



Urban Renewal: Fenway

October 28th, 2019



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development agency**

Urban Renewal Area Agenda

1. Introduction
2. Urban Renewal Background
3. Urban Renewal Action Plan
4. Land Disposition Agreement Inventory
5. BPDA Owned Land Inventory
6. Community Feedback



1.

Introduction:

Why Are We
Here?

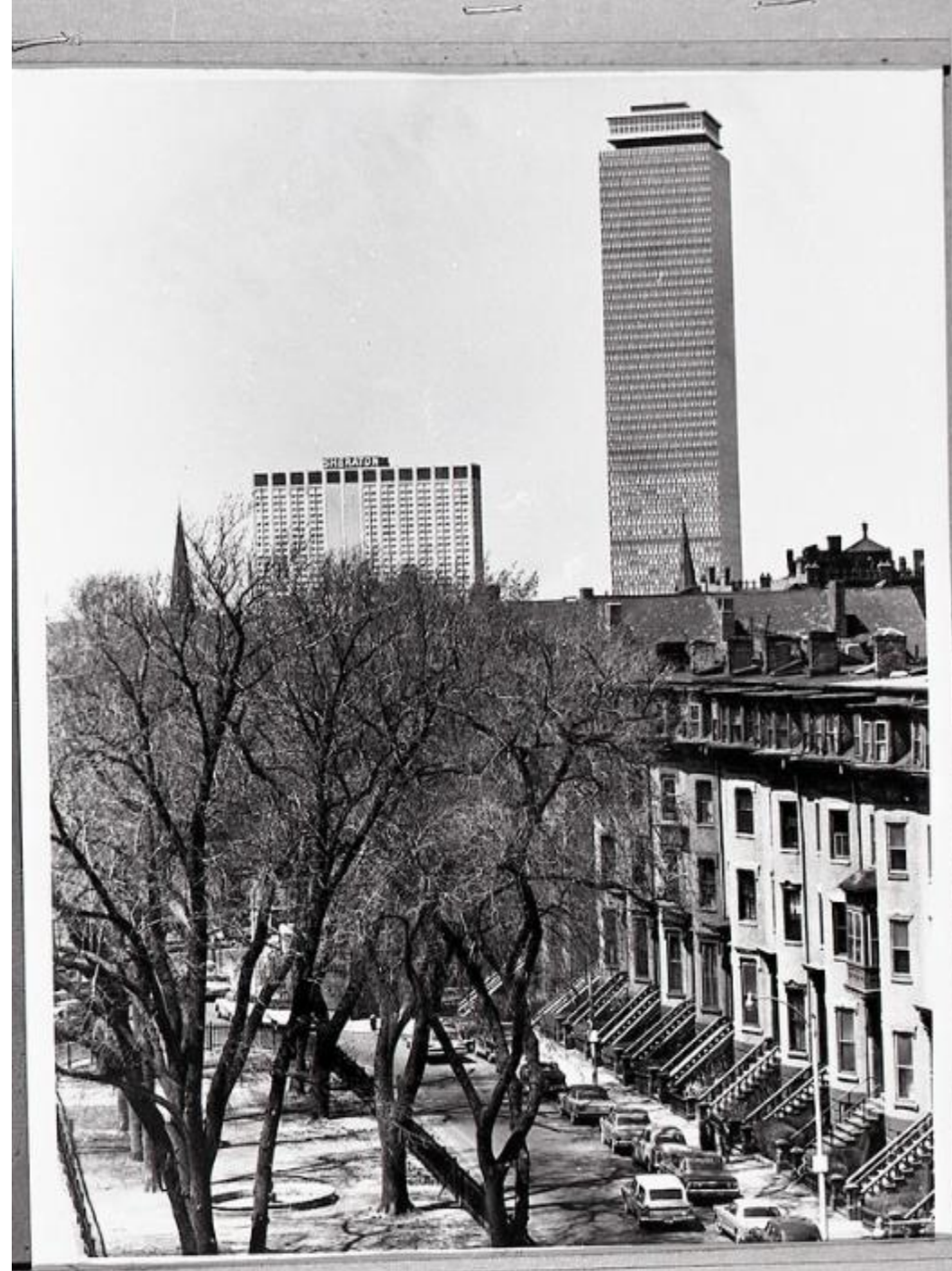


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2016 Urban Renewal Extension

- In 2016, the Commonwealth's Department of Housing and Community Development (DHCD) [approved a six-year extension of the Boston Planning and Developments Urban Renewal powers](#), which are seen as an important tool for planning and economic development.
- As we enter the mid-way point of that extension the agency is coming out to all 16 Urban Renewal Areas to update the community on their actions and gain feedback into the future of each plan area.
- This is the first phase of that community process.



Who Am I?

Hi !

Christopher Breen

Special Project Manager

Department Director's Office

Under direction of the Senior Policy Advisor, Christopher manages projects and coordinate with interdepartmental staff on research and accountability measure related to Urban Renewal, including the oversight of Land Disposition Agreements (LDA's), the disposition of BRA-owned land, and other matters involving BRA assets. Christopher also works on special projects, as assigned.



Contact

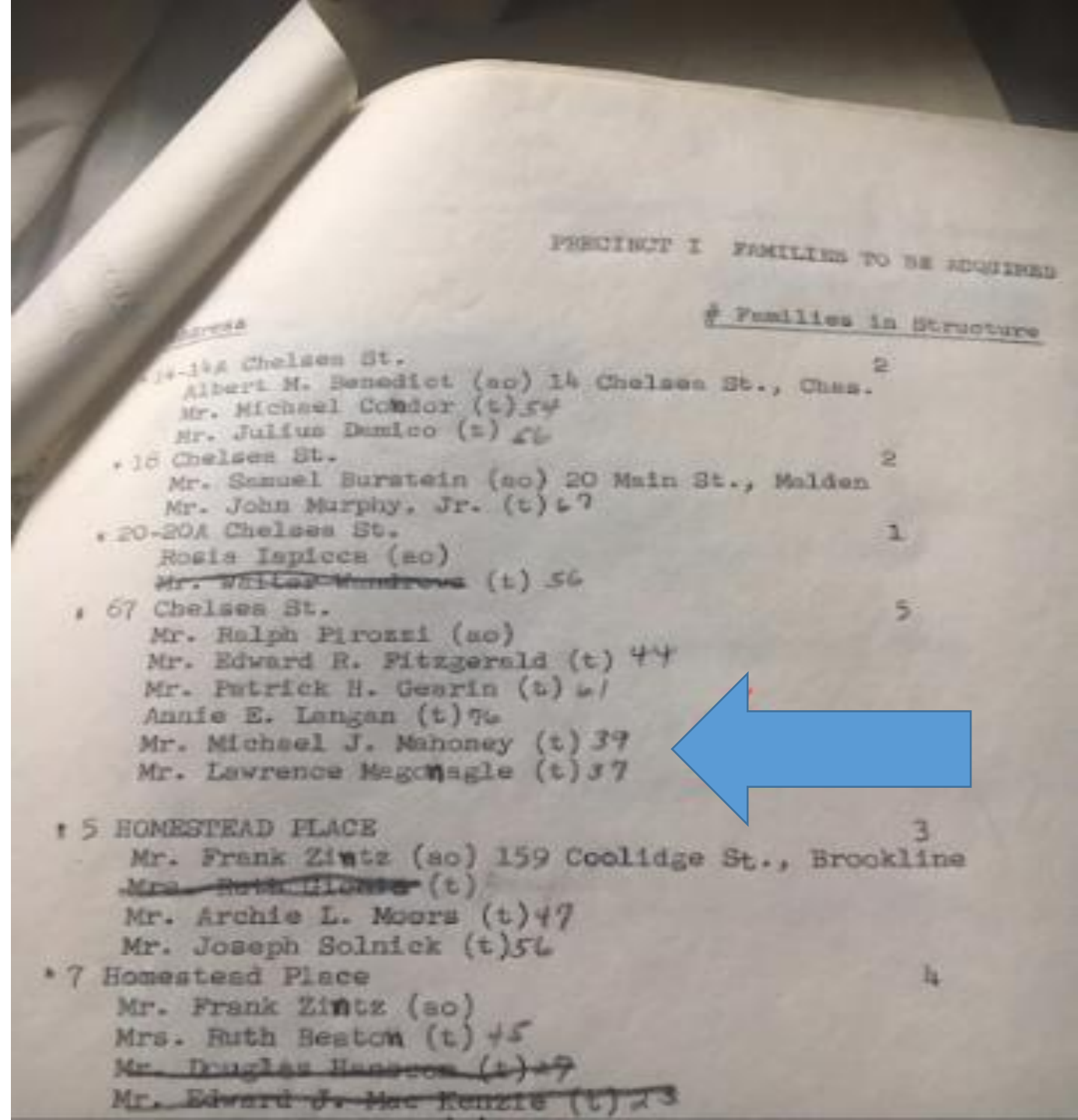
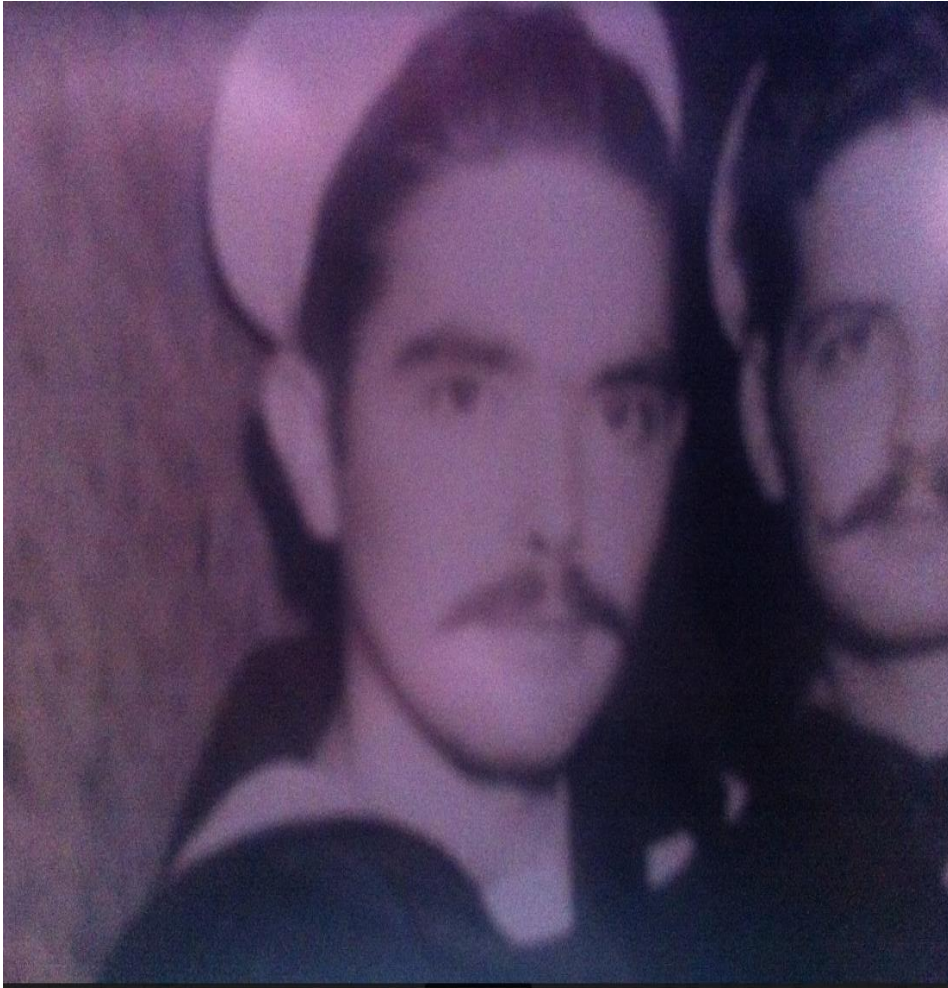
✉ chris.breen@boston.gov

☎ 617.918.4202

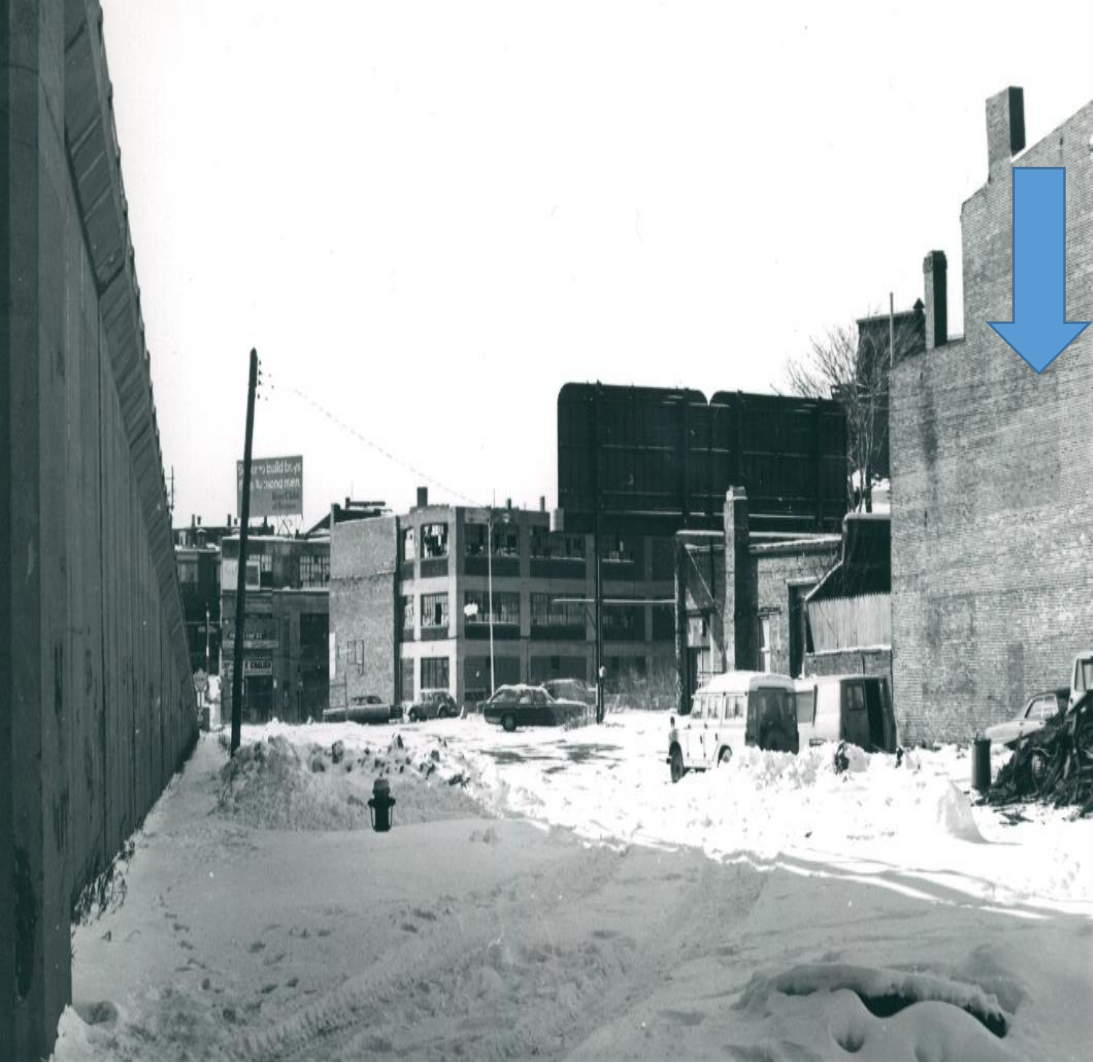


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My Background



My Background



How Urban Renewal Affected My Life:



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My Background:

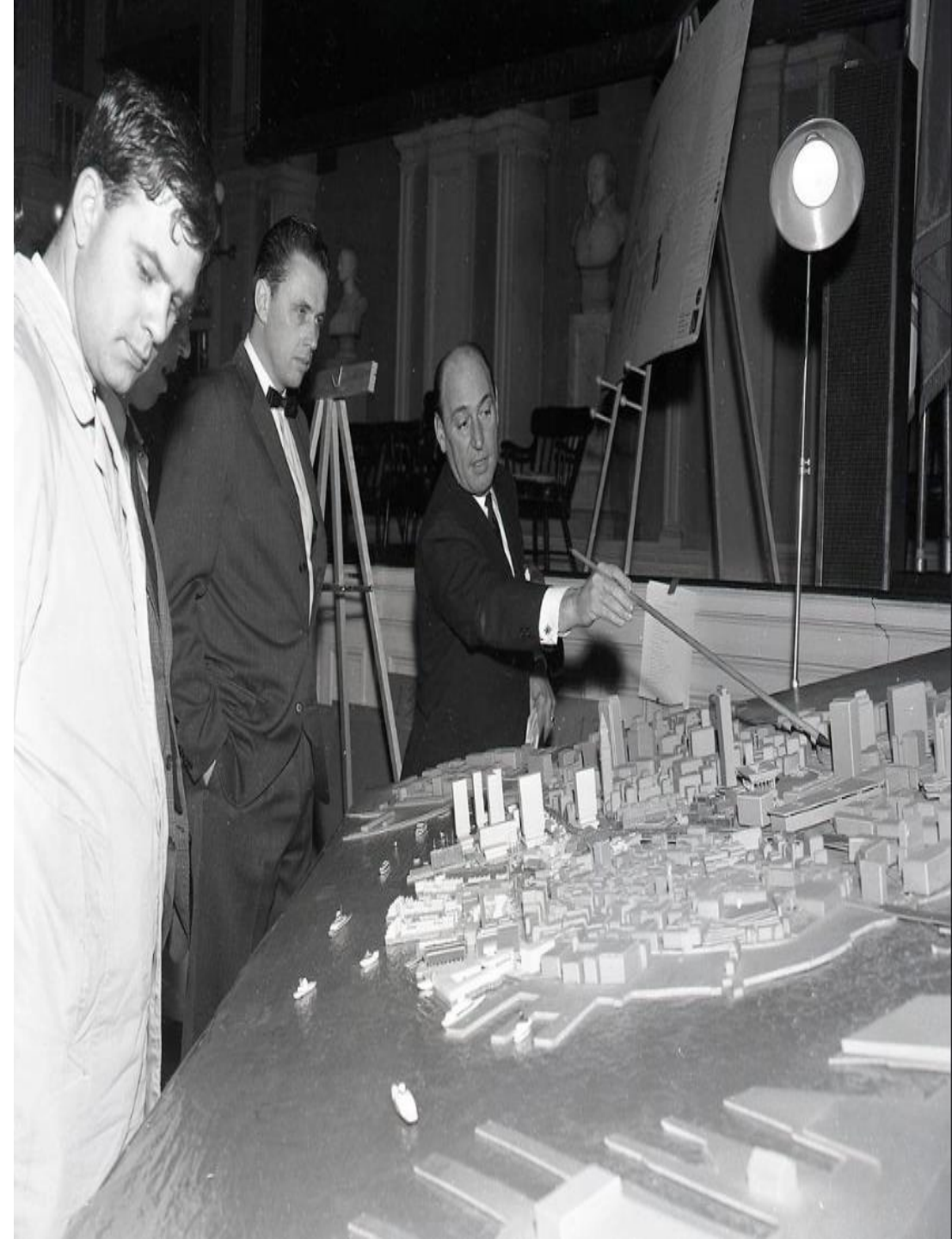


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Introduction to the BPDA



- Established in 1957 by the City Council and Massachusetts Legislature to assume and expand the powers of the Boston Housing Authority beyond public housing and into the Boston Redevelopment Authority.
- In 1960, by another act of the Massachusetts Legislature, the City Planning Board was merged with the BRA.
- Initial belief that 'experts' should shape cities.



1963: Planning with People



Today

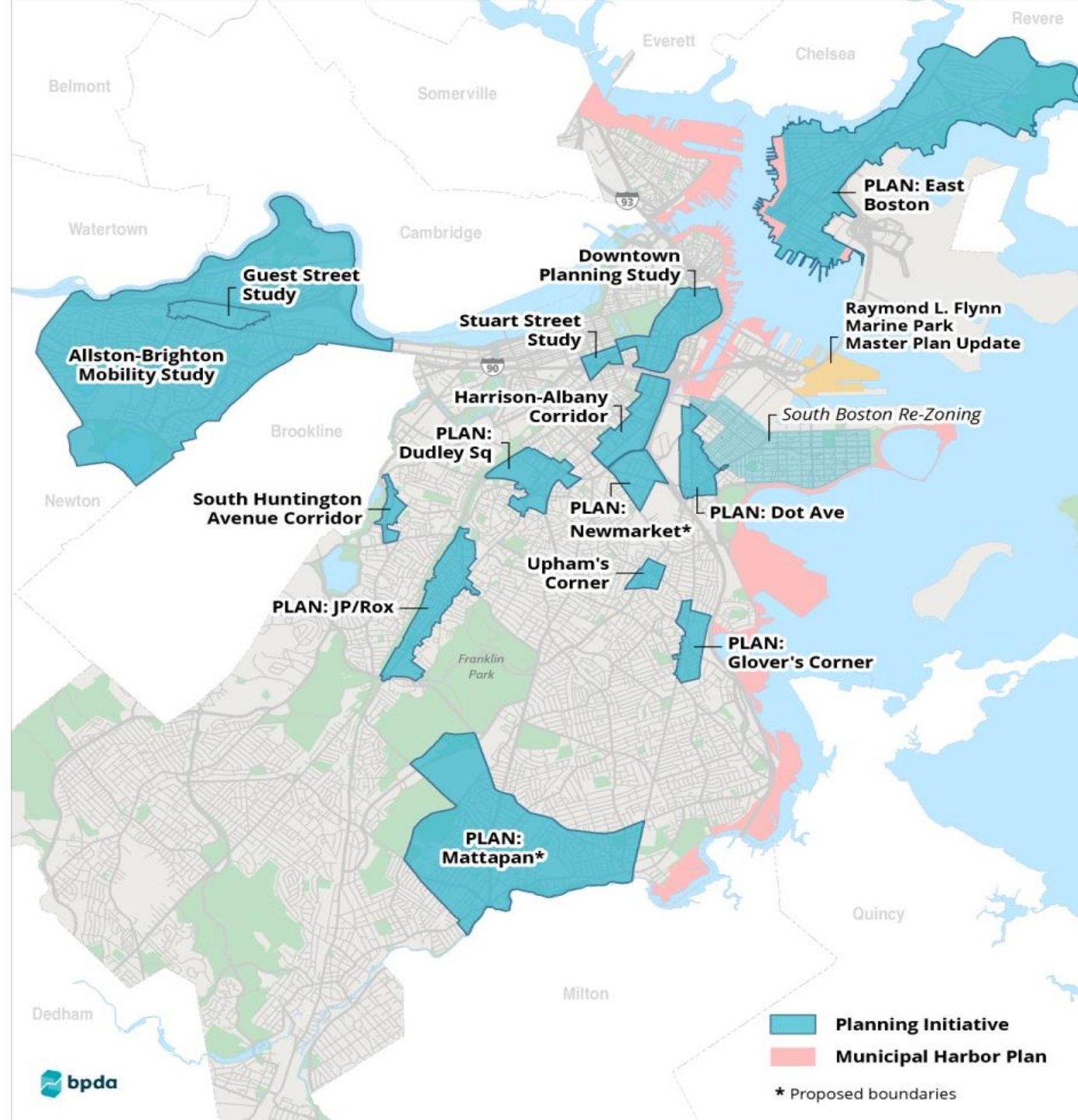
- Effective October 20, 2016 the BRA commenced doing business as the Boston Planning and Development Agency.
- Since 2014, the BPDA has helped create 100,000 jobs and 6,000 income restricted residential units in Boston.
- Since 2014, housing linkage contribution is approximately \$61.6 million dollars and job linkage is approximately \$13.5 million dollars.

2019: City Wide & Community Planning Studies

IMAGINE
BOSTON 2030



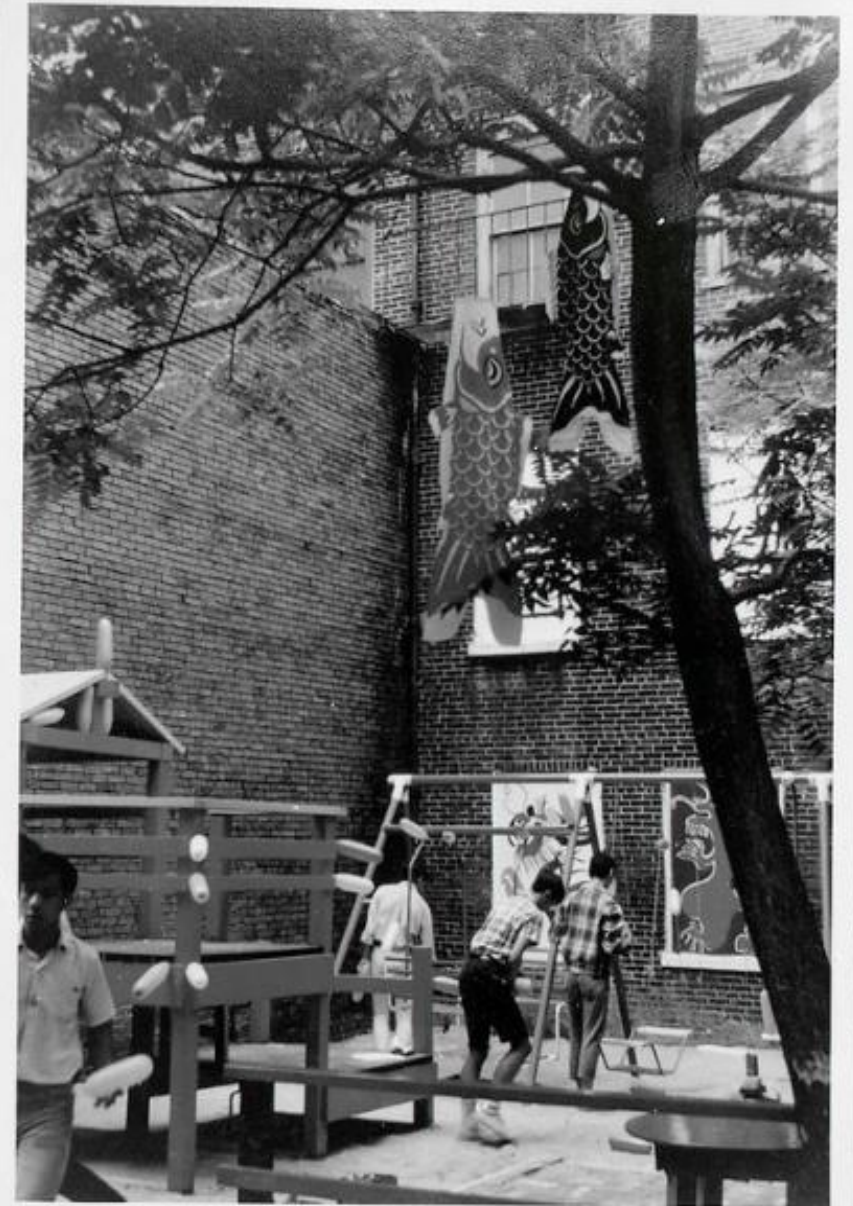
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2019 Urban Renewal Community Engagement



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AFTER

Urban Renewal Community Engagement - Phase 1

Brunswick -
King

Park Plaza

Kittredge

North
Station

CBD School
Franklin

CBD
Boylston
Essex

Urban Renewal Community Engagement – Group 2

Government
Center

Campus
High School

South
Station

South Cove

Fenway

Downtown
Waterfront
Faneuil Hall

Urban Renewal Community Engagement - Group 3

Charlestown

South End

Washington Park

West End

Civic Engagement Goals

- What is the importance of the Plan and subsequent Land Use Restrictions to the Community? (Can they be used to protect against overdevelopment?)
- Should there be boundary changes?
- Should we need integrate climate resiliency, Imagine Boston or other community planning goals into the current Urban Renewal Plan?
- Can we use our properties to benefit the community?
- Should there be subsequent meetings centered around specific Urban Renewal topics?



2. Urban Renewal Background



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Setting the Stage: 1930 - 1949

- Cities suffer from lack of investment during “the Great Depression”.
- Immigrants begin arriving into US cities from Europe in great numbers.
- Cities begin bleeding residents into the suburbs following World War II. (GI Bill and Baby Boom)
- Federal Government policies begin to promote suburban sprawl for middle class.
- Financial Institutions engage in ‘Redlining’ practices.
- Rise of the Automobile and creation of US Highway system.
- Industrialization of cities slows creating a lack of jobs.



Urban Renewal Origins

- 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.



Urban Renewal Plan Areas in Boston : Public Investment

- Creation of New Affordable Residential Opportunities.
- Creation of New Parks and Open Spaces.
- Creation of New Commercial Spaces and Community Shopping Plaza's.
- Creation of New Public Libraries, Schools, Police and Fire Stations.
- Creation of New MBTA Stations/Stops and removal of elevated trains.
- Creation of New Roads and Transportation Street Grid.
- Creation of Elderly, Non-profit and Recreational Community Spaces.
- Rehabilitation of Older Buildings to eliminate substandard conditions.

