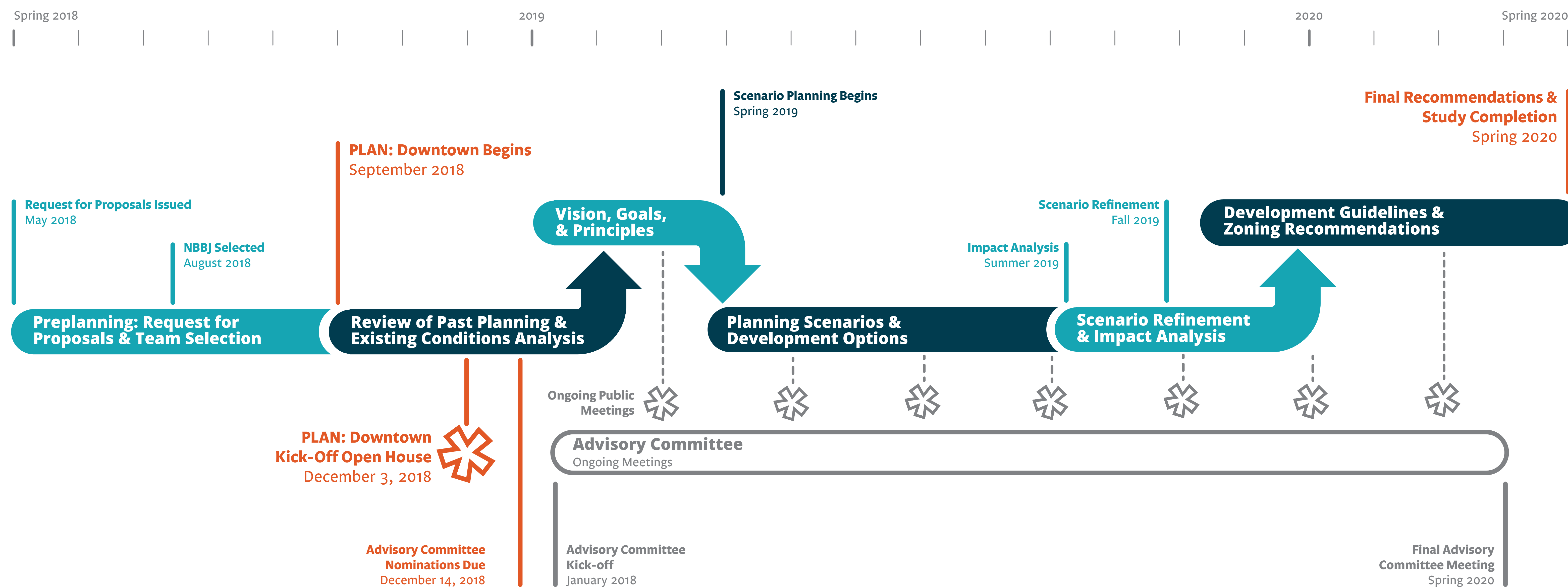


Tentative Process Timeline



Why are we here?

Over the last decade, Boston's Downtown has transformed from primarily a business district into a vibrant mixed-use neighborhood. Associated with this transformation and the marked increase in development proposals is a clear need to plan for the future of Downtown comprehensively. The primary goal of this Plan will be to develop a new framework for the preservation, enhancement, and growth of the Downtown area of the City of Boston within the context of past planning studies.





City Agencies

- Housing**
Department of Neighborhood Development, Boston Housing Authority, Fair Housing
- Economic Development**
Mayor's Office of Economic Development, Office of Business Development
- Public Financing**
Treasury, Assessing
- Public Facilities**
Boston Public Schools, Boston Public Library, Boston Police Department, Boston Fire Department, Property & Construction Management
- Open Space**
Parks and Recreation
- Arts & Culture**
Mayor's Office of Arts & Culture, Arts Commission
- Public Transportation**
MBTA
- Transportation**
Boston Transportation Department, Boston Bikes, MassDOT
- Water**
Boston Water & Sewer Commission
- Public Works**
Public Works Department, Public Improvement Commission
- Environment/Sustainability/Climate Change**
Environment Department, Boston Landmarks Commission, Boston Public Health Commission
- Other Commissions and Departments**
Boston Centers for Youth & Families, Elderly Commission, Commission for Persons with Disabilities

Planning Team

 Kennan Rhyne Senior Planner II Team Co-Lead	 Corey Zehngebot Senior Architect/Urban Designer Team Co-Lead	 Sara Myerson Director of Planning	 Jonathan Greeley Director of Development Review
 David Carlson Deputy Director for Urban Design	 Andrew Grace Director of Strategic & Economic Development Mayor's Office of Economic Development	 Lauren Shurtleff Deputy Director for Downtown and Neighborhood Planning	 Michael Christopher Deputy Director for Development Review/ Government Affairs
 Carolyn Bennett Geospatial Data Manager	 John Tad Read Deputy Director of Transportation & Infrastructure Planning	 Raul Duverge Senior Project Manager	 Danchen Xu Neighborhood Liaison Mayor's Office of Neighborhood Services
 Mary Knasas Senior Planner III	 Jill Ochs Zick Landscape Architect	 Joshua Weiland Transportation Planner III City of Boston Transportation Department	
 Phillip Hu Planner II	 Jolivia Barros Assistant to the Director of Planning	 Roseanne Foley Executive Director of the Landmarks Commission City of Boston Environment Department	
 Natalie Punzak Urban Designer I	 Marcus Mello Urban Designer I	 Marcy Ostberg Director of the Housing Innovation Lab Mayor's Office of New Urban Mechanics	

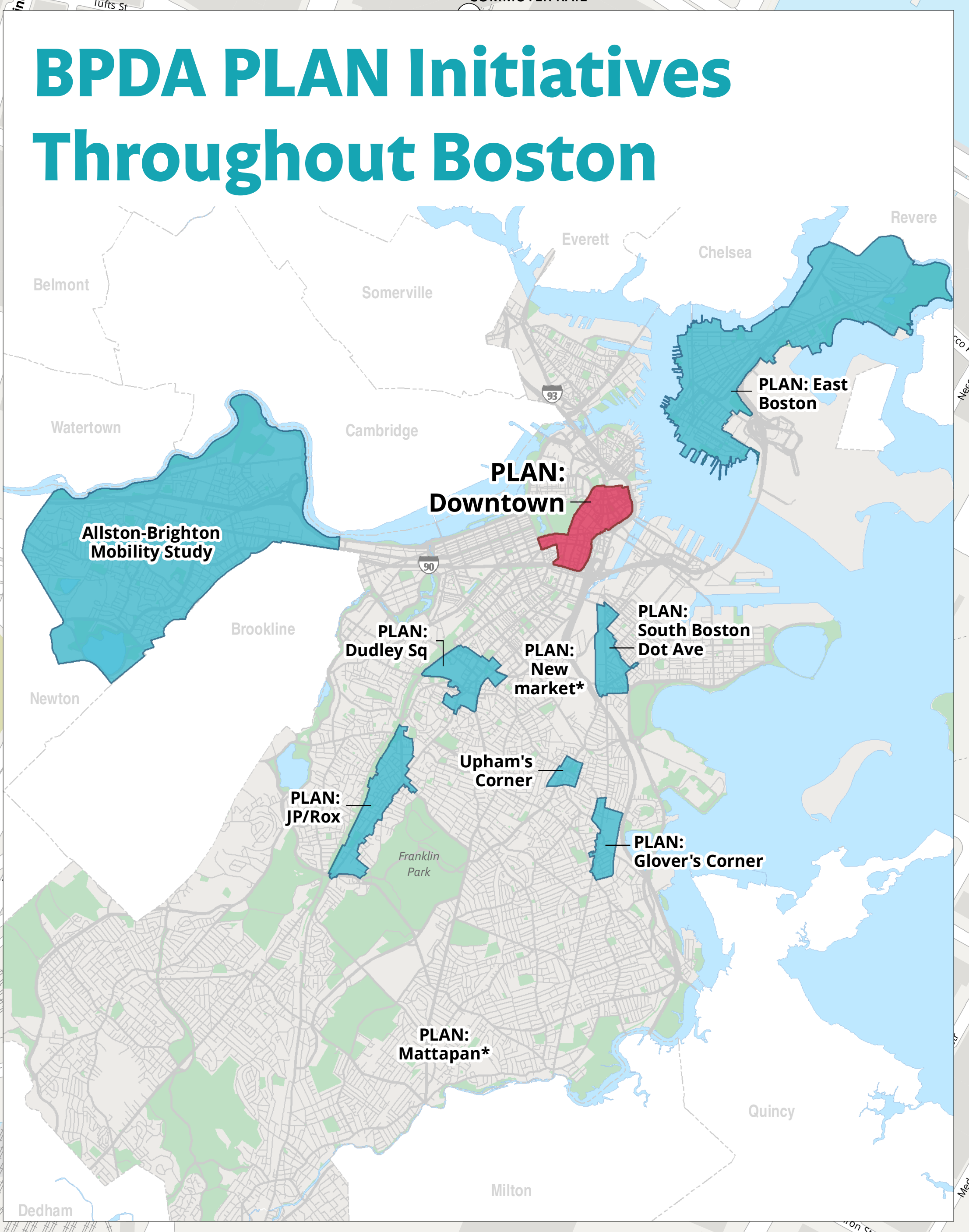
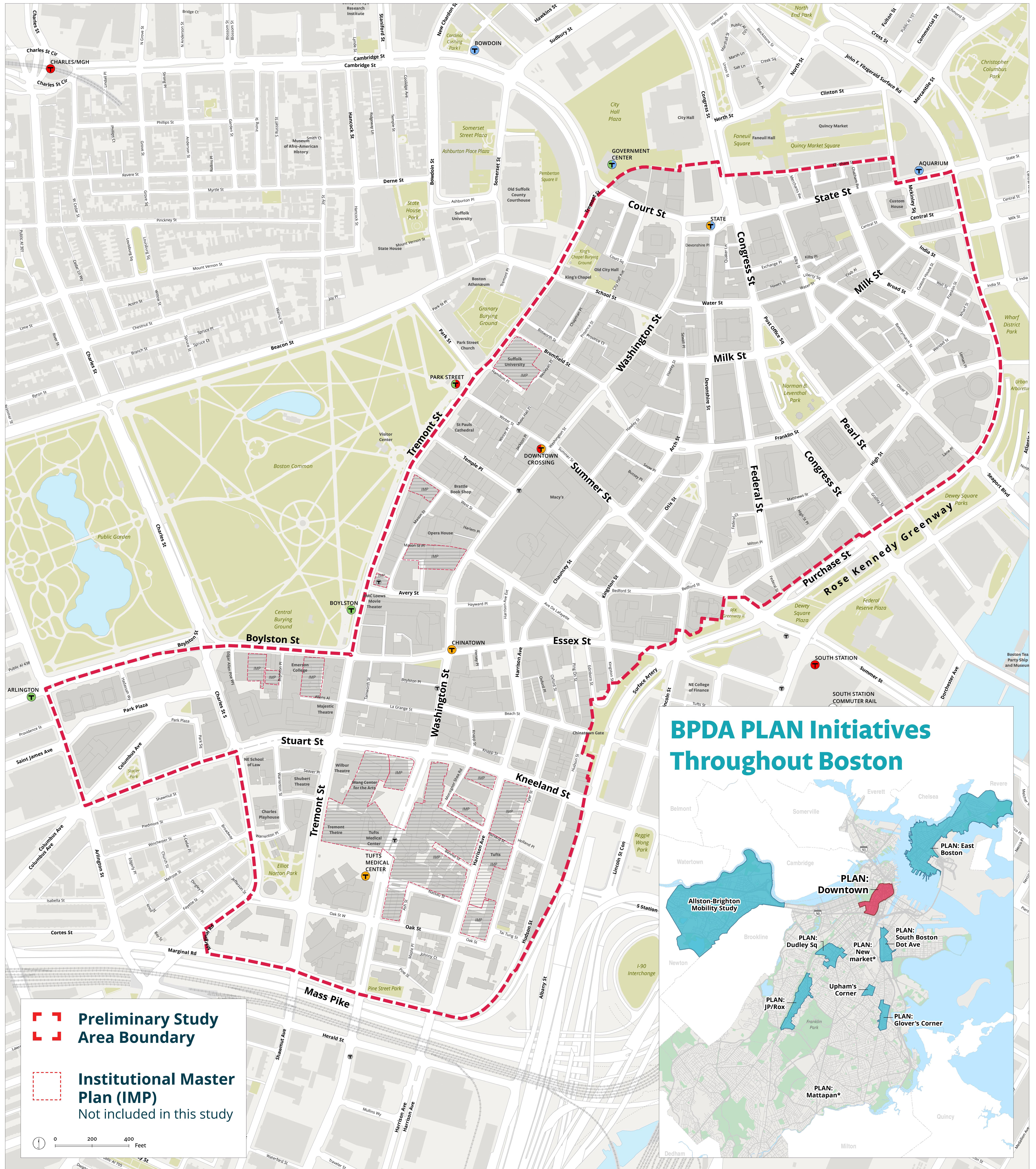
Consultant Team

 Alex Krieger Planning Consultant NBBJ
 Kathryn Firth Planning Consultant NBBJ
 Chris Herlich Planning Consultant NBBJ
 Betsy Gardner Community Engagement Consultant Engagement Lab

Other Consultants:

