

00:29:53 Steve Adams: Steve Adams, Banker & Tradesman
00:29:56 Jules Roscoe: Hi! Jules Roscoe, Boston Guardian.
00:30:04 Patrick Lyons Rep. Michlewitz Office: Hi Everyone, Patrick Lyons
from Rep. Michlewitz office
00:30:15 Sydney Scanlan (CLR Flynn's Office): Hello! My name is Sydney,
from Councilor Flynn's Office.
00:30:16 Ellie Sanchez: Ellie Sanchez - Office of Councilor Coletta
Zapata, D1
00:30:52 Roseann Hogan: Hi All, Roseann Hogan, Bridge Over Troubled Waters
00:30:53 Colin Zick: Colin Zick, President, Beacon Hill Civic Association
00:37:28 Kimberly Trask: That is unacceptable process
00:37:49 Andrew Wiley: Sounds reasonable to me.
00:43:29 Jeanette Ives Erickson: The city made promises for a new, safe
downtown crossing. This did not materialize.
00:44:09 Lana Nathe: Lana Nathe from LIGHT Boston Inc.
00:46:35 Heather Keane: Could the participants please be sent this
presentation? Thank you!
00:47:33 Kathleen Onufer (Planning): Hi Heather: This presentation, as well
as recording of the meeting tonight, will be posted on the project website
tomorrow at:
<https://www.bostonplans.org/planning-zoning/planning-initiatives/plan-downtown>
00:47:46 Kathleen Onufer (Planning): (it takes zoom a little while to
process the video and then for us to get it uploaded)
00:48:39 Mary Karski Erin Murphys office: Hi Mary Karski with Councilor
Murphy's office. Sorry was having trouble signing in. Any feedback on the
meeting please reach out to me and the councilor. Phone number is 617-635-3115
email is Mary.karski@boston.gov and Erin.murphy@boston.gov thank you
00:49:16 Heather Keane: Replying to "Hi Heather: This pre..."

Thanks!

00:50:39 Robert Cummings: With the introduction of Sky R building height in
some area can almost triple to 500". How does this impact shadows over
common/public garden as well as impact on existing neighborhoods?
00:51:50 ELIZABETH RAFFERTY: Hi, I am Elizabeth Rafferty - resident 1
Franklin -- please summarize again the maximum building heights for Washington
and Tremont streets.
00:52:53 Kathleen Onufer (Planning): Hi Robert: The state shadow law you
hear us refer to supercedes zoning, and sets all limits on the common and public
garden. So while a property may be in a district that under zoning can build a
500' residential project, it cannot exceed the regulations of the state shadow
law, and thus may be required to be much shorter in height. The state shadow law
is a performance standard - and so is site and design specific to the shadows
cast.
00:53:18 Kathleen Onufer (Planning): Hi Elizabeth - I'll make sure we go
back to the map to highlight that during Q&A.
00:53:47 Anthony Pangaro: During certain time periods, those shadows are
allowed despite the Shadow Law, thus there incentives to build and increased
pressure on these parks as well as demolition pressure on older buildings
00:54:46 Martha McNamara: Have the updated Design Guidelines been posted?
Will the comment period on those be the same as for the Zoning Amendment?
00:56:15 Kathleen Onufer (Planning): Hi Martha: Yes. They are posted on the
webpage as the PLAN: Downtown Amendment, with the same comment period. That's
because the design guidelines are included as a component of PLAN: Downtown. You
can find them here: <https://www.bostonplans.org/planning-zoning/planning-initiatives/plan-downtown>
00:56:22 James Baum: Per @Kathleen Onufer (Planning) response to @Robert
Cummings question, is there a resource we can utilize to determine maximum
building height (per the shadow law, not the zoning) at a specific location?
00:56:31 Linda McLaughlin: My question: how do these plans correlate with
Boston on the WEF list of SMART cities? acronym for Surveillance Monitoring
Analysis Reporting Technology. Good for gov't. Not good for we the people.
00:56:45 Andrew Nahmias (Planning): Hi Martha, Yes they are available on
the PLAN Downtown website and will have the same comment period.
00:56:48 Robert Cummings: In addition to approving these guidelines does

BPDA also have an approval role for individual projects ?

