

NOV

13

2024

Welcome to

# BOSTON DESIGN VISION PUBLIC MEETING

Designing a Diverse Boston



Planning Department

CITY of **BOSTON**

# ZOOM CONTROLS TO LISTEN TO INTERPRETERS

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

**(Kreyòl Ayisyen)** Chèche ikòn entèpretasyon ki gen fòm (glòb) anba ekran ou an epi seleksyone lang ou vle tande a.

**(Español)** Busque el ícono de la interpretación (globo) en el borde inferior de su pantalla y seleccione el idioma en el que desea escuchar.

**(Tiếng Việt)** Tìm biểu tượng phiên dịch (hình quả địa cầu) ở phía cuối màn hình của bạn và chọn ngôn ngữ bạn muốn nghe.

**(简体中文)** 查找屏幕底部的翻译图标(地球仪), 然后选择您想听到的语言。

**(繁體中文)** 查找屏幕底部的翻譯圖標(地球儀), 然後選擇您想听到的語言。



# ZOOM TIPS AND MEETING INFO

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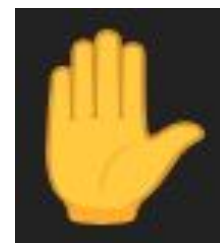
**We will be recording this meeting** and posting it on the Planning Department's project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

**Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.

**Use raise hand function** (dial \*9 if joining by phone) **and wait to be called upon to unmute** (dial \*6 if joining by phone) before asking your question or providing comment.



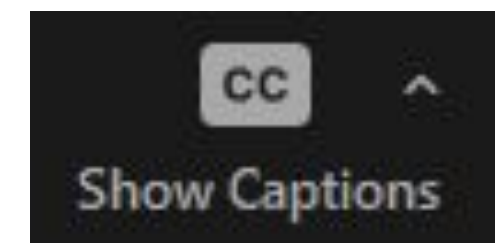
**MUTE/UNMUTE**



**RAISE HAND TO GET IN LINE  
TO ASK A QUESTION OR  
PROVIDE COMMENT**



**TURN VIDEO ON/OFF**



**TURN ON CAPTIONS**

# A DESIGN VISION FOR BOSTON

# URBAN DESIGN IS THE ART OF MAKING PLACES FOR PEOPLE

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We engaged hundreds of Bostonians about what they love most about their neighborhoods to better understand what “good design” means to the people who call Boston home.

The Design Vision is a statement of the principles we commit to uphold as design professionals working on behalf of every Bostonian to elevate the quality of design in our city.



# NEIGHBORHOODS IN BOSTON DO NOT HAVE EQUAL ACCESS TO GOOD URBAN DESIGN

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We are committed to expanding design quality across our city in a fair, transparent, and inclusive way.

We aim to shape public and private projects that will:

- relate to their unique context and reflect the diversity of Boston's communities,
- ensure the sustainability and resiliency of our communities, and
- contribute positively to the world around them.



# DESIGN PRINCIPLES

They aim to anchor elements of the built environment that support culture, place, and identity, focusing on the ways spaces look, feel, and empower people to move through them with agency and choice.

# DESIGN PRINCIPLES

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The places and spaces we design are a reflection of our values.

- Set of values that guide good design outcomes for the built environment of Boston's neighborhoods
- Anchor elements of the built environment that support culture, place, and identity—look, feel, and empower places and people
- Help us build what we value, center people, and uplift diverse lived experiences in boston





# PRINCIPLE ONE DESIGN FROM UNDERSTANDING

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## UNDERSTANDING A PLACE IS MORE THAN JUST OBSERVING ITS PHYSICAL CHARACTERISTICS.

It requires connecting with the community to understand its unique context, the lived experiences of the community, and its values.

We strive to design from understanding people and place, using tools like engagement and observation. For example, the Neighborhood Character Analysis—coming soon for developers, architects, designers, and residents—was developed through this project.

# PRINCIPLE TWO DESIGN FOR THE FUTURE

**THE THINGS WE BUILD TODAY AND TOMORROW SHOULD ENSURE BOSTON AND OUR COMMUNITIES THRIVE LONG INTO THE FUTURE.**

Green building designs prioritize the use of plentiful and renewable resources, minimize carbon emissions and adverse environmental impacts, support the health and well-being of people, and prepare our built environment for future climate conditions including extreme heat and rain events, and rising sea levels.



## PRINCIPLE THREE

# DESIGN BEYOND THE BOUNDARY

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**EVERY PROJECT IMPACTS AND IN TURN, IS IMPACTED BY THE WORLD AROUND IT.**

We "zoom out" to understand how a project contributes to its broader context. It is important that in any design solution, we understand how sidewalks, open spaces, and streets are impacted.

We design for more than just a building.

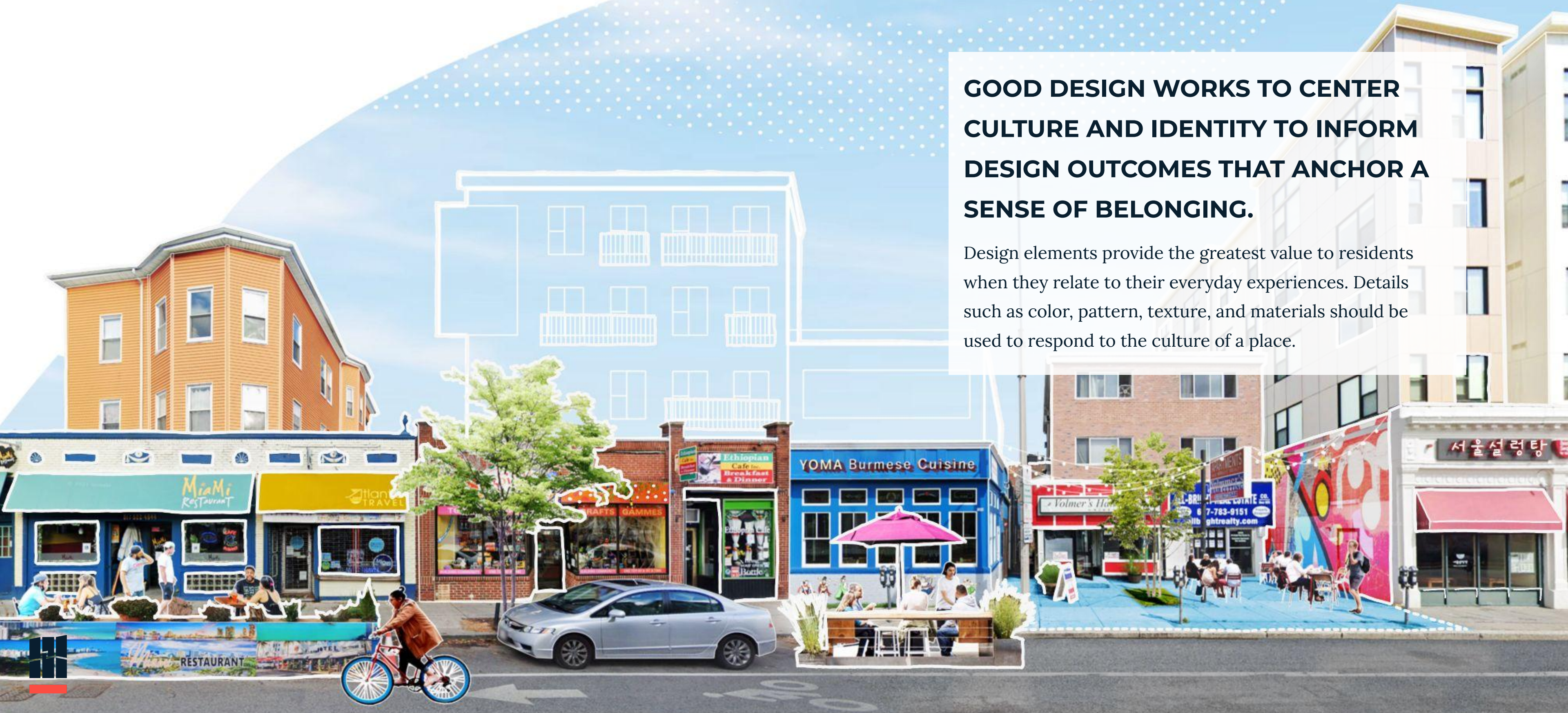


# PRINCIPLE FOUR DESIGN THE DETAILS

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**GOOD DESIGN WORKS TO CENTER CULTURE AND IDENTITY TO INFORM DESIGN OUTCOMES THAT ANCHOR A SENSE OF BELONGING.**

