



城市改造：
South End
2020 年 10 月 8 日

会议录制

- BPDA 将录制这次会议并将它发布到 BPDA 的网页上，供不能实时参加 Zoom 会议的人使用。请注意：到会人员可能用其手机摄像头或其他设备录制会议。如果您不想在会议期间被录，请确保关闭您的麦克风和摄像头。

BPDA 对新冠肺炎（Covid-19）的应对措施

- 受新冠肺炎（Covid-19）疫情的影响，BPDA 在 3 月份暂停了所有开发项目和规划倡议的公众审核流程。
- 在 6 月底，BPDA 使用 Zoom 平台试点恢复了法令 80 开发项目的虚拟公众会议。
- 要更详细地了解 BPDA 对新冠肺炎（Covid-19）的应对措施，请访问以下链接：
<https://bit.ly/BPDAcovid-19>

会议形式

- 在 BPDA 做陈述期间，将所有麦克风静音。如果您对讨论的事项有需要澄清的问题，请通过“Q&A”功能提交问题，我们将尽力在讨论过程中回答问题。
- 在陈述结束后，我们将用两种方式回答实时问题并给出意见：1) 通过屏幕下方的“Q & A”功能；或 2) 您可以举手，我们将按举手的顺序口头回答您的问题。

Zoom 技巧

以下是一些针对 Zoom 新用户的技巧。屏幕底部有您的控制项。单击这些符号可激活不同的功能：

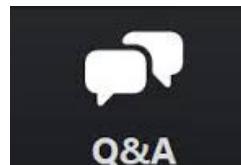


静音/取消静音（在主持人给您相应权限前您一直是静音状态）

- 如果是通过电话拨号加入会议，按 *6 可以自行静音/取消静音。



关闭视频（在主持人给您相应权限前视频一直是关闭状态）



可使用 Q&A 功能在陈述和问答期间提供书面问题和评述。



在讲解结束时举手申请音频/视频权限

- 如果是通过电话拨号加入会议，按 *9 举手。

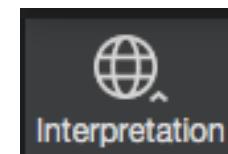
虚拟会议礼仪

- 请相互尊重。
- 在讲解期间到会人员一律静音，也免出现背景噪音。但 Q&A 功能一直可以使用。
- 我们请到会人员将自己的提问和发言时间限定在两分钟内，以便所有人都能参加讨论。
- 在问答期间，请先等所有到会人员都有机会提问后再提第二个问题/发言。

语言口译服务

- 为此会议提供同声西班牙语、中文和粤语口译服务。
- 要切换到西班牙语、中文或粤语频道，请选中屏幕底部的下框：

- 西班牙语频道请选择 “Spanish”
- 中文频道请选择 “Chinese”
- 粤语频道请选择 “Russian”



- *Ofrecemos interpretación en esta reunión. Oprima el icono de “Interpretation” que aparece en la parte de abajo de su pantalla y seleccione español. Desde su teléfono vaya a “more”*

城市改造区域议程

1. 介绍
2. 城市改造背景
3. 城市改造行动计划
4. 土地安排协议剩余地块
5. BPDA 拥有的剩余地块
6. 城市改造的重要性
7. 后续步骤



01.

介绍



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我是谁？ 大家好！

Christopher Breen, 城市改造主管

Christopher 在高级政策顾问的指导下管理项目，并与其他部门的职员就与城市改造有关的研究和问责措施进行协调，包括监督土地安排协议（LDA's）、BRA 拥有的土地的安排和涉及 BRA 资产的其他事宜。Christopher 还负责处理分配的特殊项目。

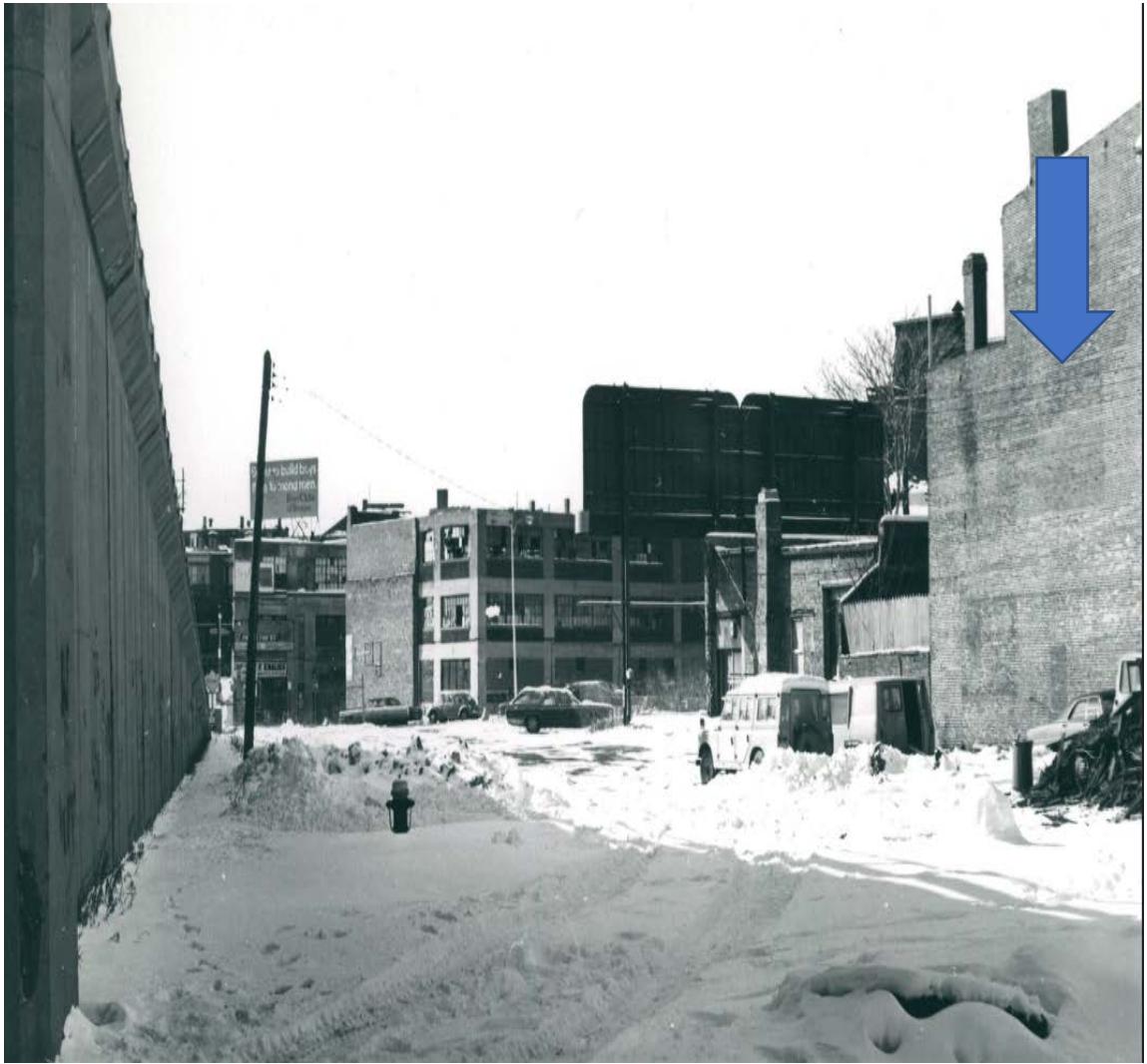


本人背景



PRECINCT I FAMILIES TO BE ACQUIRED	
Address	# Families in Structure
• 14-14A Chelsea St. Albert M. Benedict (so) 14 Chelsea St., Chas. Mr. Michael Condor (t) 54	2
Mr. Julius Dumico (t) 56	
• 18 Chelsea St. Mr. Samuel Burstein (so) 20 Main St., Malden Mr. John Murphy, Jr. (t) 67	2
• 20-20A Chelsea St. Rosie Ispicca (so) Mr. Walter Andrews (t) 56	1
• 67 Chelsea St. Mr. Ralph Pirozzi (so) 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 Magomagle (t) 37	5
• 5 HOMESTEAD PLACE Mr. Frank Zintz (so) 159 Coolidge St., Brookline Mrs. Ruth Glavin (t) Mr. Archie L. Moors (t) 47 Mr. Joseph Solnick (t) 56	3
• 7 Homestead Place Mr. Frank Zintz (so) Mrs. Ruth Beaton (t) 45 Mr. Douglas Hanscom (t) 47 Mr. Edward J. MacKenzie (t) 23	4

本人背景



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本人背景



*Let Our Family
Serve Your Family!*



城市改造如何影响我的生活：



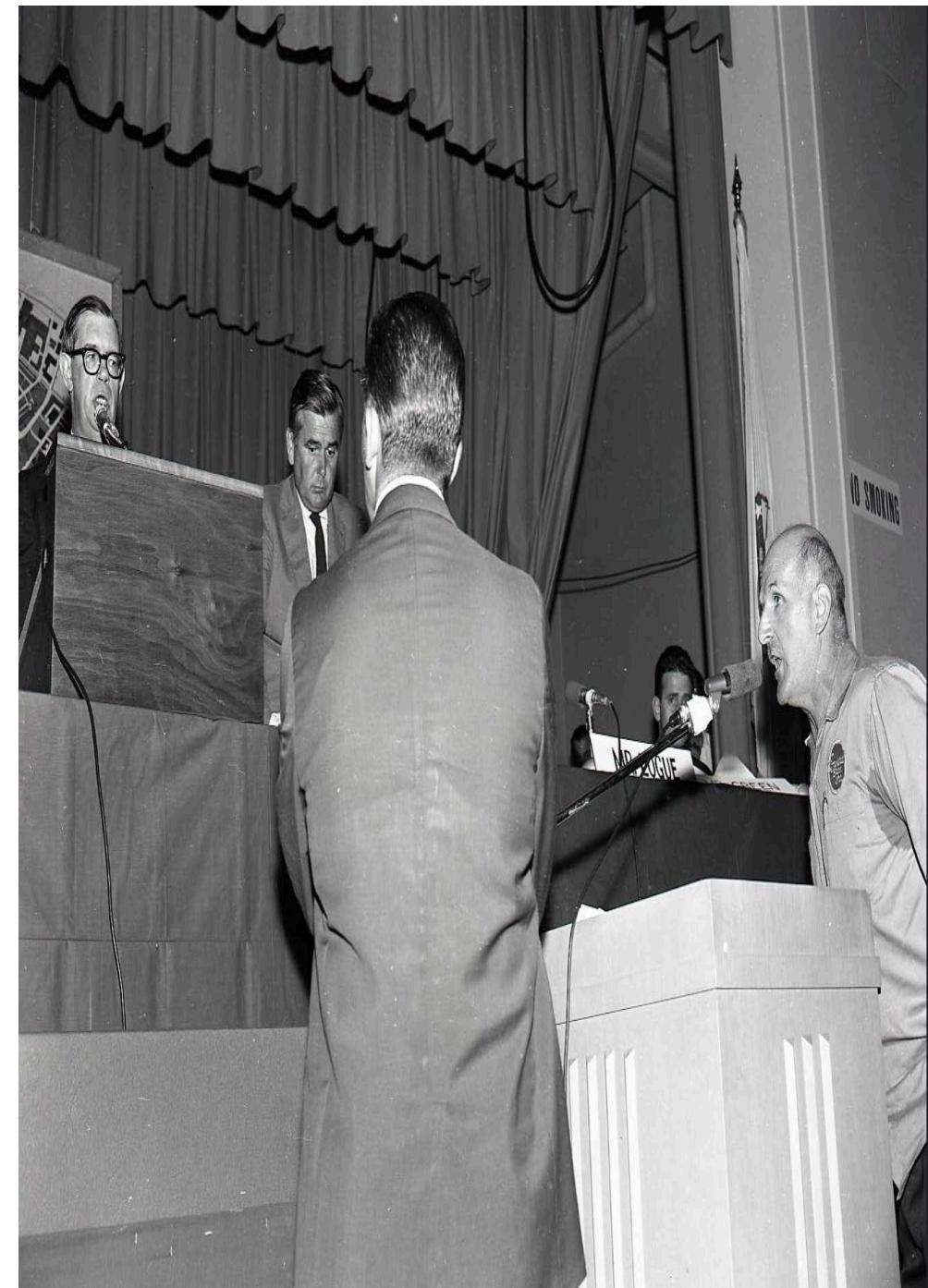
城市改造社区流程



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居民参与目标

- 介绍城市改造的历史依据。
- 向管理局解释城市改造工具的重要性。
- 展示城市改造计划中的土地使用保护。
- 向社区征求对边界更改的意见。
- 向社区征求对是否更新计划目标的意见。



城市改造社区介入 – 第 1 组

Brunswick -
King

Park Plaza

Kittredge

North Station

CBD School
Franklin

CBD Boylston
Essex

城市改造社区介入 – 第 2 组

Government
Center

Campus High
School

South Station

South Cove

Fenway

Downtown
Waterfront
Faneuil Hall

城市改造社区介入 – 第 3 组

Charlestown

South End

Washington Park

West End

02.

城市改造背景



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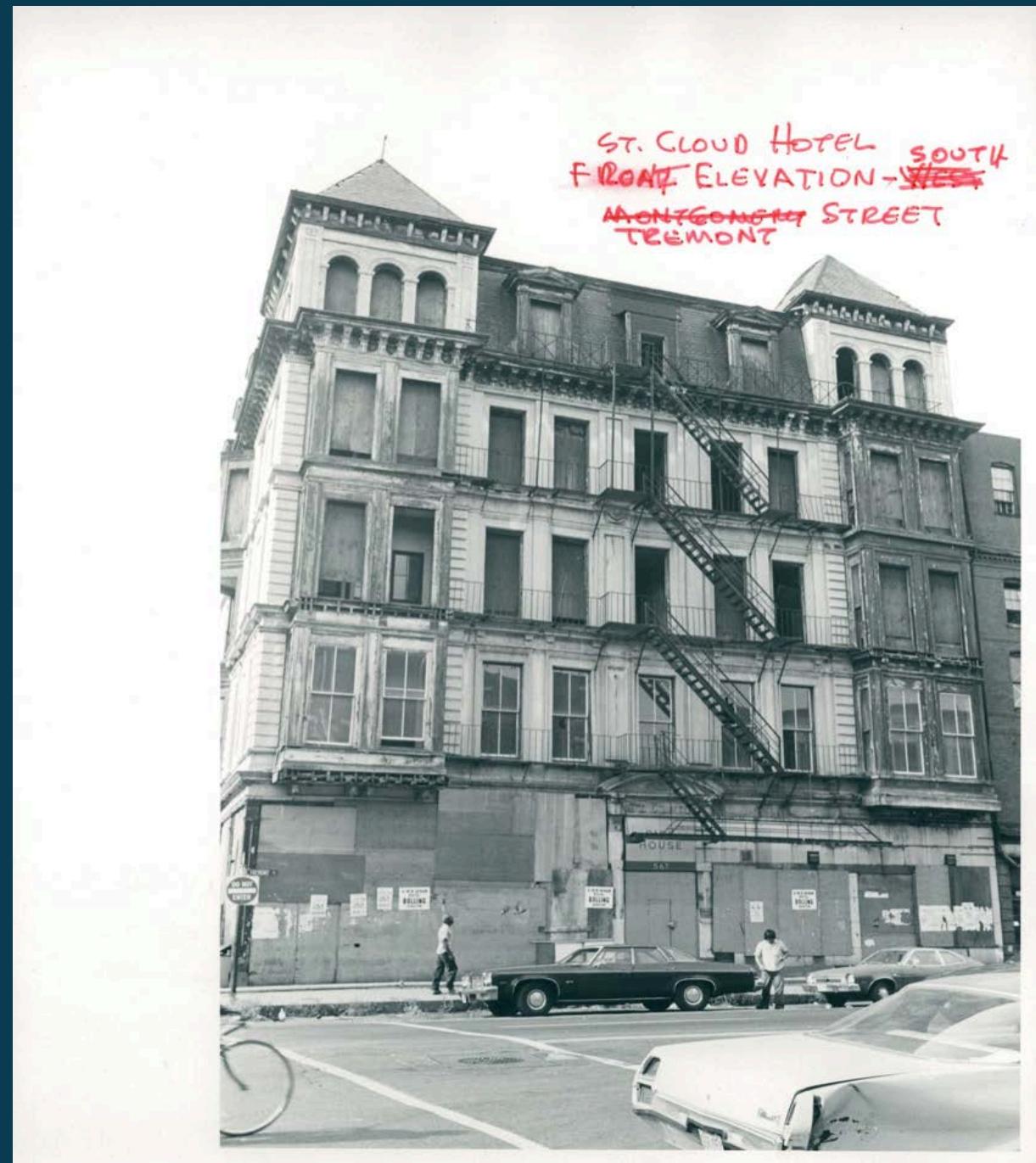
1937 – 1949

阶段设定：

城市改造之前



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国家层面

- 1937 年住房法
- 在战后，随着工业化进程的放缓，大量来自动荡欧洲的移民来到美国。
- 美国金融机构实施了“红线划分”，造成许多城市社区缺乏住房所有权和投资。
- 到 1949 年，城市开始向郊区输送白人中产阶级居民。
(GI Bill)
- 汽车和美国高速公路系统的增长让投资进入了郊区。



地方层面

- 
- 波士顿爱尔兰移民掌握着城市的政坛。
 - 巨头们控制了州政府，减少了对波士顿的援助，剥夺了城市的自治权。
 - Curley 市长降低了社区的税收，提高了商业区的税率（税率居大城市之首）。
 - 社区中的城市服务无钱可用，商业区无工作机会（红灯区）。
 - Moody 将波士顿的债券评级从 A 下调至 Baa，该评级接近垃圾级，濒临破产。

