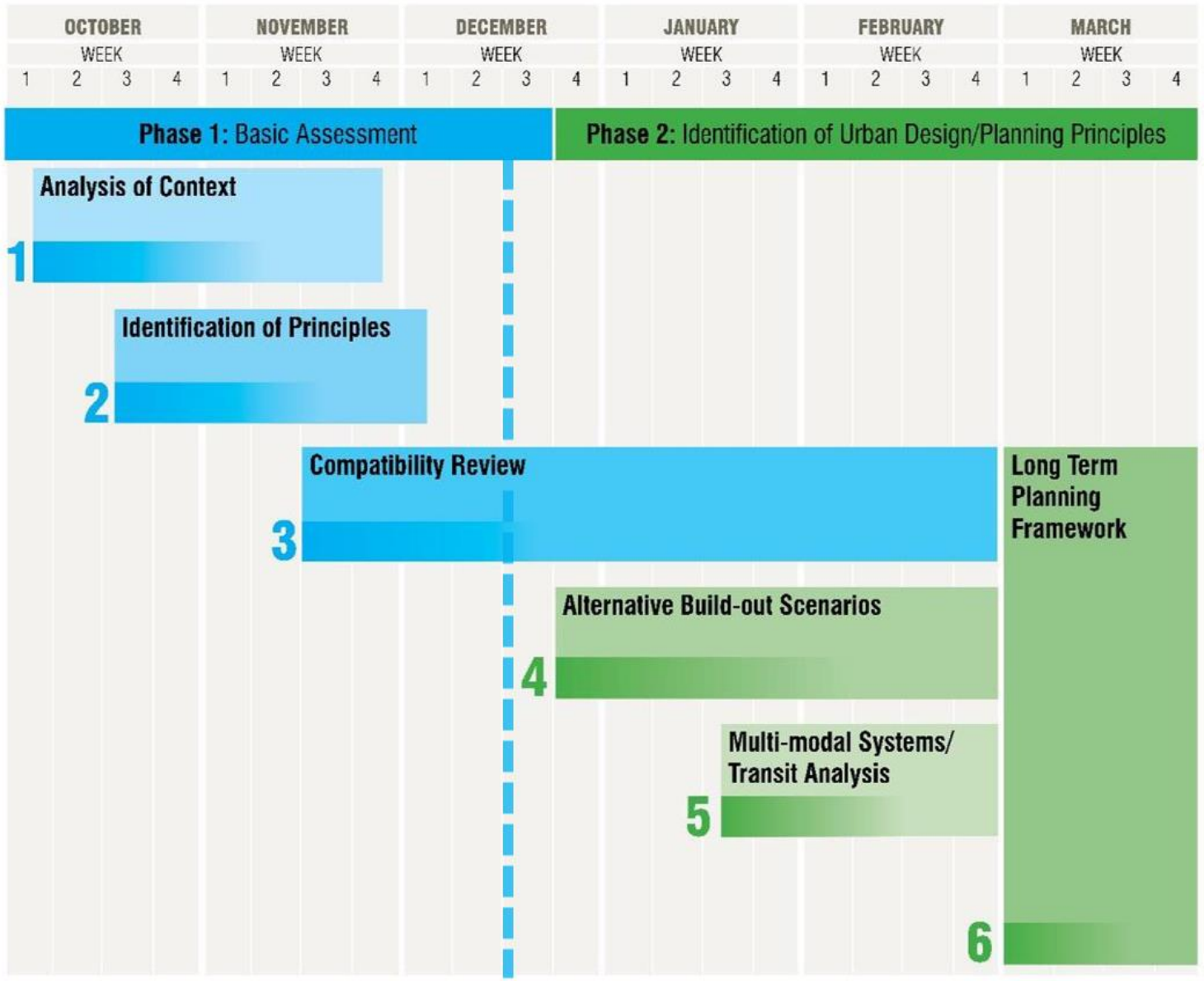
Study Scope and Schedule



Outcomes of the study

- Detailed urban design and planning analysis
- Identification of multiple strategies for the future
- Recommendations for the short term (MEPA filing)
- Recommendations for the long term (2030 and beyond)
- “Tool kit” of framework diagrams

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Example of Long Term Planning Framework Diagrams

PLAN: South Boston Dorchester Avenue

Preserve. Enhance. Grow.

RECAP

BOSTON REDEVELOPMENT AUTHORITY

OPEN SPACE CONCEPTS

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Example of Long Term Planning Framework Diagrams

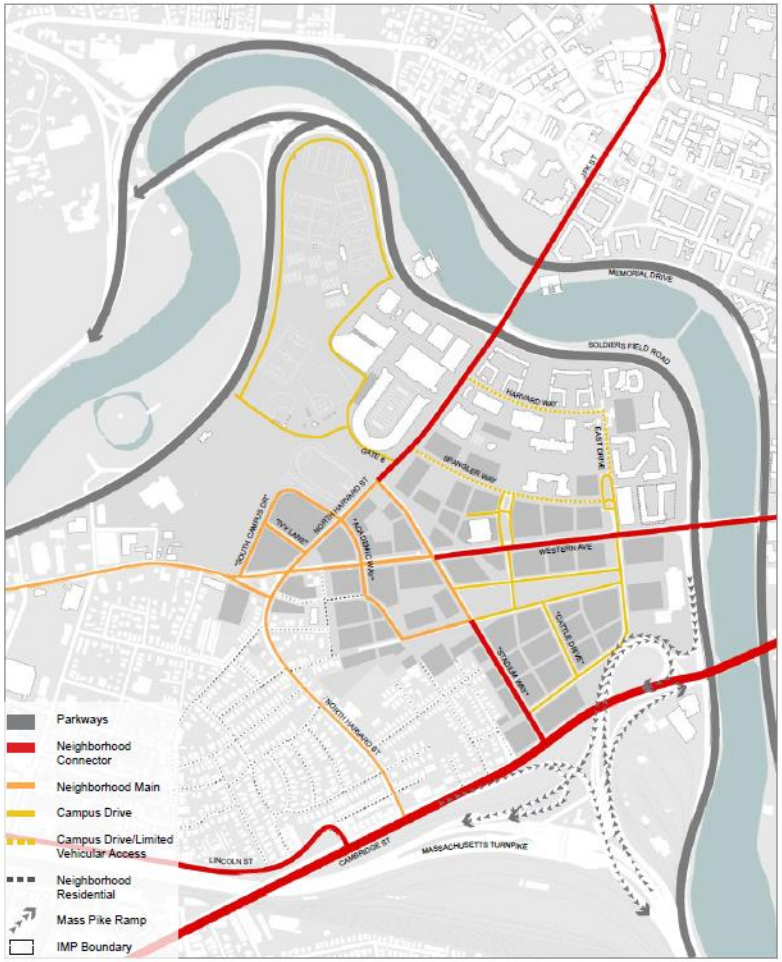

Figure 27: Long-Term Street Typologies

Note: Street names are illustrative only; it is anticipated they may be renamed in the future.

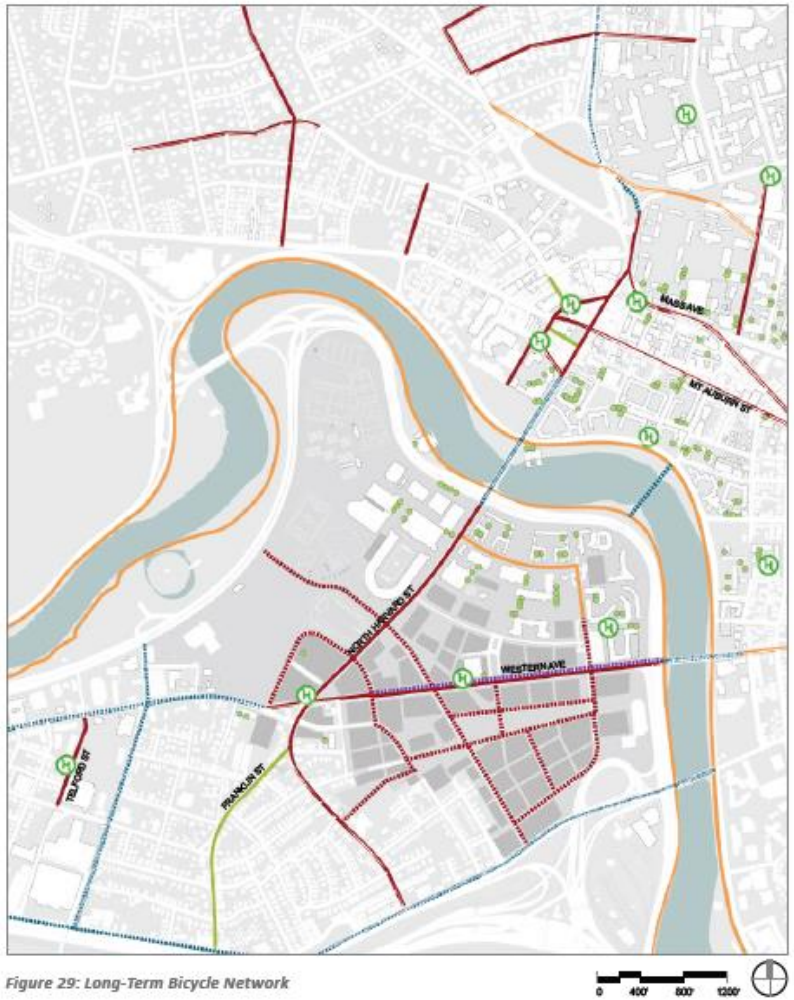

Figure 29: Long-Term Bicycle Network

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Consultant Team Introduction

The Cecil Group

- Urban Design
- Planning
- Landscape Architecture
- Visualization

Stantec

- Real Estate
- Transportation Planning
- Transit Facility Planning
- Highway Design

Nelson/Nygaard

- Transportation Planning
- Multi-modal Strategies
- Complete Streets

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Compelling Visions Exist

Varanasi Team

Krieger/Mountjoy Team

BSA

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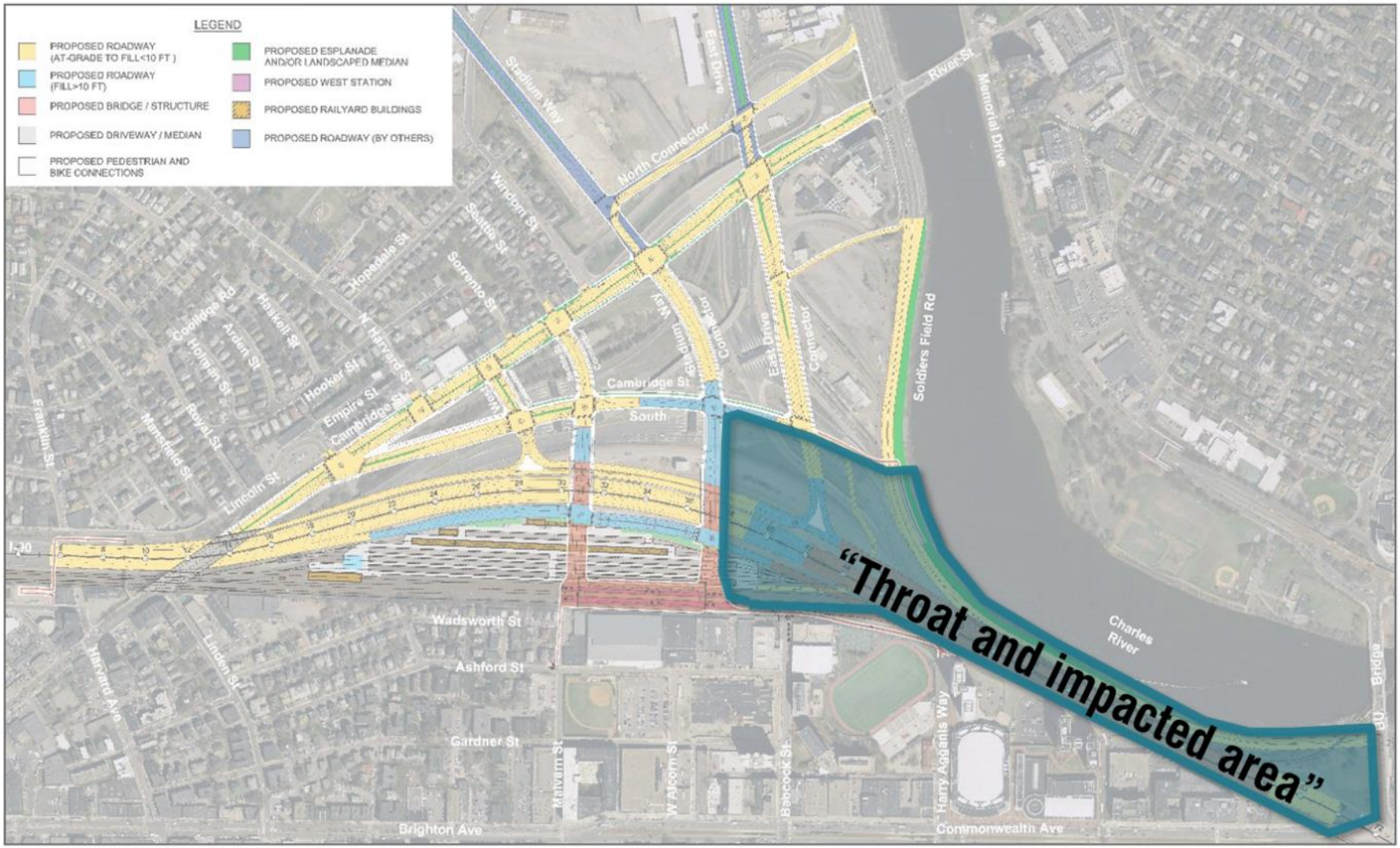
Compelling Infrastructure Alternatives



