

Urban Renewal:

Roxbury Workshop

**Shelburne Community Center
July 15, 2015**

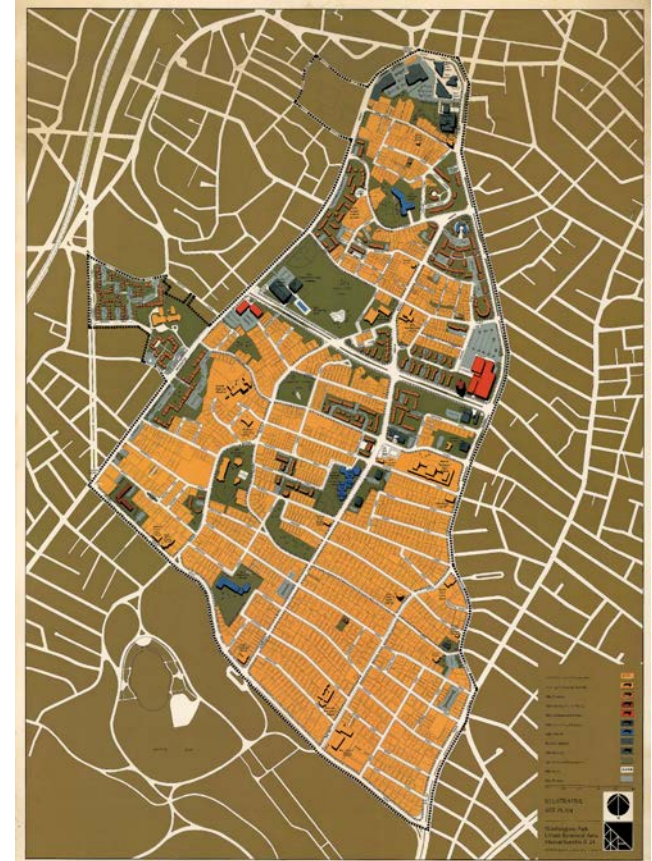
China Trade Building | June 10, 2015

Charlestown High School | June 29, 2015

Villa Victoria Center for the Arts | July 9, 2015

Shelburne Community Center | July 15, 2015

City Hall | July 22, 2015

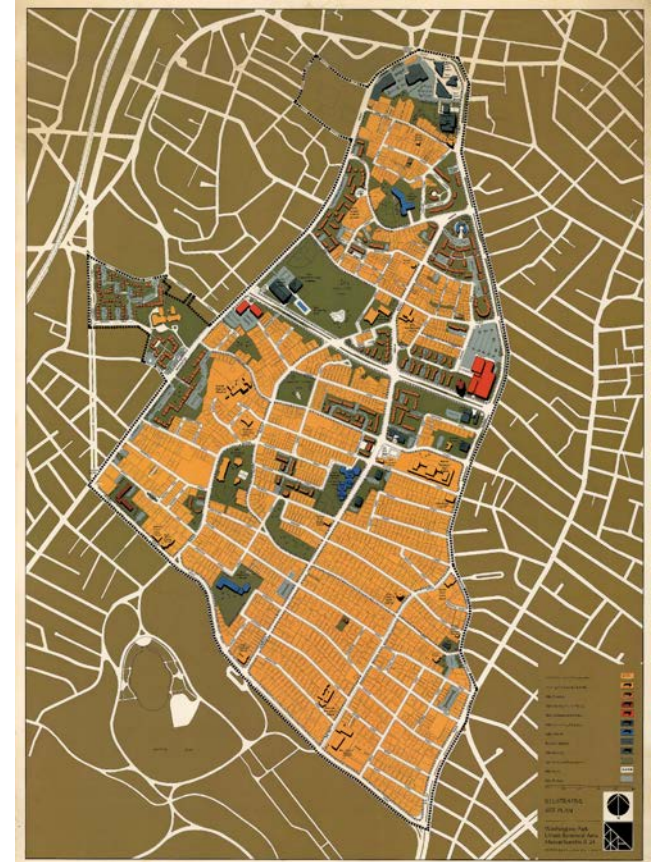


Washington Park Urban Renewal Area (1962)

Workshop Logistics:

Roxbury

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



Washington Park Urban Renewal Area (1962)

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**

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.

ADAPTING OUR VIEW OF URBAN RENEWAL

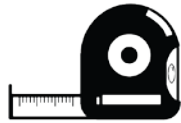
Responding to the changing needs of the City of Boston

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



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

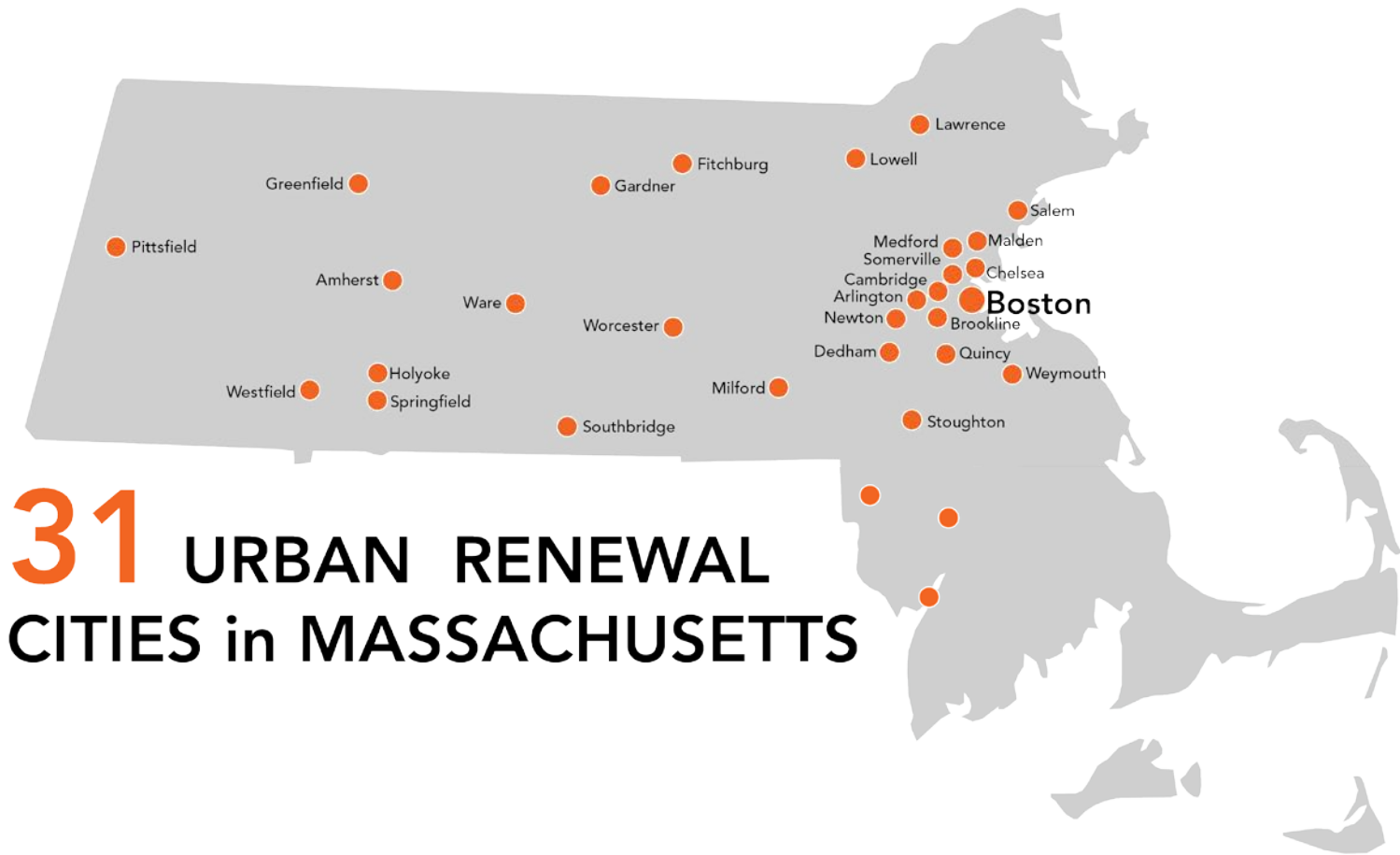


Demonstration Projects

Projects designed to eliminate blight outside of Urban Renewal Areas



A**Assembly Row, Somerville****B****Kendall Square, Cambridge****C****Government Center, Boston****D****The Fenway, Boston****BOSTON
REDEVELOPMENT
AUTHORITY**



31 URBAN RENEWAL CITIES in MASSACHUSETTS



UR Plans

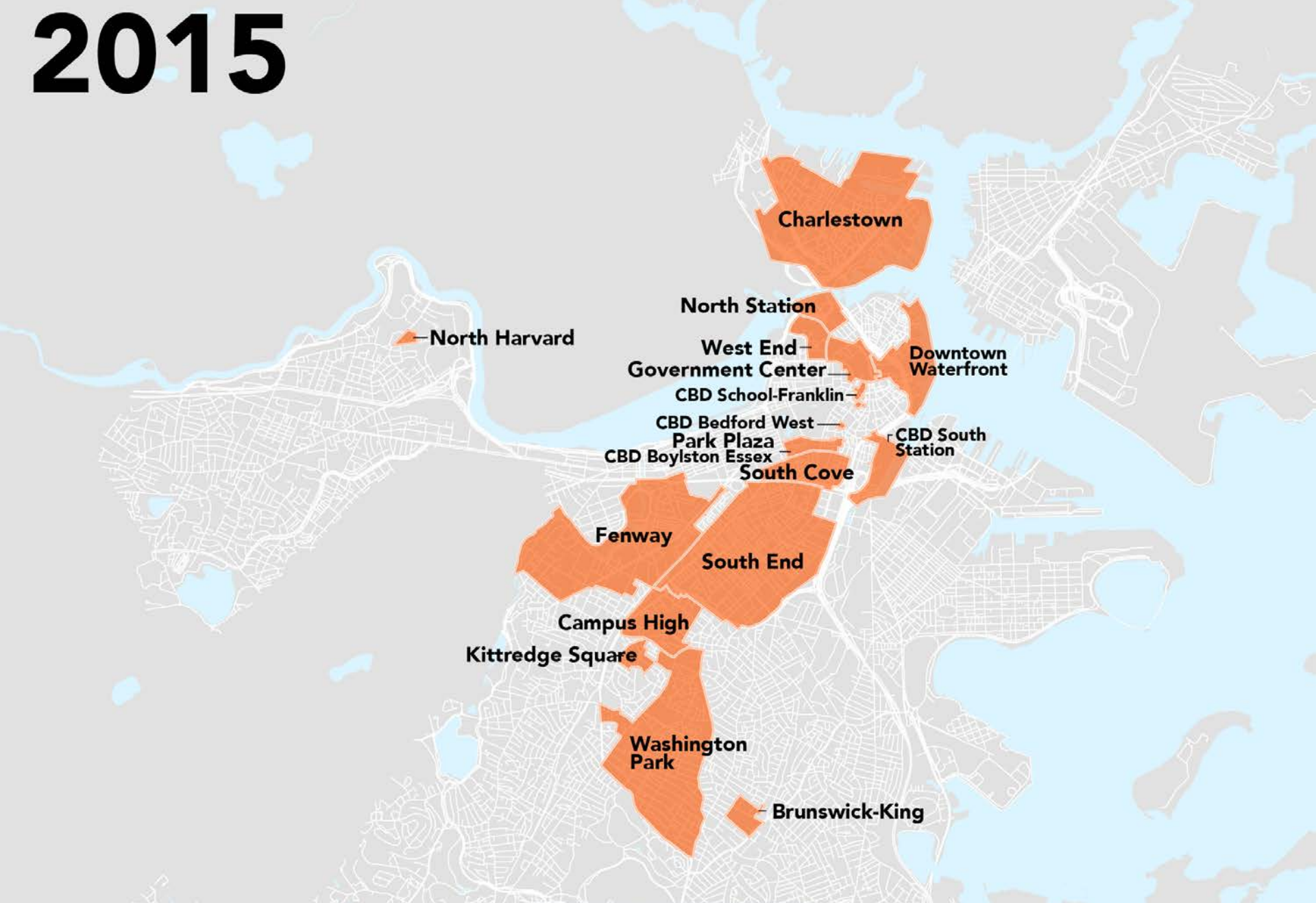
19 urban renewal plans approved in the Commonwealth since 1996

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

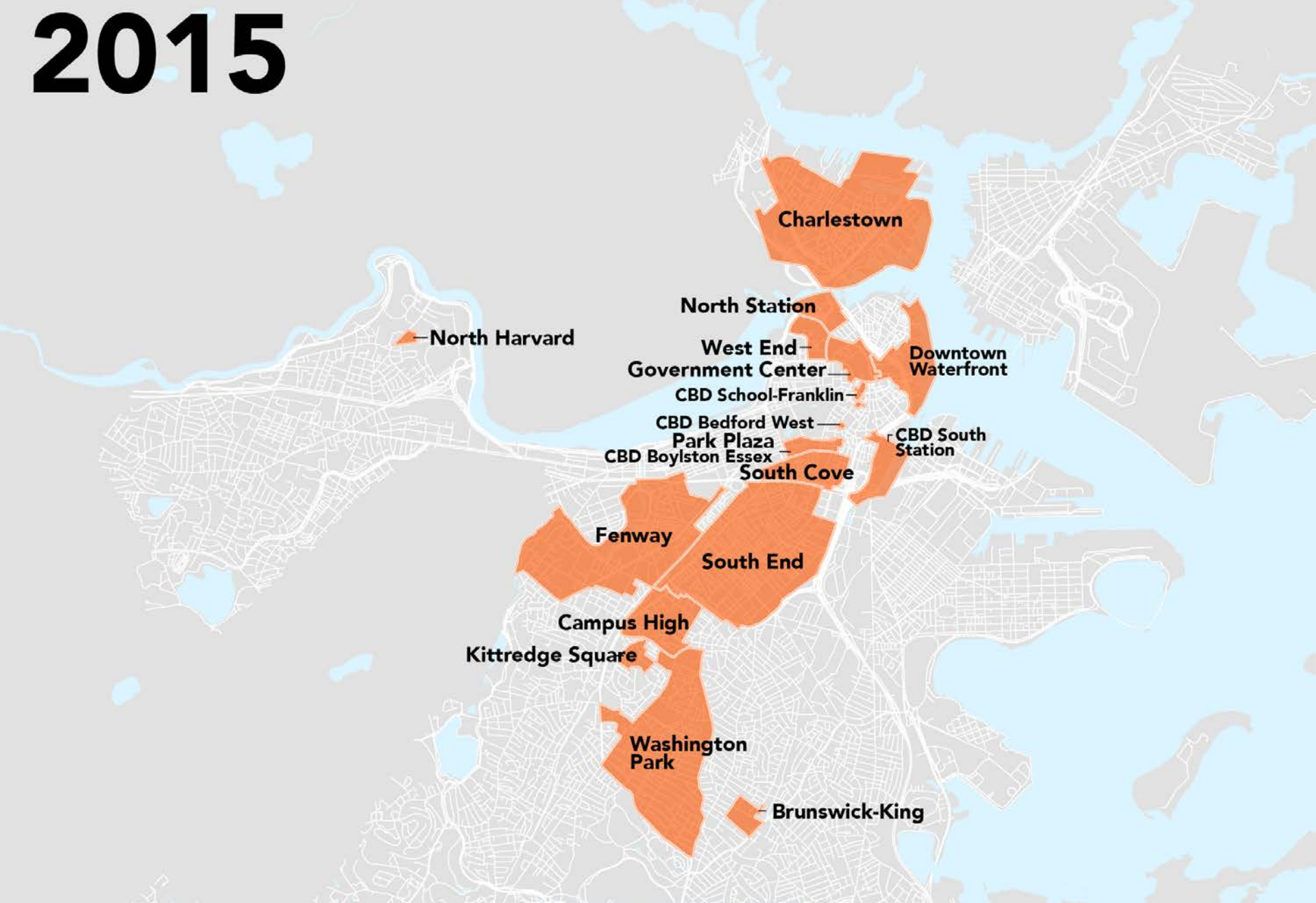


West End



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2015



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URBAN RENEWAL'S STIGMA

BEFORE



West End, 1957

AFTER

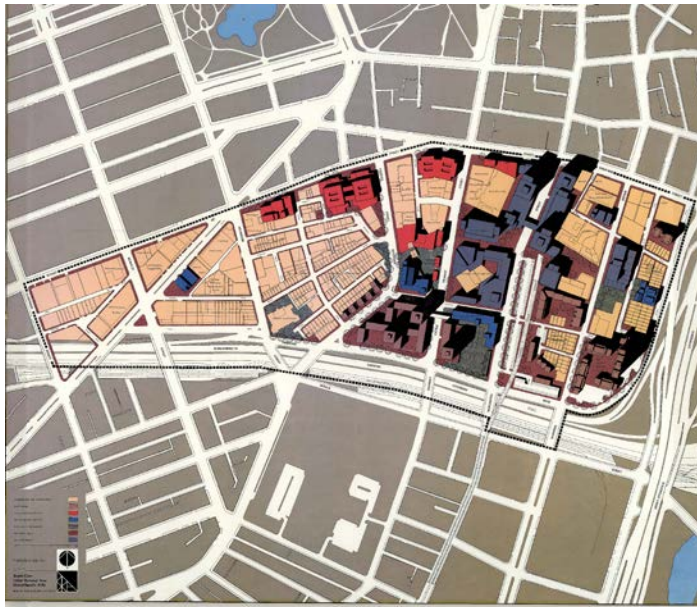




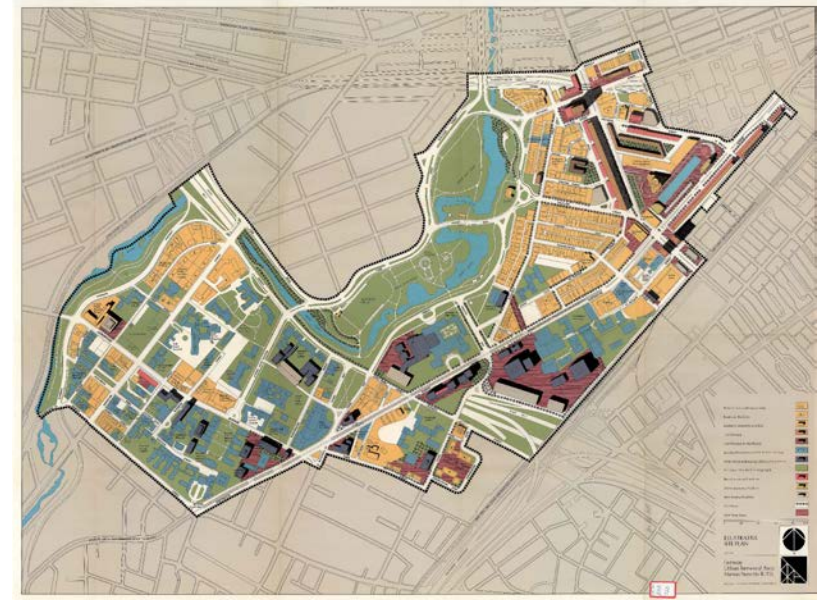
South End, 1962



Charlestown, 1965



South Cove, 1965



Fenway, 1965



Recent Urban Renewal Projects



Spaulding Rehab Center and Park (Charlestown)



Charlesview Apartments (Brighton)