00:56:58 Andrew Nahmias (Planning): The design guidelines and draft zoning can be found here

00:57:03 Andrew Nahmias (Planning): <https://www.bostonplans.org/planning-zoning/planning-initiatives/plan-downtown>

00:58:32 Raj Tekchandani: What is this going to do to the existing traffic which is already a nightmare on School St and Bromfield Street. Some times it takes 5 plus traffic light changes to exit Bromfield on to Tremont.

00:58:42 Moritz Schlenzig: Has any consideration been given as to how a row of mixed use 500ft buildings would impact vehicular traffic?

00:59:53 Faith Arter: It was our understanding that the Boston Common Shadow Bank has been completely utilized. It would seem fairly easy to calculate the building height that is in keeping with NO further shadow impact on the Boston office.....why not research this data now and request a reduced height limit for Sky-R

01:00:23 Ryan St Marie: It would be helpful to know what the current approved use is for each of these uses, so we know which ones are being proposed to change.

01:00:27 Kathleen Onufer (Planning): Hi Robert: Yes, all projects that are of sufficient size to trigger Article 80 review must fully complete that process, including a vote by the BPDA Board.

01:01:19 Justin Muscaro: What is the FAR for the Sky districts?

01:05:25 Kathleen Onufer (Planning): Replying to "What is the FAR for ..."

Hi Justin: The districts rely on form- and performance-based controls like lot coverage, stepbacks, and maximum floorplates, etc. rather than FAR

01:05:54 karim salem: I am a resident at 1 Franklin st. and I share a concern with a lot of my neighbors

01:06:00 Joel Berger: Well said! As is it's just a big bone to real estate developers. That's why they're aiming to rush it through.

01:06:17 Pam Carr: Well said.

01:06:21 karim salem: I share my concerns with Anthony

01:06:22 Jing X: Well said, Anthony!

01:06:51 Raj Tekchandani: Well put Anthony. We need to see a real Plan

01:06:56 John Boyce: Any comment from Shen on Anthony's perspective?

01:07:07 David Spriggs: Beautifully stated. While the process is long, the abrupt changes introduced here are offensive to the citizens who have provided hundreds of pro bono hours.

01:07:15 Kristi Strahler: Thank you Anthony for the truth needed here- Kristi Strahler -1 Charles Owner

01:07:16 Linda McLaughlin: Thumbs up Anthony

01:07:18 Justin Muscaro: Replying to "What is the FAR for ..."

Thank you!

01:07:29 Faith Arter: Well Said Anthony. I agree

01:07:31 Kara/Bryan Tulley: Thank you, Anthony, we share your thoughts!

01:07:32 Peter M Mowschenson: Tony. Excellent comments. So how do we stop this

01:08:01 A shaughnessy: Anthony, Well said. Thank you.

01:08:29 ryan pavao: well said Anthony!

01:08:58 Balaji Chakravarthy: Agree 100% with what Tony Pangaro said. Arrogant and half-baked are good descriptors of this draft plan.

01:08:59 Ryan St Marie: Thanks Tony, All points very eloquently stated.

01:09:11 Nick Malhotra: Replying to "Thanks Tony, All poi..."

Thank you Anthony. Clear and very well said.

01:10:26 Anthony Pangaro: Dear Kairos,

01:11:27 Eric Khatchadourian: As someone who has worked in downtown Boston for nearly 2 decades, I don't know how much more slowly our city can move to maintain its status as a premier destination for talent, tourism and business. Downtown the best-positioned neighborhood in this city for density and height. There is definitely not unanimity in the community against height downtown.

01:12:13 Joel Berger: Yes!

