

2025



B PLANNING ADVISORY COUNCIL

Year Two Highlights

CITY *of* BOSTON



Planning Department



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STRUCTURE AND CORE FUNCTIONS

The Planning Advisory Council is an internal coordinating body that guides a shared vision for a green, growing, family-friendly Boston and coordinates investments in the built environment to realize that vision. It was created by Mayor Michelle Wu, via Executive Order, in January 2023.



As the Mayor's "Built Environment" Cabinet, appointed members of the Planning Advisory Council (PAC) include:

- Kairos Shen (Chair)
Chief of Planning
- Sheila Dillon
Chief of Housing and Director, Mayor's Office of Housing
- Kenny Mascary
Interim Chief of Arts and Culture
- Jascha Franklin-Hodge
Chief of Streets
- Ashley Groffenberger
Chief Financial Officer, Collector-Treasurer
- Dion Irish
Chief of Operations
- Mariangely Solis Cervera
Chief of Equity and Inclusion
- Brian Swett
Chief Climate Officer
- Segun Idowu
Chief of Economic Opportunity and Inclusion

Alongside the Mayor's Office, key Cabinet and Staff leadership also regularly advise on and engage in the work of the PAC, including Brianna Millor, Chief of Community Engagement, Kenzie Bok, Administrator of the Boston Housing Authority, and José Massó, Chief of Human Services.

The Council is supported by three full time staff, Katharine Lusk (Executive Director), Anne Schwieger (Assistant Director), and Joy Armstrong (Implementation Manager). It benefits from the support and collaboration of colleagues across the City.

OUR MISSION:

Delivering quality of place improvements for our constituents through coordinated, responsive government.

THE CORE FUNCTIONS OF THE PAC ARE:

MAKING COLLABORATION ROUTINE

We connect leaders and staff across departments to break down silos and work better together.

DRIVING IMPLEMENTATION

We track and report progress to make sure community priorities in City plans move forward quickly.

BUILDING PUBLIC TRUST

We create new ways to engage residents, so they can stay up to date on and influence key projects and plans.

LEADING CROSS-CABINET INITIATIVES

We lead special cross-departmental initiatives that require a dedicated set of hands to bring everyone together and create momentum.



Mayor Michelle Wu and colleagues from the Streets Cabinet, the Department of Innovation and Technology, Boston Public Schools and Planning Advisory Council discussing a cross-departmental project.

