Urban Renewal: Public Meeting

Bolling Building | September 28, 2015 Schrafft Building | September 30, 2015 New England Aquarium | October 5, 2015





Agenda:

- Urban Renewal: People and Process
- Public Outreach Overview
- The Continued Necessity of Urban Renewal
- The Merits of a 10-year extension
- City Council Oversight
- Next Steps + Questions

We've tried to make this process a true process.



Simplified UR Extension Process

Fall 2014:

City Council Briefing BRA Board Extension Request to DHCD February 2015:

Task Force Kickoff
Stakeholder Outreach
Finalize Public Process

Late Fall 2015:

City Council Approval BRA Board Approval Mayor Approval DHCD Approval

Public Outreach

January 2015:

DHCD Extension Approved

March 2015:

Begin Public Process



Community Meetings:

Kickoff Meeting #1: March 30, City Hall Kickoff Meeting #2: April 2, Blackstone

Community Center

Kickoff Meeting #3: April 14: Madison Park

High School

Community Workshop #1: June 10, China

Trade Building

Community Workshop #2: June 29,

Charlestown High School

Community Workshop #3: July 9, Villa Victoria

Center for the Arts

Community Workshop #4: July 15, Shelburne

Community Center

Community Workshop #5: July 22, City Hall West End Exhibition Event: September 24,

West End Museum

Final Meeting #1: September 28, Bolling

Building

Final Meeting #2: September 30, Schrafft Final Meeting #3: October 5, NE Aquarium

Intergovernmental:

City Council Briefing: December 17

State Delegation (State House): February 18

City Council Briefing: April 22

City Council Briefing: September 15

State Delegation (State House): September/

October 2015

Urban Renewal Task Force:

February 23 March 25 April 29

September/October TBD

One-on-One Meetings with City Councilors and Representatives:

Councilor LaMattina Councilor Linehan Councilor Baker

Councilor Wu

Councilor Flaherty

Councilor Murphy

Councilor Zakim

Councilor Pressley (scheduled)

Representative Aaron Michelwitz (July 21)

City Hall to Go:

May 5: Charlestown Navy Yard

May 12: Mission Hill May 15: South End May 15: Chinatown

May 27: Charlestown

Urban Renewal Email Updates:

March

May

June

August

September (multiple)

Other Meetings: (not comprehensive)

Department of Housing and Community

Development (multiple)

Cambridge Redevelopment Authority (multiple, December 2014, January 21, June 8, August 8) Somerville Redevelopment Authority (July 24)

Boston Archives/ Boston Public Library

West End Museum (multiple)

MACDC (multiple)

Shirley Kressel (August 24)

Community Groups:

Chinatown Progressive Association

Chinatown Neighborhood Association

Washington Gateway Main Streets

South End Seniors

South End Forum

Asian Community Development Corporation

(ACDC)

Park Plaza CAC

Fenway Civic

Chinatown Master Plan Implementation

Committee

Roxbury Strategic Plan Oversight Committee

Interdepartmental:

BRA Planning + Urban Design

BRA Development Review

BRA Research

BRA GIS and MIS

BTD Planning

Mayor's Office of Neighborhood Services (ONS)

Public Facilities Department (PFD)

Economic Development (Barros and team)

Boston Parks

Department of Neighborhood Development

Education (Ramon Soto and Turahn Dorsey)

Mayor's Office of New Urban Mechanics

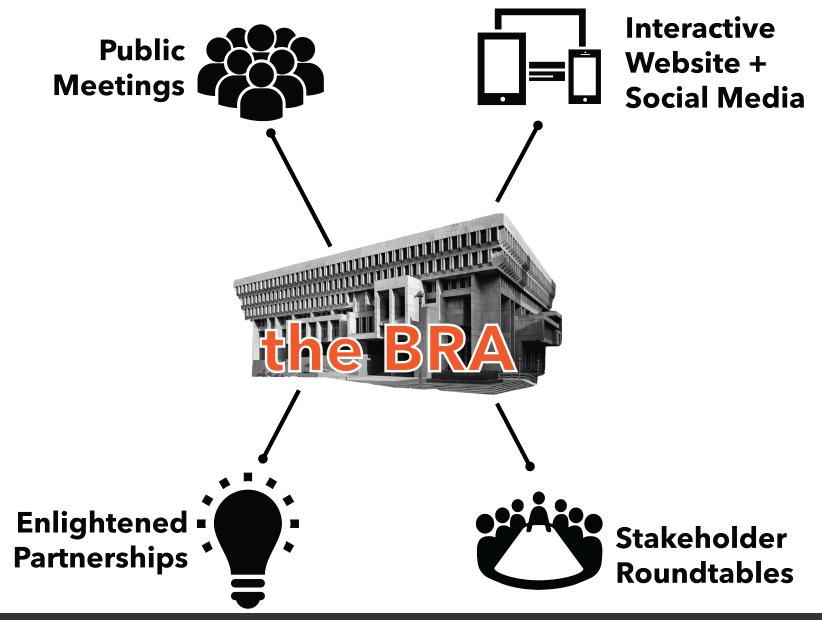
Mayor's Office Summer Fellows City Hall Intern Lunch + Learn

ONEin3

Citywide Planning Staff Meeting

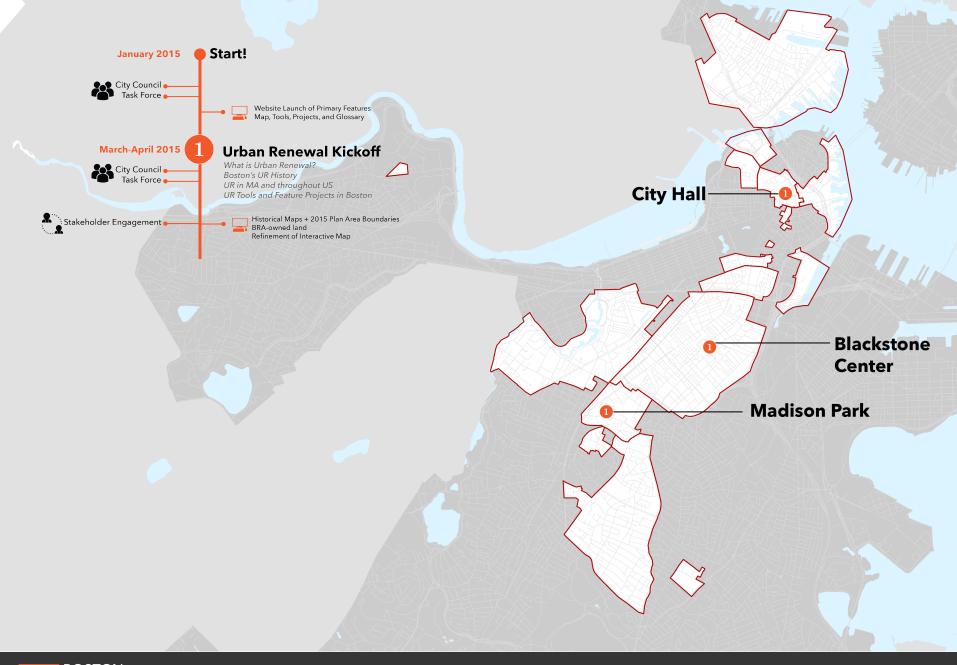
Boston 2024







Public Meetings



Phase I: Kickoff Meetings





#1 City Hall

#2 South End

#3 Roxbury



The Questions

- What is Urban Renewal?
- Where can I find it?
- Could past mistakes ever be repeated?
- Is Urban Renewal still useful and relevant today?
- How can I learn more?



WHAT IS URBAN RENEWAL?

Certain cities and towns in the Commonwealth contain areas that are substandard, decadent or blighted open.

Urban renewal is a strategy for redeveloping and revitalizing these disinvested, underutilized and blighted areas for residential, commercial, industrial, business, governmental, recreational, educational, hospital or other uses.

This is now a state, not federal, program.



ADAPTING OUR VIEW OF URBAN RENEWAL

Responding to the changing needs of the City of Boston

Original Approach

- Tackle blight
- Assemble land to develop infrastructure and public facilities
- Aggregate parcels to build streets for vehicular traffic
- Develop affordable housing

Current Approach

- Create vibrancy
- Reinvest in already developed facilities to add density and diverse uses
- Make current streets efficient for multi-modal transportation
- Create a diverse housing stock with mixed income, family and TOD housing





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



Taking property to accomplish a public purpose. Used for site assembly, title clearance and vertical discontinuances



Special zoning areas within Urban Renewal Areas



Land Use Controls

Use, height and design restrictions specific to each Urban Renewal Disposition Parcel

