

PLAN: Downtown

Advisory Group Meeting #8—December 18, 2019

Vision, Goals, and Approaches (Draft)

Vision

PLAN: Downtown will develop a new framework for the preservation, enhancement, and growth of Downtown Boston as a place for all, balancing livability, daylight, walkability, climate change preparedness, access to open space, affordability, and a dynamic mix of uses.

PLAN: Downtown will...

- 1. Preserve cultural heritage and embrace distinctive histories to create a unique and cohesive Downtown.**
 - i. Protect public spaces that create distinctive identities in Downtown, highlighting the local, regional, and national significance of the district
 - ii. Promote arts and cultural activities that are reflective of Downtown and its Character Areas
 - iii. Proactively identify and protect important architectural context and encourage the retention of significant historic building fabric
 - iv. Continue to follow the Secretary of the Department of the Interior Standards for the Treatment of Historic Properties*

- 2. Promote dense, mixed-use development to support living, working, learning, and leisure activities in an 18 hour/day, 7 day/week district.**
 - i. Continue encouraging residential development in Downtown
 - ii. Provide civic infrastructure to support residential uses
 - iii. Ensure Downtown remains a hub for cultural activities

- 3. Encourage economic development that maintains Downtown as a diverse, equitable, regional job center.**
 - i. Provide technical, institutional, and financial support to local business and entrepreneurs
 - ii. Support the continuity of small scale business operations
 - iii. Promote the creation flexible commercial spaces that can adapt to the changing needs of businesses
 - iv. Incorporate the 2019 Inclusionary Development Policy (IDP) Update into PLAN: Downtown once completed*

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4. Promote the retention, growth, and diversity of active ground-floor uses, especially legacy and small businesses.

- i. Accommodate the widest possible range of active ground floor uses
- ii. Support businesses that promote activity Downtown, including those that operate beyond traditional business hours

5. Enhance access to housing for Boston residents across all levels of affordability, stages of life, and backgrounds.

- i. Expand housing options for families in Downtown
- ii. Use publicly-owned land to provide workforce/affordable housing within mixed-use developments
- iii. Stabilize housing opportunities in vulnerable districts and for seniors
- iv. Encourage private developers to provide below-market rate housing options within their projects
- v. Incorporate the 2019 Inclusionary Development Policy (IDP) Update into PLAN: Downtown once completed*

6. Improve connections through, within, and to Downtown, with a focus on active transportation, transit, and other non-vehicular modes of transportation.

- i. Improve transit services through a systems-based approach to upgrading infrastructure
- ii. Prioritize high-occupancy and non-motorized transportation modes on all streets
- iii. Provide a high quality, safe street environment for pedestrians and cyclists
- iv. Encourage multimodal connections between the north and south sides of Downtown
- v. Optimize circulation in Downtown without compromising wider area vehicular movement
- vi. Rationalize logistics and pickup/dropoff activities to limit the negative impacts on commerce and movement through Downtown
- vii. Require compliance with net-zero emissions readiness*

7. Encourage consistent, safe, healthy, and high-quality improvements to the public realm that welcome everyone year-round.

- i. Strengthen the public realm by providing legible and safe connections between major nodes and destinations
- ii. Provide more opportunities for people to interact with art on a regular basis
- iii. Provide new opportunities for flexible programming in the public realm

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- iv. Continue to facilitate innovative public realm interventions through pilot and tactical projects
- v. Provide the infrastructure needed for people to use public spaces throughout the day and the year

8. Preserve historic building fabric and cultural institutions while advancing climate preparedness and resiliency measures.

- i. Encourage the retrofitting of historic assets to address urban heat island concerns
- ii. Encourage the retrofitting of historic assets to address flooding concerns

9. Ensure future development and public realm projects are resilient, and mitigate climate change impacts related to sea level rise, coastal storms, increased stormwater, and rising temperatures.

- i. Ensure new development incorporates heat resiliency measures at the building and district scales
- ii. Ensure new development incorporates flood mitigation measures at the building and district scales
- iii. Refer to existing (or imminent) flood mitigation policies as captured in Article 25 CRB, the Flood Resilience Zoning Overlay district, and Article 37*

10. Reduce the carbon impacts of new and existing buildings, transportation, and waste and consumption in Downtown

- i. Advance the City's carbon-neutrality goals ahead of established schedules
- ii. Require compliance with net-zero emissions readiness*