



Urban Renewal South End

October 8th, 2020



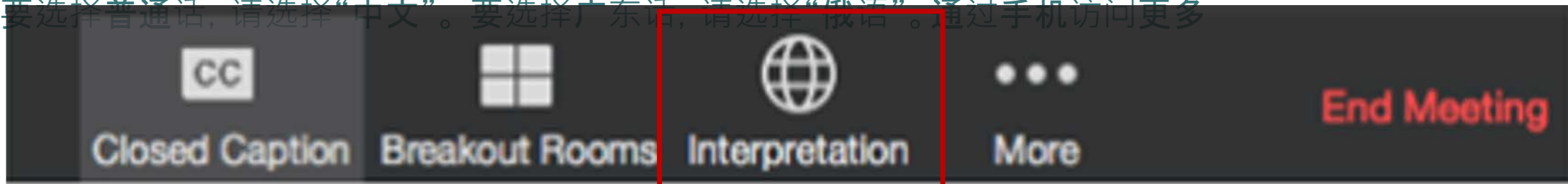
Language Interpretation Services

Simultaneous Spanish, Cantonese and Mandarin interpretation service is being provided for this meeting.

To switch to the appropriate audio channel, please select "interpretation" located at the bottom of your screen. For the Spanish audio channel, please select "Spanish". To select Mandarin, please select the "Chinese". To select Cantonese please select "French".

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"

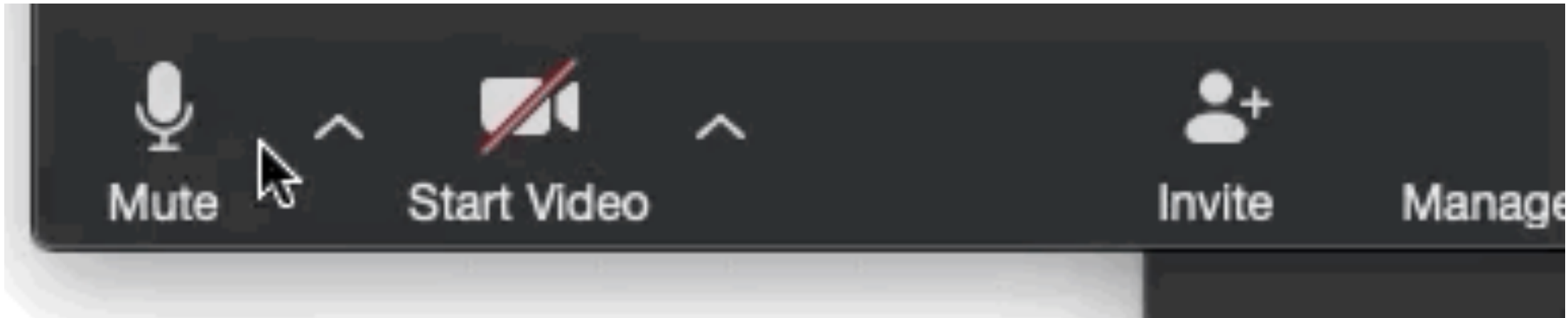
要选择普通话，请选择“中文”。要选择广东话，请选择“俄语”。通过手机访问更多



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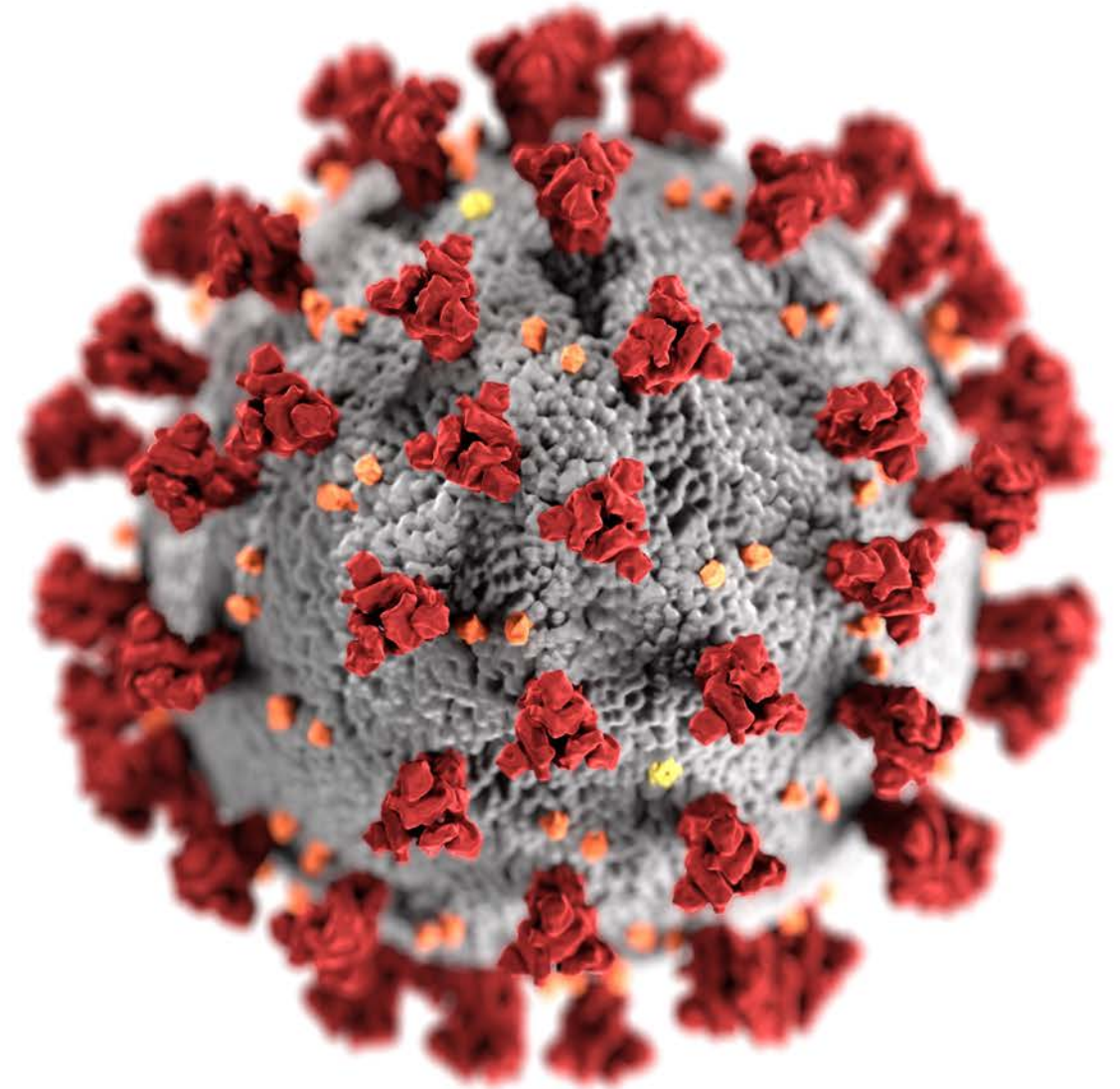
Meeting Recording

The BPDA will be recording this meeting and posting it on BPDA's webpage for those who are unable to attend the Zoom meeting live. Please note, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please ensure that your microphone and camera are off.



BPDA's Covid-19 Response

- The BPDA paused the public review process for all development projects and planning initiatives in March as a result of the Covid-19 public health crisis.
- The BPDA resumed public meetings virtually for projects and planning on a pilot-basis at the end of June, using the Zoom platform.
- For more information on the BPDA's Covid-19 Response, please visit the following link:
<https://bit.ly/BPDACovid-19>



Meeting Format

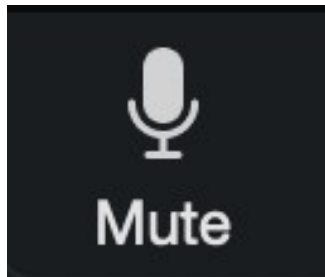
- During the BPDA's presentation, all microphones will be muted.
 1. Raise your hand and we will take your questions orally in the order that hands were raised once the presentation is complete.

[Powerpoint](#)

<http://www.bostonplans.org/planning/urban-renewal/overview>

Zoom Tips

Here are some tips on using Zoom for first-time users. **Your controls should be available at the bottom of the screen.** Clicking on these symbols activates different features:



Mute/unmute

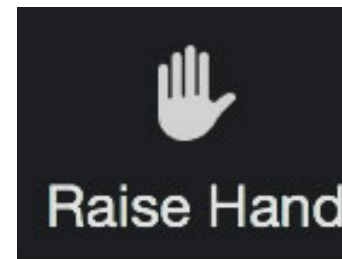
you will remain muted until a host gives you access

*If you dialed in from your phone, dial *6 to mute/unmute yourself*



Turn video on/off

your video will remain off until a host gives you access



Raise Hand

ask for audio/video permission at the end of presentation

*If you dialed in from your phone, dial *9 to raise your hand*

Virtual Meeting Etiquette

- Please be respectful of one another.
- Participants will be muted during the presentation to avoid background noise.
- We ask that participants limit their questions and comments to two minutes so that all may participate in the discussion.
- During Q & A session, please wait until all attendees have had the opportunity to ask a question before asking a second question/comment.

Panelists

- Chris Breen - Urban Renewal Manager
- Raul Duverge - Project Manager
- Alexa Pinard – Senior Architect
Urban Designer
- Charlotte Ong – South End Planner
- Arreen Andrew – Community
Engagement Manager
- Martin Serrano – Legal Assistant
- Joe Christo – Senior Coastal
Resilience Waterfront Planner
- Elected Officials/Reporters



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. Urban Renewal Importance
7. Next Steps



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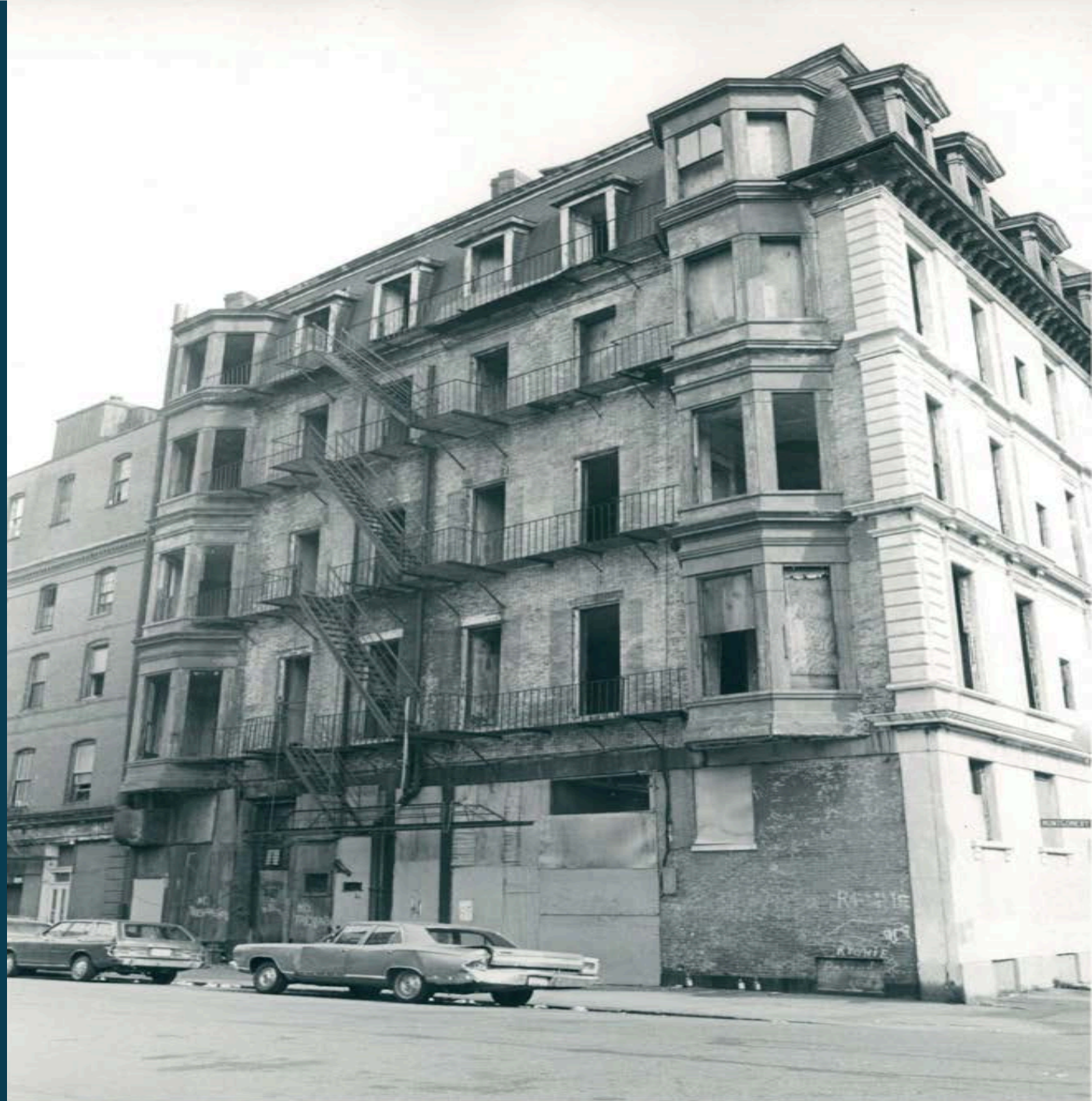


01

Introduction



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Who am I?

Christopher Breen, *Urban Renewal Manager*

Under direction of the Deputy Chief of Staff, 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.



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My Background



PRECINCT I FAMILIES TO BE ACQUIRED	
Address	# Families in Structure
14-14A Chelsea St.	2
Albert M. Benedict (ao) 14 Chelsea St., Chas.	
Mr. Michael Condor (t) 54	
Mr. Julius Damico (t) 46	
18 Chelsea St.	2
Mr. Samuel Burstein (ao) 20 Main St., Malden	
Mr. John Murphy, Jr. (t) 67	
20-20A Chelsea St.	1
Rosie Ispicca (ao)	
Mr. Walter Wanders (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	
Mrs. Ruth Glonis (t)	
Mr. Archie L. Moors (t) 47	
Mr. Joseph Solnick (t) 56	
7 Homestead Place	4
Mr. Frank Zintz (ao)	
Mrs. Ruth Beaton (t) 45	
Mr. Douglas Hanson (t) 29	
Mr. Edward J. Mac Kenzie (t) 23	

My Background



My Background



How Urban Renewal Affected My Life



Urban Renewal Extension Process



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BOSTON CITY COUNCIL

www.cityofboston.gov/citycouncil

city.council@cityofboston.gov

One City Hall Square ♦ 5th Floor ♦ Boston, MA 02201 ♦ Phone: (617) 635-3040 ♦ Fax: (617) 635-4203

Director Brian Golden
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

May 3, 2016

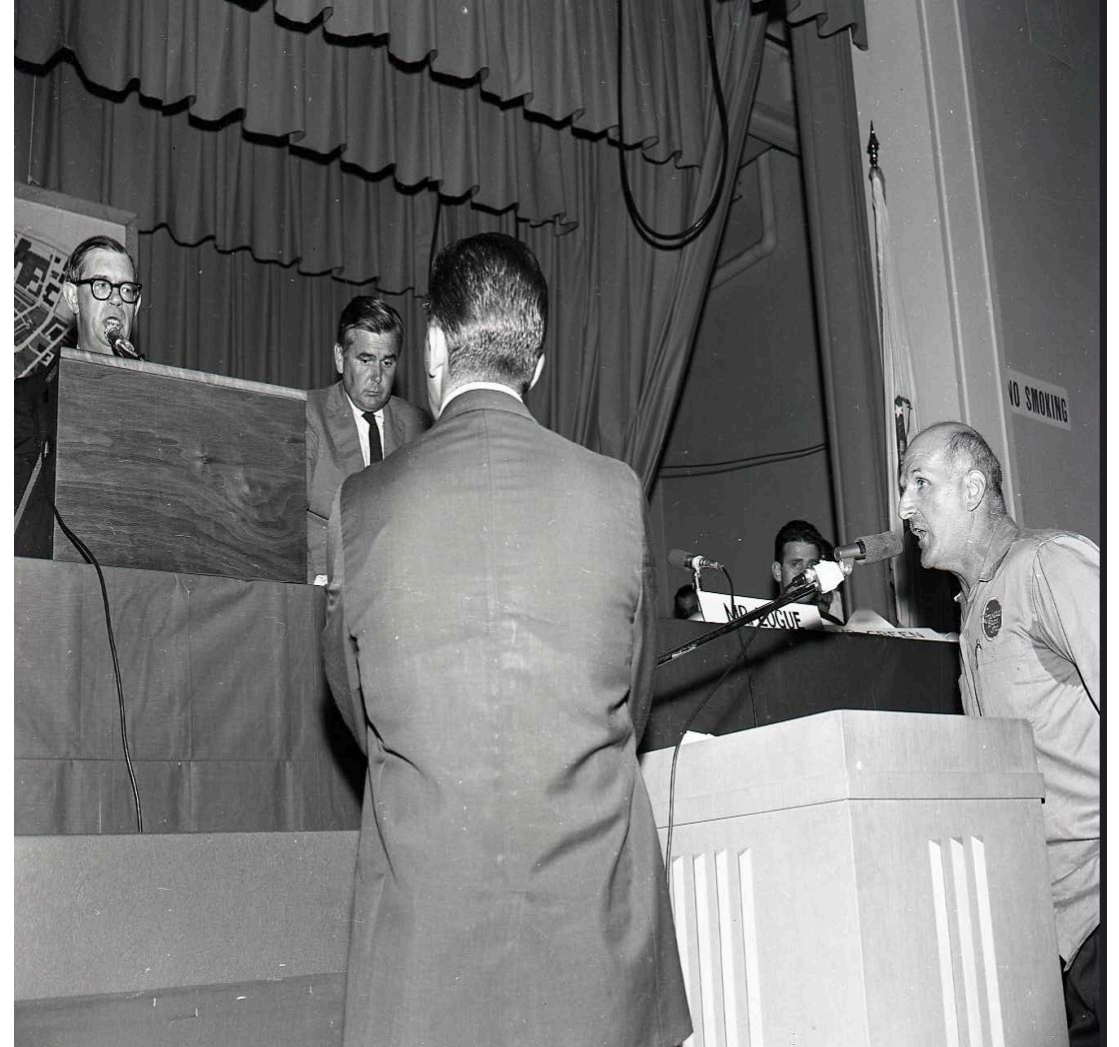
Dear Director Golden,

Thank you for the series of productive meetings that the Boston Redevelopment Authority (BRA) has had with the City Council throughout the Urban Renewal extension process. We very much appreciate your willingness to work more closely with us and to be more transparent with the Council and with the residents of Boston.

Per our agreement of March 23, 2016, the City Council approved a six-year extension to fourteen Urban Renewal Zones, with a number of provisos and procedural changes going forward. One such proviso was the BRA's agreement to appear at a review hearing twice per year to report on progress and planned urban renewal activities. In order to help prepare for a productive

Civic Engagement Goals – Initial Meeting

- Touch on the historical rationale for Urban Renewal.
- Explain the importance of Urban Renewal Tools to the Agency.
- Show the land use protections in the Urban Renewal Plan.
- Ask the community for input on changes to the plan. (.i.e. boundaries)
- Ask the community for input on other changes to the Urban Renewal Plan.