01:12:26 Eric Klose: Agreed

01:12:38 Anne Peacher: How late is this meeting going to run? Obviously,

some 200 people are interested. There obviously needs to be more time spent on gathering feedback. I'm at 1 Franklin Street and have lived here for 5 years amid dozens of empty office buildings in our neighborhood. Why isn't the city working to convert these beautiful old buildings and incentivize conversions to housing. How many residents in the area have you spoken to? As a resident, we would like to see some local and boutique shops with condos above.. pictures Charles Street on Beacon Hill or Tremont Street in the South End. Does anyone recommending this plan live in the area? I completely agree with these comments about a rushed final outcome and latest draft that has ignored all of the neighborhood recommendations. The only thing I have ever heard about building communities is that it needs to be done at street level and engage residents. This plan ignores the neighborhood, its residents, and Boston's architecture.
Anne Peacher

=

01:13:14 Beatrice Nessen: Director, do think all the towers in the seaport have been successful in terms of a pedestrian friendly and warm neighborhood?
01:13:28 Kathleen Onufer (Planning): HI Anne: We are! Learn more about the Office to Residential Conversion program here:
<https://www.bostonplans.org/projects/office-to-residential-conversion-program>
01:14:18 Kathleen Onufer (Planning): You can read about one of the first projects here: <https://www.boston.com/real-estate/renting/2024/04/18/conversion-of-downtown-boston-offices-apartments-approved/>
01:14:21 Anthony Pangaro: Dear Kairos, as a former colleague, I think you owe it to all of us to fall back from this aggressive and abrupt change in direction. This process is fatally flawed, and the product overwhelms what good intentions you may think you have. It certainly does not assist in the preservation of turn of the 20th Century historic buildings. Time to take a deep breath and have some real conversations with the stakeholders.
01:14:39 Anthony Pangaro: Most Sincerely, Tony
01:15:24 Kimberly Trask: The Planning Org has already presented and public should be allowed to speak
01:15:40 Spencer Phillips: Agreed that downtown is perfect for density and height for sure and would be great to revitalize downtown as well. I live downtown and would love more neighbors. We need housing and a lot of it, delaying is not going to get us more housing.
01:15:48 karim salem: You are making horrible points unfortunately
01:16:55 karim salem: There is no reason whatsoever to add additional height on top of historical buildings along Washington st.
01:17:21 Eric Klose: I just want more residents. Downtown is socially dead since the rise of WFH. It's worse than the financial crisis. We need housing at scale and asap - it'd also help support our (few remaining) neighborhood social options
01:18:33 Kimberly Trask: Agree with Tony Pangaro
01:18:59 scott merlis: I also agree with Tony
01:19:16 Rebecca Spangler: Replying to "I just want more res..."

WFH? Can you please let me know what that stands for?

01:19:28 Andrew Wiley: Replying to "I just want more res..."

Working from home.

01:19:30 Anne Peacher: How late is the meeting running?
01:19:49 Kimberly Trask: This plan should not move forward until Mayor is fully back at office and able to meet with stakeholders
01:19:55 Andrew Nahmias (Planning): Replying to "How late is the meet..."

7:30

01:20:06 Choi Chow: I also agree with Anthony Pangaro!
01:20:13 Joel Berger: Indeed!
01:22:21 Ann Tsai: As a downtown resident, I agree we need more residents to make the downtown lively again. All the empty store fronts on Washington street do not help with the overall safety of downtown
01:22:54 Anthony Pangaro: "Mediation" between high and low is a false construct. By filling in a gap between high and low, one does not mediate, but rather fills a gap, homogenizing two distinct building styles, one overwhelming

the other. The unique charm of this city is the interplay between high and low, not mediating or muddling the distinction, especially here where the rules push for the demolition of older buildings.

01:23:11 Joel Berger: Rehab the many empty offices for residential use first. If people move there then build new residential towers

01:23:19 John Boyce: This response is impenetrable...Article this and that for a decision in 3 weeks...

01:26:20 Jules Roscoe: Replying to ""Mediation" between ..."

Hi Tony- I'm a reporter at the Boston Guardian. I'd love to chat with you about some of your comments tonight. If you or anyone else on this call would like to get in touch with me, please do! julesroscoe.news@gmail.com.

01:26:53 Karen LaFrazia: Has there been any projections on how many more units of housing/people this plan could generate and at what point of affordability?

01:27:03 Moritz Schlenzig: Totally agree with Tony Pangaro's, Kim's, and Tony Ursillo's comments. I have sat through many of these public comment meetings where the same concerns about height have been raised again and again: traffic, historic buildings, etc. etc. Now the plan is to relax the height restriction along all of Washington St. and rush the proposal through the process. Strong objection!

