

18:08:05 From Marti Glynn to Everyone:
sound is cutting out periodically
18:08:16 From John Perry to Everyone:
Might just be you, it's been fine for me
18:08:41 From Linda McLaughlin to Everyone:
My sound is good
18:08:47 From felice frankel to Everyone:
fine for me
18:08:55 From Kathleen Onufer (Planning) to Everyone:
Replying to "sound is cutting out..."

Hi Marti - I think that may be your connection. I recommend turning off your video if it's on as a way to improve that.

18:08:57 From Roseann HOGAN to Everyone:
FINE HERE AS WELL.
18:09:15 From Sharon Durkan to Everyone:
Here
18:09:21 From Haley Walsh -Senator Collins to Everyone:
Haley Walsh from Senator Collins office
18:09:22 From Ed Flynn to Everyone:
Ed Flynn. City council
18:09:22 From Catherine Carlock to Everyone:
Hi, Catherine Carlock from the Globe here.
18:09:27 From Steve Adams to Everyone:
hi, Steve Adams from Banker & Tradesman
18:09:34 From David Jacobs to Everyone:
David Jacobs, The Boston Guardian
18:09:39 From Luigi Natale(Rep Michlewitz Office) to Everyone:
Luigi from Rep Michlewitz Office
18:10:44 From Ana Calderon (Clr. Santanas Office) to Everyone:
Hi everyone.

Ana Calderon from the office of City Councilor At-Large Henry Santana. I just wanted to introduce myself and leave my email here in case you need to reach me or the Councilor. My email is ana.calderon@boston.gov and the Councilors email is henry.santana@boston.gov. Thank you!

18:13:26 From Samantha Peracchi to Everyone:
Samantha Peracchi from Councilor Coletta Zapata's office
18:13:49 From Paul Graceffa to Andrew Nahmias(direct message):
Hi: I am not able to hear anything. Could you please tell me if this meeting has started?
18:15:38 From Mark Heskey to Everyone:
I'm Mark Heskey from local 151 Cambridge MA
18:18:00 From Joseph Martin to Everyone:
Hello I'm Joe Martin local 151
18:18:36 From Brett Leav to Everyone:
Brett Leav from 45 Province St. I am one of the trustees of our building.
18:19:44 From Kathleen Onufer (Planning) to Everyone:
Hi folks: we'll plan to call on speakers in the order that their "hand" is raised on zoom - if you are struggling to find the hand raise, we can talk you through it
18:19:46 From Heidi Kummer to Everyone:
Heidi Kummer, 580 Washington St, one of the Trustees of our building
18:20:24 From Kathleen Onufer (Planning) to Everyone:
The "react" button - which shows a heart, if clicked on has a button with a hand emoji and a "raise hand" caption
18:21:40 From Alex Weinberg to Everyone:
Jeez these NIMBYs are dumb holy moly
18:23:00 From Josh Leffler to Andrew Nahmias(direct message):
Can you please remove people from the meeting who are being disrespectful?
18:23:10 From Sam Mason to Everyone:
Well said Anne
18:23:12 From Kathleen Onufer (Planning) to Everyone:
Replying to "Jeez these NIMBYs ar..."

We ask that you do not name call or insult your fellow Bostonians, who all have their own perspective.

18:23:27 From Sheila Thorne to Everyone:

👍👍👍 Anne

18:23:32 From Suzanne Chapman to Everyone:

Thank you Anne.

18:24:16 From Alex Weinberg to Everyone:

lol I think we need to study more (study has Ben going on for 7 years)

18:25:17 From Thomas Nally to Everyone:

I can't raise my hand.

18:25:44 From Alex Weinberg to Everyone:

Ooh I'm so scared of shadows

18:25:51 From anthony pangaro to Everyone:

Please no sarcasm. Be respectful.

18:25:58 From Jeff Shapiro to Everyone:

If approved PDAs are exempt from height restrictions and Shadow Law compliance, then this proposal does not reflect community concerns!

18:26:02 From Alex Weinberg to Everyone:

Brain dead

18:26:15 From anthony pangaro to Everyone:

Replying to "Brain dead"

L

18:26:17 From Maria Noguera to Everyone:

Replying to "I can't raise my han..."

Hi Thomas! If you click "React" on the bottom of the screen you can raise your hand.

18:26:28 From Josh Leffler to Andrew Nahmias(direct message):

Can you please review Alex Weinberg's comments.

18:26:33 From Kathleen Onufer (Planning) to Everyone:

Replying to "Brain dead"

We ask that you do not name call or insult your fellow Bostonians, who all have their own perspective.

18:27:07 From Tracy Accardi to Everyone:

Why is Alex Weinberg allowed to continue to snipe speakers? Please keep it professional.

18:27:24 From Jeff Shapiro to Everyone:

Aren't we well beyond 2 minutes?

18:27:24 From Kimberly Trask to Everyone:

Why isn't her time clocked as well

18:27:37 From Eric Klose to Everyone:

Without name calling or insulting my fellow Bostonians, I am glad to hear from a number of people on this call who are excited to build a better Boston where people can afford to live, and to resist the parochial reflexes of some.

18:27:45 From Eric Herot to Everyone:

@Sharon Durkan I don't agree that the Common benefits from limiting development at its periphery (people should be able to live near our great parks!) but I otherwise applaud your support for the plan!

18:28:26 From Alex Weinberg to Everyone:

Ed Flynn is a bone deep racist and shouldn't be allowed in public

18:28:38 From Linda McLaughlin to Everyone:

Thank you Ed Flynn.

18:28:46 From Alex Weinberg to Everyone:

Look at his face. Why is this hog allowed to speak?

