

Preliminary Planning Recommendations

Growth & Preservation

Preservation

Significant building protection

- Continue to follow the Secretary of the Department of the Interior Standards for the Treatment of Historic Properties.
- Proactively identify important architectural context and zone accordingly (e.g. Chinatown Row Houses).

Storefronts

- Require individual storefronts at a human scale at street level, echoing those nearby.

Historic Facades

- Street frontage with historic buildings of significant design quality and visual effect should retain individual building facades.
- Maintain cornice lines and arrangement of windows and doors on the elevations of a building in relation to surrounding buildings

Housing

- Provide workforce/affordable housing on publicly-owned land (within mixed-use developments)
- Expand family housing options by requiring a percentage of 3-bedroom units within each residential development
- Incorporate the 2019 Inclusionary Development Policy (IDP) Update into PLAN: Downtown once completed
- Explore options for addressing housing stabilization in Chinatown
- Expand affordable housing stock for seniors

Community Services

- Create a fund that new development and redevelopment projects contribute to that is allocated to cultural and community uses (prioritize by character area need)

What are your thoughts?

Designate
Historic Cultural
District of support
public art, streetage,
other work as
part of that

I appreciate the acknowledge-
ment of not just building
& facade preservation,
but also context between
buildings that respect
historic character AND
identification of important
architectural context and zone

Identifying other dead
front mass building
traditions are required
to secure all the build-
ing innovations they
all require parking for
main street & trucks
and cannot find it now
from behind them with the
lot, street, and parking
substituting parking, etc &
other options

affordable
preservation
goals as well

Affordable
Housing
(IDP) should
be on site as in
Hawaii. Don't need
see photos

← as long as this doesn't
dissuade developers from
continuing to incorporate
community benefits
within their project
proposals

Could be

Preliminary Planning Recommendations Growth & Preservation

Small Businesses

- Streamline the permitting and approvals process to encourage small businesses.
- Development that displaces small (3,000-sf) independent business must provide short-term (construction) strategy for tenant retention plus one tenant space of equivalent size.
- Create a small business support fund for new development and redevelopment projects to contribute
- Model a new program off the Acquisition Opportunity Program to preserve the Class C office space stock. (loans to help investor-owners buy occupied, rental properties –they are able to pre-qualify for a set amount of funding)
- Provide an incentive to property owners to ensure storefronts are occupied.

What are your thoughts?

CHANGE/BE
AROUND
DISPLACEMENT
Needs to be
clever

Better
hard-
Smittius
(not just
class)
At (hard-to-retain)

broader program
for small
businesses
not only other gov

Climate & Resilience

Flood Mitigation and Adaptation

- Refer to existing (or imminent) flood mitigation policies as captured in Article 25 CRB, the Flood Resilience Zoning Overlay district, and Article 37.

Heat Mitigation

- All new roofs must be green, white, blue, or solar.

Historic Building Design Guidelines

- All development that includes historic buildings must follow the Resilient, Historic Buildings Design Guide.

Building Emission Reduction (Net-zero)

- All buildings will comply with the net-zero emissions readiness requirements –articulate how to apply to major renovations and existing buildings
- Develop deep-energy retrofit program for existing buildings–i.e. PLAN area becomes the leading neighborhood in delivering on Carbon Free Boston goals

What are your thoughts?

Preliminary Planning Recommendations

Mobility & Public Space

Public Spaces

- Provide interior publicly accessible route when a private parcel is located such that route would serve to connect existing exterior or interior passages
- Provide publicly accessible open space -e.g. pocket park or activated plaza

See 'Potential Public Space Improvements' Boards for a list of specific improvements

Street Directionality

- Review directionality to optimize circulation in Downtown without compromising wider area vehicular movement.