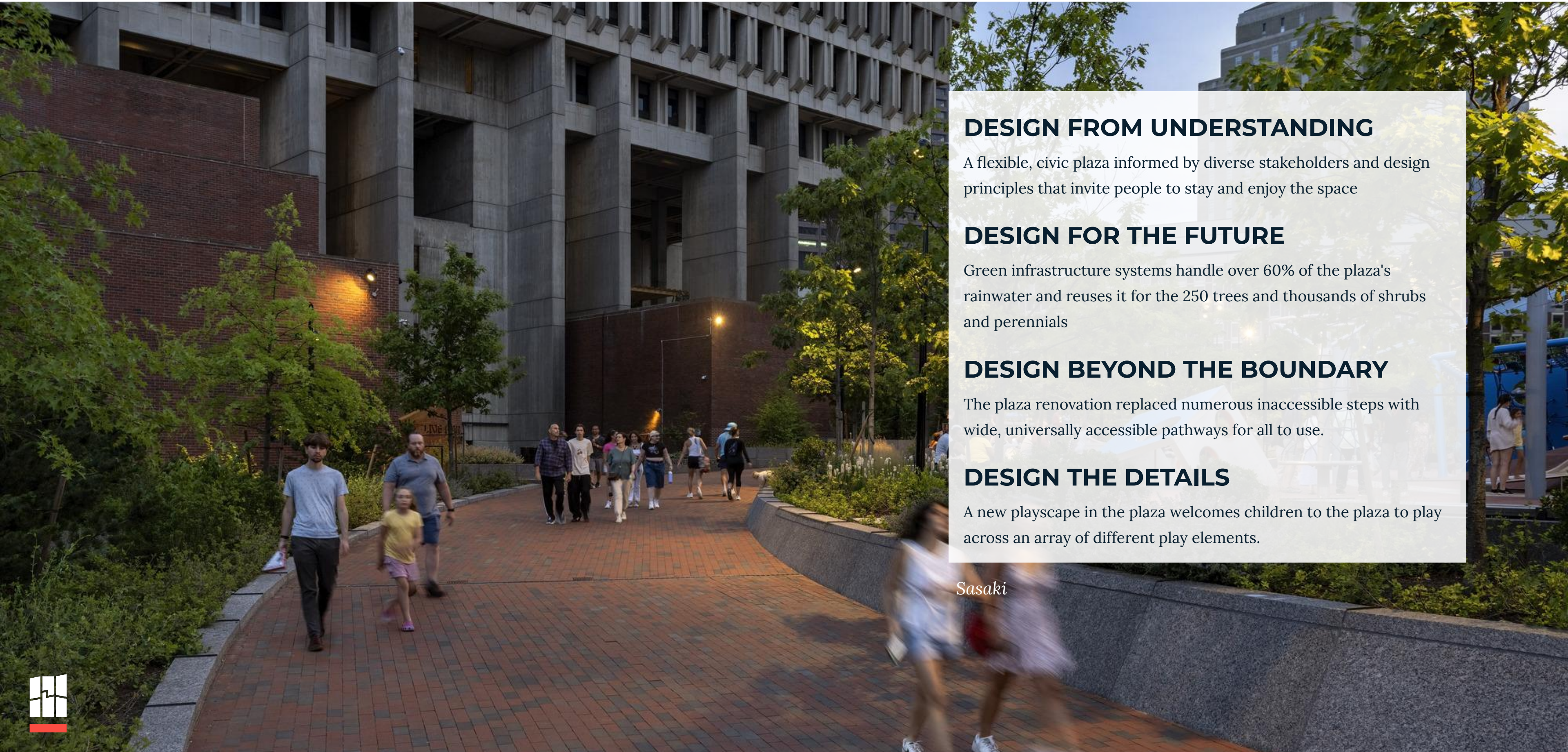
Design elements provide the greatest value to residents when they relate to their everyday experiences. Details such as color, pattern, texture, and materials should be used to respond to the culture of a place.



# PRINCIPLES AT WORK

The following projects reflect the diversity of Boston's built environment and uphold the design values and principles identified through the Design Vision. These projects vary in scale, type, neighborhood, and program, showcasing the applicability of the principles at work that are shaping our city today

# BOSTON CITY HALL PLAZA RENOVATION



## DESIGN FROM UNDERSTANDING

A flexible, civic plaza informed by diverse stakeholders and design principles that invite people to stay and enjoy the space

## DESIGN FOR THE FUTURE

Green infrastructure systems handle over 60% of the plaza's rainwater and reuses it for the 250 trees and thousands of shrubs and perennials

## DESIGN BEYOND THE BOUNDARY

The plaza renovation replaced numerous inaccessible steps with wide, universally accessible pathways for all to use.

## DESIGN THE DETAILS

A new playscape in the plaza welcomes children to the plaza to play across an array of different play elements.

Sasaki



Brighton

# J.J. CARROLL HOUSE



## DESIGN FROM UNDERSTANDING

The design and development team collaborated with residents to create a model for high-density housing that prioritizes connections and communal activities tailored to aging in the community.

## DESIGN FOR THE FUTURE

Certified LEED Gold, the building features well-insulated and airtight construction, efficient electric heating & cooling, and solar renewable energy to reduce carbon emissions and support Boston's Carbon Neutral 2050 commitment.

## DESIGN BEYOND THE BOUNDARY

The building is set back from the main street, allows a new 17,000 square foot community-accessible open space, and includes an intergenerational play area design for residents and the community.

## DESIGN THE DETAILS

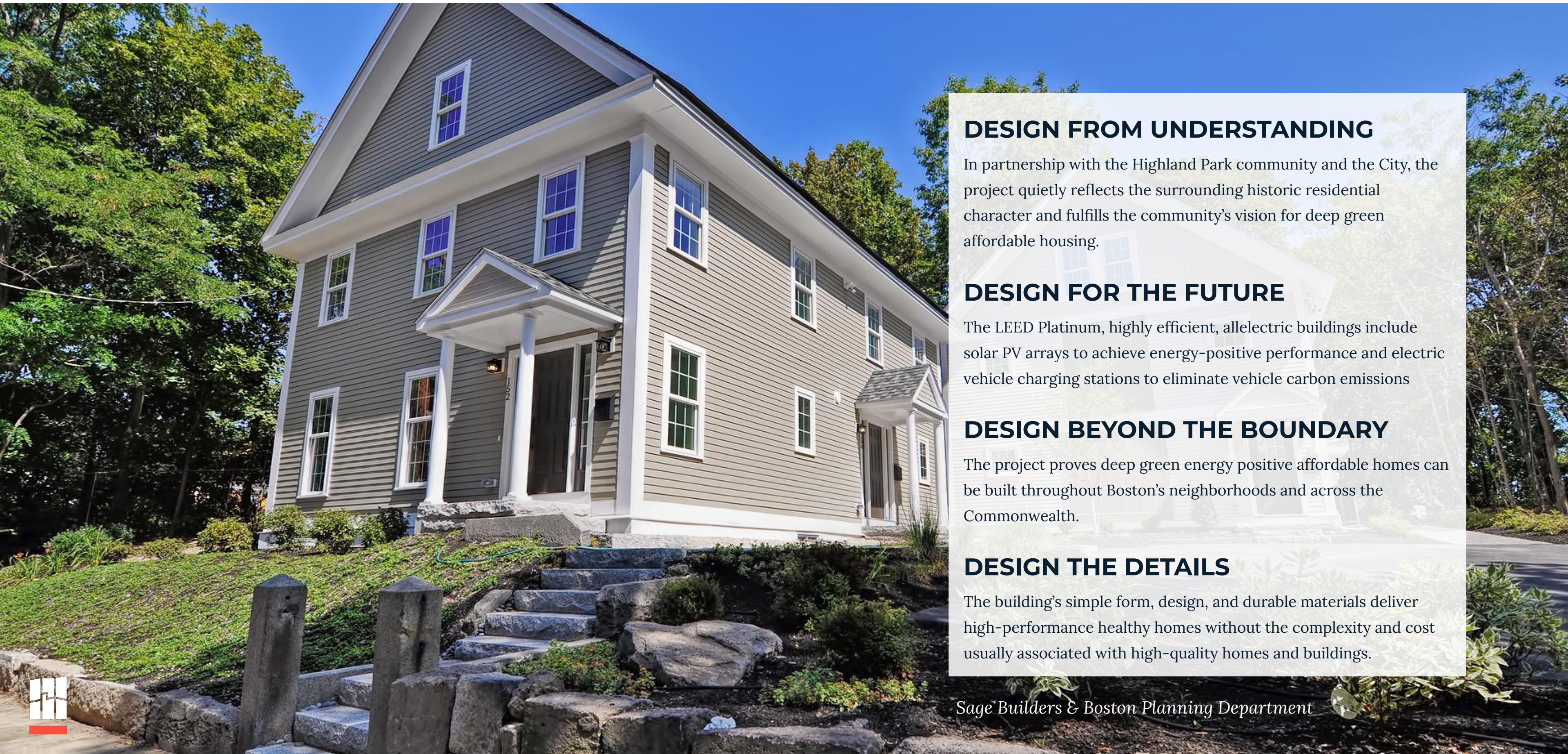
Fiber cement siding, terracotta tiles, and decorative brickwork are utilized along the facade of the building, creating a strong, warm, and welcoming color palette.

MASS Design Group



Roxbury

# 156 HIGHLAND STREET



## DESIGN FROM UNDERSTANDING

In partnership with the Highland Park community and the City, the project quietly reflects the surrounding historic residential character and fulfills the community's vision for deep green affordable housing.

## DESIGN FOR THE FUTURE

The LEED Platinum, highly efficient, allelectric buildings include solar PV arrays to achieve energy-positive performance and electric vehicle charging stations to eliminate vehicle carbon emissions

## DESIGN BEYOND THE BOUNDARY

The project proves deep green energy positive affordable homes can be built throughout Boston's neighborhoods and across the Commonwealth.

## DESIGN THE DETAILS

The building's simple form, design, and durable materials deliver high-performance healthy homes without the complexity and cost usually associated with high-quality homes and buildings.

*Sage Builders & Boston Planning Department*





# 425 MEDFORD MASTER PLAN



## DESIGN FROM UNDERSTANDING

Mystic River waterfront will become accessible for the first time since the 1950s.

## DESIGN FOR THE FUTURE

A 5-acre resilient waterfront and 22-foot flood barrier protect over 320-acres from sea-level rise, adhering to 2070 flood-proof standards.

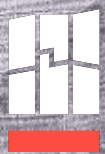
## DESIGN BEYOND THE BOUNDARY

The project includes public waterfront access, a harbor walk, recreational areas, and buildings preserving waterfront views.

