

Urban Renewal:

Charlestown Workshop

Charlestown High School
June 29, 2015

China Trade Building | June 10, 2015

Charlestown High School | June 29, 2015

Villa Victoria | July 9, 2015

Shelburne Community Center | July 15, 2015

City Hall | July 22, 2015



Charlestown, 1965

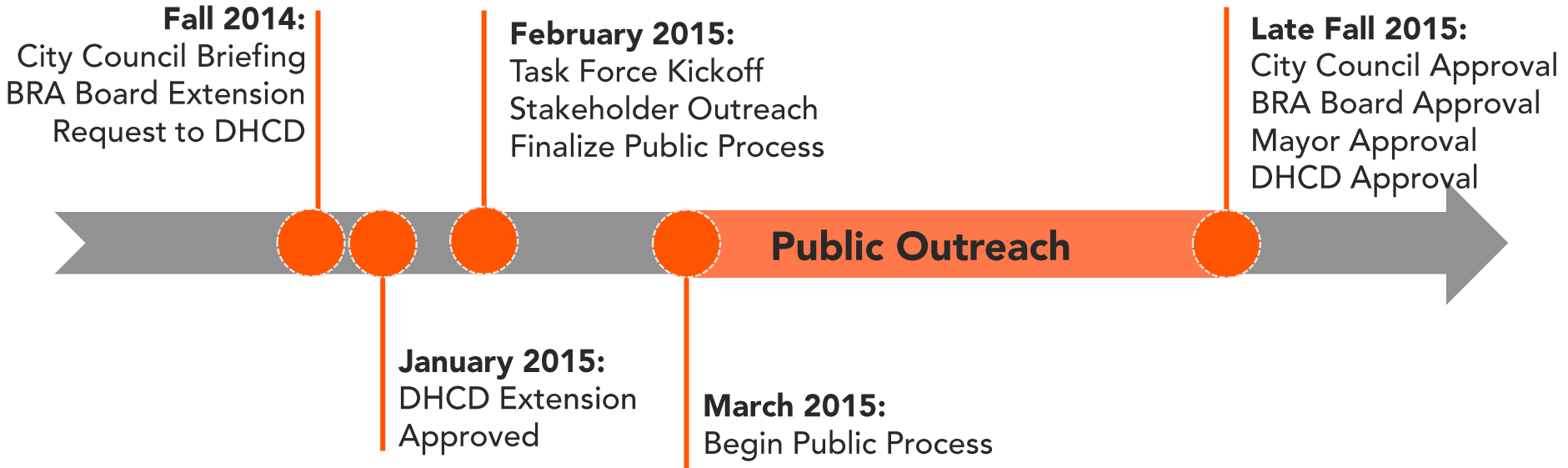
What the BRA is **NOT** doing:

- 1. Not modifying or extending the existing boundaries**
- 2. Not creating new urban renewal plan areas**
- 3. Not proposing projects, but focusing on process and planning**

What the BRA **IS** doing:

- 1. Repositioning Urban Renewal as a contemporary planning and economic development tool**
- 2. Refresh plans to show current planning and projects**
- 3. Revisit original goals and planning objectives**

Simplified UR Extension Process



What is Urban Renewal?

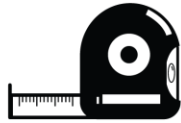


WHAT IS URBAN RENEWAL?

Certain cities and towns in the Commonwealth contain areas that are substandard, decadent or blighted open.

Urban renewal is a **strategy for redeveloping and revitalizing** these disinvested, underutilized and blighted areas for residential, commercial, industrial, business, governmental, recreational, educational, hospital or other uses.

This is now a state, not federal, program.



Blight Findings

Evidence of decadence or sub-standard conditions used to enact demonstration projects and negotiate incentives, etc.



Eminent Domain

Taking property to accomplish a public purpose. Used for site assembly, title clearance and vertical discontinuances



Urban Renewal Tools

UR Overlay Districts

Special zoning areas within Urban Renewal Areas



Land Use Controls

Use, height and design restrictions specific to each Urban Renewal Disposition Parcel



Housing Affordability Restrictions

Affordability requirements established to create housing opportunities



Demonstration Projects

Projects designed to eliminate blight outside of Urban Renewal Areas



ADAPTING OUR VIEW OF URBAN RENEWAL

Responding to the changing needs of the City of Boston

Original Approach

- Tackle blight
- Assemble land to develop infrastructure and public facilities
- Aggregate parcels to build streets for vehicular traffic
- Develop affordable housing

Current Approach

- Create vibrancy
- Reinvest in already developed facilities to add density and diverse uses
- Make current streets efficient for multi-modal transportation
- Create a diverse housing stock with mixed income, family and TOD housing

A

Assembly Row, Somerville



B

Kendall Square, Cambridge



C

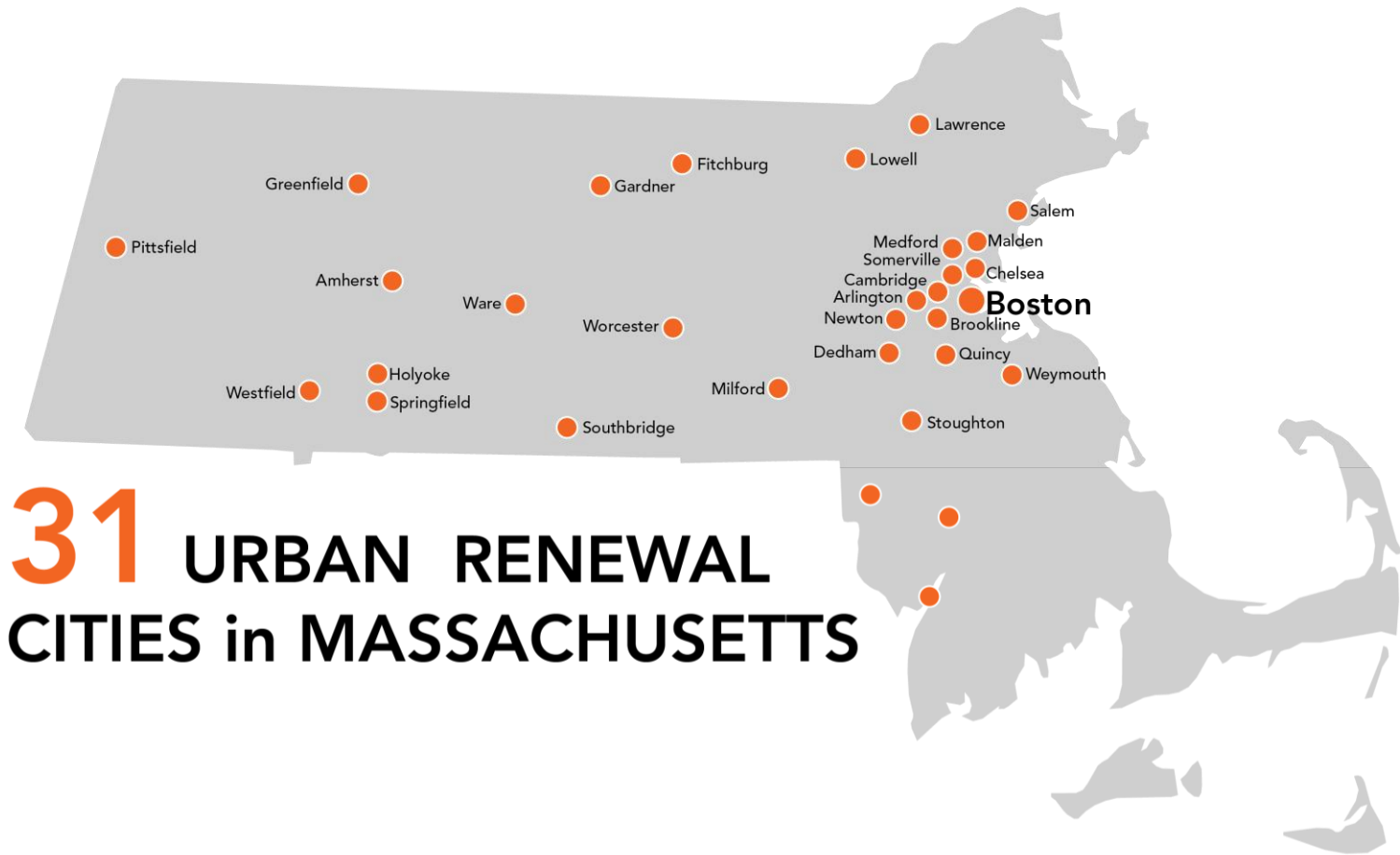
Government Center, Boston



D

The Fenway, Boston





31 URBAN RENEWAL CITIES in MASSACHUSETTS



UR Plans

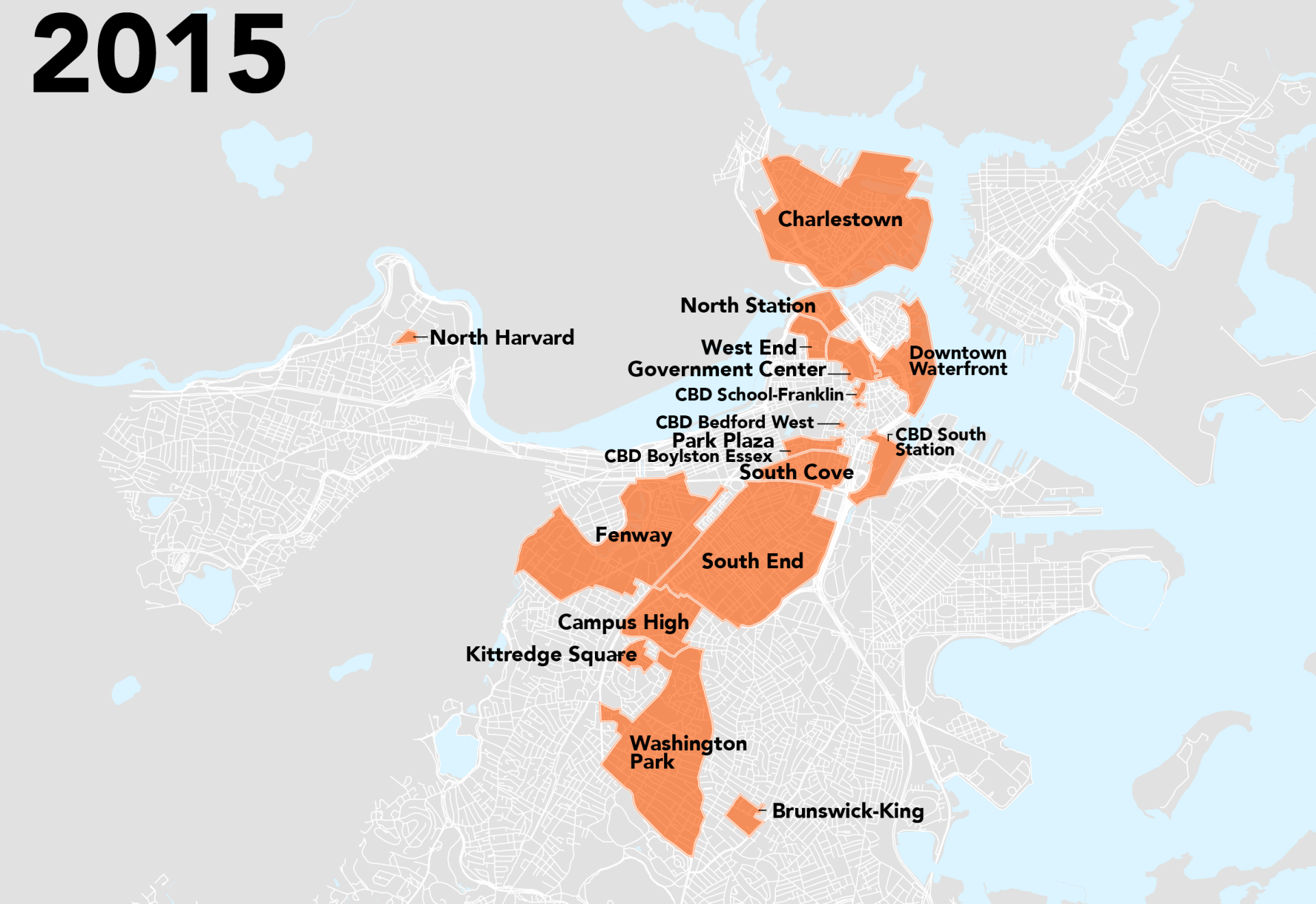
19 urban renewal plans approved in the Commonwealth since 1996

5 plans approved over past two years

Despite their age, many older plans continue to be active:

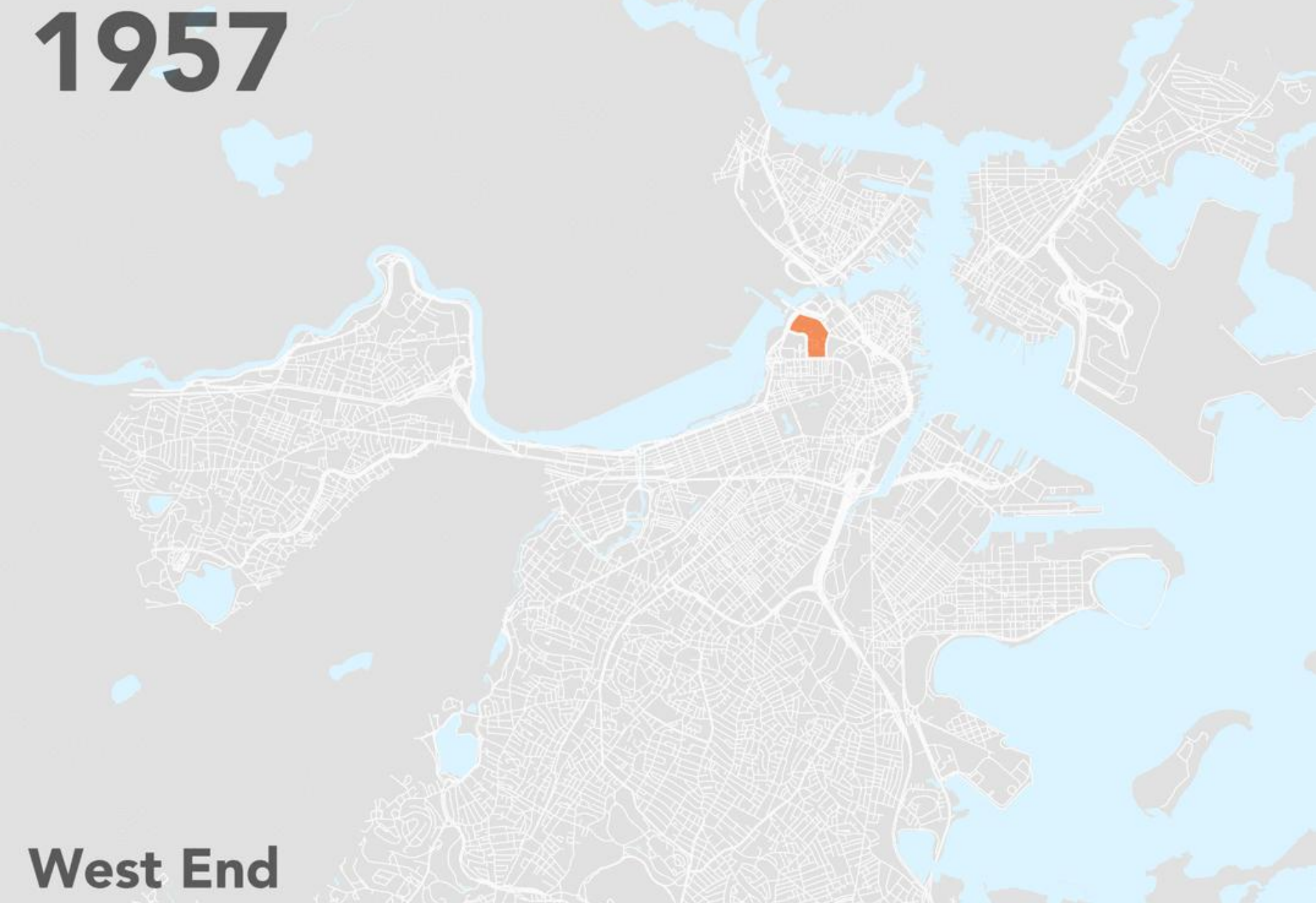
- Assembly Square in Somerville
- Union Square intermodal transportation facility in Springfield
- Kendall Square in Cambridge

