

# 12/10/25 Zoning Commission

The meeting will begin soon!



Planning Department

**CITY** of **BOSTON**

# Interpreters for Today's Meeting

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**1** Joan Siu  
Chinese - Cantonese Interpreter

**2** Wei Li  
Chinese - Mandarin Interpreter

**3** Jardine Jerome  
Haitian Creole Interpreter

**4** Melisa Martín  
Spanish Interpreter

**5** Vicky Hodgkins  
Vietnamese Interpreter

**6** Nadine Nogueira  
Cape Verdean Creole Interpreter



# Article 62 Text Amendment

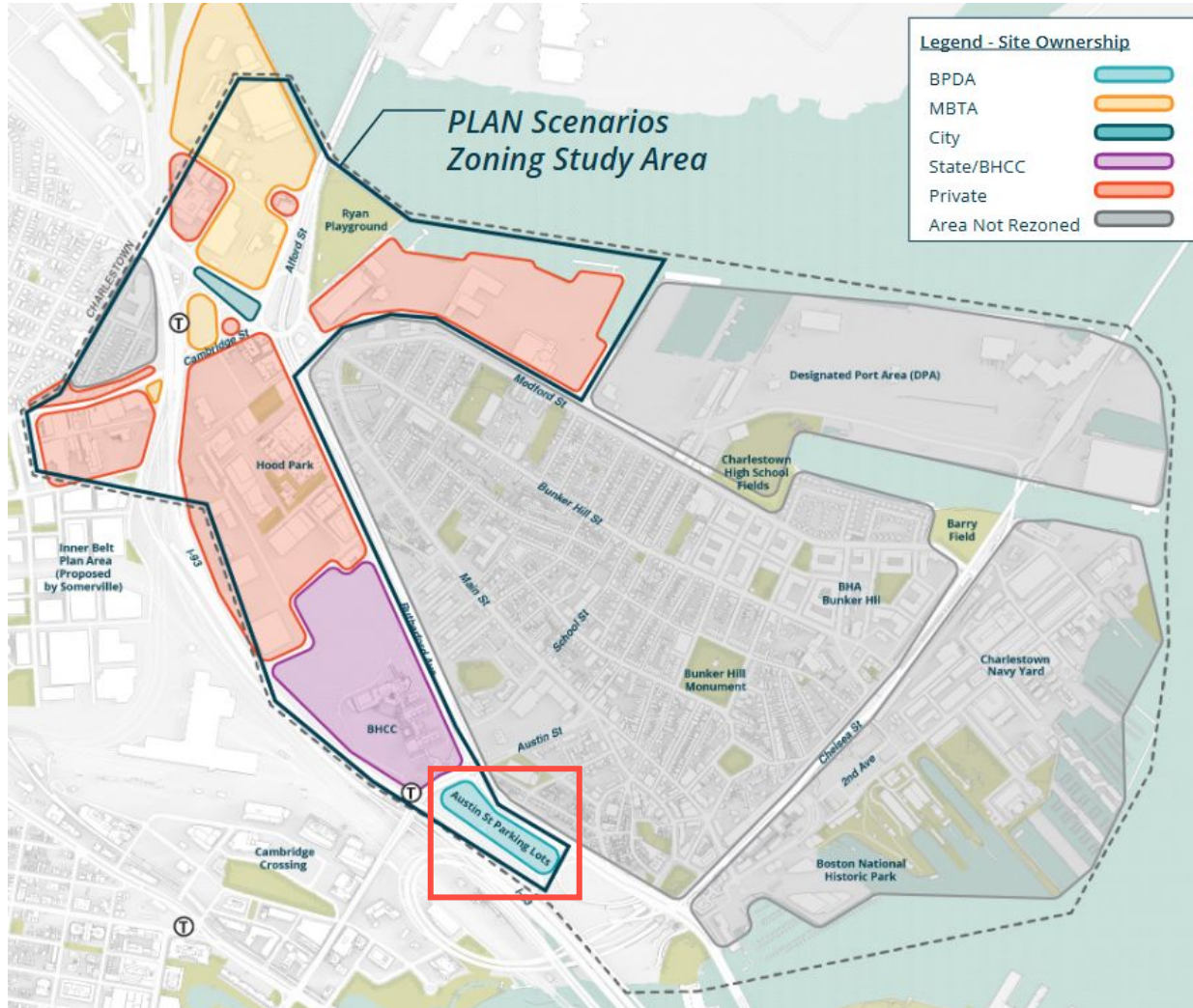
Zoning Commission – 12/10/2025



Planning Department

**CITY of BOSTON**

# The Site: Austin Street Lots



PLAN: Charlestown site ownership map (PLAN: Charlestown, 2023)

PLAN: Charlestown (2023) identifies The Austin Street Parking Lots as a priority for development

- Highlighted by the Public Land for Public Good initiative as a key site for new mixed-income housing use
- Bunker Hill Community College (BHCC) identified that they will not need the parking lots in the future
- The parking lots can deliver on key PLAN: Charlestown development recommendations including housing for all types of families and open space



# Key Goals for Austin Street Lots

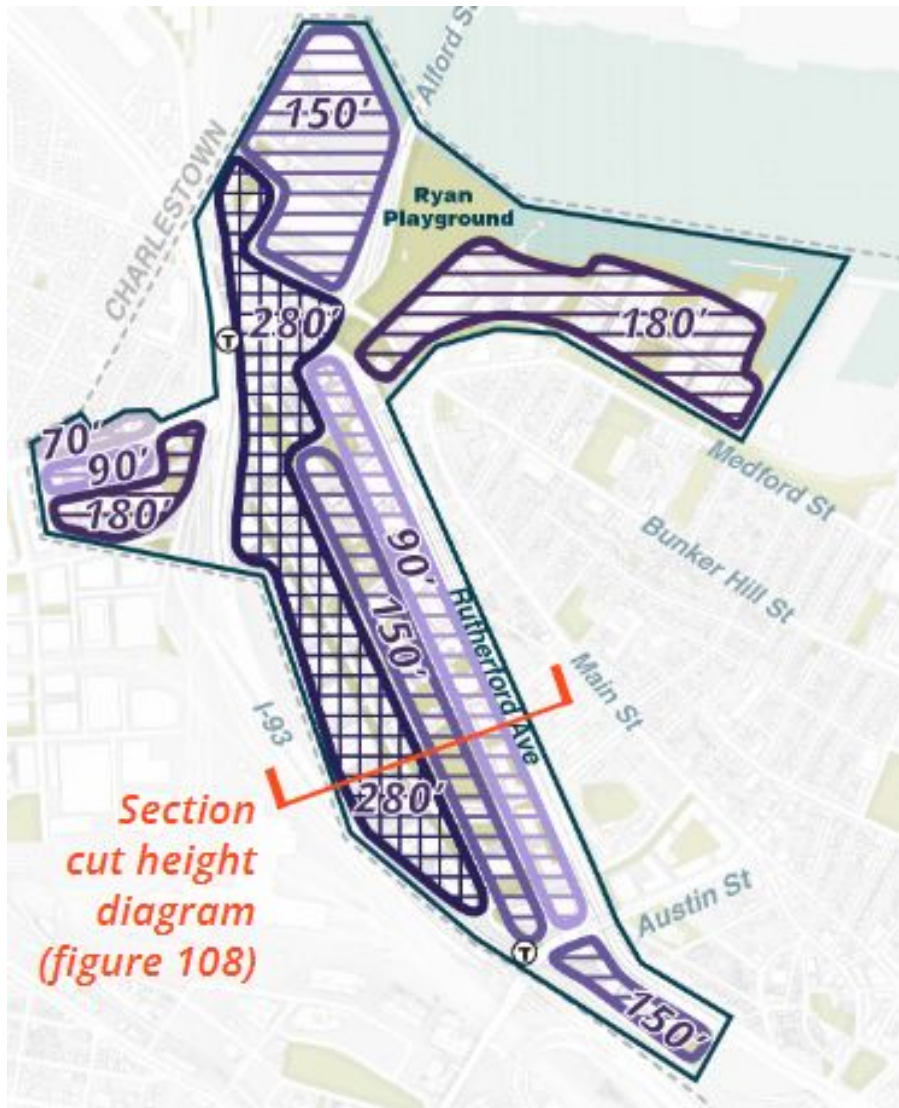


Austin Street Lots site context map (Austin Street Lots PDA Master Plan (2025))

