

Annual Report

2018-2019



**boston planning &
development agency**



Over the past two years, the Boston Planning & Development Agency (BPDA) has continued to make significant progress towards creating a Boston that is equitable for all.

We have built on *Imagine Boston 2030* and have bolstered our community planning efforts with planning studies moving forward in Mattapan, Downtown, East Boston, Glover's Corner in Dorchester, Newmarket, Charlestown, and Western Avenue in Allston-Brighton. After a comprehensive community process, we passed planning guidelines for PLAN: Nubian Square, formerly known as PLAN: Dudley Square, that prioritize public land for public good.

In Allston-Brighton and the Seaport, we are actively focused on transportation planning for all modes: walking, biking, transit, and automobiles. We are preparing for and responding to climate change through various initiatives at the city and neighborhood levels, including Mayor Walsh's *Resilient Boston Harbor Plan* which outlines the build out of resilient, accessible open spaces on our waterfront and climate-ready buildings and infrastructure.

The common thread through all of our planning and development review is collaboration with the community. In 2019, we held approximately 458 meetings open to the public and advertised on our website. We celebrated the one year anniversary of the PLAN: Mattapan process with over 105 community engagement events, including a meeting conducted entirely in Haitian Creole. Our community engagement staff is reaching out to Boston's residents in new ways, including a Popsicles with a Planner series, bicycle tours, neighborhood walks, open house meetings, and overview meetings about the Article 80 process.

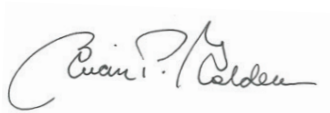
Over the past two years, we have approved 22.1 million square feet of new development worth over \$12.5 billion. This included 9,120 residential units, 2,107 of which are income-restricted - over 23 percent of total units. Office, institutional, and industrial approvals increased. Article 80 construction projects approved in the past two years will create 16,419 construction jobs and 20,682 permanent jobs.

These new development projects make progress towards the goals outlined in *Housing a Changing City*, which calls for the creation of 69,000 new homes for a range of income-levels by 2030. In 2019, Mayor Walsh announced that over 30,000 new units were permitted under the housing plan, including over 6,000 income-restricted units.

We released the 2018 Inclusionary Development Policy (IDP) Annual Report, detailing how Boston is leveraging the strong development market to create and preserve affordable housing opportunities in every neighborhood. In 2018, 546 new IDP units were completed, representing 21 percent of all IDP units in Boston. Of the total IDP housing stock, 16 percent of units are located in Downtown, 13 percent are located on the South Boston Waterfront, 11 percent are located in the South End, and nine percent are located in South Boston.

We celebrated how Boston residents directly benefit from development dollars. In the fall of 2019, I joined Mayor Walsh and the Office of Workforce Development to award \$1.35 million of Neighborhood Jobs Trust funding to 23 community organizations. This funding supports community-based organizations that provide Boston residents with job training skills and support services, enabling them to enter career pathways and obtain higher paying jobs. The Neighborhood Jobs Trust collects Linkage fees from large-scale commercial developments through the BPDA's Article 80 process in order to fund job training and education.

These are just a few examples of our accomplishments in 2018 and 2019. I look forward to a productive 2020, continuing our work with the community to implement the vision thousands of Bostonians helped create through Imagine Boston 2030.

A handwritten signature in black ink that reads "Brian P. Golden". The signature is written in a cursive style with a large initial "B" and "G".

Brian P. Golden
Director
Boston Planning & Development Agency

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Core Values



Fair

We treat all respectfully and impartially.



Inclusive

We work to include everyone and benefit everyone.



Transparent

We explain what we do because knowledge empowers.



Optimistic

We are making Boston's future brighter.



Responsive

We listen to all perspectives and craft appropriate solutions.

About Us

The BPDA is the planning and economic development agency for the City of Boston. The BPDA plays a far-reaching role in shaping the city. We are a self-sustaining agency and our love for Boston inspires us to make our city an even better place to live, work, and connect. We are over 200 professionals who serve the city in a variety of ways — from architects who review the smallest details of a historic building in Roxbury to project managers who host a community meeting for a new affordable housing project in Dorchester. We work hand-in-hand with other city departments and community groups to better the city. The BPDA is charged with growing the tax base, cultivating the private jobs market, training the workforce, and encouraging new business to locate in Boston and existing businesses to expand; we plan the future of neighborhoods with the community, identify height and density limits, charting the course for sustainable development and resilient building construction; advocating for multimodal transportation, responding to the city's changing population, producing insightful research on our city, and ensuring Boston retains its distinctive character.

Mission

The BPDA plans and guides inclusive growth in our city — creating opportunities for everyone to live, work, and connect. Through our future-focused, city-wide lens, we engage communities, implement new solutions, partner for greater impact, and track progress. We focus on planning. We make comprehensive city planning a priority and use our tools to shape our city. Our goal is inclusive growth. We believe in an inclusive Boston where everyone has opportunity for success. We translated 'inclusivity' into three relatable quality-of-life metrics—Live, Work and Connect. We see the big picture. We look across Boston from an altitude that allows us to understand it as a complex system, and plan and shape it holistically. We prioritize the future success of our city.

BPDA by the Numbers

Approved by the BPDA in...