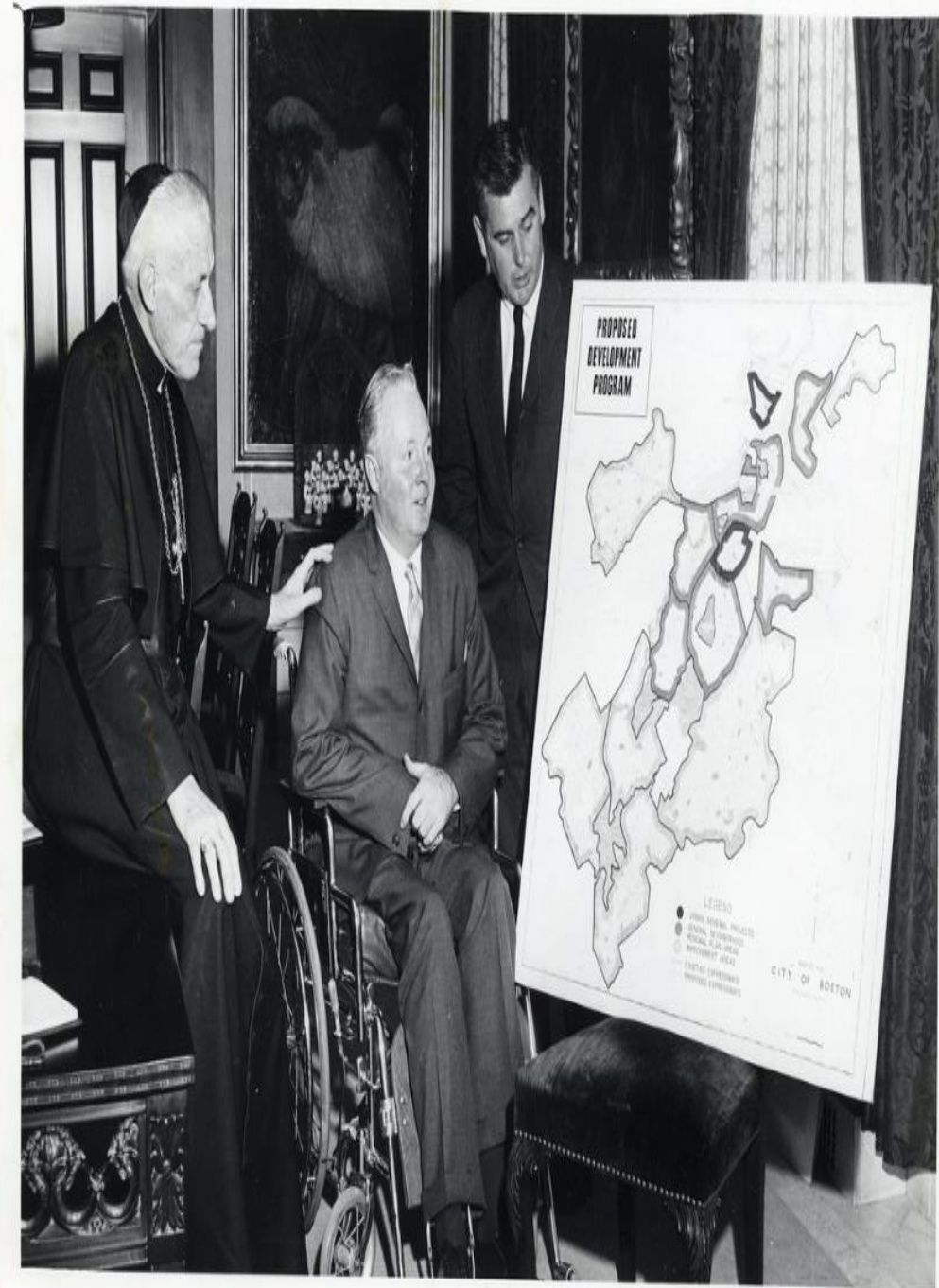
Boston in 1960

- From 1950 – 1960 Boston lost 13% of its population.
- Loss of 48,000 jobs in manufacturing and 14,000 downtown jobs. Contributing to an 8% drop in city employment. (Suburban Jobs increase by 22%)
- Boston has lowest median family income of the nations 7 largest metropolitan areas.
- Boston population is less than 10% African American.
- Boston has a tax rate of \$101 per \$1000 assessed value, higher than most cities.
- In 1959 Moody's had downgraded the cities bond rating from A to Baa which is near Junk Level. Leaving Boston on the brink of bankruptcy.
- "Is Boston worth saving? The streets are choked with traffic, vast jungles of blighted housing, faded business districts...Is it worth the effort to change this?" – Christian Science Monitor



Ed Logue Leads BRA

- Learned over time the importance on creating a city fabric that mixed the historic with modern.
- Sought to create cities that were more just and equitable by improving the quality of housing and learning over time how to minimize displacement.
- Sought to create more interracial and mixed income communities.
- Believed that the public sector had to shoulder the responsibility of social problems and it was not realistic or appropriate to rely on the private sector for affordable housing.



Urban Renewal Plan Areas



Urban Renewal Plan Areas

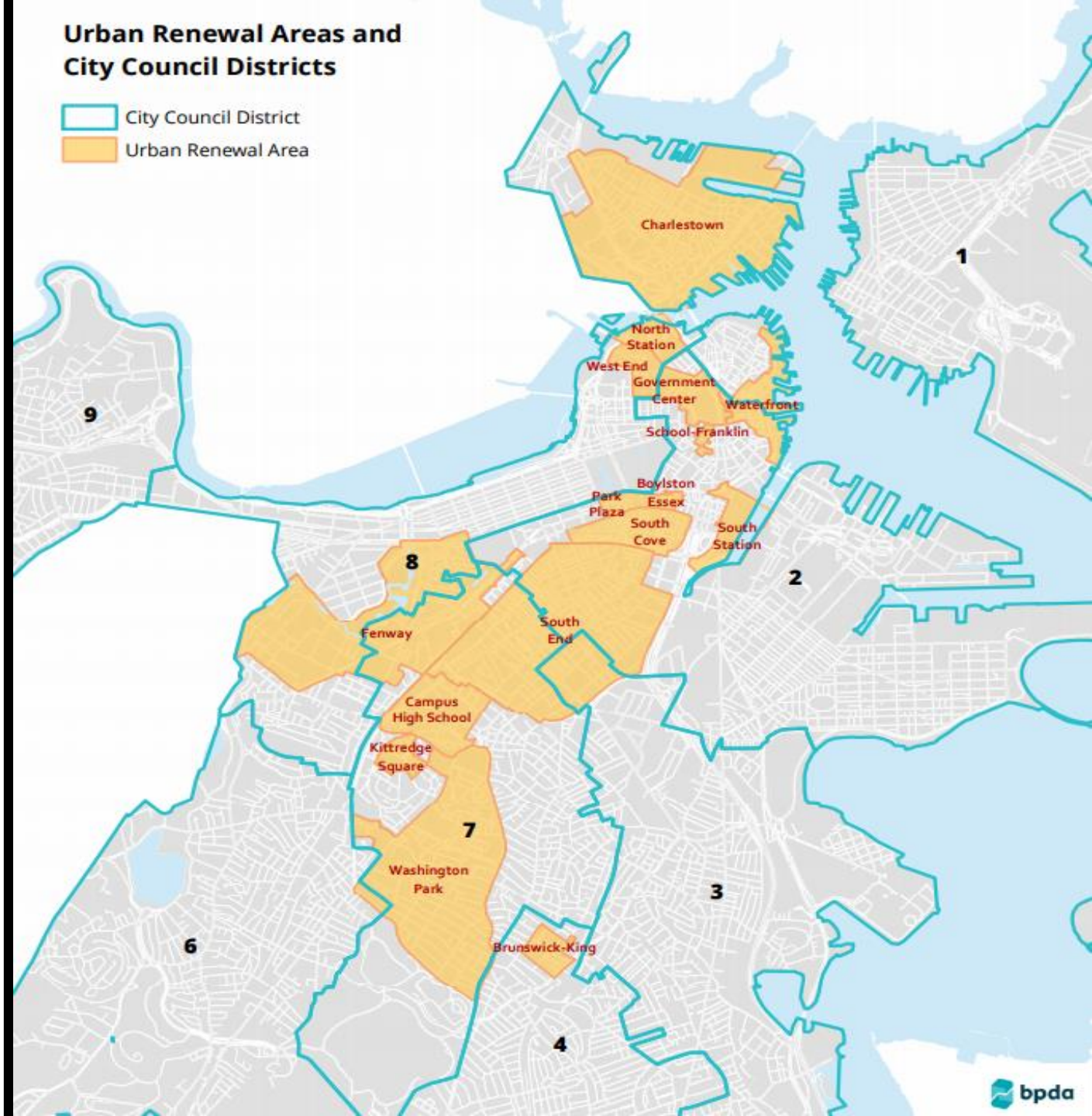
The 16 Existing Urban Renewal Plans

- Central Business District – School-Franklin
- Central Business District – Boylston-Essex
- Central Business District - South Station
- North Station
- Government Center
- Brunswick King
- Park Plaza
- South End
- South Cove
- Kittredge Square
- Washington Park
- Campus High School
- Fenway
- Downtown Waterfront
- Charlestown
- West End

Urban Renewal Background: Existing Urban Renewal Areas with City Council Districts



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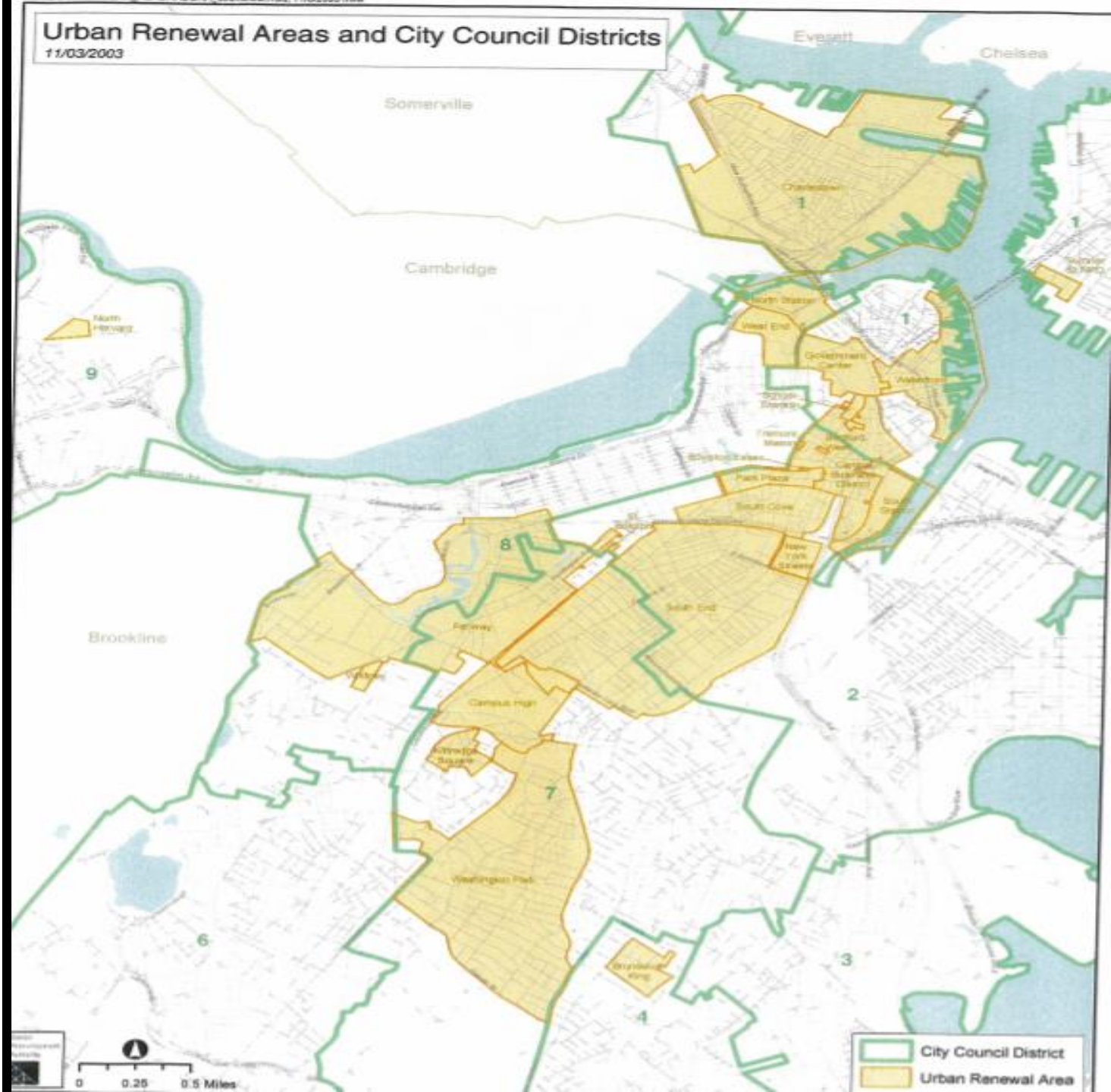
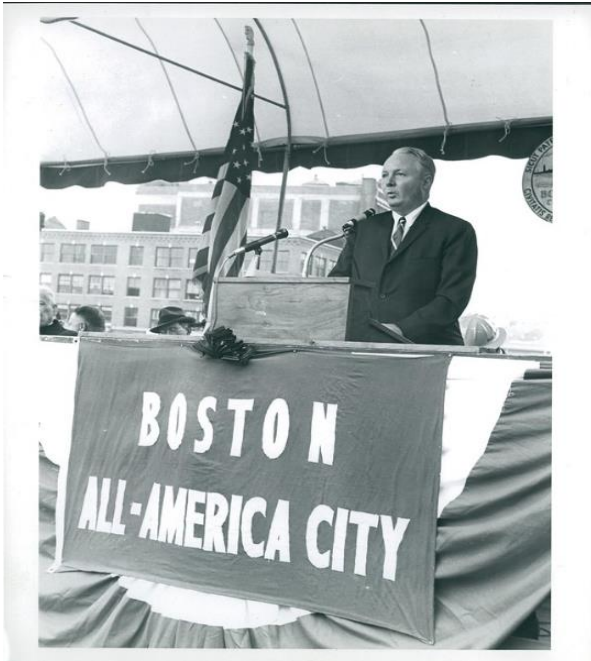