01:27:22 Linda McLaughlin: Replying to "I just want more res..."

This question was directly addressed in previous zoom with the question "why are gov't workers not returning to the office? We need to pave the way; if gov't workers are WFH how can gov't seek to address scarcity of people in storefronts and on the streets." This has not been addressed to my knowledge.

01:28:28 Greer Dipietro: Replying to "Has there been any p..."

I would also like to understand this.

01:28:52 Karen LaFrazia: Why does this plan need to go to the February board meeting? Please explain why the rush to approval.

01:29:14 Kimberly Trask: Washington Street at middle is pedestrian only so how can that exist. Are you planning to also remove the shopping friendly pedestrian zone?

01:29:58 Kathleen Onufer (Planning): Hi Karen: All of these are mixed-use districts, so every property owner has the option to pursue a project that is not residential (although in the Sky-R they will be limited to a much shorter height than if it was a residential project.

01:31:28 Sumit Mehra: People who live in luxury condos with families need cars. Where do you plan to put that traffic?

The traffic is already crazy in downtown- please ask the emergency crews or ambulances trying to go down Tremont street.

01:32:03 Kimberly Trask: It includes all of Sky-R now I believe. Why allow this as conditional use of adult entertainment in that zone

01:32:30 Sumit Mehra: I think you should make Washington street a non pedestrian zone (being sarcastic here)

01:33:49 Anthony Pangaro: Article 80 is not a suitable analytical tool for use in creating a Zoning Plan. It is a seriatum review of individual projects that does not predict a cumulative effect. What is required here is a systematic analysis of key outcomes of the whole PLAN. Article 80 is a useful tool later, but one that only is useful downstream of understanding the impacts of the PLAN.

01:36:21 Spencer Phillips: I live in a building looking over a parking structure and the top of it is empty all year long. There are tons of parking structures downtown as well!

Plus downtown is incredibly transit rich and walkable too, not everyone needs a car.

01:37:47 Rebecca Spangler: I totally agree with Spencer

01:38:02 Kimberly Trask: Agree with Robert

01:38:10 Karen LaFrazia: Well said Rob!

01:38:42 shelly bramson: absolutely correct, Robert

01:38:50 Betsy Spang: Has anyone thought of the carbon footprint that would be added by building or changing all of these buildings? Even if the

buildings could somehow be carbon neutral, think of all the trucks, cement, etc., not to mention all the cost with police detail that would then generate higher taxes for us. None of this makes sense. You should encourage revamping existing buildings that are not being used before completely changing the cityscape of Boston.

01:38:58 Tinchuck Ng: As a property owner, resident of downtown and a real estate investment manager, I consider the plan a thoughtful one because it is actually *actionable*. An empty downtown negatively impacts everyone in the neighborhood- both in terms of quality of life as well as for real estate value. Personally, I am tired of seeing another empty building in downtown. This plan encourages real estate investment to flow back into downtown while the city and the neighborhood can continue to use Article 80 as the means to manage both the individual parcels as well as the cumulative effects on downtown.

01:39:04 Ryan St Marie: Thanks Rob!

01:40:11 Kimberly Trask: But better still can encourage development in existing historic buildings that is affordable versus luxury buildings making linkage payments

01:41:43 Sumit Mehra: I wasn't talking about parking but about traffic. I get to see the empty rooftop parking lot too.

I can't believe that these guys would put out a plan without traffic as a consideration. Why a highrise? You can create substantial housing in downtown with existing heights of structures.

01:41:52 Ashley Volwiler: I live downtown with my young family. Have public schools and early education opportunities been considered?

01:42:02 Michele Guzzi: I agree with Tony Ursillo, Kim Trask, Anthony P. Etc.

01:43:36 Kimberly Trask: Yes there are members of AG who are residents of downtown neighborhood

01:43:53 Kathleen Onufer (Planning): Hi Ashley: yes! One of the important innovations the updated zoning is ensuring that child care facilities count towards an active use that is required for larger projects. It also makes sure that home-based daycare and child care centers are allowed in all uses.

01:44:59 Linda McLaughlin: This is what happens when you vote for BIG GOVERNMENT. Time to wake up people.