1949 - 2022

Urban Renewal Timeline



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1949

美国住房法：

开始城市改造

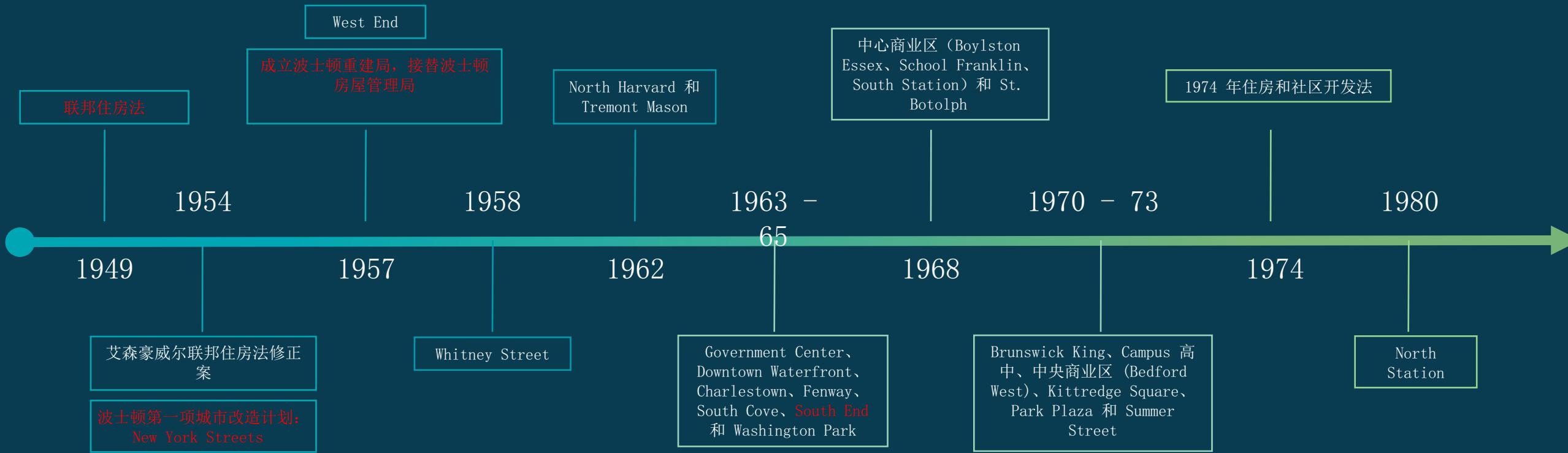


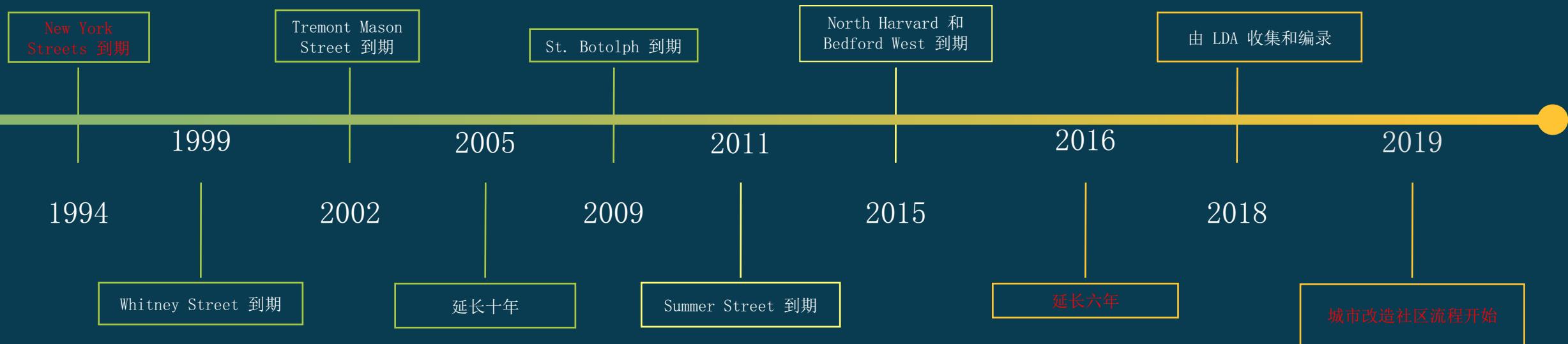
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- 联邦政府开始将大量的财力投资于重新开发二次世界大战时衰败的城市。
- 早期的城市改造工作试图通过使用工具为基础建设和公共设施汇集土地，来解决泛滥的不利局面，但这常常以牺牲穷人为代价。
- “还有 500 万人生活在贫民窟和容易失火的建筑中。另有 300 万个家庭在与他人合住”。 - 杜鲁门总统。







1950 – 1960

城市改造（1.0）中的 波士顿



“波士顿就像一个苹果，外表光鲜，核心腐烂”。

- Robert Ryan, 工业园区概念的先驱, 1950 年

- 从 1950 - 1960，波士顿的人口损失率达 13%
(10 年中损失超过 10万人，30 年中损失超过 25 万人)。
- 制造业损失了 48,000 个工作岗位，商业金融区损失了 14,000 个工作岗位。
- 城市就业率下降了 8%。（大波士顿就业增加 22%）。
- 波士顿是当时美国 7 大城市中家庭收入中值最低的城市



波士顿人口



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1954

New York Streets



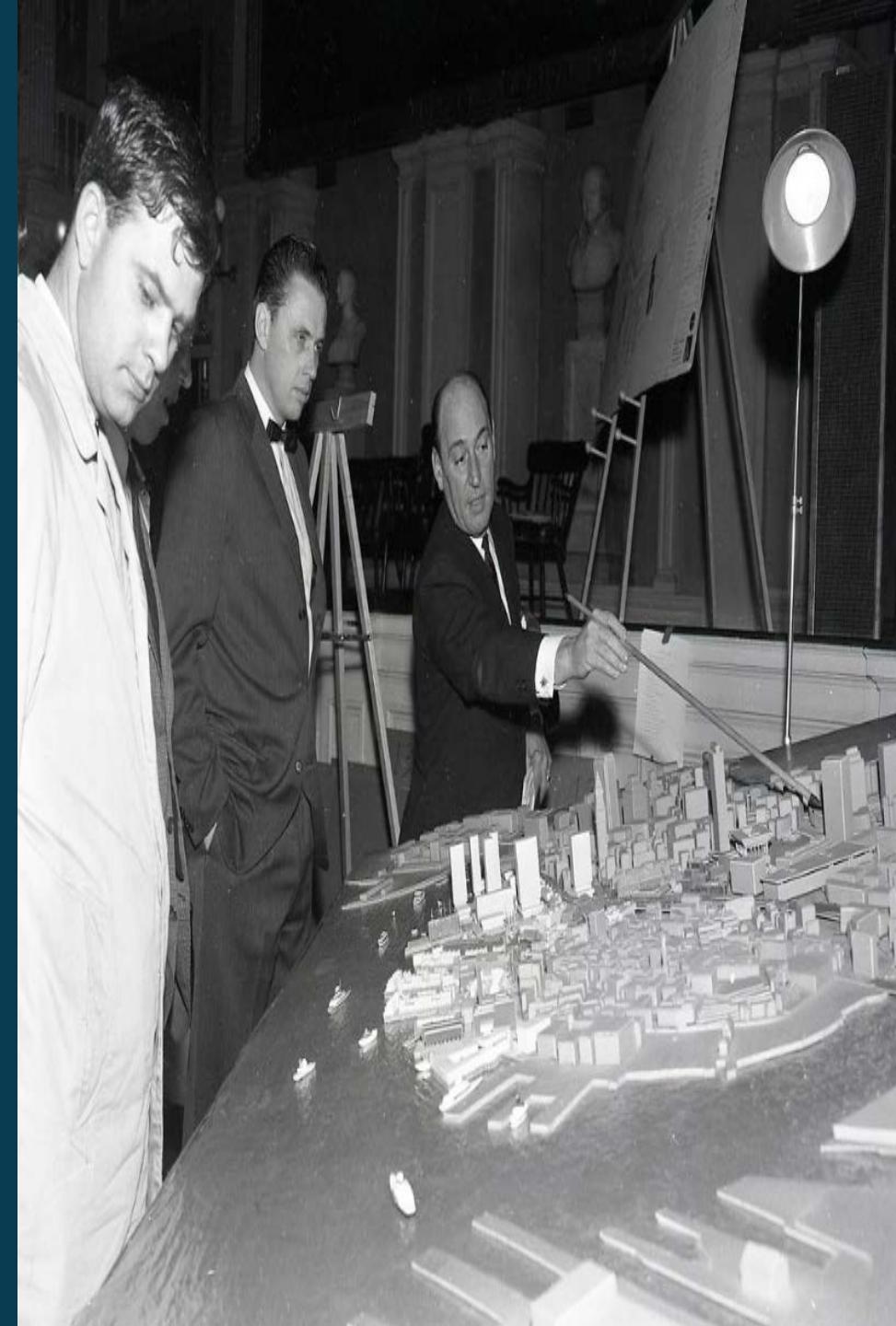
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1957

波士顿再开发局



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West End

Whitney Streets

North Harvard

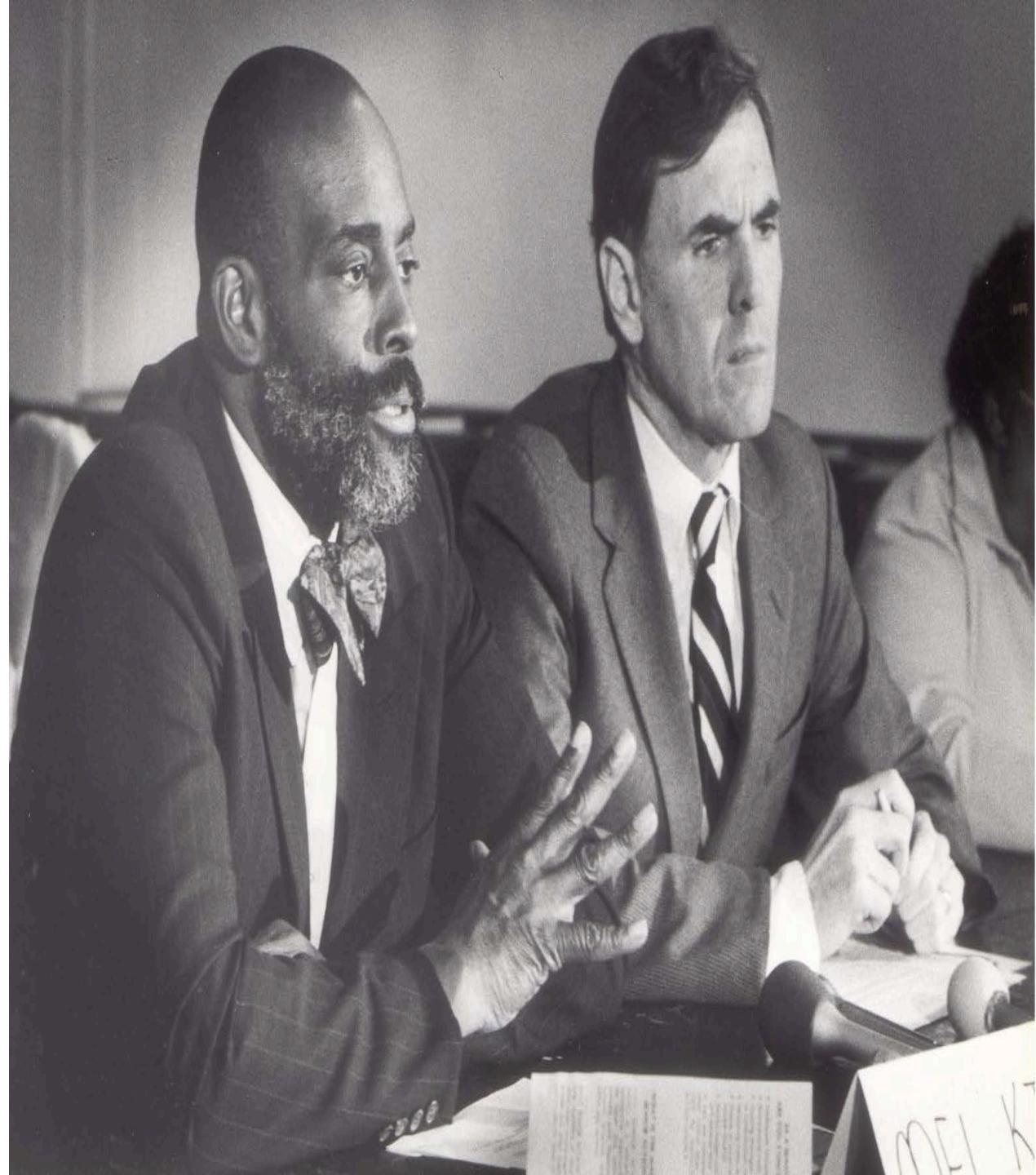


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学到了什么？

- 流离失所的情感代价。
- 穷人缺乏话语权。



1960 – 1970

波士顿城市改造



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“波士顿值得挽救吗？街道上塞满了车辆，大片破败的房屋，褪色的商业区…这还值得努力改变这一切吗？”

- 基督教科学箴言报 (1960)



1961

Ed Logue:
有人民参与的城市改造(2.0)
规划



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Ed Logue

- 了解到创建传承与现代共存的城市的重要性。
- 通过改进住房质量并不断了解如何将流离失所降到最低程度？
- 努力建立由多个种族，多种收入人群组成的社区。
- 认定公共领域必须肩负起解决社会问题的责任，依靠私人领域建造经济适用房既不现实，也不合适。



- “我想说一切都可以商量。我们的政策是就城市改造计划进行协商，并与在社区居住的人们一起制定这项计划。原来我们没有这样做，结果付出了巨大的代价”
- - Ed Logue, 1963 年



进一步解读：



SAVING AMERICA'S CITIES

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

LIZABETH COHEN



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1960 – 1965

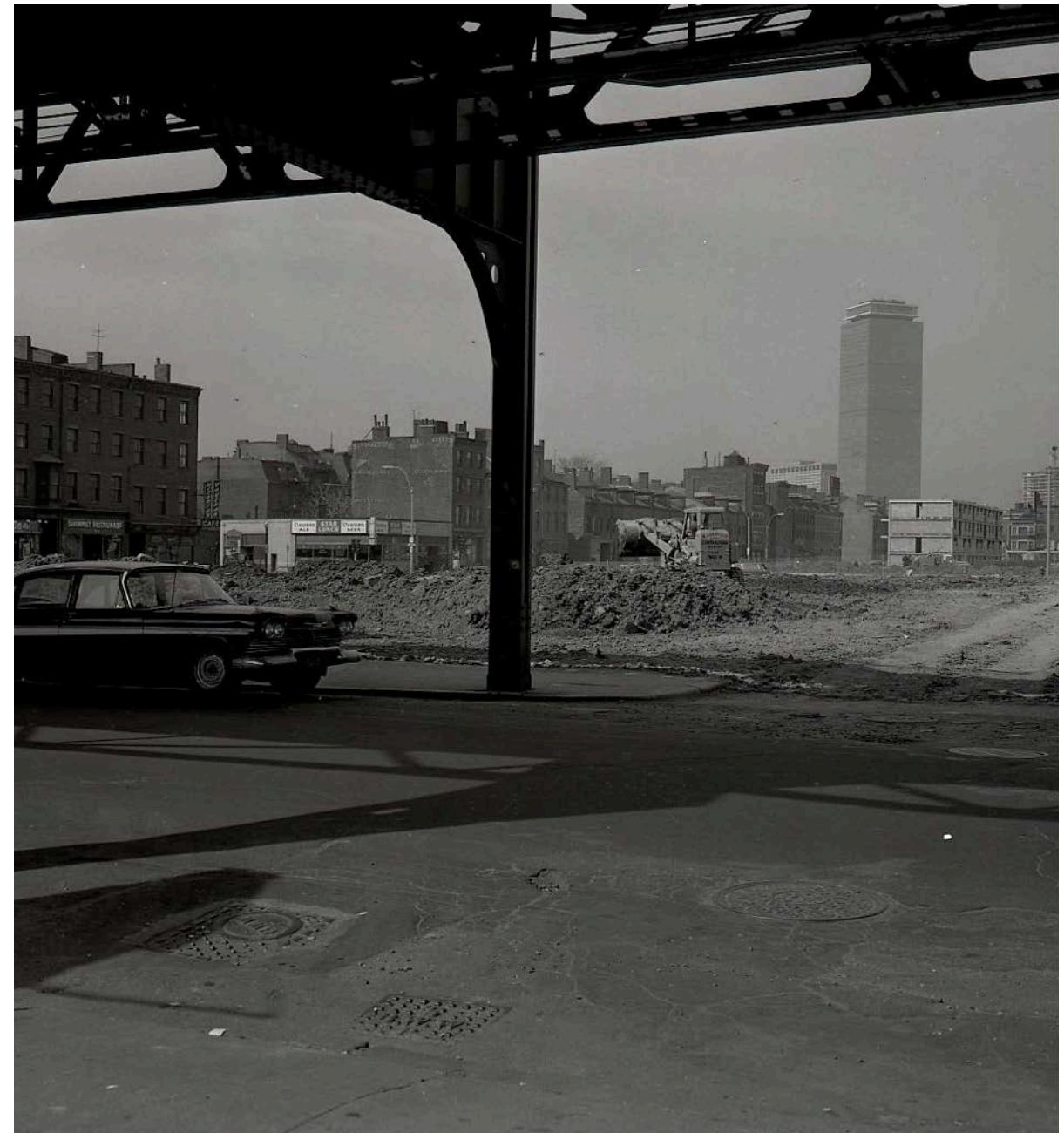
South End



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South End

- 人口从 1950 年的 5 万骤降到 1960 年的 3.1 万（到 1970 年为 2.1 万）。
- 1960 年，SE 居民在各市的年平均收入中排名最低，占波士顿救济人口数的三分之一。
- 1960 年，几乎有 28% 曾经的豪宅被用作寄宿房屋。
- 1960 年，SE 有 91% 的人口是租房者。
- 1960 年，SE 的居民自称来自 40 个不同的民族，非白人人口占 41%。



