



Urban Renewal Government Center

September 26, 2019



**boston planning &
development agency**

Why Are We Here?

2016 Urban Renewal Extension Process

- 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.

Urban Renewal Community Engagement - Phase 1

North
Station

School
Franklin

Park Plaza

Brunswick -
King

Boylston
Essex

Kittredge

Urban Renewal Community Engagement - Phase 2

Government
Center

Campus
High School

South
Station

South Cove

Downtown
Waterfront

Fenway

Urban Renewal Community Engagement - Phase 3

Charlestown

South End

Washington Park

West End

Who Am I?

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

Hi !

PRECINCT I FAMILIES TO BE ACQUIRED

Address	# Families in Structure
14-14A Chelsea St.	2
Albert M. Benedict (ao) 14 Chelsea St., Chas.	
Mr. Michael Connor (t) 54	
Mr. Julius Damico (t) 46	
* 16 Chelsea St.	2
Mr. Samuel Burstein (ao) 20 Main St., Malden	
Mr. John Murphy, Jr. (t) 67	
* 20-20A Chelsea St.	1
Rosie Isipica (ao)	
Mr. William Andrews (t) 56	
* 67 Chelsea St.	5
Mr. Ralph Pirozzi (ao)	
Mr. Edward R. Fitzgerald (t) 44	
Mr. Patrick H. Gearin (t) 41	
Annie E. Langan (t) 76	
Mr. Michael J. Mahoney (t) 39	
Mr. Lawrence Magouagle (t) 37	
* 5 HOMESTEAD PLACE	3
Mr. Frank Zintz (ao) 159 Coolidge St., Brookline	
Mrs. Ruth Gionpa (t)	
Mr. Archie L. Moors (t) 47	
Mr. Joseph Solnick (t) 56	
* 7 Homestead Place	4
Mr. Frank Zintz (ao)	
Mrs. Ruth Beaton (t) 45	
Mr. Douglas Hanson (t) 49	
Mr. Edward J. MacKenzie (t) 23	

	ao - 67
F. McDonald Street n, Mass.	Mr. Edward R. Fitzgerald 67 Chelsea Street Charlestown, Mass.
ne Milona	Mr. Patrick H. Gearin 67 Chelsea Street Charlestown, Mass.
ao 10-12	
sea Street n, Mass.	Annie E. Langan 67 Chelsea Street Charlestown, Mass.
Benedict Street n, Mass.	Mr. Michael J. Mahoney 67 Chelsea Street Charlestown, Mass.
14-14A ao	
l Condor lsea Street n, Mass.	Mr. Lawrence Magouagle 67 Chelsea Street Charlestown, Mass.
Damico lsea Street i, Mass.	Mr. Frank Zintz 159 Coolidge St. Brookline, Mass.
	ao 5-7
Burstein eet achusetts 18-ao	Mrs. Ruth Gionpa 5 Homestead Place Charlestown, Mass.
urphy, Jr. Street i, Mass.	Mr. Archie L. Moors 5 Homestead Pl. Charlestown, Mass.



Urban Renewal Area Agenda

- 1. Urban Renewal Background**
- 2. Urban Renewal Action Plan**
- 3. Land Disposition Agreement Inventory Update**
- 4. Analysis and Inventory of BPDA Owned Land**
- 5. Community Feedback**



Urban Renewal Background



Setting the Stage: “The Great Depression” leading into Post World War II America

- Urban Cities suffer from policies promoting suburban sprawl
- Federal Government begins underwriting Urban Renewal efforts for cities that had suffered during the Great Depression and the war and were now bleeding residents into the suburbs.



Urban Renewal “New Deal”

- 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.



New Deal: Public Investment and Infrastructure

- Creation of New Residential and Affordable Housing Restrictions
- Creation of New Parks and Open Spaces
- Creation of New Commercial Spaces and Community Shopping Plaza's
- New Public Libraries, Schools, Police and Fire Stations
- New Transportation Modes (New MBTA Stations and removal of elevated trains)
- Rehabilitation of Older Buildings to eliminate substandard conditions
- Creation of New Buildings to spur investment in the city

Urban Renewal Plan Areas

Urban Renewal Plan Areas

The 16 Existing Urban Renewal Plans (After 2016 Extension)

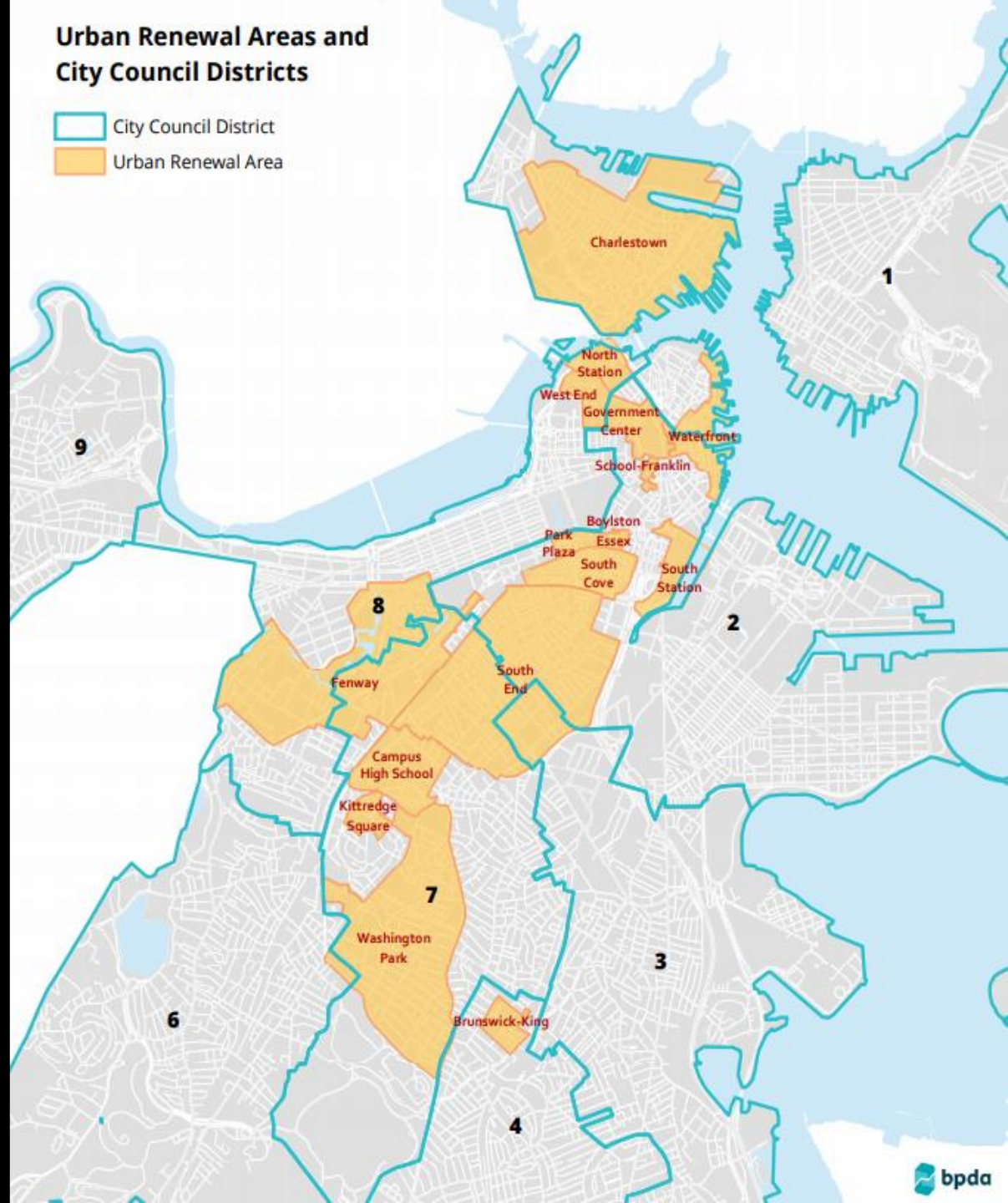
- Central Business District – School-Franklin
- Central Business District – Boylston-Essex
- Central Business District - South Station
- North Station
- Government Center
- Brunswick King
- Park Plaza
- South End
- South Cove
- Kittredge Square
- Washington Park
- Campus High School
- Fenway
- Downtown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