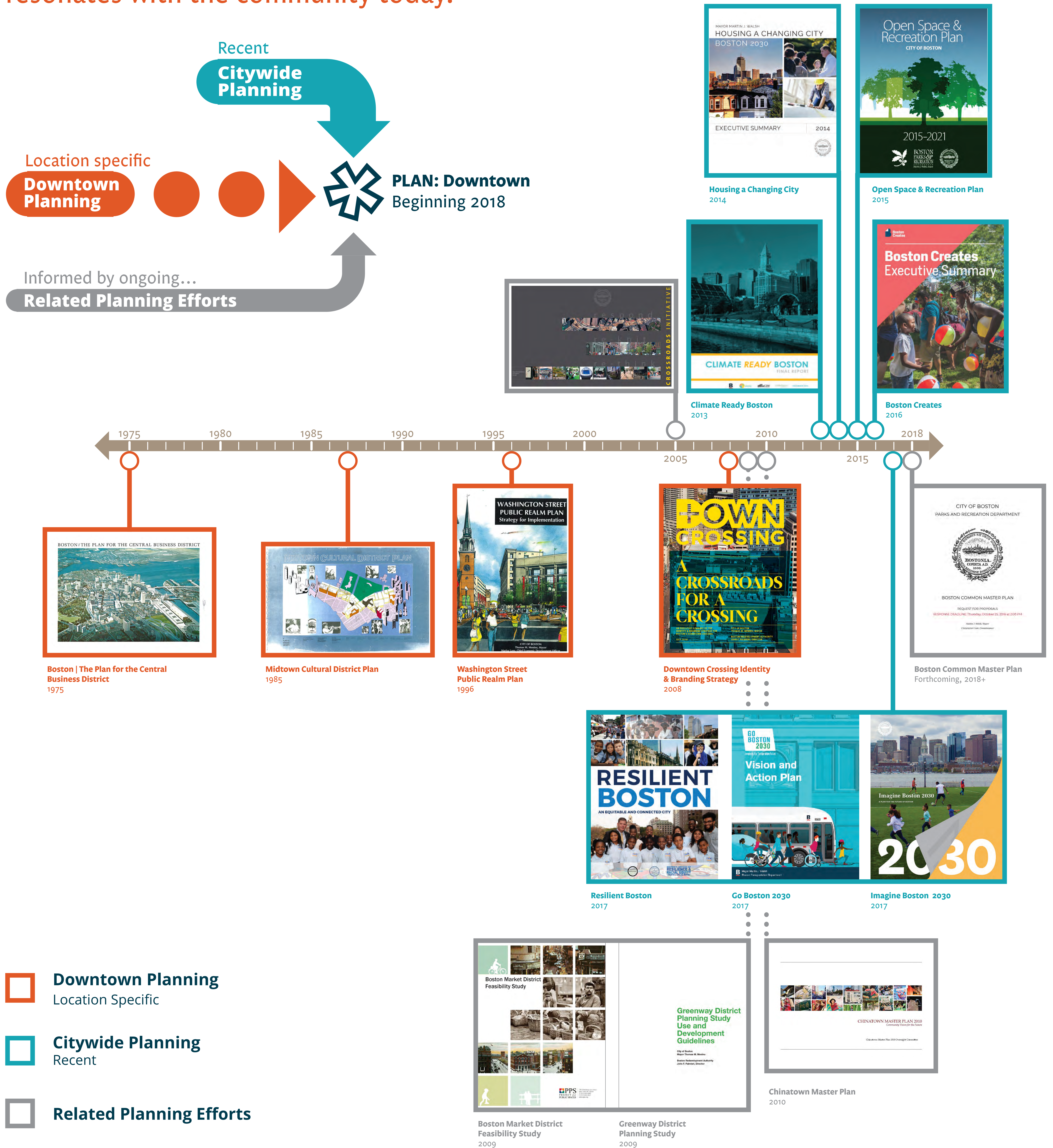
- NBBJ, Planning & Urban Design
- HR&A Advisors, Economic Development
- Arup, Sustainability & Transit
- Kittleson & Associates, Transportation Planning
- Boston Conservation Associates, Historic Preservation
- Engagement Lab, Public Engagement
- Ground, Inc., Landscape Architecture
- Nitsch Engineering, Blue & Green Infrastructure
- HLB Lighting Design, Lighting Strategy & Design

Preliminary Study Area



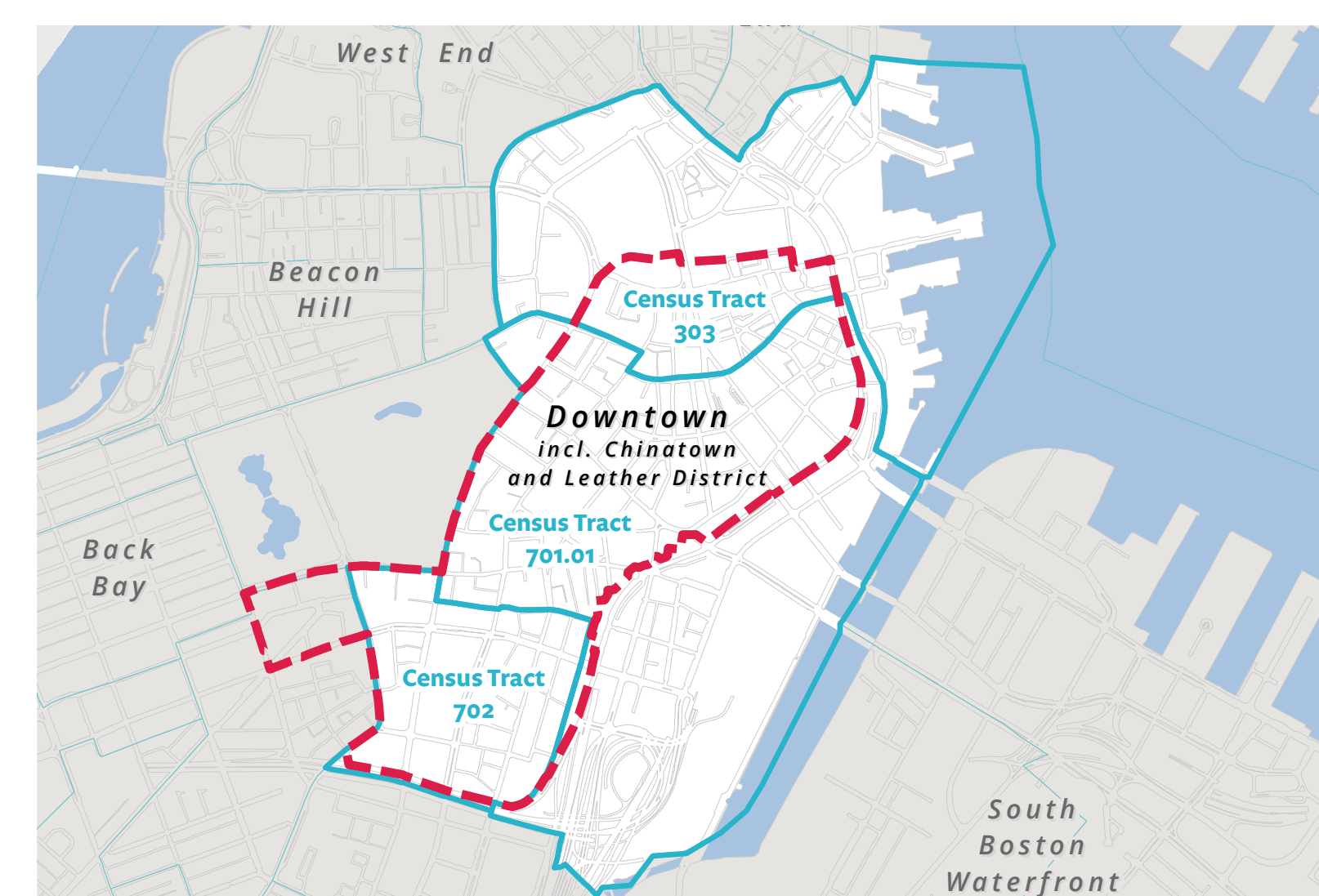
Past City Planning

PLAN: Downtown will incorporate themes from recent citywide plans and identify what elements of past Downtown-specific studies still resonates with the community today.



Downtown is home to a growing, diverse set of residents.

Who lives Downtown? While Downtown has only recently started to become more of a residential neighborhood, Chinatown has had a long history of being the first home for many new immigrants. The population grew 48% from 2000 to 2015.



Research Boundary

The census boundaries used are known as Census Tracts; these do not match perfectly with neighborhood boundaries. The data from this board come from the following tracts: CT701.01, CT702, CT303.

People

17,400 Residents live Downtown

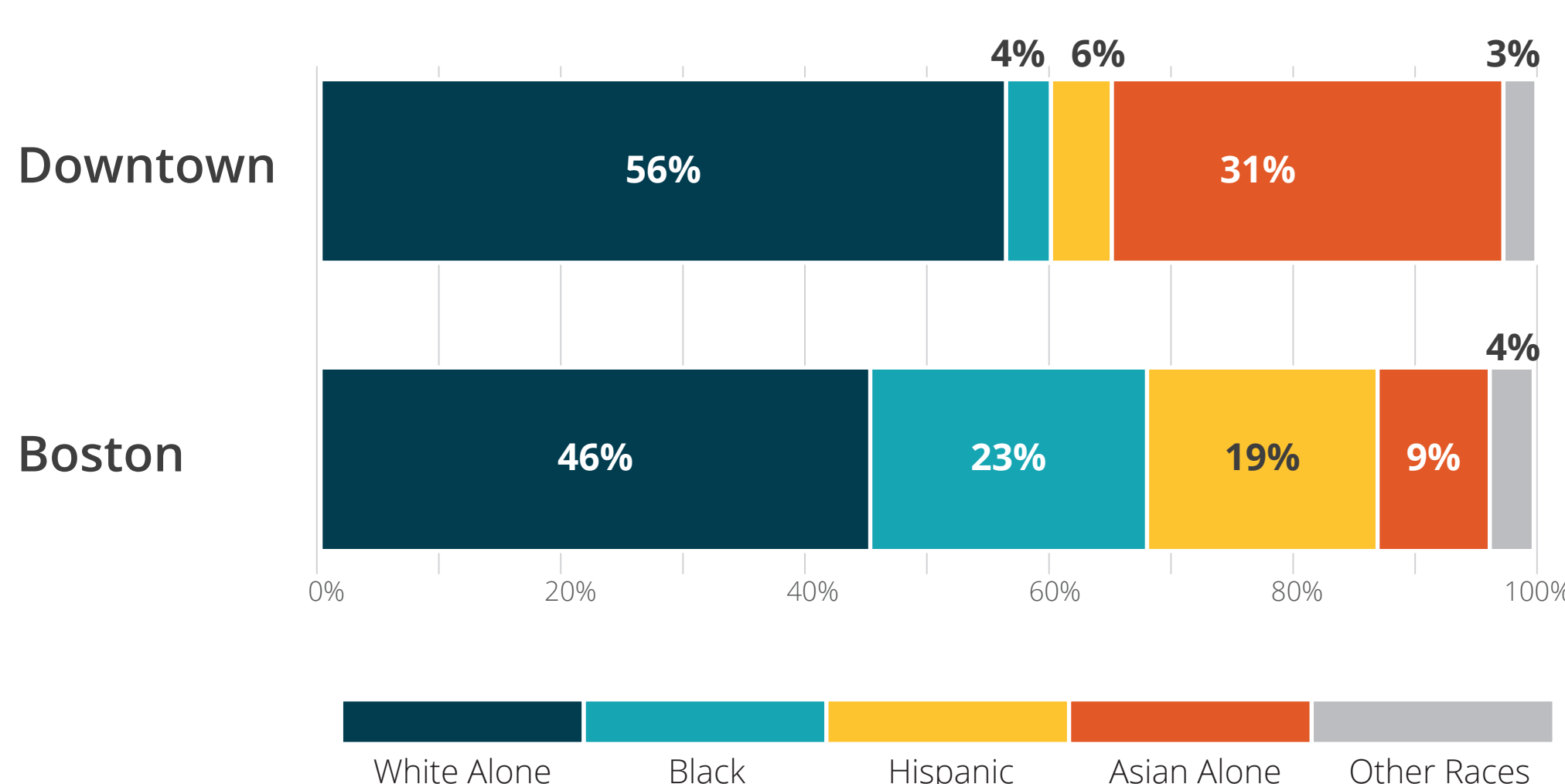
28% are enrolled in college or university

60% have Bachelor's Degrees or more advanced degrees.

Diversity 2015

- About 34% of Downtown residents are foreign-born, compared with about 27% of Boston residents.