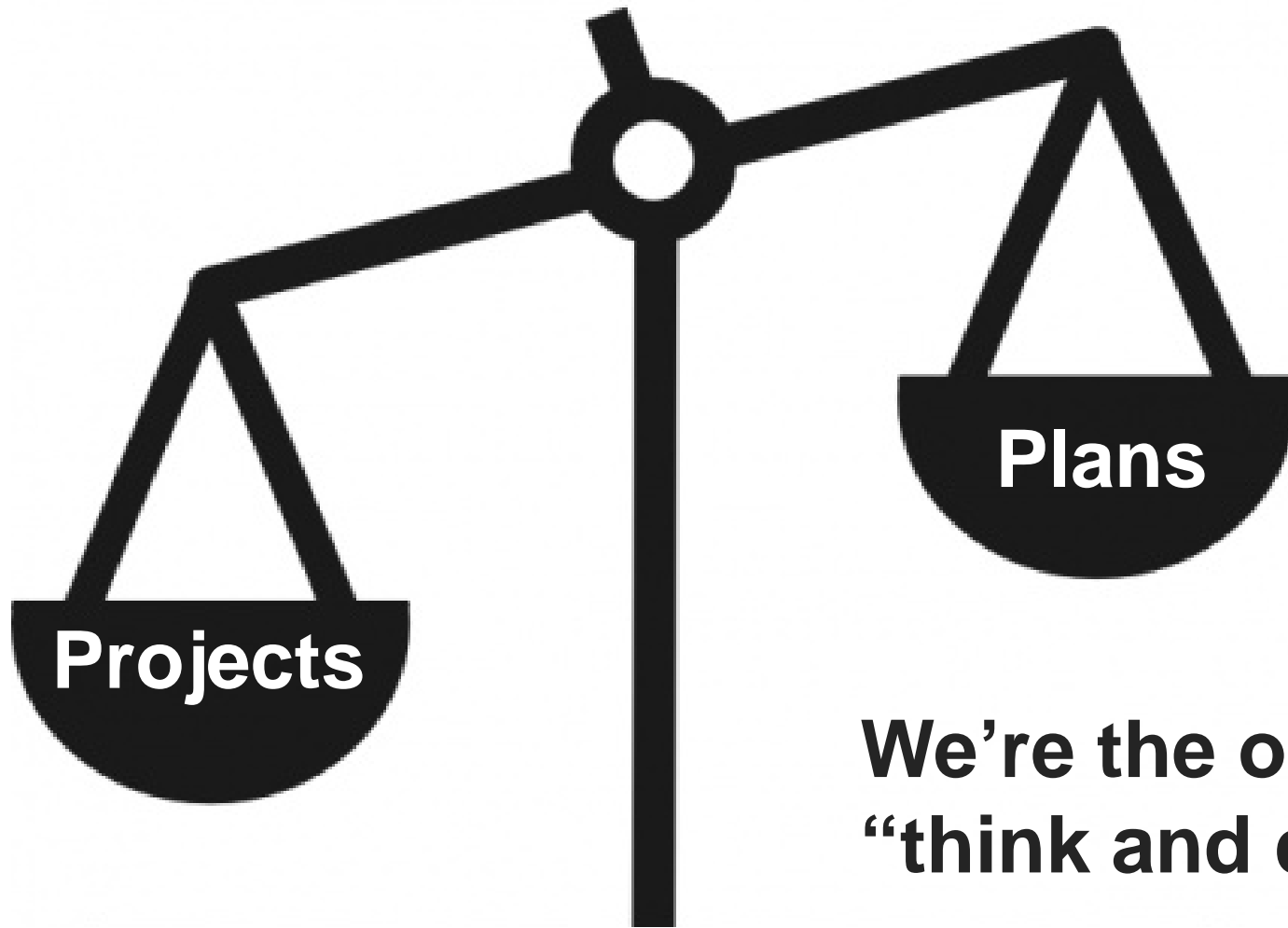
W Hotel & Residences (South Cove)



Whittier Street Health Center (Campus High)



Urban Renewal is intended to balance planning with projects.

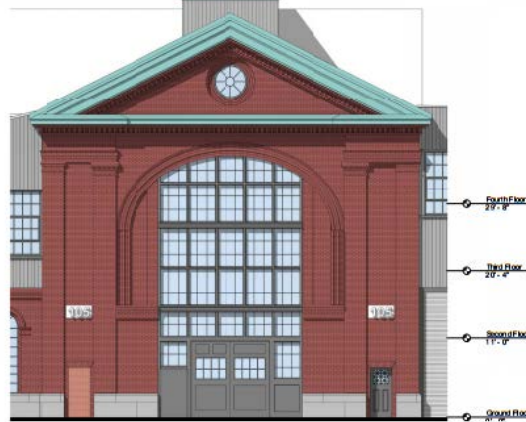


**We're the original
"think and do" tank.**

Upcoming Urban Renewal Projects



**The Chain Forge Hotel,
Charlestown**



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



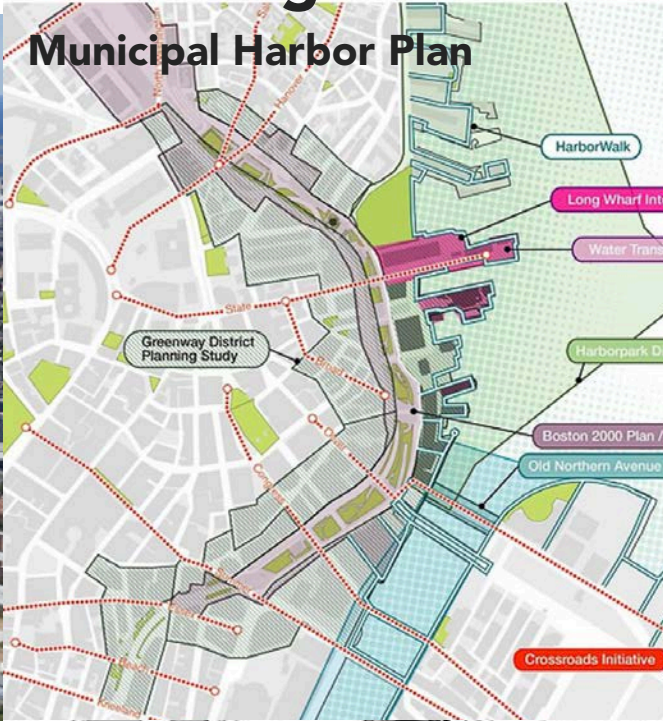
City Hall Plaza, Government Center

Upcoming Urban Renewal Planning

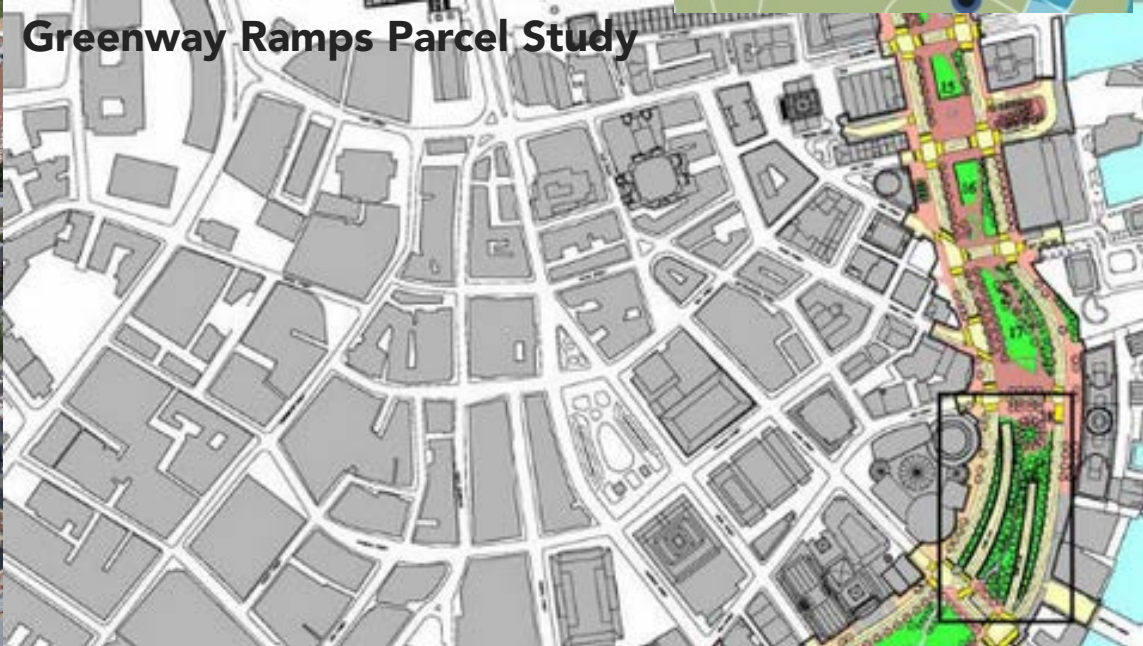
Huntington Avenue Study

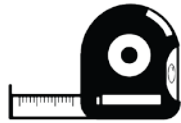


Municipal Harbor Plan



Greenway Ramps Parcel Study





Blight Findings

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



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Affordability requirements established to create housing opportunities



Demonstration Projects

Projects designed to eliminate blight outside of Urban Renewal Areas



Tools at work in Roxbury

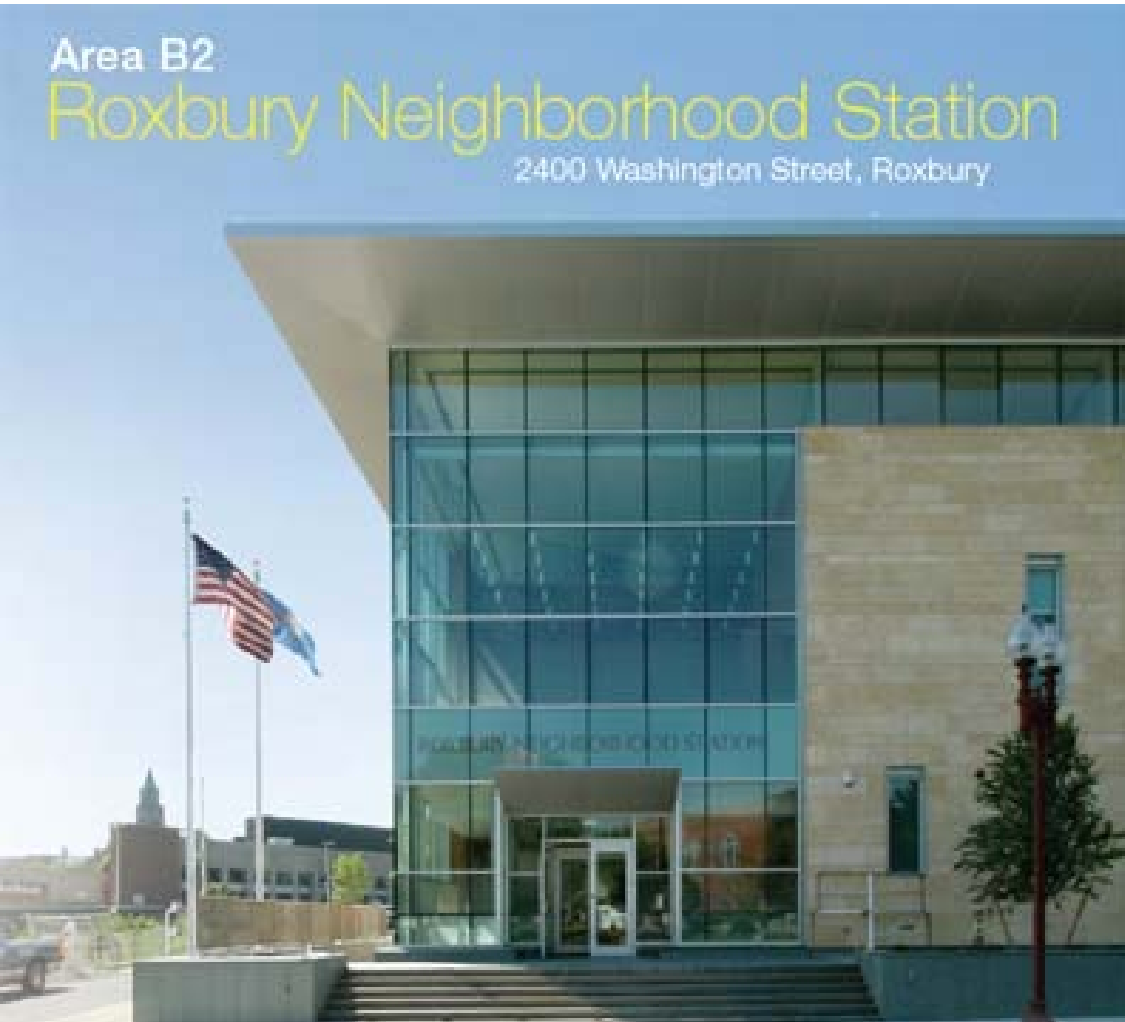


Supporting community space creation in the neighborhoods

The Whittier Health Center moved into its new space in Campus High in 2012. This accomplishment was a major milestone for the health center, as it was the first time in the organization's 78 year history that it was working out of a location that it designed and built, and its new home on Tremont Street was nearly triple the size of its old location. The new location allowed the health center to increase its capacity from 68,000 to 220,000 patient visits per year, and houses a variety of medical and dental offices, a pharmacy, a physical therapy clinic, and community space with educational programs and resources including computer kiosks. This completion of the project benefited from Urban Renewal title clearance and land assembly.

Whittier Street Health Center

Tools at work in Roxbury



Building new public facilities

The new Area B-2 Police Station in Dudley was completed in 2007. In order to assemble the land for this new state of the art facility, in December 2007, the BRA used its eminent domain powers to acquire a portion of the property located at 2406 Washington, which was the former site of the Boston Children's Service Center.

Area B2 Police Station



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Tools at work in Roxbury



Affordable housing for the elderly

The 24-30 Rockland Street Senior Housing Project is located in the Warren Gardens neighborhood, near Dudley Square and includes 40 single room occupancy affordable apartment units for senior citizens. Two of the parcels in the project site are in the Washington Park Urban Renewal Area.

Rockland Street Senior Housing



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Tools at work in Roxbury



Small-scale residential infill development

Parcel 8A and Parcel 8 are both four-story brick row houses that were owned by the BRA and were conveyed to developers following an RFP process. The row houses were renovated and each includes two residential units.

Parcels 8 and 8A



Tools at work in Roxbury

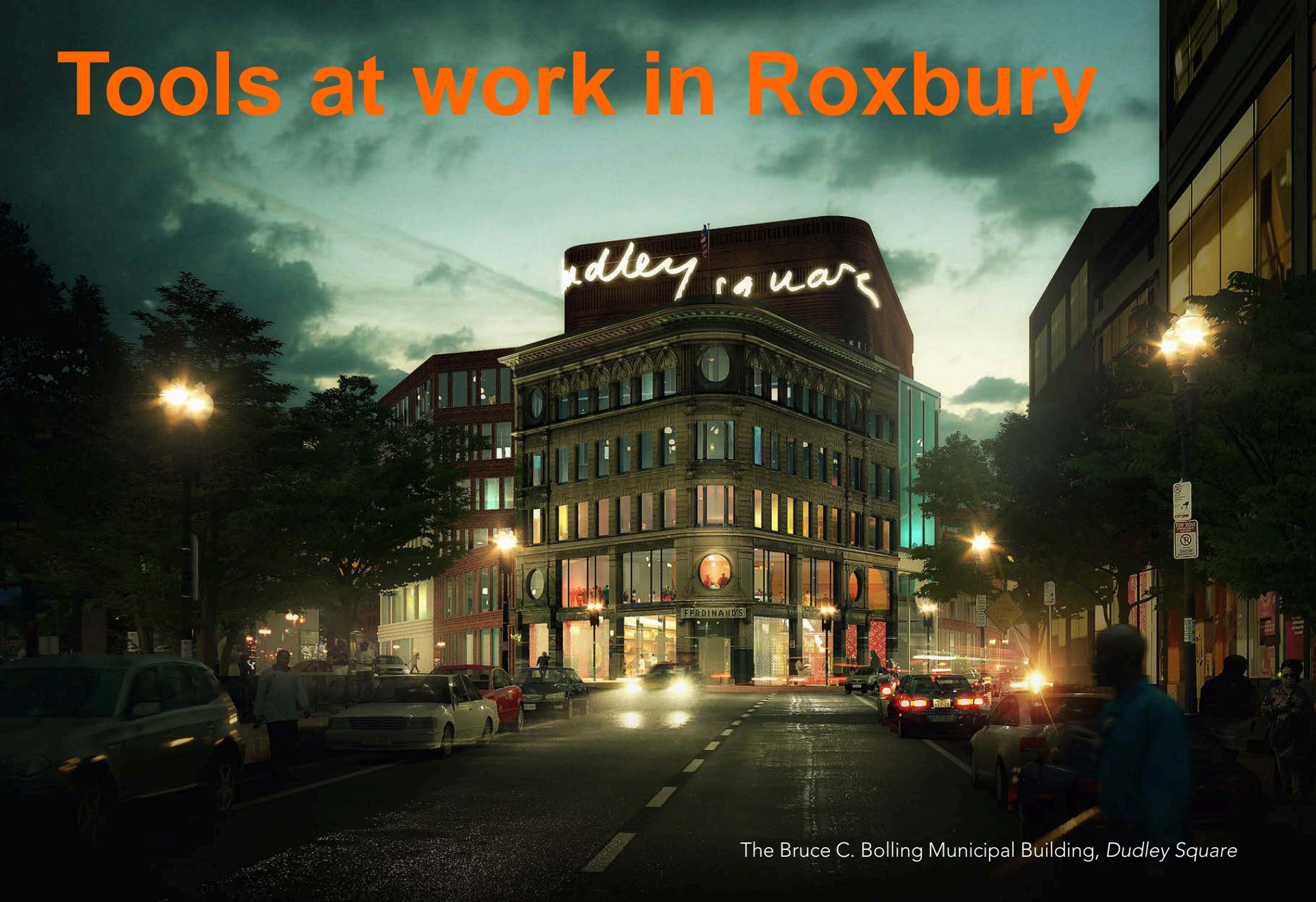


Historic rehabilitation and demonstration project

The Alvah Kittredge house was built in 1838 by furniture maker Alvah Kittredge. In its heyday, the mansion was considered a symbol of Boston's growth after the American Revolution, but over time the home was forgotten and began to deteriorate. In 2011, the home underwent a multi-million dollar renovation and was transformed into affordable living space for five families. This project was an Urban Renewal demonstration project and required an order of taking for its effectuation. The BRA also approved a \$150,000 grant award from the Inclusionary Development Program Fund ("IDP") to support the construction of affordable housing as part of its development program.