Urban Renewal Background

Existing Urban Renewal Areas with City Council Districts



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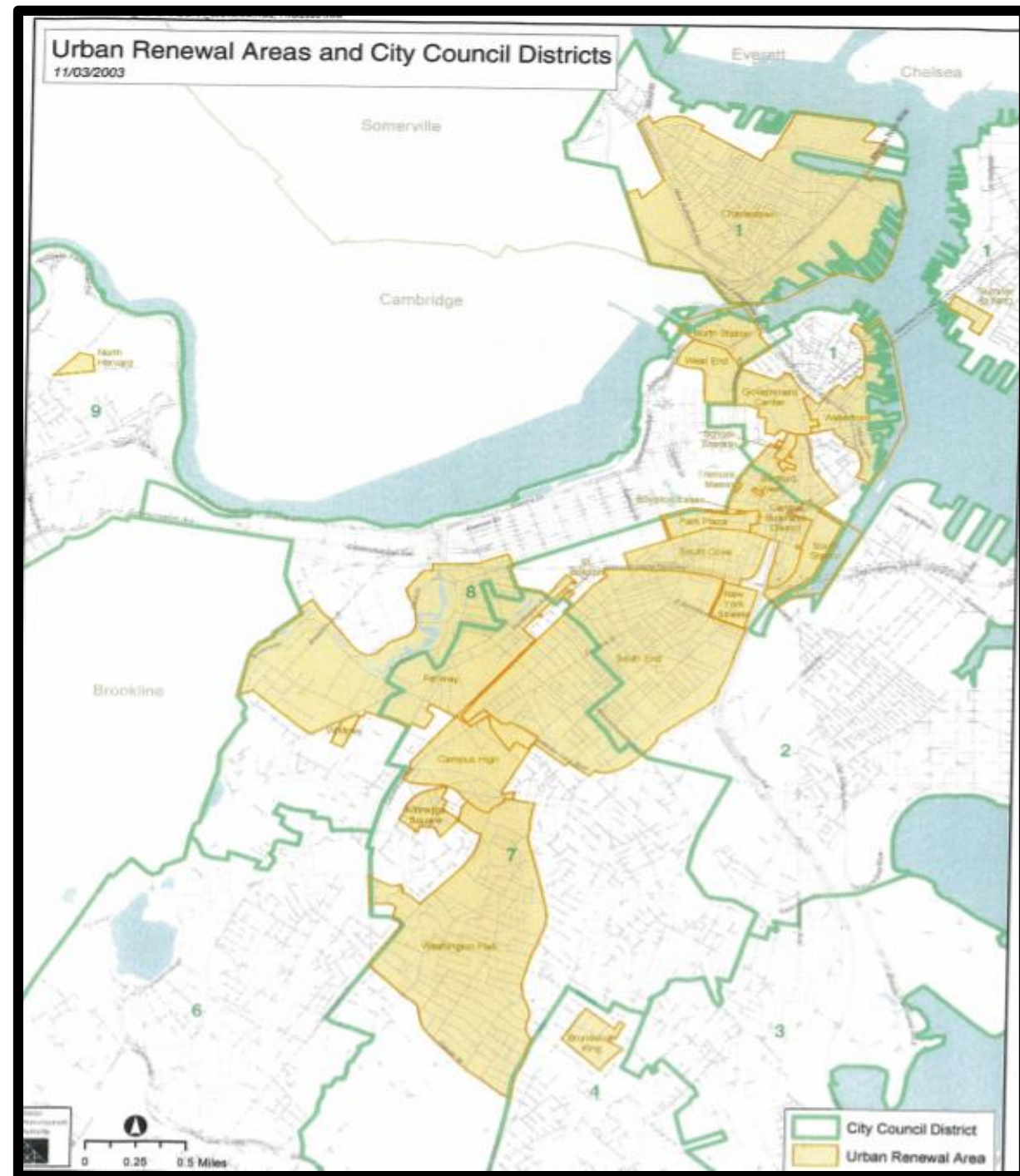
Expired: Urban Renewal Plan Areas

- New York Streets
- Whitney Streets
- St. Botolph
- CBD – Bedford West
- Sumner Street
- North Harvard
- Tremont Mason

