PLAN: Downtown

Study Area Boundary

Legend:

- - - Study Area Boundary

Institutional Master Plan (IMP) *Not included in this study*

November 26, 2018

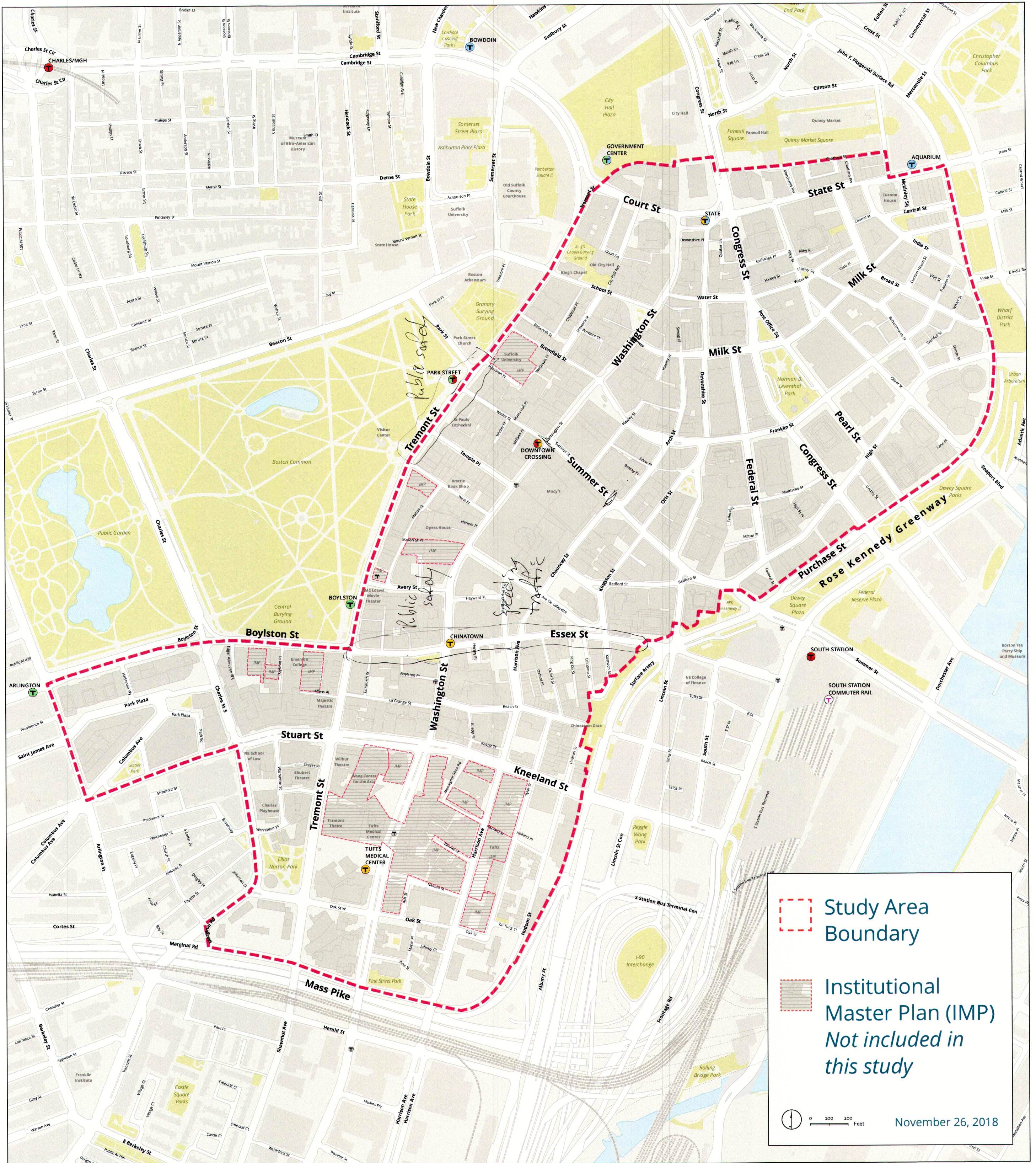bpda

Goal 1
Growth & Preservation

Preserve cultural heritage and embrace distinctive histories to create a unique and cohesive Downtown.

