



# Urban Renewal: South Cove

*October 22<sup>nd</sup>, 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





# 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.





# 2016 Urban Renewal Extension

- 2016 年，麻州住房与社区开发部(DHCD)批准了波士顿规划与发展城市改造力计划延期六年，该计划被认为是规划和经济发展的重要工具。
- 随着我们进入延期期限的中间时段，该部门即将拜访所有 16个城市改造区域，为社区提供其工作的更新信息，吸取公众对每个规划区域的反馈意见。
- 这是 UR 社区进程的第一个阶段。





# 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](mailto:chris.breen@boston.gov)

☎ 617.918.4202



# My Background:



PRECINCT I FAMILIES TO BE ACQUIRED	
	# Families in Structure
14-14A Chelsea St.	2
Albert M. Benedict (ao) 14 Chelsea St., Chas.	
Mr. Michael Condor (t) 54	
Mr. Julius Demico (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 Ispicco (ao)	
<del>Mr. Walter Wamrow</del> (t) 56	
* 67 Chelsea St.	5
Mr. Ralph Pirozzi (ao)	
Mr. Edward R. Fitzgerald (t) 44	
Mr. Patrick H. Gearin (t) 61	
Annie E. Langan (t) 76	
Mr. Michael J. Mahoney (t) 39	
Mr. Lawrence Magonagle (t) 37	
* 5 HOMESTEAD PLACE	3
Mr. Frank Zintz (ao) 159 Coolidge St., Brookline	
<del>Mrs. Ruth Boston</del> (t)	
Mr. Archie L. Moors (t) 47	
Mr. Joseph Solnick (t) 56	
* 7 Homestead Place	4
Mr. Frank Zintz (ao)	
Mrs. Ruth Boston (t) 45	
<del>Mr. Douglas Hanson</del> (t) 49	
<del>Mr. Edward J. MacKenzie</del> (t) 23	



# 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.
- Effective October 20, 2016, the BRA commenced doing business as the Boston Planning & Development Agency.
- Since 2014, the BPDA has helped create 100,000 jobs and 6,000 income restricted residential units.



- 波士顿住房署于 1957 年由市议会和麻州立法机构建立，被赋予了公共住房之外的很多权利。
- 1960 年，根据麻州立法机构的另外一项立法，城市规划委员会和 BRA 合并。
- 自 2016 年 10 月 20 日起，BRA 正式开始以波士顿规划与开发署的名义开展工作。
- 2014 年以来，BPDA 帮助建立了 10 万个工作岗位和 6 千个低收入住宅单元。



# Then:

Planning vs

Planning with  
People

“Experts” shaped  
cities.



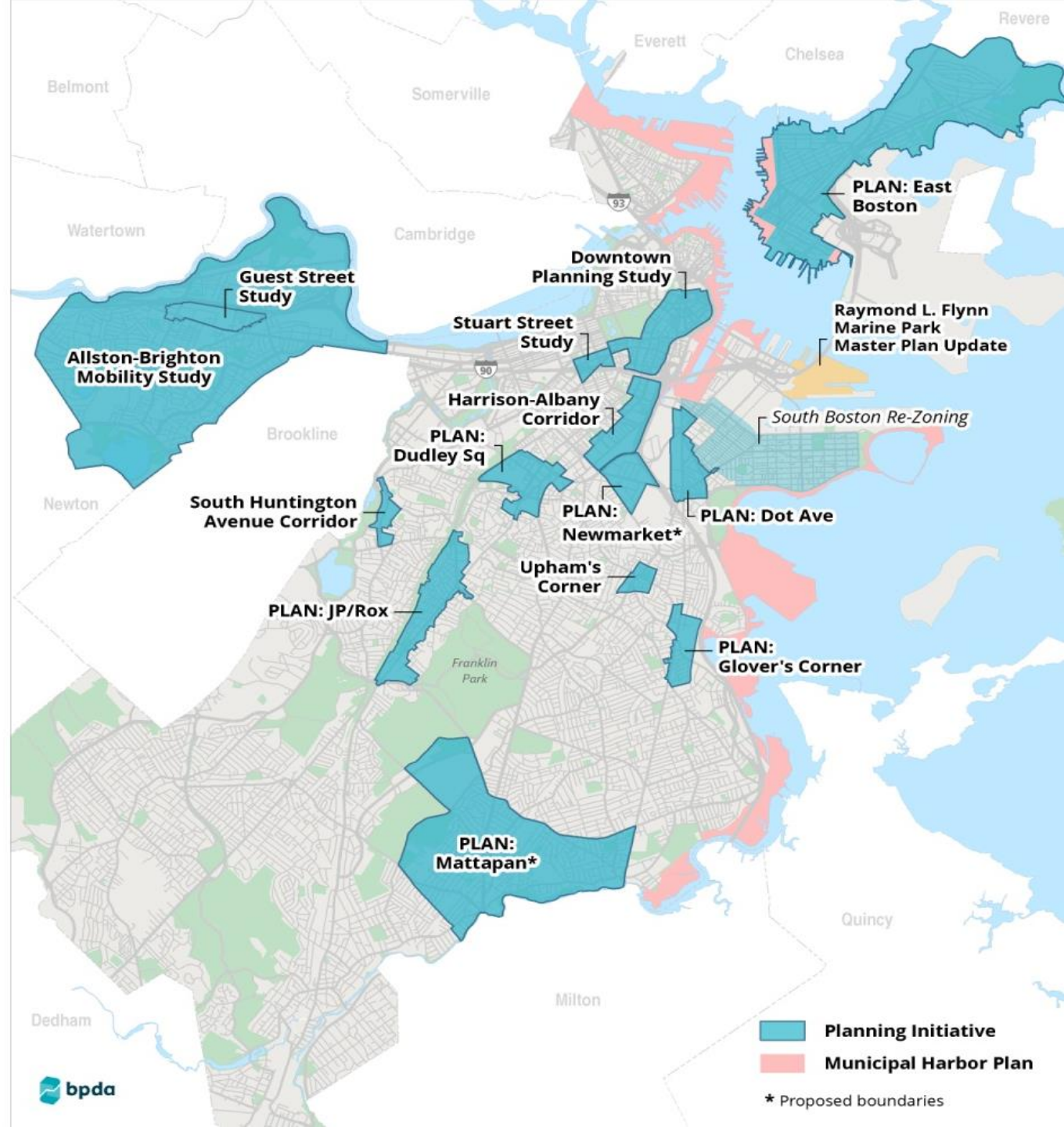


# Now: City Wide & Community Planning Studies

IMAGINE  
BOSTON 2030



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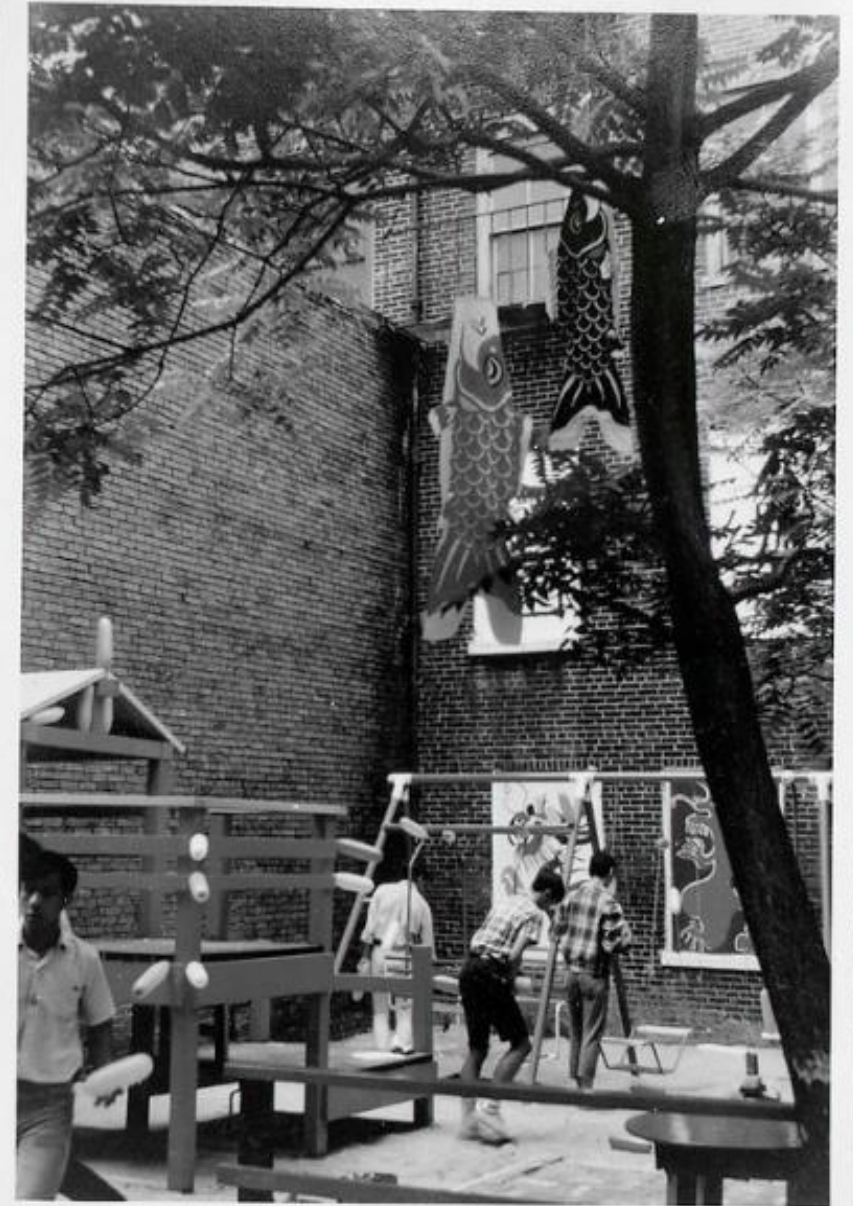




# Phase 1: 2019 Urban Renewal Community Engagement



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**AFTER**



# Urban Renewal Community Engagement - Group 1

North  
Station

School  
Franklin

Park Plaza

Brunswick  
King

Boylston  
Essex

Kittredge  
Square



# 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 Disposition Agreements to the Community?
- Should there be boundary changes?
- Do we need to integrate climate resiliency and Imagine Boston into the UR plan?
- Can Urban Renewal be used to tailor the area for smarter growth on undeveloped parcels and protect against overdevelopment on developed parcels in the future?
- Can we use our properties to benefit the community?
- Should there be subsequent meetings centered around specific Urban Renewal topics?





# Urban Renewal Background



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# Setting the Stage: 1930 - 1949

- Cities suffer during “the Great Depression”.
- Cities begin bleeding residents into the suburbs following World War II.
- Rise of the Automobile and creation of US Highway system.
- Federal Government policies promote suburban sprawl rise of “the white picket fence”.
- Financial Institutions engage in ‘Redlining’ practices.
- Immigrants arrive from Europe in great numbers.
- Federal Government begins underwriting Urban Renewal efforts for crumbling US cities.



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# Setting the Stage 1930-1949

- 在“大萧条”期间饱受煎熬的城市。
- 第二次世界大战之后，城市开始大量流失涌入市郊的居民。
- 汽车和美国高速公路系统快速发展。
- 联邦政府政策促进了郊区的蔓延。
- 金融机构实施红线政策操作。
- 大量移民从欧洲到达美国。
- 联邦政府开始实施美国的城市改造工作。





# 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 Origins

- 城市改造工作始于 1949 年的美国住房法案，联邦政府在那时开始将大量的金钱投资于重新开发二次世界大战时衰败的城市。
- 早期的城市改造工作试图通过将土地和开发大型基础建设和公共设施来解决泛滥的不利局面，但这常常迫使穷人和挣扎在边缘的居民搬迁流离。



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# Urban Renewal Plans : Public Investment in Housing & Infrastructure

- Creation of New 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 Transportation Modes (New MBTA Stations 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 (abandoned and foreclosed) Buildings to eliminate substandard conditions.



# Urban Renewal Plans : Public Investment in Housing & Infrastructure

- 创建新居住机会。
- 创建新的公园和开放空间。
- 创建新的商业空间和社区购物区。
- 创建新的公共图书馆、学校、警站和火警站。
- 创建新的交通模式（新的 MBTA 站点并拆除地面加高的火车站）
- 创建新的道路和交通街道网络。
- 创建老年人、非盈利性质和社区康乐空间。
- 改造老旧（被抛弃的和法拍）的楼宇以改善较差的状况。





# Urban Renewal Plan Areas



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# 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

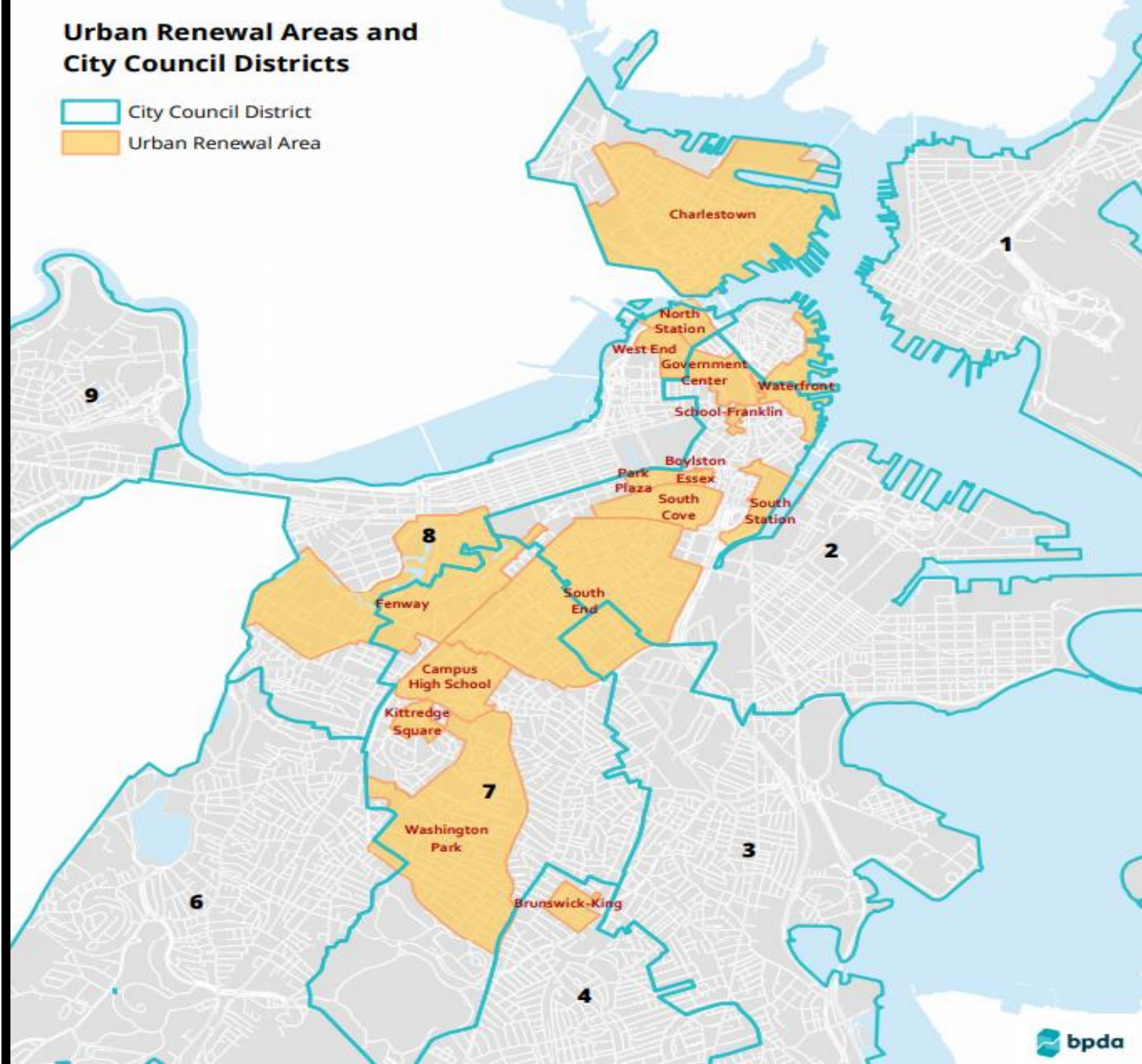


# Urban Renewal Background:

## Existing Urban Renewal Areas with City Council Districts



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# Expired Urban Renewal Plan Areas

- New York Streets (South End)
- Whitney Streets
- St. Botolph
- CBD – Bedford West
- Sumner Street
- North Harvard (Brighton)
- Tremont Mason

