

JACKSON MANN UPDATE - SITE PLANNING MEETING 2

August 2026



Mayor Michelle Wu



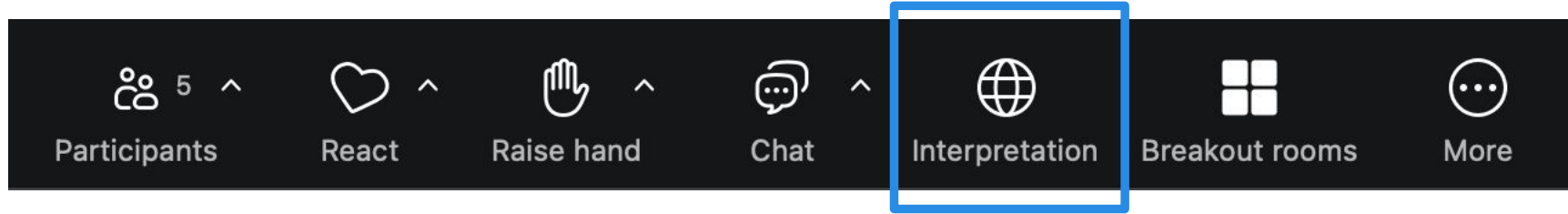
INTERPRETATION

Interpretation for this meeting is available live in the following languages, per request:

- Portuguese
- French



ZOOM CONTROLS FOR INTERPRETATION



(EN) Look for the interpretation icon (**globe**) at the bottom of your screen and select the language you want to hear.

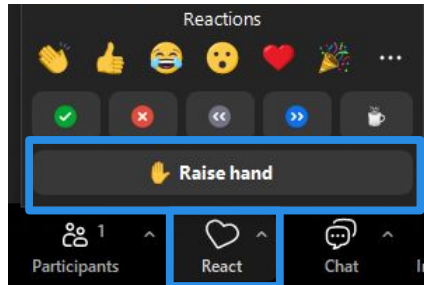
(PT) Procure o ícone de interpretação (**globo**) na parte inferior da tela e selecione o idioma que deseja ouvir.

(FR) Recherchez l'icône d'interprétation (**globe**) en bas de votre écran et sélectionnez la langue que vous souhaitez écouter.



ZOOM MEETING INFO & TIPS

- **This meeting will be recorded** and posted on the project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.
- **Use raise hand function** (dial *9 followed by *6 if joining by phone) **and wait to be called upon** before asking your question or providing comment.



Raise Hand



Mute/Unmute

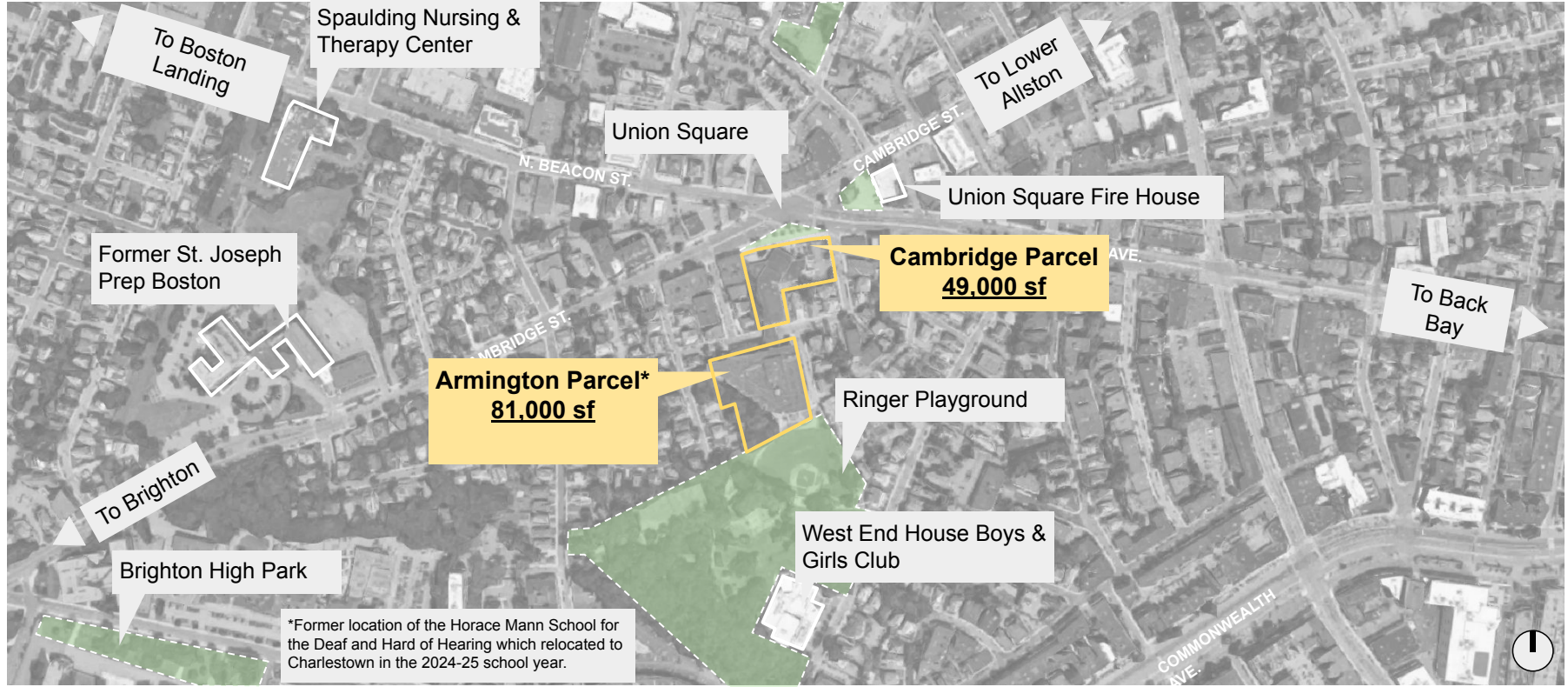
Turn Video
On/Off

WELCOME & AGENDA

1. Context
2. Survey Results
3. Neighborhood Demographics + BPS Trends
4. Site Future Options
5. Next Steps + Timeline
6. During Construction Planning - Elections + BCYF
7. Discussion



SITE CONTEXT



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CONTEXT: ONGOING PLANNING IN ALLSTON - BRIGHTON



The ongoing Allston-Brighton Community Plan is a land-use plan focused on improving housing affordability, bettering access to open space, supporting arts and culture, and improving transportation. This Jackson Mann site planning process will inform the final recommended zoning for Allston-Brighton.



