



# PLAN: Downtown

Advisory Group Meeting

February 27, 2023



**boston planning &  
development agency**

# Meeting Recording

At the request of community members, this event will be recorded and posted on the PLAN: Downtown project webpage at <http://bostonplans.org/PlanDowntown> for those who are unable to attend the zoom event live.

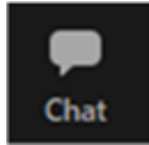
It is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

If your camera and microphone are off, you can still participate through the text chat feature at the end of the presentation.

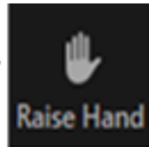
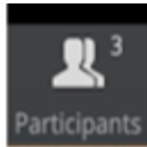


# Zoom Tips

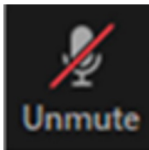
Welcome! Here are some tips for first-time Zoom users.  
Your controls are at the bottom of the screen:



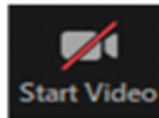
Use the *chat* to type a comment or ask a question at any time –  
Members of the PLAN: Downtown team will enable the chat at the end.



To *raise your hand*, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box, or press \*9 on your phone



*Mute/unmute* – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk. To mute/unmute on your phone press \*6.



Turns your *video on/off*



# Zoom Etiquette

- We want to ensure that this conversation is a pleasant experience for all attendees.
- Please remain muted until called on. If you'd like to speak during this time please use the "Raise Hand" function in Zoom so a BPDA moderator can unmute attendees.
- Please be respectful of each other's time.
- We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.
- If we are unable to get to your question at this meeting please put them in the Chat at the end or email [plandowntown@boston.gov](mailto:plandowntown@boston.gov)

