

Planning

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Planning

Kairos Shen, Chief of Planning

Cabinet Mission

In partnership with communities, the BPDA plans Boston's future while respecting its past. By guiding physical, social, and economic change in Boston's neighborhoods, the BPDA seeks to shape a more prosperous, resilient and vibrant city for all.

Operating Budget		Total Actual '23	Total Actual '24	Total Approp '25	Total Budget '26
	Boston Planning and Development Agency	0	0	0	0
	Planning Department	0	588,739	32,679,279	29,990,020
	Total	0	588,739	32,679,279	29,990,020

Capital Budget Expenditures		Actual '23	Actual '24	Estimated '25	Projected '26
	Boston Planning and Development Agency	493,011	158,508	600,000	9,580,000
	Total	493,011	158,508	600,000	9,580,000

Boston Planning and Development Agency Operating Budget

Kairos Shen, Director, Appropriation 171000

Department Mission

In partnership with communities, the BPDA plans Boston's future while respecting its past. We prepare our residents for new opportunities through training, human services and job creation. The BPDA guides physical, social, and economic change in Boston's neighborhoods and its downtown to shape a more prosperous, comfortable, and beautiful city for all.

*The Boston Planning and Development Agency's operating budget is not funded by the City's general fund but is included in the City's capital plan.

Boston Planning and Development Agency

Capital Budget

Overview

The Boston Planning & Development Agency, functioning as Boston’s central planning organization, will continue providing in-house planning expertise and will also help leverage the external resources necessary to shape Boston’s future.

FY25 Key Accomplishment and FY26-30 Major Initiatives

- Make improvements to piers and wharfs in the Raymond L. Flynn Marine Park and Charlestown Navy Yard to support the upcoming Sail Boston event.
- Design and engineer repairs that will stabilize the east face of Long Wharf as well as other climate-change related improvements.
- Initiate a study of the entirety of the Long Wharf-centered 2030 flood pathway that will affect the North End and Downtown. Identify solutions and a benefit cost analysis to make a future resilient solution at this location grant eligible.
- Develop design plans to create a ferry service from Pier 10 to North Station for more reliable transit services in the Raymond L. Flynn Marine Park.

Capital Budget Expenditures	Total Actual '23	Total Actual '24	Estimated '25	Total Projected '26
Total Department	493,011	158,508	600,000	9,580,000

Boston Planning and Development Agency Project Profiles

CNY FLAGSHIP WHARF BULKHEAD RESTORATION

Project Mission

Restore bulkhead at the Charlestown Navy Yard's Flagship Wharf between Pier 4 and Pier 5.

Managing Department, Boston Planning and Development Agency **Status**, New Project

Location, Charlestown **Operating Impact**, No

Authorizations

Source	Existing	FY26	Future	Non Capital Fund	Total
City Capital	0	4,000,000	0	0	4,000,000
Grants/Other	0	0	0	0	0
Total	0	4,000,000	0	0	4,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	0	500,000	3,500,000	4,000,000
Grants/Other	0	0	0	0	0
Total	0	0	500,000	3,500,000	4,000,000

HARRISON AVENUE BWSC OPERATIONS

Project Mission

Study and design a garage to facilitate development of existing parking lots into mixed income housing and open space.

Managing Department, Boston Planning and Development Agency **Status**, To Be Scheduled

Location, South End **Operating Impact**, No

Authorizations

Source	Existing	FY26	Future	Non Capital Fund	Total
City Capital	0	0	0	0	0
Grants/Other	1,000,000	0	0	0	1,000,000
Total	1,000,000	0	0	0	1,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	0	0	0	0
Grants/Other	0	0	330,000	670,000	1,000,000
Total	0	0	330,000	670,000	1,000,000

Boston Planning and Development Agency Project Profiles

LITTLE MYSTIC OPEN SPACE / HARBORWALK

Project Mission

Extend Harborwalk along the edge of Little Mystic Channel on property owned by the BPDA. City funds will be used to complete the design. The Harborwalk extension will connect with the new Chelsea Street crossing to the Charlestown Navy Yard.