Expired Urban Renewal Plan Areas

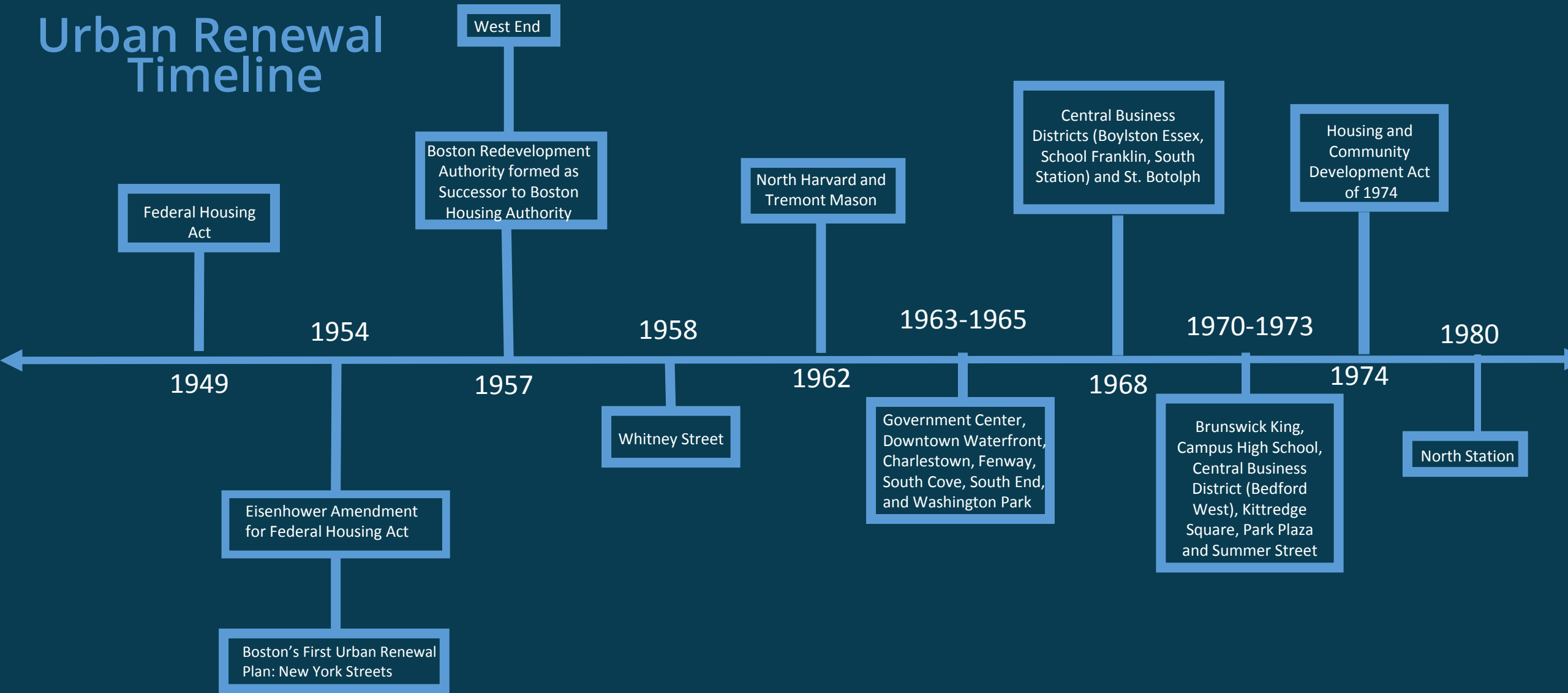
- New York Streets (South End)
- Whitney Streets (Huntington Ave)
- St. Botolph (Fenway)
- Bedford West (CBD)
- Sumner Street (East Boston)
- North Harvard (Brighton)
- Tremont Mason (CBD)



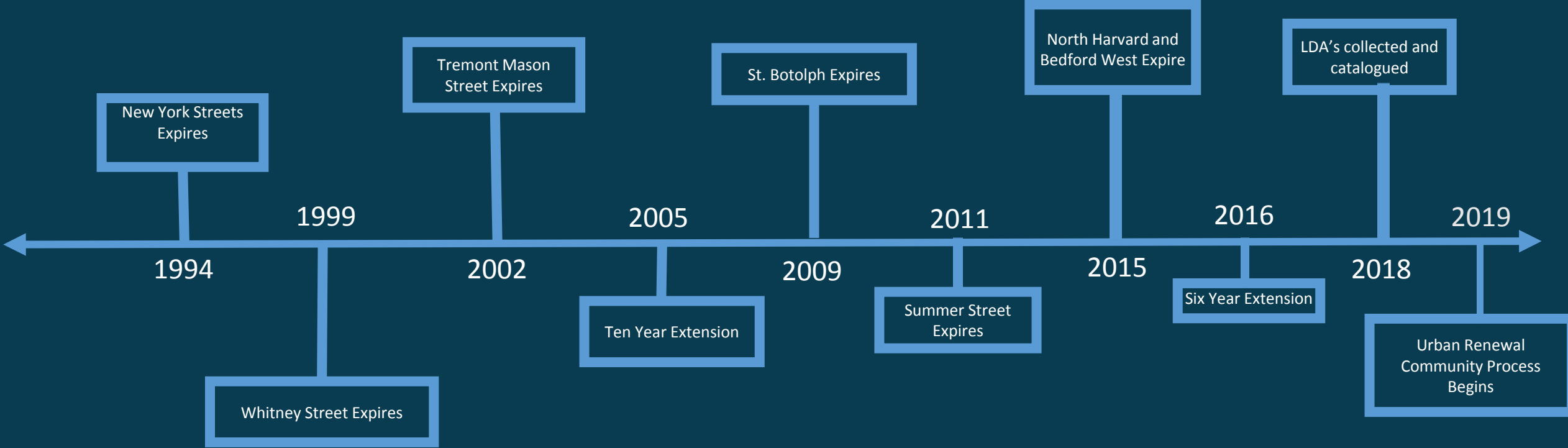
Urban Renewal Background: Original Urban Renewal Areas



Urban Renewal Timeline



Urban Renewal Timeline



Further Reading



SAVING AMERICA'S CITIES

Ed Logue and the Struggle to Renew
Urban America in the Suburban Age

LIZABETH COHEN



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Where else is Urban Renewal?

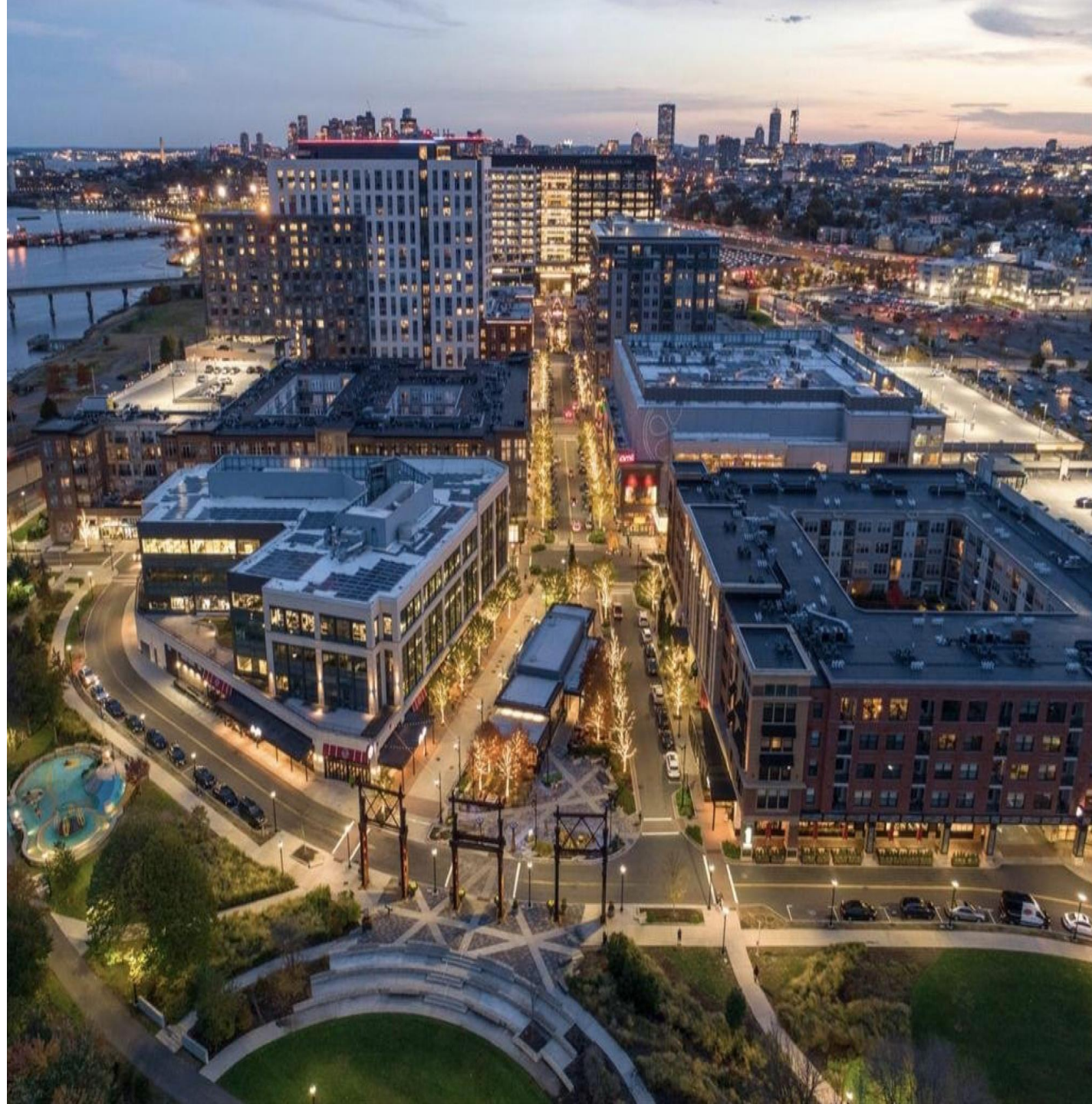


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Urban Renewal Plan Areas are in 31 Massachusetts Cities and Towns

- Assembly Row in Somerville



Urban Renewal Tools



Urban Renewal Tools

- Site Assembly
- Title Clearance
- Vertical Discontinuance
- Land Use and Design Control
- Urban Renewal Overlay Districts
- Affordable Housing Restrictions



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What is in an Urban Renewal Plan?


Goals, Land Use & Design Requirements

TABLE A: LAND USE AND BUILDING REQUIREMENTS

Disposition Parcel Number	Permitted Land Use	Maximum Floor Area Ratio	Maximum Net Density	Planning and Design Requirement
✓ R1	Residential, including low-and moderate-income housing	1	*	A,B,C,E,F,G H,R,e
✓ R2	Residential, including low-and moderate income housing	1	*	A,B,C,E,F,G H,O,P,e
✓ R3	Residential, including low-and moderate-income housing	1	*	A,B,C,E,F,G H,e
✓ R4	Residential, including low rent housing for the elderly, with ancillary commercial and community uses	2	90	B,C,E,F,G,H I,K,L,N,P,e
✓ R5	Residential, including low-and moderate-income housing	1	*	A,B,C,E,F,G H,Q

What is a Land Disposition Agreement?

This Land Disposition Agreement allowed the preservation of a nursing home use in the North End.



**NORTH END
WATERFRONT**.COM
News & Views for Boston's North End & Waterfront

HOMEABOUTARCHIVESCONTACTNEWSLETTERCALENDAR"SUBMIT A POST"


Health & EnvironmentNeighborhood Life

North End Nursing Home Hearing at Boston City Council Brings All Parties to the Table

By Matt Conell - Wed, Sep. 14, 2016 12 6

Officials and residents packed the Boston City Council chamber on Tuesday night, yet the operator of the North End Nursing Home said it still plans to close down the 140-bed facility in about a year.

For its part, the **Boston Redevelopment Authority** confirmed that restrictions on the property, designated under urban renewal, must be used for a nursing home and the BRA does not intend to relax those restrictions.



Armed with signs, residents packed the Boston City Council chamber for the hearing on the fate of the North End Nursing Home.

3.

Urban Renewal Action Plan



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CITY OF BOSTON
IN THE YEAR TWO THOUSAND SIXTEEN

AN ORDER REGARDING THE
PROMOTION OF COMMUNITY DEVELOPMENT
IN THE CITY OF BOSTON

- WHEREAS** The City of Boston has worked tirelessly to promote the sound growth and development of the neighborhoods and provide places for Boston's residents to live, work, and recreate; and
- WHEREAS** The results of this activity have been the creation of new homes and businesses, as well as new parks, schools, and other public facilities, leading to Boston's reputation as one of the world's most vibrant and livable cities; and
- WHEREAS** While much progress has been made, there are many vacant and underutilized parcels; and
- WHEREAS** The City's urban renewal program has effectuated great change in the City's central business district and neighborhoods, creating new opportunities for many of Boston's residents, and the urban renewal program is the appropriate method for redeveloping vacant and underutilized parcels; and
- WHEREAS** The City of Boston maintains sixteen (16) active urban renewal plans originally approved by the Boston Redevelopment Authority ("BRA"), the Boston City Council, and the Mayor of Boston between 1957 and 1980; and
- WHEREAS** Federal funding for urban renewal was eliminated in the early 1970s, leaving little public funding to complete the goals and objectives of the plans; and
- WHEREAS** New England suffered a number of economic downturns in the intervening time, including the 1970s, 1980s, 1990s, and 2000s; and
- WHEREAS** Despite the best efforts of the City of Boston and the BRA, several of the plans' renewal actions, design objectives, and other purposes remain incomplete; and
- WHEREAS** By their provisions, the plans and the powers conferred and programs set forth will terminate in 2016 unless so extended; and

- WHEREAS** The BRA seeks a 6 year extension for fourteen (14) of the active urban renewal plans that are set to expire on April 30, 2016; and
- WHEREAS** Each plan includes within its provisions the ability to modify said termination date and extend said plan; and

NOW THEREFORE BE IT

- ORDERED** In recognition of the City Council's authority in connection with the aforementioned urban renewal plan extensions, the BRA Director has agreed to seek BRA Board approval at the BRA's Board Meeting on April 14, 2016, to implement a series of procedural changes with respect to urban renewal plans in Boston, including: (1) committing to the Action Plan that is outlined below; (2) notifying the City Council via a filing of the minor modification notice by the BRA to the City Clerk in addition to the notifications that currently are in place; (3) providing the City Council with a digital copy of the minor modification notice via email transmission; (4) a commitment to notify at any hearing the City Council chooses to hold regarding a proposed minor modification to an urban renewal plan within the thirty day (30) notice period, with the protocol outlined below; (5) providing the City Council with a thirty (30) day notice of any proposed eminent domain taking of city-owned land in excess of 5,000 square feet; (6) providing the City Council with a thirty (30) day notice of any proposed eminent domain taking of properties occupied by private residents or private businesses; (7) meeting with the City Council twice per calendar year to provide updates on urban renewal activity; and (8) submitting an annual report of urban renewal activity to all members of the City Council; and

Action Plan Items:

1. Extend the life of the notice and information page on the BRA website or related website beyond any approval of urban renewal extension as an information conduit for urban renewal activities by the BRA, including notice of all minor and major modifications.
2. Compile an inventory of all land disposition agreements ("LDAs") within urban renewal areas and make the same publicly available. The BRA's priority for the LDA inventory is the South End and Charlestown. The new digital database of LDAs will be organized in such a way to complement the BRA's ongoing efforts to modernize its ongoing management of property leases and land assets.
3. The BRA will evaluate and organize BRA-owned land.
4. The BRA will review the boundaries of plan areas to determine where modifications may be warranted, prioritizing the South End and Charlestown.

5. The BRA commits to exploring the creation of new urban renewal plan areas, including Mattapan.
6. The BRA will review the existing procedures surrounding disposition of BRA-owned land and revise protocols for land disposition accordingly, in such a manner that reflects community planning goals and priorities.
7. As part of the annual update, the BRA will continue to provide updates on progress of the completion of the urban renewal plans.

Outline of minor modification hearing protocol:

1. The BRA will file any minor modification notice with the City Clerk to be read into the agenda of the next City Council meeting. In accordance with the Rules of the City Council, the President can refer the matter to the appropriate committee which may hold a hearing on the notice and issue a non-binding report (the "Committee Report") to be included in the packet submitted to the BRA Board on the minor modification. Said report, if any, must be received within thirty (30) days of the time the notice is filed with the City Clerk.
2. Upon adoption of the Committee Report, the President of the City Council may file the Committee Report with the Executive Secretary of the BRA for transmittal to BRA Board members prior to any vote on the minor modification notice.