Alvah Kittredge House

Tools at work in Roxbury

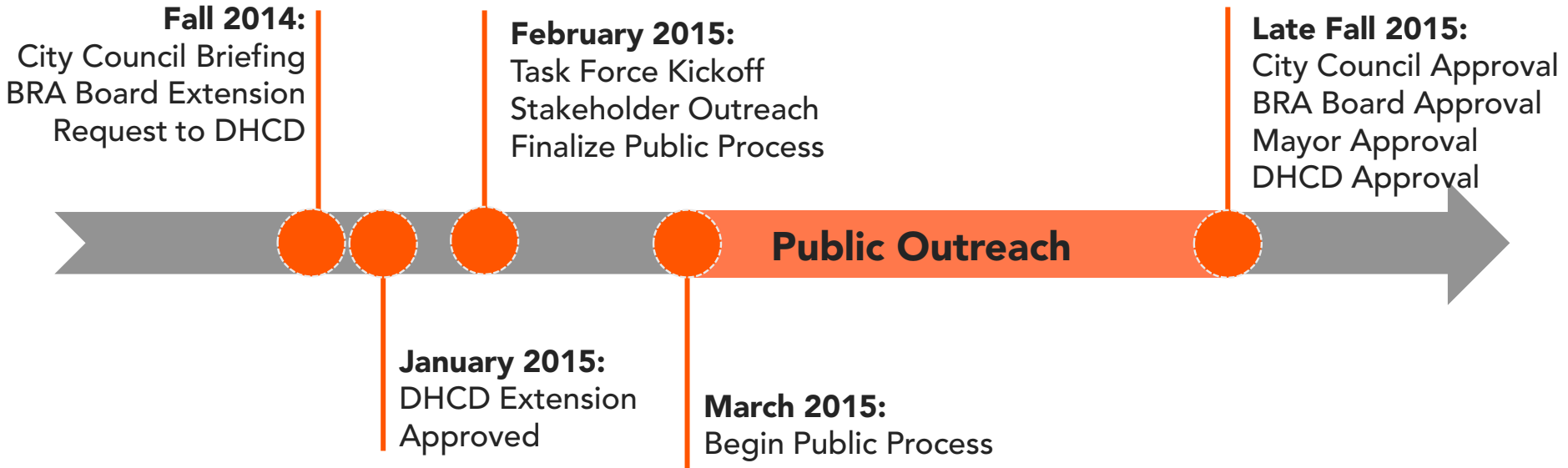


The Bruce C. Bolling Municipal Building, *Dudley Square*

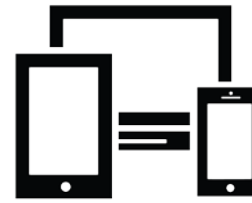


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Simplified UR Extension Process



**Public
Meetings**



**Interactive
Website +
Social Media**



**Enlightened
Partnerships**



**Stakeholder
Roundtables**



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Interactive

- - - - -



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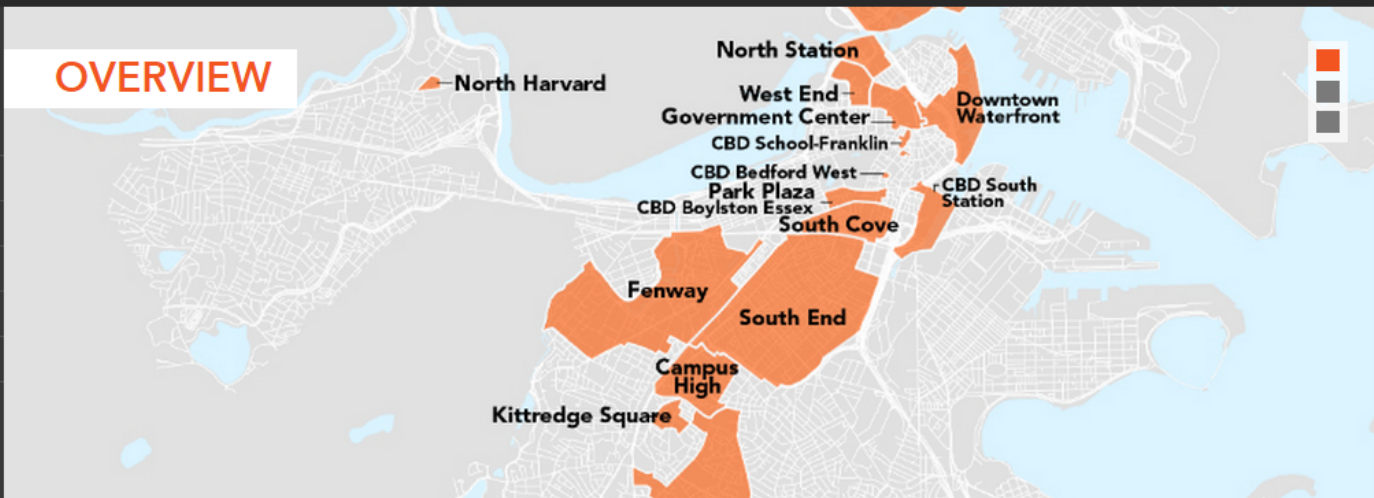
PLANNING

[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

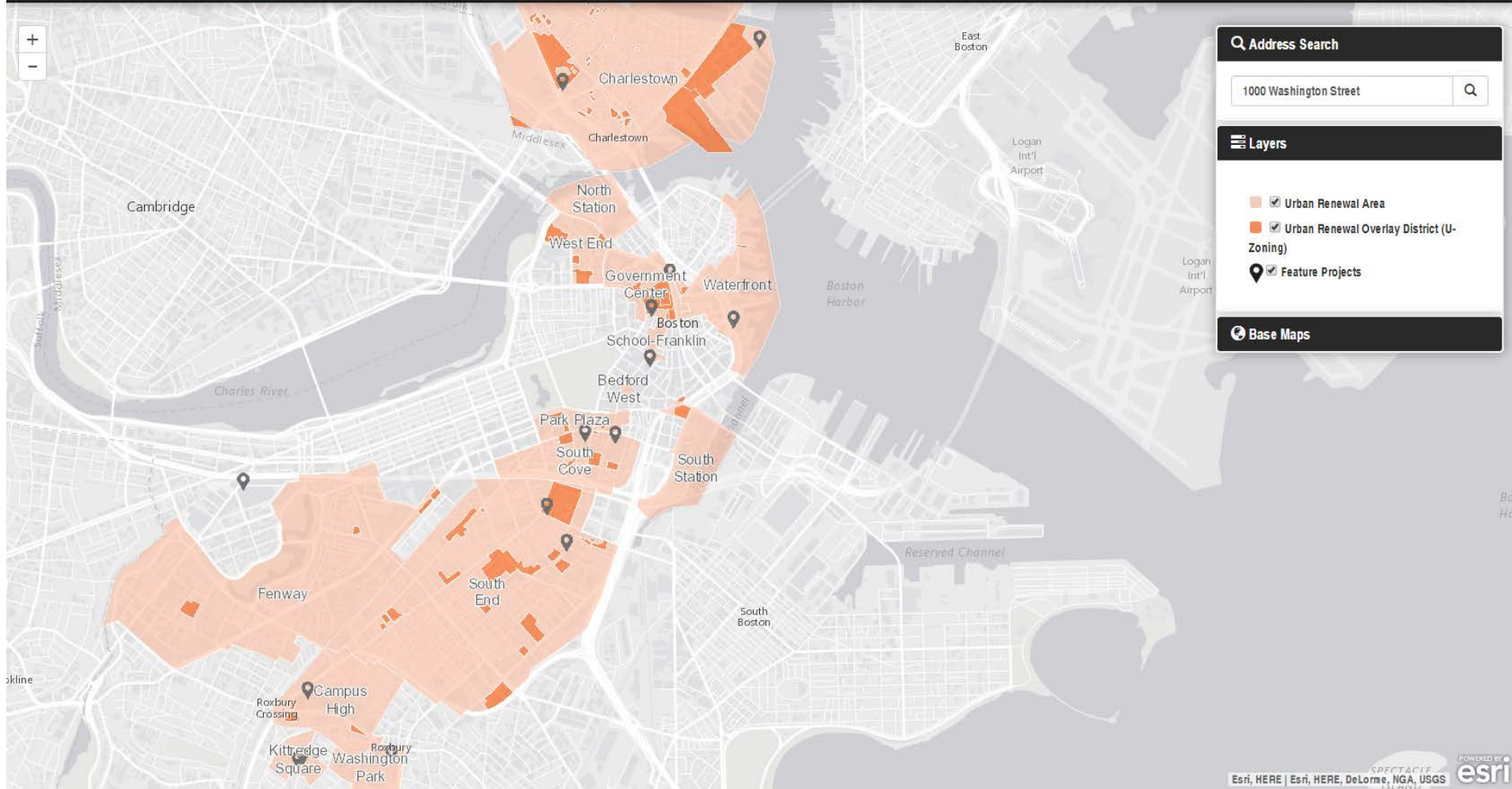
EVENTS

23
FEB[Urban 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





Spaulding Rehab Center and Menino Park

[Transforming a brownfield into a healing environment](#)

🔍 Address Search

1000 Washington Street



☰ Layers

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- ☒ Feature Projects

🗨 Base Maps



PLANNING

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- **[Featured Projects](#)**

Zoning Viewer

Enter Address or Parcel ID



FEATURED PROJECTS

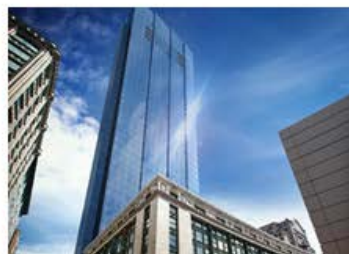


Urban Renewal Featured Projects

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**

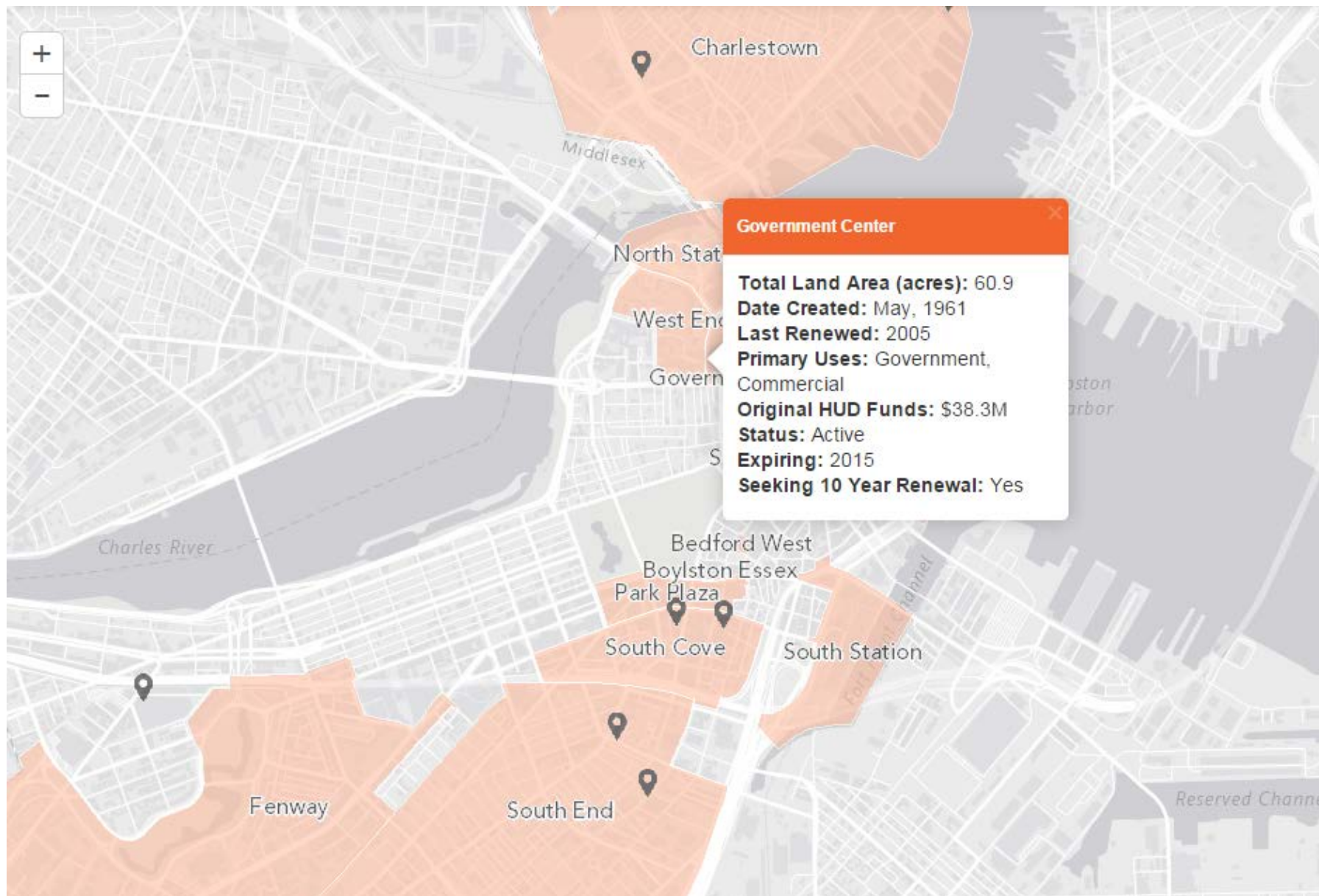


**Millenium Tower and
Burnham Building**



**Government Center
MBTA Station**






Historic Development + Urban Renewal Projects

BOSTON REDEVELOPMENT AUTHORITY Urban Renewal

Washington Park Historical Images



Date December 11, 1899
Photo Courtesy of Boston City Archives

Close

Address Search
1000 Washington Street

Layers

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

Base Maps

North Harvard

Brunswick-King

DEER ISLAND

Esri, HERE, DeLorme, NGA, USGS



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Phase I: Kickoff Meetings



#1 City Hall



#2 South End



#3 Roxbury



January 2015 **Start!**



City Council
Task Force



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

March-April 2015 **1**

Urban Renewal Kickoff

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



City Council
Task Force



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

*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*



City Council
Task Force



Stakeholder Engagement



UR in MA Panel?