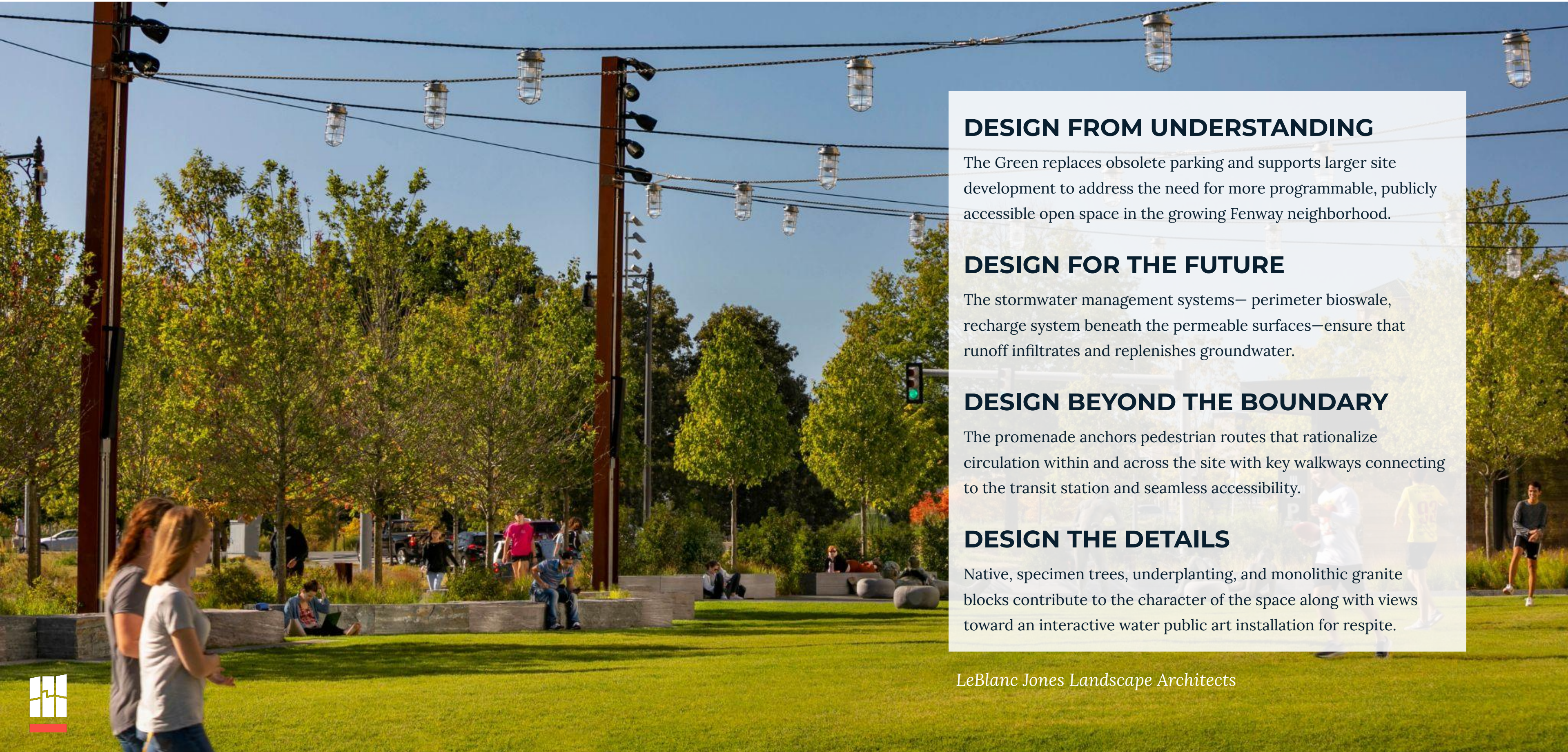
## DESIGN THE DETAILS

The waterfront's industrial character reflects the Charlestown idiom, using various scales, brick, and dark metal, while contemporary craftsmanship is showcased in the high-performance envelope's facade depth.

*Flatley Company & Field Operations*



# THE GREEN AT 401 PARK DRIVE



## DESIGN FROM UNDERSTANDING

The Green replaces obsolete parking and supports larger site development to address the need for more programmable, publicly accessible open space in the growing Fenway neighborhood.

## DESIGN FOR THE FUTURE

The stormwater management systems— perimeter bioswale, recharge system beneath the permeable surfaces—ensure that runoff infiltrates and replenishes groundwater.

## DESIGN BEYOND THE BOUNDARY

The promenade anchors pedestrian routes that rationalize circulation within and across the site with key walkways connecting to the transit station and seamless accessibility.

## DESIGN THE DETAILS

Native, specimen trees, underplanting, and monolithic granite blocks contribute to the character of the space along with views toward an interactive water public art installation for respite.





## **DESIGN FROM UNDERSTANDING**

Acknowledges the cultural connection to food and self-reliance, addressing issues of vacant parcel development, inequitable development, and limited access to open space.

## **DESIGN FOR THE FUTURE**

Incorporates biodiverse planting and permeable surfaces to reduce carbon footprints and mitigate heat island effects, enhancing resilience against heat and climate impacts.

## **DESIGN BEYOND THE BOUNDARY**

Activates parcel edges with edible plantings and welcoming signage year-round to encourage the community to enter and continue harvesting or enjoying other features.

## **DESIGN THE DETAILS**

Food forests are designed and tailored to site-specific conditions that allow residents to engage in maintenance responsibilities.

*Boston Food Forest Coalition*



# DESIGN IDEAS

As precursors, these ideas will inform future design guidelines for housing, retail signage, and more. For now, they serve as inspiration for how we can reimagine our neighborhoods.

# DESIGN IDEAS

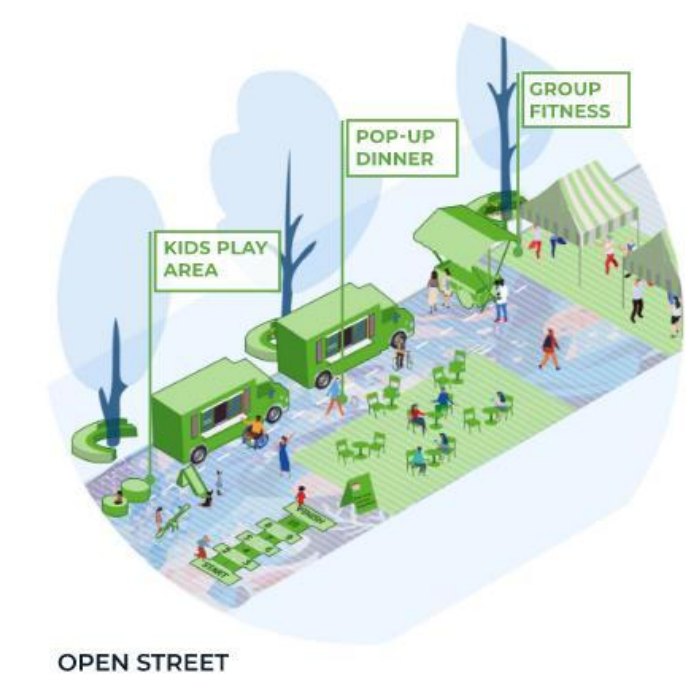
The Design Vision affirms the diverse character of buildings and outdoor spaces in Boston.

Through character analysis of Boston's neighborhoods, and engaging with community residents, City staff and leadership, and professional developers and designers in design dialogue, we identified place specific opportunities in which Design Vision principles can contribute to good design outcomes.



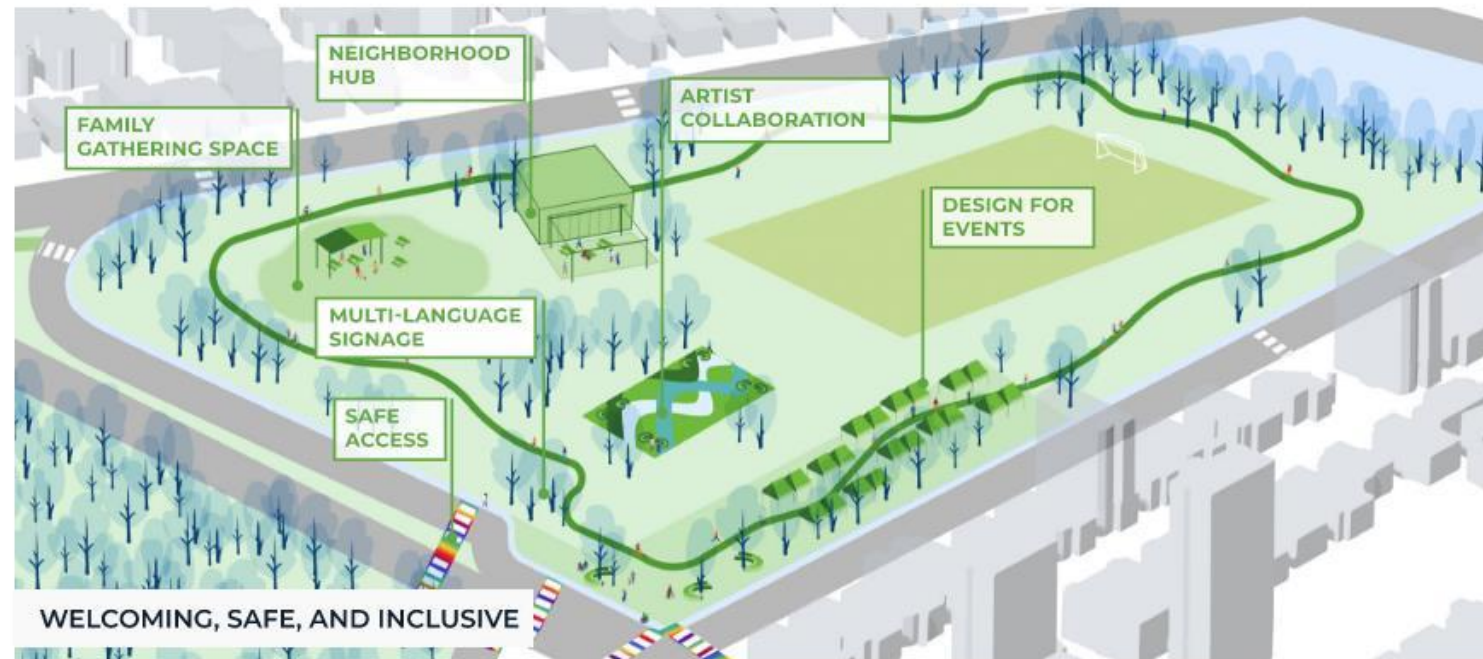
# STREETS FOR PEOPLE

Our streets and public spaces play a critical role in shaping the community, offering unique and needed everyday infrastructure and serving as an opportunity to promote environmental and physical health.