- ORDERED** That the City Council does hereby approve the extension of the term of the urban renewal plans listed below, to April 30, 2022, subject to the BRA action as outlined above:

1. Brunswick-King Urban Renewal Plan
2. Campus High School Urban Renewal Plan
3. Central Business District Boylston-Eastern Plan
4. Central Business District South Franklin Plan
5. Central Business District South Station Plan
6. Charlestown Urban Renewal Plan
7. Downtown Waterfront/Faneuil Hall Urban Renewal Plan
8. Fenway Urban Renewal Plan
9. Government Center Urban Renewal Plan
10. Kenmore Square Urban Renewal Plan
11. Park Plaza Urban Renewal Plan
12. South Cove Urban Renewal Plan
13. South End Urban Renewal Plan
14. Washington Park Urban Renewal Plan

In City Council March 23, 2016. Passed: yes 13, nays 5 (Jackson, Fanning, Zakim)
Approved by the Mayor March 26, 2016.

Attest:
Maureen Tierney
City Clerk



Urban Renewal Website



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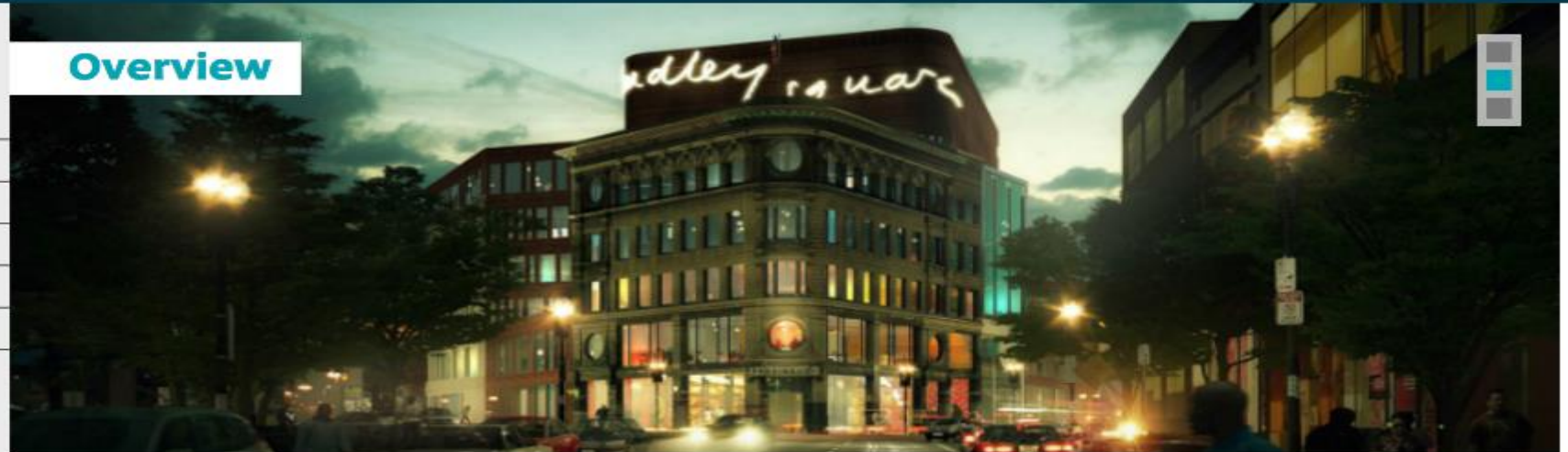
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Overview



The Boston City Council's Committee on Planning and Development will hold a **public hearing** on Friday, September 30, 2016 at 10:00 AM in the Iannella Chamber, fifth floor, Boston City Hall. This hearing is a biannual **urban renewal** progress update by the BRA d/b/a the Boston Planning & Development Agency (BPDA).

...atter is sponsored by Council President Michelle Wu and was

EVENTS

09
Mar

Washington Park
Potential
Housing Sites
Public Meeting

www.bostonplans.org/zoning



Urban Renewal Document Center



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Urban Renewal

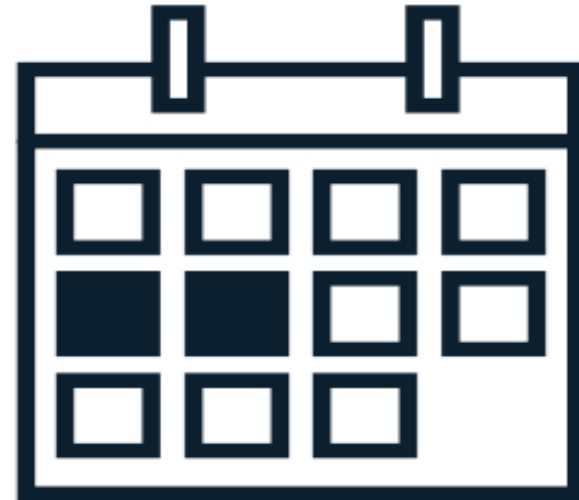
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Urban Renewal Areas

Urban Renewal Area	Urban Renewal Plan Modification Lists	Notification Letters	Urban Renewal Area Map*
Brunswick King	09/22/2016	10/14/2014	PDF
Campus High School	11/02/2018	05/14/2018	PDF
CBD-Bedford West	11/24/2015	10/16/2006	N/A
CBD-Boylston Essex	09/22/2016	N/A	PDF
CBD-School Franklin	09/22/2016	N/A	PDF
CBD-South Station	09/22/2016	08/08/2006	PDF
Charlestown	11/02/2018	05/15/2017	PDF
Downtown Waterfront-Faneuil Hall	09/22/2016	03/03/2006	PDF
Fenway	11/02/2018	07/13/2018	PDF
Government Center	08/03/2018	06/11/2018	PDF
Kittredge Square	09/22/2016	05/26/2006	PDF
North Harvard	09/22/2016	08/13/2013	N/A
North Station	09/22/2016	07/11/2007	PDF
Park Plaza	09/22/2016	10/17/2011	PDF
South Cove	11/02/2018	08/11/2017	PDF
South End	09/22/2016	05/14/2018	PDF



Modern Records Management System



Interested in sharpening your Box skills?

IT and Records Management will be hosting two Box training sessions in April.

Additional sessions will be available in the coming months.

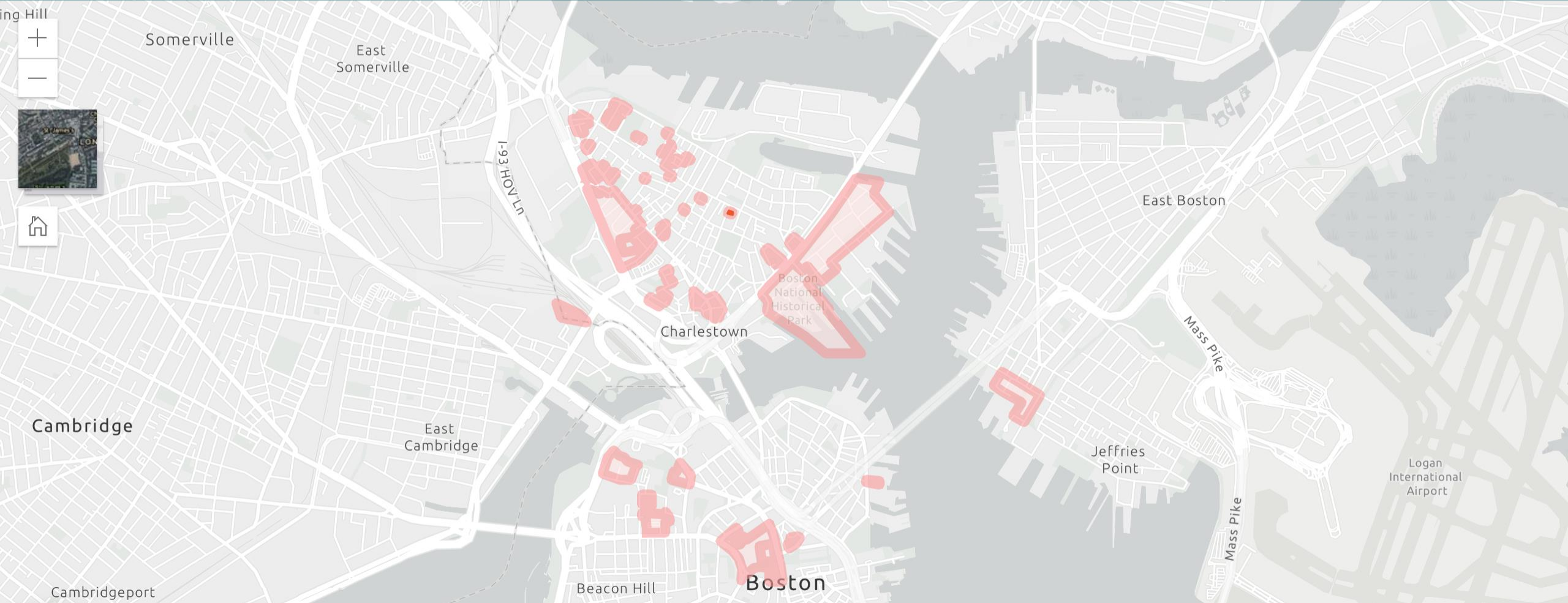
Urban Renewal on the Zoning Viewer



Zoning Viewer



Address or Parcel ID...



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Community Meetings for Minor Mods, LDA Amendment and RFP's



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Pier 4, Pier 5, and Pump House Public Meeting

Oct 22, 2019

6:00 PM - 8:00 PM

Contact Name:

Morgan McDaniel

Type:

Public Meeting

Contact Email Address:

Morgan.E.McDaniel@Boston.gov

Location:

300 1st Avenue
Conference Center B
Charlestown, MA 02129

Contact Phone:

617.918.6250



Description:

The Boston Planning & Development Agency (BPDA) invites you to a community meeting to discuss the possible disposition of Pier 4, Pier 5, and the Pump House, BPDA-owned parcels located in the Charlestown Navy Yard.

Related

Neighborhoods

[Charlestown](#)



New Procedures: Minor Modification 30 Day Notice to DHCD & City Council



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Explore New Urban Renewal Plan Areas

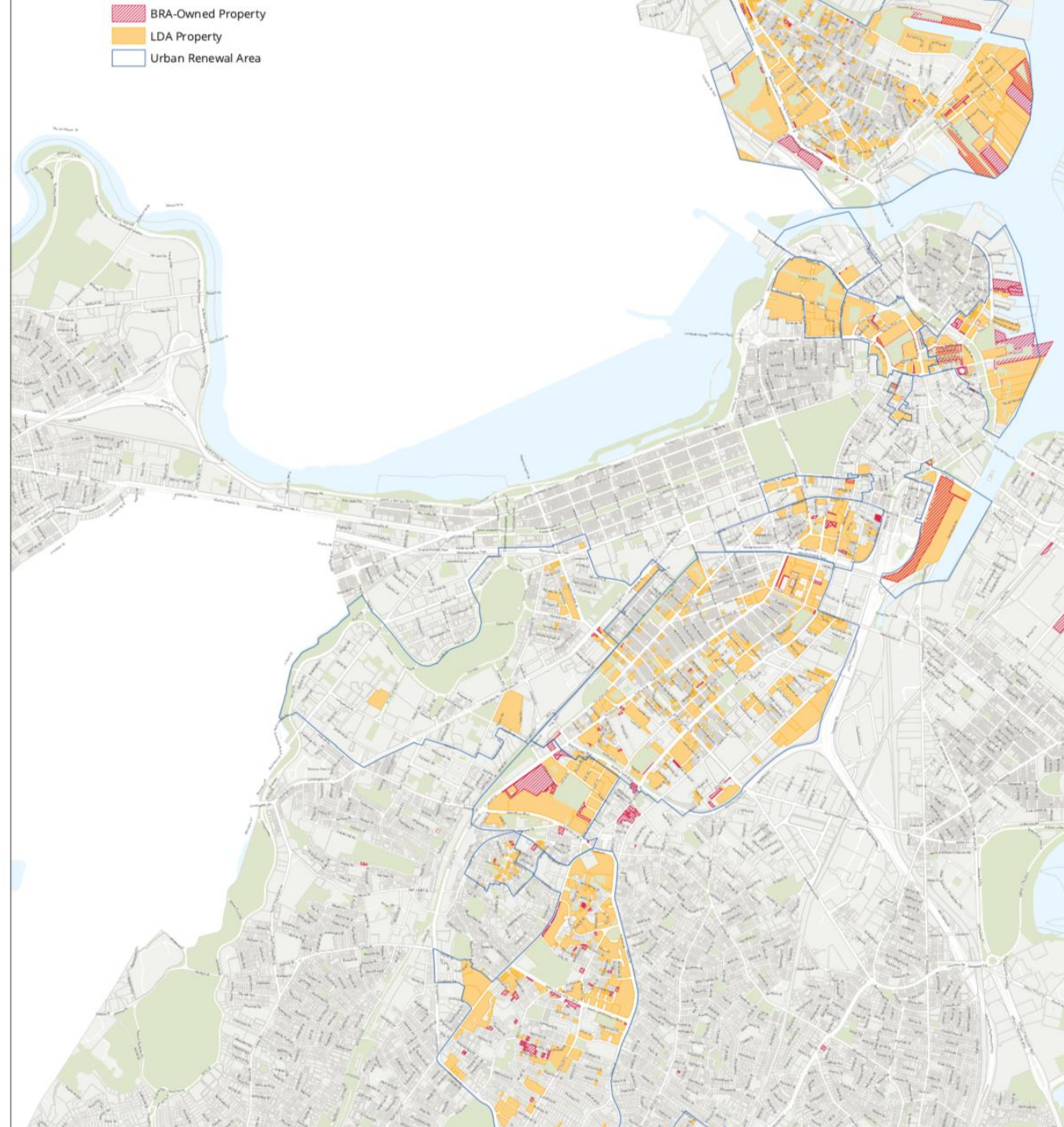
- Central Business District – Essex towards Washington Streets
- Mattapan



