Agenda
Advisory Group Meeting #1—March 7, 2019

1. Welcome and Introductions

2. Advisory Group Overview
   a. Advisory Group Schedule
   b. Roles and Responsibilities

3. PLAN: Downtown Overview

4. Where We Are (Continued)
   d. Roundtable Discussions
   e. Preliminary Mapping and Information Gathering
   f. Community Engagement Planning

5. Next Steps
   a. Public Meeting: Vision Workshop targeted for April 2019
   b. Continue Mapping Analysis
   c. Advisory Group Meeting #2
   d. Homework Assignment
01. Welcome and Introductions
Welcome and Introductions

Meet the Planning Team

Core Consultant Team

Kennan Rhyne
Senior Planner II
Team Co-Lead

Corey Zehngebot
Senior Architect/Urban Designer
Team Co-Lead

Lauren Shurtleff
Acting Director of Planning, Deputy Director for Downtown & Neighborhood Planning

Natalie Punzak
Urban Designer I

Alex Krieger
Planning Consultant NBBJ

David Carlson
Deputy Director for Urban Design

Rodrigo Guerra
Planning Consultant NBBJ

Andrew Grace
Director of Strategic & Economic Development
Mayor's Office of Economic Development

Kathryn Firth
Planning Consultant NBBJ

Eric Gordon
Community Engagement Consultant
Engagement Lab

Mary Knasas
Senior Planner II

John Tad Read
Deputy Director of Transportation & Infrastructure Planning

Chris Herlich
Planning Consultant NBBJ

Phillip Hu
Planner II

Jill Ochs Zick
Landscape Architect

Michael Christopher
Deputy Director for Development Review/ Government Affairs

Jolivia Barros
Assistant to the Director of Planning

Rodrigo Guerra
Planning Consultant NBBJ

Danchen Xu
Neighborhood Liaison, Mayor’s Office of Neighborhood Services

Eric Gordon
Community Engagement Consultant
Engagement Lab
Welcome and Introductions

Meet the Advisory Group

<table>
<thead>
<tr>
<th>Advisory Group Members</th>
<th>Ex-Officio Members</th>
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<tbody>
<tr>
<td>Rob Adams</td>
<td>Rep. Aaron Michlewitz</td>
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<td>Gilbert Ho</td>
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<td>Angie Liou</td>
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<td>Rosemarie Sansone</td>
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<td>Erica Blonde</td>
<td>Sen. Joseph Boncore</td>
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<td>Peggy Ings</td>
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<td>Lydia Lowe</td>
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<td>Rishi Shukla</td>
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<td>Barbara Boylan</td>
<td>Councilor Ed Flynn</td>
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<td>Jung Shen Kuo</td>
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<td>Herb Lozano</td>
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<td>Ann Teixeira</td>
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<td>Paul Chan</td>
<td>Capt. Kenneth Fong, BPD</td>
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<td>Chuck Labins</td>
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<td>Beatrice Nessen</td>
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<td>Theresa Tsoi</td>
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<td>George Coorssen</td>
<td>Roger Mann, MBTA</td>
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<td>Karen LaFrazia</td>
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<td>Mary Ann Ponti</td>
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<td>Tony Ursillo</td>
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<td>Alison Frazee</td>
<td>Peter Paravalos, MBTA</td>
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<td>Susanne Lavoie</td>
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<td>Seth Riseman</td>
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<td>Jason Wright</td>
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<td>Arturo Gossage</td>
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<td>Joshua Leffler</td>
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<td>Joyce Sanchez</td>
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boston planning & development agency
Welcome and Introductions

Introduce yourself and share the answer to one of the following:

Within the study area...

1. Where do you enjoy grabbing lunch?
2. What’s your favorite shop or business?
3. Where do you enjoy spending time outside?
4. What is the last theatre show you attended?
5. What do you consider to be the most significant landmark?
02.
Advisory Group Overview
Advisory Group Overview

Advisory Group Objectives

- To be an ambassador for the community
- To promote excellence in planning, urban design and development
- To provide deep understanding and expertise about planning issues specific to Downtown
- To be a sounding board for the community’s needs and aspirations
- To be a solution generator
Advisory Group Overview

Roles & Responsibilities—Community Outreach

Support the City's planning team in community outreach including:

- **Assist with outreach** and spreading the word about the planning initiative.
- **Encourage excitement** and participation around planning for the future.