Managing Department, Boston Planning and Development Agency **Status,** To Be Scheduled

Location, Charlestown **Operating Impact,** No

Authorizations

Source	Existing	FY26	Future	Non Capital Fund	Total
City Capital	1,000,000	0	0	0	1,000,000
Grants/Other	0	0	0	0	0
Total	1,000,000	0	0	0	1,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	0	500,000	500,000	1,000,000
Grants/Other	0	0	0	0	0
Total	0	0	500,000	500,000	1,000,000

LONG WHARF RESILIENCE SOLUTIONS

Project Mission

Study and design of the entirety of an immediate flood pathway from North End to East India Row in the Downtown/North End neighborhoods. This is an expansion of the ongoing resilience work at Long Wharf.

Managing Department, Boston Planning and Development Agency **Status,** In Design

Location, Downtown/Government Center **Operating Impact,** No

Authorizations

Source	Existing	FY26	Future	Non Capital Fund	Total
City Capital	3,000,000	0	0	0	3,000,000
Grants/Other	0	0	0	0	0
Total	3,000,000	0	0	0	3,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	0	1,000,000	2,000,000	3,000,000
Grants/Other	0	0	0	0	0
Total	0	0	1,000,000	2,000,000	3,000,000

Boston Planning and Development Agency Project Profiles

LONG WHARF RESILIENCY IMPROVEMENTS

Project Mission

Design and engineering work for the resilience needs of Downtown and the North End, to advance the solutions outlined in Climate Ready Boston. The project includes stabilizing the east face seawall.

Managing Department, Boston Planning and Development Agency **Status,** In Design

Location, Downtown/Government Center **Operating Impact,** No

Authorizations

Source	Existing	FY26	Future	Non Capital Fund	Total
City Capital	1,000,000	0	5,000,000	0	6,000,000
Grants/Other	0	0	0	0	0
Total	1,000,000	0	5,000,000	0	6,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	0	500,000	5,500,000	6,000,000
Grants/Other	0	0	0	0	0
Total	0	0	500,000	5,500,000	6,000,000

PIER 10 PARK FERRY TERMINAL

Project Mission

Develop design plans to create a ferry service from Pier 10 to North Station for more reliable transit services in the Raymond L. Flynn Marine Park.

Managing Department, Boston Planning and Development Agency **Status,** In Construction

Location, South Boston **Operating Impact,** No

Authorizations

Source	Existing	FY26	Future	Non Capital Fund	Total
City Capital	500,000	0	0	0	500,000
Grants/Other	0	0	0	0	0
Total	500,000	0	0	0	500,000

Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	0	250,000	250,000	500,000
Grants/Other	0	0	0	0	0
Total	0	0	250,000	250,000	500,000

Boston Planning and Development Agency Project Profiles

RLFMP FID KENNEDY REALIGNMENT

Project Mission

Design, engineering, and reconstruction of Fid Kennedy Avenue into a designated industrial trucking route for the RLFMP.

Managing Department, Boston Planning and Development Agency **Status**, In Design

Location, South Boston **Operating Impact**, No

Authorizations

Source	Existing	FY26	Future	Non Capital Fund	Total
City Capital	5,000,000	0	0	0	5,000,000
Grants/Other	0	0	0	0	0
Total	5,000,000	0	0	0	5,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	0	0	5,000,000	5,000,000
Grants/Other	0	0	0	0	0
Total	0	0	0	5,000,000	5,000,000

RLFMP SOUTH JETTY AND BULKHEAD REHABILITATION

Project Mission

Construction of a replacement bulkhead and jetty near Drydock 3. Project includes demolition and removal of existing South Jetty.