Race and Ethnicity 2015

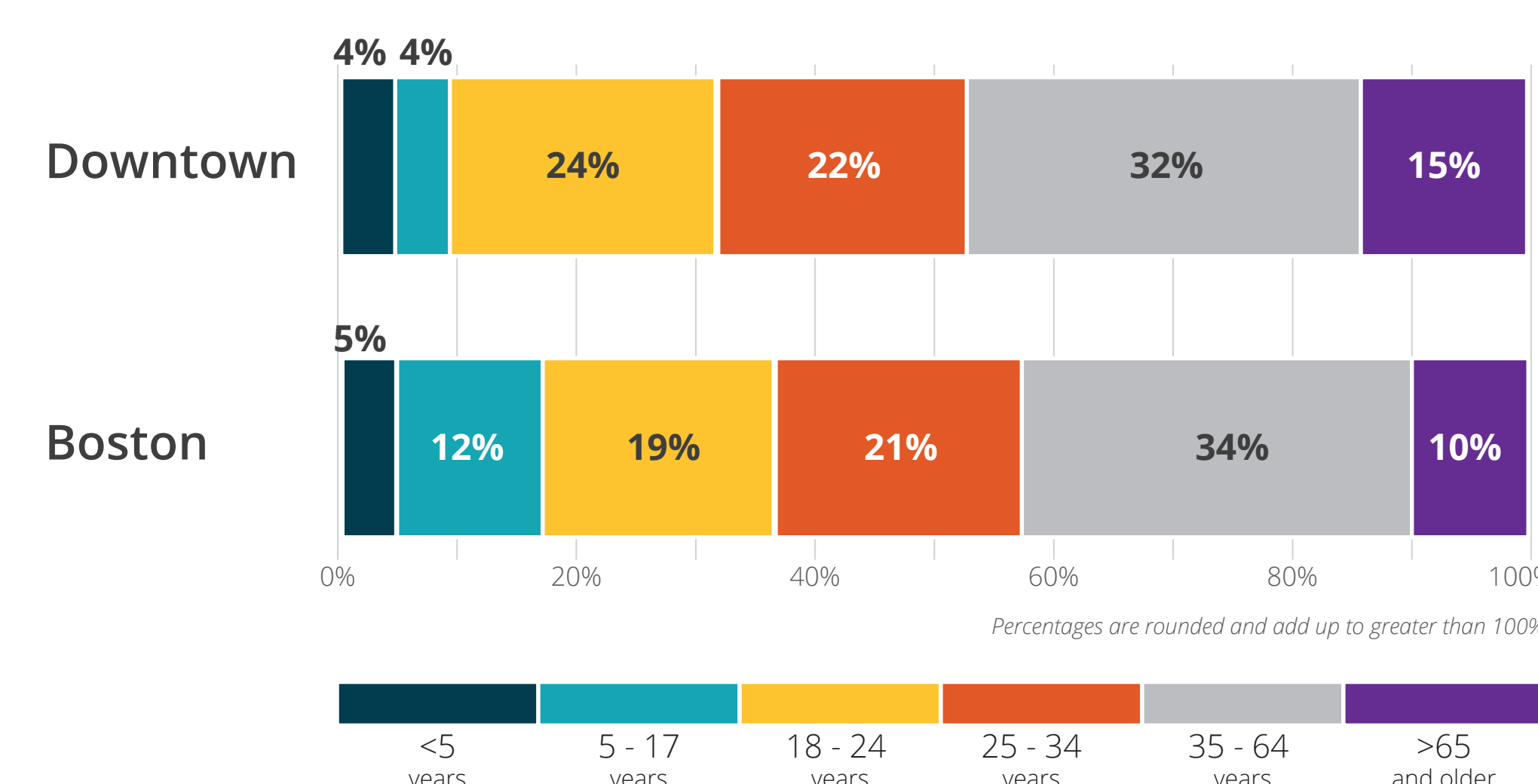


Source: U.S. Census Bureau, 2011-2015 American Community Survey, BPDA Research Division Analysis

Age Distribution 2015

- Only 5% of Downtown residents are school-aged children, compared to 12% of the Boston population.
- Downtown has higher shares of both 18-24 year olds and those over 65 than the City as a whole.

Age Distribution 2015



Source: U.S. Census Bureau, 2011-2015 American Community Survey, BPDA Research Division Analysis

Households

7,500 Households live Downtown

8,790 Housing Units and 85% are occupied

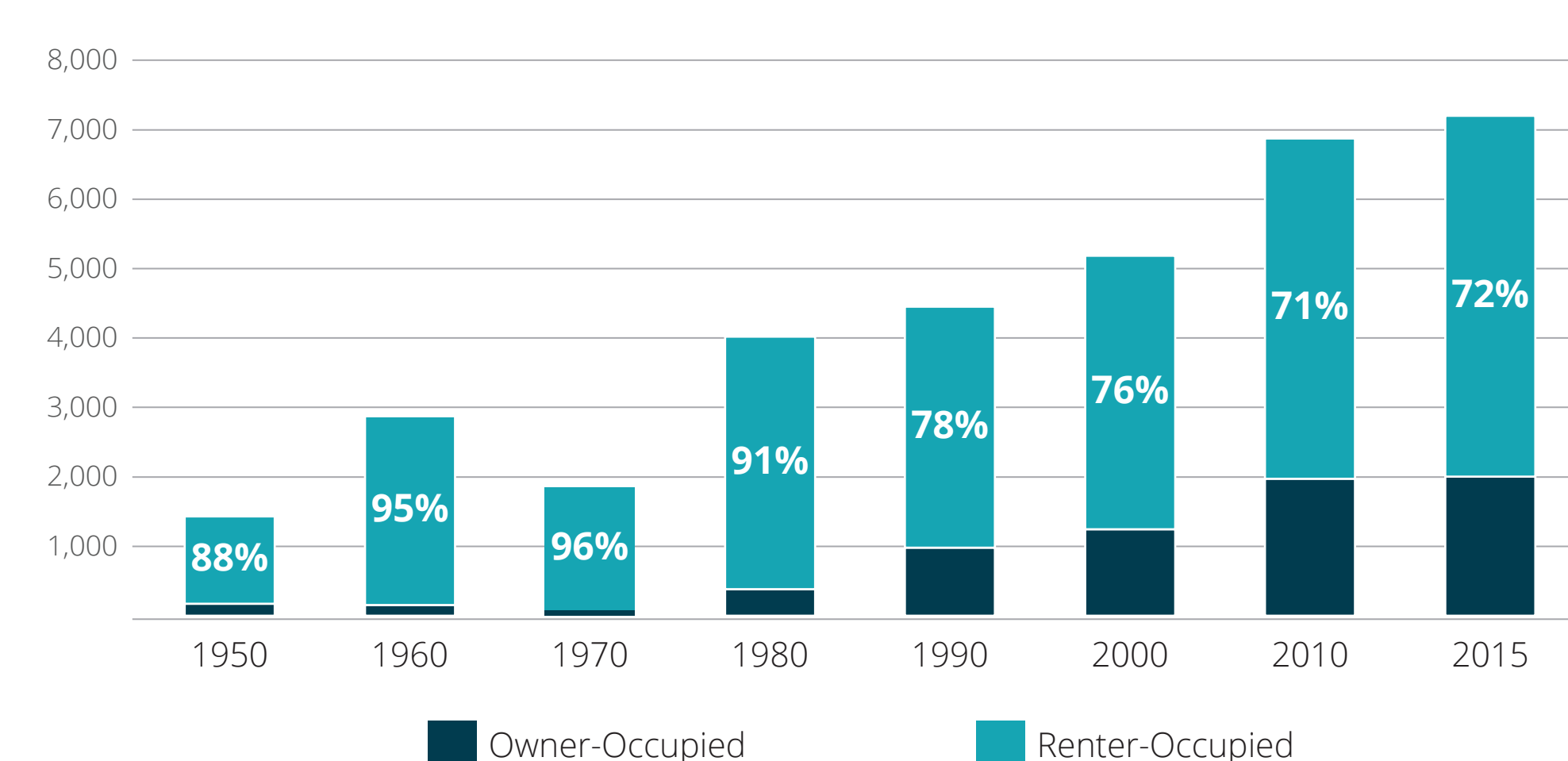
36% were families and 51% of households are single persons

72% of Households Rent

Housing Units

- Downtown's median rent in 2015 was \$1,760, higher than the City's median rent of \$1,320.
- Downtown's growth is poised to continue, with 4,404 new units of housing approved for construction between 2010 and November 13, 2018.²

Downtown Occupied Housing Units 1950 - 2015

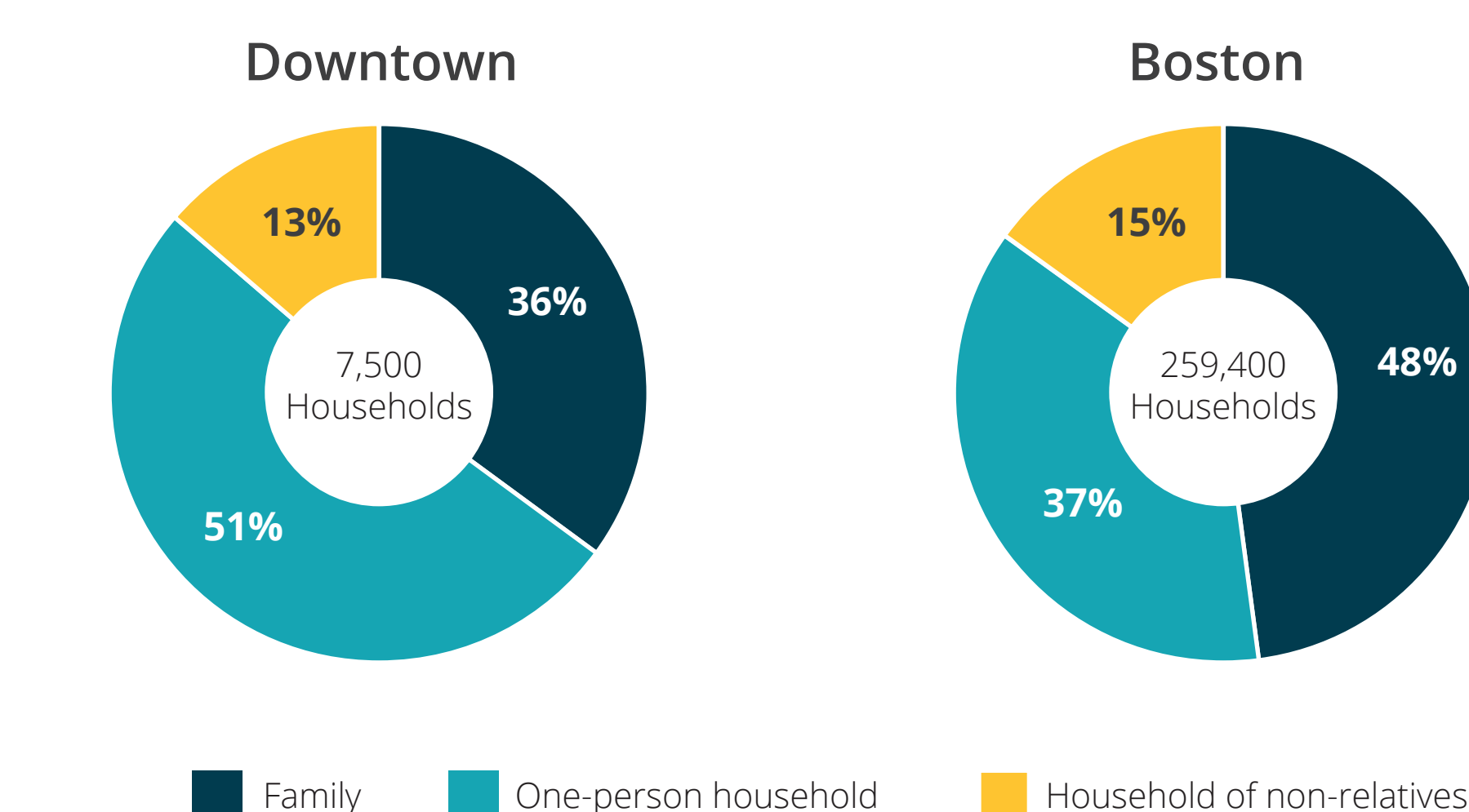


Source: U.S. Census Bureau, 2011-2015 American Community Survey, 1950-2010 Decennial Census, BPDA Research Division Analysis

Household Types 2015

- 77% of residents live in a household. The remaining population live in dorms or other group quarters. 71% of group quarters in 2010 were dormitories.
- Only 9.4% of Downtown households have a child living in the household compared with 23% of Boston households.

Household Type 2015



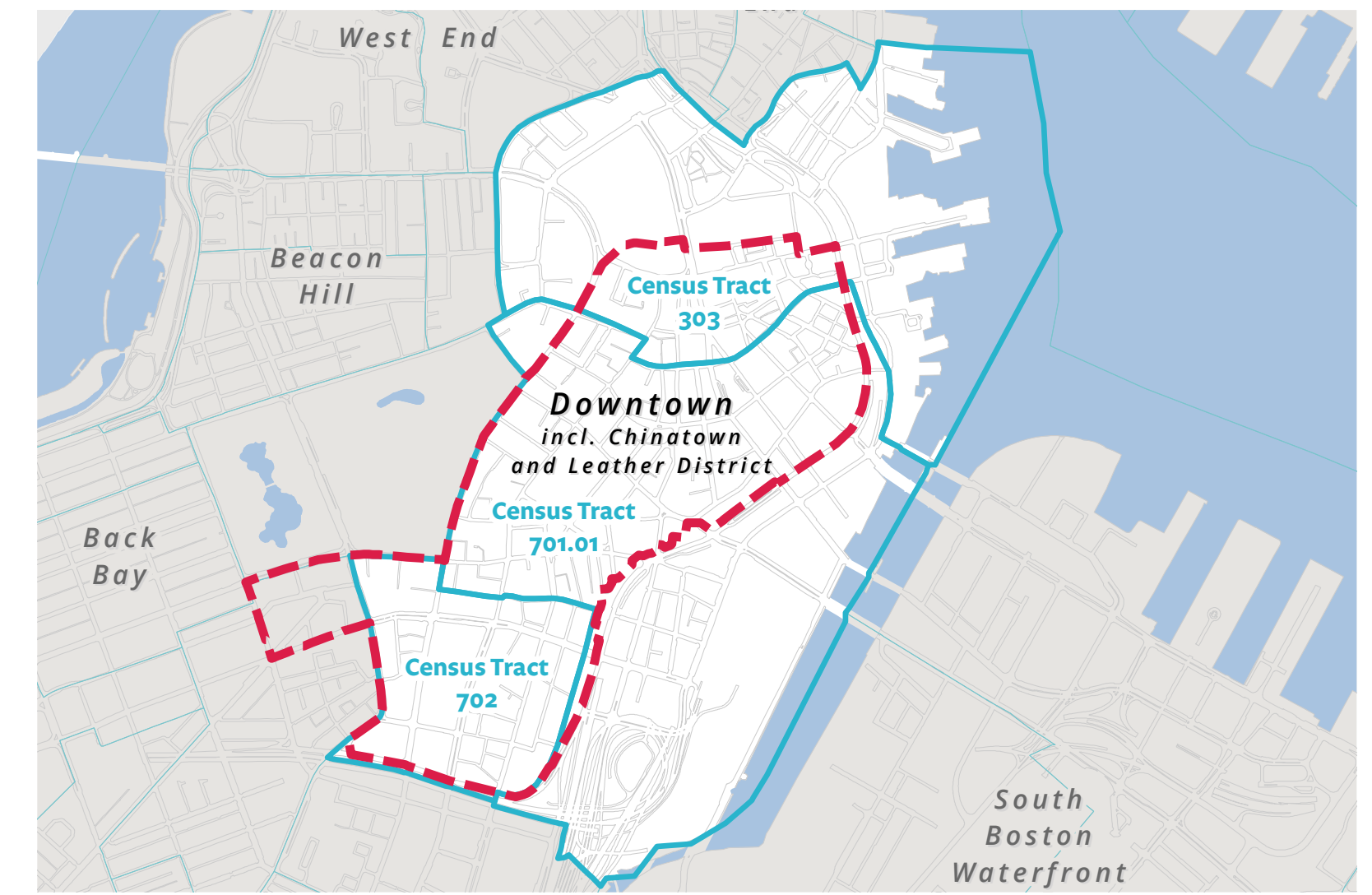
Source: U.S. Census Bureau, 2011-2015 American Community Survey, BPDA Research Division Analysis

Note: Demographic data are for the Census-tract approximation of Downtown which includes Chinatown and the Leather District due to data limitations. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) Boston Planning and Development Agency Board Memos.