Urban Renewal Community Engagement - Group 1

**Brunswick –
King**

Park Plaza

Kittredge

North Station

**CBD School
Franklin**

**CBD Boylston
Essex**

Urban Renewal Community Engagement - Group 2

**Government
Center**

**Campus High
School**

South Station

South Cove

Fenway

**Downtown
Waterfront
Faneuil Hall**

Urban Renewal Community Engagement - Group 3

Charlestown

South End

**Washington
Park**

West End

02

Urban Renewal Background



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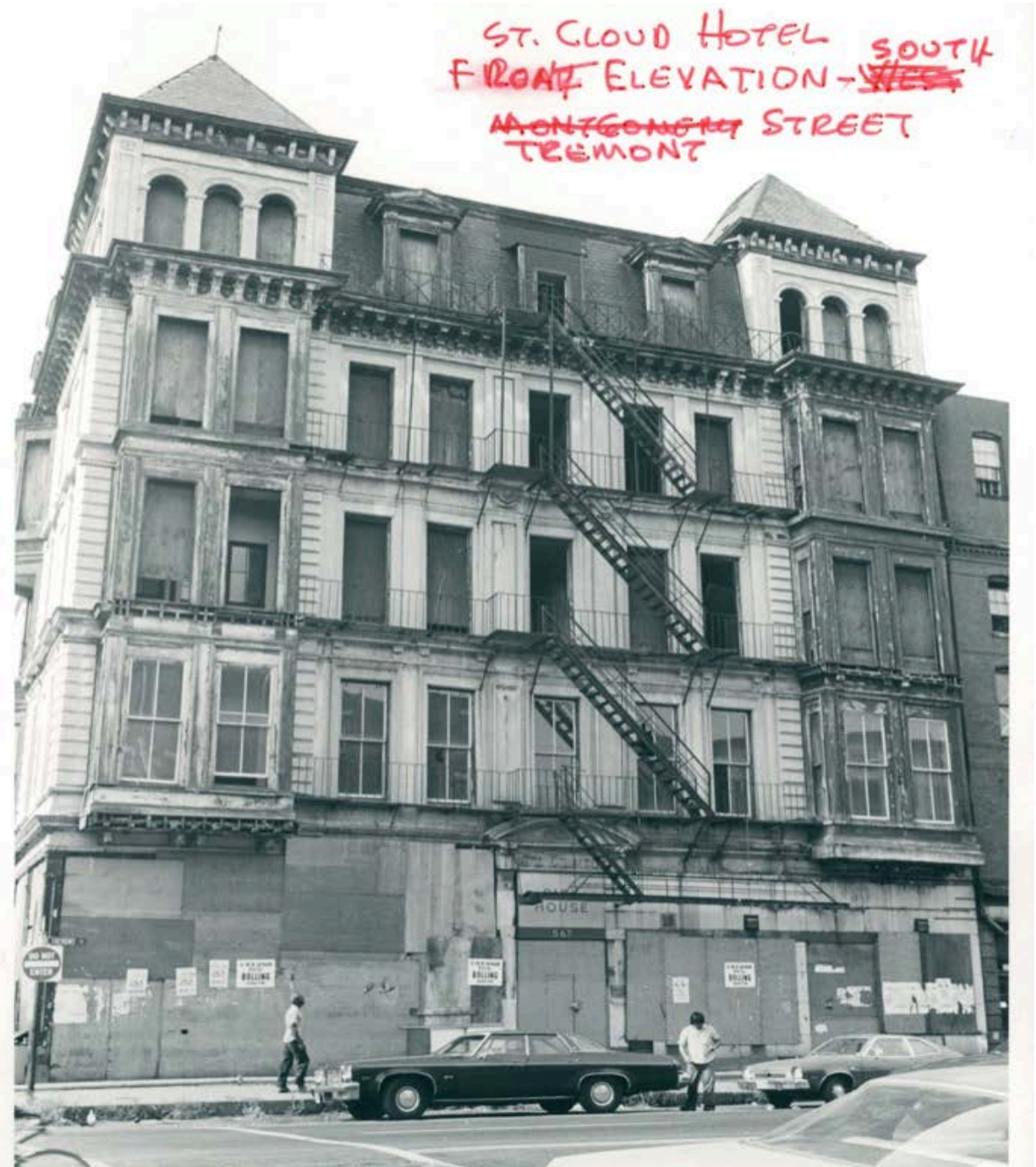


1937-1949

Setting the Stage: Pre-Urban Renewal



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Nationally – US Cities

- Housing Act of 1937 - (i.e. Housing Authorities)
- In post-world war America, Immigrants arrive from a destabilized Europe in great numbers as industrialization slows. Also African Americans go north from the Deep South.
- US Financial Institutions are engaging in 'Redlining' practices creating a lack of home ownership and investment in many urban communities.
- By 1949, cities begin bleeding white middle-class residents into the suburbs 'white-flight'.
- Rise of the automobile and growth of US highway system sends investments into the suburbs



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Locally - Boston

- Boston Irish Immigrants dominate city politics.
- Brahmin Elites control the State House, reduce aid to Boston and deprive the city of home rule.
- Mayor Curley lowers taxes in neighborhoods and increases the tax rate downtown for businesses (to the highest rate amongst major cities).
- No money for city services in the neighborhoods and no jobs downtown (combat zone).
- Moody's downgraded Boston's bond rating from A to Baa which is near Junk Level and on the brink of bankruptcy.



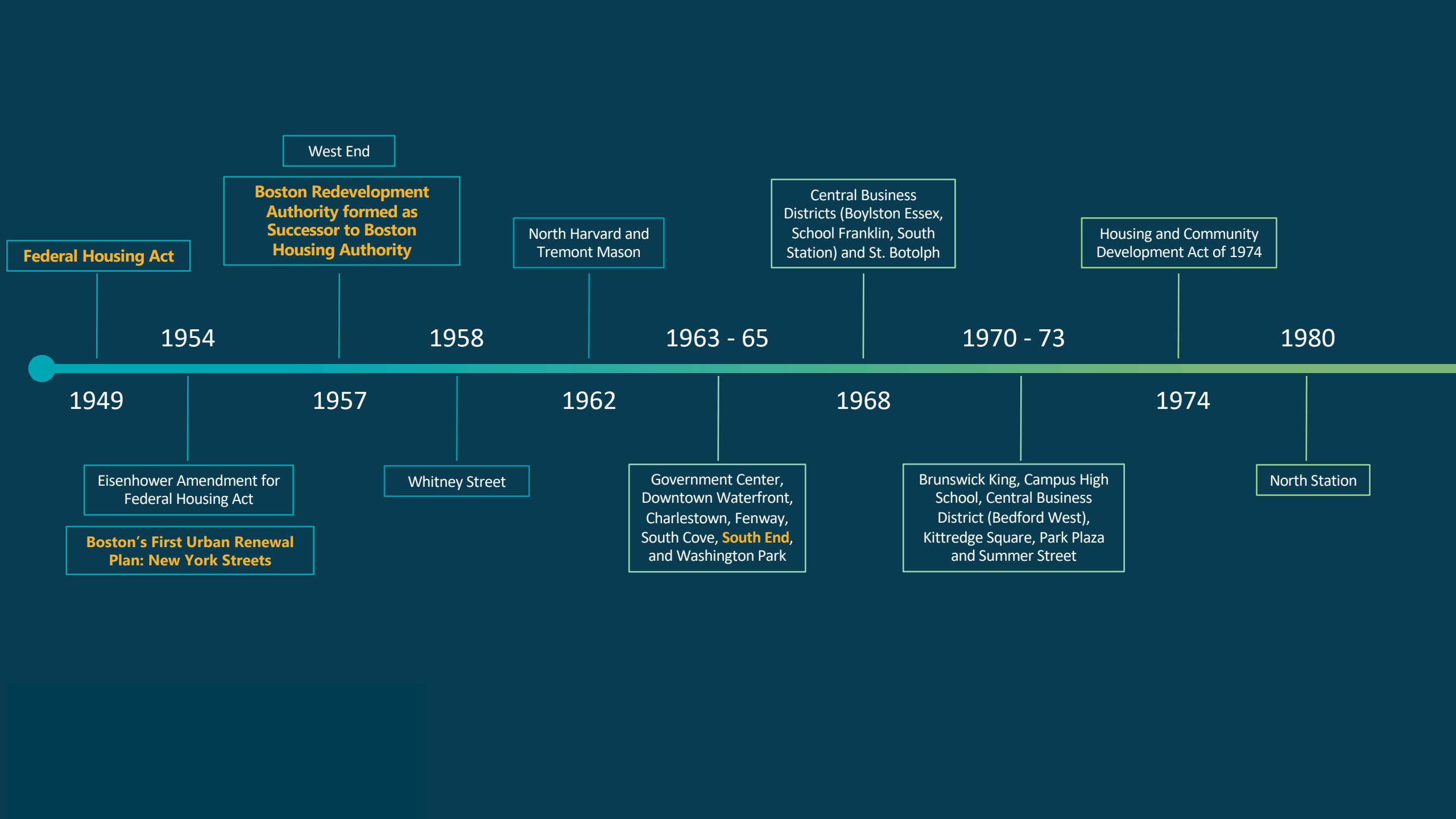
1949-2020

Urban Renewal Timeline



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Federal Housing Act

Boston Redevelopment Authority formed as Successor to Boston Housing Authority

West End

North Harvard and Tremont Mason

Central Business Districts (Boylston Essex, School Franklin, South Station) and St. Botolph

Housing and Community Development Act of 1974

North Station

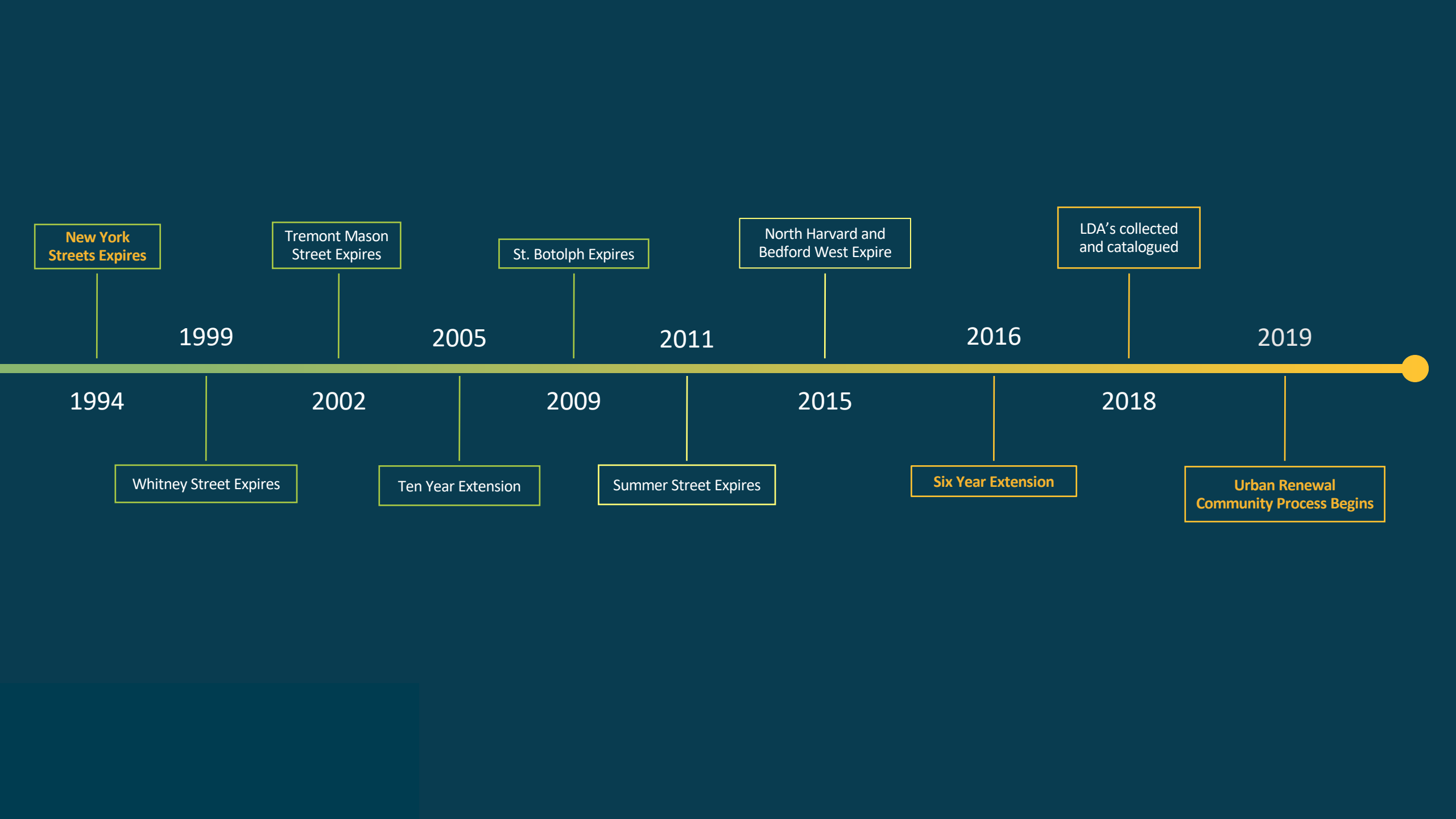
Eisenhower Amendment for Federal Housing Act

Boston's First Urban Renewal Plan: New York Streets

Whitney Street

Government Center, Downtown Waterfront, Charlestown, Fenway, South Cove, South End, and Washington Park

Brunswick King, Campus High School, Central Business District (Bedford West), Kittredge Square, Park Plaza and Summer Street



New York
Streets Expires

Tremont Mason
Street Expires

St. Botolph Expires

North Harvard and
Bedford West Expire

LDA's collected
and catalogued

1999

2005

2011

2016

2019

1994

2002

2009

2015

2018

Whitney Street Expires

Ten Year Extension

Summer Street Expires

Six Year Extension

Urban Renewal
Community Process Begins

1949

American Housing Act:

Origin of Urban Renewal



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- The Federal Government began to invest great sums of money to redevelop cities that were rapidly declining after World War II. (UR)
- Early Urban Renewal efforts attempted to tackle widespread blight by often using tools to assemble land for infrastructure and public facilities to attract jobs and upper middle-class residents back to cities.



**“Five million people
are still living in slums
and firetraps. Three
million families share
their home with**



– President Truman

1950's Boston



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**“Boston is like an apple
with a shiny skin, rotten at
the core”**

- Robert Ryan, *Pioneer of the Industrial Park Concept* 1950

1950's - Boston

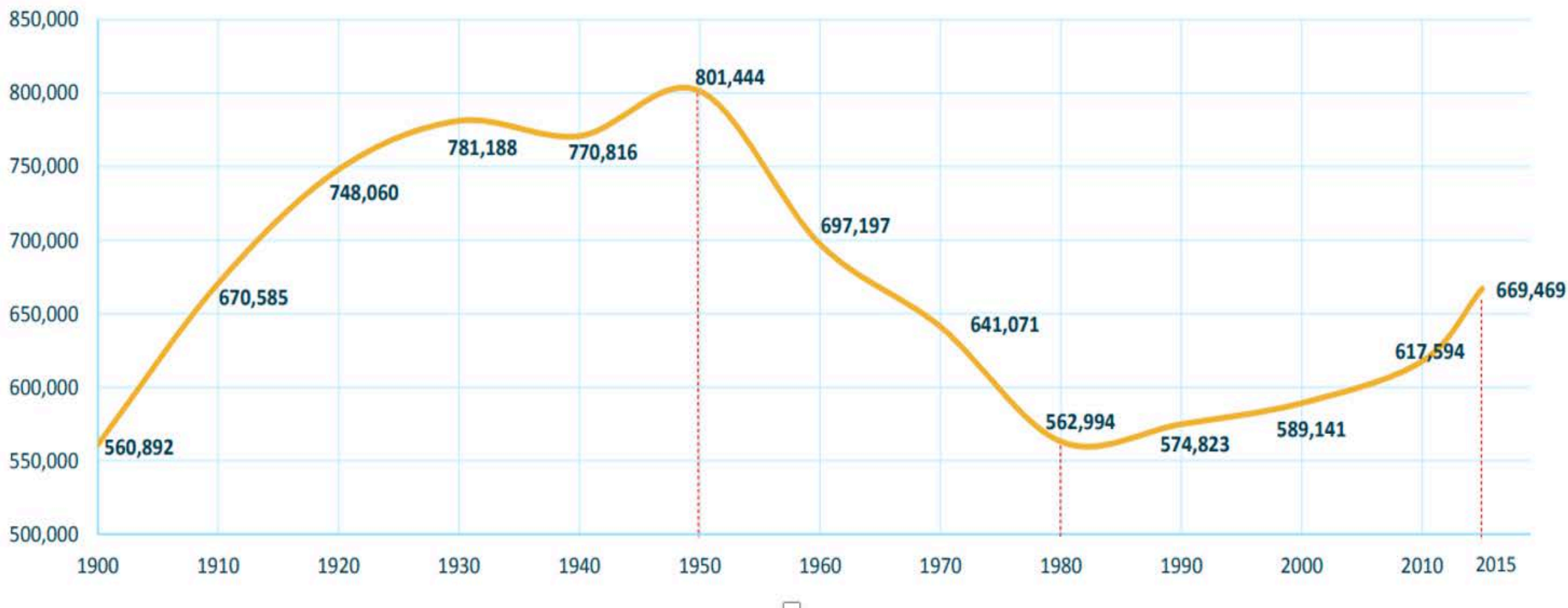
- From 1950-60 Boston lost 13% of its population (over 100k in 10 years and 250k in 30 years.)
- Loss of 48k jobs in manufacturing & 14k downtown finance jobs. Contributing to an 8% drop in city-wide employment.
- Greater Boston jobs increased by 22%.
- Boston has the lower median family income of the nations 7 largest cities.



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Boston's Population (1900 – 2015)



1954

New York Streets

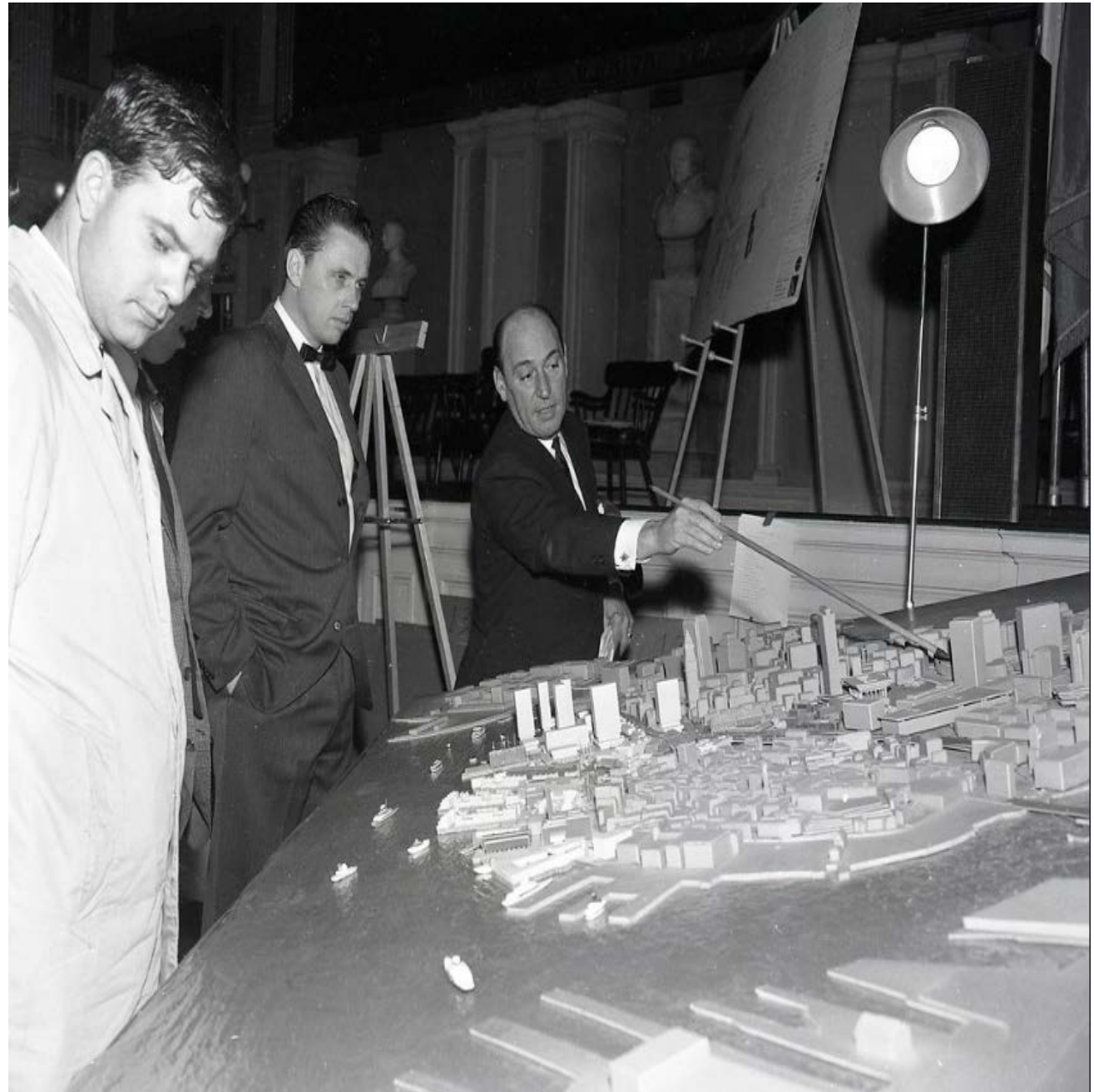


1957

Boston Redevelopment Authority



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- West End
- Whitney Streets
- North Harvard



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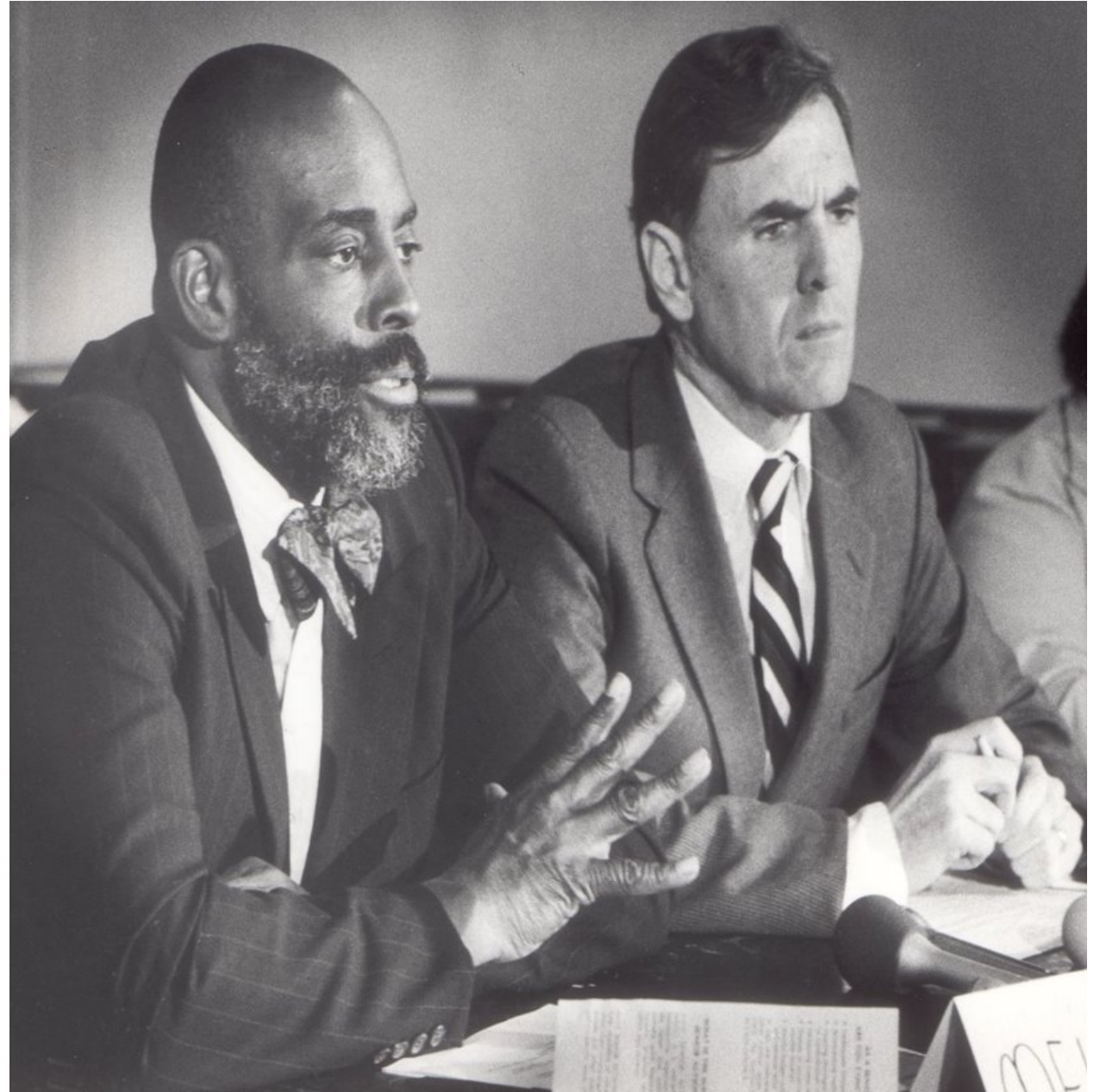


What was Learned?

