Preservation

Significant building protection
• Continue to follow the Secretary of the Department of the Interior Standards for the Treatment of Historic Properties.
• Proactively identify important architectural context and zone accordingly (e.g. Chinatown Row Houses).

Storefronts
• Require individual storefronts at a human scale at street level, echoing those nearby.

Historic Facades
• Street frontage with historic buildings of significant design quality and visual effect should retain individual building facades.
• Maintain cornice lines and arrangement of windows and doors on the elevations of a building in relation to surrounding buildings.

Housing
• Provide workforce/affordable housing on publicly-owned land (within mixed-use developments)
• Expand family housing options by requiring a percentage of 3-bedroom units within each residential development
• Incorporate the 2019 Inclusionary Development Policy (IDP) Update into PLAN: Downtown once completed
• Explore options for addressing housing stabilization in Chinatown
• Expand affordable housing stock for seniors

Community Services
• Create a fund that new development and redevelopment projects contribute to that is allocated to cultural and community uses (prioritize by character area need)
Preliminary Planning Recommendations
Growth & Preservation

Small Businesses
- Streamline the permitting and approvals process to encourage small businesses.
- Development that displaces small (3,000-sf) independent business must provide short-term (construction) strategy for tenant retention plus one tenant space of equivalent size.
- Create a small business support fund for new development and redevelopment projects to contribute.
- Model a new program off the Acquisition Opportunity Program to preserve the Class C office space stock (loans to help investor-owners buy occupied, rental properties—lending for a set amount of funding).
- Provide an incentive to property owners to ensure storefronts are occupied.

Climate & Resilience

Flood Mitigation and Adaptation
- Refer to existing (or imminent) flood mitigation policies as captured in Article 25 CRB, the Flood Resilience Zoning Overlay district, and Article 37.

Heat Mitigation
- All new roofs must be green, white, blue, or solar.

Historic Building Design Guidelines
- All development that includes historic buildings must follow the Resilient, Historic Buildings Design Guide.

Building Emission Reduction (Net-zero)
- All buildings will comply with the net-zero emissions readiness requirements—articulate how to apply to major renovations and existing buildings.
- Develop deep-energy retrofit program for existing buildings—i.e. PLAN area becomes the leading neighborhood in delivering on Carbon Free Boston goals.
Preliminary Planning Recommendations
Mobility & Public Space

Public Spaces
• Provide interior publicly accessible route when a private parcel is located such that route would serve to connect existing exterior or interior passages
• Provide publicly accessible open space - e.g. pocket park or activated plaza

See 'Potential Public Space Improvements' Board for a list of specific improvements

Street Directionality
• Review directionality to optimize circulation in Downtown without compromising wider area vehicular movement.

Balancing Pedestrians, Cars, & Bicycles
• Prioritize high-occupancy transportation modes on all streets (e.g. buses)
• Mode split should be determined based on Transportation

Demand Management (TDM) guidelines
• Study the expansion of the pedestrian-priority zone and location opportunities for new zones

Transit Service Improvements
• Improve transit services through a systems approach to upgrading infrastructure (e.g. Cambridge KSTEP program)
• Explore the creation of bus hub
• Explore alternative bus routes to ensure efficiency for buses and riders (especially in relation to potentially expanded pedestrian-priority zone)
Something Missing?

SAFETY

Discrimination & prejudice

Quality of Life

Dysfunction & disagreements in work

Adaptive issues
Potential Public Space Improvements
Streets and Connectors

Potential Public Space Improvements
Key Map

1. Chin Park
2. Elliot Norton Park Extension
3. Oxford Place Playground
4. Tidewater Center
5. Public Realm Extension & Permanent
   Dino Collection
6. Public Realm Extension & Permanent
   Dino Collection
7. Public Realm Extension & Permanent
   Dino Collection
8. Dino Collection
9. Bedford Street / Kingston Street
10. Jenney Plaza
11. Liberty Square
12. Milton Place
13. Fiduciary Trust Building
14. Kilby Street / Milk Street
15. Extended Pedestrian-Priority
16. Hudson Street / Marginal Street

What are your thoughts?
Potential Public Space Improvements

1. Chin Park
   Type: Park/Plaza
   Ownership: Public

2. Elliot Norton Park Extension
   Type: Park
   Ownership: Private

3. Oxford Place Playground
   Type: Park
   Ownership: Public

What are your thoughts?