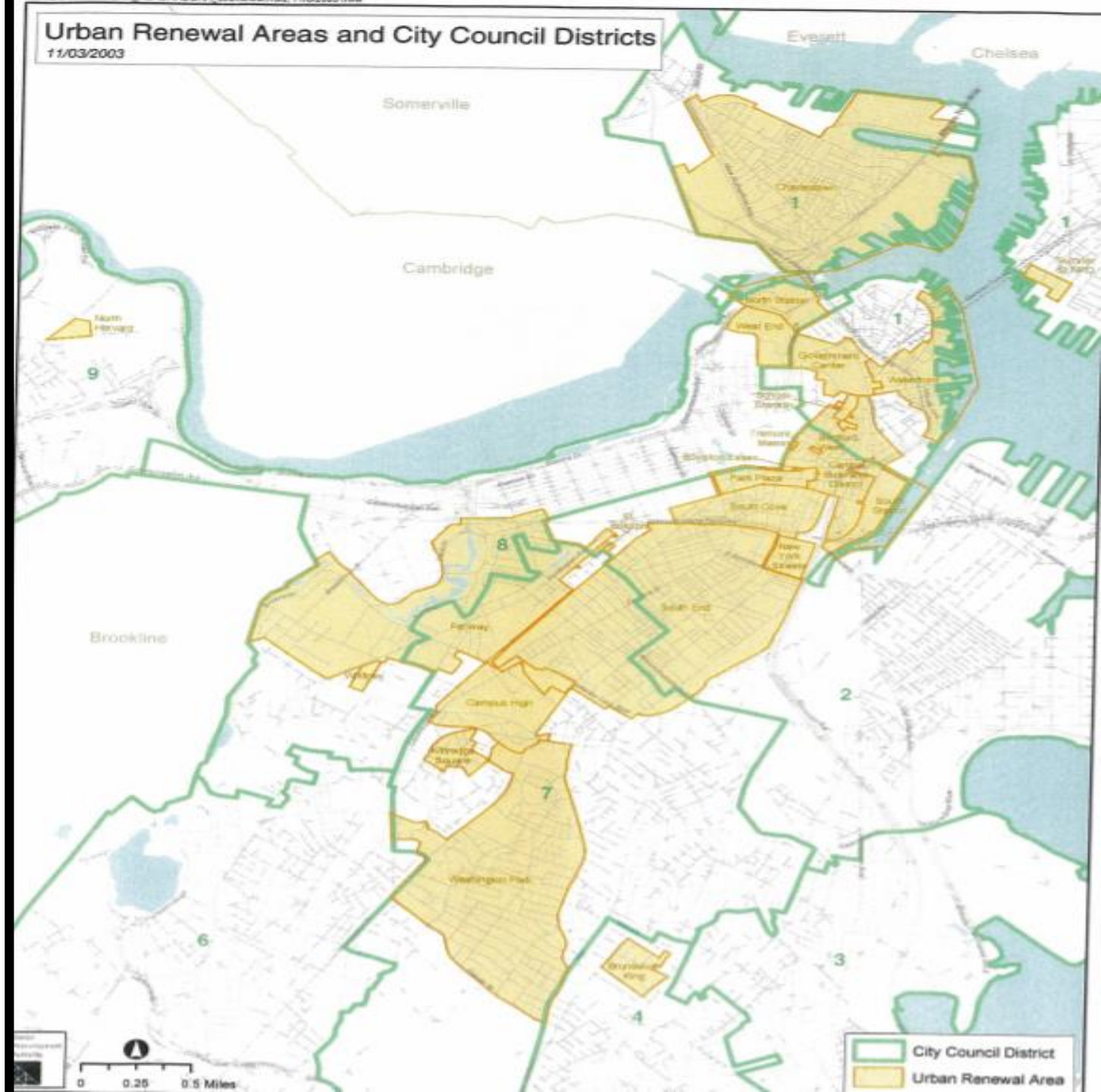




# Urban Renewal Background: Original Urban Renewal Areas

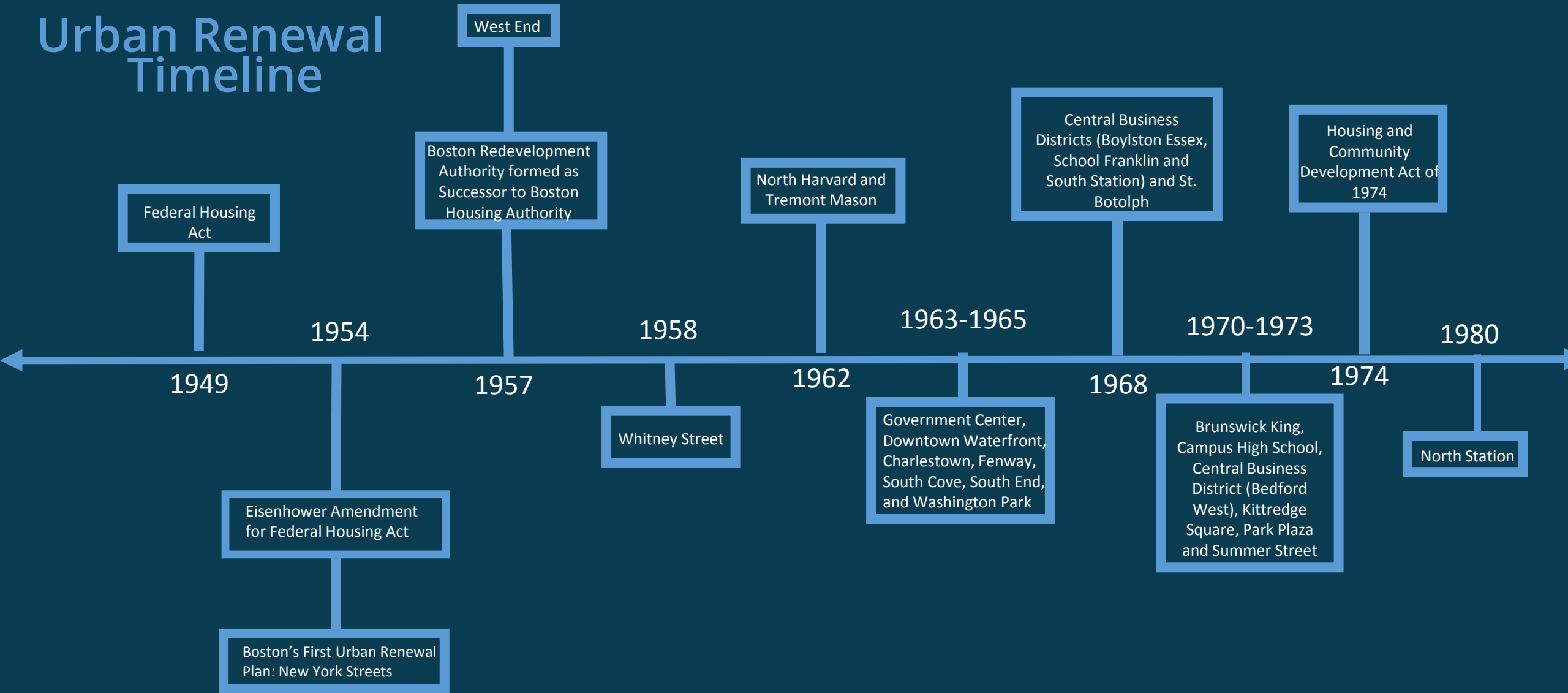


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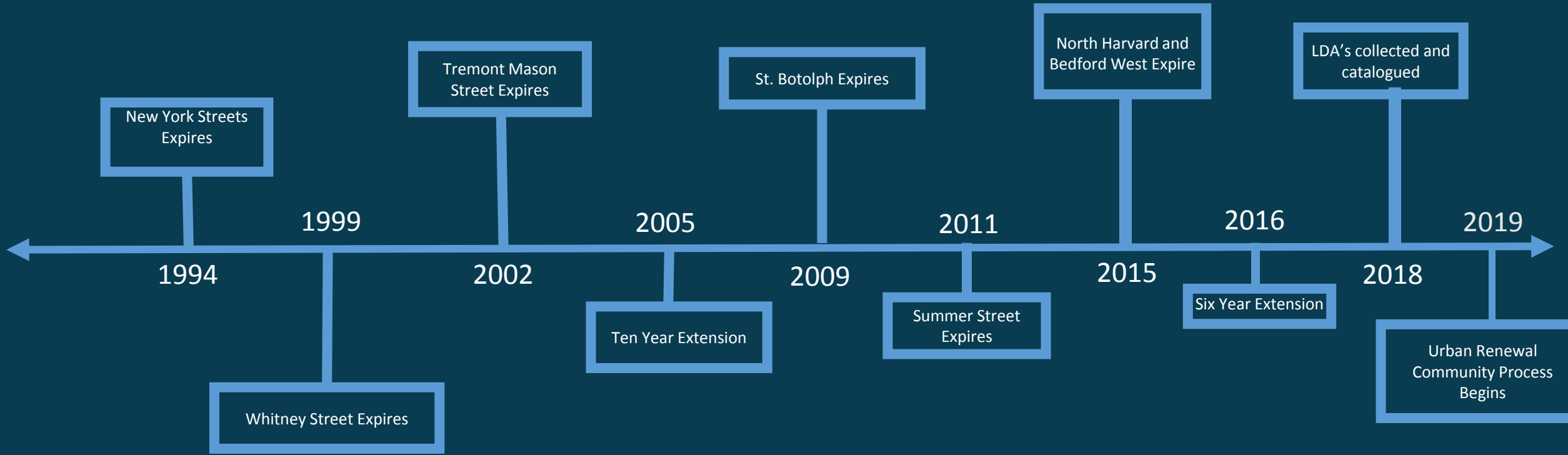


# Urban Renewal Timeline





# Urban Renewal Timeline





# Where else is Urban Renewal?



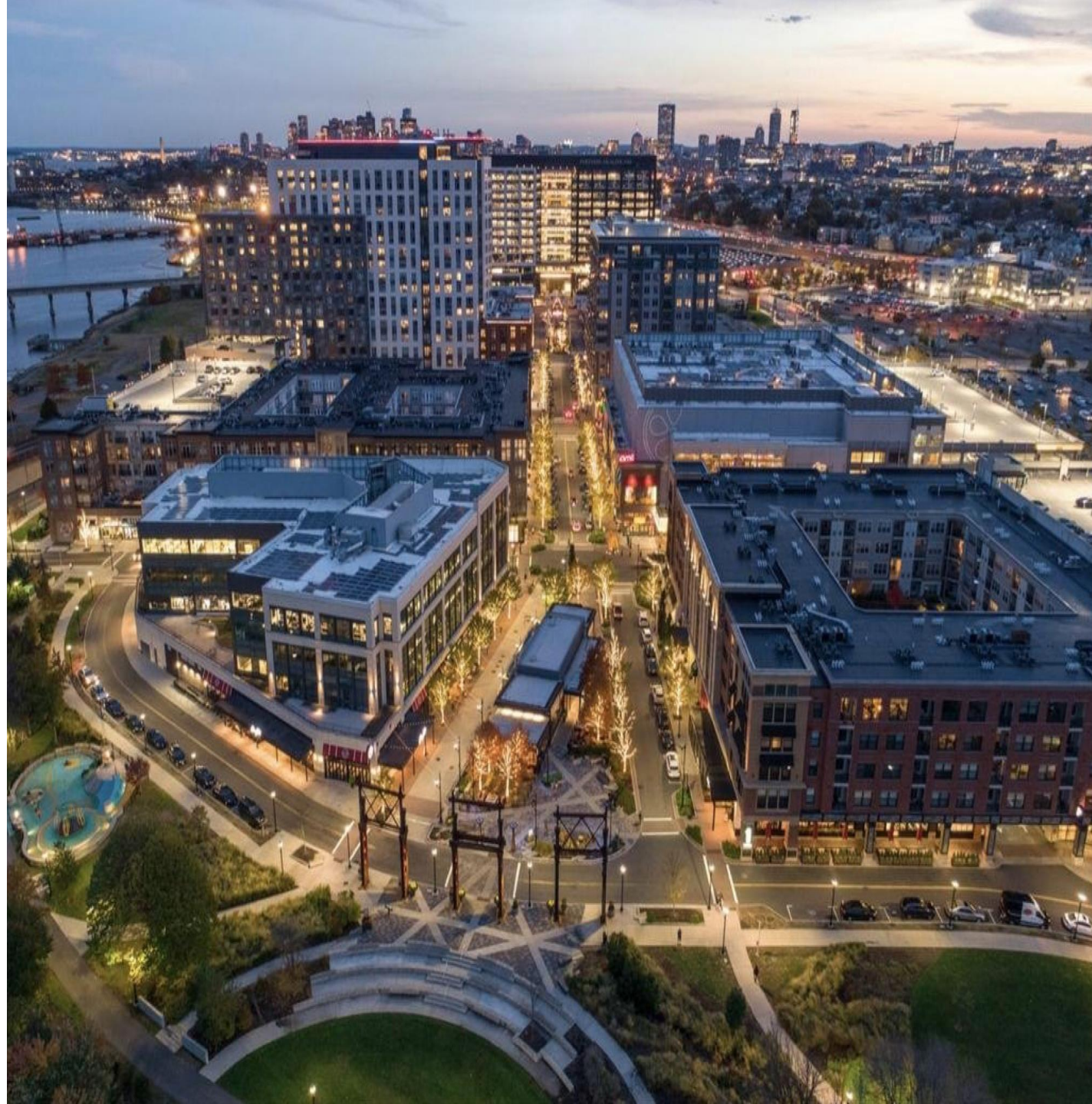
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# Urban Renewal Plan Areas are in 31 Massachusetts Cities and Towns

- Assembly Row in Somerville





# Urban Renewal Tools



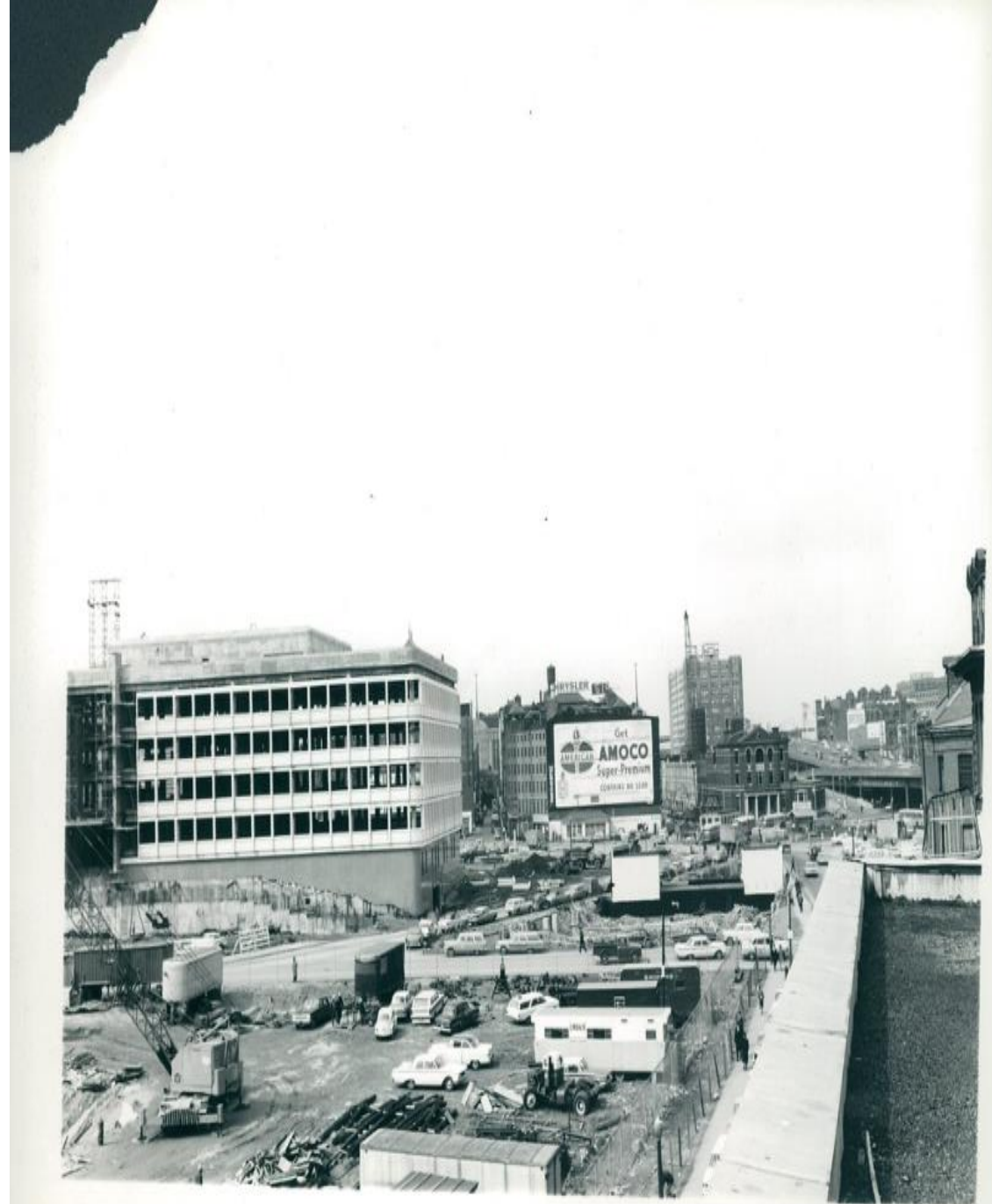
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# Urban Renewal Tools

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





# What is an Urban Renewal Plan?

## Goals & Land Use 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 Condit - 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. 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, yeas 13, nays 5 (Jackson, Fanning, Zakim).  
Approved by the Mayor March 26, 2016.

Attest:   
Maureen Tierney  
City Clerk





# BPDA Urban Renewal Website



# Urban Renewal Website



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## Planning

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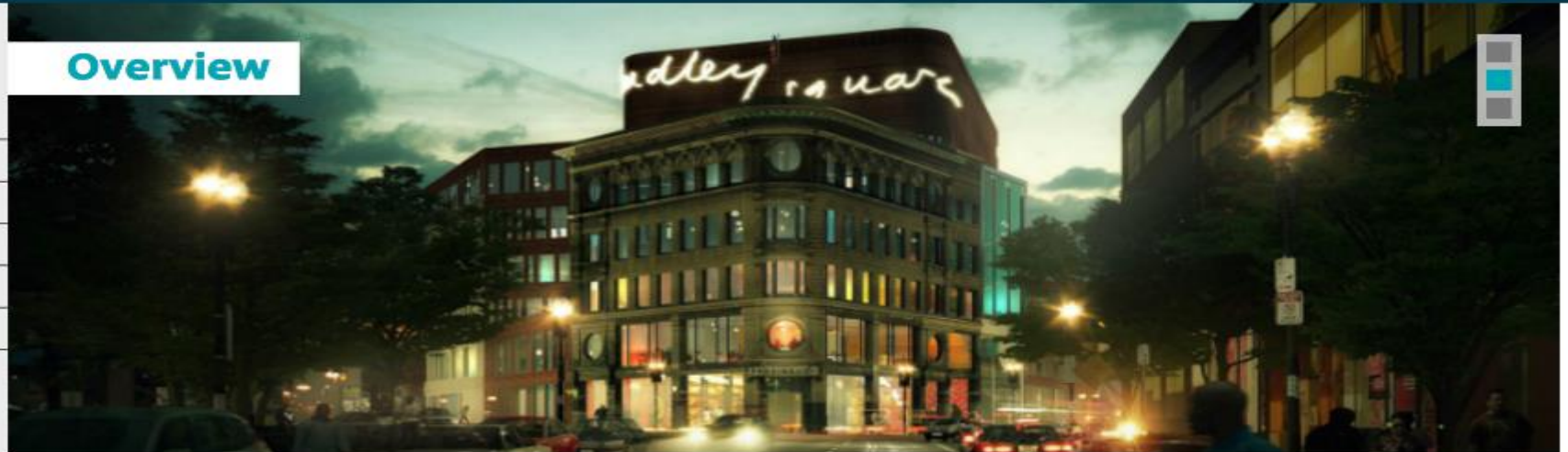
[Waterfront Planning](#)

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[Urban Renewal](#)

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

[www.bostonplans.org/zoning](http://www.bostonplans.org/zoning)





# Urban Renewal Document Center



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## Planning Initiatives

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## Urban Renewal

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

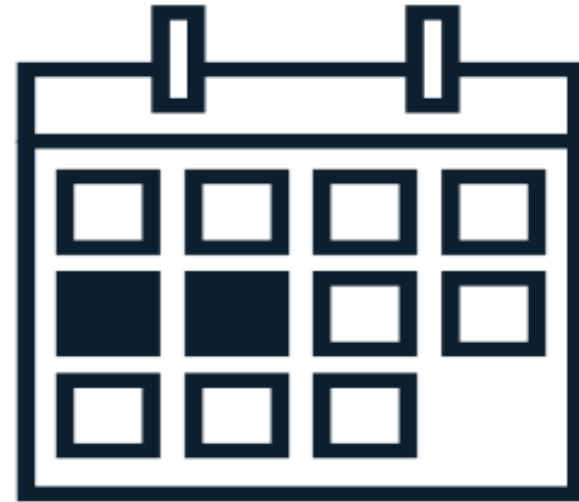
## Urban Renewal Areas

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





# 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.



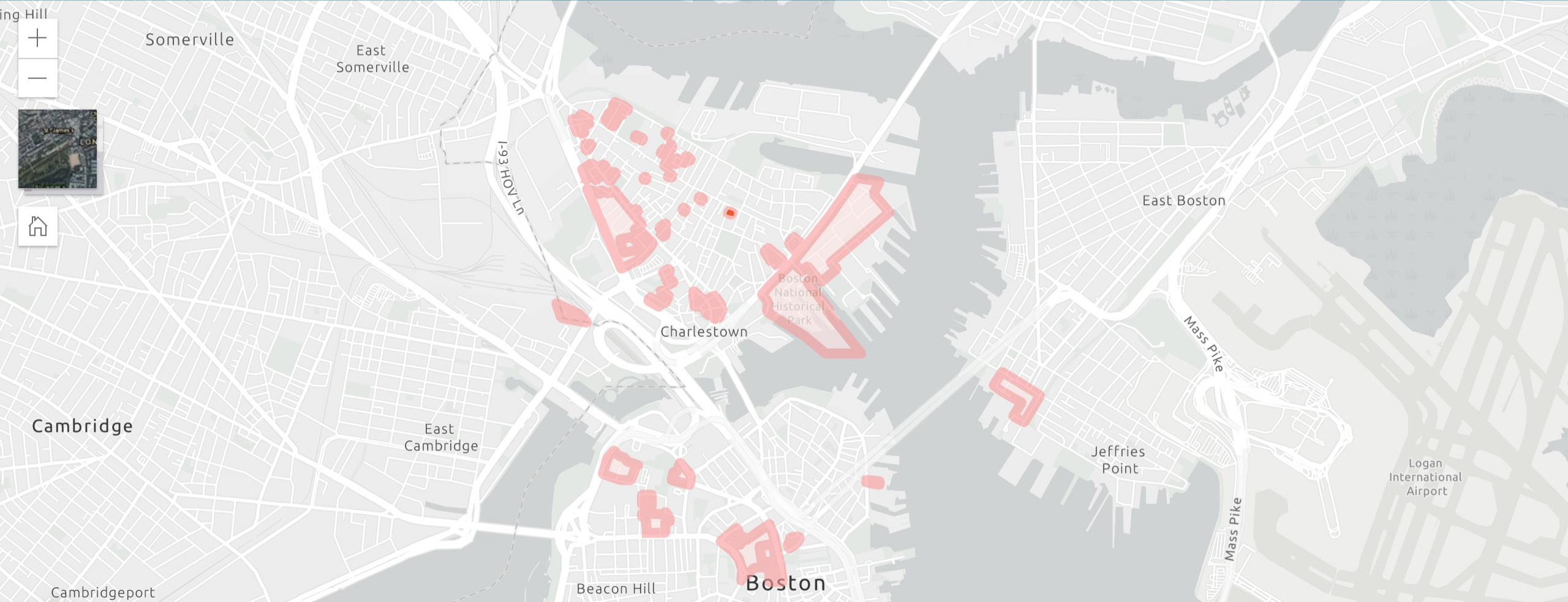
# Urban Renewal on the Zoning Viewer



Zoning Viewer



Address or Parcel ID...