Downtown is Boston's economic engine for all kinds of businesses.

People come from across the region to work Downtown. While the finance sector has traditionally been perceived as the most dominant sector, there is a diversity of businesses in Downtown.

Downtown had over 171,000 payroll jobs and 30% of the payroll jobs in Boston in 2015.



Research Boundary

The census boundaries used are known as Census Tracts; these do not match perfectly with neighborhood boundaries. The data from this board come from the following tracts: CT701.01, CT702, CT303.

Downtown Jobs

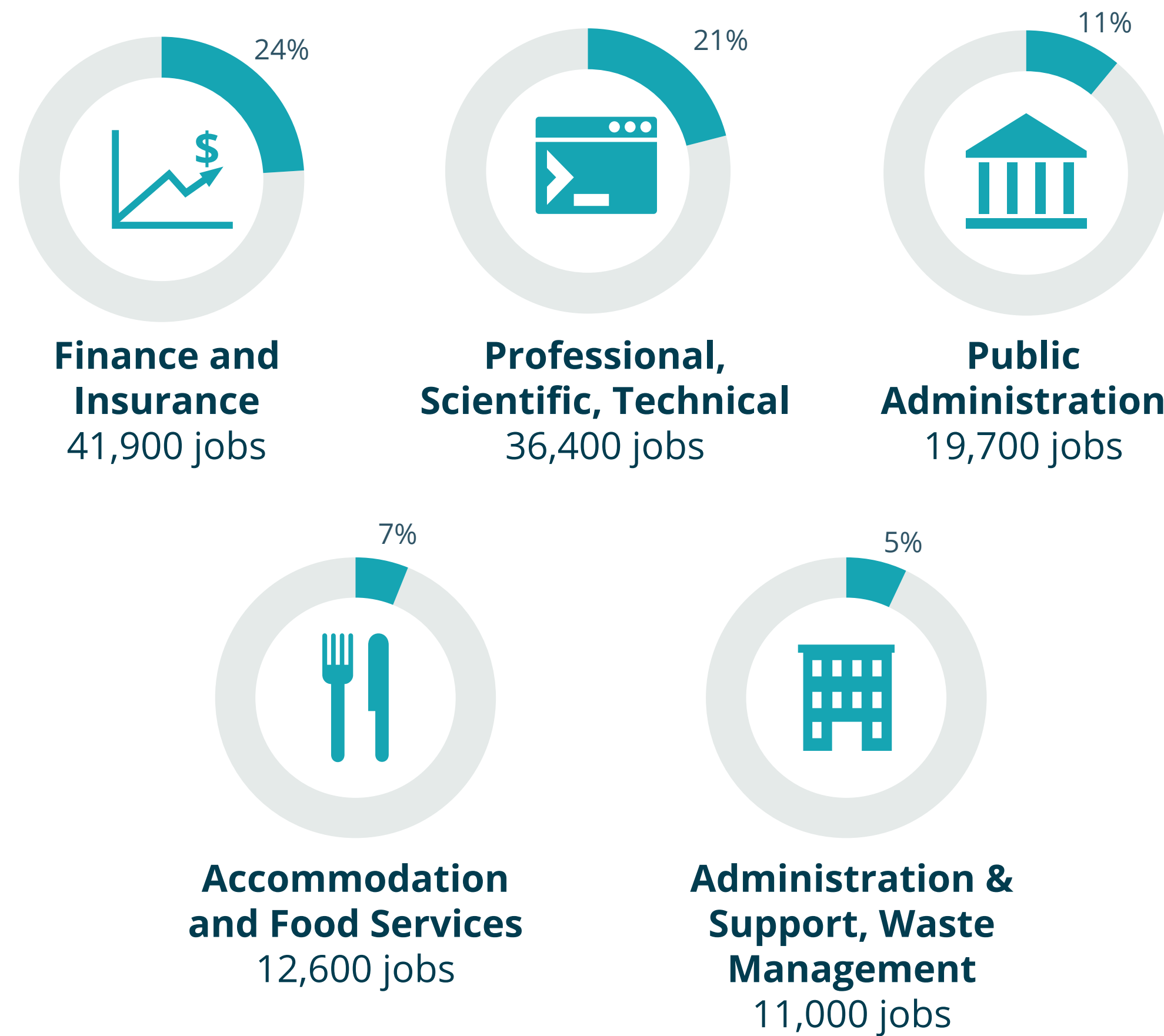
171,130 Payroll Jobs

in comparison to 54,880 jobs in Back Bay and 31,120 jobs in South Boston Waterfront

Payroll Jobs increased by 8% from 2011 to 2015

50% of workers in payroll jobs had Bachelor's degree or higher

Top 5 Industries in Downtown 2015

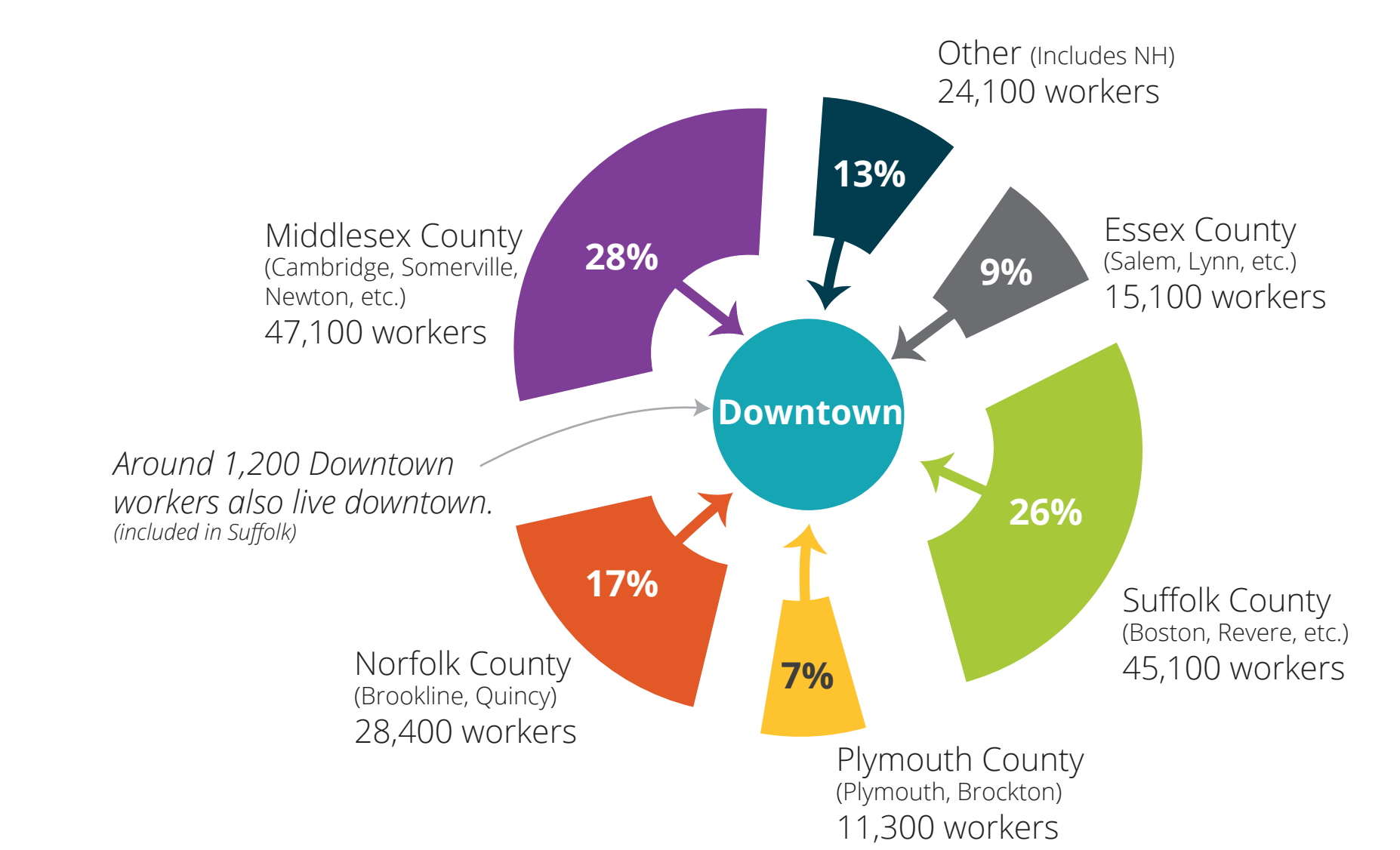


Place of Residence of Downtown Workers 2015

24% of Downtown workers live in Boston.

- Top Boston neighborhoods for Downtown workers include Dorchester, South Boston, Brighton, South End, and Jamaica Plain.

Commuter Flows 2015



Employment is the total number of persons on establishment payrolls employed full- or part-time who received pay (whether they worked or not) for any part of the pay period.
Source: On-TheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2015), BPDA Research Division Analysis.

Source: On-TheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2015), BPDA Research Division Analysis.

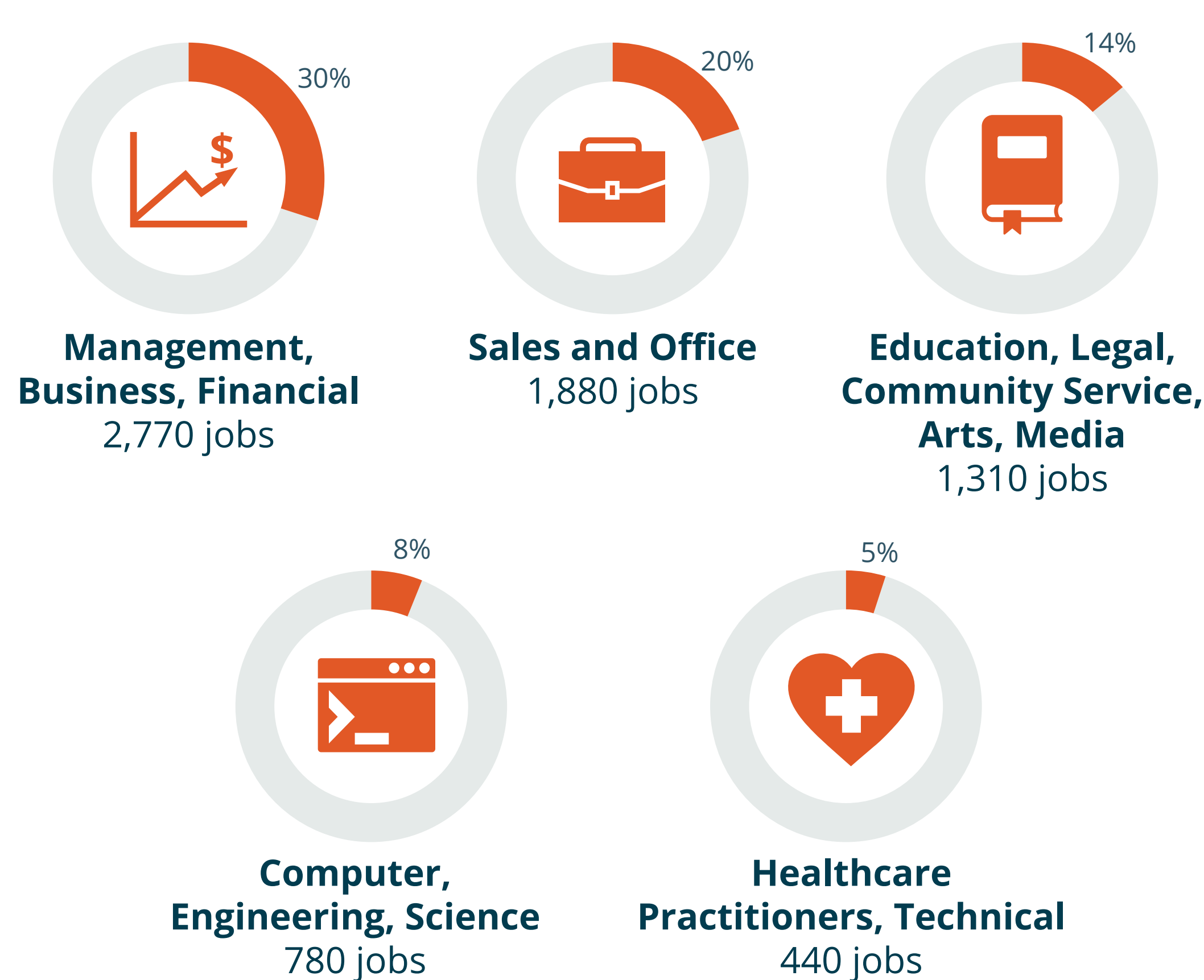
Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2015), BPDA Research Division Analysis.