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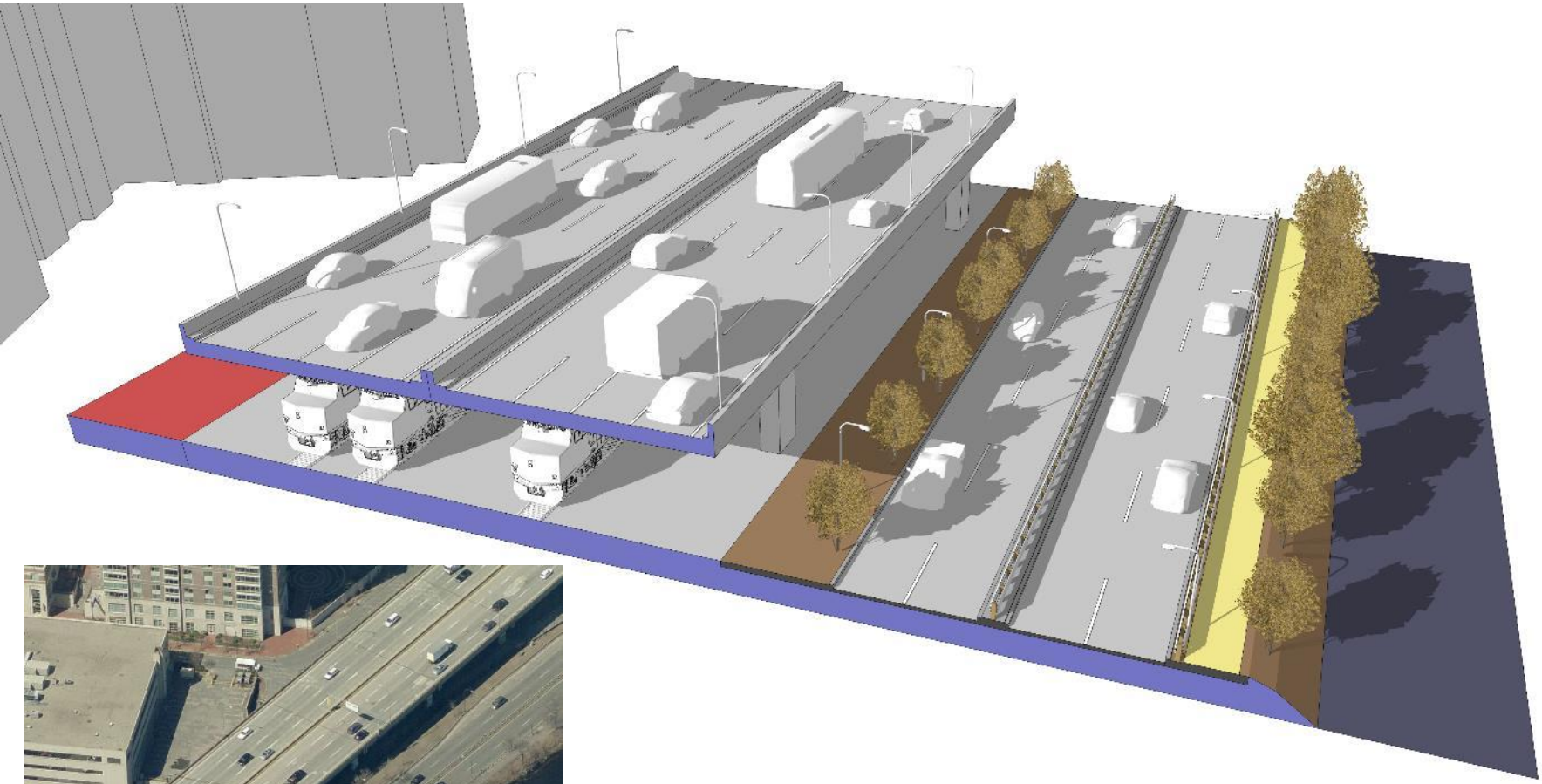
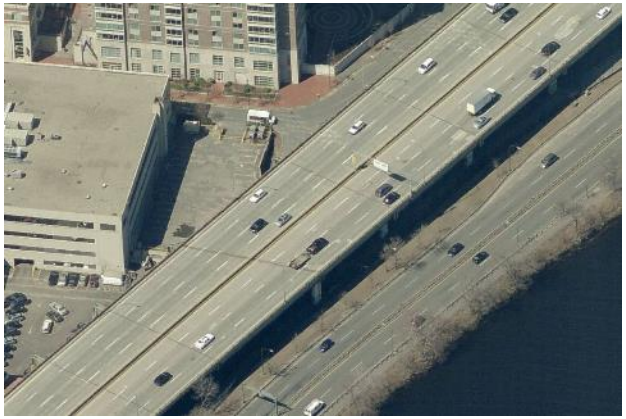
Typical “Throat” Condition – Existing Configuration





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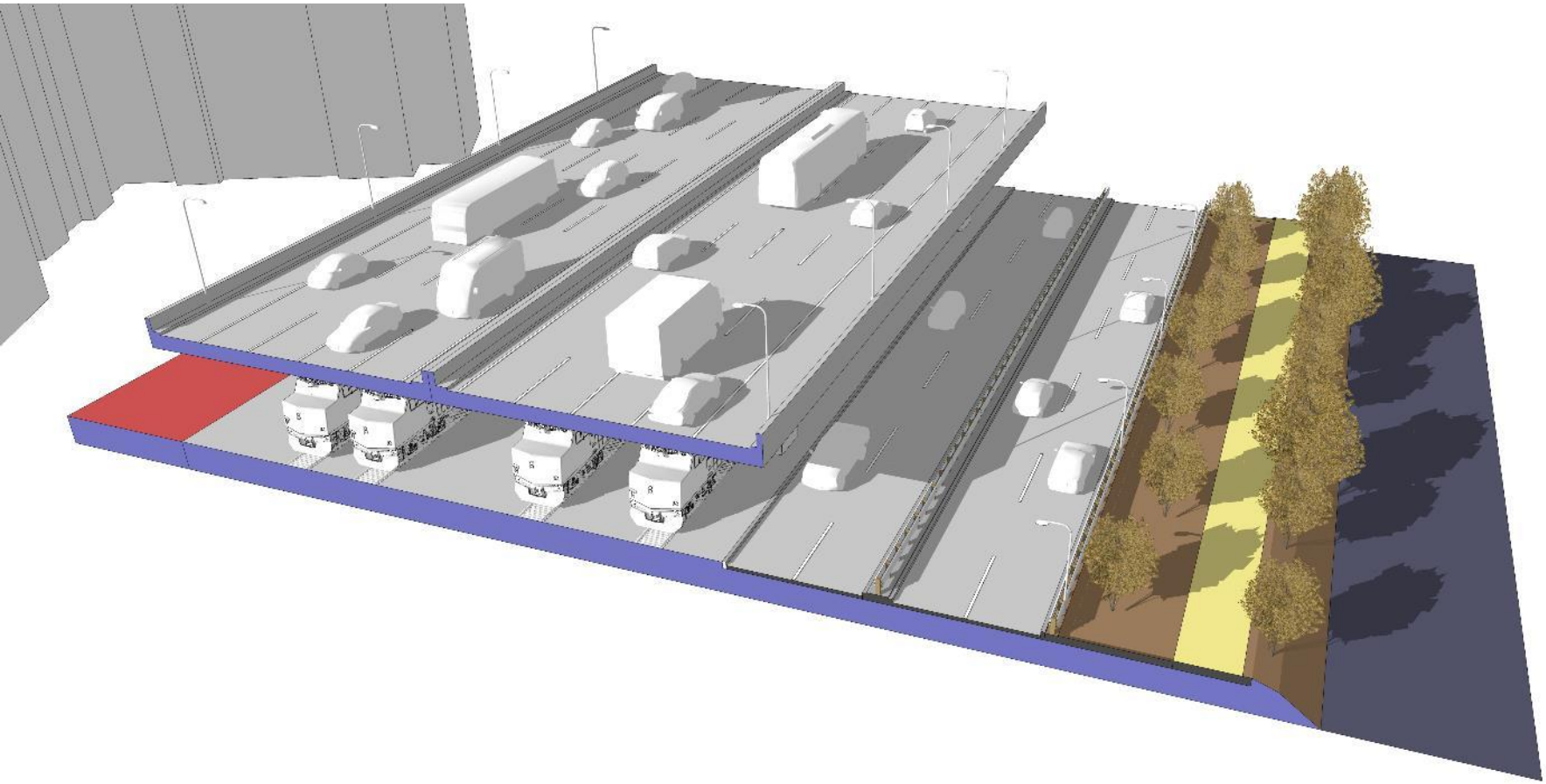
Typical “Throat” Condition – 3K-4



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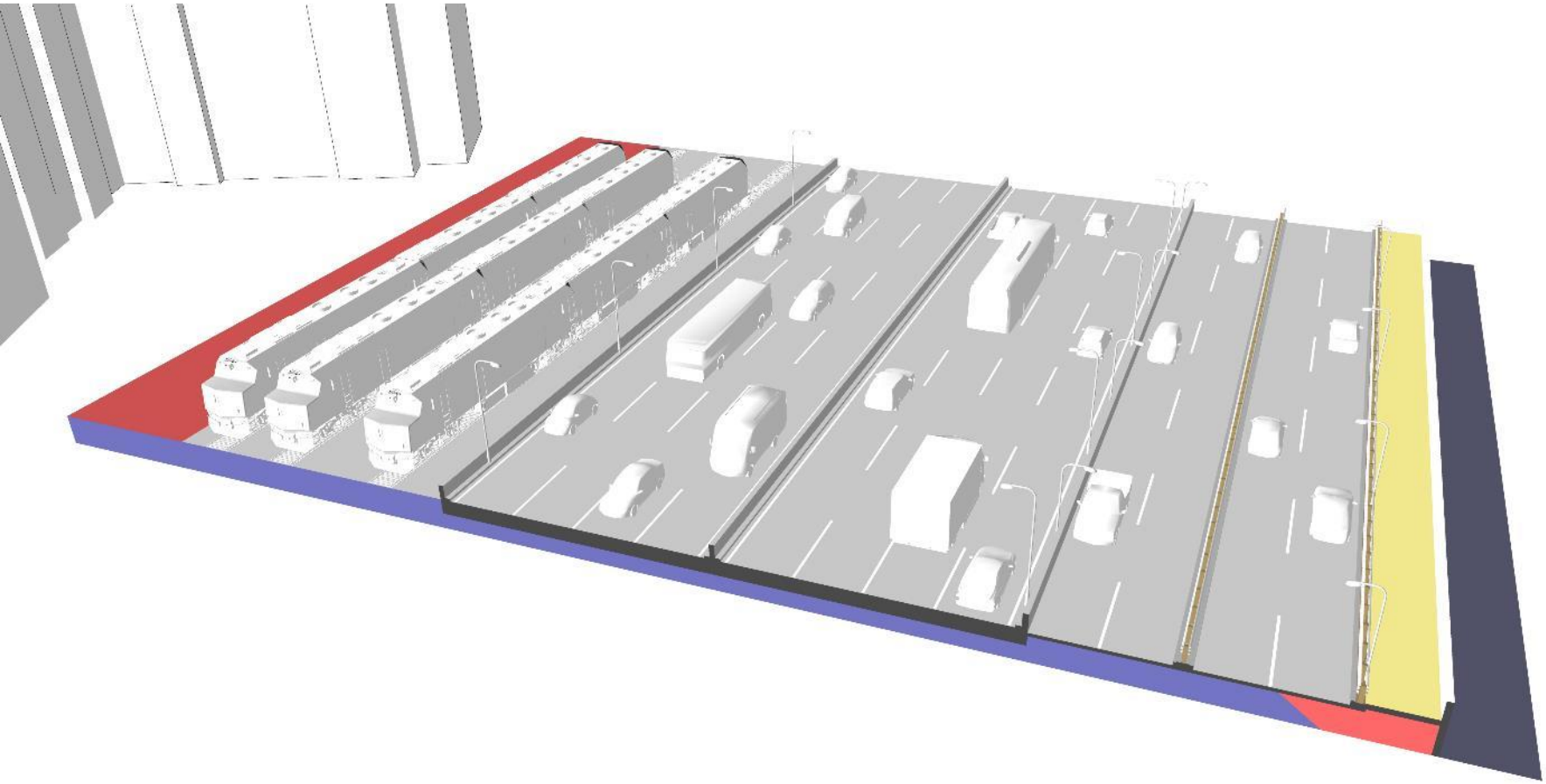
Typical “Throat” Condition – ABC Alternative



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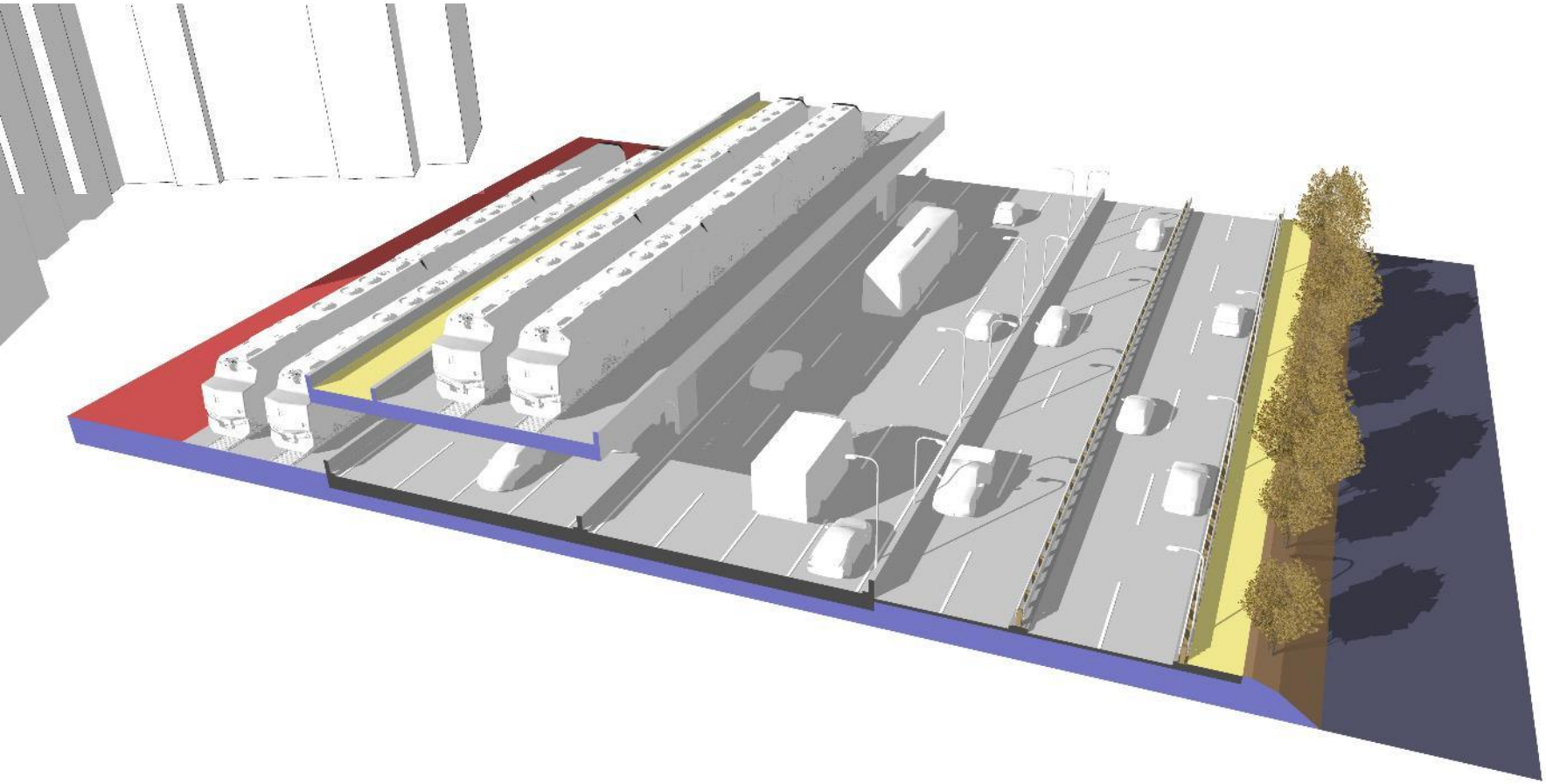
Typical “Throat” Condition – Amateur Planner