- Emotional toll of displacement.
- Lack of voice for community.
- Focus on 1950's style high rises for upper middle class and attracting big business back to the city.



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1960-1970

Boston



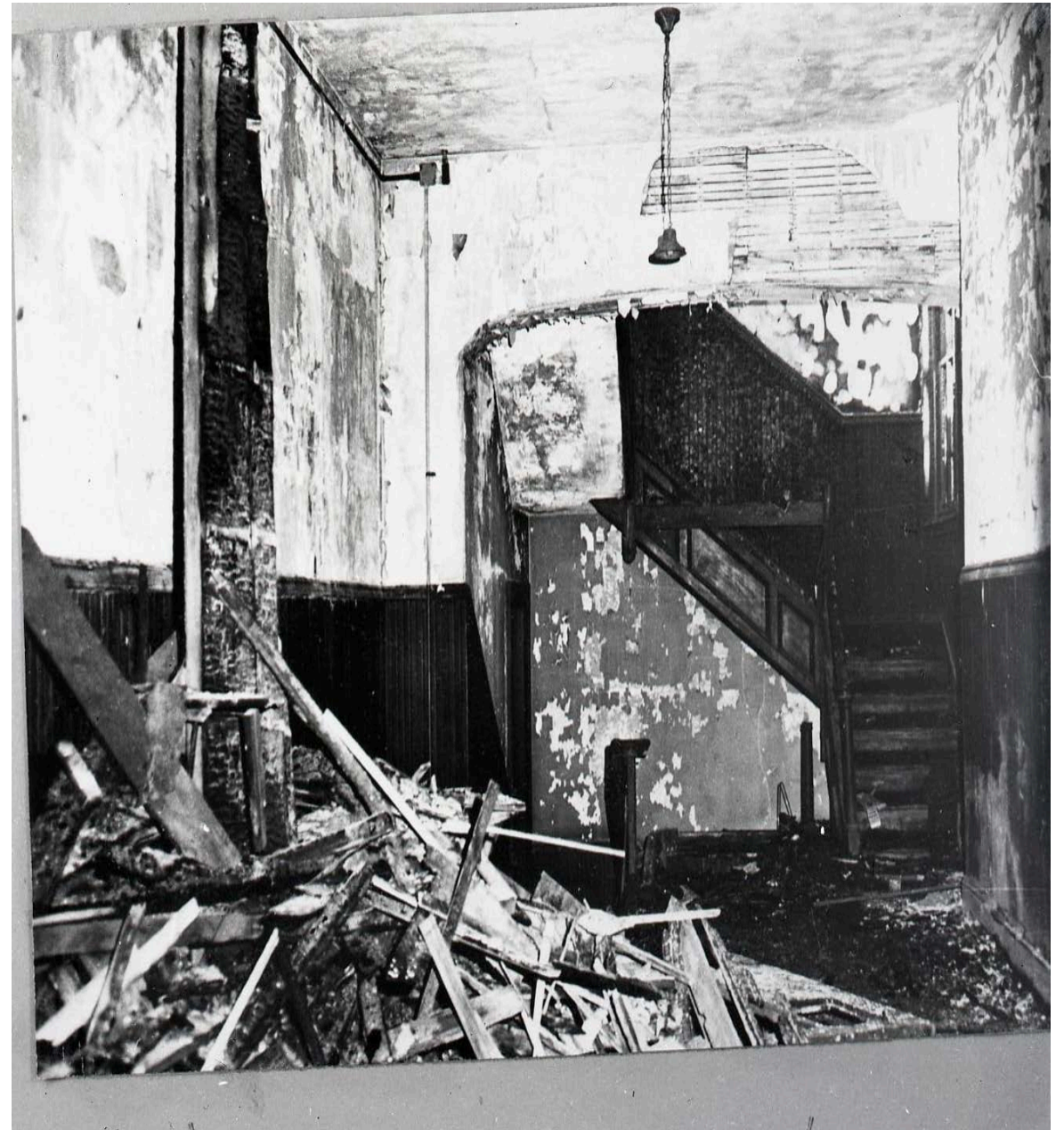
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**“Is Boston worth saving?
The streets are choked with
traffic, vast jungles
of blighted housing, faded
business districts...**

**Is it worth the effort to
change this?” (1960).**

– Christian Science Monitor Article



1961

Ed Logue: Takes the Reigns

Urban Renewal 2.0 Planning with People



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Ed Logue:

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





“I would like to say that we negotiate. It is now our policy to negotiate Urban Renewal Plans and develop it jointly with the people who live in the community. Where we did not do that before we all paid and paid dearly for it”

– Ed Logue, 1963

Further Reading...



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SAVING AMERICA'S CITIES

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

LIZABETH COHEN

1961-1965

South End



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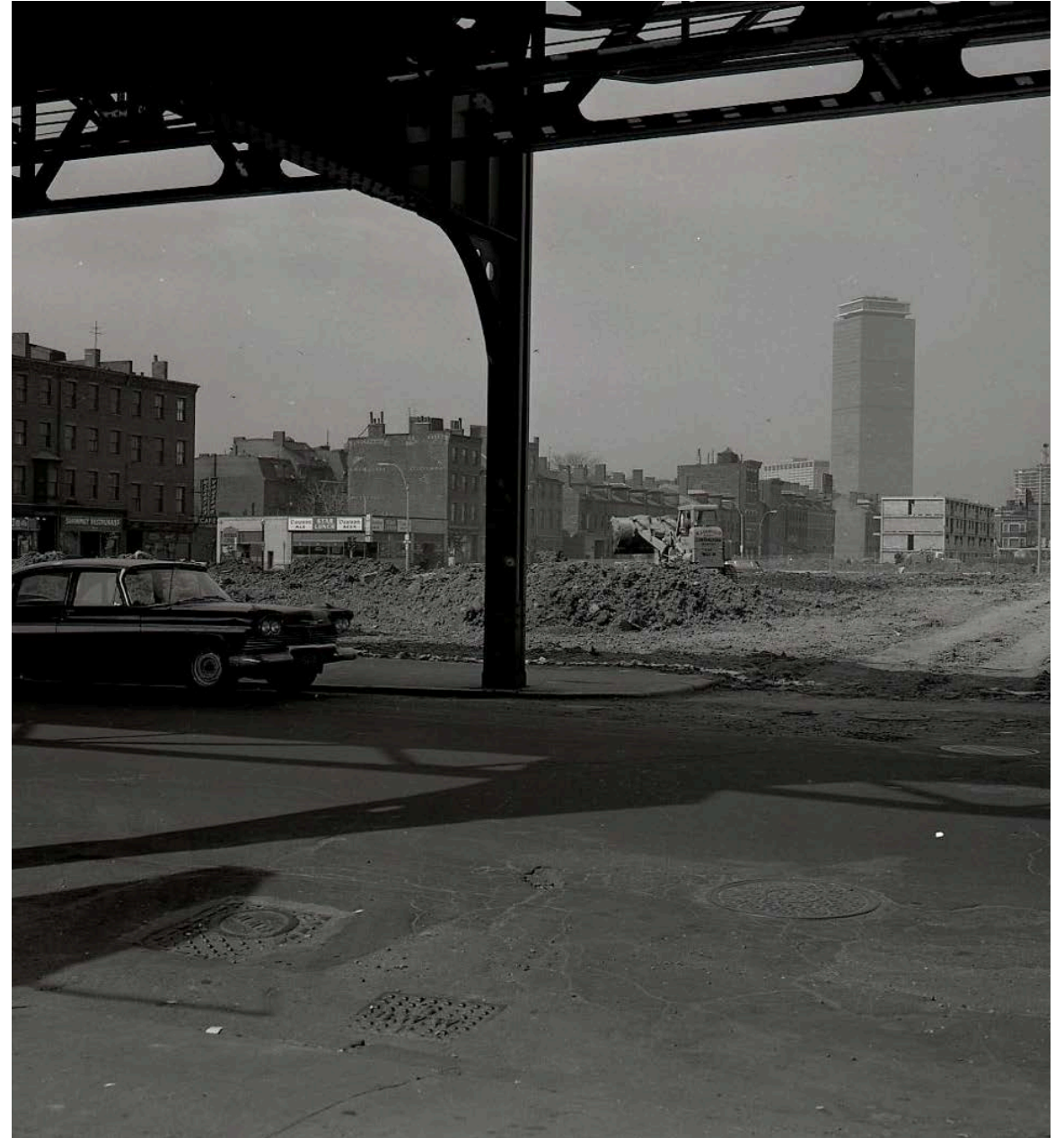


South End

- The population plummeted from 50k in 1950 to 31k in 1960 (21k by 1970).
- SE residents in 1960 were amongst the cities' lowest annual income average accounting for a third of Boston's welfare caseload.
- In 1960, almost 28% of the once grand homes were functioning as rooming houses.
- In 1960, 91% of the SE population were renters.
- In 1960, residents of the SE self identified as coming from 40 different ethnic groups with a 41% non-white population.



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South End: Urban Renewal

- A forty member South End Urban Renewal Committee is organized to structure consultation between the BRA and 16 neighborhood associations.
- Mel King fights for an elected SEURC and organizes CAUSE; a group that would go on to organized protests for Urban Renewal Tools to be used for an increased number of income restricted housing.



Community Mobilization

- SEURC – South End UR Committee
- CAUSE – Community Assembly for SE
- SEFCO – SE Federation of Com Org
- SEPAC – SE Project Action Committee
- SETC/TDC – SE Tenants Council
- ETC/IBA – Emergency Tenants Council
- CATA – Columbus Ave Tenants Council
- PEURC – Peoples Elected UR Committee
- SEDC - SE Development Corporation



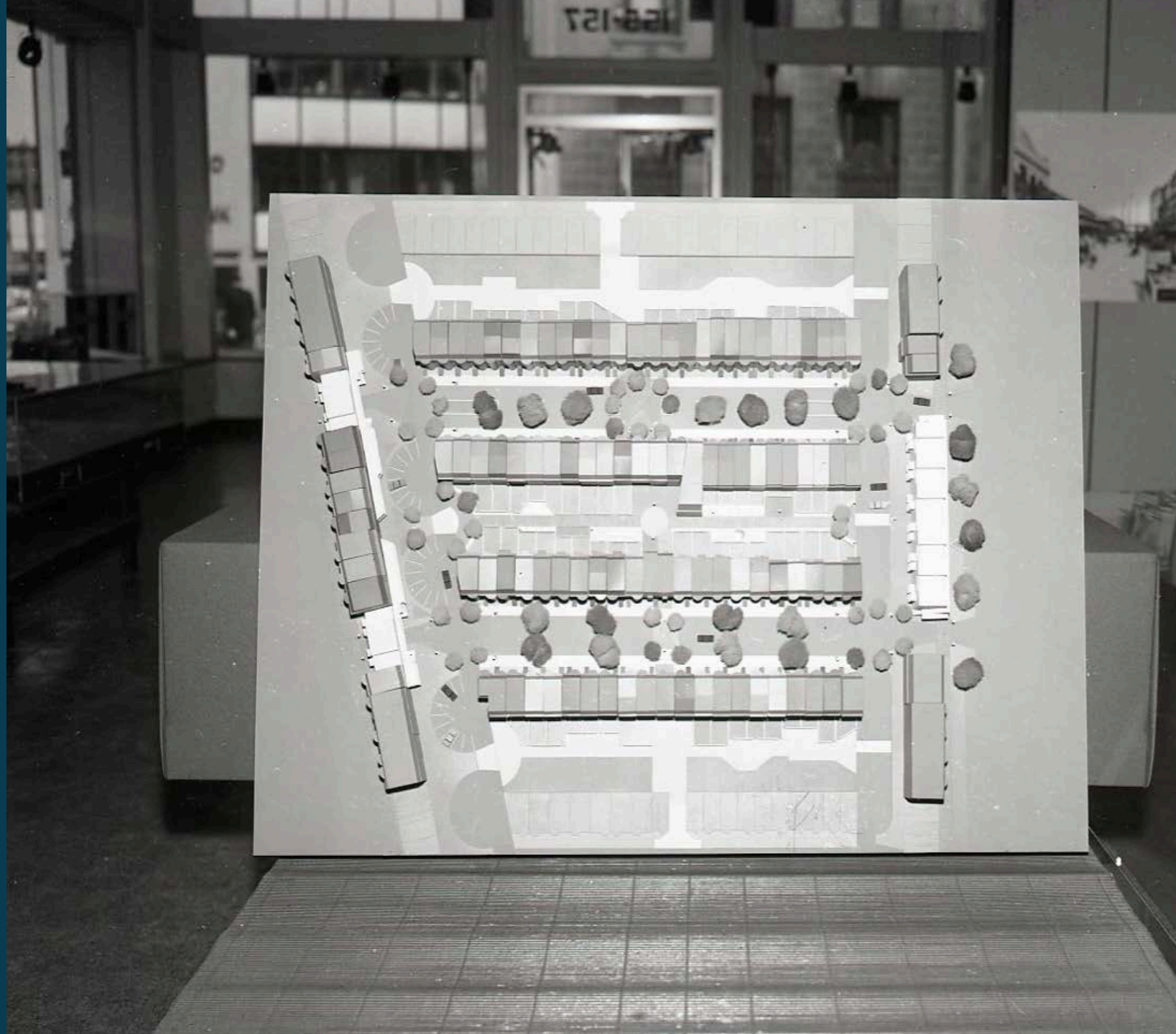
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Results of Community Engagement



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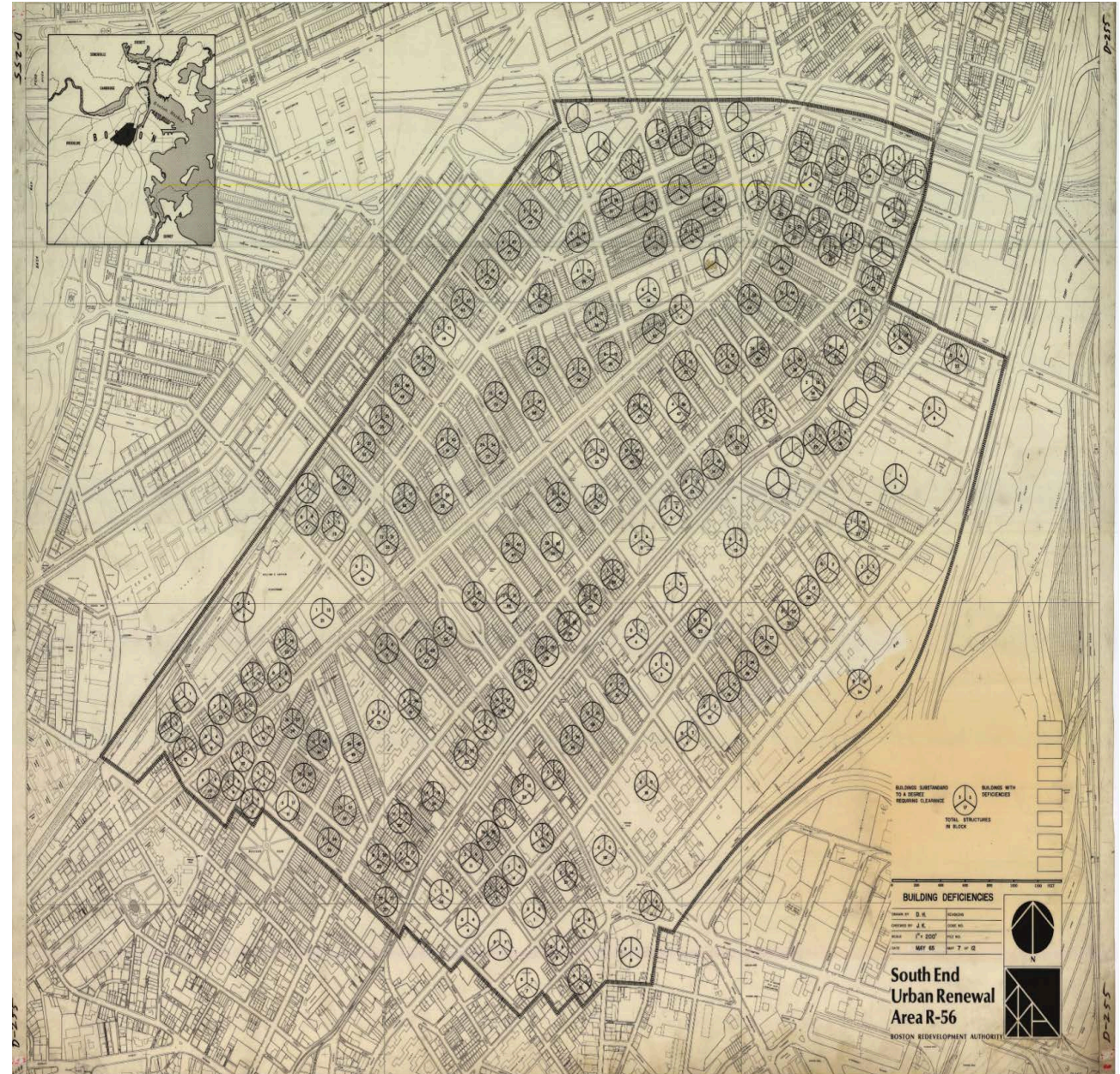
\$37 Million (\$320 million) Investment In the South End

- Rehabilitated Residential Buildings.
- New Public Facilities.
- New Affordable Multi-family, Rental and Elderly Housing.
- Street and Utility Improvements .
- Minimal Relocation.
- Fair Payment for Property.
- Families to be eligible for FHA Loans.