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



## News & Calendar

[News & Updates](#)

[Calendar](#)

### Pier 4, Pier 5, and Pump House Public Meeting

Oct 22, 2019

6:00 PM - 8:00 PM

**Contact Name:**

Morgan McDaniel

**Contact Email Address:**

[Morgan.E.McDaniel@Boston.gov](mailto:Morgan.E.McDaniel@Boston.gov)

**Contact Phone:**

617.918.6250

**Type:**

Public Meeting

**Location:**

300 1st Avenue  
Conference Center B  
Charlestown, MA 02129



### 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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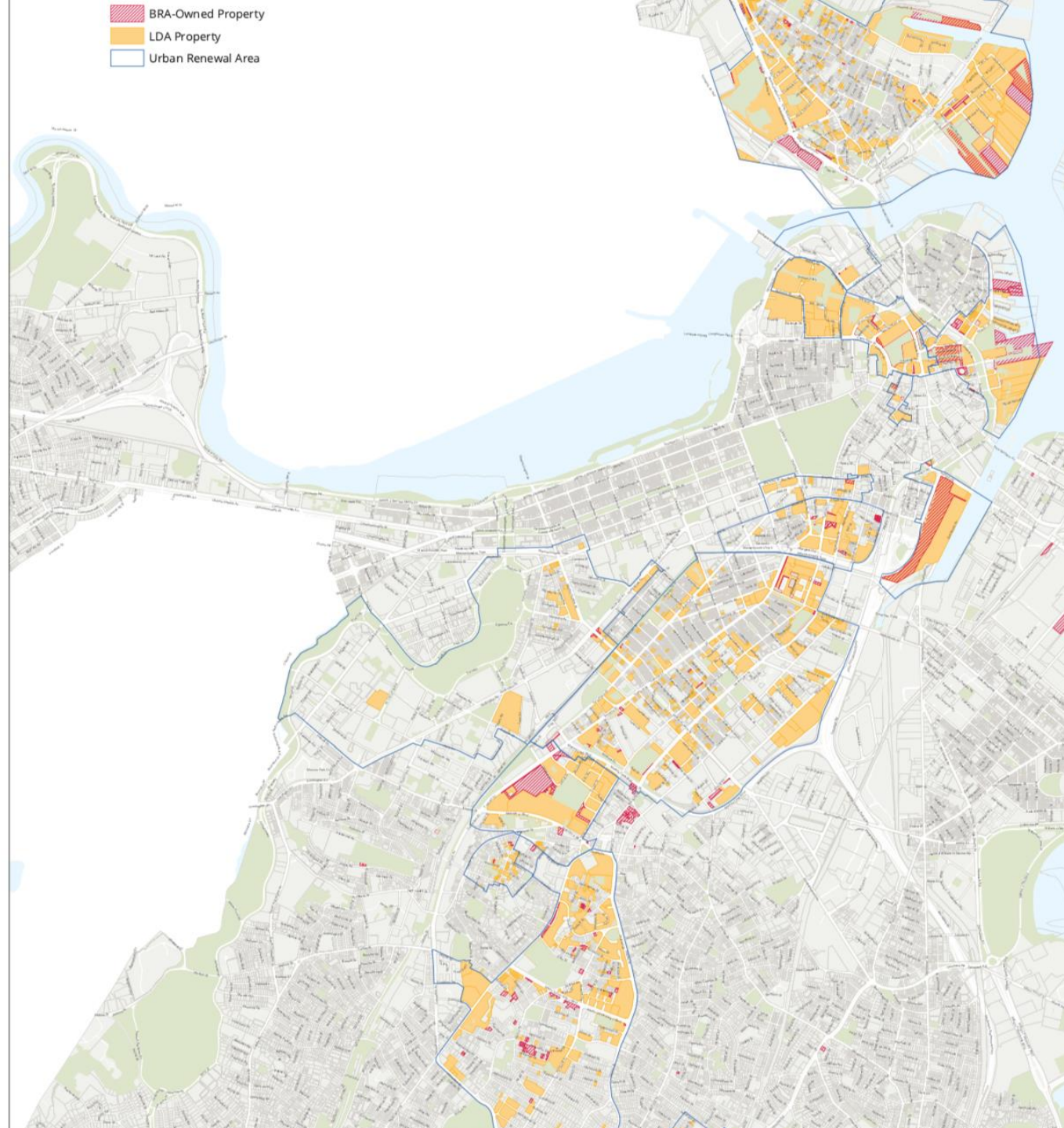
# Explore New Urban Renewal Areas

- Central Business District – Essex towards Washington Street
- Mattapan





# Completion of LDA & BPDA Owned Property Inventory





# 4.





# South Cove – Goals

- To promote and expedite public and private development;
- To cause the rehab and redevelopment of the South Cove as a stable neighborhood compatible in function and design with the neighboring Central Business District, Back Bay and South End.
- To preserve and strengthen the residential character of the area in such a way as to promote and insure its future;
- To facilitate efficient use of land in the area for housing, commercial and institutional use;
- To strengthen and expand the real property tax base of the city.



# Objectives - 1965

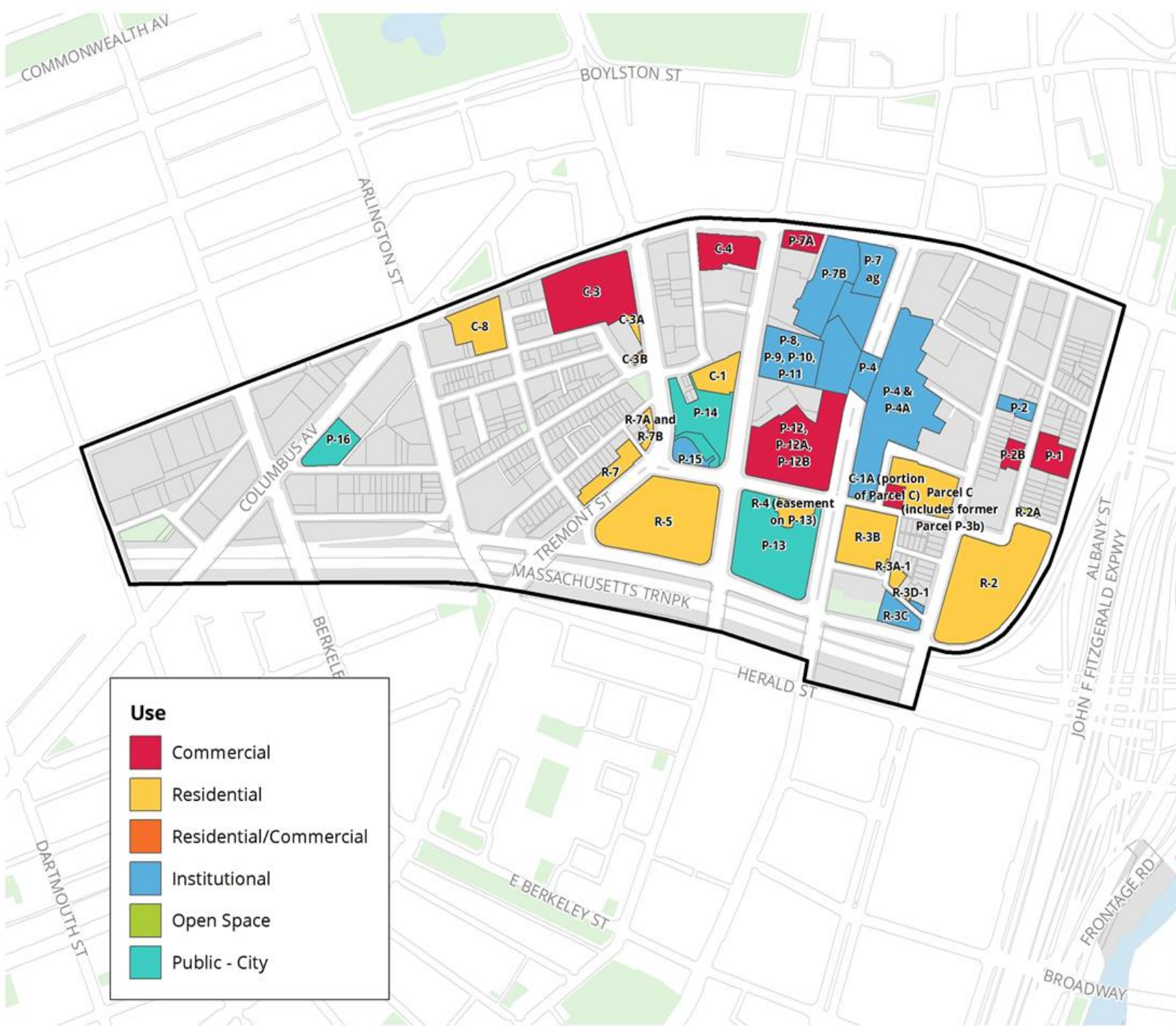
- Residential Rehabilitation.
- Removal of deteriorated buildings.
- Provide sites for necessary expansion of medical and educational activities.
- To meet the housing needs of minority groups and moderate income families.
- Creation of decent, safe and sanitary dwellings.
- To provide sites for community facilities.
- Improve street conditions.



# South Cove

## Urban Renewal Area

## LDA Parcels





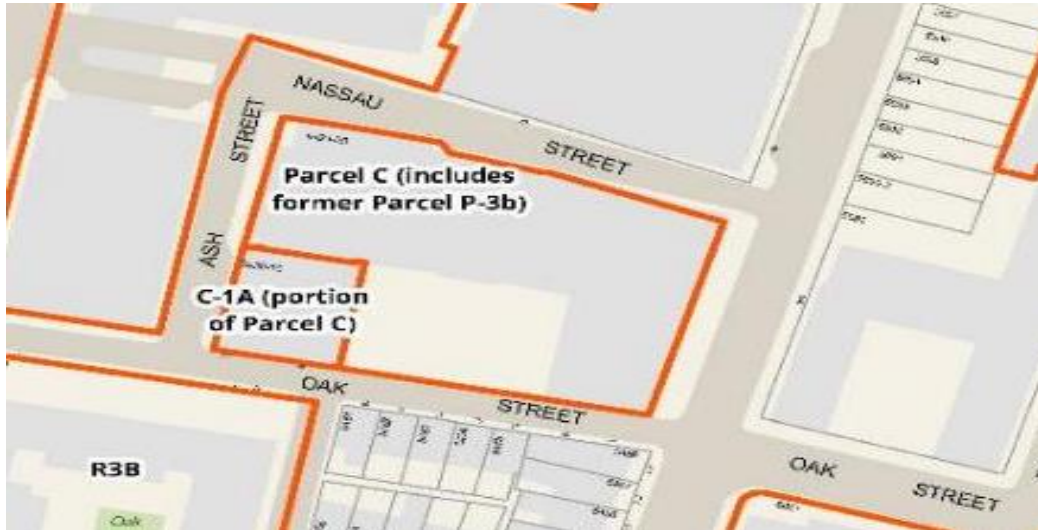
# Parcel C

## The Metropolitan

### Parcel C-1A

## Boston Chinatown

## Neighborhood Center





# Parcel C-1

## 283 Tremont Street – South Cove Plaza East





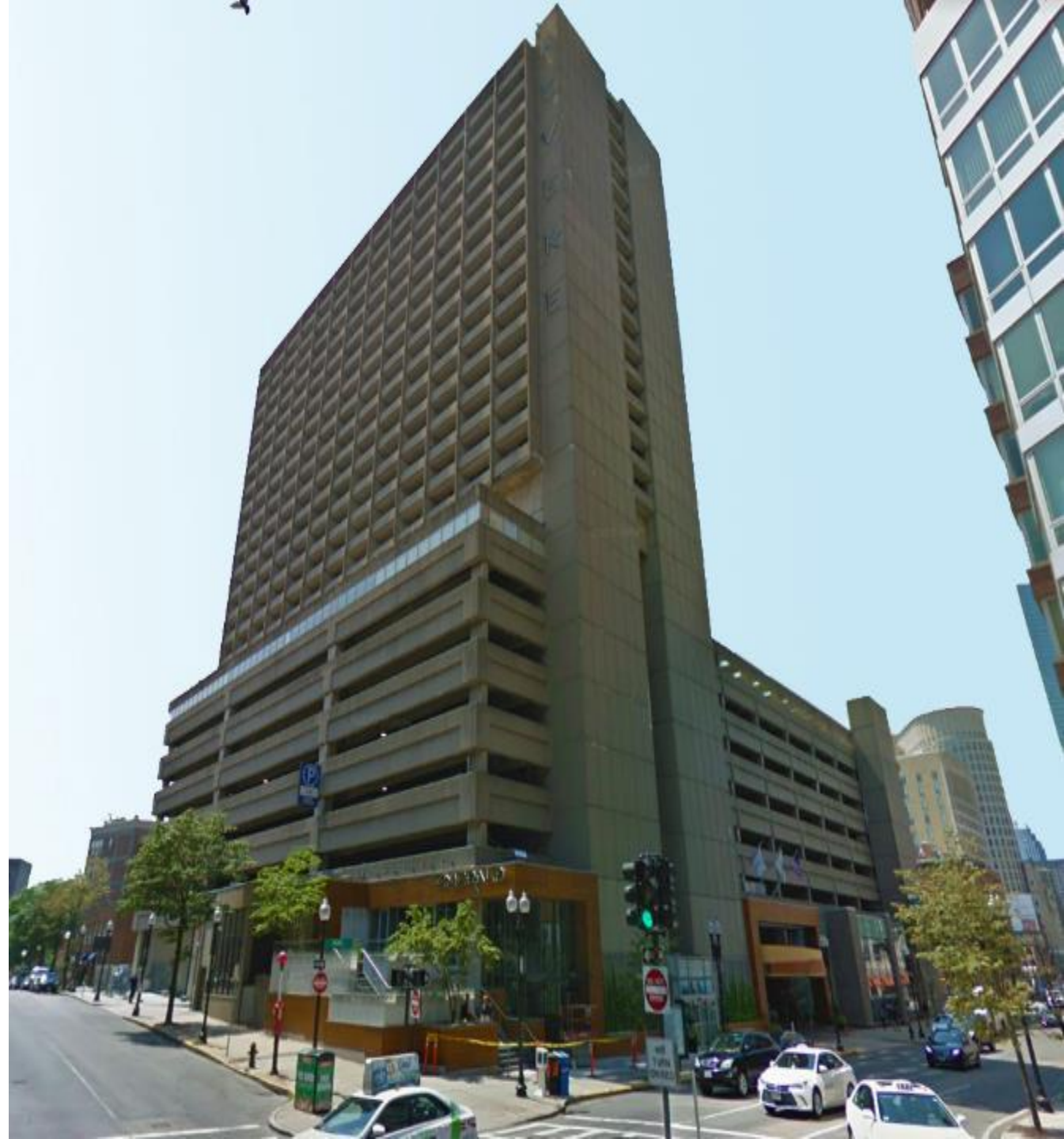
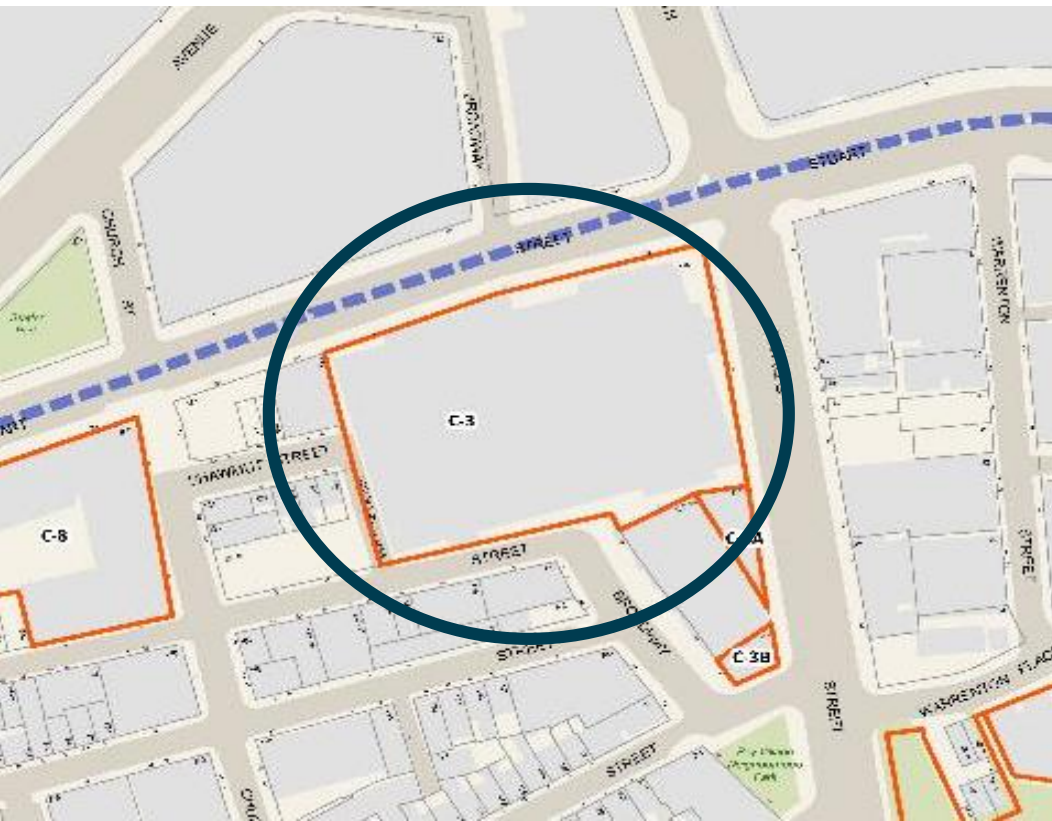
# Parcel C-8