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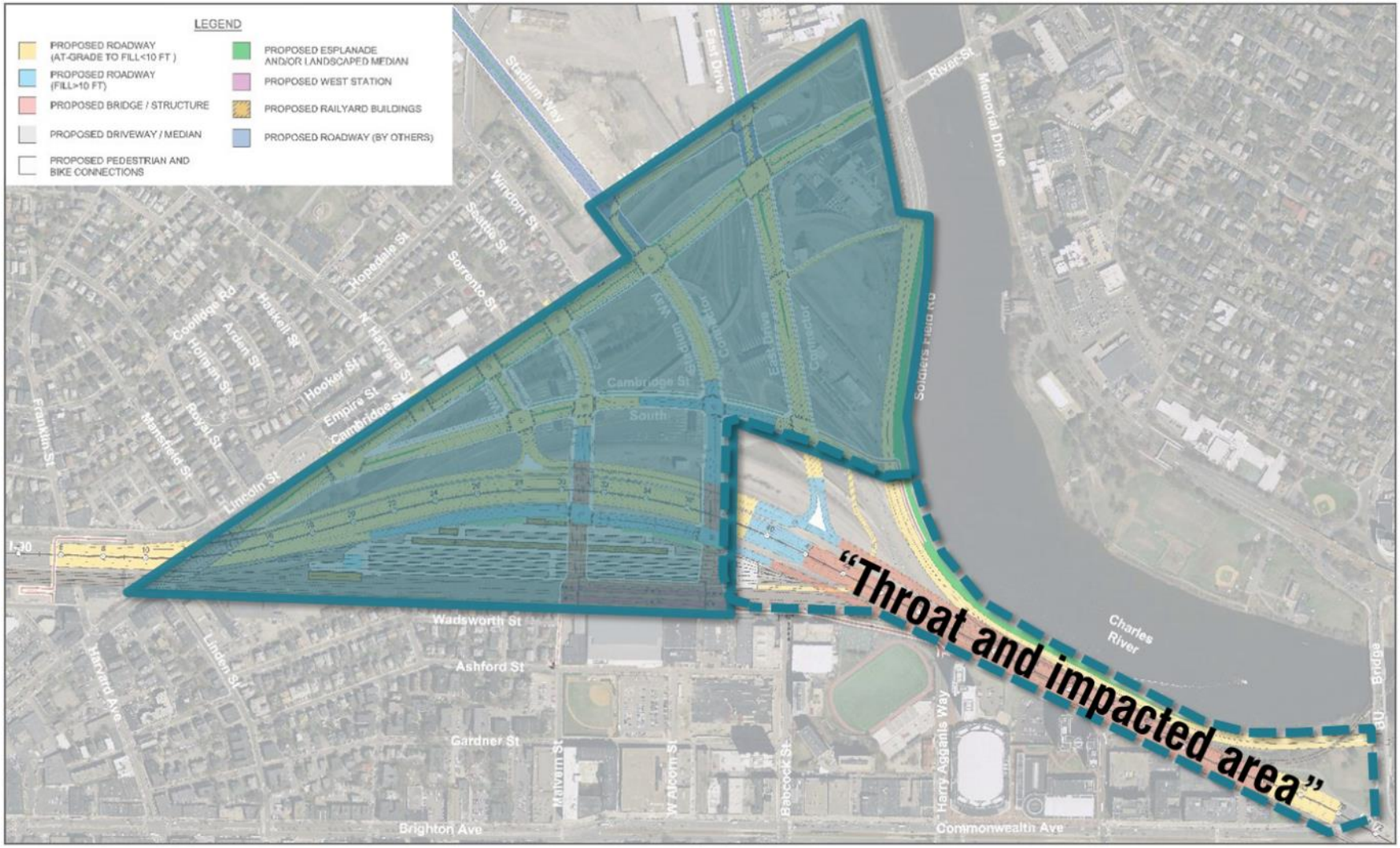
Focus on District as a Future Place



Key Community Issues

- **A** Integrated open space network with expanded riverfront park
- **B** Shared use path connection to Charles River, Cambridge, Memorial Drive via Grand Junction Bridge
- **C** Quality of West Station as a landmark and transit-oriented district center with safe and inviting access from all directions
- **D** At-grade alternatives for highway/rail alignments – constraints at “throat”
- **E** Walkability and pedestrian environment relative to roadway width
- **F** Unite Allston’s north and south neighborhoods by connecting Cambridge Street and Commonwealth Avenue
- **G** Decking over the highway and railyards to reduce noise and air pollution and create a place for buildings, parks and connections
- **H** Transformation of Cambridge Street into a vibrant neighborhood street with protected bike lanes
- **I** Interim conditions and phasing of infrastructure and development

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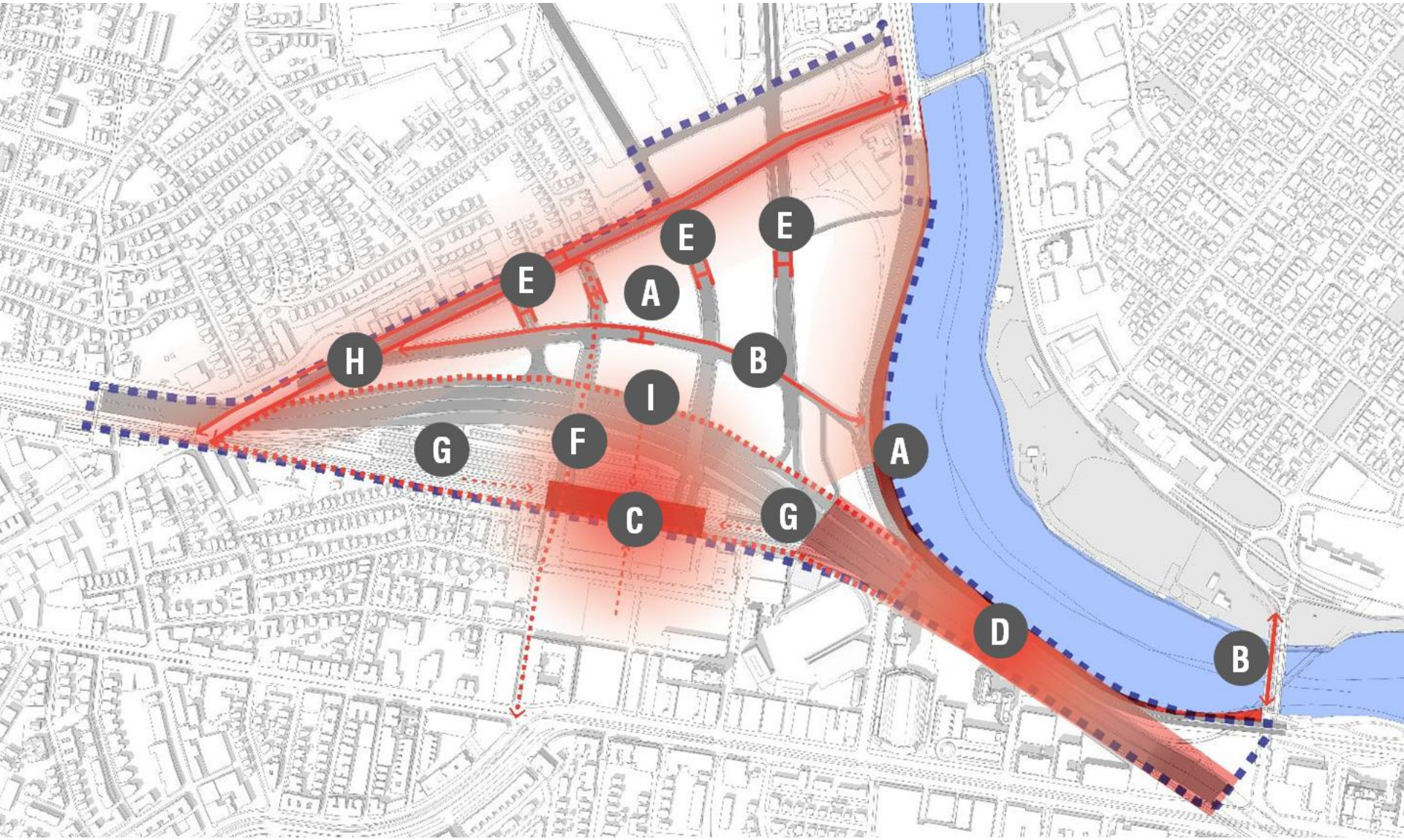
Key Community Issues Mapped



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Framework of a Future District

- Public Realm/Open Space
- Mobility/Connectivity
- Development Potential/Flexibility
- Distinctive Place/Context Sensitive
- Energy Efficiency/Sustainability

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Easier to Focus on Existing Places

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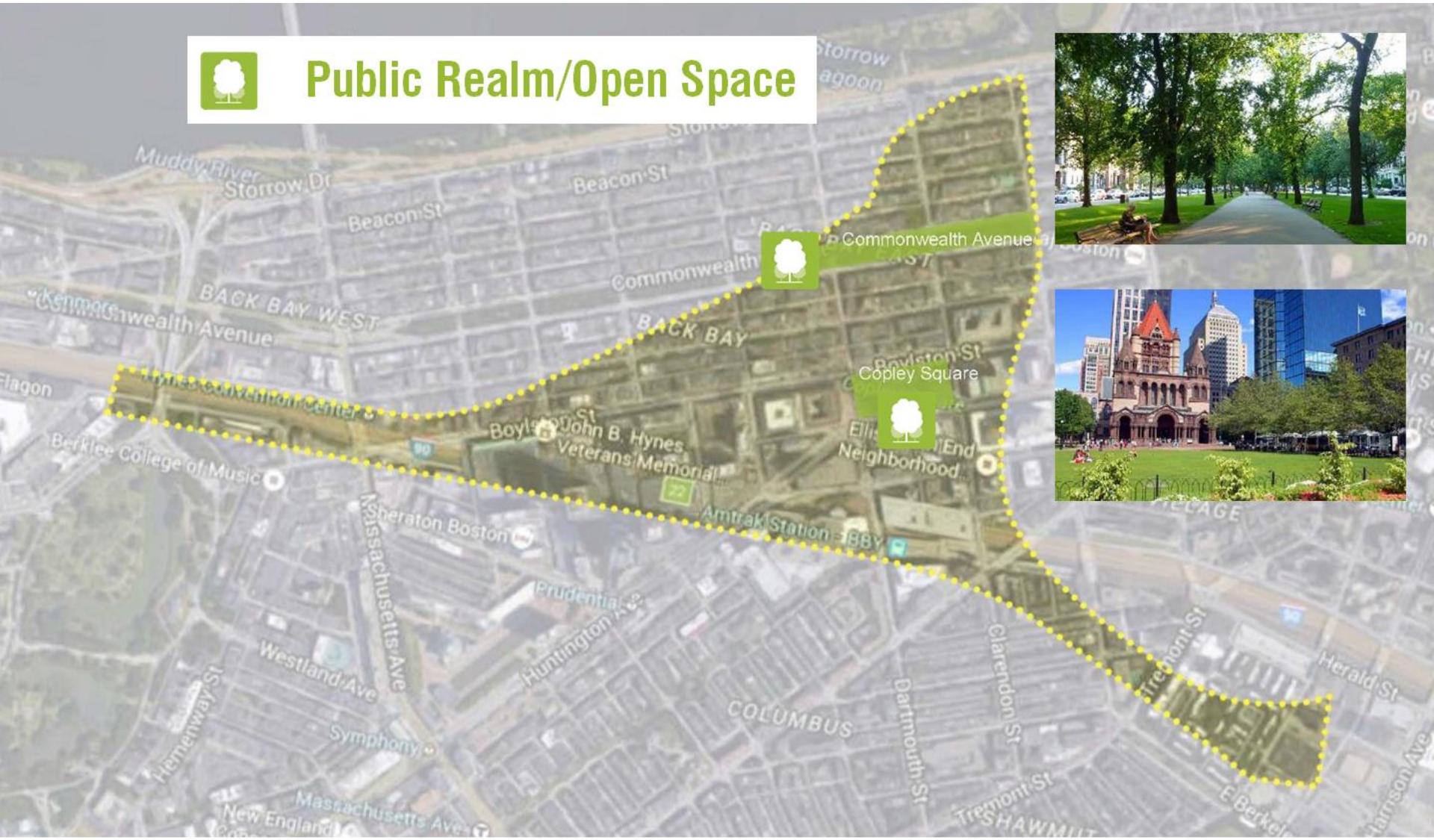
Placemaking Study Comparisons – Back Bay

I-90 Allston Interchange Placemaking Study

Placemaking Study Comparisons – Back Bay



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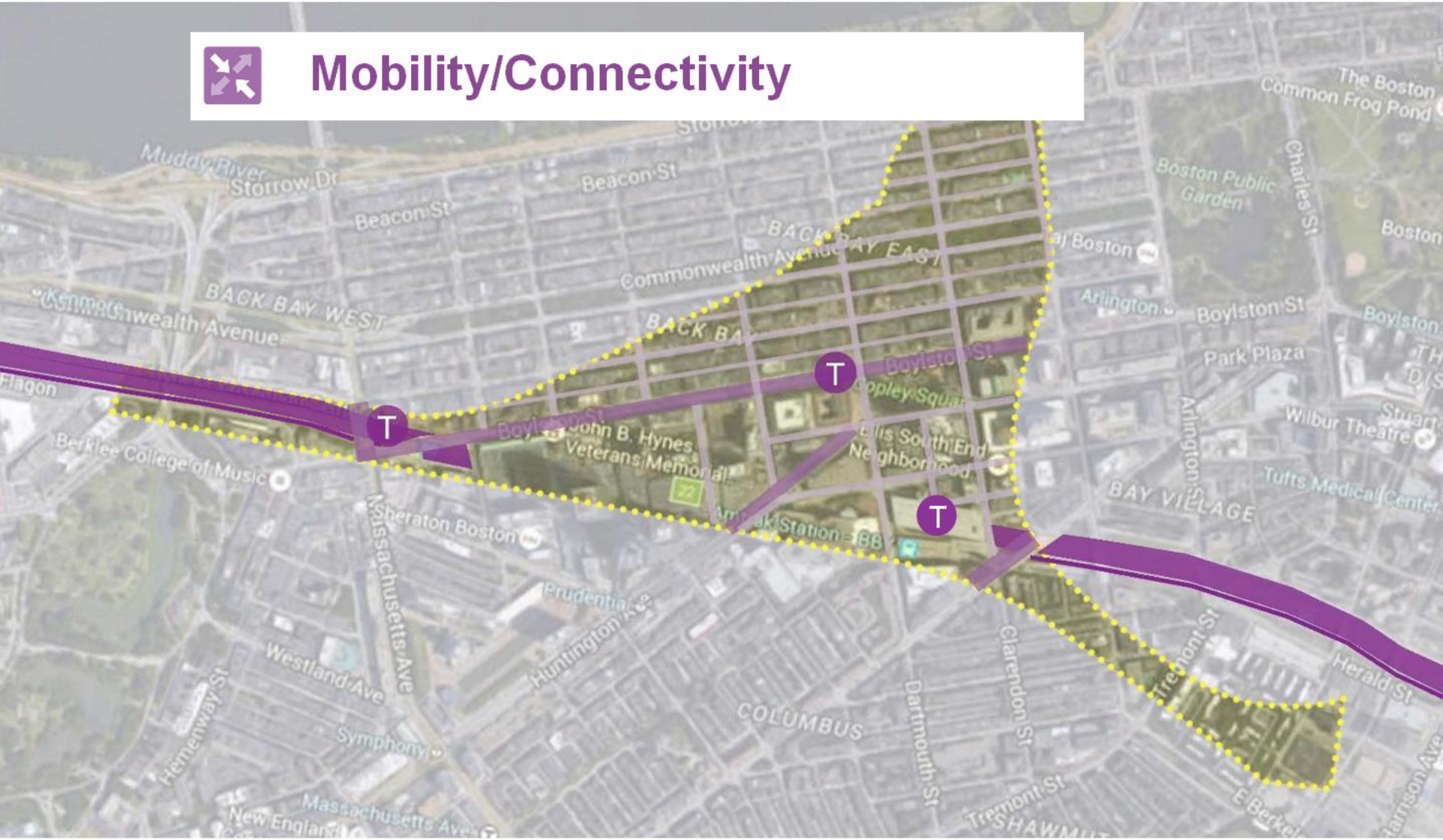
Placemaking Study Comparisons – Back Bay