Downtown Residents who Work

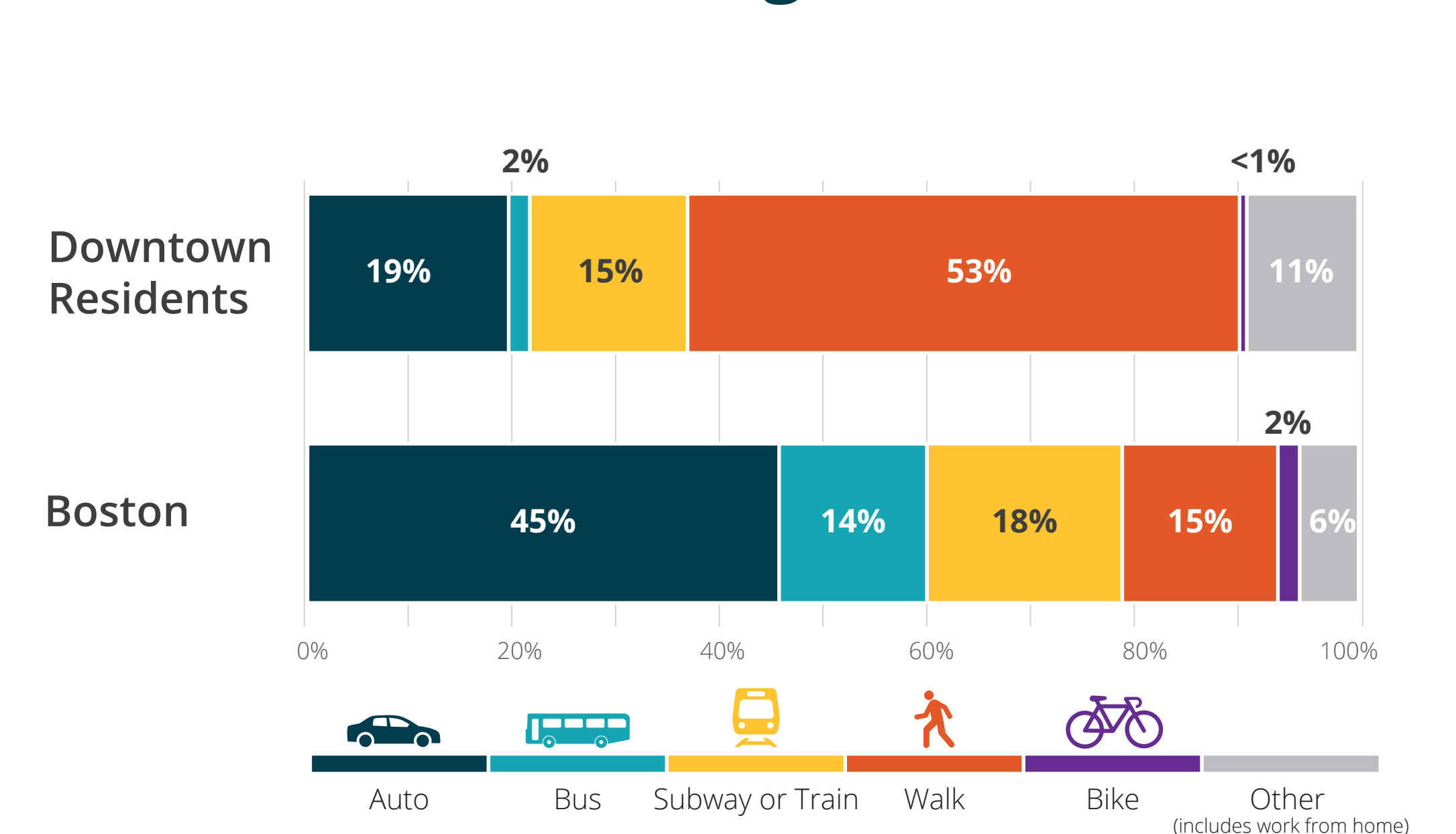
53% of working Downtown Residents walk to work

22% of working Downtown residents work outside of Suffolk County

Top 5 Occupations for Downtown Residents 2015



Means of Commuting 2016



Source: U.S. Census Bureau, 2012-2016 American Community Survey, BPDA Research Division Analysis

Source: U.S. Census Bureau, 2012-2016 American Community Survey, BPDA Research Division Analysis

Source: U.S. Census Bureau, 2012-2016 American Community Survey, BPDA Research Division Analysis

Note: Demographic data are for the Census-tract approximation of Downtown which includes Chinatown and the Leather District due to data limitations.

Existing Public Realm Assets & Planned Improvements

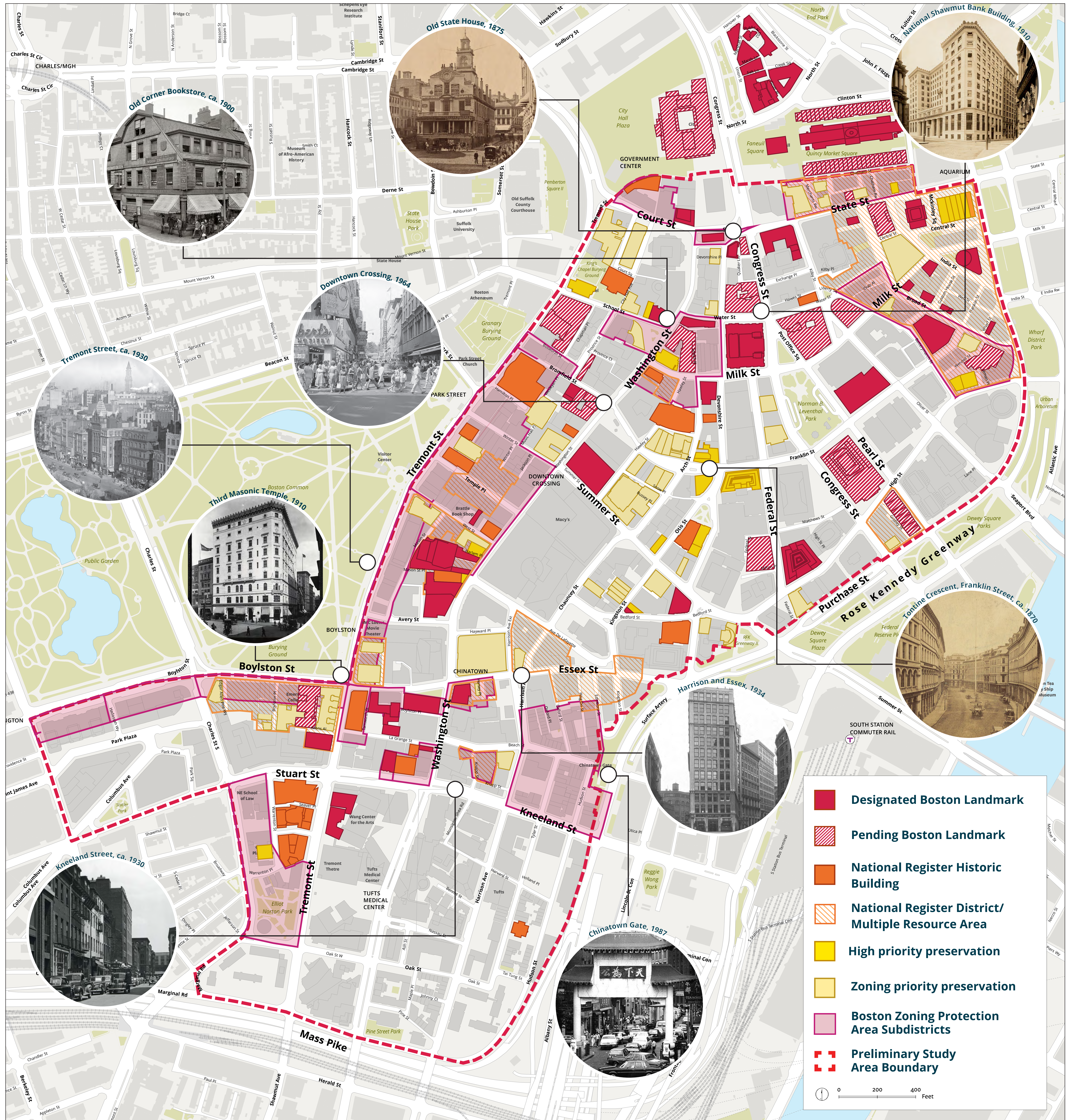
Downtown's public realm includes diverse spatial experiences, from traditional parks and playgrounds to more ephemeral spaces like Illuminus and the tactical plaza at Tontine Crescent. Illustrated below is a sampler of public realm assets that are located throughout the study area. Broadening our definition of public realm will be critical to bringing a richer and more nuanced public realm experience to Downtown Boston.



- | | | | | |
|------------------------------------|---|--|--|----------------------------|
| 1. City Hall Plaza | 9. Shoppers Plaza | 15. The Great Hall at Winthrop Center (Under Construction) | 21. 133 Federal Street Outdoor Seating | 27. Boylston Place |
| 2. 1 Boston Place Outdoor Seating | 10. Downtown Crossing Pedestrian Zone | 16. 100 Federal Street Atrium | 22. Dewey Square Plaza | 28. Edgar Allen Poe Statue |
| 3. King's Chapel + Old City Hall | 11. Tontine Crescent Temporary Activation | 17. Brattle Book Shop | 23. 125 Summer Street Plaza | 29. Emancipation Park |
| 4. Liberty Square | 12. Post Office Square | 18. Paramount Theater Windows | 24. Mary Soo Hoo Park | 30. Statler Park |
| 5. 75 State Street Outdoor Seating | 13. Winthrop Lane | 19. Kingston Street + Bedford Street Intersection | 25. Phillips Square (Under Construction) | 31. Elliot Norton Park |
| 6. Jenney Plaza | 14. Winthrop Square | 20. 100 Summer Street Plaza | 26. Liberty Tree Plaza | |
| 7. Custom House Streetscape | | | | |
| 8. Irish Famine Memorial | | | | |

PLAN: Downtown Historic Assets

December 3, 2018



The juxtaposition of historic buildings and spaces alongside more modern buildings and infrastructure give Downtown Boston its unique identity. As Downtown Boston continues to grow, preservation of these historic assets will

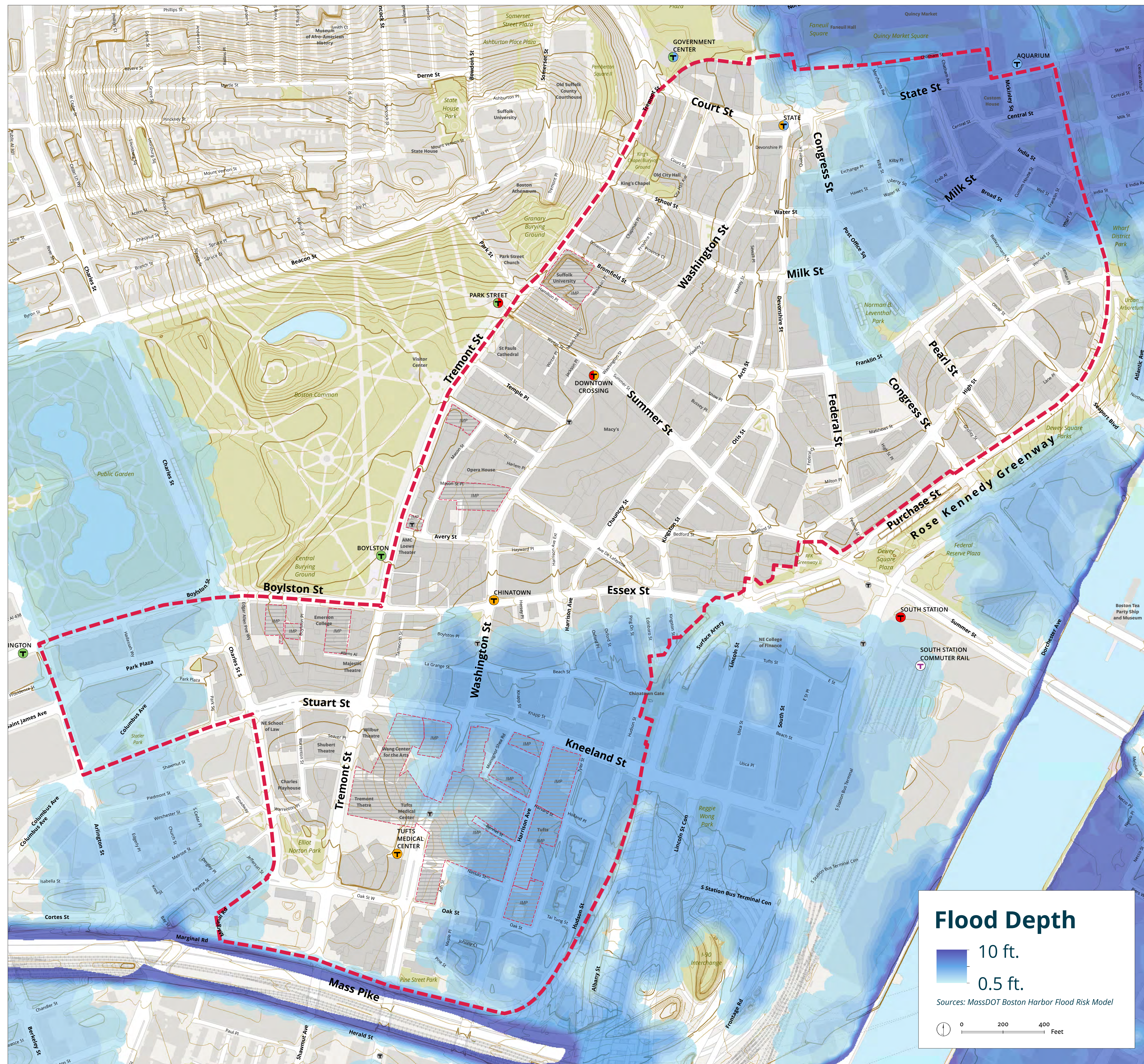
be key to maintaining Boston's character and charm. This map is a working record of documented and designated historic ratings in the PLAN: Downtown Study Area, gathered from local and national historic resources.