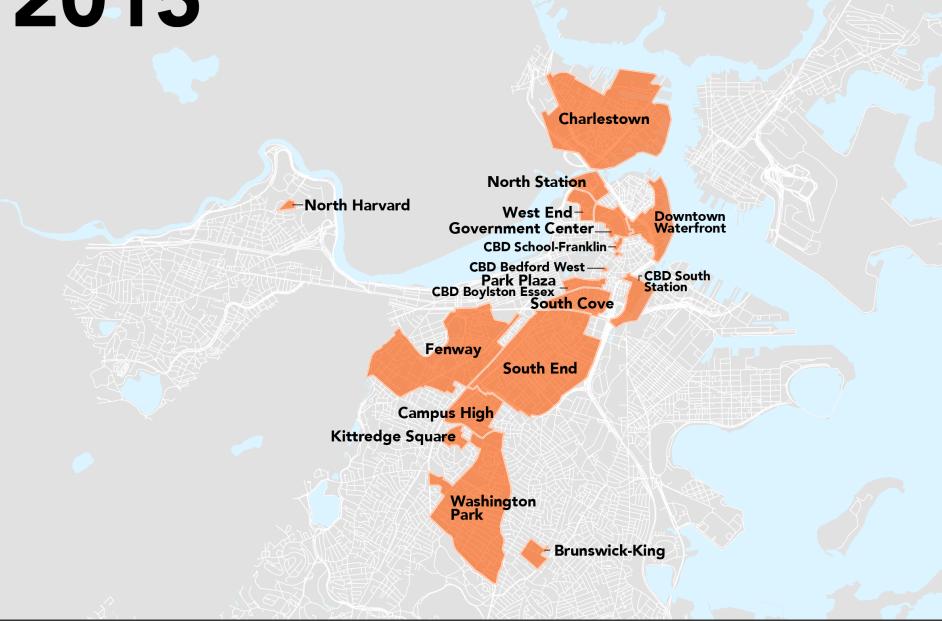


Demonstration Projects

Projects designed to eliminate blight outside of Urban Renewal Areas



Affordability requirements established to create housing opportunities







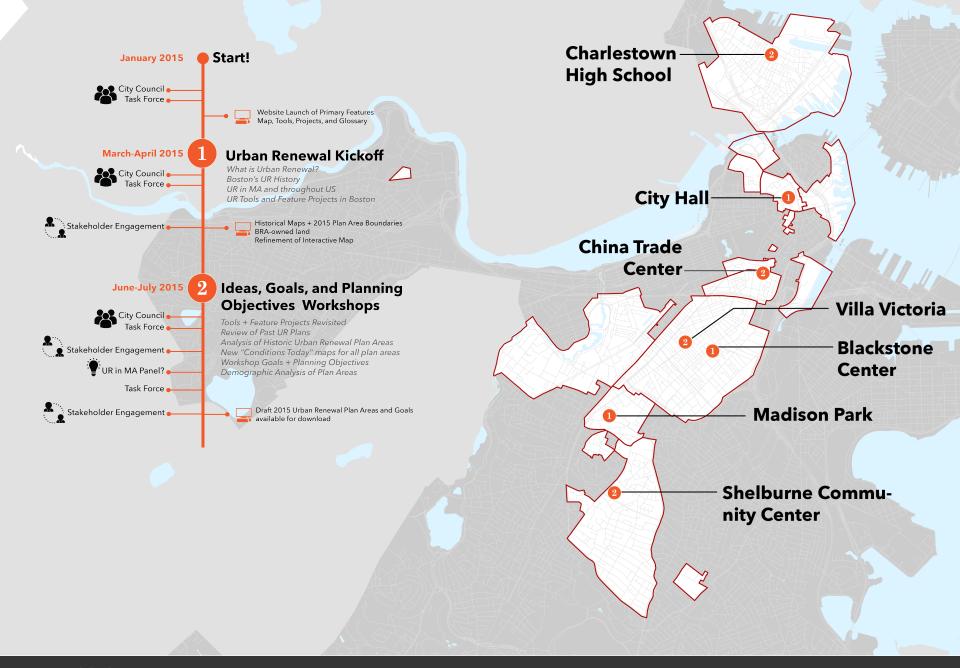
Phase II: Workshops



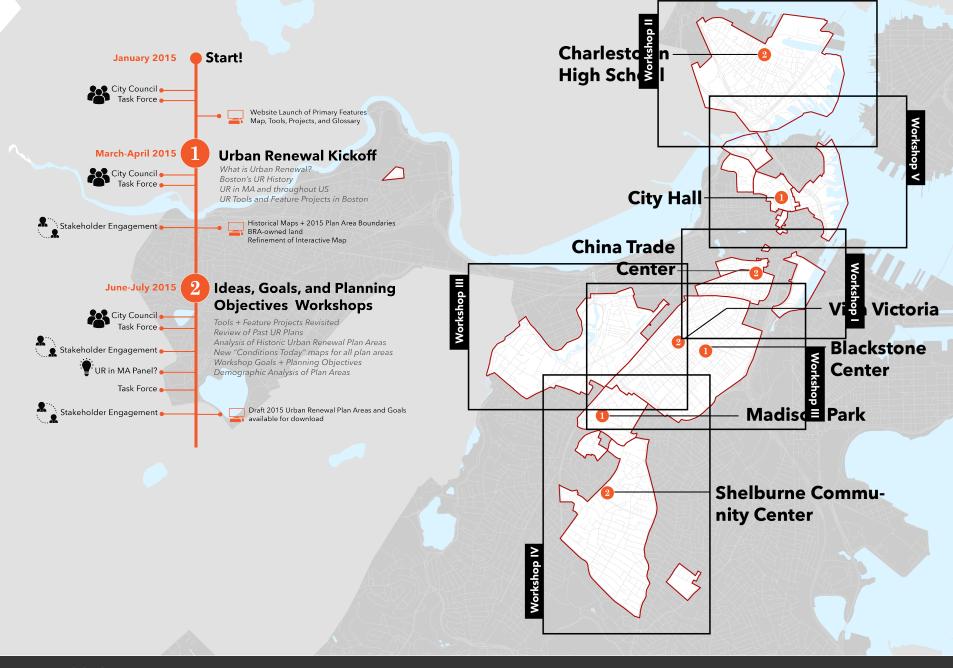




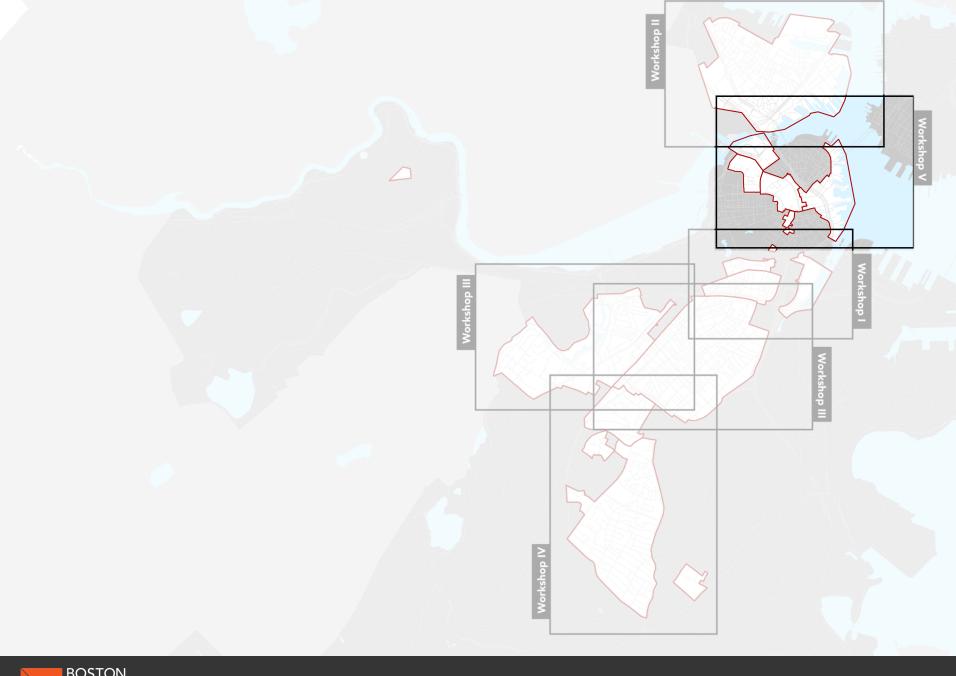




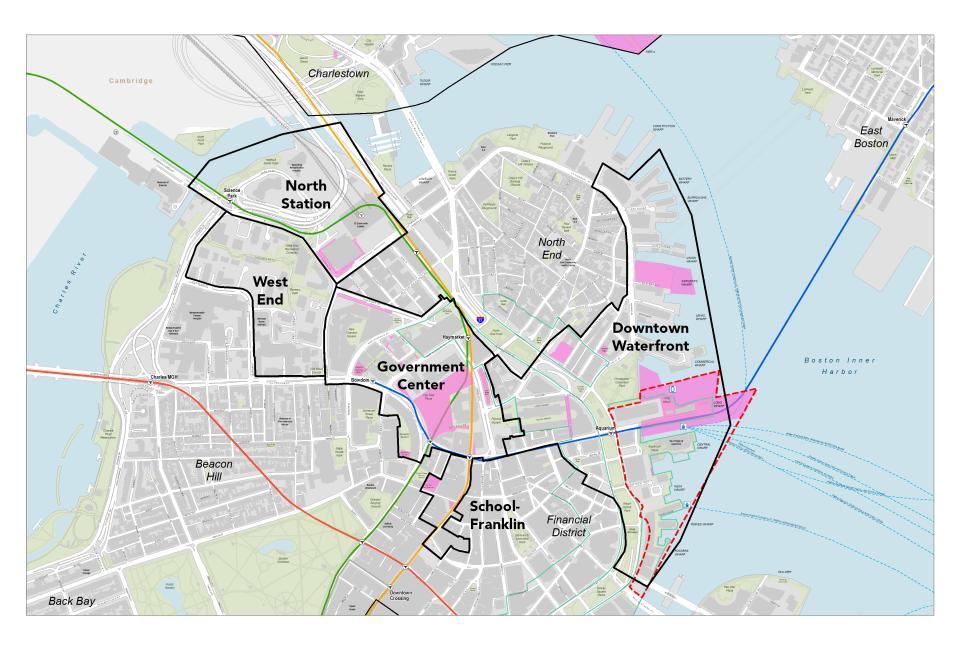














Original (1965) Goals and Planning Objectives | South Cove

The Plan contains five (5) basic goals:

- To promote and expedite public and private development;
 To cause the rehabilitation and redevelopment of the South Cove as a stable neighborhood competible in function and design with the neighboring Central Business District, the Back Bay, and the South End
 To preserve and strengthen the residential character of the area in
- such a way as to promote and insure its future;

 4. To facilitate efficient use of land in the area for housing, commercial
- and institutional use;
 5. To strengthen and expand the real property tax base of the city.

Supporting these goals are twelve (12) planning objectives:

- 1. To improve the quality and condition of existing residential property through rehabilitation techniques so that all housing con forms with the standards set forth in Chapter VIII of this plan;
 2. To remove deteriorated and deteriorating buildings which depress the
- physical condition and character of the area; o intensify utilization of land to achieve more economically and
- 3. 10 Intellity Fitting on a fam to anxieve more economically and the provided provided and the provided provided and an analysis of medical and educational facilities; and to a opidate the development of private and public land uses that they do not conflict unduly with the functioning of seak other; the provided provided
- 7. To create decent, safe and sanitary dwellings, providing adequate levels of amenities, convenience, usefulness and livability for the
- compassat beareoff egypropriate community facilities;

 no recompassat properties of the community facilities;

 no provide for improved tradic circulation, perticularly with regard to aboutting land uses, by separating through tradic from local service tradic, and by clarifying the street patterns where the service tradic, and by clarifying the street patterns where the street tradiction of the service tradiction of the street tradiction of the service tradiction of the street tradiction of the service tradi

- public areas;
 12. To prevent future obsolescence, deterioration, and congestion.



South Cove + Park Plaza Urban Renewal Workshop China Trade Building I June 10, 2015

Original (1971) Goals and Planning Objectives | Park Plaza

The Plan contains eight (8) basic goals:

- 1. To provide a new "intown" residential community in the heart of the
- 1. To provide a new "intown" residential community in the neart of the city;
 2. To provide a higher economic use to replace an existing underutilized area:
- 3. To eliminate blighted conditions:
- To increase the tax revenue by a more intensive development of the area To prevent the hapharard redevelopment of this important sector of Boston which would occur through unplanned renewal based upon the present street Layout and pattern of privately-owned parcels.