2015



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1957

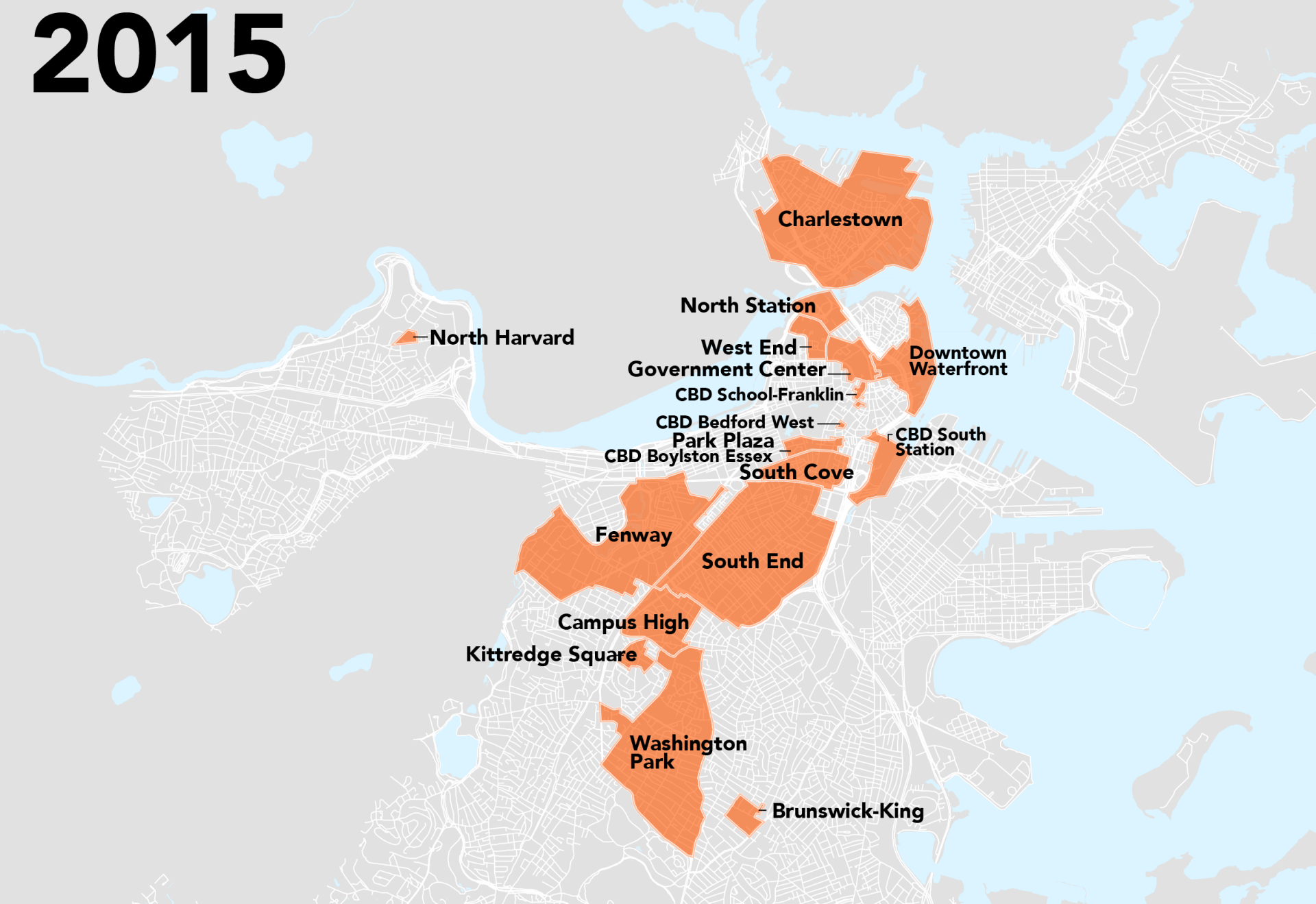


West End



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2015



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URBAN RENEWAL'S STIGMA

BEFORE



West End, 1957

AFTER

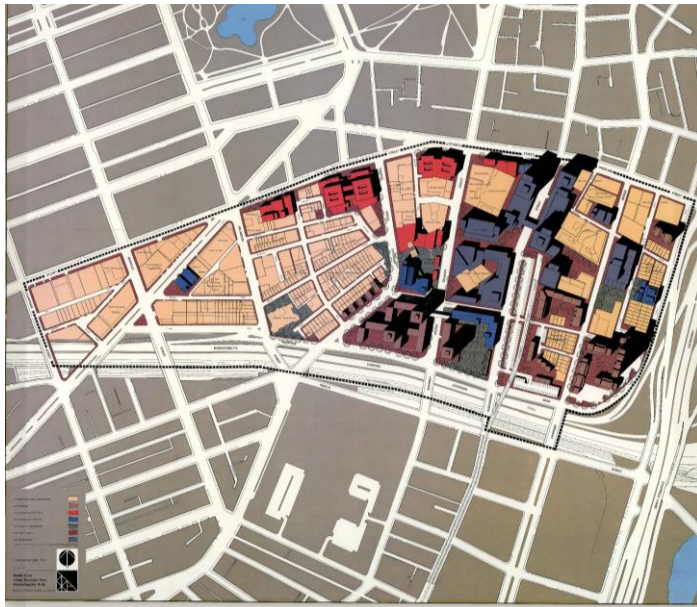




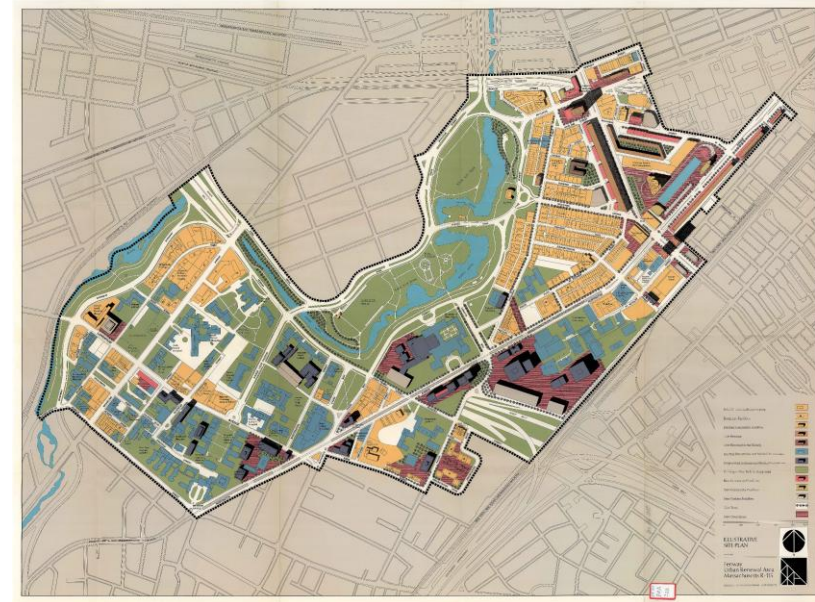
South End, 1962



Charlestown, 1965



South Cove, 1965



Fenway, 1965



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Responding to the changing needs of the City of Boston

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Recent Urban Renewal Projects



Spaulding Rehab Center and Park (Charlestown)



Charlesview Apartments (Brighton)



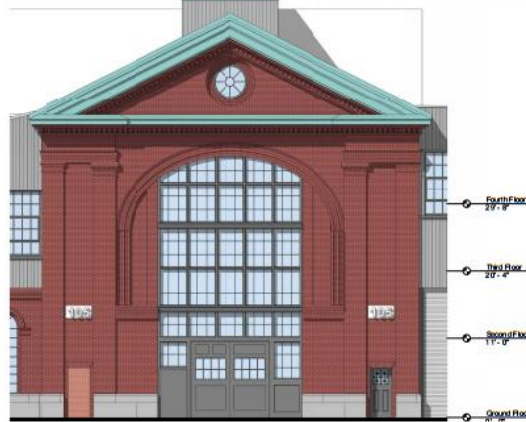
Whittier Street Health Center (Campus High)



Upcoming Urban Renewal Projects



**The Chain Forge Hotel,
Charlestown**



**The Ropewalk,
Charlestown**



**The Little Building (Emerson),
Park Plaza**

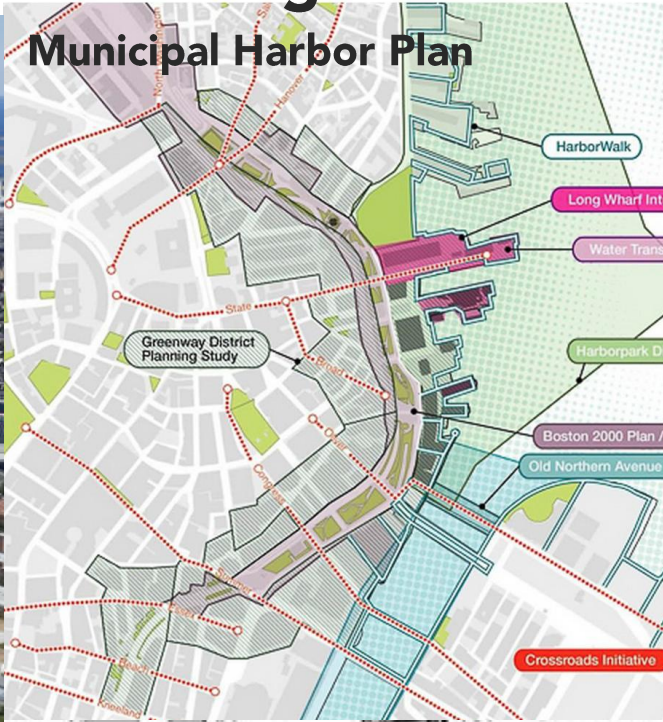


Upcoming Urban Renewal Planning

Huntington Avenue Study



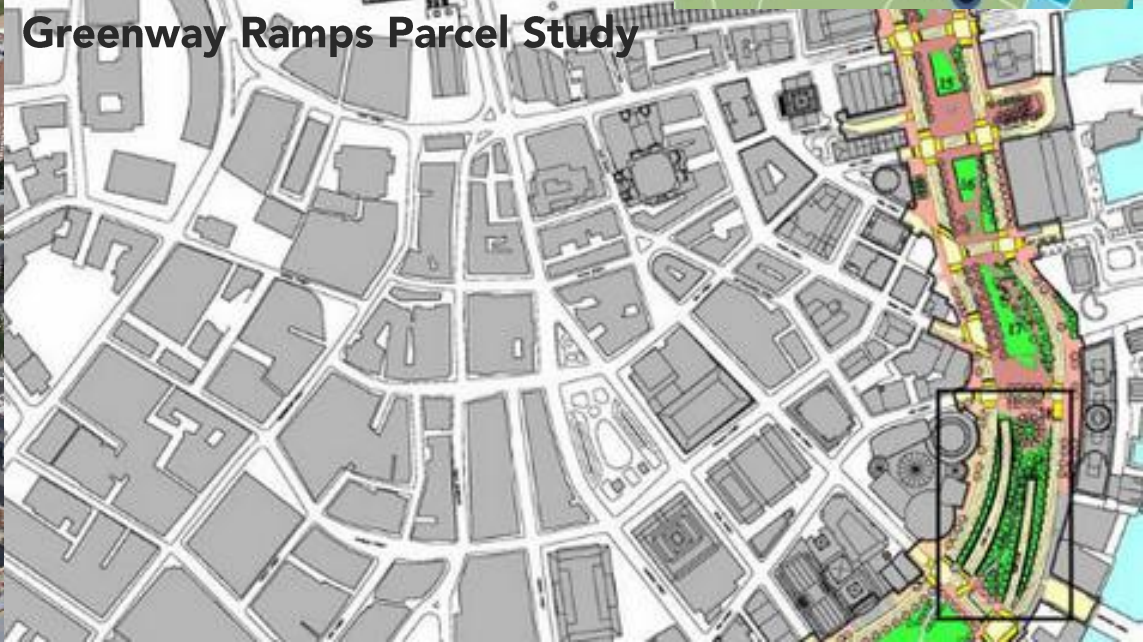
Municipal Harbor Plan



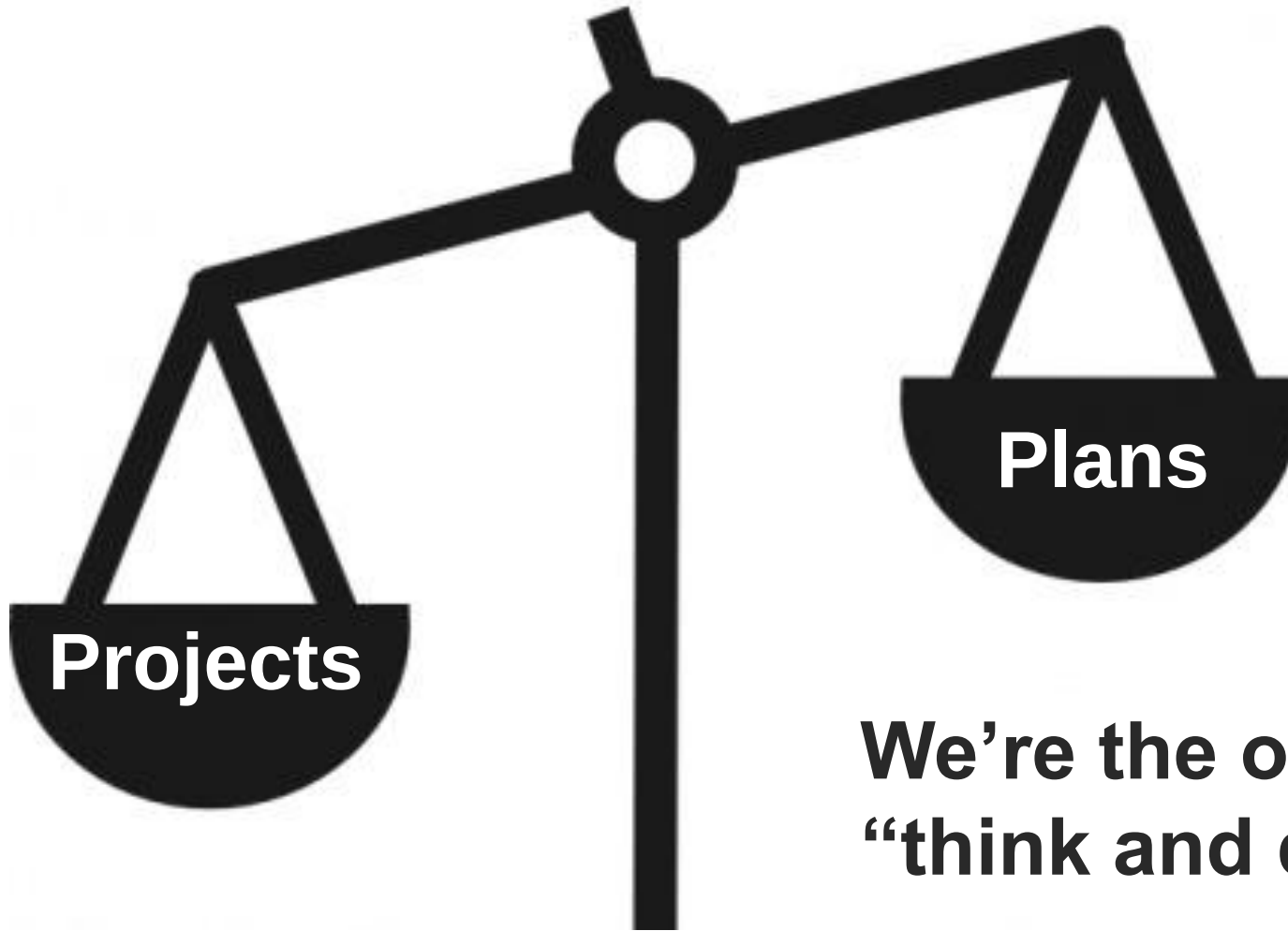
Connect Historic Bos



Greenway Ramps Parcel Study

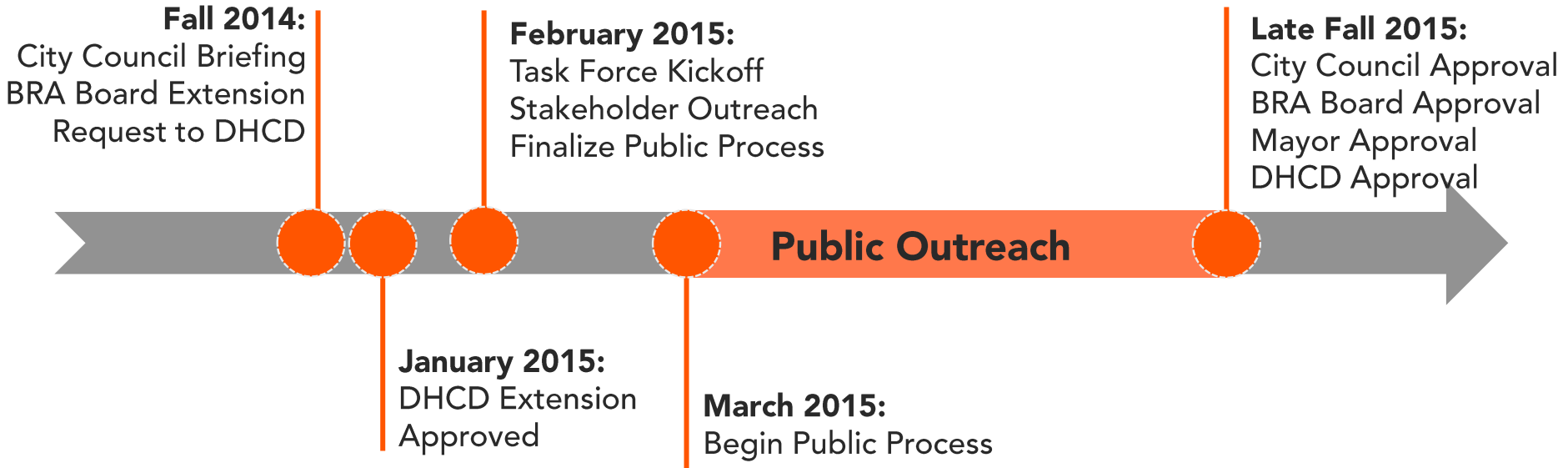


Urban Renewal is intended to balance planning with projects.

