



# PLAN: Downtown

Advisory Group Meeting #1

March 7, 2019



**boston planning &  
development agency**

# Agenda

*Advisory Group Meeting #1—March 7, 2019*

- 1. Welcome and Introductions**
- 2. Advisory Group Overview**
  - a. Advisory Group Schedule
  - b. Roles and Responsibilities
- 3. PLAN: Downtown Overview**
- 4. Where We Are**
  - a. PLAN: Downtown Open House
  - b. City of Boston Interagency Information Session
  - c. Advisory Group Formation
- 4. Where We Are (Continued)**
  - d. Roundtable Discussions
  - e. Preliminary Mapping and Information Gathering
  - f. Community Engagement Planning
- 5. Next Steps**
  - a. Public Meeting: Vision Workshop targeted for April 2019
  - b. Continue Mapping Analysis
  - c. Advisory Group Meeting #2
  - d. Homework Assignment

# 01.

## Welcome and Introductions



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# Welcome and Introductions

## Meet the Planning Team



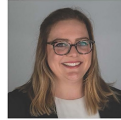
**Kennan Rhyne**  
Senior Planner II  
Team Co-Lead



**Corey Zehngebot**  
Senior Architect/Urban  
Designer  
Team Co-Lead



**Lauren Shurtleff**  
Acting Director of  
Planning, Deputy Director  
for Downtown &  
Neighborhood Planning



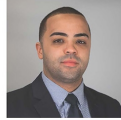
**Natalie Punzak**  
Urban Designer I



**David Carlson**  
Deputy Director for  
Urban Design



**Andrew Grace**  
Director of Strategic &  
Economic Development  
Mayor's Office of  
Economic Development



**Raul Duverge**  
Senior Project Manager



**Marcus Mello**  
Urban Designer I



**Carolyn Bennett**  
Geospatial Data Manager



**John Tad Read**  
Deputy Director of  
Transportation &  
Infrastructure Planning



**Jonathan Greeley**  
Director of Development  
Review



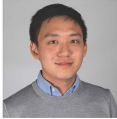
**Mary Knasas**  
Senior Planner III



**Jill Ochs Zick**  
Landscape Architect



**Michael Christopher**  
Deputy Director for  
Development Review/  
Government Affairs



**Phillip Hu**  
Planner II



**Jolivia Barros**  
Assistant to the Director  
of Planning



**Danchen Xu**  
Neighborhood Liaison  
Mayor's Office of  
Neighborhood Services

## Core Consultant Team



**Alex Krieger**  
Planning Consultant  
NBBJ



**Kathryn Firth**  
Planning Consultant  
NBBJ



**Chris Herlich**  
Planning Consultant  
NBBJ



**Rodrigo Guerra**  
Planning Consultant  
NBBJ



**Eric Gordon**  
Community Engagement  
Consultant  
Engagement Lab

# Welcome and Introductions

*Meet the Advisory Group*

## Advisory Group Members

## Ex-Officio Members

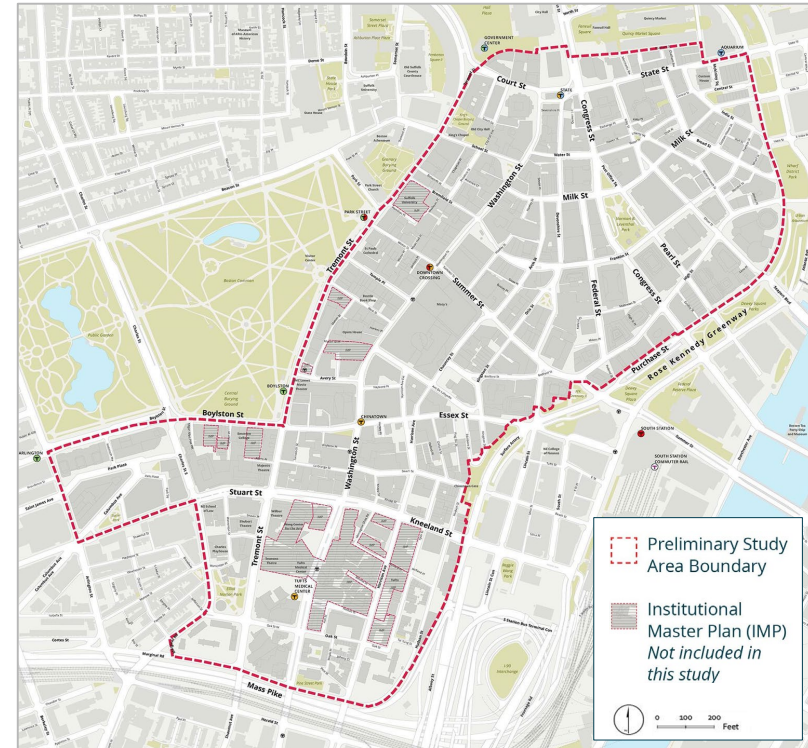
Rob Adams	Gilbert Ho	Angie Liou	Rosemarie Sansone	<i>Rep. Aaron Michlewitz</i>
Erica Blonde	Peggy Ings	Lydia Lowe	Rishi Shukla	<i>Sen. Joseph Boncore</i>
Barbara Boylan	Jung Shen Kuo	Herb Lozano	Ann Teixeira	<i>Councilor Ed Flynn</i>
Paul Chan	Chuck Labins	Beatrice Nessen	Theresa Tsoi	<i>Capt. Kenneth Fong, BPD</i>
George Coorsen	Karen LaFrazia	Mary Ann Ponti	Tony Ursillo	<i>Roger Mann, MBTA</i>