Supporting these goals are seven (7) planning objectives:

- 1. To provide a lively mixture of mutually reinforcing uses with emphasis on residential and daytime plus evening activities;
- 2. To carefully integrate, as to scale and activity, the new development To carefully integrate, as to scale and activity, the new development with the surrounding area = specially in the Palationship of the buildings and uses along Maylaton Street to the adjacent Deston
 To provide multilevel attractive and continuous podestrian areas through the Project with maximum separation between vehicular and pedestrian moments and convenient interfacing with other destonance of the project with a street of the project with the lower aleasents built close to the project with the lower aleasents built close

- To create muti-use new structures, with the lower elements built to the street lines so as to maintain the urban character;
 To build with materials whose color and scale relate well to the existing Boston architecture of Back Bay, Beacon Hill, and Bay
- To create a new and pleasant environment within the public and semipublic areas to maximize the use of such areas and add a new dimension to the downtown commercial and entertainment areas.



South Cove + Park Plaza Urban Renewal Workshop

Original (1961) Goals + Planning Objectives | Government Center

The Plan contains following basic goals:

- 1. Revitalization a key portion of downtown Boston through clearance,
- lopment and rehabilitation, thereby eliminating a decadent and
- sub-standard area; 2. Functional integration of new governmental facilities, supported by new private office facilities and ancillary consumer and business service
- private office facilities and ancillary consumer and business service facilities;

 J. introduction; one occounds streamth in the communant center Project of the control of
- mehicular ways;
- vehicular ways;

 6. Creation of a symbol of democratic government and its related institutions in the physical context of the surrounding historical districts, thereby continuing and improving the important role this area has played in the political, social, and cultural history of Boston and



Downtown Workshop City Hall July 22, 2015 Contact: Coney Zehngebot I Email: urbanneneual@con----

Original (1962) Goals and Planning Objectives | South End

The Plan contains following basic goals:

- Promote and expedite public and private development; Insure the public health and safety; Strengthen the physical pattern of neighborhood activities; Frovide an economically, socially, and racially integrated community; Provide a Transeovic for early/commental conditions better suited to meet the
- Provide a transmoork for environmental conductions better suited requirements for contemporary living
 Promote the growth of industry, commerce, and institutions in appropriate locations;
 Strengthen and expand the real property tax base of the city.

Planning and Design Concept:

The concept for the South End Area is developed from the fact that there are really two major communities in the project - a predominantly residential community and an industrial and medical-institutional

The Plan contains following planning objectives:

- In Perce the quality, condition, and maintenance of existing dealling structures to a level which achieves descent, asks, and maintenance of existing dealling structures to a level which achieves descent, asks, and mainteny housing; the control of the percent physical condition and character of the arcs, input the flow of investment and mortpage financing, and restrict adoptate insurance coverages. Control of the physical condition and character of the arcs, input the flow of investment and mortpage financing, and the same and provide such property values, protect private investment.

 4. Provide new housing specifically designed to meet the needs of the numerous of the same and provide better service;

 5. Provide new operaturation of existing commercial establishments to remain in the arcs and provide better service;

 6. Degrees the accessive number of liquer licenses;

 8. Degrees traffic circulation;

 9. Degrees traffic circulation;

- areas;
 Obtain superior architectural and sesthetic quality in the new public and nrivate buildings and open spaces;

- . Obtain superior architectural and aesthetic quality in the new public and private buildings and open space(s) positive, unifying and unique qualities. Preserve, maintain, and reinforce the positive, unifying and unique qualities are provided by the provided prov



Original (1965) Goals + Planning Objectives | Campus High

- The Plan contains following basic goals:

- The Plan Contains following basic goals:

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Supporting these goals is a number of planning objectives:

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- BOSTON REDEVELOPMENT

Original (1963) Goals + Planning Objectives | Washington Park

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

- 1. Preserve the neighborhood;
 2. Assure the public health and mafety;
 3. Strengthen the physical pattern of neighborhood activities;
 4. Reinforce the fabric of fmaily and occumunity life; and;
 5. Provide a none wholescom

Supporting these goals is a number of planning objectives:

- Supporting theme goods, as a numero to passance of projections of the property of a foreign the quitter individual property to a foreign the continuous of the continuous of descriptions and the continuous of th

- In these the sends life of residential improvements on manages assume a values of the control of

- familiars

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nospary workshop Shelburne Community Center I July 15, 2015 Contact: Corey Zehngebot | Email: urbannenessal@baston.gov

Original (1964) Goals + Planning Objectives | Downtown Waterfront

The Plan contains following basic goals:

- To revitalize a key portion of downtown Boston;
 To upgrade the pattern of land uses close by the North End residential
- community;
 3. Establish a functional connection between the area and its surrounding districts: the North End, Cowernment Center, and the financial District, 4. To provide an environment suitable to the needs of contemporary real estate

Supporting these goals are five (5) planning objectives:

- To eliminate a pattern of land uses and blighting conditions which

- 1. To climate a pattern of land uses and blighting conditions which
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 5. To climate colorate and exhauster blinding conditions which are a factor
 is present institute the version of the server values;
 5. To present farther the version of present part of land;
 5. To promote productive and literative use of land;
 6. To create opportunities for development of a downton residential community
 7. To create opportunities for the construction of efficient and economical
 biliding;
 11. To promote the preservation and the chancement of buildings in the Project Area
 12. To create can environment which is considerated.

- As presence were preservatured and enhancement of buildings in the Project Area
 1. To create an environment which is conducte to the investment of funds in the
 reshabilitation, conversion, and general upgrading of the property;
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 14. To create an area for the development of water dependent uses and water
 transportation designed to situralizate tourism set spirolizate beingstone of
 bottom's historic relationship to the sea;
 sure that it is accessible to all modes of transportation;
 14. To improve erteets and utilities and the landscaping of polic areas;
 15. To devalop the area in such a way as to stimulate improvements in adjacent
 ACCOS.

BOSTON REDEVELOPMENT

Original (1965) Goals and Planning Objectives | Charlestown

The Plan contains five (5) basic goals:

- 1. To preserve the neighborhood
- 2. To assure the public health and safety 3. To strengthen the physical pattern of the neighborhood
- activities
- 4. To reinforce the fabric of community life
 5. To provide a more wholesome framework for environmental conditions better suited to meet the requirements of contemporary living

Supporting these goals are five (5) planning objectives:

- 1. Expansion of the residential community 2. Compatible relation between local and regional transportation 3. Compatible relation between local and regional land uses
- New community facilities
- 5. General improvement of environmental conditions

BOSTON REDEVELOPMENT AUTHORITY

BOSTON REDEVELOPMENT AUTHORITY

Proposed (2015) Goals | South Cove

Below are suggested themes for a proposed set of 2015 goals for the South Core Urban Renewal Area. These themes and draft linguage were informed directly by the Clinitatown Missier Plan (CMP) and with input from knowledgeable staff from the Boston Redevelopment Authority (BRAL) We also for your feedback on these proposed goals and also assistance in creating supporting planning objectives. That you for the proposed goals and also assistance in creating supporting planning objectives. That you for the proposed goals and also assistance in creating supporting planning objectives. That you for the proposed goals and also assistance in creating supporting planning objectives. That you for the proposed goals are supported to the proposed goals and the proposed goals ar

- Expand the number and range of housing options (CMP)
 Strengthen the residential character of Bay Village and Chinatown by increasing residential density and diversifying housing type and mix of income. (BRA)

Public Realm

- Foster a more sustainable and greener community (CMP)
 Expand clvic spaces and increase the number of open spaces and park (CMP)
 Strengthen the pedestrian and public realm connections between this area to the surrounding neighborhoods of the downtown, South End, Back Bay and South Bay (BRA)

Neighborhood Connectivity

- Reaffirm Chinatown's connection with its neighbors (CMP)
- neasum uninatowns connection with the neighbors (L/M)?
 Increase public safety, improve the pedestrian environment, and engage in transportation planning to address community needs (CMP).
 Promote the earsh diverse and withbant mixed use character while improving connections to the neighboring Central Business District, the Back Bay, and the South End (BRA).

Economic Development

- Identify, create, and prepare community members and businesses for economic development opportunities which will serve the needs of the local community, including residents, institutions, the Downstown and Theater Darkies (CMF)
 Promote greater economic viality of the area by aligning and balancing growth of institutional uses with commercial development and community development (BRA)

Please assist us with creating supporting planning objectives!

BOSTON REDEVELOPMENT AUTHORITY

South Cove + Park Plaza Urban Renewal Workshop China Trade Building I June 10, 2015 Contact: Coney Zehngebot I Email: urbannerowaliBlooston.gov

Proposed (2015) Goals | Charlestown

Below are suggested themes for a proposed set of 2015 goals for the Charlestown Urban Renewal Area. These themes and draft language were informed with input from knowledgeable staff from the Boston Redevelopment Authority (BRA). We ask for your feedback on these proposed goals and also assistance in creating supporting planning objectives. Thank you.

Regional Connectivity

- Strengthen use of public transit through strategic station and public realm improvements
 Balance public transportation with other modes (vehicular, pedestrian, bicycle), both landside and
- Billarous protes transposances
 Billarous continued planning and growth in areas proximate to neighboring municipalities
 Coordinate federal, state, and local government activities in a manner consistent with overall planning and development programs

Sustainable Public Realm

- General improvement of environmental conditions
 Expand civic spaces and increase the variety and programming for open space
 Grenothen the pedestrian and public realm connections between the neighborhood and transit

Housing, Neighborhood Preservation, and Community Life

- To strengthen the physical pattern of the neighborhood activities
 To reinforce the fabric of community life
 To preserve the neighborhood
 New community facilities

Evolving Waterfront

- Reinforce connections between residential areas and the waterfront.

 To create an area for the development of water dependent uses and water transportation designed to stimulate borusin; create jobs, facilitate development, and symbolize the importance of Boston's historic relationship to the sea.

 To provide public ways, parts, and plazaw which encourage the pedestrian to enjoy the harbor To provide public ways, parts, and plazaw which encourage the pedestrian to enjoy the harbor.
- and its activities. To provide a more wholescome framework for environmental conditions better suited to meet the requirements of contemporary living in a manner to assure comprehensive redevelopment of the area which is sensitive to historical, architectural, recreational, and environmental considerations

BOSTON REDEVELOPMENT AUTHORITY

Charlestown urban Renewal Workshop Charlestown High School I June 29, 20155 Contact: Corey Zehngebot I Email: urbannenewal@boston.gov

Proposed (2015) Goals | Roxbury

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

Neighborhood Connectivity

- Take objectings of the reals busines, accessfulling and usuality for the bunds of the accessioning of the community and the Company of the Co

Neighborhood Vibrancy and Public Realm

- Create a public reason that is conflictable, level, and safe that reflects the unique physical and social characteristic preservations of histories areas and energy architectural repress; promote histories and natural for provide one and conflictable representations of the conflictable representation of the factor of the state, the state of the state, the conflictable representation of the con

Housing

- Provide a wider range of housing options for residents of diverse socioeconomic and age groups, (RSMP)

 To create opportunities for private netwestment and rebuilding, particularly in the form of sound and economically-constructed housing of maximum exhibitually against a construction of the control of th

- Economic Development + Community Life
- To provide apportunities for even and nating food huminates and other community discillates to serve the water of an engine for the serve and the serve common food on jub creation and weather orasion (SMM).