- Create mixed-income housing, including market-rate, workforce, and deeply affordable housing units
- Maximize publicly accessible open space and create space for sports practice
- Support Charlestown artists, especially through rehearsal and performance space
- Improve the Austin Street and Rutherford Avenue intersection
- Enhance the public realm and connections to Buckner Hill Community College and the North Bank Bridge within the project site



# What PLAN: Charlestown Proposes – Heights



- **North of Austin Street:** A stepped maximum building height scheme from a 90' maximum closest to Rutherford Avenue to a 280' maximum closest to I-93
- **South of Austin Street:** A consistent 150' maximum building height between Rutherford Avenue and I-93 in the PDA 1 area

## Legend - Maximum Heights

70 feet (4-6 stories)	
90 feet (6-8 stories)	
150 feet (10-13 stories)	
180 feet (11-15 stories)	
280 feet (17-25 stories)	



# The Austin Street Lots PDA Master Plan

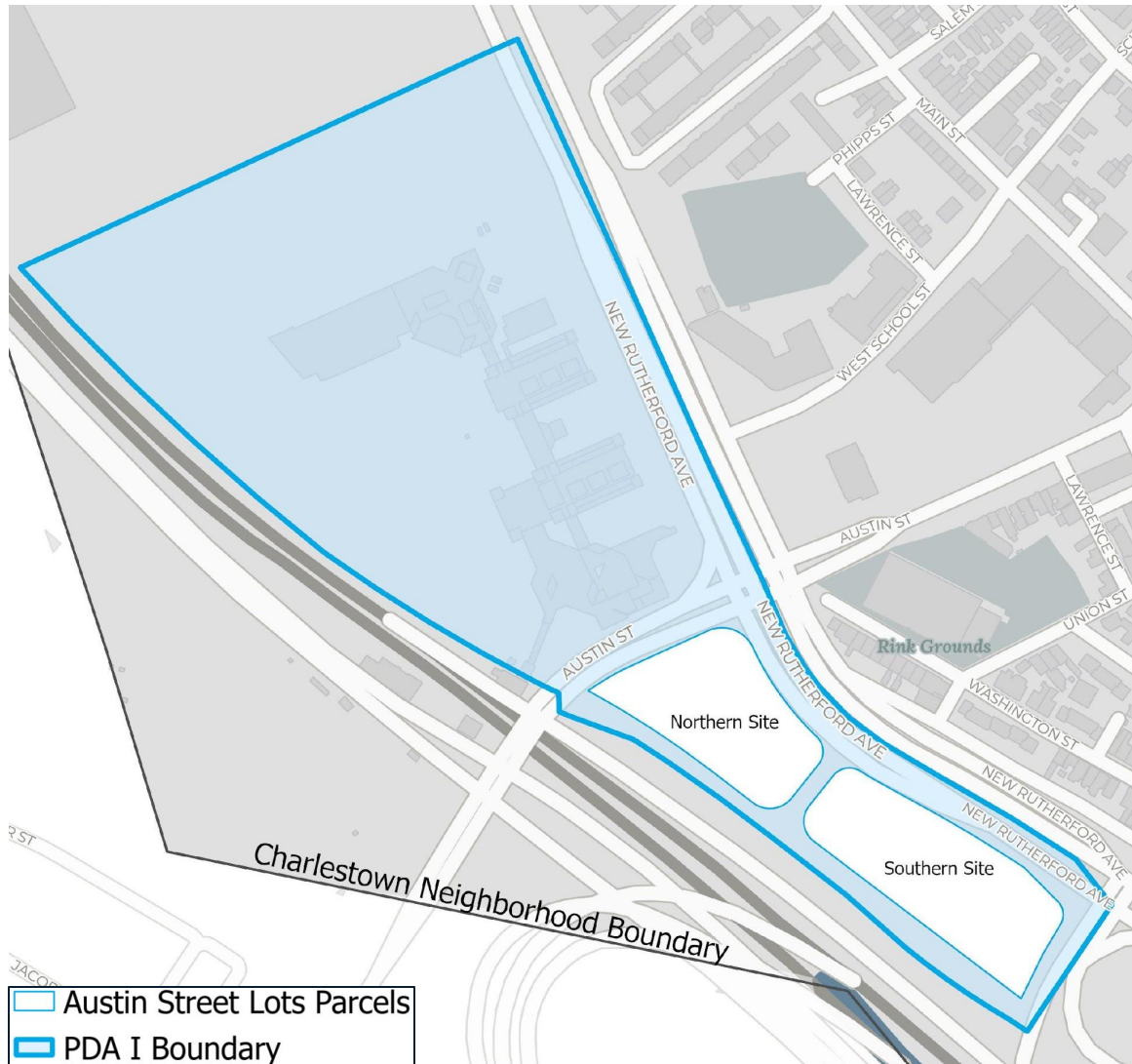


Austin Street Lots Site Diagram (Austin Street Lots PDA Master Plan, 2025)

## Austin Street Lots PDA Master Plan

- Up to 790,000 sq ft GFA
- Up to 705 new dwelling units
- All heights consistent with PLAN: Charlestown, including up to 150' in later phases

# Currently in Article 62 of the Zoning Code



## PDA 1:

- The 90-foot height limit shall apply only in the area to the south of Cambridge Street
- The 150-foot height limit shall only apply to the area that is west of a line drawn parallel to and 200 feet west of Rutherford Avenue
- The 280-foot height limit shall apply only in the area that is west of a line drawn parallel to and 400 feet west of Rutherford Avenue

## Need:

- Language that specifies the 150' height limit that applies south of Austin Street in PDA 1



# Proposed Article 62 Section 20 Amendment Language

\*The 150-foot height limit shall apply ~~only~~ in the area that is north of Austin Street and west of a line drawn parallel to and 200 feet west of Rutherford Avenue; and in the area that is South of Austin Street.

\*\*The 280-foot height limit shall apply only in the area that is west of a line drawn parallel to and 400 feet west of Rutherford Avenue.

+The 90-foot height limit shall apply only in the area to the south of Cambridge Street.

++For projects containing a residential use, see Section 62.21

Black text = existing zoning

Green text = new text to be added through this amendment

~~Red-strikethrough~~ = existing text to be deleted through this amendment

# Support & Public Comments on Maximum Heights

*“High density housing near 93 seems like a good solution for increasing housing for Boston without infringing on the historic areas.”*

*- Charlestown Resident, April 7, 2023*

*“We are in a housing crisis for renters and its hard to find land to build on so the more we can support this the better”*

*- Charlestown Resident, July 20, ‘22*

*“The line of larger buildings along the highway will help provide a buffer for the neighborhood.”*

*- Charlestown Employee, April 14, 2023*

## Public Comments from 10/16/225 BPDA Board of Directors Meeting:

- Project has strong support from IAG members, Union Workers, and Charlestown residents alike
- Need for building to the 150’ height limit mentioned as critical step for housing creation in Charlestown, especially affordable units
- Building heights, and creation of residential and retail space are key steps towards the activation and development of Rutherford Avenue
- 150’ maximum building height is critical for the future of the Austin Street Lots PDA beyond Building B



# THANK YOU

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# Text Updates to Squares + Streets Zoning



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# Text Updates to Squares + Streets Zoning Summary



## Two new district options

- Six-story version of S3
- New four-story, commercial-oriented districted (SC)