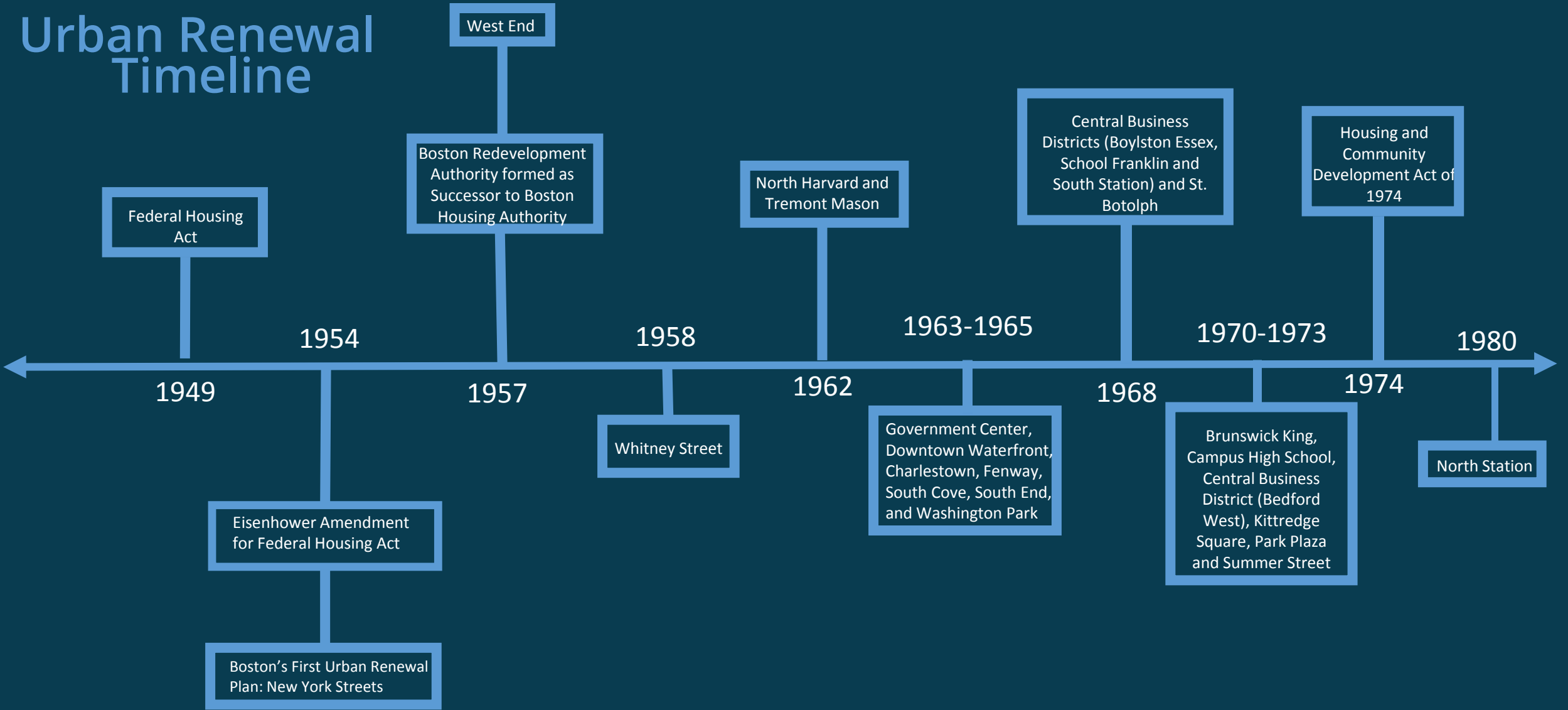


Urban Renewal Background

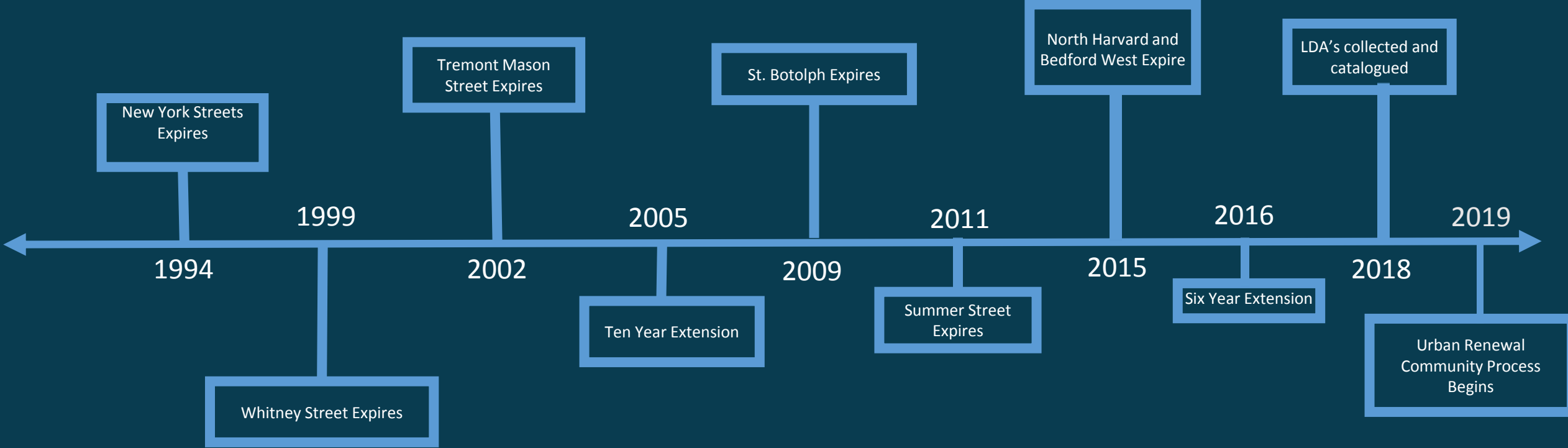
Original Urban Renewal Areas



Urban Renewal Timeline

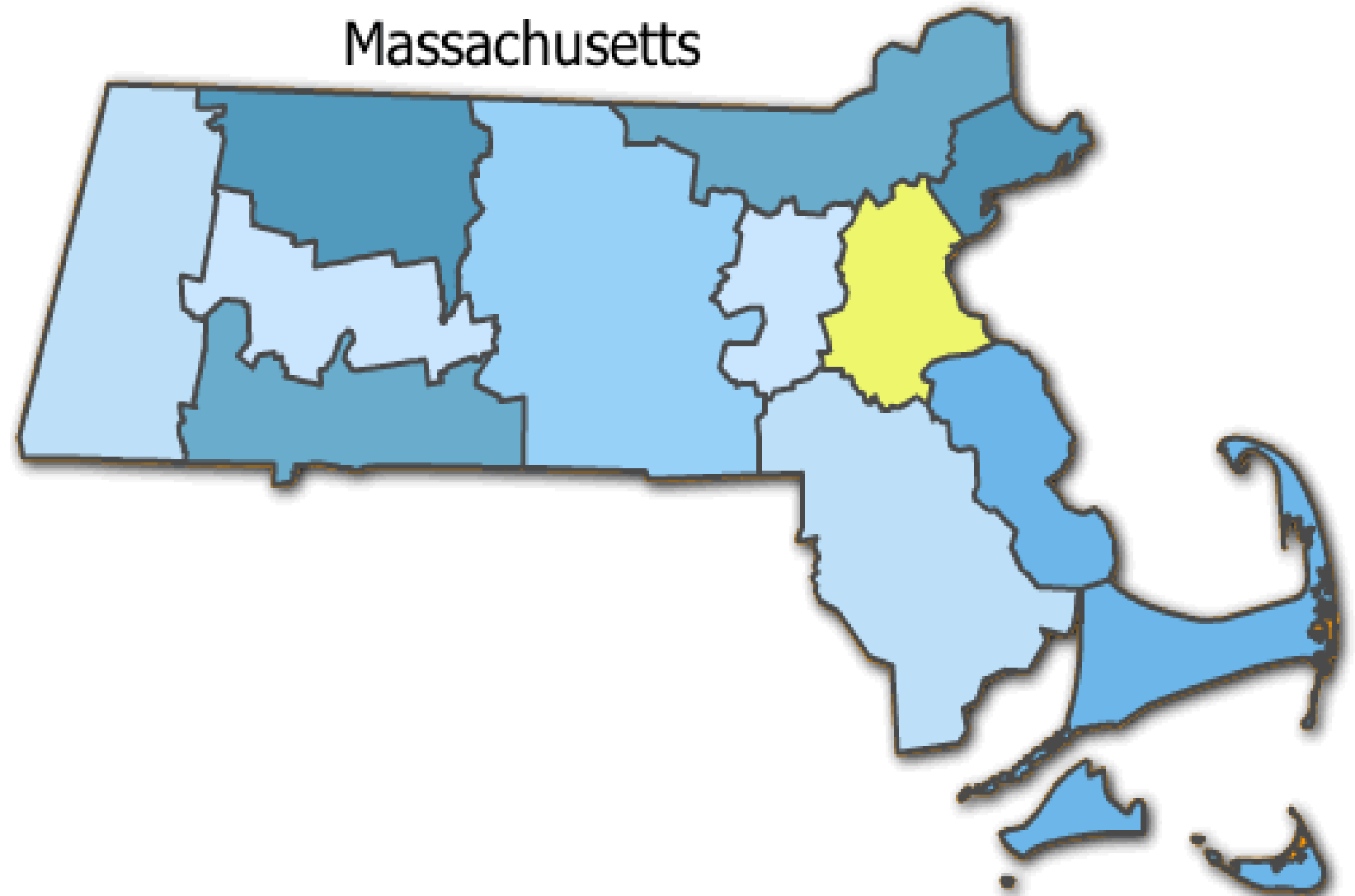


Urban Renewal Timeline



31 Urban Renewal Plan Areas In Massachusetts

- There are 31 Cities and Towns in Boston with Urban Renewal Plan Areas



Urban Renewal Projects Outside of Boston

- Assembly Row in Somerville
- Green-line Extension



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Urban Renewal Tools

Urban Renewal Tools

- Site Assembly
- Title Clearance
- Vertical Discontinuance
- Land Use Control
- Urban Renewal Overlay Districts




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What is a Land Disposition Agreement?

The Land Disposition Agreement allowed preservation of nursing home use.

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

HOMEABOUTARCHIVESCONTACTNEWSLETTERCALENDAR"SUBMIT A POST"Q

Health & EnvironmentNeighborhood Life

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

By Matt Contri · Wed, Sep. 14, 2016 · 13 · 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.

2) BPDA : Urban Renewal Action Plan



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. Kneading 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



BPDA Urban Renewal Website

BPDA Urban Renewal Website



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- [Featured Projects](#)

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

Urban Renewal Document Center



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Urban Renewal

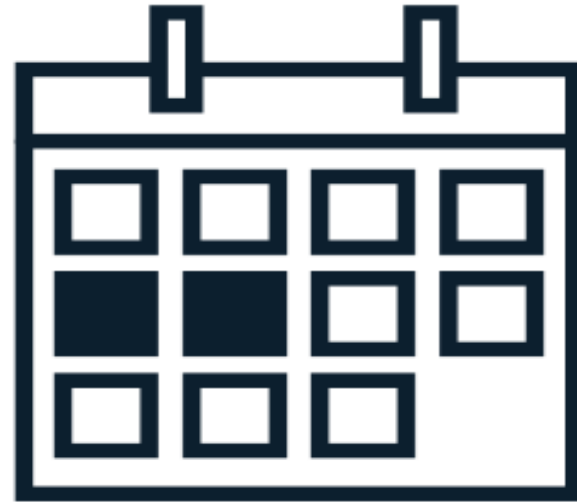
- [Urban Renewal Areas](#)
- [Map](#)
- [Featured Projects](#)

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



Records Management

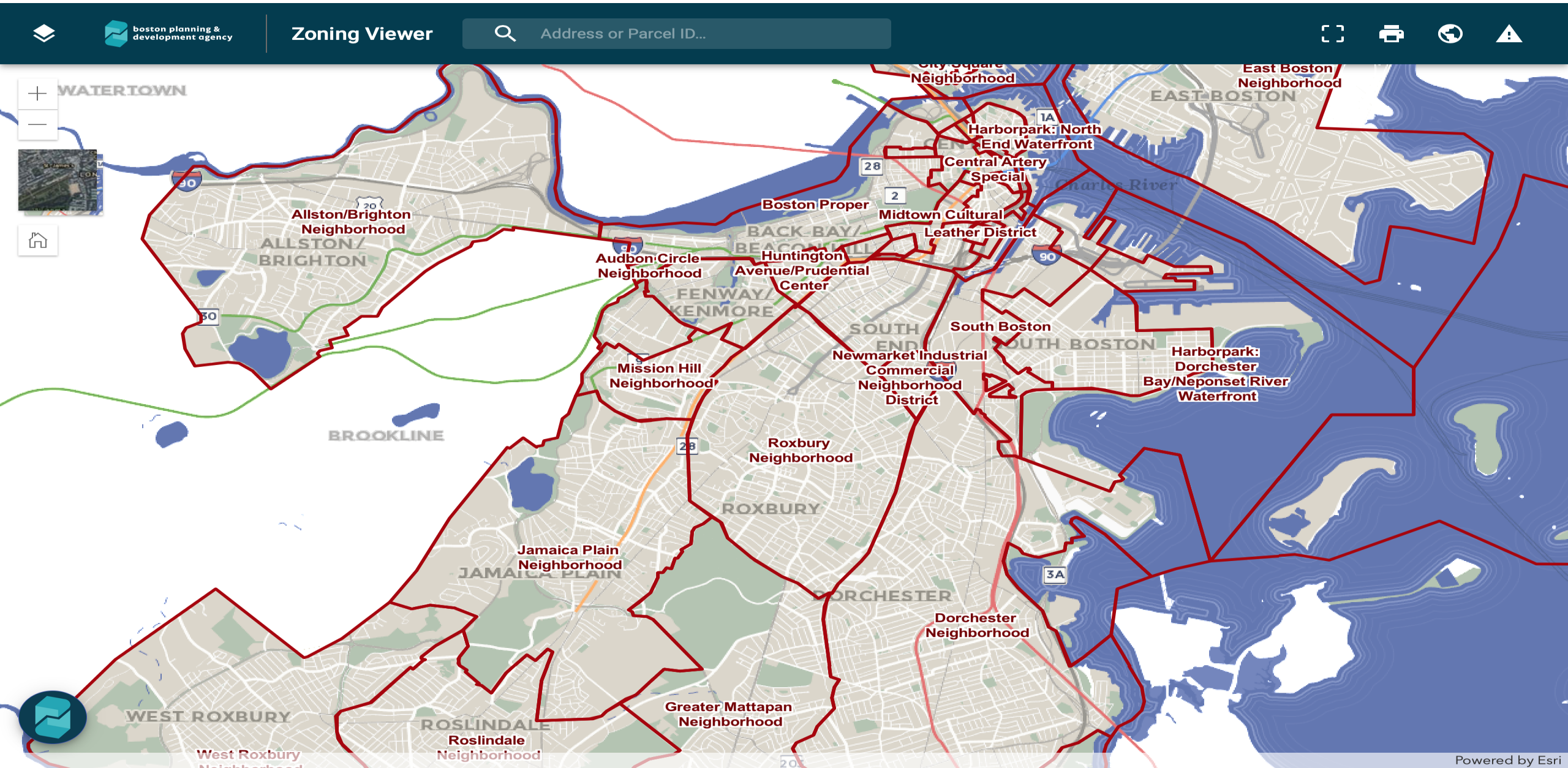


Interested in sharpening your Box skills?