18:28:47 From Kathleen Onufer (Planning) to Everyone:

Hello all: We have previously received legal advice that we are not allowed to remove people for sarcastic, rude, or otherwise unbecoming comments from a public meeting.

18:28:50 From Eric Herot to Everyone:

Replying to "Brain dead"

@Alex Weinberg I agree with the general sentiment but I would also

emphasize that you get more bees with honey than vinegar.

18:29:38 From Alex Weinberg to Everyone:

Ed Flynn represents exactly one kind of citizen if you know what I mean

18:29:48 From Rachel Wilson to Everyone:

Replying to "Hi everyone."

Ana C..."

Hi Ana, Rachel with ReprezentU LLC, we met recently at the Mayor's Coffee hour in Fenway. I will be reaching out and look forward to speaking with you further.

18:29:55 From Ali B to Everyone:

build more houses

18:30:18 From Eric Herot to Everyone:

Replying to " build more houses"



18:30:36 From Alice Levine to Everyone:

I also don't understand the apparently gerrymandered boundary showing on Charles St. S., creating the Sky district in closest proximity to the Garden and the Common. If someone could address the reason for this particular boundary, I would appreciate it. Thank you.

18:30:39 From Alex Weinberg to Everyone:

MORE PUBLIC ENGAGEMENT!! This has been going on for SIX YEARS!!!

18:30:43 From Marti Glynn to Everyone:

Important as they are, the Boston Common and Public Garden are not the only important historic buildings/places downtown. What about important historic buildings in the financial district?

18:30:55 From John Heavisides to Everyone:

6 years of engagement is 5 too many

18:31:28 From Eric Herot to Everyone:

I'm not being allowed to unmute

18:31:33 From Linda McLaughlin to Everyone:

Replying to " build more houses"

At what cost? This plan will destroy Boston livability, create concrete jungle, remove tourist interest in our history

18:33:58 From Faith Arter to Everyone:

I strongly disagree with Sharon Durkan. As a 20+ year resident of Downtown, your insights and comments are completely out of sync with this neighborhood's needs. Better to convert the empty financial district. to housing than building height limits

18:33:59 From Jeff Shapiro to Everyone:

I agree, Linda

18:34:09 From Kathleen Onufer (Planning) to Everyone:

Replying to "Why is Alex Weinber..."

We have previously received legal advice that we are not allowed to remove people for sarcastic, rude, or otherwise unbecoming comments from a public meeting.

18:35:04 From Ed Flynn to Everyone:

BPDA team. I was respectful in my statement. A member of the public on this chat is now calling me racist for my comments. Please delete that inaccurate comment.

18:35:40 From Tracy Accardi to Everyone:

Replying to "Why is Alex Weinber..."

Wow

18:36:19 From Jeff Shapiro to Everyone:

Spot on, Kimberly

18:36:42 From Eric Herot to Everyone:

The historic character of the downtown is as the commercial center of the city. Limiting development in this area is absolutely at odds with the neighborhood's history.

18:36:43 From Kathleen Onufer (Planning) to Everyone:
Replying to "BPDA team. I was r..."

We deeply appreciate your comments and respect for the process Councilor Flynn. We have previously received legal advice that we are not allowed to remove people for sarcastic, rude, grossly inaccurate, or otherwise unbecoming comments from a public meeting or from the record.

18:36:56 From Jonae Barnes to Everyone:
Replying to "I strongly disagree ..."

I completely agree with Faith After regarding Sharon Durkin's comments.
18:37:12 From Choi L Chow to Everyone:
I agree with Kimberly Trask. Thank you !

18:37:17 From anthony pangaro to Everyone:
Replying to "Brain dead"

The map is really important here. The areas of height in the true financial district are viable if they really include housing. The problem is that the areas along the common are zoned at 155 feet today, but the new zoning intrudes into this area in very significant locations and allows 70 story buildings there on Bromfield Street, behind the Old Corner Bookstore and on the site of the State Transportation Building.

18:37:43 From Ed Flynn to Everyone:

So as someone that represents the most diverse district in the city, the public can call me a racist on this site. Once again, I resent that comment and I'm respectfully asking to remove that from this public chat.

18:37:50 From Ali B to Everyone:
nice more building

18:37:53 From Michele Guzzi to Everyone:
Replying to "I strongly disagree ..."

Kimberly Trask speaks the truth. Please listen

18:38:07 From Eric Herot to Everyone:

@Kimberly Trask Would you support unlimited heights in the study area if affordability were guaranteed?

18:38:33 From Jonae Barnes to Everyone:

I completely agree with Kim Trask. Her comments were spot on.

18:39:05 From Eric Herot to Everyone:

Absolutely right @John Perry !

18:39:09 From John Heavisides to Everyone:

Well said John

18:39:54 From Ali B to Everyone:

more housing great idea

18:40:05 From Eric Klose to Everyone:

Thanks @John Perry! I agree 100%

18:40:13 From Gabriela B to Everyone:

Well said! We need a vibrant downtown and this plan is the start of it

18:40:29 From Eric Herot to Everyone:

Replying to "Well said! We need a..."



18:40:54 From Barry Fidelman to Everyone:

I 100% agree with Kimberly Trask!!!

18:42:05 From Beatrice Nessen to Everyone:

Facadism is NOT preservation

18:42:26 From Eric Herot to Everyone:

Replying to "Facadism is NOT pres..."

Preserving buildings does not preserve a neighborhood!

18:42:54 From Linda McLaughlin to Everyone:

Facades, i.e. destruction of historic buildings. This is what makes Boston unique. Why turn Boston into Atlanta.