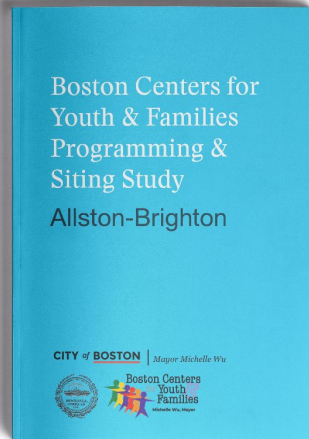
Mayor Michelle Wu



WHERE WE'VE BEEN

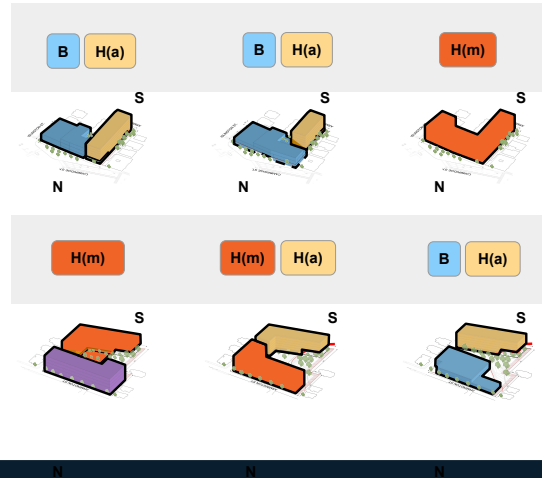
*BCYF Allston-Brighton
Programming
+ Siting Study*

2022 - 2023



*Jackson Mann
Housing with Public
Assets Study*

2025 - 2026



*Community Process
to Determine Future
Site Uses*

2026 - Ongoing



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WHERE WE ARE NOW

In the May community meeting, we committed to identifying the future uses of the site ('the pathway') by the end of 2026 through a public process - looking at BCYF, BPS, and/or Housing.

Pathway 1: BCYF + Maximize Housing

Pathway 2: BCYF + BPS (No Housing)

Pathway 3: All Three - BCYF + BPS + Some Housing



NEW CAPITAL PROJECT WEB PAGE

CITY of BOSTON

An official website of the City of Boston. [Here's how you know.](#)

INFORMATION AND SERVICES

PUBLIC NOTICES

FEEDBACK

SOOMAALI

BCYF JACKSON MANN

HOME > DEPARTMENTS > BOSTON CENTERS FOR YOUTH AND FAMILIES > BCYF JACKSON MANN

Last updated: 6/2/26

BCYF JACKSON MANN

BCYF Jackson Mann features include a teen space, computer lab, gymnasium, and classroom space.

BCYF ALLSTON-BRIGHTON STUDY

NEW ENTRANCE: 40 ARMINGTON STREET BOSTON, MA 02134

617-635-5153

HOURS
Monday through Friday, 1:00 p.m. to 9:00 p.m. Hours may vary during school vacations.

Contact: BOSTON CENTERS FOR YOUTH AND FAMILIES



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INFORMATION AND SERVICES

PUBLIC NOTICES

FEEDBACK

ENGLISH

BCYF ALLSTON-BRIGHTON COMMUNITY CENTER

HOME > DEPARTMENTS > BOSTON CENTERS FOR YOUTH AND FAMILIES > BCYF ALLSTON-BRIGHTON COMMUNITY CENTER

Last updated: 07/24/26

BCYF ALLSTON-BRIGHTON COMMUNITY CENTER

Boston Centers for Youth & Families and the Public Facilities Department are planning for a new community center in

Have questions? Contact:

SEND AN EMAIL

617-635-2678



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SURVEY RESULTS



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SURVEY RESPONSES

- The survey was open from June 1st to July 13th (we kept it open an extra 3 days, over the weekend)
- The survey focused on the Housing with Public Assets study addendum shared at the community meeting on May 28th, and collected feedback on the 3 pathway options for the site.
- 564 total survey entries, **553 unique responses**
 - 11 responses were duplicates by the same person and were combined.

CITY of BOSTON

INFORMATION AND SERVICES PUBLIC NOTICES FEEDBACK

PROJECT PHASE PROJECT INFORMATION EVENTS HOUSING WITH PUBLIC ASSETS STUDY HOUSING AND PROGRAMMING STUDY MEETING ARCHIVE

WHO'S INVOLVED

HOUSING WITH PUBLIC ASSETS STUDY

Boston Centers for Youth & Families, the Public Facilities Department, the Mayor's Office of Housing, and Boston Public Schools are studying the feasibility of adding housing with a new community center and possibly an elementary school at the Jackson Mann School site in Allston-Brighton. The study tests a range of community center sizes based on the previously completed programming and siting study, as well as a mix of affordable and market-rate housing. View the final study report below.

[HOUSING WITH PUBLIC ASSETS STUDY](#)

[MAY 2026 COMMUNITY MEETING PRESENTATION](#)

RESULTS OF JACKSON MANN SITE SURVEY

From June 1, 2026, through July 10, 2026, we asked the Allston-Brighton community: "What do you want the future of the Jackson Mann site to be?" Thank you to the hundreds of community members who took the survey to help shape the future of the Jackson Mann site!

[VIEW SURVEY RESULTS](#)

[BACK TO TOP](#)

Anonymous survey results posted online

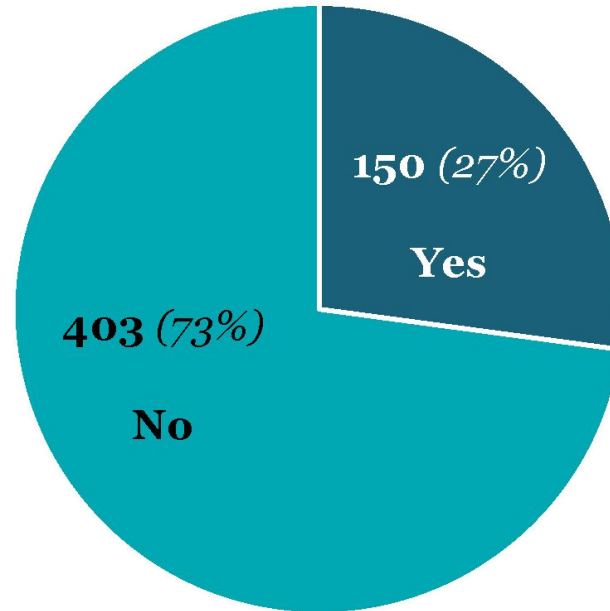


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SURVEY DATA ANALYSIS

Did You Attend the Jackson Mann Public Meeting on May 28th? *(553 responses)*



SURVEY DATA ANALYSIS - AREAS OF DISAGREEMENT

HOUSING	“Maximize housing to its fullest extent... We need more housing across all income levels in this neighborhood. I'd love to see 12+ stories of housing, especially on the Cambridge St parcel.”	“The Jackson Mann is for a community center first and foremost, NOT housing. Have a separate meeting for housing at a different site. We Allstonians don't want to be a test model for the city to test out housing at a site that should be and has always been a community center.”
PARKING	“Parking is a MUST!! A garage or underground parking garage would be ideal” “Please keep or expand the underground parking garage!!”	“I hope any housing has minimal wasted space on parking since it is well resourced by busses.” “I would also love to see parking de-emphasized and radically scaled back or removed as a requirement.”
SCHOOL	“It needs to be a school” “Please bring back a school.”	“I recognize we need schools as well, but that funding would be better served investing in existing schools rather than spreading the funding thinner by building a new one.”