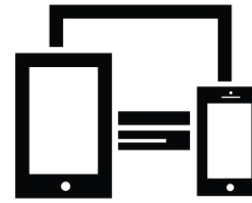


**We're the original
"think and do" tank.**

Simplified UR Extension Process



**Public
Meetings**



**Interactive
Website +
Social Media**



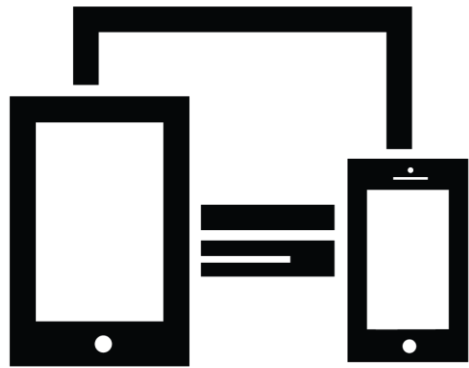
**Enlightened
Partnerships**



**Stakeholder
Roundtables**



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REDEVELOPMENT
AUTHORITY**



Interactive Website + Social Media





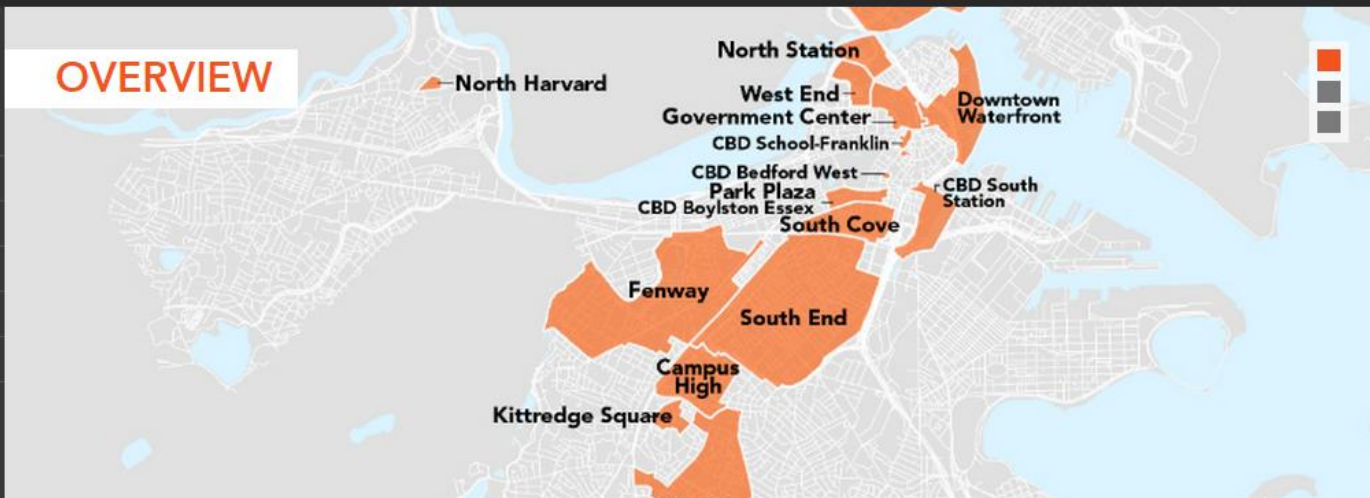
PLANNING

[What is Planning?](#)[Planning Initiatives](#)[Community Planning](#)[Institutional Planning](#)[Waterfront Planning](#)[Urban Design](#)[Urban Renewal](#)

- [Overview](#)
- [Map](#)
- [Featured Projects](#)

[Zoning Viewer](#)

OVERVIEW



The BRA is seeking to extend [urban renewal](#) plan areas that cover over 3,000 acres of the city and include parts of Charlestown, the Fenway, Chinatown, the South End, Roxbury, the Downtown Waterfront, the West End, North Station area, and Government Center.

Urban renewal dates back to the American Housing Act of 1949, when the federal government began to invest great sums of money to redevelop cities that were rapidly declining after World War II. Early urban renewal efforts attempted to tackle widespread blight by assembling land to develop massive infrastructure and public facilities, usually at the expense of displacing poor and marginalized residents. The current effort is focused on a contemporary reframing of urban

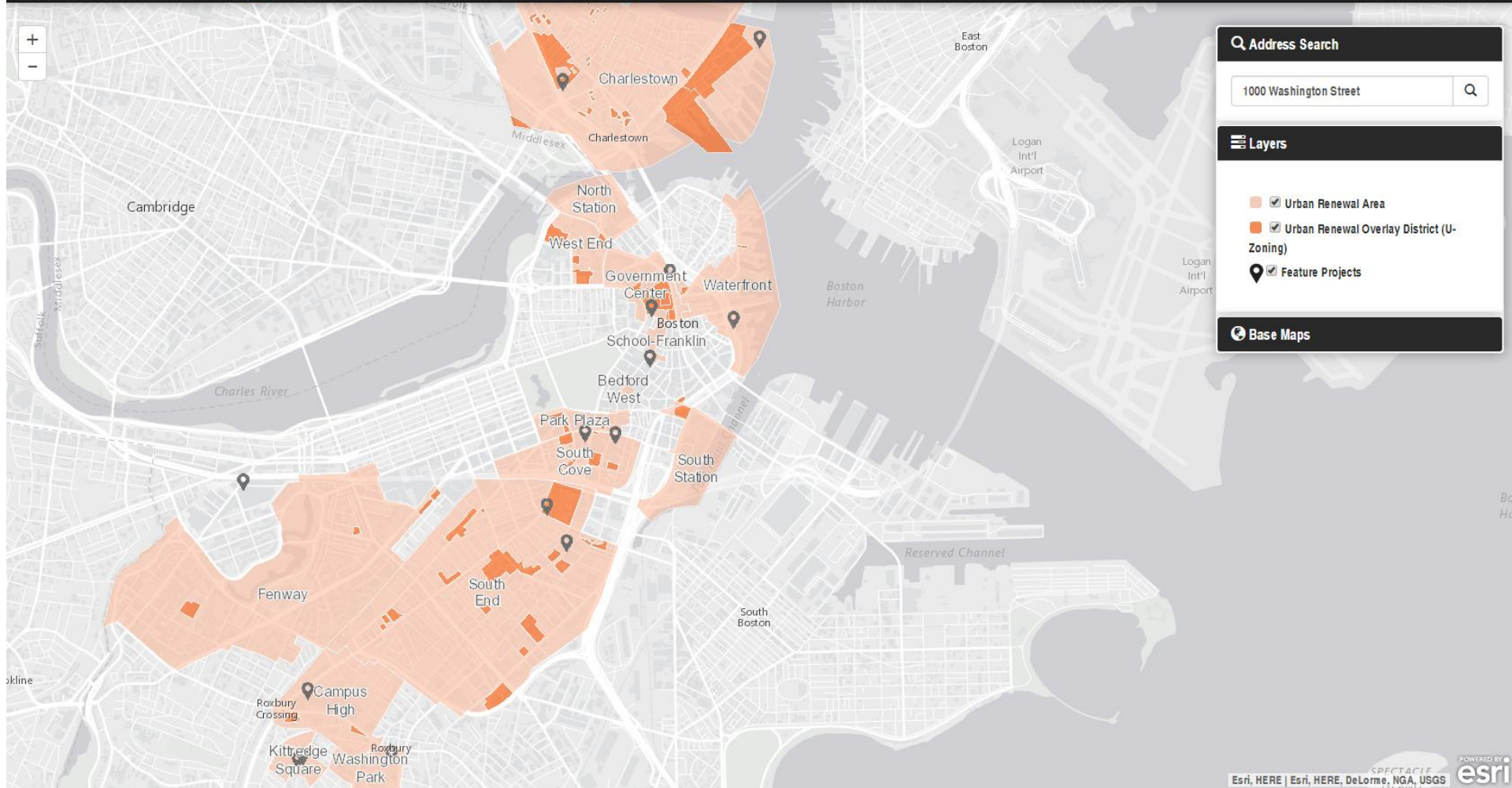
EVENTS

23
FEBUrban Renewal
Task Force
Meeting

NEWS

December 17, 2014
[BRA begins community
engagement process to
extend urban renewal](#)





Address Search

1000 Washington Street

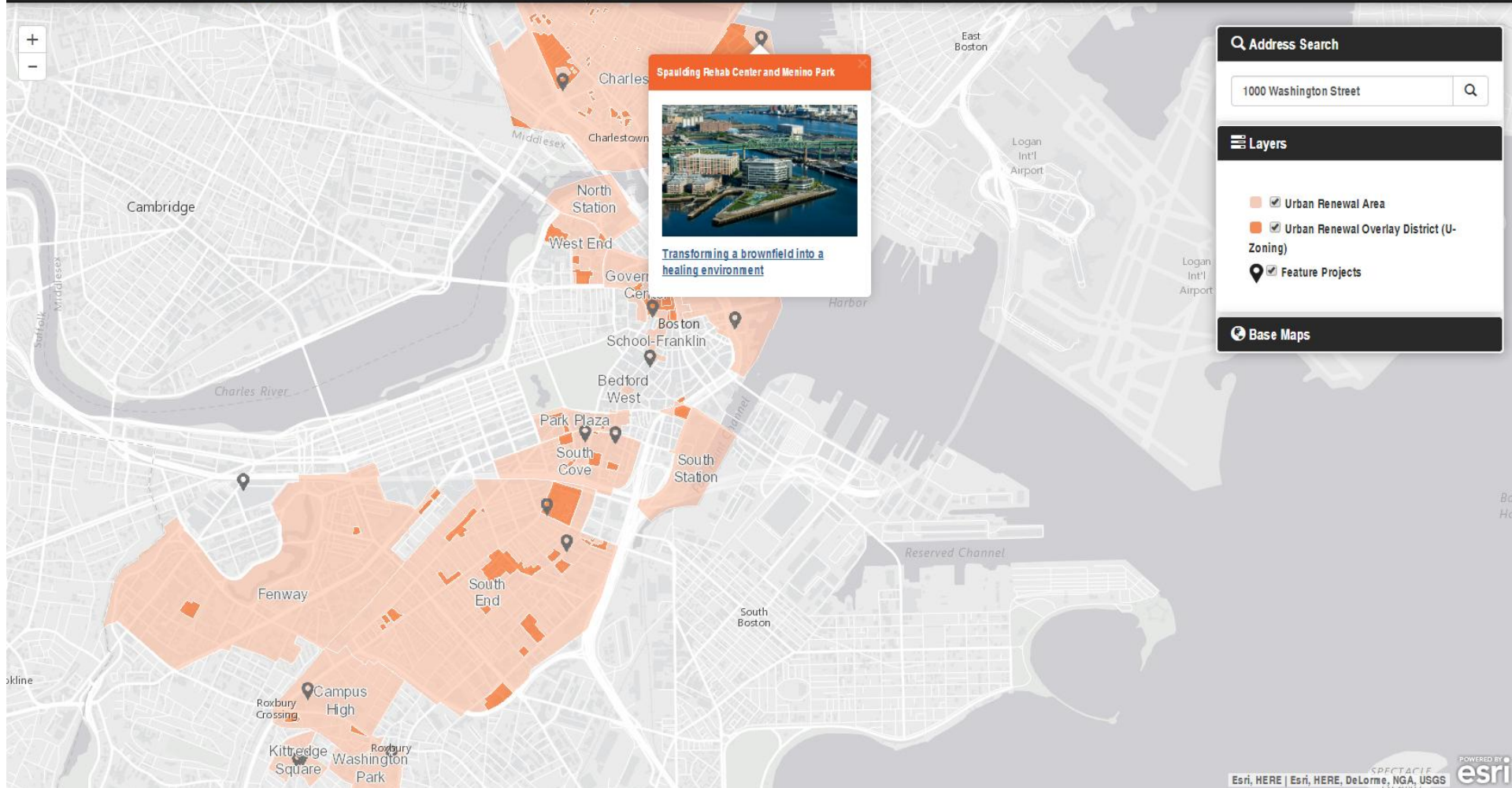


Layers

- ☒ Urban Renewal Area
- ☒ Urban Renewal Overlay District (U-Zoning)
- ☒ Feature Projects

Base Maps





Address Search

1000 Washington Street



Layers

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Base Maps





PLANNING

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Zoning Viewer

Enter Address or Parcel ID



FEATURED PROJECTS



Urban Renewal Featured Projects

Urban renewal tools can be the key to facilitating development that might otherwise not be possible. Learn more about some of these recent projects located throughout Boston!



**Boston Public Market at
136 Blackstone Street**

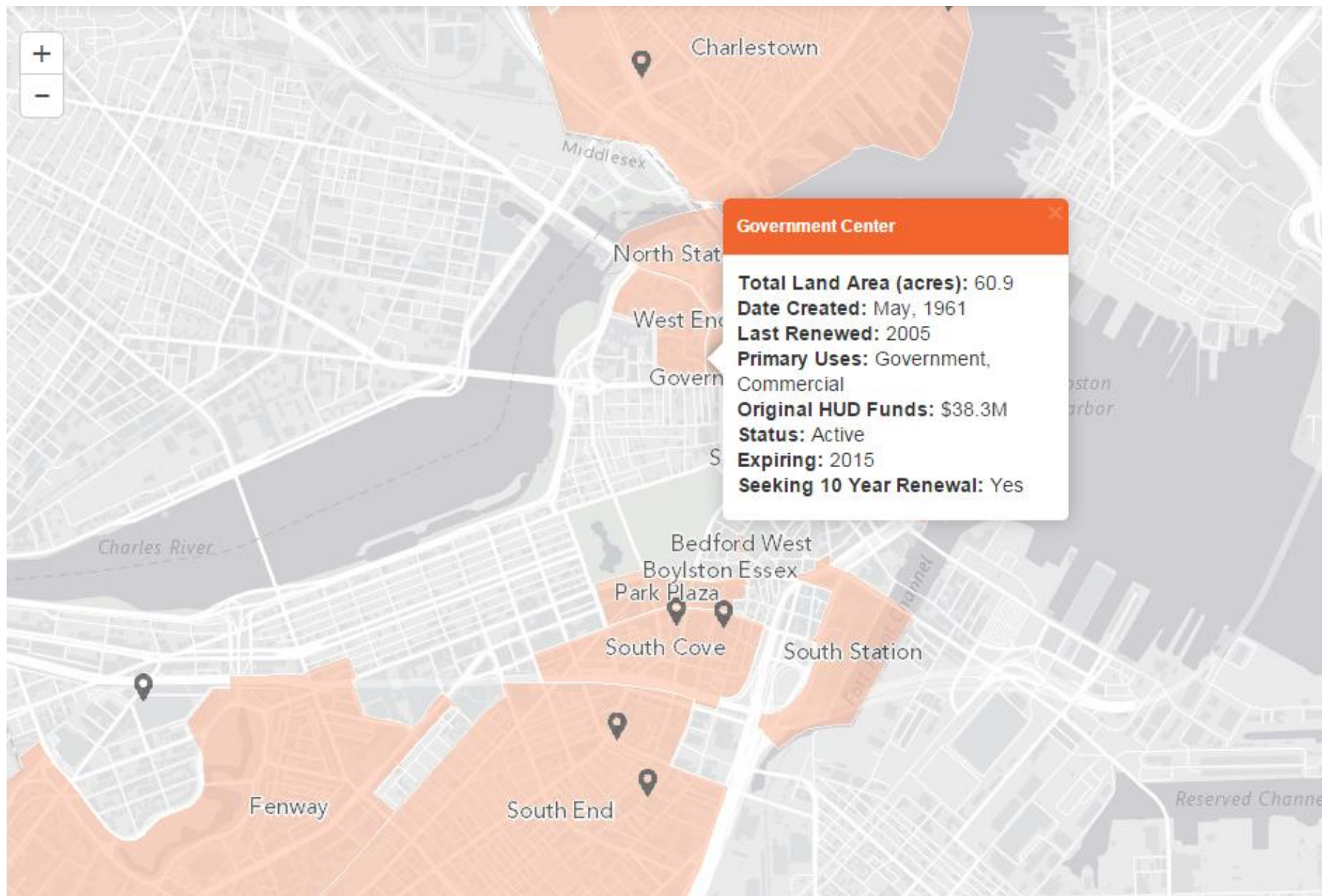


**Millenium Tower and
Burnham Building**



**Government Center
MBTA Station**





Enlightened Partnerships



In the works...

The BRA climbs aboard City Hall To Go!

May 5, May 12, May 15, May 20, May 27, May 28

Charlestown
Charlestown Navy Yard
South End
Chinatown
Roxbury
Fenway

Hi there! Have any questions about urban renewal? What do you think the goals or planning objectives should be in your neighborhood?



City Hall to Go (May 2015)



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City Hall to Go (May 2015)



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City Hall to Go (June 2015)



The West End Museum

BOSTON
ARCHIVES
PRESERVING THE PAST
FOR BOSTON'S FUTURE



City of Boston

*Boston
Public
Library*



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REDEVELOPMENT
AUTHORITY

Public Meetings



January 2015 **Start!**



City Council
Task Force



Website Launch of Primary Features
Map, Tools, Projects, and Glossary

March-April 2015

1

Urban Renewal Kickoff



City Council
Task Force

What is Urban Renewal?
Boston's UR History
UR in MA and throughout US
UR Tools and Feature Projects in Boston



Stakeholder Engagement



Historical Maps + 2015 Plan Area Boundaries
BRA-owned land
Refinement of Interactive Map

June-July 2015

2

Ideas, Goals, and Planning Objectives Workshops



City Council
Task Force

Tools + Feature Projects Revisited
Review of Past UR Plans
Analysis of Historic Urban Renewal Plan Areas
New "Conditions Today" maps for all plan areas
Workshop Goals + Planning Objectives
Demographic Analysis of Plan Areas



Stakeholder Engagement



UR in MA Panel?

Task Force



Stakeholder Engagement



Draft 2015 Urban Renewal Plan Areas and Goals
available for download

October 2015

3

The Future of Urban Renewal in the City of Boston



Partnership with West
End Museum?



BRA Board
City Council



Mayor of Boston



MA DHCD

Synthesis of ideas, goals, and planning objectives from all media
Before + After of UR Plan Areas + Goals
An Evolving BRA....
Setting the table for Boston's General Plan



Before and After Comparison

Winter 2015

End.