MAKING COLLABORATION ROUTINE

MONTHLY CONVENINGS OF THE BUILT ENVIRONMENT CABINET

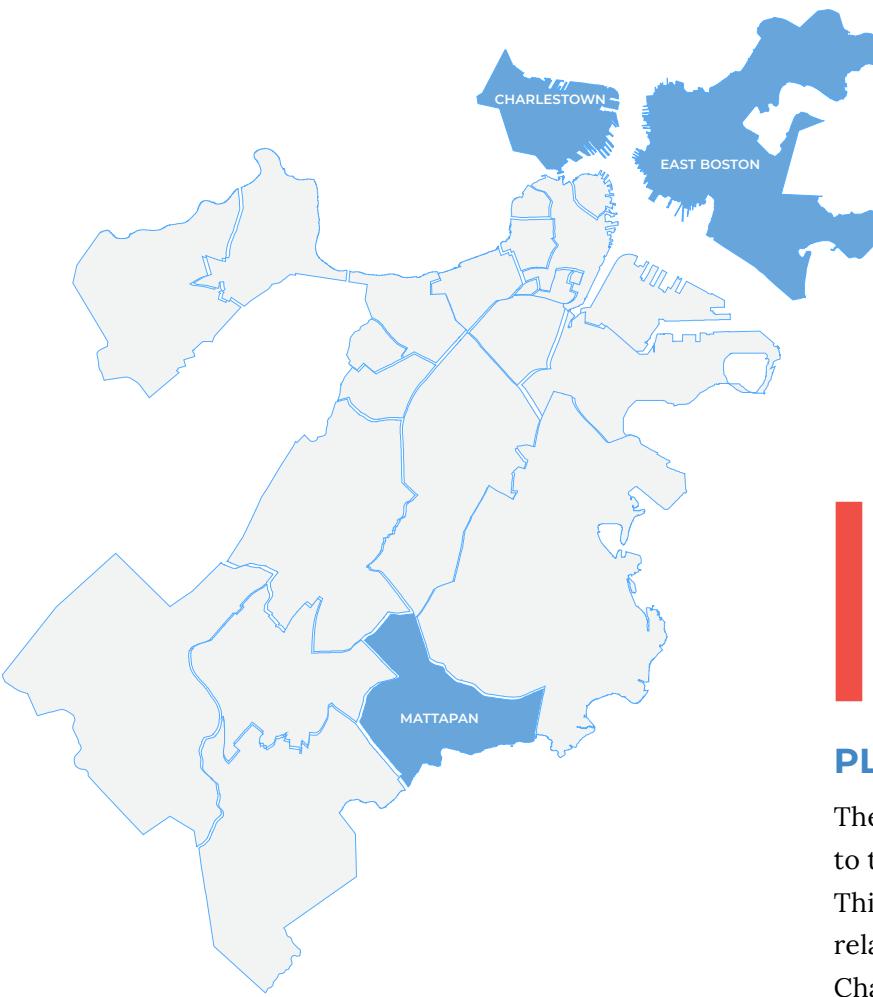
The PAC hosts monthly meetings of the nine appointed Cabinet Chiefs and key collaborators. These meetings allow for cross-Cabinet deliberation and decision-making on major planning and infrastructure initiatives. This year's presenters spanned the Planning Department, Public Facilities, Parks and Open Space, the Mayor's Office of Housing, Streets, Boston Public Schools, Office of Economic Opportunity & Inclusion, Finance, and the Department of Innovation and Technology.

WHAT'S THE PLAN? SERIES

The PAC and the Planning & Zoning Division continued to co-host What's the Plan?, a monthly cross-departmental forum that delves into the substance of plans and how Department staff are moving them forward. In the past year, nearly 300 colleagues participated in this unique learning space. Topics presented this year included the Boston Housing Strategy 2025, the Boston Public Health Commission's Live Long and Well Agenda, the City's Coastal Resilience Plan, the Boston Housing Authority's work on Transforming and Growing Boston's Public Housing, Boston Public Schools Long-Term Facilities Plan, Go Boston 2030 ReVisioned, the City's first Anti-Displacement Action Plan, the Community Safety Team's Summer Safety Plan, the City's Small Business Strategy, and Youth and Planning.

SHARED INTERNAL CALENDAR PILOT

In spring 2025, the Department of Innovation and Technology, PAC, and the Planning Department's Community Engagement team launched an internal shared calendar pilot for City project teams working in Allston-Brighton. The goal is to improve coordination and avoid competing meetings - which is better for staff and our constituents. The pilot will expand to include additional neighborhoods in the coming year.



Map of Boston's neighborhoods

DRIVING IMPLEMENTATION

PLAN IMPLEMENTATION TRACKERS

The PAC continued to develop implementation tools to track progress on plan-aligned public projects.

This year, we tracked the City's progress on projects related to PLAN: East Boston, PLAN: Mattapan, PLAN: Charlestown, and the Franklin Park Action Plan.

Tracking plan implementation is the foundation upon which accurate and timely public progress reports are built.