01:45:56 Kimberly Trask: Yes Anne!!

01:46:29 Alayne Shapiro: Ann, perfect and on poor!

01:46:31 Michele Guzzi: Anne Thank You for that!

01:46:38 Kathleen Onufer (Planning): Hi folks: Just highlighting the Office to Residential Conversion Program - it's important to spread the word!

<https://www.bostonplans.org/projects/office-to-residential-conversion-program>

01:46:51 kathrin schlenzig: I couldn't agree more with Robert Cummings. Tony Ursillo, and Anne Peacher regarding clearly needing more time to consider the full impact (traffic, shadows, historic preservation) of this newest plan downtown proposal which will change Boston for ever.

01:46:56 Alayne Shapiro: On Point, Ann.

01:47:01 Martha McNamara: Thank you Anne for those excellent and important questions.

01:47:40 Nathaniel Sheidley: As we approach the end of the meeting and I have to rush to catch a train, I want to echo what others have said and express my deep concern about the nature of this process. The proposed amendment is at odds with a consensus hashed out through a long period of engagement and dialogue, and yet we have virtually no time to review the proposed changes, understand them, and respond to them. A single 90-minute meeting and a 3-week comment period is not sufficient. As per my previous comments, I have grave concerns about the impact of towers such as those permitted by the new zoning on the character of the neighborhood and the precious historic resources it contains. My organization, Revolutionary Spaces, cares for the Old State House and Old South Meeting House. I note that the block containing Old South has been moved from Sky-Low to Sky, but I have no way of understanding what the purpose of that change is. Certainly no one has contacted me to ask for feedback on that point.

01:47:50 John Andres: I grew up in the NYC suburbs and worked in Manhattan for 10 years. Part of the appeal of Boston is that it is not

Manhattan with its canyons. This proposed zoning change moves us more like NYC, which is not why we came here a dozen years ago.

01:48:14 Joan Bloom: Rob, great points

01:48:30 Eric Khatchadourian: Before the call ends I'd like to thank all the architects and planners who have spent months and years modeling everything from housing affordability to traffic to types of use and are trying to incorporate the many diverse perspectives of Boston residents. Preserving the culture of Boston doesn't mean allowing the city center to die in a post-pandemic WFH world. It seems many of the counterpoints to updated zoning are centered on my building, my view, my considerations. While many of the points in favor are our city, our local economy, our future.

01:48:57 Kathleen Onufer (Planning): Replying to "I wasn't talking abo..."

Hi Sumit: When someone proposed a new project downtown, particularly anything that is a high-rise, they go through the Art 80 process which involves detailed traffic modeling (including specific locations of driveways, valet activity, etc). The traffic study is highly sensitive to what type of use is in a building: a small hotel is different than a residential building is different than an office project. So we think the Art 80 process is the right place to provide substantial analysis.

01:49:02 Moritz Schlenzig: Agree with Anne Peacher- zoning proposal is at odds with the plan. Rushing this through without proper consideration of residents' input is inappropriate.

01:49:59 Michele Guzzi: Thank you all for your time. I hope they don't dismiss our concerns.

01:50:05 Sumit Mehra: Anne - great points. There are great building already - convert them into condos.

How about trying to make Washington street as Charles Street in beacon hill or Newbury street in Backbay?

01:50:50 Choi Chow: So far I only heard about how you are justifying the new zoning plan. I wonder how much you are really listening and putting our feedback into consideration. We need more time, not 3 weeks, to discuss this matter!

01:50:56 Anthony Pangaro: I'm confused. There was an advisory group for the old PLAN and these new ideas "Amend" the zoning presented in that plan, but you don't have any interest in what the advisory group says about the Amended Zoning?

01:51:02 Rebecca Spangler: Has the question of why this has to happen in February been addressed?

01:51:24 Kristi Strahler: Thank you Ryan- NEED MORE TIME TO RESPOND

01:51:51 Anne Peacher: Thanks Ryan! Well said-many residents of our building wanted to be on this call too but could not on such short notice!

01:52:58 Anne Peacher: Well said Martha!