## 224-246 Stuart Street – South Cove Plaza



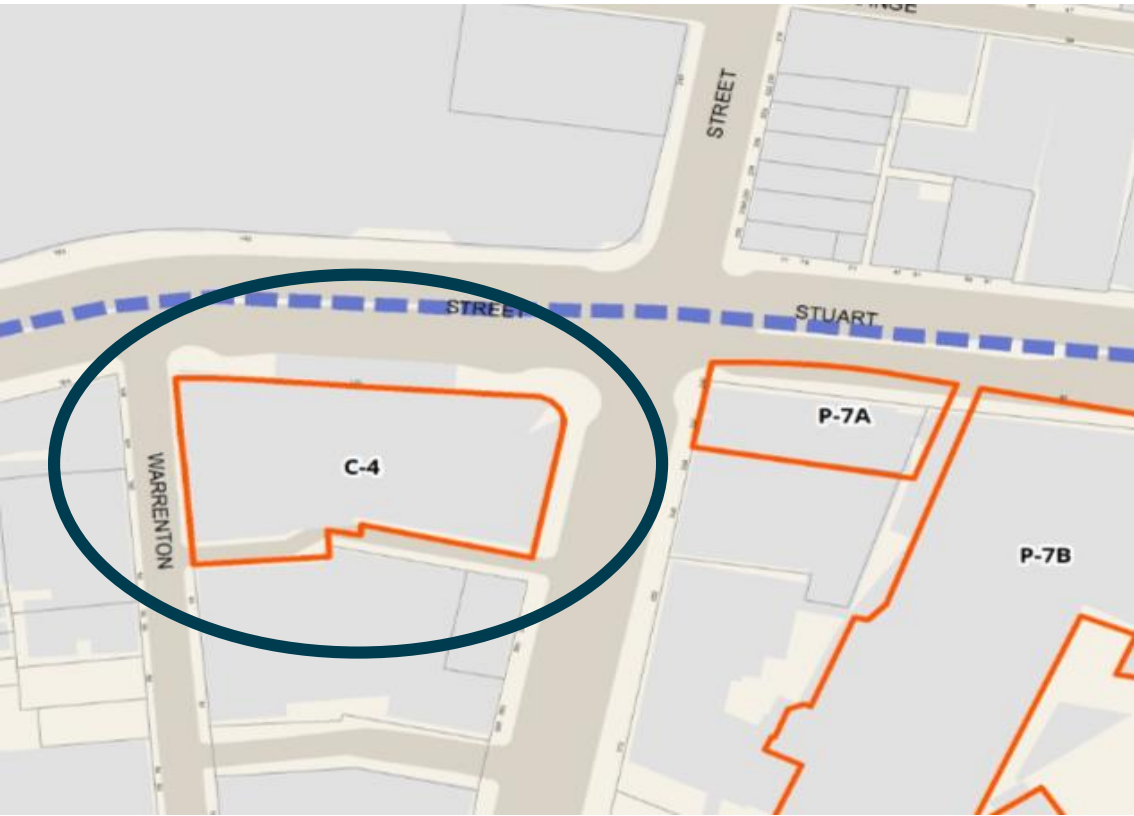


## Parcel C-3 Revere Hotel





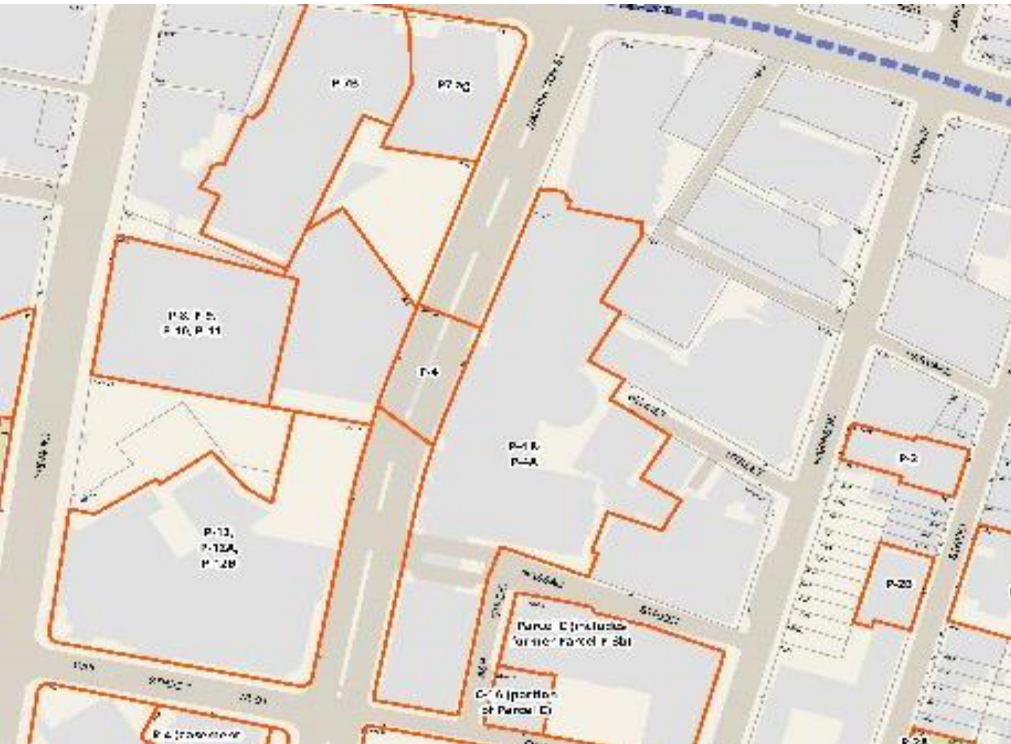
**100 Stuart Street**  
**The W Hotel and Residences**





# Parcel P-2, P-4, P-4A, P-7B, P-8, P-9, P-10 & P-11

## Tufts New England Medical Center





# Parcel P-2B

## Community Center

### 87 Tyler Street



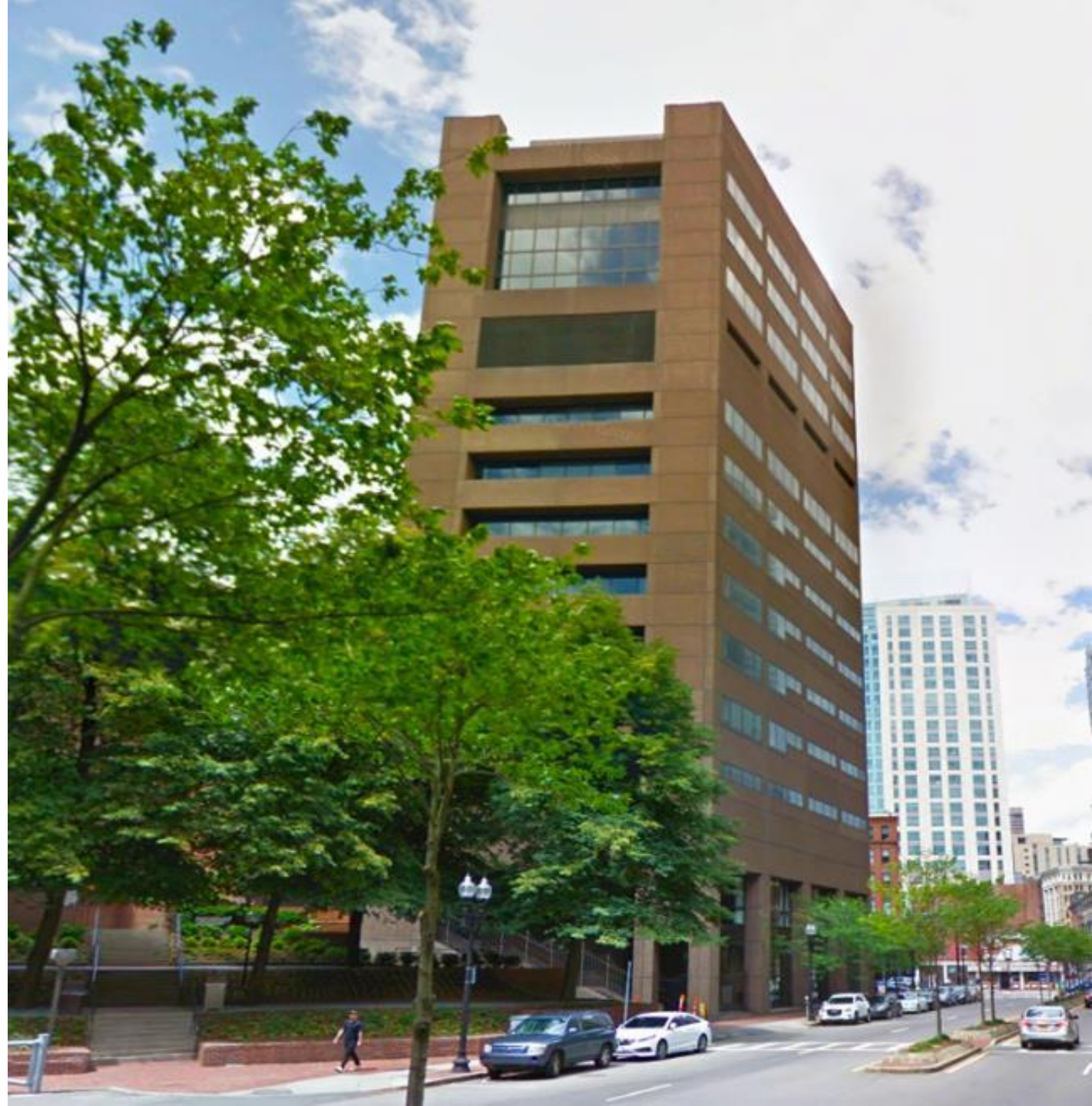


# Parcel P-7ag

## United States Department of Agriculture



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# Parcel P-12A & P-12B

## Double Tree Hotel and YMCA

### (Formerly Don Bosco)





# Parcel P-13

## Josiah Quincy School





# Parcel P-14

## Elliot Norton Park (City)



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## Parcel P-15

# Morgan Memorial Methodist Church





# Parcel P-16

## 194 Columbus Avenue

### City of Boston Firehouse





# Parcel R-2

## CCBA Tai Tung





# Parcel R-2A

## Tai Tung Park (City)





# Parcel R-3A1

## Mei Wah Village





# Parcel R-3B

## Oak Terrace





# Parcel R-3C

## Boston Chinese Evangelical Church





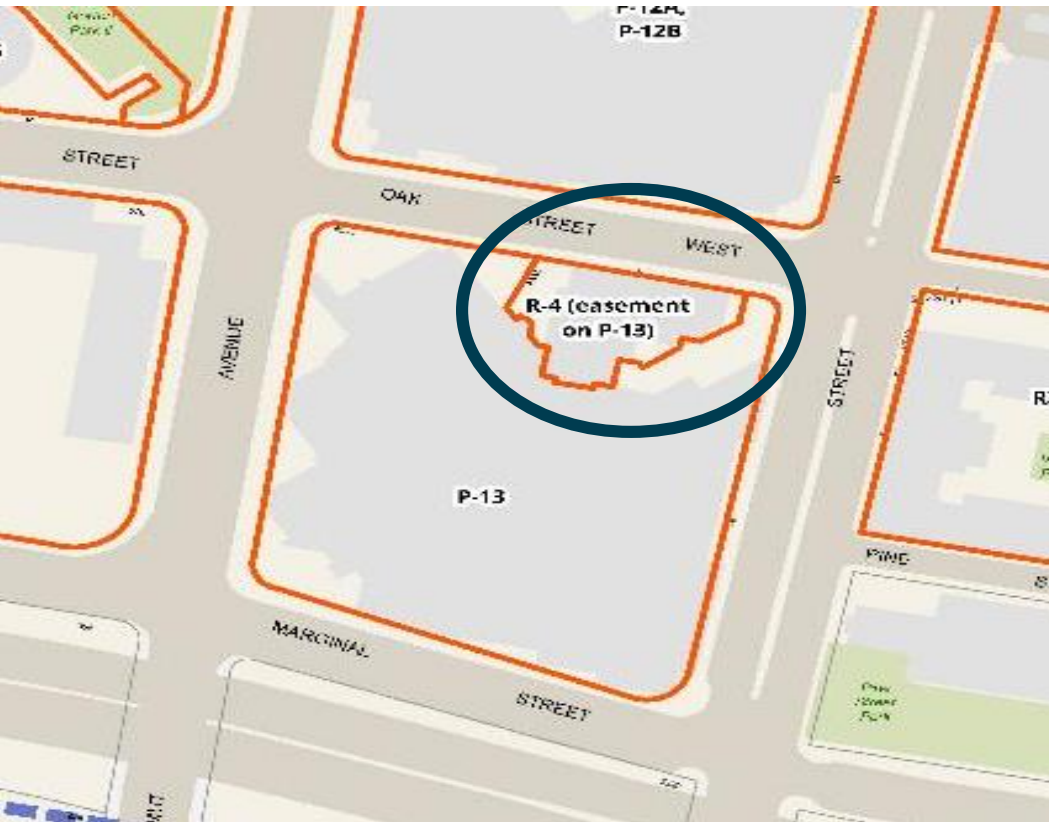
**Parcel R-3D-2**  
**Boston Chinese**  
**Evangelical Church**  
**Annex**





# Parcel R-4

## Quincy Tower





# Parcel R-5

## Mass Pike Towers



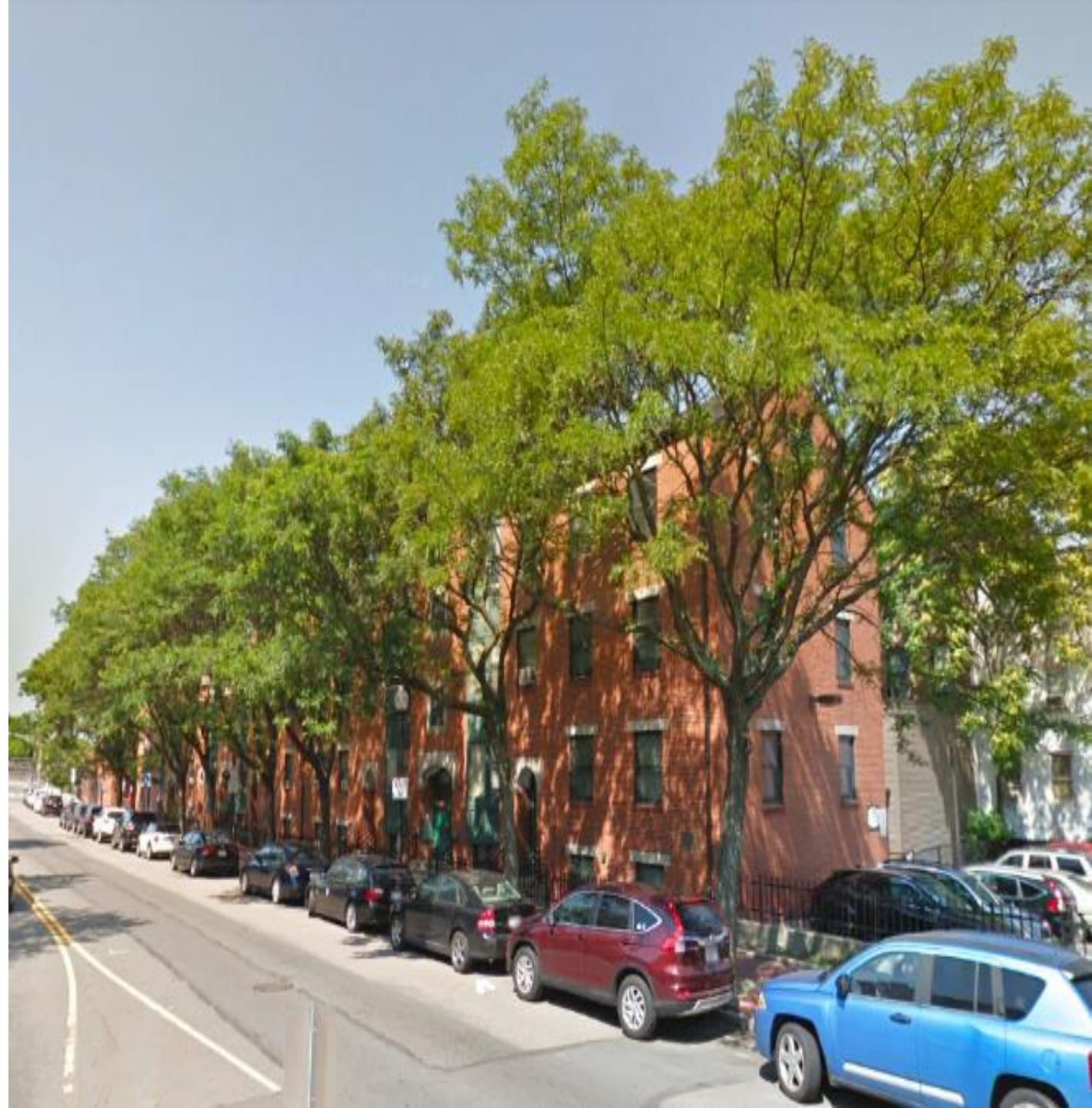
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# Parcel R-7

## CCBA Tremont Village





# BRA Deed Restricted Affordable Housing

Project Name	Affordable Units
Mei Wah Village	41 Low-Income (50% AMI) Elderly Rental Units Term: 30 + 20 Years
Oak Terrace	30 Low-Income (50% AMI) 30 Moderate-Income (80% AMI) Term: In perpetuity
The Metropolitan	<u>RENTAL</u> 55 Low-Income (60% AMI) Rental Units 13 Very Low-Income (50% AMI) Rental Units 13 30% AMI Rental Units Term: 50 Years <u>HOMEOWNERSHIP</u> 9 Low-Moderate Income (80% AMI) Condo Units <ul style="list-style-type: none"><li>• 2- 1 Bedroom</li><li>• 5- 2 Bedroom</li><li>• 2- 3 Bedroom</li></ul> 16 Moderate-Income (100% AMI) Condo Units <ul style="list-style-type: none"><li>• 3- 1 Bedroom</li><li>• 11-2 Bedroom</li><li>• 2- 3 Bedroom</li></ul> 9 Upper Moderate-Income (120% AMI) Condo Units <ul style="list-style-type: none"><li>• 3- 1 Bedroom</li><li>• 4- 2 Bedroom</li><li>• 2- 3 Bedroom</li></ul> Term: 30 + 20 Years