Balancing Pedestrians, Cars, & Bicycles

- Prioritize high-occupancy transportation modes on all streets (e.g. buses)
- Mode split should be determined based on Transportation

Demand Management (TDM) guidelines

- Study the expansion of the pedestrian-priority zone and location opportunities for new zones

Transit Service Improvements

- Improve transit services through a systems approach to upgrading infrastructure(e.g. Cambridge KSTEP program)
- Explore the creation of bus hub
- Explore alternative bus routes to ensure efficiency for buses and riders(especially in relation to potentially expanded pedestrian-priority zone)

What are your thoughts?

Think about recreational uses for public spaces
- Playgrounds
- Exercise equipment
- Programming

Need consistency of rules and policies with other Boston neighborhoods

Prioritize parking for contractors serving downtown residents

Where will the proposed bus transit hubs be downtown?

We need express buses from areas that are outside of \oplus range that go directly downtown that reach downtown hubs 30 minutes or less

Something Missing?

SAFETY

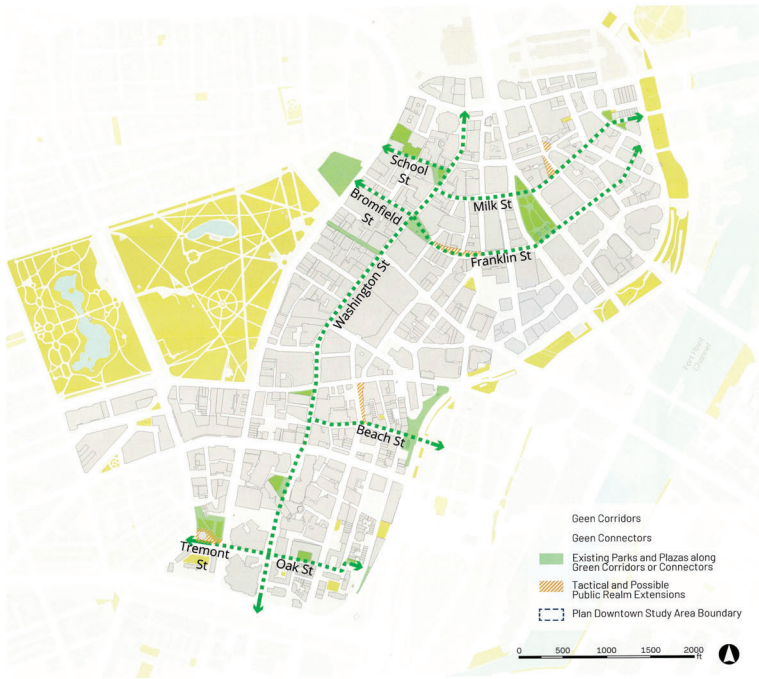
deconstructing
& salvage

QUALITY
OF
LIFE

design
w/ deconstruct
to build

adaptive
reuse

Potential Public Space Improvements Streets and Connectors



Potential Public Space Improvements Key Map



What are your thoughts?

You cannot add this much green space without addressing the homelessness problem/mental health issues in the city

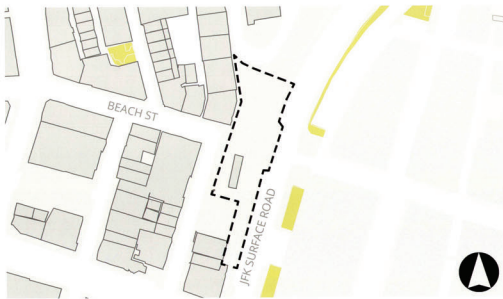
1. Chin Park
2. Eliot Norton Park Extension
3. Oxford Place Playground
4. Tufts Medical Center
5. Public Realm Extension & Permanent
6. Downtown Crossing
7. Public Realm Extension Montine East
8. Public Realm Extension Summer Street
9. Bedford Street / Kingston Street
10. Jenney Plaza
11. Liberty Square
12. Milton Place
13. Fiduciary Trust Building
14. Kilby Street / Milk Street
15. Extended Pedestrian-Priority
16. Hudson Street /Marginal Street

Public Realm Extension - This area could be used as a water feature or a public space