1965

South End Urban Renewal Plan is Approved



South End : Goals

- Reduce Blight and incompatible uses in residential areas.
- Improve the quality of housing with preserved or new housing.
- Provide an economically, socially, and racially diverse community.
- Provide new housing for elderly
- Preserve the street patterns, row houses, parks and squares

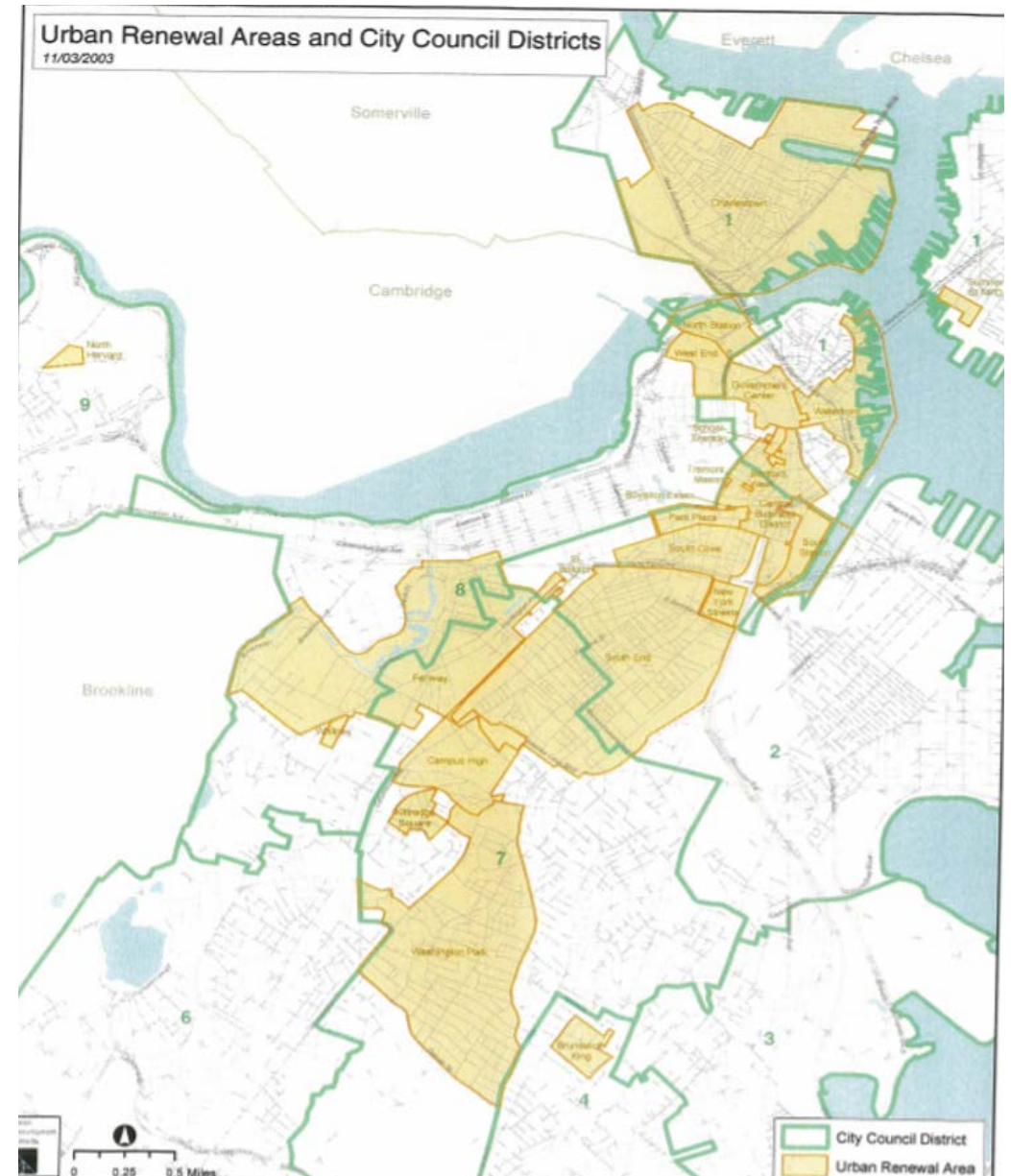


1965-1994

23 Urban Renewal Plans Exist in Boston



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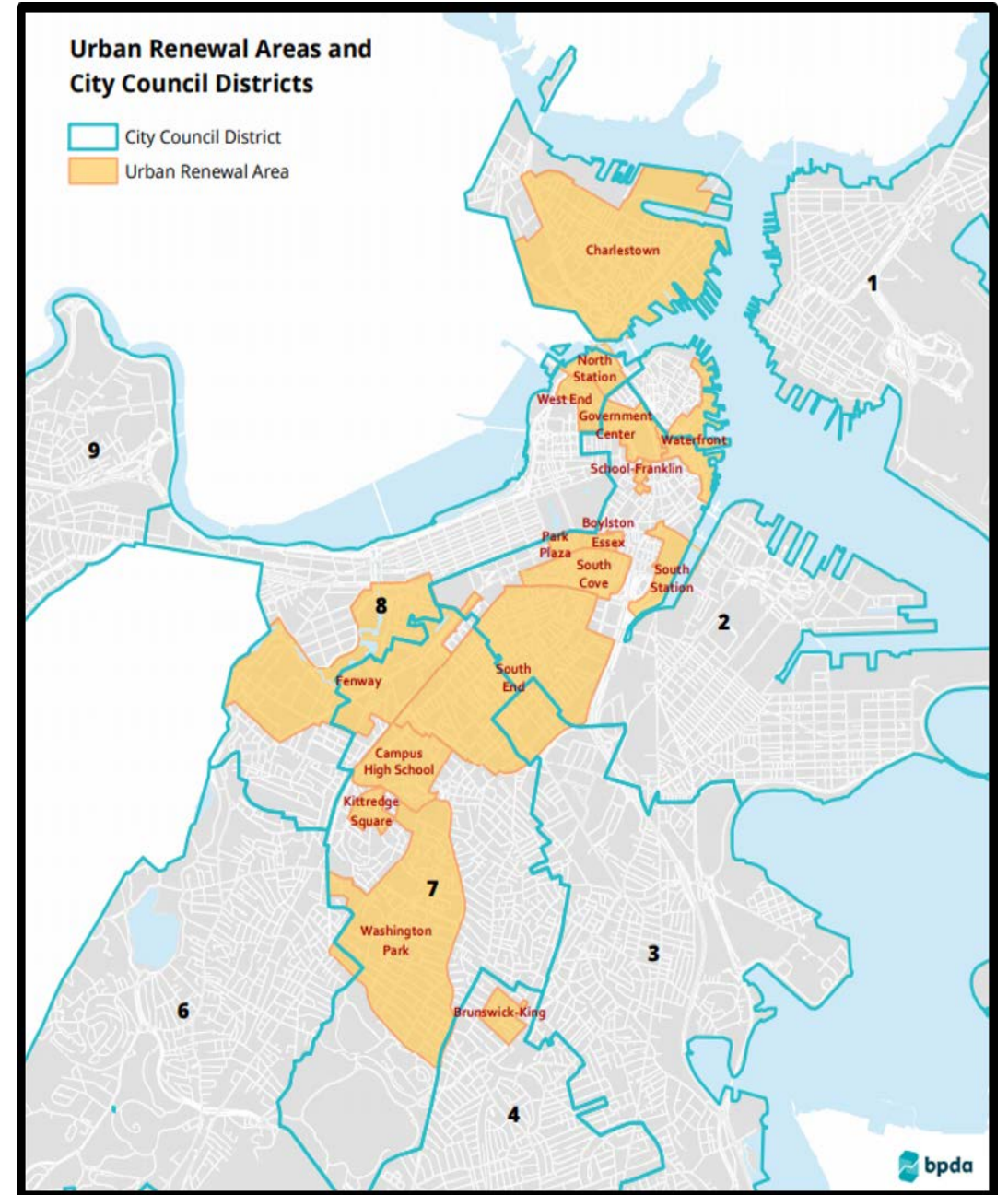
1994-2015

Urban Renewal Plans Sunset

- 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)



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2016

Urban Renewal Extension Process

14 of 16 Plans Extended 2016 -2022



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2019

Urban Renewal: Community Engagement



2020

How is Urban Renewal Used Today?



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South End

Parcel 57 & Parcel 59

February:

The BPDA used Urban Renewal tools to protect expiring affordable housing uses and to help create a new parcel whose building will also have 100% affordability.



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2020

Do other Cities still use Urban Renewal?



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Worcester: Polar Park

- **Location:** Downtown Worcester Urban Revitalization Area
- **Expected Completion Date:** April 2021
- The Polar Park project creates a ballpark for the incoming Triple-A minor league baseball team, Worcester Red Sox, along with an office building overlooking the ballpark with a marketplace on the ground floor, envisioned as "Worcester's Faneuil Hall"
- The project site was previously occupied by parking lots and vacant industrial and manufacturing buildings
- **Project Highlights:** The park will be capable of hosting year-round, affordable entertainment, connecting the historic "Canal District" in which the project is located to Downtown Worcester
- Part of the project is to improve surrounding infrastructure including Kelley Square, where seven streets currently converge into one intersection

Urban Renewal Tools

1. Site Assembly
2. Zoning Controls
 - *The project site was previously zoned Manufacturing-General 2.0, but has been rezoned to Business General-6.0. This change enables mixed-use developments*
3. Road Discontinuance



Rendering of Polar Park. Source: Beyer Blinder Belle.

NYC: Melrose Commons

- **Location:** Melrose Commons Urban Renewal Plan (located in the Bronx)
- **Completion Date:** September 2018
- 100% affordable residential building consisting of 58 studio apartments for chronically-homeless adults with serious mental illness, with a preference for veterans at or below 60% AMI
- Vacant, city-owned buildings were located at this property prior to redevelopment
- **Project Highlights:** Melrose Commons addresses the homeless crisis in NYC by providing a permanent foundation for rehabilitation and reintegration into the community

Urban Renewal Tools

1. Eminent Domain
2. Land-Use Controls
 - *The Urban Renewal Plan designates a specific land use to each site within the Urban Renewal Area*



Melrose Commons. Source: New York Housing Conference.

03

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 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

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 plans; 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-Easton 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. Kittredge Square Urban Renewal Plan
11. Park Plaza Urban Renewal Plan
12. South Cove Urban Renewal Plan
13. South End Urban Renewal Plan
14. Washington Park Urban Renewal Plan

In City Council March 23, 2016. Passed: YES 10, YES N (Jackson, Promey, Zakim)
Approved by the Mayor March 28, 2016.

Attest:

Maureen Tenney
City Clerk

BPDA Website: Urban Renewal



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Urban Renewal

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Overview



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

EVENTS

09
Mar

Washington Park
Potential
Housing Sites

News & Calendar for Community Meetings



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News & Calendar

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Urban Renewal Community Meeting: South End

Oct 08, 2020

6:00 PM - 8:00 PM

Contact Name:

Christopher Breen

Type:

Public Meeting

Contact Email Address:

Chris.Breen@Boston.gov

Location:

Virtual Meeting

Contact Phone:

617.918.4202

Description:

The Boston Planning & Development Agency (BPDA) invites the surrounding community to a discussion covering the history and key concepts of [Urban Renewal](#) and its associated tools, updates to the BPDA's progress regarding its Urban Renewal Action Plan; and to seek community feedback on potential changes to the future of Urban Renewal to include climate resiliency and protect equity in the South End Urban Renewal Plan.

Agenda

1. Introduction
2. Urban Renewal Background
3. Urban Renewal Action Plan

Related

Planning Initiative(s)

[Urban Renewal](#)

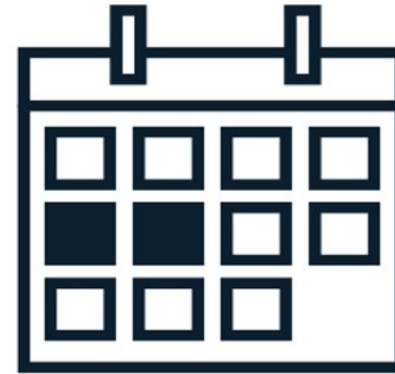
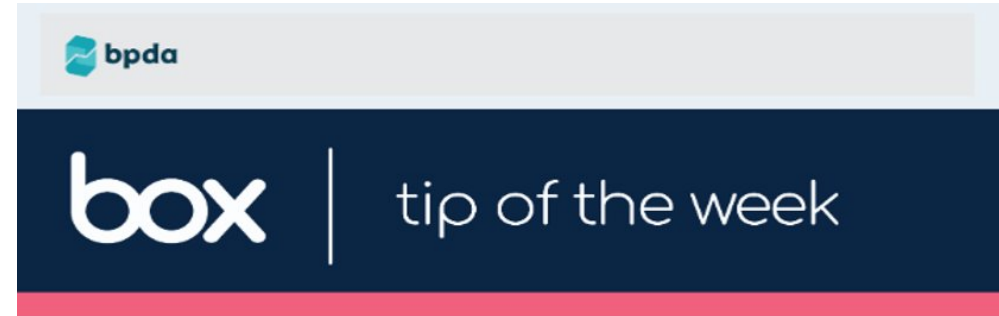
Neighborhoods

[South End](#)



Updated Records Management System

The BPDA recently switched to Box, a cloud content management and file sharing service.



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.

New Procedures

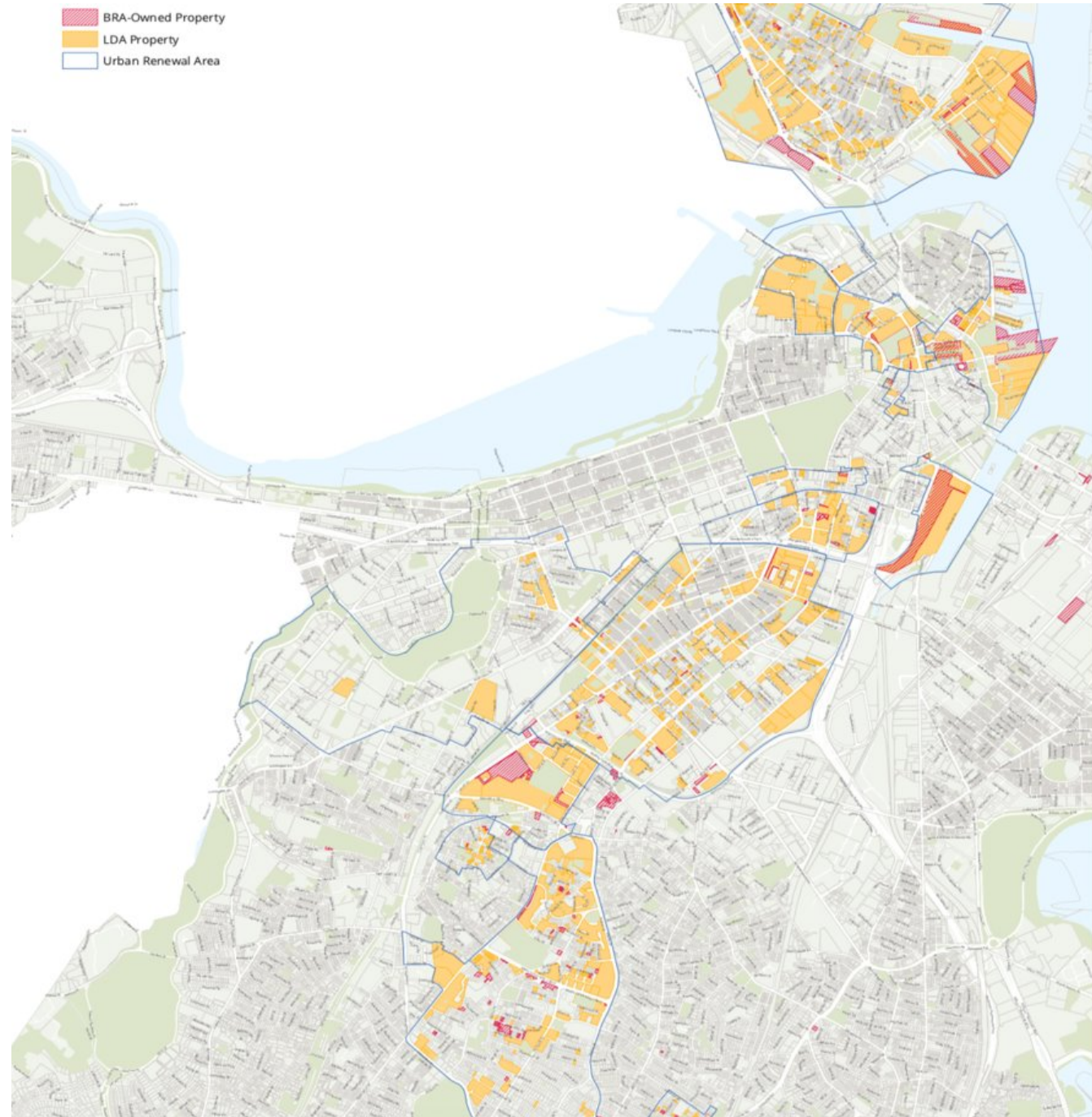
Minor Modification 30 Day
Notice to MA State - DHCD
& Boston City Council



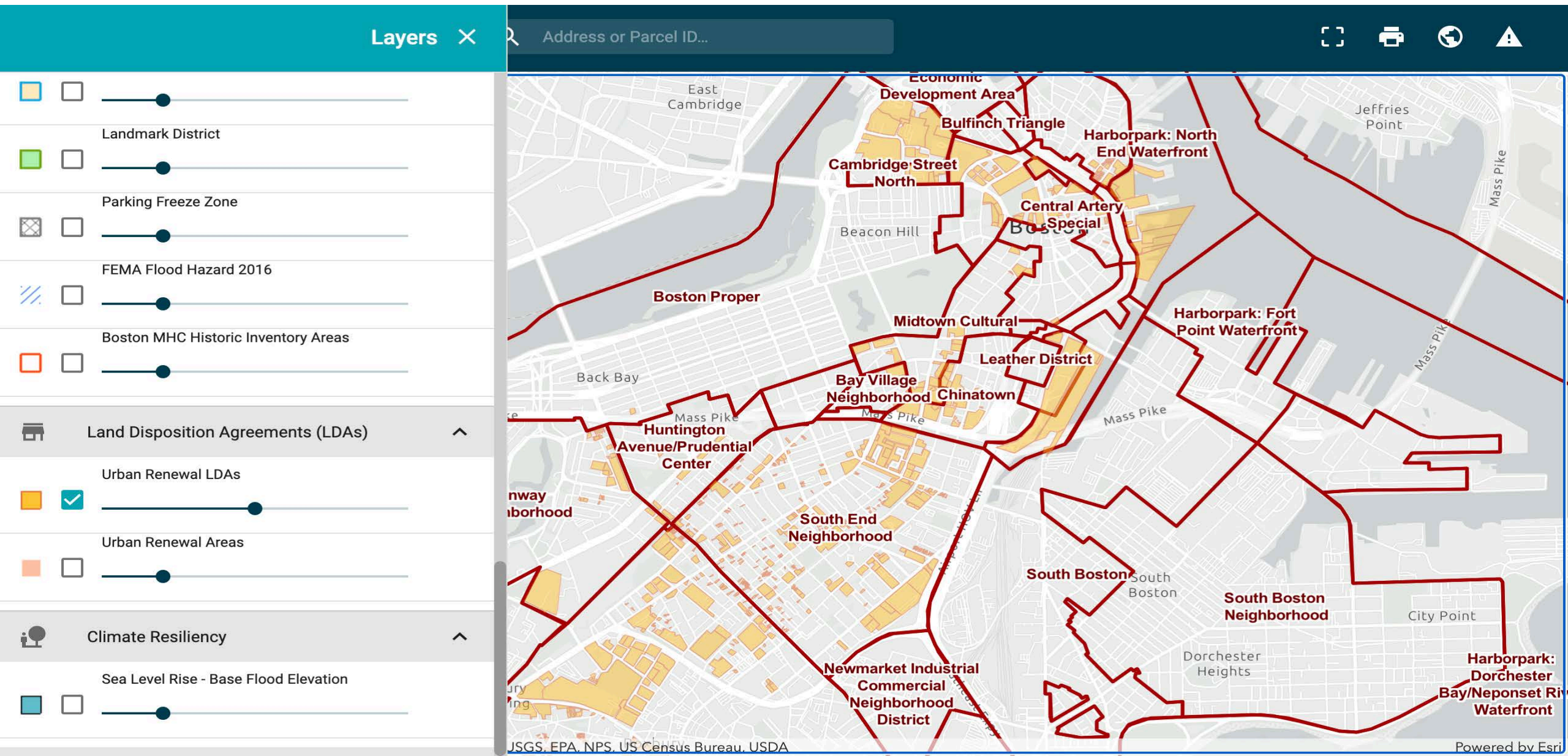
BPDA Land Disposition Agreement & BPDA Owned Property Inventory



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Urban Renewal on the Zoning Viewer



04

Land Disposition Agreement Inventory



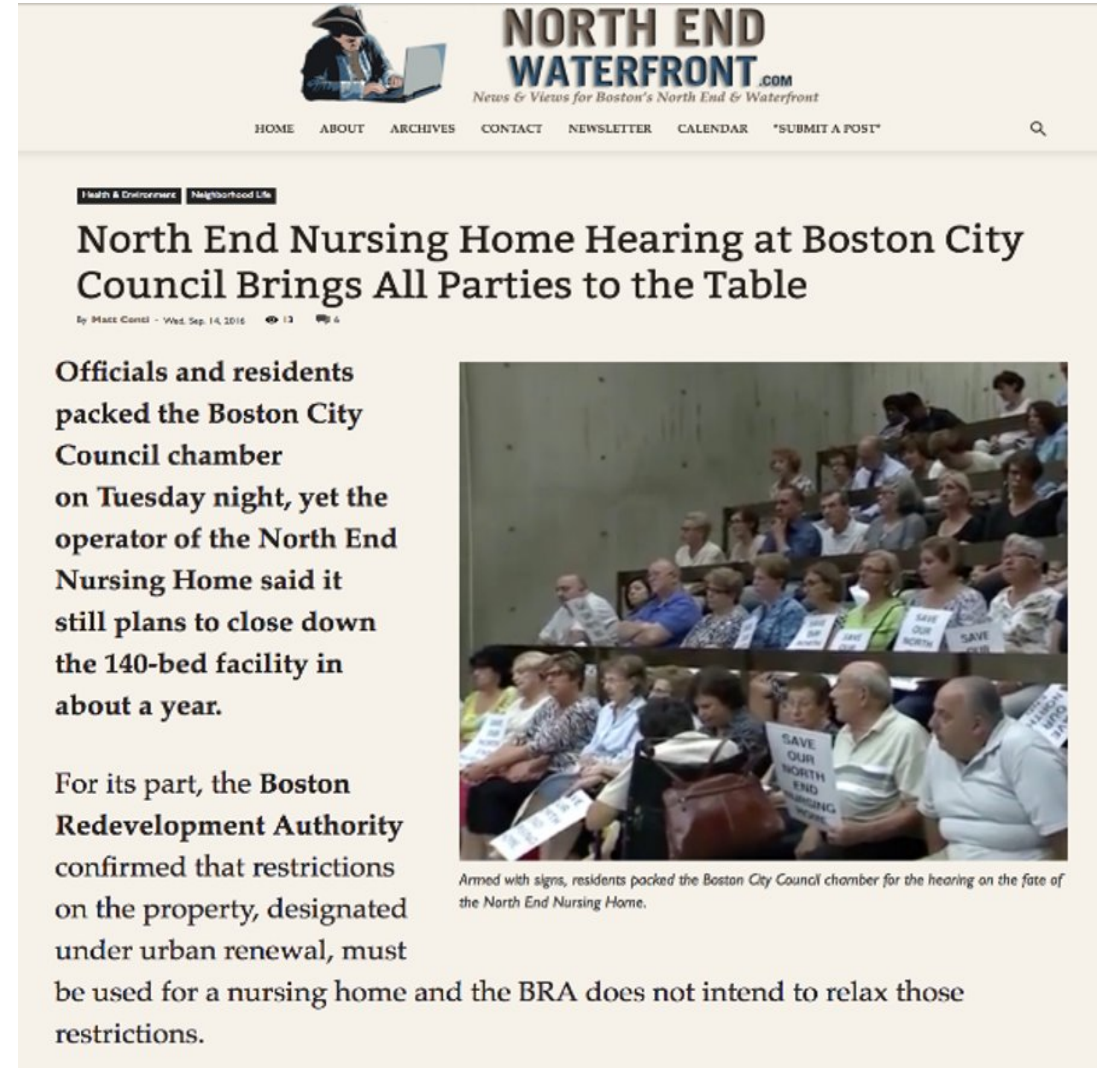
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What is a Land Disposition Agreement?