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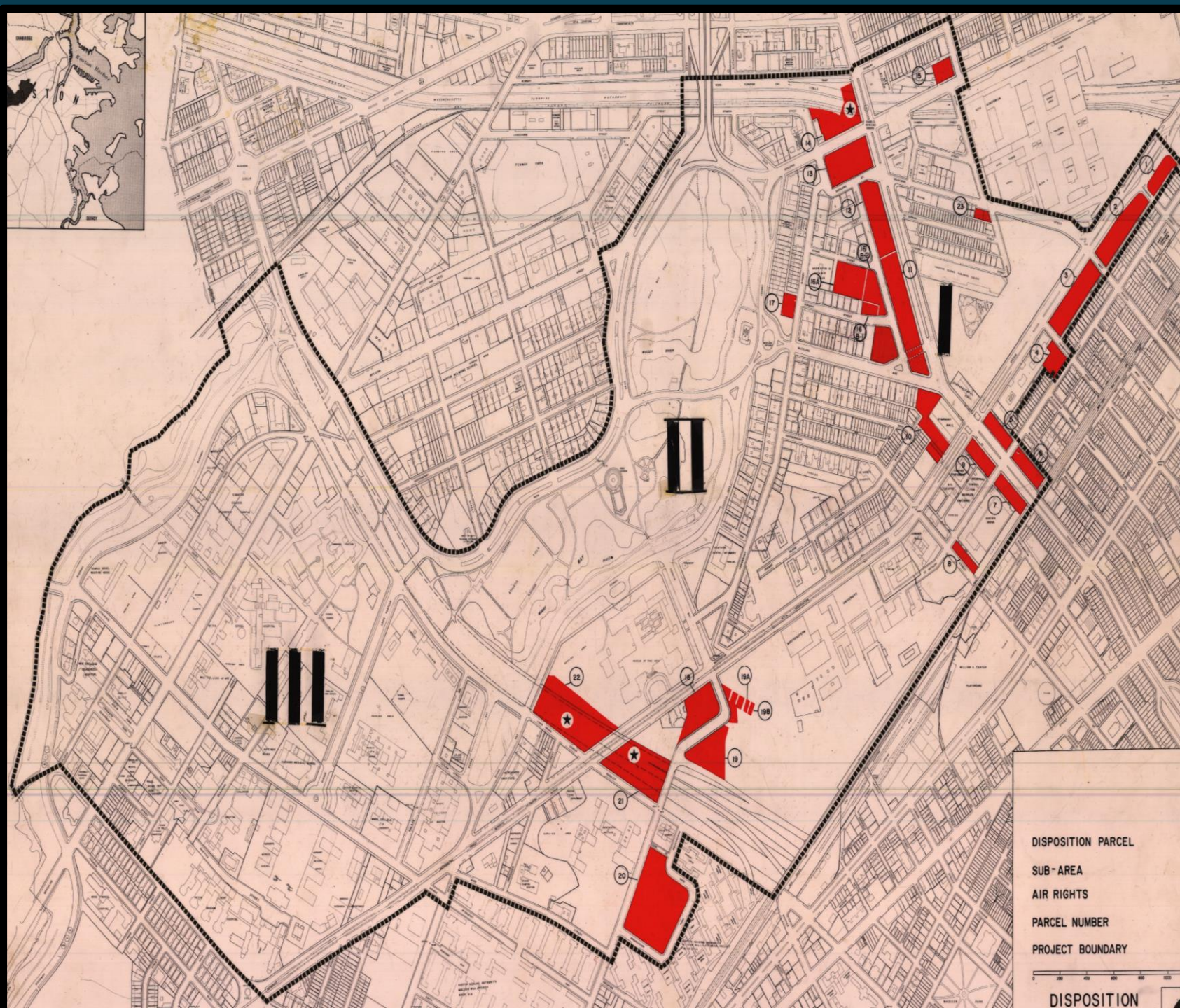
Completion of LDA & BPDA Owned Property Inventory



4. Fenway



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Fenway : 1960

- 3.3% of units were owner occupied, 96.7% rental.
- 95.5% of population identified as white.
- 38.1% of population has less than a high school degree.
- 67.7% of males in labor force, 55.9% of women in labor force.
- 84.6% of Fenway was US born.



Fenway Plan: Main Objectives

- Land Use – create new and improved commercial and institutional space along with new and rehabilitated low and moderate rental housing.
- Traffic Improvements – meet the local objectives of reducing congestion, accidents and improving traffic flow and providing suitably located parking areas.
- Improvement of Public Utilities - relocation, abandonment or replacement of all existing substandard public utilities with new underground lines.
- Recreation and Community Facilities – provide a system of open spaces within the project area that facilitate pedestrian access and heighten appeal of new buildings.



Fenway – Symphony Area Goals

- Residential Development– residential focus was on rehabs, new housing should provide low and moderate rentals with additional particular attention given to elderly tenancy.
- Commercial Development is encouraged in low rise structures, (near Mass Ave.) High rise development is also acceptable.
- New developments should have suitably designed pedestrian walkways and activities to link the area.



Fenway – Museum Area Goals

- Main objective is to improve circulation and to provide the orderly expansion of the area's institutions.
- Maximum use of land resources including the construction of high rise buildings is especially encouraged.
- Maximum advantage should be afforded by the development of air rights over the proposed Inner Belt Expressway for commercial and institutional use.
- Huntington Ave. should be designed to reflect importance of the street. Back Bay Fens should have extensive rehabilitation.



Fenway – Medical Area Goals

- Focus was to provide a framework for necessary institutional growth, properly planned with respect to boundaries so that expansion can be directed and consolidated within the project boundaries and adjacent areas can be insulated against haphazard development.
- Maximum use of high rise buildings should be emphasized.
- New developments should occur along Huntington Avenue.

Fenway – Requirement

- Artistic Amenities – For all disposition parcels not less than one percent of construction costs shall be utilized to provide works of art satisfactory to the Authority, which may include ornaments, arrangements or effects created through the use of sculpture, mosaics, frescos, murals, prints, tapestries, paintings and fountains which are sculptural in themselves or designed to enhance the setting of the sculpture.

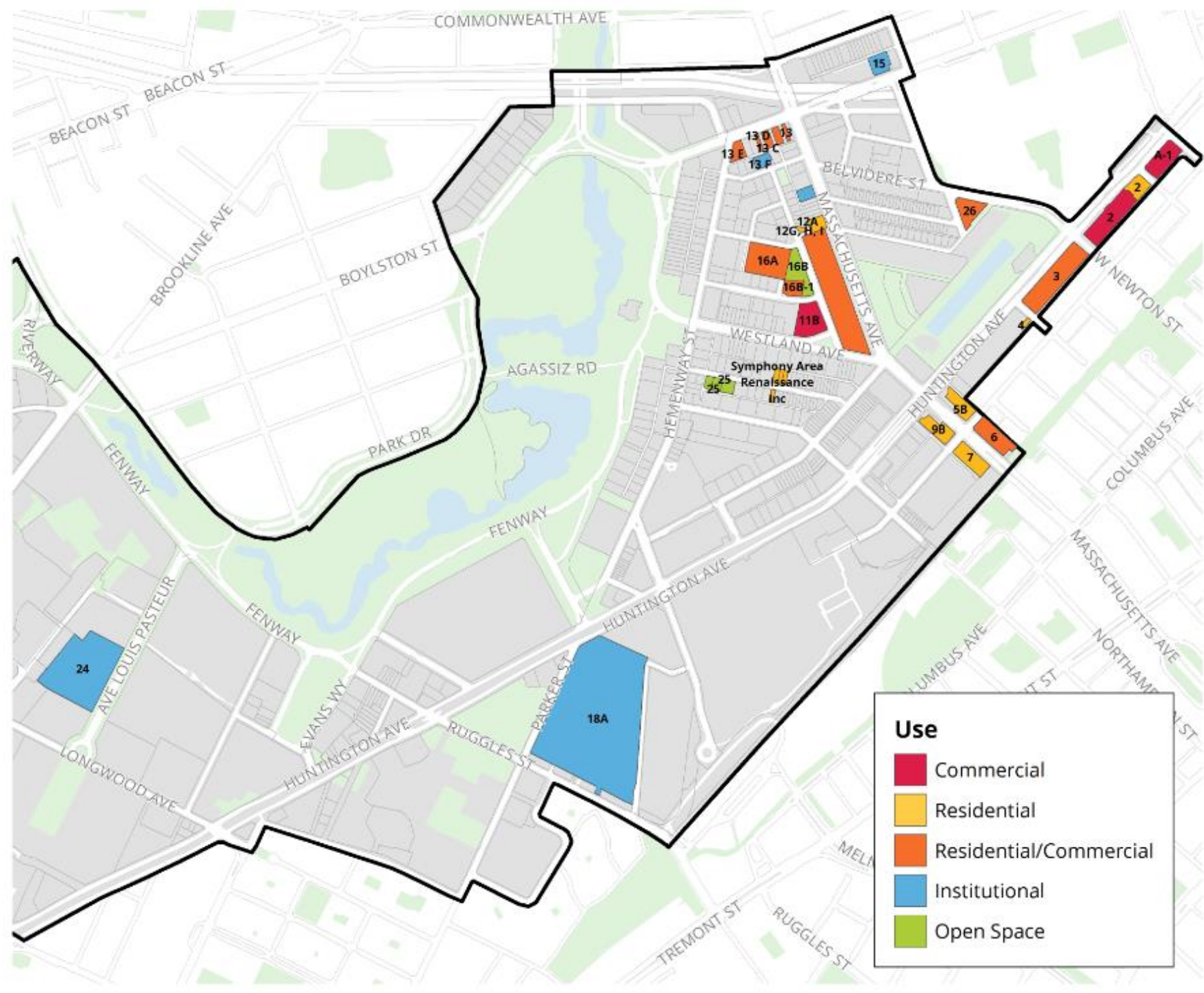


Fenway Urban Renewal Plan Area

LDA, Deed & Regulatory Restricted Parcels



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29, 30, 31 & 33 Symphony Road

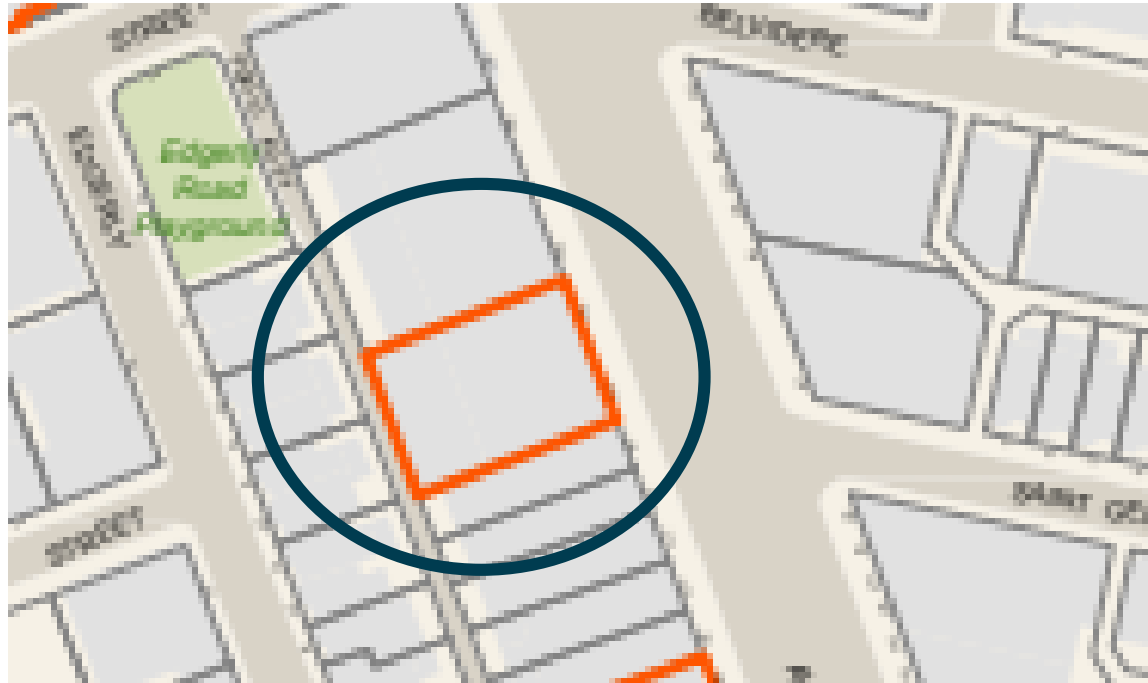


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Berkelee College of Music

167 Mass Ave



Parcel A-1

116 Huntington Avenue



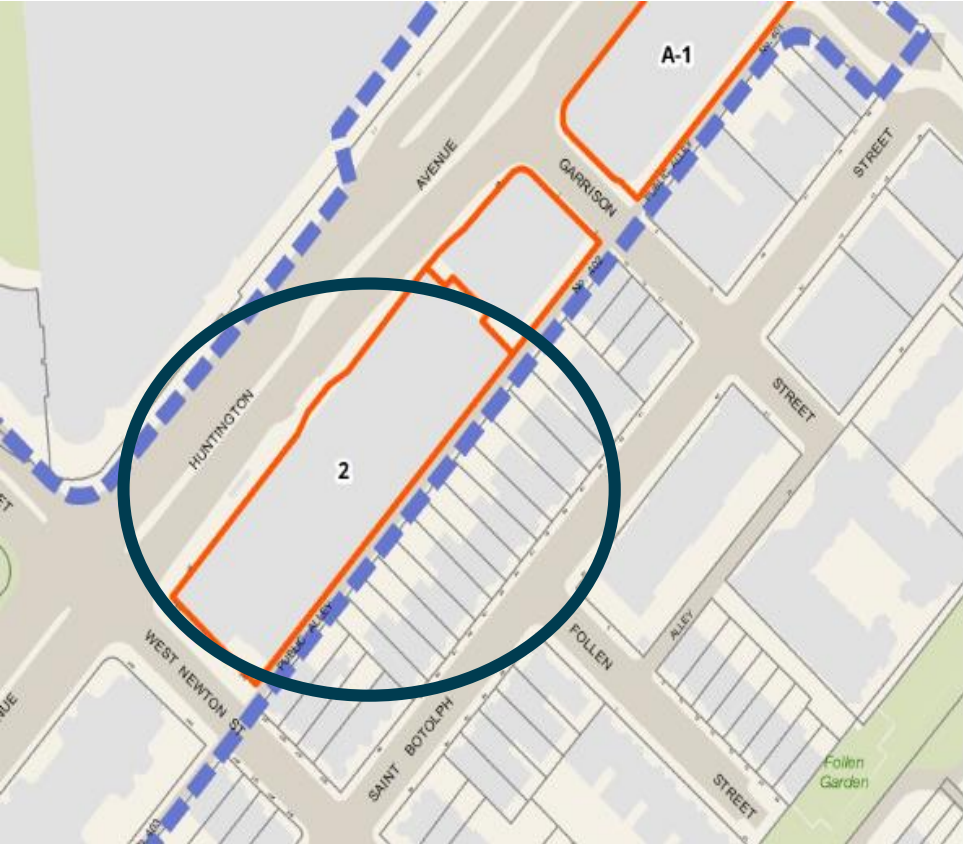
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Parcel 2