18:43:00 From Shyam Gopaladesikan to Everyone:

Boston has had the most restrictive regulatory regime when it comes to housing and general development for over 100 years (since 1890) in the USA

(saiz. 2010)

This has contributed to an environment where no age group has grown in relative population other than over 65 since 2020.

As opponents seek to drive the japanification of boston and suffocate the city, wishing to take it back to colonial-era building typologies, it will do nothing but contribute to the financial and demographic immiseration of boston's future

18:43:15 From Eric Herot to Everyone:

So many great points @Michael Nichols ! Really channeling so many of my concerns about the future of DTX as a someone who used to go there every day and now works entirely from home in JP.

18:43:22 From Shanda Foster to Everyone:

Well said Steve. I echo this sentiment.

18:43:23 From Spencer Jallali to Everyone:

Kim's pointing out that affordable housing is not guaranteed on-site is the biggest elephant in the room.

18:43:49 From Eric Herot to Everyone:

Replying to "Boston has had the m..."



18:44:16 From Eric Herot to Everyone:

@Steve Peacher Tall buildings are GOOD for foot traffic because it means more people!

18:44:33 From Greer Dipietro to Everyone:

Replying to "Boston has had the m..."

Thank you Steve Peacher.

18:44:37 From Joseph Martin to Everyone:

I'm all for taller buildings

18:46:34 From Greer Dipietro to Everyone:

Replying to "Well said Steve. I e..."

I agree

18:46:44 From Eric Herot to Everyone:

@Jody Kipnis

18:46:49 From Thomas Ward to Everyone:

I agree

18:46:49 From Charles Schuerhoff to Everyone:

xivp-[[['[]]]\]

18:47:24 From Ryan St Marie to Everyone:

Thank you Kimberly Trask, Tony Pangaro, Anne Preacher, Steve Peacher, and others for sharing the concerns that many of us feel. I know that the coalition has worked tirelessly over the past 6 months to try to bring the combined concerns to the forefront and try to find areas of compromise. I find it very presumptuous of the BPDA to call this the final draft. Doing so to me means that they are not open to any additional comments or consideration.

18:47:35 From Linda McLaughlin to Everyone:

@Eric Herot these tall buildings are designed to be self-contained. This means less sidewalk traffic and zero community outside the confines of the individual buildings.

18:48:54 From Eric Klose to Everyone:

Replying to "@Eric Herot these ta..."

I'm all for any plan that adds housing stock, but I do agree with you here. I wish there was some way to force residents to experience and interact with the neighborhood. I don't know a way to do that, but I think I agree with your goal (just for what it's worth)

18:49:27 From Eric Herot to Everyone:

Replying to "@Eric Herot these ta..."

So push for better street front activation, but don't limit the number of people that can live there!@Linda McLaughlin

18:50:20 From Eric Herot to Everyone:
Replying to "@Eric Herot these ta..."

Reduce or eliminate parking requirements, or encourage parking maximums (or parking taxes) to encourage more people to walk and take the train.

18:50:34 From Eric Klose to Everyone:
Replying to "@Eric Herot these ta..."

@Eric Herot Love those suggestions!

18:50:51 From Eric Herot to Everyone:
Replying to "@Eric Herot these ta..."

Honestly though the idea that lots of people are going to pay the premium to live downtown but then never walk anywhere is kind of absurd. The best way to make sure people don't walk downtown is to make sure they don't live there in the first place.

18:51:43 From Conrad Armstrong to Everyone:
Does the plan require that the affordable housing component is ON-SITE? In many cases the developer is allowed to just pay money for that affordable housing to be put somewhere else, which leads to all sorts of problems (as documented by the Globe).

18:51:49 From Eric Herot to Everyone:
Replying to "@Eric Herot these ta..."

It's unfortunate that these conversations are completely dominated by things like height and density limits and not how to better activate the street.

18:52:51 From Linda McLaughlin to Everyone:
Replying to "@Eric Herot these ta..."

Eric: there will be no premium to live downtown. Supply/demand.

18:53:27 From Eric Herot to Everyone:

@Pamela Messenger 🙏

18:53:45 From Maria Noguera to Everyone:
Replying to "@Eric Herot these ta..."

Hi, the office to residential conversion program does make a concerted effort to maximize the amount of square footage that goes to housing, rather than resident amenities to push for more resident commercial activity within the district.

18:53:52 From Spencer Phillips to Everyone:
Replying to "Does the plan requir..."

I think this is for sure a valid complaint! But also at the end of the day people who can afford to live downtown need somewhere to live or else they will out bid other people in other neighborhoods pushing working class people further out.

18:54:06 From Eric Herot to Everyone:
Replying to "Does the plan requir..."

I tend to agree that onsite is better but it can result in some absurdities in buildings like One Dalton where the units are like 2k sqft each and one unit per floor.

18:54:25 From Marti Glynn to Everyone:

The claim that this will yield affordable housing downtown is misleading. Because of building codes downtown, it is more expensive to build there than anyone else in the city. I live in Dorchester where in a major three-year old development that is mostly market-rate with the required IDP units, the market rate units are at 60% occupancy, while there is a waiting list of 7,000 for the 33 affordable units. It takes more than just building any kind of housing to solve Boston's housing crisis.

18:55:08 From Eric Herot to Everyone:
Replying to "Does the plan requir..."

the same amount of money can build a much larger number of units in a

purpose-built building (though I think we should be making more of an effort to keep them in the same neighborhood)

18:55:31 From anthony pangaro to Everyone:

Replying to "Brain dead"

Article 80 is a seriatum review of individual projects not a comprehensive analysis of cumulative impact. That is the traditional responsibility of a city. Here there has been no such analysis, hence we have no image or quantitative analysis of this plan or what it will really do to the Downtown.