Alison Frazee	Susanne Lavoie	Seth Riseman	Jason Wright	<i>Peter Paravalos, MBTA</i>
Arturo Gossage	Joshua Leffler	Joyce Sanchez		

# Welcome and Introductions

*Introduce yourself and share the answer to one of the following:*

Within the study area...

- 1. Where do you enjoy grabbing lunch?**
- 2. What's your favorite shop or business?**
- 3. Where do you enjoy spending time outside?**
- 4. What is the last theatre show you attended?**
- 5. What do you consider to be the most significant landmark?**



# 02.

## Advisory Group Overview



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# Advisory Group Overview

## *Advisory Group Objectives*



- **To be an ambassador for the community**
- **To promote excellence** in planning, urban design and development
- **To provide deep understanding and expertise** about planning issues specific to Downtown
- **To be a sounding board** for the community's needs and aspirations
- **To be a solution generator**





# Advisory Group Overview

## *Roles & Responsibilities—Community Outreach*

Support the City's planning team in community outreach including:

- **Assist with outreach** and spreading the word about the planning initiative.
- **Encourage excitement** and participation around planning for the future.
- **Communicate information** back to neighborhood groups and other affiliations.
- **Assist with facilitation** of PLAN: Downtown events.



# Advisory Group Overview

## *Roles & Responsibilities—Plan Development*

Assist the City's planning team in several tasks related to the initiative including:

- **Advise on planning process** and Downtown-specific issues.
- **Bring topical expertise** and perspective to discussions, work sessions & meetings.
- **Review the consultant's tasks** and their findings.
- Participate in the **development of a vision, goals, and principles** for the Future Downtown.
- **Assess development scenarios** and their associated impacts.
- **Propose viable recommendations** that will ultimately inform new urban design and development guidelines and potential zoning regulations.



# Advisory Group Overview

## *Rules of Engagement*

- All meetings are open to the public and are sponsored by the BPDA.
- Members agree to treat all participants of the study with respect and actively listen.
- Actively support all voices so that they may be heard.
- State comments and questions plainly and up-front followed by any necessary commentary.
- The BPDA encourages rigorous dialogue of differing opinions.



# Advisory Group Overview

## *Time Commitment & Term of Service*

**This Advisory Group is specific to the PLAN: Downtown process.**



- Members will remain active for the entirety of the planning process.
- Time commitment is approximately 1 meeting every 4–6 weeks through summer 2020. Meetings will last 1.5–2 hours, depending on the agenda.
- Members are expected to be active participants at all PLAN: Downtown events.