01:53:42 Joel Berger: Bromfield was the thin edge of the wedge for height

01:54:15 Maren Anderson: I totally agree with Martha. Thank you for saying what I would have said. We have worked on this for 6 years. The Mayor said she would listen to the public. We have been betrayed.

01:54:35 Jason Foster: As a resident of DTX, I also very much appreciate the feedback provided by my neighbors. Per Anne Peacher, perhaps a precursor to any sweeping zoning plan might be to properly incentivize adaptive reuse projects rather than provide only clearer parameters and rules for developers that might materially affect our skyline without regard to the lasting impact they have on this part of our city. Faster than demolition and redevelopment is adaptive reuse of these beautiful, period buildings. Consider a real estate tax deferral or reduction for developers that aren't looking to increase density. Consider supporting open shop construction rather than championing union construction, which would meaningfully diminish costs enough that redevelopment becomes more possible. Cost reduction for those looking to repurpose existing, diminished structure is the way to enable new growth, new housing and, perhaps, more affordable housing.

01:54:47 Jason Foster: We need to restore what we already have, not enable an amount of growth this area simply cannot support.

01:54:57 Alayne Shapiro: As members of Revolutionary Spaces and proud of the fact that these historic buildings survive in our city, we endorse what

Martha has said. The hi rise buildings being proposed will dramatically and negatively impact our historic buildings.

01:55:20 Kathleen Onufer (Planning): Hi Jason: Please spread the word about the Office to Residential Program, which does just that!

<https://www.bostonplans.org/projects/office-to-residential-conversion-program>

01:55:20 Boston Preservation Alliance: Thank you for all your points, Martha.

01:56:03 Jason Foster: The office to residential program is a gesture. Most of the buildings suffering vacancy are physically incapable of supporting a repositioning to residential use

01:56:26 Linda McLaughlin: Replying to "The office to reside..."

Jason: agree.

01:56:30 kathrin schlenzig: Yes, this new plan is definitely NOT about implementing plan downtown as it was previously presented to the public.

Community concerns voiced over recent years are completely disregarded here.

01:56:37 Jason Foster: Towers are dimensionally inappropriate for housing development, and it is in those properties that we see the most pronounced levels of commercial property vacancy.

01:57:10 Michele Guzzi: Martha thank you for your accurate points and your passion we all feel

01:57:22 Balaji Chakravarthy: I applaud Martha's comments. Shocked her inputs have been ignored in this draft plan.

01:57:43 Alexandra Hastings: Martha, thank you for giving these national historic sites a voice!

01:57:59 Leslie Adam: Thank you Martha!

01:58:03 Jing X: Thank you Martha!!!

01:58:10 Joan Bloom: Martha is amazing

01:58:21 Maliaka Shepard: Thank you Martha!

01:58:22 Anne Peacher: Bravo Martha!

01:58:30 kathrin schlenzig: This plan does not only disrespect community concerns but also the historic fabric of our city. Terrible and so so disappointing. We should be able to do better.

01:58:59 Moritz Schlenzig: Thank you Martha! Wholeheartedly support your statement!

01:59:15 Kara/Bryan Tulley: Thank you, Martha!

01:59:34 Anthony Pangaro: It is widely understood that today's preservation regs do not really protect historic properties.

02:00:05 Linda McLaughlin: Good question, I hope it is answered.

02:00:24 Jason Foster: I'm aware of only 85 Devonshire having any success transitioning from office to residential. Having worked in that building before, I can completely appreciate how the program might make the re-use project more possible. We need a solution from the city about how to make it economically feasible for the existing tower owners to transition their assets - any given day 50% of most of Federal, High, Summer and Franklin Streets are physically empty and approximately only 70%-80% leased.

02:00:52 Gene Bolinger: If nothing else, one line of commentary being expressed by attendees tonight is nearly unanimous in noting that 29 calendar days between the release of these draft zoning amendments (that look very different to nearly everyone on this call) and the deadline for the submission of comments is very unreasonable. Please reconsider this artificially compressed timeframe to allow for thoughtful review and consideration, and meaningful and constructive feedback from all interested parties.

02:01:54 Kimberly Trask: We have all seen the public comments and they are 90% opposed

02:03:02 Moritz Schlenzig: This call was open to everyone! I think the feedback on the timeframe was unanimous.