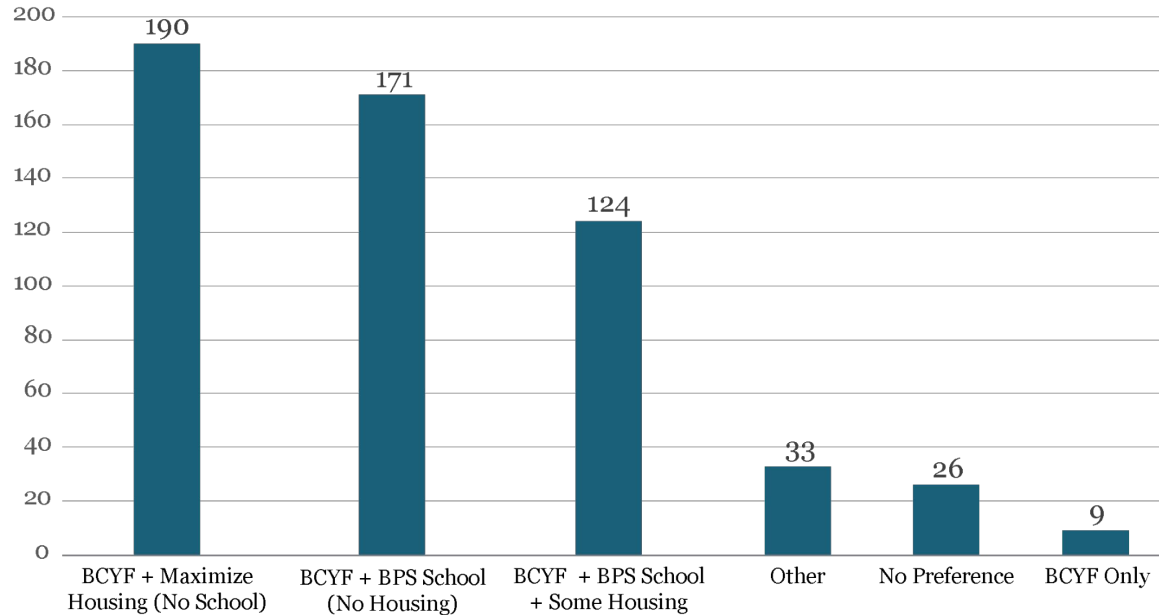
SURVEY DATA ANALYSIS - AREAS OF AGREEMENT

- The priority is the New Community Center:
 - “The community center is the highest priority from my perspective.”
 - “First and foremost a community center.”
- There needs be an active Community Center in the neighborhood during construction:
 - “I want to make sure the current community center groups have a place to keep at their activities while the new space is being built.”
 - “I want to see a commitment from the city to provide interim funding (and space) for community center programming during this lengthy project development process.”
- If there is retail, it should be for local businesses:
 - “I would welcome retail on the site, but for local businesses only.”
 - “If there is space for restaurant/retail on these parcels, I would want them to be reserved for small, local businesses to continue to grow our local economy.”



SURVEY DATA ANALYSIS - SITE USES

What Uses Would You Like to See on the Site? (553 responses)



- Some custom responses that could be categorized were updated. Example: “Don’t have a preference other than def including the community center” was categorized as “No Preference”
- Examples of responses from the ‘Other’ category:
 - “post office; community gardens”
 - “Library”
 - “BCYF Community Center + Professional offices + market rate housing + childcare center”

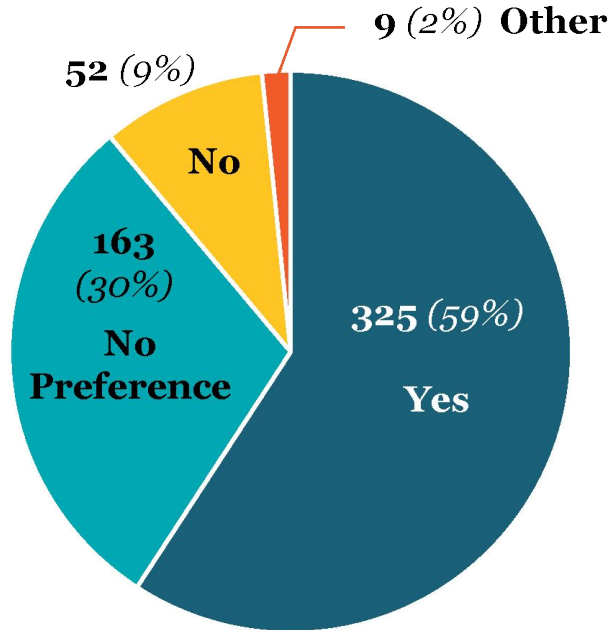


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SURVEY DATA ANALYSIS - POOL

Do You Want a Pool in the New Community Center? (549 responses)

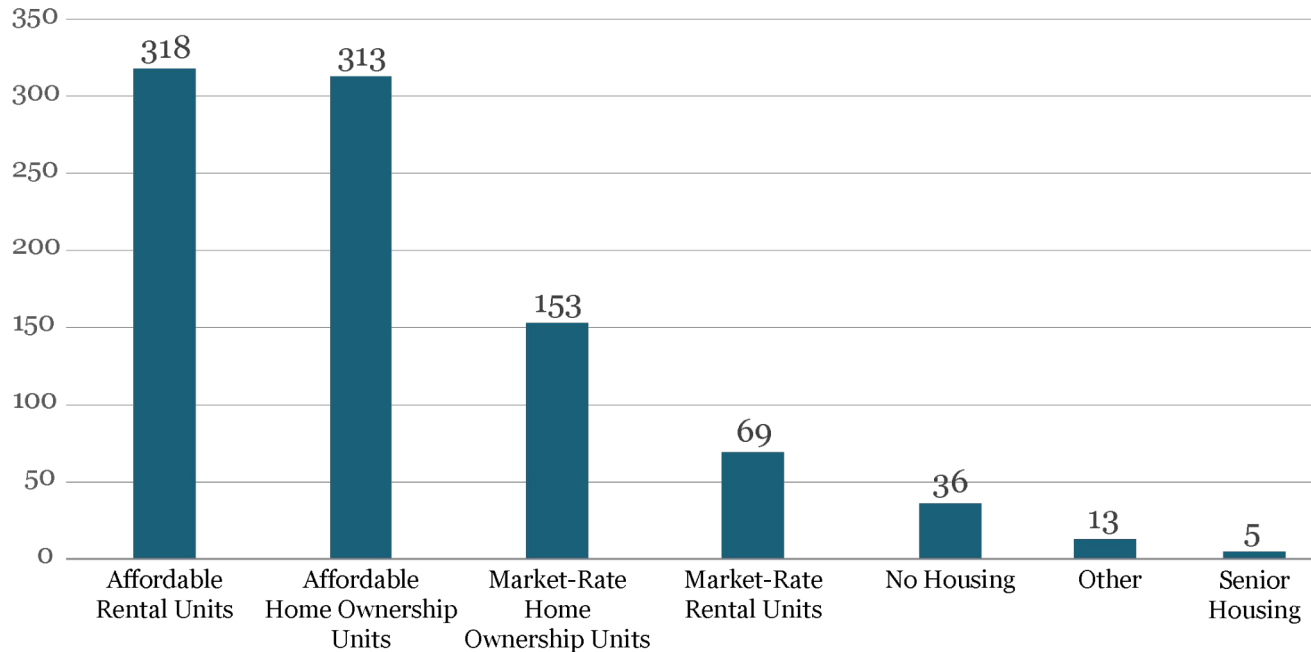


- Some custom responses that could be categorized were updated. Example: “For sure!” was categorized as “Yes”
- Examples of responses from the ‘Other’ category’:
 - “A park with other activities, i.e. skate park”
 - “If a pool can be added without sacrificing too much housing, then great.”
 - “There’s a pool at the WEH - good partnership”