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Rorbury Workshop Shelburne Community Center I July 15, 2015 Contact: Coney Zehngebot I Email: urbanseneval@exerce....

Proposed (2015) Goals | South End

Below are suggested themes for a proposed set of 2015 goals for the South End Urban Renewel Para. These themes and drift language were informed with input from knowledgeable staff from the Boston Redevelopment Authority (BRA). We ask for your feathback on these proposed goals and also esistance in creating supporting planning objectives. Thank you.

Neighborhood Connectivity

- Strengthen and expand the network of streets that complements the existing streets and blocks.
 Primorie any multimodal secure through the district.
 Connect the public paces and packs with a complement perfection, by potential, by potentials, by potentials, by potentials, by potentials, by potentials, by the Connect the public paces and packs with a complement expect of new multi-modal streets that extends throughout the district expectably west of Mess six and south of Waterhipton Street.
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Neighborhood Vibrancy and Public Realm

- Preserve, maintain, and reinforce the positive, unifying and unique qualities of the street patterns,
- row houses, parks and, squares.

 Improve streets, street lighting, utilities, and the landscaping of public areas;

 Obtain superior architectural and aesthetic quality in the new public and vprivate buildings and
- Preserve and Expand civic spaces and increase the variety and programming for open space

Housing and Community Life

- Reinvest in ageing public housing into mixed used, high density residential areas that are better integrated into the rest of the district.
 Reinvest in aging publicly-owned buildings and achools.
 Create new opportunities for mixed income housing.

- Promote a viable neighborhood economy, and provide for new economies and expansion of job
- Promote and expand neighborhood retail, educational, health and cultural facilities:
 Promote and expand neighborhood retail, educational, health and cultural facilities:
 Promote development that is consistent with the Harrison Albany planning and rezoning.



Economic Development

Proposed (2015) Goals | Downtown Waterfront + Government Center

Below are suggested themes for a proposed set of 2015 goals for the Government Center and proposed to the control Westforton Westfo

Accessibility and Connectivity

- Take advantage of the series location, occasibility, and visibility for the benefit of the surrounding commonly and the Coy of Boston by promoting after and convenient multimodal access through and beyond the district improve access and conventions to peaks, plates, and other spores which recorage reignorements improve the convention of the convention to the convention of th

Quality Public Realm

- Strengthen ground level uses along and adjacent to the Greenway
 Improve continuity across and along ramp parcels on the Greenway through public realm en-
- trancements
 Preserve and expand civic spaces and increase the divertity of programming for open space
 Improve the quality and experience of City Hall Plaza for residents, workers, and visitors of Bos-

Evolving Waterfront

- The course of the second process of the second process and easter transportation de-signated to entirely excused, residently to the sea.

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Economic Development

- Premos reducing-most of ging pating facilities by increasing density and disensity of uses
 focusing devolupment that promotes connection and disclaimed in the factor, the floor
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Contact: Comy Zehngebot | Email: urbanenewall®



Original (1961) Goals + Planning Objectives | Government Center

The Plan contains following basic goals:

- Revitalization a key portion of downtown Boston through clearance, redevelopment and rehabilitation, thereby eliminating a decadent and sub-standard area:
- Functional integration of new governmental facilities, supported by new private office facilities and ancillary consumer and business service facilities.
- 3. Introduction of new economic strength in the Government Center Project Area, thereby creating an effective center of activity functional ly linked to the Retail Core, the Financial District, the Waterfront, the North Station, the Beacon Hill Governmental District, and the nearby residential areas of Beacon Hill and the West and North Ends;
- 4. Provision of adequate vehicular access to Government Center in order to emphasize the importance of Government Center to the entire Boston Peninsula, while at the same time improving mass transit and pedestrian access into and movement within the Project Area;
- 5. Creation of design continuity between the public and private parcels in order to heighten an awareness of the essential inter-relation of all the Government Center buildings, open spaces, and pedestrian and vehicular ways;
- 6. Creation of a symbol of democratic government and its related institutions in the physical context of the surrounding historical districts, thereby continuing and improving the important role this area has played in the political, social, and cultural history of Boston and America.



Downtown Workshop City Hall | July 22, 2015 Contact: Corey Zehngebot | Email: urbanrenewal@boston.gov

Original (1964) Goals + Planning Objectives | Downtown Waterfront

The Plan contains following basic goals:

- 1. To revitalize a key portion of downtown Boston;
- To upgrade the pattern of land uses close by the North End residential community;
- Establish a functional connection between the area and its surrounding districts: the North End, Government Center, and the Financial District;
- To provide an environment suitable to the needs of contemporary real estate development.

Supporting these goals are five (5) planning objectives:

- 1. To eliminate a pattern of land uses and blighting conditions which
- 2. Create severe traffic congestion in the area
- 3. Exert a depressing effect on adjacent areas
- 4. Inhibit the development of real property to its fullest economic potential;
- To eliminate obsolete and substandard building conditions which are a factor in spreading blight to adjacent areas;
- 6. To prevent further the erosion of property values;
- 7. To protect and strengthen the tax base of the city;
- 8. To promote productive and intensive use of land;
- To create opportunities for development of a downtown residential community offering a range of housing types and rentals;
- 10. To provide sites suitable for the construction of efficient and economical buildings;
- 11. To promote the preservation and enhancement of buildings in the Project Area which have architectural and historical significance;
- 12. To create an environment which is conducive to the investment of funds in the rehabilitation, conversion, and general upgrading of the property;
- 13. To create an area with a mixture of land uses compatible with living, working, and recreational opportunities'
- 14. To create an area for the development of water dependent uses and water transportation designed to stimulate tourism and symbolize the importance of Boston's historic relationship to the sea;
- 15. To provide for the efficient flow of traffic within and through the area and en sure that it is accessible to all modes of transportation; $\,$
- 16. To improve streets and utilities and the landscaping of public areas;
- 17. To provide public ways, parks, and plazas which encourage the pedestrian to enjoy the harbor and its activities;
- 18. To develop the area in such a way as to stimulate improvements in adjacent areas.



Downtown Workshop City Hall | July 22, 2015 Contact: Corey Zehngebot | Email: urbanrenewal@boston.gov



Suggested themes:

- Accessibility and Connectivity
- Quality Public Realm
- Evolving Waterfront
- Economic Development

Proposed (2015) Goals | Downtown Waterfront + Government Center

Below are suggested themes for a proposed set of 2015 goals for the Government Center and Downtown Waterfront Renewal Areas. These themes and preliminary draft language were directly informed by current and past planning initiatives and with input from staff from the Boston Redevelopment Authority (BRA). However, we want your ideas and feedback on these proposed goals and planning objectives, as this language is meant primarily to facilitate conversation. Thank you!

Accessibility and Connectivity

- Take advantage of the area's location, accessibility, and visibility for the benefit of the surrounding community and the City of Boston by promoting safe and convenient multimodal access through and beyond the district
- Improve access and connections to parks, plazas, and other spaces which encourage enjoyment
 of the water. Harborwalk, and the Rose Kennedy Greenway
- Improve streets so that they strive to be accessible and to balance all modes of transportation, consistent with the City's Complete Streets standards

Quality Public Realm

- Strengthen ground level uses along and adjacent to the Greenway
- Improve continuity across and along ramp parcels on the Greenway through public realm enhancements
- Preserve and expand civic spaces and increase the diversity of programming for open space
- Improve the quality and experience of City Hall Plaza for residents, workers, and visitors of Boston

Evolving Waterfront

- To create an area for the development of water dependent uses and water transportation designed to stimulate tourism, create jobs, facilitate development, and symbolize the importance of Boston's historic relationship to the sea
- Encourage development that promotes connection and activation of the Harbor, the Rose Kennedy Greenway, the many open spaces, and the Harborwalk.
- Incorporate climate resiliency measures in all new development, infrastructure and public realm enhancements near or adjacent to the water.

Economic Development

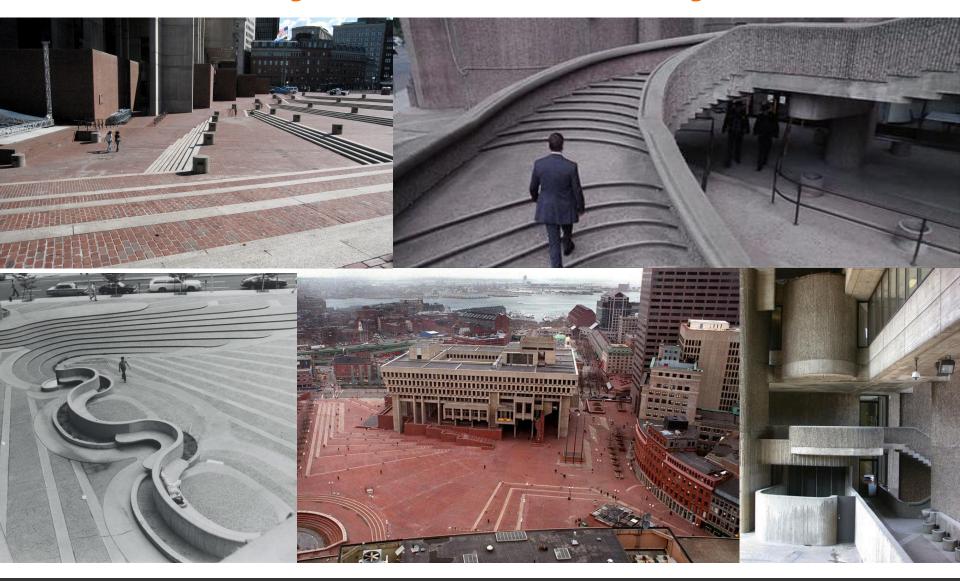
- Promote redevelopment of aging parking facilities by increasing density and diversity of uses
- Encourage development that promotes connection and activation of the Harbor, the Rose Kennedy Greenway and the many public open spaces along the Harborwalk.
- Reinvest in aging publicly-owned buildings and plazas
- Improve the economic and programmatic vitality of Government Center in a manner which relates to the surrounding neighborhoods such as Downtown Crossing, the Financial District, the Greenway, Market District, the Waterfront, North Station, Beacon Hill and the West and North Ends;



Downtown Workshop City Hall I July 22, 2015 Contact: Corey Zehngebot | Email: urbanrenewal@boston.gov