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



Land Disposition Procedures and Actions

Community Meetings and RFP Process



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[Raymond L. Flynn Marine Park](#)

[BPDA Owned Land](#)

[RFPs, RFQs, Bids](#)

[Spaces for Lease](#)

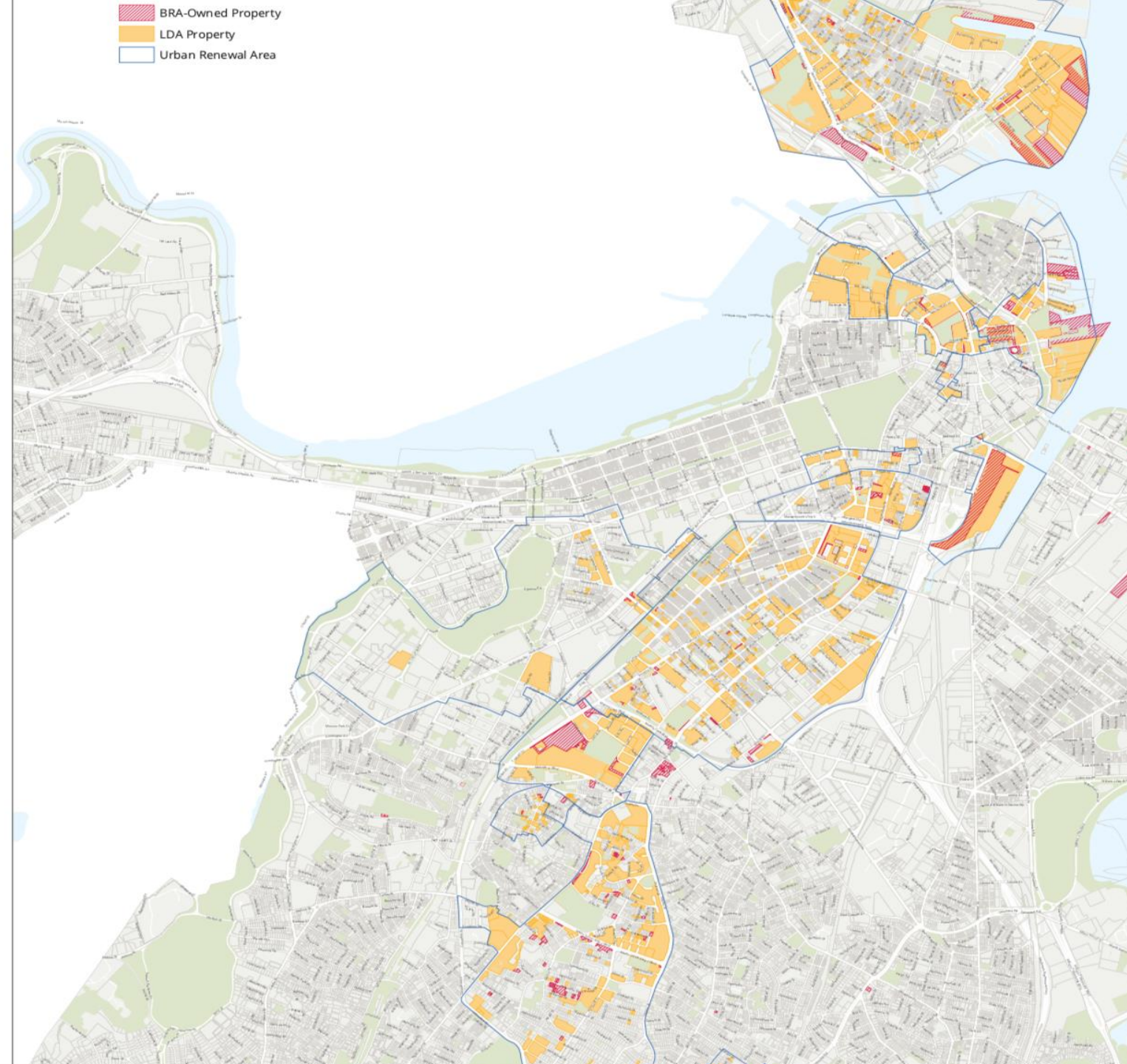
SALE OF 41 REGENT STREET, ROXBURY - PARCEL L-43-B WITHIN THE WASHINGTON PARK URBAN RENEWAL AREA

The Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency ("BRA") is pleased to issue this [Request for Proposals](#) ("RFP") for the redevelopment of Parcel L-43B, located at 41 Regent Street, ("Parcel") in the Washington Park Urban Renewal Area, Project No. Mass. R-24. The Parcel is available from the BRA for sale and development to create residential use. Preference will be given to the proposals that include homeownership units in the proposed project.



Type	RFP
Status	Open
Date Available	02/09/2017 12:00
Due Date	04/07/2017 12:00 
Pre Bid Due Date	02/28/2017 10:00 
Contact	Francis.Collins@boston.gov

Completion of LDA & BPDA Owned Property Inventory



Government Center



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Government Center – Goals 1963

- Creation of new major street system.
- Placing public utility lines underground.
- Attractive landscaping in all open areas and street lighting.
- Public open space such as City Hall Plaza.
- Rapid Transit.



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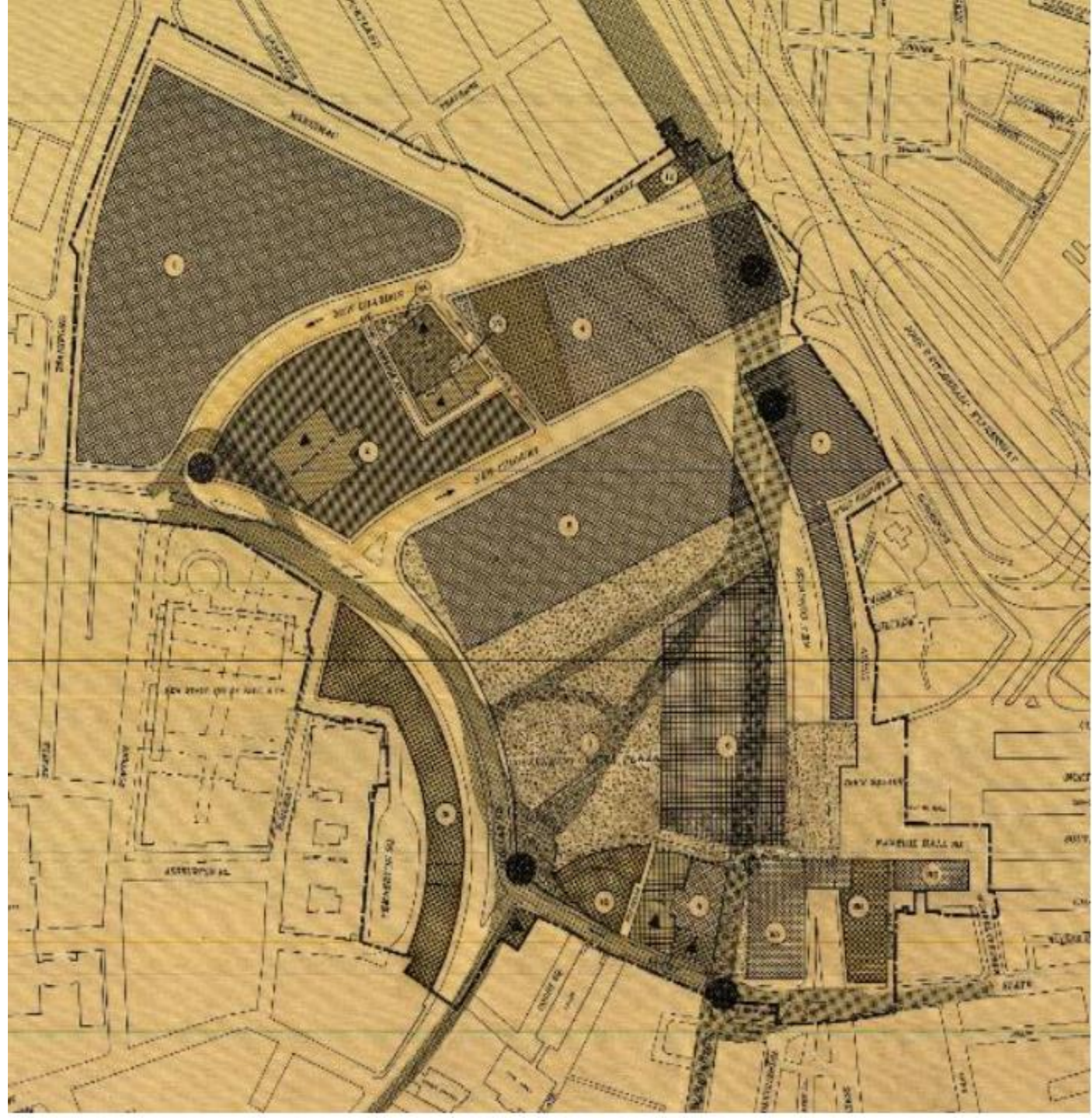
Government Center