## Other minor use changes in S2, S3, S4, and S5



## Formatting updates

# Summary: What are Squares + Streets Zoning Districts?

**Squares + Streets Districts** have zoning rules that allow for mixed-use development of multifamily housing, commercial spaces, and cultural spaces in neighborhood squares around Boston. They **each have different rules** around the maximum scale of buildings, the yard space surrounding buildings, and land uses. **You can read and reference the full zoning rules at:** [bosplans.org/Article8Uses](https://bosplans.org/Article8Uses) a [bosplans.org/Article26SquaresStreets](https://bosplans.org/Article26SquaresStreets)

## ●● S0 - Transitional Residential



- Up to 4 stories maximum
- Up to 14 residential units maximum
- Primarily residential uses
- **Requires residentially-scaled front, side, + rear yards**
- Transition from high activity mixed-use areas to low activity residential areas

## ●● S1 - Main Street Living



- Up to 4 stories maximum
- For parts of a main street that are largely residential but have occasional non-residential uses
- **Requires residentially-scaled front, side, + rear yards**
- Allows more flexibility for small-scale commercial uses

## ●● S2 - Main Street Mixed Use



- Up to 5 stories maximum
- **First of the districts to allow 0 foot side yards for buildings that share a party wall**
- Flexible rules to allow for both mixed use and fully residential multifamily buildings along a main street

## ●●● S3 - Active Main Street



- Up to 7 stories maximum
- Allows a larger mix of small and medium-scale commercial uses that promote activity

## ●●● S4 - Active Squares



- Up to 7 stories maximum
- Allows for wider buildings than S3 and more flexibility for medium- and large-scale uses
- Higher Outdoor Amenity Space requirement than S3

## ●●● S5 - Placemaker Squares



- Up to 145 feet maximum
- Taller and wider mixed-use buildings that allow the most flexibility of ground and upper level uses
- Highest Outdoor Amenity Space requirement of the districts

● has a Permeable Area of Lot Requirement on all lots

● has a Permeable Area of Lot Requirement lots >11,000 sf

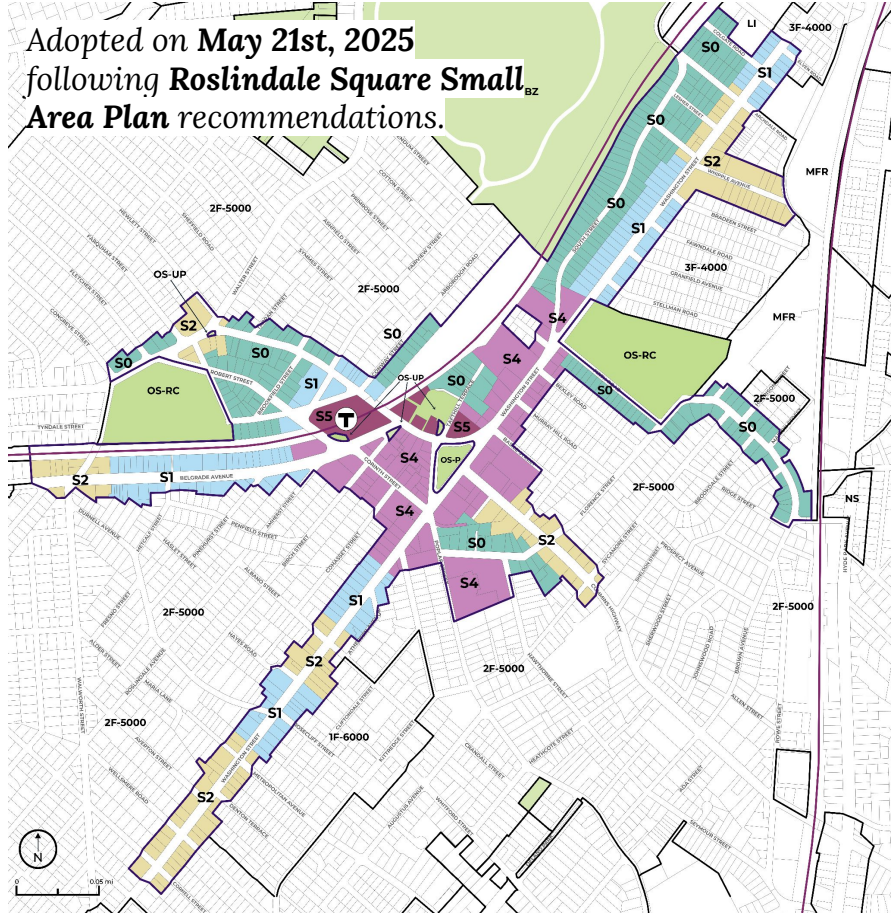
● has an Outdoor Amenity Space Requirement

● has a Ground Floor Active Use Requirement

● has residentially-scaled front, side, and rear yards



4



## Hyde Park Residents' Zoning Petition (first submitted Summer 2024)

### **Major components included:**

Increasing flexibility for many uses in Squares + Streets districts, especially on upper stories.



Addressed with amendment adopted January 2025

Adding new zoning districts to create more options for smaller-scale, mixed-use and commercial areas.



Addressed with this amendment



## Hyde Park Residents' Zoning Petition (first submitted Summer 2024)

- The **Planning Department is putting forward** the Text Updates to Squares + Streets Zoning **in response to the Hyde Park Residents' Petition**
- This approach to addressing to community feedback and the resident zoning petition allows us to:
  - maintain a consistent approach to drafting of the Zoning Code
  - respond to **community feedback from Hyde Park** without contradicting recent **planning and zoning in Roslindale and Mattapan**
  - run a full city-wide community vetting process

# S3-6 vs existing S+S districts

6-story version of S3.

- **Dimensions:** same as S3 except height limited to 6 stories and 75'.
- **Uses:** same as S3.
- **Drafting strategy:** adding a footnote to the S3 height regulations. This way, we add the option without adding redundant columns to the tables or changing the existing S3 district.

BUILDING FORM STANDARDS	S0	S1	S2	SC	S3, S3-6	S4	S5
Building Floor Plate (max sf)	4,000	8,000	15,000	15,000	20,000	25,000	25,000
Building Width (max)	-	120'	150'	150'	150'	200'	250'
Building Height in feet (max)	50'	50'	65'	50'	85' <sup>3</sup>	85'	145'
Building Height in stories (max)	4	4	5	4	7 <sup>3</sup>	7	-
Outdoor Amenity Space (min)	-	-	20%	10%	20%	25%	30%
Rear Stepback of Highest Story (min) where the rear yard abuts a residential zoning district	-	-	-	-	7'	7'	7'
Blank Wall of Facade (max)	-	-	15'	15'	15'	15'	15'
Multiple buildings (detached) allowed on lot <sup>2</sup>	No	No	Yes	Yes	Yes	Yes	Yes

## Footnotes to Table B

1. If a dwelling unit is located on the ground floor abutting a Front Yard, as defined in Article 2 and Section 18-4, the Front Yard must have a minimum depth of 4 feet.
2. In the case of attached buildings, yards are to be measured from the exterior building facade as if it was one structure.
3. Unless the district is established on an official zoning map as "S3-6", in which case the maximum Building Height shall be 75 feet and 6 stories.



## Existing S3 Height is 7 stories or 85'

A typical “5-over-1” building typology may be under 70’ tall, but newly-required electrified mechanicals or rooftop amenity space could take up additional space on the roof and count towards overall building height.

40 Rugg Road, Allston “5-over-1”

Potential additional height  
needed in future for  
electrified mechanicals

11'-10"

10'-8"

10'-8"

10'-8"

10'-8"

15'

6 Stories  
70' Tall



# Squares + Streets Zoning Districts: What can S3-6 be?



## S3-6 - Active Main Street

- Allows a large mix of small and medium-scale commercial uses that promote activity
- Requires Active Uses on the ground floor
- Up to 6-stories maximum
- To map in Active Main Street areas where there is sensitivity to height, and where the City is less concerned with the need for rooftop amenity space and/or rooftop-mounted mechanical systems.