# PARKS FOR ALL

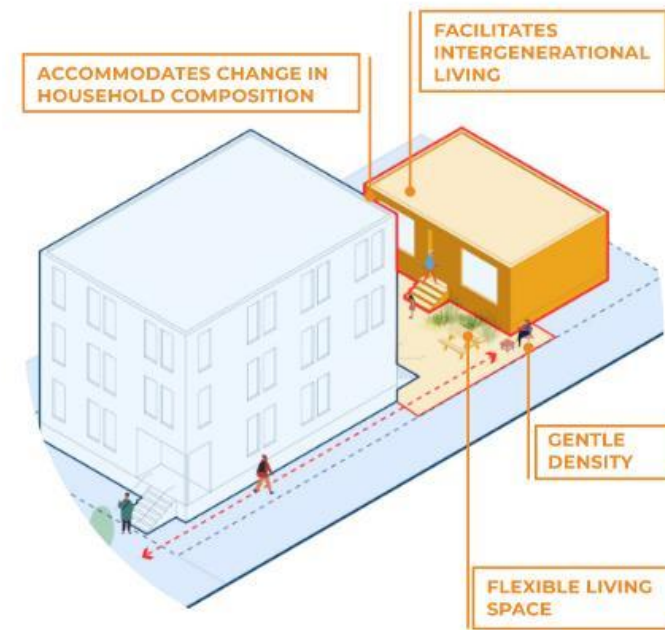
Our parks are at the center of our hearts and should be welcoming, safe, and inclusive, offering health and wellness benefits through programming accessible to all ages, while also being designed to adapt to climate challenges like coastal flooding and heat resilience.



# Housing DOMESTIC SPACE

The city is currently in a housing crisis. The opportunity to innovate and create equitable, accessible, place-specific, and human-centric domestic spaces is now.

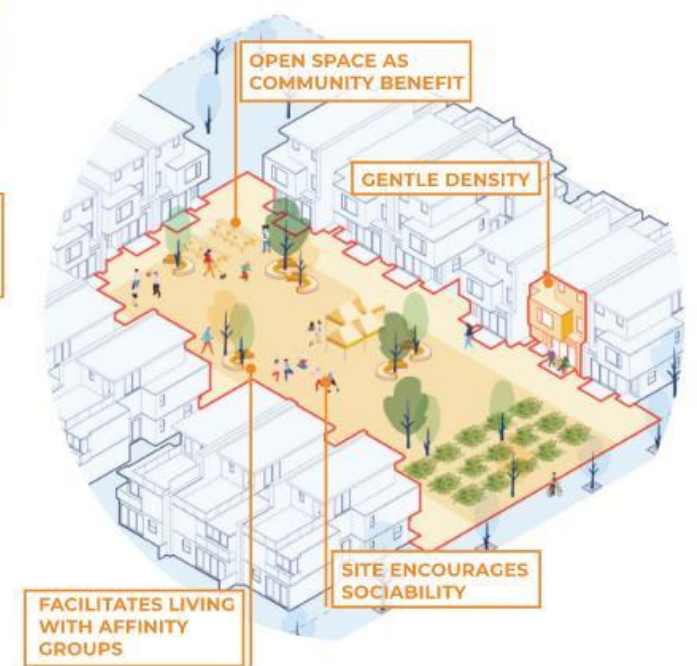
Home is as much about the cultural practices of gathering, family, well-being, and joy as it is about the physical qualities of place. An inclusive Design Vision starts with an understanding of how diverse Bostonians use domestic space.



ACCESSORY DWELLING UNITS (ADUs)



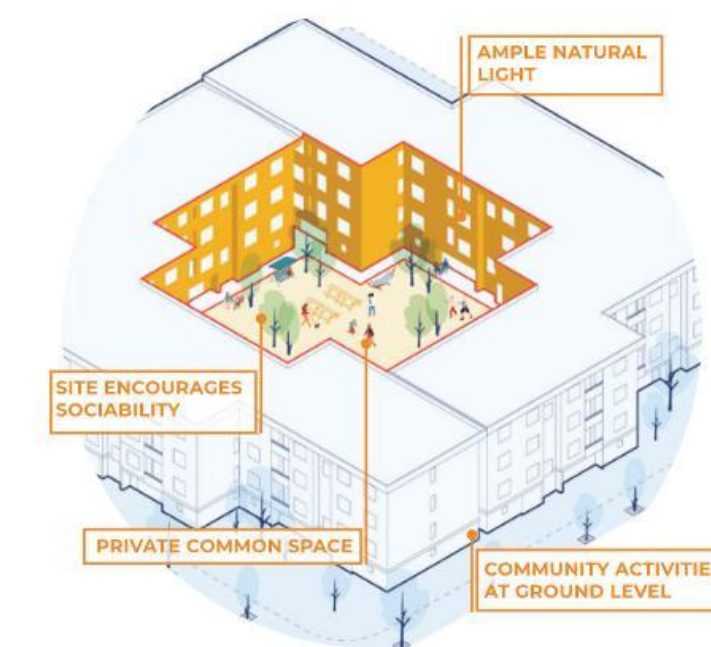
HIGH-DENSITY HOUSING



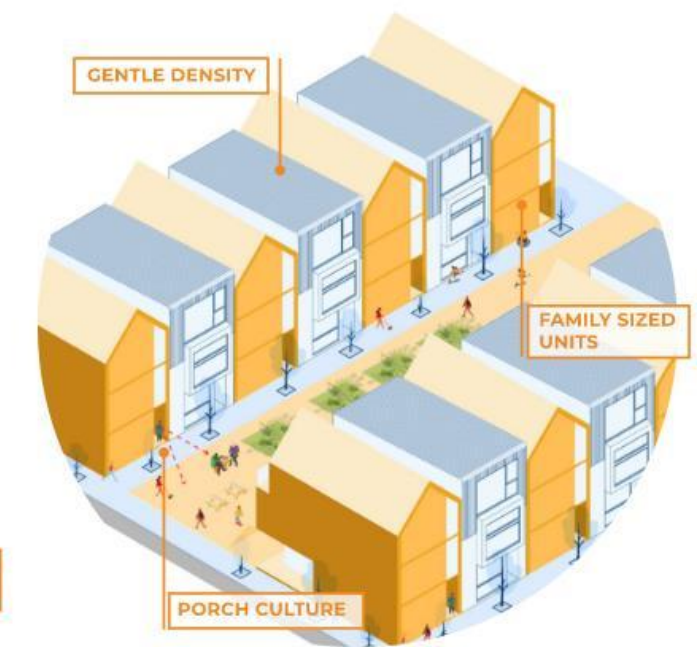
GARDEN COURT



PLEX HOUSING



COURTYARD BLOCK



ROW HOUSE MEWS



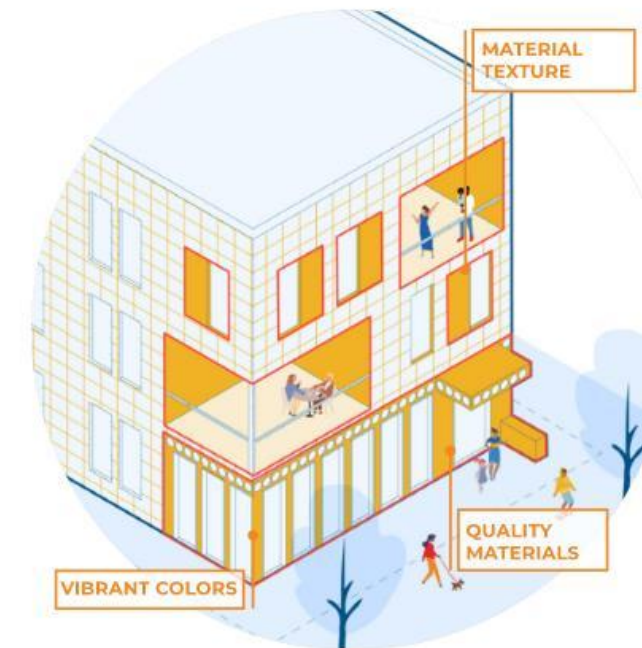


# Housing PUBLIC INTERFACE

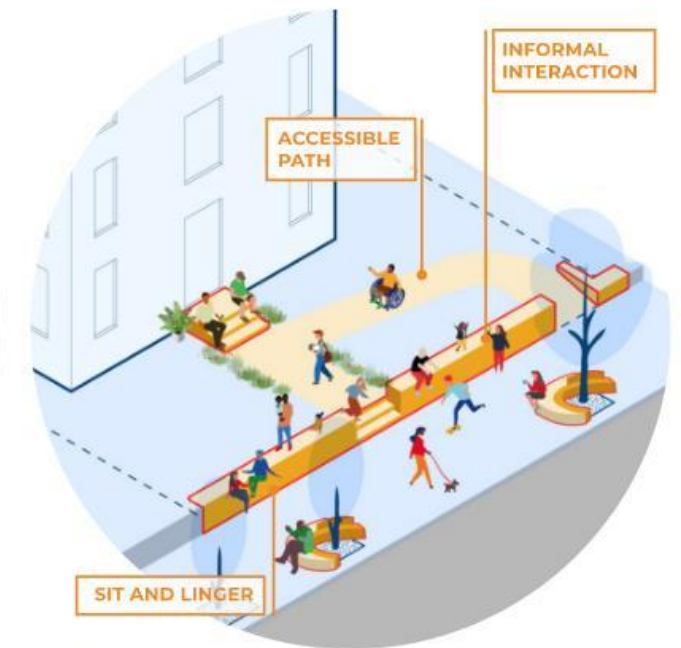
The home does not end at its walls. Exterior spaces are also critical to domestic life, and so too are the spaces where private life interfaces with the public realm.