A Land Disposition Agreement is a contract between buyer and seller regarding use of land.

Example: (Right) This Land Disposition Agreement allowed the preservation of a nursing home use in the North End.



The screenshot shows the website for North End Waterfront, which features a logo with a person on a laptop and the text "NORTH END WATERFRONT .COM News & Views for Boston's North End & Waterfront". The navigation bar includes links for HOME, ABOUT, ARCHIVES, CONTACT, NEWSLETTER, CALENDAR, and "SUBMIT A POST". The article is titled "North End Nursing Home Hearing at Boston City Council Brings All Parties to the Table" and is dated Wednesday, September 14, 2016. The text of the article describes a hearing where residents and officials gathered to discuss the future of the North End Nursing Home, which is set to close in about a year. It mentions that the Boston Redevelopment Authority (BRA) has confirmed that restrictions on the property, designated for urban renewal, must be maintained for nursing home use. An accompanying photograph shows a group of residents seated in the Boston City Council chamber, many holding signs that read "SAVE OUR NORTH END NURSING HOME".

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

HOME ABOUT ARCHIVES CONTACT NEWSLETTER CALENDAR "SUBMIT A POST"


Health & Environment **Neighborhood Life**

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

By Matt Connel - Wed Sep 14, 2016 12 0

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.

LDA in Charlestown

4 Short Street

This Land Disposition Agreement only allows for Open Space.



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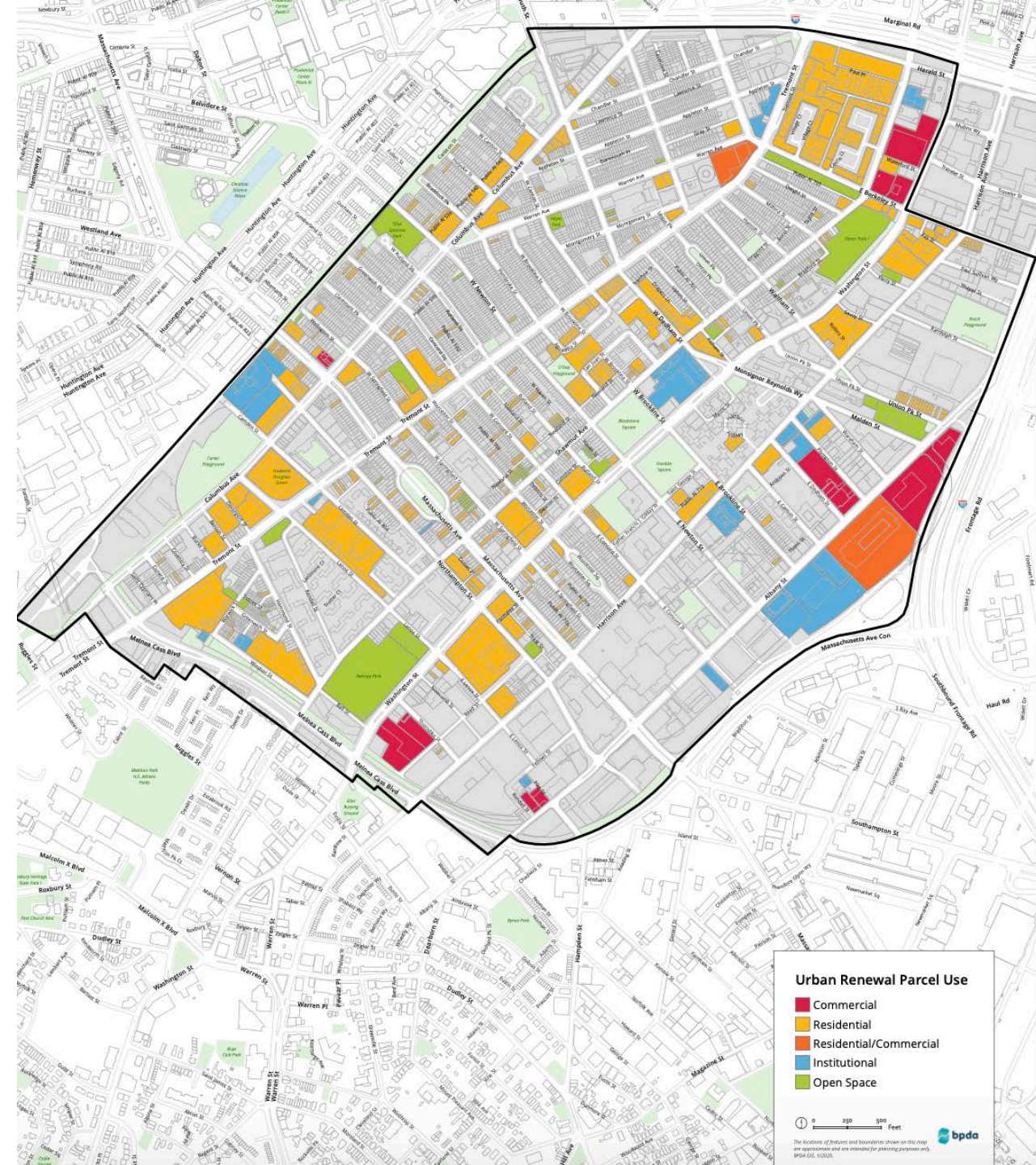
South End Urban Renewal Plan

Leases	7
LDAs	217
Deeds	17
Total URA Parcels	435

South End Urban Renewal Parcels Land Use Restrictions in Plan



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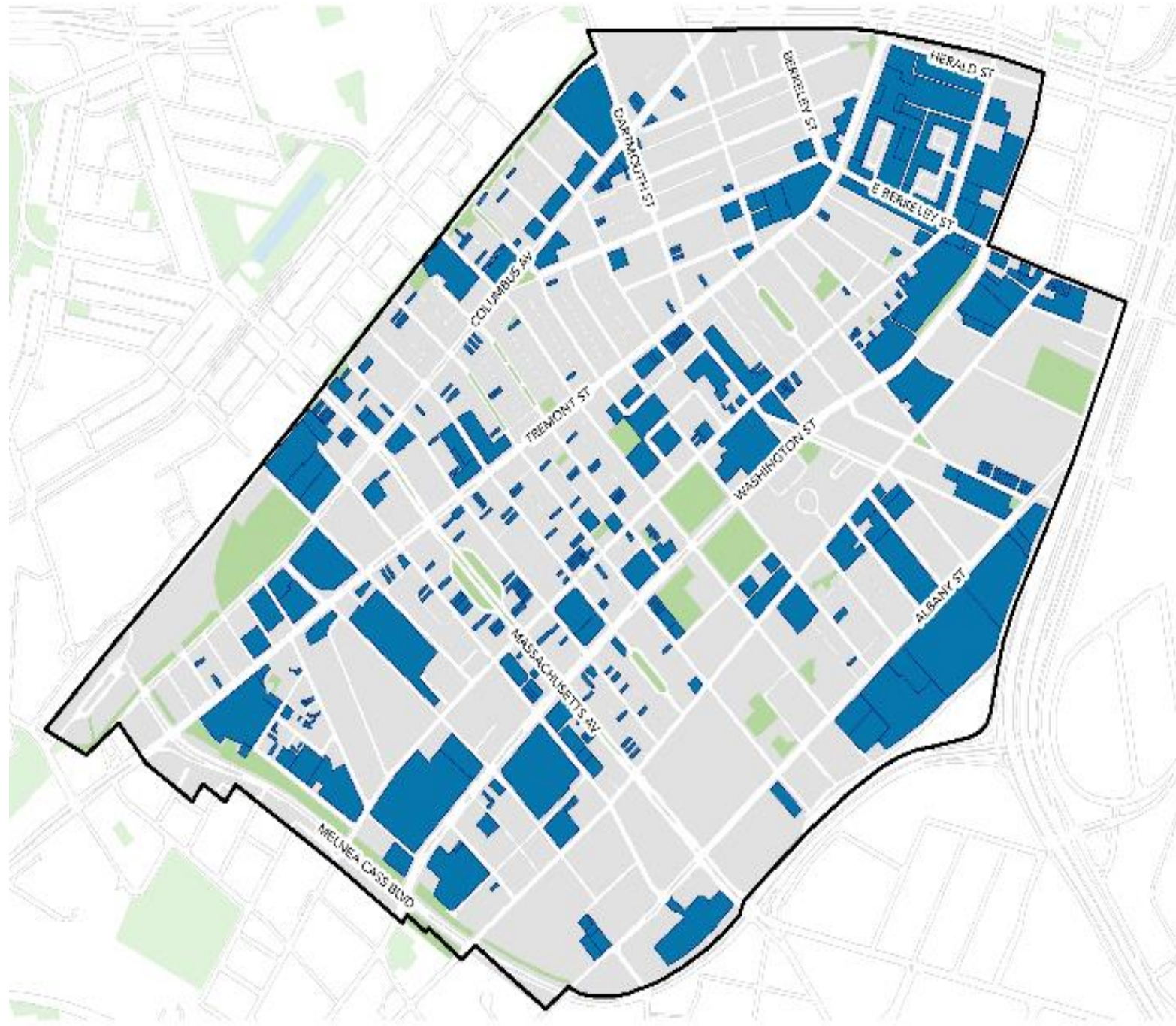


South End

Land Disposition Agreements



boston planning &
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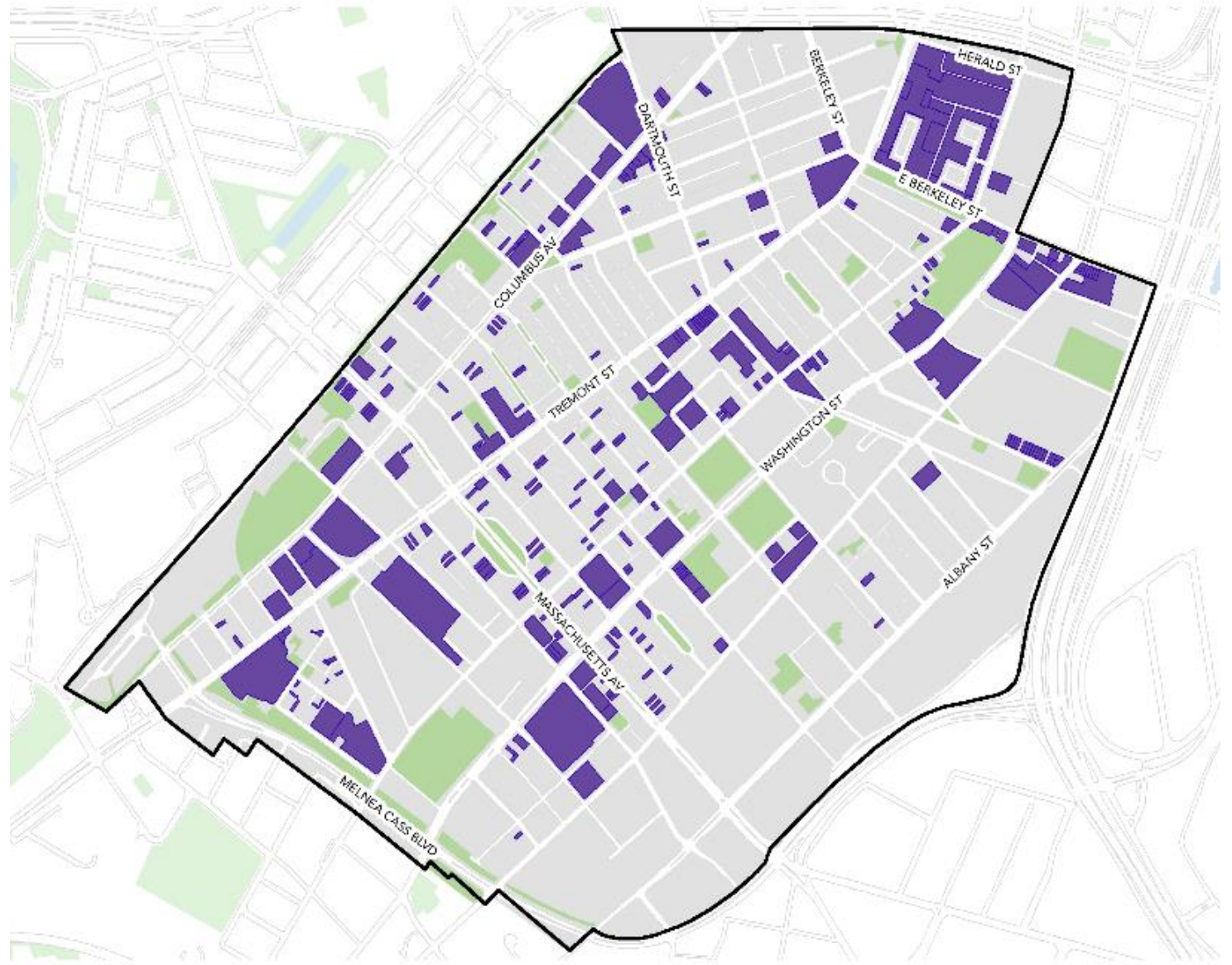
South End Land Disposition Agreements

Parcel SE-69 – Boston City Lights



South End Urban Renewal

 Housing



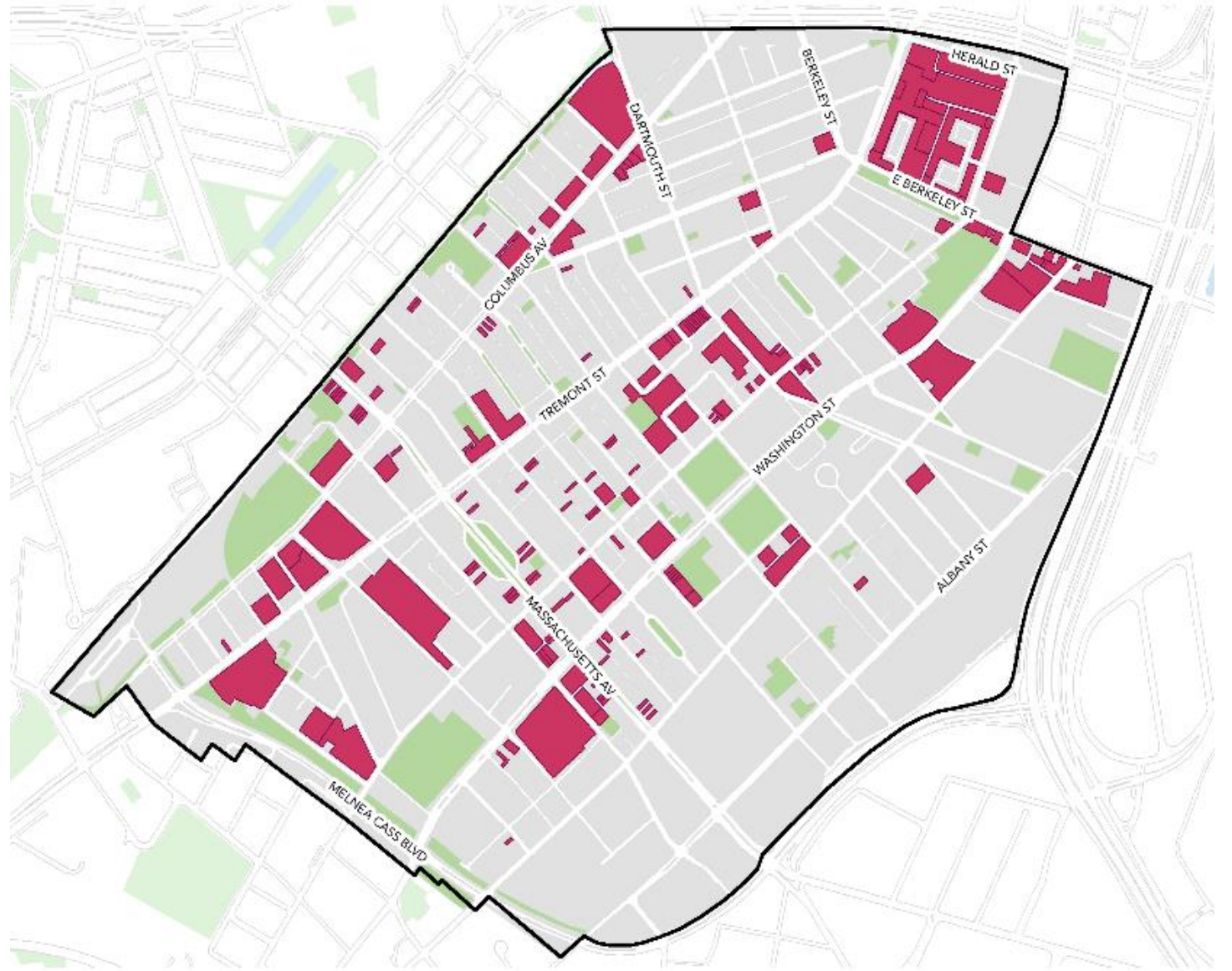
**boston planning &
development agency**

South End Urban Housing

Market Rate Housing Units	1,877
Affordable Rentals	3,456
Affordable Condos	316
Affordable Housing Units (Rents & Condo Total)	3,772

South End Urban Renewal

 Affordable Housing



South End Urban Renewal Affordable Rentals

Castle Square



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South End Urban Renewal Affordable Rentals

Parmelee Court



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South End Urban Renewal Affordable Rentals

Roxbury Corners



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South End Urban Renewal Affordable Rentals

Langham Court



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South End Urban Renewal Affordable Rentals

Waterford Place



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South End Urban Renewal Affordable Rentals

Roxse



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South End Urban Renewal Affordable Rentals

Douglass Plaza



South End Urban Renewal Affordable Rental & Condo

Rollins Square



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South End Urban Renewal Affordable Condo

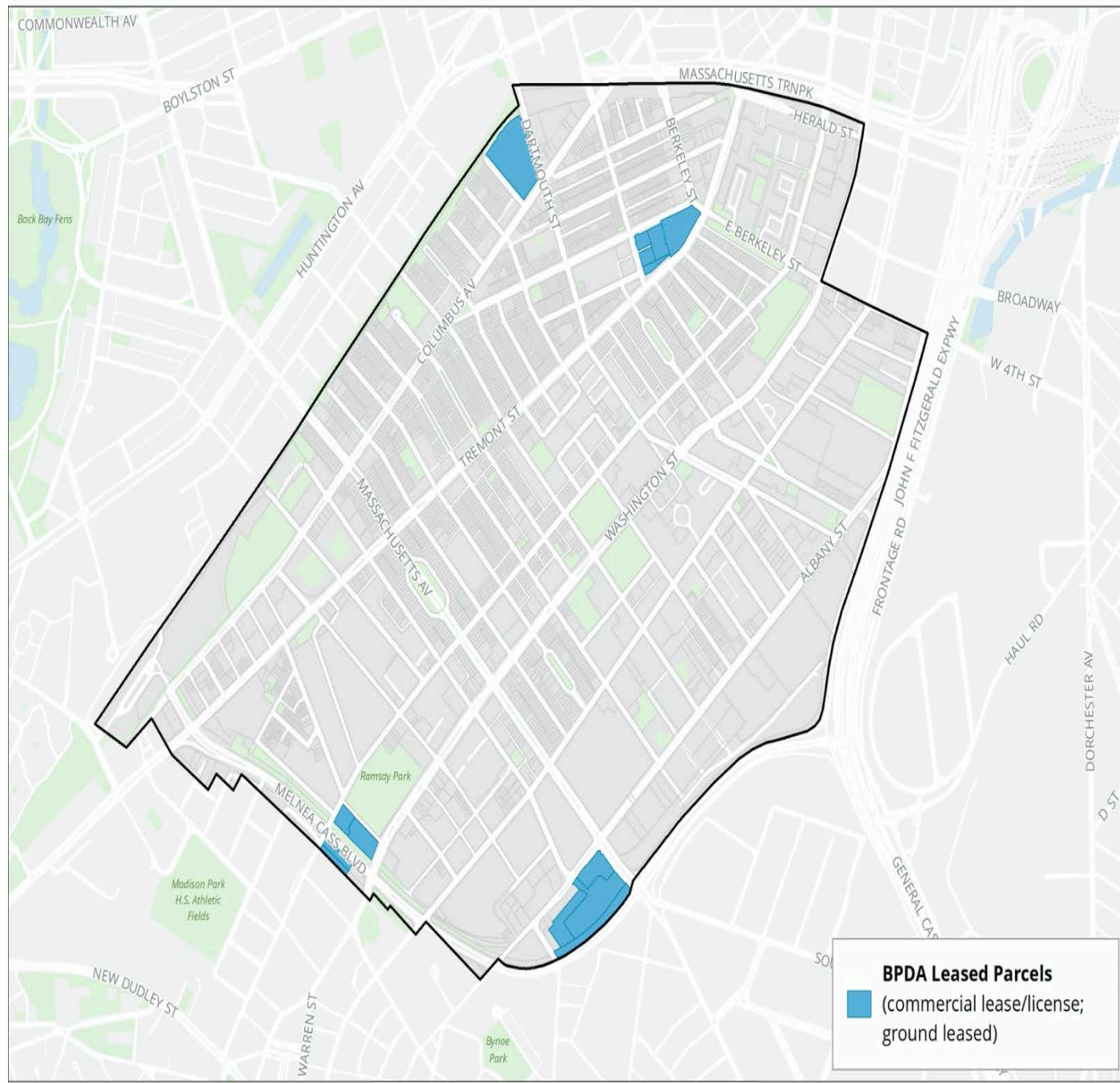
Clarendon
Warren



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South End Lease Restrictions