## Squares + Streets Zoning Districts: What can SC be?



### SC - Shopping and Commercial Nodes

- Up to 4 stories maximum.
- Allows buildings to fill the width of the lot and has a small requirement for Outdoor Amenity Space.
- Allows a wide range of active and commercial uses, including on upper stories, to encourage commercial growth.
- Dwelling units conditional on ground floor primary lot frontage.



# SC vs existing S+S districts

4-story, commercial-oriented, mixed-use district

- **Dimensions:** Same as S2 except height 4-stories instead of 5 and smaller (10%) outdoor amenity space.
- **Uses:** More commercial uses allowed on upper stories than S2 and S3. Uses overall between S3 and S4.



5-story, S2-like example



4-story, SC-like example

# Text Updates to Squares + Streets Zoning Summary



## Two new district options

- Six-story version of S3
- New four-story, commercial-oriented districted (SC)



## Other use changes in S2, S3, S4, and S5



## Formatting updates

# SHELTER FACILITY



	S0	S1	S2	SC	S3	S4	S5
Shelter Facility	F	F	F C	C	F C	F C	F C

*The amendment will also make Shelter Facilities exempt from the Active Use requirement (similar to Civic Uses, Open Space Uses, and affordable housing)*



*Rosie's Place, Roxbury*

## Reason for change:

- Creates case-by-case review for shelters in neighborhoods.
- Given the importance of the City and State's focus on homelessness and shelters, this allows for these needed uses to move forward after careful review.



# BANK



	S0	S1	S2	SC	S3	S4	S5
Bank	F	C-G - F	C-G - F	A-G - C	↪A-G - C	↪A-G - C	↪A-G - C

*Standalone ATM is a separate use and is C in S1-S5 and F on S0.*



*One United Bank, Dorchester*

Reason for change:

- Allows more types of commercial uses in the S+S districts, including uses already present.
- The active use requirement in S3-S5 ensures they will not be the only ground floor use.

# RETAIL STORE, LARGE



	S0	S1	S2	SC	S3	S4	S5
Retail Store - Large	F	F	C	A	A-G   C	<del>A-G</del>   <del>C</del> A	<del>A-G</del>   <del>C</del> A

Large - Total square footage of 10,001-49,999 square feet.



T.J. Maxx, Back Bay - 45,000 sf

Reason for change:

- Makes it easier to create multi-story retail in the larger-scale districts, which is generally how large retail stores occur in this context.

# MINIMUM COMMERCIAL GROUND FLOOR CEILING HEIGHT



- Currently, S2-S5 requires a minimum ground floor ceiling height for commercial uses.
- This was created to ensure that new buildings can easily accommodate uses that need higher ceiling heights, such as restaurants.
- The proposed amendment removes this requirement.

## Reason for change:

- This will remove a potential barrier for new businesses trying to open in existing buildings with ground floor heights < 14 ft.
- For new buildings, this can also be accounted for in Article 80 design review.



# ADDITIONAL USE AND PERFORMANCE STANDARDS REFERENCES



- Currently, \*s are used in the use table to indicate that a use has a “Use and Performance Standard” in Article 26
- Some Use and Performance Standards apply to entire groups of uses (such as the limits on ground floor dwelling units)
- This amendment removes \*s used for these whole groups of uses so that they are only used for individual uses that have Use and Performance Standards

## Reason for change:

- This will make it easier to read the table and make the \*s more useful.

# FIXING TYPO IN RESTAURANT DEFINITION



## Table A Definitions

**Restaurant.** An establishment devoted to the preparation, sale, and consumption on premises of food or alcoholic beverages. Such use may include take-out. Drive-through access for a restaurant constitutes a ~~district~~ **distinct** accessory use (see Accessory Drive Through).

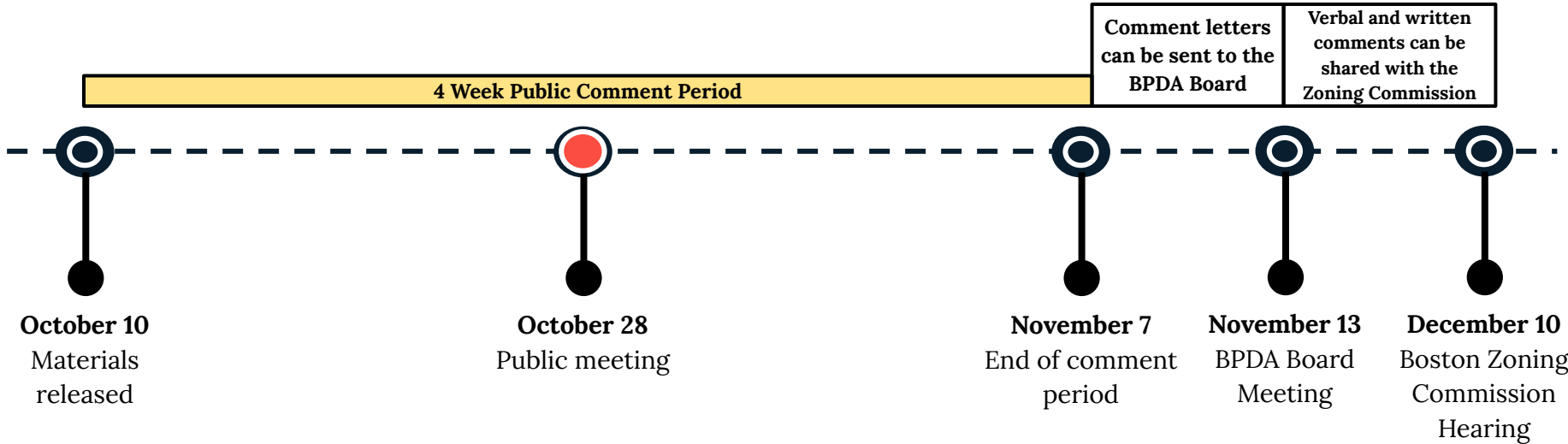
Small - Total square footage less than 2,500 square feet.

Large - Total square footage greater than or equal to 2,500 square feet.

### Reason for change:

- Fixing a small typo existing in the definition of Restaurant

# Public Engagement



## Office hours:

- Friday, October 17 | 3:00 PM - 4:00 PM
- Monday, October 20 | 10:00 AM- 11:00 AM
- Thursday, October 23 | 5:00 PM - 6:00 PM
- Thursday, October 30 | 1:00 PM - 2:00 PM
- Monday, November 3 | 5:00 PM - 6:00 PM



# PROPOSAL RELATIVE TO 2026 AUTOMATIC LINKAGE INCREASE

A joint presentation of the Planning Department and Mayor's Office of Housing



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# BACKGROUND

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- **1983:** The City of Boston first adopts the Linkage policy for Housing Trust only, for commercial and most institutional projects of 100K+ gsf.
- **1986:** Linkage policy expands to Jobs Trust.
- **1986-2021:** Periodic increases of the Linkage rate.
- **2021:** City Council and State Legislature adopt Home Rule Petition enabling the City to change Linkage without State action. The Enabling Legislation includes provisions for automatic yearly adjustments to Linkage, with a clause for overriding the automatic adjustment.
- **2023:** Linkage is expanded (to projects 50k+ gsf) and an increased rate for Research Lab uses. The amendments include rates for 2024 and 2025 incorporating the yearly increase.
- **Dec. 2025:** Based on current market conditions, the Planning Department will petition the Zoning Commission to **override the automatic yearly adjustment, keeping Linkage rates the same for 2026.**

# SUCCESS OF LINKAGE FOR THE NEIGHBORHOOD HOUSING TRUST

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- **NHT Funds Collected: \$281,791,728** since program start in 1987
  - **In 2024, total NHT collections were \$17,933,322** — a 52% increase from 2023 and the highest annual collections in the program's history
  - As of October, total 2025 NHT collections are estimated at **\$13,435,705**
- **IR Units Created:** In total, **10,433 new income-restricted units have been created** (built, in-construction, or awarded funding)
  - Additionally, 6,357 expiring income-restricted units have been preserved
  - In 2024, 439 income-restricted units were completed, and another 332 have been permitted
  - Of the income-restricted units created using NHT funding:
    - 75 percent are affordable to households with incomes at or below 60 percent of AMI
    - 93 percent of units are affordable to households with incomes at or below 80 percent of AMI