Task Force



Stakeholder Engagement



Draft 2015 Urban Renewal Plan Areas and Goals
available for download

**Charlestown
High School**

**Rowes
Wharf**

**Transportation
Building**

Villa Victoria

**Shelburne
Community Center**



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Phase 3: Synthesis

IMAGINE BOSTON
2030

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

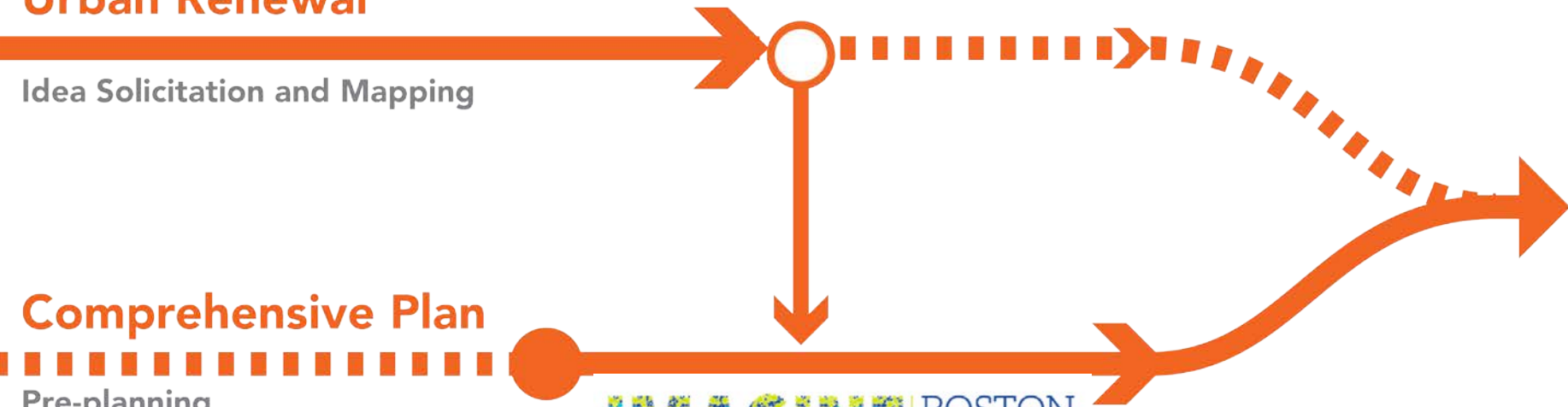
Urban Renewal

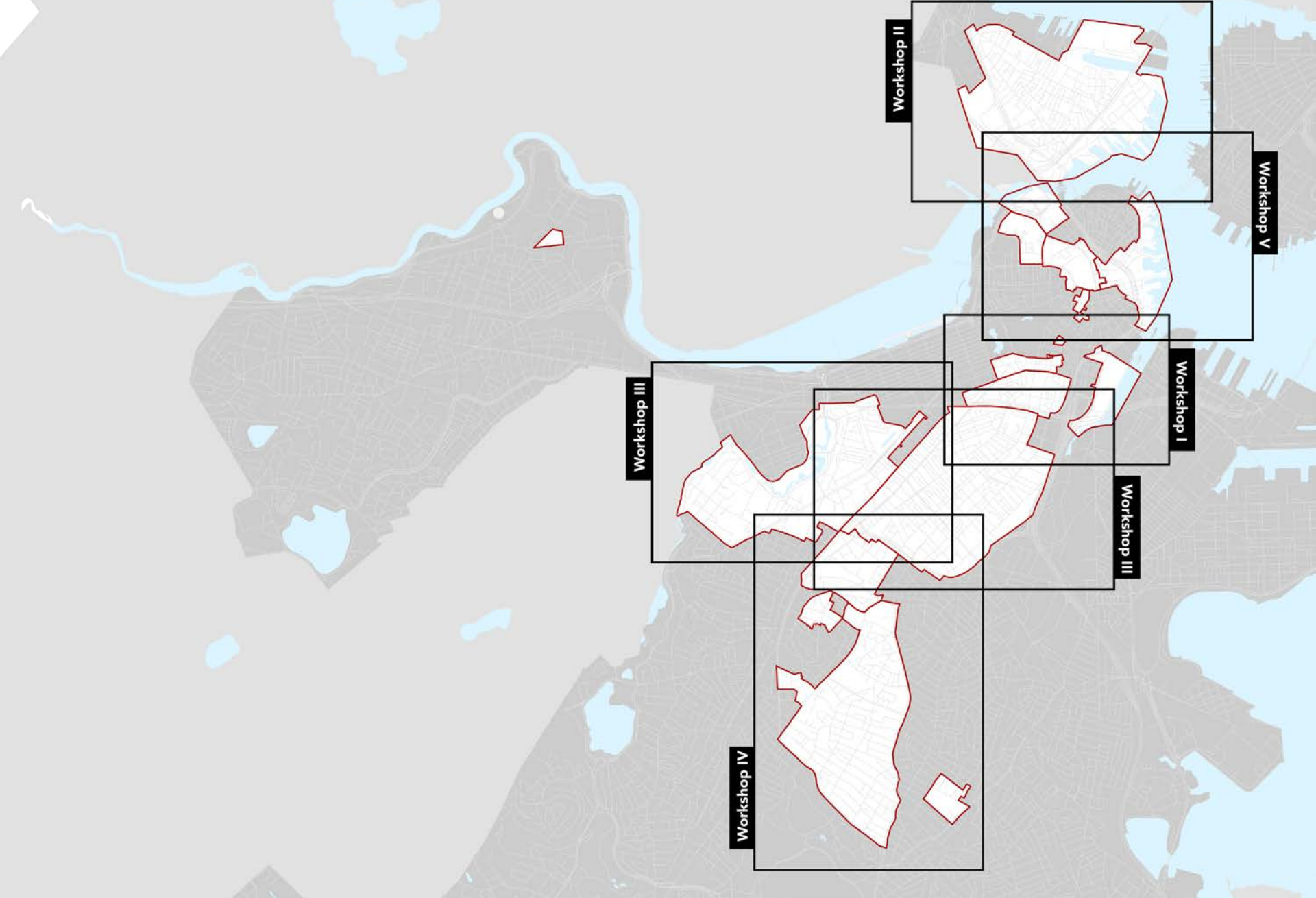
Idea Solicitation and Mapping

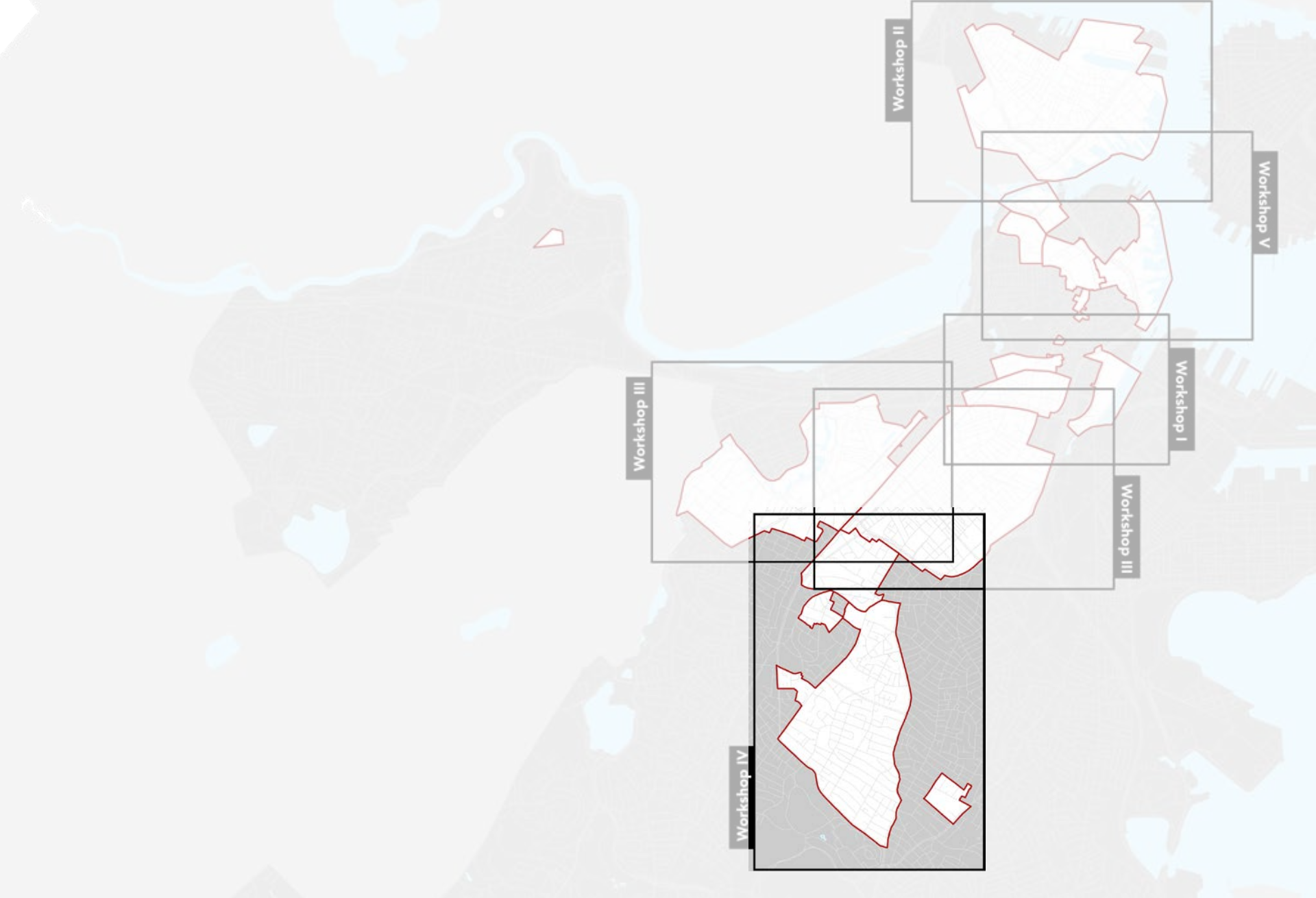
Comprehensive Plan

Pre-planning

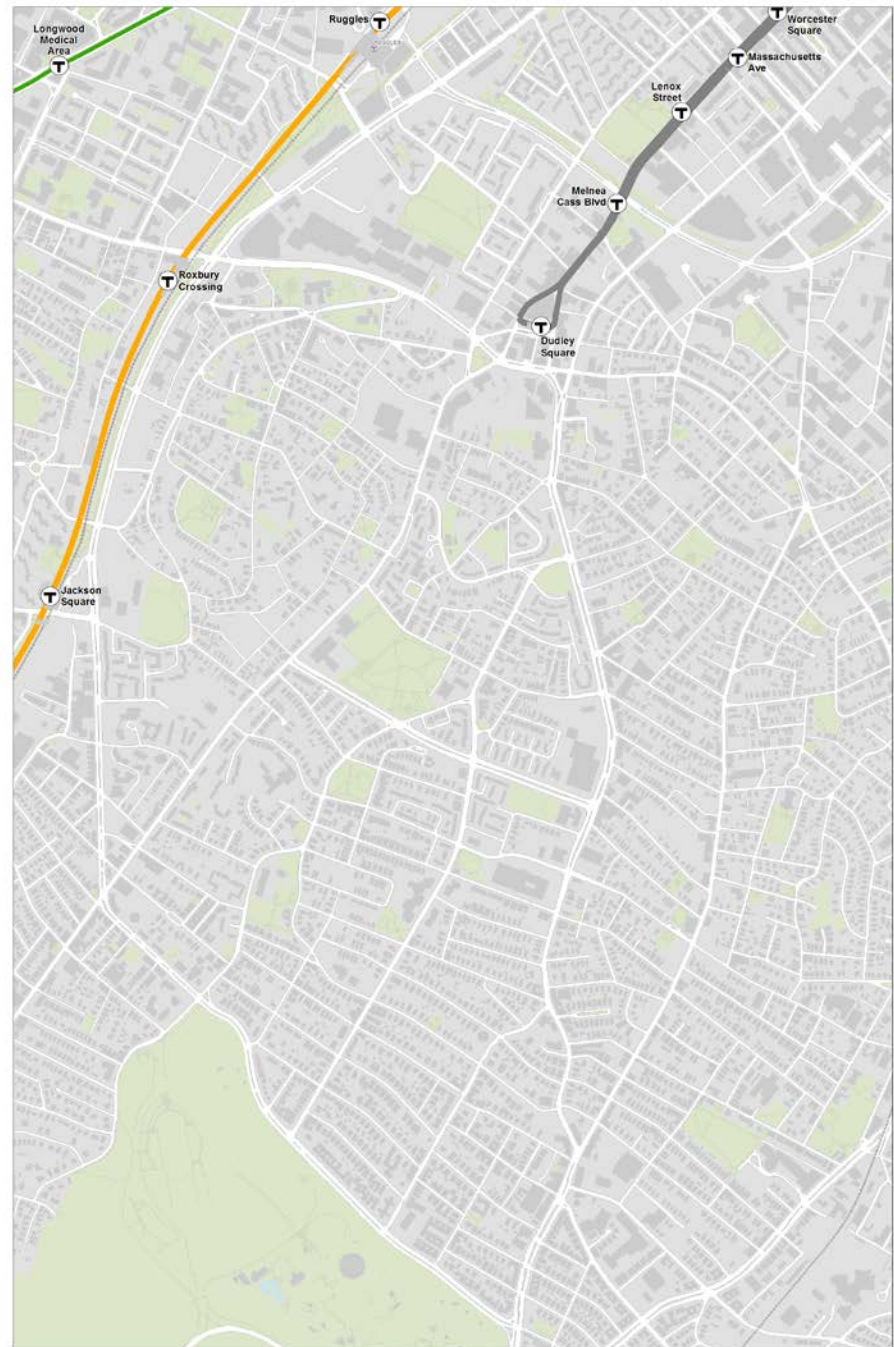
IMAGINE BOSTON 2030



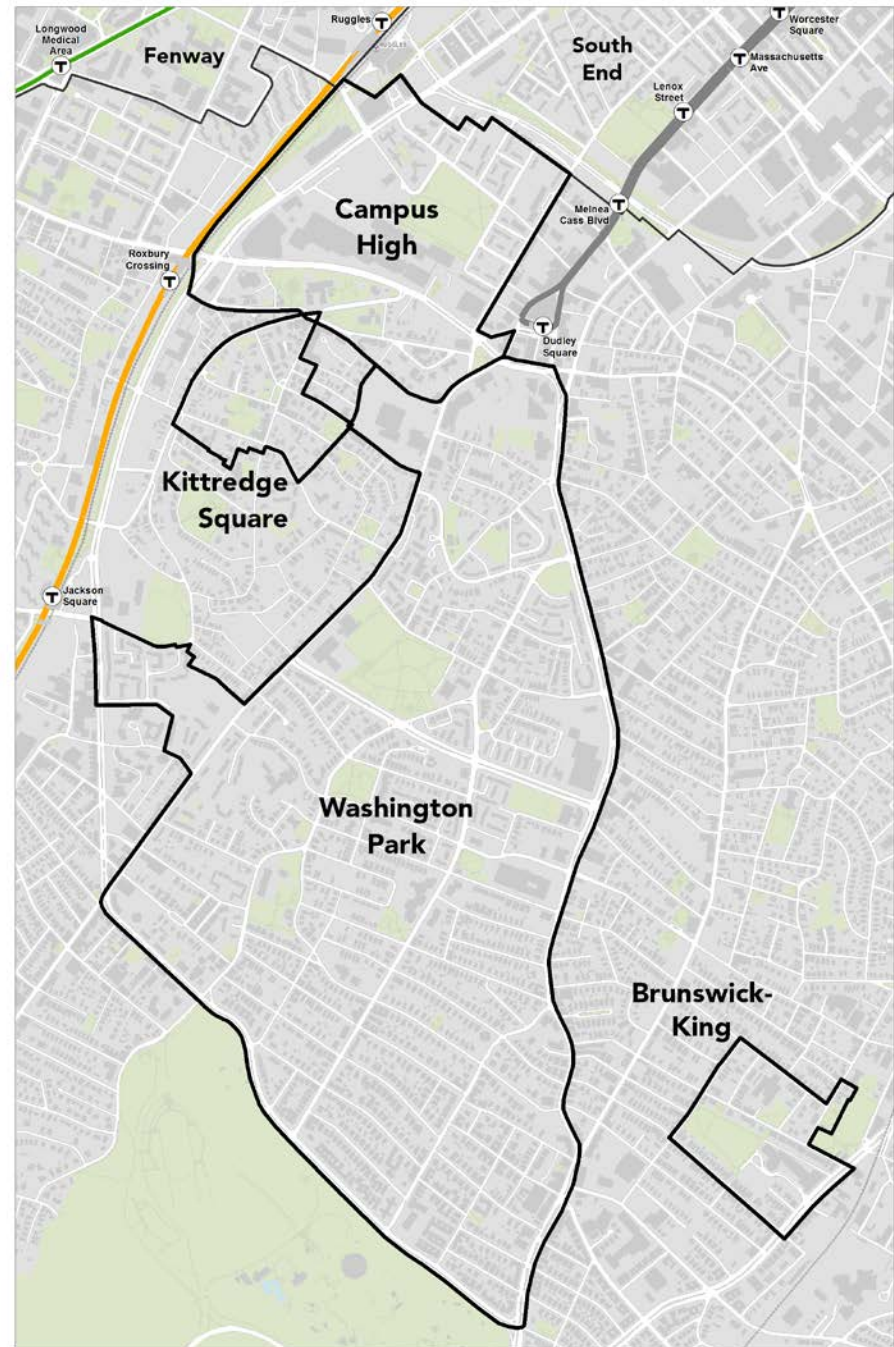