SURVEY DATA ANALYSIS - HOUSING TYPES

If There is Housing on the Site, What Kind of Housing Do You Want to See? Select All That Apply. (517 responses)



Notes:

- The categories 'No Housing' and 'Senior Housing' were added due to the number of custom responses aligning with them.

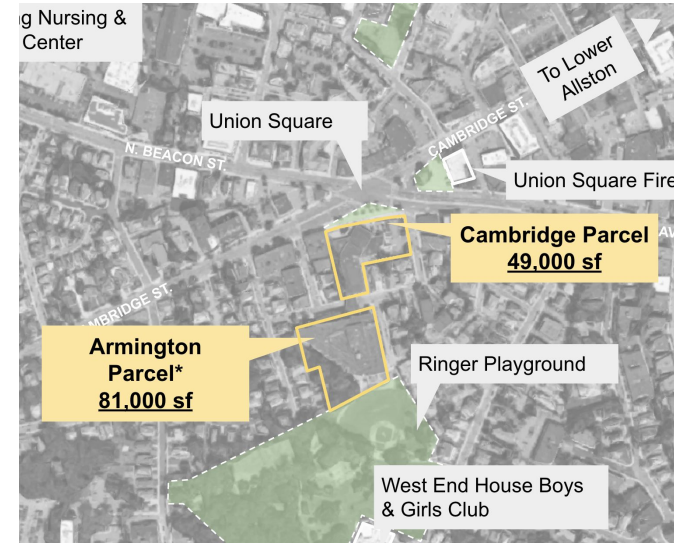
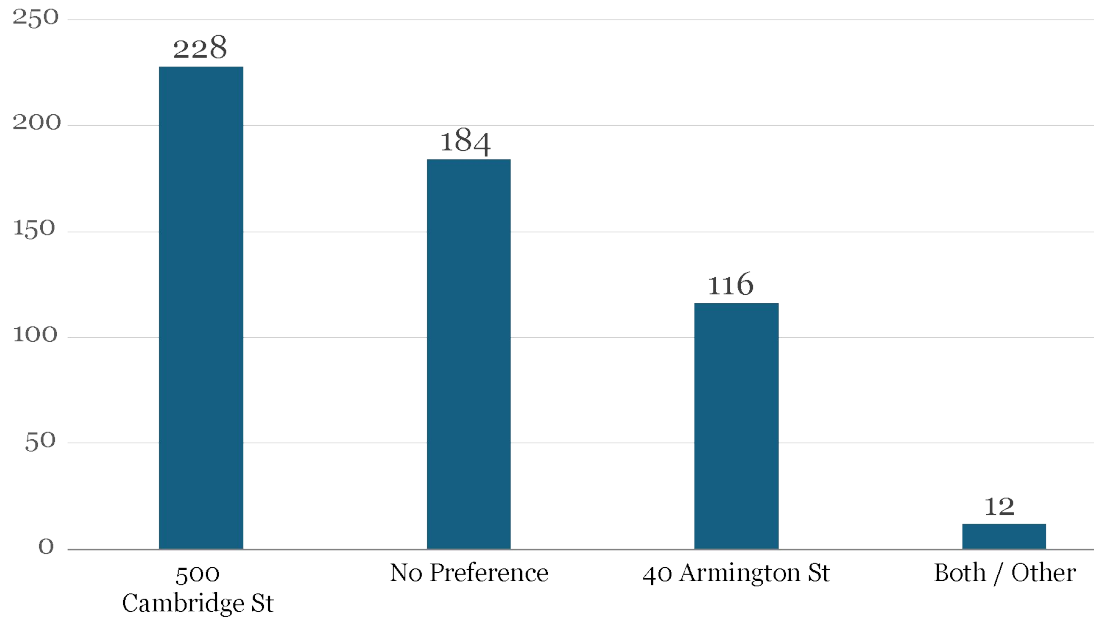


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SURVEY DATA ANALYSIS - PARCEL SELECTION

On Which Parcel Would You Prefer to See the New Community Center? (542 responses)



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SURVEY DATA ANALYSIS - WHAT ELSE WE HEARD

- 25 respondents asked for a community garden
- 20 respondents asked for a gym
- 16 respondents mentioned a need for artist spaces (theatre/performance space, makerspace, space for artists to sell goods, rehearsal space, studio space, etc)
- 7 respondents asked for an early child care center (ideally affordable)
- 5 respondents mentioned wanting a new Allston Post Office
- 4 respondents recommended a skatepark
- 4 respondents asked for a library
- 4 respondents asked for a senior center
- Other asks: renaming the facility, a food forest, rooftop greenhouse, solar, a splash pad, a redesigned Union Sq intersection and Cambridge St plaza



SURVEY DATA ANALYSIS - THE BPS QUESTION

- “I need more information about the BPS plan for schools and students in A/B to understand if a school is needed here. I don't think it is correct to ask for preferences without providing context and recommendations from BPS at this juncture.”
- “I want a BCYF community center and affordable housing for sure. However, the City should determine whether a school would be a good use of this site or not. You have the data that would help make this decision, and it should be made based on need rather than the opinions of individual residents.”
- “If the city decides a school makes sense there, then do that. Idk what their projections are. Otherwise it should mainly be housing + BCYF”