Managing Department, Boston Planning and Development Agency **Status**, In Construction

Location, South Boston **Operating Impact**, No

Authorizations

Source	Existing	FY26	Future	Non Capital Fund	Total
City Capital	7,900,000	0	0	0	7,900,000
Grants/Other	0	0	0	0	0
Total	7,900,000	0	0	0	7,900,000

Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	0	3,000,000	4,900,000	7,900,000
Grants/Other	0	0	0	0	0
Total	0	0	3,000,000	4,900,000	7,900,000

Boston Planning and Development Agency Project Profiles

RLFMP STREETSCAPE IMPROVEMENTS

Project Mission

Design and construction of improvements to the streets and sidewalks in the RLFMP to meet City standards including sidewalk widening, ADA compliance, and multimodal transportation infrastructure.

Managing Department, Boston Planning and Development Agency **Status,** In Design

Location, South Boston **Operating Impact,** No

Authorizations

Source	Existing	FY26	Future	Non Capital Fund	Total
City Capital	5,000,000	0	0	0	5,000,000
Grants/Other	0	0	0	0	0
Total	5,000,000	0	0	0	5,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	0	0	5,000,000	5,000,000
Grants/Other	0	0	0	0	0
Total	0	0	0	5,000,000	5,000,000

RLFMP WHARF 8/PIER 10 IMPROVEMENTS

Project Mission

Design and engineering work for the resilience needs of South Boston and Seaport, to advance the solutions outlined in Climate Ready Boston, specifically in the area of Wharf 8 and Pier 10 for improvements of existing waterfront structures.

Managing Department, Boston Planning and Development Agency **Status,** In Design

Location, South Boston **Operating Impact,** No

Authorizations

Source	Existing	FY26	Future	Non Capital Fund	Total
City Capital	5,000,000	0	0	0	5,000,000
Grants/Other	0	0	0	0	0
Total	5,000,000	0	0	0	5,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	0	500,000	4,500,000	5,000,000
Grants/Other	0	0	0	0	0
Total	0	0	500,000	4,500,000	5,000,000

Boston Planning and Development Agency

Project Profiles

SAIL BOSTON BERTHING

Project Mission
Improvements and capital repairs to piers and wharfs in the Raymond L. Flynn Marine Park (RLFMP) and the Charlestown Navy Yard (CNY).
Managing Department, Boston Planning and Development Agency **Status**, New Project
Location, Multiple Neighborhoods **Operating Impact**, No

Authorizations

Source	Existing	FY26	Future	Non Capital Fund	Total
City Capital	0	3,000,000	0	0	3,000,000
Grants/Other	0	0	0	0	0
Total	0	3,000,000	0	0	3,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	0	3,000,000	0	3,000,000
Grants/Other	0	0	0	0	0
Total	0	0	3,000,000	0	3,000,000

Planning Department Operating Budget

Kairos Shen, Chief of Planning, Appropriation 175000

Department Mission

The Planning Department will effect a robust, coordinated central city planning function. It will ensure that all planning efforts incorporate the findings of previous planning efforts to prevent redundancy, align community objectives, and drive towards a comprehensive citywide vision that ensures planning-led development in Boston.

Selected Performance Goals

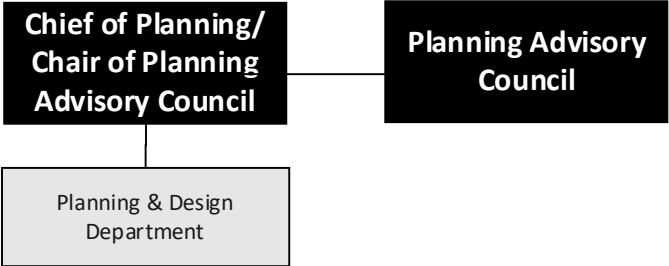
Planning Advisory Council

- Increase Diversity in COB Workforce.