18:56:16 From Linda Perlman to Everyone:

Thank you Marti Glynn...Well said...

18:56:44 From Bala Chakravarthy to Everyone:

500-700 ft tall buildings means more cars, more traffic. Our roads cannot even handle the current traffic. And we have to give up some of the road capacity to bike lanes. Yes, the foot traffic will grow, great for businesses, but these pedestrians need pavements to walk on -- more than we have currently. Has BPDA planned broader roads and pavements and yes more parking? Not to mention good schools. Where are these included in the plan? I agree with others who point out that this does very little for affordable housing. Great for developers who don't have to live down town, just build and run. Please offer a real plan. Thank you.

18:56:45 From Jeff Shapiro to Everyone:

Thank you, Leslie. Shadow concerns are not limited to the Common and Public Garden. Washington Street as well as other streets would become dark canyons especially in winter months.

18:57:42 From Linda Stone to Everyone:

+1 on Tony Pangaro's comments. I cede my 2 minutes to Tony.

18:57:53 From Leslie Adam to Everyone:

Replying to "Boston has had the m..."

Thank you Elliott!

18:58:05 From John Perry to Everyone:

Replying to "500-700 ft tall buil..."

The benefit to increased residential density in this part of Boston is that cars are the least necessary to every day life here than anywhere else around Boston. It's the best place to build housing for car-free households.

18:58:06 From Eric Herot to Everyone:

Replying to "The claim that this ..."

The money to cross-subsidize those projects in Dorchester comes from these downtown projects. Less density downtown means less money for deeply affordable projects all over the city.

It usually takes a year or two for a new building to completely lease up while they feel out the market, especially if it happens to open at a time of historically high interest rates, and

Where exactly are you getting your numbers on the vacancy rates? Those just do not jive with my own observations at all.

18:58:57 From Eric Klose to Everyone:

Replying to "500-700 ft tall buil..."

Great point - let's pedestrianize more streets to prevent this issue!

18:58:58 From Kimberly Trask to Everyone:

LUXURY HOUSING

18:59:30 From Spencer Phillips to Everyone:

Replying to "500-700 ft tall buil..."

Luckily JQUS just opened recently at 885 Washington!

18:59:39 From Kimberly Trask to Everyone:

People should read the plan. There is no requirement to have affordable housing onsite. No such housing was created from ANY OF THE OTHER TOWERS

18:59:41 From Eric Herot to Everyone:

Replying to "Thank you, Leslie. ..."

I have to say as a pedestrian in these neighborhoods I have honestly been

more often concerned about baking in the sun and the lack of shelter from the rain than from having to walk in shadow. Even a single story retail store casts a shadow for half the day. It's just not that big of a deal.

19:00:03 From Eric Herot to Everyone:

Great comments, @Hannah Hooven !

19:00:17 From John Perry to Everyone:

Replying to "People should read t..."

ANY new housing helps to mitigate housing cost pressures. Obviously more designated affordable housing would be great, but it's just not feasible for developers, which means fewer housing - some affordable, some not - for everyone

19:01:16 From Eric Klose to Everyone:

Replying to "People should read t..."

I'm not even convinced that designated low income housing is more effective at broad access to housing than simple increases in volume.

Also, don't let perfect be the enemy of good

19:02:48 From Michele Guzzi to Everyone:

Replying to "@Eric Herot these ta..."

We wouldn't be here today with so many people getting tired of these meetings if the Mayor didn't appoint Kairos Shen and allow him to change what I understood to be an agreed upon high limit upon other things.

19:03:41 From Karen DiPietro to Everyone:

Good job, Tony Ursilllo

19:04:30 From Eric Herot to Everyone:

@John Pitfield Central park is surrounded by 500+ foot buildings and is arguably one of the best urban parks in the world. Lets make it easier for more people to live close enough to walk their dogs on the common!!!

19:04:31 From Linda McLaughlin to Everyone:

@John Pitfield that's right, it's a liveable city, these are important points

19:05:17 From Greer Dipietro to Everyone:

Replying to "@John Pitfield Centr..."

central park is a tad larger @Eric Herot

19:05:26 From Tracy Accardi to Everyone:

Is it really fair to talk about how long this process has been going on when the height restrictions have changed at every discussion in dramatic fashion?

19:06:59 From Marti Glynn to Everyone:

Replying to "@John Pitfield Centr..."

Boston is not New York. You are comparing a city of 670K with one of 11M+ Nice place to visit but who could afford to live there?

19:07:21 From Eric Herot to Everyone:

Replying to "People should read t..."

Some people at the very low end of the income range are always going to need subsidies but most people live in market rate housing and the market is the only thing that's ever going to build enough housing to accommodate us

19:08:19 From Leslie Adam to Everyone:

Replying to "Thank you, Leslie. ..."

Eric I would be happy to take you on a walk in the Parks and show you our research and the real impact to all the trees, turf and sculptural collection and park experience to guests/visitors in the park

19:08:38 From Marti Glynn to Everyone:

Replying to "People should read t..."

I have news Eric...middle class families cannot afford to live in Boston, not just those at "very low income."

19:08:40 From Nathan Mandell to Everyone:

Replying to "@John Pitfield Centr..."

Many of us can barely afford to live here. Without more housing, so many more will be priced out

19:08:51 From Gabriela B to Everyone:

Well said @Angus Abercrombie!

19:08:54 From Leslie Adam to Everyone:

Replying to "Thank you, Leslie. ..."

It is a really big deal and has serious impact

19:09:10 From John Perry to Everyone:

Replying to "Well said @Angus Abe..."