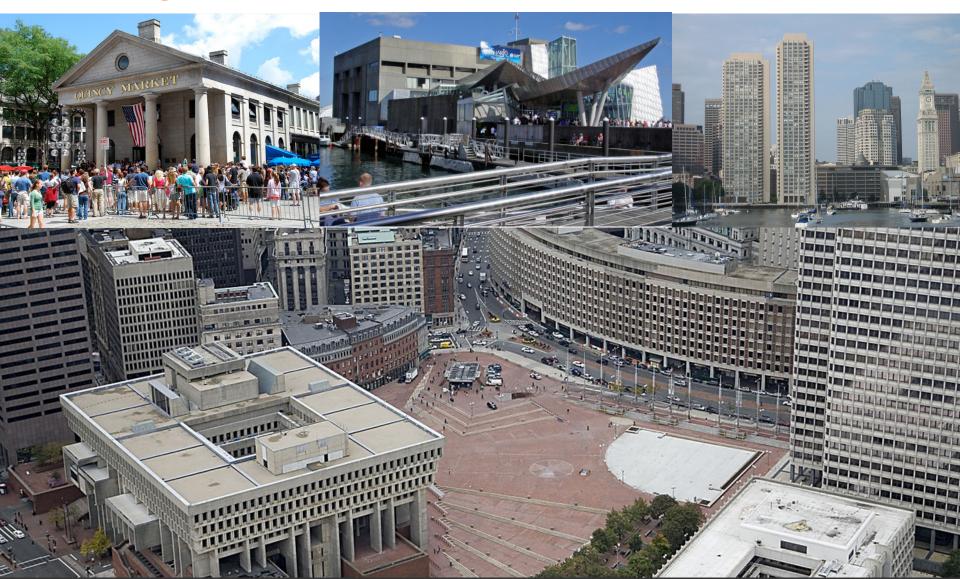
Accessibility and Connectivity



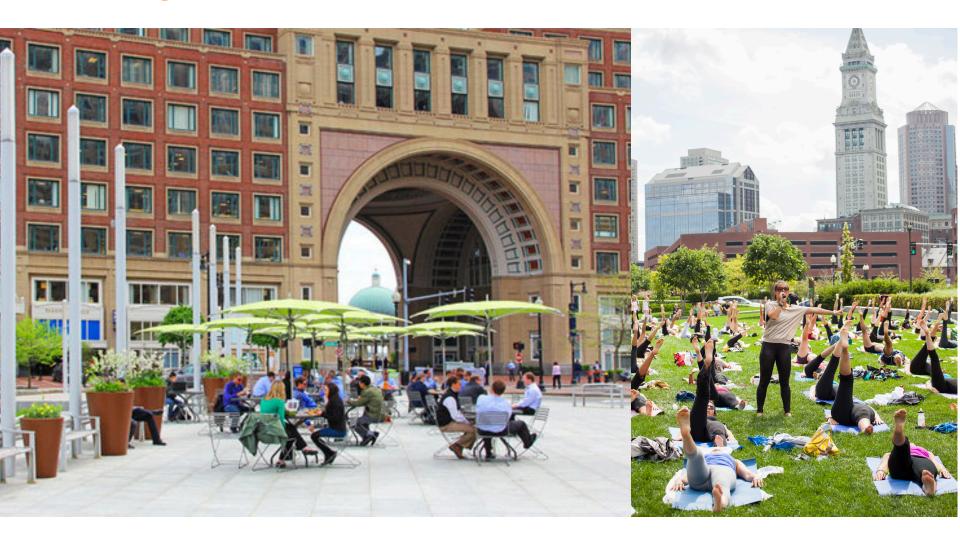
Accessibility and Connectivity Budwer



Quality Public Realm



Quality Public Realm





Evolving Waterfront





Evolving Waterfront

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NOAA, NINGS12 National Geodetic Survey SSMC-3, #9202 1315 East-West Highway

Silver Spring, Maryland 20910-328

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the information Services Branch of the Nationa Geodetic Survey at (301) 713-3242, or visit its website at http://www.ngs.ncsa.gov

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Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panets; community map repository addresses and a Listing of Communities table containing National Flood insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM wish the M Service Center (MSC) website at http://msc.fema.gov. Available products include previously issued Letters of Map Change, a Flood Insurance Study Repc and/or digital versions of this map. Many of these products can be ordered obtained directly from the MSC website.

If you have questions about this map, how to order products, or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) or 1-877-FEMA-MAP (1-877-398-2627) or visit the FEMA website at http://www.fema.ox/businessinfering.

MODEL NO. ZONE AE

LEGEND SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO DAUNDATION BY THE 1% ANNUAL CHANCE FLOOD No Base Flood Bevations determine ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base ZONE ASS ZONE V PLOODWAY AREAS IN ZONE AE OTHER FLOOD AREAS OTHER AREAS COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS OTHERWISE PROTECTED AREAS (OPAs) Boundary dividing Special Flood Hose dividing Special Flood Hose flood depths, or flood velocities. 000000000 Unit of Moderate Wave Action Size Flood Elevation value where uniform within zone; elevations A Cross section line 40,000 N unity map revision history prior to countywide mapping, refer to the Co ny table located in the Flood in surance Study region for this jurisdiction MAP SCALE 1" = 500'



Only coastal structures that are certified to provide protection from the 1-percent annual chance flood are shown on this panel. However, all structures taken into consideration for the purpose of coastal flood hazard analysis and mapping are present in the DFIRM database in S_Gen_Struct.







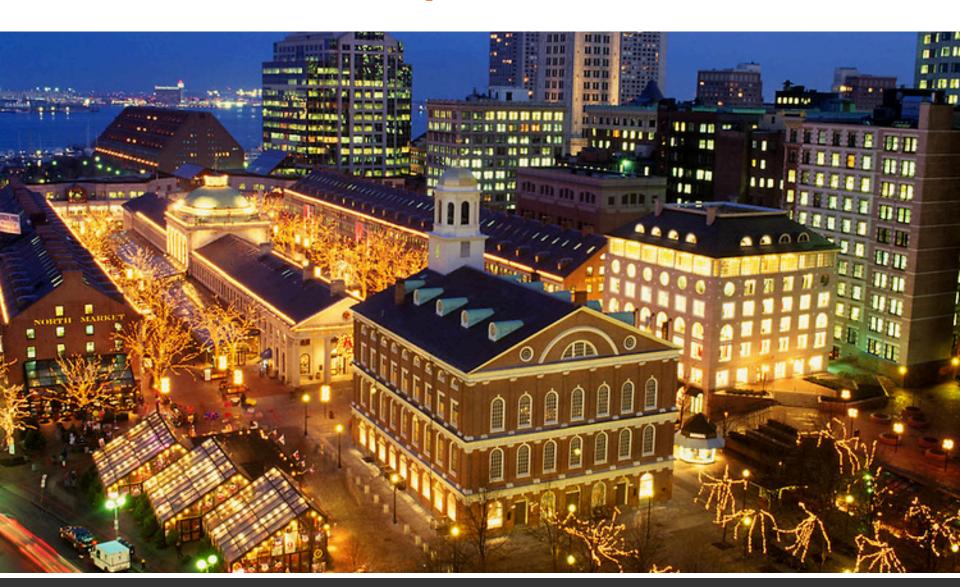
28 State Street
One Washington Mall
Center Plaza
One Boston Place

Faneuil Hall Marketplace 60 State Street (1977) One Devonshire Place (1983) Exchange Place (1985)



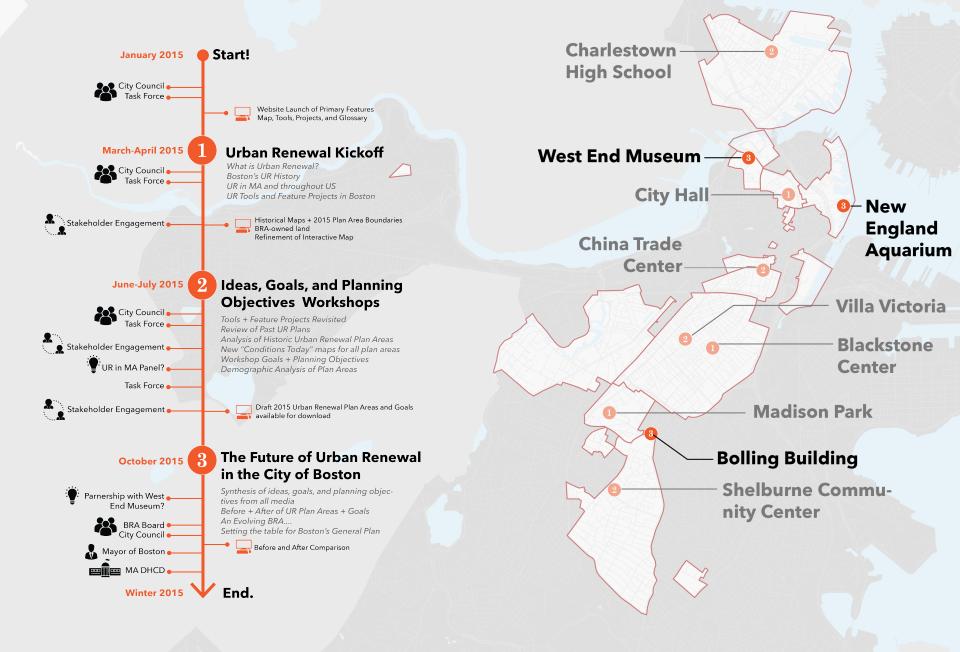














Phase 3: Synthesis

October 2015

The Future of Urban Renewal in the City of Boston

Synthesis of ideas, goals, and planning objectives from all media

Before + After of UR Plan Areas + Goals

An Evolving BRA....

Setting the table for Boston's General Plan

Before and After Comparison

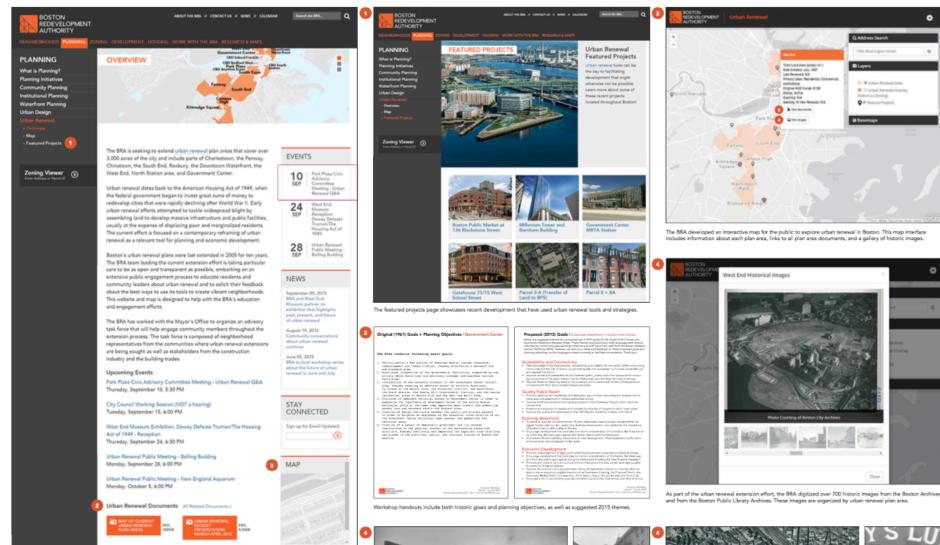
Winter 2015

End.