Operating Budget	Program Name	Total Actual '23	Total Actual '24	Total Approp '25	Total Budget '26
	Planning Advisory Council	0	588,739	694,428	844,315
	Administration Division	0	0	13,080,089	12,050,533
	Planning & Zoning	0	0	6,236,280	5,512,933
	Design Division	0	0	4,968,499	5,047,166
	Real Estate	0	0	3,758,968	3,669,315
	Development Review	0	0	3,941,015	2,865,758
	Total	0	588,739	32,679,279	29,990,020

Operating Budget		Actual '23	Actual '24	Approp '25	Budget '26
	Personnel Services	0	565,118	24,276,057	24,080,811
	Non Personnel	0	23,621	8,403,222	5,909,209
	Total	0	588,739	32,679,279	29,990,020

Planning Department Operating Budget



Description of Services

The Planning Department will affect a robust, coordinated central city planning function. It will ensure that all planning efforts incorporate the findings of previous planning effort to prevent redundancy, align community objectives, and drive toward a comprehensive citywide vision that ensures planning led development in Boston.

Department History

Personnel Services	FY23 Expenditure	FY24 Expenditure	FY25 Appropriation	FY26 Recommended	Inc/Dec 25 vs 26
51000 Permanent Employees	0	565,118	24,055,162	24,005,311	-49,851
51100 Emergency Employees	0	0	0	13,000	13,000
51200 Overtime	0	0	0	0	0
51600 Unemployment Compensation	0	0	58,571	25,000	-33,571
51700 Workers' Compensation	0	0	162,324	37,500	-124,824
Total Personnel Services	0	565,118	24,276,057	24,080,811	-195,246
Contractual Services	FY23 Expenditure	FY24 Expenditure	FY25 Appropriation	FY26 Recommended	Inc/Dec 25 vs 26
52100 Communications	0	0	80,000	80,000	0
52200 Utilities	0	0	0	0	0
52400 Snow Removal	0	0	0	0	0
52500 Garbage/Waste Removal	0	0	0	0	0
52600 Repairs Buildings & Structures	0	0	0	0	0
52700 Repairs & Service of Equipment	0	0	0	0	0
52800 Transportation of Persons	0	3,387	338,180	126,509	-211,671
52900 Contracted Services	0	20,000	7,059,543	4,987,500	-2,072,043
Total Contractual Services	0	23,387	7,477,723	5,194,009	-2,283,714
Supplies & Materials	FY23 Expenditure	FY24 Expenditure	FY25 Appropriation	FY26 Recommended	Inc/Dec 25 vs 26
53000 Auto Energy Supplies	0	0	0	0	0
53200 Food Supplies	0	0	35,000	17,500	-17,500
53400 Custodial Supplies	0	0	0	0	0
53500 Med, Dental, & Hosp Supply	0	0	0	0	0
53600 Office Supplies and Materials	0	0	156,712	125,000	-31,712
53700 Clothing Allowance	0	0	0	0	0
53800 Educational Supplies & Mat	0	0	0	0	0
53900 Misc Supplies & Materials	0	0	2,000	4,000	2,000
Total Supplies & Materials	0	0	193,712	146,500	-47,212
Current Chgs & Oblig	FY23 Expenditure	FY24 Expenditure	FY25 Appropriation	FY26 Recommended	Inc/Dec 25 vs 26
54300 Workers' Comp Medical	0	0	0	0	0
54400 Legal Liabilities	0	0	0	0	0
54500 Aid To Veterans	0	0	0	0	0
54600 Current Charges H&I	0	0	0	0	0
54700 Indemnification	0	0	0	0	0
54800 Reserve Account	0	0	0	0	0
54900 Other Current Charges	0	234	651,787	502,300	-149,487
Total Current Chgs & Oblig	0	234	651,787	502,300	-149,487
Equipment	FY23 Expenditure	FY24 Expenditure	FY25 Appropriation	FY26 Recommended	Inc/Dec 25 vs 26
55000 Automotive Equipment	0	0	0	0	0
55400 Lease/Purchase	0	0	0	0	0
55600 Office Furniture & Equipment	0	0	0	2,400	2,400
55900 Misc Equipment	0	0	80,000	64,000	-16,000
Total Equipment	0	0	80,000	66,400	-13,600
Other	FY23 Expenditure	FY24 Expenditure	FY25 Appropriation	FY26 Recommended	Inc/Dec 25 vs 26
56200 Special Appropriation	0	0	0	0	0
57200 Structures & Improvements	0	0	0	0	0
58000 Land & Non-Structure	0	0	0	0	0
Total Other	0	0	0	0	0
Grand Total	0	588,739	32,679,279	29,990,020	-2,689,259