Placemaking Study Comparisons – Back Bay

Development Potential/Flexibility

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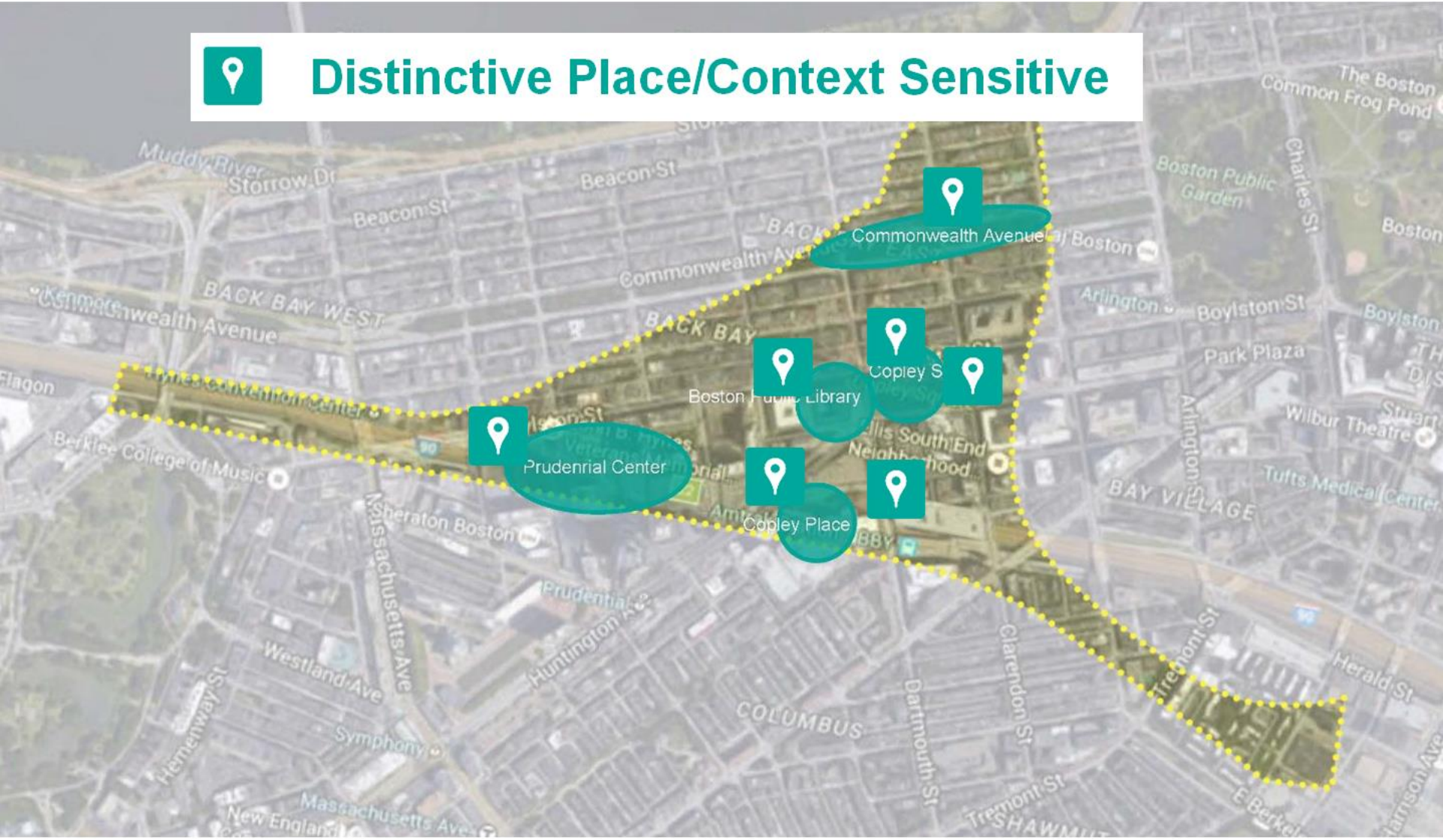
Placemaking Study Comparisons – Back Bay



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Placemaking Study Comparisons – Back Bay

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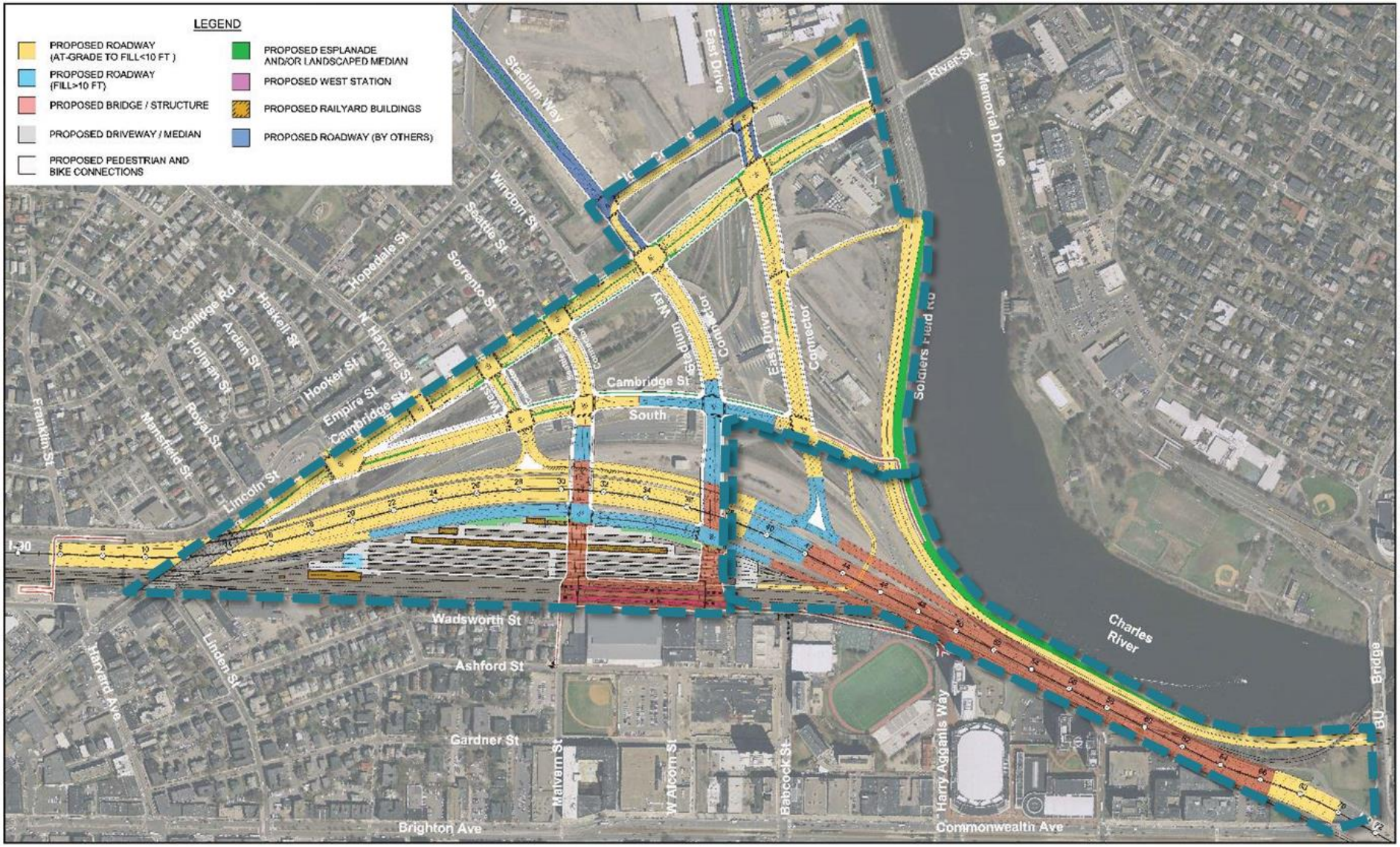
Focus on District as a Future Place



Placemaking Study Analysis

Framework for Analysis and Evaluation

- Public Realm/Open Space
- Mobility/Connectivity
- Development Potential/Flexibility
- Distinctive Place/Context Sensitive
- Energy Efficiency/Sustainability

Placemaking Study Analysis

Framework for Analysis and Evaluation

CATEGORY

PROCESS

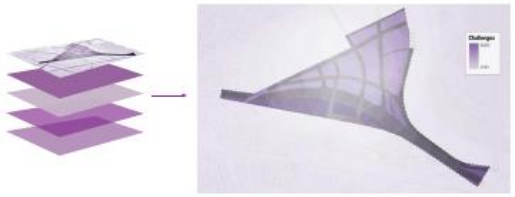
HEAT MAP

Public Realm/Open Space

Open space types and typical dimensions; frequency and distribution of open space; average distance to open space; characteristics of public realm conditions; width of public realm

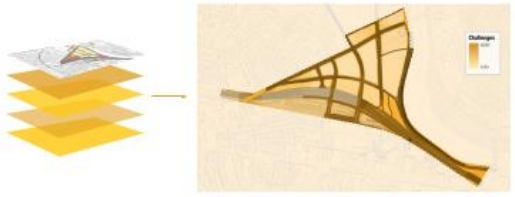
Mobility/Connectivity

Street types and characteristics; pedestrian circulation network; bicycle circulation network; transit network and access; vehicular circulation network



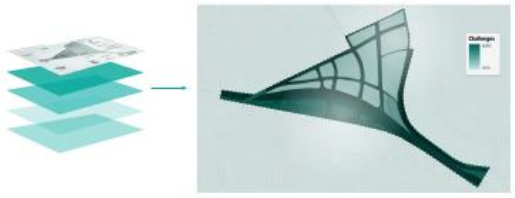
Development Potential/Flexibility

Building typologies and dimensions; block size/geometry; air rights block size/geometry; block access/flexibility; location desirability



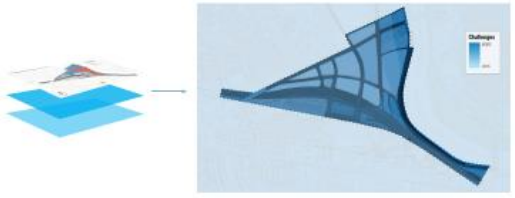
Distinctive Place/Context Sensitive

Placemaking character/features; land use and building typologies; block size and geometry; street typologies and transit nodes; elevation of roadways



Energy Efficiency/Sustainability

Utilities and district-wide infrastructure; solar orientation, wind, shadow; resiliency/flood considerations



Placemaking Principles

Public Realm/Open Space

- Enhance access to useable open space
- Reinforce connections to existing resources – Charles River
- Provide active and generous street edges

Mobility/Connectivity

- Reinforce walkable and pedestrian friendly scale
- Enhance multi-modal connections and convenience
- Strengthen connections between adjacent neighborhoods and districts

Development Potential/Flexibility

- Maintain flexible accommodation of a wide variety of building types
- Integrate old and new with context-sensitive, compatible approach with transitions
- Strengthen ability to deck over the highway and rail yards

Distinctive Place/Context Sensitive

- Destination with range of uses and densities
- Maximize opportunities to extend Boston's urban fabric
- Define a network of recognizable places and centers of activity

Energy Efficiency/Sustainability

- Enhance the ability for energy efficient and sustainable district design
- Anticipate climate change, sea-level rise and infrastructure needs