Urban Renewal Idea Solicitation and Mapping Comprehensive Plan Pre-planning BOSTON 2030



DIGITAL URBAN RENEWAL RESOURCES: In nearly sixty years, few efforts by the BRA have embraced technology as a principal mechanism for public outreach. This process endeavored to set a new standard for information transparency. WWW.BOSTONURBANRENEWAL.ORG



The above view of the urban renewal homepage provides a short explanation of urban renewal and the extension process, while directing visitors to additional digital resources. The primary features of the website include a dynamic map, feature projects page, and links to events, news, and other relevant documents. As part of this effort, the BRA digitized all the original urban renewal plan area documents and provided a list of modifications to all the plans since inception. The intent was for the website become a useful tool not only for the interested public, but also for developers, lawyers, architects, and other real estate professionals.

The BRA recognizes that urban renewal is a dense topic and one fraught with historic assocations both good and bad, but that unfettered access to information using digital tools is a necan for an against assembled to the subtful planning and accoming development



View of West End after demolition and "slum clearance"

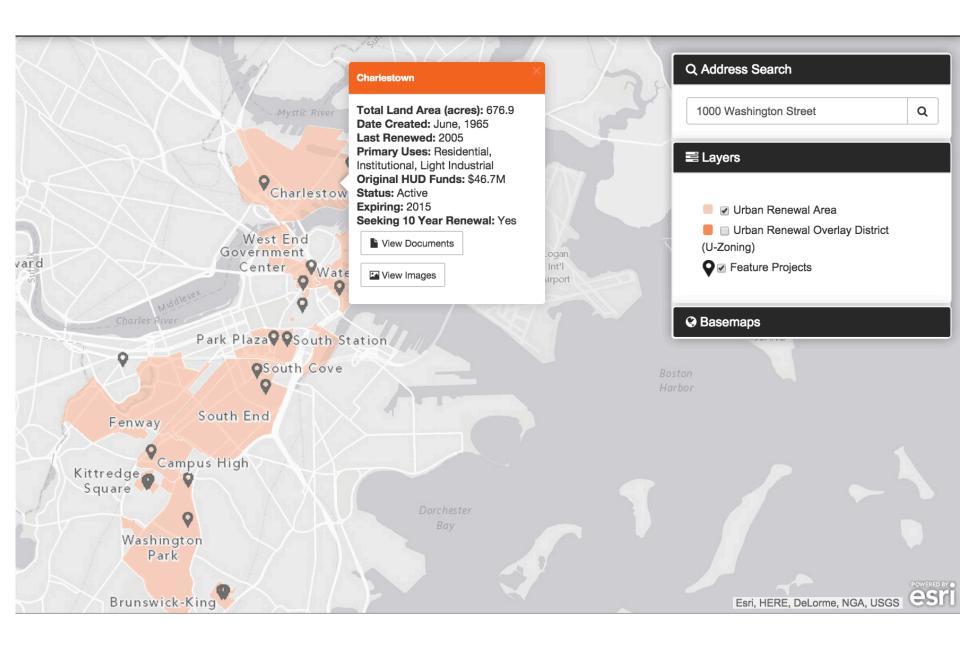


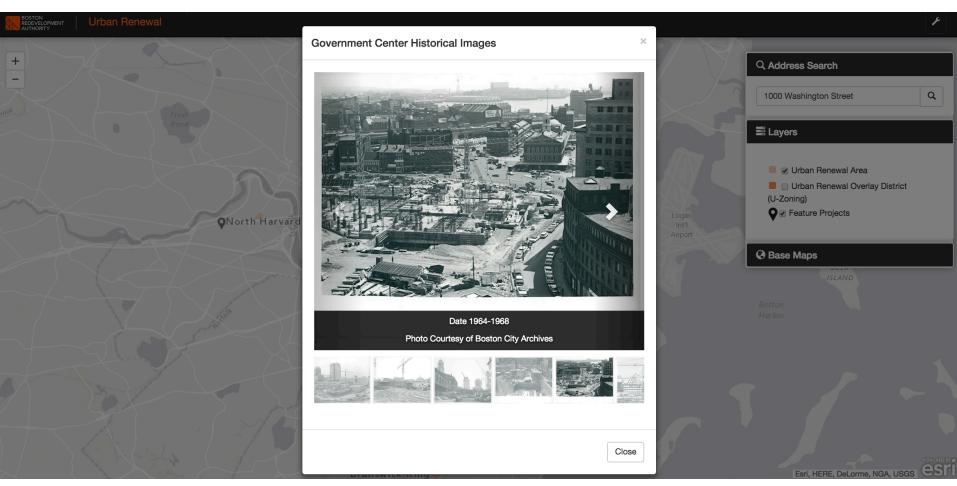






Aerial view of West End and Scollav Square before demolition (mid-1950s)





BRA Urban Renewal Website



NEIGHBORHOODS PLANNING ZONING DEVELOPMENT HOUSING WORK WITH THE BRA RESEARCH & MAPS

PLANNING

What is Planning? **Planning Initiatives Community Planning**

Institutional Planning Waterfront Planning

Urban Design

- Overview
- « Мар

Zoning Viewer Enter Address or Parcel ID





Urban Renewal Featured Projects

Urban renewal tools can be the key to facilitating development that might otherwise not be possible. Learn more about some of these recent projects located throughout Boston!



Boston Public Market at 136 Blackstone Street



ABOUT THE BRA // CONTACT US // NEWS // CALENDAR

Millenium Tower and **Burnham Building**



Government Center MBTA Station



Q: Why do we still need Urban Renewal?



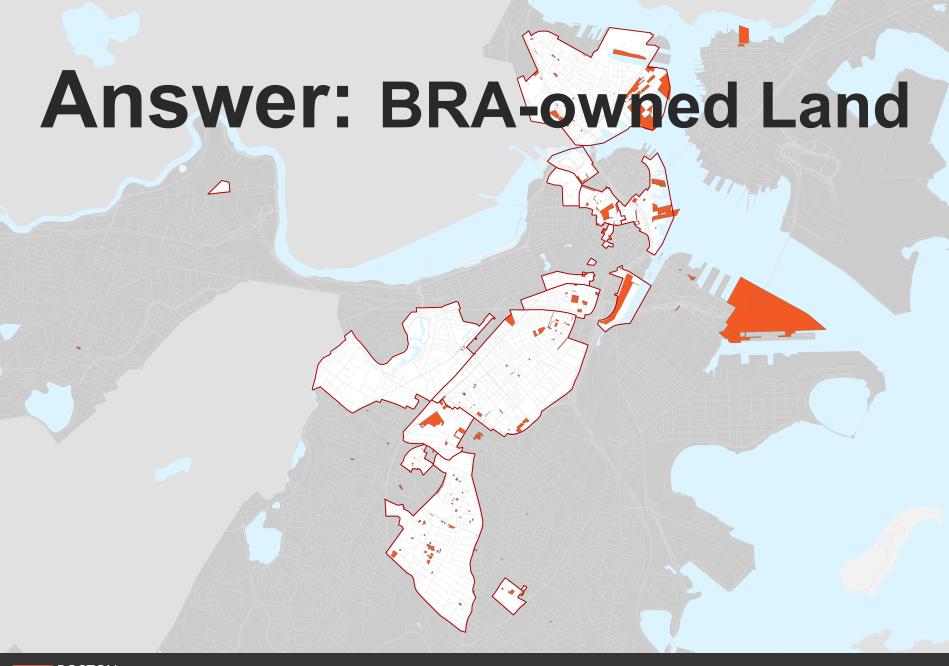
Why do we still need urban renewal?

- 1. BRA-owned land: Putting public land to use for the benefit of the surrounding communities
- 2. Land Disposition Agreements: Imposing conditions on the use of land (for affordable housing, open space, use, etc.)
- 3. Public realm enhancements: Improving neighborhood public space and streets
- 4. Site Assembly and title clearance: Helping to make public and private sites ready for development
- 5. Unpredictable economy: Safeguarding against market downturns











HISTORIC DISPOSITION PARCELS + BRA OWNED LAND An overlay of historic disposition parcels with currently-owned BRA land illustrates the profound legacy of urban renewal on open space and development in downtown Boston. Charlestown East Boston **CAMBRIDGE** North End West End **Downtown** Waterfront Government Center Beacon Hill School-Franklin Financial

District

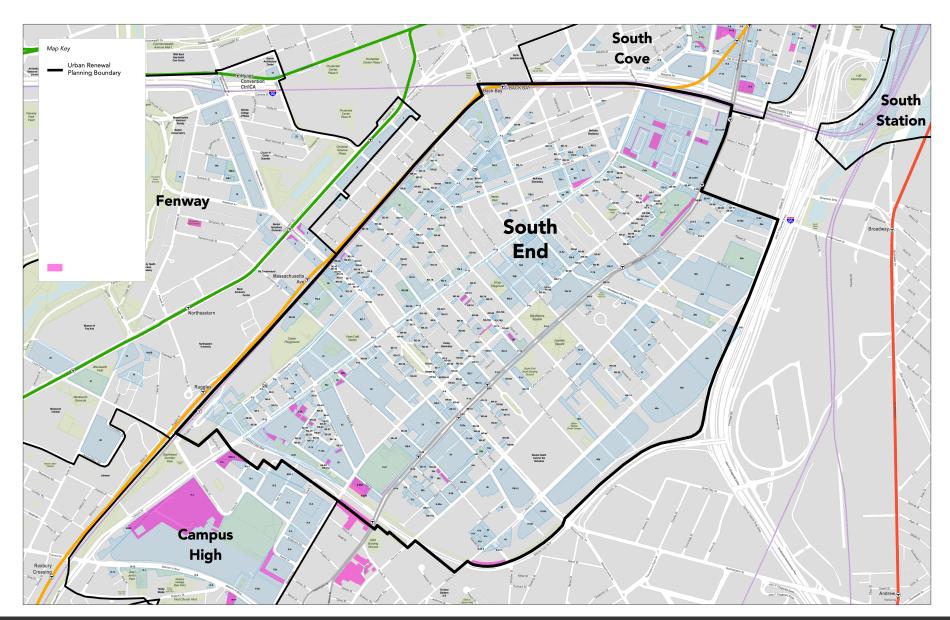
Answer:Land Disposition Agreements

Land Disposition Agreements (LDAs):

An agreement with the BRA that governs the transfer and use of BRA-owned parcels (typically recorded with the deed)

Secures affordable housing, open space, land use, design standards, etc. LDAs are active per the term of the agreement or for the life of the urban renewal plan area. If the LDAs go away, the BRA loses these controls and the community loses the benefits.