Department Personnel

Title	Union Code	Grade	Position	FY26 Salary	Title	Union Code	Grade	Position	FY26 Salary
3D Data Analyst (D)	BXM	NG	1.00	86,371	Project Manager (E)	BXM	NG	3.00	251,144
Accountant I (C)	BXM	NG	1.00	73,402	Project Mgr (E)	EXM	NG	1.00	75,206
Accounting Assistant (A)	BXM	NG	1.00	68,038	Prop Mgr (H)	BXM	NG	1.00	110,699
Admin Asst II (C)	BXM	NG	1.00	66,189	Property Specialist (F)	BXM	NG	1.00	101,369
Admin Asst II (D)	BXM	NG	1.00	95,428	Public Records Specialist (G)	BXM	NG	1.00	100,701
Administrative Assistant (B)	BXM	NG	2.00	133,365	Real Estate Dev Office (E)	BXM	NG	2.00	178,489
Administrative Assistant (C)	BXM	NG	3.00	256,212	Real Estate Dev Officer (E)	EXM	NG	1.00	75,206
Assistant Deputy Director (J)	EXM	NG	1.00	114,316	Receptionist (B)	BXM	NG	1.00	78,866
Asst Controller (I)	BXM	NG	1.00	106,267	Research Assist/Data Analy (B)	EXM	NG	2.00	130,357
Asst Dep Dir (F)	BXM	NG	1.00	104,524	Research Assistant (B)	BXM	NG	2.00	132,699
Asst Dep Dir (J)	BXM	NG	2.00	282,227	Research Associate (D)	BXM	NG	1.00	68,187
Asst Dep Dir/Cap Const (J)	EXM	NG	1.00	136,374	Research Coord/Data Anl (B)	BXM	NG	1.00	68,796
Asst Recrds Spec (B)	BXM	NG	2.00	139,888	Sen Landscp Arc II (I)	BXM	NG	1.00	130,357
Asst to Chief (C)	BXM	NG	1.00	75,607	Senior Accountant (E)	BXM	NG	3.00	277,018
Asst to Dir (B)	BXM	NG	1.00	58,160	Senior Admin Services Mgr (D)	BXM	NG	1.00	68,187
Asst to Dir of Plng & Zng (B)	EXM	NG	1.00	65,179	Senior Advisor to Director(M)	BXM	NG	1.00	199,017
Brd Gov Ops (D)	BXM	NG	1.00	95,261	Senior Architect (I)	BXM	NG	2.00	286,792
Chief (M)	BXM	NG	2.00	383,342	Senior Architect II (I)	BXM	NG	1.00	133,365
Chief of Planning	CDH	NG	1.00	229,585	Senior Budget Manager (I)	BXM	NG	1.00	123,353
Com Engment Mgr (F)	BXM	NG	4.00	397,969	Senior Deputy Director,Dev (M)	BXM	NG	1.00	167,459
Community Engagement Mgr (F)	EXM	NG	1.00	95,261	Senior Graphic Designer (D)	BXM	NG	1.00	84,494
Compr. Planner II (E)	BXM	NG	2.00	163,167	Senior Policy Adviser (J)	BXM	NG	1.00	146,640
Contract Administrator (B)	EXM	NG	1.00	75,206	Senior Project Engineer (I)	BXM	NG	2.00	264,158
Controller(M)	BXM	NG	1.00	167,261	Senior Project Manager (F)	BXM	NG	5.00	521,699
Counsel (H)	BXM	NG	3.00	365,760	Senior Project Mgr (F)	EXM	NG	2.00	172,472
Counsel (H)	EXM	NG	1.00	100,271	Senior Urban Designer I (G)	BXM	NG	4.00	435,505
Data Operations Associate (C)	BXM	NG	1.00	74,243	Senior Urban Designer II (I)	BXM	NG	1.00	130,357
Data Operations Manager (G)	BXM	NG	1.00	125,013	Smart Utilities Planner II (E)	BXM	NG	1.00	84,893