STOOPS AND PORCHES



COLOR AND MOTIF



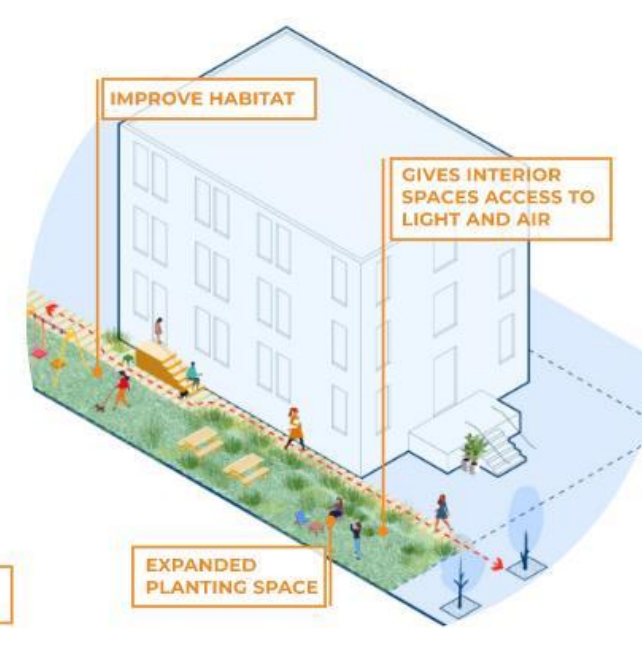
LEDGES



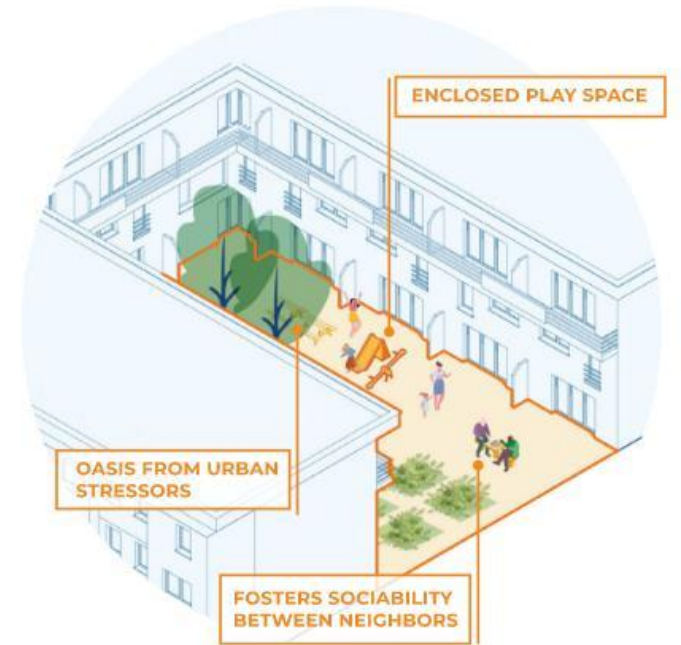
BALCONIES



GARDENS



SIDE YARD



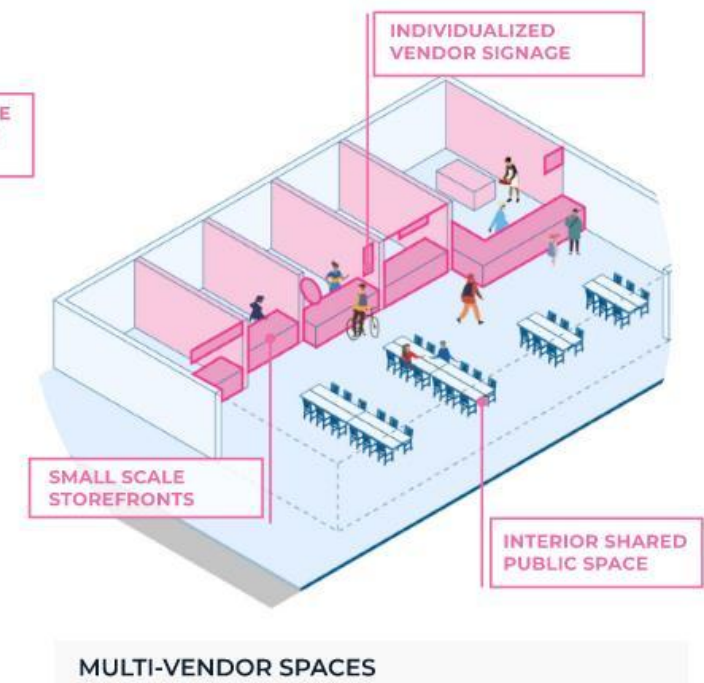
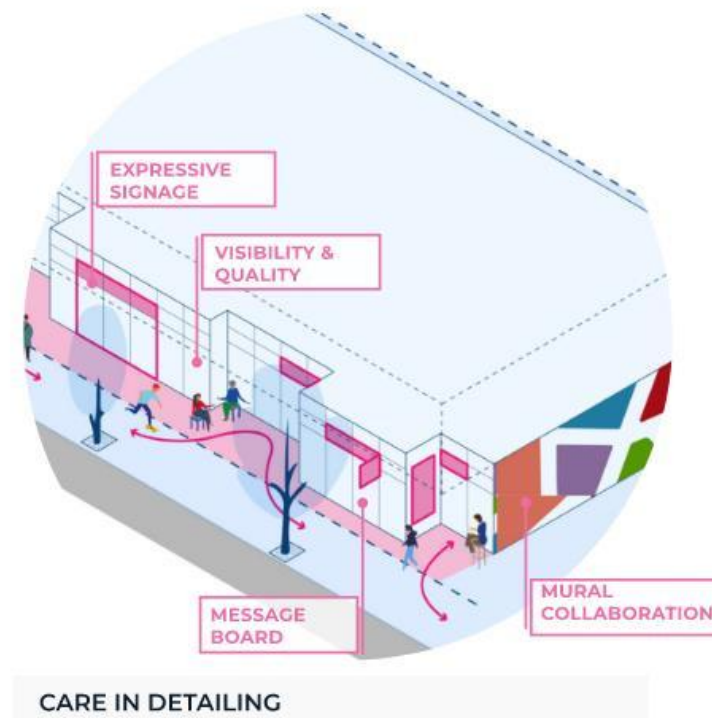
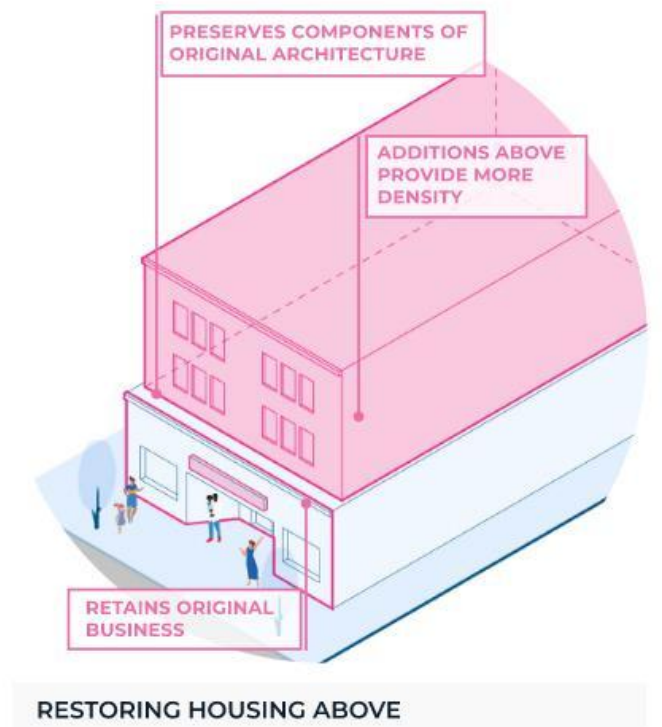
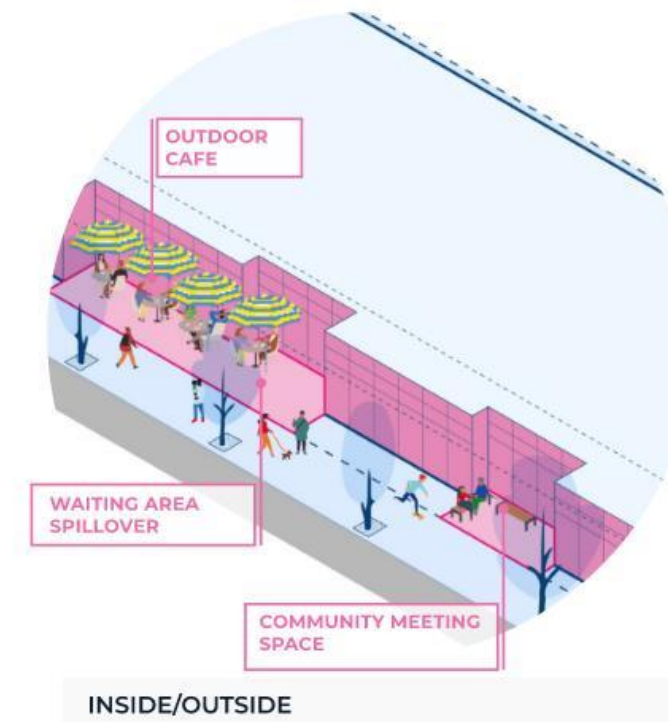
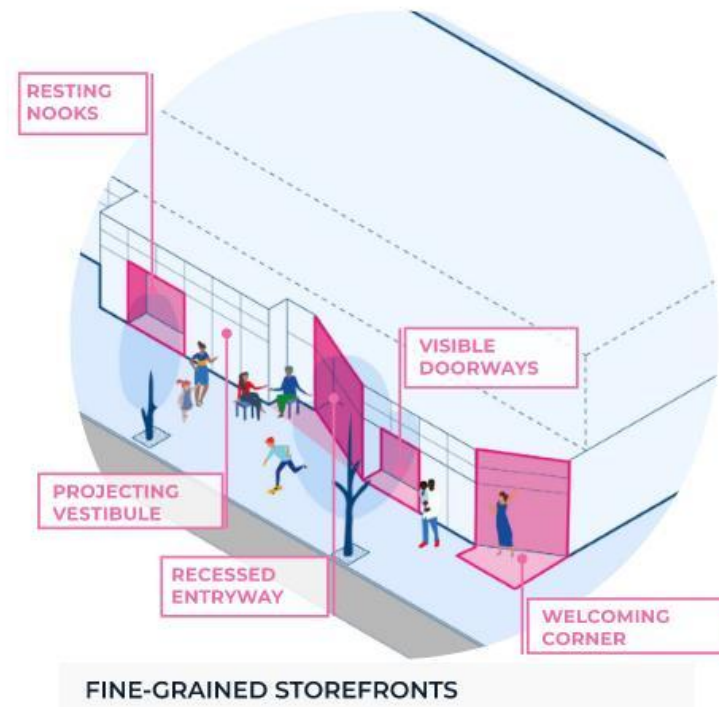
PRIVATE COMMON SPACES