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Phase I: Kickoff Meetings

March-April 2015

1

Urban Renewal Kickoff



#1 City Hall



#2 South End



#3 Roxbury



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January 2015 **Start!**



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City Council
Task Force



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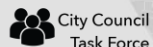
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**Charlestown
High School**

City Hall

**China Trade
Center**

Villa Victoria

**Shelburne
Community Center**



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AUTHORITY**

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Charlestown
High School

City Hall

China Trade
Center

Villa Victoria

Shelburne
Community Center



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Phase 3: Synthesis

October 2015

3

The Future of Urban Renewal in the City of Boston

Synthesis of ideas, goals, and planning objectives from all media

Before + After of UR Plan Areas + Goals

An Evolving BRA....

Setting the table for Boston's General Plan

IMAGINE BOSTON
2030



Before and After Comparison

Winter 2015

End.



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IMAGINE

SHARE YOUR VISION.
SHAPE OUR CITY.

IMAGINE WITH US →



Urban Renewal



Idea Solicitation and Mapping



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Urban Renewal

Idea Solicitation and Mapping



Comprehensive Plan

Pre-planning



IMAGINE BOSTON 2030

Urban Renewal

Idea Solicitation and Mapping

Comprehensive Plan

Pre-planning

IMAGINE BOSTON 2030

Urban Renewal

Idea Solicitation and Mapping

Comprehensive Plan

Pre-planning

IMAGINE BOSTON 2030

Community Goals and Planning Priorities:

Charlestown

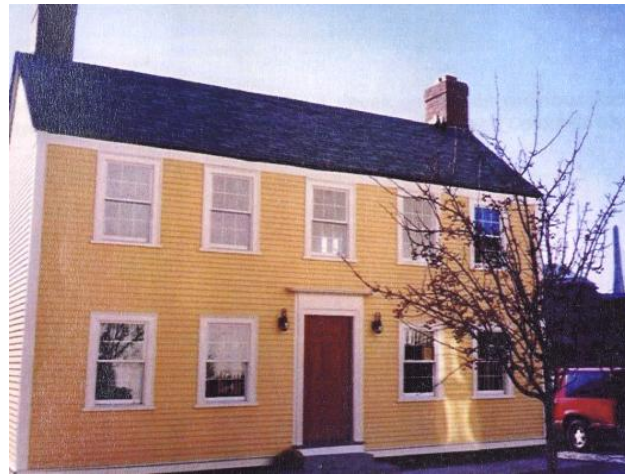


Charlestown, 1965

Historic Development + Urban Renewal Projects



Harvard-Kent School



Putnam Street Home



Charlestown Branch Library

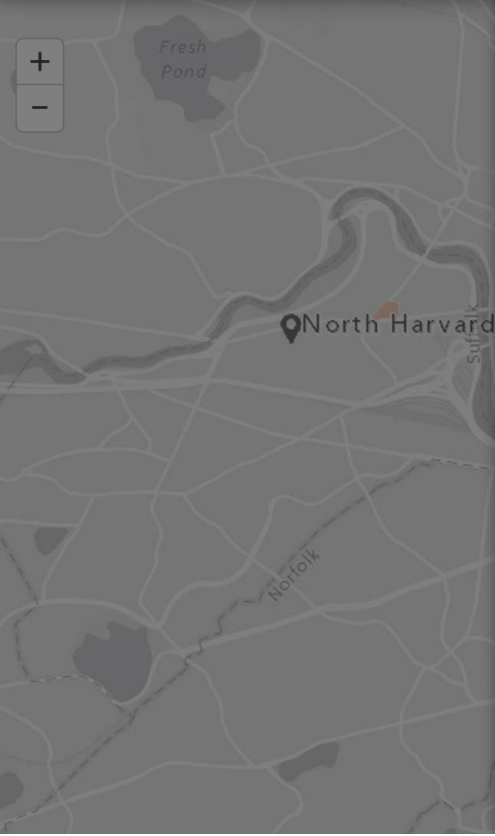


Historic Development + Urban Renewal Projects



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Historic Development + Urban Renewal Projects



BOSTON REDEVELOPMENT AUTHORITY

Urban Renewal

North Harvard

Fresh Pond

Map navigation controls: +, -, location pin, compass.

Charlestown Historical Images



Date 1968

Photo Courtesy of Boston Landmarks Commission/City of Boston Archaeology Program



Address Search

000 Washington Street

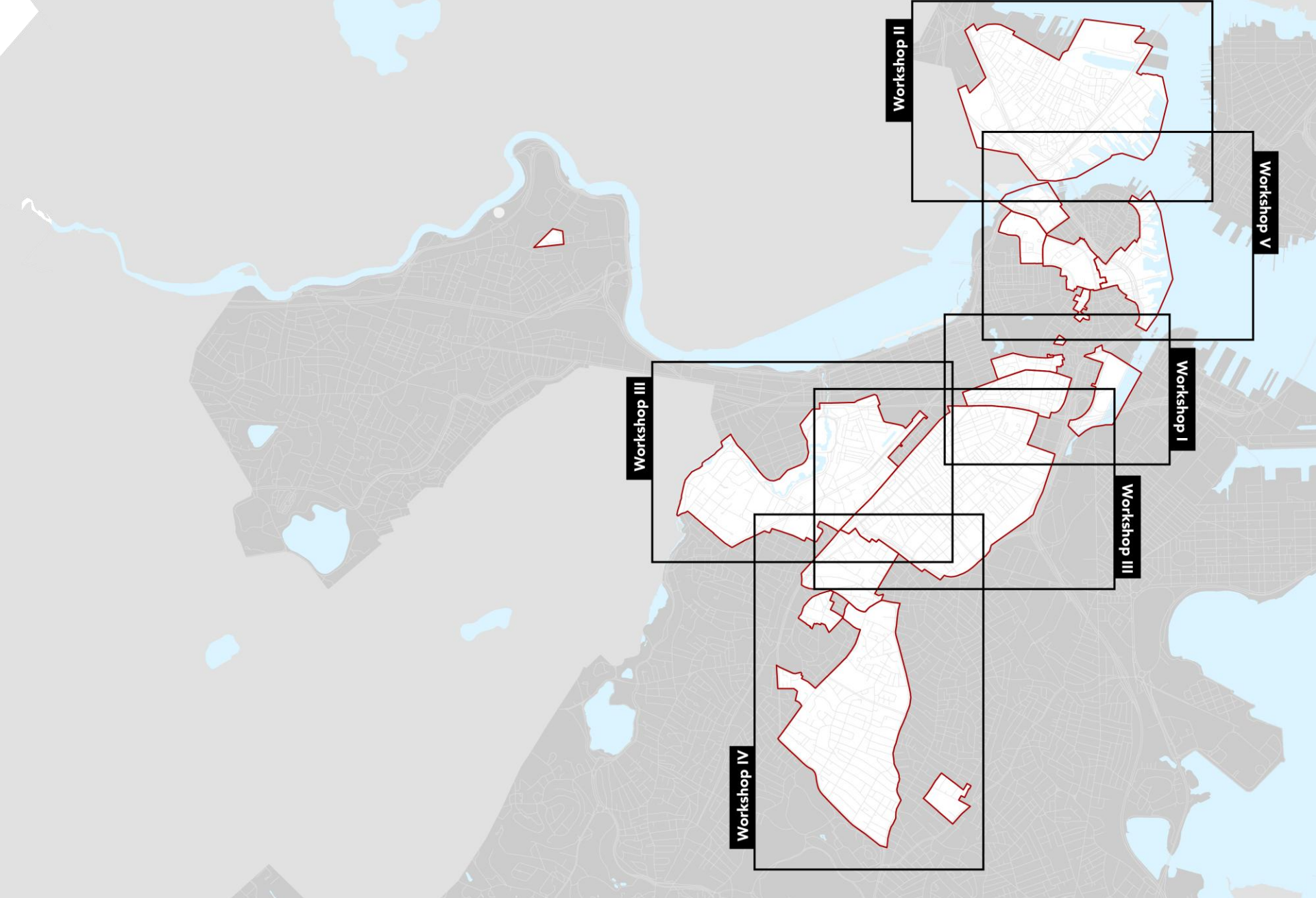
Layers

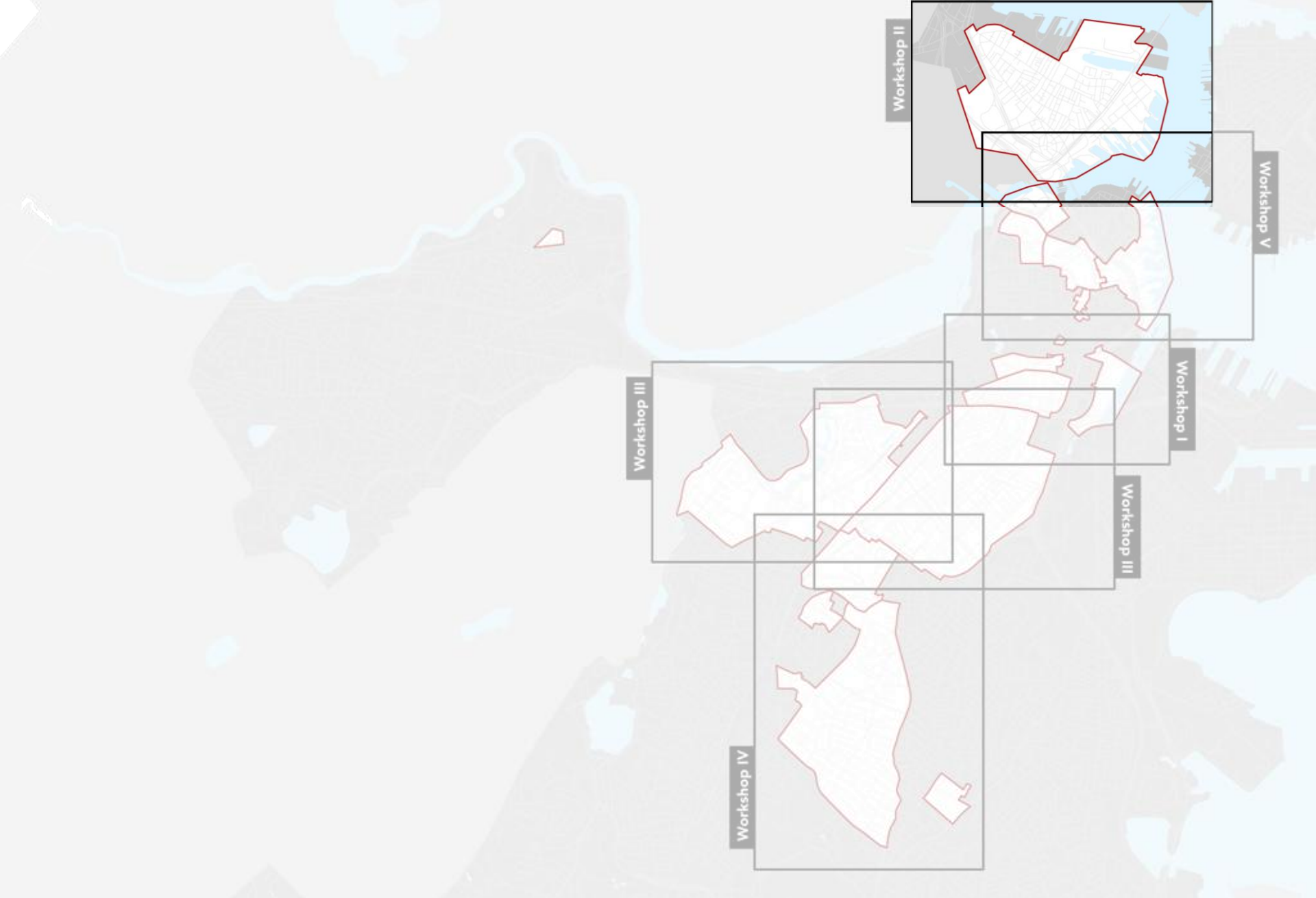
- ☒ Urban Renewal Area
- ☐ Urban Renewal Overlay District (U-Zoning)
- ☒ Feature Projects