Recommendation Overview				Plan, Eat		Goal		Project Type		Priority		Recommendation Information	
Status	Code	Name	Description	Plan	Eat	Goal	Project	Type	Priority	Plan Area	Eat Region	Recommendation Type	
Incomplete	PEB-005	East Basin Blue Line Improvements	The City should support MTA efforts to re-align and expand the Blue Line by Blue Line to also prioritize in making more developments - and the region to east of the Blue Line should be prioritized to support the growth and development of the area along the Blue Line, including the area around the existing Hub of Operation. Provide service to areas with limited access along the Blue Line.	Priority	•	Transit Improvements	PEB-0176	Transit	•	East Basin	Transit	Transit and Public	
Incomplete	PEB-015	Suffolk County Square Redesign	The City should support the County of Suffolk in their efforts to redesign the Suffolk County Square in Bay Shore. This area is a key connector to the Blue Line and the area around the Blue Line.	Priority	•	Square Redesign	PEB-1715-02	Transit	•	Suffolk County Square	Suffolk County	Transit and Public	
Incomplete	PEB-021	Cooper Street Redesign	The City should support the County of Suffolk in their efforts to redesign Cooper Street in Bay Shore. This area is a key connector to the Blue Line and the area around the Blue Line.	Priority	•	Street Redesign	PEB-1715-01	Transit	•	East Basin	Transit	Transit and Public	
Incomplete	PEB-032	Express Lane and Advance Control Redesign	Per Fwy Service, Consider redesign for south corridors with expected public health and safety concerns.	Priority	•	Street Redesign	PEB-1715-03	Transit	•	East Basin	Transit	Transit and Public	
Incomplete	PEB-034	Upstate Bus Stop Redesign	Highway Service, Consider redesign for south corridors with expected public health and safety concerns.	Priority	•	Transit Improvements	PEB-1715-02	Transit	•	East Basin	Transit	Transit and Public	
Incomplete	PEB-035	Upstate Bus Stop Redesign	Highway Service, Consider redesign for south corridors with expected public health and safety concerns.	Priority	•	Transit Improvements	PEB-1715-03	Transit	•	East Basin	Transit	Transit and Public	
Incomplete	PEB-037	Interstate 678 Corridor	Highway Service, Consider redesign for south corridors with expected public health and safety concerns.	Priority	•	Transit Improvements	PEB-1715-04	Transit	•	East Basin	Transit	Transit and Public	
Incomplete	PEB-038	Change Curb Style	Balance and change curbs. This recommendation is for the areas around the Blue Line and the areas around the Blue Line.	Priority	•	Street Redesign	PEB-1716-31	Transit	•	East Basin	Transit	Transit and Public	
Incomplete	PEB-041	Clarendon Bike Network	Highway Service, Consider redesign for south corridors with expected public health and safety concerns.	Priority	•	Street Redesign	PEB-1716-34	Transit	•	East Basin	Transit	Transit and Public	
Incomplete	PEB-042	Car Traffic	Car traffic and curb access on neighborhood residential streets	Priority	•	Intersection Redesign	PEB-1716-35	Transit	•	East Basin	Transit	Transit and Public	
Incomplete	PEB-044	Equitable Connections to Opportunity and to East Basin	Evaluate equitable connections to opportunity and to the East Basin.	Priority	•	Study	PEB-1719-09	Transit	•	East Basin	Transit	Transit and Public	
Incomplete	PEB-045	West Basin Blue Line and HOV Lanes	Highway Service, Consider redesign for south corridors with expected public health and safety concerns.	Priority	•	Transit Improvements	PEB-1719-10	Transit	•	West Basin	Transit	Transit and Public	
Incomplete	PEB-047	West Basin Blue Line and HOV Lanes	Highway Service, Consider redesign for south corridors with expected public health and safety concerns.	Priority	•	Transit Improvements	PEB-1719-11	Transit	•	West Basin	Transit	Transit and Public	
Incomplete	PEB-049	West Basin Blue Line and HOV Lanes	Highway Service, Consider redesign for south corridors with expected public health and safety concerns.	Priority	•	Transit Improvements	PEB-1719-12	Transit	•	West Basin	Transit	Transit and Public	
Incomplete	PEB-051	East Basin Blue Line and HOV Lanes	Highway Service, Consider redesign for south corridors with expected public health and safety concerns.	Priority	•	Transit Improvements	PEB-1719-13	Transit	•	East Basin	Transit	Transit and Public	
Incomplete	PEB-052	East Basin Blue Line and HOV Lanes	Highway Service, Consider redesign for south corridors with expected public health and safety concerns.	Priority	•	Transit Improvements	PEB-1719-14	Transit	•	East Basin	Transit	Transit and Public	
Incomplete	PEB-053	East Basin Blue Line and HOV Lanes	Highway Service, Consider redesign for south corridors with expected public health and safety concerns.	Priority	•	Transit Improvements	PEB-1719-15	Transit	•	East Basin	Transit	Transit and Public	
Incomplete	PEB-054	East Basin Avenue Redesign	Highway Service, Consider redesign for south corridors with expected public health and safety concerns.	Priority	•	Street Redesign	PEB-1719-16	Transit	•	East Basin	Transit	Transit and Public	
Incomplete	PEB-055	Interstate Highway along West Basin and East Basin	Highway Service, Consider redesign for south corridors with expected public health and safety concerns.	Priority	•	Intersection Redesign	PEB-1719-17	Transit	•	East Basin	Transit	Transit and Public	