Principles

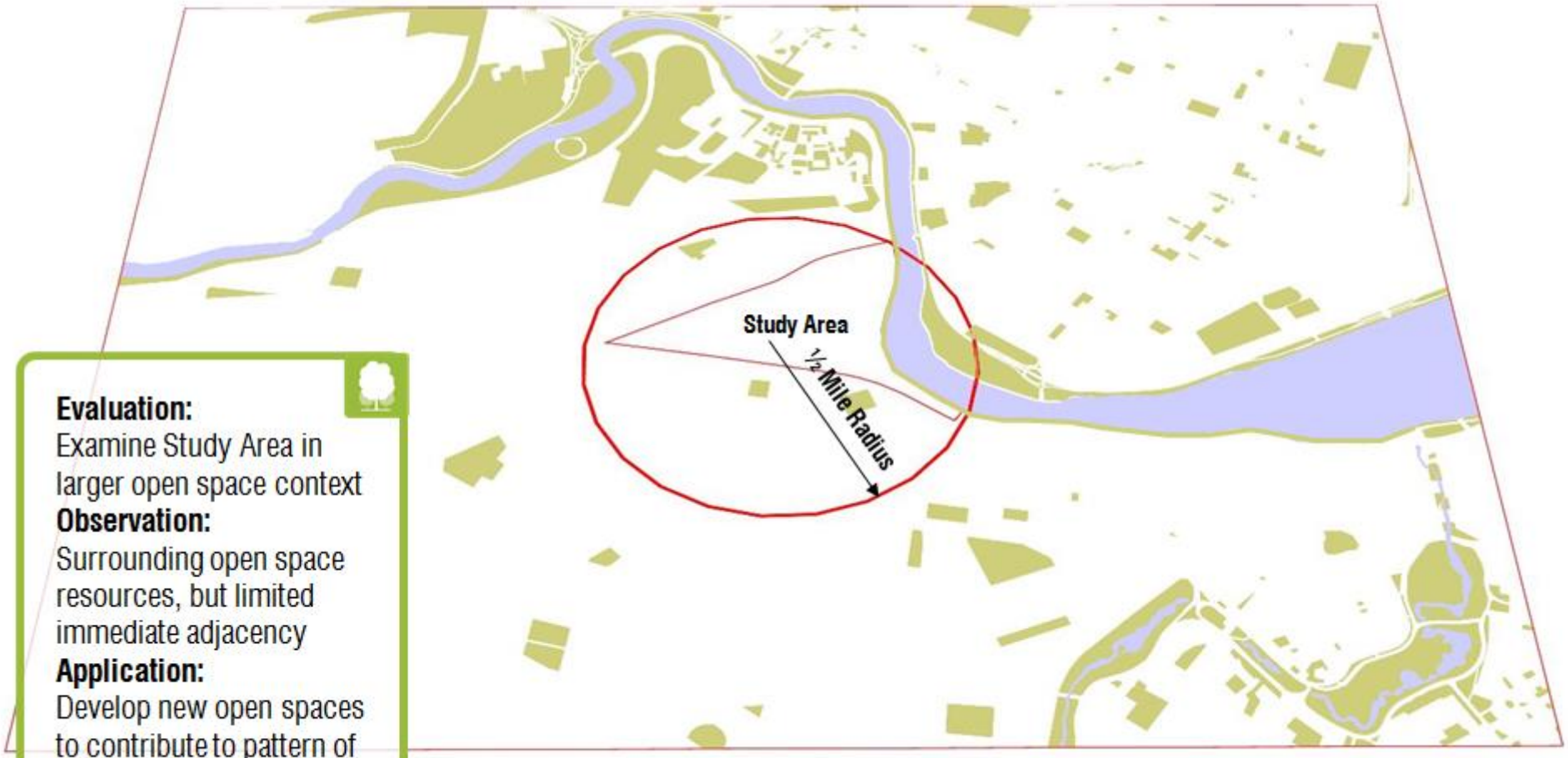
- Enhance access to useable open space
- Reinforce connections to existing resources – Charles River
- Provide active and generous street edges

Focus of Analysis

- Open space types and typical dimensions
- Frequency and distribution of open space
- Average distance to open space
- Characteristics of public realm conditions
- Width of public realm

Public Realm/Open Space

Existing Open Space Context



Evaluation:
Examine Study Area in larger open space context

Observation:
Surrounding open space resources, but limited immediate adjacency

Application:
Develop new open spaces to contribute to pattern of surrounding context

Public Realm/Open Space

Existing Open Space Context

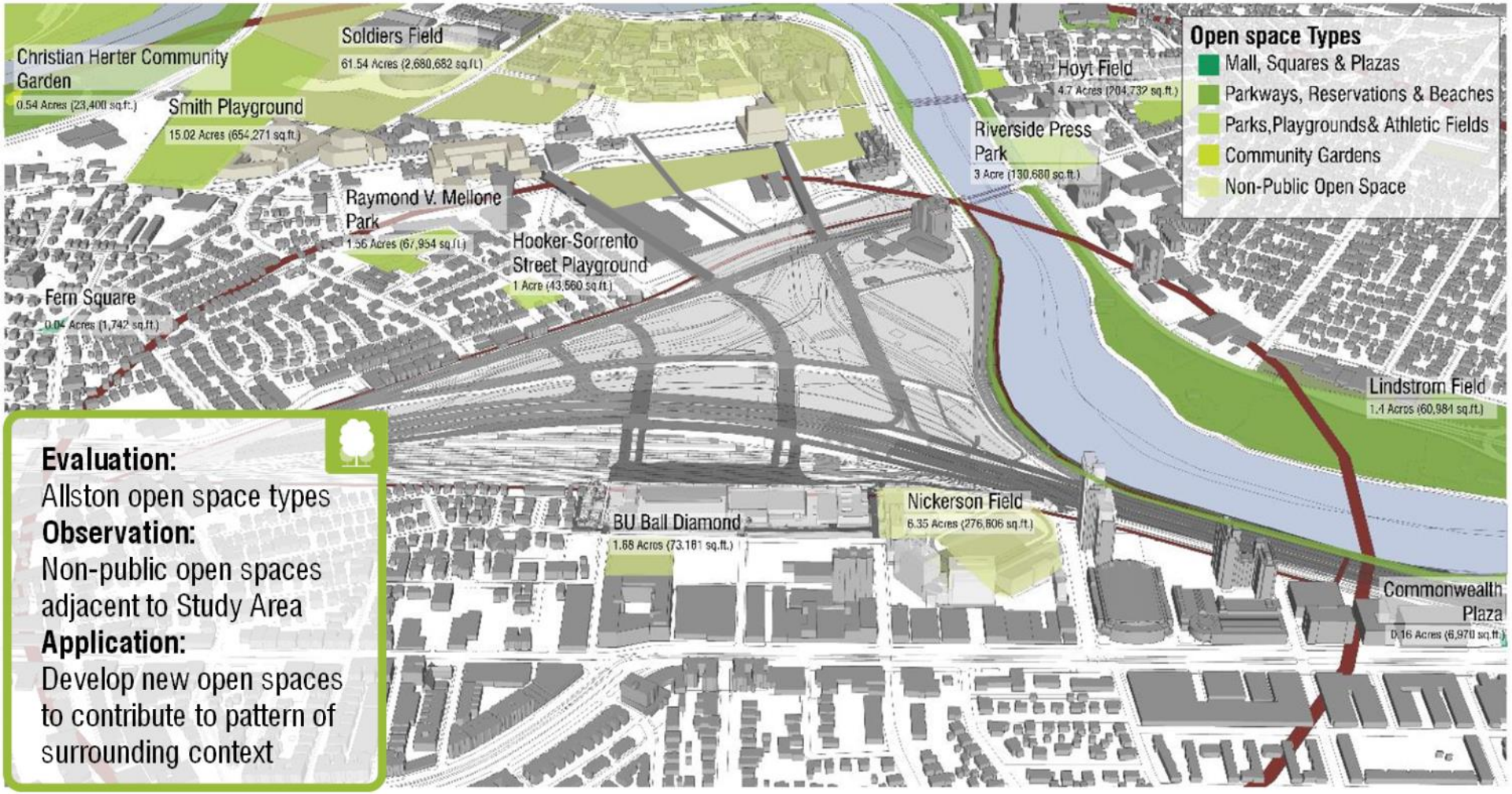
(Open Space & Recreation Plan 2015-2021)

Evaluation:
Allston open space types

Observation:
Non-public open spaces adjacent to Study Area

Application:
Develop new open spaces to contribute to pattern of surrounding context

Existing Open Space Context



Evaluation:
Allston open space types
Observation:
Non-public open spaces adjacent to Study Area
Application:
Develop new open spaces to contribute to pattern of surrounding context

Open Space Types

Evaluation:
Typical open space types
Observation:
Service areas relative to park type and size
Application:
Open space type and service area contribute to calculation of access

Open Space Type Flexibility

Evaluation:
Fit of open space types

Observation:
Most blocks will pose limitations on open space type and size

Application:
Connect network of spaces

Public Realm/Open Space

Access to Open Space

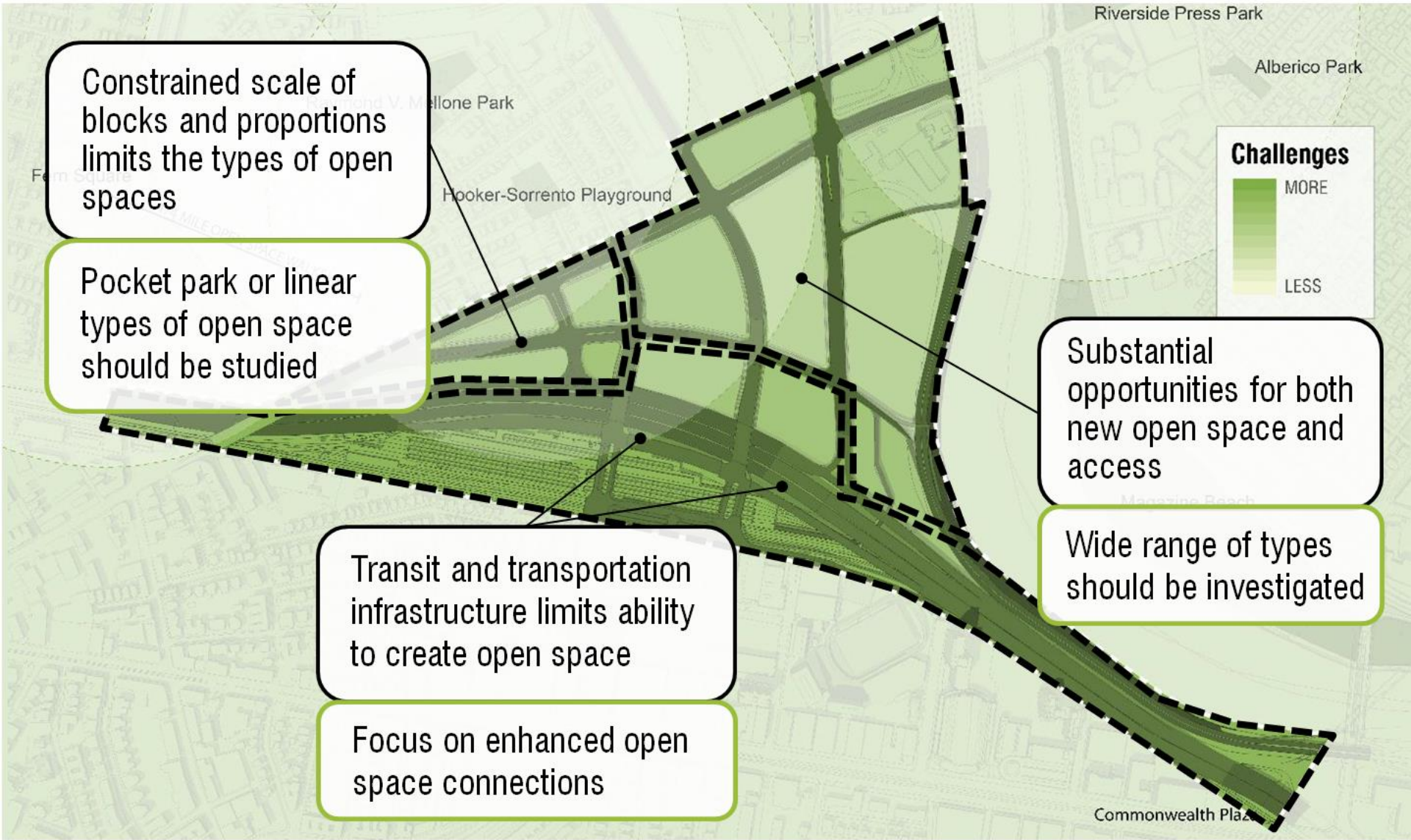
(Open Space & Recreation Plan 2015-2021)

Evaluation:
Areas served by parks in Allston

Observation:
Study Area is largely not served by parks

Application:
Optimize park locations to expand park service areas

Open Space Composite Heat Map



Mobility/Connectivity

Principles

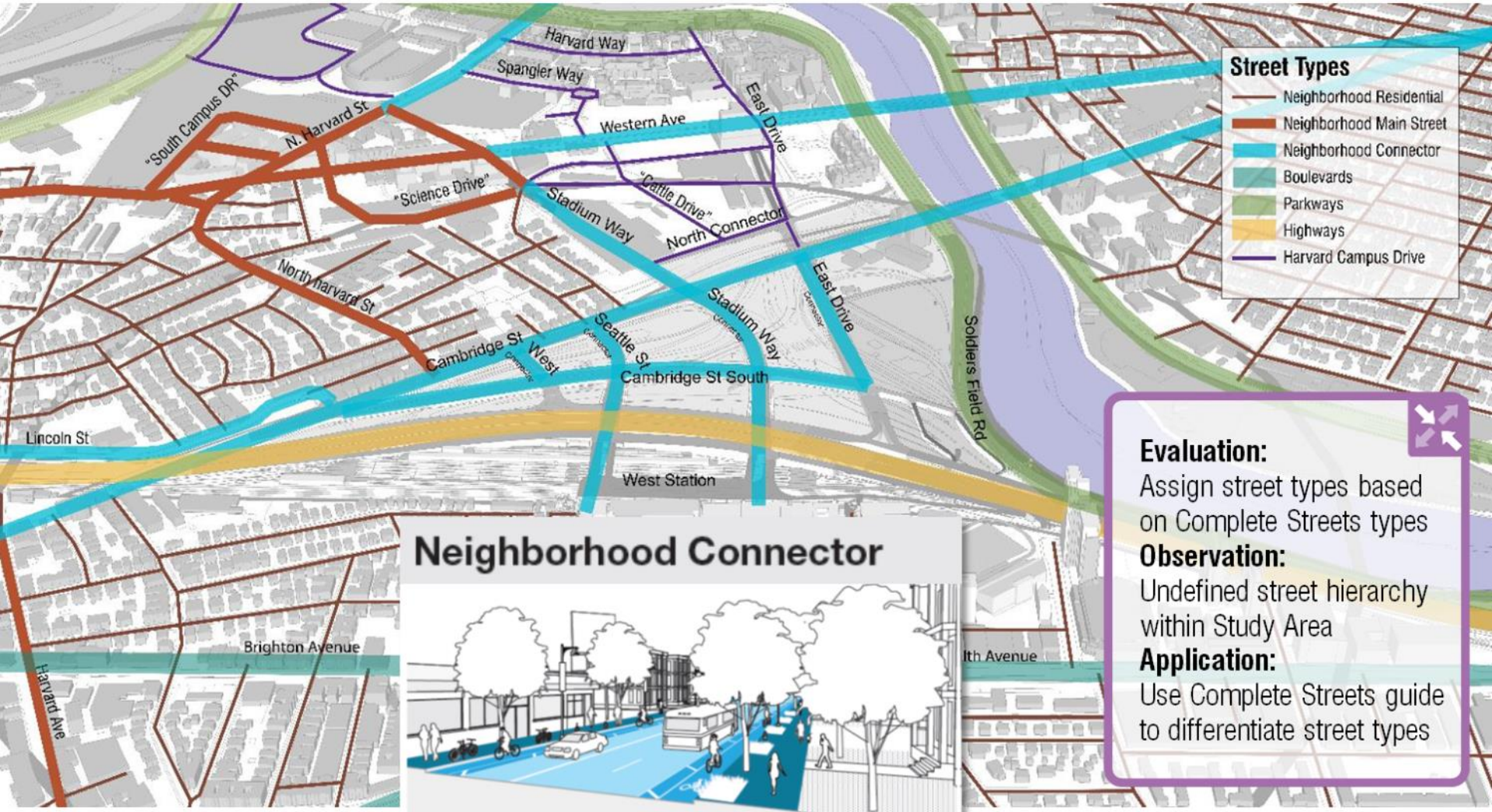
- Reinforce walkable and pedestrian friendly scale
- Enhance multi-modal connections and convenience
- Strengthen connections between adjacent neighborhoods and districts