# SUCCESS OF LINKAGE FOR THE NEIGHBORHOOD JOBS TRUST

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- **Between 2015 - 2025**, approximately **\$29,000,000** in grant funding distributed to organizations serving **over 10,000** low-to-moderate income Boston residents
  - Training performed in adult education, English for Speakers of Other Languages, job training, and supportive services
  - Residents are trained for careers in high-demand fields with family-sustaining wages such as healthcare, childcare, hospitality, clean energy, IT, life sciences
- **Recent special initiatives supported by NJT funds**
  - Tuition Free Community College: over \$4,000,000 and 2,000 students
  - Life Sciences Initiative: \$1,650,000 training over 100 participants
  - City Academy - CDL and EMT Training: approximately \$1,000,000



# EXISTING LINKAGE FEES

Linkage Fees that went into effect in January 2025 represent **increases of 20-33% from 2024**, and a non-lab **increase of 114% (185% increase for labs) since 2018**.

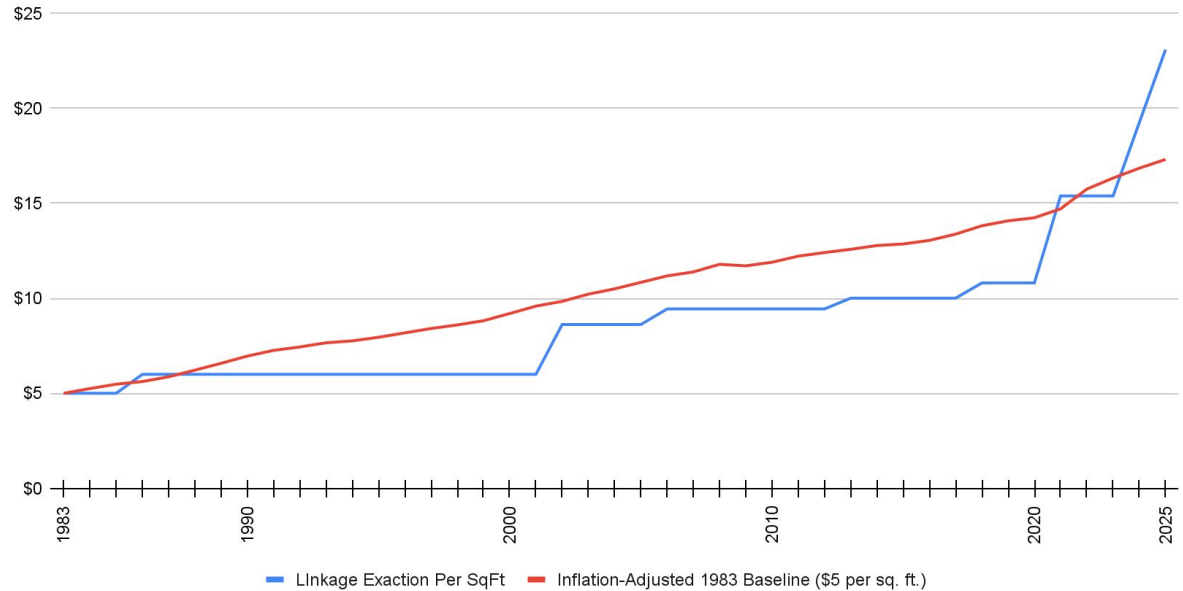
		Jan 1, 2018	Jan 1, 2021	Jan 1, 2024	Jan 1, 2025
Jobs Linkage					
	Research Labs	\$1.78/sf	\$2.39/sf	\$3.59/sf	\$4.78/sf
	All Other Uses			\$3.08/sf	\$3.76/sf
Housing Linkage					
	Research Labs	\$9.03/sf	\$13.00/sf	\$19.50/sf	\$26.00/sf
	All Other Uses			\$16.17/sf	\$19.33/sf
Total Linkage					
	Research Labs	\$10.81/sf	\$15.39/sf	\$23.09/sf	\$30.78/sf
	All Other Uses			\$19.25/sf	\$23.09/sf

# HISTORICAL LINKAGE RATE GROWTH

The change in Linkage rates have, at times lagged a bit below inflation over the last 40 years. In the last couple of years Linkage rates have exceeded inflation rates.

## Comparison of Linkage Rate and Inflation-Adjusted 1983 Baseline\*

Non-Lab Commercial Exaction Rate, 1983–2025



\* Based on CPI-U, not seasonally adjusted. Using annual average values. Non-lab rates only.  
Source: BLS & BPDA Board (2023), City of Boston Planning Department Research Division Analysis.

# CALCULATION OF AUTOMATIC INCREASE TO LINKAGE

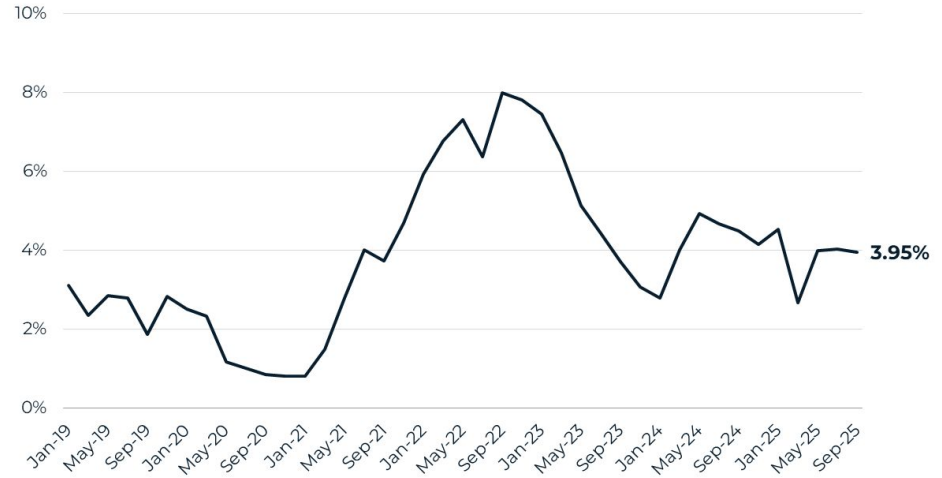
Based on the application of the combined index as defined in the code, the Linkage rate will increase by **3.95%** if the automatic adjustment takes effect on January 1, 2026.

This represents an increase in total exactions of **\$1.22/sf** for research labs and **\$0.91/sf** for all other uses.

The Bureau of Labor Statistics releases CPI data for the Boston-Cambridge-Newton metro area on a bi-monthly schedule, so the most recent data available is for September; the next release, covering November, is expected by December 10. For this reason, our analysis uses the September CPI as the latest Boston-area figure currently published by BLS.

## METROPOLITAN BOSTON COMBINED INDEX INFLATION

Year-over-year inflation, January 2019 - September 2025



The combined index averages the Consumer Price Index for All Urban Consumers (CPI-U) for All Items and for Housing; Data provided monthly by the U.S. Bureau of Labor Statistics (BLS); City of Boston Planning Department Research Division Analysis

# MARKET CONDITIONS

Due to the following market factors constituting a significant challenge to development, we do not recommend increasing linkage at this time.