# Advisory Group Overview

*Preferred Advisory Group Meeting Times*

**11 respondents**

	<b>Mondays</b>	<b>Tuesdays</b>	<b>Wednesdays</b>	<b>Thursdays</b>	<b>Fridays</b>
<b>Early Morning</b> 7:30–9:00 AM	2	3	2	2	1
<b>Morning</b> 9:00–12:00 AM	3	2	3	3	4
<b>Afternoon</b> 12:00–5:00 AM	3	3	3	3	2
<b>Early Evening</b> 6:00–8:00 AM	5	7	6	7	1

# Advisory Group Overview

*Preliminary Advisory Group Schedule—Subject to Change*

1	March 7, 2019	<b>Introduction &amp; Project Overview</b>
2	April 2019	<b>Existing Conditions &amp; Project Vision</b>
3	May 2019	<b>Subdistrict &amp; Character Areas, Preservation &amp; Growth</b>
4	June 2019	<b>Mobility &amp; Public Realm</b>
5	July 2019	<b>Climate &amp; Resiliency</b>
6	September 2019	<b>Development Scenarios</b>
7	October 2019	<b>Preferred Development Scenario</b>

8	November 2019	<b>Preferred Development Scenario</b> Impact Assessment
9	December 2019 / January 2020	<b>Urban Design Guidelines &amp; Zoning Recommendations</b>
10	February 2020	<b>Urban Design Guidelines &amp; Zoning Recommendations</b>
11	March/April 2020	<b>Draft PLAN: Downtown</b>
	May—July 2020	Meet as needed. PLAN: Downtown must be substantially complete by July 2020.

*Meeting dates and subjects are tentative and subject to change. Extra meetings may be scheduled and will be discussed in advance with the Advisory Group. Advisory Group members will be provided with schedule updates as the project progresses.*

# 03.

## PLAN: Downtown Overview



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# PLAN: Downtown

## *Primary Goal*

**Building on past studies, the primary goal of the study will be to develop a new framework for the preservation, enhancement, and growth of the Downtown area of the City of Boston, while balancing the importance of livability, daylight, walkability, climate change, access to open space, affordability, and a dynamic mix of uses, among others.**