2018

2019

\$7 billion
in new development



\$5.5 billion
in new development

12.1 million
square feet



10 million
square feet

7,959
construction jobs



8,460
construction jobs

12,886
permanent jobs



7,796
permanent jobs

\$37 million
in new linkage funding for
new affordable housing and job training



\$21 million
in new linkage funding for
new affordable housing and job training

4,405
new residential units,
891 of which are income-restricted
(over 20%)



4,715
new residential units,
1,216 income-restricted units
(over 26%)

Meeting our Housing Goals

In 2018, Mayor Walsh updated the administration's housing plan, increasing the number of new residential units built from 53,000 units to 69,000 new units by 2030. We are continuing to make significant progress towards this new goal. Over the past two years the BPDA has approved more than 9,300 housing units, 2,107 of which were income-restricted.

In 2019, Mayor Walsh announced that 30,000 new units permitted under our housing plan, including over 6,000 income-restricted units, Boston is on track to meet this challenge. We are increasing production of housing that will meet the needs of our residents. We are continuing to build housing that is affordable to our workforce, our families, our recent graduates, and our elderly populations.

We are leveraging Boston's strong development market to create more opportunities for Boston's residents. New development projects approved in 2018 and 2019 will generate over \$58 million in the coming years to support affordable housing and job training. Linkage provides the resources to expand programs such as Mayor Walsh's Tuition Free Community College program and support community-based organizations that provide Boston residents with job training skills that enable them to enter career pathways and obtain higher paying jobs.

46 units of senior affordable housing under construction at O'Connor Way in South Boston

In December 2018, Mayor Walsh, the Boston Housing Authority (BHA) and the BPDA celebrated the groundbreaking of the O'Connor

Way Senior Housing Development which will bring 46 one-bedroom units of affordable housing for adults age 62 and older to South Boston.

O'Connor Way Senior Housing will be built on a BHA donated lot that has been vacant for over 50 years adjacent to the Mary Ellen McCormack Development. The \$20.8 million project was funded in part through the Inclusionary Development Program (IDP) contributions from the 150 Seaport Boulevard and Pier 4 development projects on the South Boston Waterfront, and financed by the Low-Income Housing Tax Credit program. Other funders include MassDevelopment, Rockland Trust Corp., and TD Bank.

Compact Living two-year pilot program approved

The BPDA Board approved a Compact Living two-year pilot program in October 2018, creating clear guidelines for new residential units that are smaller in size than typical units. The new policy aims to increase options for housing in response to growing demand, promote sustainable development, encourage innovation and creative design solutions, and minimize potential traffic resulting from increased density. The Compact Living Guidelines address unit design, shared spaces, and measures to reduce transportation costs and impacts. Since the pilot program was adopted, the BPDA Board has approved two projects designed under the Guidelines: 141 Westville Street in Dorchester and Wellington at 1301 (1297-1305 Blue Hill Avenue) in Mattapan. The pilot program is an important component called out in Mayor Martin J. Walsh's housing plan, *Housing a Changing City: Boston 2030*.

BPDA celebrated grand opening of The Beverly, 239 income-restricted units in Downtown Boston

In July 2018, the BPDA joined other city officials, representatives from the state, and Related Beal for the official opening for The Beverly. The Beverly is Downtown Boston's first new affordable and workforce housing development in more than 25 years. The 239 income-restricted units are only available to individuals, couples, and families with qualified incomes. The location offers residents immediate access to several transportation services and is steps away from the downtown Boston neighborhoods.

Updated Article 80 process with smart utilities guidelines, new accessibility checklist

Continuing efforts to better incorporate inclusive and resilient design, the BPDA Board approved the Smart Utilities Policy in 2018 and the updated Article 80 Accessibility Checklist in 2019. The Smart Utilities Policy, launched as a two-year pilot program, ensures that new large developments are taking steps to create a more resilient city. The new policy incorporates five Smart Utility Technologies into Article 80 Development Review, and BPDA Development Review Guidelines. The pilot calls for the adoption of technologies aimed at preparing Boston's utility infrastructure for the impacts of climate change, including increased flood risks, heat waves and stronger storms, reducing costs for end users, and reducing traffic congestion and roadway construction.

The Exchange South End development, located at the former site of the Boston Flower Exchange, was approved by the BPDA Board in 2018 and is consistent with the Smart Utilities Policy. BPDA staff are continuing to work with the development

team to conduct an analysis of the technical and economic feasibility of implementing a district energy microgrid as part of the project.

In 2019, the BPDA Board approved updates to the Article 80 Accessibility Checklist. Developed with the City of Boston's Disabilities Commission, this document provides a framework of best practices in accessibility for developers undergoing the Article 80 process. First adopted by the BPDA Board in 2014 and last updated in March 2017, the Article 80 Accessibility Checklist asks developers to ensure that accessibility is planned at the beginning of projects, rather than after a design is completed. The Checklist requests preliminary project details that are intended to ensure all individuals have an equal experience that includes the fullest participation in the built environment throughout the proposed buildings and open space. All projects undergoing Small Project and Large Project Review, including all Institutional Master Plan modifications and updates, are required to fill out the Checklist before a development project can move forward. The additional approved updates include:

- Additional questions to provide clarity about potential accessibility changes, including entrances and vertical connections;
- Additional questions about community benefits that prioritize improvements in the accessibility of transit infrastructure, the public realm and age-friendly features;
- Additional suggestions and resources regarding Pilot LEED Credits in Social Innovation, project additions that benefit people with disabilities; and
- Simplification and minor reorganization of checklist for better clarity.