The Colonnade Hotel

120 Huntington Avenue



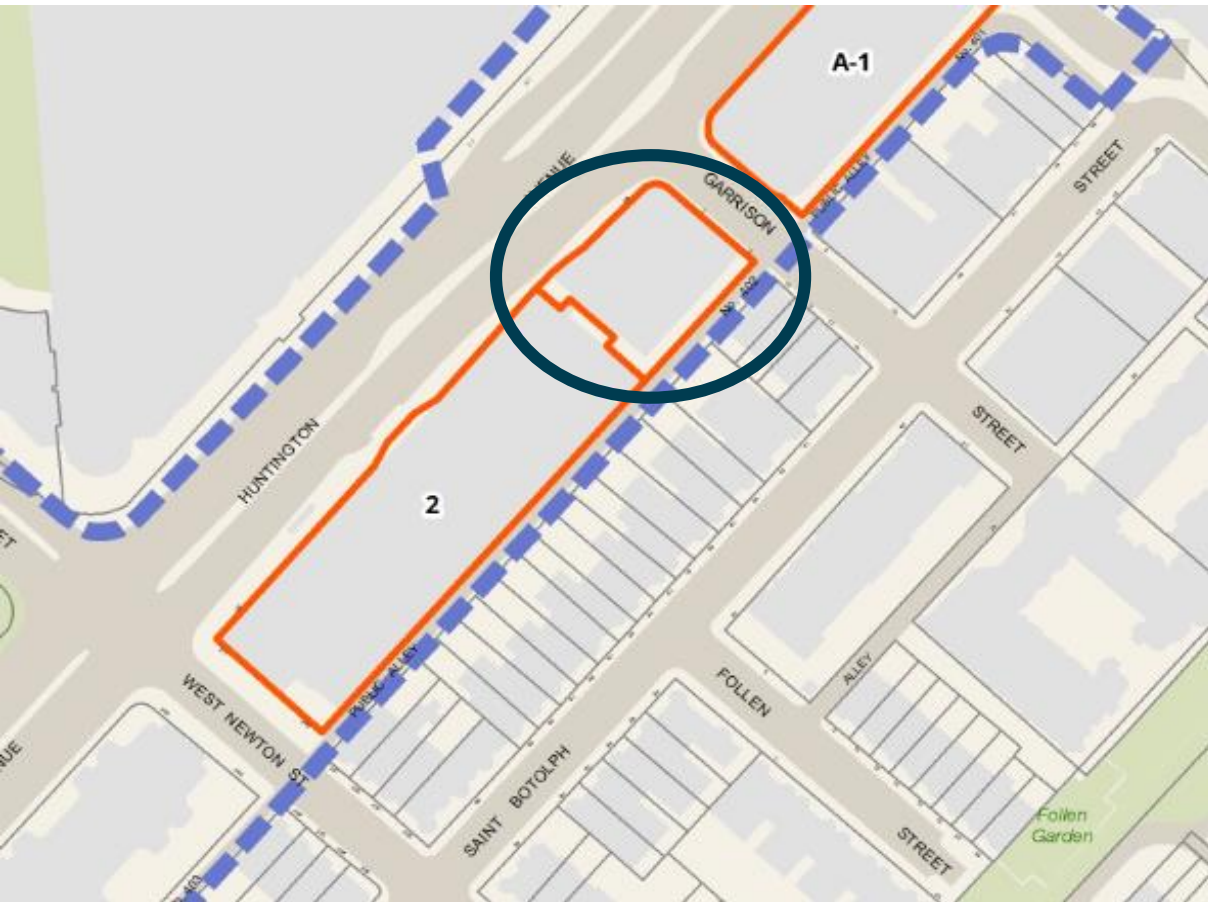
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Parcel 2

Colonnade Residences

118 Huntington Avenue



Parcel 3

150 Huntington Ave

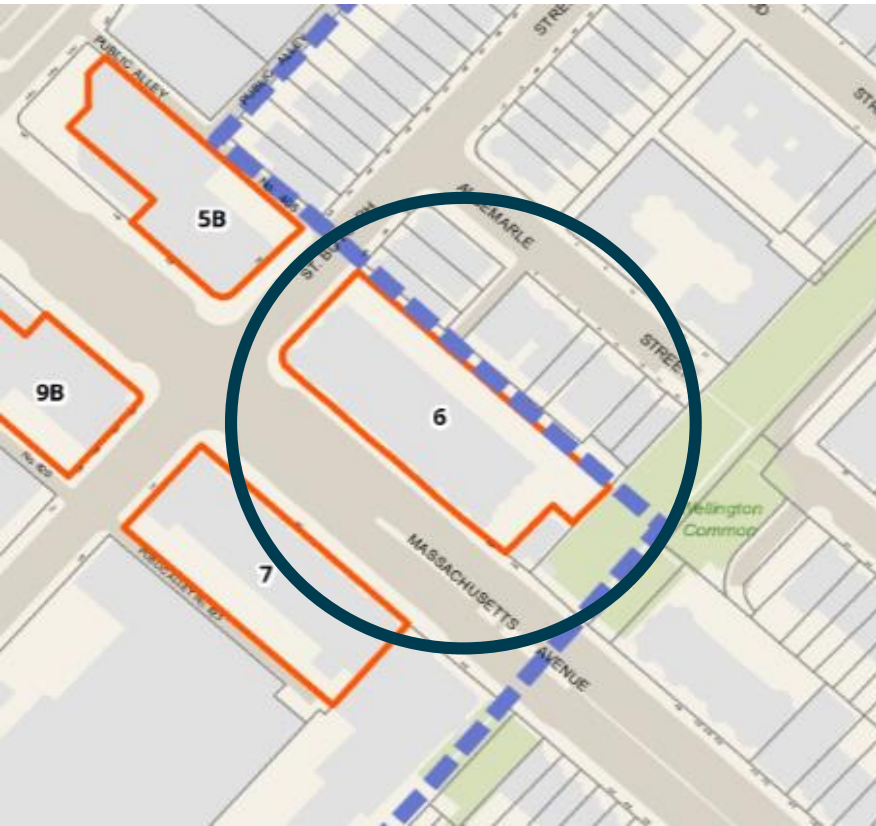


Parcel 5B
Symphony East
Parcel 9B
Symphony West



Parcel 6

St. Botolph Assisted Living



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Parcel 7

St. Botolph Terrace



Parcel 11A & 11C Easement Church Park

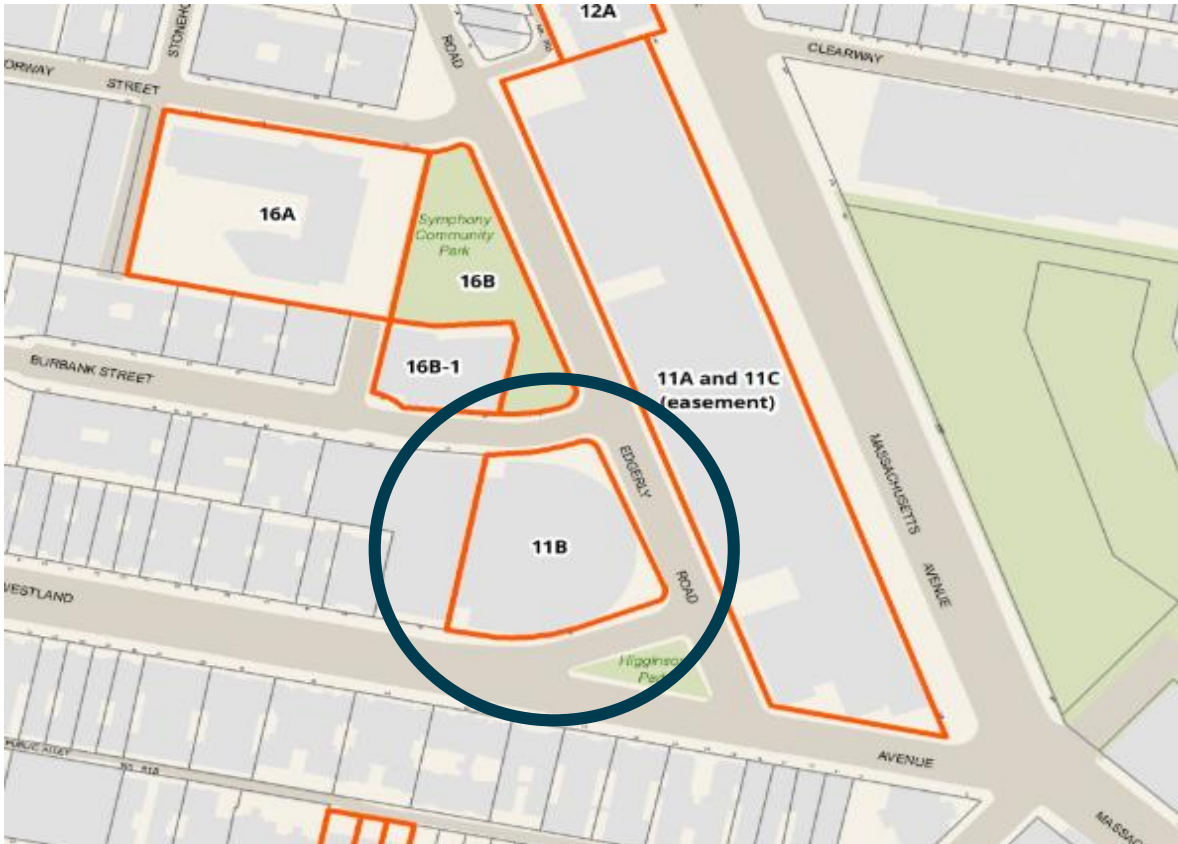


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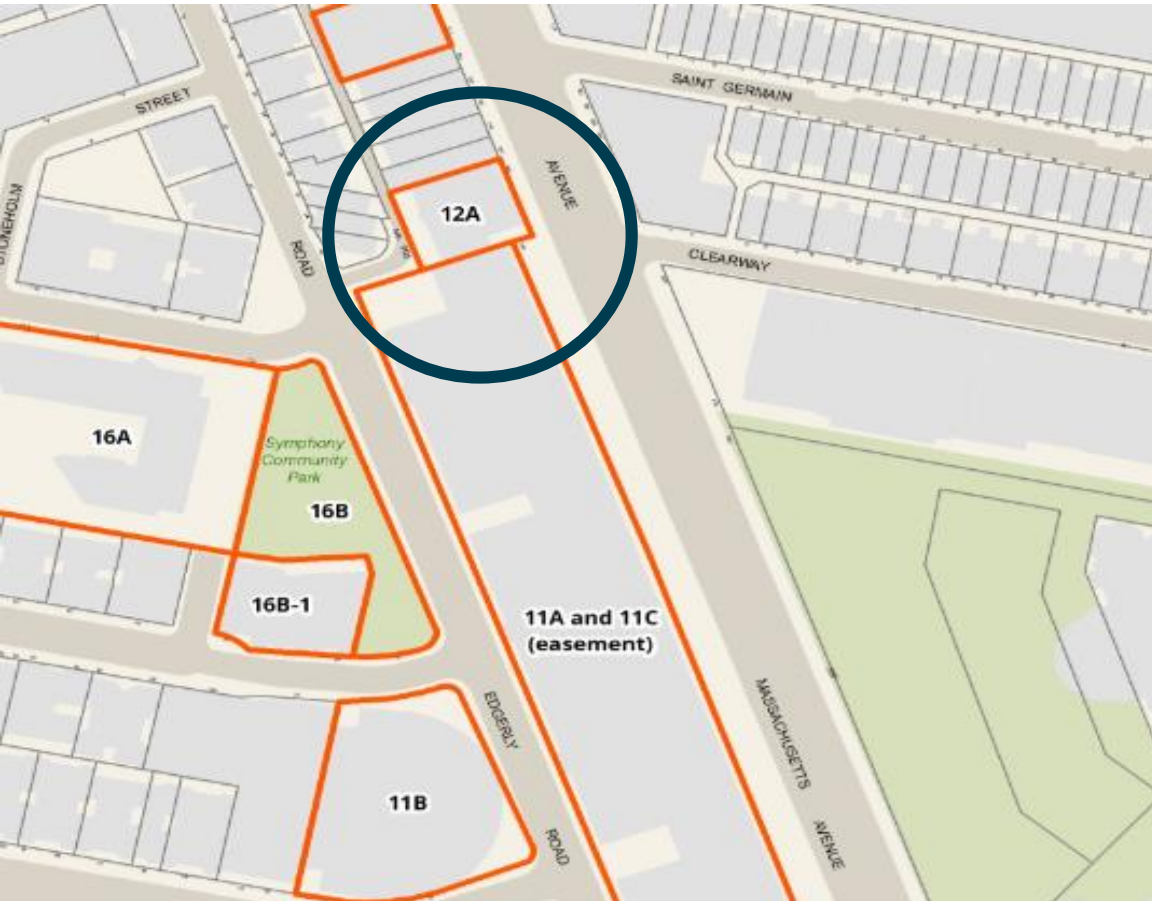
Parcel 11B

Whole Foods and Parking



Parcel 12A

Carillon Condominium



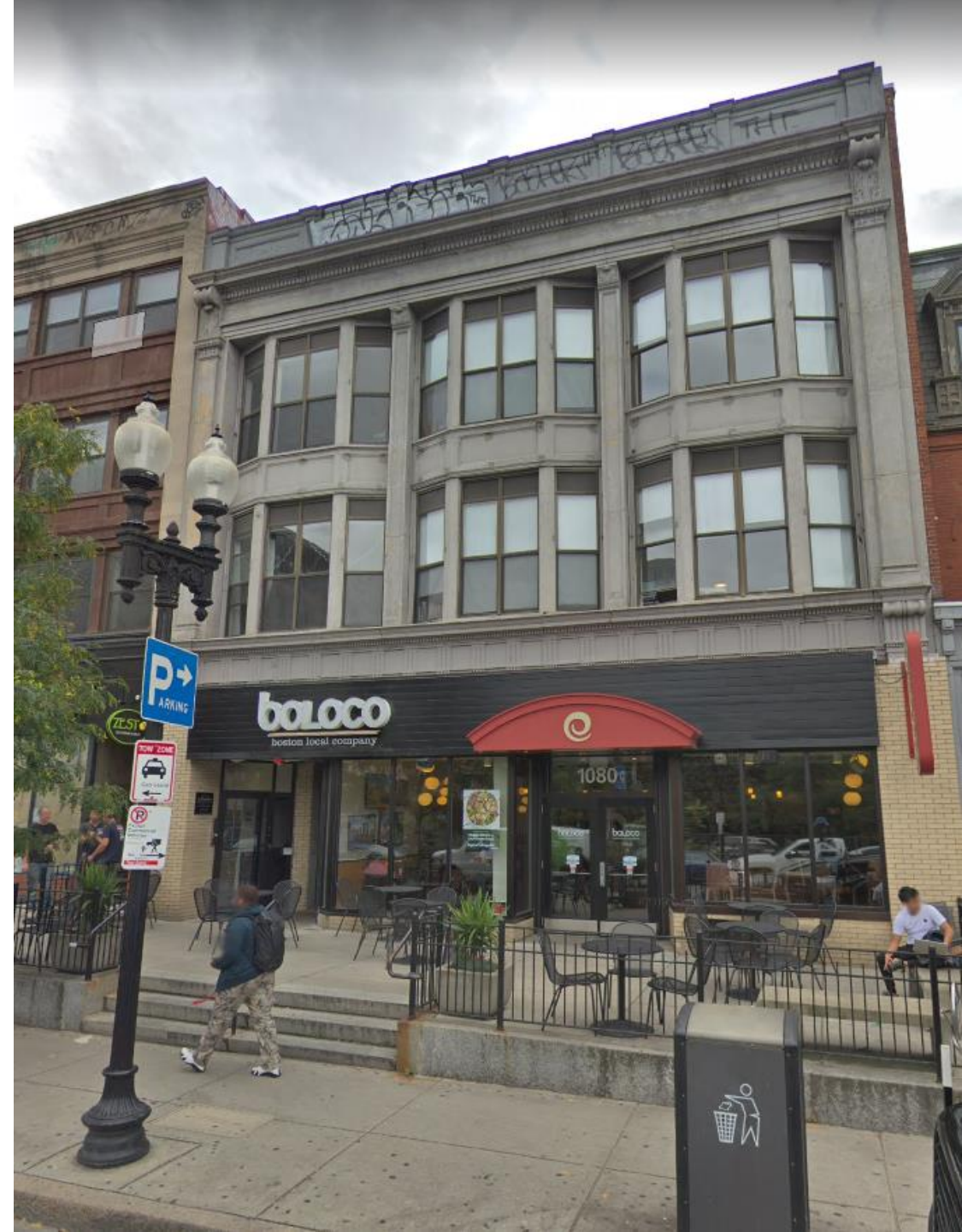
Parcel 13

1064-1074 Boylston St (Porti



Parcel 13 B

1078-1080 Boylston St



Parcel 13 C & D

1088-1094, 1100 Boylston St



Parcel 13 E

Hemenway St.