Boundary Plan

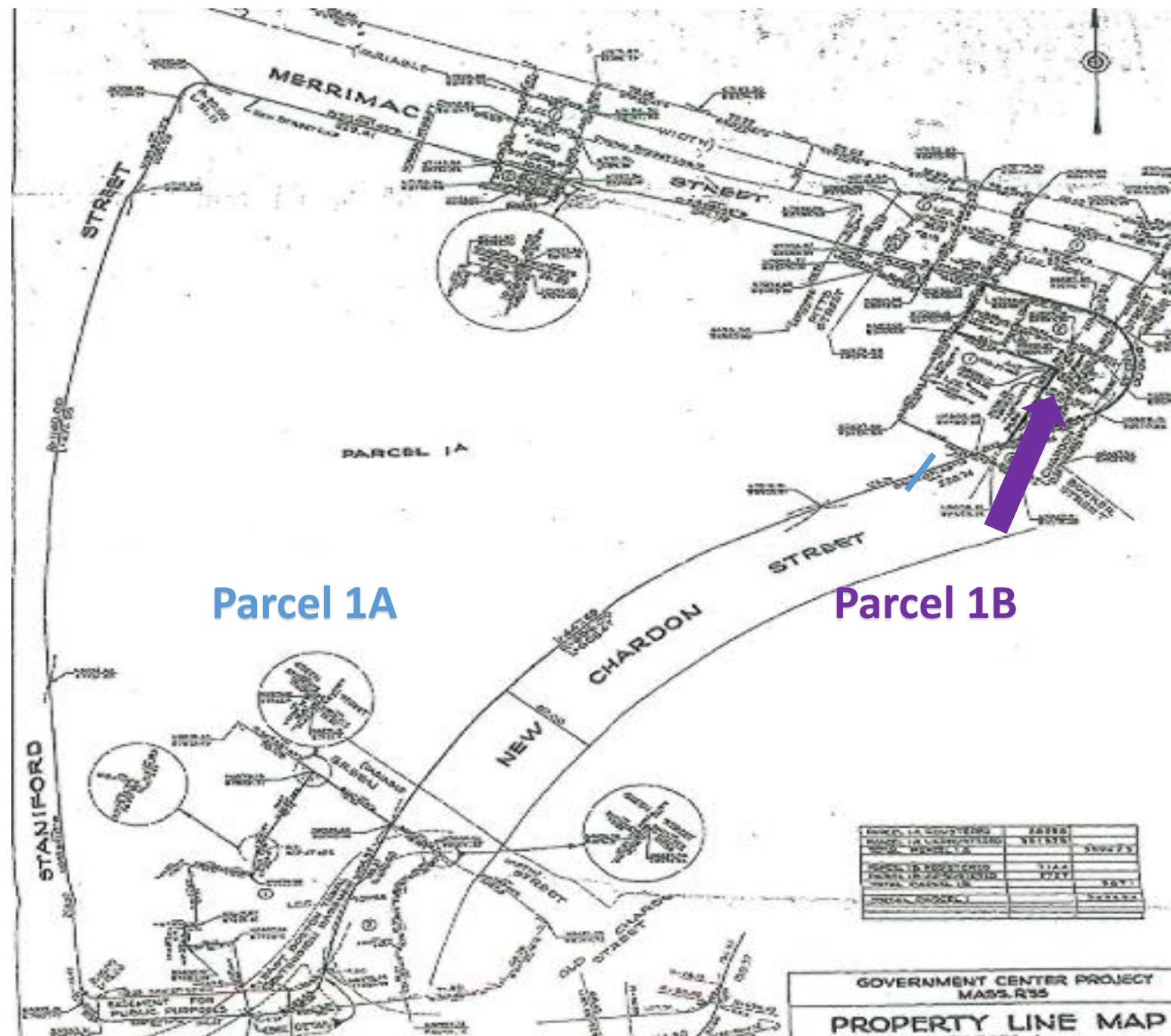


Government Center

Disposition Parcels



Parcel 1 (1A and 1B)



Parcel 1A

**Lindemann Mental
Health Center,
Charles F. Hurley
Building,
and
Edward W. Brooke
Courthouse**



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Parcels 1A and 1B:

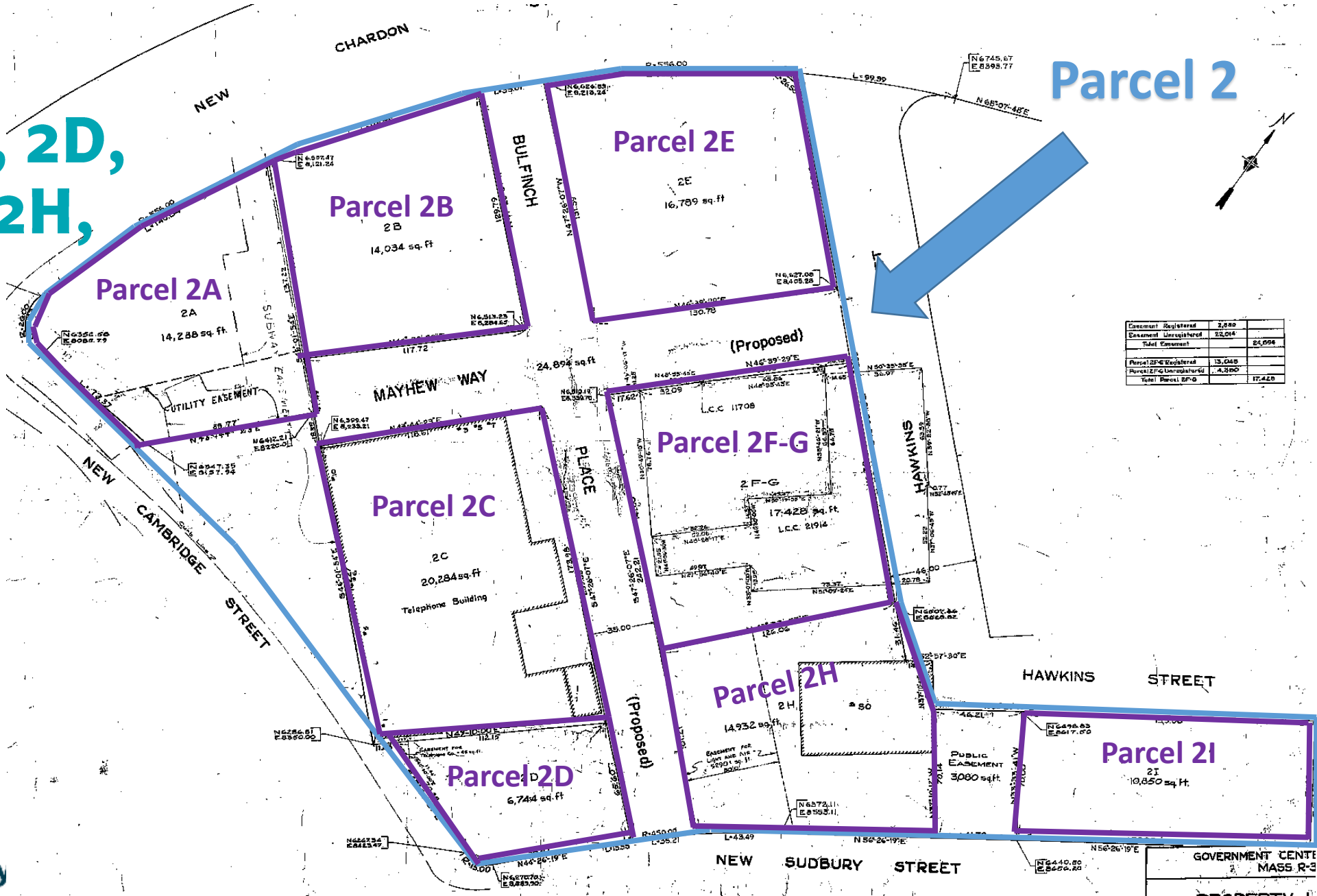
Edward W. Brooke Courthouse and Plaza



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Parcel 2
(2A, 2B, 2C, 2D,
2E, 2F, 2G, 2H,
and 2I)



Parcel 2A

Open Space



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Parcel 2B: 15 New Chardon Street Building



Parcels 2C and 2D: New England Telephone Building



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Parcel 2E: Post Office Building



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Parcels 2F and 2G: Channel 7 Building



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Parcel 2H: 30 Hawkins Street Building



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Parcel 21:

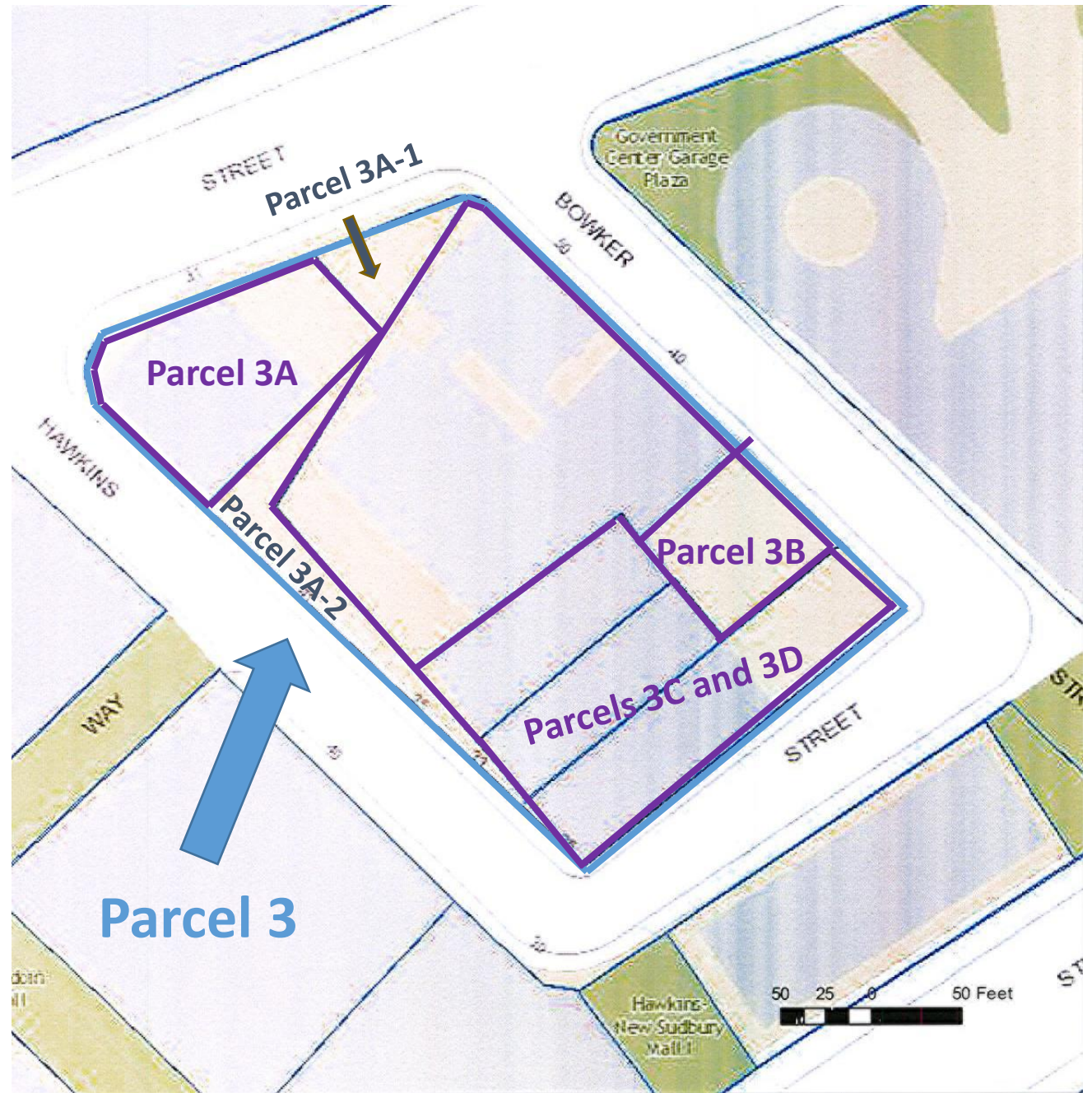
Area 1: Police Station



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Parcel 3: (3A, 3A-1, 3A-2, 3B, 3C, and 3D)



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Parcel 3A:

**31 New
Chardon
Street**



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Parcel 3B:

43 Hawkins Street Building and other City Buildings



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Parcels 3C and 3D:

Boston Edison Buildings



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Parcel 4: Government Center Garage



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Parcel 5:

John F. Kennedy Federal Building



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Parcel 6: City Hall

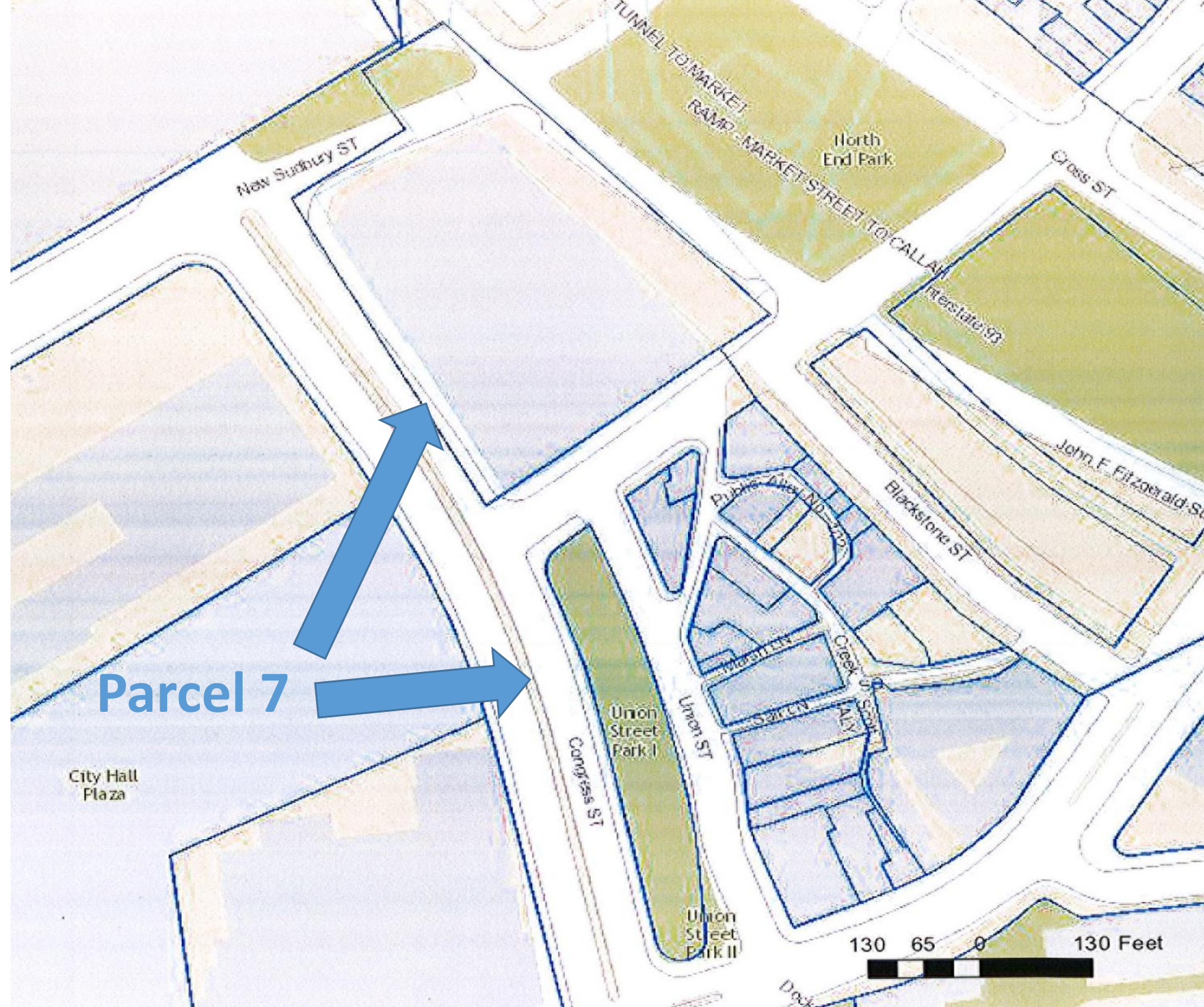


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Parcel 7:

**Commonwealth
Building with
RMV and the
Boston Public
Market with
Parking**

Parcel 7



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Parcel 7:

Commonwealth Building with RMV, Boston Public Market and Parking



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Portion of Parcel 7: Holocaust Memorial



Parcel 8:

**28 State
Street**



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Parcel 9:

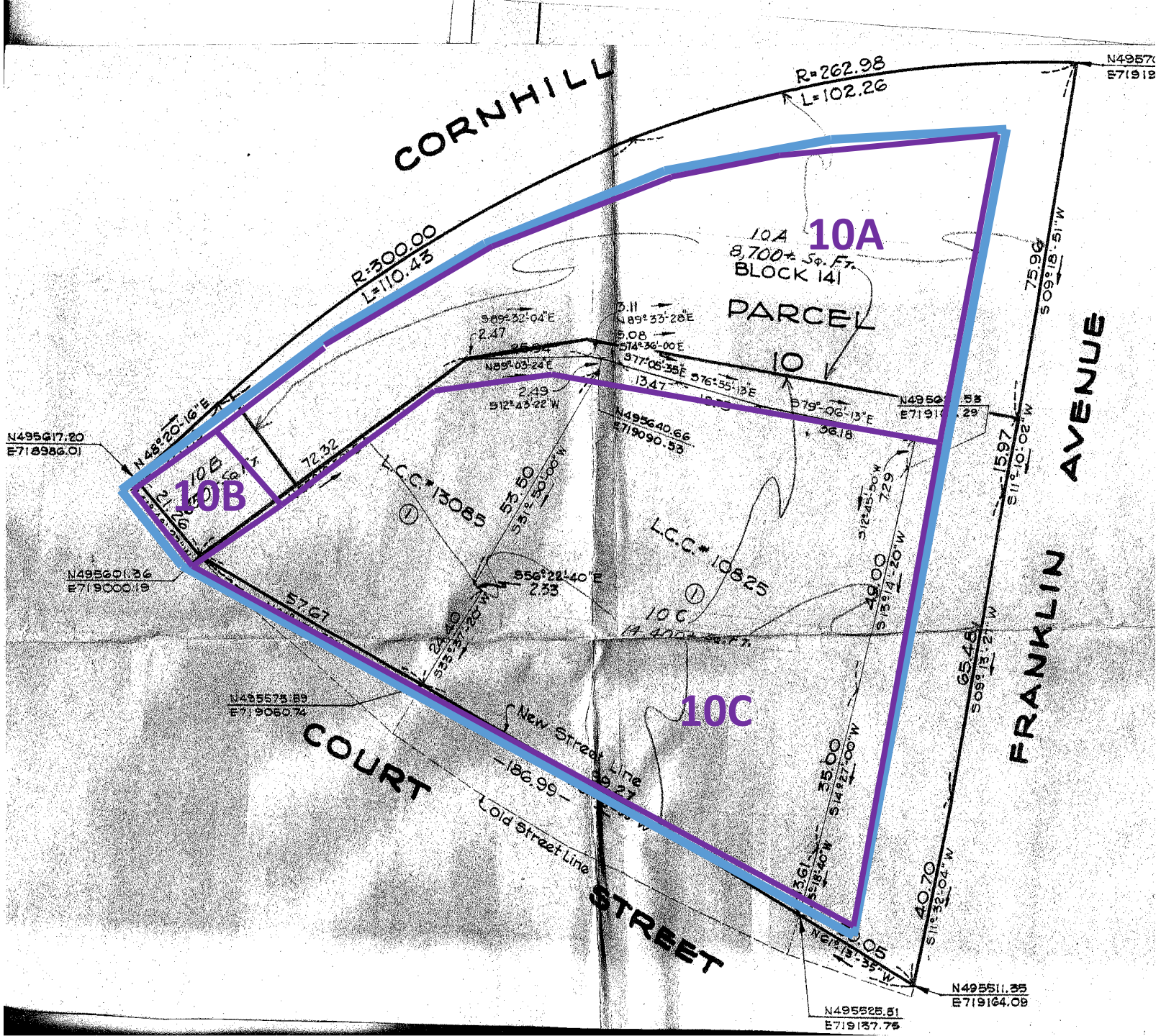
1 Washington Mall Office Building



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Parcel 10:
10A,
10B, and
10C