Mayor Walsh, BPDA, community members celebrated opening of Boston Public Library in Chinatown

In February 2018, Mayor Walsh, the BPDA and community members celebrated the opening of the Boston Public Library Chinatown location. The new library site is in the China Trade Center, located at 2 Boylston Street. The event marked the return of library services to the neighborhood for the first time in more than 50 years.

As owner of the Chinatown Trade Center, the BPDA served as the project manager for the build-out of the temporary library services space. The temporary location will operate for three to five years while plans for long-term library services in Chinatown are developed. Features of the approximate \$1 million BPL Chinatown location include bilingual staff, books, newspapers and periodicals in English and Madarin, children's programming, a 2,500 item collection, DVDs in English and Mandarian, holds pick-up, immigration and citizenship information, laptops for in-library use, and WiFi.

Boston's housing plan crossed the 30,000 unit mark, including 6,000 income restricted units

Building on his administration's commitment to creating more housing at all income levels to meet the needs of a growing city, Mayor Walsh in October 2019 announced that Boston had surpassed 30,000 units permitted under the administration's housing plan, *Housing a Changing City: Boston 2030*. This includes more than 6,000 income-restricted units, or 20 percent of the total new housing, which is set aside for residents who have qualifying incomes. This is a significant milestone reached in the work to create 69,000 new units of housing by the year 2030, as called for in the city's housing plan. In addition, the administration announced

that rental listing prices are stabilizing across the board, based on analysis over the last 18 months.

Kicked-off construction of new cultural space in the South Boston Waterfront

In September 2019, Mayor Walsh and the BPDA have joined GrubStreet, the largest creative writing center in the country, to kick-off construction of the organization's new cultural space located at 50 Liberty Drive at Fan Pier in the South Boston Waterfront. The 13,166 square foot narrative arts center will serve as a literary destination with year-round programming for students of all ages and backgrounds.

In December 2018, Mayor Walsh, the BPDA, the Mayor's Office of Arts and Culture and The Fallon Company announced that GrubStreet had been unanimously selected to operate civic/cultural space at 50 Liberty Drive. GrubStreet will receive a \$25 per square foot construction allowance -- totaling approximately \$329,150 toward improvements to the space -- and will pay \$1 per year in rent.

Additional Dwelling Units approved into city's zoning code, creating path for more affordable housing

In April 2019, the BPDA Board approved a citywide zoning text amendment that would allow owner occupants to carve out space within their homes to create smaller, independent rental units, known as Additional Dwelling Units (ADUs). In accordance with Mayor Walsh's housing plan, ADUs will increase affordable housing options, create safer living arrangements and support multigenerational family arrangements and opportunities for aging in place. ADUs provide an opportunity to use existing infrastructure to achieve the City of Boston's housing goals.

The approval of the zoning amendment follows a successful 18-month ADU pilot program in the Jamaica Plain, Greater Mattapan and East Boston Neighborhood Districts. As of February 2019, 55 applications have been filed with the Inspectional Services Department (ISD) for ADUs and 12 permits have been issued. The majority of applications - 88 percent - have been for basement conversions.

Mayor Walsh announced funding for the expansion of the ADU program as part of his Fiscal Year (FY20) budget recommendations. This \$650,000 investment will provide zero-interest loans for income-eligible homeowners.

Three new commissioners appointed to the Boston Civic Design Commission

In November 2018, Mayor Walsh appointed Eric Howeler, Mikiyoung Kim and Anne-Marie Lubenau to serve as commissioners to the Boston Civic Design Commission (BCDC). Andrea Leers, who has served as commissioner to the BCDC, was appointed to serve as Chair of the commission.

The BCDC, managed by the BPDA's Urban Design Department, provides a forum for the general public and professional design community to participate in the shaping of the city's physical form and natural environment. Members of the Commission are seasoned design professionals with a deep understanding of local context.

Mayor Walsh's Home Rule Petition to strengthen Boston's ability to create affordable housing, fund workforce training moves forward

In September 2019, Mayor Walsh joined members of the Boston City Council, community residents and advocates as he signed "An Act to Further Leverage Commercial Development to Build Housing, Create Jobs, and Preserve Inclusionary

Development." This Home Rule Petition enables the City of Boston to have more flexibility to fund affordable housing and workforce training through Boston's Linkage program, and will codify the Inclusionary Development Policy (IDP) into Boston's Zoning Code to protect the city's ability to create and fund income-restricted housing.

Boston's Linkage program provides funding for affordable housing and workforce training through payments by large-scale commercial real estate development. Under the current law, the BPDA is only allowed to adjust Linkage every three years based on the Consumer Price Index (CPI). Currently, commercial developments over 100,000 square feet pay \$10.81 per square foot for housing and jobs Linkage. The money collected is made available through competitive funding rounds administered by the Neighborhood Housing Trust (NHT) and the City of Boston's Office of Workforce Development (OWD).

The signed Home Rule Petition will allow Boston to make adjustments to the required payment and program guidelines, including annual adjustments, allowing for Linkage to be more closely aligned with the market and offering additional opportunities for the creation of affordable housing and workforce development.