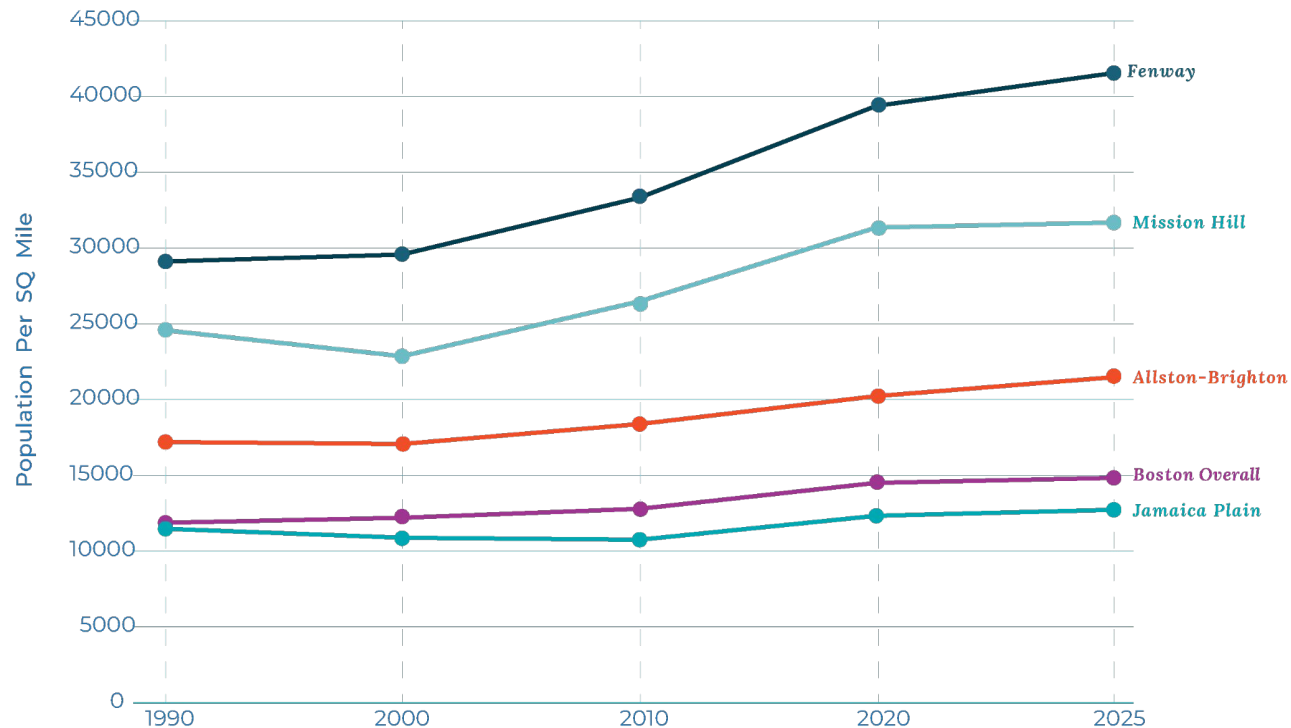
NEIGHBORHOOD DEMOGRAPHICS + BPS ENROLLMENT TRENDS



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POPULATION DENSITY OVER TIME



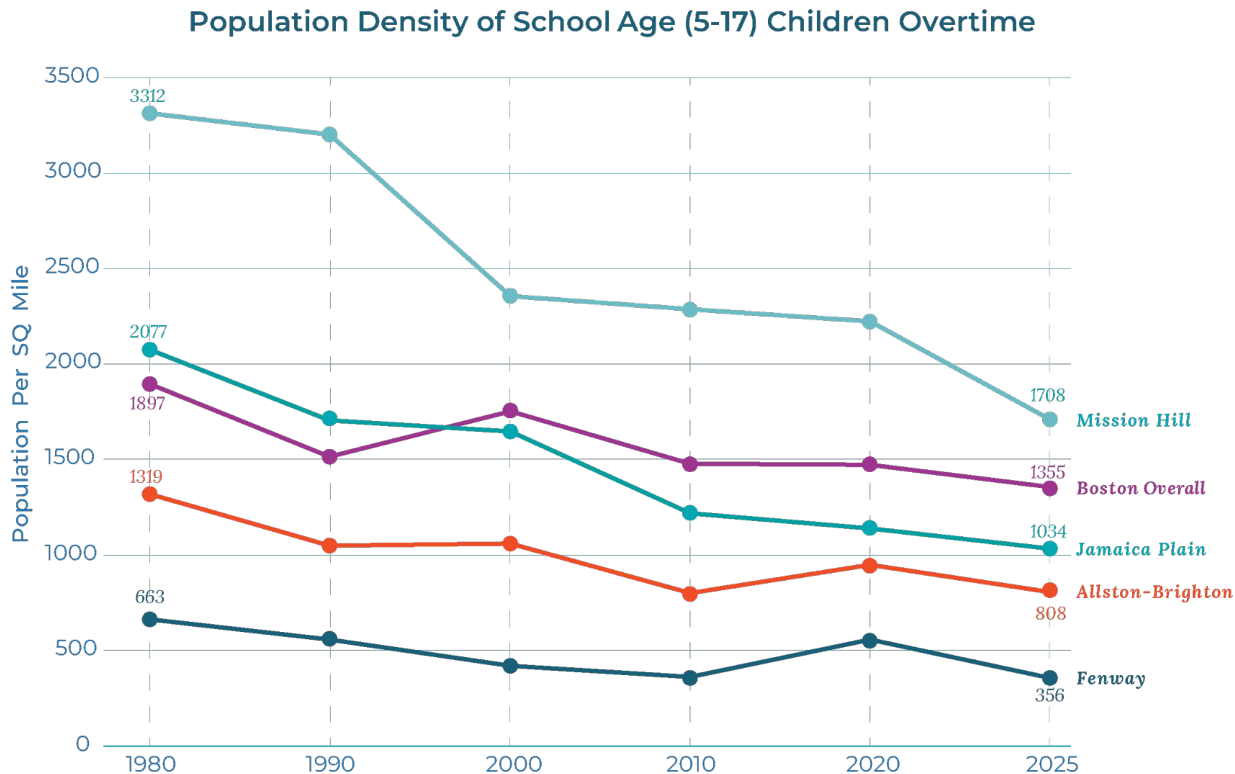
Source: U.S. Census Bureau, 1950-2010 Decennial Censuses, IPUMS-NHGIS, University of Minnesota, www.nhgis.org; 2020 and 2025 City of Boston Planning Department Research Division estimates, 2030 and 2035 Research Division projections



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POP DENSITY OF SCHOOL AGE (5-17) CHILDREN OVER TIME



Source: U.S. Census Bureau, 1950-2010 Decennial Censuses, IPUMS-NHGIS, University of Minnesota, www.nhgis.org; 2020 and 2025 City of Boston Planning Department Research Division estimates, 2030 and 2035 Research Division projections