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1960 – 1965 South End 城市改造

- 组织了40名成员的南端城市更新委员会，以组织BRA与16个社区协会之间的磋商
- Mel King 为选举出的 SEURC 效力，组建了 CAUSE 这一团队，有组织地抗议对收入有更多限制的住房。



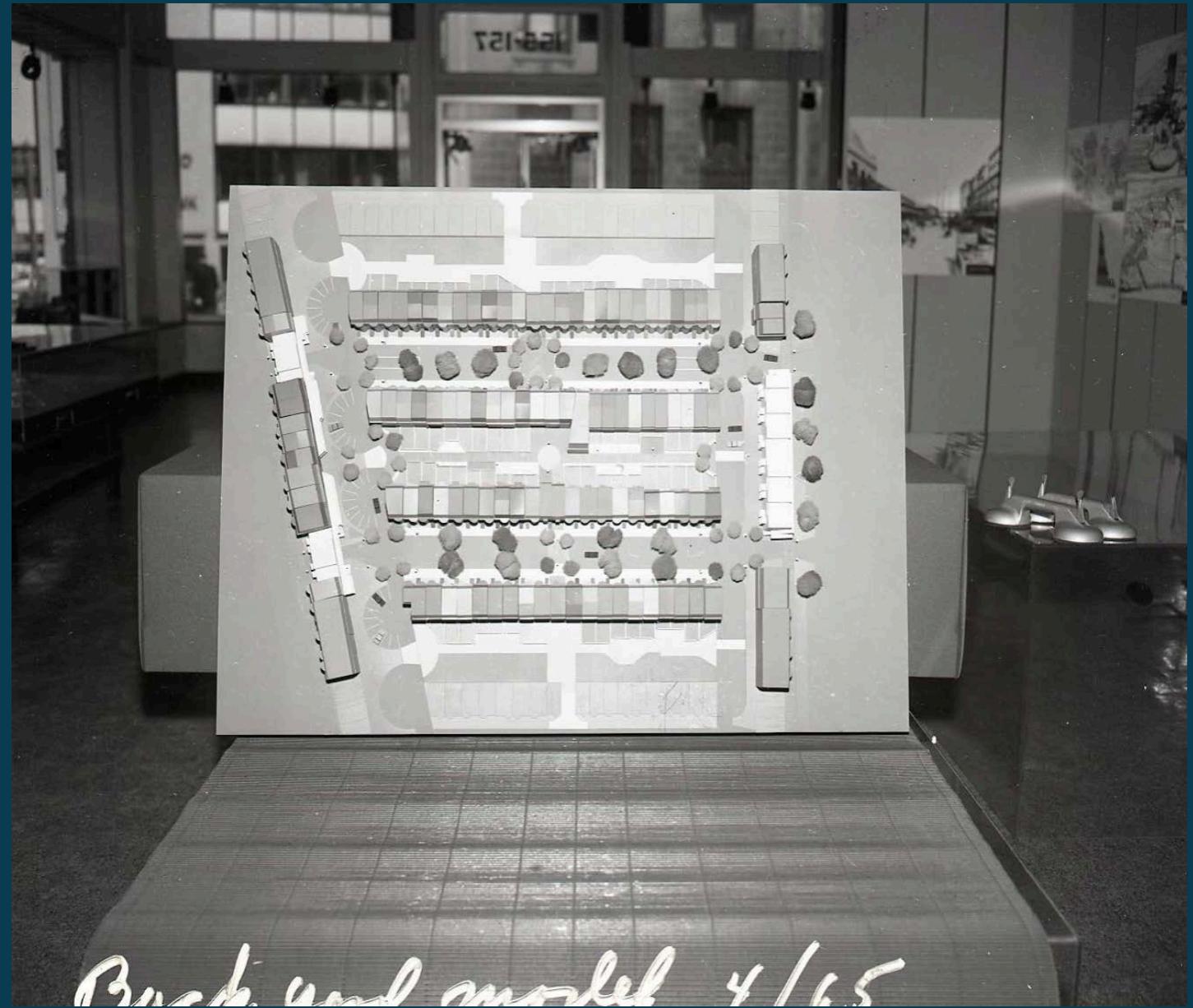
社区动员

- SEURC - South End UR 委员会
- CAUSE - SE 社区大会
- SEFCO - SE 社区组织联合会
- SEPAC - SE 项目行动委员会
- SETC/TDC - SE 租户委员会
- ETC/IBA - 紧急租户委员会
- CATA - Columbus Ave 租户委员会
- PEURC - 人民选举 UR 委员会
- SEDC - SE 开发公司



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社区参与的结果



Buckland model 4/65



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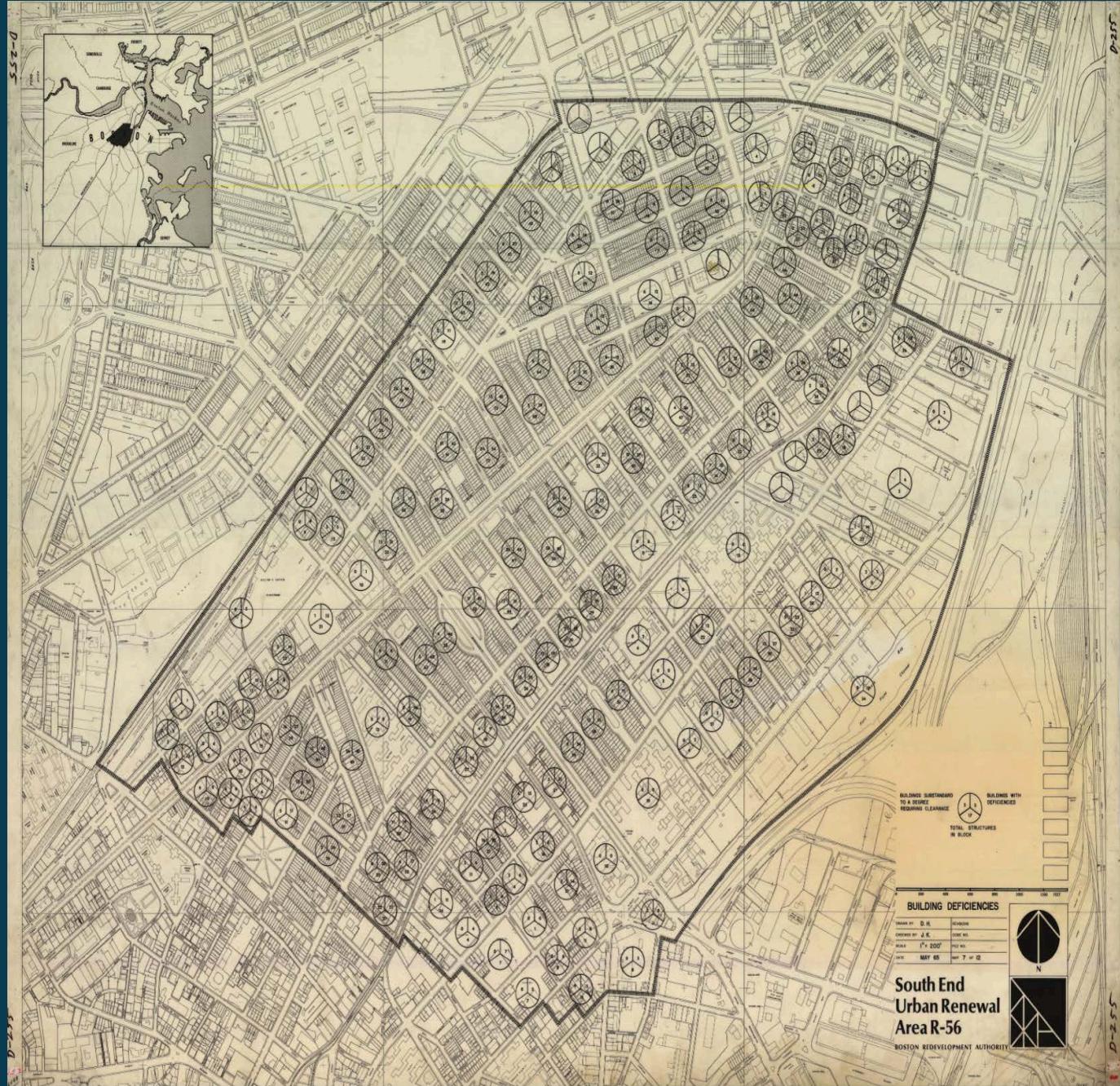
对 South End 投资 3700 万美元（总额 3.2 亿美元）

- 改建住宅楼。
- 新的公共设施。
- 新的经济适用多家庭、出租和老年住房。
- 街道和设施改进。
- 搬迁降至最低。
- 合理的物业费。
- 家庭符合贷款条件。



1965

South End 城市改造计划得批准



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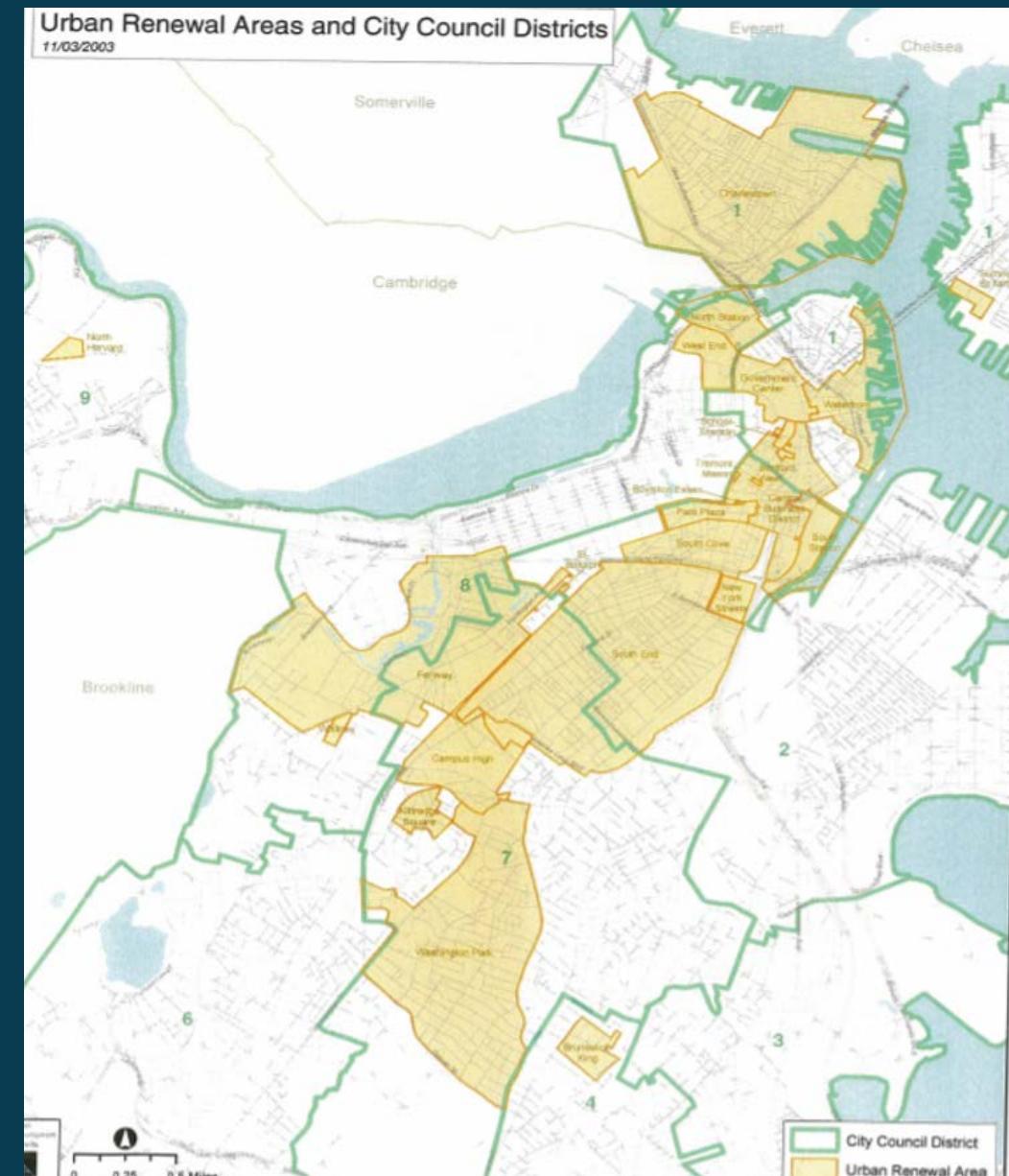
South End - 目标

- 减少居民区枯萎病和不兼容的用途。
- 改建或新建房屋可提高房屋质量。
- 提供一个经济，社会和种族多样化的社区。
- 为老年人提供新住房
- 保留街道格局，排屋，公园和广场



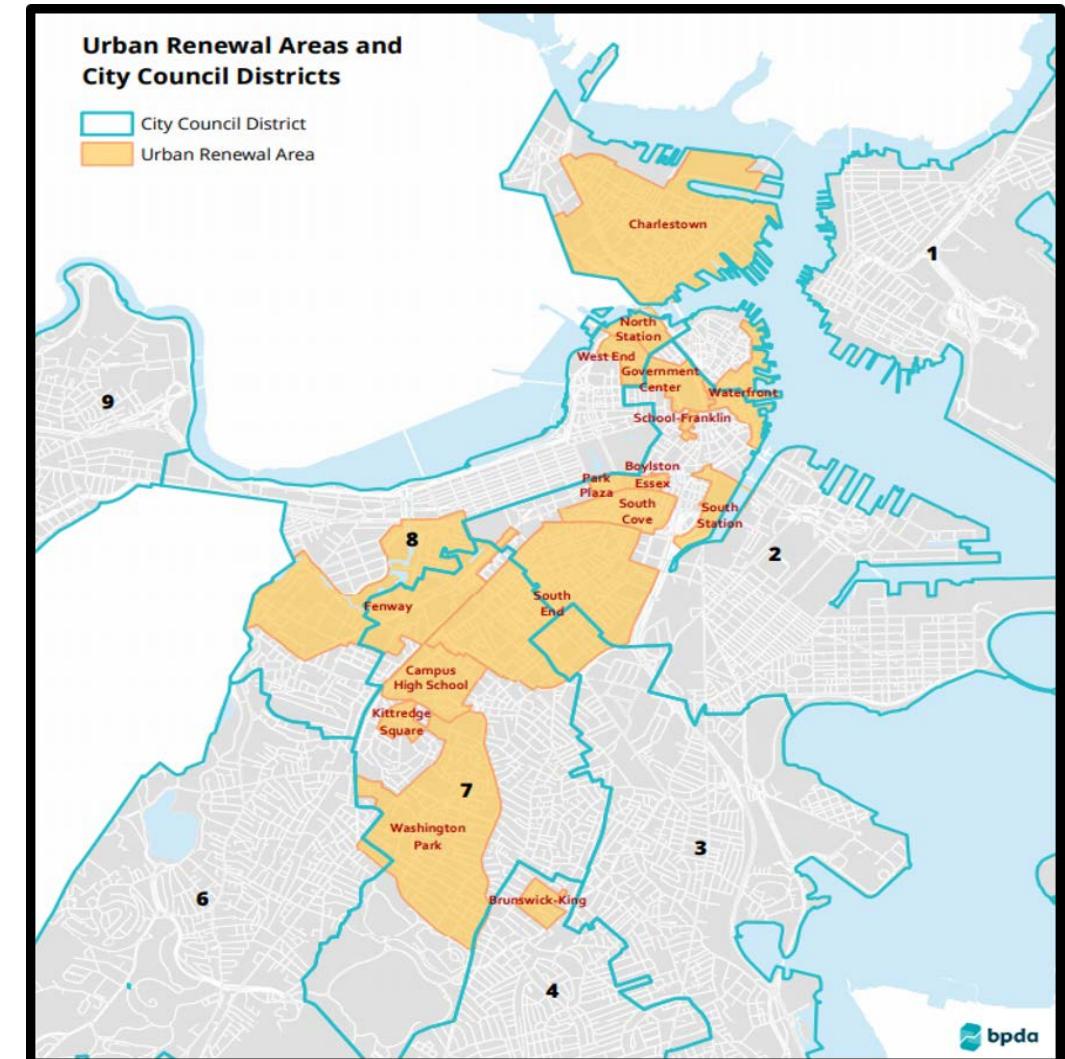
1965 – 1994

23 项城市改造计划
在波士顿实施



1994 – 2015: 城市改造计划终止

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



2016

城市改造延期流程：

16 项计划中的 14 项
已延期

2016 – 2022



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2019

当前如何利用 城市改造？



South End 57 和 59 号地块

2 月：

BPDA 使用城市改造工具保护对过期经济适用性住房的使用，并帮助打造一个新的地块，其中的楼宇也有 100% 的经济适用性。



2020

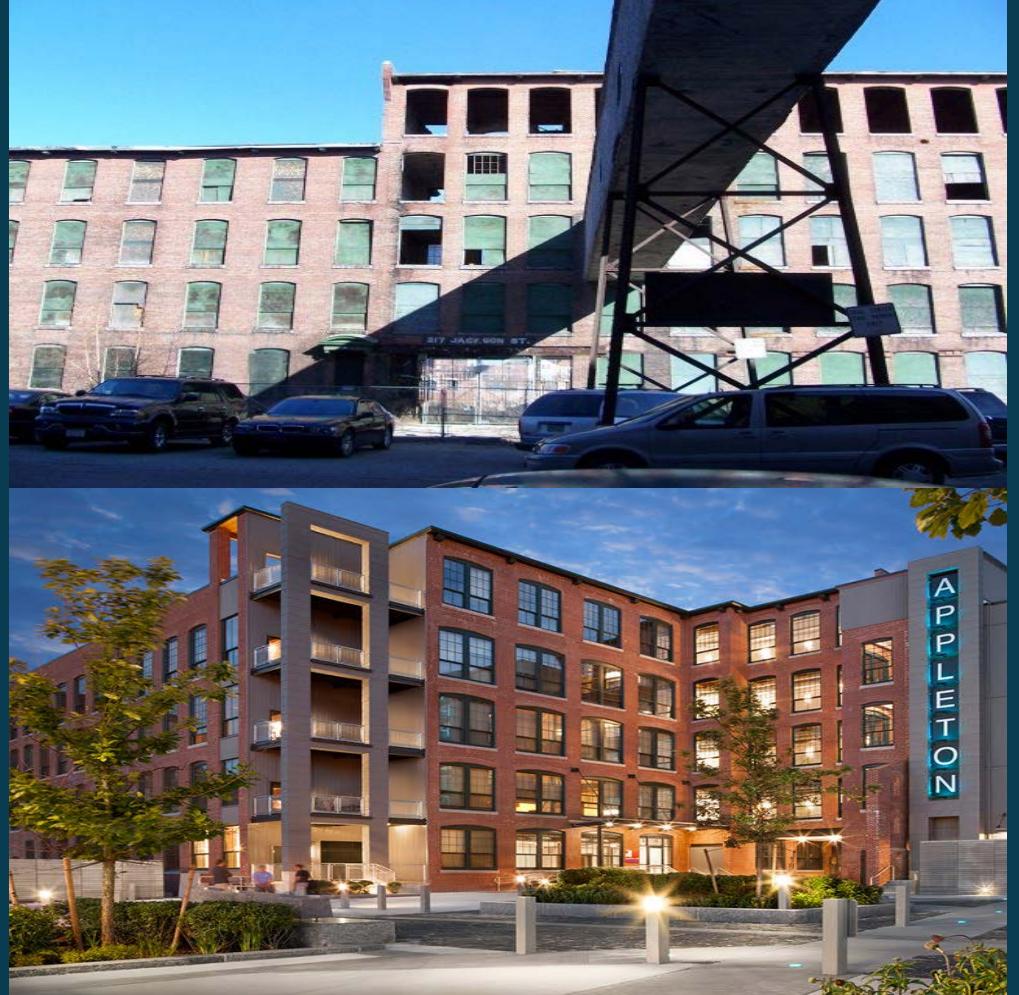
今天如何使用城市 更新？



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2020

其他城市是否仍使用 城市改造？



Worcester : Polar Park

- 位置 : Worcester 市中心城市复兴区
- 预期完成日期 : 2021 年 4 月
- Polar Park 项目为即将到来的三 A 级小联盟棒球队伍 Worcester Red Sox 建造了一个棒球场，同时还有一座办公楼，可以俯瞰棒球场，一楼有一个市场，“Worcester's Faneuil 大厅”设想成为
- 项目场址原来是停车场和空闲的工业与制造建筑