+1

19:09:17 From Eric Klose to Everyone:

Replying to "Well said @Angus Abe..."

+1

19:09:21 From Chris Vaughan to Everyone:

Replying to "Well said @Angus Abe..."

+1

19:09:28 From Matt Green to Everyone:

Replying to "Well said @Angus Abe..."

+1

19:09:29 From Nathan Chui to Everyone:

Replying to "Well said @Angus Abe..."

+100

19:10:08 From Spencer Phillips to Everyone:

Great point Angus about lack of housing pushing up prices and pushing people out of the city!

19:10:08 From Barbara Parmenter to Everyone:

Well said, Angus. We need to think about the future for young people in our city.

19:10:20 From Eric Herot to Everyone:

Replying to "@John Pitfield Centr..."

@Marti Despite its height today New York City has some of the oldest and most restrictive zoning laws in the country (hence why Greenwich Village is still mostly 3-5 story buildings). That's why the rents there are so crazy high. We should not be trying to copy that.

19:10:24 From Steve Peachner to Everyone:

This is a complex problem, but there is so much room for compromise. We can create incentives for more development and more housing without destroying the character of the historic area between Washington St. and Tremont St. and without building a series of 500-700 ft. buildings. The Seaport has a height limit of about 250 ft. and has thrived. It begs the question of why the BPD won't engage more constructively and consider rational compromise?

19:10:29 From Spencer Phillips to Everyone:

Replying to "Well said @Angus Abe..."

+1

19:11:16 From Marti Glynn to Everyone:

Replying to "Thank you, Leslie. ..."

Well said, Leslie. I have been fighting to preserve Franklin Park at the other end of the Emerald Necklace, so I understand what happened in the Winthrop Square project and how little this administration values its historic open spaces.

19:11:19 From Eric Herot to Everyone:

Replying to "@John Pitfield Centr..."

@Greer And yet ALL parts of it are nice, not just the middle

19:11:43 From Jeff Shapiro to Everyone:

Not hearing anything to suggest why we can't have more housing, ground floor retail and historic preservation while still maintaining height/shadow limits.

19:12:08 From Angus Abercrombie to Everyone:

Replying to "Great point Angus ab..."

Allowing luxury units doesn't feel as good as going all in on affordable, but it's an important piece of the housing puzzle, especially downtown where naturally affordable units are hard to come by.

19:12:15 From Linda Stone to Everyone:

Replying to "This is a complex pr..."

+1

19:12:32 From Gene Bolinger to Everyone:

A finer point about the so-called "endless" planning process. In reality, the current planning process has extended approximately 6 months, since the DRAFT zoning amendments that were issued in January of this year completely ignored and discounted many of the consensus outcomes of the 4 year process that had concluded in December of 2023.

19:12:32 From Nathan Chui to Everyone:

@Angus Abercrombie is just objectively correct on the merits. Even "luxury housing" helps make housing affordable across the income spectrum because of moving chains and filtering - the things Angus hinted at. A serious zoning proposal recognizes these facts and doesn't bother considering ideas to the contrary that just don't hold up empirically.

19:12:40 From Linda McLaughlin to Everyone:

@Erik Widding agree.

19:13:02 From Spencer Phillips to Everyone:

Replying to "Great point Angus ab..."

Plus any new housing will be called "luxury" at the end of the day. It is just a marketing buzzword!

19:13:37 From John Heavisides to Everyone:

Replying to "People should read t..."

They can't afford to live here because we refuse to build sufficient housing, and they are being outbid. When more people want a slice of the pie than we have pie to share, at some point we need to get baking.

19:13:54 From Linda Stone to Everyone:

Replying to "Thank you, Leslie. ..."

+1

19:14:26 From Eric Herot to Everyone:

Replying to "Thank you, Leslie. ..."

@Leslie Adam There are parks all over the world surrounded much more closely by much taller buildings than anything we're talking about here. I think we can figure out how to do both, but I'd also argue that as an urban park, serving more people is MORE IMPORTANT than protecting the trees. If we can't keep those trees while also accommodating more people, then maybe we need to plant different trees. But frankly I'm skeptical that the threat to the trees all that meaningful. Yes I'm sure the trees would prefer more sunlight rather than less, but the park is there for the people first and the trees second.

19:14:28 From Steve Peacher to Everyone:

Right on, Josh.

19:14:33 From Anne Peacher to Everyone:

BRAVO JOSH!

19:14:48 From Leslie Adam to Everyone:

There is amazing footfall and engagement every day long the Mayor's Walk in the Boston Common, 30,000. The Common is 50 Acres and Central Park is 843 acres

19:15:08 From Ryan St Marie to Everyone:

Well said Josh!

19:15:29 From Eric Herot to Everyone:

Replying to "Not hearing anything..."

height limits and more housing are exactly contradictory?

19:15:37 From Faith Arter to Everyone:

Replying to "Thank you Ed Flynn."

Thank you, Ed Flynn.

19:16:12 From Faith Arter to Everyone:

Replying to "Thank you Ed Flynn."

Alex Weinberg is completely out of line and owes an apology to Councilor Flynn

19:16:37 From Eric Herot to Everyone:

Replying to "@Angus Abercrombie i..."



19:16:43 From Linda Stone to Everyone:

Replying to "500-700 ft tall buil..."

+1 plus, huge strain on already strained infrastructure. The scale, light, infrastructure issues are significant. The plan, as is, is overly ambitious and destructive.

There's a way to come up with a better plan.

19:16:49 From Angus Abercrombie to Everyone:

Replying to "Well said, Angus. We..."