Sources: Boston Landmarks Commission Map, U.S. National Park Service National Register of Historic Places, Massachusetts Historical Commission Massachusetts Cultural Resource Information System (MACRIS), BRA Financial District Plan, BRA Midtown Cultural District: Historic Building Survey, Boston Public Library



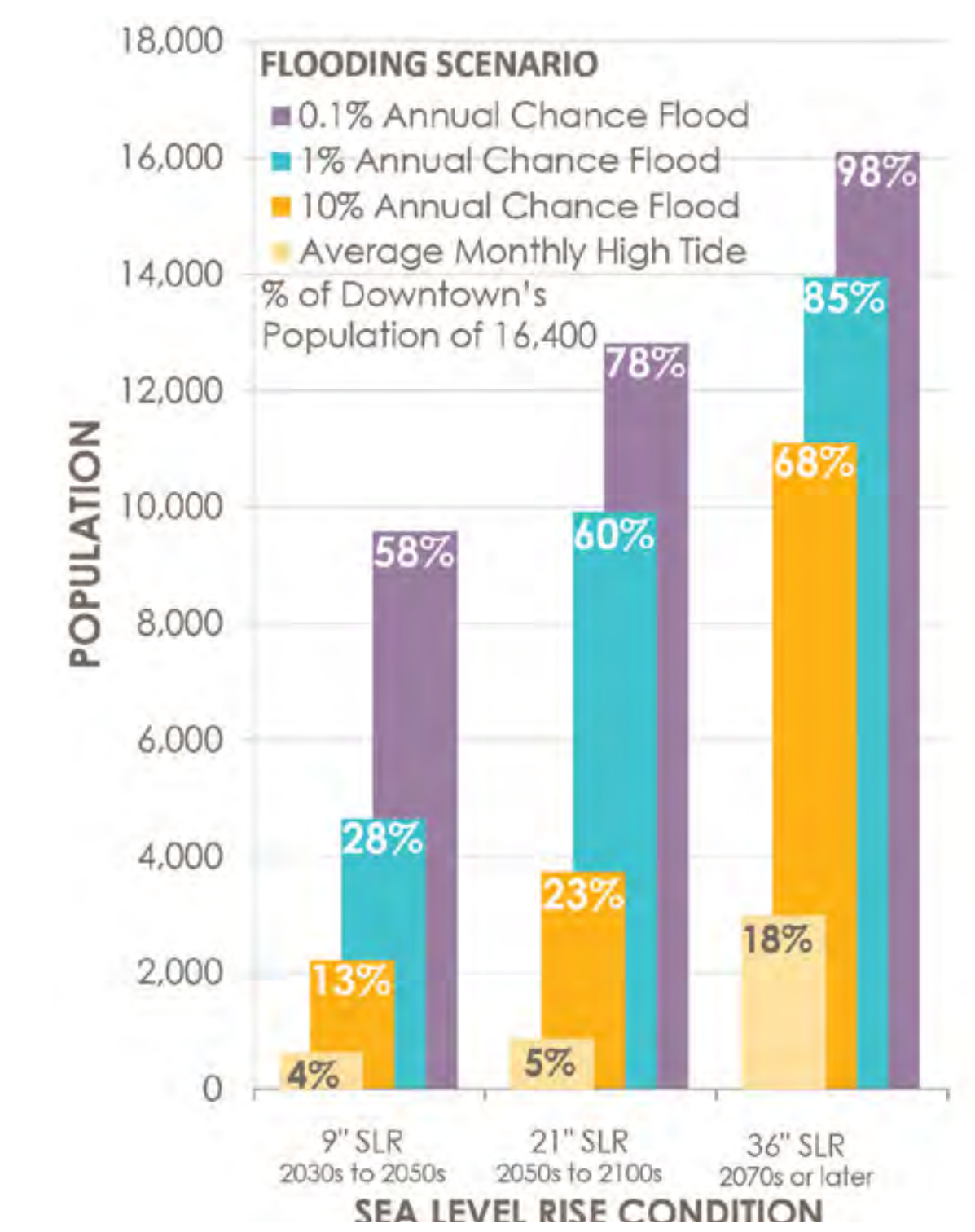
Environmental Resiliency

1% Annual Chance Coast Flood with 40-inches Sea Level Rise



Population Exposure

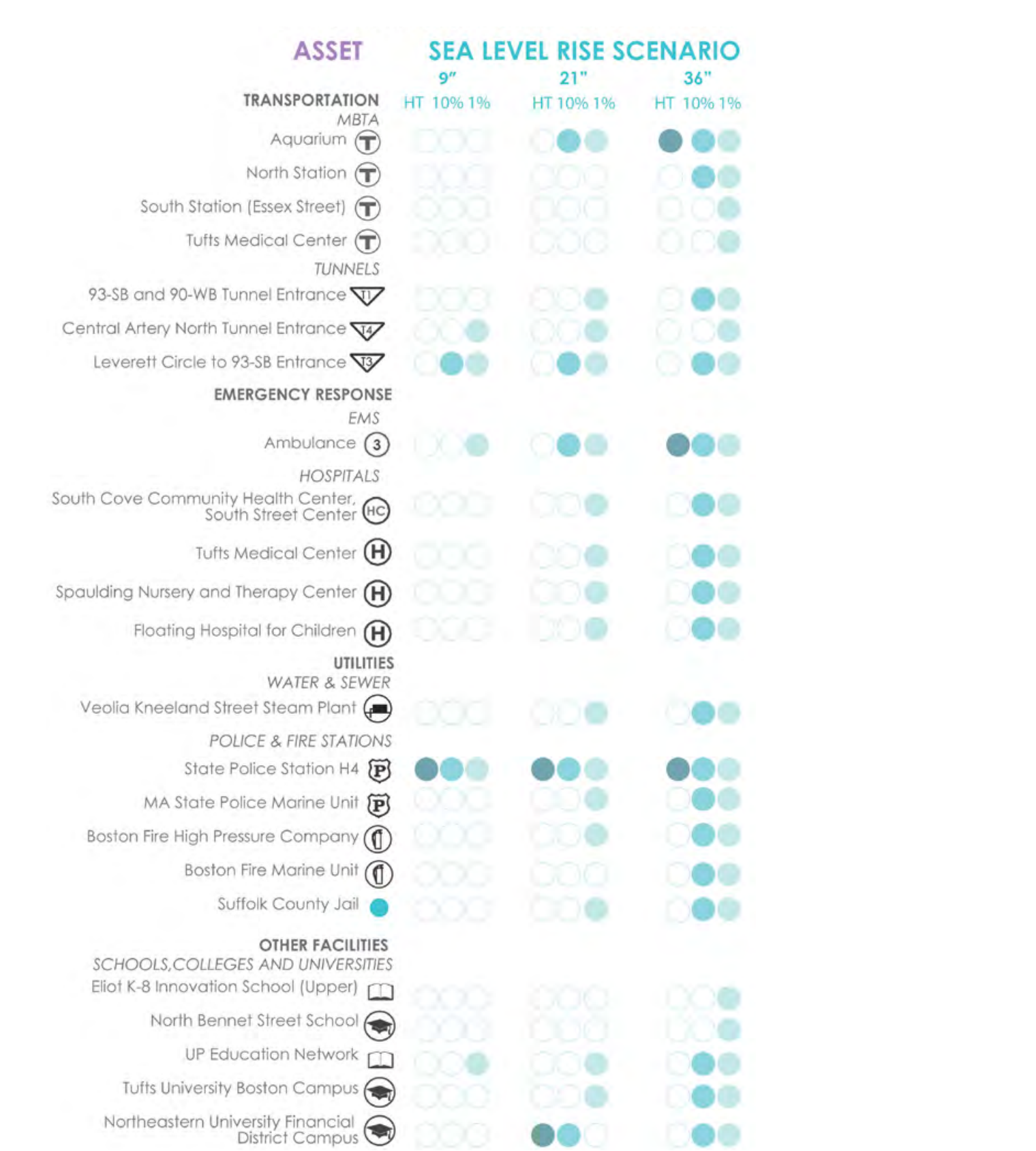
The population has a significant share of older adults and residents without vehicles that could be affected by disruptions in public transportation service and loss of electricity when climate regulation indoors is necessary for resident well-being.



Source: City of Boston: Climate Ready Boston, 2016. Study area boundary varies from PLAN: Downtown.

Asset Exposure

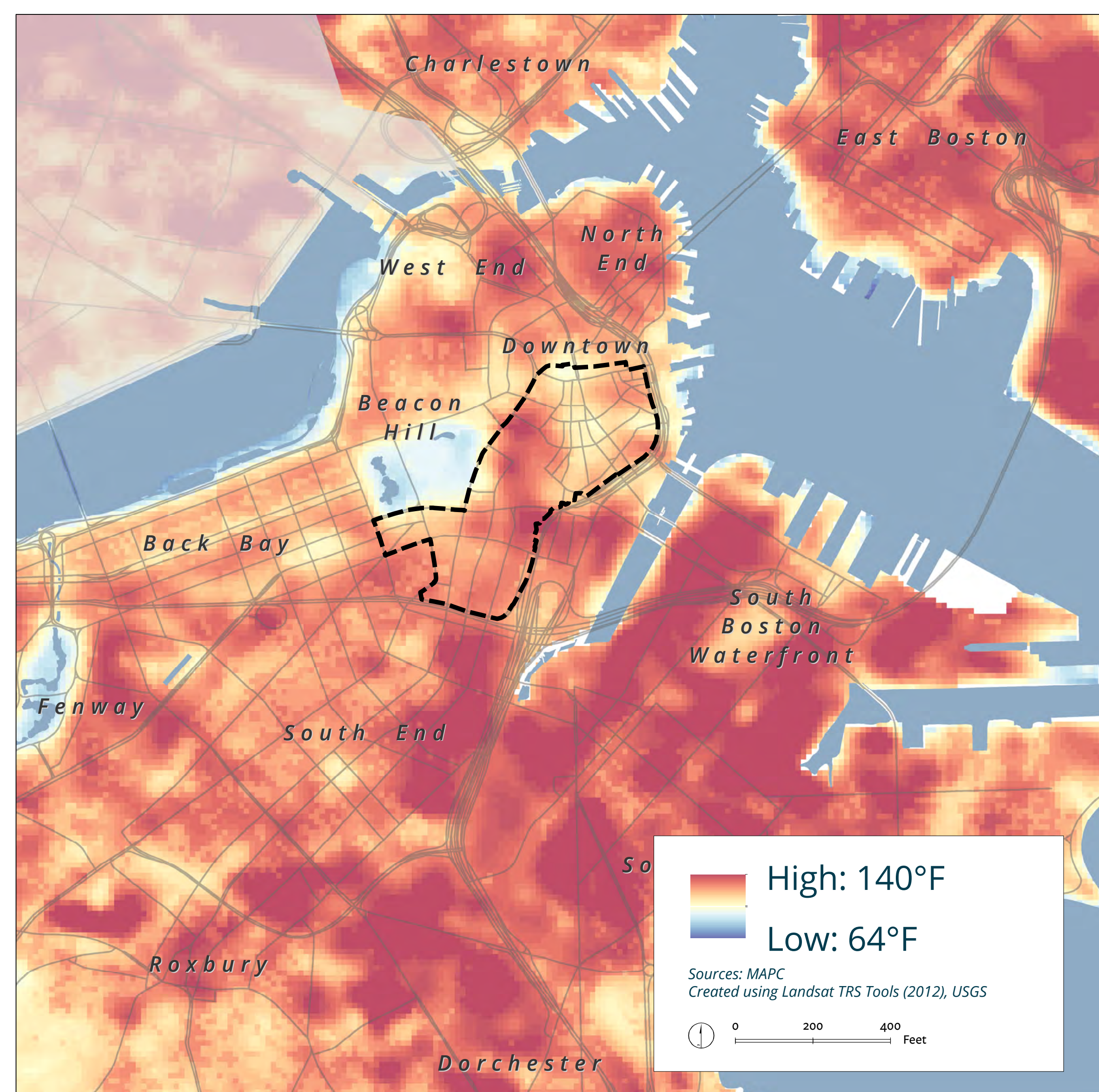
Various transportation connections from Downtown and sections of the Financial District may be exposed to flood impacts at some time this century.



Source: City of Boston: Climate Ready Boston, 2016. Study area boundary varies from PLAN: Downtown.