The Home Rule Petition also codifies Boston's IDP into the Boston Zoning Code. Under the current law, IDP requires that developers of buildings with 10 or more units seeking zoning relief or building on City of Boston owned land set aside a percentage of their on-site units as income-restricted, create off-site income-restricted units, or make a payment to the IDP fund. As the BPDA completes comprehensive planning in Boston's neighborhoods and updates Boston's existing zoning, more market rate residential

projects may become as of right and be exempt from IDP requirements. The Home Rule Petition strengthens Boston's IDP as a strategy to capture affordable housing units and funding from projects which are zoning compliant, expanding the work under Mayor Walsh to create and preserve Boston's affordable housing.

Mayor Walsh proposed the Home Rule Petition in January 2019 as part of his 2019-2020 legislative package. In December 2019, Mayor Walsh joined advocates, residents and workers at the State House to testify before the Joint Committee on Housing in support of the proposal. The legislation was ultimately reported favorably out of the Joint Committee.

Leveraging Boston's strong development market to create more opportunities for Boston's residents

New development projects approved by the BPDA in 2018 and 2019 will generate over \$58 million in the coming years to support affordable housing and job training. Linkage provides the resources to expand programs such as Mayor Walsh's Tuition Free Community College program and Boston Saves, and support community-based organizations that provide Boston residents with job training skills that enable them to enter career pathways and obtain higher paying jobs.

In 2019, Mayor Walsh and the City of Boston announced the citywide expansion of Boston Saves, the City of Boston's children's savings account program, to all K2 kindergartners enrolled in Boston Public Schools (BPS). The

program will provide each student with an account automatically seeded with \$50 that can be used to support their future college or career training.

Boston Saves aims to increase college and career access by supporting families in saving and planning for their children's futures. In addition to children's savings accounts, Boston Saves also provides opportunities for families to earn more money for their child, an online platform to track savings progress, and fun community events to make financial saving and planning easier.

Mayor Walsh launched Boston's Tuition-Free Community College (TFCC) program in 2016 to make college more affordable for residents who have earned their high school credential. Over the past two years, the program continued to grow with the addition of Benjamin Franklin Institute of Technology, the first private college to participate in the program, and Massasoit Community College. These two colleges join Roxbury Community College, Bunker Hill Community College, and MassBay Community College as participants in the program.

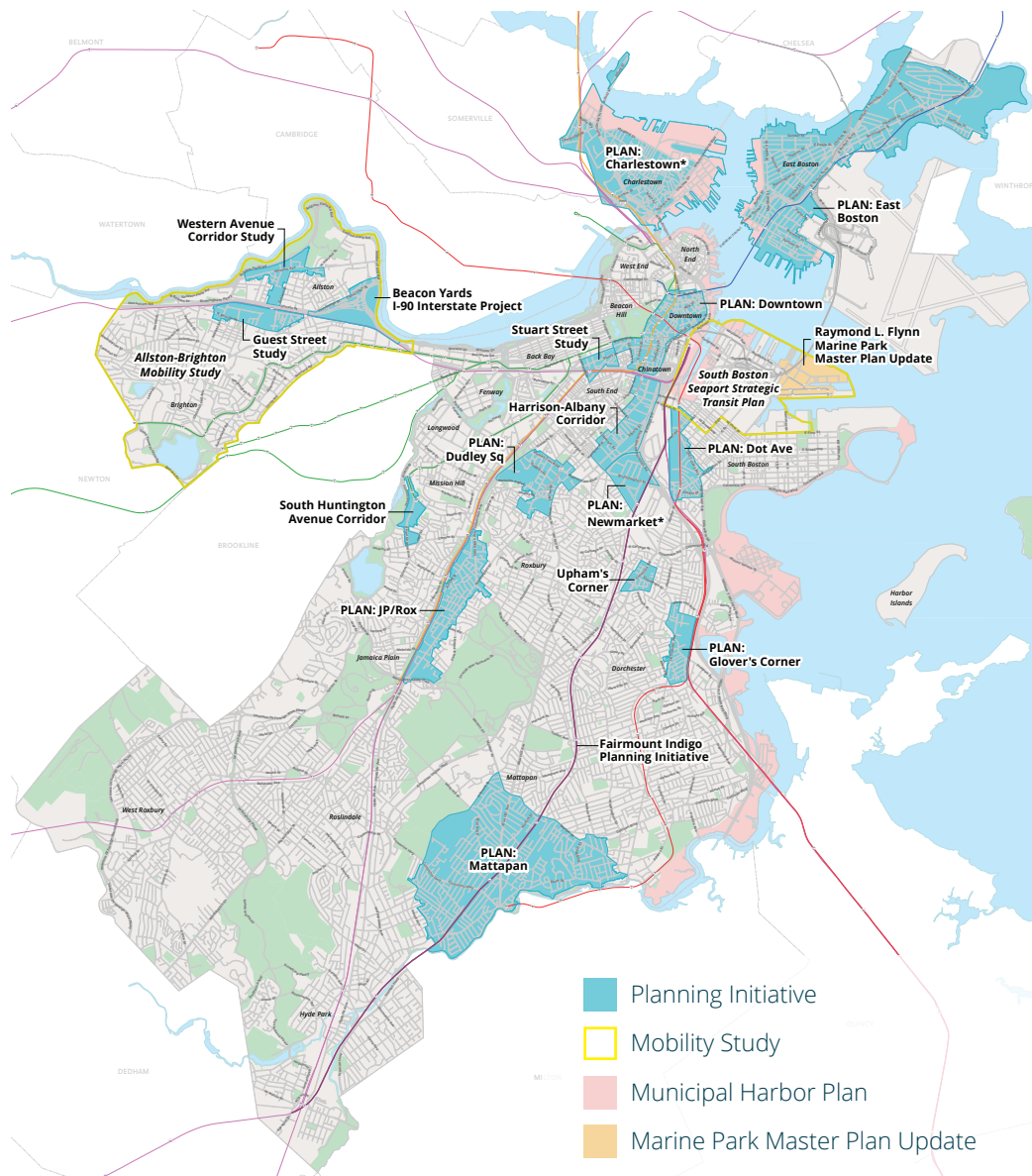
The number of students who apply and are accepted to the TFCC program has increased every year since 2016. Among the 489 students who have been accepted to the program, the mean household income is less than \$25,000 per year. Despite these economic challenges, participating students have achieved a higher college retention rate (78%) from their first year to their second than that of community college students nationwide (63%).