Public Transit (T) in Roxbury

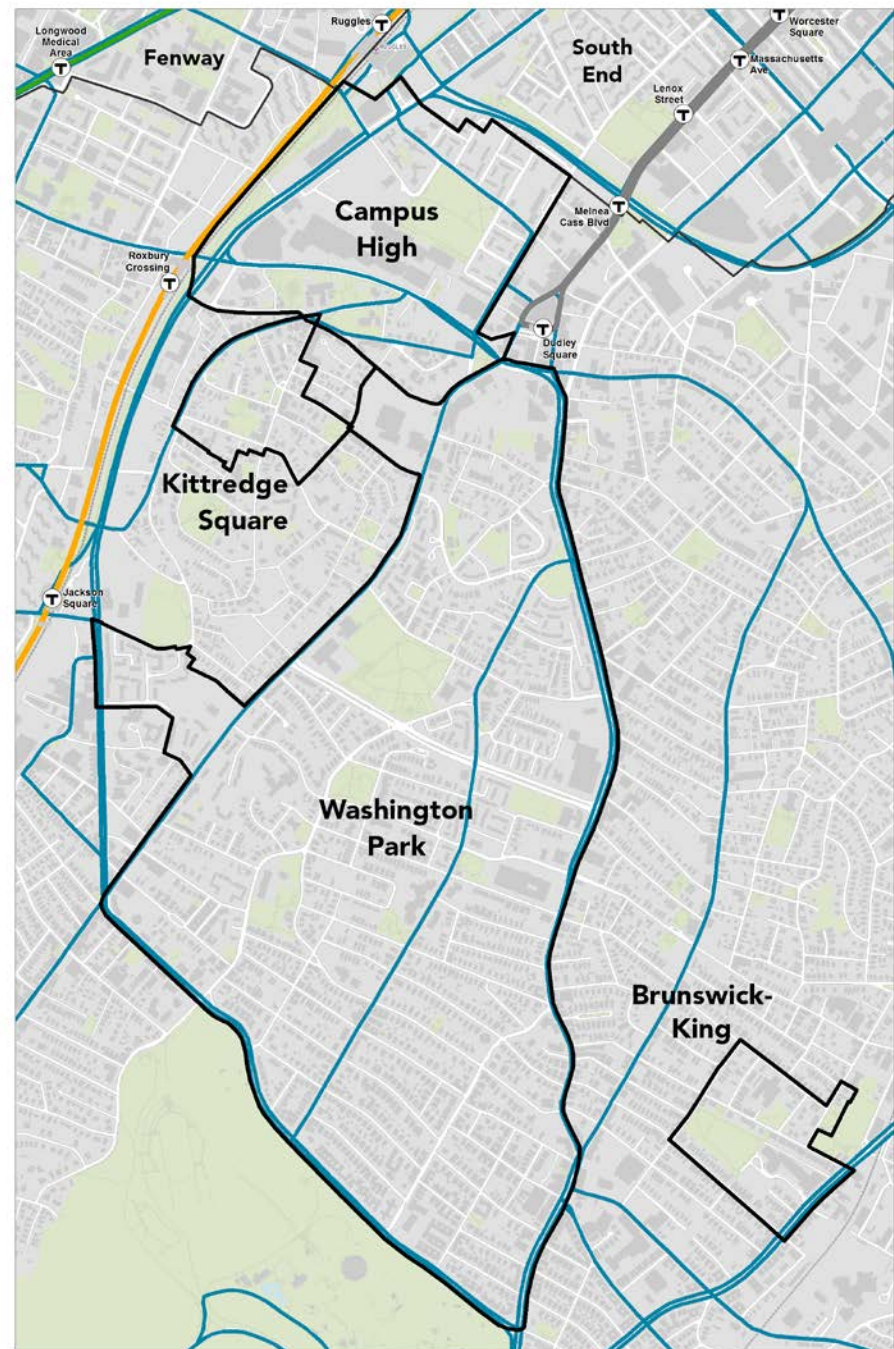


Multiple Urban Renewal Plan Areas in Roxbury

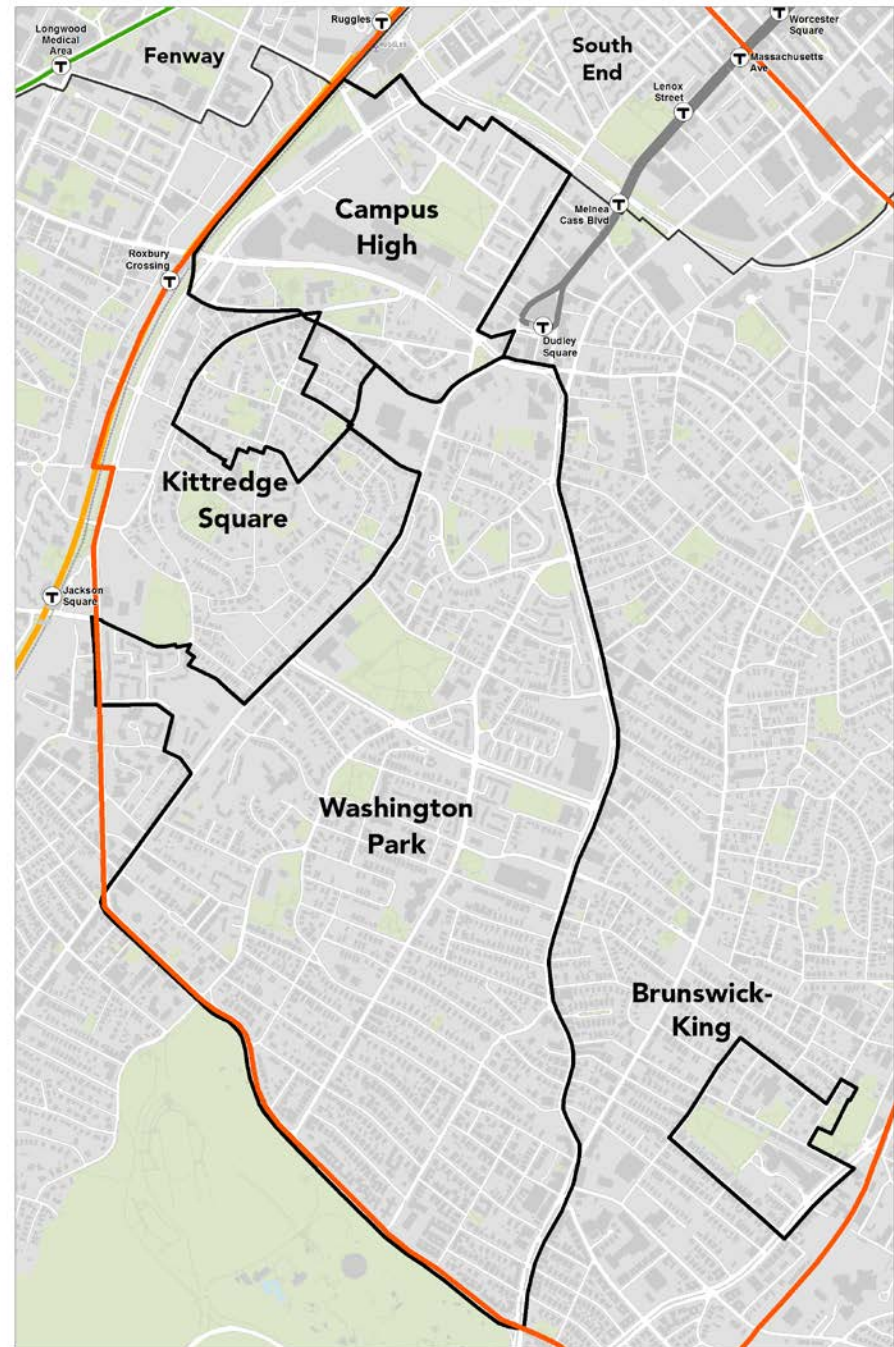


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Bus Routes

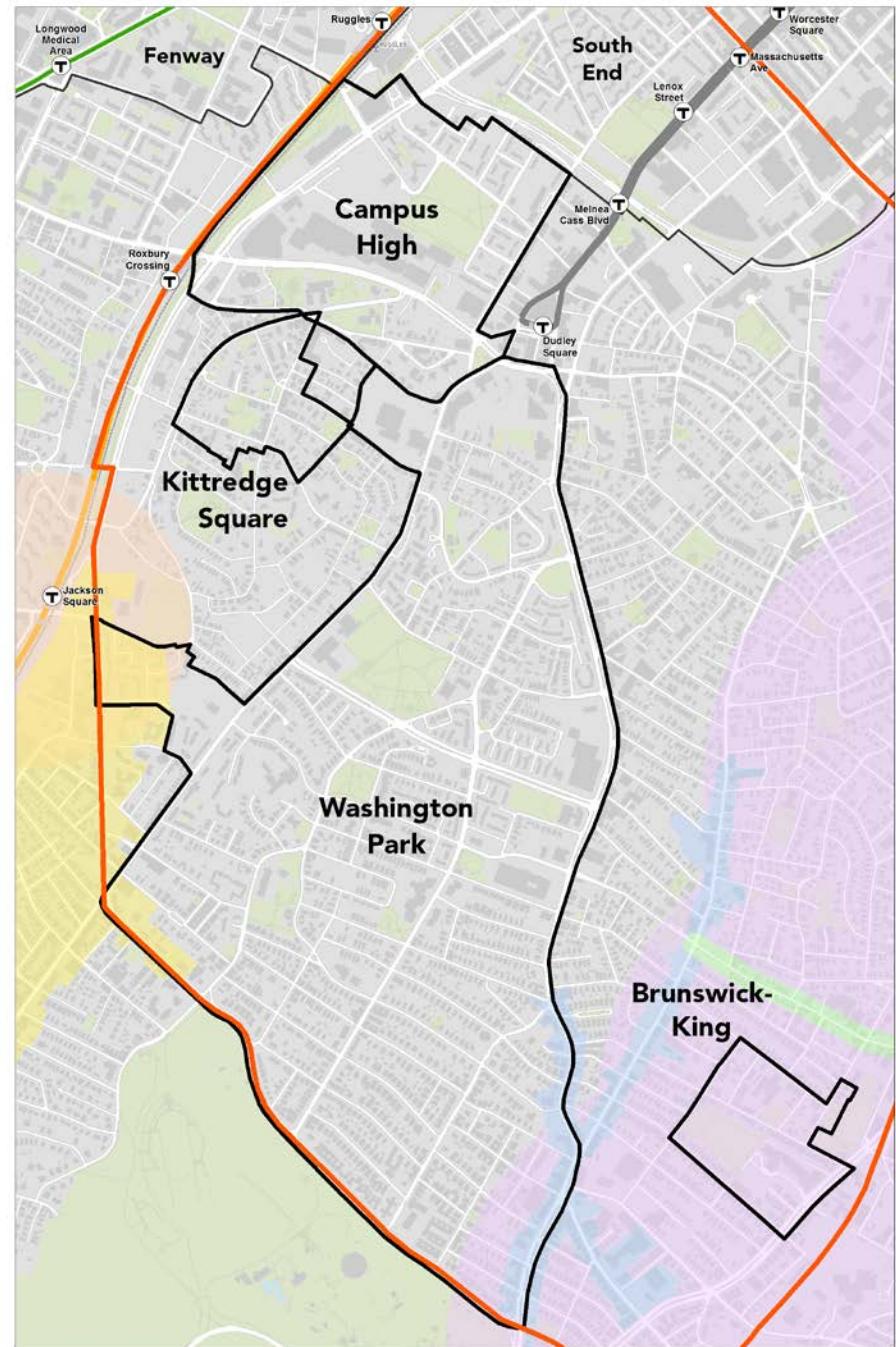


Roxbury Strategic Master Plan Boundary

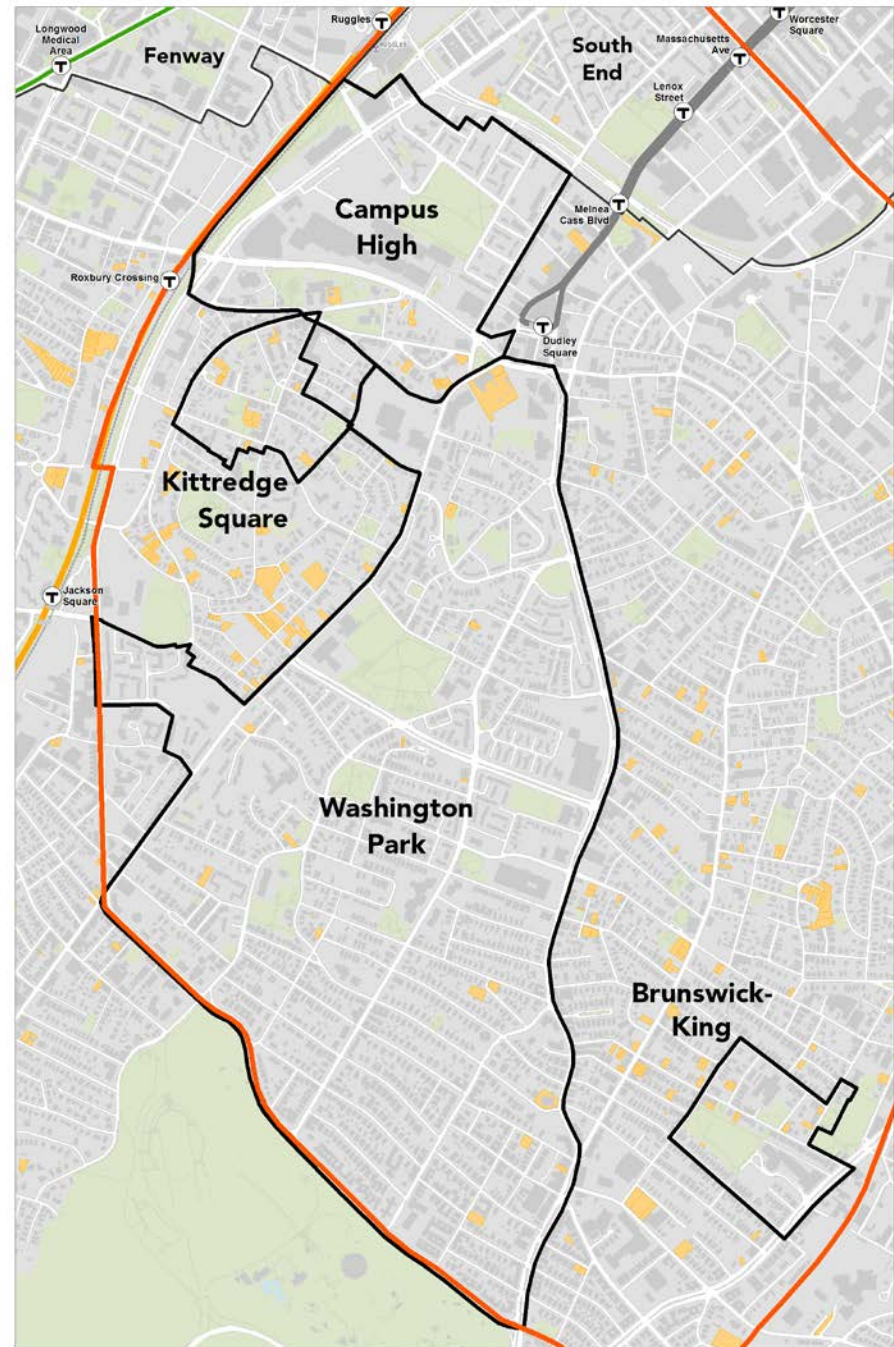


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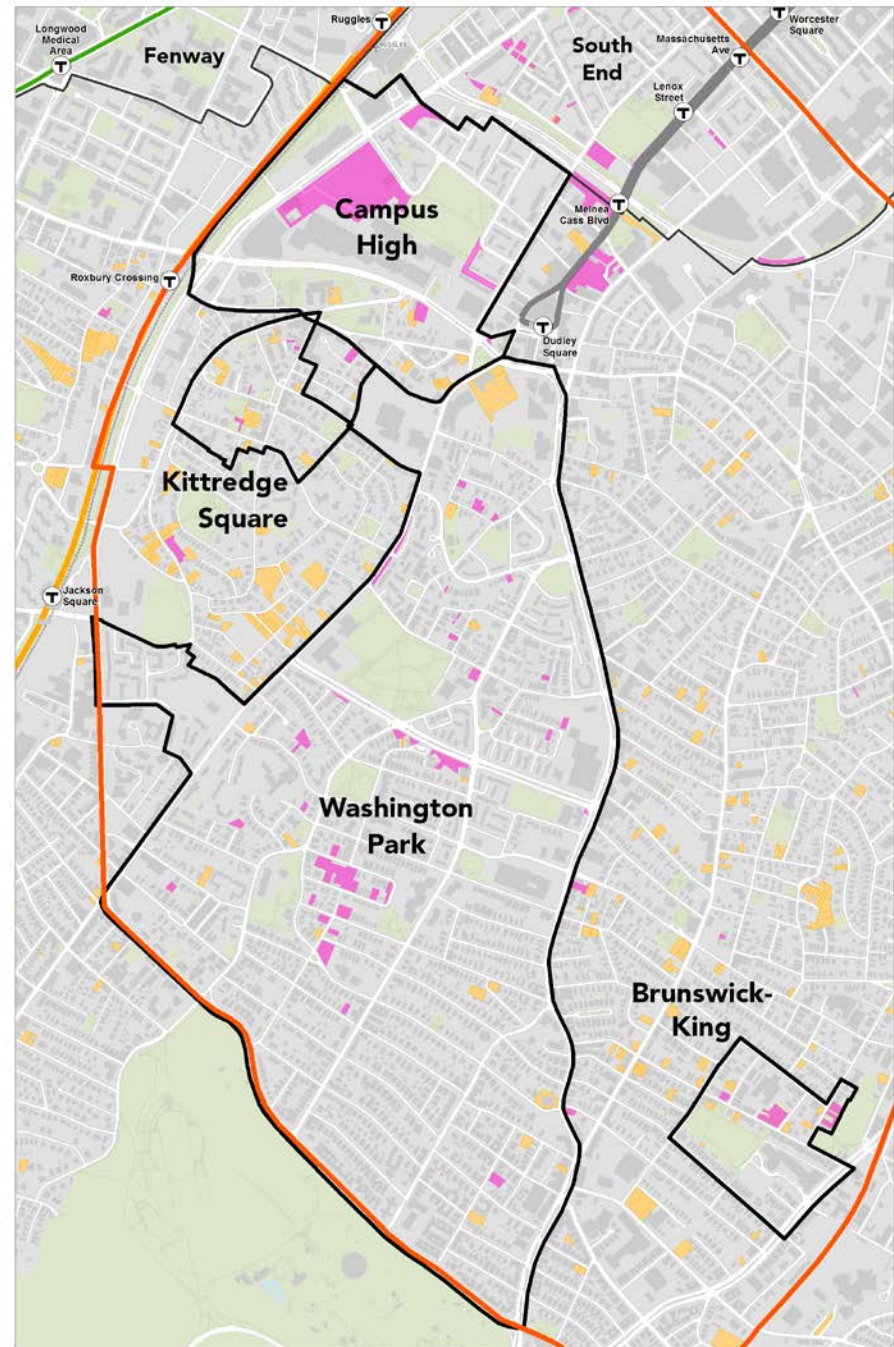
Past, Present, and Future Planning in adjacent areas



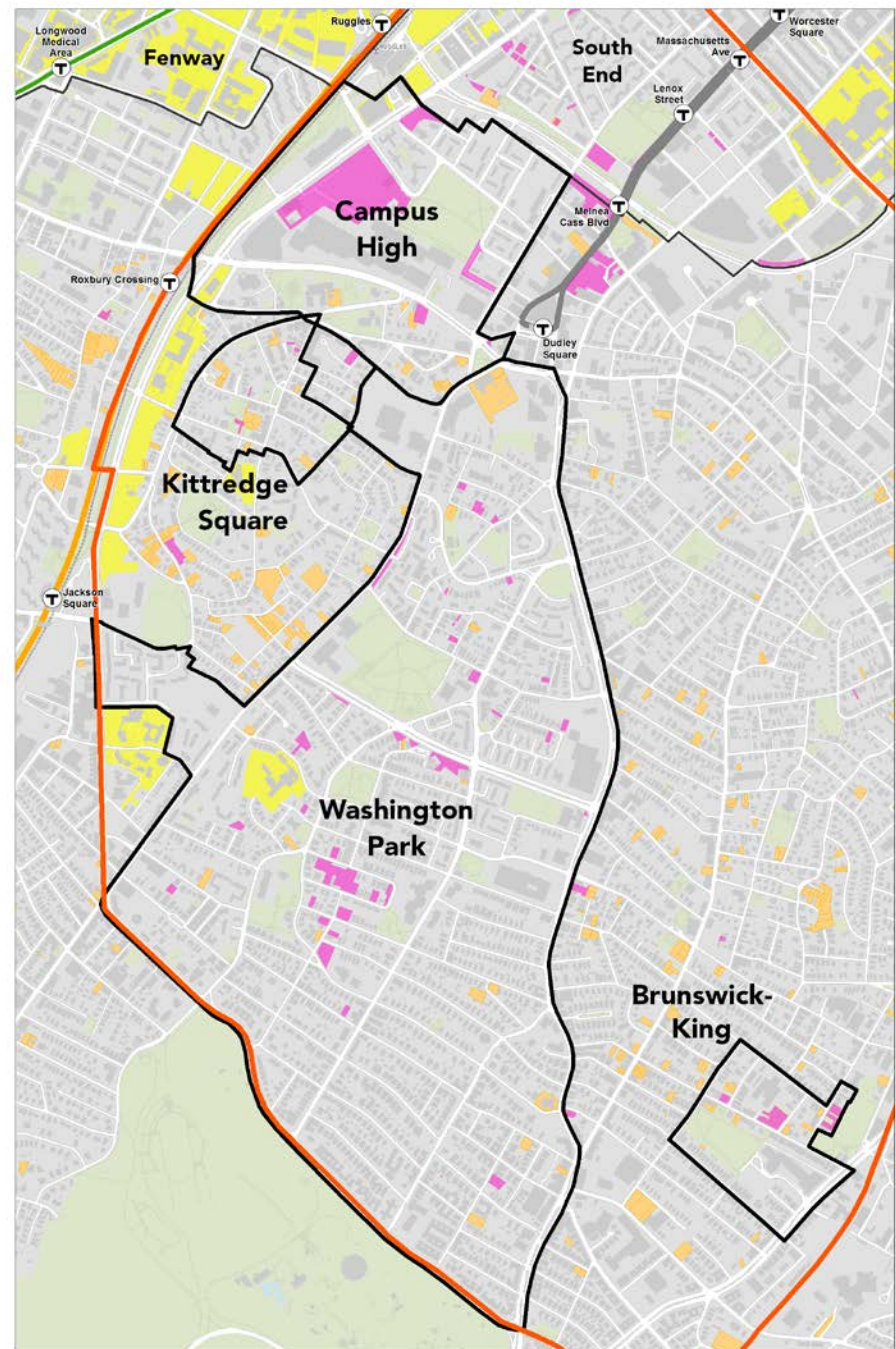
City of Boston-owned land (orange)



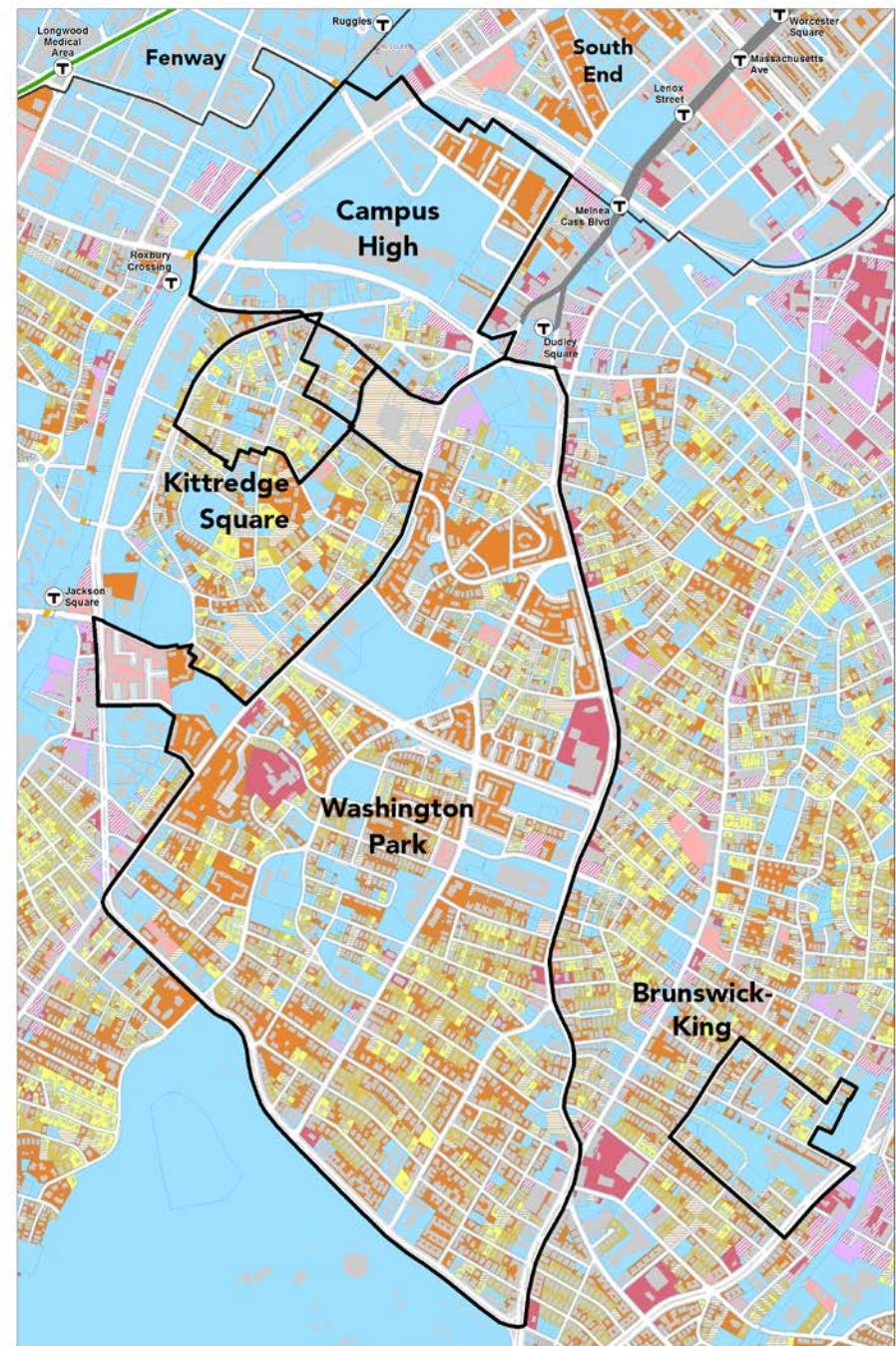
BRA-owned land (pink)



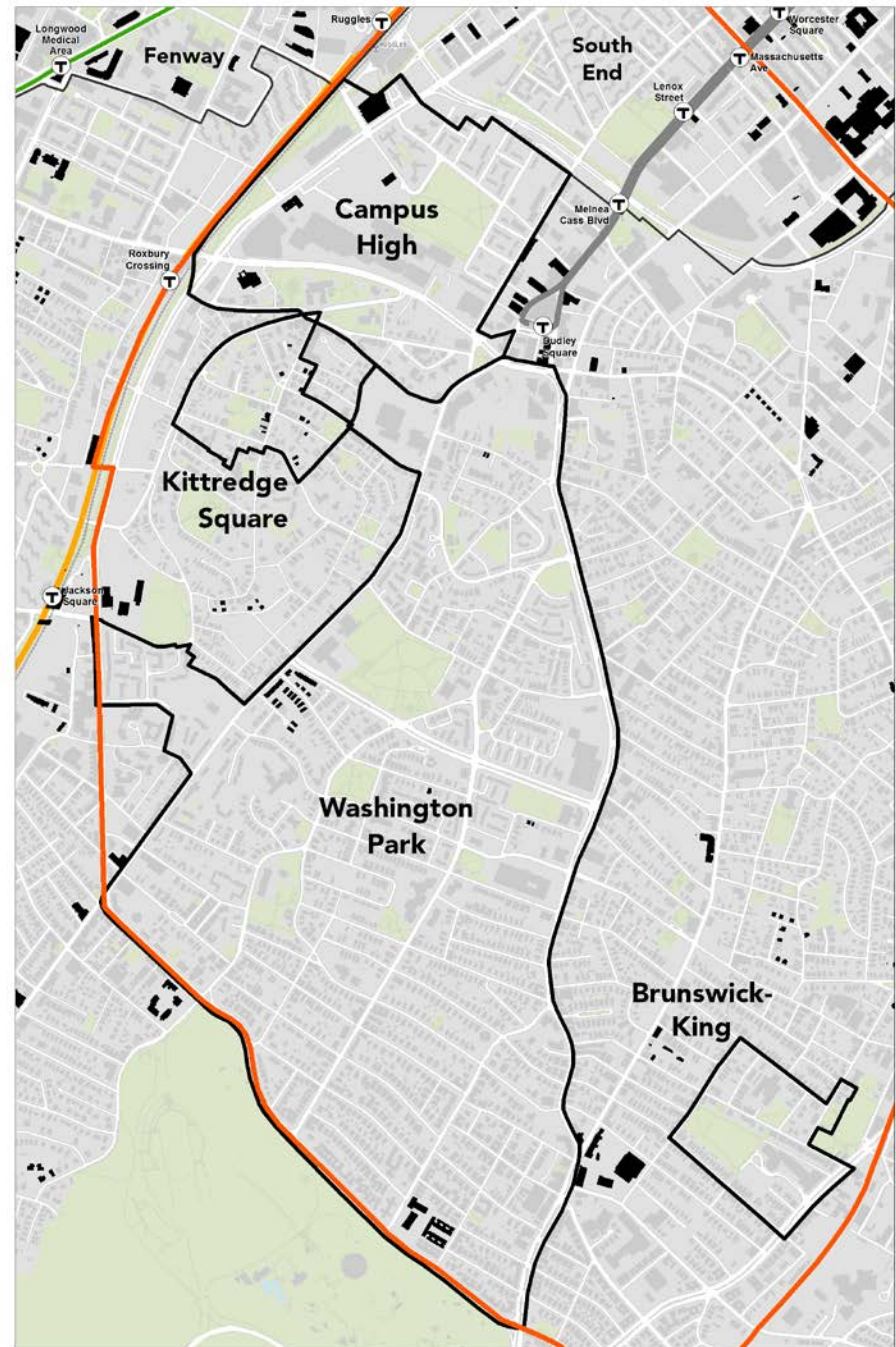
Institutional uses (yellow)