Parcel 11A & 11B

Tent City Apartments



Parcel 9

Boston Center for the Arts



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Parcel 10

Tropical Foods Store



South End Urban Renewal Parcel Leases

- Parcels 11A and 11B – Subsurface Parking and Foundation Lease
- Parcels 11A and 11B – Tent City Housing
- Parcel 9 – Boston Center for the Arts (BCA) Lease
- Parcel 8 – Atelier Theater Condominium Unit – BCA/Huntington Theater Company
- Parcel X-28 (a/k/a Southwest Corridor Parcel 9) – Hotel
- Parcel 200 – Crosstown Hotel



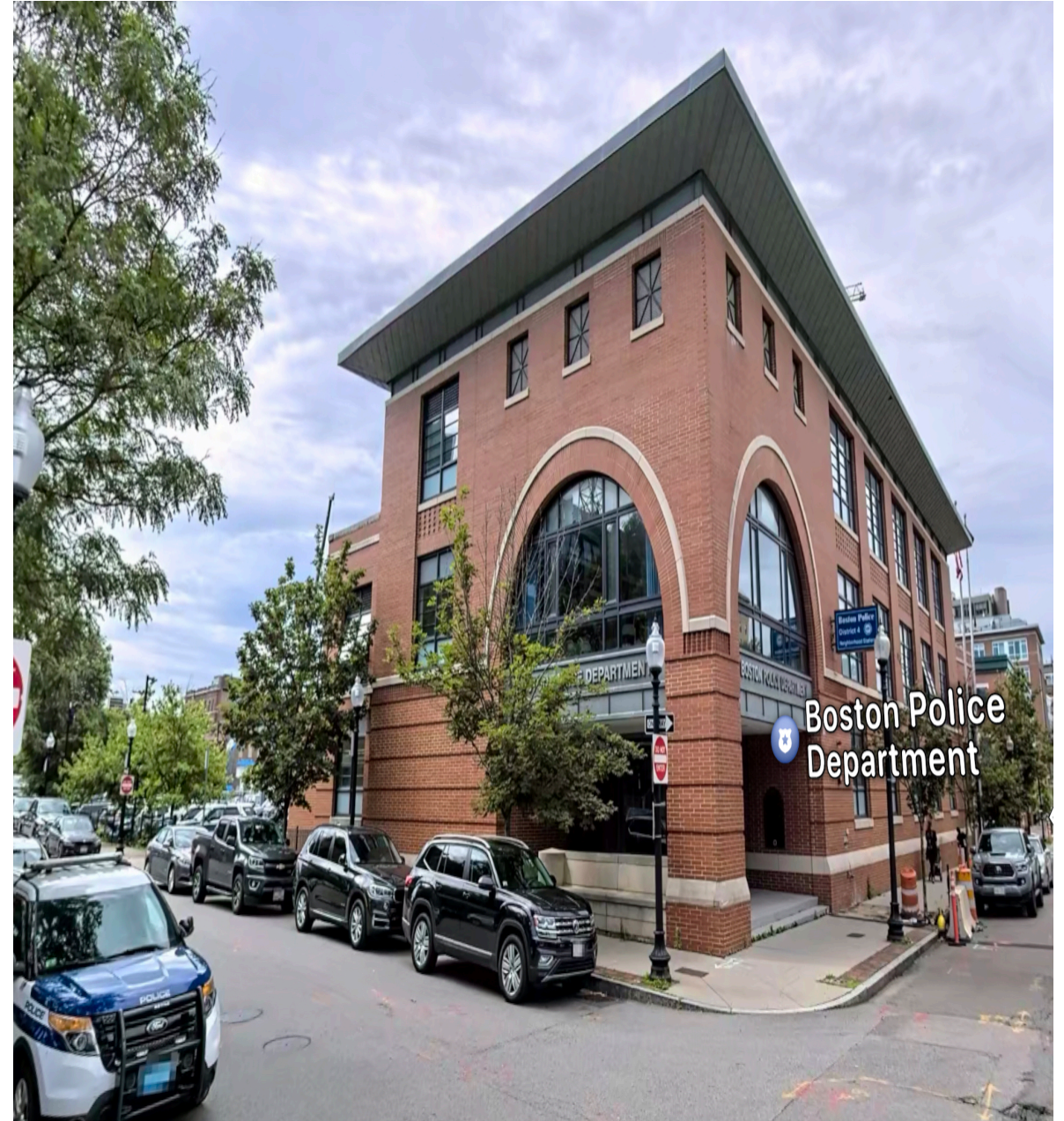
South End Deed Restricted



Parcel 54

Public Facilities

BPD

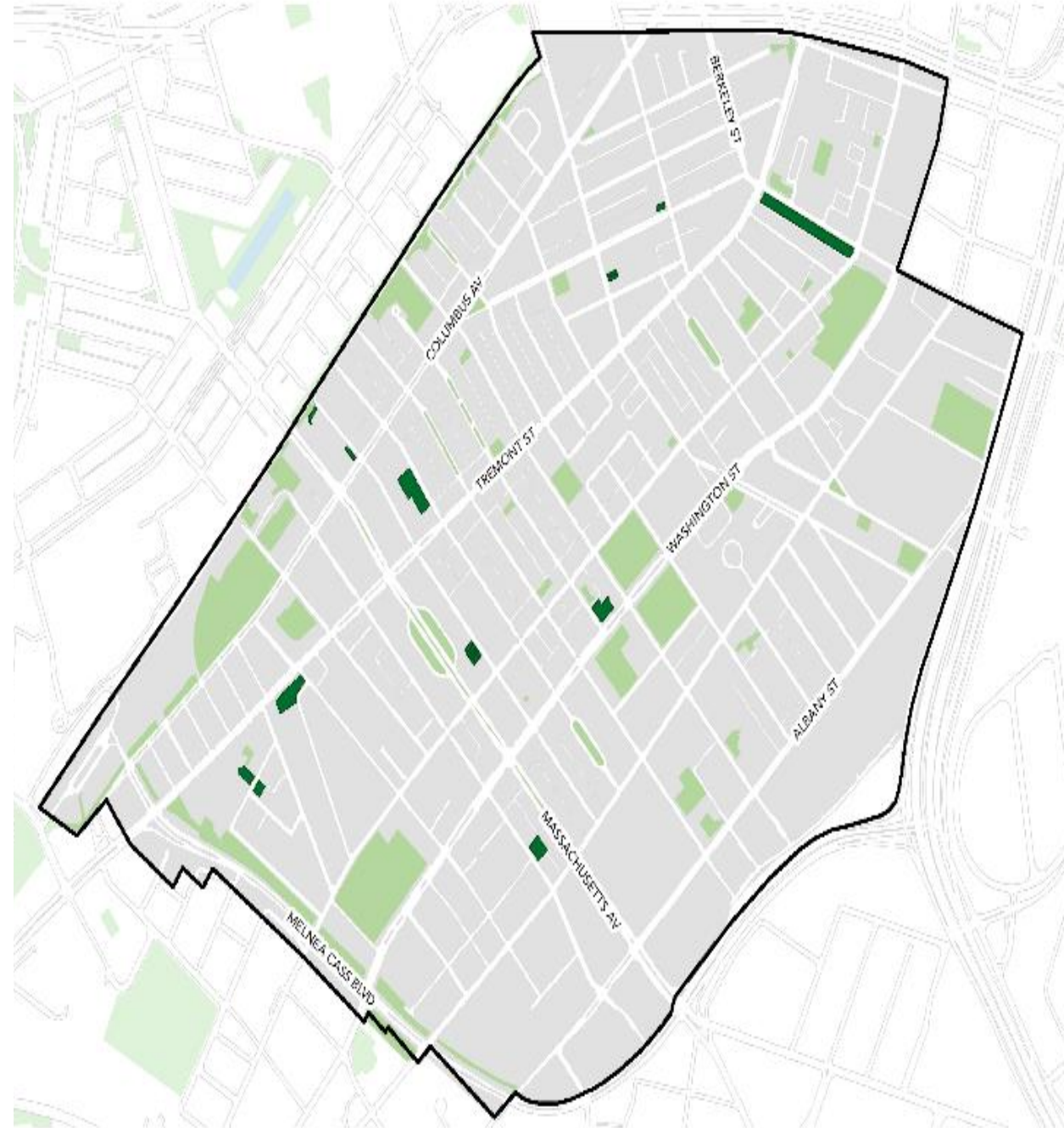


South End & Lower Roxbury

- Urban Renewal Open Space Land Trust
- Boston Natural Areas Network, Inc.



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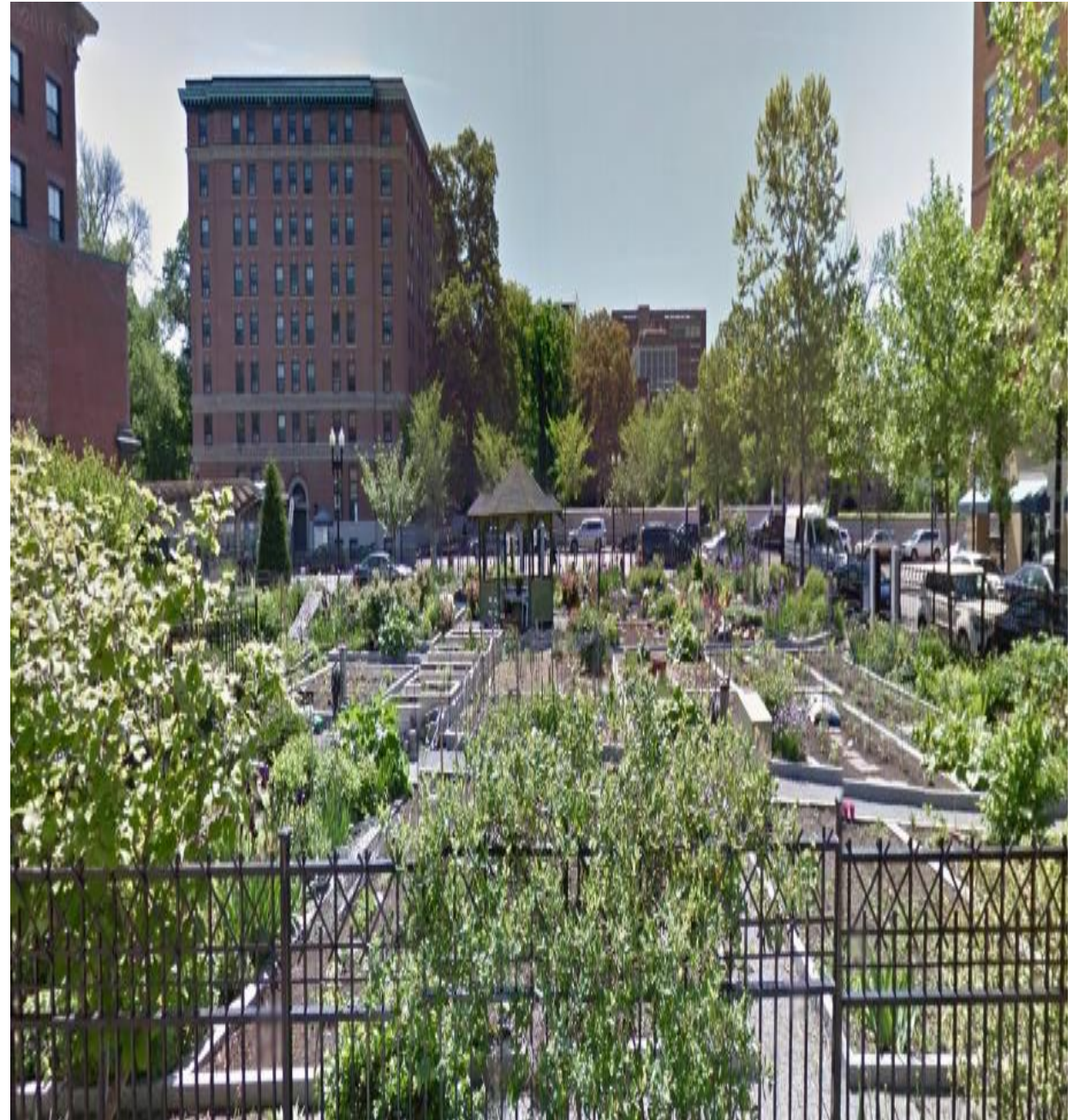
South End Urban Renewal Gardens

Parcel 30

1561 Washington
Street



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South End Urban Renewal Gardens

Parcel 33B

75 Northhampton Street



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South End Urban Renewal Gardens

Parcel RE-2B

108-138

Worcester Street



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South End Urban Renewal Open Space Gardens

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



South End Urban Renewal

 Parks



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South End Urban Renewal Parks

Parcel P-2

Childe Hassam Park

(formerly Goldweitz Park)



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South End Urban Renewal Parks

Parcel P-17A

Peter's Park



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South End Urban Renewal Parks

Parcel P-26

James Hayes Park



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South End Urban Renewal Parks

Parcel P-27

St. Helena's Park



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South End Urban Renewal Parks & Playgrounds

City Parks Department

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

MBTA Parks

- Southwest Corridor Park
(Parcels 48F, 48G, 48I, 54, 79A, 79B, 79F, 81G & 82A)
- Parcel near Carter School (Tract I-1 and I-2)