Deign Strat Resrch/Analy (C)	EXM	NG	1.00	66,181	Special Asst. to the Dir (G)	BXM	NG	1.00	106,189
Dep Dir of Geographic Info (I)	BXM	NG	1.00	128,178	Sr Accounts Payable Mgr (G)	BXM	NG	1.00	117,081
Dep. Dir of Administration (I)	BXM	NG	1.00	106,267	Sr Adv Strtg/Chg Mgr (J)	BXM	NG	1.00	147,342
Dep. Director Disposition (I)	BXM	NG	1.00	125,343	Sr Advisor Real Est & Spec.(H)	EXM	NG	1.00	100,275
Deputy Chief (M)	BXM	NG	2.00	412,728	Sr Arch/Urban Desiner III (I)	EXM	NG	2.00	212,583
Deputy Controller (J)	BXM	NG	1.00	140,549	Sr Clim & Coast Res Infra(F)	EXM	NG	1.00	92,253
Deputy Director (M)	BXM	NG	2.00	345,112	Sr Clim & Coast Res PM (F)	EXM	NG	1.00	92,253
Deputy Director (M).	BXM	NG	3.00	488,871	Sr Cmrcel Leasg Mgr (G)	BXM	NG	2.00	212,795
Deputy Director Comm. Eng (I)	BXM	NG	2.00	266,904	Sr Cmty Dev Gnt Mgr Ç	BXM	NG	1.00	75,206
Deputy Director Finance (I)	EXM	NG	1.00	106,291	Sr Financial Anlyst (E)	BXM	NG	1.00	86,537
Deputy Director, Enterprise(K)	BXM	NG	1.00	152,532	Sr Geospatial Data Anlyst (E)	BXM	NG	2.00	184,506
Dev Review Engnt Mgr/Stra (E)	EXM	NG	1.00	75,206	Sr GIS FullStack S/W Egnr (G)	BXM	NG	1.00	115,316
Dev Review-Urban Renewal (C)	BXM	NG	1.00	66,221	Sr INFRA & Energy Planner (G)	BXM	NG	1.00	115,009
Development Portfolio (G)	BXM	NG	2.00	215,594	Sr Landscape Architect I (H)	BXM	NG	2.00	219,322
Development Review Ombu (G)	BXM	NG	1.00	117,923	Sr Lnd Use Plnr/Sust Spl (F)	EXM	NG	1.00	86,236
Digital Communications Spe (B)	BXM	NG	1.00	77,163	Sr Mgr Sm Bus. & Corp Fin (F)	BXM	NG	1.00	98,823
Director	EXM	NG	1.00	175,481	Sr Mgr, Records Mgt (G)	BXM	NG	1.00	100,776
Director (M)	BXM	NG	6.00	1,092,151	Sr Planner II (G)	EXM	NG	2.00	188,517
Exec. Director	EXM	NG	1.00	153,922	Sr Researcher (I)	BXM	NG	3.00	386,804
Facilities Coordinator (G)	EXM	NG	1.00	94,259	Sr Resilience Plnr/Rev (F)	BXM	NG	2.00	216,488
Facilities Coordinator (G).	EXM	NG	1.00	108,297	Sr Systems Support Spclst (C)	BXM	NG	1.00	86,641
Finance Assistant (A)	EXM	NG	1.00	65,179	Sr Trans Planner II (G)	BXM	NG	1.00	111,412
Graphic Designer (C)	BXM	NG	1.00	76,035	Sr Trans Planner II (G)	EXM	NG	1.00	94,259
Human Resources Gener (F)	BXM	NG	1.00	96,404	Sr Urban Designer/Design (G)	BXM	NG	1.00	119,136
Human Resources Specialist (E)	BXM	NG	1.00	85,925	Sr Zning Reform Planner II (G)	BXM	NG	1.00	118,064
Implementation Mgr	EXM	06	1.00	97,572	Sr Zoning/Land Use Counsel (H)	EXM	NG	1.00	100,276
Landscape Architect II (E)	EXM	NG	1.00	75,206	Sr. Comp. Planner II (G)	BXM	NG	1.00	115,252