02:03:14 Martha McNamara: Why do we have to present this in February???

02:03:17 Ryan St Marie: But this is completely different than the zoning offered a year ago.

02:03:17 Balaji Chakravarthy: Mr. Shen, Comments from others, meaning Developers???

02:03:36 Alayne Shapiro: Delay isn't tantamount to compromise. Delay shows respect for the stakeholders.

02:03:39 Raj Tekchandani: Pure disrespect for public sentiments

02:03:52 Maren Anderson: The only people who like it are developers.
02:03:53 Faith Arter: Replying to "I just want more res..."

There is NO Support or rationalization for these Height zoning limits. Its dangerous and will destroy our community

02:05:00 kathrin schlenzig: There are examples in Cities across the nation where historic district have been revitalized without increasing height. There is no reference to those success stories.

02:05:14 Margaret Nelson: Don't understand why a plan that has such significant impact on downtown Boston is being rushed and the residents input is being ignored. Totally agree with Anthony Pangaea, Anne Preacher and others. Well said.

02:07:14 Rebecca Spangler: I agree with Anthony. This feels like a decision has been made and is being presented to us as though it is a discussion.

02:08:22 Kimberly Trask: This isn't a block. It's all of Washington Street. Does not seem he read the plan

02:09:04 Anthony Pangaro: The Bromfield blight was developer induced before covid, because he thought he'd get bigger zoning if he blighted it,

02:09:36 Spencer Phillips: Agree with Chris here, more housing in downtown will help revitalize downtown, delaying is not going to change anything.

02:09:52 Raj Tekchandani: Tall buildings is not the answer to a dark corner block

02:11:44 Jason Foster: Replying to "I just want more res..."

@Linda McLaughlin Excellent point, neighbor!

02:11:46 Linda McLaughlin: Replying to "Agree with Chris her..."

But what is drawing residents, Spencer? We already see fewer patrons in restaurants. This rushed plan is ill-considered IMO.

02:12:52 Linda McLaughlin: Replying to "I just want more res..."

@Jason Foster :D

02:13:01 Ana Colmenero: I agree with Chris too. This plan I not perfect but it is an improvement over the prior one. Downtown needs t be revitalized.

02:13:16 Alayne Shapiro: Mayor Wu should propose tax incentives or use existing buildings for commercial and residential use, rather than hi rise buildings that may or may not bring residents and commercial businesses.

02:14:53 Linda McLaughlin: Rishi ROCKS!

02:15:58 Mark Bloom: Thank you Rishi

02:16:24 Nesli Basgoz: To summarize: the process as described has not been inclusive, and the responses to the questions and comments tonight has felt inauthentic. It's like doing a major elective surgery on a patient saying "stop, I need more time."

02:17:38 Maren Anderson: Well said, Rishi.

02:18:26 Ryan St Marie: Kairos, I think the question is: Do you want to hear our comments, or are you doing this as a formality? Are you interested in our feedback?

02:18:43 Moritz Schlenzig: Well said Rishi!

02:19:04 kathrin schlenzig: Most here support revitalization and improvement of the downtown neighborhood as we are stakeholders in this community. But it has to be done right. This plan clearly does not provide solutions that a majority of tonight's audience can support. How can you not hear that.

02:19:31 Jim Jacobs: It would be good to understand the truth and politics that is driving a rushed plan? multiple community groups, years long volunteers and constituents are against a plan - it seems many people on this call feel this is just a formality meeting but concerns won't be really listened to. So understanding the hidden agenda behind this plan would be helpful.

02:19:52 Raj Tekchandani: Touche !!!

02:20:16 Linda McLaughlin: Rishi speaks truth.

02:21:00 Joe Cushing: Amen! Rishi

02:21:03 Chris Cotrone (Breaktime): Thank you, Rishi!

02:21:25 Alexandra Zouncourides-Lull: Replying to "Kairos, I think the ..."

This zoom appears to be a formality. Not one person from the staff agreed to look into these, update the plan, and get back to the residents affected with the proper studies. They're adamant not trying to building consensus.