Sample plan implementation tracker

FRANKLIN PARK ACTION PLAN

With support from the PAC, a dedicated cross-departmental working group continued to advance the Franklin Park Action Plan, a roadmap for investment in Franklin Park to restore the landscape, support uses desired by park users, and keep the park accessible and welcoming.

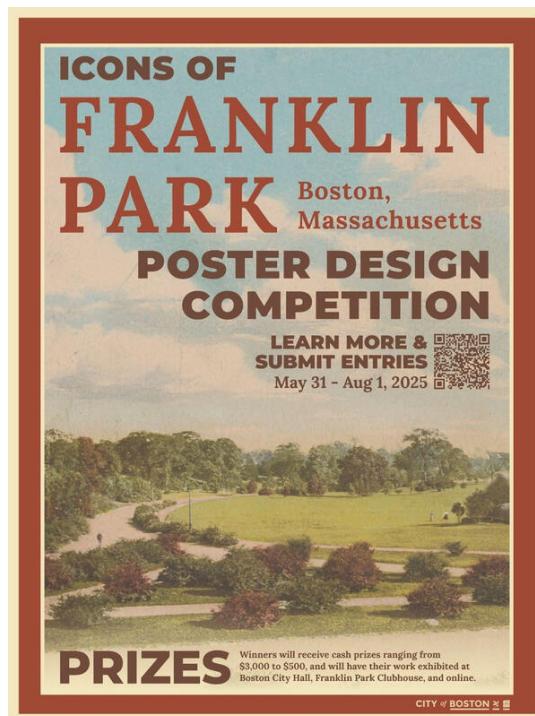
This year, the City advanced key strategic priorities including: studies focused on the restoration of the Overlook Ruins, planning for traffic calming and drainage improvements on Circuit Drive, expanding the Shattuck Picnic Grove Tennis Courts, safety improvements to the Bear Dens, and initial work on White Stadium.

Additionally, the Franklin Park Trust has undertaken high priority projects to remove invasive species, restore the Wilderness, repave Glen Road, and improve safety at Ellicott Arch.

ONGOING INITIATIVES

	Bear Dens: Safety Improvements The success of this project will be to make the conditions safe for visitors.		Circuit Drive: Traffic Calming and Drainage Introduction of traffic calming measures to help provide safe pedestrian crossings across the sides of Franklin Park across Circuit Drive.		Dog Facilities Study The City will study the feasibility of locations of dog facilities within Franklin Park.
	Franklin Park Maintenance Trust Trust website under construction, check back soon for more information.		Overlook Study and Conceptual Design This project will explore preserving and restoring the significant masonry structures for public use with a focus on performances.		Shattuck Picnic Grove Tennis Expansion The design scope will include the parking edge, tennis expansion from 2 courts to 4-5 courts and gathering spaces.