APPROACH	IMPACTS *Potential impacts and metrics of success*	IMPLEMENTATION *Potential partners and needs for implementation*	CHALLENGES *Challenges that may arise with implementation*	RANK					
				Overall	DTX	FD	WD	TD	CT
1.1 Protect public spaces that create distinctive identities in Downtown, highlighting the local, regional, and national significance of the district.	More input from users → responsive & evolving	State House Custom House Tower Liberty Sq More opportunities to gather info Need someone to take responsibility + ownership of add'l spaces → e.g. Friends groups Directing activity	Managing large events in smaller spaces (e.g. emergency access) Managing spaces when they're not in use for a special event How to introduce people to other "Rooms" in the Downtown						
1.2 Promote arts and cultural activities that are reflective of Downtown and its Character Areas.	Summer/Winter as new opportunity More parades + public gatherings, festivals Audience growth	Preservation of identity?	Limited options for space new for such activities – overuse of Common						
1.3 Proactively identify and protect important architectural context and encourage the retention of significant historic building fabric.	More/better knowledge of past		Over-development → applicable to all Wear + Tear on buildings – environmental						

Character Areas:
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Goal 2
Growth & Preservation

Promote dense, mixed-use development to support living, working, learning, and leisure activities in a 18 hour/day, 7 day/week district.

APPROACH	IMPACTS *Potential impacts and metrics of success*	IMPLEMENTATION *Potential partners and needs for implementation*	CHALLENGES *Challenges that may arise with implementation*	RANK					
				Overall	DTX	FD	WD	TD	CT
2.1 Continue encouraging residential development in Downtown.	Will be the key for activity → leads to support for other activity	Conversion of Class B+C office Play up Downtown's personalities — clarify what these Areas offer	Growth begets growth → investment needs the right signals Obviously-vacant spaces Seaport + Hub on Causeway as competition Expense of construction Extremely low office vacancy Understanding needs (applies to all) Who is the target market?	H					
2.2 Provide civic infrastructure to support residential uses.		Day Care Schools Library	Coordination w/ private investment Needs to happen in conjunction w/ 2.1						H
2.3 Ensure Downtown remains a hub for cultural activities.	Tell a richer story More venues Museum? → Chinatown story has a space to be shared	Protect existing assets — eg. theaters Synergy between OSH + Old So. Mtg House Needs to fine-grain for specific areas (eg. Chinatown + Ladder Blocks) Comprehensive + Cohesive approach Should work for everyone	Expense of land						

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Goal 3
Growth & Preservation

Encourage economic development that maintains Downtown as a diverse, equitable, regional job center.

APPROACH	IMPACTS *Potential impacts and metrics of success*	IMPLEMENTATION *Potential partners and needs for implementation*	CHALLENGES *Challenges that may arise with implementation*	RANK					
				Overall	DTX	FD	WD	TD	CT
3.1 Provide technical, institutional, and financial support to local business and entrepreneurs.	Maintain diversity of patrons + ownership → increase it! Drives cultural diversity	<u>Access</u>	Cost of starting business	H					
3.2 Support the continuity of small scale business operations.		Leverage large projects to support ~~tocu~~ small businesses		H					
3.3 Promote the creation of flexible commercial spaces that can adapt to the changing needs of businesses.									

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Goal 4
Growth & Preservation

Promote the retention, growth, and diversity of active ground-floor uses, especially legacy and small businesses.