- **Communicate information** back to neighborhood groups and other affiliations.
- **Assist with facilitation** of PLAN: Downtown events.
Advisory Group Overview

Roles & Responsibilities—Plan Development

Assist the City’s planning team in several tasks related to the initiative including:

- Advise on planning process and Downtown-specific issues.
- Bring topical expertise and perspective to discussions, work sessions & meetings.
- Review the consultant’s tasks and their findings.
- Participate in the development of a vision, goals, and principles for the Future Downtown.
- Assess development scenarios and their associated impacts.
- Propose viable recommendations that will ultimately inform new urban design and development guidelines and potential zoning regulations.
Advisory Group Overview

Rules of Engagement

- All meetings are open to the public and are sponsored by the BPDA.
- Members agree to treat all participants of the study with respect and actively listen.
- Actively support all voices so that they may be heard.
- State comments and questions plainly and up-front followed by any necessary commentary.
- The BPDA encourages rigorous dialogue of differing opinions.
Advisory Group Overview

Time Commitment & Term of Service

This Advisory Group is specific to the PLAN: Downtown process.

- Members will remain active for the entirety of the planning process.
- Time commitment is approximately 1 meeting every 4–6 weeks through summer 2020. Meetings will last 1.5–2 hours, depending on the agenda.
- Members are expected to be active participants at all PLAN: Downtown events.
# Advisory Group Overview

## Preferred Advisory Group Meeting Times

<table>
<thead>
<tr>
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<th>Mondays</th>
<th>Tuesdays</th>
<th>Wednesdays</th>
<th>Thursdays</th>
<th>Fridays</th>
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<tr>
<td><strong>Early Morning</strong></td>
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<td>3</td>
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<td>7:30–9:00 AM</td>
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<td><strong>Morning</strong></td>
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<td><strong>Afternoon</strong></td>
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<td>12:00–5:00 AM</td>
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<td><strong>Early Evening</strong></td>
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<td>6:00–8:00 AM</td>
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11 respondents
### Advisory Group Overview

**Preliminary Advisory Group Schedule—Subject to Change**

<table>
<thead>
<tr>
<th></th>
<th>Date</th>
<th>Topic</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>March 7, 2019</td>
<td>Introduction &amp; Project Overview</td>
</tr>
<tr>
<td>2</td>
<td>April 2019</td>
<td>Existing Conditions &amp; Project Vision</td>
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<tr>
<td>3</td>
<td>May 2019</td>
<td>Subdistrict &amp; Character Areas, Preservation &amp; Growth</td>
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<td>4</td>
<td>June 2019</td>
<td>Mobility &amp; Public Realm</td>
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<td>5</td>
<td>July 2019</td>
<td>Climate &amp; Resiliency</td>
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<td>6</td>
<td>September 2019</td>
<td>Development Scenarios</td>
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<td>7</td>
<td>October 2019</td>
<td>Preferred Development Scenario</td>
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<td>8</td>
<td>November 2019</td>
<td>Preferred Development Scenario Impact Assessment</td>
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<td>10</td>
<td>February 2020</td>
<td>Urban Design Guidelines &amp; Zoning Recommendations</td>
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<td>11</td>
<td>March/April 2020</td>
<td>Draft PLAN: Downtown</td>
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May—July 2020

Meet as needed. PLAN: Downtown must be substantially complete by July 2020.

Meeting dates and subjects are tentative and subject to change. Extra meetings may be scheduled and will be discussed in advance with the Advisory Group. Advisory Group members will be provided with schedule updates as the project progresses.
03.
PLAN: Downtown Overview
PLAN: Downtown

Primary Goal

Building on past studies, the primary goal of the study will be to develop a new framework for the preservation, enhancement, and growth of the Downtown area of the City of Boston, while balancing the importance of livability, daylight, walkability, climate change, access to open space, affordability, and a dynamic mix of uses, among others.
PLAN: Downtown

Project team

BPDA & City Staff

NBBJ, Planning & Urban Design

HR&A Advisors, Economic Development

Arup, Sustainability & Transit

Kittleson & Associates, Transportation Planning

Boston Conservation Associates, Historic Preservation

Engagement Lab, Public Engagement

Ground, Inc., Landscape Architecture

Nitsch Engineering, Blue & Green Infrastructure

HLB Lighting Design, Lighting
PLAN: Downtown

Study Area

- Preliminary Study Area Boundary
- Institutional Master Plan (IMP)
  Not included in this study

boston planning & development agency
PLAN: Downtown

What the Study Will Cover

1. Review proposed study area boundary and past plans
2. Existing conditions analysis, modeling, mapping, and preliminary community outreach
3. Develop vision, goals & principles for the future Downtown
4. Study of massing options & development scenarios for the study area and each sub-district
5. Refinement of preferred massing/development options & impact analysis/market analysis
6. Urban design/development guidelines & zoning recommendations
04.
Where We Are
Where We Are
Open House Overview