# PLAN: Downtown

*Project team*

## **BPDA & City Staff**

**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




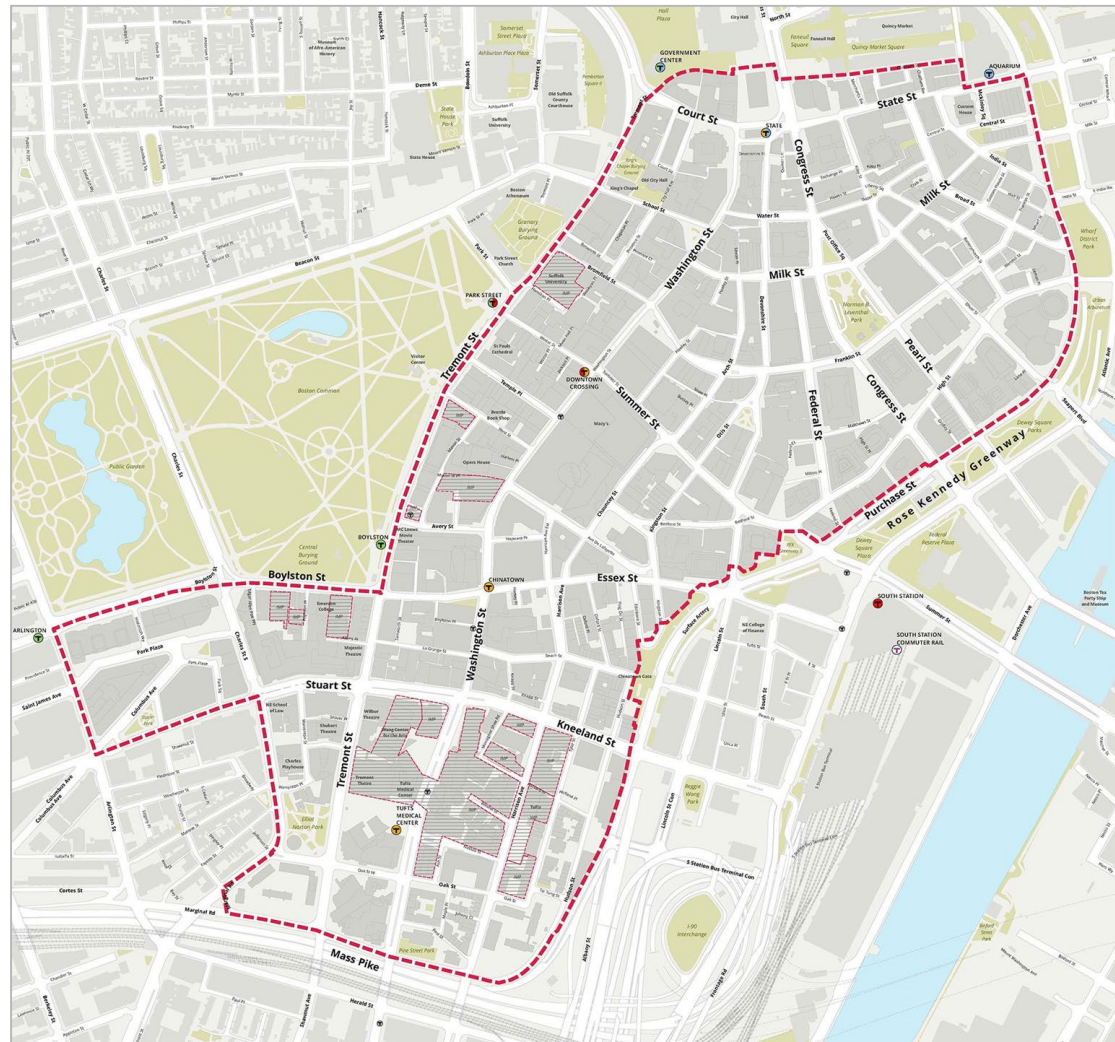
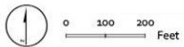
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# PLAN: Downtown