Thanks Barbara! We often neglect that the existing texture of the city is because we allowed forward looking development in the past. I think there's a lot of beauty in that, and I want to see that for the up and coming generations.

19:17:17 From Angus Abercrombie to Everyone:

Replying to "Well said @Angus Abe..."

Thanks y'all! Let's get this done!!

19:17:27 From Kimberly Trask to Everyone:

Plenty of housing at Winthrop Tower and that's what's coming with this plan

19:17:31 From Leslie Adam to Everyone:

Replying to "Thank you, Leslie. ..."

This is the Nation's oldest public park and tells the story of our city and the nation. This is a treasure that has always been under attack and we have a responsibility to preserve for generations to come. We have partnered with MIT after Winthrop Sq and have the science to prove the impact

19:18:05 From Eric Herot to Everyone:

Replying to "Thank you, Leslie. ..."

@Leslie Adam All the more reason that more people should be able to live near it. And casting shadows on it isn't going to change or invalidate its history

19:19:01 From Eric Herot to Everyone:

Replying to "Thank you, Leslie. ..."

The Old North Church is surrounded on all sides by tall buildings and continues to be one of the most popular tourist destinations in the city

19:19:07 From John Heavisides to Everyone:

Replying to "Thank you, Leslie. ..."

Before Boston had a park, it had residents. Let's not sacrifice the latter on behalf of the former.

19:19:26 From John Perry to Everyone:

Replying to "500-700 ft tall buil..."

From a public works and city finances standpoint, the absolute best "bang for your buck" is high-density development where you'll be able to provide

services (transportation, utilities, police/fire) to the most people for the lowest cost.

No serious person will claim that existing infrastructure would support thousands more people without more investment; but the great benefit to thousands more people (plus more commercial and tourism activity) is more tax dollars to underwrite additional infrastructure

19:20:01 From Leslie Adam to Everyone:

Thank you Rishi

19:20:04 From Eric Herot to Everyone:

Replying to "500-700 ft tall buil..."

@John Perry and the cheapest new residents to support are the ones living in the highest density housing!

19:20:21 From Linda McLaughlin to Everyone:

@Rishi Shukla 100%

19:20:22 From Christine Dwyer to Everyone:

Well said Rishi Shukla.

19:20:28 From Eric Herot to Everyone:

Replying to "Thank you, Leslie. ..."

@John Heavisides 🍷

19:20:34 From Sally Rosenberg to Everyone:

Well said Rishi!

19:20:46 From Sep Riahi to Everyone:

Great points Rishi!

19:20:46 From Patricia Anjesky to Everyone:

Replying to "Well said Rishi!"

agree!

19:21:03 From Angus Abercrombie to Everyone:

Replying to "@Angus Abercrombie i..."

Thanks Nathan! We need more diverse housing to meet our diverse economic needs. Downtown will always be an expensive neighborhood. Mixing affordability requirements with market rate units is how we serve the whole region with this critical district.

19:22:01 From Eric Herot to Everyone:

Replying to "500-700 ft tall buil..."

@Linda Stone By contrast the most expensive new residents to support are the ones who have to live far from the center of the city (because that's the only place they can find housing) and then drive in (because they can't find housing near transit)

19:23:09 From Beatrice Nessen to Everyone:

We can move the zoning forward if the Planning Department would now meet to reach compromise . A flexible zoning approach for the 4 opportunity sites should require 1owner, contiguous parcels, exclusion of public ways in calculating the required 1 acre , on site affordable housing protection of state shadow laws, no facadism

19:23:55 From Jeff Shapiro to Everyone:

Beatrice - yes!

19:24:37 From Eric Herot to Everyone:

Replying to "People should read t..."

@John Heavisides exactly. There's no way we're going to meet their needs with subsidized housing. We need to be building enough NON-subsidized housing so that the price comes down and regular people can afford it.

19:25:24 From Eric Herot to Everyone:

Replying to "Great point Angus ab..."

@Spencer Phillips So true! My house in JP was criticized for being "luxury" when it was built 125 years ago.

19:26:13 From Michele Guzzi to Everyone:

Replying to "Great point Angus ab..."

Thank you Rishi for pointing out that as of now there isn't a requirement for the affordable housing to be on site. That needs to change or it will just be more lux housing we don't need(Winthrop, St. Regis, Ritz south station not even finished)some with less than 30% being occupied currently

19:27:11 From Linda Stone to Everyone:

+1 on Robert Qua

19:27:20 From Suzanne Segura Taylor to Everyone:

The South Station tower is a Ritz-Carlton residence....affordable?

19:27:29 From Harvey Leong to Everyone:

Please consider walkability-in the Downtown area. It is challenging to just walk on the narrow streets today. Given tourists, students rushing to class, theater goers...the quality of life is challenging today.

19:27:42 From Patricia Anjesky to Everyone:

thank you Robert those are a few of my concerns

19:27:53 From Marti Glynn to Everyone:

Replying to "Great point Angus ab..."

Allowing affordable units to be built offsite leads to something some Bostonians refer to as "segregation by design."

19:28:12 From Eric Herot to Everyone:

Replying to "The South Station to..."

People who live there aren't displacing people from other, cheaper buildings, so that's still a win for housing affordability.

19:28:56 From Eric Herot to Everyone:

Love to see so many comments here supporting greater housing density in Boston. Come join our advocacy organization! <https://www.abundanthousingma.org/>

19:30:11 From Harvey Leong to Everyone:

Build a significant affordable housing complex on City Hall Plaza. Move City Hall to unoccupied office space.

19:30:25 From Spencer Phillips to Everyone:

Replying to "The South Station to..."

Rich people have to live somewhere, if they are not living there, they will be pricing out someone else in the city/region.