Category	Summary
Construction Costs	<ul style="list-style-type: none"><li>National Construction Cost Index increased nearly 26% from 2020 to 2025, including national construction material costs up 40% in that time.</li></ul>
Financing Costs	<ul style="list-style-type: none"><li>10-US Treasury Rate increased from &lt;1% in 2020 to hovering around 4% in 2025, resulting in significant increases in financing costs</li></ul>
Tariff / Federal Policy Uncertainty	<ul style="list-style-type: none"><li>Uncertainty in federal trade policy has created instability in supply chain (steel, aluminum, copper, wood, and others) and financial markets</li></ul>
Development Activity	<ul style="list-style-type: none"><li>Boston-area office development has slowed from 2.1M sqft annually (2014-2019) to 300,000 sqft annually (2020-2024)</li><li>Lab vacancies exceed 20% as of June 2025</li><li>Office vacancy in Downtown Boston is estimated near 17% (Costar), while citywide it sits around 24% (Colliers)</li><li>Pullback in federal grant funds is projected to impact institutional development even further</li></ul>

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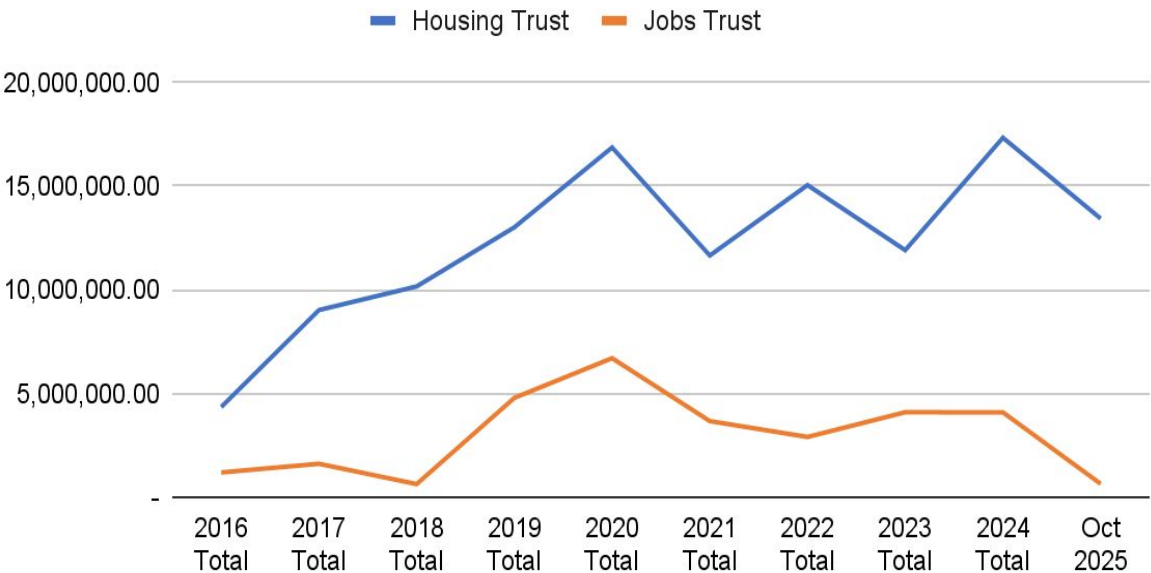
# LINKAGE COLLECTIONS

This chart shows the actual annual Linkage payments since 2016.

Linkage collections remain strong, and provide a significant portion of funds the City uses to support affordable housing creation.

Payments Received to NHT and NJT

2016-2025

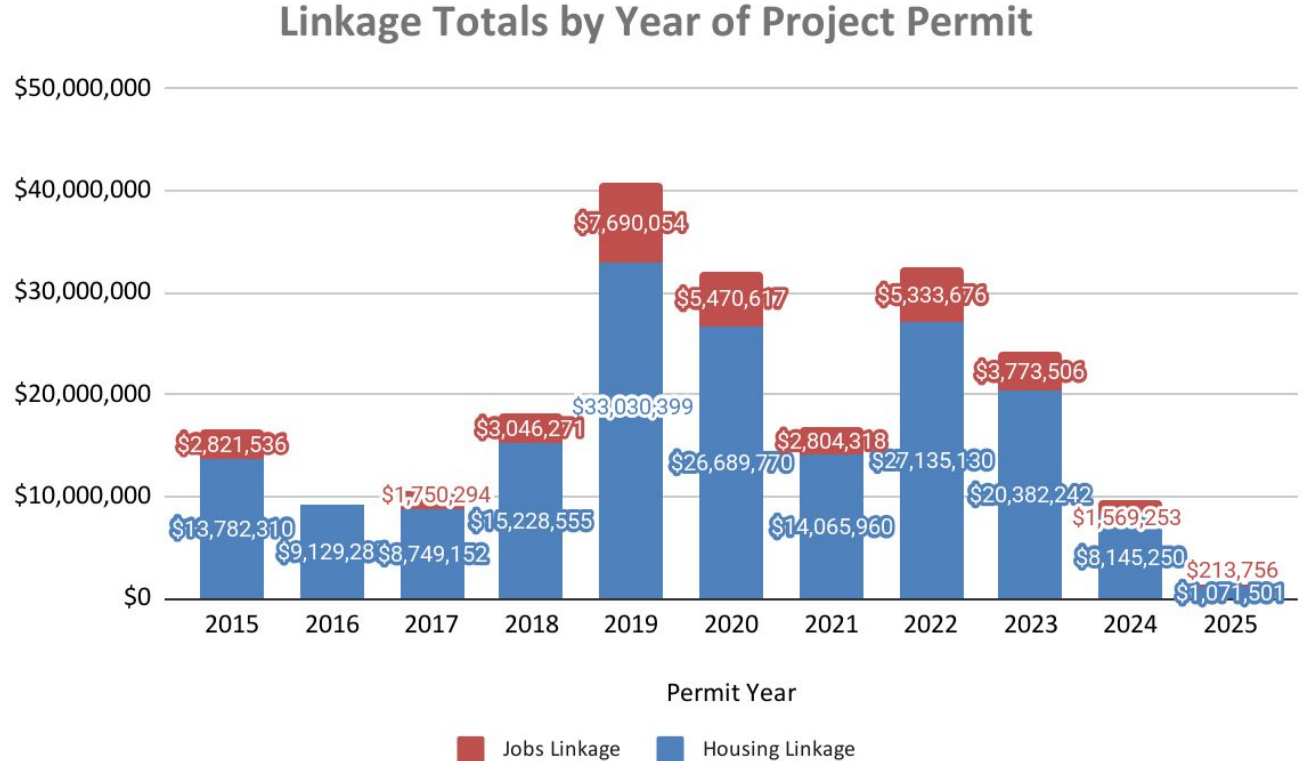


Note: 2025 data is through October, 2025. Source: Boston Treasury Department.

# PERMITTED LINKAGE COMMITMENTS

This chart shows the total Linkage amounts due to the City by year of project permit.

Commercial development hit a high-point in 2019 during the construction boom, and remained strong when the lab market was strong in 2020-2022. Construction challenges in 2024-25 are evident.