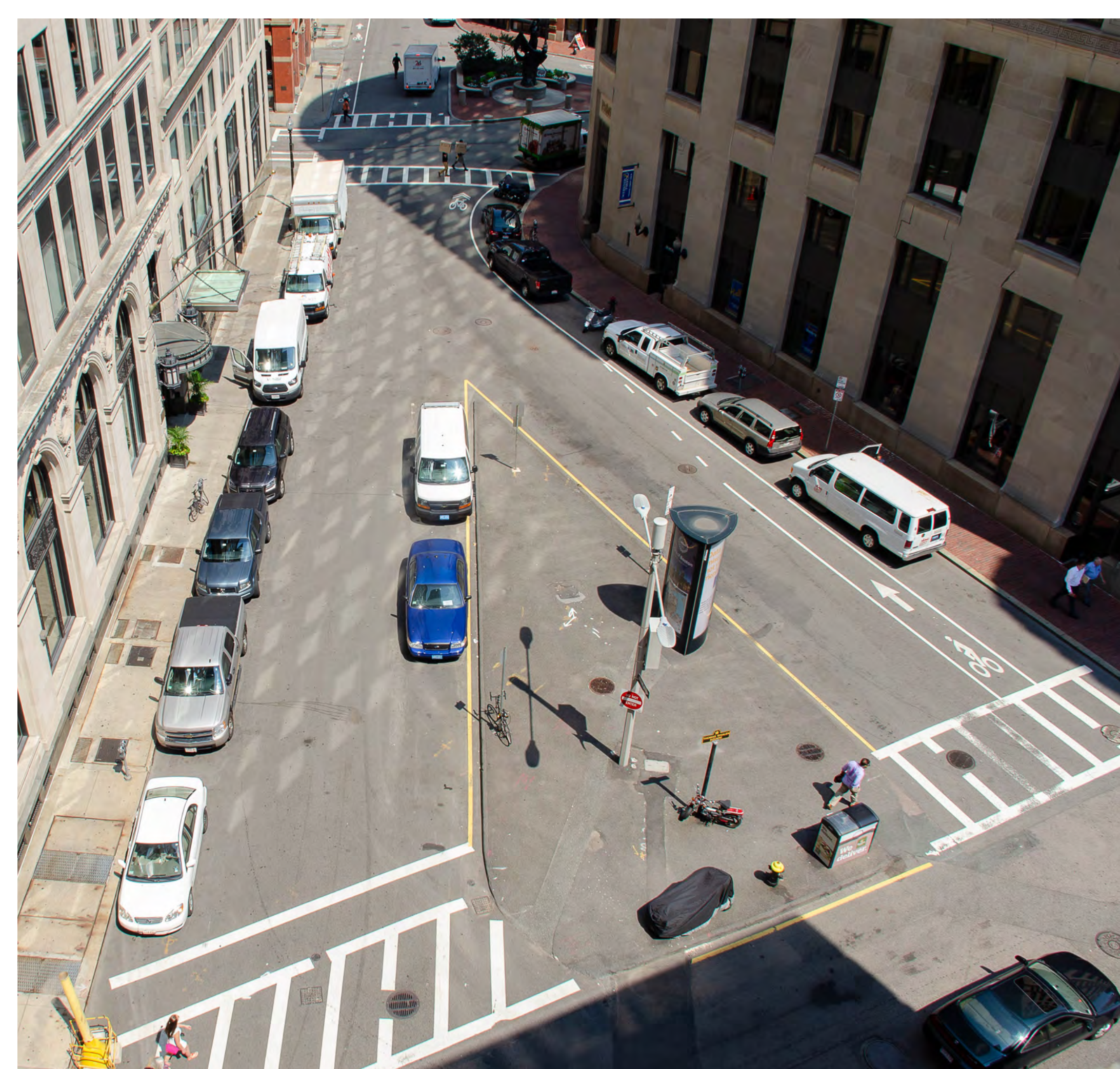
Urban Heat Islands in 2018

Average Daytime Land Surface Temperature



Kilby Street

Large expanses of paved and unshaded surfaces contribute to a higher average surface temperature.



Post Office Square

Shade trees and unpaved surfaces alleviate increases in average surface temperatures.



Source: Post Office Square, Wikipedia, Newton Court, 2016.

Draft Value Statements

The value statements below represent preliminary insights identified by the BPDA through prior planning & informal conversations with members of the public, including residents, workers, & property owners. Please provide feedback on what you would like to see amended or added to each value statement. Alternative values are also welcome.

Equity

Improve access to housing, cultural assets, and amenities Downtown for a diverse range of Boston residents across all neighborhoods, levels of affordability, stages of life, and backgrounds.

Handwritten notes for Equity:

- safer pedestrian walkways esp. for high % of A elders in Chinatown
- Stabilize working class residents vulnerable to displacement
- stabilize small businesses vulnerable to displacement
- Address homeless needs! Better services for them. So other public amenities can be really improve already social, environmental conditions
- Equitable access to green space & healthy air - Chinatown is mostly concrete & too many highways
- NO MORE LUXURY HOUSING
- CHINATOWN NEEDS ITS OWN GOALS & PRIORITIES
- affordable housing in Chinatown
- Health very important - Health Lens Analysis?
- No Displacement of current residents. Allow formerly displaced residents to return.
- Starter priced homes for 1st time home buyers to encourage young people to buy
- INNOVATIVE PUBLIC SPACES/ BUILDINGS TO INCREASE ACCESS TO KNOWLEDGE
- more equitable distribution of parks & green spaces (more trees & parklets in Southern area)
- NO MORE REXALL AND STREET WINDOWS - ACTIVE WINDOWS DOORS / NO PODIUMS

Identity & Public Realm

Embrace the distinctive places and identities present in public spaces and neighborhoods as complementary members of one cohesive place.

Handwritten notes for Identity & Public Realm:

- MOORE TREES!
- Activate downtown @ night; specially during the dark winter
- More trees in public squares
- Make Boston an Artistic City with major art installs! So many other cities do this & it makes a difference
- Green Spaces!
- STREET TREES
- VIBRANT SQUARES AND PARKS
- Smart-downtown
- Maintain diverse senses of scale
- Blue Line + Red Line Connection
- PROPER BUS STOPS, PLEASE! CONSIDERATION OF WEATHER
- Library for Chinatown
- More recognition of actual & class differences
- Make a more concerted effort to protect Chinatown's historic sites
- Walk ways near the bridges & Railway need to be more clear.
- Mixed Lowest Income Housing Complex
- Better biking infrastructure!
- Find ways to reduce & mitigate traffic pollution
- BETTER TRANSIT STATIONS. They are in need of much attention. Not welcoming.
- BETTER & MORE GENEROUS SIDEWALKS
- Protected bike lanes!
- COMMERCIAL VEHICLES PARKED ON WASHINGTON ST AT AVERY. Reducing Washington St - to END LAND
- SHeltered & CLIMATE PROTECTED BUS STOPS
- ACCESSIBLE SUBWAYS STATIONS
- IT'S STATIONS NEED BETTER ELEVATOR ACCESS
- Walk ways near the bridges & Railway need to be more clear.
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- Protected bike lanes!

Resiliency & Preservation

Preserve the legacy associated with cultural neighborhoods, arts & performance venues, and historic building fabric while introducing climate resiliency & protection for new and existing spaces Downtown.

Handwritten notes for Resiliency & Preservation:

- Preserve historic facades + enforce height proportionality to existing neighborhood buildings
- RENOVATE PARKS for diversity of people and activities
- particular attention to most vulnerable in relationship to flooding threats
- preserving culture is so, so important
- Article 37 needs reworking
- SENSE OF PLACE - Downtown is unique. We must identify + protect what makes it BOSTON!
- protection of Chinatown's historic row houses & historic role for immigrant families
- Connect equity to climate resilience
- Equitable access to green space & healthy air - Chinatown is mostly concrete & too many highways
- Address homeless needs! Better services for them. So other public amenities can be really improve already social, environmental conditions
- CHINATOWN NEEDS ITS OWN GOALS & PRIORITIES
- affordable housing in Chinatown
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- more equitable distribution of parks & green spaces (more trees & parklets in Southern area)
- NO MORE REXALL AND STREET WINDOWS - ACTIVE WINDOWS DOORS / NO PODIUMS

Mobility

Strengthen connections between Downtown and Boston's neighborhoods with equitable travel choices that safely connect residents to the jobs and resources located Downtown.

Handwritten notes for Mobility:

- SHeltered & CLIMATE PROTECTED BUS STOPS
- ACCESSIBLE SUBWAYS STATIONS
- IT'S STATIONS NEED BETTER ELEVATOR ACCESS
- Walk ways near the bridges & Railway need to be more clear.
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- Protected bike lanes!

Draft Value Statements

The value statements below represent preliminary insights identified by the BPDA through prior planning & informal conversations with members of the public, including residents, workers, & property owners. Please provide feedback on what you would like to see amended or added to each value statement. Alternative values are also welcome.

Mixed-Use Core

Continued dense, mixed-use development and public realm improvements Downtown in the core will support job growth and new housing opportunities, add amenities, and create active centers for residents, workers, and visitors.

More Dinner/Nighttime Dining options

Make certain downtown is great for the working resident.

Celebrate local Boston artists by creating signage works in public spaces that attract tourists, enhance the street scene.

Restaurants open on weekends to service residents - not just workers that come in Mon-Friday

This doesn't happen automatically. We need to leverage benefits for community of manage speculation.

Mid-range Clothing stores similar to those found in malls

Better retail on Winter St. More attention to this busy and "challenged" street.

Find short-term uses for empty retail - dark ground floors are not good

Prioritize green space / open spaces. STOP ADDING CEMENT TO GREEN SPACE

Activation of underutilized spaces (open spaces, etc.)

affordable housing - green space (community) - community space

What did we miss?

Please tell us what you value Downtown and what you would like to see emerge from this planning process.

1. IDENTIFY TOTAL DENSITY WITHIN STREETS/LANE
2. IDENTIFY HISTORIC ASSETS
3. ENSURE SUFFICIENT CHANGING DISPENSER
4. RESIDENTIAL SHOULD BE A GOAL, NOT PRASPT ZONING

Specific focus on Art (in public realm)

It's too dark around ANCA and the Park at late night

A performing arts "theatre" that is configurable for small to large and large performing spaces. Accommodate elevated needs of these groups. Proven

Boston has beautiful buildings, streetscapes, unique neighborhoods. We need to manage growth + preserve what we love + counter displacement.

Detention of Boston Common and Fenway Street border area

Community Center!

More open/green space in Chinatown

More seating areas

Recognizing Chinatown as its own neighborhood

Enhance Safety for Chinatown Area.

families that can't afford to live in Chinatown anymore

Participation & Outreach

Who else should be invited to participate in this process?

Students!
High school
AND college

More resident
participation
- they live here
24/7

Local Organisations

Local Artists

Chinatown
residents
non-english
speakers

Non-English
Speakers
Chinatown
Residents

What is the best way to reach out to these people/groups?

IG

Make it easy for
local residents
to participate in
places they are
familiar with

Email
Survey/
Newsletter

Intercept stations
at key locations in
Downtown
Local survey
and interactive
feedback
activities

Language accessibility
- Translators
- Forms/ flyers in
different languages
that reflect downtown
Boston's population

FACE BOOK
(+ social
Media)

non
Profit
organisations

local
non-profits

Reach out to high
school administrators
to promote upcoming
events

Physical
direct outreach
and participation
at meetings

Join the Advisory Group

Mayor Martin J. Walsh and BPDA are seeking nominations for community members to serve on an Advisory Group.

Who Should Participate?

- Local residents (including both renters and owners)
- Local business owners
- Property owners
- Workforce employees (including both residents of Boston and other communities)
- High School & College Students
- Local advocacy groups
- Subject-matter & technical experts such as architects & planners
- For-profit and nonprofit developers

Schedule

- Meetings will typically last 90 minutes
- Early 2019 through mid-2020
- A schedule of meeting frequency will be discussed at the first meeting.

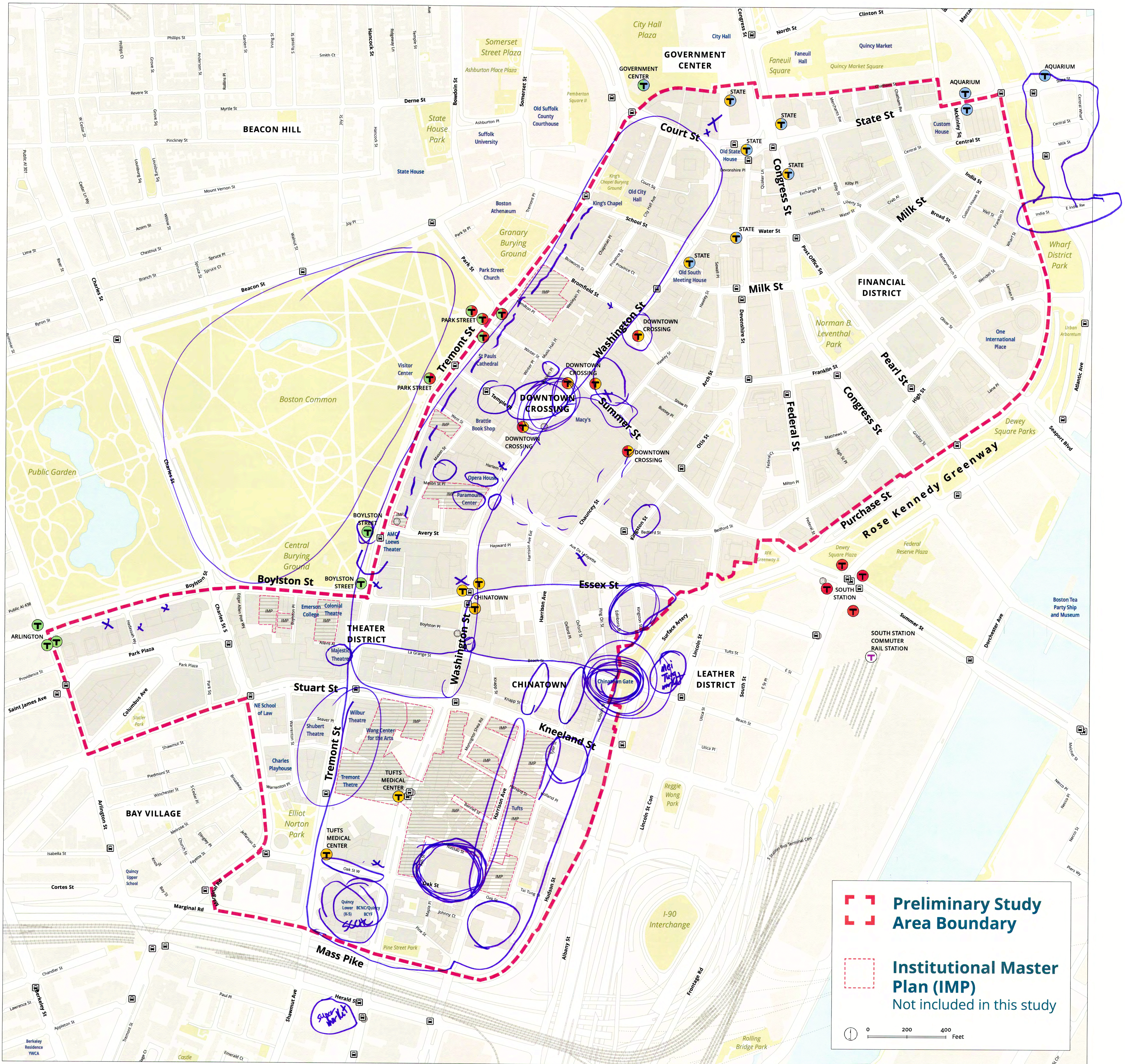
Nominations Due December 14, 2018

How would you like to participate in this process? Share your ideas for future events.