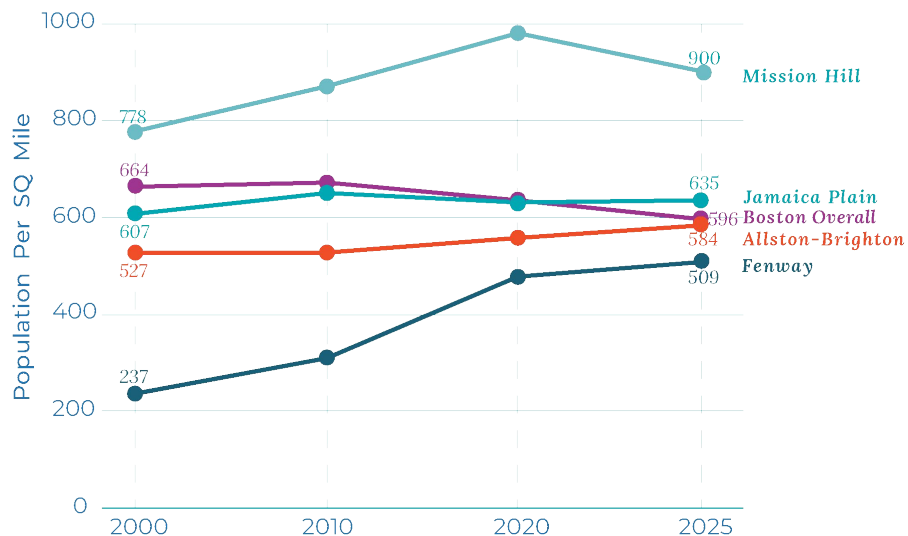


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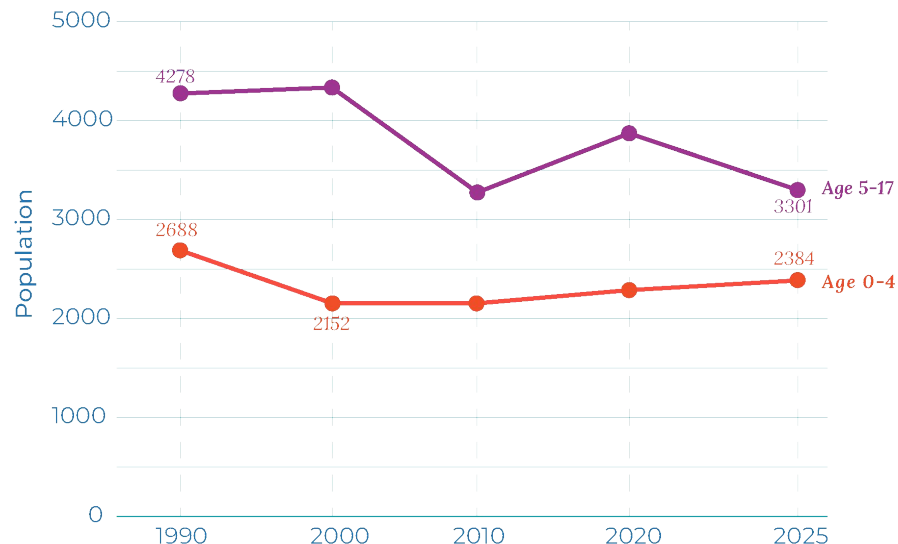


POPULATION DENSITY OF CHILDREN OVERTIME

Population Density of Children Age 0-4 Overtime



Allston-Brighton Child Populations Overtime, By Age



Source: U.S. Census Bureau, 1950-2010 Decennial Censuses, IPUMS-NHGIS, University of Minnesota, www.nhgis.org; 2020 and 2025 City of Boston Planning Department Research Division estimates, 2030 and 2035 Research Division projections

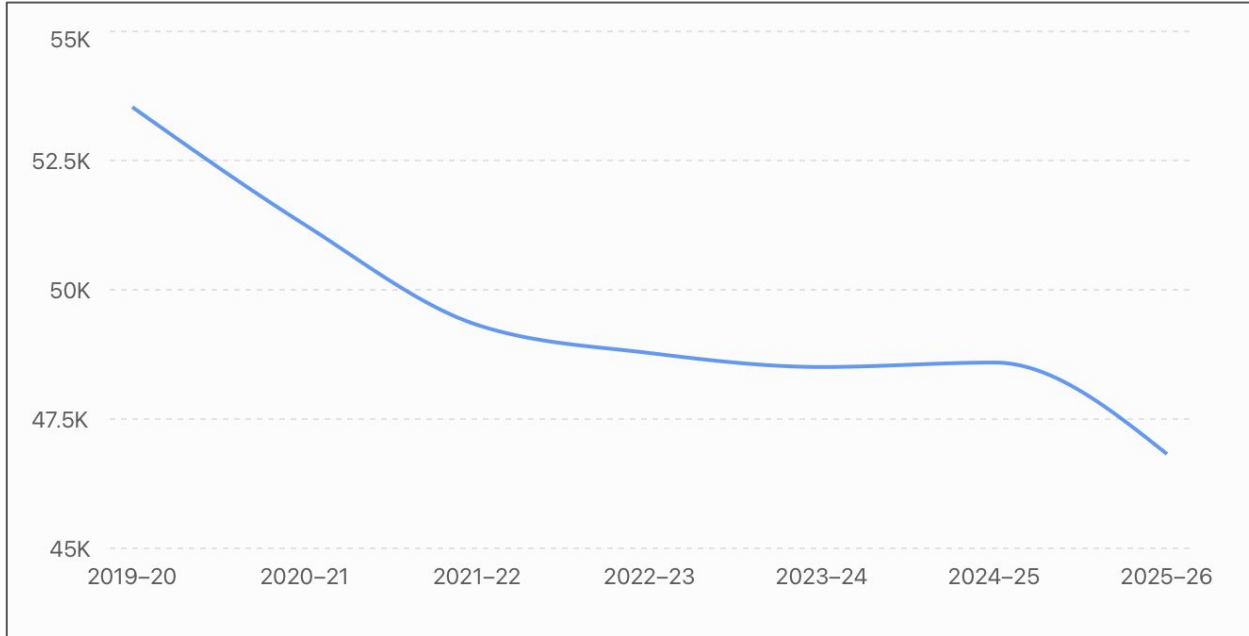


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BPS ENROLLMENT TRENDS

BPS Enrollment from SY2019-2020 - SY2025-2026



- Decline from 53,534 students in 2019-20 to 46,824 in 2025-26.
- 12.5% decrease over this period.
- Enrollment declines are driven by smaller cohorts rising through the system, declining birth rates, and, more recently, the impact of federal immigration policy.



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BPS SCHOOLS IN ALLSTON-BRIGHTON - ELEMENTARY

ALLSTON/BRIGHTON RESIDENTS: 10 YEAR BPS ENROLLMENT					
TYPE	2015	2020	2025	10 year	%
Elementary	1,410	1,378	1,333	-77	-5.5%
Secondary	1,126	1,050	1,073	-53	-4.7%

ALLSTON-BRIGHTON ELEMENTARY SCHOOLS	SY 25-26 CAPACITY
Baldwin Early Learning Pilot Academy	246
Edison Elementary School	741
Gardner Pilot Academy	414
Lyon Elementary School	108* (Becoming 307 in SY 26-27)
Winship Elementary School	159
TOTAL	1,668 (Becoming 1,867 in SY 26-27)

In School Year 25-26:

- 1,333 elementary age students lived in AB
- 1,367 students were enrolled in AB elementary schools
- 1,668 elementary school seats in AB
- 301 elementary seats remain unfilled
 - 18% of capacity was unused
 - **About 1 in 5 seats were unused**
- 199 elementary seats will be added in SY26



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BPS SCHOOLS IN ALLSTON-BRIGHTON - HIGH SCHOOL

ALLSTON/BRIGHTON RESIDENTS: 10 YEAR BPS ENROLLMENT					
TYPE	2015	2020	2025	10 year	%
Elementary	1,410	1,378	1,333	-77	-5.5%
Secondary	1,126	1,050	1,073	-53	-4.7%