Examples of ongoing projects to advance the Franklin Park Action Plan



Poster advertising the Icons of Franklin Park Poster Competition

FRANKLIN PARK ICONS POSTER COMPETITION

The PAC and the Urban Design Division supported the Boston Parks Department in developing a new 'Icons of Franklin Park' poster competition, together with the Franklin Park Coalition and the Boston Society of Landscape Architects. Designers and artists were invited to submit poster designs that highlight the physical and cultural icons of Franklin Park's past and present.

BUILDING PUBLIC TRUST

PROGRESS REPORTS AND “HUB & SPOKE” COMMUNICATIONS

The PAC created new public reporting channels to help constituents understand progress on a range of public investments in their neighborhood. This year, we developed and launched a “hub & spoke” communications strategy, leveraging social media, online newsletters, a blog, print collateral, and Boston.gov to reach constituents wherever they are.

CITY OF BOSTON

PROGRESS REPORT: East Boston (Español)

[View report](#)

Click here for English

Este sitio web proporciona los resultados de las prioridades establecidas por los residentes de East Boston en el "índice de progreso" sobre las implementaciones de las estrategias de East Boston establecidas en su website. Esta estrategia es parte del Plan de Desarrollo de la Ciudad de Boston, que incluye: Montaña, Vivienda, Movilidad, Espacio Público y Resiliencia, Arte y cultura, Fábricas y negocios, Planificación y�ndustrial, Educación y Obras.

La ciudad invita a los residentes en función de las prioridades establecidas por los residentes de East Boston a revisar el PLAN: East Boston, el plan general de desarrollo adoptado en marzo de 2014 tras el fin de la etapa de desarrollo participativo de East Boston y sus recomendaciones establecidas.

- Expande el acceso a opciones de vivienda ampliables, resilientes y seguras de calidad las personas que viven en East Boston.
- Avanza en los preparativos para el cambio climático y la resiliencia de la ciudad.
- Garantizar el acceso a opciones de transporte que conectan las partes del vecindario con las principales zonas de la ciudad de Boston seguras y confiables.
- Ofrecer oportunidades para que las personas que viven en East Boston participen y contribuyan a las necesidades de las comunidades locales en industrias emergentes y establecer un entorno de trabajo y desarrollo que contribuya con espacios públicos saludables y sostenibles.

CITY OF BOSTON

PROGRESS REPORT: Charlestown

[View report](#)

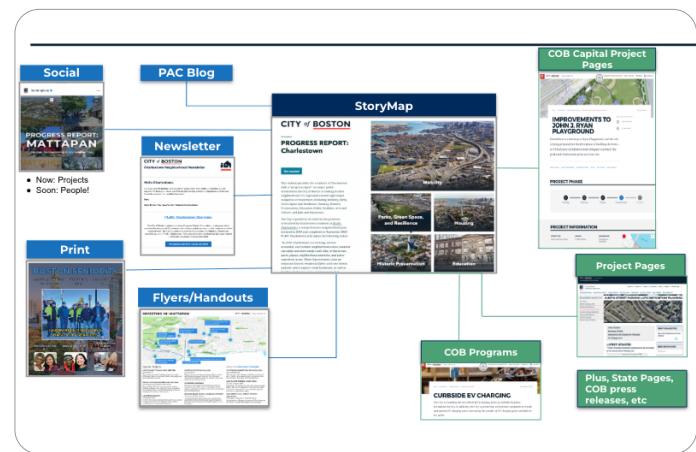
This website provides the residents of Charlestown with an "index of progress" on the implementation of the priorities established by the residents of the City of Boston in making the most of their neighborhood. These priorities are: Mobility, Parks and Resilience, Housing, Public Space and Culture, and Jobs and Businesses.

The City is guided in its work by the priorities established by the residents of Charlestown in the PLAN: Charlestown, a comprehensive neighborhood plan. This website provides the residents of Charlestown with an "index of progress" on the implementation of the priorities established by the residents of the City of Boston in making the most of their neighborhood. These priorities are: Mobility, Parks and Resilience, Housing, Public Space and Culture, and Jobs and Businesses.