## Study Area

 Preliminary Study Area Boundary

 Institutional Master Plan (IMP) Not included in this study

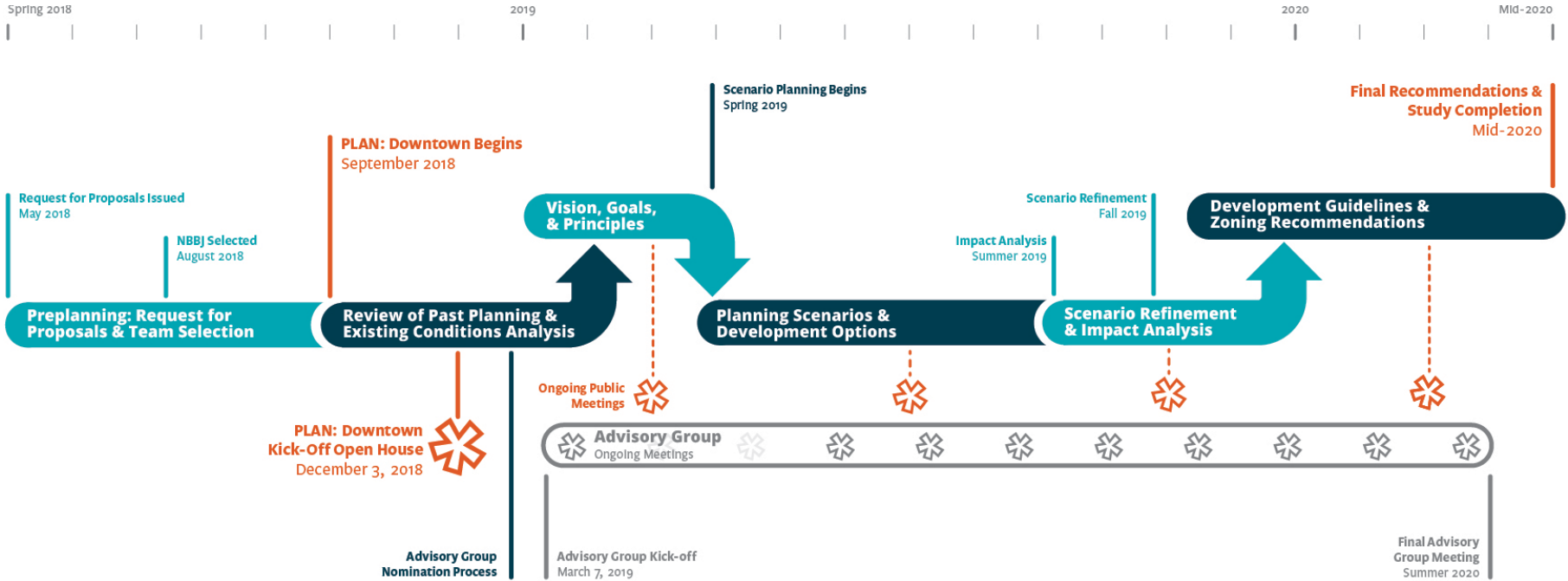


# PLAN: Downtown

*What the Study Will Cover*

- 1. Review proposed study area** boundary and past plans
- 2. Existing conditions analysis**, modeling, mapping, and preliminary community outreach
- 3. Develop vision, goals & principles** for the future Downtown
- 4. Study of massing options** & development scenarios for the study area and each sub-district
- 5. Refinement of preferred massing/development options** & impact analysis/market analysis
- 6. Urban design/development guidelines** & zoning recommendations

# Timeline



# 04.

## Where We Are



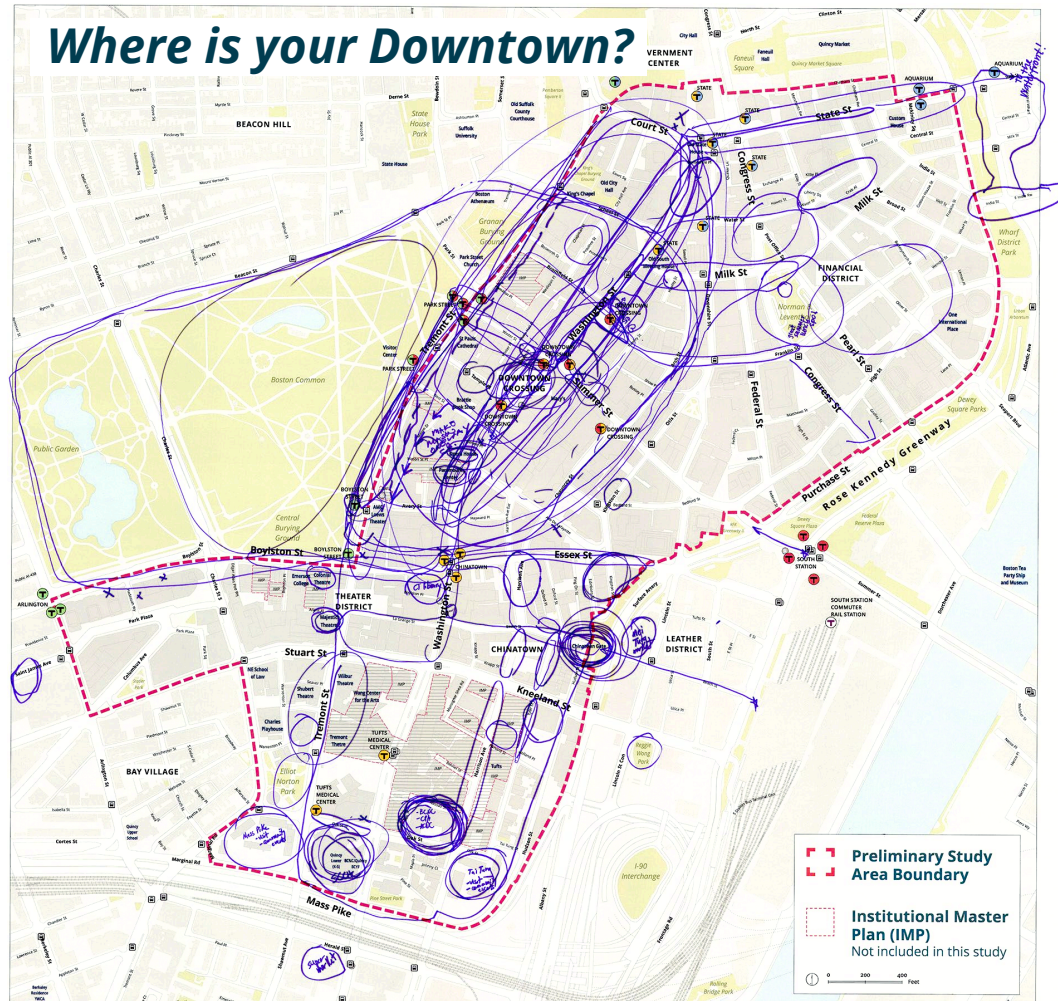
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# Where We Are