APPROACH	IMPACTS *Potential impacts and metrics of success*	IMPLEMENTATION *Potential partners and needs for implementation*	CHALLENGES *Challenges that may arise with implementation*	RANK					
				Overall	DTX	FD	WD	TD	CT
4.1 Accommodate the widest possible range of active ground floor uses.	Less ground-floor vacancy More small retail Fewer banks ~~Bakery~~ Workshops → Bennett St. Sch.	Examine models from across the country ⤷ What makes a difference in activity? ⤷ What's new + different? Chapter 91 - equivalent for ground floor							
4.2 Support businesses that promote activity Downtown, including those that operate beyond traditional business hours.	More pop-ups More restaurants	"Permanent Pop-up" Space Development set-aside — space Support Co-ops	Difficulty in permitting temp						

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Goal 7
Mobility & Public Realm

Encourage consistent, safe, healthy, and high-quality improvements to the public realm that welcome everyone year-round.

APPROACH	IMPACTS *Potential impacts and metrics of success*	IMPLEMENTATION *Potential partners and needs for implementation*	CHALLENGES *Challenges that may arise with implementation*	RANK					
				Overall	DTX	FD	WD	TD	CT
7.1 Strengthen the public realm by providing legible and safe connections between major nodes and destinations.	- safer - easier to navigate	- developers - the CITY	- ownership → areaways - cross agency co-ordination	H					
7.2 Provide more opportunities for people to interact with art on a regular basis.	- yes! - flexible - throughout downtown	- curators - public relations - management	- funding - permitting onerous	M (but aonne art in others)					
7.3 Provide new opportunities for flexible programming in the public realm.	- raises awareness - more people on the street at more times - good for local businesses - good marketing	- BIDS - institutions ('in kind') - local businesses.	- logistics - traffic + parking - safety → redeployment of resources - target diverse population	H ↑					
7.4 Continue to facilitate innovative public realm interventions through pilot and tactical projects.	" "	- local businesses (eg architects!) - cross city agencies - BIDs	- permitting process onerous	↓ H					
7.5 Provide the infrastructure needed for people to use public spaces throughout the day and the year.	- security - good/bad? - tunnel system improvements		- access to space (eg closing ped-zone) curbside → conflicts - management. - public safety	H ~~~~→					

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Goal 5
Growth & Preservation

Enhance access to housing for Boston residents across all levels of affordability, stages of life, and backgrounds.

APPROACH	IMPACTS Potential impacts and metrics of success	IMPLEMENTATION Potential partners and needs for implementation	CHALLENGES Challenges that may arise with implementation	RANK					
				Overall	DTX	FD	WD	TD	CT
5.1 Expand housing options for families in Downtown.	* families living downtown has positive impacts - education - safety - livability - business	- Family first buildings & developers needed who specialize in family-friendly housing - include 'family' amenities	- other things need to change to cater to families - eg. access to schools (esp. public schools) -	L ↓ M (market-driven)					H
5.2 Use publicly-owned land to provide workforce/affordable housing within mixed-use developments.	- good principle - a path of least resistance - opportunity for a developer → - opportunity to upgrade overtime if downtown offers jobs etc.	- residential developer	- limited parcels available	M					
5.3 Stabilize housing opportunities in vulnerable districts and for seniors. [+ homelessness]	* - multi-generational housing would be welcome - mixed population	- developers	- ensure the public realm feels safe + secure - challenges depend on income/ savings level - displacement			L		L	H ✓
5.4 Encourage private developers to provide below-market rate housing options within their projects.	- yes! but not off-site	- developers - affordable housing providers	- demonstrate that IRR acceptable to developers - need incentives to get more affordable						✓

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Goal 6
Mobility & Public Realm

Improve connections through, within, and to Downtown, with a focus on active transportation, transit, and non-vehicular modes of transportation.