Parcel 13 F

Haviland St



Parcel 15

Boston Architectural College



Parcel 16A

Morville House



Parcel 16B

Symphony Community Park (City)



Parcel 16B-1

31-41 Burbank St



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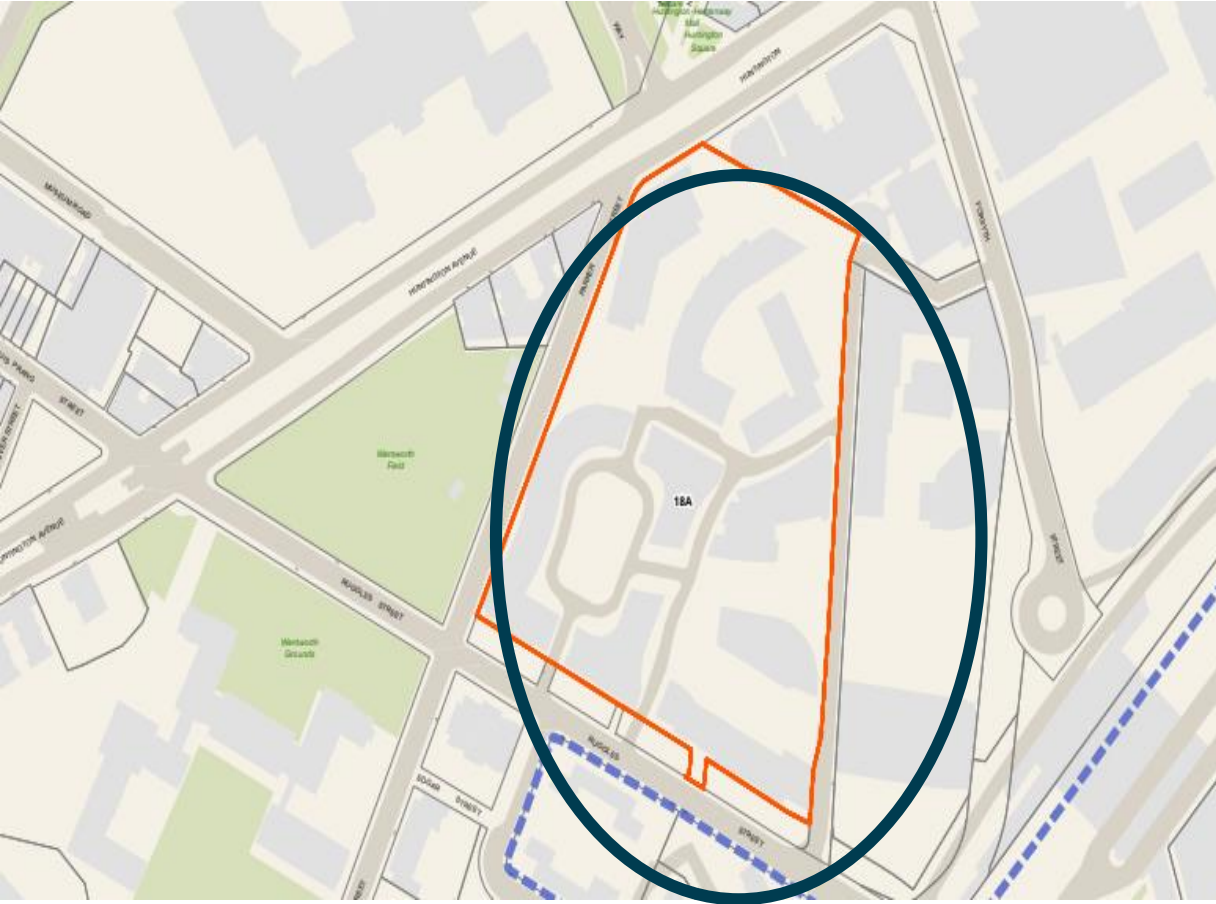


Edgerly Road Playground (City)



Parcel 18A

456, 458 & 460 Parker St.



Parcel 24

Harvard Medical School
77 Avenue Louis Pasteur
Formerly Boston English High School



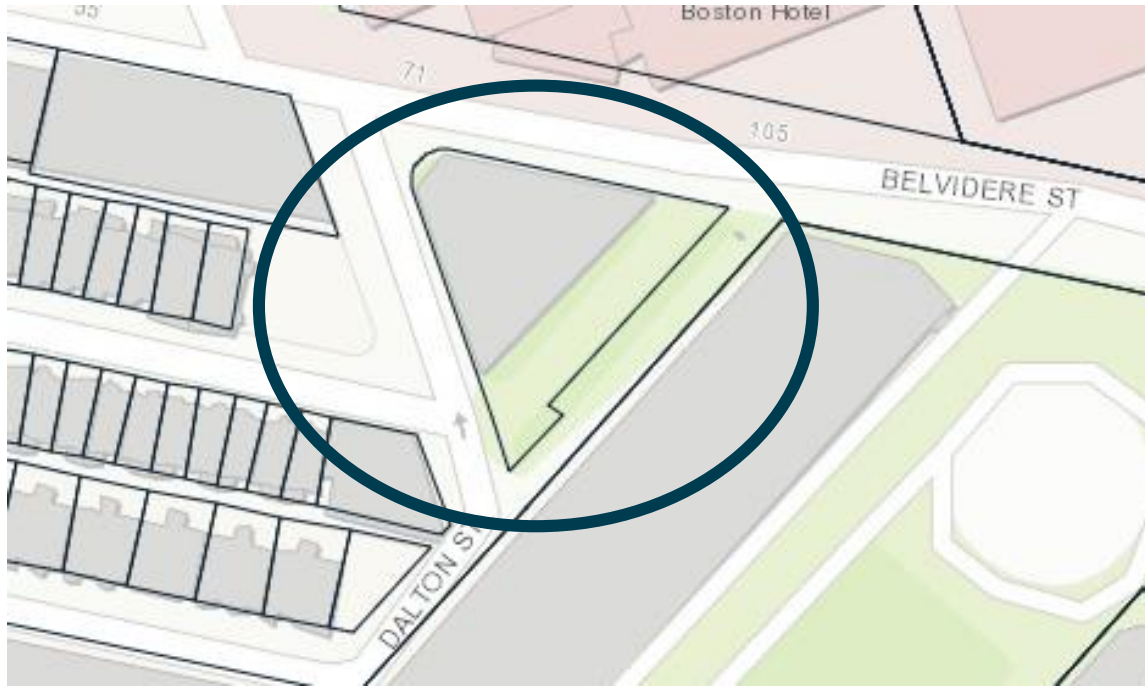
Parcel 25

Symphony Road Garden



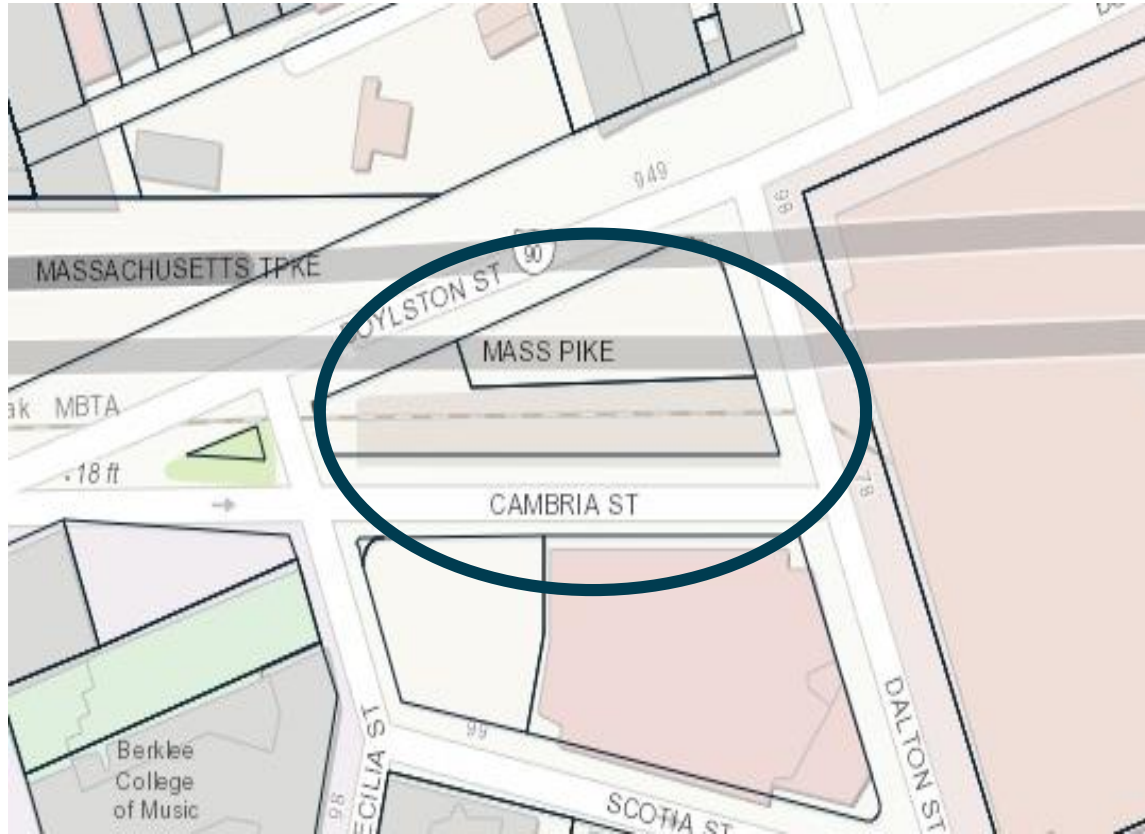
Parcel 26

1 Dalton (Vestibule Parcel)



Parcel 27

1000 Boylston (Air Rights Parcel)



BRA Deed Restricted Affordable Housing

Project Name	Affordable Units
St. Botolph Assisted Living	27 Low-Income (60% AMI) Rental Units 27 Moderate-Income (80%AMI) Rental Units Term: 50 Years
Carillon Condominium	1 Low-Income (80% AMI) Condo Unit 1 Moderate-Income (100% AMI) Condo Unit Term: 30 + 20 Years

5. BPDA Owned Parcels in Fenway



BPDA Owned Parcels

- Parcel 5A Symphony East Plaza/Street Area
- Parcel 9A Symphony West Plaza/Street Area



6.

Community Feedback



Next Steps



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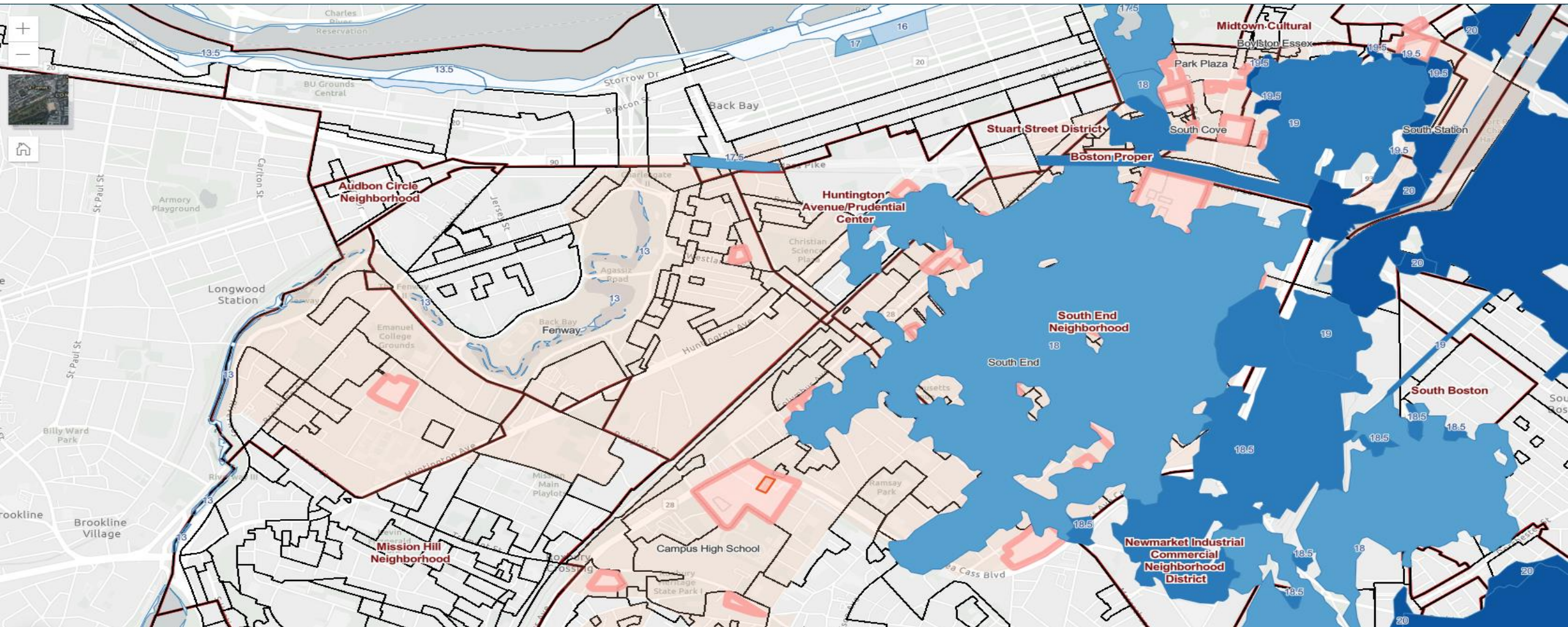


Boundaries



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Climate Resiliency





IMAGINE BOSTON 2030

Imagine Boston 2030 defines a vision for Boston leading up to its 400th birthday and beyond.

HAVE QUESTIONS?

Contact Natalia Urtubey at
natalia.urtubey@boston.gov.



FULL DOCUMENT

Download the full plan as
a pdf, or request your
own paper copy:

**IMAGINE BOSTON
2030 BOOK
REQUEST**



Final Note

“In twenty first century America, some cities flourish while others struggle. But all must contend with deteriorating infrastructure, economic inequality and unaffordable housing. City Governments have limited tools with which to address these problems and many must rely on the private market to support the public good.”

- Lizabeth Cohen author of
“Saving American Cities”



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