Focus of Analysis

- Street types and characteristics
- Pedestrian circulation network
- Bicycle circulation network
- Transit network and access
- Vehicular circulation network

Mobility/Connectivity

Street Typologies



Neighborhood Connector

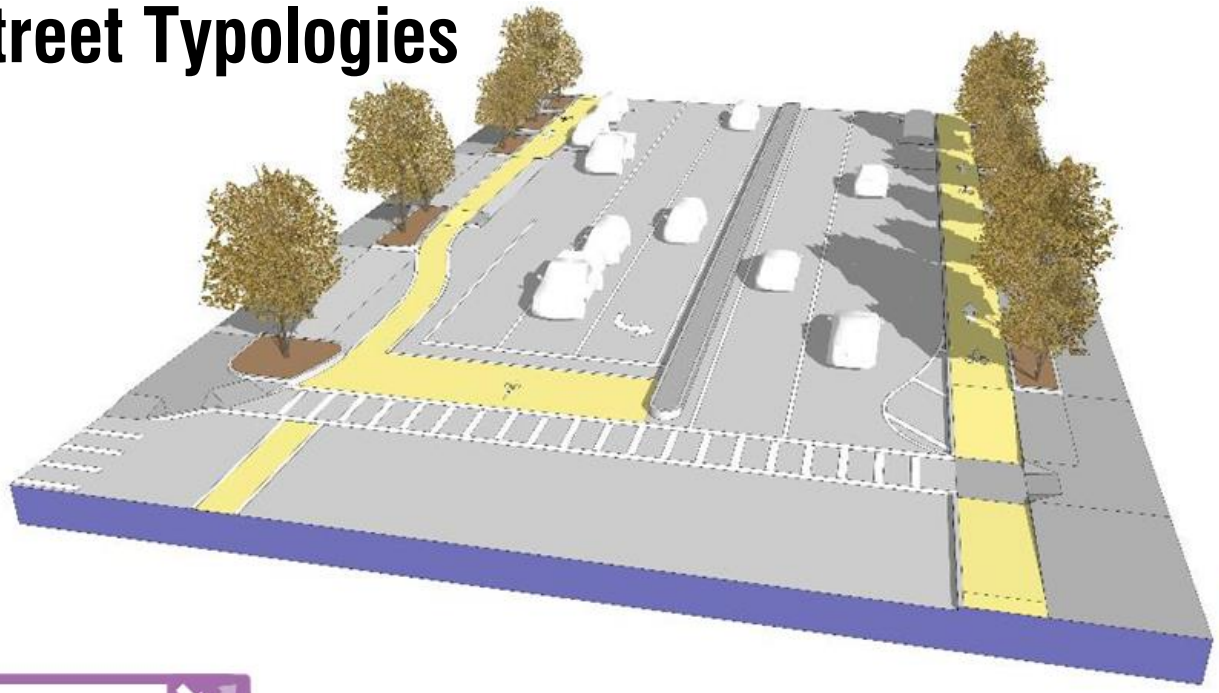
Evaluation:
Assign street types based on Complete Streets types

Observation:
Undefined street hierarchy within Study Area

Application:
Use Complete Streets guide to differentiate street types

Mobility/Connectivity

Street Typologies

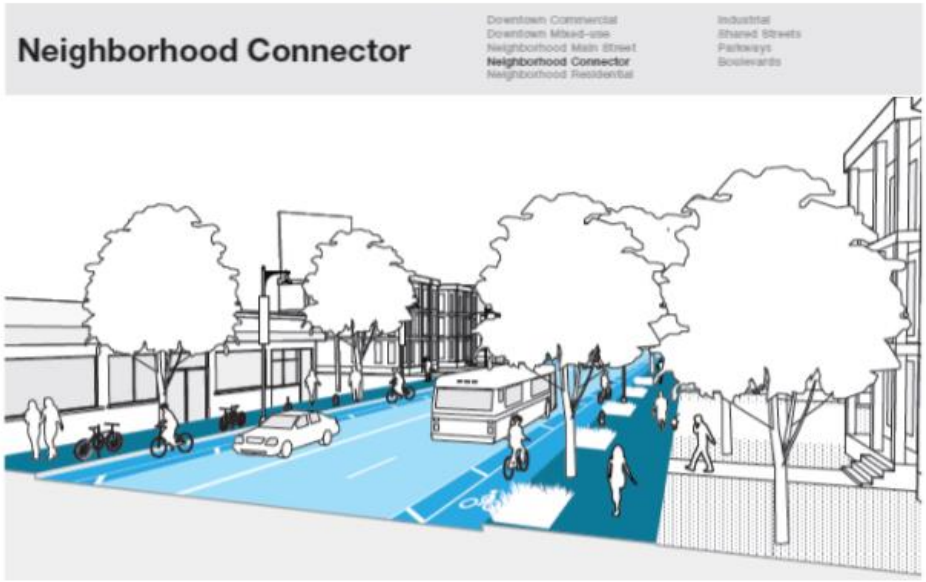


Proposed Cambridge Street

Evaluation:
Illustrate and clarify placemaking characteristics of proposed streets

Observation:
Undefined street hierarchy with similar street widths throughout district

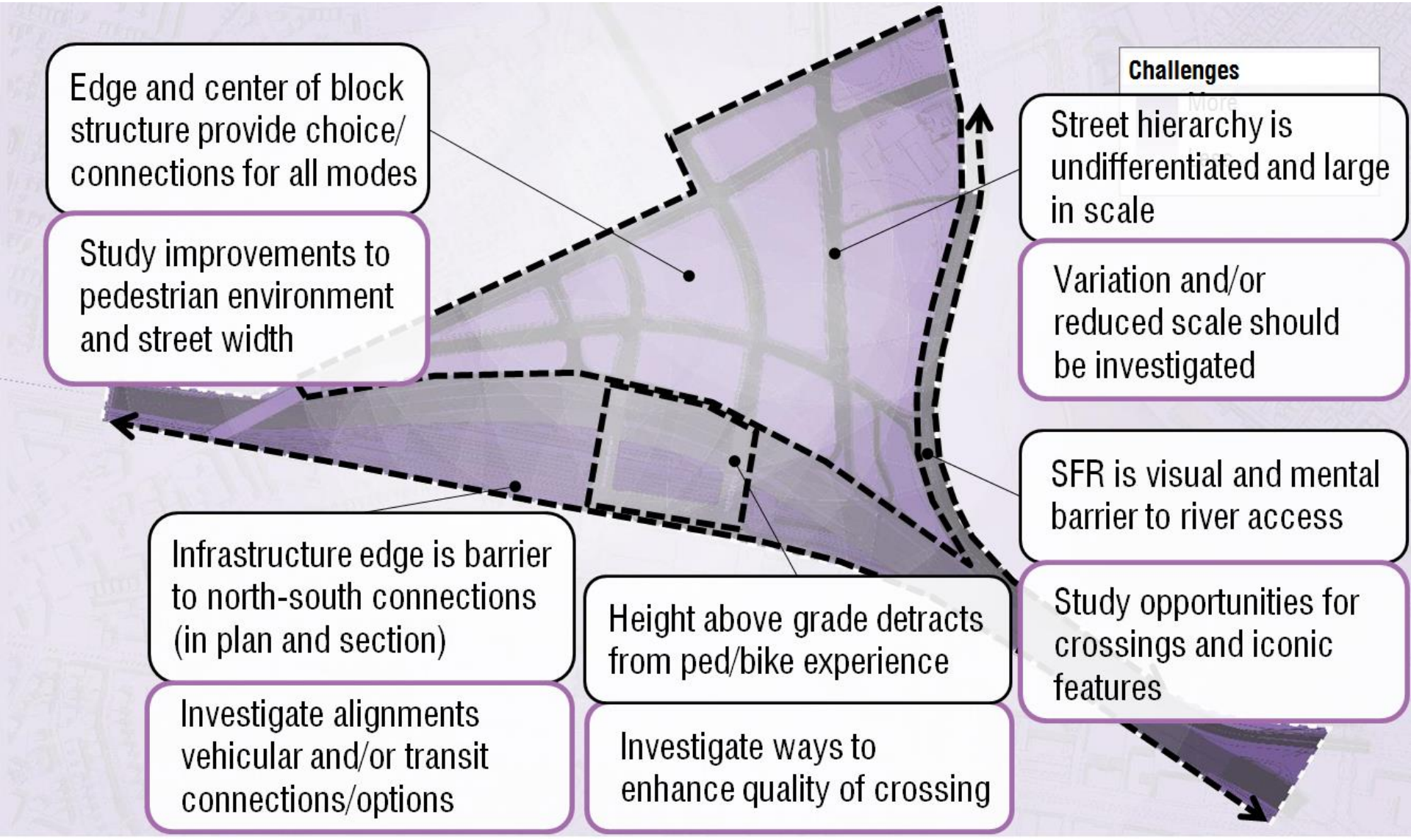
Application:
Use Complete Streets guide to differentiate street types



Street Type identifying Cambridge Street (Allston/Brighton) as example street

Mobility/Connectivity

Composite Heat Map



Development Potential/Flexibility

Principles

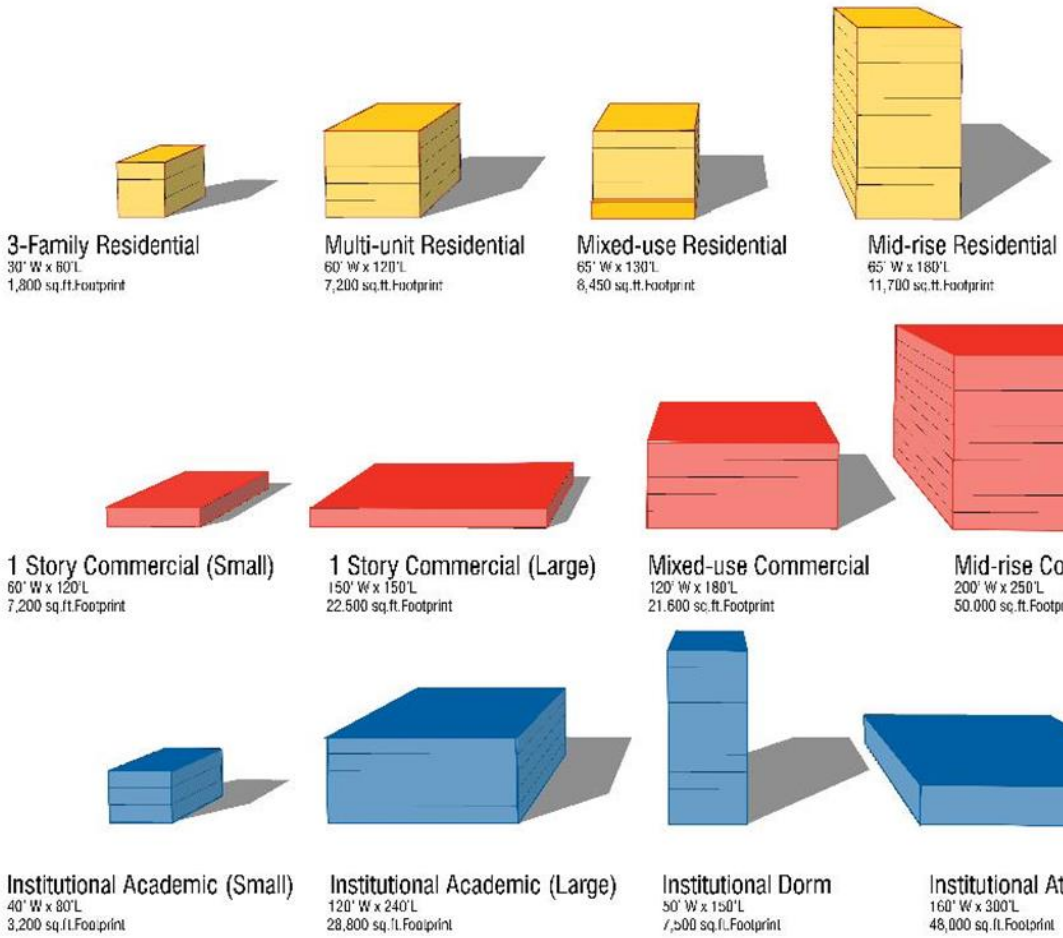
- Maintain flexible accommodation of a wide variety of building types
- Integrate old and new with context-sensitive, compatible approach with transitions
- Strengthen ability to deck over the highway and rail yards

Focus of Analysis

- Building typologies and dimensions
- Block size/geometry
- Air rights block size/geometry
- Block access/flexibility
- Location desirability