Answer:Land Disposition Agreements

Affordable Housing both big and small:

Big Examples: Dover Street Residences, 1597 Washington Street, 45 Stuart

Small Example: many infill parcels in Charlestown (smaller buildings, larger family-sized units)







Answer:Public Realm Enhancements

- Open Space (parks + plazas)
- Streetscape Improvements
- Waterfront infrastructure
- Transportation infrastructure
- TIF/DIF



Open Space in the South End

i) the Property is to be used and maintained for open space purposes, including, but not limited to: community gardening, neighborhood-related green space use, and landscaping, parkland, and children's play areas, and shall be kept open and green forever.

Parcel SE-49: 106 West Springfield Street

Parcels SE-7,SE-122, RD-36, and SE-123: 108-114 West Springfield

Parcel SE-2: 116-118 West Springfield

Parcel SE-124: 29 and 31 Dartmouth Street

Parcel RR-8: 561 Columbus Avenue

Parcel RE-2B: 108-138 Worcester Street

Parcel RD-13: 20-22 Clarendon Street and 67-69 Warren Avenue

Parcel 33B: 75-87 Northampton Street

Parcel 30: 1561-1565 Washington Street

Parcel 23A: Corner of Tremont, Lenox, and Kendall Streets

Parcel P-6A: 500-510 Tremont Street;

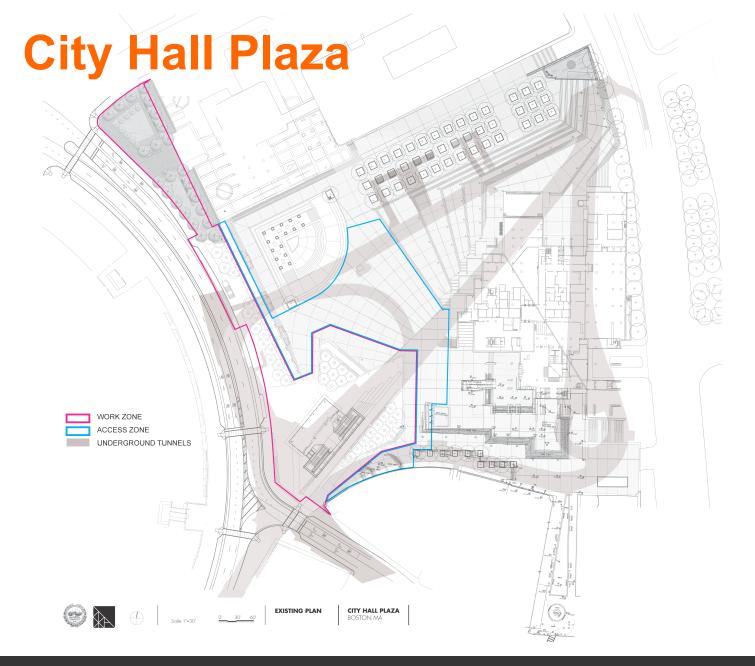
1-67 East Berkeley Street; 211-217 Shawmut Avenue

Parcel RD-22: 24-30 Warwick Street

Parcel SE-18: 32 Wellington Street

Parcel X-26A: 25-29 Warwick Street







City Hall Plaza

ACCESS ROUTES

Fire

Emergency ingress/egress Event set-up/break-down

ADA access (to code*, not to code)

Food truck ingress/egress -

Building service (bank, maintenance)

Security (vehicular routes and building/plaza evacuation)

Bikes

Primary pedestrian routes

Snow plow primary and secondary routes

UNDERGROUND TUNNELS

UTILITIES

Electric service for lighting (pole, bollard, stair*, arcade, guard station*)

Water service

Existing known easements (BWSC, NSTAR, VEOLIA, NGRID, etc.)

Drainage systems and connection points -Stormwater system (including areas of permeable paving)*

Building/Garage/Tunnel ventilation MBTA utility corridors and rooms

PROGRAMMING

Current event location extents and capacity (north stage, fountain area, Big Apple, flag poles. Faneuil Hall overlook

JURISDICTIONS

Extent of plaza as owned by the BRA* Areas within the public right-of-way (the Congress/Tremont/Cornhill Streets/ sidewalks that define the edges) -Public Improvement Commission jurisdiction*

City Hall Plaza under care/custody/ control of Property Management per Commencement Agreement (July 3, 1996 to July 3, 2011)*

MBTA temporary license area (surface area under MBTA control until 2018 for Gov't Center Station project)*

MBTA permanent easement area (area around the MBTA Gov't Center Station Headhouse)*

MBTA tunnel easement areas Emergency Egress access/exits* Garage areas under the plaza Garden of Hope license area* Area/extents of plaza included in the Downtown Boston BID*

URBAN DESIGN

View corridors Tree locations* Existing art locations (Bill Russell)* Bicycle storage*









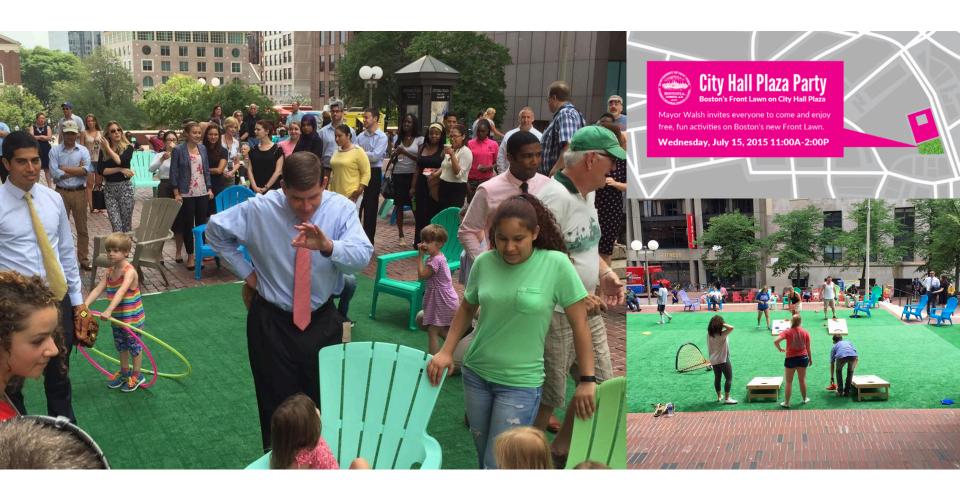








Quality Public Realm



Connect Historic Boston

North Station to Faneuil Hall

Visual cues, art, and programming create an attractive walking corridor linking transit entry and exit points to Faneuil Hall and other landmarks.





Connect Historic Boston





Streetscape Improvements



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



Evolving Waterfront



Evolving Waterfront



Evolving Waterfront

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NOAA, NINGS12 National Geodetic Survey SSMC-3, #9202 1315 East-West Highway

(301) 713-3242

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MODEL NO.



LEGEND



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The 1%

45 Stuart

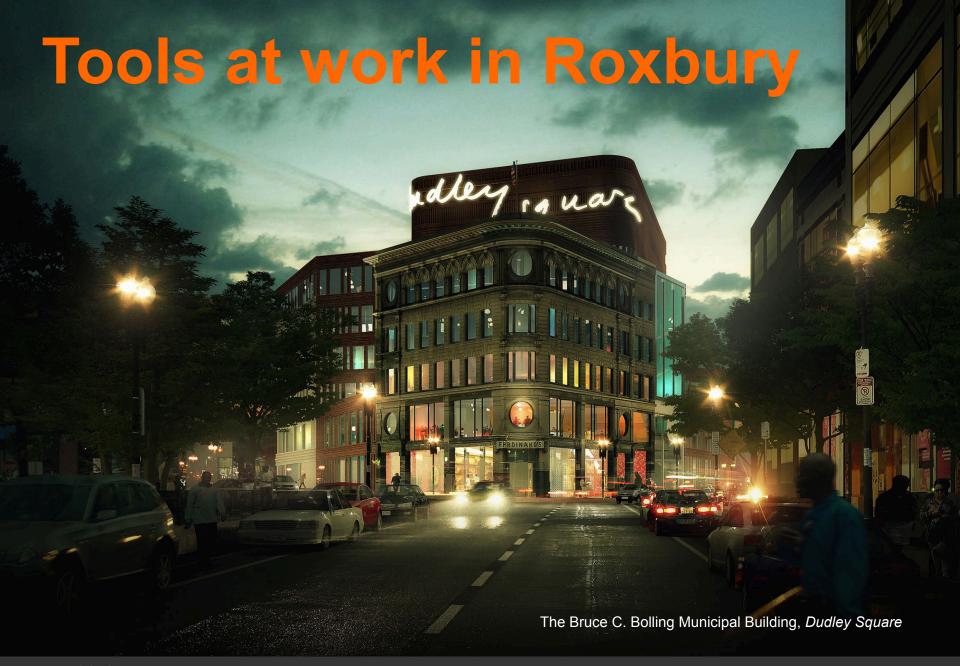


Answer:Site Assembly + Title Clearance

Site assembly includes putting parcels together to make a project feasible. Eminent domain is occasionally used. The BRA's ability to clear title is critical in a city where land records are over 400 years old.

Without these tools there are many projects that would likely never be developed in Boston.