Land Use

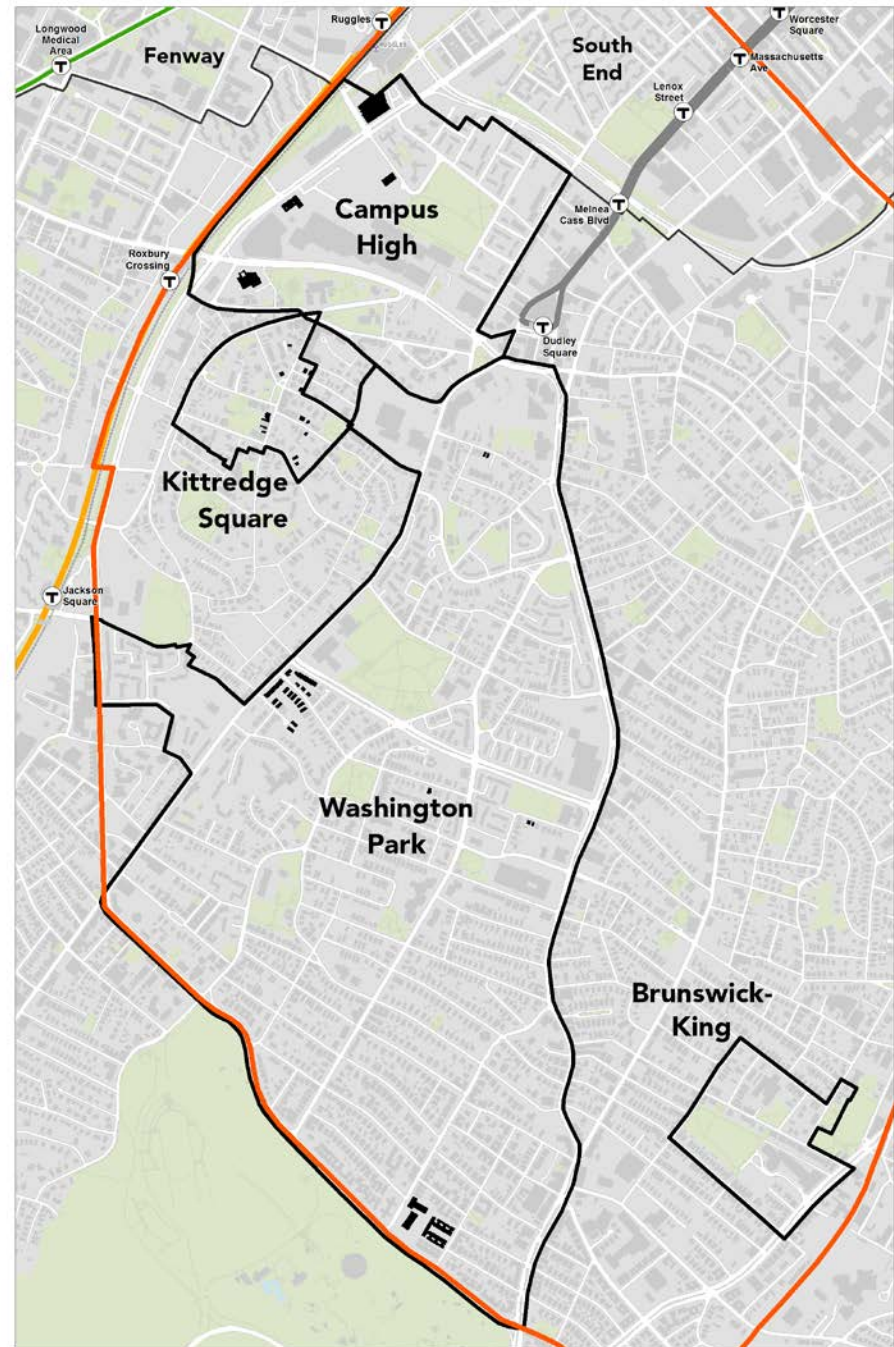


Recent Development (renovation or new construction)

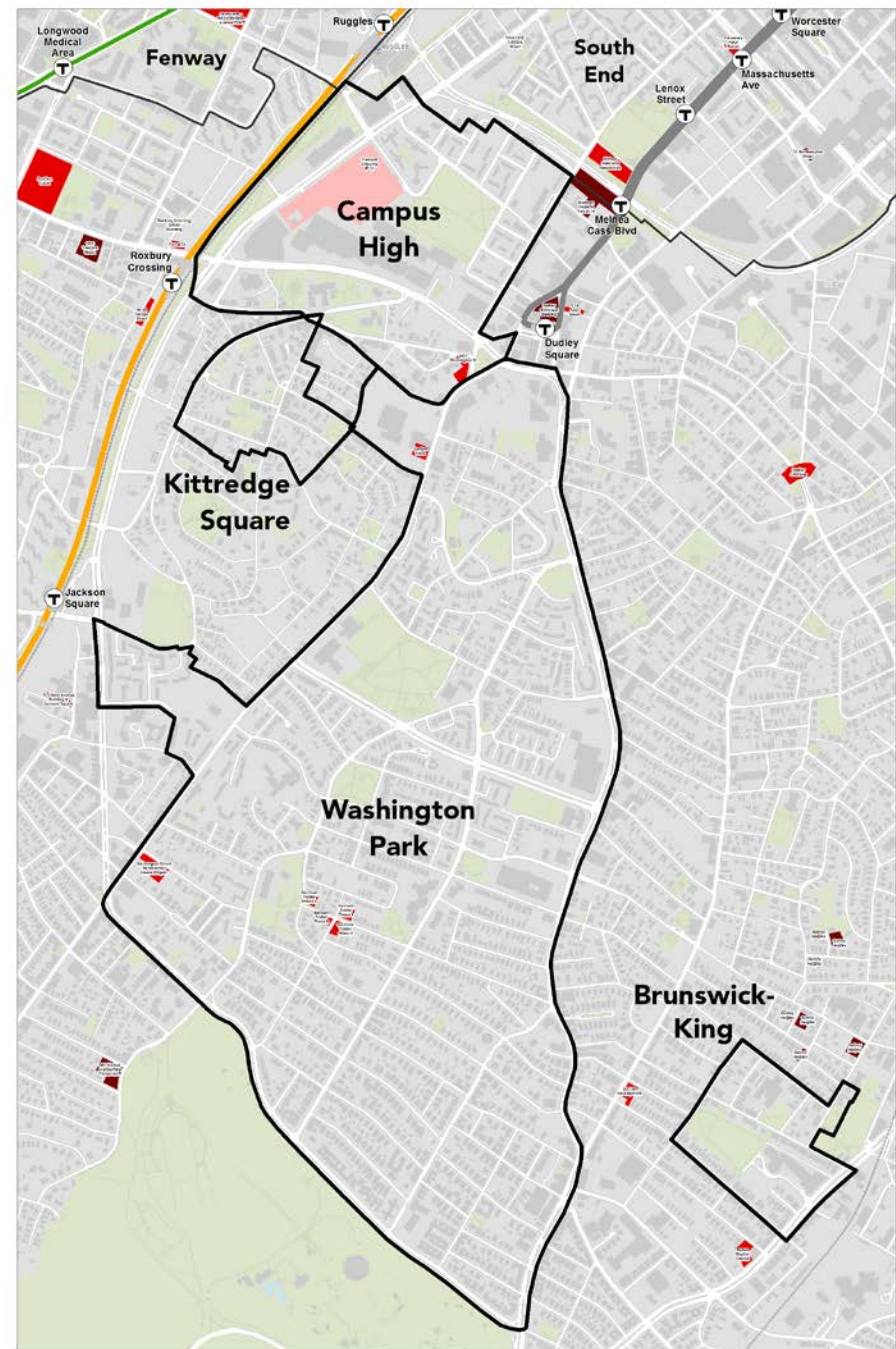


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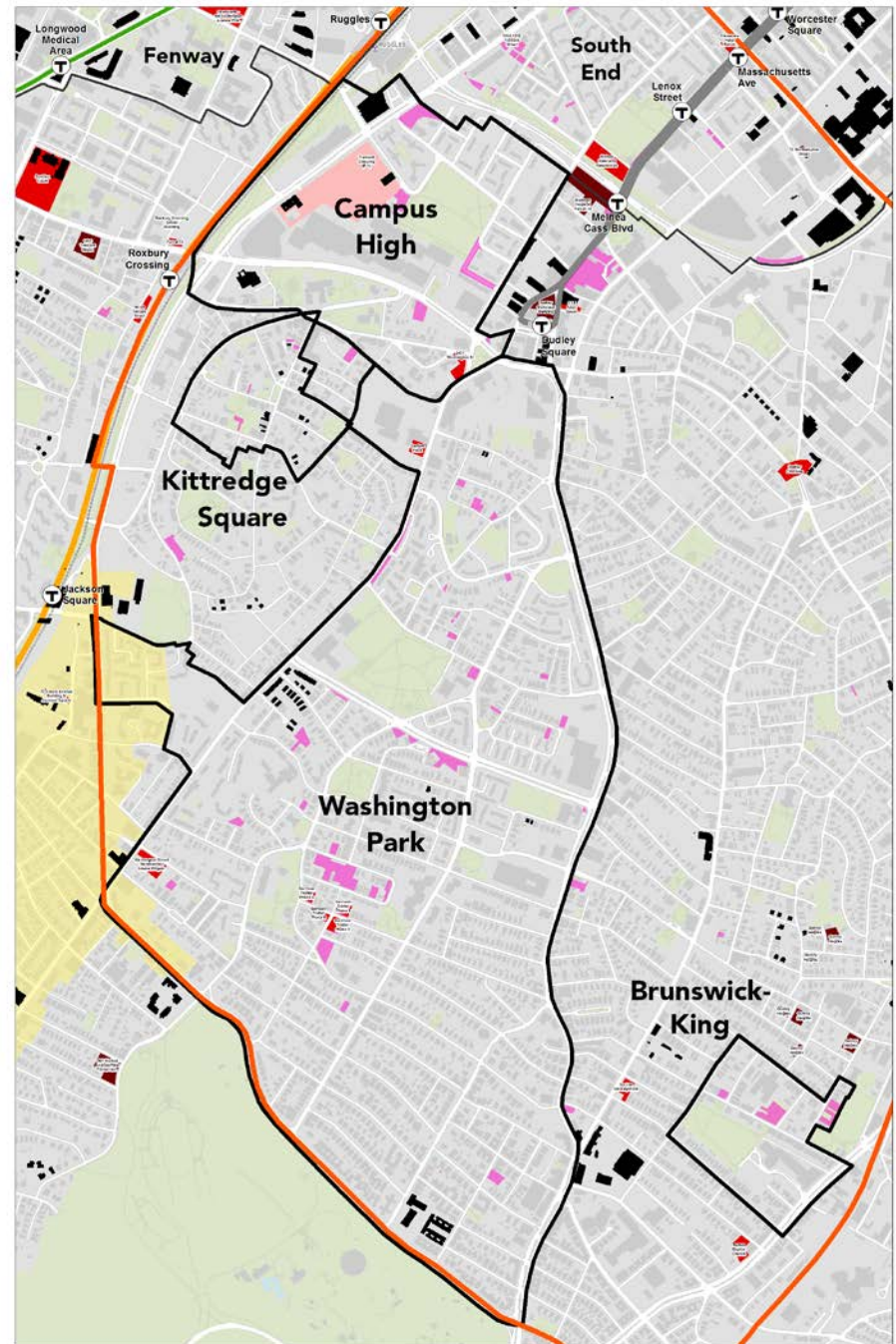
Recent Development (renovation or new construction)



BRA Pipeline Projects (Under Review, Approved, Under Construction)



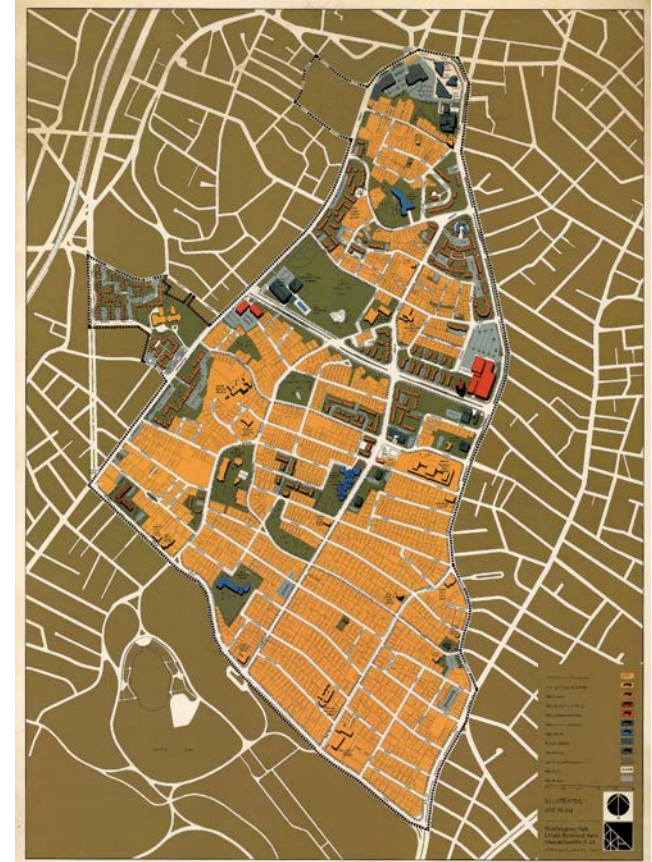
Current Planning and Development Context



Workshop Logistics:

Roxbury

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2. Overview presentation (30 mins)
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4. Summary (20 mins)



Washington Park Urban Renewal Area (1962)

Original (1965) Goals + Planning Objectives | Campus High

The Plan contains following basic goals:

1. To stimulate, facilitate, and coordinate public and private actions in order to up grade the area physically and economically;
2. To provide a more wholesome framework for environmental conditions to enhance the opportunities for living, working, education, and recreation;
3. To take full advantage of the area's location, accessibility, and visibility for the benefit of the surrounding community and the City of Boston;
4. To promote and expedite the improvement, revitalization, and reorganization of the public school system of the City in order to achieve a superior program of education for Boston's children and youth;
5. To provide new and improved public facilities throughout the area to improve the environment, better serve the residents, and to promote confidence in the future of the area;
6. To renew and revitalize the physical setting of the residential rehabilitation area in order to improve the livability of the area and to stimulate rehabilitation and development by private action.

Supporting these goals is a number of planning objectives:

1. To make available an advantageous site for the construction of a city-wide high school complex;
2. To eliminate obsolete, incompatible, deteriorating, and substandard buildings and in compatible land uses which depress the physical condition and character of the area and contribute to the spread of blight;
3. To create opportunities for private reinvestment and rebuilding, particularly in the form of sound and economically-constructed housing of maximum architectural quality, providing thereby the highest possible levels of amenity, convenience, usefulness, and livability for the occupants thereof;
4. To provide a substantial number of housing units for low- and moderate-income families and individuals, for large families, and for the elderly;
5. To maximize the opportunities for home ownership and to provide housing units for moderate and middle-income families in order to promote the stability of the community;
6. To improve the quality, condition, and maintenance of existing residential properties through rehabilitation to achieve decent, safe, and sanitary housing and to strengthen and revitalize those sections of the community which are still viable;
7. To improve the quality, condition, and maintenance of existing non-residential properties through rehabilitation;
8. To provide opportunities for new and improved locally-oriented shopping and other commercial facilities and for new and improved private community facilities to serve the needs of residents and to give cohesiveness and strength to the community;
9. To provide the opportunity to replace old and obsolete public facilities and to develop new facilities to meet present and future requirements;
10. To provide new and revitalized open space and recreational facilities in the area to serve the area's residents and to enhance the overall environment;
11. To maximize accessibility of the area's recreational facilities and open space through a system of connected pedestrian ways;
12. To provide a more adequate street system to improve traffic circulation by separating through traffic from local traffic and wherever possible by separating vehicular movement from pedestrian movement;
13. To encourage the development of tax-paying facilities in conjunction with institutional development;
14. To protect and expand the City's tax base and arrest the trend of economic decline and, by stabilizing property values, protect public and private investment;
15. To promote the preservation of structures of historic and architectural value.



Roxbury Workshop
Shelburne Community Center | July 15, 2015
Contact: Corey Zehngebot | Email: urbanrenewal@boston.gov

Original (1963) Goals + Planning Objectives | Washington Park

The Plan contains five (5) basic goals, accomplished through the stimulation and facilitation of public, private, and institutional development efforts:

1. Preserve the neighborhood;
2. Assure the public health and safety;
3. Strengthen the physical pattern of neighborhood activities;
4. Reinforce the fabric of family and community life; and,
5. Provide a more wholesome framework of environmental conditions better suited to meet the requirements of contemporary living.

Supporting these goals is a number of planning objectives:

1. Improve the quality, condition, and maintenance of existing individual property to a level which achieves decent, safe, and sanitary housing through rehabilitation;
2. Remove the concentrations of deteriorated and deteriorating buildings which, at least in part, depress the physical condition and character of the area, impair the flow of investment and mortgage financing, and restrict adequate insurance coverage;
3. Eliminate obsolete and substandard building conditions which also contribute to the pattern of spreading blight outside these concentrations;
4. Prevent the further erosion of property values;
5. Protect the tax base and arrest the trend of economic decline;
6. Provide better community services;
7. Provide for livable homes in livable neighborhoods;
8. Extend the useful life of residential improvements and sustain improved residential values;
9. Increase the effectiveness of institutional facilities and services;
10. Encourage the productive use of land;
11. Provide for the housing needs of low and moderate-income families;
12. Create new opportunities for private reinvestment and rebuilding, particularly in the form of moderate-density, sound, and economically constructed housing of maximum architectural quality;
13. Create decent, safe, and sanitary dwellings providing the highest possible levels of amenity, convenience, usefulness, and livability for the occupants;
14. Provide sites for new and improved schools, play areas, and other open spaces and essential community facilities;
15. Provide improved, more accessible, and more attractive concentrations of shopping facilities;
16. Provide for improved traffic circulation, particularly in an east-west direction;
17. Improve the streets and utilities and the landscaping of public areas;
18. Gather within an overall, unified area and viable framework of project design, the concert of public and private uses, building developments, site improvements, civic functions, and patterns of urban activity; and,
19. Prevent the formation of future slums through accelerated obsolescence, deterioration, and congestion.



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Original (1973) Goals + Planning Objectives | Brunswick King

The Plan contains following basic goals:

1. Promote and expedite public and private development;
1. Ensure the public health and safety;
2. Promote and expedite public and private development;
3. Strengthen the physical pattern of local neighborhood activities including the development of parks and open space to support existing and proposed residential uses;
4. Promote stability of existing housing stock through rehabilitation and new construction;
5. Provide a substantial number of low and moderate cost housing units through rehabilitation and new construction;
6. Provide land for public facilities in need of expansion.