左侧：开发前的项目现场。来源：WBZ-TV。右侧：Polar Park 的效果图。来源：Beyer Blinder Belle。

• 要点 :

1. 该公园将能够全年举办经济实惠的娱乐活动，将项目所在的历史悠久的“运河区”与 Worcester 市中心连接起来
2. 该项目的一部分是改善周围的基础设施，包括 Kelley Square，该广场目前有 7 条街道汇聚成一个十字路口

城市改造工具：

1. 现场组合
2. 划区控制
 - 项目现场先前划定为 Manufacturing-General 2.0，但已重新划定为 Business General-6.0。这样就能进行多用途开发
3. 道路中断

NYC : Melrose Commons 居民

- 位置: Melrose Commons 城市改造计划（位于 Bronx）
- 完成日期: 2018 年 9 月
- 100% 经济适用住宅楼，包括 58 间公寓，供患有严重精神疾病的长期无家可归的成年人居住，优先考虑 60% AMI 或更低的退伍军人
- 在重新开发前，这片地中是由政府拥有的空闲建筑
- 要点：
 1. Melrose Commons 为社区的翻新复原提供永久使用的地基，从而解决 NYC 中无家可归的问题

城市改造工具:

1. 征用权
2. 土地使用控制

- “城市改造计划”为改造区域中的每个场所指定一个具体的土地用途

Melrose Commons。来源:
New York 住房会议。



03.

城市改造行动 计划



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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 1982; 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

BRA

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) continuing 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 testify 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 forty (40) 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 my 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 transmission 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-Fenway Plan
4. Central Business District School-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. Kitteridge 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 25, 2016. Tabled; read 1D, ways 3 (Jackson, Fresnoy, Zakim)
Approved by the Mayor March 28, 2016.

Attest:

Matthew Trenney
City Clerk

BPDA 网站：城市改造



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Planning

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[Waterfront Planning](#)

[Urban Design](#)

[Urban Renewal](#)

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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).

EVENTS

09
Mar

Washington Park
Potential
Housing Sites
Public Meeting

社区会议新闻和日程



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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

Type:

Public Meeting

Contact Email Address:

Morgan.E.McDaniel@Boston.gov

Location:

300 1st Avenue
Conference Center B
Charlestown, MA 02129

Contact Phone:

617.918.6250

Description:

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

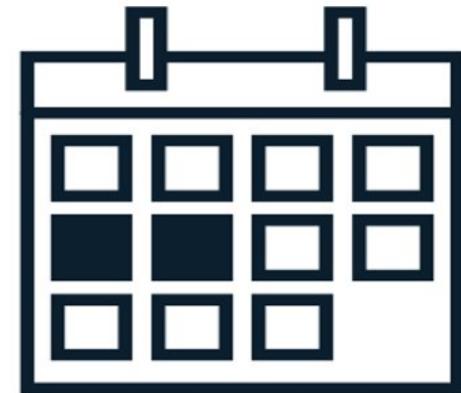
Related

Neighborhoods

Charlestown

更新的记录管理系统

- BPDA 最近将城市改造记录上传到了 Box (一项云内容管理和文件共享服务)。

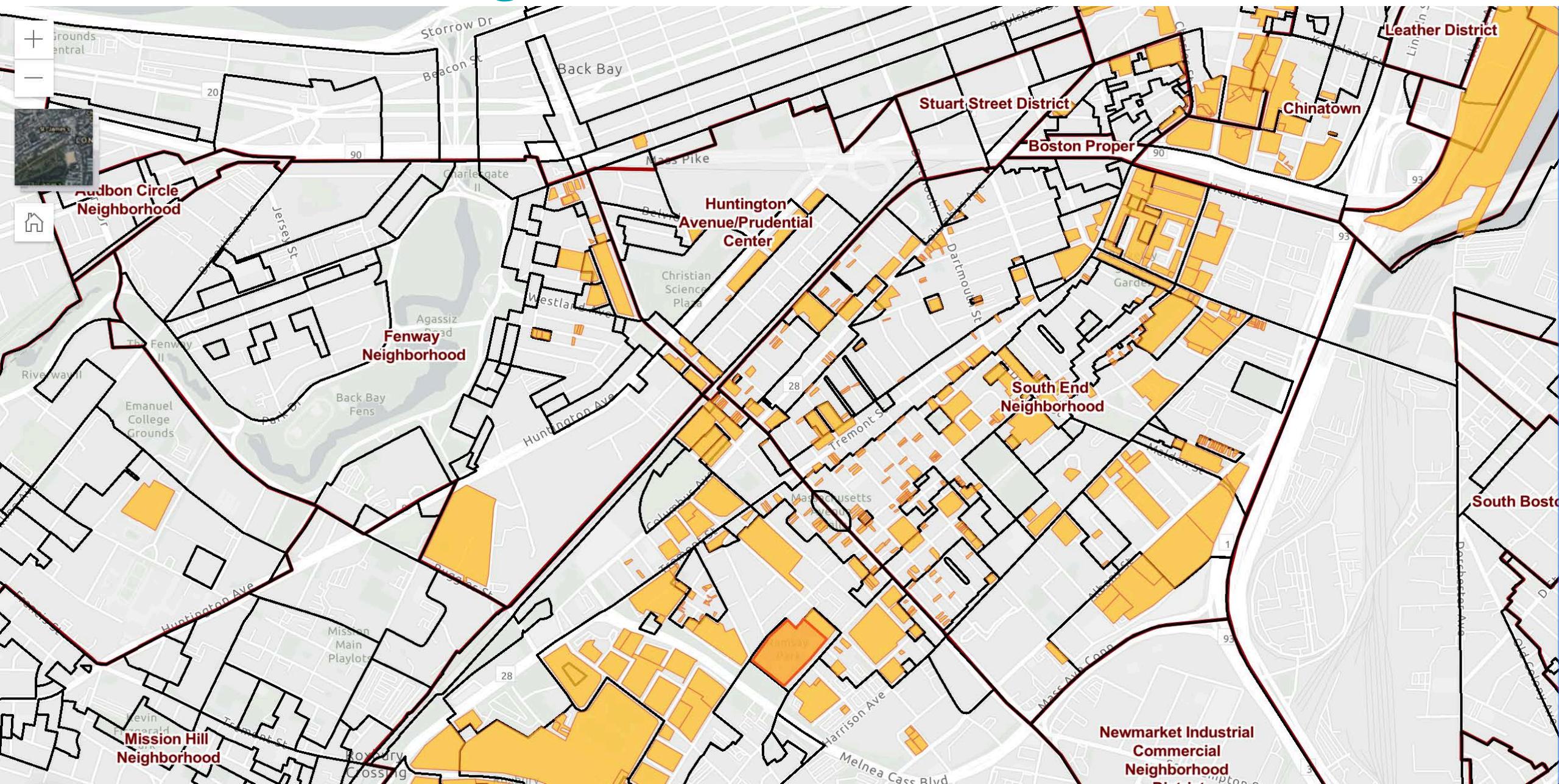


Interested in sharpening your Box skills?

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

Additional sessions will be available in the coming months.

Zoning Viewer 中的城市改造



新步骤：

小修改

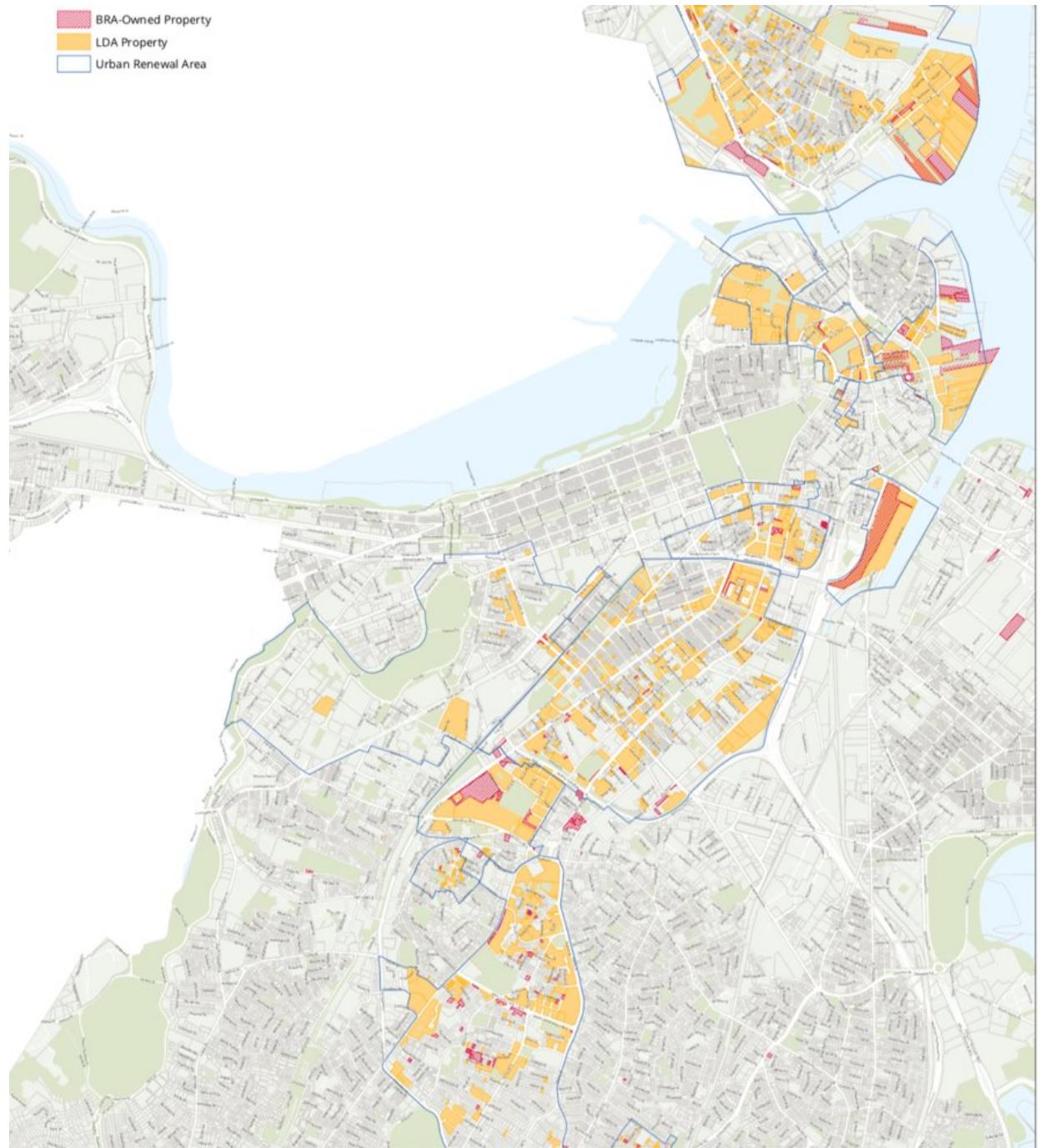
提前 30 天通知 MA 州 –
DHCD 和波士顿市议会



BPDA

土地安排协议和 BPDA 所有的房产库存

- BRA-Owned Property
- LDA Property
- Urban Renewal Area



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development agency

04.

土地安排协议 库存



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什么是土地安排协议？

土地安排协议是买卖双方就土地使用签订的合同。

示例：（右侧）此土地安排协议允许在 North End 中保留养老院。



The screenshot shows a news article from the North End Waterfront website. The header features a cartoon illustration of a person in a top hat and coat sitting at a desk with a laptop. The main title of the article is "North End Nursing Home Hearing at Boston City Council Brings All Parties to the Table". Below the title, there is a photograph of a crowded Boston City Council chamber. Many people are seated in rows, holding signs that read "SAVE OUR NORTH END NURSING HOME". The article text discusses the hearing and the BRA's intention to relax restrictions on the property.

What is a land-use agreement?

Land-use agreements are contracts between buyers and sellers regarding the use of land.

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

By Matt Conti - 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.

South End 城市改造计划

出租	7
LDA	217
契约	17
URA 地块总量	435

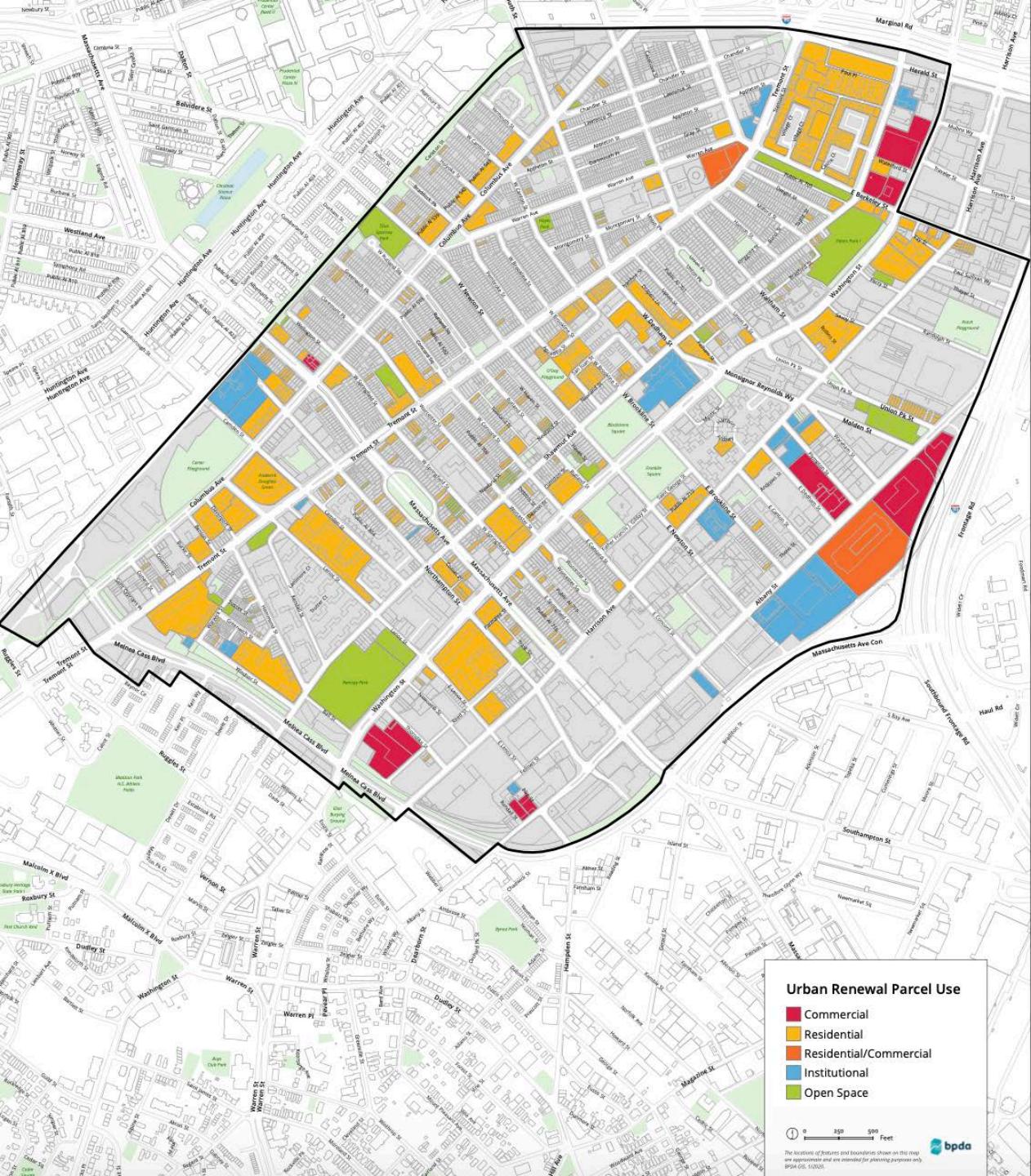
South End:

城市改造地块

土地使用限制

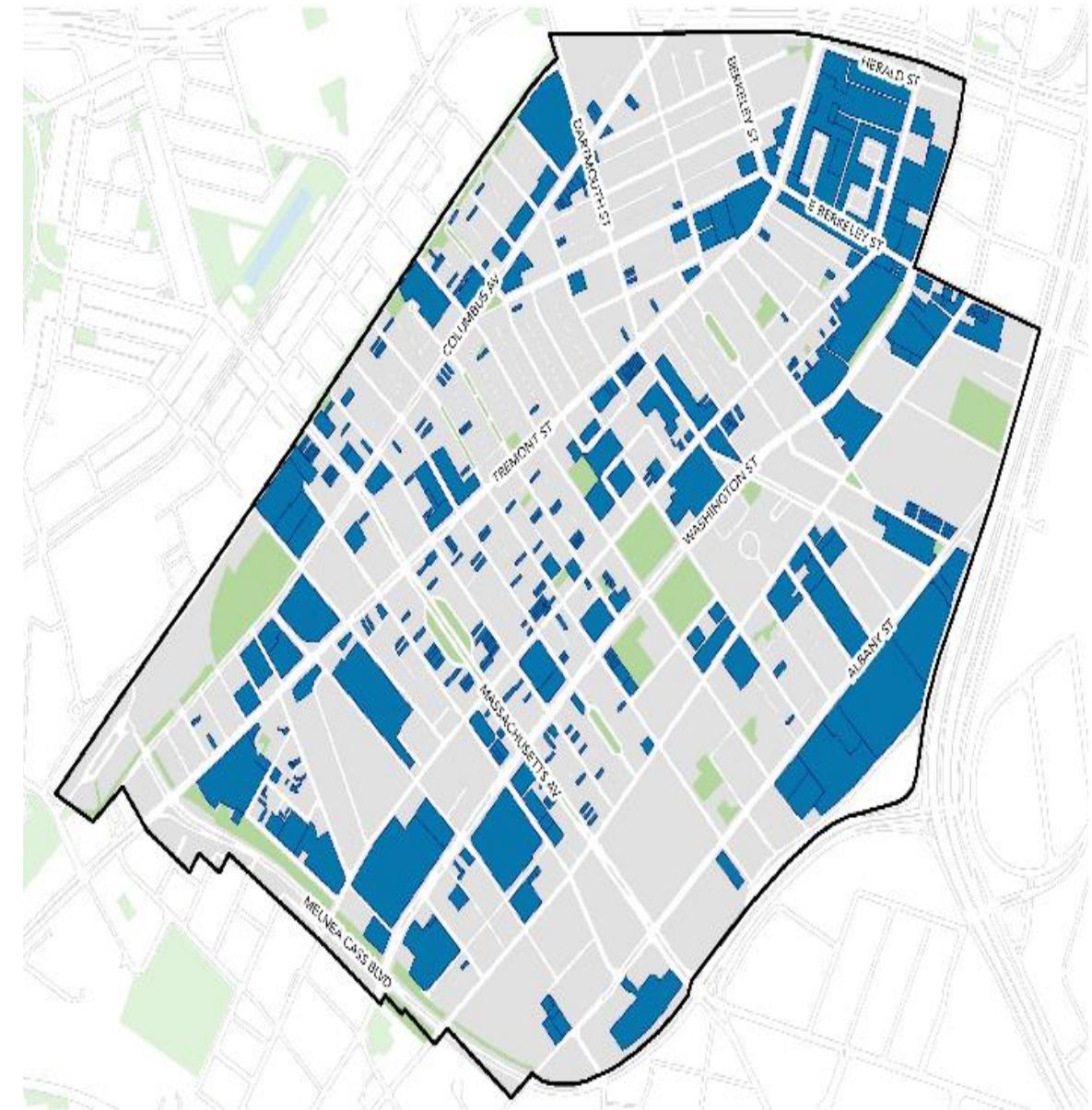


boston planning &
development agency



South End

土地安排协议



South End 土地安排协议

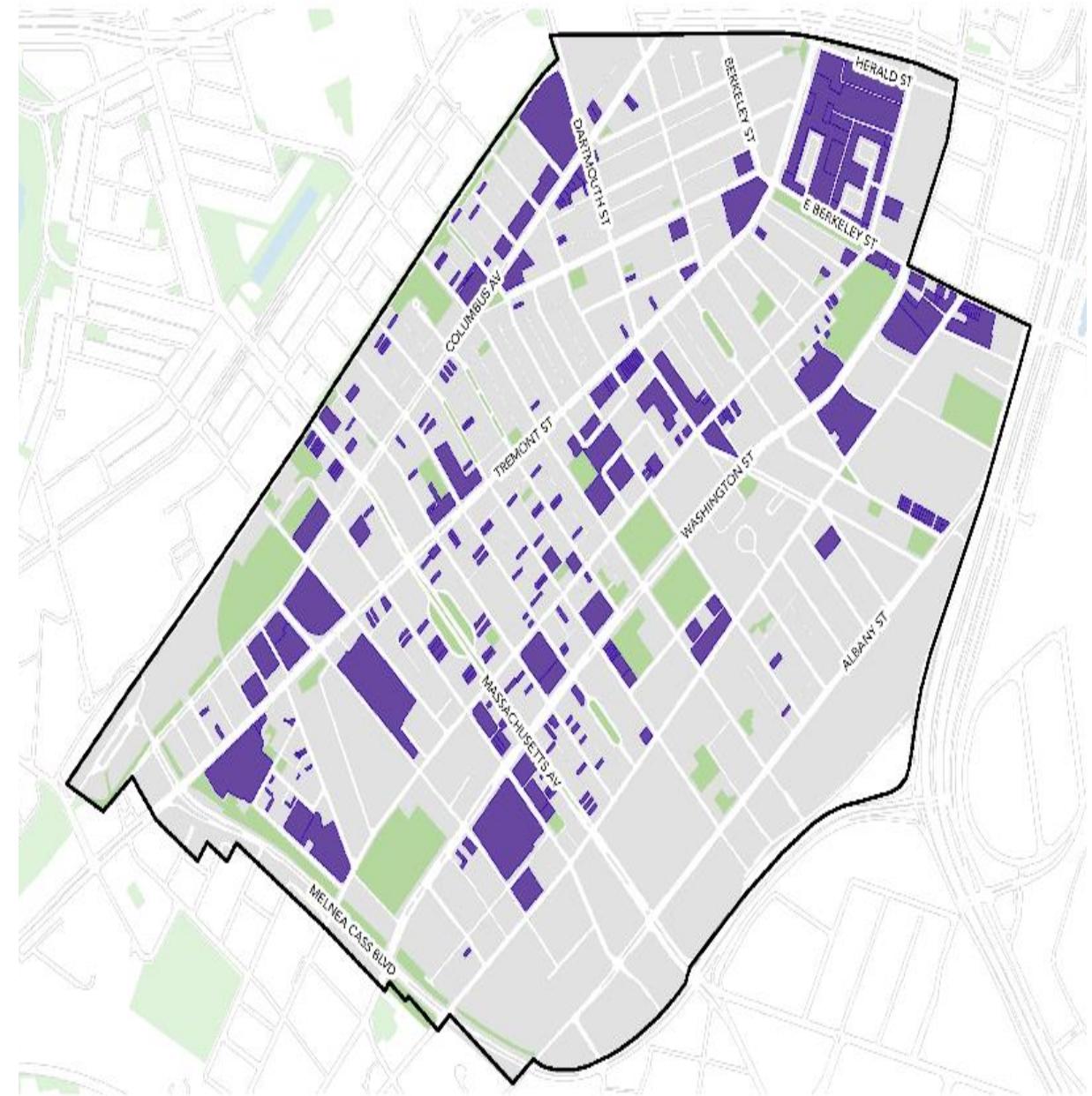
Boston City Lights
SE-69



South End 城市 改造地块:



住房

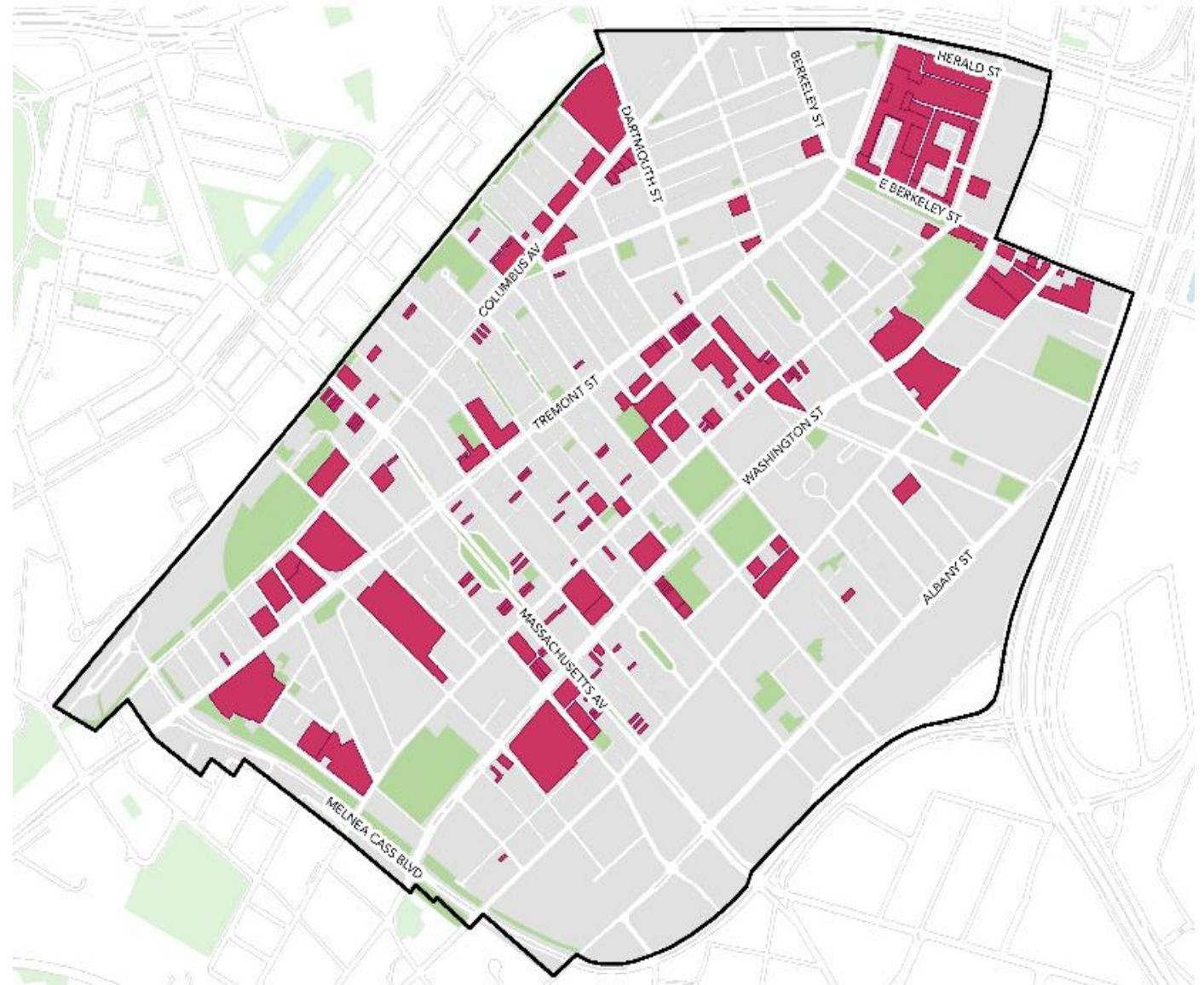


South End 城市住房

市场价住房	1,877
经济适用住房	3,456
经济适用出租房	316
经济适用公寓	

South End 城市改造地块:

- 经济适用住房



South End
城市改造经济适用
出租房

Castle Square



South End
城市改造经济适用
出租房

Parmelee Court



South End 城市
改造经济适用出
租房

Roxbury Corners



South End
城市改造经济适用
出租房

Langham Court



South End 城市
改造经济适用出
租房

Waterford Place



South End 城市改造 经济适用出租房

Roxse



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South End
城市改造
经济适用出租房
经济适用公寓

Douglass Plaza



South End 城市改造经济适用出租房 和经济适用公寓

Rollins Square



South End 城市改造
经济适用公寓

Clarendon Warren



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South End 城市改造 经济适用公寓

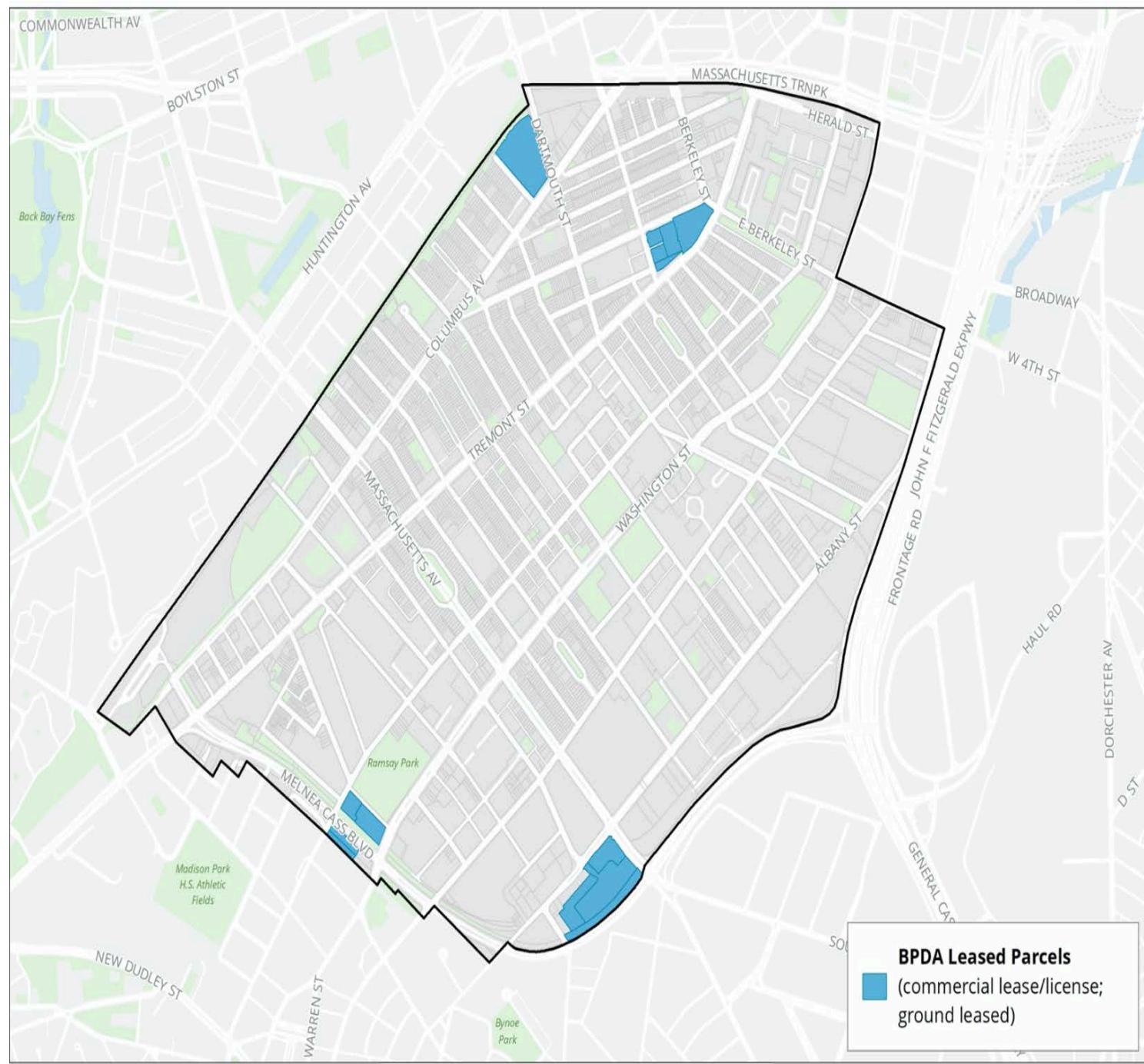
Art Block



South End

租约限制

South End Urban Renewal Area



boston planning &
development agency

帐篷城公寓 地块 11A 和 11B



波士顿艺术 中心地块 9



boston planning &
development agency



包裹10

热带食品
商店



South End 城市改造地块出租

- 地块 11A 和 11B - 地下停车场和地基出租
- 地块 11A 和 11B - 帐篷城公寓
- 地块 9 - 波士顿艺术中心 (BCA) 出租
- 地块 8 - Atelier 剧院公寓单元 - BCA/Huntington 剧院公司
- 地块 X-28 (即, 西南走廊地块 9) - 酒店
- 地块 200 - 跨区酒店