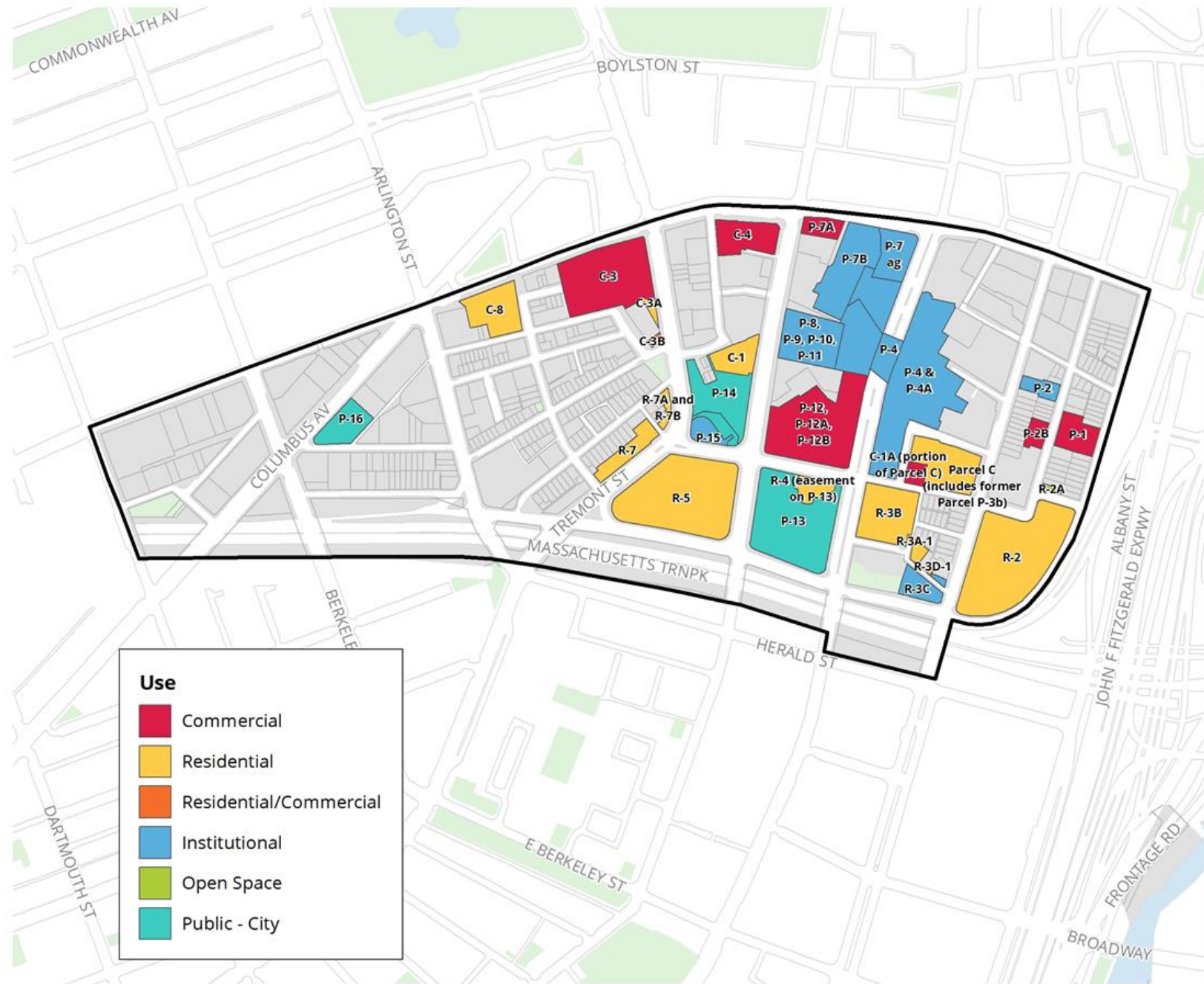




# USE

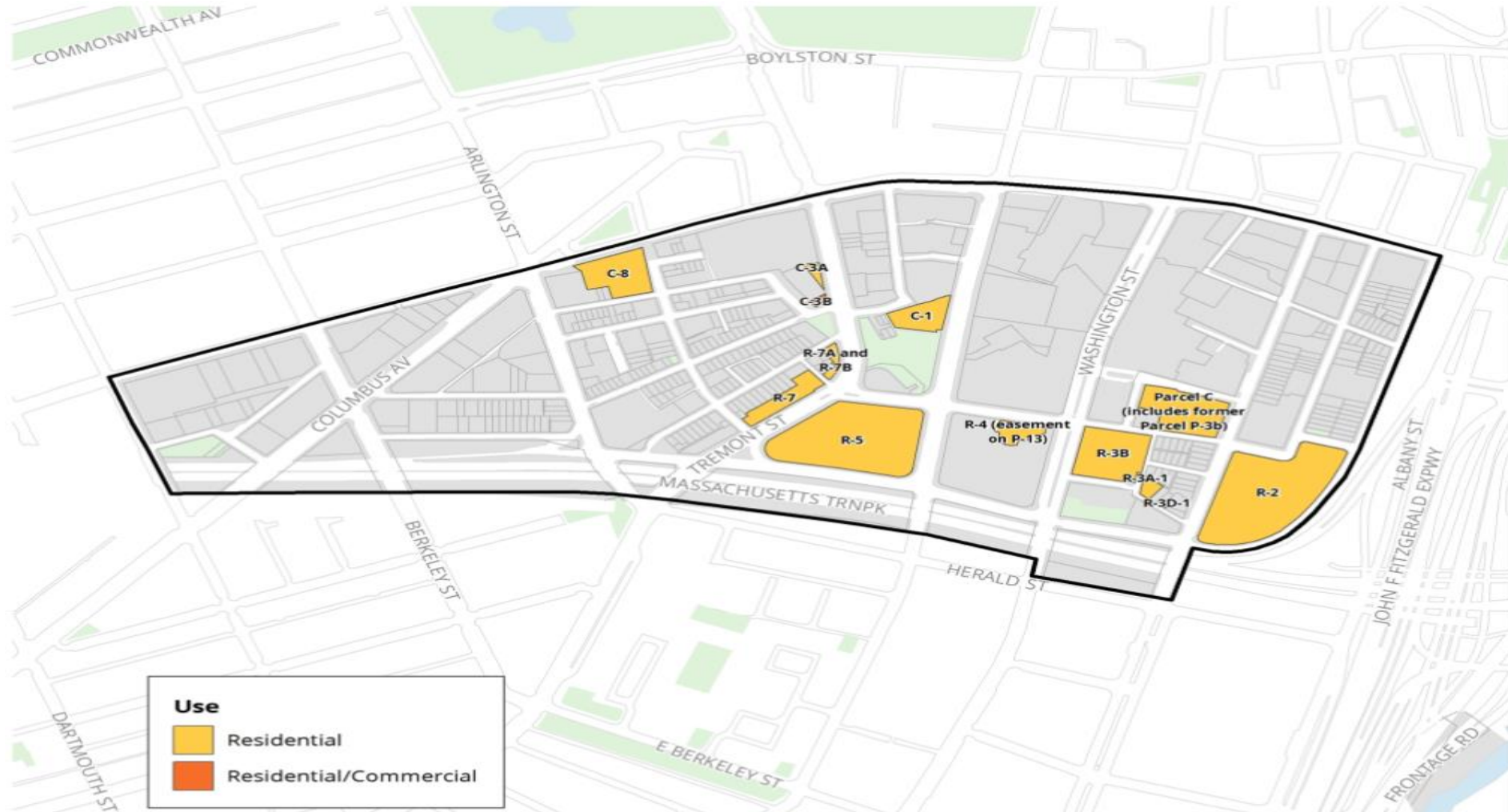


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# Use - Residential





# Use - Public





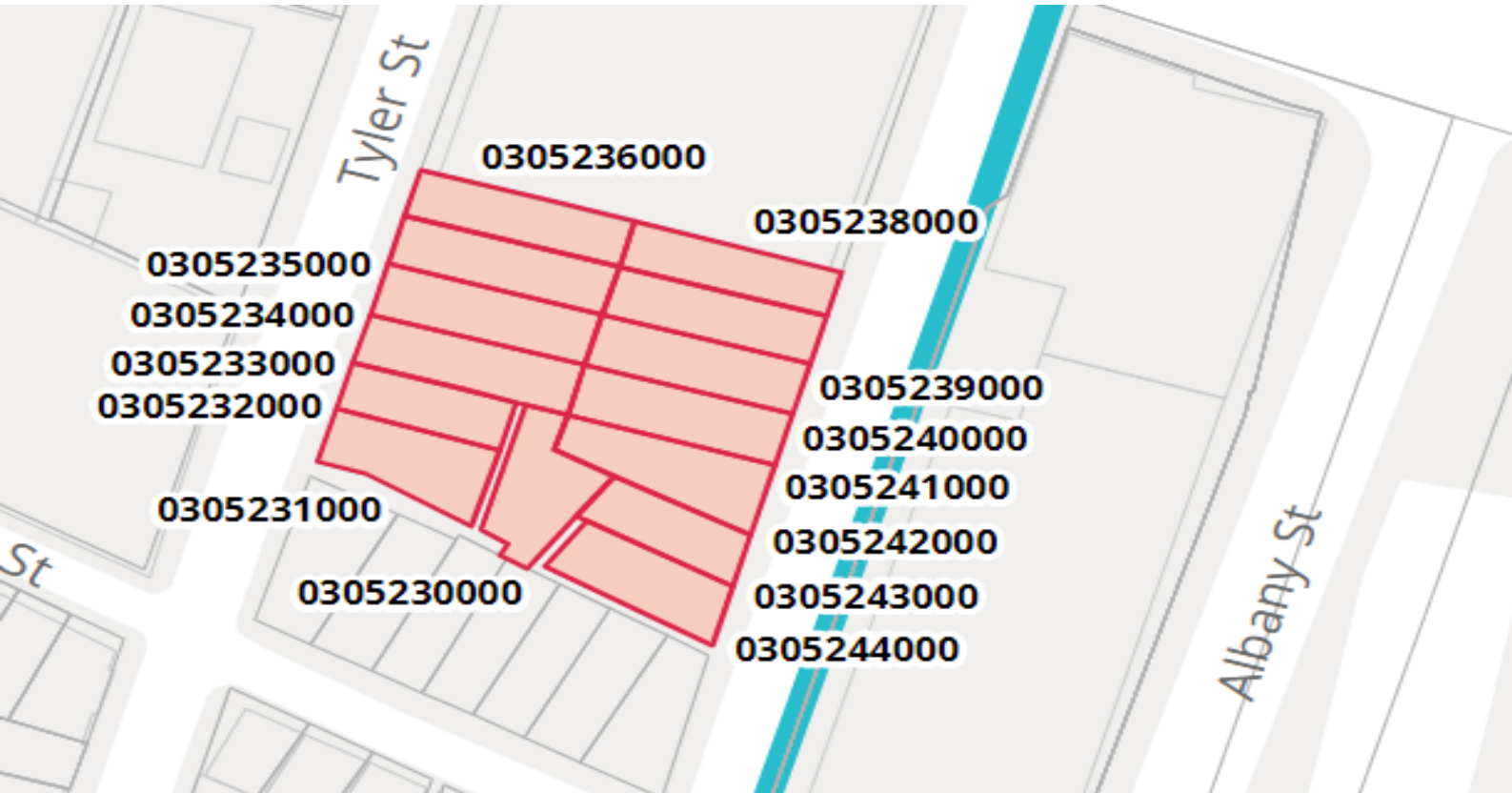
# 5) BPDA Owned Parcels in South Cove





# R-1

## 48-58 Tyler St & 49-63 Hudson St.





# 290 Tremont St.

## Portion of P-12C



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# RL 4, RL 5 & RL 6 or 0 Lyndeboro Place

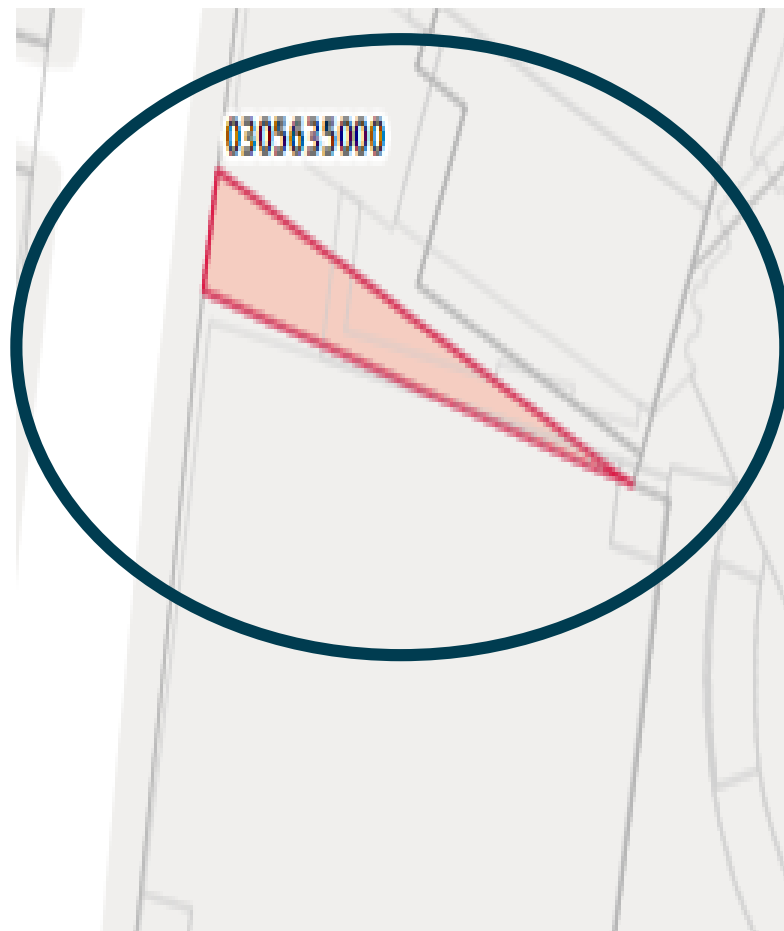


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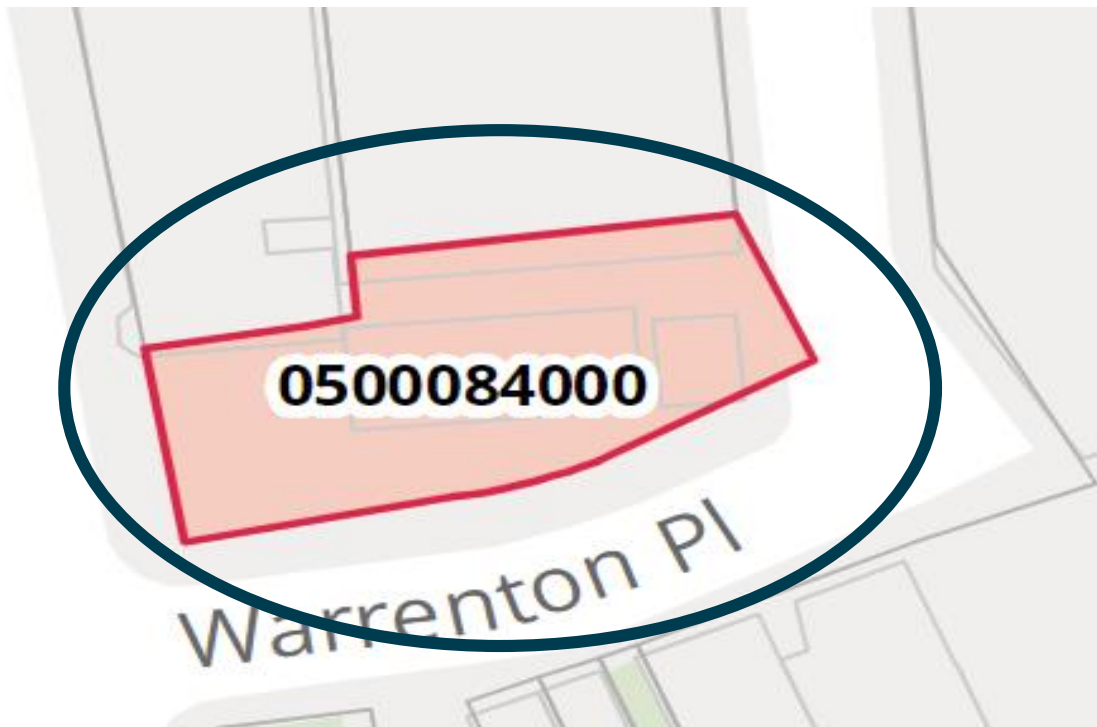
# Tremont St





# Parcel C-2

## Warrenton Place



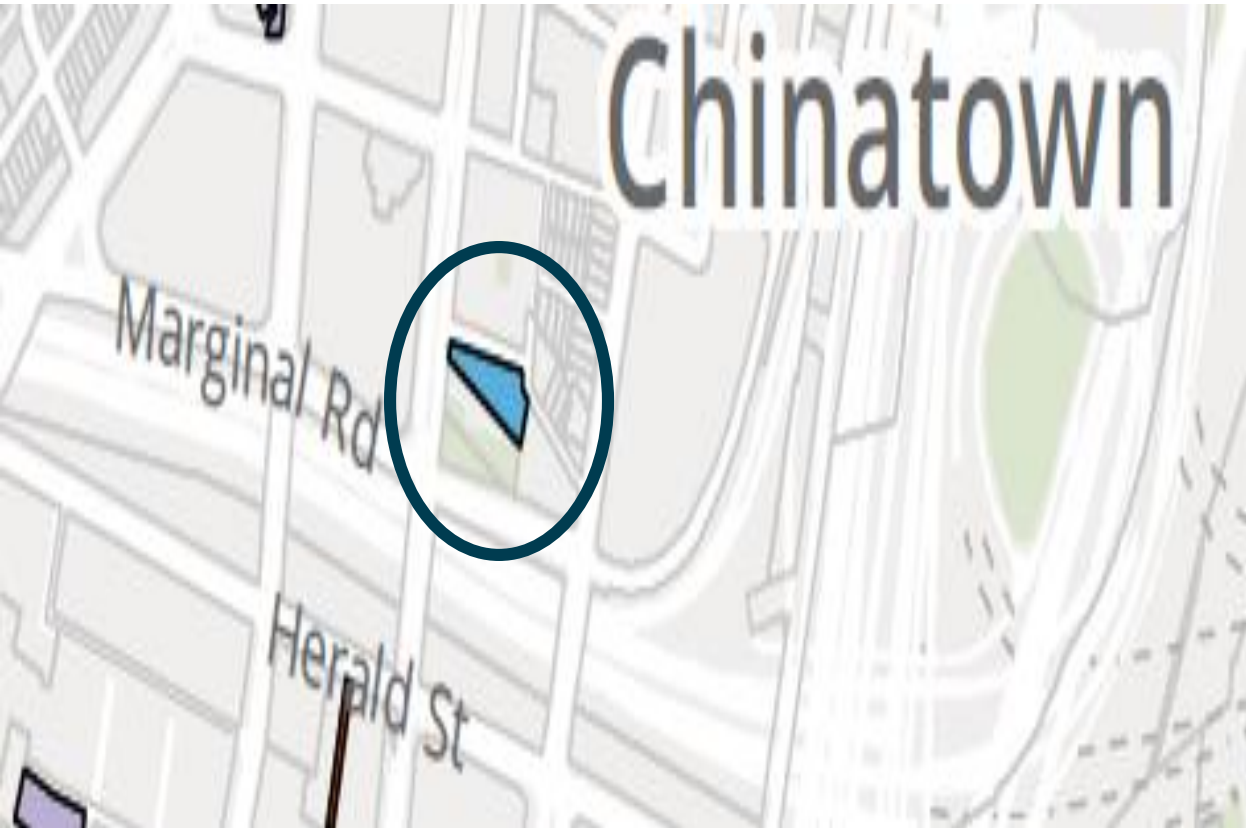
**boston planning &  
development agency**





# R-3A-2

## 900 Washington St., Pine St. Park - Designated



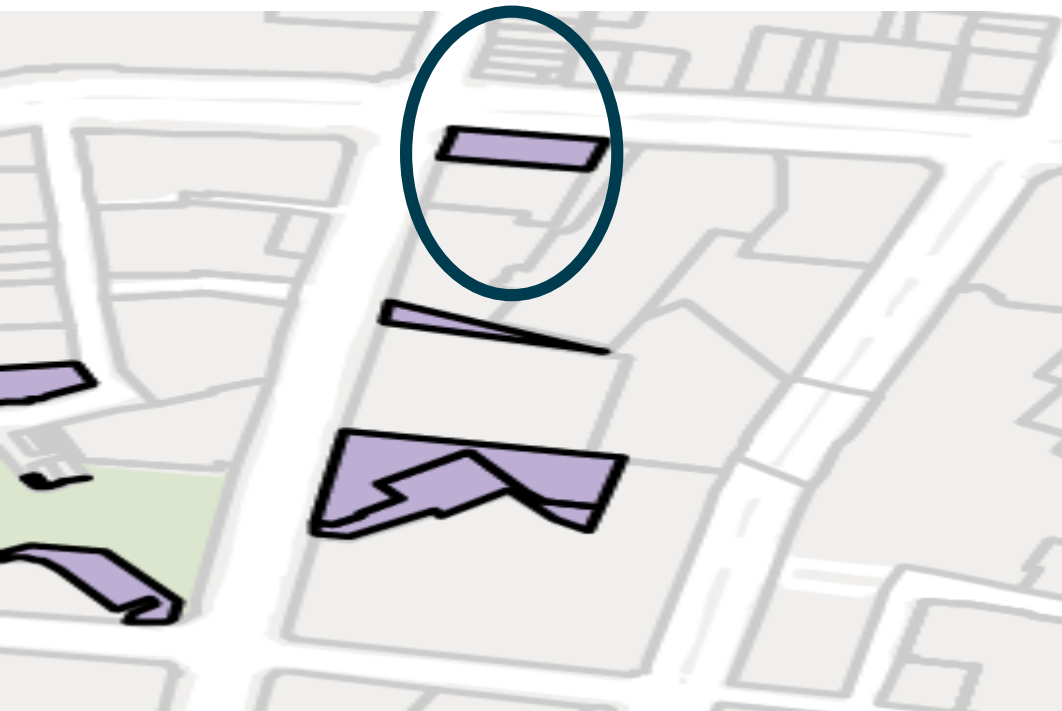
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# P-7a

## 240 Tremont St. - Moxie

### Ground Lease





6.