Original (1973) Goals + Planning Objectives | Kittredge Square

The Plan contains following basic goals:

1. Ensure the public health and safety;
2. Promote and expedite public and private development;
3. Strengthen the physical pattern of local neighborhood activities including the development of parks and open space to support existing and proposed residential uses;
4. Promote stability of existing housing stock through rehabilitation and new construction;
5. Provide a substantial number of low and moderate cost housing units through rehabilitation and new construction;
6. Preserve and enhance the area's historical and architectural values



Roxbury Workshop
Shelburne Community Center | July 15, 2015
Contact: Corey Zehngebot | Email: urbanrenewal@boston.gov

Original (1973) Goals + Planning Objectives | Brunswick King

The Plan contains following basic goals:

1. Promote and expedite public and private development;
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4. Promote stability of existing housing stock through rehabilitation and new construction;
5. Provide a substantial number of low and moderate cost housing units through rehabilitation and new construction;
6. Provide land for public facilities in need of expansion.

Original (1973) Goals + Planning Objectives | Kittredge Square

The Plan contains following basic goals:

1. Ensure the public health and safety;
2. Promote and expedite public and private development;
3. Strengthen the physical pattern of local neighborhood activities including the development of parks and open space to support existing and proposed residential uses;
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Proposed (2015) Goals | Roxbury

Below are suggested themes for a proposed set of 2015 goals for the Renewal Areas in Roxbury. These themes and draft language were directly informed by the Roxbury Strategic Master Plan (2004), the original goals, and with input staff from the Boston Redevelopment Authority (BRA). We ask for your feedback on these proposed goals and supporting planning objectives. Thank you!

Neighborhood Connectivity

- Take advantage of the area's location, accessibility, and visibility for the benefit of the surrounding community and the City of Boston by promoting safe and convenient multimodal access through the district and beyond (RSMP)
- Integrate and connect with the larger network of parks, transit corridors/boulevards, and business and culture centers throughout the City (RSMP)
- To maximize accessibility within the area and to recreational facilities and open space;
- Balance public transportation with other modes (vehicular, pedestrian, bicycle)

Neighborhood Vibrancy and Public Realm

- Create a public realm that is comfortable, lively, and safe that reflects the unique physical and social character of the neighborhood (RSMP)
- Facilitate preservation of historic assets and strong architectural legacy; promote historic and cultural preservation as a tool for neighborhood revival (RSMP)
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- Gather within an overall, unified area and viable framework of project design, the concert of public and private uses, building developments, site improvements, civic functions, and patterns of urban activity

Housing

- Provide a wider range of housing options for residents of diverse socioeconomic and age groups. (RSMP)
- To create opportunities for private reinvestment and rebuilding, particularly in the form of sound and economically-constructed housing of maximum architectural quality,
- Reinvest in aging public housing into mixed-used, residential developments that are better integrated into the rest of the district.

Economic Development + Community Life

- To provide opportunities for new and existing local businesses and other commercial facilities to serve the needs of neighborhood residents and beyond; (RSMP)
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- Reinvest in aging publicly-owned buildings and schools.



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Suggested themes:

- **Neighborhood Connectivity**
- **Neighborhood Vibrancy + Public Realm**
- **Housing**
- **Economic Development + Community Life**

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Housing

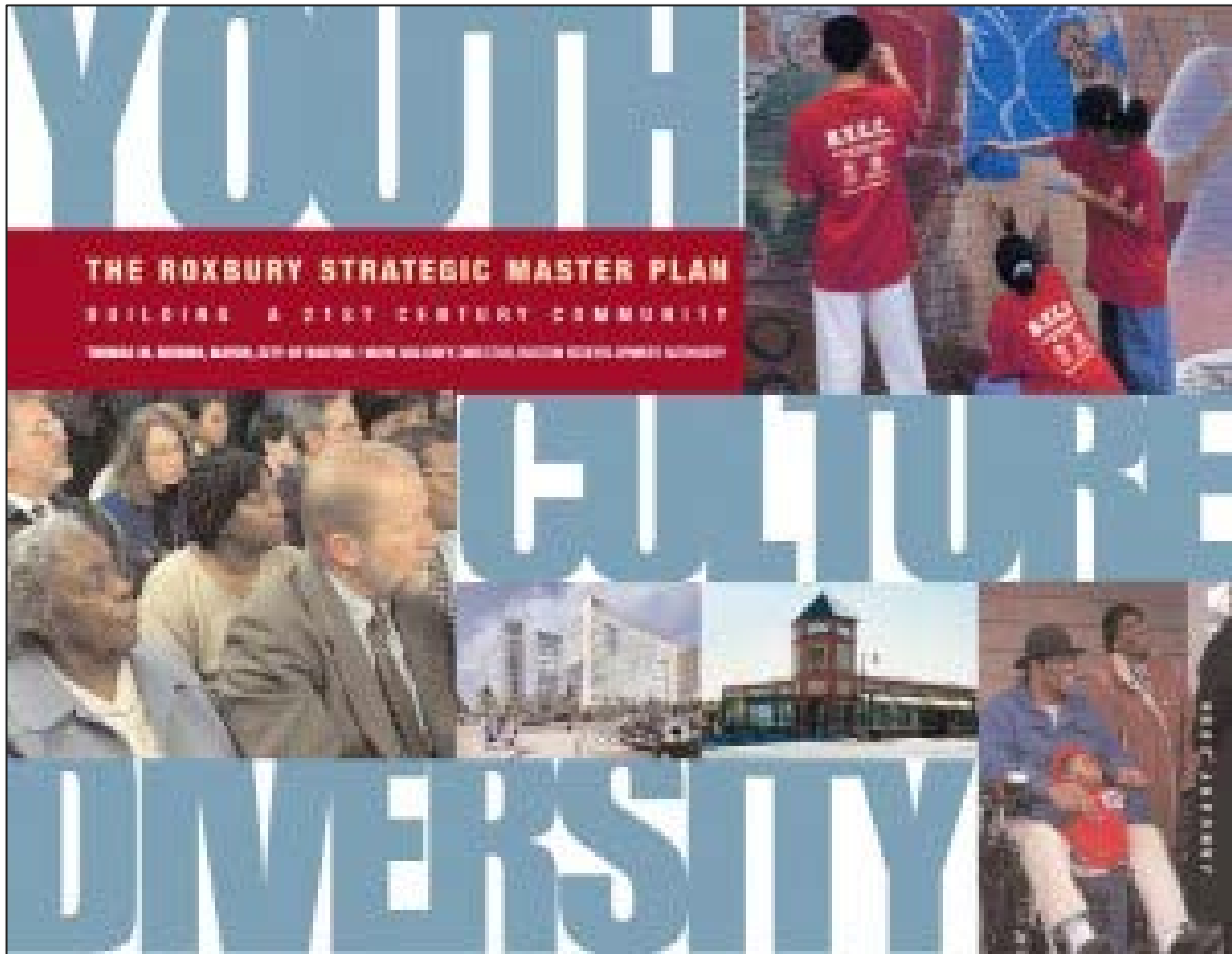
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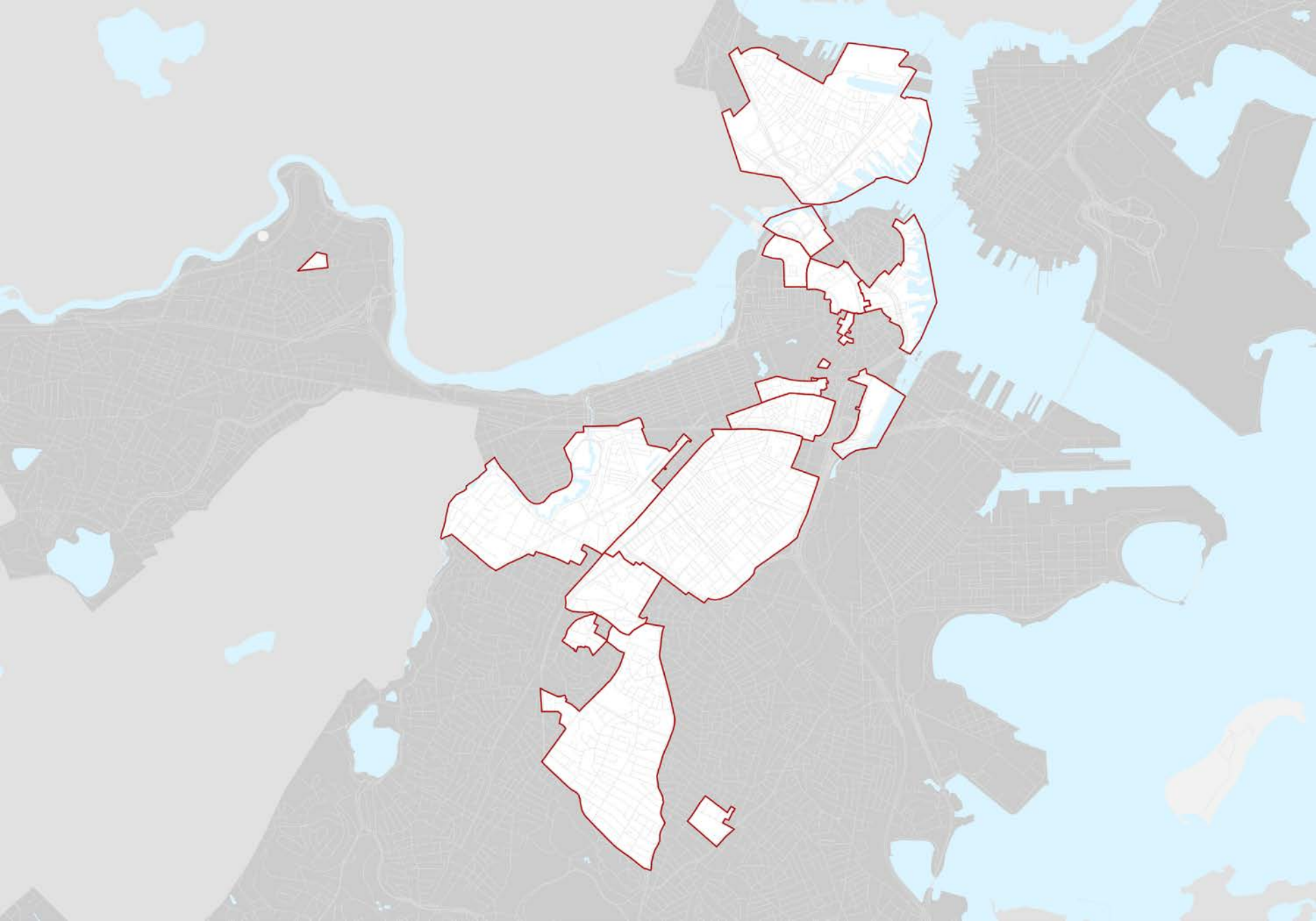
Economic Development + Community Life

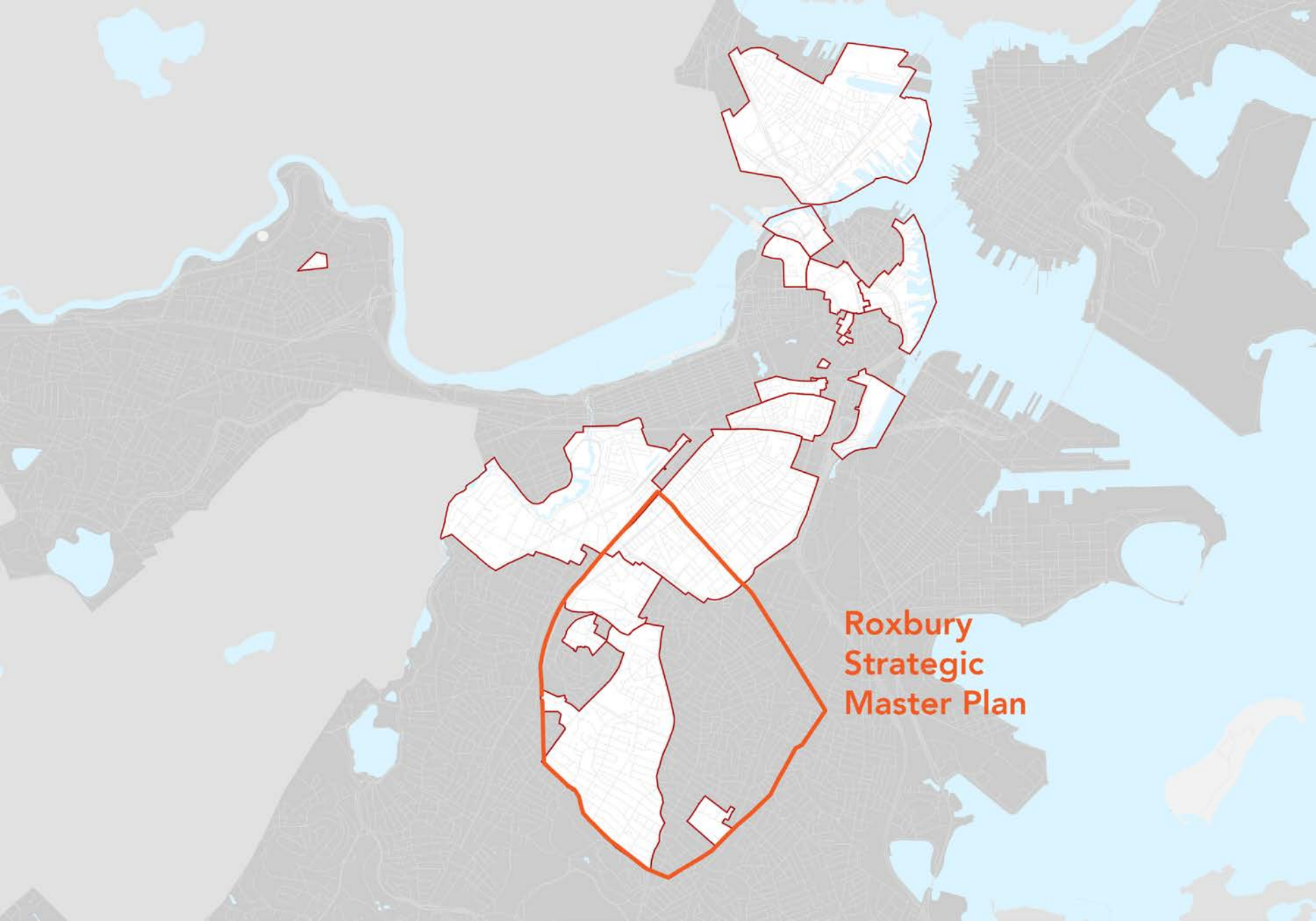
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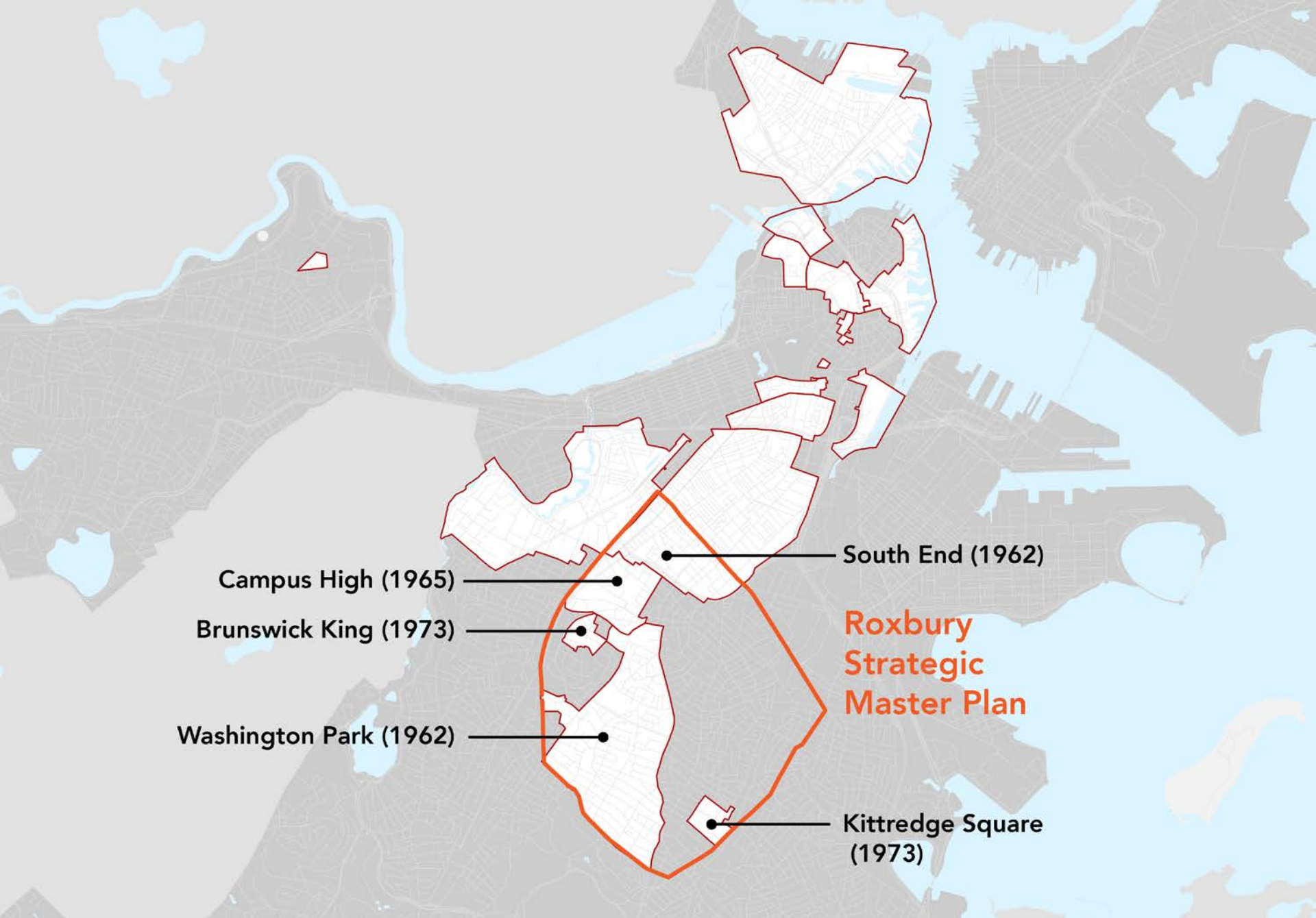




**Roxbury
Strategic
Master Plan**



**BOSTON
REDEVELOPMENT
AUTHORITY**



Campus High (1965)

Brunswick King (1973)

Washington Park (1962)

South End (1962)

**Roxbury
Strategic
Master Plan**

Kittredge Square
(1973)

The Roxbury Strategic Master Plan represents a commitment to build a **socially and economically vibrant** Roxbury. The Plan outlines a planning agenda that will serve as a strategic framework to guide change and economic growth for the next ten to twenty years. While the plan is primarily about land use, it recognizes the direct relationship between land use decisions and quality of life. It builds upon Roxbury's considerable assets to provide a **high-quality physical environment that is attractive, safe, and convenient** for residents, businesses, and visitors. It is a plan that values and promotes **education and job readiness** at all levels and gives residents choices in how they participate in the **civic, cultural, and economic life of the community**. In response to the need for **sustainable development** and **environmental justice**, this Plan links businesses, community organizations, and other sectors with the well being of residents.

The Plan acknowledges and values the **youth of Roxbury** and seeks to put in place an **environments in which they can grown and learn**, that will prepare them to meet the changes and challenges of the 21st century workplace and become proactive participants in the civic life of the city.