19:30:39 From Eric Herot to Everyone:

Replying to "Build a significant ..."

not a bad idea tbh

19:31:42 From Elliott Wiener to Everyone:

Replying to "Build a significant ..."

You don't think a vacant expanse of bricks is the best possible use of land downtown?

19:32:45 From Nathan Chui to Everyone:

Excellent points Barbara!

19:32:57 From Eric Herot to Everyone:

Replying to "Build a significant ..."

@Elliott Wiener what it really needs is more retail around the perimeter instead of office building lobbies and big roads!

19:33:08 From Eric Herot to Everyone:

@Barbara Parmenter Great comments! Thanks!

19:35:45 From Eric Herot to Everyone:

Replying to "Please consider walk..."

Expand the DTX pedestrian zone (and get the delivery vehicles out of it!)

19:35:51 From Harvey Leong to Everyone:

Build a massive affordable housing project on Kneeland St, when electric plant is decommissioned.

19:36:13 From Eric Herot to Everyone:

Replying to "Build a massive affo..."

Right next to South Station!

19:36:21 From Nathan Chui to Everyone:

Strongly agree Richard

19:39:24 From Audrey Seraphin to Everyone:

This is such a bummer to hear repeatedly as a fan of Revolutionary Spaces. You must realize your impact is slowing an important zoning measure that would create homes for thousands of Bostonians. I'm glad that's not your intent, but it is (in this comment forum) your impact. There's nothing revolutionary about putting buildings and blocks about people.

19:40:24 From Jeff Shapiro to Everyone:

If the traffic to and around downtown is still being attributed to COVID and people not returning to their offices for work, let's start with converting those under-occupied office buildings to residential - with incentives for affordable housing.

19:40:50 From Myrna Rothman to Everyone:

The developers will not be building these towers for more affordable housing. Everyone is kidding themselves if they think it will be for that use. It is not where they will get the best return on their money. It is very costly per square foot to build and it won't make economic sense. We don't need more luxury buildings.

19:40:56 From Eric Herot to Everyone:

Replying to "Great point Angus ab..."

The money does tend to build a lot more units when it can go to fully affordable buildings, though. Partly just due to more efficient floor plans but also because there are federal tax subsidies available for buildings that are 100% affordable.

19:41:11 From John Heavisides to Everyone:

I love Revolutionary Spaces; I even got married at the Old State House. We chose it as our venue because we live in one of those towers that abuts the site. It has been a wonderful presence in our lives; I wish Revolutionary Spaces felt the same about us.

19:43:34 From Greer Dipietro to Everyone:

Unfortunately I have to go as I have two small children, but as a woman and mother of two young children who actually live downtown, I find it deeply discouraging that our voices are being overlooked. I fully support creative, forward-thinking development rooted in environmental responsibility. A vibrant downtown is an admirable goal, but the current plan feels incomplete. Where is the consideration for schools, public safety, and long-term environmental impact? A truly successful vision must address the full spectrum of community needs.

19:44:02 From Marti Glynn to Everyone:

Two things to consider here: first, as long as federal tariff policies remain, not a whole lot will get built; second, it's an election year, A lot could change.

19:44:49 From Eric Herot to Everyone:

Shadow laws quite literally put sunlight before people (by declaring that people can't live in a particular place in order to preserve the sunlight).

19:44:49 From Steve Peacher to Everyone:

Many seem to be supporting this plan because it will lead to more housing. We all appear to be in violent agreement that want more housing in Downtown Crossing. The issue is how to balance increased housing with other priorities – such as maintaining the character of the neighborhood, the atmosphere of key pedestrian corridors such as Washington St. and Winter Street, the impact on traffic, etc. Where is the analysis to show that these priorities are being addressed in a balanced fashion?

19:45:50 From Eric Herot to Everyone:

Replying to "Many seem to be supp..."

The way you 'balance' that is by ensuring that the housing can still be built while also doing the other things that you want. If what you're asking for is to limit housing in a particular area to achieve your objectives, you aren't 'balancing' you're restricting

19:46:23 From Eric Herot to Everyone:
Replying to "Many seem to be supp..."

Every house that doesn't get built (because of a shadow law or a height limit) is a household that would want to live downtown but can't.

19:47:06 From Eric Herot to Everyone:
Replying to "Two things to consid..."

All the more reason to make building downtown as cheap and straightforward as possible!

19:48:03 From Eric Herot to Everyone:
Replying to "unfortunately I have..."

Curious to hear how you would change the plan to make it more family friendly

19:48:17 From Eric Herot to Everyone:
Replying to "I love Revolutionary..."

This is such a great comment!

19:48:56 From Joe McDermott to Everyone:
Long time Boston resident. I wanted to go on record to support the proposed recommendations of the zoning amendment. Years ago, I can remember being in areas of downtown crossing and South Station after 6:30 PM and the areas were ghost towns. Smart planning with this proposed amendment will lead to a more vibrant downtown. Thank you

19:50:21 From Linda Stone to Everyone:
+1 jonae Barnes - thank you! Spot on comments!

19:50:37 From Eric Herot to Everyone:
@Jonae Barnes Tourism is super important to the neighborhood, which is why we should make it easier to build more lodging there!

19:50:40 From Faith Arter to Everyone:
Well said Jonae!

19:51:08 From Sally Rosenberg to Everyone:
Agreed @Jonae Barnes

19:51:23 From Eric Herot to Everyone:
Replying to "@Jonae Barnes Touris..."

Boston has a profound hotel shortage especially around the Freedom Trail!

19:51:46 From Eric Herot to Everyone:
Replying to "Long time Boston res..."