Community Planning and Engagement

Guided by *Imagine Boston 2030*, community planning studies across the city move forward

Over the past two years, Mayor Walsh has announced new BPDA planning initiatives in Downtown, East Boston, Mattapan, Newmarket, Charlestown, Western Avenue in Allston-Brighton, and a mobility-focused planning initiative in Allston-Brighton. Each strategic planning effort is guided by *Imagine Boston 2030*, Boston's first citywide plan in 50 years aimed at guiding growth. *Imagine Boston 2030* prioritizes inclusionary growth and puts forth a comprehensive vision to boost quality of life, equity, and resilience in every neighborhood across the city. To achieve this vision, *Imagine Boston* identifies places for growth and enhancement that will help the city achieve its goals of becoming more equitable, improving the quality of life, and preparing for climate change.

Ongoing BPDA Planning Initiatives



PLAN: Charlestown

Since PLAN: Charlestown was announced, BPDA staff have met with local stakeholders and community members in order to develop a better sense of the goals for PLAN: Charlestown. These meetings have included a BPDA sponsored Chat with a Planner series, informal gatherings at residents' homes, and meetings with community groups, including the Charlestown Coalition, residents of the Charles Newtowne Cooperation, and the Charlestown Preservation Society. BPDA staff have also participated in the Boston Transportation Department's meetings on Rutherford Ave/Sullivan Square redesign, Boston Housing Authority's meetings on the Bunker Hill Housing redevelopment, and BPS's Charlestown neighborhood meeting to hear from residents. Community discussions focused on future land use, current development as well as strategies to enhance the existing community and preserve its historic assets. The formal public process for this effort is expected to begin in early 2020.

PLAN: Downtown

A Downtown planning study was identified in *Imagine Boston 2030* and through the community process for the 115 Winthrop Square project. The primary goal of PLAN: Downtown is to develop a new framework for the preservation, enhancement, and growth of Downtown Boston. With public engagement kicked off in late 2018, the planning study is looking at the Financial District, Downtown Crossing, Midtown Cultural District and Chinatown. Draft planning guidelines are expected to be released this summer.

PLAN: East Boston

PLAN: East Boston is a community-driven, neighborhood-wide planning initiative in East Boston. Guided by *Imagine Boston 2030* and several city-wide strategic plans, PLAN: East Boston will produce a framework to predictably

shape the future of East Boston, and identify opportunities to preserve, enhance, and grow. The effort is organized by the BPDA in partnership with several city agencies, and relies on the participation of the East Boston community to be both meaningful and sustainable. PLAN: East Boston will:

- Update the East Boston Master Plan (2000);
- Recommend updates to Article 53 (East Boston zoning article);
- Produce urban design guidelines; and
- Recommend immediate to long-term improvement projects for the neighborhood's transportation network.

PLAN: Glover's Corner, Dorchester

The BPDA has facilitated a comprehensive, robust planning process with over 40 public meetings looking at PLAN: Glover's Corner. Based on feedback from the community, draft guidelines have been released, which will:

- Maintain housing for a range of incomes, with a high proportion of income-restricted housing;
- Promote the establishment of a new mixed-use district between Freeport Street and the MBTA Red Line tracks;
- Create an active, people-centric district by improving the street grid to provide capacity for inclusive growth;
- Plan for a climate-resilient neighborhood with quality open space;
- Support local businesses, preserve and grow quality jobs; and
- Support the cultural diversity of the neighborhood.

BPDA staff is currently incorporating the feedback received from the community on the draft guidelines into a Draft Plan Document.

PLAN: Mattapan

Guided by *Imagine Boston 2030*, PLAN: Mattapan's goal is to create a comprehensive vision to shape inclusive growth and investment throughout the neighborhood. PLAN: Mattapan works closely with the community to create a shared vision to guide inclusive economic growth that will create housing at a variety of income levels and increase access to opportunities and jobs, while preserving the neighborhood's character. Last fall, PLAN: Mattapan celebrated more than 105 community engagement events one year into the planning process.

PLAN: Newmarket, The 21st Century Economic Initiative

As identified in *Imagine Boston 2030*, this comprehensive plan highlights Newmarket, located on the Fairmont line, as a place for potential preservation of critical industrial uses, increasing job density and strengthening connections to Downtown and adjacent neighborhoods. The plan will work closely with local stakeholders to develop a vision for the area as a jobs center for the 21st Century economy. With land use as its primary focus, the initiative will also consider public realm, mobility, arts and culture, climate resilience, public health, open space contributions, and a successful future jobs center.