BWSC Playground

- Union Park Street Playground

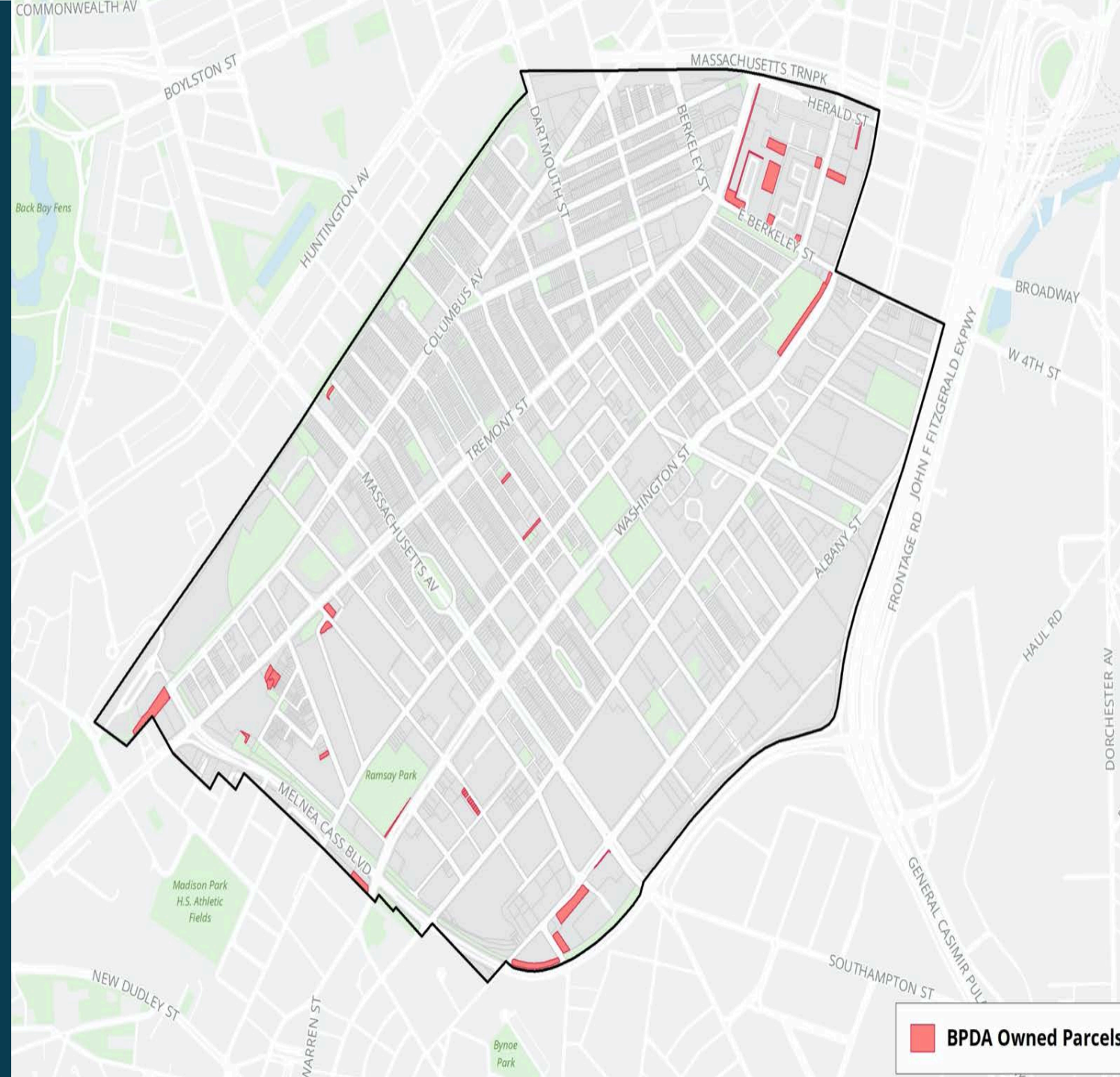


05

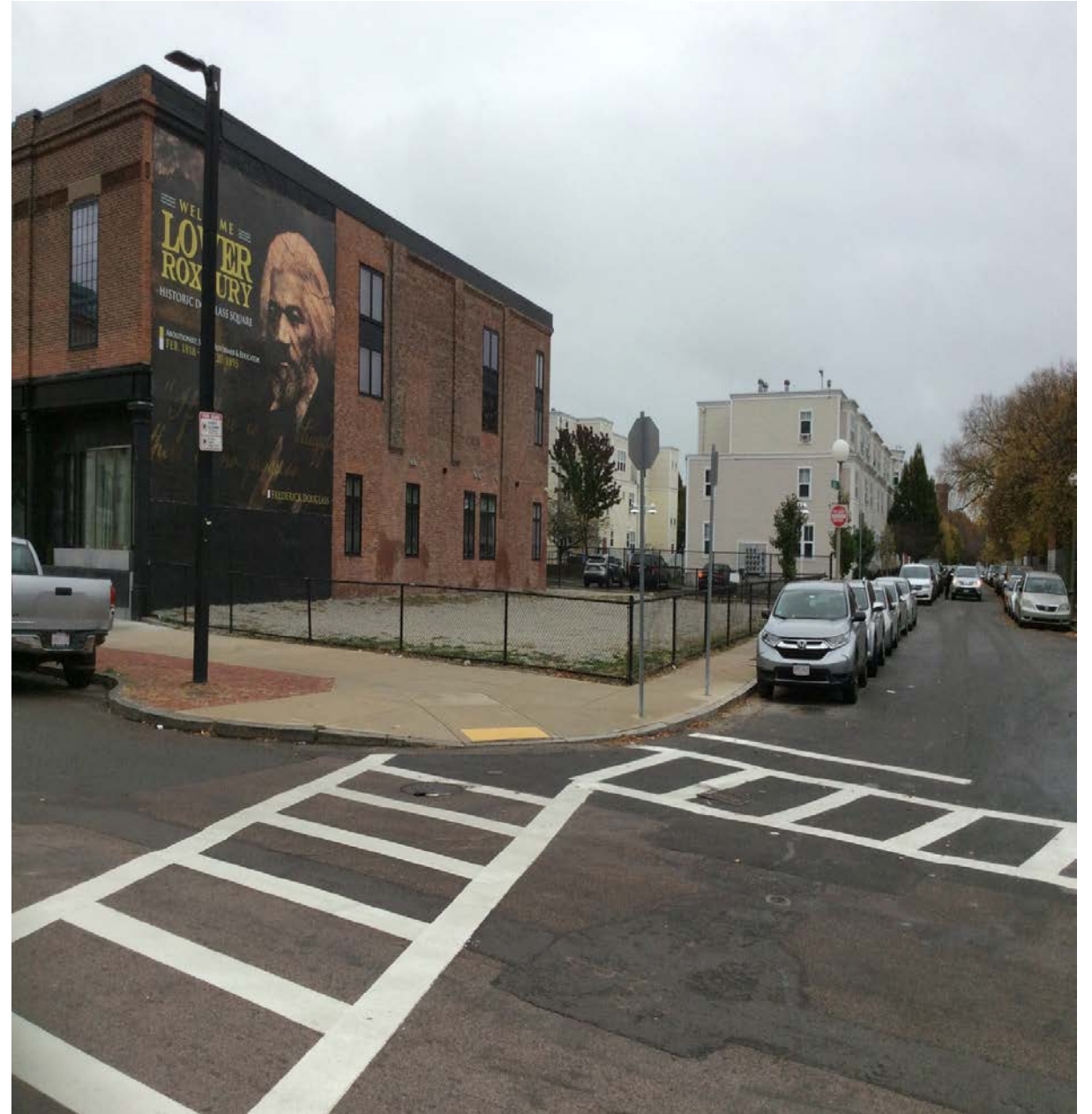
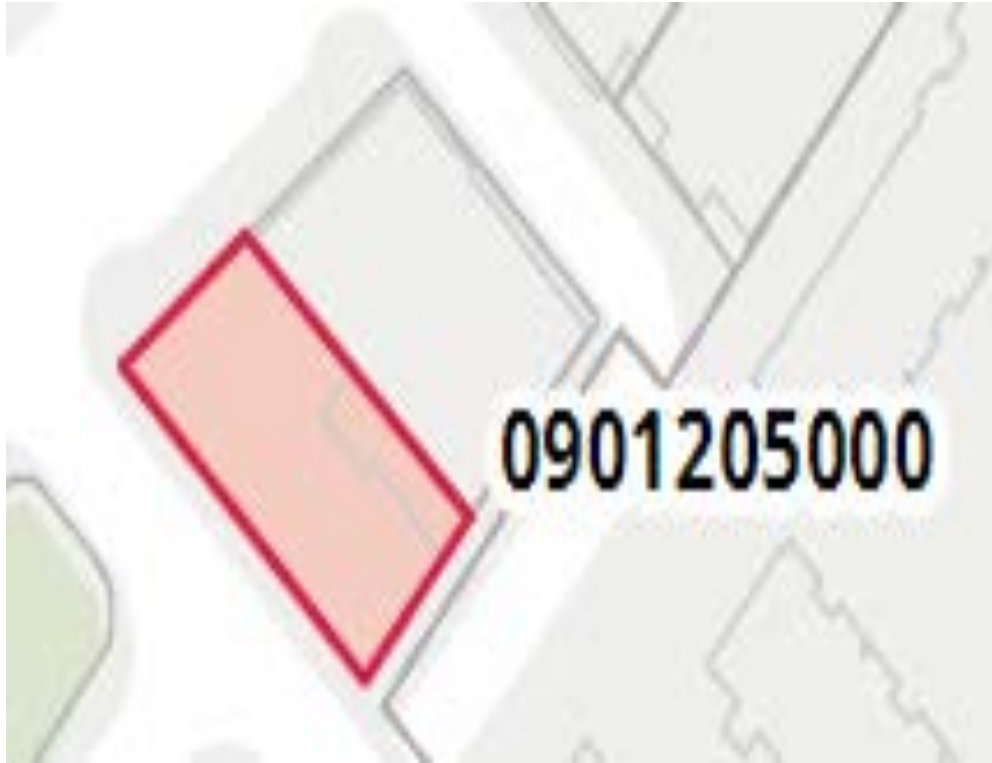
BPDA Owned Property



**boston planning &
development agency**

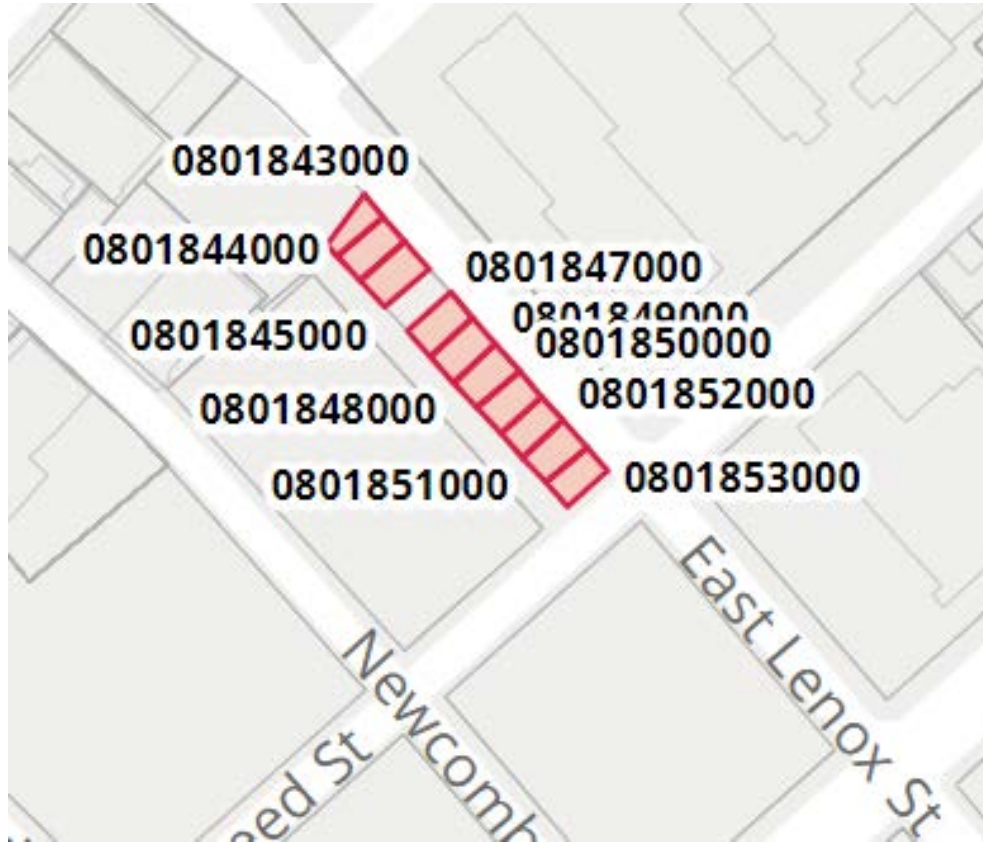


151 Lenox Street Parcel 22-A



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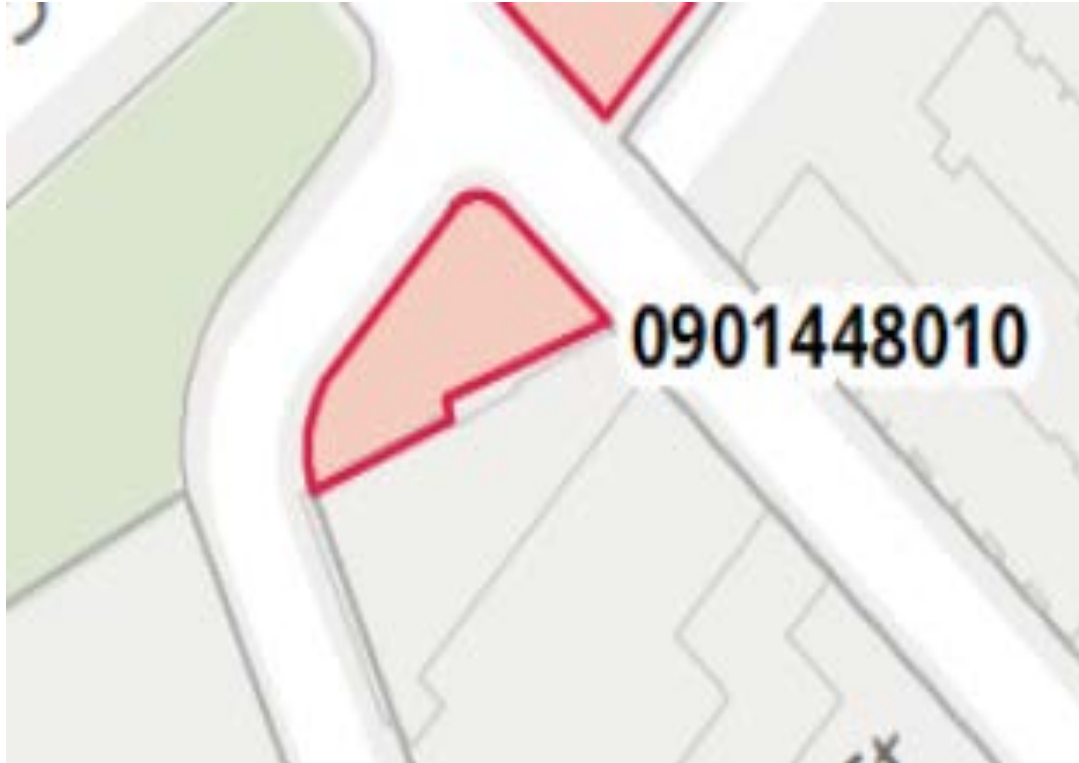
Lennox Street, R-35B



**boston planning &
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140 Lenox Street

Parcel 20



Fredrick Douglas Peace Garden



Frederick Douglass Peace Garden Workshop

Feb 05, 2020

6:00 PM - 8:00 PM

Contact Name:

Morgan McDaniel

Contact Email Address:

Morgan.E.McDaniel@Boston.gov

Contact Phone:

617.918.6250

Type:

Workshop

Location:

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

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)



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Warwick Street & Tremont Street



Shawmut Avenue

Parcel 5-S



E. Berkley & Washington Street



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Village Ct. & Tremont St



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Millicent Way



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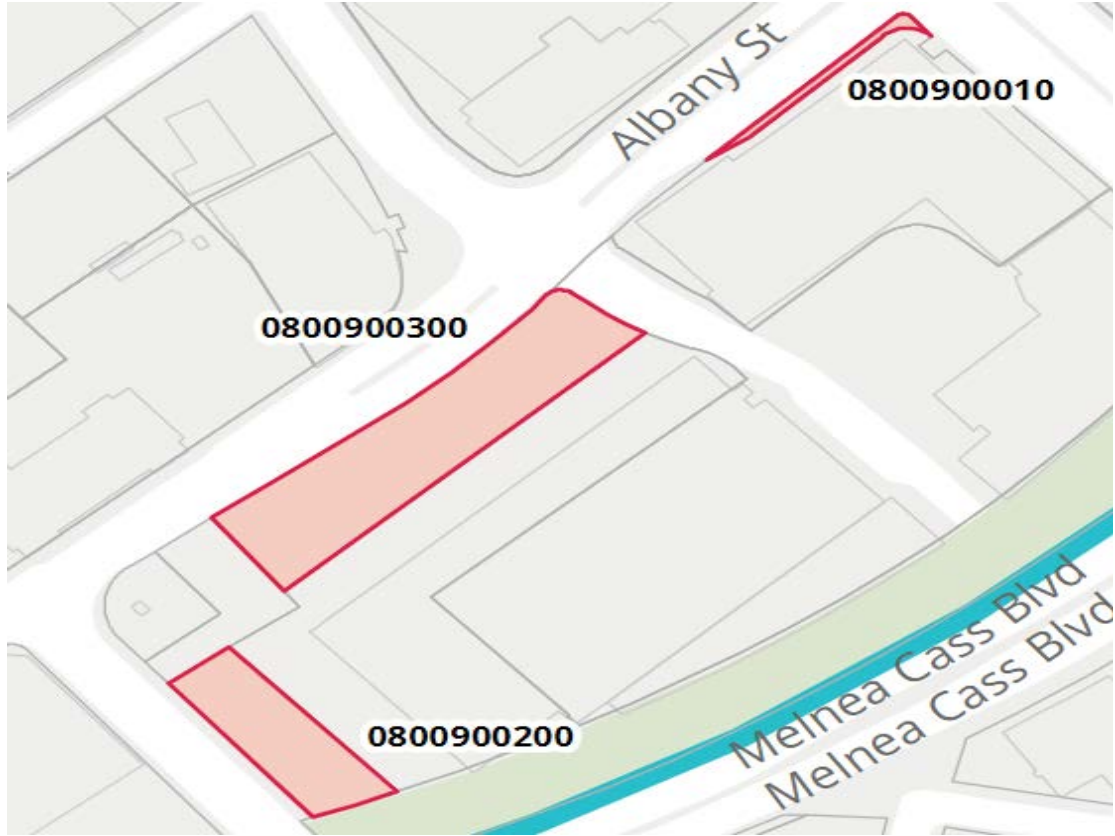
E. Berkeley



Shawmut Avenue

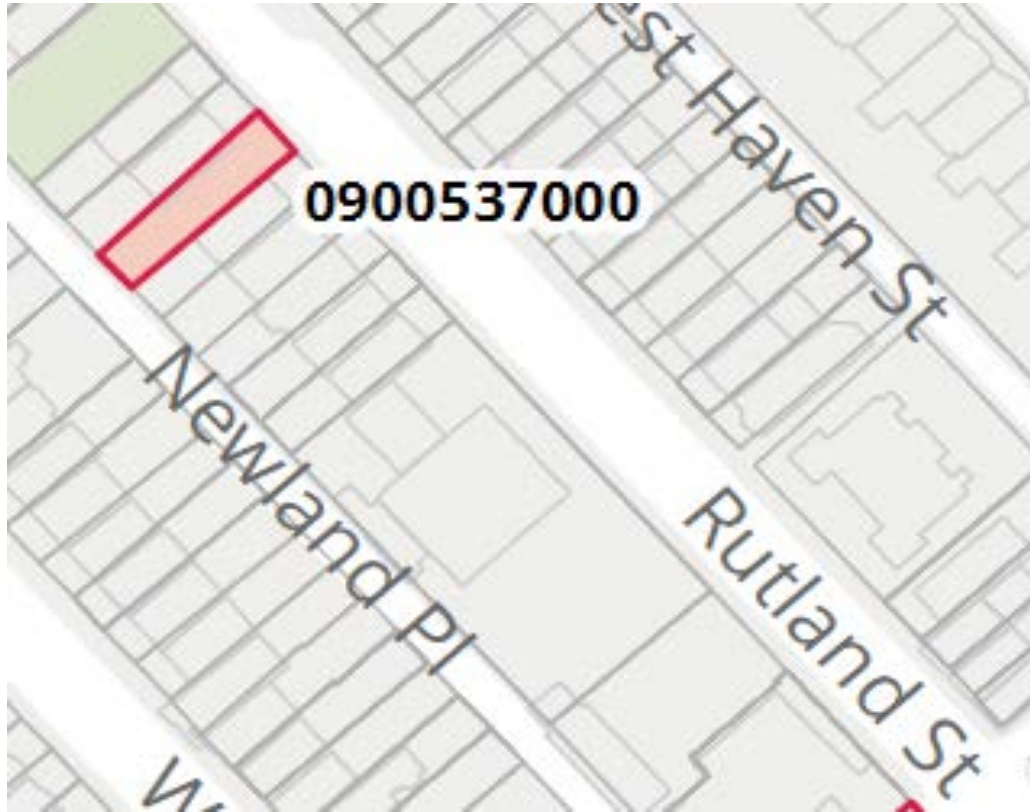


Albany & Hampden Street



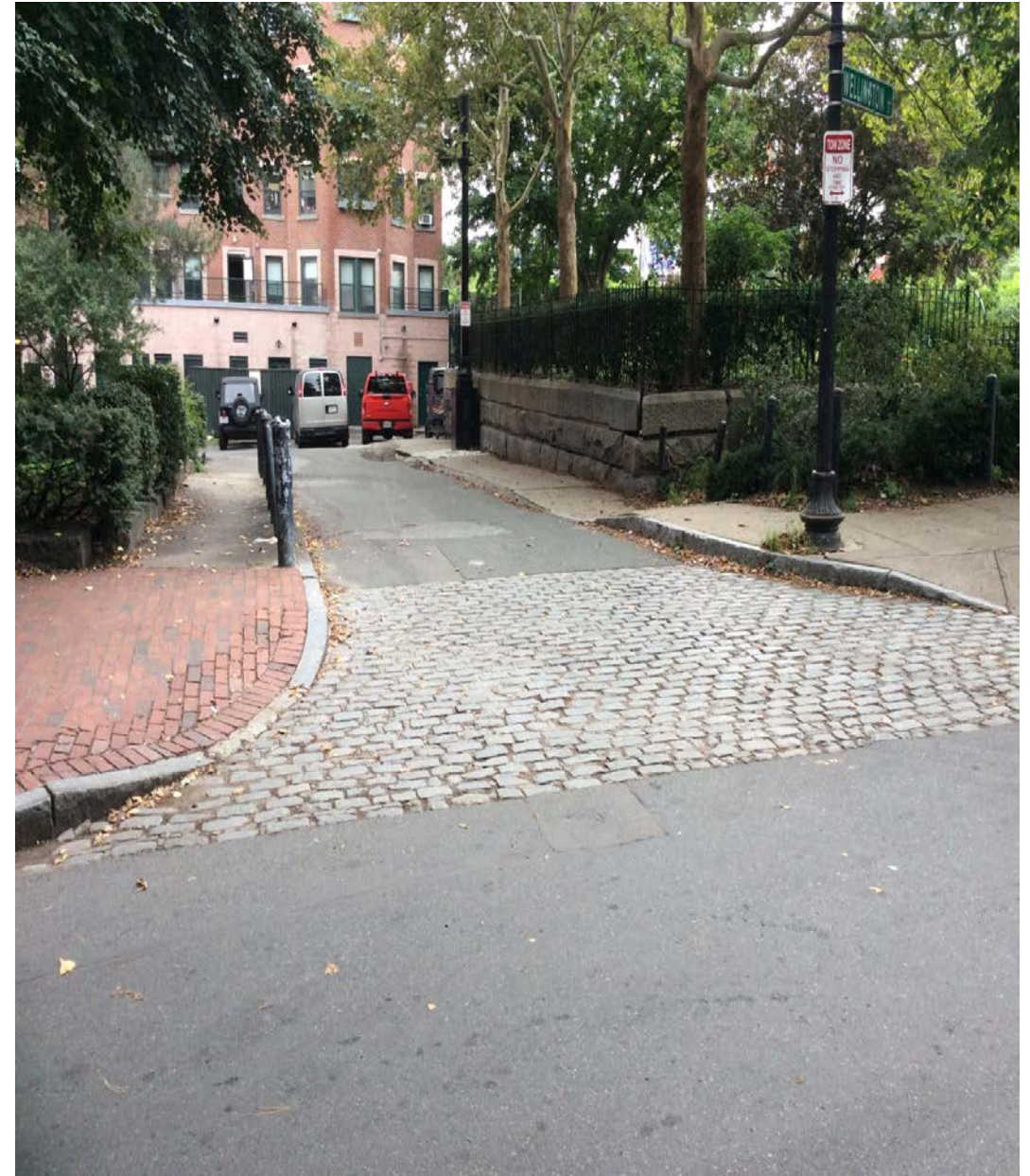
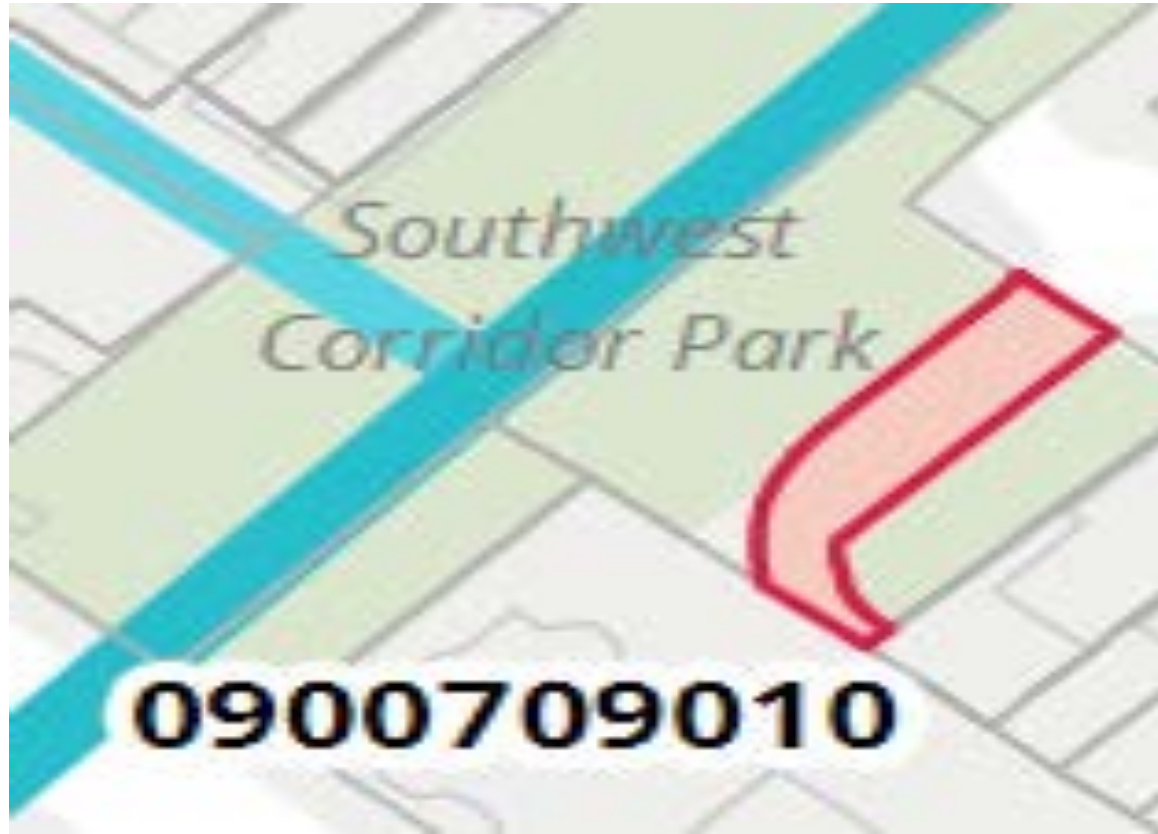
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68 Rutland Street Parcel RR-16