Potential Public Space Improvements Chinatown

1. Chin Park
Type: Park/Plaza

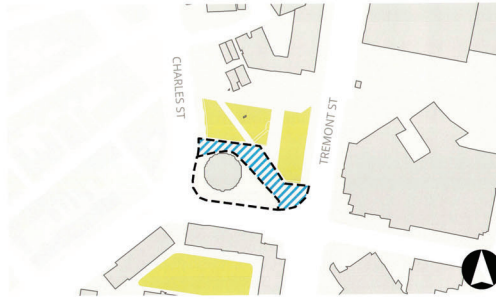
Ownership: Public



2. Elliot Norton Park Extension

Type: Park

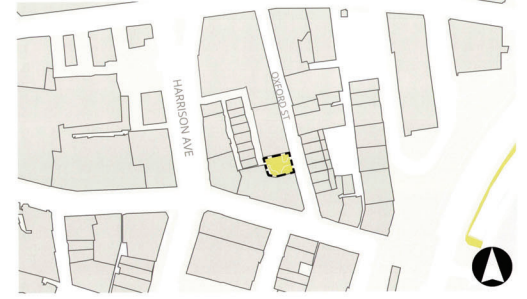
Ownership: Private



3. Oxford Place Playground

Type: Park

Ownership: Public



What are your thoughts?

- More agency public participation for different generations for park area
- more green
- improve lighting at night
- Improve lighting
- replace old faded ADA artwork
- repair broken tiles
- Use the 2010 plan and a majority of its uses are okay. I'd like to see some kind of post-mach skill around the park to create playful space.

What are your thoughts?

- Paint the building to reflect the large mature trees that should be planted all around with a path way in the middle for one to reflect and relax while walking through.
- extend pool/playground area?

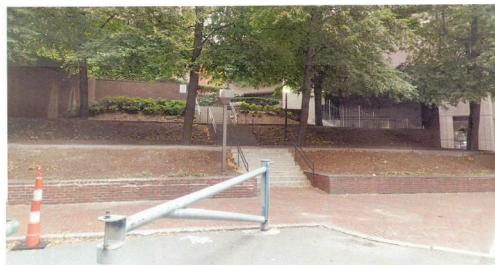
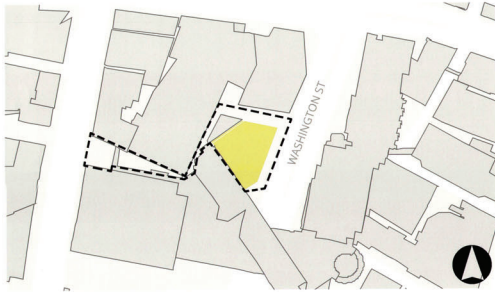
What are your thoughts?

- Should improve lighting
- Be lighting in the street always there so that it is there
- Personalized improve lighting
- clean is important
- lighting is major
- could be important entrance to a well preserved Oxford Place as historic street - the public part
- new sidewalk paving

Potential Public Space Improvements Chinatown

4. Tufts Medical Center
Type: Plaza

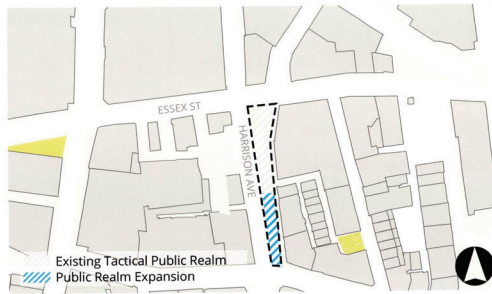
Ownership: Private



5. Harrison Avenue/Philips Square Extension and Permanent Design

Type: Road Diet/Plaza

Ownership: Public



Character areas need branding to help w/ identity, recognition and way finding.

What are your thoughts?

Great idea, could possibly allow for car/bike sharing area to be added here to increase usage.

Flatten out to street level

Improve lighting to give more open feel

Most local business owners are frustrated with the lack of public parking for summer months.