ALLSTON-BRIGHTON SECONDARY SCHOOLS	SY 25-26 CAPACITY
Brighton High School	1,095
Boston Green Academy	546 (Proposed relocation SY28-29 earliest)
Lyon Upper School	307 (Closed 6/30/26)
TOTAL	1,948 (Becoming 1,095 in SY 28-29, earliest)

In School Year 25-26:

- 1,073 secondary age students lived in AB
- 1,097 students were enrolled in AB secondary schools
- 1,948 secondary school seats in AB
- 851 secondary seats remain unfilled
 - 44% of capacity was unused



BOSTON GREEN ACADEMY (BGA) + BRIGHTON HIGH

- We are exploring BGA's relocation to the South Boston High School building (95 G St.), starting with design led by the Public Facilities Department. No move would occur until at least school year 2028-2029.
- BGA moved from South Boston in 2014 to its current building (20 Warren St.), and was only intended to be in Brighton short-term. The relocation back to South Boston will allow BGA to expand its programmatic and enrichment opportunities for students, and builds on a 2024 recommendation from the Superintendent to expand BGA.
- Investments in Brighton High School:
 - Auditorium renovation
 - Replacement of boilers
 - Evaluating other possible updates through a study
- The current BGA building (20 Warren St.) will provide more options should there be a need to expand elementary school and early childhood seats in Allston-Brighton.



SITE FUTURE OPTIONS



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OUR QUESTIONS FOR YOU

In May, we said we would work with community to make a decision about the future uses of the Jackson Mann site by the end of 2026. We are moving towards that goal, but we want to do that through community feedback and consensus building.

Based on what you've heard today:

- Where do you think there is clear agreement?
- How would you weigh the community's split opinion on the options (school v. no school, housing v. no housing) against the BPS enrollment trends and population data we're seeing?

**Pathway 1: BCYF +
Maximize Housing**

**Pathway 2: BCYF +
BPS (No Housing)**

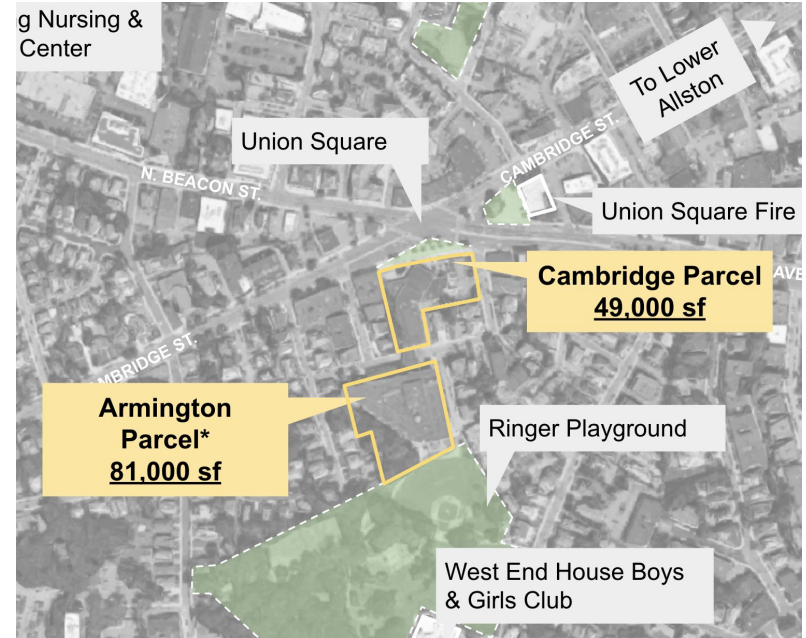
**Pathway 3: All Three -
BCYF + BPS + Some
Housing**



TOWARDS A PROPOSAL

Based on the survey results and comments there seems to be large-scale consensus that:

1. The BCYF would be best located at 500 Cambridge St and;
2. The BCYF should include a pool.



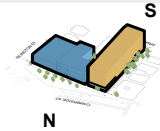
HWPA TEST FIT OPTIONS ON THE SITE

Option 1

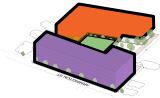
BCYF on Cambridge

CAMBRIDGE
STREET SITE

No Pool



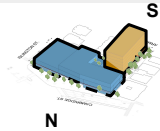
ARMINGTON
STREET SITE



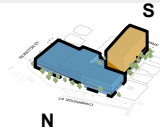
Option 2

BCYF on Cambridge

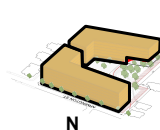
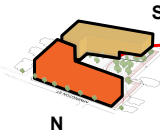
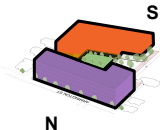
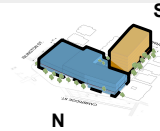
Opt. 2.1



Opt. 2.2
1 Pool



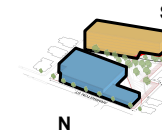
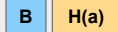
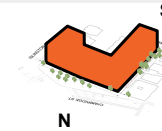
Opt. 2.3



Option 3

BCYF on Armington

1 Pool



Key

-  BCYF
-  PreK-6 BPS SCHOOL
-  Housing - Affordable
-  Housing - Market Rate

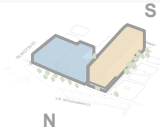
HWPA TEST FIT OPTIONS ON THE SITE

Option 1

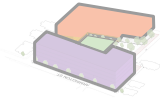
BCYF on Cambridge

CAMBRIDGE
STREET SITE

No Pool



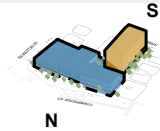
ARMINGTON
STREET SITE



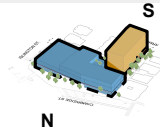
Option 2

BCYF on Cambridge

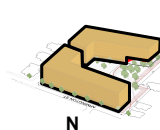
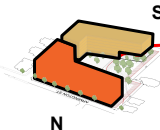
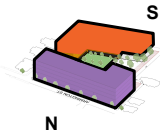
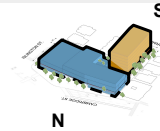
Opt. 2.1



Opt. 2.2
1 Pool



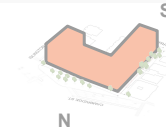
Opt. 2.3



Option 3

BCYF on Armington

1 Pool



Key

- B BCYF
- K6 PreK-6 BPS SCHOOL
- H(a) Housing - Affordable
- H(m) Housing - Market Rate



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DESIGNING DIFFERENT USES TOGETHER