Development Potential/Flexibility

Building Typology Accommodation and Flexibility



Evaluation:
Test potential fit and flexibility of building prototypes on blocks

Observation:
Areas with limitations exist

Application:
Identify methods to minimize limitations

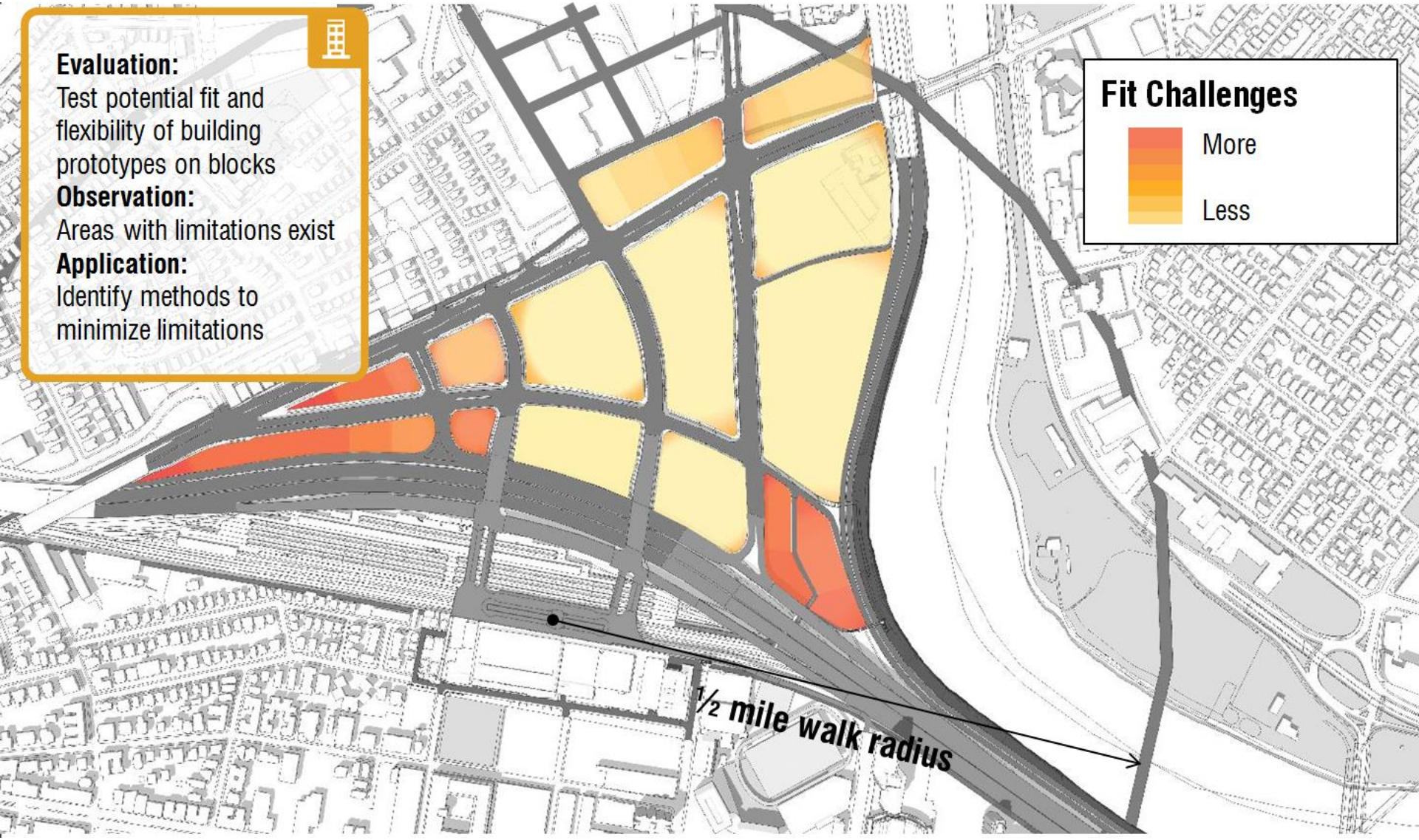
Development Potential/Flexibility

Building Typology Accommodation and Flexibility

Evaluation:
Test potential fit and flexibility of building prototypes on blocks

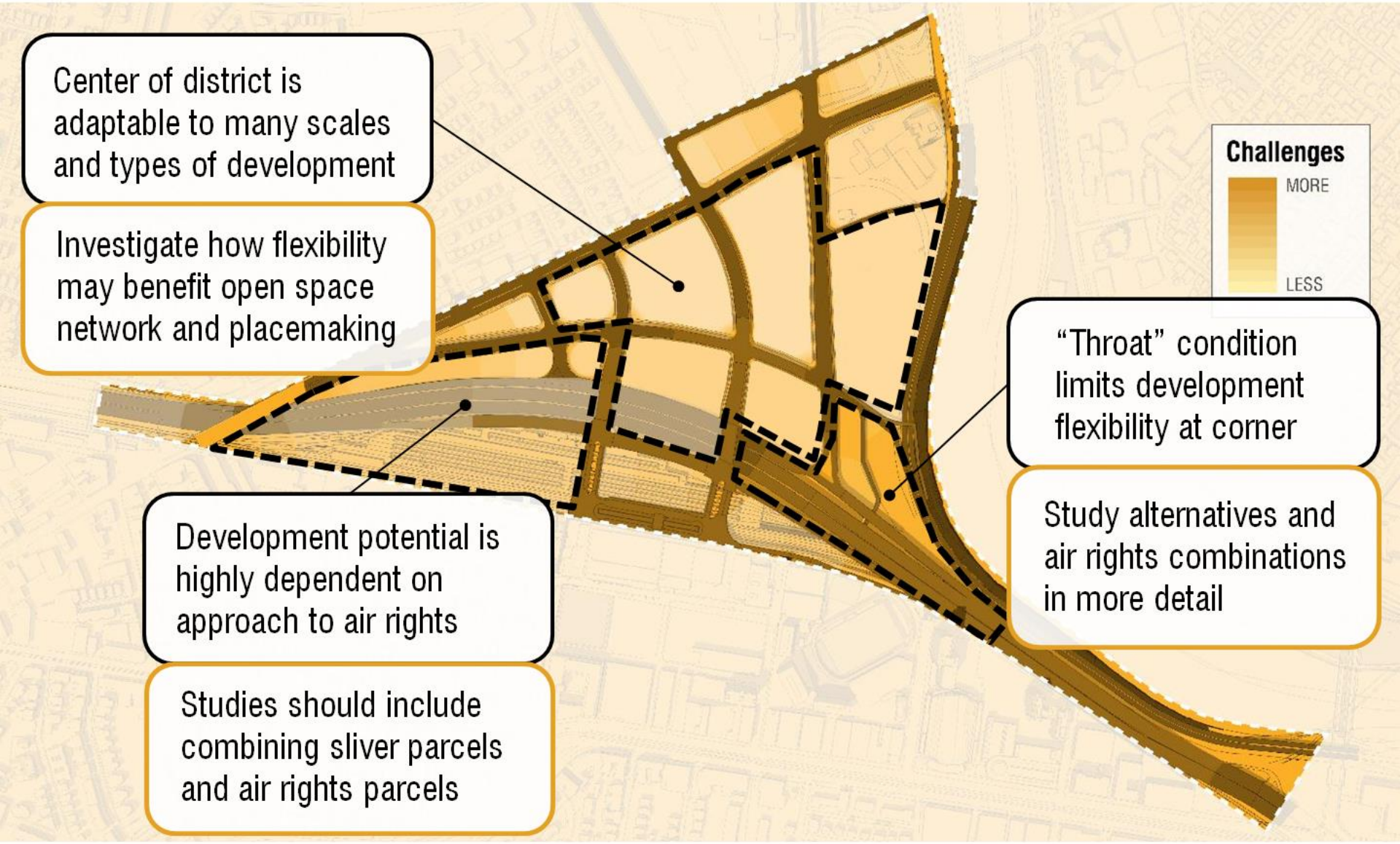
Observation:
Areas with limitations exist

Application:
Identify methods to minimize limitations



Development Potential/Flexibility

Composite Heat Map



Distinctive Place/Context Sensitive

Principles and Focus

- Destination with range of uses and densities
- Maximize opportunities to extend Boston's urban fabric
- Define a network of recognizable places and centers of activity

Focus of Analysis

- Placemaking character/features
- Land use and building typologies
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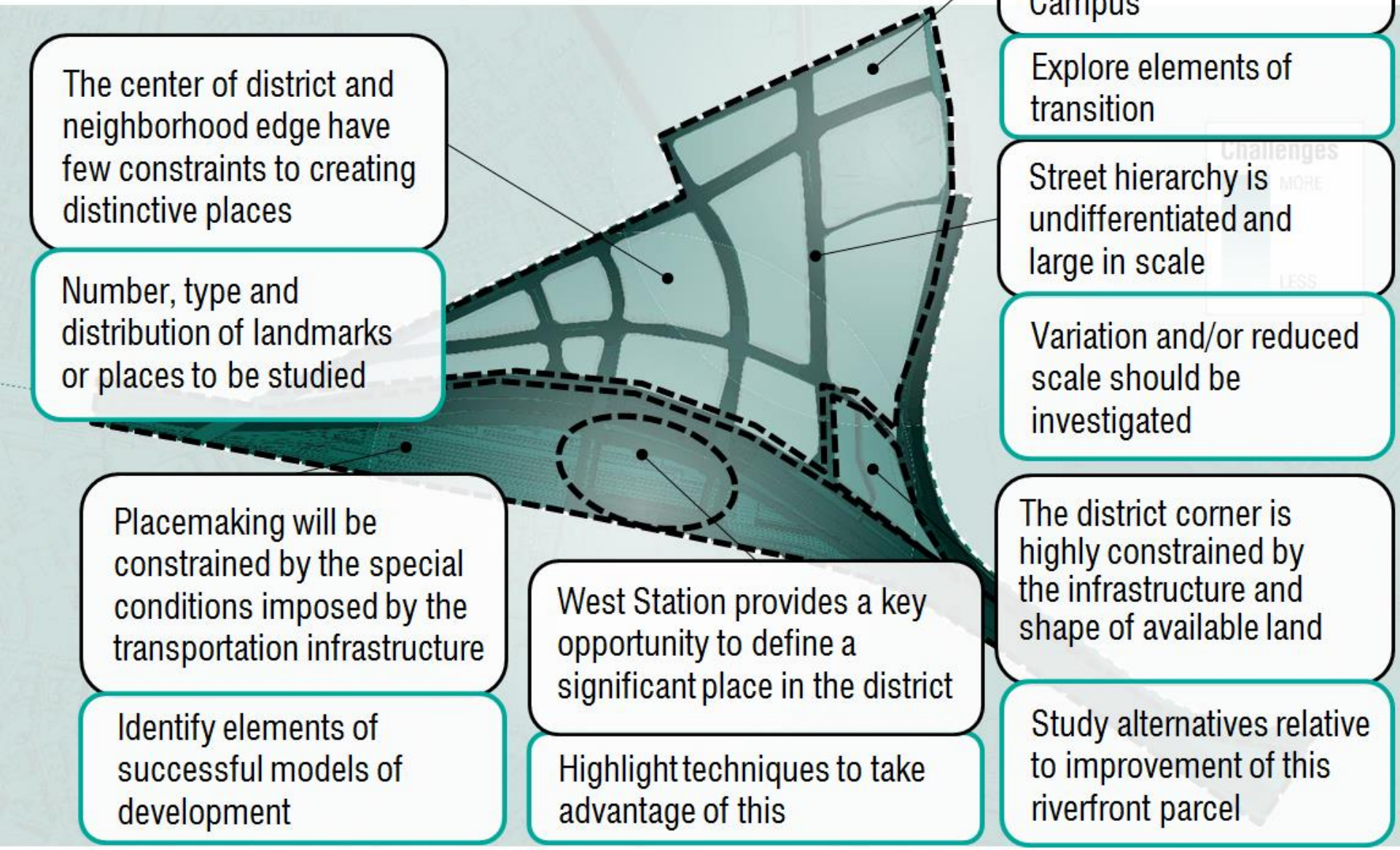
Distinctive Place/Context Sensitive

Distinct Placemaking Components in Context

Distinctive Place/Context Sensitive

Composite Heat Map



Principles

- Enhance the ability for energy efficient and sustainable district design
- Anticipate climate change, sea-level rise and infrastructure needs

Focus of Analysis

- Utilities and district-wide infrastructure
- Solar orientation, shadow
- Resiliency/flood considerations