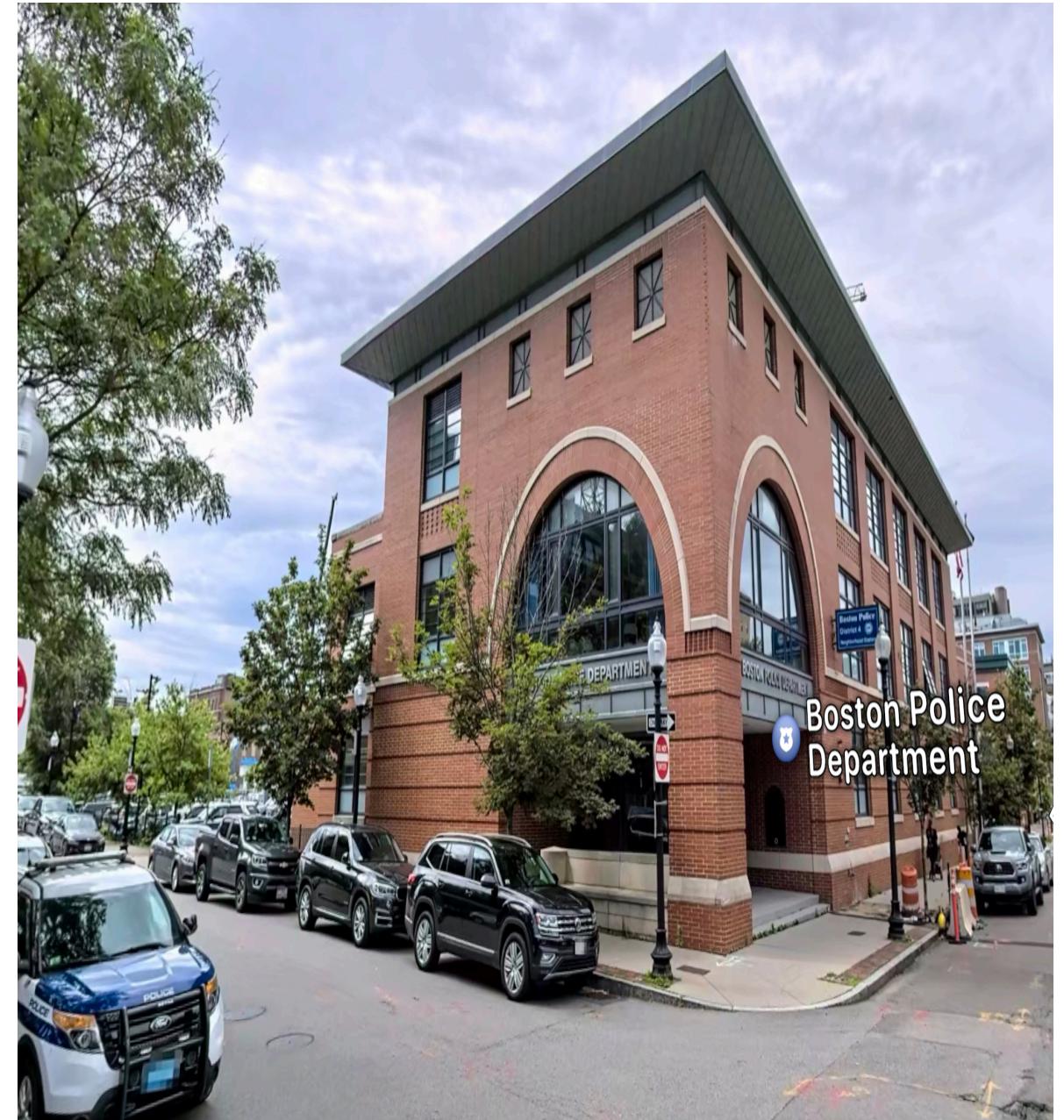
South End

受限契约



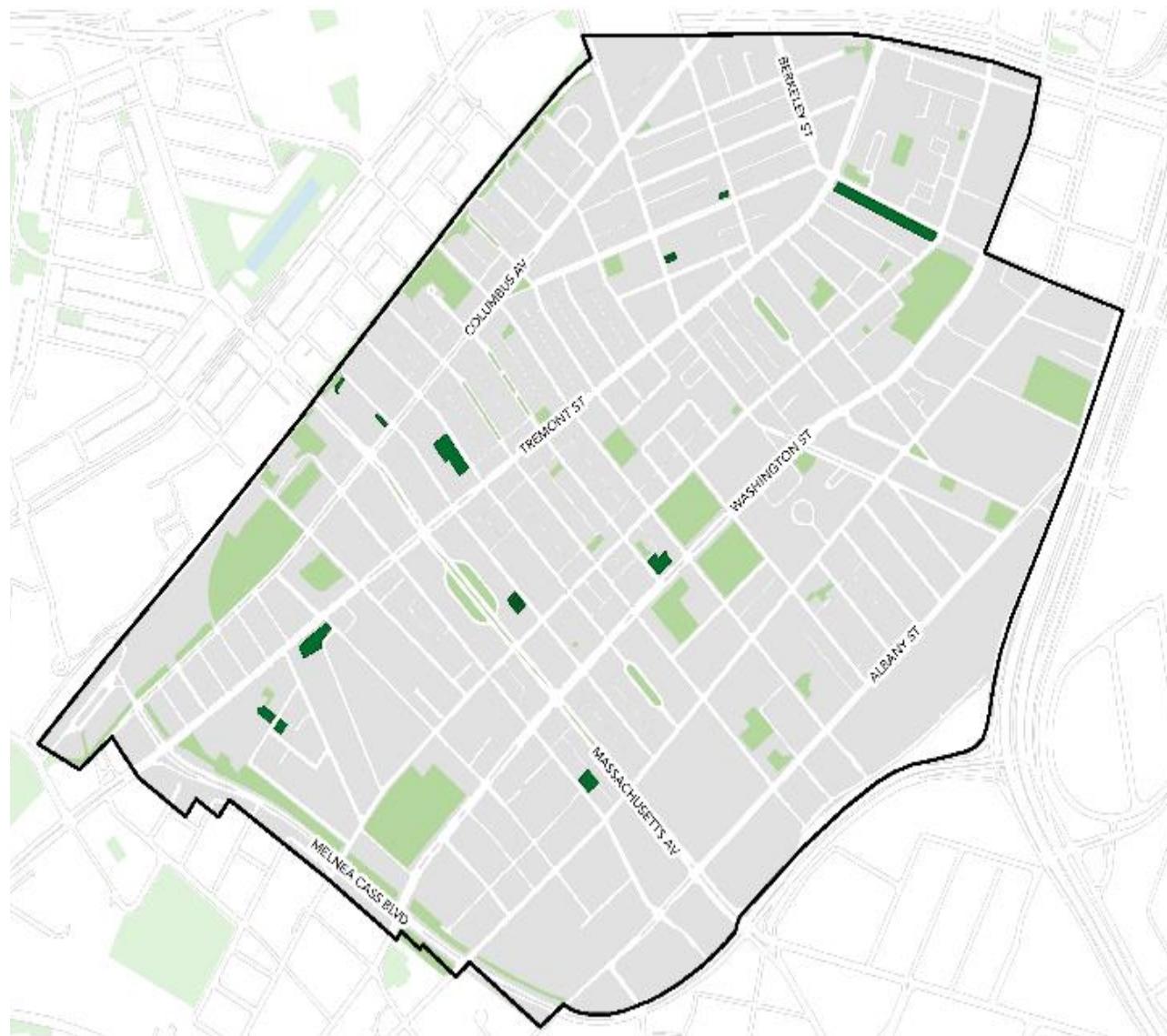
包裹54

BPD



South End 和 Lower Roxbury 城市改造 Open Space Land Trust

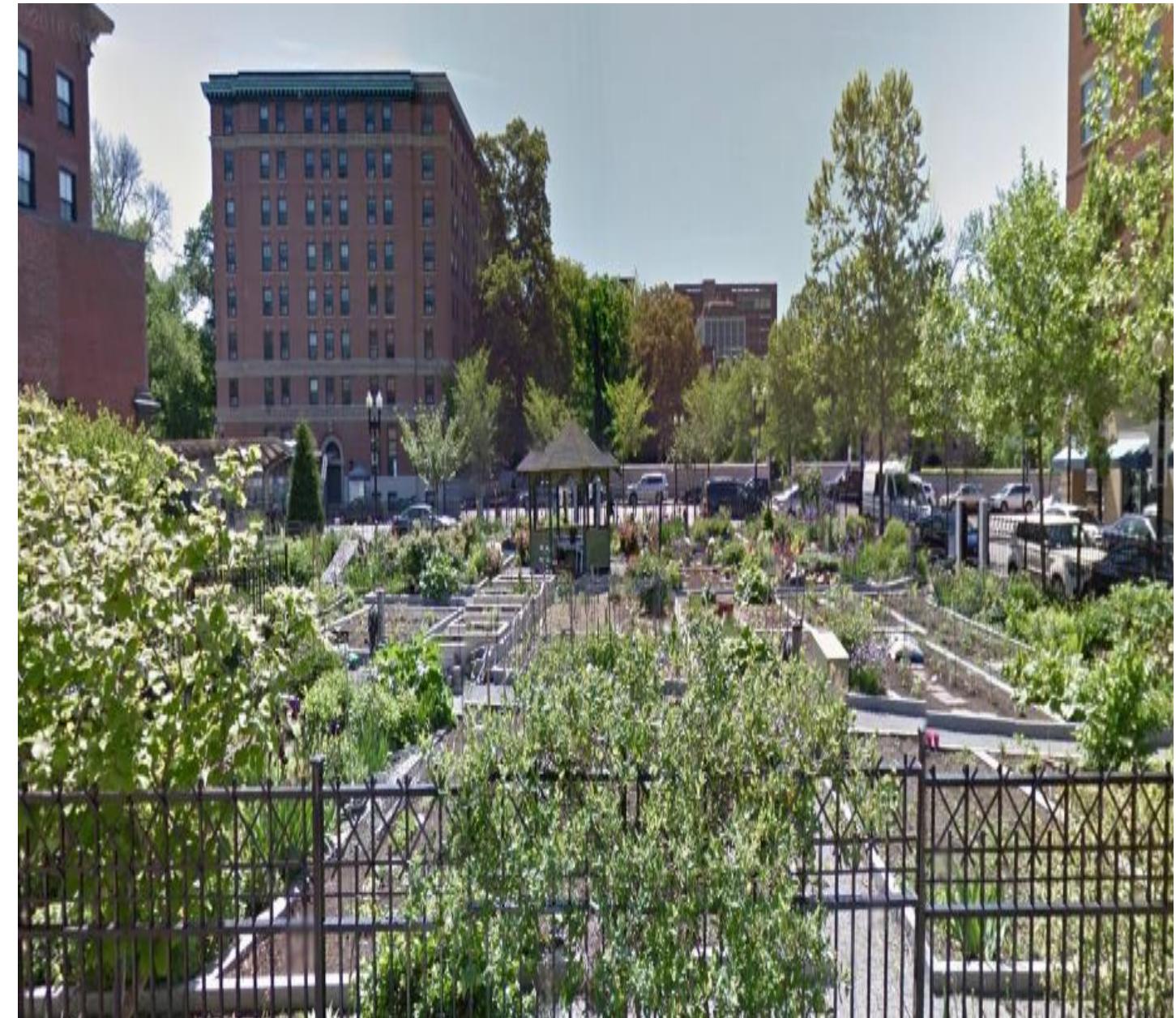
Boston Natural Areas
Network, Inc.



South End 城市 改造花园

1561 Washington
Street

地块 30



South End 城市改造花园

75 Northampton
Street

地块 33B



South End 城市改造花园

108-138 Worcester
Street

地块 RE-2B



South End 城市改造 开放空间花园

- 106–118 West Springfield Street (地块 SE-49、SE-7、SE-122、RD-36、SE-123 和 SE-2)
- 29 和 31 Dartmouth Street (地块 SE-124)
- 561 Columbus Avenue (地块 RR-8)
- 108–138 Worcester Street (地块 RE-2B)
- 20–22 Clarendon Street 和 67–69 Warren Avenue (地块 RD-13)
- 75–87 Northampton Street (地块 33B)
- 1561–1565 Washington Street (地块 30)
- Corner of Tremont、Lenox 和 Kendall Streets (地块 23A)
- 500–510 Tremont Street、1–67 East Berkeley Street 和 211–217 Shawmut Avenue (地块 P-6A)
- 24–30 Warwick Street (地块 RD-22)
- 30 Wellington (地块 SE-118)
- 25–29 Warwick Street (地块 X-26A)
- 地块 30A 和地块 RR-15

South End 城市改造:



公园



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South End 城市 改造公园

Childe Hassam
Park (原来的
Goldweitz Park)

地块 P-2



boston planning &
development agency



South End 城 市改造公园

Peter's Park
地块 P-17A



South End 城市改造公园

James Hayes Park

地块 P-26



boston planning &
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South End 城市改造公园

St. Helena' s Park

地块 P-27



South End 城市改造公园和游乐场

城市公园部

- Titus Sparrow Park (地块 12A 和 12C)
- Childe Hassam Park (地块 P-2)
- Peter's Park (地块 P-17A)
- Derby Park 和 David L. Ramsay Park (地块 P-21B)
- Watson Park (地块 P-25)
- James Hayes Park (地块 P-26)
- St. Helena's Park (地块 P-27)
- Hiscock Park (地块 RR-10)

MBTA 公园

- Southwest Corridor Park (地块 48F、48G、48I、54、79A、79B、79F、81G 和 82A)
- Carter 学校附近的地块 (Tract I-1 和 I-2)

BWSC 游乐场

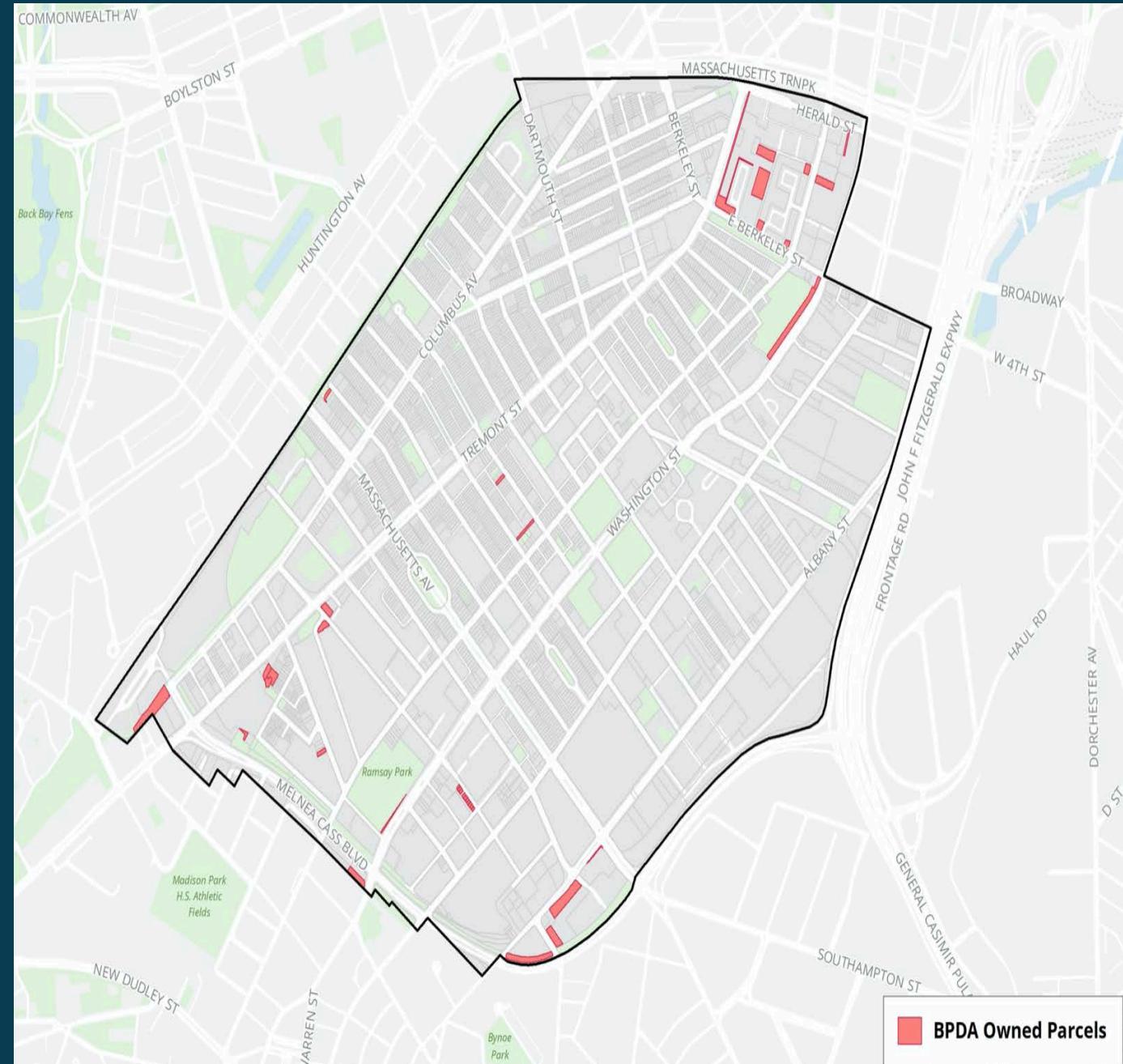
- Union Park Street 游乐场

05.