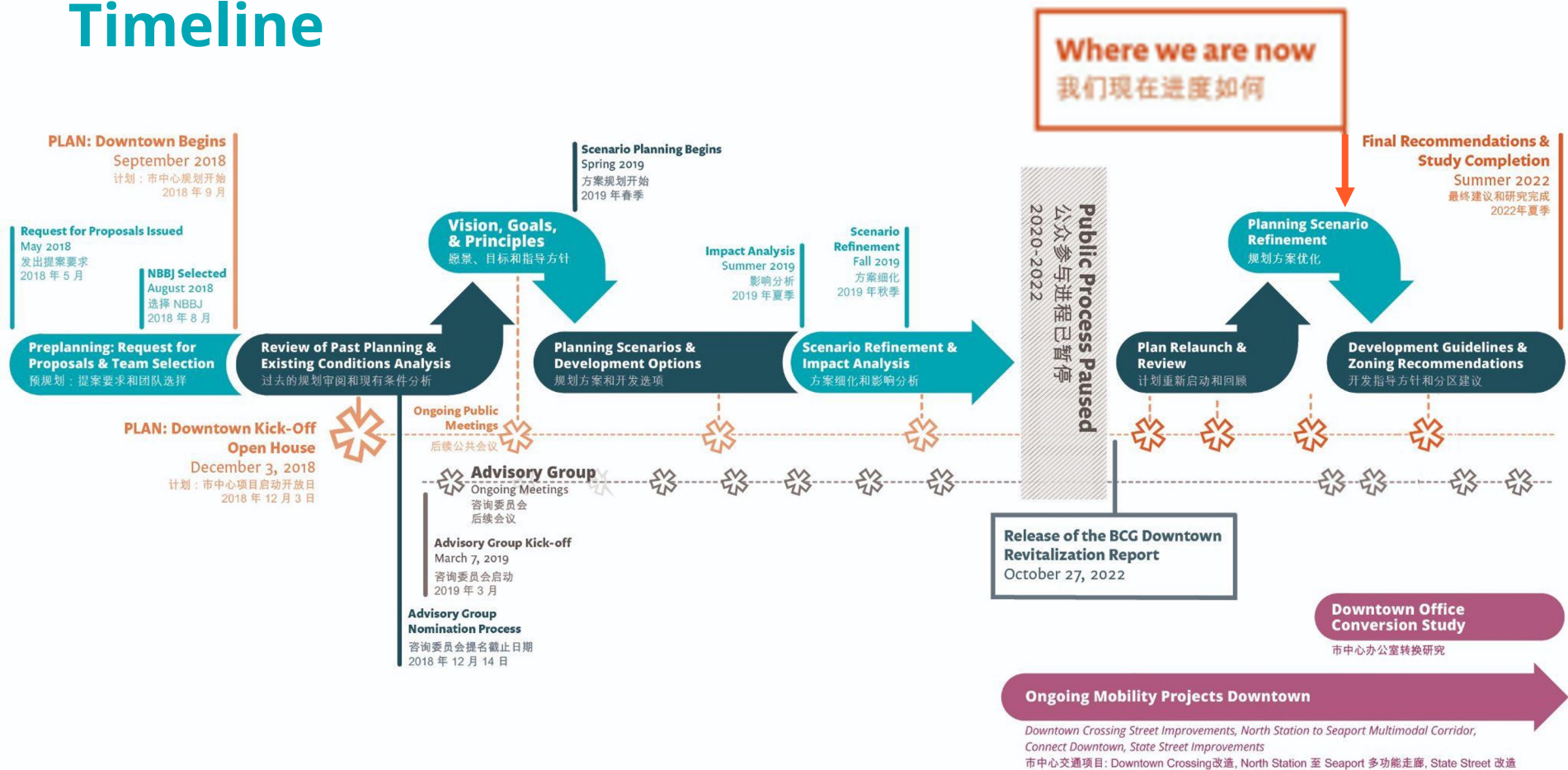


# Agenda

## *Advisory Group Meeting*

- Welcome and Timeline Updates
- Public Feedback to Date
- Public Benefit System Overview
- AG Discussion
- Public Discussion

# Timeline



**Where we are now**  
我们现在进度如何

**Release of the BCG Downtown Revitalization Report**  
October 27, 2022

**Downtown Office Conversion Study**  
市中心办公室转换研究

**Ongoing Mobility Projects Downtown**

Downtown Crossing Street Improvements, North Station to Seaport Multimodal Corridor, Connect Downtown, State Street Improvements  
市中心交通项目：Downtown Crossing改造, North Station 至 Seaport 多功能走廊, State Street 改造

# Public Feedback to Date

## 2/23/23 Chinatown Walkthrough

- There should be a finer look at the proposed heights around areas- particularly the neighborhood rowhouses
- How do we minimize displacement?
- What are the appropriate maximum heights if it means affordable residential?
- Besides height how can building character and scale be best preserved?
- How do we ensure affordability on-site?

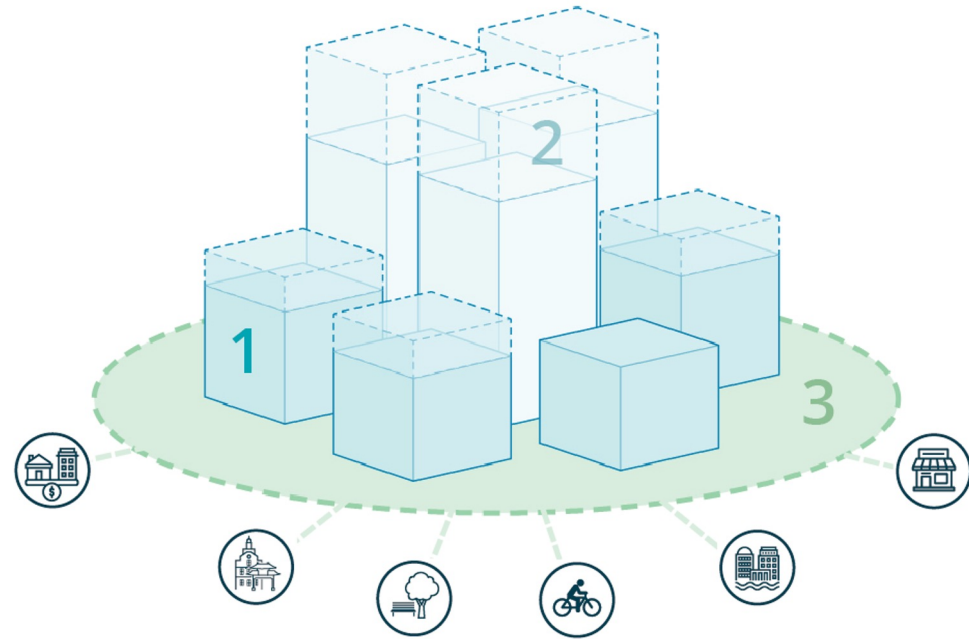
## Office Hours Comments

- What is the balance between maximizing growth vs. specifying specific uses? How do we ensure that the use we need is created?
- Support student housing not just long term residents
- What support will there be for small businesses and what businesses will qualify?