Energy Efficiency/Sustainability

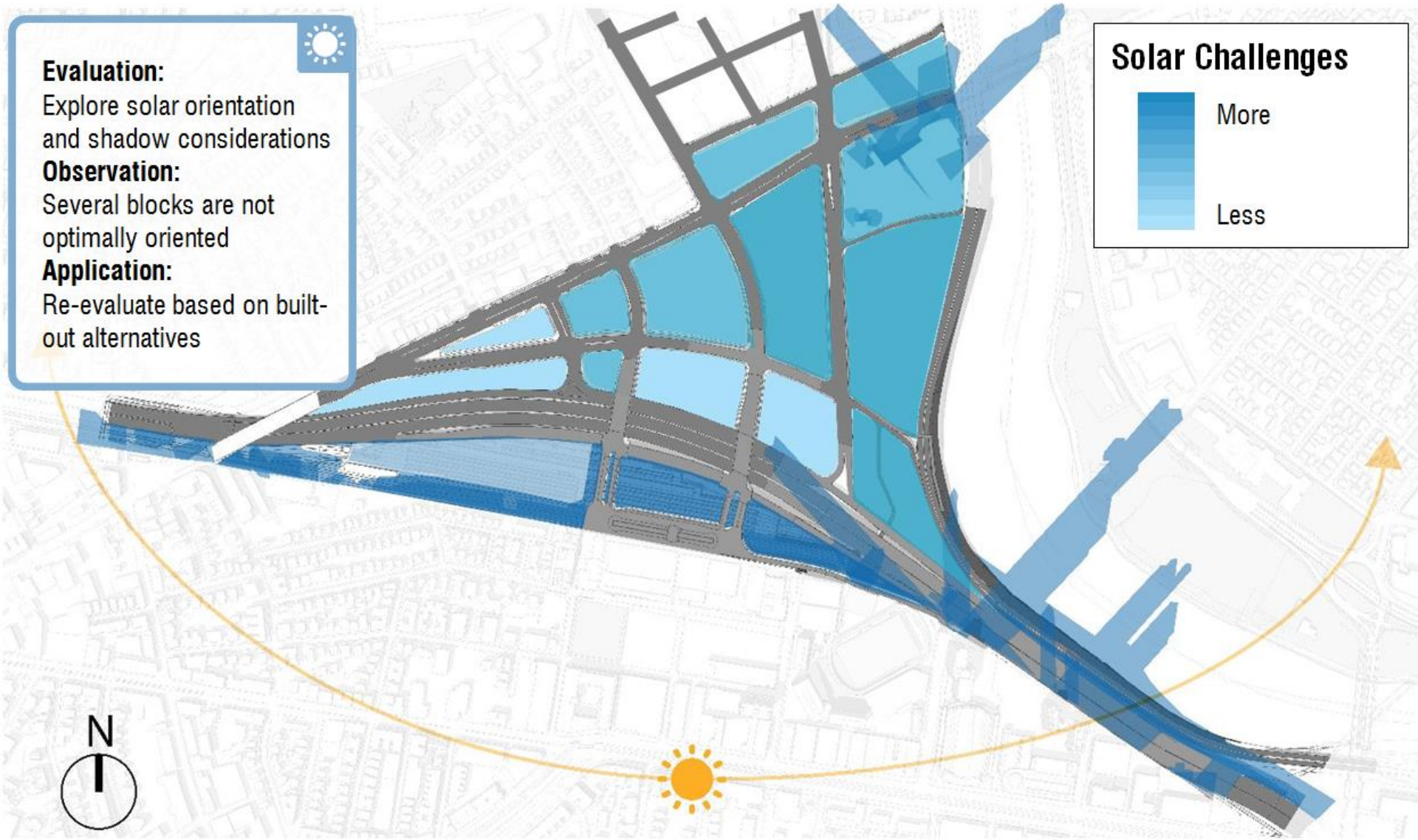
Solar Orientation and Shadow Analysis

12/21 Composite of:
- 9:00am
- 12:00pm
- 3:00pm

Evaluation:
Explore solar orientation and shadow considerations

Observation:
Several blocks are not optimally oriented

Application:
Re-evaluate based on built-out alternatives



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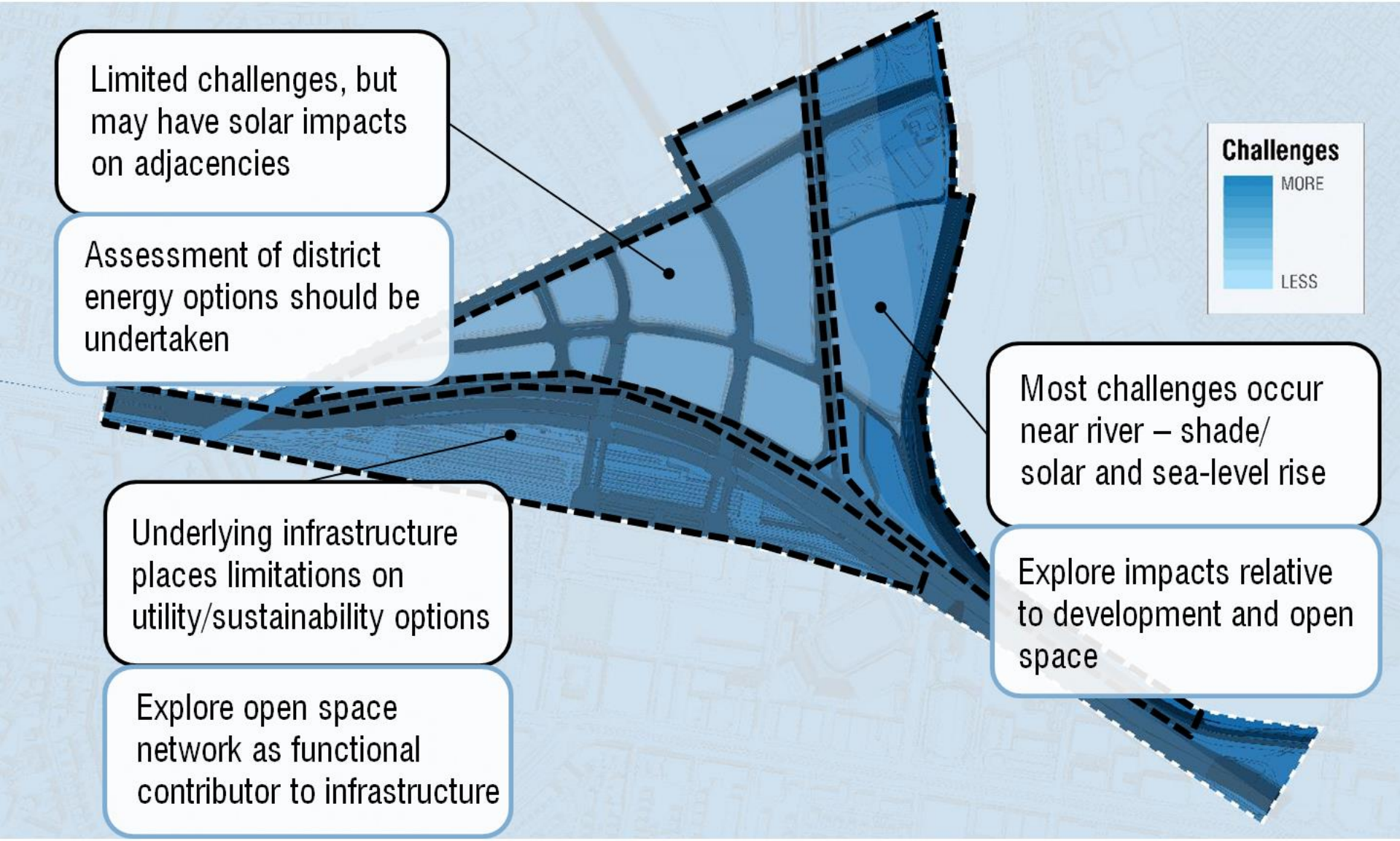
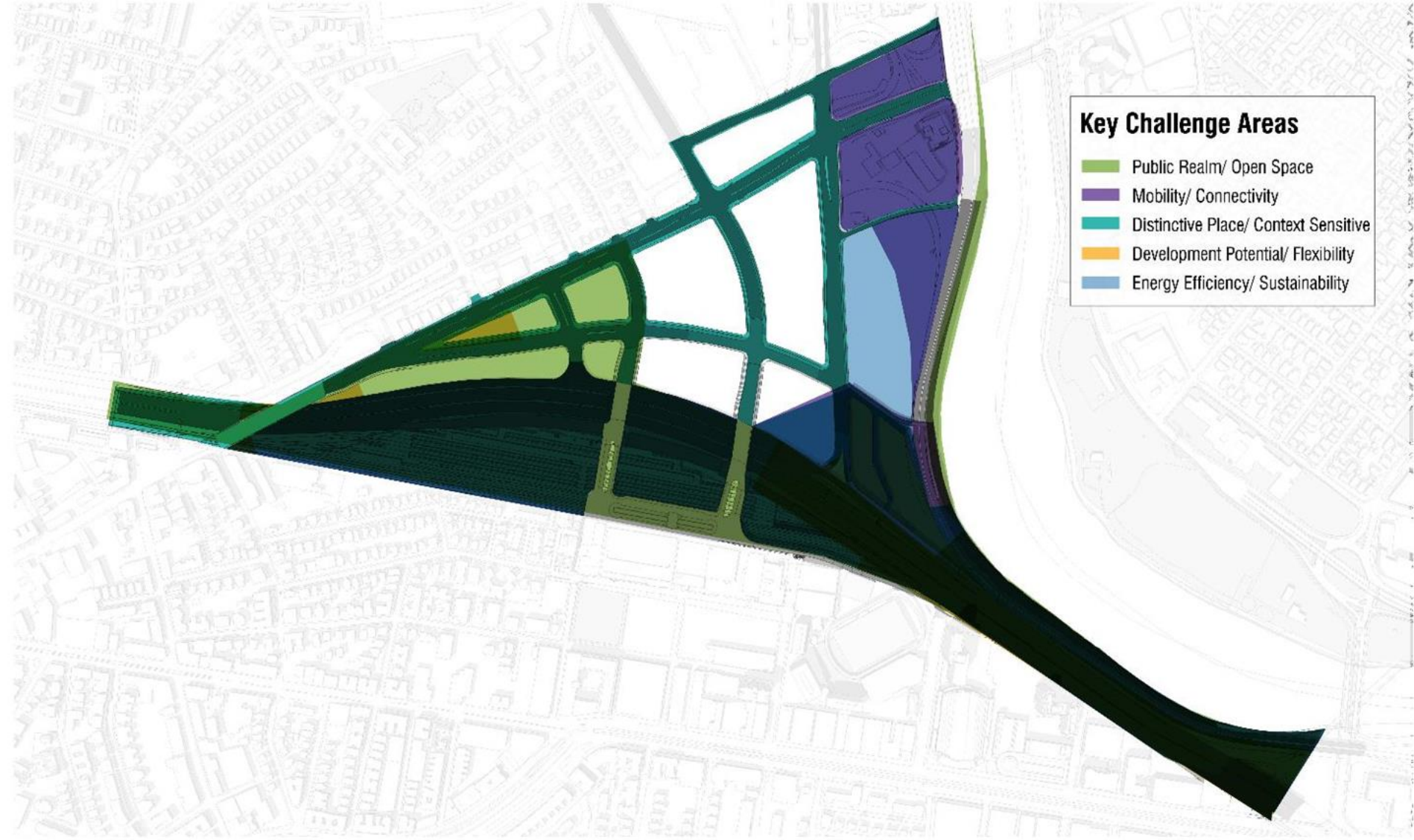


Overall Composite “Heat Map”



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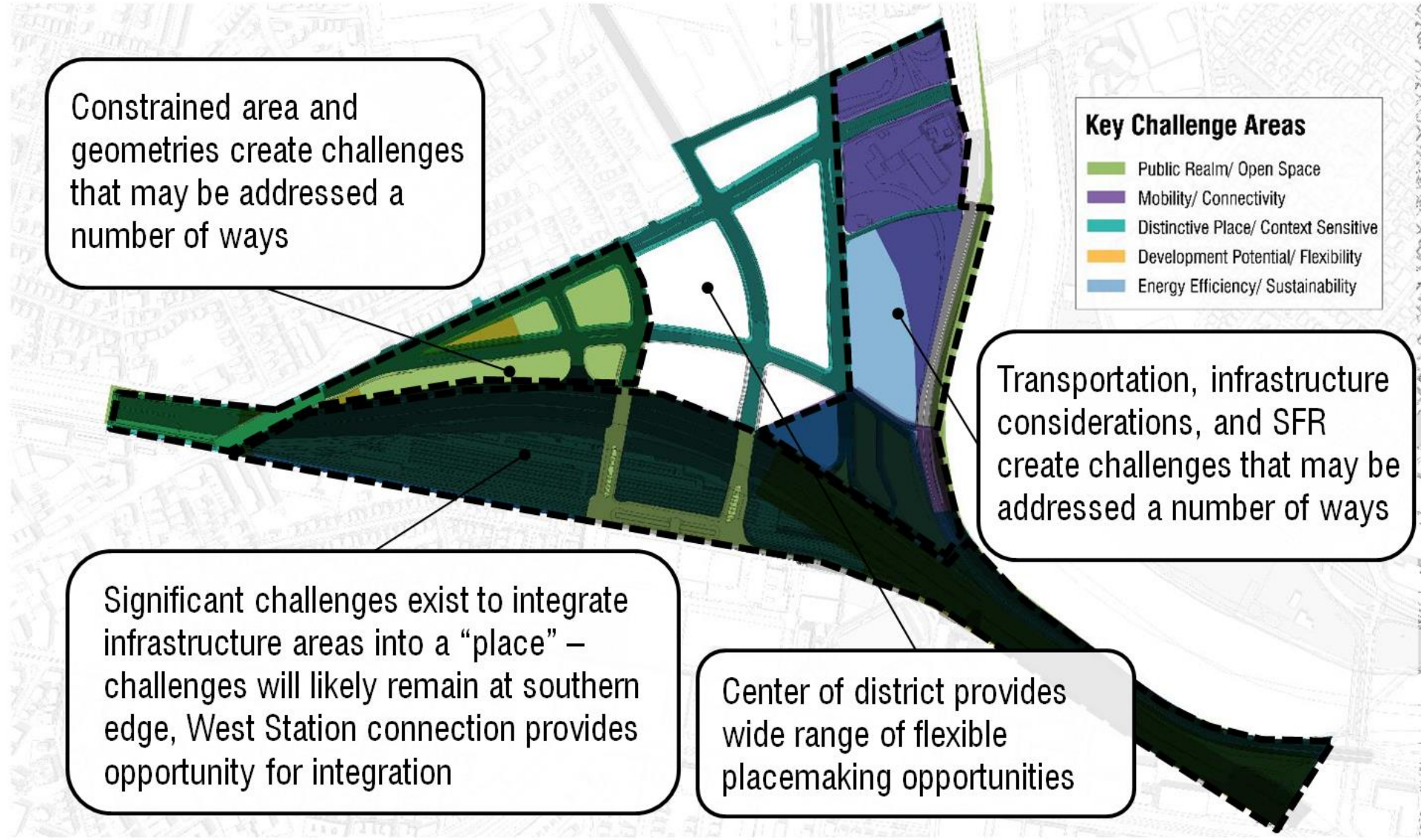
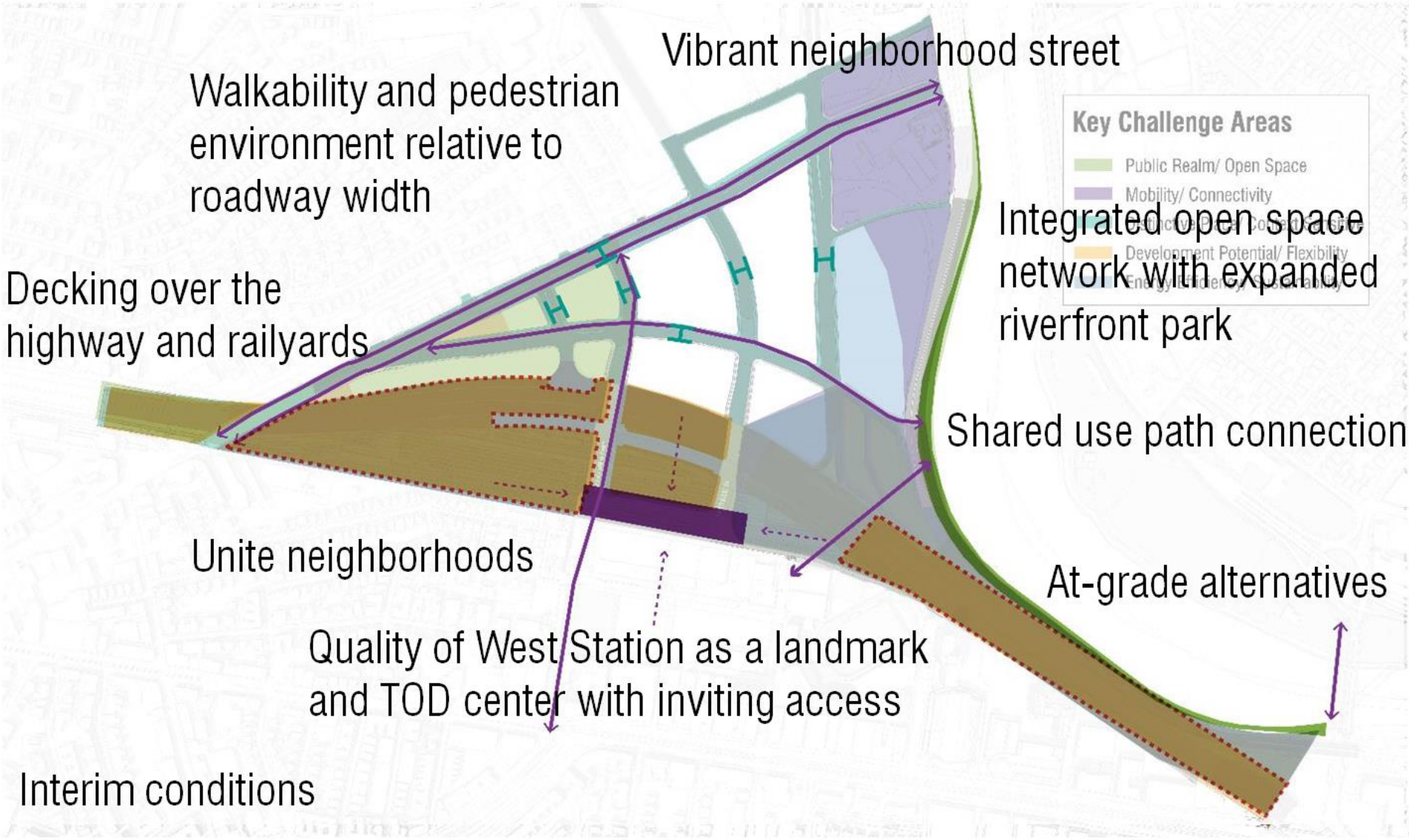


Key Community Issues Overlay



Next Steps

- Creation and testing of alternative build-out scenarios
- Analysis of multi-modal systems and connections to transit
- Presentation at January or February Task Force Meeting
- Creation of long term planning framework diagrams

Goals for tonight

- Define placemaking and its role in this process
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