# Community Feedback



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# Next Steps



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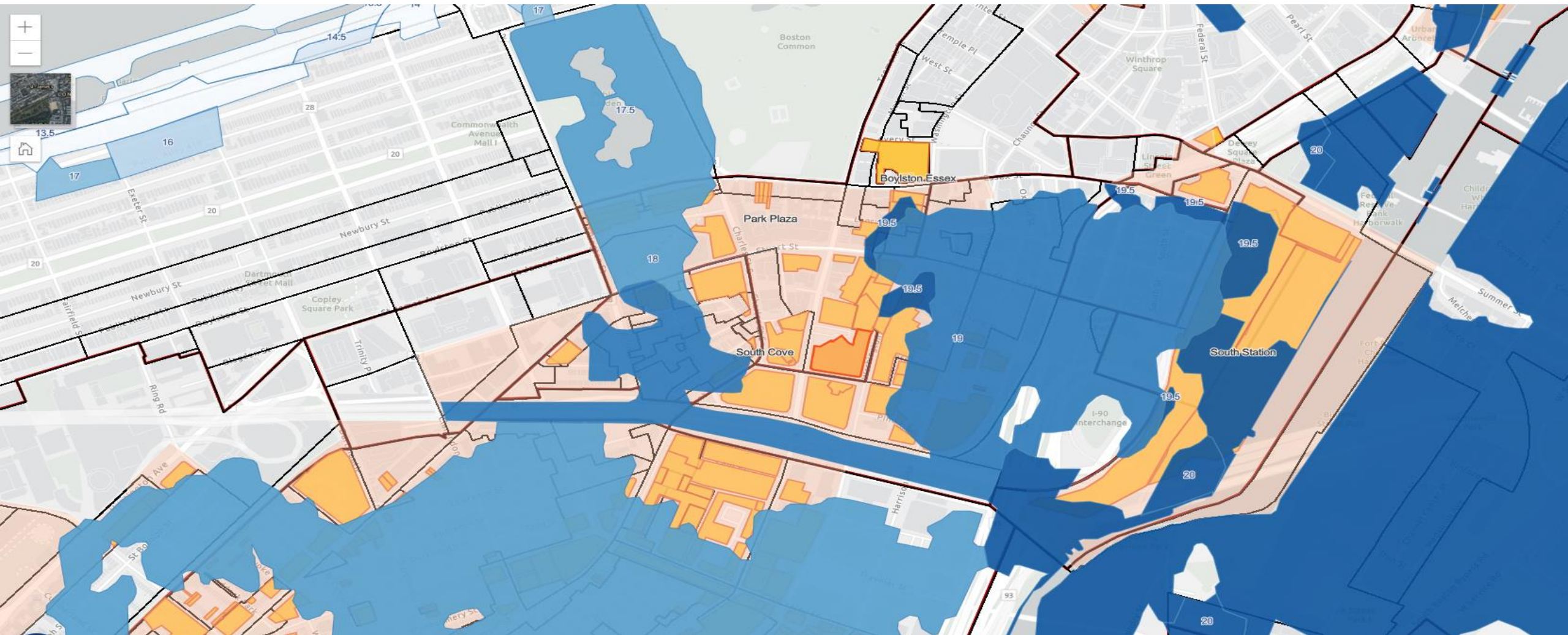
# Boundaries



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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](mailto: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”

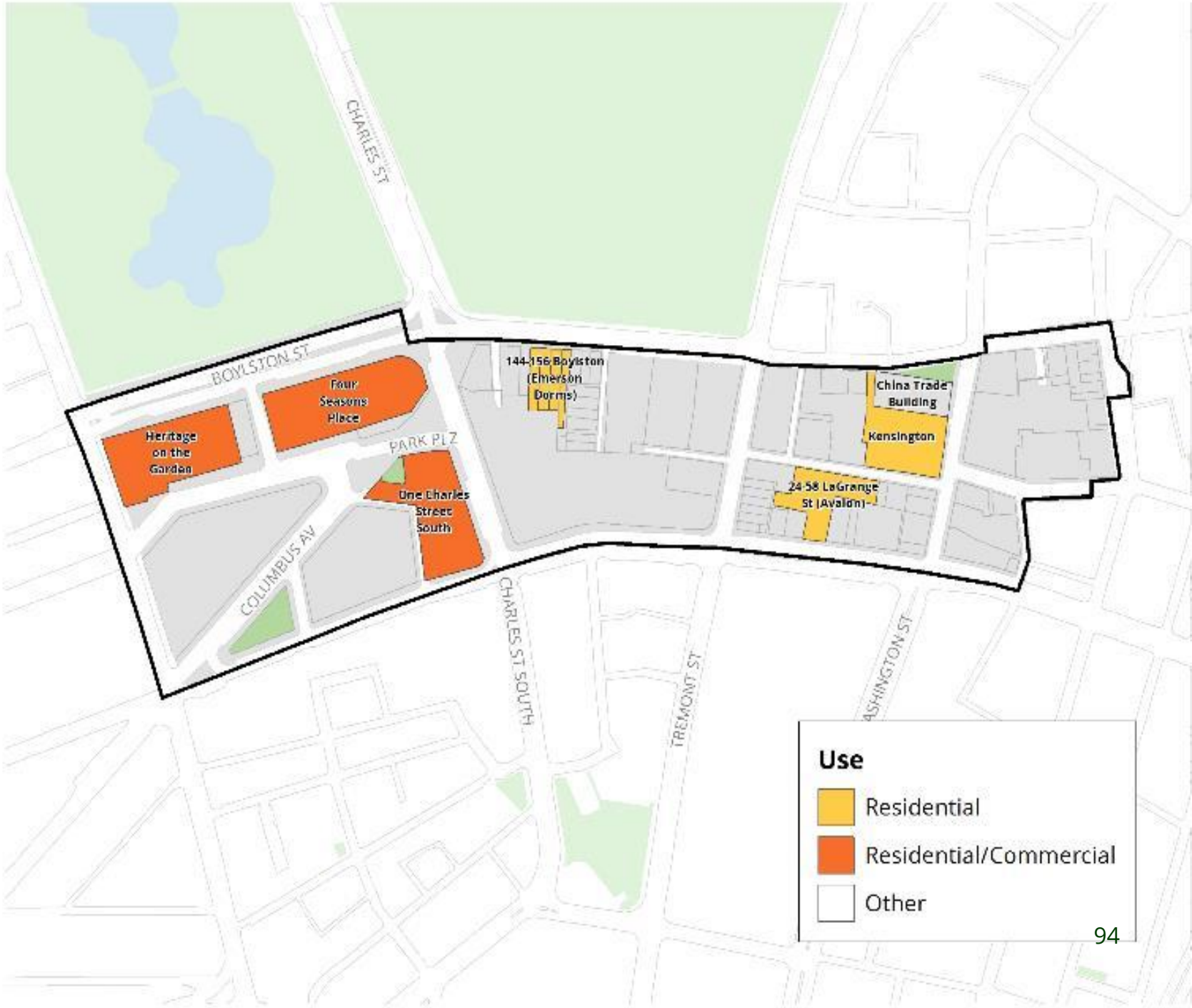


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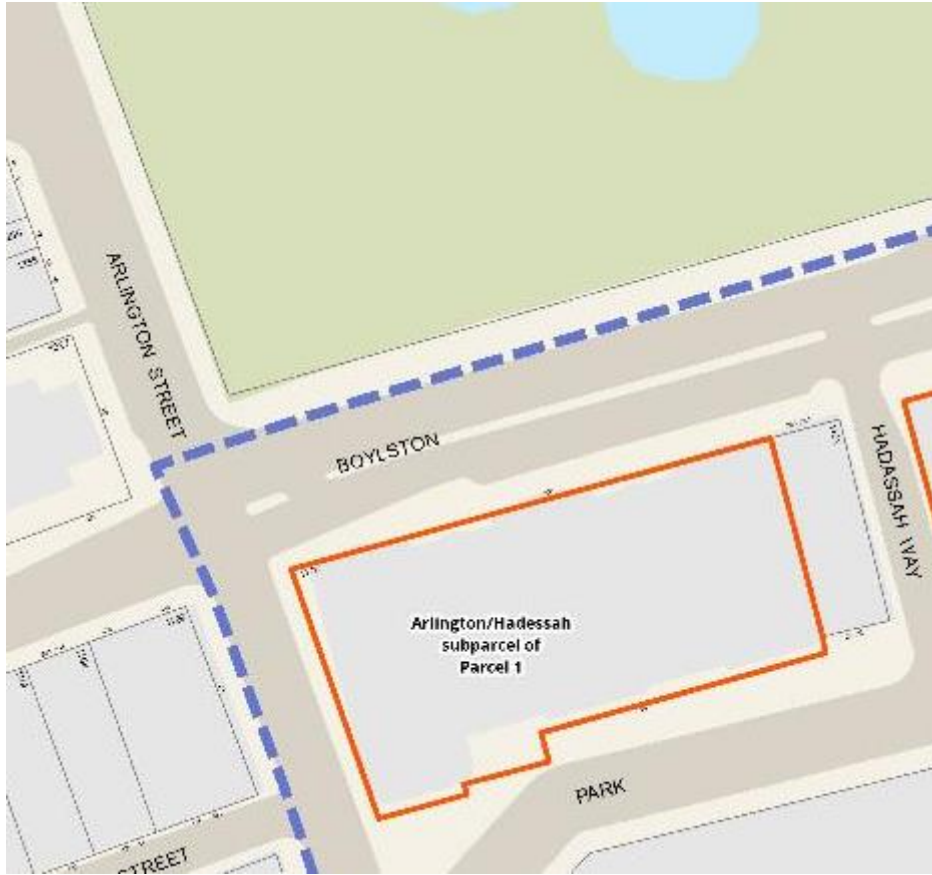
# Park Plaza Urban Renewal Area LDA Parcels





# Parcel 1

## Arlington/Hadassah Sub-Parcel Heritage on the Garden





# Parcel 1

## Hadassah/Charles Sub-Parcel

### Four Seasons Hotel Boston

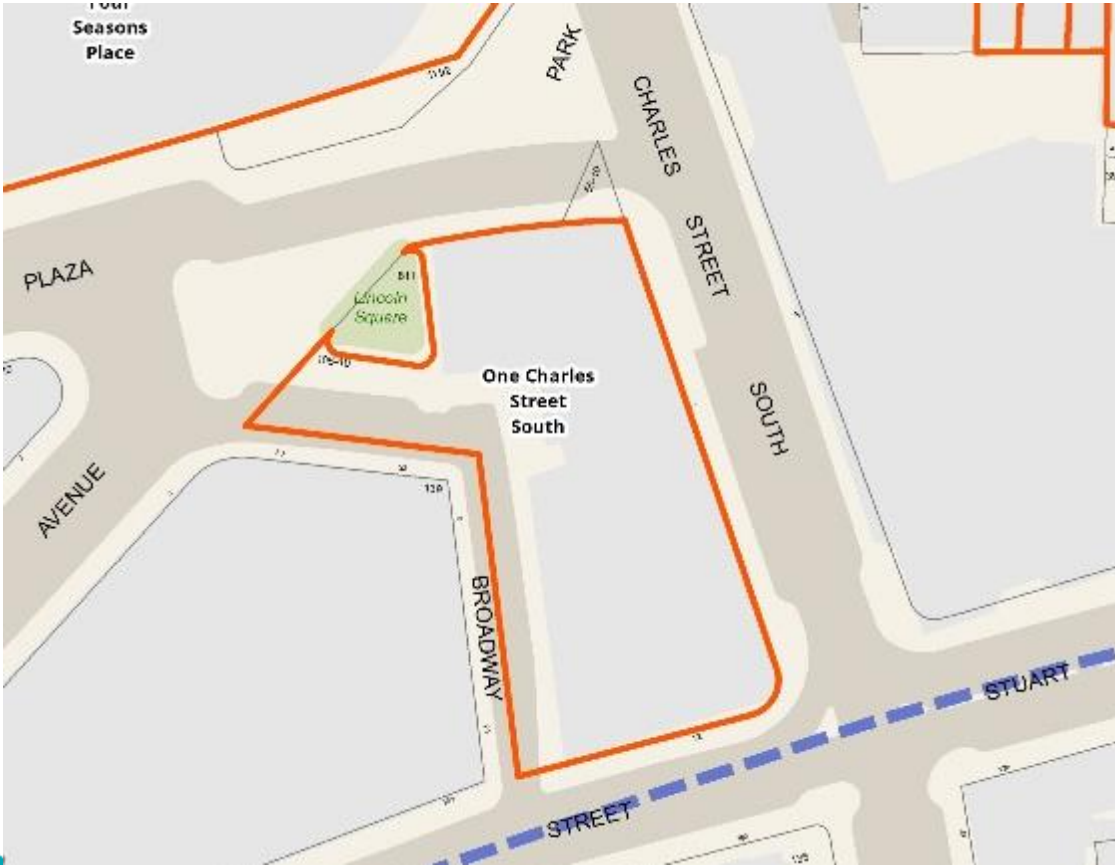




# Parcel 2

## Park Square

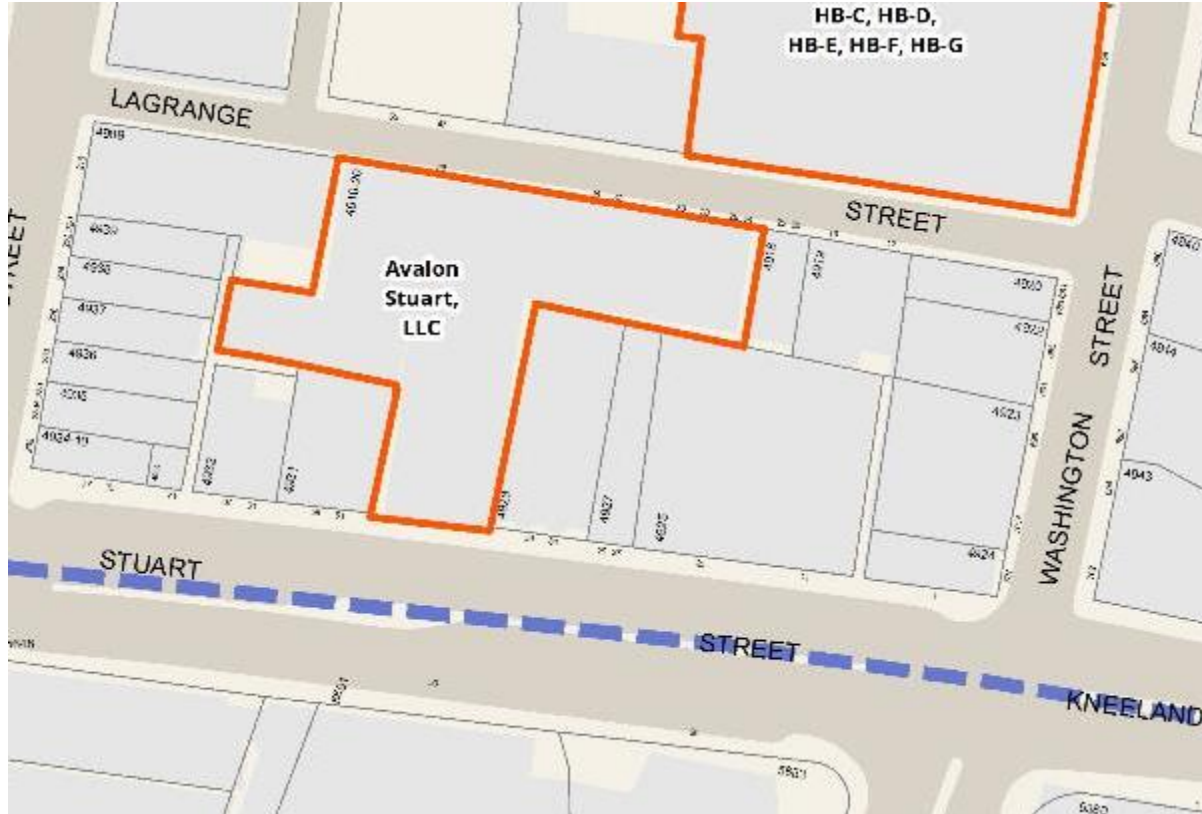
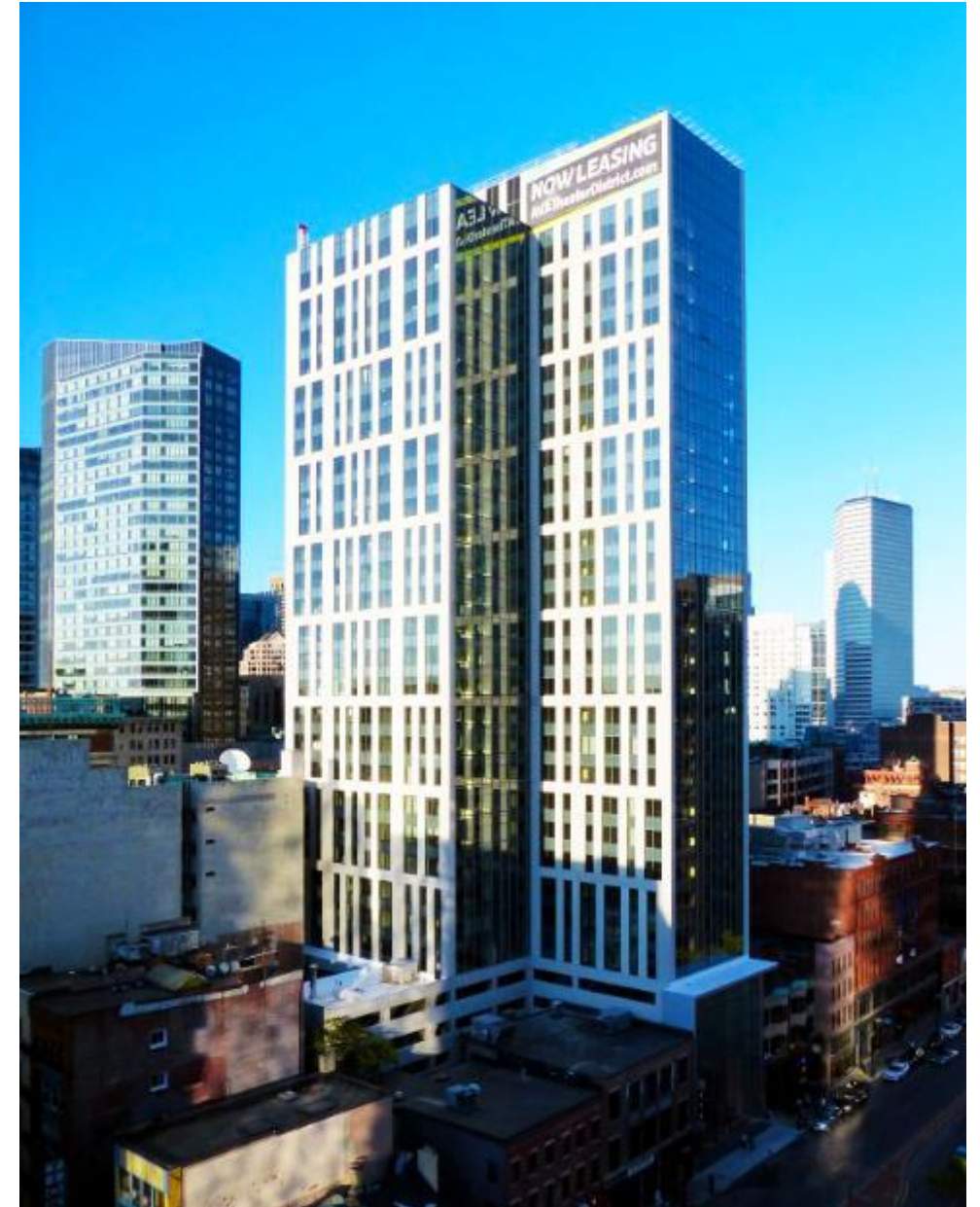
### 1 Charles Street Condominium