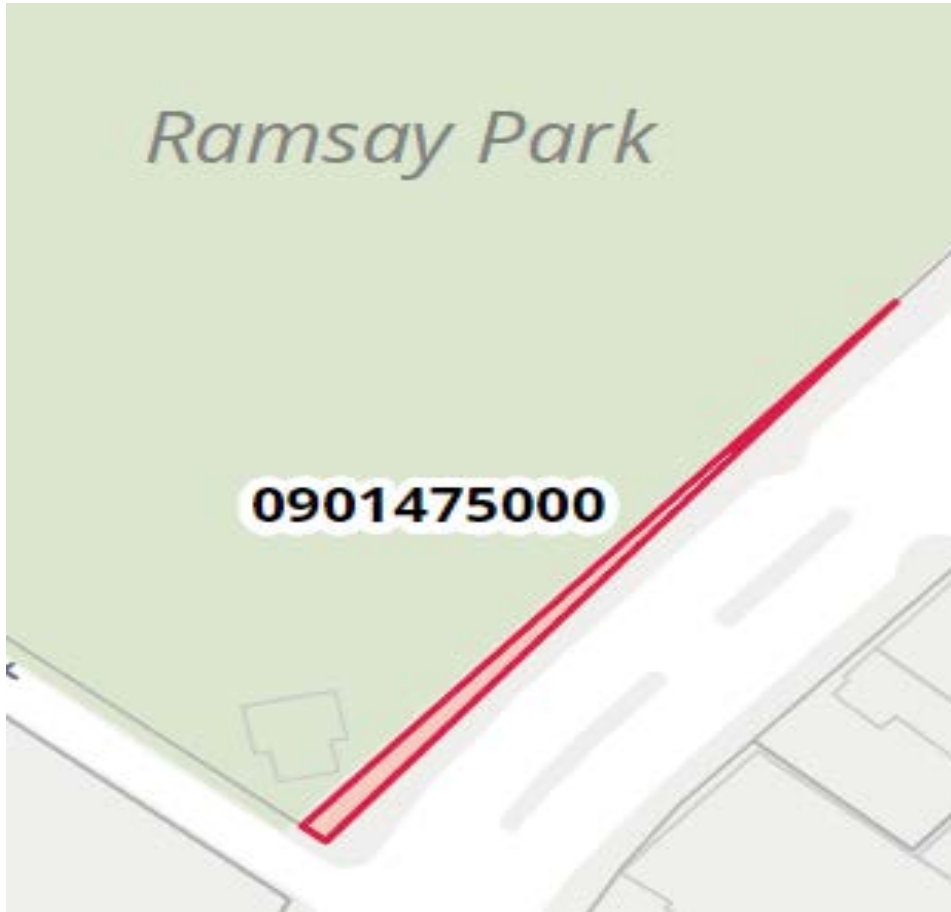


**boston planning &
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32 Wellington Street

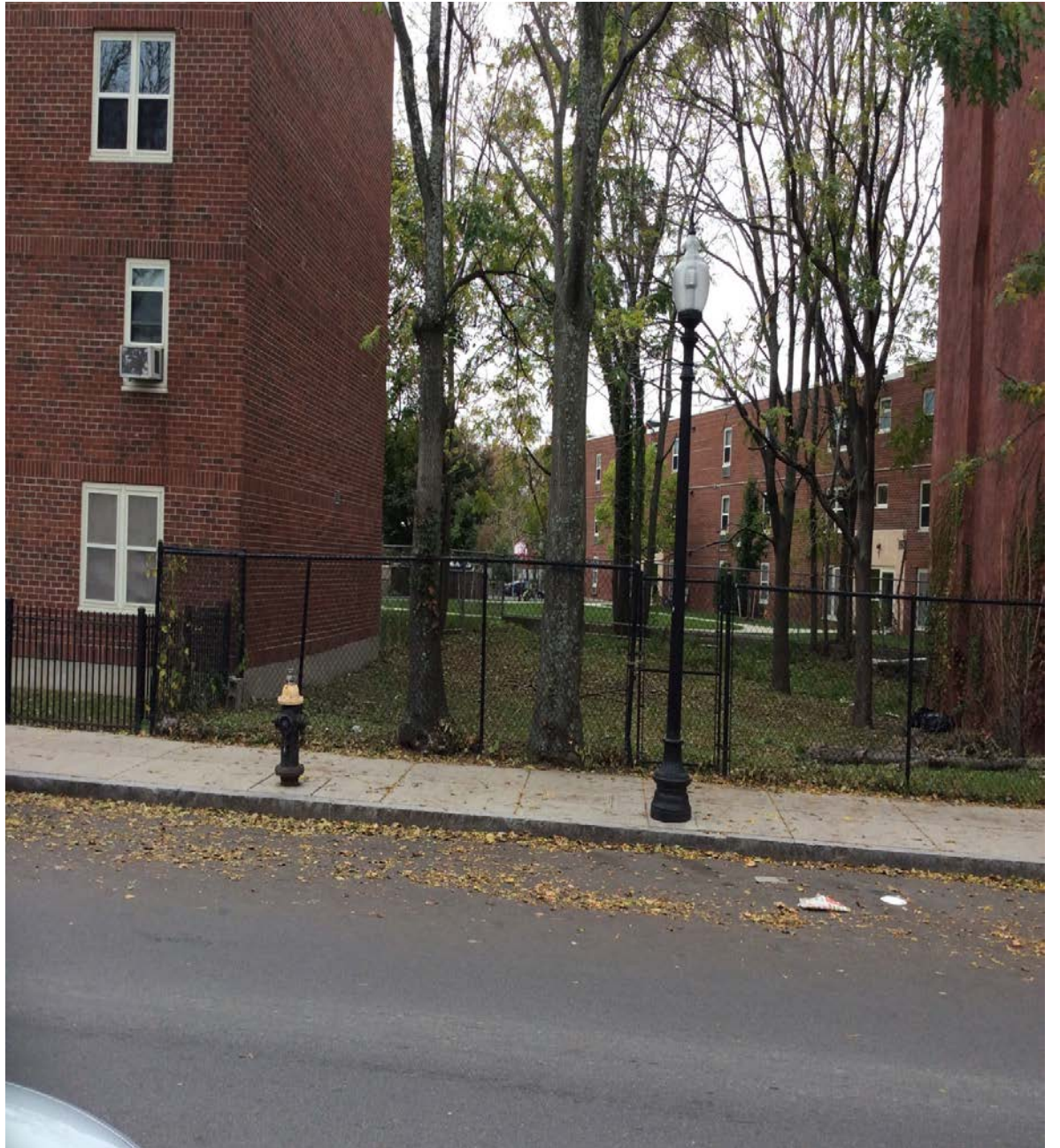


Washington Street



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36 Hammond Street



06

Why Do We Need Urban Renewal?



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Urban Renewal Tools



Urban renewal tools and the areas in which they are used must be periodically renewed. In Boston, both the Boston City Council and Massachusetts' Department of Housing and Community Development must renew them:

- Last renewed in August 2016
- Up for renewal in April 2022

1. Site Assembly

The agreed upon taking of property to accomplish certain public and private development projects.

Property is no longer taken without the agreement of the property owner.

2. Title Clearance

The taking of property to clear title.

3. Vertical Discontinuances

Takings of a city's air rights over public ways to maintain and encourage diversity of building type and design in the city.

Zoning Controls

1. Land Use Controls

Use, FAR, parking and design restrictions specific to each Urban Renewal Disposition Parcel.

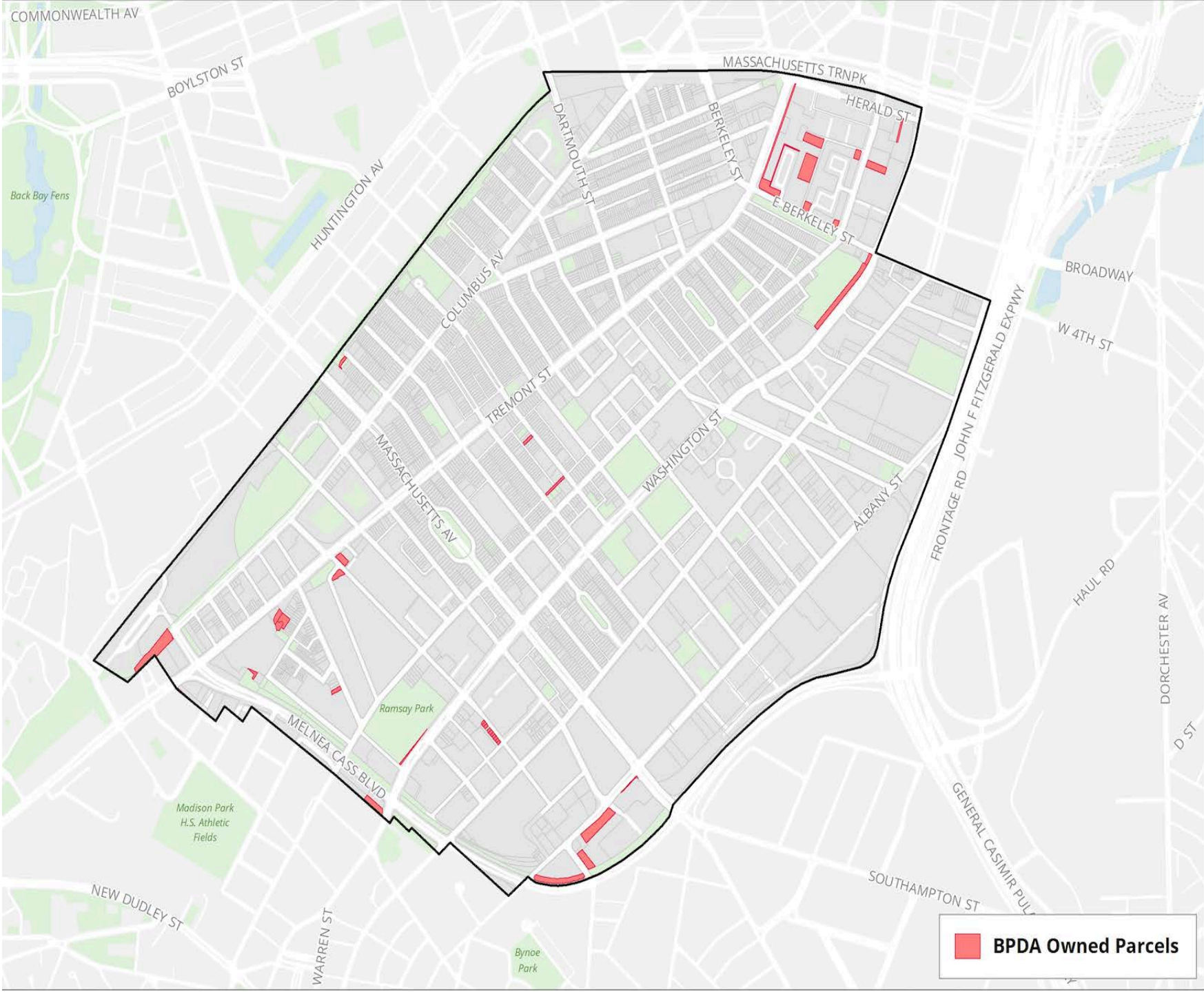
2. Urban Renewal Overlay Districts (U Districts)

Special Zoning areas within Urban Renewal Areas.

Housing Affordability Restrictions

Affordability restrictions can be imposed on properties located within urban renewal areas.

BPDA Owned Property



Plan – Leverage at the Table

- Land Use & Building Requirements (Use, Height, FAR, Dimensions)
- Design Review outside of Landmarks
- Land Disposition Agreement and Regulatory Restrictions

Land Use		Building Requirements					Vehicular Access	Arcades or ground-floor setbacks
Site Designation	Permitted Uses	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 ^{1/}			-	10' in depth along frontages facing on to the water slip between Central and Long Wharves
A-5	General Office ^{1/}	50	5	- 1 ^{1/}			-	10' in depth along Eastern frontage
A-6 ^{2/}	General Office	250	10	- 1 ^{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 ^{1/}			-	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

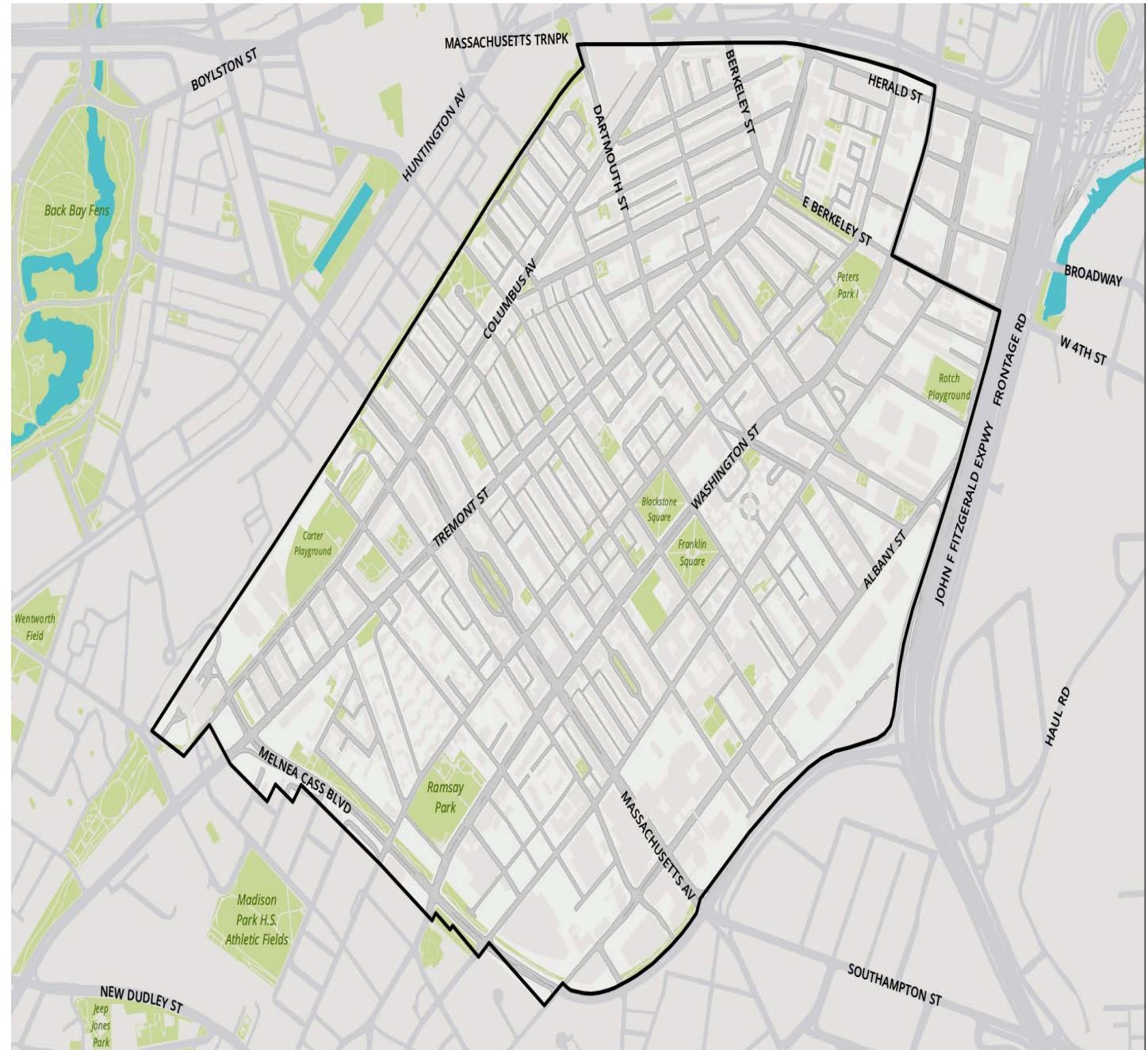
Next Steps: Workshops



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development agency



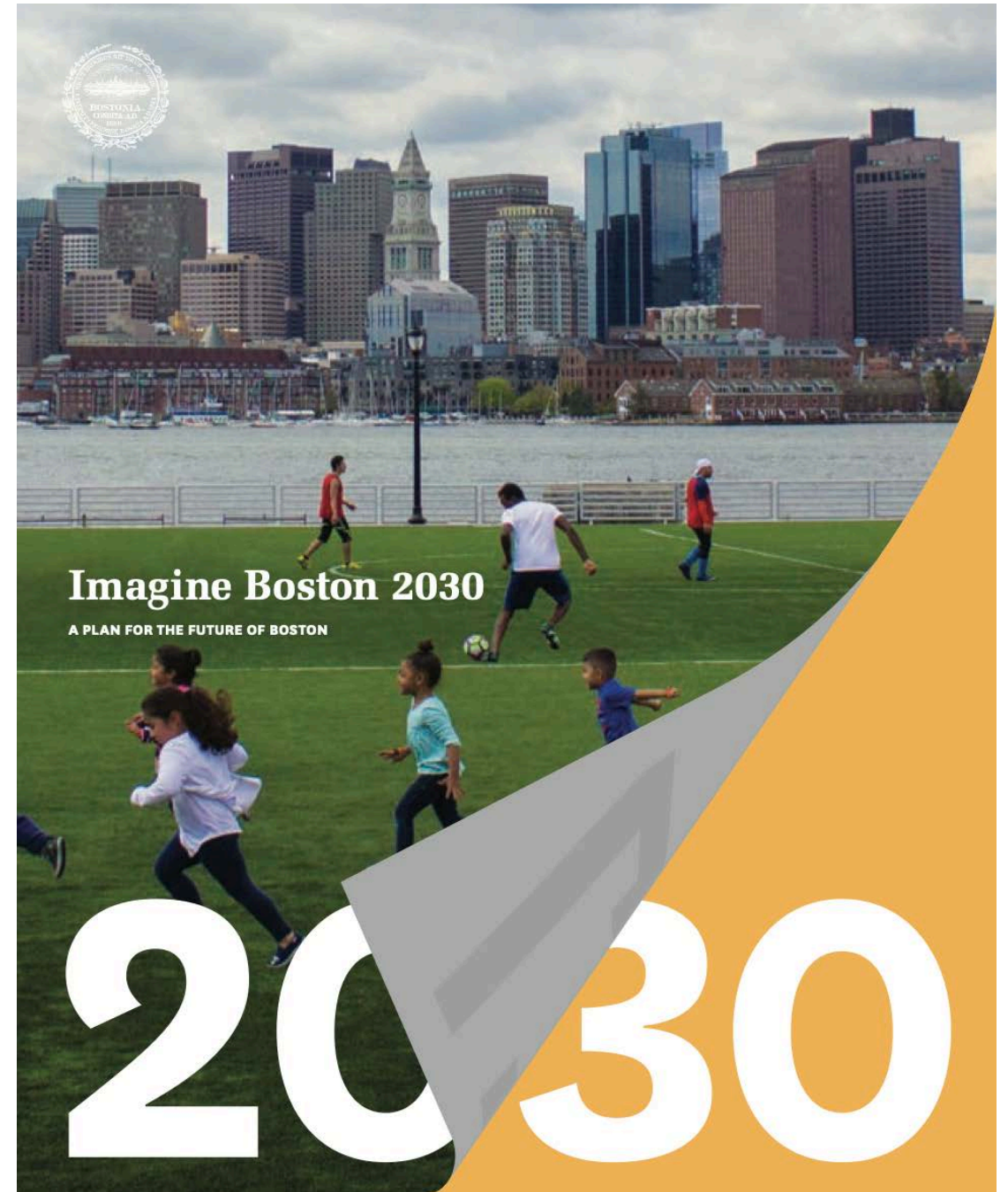
South End Urban Renewal Plan Boundaries



New Goals

Imagine Boston 2030

Higher Equity Standards



This map displays the city of Boston with various flood zones highlighted in blue and yellow. The zones are labeled with numbers such as 13, 17.5, 18, 18.5, 19, 19.5, and 20. Several neighborhoods are labeled in red text, including 'Stuart Street District', 'Bay Village Neighborhood', 'Boston Proper', 'Huntington Avenue/Prudential Center', 'South End Neighborhood', 'South Boston', and 'Newmarket Industrial Commercial Neighborhood District'. The map also shows major roads like Huntington Ave, Harrison Ave, and Melnea Cass Blvd, as well as landmarks like the Christian Science Plaza and Back Bay Fens. A legend in the top left corner indicates the map's scale and orientation.

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"*

08

Additional Information



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South End Urban Renewal Affordable Condo

Art Block



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Concord Square & Worcester Street



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Carter School



Parcel 22

80-112 Camden Street



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PB-3A

82-90 Dartmouth Street



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PB-3A

82-90 Dartmouth Street



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RC-3A

4-6 Braddock Pk. Methunion Manor



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R-10

725-735 Harrison Avenue



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R-11C

1-4 St. George Street



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PB-12A



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