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Parcel 10A: Sears Crescent Building



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Parcel 10B:

Steaming Kettle



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DK Smith Photography

Parcel 10C: City Bank and Trust



Parcel 12:

Center Plaza and Pemberton Square



Parcel 12:

Center Plaza



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Parcel 12: Pemberton Square



**Parcel 13 and
14:**

**60 State
Street**



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Parcel 14A:

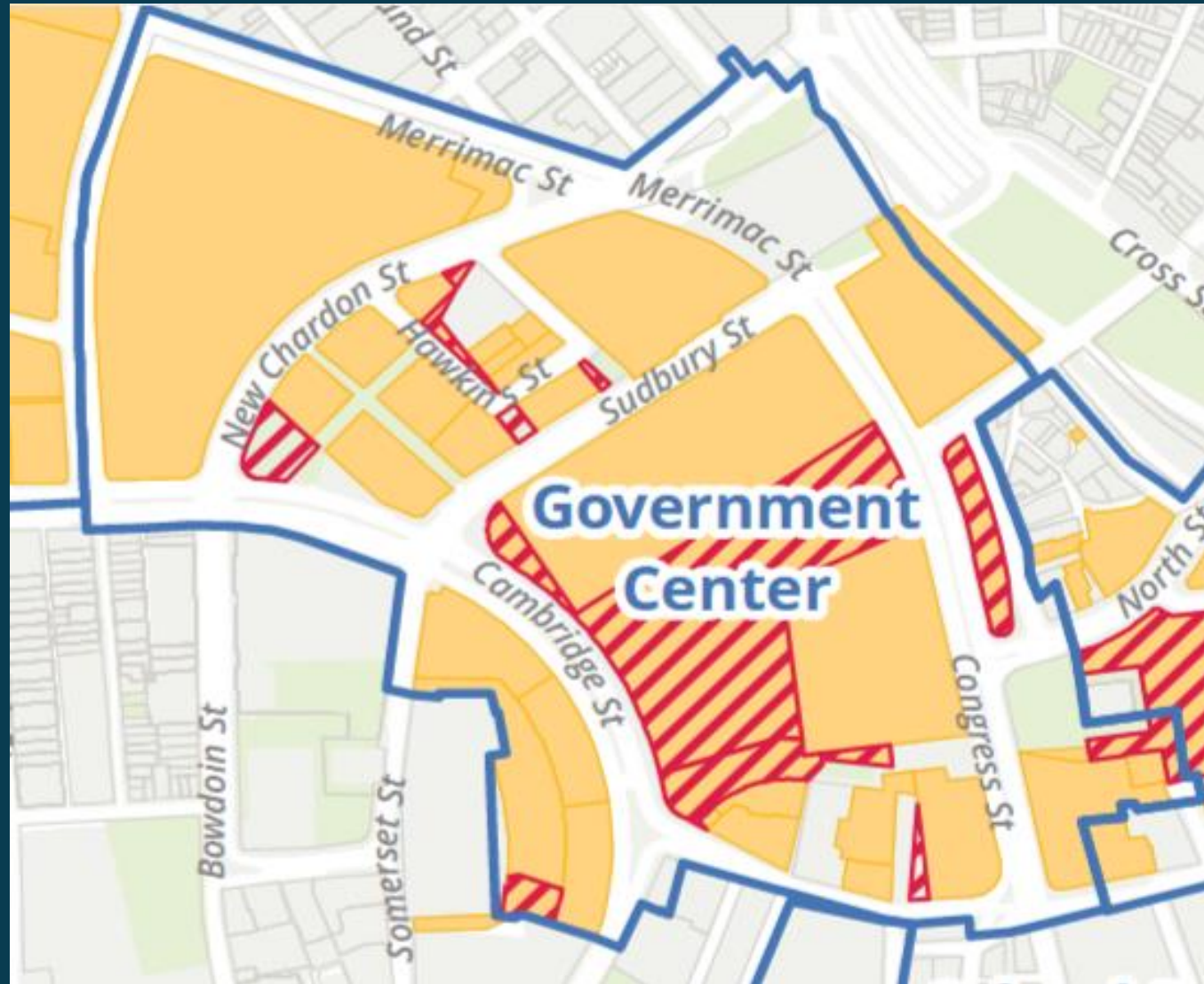
Abercrombie & Fitch Building



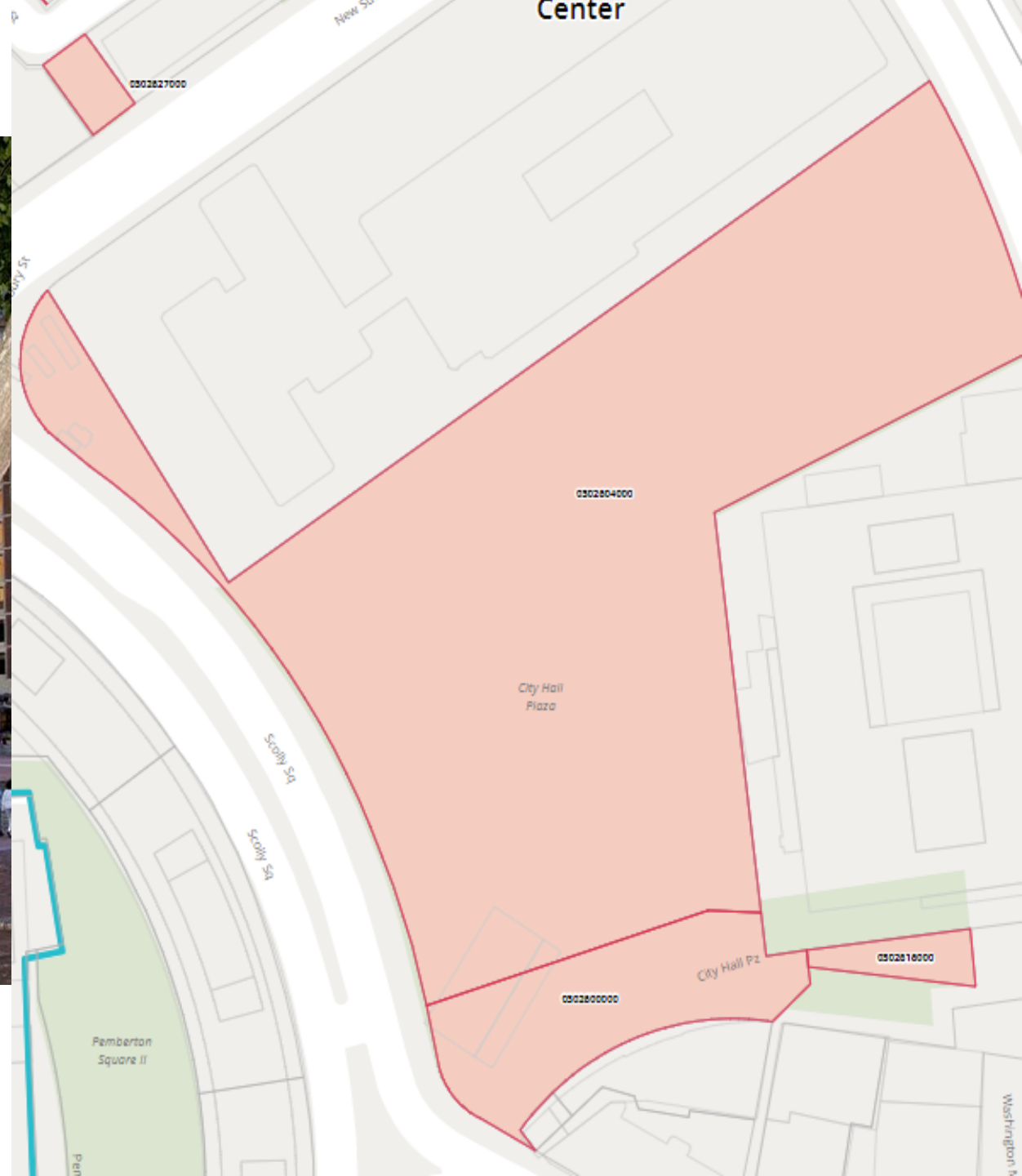
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4) BPDA Owned Parcels in Government Center