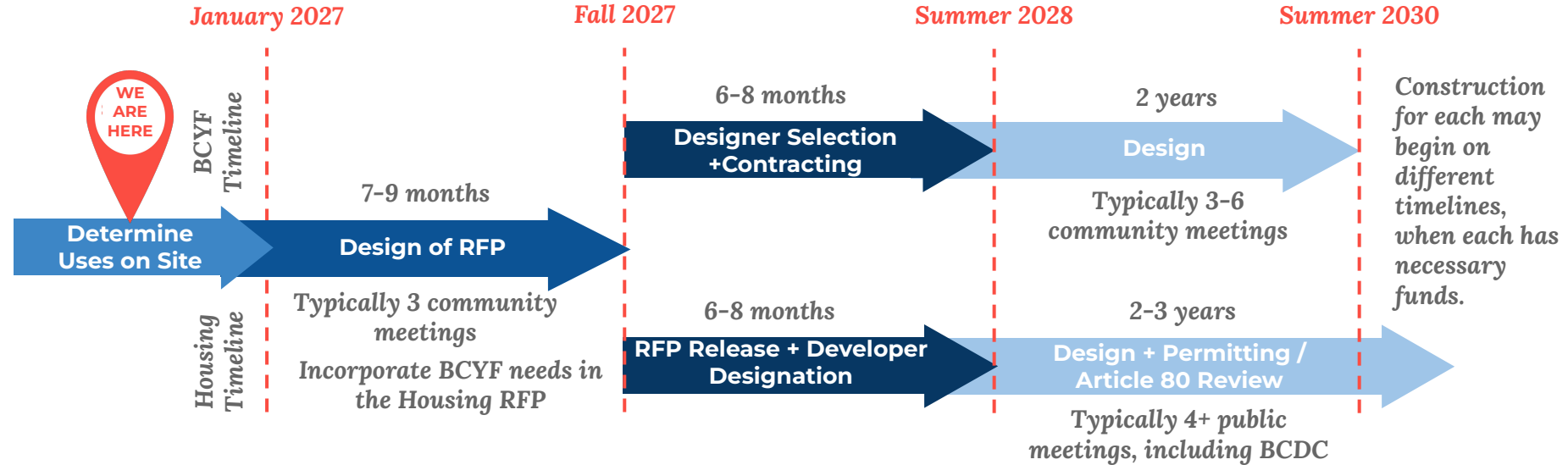
The timeline for the project **assumes that the design of the BCYF would happen simultaneously to the design of the other uses on the site**, even if the construction is on different timelines. Designing the different pieces in tandem allows the various projects to understand the following about each other and design them together:

- Shared resources (ex. Parking, groundwater infiltration areas, etc.)
- Utilities on a shared site
- Shared back-of-house spaces (loading, trash pick-up, transformers/mechanical)
- Programmatic sharing + overlap (i.e. If there is housing and a BCYF, could the housing have ground floor programming spaces like classrooms or an early childhood education center to help serve the community center?)
- Common interests related to circulation, open space, transportation demand, etc



PATHWAY 1 - BCYF + HOUSING TIMELINE

Tentative Timeline. Dates subject to change due to unforeseen conditions.



**BCYF Construction estimated 24-30 months*

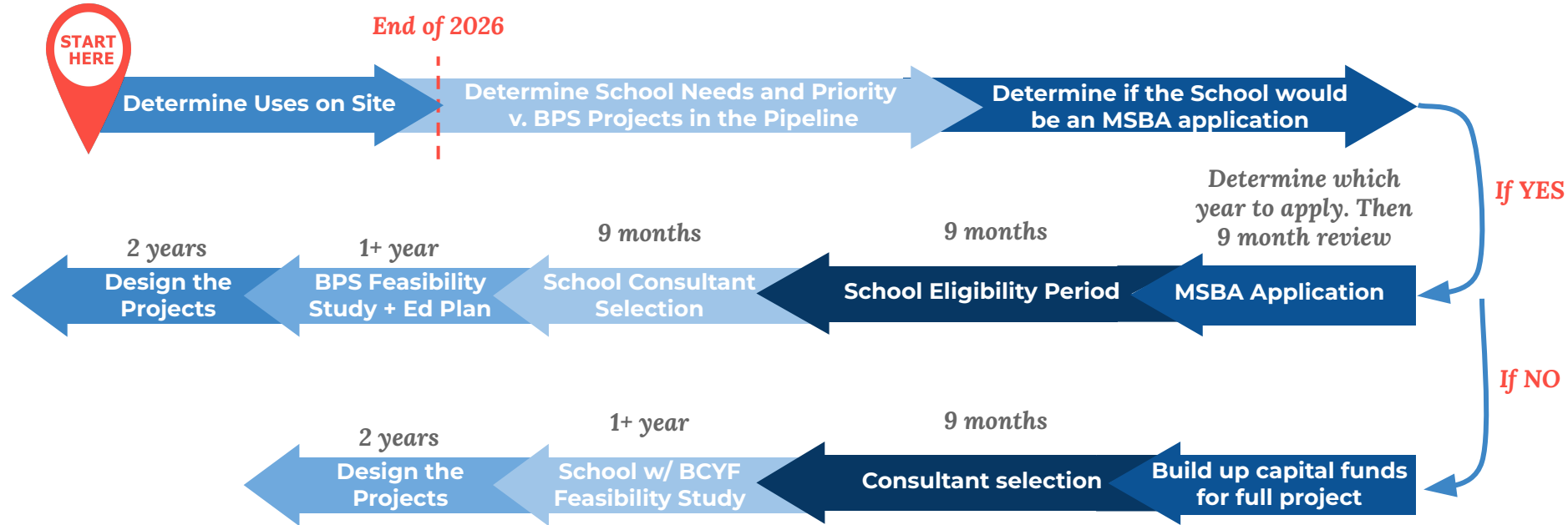


Mayor Michelle Wu



PATHWAYS 2+3 - POTENTIAL SCHOOL PROCESS

Pathway 2: BCYF+BPS; or Pathway 3: BCYF +BPS+Housing



Mayor Michelle Wu



TOWARDS A PROPOSAL

Based on BPS enrollment, demographic trends, and the community's clear desire to see a new community center built soon, the City is leaning towards a BCYF + Housing model, ideally with an early childhood education component.

But we want to hear from you.

Repeating the questions from earlier, based on what you've heard today:

- Where do you think there is clear agreement?
- How would you weigh the community's split opinion on the options (school v. no school, housing v. no housing) against the BPS enrollment trends and population data we're seeing?



NEXT STEPS

- We are collecting feedback the path forward. If you have thoughts, please respond to our feedback form:
<http://bit.ly/JMSiteProposalSurvey>
- We will form a proposal based on the feedback we receive, so we can proceed with next steps.
- **We're collected responses through September 10th, 2026.**



PLANNING FOR DURING CONSTRUCTION



Mayor Michelle Wu



BCYF + ELECTIONS DURING CONSTRUCTION

- With the number of steps to be completed (land transfer, RFP, design) it is unlikely construction on the site will begin before 2030, so there is still time to plan for relocations.
- The current plan for BCYF is that after 2028, the community center could be relocated to the Taft Building (BGA) as swing space, and then benefit from exclusive use of the building during the day, and expand to added spaces like Brighton High's gym as needed.
 - If BCYF needs to be relocated before 2028, we are studying a co-location with Brighton High.
- Elections will be held at the existing Jackson Mann facility this Fall, 2026. We are continuing to evaluate when and where polling places should begin to be relocated, including to BGA and Brighton High. Any relocation would include engagement with community, followed by robust notification to ensure awareness.



QUESTIONS AND COMMENTS



Mayor Michelle Wu