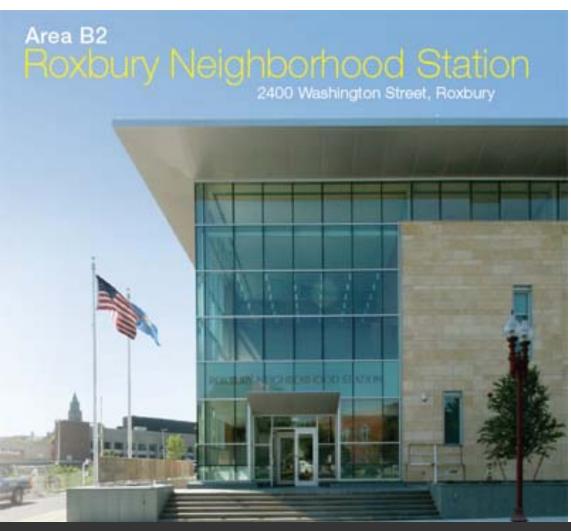


Supporting community space creation in the neighborhoods

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

Whittier Street Health Center



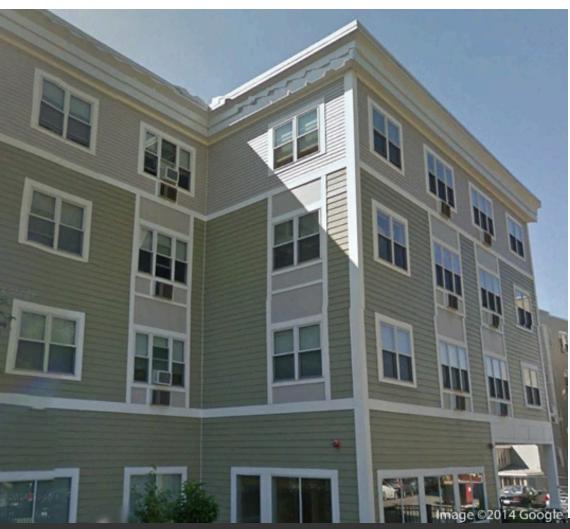


Building new public facilities

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

Area B2 Police Station



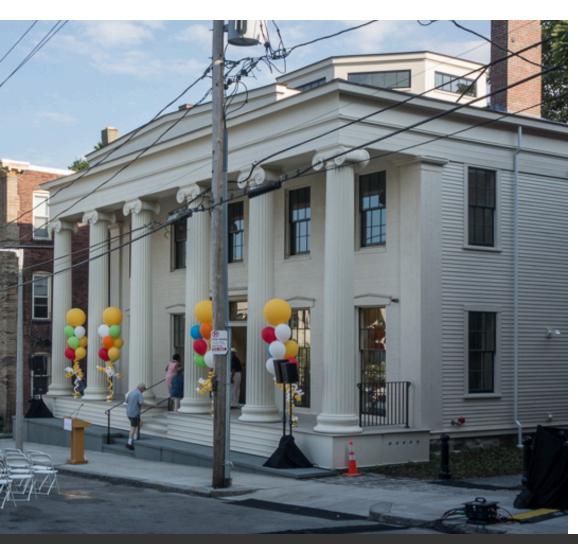


Affordable housing for the elderly

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

Rockland Street Senior Housing





Historic rehabilitation and demonstration project

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

Alvah Kittredge House



Answer:Keep Boston great.

Urban Renewal: strategy for redevelopment and revitalization.

Core intent is still useful and timeless.



ADAPTING OUR VIEW OF URBAN RENEWAL

Responding to the changing needs of the City of Boston

Original Approach

- Tackle blight
- Assemble land to develop infrastructure and public facilities
- Aggregate parcels to build streets for vehicular traffic
- Develop affordable housing

Current Approach

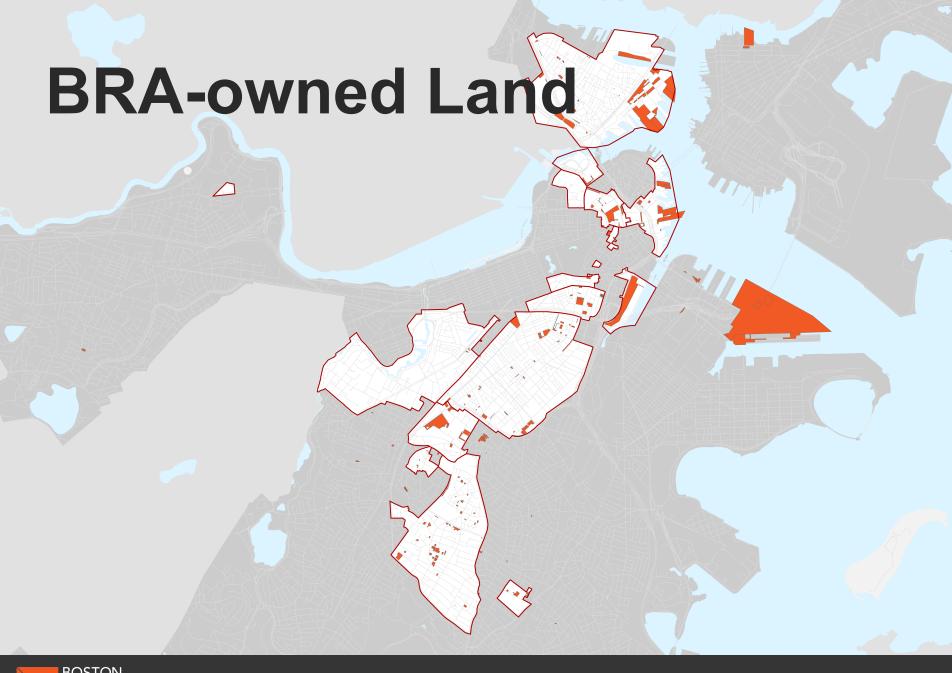
- Create vibrancy
- Reinvest in already developed facilities to add density and diverse uses
- Make current streets efficient for multi-modal transportation
- Create a diverse housing stock with mixed income, family and TOD housing



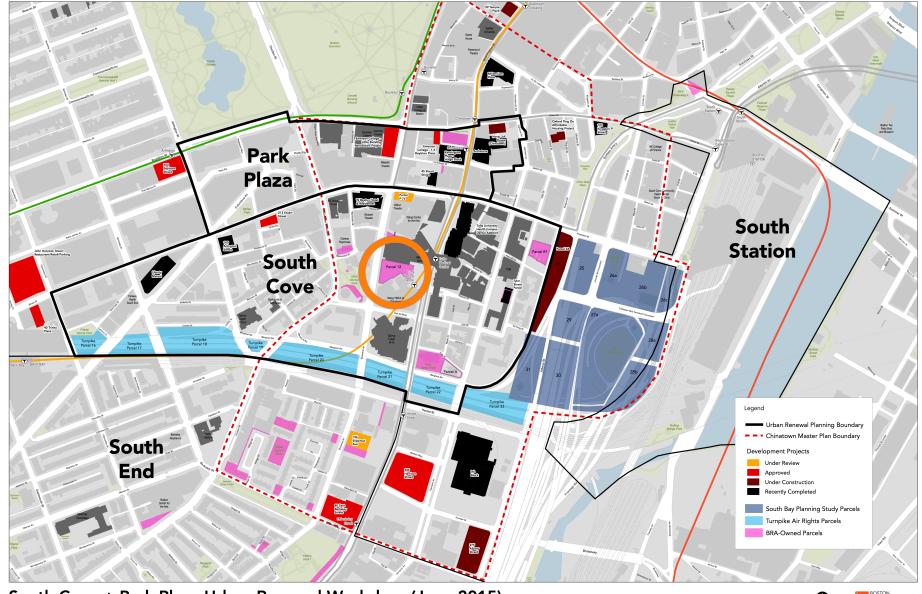
Q: Why are we seeking a 10 year extension?

- 1. The BRA maintains that the reasons today for keeping urban renewal BOLD, LDAs, and public realm enhancements will be true 2 years from now. However, the intention is not to renew in perpetuity. The BRA has, in good faith, tried to elicit community priorities to directly inform Imagine Boston 2030.
- 2. Development cycles take a long time....a lot longer than one thinks. Project cycles average 3-7 years.
- 3. Extension length is similar to other municipalities (e.g. Cambridge)
- 4. Unpredictable economy
- 5. Finishing stalled or pending private development



















What is the process for putting Parcel 12 out for RFP?

- Analysis of BRA real estate portfolio
- Internal market analysis for parcel
- Community outreach
- Draft RFP and design guidelines
- RFP Submission
- Review and award development rights
- Developer design and financing
- BRA Article 80 process including community meetings
- Complete design and close in financing
- Permitting and BRA design review
- Construction and leasing

Other Examples: Parcel 12, Crescent Parcel, P3, Parcel 9

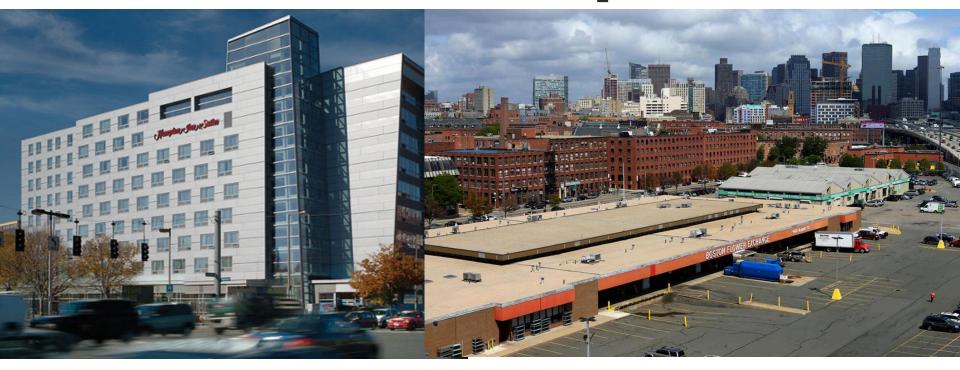




31 URBAN RENEWAL CITIES in MASSACHUSETTS



Private development



Crosstown Center

Flower Exchange



Q: How do we know that the BRA won't abuse its powers?



City Council Oversight

Major modifications

The BRA requires a vote from the City Council and approval by DHCD for any major modification.

Includes: Long term extension, new place creation, modify boundary to include new property (both public and private), new project in URPA that would increase overall density of plan area as a whole)

Minor modifications

Since 2005, the BRA provides 30 day notice to City Council for any minor modification (change in land use, density, etc.) and eminent domain taking greater than 10,000 sf



City Council Oversight

Annual Report

Once a year, the BRA provides the City Council (and DHCD) with an annual report that includes:

- List of minor modifications
- Approved development projects
- Parcels under study
- Remaining development parcels

What else would you like to see?



We're not perfect.

But we're getting better every day.



NEWS & UPDATES

BRA releases findings of independent operational review and action plan for continued reforms

Jul 16, 2015

Restructuring of real estate and finance departments and elevating role of proactive planning identified as priorities

Director Brian Golden today released the findings of an independent operational review of the Boston Redevelopment Authority (BRA) and an action plan for addressing concerns that were uncovered during the months-long study. The review, commissioned last winter and conducted by McKinsey & Company, identified several areas in need of improvement for the BRA, whose leadership team has been working to reform the management, culture, and operations of the agency since last year.

Coming on the heels of a more limited analysis conducted by KPMG in 2014, this review forms the basis of a new action plan that Director Golden and senior staff at the BRA have begun to implement. The action plan calls for the elevation and restructuring of the agency's real estate management department in order to optimize BRA-owned assets and generate new revenue from those holdings. The plan also highlights the need to continue to improve systems and implement a more forward-looking budget strategy within BRA's administration and finance department.

Questions and Next Steps