# What is the goal of the proposed development process?

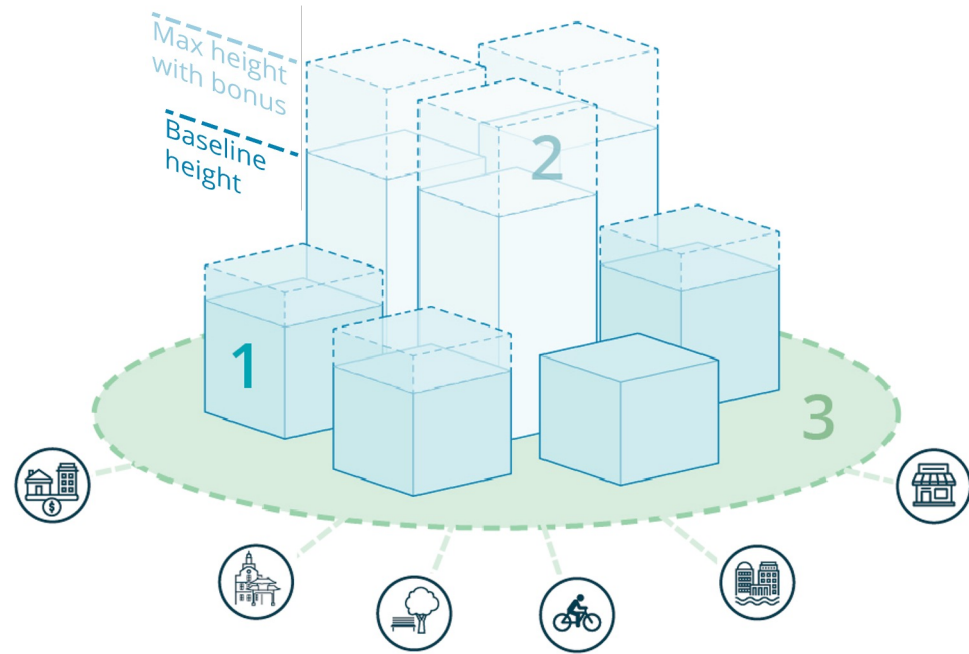
1. Preserve significant character areas in Downtown and Chinatown
2. Guide needed growth to the most appropriate locations for added density in a predictable development framework
3. Create a public benefit system that will address long-standing needs in Chinatown and Downtown that no one project can solve