02:21:30 Eric Khatchadourian: A lot of voices on this call claim to speak for some large majority of residents, but we're hearing from a very clearly skewed subset of Bostonians. Is everyone so certain that getting a more representative view from those who live and work in the city -- the majority of whom probably aren't aware their voice can matter -- would agree we should prioritize shadows over affordability, a facade over economic dynamism?

02:21:58 Martha McNamara: You're giving the pro-development Michael Nichols the last word?

02:22:20 kathrin schlenzig: Thank you Rishi!

02:22:31 Alayne Shapiro: Rishi, thank you for your practical comments and making us aware of many interconnected issues that should be considered.

02:23:08 Margaret Nelson: Well said Rishi!

02:23:29 Pam Carr: Yes, will said - thank you, Rishi.

02:23:35 Kathleen Onufer (Planning): Hi folks: You can find out all about Chinatown rezoning here: <https://www.bostonplans.org/planning-zoning/zoning-initiatives/chinatown-rezoning-process>

02:23:58 Alexandra Zouncourides-Lull: Replying to "A lot of voices on t..."

How about asking the people who live and work in the affected areas how they will park? What is the parking plan because the updated plan offers little solution. The T is unreliable and people do own cars.

02:24:46 Michele Guzzi: Rishi. Thank you for your support and expertise.

02:25:49 Kimberly Trask: Andrew with respect saying you are zoning for things that can't always happen makes no sense. It's a false narrative

02:26:22 Alexandra Zouncourides-Lull: Replying to "A lot of voices on t..."

With the tall buildings, you need staff. Where are they going to park? What is the transportation plan because the streets are clogged with all the lane reductions. And then the trash. The rats have proliferated. How are we going to control those? Stuff like this is important to know...

02:26:36 Anthony Pangaro: This ZONING prompts demolition of the Ladder Blocks (that also reduces real estate taxes) while waiting for the opportunity to build luxury residential towers. Street level uses will further disappear for many more year, hurting street level uses like restaurants.

02:27:08 Anne Peacher: THOSE Changes are what we have all been commenting upon. It's hard to understand where they came from and why they are being rushed through. I hope the zoning board heard us all. Please let us know the next step!

02:27:09 Courtney Caruso: I've been a resident of downtown Boston for 15 years, both as a renter and now an owner. In the decade plus I've attended meetings pertaining to bike lanes, pot shops, high rises, etc., I have never once seen Boston embrace any ideas at a community meeting. As a young renter, I often felt completely unrepresented by community comments esp since owner comments toward wealthier and older residents. It is always opposition. I have a young family we are raising downtown. We live, work, and go to school in Chinatown/DTX/Fidi. The most persuasive argument I've heard against the proposal tonight is that Sky-R somehow means we will only get luxury housing in those zoned areas. I'm interested in understanding the City's position on why that isn't true. And if it is true, does the City believe there won't be incentive to develop unless there is opportunity to do luxury with height? Because that's a trade off worth understanding.

02:27:55 Anthony Pangaro: Dear Kairos,

02:28:15 Sumit Mehra: There is a happy medium Kairos. Keep the low rise buildings and let them convert to condos. We don't need more high rises. We need a safe neighborhood.

02:28:23 kathrin schlenzig: The corner of Bromfield & Washington was previously spot zoned. How can you say it was reduced in height in this new plan? That is a misrepresentation.

02:28:47 Anthony Pangaro: Please give us something more than your attention.

02:28:56 Mary Karski Erin Murphys office: Please reach out to Councilor Murphy's office because I didn't get to speak. The councilor wants to hear your feedback and I am bringing it back to her. Thank you Erin.Murphy@boston.gov

02:28:57 Raj Tekchandani: If this had your attention - Extend the deadline
02:29:24 Linda McLaughlin: Agree: best outcome from this meeting will be to
EXTEND THE DEADLINE
02:29:43 Robert Cummings: Kairos your action will speak louder than your
words
02:29:44 Martha McNamara: What meeting on Saturday? I haven't gotten a
notice for a meeting on Saturday.
02:30:00 Anthony Pangaro: Kairos Please take this all to heart, Don;t
dismiss it because you think this is the right answer
02:30:09 Moritz Schlenzig: Again strong objection against the plan. Mr Shen,
please, for the sake of integrity of the process, extend the timeline.