Who we heard from:
- Over 120 attendees
- Downtown Residents
- Business Community
- Students
- Asian CDC
- Friends of Public Garden
- Tufts, Emerson & Suffolk
- Chinatown Community Land Trust
- Chinatown Main Streets
- Chinese Progressive Association
- Downtown BID
- St. Francis House
Where We Are
Open House Overview—Draft Value Statements

Equity
• Safer access to pedestrian realm & open spaces
• Increase affordable housing options
• Stabilize working-class residents & small businesses

Resiliency & Preservation
• Preserve culture through arts, architecture, & open spaces
• Balance Boston's historic fabric with future improvements
• Connect equity to open spaces to resiliency

Mobility
• Improve transit connections & station access
• Provide continuous bike infrastructure
• Increase safe pedestrian infrastructure
Where We Are

Open House Overview—Draft Value Statements

Identity & Public Realm
• Increase vibrant open spaces & public realm with more trees and plantings
• Recognize the cultural differences & identities across Downtown
• Activate Downtown at night

Mixed-use Core
• Increase retail diversity in type & lease lengths
• Activate Downtown at night with programming
• Increase community and open spaces
Where We Are

Open House Overview—Accessing Downtown

How do you access Downtown by...

Car  Bike  Foot
Where We Are

City of Boston Interagency Information Session

Day-Long Session in December 2018 Included:

• Boston Planning & Development Agency
• Mayor’s Office of Economic Development
• Mayor’s Office of Neighborhood Services
• Environment Department
• Boston Landmarks Commission
• Transportation Department
• Public Works
• Neighborhood Development
• Streets Cabinet
• Arts & Culture Cabinet
Where We Are
Advisory Group Formation

PLAN: Downtown Open House
December 3, 2018

AG Nomination Period Extended
December 2018

Advisory Group Seated
February 7, 2019

Nomination Period

Call for Advisory Group Nominations
November 2018

Selection & Approval

AG Nomination Period Ends
January 4, 2019

Advisory Group

Advisory Group Meeting #1
March 7, 2019
Where We Are

Roundtable Overview

Roundtable Discussions

Hosted by NBBJ on the following topics:

- Preservation
  - February 19th, 2019
- Institutional Master Planning
  - February 19th, 2019
- Development
  - February 20th, 2019
- Chinatown Master Plan Committee
  - March 4th, 2019
- Ground-Floor Business Owners
  - TBD in March
Where We Are

Preliminary Mapping and Information Gathering

Existing Conditions Analysis & Mapping
• Inventory public realm attributes
• Locate district character areas
• Analysis of subdistricts

Development of Suitability Analysis
• Identifying sites that are likely to redevelop
• Locate likely sites for ground-up vs. preservation-based development

Smart Model Coordination (3D Analysis Tool)
Where We Are

Community Engagement Planning—Draft Engagement Strategy

We are seeking to...
- create a roadmap for development...
- establish a long term vision document...
- guide equitable growth...

by engaging...
- those who don't usually participate in planning...
- Downtown residents...
- the Downtown workforce...
- students... (high school, college, & vocational)
- homeless & social service users...
- those who infrequently visit Downtown...
- tourists & hotel employees...
- City & State Agencies...

because we want...
- to keep Boston globally & regionally competitive.
- to create an inclusive & vibrant Downtown.
- to make the job of planning more predictable.
- locals to have the best access to Downtown.
- buy-in from those most impacted by the results.
- the City & BPDA to be transparent in its process.

Outcomes
- A set of future advocates & champions for Downtown.
- The identification of near & far-term improvements & planning outcomes.
- Expanded set of tactics for engaging a range of stakeholders.
- Better plan because it is formed by a range of stakeholder experiences.
- Increased trust in the BPDA & planning process.
05. Next Steps
Next Steps

- **Continue Mapping Analysis**
- **Vision Workshop**
  Date Pending—April 2019
  Location Pending—Josiah Quincy Upper School
- **Advisory Group Meeting #2**
  Existing Conditions & Vision Discussion
  Date & Location Pending—April 2019
Next Steps

Homework Assignment

In preparation for the AG Meeting #2, please answer the following questions. These questions will be distributed via email after this meeting.

- My hopes for Downtown are...
- The opportunities Downtown are...
- The challenges Downtown are...
- What do you want to know about Downtown?
- What interested you most from tonight’s meeting?