# How does the proposed development process work?

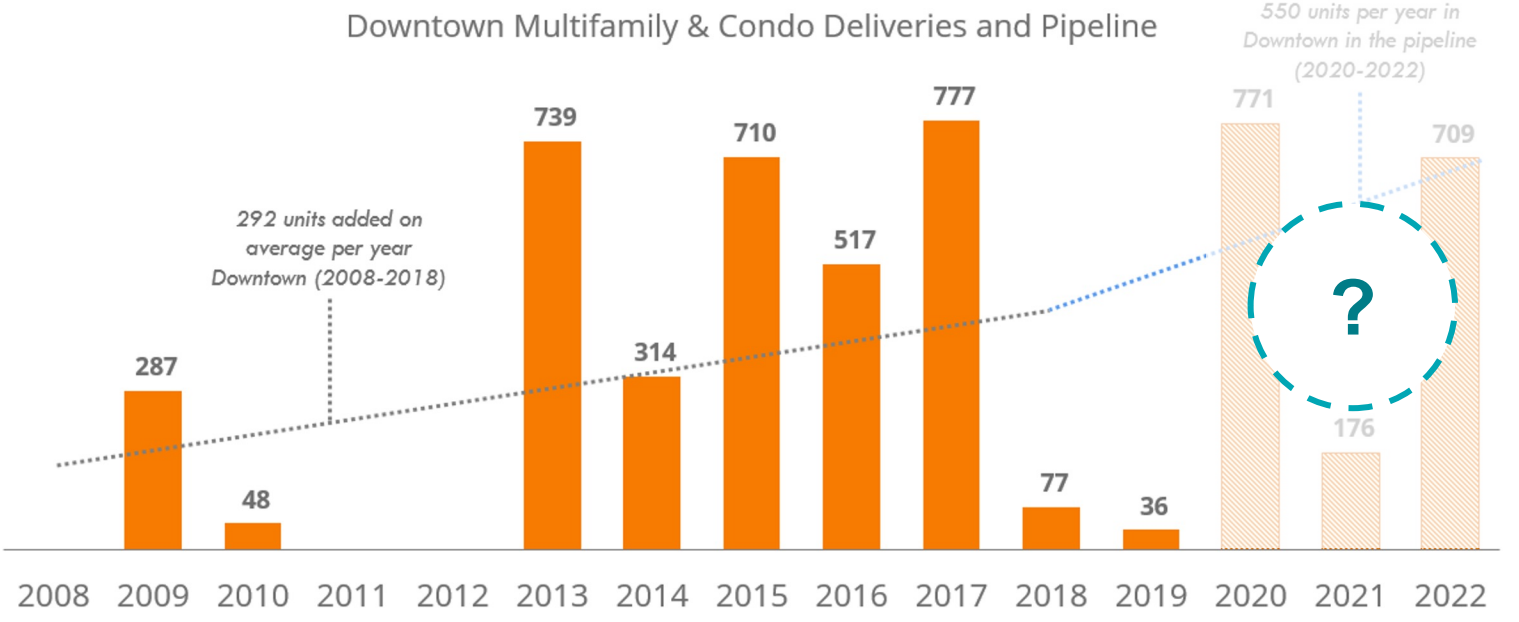
1. Creates a **new baseline height** that matches the character area.
2. Developers can add **density up to an established maximum building height**, defined by character area and shadow regulations.
3. In exchange for the additional density, developers will contribute to an established **public benefit fund**.
4. The public benefit fund will directly support priority **public projects that benefit Downtown and Chinatown**.



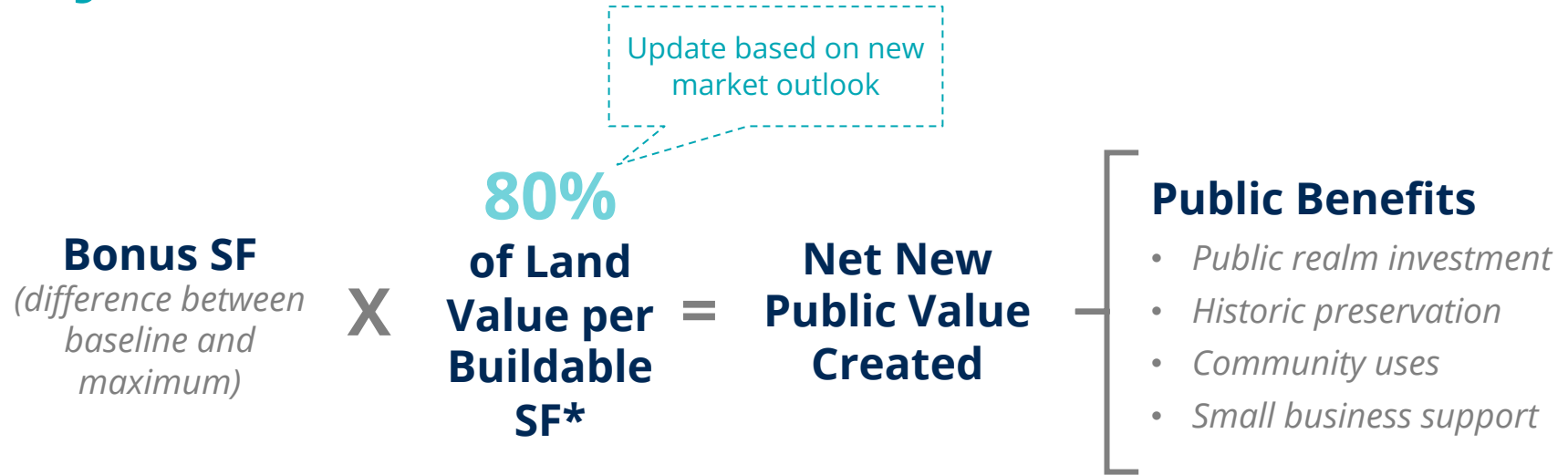
# Ongoing questions post-pandemic:

1. What is the current **market outlook and post-pandemic demand** for residential and commercial development in Downtown?
2. What **projects** will the public benefit fund support?
3. How will the public benefit fund be **managed, distributed, and updated** over time?