City Hall Plaza



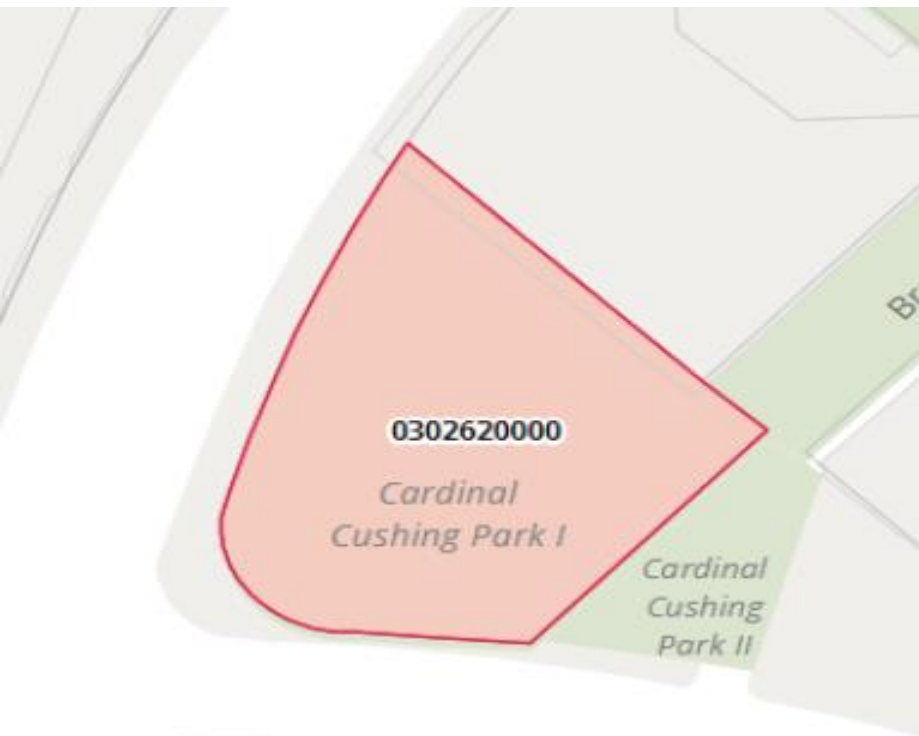
City Hall (Redesign)

boston.gov/cityhallplaza



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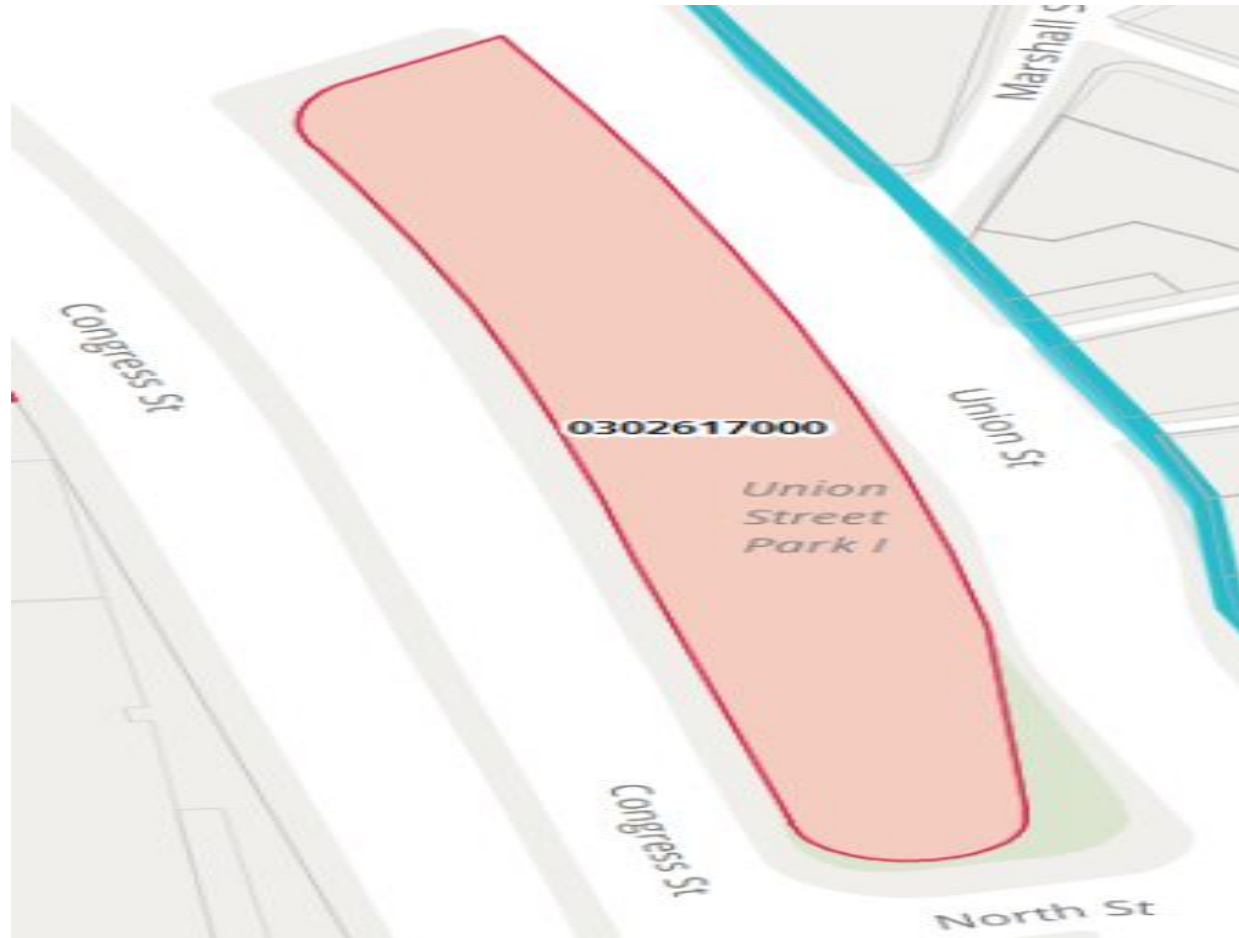
Parcel 2A: Cardinal Cushing Park



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Holocaust Memorial

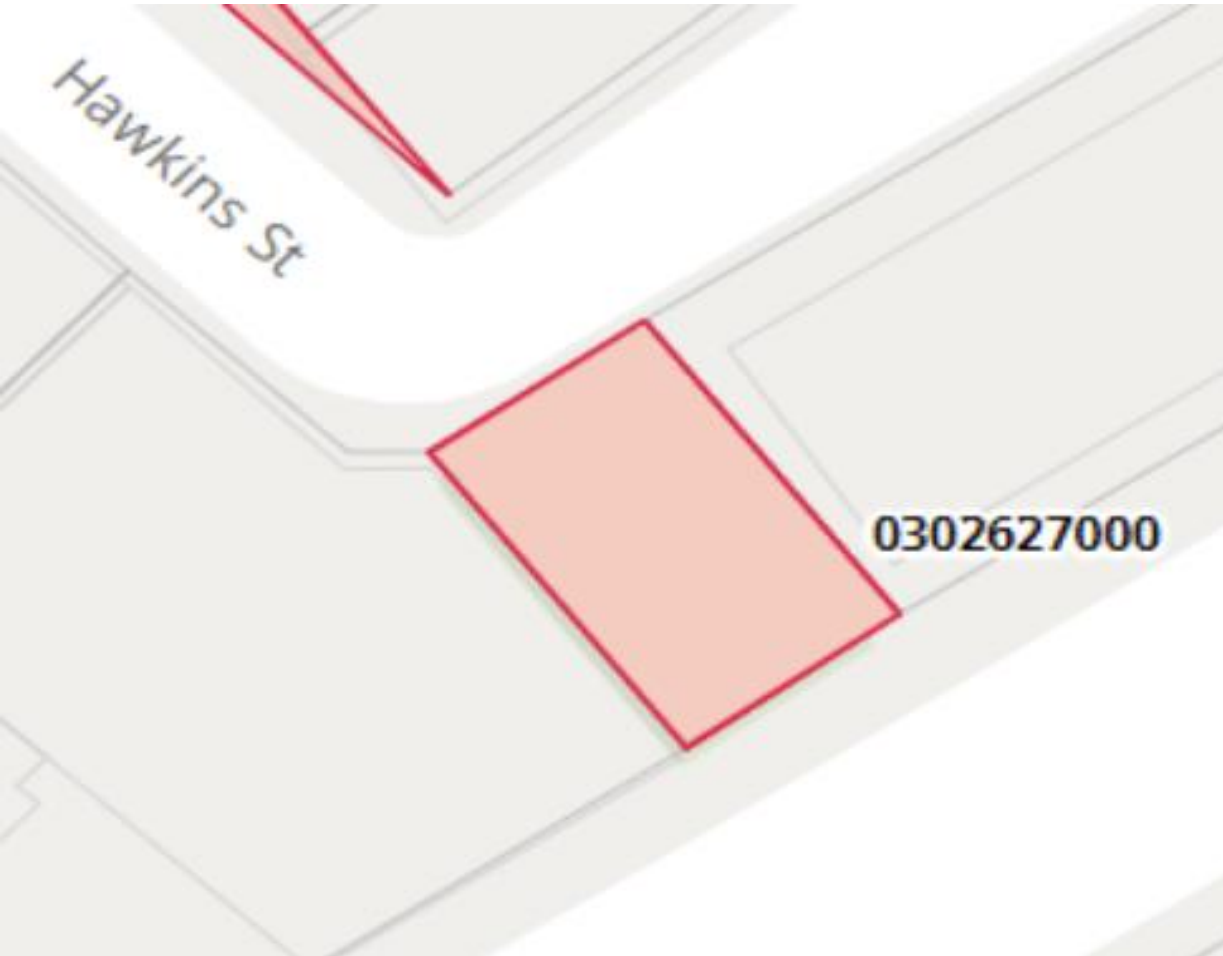


o Hawkins St



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o New Sudbury St



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o New Chardon St. o Hawkins St.



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Washington Mall Triangle



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Court House Plaza



Community Feedback

Urban Renewal: Saving American Cities

- “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”



Next Steps:

IMAGINE
BOSTON 2030



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