Title	Union Code	Grade	Position	FY26 Salary	Title	Union Code	Grade	Position	FY26 Salary
Language Access Coordinator(C)	BXM	NG	1.00	75,608	Sr. Planner I (G)	BXM	NG	2.00	203,558
Lease/Contr Admin Spec (C)	EXM	NG	1.00	66,182	Sr. Plnr & Exe. Sec Zning (J)	BXM	NG	1.00	145,709
Manager, Developer Comp (I)	BXM	NG	1.00	131,571	Sr. Real Estate Dev Ofcr (G)	EXM	NG	1.00	94,259
Model Maker (F)	BXM	NG	1.00	96,055	Strategic Manager	EXM	10	1.00	118,925
Operations Ass- Exec sec (C)	BXM	NG	1.00	75,707	Sup of Admin Serv (E)	BXM	NG	1.00	97,746
Operations Assistant (B)	BXM	NG	1.00	65,179	Supp Diversity Data Ana(B)	BXM	NG	1.00	70,638
Operations Manager(D)	BXM	NG	2.00	159,402	System Support Specialist(C)	BXM	NG	2.00	168,144
Planner I (D)	EXM	NG	1.00	75,206	Temporary Mayoral Staff	TMS	NG	1.00	89,493
Planner I (C)	BXM	NG	1.00	77,212	Title Counsel (H)	BXM	NG	1.00	127,430
Planner I (D)	BXM	NG	3.00	239,812	Trans Planning Assist(B)	BXM	NG	1.00	67,595
Planner II (E)	EXM	NG	2.00	167,459	Transformation Project MGR (G)	BXM	NG	1.00	107,789
Planner II (E)	BXM	NG	2.00	170,821	Transportation Planner II (E)	EXM	NG	1.00	83,228
Planning Assis Compre (B)	BXM	NG	1.00	65,226	Urban Design Assistant(B)	BXM	NG	1.00	66,648
Planning Dev Rev Co Mgr (F)	BXM	NG	1.00	88,082	Urban Designer I (D)	BXM	NG	1.00	88,519
Policy Specialist (E)	EXM	NG	1.00	85,233	Urban Designer I (D)	EXM	NG	2.00	145,399
Prgm Mgr (D)	BXM	NG	1.00	89,686	Urban Designer II (E)	BXM	NG	1.00	75,206
Prgm Mgr (F)	BXM	NG	1.00	86,236	Urban Designer II (E).	EXM	NG	2.00	157,431
Procurement Manager(H)	BXM	NG	1.00	114,781	Web Content Specialist(D)	BXM	NG	1.00	83,228
Procurement Spec (C)	BXM	NG	2.00	141,227	Zoning Assistant (A)	BXM	NG	1.00	68,407
Program Manager	EXM	07	1.00	106,318	Zoning Comp Planner I (D)	BXM	NG	2.00	154,173
Proj Asst (B)	BXM	NG	2.00	142,872	Zoning Compliance Plnr II (E)	BXM	NG	1.00	87,179
Project Assistant (B)	EXM	NG	2.00	125,365	Zoning Reform Planner I(D)	BXM	NG	1.00	81,343
Project Engineer (H)	BXM	NG	1.00	113,225	Zoning Reform Planner II (E)	EXM	NG	1.00	75,206
					Zoning Reform Planner II(E)	BXM	NG	1.00	87,159
					Total			218	22,545,093
					Adjustments				
					Differential Payments				0
					Other				2,681,349
					Chargebacks				278,868
					Salary Savings				-1,499,999
					FY26 Total Request				24,005,311