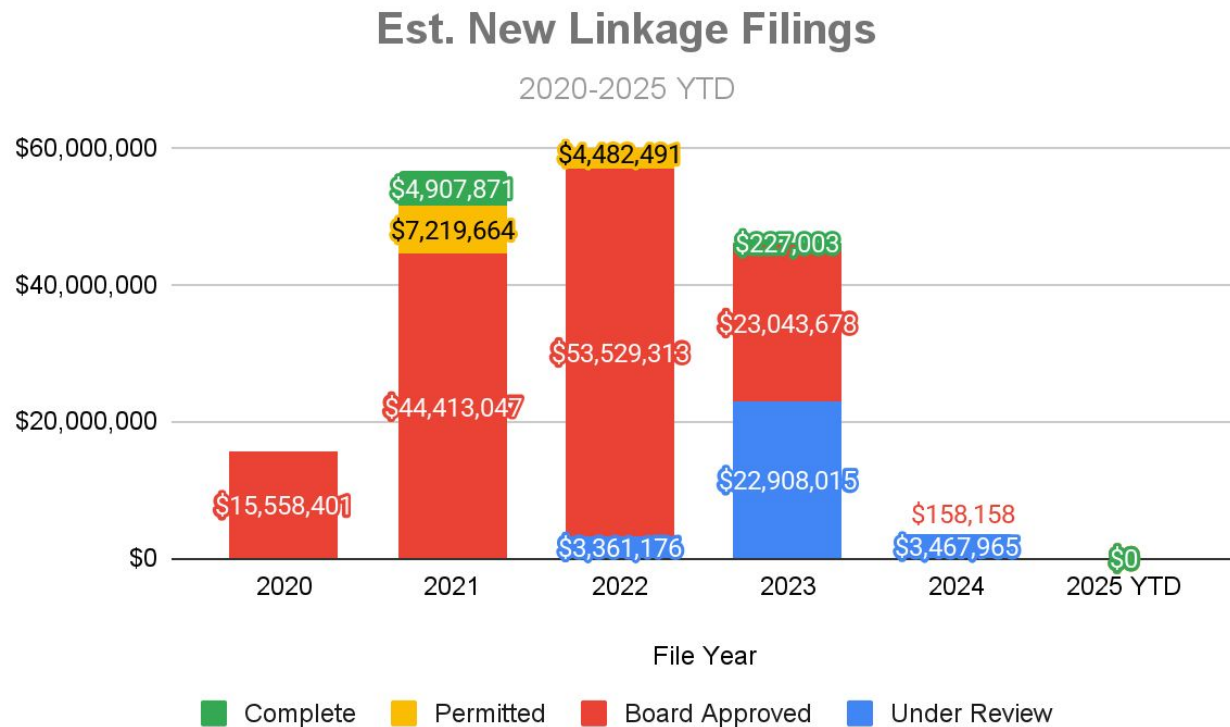
Source: Mayor's Office of Housing Commercial Development Master, through August 31, 2025

DRAFT - FOR INTERNAL USE AND DISCUSSION ONLY

# LINKAGE FILINGS – LINKAGE PROJECTIONS

This chart shows total Linkage estimates by year of project filing.

Due office and lab vacancy trends, and as a result of changed market conditions, new commercial projects have declined over the last 2 years. Less than 9% of new Linkage-eligible projects filed since 2020 have started construction.



Source: Planning Department data, estimated based on the Linkage rates at the time of filing.  
Through Sept 30, 2025.

**DRAFT - FOR INTERNAL USE AND DISCUSSION ONLY**

# SUMMARY AND NEXT STEPS

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- Without any action taken, Linkage will **automatically increase 3.95%** on January 1, 2026;
- Due to current market conditions, the Planning Department will petition the Zoning Commission to **maintain Linkage at its current level for a period of one year**;
- With Linkage-eligible filings well below historical levels, this does not appear to be a good time to increase commercial development obligations.
- The Department will continue to monitor filings and regional economic data to evaluate Linkage rates for 2027.



# THANK YOU

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reuben.kantor@boston.gov

## Special thanks to:

- Sheila Dillon, Chief of Housing
- Lisa Harrington, General Counsel
- Alvaro Lima, Director of Research
- Kathleen Onufer, Deputy Director of Zoning
- Mallory Shea, Deputy General Counsel
- Christina Kim, Deputy Director of Research
- Michael Endale, Senior Researcher - Data Scientist
- **Max Houghton, Policy Specialist**



Planning Department

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## ENABLING LEGISLATION: AUTOMATIC ADJUSTMENT BASED ON THE COMBINED INDEX

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as determined by the zoning commission upon written recommendations of the BRA, which recommendations shall include an analysis of the following: (1) economic trends, such as real estate development activity, commercial rents per square foot, employment growth and inflation rates; (2) housing trends measured in terms of vacancy rates for affordable housing available to low and moderate income residents, and production statistics for new dwelling units; and (3) any other such information which the BRA deems appropriate for consideration; provided, however, that the zoning commission shall be authorized to decrease the measured value of the above affordable housing exaction at any time upon consideration of the factors above; **provided further, that annually on each July 1st, the current housing exaction in dollars per square foot (\$9.03 as of the date of adoption of this amendment) as set by the zoning commission shall be automatically adjusted by the BRA to reflect the combined index;** and provided further, that the zoning commission may adopt additional adjustments based on BRA recommendations pursuant to the analysis as required above.

As determined by the zoning commission upon written recommendations of the BRA, which recommendations shall include an analysis of the following: (1) economic trends, such as real estate development activity, commercial rents per square foot, employment growth and inflation rates; (2) employment trends such as unemployment rates and statistics on the availability and use of job training programs; and (3) any other such information which the BRA deems appropriate for consideration; provided, however, that the zoning commission shall be authorized to decrease the measured value of the above employment exaction at any time upon consideration of the factors above; **provided, further, that annually on each July 1st, the current employment exaction in dollars per square foot (\$1.78 as of the date of adoption of this amendment) as set by the zoning commission shall be automatically adjusted by the BRA to reflect the combined index;** and provided further, that the zoning commission may adopt additional adjustments based on BRA recommendations pursuant to the analysis as required above.



# Northeastern University

## Institutional Master Plan and 262 St. Botolph Multipurpose Athletic Facility

BZC Meeting  
12-10-2025



# Northeastern University Institutional Master Plan



## HOUSING

- Approx. 12,300 on-campus beds in Boston, plus an additional 1,215 under construction (840 Columbus Ave)
- Approx. 1,730 net new planned student beds within two IMP projects
- \$10M directed towards a Housing Stabilization neighborhood fund



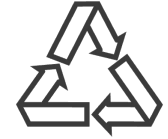
## JOBS

- 6,960 Faculty & Staff
- 1,200 Boston Residents
- \$93M in annual MWBE spend (FY23)
- \$188M in annual SLBE spend (FY23)



## COMMUNITY

- Annual scholarships for BPS students, plus countless partnership programs
- \$1.9M annual investment into Carter Playground
- 49,000 annual student, faculty, and staff service hours



## SUSTAINABILITY

- Sustainability standards for design and construction of new buildings
- Seven buildings with LEED status in Boston
- Investment into geothermal at 262 St. Botolph Multipurpose Facility