APPROACH	IMPACTS *Potential impacts and metrics of success*	IMPLEMENTATION *Potential partners and needs for implementation*	CHALLENGES *Challenges that may arise with implementation*	RANK					
				Overall	DTX	FD	WD	TD	CT
6.1 Improve transit services through a systems-based approach to upgrading infrastructure.	- Reliability, safety - Modernization - Ridership	- MBTA	- Drivers from outside the City - MBTA - Do we have the density						
6.2 Prioritize high-occupancy and non-motorized transportation modes on all streets.	-	- Employers TDM measures - Blue Bikes - New mobility tech (scooters)	-	H					
6.3 Provide a high quality, safe street environment for pedestrians and cyclists.	- Bike facilities - Reinforce key connections	- Programming changes to streets - BPD enforcement	- Bike lanes need protection downtown						
6.4 Encourage multimodal connections between the north and south sides of Downtown.		- Street directionality	- Tunnels - Lack of direct routes through downtown						
6.5 Optimize circulation in Downtown without compromising wider area vehicular movement.		- improve multimodal connections - Congestion pricing?	- Signals optimization						
6.6 Rationalize logistics and pickup/dropoff activities to limit the negative impacts on commerce and movement through Downtown.		- TNCs - Logistics companies	- Enforcement						

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Goal 8
Climate & Resilience

Preserve historic building fabric and cultural institutions while advancing climate preparedness and resiliency measures.

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				Overall	DTX	FD	WD	TD	CT
8.1 Encourage the retrofitting of historic assets to address urban heat island concerns.	− COST. − TEMPERATURE VARIATION	FUNDING GRANTS PUBLIC LOANDS (LOW INTEREST RATES) REGULATING INSULATION + ENERGY EFFICIENCY.	− POOR BUILDING CONDITIONS OF MANY OLDER BUILDINGS OLDER BUILDINGS HAVE UTILITIES IN BASEMENTS. −	X			X		H
8.2 Encourage the retrofitting of historic assets to address flooding concerns.	− RELOCATION? (WITHIN NEIGHBORHOOD) − USES	− MACRO-GRID − RELOCATION? − USE CANDATION − FLOOD BUILDING PROTECTION. −. BARRIERS + SYSTEMS		L	H	H			H

− .OPPORTUNITY OR "SPECIAL ZONES"

COULD BRING FEDERAL OR STATE FUNDS

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Goal 9
Climate & Resilience

Ensure future development and public realm projects are resilient, and mitigate climate change impacts related to sea level rise, coastal storms, increased stormwater, and rising temperatures.

APPROACH	IMPACTS Potential impacts and metrics of success	IMPLEMENTATION Potential partners and needs for implementation	CHALLENGES Challenges that may arise with implementation	RANK					
				Overall	DTX	FD	WD	TD	CT
9.1 Ensure new development incorporates heat resiliency measures at the building and district scales.		- HEAT REFLEXION (MATERIAL) - BUILDING CODES, ART 37, ...		H					
9.2 Ensure new development incorporates flood mitigation measures at the building and district scales.		- DISTRICT, NEIGHBORHOOD STRATEGIES - FUNDS OR LINKAGE FEES RELATED TO FLOODING PROTECTION. - % OF MITIGATION RESOURCES GO TO THESE PROTECTION PROJECTS BY CATEGORY - CROSS SUBSIDY	→ FUNDS MANAGEMENT. - FUNDS COME AFTER DEVELOPMENT HAPPEN.	L	H	H			H

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Goal 10
Climate & Resilience

Reduce the carbon impacts of new and existing buildings, transportation, and waste and consumption in Downtown.

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				Overall	DTX	FD	WD	TD	CT
10.1 Advance the City's carbon-neutrality goals ahead of established schedules.	- HIGH INITIAL COST; FUTURE SAVINGS -	- ENVELOPE & - LINK ENERGY EFFICIENCY WITH RENT. & VALUE. ('CURRENTLY BENEFITS DO NOT GO TO OWNERS, BUT JUST RENTERS) ↓ FAR FOR ENERGY EFFICIENCY. - ADAPTIVE SYSTEMS							

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