## Open House Overview

### Who we heard from:

- Over 120 attendees
- Downtown Residents
- Business Community
- Students
- Asian CDC
- Friends of Public Garden
- Tufts, Emerson & Suffolk
- Chinatown Community Land Trust
- Chinatown Main Streets
- Chinese Progressive Association
- Downtown BID
- St. Francis House





# Where We Are

## *Open House Overview—Draft Value Statements*

### **Identity & Public Realm**

- Increase vibrant open spaces & public realm with more trees and plantings
- Recognize the cultural differences & identities across Downtown
- Activate Downtown at night

### **Mixed-use Core**

- Increase retail diversity in type & lease lengths
- Activate Downtown at night with programming
- Increase community and open spaces





# Where We Are

Open House Overview—Accessing Downtown

**How do you access Downtown by...**

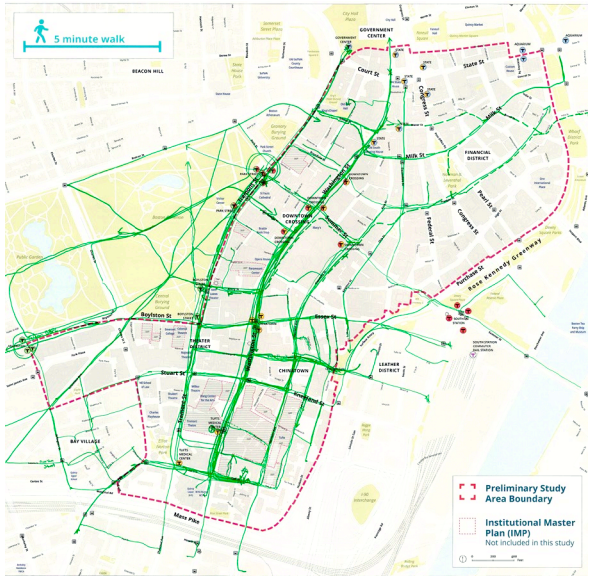
*Car*



*Bike*



*Foot*



# Where We Are

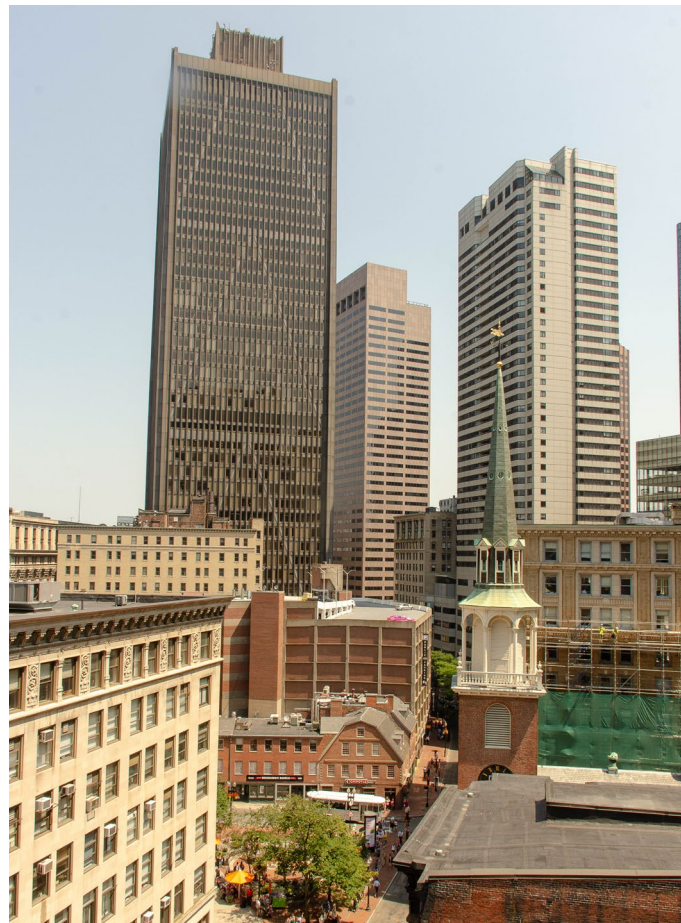
*City of Boston Interagency Information Session*