Program 1. Planning Advisory Council

Katharine Lusk, Executive Director, Organization 175100

Program Description

The Planning Advisory Council is an internal body that guides a shared vision for a green, growing, family-friendly Boston and coordinates investments in the built environment to realize that vision.

Operating Budget	Actual '23	Actual '24	Approp '25	Budget '26
Personnel Services	0	565,118	662,197	813,815
Non Personnel	0	23,621	32,231	30,500
Total	0	588,739	694,428	844,315

Program 2. Administration Division

Devin Quirk, Deputy Chief, Organization 175200

Program Description

The Administration Division consists in support services to ensure the smooth functioning of agency operations, including Finance, Human Resources, Legal, IT, Communications, and Other Functions.

Operating Budget	Actual '23	Actual '24	Approp '25	Budget '26
Personnel Services	0	0	10,486,018	10,302,372
Non Personnel	0	0	2,594,071	1,748,161
Total	0	0	13,080,089	12,050,533

Performance

Goal: Increase Diversity in COB Workforce

Performance Measures	Actual '23	Actual '24	Projected '25	Target '26
% of employees who self-identify as a Person of Color		27%	29%	
% of employees who self-identify as female		54%	52%	

Program 3. Planning & Zoning

Vacant, Director, Organization 175300

Program Description

The Planning & Zoning Division conducts comprehensive and strategic planning analyses on a citywide and neighborhood basis to manage the city's growth. The division works in tandem with other city departments to ensure all aspects of the built environment are considered through the planning process including issues of land use, housing needs, open space, sustainable transportation and infrastructure systems and multimodal networks, and economic development. The envisioned plans, informed by community input, provide sector groups, and other agencies, guide future development scenarios and may result in: urban design guidelines, master plans, zoning recommendations, and/or other policy changes.

Operating Budget	Actual '23	Actual '24	Approp '25	Budget '26
Personnel Services	0	0	3,991,187	4,011,601
Non Personnel	0	0	2,245,093	1,501,332
Total	0	0	6,236,280	5,512,933

Program 4. Design Division

Diana Fernandez Bibeau, *Manager*, Organization 175400

Program Description

The Design Division sets standards and guidelines for urban design citywide and evaluates architectural, public realm, and sign design of proposed developments and policies.

Operating Budget	Actual '23	Actual '24	Approp '25	Budget '26
Personnel Services	0	0	3,531,879	3,452,283
Non Personnel	0	0	1,436,620	1,594,883
Total	0	0	4,968,499	5,047,166

Program 5. Real Estate

Rebecca Tomasovic, Director of Real Estate, Organization 175500

Program Description

The Real Estate Division manages the planning and implementation process for acquisition and disposition of real estate; oversees public-private partnerships to create public value on public land; directs construction, maintenance, coastal protection, leasing, and licensing of public assets.

Operating Budget	Actual '23	Actual '24	Approp '25	Budget '26
Personnel Services	0	0	3,186,628	3,395,000
Non Personnel	0	0	572,340	274,315
Total	0	0	3,758,968	3,669,315

Program 6. Development Review

Casey Hines, Manager, Organization 175600

Program Description

The Development Review Division evaluates proposed development projects to ensure coordination with zoning, land use planning, and other relevant policies related to the built environment.

Operating Budget	Actual '23	Actual '24	Approp '25	Budget '26
Personnel Services	0	0	2,418,148	2,105,740
Non Personnel	0	0	1,522,867	760,018
Total	0	0	3,941,015	2,865,758