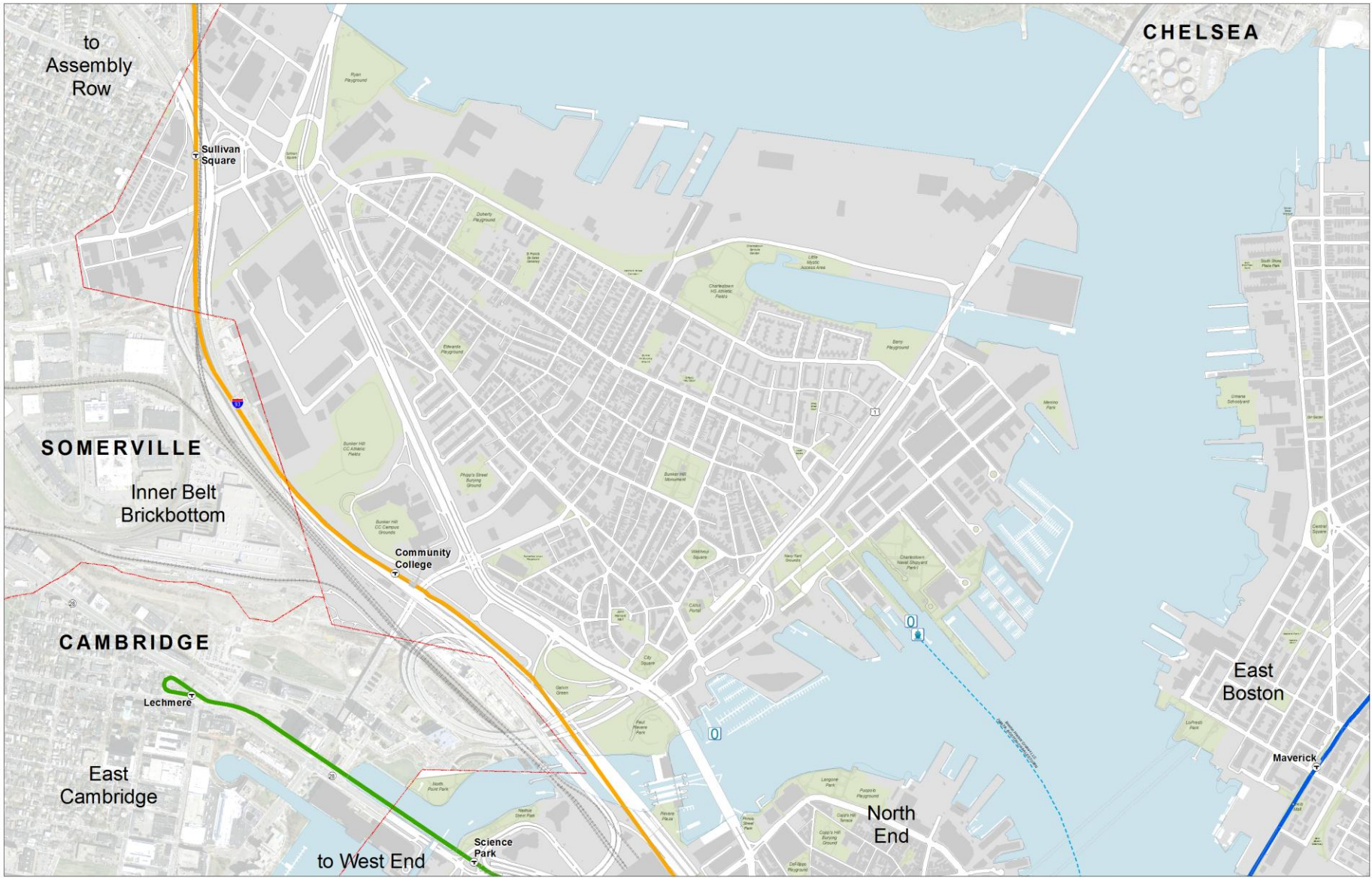
Base Maps

Powered by Esri, HERE, DeLorme, NGA, USGS

BRA Urban Renewal Website





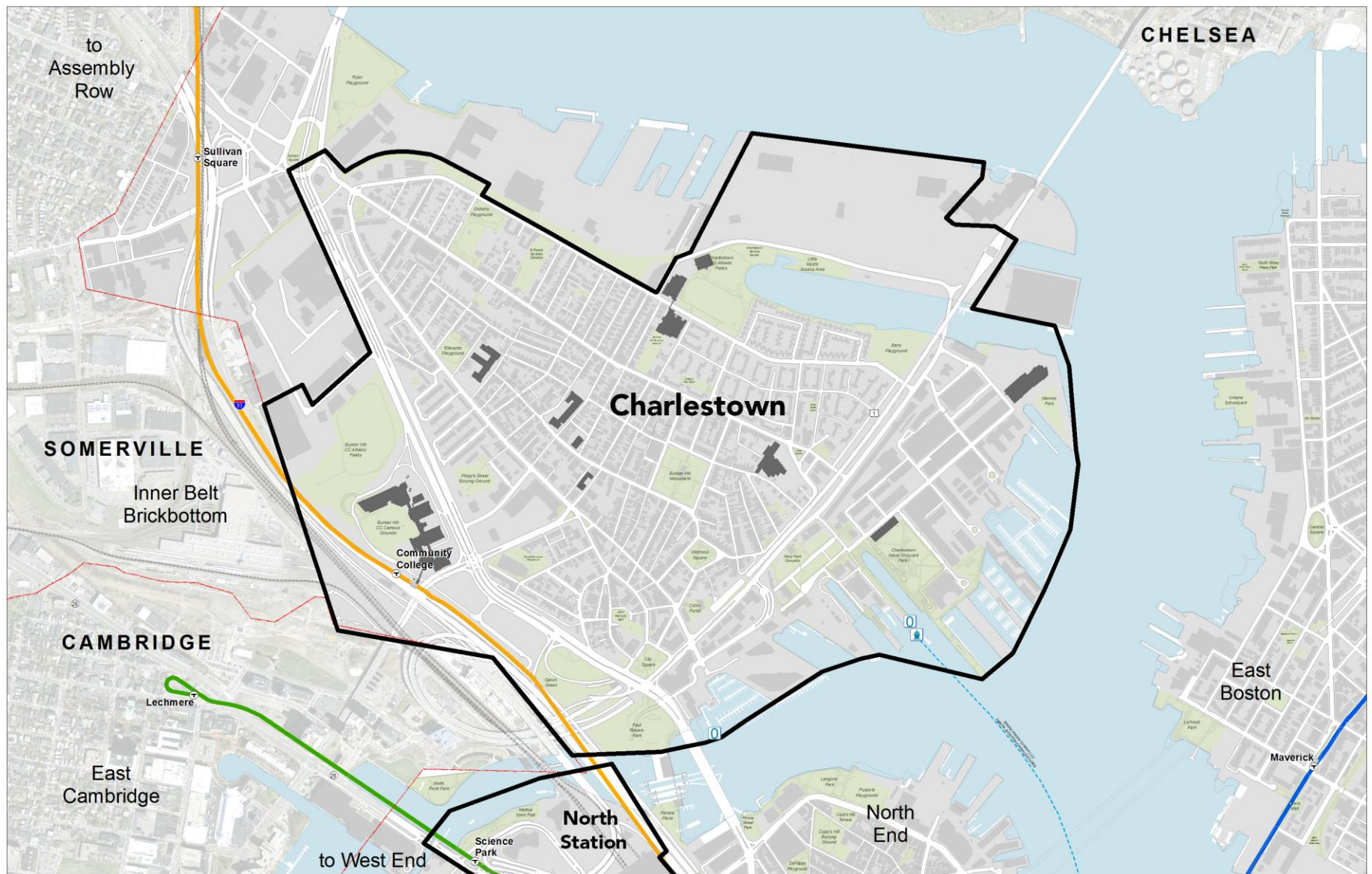


BOSTON
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1965
Assembly
Row



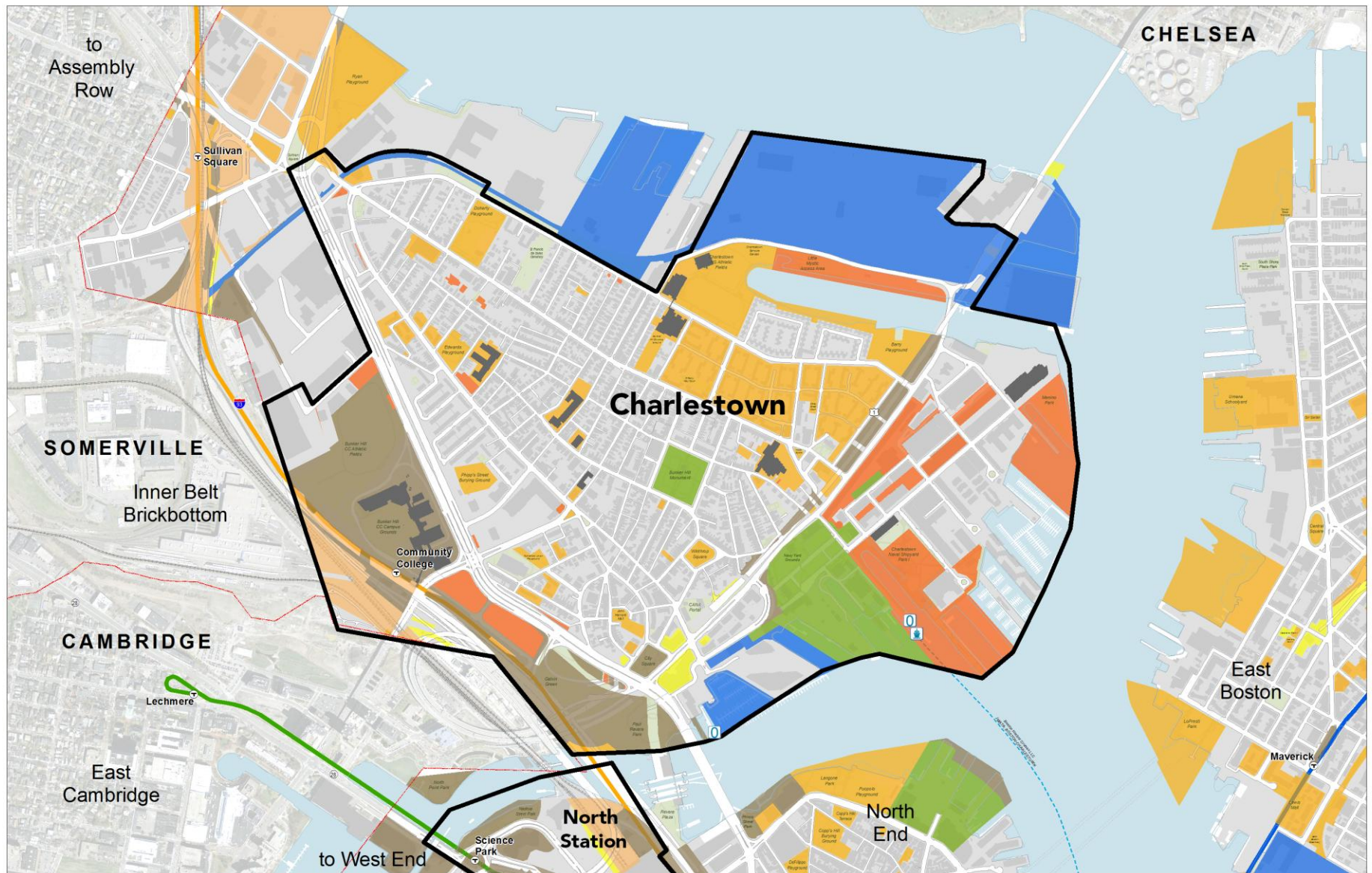




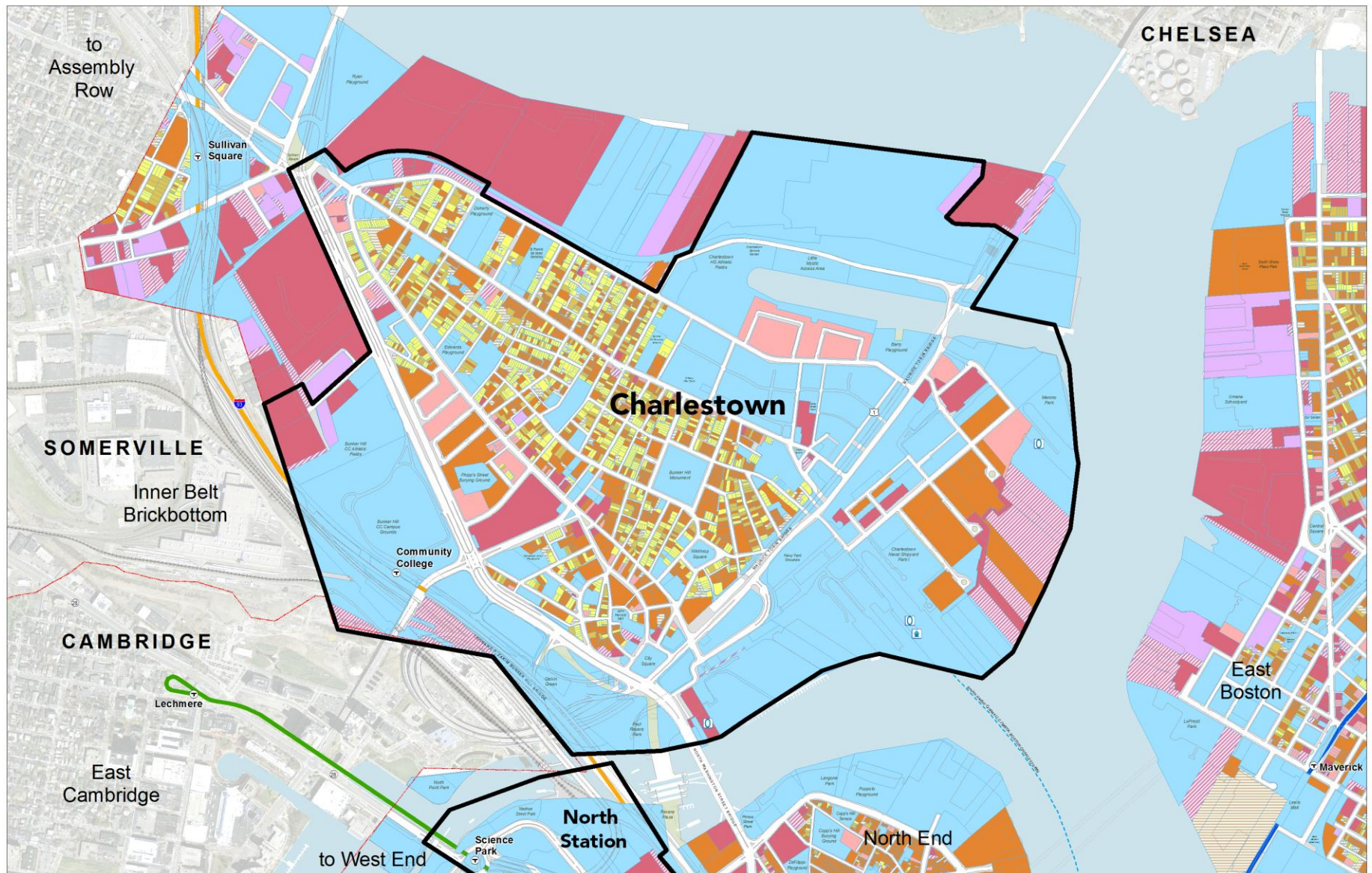
Institutional Buildings



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Publicly-owned land



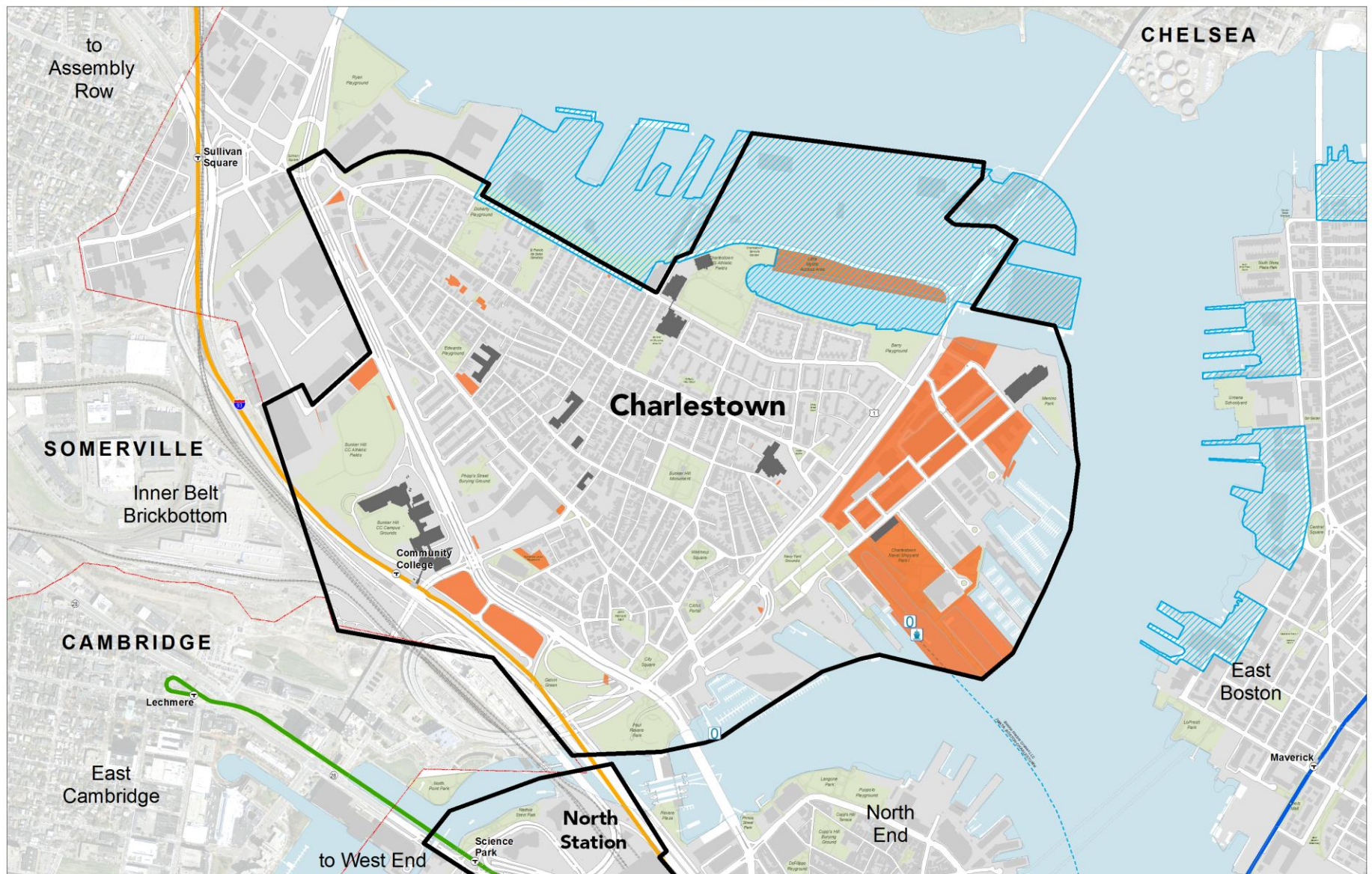
Land Use



BRA-owned land



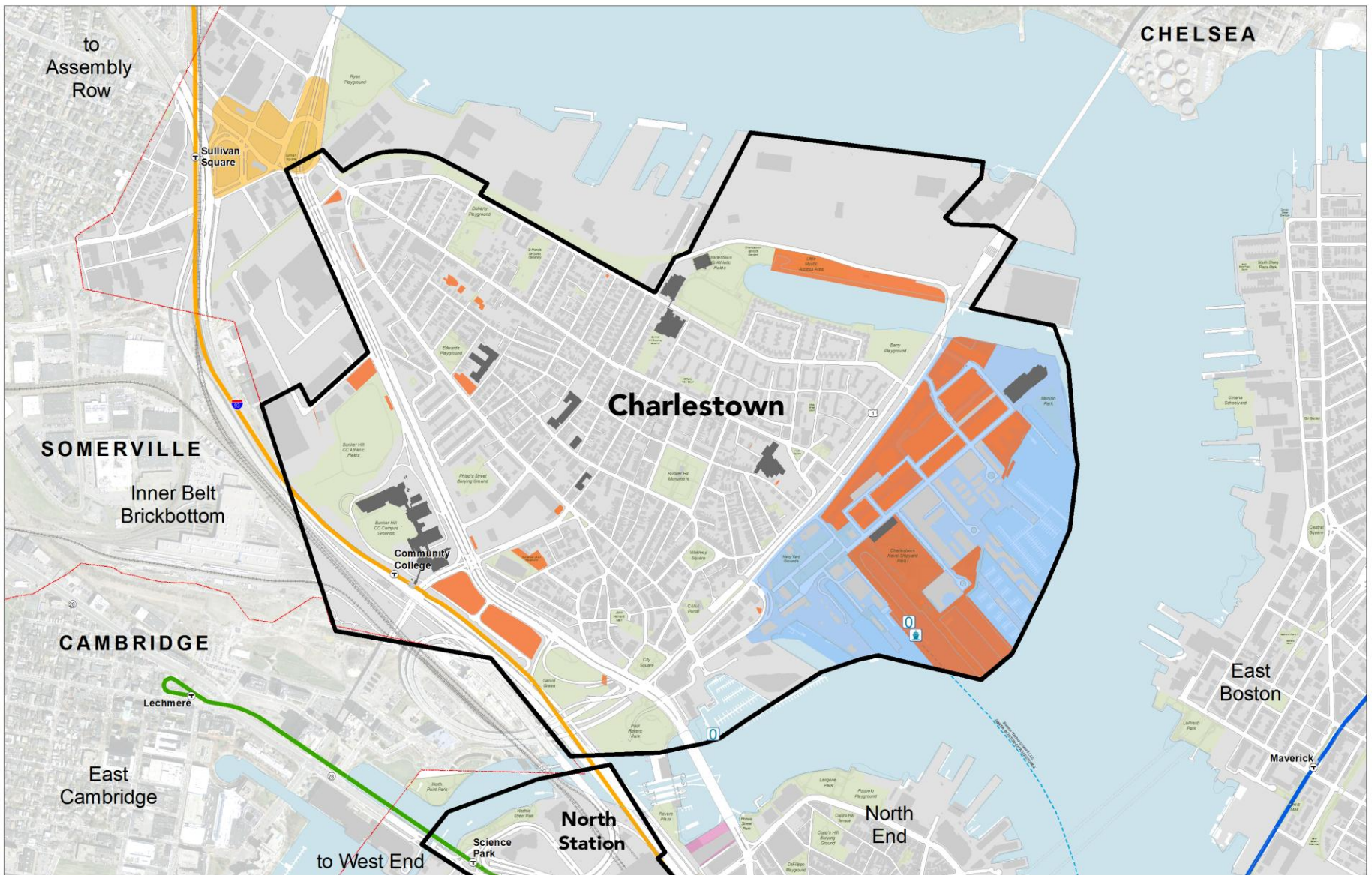
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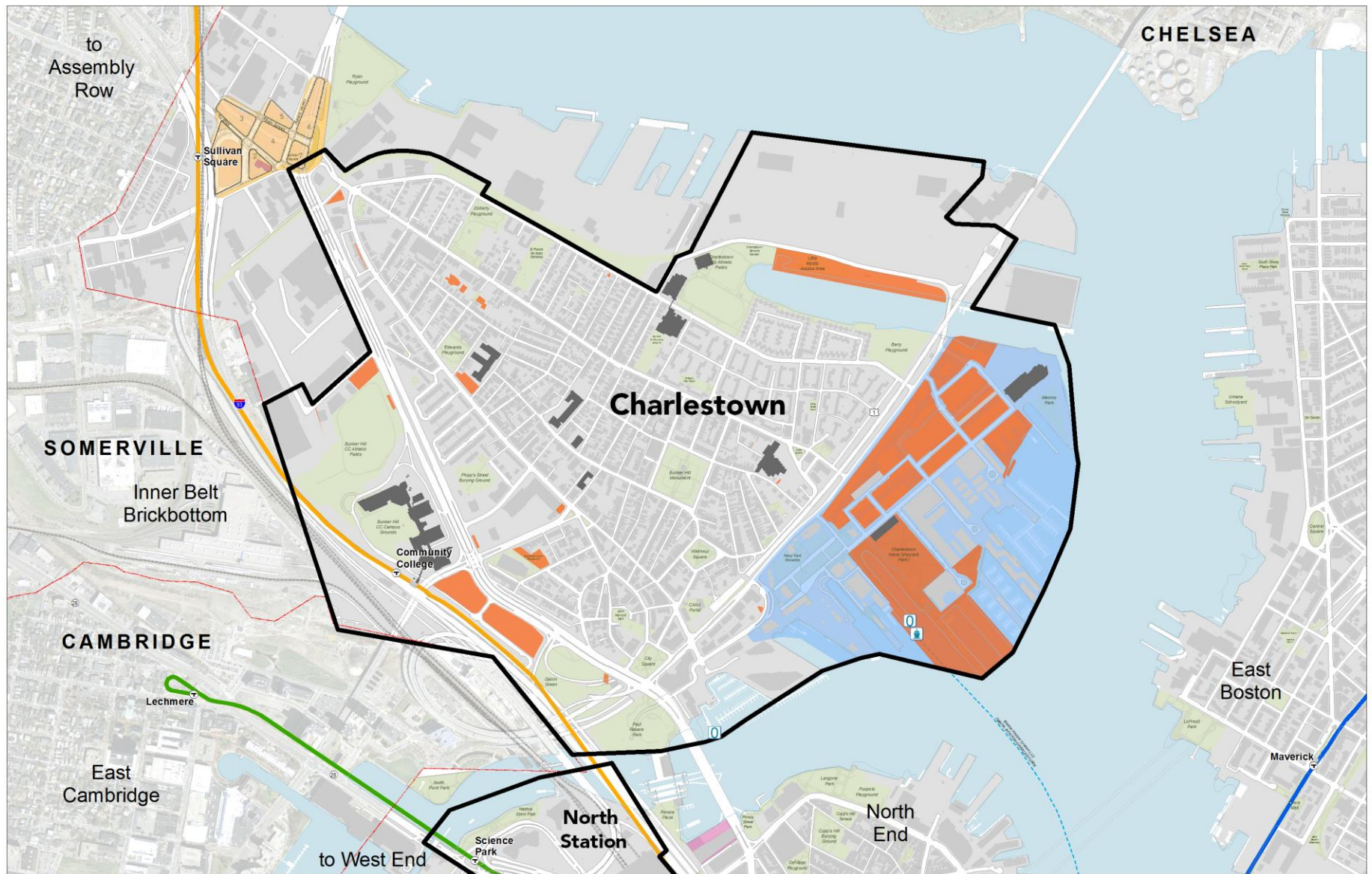
Designated Port Area boundary (DPA)



