



Boston City Council
ED FLYNN
Councilor - District 2

September 18, 2025

Boston Planning & Development Agency
One City Hall Square, Ninth Floor
Boston, MA 02201

Dear BPDA Board Members,

I am writing today in opposition again to the latest version of PLAN: Downtown, and my continued disappointment in the community engagement process over the last year. City residents and members of the PLAN: Downtown Advisory Group continue to emphasize their frustration that this latest amendment to allow towers 500 feet in height in close proximity to Boston Common and Boston Public Garden was another departure from previous iterations of the plan. A key area my constituents highlighted is that the plan fails to require on-site affordable housing, which would not only provide access to the workforce, middle market and income-restricted units we so desperately need, it would also provide much-needed foot traffic the core of the city that our small business community has lacked since the outset of the COVID-19 pandemic.

No one wants to see wealth storage units for speculators, both at home and abroad, that do nothing to address our affordable housing crisis or improve foot traffic in Downtown Boston.

Moreover, concerns remain on the distinct character of different areas of Downtown Boston, removing height limits across key corridors and historic preservation, as well as a lack of any shadow studies or impact analysis that has yet to be shared with the community and stakeholders. Neighbors and the Advisory Group, who worked in partnership with the Boston Planning Department to provide community input over the past six years, continue to express disappointment with regard to a lack of respect for their efforts. It is critical that Downtown Boston neighbors are treated fairly via a genuine public process to offer their feedback, and institutional knowledge, as taxpaying residents of the City of Boston. In addition, I was not invited to a private meeting recently held at City Hall with city officials, developers, and select community members. As the District 2 City Councilor that represents the majority of Downtown Boston, it is critical that the public process be respected, and duly elected officials be included to represent the voice of their constituents and small businesses.

In the final analysis, I continue to believe that residents of a neighborhood must be heard and respected regarding what takes place there. That did not take place in this process. Given the genuine concerns my constituents have conveyed regarding the potential impacts to historic sites, tourism, and alternative approaches they offered- I strongly encourage the Planning Department to reject this proposal and allow for more public engagement. Should you have any questions, please feel free to contact me at directly 617-635-3203, or at Ed.Flynn@Boston.gov.

Sincerely,

Ed Flynn
Boston City Councilor, District 2