Traffic is very heavy down in the housing, truck delivery - no extension

Could use more trees. It is brutally hot at lunch time. West block door makes more sense.

too much of a contrast w/ neighborhood

Public Space & CARS

Need concrete plan to keep clear of cars w/ security to include actual/visual plan set

too much grass, ideal space for improvement

ideal spot for improvement - more grass

Potential Public Space Improvements Downtown Crossing

6. Reader's Park

Type: Park

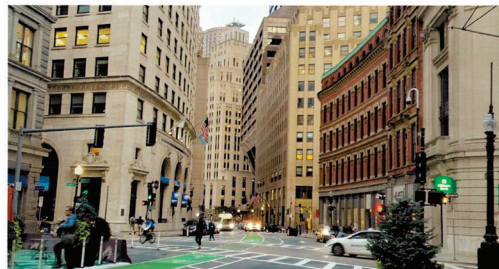
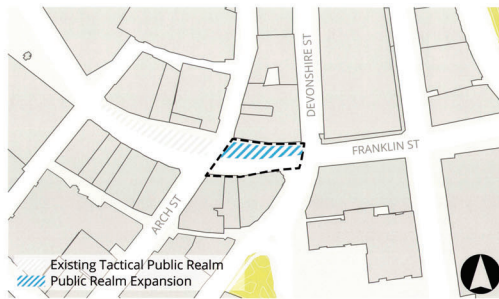
Ownership: Public



7. Tontine Crescent - East End

Type: Road Diet/Plaza

Ownership: Public



8. Chancy Street/Summer Street

Type: Corner/Plaza

Ownership: Private



What are your thoughts?

More green & permeable space!

More Open, More programs but keep famous intact.

This space is often unusable by the general public due to "distasteful" behavior by a few litterers. It needs proactive enforcement.

What are your thoughts?

This space is working well, it should be expanded to next block.

Do not extend this is not a great idea - it hardly ever see anyone using anything but delivery of lunch.

What are your thoughts?

Love this space becoming more vibrant and welcoming.

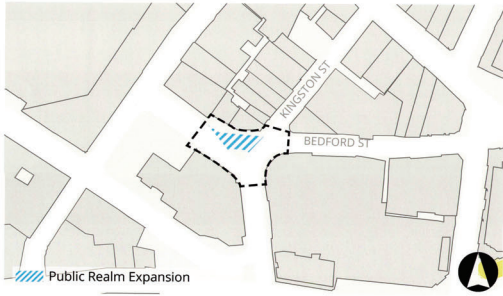
Add more colorful seating and tables here in the center of plaza.

This space was great but it's not a great idea. Add more program routes.

Potential Public Space Improvements Downtown Crossing

9. Bedford Street/Kingston Street

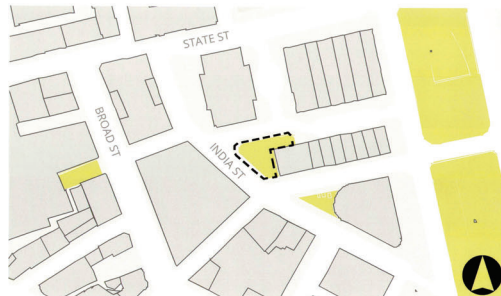
Type: Traffic Island/Plaza Ownership: Public



Wharf District

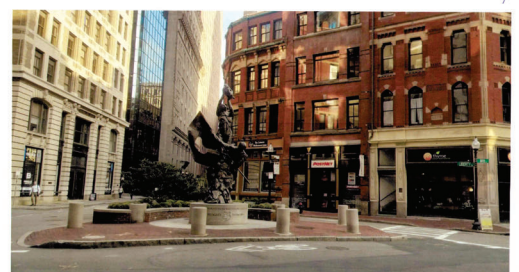
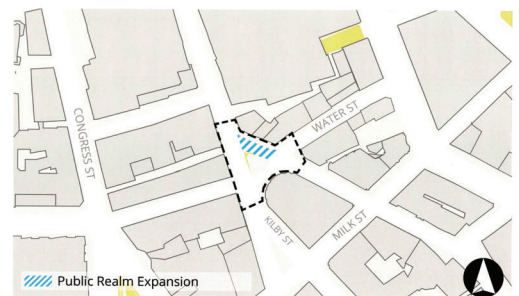
10. Jenney Plaza

Type: Plaza Ownership: Public



11. Liberty Square

Type: Traffic Island/Plaza Ownership: Public



What are your thoughts?