# What is the current market outlook and for residential and commercial development Downtown?



# How are the public benefits calculated for each project?



*\*The remaining (20%) is the developers' incentive to build*

# What projects will the public benefit fund support?



**Affordable  
Housing  
Opportunities**



**Climate &  
Resilience  
Infrastructure**



**Local Transit &  
Mobility  
Infrastructure**



**Small Business  
Support + Retail  
Activation**



**Historic  
Preservation  
Investment**



**Open Space &  
Public Realm  
Improvements**



# What projects will the public benefit fund support?

## *Potential projects and programs*

### **Local Transit and Mobility Infrastructure**

- Priority projects that improve connections, through, within, and to Downtown

### **Historic Preservation Investment**

- Preservation projects and grant funding

### **Small Business Support and Activation**

- Programs, grants and subsidies that support small/legacy and ground floor businesses and cultural uses

### **Open Space and Public Realm**

- Revitalization of existing and creation of new parks and plazas based on PLAN recommendations
- Pilot public realm projects

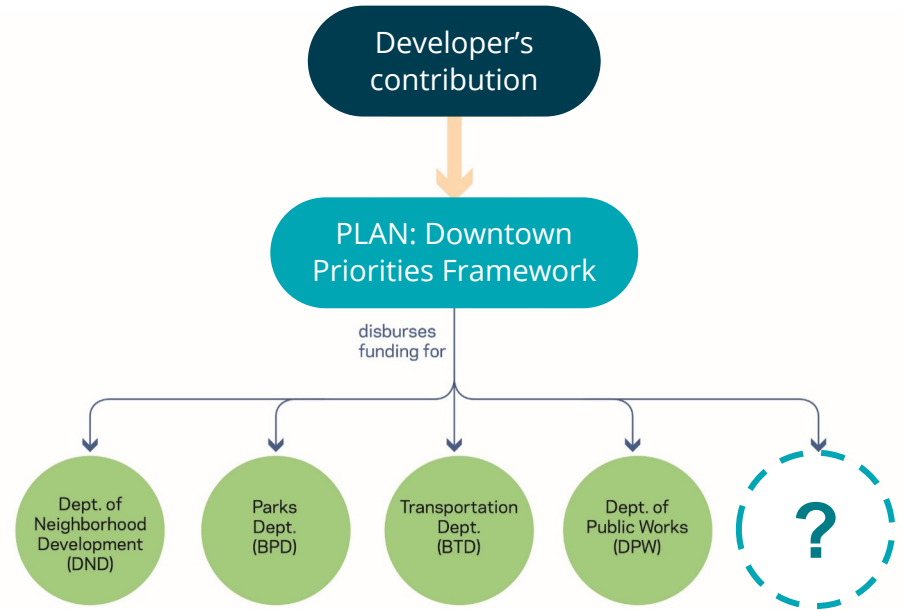
### **Climate and Resilience Infrastructure**

- District wide interventions addressing energy efficiency and resilience



# How will the public benefit fund be managed, distributed, and updated over time?

1. Determine an appropriate management system to allocate funds for each public benefit category
2. Different mechanisms (grants, subsidies, funding programs...) within each benefit category determine how contributions are utilities
3. Public benefit categories will be updated regularly to reflect changing needs and policy goals



# Discussion

- What outcomes would you like to see come out of the public benefit system?
- What are the safeguards that you would like to see in place to successfully implement this approach?
- What areas need further clarification?



# Upcoming Engagement Events

- **Public Meeting: Planning Recap** - December 14, 2022
- **Public Meeting: Scenario Update** - January 11, 2023
- **Advisory Group Meeting\*** - February 9, 2023
- **Advisory Group Meeting\*** - February 27, 2023
- **Office Hours:**
  - *Additional dates TBD*
- **Advisory Group Meeting\* - Urban Design**
- **Public Meeting: Zoning Recommendations and Updates - End of March/Beginning of April**

*Get Involved with PLAN: Downtown:*  
<http://bit.ly/plandowntownboston>

*Questions and Comments:*  
[plandowntown@boston.gov](mailto:plandowntown@boston.gov)

**Release PLAN: Downtown Draft:**  
June 2023

**Board Downtown Adoption:**  
August target

**Zoning implementation:**  
Fall



# *Advisory Group Q&A and Discussion*

# *Public Q&A and Discussion*