Western Avenue Corridor Study & Rezoning

The Western Avenue Corridor Study & Rezoning initiative is addressing the increasing development pressure along Western Avenue by engaging local stakeholders and community members to inform recommendations for new or modified zoning. The study also considers public realm improvements in the area. This effort will work in conjunction with the ongoing Allston-Brighton Mobility Study to explore transportation enhancements to serve this growing corridor.

Since 2014, planning guidelines have been passed for PLAN: JP/Rox, PLAN: South Boston Dorchester Avenue, and PLAN: Nubian Square, formerly known as PLAN: Dudley Square.

Planning guidelines approved for Roxbury's Nubian Square, formerly known as Dudley Square

After an extensive community process, guidelines for PLAN: Nubian Square, formerly known as PLAN: Dudley Square, were approved by the BPDA Board to inform future development in Roxbury's Nubian Square. The guidelines are a collaborative effort between members of the community, the Roxbury Strategic Master Plan Oversight Committee, and several city and state departments.

The goal of PLAN: Nubian Square is to create a streamlined implementation plan for publicly-owned and vacant privately-owned parcels. In 2018, Requests for Proposals (RFPs) for four Department of Neighborhood Development owned parcels were released. The RFP language for these parcels included diversity and inclusion requirements that are now required in all RFPs for publicly-owned land. The community process for three more BPDA owned parcels in Dudley Square - Nawn Factory, Parcel 8 and Blair Lot - is currently underway and RFPs are expected to be released later this year.

PLAN: Mattapan celebrated more than 105 community engagement events one-year after planning study launched

In 2019, the BPDA marked the one-year anniversary of PLAN: Mattapan with more than 105 community engagement events that the BPDA's planning staff had facilitated and participated in since the planning study launched in Fall 2018. Guided by *Imagine Boston 2030*, the first city-wide plan in over fifty years, PLAN: Mattapan's goal is to create a comprehensive

vision to shape inclusive growth and investment throughout the neighborhood.

PLAN: Mattapan works closely with the community to create a shared vision to guide inclusive economic growth that will create housing at a variety of income levels and increase access to opportunities and jobs, while preserving the neighborhood's character.

Engagement events and opportunities included:

- **55** Neighborhood Association Meetings attended by BPDA staff to update residents on the ongoing planning process;
- **15** Chat with a Planners, including a Popsicles with a Planner series, facilitated by BPDA staff. This series provides residents of all ages with an informal setting to ask questions and provide feedback on the planning study;
- **12** Neighborhood Events attended by BPDA staff, including an informational booth at the Mattapan Farmers Market and Mattapan Jazz Festival, and a visit to the Mattapan Teen Center;
- **10+** One-on-One Meetings between BPDA staff and residents;
- **7** PLAN: Mattapan Workshops facilitated by BPDA staff where residents participated in interactive activities related to housing, workforce development, transportation, arts & culture, and open space;
- **6** Neighborhood Walk Alongs led by BPDA staff around specific areas of the neighborhood, including River Street, Edgewater Drive, Blue Hill Avenue and Cummins Highway. Each walk-along provided residents with an opportunity to share their experiences of the neighborhood and to continue focused dialogue with residents about priorities that will shape PLAN: Mattapan;

- **1** Haitian Community Conversation and Update conducted entirely in Haitian Creole. This meeting provided Mattapan's Haitian community, the third largest in the country, with a unique opportunity to engage with the planning process.

Preparing for the impacts of climate change

Since the launch of Climate Ready Boston, Mayor Walsh's initiative to develop resilient solutions to prepare Boston for the impacts of climate change, BPDA staff have partnered with the City of Boston's Environment Department to work with the public on a series of neighborhood-level coastal resilience studies. We are currently engaging the Downtown/North End and Dorchester communities and have completed studies in the South Boston, East Boston, and Charlestown neighborhoods.

In 2018, Mayor Walsh rolled out *Resilient Boston Harbor* as a comprehensive and transformative vision that will invest in Boston's waterfront to protect the city's residents, homes, jobs, and infrastructure against the impacts of rising sea level and climate change. *Resilient Boston Harbor* lays out strategies along Boston's 47-mile shoreline that will increase access and open space along the waterfront while better protecting the city during a major flooding event.

The strategies laid out in the plan include elevated landscapes, enhanced waterfront parks, flood resilient buildings, and revitalized and increased connections and access to the waterfront, and will require collaboration and funding between federal, state, private, philanthropic, and nonprofit partners.

Furthering our climate resilience efforts, the BPDA adopted the Coastal Flood Resilience Design Guidelines in September 2019. The Guidelines build on Climate Ready Boston, Mayor Martin J. Walsh's ongoing initiative to help Boston plan for the impacts of climate change and build a more resilient future.

The Coastal Flood Resilience Design Guidelines serve as a reference for residents, business owners, and developers to translate flood resilience strategies into best practices. The Guidelines include:

- Resilience toolkit to address building form, building envelope, and site access;
- Description and supporting information on technical and cost considerations; insurance factors, and sustainable design co-benefits;
- Guidance on urban design, accessibility and public realm matters related to changes in elevation between a site, and surrounding infrastructure;
- Measures to manage additional climate hazards; and
- Case studies that apply resilience strategies from the toolkit to representative building types in the future flood zone.

The Guidelines will also be used to administer a future Coastal Flood Resilience Zoning Overlay District. Recommendations for the Zoning Overlay District have been developed and are currently under internal review.