- Offers a comprehensive framework for how Charlestown can move forward, including: housing, open space, resilience, mobility, opportunities, and access to mental health and social services.
- Offers recommendations to increase connectivity, walkability, and accessibility, and to strengthen cities, encouraging safer, more pedestrian-friendly streets and neighborhoods.
- Includes preservation recommendations, in coordination with the Boston Landmarks Commission, to protect and maintain historic buildings that are the fabric of Charlestown's public realm.
- Assists a tier-of-tier, neighborhood-wide approach to planning and implementation, using recommendations ranging from housing to small areas, as well as city services such as schools and libraries.

Progress Report: East Boston StoryMap

Progress Report: Charlestown StoryMap

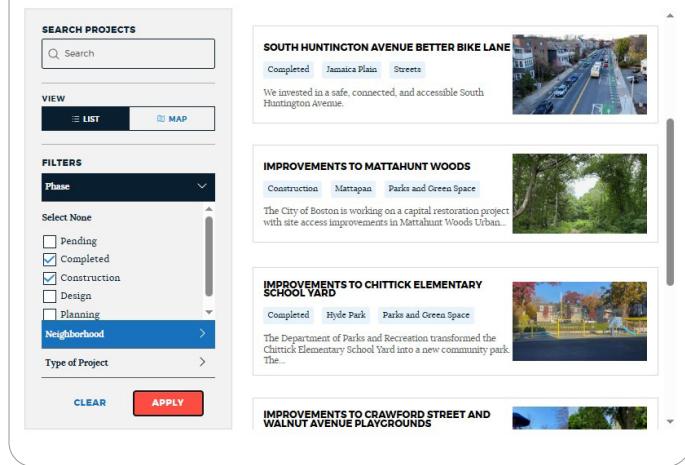


Graphic of the PAC's “hub and spoke” communications strategy

At the “hub” are public Progress Reports in the form of StoryMaps. This year, the PAC published reports on the implementation of [PLAN: East Boston](#) and [PLAN: Charlestown](#) in multiple languages. These public sites detail the investments the City is making in major community priorities outlined in the plans, including Mobility, Housing, Parks, Green Space and Resilience, Historic Preservation, Arts and Culture, Jobs and Businesses, Planning and Zoning, Education, and Public Facilities.

A PUBLIC CAPITAL PROJECT TRACKER

CITY OF BOSTON PROJECT TRACKER



The screenshot shows the City of Boston Project Tracker interface. On the left, there is a search bar and a 'VIEW' button (LIST or MAP). Below that is a 'FILTERS' section with dropdown menus for 'Phase' (Completed, Construction, Pending, Design, Planning) and 'Neighborhood' (Mattapan, Hyde Park, Jamaica Plain, Mattahunt Woods, Chittick Elementary School Yard, Crawford Street, Walnut Avenue). There are also 'Type of Project' and 'CLEAR' buttons. On the right, there are four project cards: 'SOUTH HUNTINGTON AVENUE BETTER BIKE LANE' (Completed, Streets), 'IMPROVEMENTS TO MATTAHUNT WOODS' (Construction, Parks and Green Space), 'IMPROVEMENTS TO CHITTK ELEMENTARY SCHOOL YARD' (Completed, Hyde Park, Parks and Green Space), and 'IMPROVEMENTS TO CRAWFORD STREET AND WALNUT AVENUE PLAYGROUNDS' (Completed, Streets).