Great potential
but lots more
needed for many

Do this!
People & cars

What are your thoughts?

What are your thoughts?

If we activate
this specific space,
it really has to
be thoughtful and
a better purpose.
This open space needs
to cater to the
population that is
drawn to the district.

REMOVE / REMOVE
SOME!

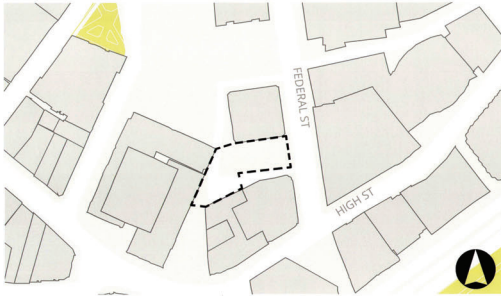
don't do a
messy public
space that
isn't what
you want
because we did

Potential Public Space Improvements Financial District

12. Milton Place

Type: Plaza

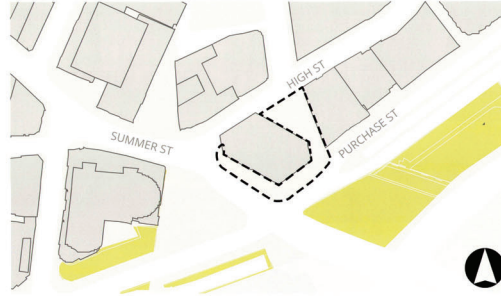
Ownership: Private



13. Fiduciary Trust Building

Type: Street Corner/Plaza

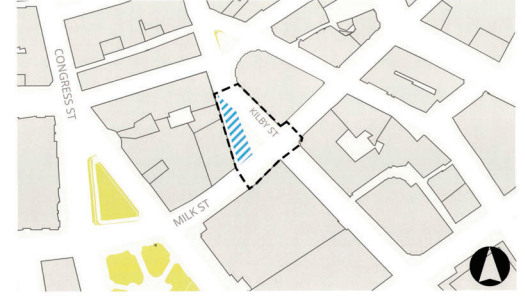
Ownership: Private



14. Kilby Street/Milk Street

Type: Traffic Island

Ownership: Public



What are your thoughts?

This space would be more inviting if color was added. Also, at first glance it looks like if I'm not a customer I can't sit there.

Design as more inviting area for people to sit.

What are your thoughts?

Great opportunity

Be done around that bldg. - finding a way to get life will be important

What are your thoughts?

I'm really not sure if this area should embrace this space? It's not in a high-traffic area, I'd never stand in this area, day or night.

Agree - lot of potential for water use AND improvement of pedestrian safety

Potential Public Space Improvements

15. Expanded pedestrian-priority zone

Type: Pedestrian zone

Ownership: Public



Be cognizant of unintended consequences & ripple effects of constraining traffic any further

16. Hudson Street / Marginal Street

Type: Street

Ownership: Public



What are your thoughts?

- need to consider how this impacts the rest of the city
- I don't think we need to expand this area.
- Property owners in ped zone and business and others want current ped zone to work properly NOT INTERESTED in expanding
- Good idea
- Control red light population
- Repair broken traffic
- Improve lighting
- Example, street furniture on the Turnpike side
- More ped areas, less car areas. Make this an active, safe, post connector
- Don't expose pedestrian zone, very important to how we want
- An improvement in this area will be great, as long as it's not as a lot of infrastructure. I think we have a lot of infrastructure in a high traffic area.
- Street will avoid with greenery to both outside pillars & be more attractive
- More greenery, less parking, use more space for the area