BPDA hosted series of community meetings on urban renewal

Beginning in 2019, the BPDA held a series of community meetings to provide an opportunity for the public to learn more about the urban

renewal areas in their neighborhood and provide input on the future of these parcels. The meetings included a brief presentation on the history of urban renewal and the agency's long-term action plan for urban renewal. All presentations are posted on the BPDA's website.

In 2016, the Commonwealth's Department of Housing and Community Development (DHCD) approved a six-year extension of the agency's urban renewal powers, which are seen as an important tool for planning and economic development. DHCD's approval came after the BPDA facilitated a year-and-a-half long public engagement process to inform residents about the history of urban renewal and to solicit feedback about the use of these tools in Boston.

Urban renewal dates back to the American Housing Act of 1949, when the federal government began to invest great sums of money to redevelop cities that were rapidly declining after World War II. Early urban renewal efforts attempted to tackle widespread blight by assembling land to develop massive infrastructure and public facilities, usually at the expense of displacing poor and marginalized residents. Urban renewal is a much different tool today than it was during Boston's past, and the agency exercises these powers in a much more responsible and nuanced manner to assemble parcels of land, clear title to establish clear ownership, establish land use controls for uses such as open space, and promote affordable housing restrictions. Urban renewal tools can be used to redevelop and revitalize parts of Boston's neighborhoods where development may not otherwise be possible.

New measures aim to increase diversity in development, prevent displacement

In 2018, Mayor Walsh announced that the Department of Neighborhood Development (DND) and the BPDA will include criteria to promote diversity and inclusion and prevent displacement in all Requests for Proposals (RFPs) released for public land moving forward. By encouraging the participation of people of color, women, and Minority and Women Business Enterprises (M/WBEs), the policy will foster a more inclusive workforce throughout the City of Boston.

The diversity and inclusion policy asks respondents to RFPs for public land to set forth a Diversity and Inclusion Plan that will establish an outreach program aimed at creating increased opportunities for people of color, women, and for M/WBEs to participate in the proposed development project.

Increasing Transparency and Efficiency

BPDA launched a web-based 3D smart model for public use

The BPDA launched a web-based three dimensional (3D) base model of the City of Boston, available for public use for free on the agency's website, bostonplans.org. The 3D geographic information system (GIS) model supports the BPDA's goals to implement new solutions to solve complex challenges facing Boston, while providing greater transparency and increased community engagement.

Boston is considered one of the first in the nation to launch a current, realistic ArcGIS 3D smart model that integrates conventional GIS 2D data. The model builds on Mayor Walsh's commitment to ensuring city data is open and accessible to the public, and has begun to integrate data from the City of Boston's Assessing Department, the BPDA's Article 80 process, and results from Climate Ready Boston.

In addition to being available for public use, the 3D smart model provides BPDA staff with tools that will create real-world visualisations for planning Boston's urban context. It will also serve as a tool to better understand the impacts of climate change and sea level rise on Boston's built environment.

Unveiled new Article 80 Developer Portal to streamline processes

Continuing on recent efforts to increase the quality and transparency of the BPDA's data, the BPDA launched the new Article 80 Developer Portal in 2018 to help streamline processes for both BPDA staff and developers. Developers are now required to submit their materials through the portal at five key project status phases:

- File a New Project to Schedule a Pre-File Meeting;
- File a Project Notification Form/Small Project Review Application/Notice of Project Change;
- Update an Existing Project - Pending Board Approval;
- Update an Existing Project - Under Construction; and
- Update an Existing Project - Construction Complete.

The new online process will decrease data entry for BPDA project managers, creating a smaller margin of error for project data. Upon developer submission, a project manager will review all data and approve or reject all changes in the database. All approved data changes will be published on the project page for the public to view, alerting the public to project updates faster than ever before.

Boston Harbor Now and BPDA launched new public amenities web tool to navigate the Harborwalk

Having partnered with the BPDA and the Massachusetts Department of Environmental Protection, Boston Harbor Now officially

launched bostonharborwalk.org, a mobile-friendly, interactive web tool for harbor visitors to discover and navigate privately-owned public spaces (known as "POPS") along the Harborwalk. The tool identifies restrooms, green lawns, seating areas, fishing docks and observation decks. In addition, the tool aims to promote greater usage of spaces open to the public under Chapter 91 law – the Massachusetts law that protects the public's right to the Harbor – bringing more residents and visitors to the waterfront to enjoy the benefits of Boston Harbor.

2018 Development Project Highlights

New Leather District hotel approved for 150 Kneeland Street to feature 300 free hotel nights annually to people in need



Live: 300 free hotel nights per year, collaboration with Housing Stability and Chinatown non-profit, funding for Project Place neighborhood cleaning, improvements to Leather District Park and Reggie Wong Park

Work: Over 40 retail and hotel jobs, 150 construction jobs, new hotel employment opportunities

Connect: Access from hotel to South Station, street infrastructure & security upgrades, three Boston Police linked cameras, LEED Silver Certifiable

Roxbury's Haynes House slated for revitalization



Live: 131 renovated housing units, 121 units preserved as affordable, no current residents will be displaced

Work: 250 construction jobs, connect to Madison Park's workforce recruiting efforts in Roxbury

Connect: Full access to the 15 ongoing community health, wellness, and education programs, full accessibility and community amenities