Chinatown Market Plan
Committee work
collaboratively with
City

non-profit
orgs

Where is your Downtown?

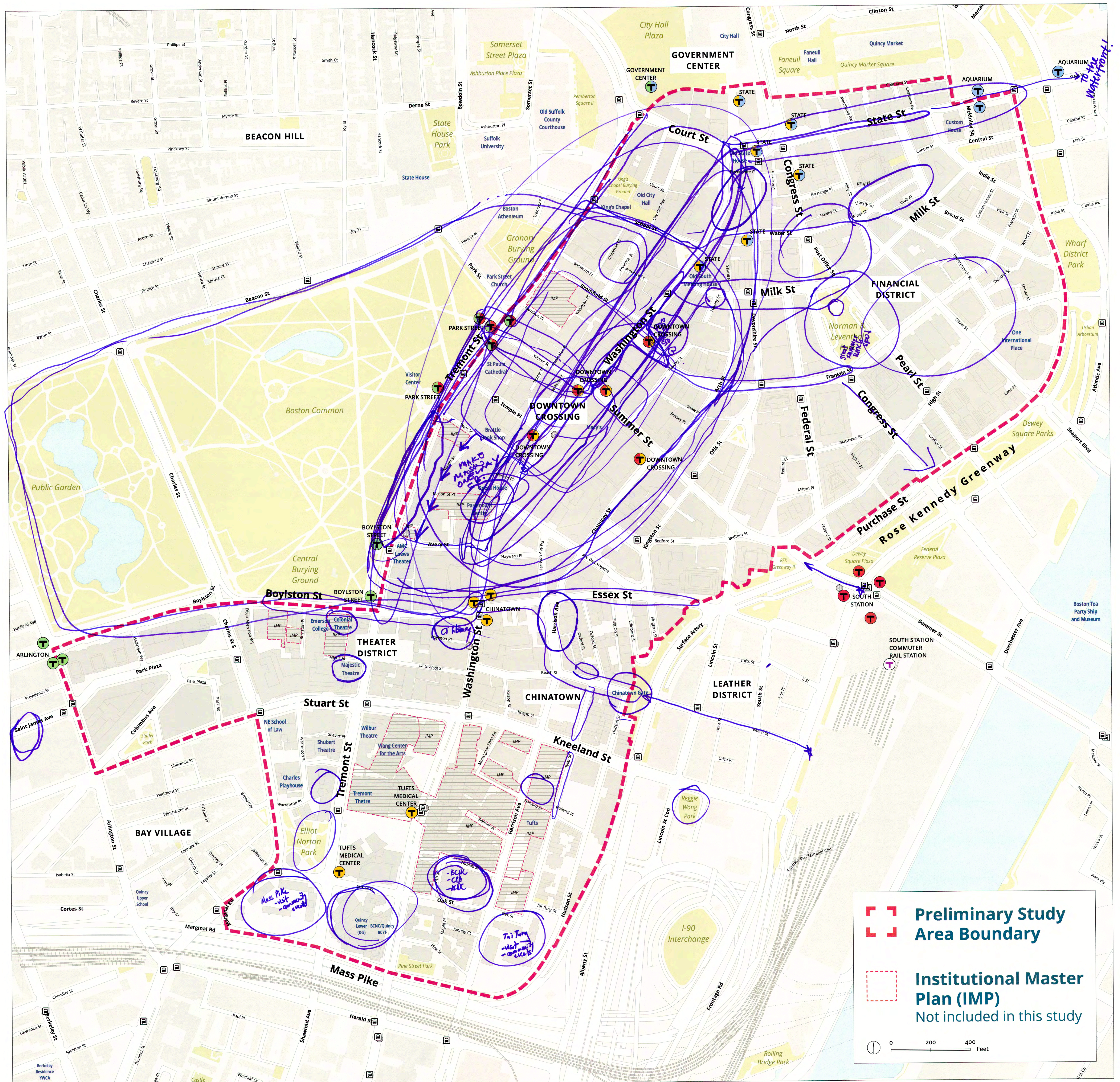


Circle the areas you commonly visit or utilize Downtown.

Where are your favorite interior and outdoor places Downtown? Where do you commonly visit during the week versus the weekend?

Are there notable places that are significant to Downtown's identity? Annotations & descriptions are welcome!

Where is your Downtown?

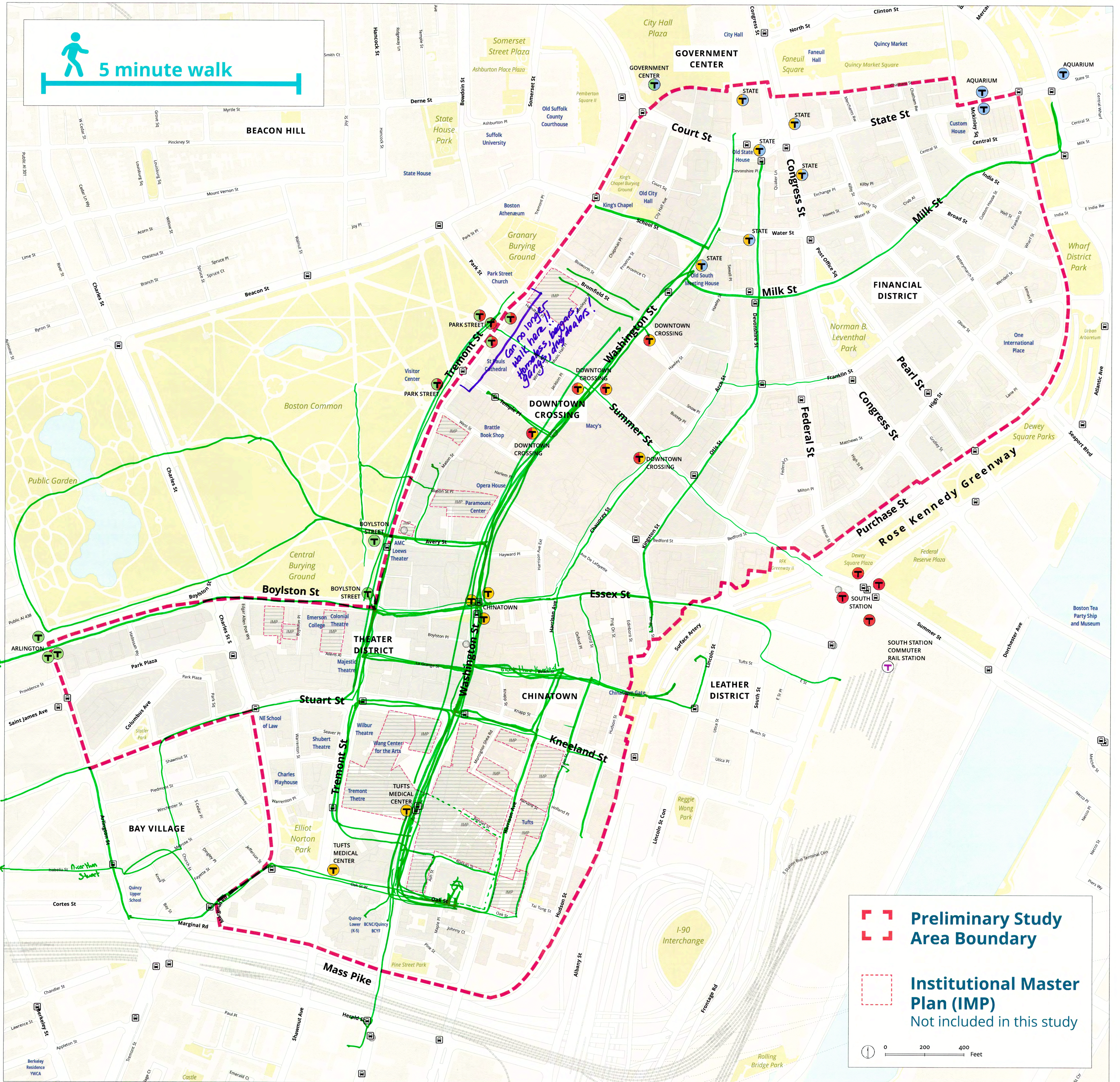


Circle the areas you commonly visit or utilize Downtown.

Where are your favorite interior and outdoor places Downtown? Where do you commonly visit during the week versus the weekend?

Are there notable places that are significant to Downtown's identity? Annotations & descriptions are welcome!

How do you access Downtown by Foot?



Draw the paths you commonly take while walking Downtown.

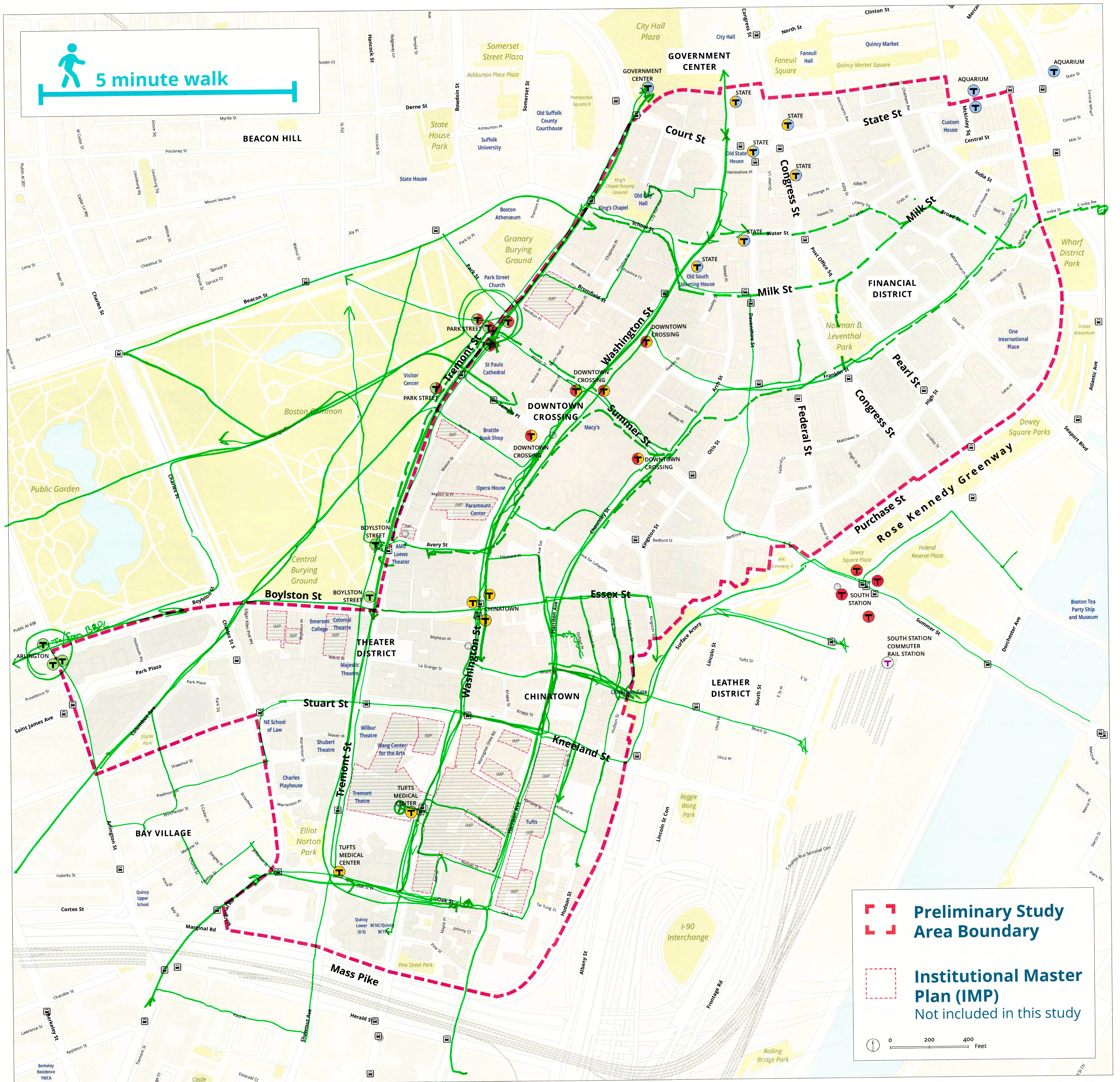
Are there routes you favor for speed versus a more pleasant experience? Are there places you avoid or prefer to walk by? Annotations and descriptions are welcome!

Did you know...

53% of Downtown residents walk to work

15% commute by bus or subway.

How do you access Downtown by Foot?



Draw the paths you commonly take while walking Downtown.

Are there routes you favor for speed versus a more pleasant experience? Are there places you avoid or prefer to walk by? Annotations and descriptions are welcome!

Did you know...

53% of Downtown residents walk to work

15% commute by bus or subway.

How do you access Downtown by Bike?



Draw the paths you commonly take while biking Downtown.

Are there routes you favor for speed, safety or for a pleasant experience? Where do you access Blue Bikes? Do you have access to bike parking? Annotations and descriptions are welcome!

Did you know...
20% of all vehicles are bikes during peak hours (8-10 am & 5-7 pm) along Washington Street south of Hayward Place.

How do you access Downtown by Car?



Draw the paths you commonly take while driving Downtown.

Where do you commonly park Downtown? Mark locations where you usually pick up ride hailing services or shared cars. Annotations and descriptions are welcome!

Did you know...

44% of households own at least one car

19% of Downtown residents commute by car, truck, or van.