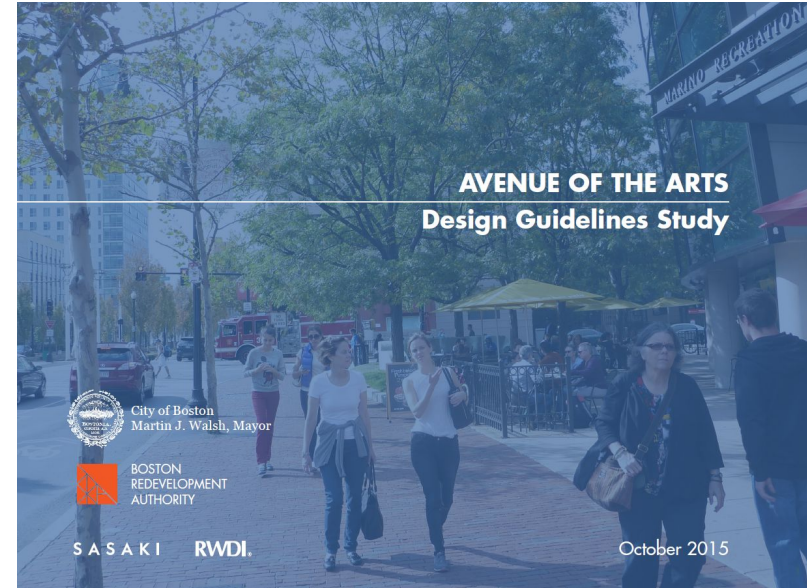


# PLANNING CONTEXT

21 Forsyth

Cabot &  
Forsyth

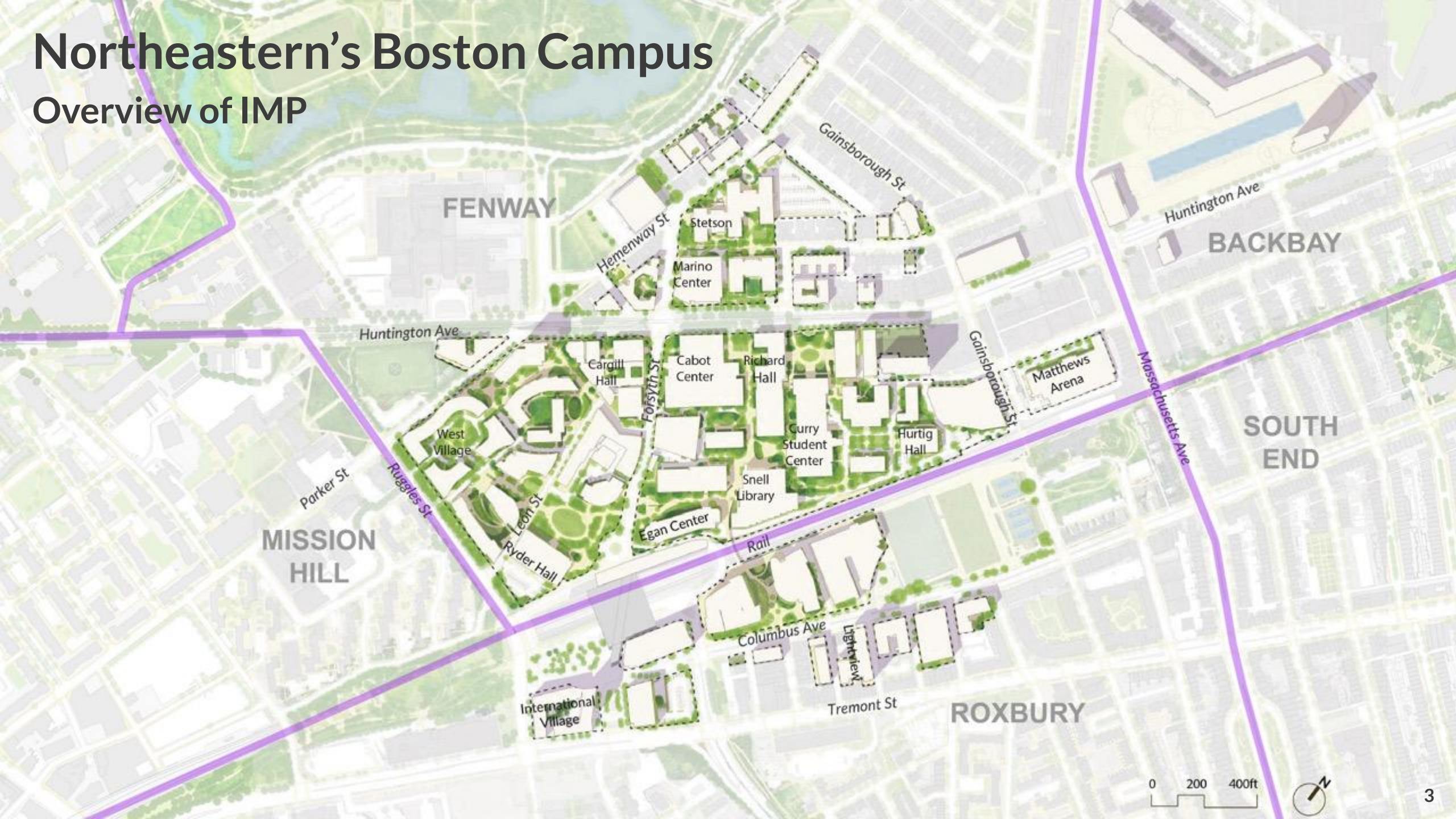
Burstein/  
Rubenstein





# Northeastern's Boston Campus

## Overview of IMP





# Planning Process

## Overview of IMP

### Filing Schedule

- » 05/28/24: IMP Letter of Intent
- » 06/14/24: IMPNF/PNF Submission
- » 07/09/24: Scoping Session
- » 11/26/24: Scoping Determination Submission
- » 03/07/25: IMP and DPIR Submission
- » 5/14/25 Comment Period Closed

### Meetings and Outreach

- » 7 Task Force and Public Meetings
- » 9 BCDC Meetings
- » 300+ Community members represented
- » Numerous discussions with City of Boston staff, City Councilors, and neighborhood organizations on the IMP and 262 St. Botolph Multipurpose Athletic Facility:
  - City Departments – including Boston Landmarks Commission, Boston Transportation Department, Boston Planning Department, Boston Public Schools
  - Abutters
  - City and State Elected Officials
- » Extensive NU community outreach and engagement



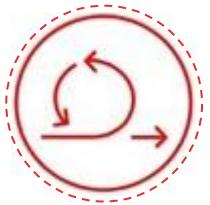
# Planning Principles

## Overview of IMP



### Connection and Community

Connect local and campus communities through investments in physical and social infrastructure that foster impactful engagement and interaction.



### Flexibility and Agility

To plan for space on the Boston campus in a flexible and agile manner that supports the mobility of students, faculty, and staff across the global network.



### Impactful Learning and Collaboration

To promote collaborative, multidisciplinary research and experiential learning.



### Openness and Belonging

To foster a physical and social environment that is open and welcoming to all members of the Northeastern community and surrounding neighborhoods.



### Sustainability and Resilience

To expand the campus' leadership role in sustainability and resilience and implement just solutions to address the climate crisis.



# Urban Design Framework

## Overview of IMP

Experiential Learning



Sustainable and Resilient  
Public Realm



A Campus within the City





# Proposed Institutional Projects within IMP

## Overview of IMP

### IMP PROJECTS

- ① White Hall (21 Forsyth St)
- ② Burstein Rubenstein Site
- ③ Cullinane/Hurtig Site
- ④ Gainsborough Site
- ⑤ Cabot Site
- ⑥ Forsyth Building Site
- ⑦ UR Complex
- ⑧ 262 St. Botolph Street

- NU Owned Parcels
- Proposed Building
- Proposed Renovation
- Existing Building





# Long-Term Vision

## Overview of IMP



- Proposed Building
- Proposed Renovation
- Existing Building



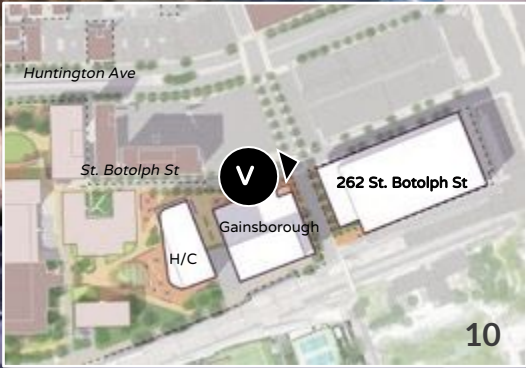
# East End Campus Community





# 262 St. Botolph Street

View from Gainsborough Street and St. Botolph Street Intersection



# Community Benefits Commitments

## » **Community & Neighborhood Stabilization**

- » Build 1,000 new student beds on campus plus 1,215 beds at 840 Columbus Ave. in the first five years
- » Invest \$10m in housing stabilization over ten years
- » Partner with the City to create plans supporting students living in Boston neighborhoods

## » **Campus Access**

- » Deliver community benefits and programs with measurable monetary value and impact
- » Continued partnership Carter Playground agreement to increase Boston Public Schools and community use of the Fields

## » **Education Attainment**

- » Partner with Boston Public Schools to meet all admitted students' needs and provide pre-college programs for college readiness
- » Focus on co-ops in neighborhoods and city hall, college readiness programs, and workforce development for lifelong learners and adults

## » **Economic Mobility & Workforce Development**

- » Community Economic Development programming at 840 Columbus Avenue
- » Increase spending on minority/women-owned businesses and local businesses to meet previous 10-year goals
- » Work with the City on flexible, innovative programs adaptable to community needs and priorities

## » **Infrastructure Investment & the Built Environment**

- » Identify improvements to public areas and pedestrian spaces around the eight PIPs during Article 80B review
- » Expand campus open space and arboretum areas related to the eight PIPs during Article 80B review