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# 45 Stuart Street Residences

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development agency**



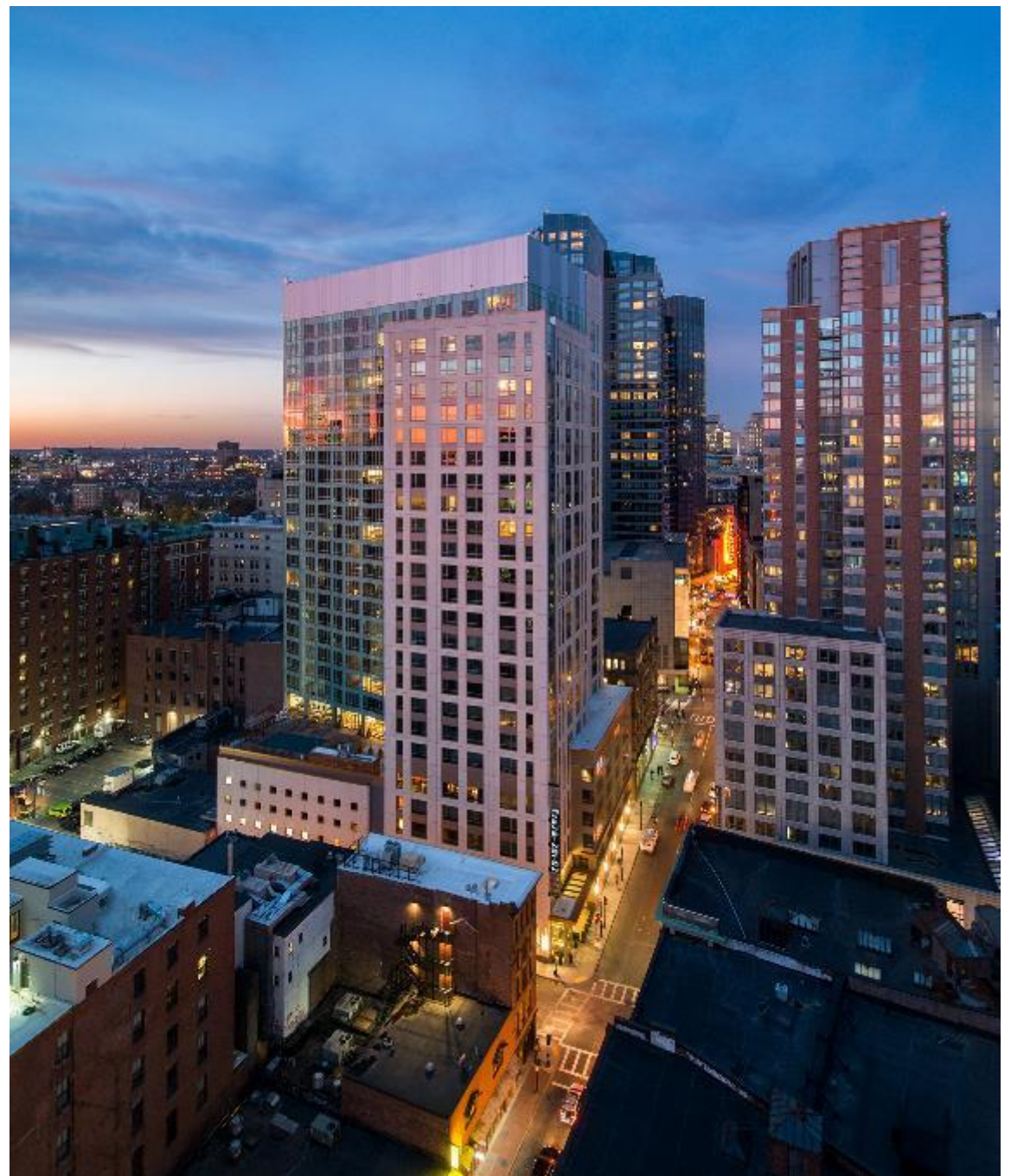
# 144-156 Boylston Street

## Emerson Dormitory





# The Kensington





# BPDA Owned Property



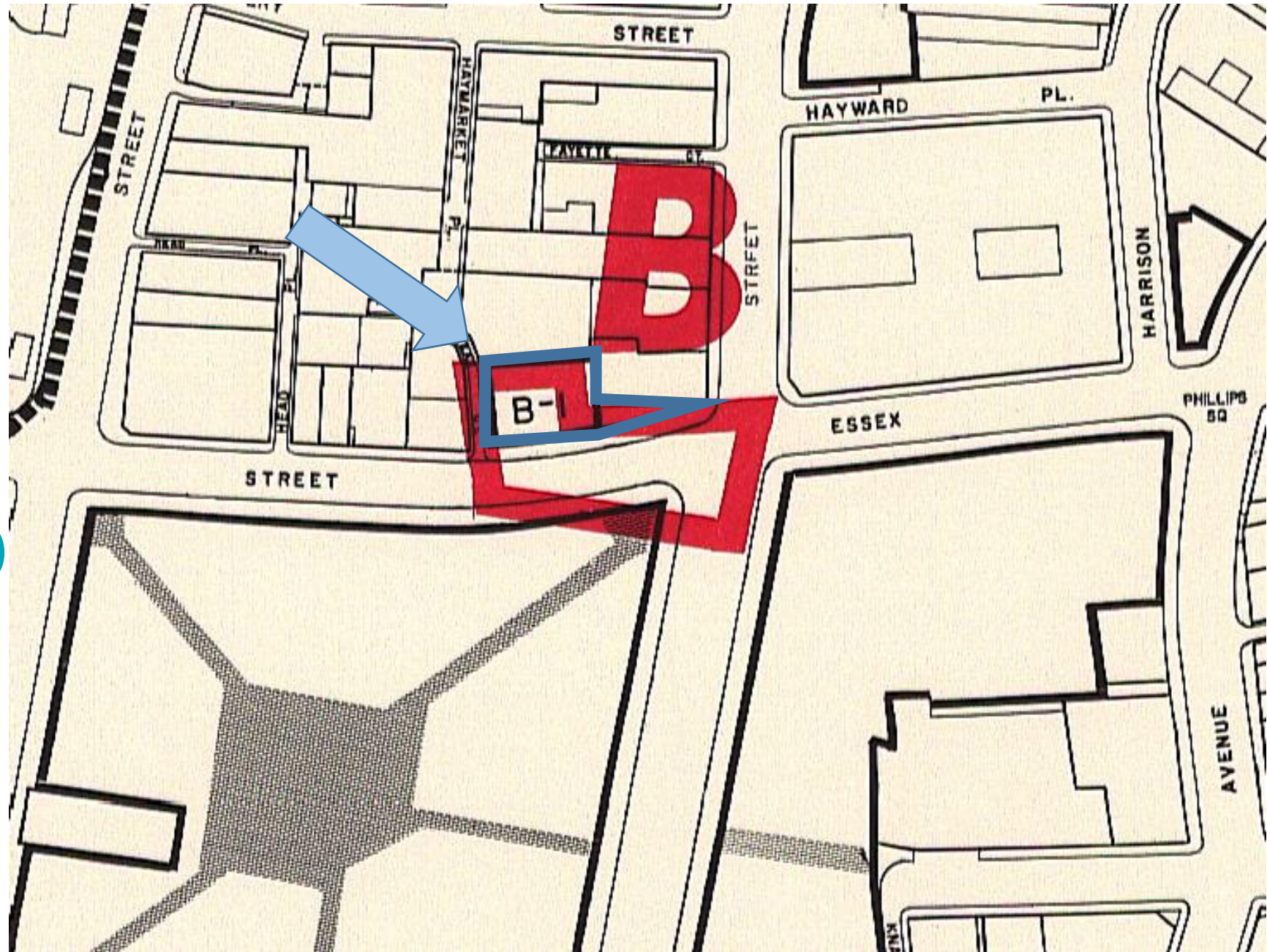
# Parcel C-T-1

## China Trade Building





**Parcel B-1  
Commonwealth  
Center  
(Formerly Parcel G-3)**





# Commonwealth Center

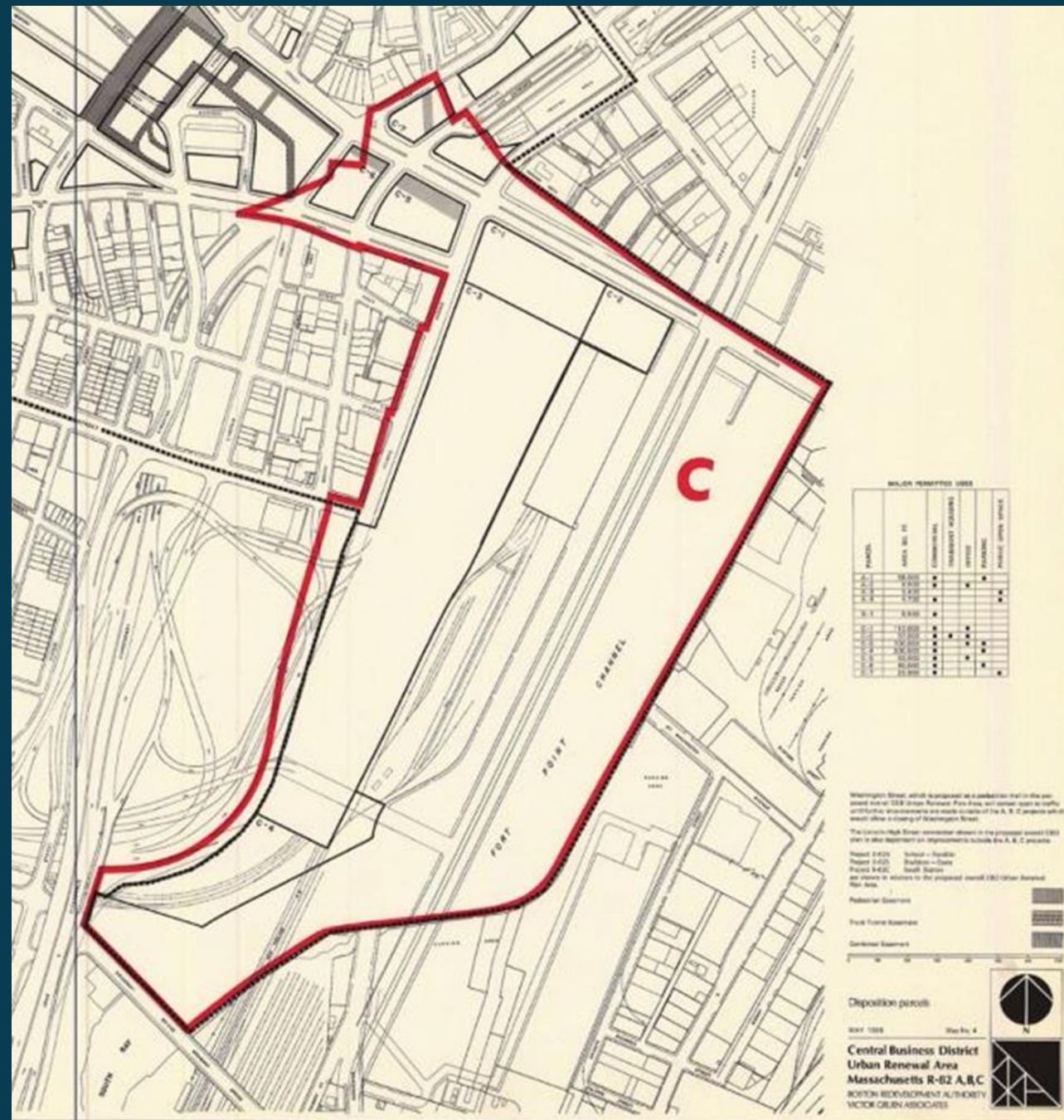




# Central Business District: South Station



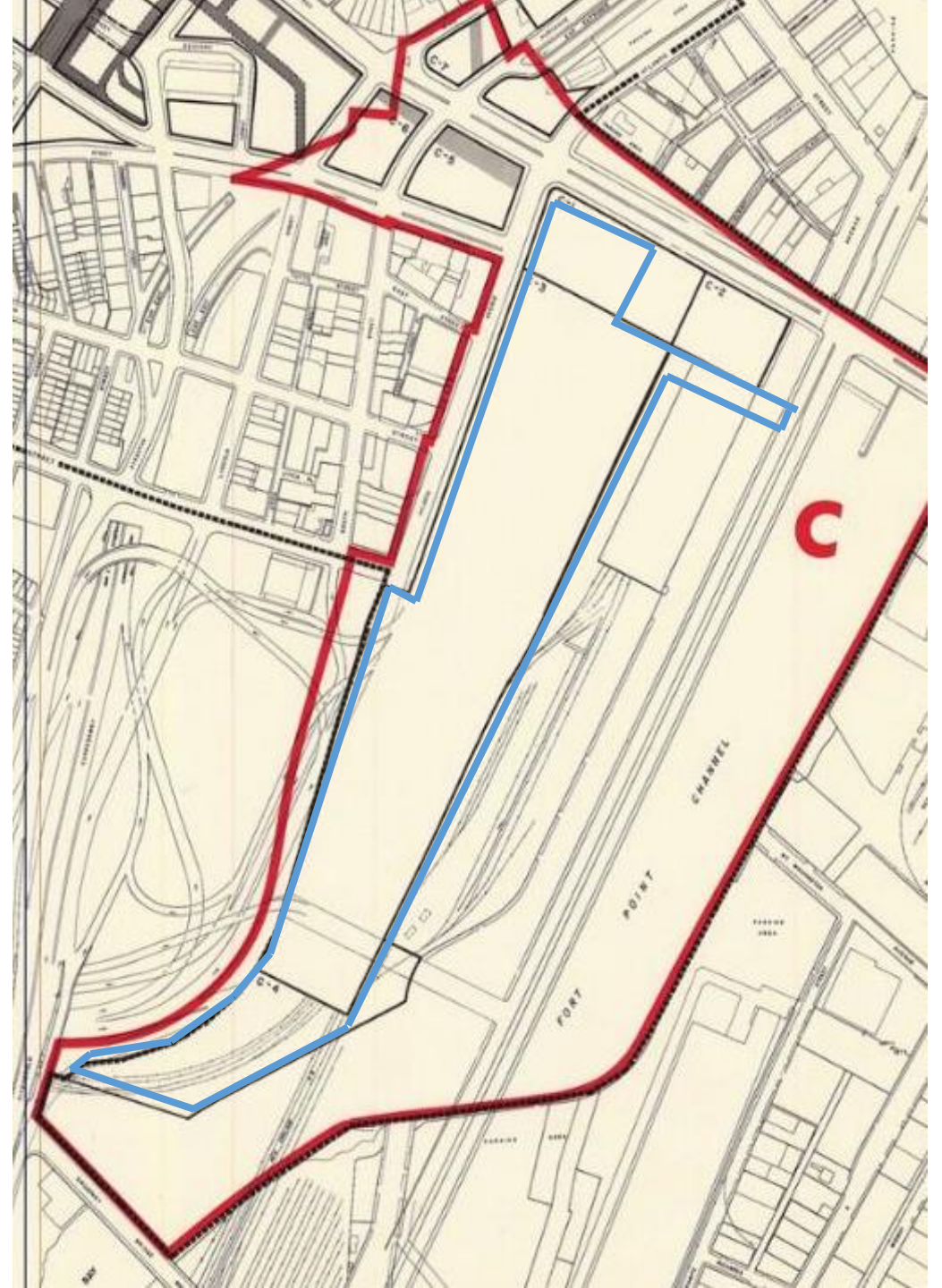
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**Parcels:  
C1-B, C2-A, C-3, C4-A,  
C-9**