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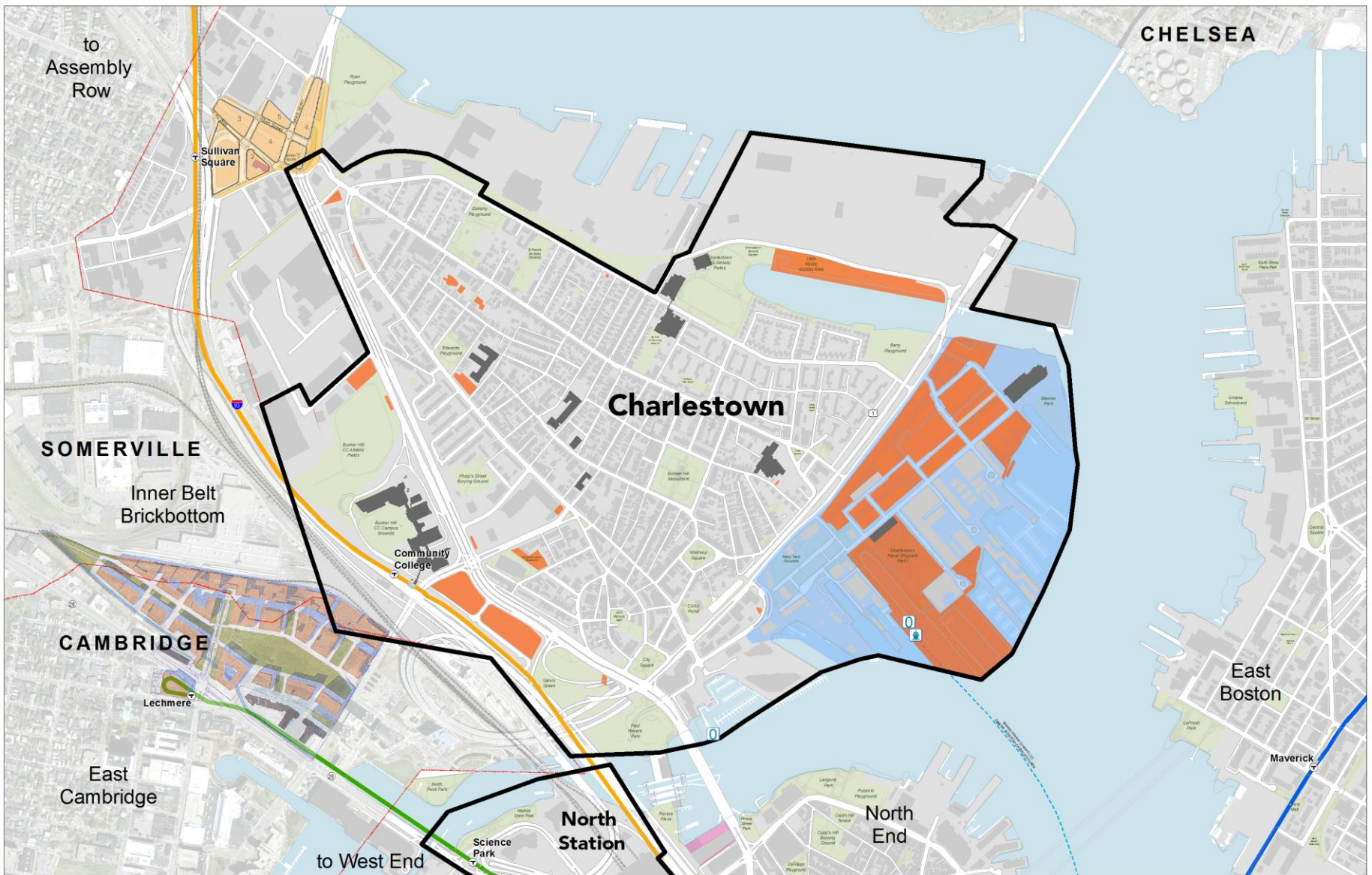
Recent Planning



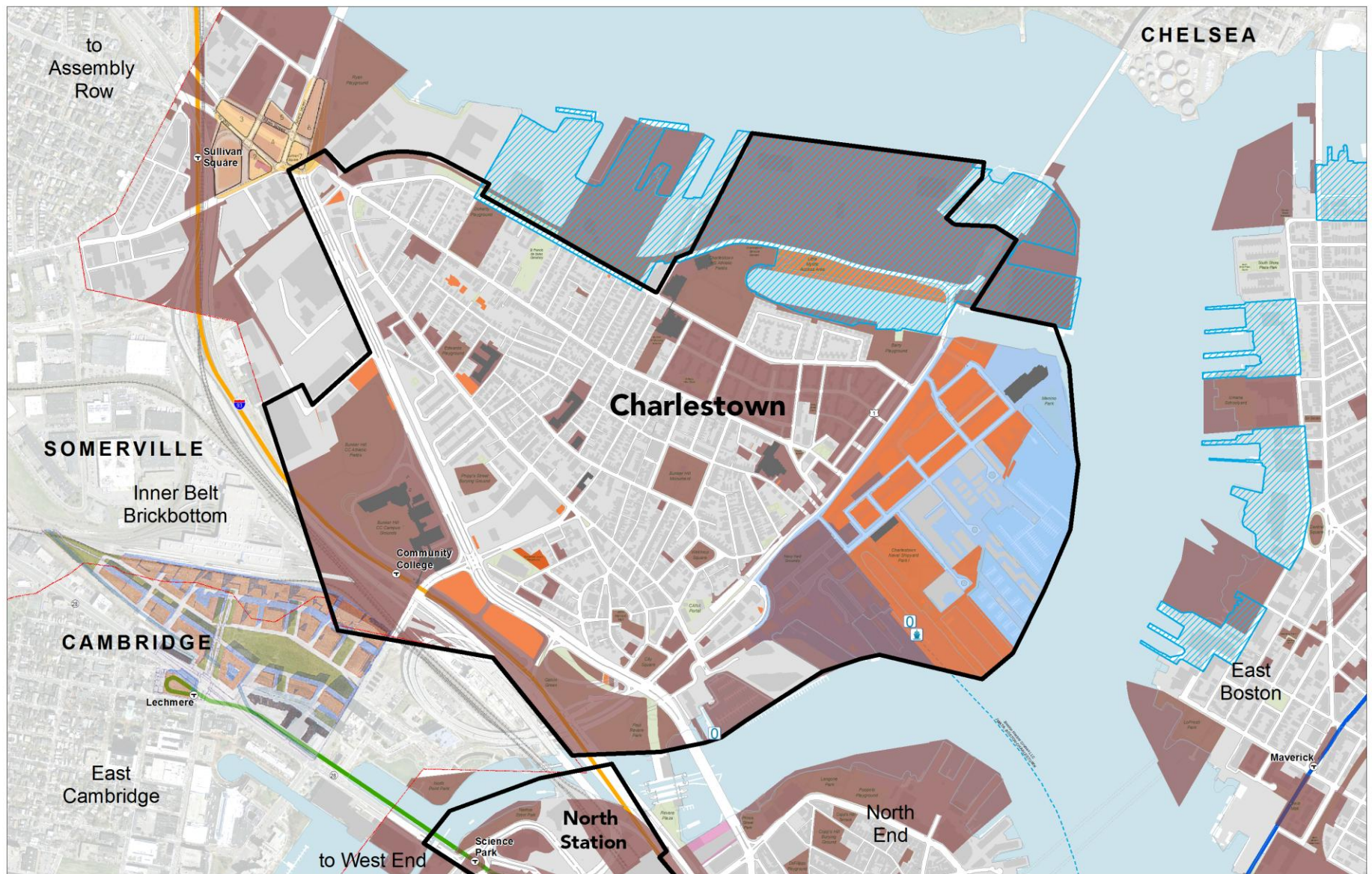
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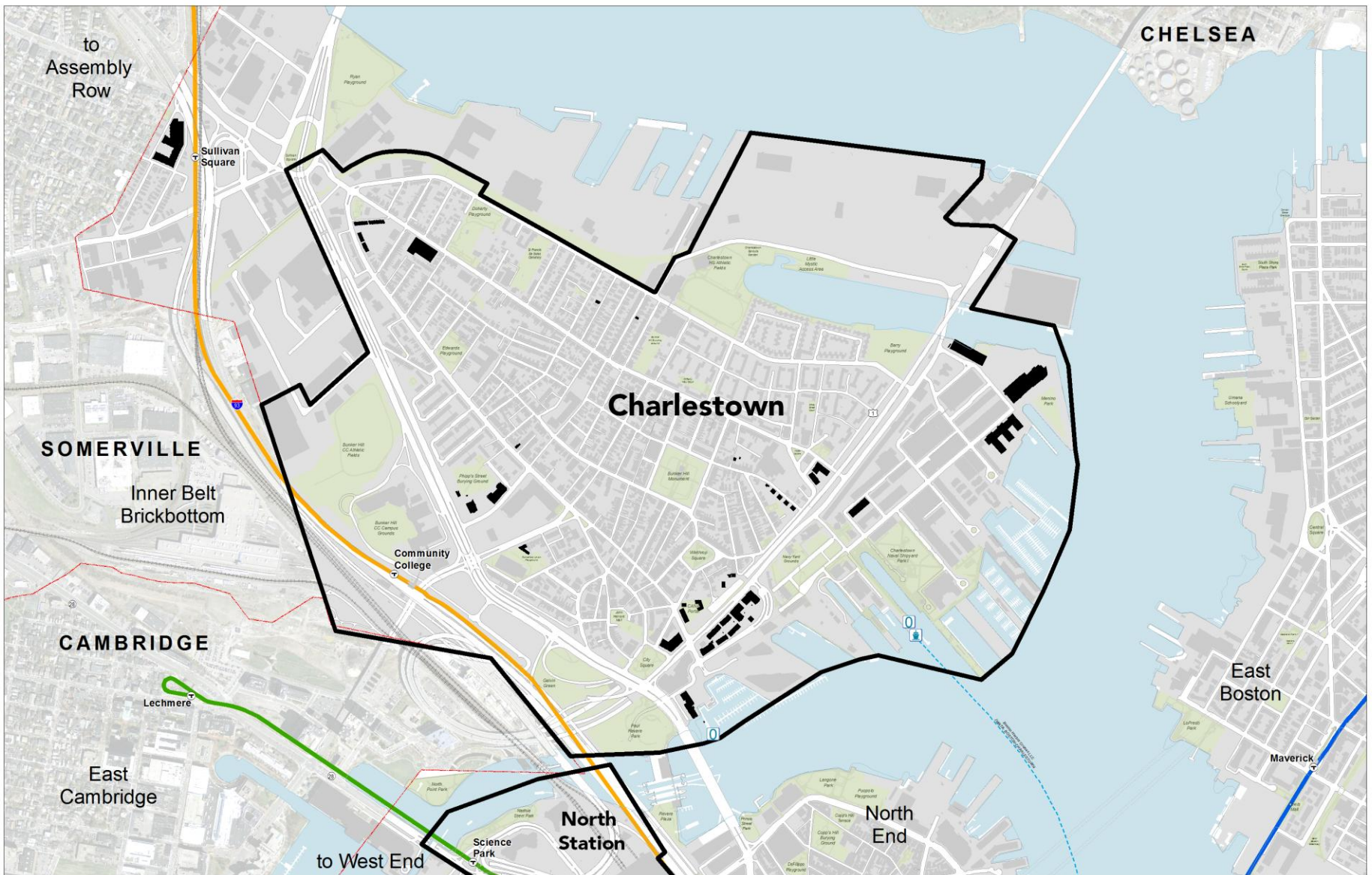
BOSTON
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AUTHORITY



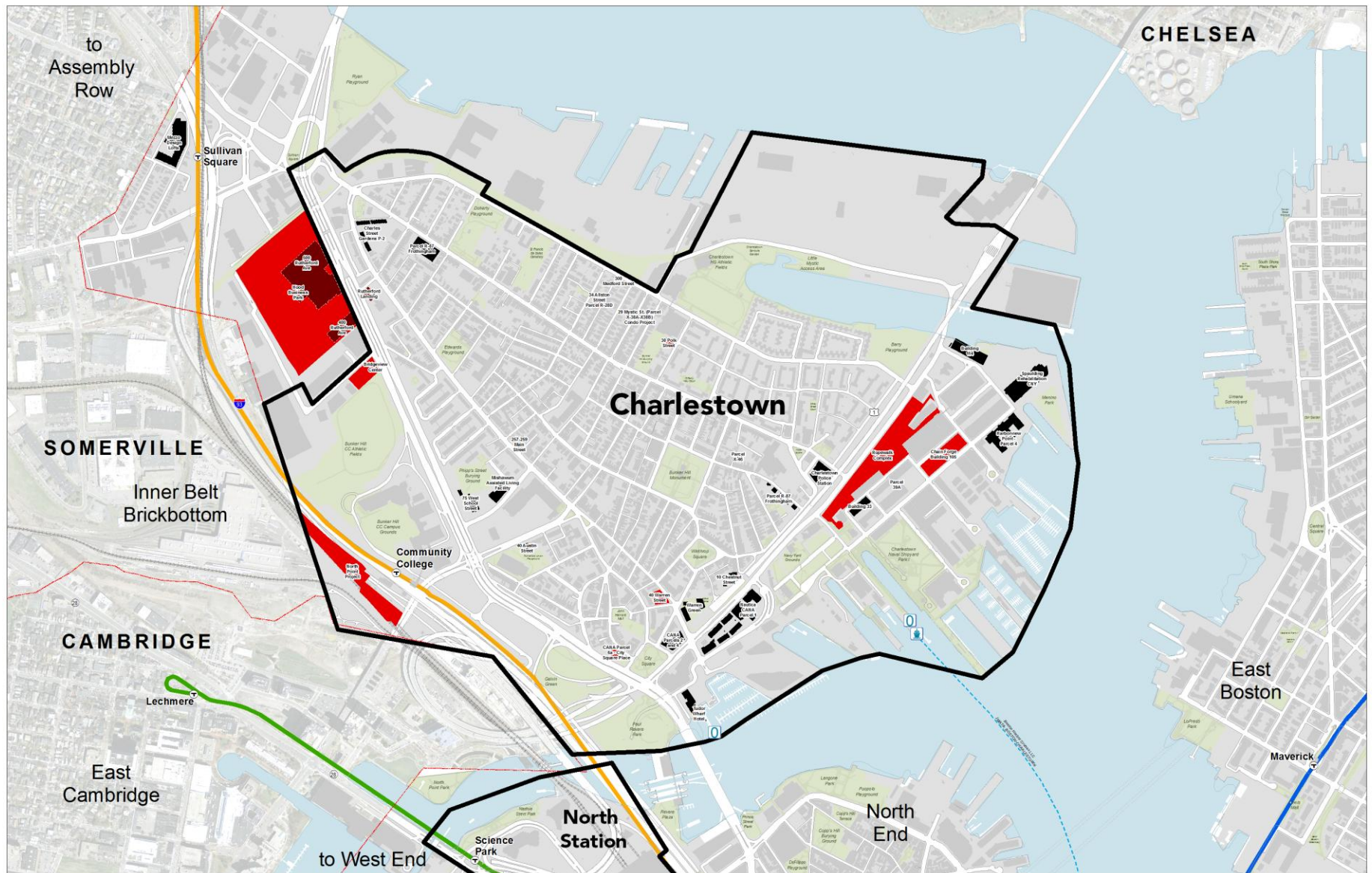
Proximate Development



Publicly-controlled land, DPA, Planning



Relatively Recent Development Projects



Development Pipeline Projects (Approved + UC)

Workshop Logistics:

Charlestown



Charlestown, 1965

Workshop Logistics:

Charlestown

1. Introduction (10 mins)
2. Overview presentation (30 mins)
3. **Workshop Discussion (45 mins)**
4. Summary (20 mins)



Charlestown, 1965

Original (1965) Goals and Planning Objectives | Charlestown

The Plan contains ~~five~~ (5) basic goals:

1. To preserve the neighborhood
2. To assure the public health and safety
3. To strengthen the physical pattern of the neighborhood activities
4. To reinforce the fabric of community life
5. To provide a more wholesome framework for environmental conditions better suited to ~~meet~~ the requirements of contemporary living

Supporting these goals are ~~five~~ (5) planning objectives:

1. Expansion of the residential community
2. Compatible relation between local and regional transportation
3. Compatible relation between local and regional land uses
4. New community facilities
5. General improvement of environmental conditions



Charlestown Workshop
Charlestown High School | June 29, 2015
Contact: Corey Zehngebot | Email: urbanrenewal@bos-

What's a goal?