40 Mount Hood Road to bring homeownership units, transportation improvements to Brighton



Live: 151 homeownership units, 16% income-restricted

Connect: Funding for Allston-Brighton Mobility Study, support for use of public transportation

37-43 North Beacon Street project in Allston to generate artist live spaces, provide amenities to promote alternative modes of transportation



Live: 72 new apartments, nine condominiums, nine artist live spaces

Connect: Ground-floor programming & art to enhance the pedestrian experience, shuttle service, contribution towards Allston/Brighton Mobility Study

2018 Development Project Highlights (cont.)

Exchange South End approval paves way for 1.6 million square feet of life science, technology and commercial space, thousands of jobs



Live: \$12.5M payment to create affordable housing
Work: Over 4,000 permanent jobs, over 3,000 construction jobs
Connect: 30,000 square feet of civic space situated around over an acre of new central publicly accessible open space, known as the Albany Green

217 Albany Street to bring innovative residential co-living to the South End



Live: 24 on-site IDP units, interior and exterior amenity areas, part of Ink Block development
Work: 140 construction jobs, 10 permanent building operations full-time employees
Connect: 125 bike storage units, new pedestrian activation, expanded Blue Bikes, building WiFi, LEED certified

115 Winthrop Square to bring dynamic, mixed-use tower, creating a more vibrant, resilient downtown



Live: Up to 500 residences, a significant investment in affordable housing in Chinatown, \$4 million contribution to IDP fund
Work: 3,500 permanent jobs created, with 2,800 construction jobs with a commitment to diversity and inclusion
Connect: Passive Housing principles, LEED Platinum, Great Hall, and an enhanced pedestrian realm

Dorchester's 135 Morrissey Boulevard project to renovate former Globe site to generate creative, STEM-focused office space



Live: A contribution of \$4,772,723 in Housing Linkage to the Neighborhood Housing Trust (NHT), public community space
Work: 3,000 full-time jobs, STEM-focused campus, on-site career center
Connect: 275 bike storage spaces, building wifi, LEED Silver Certified

2018 Development Project Highlights (cont.)

559 housing units move forward in Jamaica Plain, including preservation of 199 income-restricted units



Live: 559 housing units, preservation of 199 affordable housing units, 145 new affordable housing units, transit oriented

Work: 364 construction jobs, 15 permanent operations, management and maintenance staff jobs

Connect: 260,000 square feet of site improvements, new pedestrian and bicycle path, central connecting green, play area, accessible connections

2019 Development Project Highlights

566 Columbus Avenue brings 55 home-ownership units, 11 income-restricted artist live/work units to the South End



Live: 66 home-ownership units, including 11 income-restricted artist live/work units

Work: 180 construction jobs

Connect: Relocation of Harriet Tubman House & its programming to an expanded facility at Rutland Street

Allston Square moves forward, creating 344 residential units with a mix of home-ownership and rental units and artist/live work spaces



Live: 344 residential units, including 45 income-restricted units; mix of total units includes homeownership, rental and artist live/work

Work: More than 15,000 square feet of retail space with full-time retail employment

Connect: Approximately 9,100 square feet of artwork, including murals, sculptures and exhibition spaces for the public

2019 Development Project Highlights (cont.)

Building on Mayor Walsh's commitment to end chronic homelessness, BPDA Board approves Pine Street Inn and The Community Builder's proposal for 3368 Washington Street in Jamaica Plain



Live: 202 income-restricted units, including 140 units designated as supportive housing for individuals served by Pine Street Inn

Work: 51 permanent job opportunities, 43 of which will be Pine Street Inn jobs

Connect: Newly-approved 100% affordable housing project makes progress towards Mayor Walsh's commitment to end chronic homelessness in Boston

Newly-approved Kenmore Hotel will reconfigure public roadways to improve pedestrian safety in Fenway's Kenmore Square



Live: 391 hotel rooms, \$1.29M linkage contribution to support affordable housing and jobs

Work: 190 hotel jobs, 500 construction jobs, \$254,540 linkage contribution to support job training

Connect: New, half-acre public plaza with active programming and reconfiguration of public roadways

After two-year community process, Allston Yards moves forward with 868 housing units including 148 income-restricted units



Live: 868 housing units, including 148 income-restricted units

Work: 2,000 permanent jobs through the construction of a flagship grocery store

Connect: \$4 million contribution to the Allston-Brighton Homeowner Fund to support ownership housing availability, affordability and stability

2019 Development Project Highlights (cont.)

Following a comprehensive public process, 201 Stuart Street (Motor Mart Garage) moves forward to create 231 new home-ownership units and approximately 42 offsite income-restricted units



Live: 231 new home-ownership units and approximately 42 offsite income-restricted units

Work: 442 construction jobs

Connect: Enhanced pedestrian connectivity, integrated bike lanes and improved intersection safety by implementing Boston Complete Streets guidelines around the site

Consistent with the goals outlined thus far in PLAN: Mattapan, Wellington at 1301 (1297-1305 Blue Hill Avenue) will bring 39 rental units, 5 of which are income-restricted, to Mattapan



Live: 39 rental units, including 5 income-restricted

Work: 2,750 square feet of commercial space

Connect: Residential units designed under the city's Compact Living Policy

273 Highland Street, located in Roxbury, will be the largest E+, carbon neutral residential building in Boston



Live: 23 rental residential units, 15 of which will be income-restricted

Work: 30 construction jobs

Connect: Aligns with City of Boston's energy positive (E+) Green Building Program