**South Station - MBTA**





# Parcel C-1

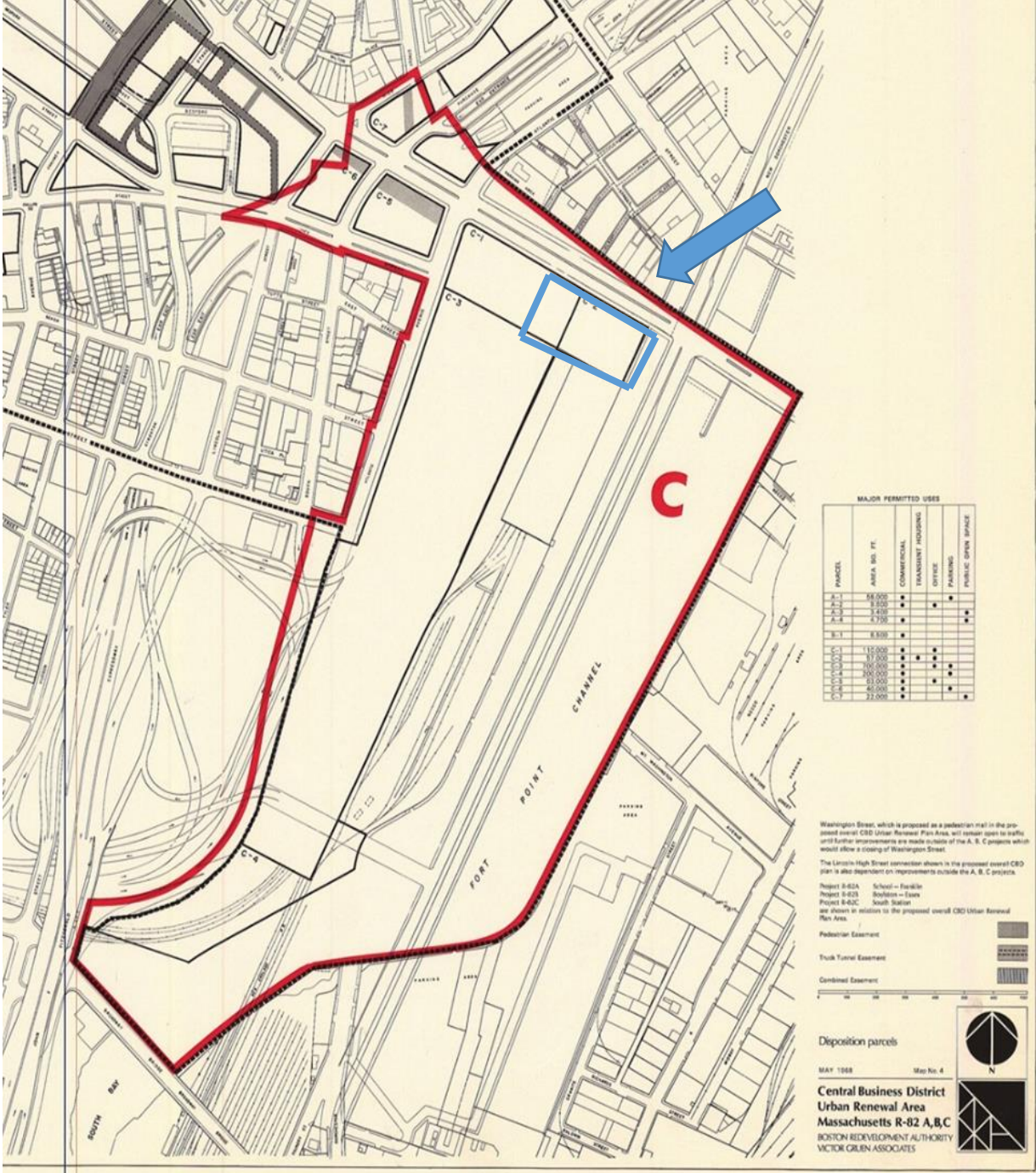
## South Station





# Parcel C2-C1A

245 Summer Street  
Stone and Webster/Fidelity



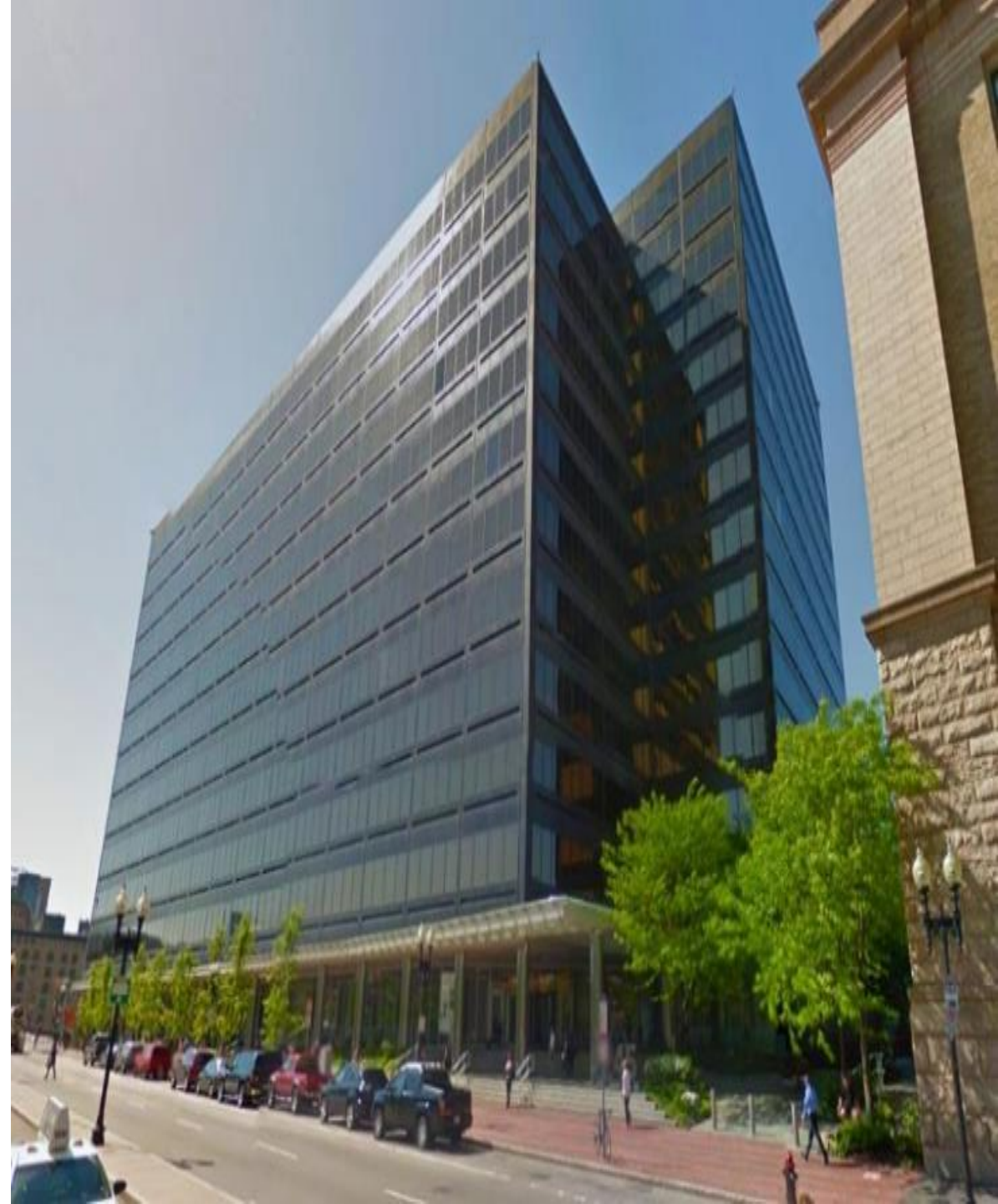


**Parcel C-2 & C-1A**

**245 Summer Street  
Stone and Webster/Fidelity**



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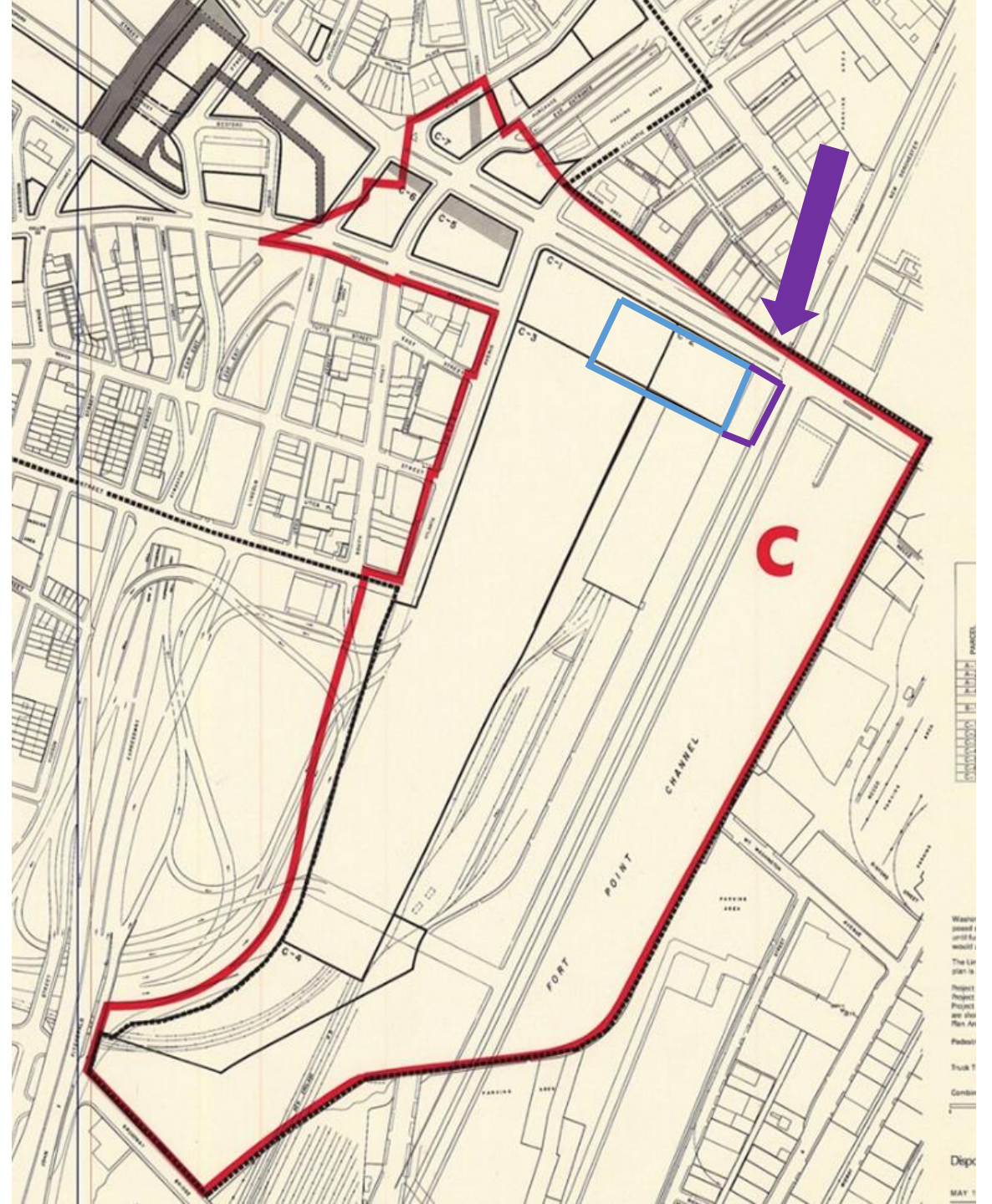


# Parcel C-8

245 Summer Street  
Stone and Webster/Fidelity



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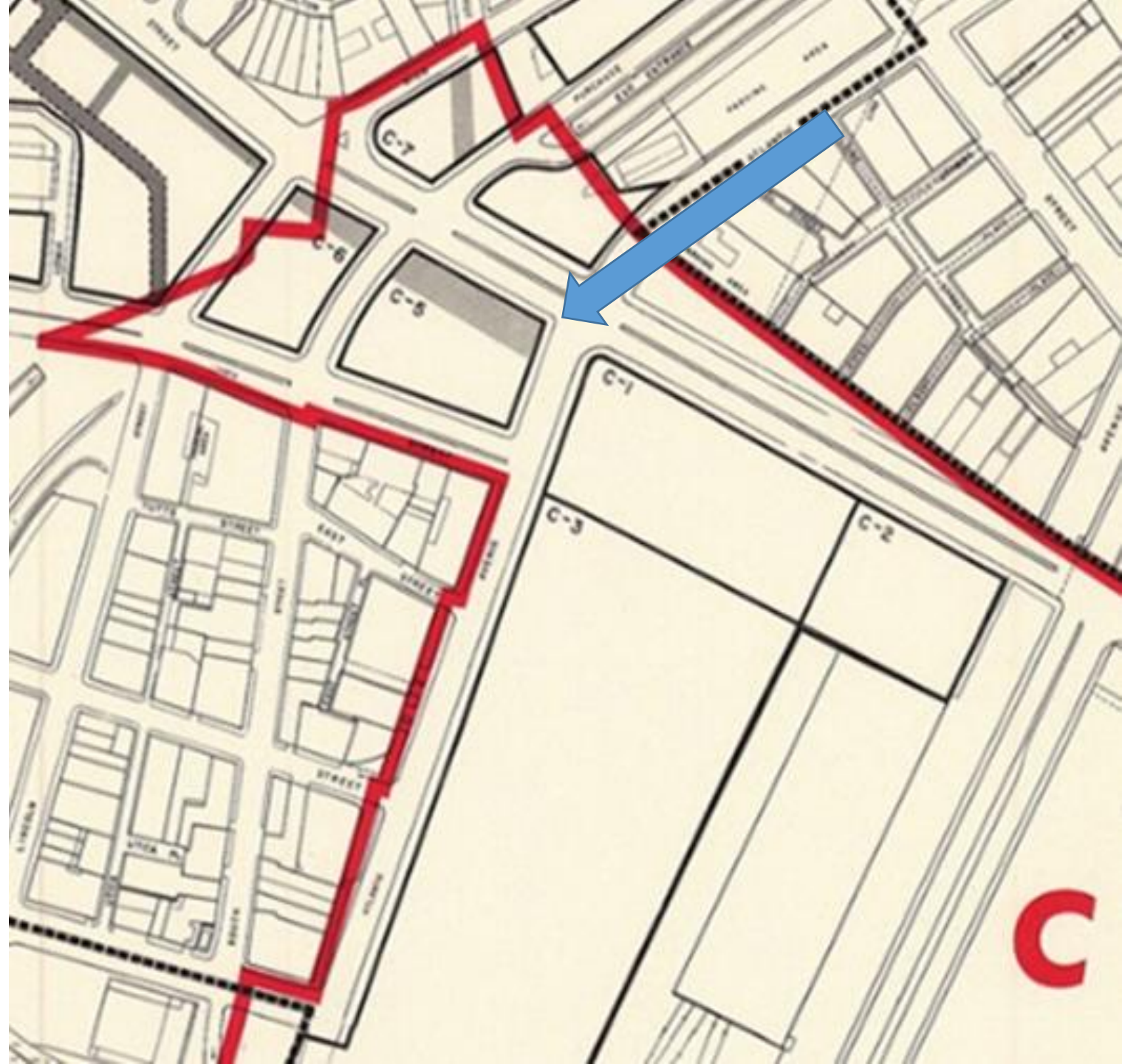


**Parcel C-5B**

**One Financial Center**



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# Parcel C-5B

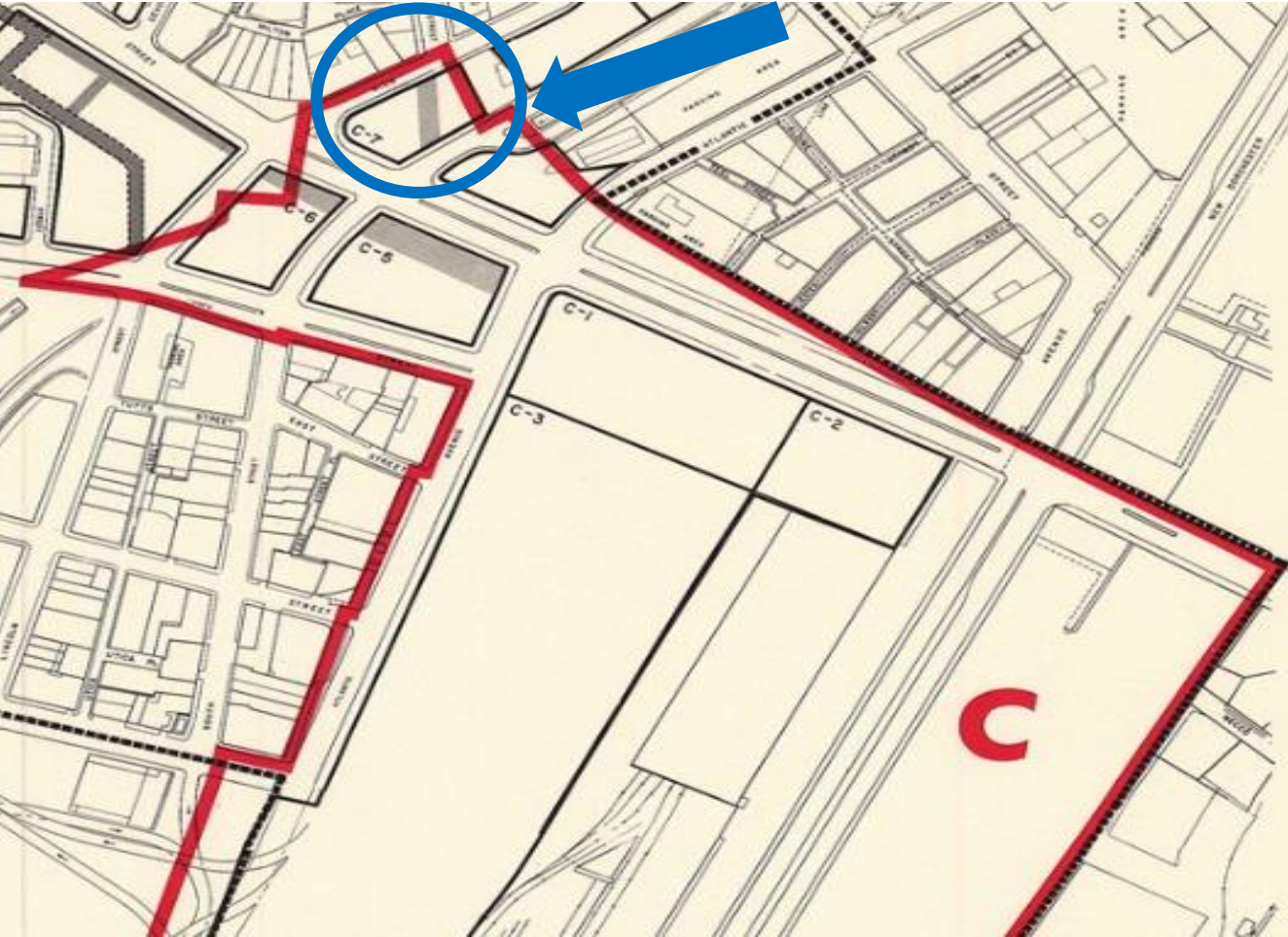
## One Financial Center





# Parcels C7-1 & C7-2

## 175 Federal Street





# Parcels C-1 & C-3 South Station - Air Rights



South Station Air Rights

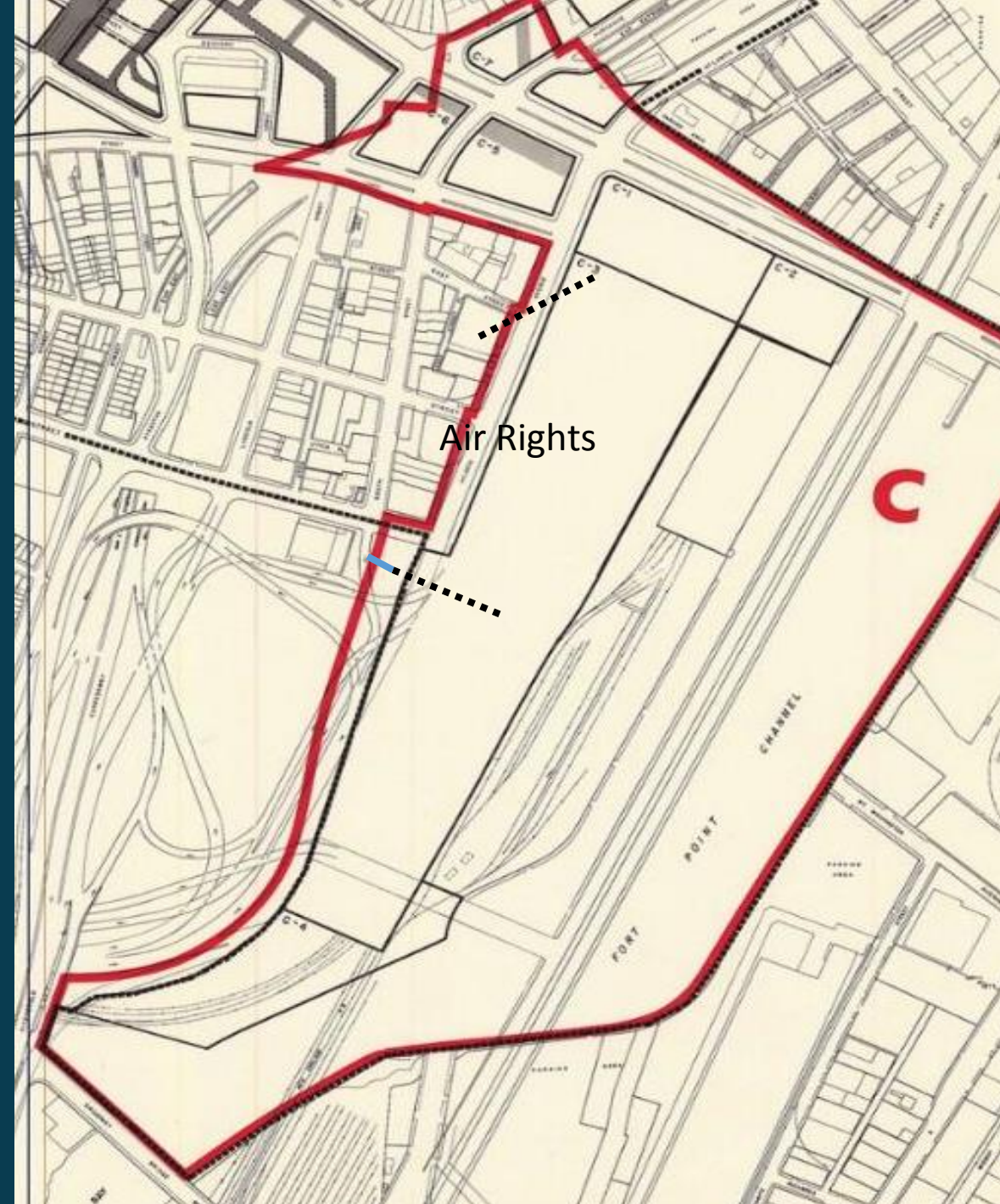
## Project Phase ?

- Letter of Intent
- Under Review
- > **Board Approved**
- Under Construction
- Construction Complete

Neighborhood	Address	Land Sq. Feet	Gross Floor Area	Project Manager
Downtown	<u>700 Atlantic Avenue</u>	361,076 sq ft	2,522,000 sq ft	<u>Tim Czerwiński</u>



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## Parcel C-7:

### Fiduciary Trust Building at 175 Federal Street