# HUMAN SCALE & RETAIL DIVERSITY

Boston's squares and main streets are historic centers of commerce that have a hold on Bostonians' hearts.

Understanding the historic layering of the place, the scale, and the diversity of businesses, and the vibe of these places are key to their long-term sustainability.

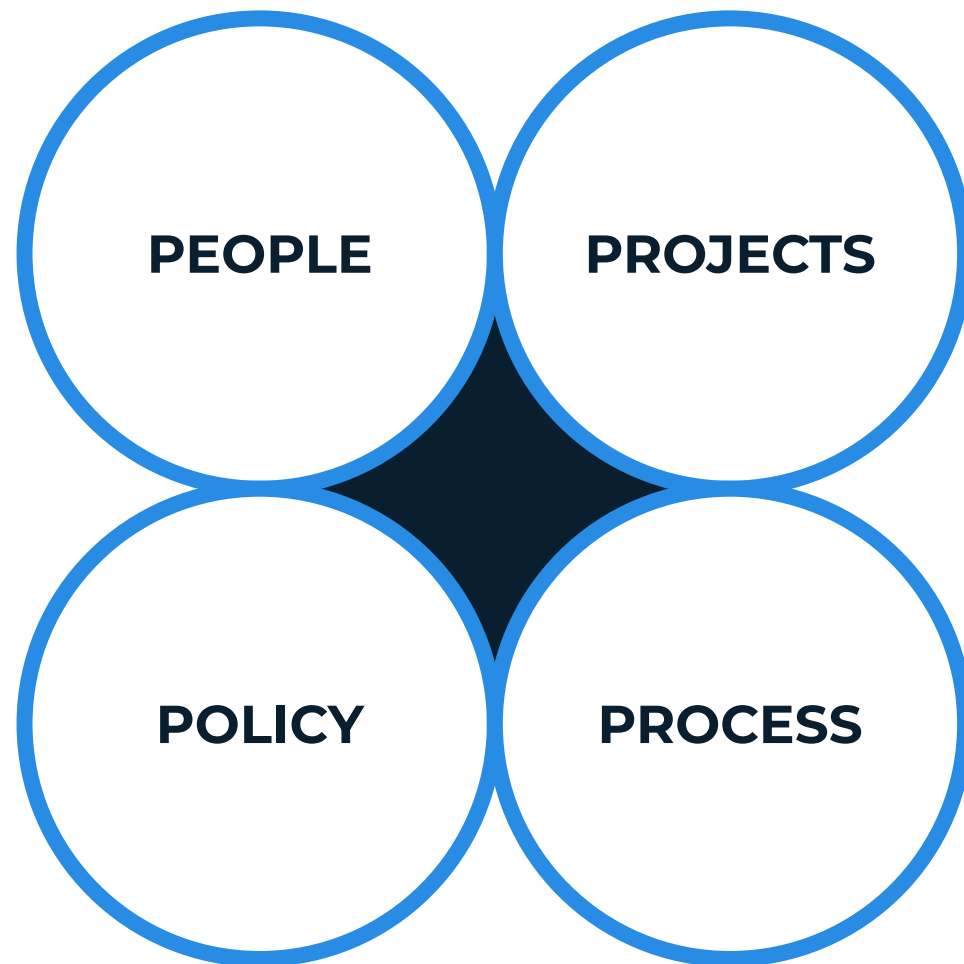


# WHAT'S NEXT

The recommendations include short-term and mid-term efforts that will be set on a five year cycle.

# WHAT'S NEXT

The Design Vision's five year implementation roadmap consists of policy, process, and project recommendations aimed at advancing the principles and ideas identified in the Design Vision.



2025

2030

## DESIGN PRINCIPLES

Key design priorities for development projects undergoing Article 80 review.

## DESIGN REVIEW PROCESS REFORM

Reforming the design review process to provide more predictable and constructive design feedback.

## DATABASE OF COMMUNITY AND CULTURAL ASSETS

A database to capture the landscape of assets valued by Boston's communities including privately-owned public art and important community buildings and places.

## CASE STUDY RESEARCH

Case study research to evaluate the impact and value of approved and constructed projects on diverse communities', quality of life.

## NEIGHBORHOOD CHARACTER ANALYSIS

An analysis tool and process guidance for developers, designers, planners, and community members can develop better understanding of key defining elements of place.

## URBAN DESIGN GLOSSARY

A handout that you, the community member, can take with you to your next public meeting. Language is power!

## DESIGN GUIDELINES

Guidelines on designing of built environment elements such as buildings, streets, and open spaces to reflect diverse community needs and enhance quality of life.

## PEOPLES PLANNING & DESIGN ACADEMY

An academy to empower Bostonians to take a more effective and active role in shaping the future of their neighborhoods.

### KEY

- PROJECT
- POLICY
- PROCESS



*Recommendation*

**COMMUNITY MEMBERS**

**PROJECT**

# PEOPLE'S PLANNING AND DESIGN ACADEMY

An academy to empower Bostonians to take a more effective and active role in shaping the future of their neighborhoods.

**2025-2026**

**Pilot Program Launch**

Consultant team facilitate and develop curriculum and courses

**Online Education Tools**

Preliminary online materials for community reference

**Public Seminars**

Open seminar presentations on special topics with experts

**2027-2028**

**Academy Super Summit**

Gathering of participants sharing experiences and impact beyond program

**2029-2030**

**Academy Impact Report**

Report on topics discussed, community participation, and decision-making

- **Bi-annual 6-week design education program** (led by the Urban Design Department)
- **All-Boston neighborhood Cohort**
- **Core Curriculum + Special Topics**
- Assist community with understanding what planning and design can do for their community
- **Raise awareness on the role of Urban design** in the public realm/built environment
- Make design **more accessible** to everyone
- Build Urban Design Department relationship with community
- Equip community to be a **network of design champions** to support future planning and design work that shapes the city (ie, Art.80 IAG)
- Gain insight into what **design priorities** are in Boston neighborhoods

Recommendation

COMMUNITY MEMBERS

DEVELOPERS & DESIGNERS

CITY STAFF & LEADERSHIP

PROJECT

# NEIGHBORHOOD CHARACTER ANALYSIS

An analysis tool and process guidance to develop better understanding of key defining elements of place

2025-2026

## Neighborhood Snapshots

Visual POV of neighborhood collage snapshots to inspire us to think differently about how we understand the character of a place

## Process How-to-Guide

Beta tools and step-by-step methodology on how understand key defining elements of place (e.g S+S)

## Refine Toolkit

Explore integration within Article 80 Modernization

2027-2028

## Refine Toolkit

Update methodology and tools based on feedback and test cases

2025-2030

## Process Integration

Fully embedded process for starting with those features



## Recommendation

### CITY STAFF & LEADERSHIP

#### PROJECT

# CASE STUDY RESEARCH

Case study research to evaluate the impact and value of approved and constructed projects on diverse communities' quality of life.

### 2025-2026

#### Partnerships

Establish institutional partnerships

#### Summer Fellowship

Launch fellowship to support establishing research criteria and methodology

### 2027-2028

#### Annual Report

Establish annual reporting of research findings and establish recommendations for changes in policy or design guidance

### 2029-2030

#### Online Platform

Online resources to help evaluate performance, show value, and make case for good design

- Develop criteria for **assessing the impact and value** of approved and constructed Article 80 projects
- Key emphasis on **value of design elements and how they function by proponent and community**
- **Establish partnership with cohort of institutions** to participate in assessment through fellowship or internship program
- **Establish necessary design research** to inform ongoing design review and assess impact across the city's built environment
- **Create accountability** for board approved projects and neighborhood/community impact

## Recommendation

### COMMUNITY MEMBERS

#### POLICY

# URBAN DESIGN GLOSSARY

A handout that you, the community member, can take with you to your next public meeting.