Suggested themes:

- **Neighborhood Connectivity**
- **Neighborhood Vibrancy + Public Realm**
- **Housing**
- **Economic Development + Community Life**

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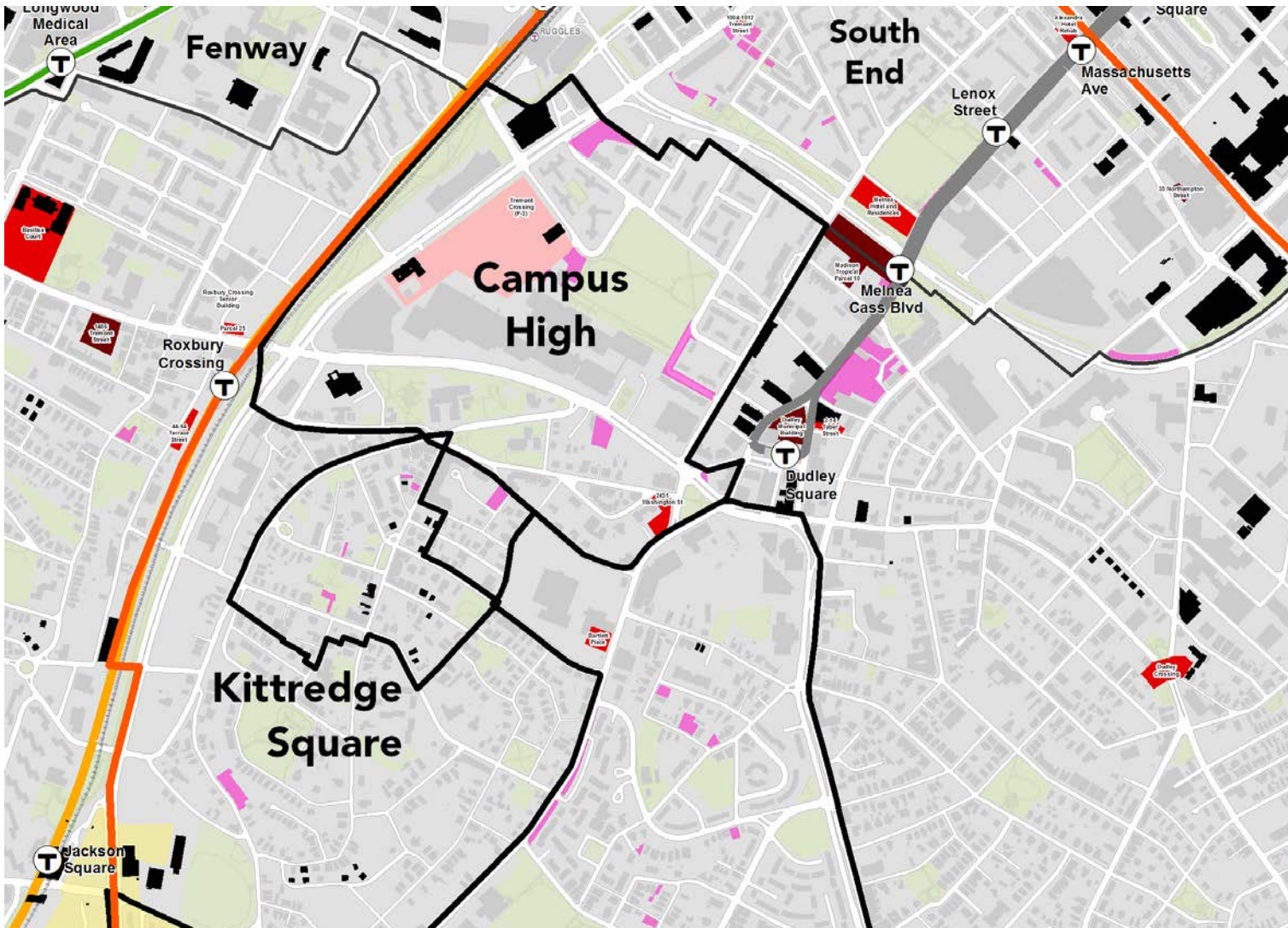
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Neighborhood Connectivity



Neighborhood Connectivity



BOSTON
REDEVELOPMENT
AUTHORITY

Neighborhood Connectivity



Proposed Intersection Design for Tremont Street and Washington Street and Melnea Cass Boulevard
April 2015

MELNEA CASS
BOULEVARD
DESIGN PROJECT



Neighborhood Vibrancy + Public Realm



Public Meeting No. 2 Review of Concepts Dudley Square Complete Streets Design Project

March 11, 2013
6:00pm-8:00pm
Dudley Branch Library
65 Warren Street
Boston, MA



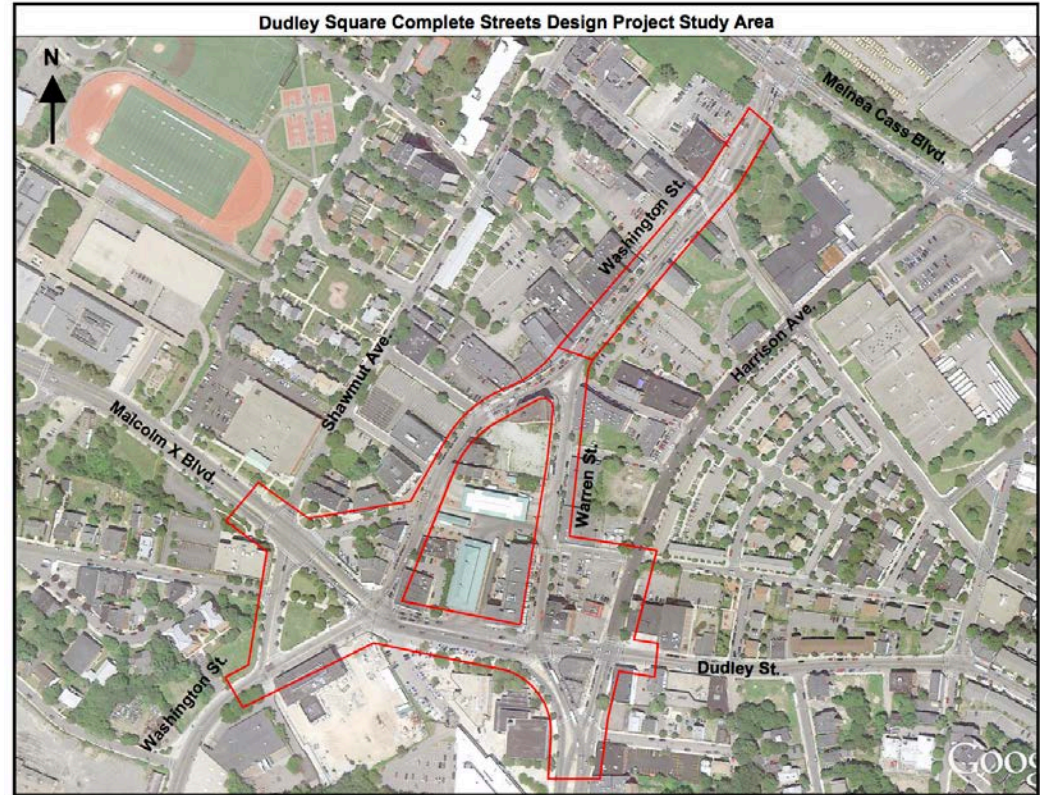
The Boston Transportation Department invites you to attend the second public meeting for the Dudley Square Complete Streets Design Project. To complement the ongoing revitalization of Dudley Square, the City of Boston is sponsoring a project to design and construct improvements to the streets and sidewalks within this business district.

The project will consider a range of improvements for traffic, parking, buses, pedestrians, bicycles, accessibility, and the overall safety and aesthetics of the streets and sidewalks.

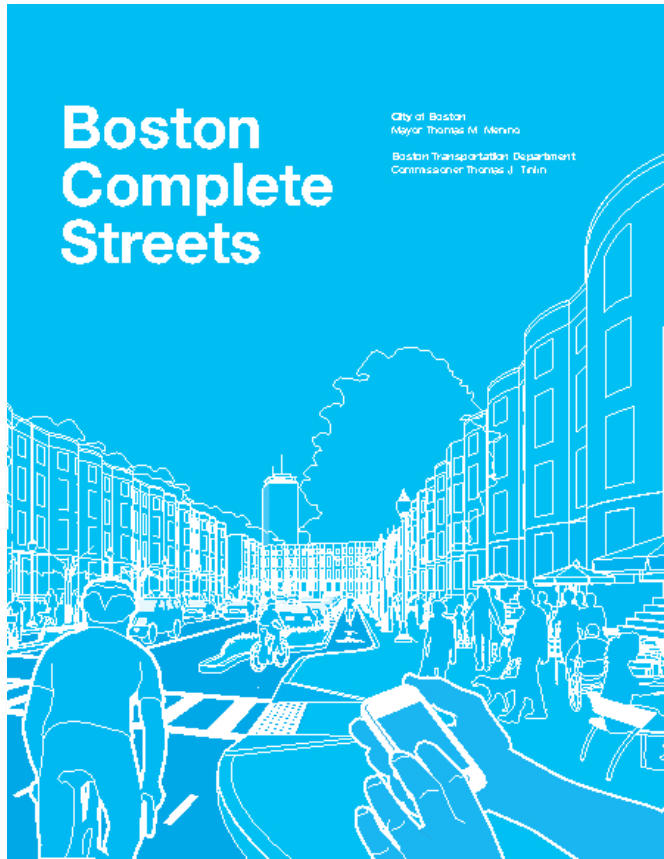
We hope to see you there!

Contact: Patrick Hoey,
Boston Transportation Department
(617) 635-2454 or
Patrick.Hoey@cityofboston.gov

City of Boston
Mayor Thomas M. Menino
Boston Transportation Department
Commissioner Thomas J. Tinlin



Neighborhood Vibrancy + Public Realm



Housing

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

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



City Of Boston

Department of Neighborhood Development

HOME

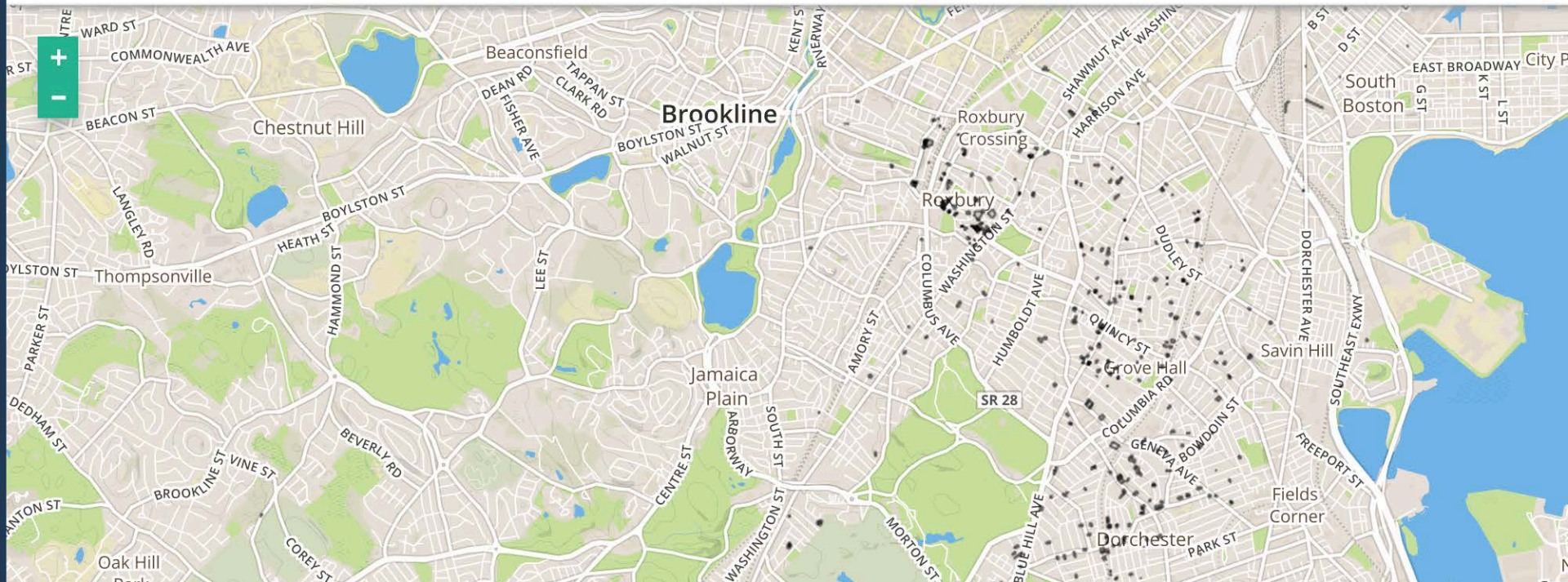
Property Inventory

Tax-foreclosed buildings and land suitable for development.

[View Active Development Projects Map](#)

All Property Types

All Property Uses



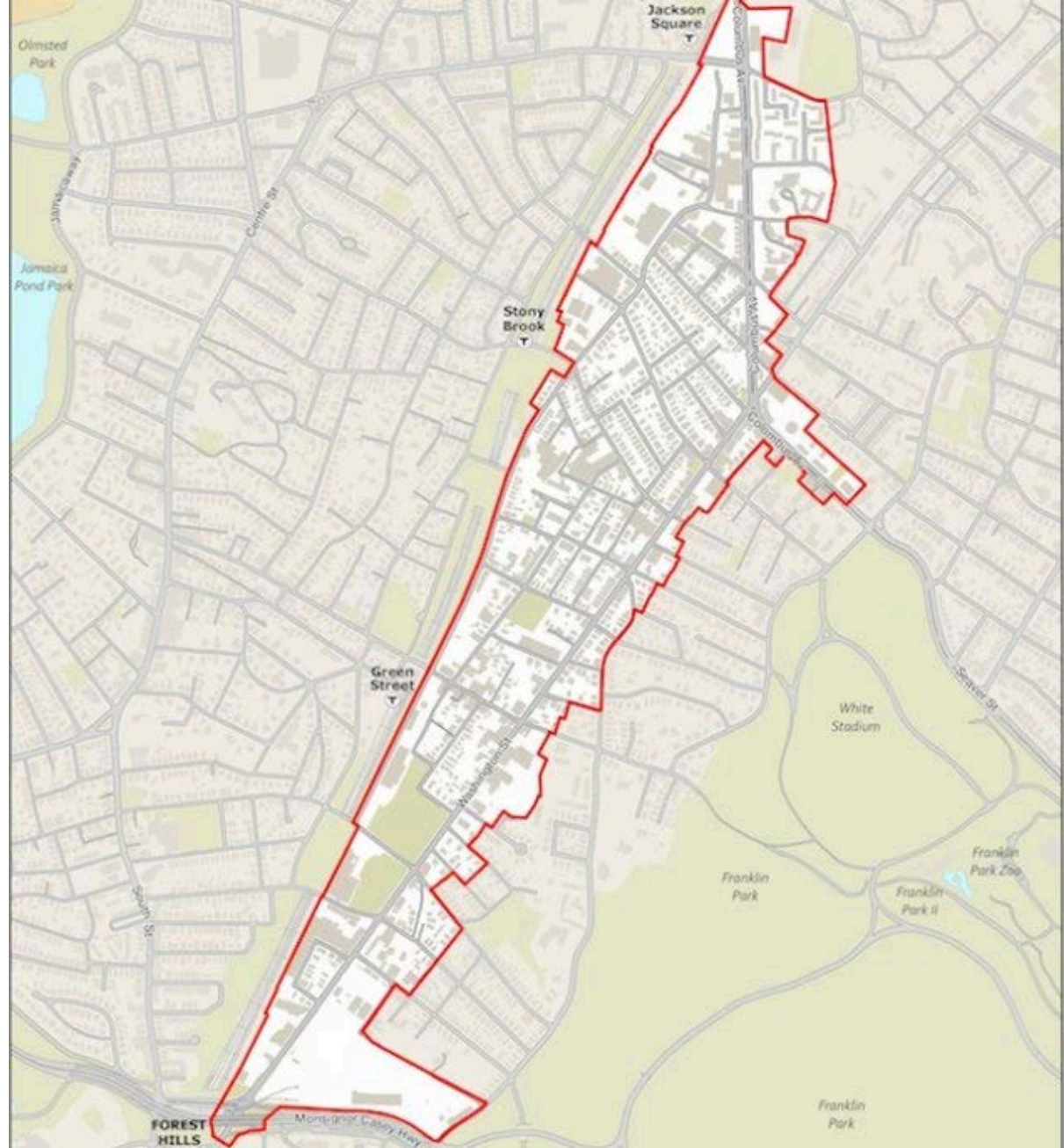
BOSTON
REDEVELOPMENT
AUTHORITY

Housing



Economic Development

PLAN: JPRox



BOSTON
REDEVELOPMENT
AUTHORITY

Economic Development

High School
Redesign: Boston



ROXBURY
INNOVATION
CENTER
RFP



BOSTON
REDEVELOPMENT
AUTHORITY

Economic Development

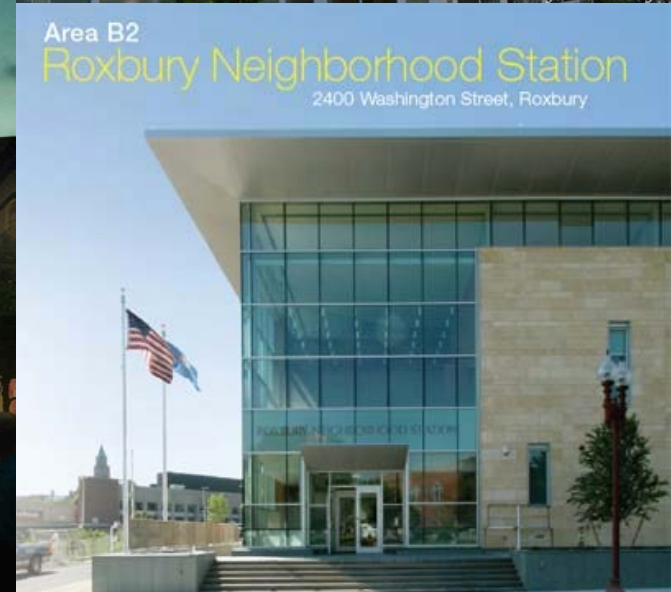
High School Redesign: Boston





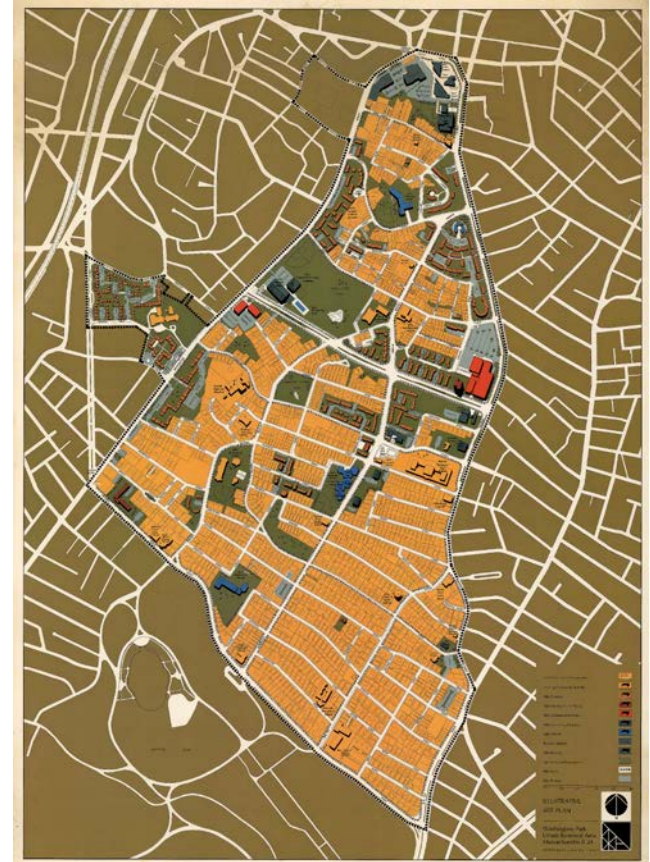
Campus High Urban Renewal Area (1965)





Thank you!

Roxbury



Washington Park Urban Renewal Area (1962)