BPDA 拥有的房产



boston planning &
development agency

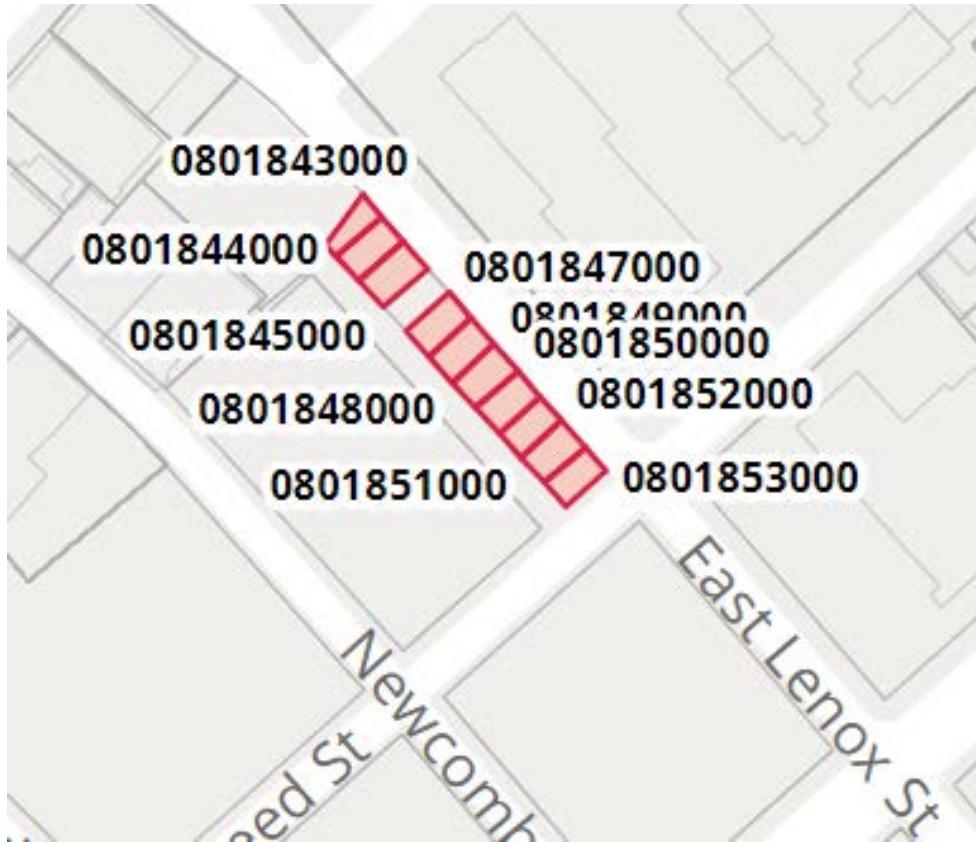


地块 22-A
151 Lenox St.



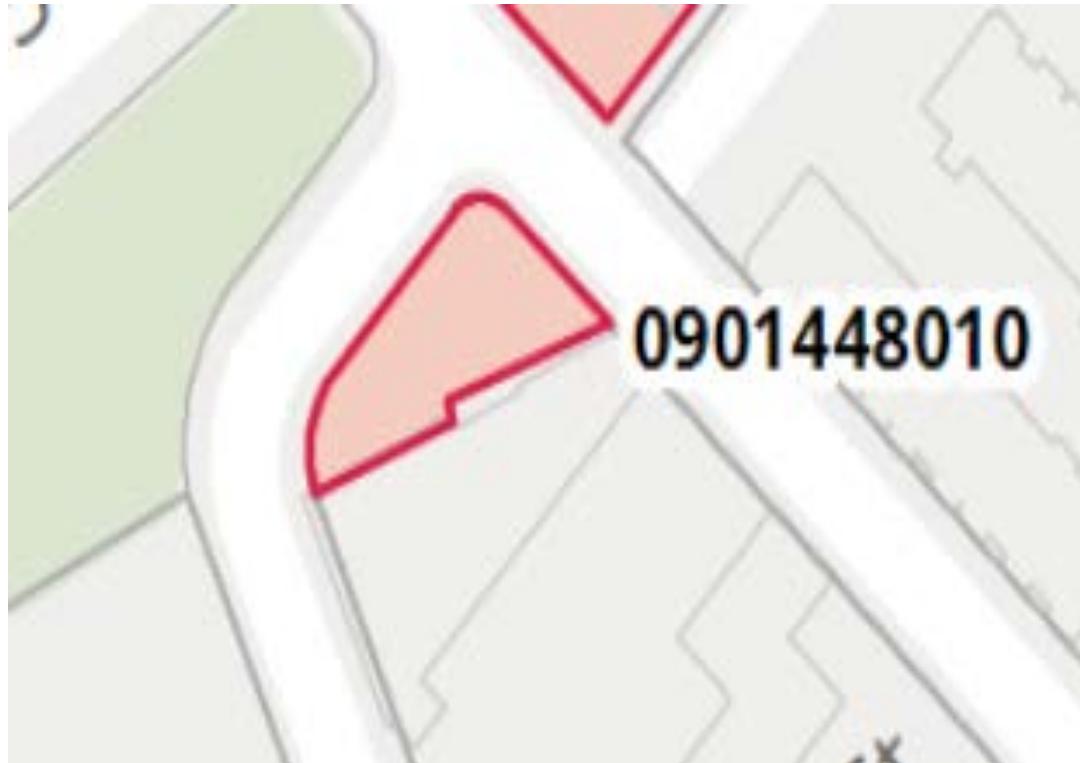
Lenox St.

R-35B



boston planning &
development agency

地块 20
140 Lenox St.



Fredrick Douglas Peace Garden



Frederick Douglass Peace Garden Workshop

Feb 05, 2020

6:00 PM - 8:00 PM

Contact Name:

Morgan McDaniel

Type:

Workshop

Contact Email Address:

Morgan.E.McDaniel@Boston.gov

Location:

Roxse Homes Community Room
Rear of 1050 Tremont Street
Roxbury, MA 02120

Contact Phone:

617.918.6250

Description:

The Boston Planning & Development Agency (BPDA) invites the community to a public meeting to discuss Parcel X-26B in the South End [Urban Renewal Area](#), known as the Frederick Douglass Peace Garden.

At this meeting, we invite the community to review the first draft of a request for proposal ([RFP](#)) and provide feedback. The RFP draft is based on comments from the [previous community meeting](#) held on November 6, 2019.

Related

Planning Initiative(s)

[Lower Roxbury Properties](#)

Neighborhoods

[Roxbury](#)

Document(s)

[Frederick Douglass Peace Garden Community Meeting 11.6.19 Comments \(PDF 299KB\)](#)

[Frederick Douglass Peace Garden RFP Draft 2.5.20 \(PDF 1.1MB\)](#)

Warwick St. 和 Tremont St.



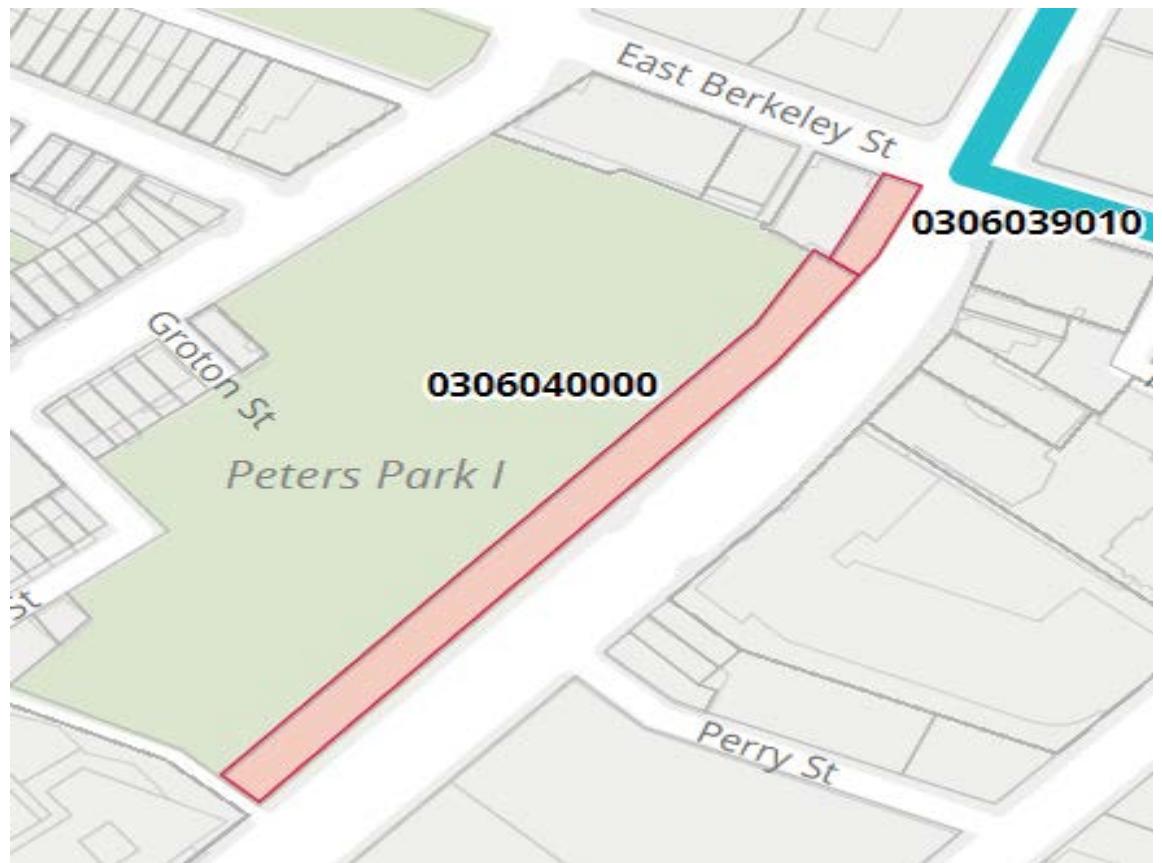
Shawmut Ave.
地块 5-S



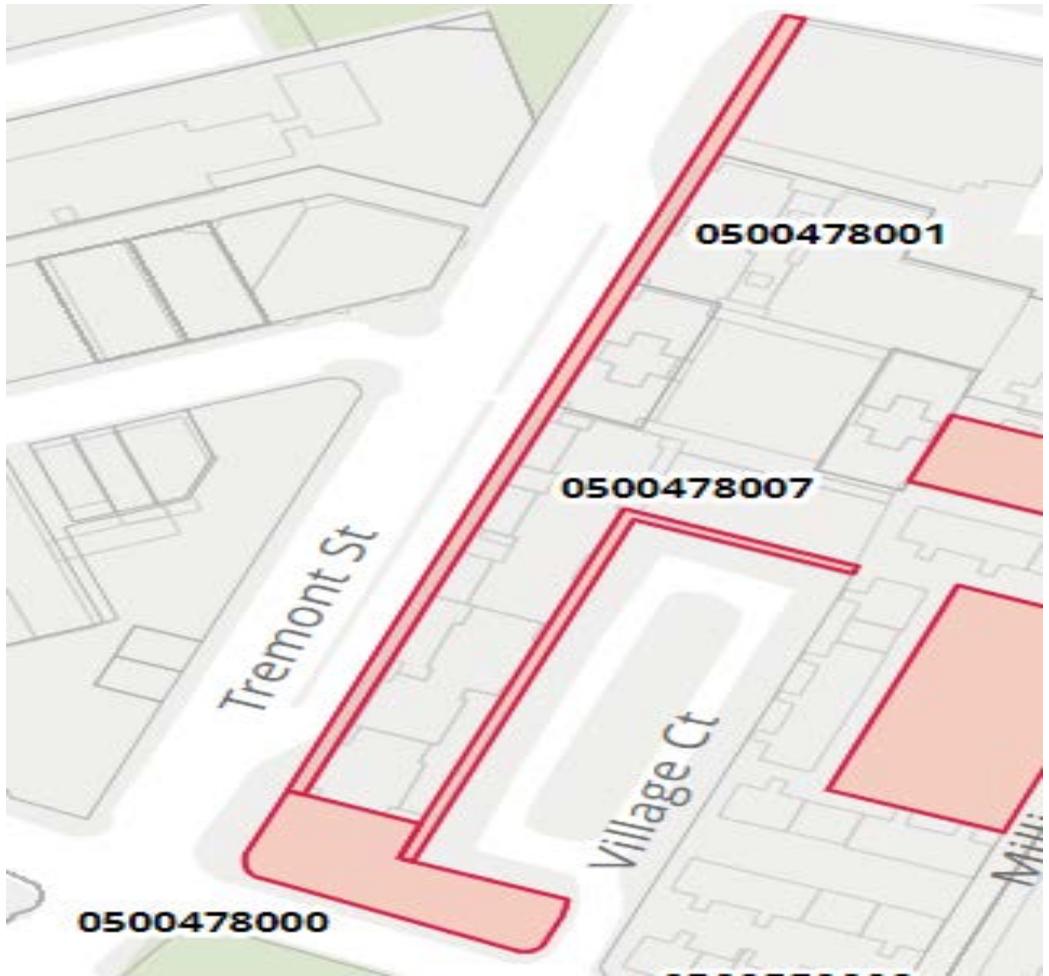
0306169000



E. Berkley 和 Washington St.



Village Ct. + Tremont St.



boston planning &
development agency

Millicent Way



**boston planning &
development agency**

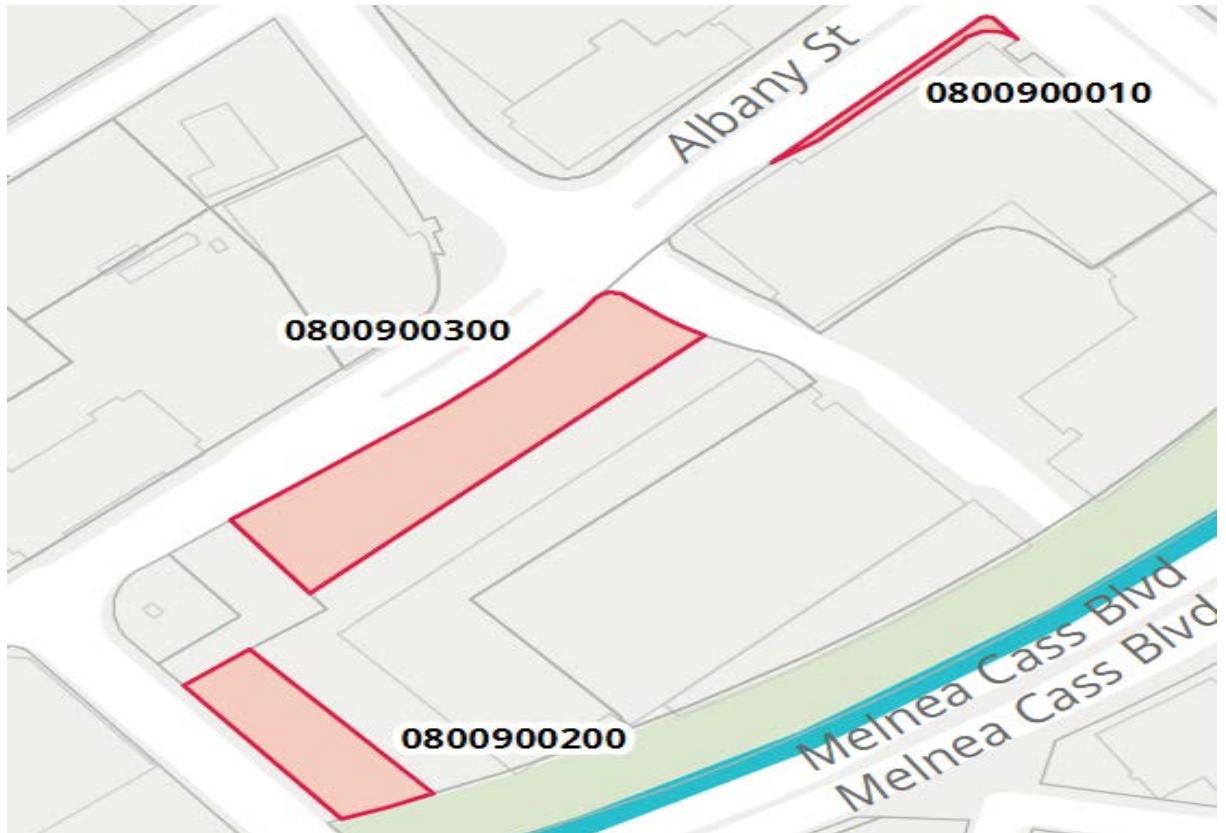
E. Berkeley



Shawmut Ave

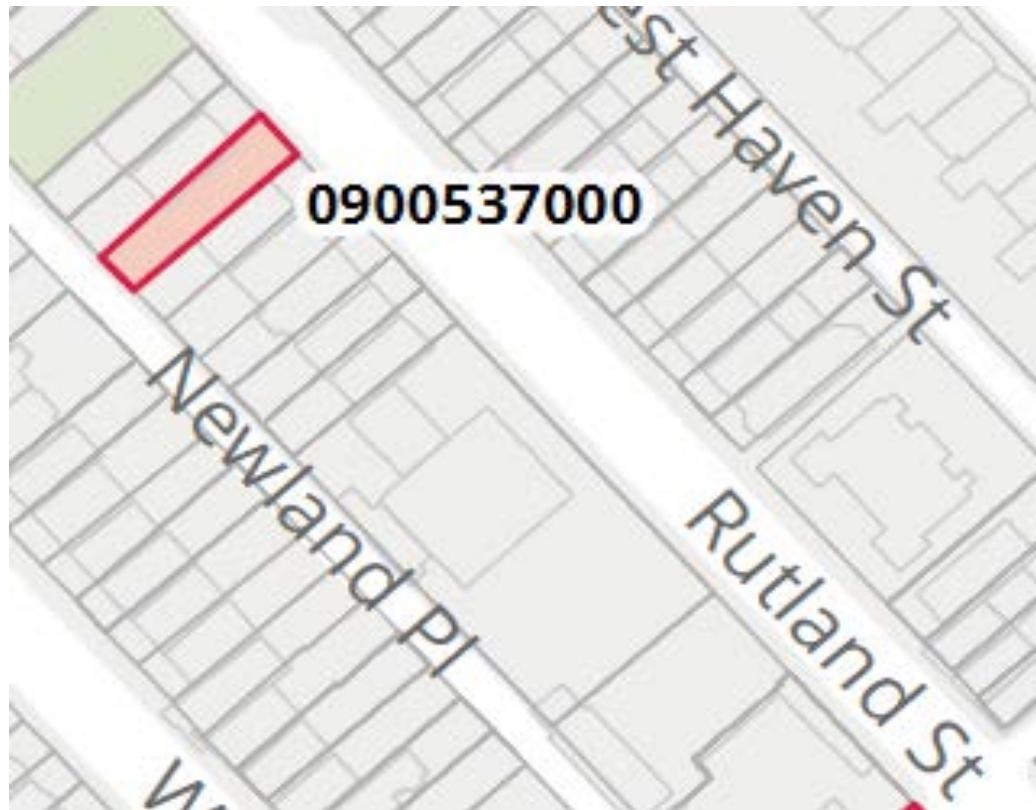


Albany 和 Hampden St.