19:52:26 From Ryan St Marie to Everyone:
Well stated Jonae! For the record, I don't support this plan in this iteration. I think we can do better, and I think that through work with the coalition we can get there.

19:52:36 From Eric Herot to Everyone:
Replying to "The developers will ..."

When people move into expensive downtown condos it keeps them from building up the cheaper units in my neighborhood and flipping them, so I think that's still a pretty big win for affordability.

19:52:51 From Elisabeth Houlik to Everyone:
Replying to "Shadow laws quite li..."

Your insistence that sunlight is being preserved for its own sake implies that you think tall buildings actually impact the amount of sunlight generated. That is clearly not the case. Shadow laws protect the amount of sunlight that reaches people, and it boosts not only their happiness but their vitamin D levels.

19:53:12 From Nathaniel Sheidley to Everyone:
Replying to "I love Revolutionary..."

John, we certainly value those who reside in the towers that exist in our

neighborhood. I'm delighted you chose the Old State House as your wedding venue. However, that doesn't change the fact that towers represent a significant threat to historic masonry. The four towers around the OSH create a canyon effect that blasts the northeast corner of the building with wind, rain, snow, and ice, causing the mortar to crumble. In the early 2000s the northeast corner of the building was very, very close to total collapse; it was rescued by a multimillion dollar intervention, but already the work needs to be repeated. The point I did not have time to make is that the Planning Department is proposing to advance several new "opportunity sites" without any analysis of the cumulative impacts of such development. How can we judge without any investment in modeling of the impacts? Site-by-site study of incremental effects of each new project does not give us a picture of the cumul

19:53:44 From Nathan Chui to Everyone:

Was I just muted? Was something wrong with my audio?

19:53:49 From Myrna Rothman to Everyone:

Spoken perfectly Jonae. We don't need more towers. One person mentioned building in the empty space of the Government Center or your idea, the Financial District.

19:54:28 From Jonae Barnes to Everyone:

Replying to "@Jonae Barnes Touris..."

The area will be overwhelmed. The old and narrow streets cannot support this density. This will not support tourism, it will destroy it.

19:54:34 From Kathleen Onufer (Planning) to Everyone:

Replying to "Was I just muted? Wa..."

Hi Nathan: We couldn't hear you at all. We'll come back to you!

19:55:10 From Nathan Chui to Everyone:

Can you hear me?

19:55:17 From Robert Qua to Everyone:

Replying to "thank you Robert th..."

Residents should be highly wary of developer claims. The same holds true for anticipated noise; there has been loud and extremely disruptive construction noises throughout the entire five year project involving anything from cement deliveries, use of Ramset guns to attach decking to steel beams, plate compactors

to tamp loose soil, voluminous trash removal procedures, subsurface demolition work and many other highly disruptive activities. It's been a nightmare!

19:55:24 From Nathan Chui to Everyone:

It's alright, i'll type my comment

19:55:47 From Jennifer Dwyer MacPhail to Everyone:

Replying to "Many seem to be supp..."

@Eric, I appreciate the sentiment but that's sadly untrue. As a resident in Downtown Crossing, I look at the high rise towers like Winthrop Place that sit largely unoccupied, with lights off every night. Even with the increase in units, the 1brs in Winthrop Place rent for double the average cost of a 1br in Boston. These units are largely unattainable for the folks that want to live here and 700ft luxury high rises aren't going to solve our housing crisis.

19:56:25 From Nathaniel Sheidley to Everyone:

Replying to "I love Revolutionary..."

Beyond the impact on the buildings, we have great concerns about the cumulative impact on the walkability of the neighborhood. Wind levels around the Old State House are so high and shadow so extensive that no one chooses to linger in the plaza outside the building, which should be an amazing pocket park. Increased density of tall towers lining Washington Street will diminish light, increase wind at street level, and make this precious pedestrian zone less welcoming to residents and visitors alike. Again, no analysis of this by which we could judge the merits.

19:57:29 From Elliott Wiener to Everyone:

Hi I am a Boston resident and I just wanted to say that I support the plan! Housing undersupply is one of the top issues facing the city, and this

will help. Boston has never stood still. We have reclaimed land, built buildings, and continued to change the built environment as time has gone on. The challenges to building are a recent development. Change is a part of our city's historic character.

19:57:35 From Eric Herot to Everyone:

Replying to "I love Revolutionary..."

@Nathaniel Sheidley NYC has many, many very old buildings directly abutting skyscrapers. I appreciate that there are impacts to be mitigated, but why not use some of the wealth generated by these buildings to pay to offset these impacts rather than limiting who can live there? It's definitely a technical challenge we can meet (unlike limiting who can live there!)

19:58:11 From Nathan Chui to Everyone:

I want to say I strongly support this plan. It's a common sense plan (it's a compromise plan, I personally will miss the proposed sky-R district) that will create more housing of all kinds including affordable housing, build the tax base with new residents, revitalize struggling and shuttered businesses, and is good for the climate (because density is good for the climate). I think if you're someone who seriously cares about addressing things like the housing crisis then this is a no brainer. There really is no better place to go big than a dense, transit-rich area like downtown. And crucially I think it's time to act now. We cannot have a million years of meetings

19:58:24 From Barbara Parmenter to Everyone:

Good points, Cyrus. It does seem like the idea of a forest of 700 towers is not true for the reasons you state.

19:58:41 From Nathan Borgogni to Everyone:

well said Cyrus

19:58:44 From Jeff Shapiro to Everyone:

So please make crystal clear that PDAs will be subject to height restrictions and Shadow Laws, and we can move forward!

19:59:21 From Nathan Borgogni to Everyone:

Let's move to eliminating parking minimums next :)