## **Day-Long Session in December 2018 Included:**

- Boston Planning & Development Agency
- Mayor's Office of Economic Development
- Mayor's Office of Neighborhood Services
- Environment Department
- Boston Landmarks Commission
- Transportation Department
- Public Works
- Neighborhood Development
- Streets Cabinet
- Arts & Culture Cabinet



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# Where We Are

## Advisory Group Formation

**PLAN: Downtown  
Open House**  
December 3, 2018



**AG Nomination  
Period Extended**  
December 2018

**Advisory Group Seated**  
February 7, 2019



# Where We Are

## *Roundtable Overview*

### **Roundtable Discussions**

Hosted by NBBJ on the following topics:

- |                                   |                                  |
|-----------------------------------|----------------------------------|
| - Preservation                    | February 19 <sup>th</sup> , 2019 |
| - Institutional Master Planning   | February 19 <sup>th</sup> , 2019 |
| - Development                     | February 20 <sup>th</sup> , 2019 |
| - Chinatown Master Plan Committee | March 4 <sup>th</sup> , 2019     |
| - Ground-Floor Business Owners    | TBD in March                     |



# Where We Are

*Preliminary Mapping and Information Gathering*

## **Existing Conditions Analysis & Mapping**

- Inventory public realm attributes
- Locate district character areas
- Analysis of subdistricts

## **Development of Suitability Analysis**

- Identifying sites that are likely to redevelop
- Locate likely sites for ground-up vs. preservation-based development

## **Smart Model Coordination (3D Analysis Tool)**



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# Where We Are

## Community Engagement Planning—Draft Engagement Strategy

### We are seeking to...

create a roadmap for development...

establish a long term vision document...

guide equitable growth...

### by engaging...

those who don't usually participate in planning...

Downtown residents...

the Downtown workforce...

students...  
(high school, college, & vocational)

homeless & social service users...

those who infrequently visit Downtown...

tourists & hotel employees...

City & State Agencies...

### because we want...

to keep Boston globally & regionally competitive.

to create an inclusive & vibrant Downtown.

to make the job of planning more predictable.

locals to have the best access to Downtown.

buy-in from those most impacted by the results.

the City & BPDA to be transparent in its process.

### Outcomes

*A set of future advocates & champions for Downtown.*

*The identification of near & far-term improvements & planning outcomes.*

*Expanded set of tactics for engaging a range of stakeholders.*

*Better plan because it is formed by a range of stakeholder experiences.*

*Increased trust in the BPDA & planning process.*

# Where We Are

## Community Engagement Planning—Draft Engagement Tactics



# 05.

## Next Steps



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# Next Steps

- **Continue Mapping Analysis**
- **Vision Workshop**  
Date Pending—April 2019  
Location Pending—Josiah Quincy  
Upper School
- **Advisory Group Meeting #2**  
Existing Conditions & Vision Discussion  
Date & Location Pending—April 2019



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# Next Steps

## Homework Assignment



**In preparation for the AG Meeting #2, please answer the following questions.** These questions will be distributed via email after this meeting.

- My hopes for Downtown are...
- The opportunities Downtown are...
- The challenges Downtown are...
- What do you want to know about Downtown?
- What interested you most from tonight's meeting?