- Key terms and definitions
- Accessible design resource
- Complementary to People's Planning and Design Academy

### 2025-2026

#### Define Terms

Determine key terms and definitions to include based on feedback from community

#### Pilot Urban Design Glossary

Launch beta version of glossary to test with community members to inform refinement. Distribute glossary at public meetings and key community locations.

### 2026-2028

#### Visual Illustrations

Refine terms and definitions with key illustrations to enhance accessibility and usability of material

### 2029-2030

#### Distribution & Usability

Integrate as educational resource into Urban Design. Monitor feedback for continuous updates



*Recommendation*

**DEVELOPERS & DESIGNERS**

**POLICY**

# DESIGN PRINCIPLES

A set of values that guide good design outcomes for the built environment and communicate key design priorities for development projects undergoing Article 80 review.

**2025-2026**

**Launch Principles**

Launch principles and leverage for design review

**2027-2028**

**Evaluation**

Evaluate principles in practice

**2029-2030**

**Principle Updates**

Update principles to align with practice and priority design outcomes



*Recommendation*

**DEVELOPERS & DESIGNERS**

**POLICY**

# DESIGN GUIDELINES

Guidelines on designing of the built environment elements such as buildings, streets, and open spaces to reflect diverse community needs and enhance quality of life.

**2025-2026**

**Launch Guidelines**

Launch guidelines and leverage for design review

**Interdepartmental Coordination**

Work with other departments to generate cross-disciplinary informed design guidelines

**2027-2028**

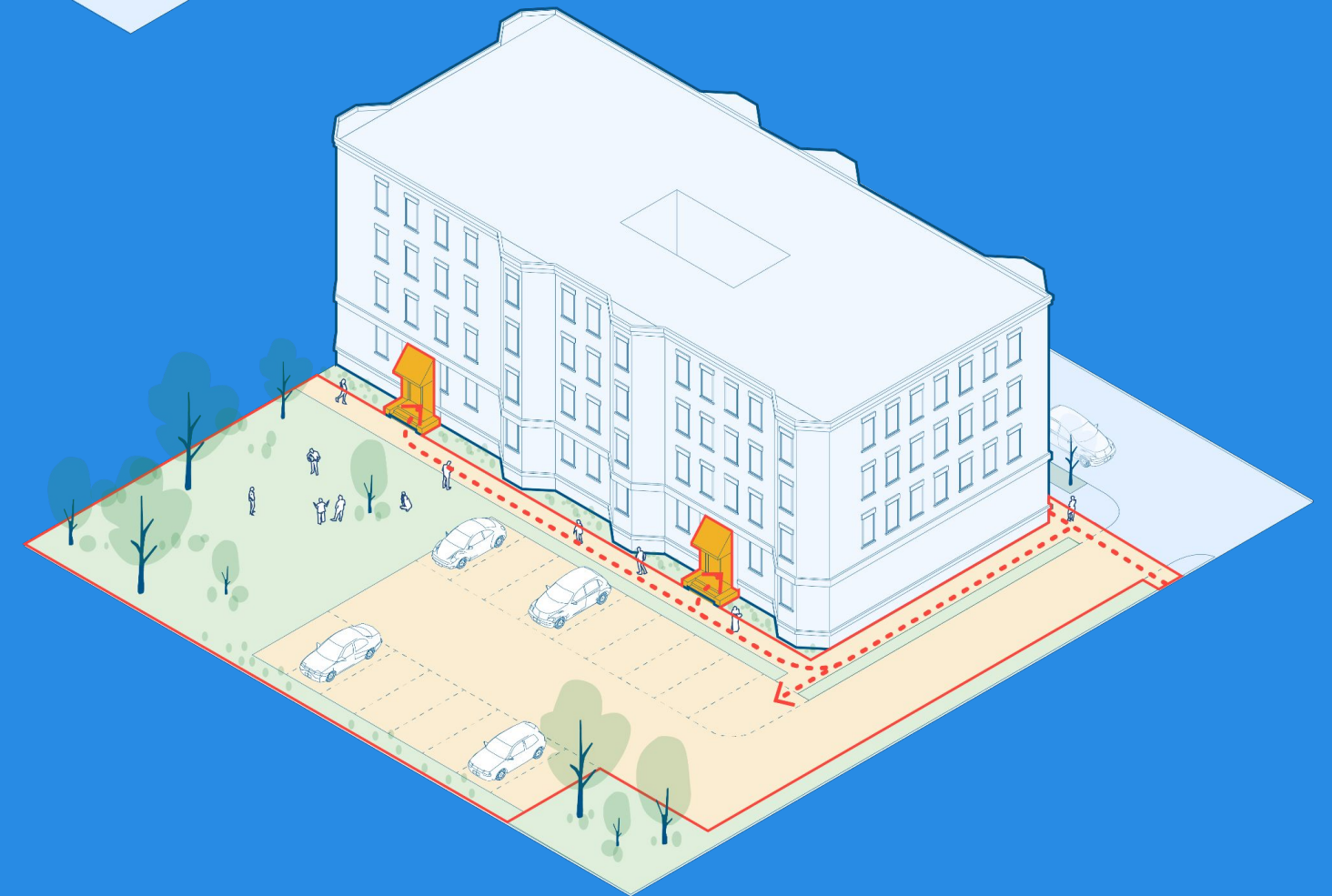
**Evaluation**

Evaluate design guideline outcomes

**2029-2030**

**Updates**

Update design guidelines to improve design outcomes



*Recommendation*

**CITY STAFF & LEADERSHIP**

**PROCESS**

# DESIGN REVIEW PROCESS REFORM

- Identify opportunities and remove barriers that hinder heterogeneous design outcomes
- Codify heterogeneity into city’s design standards
- Create incentive policies for desired design outcomes

Reform of the design review process to provide more predictable and constructive design feedback.

**2024**

**Design Review Audit**

Launch audit of CoB department design related standards, guidelines, and policies

**Design Review Worksheet**

Develop worksheet guide to support clearer design expectations in review process

**2025-2026**

**Pilot Design Reform**

Test worksheet and evaluate effectiveness of clarifying design expectations.

**Feedback Integration**

Analyze feedback and lessons learned from pilot test on clarity, usability, and impact on process

**2027-2028**

**Training**

Conduct training with reviewers to understand how to use tool

**2029-2030**

**Working Group**

Establish internal working group to monitor and ensure materials remain updated on a yearly basis

## Recommendation

### CITY STAFF & LEADERSHIP

#### PROCESS

# DATABASE OF COMMUNITY AND CULTURAL ASSETS

A database to capture the landscape of assets valued by Boston's communities including privately-owned public art and important community buildings and places.

#### 2025-2026

##### Public Launch

Public launch and continued expansion with planning efforts such as Squares + Street & Design Vision

#### 2027-2028

##### Needs Assessment

Integrate citywide needs assessment findings into database

##### Demolition Tracking

Establish demolition tracking data points to better inform and support Landmarks demolition decision-making

#### 2029-2030

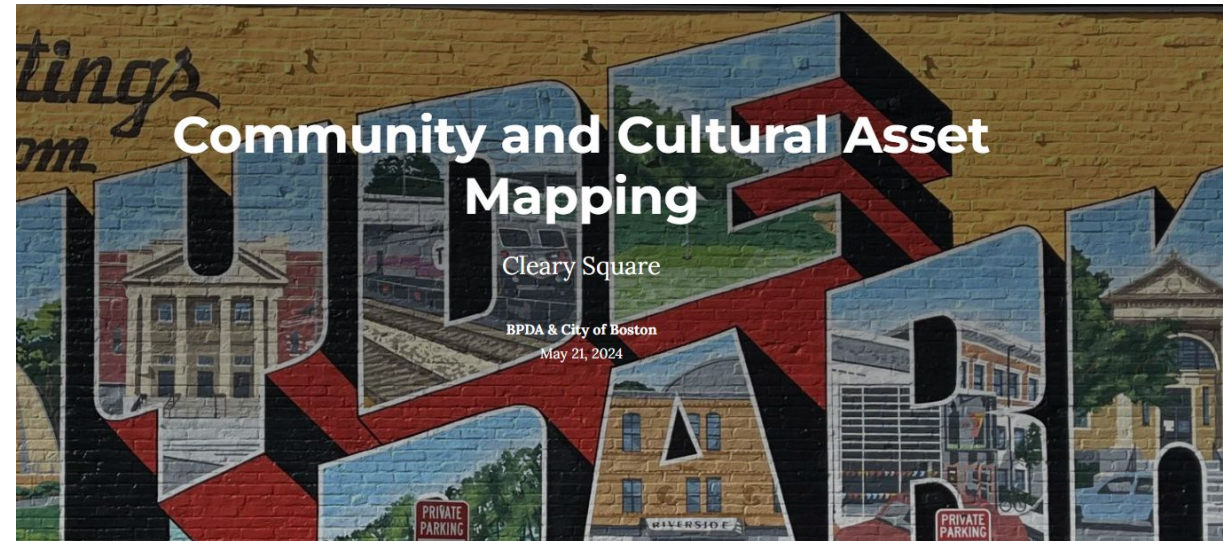
##### Database Memo

Create memo identifying database impact on Article 80 projects

- Open-sourced, accessible web-GIS database that capture what community values through community process
- Support review of forthcoming projects and place value on community assets and determine pathways for in-kind replacements or preservation (integration into Art. 80 process for development review PMs)
- Potential advocacy tool for adaptive reuse and sustainable approaches for new bldg development and preservation of architecture
- Track preservation and loss of significant assets
- Complimentary resource to future citywide needs assessment
- Comprehensive and interdepartmental citywide effort to broadly capture significant assets (eventually)