- Improve lighting
- Increase security
- Create more seating areas
- Add more green spaces
- Enhance the playground area
Potential Public Space Improvements
Chinatown

4. Tufts Medical Center
Type: Plaza
Ownership: Private

5. Harrison Avenue/Philips Square
Extension and Permanent Design
Type: Road Diet/Plaza
Ownership: Public
## Potential Public Space Improvements
### Downtown Crossing

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>6. Reader’s Park</strong></td>
<td><strong>Ownership:</strong> Public</td>
</tr>
<tr>
<td><strong>Type:</strong> Park</td>
<td></td>
</tr>
<tr>
<td><img src="image1" alt="Map of Reader’s Park" /></td>
<td><img src="image2" alt="Photograph of Reader’s Park" /></td>
</tr>
</tbody>
</table>

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>7. Tontine Crescent - East End</strong></td>
<td><strong>Ownership:</strong> Public</td>
</tr>
<tr>
<td><strong>Type:</strong> Road Diet/Plaza</td>
<td></td>
</tr>
<tr>
<td><img src="image3" alt="Map of Tontine Crescent - East End" /></td>
<td><img src="image4" alt="Photograph of Tontine Crescent - East End" /></td>
</tr>
</tbody>
</table>

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>8. Chancy Street/Summer Street</strong></td>
<td><strong>Ownership:</strong> Private</td>
</tr>
<tr>
<td><strong>Type:</strong> Corner/Plaza</td>
<td></td>
</tr>
<tr>
<td><img src="image5" alt="Map of Chancy Street/Summer Street" /></td>
<td><img src="image6" alt="Photograph of Chancy Street/Summer Street" /></td>
</tr>
</tbody>
</table>

---

**What are your thoughts?**

- **Reader’s Park:** More space, please petitions | **Ownership:** Public
- **Tontine Crescent - East End:** More space, please petitions | **Type:** Road Diet/Plaza
- **Chancy Street/Summer Street:** More space, please petitions | **Type:** Corner/Plaza

---

**What are your thoughts?**

- **Reader’s Park:** More space, please petitions | **Ownership:** Public
- **Tontine Crescent - East End:** More space, please petitions | **Type:** Road Diet/Plaza
- **Chancy Street/Summer Street:** More space, please petitions | **Type:** Corner/Plaza

---

**What are your thoughts?**

- **Reader’s Park:** More space, please petitions | **Ownership:** Public
- **Tontine Crescent - East End:** More space, please petitions | **Type:** Road Diet/Plaza
- **Chancy Street/Summer Street:** More space, please petitions | **Type:** Corner/Plaza
Potential Public Space Improvements

Downtown Crossing

9. Bedford Street/Kingston Street
Type: Traffic Island/Plaza
Ownership: Public

What are your thoughts?

Wharf District

10. Jenney Plaza
Type: Plaza
Ownership: Public

What are your thoughts?

11. Liberty Square
Type: Traffic Island/Plaza
Ownership: Public

What are your thoughts?

- More pedestrian space
- Less car traffic
- Safety improvements
- Enhanced public spaces

Note: All comments will be considered in future planning and design efforts.
# Potential Public Space Improvements

## Financial District

<table>
<thead>
<tr>
<th>Number</th>
<th>Location</th>
<th>Type</th>
<th>Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>Milton Place</td>
<td>Plaza</td>
<td>Private</td>
</tr>
<tr>
<td>13</td>
<td>Fiduciary Trust Building</td>
<td>Street Corner/Plaza</td>
<td>Private</td>
</tr>
<tr>
<td>14</td>
<td>Kilby Street/Milk Street</td>
<td>Traffic Island</td>
<td>Public</td>
</tr>
</tbody>
</table>
Potential Public Space Improvements

15. Expanded pedestrian-priority zone
Type: Pedestrian zone
Ownership: Public

16. Hudson Street / Marginal Street
Type: Street
Ownership: Public