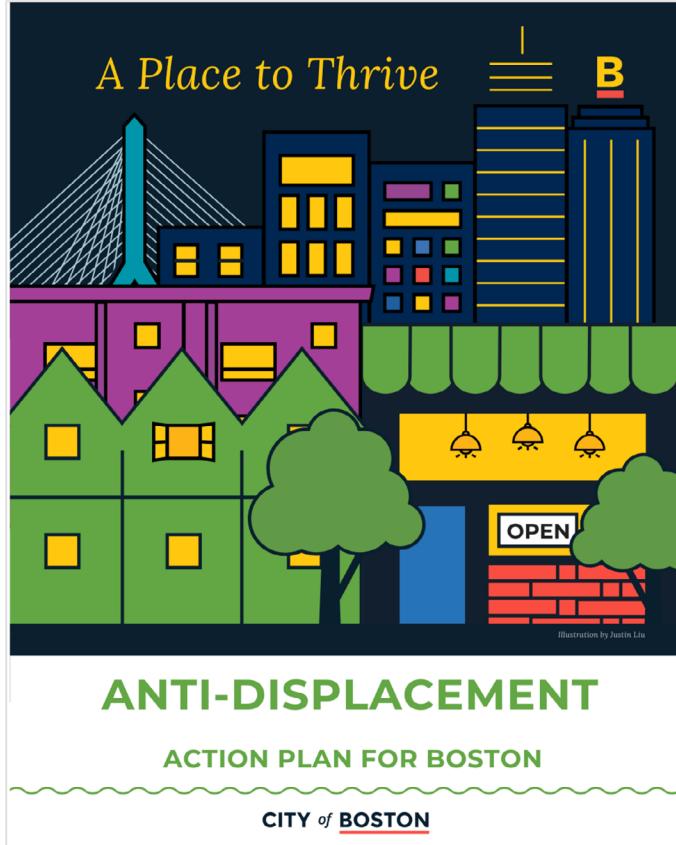
Citywide Project Tracker on Boston.gov

The PAC continued its partnership with the Department of Innovation and Technology to improve the consistency and quality of publicly available information on major capital projects. Together, we launched Boston's first citywide [Capital Project Tracker](#) on Boston.gov. Now residents can explore all major city investments in their neighborhood, from parks to schools to community centers and streets. As part of this initiative, the PAC helped staff across City departments migrate 180 projects to a new standardized project page format. Created with input from City staff and constituents, this new template includes clear information on the purpose, timeline, and status of major capital projects across Boston.

COMMUNITY ENGAGEMENT - COMMUNITY OF PRACTICE

The City's first Community of Practice dedicated to Community Engagement brings together staff from more than 20 departments who engage constituents to help transform Boston. Monthly staff-led sessions enable them to learn new skills, better collaborate, and share best practices and resources. This year's highlights include training on effective meeting facilitation, staff-led case studies on community engagement methods in Squares + Streets and transportation projects, and a training on the new [Boston.gov](#) project page template to ensure residents have high quality, consistent information on capital projects in their neighborhood.

LEADING SPECIAL CROSS-CABINET INITIATIVES



Cover of Anti-Displacement Action Plan

ARTICLE 80 DIRECT DISPLACEMENT DISCLOSURE PILOT

While the City has strong tools to mitigate the economic impacts of new development—such as Inclusionary Zoning and Linkage Fees—it lacks a process to address the direct displacement of existing tenants due to new development. To address this, the Planning Department, Mayor's Office of Housing, Office of Economic Opportunity and Inclusion, and the Mayor's Office of Arts and Culture are developing a new Direct Displacement Disclosure, which will be piloted in Fall, 2025.

ANTI-DISPLACEMENT ACTION PLAN

The PAC led the development of the City's first Anti-Displacement Action Plan, [A Place to Thrive](#), which outlines more than forty initiatives that fill gaps in the City's ongoing efforts to protect residents, small businesses, and cultural institutions from displacement. In developing the plan, the City also released two reports as part of a discovery phase, highlighting constituent priorities elevated by more than 2,300 residents over multiple years, and analyzing the City's existing stabilization tools. Over the next two years, the PAC will continue to play a central coordination role.

COMMUNITY-LED, CITY-FACILITATED ANTI-DISPLACEMENT WORKSHOPS

The PAC and Planning piloted a new model of engagement centered on deep collaboration with trusted community organizations, piloting co-designed anti-displacement workshops tailored to neighborhood needs. Two workshops were hosted with community partners in summer 2025 – one in Allston-Brighton and the second in Codman Square – engaging over 140 residents in total.