# COMMUNITY AND CULTURAL ASSET MAPPING

## Squares + Streets: Cleary Square



### WHAT CREATES A SENSE OF PLACE IN CLEARY SQUARE?

While Hyde Park Seventh-day Adventist Church and Christ Episcopal Church are the only buildings within the plan area with the National Register of Historic Places, **many buildings in the Square contribute to the sense of history, a distinct architectural expression, and neighborhood identity.**

### WHERE DO YOU GATHER IN CLEARY SQUARE?

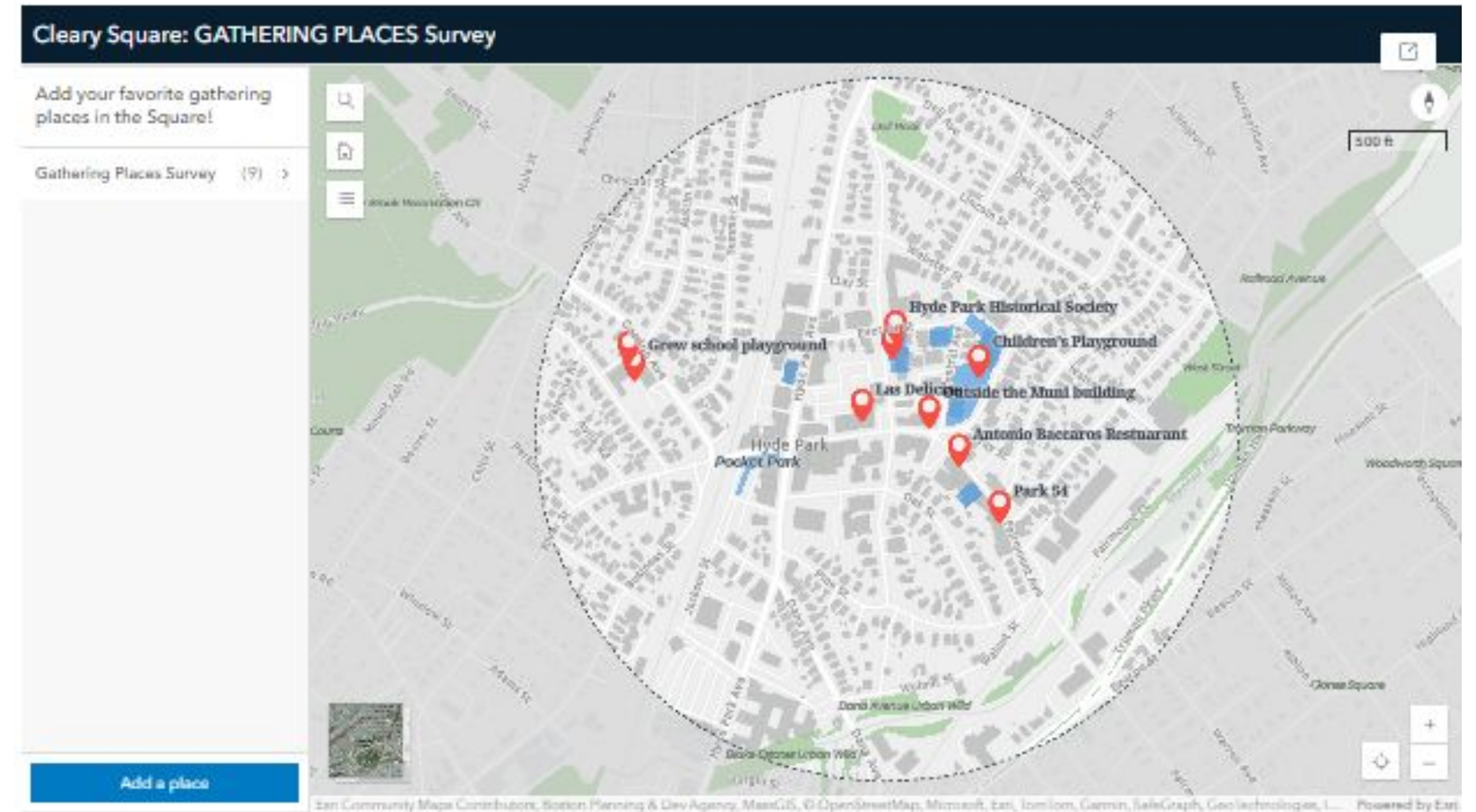
Cleary Square has a strong network of existing community gathering spaces.

How can this plan compliment and stitch together these spaces?

### WHERE DO YOU SEE YOUR COMMUNITY + CULTURE IN CLEARY SQUARE?

Cleary Square is a diverse and vibrant community. Murals, ethnically diverse and locally-owned business, storefront displays, and public art reflect the range of residents that call Cleary Square home.

What additional arts + cultural spaces would you like to see in Cleary Square?

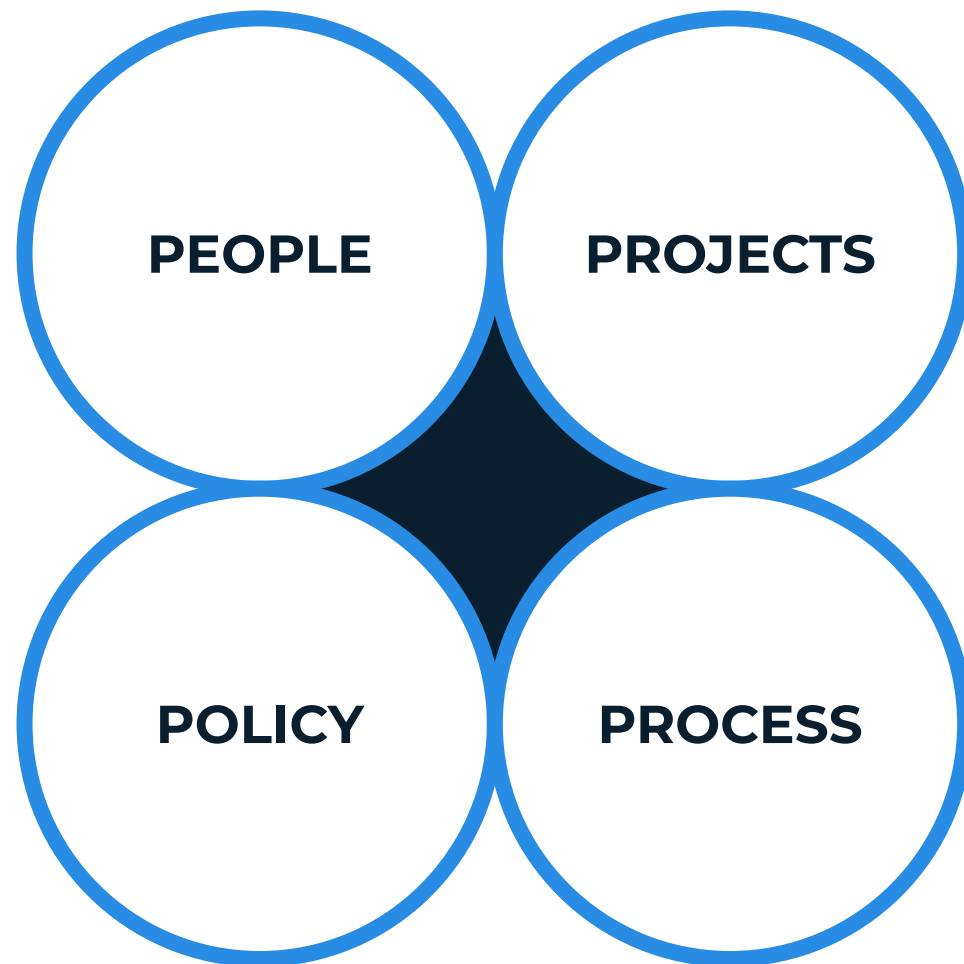


This map is based on site observations conducted by BPDA staff in February 2024, community input from the Cleary Square Launch Event that took place on February 25th, 2024, and a Community Walkshop held on March 24th, 2024.



# WHAT'S NEXT

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2025

2030

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An analysis tool and process guidance for developers, designers, planners, and community members can develop better understanding of key defining elements of place.

## URBAN DESIGN GLOSSARY

A handout that you, the community member, can take with you to your next public meeting. Language is power!

## DESIGN GUIDELINES

Guidelines on designing of built environment elements such as buildings, streets, and open spaces to reflect diverse community needs and enhance quality of life.

## PEOPLES PLANNING & DESIGN ACADEMY

An academy to empower Bostonians to take a more effective and active role in shaping the future of their neighborhoods.

### KEY

- PROJECT
- POLICY
- PROCESS



**THANK YOU**

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## **WHAT QUESTIONS DO YOU HAVE?**

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Please write your questions in the chat  
or raise your hand to share your  
questions in two minutes.



# SHARE YOUR YOUR FEEDBACK & QUESTIONS

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## By November 29, 2024

- Submit your comments on our project page: [bostonplans.org/design-vision](https://bostonplans.org/design-vision)
- Email us your comments: [designvision@boston.gov](mailto:designvision@boston.gov)
- Attend 1 of 3 Design Vision Office Hours:
  - Mon, Nov 18 | 9:30 am - 12 pm
  - Wed, Nov 20 | 3:30 pm - 7 pm
  - Tues, Nov 25 | 6 pm - 7:30 pm





# SHARE YOUR WITH YOUR COMMUNITIES

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## PROJECT WEBSITE

- [bostonplans.org/design-vision](https://bostonplans.org/design-vision)

## INTERACTIVE STORYMAP

- <https://storymaps.arcgis.com/stories/eb8ff670fe4843a7b34b79df1fd4614b>

## DESIGN VISION VIDEO

- <https://www.youtube.com/watch?v=HscoUfUJh7w&t=2s>