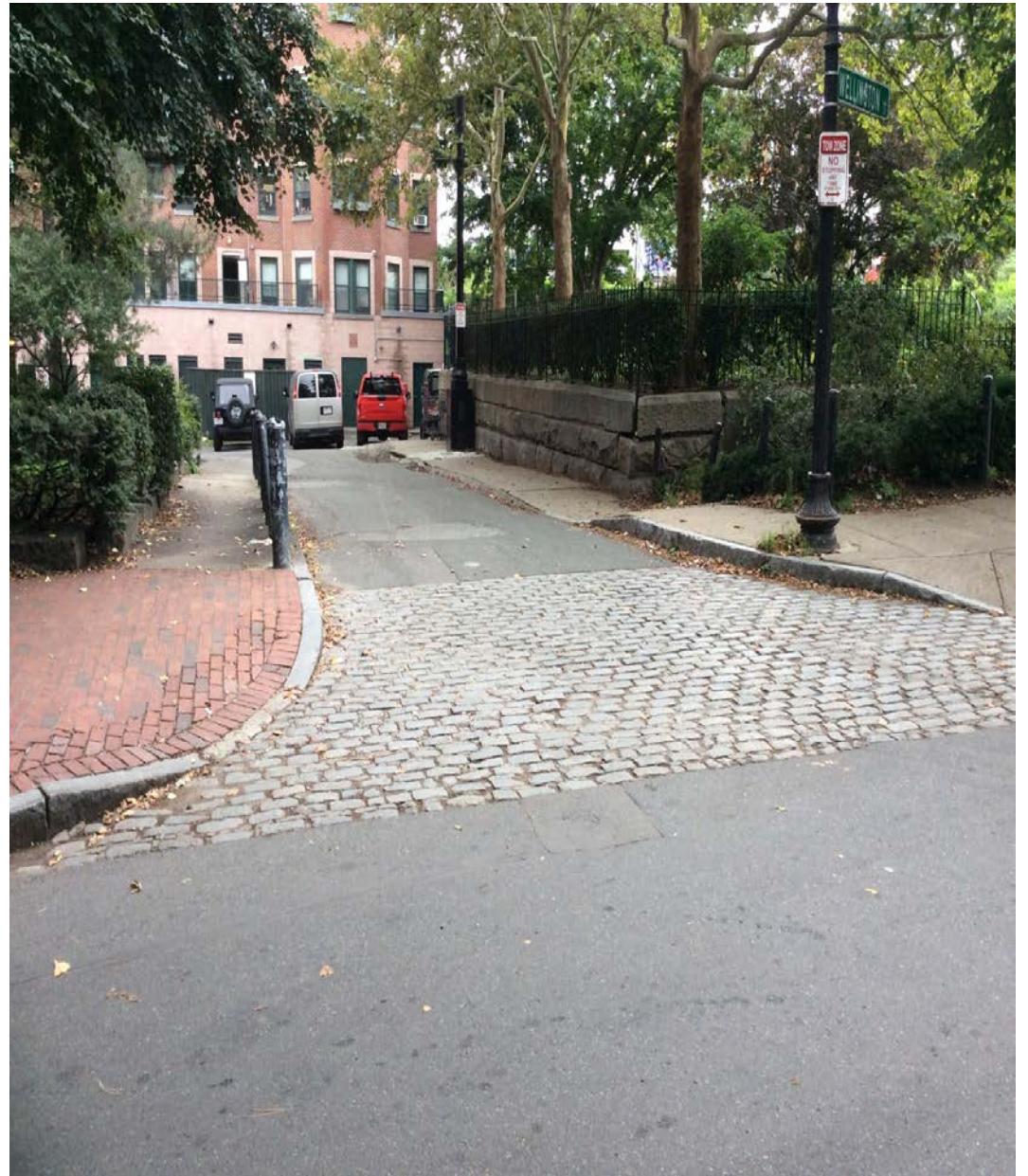
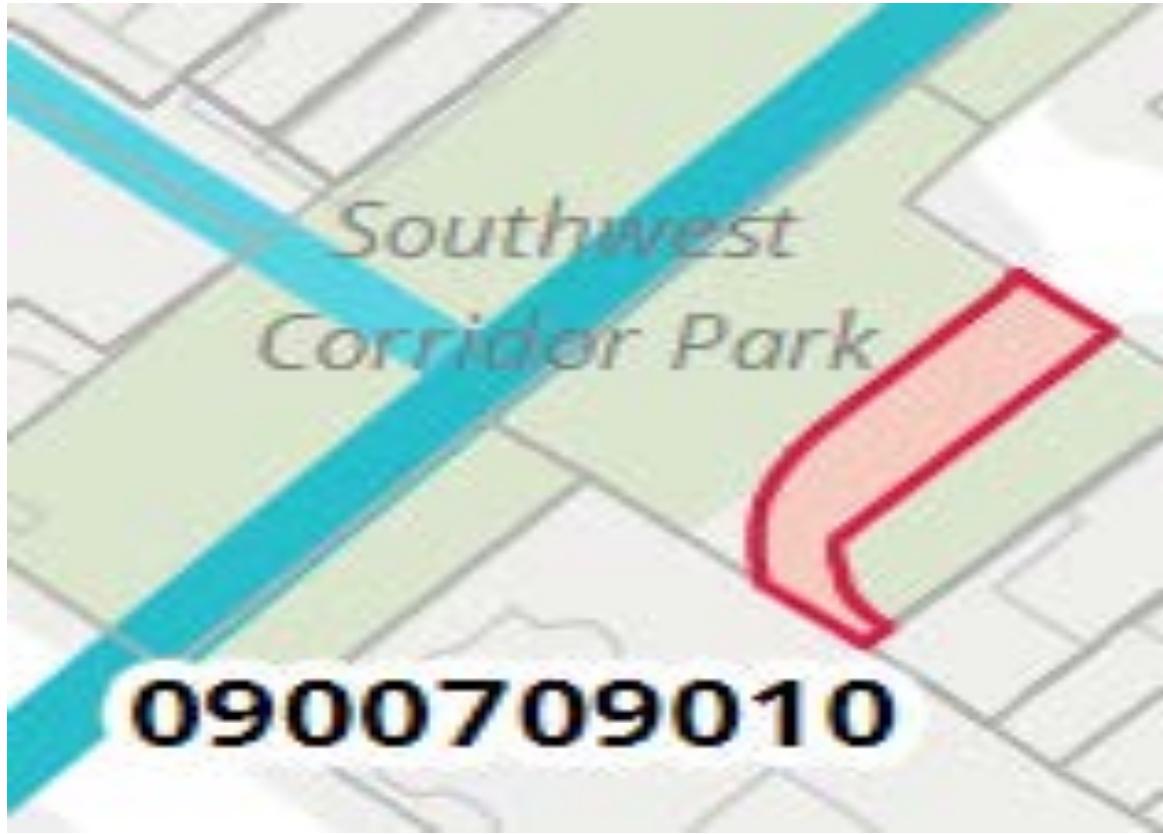


boston planning &
development agency

68 Rutland St.
地块 RR-16



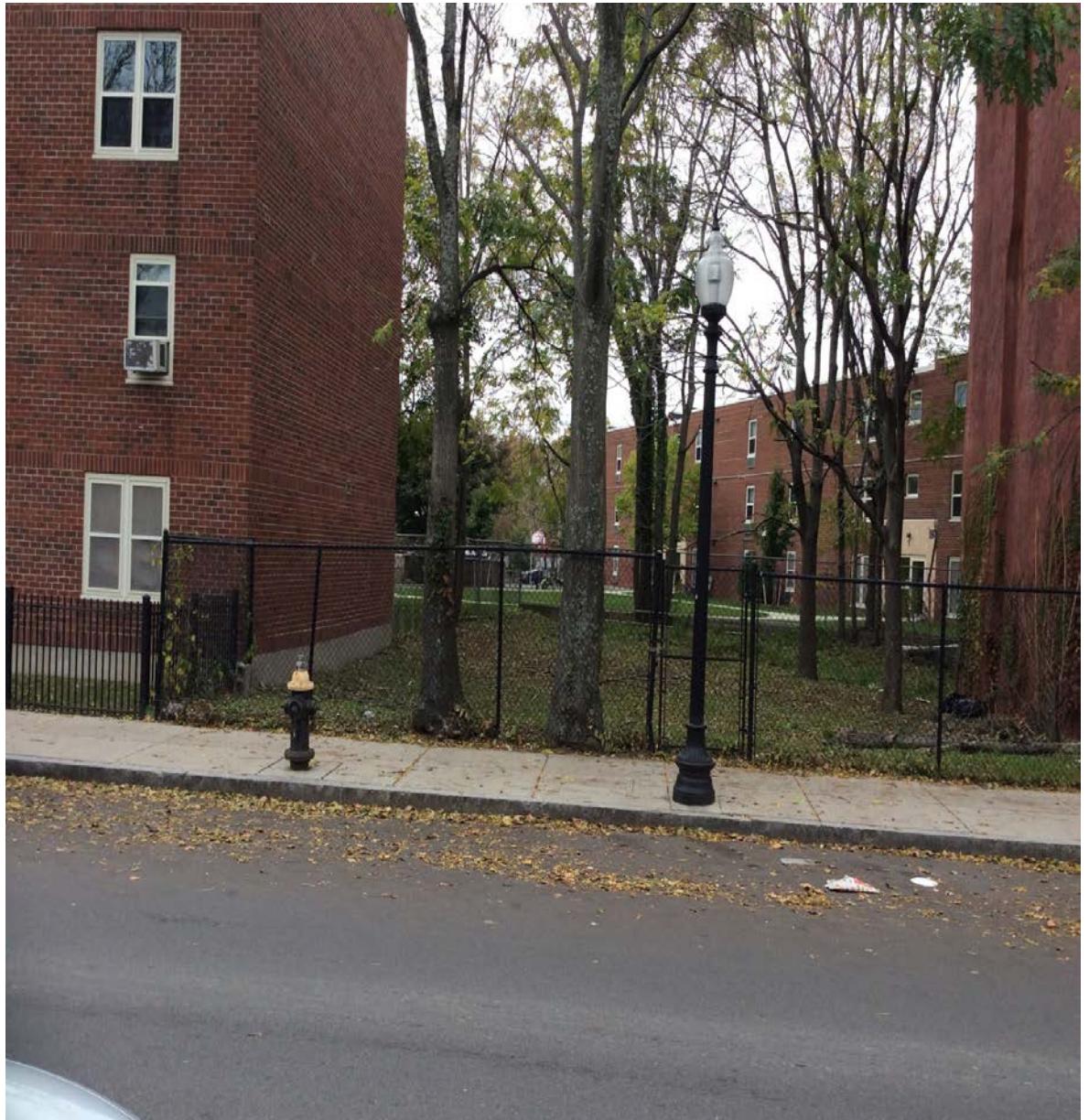
32 Wellington St.



Washington St.



36 Hammond St.



06

我们为什么需要 改造城市？



boston planning &
development agency



城市改造工具

1. 现场组合

通过商定取用房产来实施特定的公共和私人开发项目。

未经房主同意，不得再取用该房产。

2. 产权清理

取用房产来清理产权

3. 纵向中断

取用公共道路上方的城市空间权，以便维护和鼓励在城市上呈现多种建筑类型和设计。

分区控制

1. 土地使用控制

专门针对每个城市改造安排地块的使用、FAR、停车和设计限制。

2. 城市改造覆盖区域（D 区域）

城市改造地区内的特殊划定区。

住房经济适用性限制

对于城市改造区内的房产可以施加经济适用性限制。

城市改造工具和使用这些工具的区域必须定期更新。在波士顿，波士顿市议会和马萨诸塞州住房与社区开发部必须对它们进行更新：

- 上次更新是在 2016 年 8 月
- 下次更新会在 2022 年 4 月



BPDA 拥有的房产



计划

- 土地使用和建筑物要求
- 设计审核
- LDA 限制

TABLE OF LAND USE AND BUILDING REQUIREMENTS							
Land Use Site Designation	Permitted Uses	Building Requirements				Vehicular Access	Arcades or ground-floor setbacks
		Maximum Building Height (in feet)	Maximum Floor Area Ratio	Minimum Parking Spaces			
A-1	General Business	60	3	-	-	-	-
A-2	Residential	300	8	3 for each 4 dwelling units	-	-	-
A-3 ^{2/}	General Office General Business	125	8	600 ^{1/}	Not from Atlantic Avenue	10' in depth along India & Milk Streets and East frontages	
A-4	General Office General Business Transient Housing Institutional	125	6	- 3/	-	10' in depth along frontages facing on to the water slip between Central and Long Wharves	
A-5	General Office ^{3/}	50	5	- 1/	-	10' in depth along Eastern frontage	
A-6 ^{2/}	General Office	250	10	- 1/	Not from Atlantic Avenue	10' in depth along Northern & Southern, Eastern frontages	
A-7	General Office General Business Transient Housing Institutional	150	5	- 3/	-	10' in depth along Southern frontage	
A-8	Public Open Space	-	-	-	-	-	-

1/No open parking permitted.
 2/No building setback permitted along Atlantic Avenue frontage.
 3/If transient housing is developed, 3 enclosed parking spaces shall be provided for each 4 guest rooms.
 In addition, up to 15 open parking spaces may be provided upon a demonstration of need.
 4/In the event this parcel is not disposed of to the New England Telephone & Telegraph Company for an addition to its existing building, the use shall be public open space.

07

后续步骤：研讨会



boston planning &
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城市改造计划边界



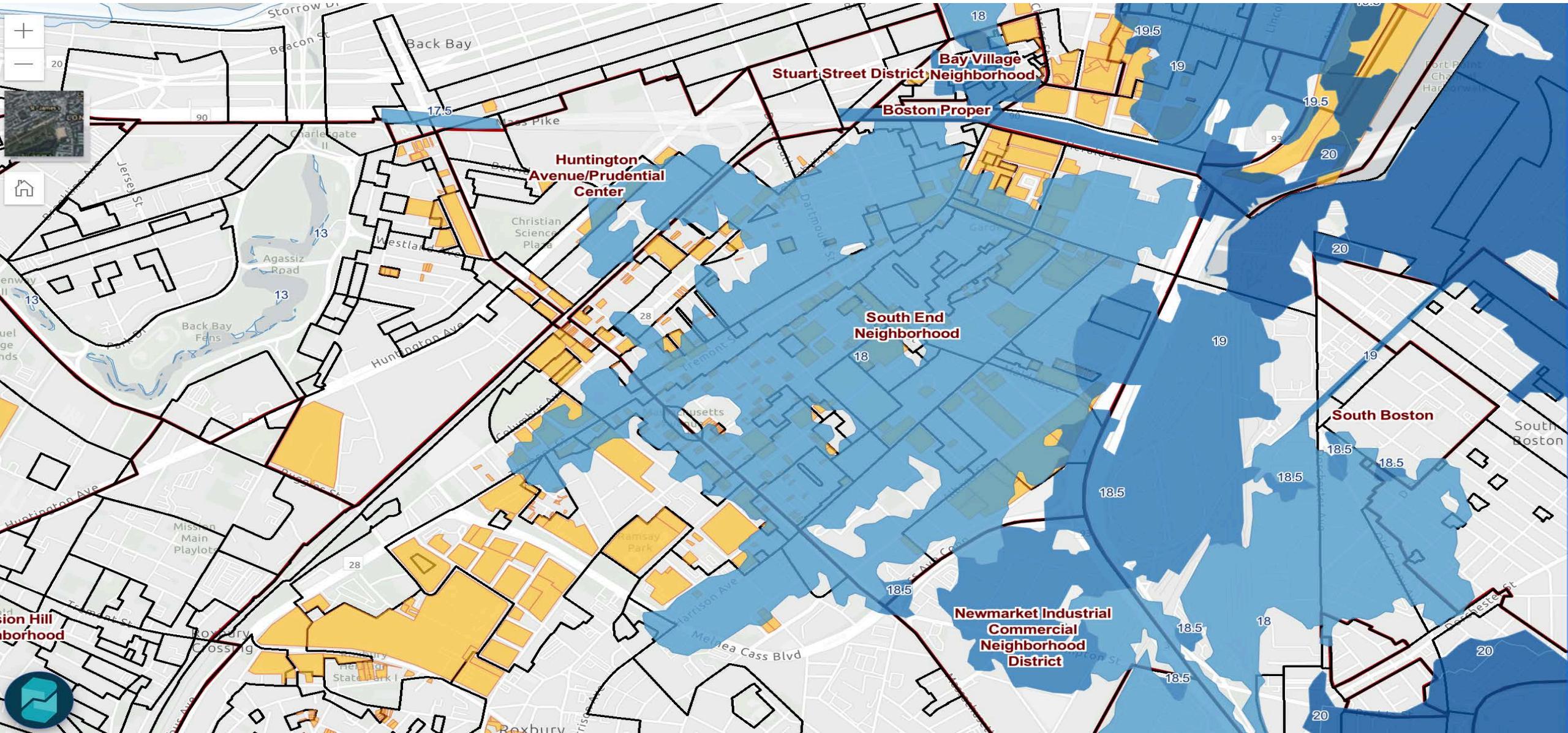
boston planning &
development agency

新目标

波士顿 2030 年展望



气候适应能力



最后说明：

“21世纪的美国，一些城市繁荣，而另一些城市却在挣扎。但是日益恶化的基础设施、经济不平等和负担不起的住房是所有城市都面临的挑战。市政当局没有足够的工具来解决这些总量，许多城市不得不依靠私营市场来为公众谋福利”。

- Lizabeth Cohen，“挽救美国城市”的作者

其他信息

80-112 Camden Street

地块 22



82–90
Dartmouth Street

PB-3A



boston planning &
development agency

82-90 Dartmouth St.

PB-3A



PB-12A



4-6 Braddock Pk.
Methuen Manor Corp

RC-3a



725-735 Harrison Avenue

R-10



1-4 St. George Street

R-11C