Allston-Brighton Anti-Displacement Workshop



Codman Square Anti-Displacement Workshop

Through storytelling and small group scenario activities, the workshops aimed to increase resident awareness of stabilization tools and establish a method to integrate anti-displacement priorities into future planning efforts.



Infographic of community priorities related to displacement

MULTILINGUAL STABILIZATION RESOURCE GUIDES

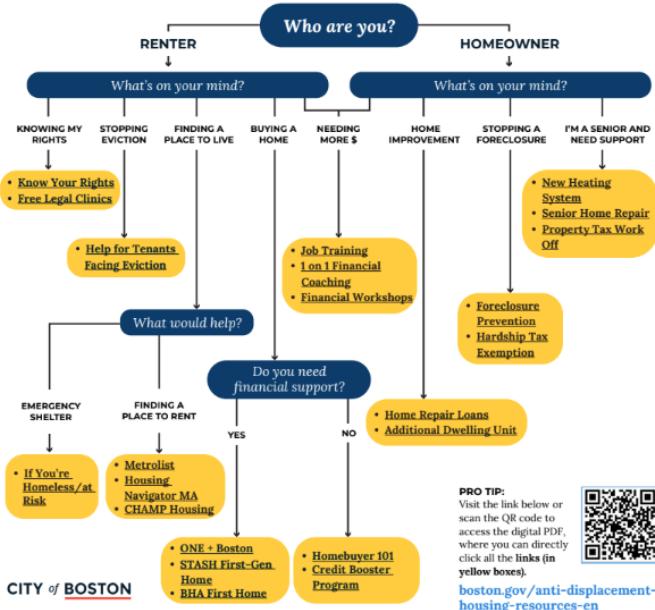
The City of Boston has a wide range of resources to stabilize residents, small businesses, and cultural organizations, but navigating them can be difficult. To help with this, the PAC developed the [Housing Stability Resource Guide](#) and the [Housing Stability Resources for Older Adults Guide](#)—both available in twelve languages—highlighting key supports for renters and homeowners across multiple departments. The next guide, focused on small businesses, is being developed in partnership with the Office of Economic Opportunity and Inclusion.

Finding and keeping a home can be stressful. The City of Boston **can help.**

RENTERS:

Visit BOSTON.GOV/HOUSING-STABILITY or call 617.635.4200

You can use this chart to identify the resources that are right for you.



HOUSING STABILITY RESOURCES FOR OLDER ADULTS

Finding and keeping a home can be stressful. The City of Boston can help.

HOMEOWNER SUPPORT

Visit homecenter.boston.gov or call 617.635.4663 to learn more

Free Foreclosure Prevention Counseling

- Property Tax Relief
 - Elderly Exemption
 - Hardship Personal Tax Exemption & Deferrals
 - Older Adult Property Tax Work-Off Program

Repair or Improve Your Home

Assistance with Home Repairs

- Senior Home Repair
- Seniors Save (heating system upgrades)
- LeadSafe Boston (lead removal)
- Energy-Efficient Upgrade Support
 - HomeWorks Green Loan
 - HomeWorks Home Equity Loan Program

Build an Accessory Dwelling Unit on Your Property

- ADU Loan Program & Technical Assistance

RENTER SUPPORT

Visit boston.gov/housing-stability or call 617.635.4200 to learn more

Free Legal Clinics for Tenants

- One-on-One Support for Tenants During a Housing Crisis
 - Housing Crisis Supportive Services
- Find Affordable Housing
 - Metrolist (Boston listings)

LOWER UTILITIES

Visit boston.gov/age-strong or call 617.635.4366 to learn more

- 1:1 Support to Lower Your Energy Bills (Community First Partnership Energy Advocate)
- Utility Payment Assistance Programs

REPORT HOUSING DISCRIMINATION

Visit boston.gov/departments/fair-housing-and-equity or call 617.635.2500 to learn more

Housing Discrimination Complaint Process

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