Goals are the primary aim or desired result. They are intended to be general and broad.

What's a planning objective?

Objectives are more specific than goals. They usually help to give further definition to a smaller set of clearly-defined goals.

Original (1965) Goals and Planning Objectives | Charlestown

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Renewed (2015)



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Proposed (2015) Goals | Charlestown

Below are suggested themes for a proposed set of 2015 goals for the Charlestown Urban Renewal Area. These themes and draft language were informed with input from knowledgeable staff from the Boston Redevelopment Authority (BRA). We ask for your feedback on these proposed goals and also assistance in creating supporting planning objectives. Thank you.

Regional Connectivity

- Strengthen use of public transit through strategic station and public realm improvements
- Balance public transportation with other modes (vehicular, pedestrian, bicycle), both landside and waterside
- Balance continued planning and growth in areas proximate to neighboring municipalities
- Coordinate federal, state, and local government activities in a manner consistent with overall planning and development programs

Sustainable Public Realm

- General improvement of environmental conditions
- Expand civic spaces and increase the variety and programming for open space
- Strengthen the pedestrian and public realm connections between the neighborhood and transit

Housing, Neighborhood Preservation, and Community Life

- To strengthen the physical pattern of the neighborhood activities
- To reinforce the fabric of community life
- To preserve the neighborhood
- New community facilities

Evolving Waterfront

- Reinforce connections between residential areas and the waterfront
- To create an area for the development of water dependent uses and water transportation designed to stimulate tourism, create jobs, facilitate development, and symbolize the importance of Boston's historic relationship to the sea
- To provide public ways, parks, and plazas which encourage the pedestrian to enjoy the harbor and its activities
- To provide a more wholesome framework for environmental conditions better suited to meet the requirements of contemporary living in a manner to assure comprehensive redevelopment of the area which is sensitive to historical, architectural, recreational, and environmental considerations



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Suggested themes for the goals:

- Regional Connectivity
- Housing, Neighborhood Preservation, and Community Life
- Public Realm
- Evolving Waterfront

Proposed (2015) Goals | Charlestown

Below are suggested themes for a proposed set of 2015 goals for the Charlestown Urban Renewal Area. These themes and draft language were informed with input from knowledgeable staff from the Boston Redevelopment Authority (BRA). We ask for your feedback on these proposed goals and also assistance in creating supporting planning objectives. Thank you.

Regional Connectivity

- Strengthen use of public transit through strategic station and public realm improvements
- Balance public transportation with other modes (vehicular, pedestrian, bicycle), both landside and waterside
- Balance continued planning and growth in areas proximate to neighboring municipalities
- Coordinate federal, state, and local government activities in a manner consistent with overall planning and development programs

Sustainable Public Realm

- General improvement of environmental conditions
- Expand civic spaces and increase the variety and programming for open space
- Strengthen the pedestrian and public realm connections between the neighborhood and transit

Housing, Neighborhood Preservation, and Community Life

- To strengthen the physical pattern of the neighborhood activities
- To reinforce the fabric of community life
- To preserve the neighborhood
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Regional Connectivity

Charlestown



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Regional Connectivity

Assembly Row
(Somerville)

Everett Avenue
(Chelsea)

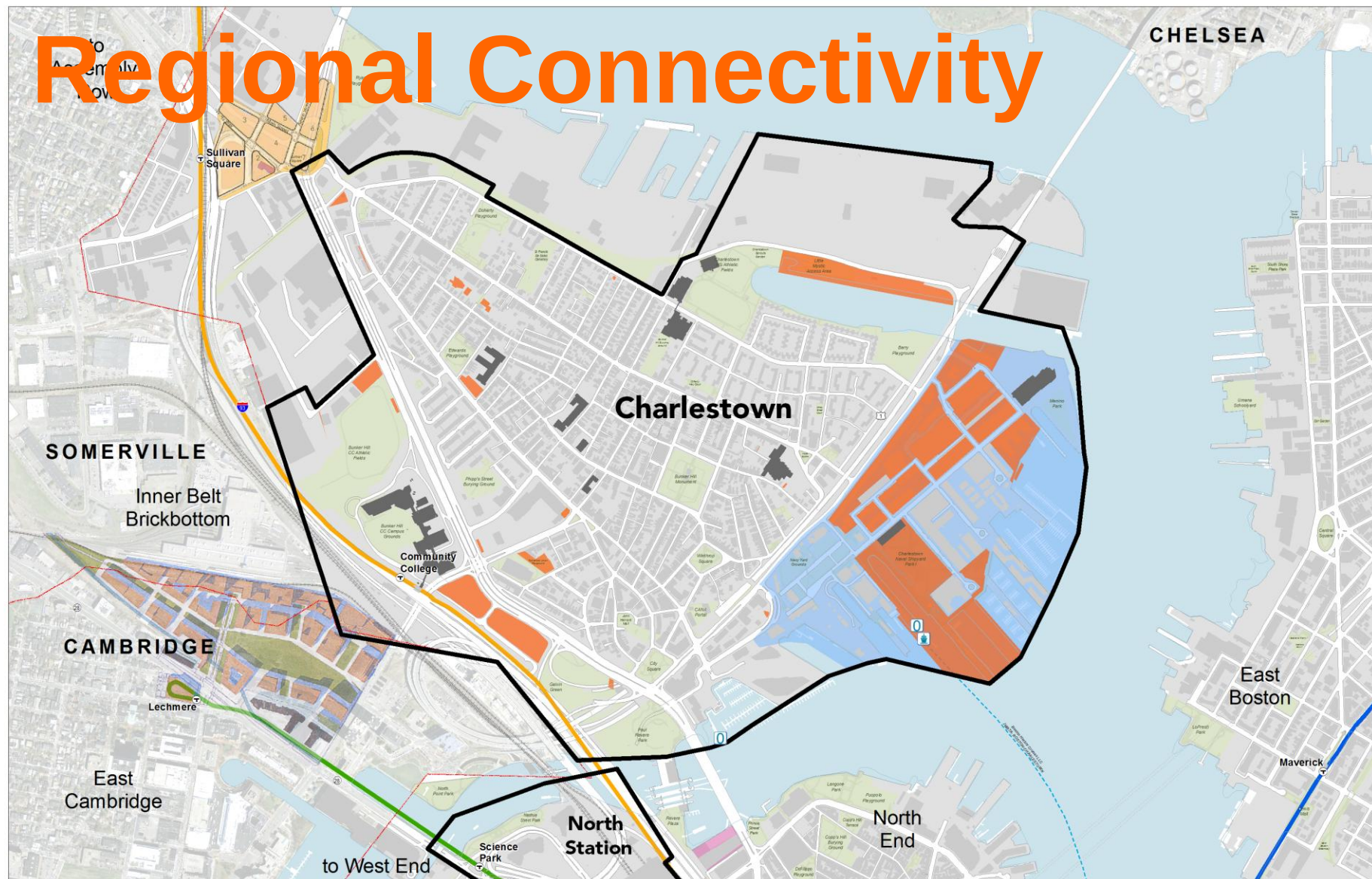
Charlestown

Kendall Square
(Cambridge)



**BOSTON
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Regional Connectivity



Proximate Development



BOSTON
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Regional Connectivity



Northpoint, Cambridge (top row), Assembly Row, Somerville (bottom row)



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Regional Connectivity



Lovejoy Wharf



Converse Headquarters, Lovejoy Wharf



Proposed North Station Redevelopment



Liberty Wharf, South Boston



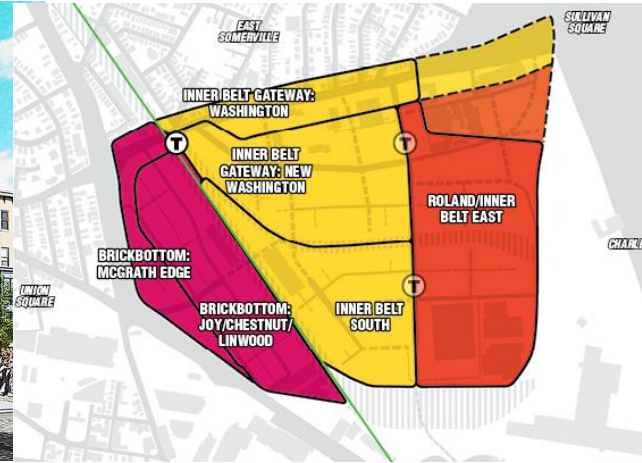
Clippership Wharf, East Boston



Pier 1, East Boston



Regional Connectivity



Inner Belt / Brickbottom, Somerville

Housing, Neighborhood Preservation, and Community Life



Bunker Hill Housing (BHA)



Mishawum Park



Mishawum Park



Housing, Neighborhood Preservation, and Community Life

Inclusionary Development Policy Changes on the Horizon

Administration of the IDP Policy is now being actively analyzed and rethought

Communication between departments (BRA and DND) is improved

Implementation has become clearer for staff

Housing, Neighborhood Preservation, and Community Life

Inclusionary Development Policy Changes on the Horizon

IDP Policy is looking actively at:

- Onsite requirement
- Offsite requirement
- Rental buyout requirements
- Condo buyout requirements
- Rental income limits

Housing, Neighborhood Preservation, and Community Life

Land Disposition Agreements (LDAs):

An agreement with the BRA that governs the transfer and use of BRA-owned parcels; typically recorded with the deed.

Housing, Neighborhood Preservation, and Community Life

But what does that mean?

Historically, Land Disposition Agreements (LDAs) are associated with parcels that were transferred for a nominal amount to a private owner to incentivize development.

As part of the provision of the LDA, the BRA recoups the incremental value of the parcel when there is a sale or change of use. This impacts land value, but has resulted in significant private investment over time and is comparable to strategies used by municipalities nationwide.

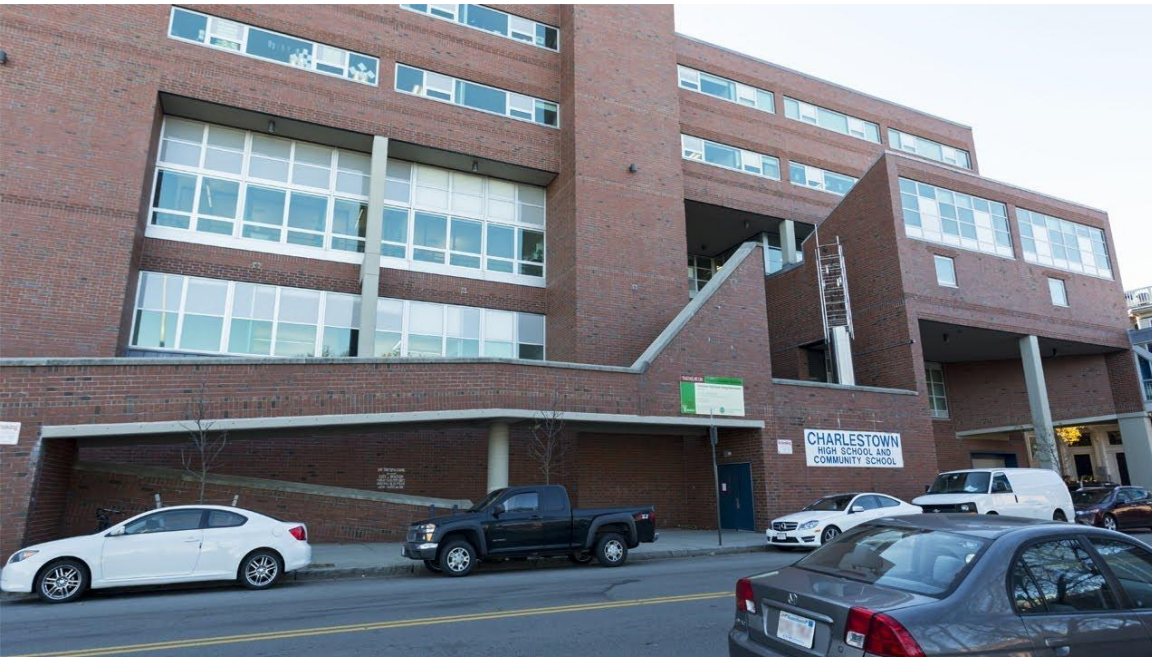
Example: Conversion to 2-family and sale of existing and new unit

Housing, Neighborhood Preservation, and Community Life

Design Controls Ensuring that private development advances the community's goals for:

- Affordable Housing
- Density Restrictions
- Urban Design
- Diverse Uses

Housing, Neighborhood Preservation, and Community Life



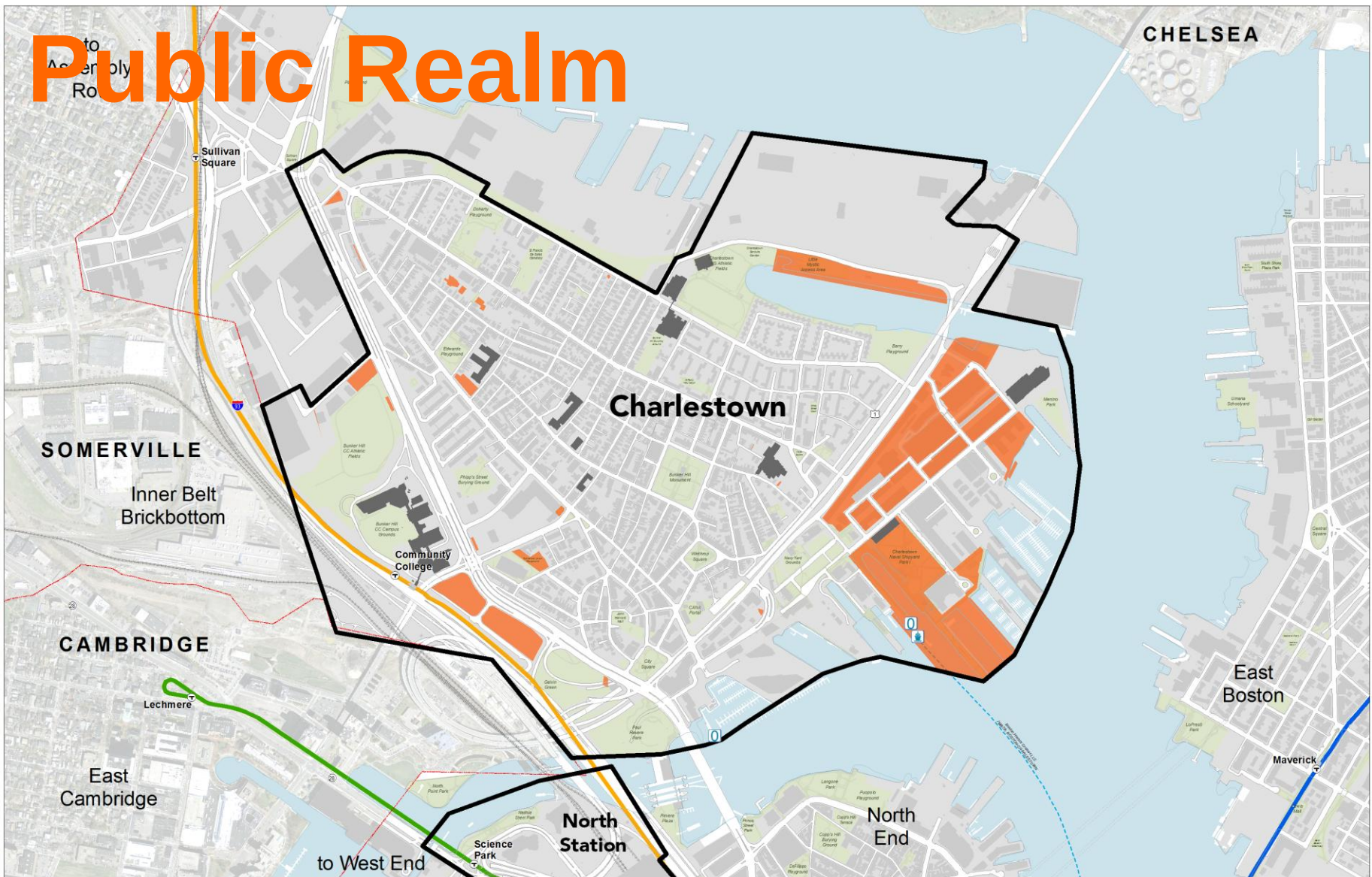
Charlestown High School

High School
Redesign: Boston



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Public Realm



BRA-owned land



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Public Realm

Public Amenities:

- BPL - Charlestown Branch
- Bunker Hill Community College
- Charlestown Navy Yard Preservation
- Harvard-Kent Elementary School
- MBTA Elevated Railway Demolition
- Prison Point (Gilmore) Bridge
- Thompson Square Triangle
- Knights of Columbus
- Menino Park

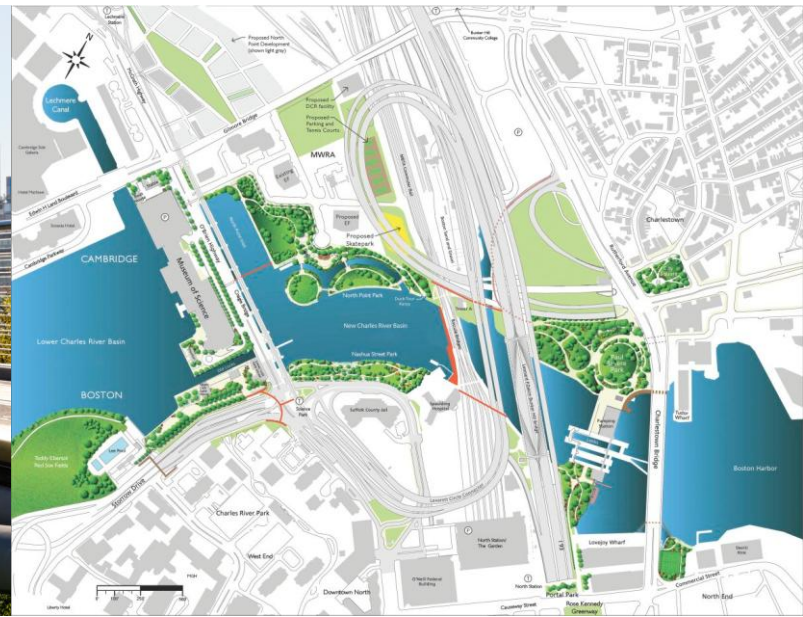
Places to Live:

- Parris Landing
- Flagship Wharf
- Mishawum Park Housing
- Residential Rehabs (over 2,000)

Places to Work:

- Bunker Hill Mall
- MGH Laboratories
- Spaulding Rehabilitation Hospital

Public Realm



North Bank Bridge

Public Realm



Bridge Infrastructure (North Washington Street Bridge, Tobin Bridge)



Public Realm



Views of Charlestown Navy Yard

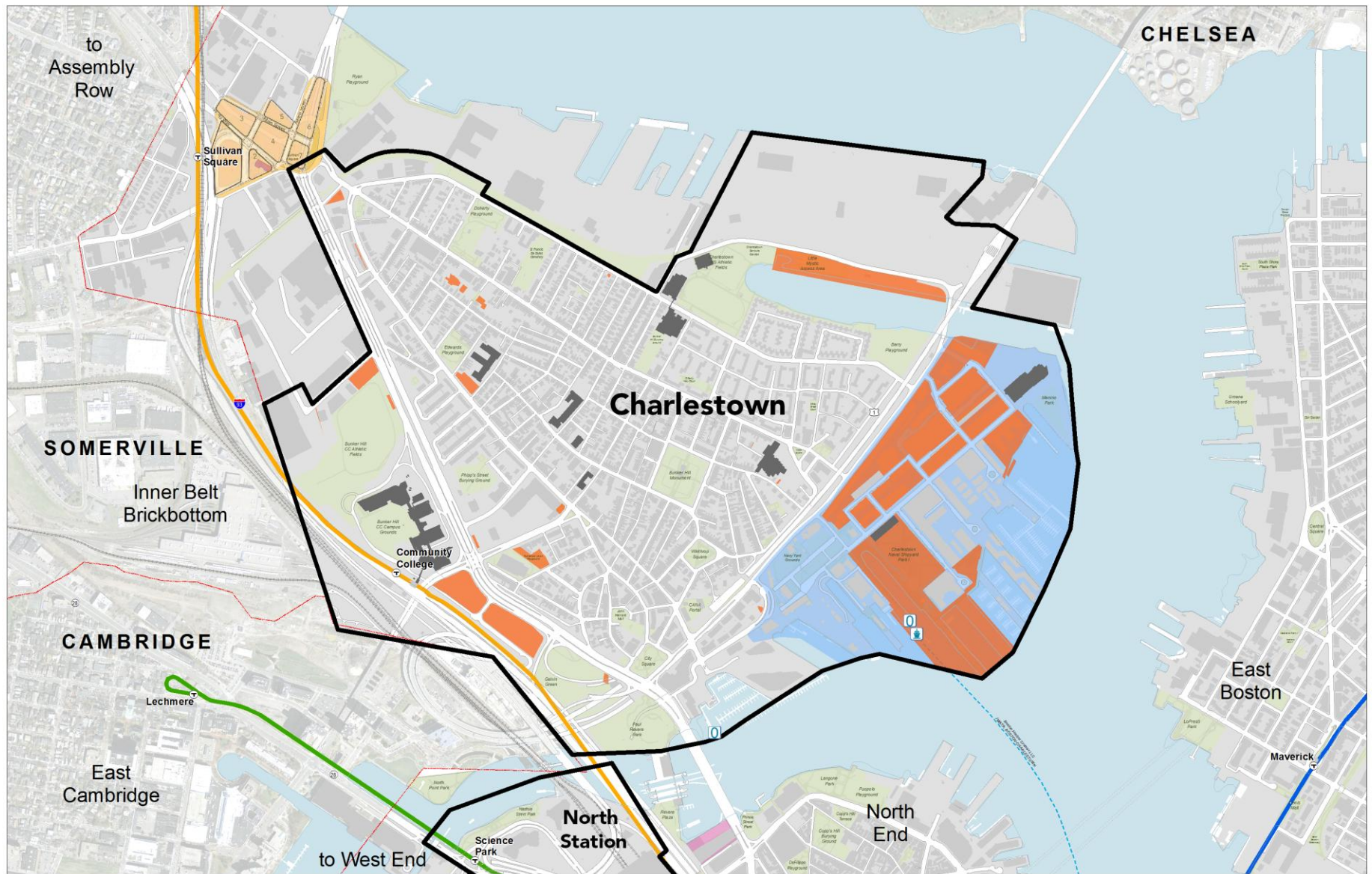


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Evolving Waterfront



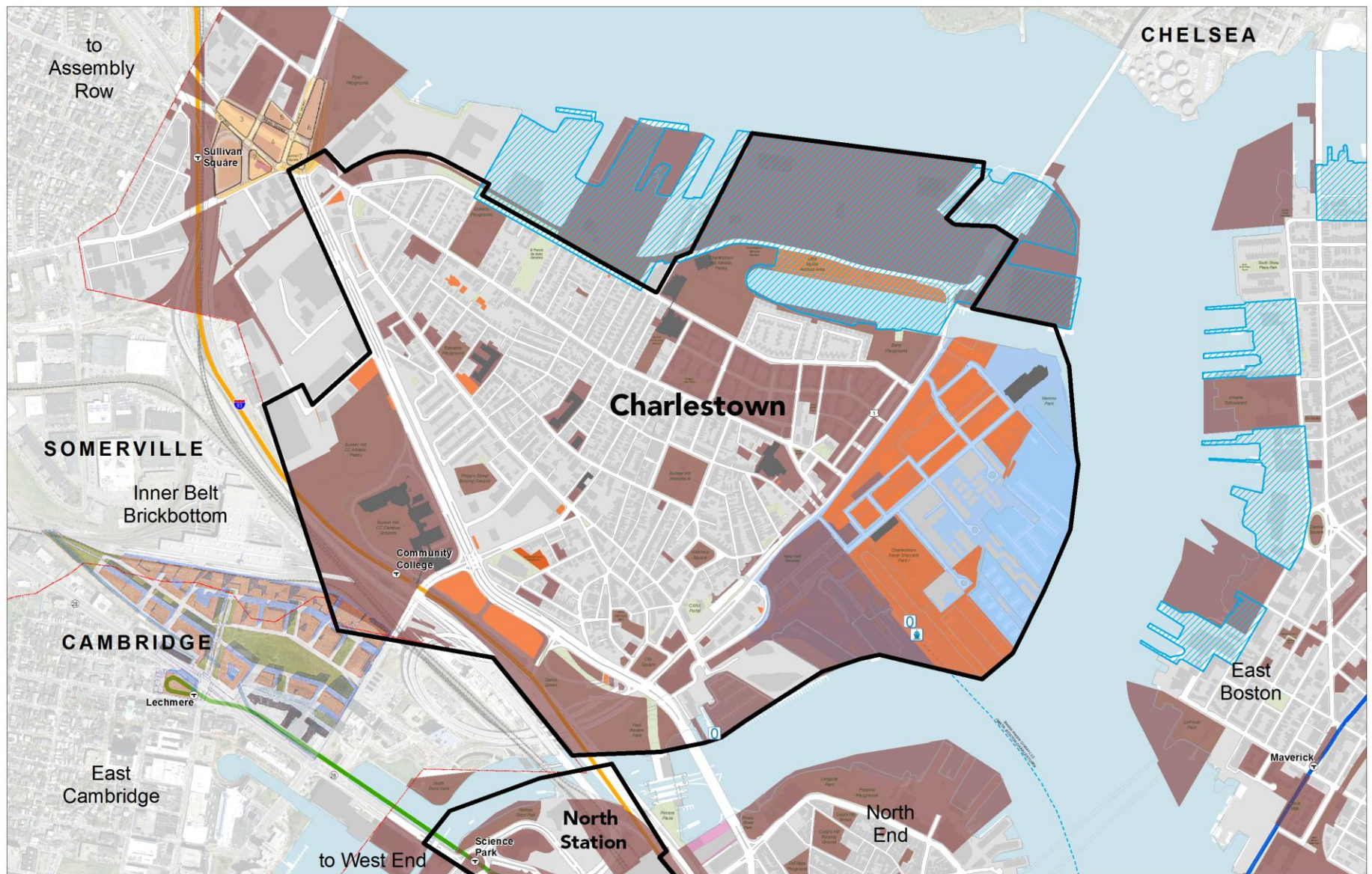
Views of Charlestown Navy Yard



Recent Planning

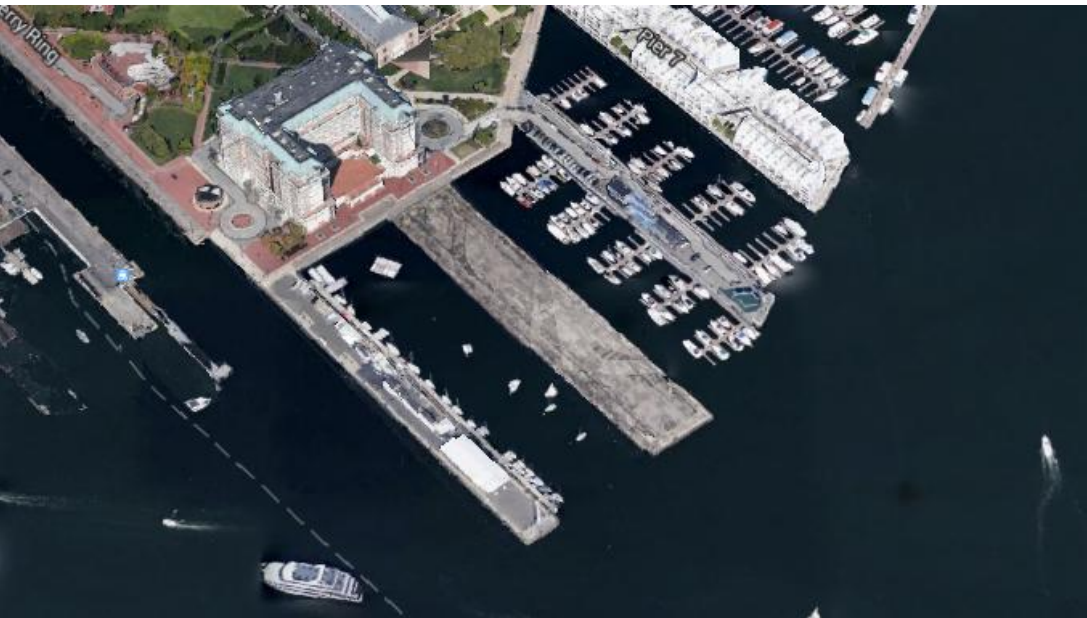


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Publicly-controlled land, DPA, Planning

Evolving Waterfront

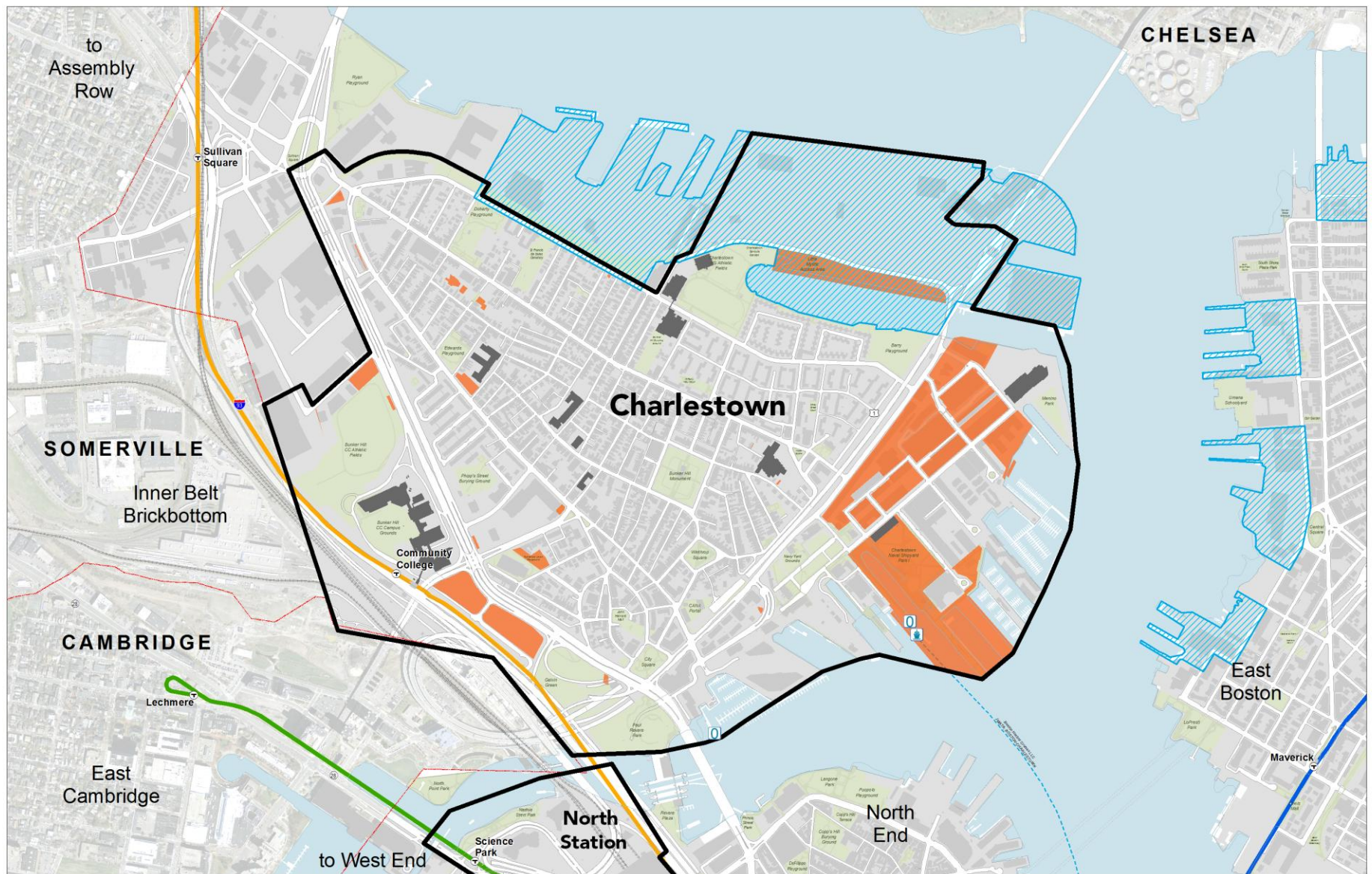


Piers 4-7, Charlestown Navy Yard



Pier 8, Charlestown Navy Yard





Designated Port Area boundary (DPA)



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Original (1965) Goals and Planning Objectives | Charlestown

The Plan contains five (5) basic goals:

1. To preserve the neighborhood
2. To assure the public health and safety
3. To strengthen the physical pattern of the neighborhood activities
4. To reinforce the fabric of community life
5. To provide a more wholesome framework for environmental conditions better suited to meet the requirements of contemporary living

Supporting these goals are five (5) planning objectives:

1. Expansion of the residential community
2. Compatible relation between local and regional transportation
3. Compatible relation between local and regional land uses
4. New community facilities
5. General improvement of environmental conditions



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Wrap Up + Next Steps:

Charlestown



South Cove, 1965



Thank you!

Charlestown



South Cove, 1965

